

35/13-04Q 45 West Lenox St
Chevy Chase Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 10, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 344136

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

1. The front dormer windows are retained.
2. The Applicant works with staff to explore retention of the east side windows.
3. The clerestory windows are redesigned.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: John & Susan Gorman (Richard M. Guest, Agent)

Address: 45 West Lenox Street, Chevy Chase Village Historic District

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 10, 2004

MEMORANDUM

TO: John & Susan Gorman (Richard M. Guest, Agent)
45 West Lenox Street, Chevy Chase Village Historic District

FROM: Tania Georgiou Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 344136

Your Historic Area Work Permit application for window changes and portico replacement was **approved with conditions** by the Historic Preservation Commission at its June 9, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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

RECEIVED

MAY 12 2004

Dept. of Permitting Services
Division of
Casework Management

Contact Person: Richard Guest / Guest & Co Inc
Daytime Phone No.: 301-652-1204 cell 202-253-8980

Tax Account No.: _____
Name of Property Owner: John + Susan Gorman Daytime Phone No.: 301-656-9201
Address: 45 West Lenox St Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: Guest & Co, Inc. Phone No.: 301-652-1204
Contractor Registration No.: 27545/27546
Agent for Owner: Richard Guest Daytime Phone No.: 301-652-1204

LOCATION OF BUILDING/PREMISE

House Number: 45 Street: West Lenox St
Town/City: Cherry Chase Nearest Cross Street: Connecticut Ave.
Lot: _____ Block: _____ Subdivision: _____
Liber: 4097 Folio: 198 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ \$90,000

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.

Richard Guest Signature of owner or authorized agent 5/12/04 Date

Approved: 344136 /with conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 6/9/04
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Not changing footprint. A clapboard sided
frame horse backing to golf course & on
the part of West Lenox that is not
a thru street.

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

Replacing portico with a traditional style + higher
quality portico of same size + style. Changing windows
that had been blocked from inside + rotted. Replacing
a double hung window in R. Master Bedroom with a larger
traditional styled square bay window. No effect on environment.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

Framed construction with 8" lap siding that match
existing -
wood windows

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).

SYMBOL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED.
PROVIDE TEMPORARY SUPPORT AS REQ'D.
-  WOOD FRAME WALL.
2 x 4 STUDS @ 16" O.C.
1/2" EXT PLY SHEATHING @ EXTERIOR.
1/2" GYPSUM BOARD @ INTERIOR.
-  SMOKE DETECTOR

CONSTRUCTION NOTES

DESIGN LOADS

	live	dead	total
floors (except bedroom & storage floors)	40 psf	10 psf	50 psf
bedroom & storage floors	30 psf	10 psf	40 psf
roofs	30 psf	20 psf	50 psf
attics	20 psf	10 psf	30 psf

BUILDING CODE CONFORMANCE

All work to be in conformance with applicable local & national codes.

DIMENSIONS

Dimensions are to exterior face of wall sheathing, and to interior finish, except as noted.
Verify all existing conditions, elevations, dimensions, etc. before beginning fabrication of materials or construction at the jobsite. Report any discrepancies to the architect.

FRAMING

JOISTS & RAFTERS

#2 spruce-pine-fir, except as noted.

MICROLAMS (L.V.L.)

1.9E Microllam LVL beams and headers by

TrusJoist or equal.

STRUCTURAL POSTS

shown on framing plans to be #2 spruce-pine-fir, except as noted.

Members for built up posts to gang nailed.

4x4 posts to be #2 hem-fir.

Provide metal post bases at concrete slab.

Provide metal column caps at beam.

STRUCTURAL BEARING

Wood beams to have 3" minimum horizontal bearing.

JOIST HANGERS

to be used at bolted ledgers, flush beams and as required.

HURRICANE CLIPS

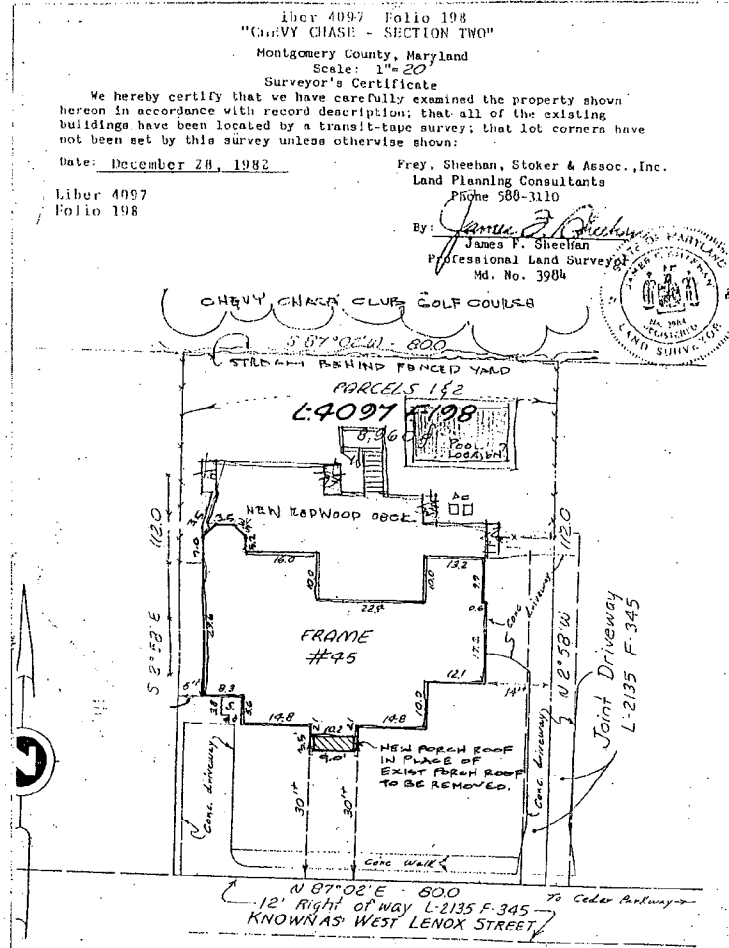
to be provided at intersection of roof framing and top of wall.

INSULATION

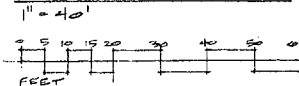
ROOF/CEILING.	9 1/2" (R-30) fiberglass batts
EXTERIOR WALLS	3 1/2" (R-13) fiberglass batts
FLOORS	9 1/2" (R-30) fiberglass batts

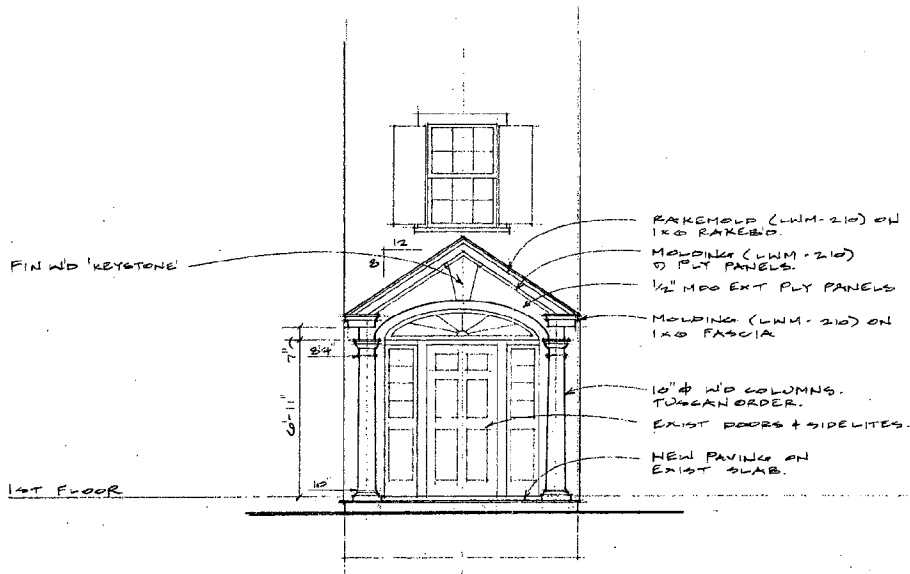
WINDOWS

'Weather Shield' glass size designations shown.
Provide wood units with 7/8" simulated divided lights.
Provide insulated glazing, U = 0.52.
Provide screen panels at operable units.

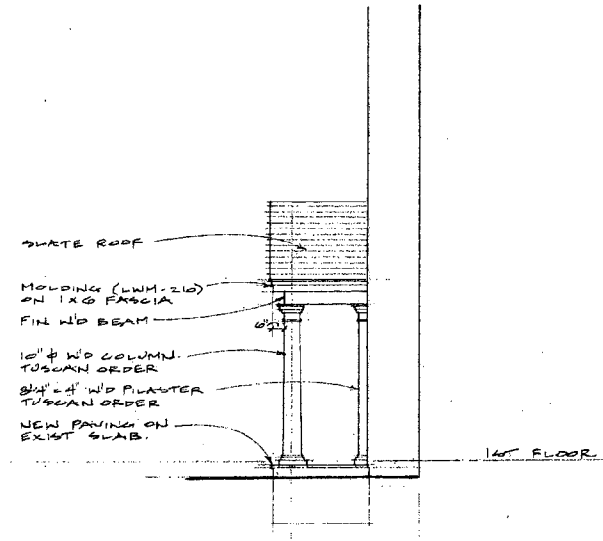


SITE PLAN

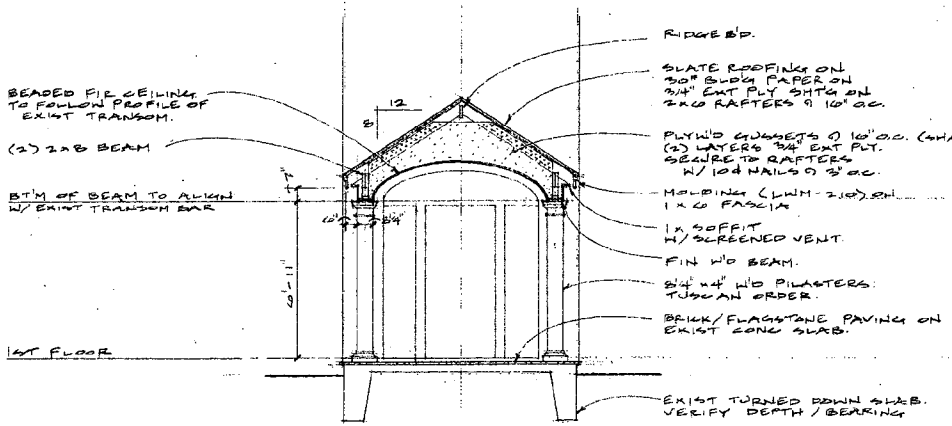




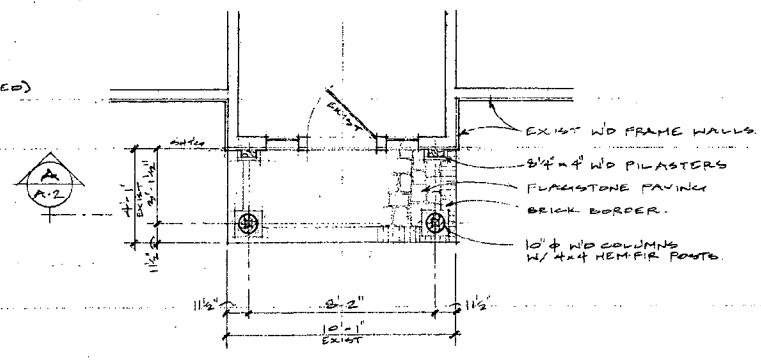
FRONT ELEVATION
 1/8" = 1'-0" SOUTH



RIGHT SIDE ELEVATION
 1/8" = 1'-0" EAST

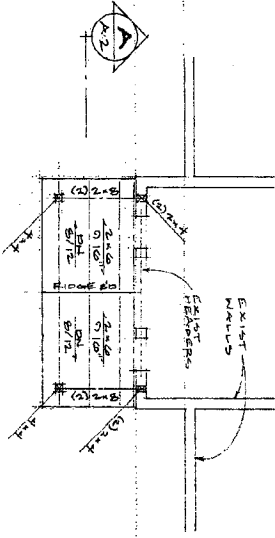


A-A SECTION
 1/8" = 1'-0"

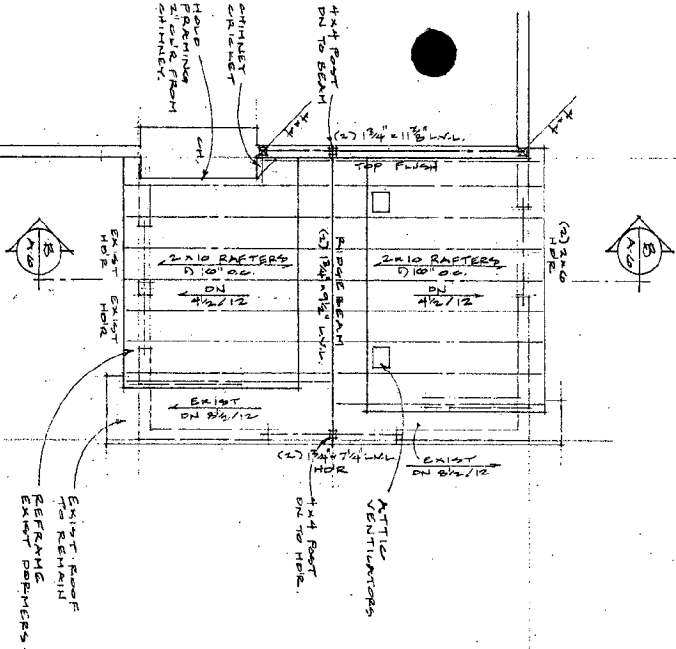


1ST FLOOR PLAN
 1/8" = 1'-0"

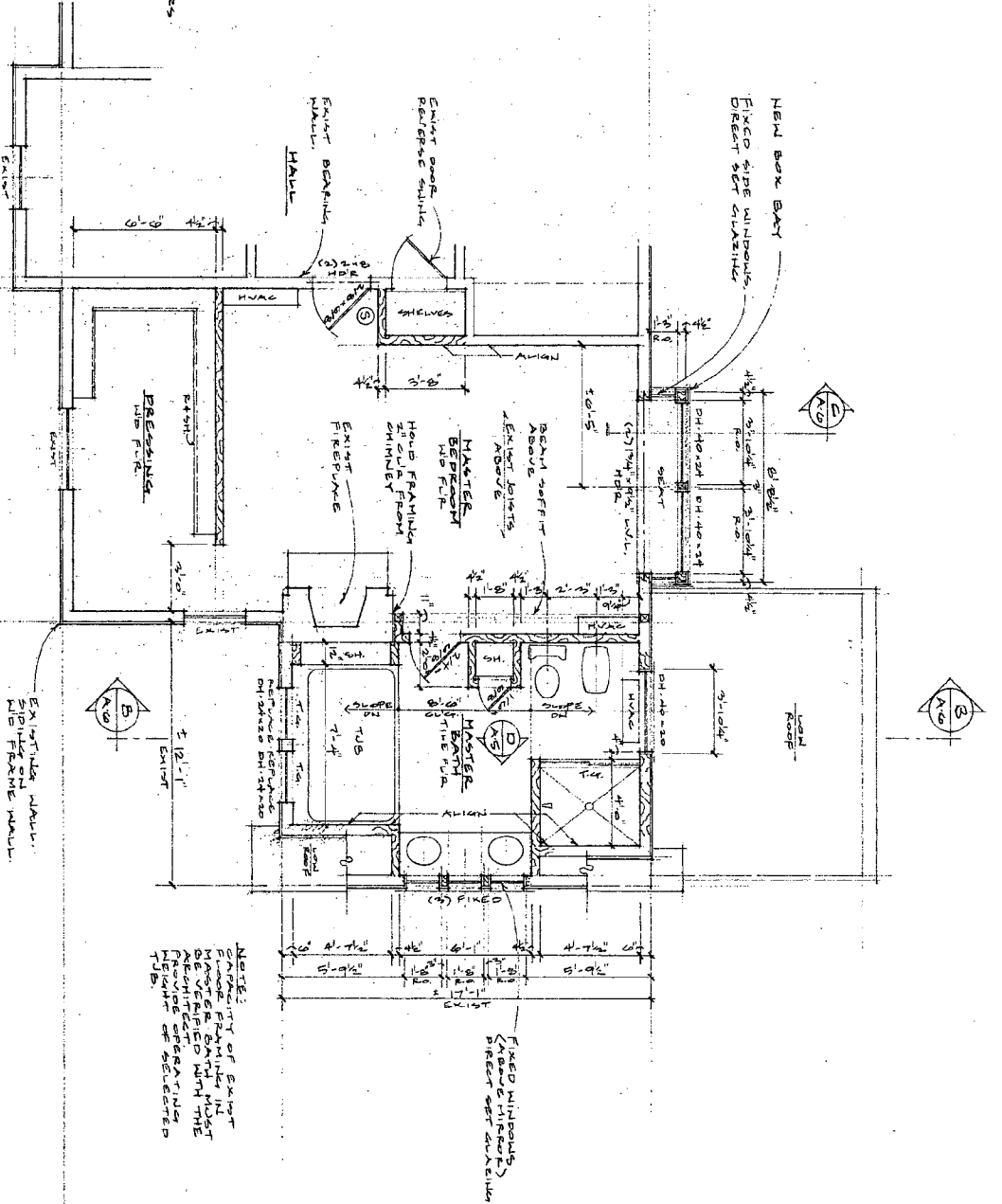
ROOF FRAMING PLAN
 1/8" = 1'-0"
 FRONT PORCH



ROOF FRAMING PLAN
 MASTER BATH

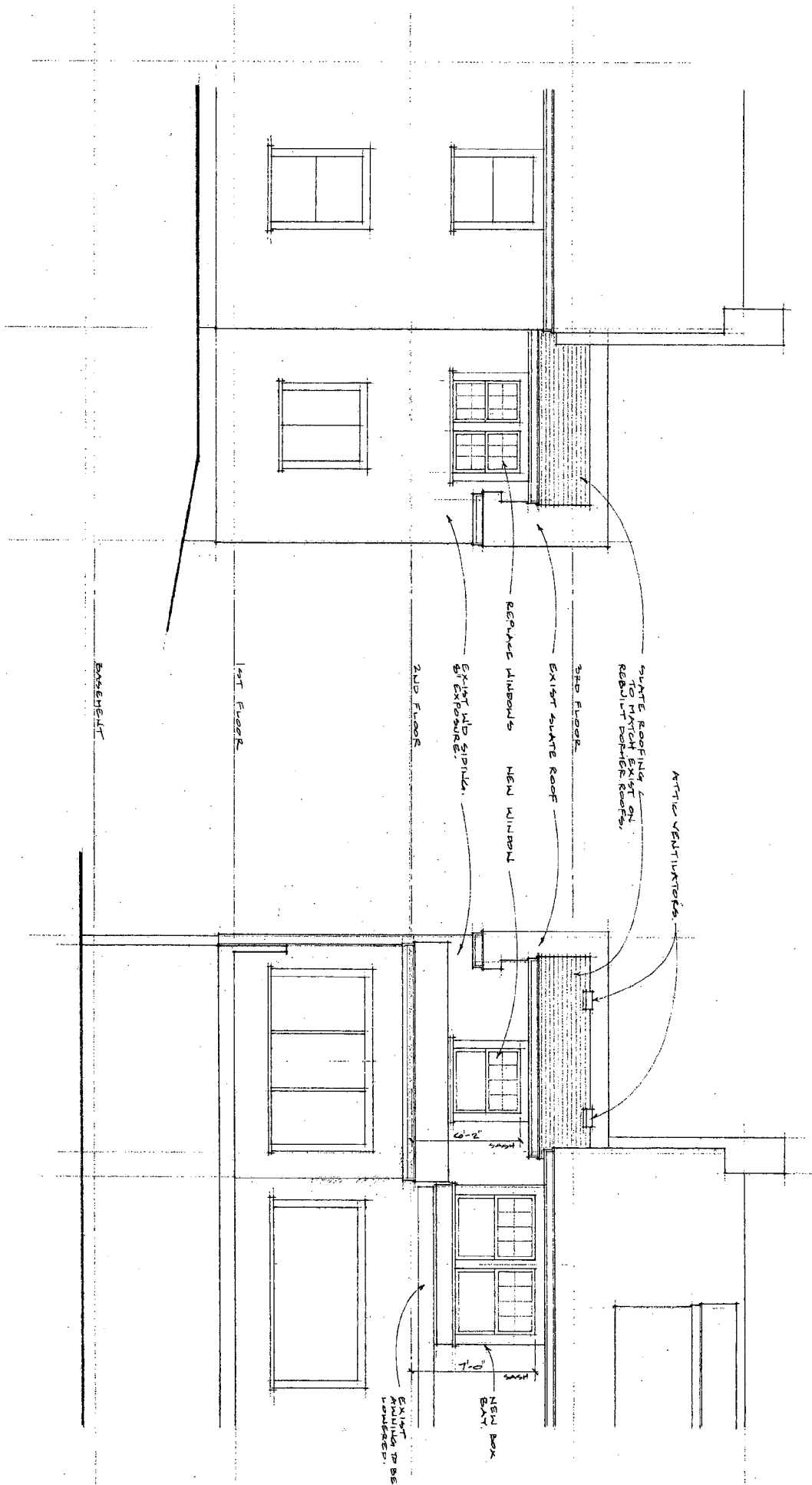


2ND FLOOR PLAN
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"
 NORTH
 EAST WEST

REAR ELEVATION
 1/8" = 1'-0"
 NORTH
 EAST WEST

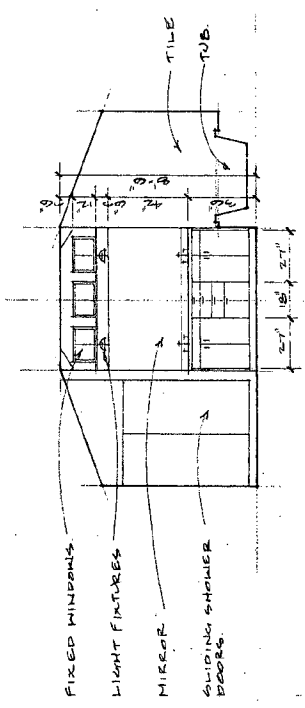


FRONT ELEVATION
 REAR ELEVATION

GORMAN RESIDENCE
 45 W. LENNOX ST. CHEVY CHASE, MD.

