



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 7/11/13

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 #639250—railing installation

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 July 10, 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: Marjorie Zapruder
Address: 10 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: henrygee@aol.com Contact Person: Marjorie Zapruder
 Daytime Phone No.: 301-656-2014
 Tax Account No.: /
 Name of Property Owner: Marjorie Zapruder Daytime Phone No.: 301-656-2014
 Address: 10 EAST LENOX ST CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: Rene Rojas Phone No.: 301-440-8935
 Contractor Registration No.: mhic #36569
 Agent for Owner: / Daytime Phone No.: /

LOCATION OF BUILDING/PERMIT

House Number: 10 EAST LENOX ST Street
 Town/City: Chevy Chase Nearest Cross Street: Brookville Road
 Lot: 15 + part of 16 Block: 36 Subdivision: Section 2, Chevy Chase 0009
 Liber: 6089 Folio: 364 Parcel: 0000 [?]

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches NA
 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.

Marjorie Zapruder Signature of owner or authorized agent
June 8, 2013 Date

Approved: For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: W. H. [Signature] Date: 7/11/13
 Application/Permit No.: 639250 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:

Colonial Revival home

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

Project is to install railings at front door, steps and at steps to sidewalk for SAFETY. These are not going to affect the historic aspect of the house.

2. **SITE PLAN** - Attached

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** - NA

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** - ATTACHED

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** - ATTACHED

- 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** - NA

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** - ATTACHED

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.

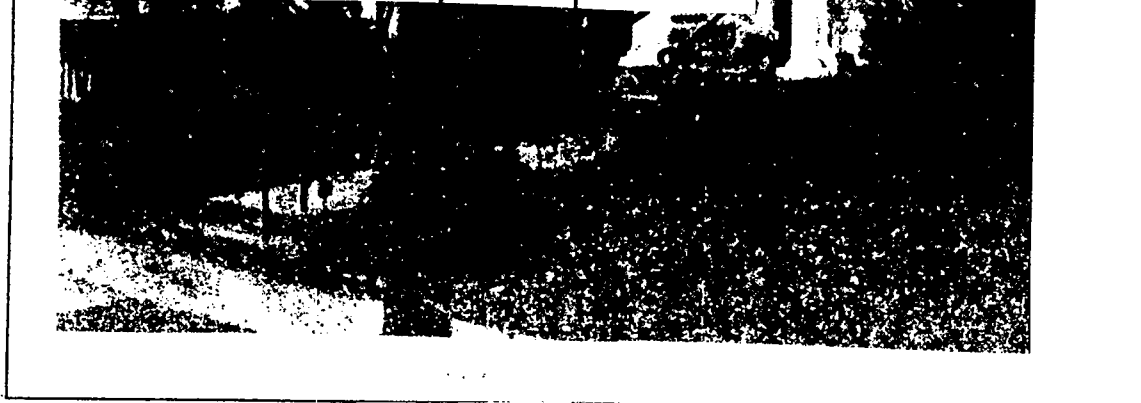
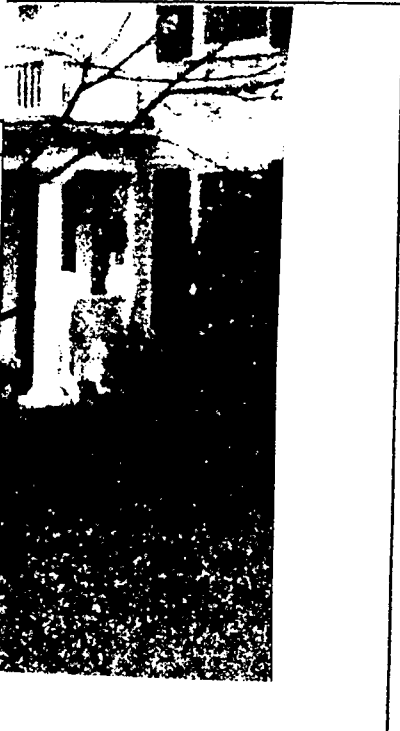
DRAWING OF PROPOSED RAILINGS

~~Existing Property Condition Photographs~~ (duplicate as needed)

Project Description

Description: Handrails for outside walkway. Powder-coated and installed.
Terms: C.O.D.

