



HISTORIC PRESERVATION COMMISSION

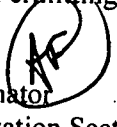
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 10/11/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #612274—fencing replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on October 10, 2012.

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

Applicant: Paul Gallagher
Address: 8 East Lenox Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: pcgallagher1@gmail.com Contact Person: PAUL GALLAGHER
 Tax Account No.: 00457768 Daytime Phone No.: 917-573-5051
 Name of Property Owner: PAUL GALLAGHER Daytime Phone No.: 917-573-5051
 Address: 8 EAST LENOX ST. Chevy Chase MD 20815
Street Number City State Zip Code
 Contractor: Long Fence - Chris Twigg Phone No.: 301-261-3444
 Contractor Registration No.: MHC# 9615
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMITS

House Number: 8 Street: EAST LENOX STREET
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD
 Lot: 14 Block: 36 Subdivision: 009 - SEC. 2, CHEVY CHASE
 Liber: 10547 Folio: 506 Parcel: _____

PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate
 Move Install Wreck/Reze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ \$2,600

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Paul Gallagher Signature of owner or authorized agent 8/30/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/11/12
 Application/Permit No.: 012274 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*Standard wood stockade-style fence along rear
property line.*

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

*Replacing existing fence with different style:
56 foot "L" shaped fence made of vertical
pine cedar board with lattice top. Posts will have pyramidal
caps. (see sample picture of fence style attached on
Page 8 + example of fence style in Devonshire village on page
9.)*

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

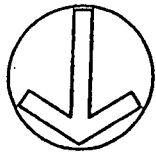
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

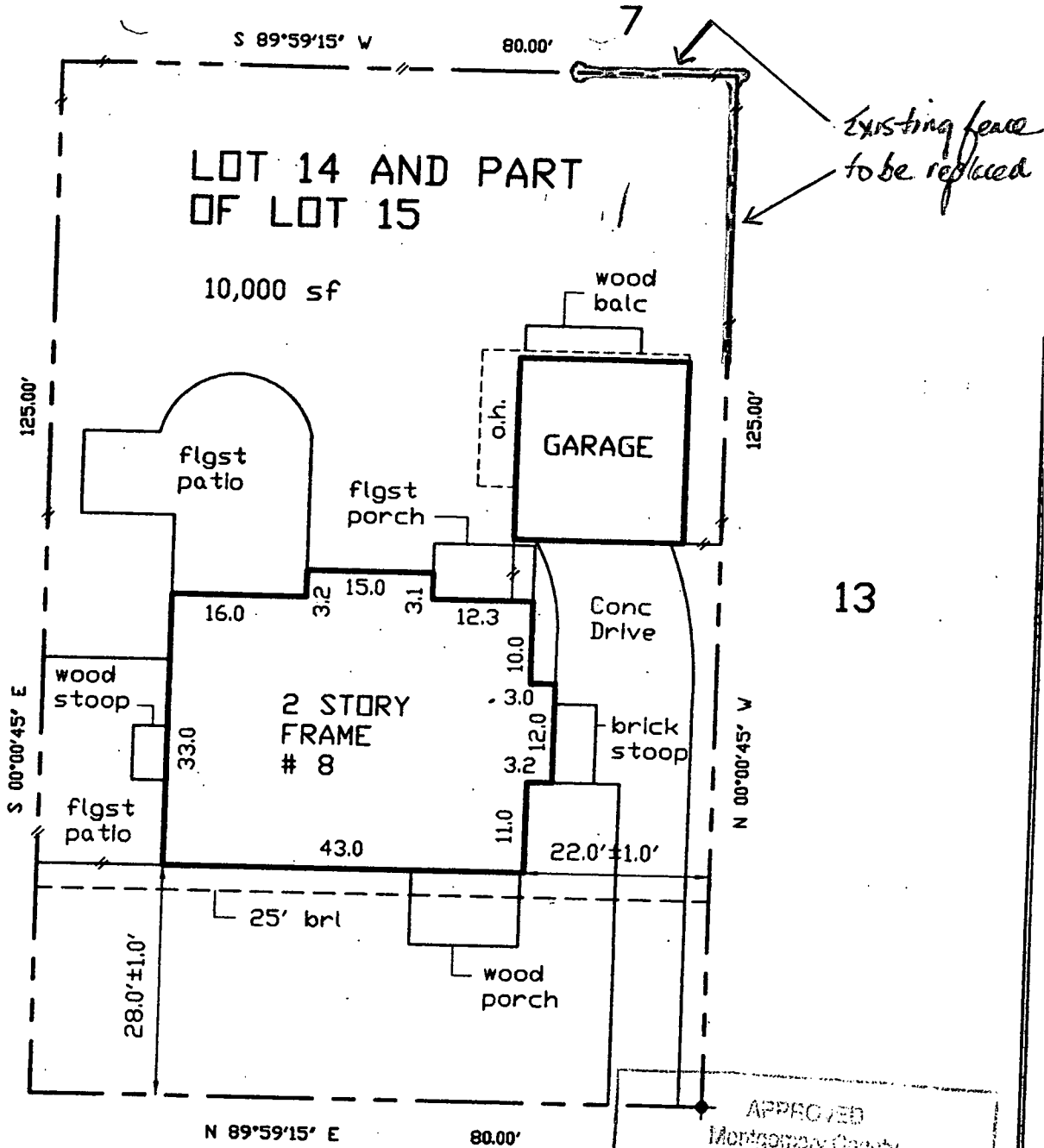
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(2)



