



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

William Kirwan  
Chairman

Date: December 18, 2018

### MEMORANDUM

TO: Diane Schwartz Jones  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #842010: Retaining wall alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 11, 2018 Historic Preservation Commission meeting.

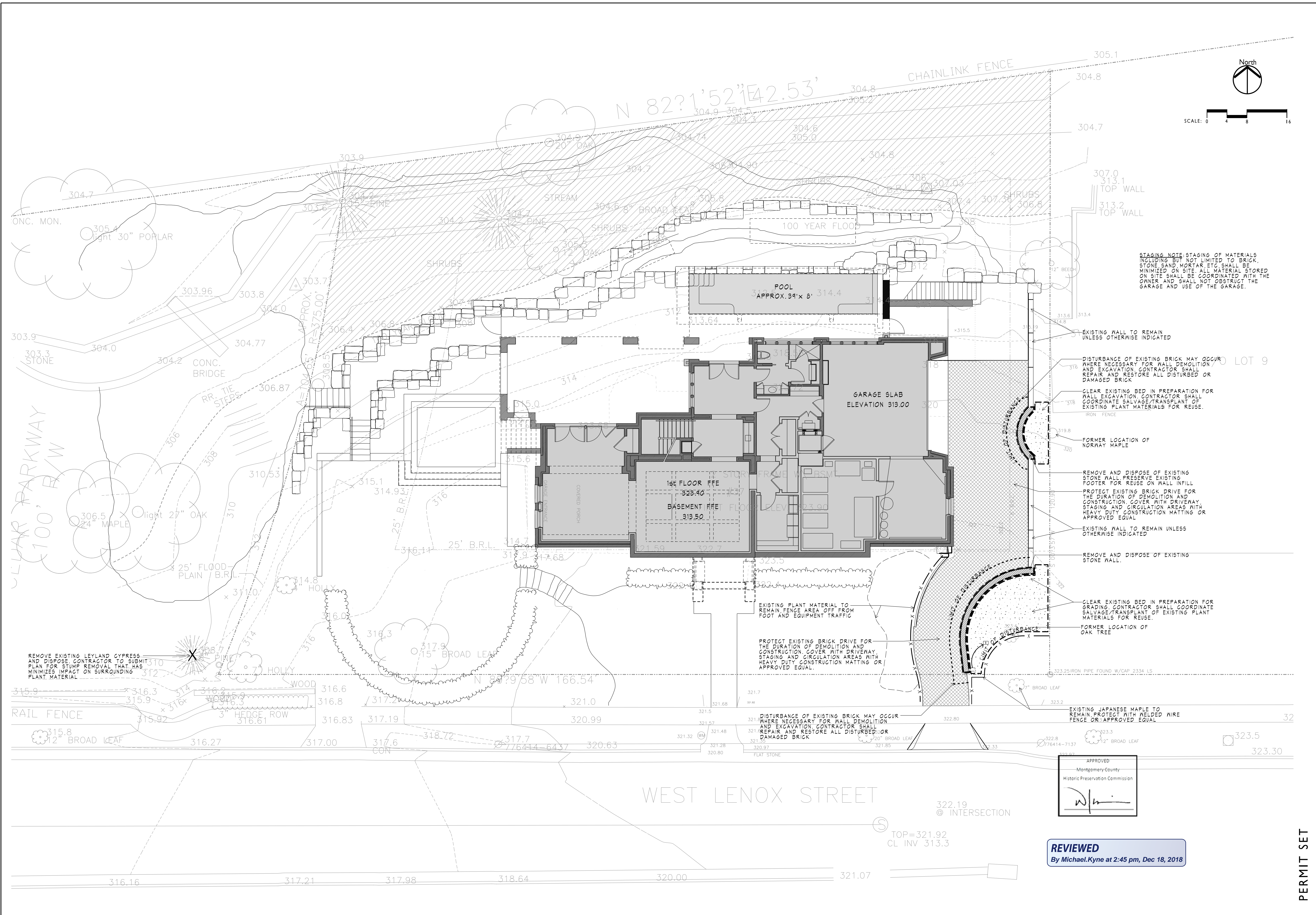
The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jerome Powell and Elissa Leonard  
Address: 37 W. Lenox Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





STAGING NOTE: STAGING OF MATERIALS INCLUDING BUT NOT LIMITED TO BRICK, STONE, SAND, MORTAR, ETC. SHALL BE MINIMIZED ON SITE. ALL MATERIAL STORED ON SITE SHALL BE COORDINATED WITH THE OWNER AND SHALL NOT OBSTRUCT THE GARAGE AND USE OF THE GARAGE.

