



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: January 23, 2020

TO: Hadi Mansouri
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #897735 Porch Alterations

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 December 4, 2019 HPC meeting and revisions required by DPS were approved as a Staff Item at the January 22, 2020 HPC 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.

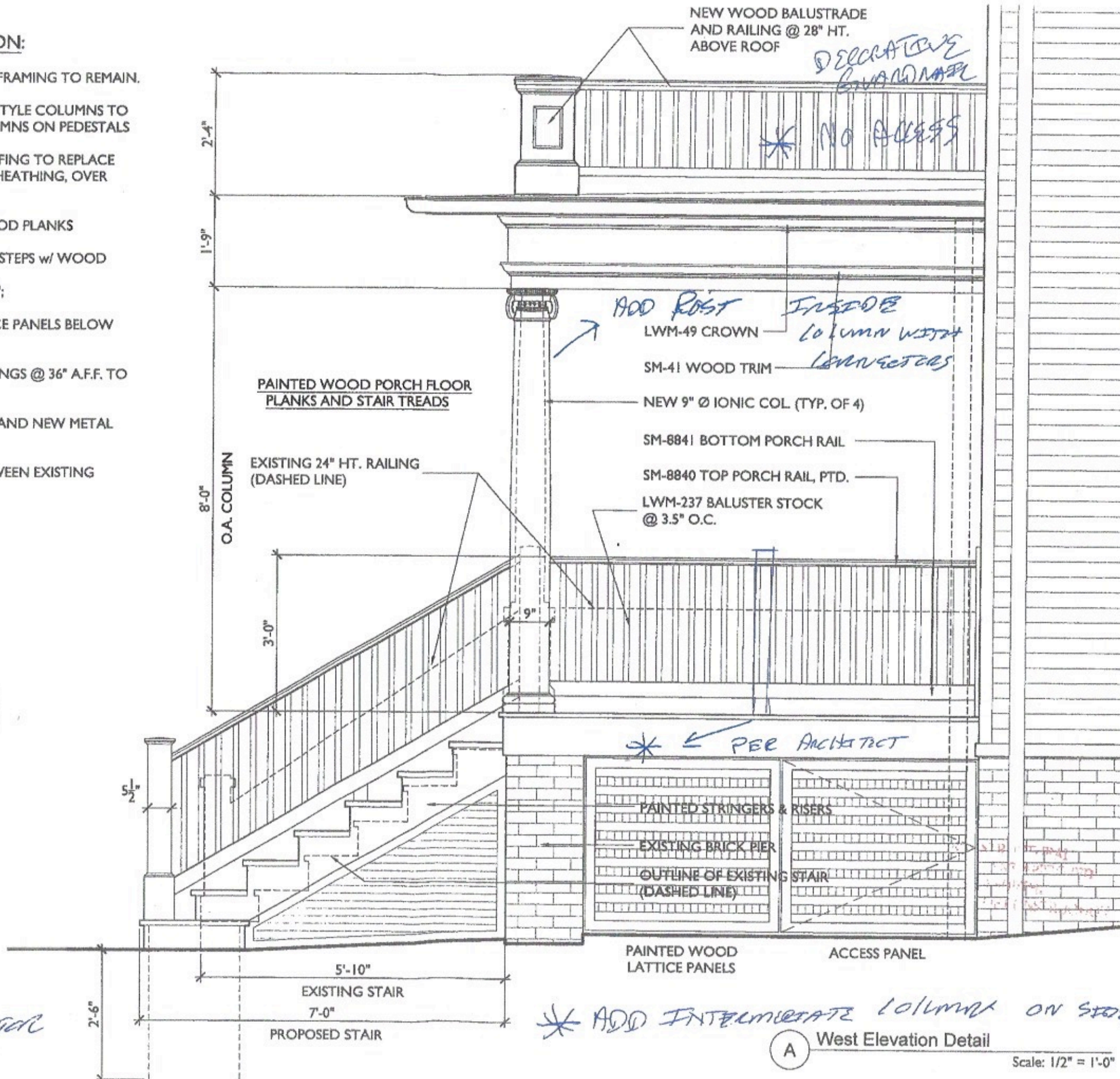
Applicant: Justin and Elizabeth Bausch (Benjamin Van Dusen, Architect)
Address: 12 E. Lenox St., Chevy Chase

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 Dan Bruechert at 301.563.3400 or Dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FRONT PORCH RENOVATION:

- EXISTING 2 x 10 FLOOR AND ROOF FRAMING TO REMAIN.
- 9" ROUND PAINTED WOOD IONIC STYLE COLUMNS TO REPLACE EXISTING 6" ROUND COLUMNS ON PEDESTALS
- INSTALL NEW TPO MEMBRANE ROOFING TO REPLACE EXISTING TIN; INSTALLED ON 1/2" SHEATHING, OVER EXISTING PLANK SHEATHING
- NEW PORCH PLANKS, 1 x 4 T&G WOOD PLANKS
- NEW CODE-COMPLIANT (RISE/RUN) STEPS w/ WOOD TREADS & PAINTED RISERS:
(7) TREADS @ 11.5" (8) RISERS @ 6.75";
- NEW WOOD RAILINGS, AND LATTICE PANELS BELOW STRINGERS TO REPLACE EXISTING
- NEW PAINTED WOOD PORCH RAILINGS @ 36" A.F.F. TO REPLACE EXISTING 24" RAILINGS
- INSTALL NEW WOOD BALUSTRADE AND NEW METAL ROOFING
- INSTALL NEW LATTICE PANELS BETWEEN EXISTING BRICK PIERS