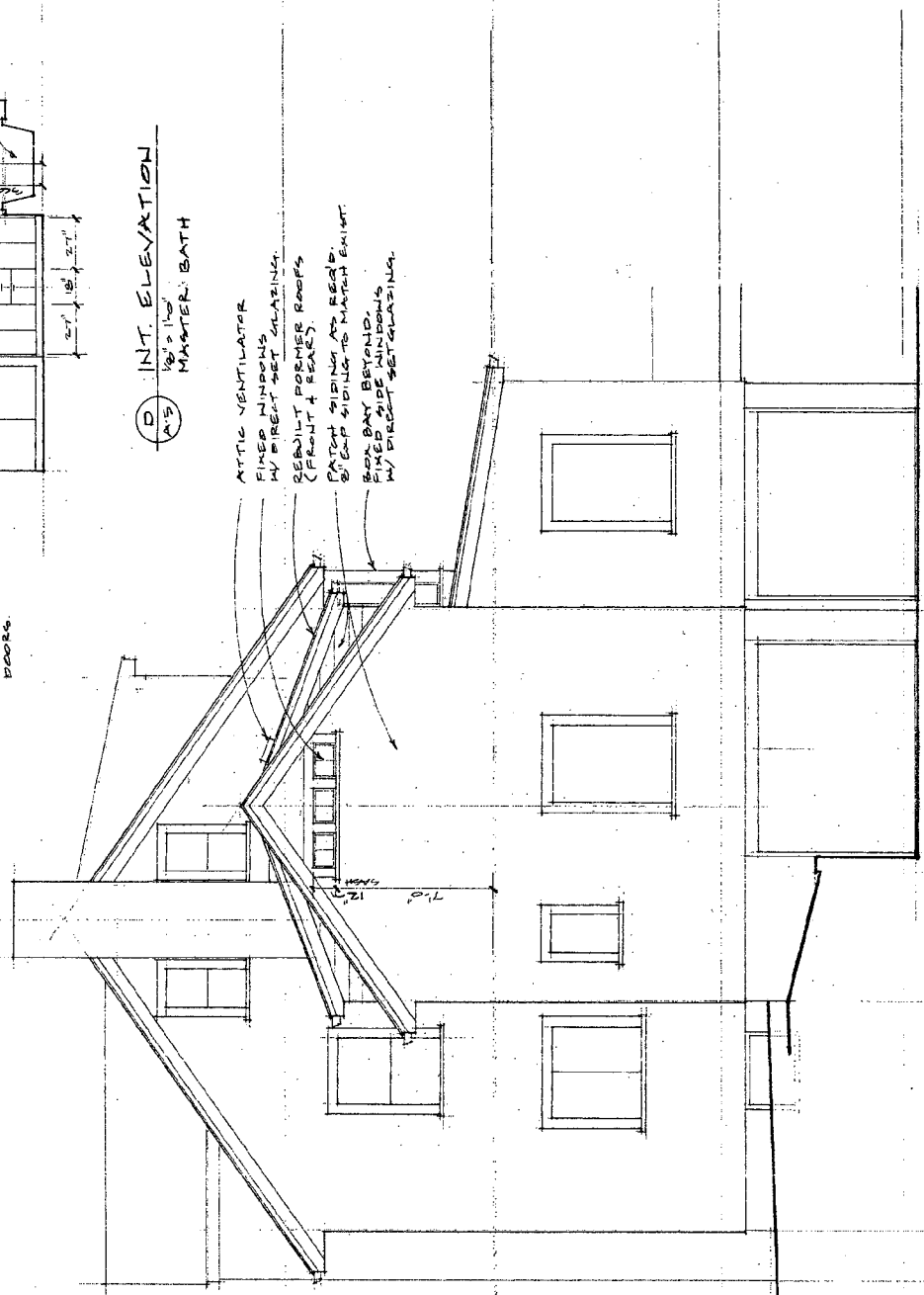
Guest & Co., Inc.
 4607 Norwood Drive, Chevy Chase, MD 20815
 phone (301) 652-1204 fax (301) 652-1304

SHEET
 A-4
 OF 6
 3.5.04



D INT. ELEVATION
 1/8" = 1'-0"
 MASTER BATH

- ATTIC VENTILATOR
- FIXED WINDOWS W/ DIRECT SET GLAZING
- REBUILD PORCH ROOFS (FRONT + REAR)
- PAINT SIDING AS REQ'D. STOP SIDING TO MATCH EXIST.
- BOX BAY BEYOND. FIXED SIDE WINDOWS W/ DIRECT SET GLAZING.



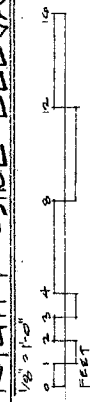
3RD FLOOR

2ND FLOOR

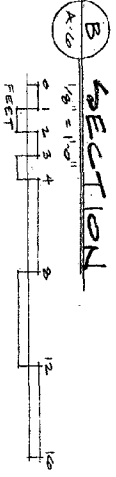
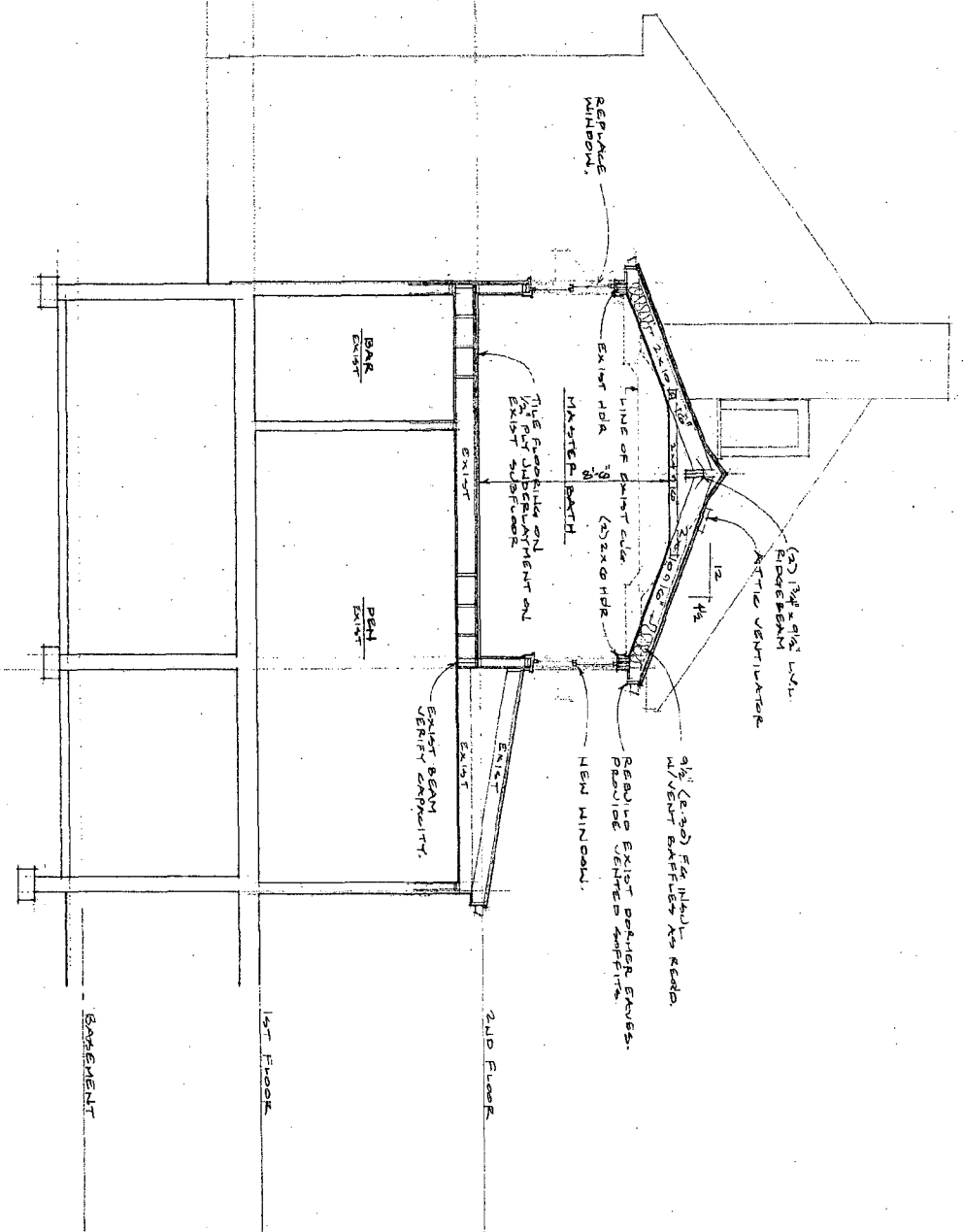
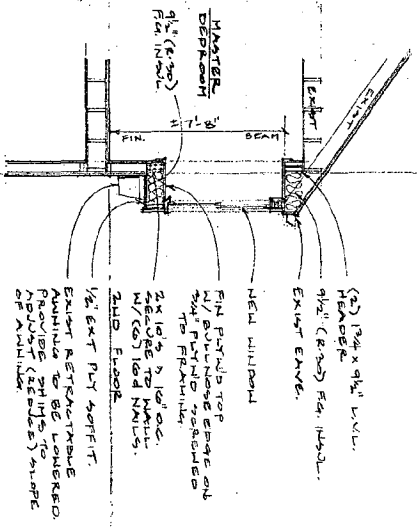
1ST FLOOR

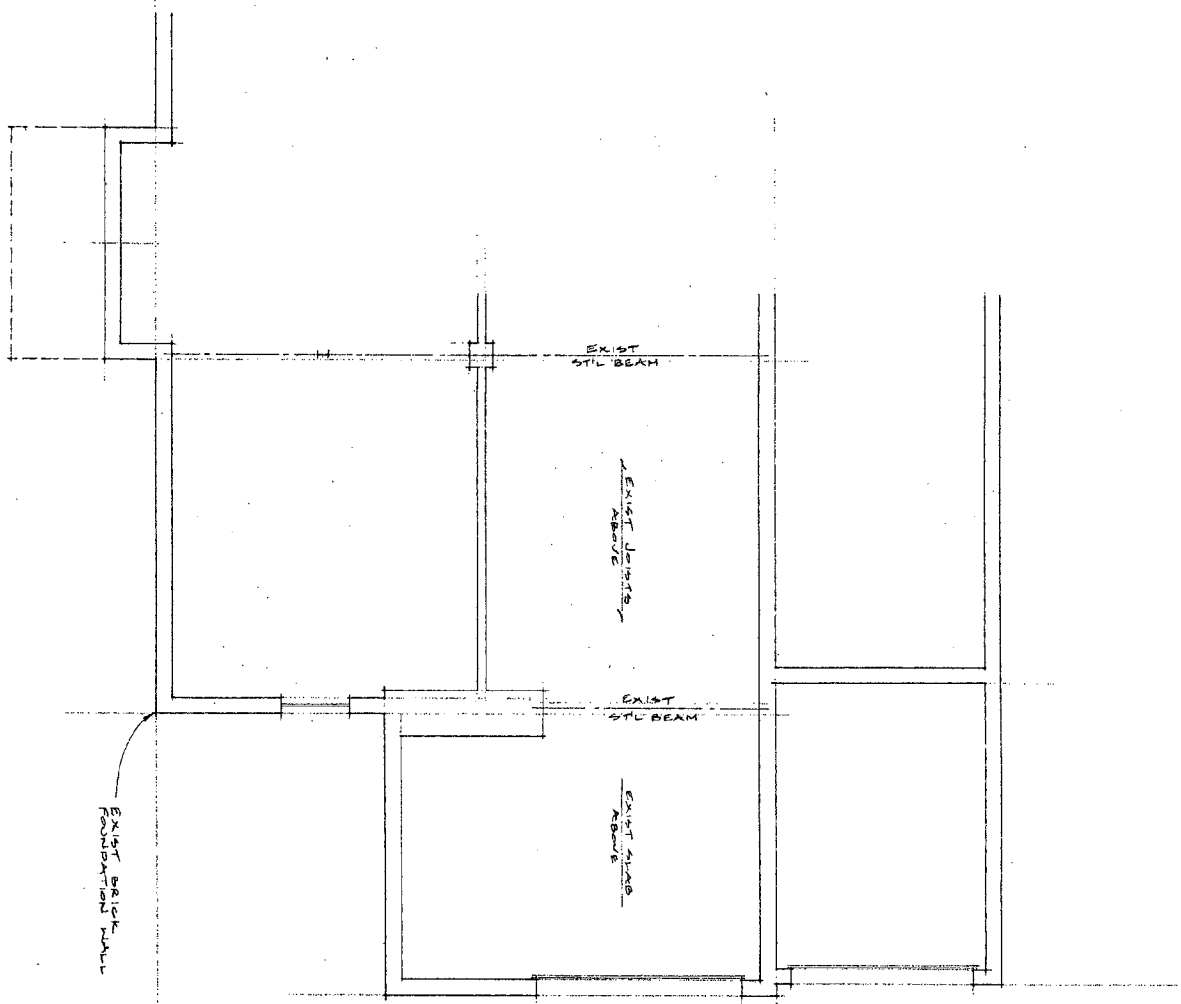
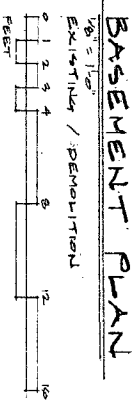
BASEMENT

RIGHT SIDE ELEVATION
 EAST



C SECTION
 1/8" = 1'-0"
 Box Bay





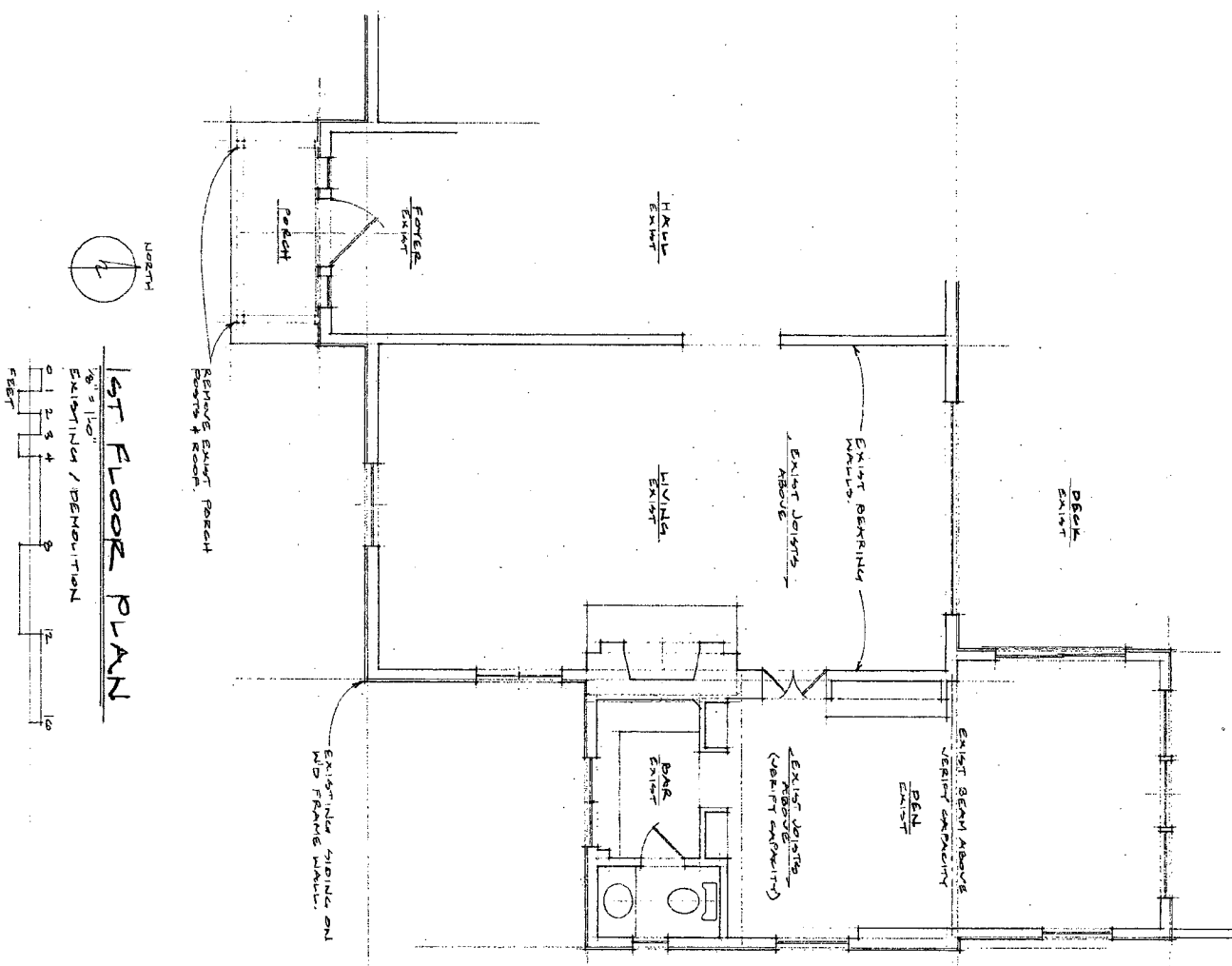
2.5.04 HISTORIC AREA WORK PERMIT

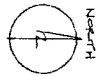
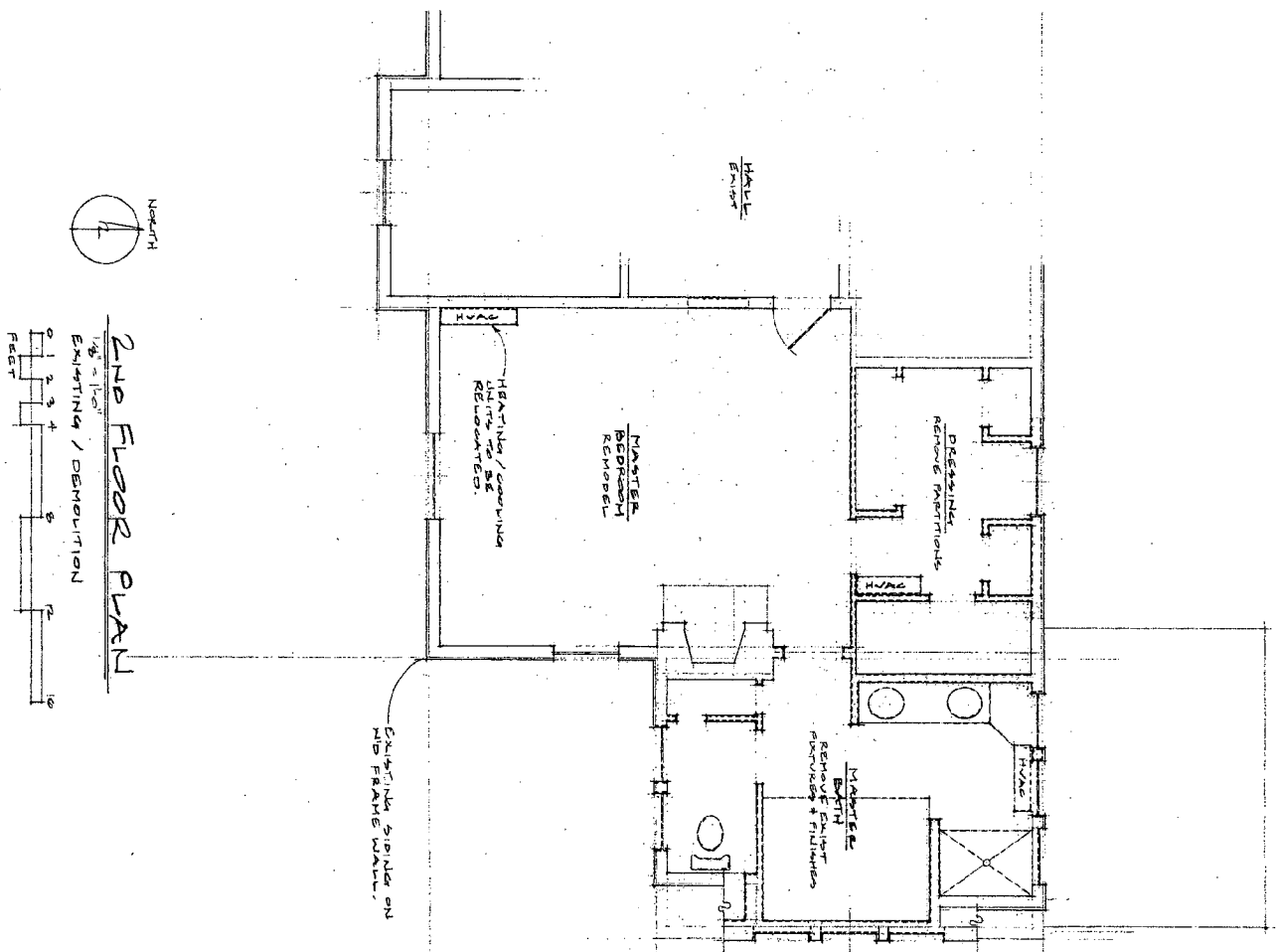
40.5.4
of 5
X.1
SHEET

BASEMENT PLAN
-EXISTING / DEMOLITION

GORMAN RESIDENCE
45 W. LENNOX ST. CHEVY CHASE, MD

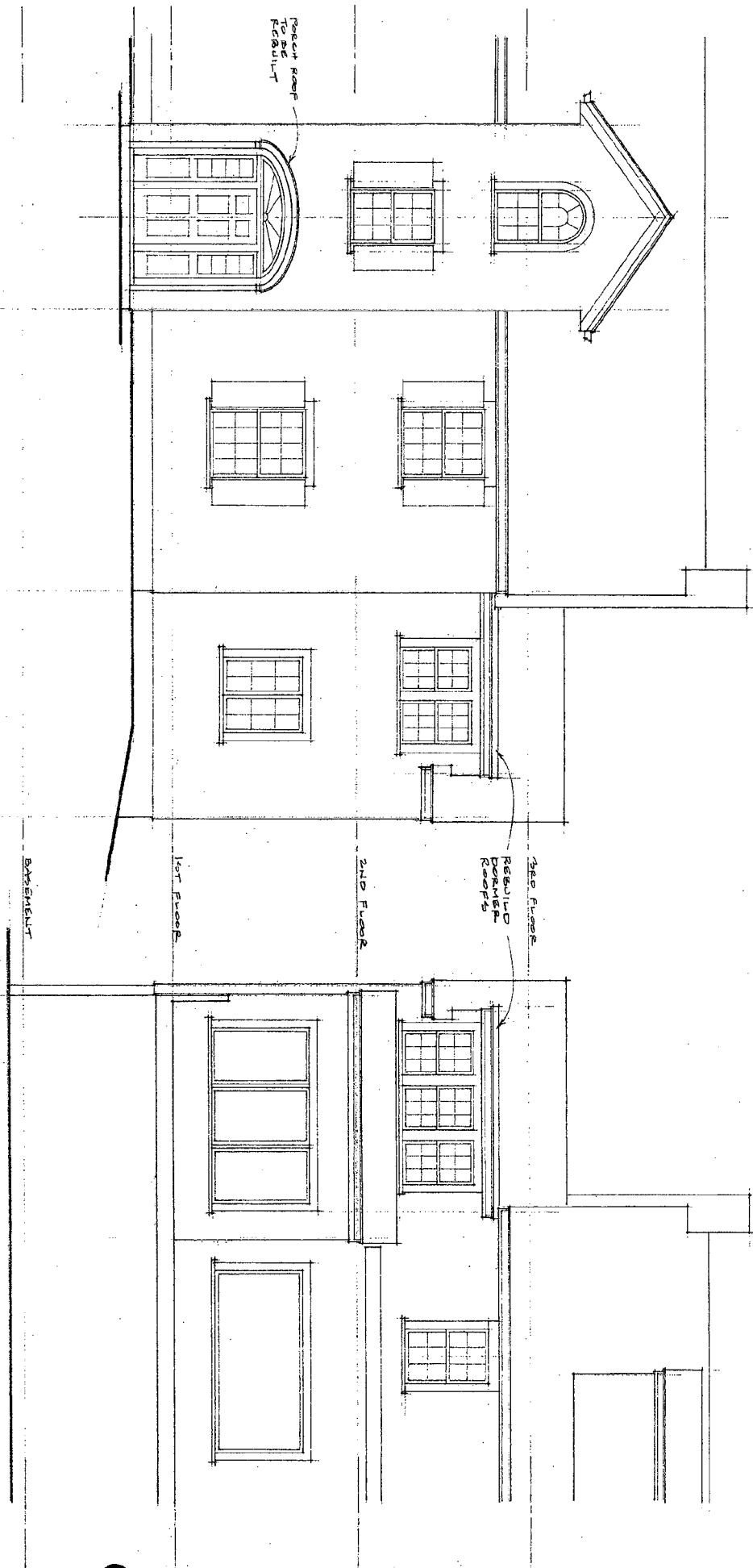
Guest & Co., Inc.
4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1304





