

9 West Knox Street Clay Chase
HRC Case # 35/13-000
Clay Chase Village Historic District

-STAMPED PLANS
IN BRICE BIN
IN MAIN OFFICE-

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 West Lenox Street, Chevy Chase	Meeting Date:	2/13/2008
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/6/2008
Applicant:	Stephen & Ellen Conley (Donald Lococo, Architect)	Public Notice:	1/30/2008
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08D	Staff:	Josh Silver
PROPOSAL:	Rear addition, patio installation		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP with the following conditions:

1. The applicant will contact the Chevy Chase Village arborist to determine if a tree plan is necessary for the project. If required, the tree protection plan must be implemented prior to beginning the project.
2. The applicant will submit a door and window schedule to HPC staff for review and approval prior to stamping permit set of drawings. *(Detail to be shown on permit set of drawings).*
3. The proposed PVC railing and balustrade on the 2nd story balcony at the rear of the house is **not** approved. The railing and balustrade must be fabricated of wood. *(Detail to be shown on permit set of drawings).*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival/Four-Square
DATE OF CONSTRUCTION: 1892-1912

The house is a 2-story, three-bay brick dwelling, with a pyramidal hipped asphalt roof. The house is clad in a combination of wood and synthetic siding on the 2nd story. A 1990, 2-story, addition is located at the rear of the house.

HISTORIC CONTEXT

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase

Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicants are proposing to construct a two-story, approximately 200 square foot addition at the rear of the house. The proposed addition will be attached to an existing two-story, 1990s addition at the rear of the house and utilize similar details and materials to the existing house and later addition.

The applicants are also proposing to install a 42' x 14'9" brick patio and exterior fireplace on north side of the house. The proposed patio also includes the installation of two sets of brick stairs to accommodate ingress/egress to the proposed addition and patio.

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:

Major additions should, where feasible, be placed to 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 streetscape, it should be subject to moderate scrutiny for contributing resources.

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.

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 a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is generally supportive of the proposed addition because of its location at the rear of the house, and use of compatible materials and detailing similar to the historic massing and later (1990) addition. The proposed addition will have no impact to the historic massing of the house because of its connection with the

later 1990 rear addition. The proposed minor expansion of the existing two-story addition at the rear of the house is also sympathetic to the style of the historic massing and detailing of the existing addition. Although the proposed addition will be visible from the streetscape of the historic district, from the northeast it will be minimally visible. The prominent location of the house, coupled with the two streets that split at the front of the property, make the visibility of the addition from the public right-of-way unavoidable.

The installation of a brick patio on the northeast side of the house, and the installation of cast iron railings along the rear stoop will have no adverse effect on the building or historic district. The use of simulated divided light wooden windows and doors, wooden shutters, matching roofing materials are all appropriate material choices for this resource.

Staff does not support the proposed PVC balcony railing and balustrade at the rear of the house. These materials are considered inappropriate for a contributing resource in the Chevy Chase Village Historic District. Staff is recommending the applicants use a wood railing and balustrade in this location. *Staff is recommending that the HPC **approve** application with the conditions specified on Circle 1.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Chevy Chase Village Historic District Master Plan – Expansion, Adopted April 1998*

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DONALD LOCOLO
Daytime Phone No.: 202 337 4422

Tax Account No.: 00456183
Name of Property Owner: STEPHEN S. ELLEN CONLEY Daytime Phone No.: 301.986.9654
Address: 9 WEST LENOX CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DONALD LOCOLO Daytime Phone No.: 202 337 4422

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: WEST LENOX
Town/City: CHEVY CHASE Nearest Cross Street: LAUREL PARKWAY
Lot: 1 Block: 42 Subdivision: 9
Liber: _____ Folio: _____ 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: \$ 500,000

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.

Stephen S. Conley Signature of owner or authorized agent
1/23/08 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 476437 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:

CIRCA 1910 STUCCO HOUSE WITH BRICK AND
SIDING. PROPERTY REMODELED IN 1990 WITH
REAR ADDITION AND NEW GARAGE THAT MATCH
EXISTING HO HOUSE. LARGE COVERED PORCHES
WITH SQUARE BRICK PIERS.

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

NEW ADDITION ON PREVIOUS REAR ADDITION.
NEW ADDITION WITH WILL MATCH EXISTING HISTORIC HOUSE
MATERIALS AND WINDOWS AND ROOFING.

SEE PLANS PROVIDED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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 MARKING LABELS.

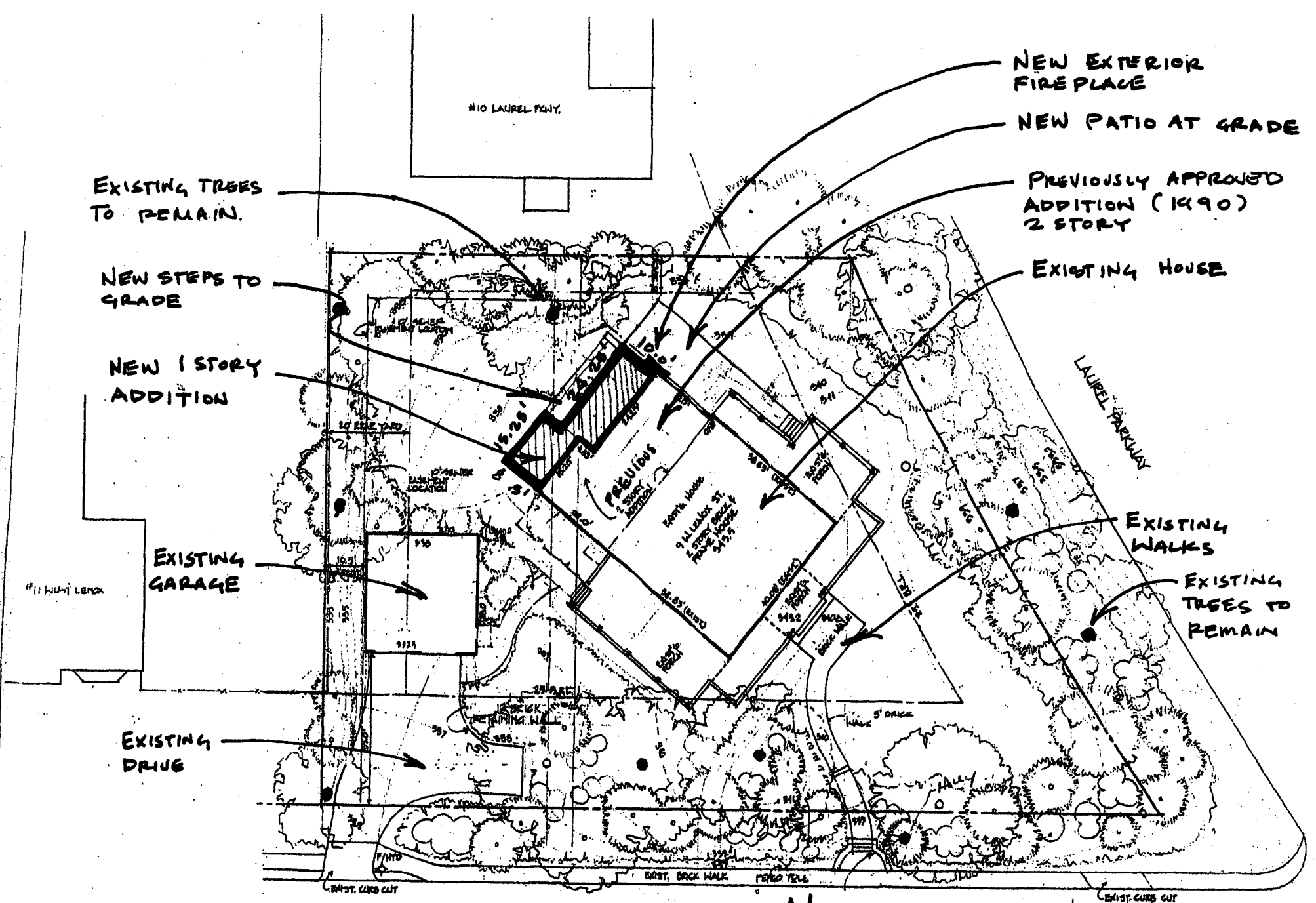
6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
Conley 9 West Lenox Street Chevy Chase MD	DONALD LOCOCO ARCHITECTS 3413 1/2 M STREET N/W SUITE A WASHINGTON, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Joyce 10 Laurel Parkway Chevy Chase, MD 20815	Gellman 11 West Lenox Street Chevy Chase, MD 20815
Bennett 4 Laurel Parkway Chevy Chase, MD 20815	Fox 8 West Lenox Street Chevy Chase, MD 20815



NEW EXTERIOR FIRE PLACE
 NEW PATIO AT GRADE

PREVIOUSLY APPROVED ADDITION (1490) 2 STORY

EXISTING HOUSE

EXISTING TREES TO REMAIN.

NEW STEPS TO GRADE

NEW 1 STORY ADDITION

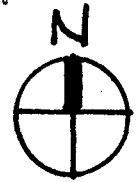
EXISTING GARAGE

EXISTING DRIVE

EXISTING WALKS

EXISTING TREES TO REMAIN

WEST LENOX STREET



SITE PLAN

SCALE = 1" = 30'

