

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 West Lenox Street, Chevy Chase	Meeting Date:	4/13/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/6/11
Applicant:	Daniel and Kristen Coughlan (Matthew Fiehn, Architect)	Public Notice:	3/30/11
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A		
PROPOSAL:	Construction of side and rear additions, alterations to house and driveway and tree removal		
Staff:	Josh Silver		

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicants are proposing to construct a 1 and 2 story side addition and 2 story rear addition at the subject property. The proposed design expands the existing 2,148 s.f. building footprint to 3,300 s.f.

The proposed design program includes the installation of three shed roof dormers on the front roof slope and one dormer on the rear roof slope of the historic massing, the removal and replacement of the existing louvered fan vents in the gable ends of the historic massing and installation of new simulated divided light half round windows in enlarged openings. The applicant is requesting this change to provide egress for the attic that is becoming habitable space as part of the proposed expansion. A new stone chimney is proposed at the ridge of the proposed 1 story side addition.

The proposed work also includes narrowing the existing side yard driveway that provides access to the garage to a maximum width of 5'6". A 18" planting bed between the proposed addition and driveway is proposed to provide a buffer between the driveway and proposed addition.

The proposed material treatments and details for the new additions are consistent with the historic massing and include: wooden clapboard siding, a combination of cooper standing seam and asphalt roofing, a stone veneer foundation, wooden trim and details, and wooden simulated divided light double-hung and casement windows and doors.

The proposed works also includes the removal of one 19.5" dbh Red Maple tree from the front yard of the

property to accommodate the proposed 2 story side addition. Removal of the tree requires a waiver from Chevy Chase Village.

The applicants have already installed a 4' high, wooden picket fence without HPC approval.

APPLICABLE GUIDELINES

When reviewing alterations 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 as follows:

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.
 - 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.
 - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
 - Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

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 DISCUSSION

Staff supports a side/rear addition at the subject property due to the existing side and rear yard setbacks that limit the buildable area for a major addition that is entirely at the rear of the house.

The Chevy Chase Village *Guidelines* state “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.” (Page 14).

The subject property is a corner lot, regardless of the design and placement of an addition at this property all elevations would be very visible from the public right-of-way. Staff reached this conclusion after visiting the property. The HPC’s review of the proposed plans should consider both the impact of the additions on the streetscape of the historic district (as viewed from both West Lenox Street and Magnolia Parkway) and to the historic massing.

Staff supports the construction of the 2 story hipped roof side addition. The proposed scale and articulation of the side addition is complementary to the existing 2 story projection on the right (west) side elevation and in character with the style of the historic massing. Staff recommends that 6/1 double-hung windows be installed in locations where wooden panels are proposed in lieu of windows to create cohesion throughout the design of the addition.

Staff supports the proposed removal of the Red Maple tree in the front yard to accommodate this addition pending approval of a waiver from Chevy Chase Village.

Staff supports the construction of a 2 story addition at the rear of the house. The construction of a 2 story addition at the rear is in keeping with the *Guidelines* for major additions, which states:

“Where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.”

The proposed 2 story rear addition does not substantially alter or obscure the front of the structure and is compatible with the streetscape. The addition is lower than the historic massing and preserves a small section of the 2nd story left rear corner to help define the connection of the addition with the historic massing. Despite the addition being very visible from the public right-of-way, it is in keeping with the character of the historic massing. The roof form and slope, window configurations and materials are consistent with the Colonial Revival style of the house.

Staff supports the proposed construction of a 1 story gable and shed roof side addition on the left (east) side elevation. However, staff is concerned with the cumulative impact of these additions to historic massing and their impact on the streetscape of the historic district. Staff recommends reducing the depth of the proposed 1 story gable addition section so that it does not project beyond the eave line of the 1 story shed roof section. Staff also recommends reducing the length of the 1 story shed roof section that terminates as a gable in the rear yard.

Staff is recommending the above changes to help reduce the scale of the additions in relationship to the historic massing, mitigate the visual impact on the streetscape of the district and to help protect the Village's open, park-like character, which the Guidelines state that is of paramount importance that the HPC recognize. (Page 13)

The recommended changes would also help preserve most of the existing side yard driveway, which is a typical characteristic of Village properties with rear yard accessory structures. The *Guidelines* state: "The goal of new construction within the historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs." (Page 18) A narrower and shorter side addition would be more consistent with the building pattern along West Lenox Street, which includes examples of side yard driveway accesses to rear yard accessory structures.

Staff supports the installation of dormers on the historic massing. The installation of dormers is consistent with *Guidelines* and would not adversely affect the historic character of the structure.

Staff supports the retroactive wooden picket fence installation. The proposed fence location, design and materials are consistent with the Guidelines. Staff recommends the applicants include the fence installation as part of the Historic Area Work Permit application.

Staff supports the proposed material treatments for the additions finding them compatible with the historic massing and appropriate for new construction to a Contributing Resource property in the Chevy Chase Village Historic District.

Staff recommends that the applicants continue consultation with the Village arborist to ensure appropriate tree protection measures are taken prior to commencing work at the property. Specific attention should be given to the protection of the White Oak tree on the shared property line to the west.

Staff recommends the HPC provide the applicants with guidance in response to the following questions:

1. Does the HPC find the proposed design consistent with the Guidelines for major additions? (i.e., are the proposed additions compatible with the streetscape of the historic district?)
2. Are the additions compatible in scale with primary structure? (i.e., does the HPC support the construction of a 1 and 2 story side addition and 2 story rear addition?)
3. Are the proposed building materials compatible with those of the primary structure? (Particular emphasis should be given to the installation of wooden panels in locations where windows are proposed)
4. Does the HPC find the proposed front and rear dormer installations consistent with the Guidelines?
5. Does the HPC support the proposed modifications to the existing side yard driveway?

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



RETURN TO: DEPARTMENT OF PERMITS AND SERVICES
755 FUCHSVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
24

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAN COUGHLAN
Daytime Phone No.: 240-744-4802

Tax Account No.: 07-009-00456013
Name of Property Owner: DANIEL & KRISTEN COUGHLAN Daytime Phone No.: 240-744-4802
Address: 20 WEST LENOX ST., CHEVY CHASE, MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: MATTHEW FIEHN Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: WEST LENOX STREET
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PKWY
Lot: 11 Block: 38 Subdivision: 2
Liber: 32802 Folio: 262 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab 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: \$ 950,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

[Signature] 03.24.11
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

1916 COLONIAL REVIVAL, WOOD CLAPBOARD WITH SIDE GABLES
AND ASPHALT SHINGLE ROOF. IT IS CLASSIFIED AS A CATEGORY
'2' CONTRIBUTING RESOURCE. FREE STANDING GARAGE ASPHALT
DRIVEWAY, 3' HIGH WOOD PICKET FENCE. STICK STYLE END GABLE
BRACKETS, ENCLOSED UPPER PORCH & SCREENED LOWER, HALF
ROUND LOWERED ATTIC VENTS, STONE CHIMNEY, PTD. WOOD
SHUTTERS, COPPER GUTTERS & DOWNSPOUTS, EXPOSED RAFTER
TAILS.

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

THE ADDITION IS TO UTILIZE THE ABOVE LISTED FEATURES WHERE
APPLICABLE INCLUDING WOOD CLAPBOARD SIDING, STICK STYLE
END GABLE BRACKETS & EXPOSED RAFTER TAILS, HALF ROUND
LOWERED ATTIC VENTS, PTD WOOD SHUTTERS, STONE CHIMNEY
AND COPPER GUTTERS & DOWNSPOUTS

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

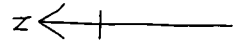
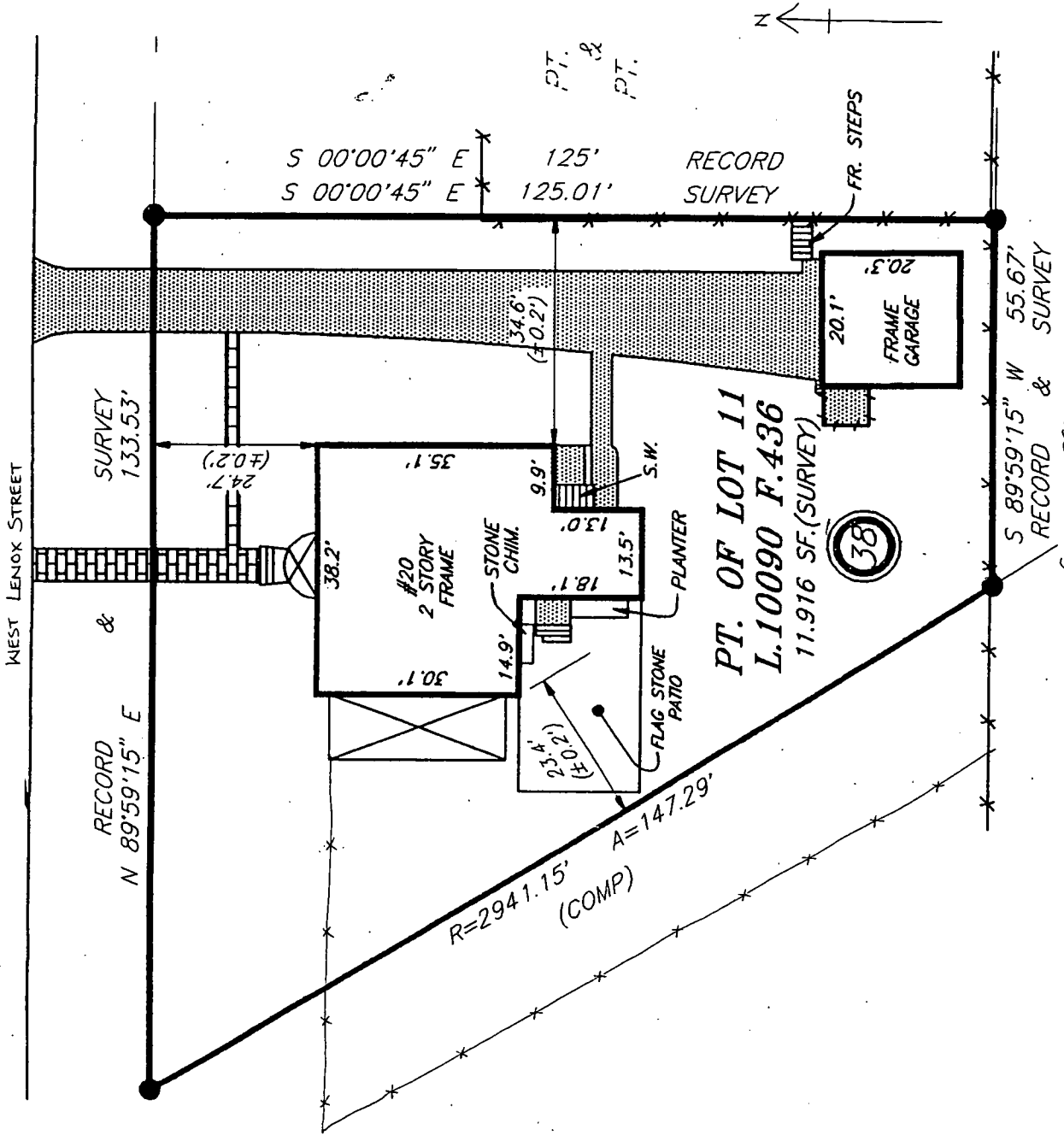
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

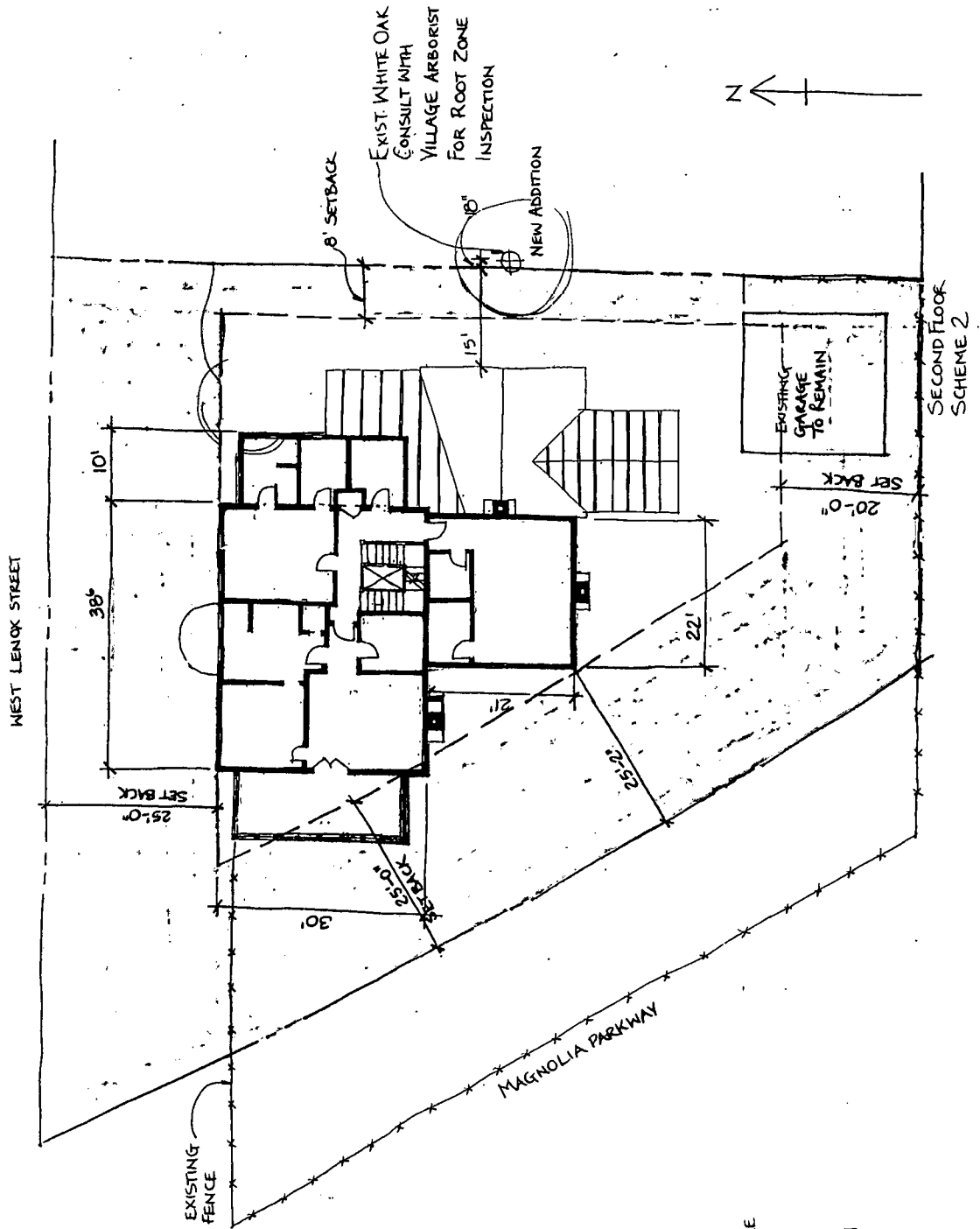
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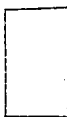

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 20 W LENOX ST. CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address BARNES VANZE ARCHITECTS 1000 POTOMAC ST NW, SUITE L-2 WASHINGTON, DC 20007</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>PETER L. & M. K. WELLINGTON 18 W LENOX ST. CHEVY CHASE, MD 20815</p>	<p>JOHN J. & V. L. RYAN 33 W. LENOX ST. CHEVY CHASE, MD 20815</p>
<p>BRIAN W. SMITH & DONNA J. HOLVERSON 35 W. LENOX ST. CHEVY CHASE, MD 20815</p>	<p>JEROME H. POWELL & ELISSA A. LEONARD 37 W. LENOX ST. CHEVY CHASE, MD 20815</p>
<p>ALEXANDER & M. HUMPHREY 25 W. KIRKE ST. CHEVY CHASE, MD 20815</p>	<p>PETER D. & SUSAN G. KEISLER 20 MAGNOLIA PKWY CHEVY CHASE, MD 20815</p>