2ND FLOOR PLAN
 1/8" = 1'-0"
 EXISTING / DEMOLITION
 0 1 2 3 4 5 6 7 8 9 10
 FEET

FRONT ELEVATION
 1/8" = 1'-0"
 EXISTING / DEMOLITION
 SOUTH



REAR ELEVATION
 1/8" = 1'-0"
 EXISTING / DEMOLITION
 NORTH

FRONT & REAR ELEVATIONS
 EXISTING / DEMOLITION

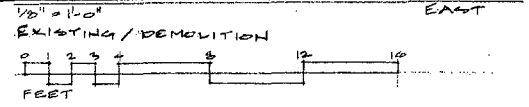
GORMAN RESIDENCE
 45 W. LENNOX ST. CHEVY CHASE, MD

Guest & Co., Inc.
 4607 Norwood Drive, Chevy Chase, MD 20815
 phone (301) 652-1204 fax (301) 652-1304

4/5/04
 X.4
 SHEET



RIGHT SIDE ELEVATION



GORMAN NEIGHBORS

Mr. Mrs. Lawrence Gibbs, across street
5918 Cedar Parkway
Chevy Chase, MD 20815

Mr. Cary Euwer, next
43 West Lenox St.
Chevy Chase, MD 20815

Mr. James Leslie
Ms. Mary Woodford
47 West Lenox Street
Chevy Chase, MD 20815

Chevy Chase Country Club, behind
Golf Course



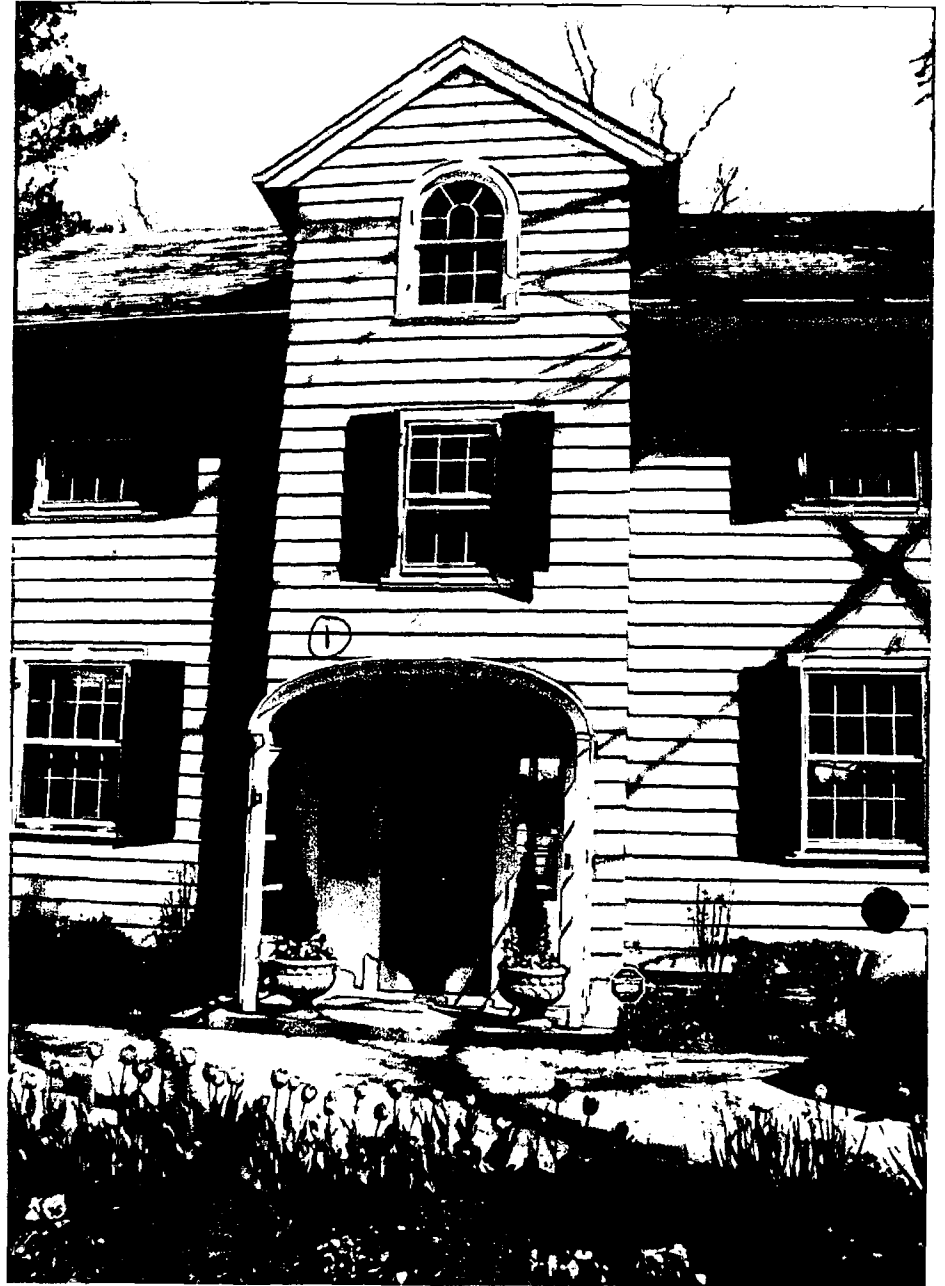
rear view



45 W. Lenox St. Chey Chase, Mo

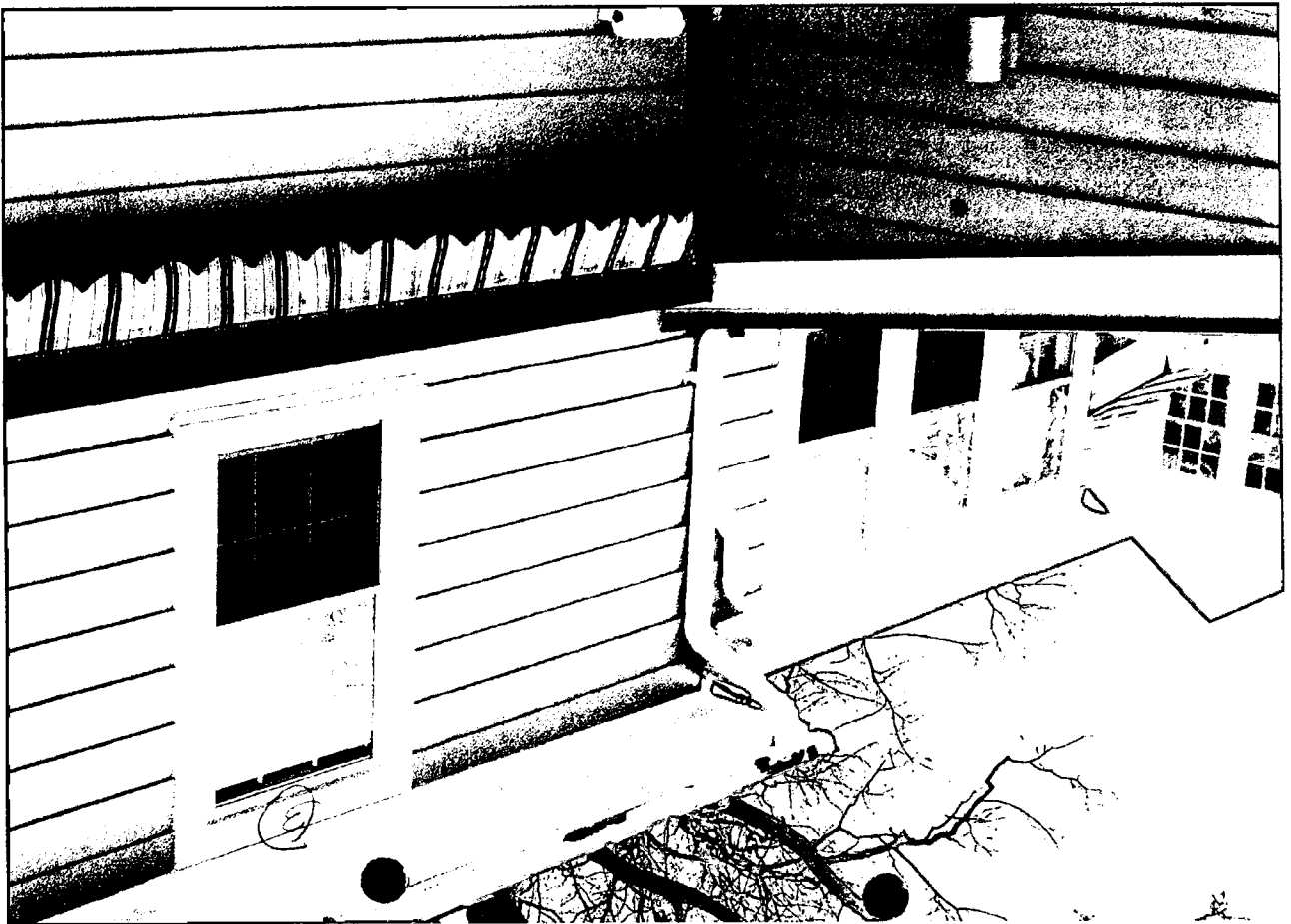


② Replace windows with new wood windows
& open to inside, smaller



Replace Portico with more
traditional look

② Replace with square bay window



45 West Lenox St.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	45 West Lenox Street	Meeting Date:	06/9/04
Applicant:	John & Susan Gorman (Richard M. Guest, Agent)	Report Date:	06/2/04
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	05/26/04
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-04Q	Staff:	Tania Tully
PROPOSAL:	Window Changes and Portico Replacement		
RECOMMENDATION:	Approval with Conditions		

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. The front dormer windows are retained.
2. The Applicant works with staff to explore retention of the east side windows.
3. The clerestory windows are redesigned.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c.1916-1927

The existing house is a three-bay, side-gable frame dwelling with a three-story front-gabled center projection and small 1 and 2-story wings. Windows on the front elevation are 8/8 double-hung on the main body of the house and 6/6 double-hung on the center projection with the top window being arched. Windows on the wings and rear of the house are primarily 6/6 double-hung. The front entry has an elliptical fanlight, sidelights and an elliptical portico that appears to be mid- to late-twentieth century construction. The rear of the house has been somewhat altered, including a recently approved small addition.

The lot slopes steeply in the rear, backs up to the Chevy Chase Club Golf Course, and shares a concrete driveway with 43 West Lenox. The front yard consists primarily of a stone driveway.

PROPOSAL:

The applicant is proposing to:

- Replace the front portico (circles #10 & #11).
- Remove three windows from the right side (east) elevation and replace with siding (circles #12 & #13).
- Replace the band of three windows on rear (north) elevation with one larger window (circles #15 & #16).

- Replace one window on rear elevation (north) with paired windows in a projecting box bay (circles #15 & #16).
- Rebuild dormer roofs on side elevation (east) with steeper pitch (circles #12, #13 & #14).
- Replace dormer windows on front, east side elevation (circles #15 & #16).

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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 below.

Chevy Chase Village Historic District Guidelines

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* 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.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- Skylights should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

In addition, the *Guidelines* also note the following basic policies that are relevant to this application:

- Preserving the integrity of 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.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
 3. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.

- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

Although the applicant proposes many exterior changes, there are essentially only two projects. Motivation for the first – replacing the portico – is to provide a portico that is more in keeping with the Colonial Revival style of the house. Based upon visual inspection by staff, the existing portico is a later addition. The proposed replacement is more compatible with the house and historic district as a whole. It will be constructed of wood and have a slate roof. Staff recommends approval of the portico.

The remaining changes are motivated by the master bedroom and bath remodel. The change in the slopes of the dormer roofs is to make room for the clerestory windows that would replace the three existing windows on the right-side elevation. Currently four of the windows in the bathroom are covered on the interior by a tile wall and a shower stall and would remain so in the new design. Staff understands that the applicants want to maintain privacy and add more light. Staff believes that privacy can be maintained while retaining the existing side windows. Interior window treatments such as decorative shades, blinds, or interior storms with a translucent film could be utilized to maintain the historic features and meet the needs of the applicant. Another option is to leave the windows hidden on the interior, provided that the enclosure provides an adequate moisture barrier. The applicants have expressed a willingness to keep the existing windows and add new windows above them to provide the additional light. Provided that the applicant will work with staff to redesign the new windows, staff believes that it is an approvable solution.

Staff found no justification for replacement of the dormer windows on the front of the house and that they should be retained. However, the roof change on the dormers will incorporate the use of slate to match the main roof and will not substantially alter the character of the house. Since the remaining window changes and new two-

window box-bay are on the rear of the house and subject to lenient scrutiny, staff does not believe that they can be denied.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with 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 the *Secretary of the Interior's Standards for Rehabilitation #2 and #6.*

and with the three conditions that:

4. The front dormer windows are retained.
5. The Applicant works with staff to explore retention of the east side windows.
6. The clerestory windows are redesigned.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED
MAY 12 2004
Dept. of Permitting Services
Division of
Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Guest / Guest & Co. Inc.
Daytime Phone No.: 301-652-1204 cell 202-253-8980

Tax Account No.: _____
Name of Property Owner: John & Susan Gorman Daytime Phone No.: 301-656-9201
Address: 45 West Lenox St. Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: Guest & Co. Inc. Phone No.: 301-652-1204
Contractor Registration No.: 27545 / 27546
Agent for Owner: Richard Guest Daytime Phone No.: 301-652-1204

LOCATION OF BUILDING/PREMISE

House Number: 45 Street: West Lenox St
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
Lot: _____ Block: _____ Subdivision: _____
Liber: 4097 Folio: 198 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: \$ \$90,000
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.

Richard Guest Signature of owner or authorized agent 5/12/04 Date

Approved: 344136 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Not changing footprint. A clapboard sided
frame house backing to golf course & on
the part of West Lenox that is not
a thru street.

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

Replacing portico with a traditional style + higher
quality portico of same size + style. Changing windows
that had been blocked from inside + rotted. Replacing
a double hung window in Master Bedroom with a larger
traditional styled square bay window. No effect on environment.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

Framed construction with 8" lap siding that match
existing -
wood windows

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 drieline 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

SYMBOL LEGEND

- ===== EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED.
PROVIDE TEMPORARY SUPPORT AS REQ'D.
- ▨ WOOD FRAME WALL.
2 x 4 STUDS @ 16" O.C.
1/2" EXT PLY SHEATHING @ EXTERIOR.
1/2" GYPSUM BOARD @ INTERIOR.
- ⊙ SMOKE DETECTOR

CONSTRUCTION NOTES

DESIGN LOADS

	live	dead	total
floors (except bedroom & storage floors)	40 psf	10 psf	50 psf
bedroom & storage floors	30 psf	10 psf	40 psf
roofs	30 psf	20 psf	50 psf
attics	20 psf	10 psf	30 psf

BUILDING CODE CONFORMANCE

All work to be in conformance with applicable local & national codes.

DIMENSIONS

Dimensions are to exterior face of wall sheathing, and to interior finish, except as noted.
Verify all existing conditions, elevations, dimensions, etc. before beginning fabrication of materials or construction at the jobsite. Report any discrepancies to the architect.

FRAMING

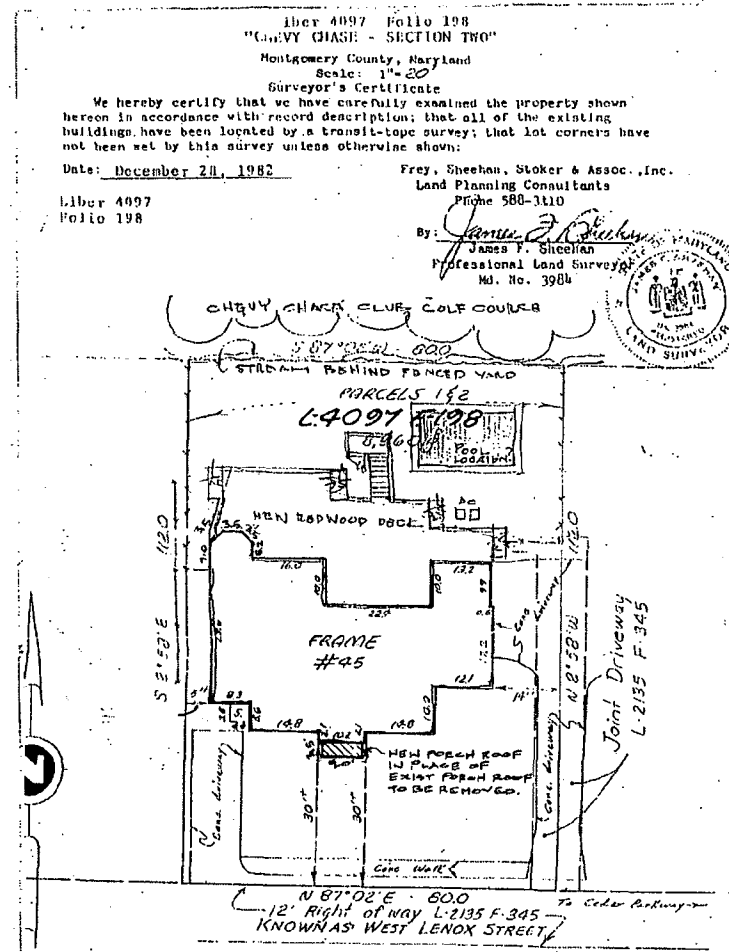
- JOISTS & RAFTERS**
#2 spruce-pine-fir, except as noted.
- MICROLAMS (L.V.L.)**
1.9E Microllam LVL beams and headers by TrusJoist or equal.
- STRUCTURAL POSTS**
shown on framing plans to be #2 spruce-pine-fir, except as noted.
Members for built up posts to gang nailed.
4x4 posts to be #2 hem-fir.
Provide metal post bases at concrete slab.
Provide metal column caps at beam.
- STRUCTURAL BEARING**
Wood beams to have 3" minimum horizontal bearing.
- JOIST HANGERS**
to be used at bolted ledgers, flush beams and as required.
- HURRICANE CLIPS**
to be provided at intersection of roof framing and top of wall.

INSULATION

ROOF/CEILING	9 1/2" (R-30) fiberglass batts
EXTERIOR WALLS	3 1/2" (R-13) fiberglass batts
FLOORS	9 1/2" (R-30) fiberglass batts

WINDOWS

'Weather Shield' glass size designations shown.
Provide wood units with 7/8" simulated divided lights.
Provide insulated glazing, U = 0.52.
Provide screen panels at operable units.



