

Perlim - 51 W. Lenox St - 35/13
Chevy Chase Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	51 West Lenox, Chevy Chase	Meeting Date:	08/17/05
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	08/10/05
Review:	Preliminary Consultation #2	Public Notice:	08/03/05
Applicant:	Mr. and Mrs. Hartman (Thomas Manion, Architect)	Tax Credit:	None
		Staff:	Michele Oaks

Proposal: Major additions to a non-contributing resource

Recommendation: Proceed to HAWP

BACKGROUND:

The Commission had its first preliminary consultation for this project on April 28, 2004 (transcripts for this meeting are attached beginning on circle 54). At this meeting the Commission collectively expressed their concern with the size of the proposed addition and the potential impact the addition will have on the lot coverage percentages and the streetscape. The Commission encouraged the applicant to work with their architect to explore a reduction in the size of the proposed addition and to simplify its design. The staff report from the first preliminary consultation is attached beginning on circle 82).

Since the previous preliminary consultation, the applicants and their architect have been working with the adjacent neighbors and their architect to resolve their concerns. Unfortunately, it is staff's understanding that a resolution has not been reached to date.

PROJECT DESCRIPTION

SIGNIFICANCE:	Non-Contributing Resource
STYLE:	Modern
PERIOD OF SIGNIFICANCE:	Post 1941

The existing house is a two-bay, gambrel roof structure with a shed roof porch extension protruding from the west elevation of the house. Currently, the lot contains an approx. 15' wide paved driveway stretching 70' along the west property line. The house is located at the end of West Lenox Street and is flanked by an open lot to the west and a modern, non-contributing house to the east (a map illustrating the neighborhood and the level of designation of the houses can be seen on circle 5). There is approx. 15' between the subject house and the non-contributing house to the east. The house backs up to the Chevy Chase County Club golf course.

PROPOSAL:

The proposal consists of a two-story, side addition w/ full basement and garage. The exterior will be clad with stone, Portland cement stucco at the base to match the existing, and "Hardi-Plank" siding with wood trims above. Existing asphalt shingles will be replaced with a textured asphalt shingle to match. All new windows will be wood, simulated divided light with 1 3/8" muntins by "Weathershield".

Lot coverage percentages can be seen on circles 6 and 10.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

- **Non-Contributing or Out-of-Period Resource:** A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.
- HAWP applications for exterior alterations, changes, and/or additions to these types [non-contributing] of resources should receive the most lenient level of design review.
- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.
- It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to non-contributing resources within the Chevy Chase Village Historic District are to ensure minimal impact to the open-space and park-like setting of the historic district and ensure compatibility in terms of massing, scale, proportion, height and materials with the existing streetscape. Due to the existing house's location, at the dead end of West Lenox Street, surrounded by noncontributing resources, its close proximity to the adjacent neighbor (non-contributing) and the country club abutment at the rear property line, this new construction will not have any negative impact on the West Lenox streetscape pattern, nor the park-like setting of the district.

The subject proposal will be adding either 250 sq. ft. or 768 sq.ft. to the footprint of the house - depending on how you figure in the covered deck (see attached chart on circle 10). The lot coverage percentages are increasing from 27% to 31%. The footprint of the proposal has not changed since the first preliminary consultation, however the architect has re-designed the second level to "cut off" some of the massing on the corner adjacent to the neighbor at 49 West Lenox, to promote some western views of the golf course from their property. Based on the attached letter from the adjacent neighbor's architect (see circle 27), the adjacent owners do not feel that the re-working of this second story corner achieved the goals that they wanted from the project.

Staff is sensitive to the adjacent neighbors concerns regarding sight lines from their property to the golf course; however, we do not see this as a preservation issue, as our focus

relates to the new addition's impact to the streetscape and the park-like setting within the boundaries of the historic district. The Chevy Chase County Club is not within the Chevy Chase Historic District Boundaries, nor is it an Individually-Designated Master Plan Site. Additionally, the proposed addition is not protruding beyond the current established side elevation building lines that are adjacent to neighboring dwellings. Therefore, we do not feel there is a side yard setback issue, since the patterns of open space between the houses will not be changed.

However, staff has looked at the proposed plans and notes that on the second floor, the shed roof, frame addition created for the walk-in closet is not compatible with the exterior façade of the building. It is currently covering the stone chimney, which is a prominent detail on this façade. It is staff's suggestion that this shed roof addition be eliminated and the interior space re-worked. The added benefit of the elimination of this shed extension is that it will also provide more visibility for the adjacent neighbor.

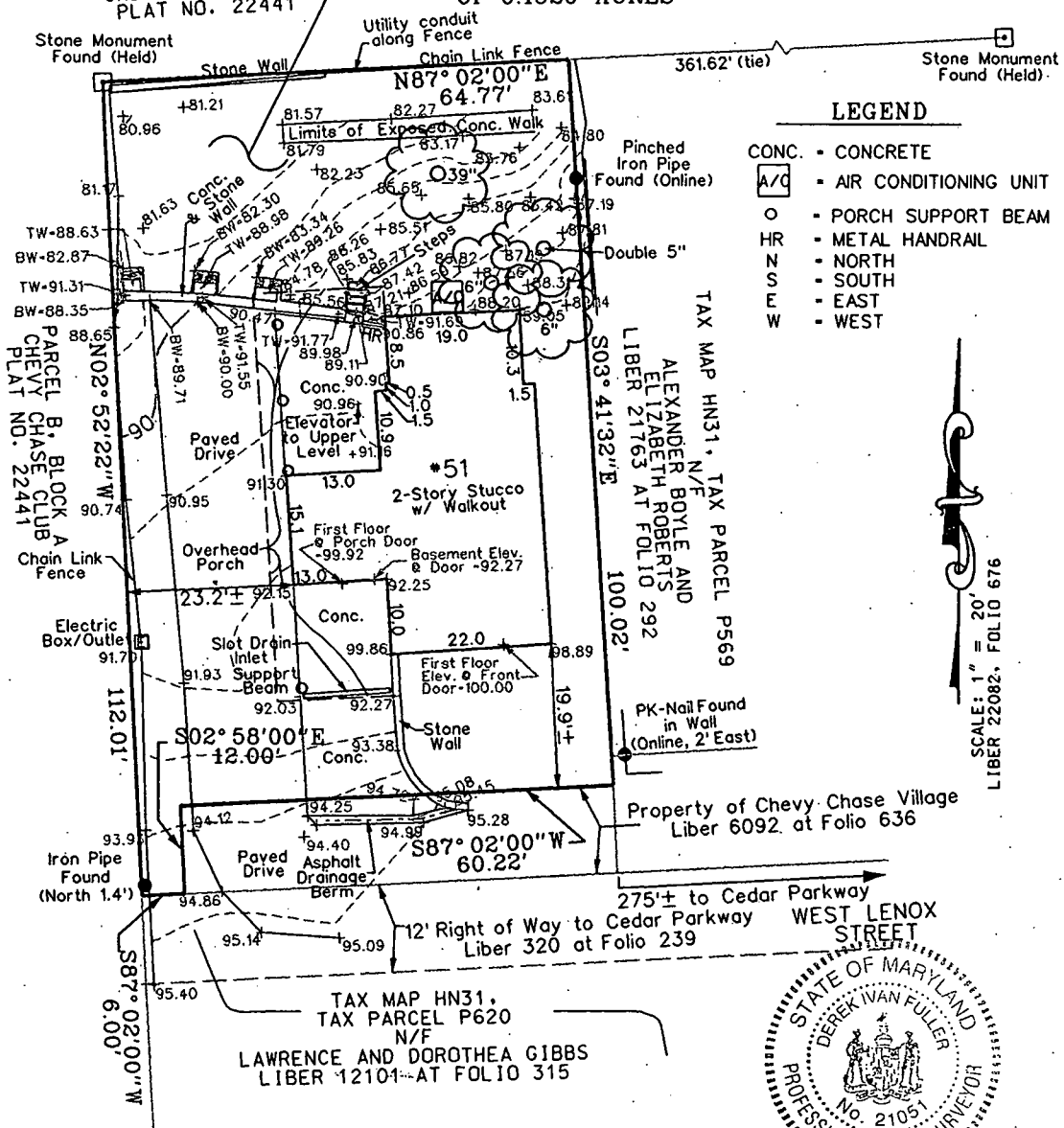
The Commission generally does not support attached garages within the Chevy Chase Village Historic District. In this instance, the attached garage's placement eliminates the existing approx. 1,050 sq. ft. paved driveway and installs an approx. 500 sq. ft. parking pad for the new garages, thus reducing approximately 550 sq. ft. of impermeable surface.

The proposed material selection will be compatible with the existing house and the surrounding streetscape.

The Local Advisory Panel (LAP) for Chevy Chase Village has not responded to this preliminary consultation at the time this report was prepared. However, the Village has asked and the HPC requires that the applicant meet with the Village Manager prior to a HAWP submittal to review the final design, to ensure that the proposal is consistent with their local ordinances.

EXISTING

TAX MAP HN31,
TAX PARCEL P566
LIBER 22082 AT FOLIO 676
6,621 SQUARE FEET
or 0.1520 ACRES



LEGEND

- CONC. - CONCRETE
- A/C - AIR CONDITIONING UNIT
- O - PORCH SUPPORT BEAM
- HR - METAL HANDRAIL
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

SCALE: 1" = 20'
LIBER 22082, FOLIO 676

TAX MAP HN31,
TAX PARCEL P620
N/F
LAWRENCE AND DOROTHEA GIBBS
LIBER 12101 AT FOLIO 315

NOTES:

- 1.) BEARING BASIS FOR THIS SURVEY IS DEED DATUM PER LIBER 22082 AT FOLIO 676.
- 2.) BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT FOR SUBJECT PROPERTY. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. A TITLE, EASEMENT AND/OR RECORD SEARCH WAS NOT CONDUCTED BY ALL IN ONE SURVEYS, INC.
- 3.) VERTICAL DATUM FOR THIS SURVEY IS ASSUMED, WITH THE ELEVATION OF THE STODP OUTSIDE THE FRONT DOOR BEING HELD AS 100.00 FEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, ARE CORRECT AND WERE PREPARED IN ACCORDANCE WITH STATE SURVEYING STANDARDS IN EFFECT AT THE TIME OF THIS SURVEY.

Derek I. Fuller 09-15-03
FOR ALL IN ONE SURVEYS, INC.
DEREK I. FULLER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21051
DATE OF SURVEY: SEPTEMBER 15, 2003



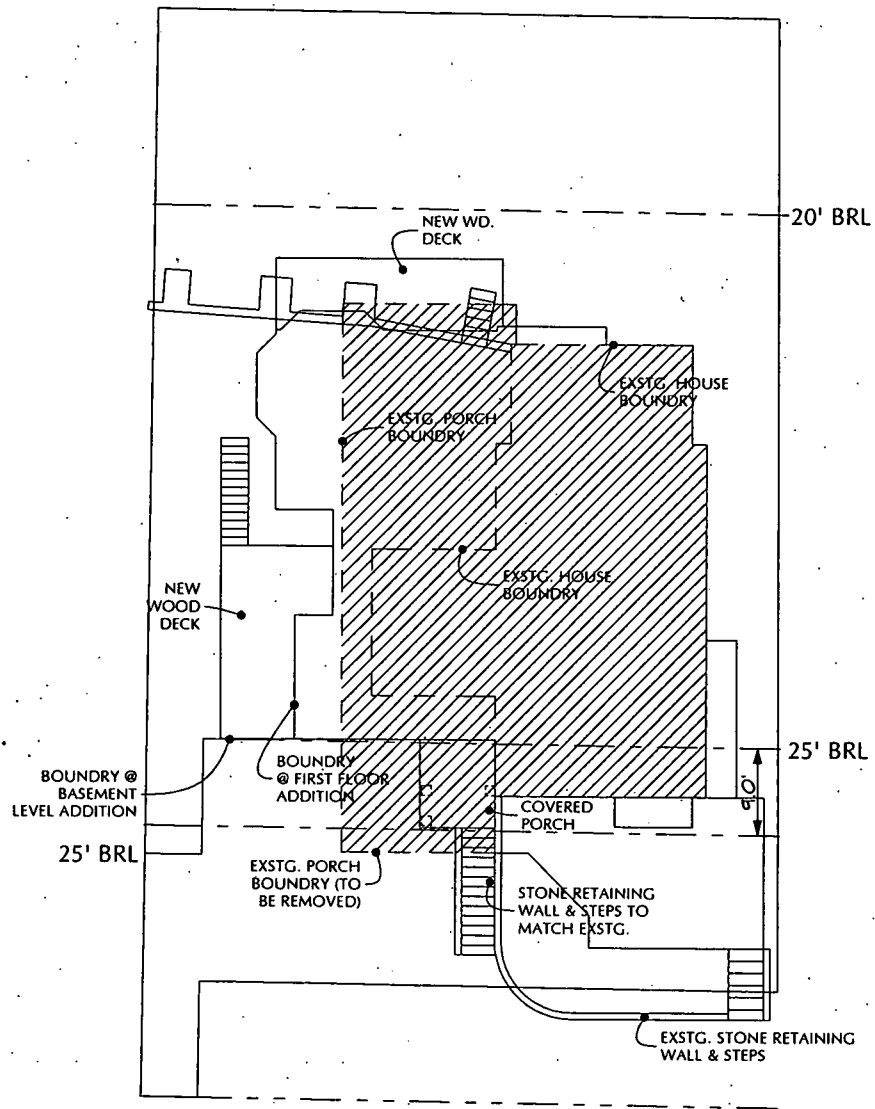
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**BOUNDARY & PARTIAL
TOPOGRAPHIC SURVEY**
TAX MAP HN31,
TAX PARCEL P566
LIBER 22082 AT FOLIO 676
7th Election District
MONTGOMERY COUNTY, MARYLAND
September, 2003 Scale: 1" = 20'

7



RIGHT OF WAY ~ 12.00'



SITE PLAN

SCALE: 1" = 20'
PROPOSED

MANION &
ASSOCIATES
ARCHITECTS

MANION & ASSOCIATES | ARCHITECTS

7307 MacArthur Boulevard Suite 216 Bethesda, Maryland 20816 T:301.229.7000 F:301.229.7171

August 9, 2005

Michele Oaks
Montgomery County Department of Park and Planning
Historic Preservation Office
1109 Spring Street
Suite 801
Silver Spring, MD 20910

Michele:

Please disregard the previous table and cd of photos sent to you. We are sending a new table that hopefully will clear up some misinformation about square footages, decks vs. no decks, etc, and you should have already received the new cd of photos. The new table uses enclosed area numbers and lot size numbers found on SDAT. The lot coverage was determined by calculating the footprint square footage from record plats and dividing by the lot size from SDAT records. The new table shows that we are comparing oranges to oranges. As you can see from the table, even if 51 West Lenox does not include their covered deck, the footprint increases by only 768 square feet. If the covered deck is included for 51 West Lenox (because covered decks are to be included in lot coverage calculations), the footprint only increases by 250 square feet.

Please let us know if you need any other information, or if you have any questions.

Thank you,

Thomas Manion

1 lot of these things would have been developed.

2 MS. O'MALLEY: All right. Good luck.

3 MR. SPURLOCK: Thank you.

4 MR. URCIOLO: We appreciate it.

5 MR. WNUK: Thank you very much.

6 MS. O'MALLEY: See you at the next preliminary. I
7 think we'll go back to the -- if the applicant is here for
8 Case N.

9 MS. NARU: We're going to have to continue it to
10 the next meeting.

11 MS. O'MALLEY: Okay.

12 MS. WRIGHT: And we can do that. If there's no
13 time problem.

14 MS. O'MALLEY: All right, we'll continue it then
15 until the next hearing. But go on with Case B then in the
16 preliminary consultations, 51 West Lenox.

17 MS. NARU: Case B is a preliminary consultation.
18 It is a non-contributing resource within the Chevy Chase
19 Village Historic District. The applicant is proposing
20 basically a two-story addition with a full basement and a
21 garage. The forms stretch out to the open side of the site
22 on the west, away from any neighboring structures and are
23 capped with Dutch gambrel roofs, the major design element on
24 this farmhouse.

25 The west and north gambrel projections are

1 cradling a multi-directional bay at the northwest corner,
2 which in the design team's eyes maximizes the view on the
3 site. In the interior the spaces are going to consist of a
4 new guest room, bath and playroom and a garage on the
5 basement level. The kitchen, a great room with eating nook
6 and a new entry and mudroom on the first floor level. A new
7 master suite plus additional bedroom on the second floor.

8 Proposed materials are Hardiplank siding, Portland
9 cement stucco at the first level, and asphalt shingles to
10 replace with textured shingle to match, and all new windows
11 will be -- divided light with one and three-eighths muntins
12 by Weathershield.

13 On Circle 2 you will see that we have outlined for
14 you as we do request four major additions existing in the
15 proposed footprint, square footage, and lot coverage.
16 Additionally, on Circle 2 Staff has outlined for you the
17 pertinent Chevy Chase Village Historic District guidelines.
18 Briefly, the guidelines indicate that most alterations and
19 additions to non-contributing resources should be approved
20 as a matter of course. The only exception would be major
21 additions and alterations to the scale and massing of the
22 structure that could affect the surrounding streetscape,
23 which could potentially impair the character of the historic
24 district.

25 Generally speaking, we note that the subject

1 proposal is adding about a thousand square foot footprint to
2 the footprint of the house and about 4,000 square foot
3 footprint to the total square footage of the house. We are
4 concerned about the size of the proposed addition and a
5 significant increase in lot coverage percentages. We
6 generally do, as a Commission, review additions to non-
7 contributing resources mainly to assure that there is
8 minimal impact to the open space and park-like setting of
9 the historic district and to insure compatibility as I said
10 before in terms of massing, scale, proportion, and height
11 and materials with the existing streetscape.

12 We know that this is -- open space on this lot and
13 feel that that should be something that you address as part
14 of your preliminary consultation discussion, but we note
15 that due to the existing house's location, it's at a dead-
16 end street on West Lenox and it has -- it's very close in
17 proximity to the adjacent neighbor, which is also a non-
18 contributing resource. And it abuts in the rear to Chevy
19 Chase Village -- or, the Chevy Chase Country Club, but we
20 feel that it will not have a negative impact on the
21 streetscape pattern.

22 Finally, as mentioned, this proposal also includes
23 a attached garage, and I will note that generally you do not
24 support attached garages within the Chevy Chase Village
25 Historic District, but we think that in this instance, the

1 attached garage placement eliminates the existing thousand
2 square foot paved driveway and only -- encouraging a only
3 500-square-foot parking pad as a result. So, we think that
4 that reduction of about 5,000 -- or, 500 square feet of
5 impermeable surfaces is an important aspect that the
6 Commission should look at.

7 I do have a Powerpoint presentation to help orient
8 you to the site and I will show that to you, but first if
9 you have any questions, I'll be happy to entertain those as
10 well. No? Okay.

11 Okay, this is the subject house. Again, as I
12 said, this house is all on a dead-end street. This is
13 viewing the approach to the historic house. This is -- or,
14 the non-historic house in the historic district.

15 This is the subject house and the adjacent non-
16 contributing resource. A view of the house. Another view
17 of the front facade. This is a view looking past the
18 facade. This, again, is a vacant lot and you can see the
19 view to the country club behind it. This is also the
20 existing driveway that I spoke of in the staff report that
21 will be reduced considerably as a result of this proposal.

22 Again, as noted in the staff report, there --
23 these houses are in very close proximity and that's why we
24 feel that the -- the addition to the rear -- the second
25 story addition will be very minimal, if not visible at all

1 from the streetscape.

2 Again, another view of the non-contributing
3 section. And I'm going back up the street, this is a
4 contributing resource on the street and I believe -- yes,
5 this is a contributing resource as well.

6 This is looking between the two houses, again
7 noting the very close proximity of the two houses. And
8 looking back on to the adjacent historic house -- I keep on
9 saying historic house, I apologize. And looking out to the
10 country club. And, again, another view of the country club.

11 And I know the applicant and their architect are
12 here this evening, and I do believe we also have a couple
13 other people here to testify as well. I do -- will also
14 note that in your worksession you did receive the LAP's
15 comments for this preliminary consultation as well and I
16 would like to enter that into the record.

17 MR. FULLER: These houses directly across the
18 street are contributing? Non-contributing?

19 MS. NARU: There's no houses across the street.
20 This is only on one side. Not until farther up the street.

21 MR. FULLER: From any contributing house can you
22 see this property?

23 MS. NARU: Two doors down there's a contributing
24 resource.

25 MR. FULLER: But it's on the same side of the

1 street --

2 MS. NARU: Yes, it's on the same side of the
3 street.

4 MS. O'MALLEY: Is that vacant lot next door part
5 of the historic district or is that actually part of the
6 country club?

7 MS. NARU: I don't know the answer to that, I
8 don't know who the owner is of that. We'll deviate to the
9 owners to answer that question for you.

10 MS. O'MALLEY: Would the applicant please come up?

11 MR. MANION: I'm Thomas Manion, one of the
12 architects and this is John Birch, my associate. With me is
13 Mrs. Hartman, who is the owner. And I guess the first
14 question we should answer is there is no lot to our side.
15 It's Chevy Chase Country Club.

16 When we took on this project, we realized we had
17 an unusual situation. This site falls off fairly
18 dramatically to the back and there's a stream behind us
19 which limits us. We also had the constraint that the first
20 portion of the property had been taken by Chevy Chase
21 Village at some point, and on the site plan you'll see a
22 little notch to the front of the house. And what has
23 happened there is that a number of these fronts have been
24 taken ostensibly for parking and what it did is it made our
25 house non-conforming. We were at one point at 39 feet back

1 and it pushed us back to 25 feet running through the middle
2 of the living room. And we have on the existing drawings a
3 porch which came in front of that which had parking
4 underneath it.

5 So, we met with Montgomery County because we --
6 and we met with Chevy Chase Village to get a sense of what
7 the implications of this situation were and whether it was
8 self-imposed hardship or a hardship imposed by a
9 governmental agency. They decided it was a hardship caused
10 by a governmental agency. And at the same meeting with the
11 County what they also indicated to us is that all the --
12 they would consider all the raised decks and covered decks
13 which are significant on this particular property as part of
14 the lot coverage.

15 So, in effect, one of the problems I think with
16 the analysis here is that the existing house and the deck is
17 about 1,200 square foot in its footprint. It's 1,188
18 actually. And there are 764 square feet of deck, so that
19 comes to 1,952. That's our actual lot coverage now, 1,952
20 square feet. The new house will cover 1,950 square feet.
21 We are two feet smaller than the total lot coverage. We did
22 extend out and we, in fact, have added 400 square feet of
23 deck, so our total lot coverage is 2,314. What we are
24 allowed, because our lot has been -- is approximately 2,315.

25 So, if you don't mind -- have John point out a

1 couple of these things to you on these drawings.

2 What we've done on the drawing to show this is the
3 blue section right there is the existing house, and all the
4 green are existing decks. And the one he's touching right
5 now at the very bottom of the set is the front of the
6 setback line. And so we, in our new scheme, built -- take
7 that off because it was also strongly suggested to us that
8 we take off the front porch which is the little green dot to
9 the -- to the bottom right.

10 The areas that are pointed out in red are where
11 we're actually doing the addition. We added four feet to
12 the back and we added three feet, plus a little tower to the
13 west side. The two striped sections on the top of this
14 drawing and on the right side are actually the new decks.

15 John, why don't we show the next drawing. This
16 one doesn't show quite as much but that -- what we've done
17 essentially is -- or build the footprint and make what is --
18 all one house -- and the green are the decks, so we have
19 reduced the deck area in the front and we've traded that, if
20 you will, for the two decks we added in the little red
21 areas. So, we've actually stayed, in terms of covering of
22 the lot, we've stayed within 400 square feet, and that
23 includes the new decks.

24 So, I think it's a little misleading on the staff
25 report because of the way -- was only the house and, in

1 fact, all the decks because they're raised and most of them
2 are covered. The back deck on the house in the corner is a
3 little exterior covered deck and they use it like an outside
4 -- so that was the first thing I just wanted to address. I
5 don't want to -- this to be the sense that we were doing
6 some outrageous addition to the building.

7 The other reason we did this is that on that
8 backyard, there is no area that's green for the kids to
9 play, so by moving the garage to the front section, we were
10 able to free up the back corner so we actually have a
11 greenspace where the kids can play in the back of the house.
12 There's a stone walk that drops down -- that's another story
13 down to the stream and it's not really a reasonable play
14 area.

15 I don't know how much you want us to do in terms
16 of presenting the house, but we'd gladly go through that.
17 We did meet with the neighbors on the street. We did meet
18 with Chevy Chase Village. And most of the neighbors were
19 supportive. The neighbor immediately next to us in the more
20 contemporary house had some objections to losing part of her
21 view across the back section of this house. We have a one-
22 story addition on the back and we are going out two stories
23 there. But they, in fact, still have -- well, they lost
24 about 15 degrees of their view. They still have almost --
25 I'd say more than 180 degree --

(42)

1 In terms of the massing, what we did is we took --
2 I think on your pages, I believe your numbers match mine,
3 and it's 12 and 13? What we did is we extended a gable out
4 towards -- away from any adjacent neighbors which would --
5 the property. We did moved the front door over into the
6 notch, so that the -- to the west is actually recessed from
7 the street by approximately eight to 10 feet. And we also
8 -- if we continue on -- I'm just going to do this very
9 generally so we don't take all night.

10 On sheets 14 and 15, this is the side that faces
11 our one neighbor. And you may be able to see on the ghost
12 on the first floor that a lot of the windows have, in fact,
13 been stoned in. We reopened a number of windows and then
14 after meeting with the neighbor, she asked us to close a few
15 so what you're seeing now is actually the reduction of a
16 number of windows. There were more windows on the side but
17 we actually reduced some of them at their request.

18 I'd like to jump ahead to 18, 19 -- it makes more
19 sense I think to do it this way. What you're seeing there
20 with -- in the chimney is the Dutch gambrel shape and what
21 we've done on that -- is essentially extend that shape
22 directly out over the existing one-story addition to the
23 right. And then we have also projected a two-story addition
24 over that covered porch on the corner. The tower is, in
25 fact, sort of -- and sort of maximizes our views of the

(63)

1 country club of course.

2 On sheet 16 and 17 you can see the existing side
3 porch towards the golf course. And what we've done on both
4 this and the rear is try to use sort of the Dutch gambrel
5 image all the way around the house and we have built over
6 the top of the one-story room again and come out with a
7 Dutch gambrel -- has the semi-circle windows at the top.
8 And behind that is -- again, we built over that one-story
9 porch and closed the porch and the tower in the corner.

10 So, what we did, in fact, is sort of fill in all
11 the open porches on the site, these parts of the deck, and
12 we built over the top of the decks away from the neighbors
13 and towards the golf course side.

14 MS. O'MALLEY: All right, well maybe we'll go
15 ahead and have you step down for a moment while we hear from
16 the speakers. Alexander Boyle.

17 MR. BOYLE: Yes, thank you. My name is Alex Boyle
18 and my wife Betty and I are the owners of 49 West Lenox
19 Street, the immediately adjacent property that you saw in
20 the pictures.

21 I guess I'd like to begin by saying that we are
22 greatly concerned with the scale of this proposed addition.
23 We feel that -- troubling -- size of this house in square
24 footage with -- and the massing that that represents would
25 dramatically affect the feel, the ambiance, the views, the

(64)

1 outlook, and the park-like setting of our home. And we feel
2 this very strongly.

3 We've lived in Chevy Chase Village for almost 30
4 years. Not this house, but in the Village for almost 30
5 years and anybody that knows us, knows that Alex and Betty
6 Boyle are not argumentative or confrontational in any sense.
7 And to that end, we've attempted to reach out to Mr. and
8 Mrs. Hartman and their architect and meet with them. We've
9 retained Mr. Lerch to advise us on this matter and also
10 consulting architect George Kousoulas with a view of meeting
11 with the Hartmans and their architect to see if we could
12 arrive at some compromise, some modifications that would
13 scale back the massing of the house.

14 Our concern is principally with the expansion on
15 the north side, which is actually away from the street, but
16 it's in a sense the front of our house; the north side
17 overlooking the golf course. And we feel, as I said before,
18 that the extension of the house in that direction which so
19 vitally affects the feel and the light and the setting of
20 our house as opposed to expanding the house on the west,
21 which really affects nobody. That would be the area that we
22 would -- we're hoping to meet with their architect and see
23 if we couldn't modify their plans along those lines.

24 And, frankly, I was taken aback to learn this
25 afternoon about 4 o'clock that, you know, this hearing was

(45)

1 taking place tonight and none of these discussions had taken
2 place between the architects. So, that's the basis of our
3 concern and I would like at this point to have Mr. Lerch and
4 Mr. Kousoulas perhaps go into a little more detail of the
5 technical basis for our -- concerns.

6 Thank you very much.

7 MS. O'MALLEY: Thank you.

8 MR. BRESLIN: I've got a question for you.

9 MR. BOYLE: Sure.

10 MR. BRESLIN: Do you know what the lot coverage is
11 on your property?

12 MR. BOYLE: No, I don't. I'm sure we have that
13 information.

14 MS. O'MALLEY: Well, I'll go ahead and call both
15 George Kousoulas and Harry Lerch up. Do you have the timer
16 on, Michele? Who would like to go first?

17 MR. KOUSOULAS: Good evening. My name is George
18 Kousoulas. I'm the former chairman of the Historic
19 Preservation Commission. The structures that we're talking
20 about here; the house you're looking at and the neighbor may
21 be considered non-contributing, but the lots most certainly
22 are contributing. They're part of the continuum of the open
23 space and the tree canopy that forms part of the central
24 bases for the whole designation of Chevy Chase.

25 Thirty-two percent lot coverage and -- you know,

Cole

1 we can debate sort of the shifting of the numbers, but
2 clearly there's a large lot coverage here and there's a
3 large expansion of the house. This should be a signal that
4 you need to look carefully. This may be a doubling of lot
5 coverage and maybe a trebling of house size.

6 Specifically, I want you to look at Circle 4 which
7 is a site survey. And you'll see that basically the largest
8 trees on the property are right at that northern edge of the
9 house and the northeast corner of the house. Currently,
10 that house reaches the drip lines of those trees. Any
11 further expansion to the north is basically going to
12 jeopardize the very existence of those trees.

13 Let's talk a bit about encroachment in backyards
14 and how it relates here. One of the reasons that we
15 understand suburbs to be the way they are is because of
16 places exactly like Chevy Chase. In fact, Chevy Chase was
17 -- the idea of what a -- suburb of a bygone era ought to
18 look like. And the backyard is central to that because it
19 tells us about how the lot -- the houses occupy their lots.

20 Current trends in suburban design are beginning to
21 think both in infill and in expansion of houses are
22 beginning to encroach in backyards in a certain way in which
23 the backyard is losing its relevance as another outdoor room
24 on the lot. It's becoming in a sense -- side yard. That
25 may be the current lifestyle, but it's antithetical to what

(67)

1 the backyard means in Chevy Chase. So, we need to look
2 carefully when we encroach on the backyard.

3 But, technically, we have other concerns as well.
4 When we want to add on to a house, when we want to alter a
5 house, usually most guidelines direct us to focus our
6 attention toward the rear of the house. This is where these
7 characteristic elements of the house are located. This is
8 where they're going to be least visible, so that's typically
9 where we would like to see an addition.

10 So, you have two conflicting things here, and I
11 think in most cases expanding to the rear makes sense. It's
12 the best place. It's where the least mischief will occur.

13 In this property, there's ample room to the west.
14 And the addition is so large that -- we're not talking about
15 adding a one-bay width, one-room width to the house in one
16 particular area and that's there's only one place to go and
17 that if it can't go there, all is lost. There's a lot going
18 on here and certainly the very important trees at the rear
19 of this house can be protected with a little bit of shifting
20 of what's going on here. We're not asking that the overall
21 size of this addition be diminished in any great way. We're
22 asking that it be shifted and nudged a little bit.

23 And, specifically, if you turn to -- I think it's
24 Circle 15, it's the side elevation -- east side of the
25 house. I'm indicating a blue dashed line probably on the

1 scale this is drawn about a half of an inch from the -- of
2 the drawing there. There's the current end of the house. I
3 think at a minimum we would like to see basically that that
4 be the proposed northern limit of the house as well. That
5 will protect the trees and that the balance of this square
6 footage somehow be shifted toward the west.

7 We would also recommend that -- if you look at
8 this, that's a rather harsh elevation -- and that there
9 would be some further refinement there. It's the same level
10 of care and attention in terms of design that's been
11 lavished on the western side can certainly be -- a bit of
12 that attention can be brought to bear on this elevation.

13 Thank you. If there are any questions, I'd be
14 happy to answer them.

15 MR. BRESLIN: Do you know what the lot coverage
16 is on some of the adjacent properties?

17 MR. KOUSOULAS: Thirty-two percent is -- and maybe
18 32 percent is no longer the right number, but it seems like
19 they were, you know, fairly close to that. Thirty-five
20 percent is the limit and typically, 35 percent for a
21 suburban house is so outrageously large a lot coverage that
22 houses seldom reach it. I mean, you can see examples of
23 very large additions and all of a sudden you're getting up
24 to the 20 percent lot coverage range, 25 percent. To really
25 bump into the limit of suburban lot coverage of 35 percent

1 is extraordinary. But I can't give you a specific number on
2 the other houses.

3 MS. O'MALLEY: All right, thank you. Mr. Lerch?

4 MR. LERCH: Thank you very much. For the record,
5 I'm Harry Lerch of the law firm of Lerch, Early and Brewer
6 in Bethesda. I have to observe first, although it's not
7 directly relevant to this case, that Alex Boyle who you
8 heard here a moment ago has been one of the leaders in Chevy
9 Chase -- in terms of the wonderful historic renovations
10 they've done and throughout the County. Particularly, the
11 Samuel Wade Magruder House next to Montgomery Mall, the 1776
12 house; the Perry-Skiller in Potomac -- both of which won
13 major prizes for historic preservation -- the Leslie Bell
14 House on Old Georgetown Road in Bethesda, as well as many
15 others and they've financed, of course, hundreds of them so
16 he comes to you not as a stranger to historic preservation.

17 I just wanted to make a few points with regard to
18 the Master Plan and your guidelines. As you heard, the
19 proposal to add this addition to 51 West Lenox we feel is
20 simply too big, particularly in terms of an extension to the
21 rear. A 4,000 square foot addition to a 2,000 square foot
22 house is 200 percent, really tripling the house.

23 The photo on page 18 which is in your staff report
24 of the Master Plan talking about additions to non-
25 contributing resources says that they should be approved as

1 a matter of course. The only exceptions would be major
2 additions and alterations to the scale and massing of the
3 structure which would affect the surrounding streetscape or
4 the landscape. And we submit this clearly is a major
5 addition and which clearly affects the landscape.

6 It is of paramount importance that the HPC
7 recognize and foster the Village's park like character which
8 necessitates respect for existing environmental settings,
9 landscaping and patterns of greenspace. The Secretary of
10 Interior Guidelines which we've talked about before, and I'm
11 please to see that Staff has cited, specifically just the
12 key words, "new additions should not destroy spatial
13 relationships that characterize the property." And, "new
14 additions must be compatible with the size, scale,
15 proportion and massing to protect the integrity of the
16 property and its environment" which we submit includes its
17 immediate neighbor which is within just a very, very few
18 feet to the east.

19 Page 13 of the Master Plan observes that these
20 landscape and scale issues far outweigh the questions of
21 architectural styling. That's in the introductory portion
22 of the Master Plan. We submit that the landscape and scale
23 are the issues here, the primary concerns. With a little
24 bit of addressing they can be brought into much greater
25 compatibility and we would work with the neighbor -- with

1 the applicants and your Staff to accomplish that.

2 Thank you.

3 MS. O'MALLEY: Thank you.

4 MR. FULLER: Mr. Lerch, I'll echo Mr. Breslin's
5 comments before. When you were last before us on another
6 property on West Lenox you had a lot of facts and figures on
7 the adjoining properties. Do you have the data on 49 West
8 Lenox?

9 MR. LERCH: I don't. I have -- I could give you a
10 guess, but -- and it's in the 20 percent -- upper 20's, but
11 it's not 32. But I don't know for certain. I had tax
12 records, but I couldn't swear that those are the case. We
13 learned, as we said, this afternoon of tonight's hearing,
14 and I'll be happy to get that and submit it to you. I'd be
15 very happy to do that.

16 MR. FULLER: Okay.

17 MS. O'MALLEY: Thank you. We have Thomas Manion.

18 MS. O'MALLEY: All right, you can come back up
19 with the applicant.

20 MR. MANION: I'm Thomas Manion. My associate,
21 John Birch, is listed as the architect.

22 MS. O'MALLEY: Thank you.

23 MR. MANION: Could we address a couple things
24 before we ask for comments?

25 MS. O'MALLEY: Certainly.

1 MR. MANION: This lot with -- taken away from us
2 is only a 6,600 square foot lot. It's a really small lot.
3 So, I don't think the lot coverage of 32 percent is unusual
4 on a 6,600 square foot lot and I would think that a lot of
5 the houses on that street probably have a similar lot
6 coverage.

7 We met with the Boyles, we met with their
8 architect, we did have design meetings with them, we did
9 offer to cut the back corners off and other things. Mrs.
10 Boyle's sole position was that she wanted the second story
11 taken off and we even discussed with Mr. Kousoulas moving
12 that to the farther side and I pointed out where the roof
13 would be, and that was not acceptable to them. Mr.
14 Kousoulas and I have had numerous phone conversations. I
15 told him we were coming here. So, I was surprised they said
16 they didn't know we were coming here. But we did have
17 meetings with them.

18 We have added four feet to the rear. The majority
19 of the addition we've done they can't see. Their main
20 objective is that we -- the second story over a one-story
21 area which they could see certain sunsets at certain times.

22 The trees that we're discussing are down below a
23 10-foot wall and their root system is an entire story down
24 below where we're adding. They will not be affected by the
25 work.

1 And as far as the design awards, we also have won
2 a number of design awards for historic preservation work,
3 including Women's National Democratic Club, the -- in
4 Baltimore, the State awards, 16 -- Parkway, Magruder Farms -
5 - Garage and others. We've done this for 20 years, so we
6 didn't take this on and treat it as a McMansion job.

7 We'd be glad to hear your comments.

8 MS. O'MALLEY: All right. Do we -- questions?

9 MR. BURSTYN: Just a couple of questions. Your
10 existing plan; will that require for the filing of any
11 variance of lot line setbacks?

12 MR. MANION: We completely redesigned the house so
13 that we would not have to file for any variances with
14 Montgomery County. The original designs moved towards the
15 face and lined up with the front facade and that would
16 require the variance if we moved the house back, so we --
17 even though they had lost the front and we were told we
18 would win that variance, we moved the house back so we
19 wouldn't have to.

20 MR. BURSTYN: Thank you.

21 MS. WILLIAMS: I just have a comment mostly for
22 the Commissioners at this point. This section of West Lenox
23 Street is incredible unique and it differs from the rest of
24 the streets in Chevy Chase Village and it peters out, it
25 becomes very narrow and it comes to a dead-end, and you have

1 this incredible sense of nature surrounding you. It's a
2 very bucolic setting and there's something very intimate
3 about it. So, that's just -- I definitely encourage a site
4 visit because this section of West Lenox is incredible
5 unique.

6 Now, having said that, I've always been
7 underwhelmed by the existing structures on that section of
8 West Lenox, and I guess what troubles me most about the
9 proposal before us is that it's taking a non-contributing
10 resource -- all the bad things about it, and blowing it up
11 three times. And I don't think that this site in any way,
12 shape or form can accommodate such scale. And -- I mean,
13 I'm a preservationist and I never advocate for demolition,
14 but this is a case where you'd be almost better off starting
15 from scratch than trying to use what you've got for you and
16 taking it from there.

17 The roofline, the repetition of the gambrel roofs
18 is just too heavy and too massive and doesn't allow for, you
19 know, retention of -- views from the rear of the neighboring
20 and adjacent properties.

21 Just in general I think the size of the house
22 needs to be scaled -- the proposed addition needs to be
23 scaled way back. I -- just in terms of the square footage
24 of the lot, just because it's a small lot doesn't mean that
25 your square footage should be able to go up. It's a small

1 lot; it needs to have a small addition.

2 So, I'm fairly troubled by the proposal and those
3 are my comments for now.

4 MS. O'MALLEY: Steve? We'll go down the line.

5 MR. BRESLIN: Because it's a non-contributing
6 resource, I'll limit my comments on the architecture. I
7 think we could focus on lot coverage and massing and view
8 sheds.

9 And it's unfortunate we don't have data on the
10 other houses on the street. I'm guessing they don't
11 approach this lot coverage, but -- if we see -- when we see
12 you again, that we were able to have that --

13 MR. MANION: I'll try to get that.

14 MR. BRESLIN: Okay. That being said, I think it
15 is large for this site, and one thing we should also -- not
16 only lot coverage, but a lot of these -- have something
17 called FAR, floor area ratio, which is the floor area of a
18 house relative to the lot. You add up the first floor,
19 second floor, even the basement if it's finished relative to
20 floor area. You might be approaching a hundred percent.
21 And it would be very interesting to know what that is
22 relative to the other houses -- the adjacent houses.

23 That would help me assess sort of the massing and
24 lot coverages.

25 MS. WATKINS: I'm kind of torn. I think part of

1 the problem is that it's a very simple structure on a street
2 with a lot of other simple structures, and with the addition
3 it becomes a very complex kind of busy structure. And I
4 think perhaps if it was simplified quite a bit, it would be
5 more acceptable. I think it would be more in keeping with
6 the nature of that street.

7 I would just recommend that you simplify it and I
8 would also be interested to know the comparison of the other
9 lots. I think it's a really critical issue to what's going
10 on.

11 MR. ROTENSTEIN: I don't have any comments so I'll
12 pass it to Commissioner Williams.

13 MS. WILLIAMS: Okay. I've already spoken. I just
14 -- I think we definitely need to look at reducing the size.
15 I really honestly can't get into the specifics on it because
16 I just think it's way too big. And if you come back with a
17 reduced, you know, proposal -- much reduced program, then I
18 can look at it -- look at it more specifically.

19 MR. BURSTYN: I, too, would follow that vein and I
20 would suggest as guidance that -- I know our County Council
21 now is considering legislation on house size, of height and
22 that maybe as -- should at least go and if not the guidance
23 of that proposed statute, but also the spirit of it. And
24 also it seems to me that -- I think you're very lucky that
25 you're at the end of the street there. I think that's going

1 to be a big plus, but also it would behoove you to have a
2 design that is not only complementary to the Chevy Chase
3 Historic District, but also acceptable to neighbors.

4 MR. FULLER: I guess a couple things following
5 with the other comments is -- start off with it kind of
6 almost feels like we're a design review board rather than a
7 HPC tonight on this project. And if we were taking our
8 normal approach, we would be more worried about the views
9 from the right-of-way than we would be from any adjoining
10 neighbors back porch.

11 But, that being said, I am concerned about the
12 overall size of the project. It does feel as if it's
13 overstated. I completely agree with Commissioner Breslin
14 that I think it would be very useful to come back with
15 additional statistics; whether it be sort of a street plan
16 that shows both where the front and backs of the different
17 houses are as well as some statistics on them. And I think
18 that if you and the neighbor could agree on how you were
19 going to compare statistics so we're not looking at two sets
20 of numbers, whether we start with pre-dedicated or pre --
21 pre-taken lots, or we deal with after the taking so that at
22 least we're all dealing with the same kind of numbers and
23 what we do count square feet aren't supposed to be that
24 different. I think BOMA says you're supposed to be within
25 two percent, so if we can hope to stay within two percent of

1 each other, then we've been successful.

2 As it relates to the overall house, I don't
3 disagree with Commissioner Williams that you've taken a
4 relatively plain house and you've added to it. But, again,
5 I don't really see that on this project we should be dealing
6 that much with aesthetics of the house. I really think the
7 only issue that is primarily in front of us is that of
8 coverage and whether or not we're hurting the community.
9 Not so much are we hurting the neighbor, but are we hurting
10 the community as a whole with what we're doing.

11 I guess one other thing. I think that with the
12 amount of controversy that I've heard tonight that I would
13 suggest rather than the staff report, I'd recommend coming
14 back for another preliminary rather than spending money to
15 go through to final set of documents.

16 MS. ANAHTAR: I don't have any additional
17 comments.

18 MS. O'MALLEY: I guess you have some general
19 comments from people. I came to look at the site today and
20 I feel that you're going to have a problem with a tunnel
21 going between the two houses. As you extend back on that
22 side, it really becomes, from the street, just a tunnel that
23 goes through between the two because you're already fairly
24 close. And you have a very straight facade and they have a
25 very straight facade. If there's something you can do to

1 bring that in or bring it down or come around to the other
2 side, I think that would help the view from the street.

3 I also have a problem with the overall size. I
4 realize that for Chevy Chase, you want to have a large house
5 and you have a small lot, but the house still needs to fit
6 on the lot appropriately.

7 MS. HARTMAN: Can I say --

8 MS. O'MALLEY: Yes, please.

9 MS. HARTMAN: As far as the tunnel -- excuse me.
10 We're simply trying to go back four feet in the back, so we
11 would just be taking -- four feet. We're not going back
12 that far in the back. And my other comment regarding the
13 back of the house is if you were to stand on Chevy Chase
14 Golf Course and look at my house and all the houses down the
15 street, they've all gone back. None of them have yards and
16 they all have decks -- multiple decks and that's how they
17 entertain. We do have a -- greenspace back there and we're
18 not getting rid of that, but it's amazing what everyone's
19 done all to the back of their house because that's what
20 looks at the golf course.

21 Also, when we purchased the house, we, you know,
22 took a lot of considerations -- family of four and we took
23 into consideration the size of the house and our needs and
24 we met with people to talk to them about what was
25 technically within the setbacks of the house. And basically

1 we are just trying to enclose the space that's currently
2 there. There's a dining room there and there's a covered
3 porch and we're just going to enclose this -- their idea is
4 to enclose those current spaces. So, it sounds large, but
5 we're really just enclosing -- going out slightly on two
6 sides, but not a lot you'd see as far as -- some of the
7 other houses that I've seen. I -- I don't feel that any of
8 the -- are extremely large. I think they're all -- you know
9 --

10 The only other thing I'd like to say is inside the
11 house are some exposed stone walls that we're going to try
12 and keep which does limit exactly where we can go for our
13 addition.

14 Thank you very much.

15 MS. O'MALLEY: Any other comments? Thank you.

16 MR. MANION: I think we will take your advice. We
17 will come back for a preliminary again and I would request
18 that when we come back --

19 MS. O'MALLEY: I think I can grant your request.

20 Case C, 3718 Bradley Lane.

21 MS. NARU: This resource is a contributing
22 resource within the same historic district, Chevy Chase
23 Village. Again, the proposal is major additions to the
24 house. The project is consisting of extending the existing
25 living room on the first floor in the rear to provide for a

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	51 West Lenox, Chevy Chase	Meeting Date:	04/28/04
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	04/21/04
Review:	Preliminary Consultation	Public Notice:	04/14/04
Applicant:	Mr. and Mrs. Hartman (Jon Burge, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Major additions to a non-contributing resource

Recommendation: Staff encourages the applicant to finalize the design and generate a scaled and dimensioned, full set of drawings to include details, material specifications and door and window schedules, grading plans and a tree protection plan and return to the Commission at a future meeting with a completed Historic Area Work Permit application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modern
PERIOD OF SIGNIFICANCE: Post 1941

The existing house is a two-bay, gambrel roof structure with a shed roof porch extension protruding from the west elevation of the house. Currently, the lot contains an approx. 15' wide paved driveway stretching 70' along the west property line. The house is located at the end of West Lenox Street and is flanked by an open lot to the west and a modern non-contributing house to the east. There is approx. 15' between the subject house and the non-contributing house to the east. The house backs up to the Chevy Chase Club golf course.

PROPOSAL:

The project consists of a 2-story addition w/ full basement and garage. The forms stretch out to the open side of the site on the West, (away from any neighboring structures) and are capped with Dutch Gambrel roofs, the major defining design element on this otherwise stark & eclectic 1920's farmhouse. The west and north gambrel projections cradle a multi-directional bay at the Northwest corner, which maximizes the views from the site.

The spaces themselves consist of a new guest room/bath, playroom, and garage on the basement level, new kitchen, great room with eating nook, and new entry/ mudroom on the first floor level, and a new master suite plus additional bedroom on the second floor.

The exterior will be clad with stone and a Portland cement stucco at the base to match the existing, and "Hardi-Plank" siding with wood trims above. Existing asphalt shingles will be

replaced with a textured asphalt shingle to match. All new windows will be wood, simulated divided light with 1 3/8" muntins by "Weathershield".

Existing Footprint	1,188.51 sq.ft.
Proposed Footprint	2,126.19 sq.ft.
Existing Total Sq. Footage of House	2,137.75 sq.ft.
Proposed Total Sq. Footage of House	6,127.84 sq.ft.
Lot size	approx. 6,490 sq.ft.
Existing Lot Coverage	approx. 18%
Proposed Lot Coverage	approx. 32%

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

- **Non-Contributing or Out-of-Period Resource:** A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.
- HAWP applications for exterior alterations, changes, and/or additions to these types [non-contributing] of resources should receive the most lenient level of design review.
- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.
- It is of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject proposal will be adding 1,000 sq.ft. to the footprint of the house and 4,000 sq. ft. to the total square footage of the house. Staff is very concern with the size of the proposed addition, and the significant increase in lot coverage percentages (18% existing, 32% proposed). The Commission's main objectives when reviewing additions to non-contributing resources within the Chevy Chase Village Historic District are to ensure minimal impact to the open-space and park-like setting of the historic district and ensure compatibility in terms of massing, scale proportion, height and materials with the existing streetscape. This proposal is substantially reducing the amount of open space on this lot and this should be of concern to the Commission. Yet, staff will note that due to the existing house's location, at the dead end of West Lenox Street, its close proximity to the adjacent neighbor (non-contributing) and the country club abutment at the rear property line, this new construction will not have any negative impact on the West Lenox streetscape pattern.

The Commission generally does not support attached garages within the Chevy Chase Village Historic District. In this instance, the attached garage's placement eliminates the existing approx. 1,050 sq. ft. paved driveway and installs an approx. 500 sq. ft. parking pad for the new garages, thus reducing approximately 550 sq. ft. of impermeable surface.

The proposed material selection will be compatible with the existing streetscape.

The Local Advisory Panel (LAP) for Chevy Chase Village has not responded to this HAWP application at the time this report was prepared.

EXISTING

TAX MAP HN31,
TAX PARCEL P566
LIBER 22082 AT FOLIO 676
6,621 SQUARE FEET
or 0.1520 ACRES

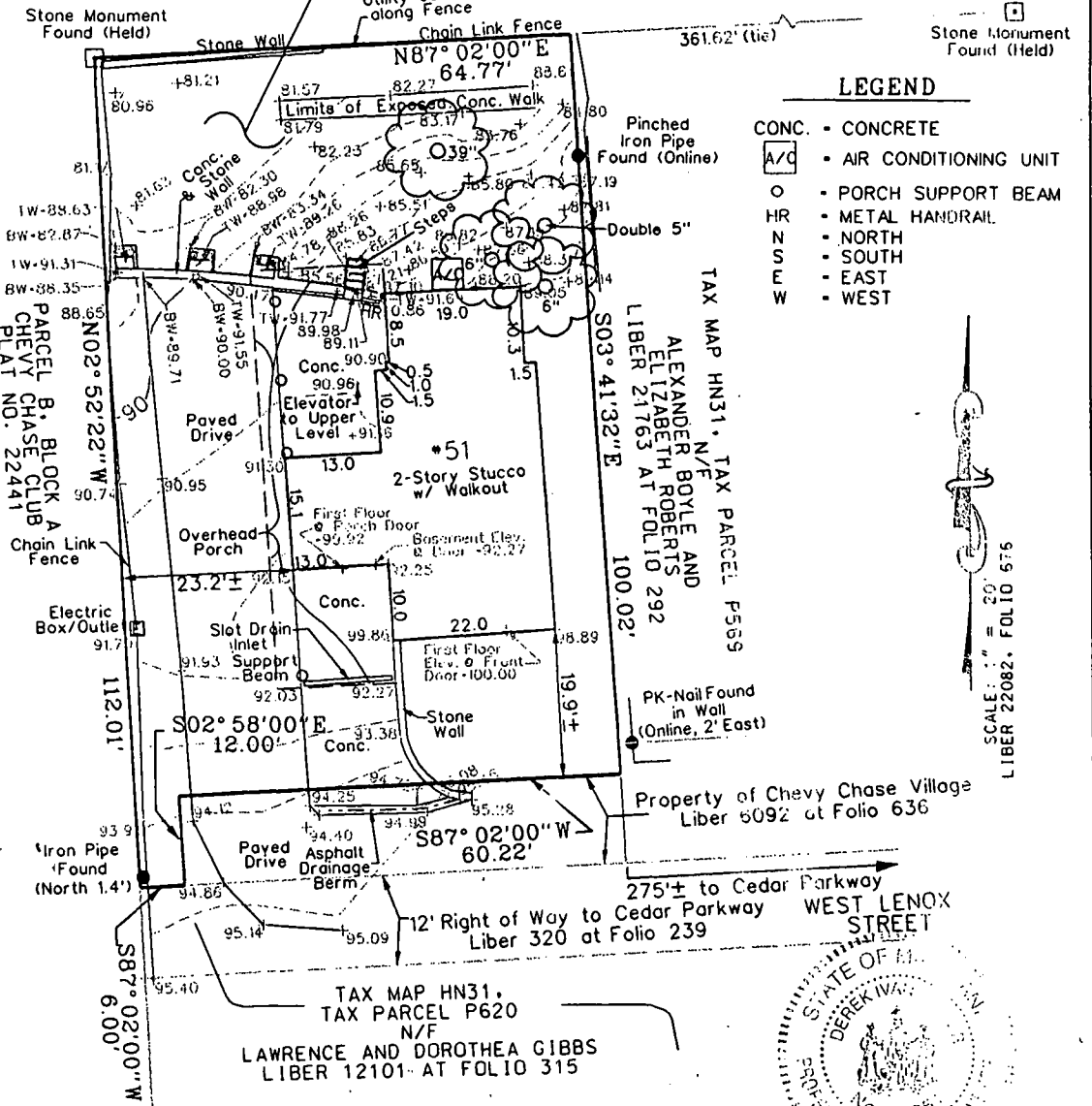
PARCEL B, BLOCK A
CHEVY CHASE CLUB
PLAT NO. 22441

Stone Monument
Found (Held)

Stone Monument
Found (Held)

LEGEND

- CONC. - CONCRETE
- A/C - AIR CONDITIONING UNIT
- O - PORCH SUPPORT BEAM
- HR - METAL HANDRAIL
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST



SCALE: 1" = 20'
LIBER 22082, FOLIO 676

- NOTES:**
- 1.) BEARING BASIS FOR THIS SURVEY IS DEED DATUM PER LIBER 22082 AT FOLIO 676.
 - 2.) BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT FOR SUBJECT PROPERTY. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. A TITLE, EASEMENT AND/OR RECORD SEARCH WAS NOT CONDUCTED BY ALL IN ONE SURVEYS, INC.
 - 3.) VERTICAL DATUM FOR THIS SURVEY IS ASSUMED, WITH THE ELEVATION OF THE STOOP OUTSIDE THE FRONT DOOR BEING HELD AS 100.00 FEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, ARE CORRECT AND WERE PREPARED IN ACCORDANCE WITH STATE SURVEYING STANDARDS IN EFFECT AT THE TIME OF THIS SURVEY.

