



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

William Kirwan  
Chairman

Date: 5/23/13

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #631945—dormer construction

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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 May 8, 2013.

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: Cara and Luis Medeiros  
Address: 3 West 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: medeiroscara@me.com Contact Person: Cara medeiros
Tax Account No.:
Name of Property Owner: Cara & Luis Medeiros Daytime Phone No.: 301 913 9241
Address: 3 West Lenox St Chevy Chase MD 20815
Contractor: Horizon Builders Phone No.:
Contractor Registration No.: MHIC # 123771
Agent for Owner: N/A Daytime Phone No.:

LOCATION OF BUILDING/PROJECT

House Number: 3 Street: West Lenox
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 2 Block: 43 Subdivision: Chevy Chase Village
Liber: 14438 Folio: 099 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct, Extend, Alter/Renovate, Move, Install, Whack/Raze, Revision, Repair, Reversible

CHECK ALL APPLICABLE

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

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: feet 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.

Cara B Medeiros
Signature of owner or authorized agent

4/17/13
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 5/23/13
Application/Permit No.: [Signature] Date Issued:

AP# 631945

**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:

The house is an early 20th Century stucco on frame colonial revival home with hipped roof + four dormers. The building has a full basement + 2 full stories plus an occupied attic. There is a front porch which wraps to the west side. Detailing is painted wood and classical in style. Two previous additions done on the house.  
Hawp 332784 + Hawp 452340

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

Add a dormer on East side of house, where addition was added in 2004 - in roof of 2004 addition.

**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**

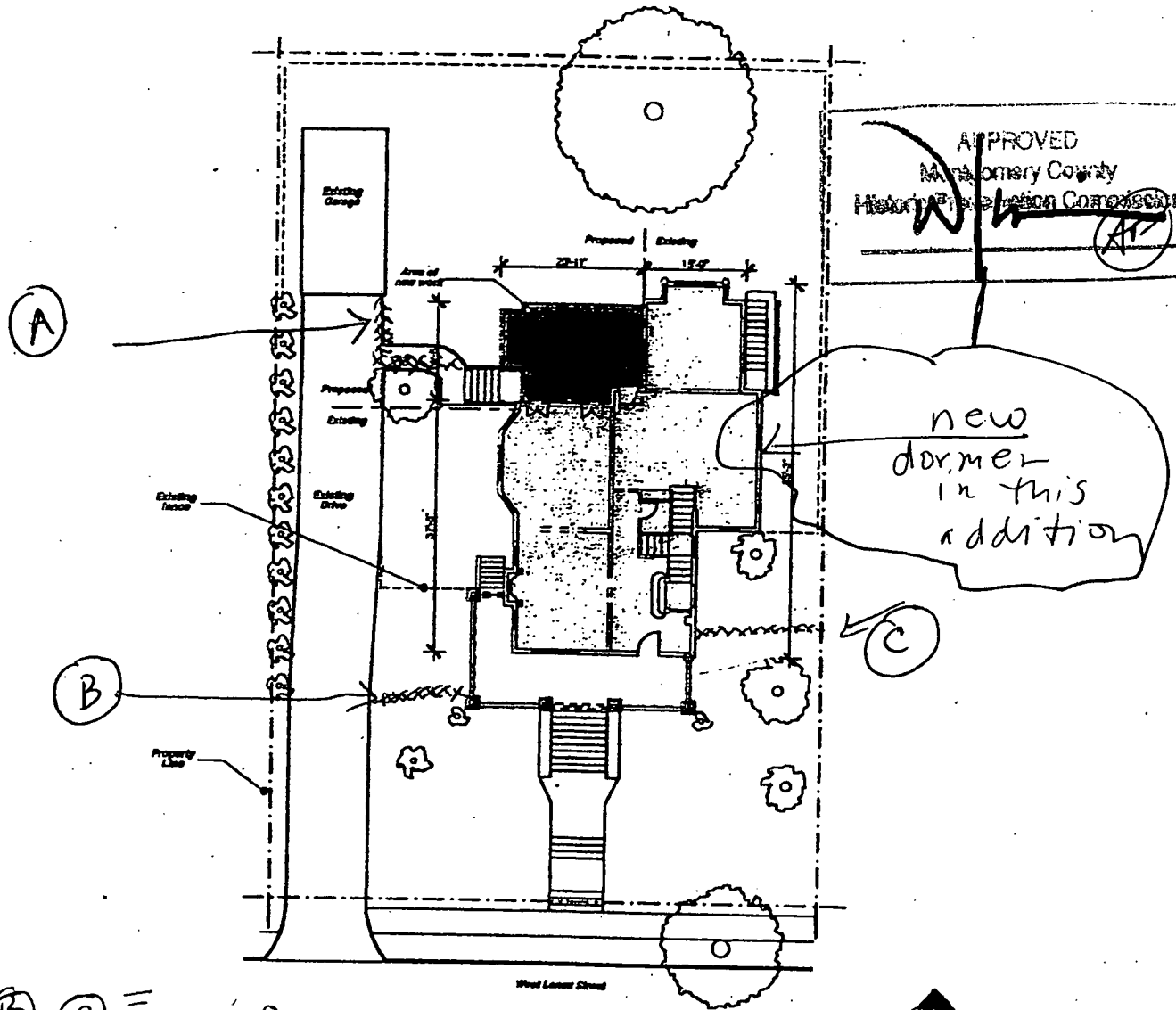
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.