APPROVED  
Montgomery County  
Historic Preservation Commission

**REVIEWED**  
By Michael Kyne at 2:45 pm, Dec 18, 2018

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**POWELL RESIDENCE**  
37 WEST LENOX  
CHEVY CHASE, MD

ISSUE DATE: 06-12-2018

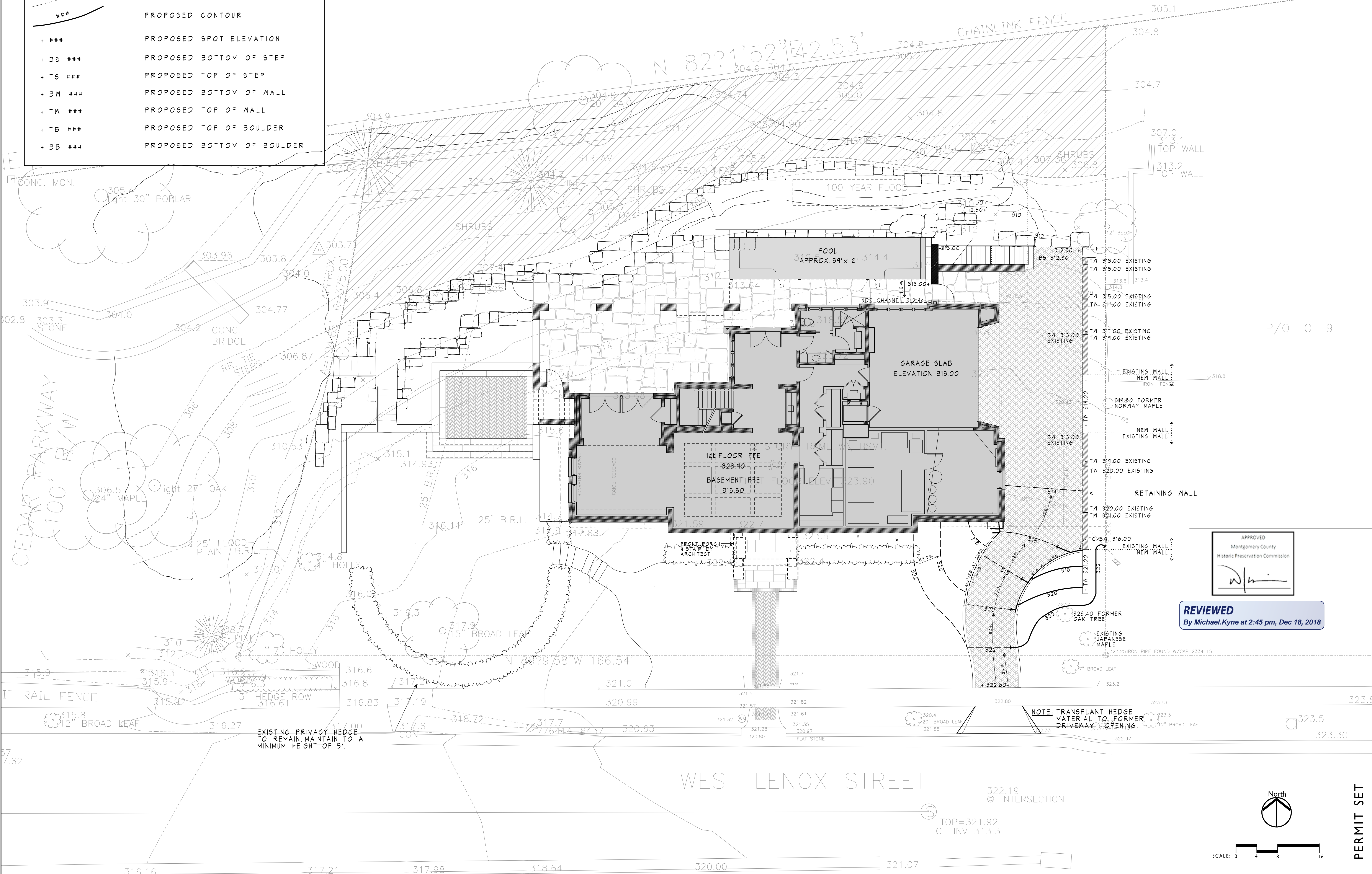
REVISIONS:

DRAWING:  
**STAGING AND DEMOLITION**

PERMIT SET  
**LA-1**  
JOB NO. 606  
SCALE: 1/8"=1'-0"

**LEGEND:**

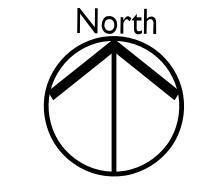
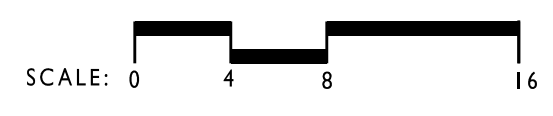
- EXISTING CONTOUR
- PROPOSED CONTOUR
- + ### PROPOSED SPOT ELEVATION
- + BS ### PROPOSED BOTTOM OF STEP
- + TS ### PROPOSED TOP OF STEP
- + BW ### PROPOSED BOTTOM OF WALL
- + TW ### PROPOSED TOP OF WALL
- + TB ### PROPOSED TOP OF BOULDER
- + BB ### PROPOSED BOTTOM OF BOULDER



