



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: September 19, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1085861 - Hardscape alterations

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 submission materials.

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: Marijke Jurgens-Dupree; Jill Howson, Agent
Address: 2 E. 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 work is complete the applicant will contact Laura DiPasquale at 301.495.2167 or laura.dipasquale@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 Laura D. Paquale on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1085861
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: MARIJKE JURGENS-DUPREE

E-mail: jurgens.marijke@gmail.com

Address: 2 E LENOX ST

City: Chevy Chase Zip: 20815

Daytime Phone: 202-251-9406

Tax Account No.: 00456731

AGENT/CONTACT (if applicable):

Name: JILL HOWSON (LANDSCAPER)

E-mail: jill@jillhowson.com

Address: _____

City: _____ Zip: _____

Daytime Phone: 202-413-5548

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name CHEVY CHASE
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 2 Street: E LENOX STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE

Lot: P 11 Block: 36 Subdivision: 009 Parcel: PART LOT 11

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Marijke Jurgens-Dupree

Signature of owner or authorized agent

8-22-24

Date

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

Owner's mailing address	Owner's Agent's mailing address
2. E LENOX STREET CHEVY CHASE MD 20815	
Adjacent and confronting Property Owners mailing addresses	
MR & MRS. S. BOLAND 4. E. LENOX STREET	
MR & MRS. WOLF 1. E. KIRKE STREET	

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Laura DiPasquale at 10:33 am, Sep 19, 2024

Work Item 1: WALKWAY Removal & Addition

Description of Current Condition:

GARDEN with
stone walk ways

Proposed Work:

Removal of 460 sq ft of
Walkway from CUNN AVE to
front door.

Addition of <120 sq ft
Walkway from front door to
Kitchen door.

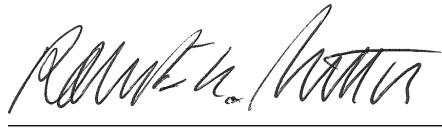
Work Item 2: _____

Description of Current Condition:

REVIEWED
By Laura DiPasquale at 10:34 am, Sep 19, 2024

Proposed Work:

APPROVED
Montgomery County
Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1928 house - stone

No significant features in garden. Grass & plants

Description of Work Proposed: Please give an overview of the work to be undertaken:

Removal of walkway (hardscape) from CUNN Ave to front door - 460 sq ft

Addition of walkway from front door to side kitchen door - hardscape < 120 sq ft

See plans by landscape architect.

REVIEWED

By Laura DiPasquale at 10:34 am, Sep 19, 2024

APPROVED

Montgomery County

Historic Preservation Commission



PARAGON TITLE

7415 ARLINGTON ROAD, BETHESDA, MD 20814 | 201.986.1114



PROPERTY ADDRESS: 2 EAST LENOX, CHEVY CHASE, MARYLAND 20815

SURVEY NUMBER: 2009 6402

FIELD WORK DATE: 10/11/2020

REVISION HISTORY: (REVO 10/11/2020)

APPROVED

Montgomery County

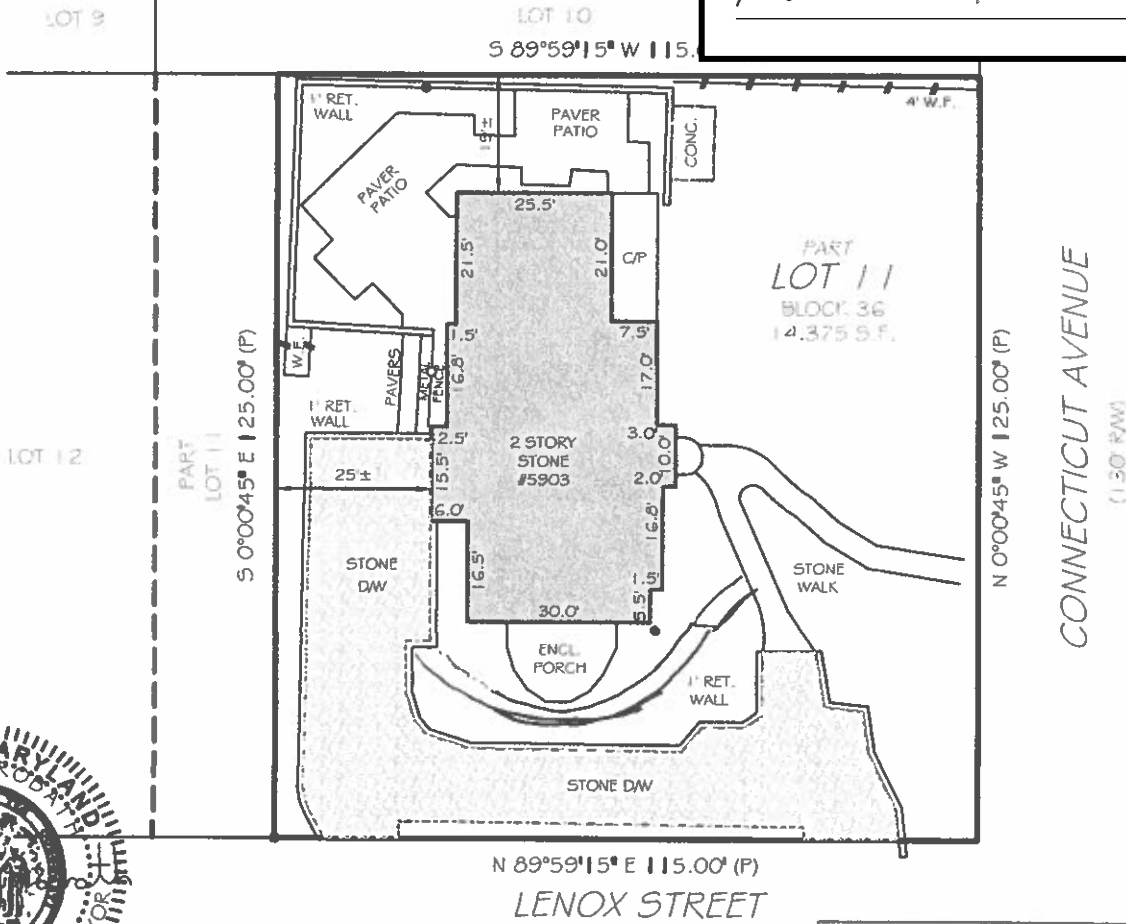
Historic Preservation Commission

REVIEWED

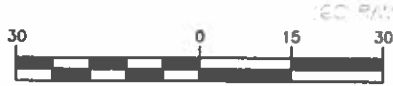
By Laura DiPasquale at 10:34 am, Sep 19, 2024



2009 6402
 LOCATION DRAWING
 PART LOT 11, BLOCK 36
 SECTION TWO, CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 10-01-2020 SCALE 1"=30'



EXPIRES 5-26-2022



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=1±

PLEASE NOTE
 This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

POINTS OF INTEREST:
 NONE VICINE

