



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: March 13, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 10623070

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

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: 15 Lenox St. Trust, LLC
Address: 15 Lenox St., 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 work is complete the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____
submitted on: _____
has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

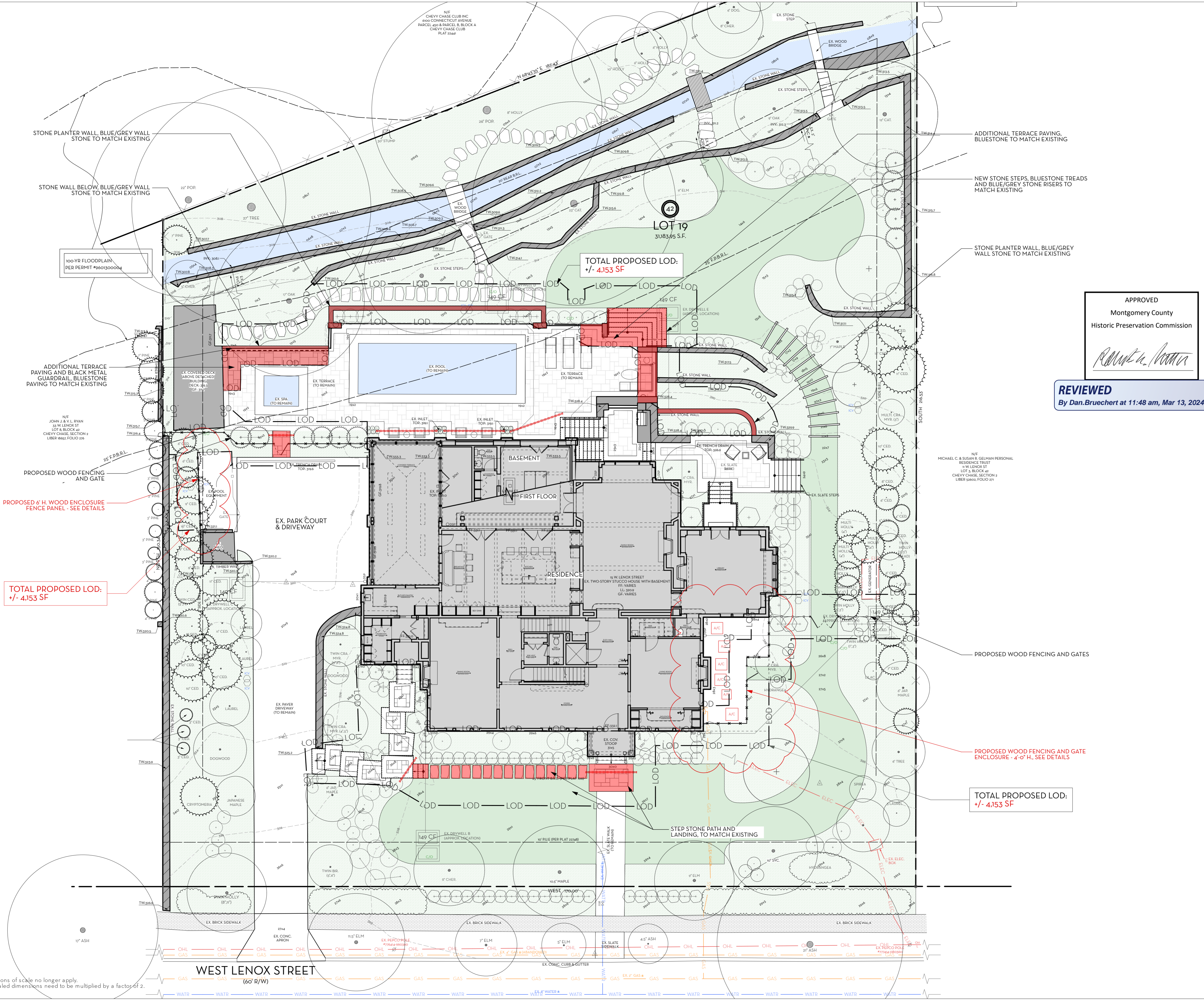
Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on _____. The approval memo and stamped drawings follow.