Derek I. Fuller 09-15-03
 FOR ALL IN ONE SURVEYS, INC.
 DEREK I. FULLER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21051
 DATE OF SURVEY: SEPTEMBER 15, 2003



● Open Ended
 Iron Pipe Found
 (Held for Western Line)

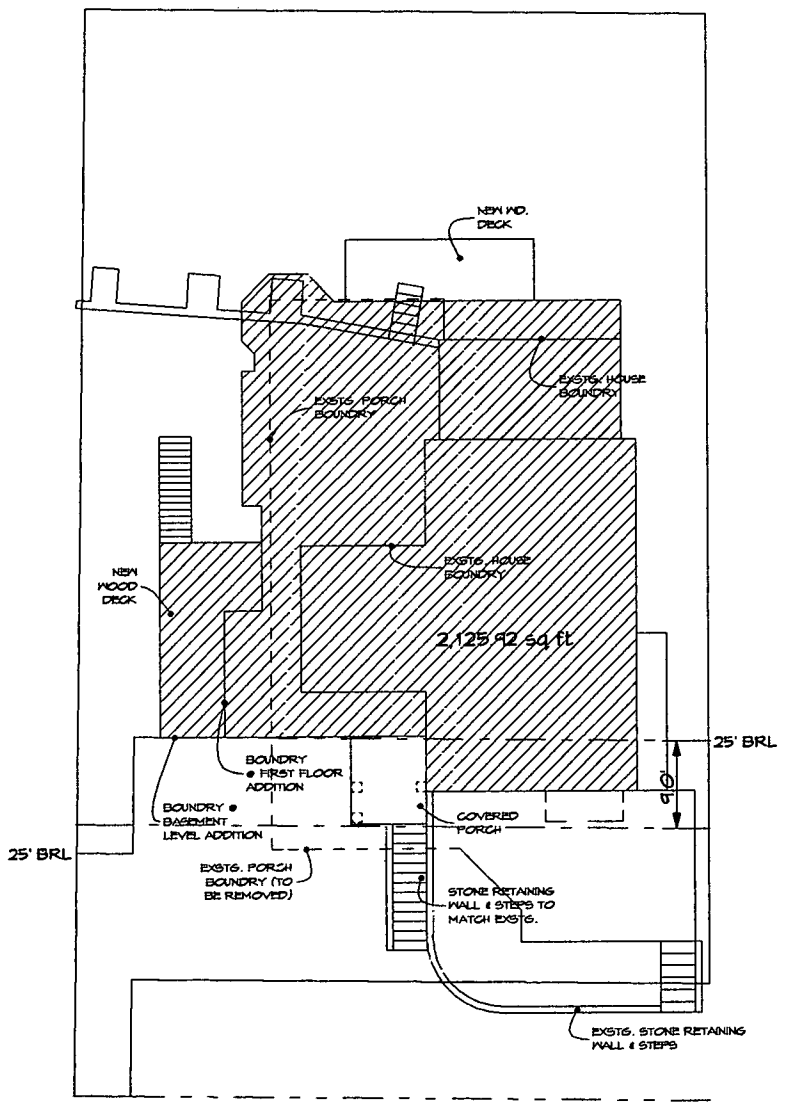
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 SILVER SPRING, MARYLAND 20902
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 FAX: 301-946-1164

**BOUNDARY & PARTIAL
 TOPOGRAPHIC SURVEY**
 TAX MAP HN31,
 TAX PARCEL P566
 LIBER 22082 AT FOLIO 676
 7th Election District
 MONTGOMERY COUNTY, MARYLAND
 September, 2003 Scale: 1" = 20'

4

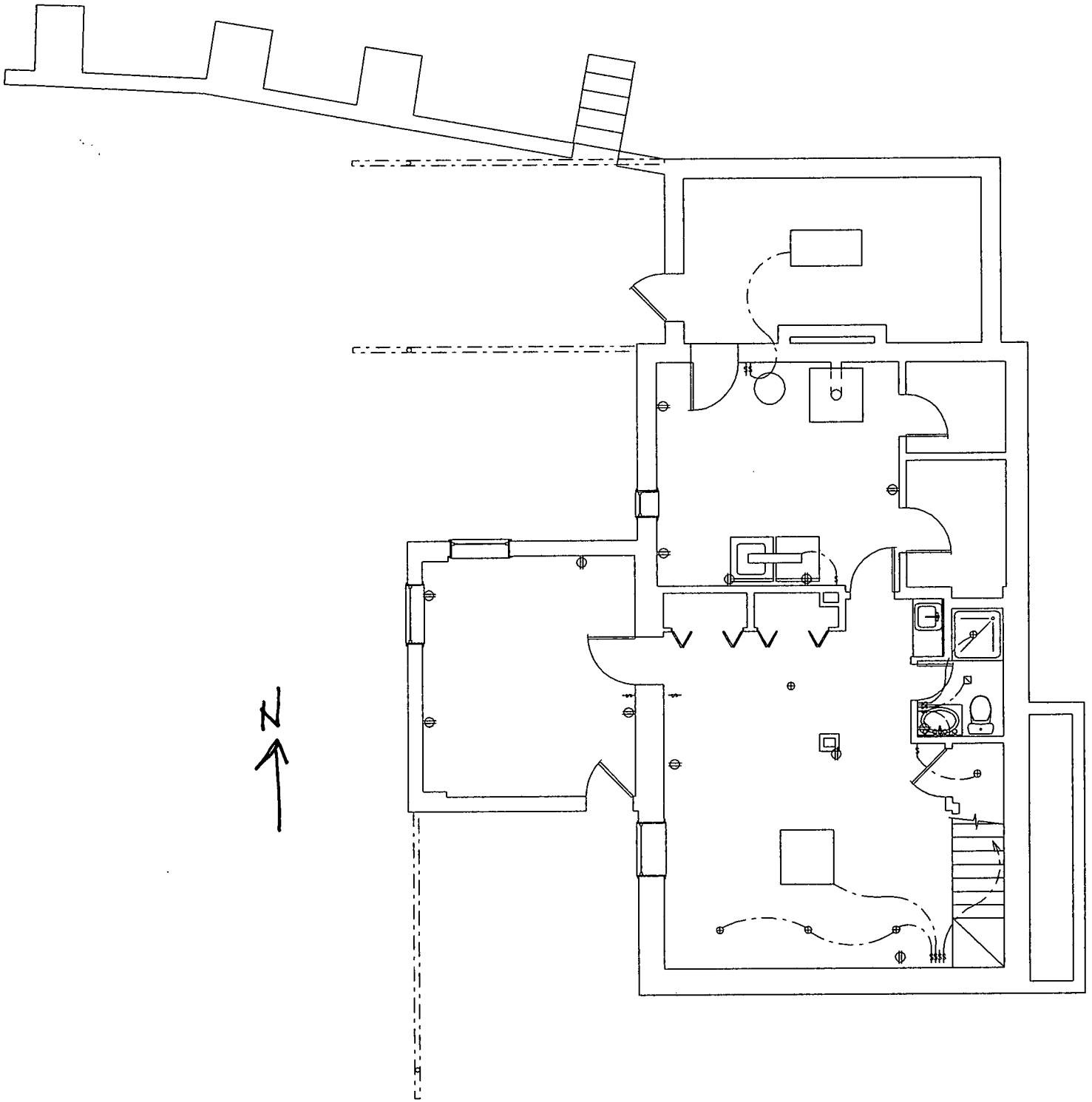
PROPOSED



RIGHT OF WAY ~ 12.00'

SITE PLAN

SCALE: 1" = 20'

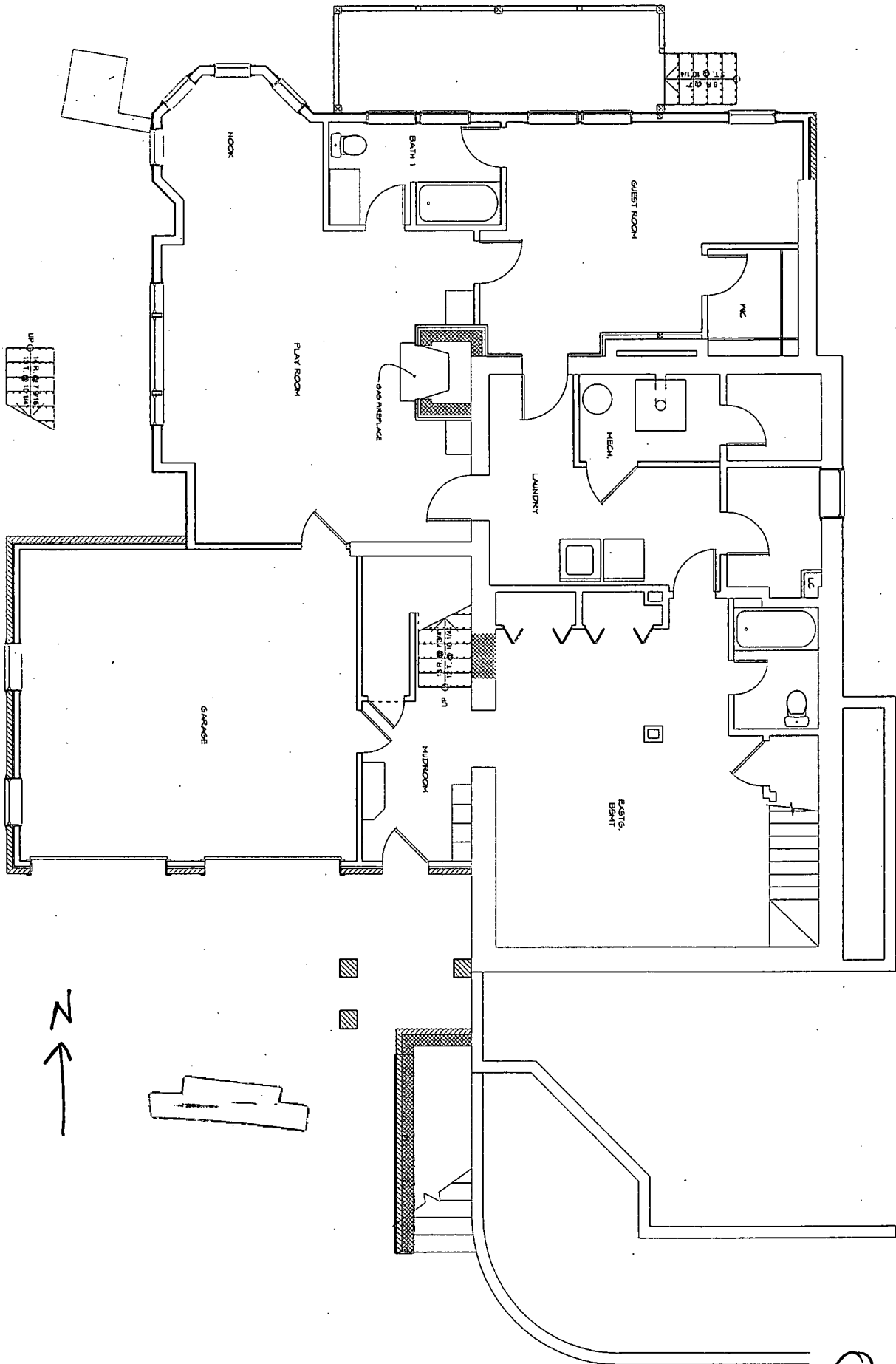


BASEMENT FLOOR PLAN - Existing

SCALE: $\frac{1}{8}'' = 1'-0''$
 $\frac{1}{8}''$

51 W. LENOX

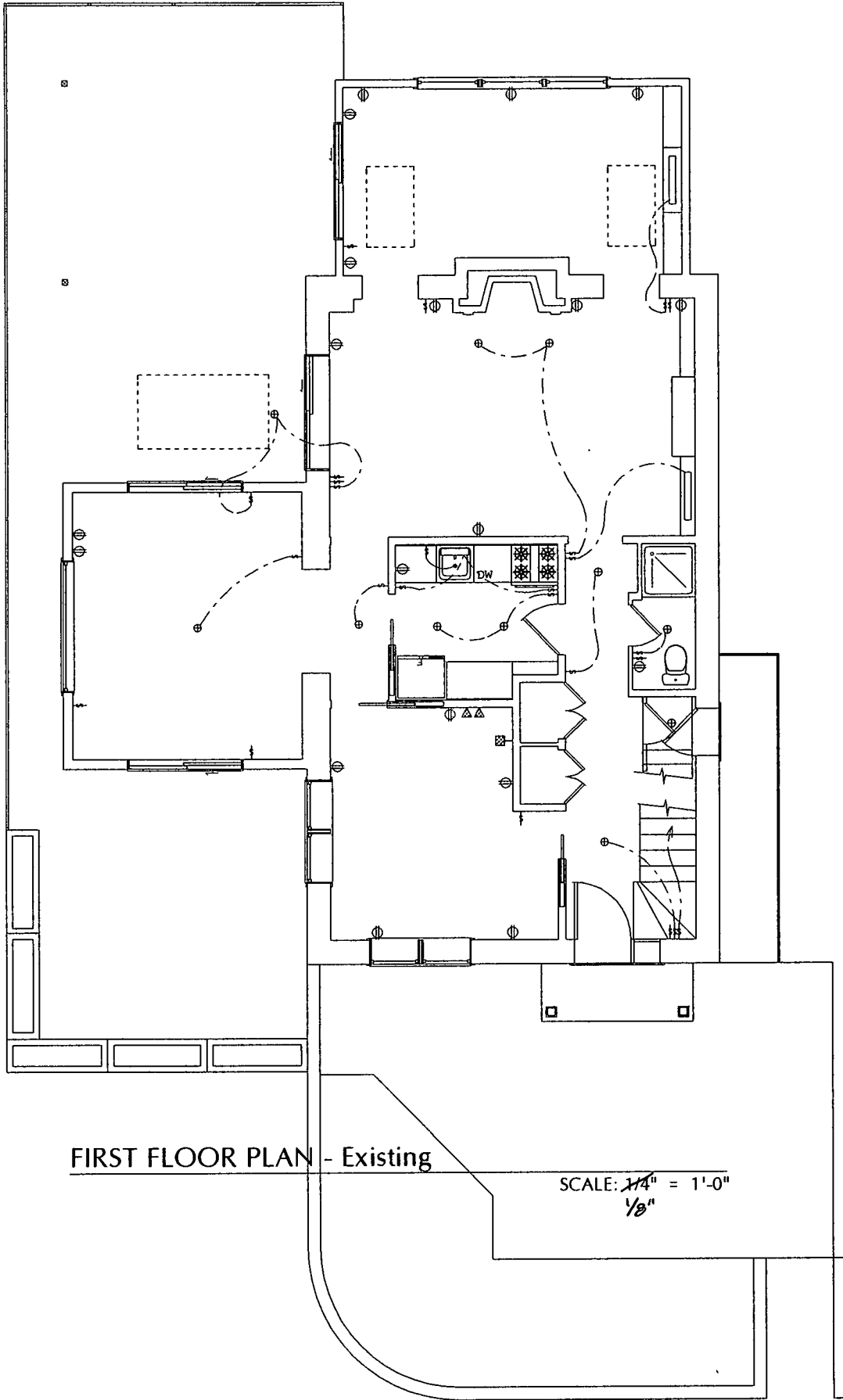
6



BASEMENT FLOOR PLAN

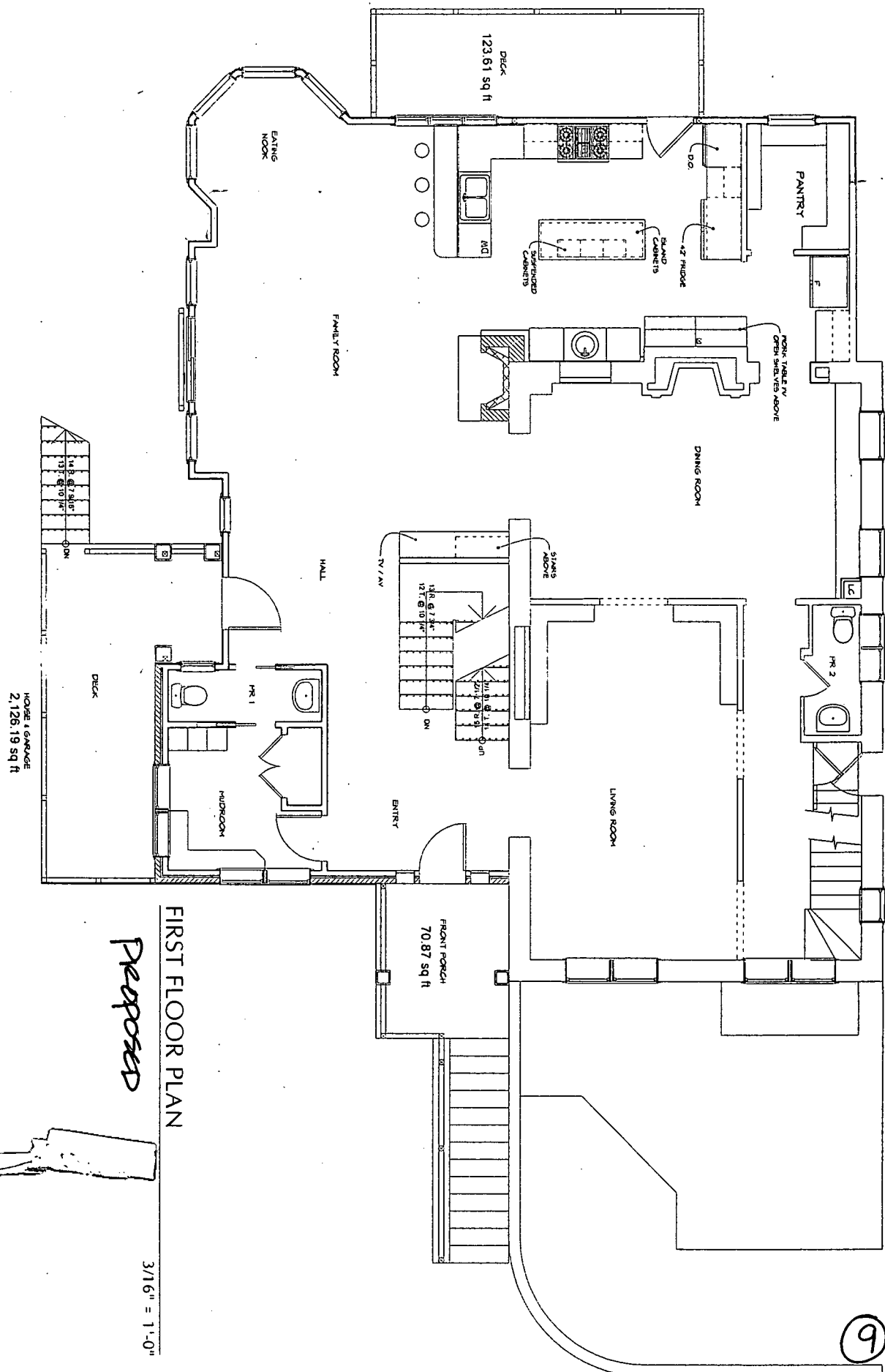
Proposed

3/16" = 1'-0"



FIRST FLOOR PLAN - Existing

SCALE: $\frac{1}{4}'' = 1'-0''$
 $\frac{1}{8}''$

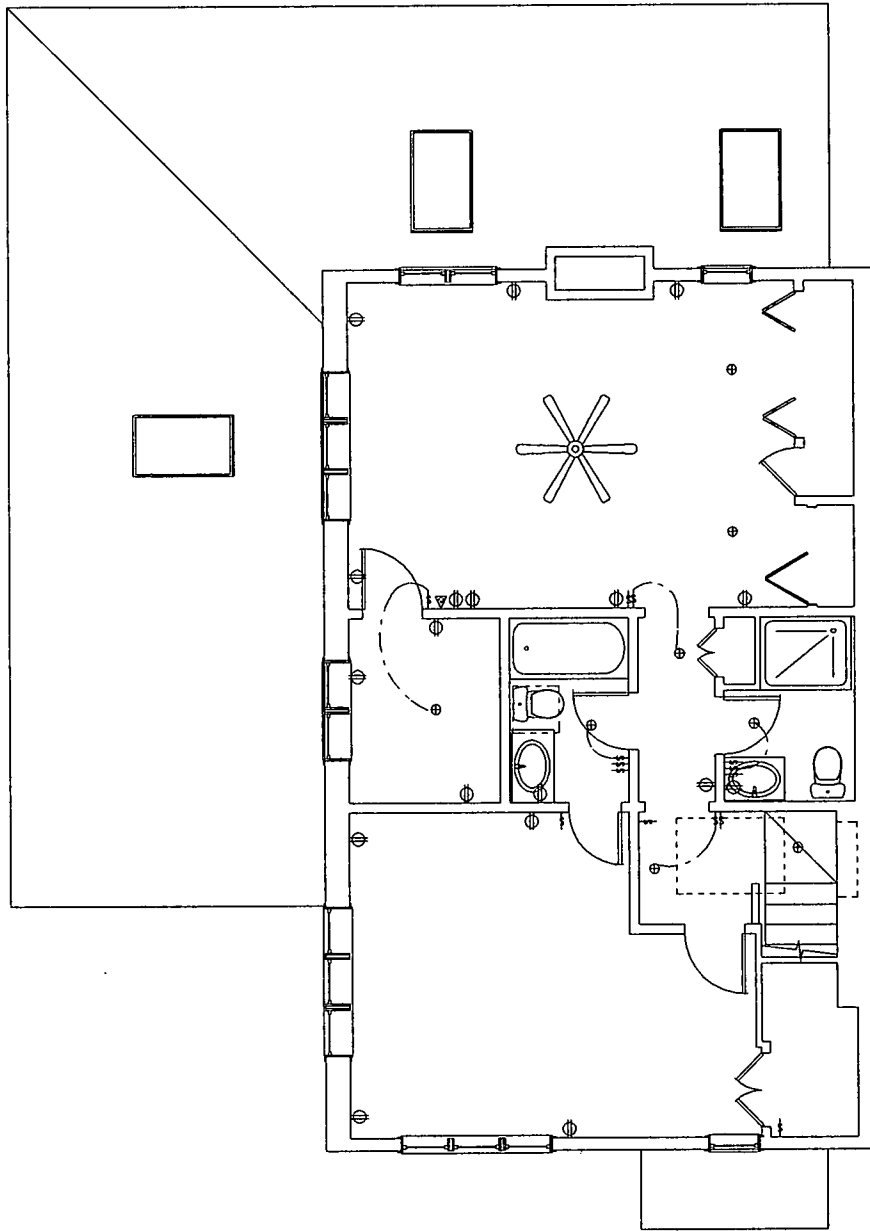


FIRST FLOOR PLAN

Proposed

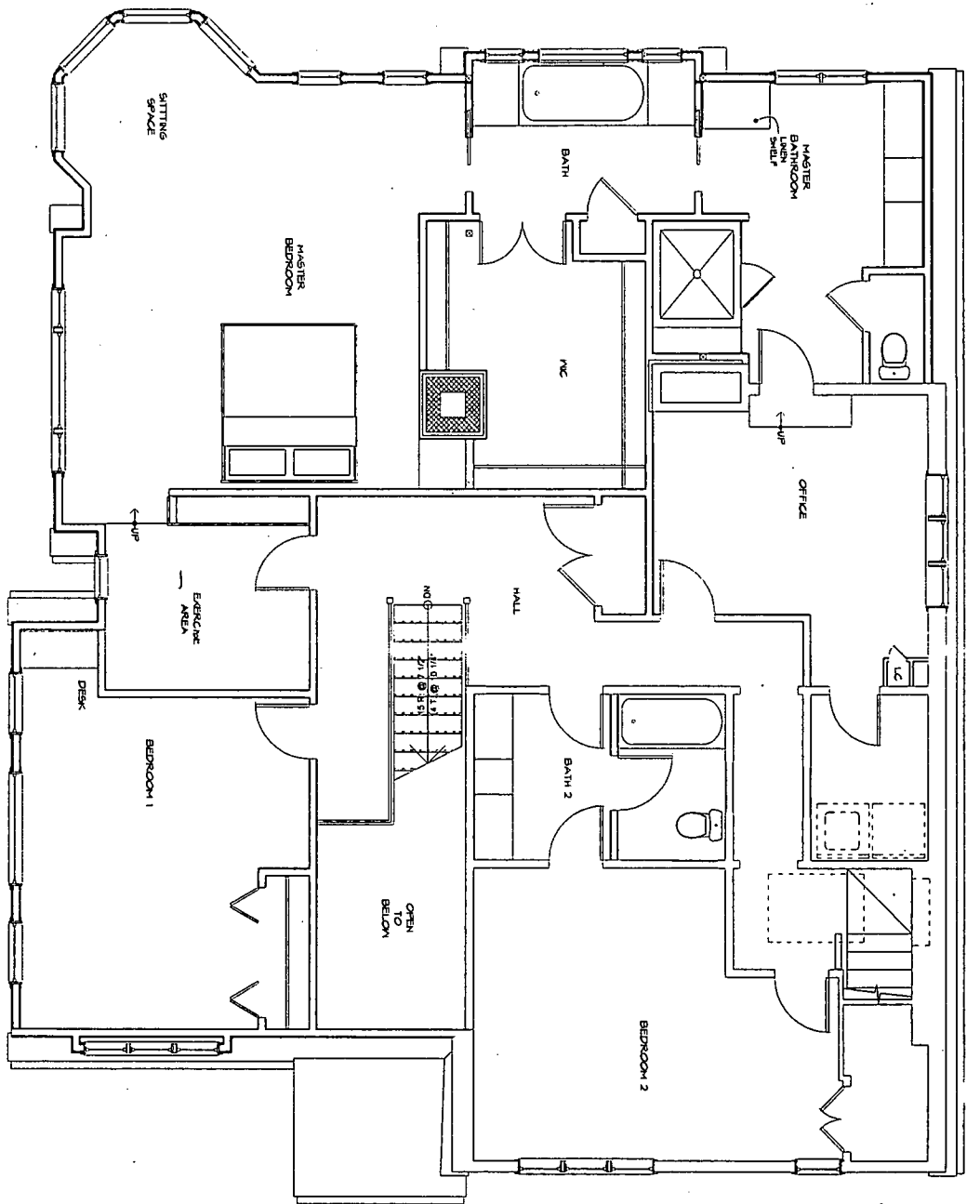
3/16" = 1'-0"





SECOND FLOOR PLAN - Existing

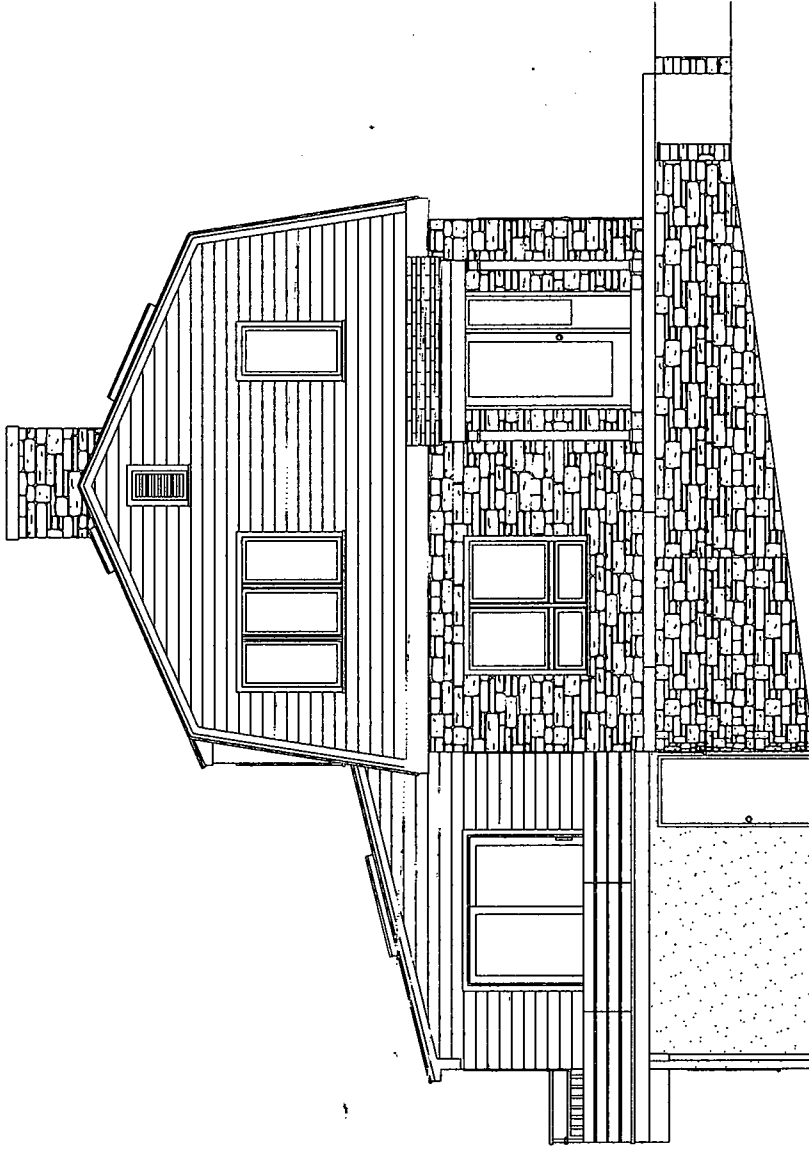
SCALE: $\frac{1}{4}'' = 1'-0''$
 $\frac{1}{8}''$



SECOND FLOOR PLAN

revised

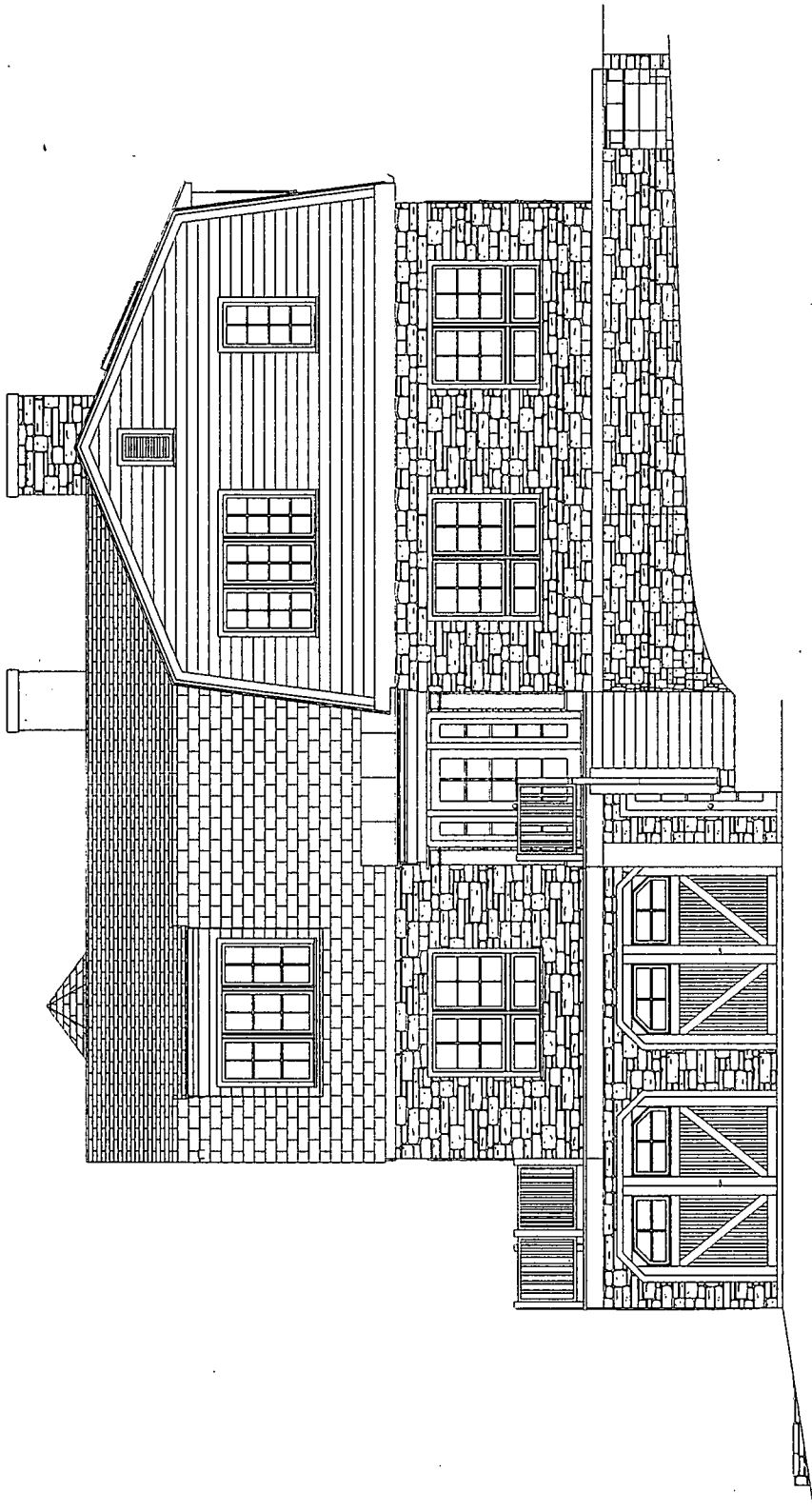
3/16" = 1'-0"



SOUTH ELEVATION - Existing

(FRONT ELEVATION)

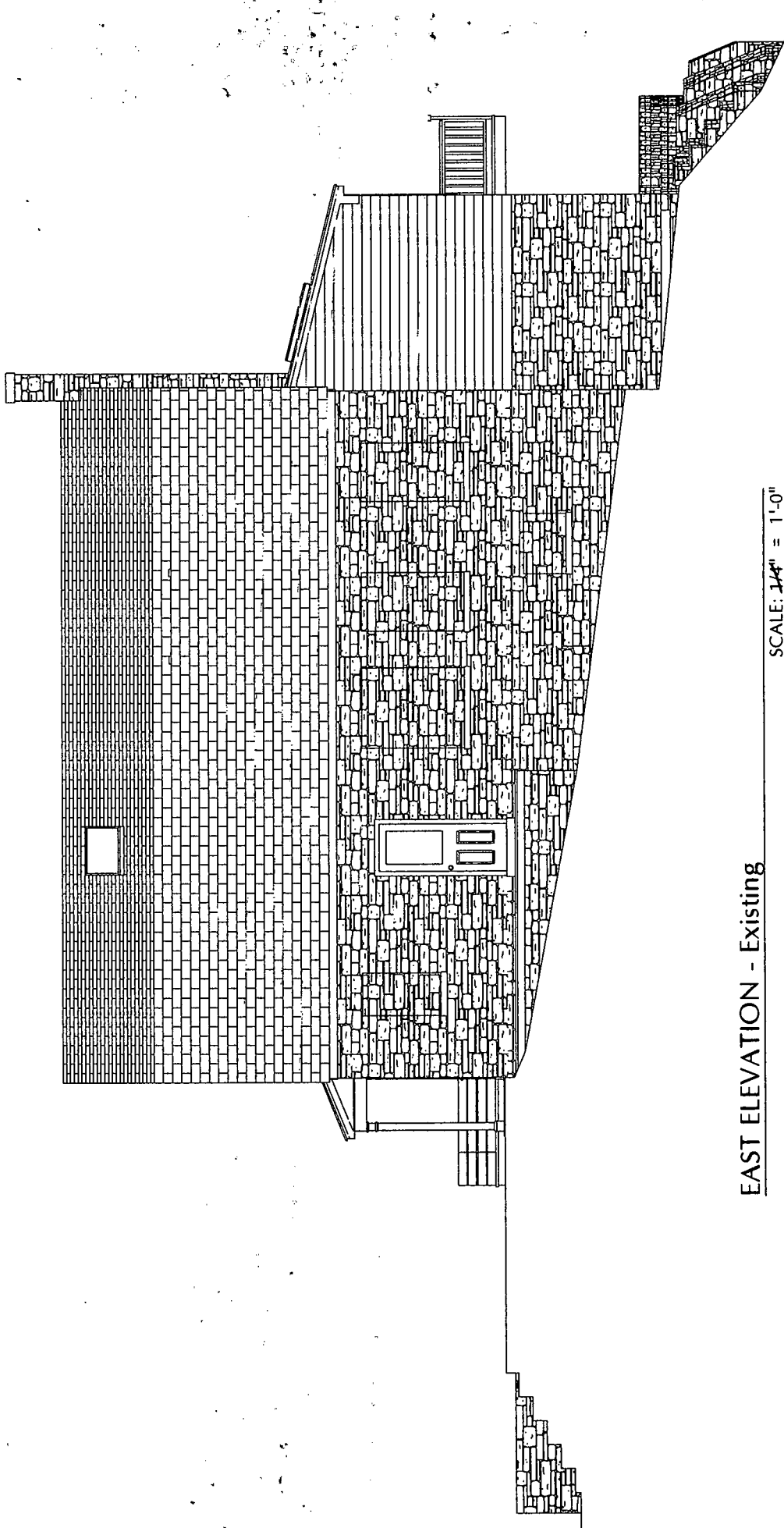
SCALE: 1/4" = 1'-0"
1/8"



SOUTH ELEVATION - Proposed
(FRONT ELEVATION)

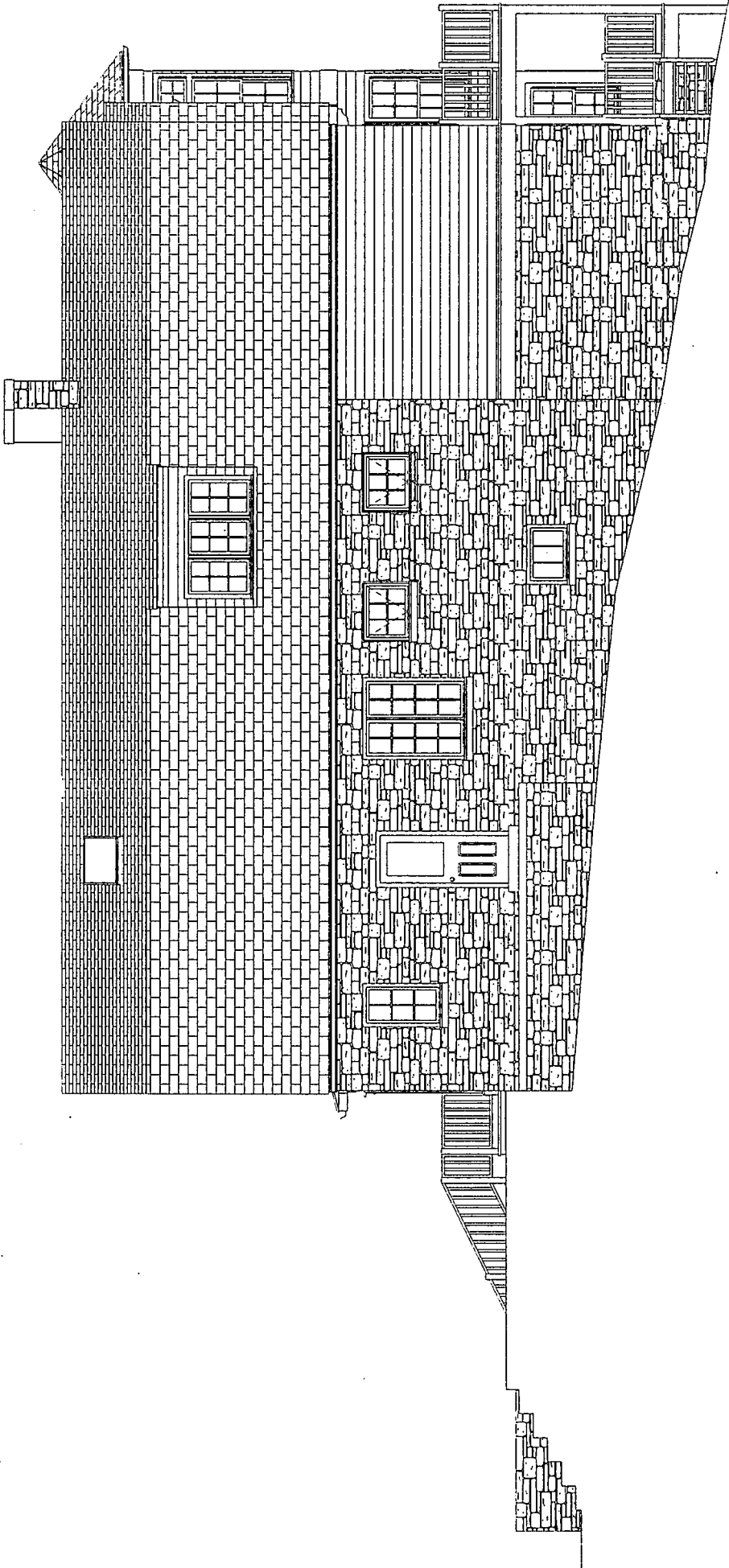
3/16" = 1'-0"





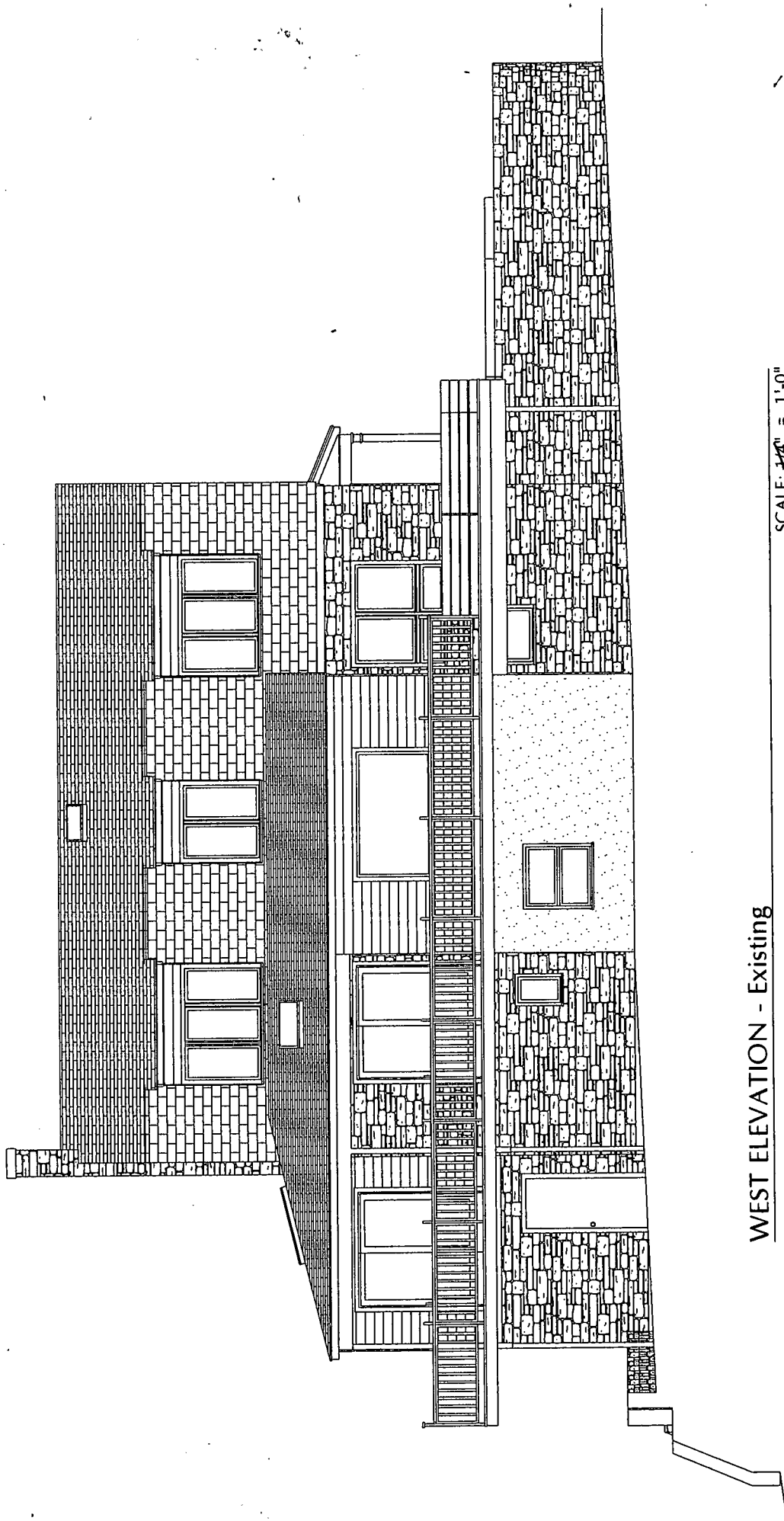
EAST ELEVATION - Existing

SCALE: $\frac{1}{8}'' = 1'-0''$



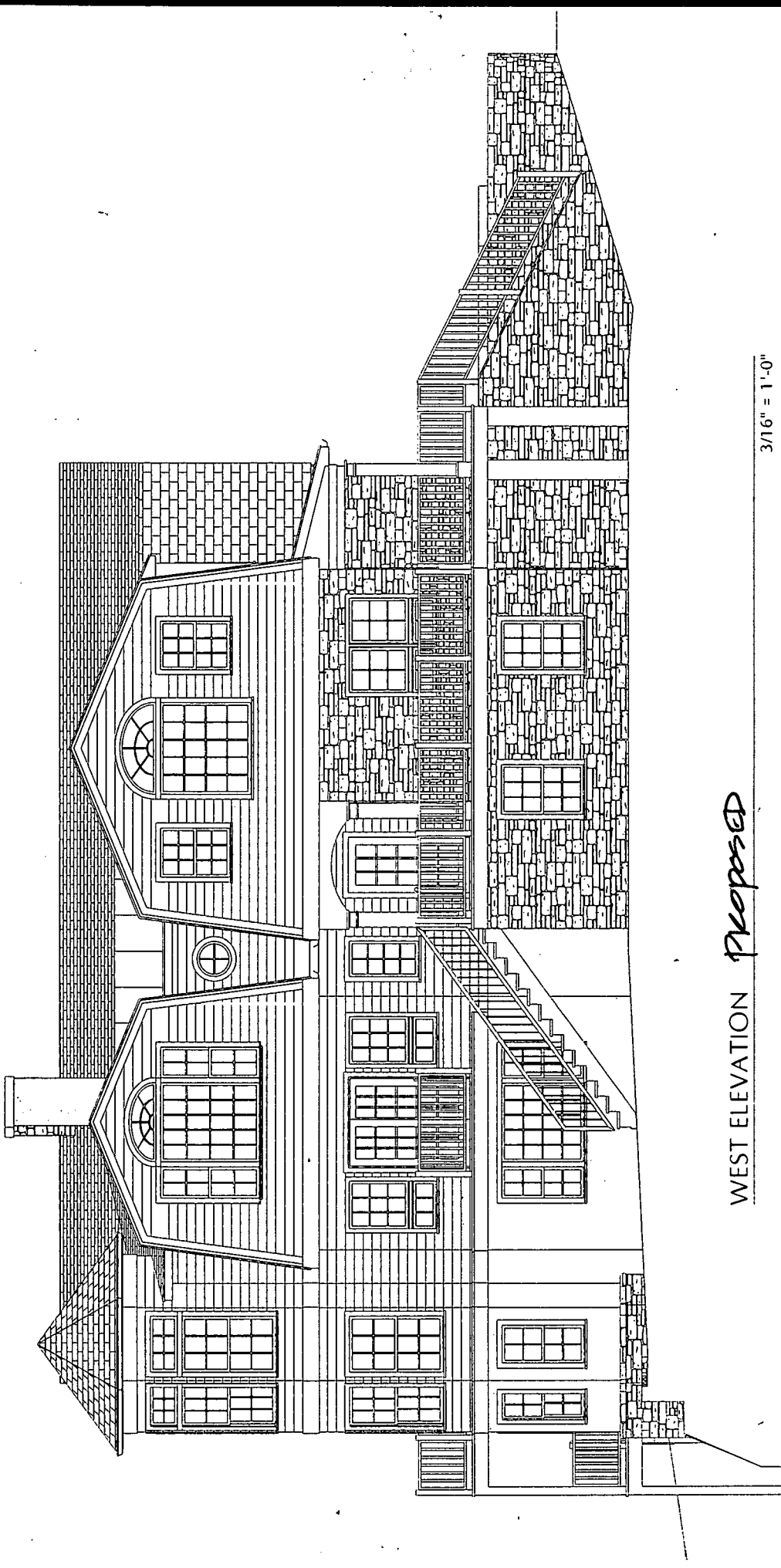
EAST ELEVATION - Proposed

3/16" = 1'-0"



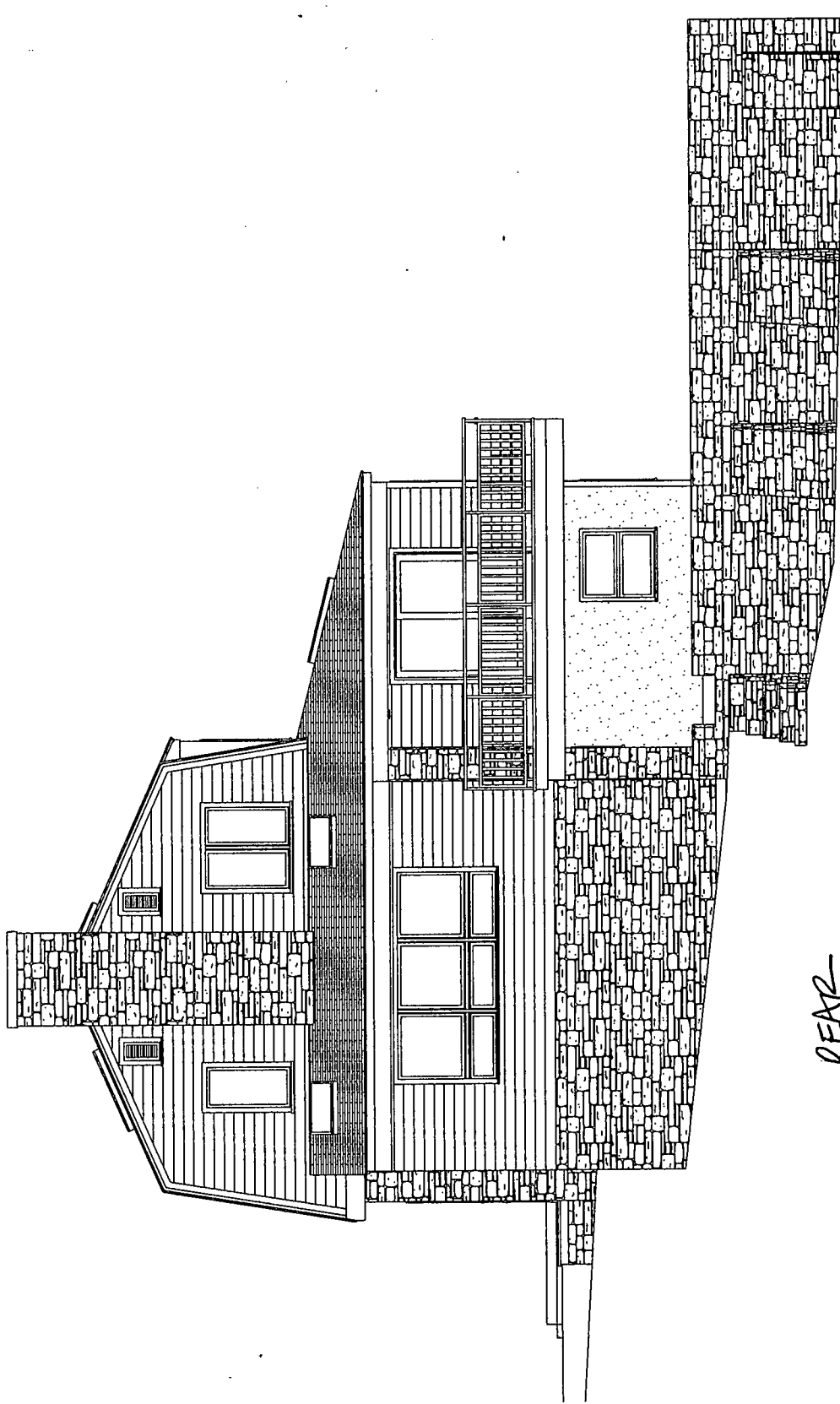
WEST ELEVATION - Existing

SCALE: $\frac{3}{4}'' = 1'-0''$
 $\frac{1}{8}''$



WEST ELEVATION *Proposed*

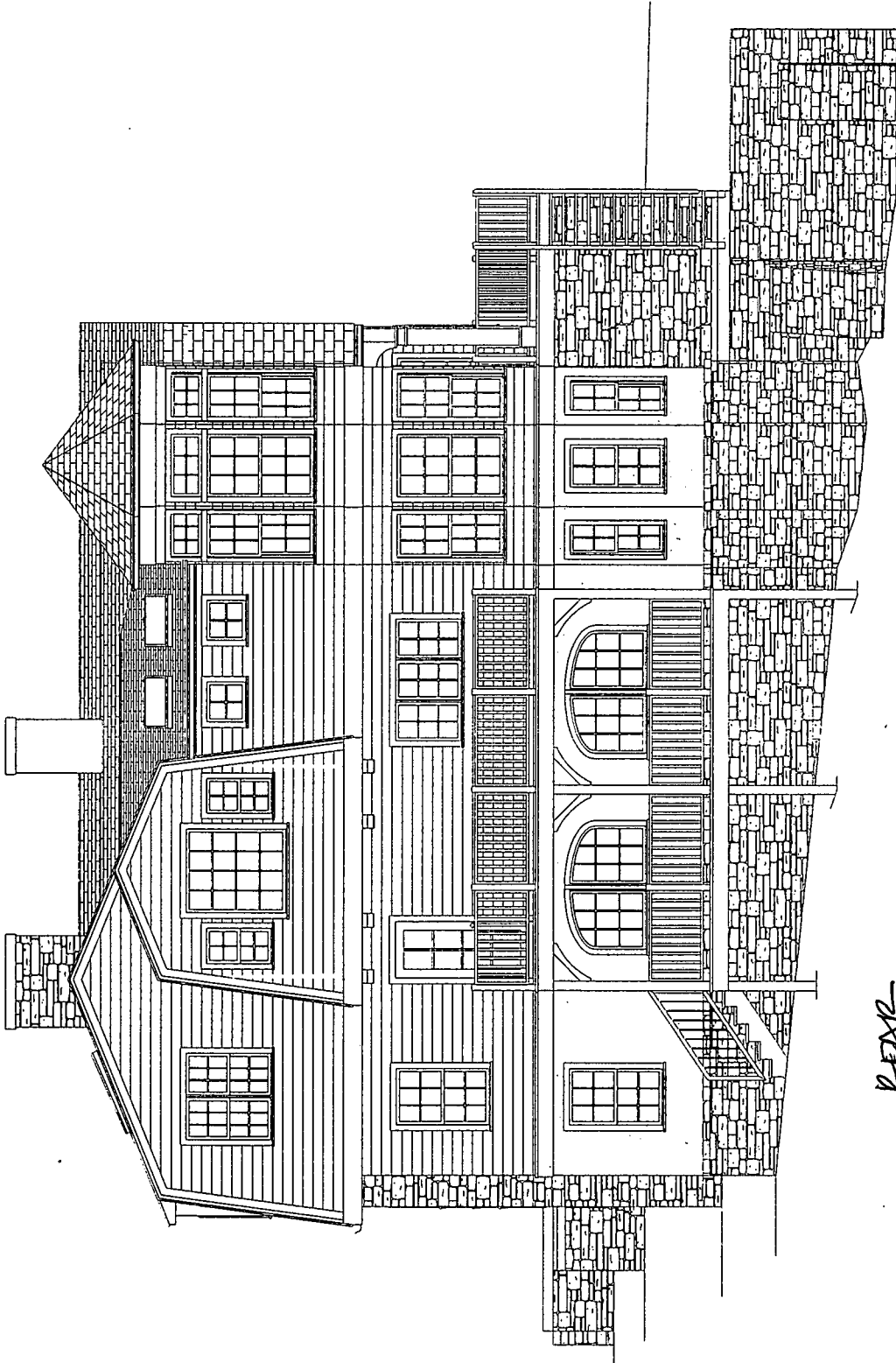
3/16" = 1'-0"