RESIDUE 15



Existing fence to be replaced



No evidence of property corners was found. Apparent occupation is shown.

EAST LENOX STREET

APPROVED
Montgomery County
Historic Preservation Commission

Date: 03-04-08
 Plat Book: 2
 Plat No.: 106
 Work Order: 08-1258
 Address: 8 EAST LENOX STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

Scale: 1" = 20' Dwn: R.C.D.

Surveyor's Certification

NO TITLE REPORT FURNISHED

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

LOCATION DRAWING
 LOT 14 & PART OF LOT 15, BLOCK 38
 SECTION No. 2, CHEVY CHASE
 LIBER 10547, FOLIO 506

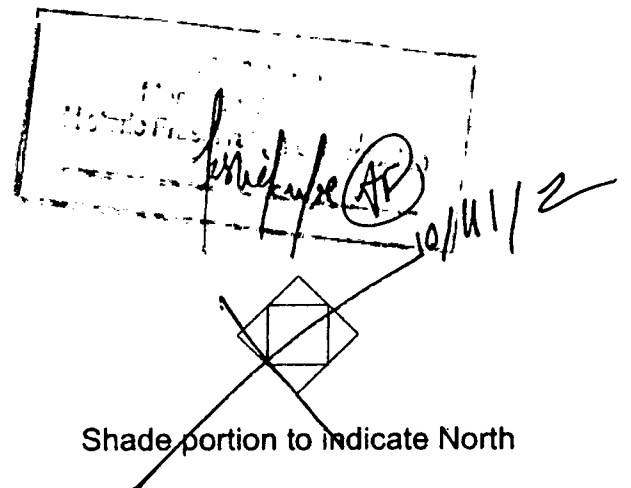
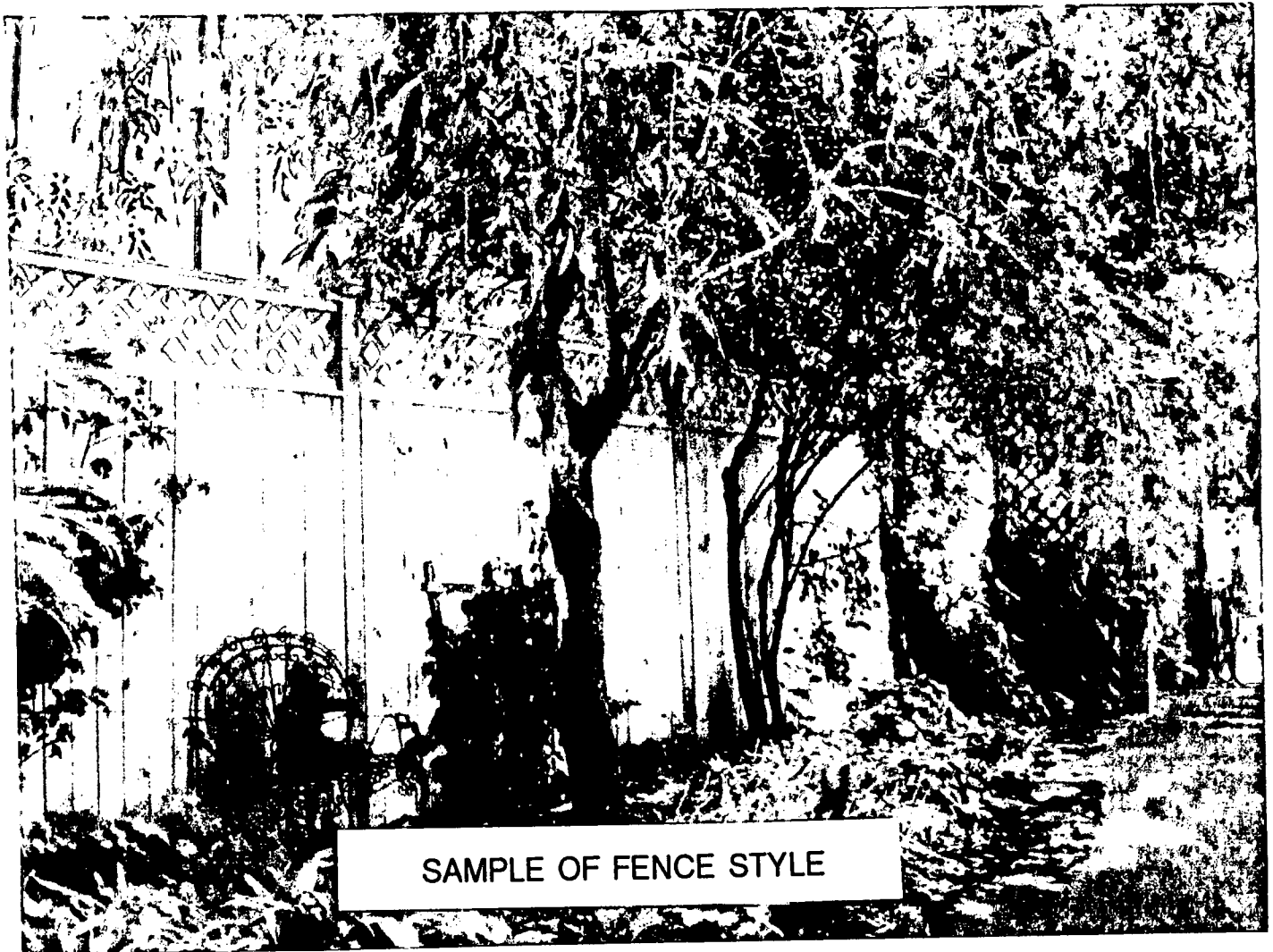
Stephen Westheld