Site Plan



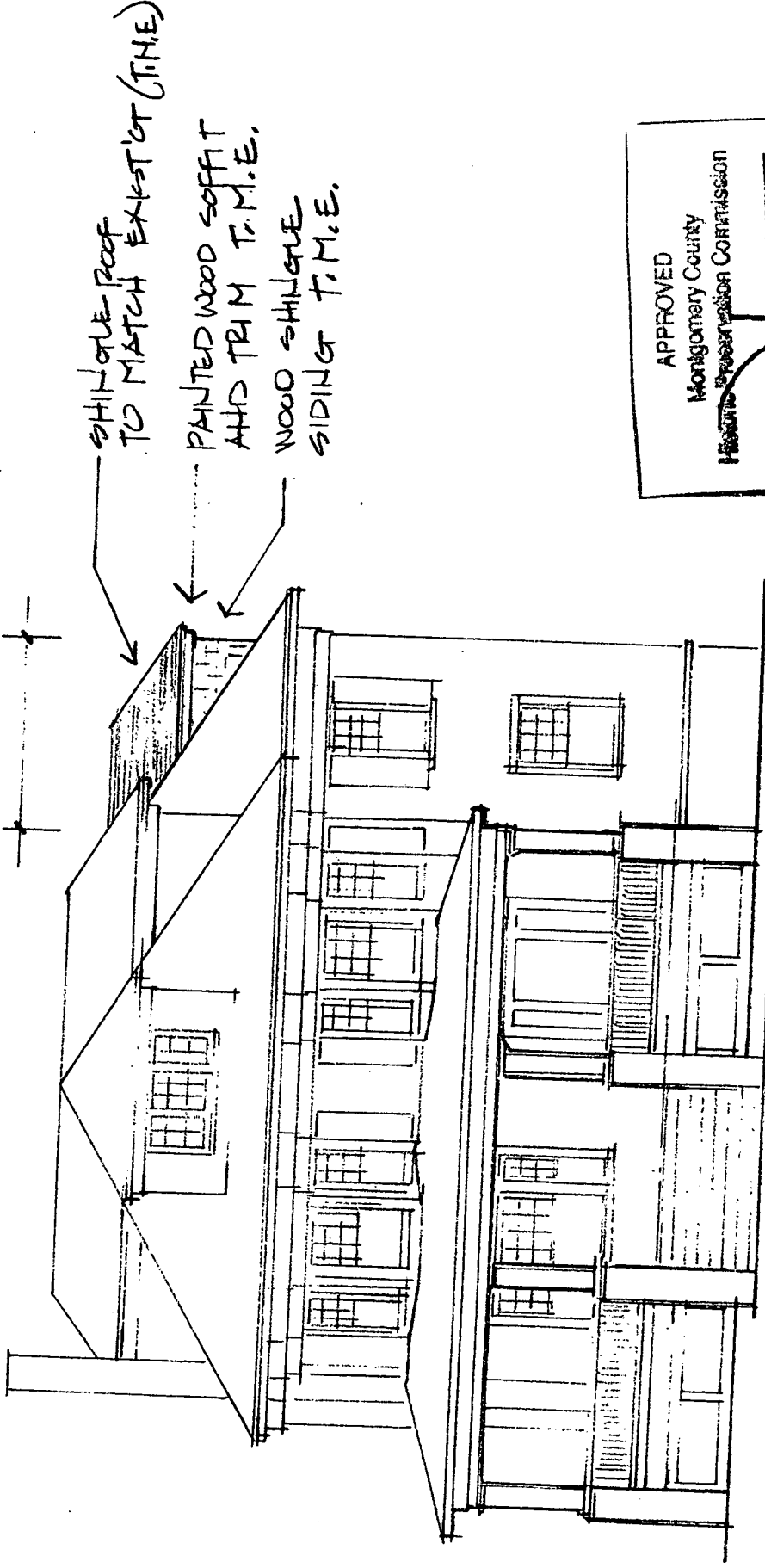
A, B, C = new fences added 2012

Shade portion to indicate North

Applicant: Medeiros

Page:

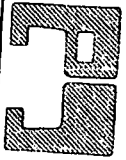
PROPOSED DORMER



APPROVED  
 Montgomery County  
 Historic Preservation Commission

SOUTH ELEVATION 1/8" = 1'-0"

HISTORIC REVIEW - NOT FOR CONSTRUCTION



CLITES ARCHITECTS PC  
 clitesarchitects.com . P.O. Box 1367 . Middleburg VA 20118-1367 . T 540 687-7019