REAR

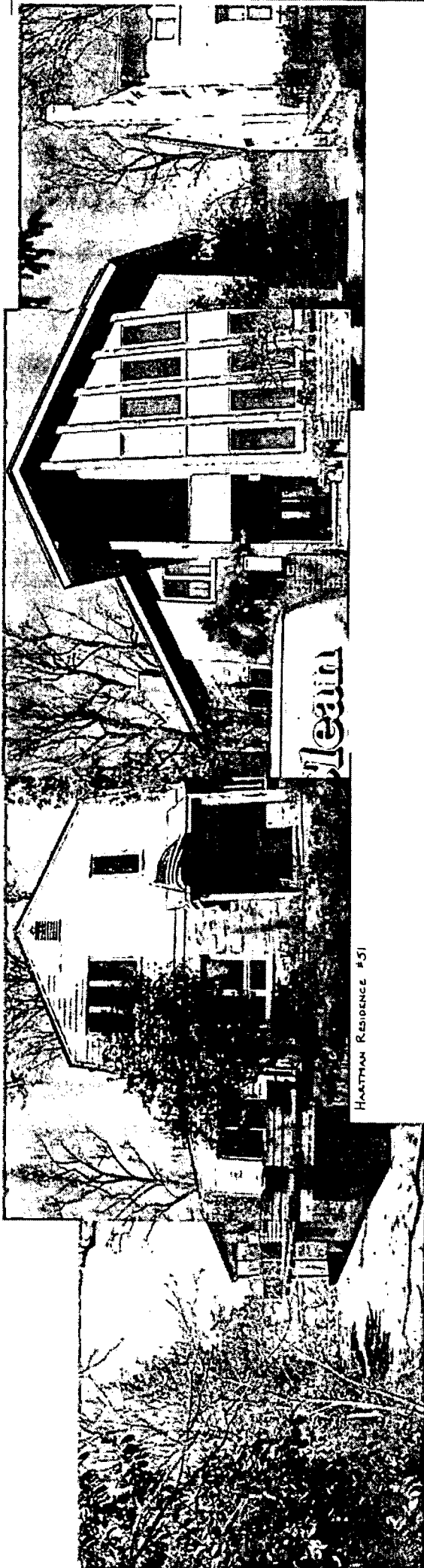
NORTH ELEVATION - Existing

SCALE: $\frac{1}{8}'' = 1'-0''$



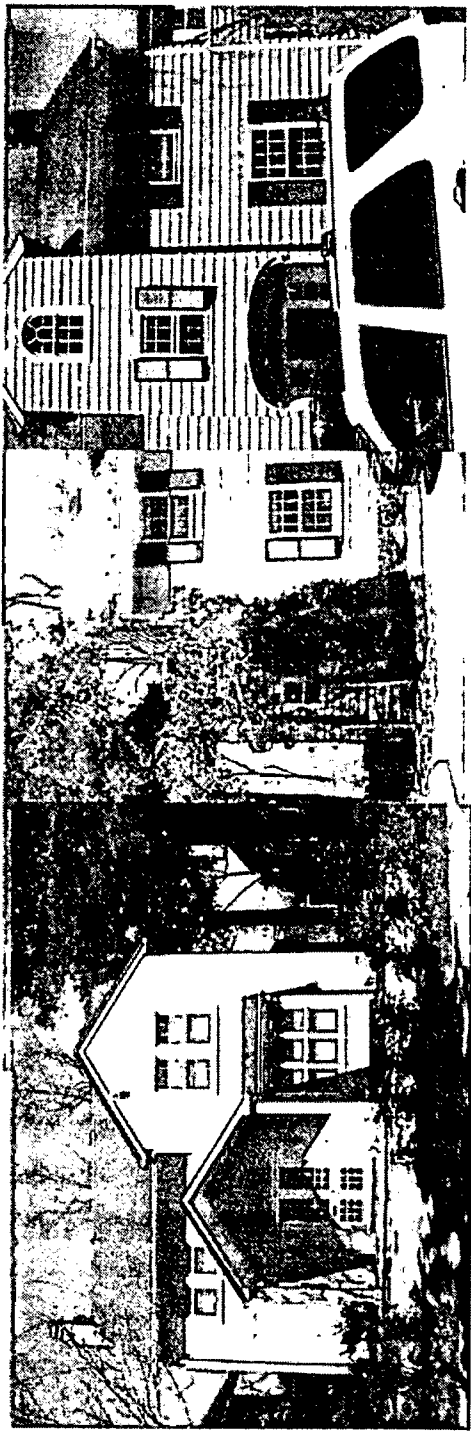
REAR
NORTH ELEVATION - Proposed

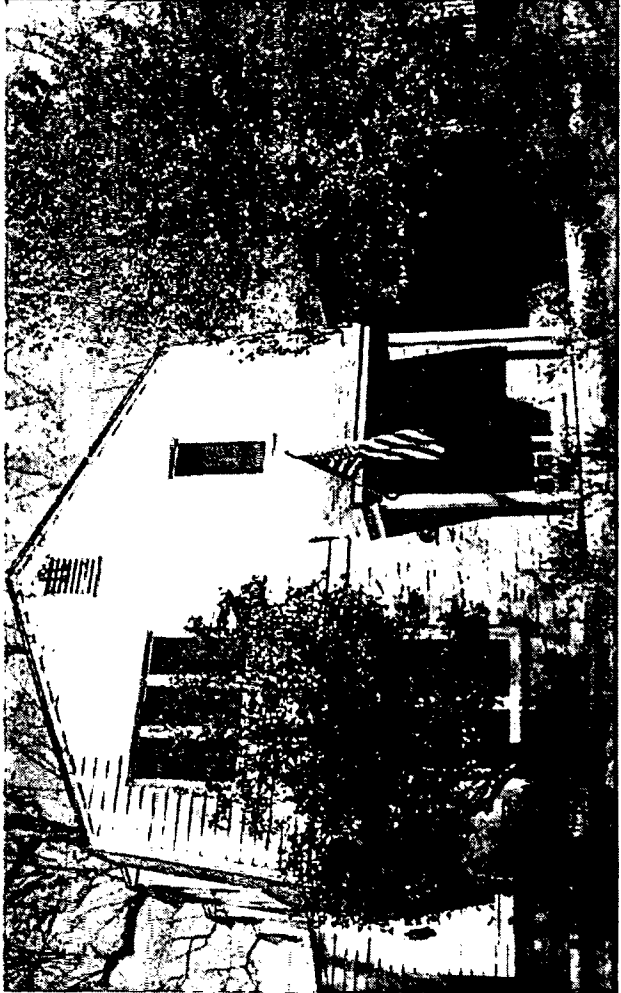
3/16" = 1'-0"



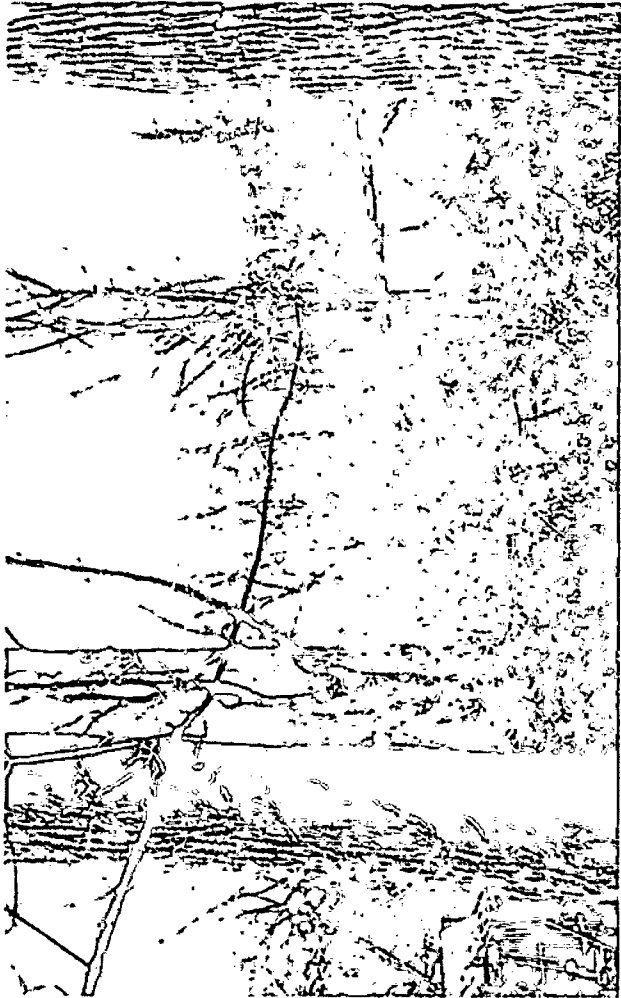
HAATHMAN RESIDENCE #51

WEST LENOX STREET





WEST LENOX ST. (APPROACH FROM EAST)



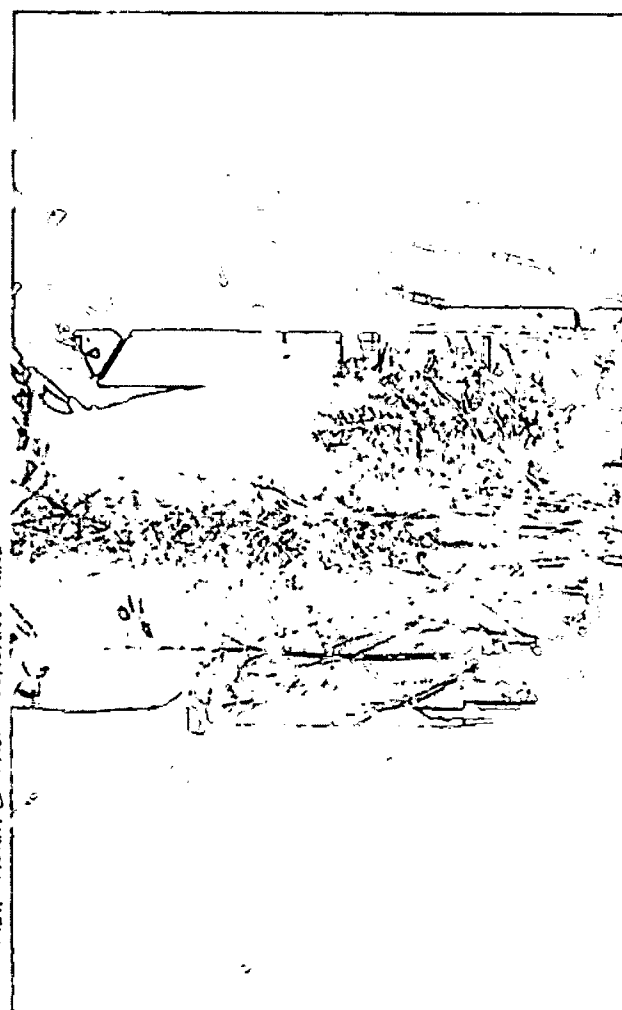
·VIEW WEST @ EAST BOUNDARY LINE



·VIEW EAST FROM REAR YARD



·VIEW WEST FROM EXISTING PORCH



·VIEW NORTH @ EAST BOUNDARY LINE

PRELIMINARY

Oaks, Michele

From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]
Sent: Friday, June 02, 2006 2:47 PM
To: Oaks, Michele
Subject: 14 West Irving Street, Abel Residence

Michele,

Regarding the application for the above-referenced property:

1. The proposed driveway exceeds the maximum width allowed by the Village's Building Code. Our Code allows for a maximum driveway width of 15-feet on private property, 10-feet where the driveway crosses the public right-of-way, and 20-feet for the apron entrance at the curbside. ~~The applicants must, therefore, request a special permit from our Board of Managers for the width of the proposed driveway.~~ Additionally, our arborist confirmed that the existing driveway is entirely too close to an American Elm tree in the public right-of-way in front of the property. The existing driveway is apparently in a declining state and would need to be replaced if it were to remain in its current location. The current state of the existing driveway coupled with the close proximity of the American Elm tree require the driveway to be relocated elsewhere on the property.

2. Demolition of the main residence also requires a special permit from our Board of Managers. In order to request the special permit, the applicants must submit a demolition plan addressing how the house will be demolished and how pests and rodents, asbestos, lead paint, etc. will be controlled.

3. The new house, shed, and patio are in full compliance with the Village's Building Code.

The applicant will work with the Village arborist to protect the trees on the property.

Please let me know if you need any additional information from our office.

Sincerely,

Shana D-C
CCV

Shana R. Davis-Cook
Manager of Administration
Chevy Chase Village

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 51 West Lenox, Chevy Chase **Meeting Date:** 08/17/05
Resource: Non-Contributing Resource **Report Date:** 08/10/05
 Chevy Chase Village Historic District
Review: Preliminary Consultation #2 **Public Notice:** 08/03/05
Applicant: Mr. and Mrs. Hartman **Tax Credit:** None
 (Thomas Manion, Architect)
Staff: Michele Oaks

Proposal: Major additions to a non-contributing resource

Recommendation: Proceed to HAWP

BACKGROUND:

The Commission had its first preliminary consultation for this project on April 28, 2004 (transcripts for this meeting are attached beginning on circle 54). At this meeting the Commission collectively expressed their concern with the size of the proposed addition and the potential impact the addition will have on the lot coverage percentages and the streetscape. The Commission encouraged the applicant to work with their architect to explore a reduction in the size of the proposed addition and to simplify its design. The staff report from the first preliminary consultation is attached beginning on circle 82).

Since the previous preliminary consultation, the applicants and their architect have been working with the adjacent neighbors and their architect to resolve their concerns. Unfortunately, it is staff's understanding that a resolution has not been reached to date.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modern
PERIOD OF SIGNIFICANCE: Post 1941

The existing house is a two-bay, gambrel roof structure with a shed roof porch extension protruding from the west elevation of the house. Currently, the lot contains an approx. 15' wide paved driveway stretching 70' along the west property line. The house is located at the end of West Lenox Street and is flanked by an open lot to the west and a modern, non-contributing house to the east (a map illustrating the neighborhood and the level of designation of the houses can be seen on circle 5). There is approx. 15' between the subject house and the non-contributing house to the east. The house backs up to the Chevy Chase County Club golf course.

PROPOSAL:

The proposal consists of a two-story, side addition w/ full basement and garage. The exterior will be clad with stone, Portland cement stucco at the base to match the existing, and "Hardi-Plank" siding with wood trims above. Existing asphalt shingles will be replaced with a textured asphalt shingle to match. All new windows will be wood, simulated divided light with 1 3/8" muntins by "Weathershield".

Lot coverage percentages can be seen on circles 6 and 10.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan - Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

- Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.
- HAWP applications for exterior alterations, changes, and/or additions to these types [non-contributing] of resources should receive the most lenient level of design review.
- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.
- It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to non-contributing resources within the Chevy Chase Village Historic District are to ensure minimal impact to the open-space and park-like setting of the historic district and ensure compatibility in terms of massing, scale, proportion, height and materials with the existing streetscape. Due to the existing house's location, at the dead end of West Lenox Street, surrounded by noncontributing resources, its close proximity to the adjacent neighbor (non-contributing) and the country club abutment at the rear property line, this new construction will not have any negative impact on the West Lenox streetscape pattern, nor the park-like setting of the district.

The subject proposal will be adding either 250 sq. ft. or 768 sq.ft. to the footprint of the house - depending on how you figure in the covered deck (see attached chart on circle 10). The lot coverage percentages are increasing from 27% to 31%. The footprint of the proposal has not changed since the first preliminary consultation, however the architect has re-designed the second level to "cut off" some of the massing on the corner adjacent to the neighbor at 49 West Lenox, to promote some western views of the golf course from their property. Based on the attached letter from the adjacent neighbor's architect (see circle 27), the adjacent owners do not feel that the re-working of this second story corner achieved the goals that they wanted from the project.

Staff is sensitive to the adjacent neighbors concerns regarding sight lines from their property to the golf course; however, we do not see this as a preservation issue, as our focus

relates to the new addition's impact to the streetscape and the park-like setting within the boundaries of the historic district. The Chevy Chase County Club is not within the Chevy Chase Historic District Boundaries, nor is it an Individually-Designated Master Plan Site. Additionally, the proposed addition is not protruding beyond the current established side elevation building lines that are adjacent to neighboring dwellings. Therefore, we do not feel there is a side yard set back issue, since the patterns of open space between the houses will not be changed.

However, staff has looked at the proposed plans and notes that on the second floor, the shed roof, frame addition created for the walk-in closet is not compatible with the exterior façade of the building. It is currently covering the stone chimney, which is a prominent detail on this façade. It is staff's suggestion that this shed roof addition be eliminated and the interior space re-worked. The added benefit of the elimination of this shed extension is that it will also provide more visibility for the adjacent neighbor.

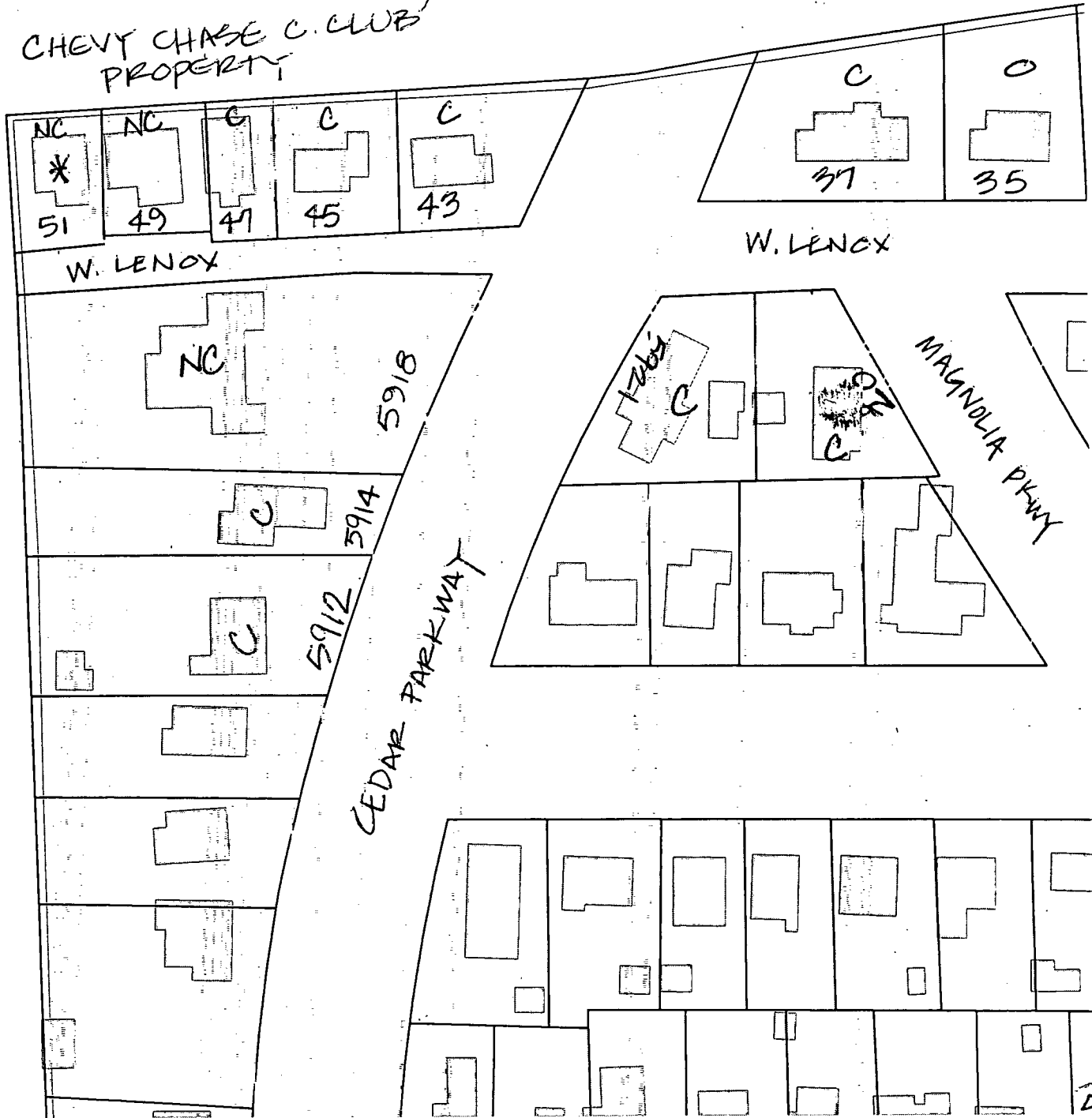
The Commission generally does not support attached garages within the Chevy Chase Village Historic District. In this instance, the attached garage's placement eliminates the existing approx. 1,050 sq. ft. paved driveway and installs an approx. 500 sq. ft. parking pad for the new garages, thus reducing approximately 550 sq. ft. of impermeable surface.

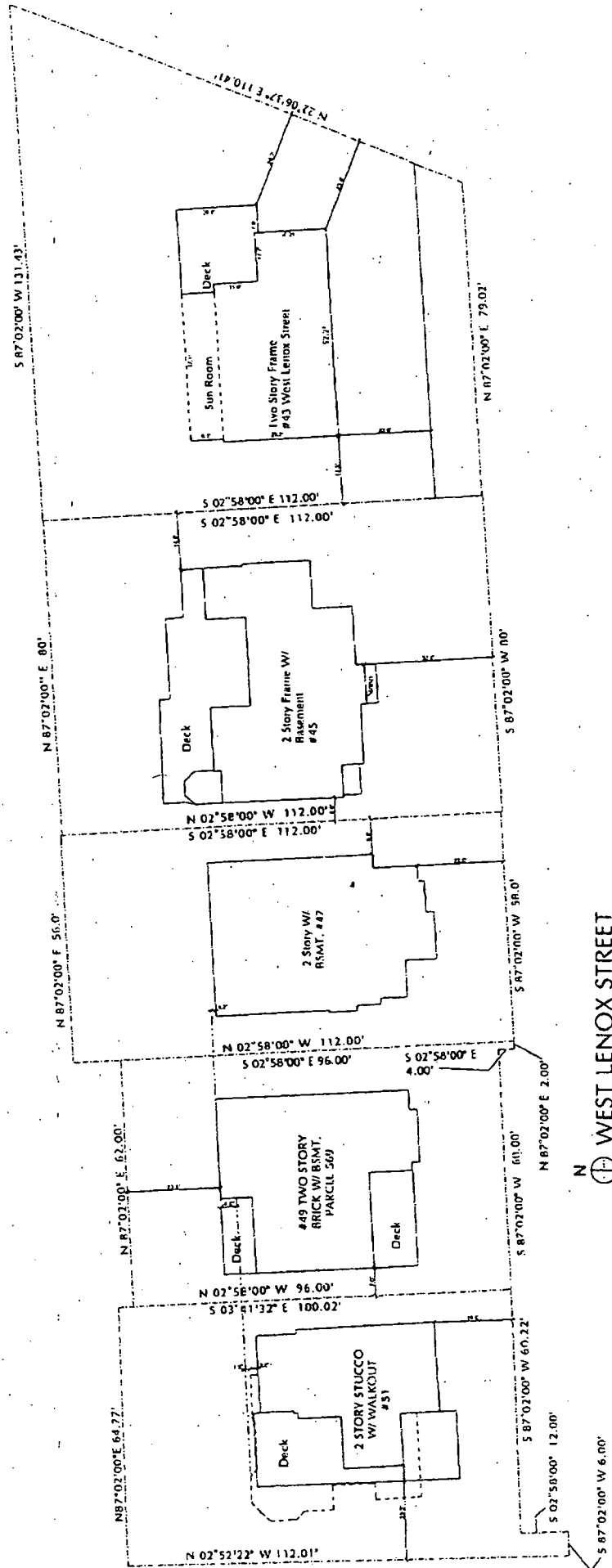
The proposed material selection will be compatible with the existing house and the surrounding streetscape.

The Local Advisory Panel (LAP) for Chevy Chase Village has not responded to this preliminary consultation at the time this report was prepared. However, the Village has asked and the HPC requires that the applicant meet with the Village Manager prior to a HAWP submittal to review the final design, to ensure that the proposal is consistent with their local ordinances.

CHEVY CHASE VILLAGE HISTORIC DISTRICT

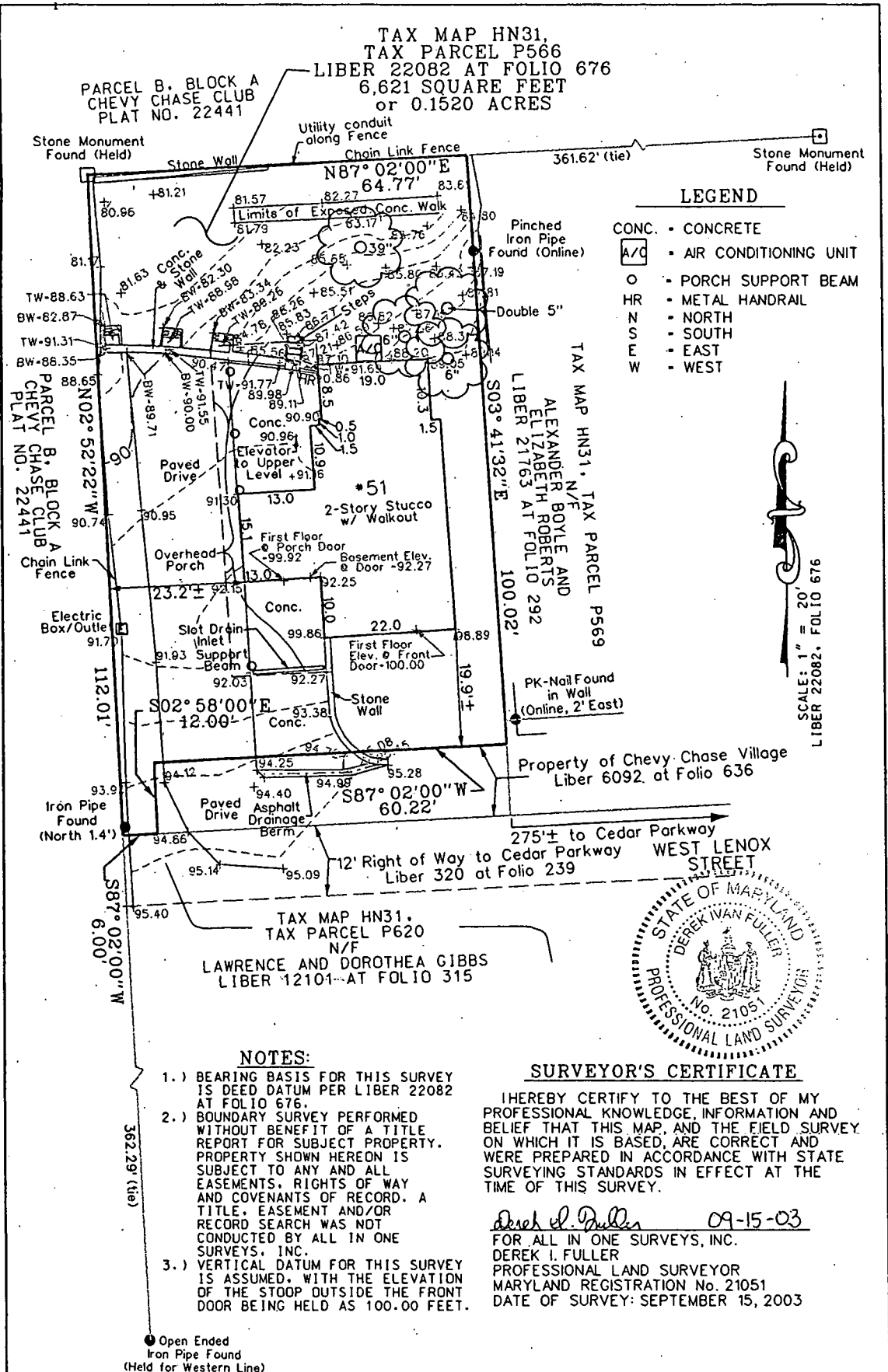
CHEVY CHASE C. CLUB
PROPERTY





N
 ⊕ WEST LENOX STREET

61



LEGEND

- CONC. - CONCRETE
- A/C - AIR CONDITIONING UNIT
- O - PORCH SUPPORT BEAM
- HR - METAL HANDRAIL
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

SCALE: 1" = 20' 676
LIBER 22082, FOLIO 676



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, ARE CORRECT AND WERE PREPARED IN ACCORDANCE WITH STATE SURVEYING STANDARDS IN EFFECT AT THE TIME OF THIS SURVEY.

Derek I. Fuller 09-15-03
 FOR ALL IN ONE SURVEYS, INC.
 DEREK I. FULLER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21051
 DATE OF SURVEY: SEPTEMBER 15, 2003

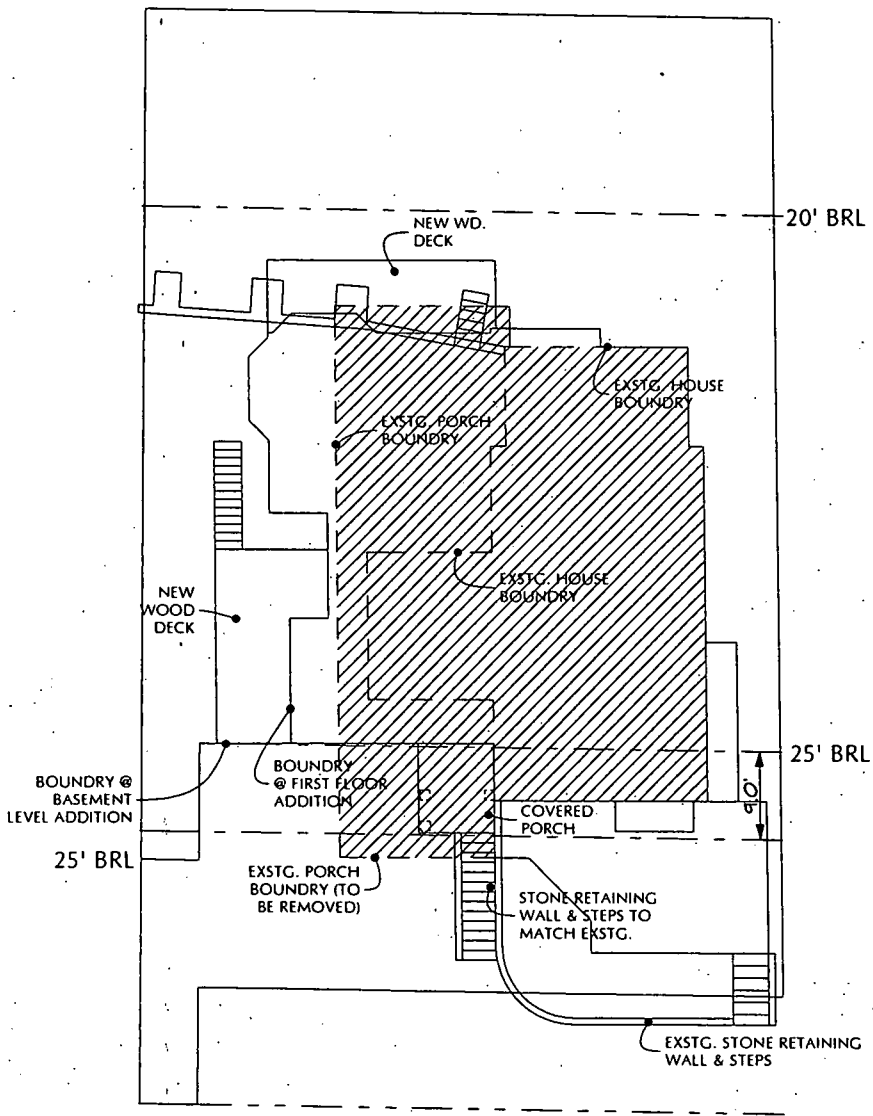
NOTES:

- 1.) BEARING BASIS FOR THIS SURVEY IS DEED DATUM PER LIBER 22082 AT FOLIO 676.
- 2.) BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT FOR SUBJECT PROPERTY. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. A TITLE, EASEMENT AND/OR RECORD SEARCH WAS NOT CONDUCTED BY ALL IN ONE SURVEYS, INC.
- 3.) VERTICAL DATUM FOR THIS SURVEY IS ASSUMED, WITH THE ELEVATION OF THE STOOP OUTSIDE THE FRONT DOOR BEING HELD AS 100.00 FEET.

Open Ended Iron Pipe Found (Held for Western Line)

ALL IN ONE SURVEYS, INC.
 "PROVIDING ALL OF YOUR LAND SURVEYING SERVICES"
 11734 COLLEGE VIEW DRIVE
 SILVER SPRING, MARYLAND 20902
 PHONE: 301-946-4104
 FAX: 301-946-1164

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
 TAX MAP HN31,
 TAX PARCEL P566
 LIBER 22082 AT FOLIO 676
 7th Election District
 MONTGOMERY COUNTY, MARYLAND
 September, 2003 Scale: 1" = 20'



RIGHT OF WAY ~ 12.00'



SITE PLAN

SCALE: 1" = 20'
PROPOSED

MANION &
ASSOCIATES
ARCHITECTS

MANION & ASSOCIATES ARCHITECTS

7307 MacArthur Boulevard Suite 216 Bethesda, Maryland 20816 T:301.229.7000 F:301.229.7171

August 9, 2005

Michele Oaks
Montgomery County Department of Park and Planning
Historic Preservation Office
1109 Spring Street
Suite 801
Silver Spring, MD 20910

Michele:

Please disregard the previous table and cd of photos sent to you. We are sending a new table that hopefully will clear up some misinformation about square footages, decks vs. no decks, etc, and you should have already received the new cd of photos. The new table uses enclosed area numbers and lot size numbers found on SDAT. The lot coverage was determined by calculating the footprint square footage from record plats and dividing by the lot size from SDAT records. The new table shows that we are comparing oranges to oranges. As you can see from the table, even if 51 West Lenox does not include their covered deck, the footprint increases by only 768 square feet. If the covered deck is included for 51 West Lenox (because covered decks are to be included in lot coverage calculations), the footprint only increases by 250 square feet.

Please let us know if you need any other information, or if you have any questions.

Thank you,

Thomas Manion

M. NION &
ASSOCIATES
ARCHITECTS

MANION & ASSOCIATES ARCHITECTS

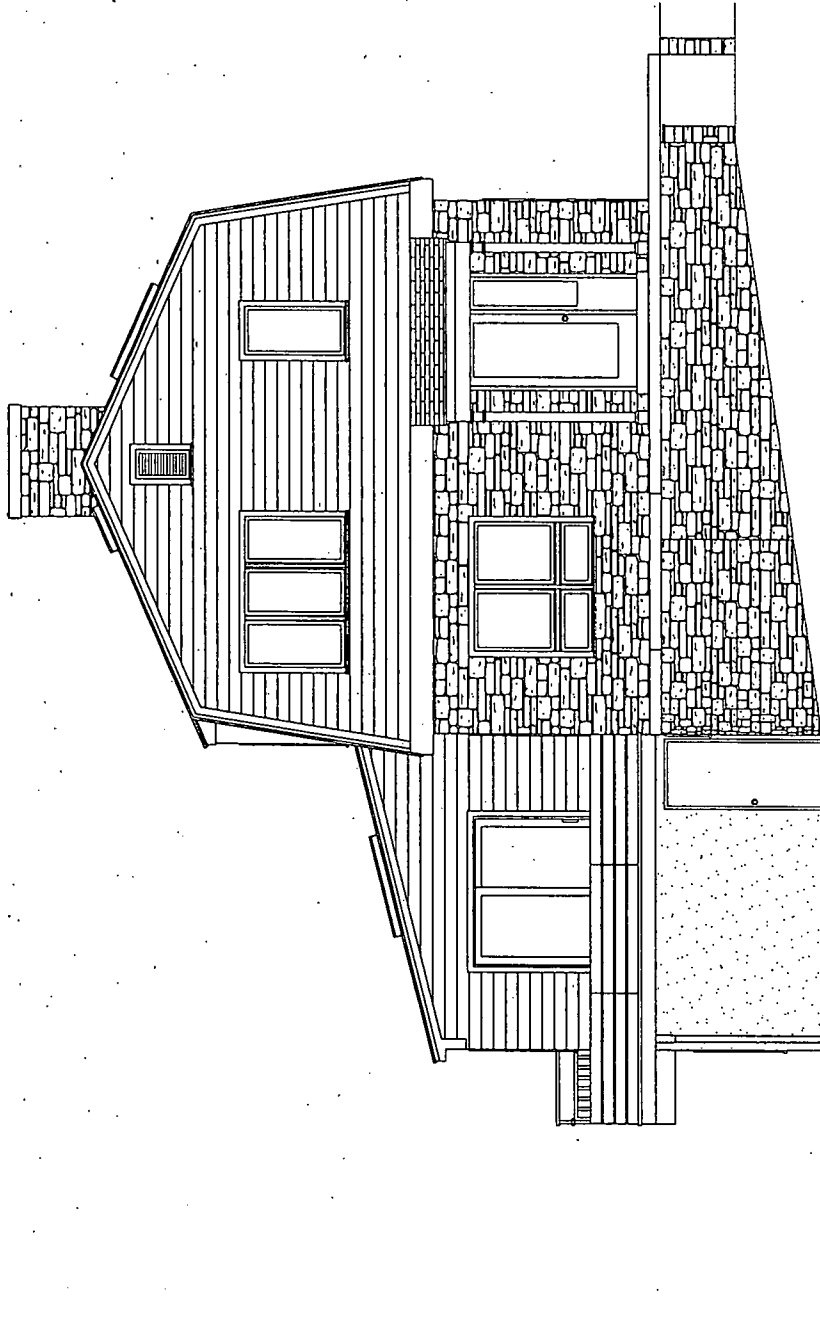
7317 MacArthur Boulevard Suite 216 Bethesda, Maryland 20816 T:301.229.7000 F:301.229.7171

	NC 51 W. Lenox		NC 49 W. Lenox	C 47 W. Lenox	C 45 W. Lenox	C 43 W. Lenox
	Existing	Proposed				
Lot Size:	6620 SF ¹	6620 SF ¹	5960 SF ¹	5400 SF ¹	8960 SF ¹	10,803 SF ¹
Footprint (w/ existing covered deck):	1844 SF ²	2094 SF Increase of 250 SF (2094-1844=250)	2006 SF ²	1781 SF ²	1844 SF ²	1698 SF ²
Footprint (w/o existing covered deck):	1180 SF ²	1948 SF Increase of 768 SF (1948-1180=768)				
Lot Coverage:	27.8% ²	31.6%	33.7% ²	33% ²	20.6% ²	15.6% ²
Enclosed Area:	2633 SF ³	3412 SF	3506 SF ¹	3288 SF ¹	3176 SF ¹	2968 SF ¹

¹ Numbers are taken from SDAT records.

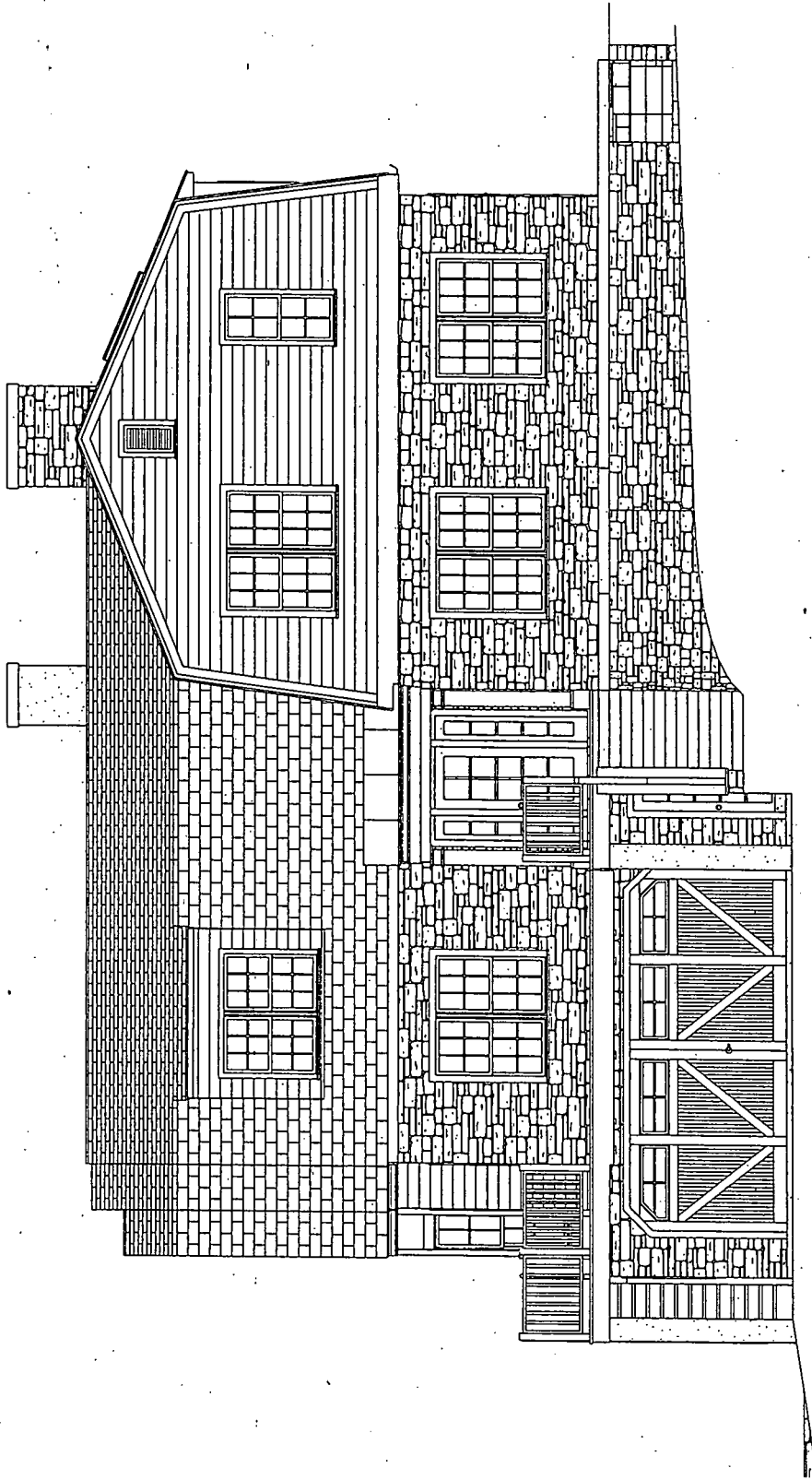
² Footprint square footages and lot coverage percentages are calculated from record plats.

³ Includes existing covered deck. SDAT does not include the existing covered deck and lists 1969 SF. The proposal would increase the square footage by 779 SF from the existing square footage including the existing covered deck. If the covered deck is not included as part of the existing square footage, then the proposal increases the total square footage by 1443 SF.



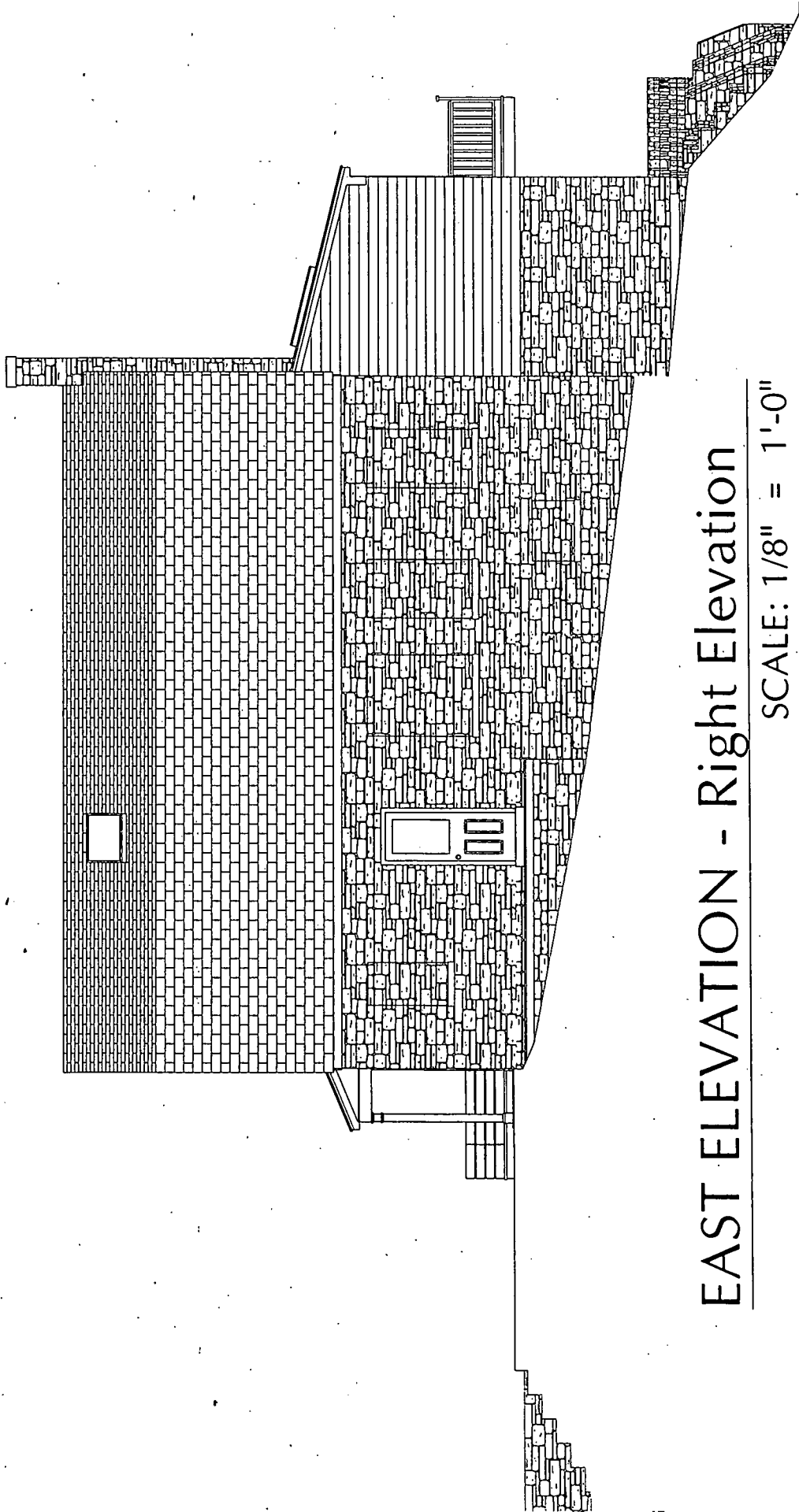
SOUTH ELEVATION - Front Elevation

SCALE: 1/8" = 1'-0"
Existing



SOUTH ELEVATION - Front Elevation

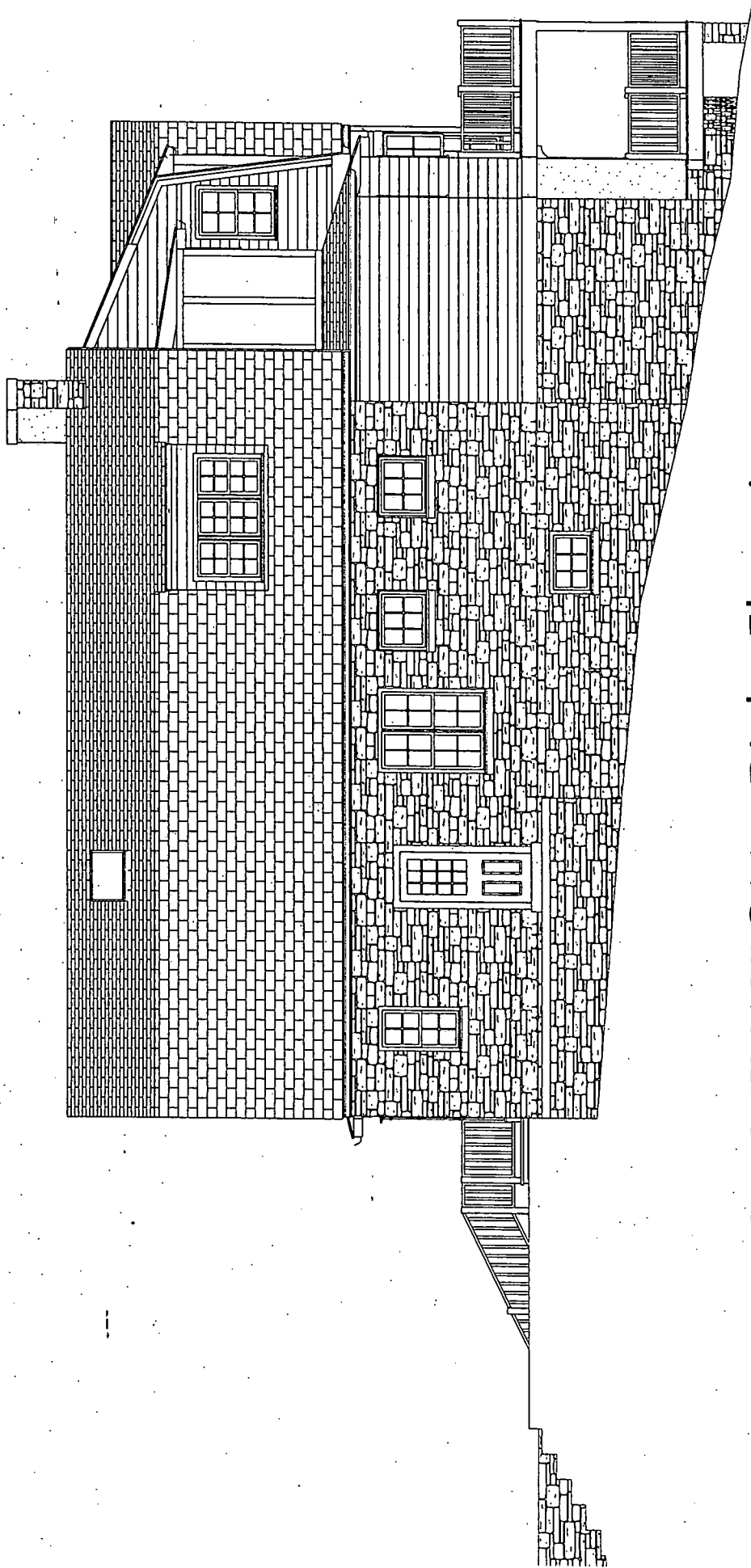
SCALE: 1/8" = 1'-0"
PROPOSED



EAST ELEVATION - Right Elevation

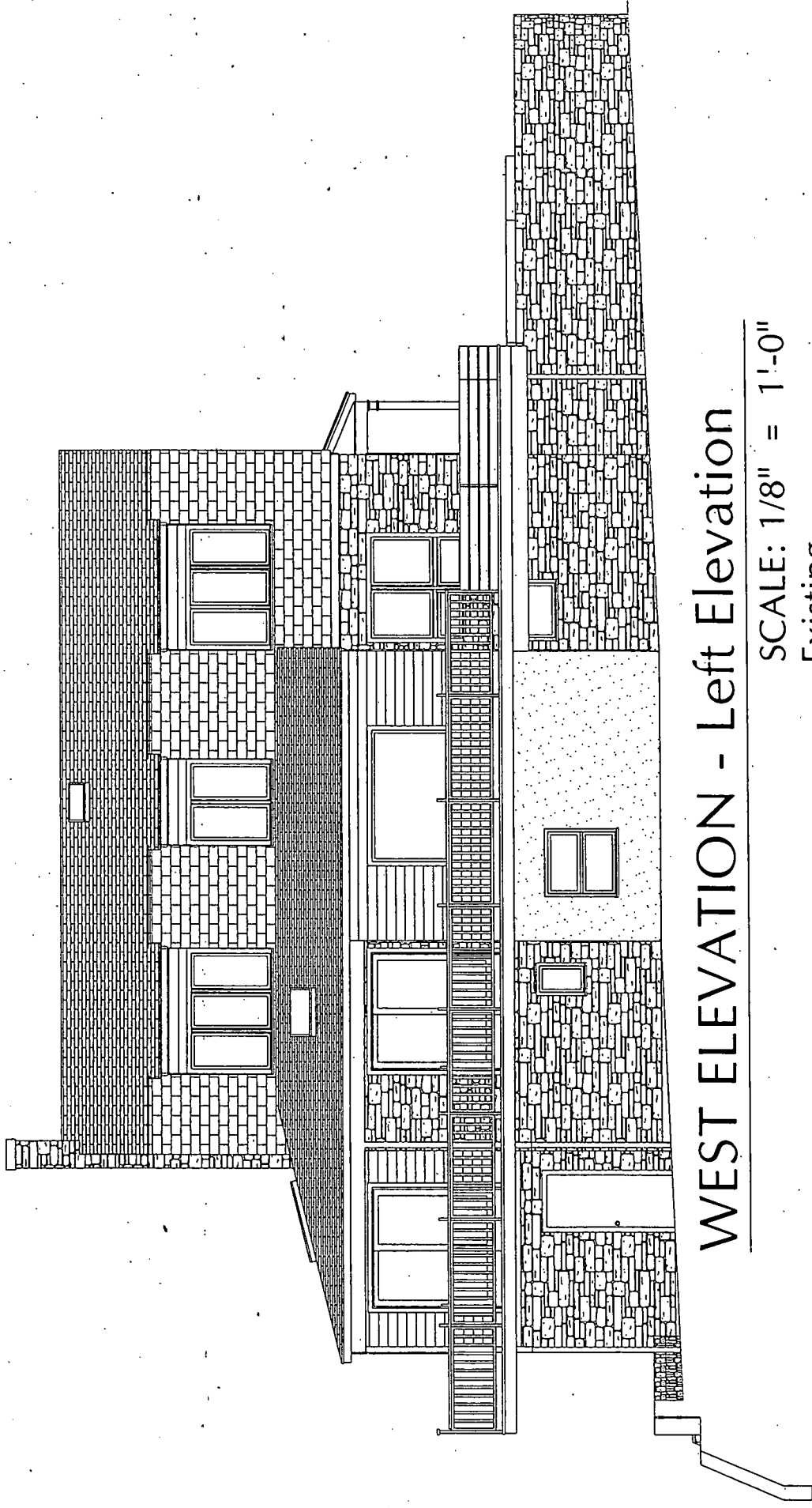
SCALE: 1/8" = 1'-0"