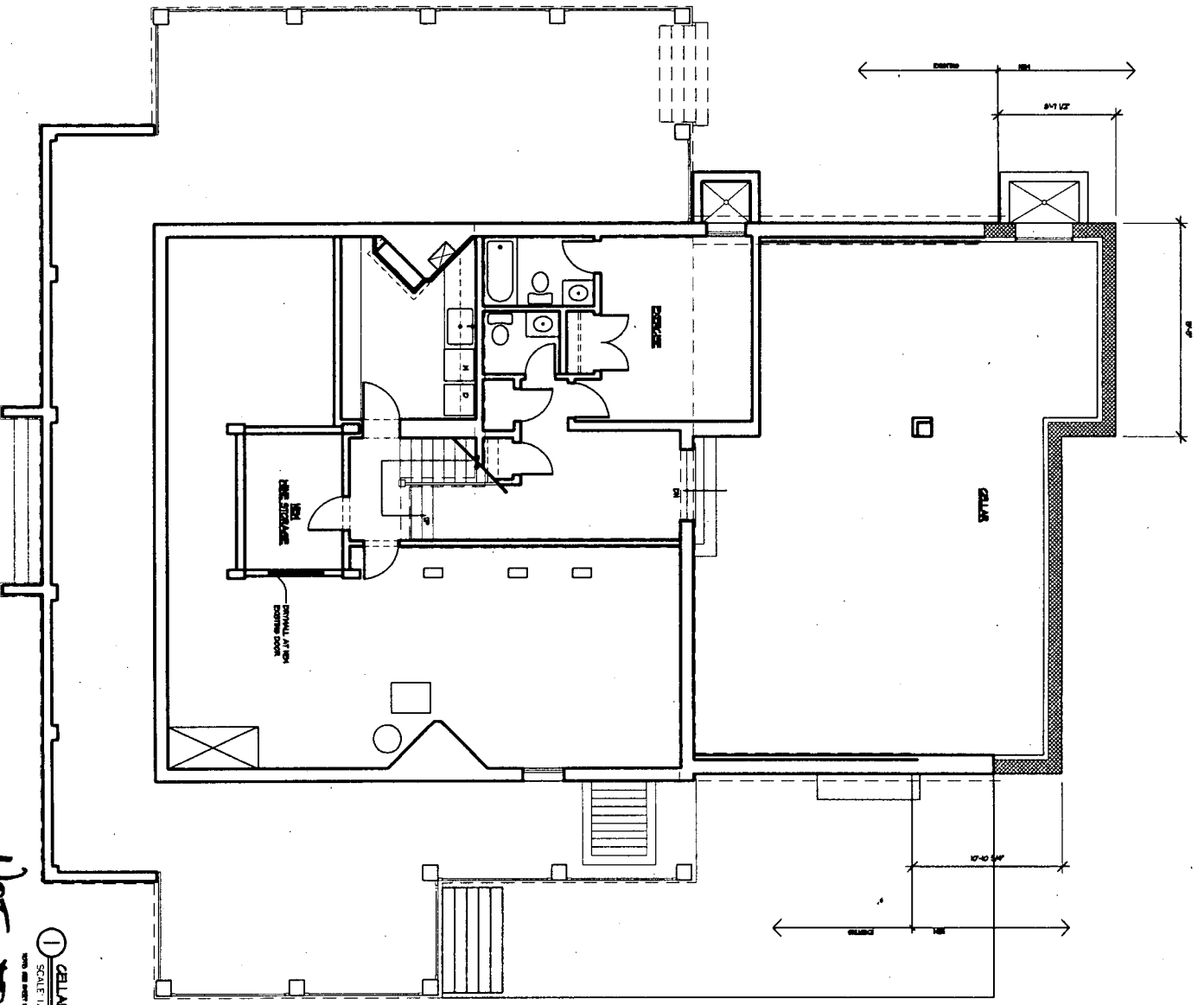
NOTE:
 ALL INFORMATION BASED ON JOB NO. 95-109
 BY BETHESSA ENGINEERS & SURVEYORS INC.
 4424 MONTGOMERY AVE BETHESDA MD 20814

DONALD L. COLO ARCHITECT

9 WEST LENOX



6



Not to Scale

1 CELLAR - FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

THIS PLAN IS SUBJECT TO THE PROFESSIONAL SEALS & CERTIFICATES

A3.1

Project: CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND

Sheet Title: FLOOR PLAN - CELLAR / FOUNDATION

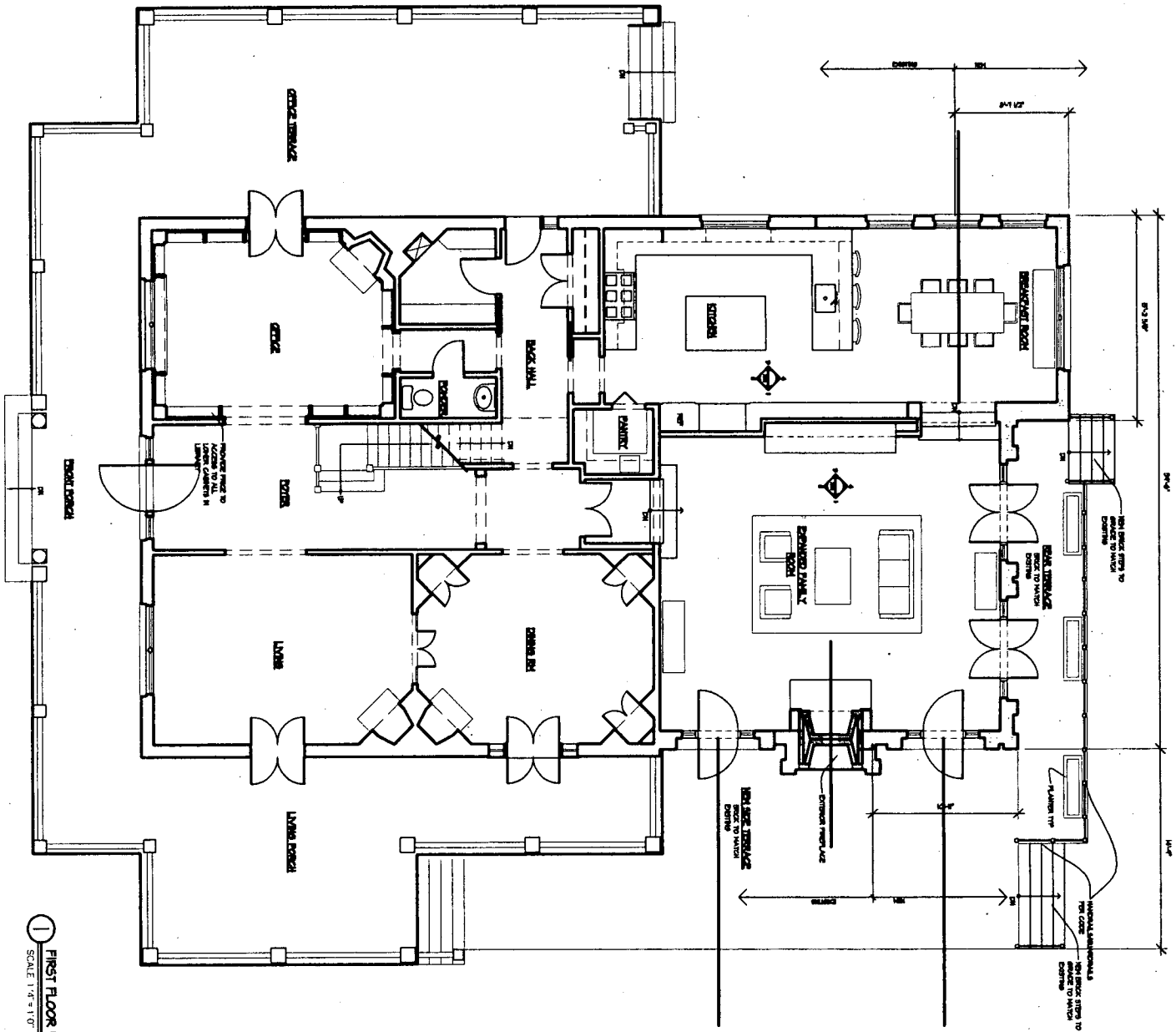
Scale: 1/4" = 1'-0"

HISTORIC PRESERVATION SUBMITTAL
JAN 23, 2008

3411 15th Street, NW
Washington, DC 20018
Tel: 202-462-1400
Fax: 202-462-1401
www.donaldlococo.com

DONALD LOCOCO ARCHITECTS, LLC

10



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A3.2

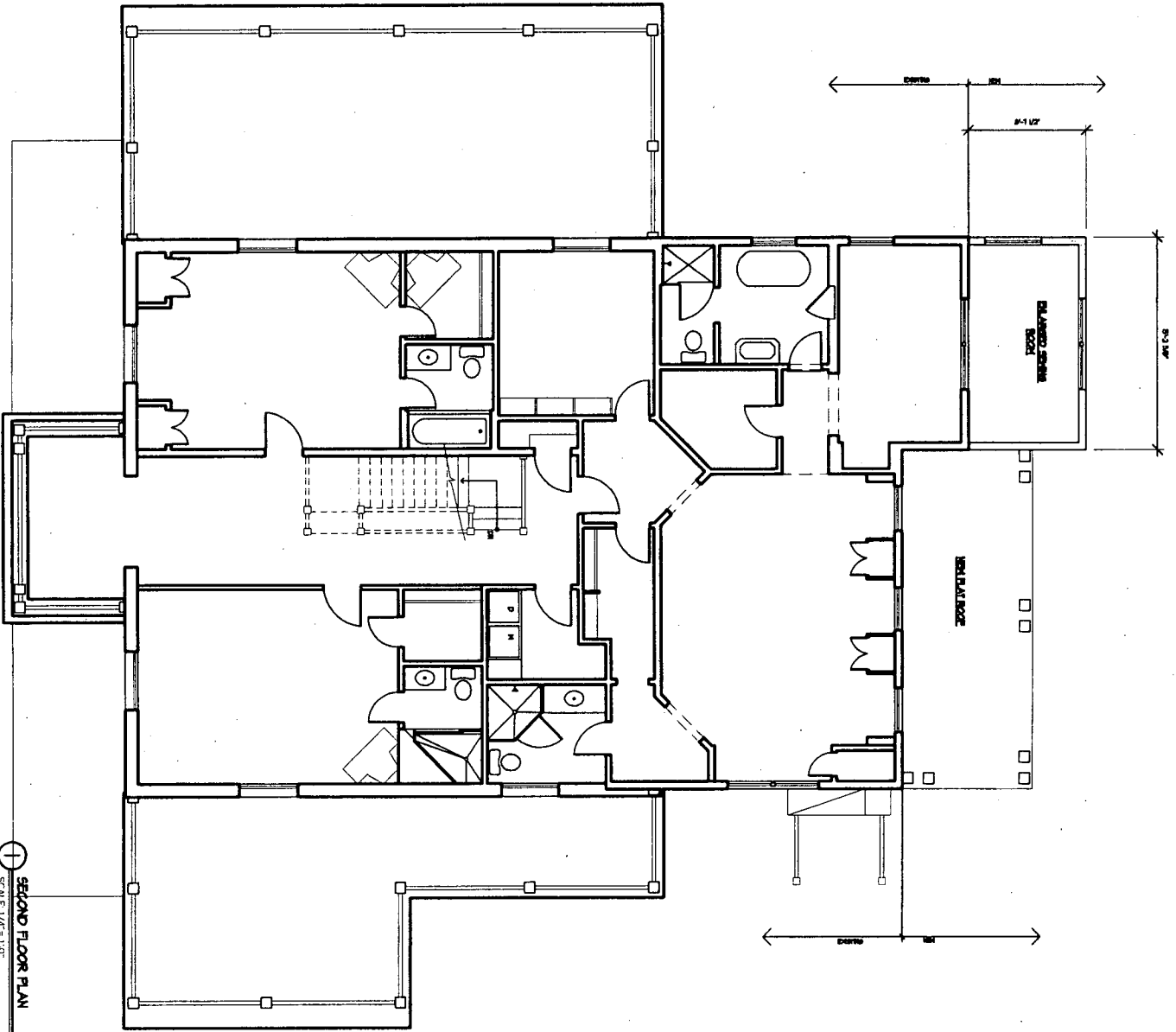
Project: CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND

Sheet Title: FLOOR PLAN - FIRST FLOOR
Scale: 1/4" = 1'-0"

HISTORIC PRESERVATION SUBMITTAL
JAN 23 2008

DONALD LOCCOCO ARCHITECTS, INC.
1113 1/2 M Street, NW
Washington, DC 20007
Tel: 202-331-4422
Fax: 202-331-2823

11



⊕ SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

A3.3

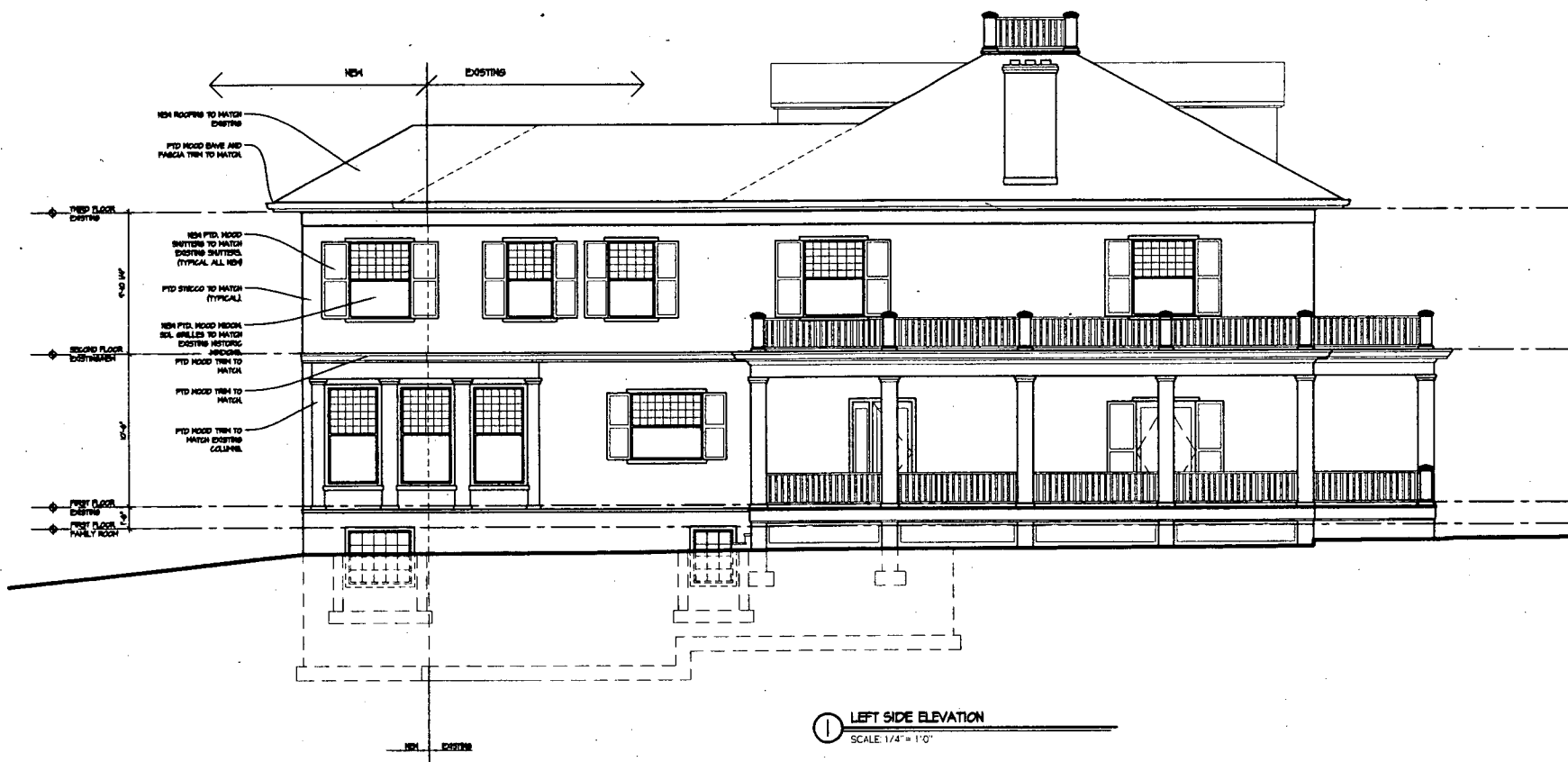
Project: CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND

Sheet Title: FLOOR PLAN - SECOND FLOOR
Scale: 1/4" = 1'-0"

HISTORIC PRESERVATION SUBMITTAL
JAN. 23, 2008

1411 112th Street SW
Washington, DC 20004
Tel: 202-878-1422
Fax: 202-878-2622

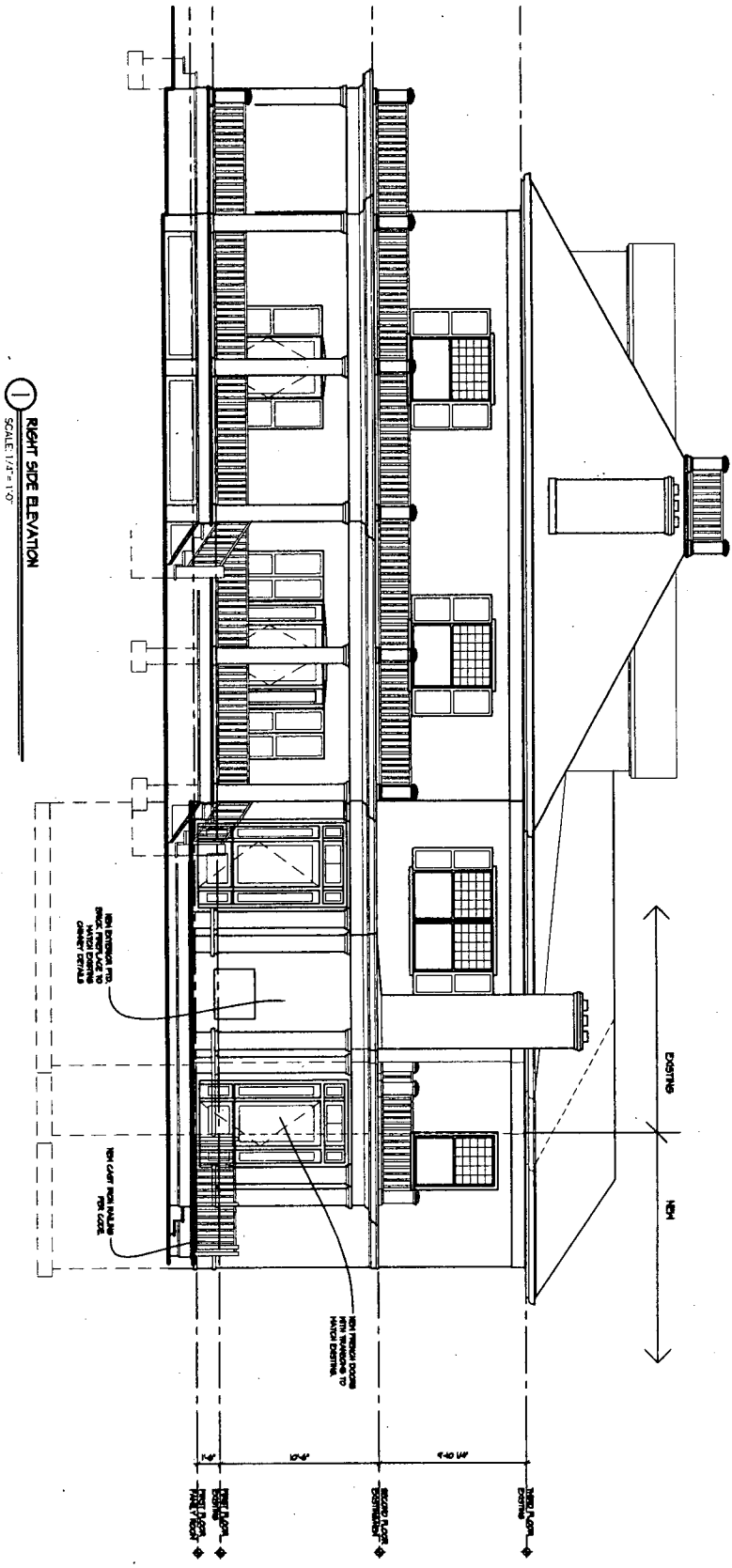
DONALD LOCOCO ARCHITECTS LLP



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

13

4



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

A4.2

Project:
CONLEY RESIDENCE
 9 WEST LENOX STREET
 CHEVY CHASE, MARYLAND

Sheet Title:
RIGHT SIDE ELEVATION

Scale:
 1/4" = 1'-0"

HISTORIC PRESERVATION SUBMITTAL
 JAN. 23, 2008

DONALD LOCCO ARCHITECTS
 3113 17th Street NW
 Washington, DC 20010
 TEL: 202.331.1422
 FAX: 202.331.5825

**9 West Lenox Street
Chevy Chase Village Historic District**



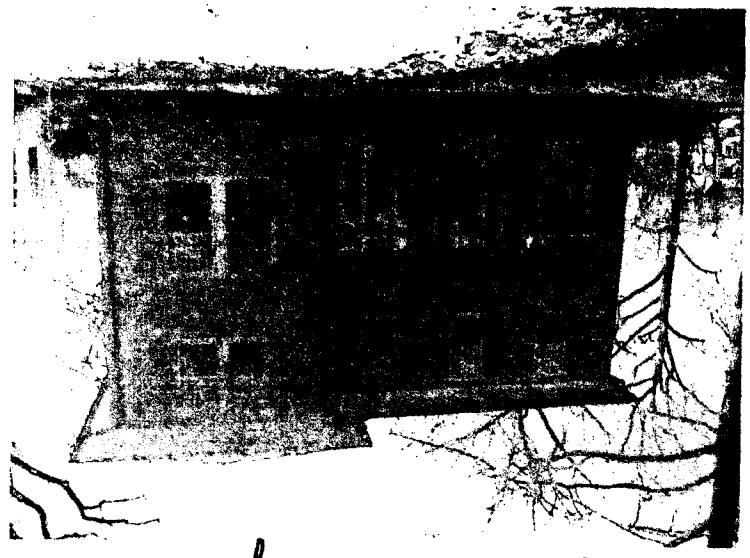
Front of House looking
at West Lenox Street