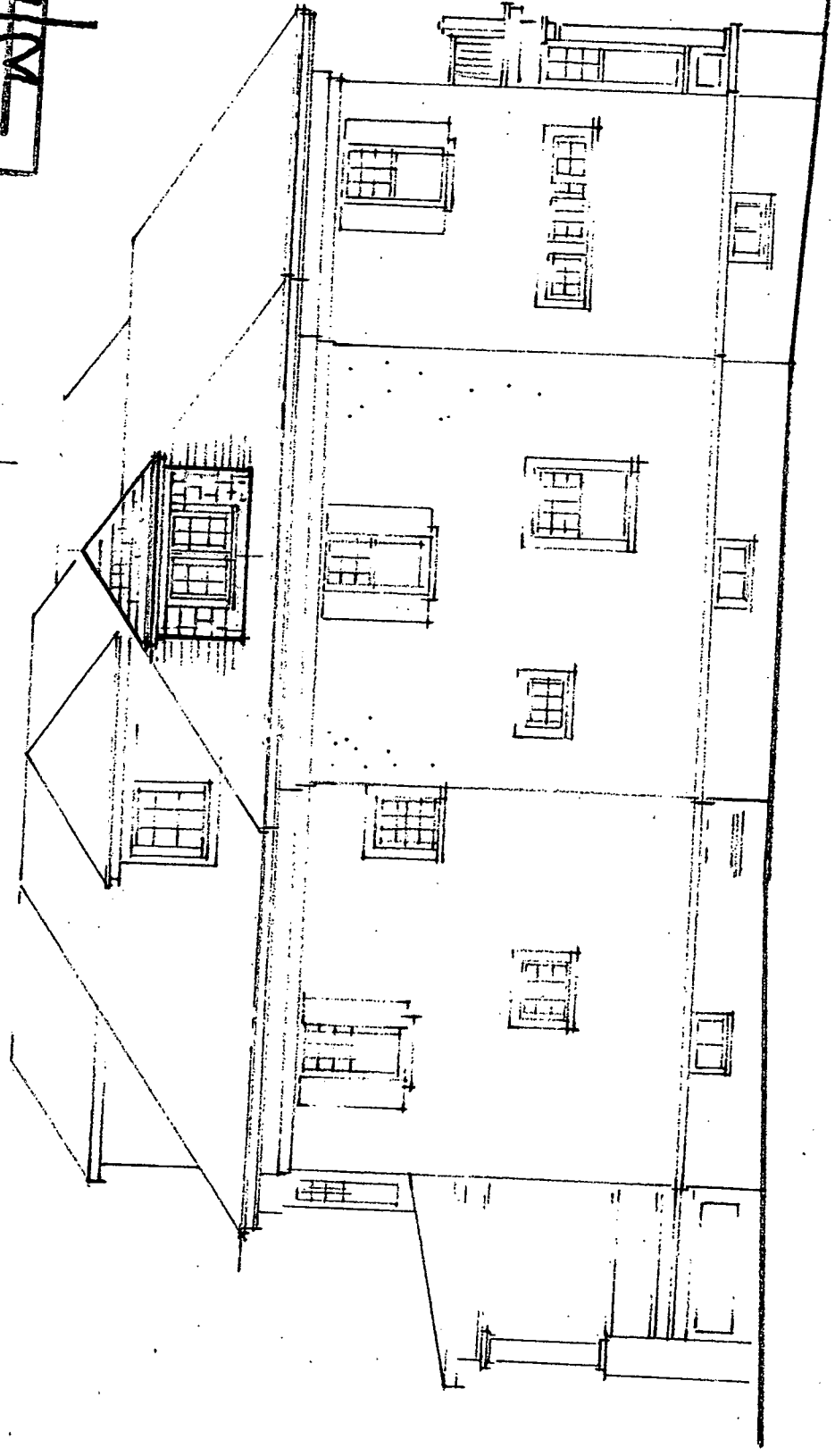
MEDEIROS RESIDENCE  
 3 WEST LENOX STREET  
 CHEVY CHASE, MARYLAND

DRAWING TITLE:  
 SOUTH ELEV  
 PROJECT NAME:  
 DORMER

DATE:  
 4/16/13  
 SCALE:  
 NOTED

APPROVED  
 Montgomery County  
 Historic Preservation Commission

PROPOSED DORMER



EAST ELEVATION 1/8" = 1'-0"

HISTORIC REVIEW - NOT FOR CONSTRUCTION

MEDEIROS RESIDENCE

3 WEST LENNOX STREET  
 CHEVY CHASE, MARYLAND

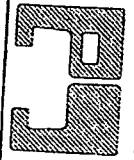
DRAWING TITLE:  
 EAST ELEV

PROJECT NAME:  
 DORMER

DATE:  
 4/16/13

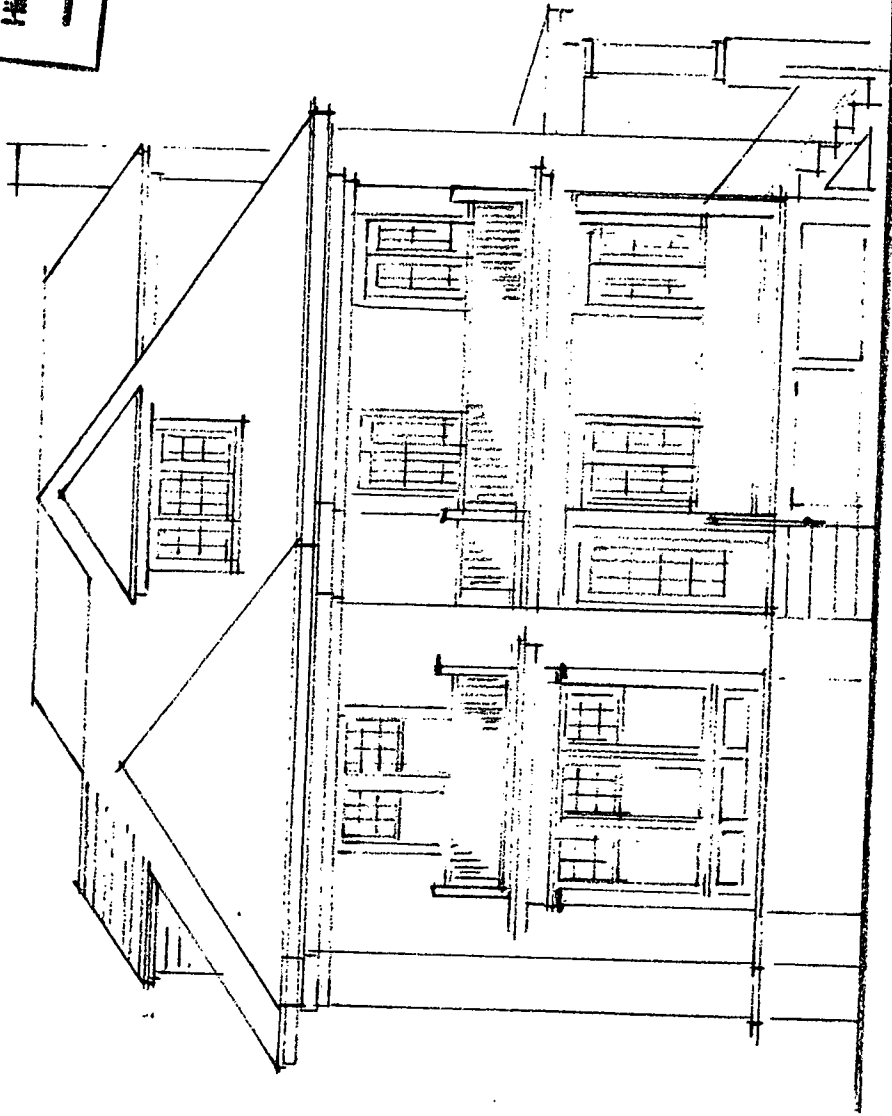
SCALE:  
 NOTED

2



CLITES ARCHITECTS PC  
 clitesarchitects.com • P.O. Box 1367 • Middleburg VA 20118-1367 • T. 540 687-7019

PROPOSED CORNER



APPROVED  
Montgomery County  
Historic Preservation Commission

*A/h*

HOETH ELEVATION 1/8" = 1'-0"

HISTORIC REVIEW - NOT FOR CONSTRUCTION

MEDEIROS RESIDENCE

3 WEST LENNOX STREET  
CHEVY CHASE, MARYLAND

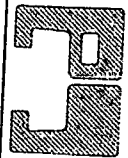
DRAWING TITLE:  
HOETH ELEV.