Existing



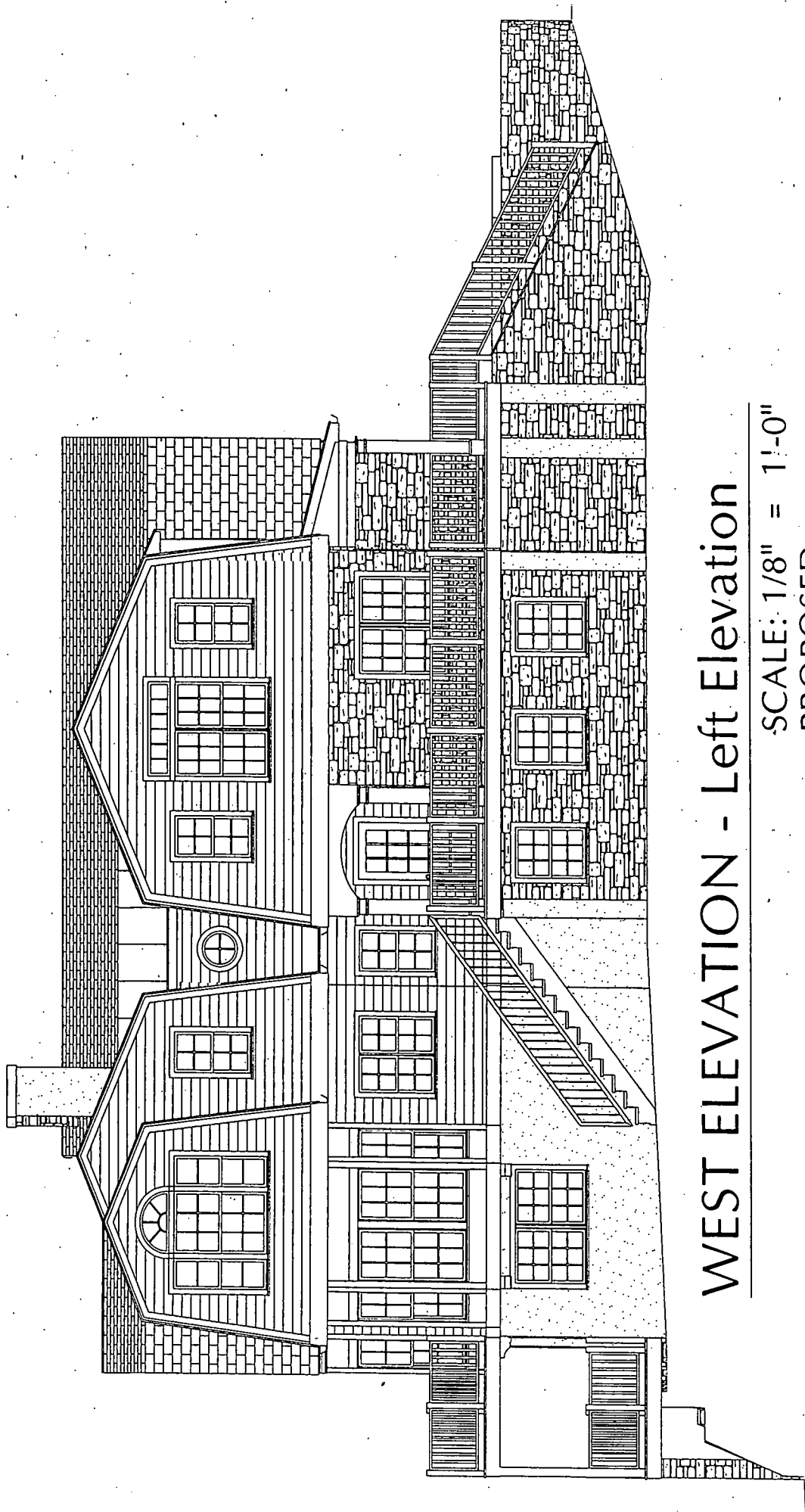
EAST ELEVATION - Right Elevation

SCALE: 1/8" = 1'-0"
PROPOSED



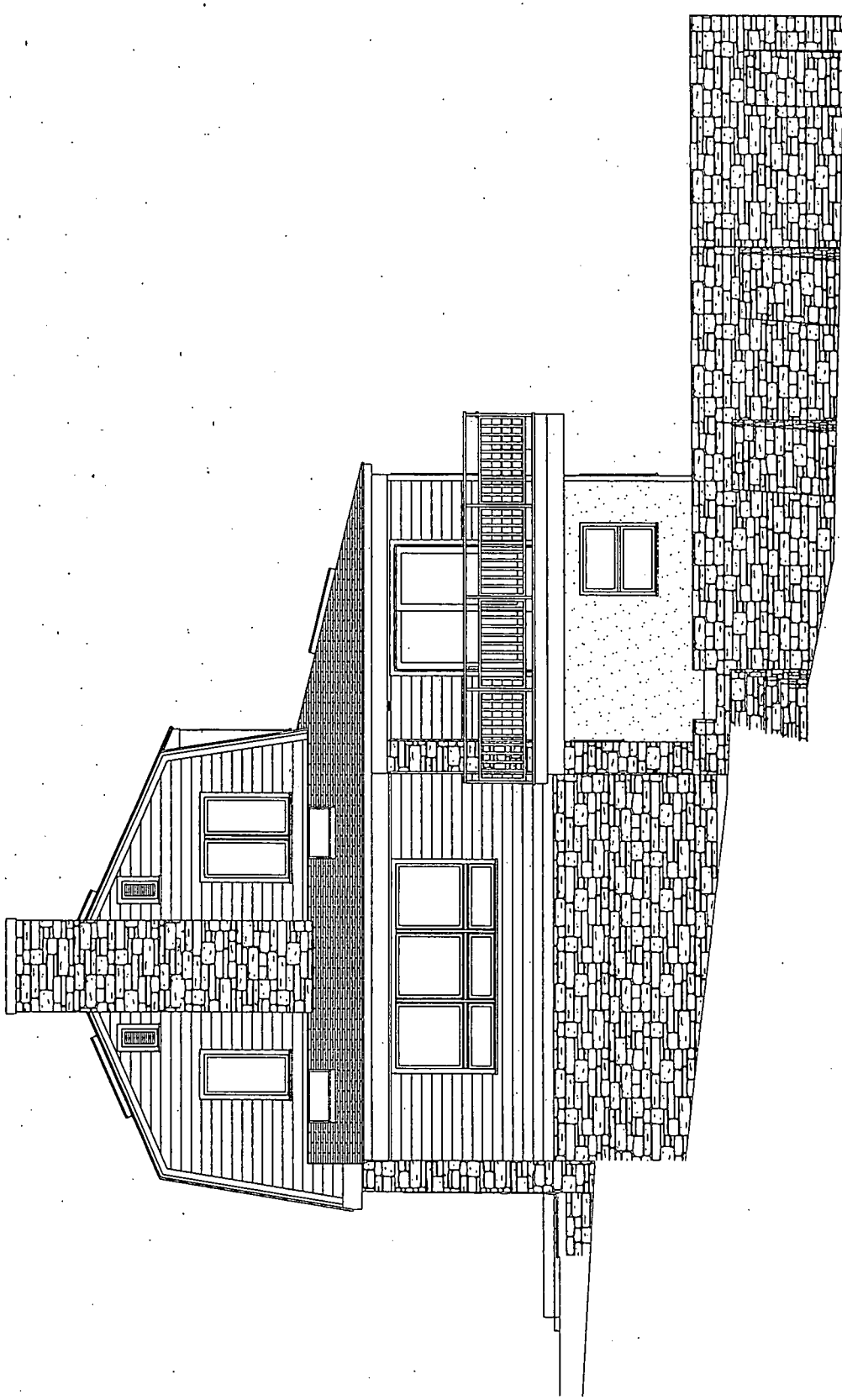
WEST ELEVATION - Left Elevation

SCALE: 1/8" = 1'-0"
Existing



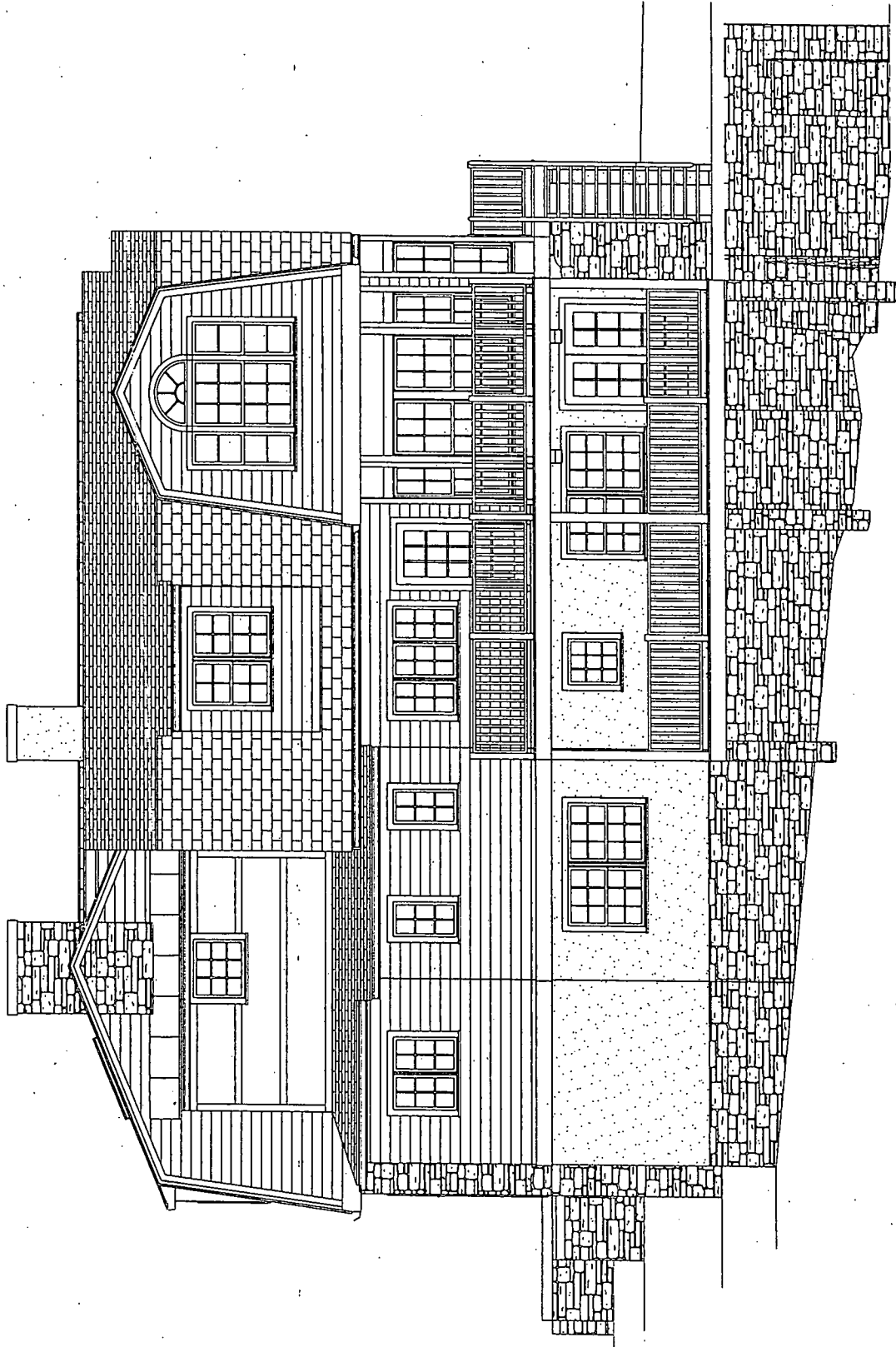
WEST ELEVATION - Left Elevation

SCALE: 1/8" = 1'-0"
PROPOSED



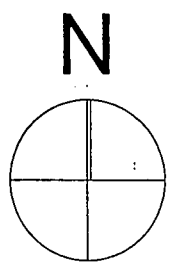
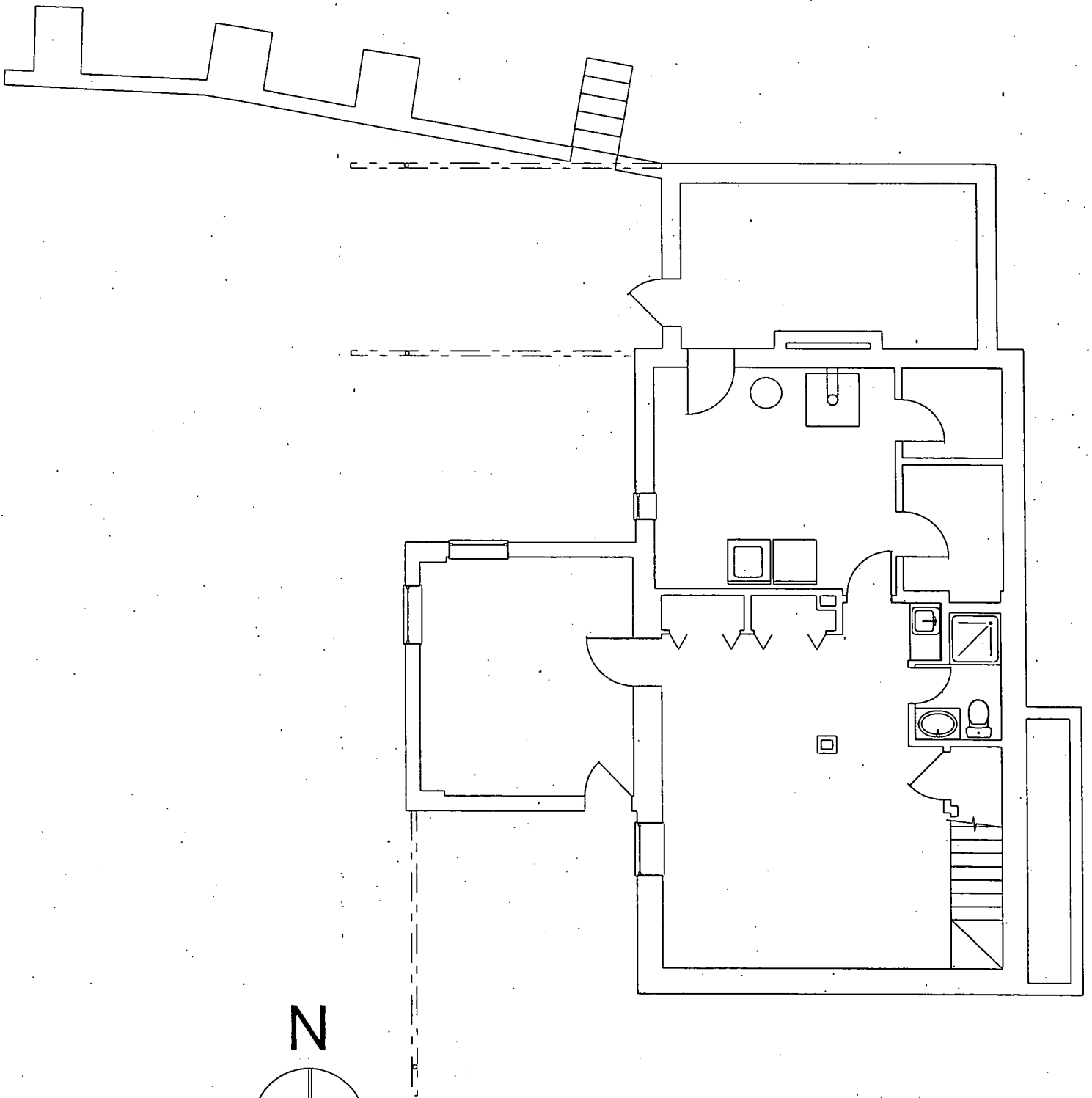
NORTH ELEVATION - Rear Elevation

SCALE: 1/8" = 1'-0"
Existing



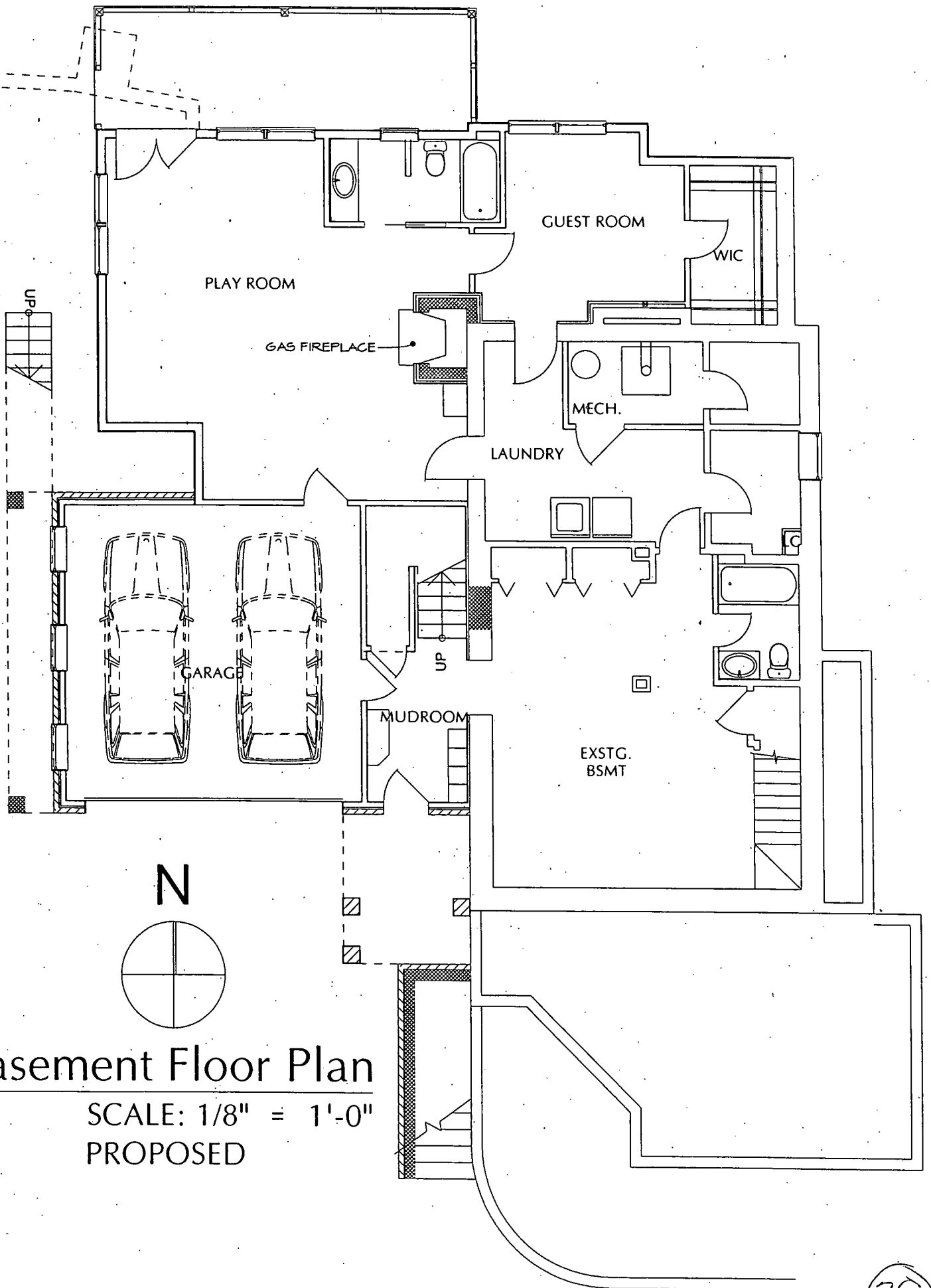
NORTH ELEVATION - Rear Elevation

SCALE: 1/8" = 1'-0"
PROPOSED



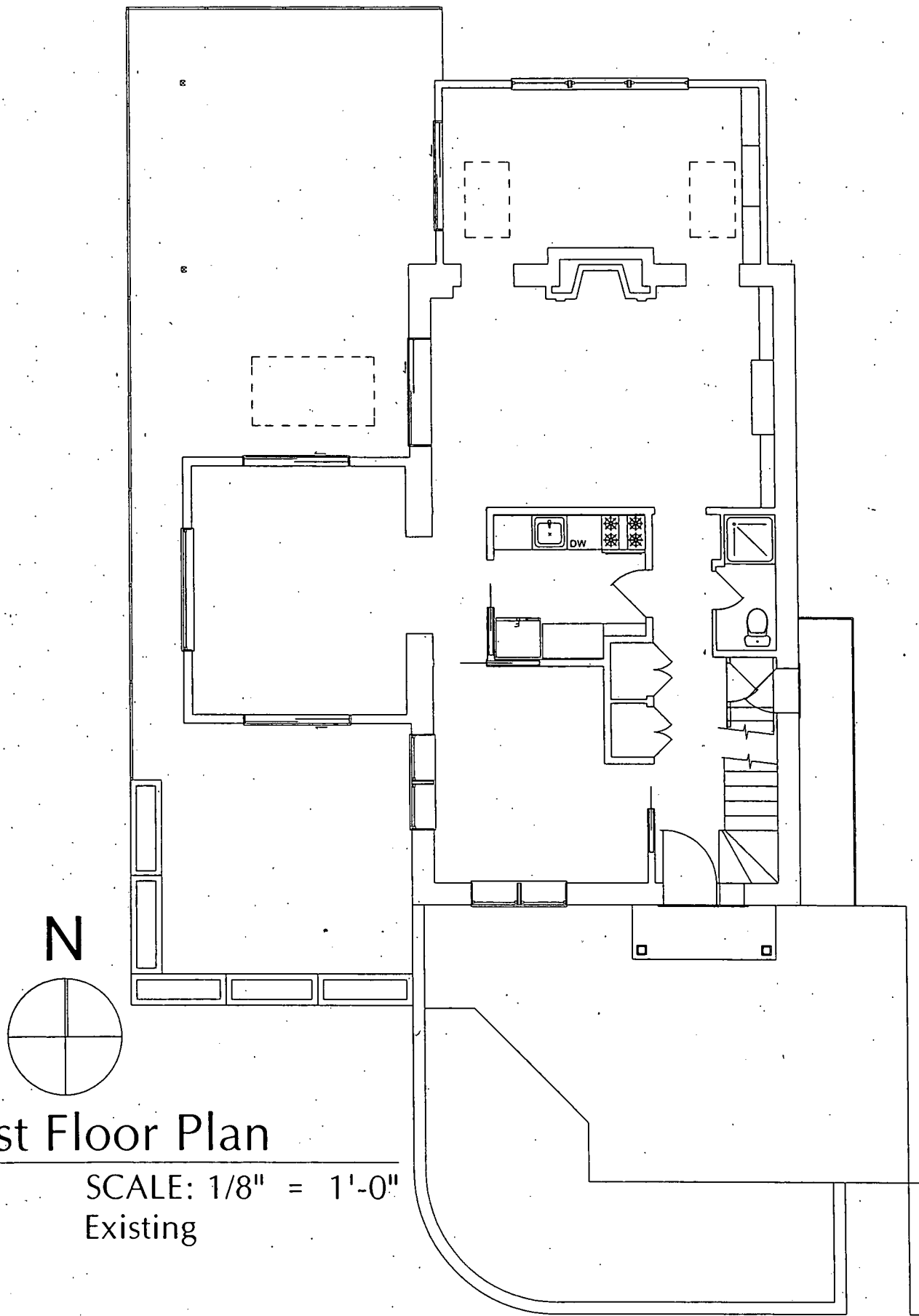
Basement Floor Plan

SCALE: 1/8" = 1'-0"
Existing

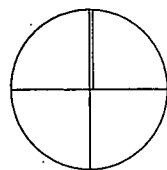


Basement Floor Plan

SCALE: 1/8" = 1'-0"
 PROPOSED



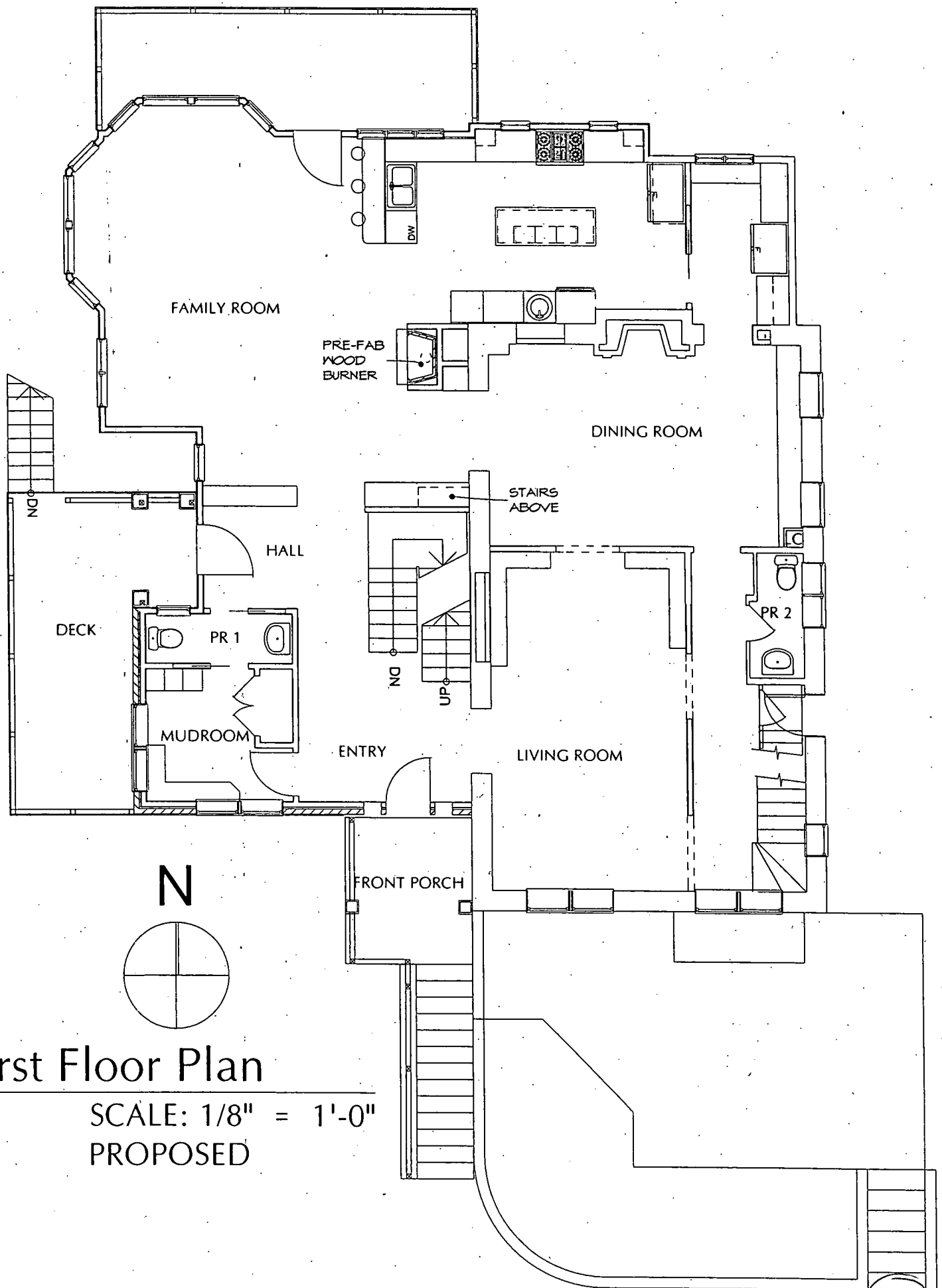
N



First Floor Plan

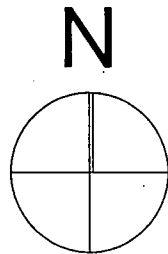
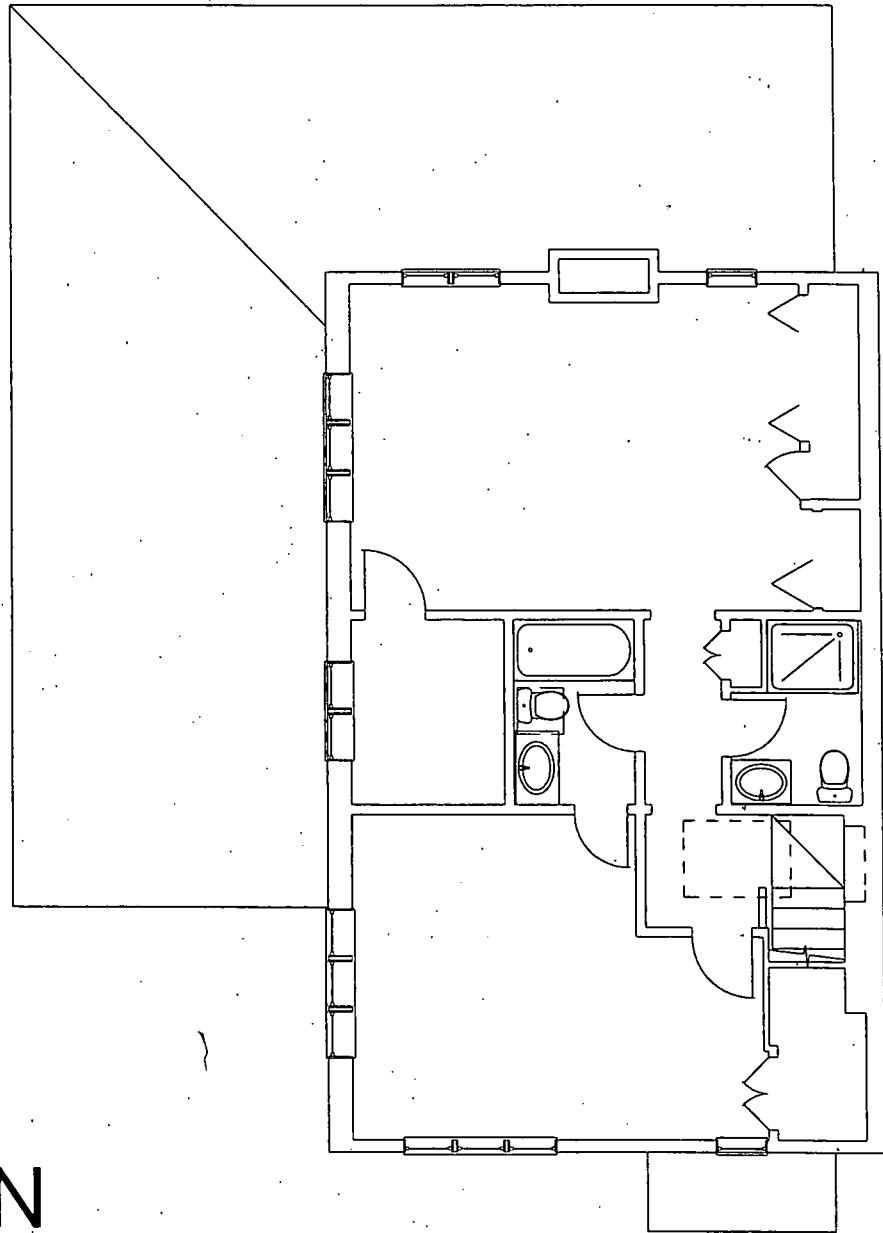
SCALE: 1/8" = 1'-0"

Existing



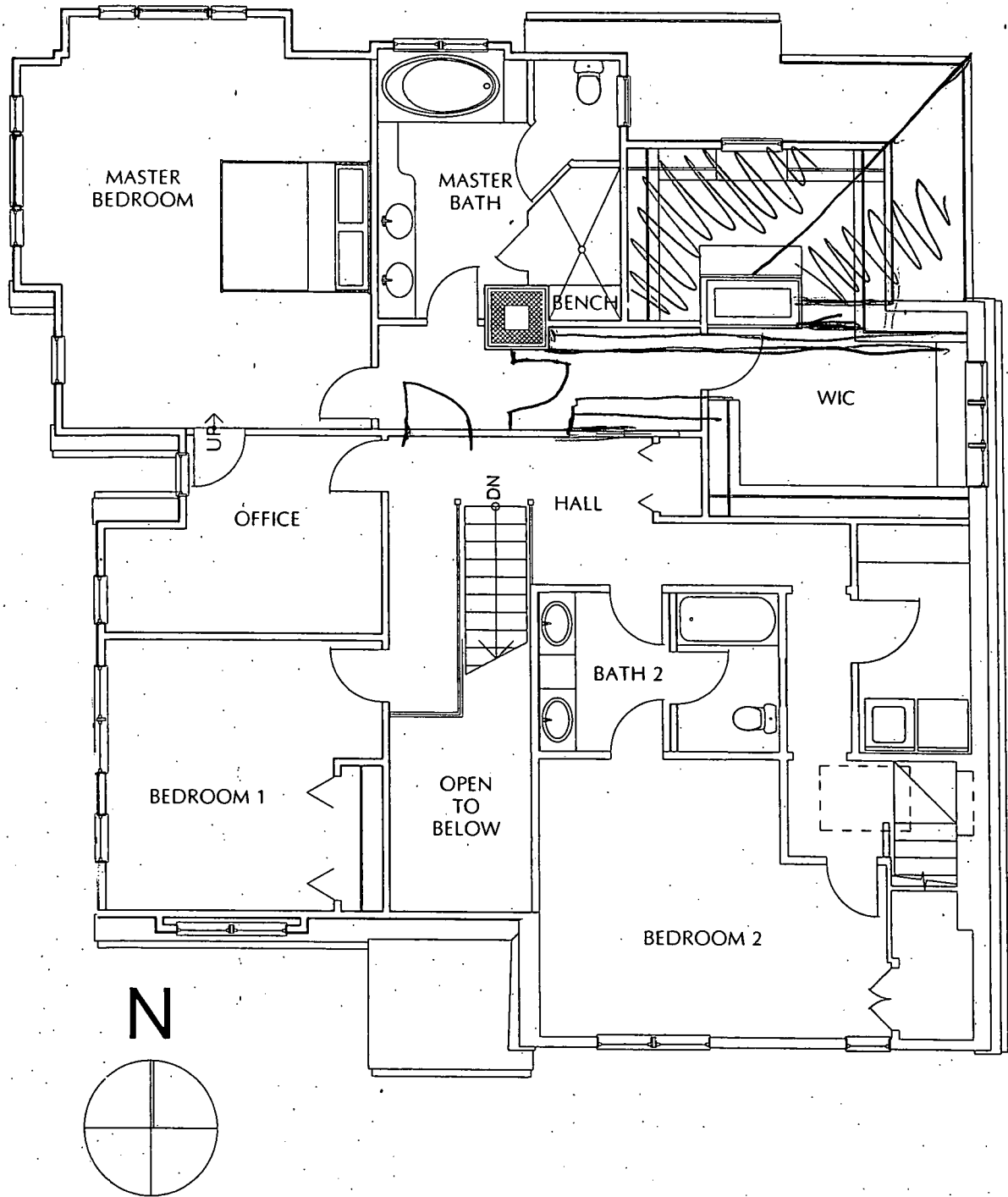
First Floor Plan

SCALE: 1/8" = 1'-0"
 PROPOSED



Second Floor Plan

SCALE: 1/8" = 1'-0"
Existing



Second Floor Plan

SCALE: 1/8" = 1'-0"
 PROPOSED

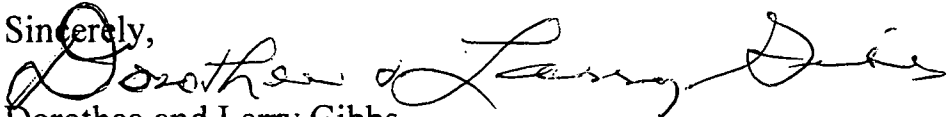
Ms. Julia O'Malley
Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, Md. 20910

Dear Ms. O'Malley:

When we purchased our residence at the corner of West Lennox and Cedar Parkway twelve years ago, we were told that the reason the Village was designated as an historic area was to preserve the character of this lovely neighborhood. We, therefore, were surprised and saddened by the prior ruling of the Commission to permit a mansion to be built at 15 West Lennox. We do not wish to see that mistake compounded by the Commission by its action on the request to expand the residence at 51 West Lennox into another mansion.

There are so many neighborhoods that are being ruined by "mansionizing," in which houses are built that are disproportionately large when compared to the size of the lot on which the house is located. We urge the Commission to take into consideration the size of any lot on which its owner is requesting an increase in the size of the house. The proposal for 51 West Lennox clearly will result in the construction of a mansion that will be far too large for its lot. Please do not allow this to happen on the same street, West Lennox, on which the Commission previously made a similar mistake.

Chevy Chase Village always has had a beautiful woodland setting. Many of us moved here because we loved the environment of the neighborhood and the historic homes that have been preserved. We urge the Commission to reject mansionizing by putting into effect a formula for keeping each house in proportion to the size of its related lot, and thereby reject the request of 51 West Lennox to permit the house to be disproportionately increased when compared to the size of its lot.

Sincerely,

Dorothea and Larry Gibbs
5918 Cedar Parkway
Chevy Chase, Md.

MARILYN AND JOHN MONTGOMERY
5914 CEDAR PARKWAY
CHEVY CHASE, MD 20815

July 28, 2005

Julia O'Malley
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. O'Malley,

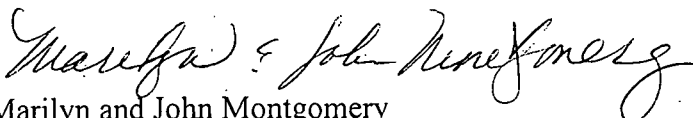
It was just a year ago that we wrote the Historic Preservation Commission about our concerns regarding the very large proposed expansion for the house at 51 West Lenox Street in Chevy Chase. We were most gratified by your subsequent decision that the owners of that house were to significantly reduce their design in size.

Since then, we have learned that they have submitted a design that is reduced only slightly, keeping the over-all effect very much out of proportion in relation to the lot size as well as the surroundings. We now write urging additional reduction in the size of the design.

As residents of Chevy Chase Village for over 25 years, we, like other neighbors, cherish and wish to preserve the original nature of Chevy Chase Village with its natural, woodland setting and houses designed not to overpower that environment. The trend to over-build in similar situations is fortunately coming more and more to the attention of communities, prompting interest in preserving the historic aspects of their environments. Once lost, the original feel and beauty of the balance between the built and natural setting is difficult if not impossible to reclaim.

We hope that the Commission will support us in our desire to preserve the unique quality of our neighborhood and not approve this large-scale design. We appreciate your efforts on this behalf.

Sincerely,


Marilyn and John Montgomery

Oaks, Michele

From: George Kousoulas [gkousoulas@RTKL.com]
Sent: Tuesday, August 09, 2005 5:09 PM
To: Oaks, Michele
Cc: Lerch, Harry W.; Sherwick, Kathy L.
Subject: 51 West Lenox Street

Michele:

Base on our review of the documents for the upcoming consultation, we feel that staff should recommend disapproval of the proposal in its current form and advocate a reduction in the scale and massing of the alterations, in keeping with the direction of the HPC the July 28, 2004 review of this project. Commissioner Williams stated at the time:

I don't think that this site in any way, shape or form can accommodate such scale. And – I mean, I'm a preservationist and I never advocate for demolition, but this is a case where you'd be almost better off starting from scratch than trying to use what you've got for you and taking it from there. The roofline, the repetition of the gambrel roofs is just too heavy and too massive and doesn't allow for, you know, retention of – views from the rear of the neighboring and adjacent properties. Just in general I think the size of the house needs to be scaled – the proposed addition needs to be scaled way back. I—just in terms of the square footage of the lot, just because it's a small lot doesn't mean that your square footage should be able to go up. It's a small lot; it needs to have a small addition. . . . I really honestly can't get into the specifics on it because I just think it's way too big.

By our calculations the current proposal is still in excess of 6000SF and at best represents a marginal reduction in the overall size. We feel that this not only does not meet the intent of the HPC' comments at the previous hearing, but flouts their authority and opinion in this matter.

The merits of the proposal—and we feel it does not yet satisfy 24A—can be discussed at the preliminary hearing, but at a minimum the current Commission should take into consideration where the previous Commission had taken the discussion and view this proposal in the context of the entire public process. That Commission had clearly stated that the proposal is too big; the current proposal show little change.

Thank you for your consideration of this matter.

George Kousoulas AIA NCARB | Principal

RTKL Associates Inc. | 1250 Connecticut Ave NW | Washington DC 20036

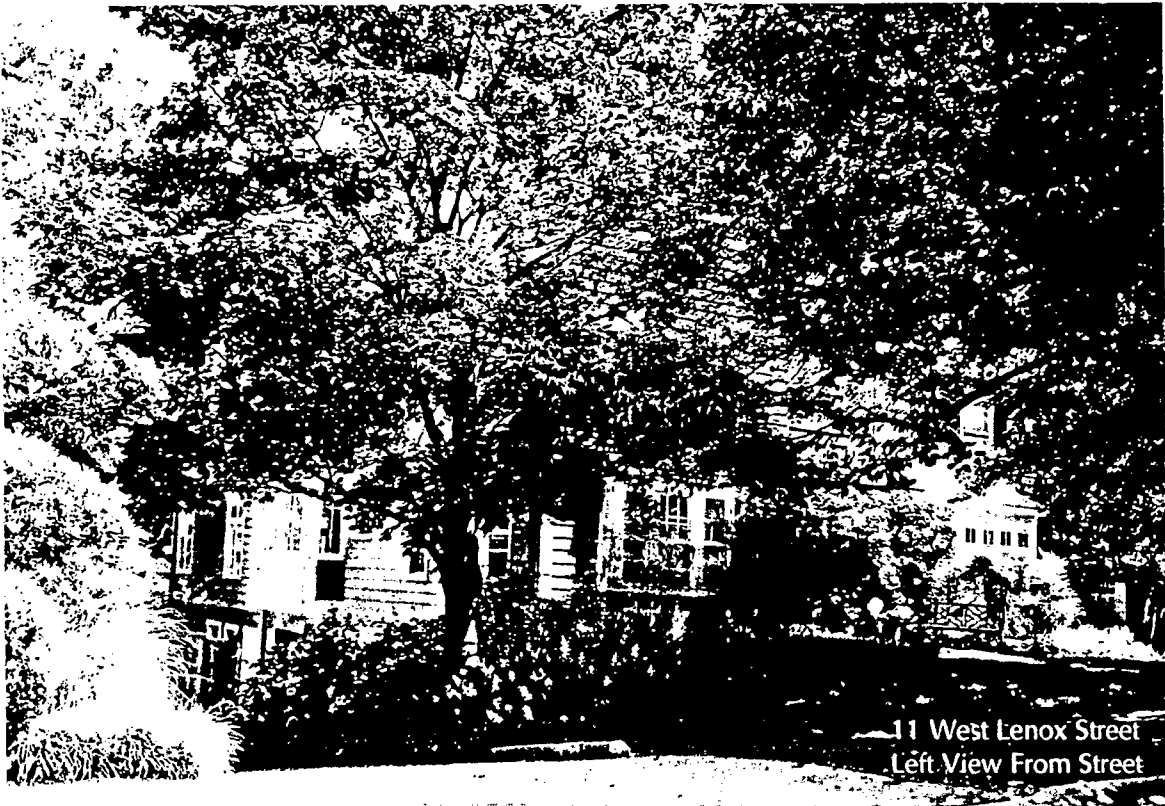
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8/10/2005

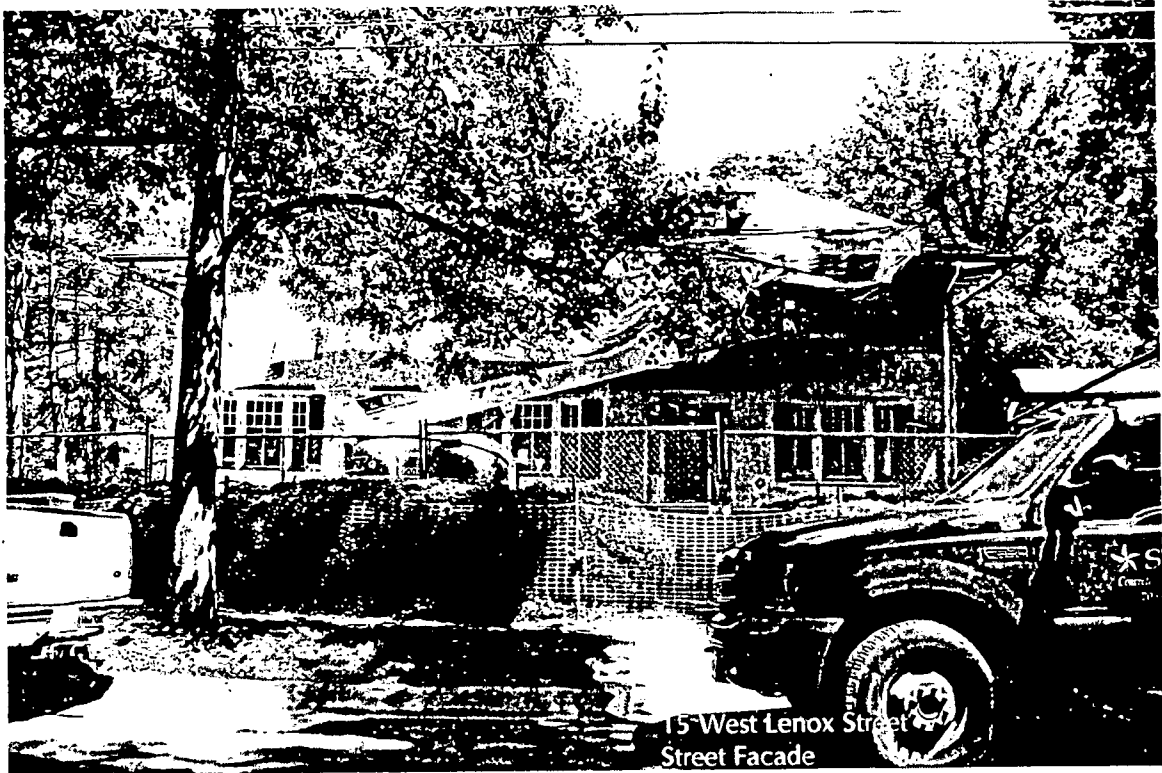
(27)



11 West Lenox Street
Street Facade



11 West Lenox Street
Left View From Street



15 West Lenox Street
Street Facade



15 West Lenox Street
Left View From Street



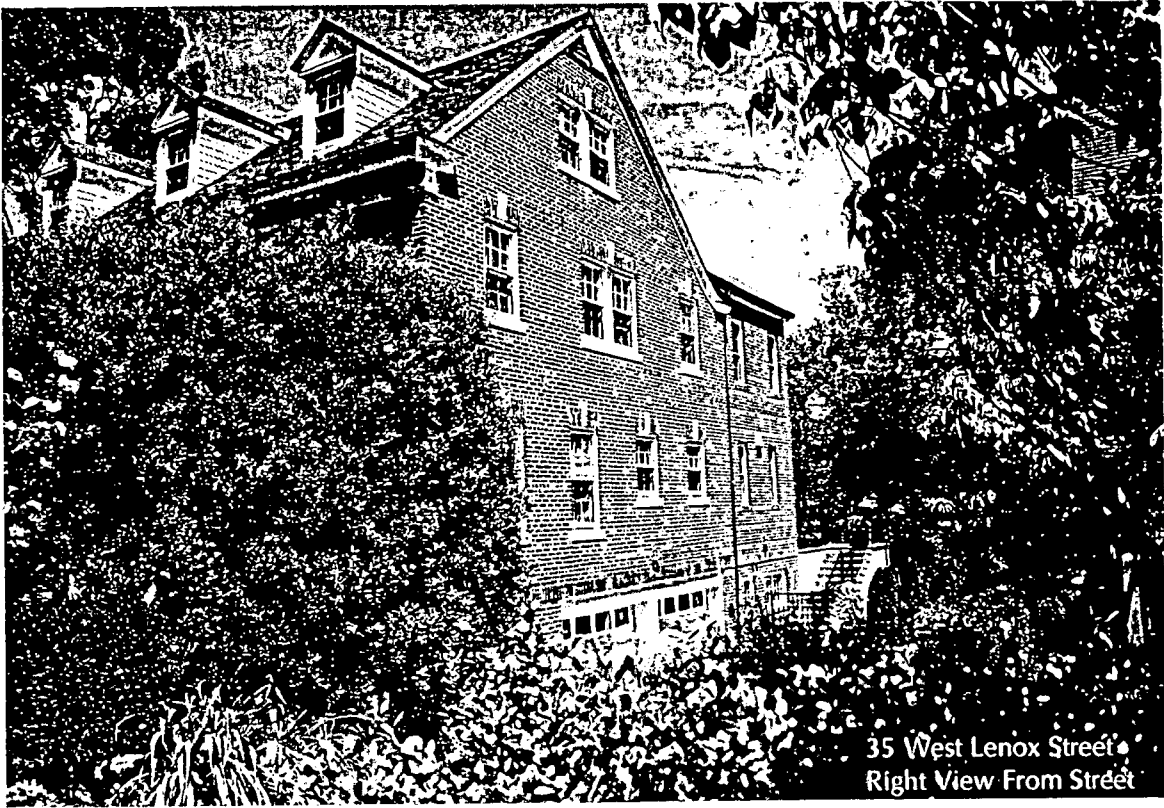
33 West Lenox Street
Left View From Street



33 West Lenox Street
Street Facade



35 West Lenox Street
Front Facade

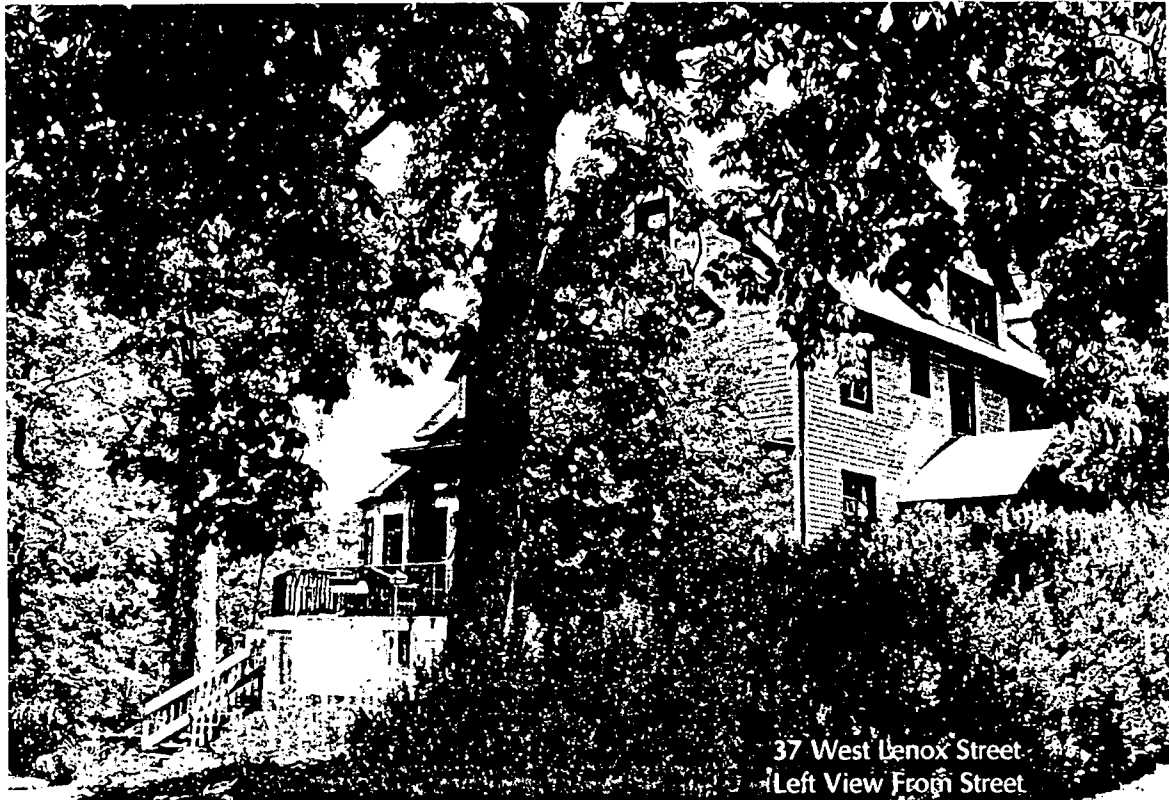


35 West Lenox Street
Right View From Street

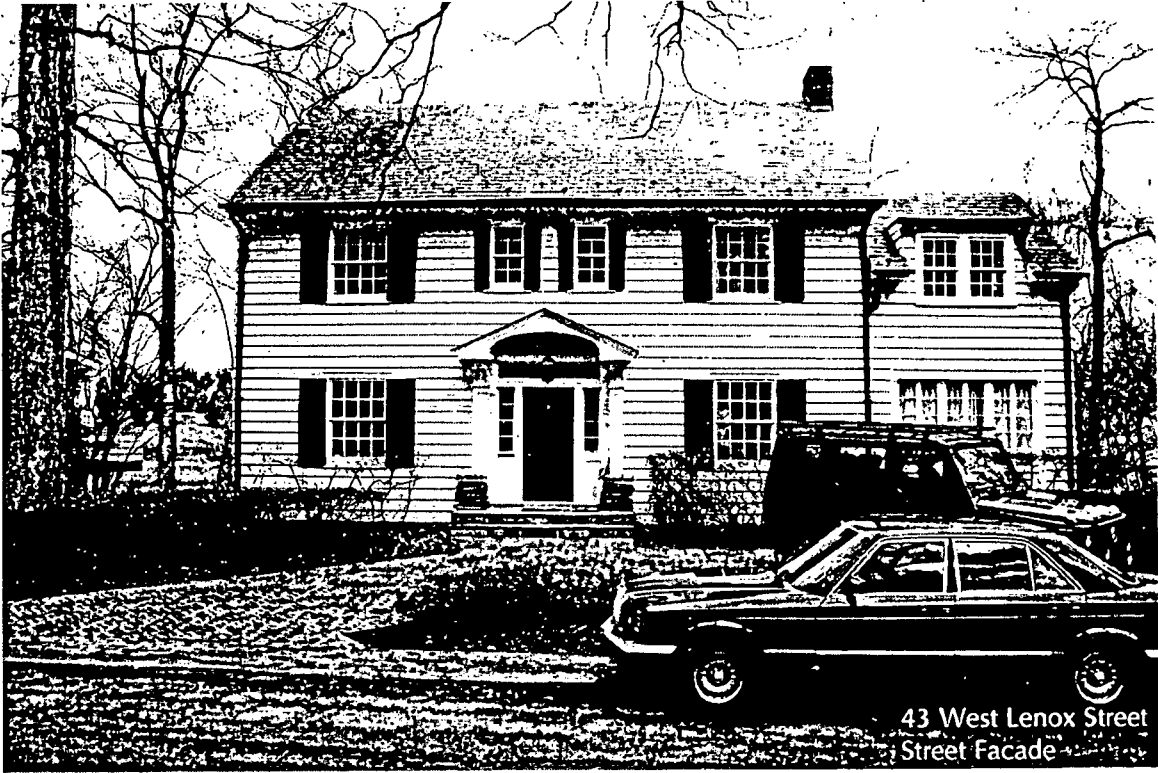
31



37 West Lenox Street
Front Facade



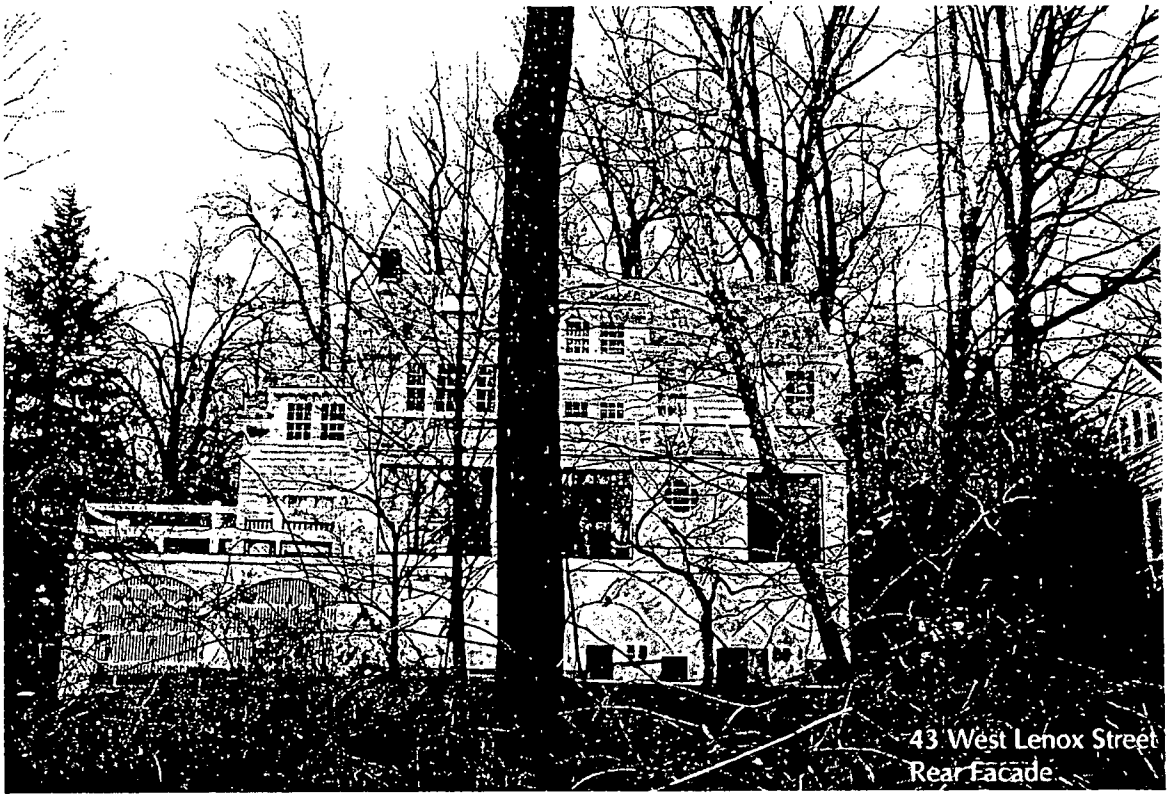
37 West Lenox Street
Left View From Street



