

35/81-99F 7206 Meadow Lane
(Town of Chevy Chase H.D.)

R

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct. 27, 1997

MEMORANDUM

35/81-99F

20 2628

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Denied

Approved with Conditions: _____

HPC Staff will review and stamp the construction drawings prior to the applicant's applying a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON REFERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Kwok & Felice Li

Address: 7206 Meadow Lane, Chevy Chase MD. 2085

subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Field Services Office at (301)217-6240 prior to commencement of work and not more than 4 weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Miche Booz (Architect)

Daytime Phone No.: 301-774-6911

Tax Account No.: 465 677

Name of Property Owner: Kwok & Felice Li Daytime Phone No.: 301-622-7810

Address: 12400 Ellen Court Silver Spring MD 20904
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Miche Booz Architects Daytime Phone No.: 301-774-6911

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: Meadow Lane

Town/City: Chevy Chase Nearest Cross Street: Oak Lane

Lot: 36-A Block: 5 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$ 2.5 million

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 5 feet 0 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.

Miche Booz
Signature of owner or authorized agent

10.6.99
Date

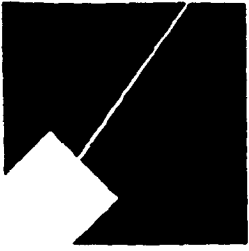
Approved: X

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 10/27/99

Application/Permit No.: 202628 Date Filed: 10/7/99 Date Issued: _____

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: Nov. 1, 1999

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Town of Chevy Chase

RDZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on Oct. 27, 1999.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\laphawp.ltr

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7206 Meadow Lane, Chevy Chase	Meeting Date:	10/27/99
Applicant:	Kwok and Felice Li	Report Date:	10/20/99
Resource:	<i>Locational Atlas</i> Town of Chevy Chase	Public Notice:	10/13/99
Review:	HAWP	Tax Credit:	No
Case Number:	35/81-99F	Staff:	Robin Ziek

PROPOSAL: Construct new house**RECOMMEND:** Approval**RESOURCE:** Town of Chevy Chase, *Locational Atlas* Historic District

The HPC reviewed and approved a HAWP for the demolition of an existing structure in the Town of Chevy Chase on 4/28/99. The property was evaluated as a non-contributing element in the *Locational Atlas* Historic District. At that same meeting, the applicant presented a design concept for a new house and the commission reviewed this with a Preliminary Consultation. Since then, the applicant has proceeded to work with their architect on the design of a new residence at this address, and now comes before the commission with a HAWP application for the new construction.

In the interim, the HPC has considered the designation of the *Locational Atlas* resource, and has recommended different boundaries than had been in the *Atlas*, with the effect that this particular address will no longer be under the purview of the HPC. The Planning Board has recently reviewed the staff recommendation for designated *Master Plan* sites within the Town of Chevy Chase, and concurs with the HPC regarding this property. These recommendations will be forwarded to the County Council for their deliberation and decision, which will probably take place early next year. The applicant is aware of this schedule, and wishes to proceed with the HAWP application at this time, under the procedures developed for review of substantial alterations in a *Locational Atlas* Historic District.

①

Property and setting:

This steeply sloping site extends from Meadow Lane to a public alley, which currently serves as the only access road to the house. The unusual size of the property 1.3 acres, was a remnant of a larger area which was originally planned, by the Chevy Chase Land Company, to be a linear park along Meadow Lane. Under a revised plan, the Land Company developed their proposed park land beginning at the south end and finally this parcel was sold for residential development as well.

The front portion of the property along Meadow Lane is flat, and there is a small pond on the property. At about 90' from the street, the land rises in a steep slope to a flat area at the approximate grade of the back alley. In effect, there is very little back yard to this site. The front yard, however, is filled with trees and shrubs.

PROJECT DESCRIPTION

The new house is designed in sections surrounding an interior courtyard. The elements of the house differ in height from 1- to 2-story, as viewed from the alley side, and 1- to 3-story when viewed from Meadow Lane. In response to the HPC comments during the Preliminary Consultation, and through the evolving design process, the new house was compressed to provide a closer relationship between the elements, and the height was reduced. Extensions into the landscape are provided with formal terraces on the north, east and south elevations.

A low stone wall is proposed along the alley, with sections of painted metal fencing at the driveway entrance. The wall will follow the slope of the alley, stepping down in sections marked with low stone pillars.

The proposed materials for the house is stucco, with slate and copper/lead-coated copper roofs. The windows will be wood, true-divided light and the railings will be steel cable. The house will be modern stylistically, with a more traditional sense of scale and massing.

As proposed in the Preliminary Consultation, there will be a parking area on Meadow Lane, with a path leading up through the wooded front yard to the front door. One large deciduous tree will have to be removed to accommodate this parking area.

STAFF DISCUSSION

As noted in the Preliminary Consultation, the key issues at this site are the preservation of the open space along Meadow Lane, and new construction which is compatible with the neighborhood in terms of scale, massing, and materials. Staff feels that the new house meets these criteria. The applicant has accommodated a very large program by breaking it down into small elements which are similar in massing and scale to the existing housing stock. The unusual

aspect of this site, of course, is the size of the property, but this also provides the opportunity for the applicant to accommodate the large program.

Staff applauds the use of high quality materials, and the design which is site specific, formulated in response to the particulars of the property. This is reflected in the house location, the orientation of the buildings, and the parking and landscape elements, as well as the overall scale, massing, and materials. The design responds differently to the alley side than the front elevation, with a greater use of glass facing Meadow Lane. But, reflecting the fact that the alley is a heavily-used public right-of-way, there are sufficient windows along the south elevation so that the alley facade is inviting as well.

STAFF RECOMMENDATION

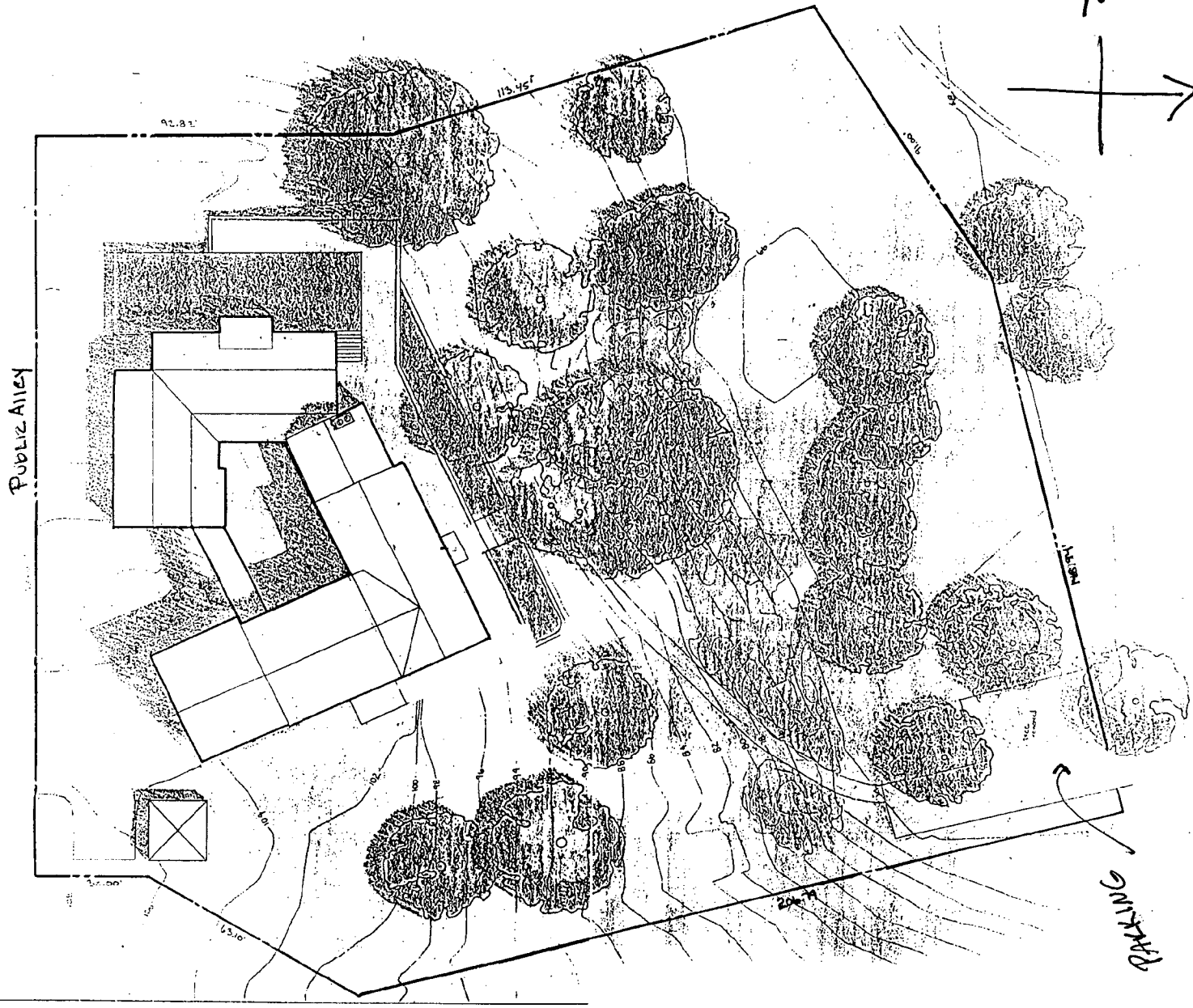
Staff recommends, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



Public Alley

NORTH

EAST

PARKING

PROPOSED
NEW HOUSE

7206 Meadow Lane, Chevy Chase, MD
Site Plan 1" = 40'-0"

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

[Signature]
Signature of owner or authorized agent

10.6.99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

4

7200 MEADOW LANE, CHEVY CHASE, MD 20815

ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

JEFFREY BALKIND
7201 MEADOW LN
CHEVY CHASE, MD 20815

PHILIP A TUCKER
7200 MEADOW LN
CHEVY CHASE, MD 20815

~~ALFRED MOSGOOD~~ (new owner)
7205 MEADOW LN
CHEVY CHASE, MD 20815

DAVID N DANFORTH
7301 MEADOW LN
CHEVY CHASE, MD 20815

ERNEST B KELLY
7300 OAK LN
CHEVY CHASE, MD 20815

~~PATRICIA E PETRASH~~ *Anne Christman*
7207 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

ALEXANDER FLEMING
7209 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM F PRITCHARD
7211 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM L McCAMEY
7213 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