APPROVED  
Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Michael Kyne at 2:45 pm, Dec 18, 2018



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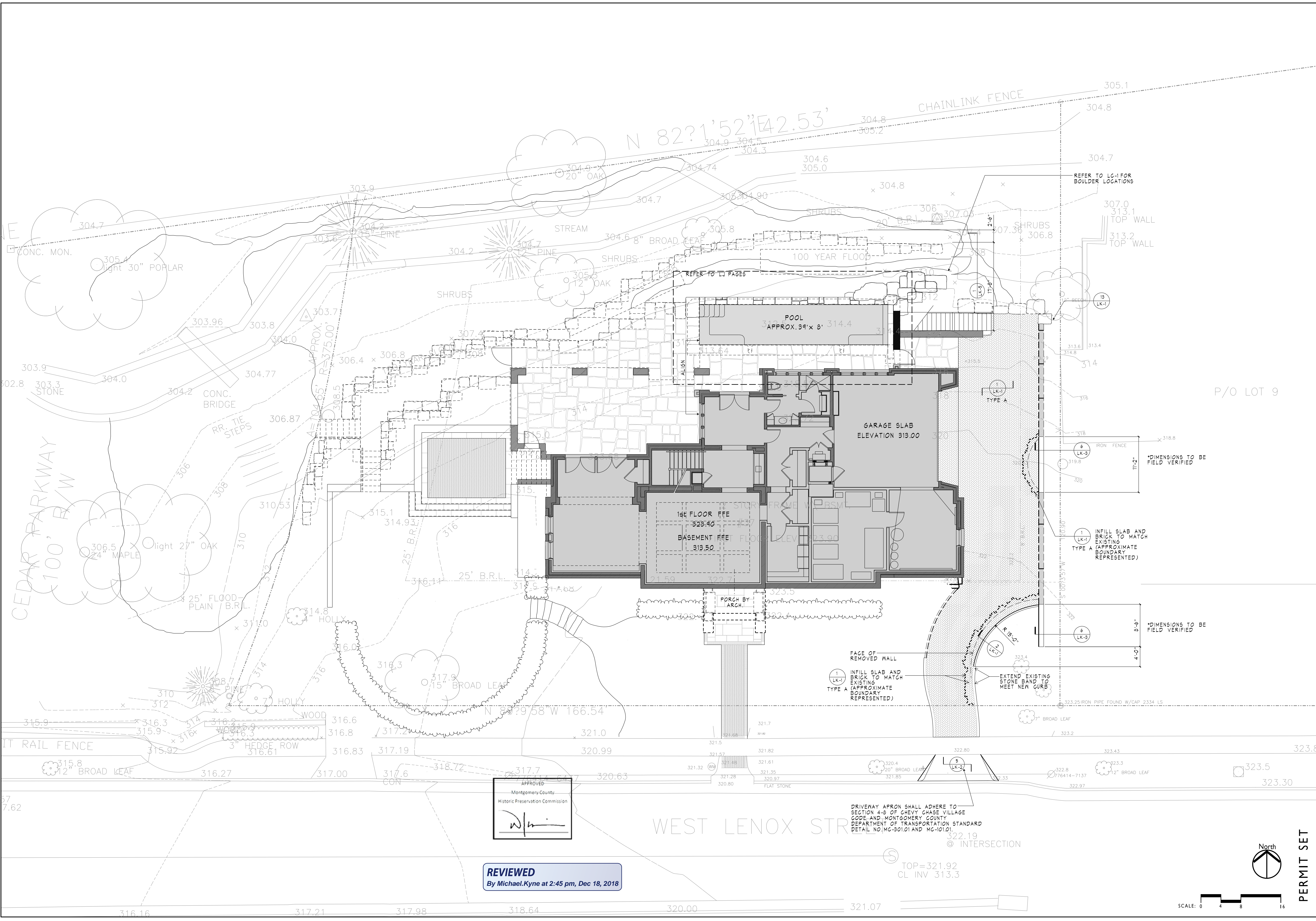
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 P: 202.537.1828 F: 202.537.0193 MICHAELKYNE@ARENTZ.COM

**POWELL RESIDENCE**  
 37 WEST LENOX  
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ISSUE DATE: 6-12-2018  
 REVISIONS:

DRAWING:  
**GRADING PLAN:  
 BASEMENT LEVEL**

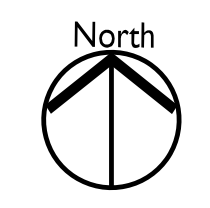
SCALE: 1/8"=1'-0"  
**PERMIT SET**  
**LB-1**  
 JOB NO. 606



APPROVED  
 Montgomery County  
 Historic Preservation Commission

**REVIEWED**  
 By Michael Kyne at 2:45 pm, Dec 18, 2018

DRIVEWAY APRON SHALL ADHERE TO SECTION 4-8 OF CHEVY CHASE VILLAGE CODE AND MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION STANDARD DETAIL NO. MC-501.01 AND MC-101.01.



