

3 West Lenox Street (Prelim.)  
(Chevy Chase Village HD)

3 West Lenox Street, Chevy Ch.  
(Second Preliminary Consultation)

35/13-01C 3 West Lenox Street  
(Chevy Chase Village Historic District)

8/30/57

Perry, Mr. Brascher

came by to have  
dumps stamped --  
only brought 2 sets --  
I asked him to  
send you a set.

M

Fax Brazher  
410 995 0350

HAWP  
plans to  
arrive by  
LOB Monday  
2/26

Washed RB

1/16.

1)  $\frac{3}{4}$  persp of  $f \frac{1}{2}$  left  
from sheet

2).

1. cannot design  
away <sup>bad</sup> hp practices
2. did not consult w/  
hp before buying
3. interop b/t s & e res  
part w/ read addition  
design

DPS HAWP  
241548  
ISSUED 3 28-01

II-J

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 West Lenox Street	<b>Meeting Date:</b>	03/14/01
<b>Applicant:</b>	Bill & Judy Munn (Ron Brasher, Architect)	<b>Report Date:</b>	03/07/01
<b>Resource:</b>	Chevy Chase Village Historic District	<b>Public Notice:</b>	02/28/01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	35/13-01C	<b>Staff:</b>	Perry Kapsch

**PROPOSAL:** Rear addition, side deck, lower level garage.

**RECOMMEND:** Approve

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival Four Square  
**DATE:** 1901.

The 2½-story, two-bay, stucco-clad residence has a full width front porch wrapping around to a stucco-clad masonry chimney and 2-story bay windows on the left side. The porch has Doric porch columns set on rusticated supports and two-tiered front steps leading up to the porch. The eaves extend from the Four Square form in Craftsman style. On the first level are tripartite 12/1 windows and a front door with flanking sidelights. On the second level of the front façade are matching hexagonal projecting bay windows. At the rear (north) is a two-level wood porch with inset picket railings and with stairs leading from the side of the porch down to grade. There is a side entrance at the rear of the right (east) side elevation with stairs leading down to grade with a basement entrance directly beneath. The windows on the rear and sides are 9/1 for the most part. There are shake-shingled dormers on four sides in various sizes with different window treatments.

To the left of the property (west side) is an 8' wide asphalt driveway leading to an original hip roof, stucco-clad garage at the rear of the property.

The style, siting and architectural details of the house are closely related to the Leon Dessez houses at 5, 7, and 9 East Irving Street

1

## PROPOSAL

The applicant proposes to:

1. Construct a two-story rear addition that includes modifying the rear porch.. The side addition is to begin at least 12 feet to the rear of the front façade. On the right side addition is a front-facing bay window.
2. Install a hipped chimney at the rear of the new addition.
3. Construct a deck with a basement level two-car garage on the left (west) side beneath the existing house. Extend the existing painted wood railing on the front porch along the length of new decking.
4. Remove the right (east) side door, steps, and basement entrance.
5. Enclose the existing rear porch and add a sun room above the porch.
6. Construct a rear porch with a left side entrance leading from the proposed right side addition.
7. Widen the driveway from 8' to 10' and install a paved apron in front of the proposed attached garage (expand an existing apron).
8. Construct stone retaining walls on either side of the paved apron and in front of the historic garage.

## STAFF DISCUSSION

The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others. The applicant has responded to the recommendations of the Historic Preservation Commission at the Preliminary Consultation as to retention of the left façade and construction of a rear addition that will not impact the historic streetscape.

The modification of the rear porch is a reasonable solution to the need for more living space on a site that is visible from both the front and side.

## 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 Guidelines #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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall



also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 West Lenox Street	<b>Meeting Date:</b>	03/14/01
<b>Applicant:</b>	Bill & Judy Munn (Ron Brasher, Architect)	<b>Report Date:</b>	03/07/01
<b>Resource:</b>	Chevy Chase Village Historic District	<b>Public Notice:</b>	02/28/01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	35/13-01C	<b>Staff:</b>	Perry Kapsch

**PROPOSAL:** Rear addition, side deck, lower level garage.

**RECOMMEND:** Approve

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival Four Square  
**DATE:** 1901.

The 2½-story, two-bay, stucco-clad residence has a full width front porch wrapping around to a stucco-clad masonry chimney and 2-story bay windows on the left side. The porch has Doric porch columns set on rusticated supports and two-tiered front steps leading up to the porch. The eaves extend from the Four Square form in Craftsman style. On the first level are tripartite 12/1 windows and a front door with flanking sidelights. On the second level of the front façade are matching hexagonal projecting bay windows. At the rear (north) is a two-level wood porch with inset picket railings and with stairs leading from the side of the porch down to grade. There is a side entrance at the rear of the right (east) side elevation with stairs leading down to grade with a basement entrance directly beneath. The windows on the rear and sides are 9/1 for the most part. There are shake-shingled dormers on four sides in various sizes with different window treatments.

To the left of the property (west side) is an 8' wide asphalt driveway leading to an original hip roof, stucco-clad garage at the rear of the property.