HELMUT SONNENFELDT
4105 THORNAPPLE ST
CHEVY CHASE, MD 20815

Prepared for the Historic Preservation Commission
October 6, 1999

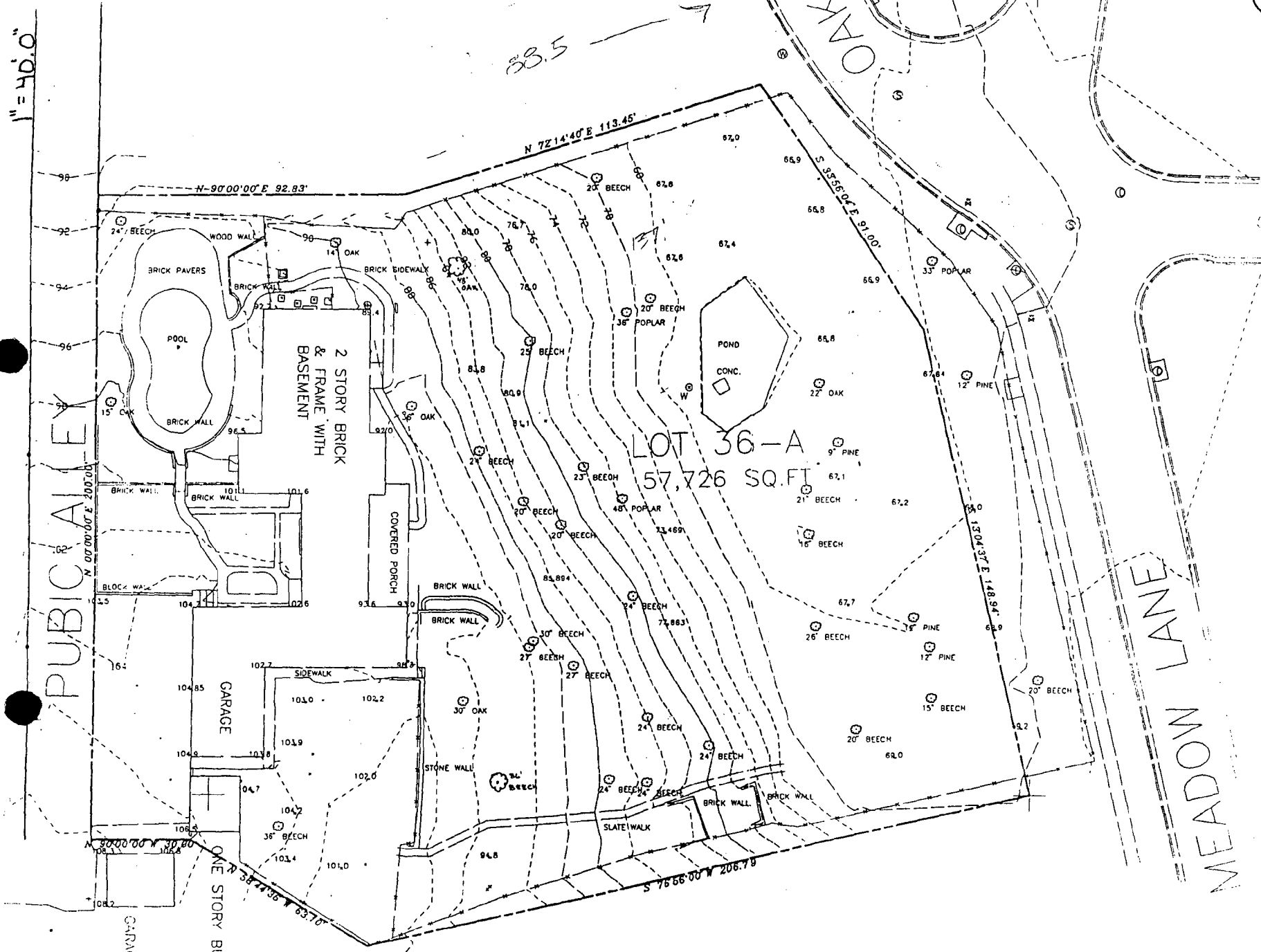
LI RESIDENCE
7206 Meadow Lane
Chevy Chase, MD

The project consists of the demolition of an existing single family house and building a new contemporary single family house in its place. The new house will be in approximately the same location as the existing structure. The new house will include an accessory apartment and enclosed swimming pool.

The site is a 1.3 acre parcel populated with mature beech trees and large rhododendrum bushes. All efforts will be made to protect these natural resources.

* Approved by HPC 4/28/99
35/81-99B

1" = 40.0'



PUBLIC ALLEY

MEADOW LANE

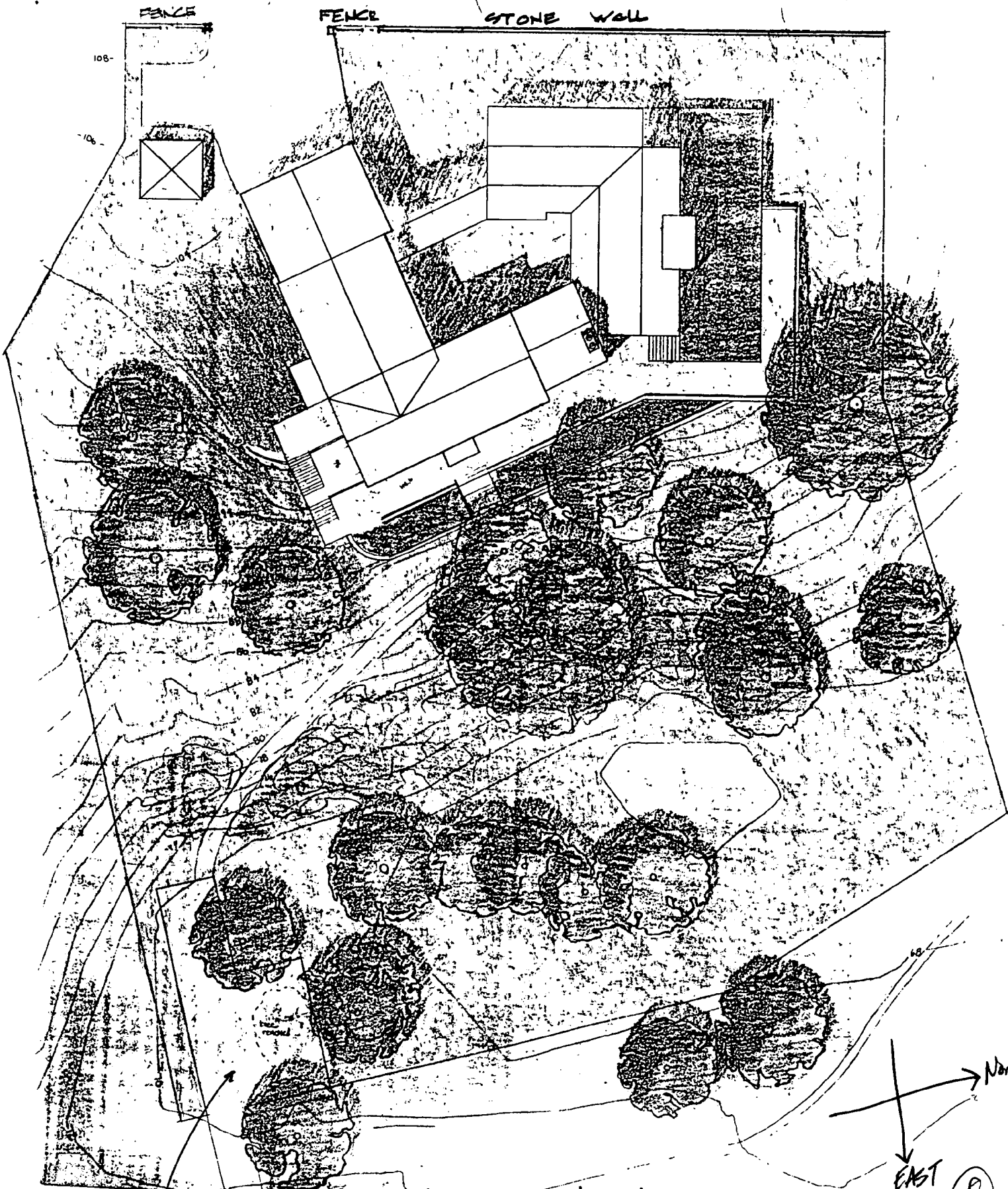
LOT 36-A
57,726 SQ. FT.

7206 Meadow Lane,
Chevy Chase, MD
Site Plan 1"=40'-0"

EXISTING HOUSE
TO BE DEMOLISHED

7

A L L E Y



108-

106-

FENCE

FENCE

STONE WALL

PARKING

SITE PLAN
1/32" = 1'-0

North
East
8

MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
(301) 774 8911
fax: 774 1908

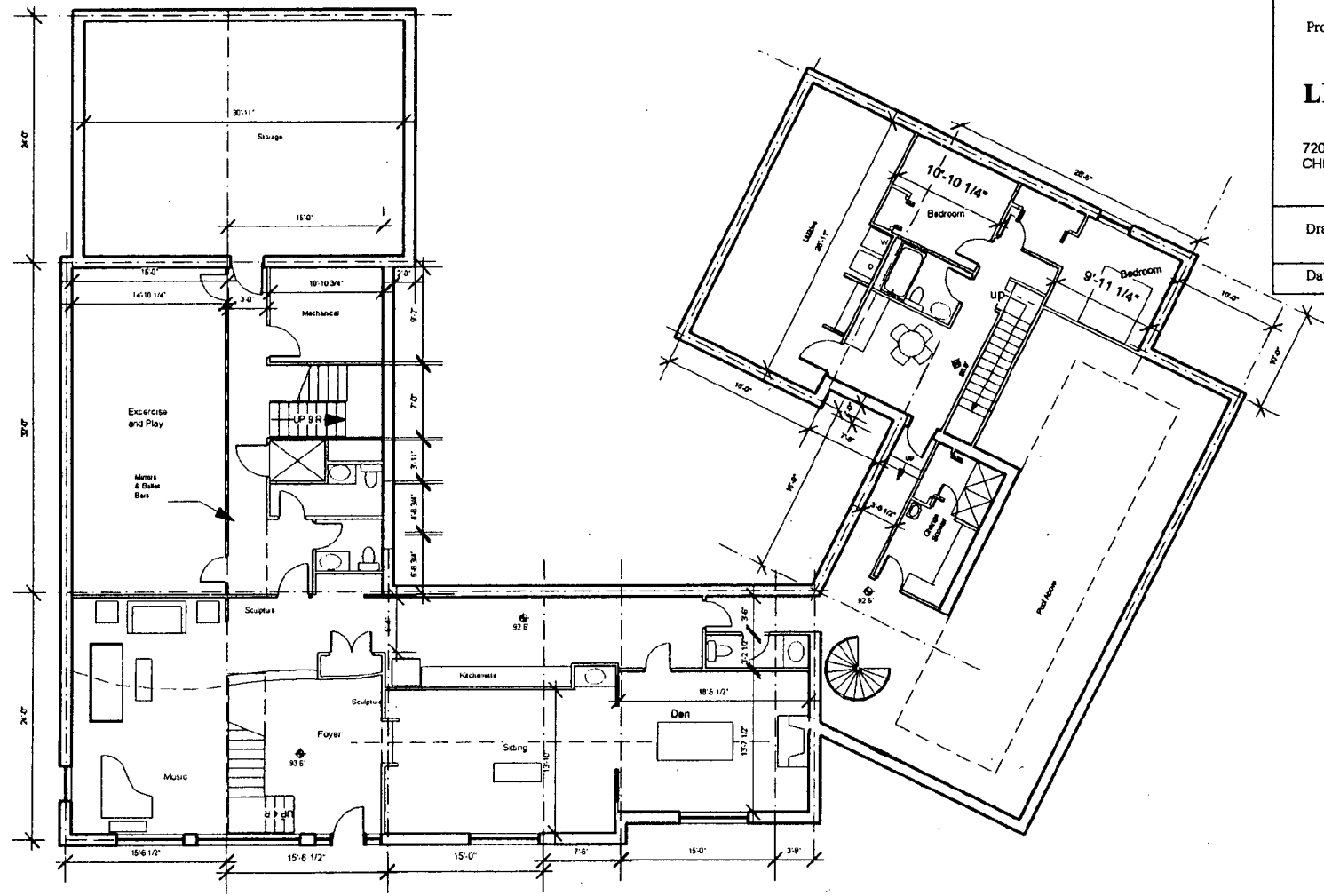
Project:

LI HOUSE

7206 MEADOW LANE
CHEVY CHASE, MD 20815

Drawings: Lower Level Plan
1/16" = 1'-0"

Date: 10-6-99



9

MICHE BOOZ

ARCHITECT

208 Market St
Brookville
Maryland 20833
(301) 774 8811
fax: 774 1908

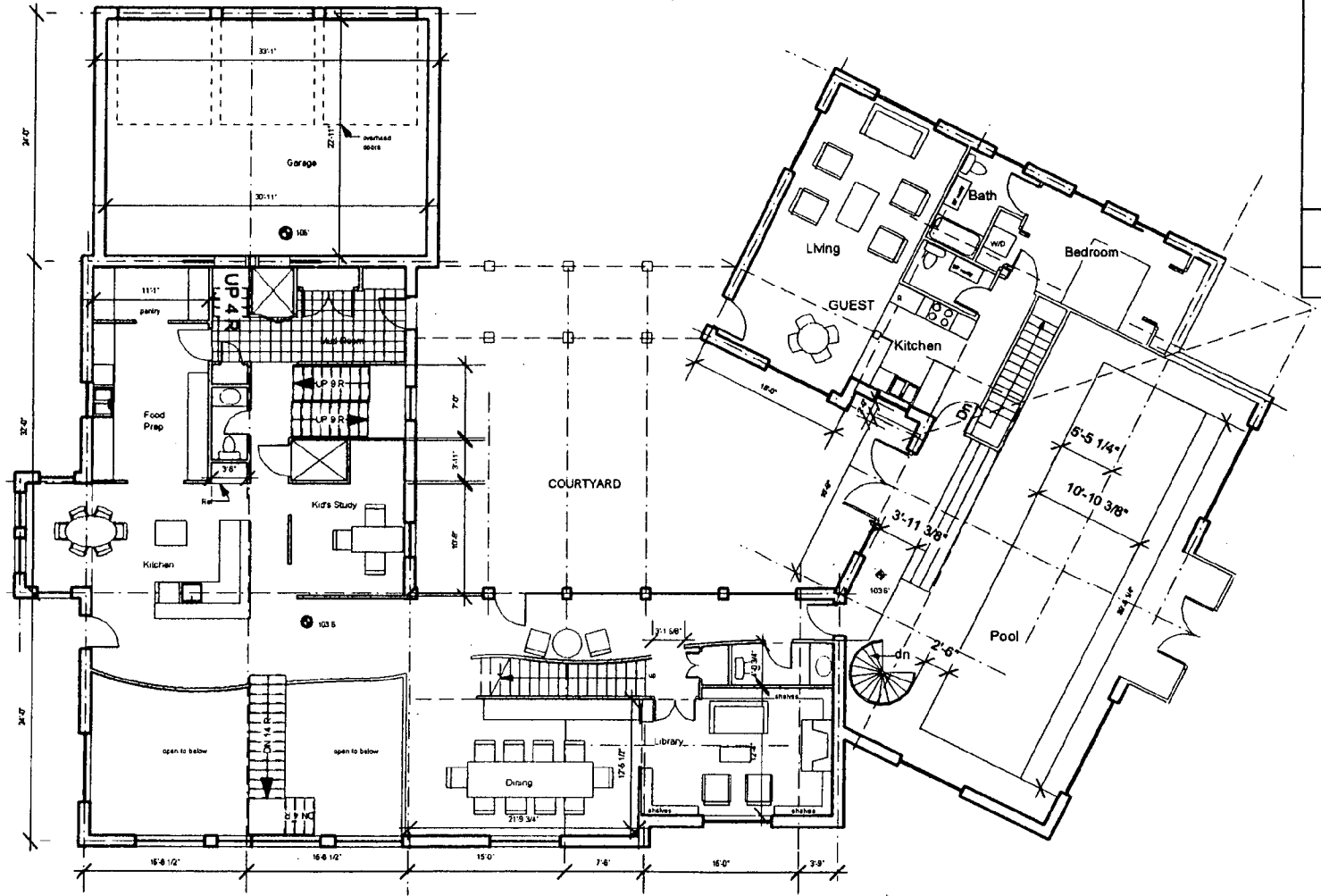
Project:

LI HOUSE

7206 MEADOW LANE
CHEVY CHASE, MD 20815

Drawings: Main Level Plan
1/16" = 1'-0"

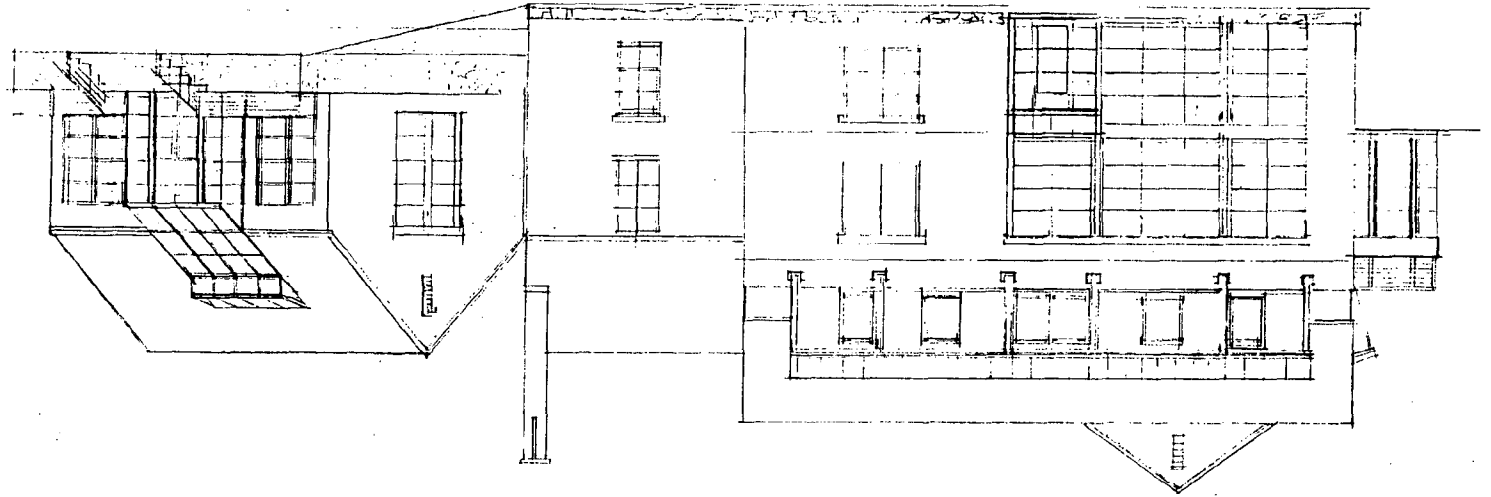
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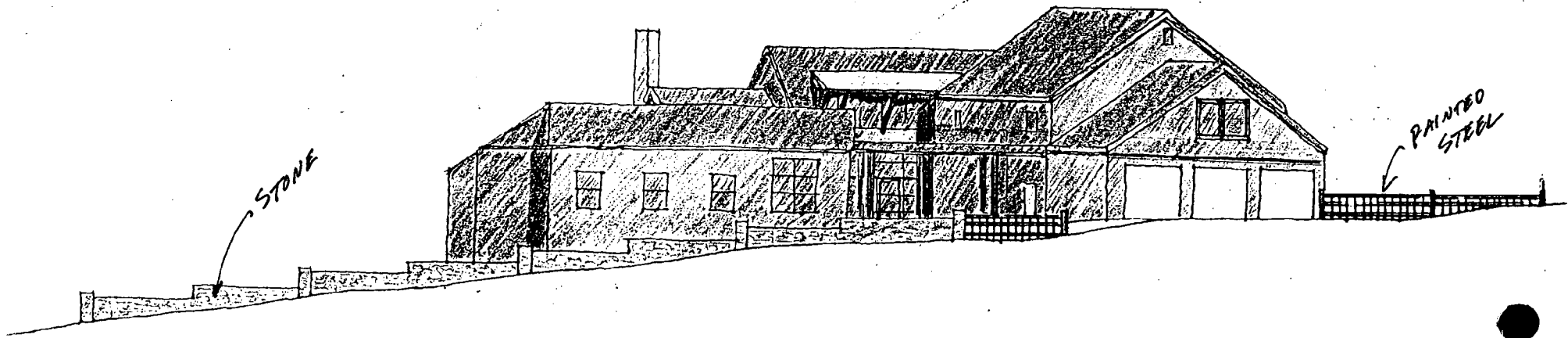


10

FRONT ELEVATION

SCALE: 1"=16'-0"