Item/Service	Description	Units	Cost/Unit
Fabrication Stair handrail.	Fabricate two small handrails and two handrails going up porch steps and curving into porch columns. All rails will be power-coated satin black and installed.		



Detail: _____



Detail: _____

APPROVED
Montgomery County
Historic Preservation Commission
Wh

Applicant: *Marjorie Zapuder*

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 East Lenox Street, Chevy Chase	Meeting Date:	7/10/2013
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	7/3/2013
Applicant:	Marjorie Zapruder	Public Notice:	6/26/2013
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-13Y	Staff:	Karen Theimer Brown
PROPOSAL:	railing installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HWAP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

PROPOSAL:

The applicant is proposing to install two handrails from the front porch columns to the brick walkway, and a second set of handrails at the front steps to the sidewalk. The handrails will be installed for safety reasons. The railings will be power-coated black satin metal, and are simple in design.

APPLICABLE GUIDELINES:**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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, 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 to schedule a follow-up site visit.



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Town/City: Chevy Chase Nearest Cross Street: Brookeville Road
Lot: 15 + part of 16 Block: 36 Subdivision: Section 2, Chevy Chase 0009
Liber: 6089 Folio: 364 Parcel: 0000 [?]

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reze, Revision, Repair, Reversible, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimator: \$
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR MODIFICATIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: NA
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3A. Height: NA 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.

Signature of owner or authorized agent: Marjorie Zaprunder Date: June 8, 2013

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 639250 Date Filed: 6/20/13 Date Issued:

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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.

4

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

Owner's mailing address

10 East Lenox Street
Chevy Chase, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Mr + Mrs. Pearl Gallagher
8 East Lenox Street