The style, siting and architectural details of the house are closely related to the Leon Dessez houses at 5, 7, and 9 East Irving Street

## PROPOSAL

The applicant proposes to:

1. Construct a two-story rear addition that includes modifying the rear porch.. The side addition is to begin at least 12 feet to the rear of the front façade. On the right side addition is a front-facing bay window.
2. Install a hipped chimney at the rear of the new addition.
3. Construct a deck with a basement level two-car garage on the left (west) side beneath the existing house. Extend the existing painted wood railing on the front porch along the length of new decking.
4. Remove the right (east) side door, steps, and basement entrance.
5. Enclose the existing rear porch and add a sun room above the porch.
6. Construct a rear porch with a left side entrance leading from the proposed right side addition.
7. Widen the driveway from 8' to 10' and install a paved apron in front of the proposed attached garage (expand an existing apron).
8. Construct stone retaining walls on either side of the paved apron and in front of the historic garage.

## STAFF DISCUSSION

The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others. The applicant has responded to the recommendations of the Historic Preservation Commission at the Preliminary Consultation as to retention of the left façade and construction of a rear addition that will not impact the historic streetscape.

The modification of the rear porch is a reasonable solution to the need for more living space on a site that is visible from both the front and side.

## 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 Guidelines #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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall

also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 West Lenox Street	<b>Meeting Date:</b>	12/20/00
<b>Applicant:</b>	Bill & Judy Munn (Ron Brasher, Architect)	<b>Report Date:</b>	12/13/00
<b>Resource:</b>	Chevy Chase Village Historic District	<b>Public Notice:</b>	12/06/00
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Perry Kapsch

**PROPOSAL:** Rear and side additions, lower level garage.

**RECOMMEND:** Modify plan for addition and proceed to HAWP.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival Four Square  
**DATE:** 1901.

The 2 1/2-story, two-bay, stucco-clad residence has a full width front porch wrapping around to a stucco-clad masonry chimney and 2-story bay windows on the left side. The porch has Doric porch columns set on rusticated supports and two-tiered front steps leading up to the porch. The eaves extend from the Four Square form in Craftsman style. On the first level are tripartite 12/1 windows and a front door with flanking sidelights. On the second level of the front façade are matching hexagonal projecting bay windows. At the rear (north) is a two-level wood porch with inset picket railings and with stairs leading from the side of the porch down to grade. There is a side entrance at the rear of the right (east) side elevation with stairs leading down to grade with a basement entrance directly beneath. The windows on the rear and sides are 9/1 for the most part. There are shake-shingled dormers on four sides in various sizes with different window treatments.

To the left of the property (west side) is an 8' wide asphalt driveway leading to an original hip roof, stucco-clad garage at the rear of the property.

The style, siting and architectural details of the house are closely related to the Leon Dessez houses at 5, 7, and 9 East Irving Street

(1)

SB Changing simple rect. form & making it  
a larger house.

A: 20' Back on each side

SS. like (left is not 20' - more like 10'  
~~on~~ on left.

A. but 2nd fr. on left is ~~to be~~ back  
at least 1/2 way

LW new 1st flr. plan. old being 2/3 enclosed  
by addition - losing 2/3 of historic service

EE - <sup>can't save bay.</sup> losing bay based on.

SV like the Melrose. This is a nice  
4 square - being lost.

m.d. - reverse mBR & mBath.

D.H. - ~~APL doesn't~~ do chanelle - concern  
are left side changes &  
we have to start

## PROPOSAL

The applicant proposes to:

1. Remove the 2-story bay windows on the left (west) side.
2. Construct two 2-story side and rear additions on either side of the rear porch. The side additions are to begin at least 12 feet to the rear of the front façade. On the right side addition is a front-facing bay window.
3. Install a hipped chimney at the rear of the new addition.
4. Construct a 1-story side addition with a basement level two-car garage on the left (west) side in front of the 2-story addition.
5. Remove the right (east) side door, steps, basement entrance, and one dormer window.
6. Modify the steps on the rear porch from the side of the porch to the rear, and extend the porch with a deck on the west side.
7. Widen the driveway from 8' to 10' and install a paved apron in front of the proposed attached garage (expand an existing apron).

The footprint of the house is being expanded by 913 s.f. from 1,091 s.f. to 2,004 s.f. The square footage of the house will go from 4,043 existing s.f. to a total new s.f. of 6,782 for both the house and the proposed additions.

## STAFF DISCUSSION

The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others.

The aspects of the project that appear noncontroversial are:

- A. The change to the rear porch including relocating the steps to the rear.
- B. The addition of a rear deck with a painted wood railing with inset pickets.
- C. With the exception of the dormer window removal, the proposed changes to the right (east) side and the construction of a 2-story rear/side addition at this location.
- D. The proposed use of stucco cladding and TDL double-glazed 9/1 wood windows on the new addition.
- E. Installation of a painted or stucco-clad masonry chimney at the rear of the structure.

The applicant has indicated that the front façade is not being changed, and that the topography of the lot will allow the side additions to be added without affecting the view of the historic resource from the public right-of-way. Staff would contend that because of the proposed changes on the left (west) side of structure, the project would not meet either the Secretary of Interior Standards or the Guidelines for the Historic District, and would recommend that the HPC consider the following issues when reviewing the proposed changes to the property.

1. The house was originally designed with a three-quarters front view such that both the front and left elevations are principal facades and should be left unchanged in

**order to protect the integrity of the property.** Both elevations are included in the viewshed from the park up toward the house, and from the entrance to the house at the driveway. Some of the design details that underscore the interrelationship between the two sides are a) the matching dormer styles (that are different from the dormers on the north and east sides), b) the repetition of the projecting front bays as two-story projecting bays on the west side, and c) the front porch that wraps around to the left side with steps leading down to grade on that side. The contrasting lack of detail on the east - or service - side of the house also calls attention to the degree of detailing and the relative importance of the west side.