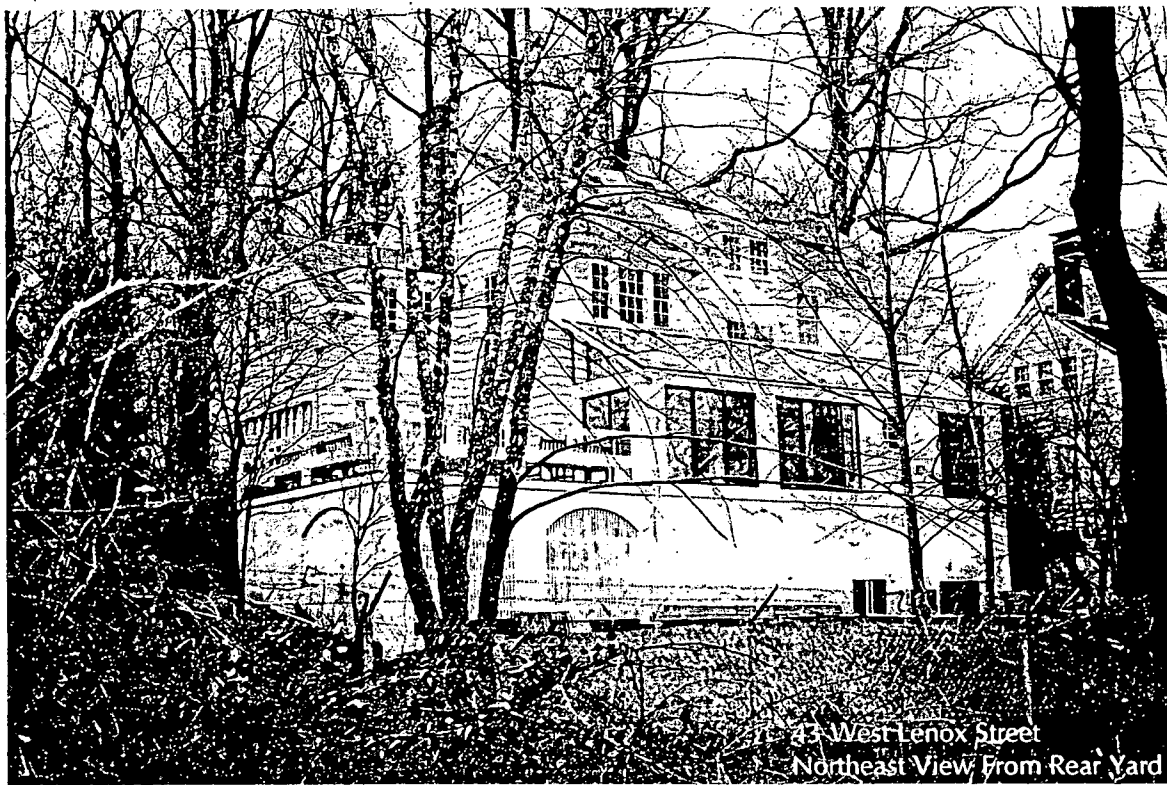
43 West Lenox Street
Street Facade



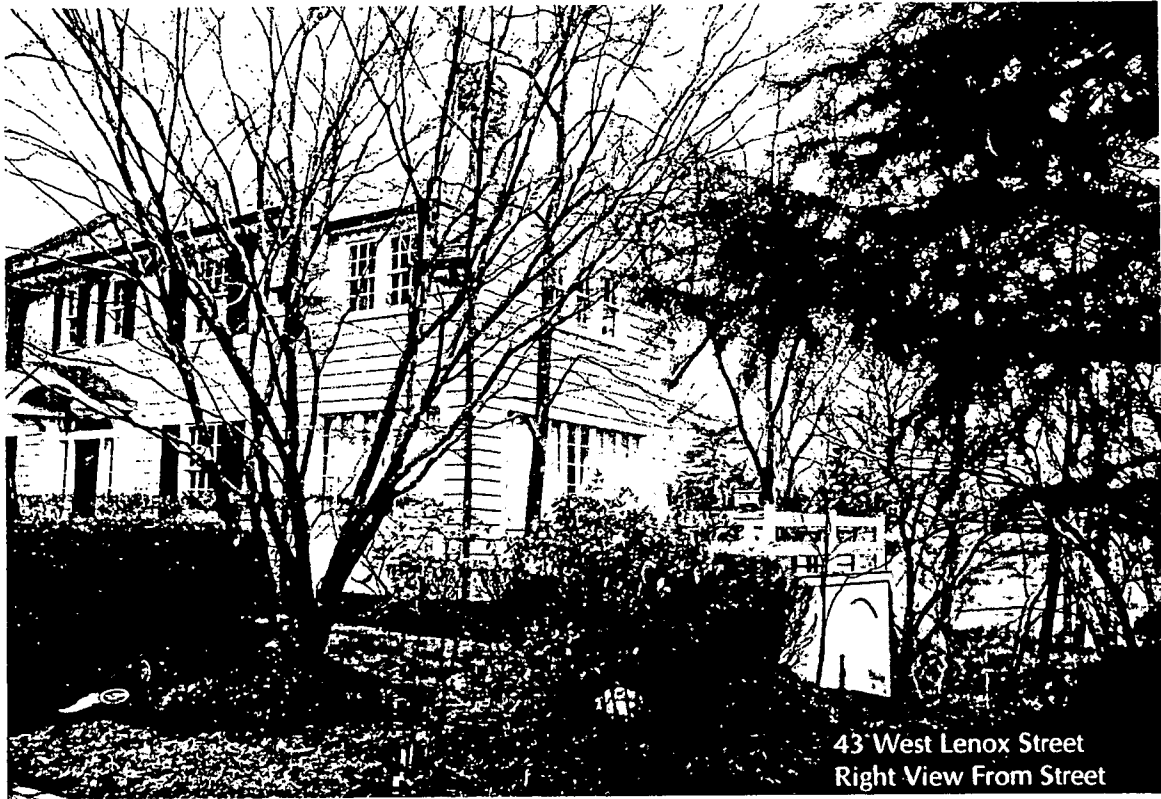
43 West Lenox Street
Left View From Street



43 West Lenox Street
Rear Facade



43 West Lenox Street
Northeast View From Rear Yard





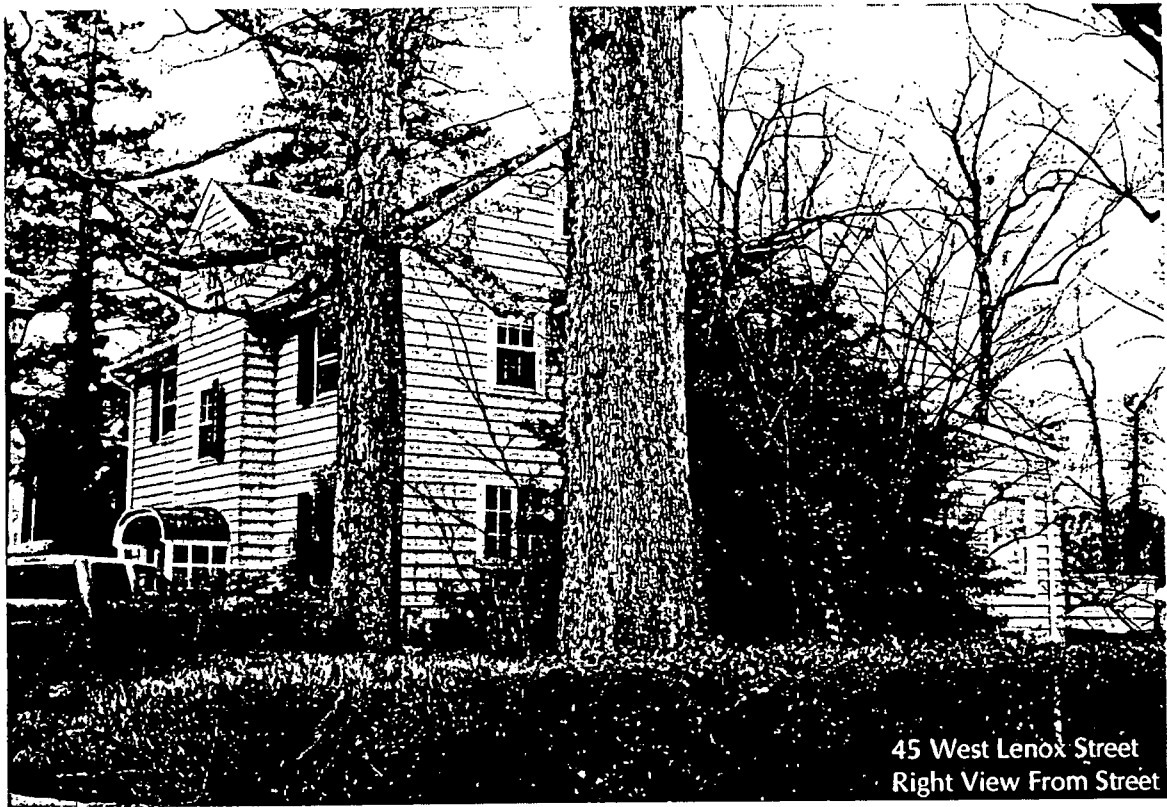
745 West Lenox Street
Street Facade



745 West Lenox Street
Left view From Street



45 West Lenox Street
View From Rear Yard



45 West Lenox Street
Right View From Street



45 & 47 & 49 West Lenox Street
Rear View From Rear Yard



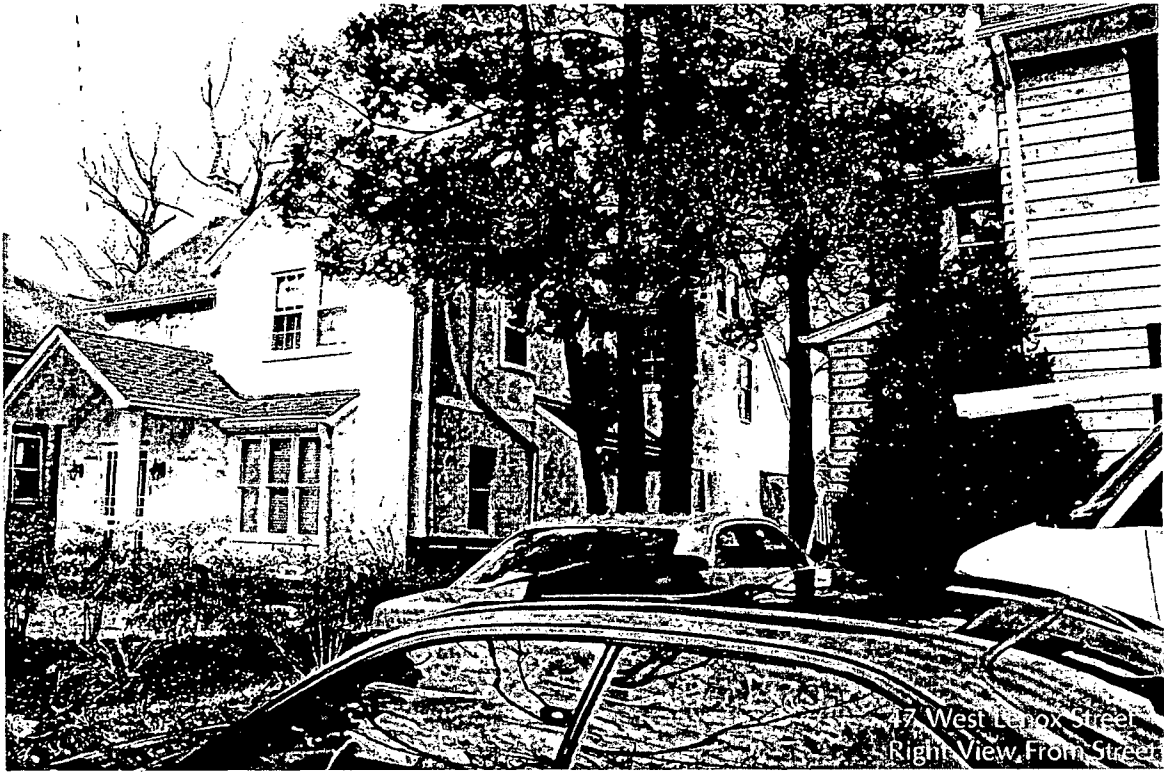
47 West Lenox Street
Street Facade



47 West Lenox Street
Left View From Street



47 West Lenox Street
Rear Facade





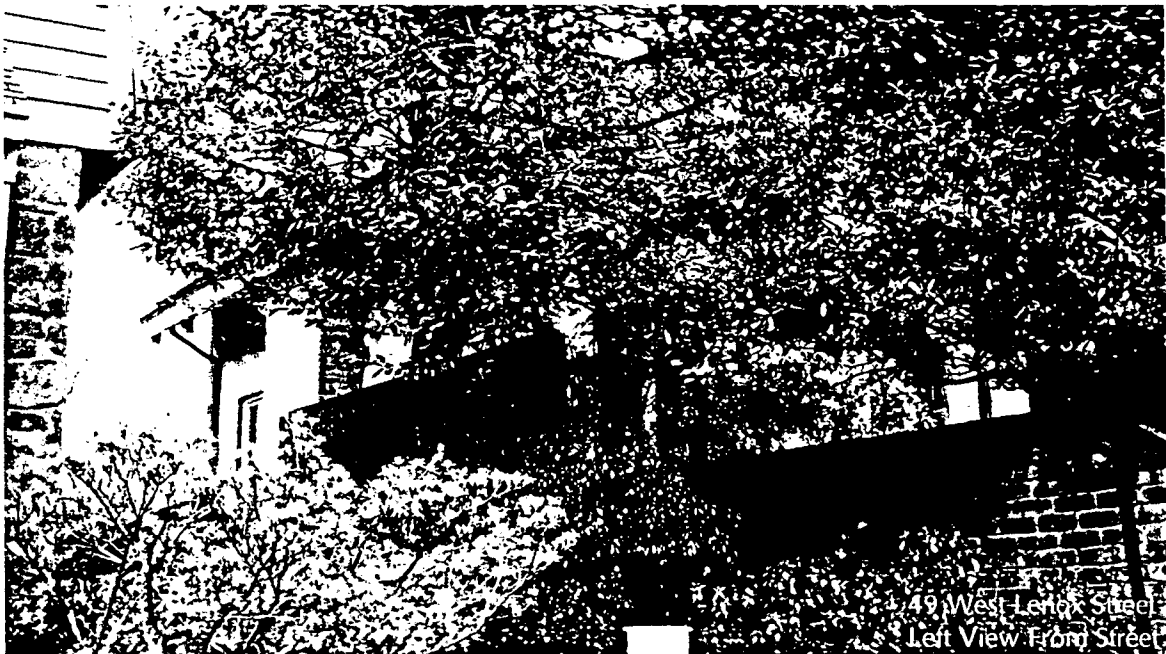
47 & 49 & 51 West Lenox Street
View From Rear Yard



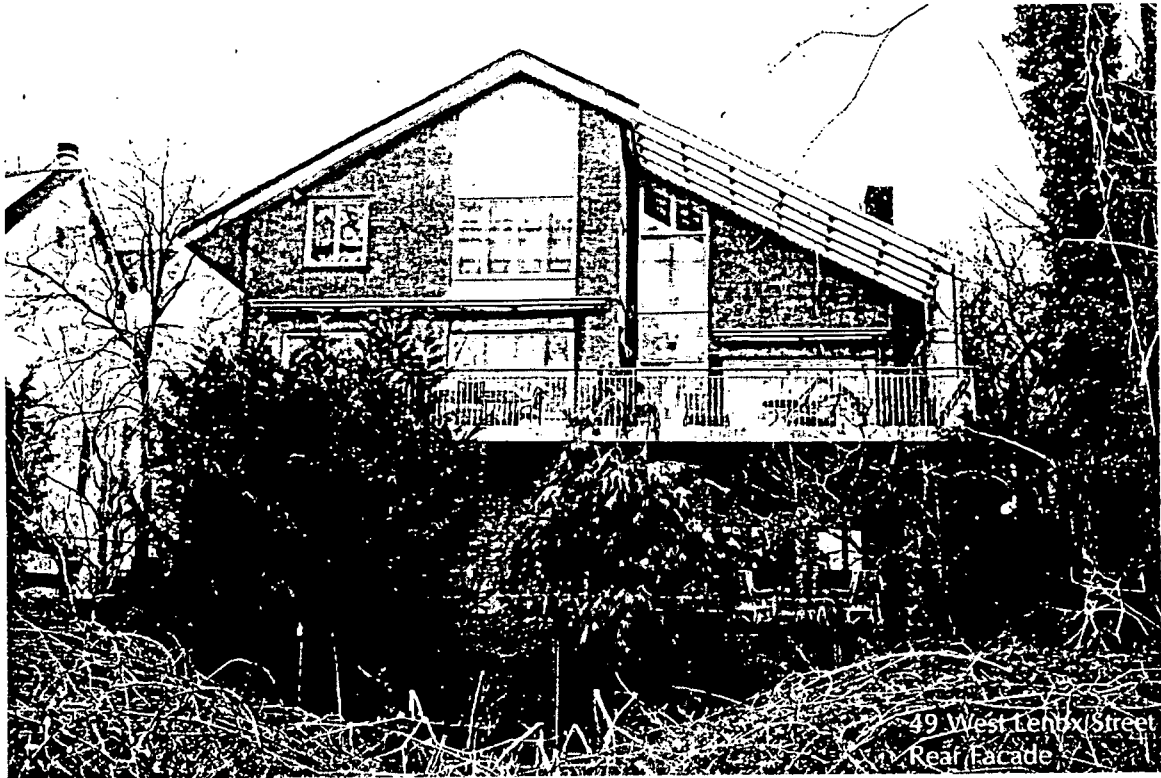
49 & 51 West Lenox Street
View From Rear Yard



49 West Lenox Street
Street Facade



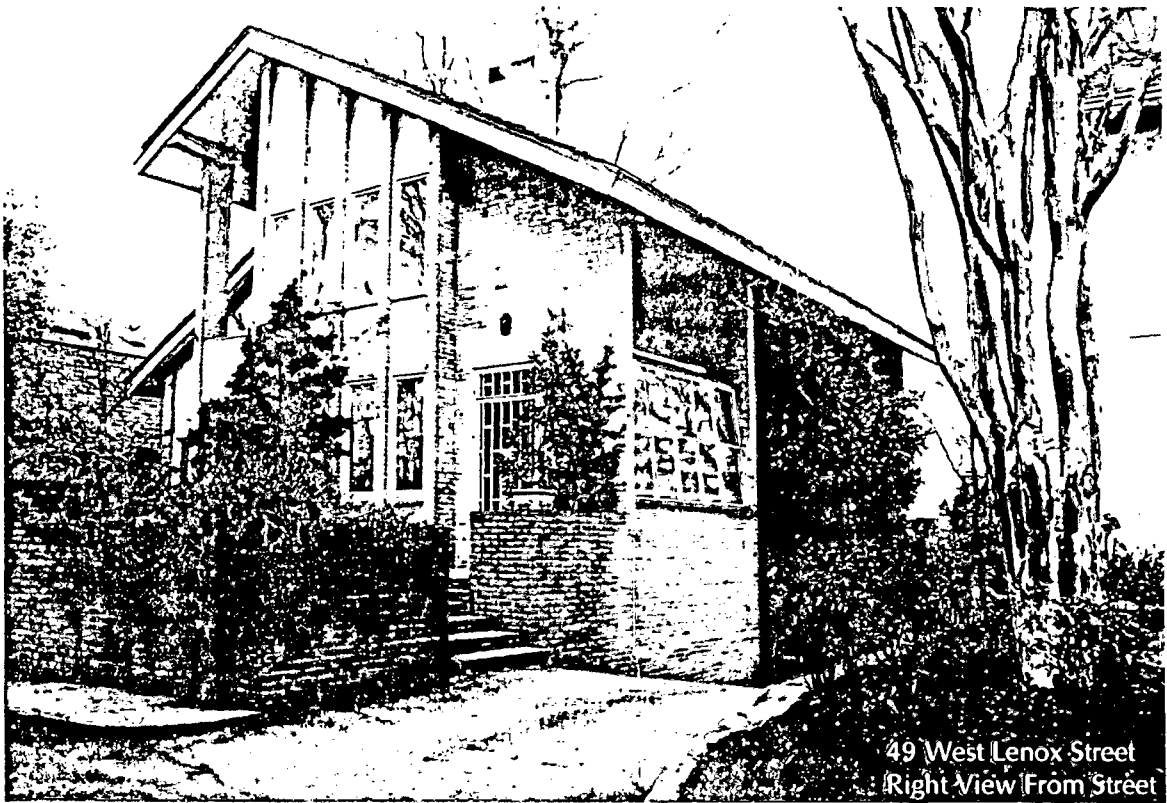
49 West Lenox Street
Left View From Street



49 West Lenox Street
Rear Facade



49 West Lenox Street
Northeast View From Rear Yard



49 West Lenox Street
Right View From Street



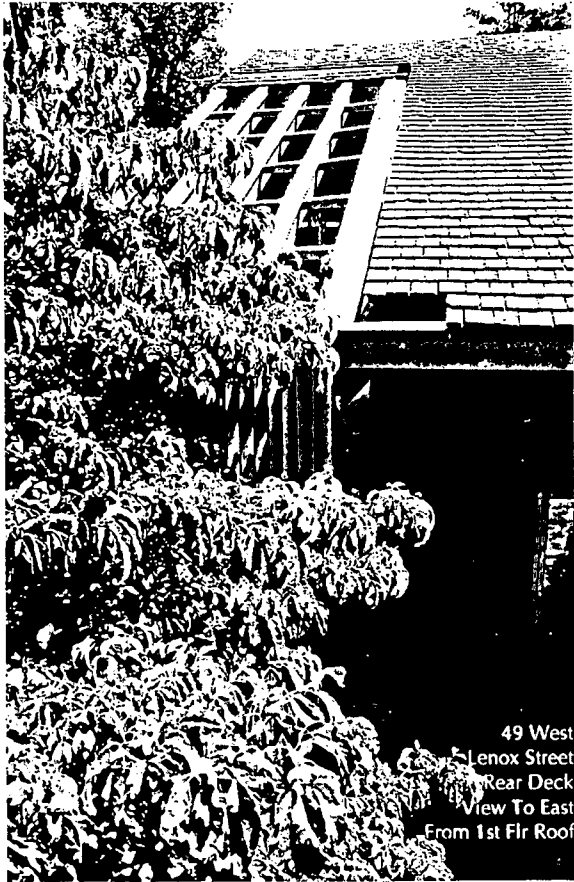
49 & 51 West Lenox Street
Northwest View From Rear Yard



51 West Lenox Street
South Facing Facade
View From Street



49 West Lenox Street
Rear Deck
View To East From 1st Flr Roof



49 West
Lenox Street
Rear Deck
View To East
From 1st Flr Roof



West Lenox Street
Rear Deck
View To East From 1st Flr Roof



51 West Lenox Street
West Facing Facade
View From Street



51 West Lenox Street
West Facing Facade
View From Rear Yard



51 West Lenox Street
South Facing Facade
View From Rear Yard



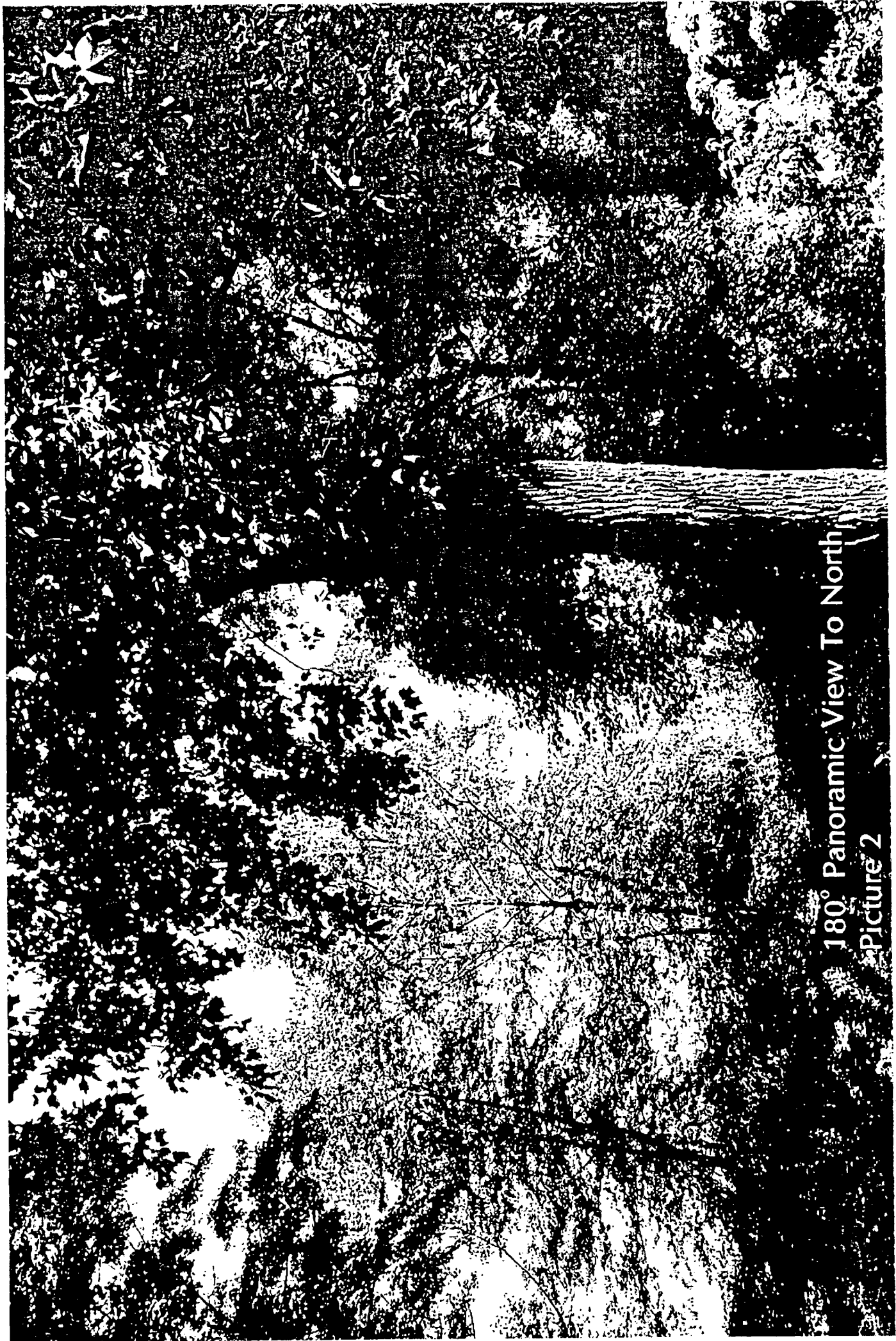
51 & 49 & 47 West Lenox Street
Northwest View From Rear Yard



100° Panoramic, Vi. to The North
View From Roof



180° Panoramic View To North
Picture 1 -



180° Panoramic View To North
Picture 2



180° Panoramic View To North
Picture 3



180° Panoramic View To North
Picture 4



1 lot of these things would have been developed.

2 MS. O'MALLEY: All right. Good luck.

3 MR. SPURLOCK: Thank you.

4 MR. URCIOLO: We appreciate it.

5 MR. WNUK: Thank you very much.

6 MS. O'MALLEY: See you at the next preliminary. I
7 think we'll go back to the -- if the applicant is here for
8 Case N.

9 MS. NARU: We're going to have to continue it to
10 the next meeting.

11 MS. O'MALLEY: Okay.

12 MS. WRIGHT: And we can do that. If there's no
13 time problem.

14 MS. O'MALLEY: All right, we'll continue it then
15 until the next hearing. But go on with Case B then in the
16 preliminary consultations, 51 West Lenox.

17 MS. NARU: Case B is a preliminary consultation.
18 It is a non-contributing resource within the Chevy Chase
19 Village Historic District. The applicant is proposing
20 basically a two-story addition with a full basement and a
21 garage. The forms stretch out to the open side of the site
22 on the west, away from any neighboring structures and are
23 capped with Dutch gambrel roofs, the major design element on
24 this farmhouse.

25 The west and north gambrel projections are

1. cradling a multi-directional bay at the northwest corner,
2 which in the design team's eyes maximizes the view on the
3 site. In the interior the spaces are going to consist of a
4 new guest room, bath and playroom and a garage on the
5 basement level. The kitchen, a great room with eating nook
6 and a new entry and mudroom on the first floor level. A new
7 master suite plus additional bedroom on the second floor.

8 Proposed materials are Hardiplank siding, Portland
9 cement stucco at the first level, and asphalt shingles to
10 replace with textured shingle to match, and all new windows
11 will be -- divided light with one and three-eighths muntins
12 by Weathershield.

13 On Circle 2 you will see that we have outlined for
14 you as we do request four major additions existing in the
15 proposed footprint, square footage, and lot coverage.

16 Additionally, on Circle 2 Staff has outlined for you the
17 pertinent Chevy Chase Village Historic District guidelines.
18 Briefly, the guidelines indicate that most alterations and
19 additions to non-contributing resources should be approved
20 as a matter of course. The only exception would be major
21 additions and alterations to the scale and massing of the
22 structure that could affect the surrounding streetscape,
23 which could potentially impair the character of the historic
24 district.

25 Generally speaking, we note that the subject

1 proposal is adding about a thousand square foot footprint to
2 the footprint of the house and about 4,000 square foot
3 footprint to the total square footage of the house. We are
4 concerned about the size of the proposed addition and a
5 significant increase in lot coverage percentages. We
6 generally do, as a Commission, review additions to non-
7 contributing resources mainly to assure that there is
8 minimal impact to the open space and park-like setting of
9 the historic district and to insure compatibility as I said
10 before in terms of massing, scale, proportion, and height
11 and materials with the existing streetscape.

12 We know that this is -- open space on this lot and
13 feel that that should be something that you address as part
14 of your preliminary consultation discussion, but we note
15 that due to the existing house's location, it's at a dead-
16 end street on West Lenox and it has -- it's very close in
17 proximity to the adjacent neighbor, which is also a non-
18 contributing resource. And it abuts in the rear to Chevy
19 Chase Village -- or, the Chevy Chase Country Club, but we
20 feel that it will not have a negative impact on the
21 streetscape pattern.

22 Finally, as mentioned, this proposal also includes
23 a attached garage, and I will note that generally you do not
24 support attached garages within the Chevy Chase Village
25 Historic District, but we think that in this instance, the

1 attached garage placement eliminates the existing thousand
2 square foot paved driveway and only -- encouraging a only
3 500-square-foot parking pad as a result. So, we think that
4 that reduction of about 5,000 -- or, 500 square feet of
5 impermeable surfaces is an important aspect that the
6 Commission should look at.

7 I do have a Powerpoint presentation to help orient
8 you to the site and I will show that to you, but first if
9 you have any questions, I'll be happy to entertain those as
10 well. No? Okay.

11 Okay, this is the subject house. Again, as I
12 said, this house is all on a dead-end street. This is
13 viewing the approach to the historic house. This is -- or,
14 the non-historic house in the historic district.

15 This is the subject house and the adjacent non-
16 contributing resource. A view of the house. Another view
17 of the front facade. This is a view looking past the
18 facade. This, again, is a vacant lot and you can see the
19 view to the country club behind it. This is also the
20 existing driveway that I spoke of in the staff report that
21 will be reduced considerably as a result of this proposal.

22 Again, as noted in the staff report, there --
23 these houses are in very close proximity and that's why we
24 feel that the -- the addition to the rear -- the second
25 story addition will be very minimal, if not visible at all

1 from the streetscape.

2 Again, another view of the non-contributing
3 section. And I'm going back up the street, this is a
4 contributing resource on the street and I believe -- yes,
5 this is a contributing resource as well.

6 This is looking between the two houses, again
7 noting the very close proximity of the two houses. And
8 looking back on to the adjacent historic house --- I keep on
9 saying historic house, I apologize. And looking out to the
10 country club. And, again, another view of the country club.

11 And I know the applicant and their architect are
12 here this evening, and I do believe we also have a couple
13 other people here to testify as well. I do -- will also
14 note that in your worksession you did receive the LAP's
15 comments for this preliminary consultation as well and I
16 would like to enter that into the record.

17 MR. FULLER: These houses directly across the
18 street are contributing? Non-contributing?

19 MS. NARU: There's no houses across the street.
20 This is only on one side. Not until farther up the street.

21 MR. FULLER: From any contributing house can you
22 see this property?

23 MS. NARU: Two doors down there's a contributing
24 resource.

25 MR. FULLER: But it's on the same side of the

590

1 street --

2 MS. NARU: Yes, it's on the same side of the
3 street.

4 MS. O'MALLEY: Is that vacant lot next door part
5 of the historic district or is that actually part of the
6 country club?

7 MS. NARU: I don't know the answer to that, I
8 don't know who the owner is of that. We'll deviate to the
9 owners to answer that question for you.

10 MS. O'MALLEY: Would the applicant please come up?

11 MR. MANION: I'm Thomas Manion, one of the
12 architects and this is John Birch, my associate. With me is
13 Mrs. Hartman, who is the owner. And I guess the first
14 question we should answer is there is no lot to our side.
15 It's Chevy Chase Country Club.

16 When we took on this project, we realized we had
17 an unusual situation. This site falls off fairly
18 dramatically to the back and there's a stream behind us
19 which limits us. We also had the constraint that the first
20 portion of the property had been taken by Chevy Chase
21 Village at some point, and on the site plan you'll see a
22 little notch to the front of the house. And what has
23 happened there is that a number of these fronts have been
24 taken ostensibly for parking and what it did is it made our
25 house non-conforming. We were at one point at 39 feet back

1 and it pushed us back to 25 feet running through the middle
2 of the living room. And we have on the existing drawings a
3 porch which came in front of that which had parking
4 underneath it.

5 So, we met with Montgomery County because we --
6 and we met with Chevy Chase Village to get a sense of what
7 the implications of this situation were and whether it was
8 self-imposed hardship or a hardship imposed by a
9 governmental agency. They decided it was a hardship caused
10 by a governmental agency. And at the same meeting with the
11 County what they also indicated to us is that all the --
12 they would consider all the raised decks and covered decks
13 which are significant on this particular property as part of
14 the lot coverage.

15 So, in effect, one of the problems I think with
16 the analysis here is that the existing house and the deck is
17 about 1,200 square foot in its footprint. It's 1,188
18 actually. And there are 764 square feet of deck, so that
19 comes to 1,952. That's our actual lot coverage now, 1,952
20 square feet. The new house will cover 1,950 square feet.
21 We are two feet smaller than the total lot coverage. We did
22 extend out and we, in fact, have added 400 square feet of
23 deck, so our total lot coverage is 2,314. What we are
24 allowed, because our lot has been -- is approximately 2,315.

25 So, if you don't mind -- have John point out a

(60)

1 couple of these things to you on these drawings.

2 What we've done on the drawing to show this is the
3 blue section right there is the existing house, and all the
4 green are existing decks. And the one he's touching right
5 now at the very bottom of the set is the front of the
6 setback line. And so we, in our new scheme, built -- take
7 that off because it was also strongly suggested to us that
8 we take off the front porch which is the little green dot to
9 the -- to the bottom right.

10 The areas that are pointed out in red are where
11 we're actually doing the addition. We added four feet to
12 the back and we added three feet, plus a little tower to the
13 west side. The two striped sections on the top of this
14 drawing and on the right side are actually the new decks.

15 John, why don't we show the next drawing. This
16 one doesn't show quite as much but that -- what we've done
17 essentially is -- or build the footprint and make what is --
18 all one house -- and the green are the decks, so we have
19 reduced the deck area in the front and we've traded that, if
20 you will, for the two decks we added in the little red
21 areas. So, we've actually stayed, in terms of covering of
22 the lot, we've stayed within 400 square feet, and that
23 includes the new decks.

24 So, I think it's a little misleading on the staff
25 report because of the way -- was only the house and, in

1 fact, all the decks because they're raised and most of them
2 are covered. The back deck on the house in the corner is a
3 little exterior covered deck and they use it like an outside
4 -- so that was the first thing I just wanted to address. I
5 don't want to -- this to be the sense that we were doing
6 some outrageous addition to the building.

7 The other reason we did this is that on that
8 backyard, there is no area that's green for the kids to
9 play, so by moving the garage to the front section, we were
10 able to free up the back corner so we actually have a
11 greenspace where the kids can play in the back of the house.
12 There's a stone walk that drops down -- that's another story
13 down to the stream and it's not really a reasonable play
14 area.

15 I don't know how much you want us to do in terms
16 of presenting the house, but we'd gladly go through that.
17 We did meet with the neighbors on the street. We did meet
18 with Chevy Chase Village. And most of the neighbors were
19 supportive. The neighbor immediately next to us in the more
20 contemporary house had some objections to losing part of her
21 view across the back section of this house. We have a one-
22 story addition on the back and we are going out two stories
23 there. But they, in fact, still have -- well, they lost
24 about 15 degrees of their view. They still have almost --
25 I'd say more than 180 degree --

(42)

1 In terms of the massing, what we did is we took --
2 I think on your pages, I believe your numbers match mine,
3 and it's 12 and 13? What we did is we extended a gable out
4 towards -- away from any adjacent neighbors which would --
5 the property. We did moved the front door over into the
6 notch, so that the -- to the west is actually recessed from
7 the street by approximately eight to 10 feet. And we also
8 -- if we continue on -- I'm just going to do this very
9 generally so we don't take all night.

10 On sheets 14 and 15, this is the side that faces
11 our one neighbor. And you may be able to see on the ghost
12 on the first floor that a lot of the windows have, in fact,
13 been stoned in. We reopened a number of windows and then
14 after meeting with the neighbor, she asked us to close a few
15 so what you're seeing now is actually the reduction of a
16 number of windows. There were more windows on the side but
17 we actually reduced some of them at their request.

18 I'd like to jump ahead to 18, 19 -- it makes more
19 sense I think to do it this way. What you're seeing there
20 with -- in the chimney is the Dutch gambrel shape and what
21 we've done on that -- is essentially extend that shape
22 directly out over the existing one-story addition to the
23 right. And then we have also projected a two-story addition
24 over that covered porch on the corner. The tower is, in
25 fact, sort of -- and sort of maximizes our views of the

1 country club of course.

2 On sheet 16 and 17 you can see the existing side
3 porch towards the golf course. And what we've done on both
4 this and the rear is try to use sort of the Dutch gambrel
5 image all the way around the house and we have built over
6 the top of the one-story room again and come out with a
7 Dutch gambrel -- has the semi-circle windows at the top.
8 And behind that is -- again, we built over that one-story
9 porch and closed the porch and the tower in the corner.

10 So, what we did, in fact, is sort of fill in all
11 the open porches on the site, these parts of the deck, and
12 we built over the top of the decks away from the neighbors
13 and towards the golf course side.

14 MS. O'MALLEY: All right, well maybe we'll go
15 ahead and have you step down for a moment while we hear from
16 the speakers. Alexander Boyle.

17 MR. BOYLE: Yes, thank you. My name is Alex Boyle.
18 and my wife Betty and I are the owners of 49 West Lenox
19 Street, the immediately adjacent property that you saw in
20 the pictures.

21 I guess I'd like to begin by saying that we are
22 greatly concerned with the scale of this proposed addition.
23 We feel that -- troubling -- size of this house in square
24 footage with -- and the massing that that represents would
25 dramatically affect the feel, the ambiance, the views, the

1 outlook, and the park-like setting of our home. And we feel
2 this very strongly.

3 We've lived in Chevy Chase Village for almost 30
4 years. Not this house, but in the Village for almost 30
5 years and anybody that knows us, knows that Alex and Betty
6 Boyle are not argumentative or confrontational in any sense.
7 And to that end, we've attempted to reach out to Mr. and
8 Mrs. Hartman and their architect and meet with them. We've
9 retained Mr. Lerch to advise us on this matter and also
10 consulting architect George Kousoulas with a view of meeting
11 with the Hartmans and their architect to see if we could
12 arrive at some compromise, some modifications that would
13 scale back the massing of the house.

14 Our concern is principally with the expansion on
15 the north side, which is actually away from the street, but
16 it's in a sense the front of our house; the north side
17 overlooking the golf course. And we feel, as I said before,
18 that the extension of the house in that direction which so
19 vitally affects the feel and the light and the setting of
20 our house as opposed to expanding the house on the west,
21 which really affects nobody. That would be the area that we
22 would -- we're hoping to meet with their architect and see
23 if we couldn't modify their plans along those lines.

24 And, frankly, I was taken aback to learn this
25 afternoon about 4 o'clock that, you know, this hearing was

(15)

1 taking place tonight and none of these discussions had taken
2 place between the architects. So, that's the basis of our
3 concern and I would like at this point to have Mr. Lerch and
4 Mr. Kousoulas perhaps go into a little more detail of the
5 technical basis for our -- concerns.

6 Thank you very much.

7 MS. O'MALLEY: Thank you.

8 MR. BRESLIN: I've got a question for you.

9 MR. BOYLE: Sure.

10 MR. BRESLIN: Do you know what the lot coverage is
11 on your property?

12 MR. BOYLE: No, I don't. I'm sure we have that
13 information.

14 MS. O'MALLEY: Well, I'll go ahead and call both
15 George Kousoulas and Harry Lerch up. Do you have the timer
16 on, Michele? Who would like to go first?

17 MR. KOUSOULAS: Good evening. My name is George
18 Kousoulas. I'm the former chairman of the Historic
19 Preservation Commission. The structures that we're talking
20 about here; the house you're looking at and the neighbor may
21 be considered non-contributing, but the lots most certainly
22 are contributing. They're part of the continuum of the open
23 space and the tree canopy that forms part of the central
24 bases for the whole designation of Chevy Chase.

25 Thirty-two percent lot coverage and -- you know,

cele

1 we can debate sort of the shifting of the numbers, but
2 clearly there's a large lot coverage here and there's a
3 large expansion of the house. This should be a signal that
4 you need to look carefully. This may be a doubling of lot
5 coverage and maybe a trebling of house size.

6 Specifically, I want you to look at Circle 4 which
7 is a site survey. And you'll see that basically the largest
8 trees on the property are right at that northern edge of the
9 house and the northeast corner of the house. Currently,
10 that house reaches the drip lines of those trees. Any
11 further expansion to the north is basically going to
12 jeopardize the very existence of those trees.

13 Let's talk a bit about encroachment in backyards
14 and how it relates here. One of the reasons that we
15 understand suburbs to be the way they are is because of
16 places exactly like Chevy Chase. In fact, Chevy Chase was
17 -- the idea of what a -- suburb of a bygone era ought to
18 look like. And the backyard is central to that because it
19 tells us about how the lot -- the houses occupy their lots.

20 Current trends in suburban design are beginning to
21 think both in infill and in expansion of houses are
22 beginning to encroach in backyards in a certain way in which
23 the backyard is losing its relevance as another outdoor room
24 on the lot. It's becoming in a sense -- side yard. That
25 may be the current lifestyle, but it's antithetical to what

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1 the backyard means in Chevy Chase. So, we need to look
2 carefully when we encroach on the backyard.

3 But, technically, we have other concerns as well.
4 When we want to add on to a house, when we want to alter a
5 house, usually most guidelines direct us to focus our
6 attention toward the rear of the house. This is where these
7 characteristic elements of the house are located. This is
8 where they're going to be least visible, so that's typically
9 where we would like to see an addition.

10 So, you have two conflicting things here, and I
11 think in most cases expanding to the rear makes sense. It's
12 the best place. It's where the least mischief will occur.

13 In this property, there's ample room to the west.
14 And the addition is so large that -- we're not talking about
15 adding a one-bay width, one-room width to the house in one
16 particular area and that's there's only one place to go and
17 that if it can't go there, all is lost. There's a lot going
18 on here and certainly the very important trees at the rear
19 of this house can be protected with a little bit of shifting
20 of what's going on here. We're not asking that the overall
21 size of this addition be diminished in any great way. We're
22 asking that it be shifted and nudged a little bit.

23 And, specifically, if you turn to -- I think it's
24 Circle 15, it's the side elevation -- east side of the
25 house. I'm indicating a blue dashed line probably on the

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1 scale this is drawn about a half of an inch from the -- of
2 the drawing there. There's the current end of the house. I
3 think at a minimum we would like to see basically that that
4 be the proposed northern limit of the house as well. That
5 will protect the trees and that the balance of this square
6 footage somehow be shifted toward the west.

7 We would also recommend that -- if you look at
8 this, that's a rather harsh elevation -- and that there
9 would be some further refinement there. It's the same level
10 of care and attention in terms of design that's been
11 lavished on the western side can certainly be -- a bit of
12 that attention can be brought to bear on this elevation.

13 Thank you. If there are any questions, I'd be
14 happy to answer them.

15 MR. BRESLIN: Do you know what the lot coverage
16 is on some of the adjacent properties?

17 MR. KOUSOULAS: Thirty-two percent is -- and maybe
18 32 percent is no longer the right number, but it seems like
19 they were, you know, fairly close to that. Thirty-five
20 percent is the limit and typically, 35 percent for a
21 suburban house is so outrageously large a lot coverage that
22 houses seldom reach it. I mean, you can see examples of
23 very large additions and all of a sudden you're getting up
24 to the 20 percent lot coverage range, 25 percent. To really
25 bump into the limit of suburban lot coverage of 35 percent

1 is extraordinary. But I can't give you a specific number on
2 the other houses.

3 MS. O'MALLEY: All right, thank you. Mr. Lerch?

4 MR. LERCH: Thank you very much. For the record,
5 I'm Harry Lerch of the law firm of Lerch, Early and Brewer
6 in Bethesda. I have to observe first, although it's not
7 directly relevant to this case, that Alex Boyle who you
8 heard here a moment ago has been one of the leaders in Chevy
9 Chase -- in terms of the wonderful historic renovations
10 they've done and throughout the County. Particularly, the
11 Samuel Wade Magruder House next to Montgomery Mall, the 1776
12 house; the Perry-Skiller in Potomac -- both of which won
13 major prizes for historic preservation -- the Leslie Bell
14 House on Old Georgetown Road in Bethesda, as well as many
15 others and they've financed, of course, hundreds of them so
16 he comes to you not as a stranger to historic preservation.

17 I just wanted to make a few points with regard to
18 the Master Plan and your guidelines. As you heard, the
19 proposal to add this addition to 51 West Lenox we feel is
20 simply too big, particularly in terms of an extension to the
21 rear. A 4,000 square foot addition to a 2,000 square foot
22 house is 200 percent, really tripling the house.

23 The photo on page 18 which is in your staff report
24 of the Master Plan talking about additions to non-
25 contributing resources says that they should be approved as

1 a matter of course. The only exceptions would be major
2 additions and alterations to the scale and massing of the
3 structure which would affect the surrounding streetscape or
4 the landscape. And we submit this clearly is a major
5 addition and which clearly affects the landscape.

6 It is of paramount importance that the HPC
7 recognize and foster the Village's park like character which
8 necessitates respect for existing environmental settings,
9 landscaping and patterns of greenspace. The Secretary of
10 Interior Guidelines which we've talked about before, and I'm
11 please to see that Staff has cited, specifically just the
12 key words, "new additions should not destroy spatial
13 relationships that characterize the property." And, "new
14 additions must be compatible with the size, scale,
15 proportion and massing to protect the integrity of the
16 property and its environment" which we submit includes its
17 immediate neighbor which is within just a very, very few
18 feet to the east.

19 Page 13 of the Master Plan observes that these
20 landscape and scale issues far outweigh the questions of
21 architectural styling. That's in the introductory portion
22 of the Master Plan. We submit that the landscape and scale
23 are the issues here, the primary concerns. With a little
24 bit of addressing they can be brought into much greater
25 compatibility and we would work with the neighbor -- with

1 the applicants and your Staff to accomplish that.

2 Thank you.

3 MS. O'MALLEY: Thank you.

4 MR. FULLER: Mr. Lerch, I'll echo Mr. Breslin's
5 comments before. When you were last before us on another
6 property on West Lenox you had a lot of facts and figures on
7 the adjoining properties. Do you have the data on 49 West
8 Lenox?

9 MR. LERCH: I don't. I have -- I could give you a
10 guess, but -- and it's in the 20 percent -- upper 20's, but
11 it's not 32. But I don't know for certain. I had tax
12 records, but I couldn't swear that those are the case. We
13 learned, as we said, this afternoon of tonight's hearing,
14 and I'll be happy to get that and submit it to you. I'd be
15 very happy to do that.

16 MR. FULLER: Okay.

17 MS. O'MALLEY: Thank you. We have Thomas Manion.

18 MS. O'MALLEY: All right, you can come back up
19 with the applicant.

20 MR. MANION: I'm Thomas Manion. My associate,
21 John Birch, is listed as the architect.

22 MS. O'MALLEY: Thank you.

23 MR. MANION: Could we address a couple things
24 before we ask for comments?

25 MS. O'MALLEY: Certainly.

1 MR. MANION: This lot with -- taken away from us
2 is only a 6,600 square foot lot. It's a really small lot.
3 So, I don't think the lot coverage of 32 percent is unusual
4 on a 6,600 square foot lot and I would think that a lot of
5 the houses on that street probably have a similar lot
6 coverage.

7 We met with the Boyles, we met with their
8 architect, we did have design meetings with them, we did
9 offer to cut the back corners off and other things. Mrs.
10 Boyle's sole position was that she wanted the second story
11 taken off and we even discussed with Mr. Kousoulas moving
12 that to the farther side and I pointed out where the roof
13 would be, and that was not acceptable to them. Mr.
14 Kousoulas and I have had numerous phone conversations. I
15 told him we were coming here. So, I was surprised they said
16 they didn't know we were coming here. But we did have
17 meetings with them.

18 We have added four feet to the rear. The majority
19 of the addition we've done they can't see. Their main
20 objective is that we -- the second story over a one-story
21 area which they could see certain sunsets at certain times.

22 The trees that we're discussing are down below a
23 10-foot wall and their root system is an entire story down
24 below where we're adding. They will not be affected by the
25 work.

1 And as far as the design awards, we also have won
2 a number of design awards for historic preservation work,
3 including Women's National Democratic Club, the -- in
4 Baltimore, the State awards, 16 -- Parkway, Magruder Farms -
5 - Garage and others. We've done this for 20 years, so we
6 didn't take this on and treat it as a McMansion job.

7 We'd be glad to hear your comments.

8 MS. O'MALLEY: All right. Do we -- questions?

9 MR. BURSTYN: Just a couple of questions. Your
10 existing plan; will that require for the filing of any
11 variance of lot line setbacks?

12 MR. MANION: We completely redesigned the house so
13 that we would not have to file for any variances with
14 Montgomery County. The original designs moved towards the
15 face and lined up with the front facade and that would
16 require the variance if we moved the house back, so we --
17 even though they had lost the front and we were told we
18 would win that variance, we moved the house back so we
19 wouldn't have to.

20 MR. BURSTYN: Thank you.

21 MS. WILLIAMS: I just have a comment mostly for
22 the Commissioners at this point. This section of West Lenox
23 Street is incredible unique and it differs from the rest of
24 the streets in Chevy Chase Village and it peters out, it
25 becomes very narrow and it comes to a dead-end, and you have

1 this incredible sense of nature surrounding you. It's a
2 very bucolic setting and there's something very intimate
3 about it. So, that's just -- I definitely encourage a site
4 visit because this section of West Lenox is incredible
5 unique.

6 Now, having said that, I've always been
7 underwhelmed by the existing structures on that section of
8 West Lenox, and I guess what troubles me most about the
9 proposal before us is that it's taking a non-contributing
10 resource -- all the bad things about it, and blowing it up
11 three times. And I don't think that this site in any way,
12 shape or form can accommodate such scale. And -- I mean,
13 I'm a preservationist and I never advocate for demolition,
14 but this is a case where you'd be almost better off starting
15 from scratch than trying to use what you've got for you and
16 taking it from there.

17 The roofline, the repetition of the gambrel roofs
18 is just too heavy and too massive and doesn't allow for, you
19 know, retention of -- views from the rear of the neighboring
20 and adjacent properties.

21 Just in general I think the size of the house
22 needs to be scaled -- the proposed addition needs to be
23 scaled way back. I -- just in terms of the square footage
24 of the lot, just because it's a small lot doesn't mean that
25 your square footage should be able to go up. It's a small

1 lot; it needs to have a small addition.

2 So, I'm fairly troubled by the proposal and those
3 are my comments for now.

4 MS. O'MALLEY: Steve? We'll go down the line.

5 MR. BRESLIN: Because it's a non-contributing
6 resource, I'll limit my comments on the architecture. I
7 think we could focus on lot coverage and massing and view
8 sheds.

9 And it's unfortunate we don't have data on the
10 other houses on the street. I'm guessing they don't
11 approach this lot coverage, but -- if we see -- when we see
12 you again, that we were able to have that --

13 MR. MANION: I'll try to get that.

14 MR. BRESLIN: Okay. That being said, I think it
15 is large for this site, and one thing we should also -- not
16 only lot coverage, but a lot of these -- have something
17 called FAR, floor area ratio, which is the floor area of a
18 house relative to the lot. You add up the first floor,
19 second floor, even the basement if it's finished relative to
20 floor area. You might be approaching a hundred percent.
21 And it would be very interesting to know what that is
22 relative to the other houses -- the adjacent houses.

23 That would help me assess sort of the massing and
24 lot coverages.

25 MS. WATKINS: I'm kind of torn. I think part of

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1 the problem is that it's a very simple structure on a street
2 with a lot of other simple structures, and with the addition
3 it becomes a very complex kind of busy structure. And I
4 think perhaps if it was simplified quite a bit, it would be
5 more acceptable. I think it would be more in keeping with
6 the nature of that street.

7 I would just recommend that you simplify it and I
8 would also be interested to know the comparison of the other
9 lots. I think it's a really critical issue to what's going
10 on.

11 MR. ROTENSTEIN: I don't have any comments so I'll
12 pass it to Commissioner Williams.

13 MS. WILLIAMS: Okay. I've already spoken. I just
14 -- I think we definitely need to look at reducing the size.
15 I really honestly can't get into the specifics on it because
16 I just think it's way too big. And if you come back with a
17 reduced, you know, proposal -- much reduced program, then I
18 can look at it -- look at it more specifically.

19 MR. BURSTYN: I, too, would follow that vein and I
20 would suggest as guidance that -- I know our County Council
21 now is considering legislation on house size, of height and
22 that maybe as -- should at least go and if not the guidance
23 of that proposed statute, but also the spirit of it. And
24 also it seems to me that -- I think you're very lucky that
25 you're at the end of the street there. I think that's going

1 to be a big plus, but also it would behoove you to have a
2 design that is not only complementary to the Chevy Chase
3 Historic District, but also acceptable to neighbors.

4 MR. FULLER: I guess a couple things following
5 with the other comments is -- start off with it kind of
6 almost feels like we're a design review board rather than a
7 HPC tonight on this project. And if we were taking our
8 normal approach, we would be more worried about the views
9 from the right-of-way than we would be from any adjoining
10 neighbors back porch.

11 But, that being said, I am concerned about the
12 overall size of the project. It does feel as if it's
13 overstated. I completely agree with Commissioner Breslin
14 that I think it would be very useful to come back with
15 additional statistics; whether it be sort of a street plan
16 that shows both where the front and backs of the different
17 houses are as well as some statistics on them. And I think
18 that if you and the neighbor could agree on how you were
19 going to compare statistics so we're not looking at two sets
20 of numbers, whether we start with pre-dedicated or pre --
21 pre-taken lots, or we deal with after the taking so that at
22 least we're all dealing with the same kind of numbers and
23 what we do count square feet aren't supposed to be that
24 different. I think BOMA says you're supposed to be within
25 two percent, so if we can hope to stay within two percent of

1 each other, then we've been successful.

2 As it relates to the overall house, I don't
3 disagree with Commissioner Williams that you've taken a
4 relatively plain house and you've added to it. But, again,
5 I don't really see that on this project we should be dealing
6 that much with aesthetics of the house. I really think the
7 only issue that is primarily in front of us is that of
8 coverage and whether or not we're hurting the community.
9 Not so much are we hurting the neighbor, but are we hurting
10 the community as a whole with what we're doing.

11 I guess one other thing. I think that with the
12 amount of controversy that I've heard tonight that I would
13 suggest rather than the staff report, I'd recommend coming
14 back for another preliminary rather than spending money to
15 go through to final set of documents.

16 MS. ANAHTAR: I don't have any additional
17 comments.

18 MS. O'MALLEY: I guess you have some general
19 comments from people. I came to look at the site today and
20 I feel that you're going to have a problem with a tunnel
21 going between the two houses. As you extend back on that
22 side, it really becomes, from the street, just a tunnel that
23 goes through between the two because you're already fairly
24 close. And you have a very straight facade and they have a
25 very straight facade. If there's something you can do to

1 bring that in or bring it down or come around to the other
2 side, I think that would help the view from the street.

3 I also have a problem with the overall size. I
4 realize that for Chevy Chase, you want to have a large house
5 and you have a small lot, but the house still needs to fit
6 on the lot appropriately.

7 MS. HARTMAN: Can I say --

8 MS. O'MALLEY: Yes, please.

9 MS. HARTMAN: As far as the tunnel -- excuse me.
10 We're simply trying to go back four feet in the back, so we
11 would just be taking -- four feet. We're not going back
12 that far in the back. And my other comment regarding the
13 back of the house is if you were to stand on Chevy Chase
14 Golf Course and look at my house and all the houses down the
15 street, they've all gone back. None of them have yards and
16 they all have decks -- multiple decks and that's how they
17 entertain. We do have a -- greenspace back there and we're
18 not getting rid of that, but it's amazing what everyone's
19 done all to the back of their house because that's what
20 looks at the golf course.

21 Also, when we purchased the house, we, you know,
22 took a lot of considerations -- family of four and we took
23 into consideration the size of the house and our needs and
24 we met with people to talk to them about what was
25 technically within the setbacks of the house. And basically

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1 we are just trying to enclose the space that's currently
2 there. There's a dining room there and there's a covered
3 porch and we're just going to enclose this -- their idea is
4 to enclose those current spaces. So, it sounds large, but
5 we're really just enclosing -- going out slightly on two
6 sides, but not a lot you'd see as far as -- some of the
7 other houses that I've seen. I -- I don't feel that any of
8 the -- are extremely large. I think they're all -- you know
9 --

10 The only other thing I'd like to say is inside the
11 house are some exposed stone walls that we're going to try
12 and keep which does limit exactly where we can go for our
13 addition.