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Site Plan



Applicant: PAUL GALLAGHER

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 East Lenox Street, Chevy Chase	Meeting Date:	10/10/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/3/12
Applicant:	Paul Gallagher	Public Notice:	9/26/12
Review:	HAWP	Tax Credit:	No
Case Numbers:	35/13-12V	Staff:	Anne Fothergill
Proposal:	Fencing replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Shingle
DATE: 1898

PROPOSAL

The applicants propose to replace 56' span of existing 6' tall wooden privacy stockade fencing at the corner of the south and west property lines with 6' tall wooden board fencing with a lattice top. They are not proposing any changes to the other fencing on the property.

APPLICABLE GUIDELINES

Chevy Chase Village Guidelines

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD
 Lot: 14 Block: 36 Subdivision: 009 - SEC. 2, CHEVY CHASE
 Liber: 10547 Folio: 506 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$2,600

1C. If this is a revision of a previously approved active permit, see Permit # _____

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Paul Gallagher Signature of owner or authorized agent
8/30/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 012274 Date Filed: _____ Date Issued: _____

(3)
①

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

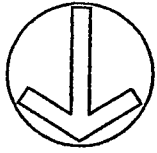
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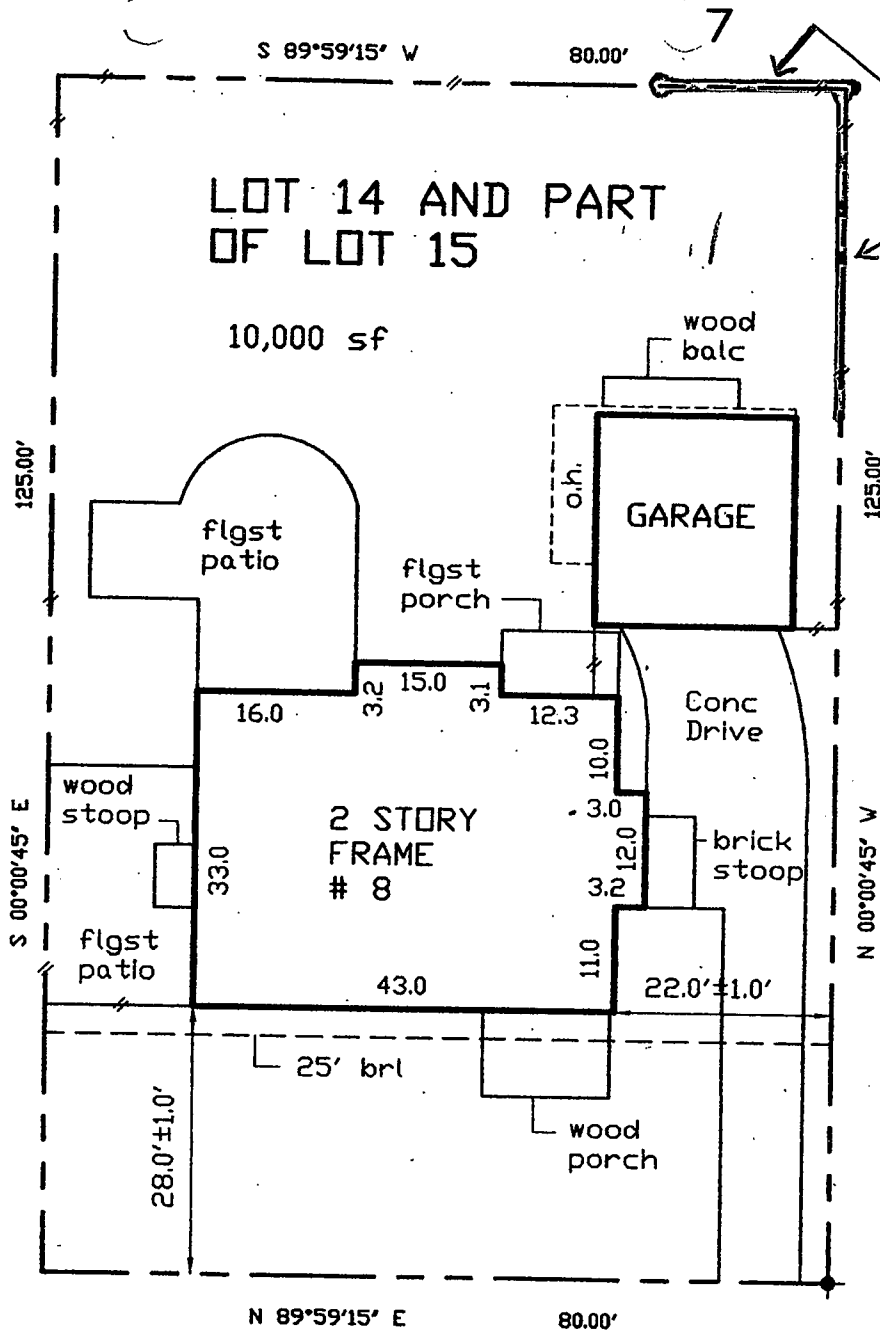
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<i>PAUL BRUWATER</i> <i>8 East Lanox St.</i> <i>Cherry Chase, MD 20815</i>	
Adjacent and confronting Property Owners mailing addresses	
<i>J.P. + Lacey Nolan</i> <i>6 East Lanox St.</i> <i>Cherry Chase, MD 20815</i>	
<i>Jud + Janet Parmar</i> <i>7 East Kirke St.</i> <i>Cherry Chase, MD 20815</i>	



RESIDUE 15



Existing fence to be replaced

13



No evidence of property corners was found. Apparent occupation is shown.

EAST LENOX STREET

Date: 03-04-08 Scale: 1" = 20' Drn: R.C.D.
 Plat Book: 2
 Plat No.: 106
 Work Order: 08-1258
 Address: 8 EAST LENOX STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen Wenthold