**2. Within the Chevy Chase Village Historic District, substantial alterations have the potential to move a property from outstanding to contributing and from contributing to non-contributing categories.** Staff is concerned that the integrity of the Contributing Resource will be seriously compromised if all the changes being proposed are implemented. The Four Square form of the structure is substantially intact at this point. In the Chevy Chase Village Historic District, a Contributing Resource is one “if it is *a common or ubiquitous example of an architectural style that is important to the historic district*, or if it was an Outstanding Resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations.” This property clearly falls in the former category. Similar examples of this important style are the Leon Dessez houses found at 5, 7, and 9 East Irving. The Guidelines go on to say that in the historic district, a Non-Contributing Resource is defined as “a resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or *because of major alterations that have eliminated most of the resource’s original architectural integrity.*” In considering changes to a Contributing Resource, it is important that original architectural details not be eliminated. Removal of the two-story projecting bays, the rear facing steps on the wraparound porch, and the east dormer window – as well as the addition of new features on the west side such as the garage and the multi-form addition all negatively impact the integrity of the resource.

**3. The installation of an integrated garage in the basement of the historic resource is considered in the guidelines for the historic district as a “major addition”, and is “subject to review in accordance with the Guidelines applicable to ‘major additions’”.** “Major additions, which substantially alter or obscure the front of the structure, are to be discouraged but not automatically prohibited.” As it is considered a major addition, the guidelines recommend that the garage be placed at the rear in order to be less visible from the public right-of-way. As the garage is not in keeping with the age or style of the house, staff would recommend that it be deleted, or be relocated away from either of the principal facades of the house – either to the east or to the rear.

**4. The issues of need and individual taste (Evolving Eclecticism) do not appear to be relevant issues in this particular case.** Firstly, it should be pointed out that as the house has been successfully occupied for nearly 100 years without an attached garage, the need for a large interior garage in order that the house can be habitable is clearly not an issue. Secondly, the question as to whether the proposed garage and left side additions reflect the judgment, creativity, or individuality of Village residents (the principle of Evolving Eclecticism that is one of two critical characteristics of the historic district) should also not be considered an issue as the garage is simply in-grade parking space attached to a principal façade of the house by means of overhead



living space, and not an expression of creativity or individuality. Evolving Eclecticism would be demonstrated in this case if the modification of the property could be achieved without destroying the structure's **contribution** to the cohesive architectural image and historic street patterns of the historic district.

**5. As with each house expansion or mansionization project that is proposed to the HPC, the issue seems to be how many square feet of living or parking space can be added onto the facades of a historic structure - or spread outward onto the open, park-like setting of a historic district - before the historicity and architectural integrity of the structure and the historic district will be irrevocably lost.** Staff would suggest that adding 913 s.f. to a 1091 s.f. footprint may be too extensive a project within a historic district. Not as a criticism of the design, but simply in terms of good historic preservation practices, such a project might better be undertaken outside of the historic district.

Beyond the issues stated above that relate to loss of historicity and architectural integrity, there are a number of other changes to be considered.

The applicant proposes to increase the driveway from 8' to 10' and include an apron in front of the existing garage. As the original garage is to be converted into a garden structure, staff would suggest that the driveway be left within its current dimensions in order to preserve the existing spatial relationships. If the new garage location was proposed – either to the rear or on the east, a new driveway could be considered as part of the new design.

The applicant proposes removing the rear window in the east dormer. Staff would suggest that the window be retained and that the solid wall required for the proposed interior changes could be constructed behind the window in order to maintain the exterior integrity of the dormer.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant modify the project to preserve the distinctive architectural features at the west side of the building with particular attention to the Secretary of the Interior Guidelines #2 and #10:

*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.*

*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.*

and return to the HPC for a HAWP that does not include removal of distinctive architectural features from the building.

4

## PROPOSAL

The applicant proposes to:

1. Remove the 2-story bay windows on the left (west) side.
2. Construct two 2-story side and rear additions on either side of the rear porch. The side additions are to begin at least 12 feet to the rear of the front façade. On the right side addition is a front-facing bay window.
3. Install a hipped chimney at the rear of the new addition.
4. Construct a 1-story side addition with a basement level two-car garage on the left (west) side in front of the 2-story addition.
5. Remove the right (east) side door, steps, basement entrance, and one dormer window.
6. Modify the steps on the rear porch from the side of the porch to the rear, and extend the porch with a deck on the west side.
7. Widen the driveway from 8' to 10' and install a paved apron in front of the proposed attached garage (expand an existing apron).

The footprint of the house is being expanded by 913 s.f. from 1,091 s.f. to 2,004 s.f. The square footage of the house will go from 4,043 existing s.f. to a total new s.f. of 6,782 for both the house and the proposed additions.

## STAFF DISCUSSION

The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others.

The aspects of the project that appear noncontroversial are:

- A. The change to the rear porch including relocating the steps to the rear.
- B. The addition of a rear deck with a painted wood railing with inset pickets.
- C. With the exception of the dormer window removal, the proposed changes to the right (east) side and the construction of a 2-story rear/side addition at this location.
- D. The proposed use of stucco cladding and TDL double-glazed 9/1 wood windows on the new addition.
- E. Installation of a painted or stucco-clad masonry chimney at the rear of the structure.