PERMIT SET

ISSUE DATE: 6-12-2018

REVISIONS:


LAYOUT AND MATERIALS

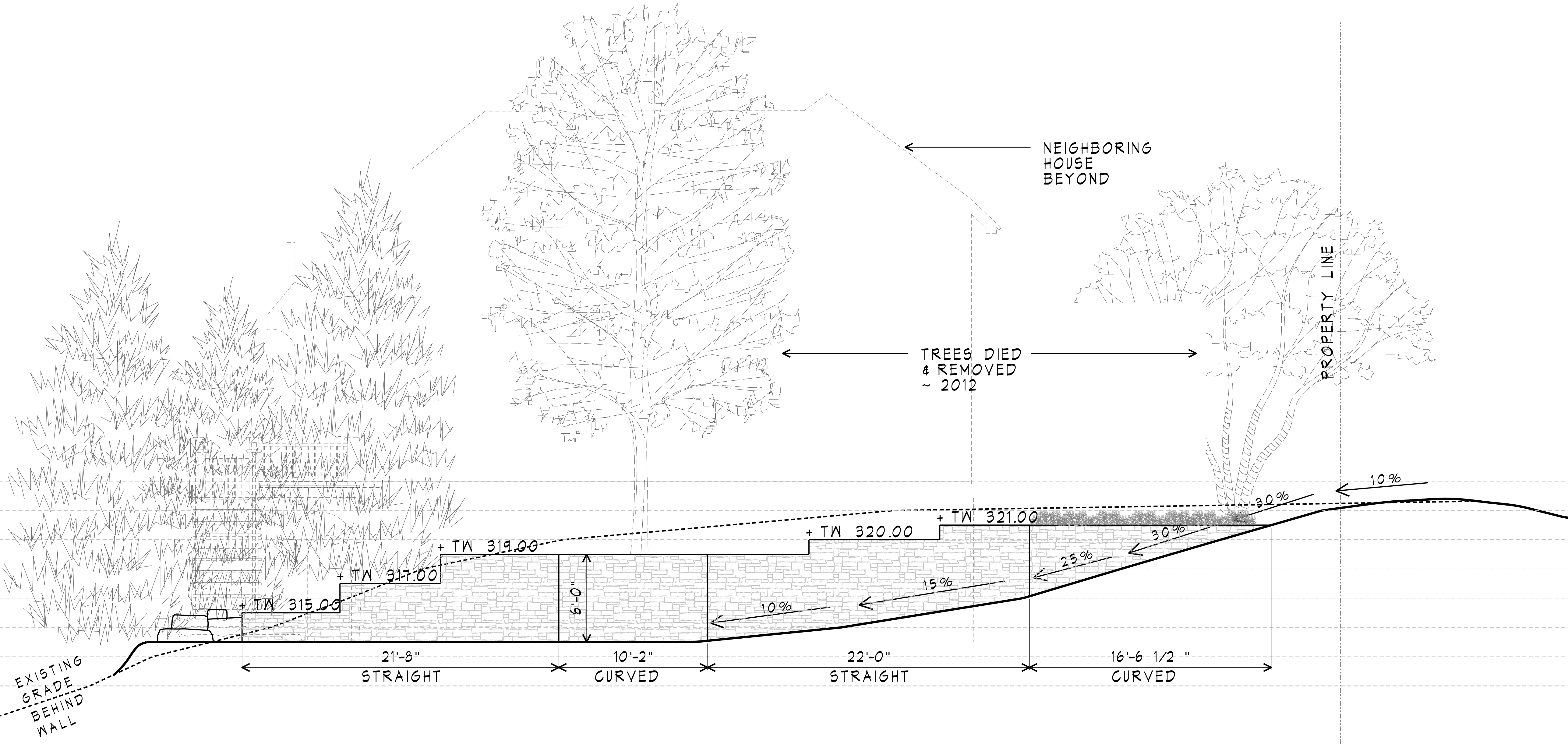
LC-1

JOB NO. 606 SCALE: 1/8" = 1'-0"

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EXISTING GRADE BEHIND WALL

NEIGHBORING HOUSE BEYOND

TREES DIED & REMOVED ~ 2012

PROPERTY LINE

**1** EXISTING DRIVEWAY RETAINING WALL ELEVATION  
SCALE: 1/4" = 1'-0"



**REVIEWED**  
By Michael Kyne at 2:46 pm, Dec 18, 2018



PERMIT SET

ISSUE DATE: 6-12-2018

REVISIONS:


EXISTING WALL ELEVATIONS

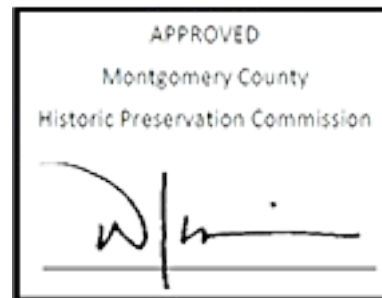
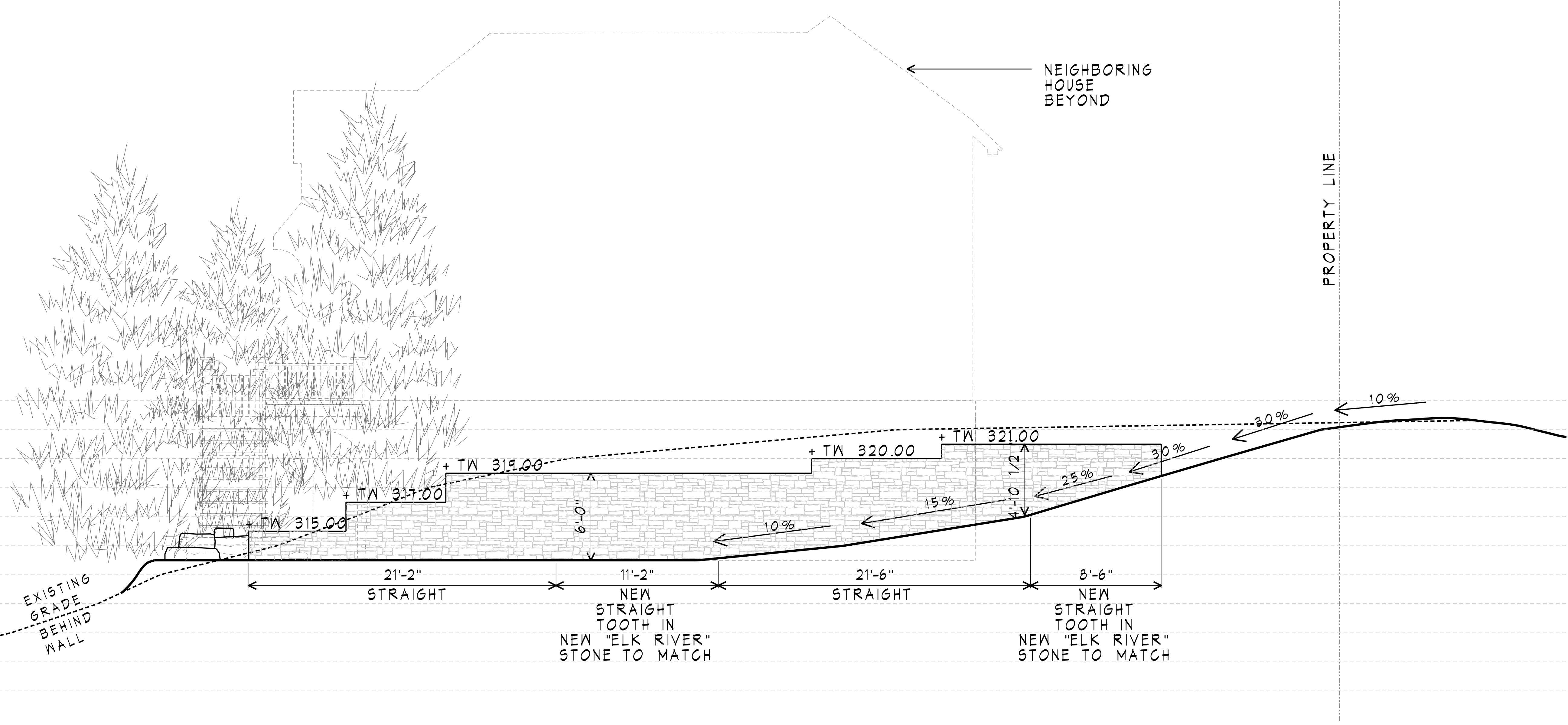
LC-2

JOB NO. 606 SCALE: 1/4" = 1'-0"

**POWELL RESIDENCE**  
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**1** NEW DRIVEWAY RETAINING WALL ELEVATION  
SCALE: 1/4"=1'-0"

**REVIEWED**  
By Michael Kyne at 2:46 pm, Dec 18, 2018



PERMIT SET

ISSUE DATE: 6-12-2018

REVISIONS:


PROPOSED  
WALL ELEVATIONS

LC-3

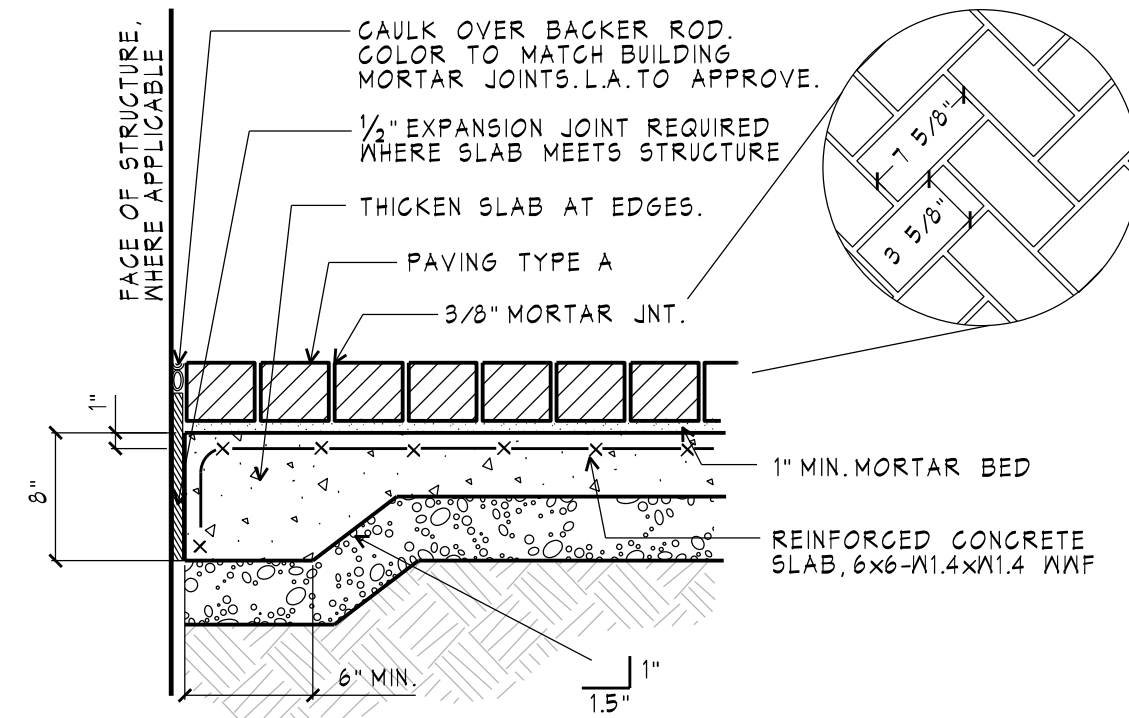
JOB NO. 606  
SCALE: 1/4" = 1'-0"

**POWELL RESIDENCE**  
37 WEST LENOX  
CHEVY CHASE, MD



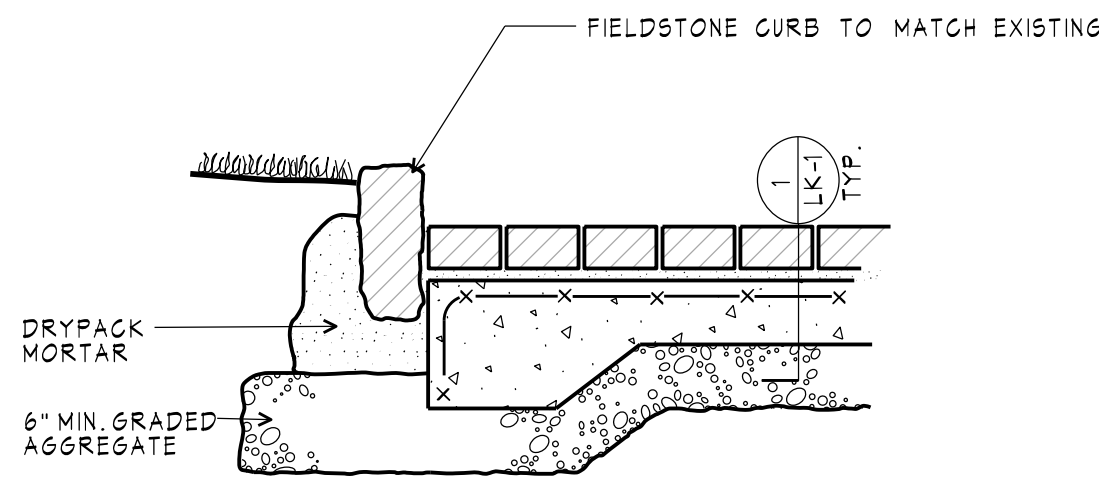
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Paving Schedule					
Type	General Locations	Material	Size	Finish	Installation Description
Type A	Driveway Brick	Endicott Dark Brown Ironspot	2 1/4" x 3 5/8" x 1 5/8"	Wire Cut	Refer to LK-1, Detail 1, on concrete slab.
Type B	Pedestrian Brick	Cushman Shenandoah 115	2 1/4" x 3 5/8" x 1 5/8"	Sand Molded	Refer to LK-1, Detail 3, on concrete slab.
Type C	Pavement & Treads	Briar Hill Orchard Buff	2 1/4" thick, general dimensions vary, see plan	Diamond Saw	Refer to plan.
Type D	Lower Terrace	Preliminary Option: Elk River Fieldstone, final to be approved by LA	Varies	Natural	Refer to LK-1, Detail 2, on concrete slab.