LOCATION DRAWING
 LOT 14 & PART OF LOT 15, BLOCK 36
 SECTION No. 2, CHEVY CHASE
 LIBER 10547, FOLIO 506

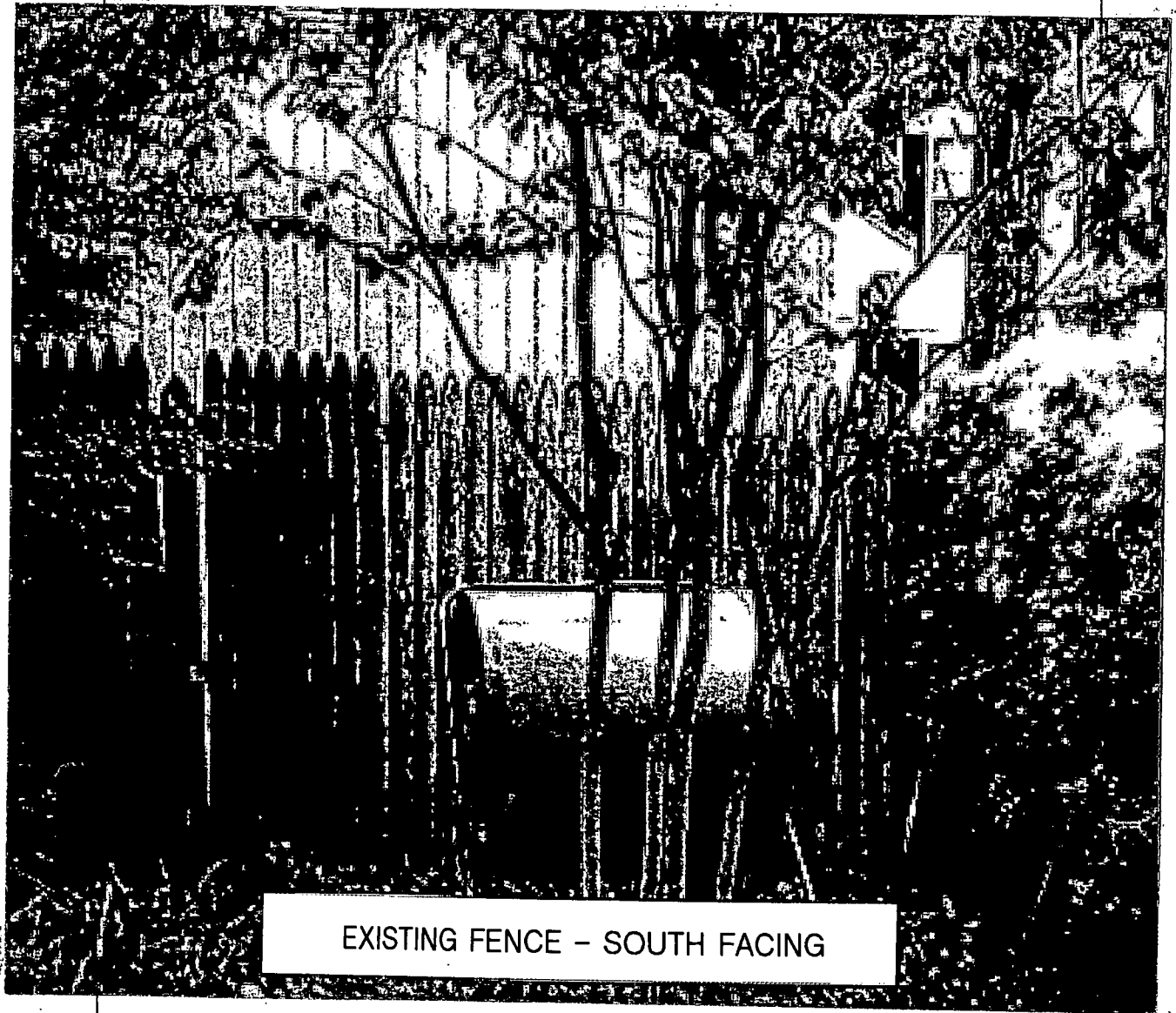


Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