Side of House looking from
West Lenox Street



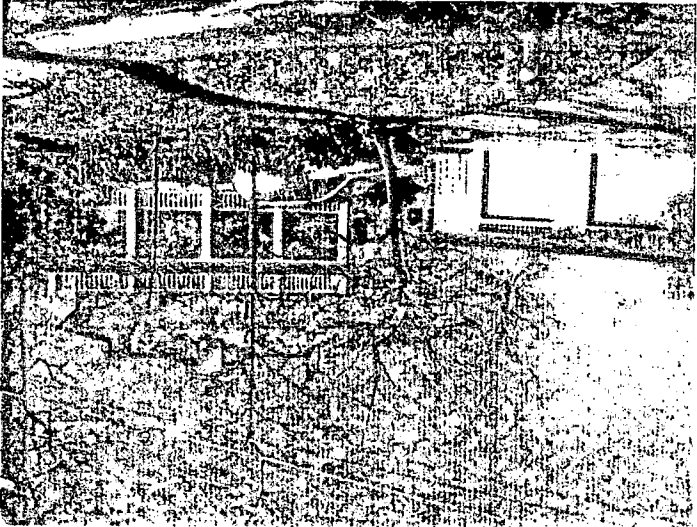
Rear of House



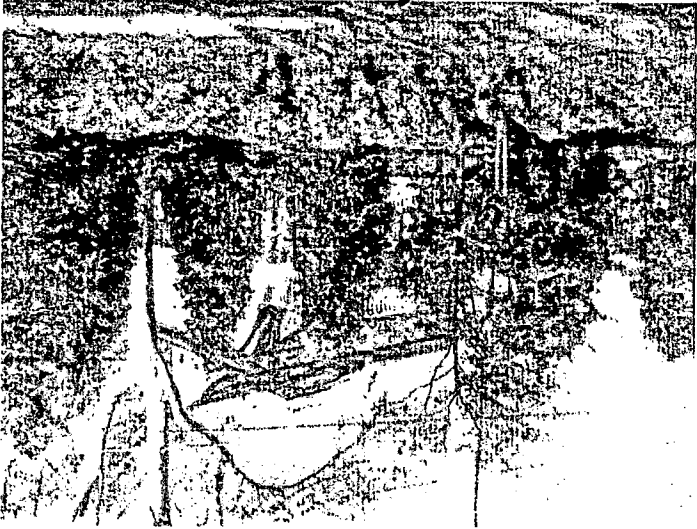
Front of House looking at
Laurel Parkway



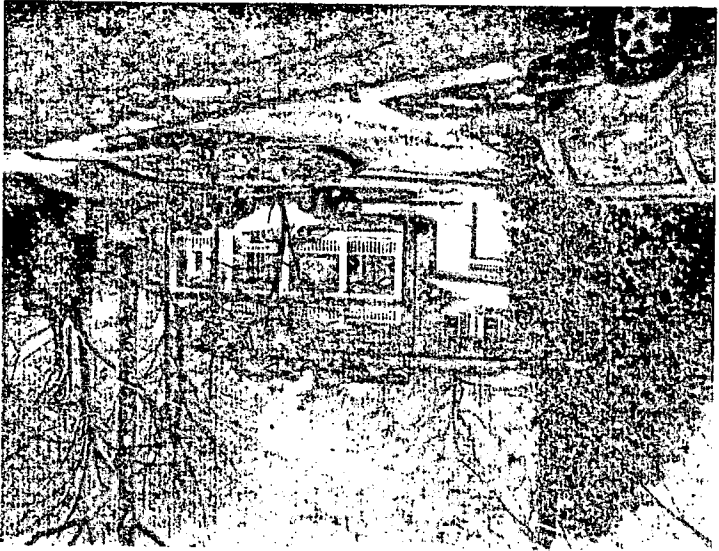
South West Side of House & Garage from Lenox Street



Front & SW Side of House from Lenox Street

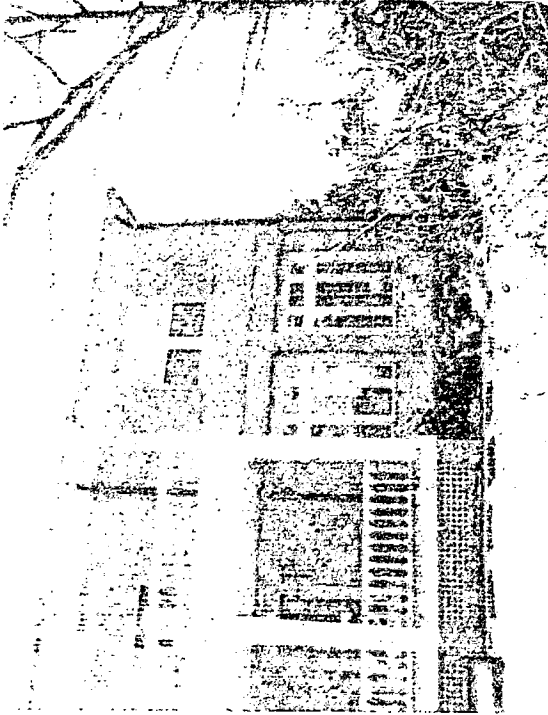


South-West Side of House from Lenox Street



Front of House from Lenox Street





North - East side of House



North - east side of House
looking from Laurel Parkway



North - East Side of House looking
from Laurel Parkway

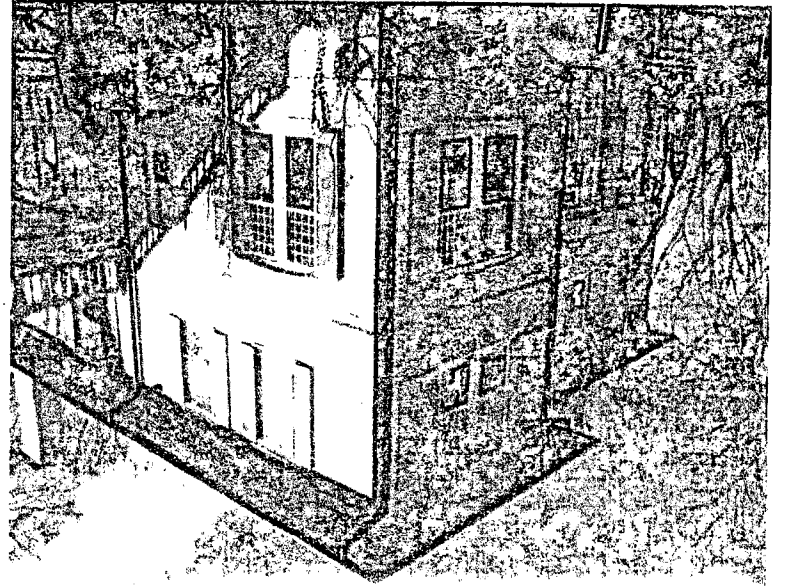


Front of House from Intersection
of Lenox Street & Laurel Parkway

WEST E. 4 of 4

5

Rear of North-east side of House.



CORRECTED
SITE PLAN
SUBMITTED 2/7

#10 LAUREL POINT

NEW 1 STORY
ADDITION
NEW EXTERIOR
FIRE PLACE

NEW PATIO AT GRADE

PREVIOUSLY APPROVED
ADDITION (1990)
2 STORY

EXISTING HOUSE

EXISTING TREES
TO REMAIN.

NEW STEPS TO
GRADE

NEW 2 STORY
ADDITION

EXISTING
GARAGE

EXISTING
DRIVE

EXISTING
WALKS

EXISTING
TREES TO
REMAIN

LAUREL PARKWAY

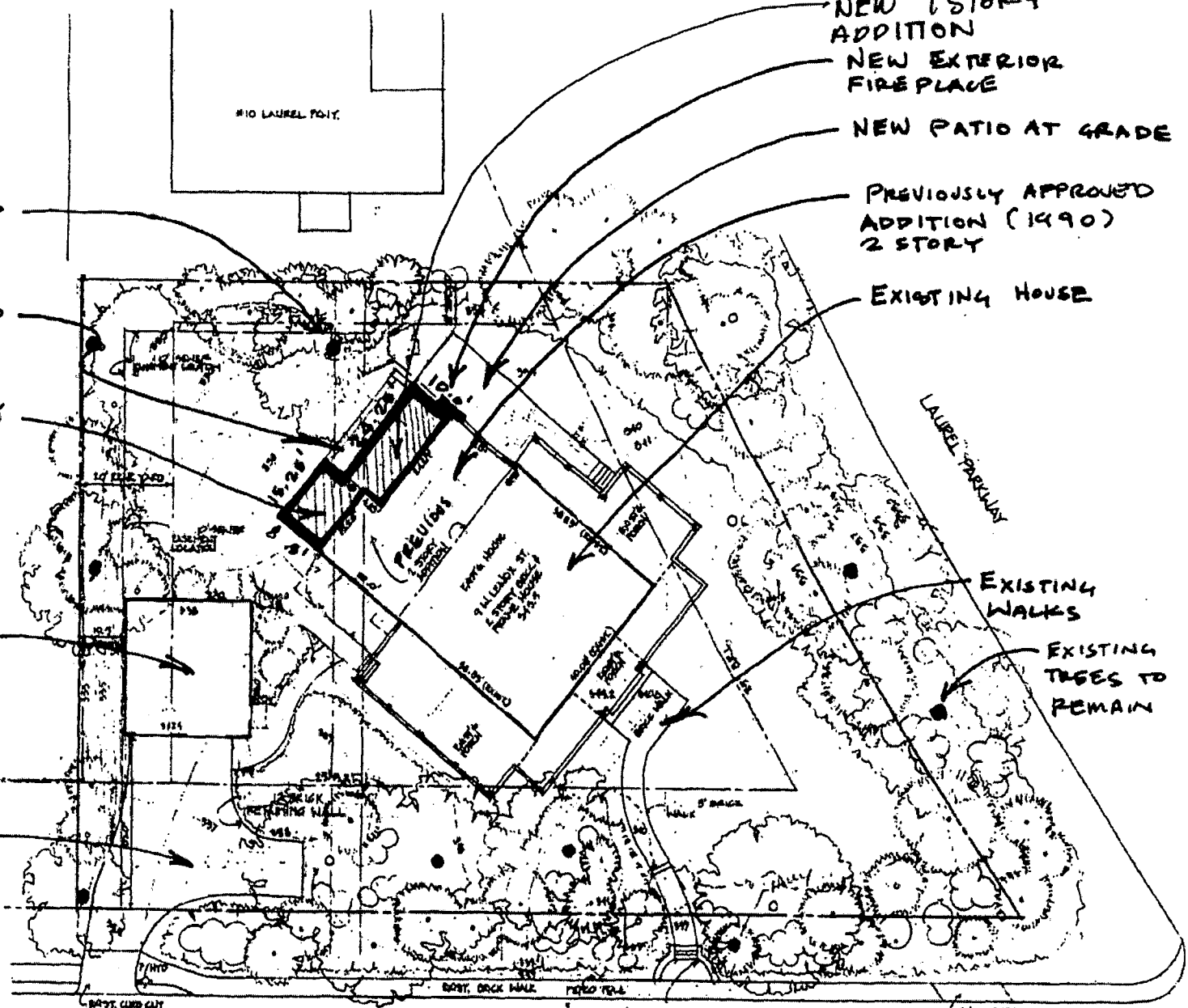
WEST LENOX STREET



SITE PLAN

SCALE = 1" = 30'

NOTE:
ALL INFORMATION BASED ON 2007/04/28 99-109
BY BETHEA ENGINEERS & ARCHITECTS INC
4124 MONTICELLO AVE BETHESDA MD 20814





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: February 14, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *(JOS)*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #476437, rear addition and patio installation

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** at the February 13, 2008 meeting.