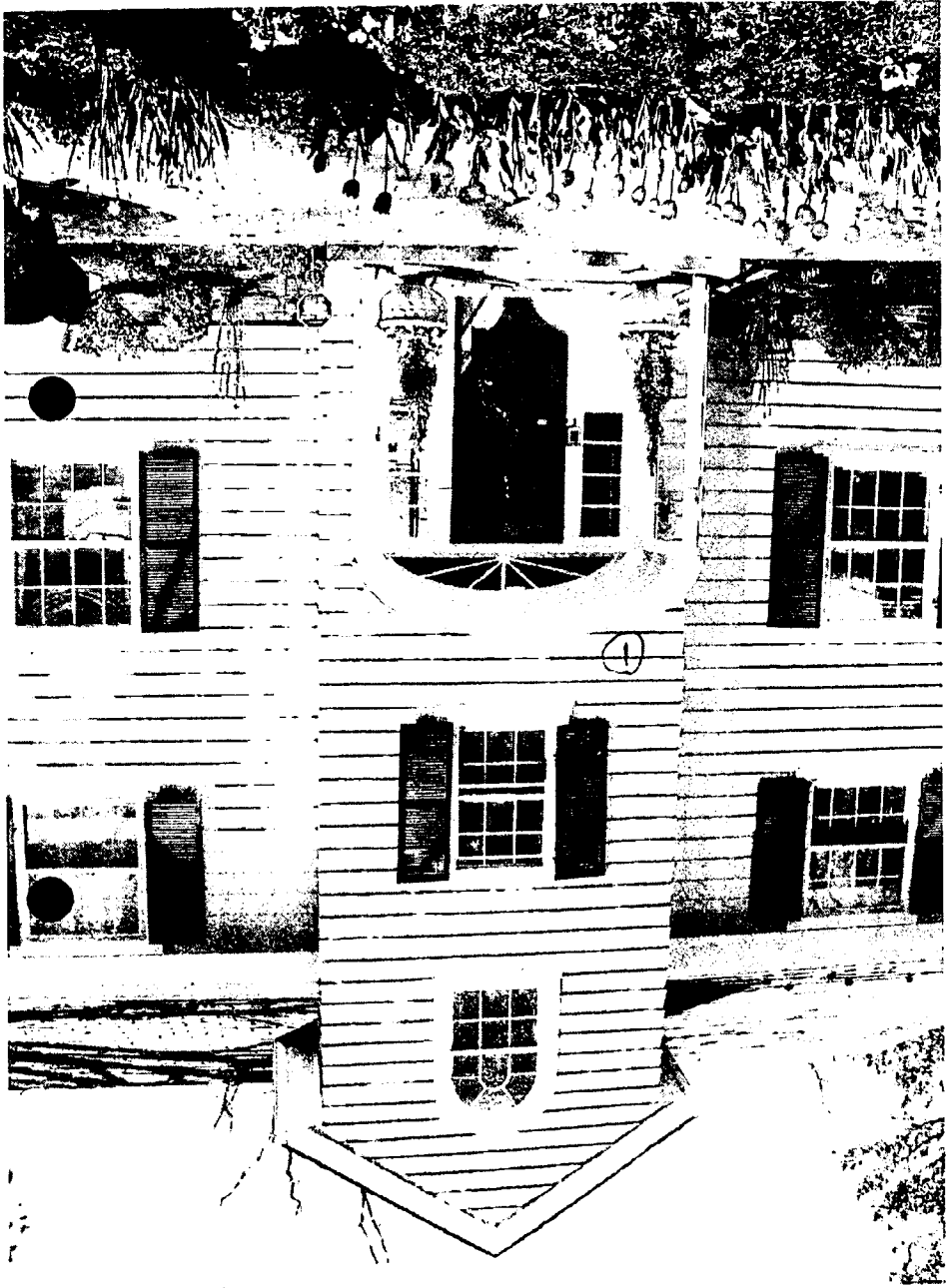
Liber 4097 Folio 198
 "CHEVY CHASE - SECTION TWO"
 Montgomery County, Maryland
 Scale: 1" = 20'
 Surveyor's Certificate
 We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:
 Date: December 21, 1982
 Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 580-3110
 By: James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984



7

GUEST & CO. INC.
 4607 Norwood Drive, Chevy Chase, MD 20815
 phone (301) 652-1204 fax (301) 652-1300
 GORMAN RESIDENCE
 45 W. LENOX ST. CHEVY CHASE, MD
 HISTORIC AREA WORK PERMIT
 SITE PLAN
 CONSTRUCTION NOTES
 SHEET
 OF 8
 P. 1

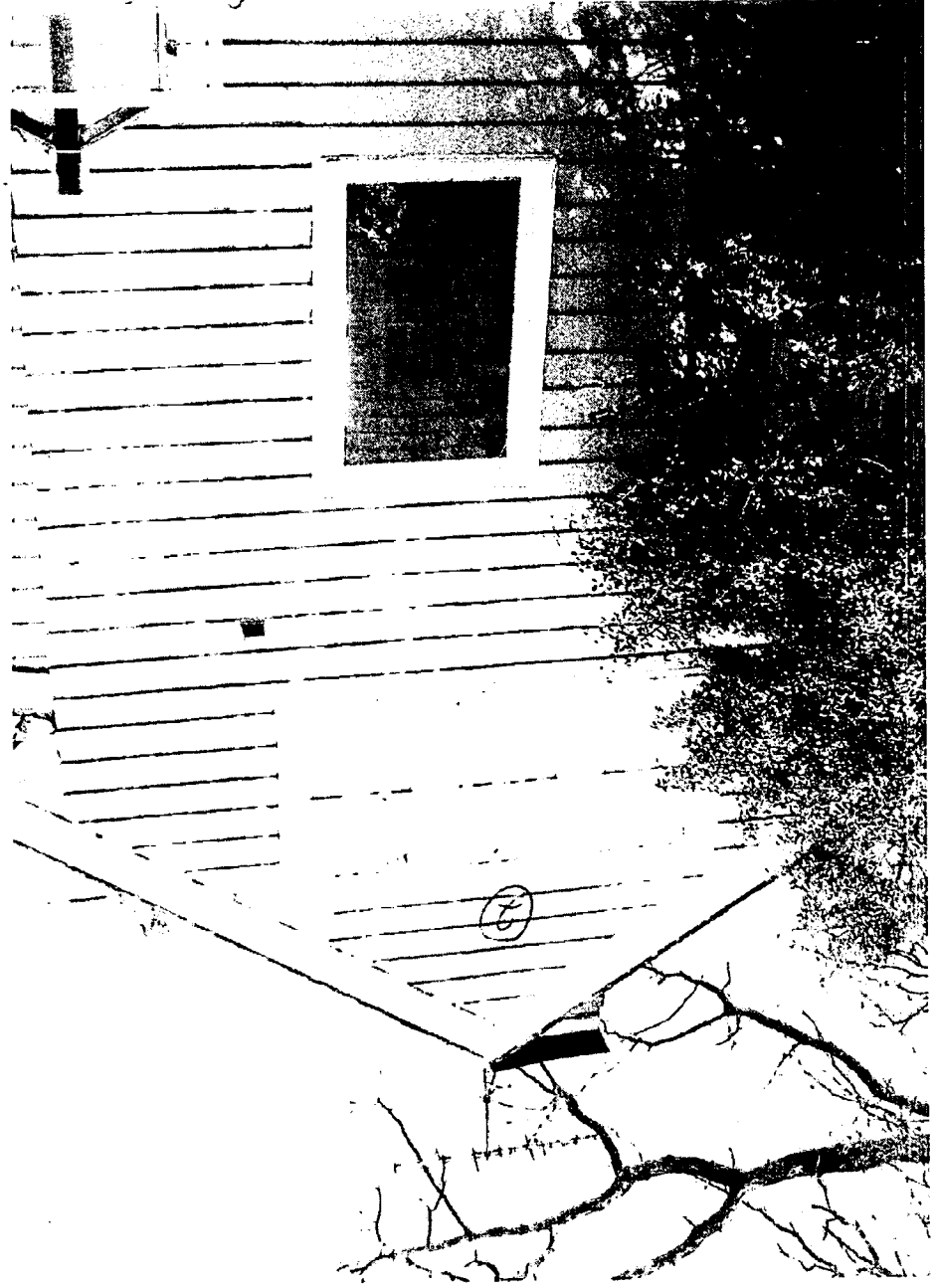
Replace Porches with new
traditional look



11/11/11 (Kane, Mrs)

Replace windows with new lead windows
& open to inside

2



45 G. Lewis St

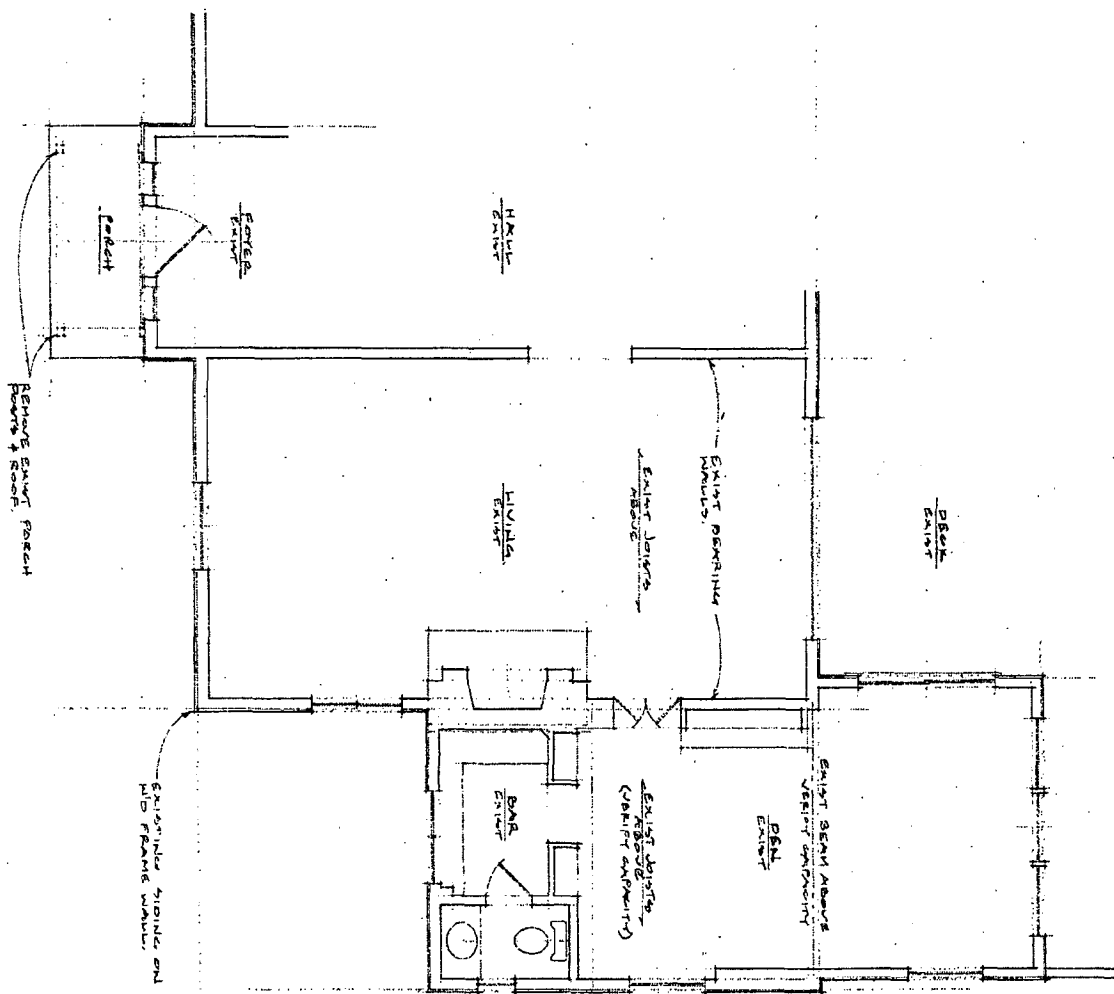
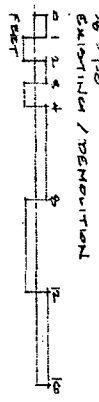
45 West Lenox St -



③ Replace with square bay window

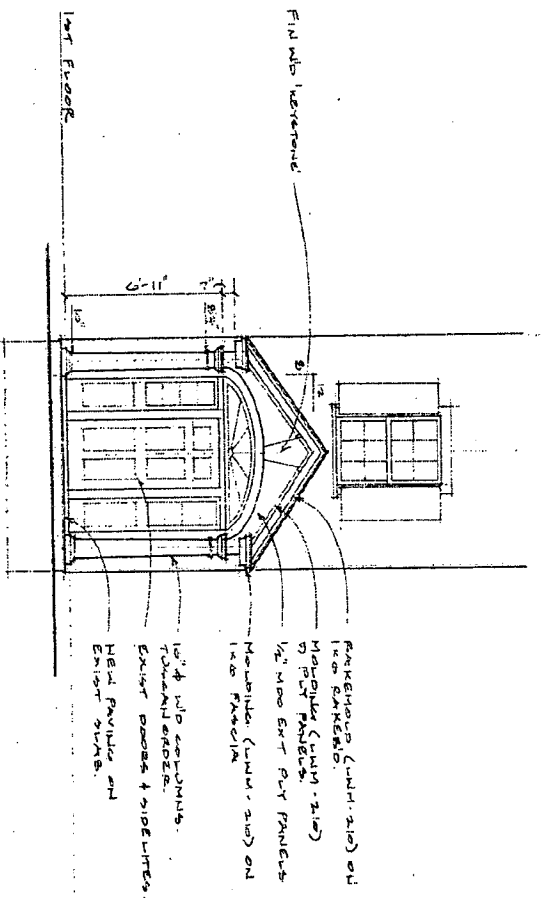


1ST FLOOR PLAN

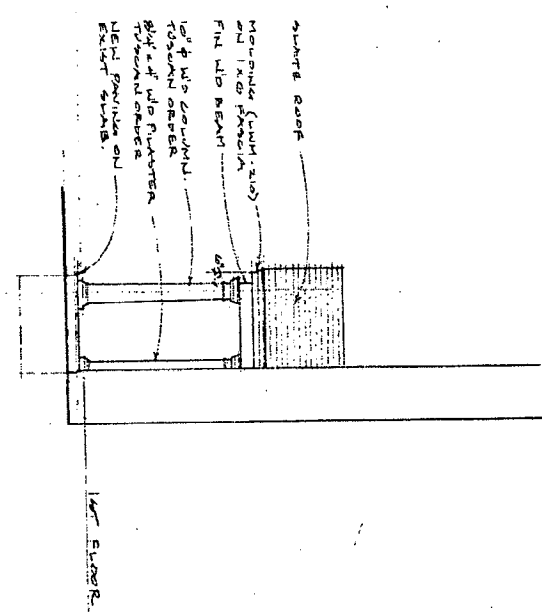


BEFORE

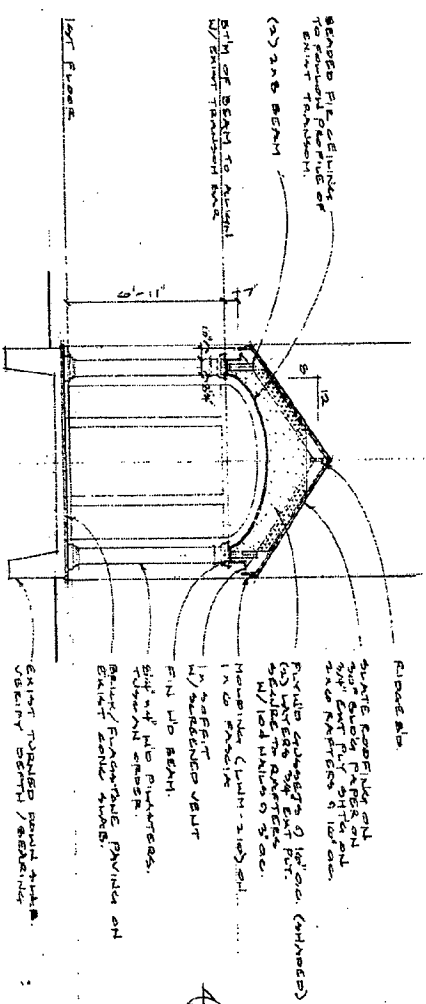
(=)



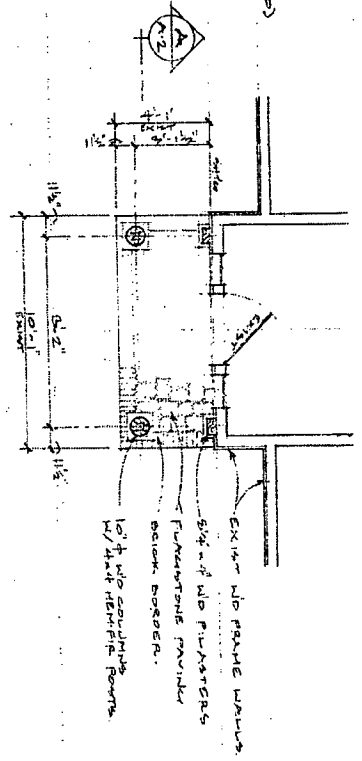
FRONT ELEVATION
1/8" = 1'-0"
SOUTH



RIGHT SIDE ELEVATION
1/8" = 1'-0"
EAST



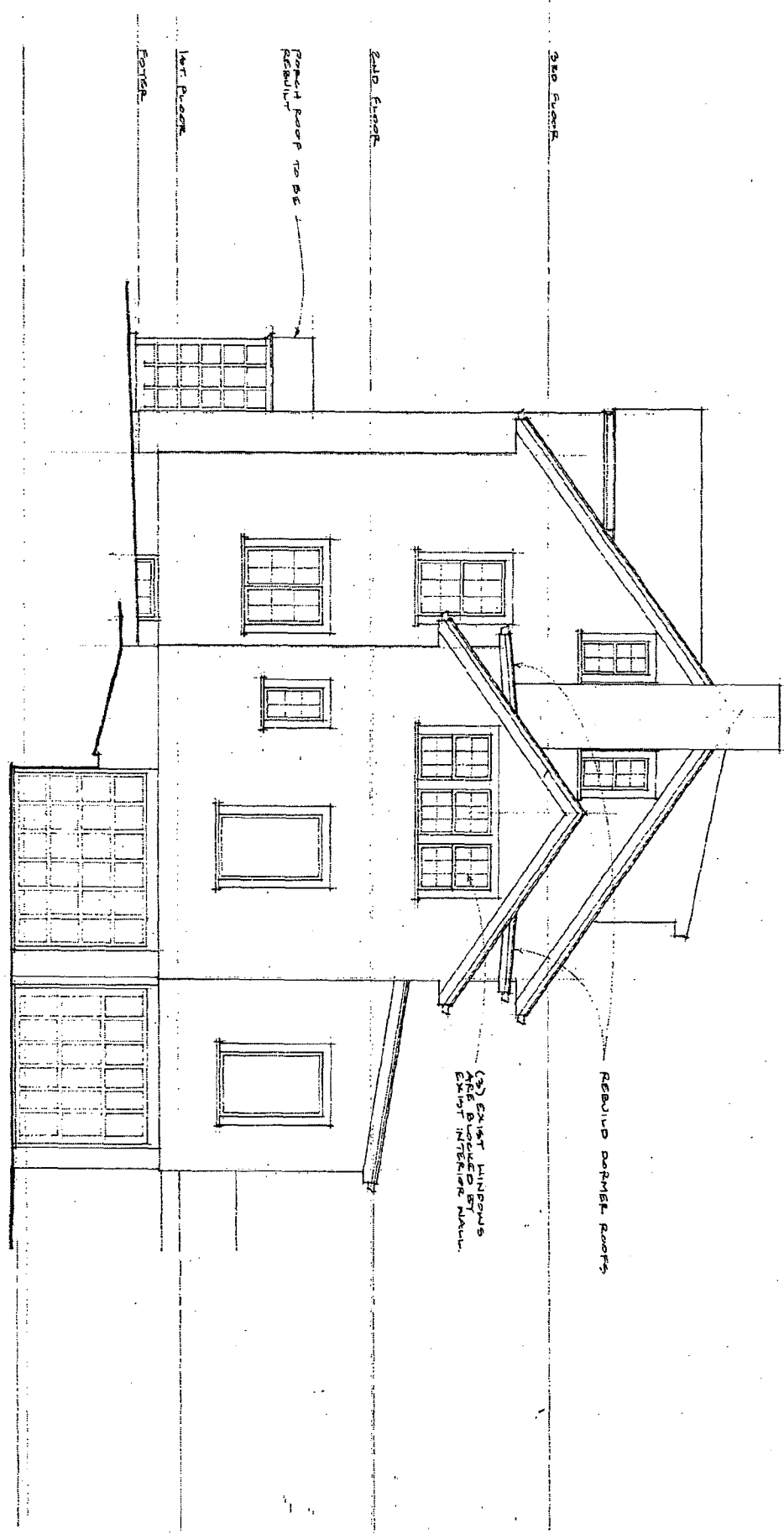
A SECTION
1/8" = 1'-0"