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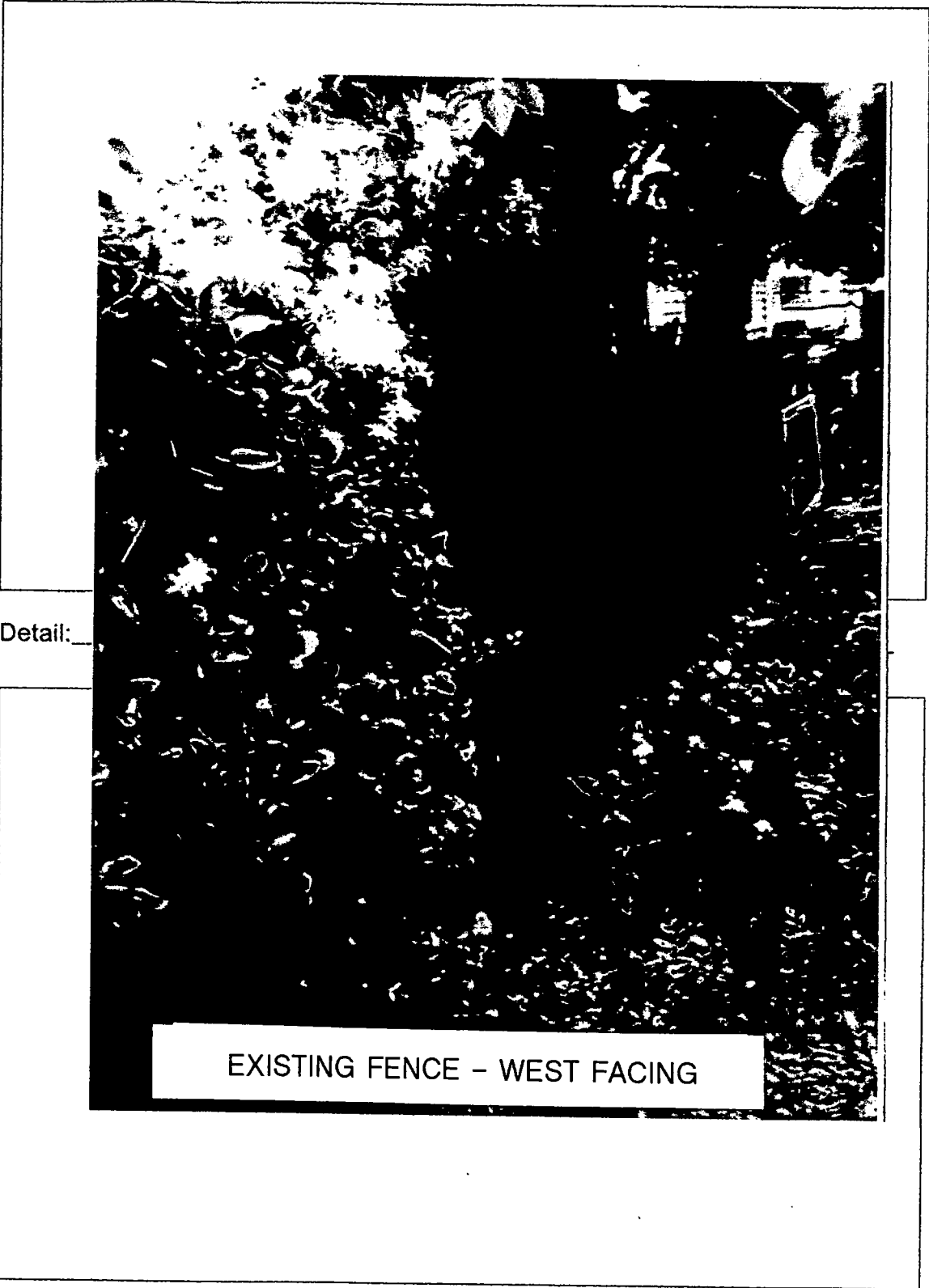
Existing Property Condition Photographs (duplicate as needed)