- 1. The applicant will contact the Chevy Chase Village arborist to determine if a tree protection plan is necessary for the project. If required, the tree protection plan must be implemented prior to beginning the project.*
- 2. The applicant will submit a door and window schedule to HPC staff for review and approval prior to stamping permit set of drawings. (Detail to be shown on permit set of drawings).*
- 3. The proposed PVC railing and balustrade on the 2nd story balcony at the rear of the house is not approved. The railing and balustrade must be fabricated of wood. (Detail to be shown on permit set of drawings).*

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: Stephen & Ellen Conley

Address: 9 West 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.





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: DONALD LOCOLO
Daytime Phone No.: 202 337 4422

Tax Account No.: 00456183
Name of Property Owner: STEPHEN F. ELLEN CONROY Daytime Phone No.: 301.986.9654
Address: 9 WEST LENOX CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: DONALD LOCOLO Daytime Phone No.: 202 337 4422

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: WEST LENOX
Town/City: CHEVY CHASE Nearest Cross Street: LAUREL PARKWAY
Lot: 1 Block: 42 Subdivision: 9
Liber: _____ Folio: _____ 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: \$ 500,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Stephen F. Ellen Conroy Signature of owner or authorized agent
1/23/08 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/5/08
Application/Permit No.: 476437 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:

CIRCA 1910 STUCCO HOUSE WITH BRICK AND
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REAR ADDITION AND NEW GARAGE THAT MATCH
EXISTING HO HOUSE. LARGE COVERED PORCHES
WITH SQUARE BRICK PIERS.

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NEW ADDITION ON PREVIOUS REAR ADDITION.
NEW ADDITION WITH WILL MATCH EXISTING HISTORIC HOUSE
MATERIALS AND WINDOWS AND ROOFING.

SEE PLANS PROVIDED

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- b. 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**

- a. 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.
- b. 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).

FILE

STAFF ITEM

SUBJECT: 9 West Lenox Street, Chevy Chase (Chevy Chase Village Historic District)

DATE: April 23, 2008

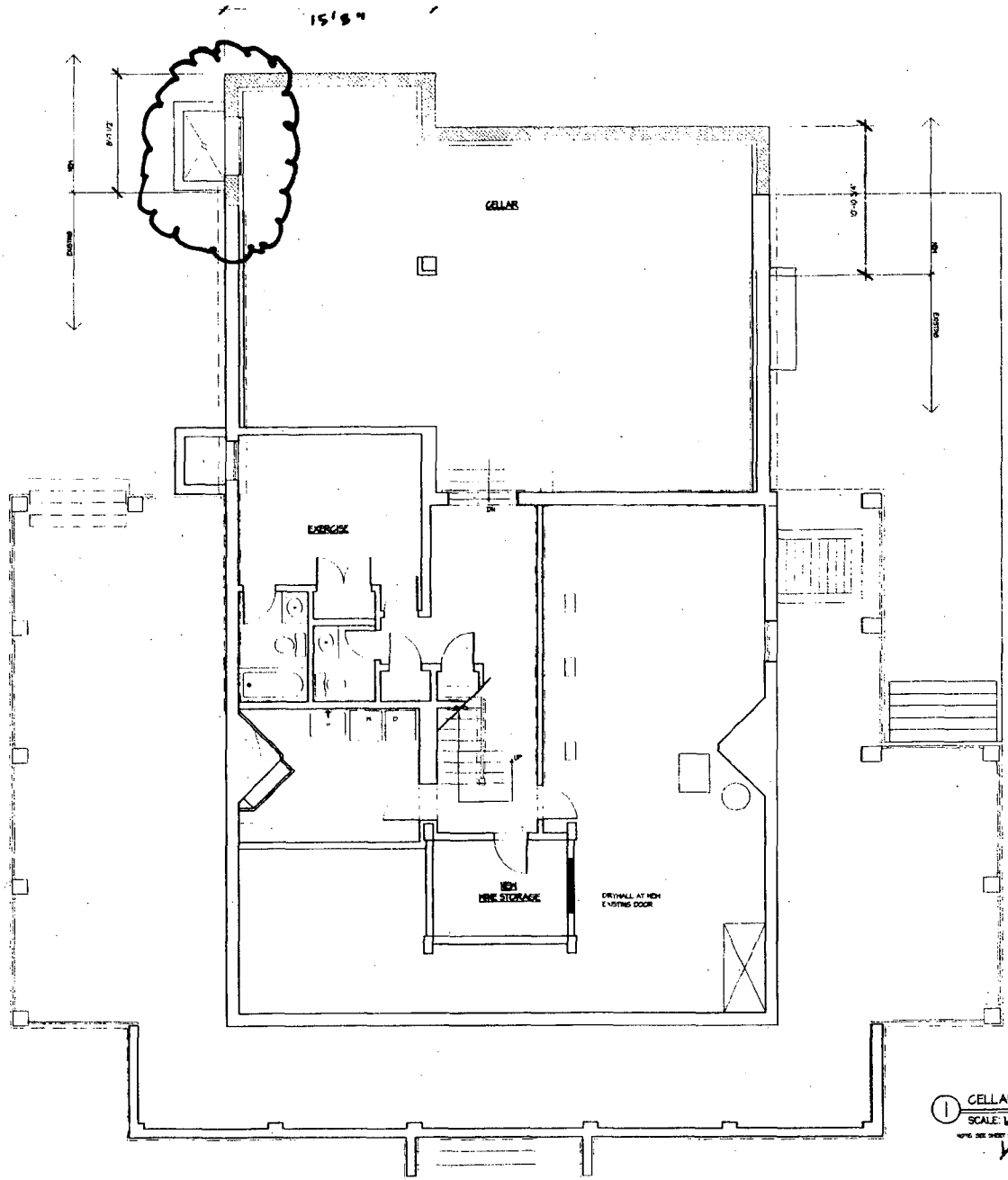
STAFF MEMBER: Josh Silver

BACKGROUND: The HPC reviewed and approved a rear addition and installation of a patio at the subject property on February 13, 2008.

PROPOSAL: The applicants are proposing to install a new areaway and basement level entry door on the left elevation of the house. The new areaway and entry door will be located toward the rear of the house and connect to a c.1990 addition and the HPC approved rear addition. All materials for the proposed areaway will match the existing brick areaways on the house.

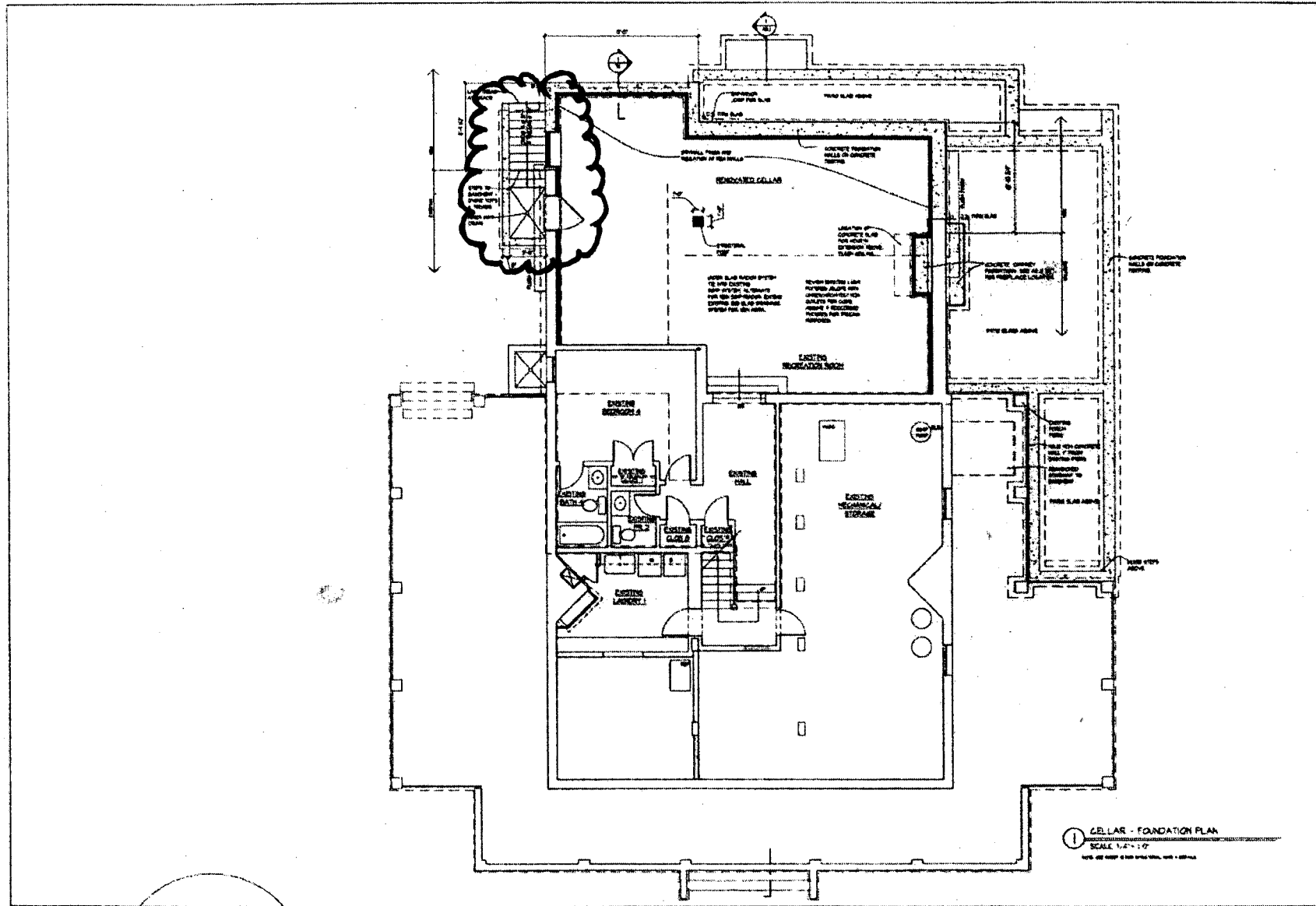
STAFF RECOMMENDATION: Staff is recommending the HPC allow staff level approval for the proposed changes.