PROJECT NAME:  
CORNER

DATE:  
4/6/13

SCALE:  
NOTED

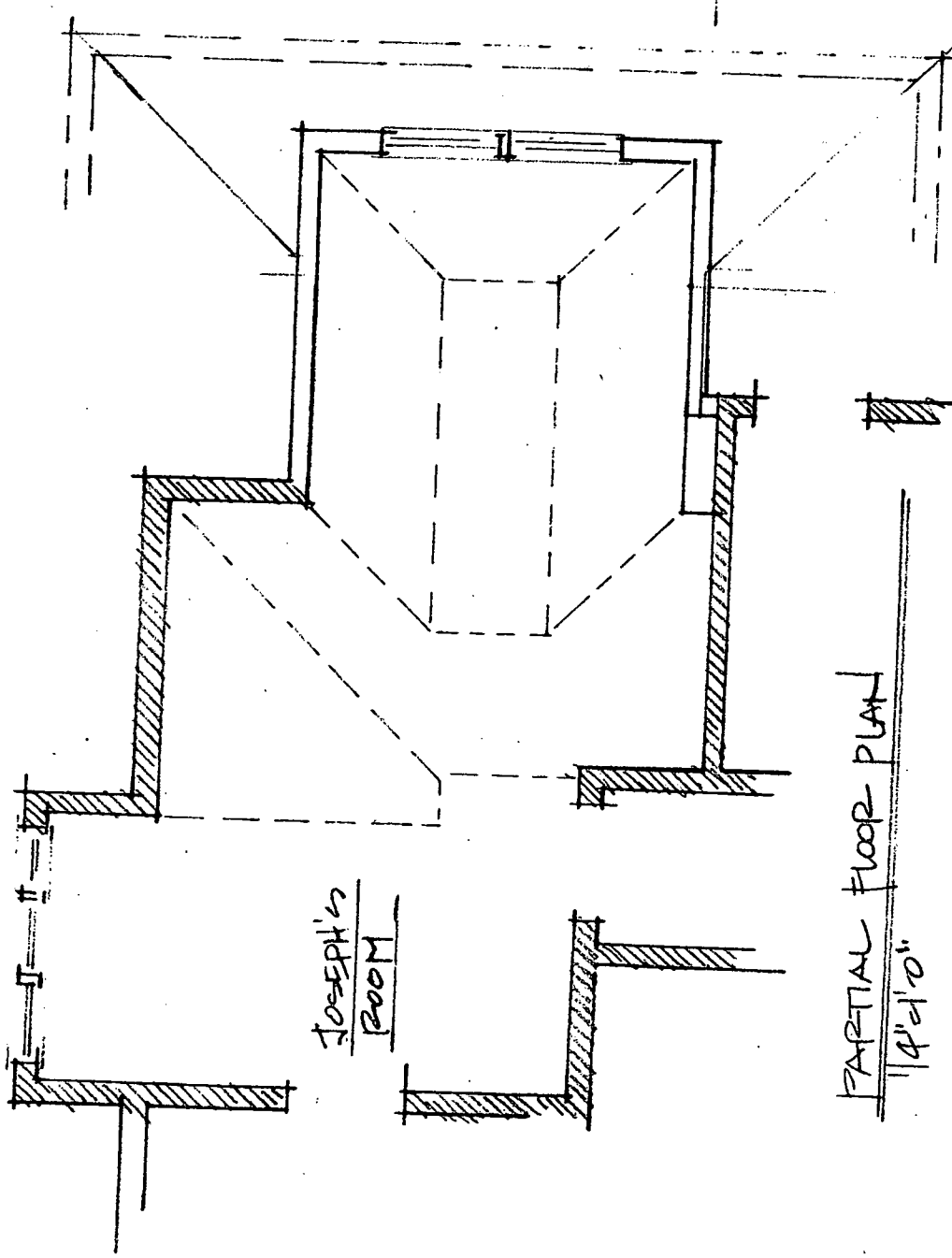
3



CLITES ARCHITECTS PC

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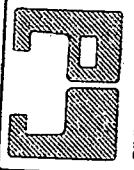
NORTH  
EXISTING DORMER



APPROX 9'  
ALLEN W/ ROOF PITCH

APPROVED  
Montgomery County  
Historic Preservation Commission

HISTORIC REVIEW - NOT FOR CONSTRUCTION



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clitesarchitects.com · P.O. Box 1367 · Middleburg VA 20118-1367 · T 540 687-7019

MEDEIROS RESIDENCE  
3 WEST LENNOX STREET  
CHEVY CHASE, MARYLAND

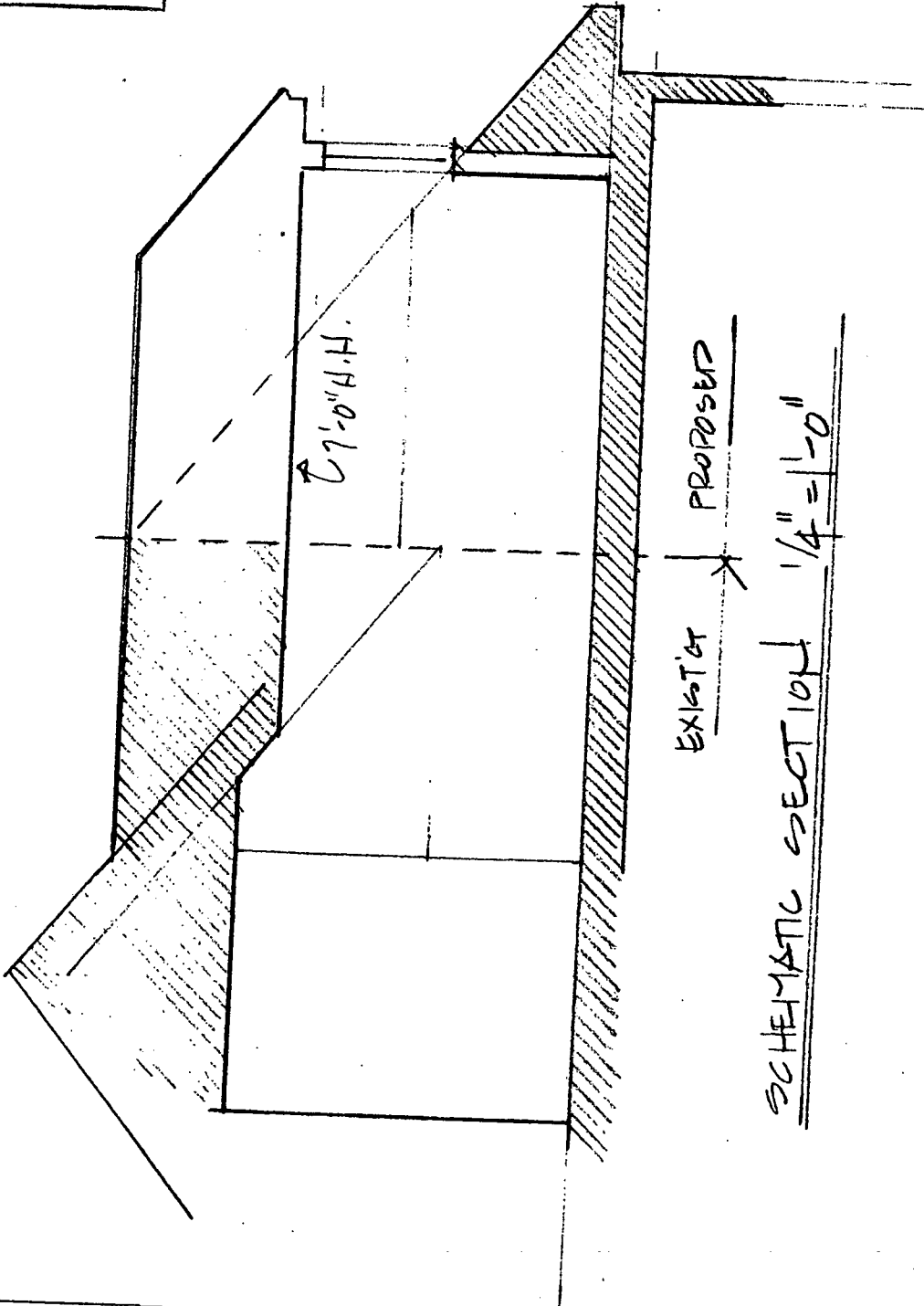
DRAWING TITLE:  
PARTIAL PLAN  
PROJECT NAME:  
DORMER