Detail: _____

Applicant: PAUL GALLAGHER

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

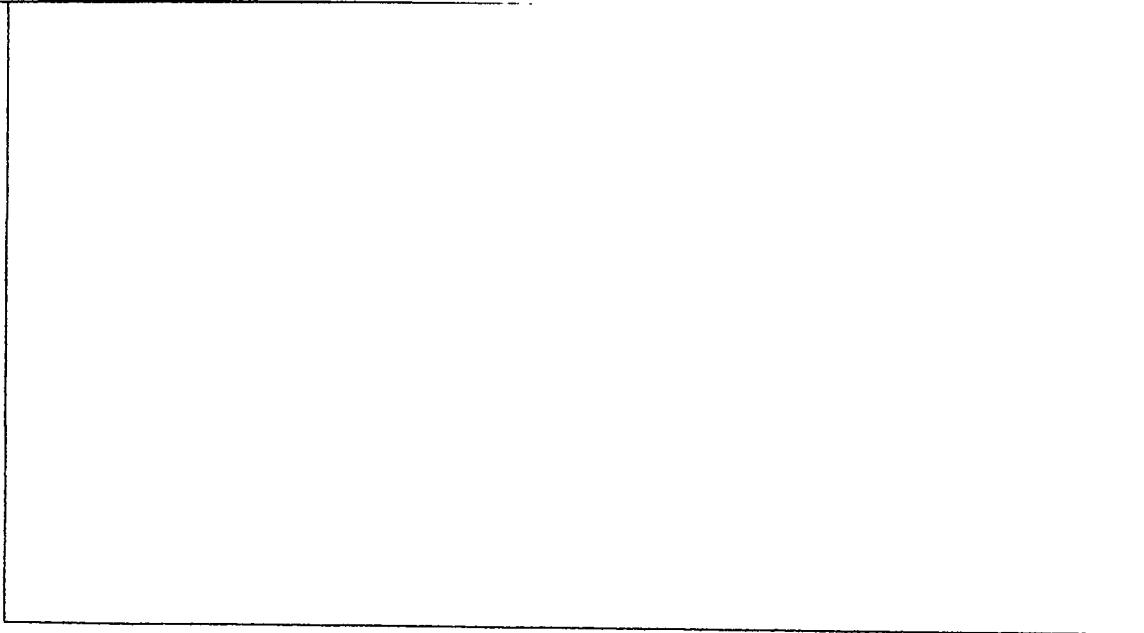
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Applicant: PAUL GALLAGHER