HPC DECISION: APPROVE



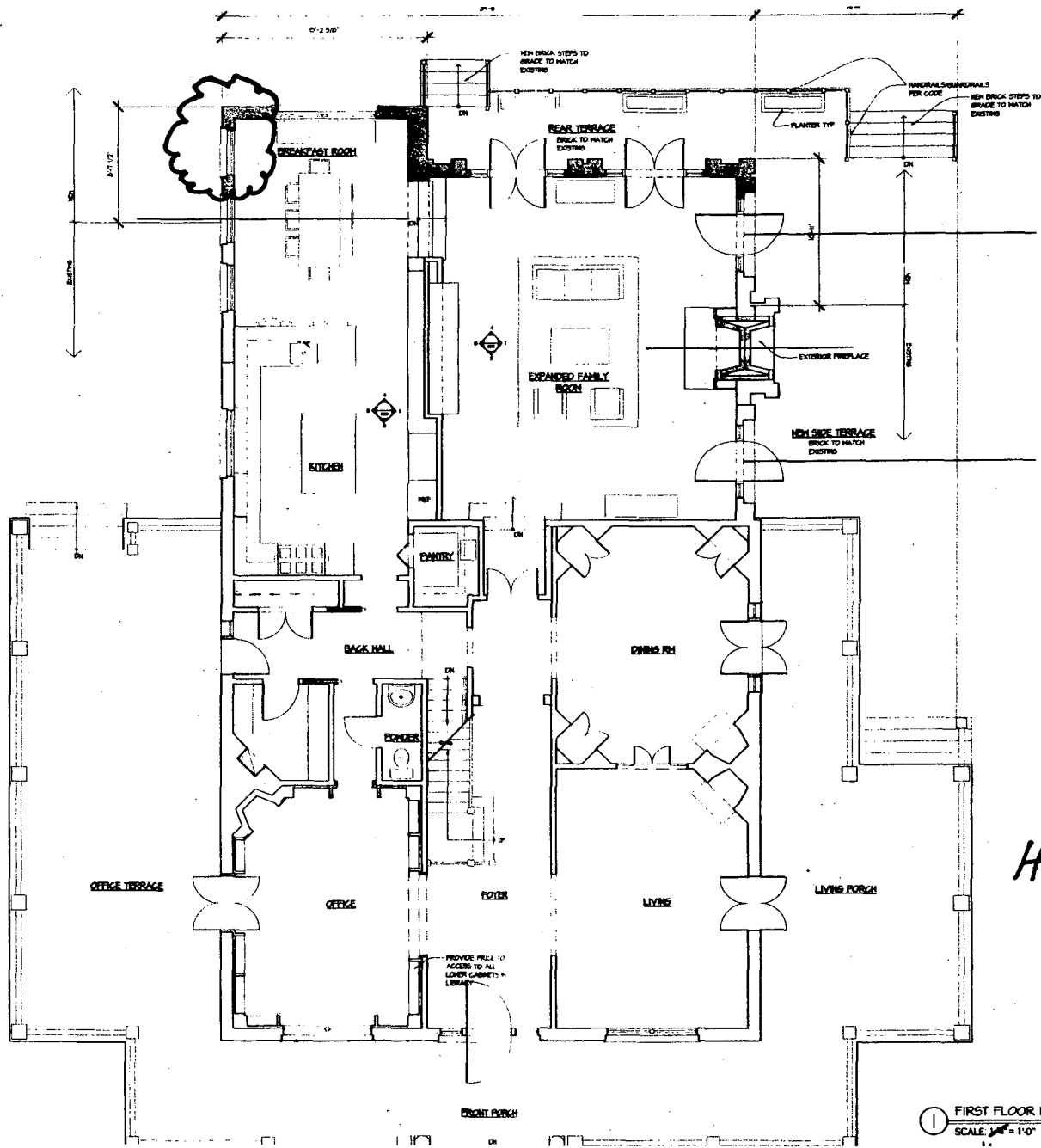
1 CELLAR - FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"
 HPC SEE SHEET 02 FOR OPERATIONAL NOTE & DETAILS
 1/8"

HPC APPROVED PLAN



DONALD LOCOCO ARCHITECTS, LLC.	
1415 12th Street NW Washington, DC 20004 Tel: 202 331-4422 Fax: 202 331-2022	
PERMIT REVIEW MAR 12, 2008	
FLOOR PLAN - CELLAR / FOUNDATION SCALE: 1/8" = 1'-0"	
CONLEY RESIDENCE 9 WEST LENOX STREET CHEVY CHASE, MARYLAND	
1	
A3.1	