THOMAS S. DANN &
 MELISSA SHACKLETON DANN
 27 W. KIRKE ST.
 CHEVY CHASE, MD 20815

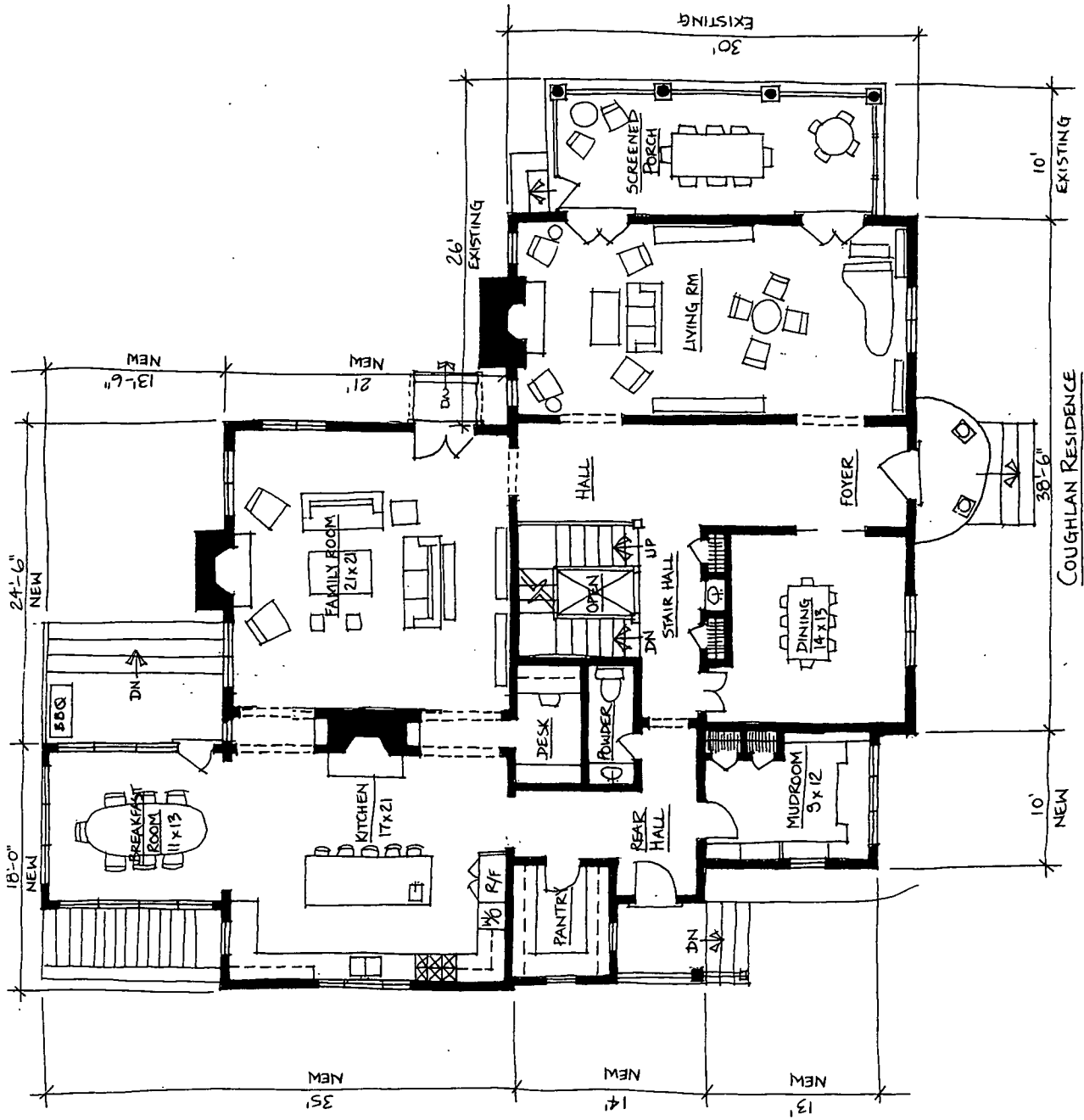




-  SETBACK
-  EXISTING RESIDENCE
-  NEW ADDITION

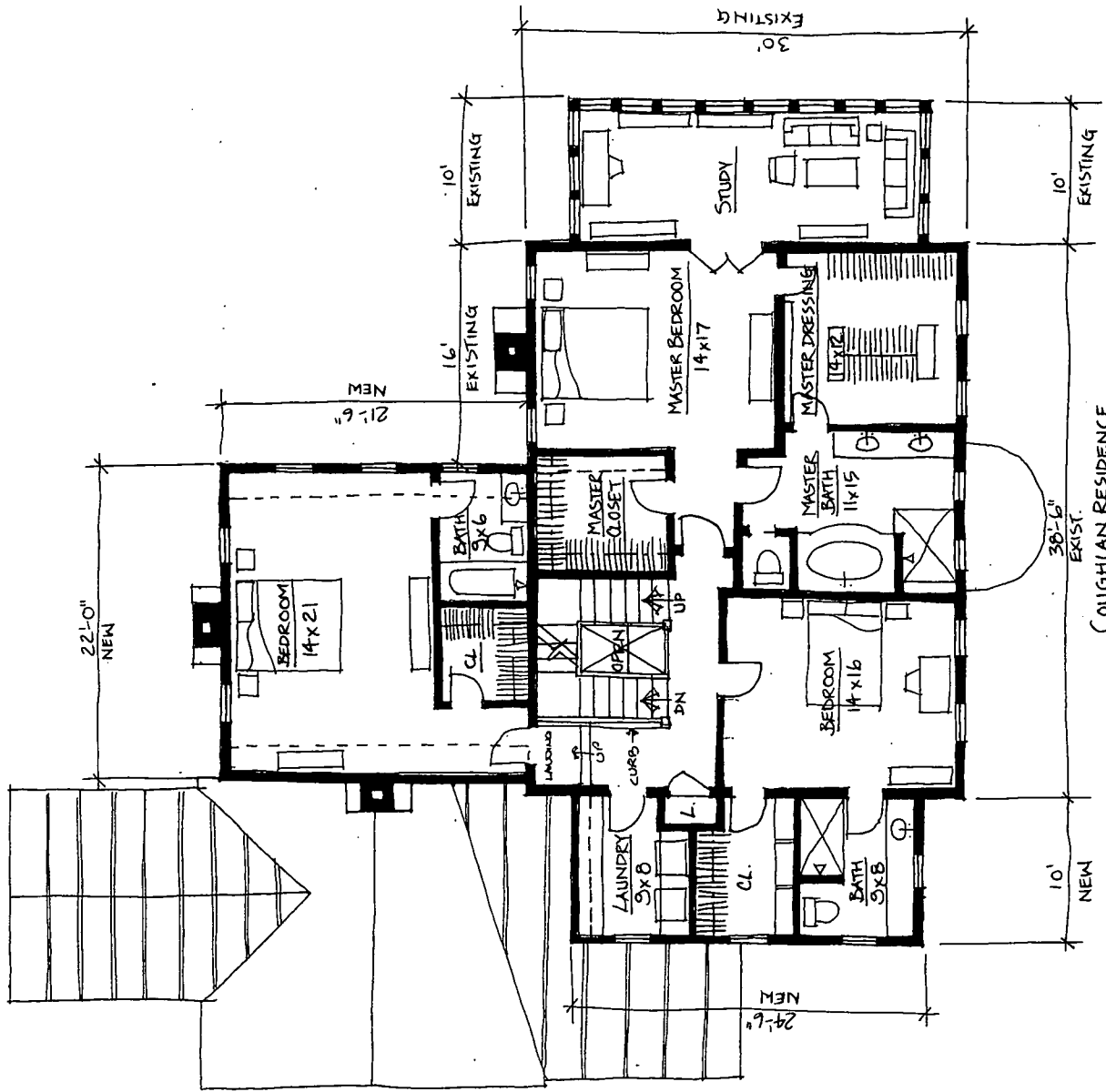
COUGHLAN RESIDENCE
 SITE PLAN
 BARNES VANZE ARCHITECTS
 03-24-11
 1/16" = 1'-0"



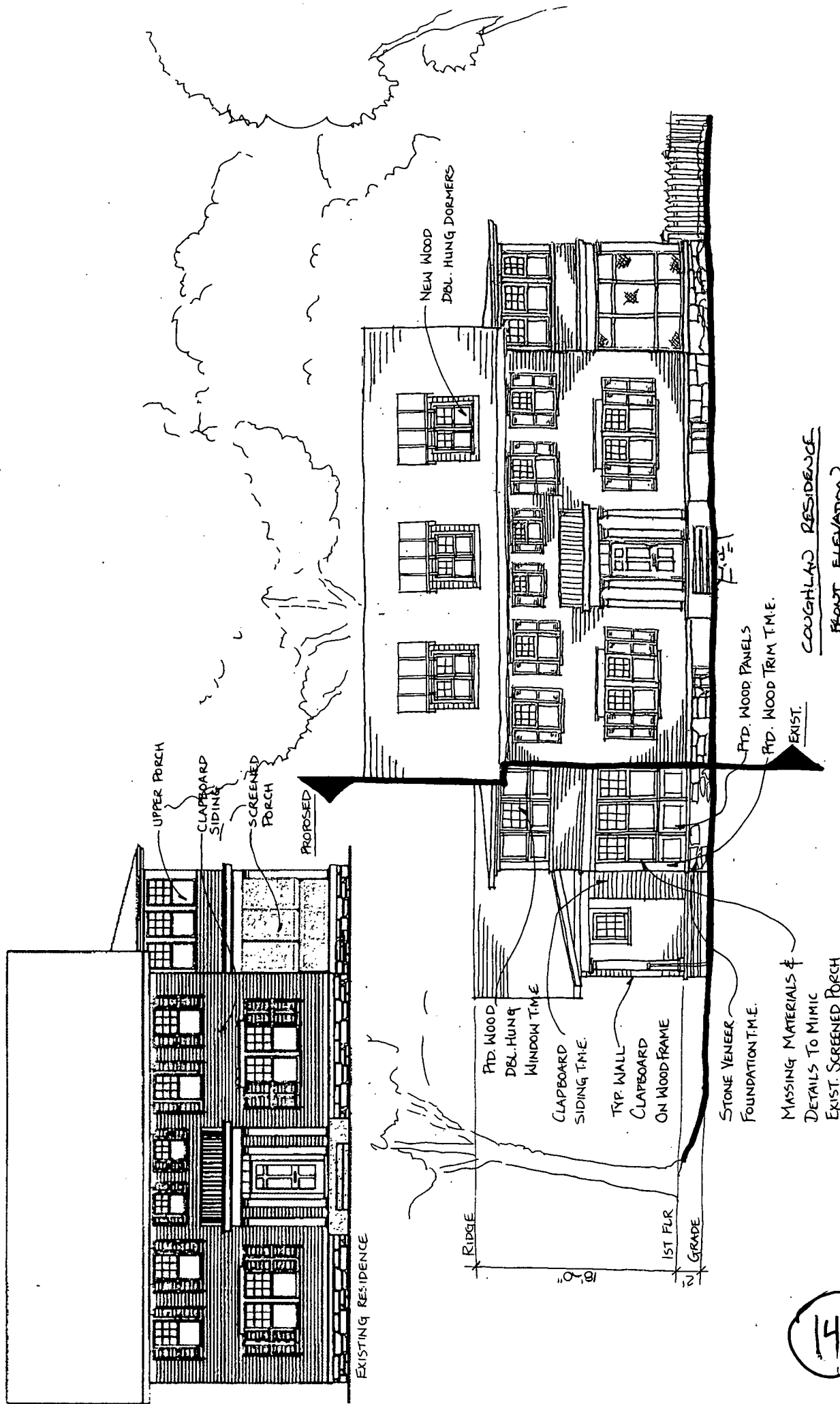


COUGHLAN RESIDENCE

FIRST FLOOR PLAN
 BARNES YANZE ARCHITECTS
 03.24.11
 1/8"=1'-0"



COUGHLAN RESIDENCE
 SECOND FLOOR PLAN
 BARNES VANZE ARCHITECTS
 03.24.11 1/8"=1'-0"



UPPER PORCH
CLAPBOARD SIDING
SCREENED PORCH
PROPOSED

NEW WOOD
DBL. HUNG DORMERS

PTD. WOOD PANELS
PTD. WOOD TRIM T.M.E.
EXIST.

PTD. WOOD
DBL. HUNG
WINDOW T.M.E.
CLAPBOARD
SIDING T.M.E.
TYP. WALL
CLAPBOARD
ON WOOD FRAME

STONE VENEER
FOUNDATION T.M.E.

MISSING MATERIALS &
DETAILS TO MIMIC
EXIST. SCREENED PORCH

EXISTING RESIDENCE

COUGHLAN RESIDENCE

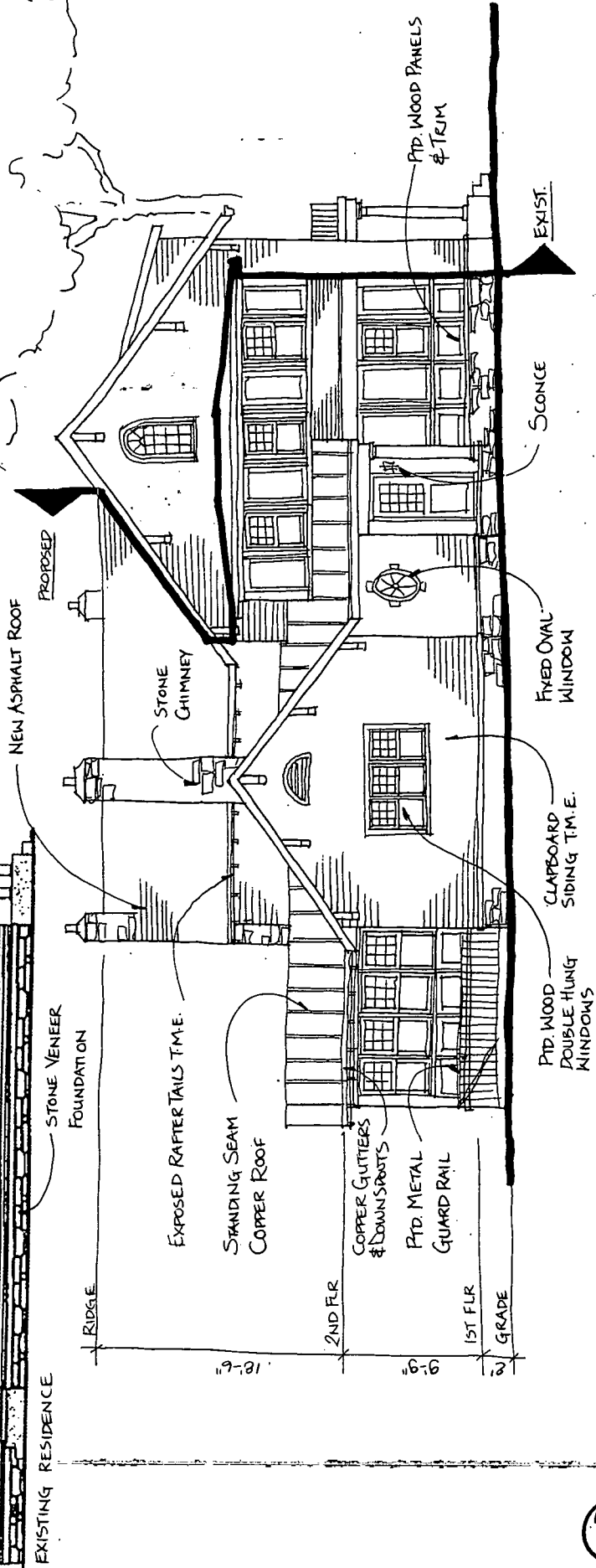
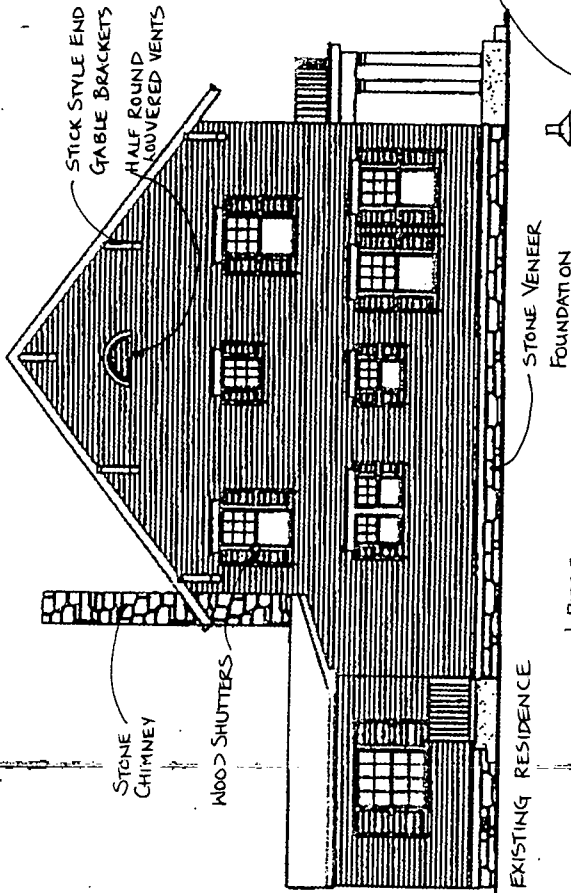
FRONT ELEVATION

BAGNES VANZE ARCHITECTS

03.24.11

1/8" = 1'-0"