DATE:  
4/16/13  
SCALE:  
NOTED

4



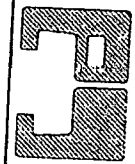
APPROVED  
 Montgomery County  
 Historic Preservation Commission



EXIST | PROPOSED

SCHEMATIC SECTION 1/4" = 1'-0"

HISTORIC REVIEW - NOT FOR CONSTRUCTION



CLITES ARCHITECTS PC  
 clitesarchitects.com, P.O. Box 1367, Middleburg VA 20118-1367, T 540 687-7019

MEDEIROS RESIDENCE  
 3 WEST LENOX STREET  
 CHEVY CHASE, MARYLAND

DRAWING TITLE:  
 SECTION  
 PROJECT NAME:  
 PORCHER

DATE:  
 4/6/12  
 SCALE:  
 NOTED

15

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3 West Lenox Street, Chevy Chase	<b>Meeting Date:</b>	5/8/13
<b>Applicant:</b>	Cara and Luis Medeiros	<b>Report Date:</b>	5/1/13
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	4/24/13
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-13Q	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of dormer in rear addition

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**STAFF RECOMMENDATION**

Staff is recommending that the HPC approve the HAWP application.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource, Chevy Chase Village  
**STYLE:** Colonial Revival Four Square  
**DATE:** 1901

Three West Lenox is a 2 ½ story 2-bay stucco-clad residence with a full width front porch and 2-story bay windows on the left side. To the left of the property is an 8' wide asphalt driveway leading to an original hip roof, stucco-clad garage at the rear of the property. The style, siting and architectural details of the house are similar to the Leon Dessez houses at 5, 7, and 9 East Irving Street.

**PROPOSAL**

The applicants are proposing to construct a dormer on the east side of the existing rear addition that was constructed in 2004. The dormer will have an asphalt shingle roof and wood shingles, wood windows, and wood trim.

**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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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*

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

**“Lenient Scrutiny”** means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

**“Moderate Scrutiny”** involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

**“Strict Scrutiny”** means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- o *Dormers* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.

#### **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 one 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.)

***Secretary of the Interior’s Standards for Rehabilitation:***

- #9: 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.

**STAFF DISCUSSION**

The proposed dormer in the east side of 2004 addition is a compatible and appropriate change, it will not adversely impact the historic house, streetscape, or historic district, and it is in the keeping with the applicable guidelines. Staff recommends approval.

**STAFF RECOMMENDATION**

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: medeiroscara@me.com Contact Person: Cara medeiros  
 Daytime Phone No.: 301 466 2141  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Cara + Luis Medeiros Daytime Phone No.: 301 913 9241  
 Address: 3 West Lenox St Chevy Chase MD 20815  
Street Number City State Zip Code  
 Contractor: Horizon Builders Phone No.: \_\_\_\_\_  
 Contractor Registration No.: MHIC # 123771  
 Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/WORK**

House Number: 3 Street: West Lenox  
 Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave  
 Lot: 2 Block: 43 Subdivision: Chevy Chase Village  
 Liber: 14438 Folio: 049 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PROJECT/ACTIVITY AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wrap/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 50,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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JA. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

JB. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
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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.