14 Thank you very much.

15 MS. O'MALLEY: Any other comments? Thank you.

16 MR. MANION: I think we will take your advice. We
17 will come back for a preliminary again and I would request
18 that when we come back --

19 MS. O'MALLEY: I think I can grant your request.

20 Case C, 3718 Bradley Lane..

21 MS. NARU: This resource is a contributing
22 resource within the same historic district, Chevy Chase
23 Village. Again, the proposal is major additions to the
24 house. The project is consisting of extending the existing
25 living room on the first floor in the rear to provide for a

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	51 West Lenox, Chevy Chase	Meeting Date:	04/28/04
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	04/21/04
Review:	Preliminary Consultation	Public Notice:	04/14/04
Applicant:	Mr. and Mrs. Hartman (Jon Burge, Architect)	Tax Credit:	None
		Staff:	Michele Naru

Proposal: Major additions to a non-contributing resource

Recommendation: Staff encourages the applicant to finalize the design and generate a scaled and dimensioned, full set of drawings to include details, material specifications and door and window schedules, grading plans and a tree protection plan and return to the Commission at a future meeting with a completed Historic Area Work Permit application.

PROJECT DESCRIPTION

SIGNIFICANCE:	Non-Contributing Resource
STYLE:	Modern
PERIOD OF SIGNIFICANCE:	Post 1941

The existing house is a two-bay, gambrel roof structure with a shed roof porch extension protruding from the west elevation of the house. Currently, the lot contains an approx. 15' wide paved driveway stretching 70' along the west property line. The house is located at the end of West Lenox Street and is flanked by an open lot to the west and a modern non-contributing house to the east. There is approx. 15' between the subject house and the non-contributing house to the east. The house backs up to the Chevy Chase Club golf course.

PROPOSAL:

The project consists of a 2-story addition w/ full basement and garage. The forms stretch out to the open side of the site on the West, (away from any neighboring structures) and are capped with Dutch Gambrel roofs, the major defining design element on this otherwise stark & eclectic 1920's farmhouse. The west and north gambrel projections cradle a multi-directional bay at the Northwest corner, which maximizes the views form the site.

The spaces themselves consist of a new guest room/bath, playroom, and garage on the basement level, new kitchen, great room with eating nook, and new entry/ mudroom on the first floor level, and a new master suite plus additional bedroom on the second floor.

The exterior will be clad with stone and a Portland cement stucco at the base to match the existing, and "Hardi-Plank" siding with wood trims above. Existing asphalt shingles will be

replaced with a textured asphalt shingle to match. All new windows will be wood, simulated divided light with 1 3/8" muntins by "Weathershield".

Existing Footprint	1,188.51 sq.ft.
Proposed Footprint	2,126.19 sq.ft.
Existing Total Sq. Footage of House	2,137.75 sq.ft.
Proposed Total Sq. Footage of House	6,127.84 sq.ft.
Lot size	approx. 6,490 sq.ft.
Existing Lot Coverage	approx. 18%
Proposed Lot Coverage	approx. 32%

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

- Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.
- HAWP applications for exterior alterations, changes, and/or additions to these types [non-contributing] of resources should receive the most lenient level of design review.
- Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.
- It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject proposal will be adding 1,000 sq.ft. to the footprint of the house and 4,000 sq. ft. to the total square footage of the house. Staff is very concern with the size of the proposed addition, and the significant increase in lot coverage percentages (18% existing, 32% proposed). The Commission's main objectives when reviewing additions to non-contributing resources within the Chevy Chase Village Historic District are to ensure minimal impact to the open-space and park-like setting of the historic district and ensure compatibility in terms of massing, scale proportion, height and materials with the existing streetscape. This proposal is substantially reducing the amount of open space on this lot and this should be of concern to the Commission. Yet, staff will note that due to the existing house's location, at the dead end of West Lenox Street, its close proximity to the adjacent neighbor (non-contributing) and the country club abutment at the rear property line, this new construction will not have any negative impact on the West Lenox streetscape pattern.

The Commission generally does not support attached garages within the Chevy Chase Village Historic District. In this instance, the attached garage's placement eliminates the existing approx. 1,050 sq. ft. paved driveway and installs an approx. 500 sq. ft. parking pad for the new garages, thus reducing approximately 550 sq. ft. of impermeable surface.

The proposed material selection will be compatible with the existing streetscape.

The Local Advisory Panel (LAP) for Chevy Chase Village has not responded to this HAWP application at the time this report was prepared.

TAX MAP HN31,
TAX PARCEL P566
LIBER 22082 AT FOLIO 676
6,621 SQUARE FEET
or 0.1520 ACRES

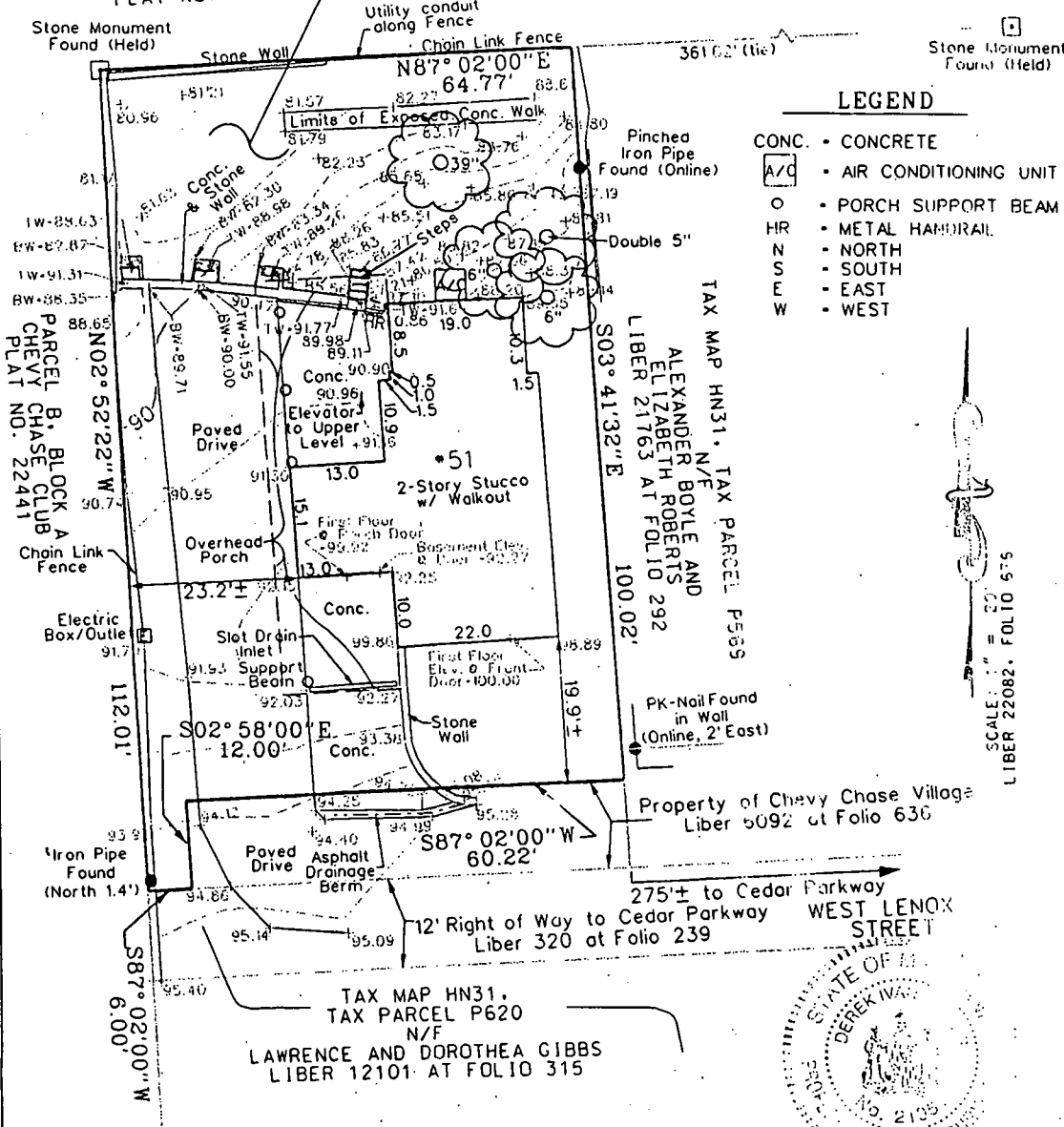
PARCEL B, BLOCK A
CHEVY CHASE CLUB
PLAT NO. 22441

Stone Monument
Found (Held)

Stone Monument
Found (Held)

LEGEND

- CONC. - CONCRETE
- A/C - AIR CONDITIONING UNIT
- O - PORCH SUPPORT BEAM
- HR - METAL HANDRAIL
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST



SCALE: 1" = 20'
LIBER 22082, FOLIO 676

TAX MAP HN31, TAX PARCEL P566
N/F
ALEXANDER BOYLE AND
ELIZABETH ROBERTS
LIBER 21763 AT FOLIO 292

PK-Nail Found
in Wall
(Online, 2' East)

Property of Chevy Chase Village
Liber 6092 at Folio 636

275'± to Cedar Parkway
WEST LENOX STREET
12' Right of Way to Cedar Parkway
Liber 320 at Folio 239

TAX MAP HN31,
TAX PARCEL P620
N/F
LAWRENCE AND DOROTHEA GIBBS
LIBER 12101 AT FOLIO 315



NOTES:

- 1.) BEARING BASIS FOR THIS SURVEY IS DEED DATUM PER LIBER 22082 AT FOLIO 676.
- 2.) BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT FOR SUBJECT PROPERTY. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. A TITLE, EASEMENT AND/OR RECORD SEARCH WAS NOT CONDUCTED BY ALL IN ONE SURVEYS, INC.
- 3.) VERTICAL DATUM FOR THIS SURVEY IS ASSUMED, WITH THE ELEVATION OF THE STOOP OUTSIDE THE FRONT DOOR BEING HELD AS 100.00 FEET.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP AND THE FIELD SURVEY ON WHICH IT IS BASED, ARE CORRECT AND WERE PREPARED IN ACCORDANCE WITH STATE SURVEYING STANDARDS IN EFFECT AT THE TIME OF THIS SURVEY.

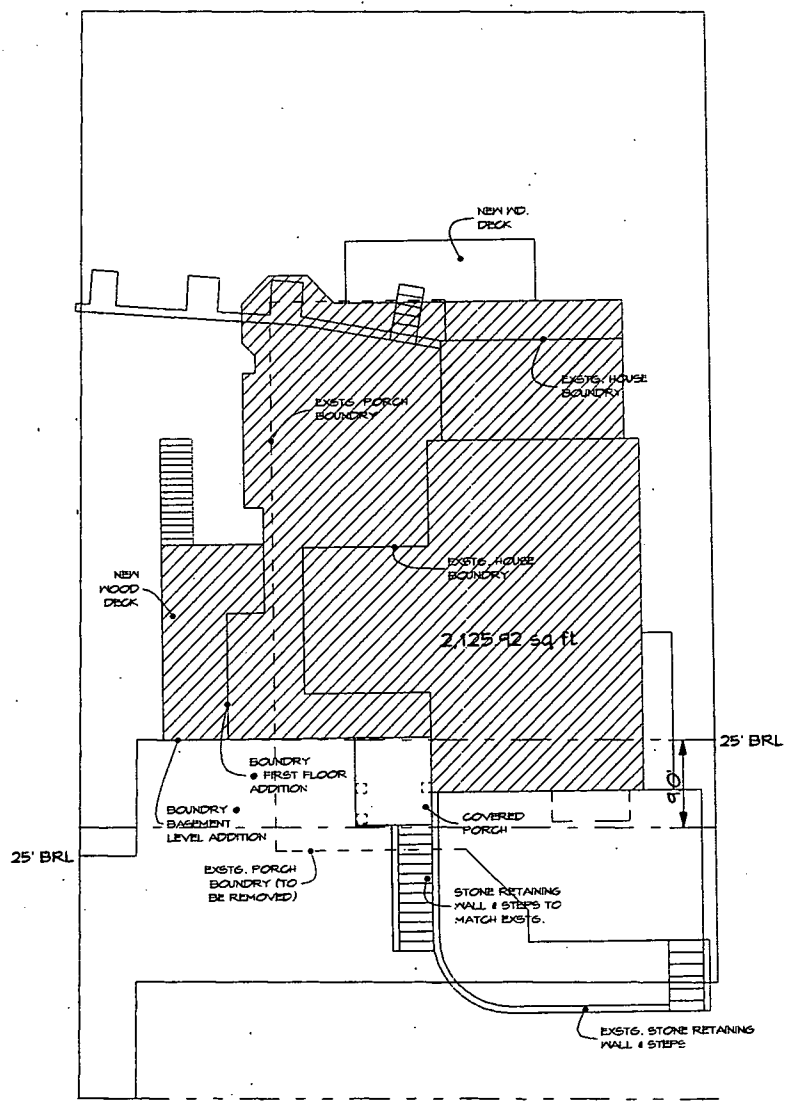
Derek I. Fuller 09-15-03
FOR ALL IN ONE SURVEYS, INC.
DEREK I. FULLER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21051
DATE OF SURVEY: SEPTEMBER 15, 2003

● Open Ended
Iron Pipe Found
(Held for Western Line)

ALL IN ONE SURVEYS, INC.
"PROVIDING ALL OF YOUR LAND SURVEYING SERVICES"
11734 COLLEGE VIEW DRIVE
SILVER SPRING, MARYLAND 20902
PHONE: 301-946-4104
FAX: 301-946-1164

BOUNDARY & PARTIAL
TOPOGRAPHIC SURVEY
TAX MAP HN31,
TAX PARCEL P566
LIBER 22082 AT FOLIO 676
7th Election District
MONTGOMERY COUNTY, MARYLAND
September, 2003 Scale: 1" = 20'

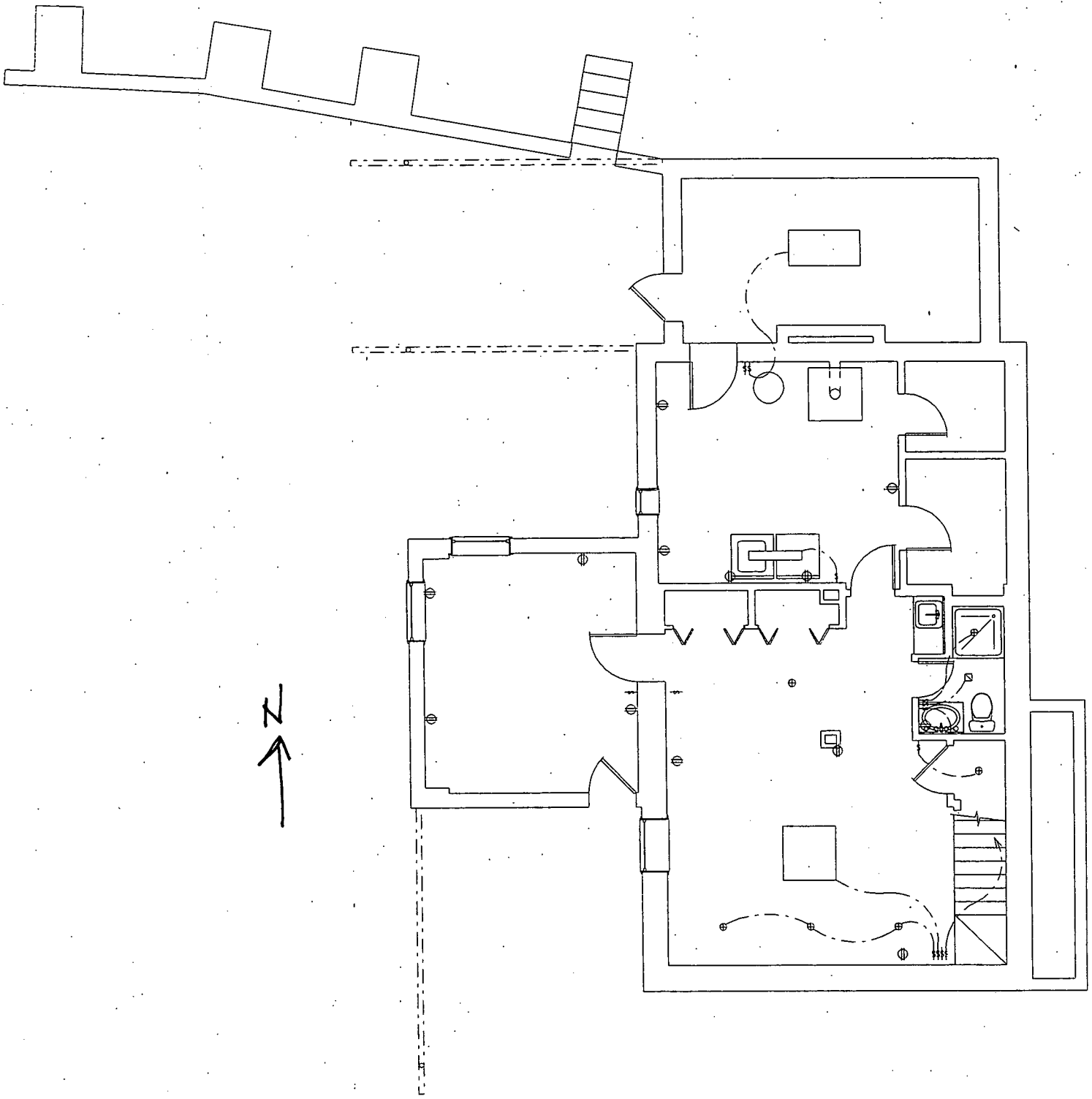
PROPOSED



RIGHT OF WAY ~ 12.00'

SITE PLAN

SCALE: 1" = 20'

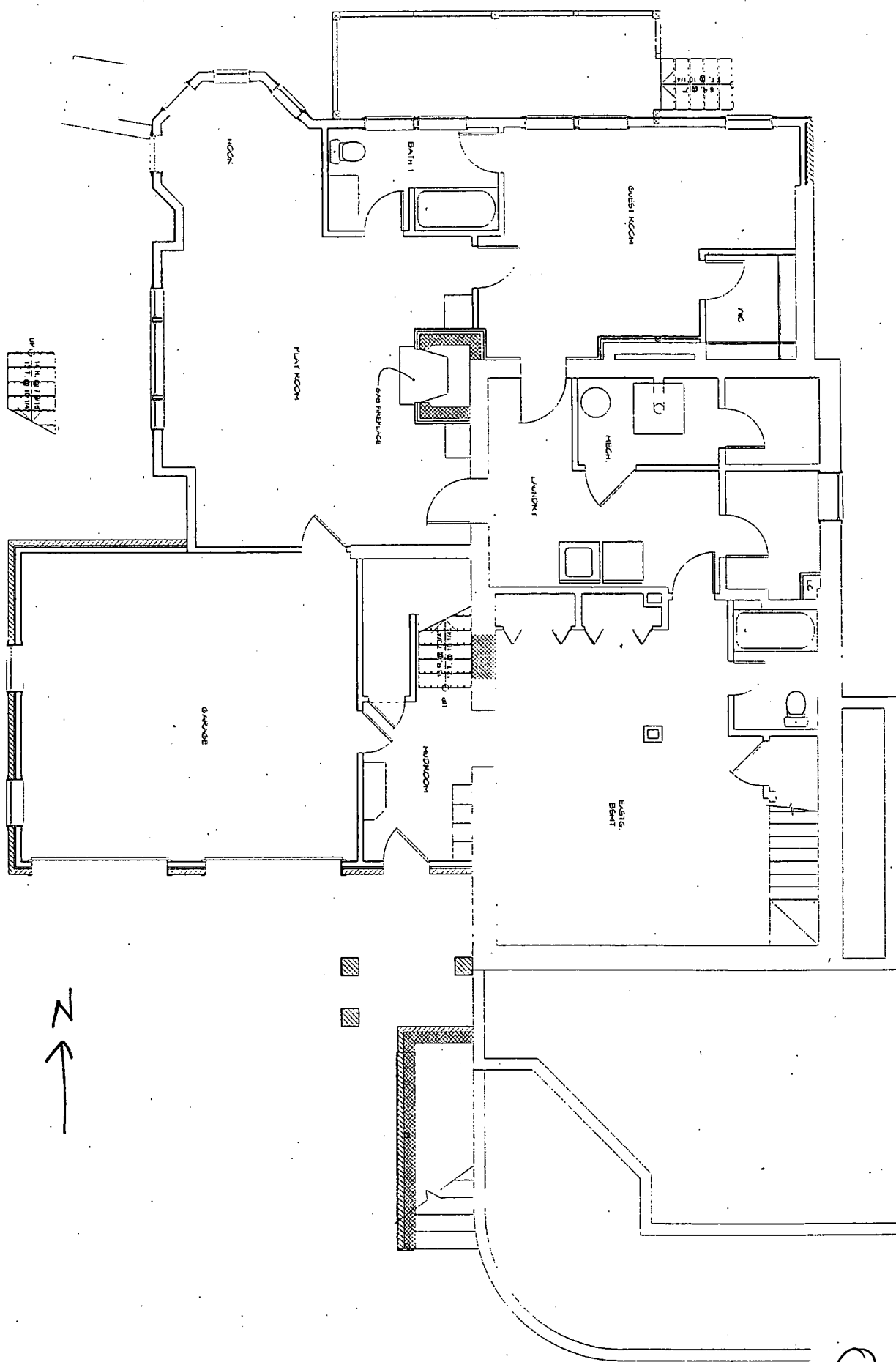


BASEMENT FLOOR PLAN - Existing

SCALE: $\frac{1}{8}'' = 1'-0''$
 $\frac{1}{8}''$

51 W. LENOX

6

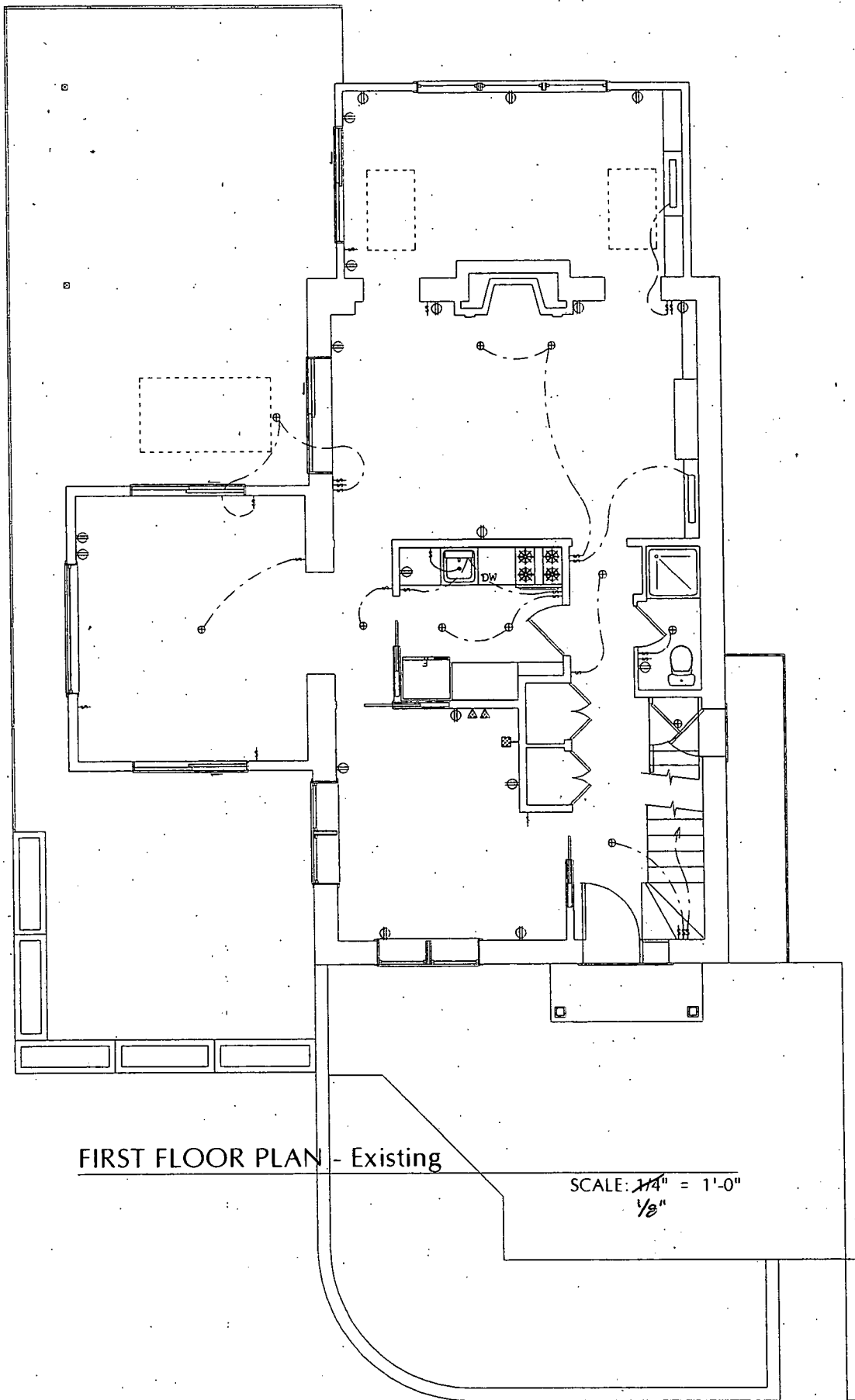


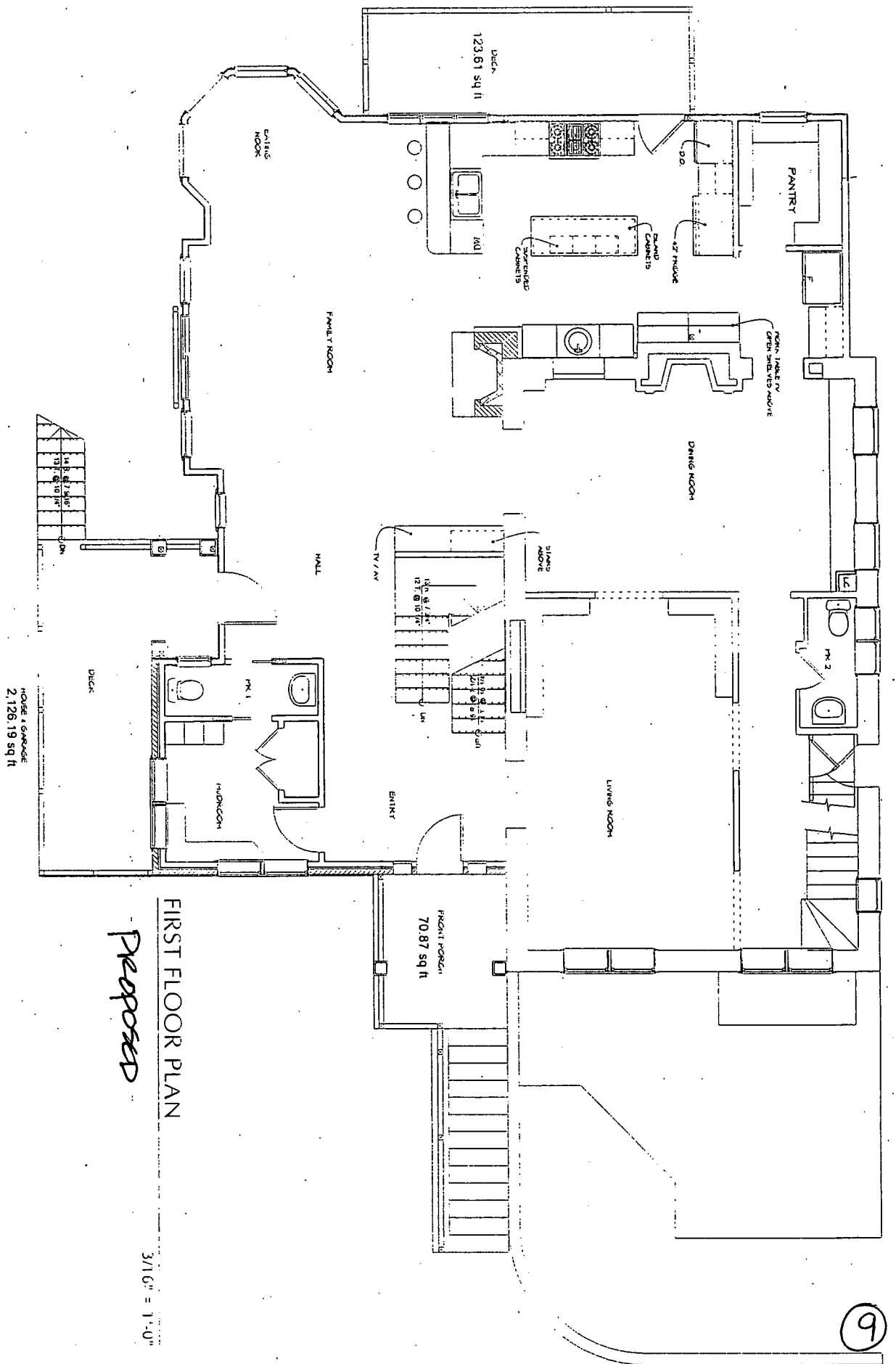
BASEMENT FLOOR PLAN

Proposed

3/16" = 1'-0"





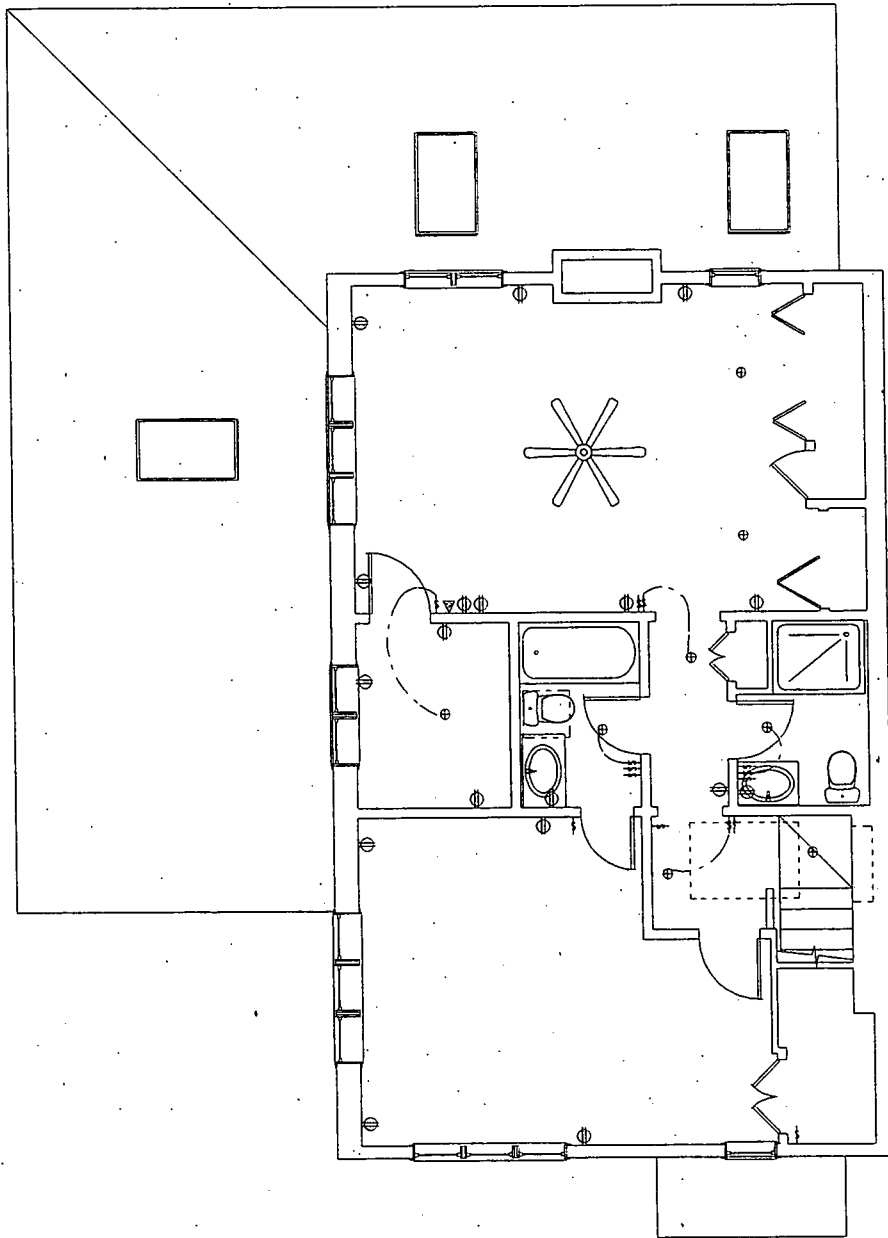


FIRST FLOOR PLAN

Proposed

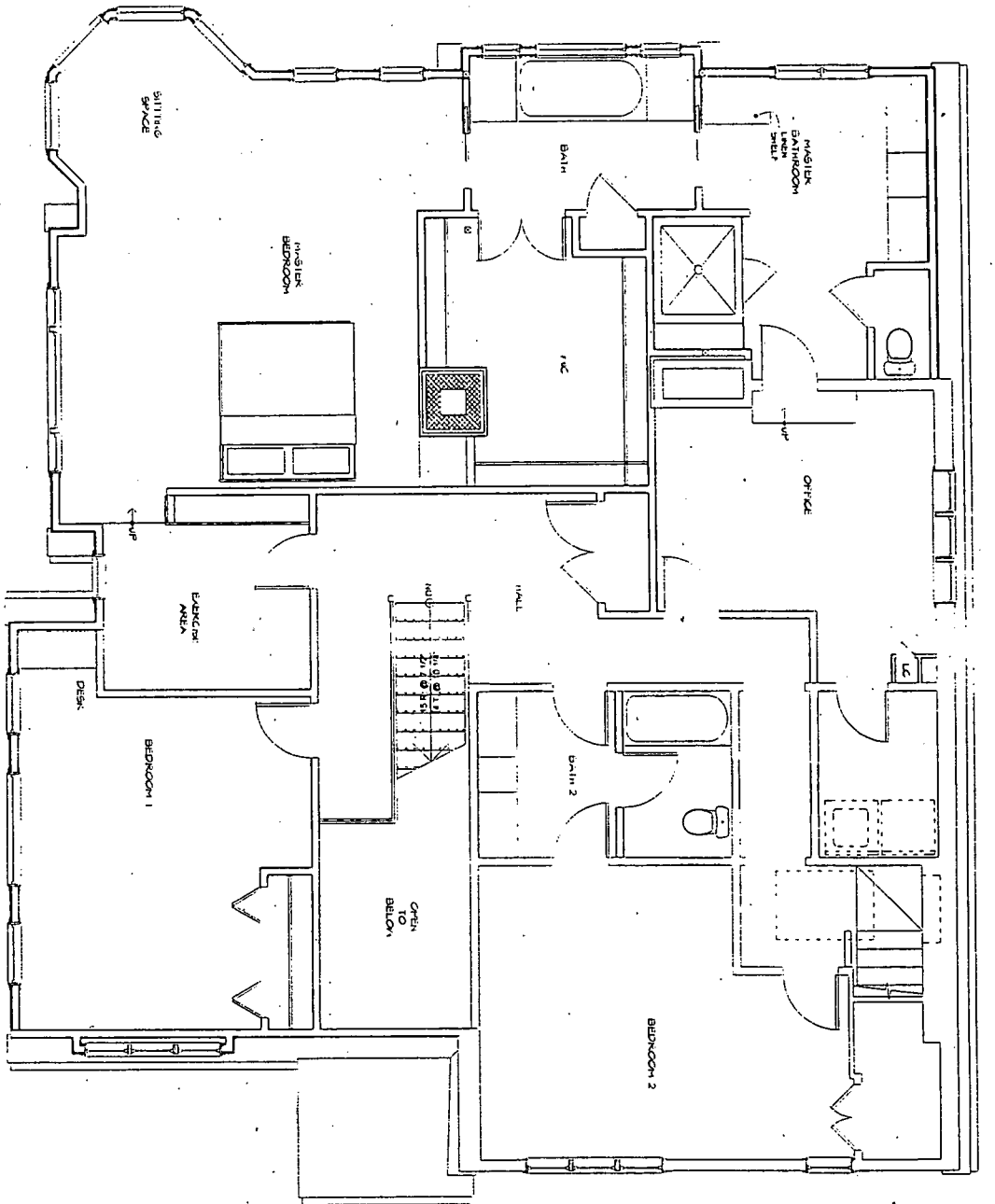
3/16" = 1'-0"





SECOND FLOOR PLAN - Existing

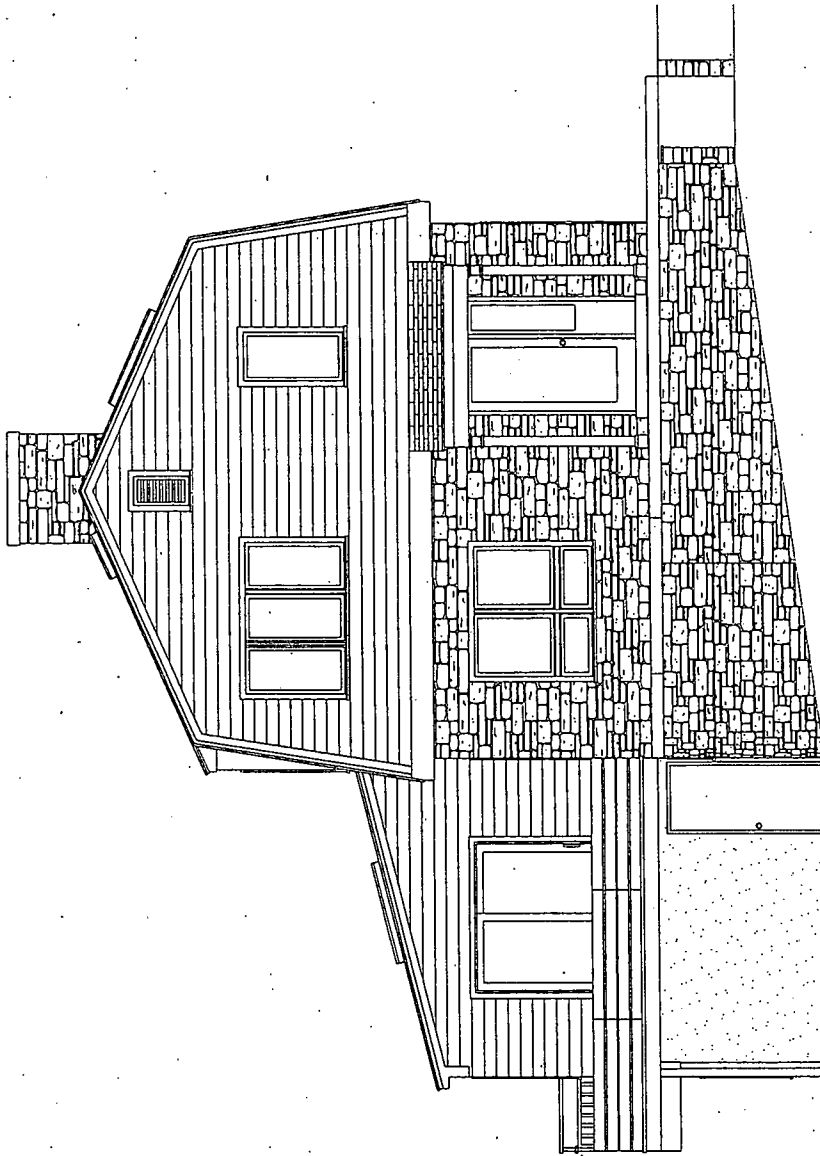
SCALE: $\frac{1}{4}'' = 1'-0''$
 $\frac{1}{8}''$



SECOND FLOOR PLAN

Proposed

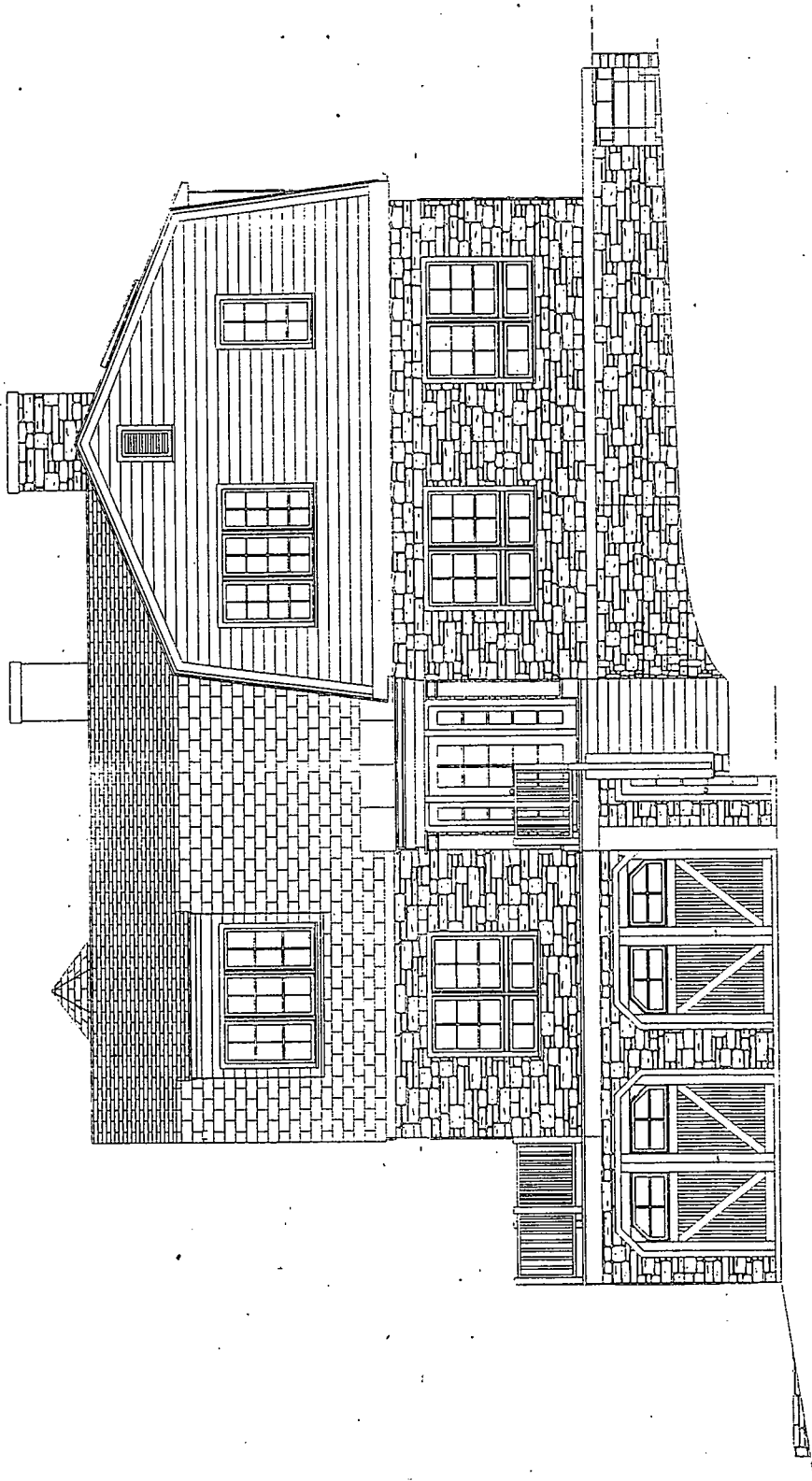
3/16" = 1'-0"



SOUTH ELEVATION - Existing

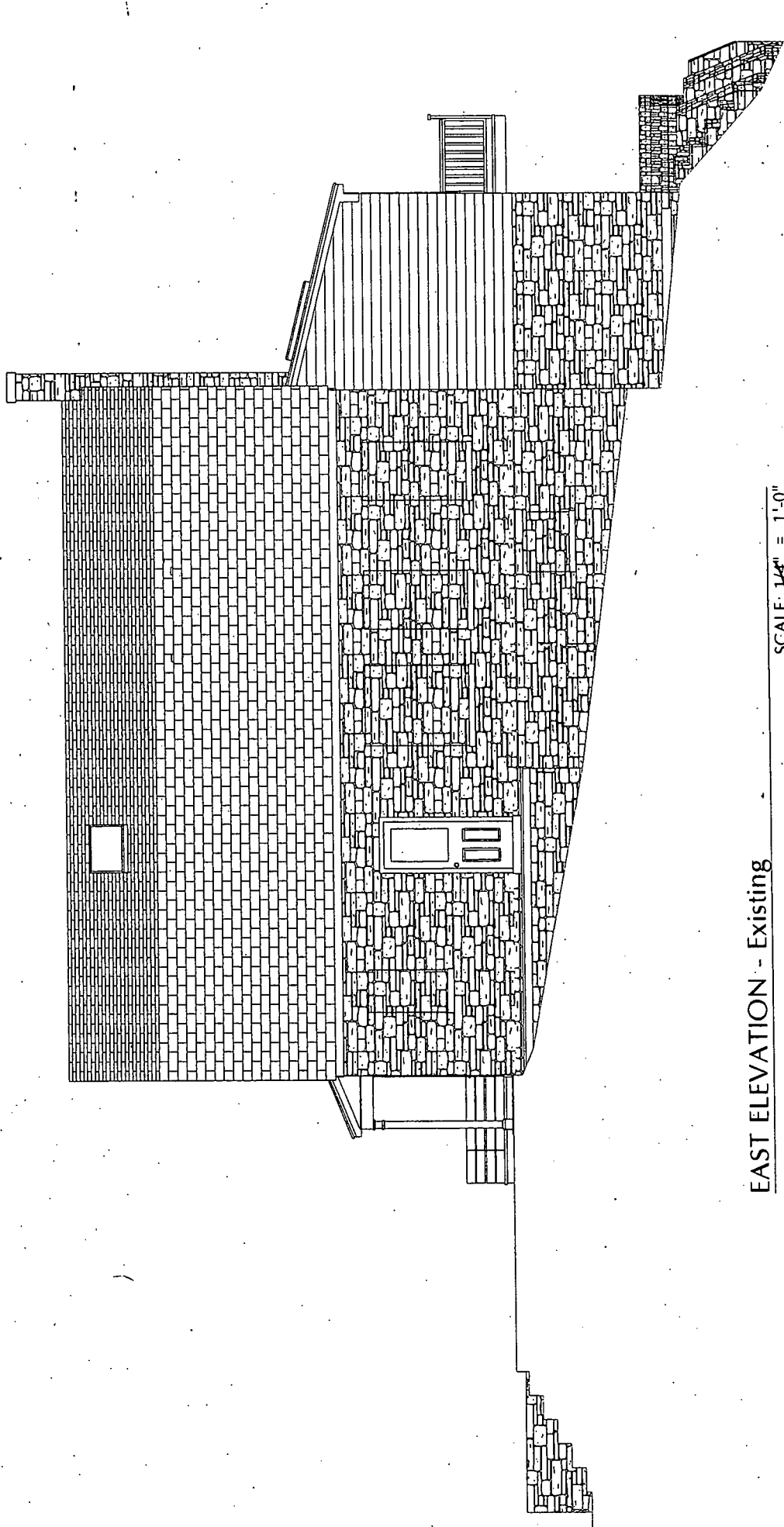
SCALE: 1/4" = 1'-0"
1/8"

(FRONT ELEVATION)



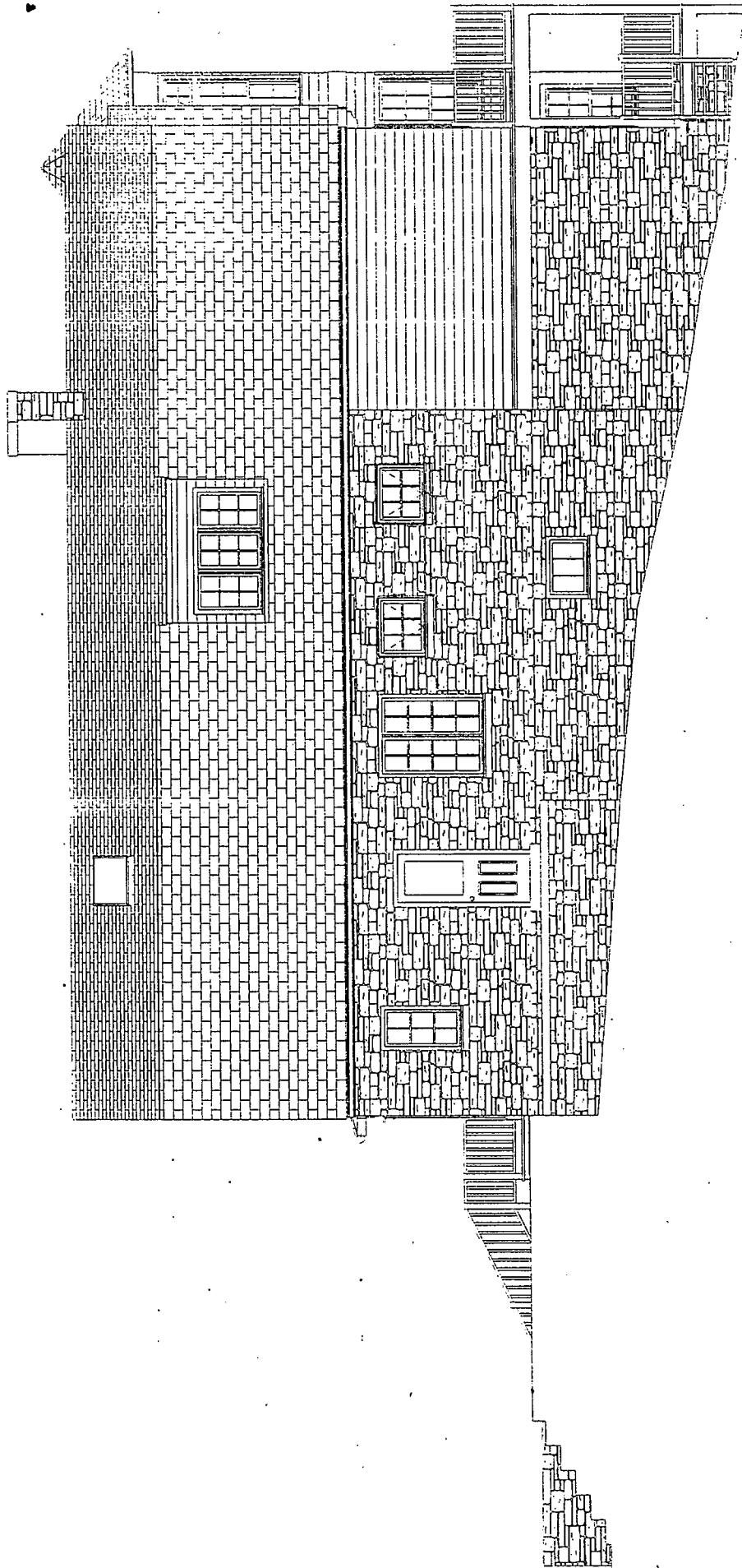
SOUTH ELEVATION - PROPOSED
(FRONT ELEVATION)

3/16" = 1'-0"



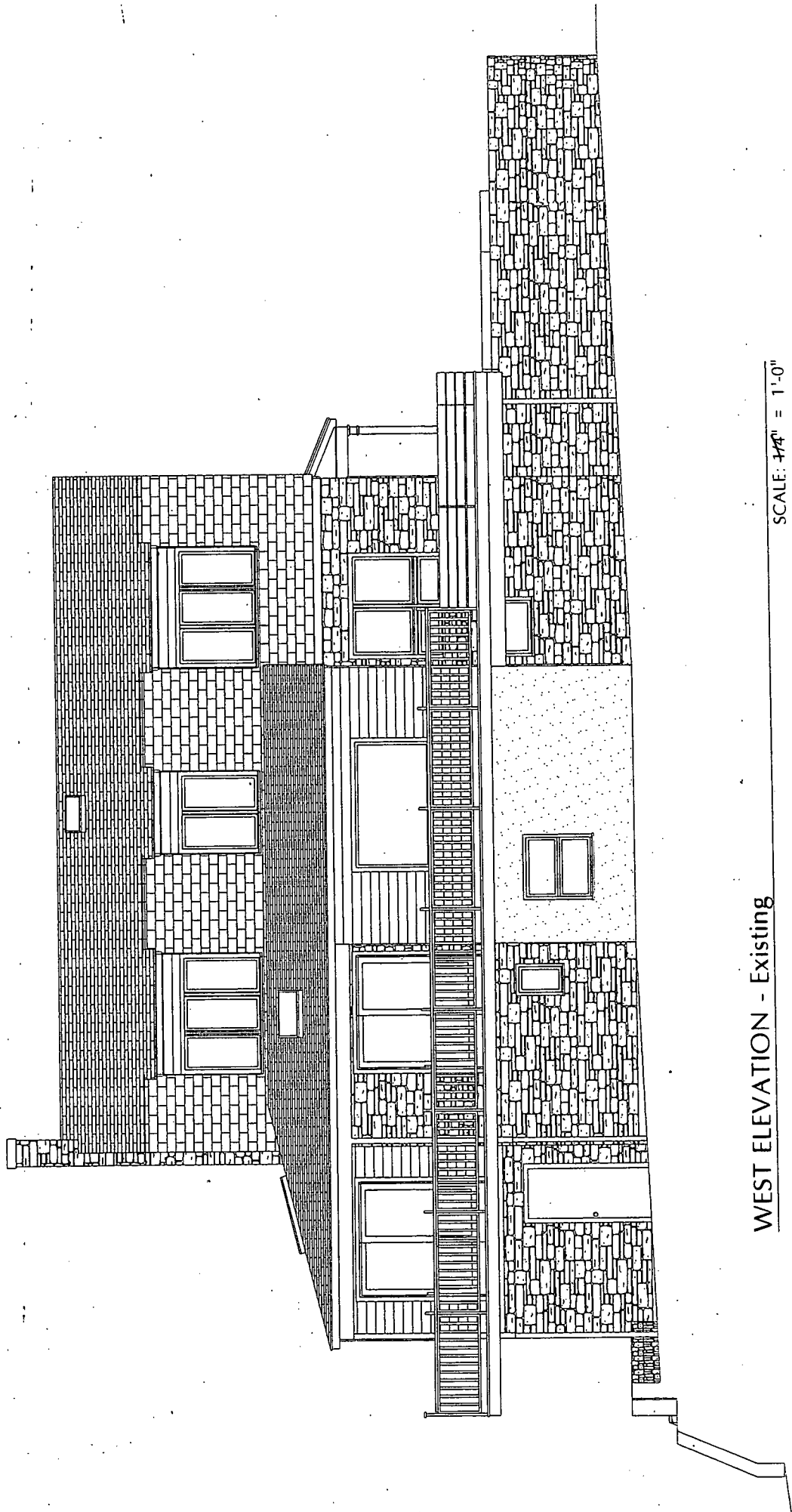
EAST ELEVATION - Existing

SCALE: 1/4" = 1'-0"
1/8"



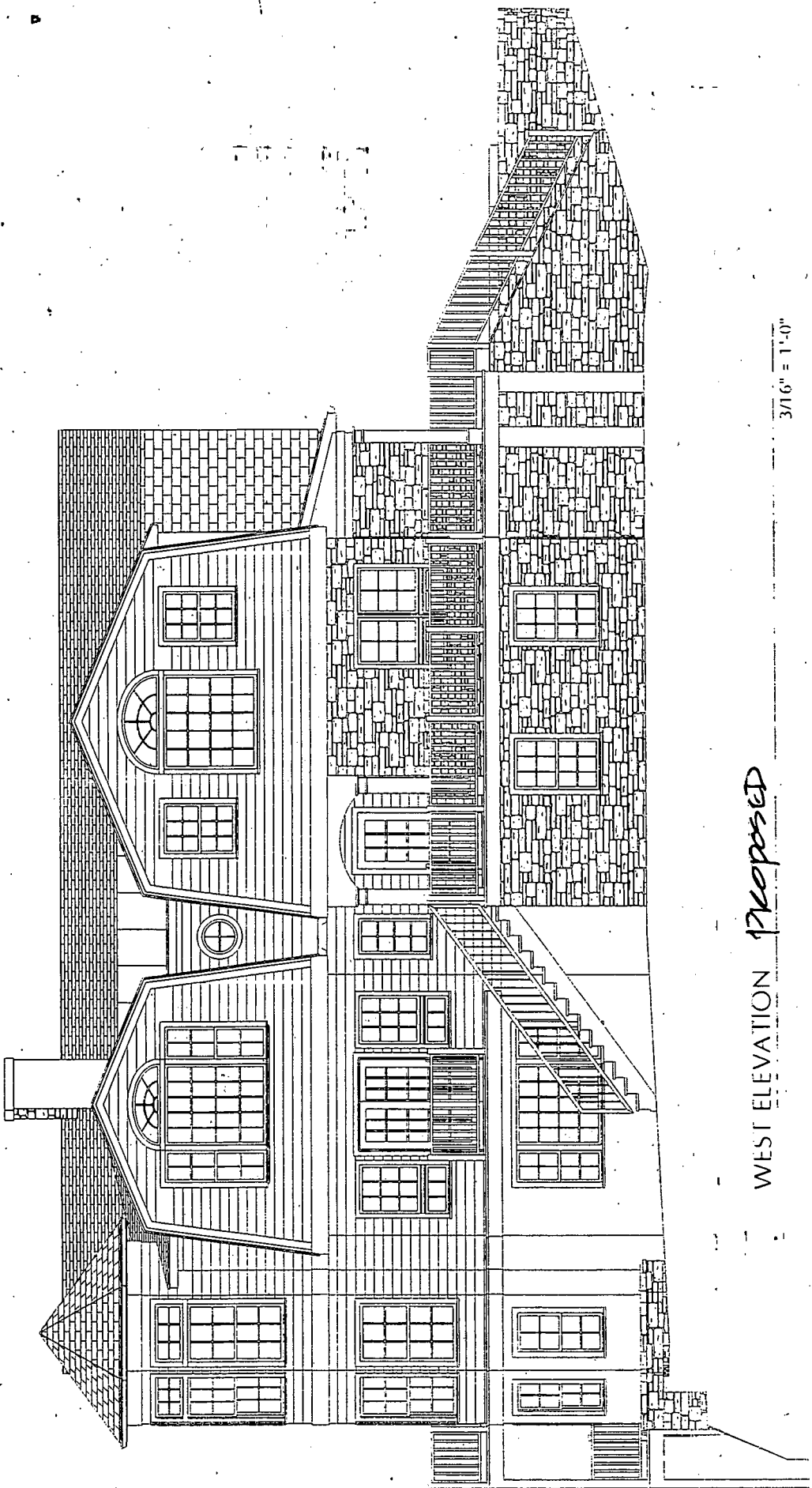
EAST ELEVATION - Proposed

3/16" = 1'-0"