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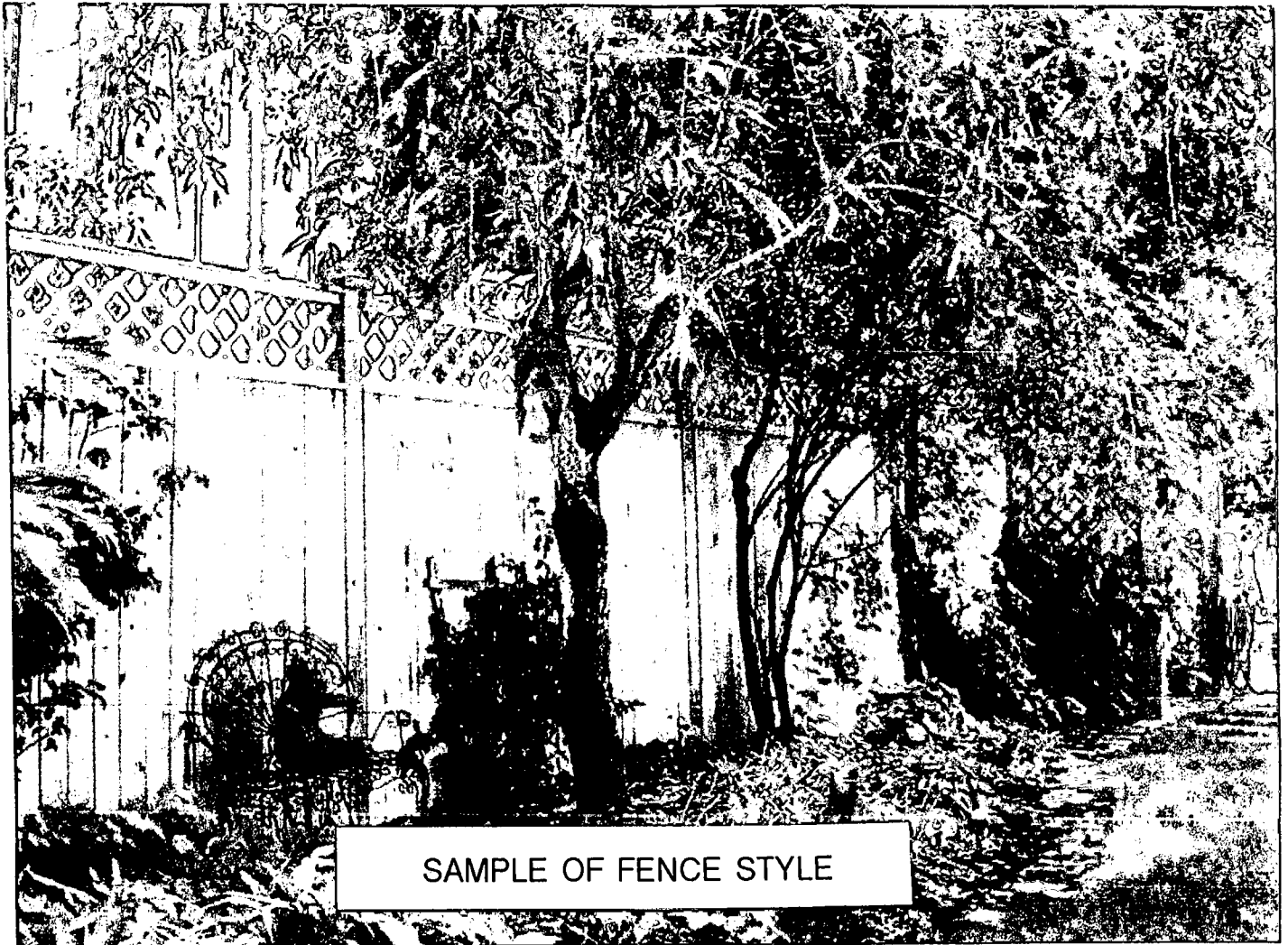