NEW FOUNDATION PLAN



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

**HPC APPROVED
PLAN**

**DONALD
LOCOCO**
ARCHITECTS, LLC

3413 1/2 M Street, NW
Washington, DC 20007
Tel: 202-337-4452
Fax: 202-337-2622

**HISTORIC
PRESERVATION
SUBMITTAL**

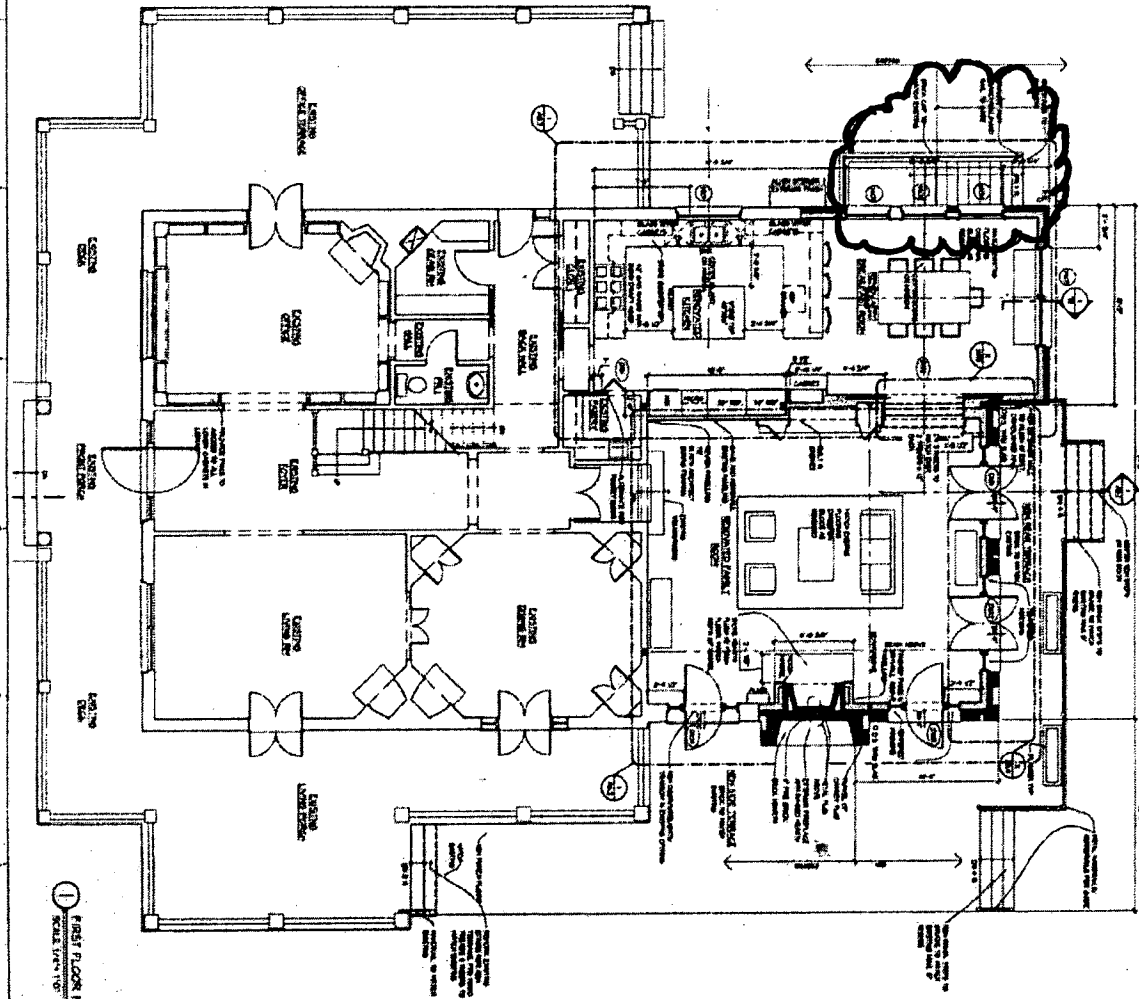
JAN. 23, 2008

Sheet Title: **FLOOR PLAN - FIRST FLOOR**
Scale: **1/8" = 1'-0"**

Project: **CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND**

A32

NEW FIRST FLOOR PLAN



① FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

A3.2

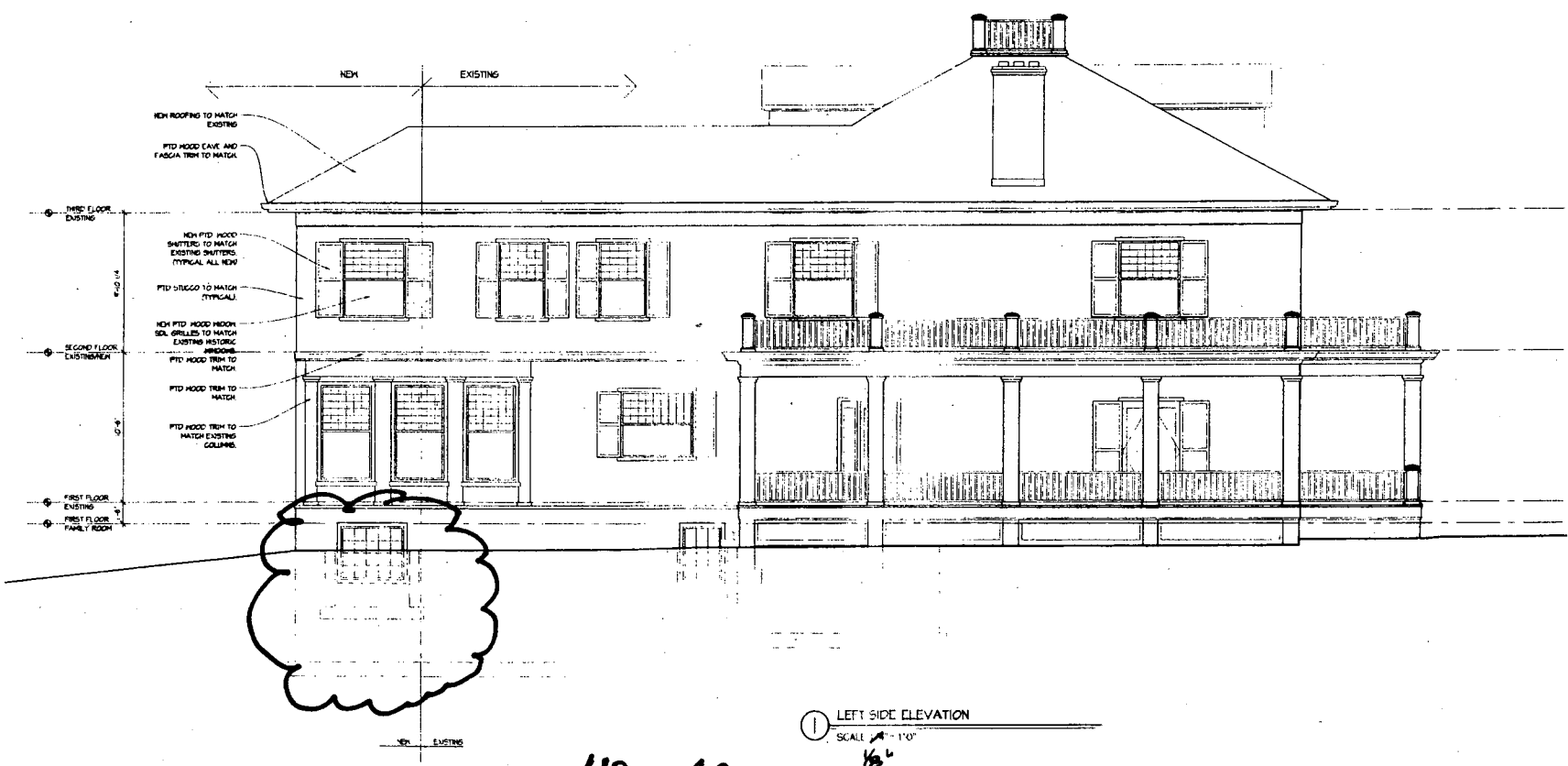
CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND

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

PERMIT REVIEW
MAY 17, 2008

DATE: 11/11/07
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

DONALD
LOCOCCO
ARCHITECTS, INC.



① LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"
HPC APPROVED LEFT SIDE ELEVATION

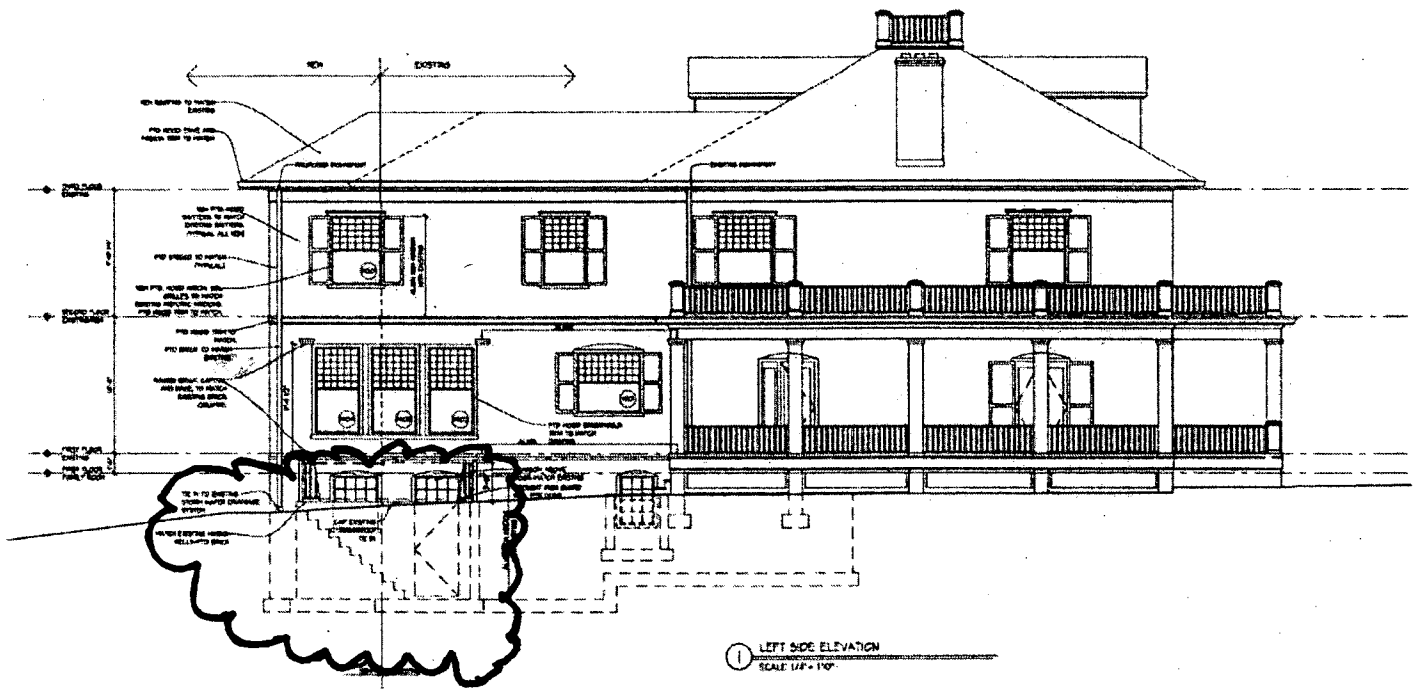
DONALD
LOCOCO
ARCHITECTS, LLC

PERMIT REVIEW
MAR. 12, 2008

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONLEY RESIDENCE
9 WEST LENOX STREET
CHEVY CHASE, MARYLAND

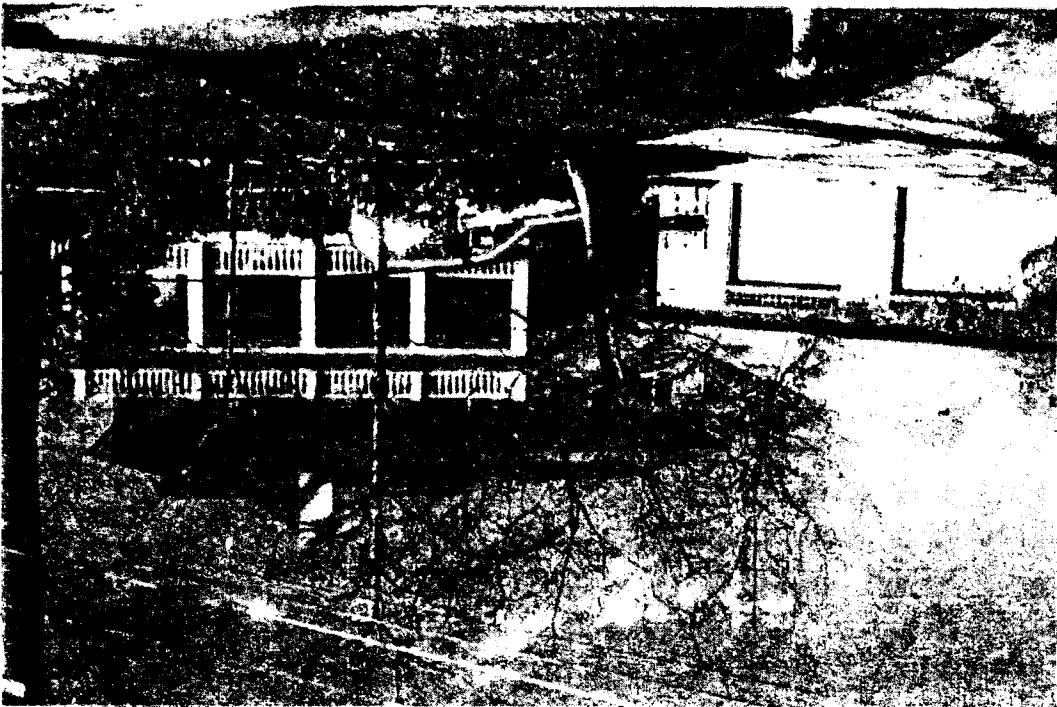
A4.4



-NEW LEFT SIDE ELEVATION-



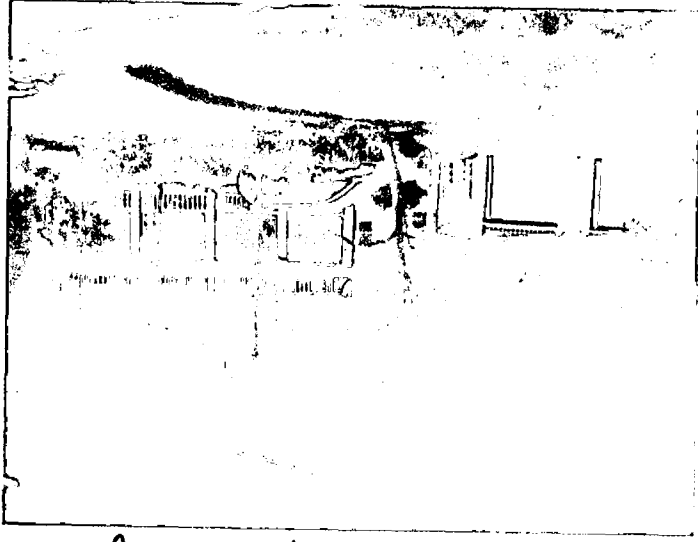
TYPICAL AREA WAY



PROPOSED AREA WAY WITH STAIRS TO BASEMENT. BLOCKED BY GARAGE AND SIDE POLEH FROM VIEW ON THE STREETS

VIEW FROM WEST LENOX

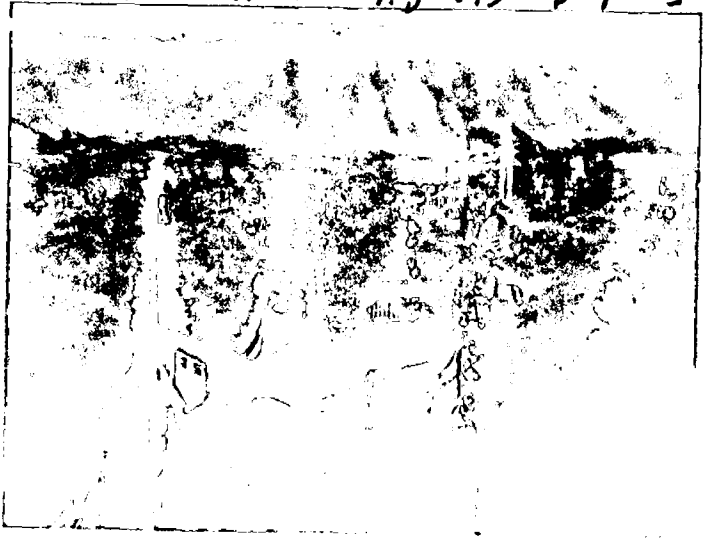
South West Side of House & Garage from Lenox Street