Mr + Mrs. Justin Bausch
12 East Lenox Street

Mr + Mrs. B. Snider
11 East Lenox Street

SITE PLAN

BLOCK 36

SECTION 2 - CHEVY CHASE

Montgomery County
Maryland

Date August 15, 1974

Case No. 16891

SURVEYOR'S CERTIFICATE

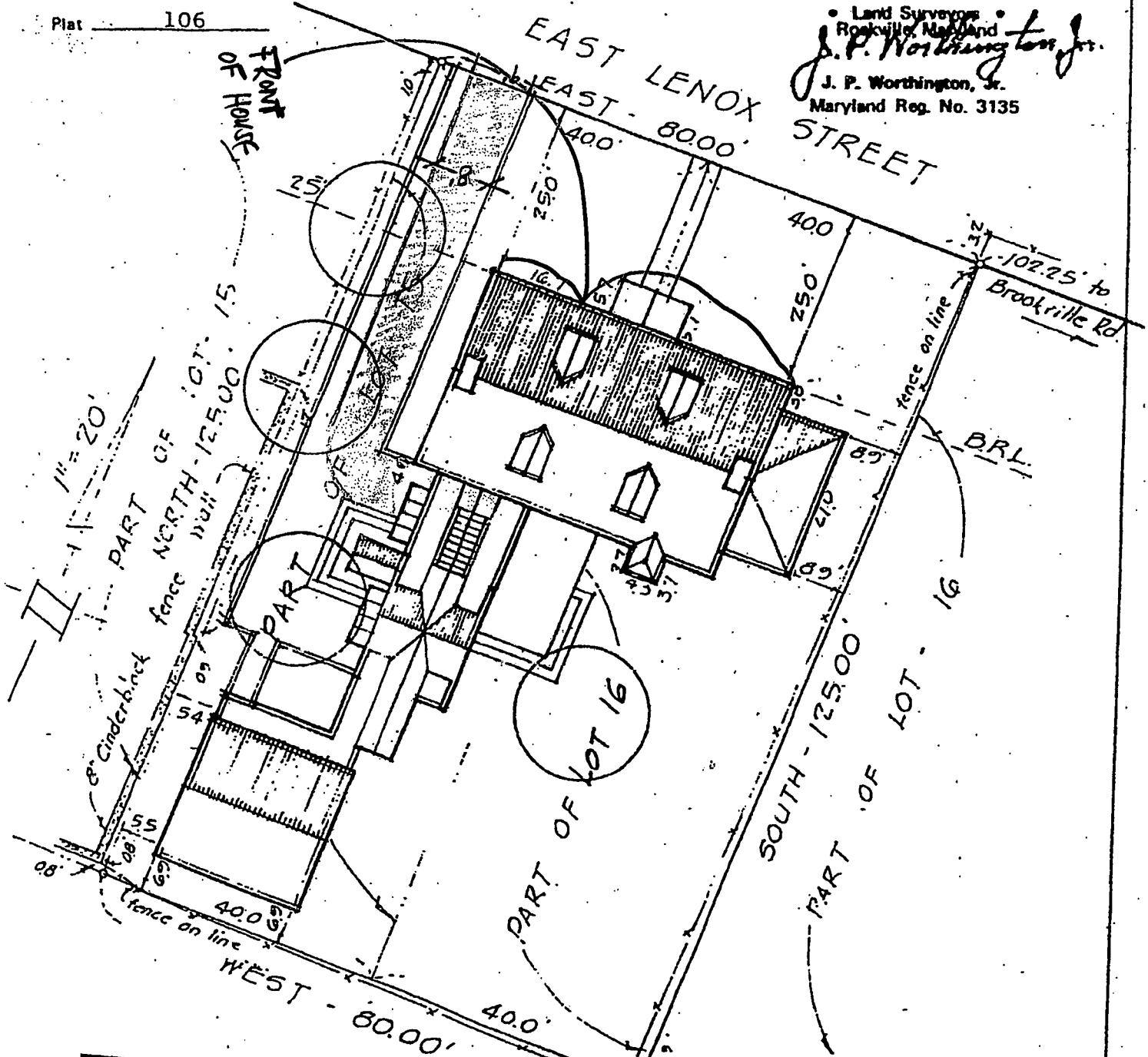
We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements shown hereon by transit-tape survey and; that there are no encroachments either way across property lines other than shown.

Plat Book 2

WORTHINGTON & ASSOCIATES, INC.

Plat 106

Land Surveyors
Rockville, Maryland
J. P. Worthington, Jr.
J. P. Worthington, Jr.
Maryland Reg. No. 3135



<p>HARTMAN-COX ARCHITECTS 1071 THOMAS JEFFERSON ST. N.W. WASHINGTON, D.C. 20007</p>	<p>ZAPRADER ADDITION</p>	<p>SITE PLAN</p>
		<p>1" = 20' 0"</p>

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: Front Steps and steps to sidewalk
10 East Lenox St, Chel Village