The applicant has indicated that the front façade is not being changed, and that the topography of the lot will allow the side additions to be added without affecting the view of the historic resource from the public right-of-way. Staff would contend that because of the proposed changes on the left (west) side of structure, the project would not meet either the Secretary of Interior Standards or the Guidelines for the Historic District, and would recommend that the HPC consider the following issues when reviewing the proposed changes to the property.

1. The house was originally designed with a three-quarters front view such that both the front and left elevations are principal facades and should be left unchanged in

**order to protect the integrity of the property.** Both elevations are included in the viewshed from the park up toward the house, and from the entrance to the house at the driveway. Some of the design details that underscore the interrelationship between the two sides are a) the matching dormer styles (that are different from the dormers on the north and east sides), b) the repetition of the projecting front bays as two-story projecting bays on the west side, and c) the front porch that wraps around to the left side with steps leading down to grade on that side. The contrasting lack of detail on the east - or service - side of the house also calls attention to the degree of detailing and the relative importance of the west side.

**2. Within the Chevy Chase Village Historic District, substantial alterations have the potential to move a property from outstanding to contributing and from contributing to non-contributing categories.** Staff is concerned that the integrity of the Contributing Resource will be seriously compromised if all the changes being proposed are implemented. The Four Square form of the structure is substantially intact at this point. In the Chevy Chase Village Historic District, a Contributing Resource is one “if it is *a common or ubiquitous example of an architectural style that is important to the historic district*, or if it was an Outstanding Resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations.” This property clearly falls in the former category. Similar examples of this important style are the Leon Dessez houses found at 5, 7, and 9 East Irving. The Guidelines go on to say that in the historic district, a Non-Contributing Resource is defined as “a resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or *because of major alterations that have eliminated most of the resource’s original architectural integrity.*” In considering changes to a Contributing Resource, it is important that original architectural details not be eliminated. Removal of the two-story projecting bays, the rear facing steps on the wraparound porch, and the east dormer window – as well as the addition of new features on the west side such as the garage and the multi-form addition all negatively impact the integrity of the resource.

**3. The installation of an integrated garage in the basement of the historic resource is considered in the guidelines for the historic district as a “major addition”, and is “subject to review in accordance with the Guidelines applicable to ‘major additions’”.** “Major additions, which substantially alter or obscure the front of the structure, are to be discouraged but not automatically prohibited.” As it is considered a major addition, the guidelines recommend that the garage be placed at the rear in order to be less visible from the public right-of-way. As the garage is not in keeping with the age or style of the house, staff would recommend that it be deleted, or be relocated away from either of the principal facades of the house – either to the east or to the rear.

**4. The issues of need and individual taste (Evolving Eclecticism) do not appear to be relevant issues in this particular case.** Firstly, it should be pointed out that as the house has been successfully occupied for nearly 100 years without an attached garage, the need for a large interior garage in order that the house can be habitable is clearly not an issue. Secondly, the question as to whether the proposed garage and left side additions reflect the judgment, creativity, or individuality of Village residents (the principle of Evolving Eclecticism that is one of two critical characteristics of the historic district) should also not be considered an issue as the garage is simply in-grade parking space attached to a principal façade of the house by means of overhead

living space, and not an expression of creativity or individuality. Evolving Eclecticism would be demonstrated in this case if the modification of the property could be achieved without destroying the structure's **contribution** to the cohesive architectural image and historic street patterns of the historic district.

**5. As with each house expansion or mansionization project that is proposed to the HPC, the issue seems to be how many square feet of living or parking space can be added onto the facades of a historic structure - or spread outward onto the open, park-like setting of a historic district - before the historicity and architectural integrity of the structure and the historic district will be irrevocably lost.** Staff would suggest that adding 913 s.f. to a 1091 s.f. footprint may be too extensive a project within a historic district. Not as a criticism of the design, but simply in terms of good historic preservation practices, such a project might better be undertaken outside of the historic district.

Beyond the issues stated above that relate to loss of historicity and architectural integrity, there are a number of other changes to be considered.

The applicant proposes to increase the driveway from 8' to 10' and include an apron in front of the existing garage. As the original garage is to be converted into a garden structure, staff would suggest that the driveway be left within its current dimensions in order to preserve the existing spatial relationships. If the new garage location was proposed – either to the rear or on the east, a new driveway could be considered as part of the new design.

The applicant proposes removing the rear window in the east dormer. Staff would suggest that the window be retained and that the solid wall required for the proposed interior changes could be constructed behind the window in order to maintain the exterior integrity of the dormer.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant modify the project to preserve the distinctive architectural features at the west side of the building with particular attention to the Secretary of the Interior Guidelines #2 and #10:

*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.*

*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.*

and return to the HPC for a HAWP that does not include removal of distinctive architectural features from the building.



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: RON BRASHER
Daytime Phone No.: 301-621-6020

Tax Account No.:
Name of Property Owner: WILLIAM & JUDY MUNN Daytime Phone No.: 301-652-1906
Address: 3 WEST LENOX STREET CHEVY CHASE MD. 20815
Contractor: TO BE DETERMINED Phone No.:
Contractor Registration No.:
Agent for Owner: RON BRASHER Daytime Phone No.: 301-621-6020

LOCATION OF BUILDING/PREMISE

House Number: 3 WEST LENOX Street: WEST LENOX STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE.
Lot: 2 Block: 43 Subdivision: CHEVY CHASE VILLAGE
Liber: 17020 Folio: 161 Parcel: PART # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[ ] Construct [X] Extend [X] Alter/Renovate [X] A/C [X] Slab [X] Room Addition [X] Porch [X] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [X] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [X] Repair [ ] Revocable [X] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$
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 [X] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [X] 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 [X] 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.