Cara Medeiros

Signature of owner or authorized agent

4/17/13

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

A/P # 6 3/945

(4)

**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:

The house is an early 20th Century stucco on frame colonial revival home with hipped roof + four dormers. The building has a full basement + 2 full stories plus an occupied attic. There is a front porch which wraps to the west side. Detailing is painted wood and classical in style. Two previous additions done on the house.  
Hawp 932784 + Hawp 452340

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

**Owner's mailing address**

Cara medeiros  
3 w. Lenox St.  
Chevy Chase, MD  
20815

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

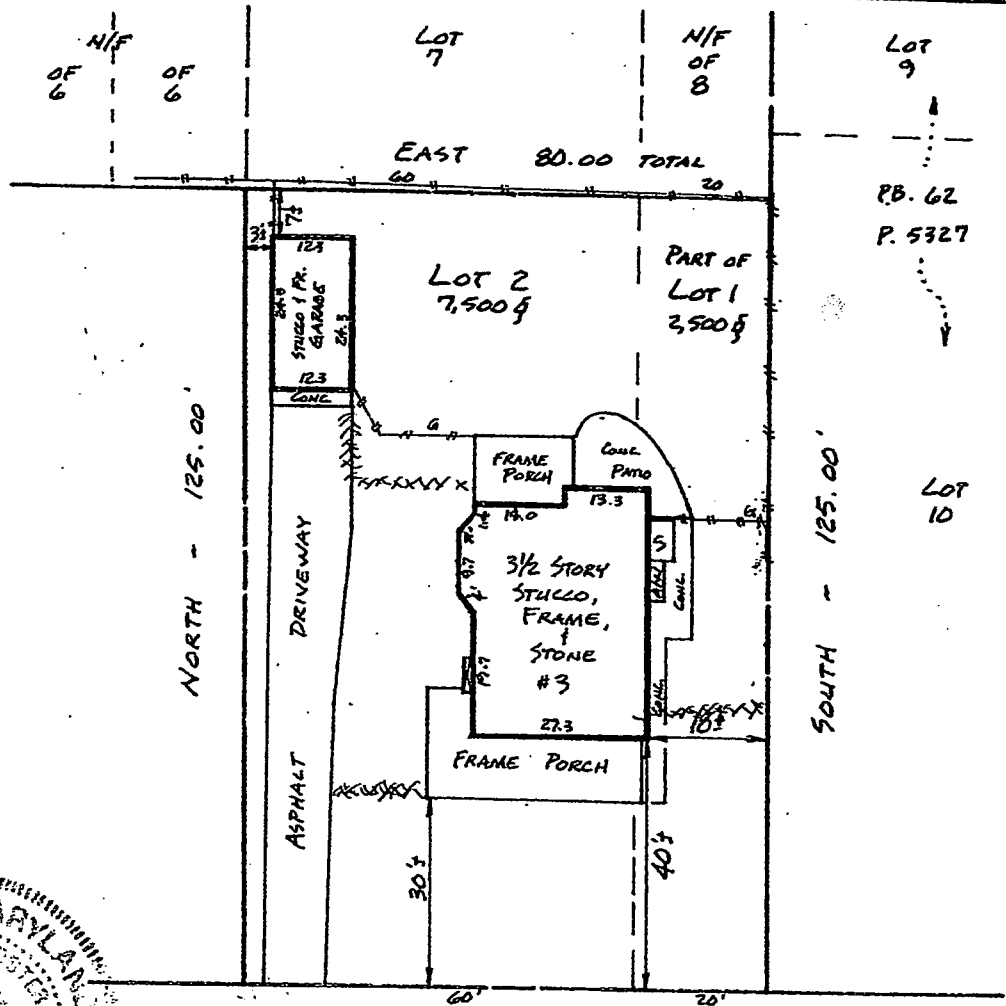
steinberg, Roxann  
5 w. Lenox St.  
Ch Ch

Bartlett  
4 w. melrose St  
Ch Ch

Colby  
6000 Conn. Ave  
Ch Ch

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



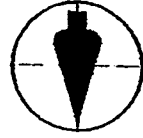
Notes

1. Flood zone "C" per H.U.D. panel No. 0175 C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.
3. TOTAL AREA = 2,500 sq ft.
4. Recertified: 11-4-02




LOCATION DRAWING  
 LOT 2 & PART OF LOT 1  
 BLOCK 43 - SECTION No. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

WEST - 80.00' TOTAL  
 (WEST) LENOX STREET  
 (60' WIDE R/W)

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	<b>REFERENCES</b> PLAT BK. 2 PLAT NO. 106	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288	DATE OF LOCATIONS SCALE: 1" = 30'
	LIBER 14430 FOLIO 049		WALL CHECK: HSE. LOC.: 4-16-99



Cera Mcdeiros <ceramedeiros@comcast.net>   
Cera Mcdeiros <medeiroscera@me.com>  
(No Subject)