APPROVED
Montgomery County
Historic Preservation Commission
Sandra J. Heiler

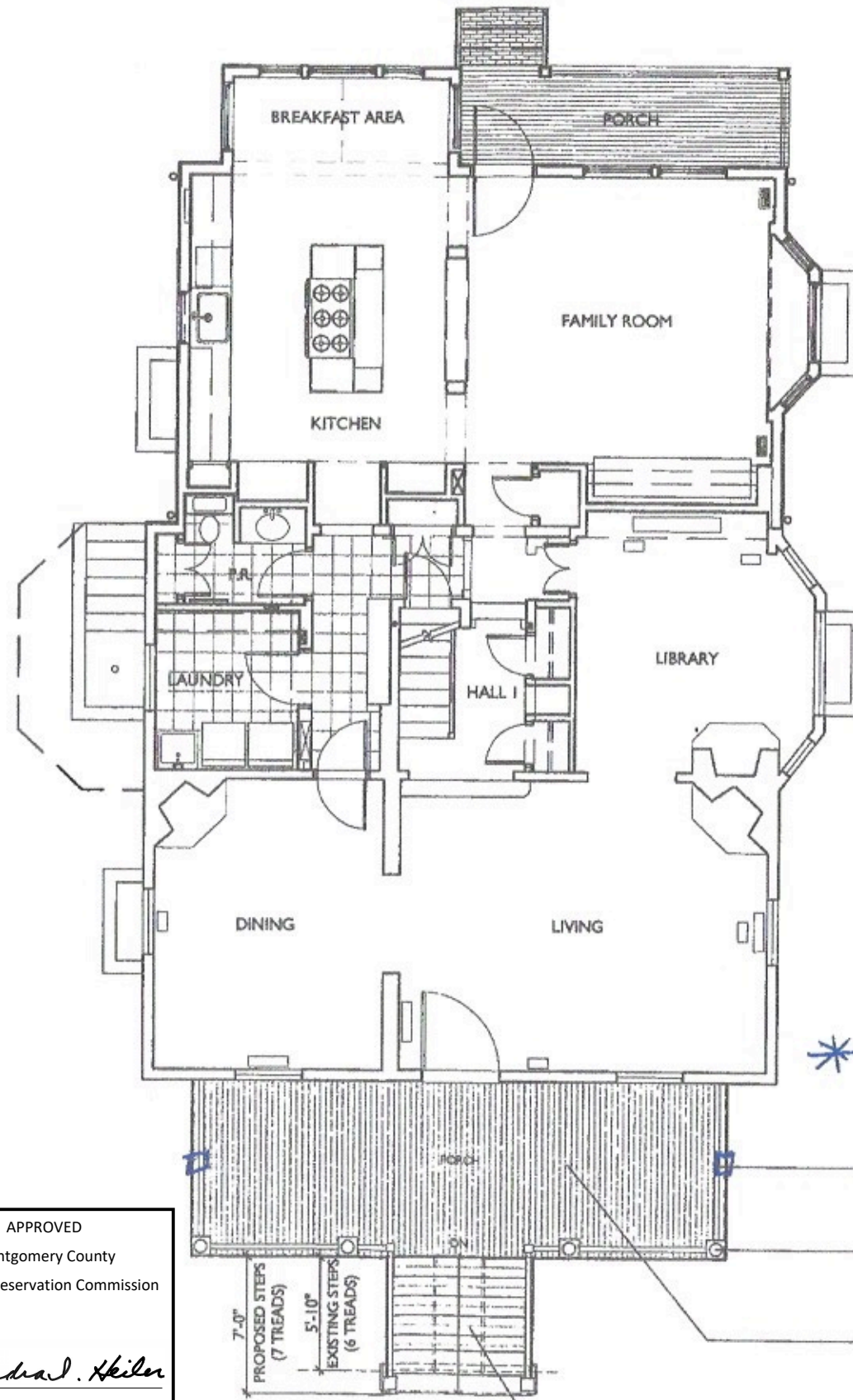
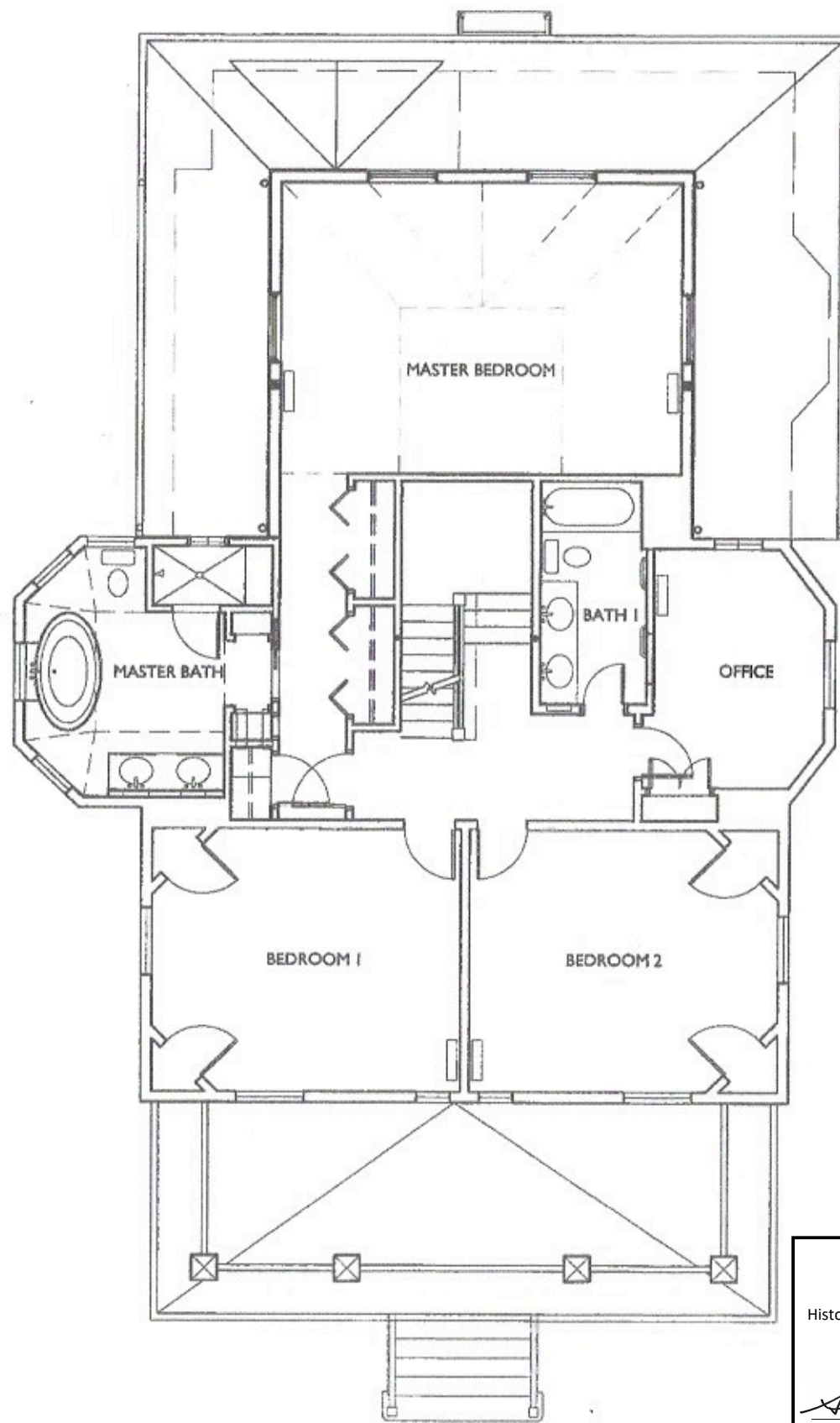
REVIEWED
By Dan.Bruechert at 10:52 am, Jan 23, 2020