D. Ronald Bush Signature of owner or authorized agent
27 FEB 01 Date

Approved: X For Chairman, Historic Preservation Commission
Disapproved: Signature: Date: 3-14-07
Application/Permit No.: 241548 Date Issued: 2/28/01

**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:

---

---

---

---

---

---

---

---

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

---

---

---

---

---

**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 MAILING LABELS.

5

The original house is eclectic in design.  
It is basically in The Colonial Revival Style, but incorporates some elements of Arts and Crafts.  
The exterior is rough stippled stucco with wood trim and some shutters around the windows.  
The dormers are shake shingles.

The new addition will reflect the existing flavor of the house with molding stucco and wood trim around the windows.

The new windows will reflect the 9 over 1 design with definable muntins.  
The roofing material will match the existing. All windows not removed for additions, will remain in their existing state. The modifications will occur to the front of the house and for 12 feet back on each side.  
The existing dormers and rear porch will remain.

There will be minimal disturbances to the exterior lawn of the house. All existing trees will remain, a new 10' driveway will be installed in approximately the same location of the existing 8' driveway.  
A turn around apron will be added in front of the existing garage.

The existing garage will remain and be converted into an entertainment room for outdoor activities.  
The existing garage doors will remain.

### MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 5, 2000

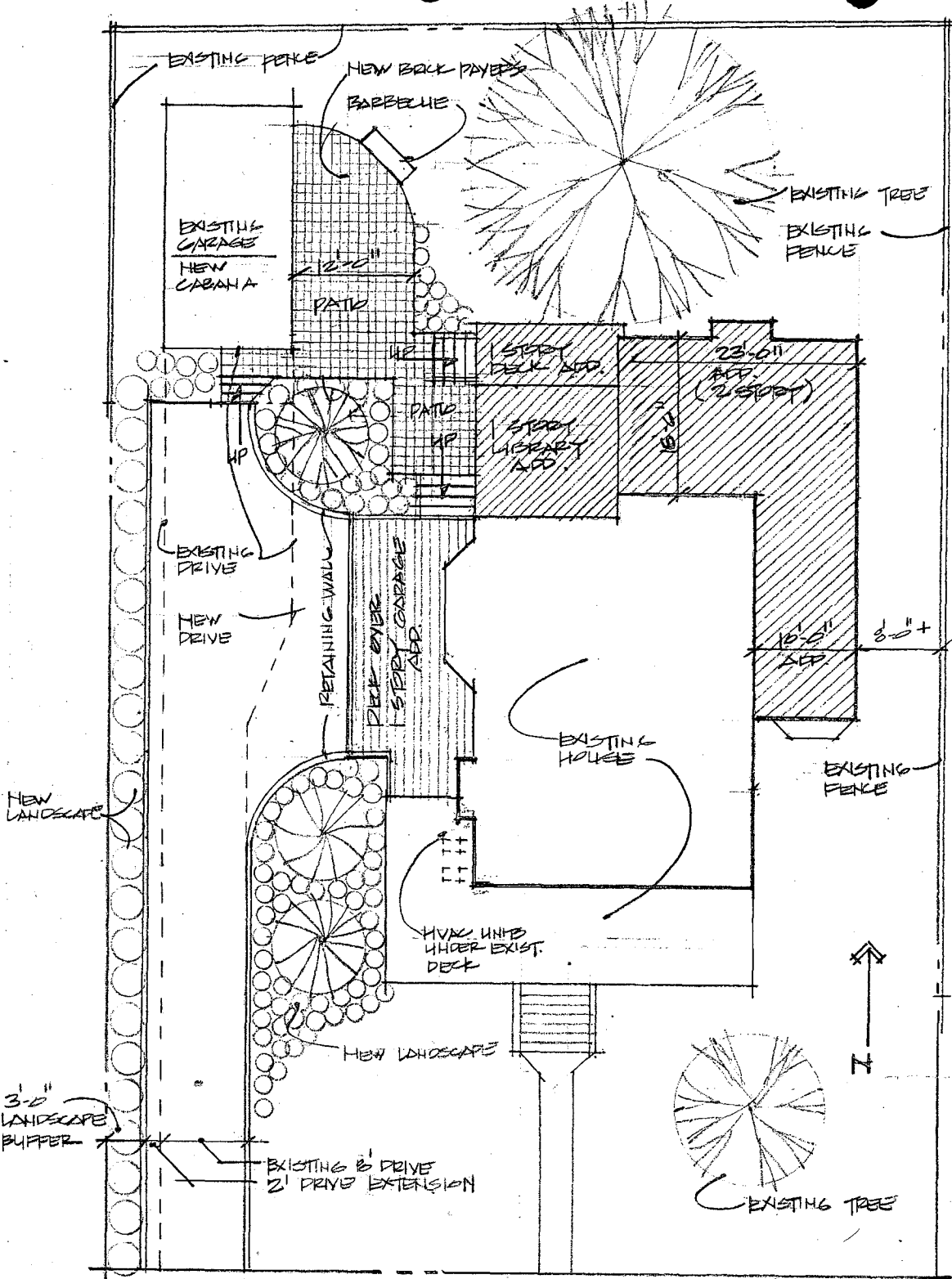
DRBrasher Project No. 00Munn

5560 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
PH: (410)995-0015 • FAX: (410)995-0020