ALLEY ELEVATION

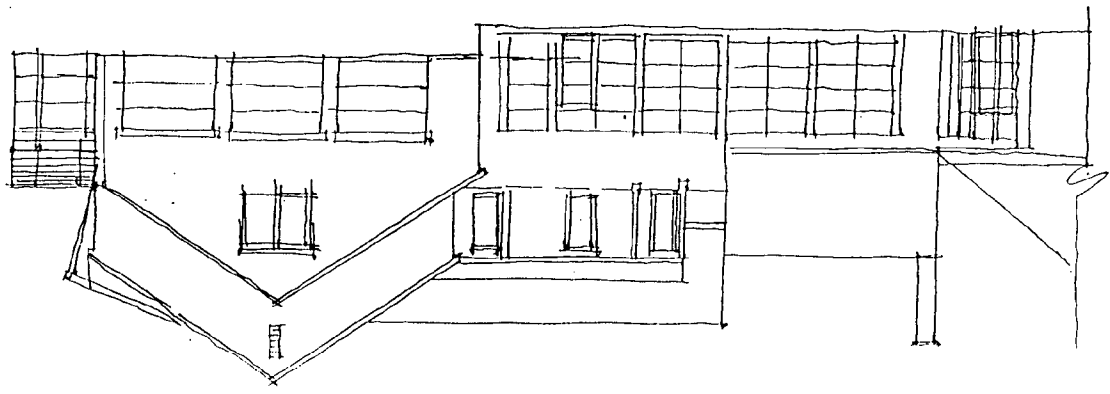
SCALE 1" = 20'-0"

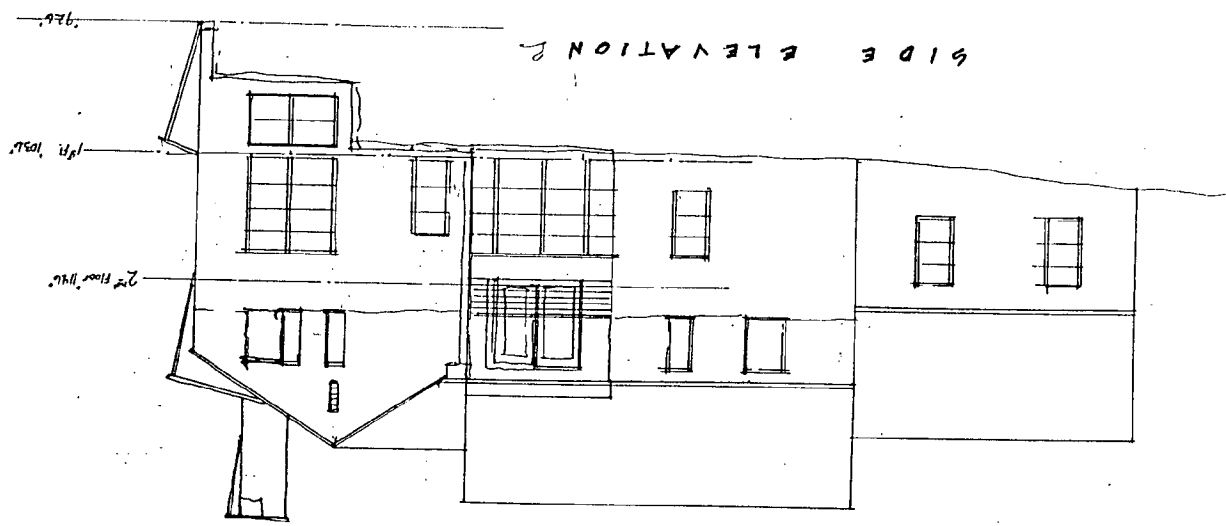
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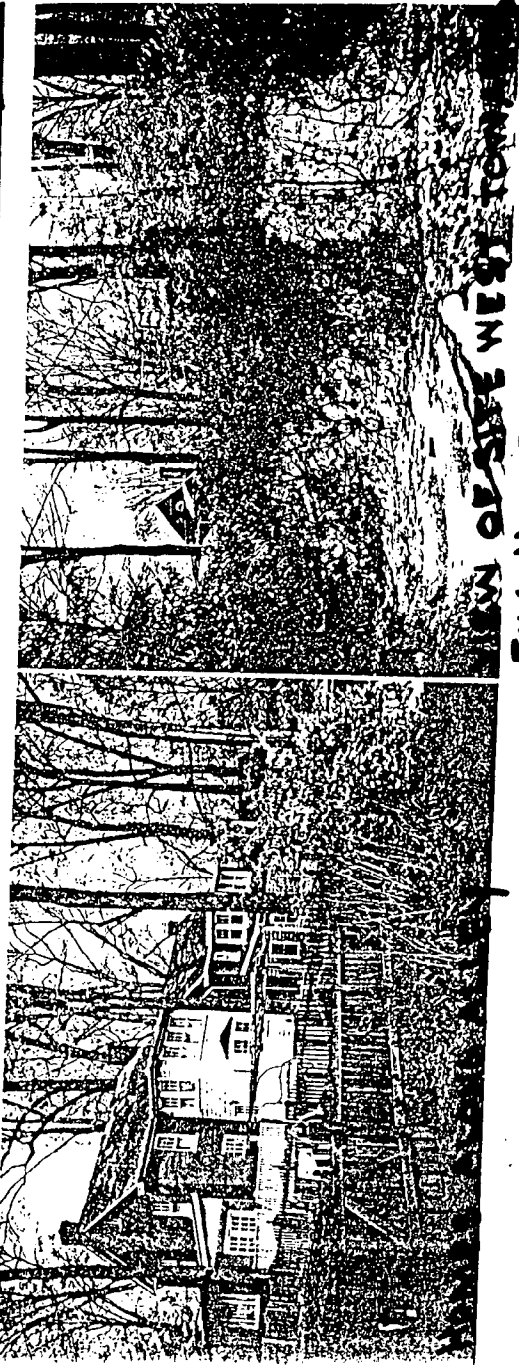
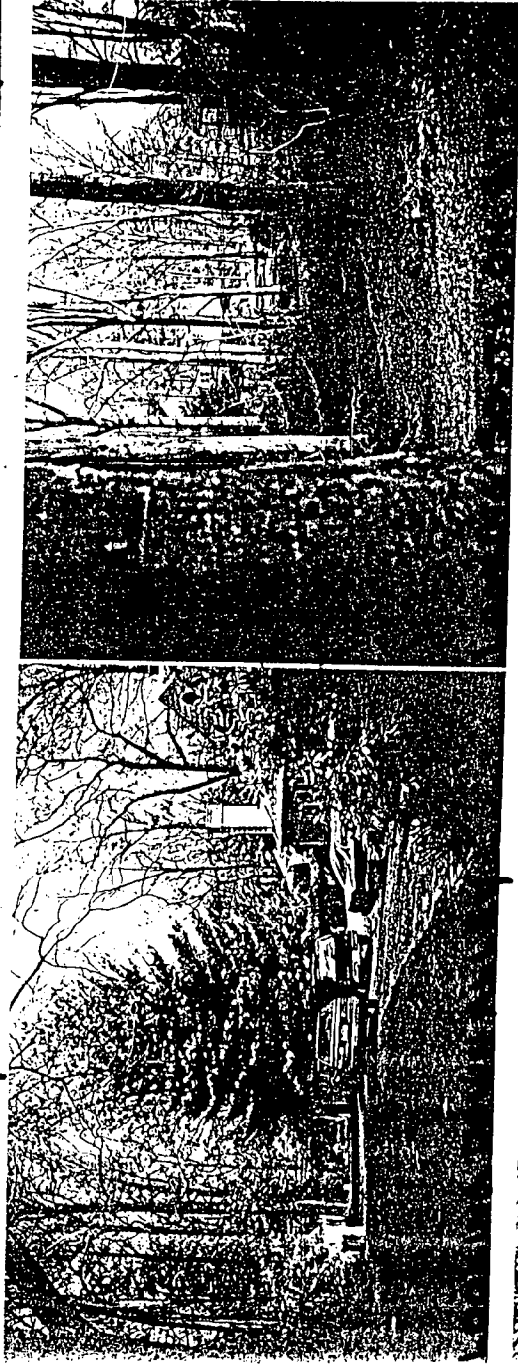
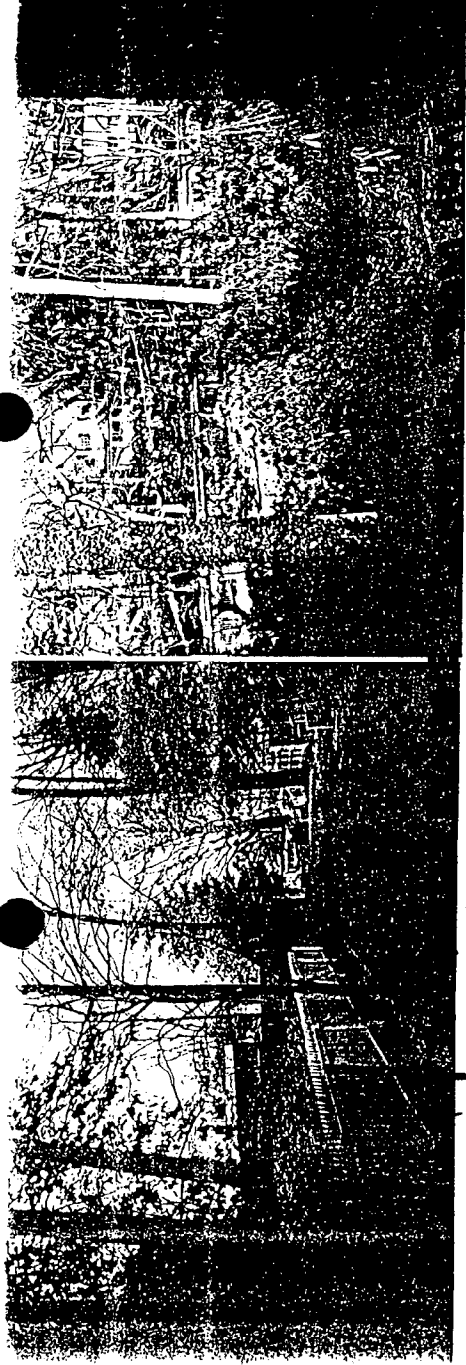
- STONE RETAINING WALLS, STUCCO WALLS
- SLATE, COPPER/LEAD COATED COPPER ROOFS
- TRUE DIVIDED LIGHT WINDOWS
- STEEL CABLE RAILINGS

Material Notes

COVER YARD ELEVATION







VIEW OF SEVE WEST TOWN
EX 6. HOME.



...S WALS...