14



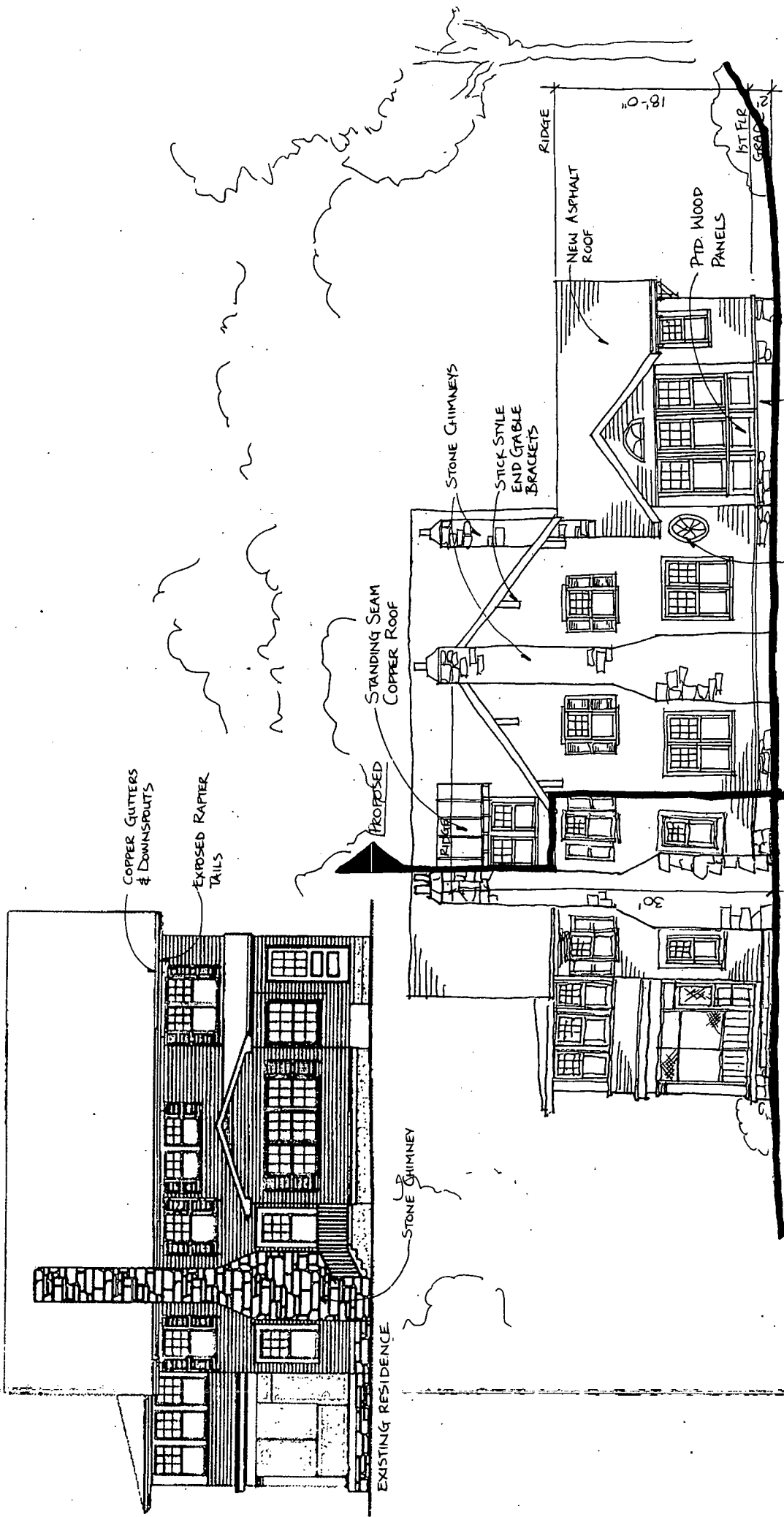
COUGHLIN RESIDENCE

DRIVEWAY ELEVATION

BARAJES VANZE ARCHITECTS

03.24.11

1/8" = 1'-0"



COPPER GUTTERS & DOWNSPOUTS
 EXPOSED RAFTER TAILS

PROPOSED
 STANDING SEAM COPPER ROOF

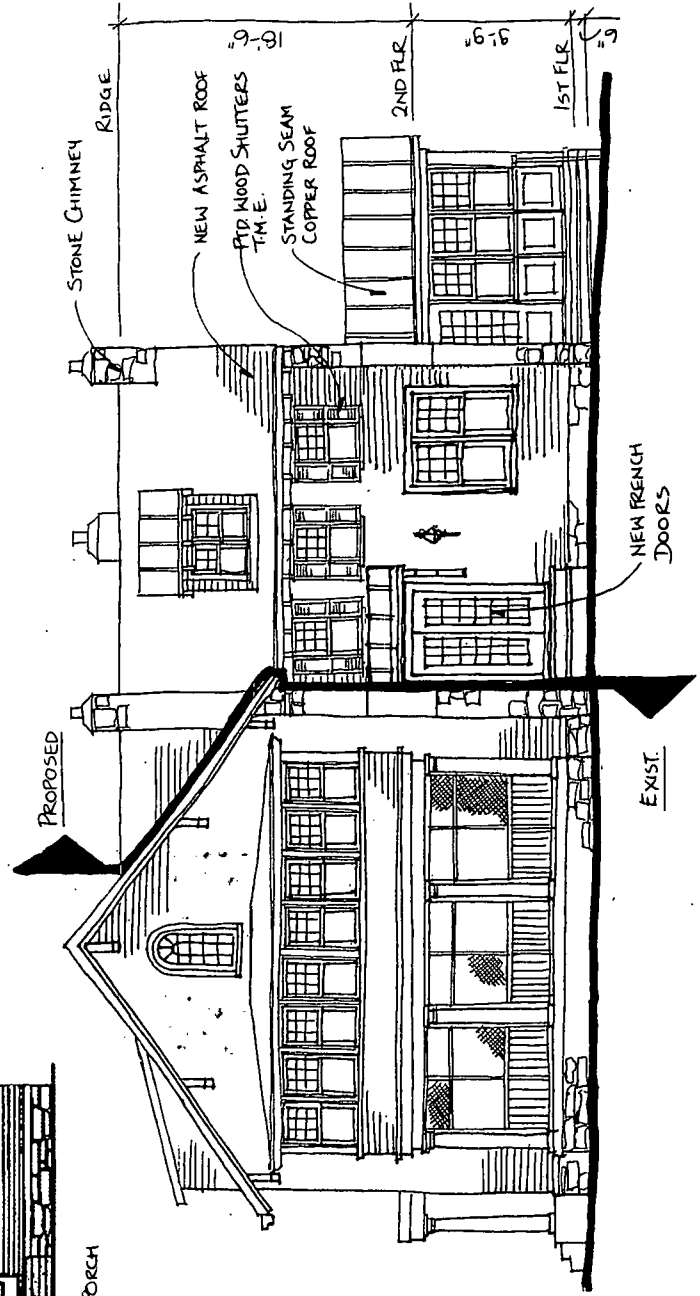
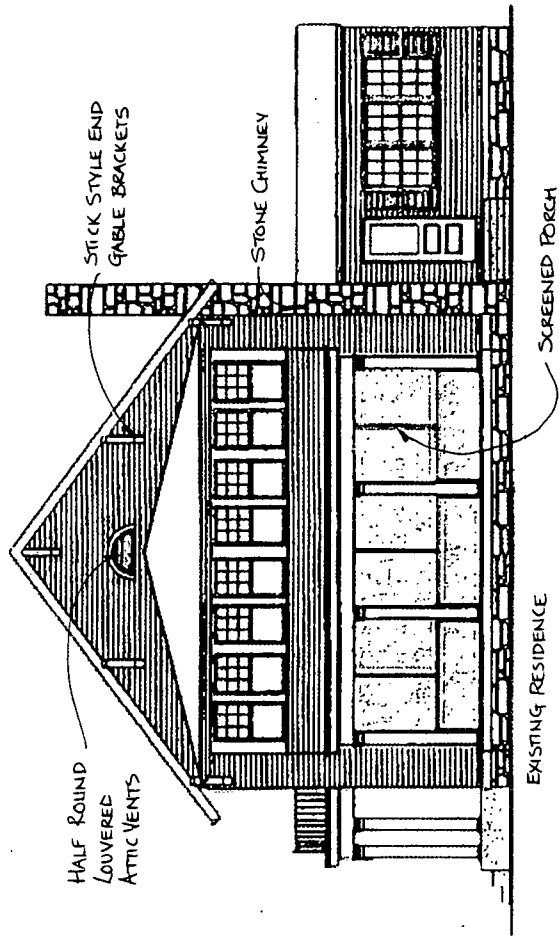
STONE CHIMNEYS
 STICK STYLE END GABLE BRACKETS

RIDGE
 NEW ASPHALT ROOF
 PTD. WOOD PANELS

STONE VENEER FOUNDATION T.M.E.
 FIXED OVAL WINDOW

EXIST

COUGHLAN RESIDENCE
 REAR ELEVATION
 BARNES VANDE ARCHITECTS
 03.24.11
 1/8" = 1'-0"



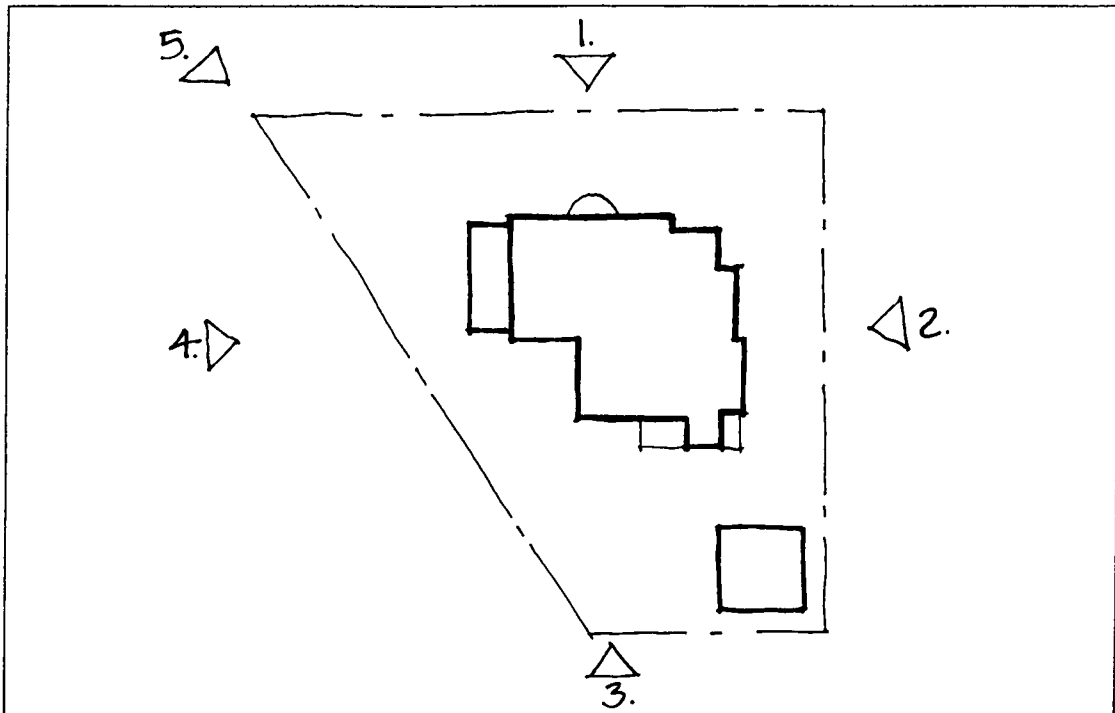
COUGHLAN RESIDENCE
 SIDE ELEVATION
 BARNIE VANZE ARCHITECTS
 03.24.11
 $\frac{1}{8}'' = 1'-0''$

17



18

Existing Property Condition Photographs (duplicate as needed)



Detail: KEY PLAN



Detail: 1. NORTH ELEVATION

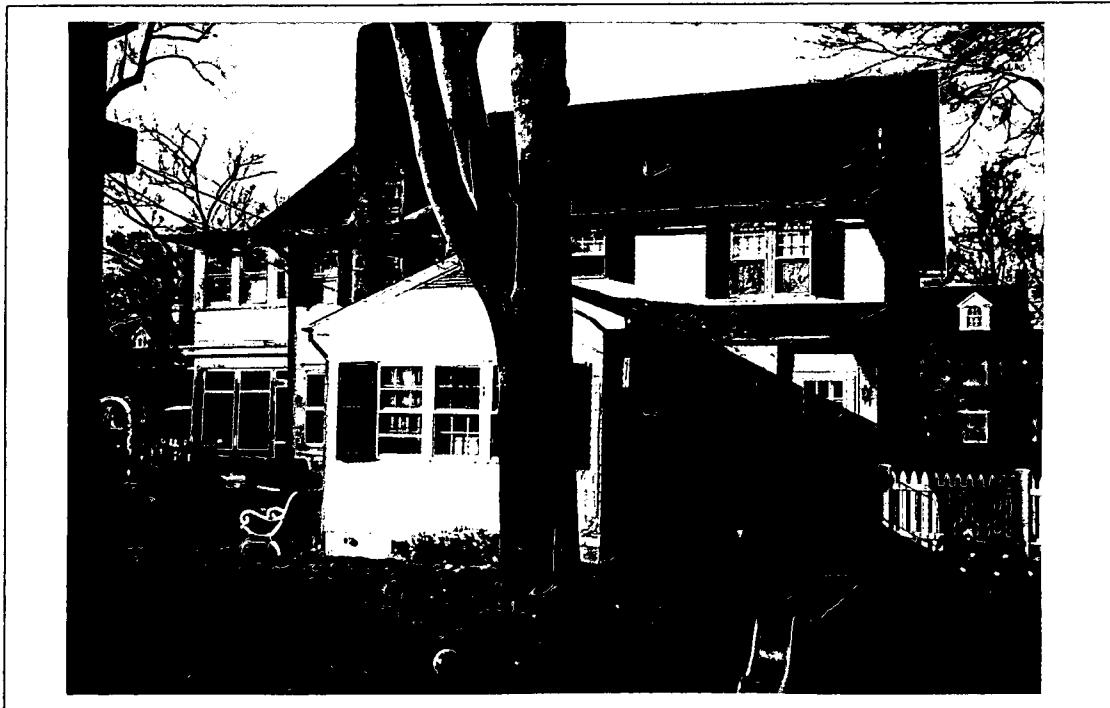
Applicant: COUGHLAN

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: 2. EAST ELEVATION



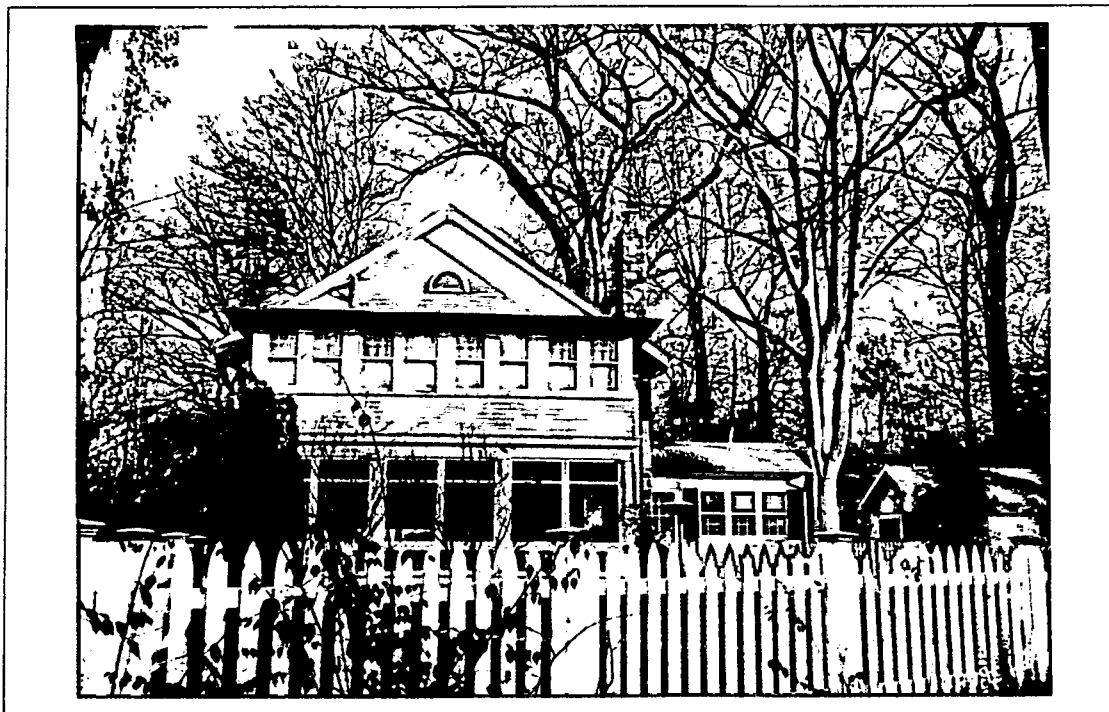
Detail: 3. SOUTH ELEVATION

Applicant: COUGHLAN

Page: 2

20

Existing Property Condition Photographs (duplicate as needed)