DRBrasher

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

© 2000 DRBrasher

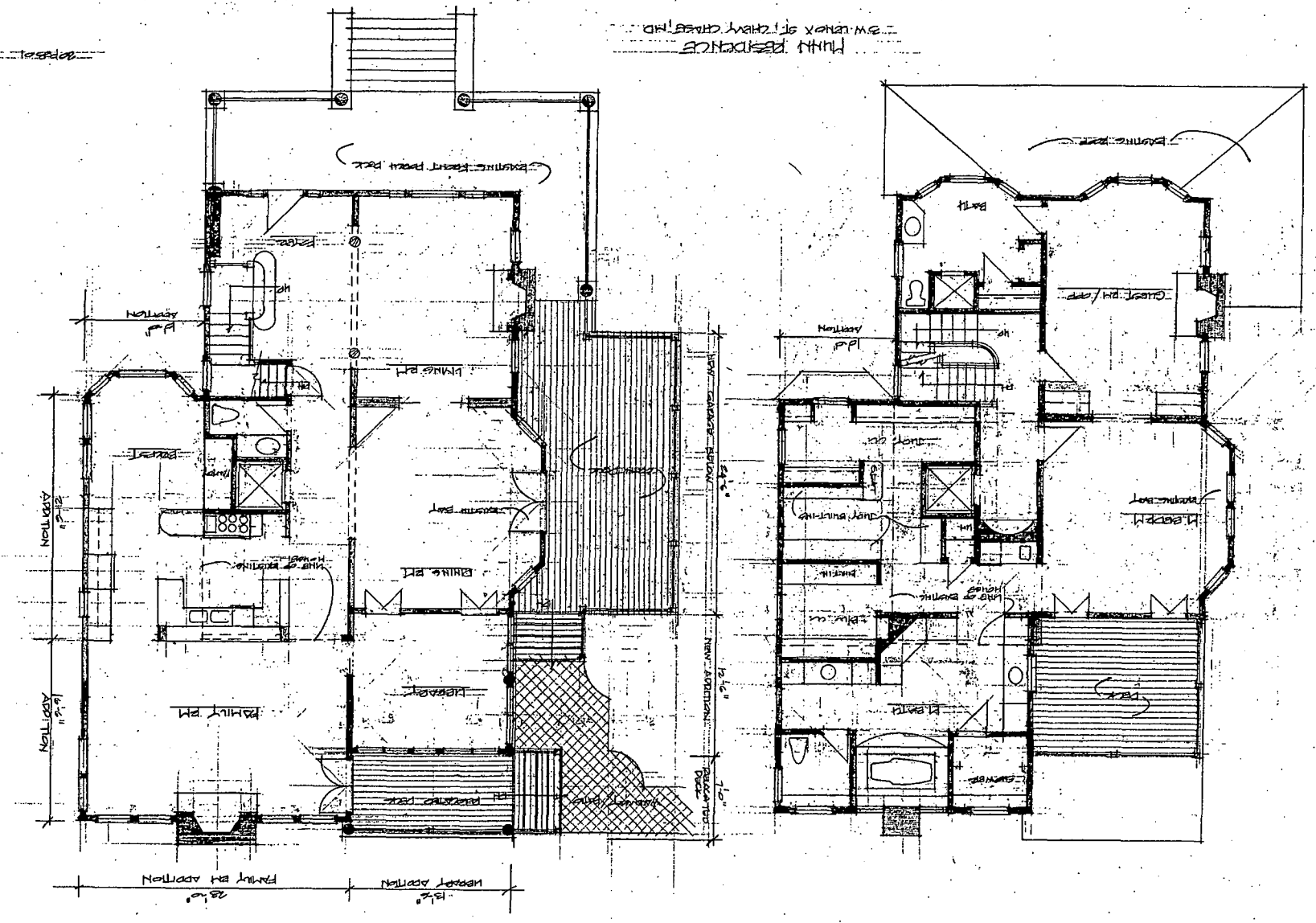


3 W. LENOX  
 CHEVY CHASE, MARYLAND 26 FEB 01