* PROVIDE CONNECTION DETAILS ON GUARDRAIL FOR INSPECTION

* ADD INTERMEDIATE COLUMN ON SIDES

Project Location: Bausch Residence 12 East Lenox Street, Chevy Chase, MD 20815	Drawing Title: West Elevation Detail	Drawing No: 4
	Scale: 1/2" = 1'-0"	Date: 12-09-19
1711 Connecticut Ave. NW Washington, DC 20009 TEL: (202) 332-3890 EMAIL: ben@vandusenarchitects.com		

A West Elevation Detail
Scale: 1/2" = 1'-0"



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** GUARANTEE PERFORMANCE BASED DESIGN **

PROVIDE POST FOOTING WITH CONNECTORS TOP AND BOTTOM

GENERAL STRUCTURAL APPROVAL AND SIGNATURE FOR FINAL PERMIT OR CONSTRUCTION

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Proposed Porch Roof w/ Balustrade
Scale: 1/8" = 1'-0"

Proposed Porch Plan
Scale: 1/8" = 1'-0"

Drawing No:	2	
Scale:	1/8" = 1'-0"	Date: 12-09-19
Drawing Title:	Front Porch Plans (Proposed)	
Project Location:	Bausch Residence 12 East Lenox Street, Chevy Chase, MD 20815	
Architect:	Van Dusen Architects 1711 Connecticut Ave. NW Washington, DC 20009 TEL: (202) 332-3990 EMAIL: ben@vandusenarchitects.com	