Detail: 4. WEST ELEVATION

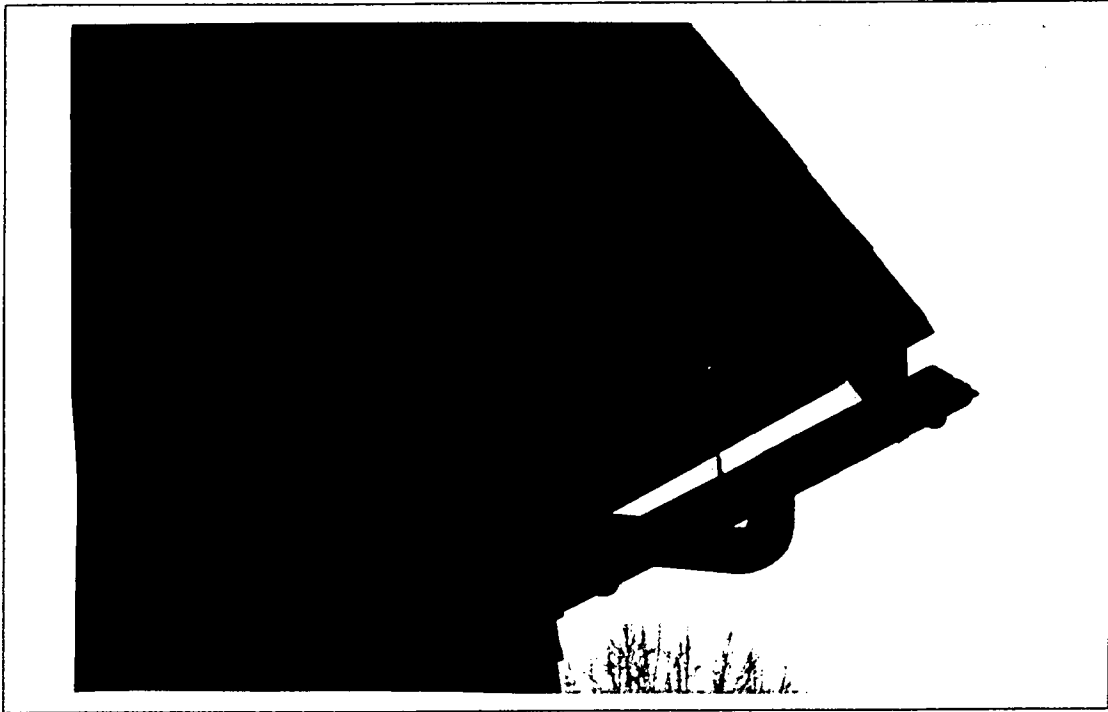


Detail: 5. NORTH WEST ELEVATION

Existing Property Condition Photographs (duplicate as needed)



Detail: EXPOSED RAFTER TAILS



Detail: STICK STYLE END GABLE BRACKETS

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: COPPER GUTTERS & DOWNSPOUTS



Detail: WOOD SHUTTERS

Applicant: COUGHLAN

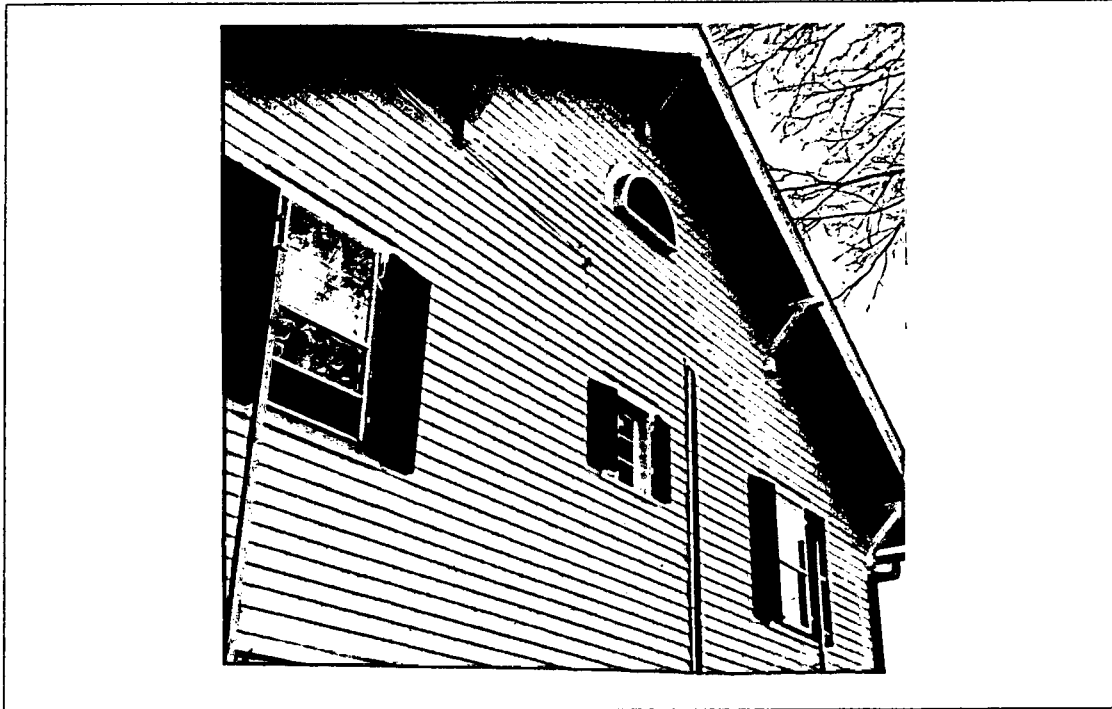
Page: 5

23

Existing Property Condition Photographs (duplicate as needed)



Detail: STONE CHIMNEY



Detail: HALF ROUND LOUVERED ATTIC VENTS

Existing Property Condition Photographs (duplicate as needed)



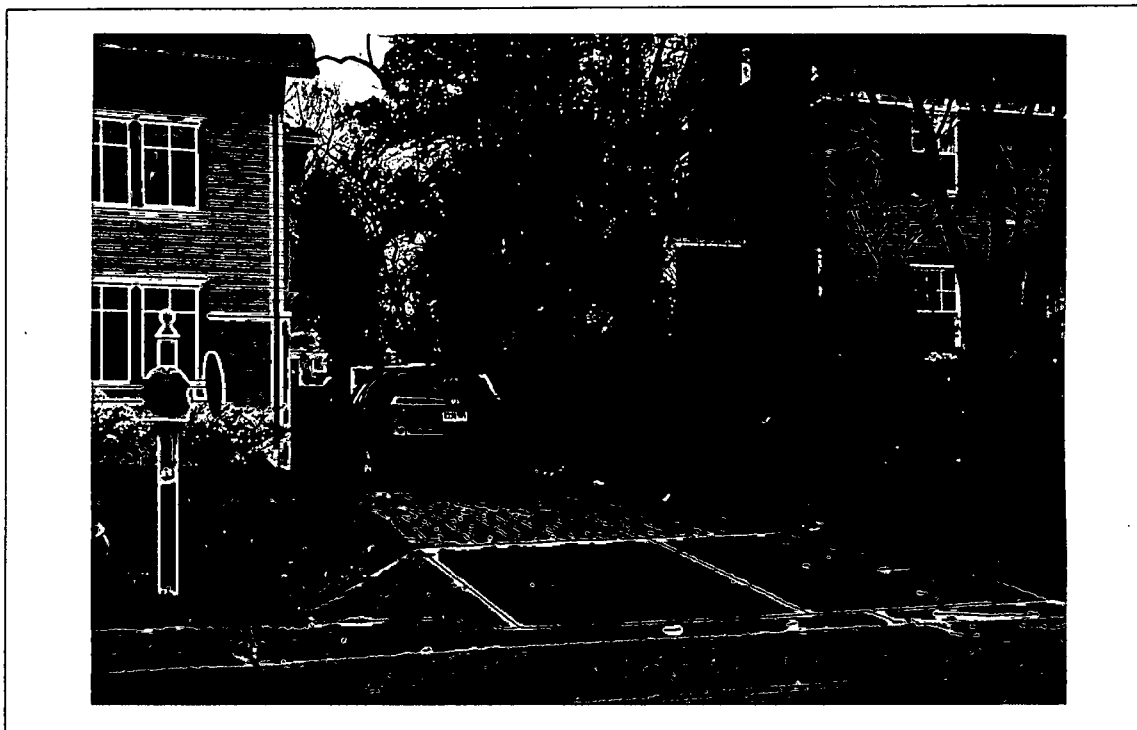
Detail: UPPER PORCH



Detail: SCREENED PORCH

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: 14 WEST LENOX STREET, DRIVEWAY VIEW



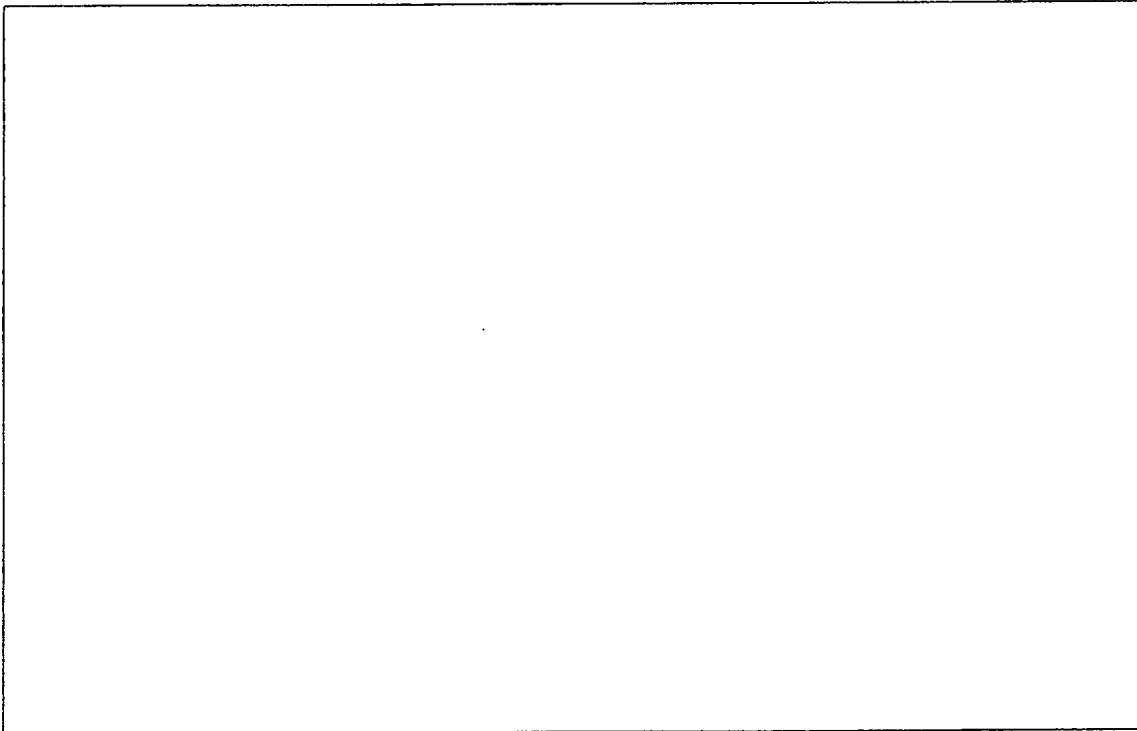
Detail: 16-18 WEST LENOX STREET, DRIVEWAY VIEW

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: 20 WEST LENOX STREET, DRIVEWAY VIEW



Detail: _____

Applicant: COUGHLAN

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 West Lenox Street, Chevy Chase	Meeting Date:	2/23/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/16/11
Applicant:	Daniel and Kristen Coughlan (Matthew Fiehn, Architect)	Public Notice:	2/9/11
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver

PROPOSAL: Construction of side and rear additions and alterations to house and driveway

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicants are proposing to construct a 2 story side and rear addition at the subject property. The proposed design extends the left (east) side elevation of the historic massing and existing 1 story rear addition into the left side yard. The proposed design also includes the installation of three gable dormers on the front roof slope and two shed dormers on the rear roof slope of the historic massing. A new stone chimney in the rear roof valley of the addition is also proposed.

The proposed work also includes the partial abandonment of the existing driveway between West Lenox Street and an existing garage in the rear yard and modifications to the existing driveway in the front side yard to accommodate the proposed additions.

The proposed material treatments and details for the new additions are consistent with the historic massing and include: wooden clapboard siding, a combination of cooper standing seam and asphalt roofing, a stone veneer foundation, wooden trim and details, and wooden simulated divided light double-hung and casement windows and doors.

APPLICABLE GUIDELINES

When reviewing alterations 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,

(1)

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 as follows:

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited.

For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

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 DISCUSSION

Staff supports some type of side/rear addition at the subject property due to the existing side and rear yard setbacks that limit the buildable area for an addition that is entirely at the rear of the house. However, staff does not support the design and size of the addition as proposed.

The Chevy Chase Village *Guidelines* state “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.” (Page 14).

The subject property is a corner lot, regardless of the design and placement of an addition at this property all elevations would be very visible from the public right-of-way. Staff reached this conclusion after visiting the property. The HPC's review of the proposed plans should consider both the impact of the additions on the streetscape of the historic district (as viewed from both West Lenox Street and Magnolia Parkway) and to the historic massing.

Staff supports the construction of the 2 story hipped roof side addition. The proposed addition is complementary to the existing 2 story projection on the right (west) side elevation and subordinate to the size and character of the historic massing.

However, the proposed 2 story gable addition in conjunction with a 2 story hipped roof addition would impact the entire left side elevation of the historic massing and be very visible from the public right-of-way. Staff recommends reducing the footprint of the gable addition section and concentrating more of its volume at the rear elevation. A smaller addition concentrated more at the rear would help mitigate the impact of the addition on the public right-of-way (particularly when viewed from West Lenox Street), maintain some legibility of the original rear left corner of the historic massing and help preserve the existing building pattern along West Lenox Street.

Furthermore, staff is concerned about the proposed abandonment of the existing side yard driveway that connects the existing garage with the public right-of-way. A typical access point of properties with rear yard accessory structures in the historic district is via the side yard. Construction of a side addition as proposed would interrupt this pattern and is avoidable if the bulk of the addition is concentrated at the rear. Concentrating the bulk of the addition at the rear is also consistent with the *Guidelines* which state: "The goal of new construction within the historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs." (Page 18).

Staff supports the installation of dormers on the front and rear roof slopes of the historic massing. The installation of dormers is consistent with *Guidelines* and would not adversely affect the historic character of the structure.

The proposed material treatments for the additions are compatible with the historic massing and appropriate for new construction to a Contributing Resource property in the Chevy Chase Village Historic District.

Staff recommends the HPC provide the applicants with specific guidance on the following discussion items:

1. Appropriateness of a 2 story rear and side yard addition (this includes the proposed impact to the left rear corner of the historic massing)
2. Overall size, massing, scale, and design of proposed additions
3. Proposed material treatments
4. Installation of front and rear dormers
5. Abandonment of the existing side yard driveway and modifications to the driveway in the front side yard.

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301 717 4371

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DAN COUGHLAN
Daytime Phone No.: 240-744-4802

Tax Account No.: 07-009-00456013

Name of Property Owner: DANIEL & KRISTEN COUGHLAN Daytime Phone No.: 240-744-4802

Address: 20 WEST LENOX ST. CHEVY CHASE, MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: MATTHEW FEHN Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: WEST LENOX STREET
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PKWY
Lot: 11 Block: 38 Subdivision: 2
Liber: 32802 Folio: 262 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|--|--|---|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 950,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

Signature of owner or authorized agent

01.25.11

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**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:

1916 COLONIAL REVIVAL, WOOD CLAPBOARD WITH SIDE GABLES
AND ASPHALT SHINGLE ROOF. IT IS CLASSIFIED AS A CATEGORY
'2' CONTRIBUTING RESOURCE. FREE STANDING GARAGE,
ASPHALT DRIVEWAY, 3' HIGH WOOD PICKET FENCE. STICK STYLE
END GABLE BRACKETS, ENCLOSED UPPER PORCH & SCREENED
LOWER. HALF ROUND LOUVERED ATTIC VENTS. STONE CHIMNEY.
PTD. WOOD SHUTTERS. COPPER GUTTERS & DOWNSPOUTS.
EXPOSED RAFTER TAILS.

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

THE ADDITION IS TO UTILIZE THE ABOVE LISTED FEATURES
WHERE APPLICABLE INCLUDING WOOD CLAPBOARD SIDING, STICK
STYLE END GABLE BRACKETS & EXPOSED RAFTER TAILS, HALF ROUND
LOUVERED ATTIC VENTS, PTD WOOD SHUTTERS, STONE CHIMNEY
AND COPPER GUTTERS & DOWNSPOUTS.