**1 VEHICULAR BRICK PAVING**

SCALE: 1/4"=1'-0"



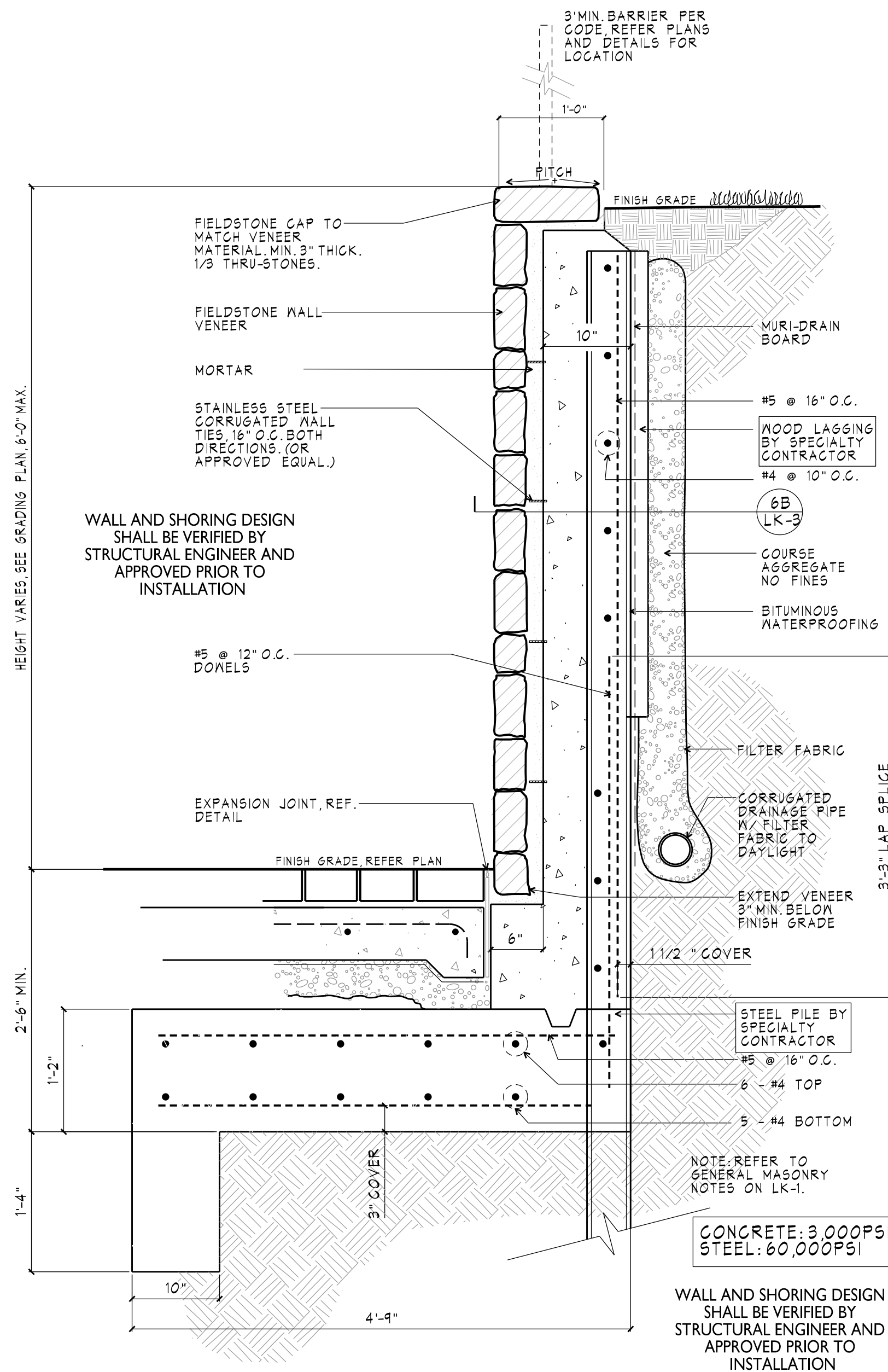
**2 STONE CURB**

SCALE: 1/4"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

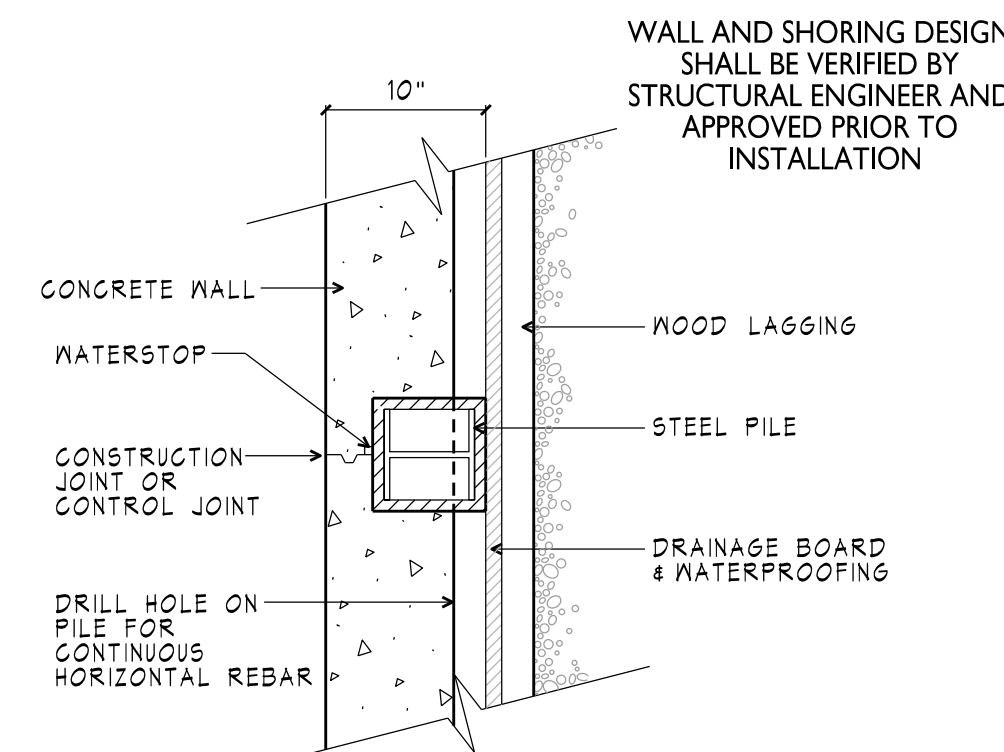


**REVIEWED**  
By Michael Kyne at 2:44 pm, Dec 18, 2018



**6 DRIVEWAY RETAINING WALL**

SCALE: 1/4"=1'-0"



**6B DRIVEWAY RETAINING WALL: PLAN**

SCALE: 1/4"=1'-0"

**STRUCTURAL NOTES**

- GENERAL
 

THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE.
- EARTHWORK
 

A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 2000 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.

B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH EXTERIOR GRADE, WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.

D. STEP NEW FOOTINGS UP OR DOWN TO MATCH EXISTING AT INTERSECTIONS BETWEEN NEW AND EXISTING WALLS. DRILL AND GROUT 2# BARS X 2'-0" LONG INTO EXISTING FOOTING. PROVIDE MINIMUM 6" EMBEDMENT.

E. FOUNDATION WALLS ARE DESIGNED FOR A LATERAL EARTH PRESSURE OF 45 PCF ASSUMING A FREE DRAINING MATERIAL OR DRAINING BOARD BEHIND WALL WITH A PERIMETER DRAINTILE SYSTEM. NOTIFY ENGINEER IF SOIL CONDITIONS DIFFER.
- SHEETING AND SHORING
 

A. SHEETING AND SHORING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S SPECIALTY ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN THE SHEETING AND SHORING. DRAWINGS SHALL BE SUBMITTED FOR RECORD ONLY WITH THE SPECIALTY ENGINEER'S SEAL AND SIGNATURE.