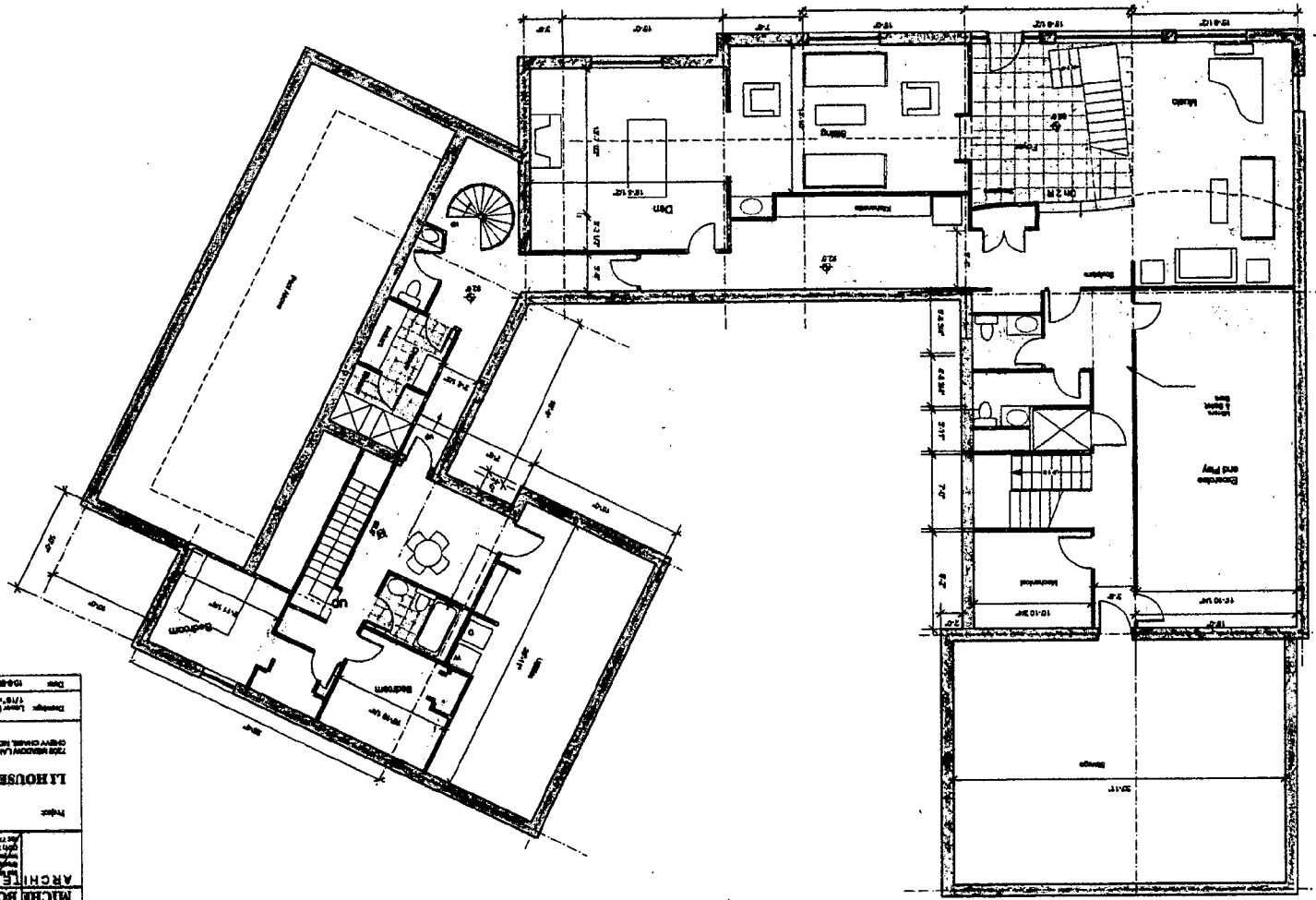
...STING HOME



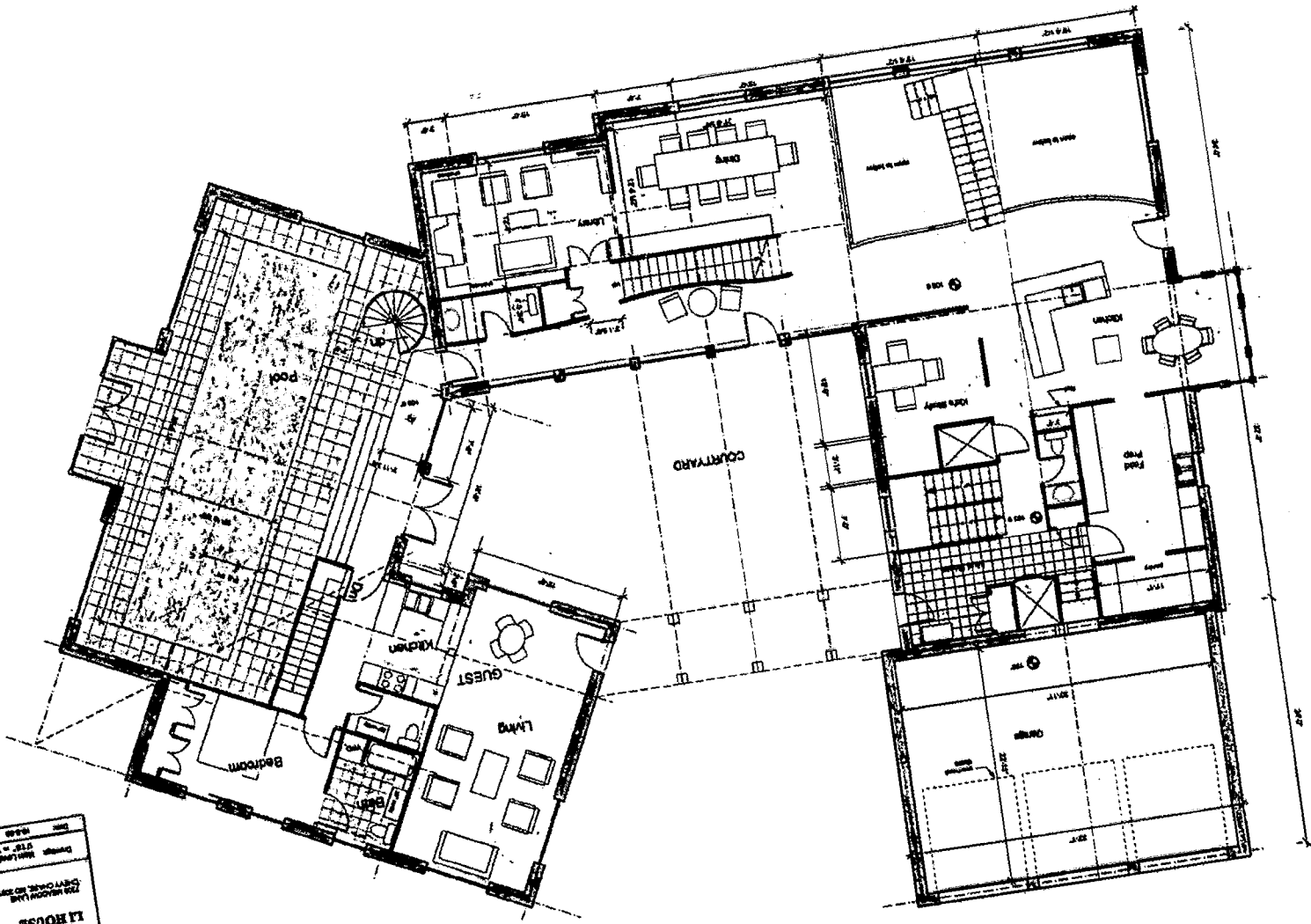
...OF POOL: ALLEY





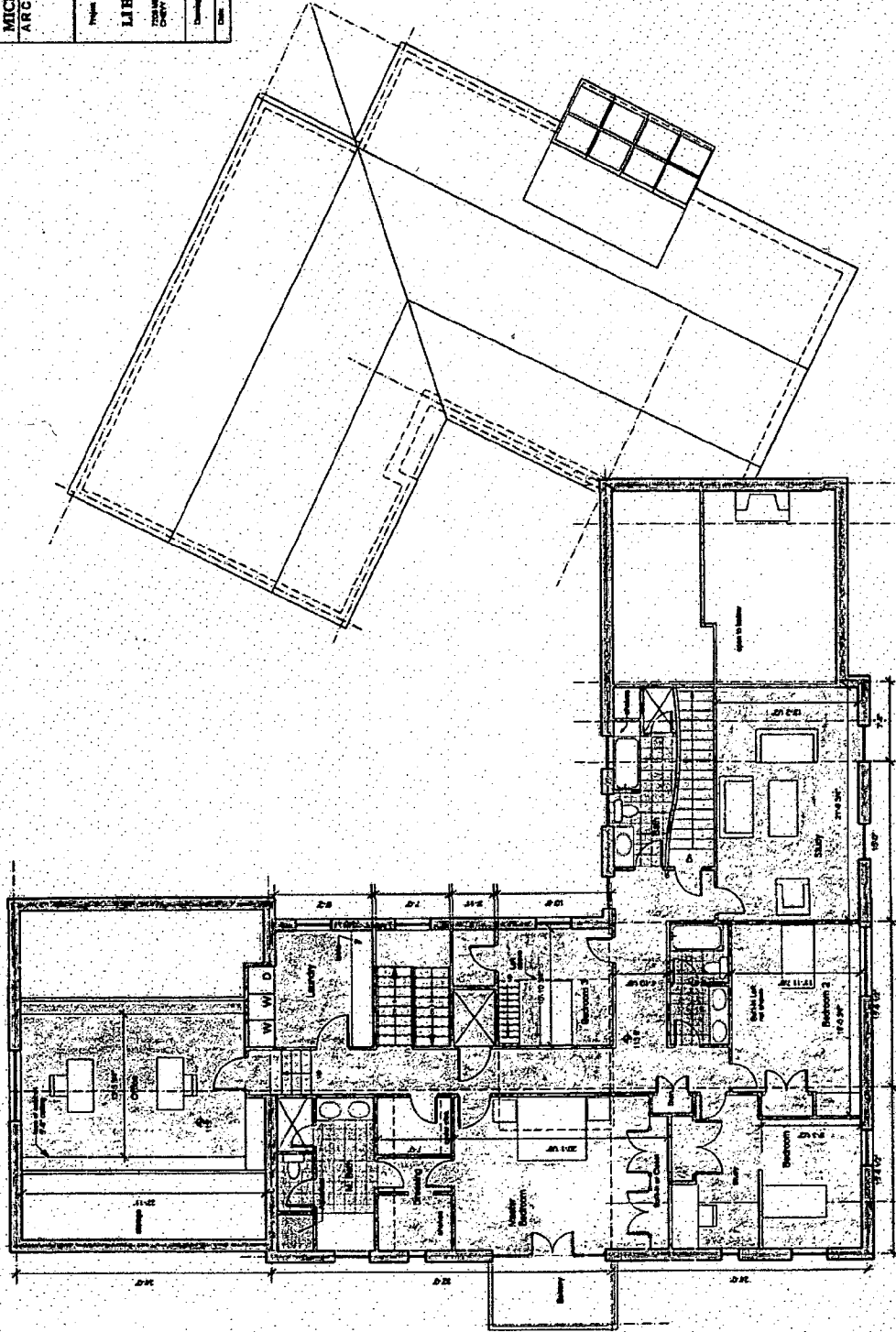


MICHIE BOOZ ARCHITECTS	
1000 N. 10th St. Phoenix, Arizona	
Project: L1 HOUSE	
7200 N. 10th Ave. Phoenix, Arizona	
Designer: LARRY L. BOOZ	Date: 10-2-68