*alarm-  
here →*



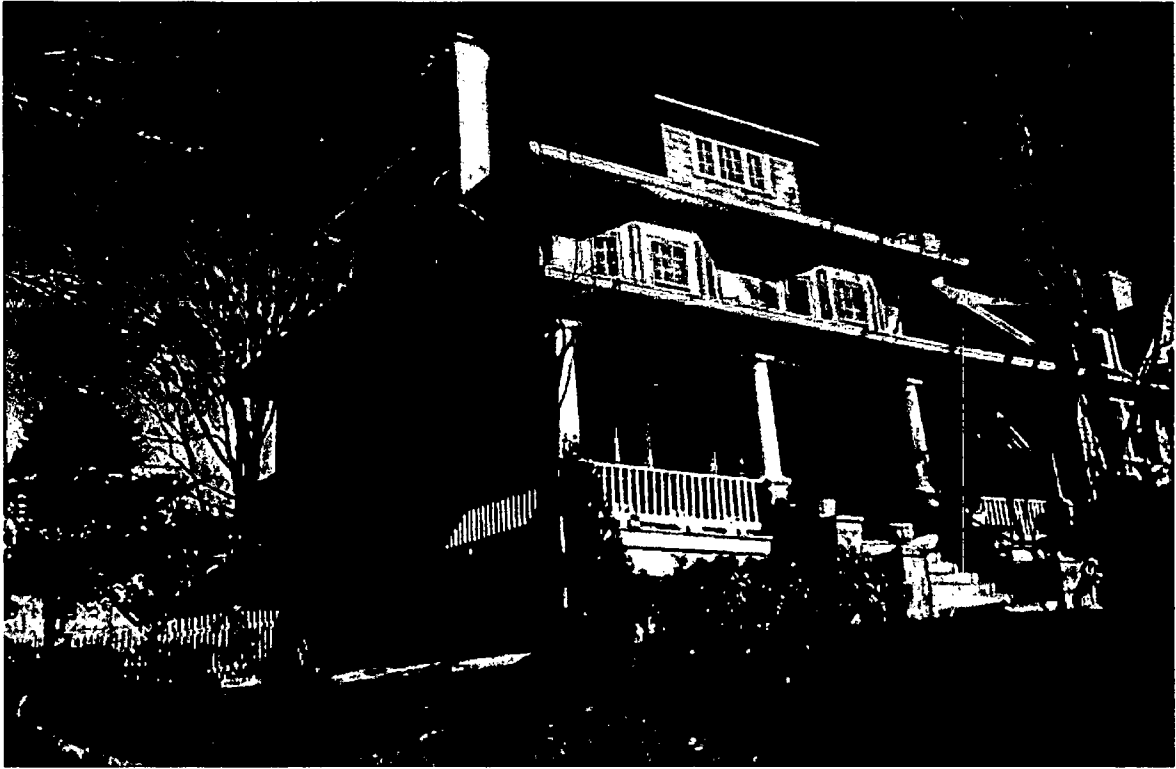
Cara Medeiros <caramedeiros@comcast.net>  
To: Cara Medeiros <medeiroscara@me.com>  
(No Subject)

April 17, 2013 1:36 PM

1 Attachment, 716 KB

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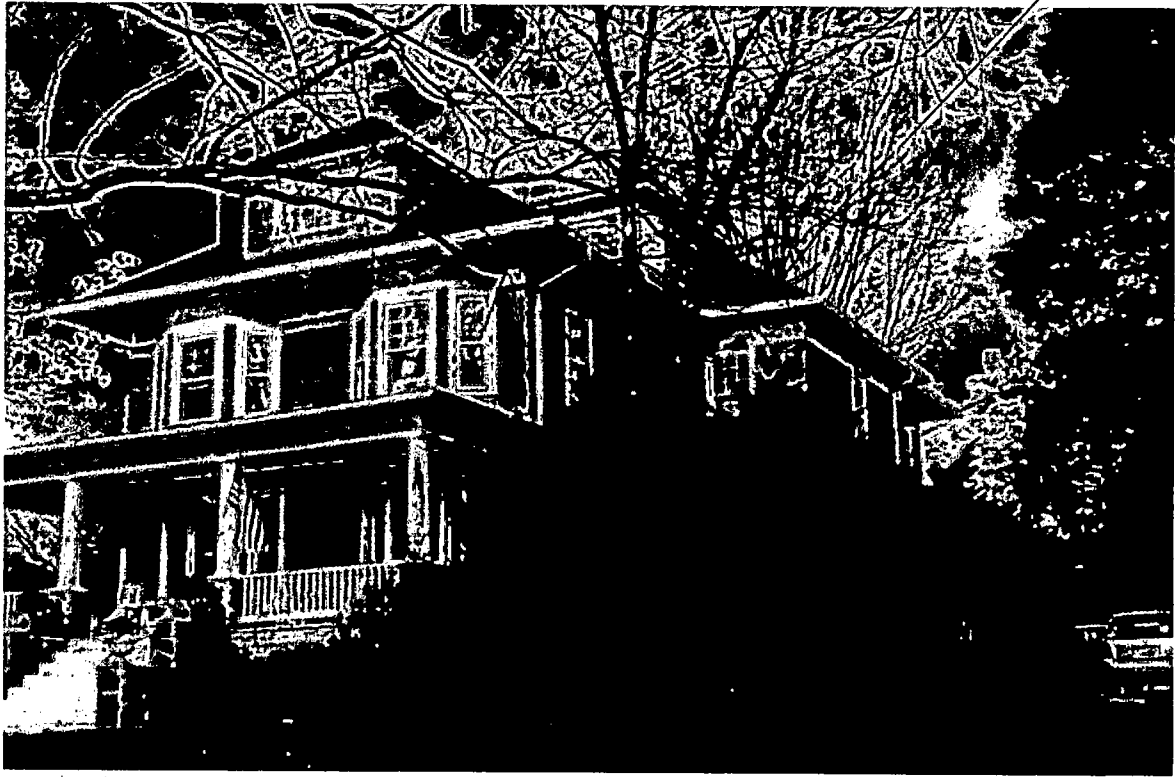
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