South-west Side of House from Lenox Street



Front & SW Side of House from Lenox Street

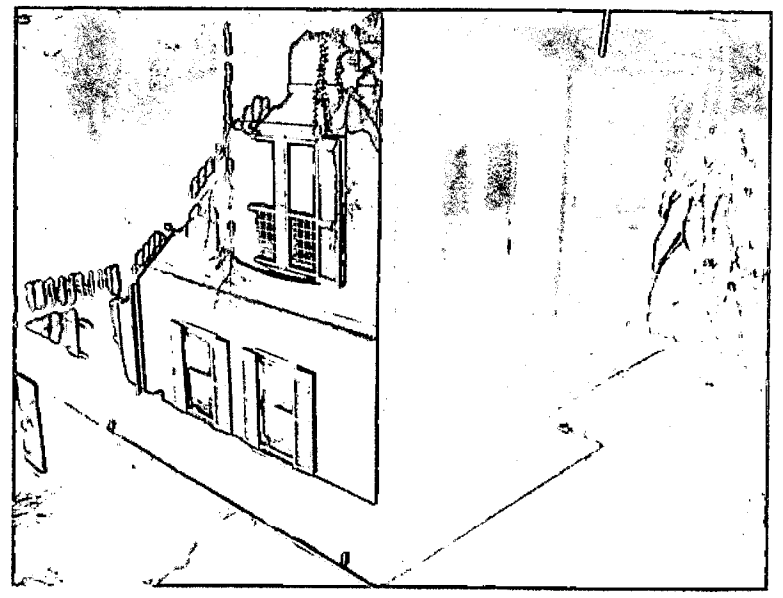


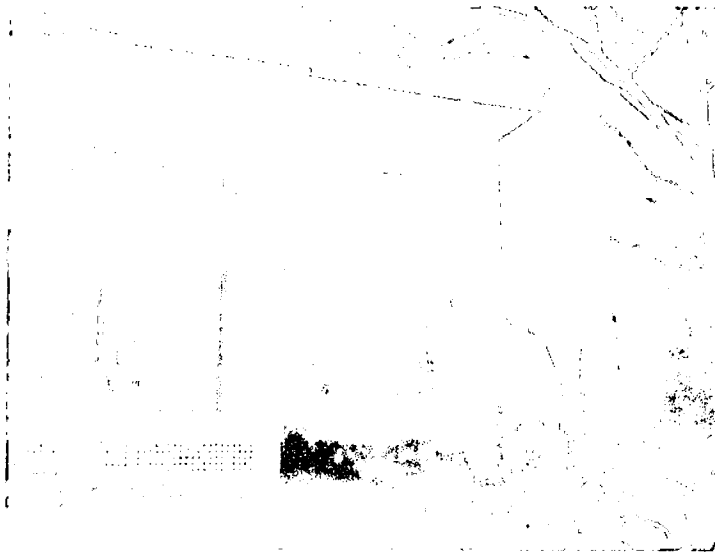
Front of House from Lenox Street



WEST E. 4 of 4

Rear of North-east side of House.





North - East Side of House



North-East Side of House looking
from Laurel Parkway

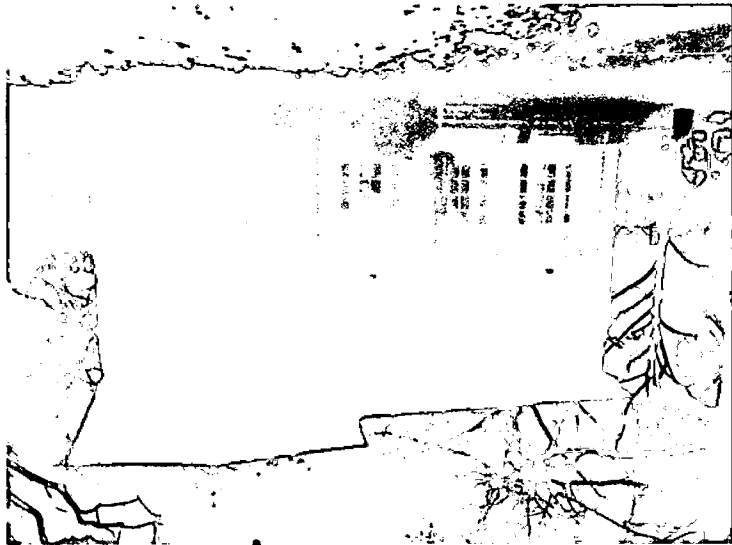


North-east side of House
looking from Laurel Pkwy

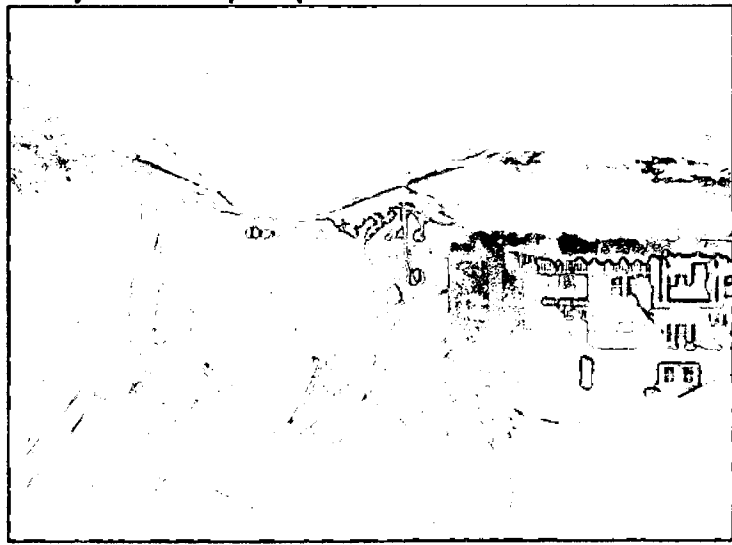


Front of House from Intersection
of Lenox Street & Laurel Pkwy.

Rear of House



Front of House Looking at Laurel Parkway



Front of House Looking at West Lenox Street



Side of House Looking from West Lenox Street



Chevy Chase Village Building Permit Preliminary Consultation Form & Permitting Checklist

Date of Application: 1/23/08

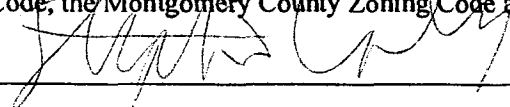
Applicant Name: <u>DONAUD LOCOLO, AIA</u> Resident Last Name: <u>CONLEY</u>	
Address: <u>9 WEST LENOX</u>	Phone: <u>(LOLOLO) 202.337.4422</u>
Contractor: <u>TBD</u>	Phone:
Contact Person:	MHI/MD Contractor's Lic. No.
Exact Description of Plans:	
<u>ONE STORY REAR ADDITION (39' WIDE X 10'6" DEEP), EXTERIOR FINISHES TO MATCH EXISTING.</u>	

Regulations (all boxes must be read and checked)

(Sections refer to Chevy Chase Village Code, available for download at www.ccvillage.org/Our Laws & Regulations.)

- Use of power equipment is prohibited prior to 8:00 a.m. weekdays and 9:00 a.m. weekends and holidays. (Section 20-2 (b) (2))
- All trees on the subject property, in addition to the trees within close proximity on the adjoining properties, must be shown on the submittal plans so that the Village Manager can determine if it will be necessary to have the Village Arborist visit the site to assess possible impact to said trees and outline a "Tree Preservation Plan" accordingly. (Sections 8-8 (b) (6) and 8-17 (j))
- All trees proposed for removal on the subject property that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level, require a Tree Removal Permit from Chevy Chase Village prior to removal. (Section 17-1)
- Dumpsters are ONLY permitted on private property. Prior to delivery, a Dumpster Permit must be obtained from Chevy Chase Village. (Sections 8-10 and 8-28 (e))
- A COPY of the stamped as approved plans from the Montgomery County Department of Permitting Services (and, where applicable, the Historic Preservation Commission of The Maryland National Capital Park and Planning Commission) must be submitted to the Village office in order to receive a Chevy Chase Village Building Permit. Additionally, these plans must include the show location of, but not limited to, the dumpster, portable sanitation facility, exterior air/steam discharge vents, delivery zone and parking area. (Sections 8-2 and 8-8)
- Air conditioning units and generators are subject to setbacks and prohibited in the front yard. (Section 8-23 (c))
- ALL commercial signs are prohibited. (Section 12-8)
- A Chevy Chase Village Building Permit must be issued and posted PRIOR to the commencement of work. (Section 8-4)

I hereby certify that I have the authority to submit the foregoing form, that the form is correct, that I have read and understood the above regulations, that the proposed project will conform to all applicable regulations contained within the Chevy Chase Village Code, the Montgomery County Zoning Code and all applicable covenants on the above property, and that I assume responsibility to notify all contractors and sub-contractors of the applicable regulations contained within the Chevy Chase Village Code, the Montgomery County Zoning Code and all applicable covenants on the above property.

Applicant's Signature: 

Date: 1/23/08

Silver, Joshua

From: Silver, Joshua
Sent: Thursday, February 07, 2008 4:12 PM
To: 'Alderson, Caroline'; 'Anahtar, Nuray'; 'Burnstyn, Lee'; 'Duffy, Timothy'; 'Fleming, Warren'; 'Fuller, Jef'; 'Jester, Thomas'; 'Miles, Leslie'; 'Rotenstein, David'
Cc: Whipple, Scott
Subject: February 13th HPC Meeting

Hi everyone,

Please find attached a corrected staff report for Case IV-D, 9 West Lenox Street, Chevy Chase. The site plan initially submitted with the HAWP application for the project shows a new one-story addition only. It was brought to attention that the applicants are proposing a one-story addition which also includes a minor expansion of the existing second story addition at the rear of the house. The attached staff report has been corrected to include this revision. Please remove pages 1-4 from your staff report for this case. The applicants and LAP have also been sent a corrected version.

My apologies for the confusion. See everyone next Wednesday.

Regards,

Josh

Joshua Silver, Senior Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
joshua.silver@mncppc-mc.org
www.MontgomeryPlanning.org



021308_CC_9West
enox_CORRECTIO..