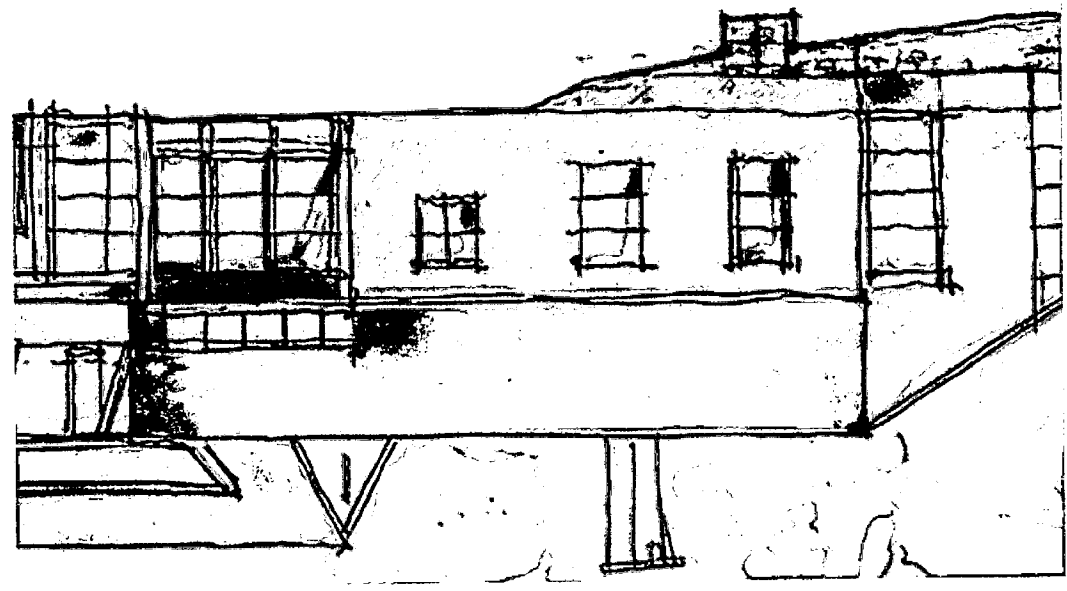


DATE	10/20/88
DRAWN BY	ARCHITECT
DESIGNED BY	ARCHITECT
PROJECT NO.	1000
ELI HOUSE	
2200 W. 100th St. S.W.	
ALBUQUERQUE, N.M.	
ARCHITECT	MICHAEL BOZZ
SCALE	1/4" = 1'-0"

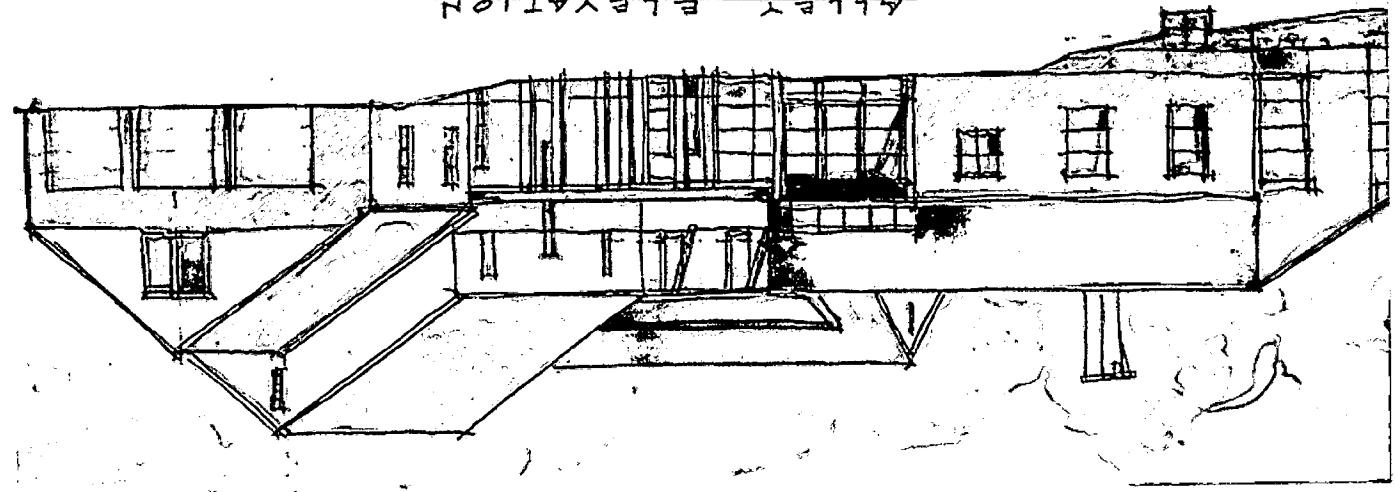
MICHE BOOZ ARCHITECTS 1000 RIVER ST. ANN ARBOR, MI 48106 TEL: 734-763-1000	Project	L.I. HOUSE
	Client	1700 WILSON LANE CANTON, MI 48105
	Designer	Upper Level Plan 11/18/88
	Date	11/18/88



PARTIAL ELEVATION



ALLEY ELEVATION



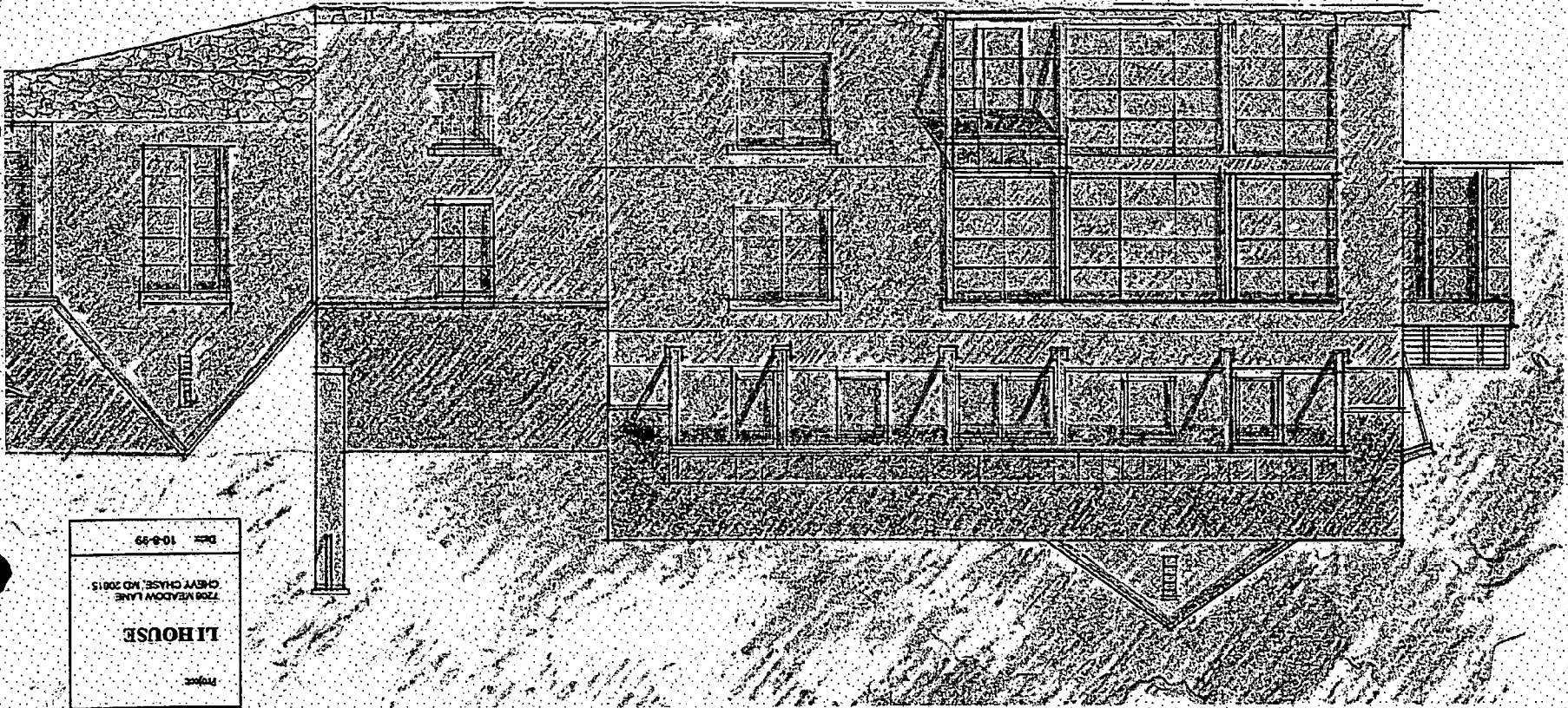
Date: 10-9-99	
7225 WILSON LANE CITY OF CHICAGO, ILLINOIS	
PROJECT LI HOUSE	
ARCHITECT MICHE BOOZ	Engineered by CITY OF CHICAGO DIVISION OF PLANNING AND ZONING

MICHE BOOZ ARCHITECT 208 LINDSEY ST BROOKSIDE MAYFORD 20833 (301) 774-8911 Ext. 774-1908
Project: LI HOUSE 7208 MEADOW LANE CHEVYCHASE, MD 20815
Date: 10-8-99