Applicant: Marjorie Zepender

Page: _____

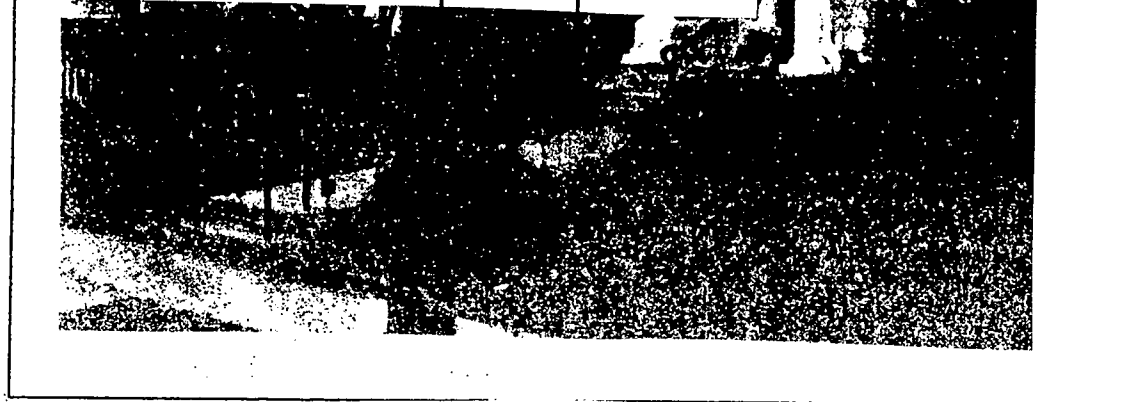
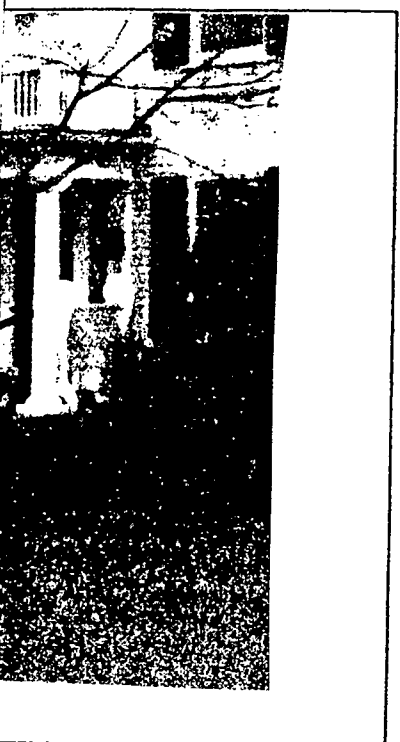
DRAWING OF PROPOSED RAILINGS

~~Existing Property Condition Photographs~~ (duplicate as needed)

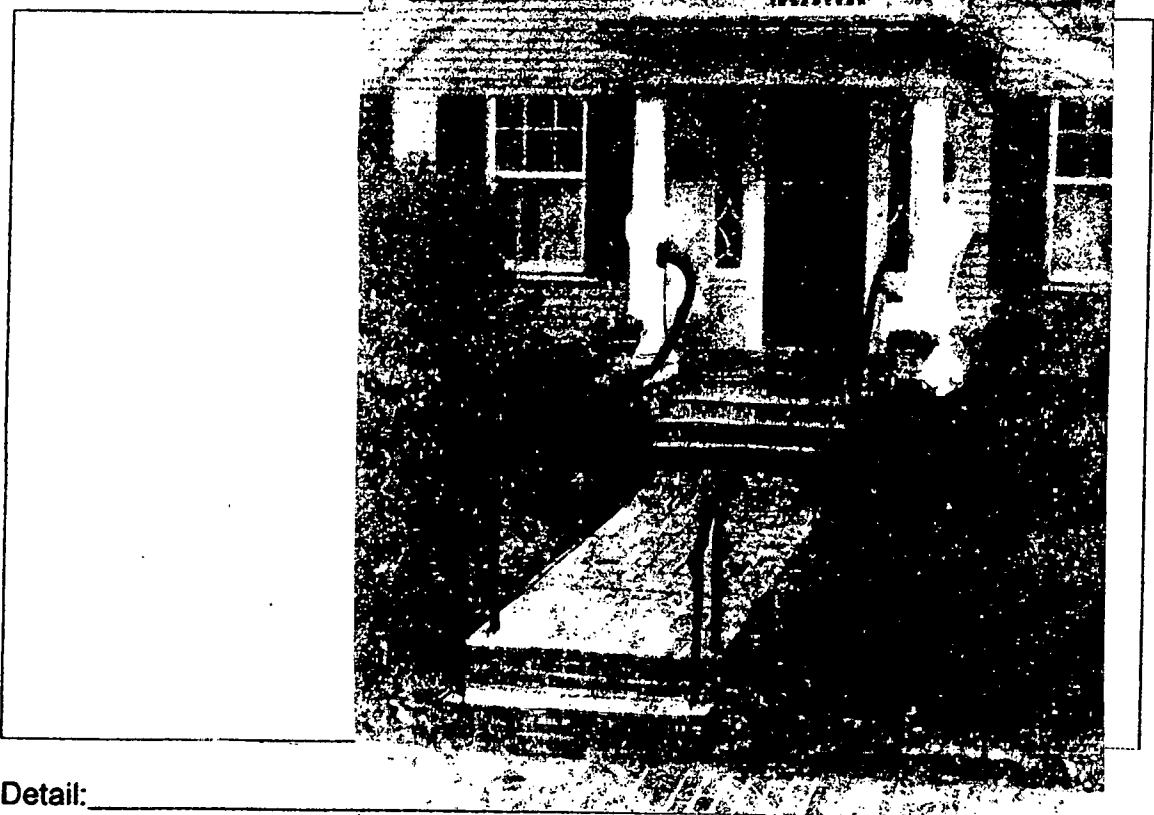
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 Terms: C.O.D.