LEGEND:

- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PLANTING BED
- PROPOSED LAWN
- PROPOSED WALL (131 SQ TOTAL)
- PROPERTY LINE
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED HARDSCAPE

PROJECT INFO:

THE SCOPE OF REVISED SITE WORK INCLUDES EXTERIOR ALTERATION TO THE EXISTING REAR TERRACE. A NEW PLANTER WALL IS PROPOSED ON THE NORTH SIDE OF THE EXISTING POOL. A TERRACE EXTENSION IS PROPOSED ON THE NORTH SIDE OF THE EXISTING SPA. A TERRACE EXPANSION WITH A REVISED STAIR CONNECTION IS PROPOSED ON THE NORTHEAST SIDE OF THE EXISTING REAR TERRACE. A NEW PLANTER RETAINING WALL IS PROPOSED ON THE NORTH SIDE OF THE UPPER REAR TERRACE. ALL OF THE PROPOSED HARDSCAPE MATERIALS (PAVING AND WALL STONE) WILL MATCH WHAT IS EXISTING.



CHLA

CAMPION/HRUBY

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 O: 410.280.8850 campionhruby.com

APPROVED
 Montgomery County
 Historic Preservation Commission

R. Bruechert

REVIEWED
 By Dan.Bruechert at 11:48 am, Mar 13, 2024

Consultants:

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Project #: 22328

KAPLAN RESIDENCE

15 West Lenox Street
 Chevy Chase, MD 20815

13 DECEMBER 2023

100% CONSTRUCTION DOCUMENT SET

No.	Date	Description
1	9/28/23	REVISION
2	3/11/24	REVISION

Drawn By: EF Proj. Manager: AP
 Approved By: BH

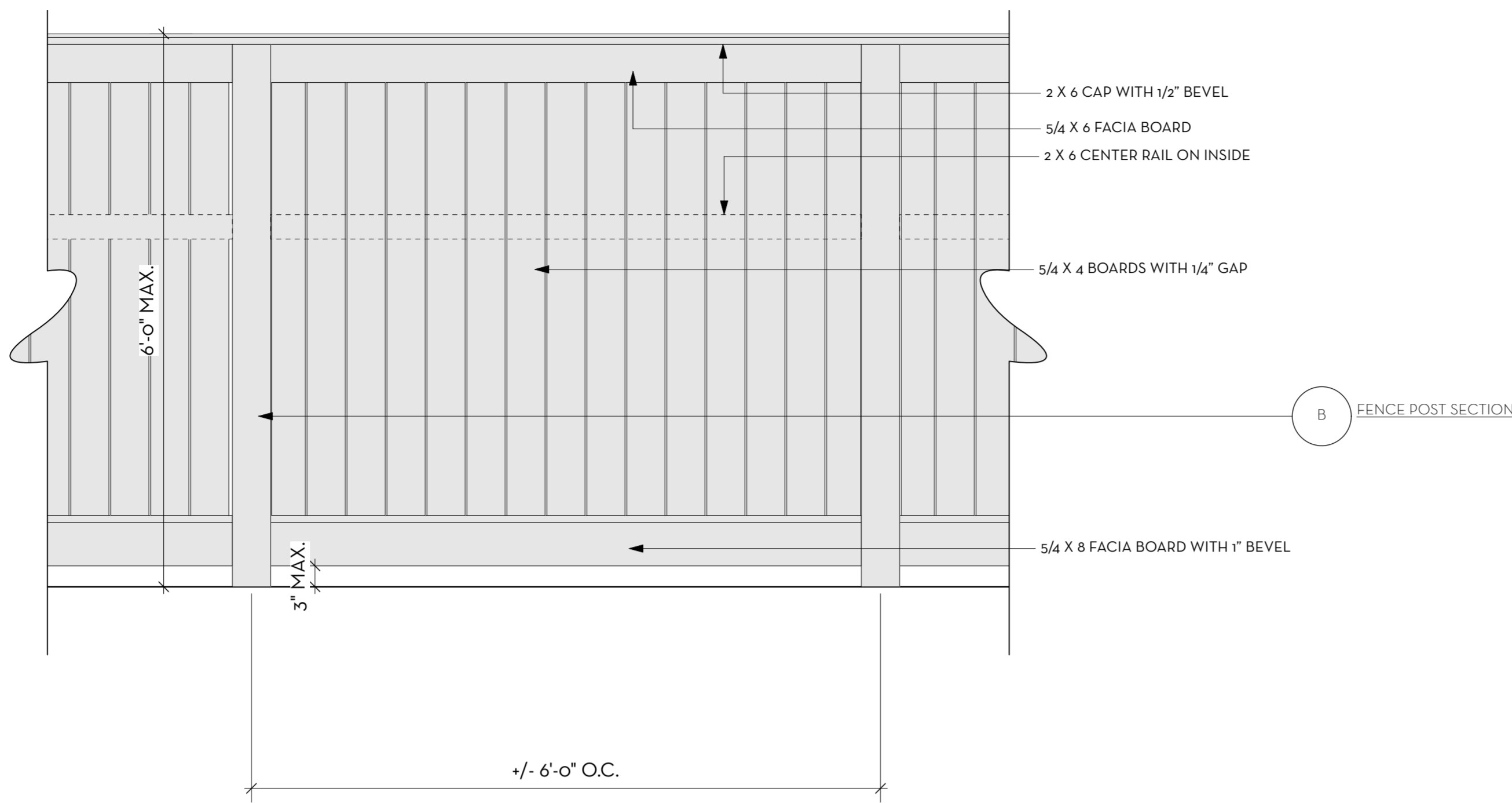
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 Scale: 1" = 10'-0"