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 effected 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

20 W LENOX ST.
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

BARNES VANZE ARCHITECTS
1000 POTOMAC ST NW, SUITE L-2
WASHINGTON, DC 20007

Adjacent and confronting Property Owners mailing addresses

PETER L. & M.K. WELLINGTON
18 W LENOX ST.
CHEVY CHASE, MD 20815

JOHN J. & V.L. RYAN
33 W. LENOX ST.
CHEVY CHASE, MD 20815

BRIAN W. SMITH & DONNA J. HOLVERSON
35 W. LENOX ST.
CHEVY CHASE, MD 20815

JEROME H. POWELL & ELISSA A. LEONARD
37 W. LENOX ST.
CHEVY CHASE, MD 20815

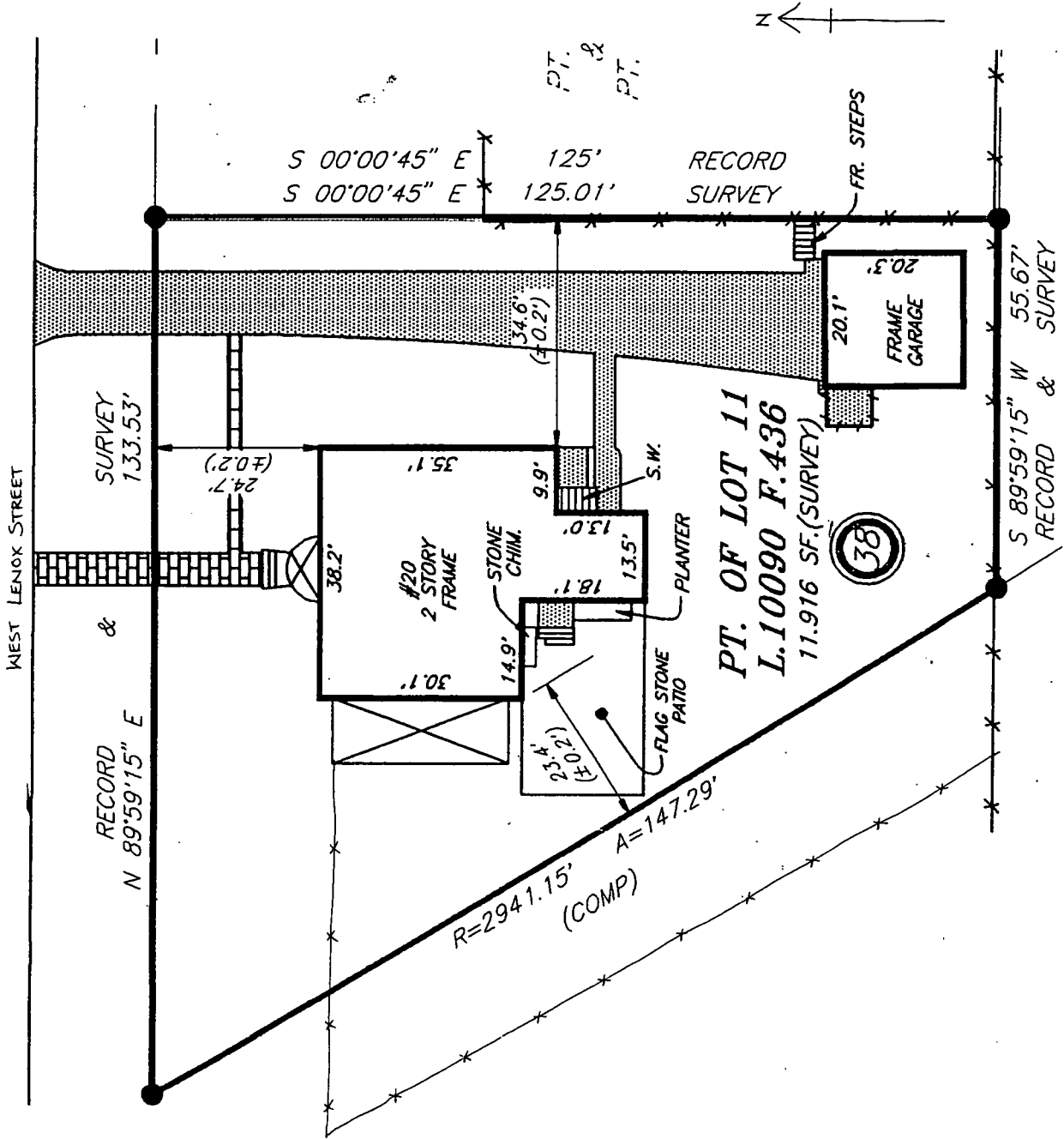
ALEXANDER & M. HUMPHREY
25 W. KIRKE ST.
CHEVY CHASE, MD 20815

PETER D. & SUSAN G. KEISLER
20 MAGNOLIA PKWY
CHEVY CHASE, MD 20815

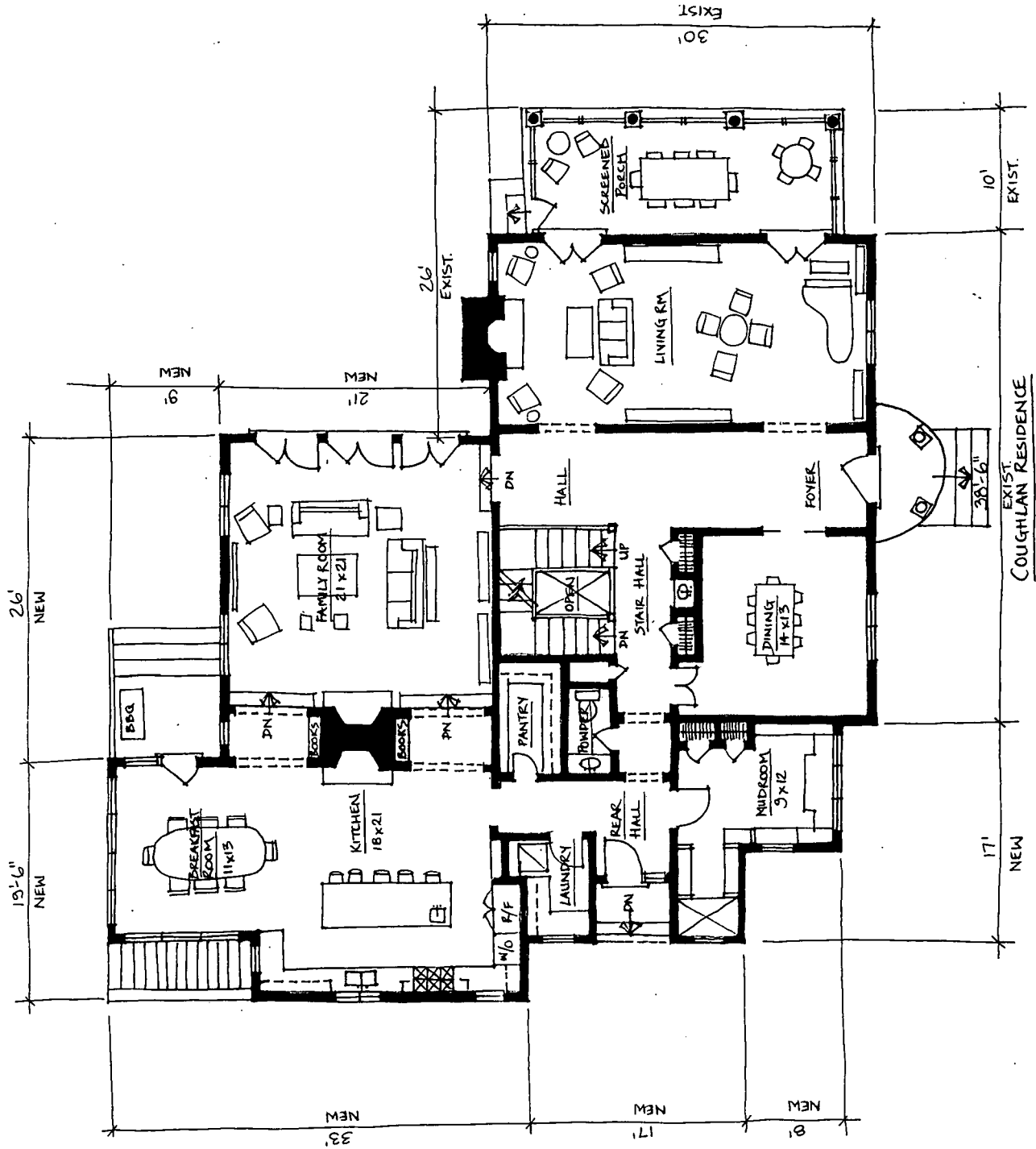
THOMAS S. DANN &
MELISSA SHACKLETON DANN
27 W. KIRKE ST.
CHEVY CHASE, MD 20815

7

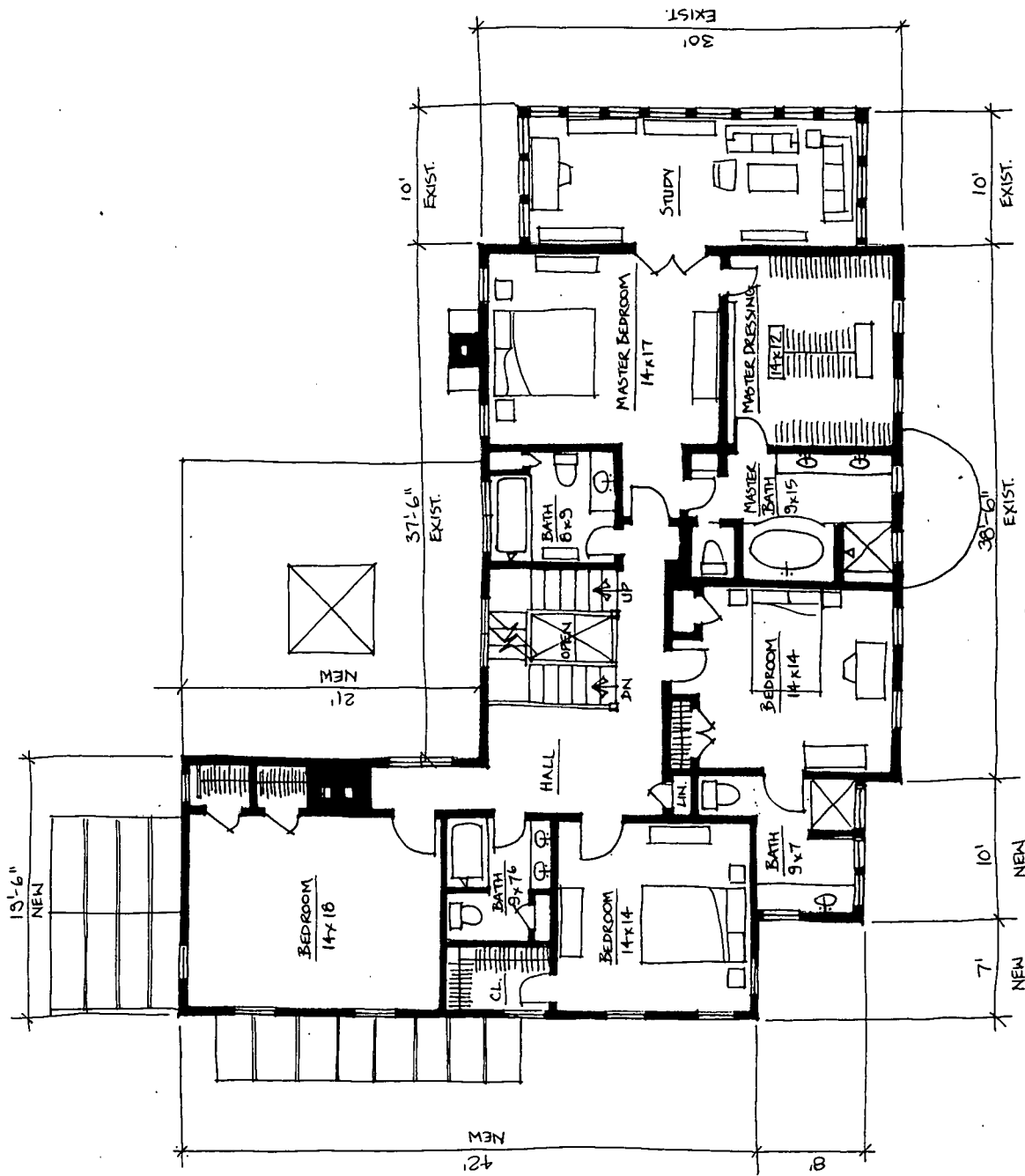
8



8



COUGHLIN RESIDENCE
 FIRST FLOOR PLAN
 BARNES VANZE ARCHITECTS



COUGHLAN RESIDENCE

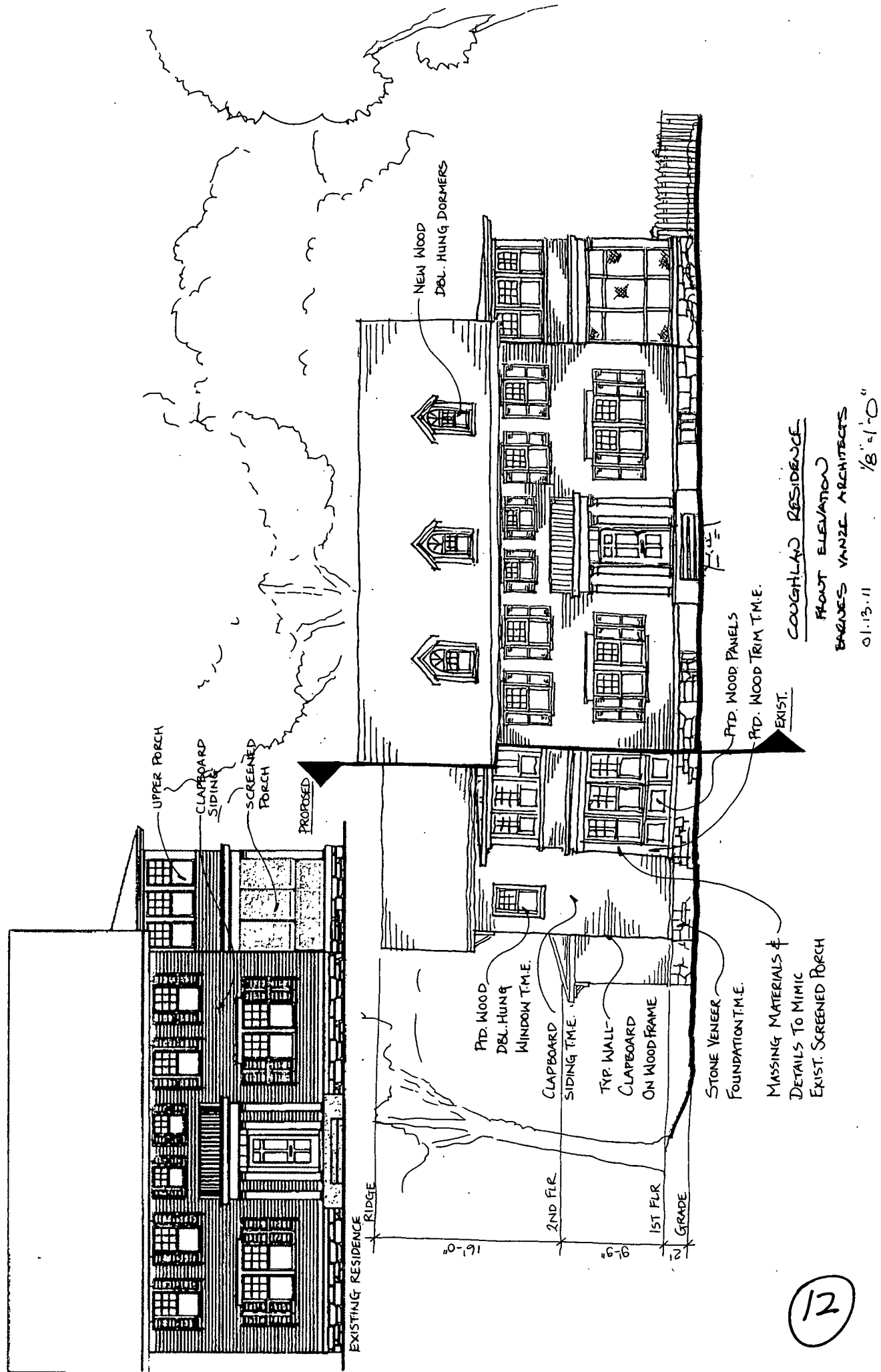
SECOND FLOOR PLAN

BARNES VANZE ARCHITECTS

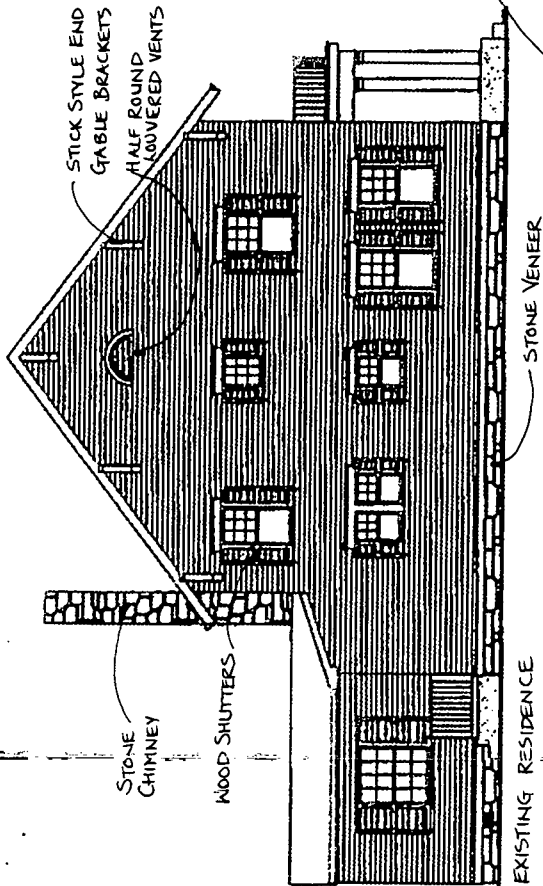
01.13.11

1/8" = 1'-0"