①



UNIT RESIDENCE  
... SW CORNER OF CHERRY CHASE RD



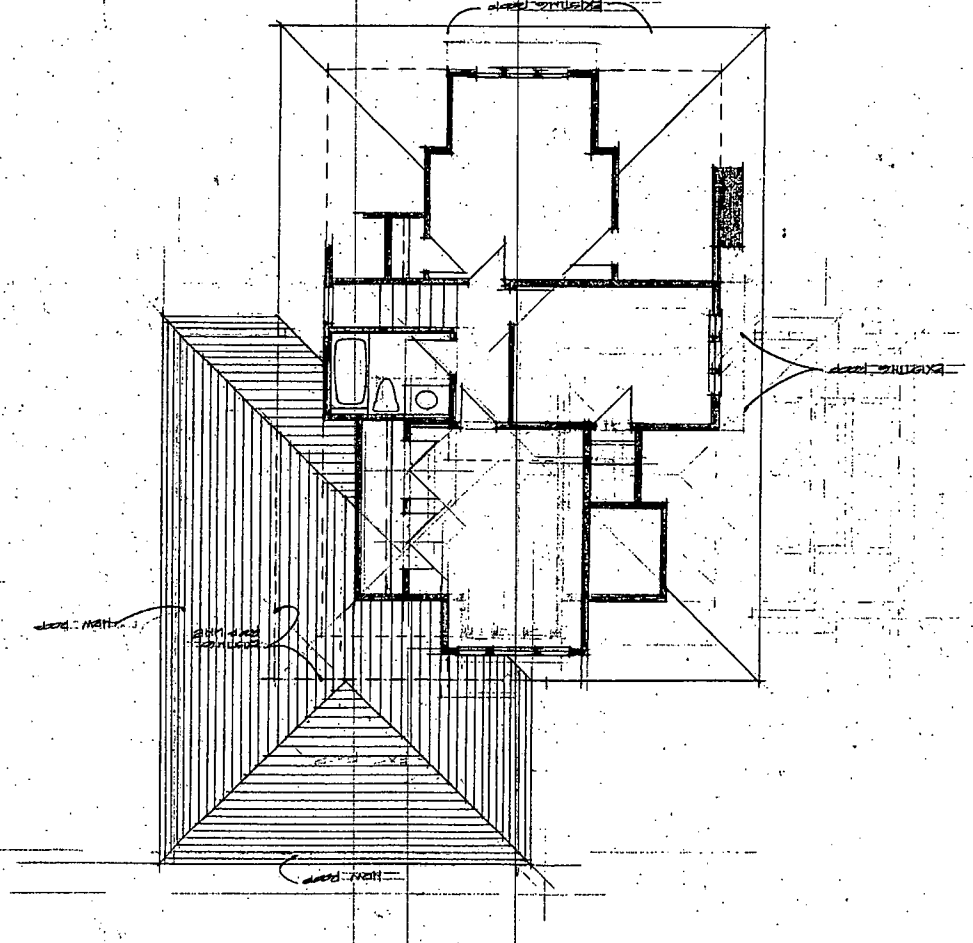
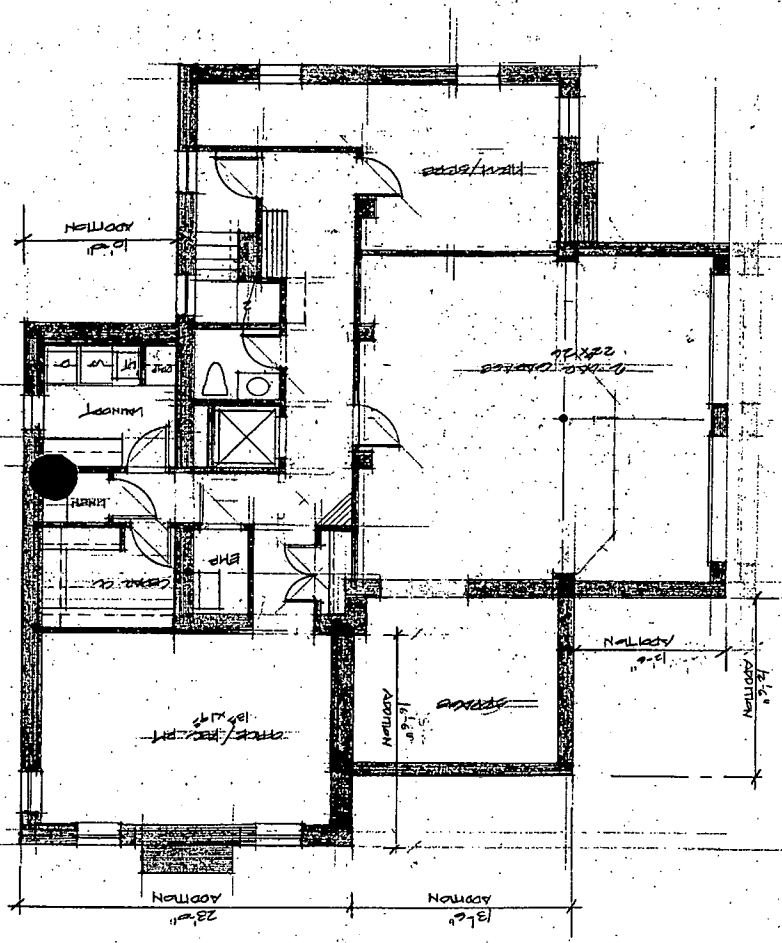
9