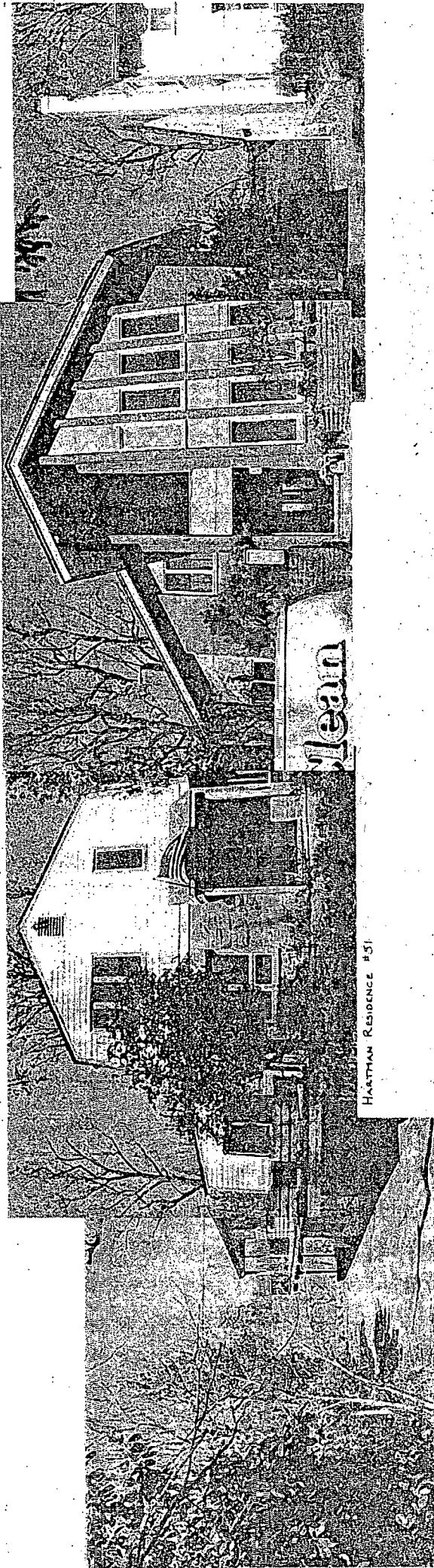
WEST ELEVATION - Existing

SCALE: $\frac{3/4"}{1'-0"}$ = $\frac{1}{8"}{1'-0"}$



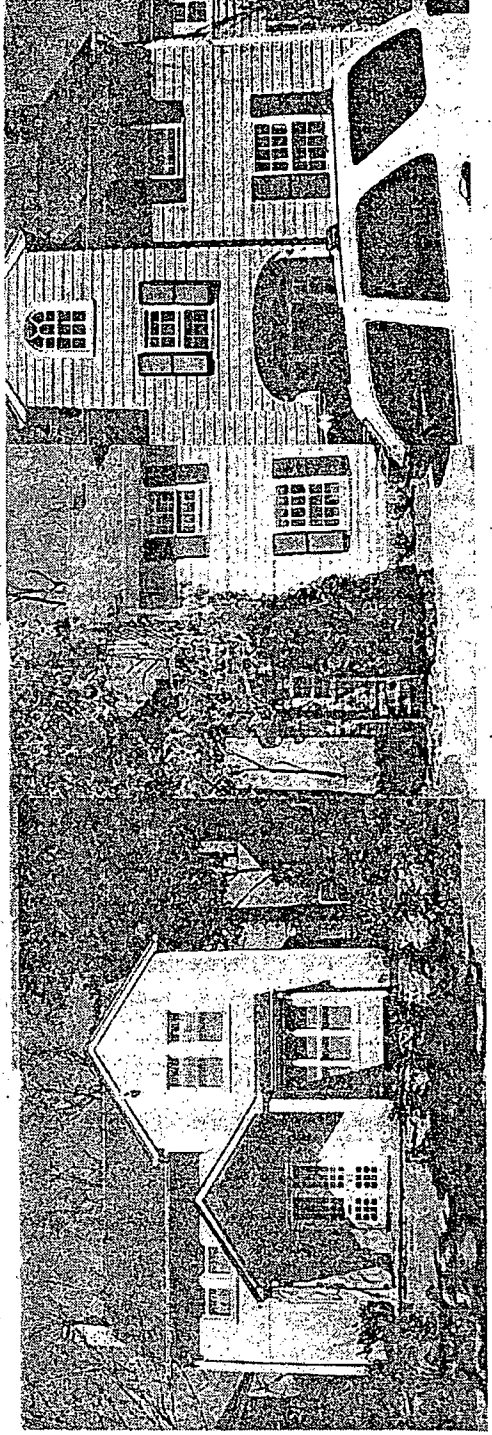
WEST ELEVATION *17Kposed*

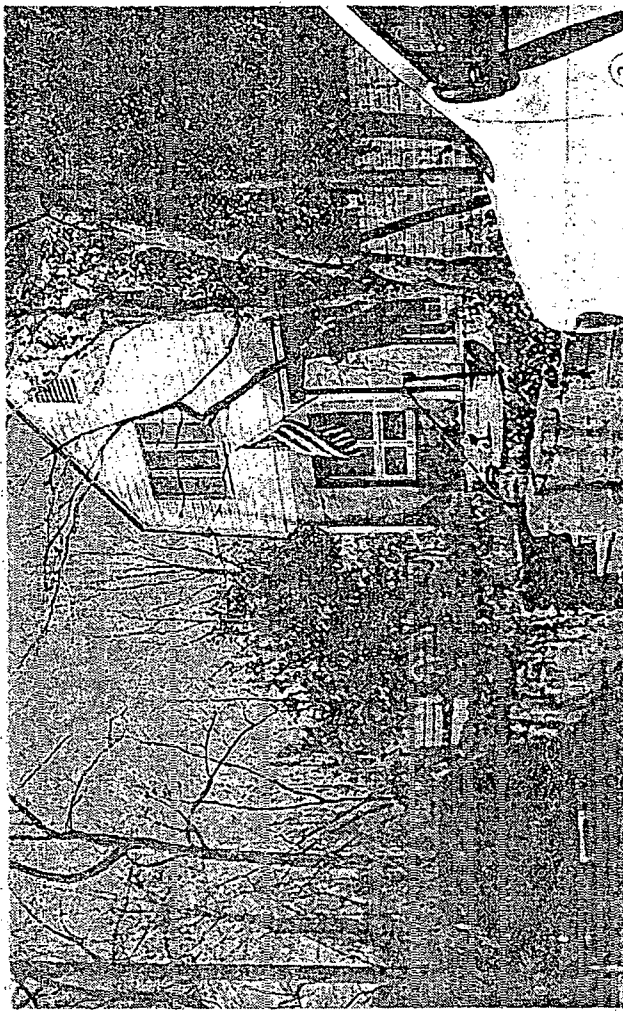
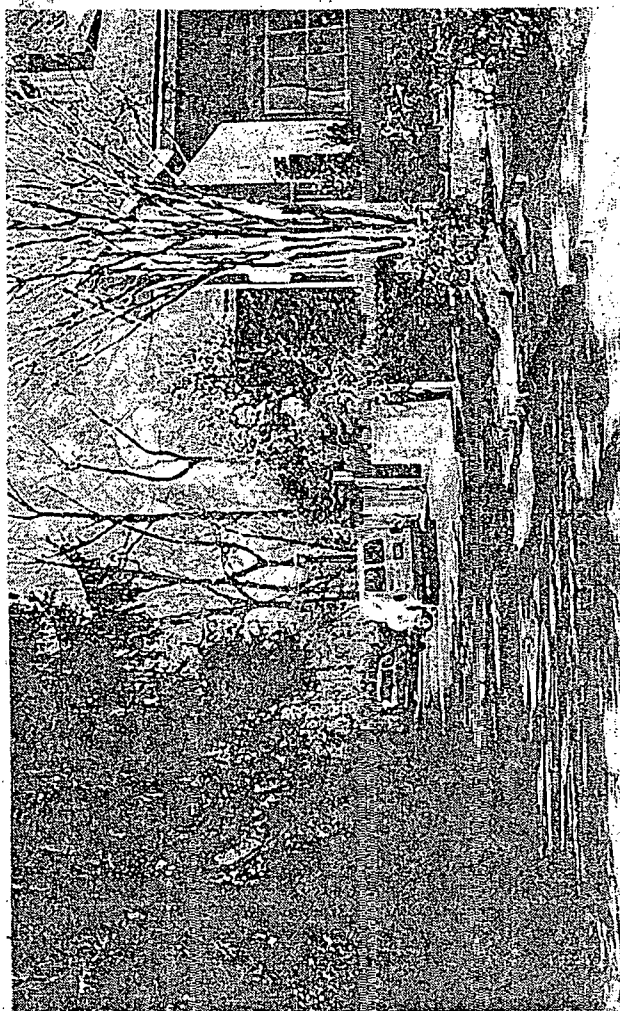
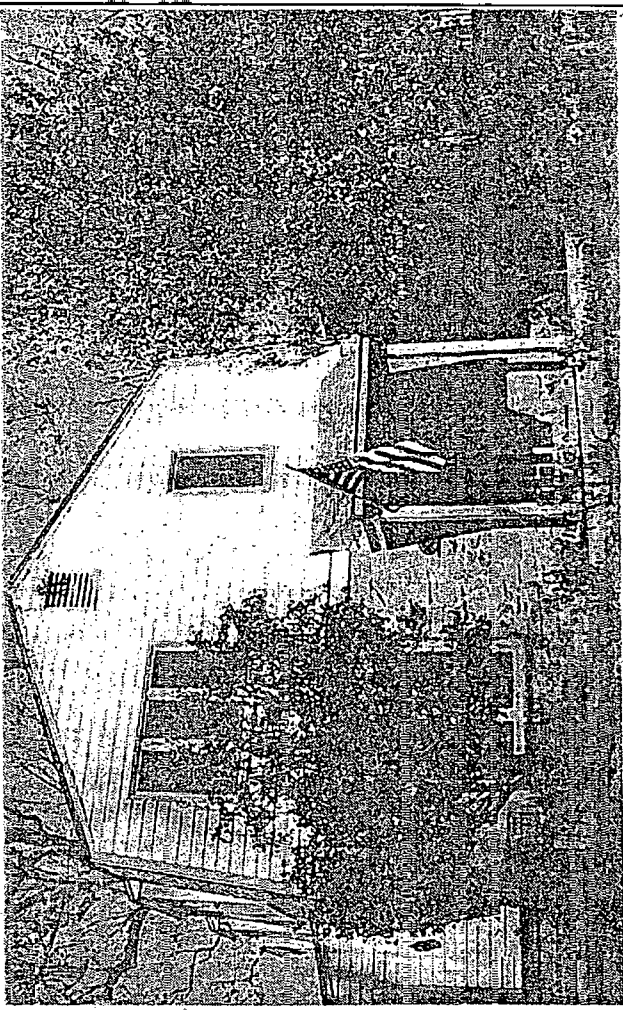
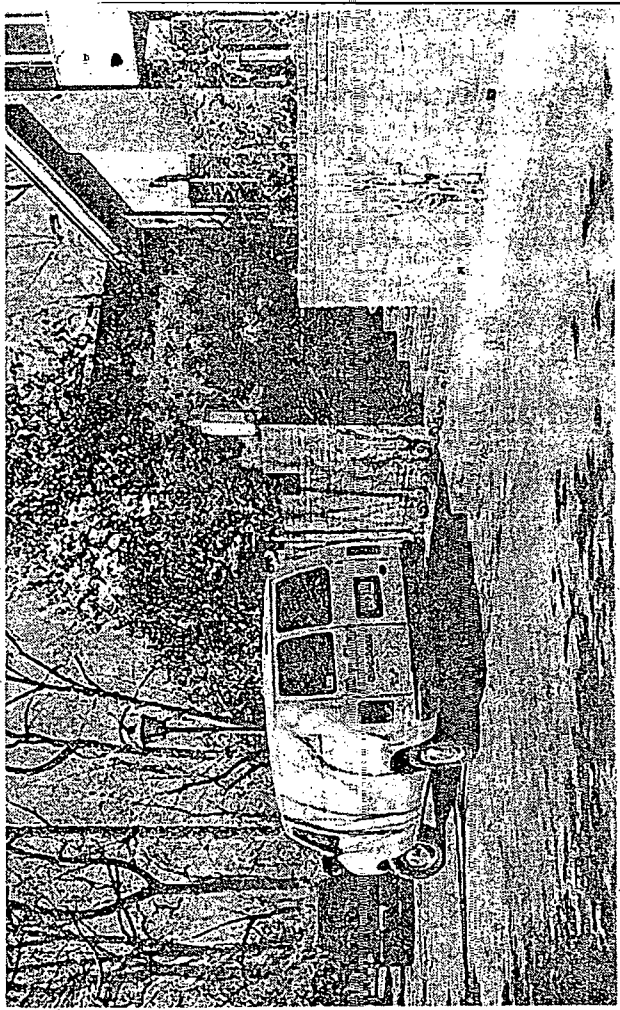
3/16" = 1'-0"



HARTMAN RESIDENCE #51

WEST LENOX STREET



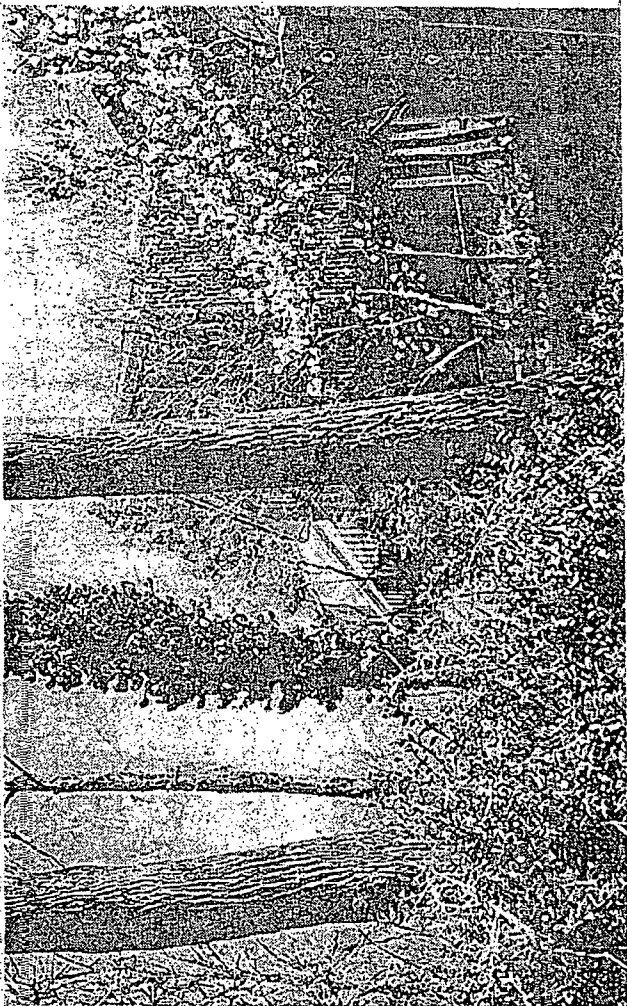


1

2



VIEW WEST @ EAST BOUNDARY LINE
VIEW EAST FROM REAR YARD.



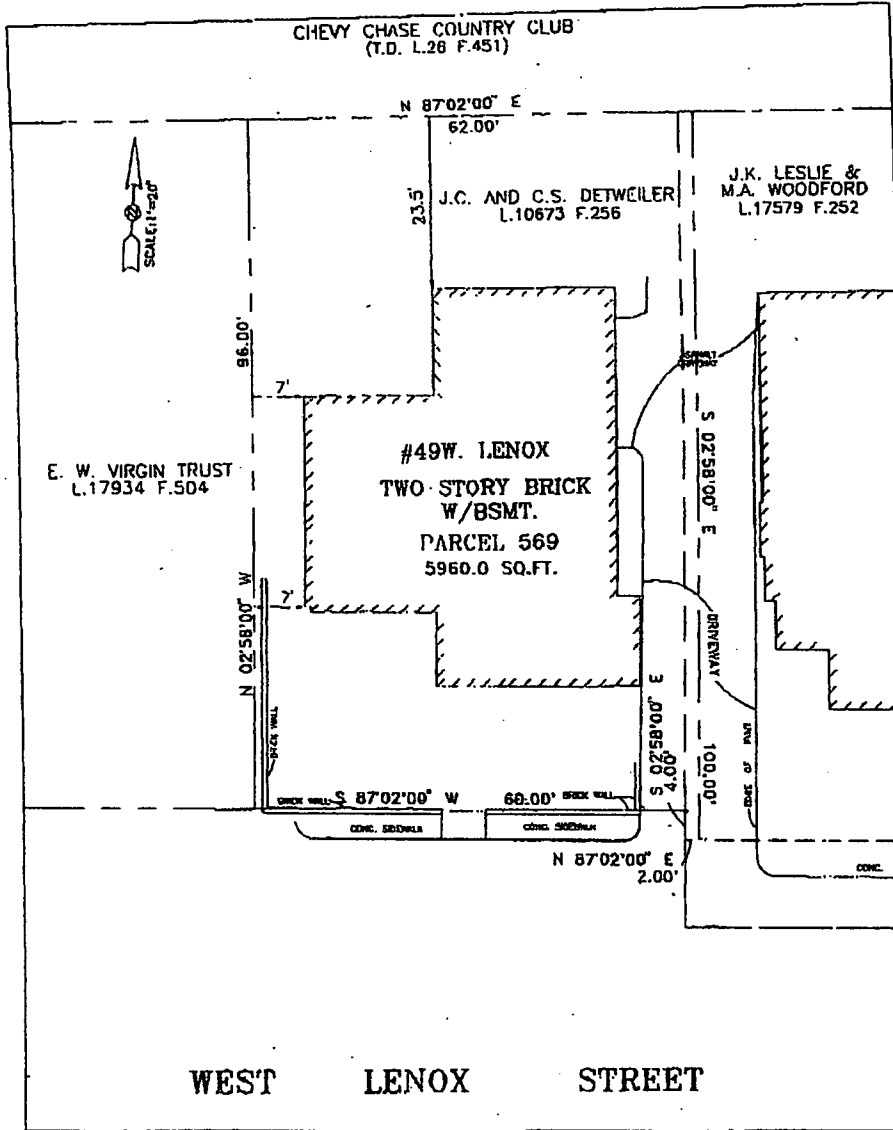
They should demo
& rebuild!



VIEW WEST FROM EXISTING PORCH
VIEW NORTH @ EAST BOUNDARY LINE



BUILDING LOCATION SURVEY
 49 LENOX STREET
 PARCEL 569
CHEVY CHASE SECTION 2
 MONTGOMERY COUNTY, MARYLAND



DRAWN BY: JL/CTG
 DATE: NOVEMBER 10, 2000
 SCALE: AS SHOWN
 JOB NO.: 2034

REFERENCE
 PLAT BK.
 PLAT NO.



LANDMARK ENGINEERING, INC.
 1020 HETON ROAD, SUITE 202
 SILVER SPRING, MARYLAND 20908
 PHONE: (301) 434-8830
 FAX: (301) 434-7427
 CONSULTING ENGINEERS PLANNERS SURVEYORS