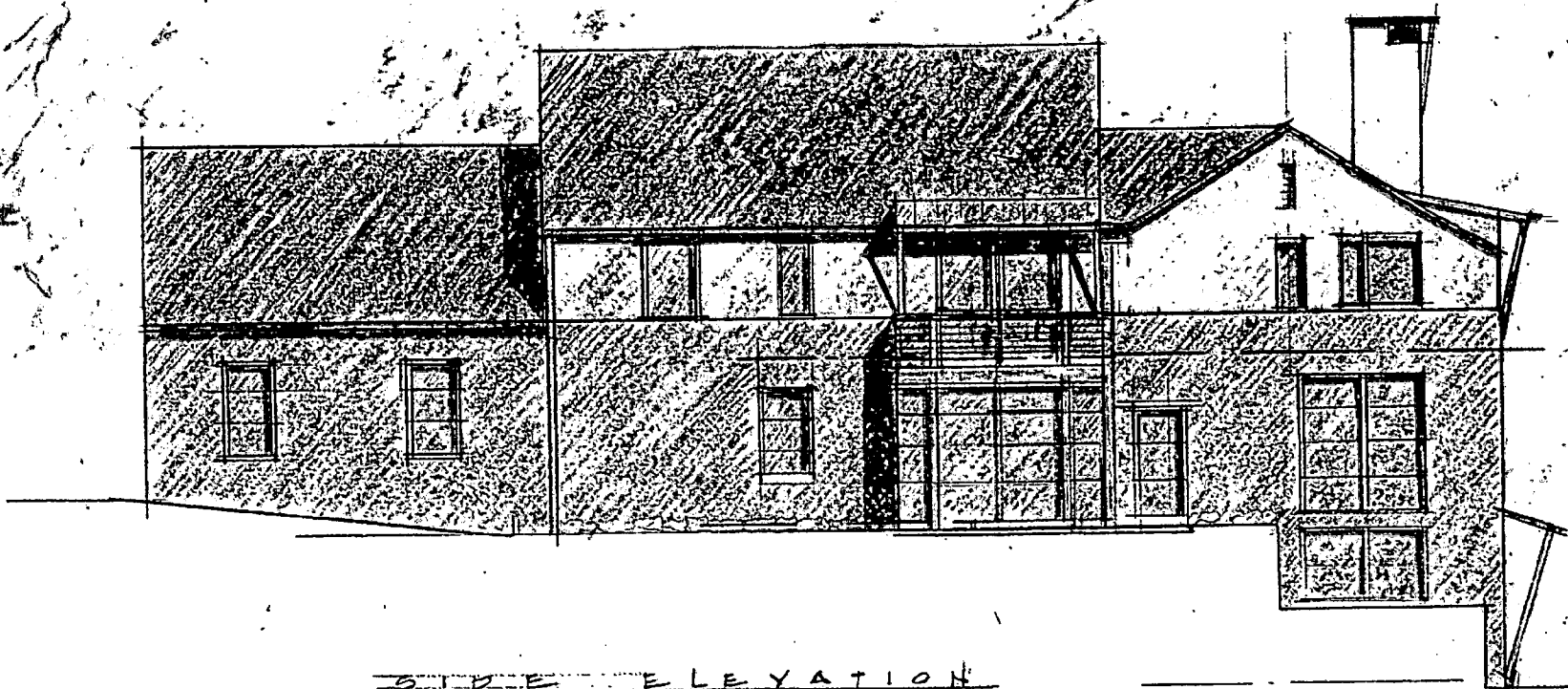
pool HOUSE

FRONT ELEVATION



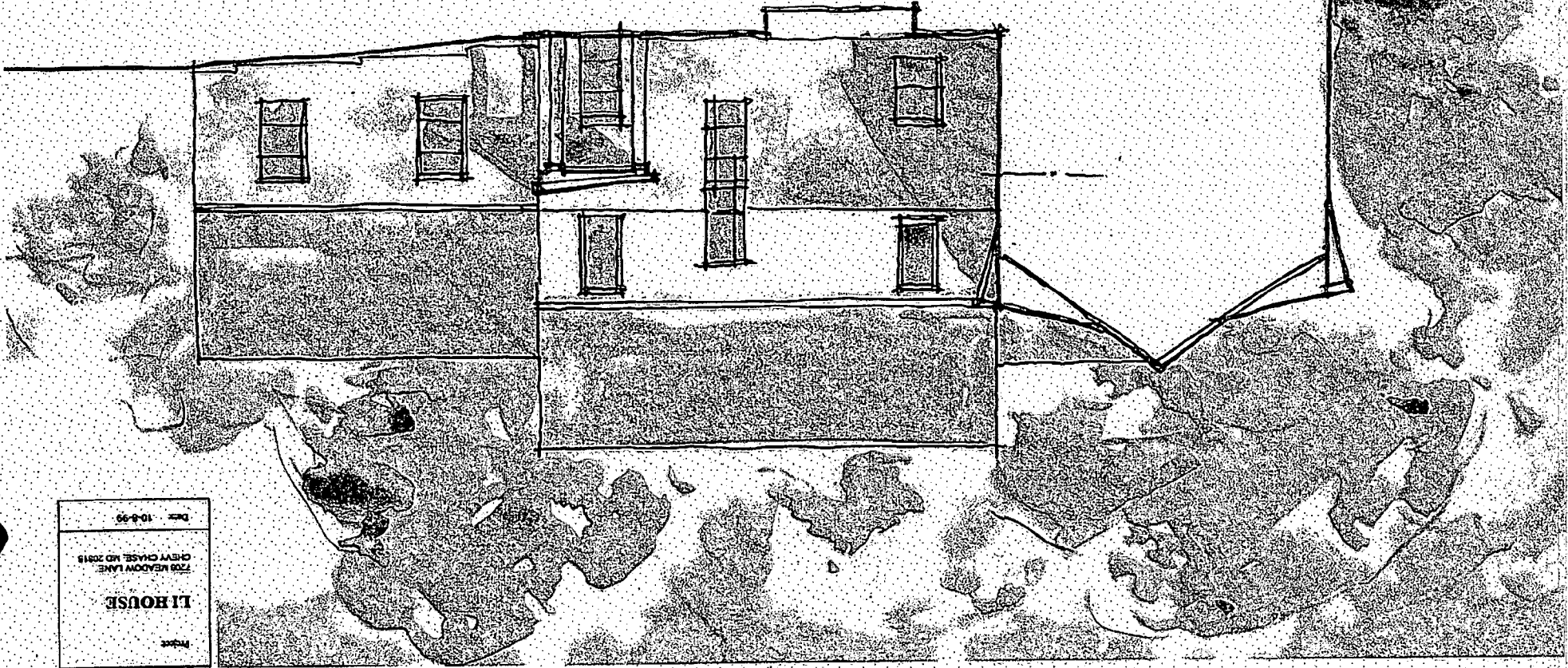
Date: 10-8-09	
7308 WEAVER LANE GREY CHASE, MD 20815	
PROJECT	
ARCHITECT	
MICHE BOOZ	LEO J.
508 LAMAR ST ANNAPOLIS, MD 21403 TEL: 410-291-1008	508 LAMAR ST ANNAPOLIS, MD 21403 TEL: 410-291-1008

MICHE BOOZ ARCHITECT 274 Laurel St Chevy Chase, MD 20815 Tel: 301 774 8811 Fax: 301 774 8809
Project LI HOUSE 7208 MEADOW LANE CHEVY CHASE, MD 20815
Date: 10-6-99



SIDE ELEVATION

COURTYARD SECTION



DATE: 10-8-95	
728 READON LAKE CHRY CHASE, MD 20818	
1 HOUSE	
PROJECT	
MICHEL BOZ	ARCHITECT 203 TOWN ST BETHESDA, MD 20814 TEL: 774 8811 FAX: 774 1803

Michelle called to vote:

Windows are Steel
(Hope).

And footprint is

800 sq less than

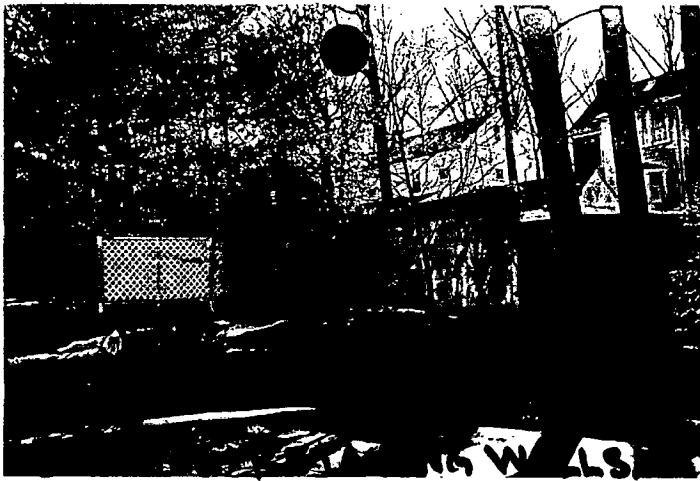
was previously seen at

The Preliminary Consult.

10/24/99



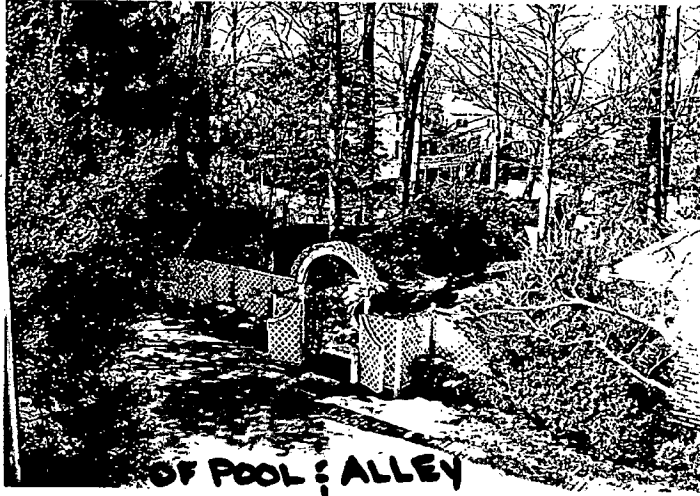
SW OF SITE WEST TOWNSHIP
EX6.HOME.