EXISTING FENCE – VIEW FROM ADJACENT PROPERTY

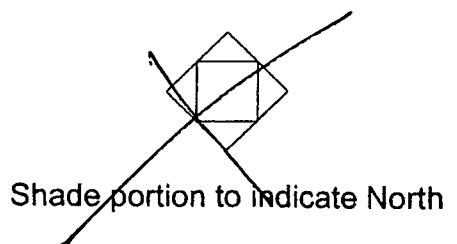


Detail: _____

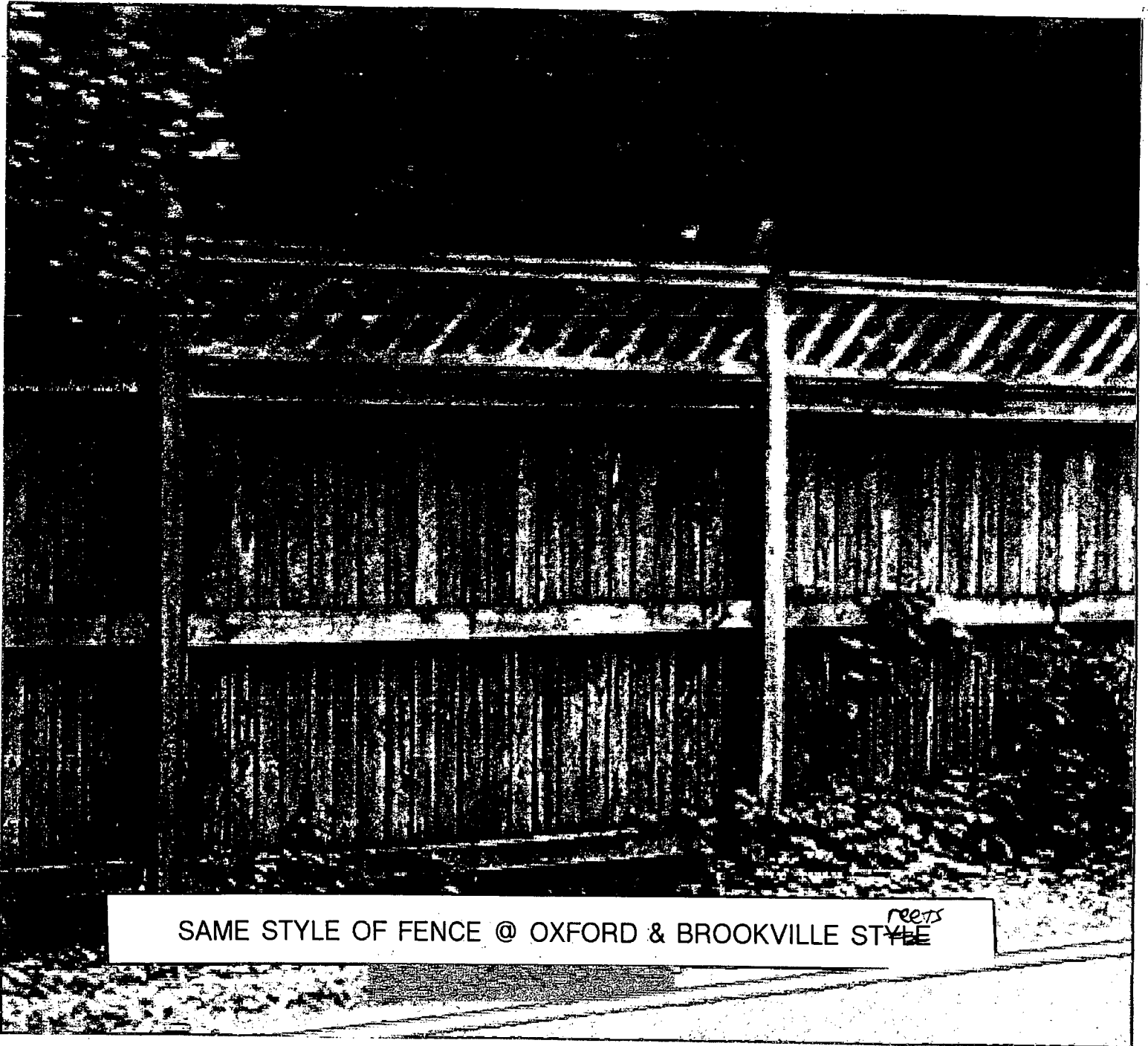
Applicant: PAUL BAUAKHER



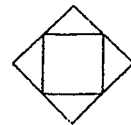
SAMPLE OF FENCE STYLE



Applicant: PAUL GALLAGHER



SAME STYLE OF FENCE @ OXFORD & BROOKVILLE ST ^{reets} E



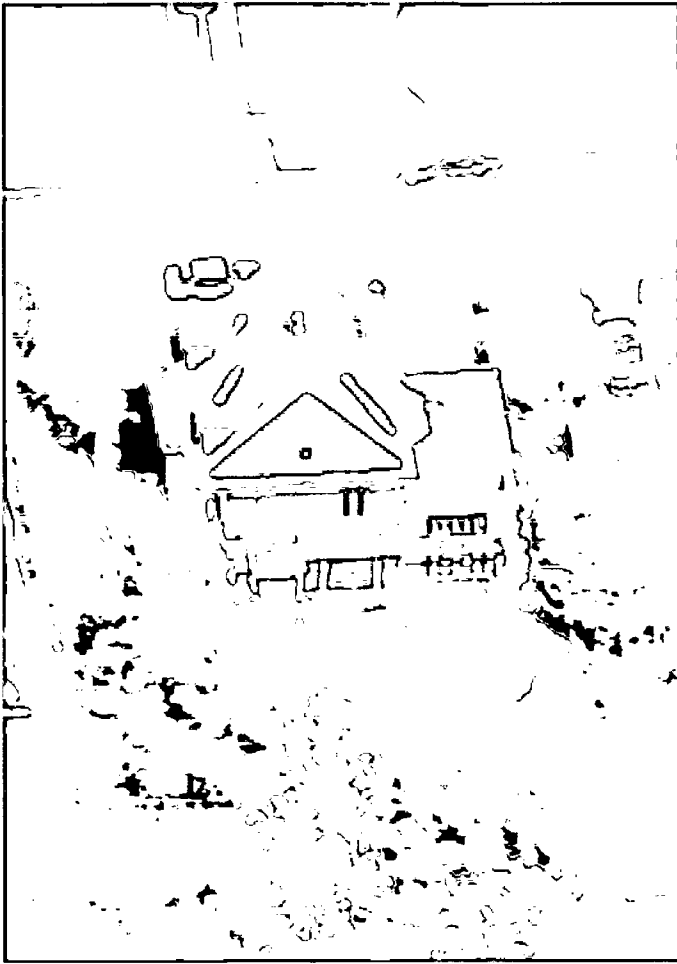
Shade portion to indicate North

Applicant: Paul Sawatzen

Paul Sawatzen

Page: 9

11



8 E LENOX