- CONCRETE
 

A. ALL CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH (FCI) = 3000 PSI IN 28 DAYS. EXTERIOR SLABS AND GARAGE SLABS SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH ACI 301 SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED.

B. ALL REINFORCING STEEL TO MEET ASTM A615 GRADE 60. PLACING PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH C.R.S.I. STANDARDS. ALL REINFORCING TO BE SPLICED A MINIMUM OF 30 BAR DIAMETERS.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCING AS FOLLOWS:  
FOOTINGS (BOTTOM) 3"  
WALLS 1 1/2"

D. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. PROVIDE DOMELS BETWEEN FOOTINGS AND WALLS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.
- MASONRY
 

A. ALL CONCRETE MASONRY UNITS TO CONFORM TO ASTM SPEC C 90 FOR LOADBEARING MASONRY. ALL MASONRY TO HAVE JOINT REINFORCING @ 16" O.C. HORIZONTALLY. MORTAR TO BE ASTM C 270 TYPE S.

B. ALL VERTICAL REINFORCING SHALL BE GROUTED IN PLACE WITH TYPE S MORTAR OR PEA GRAVEL CONCRETE.

C. PROVIDE DOMELS FROM ALL FOOTINGS TO MASONRY WALLS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

ISSUE DATE: 6-12-2018

REVISIONS:

PERMIT SET

LK-3

JOB NO. 606

DETAILS

SCALE: AS SHOWN

POWELL RESIDENCE  
37 WEST LENOX  
CHEVY CHASE, MD

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