rec 818

THE UNIVERSITY OF CHICAGO
LIBRARY



43 West Lenox
Street Facade

1



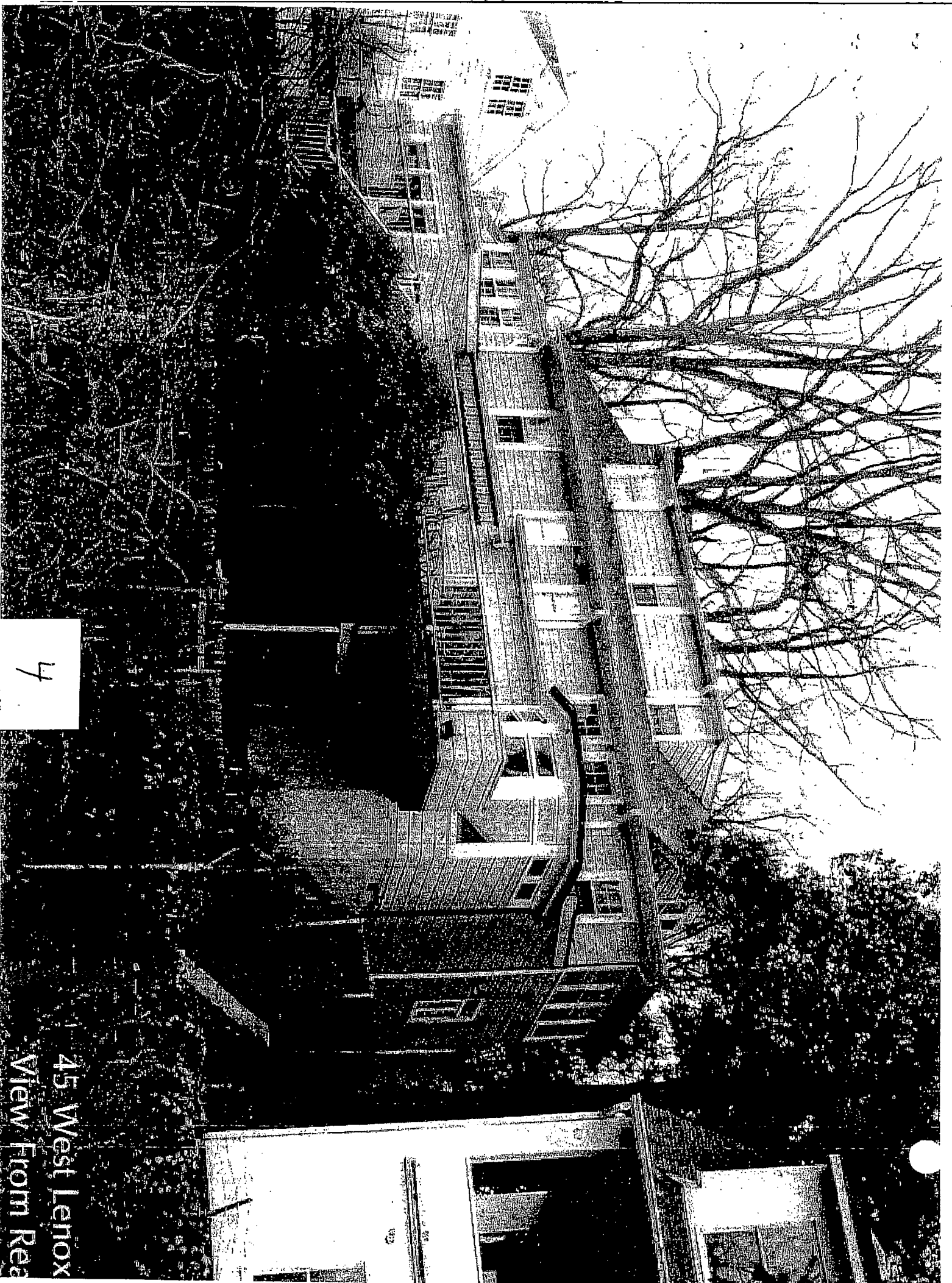
43 West Lenox
Rear Facade

2



3

45 West Lenox Street
Street Facade

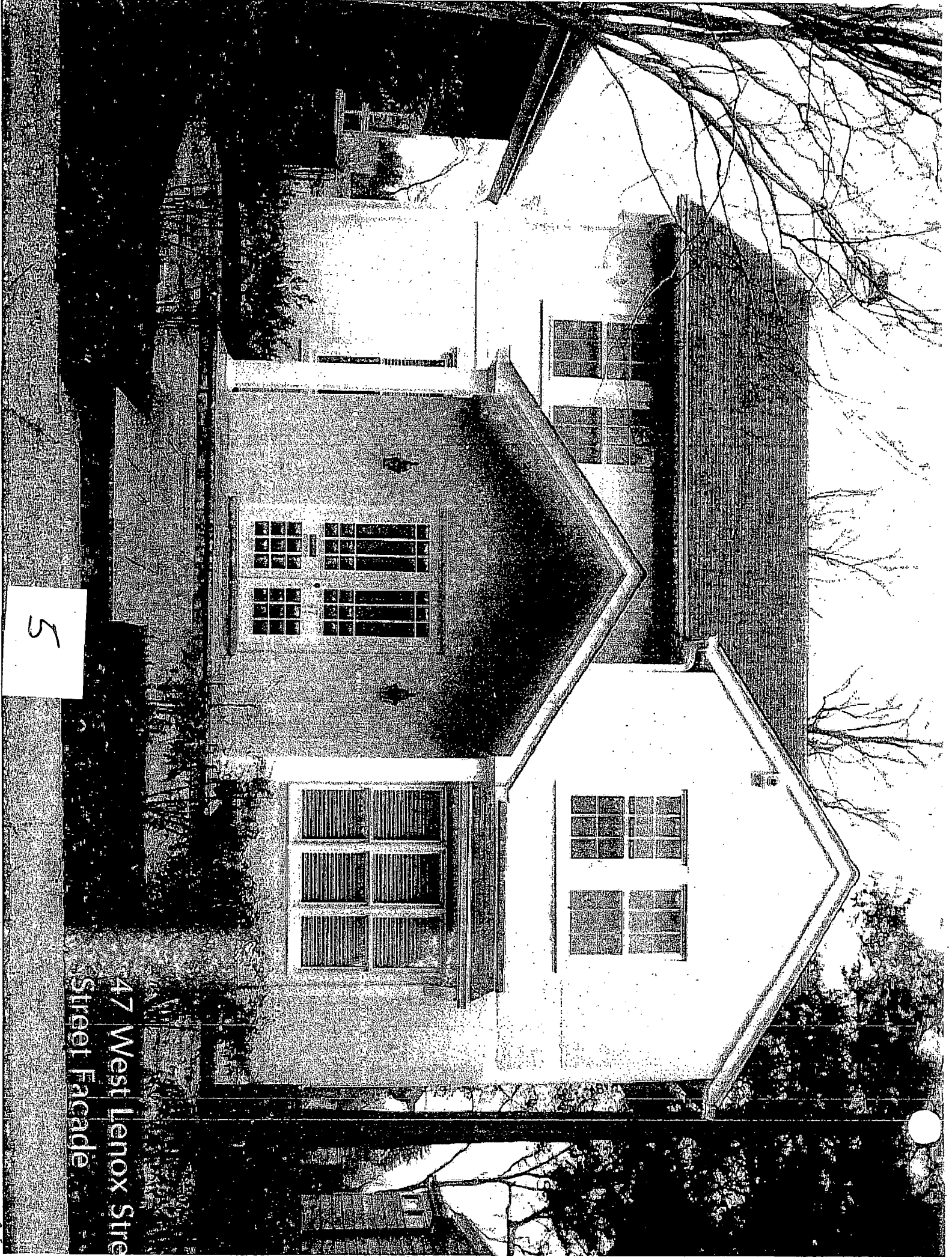


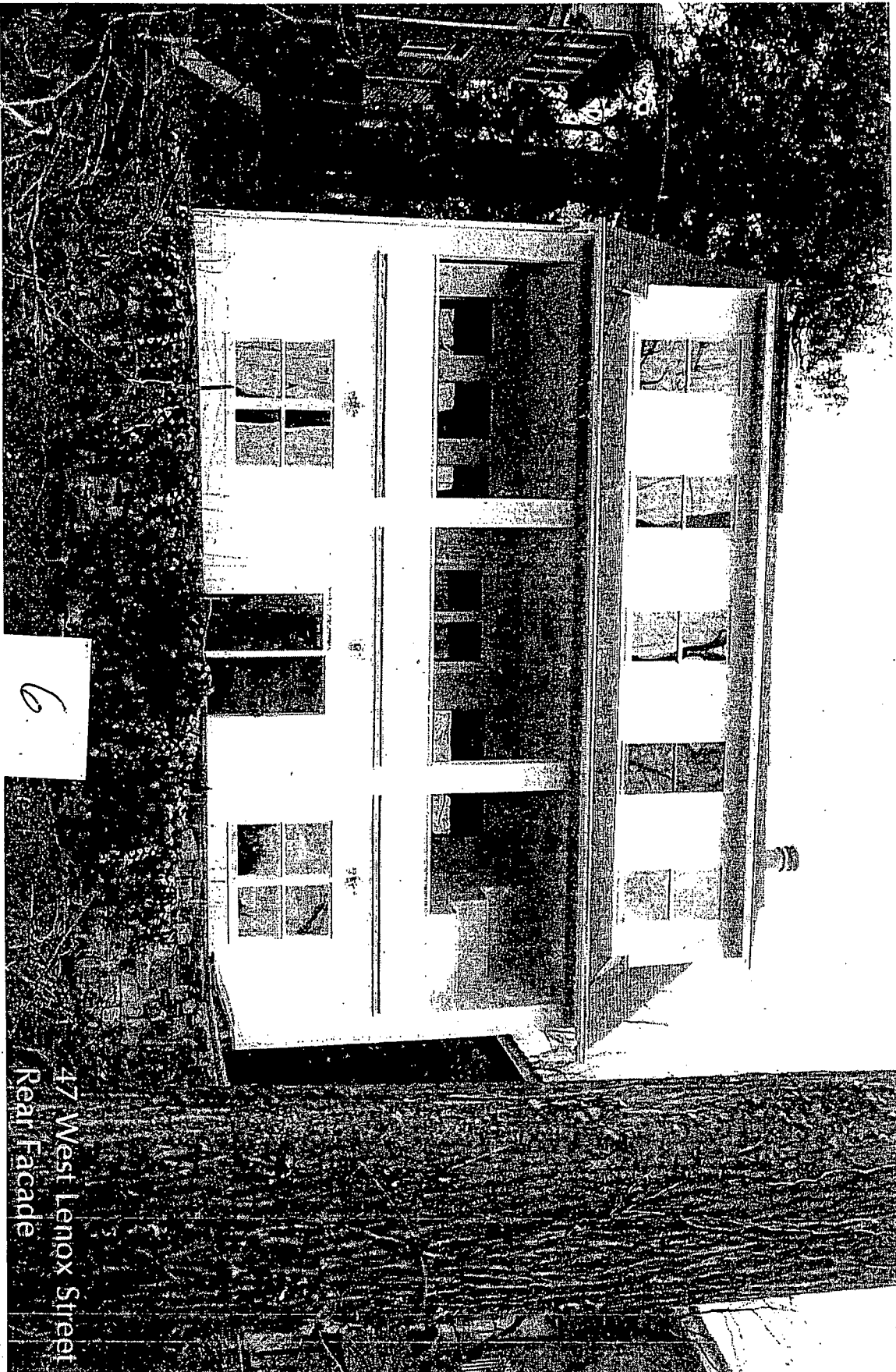
4

45 West Lenox
View From Rear

5

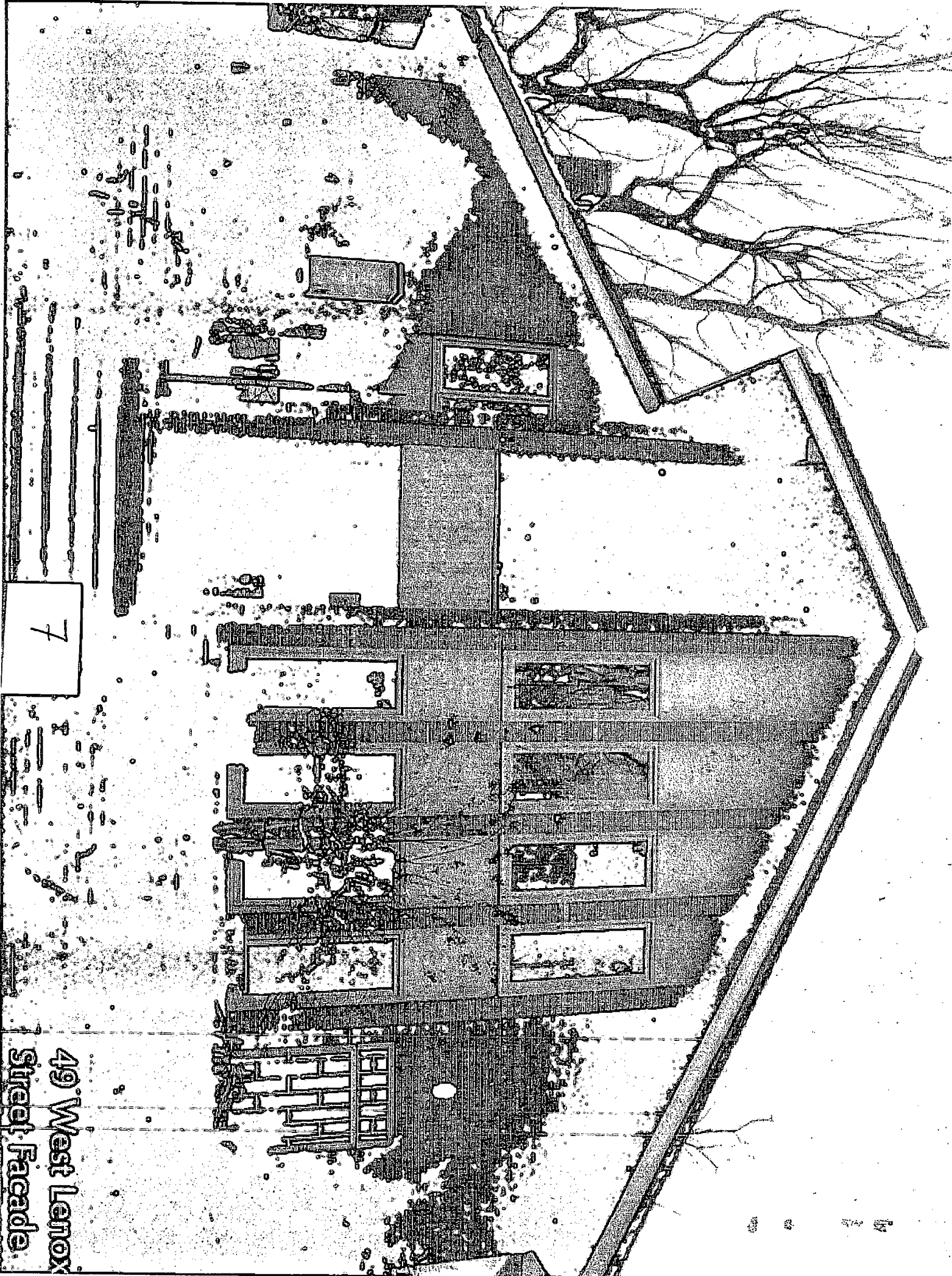
47 West Lenox Street
Street Facade





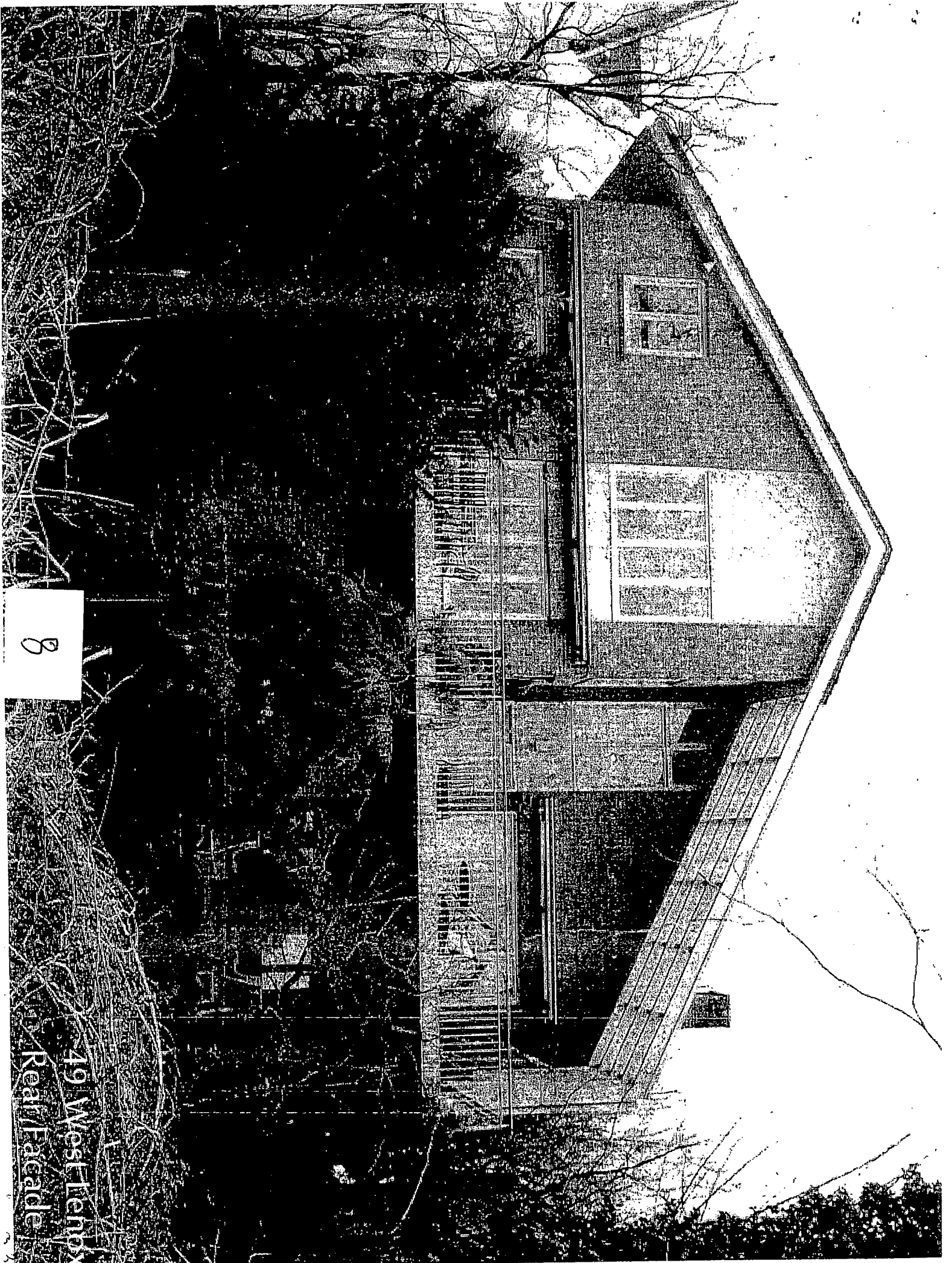
47 West Lenox Street
Rear Facade

6



7

49 West Lenox
Street Facade



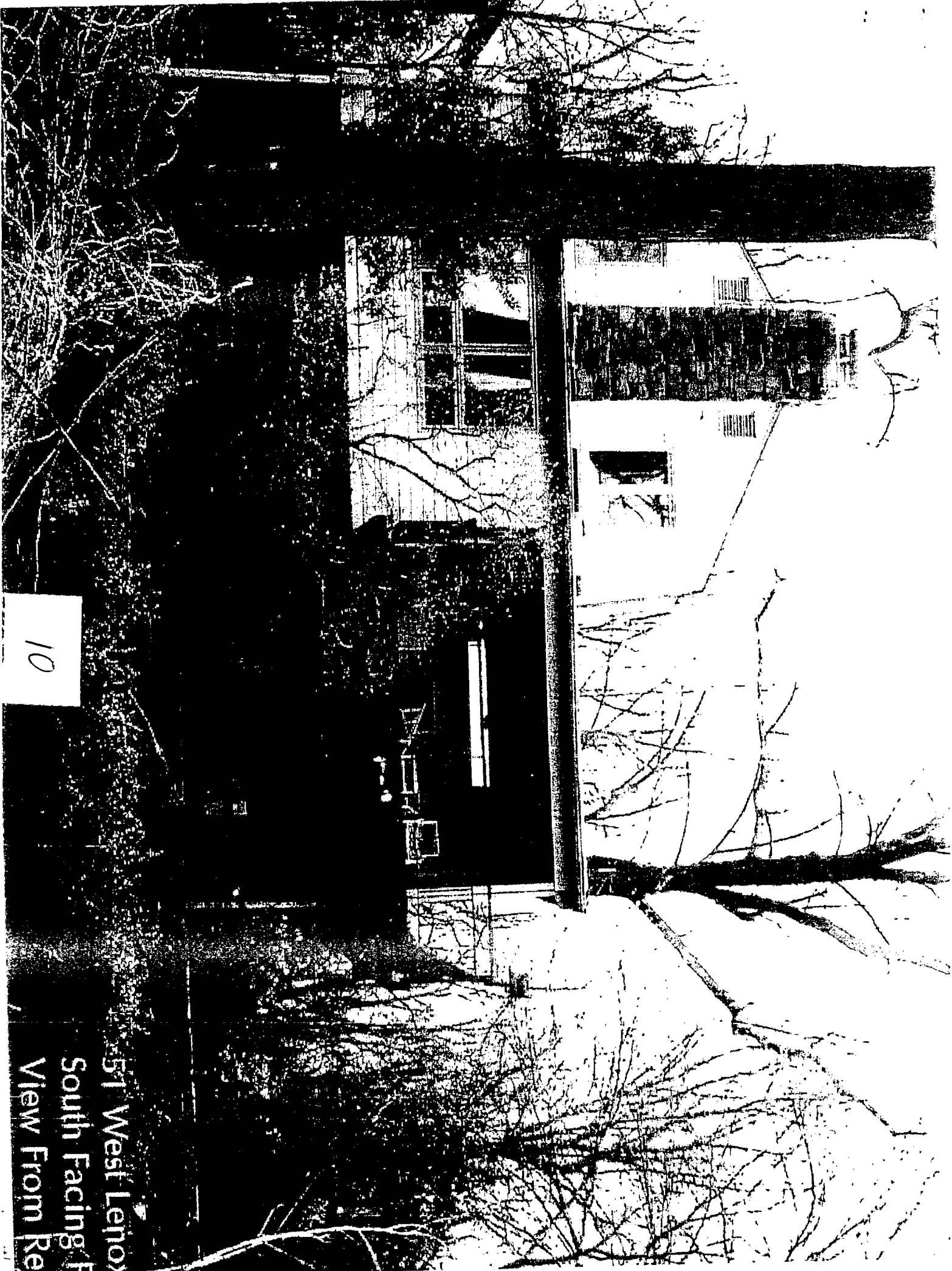
8

49 West Lenox
Real Facade



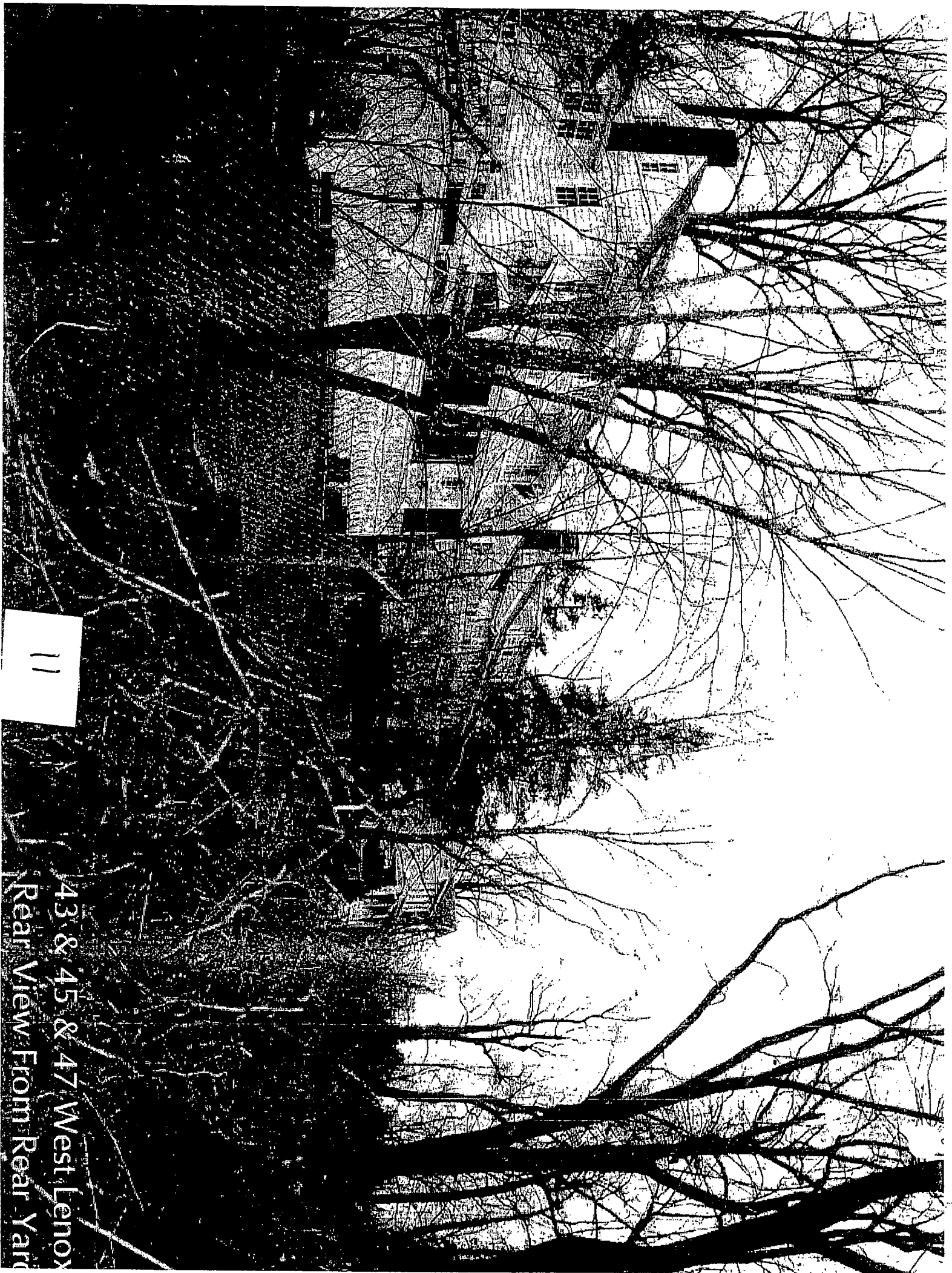
b

51 West Lenox
South Facing
View From S.W.



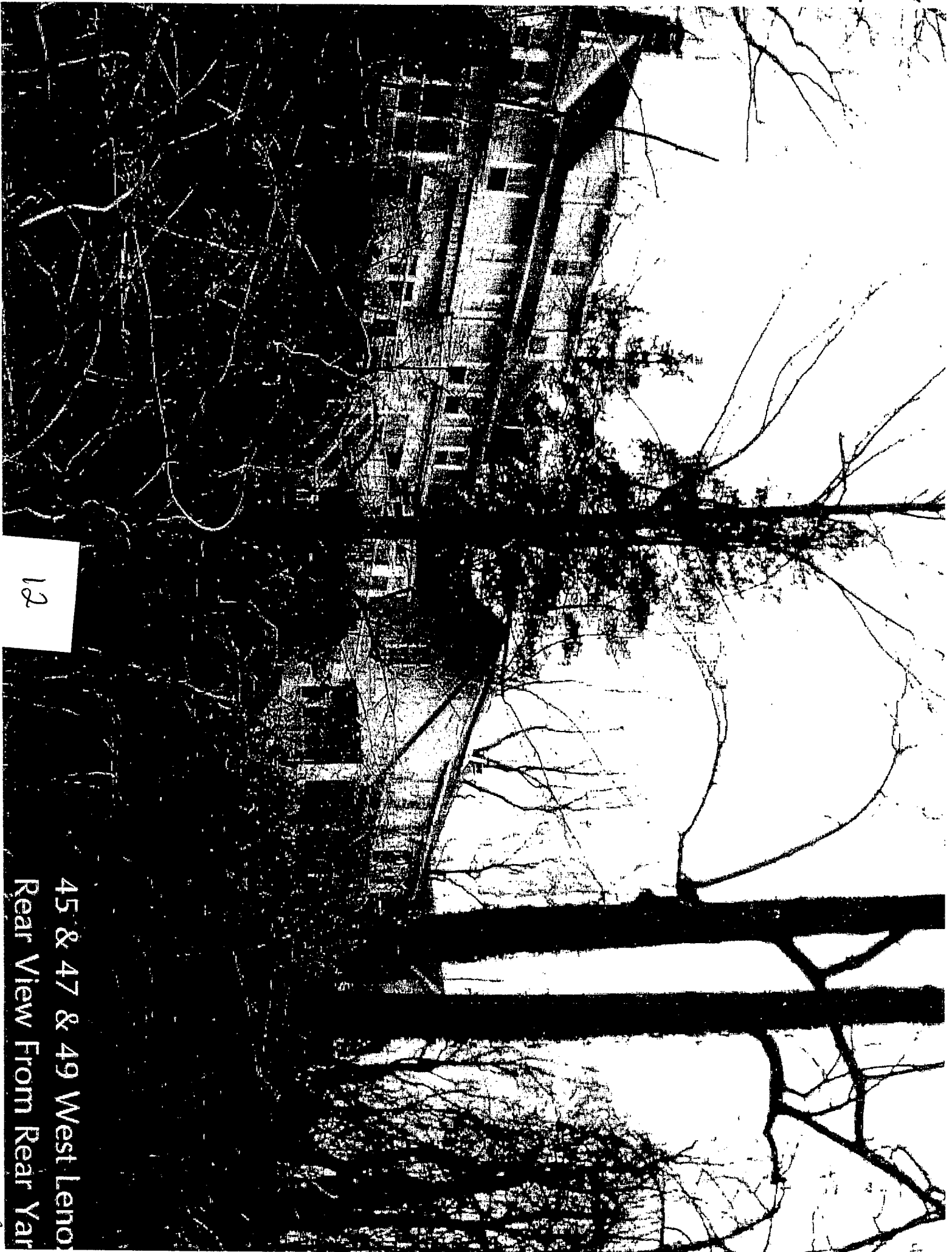
10

51 West Lenox
South Facing F
View From Re



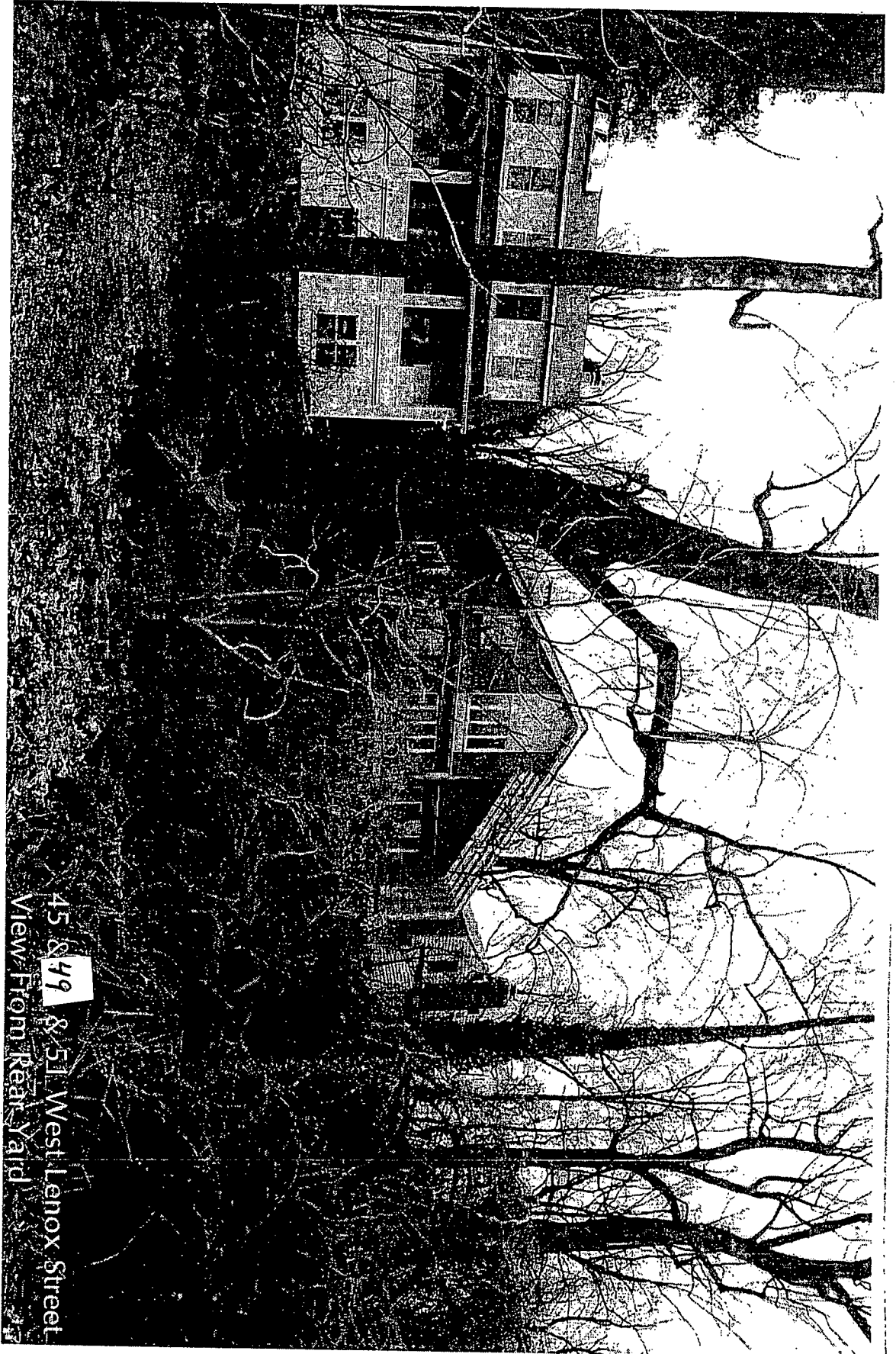
11

43 & 45 & 47 West Lenox
Rear View From Rear Yard

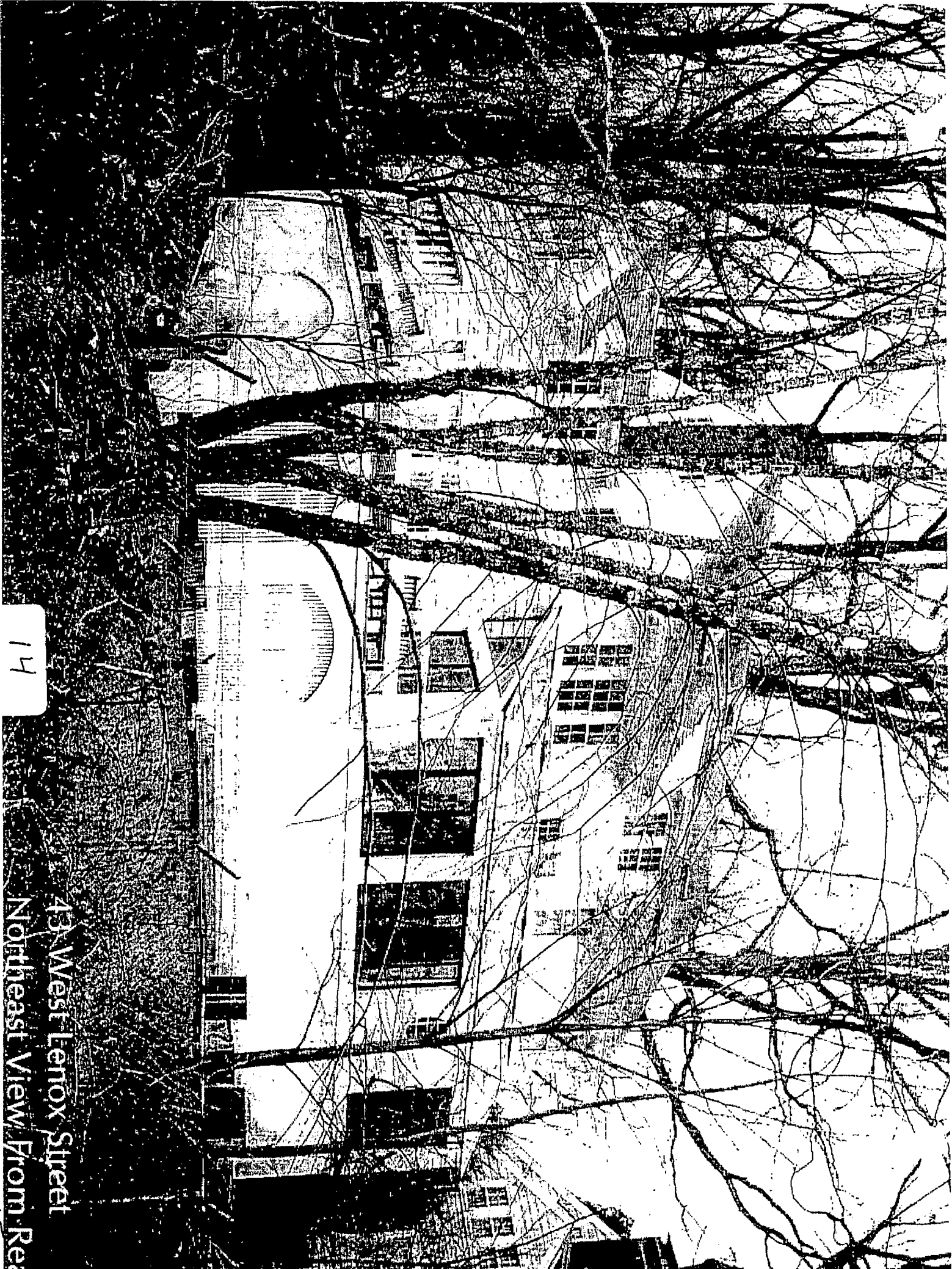


12

45 & 47 & 49 West Lenox
Rear View From Rear Yard

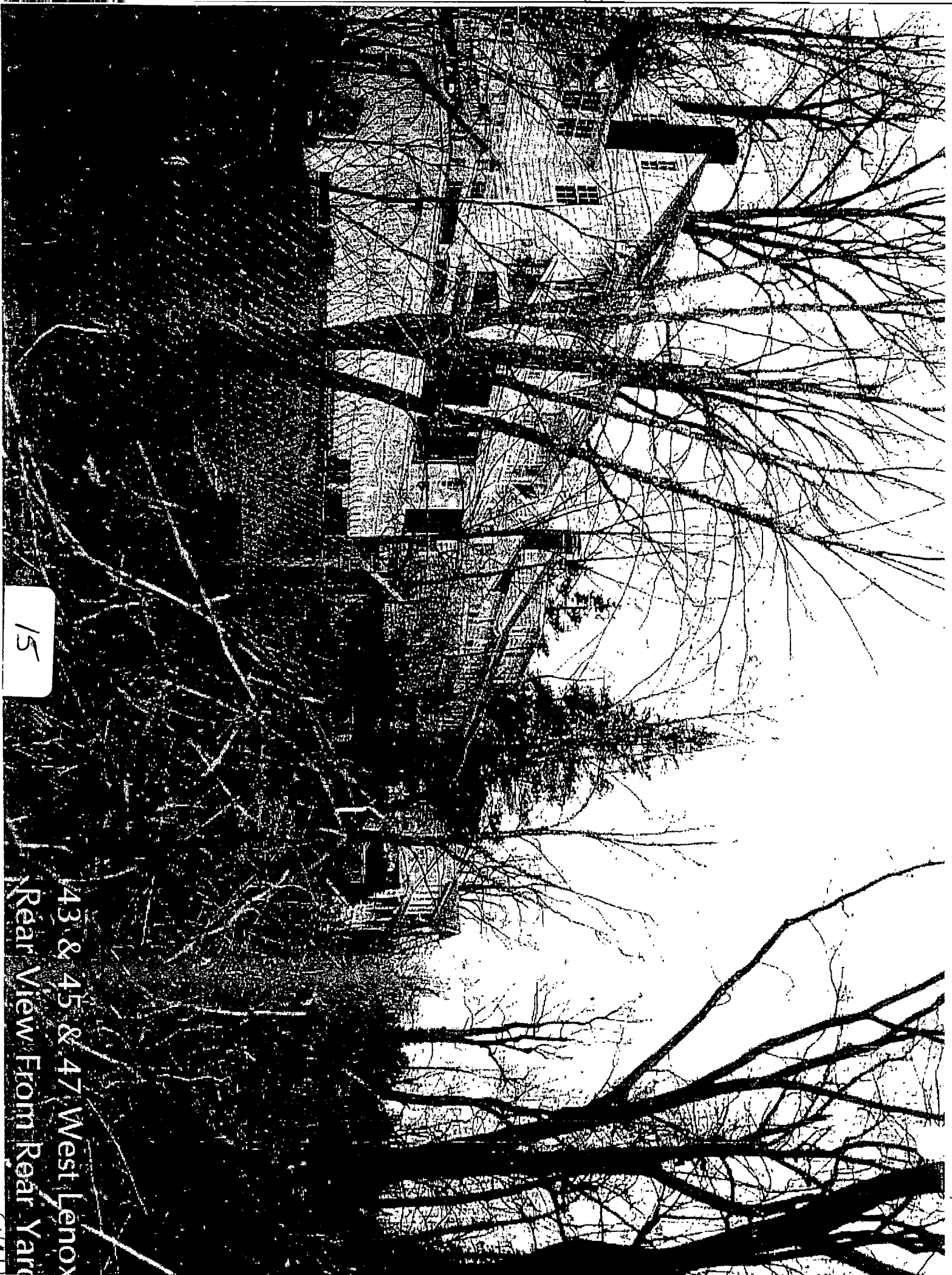


45 & **49** West Lenox Street
View From Rear Yard



14

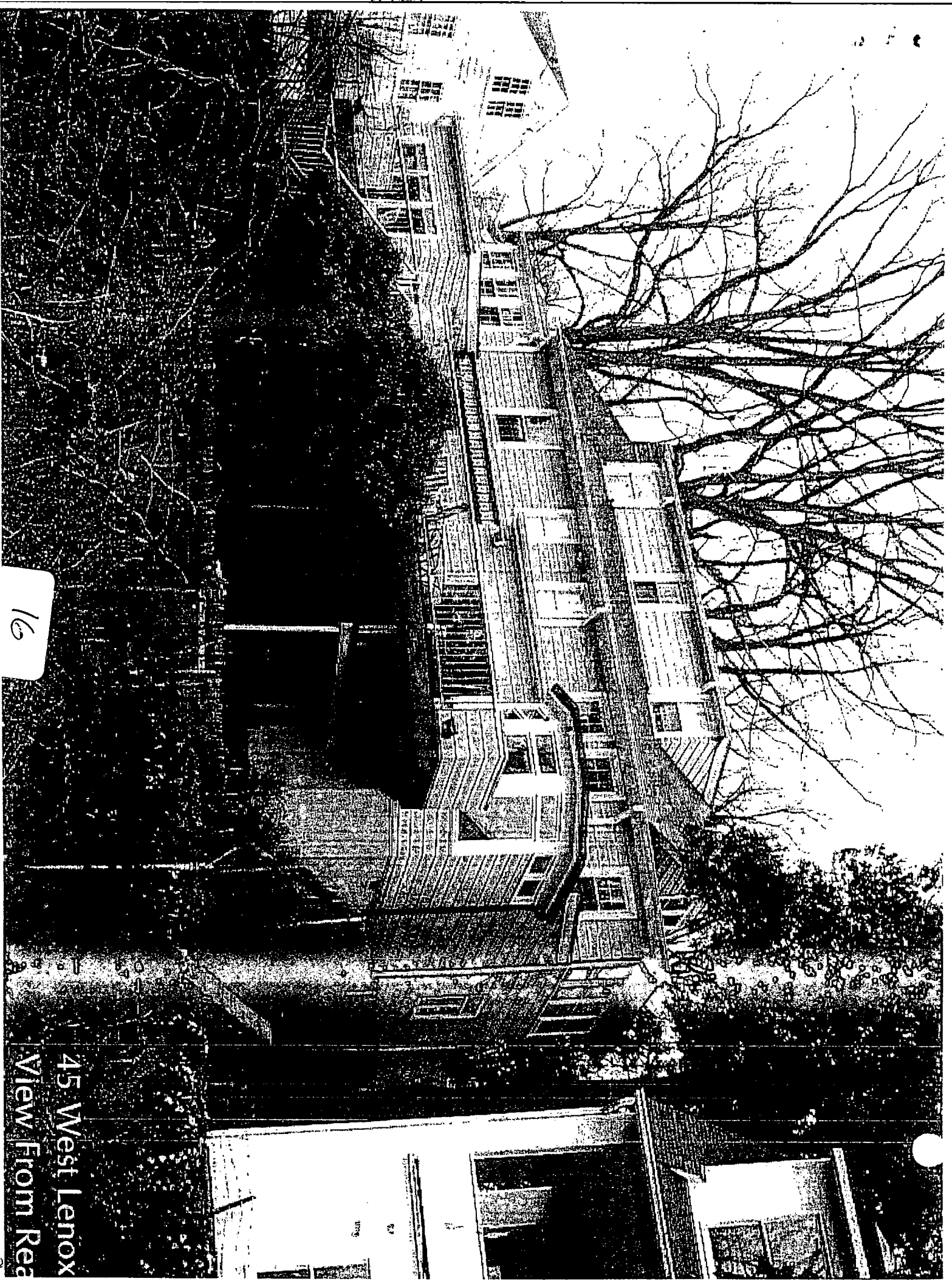
43 West Lenox Street
Northeast View From Rear



15

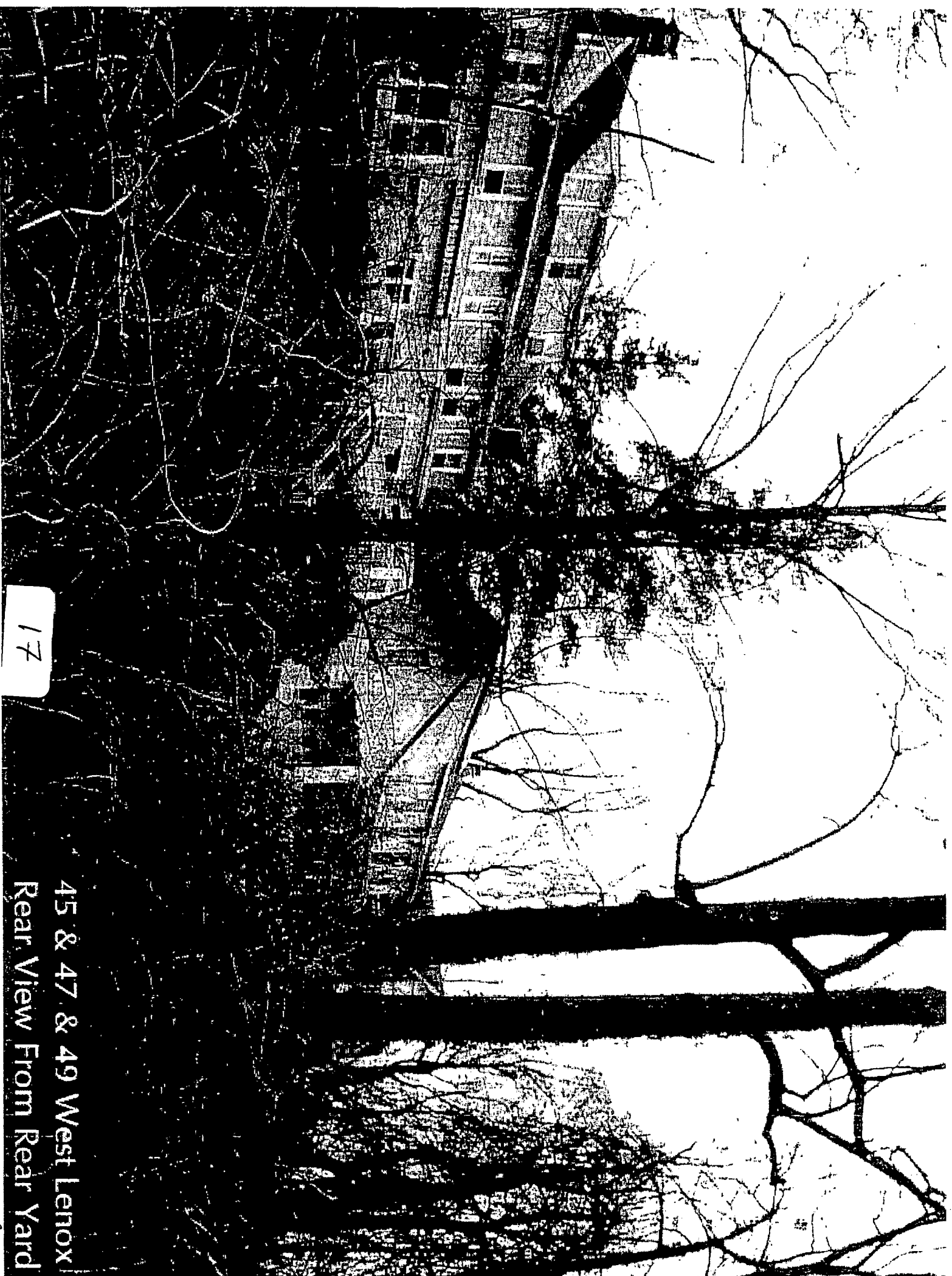
43 & 45 & 47 West Lenox
Rear View From Rear Yard

117



16

45 West Lenox
View From Rear



17

45 & 47 & 49 West Lenox
Rear View From Rear Yard



18

49 & 51 West Lenox
View From Rear Yard

George Kousoulas, for Alex and Betty Boyle
Testimony before the Historic Preservation Commission
HAWP for 51 West Lenox Street, Chevy Chase Village Historic District

June 7, 2006

In the late 1990s the Historic Preservation Commission, went through the process of designating Chevy Chase Village. At the final hearing, in his motion to recommend designation, Commissioner Tom Trumbull put it simply: "if not Chevy Chase, what?"

Former Commissioner Kim Williams was not on the Commission then, but she co-wrote the book on Chevy Chase: *Chevy Chase A Home Suburb for the Nation's Capital*. At the first Preliminary Hearing when confronted with the proposal before you tonight, she made an eloquent case for why this end of West Lenox mattered, calling it a "unique", "bucolic" and "intimate" setting with "this incredible sense of nature surrounding you." [Testimony, pp102-103] She voiced her unease with the proposal, saying she was, "fairly troubled by the proposal and that the size needs to be scaled way back, that the site cannot accommodate such scale." [Testimony pp 103]

At the last Preliminary Hearing there was a clear sense from those Commissioners that had problems with the proposal that they didn't know if there would be sufficient preservation interest to address their concerns at the time of application.

We have gone over the quantitative review of this proposal's trebling of its current size and how it compares to this house and that house. Since the applicants have not changed their proposal since the last hearing there is no need to go over it again. Those numbers are attached to this report for reference..

However, the Commission's central quandary is determining what is the preservation interest in this case. There are two parts to this question: who would know and what will change?

The Commission's reluctance to weigh in on this proposal stems from the notion that this house is the on the tail-end of a street that is in a remote corner of the district, far from the gaze of those residents living in houses of historic value.

The historic preservation of Chevy Chase Village does not exist for the residents of the Village; it doesn't exist for those residents who live in the most historic houses. It exists for all of us: those of us who are here today and those of us who will be here tomorrow.

The district also exists as one piece. The designation doesn't distinguish between one corner and another. It doesn't distinguish between Kirke Street and Irving Street, and it doesn't distinguish between on end of West Lenox and the other.

It does distinguish between those houses that contribute to the historicity of the district and those that do not. It distinguishes between those that contribute in an outstanding way, those that merely contribute. And those that do not. One thing that is clear is that this distinction rests on the quality of

the house. Yet, ironically, the yard of a non-contributing resource could factor into the open space historicity of the district more than that of an outstanding one. The yard of each house makes up the setting that pervades the entire district. It is a cumulative effect that takes all lots into account. And, this setting is one of the hallmarks of the Village's designation as a Historic District:

Another critical characteristic of the proposed historic district is its naturalistic setting with numerous and massive trees, a remarkable park-like setting and dramatic canopies for the roads and houses.

When we are confronted by a non-contributing resource, the interest of preservation does not disappear. The preservation interest shifts from a concern about what will the modification do to the house to a concern about what will the modification do to the setting. The interest is still there and the purview of the Historic Commission is intact.

Therefore the Commission has every right and obligation to consider the impact of alterations to the surrounding envelope of open space. Clearly that obligation extends to this very end of West Lenox.

This brings us to the second part: how will the open space be affected by this alteration?

The setting is composed of many features, the ground plane that the house sits on, the area in front, the area to the sides, the area to the rear, and the area above. The canopy is one of the salient features of the park-like setting of Chevy Chase Village. Houses may stretch out across their lot interacting with the landscape, yet taper gracefully as they rise. The gables gently pierce the canopy above and there is a sense that the trees are enveloping the houses below. Or a house may bluntly rise to its full height, with hardly a change in plane, creating a discordant meeting of house and vegetation. As this proposal does. This is why quantitatively and qualitatively the proposal in its current form is not right for the setting. A trebling of its size puts it at the front of the pack in terms of its peers on the block, as we have shown before, and its blunt roofline mars the setting qualitatively.

We have talked before about a changing paradigm of the suburb, where open space is not valued an interior volume is. This is a paradigm that is out of synch with the very nature of our traditional suburbs. Changes of this sort are far more detrimental than the odd awkward porch addition.

You make decisions twice a month that, taken in isolation, can seem harmless enough, but added up can lead to startling change, And this process will not start at the outstanding center, but at the edges.

Your choice is not between allowing everything and allowing nothing. Within the level of scrutiny appropriate to this application—a level that focuses attention on massing, scale and compatibility, precisely the issues before you tonight—you can bring the proposal within the prescriptions of 24A. The limitations would likely be modest to the size of the house, yet great in terms of its bulk.

We respectfully ask that you deny a Historic Area Work Permit as the proposal currently stands.

Oaks, Michele

From: Barr, Stuart R. [srbarr@lerchearly.com]
Sent: Tuesday, October 24, 2006 5:18 PM
To: knopf@knopf-brown.com; Spicer, Malcolm
Cc: Freeman, Katherine; Oaks, Michele; Barr, Stuart R.
Subject: Case No. A-6158 - Administrative Appeal for 51 W. Lenox St. - Additional Documents

Norm/Mac:

A few things for tomorrow's administrative appeal (Case No. A-6158). I just noticed from the County's prehearing submission that there is at least one important document which was presented to the HPC at the HAWP hearing, which was not included in the County's prehearing submission. It was the letter and set of charts prepared by George Kousoulas. They are attached to this email and we intend to discuss them tomorrow. I recall from the prehearing conference that we basically agreed that the entire HPC record would also be given to the Board, so this shouldn't be a problem. Also, I just received today a letter from former HPC Commissioner Kim Williams. She will not be able to appear at tomorrow's hearing, but asked that her letter be submitted to the Board. It is also attached. Lastly, we have been advised that in addition to the witnesses we listed in our prehearing submission, that John and/or Marilyn Montgomery, 5914 Cedar Parkway, intend to speak at the hearing also. If you have any questions, please call me. See you tomorrow. Stuart

Stuart R. Barr, Esq.
Lerch, Early & Brewer, Chtd.
Suite 460
3 Bethesda Metro Center
Bethesda, MD 20814-5367
(301) 986-1300 (Main)
(301) 961-6095 (Direct)
(301) 347-1771 (Fax)
srbarr@lerchearly.com
www.lerchearly.com

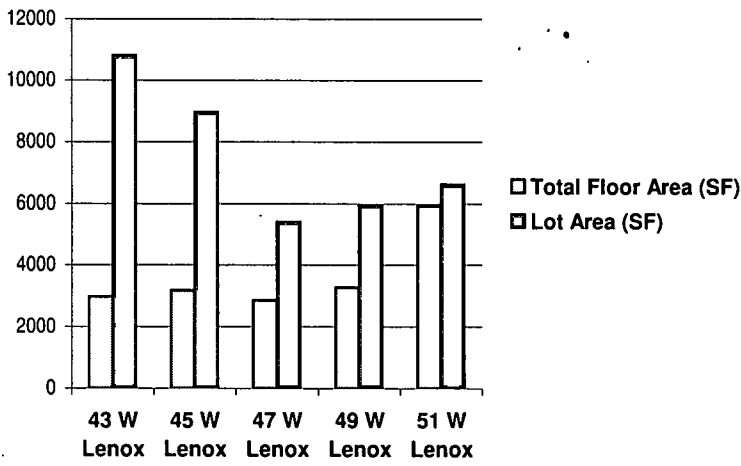
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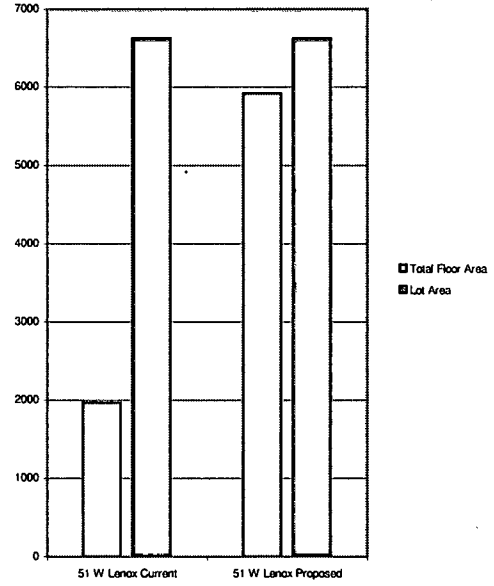
10/25/2006

West Lenox Comparative Areas

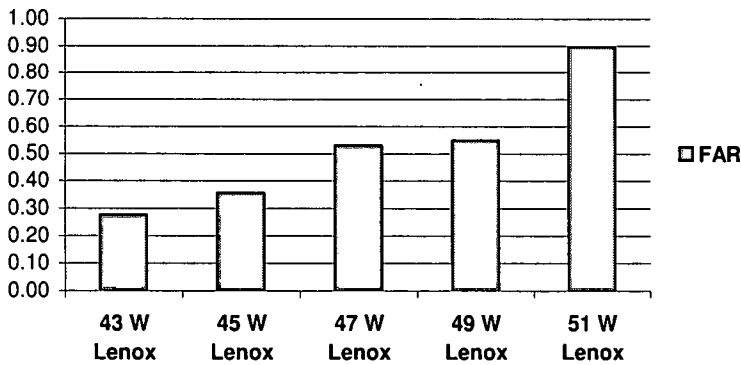
West Lenox Area Analysis



51 West Lenox: Current vs. Proposed



West Lenox FAR Analysis



New Board member → Catherine Titus

- * CC. country club not designated up in C.C. village H. District Boundary
 - no language in designation to protect vista
 - no jurisdiction

* ~~CC~~ Under executive regulations criteria of approval.

copies

(Cherry Chase village expansion)

page #14


Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

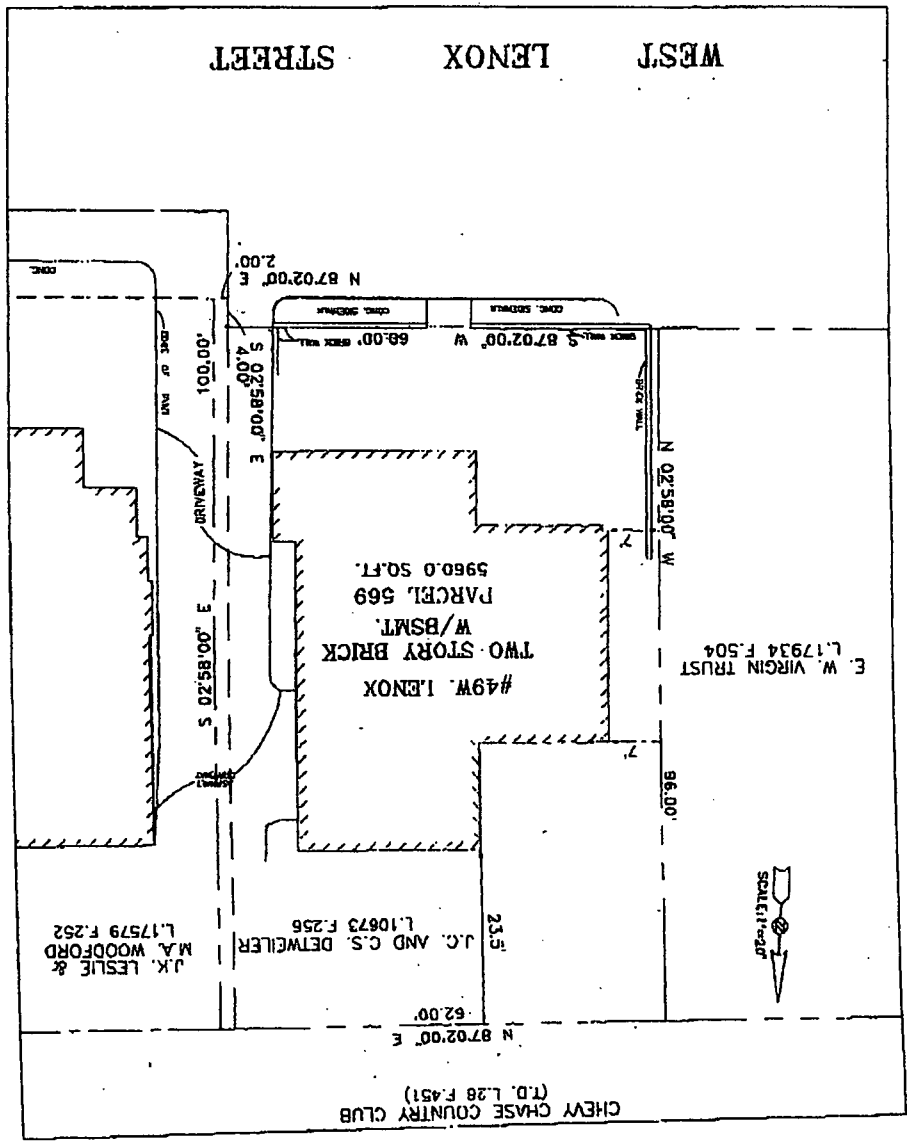
→ Alterations to the portion of a property that are not visible from the public right-of-way should be subject to every element review. Most changes to the rear of the properties should be approved as a matter of course.

see: 8/18

What?!

We have a commissioner that respects staff's opinion?

JOB NO.: 2034		CONSULTING ENGINEERS PLANNERS ARCHITECTS
SCALE: AS SHOWN		1020 BELTON ROAD, SUITE 202 SILVER SPRING, MARYLAND 20908 PHONE: (301) 434-6580 FAX: (301) 434-7457
DATE: NOVEMBER 10, 2000	REFERENCE	LANDMARK ENGINEERING, INC.
DRAWN BY: JL/CTG	PLAT BK.	
	PLAT NO.	



BUILDING LOCATION SURVEY
49 LENOX STREET
PARCEL 569
CHEVY CHASE SECTION 2
MONTGOMERY COUNTY, MARYLAND

Hartmans Preliminary

Lee

- Recognizing that this is a NC resource.

DAVID

Proceed to HAWP

Jeff

FAR relevant discussion for Bulk -

Too large / massing needs to be more compatible to neighborhood.

Thomas

Smaller addition

reasonable w/ standard -

focus on streetscape

Timothy

character of district.

too large but comparable to adj.

bdgs

shed roof / chimney re-design

Nuray

*Neighbors have also melted to ^{side} setback design lower w/ more lot coverage?

Warren?

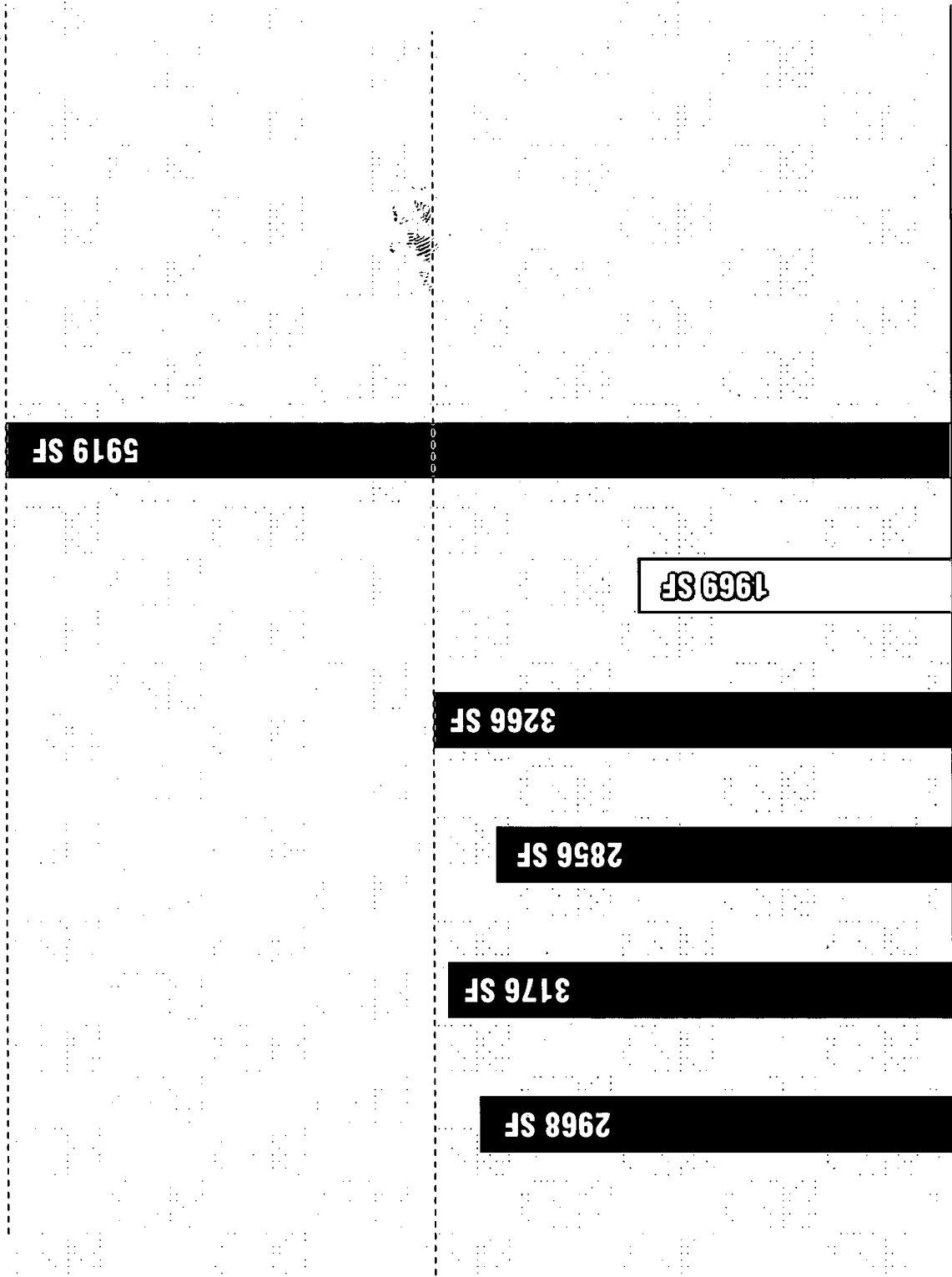
concerns

Julie

Chart A

**Total Floor
Area**

This chart compares
the Total Areas of
houses on the last
block of West Lenox.
Figures are
determined from latest
official tax records...



51 W. Lenox
(proposed)

51 W. Lenox
(current)

49 W. Lenox

47 W. Lenox

45 W. Lenox

43 W. Lenox

Chart B

Lot Area

This chart compares the Total Lot Areas of houses on the last block of West Lenox. Figures are determined from latest official tax records.

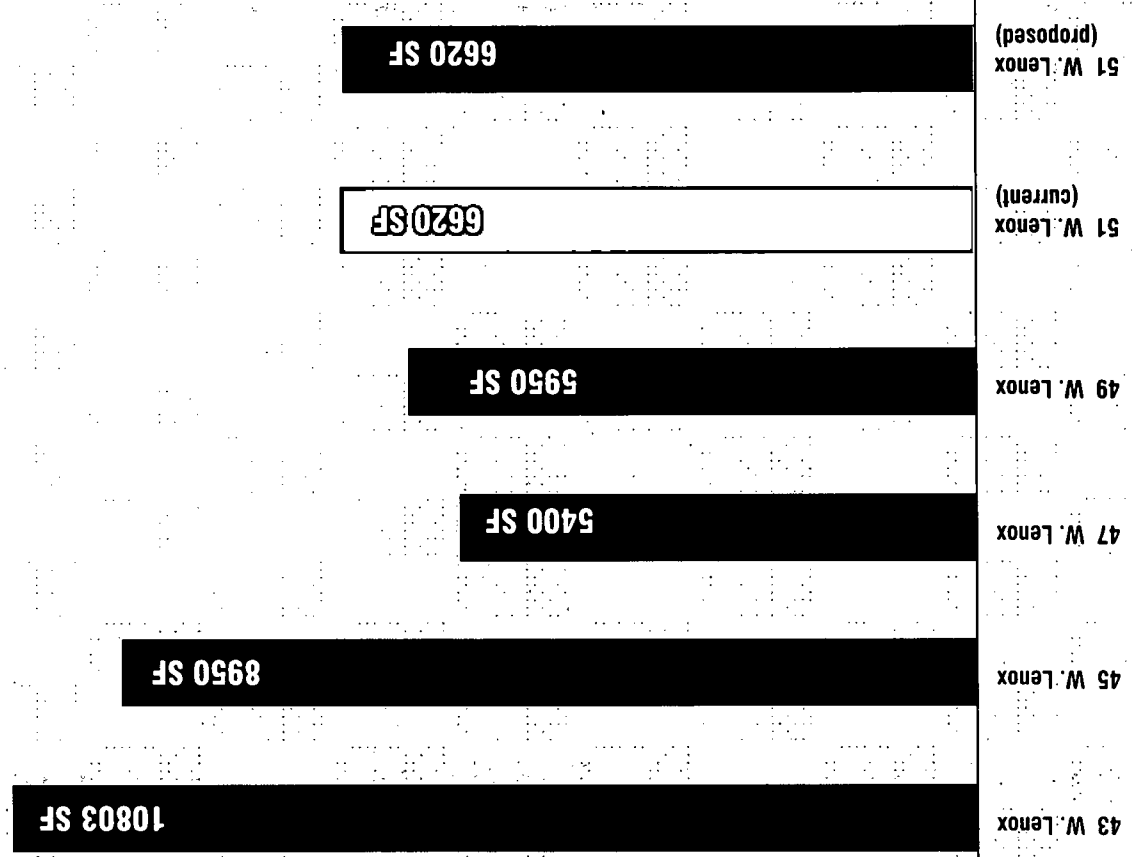


Chart C

FAR

This chart compares the FAR for the properties on West Lenox. The FAR is the Gross Square Footage/Lot Area

FAR is the best quantitative tool for understanding bulk. Lot coverage is useless, because it cannot distinguish between a 2500 SF rambler and 7500 SF 3-story townhouse.

A large 8000 SF home on a one-acre lot would have an FAR of approximately .2

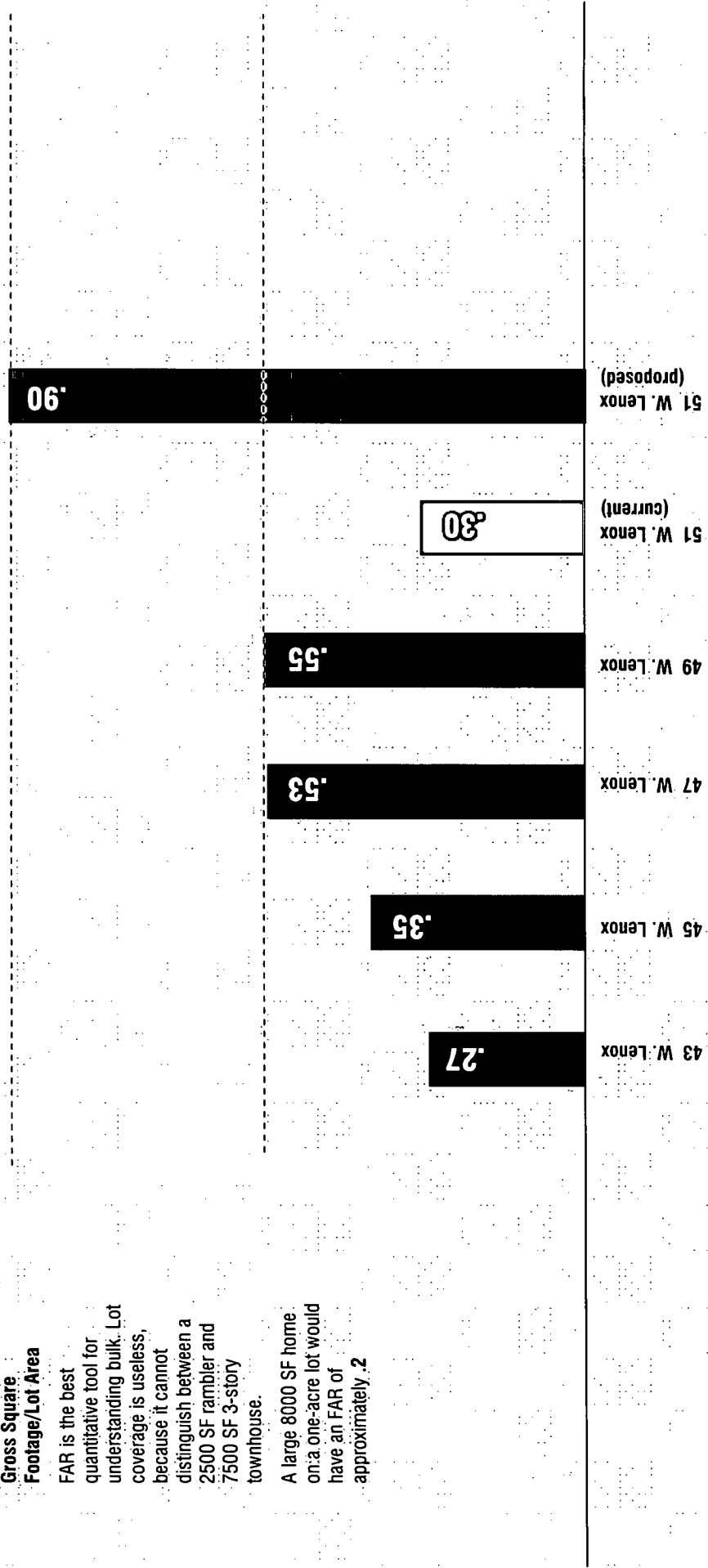


Chart D

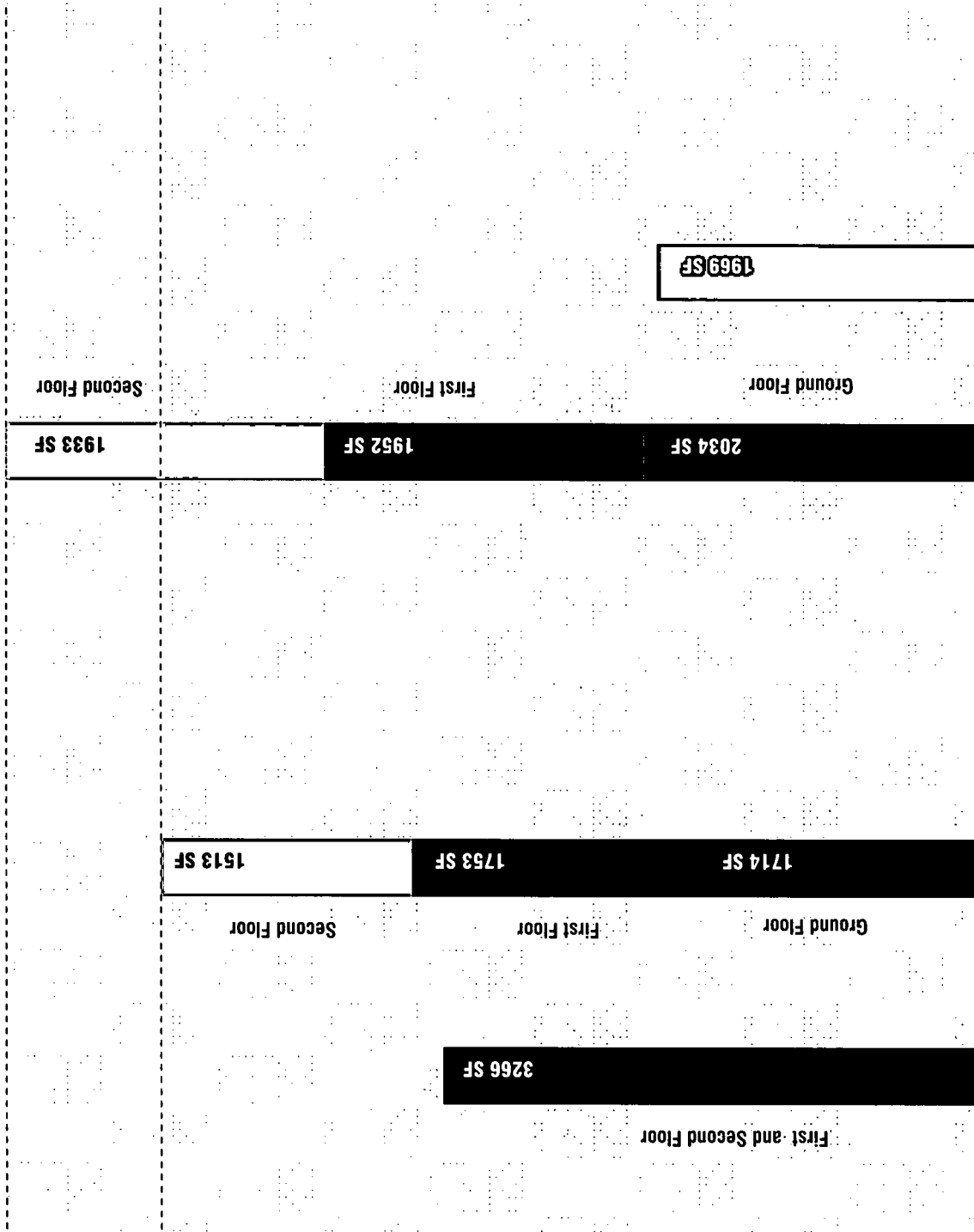
Floor Area Comparison

This chart compares the Total Areas of 49 and 51 West Lenox.

The area for 51 West Lenox is calculated from the current proposal.

The Official area for 49 West Lenox is taken from measurements of the house and reflects County tax records.

The Adjusted area for 49 West Lenox has been adjusted to add in a walkout basement that is currently not recognized by Montgomery County as part of the GSF.



49 W. Lenox Official

49 W. Lenox Adjusted

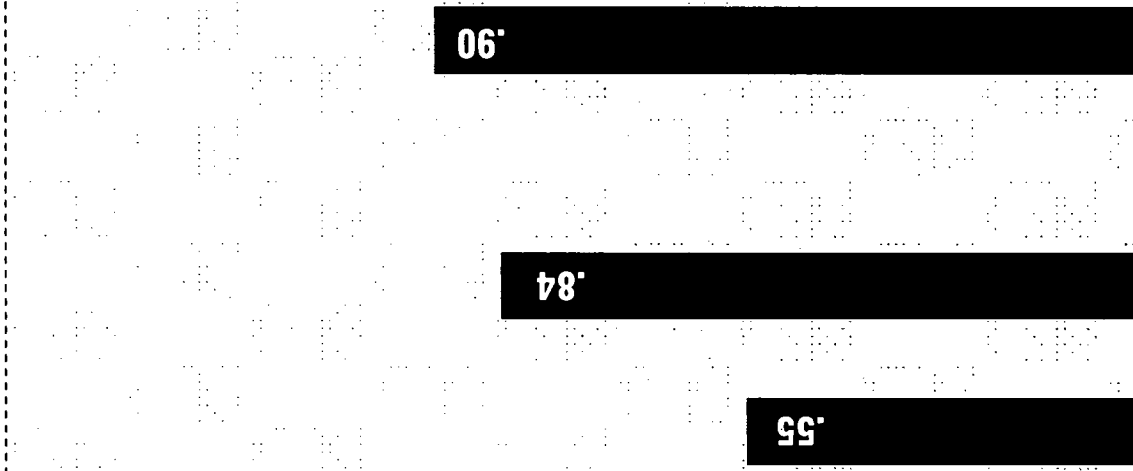
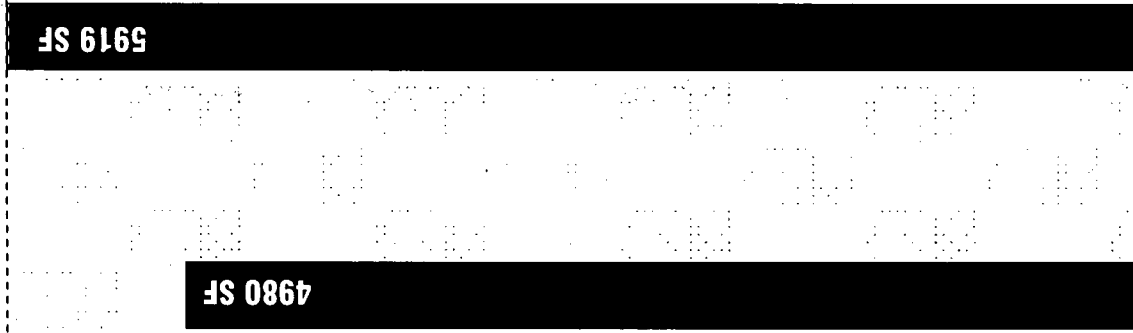
51 W. Lenox (proposed)

51 W. Lenox (current)

Chart E

49 and 51 West Lenox

This chart compares the Areas and FAR of 49 and 51 West Lenox, taking into account an adjustment of incorporating the basement of 49 West Lenox



49 W. Lenox
Adjusted Area

51 W. Lenox
Proposed Area

49 W. Lenox
FAR

49 W. Lenox
Adjusted FAR

51 W. Lenox
Proposed FAR

Chart F

**49 and 51
West Lenox
FAR Parity
(adjusted
area for 49)**

This chart compares the
Total Areas of 49 and 51
West Lenox, once the FAR of
the two houses is made the
same. The large area of 51
West Lenox reflects its
slightly larger lot size.

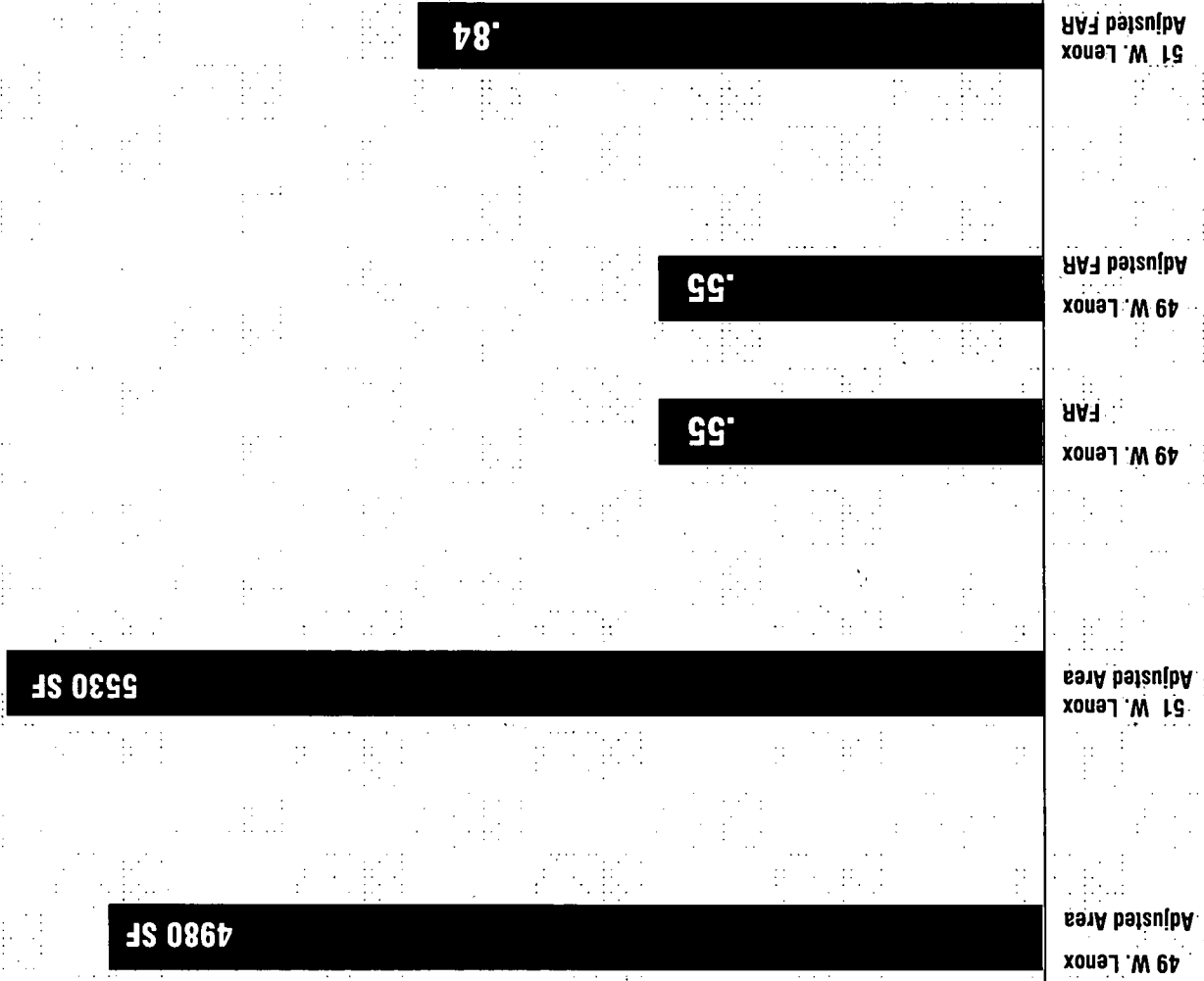


Chart G

**49 and 51 West
Lenox FAR
Parity (actual
areas for 49)**

This chart compares the Total Areas of 49 and 51 West Lenox, once the FAR of the two houses is made the same. The large area of 51 West Lenox reflects its slightly larger lot size.

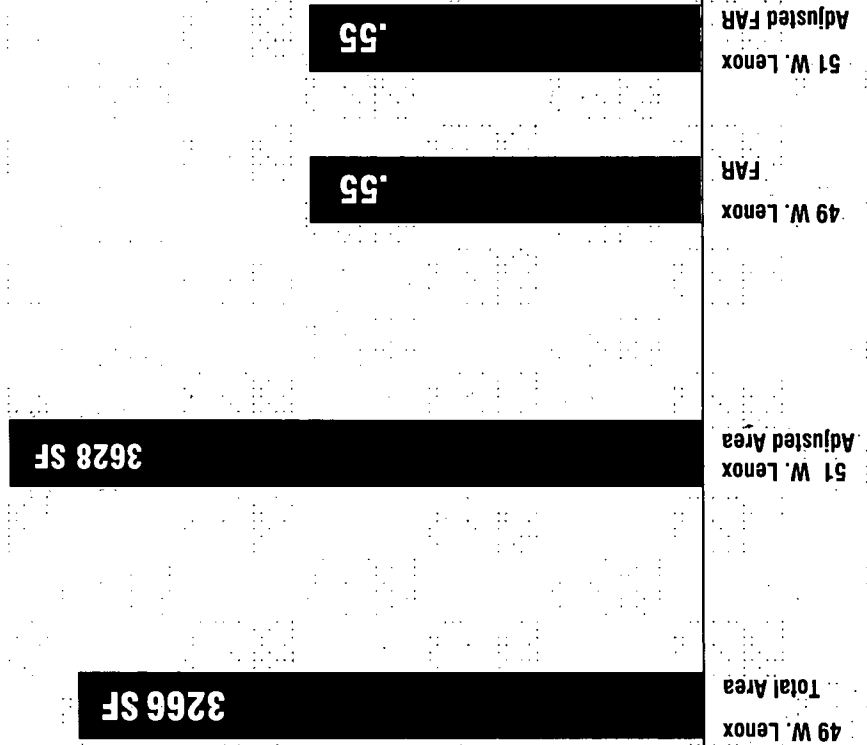
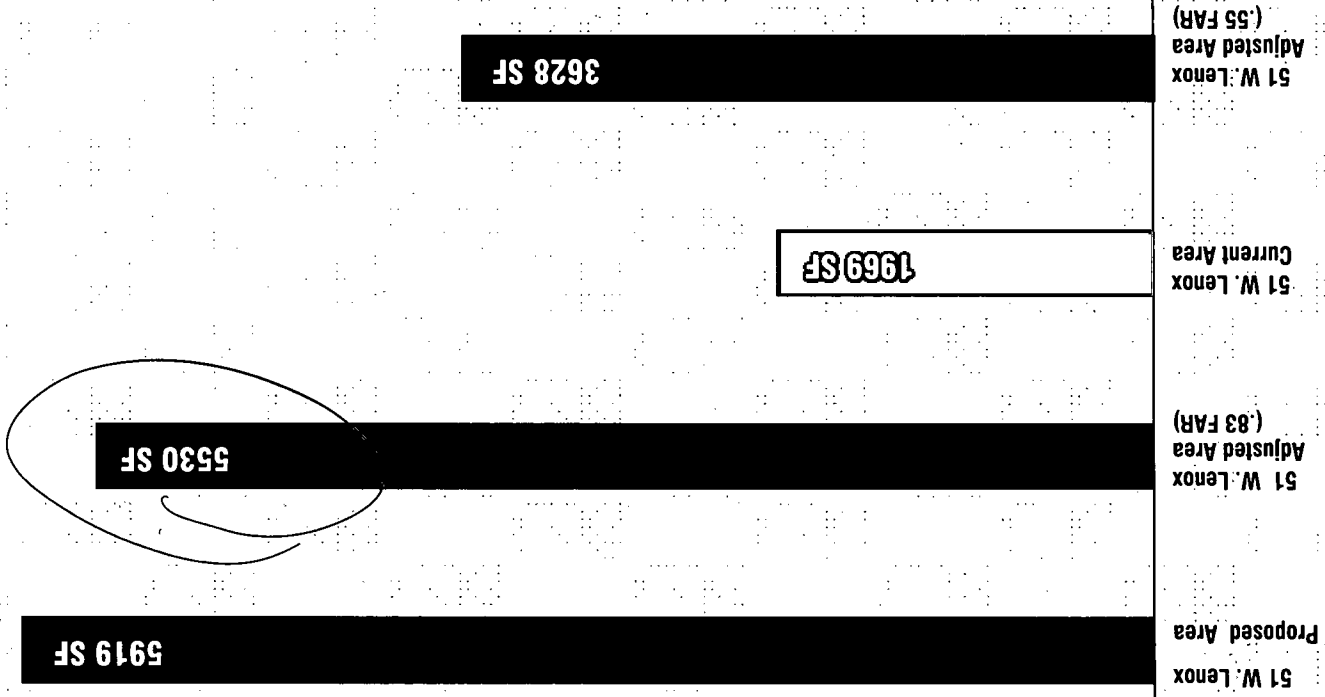


Chart H
51 West
Lenox
Adjusted
Areas

This chart shows the adjusted area compared to the proposed area of 51 West Lenox.



51 W. Lenox
Proposed Area

51 W. Lenox
Adjusted Area
(.83 FAR)

51 W. Lenox
Current Area

51 W. Lenox
Adjusted Area
(.55 FAR)

FLOOR AREAS

17 AUG 2005