NORTH



AFTER



RIGHT SIDE ELEVATION

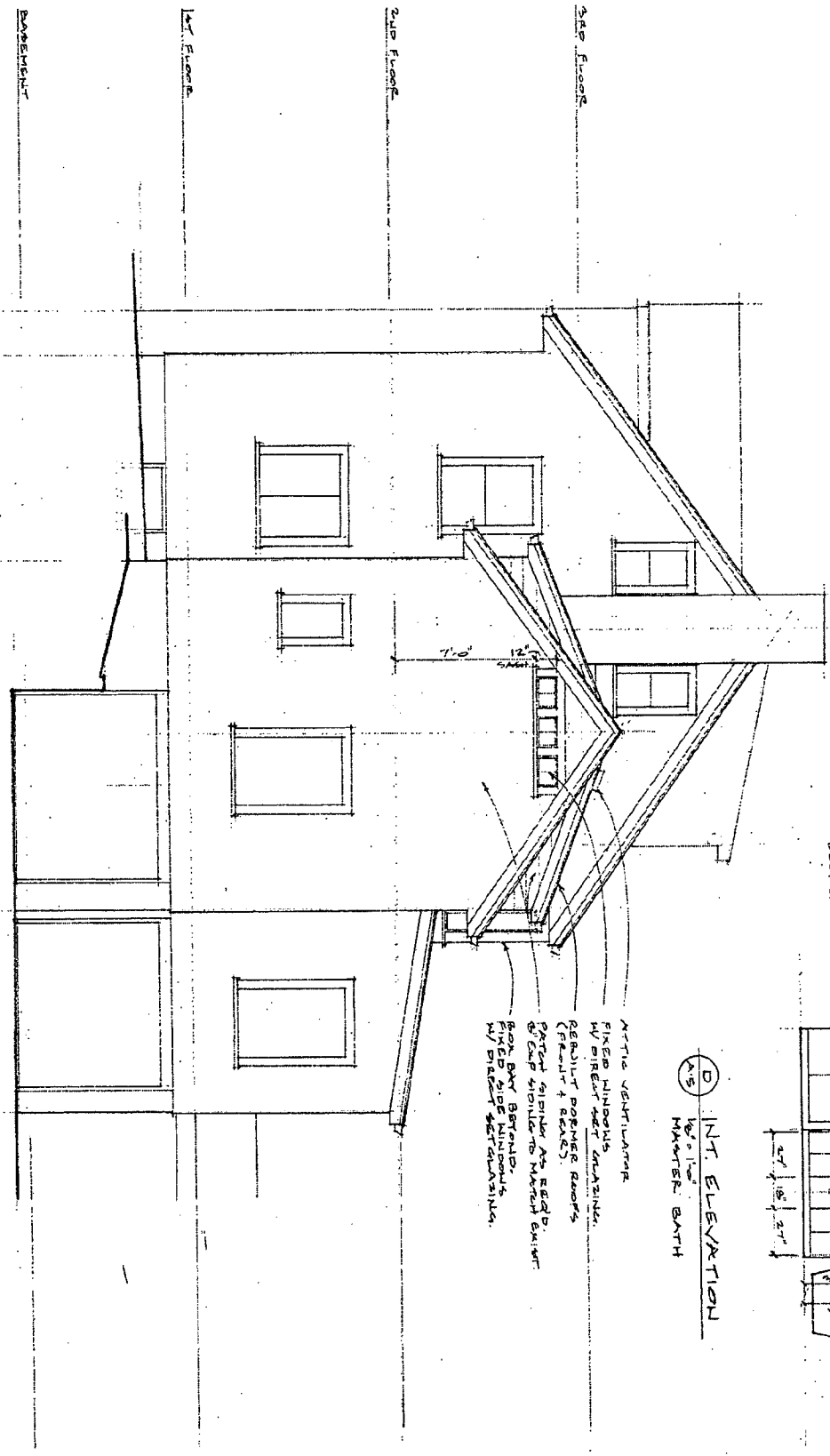
1/8" = 1'-0"
EXISTING / DEMOLITION
FEET

BEFORE

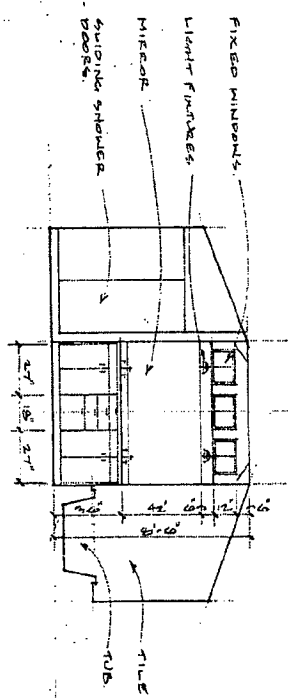
13

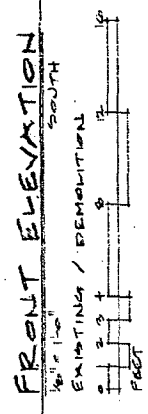
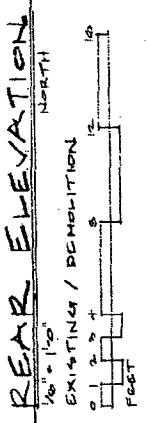
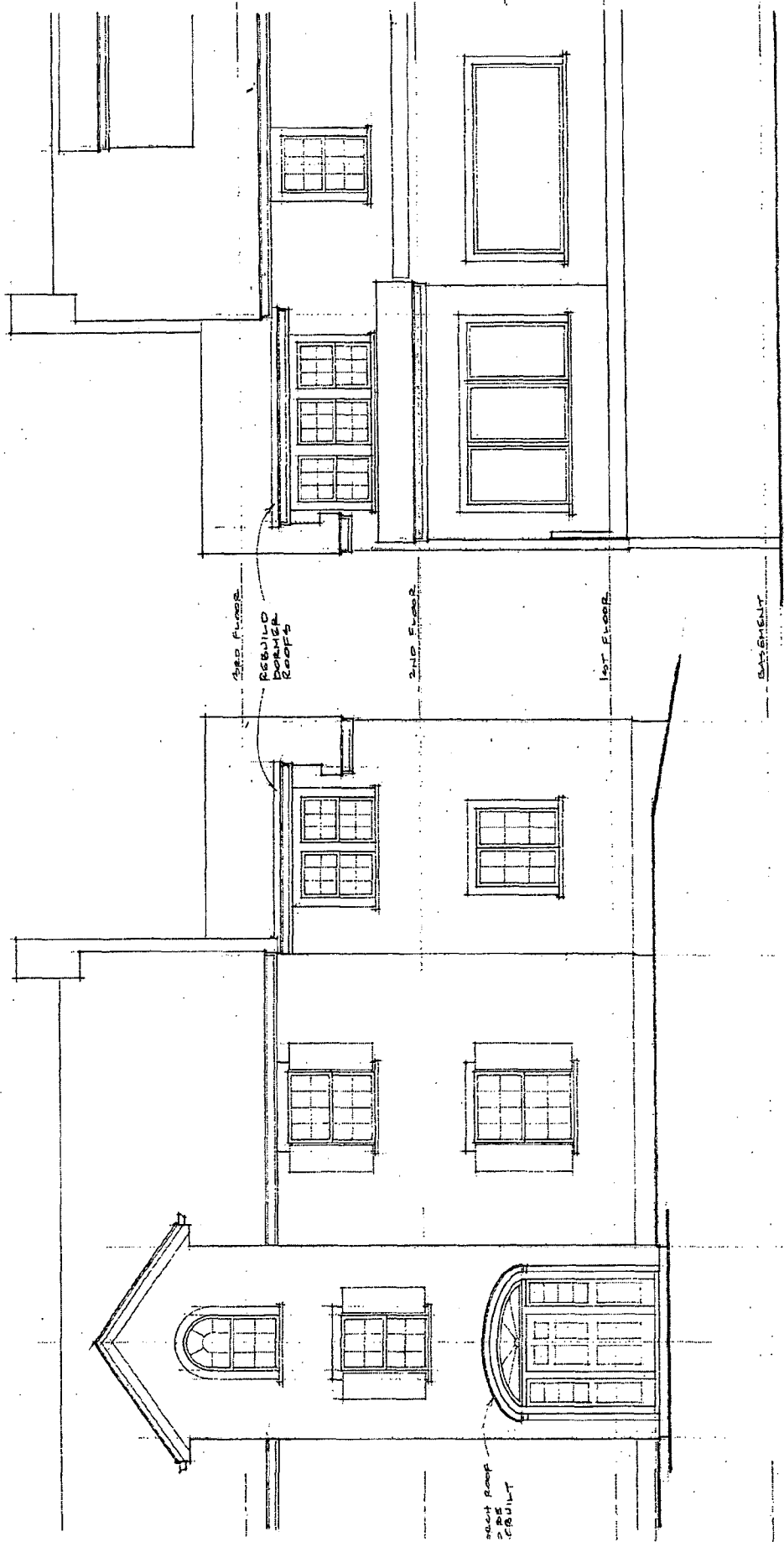
RIGHT SIDE ELEVATION
EAST
1/8" = 1'-0"
1 2 3 4
8 12 14

AFTER



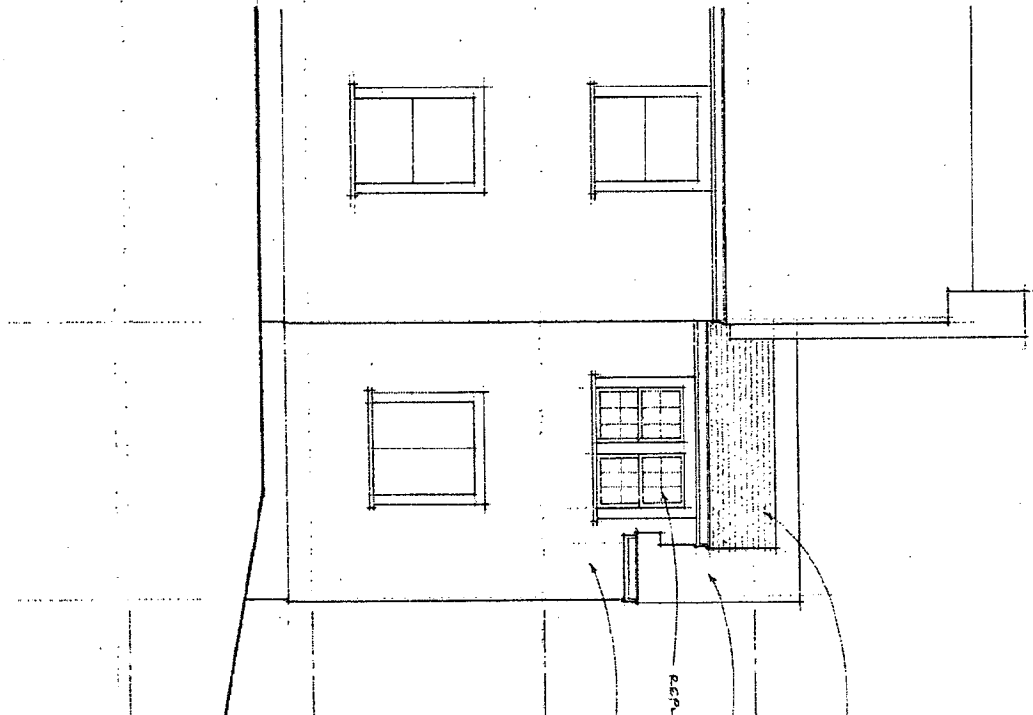
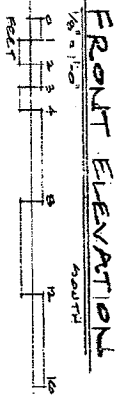
D-D INT. ELEVATION
1/8" = 1'-0"
WATER BATH



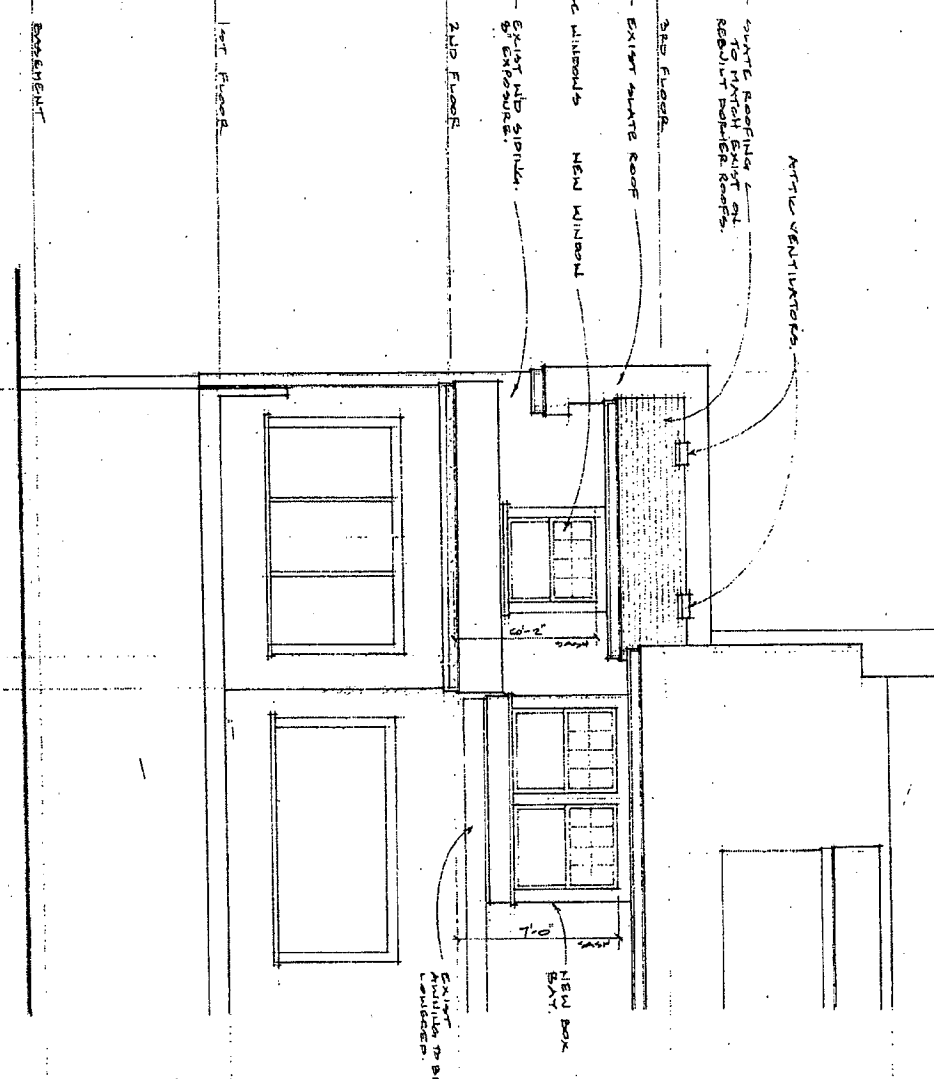
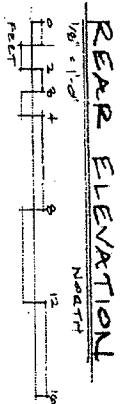


BEFORE

16



AFTER

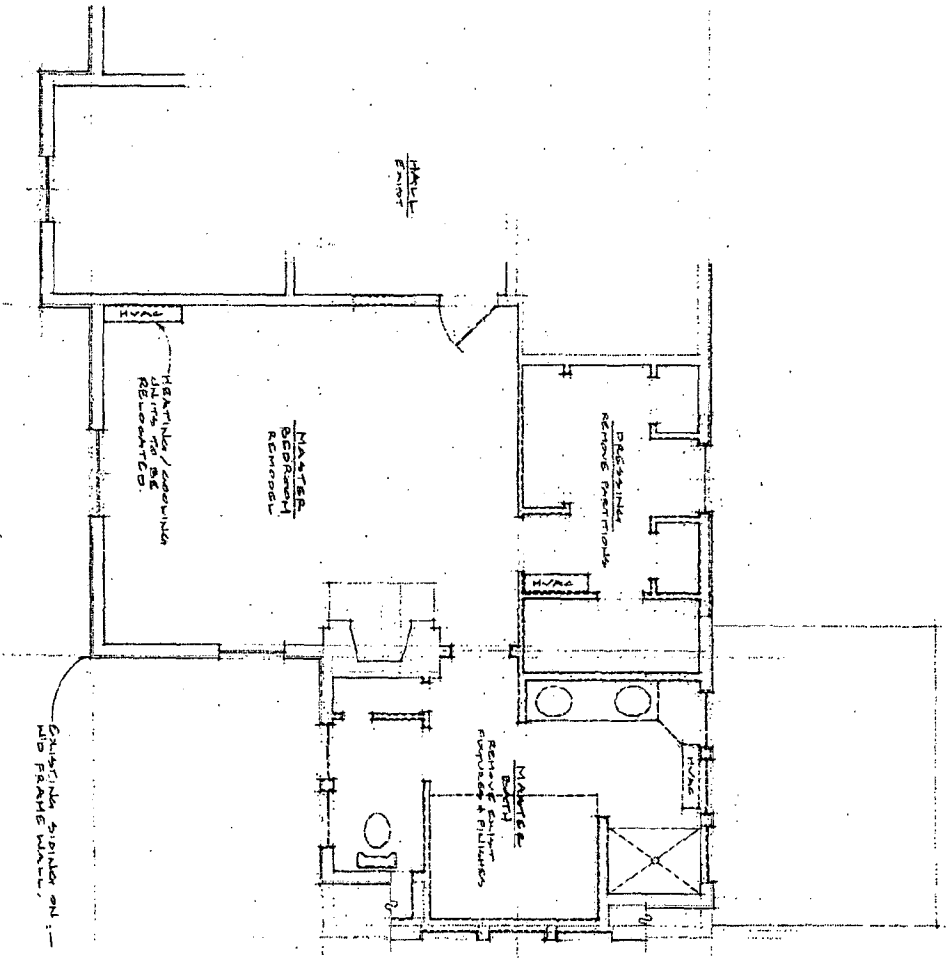


17



2ND FLOOR PLAN
EXISTING / DEMOLITION
0 1 2 3 4 5 6 7 8 9 10
FEET

BEFORE

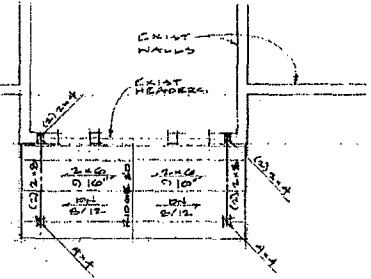
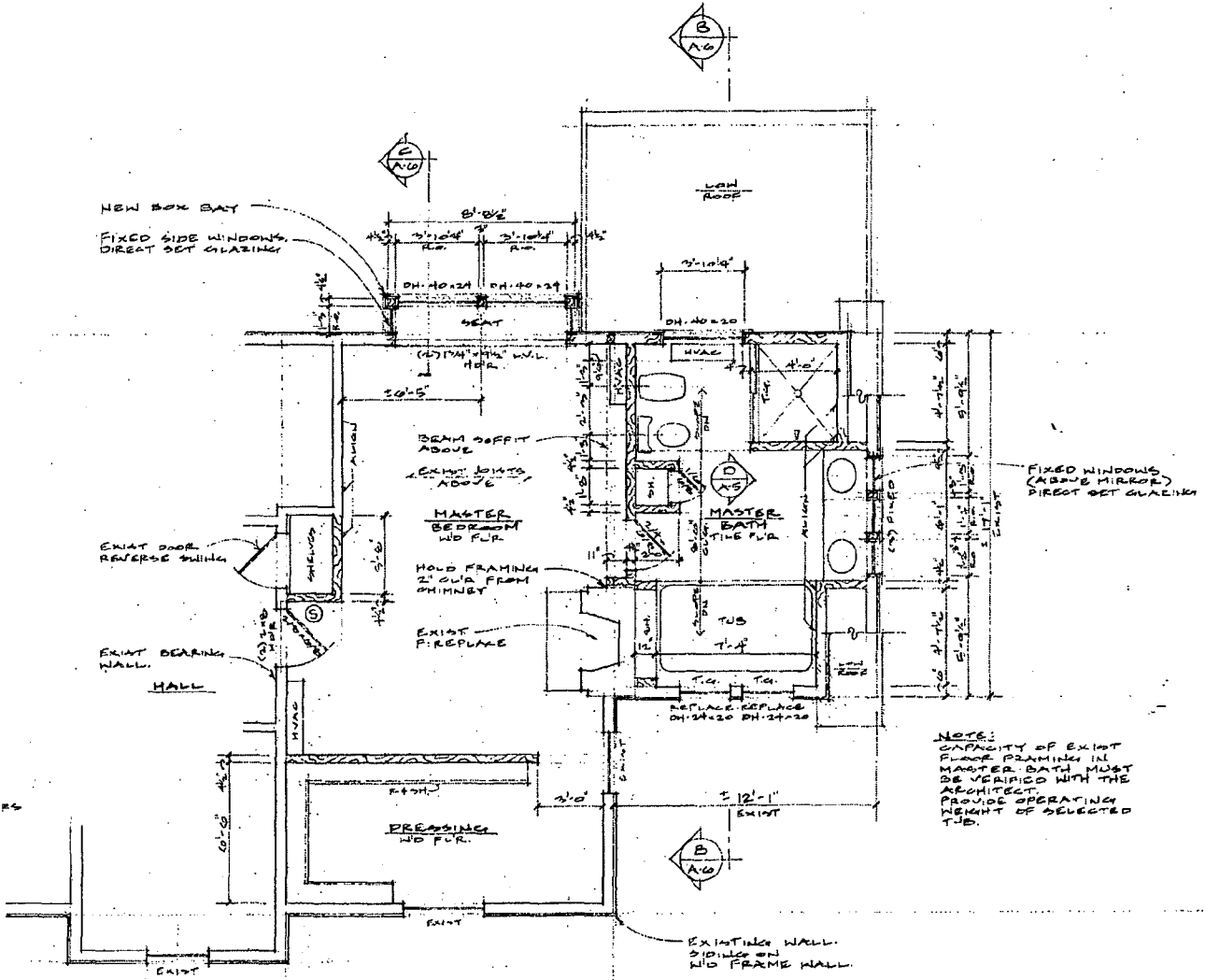
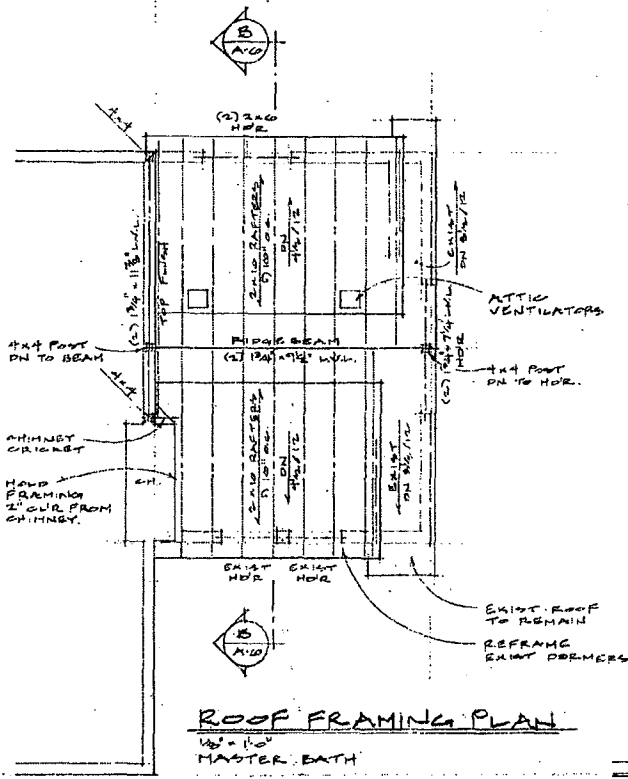


DATE: 12.10.05
BY: X
SCALE: 3/8" = 1'-0"

2ND FLOOR PLAN
- EXISTING / DEMOLITION

GORMAN RESIDENCE
45 W. LENNOX ST. CHEVY CHASE, MD

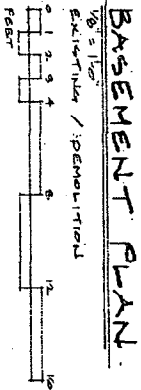
Guest & Co., Inc.
4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1300



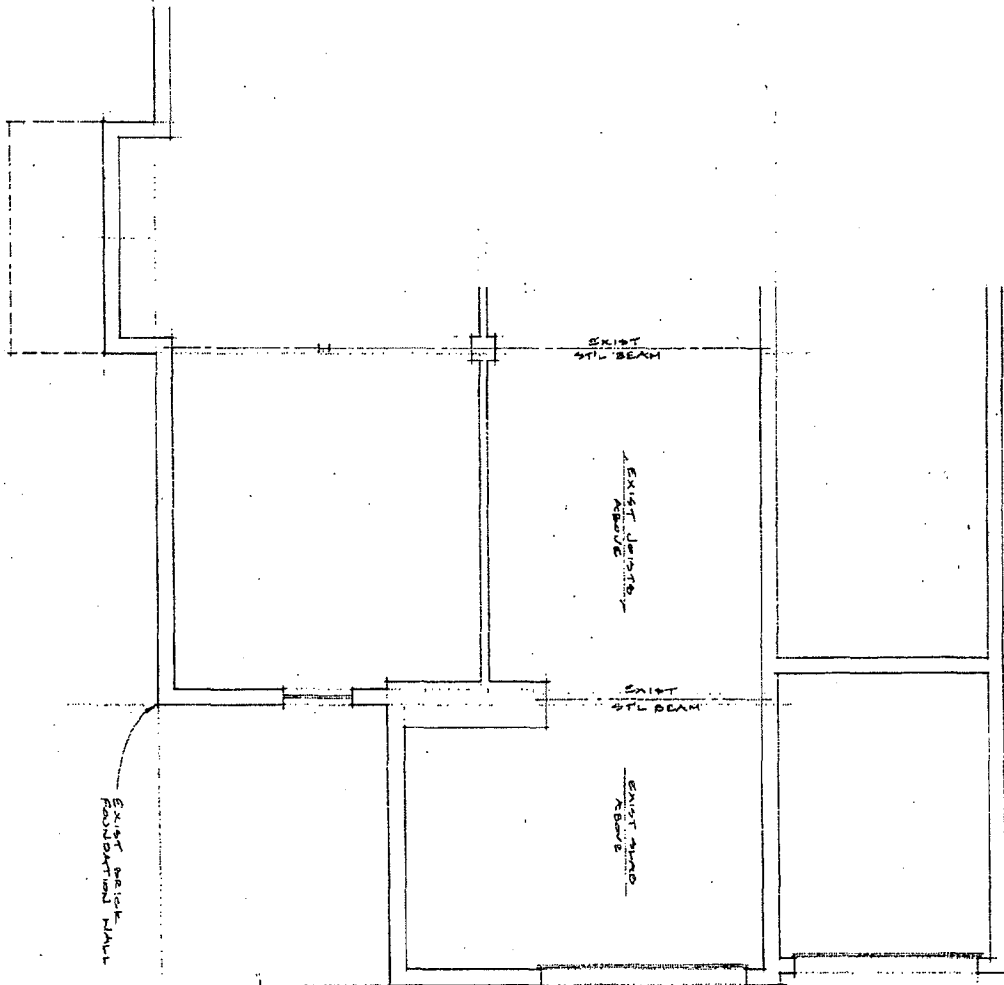
AFTER

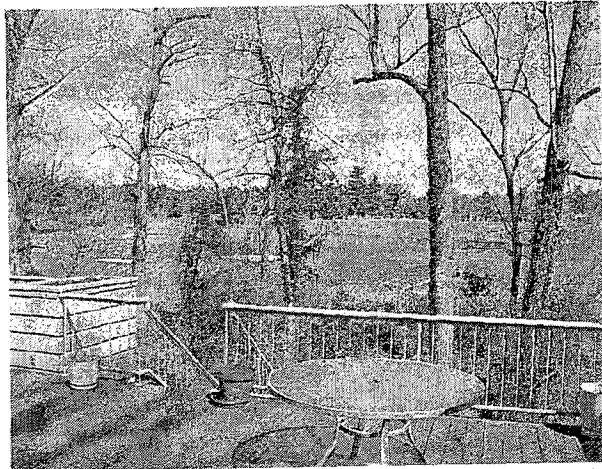
18

61



BEFORE





rear view

GORMAN NEIGHBORS

Mr. Mrs. Lawrence Gibbs, across street
5918 Cedar Parkway
Chevy Chase, MD 20815

Mr. Cary Euwer, next
43 West Lenox St.
Chevy Chase, MD 20815

Mr. James Leslie
Ms. Mary Woodford
47 West Lenox Street
Chevy Chase, MD 20815

Chevy Chase Country Club, behind
Golf Course

45 W Lenox Street

- rebuild ^{for more light inside} dormer roofs - changes slope
- change portico design - ok
- remove E windows, side over, new windows smaller
+ in new location
- remove string of three windows + replace w/ 1 (N)
- remove 1 window + replace w/ double box bay (N)
- replace ~~existing~~ paired windows (s)

check driveway on W side - 2000 site plan

~~different~~
pool ?