EXISTING WALLS



EXISTING HOME



OF POOL & ALLEY





MICHE BOOZ

ARCHITECT

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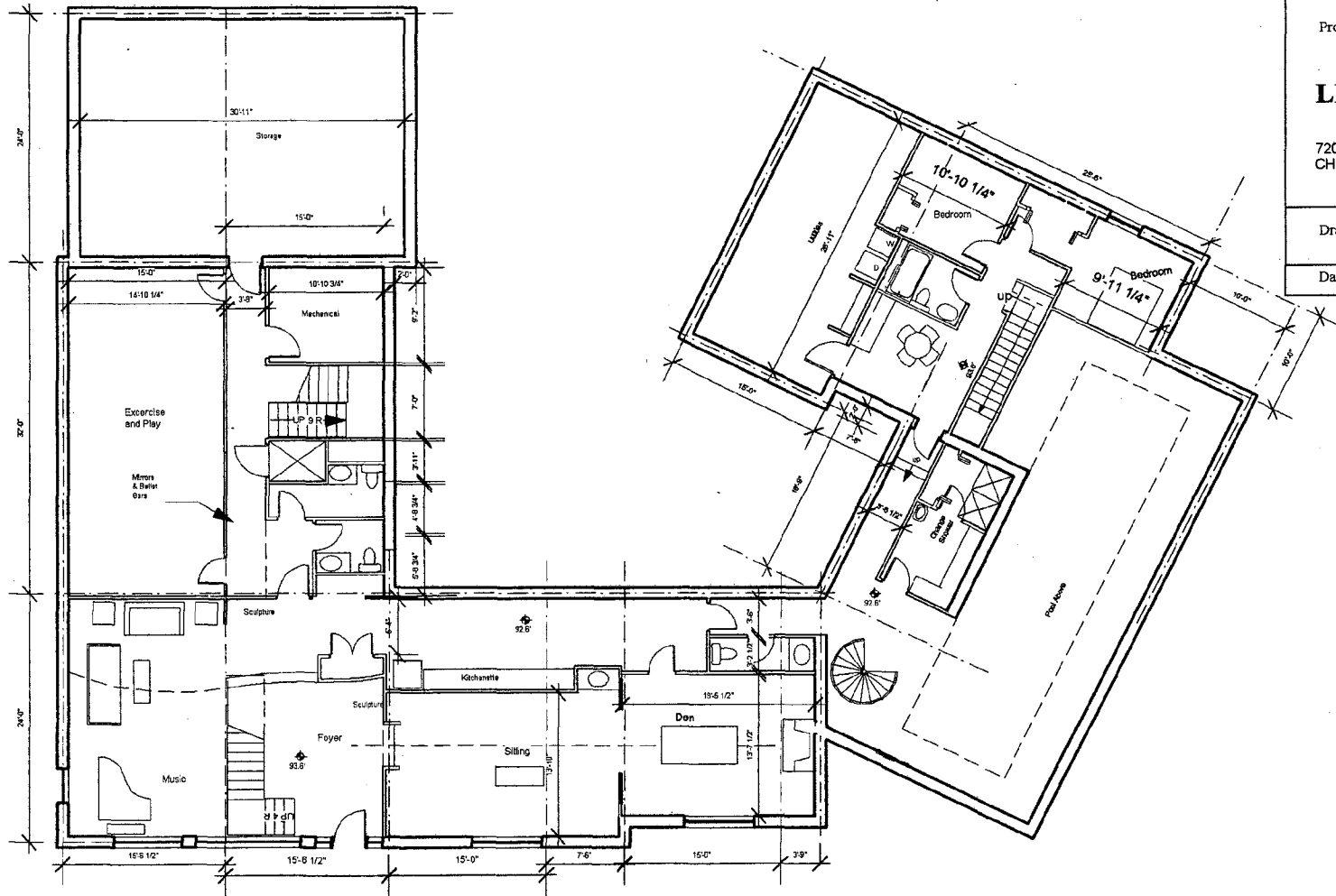
Project:

LI HOUSE

7205 MEADOW LANE
CHEVY CHASE, MD 20815

Drawings: Lower Level Plan
1/16" = 1'-0"

Date: 10-6-99



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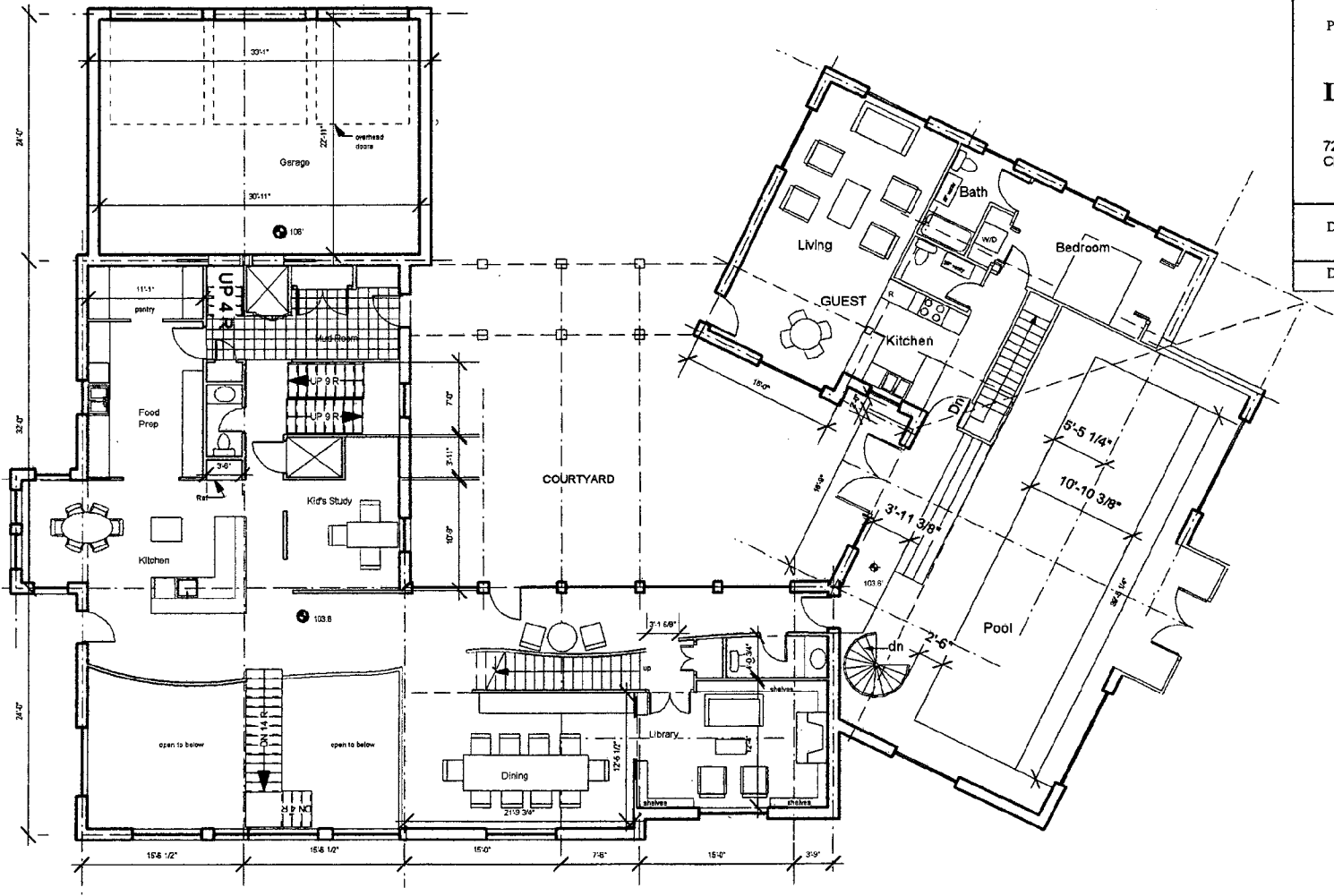
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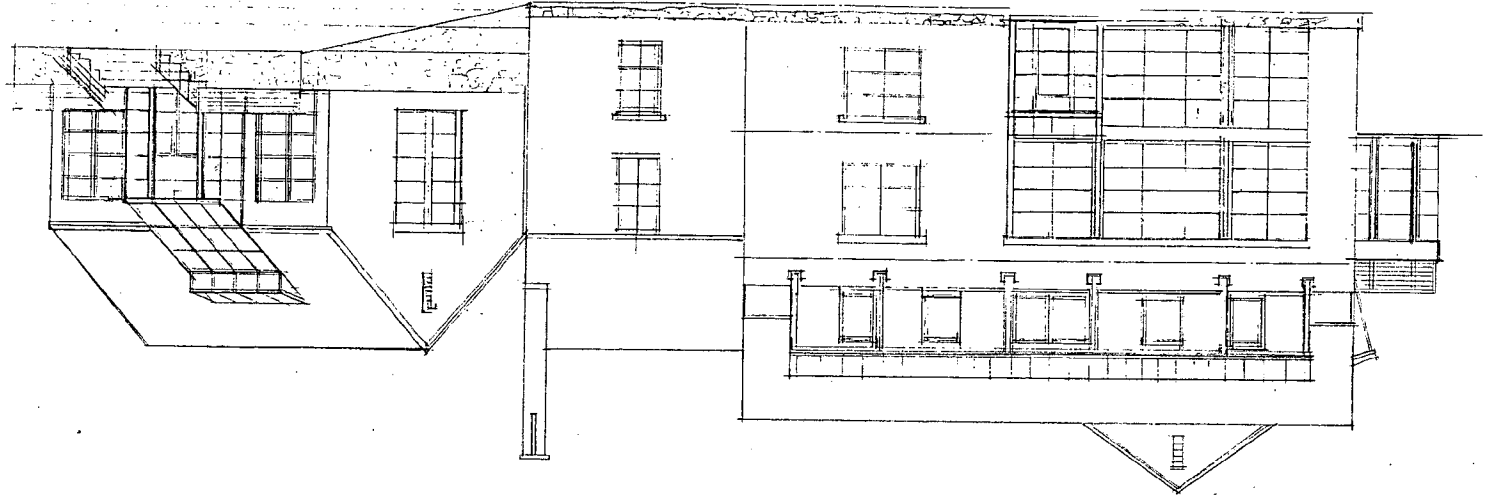
Drawings: Main Level Plan
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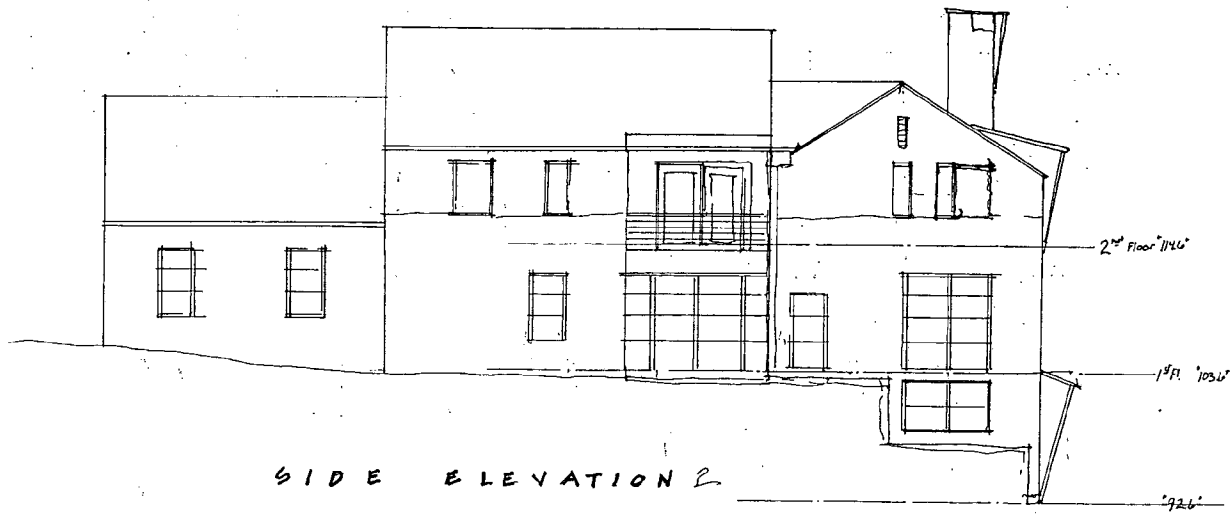
Date: 10-5-99



FRONT ELEVATION

SCALE: 1" = 16'-0"





SIDE ELEVATION 2

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- TRUE DIVIDED LIGHT WINDOWS
- SLATE, COPPER/LEAD COATED COPPER ROOFS
- STONE RETAINING WALLS, STUCCO WALLS

Material Notes

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