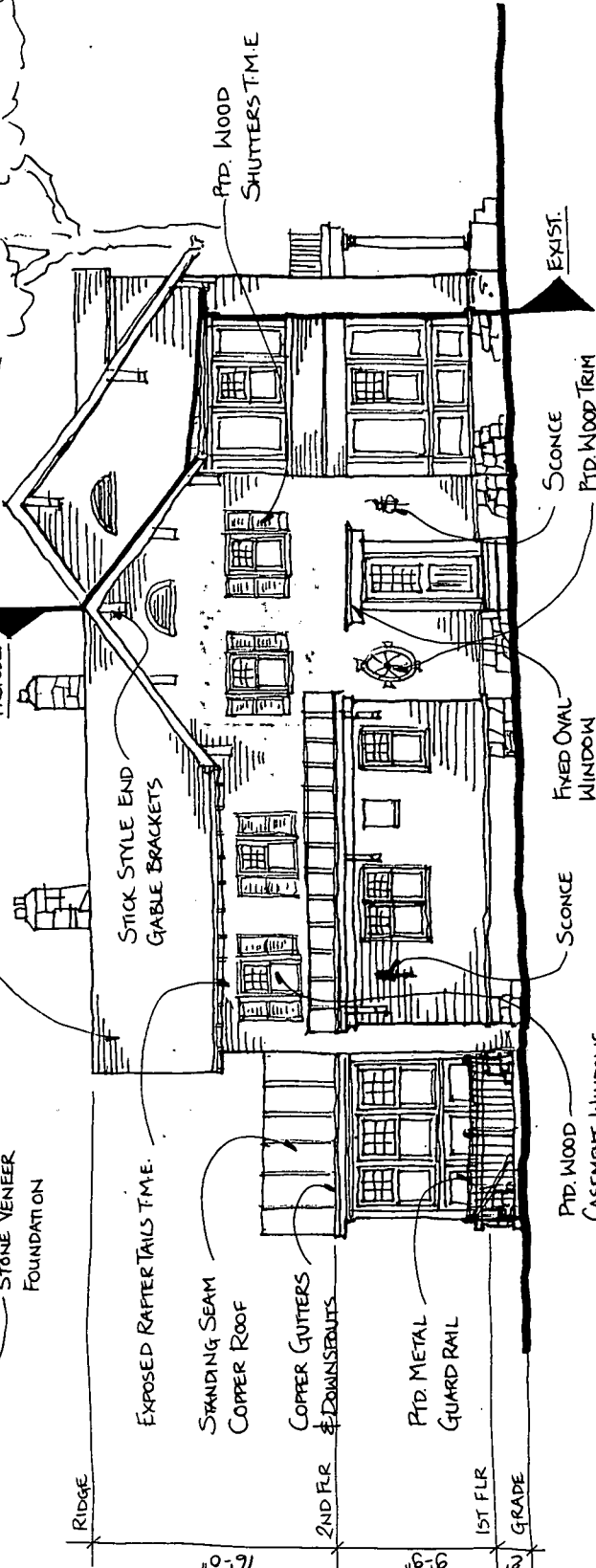


12



NEW ASPHALT ROOF

PROPOSED



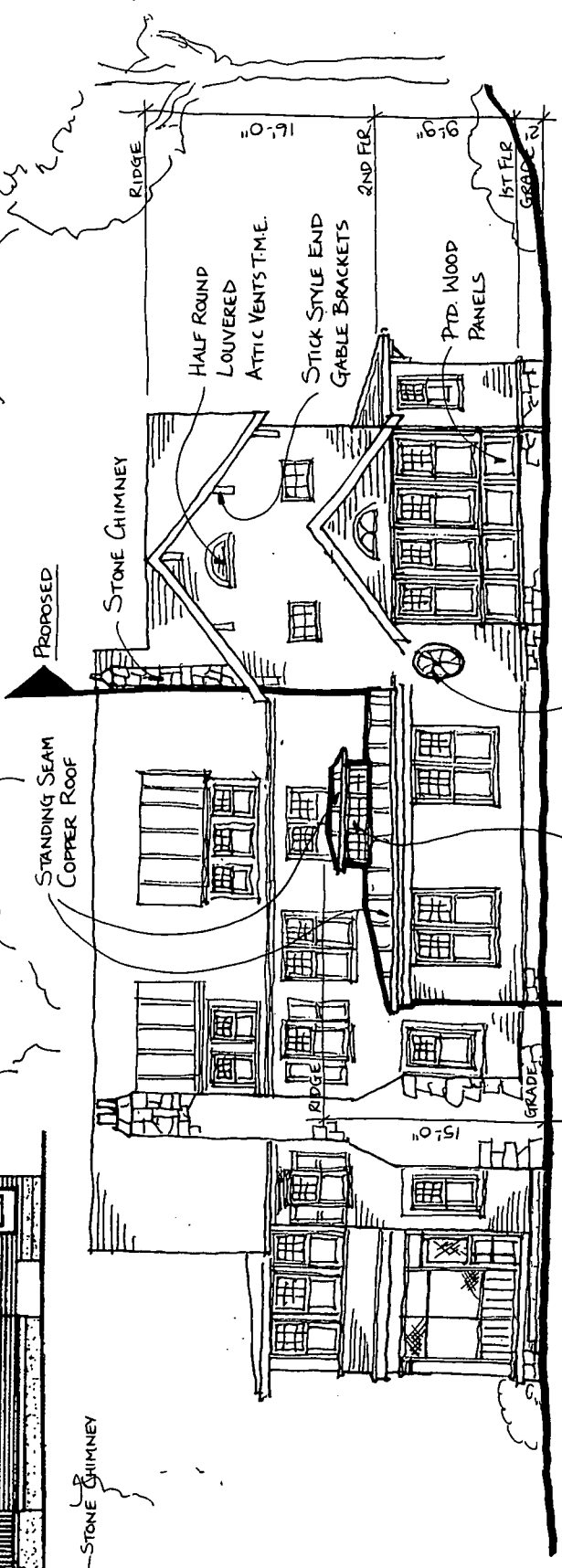
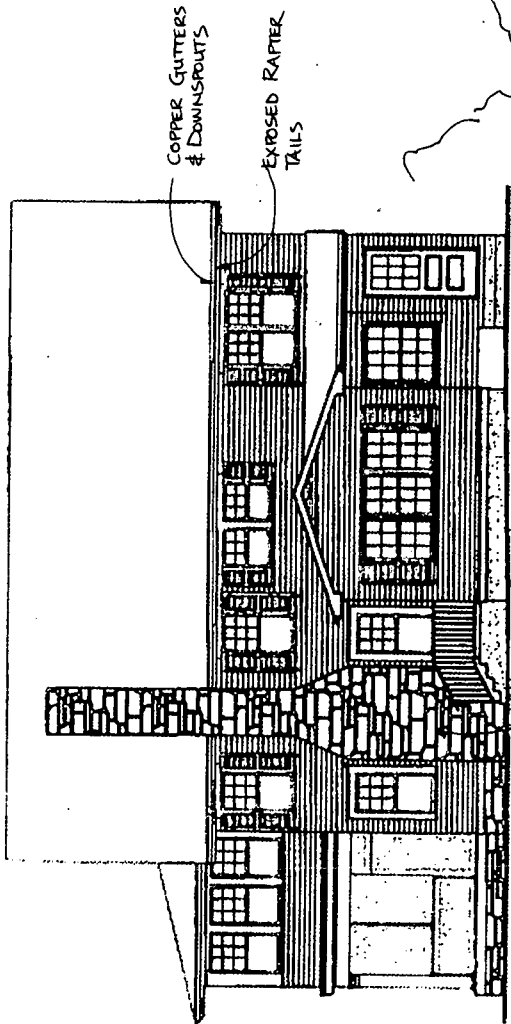
RIDGE
 16'-0"
 2ND FLR
 9'-6"
 1ST FLR
 GRADE

PTD. WOOD CASEMENT WINDOWS PER EGRESS W/ THICKENED CENTER SASH BAR TO REPLICATE EXIST.

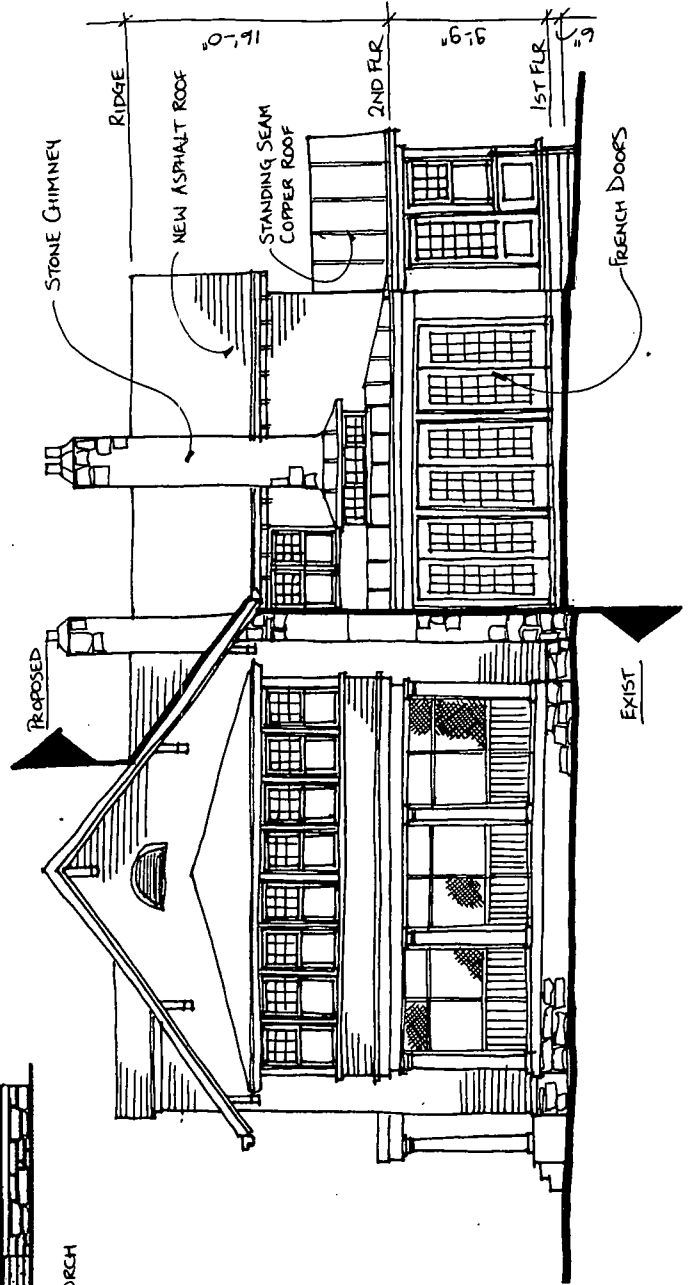
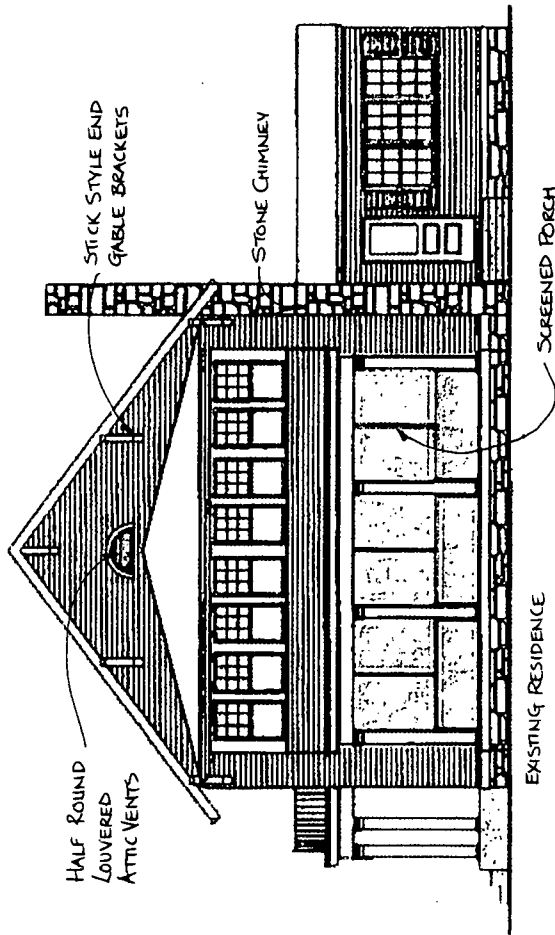
COUGHLIN RESIDENCE
 DRIVEWAY ELEVATION
 BARQUES VANZE ARCHITECTS

1/8" = 1'-0"

01.13.11



COUGHLIN RESIDENCE
 REAR ELEVATION
 BARNES VANZE ARCHITECTS
 01.13.11
 1/8" = 1'-0"



COUGHLIN RESIDENCE

SIDE ELEVATION

BARNES VANZE ARCHITECTS

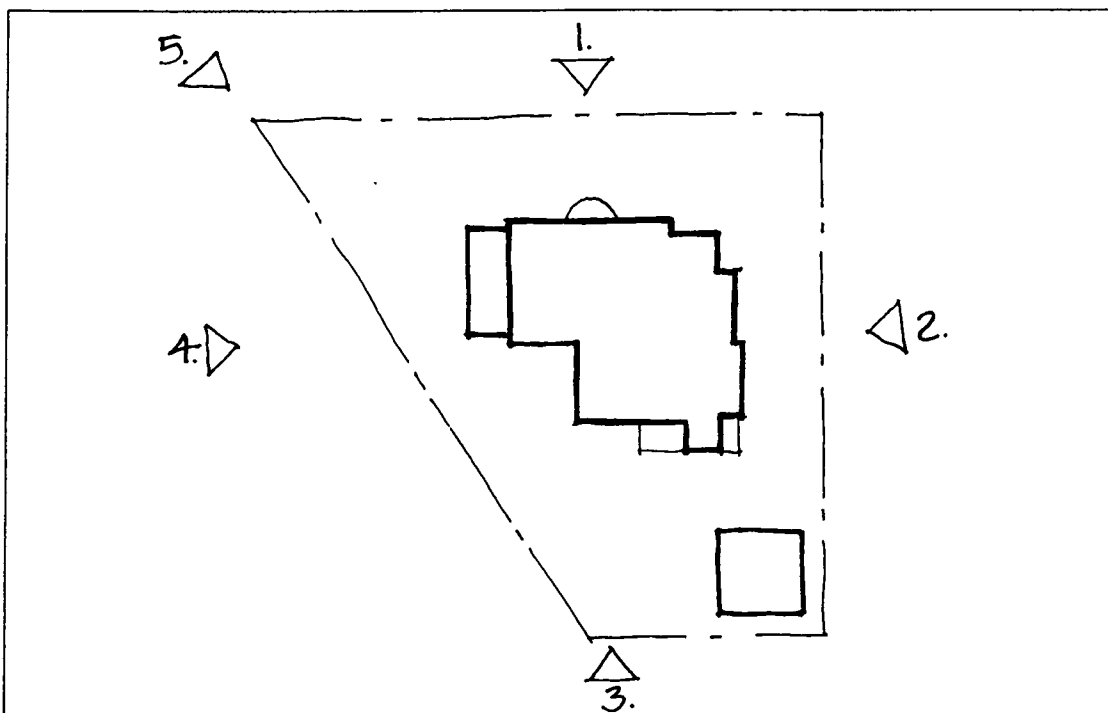
01.26.11

1/8" = 1'-0"





Existing Property Condition Photographs (duplicate as needed)