Item/Service	Description	Units	Cost/Unit
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Detail:



Detail:

Applicant: Marjorie Zapuder

Safety Railings on
other houses on
my block of East
Kenox Street.

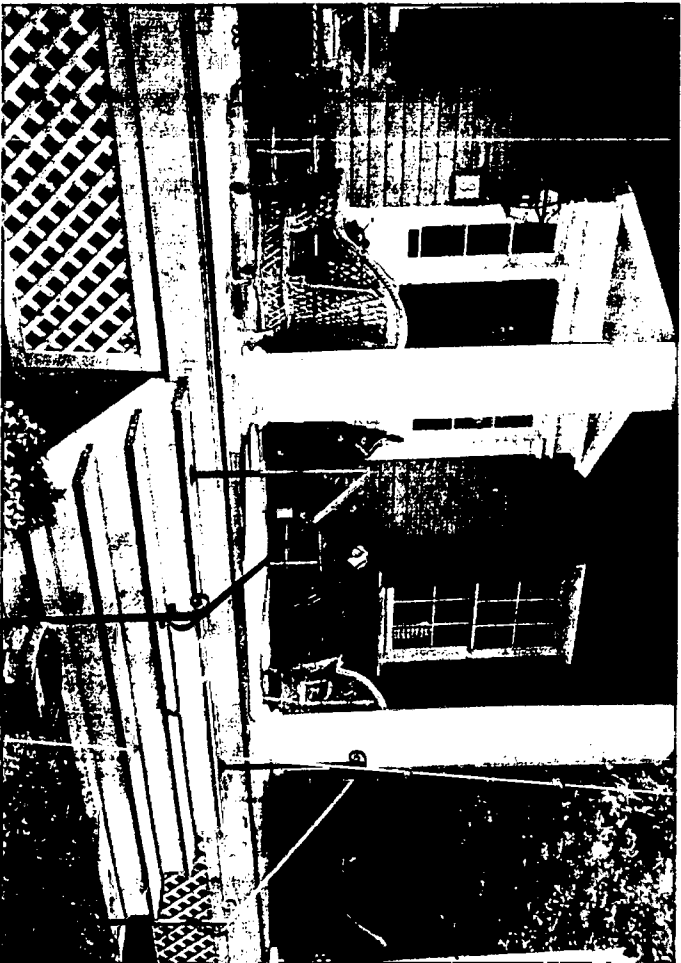
(Two other houses have
wood staircases, #8 +
#12, part of original
design.)



10 East Kenox



1 East Kenox



3 East Kenox