88143 - 88

dormer

Robert


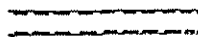


Cronenberg

MRO

3413

Rick Guest 262 253 890
(call)

SYMBOL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED. PROVIDE TEMPORARY SUPPORT AS REQ'D.
-  WOOD FRAME WALL. 2 x 4 STUDS @ 16" O.C. 1/2" EXT PLY SHEATHING @ EXTERIOR. 1/2" GYPSUM BOARD @ INTERIOR.
-  SMOKE DETECTOR

CONSTRUCTION NOTES

DESIGN LOADS

	live	dead	total
floors (except bedroom & storage floors)	40 psf	10 psf	50 psf
bedroom & storage floors	30 psf	10 psf	40 psf
roofs	30 psf	20 psf	50 psf
attics	20 psf	10 psf	30 psf

BUILDING CODE CONFORMANCE

All work to be in conformance with applicable local & national codes.

DIMENSIONS

Dimensions are to exterior face of wall sheathing, and to interior finish, except as noted. Verify all existing conditions, elevations, dimensions, etc. before beginning fabrication of materials or construction at the jobsite. Report any discrepancies to the architect.

FRAMING

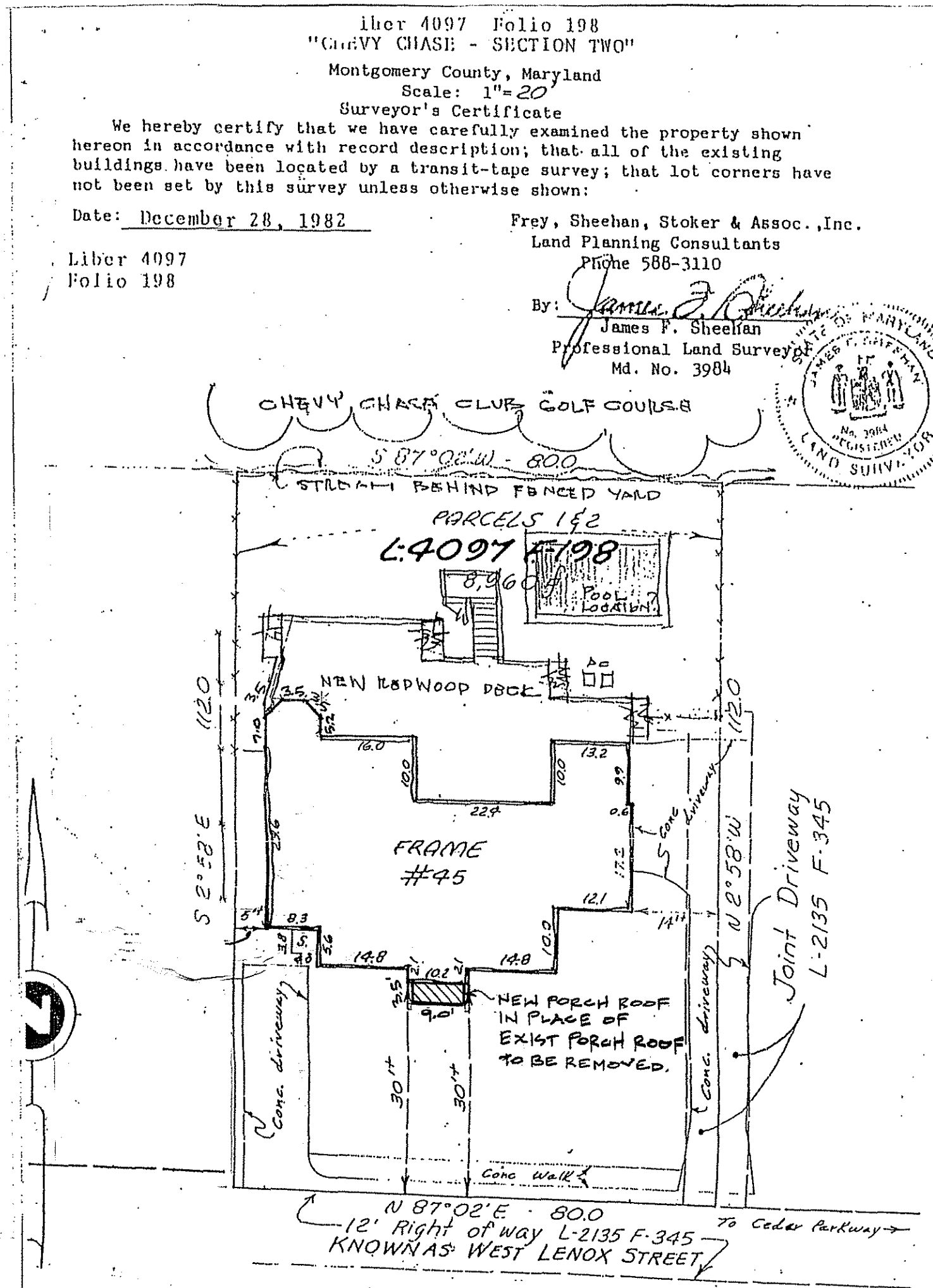
- JOISTS & RAFTERS**
#2 spruce-pine-fir, except as noted.
- MICROLAMS (L.V.L.)**
1.9E Microllam LVL beams and headers by TrusJoist or equal.
- STRUCTURAL POSTS**
shown on framing plans to be #2 spruce-pine-fir, except as noted. Members for built up posts to gang nailed. 4x4 posts to be #2 hem-fir. Provide metal post bases at concrete slab. Provide metal column caps at beam.
- STRUCTURAL BEARING**
Wood beams to have 3" minimum horizontal bearing.
- JOIST HANGERS**
to be used at bolted ledgers, flush beams and as required.
- HURRICANE CLIPS**
to be provided at intersection of roof framing and top of wall.

INSULATION

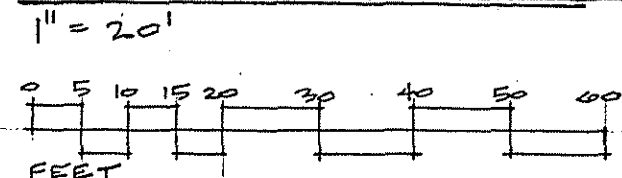
ROOF/CEILING	9 1/2" (R-30) fiberglass batts
EXTERIOR WALLS	3 1/2" (R-13) fiberglass batts
FLOORS	9 1/2" (R-30) fiberglass batts

WINDOWS

'Weather Shield' glass size designations shown. Provide wood units with 7/8" simulated divided lights. Provide insulated glazing, U = 0.52. Provide screen panels at operable units.



SITE PLAN



APPROVED
Montgomery County
Historic Preservation Commission
James F. Sheehan

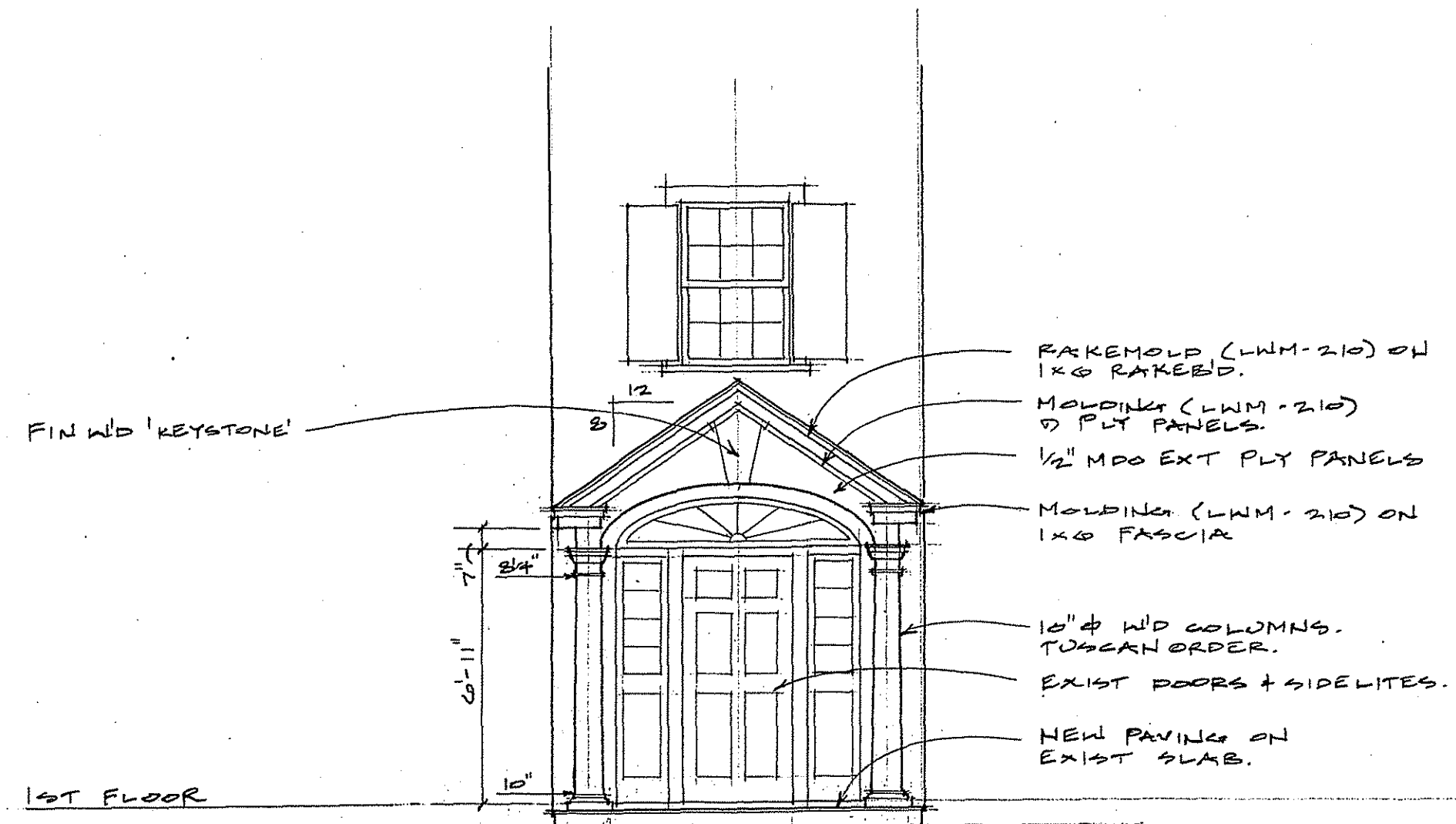
7.23.04 PERMIT & CONSTRUCTION
8.15.04 HISTORIC AREA WORK PERMIT

SITE PLAN
CONSTRUCTION NOTES

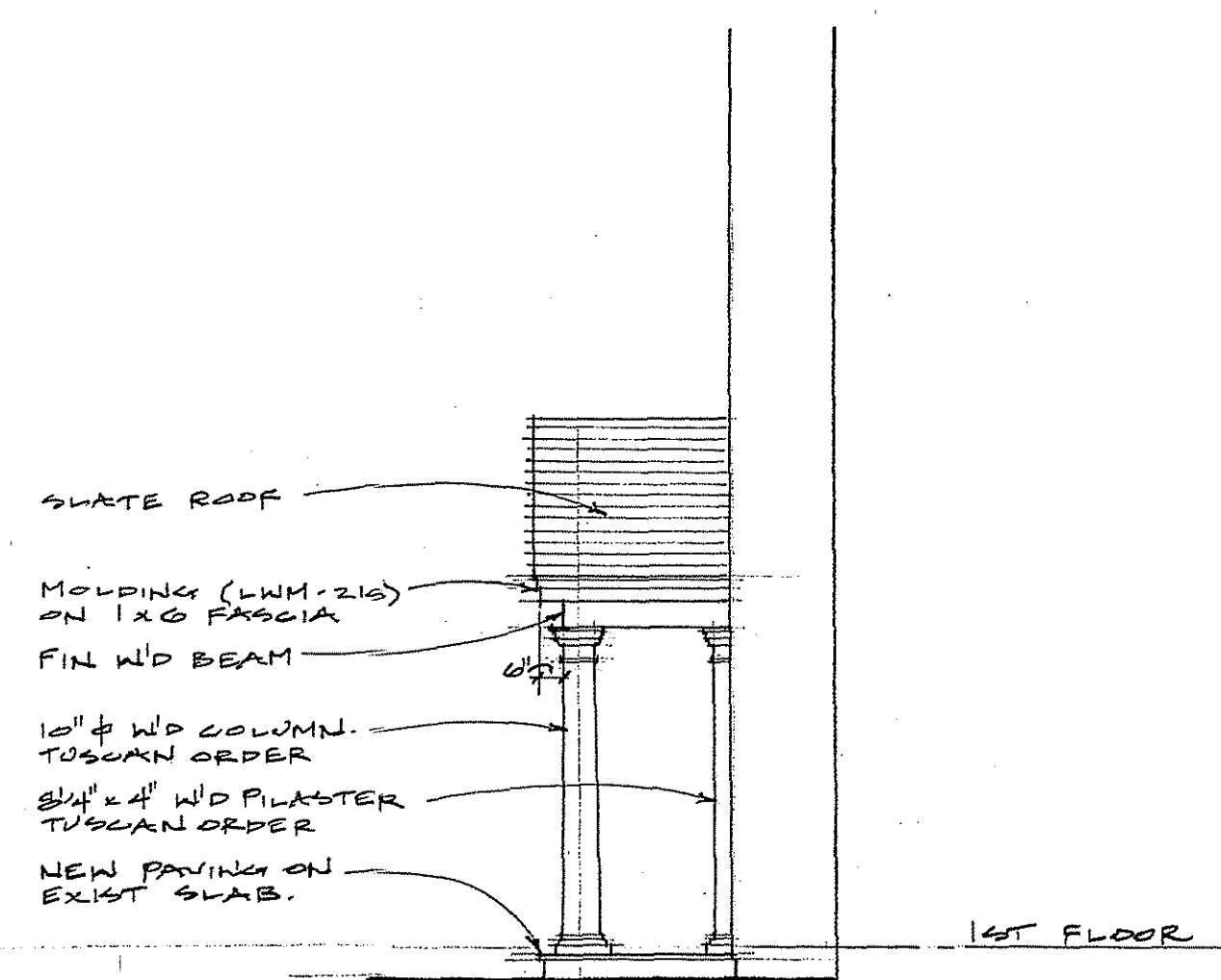
SHEET
A.1
OF 6
7.23.04

Guest & Co., Inc.
4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1304

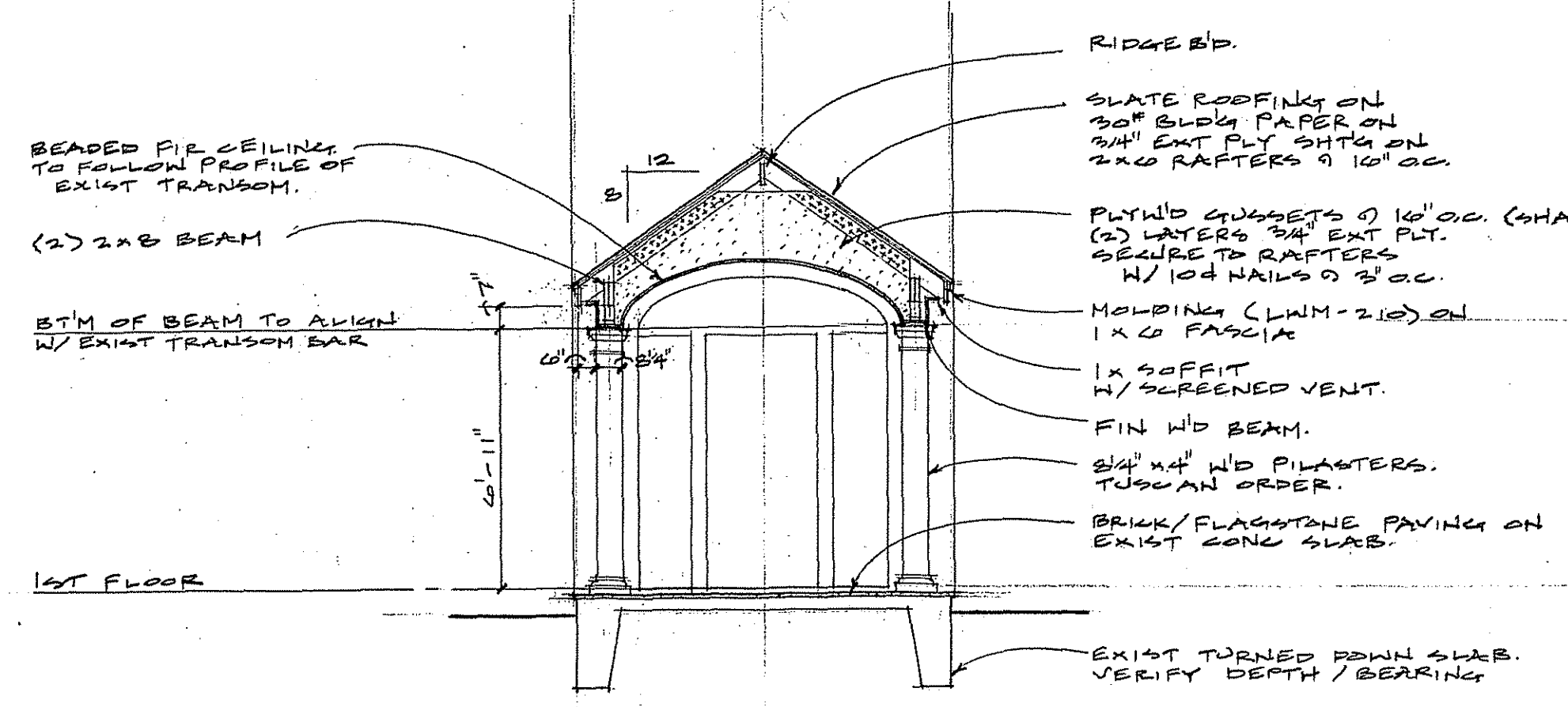
GORMAN RESIDENCE
45 W. LENOX ST. CHEVY CHASE, MD