Detail: KEY PLAN



Detail: 1. NORTH ELEVATION

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



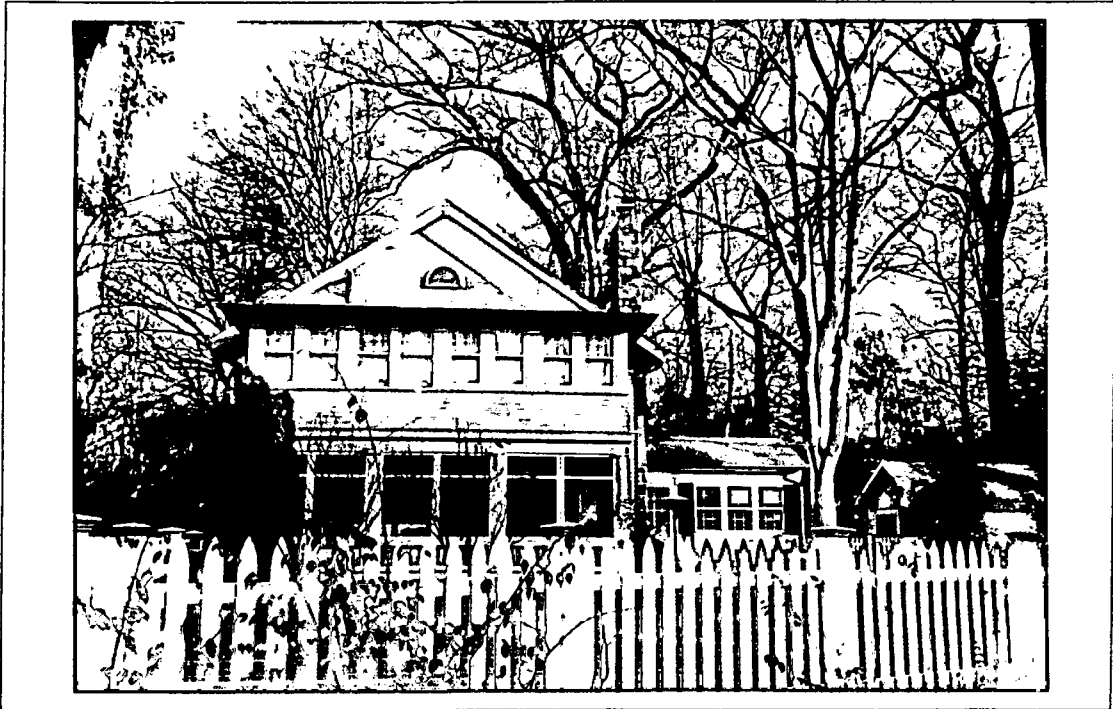
Detail: 2. EAST ELEVATION



Detail: 3. SOUTH ELEVATION

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: 4. WEST ELEVATION

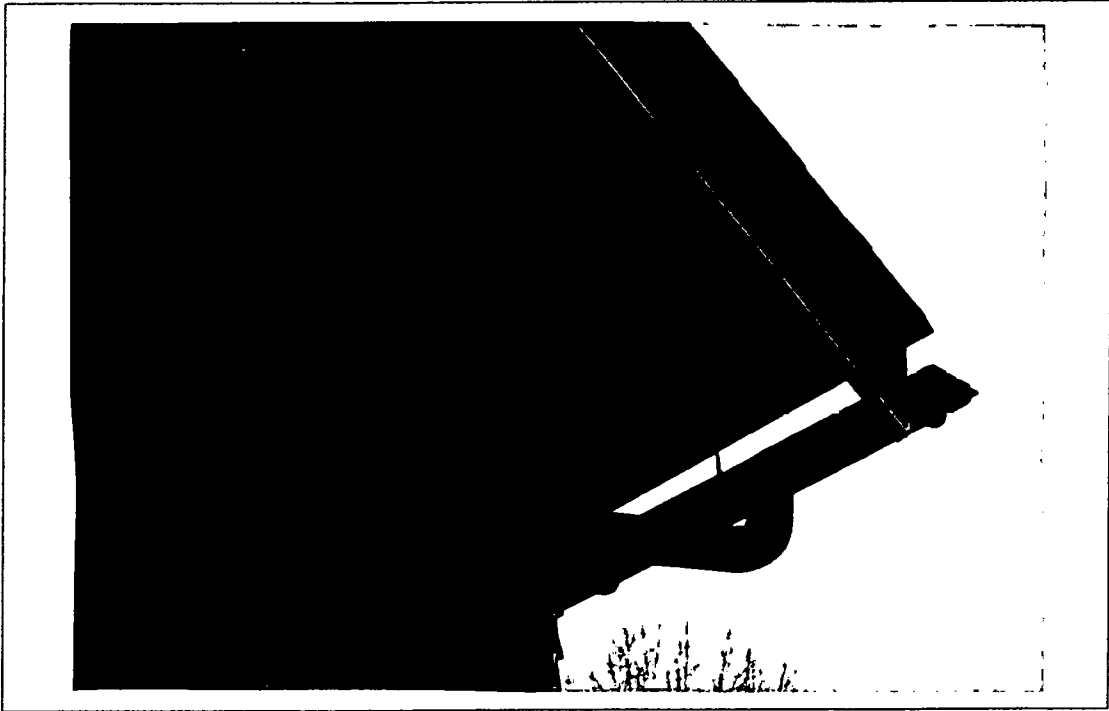


Detail: 5. NORTH WEST ELEVATION

Existing Property Condition Photographs (duplicate as needed)



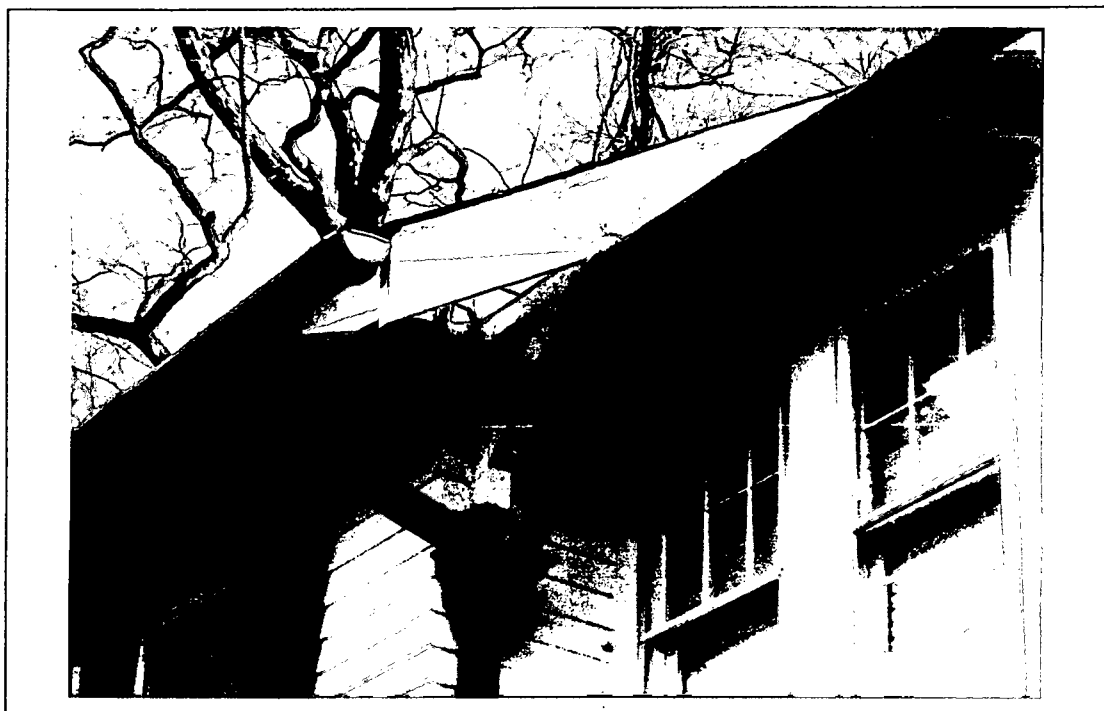
Detail: EXPOSED RAFTER TAILS



Detail: STICK STYLE END GABLE BRACKETS

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: COPPER GUTTERS & DOWNSPOUTS



Detail: WOOD SHUTTERS

Applicant: COUGHLAN

Page: 52

Existing Property Condition Photographs (duplicate as needed)



Detail: STONE CHIMNEY



Detail: HALF ROUND LOUVERED ATTIC VENTS

Applicant: COUGHLAN

Existing Property Condition Photographs (duplicate as needed)



Detail: UPPER PORCH



Detail: SCREENED PORCH

Applicant: COUGHLAN

Silver, Joshua

From: Meredith Wellington [mkwellington@comcast.net]
Sent: Tuesday, April 12, 2011 3:32 PM
To: Silver, Joshua
Subject: 20 West Lenox in Chevy Chase Village Historic District
Attachments: 06-00a.pdf; MJRA survey w both propREV 4-11-11.pdf

Dear Chair and Commissioners:

I am the adjoining neighbor to 20 West Lenox. My home at 18 West Lenox is an Outstanding Resource, and I have cared for it accordingly—including the trees.

I am writing in support of the Staff Report that there be changes to the proposed addition in order to “mitigate the visual impact on the streetscape of the district and to help protect the Village’s open, park-like character, which the Guidelines state that is of paramount importance that the HPC recognize.(Page 13)” Staff Report, p. 5.

What is the adverse impact on the streetscape and park-like setting? As currently proposed, the addition encroaches on the area for tree save required by the Village in order to protect a magnificent White Oak that straddles our two properties. This White Oak is not only visible from West Lenox, but also from Magnolia Parkway and West Kirke. The White Oak is a specimen tree with a 49.5 DBH, as measured by the Village arborist. See COMCOR 22A00.01.03B.(43) and the Trees Technical Manual, pp. 68 and 92.

The Staff Report states that, “Special attention should be given to the protection of the White Oak tree on the shared property line to the west.”p. 5. Of course, the Guidelines state that “Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.” p. 17. Not abiding by the tree protection plan is de facto tree removal.

Here are the specifics of the tree protection: According to an email from the Chevy Chase Village permitting office, the Village arborist has determined that the White Oak “will require a thirteen (13) foot radius of tree preservation (not from the center but around the trunk).” * Because this encroaches on the current plan as submitted by the resident [at 20 West Lenox], the Board required that a boundary survey be provided by the resident and that any proposed addition accommodate this radius prior to the issuance of the permit.” The Board established these requirements at a hearing yesterday evening.

I have attached, and am submitting for the record, a certified boundary survey that Charles P. Johnson & Associates prepared for me showing the exact location of a specimen White Oak, as well as an exhibit that Martin Rosenblum, my consulting architect, prepared showing the proposed addition on the boundary survey, and the encroachment of the proposed addition on the tree save area required by Chevy Chase Village. These documents were before the Board of Managers last evening when the Board found the encroachment.

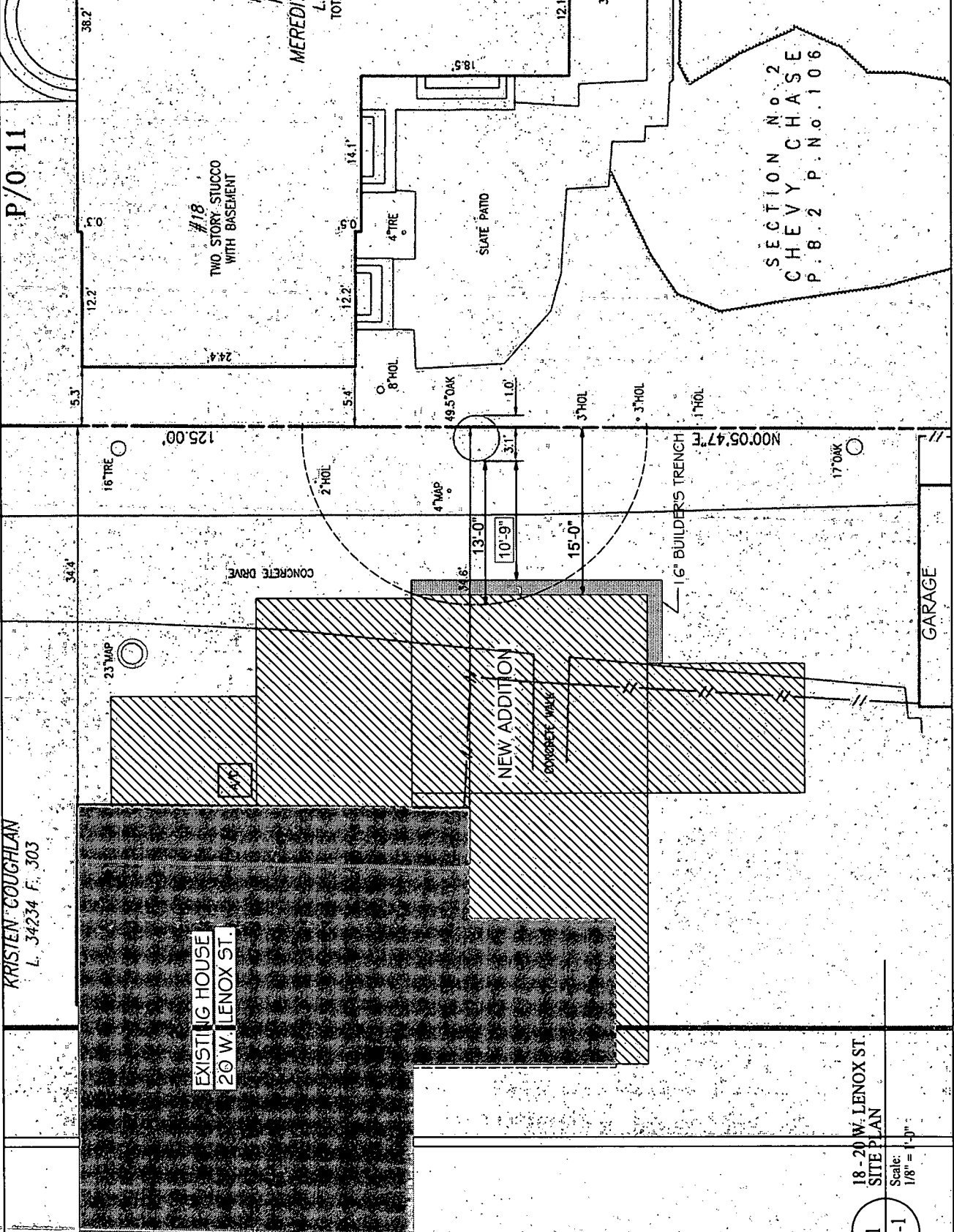
I therefore request that in the Preliminary Consultation tomorrow night that the Commission counsel the Applicant to, at a minimum, move the proposed project out of the 13 ft. Tree Save area, and to provide another 16 inches, as shown on the attached MJRA survey, for the builder’s trench. That is a total of approximately 3.5 feet.

Thank you for your consideration.

Sincerely,

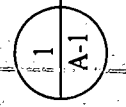
DATE: 4-11-11
 18 W. LENOX SURVEY W/ 20 W. LENOX SUPERIMPOSED
 OAK TREE @ PROPERTY LINE
 18 - 20 W. LENOX STREET
 CHEVY CHASE, MD 20815
 Martin Jay Rosenthal, R.A. & Associates
 346 South Fifteenth Street
 Philadelphia, PA 19102
 Tel: (215) 985-4285 Fax: (215) 985-2476

Contractor shall verify all dimensions and existing conditions before proceeding with the Work and report any discrepancies to the Architect.
 © Martin Jay Rosenthal R.A. & Associates, 2010



KRISTEN COUGHLAN
 L. 34234 F. 303

18-20 W. LENOX ST.
 SITE PLAN
 Scale: 1/8" = 1'-0"
 PROJECT NORTH



NOTES:

- FOR THE PURPOSES OF ASSESSMENT AND DIVISION, THE SUBJECT PROPERTY IS IDENTIFIED AS P.L. 11 & P.L. CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND, WHOSE TAX ID NO. IS 07-00437958, WITH A STREET ADDRESS OF 18 WEST LENOX STREET, CHEVY CHASE, MARYLAND 20815.
- FIELD NOTES WERE TAKEN IN THE PRESENCE OF MEREDITH K. WELINGTON, A SURVEYOR, IN ACCORDANCE WITH ARTICLE 17 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, DATED MARCH 18, 1988 AND 1989 AND 447.
- AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LOTS 6450 & 447.
- THE FIELDWORK FOR THIS SURVEY WAS STARTED ON APRIL 5, 2011, WITH THE LAST DATE OF FIELDWORK ON APRIL 11, 2011.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 8,125 SQUARE FEET OR 0.1865 ACRES OF LAND.
- THERE IS NO DISCREPANCY EVIDENCE OF CHANGES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE NATIONAL HORIZONTAL DATUM OF 1983 (NAD 83). THE HORIZONTAL SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.999951225.
- THE AVERAGE PROPERTY ELEVATION BASED UPON NAVD83 VERTICAL DATUM IS 331.00 FEET, FOR AN ELEVATION OF 331.00 FEET.
- ALL BOUNDARIES AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS.
- BOUNDARIES SHOWN HEREON ARE SUBJECT TO A 0.005/17' CLOCKWISE ROTATION FROM PLAT MCDONNAN (P.B. 2 P. No. 108) AND THE MARYLAND STATE PLATE COORDINATES AND ADJUS (MS 2007) DATUM.
- ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS AND WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED.
- PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE PLUS OR MINUS TWO-TENTHS OF A FOOT (±0.2').
- NO TITLE REPORT WAS REVIEWED IN THE PREPARATION OF THIS SURVEY.
- THESE SHOWN HEREON ARE SOLED TO REPRESENT THE ACTUAL THICK DIAMETER.