OVERALL SITE PLAN - HAWP

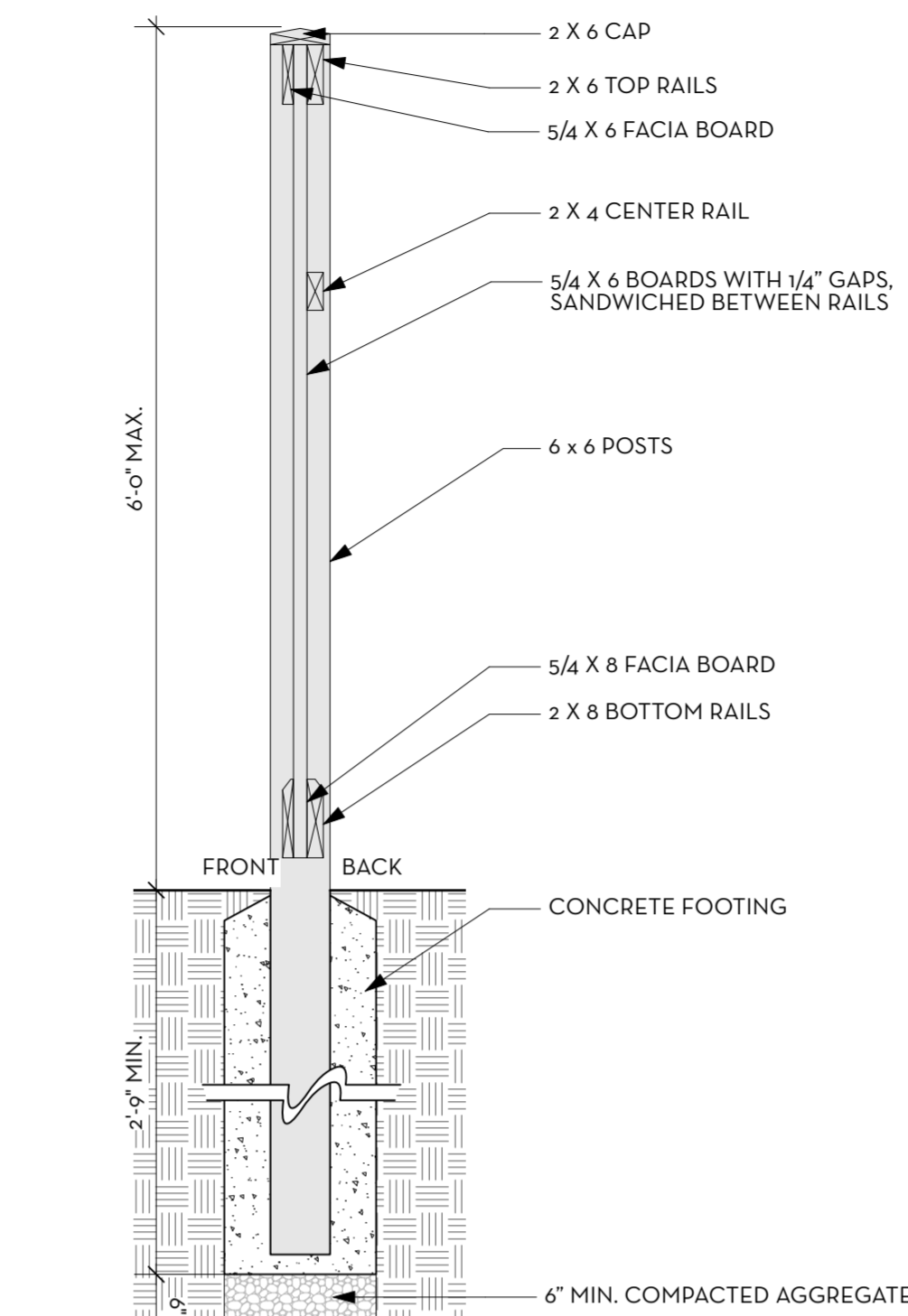
L-100

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply. If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

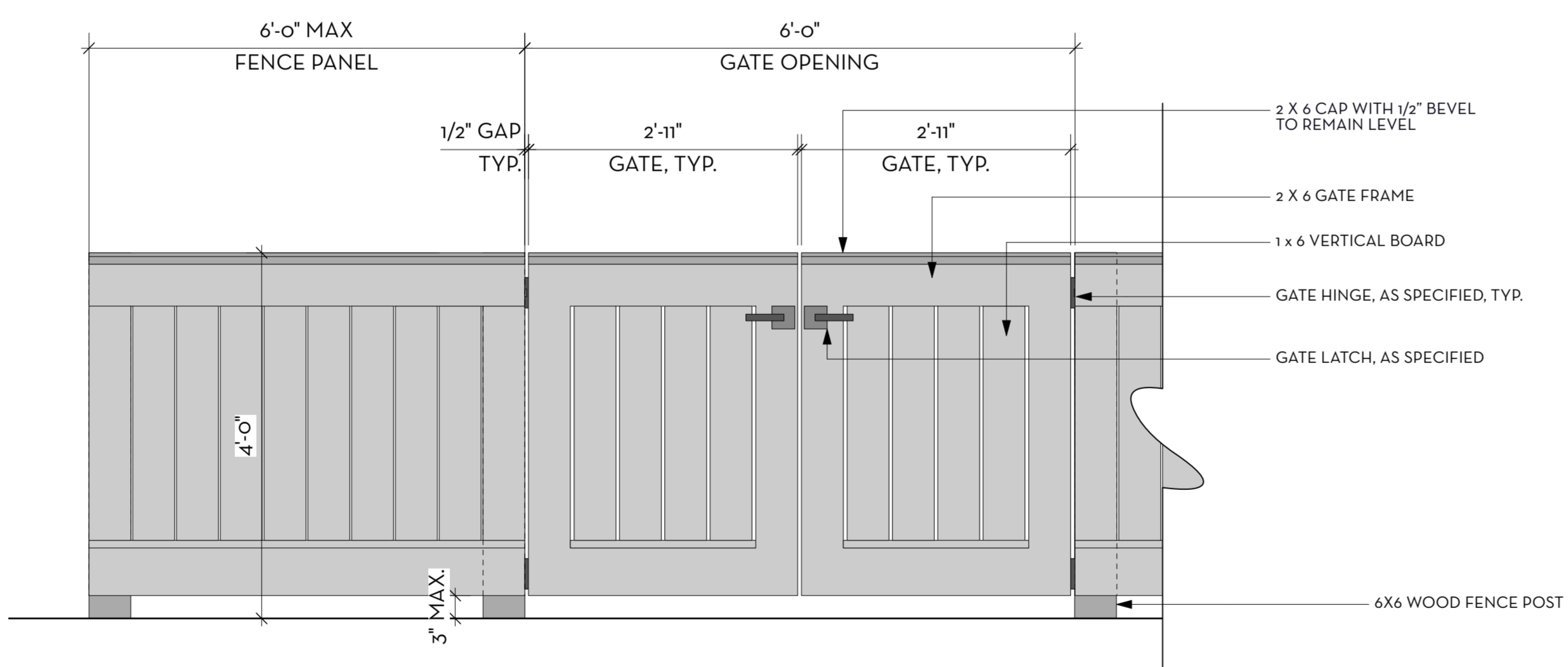
Consultants:



A 6'-0" H. WOOD PRIVACY FENCE
 Scale: 3/4" = 1'-0"

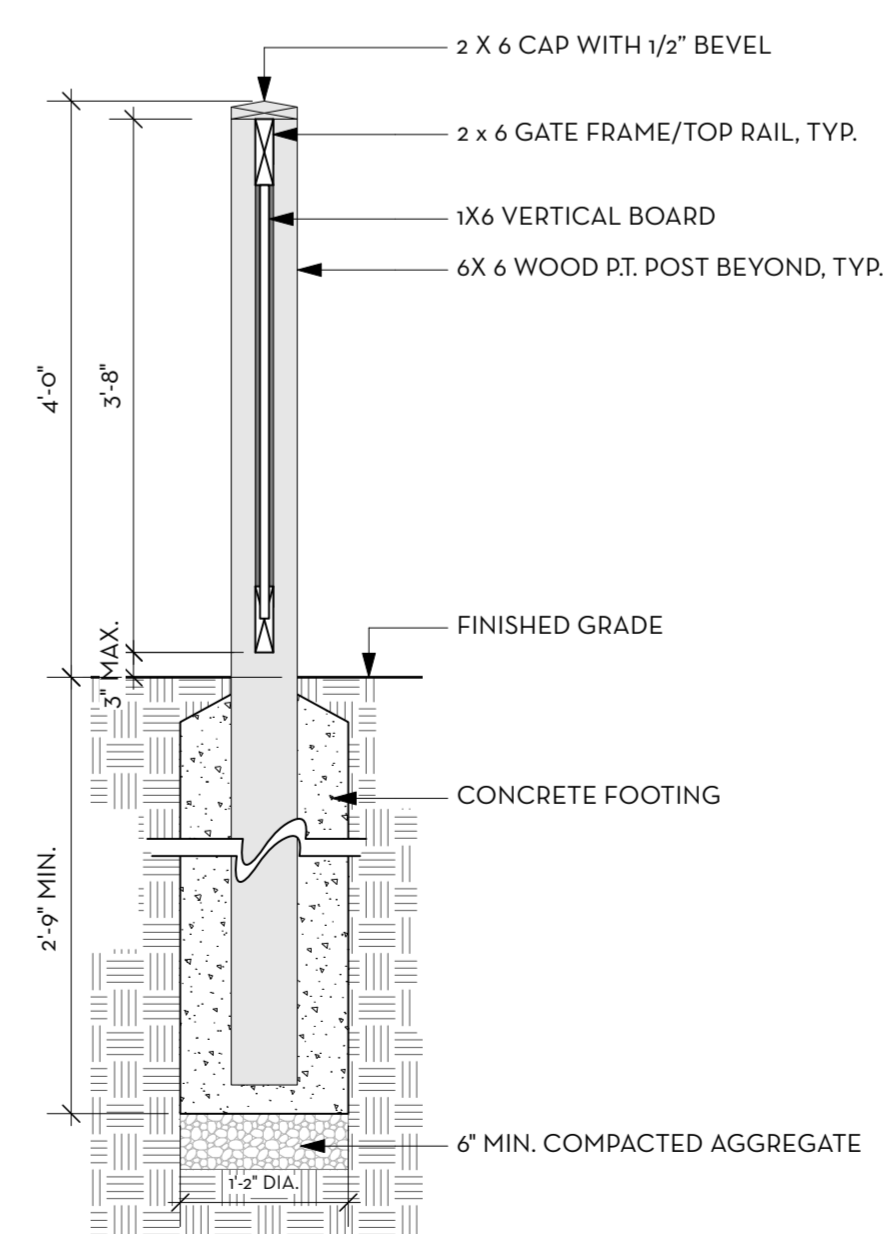


B WOOD FENCE POST SECTION
 Scale: 3/4" = 1'-0"



FENCE AND GATE ELEVATION

C 4'-0" H. WOOD FENCE AND GATE
 Scale: 3/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
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100% CONSTRUCTION DOCUMENT SET

No.	Date	Description
1	3/1/24	REVISION

Drawn By: EF Proj. Manager: AP
 Approved By: BH

Scale: AS SHOWN

HARDSCAPE DETAILS
 - FENCING HAWP

LS506

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 If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.