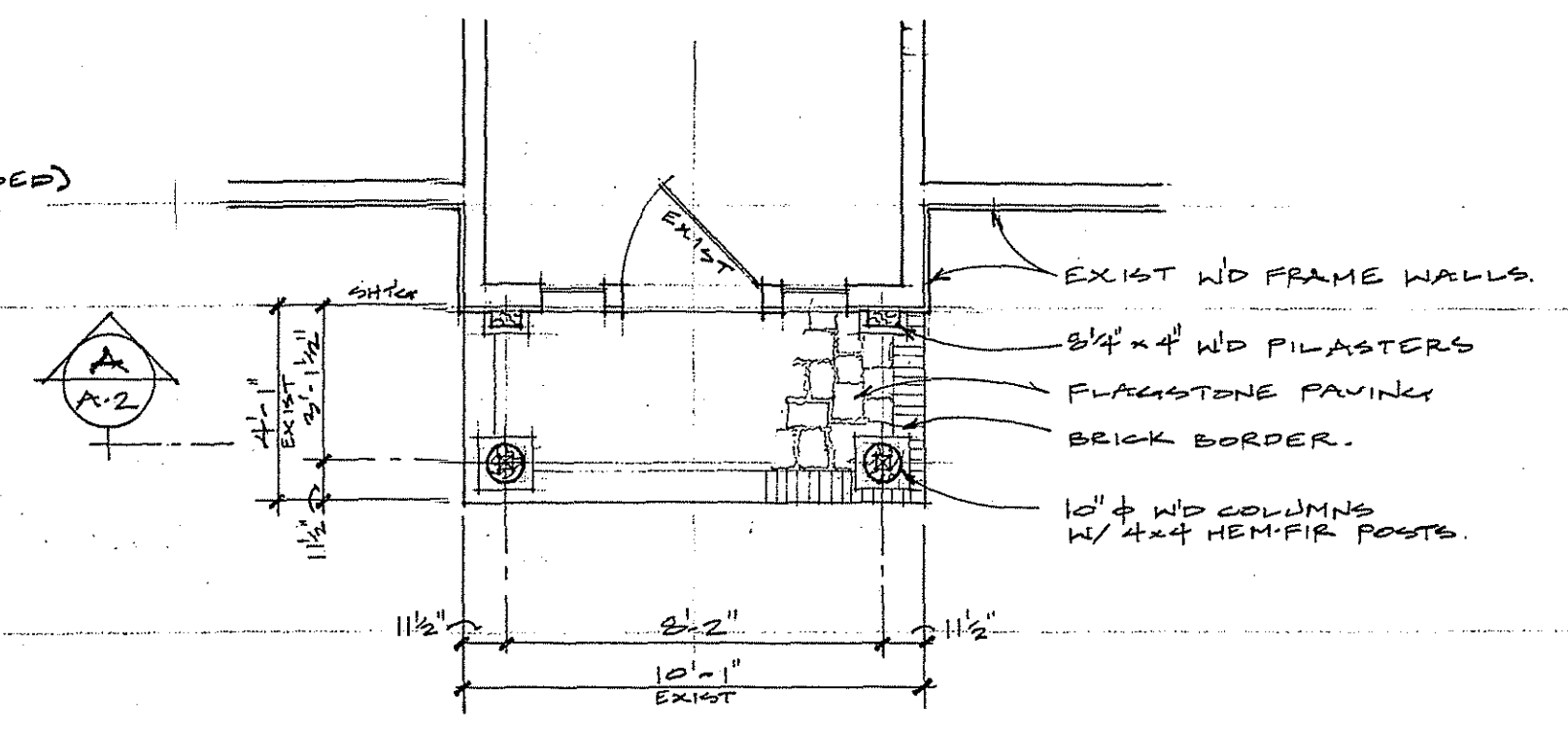
FRONT ELEVATION
 1/4" = 1'-0" SOUTH



RIGHT SIDE ELEVATION
 1/4" = 1'-0" EAST

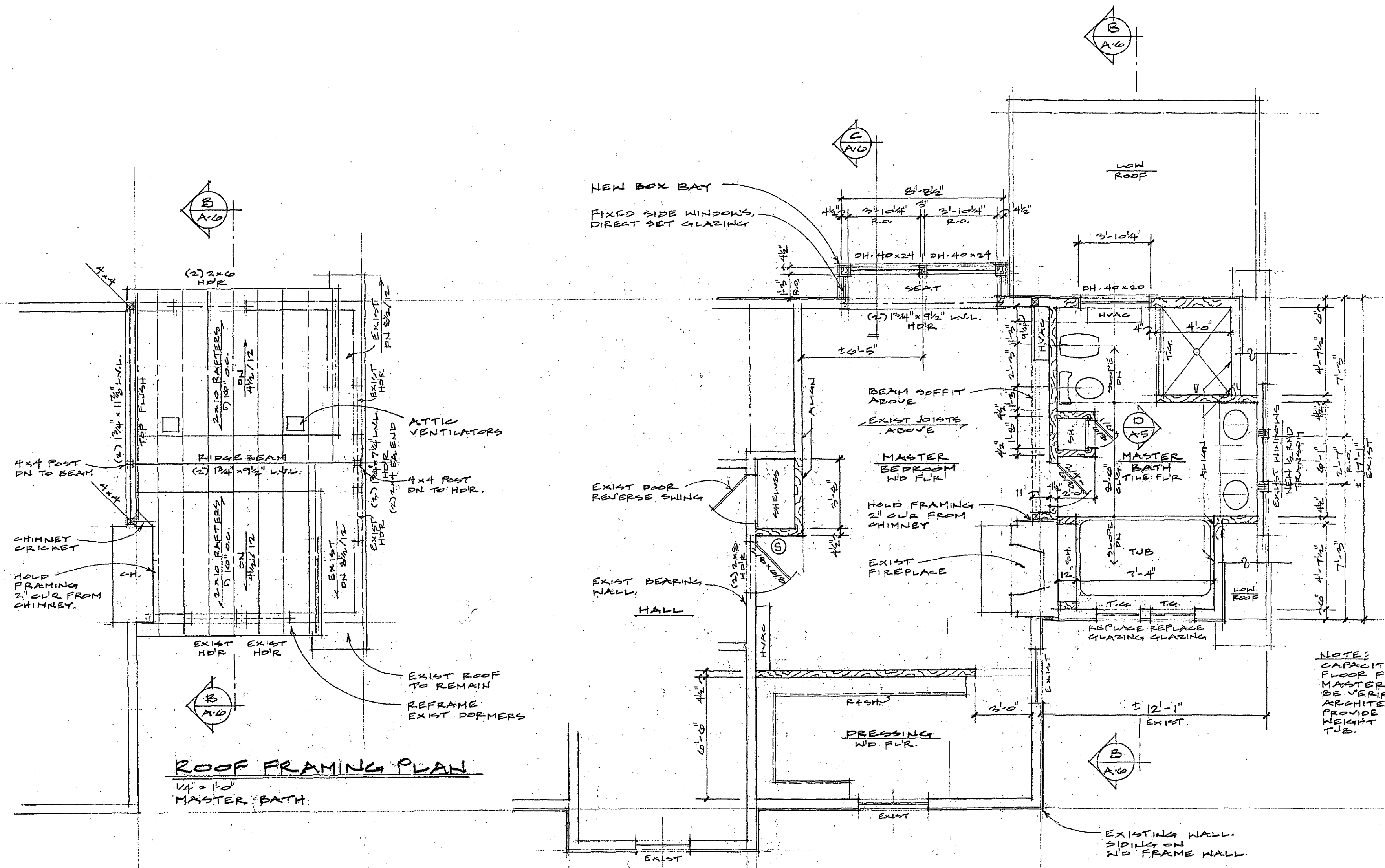


A SECTION
 1/4" = 1'-0"



1ST FLOOR PLAN
 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/15/04

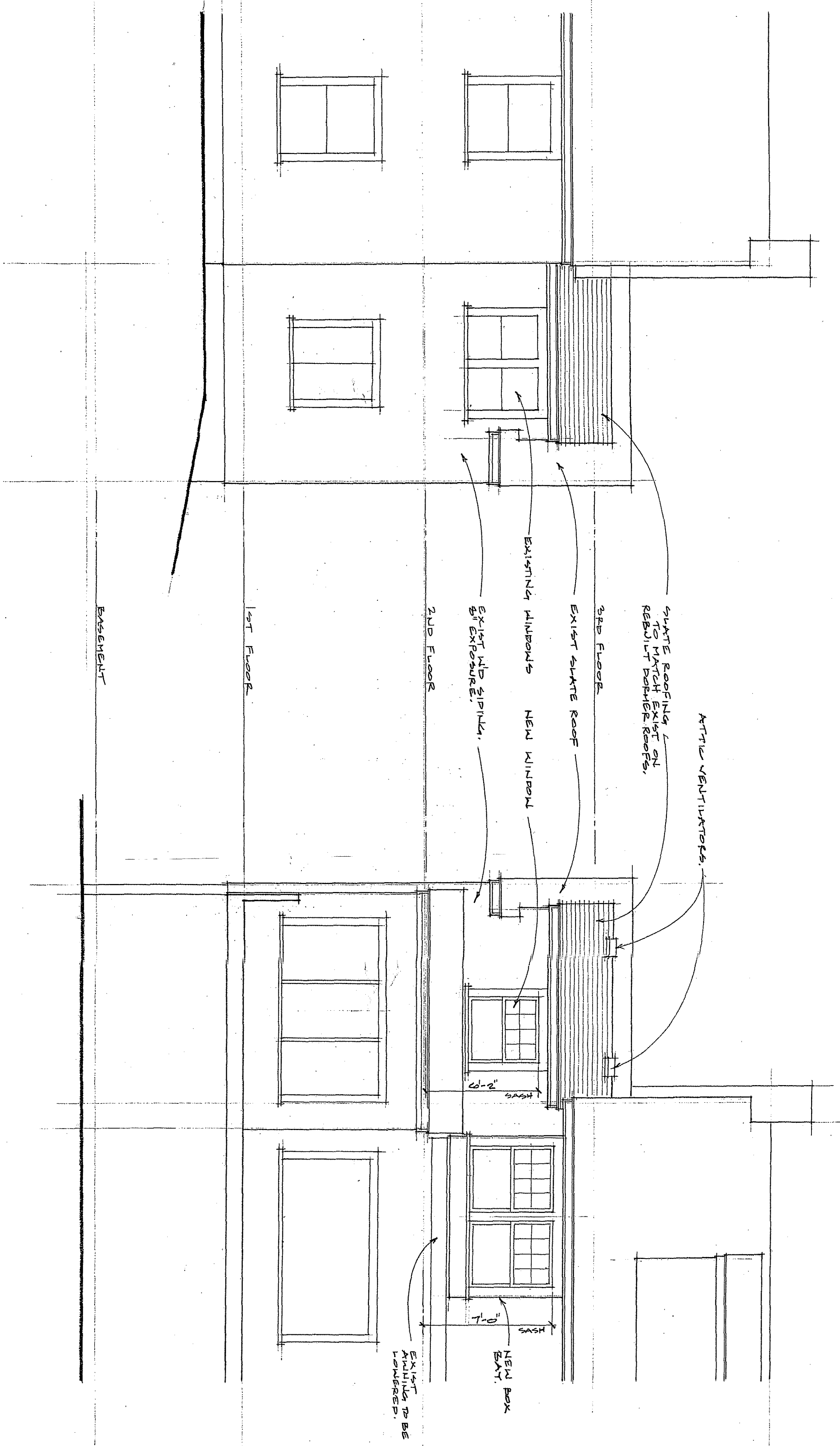


NOTE:
 CAPACITY OF EXIST
 FLOOR FRAMING IN
 MASTER BATH MUST
 BE VERIFIED WITH THE
 ARCHITECT.
 PROVIDE OPERATING
 HEIGHT OF SELECTED
 TUB.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/15/04

FRONT ELEVATION
 1/4" = 1'-0"
 NORTH
 FEET

REAR ELEVATION
 1/4" = 1'-0"
 NORTH
 FEET



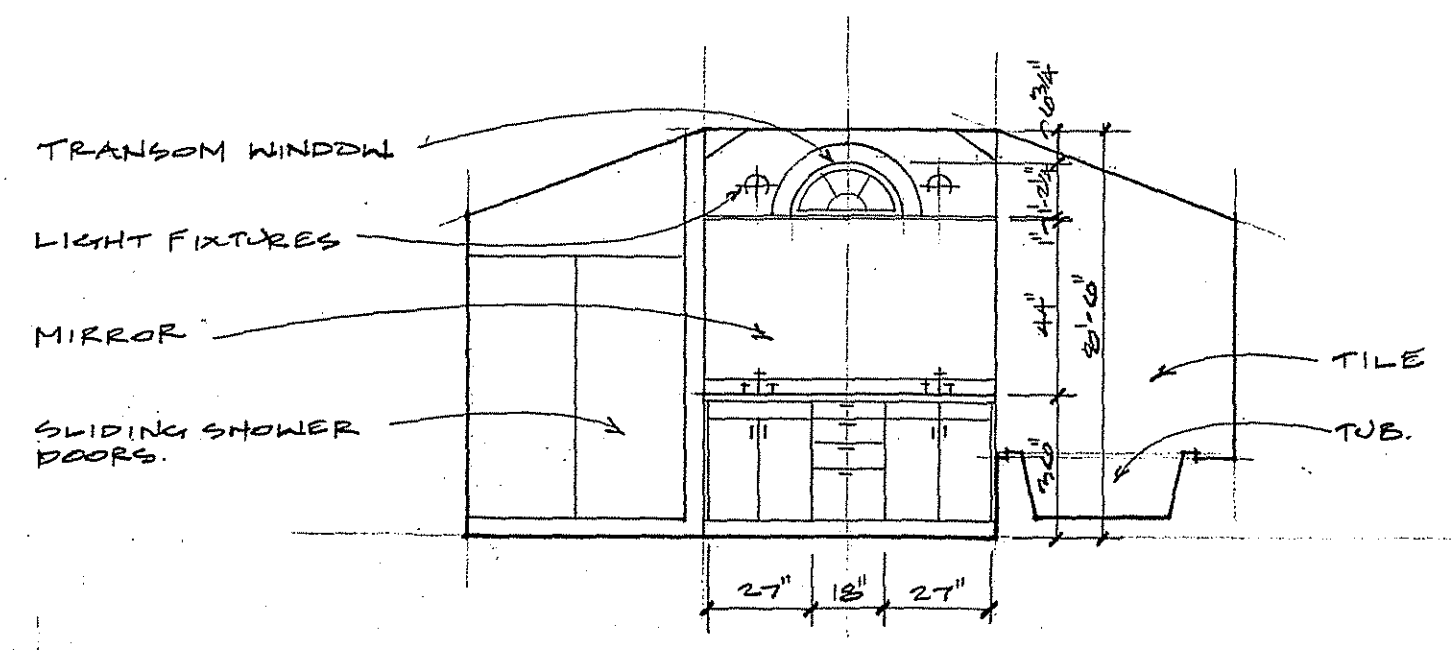
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

SHEET
A-4
 OF 4
 7.23.04

FRONT ELEVATION
 REAR ELEVATION

GORMAN RESIDENCE
 45 W. LENNOX ST. CHEVY CHASE, MD

Guest & Co., Inc.
 4607 Norwood Drive, Chevy Chase, MD 20815
 phone (301) 652-1204 fax (301) 652-1304



D INT. ELEVATION
 A.5 1/4" = 1'-0"
 MASTER BATH

- ATTIC VENTILATOR
- TRANSOM WINDOW (FIXED SASH).
EXTEND SUBSILL ON TOP OF EXIST TRIM.
- REBUILT FORMER ROOFS
(FRONT & REAR).
- PATCH SIDING AS REQ'D.
2" EXP SIDING TO MATCH EXIST.
- BOX BAY BEYOND.
FIXED SIDE WINDOWS
W/ DIRECT SETGLAZING.

3RD FLOOR

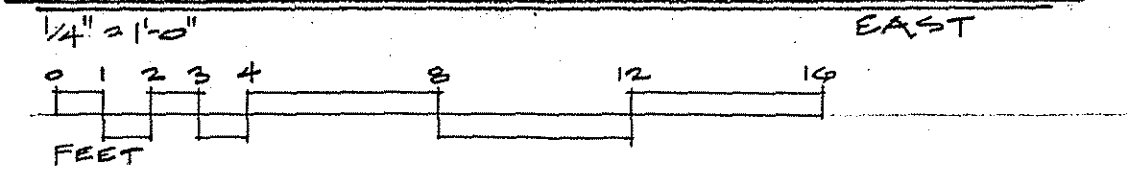
2ND FLOOR

1ST FLOOR

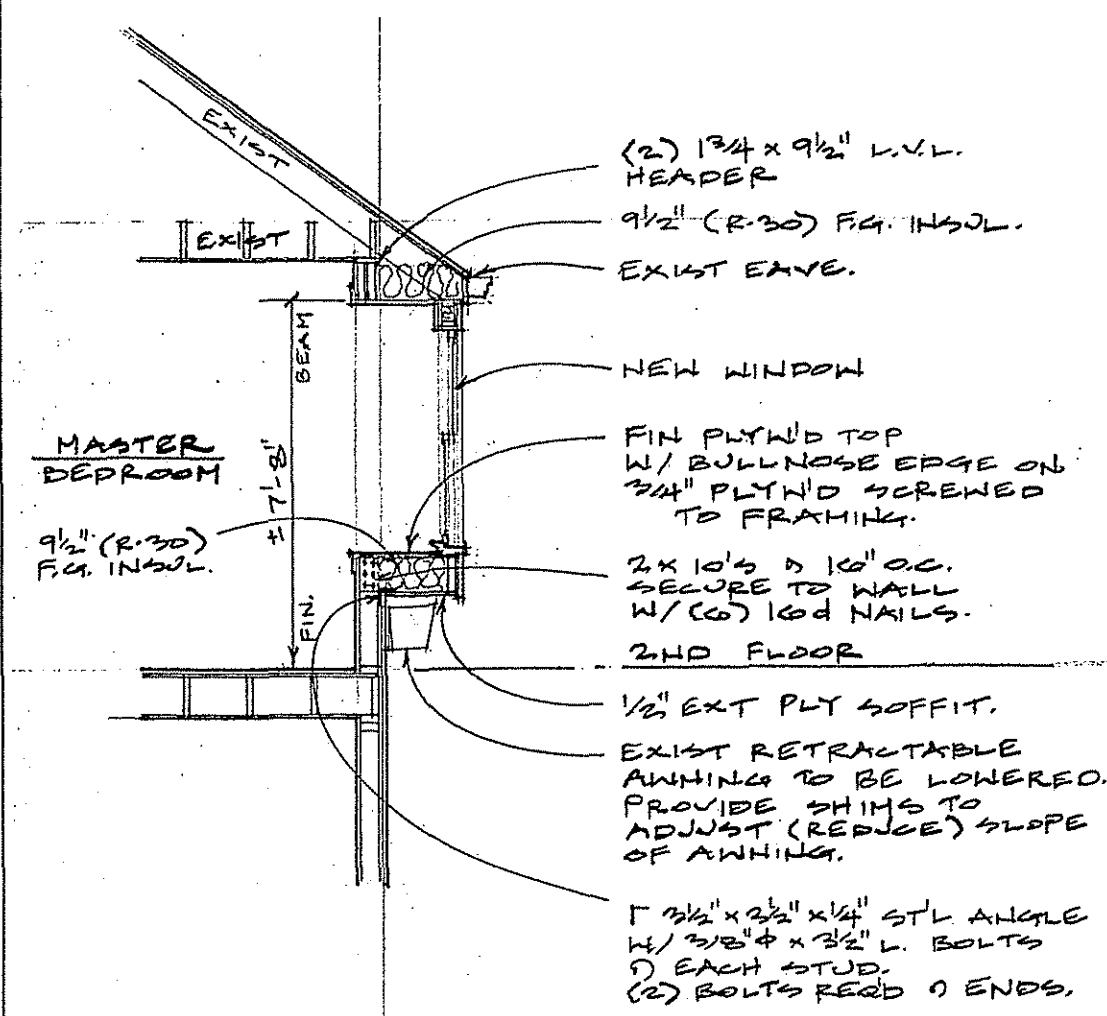
BASEMENT



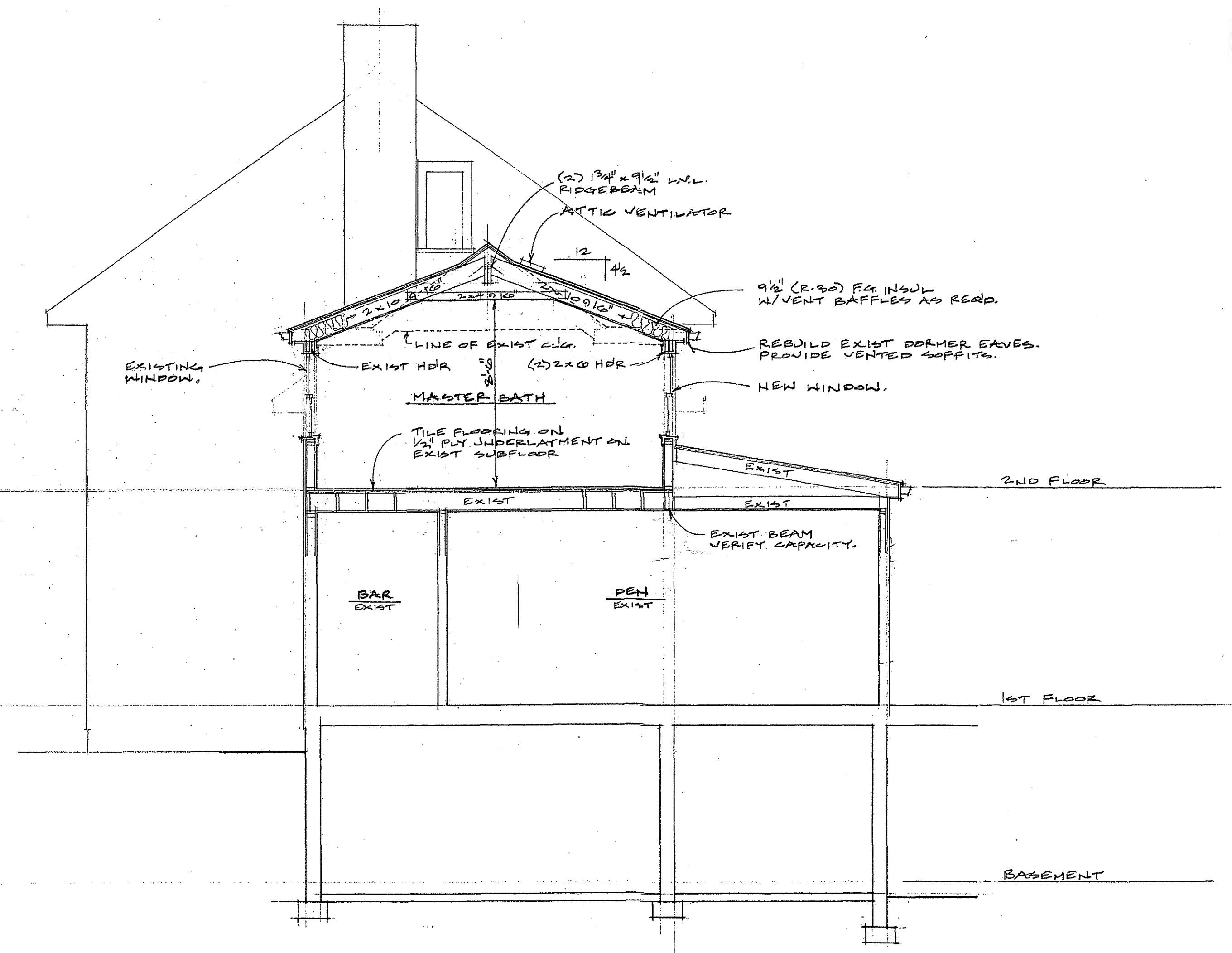
RIGHT SIDE ELEVATION
 EAST



APPROVED
 Montgomery County
 Historic Preservation Commission
Jane DeGroot 8/5/04