P/O 12 & P/O 13
 N/E
 JONATHAN E. MUECHTERLEIN
 & STEPHANIE R. MARCUS
 L. 31423 F. 369

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES; THAT THE BOUNDARY INFORMATION SHOWN HEREON IS CORRECT AND ACCURATE; AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND AM IN COMPLIANCE WITH COMAR REGULATIONS 08.03.06.12.



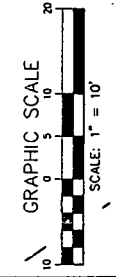
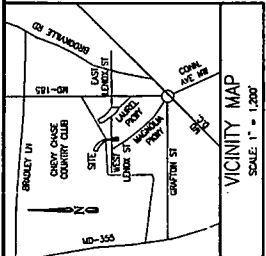
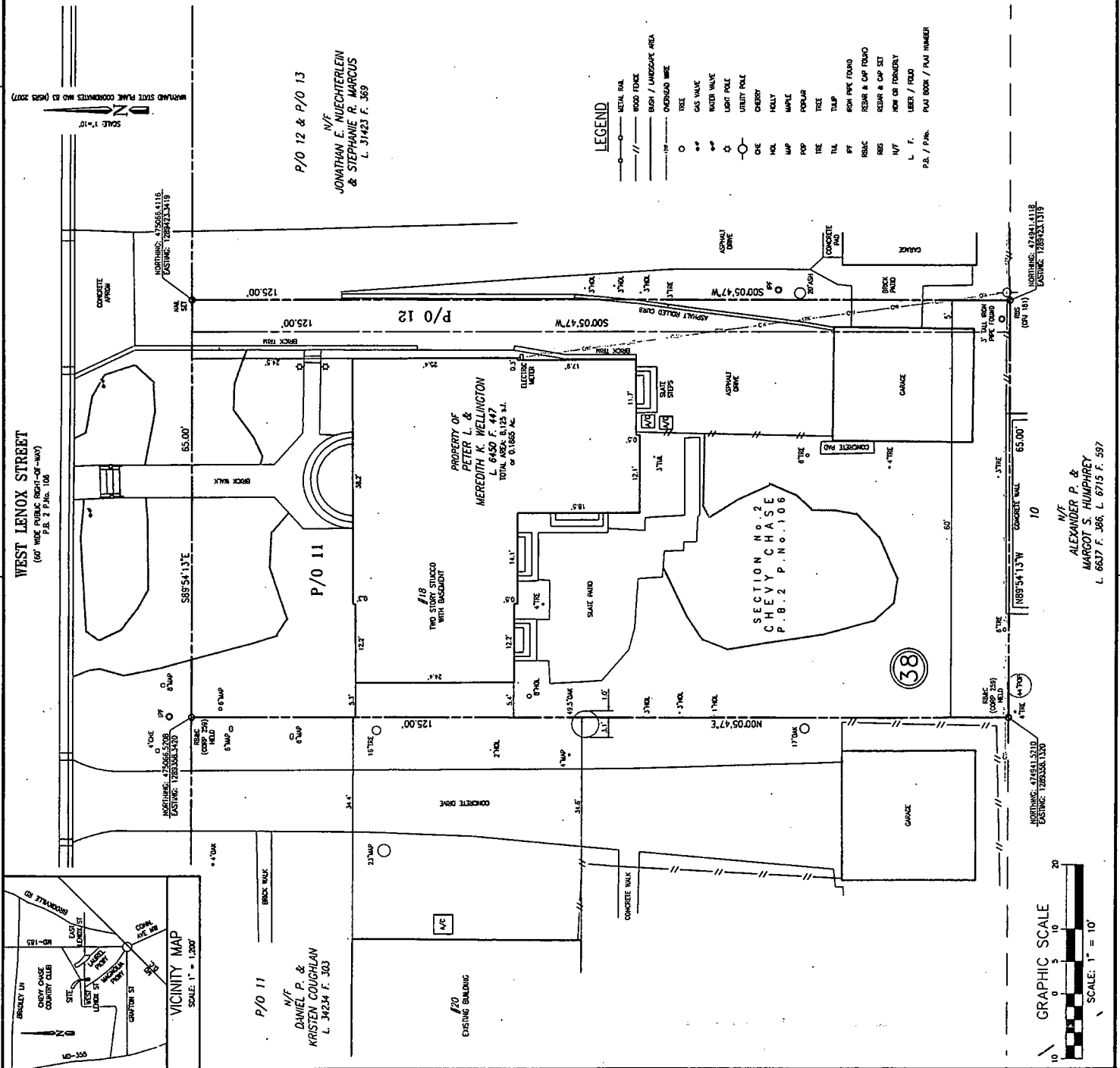
DATE: APRIL 11, 2011
 OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 MD LIC. NO. 21072

BOUNDARY SURVEY
 18 WEST LENOX STREET
 PART OF LOTS 11 & 12 BLOCK 38
CHEVY CHASE SECTION 2
 BETHESDA (7th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
 ASSOCIATES
 1791 Elton Rd., Ste. 300 Silver Spring, MD 20903 304.634.7000 FAX: 304.634.9394
 www.cpjps.com • Gaithersburg, MD • Frederick, MD • Stevensville, MD • Fairfax, VA

CLIENT: Meredith Wellington 18 West Lenox Street Chevy Chase, Maryland 20815	PRELIMINARY PLANING SITE PLANING
DESIGN: SWP	SHEET: 1 OF 1
DRAWN: DBJ	DATE: 04/05/2011
SCALE: 1" = 10'	FILE NO.: 41-080-C60

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Silver, Joshua

From: CCV Permitting [ccvpermitting@montgomerycountymd.gov]
Sent: Tuesday, April 12, 2011 12:20 PM
To: Fothergill, Anne
Cc: Silver, Joshua; Meredith Wellington; dcoughlan@tritecrealestate.com; Matthew Fiehn
Subject: April board meeting decisions
Attachments: arborist report.pdf

Anne/Josh:

The following decisions were made at the monthly regular Board meeting:

20 West Lenox: Tree removal appeal of one 20.0" Red Maple approved with conditions.

3 Primrose Street: Garage demolition approved contingent upon issuance of HAWP and Montgomery County demolition and building permit.

Also, regarding 20 West Lenox Street, the arborist has determined that the White Oak on the property line with 18 West Lenox Street will require a thirteen (13) foot radius of tree preservation (not from the center but around the trunk). Because this encroaches on the current plan as submitted by the resident, the Board required that a boundary survey be provided by the resident and that any proposed addition accommodate this radius prior to issuance of the permit.

The resident and architect stated that they can submit a plan which will comply with the tree preservation requirement. Per Village permitting process, HPC and Montgomery County permits must be issued prior to the Village review and tree preservation must be installed prior to issuance of the permit.

We are relaying this information to you today so that you can take it into account in your HPC review of the proposed addition. Attached is the arborist's report.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
Tele. 301-654-7300
FAX 301-907-9721

ccvpermitting@montgomerycountymd.gov
www.chevychasevillagemd.gov

**Chevy Chase Village
Tree Inspection Request Form**

Property Address: 20 West Seneca ST

Date this form submitted to Village office: 1 / 1

Resident Name: Congileno
Phone:
E-mail:

This request initiated by: Village office staff. Resident/property owner

Inspect tree(s)¹ requested for removal -- are any conditions in CCV Code Sec. 17-3(a) met? [\$50/tree fee]
 Inspect trees¹ on property to determine if a Tree Protection Plan (TPP) is needed for proposed project².
 Pursuant to a Village Bldg Permit application², prepare TPP for trees¹ on property [\$250 fee]
 Verify that a TPP has been implemented for Village Building Permit # _____.
 Follow up on an existing TPP -- is it OK to remove TPP?
 Village right-of-way/park
 Other:

¹ Show location of tree(s) on a plat or site plan (or on diagram on reverse, but only if plat unavailable).
² Attach full description of proposed project.

Sections below must be completed by Village Arborist:

Tree #1: Private Property Village right-of-way
 Location: Rear Front Side-L Side-R
 DBH* = 20 Species: Red Maple Tag#: _____ n/a: no tag.
 Assessment: _____

Tree #2: Private Property Village right-of-way Norway
 Location: Rear Front Side-L Side-R
 DBH* = 15.2 Species: Red Maple Tag# _____ n/a: no tag.
 Assessment: _____

Tree #3: Private Property Village right-of-way
 Location: Rear Front Side-L Side-R
 DBH* = 49.5 Species: White Oak Tag#: _____ n/a: no tag.
 Assessment: Healthy

(For more trees, please check here and attach pages: # of extra trees _____; # of extra pages _____.)

Arborist assessment: Does tree meet any of the conditions in Village Code 17-3 to qualify for removal?

Removal Approved	Denied	*Is permit required? (i.e, is trunk circumf. ≥24"?)	Y	N
Tree #1 <input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Tree #2 <input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Tree #3 <input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

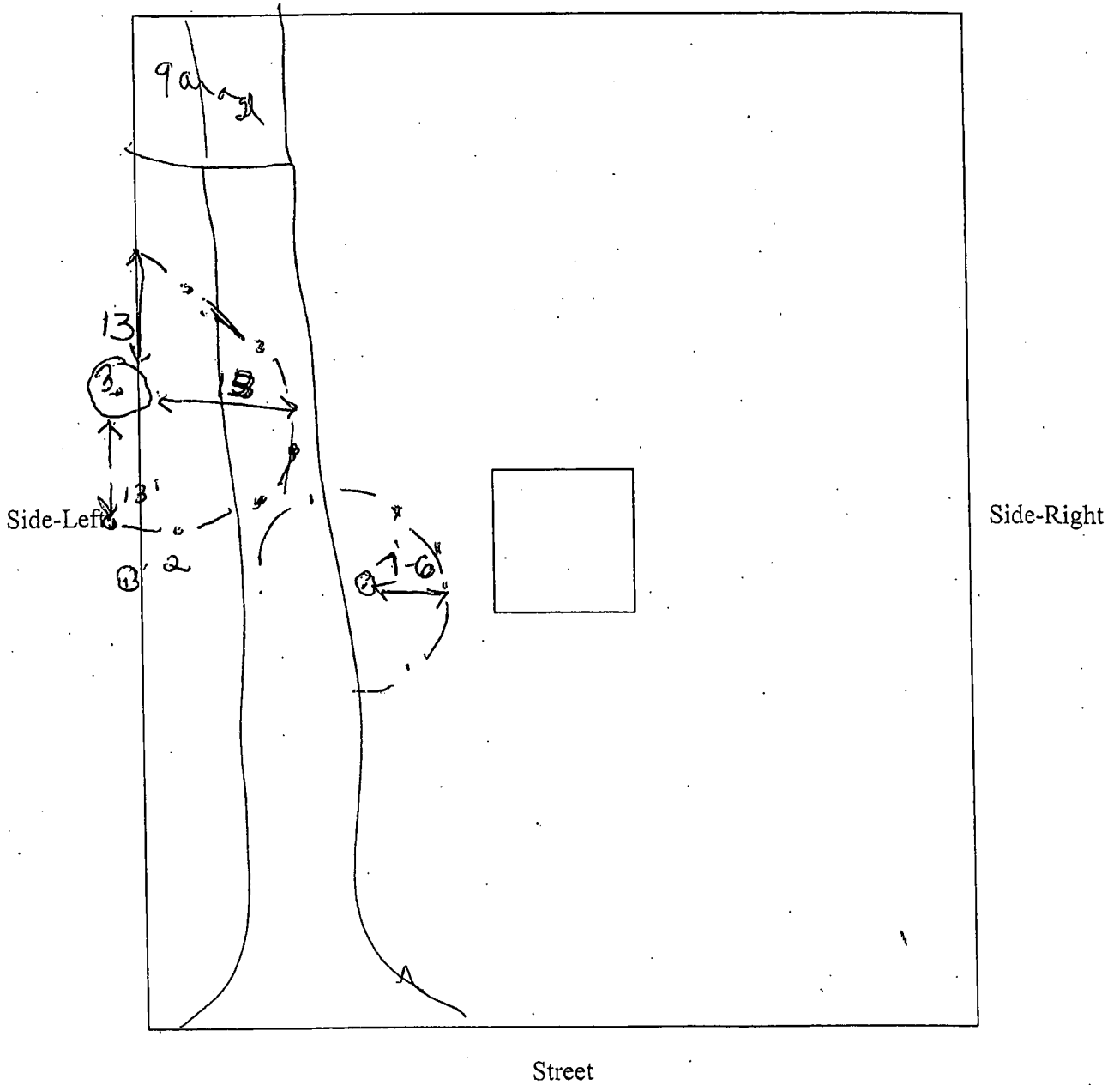
Arborist Signature William J. ... Date 2-23-11

Diagram for Tree Inspection

(use this diagram ONLY if a plat or site survey is unavailable)

Instructions for Arborist (or) Notes from Arborist:

Rear of house



Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, April 13, 2011 10:36 AM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: 11 West Melrose; 4 Primrose; 20 W Lenox - LAP comments

The following are the comments of the Chevy Chase Village Local Advisory Panel for projects before the HPC on 4/13/11

11 West Melrose

Contributing Resource

Roof replacement – replace asphalt singles with synthetic slate

HPC staff recommends approval and the LAP concurs.

Since this is an upgrade to the roofing material, LAP would also encourage Expedited Approval in cases like this to help processing time.

4 Primrose

Contributing Resource

Replace wooden front steps and railing with stone steps and iron railing

Staff gave Expedited Approval and LAP concurs

20 W Lenox

Contributing Resource

Preliminary Consultation

Side and rear additions, alterations to house and driveway and tree removal

Staff generally supported the additions as in keeping with the character of the district and the specific house. They do recommend reduction of the one story addition on the left/east side. We believe this is shown in page 14 where the kitchen structure appears to extend beyond the side entry structure slightly.

The LAP continues to have concerns about the scale and placement of the east side additions, particularly in regard to their potential impact on a very tall and beautiful old oak tree that is roughly on the property line between 20 W Lenox and 18 W Lenox. Preservation of this oak tree was discussed at the last Chevy Chase Village Board Meeting. The Village Arborist has determined that this tree will require a 13 foot radius of tree preservation margin measured from the circumference of the trunk. A recent survey of the property indicates that this margin would be encroached upon under the current construction plans for 20 W Lenox, so the Board required that the residents obtain a boundary survey to ensure that any proposed addition will preserve the 13 foot radius and then come back to the Board for further review. (This was reported by Village staff to HPC staff in an email message on Tuesday.) Our Historic Preservation Guidelines provide that tree removal "should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance," so we believe that the HPC should encourage the applicants to make sure that their planned construction will not have the potential effect of removing this tree. The LAP encourages staff and HPC to work with the residents to protect the oak and come up with a workable house plan for them.

27 Primrose

We understand that the Preliminary Consultation for has been postponed by the applicants; it will be on the April 27th HPC agenda.

Submitted for the LAP by
Tom Bourke
Chair

4/13/11

20 West Lenox CCV

Coplanaga

Basement under the addition

✓ = OK

Rodriguez:

- Treatment of massing
- Doesn't like kitchen/breakfast addition
Reduce 1st story gable projection and breakfast room
- for more cohesion.

③ - Materials ✓

④ - Dormers ✓

⑤ - Driveway ↓ reduce depth kitchen wall depth

Heiler:

• Windows in panel location

①/② • Depth

③ ↓

④ ↓

incompatible — prefer gable dormers

Treseder:

①/② reduce size of addition

passes moderate scrutiny test as submitted

Good w/ wooden panels

Permeable paver as part ~~XXXX~~

Kimrin: Pull addition

elements of scale / visibility of garage

functional driveway / protect tree

- Concerned w/ different roof pitches
- OK w/ some level of panels / all panels for programmatic reasons
- " w/ dormer
- pull addition back, give relief to tree

Known

Whitney: No shed dormers / OK w/ gables
 Reduce scale of additions
 ✓ materials
 more preservation of driveway

Swift: Pull back addition ~~couple~~ ^{couple} feet
 OK w/ shed dormers

Cortola:

- Front elevation: OK w/ panels
- OK w/ side addition pull it no more than 1'
- Breakfast room proportionally ~~to~~ long
- OK w/ shed roof dormers

Panel OK Materials
 OK w/ panels

Miles: Kitchen dimension to larger pull in
 panels OK
 dormers OK ~~prefer~~
 driveway problematic

Consider a different way to measure.

OK we want sum of squares for regression to be small.

OK we want to minimize the error.

Minimize the error sum of squares.

Minimize the error sum of squares.

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PS