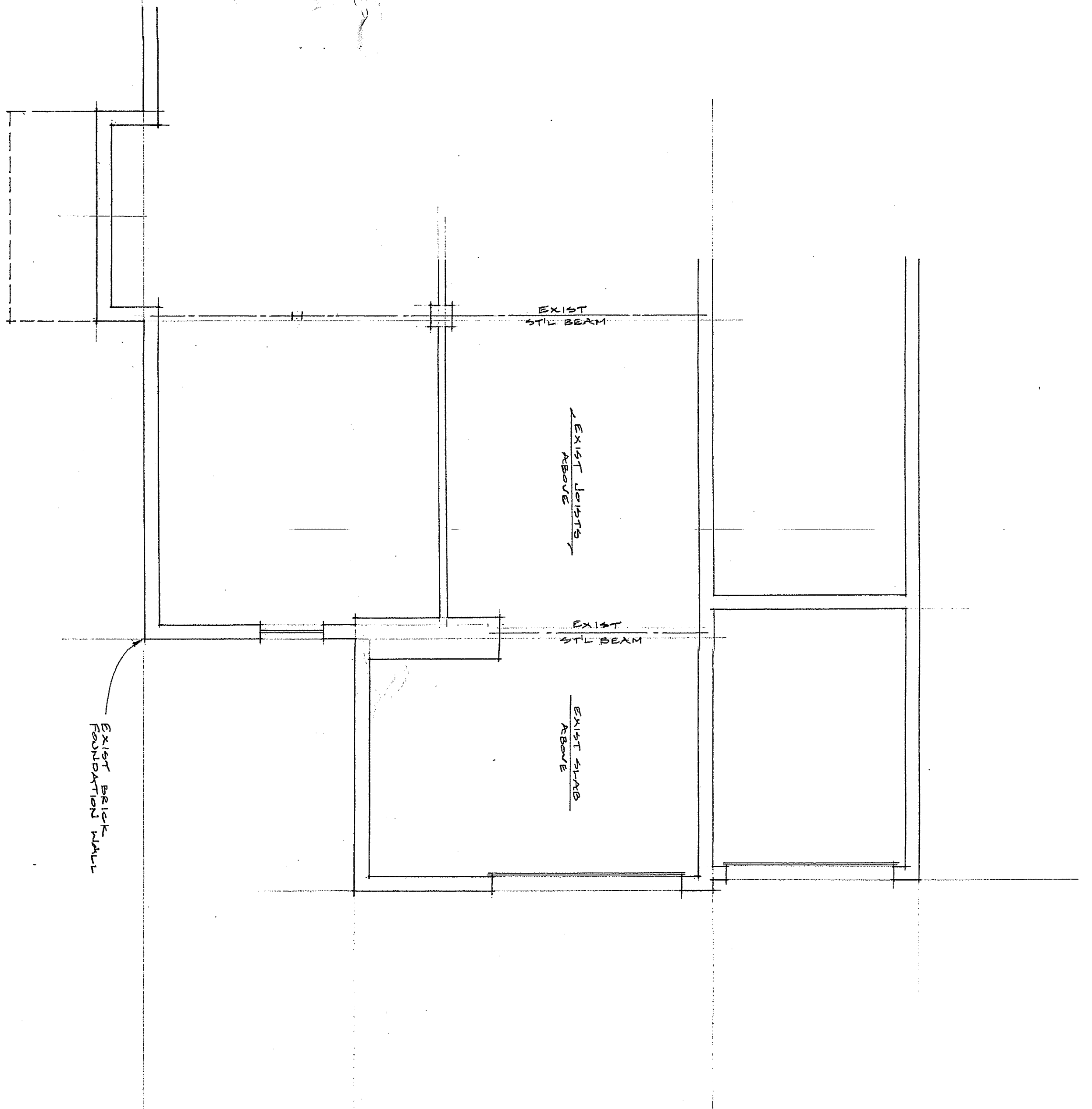
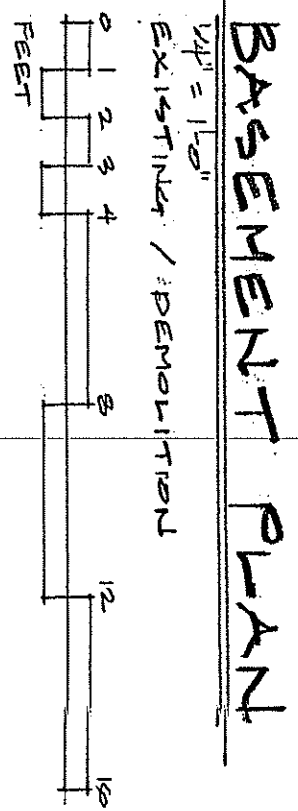
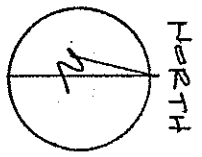


C SECTION
 1/4" = 1'-0"
 BOX BAY



B SECTION
 1/4" = 1'-0"
 0 1 2 3 4 8 12 16
 FEET

APPROVED
 Montgomery County
 Historic Preservation Commission
James J. [Signature] 8/1/04



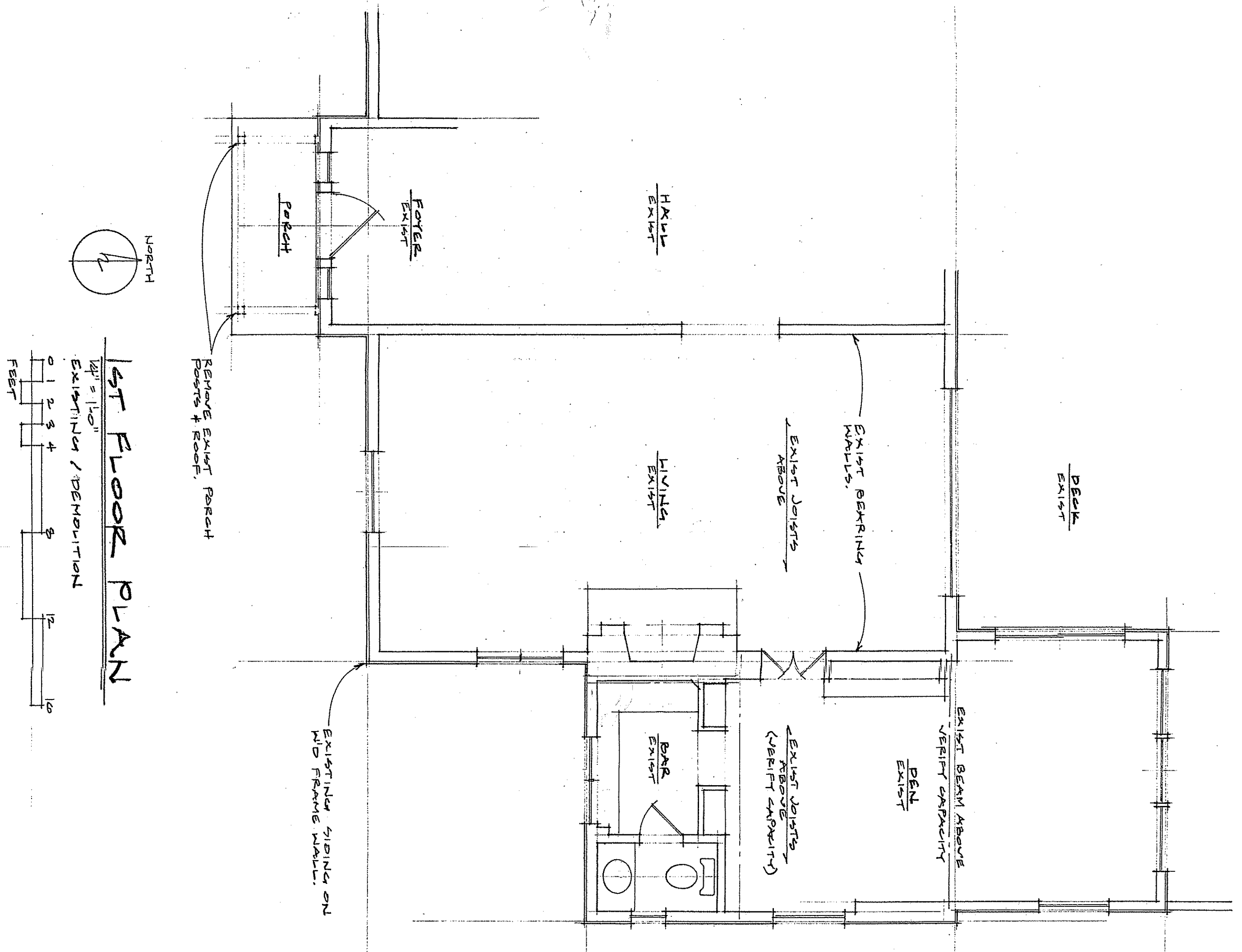
7.23.04 PERMIT & CONSTRUCTION
2.5.94 HISTORIC AREA WORK PERMIT

4 of 5
X.1
SHEET

BASEMENT PLAN
EXISTING / DEMOLITION

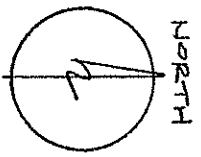
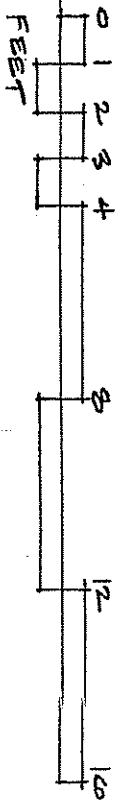
GORMAN RESIDENCE
45 W. LENNOX ST. CHEVY CHASE, MD

Guest & Co., Inc.
4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1304



1ST FLOOR PLAN

1/4" = 1'-0"
EXISTING / DEMOLITION

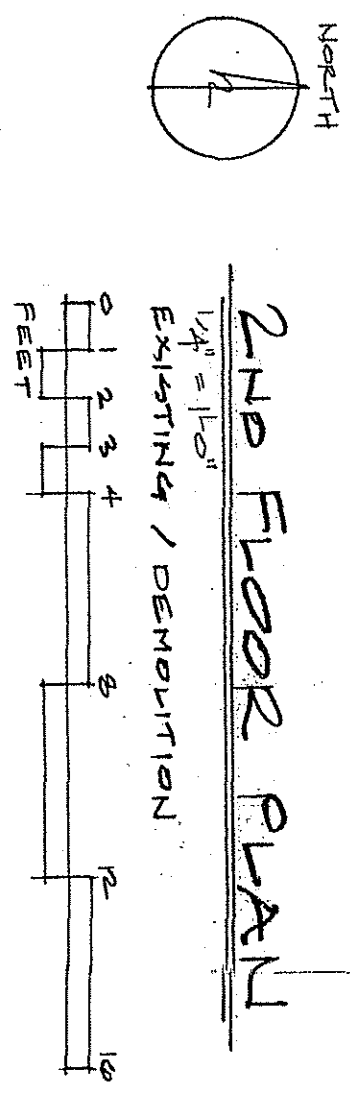


GORMAN RESIDENCE
45 W. LENNOX ST. CHEVY CHASE, MD

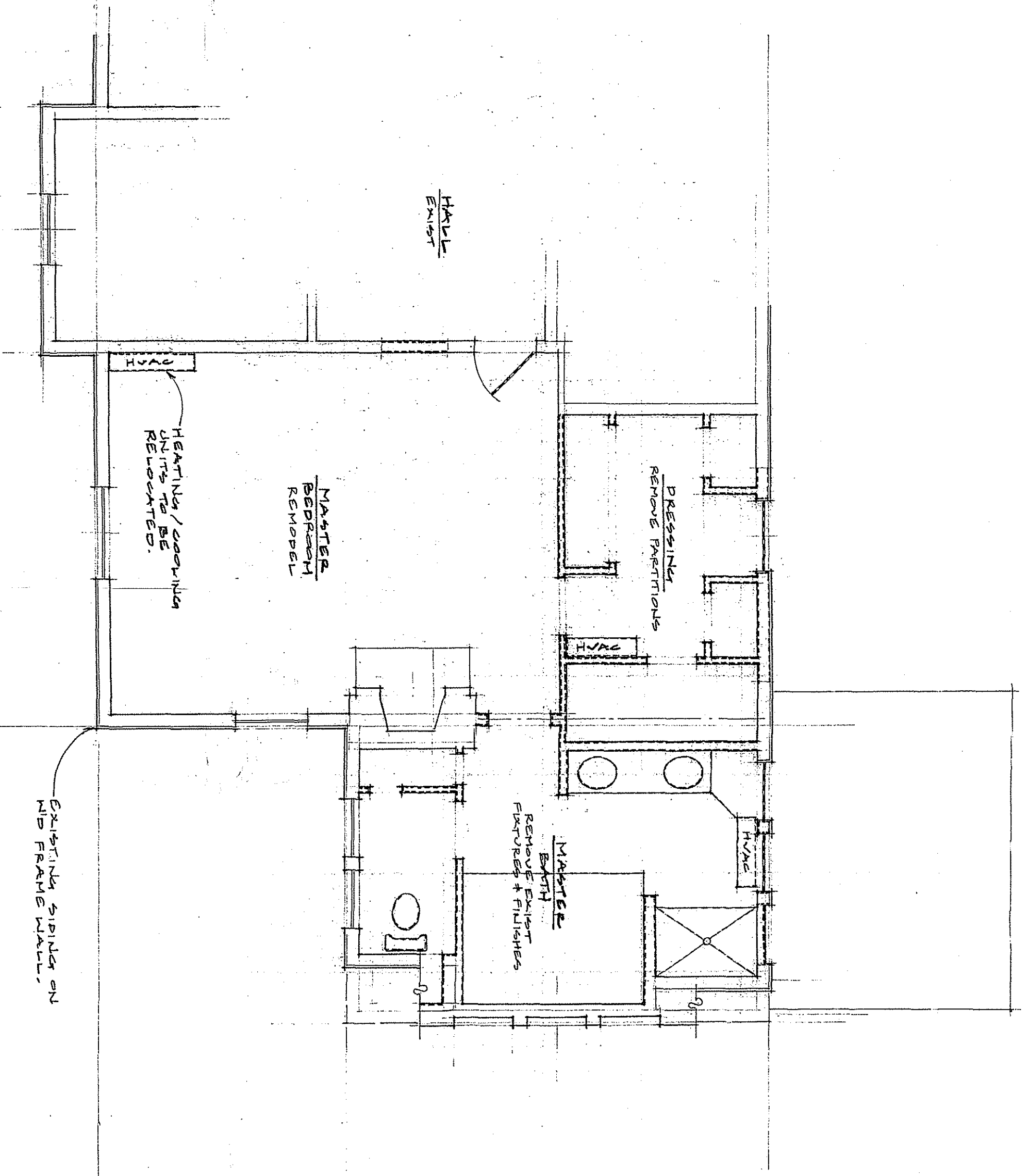
Guest & Co., Inc.
4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1304

SHEET
X-2
OF 5
7.23.04

1ST FLOOR PLAN
EXISTING / DEMOLITION



2ND FLOOR PLAN



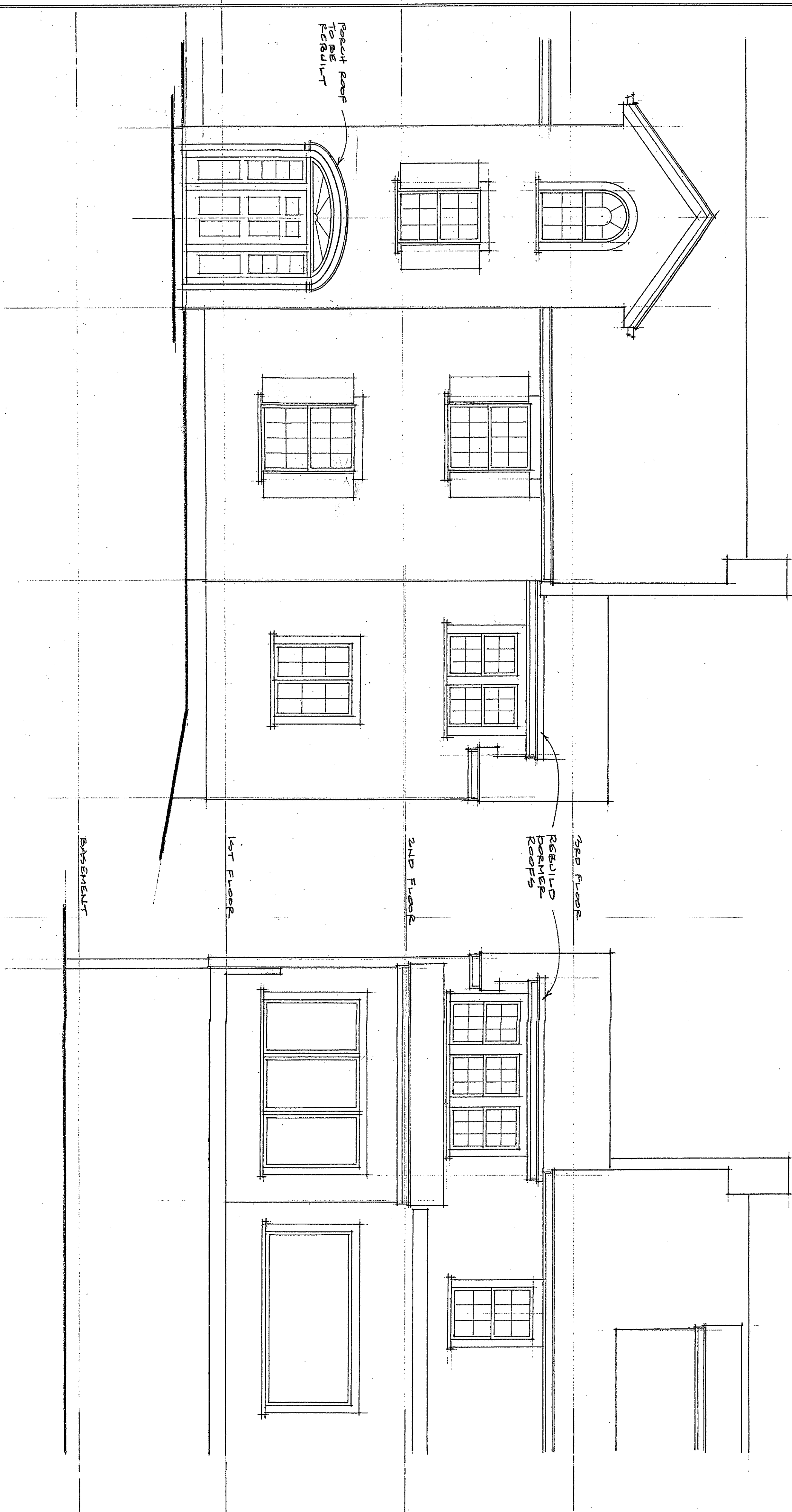
SHEET
X.3
OF 5
7.23.04

2ND FLOOR PLAN
EXISTING / DEMOLITION

GORMAN RESIDENCE
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4607 Norwood Drive, Chevy Chase, MD 20815
phone (301) 652-1204 fax (301) 652-1304

FRONT ELEVATION
 1/4" = 1'-0"
 SOUTH
 EXISTING / DEMOLITION
 FEET



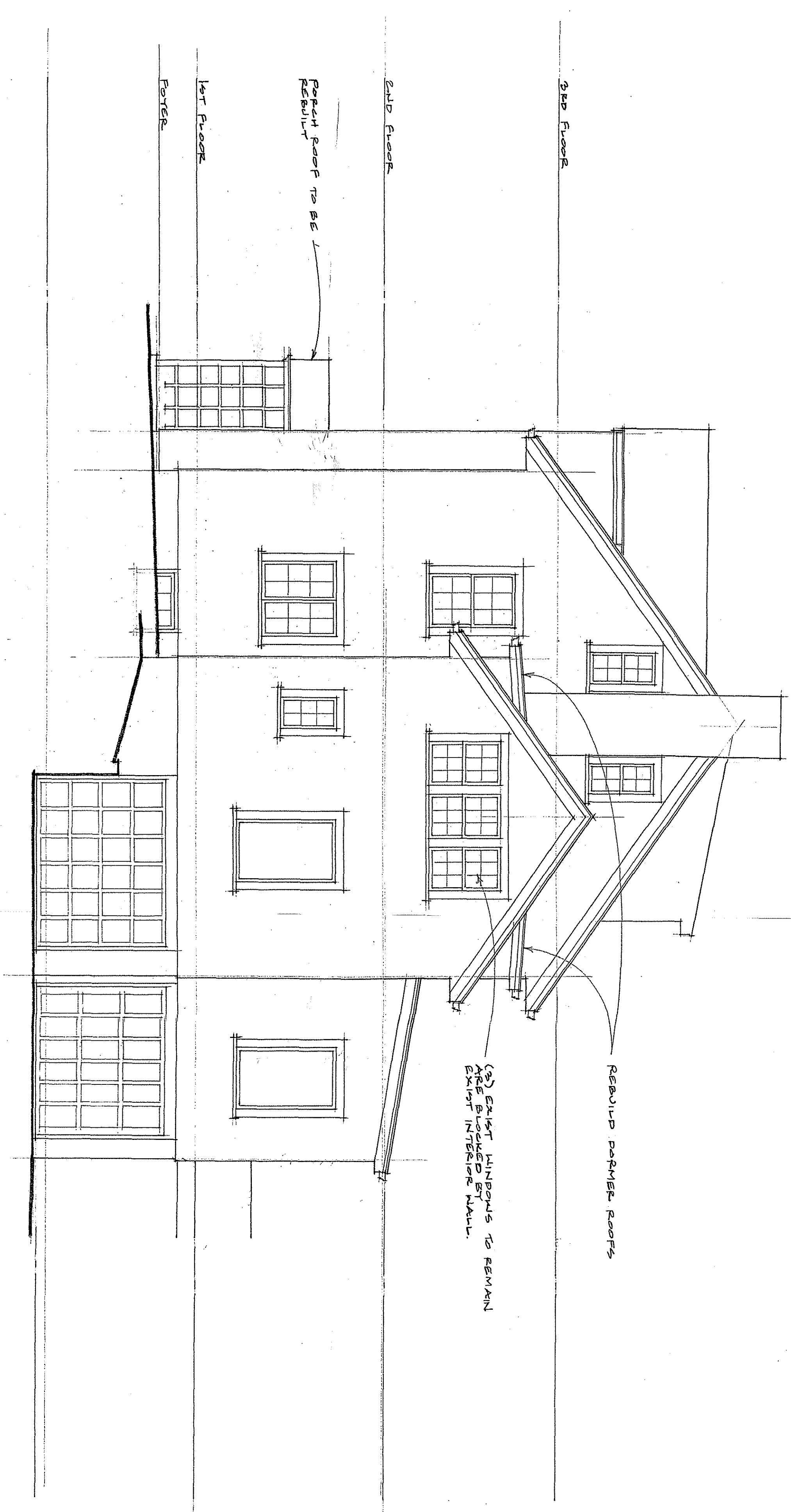
REAR ELEVATION
 1/4" = 1'-0"
 NORTH
 EXISTING / DEMOLITION
 FEET

GORMAN RESIDENCE
 45 W. LENNOX ST. CHEVY CHASE, MD

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SHEET
X.4
 OF 5
 3/27/04

FRONT & REAR ELEVATIONS
 EXISTING / DEMOLITION



RIGHT SIDE ELEVATION
 1/4" = 1'-0"
 EXISTING / DEMOLITION
 EAST
 FEET

RIGHT SIDE ELEVATION
 -EXISTING / DEMOLITION

GORMAN RESIDENCE
 45 W. LENNOX ST. CHEVY CHASE, MD

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SHEET
X.5
 OF 5
 7.23.04