ARCHITECT: JAMES H. BRASHER  
ARCHITECT: JAMES H. BRASHER  
ARCHITECT: JAMES H. BRASHER

3 W. LEXINGTON ST. CHRY. CHASE, MD.  
KIMM RESIDENCE

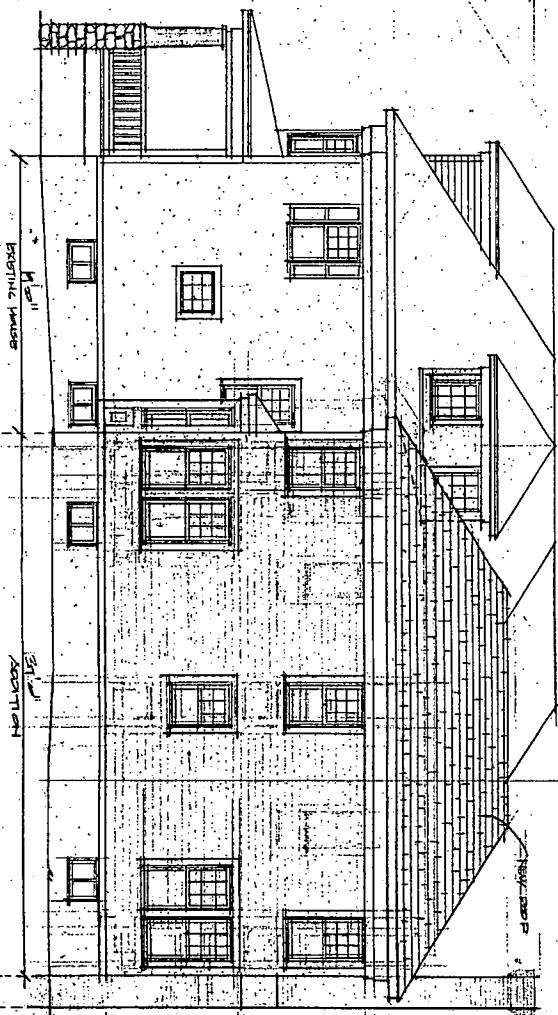
NEW BASEMENT PLAN

NEW 1ST FLOOR PLAN

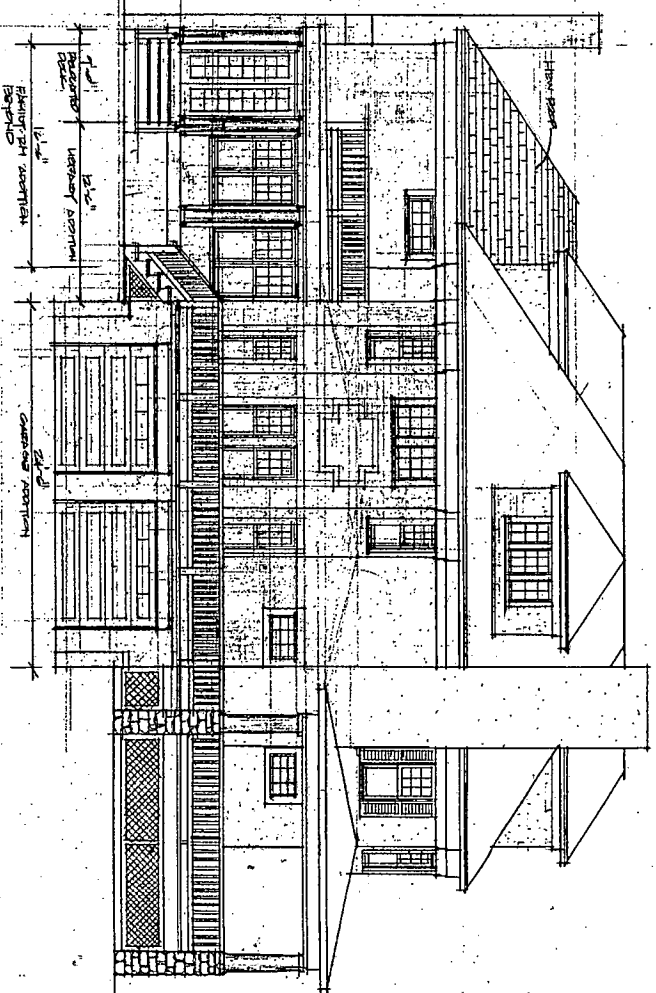


(11)

NEW RIGHT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



LEFT & RIGHT SIDE ELEVATIONS

MUNN RESIDENCE  
3 W. DENOX, CHEVY CHASE, MD.

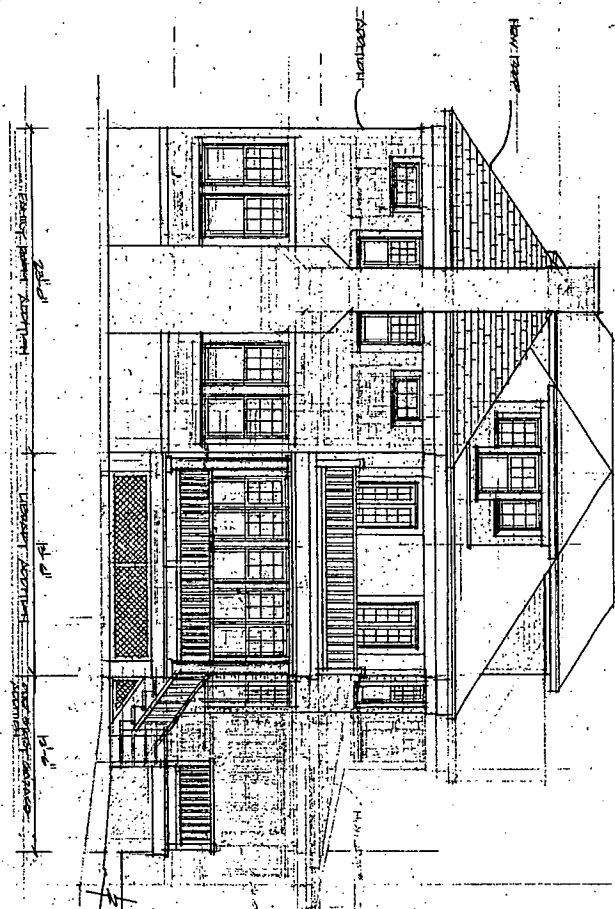
ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher

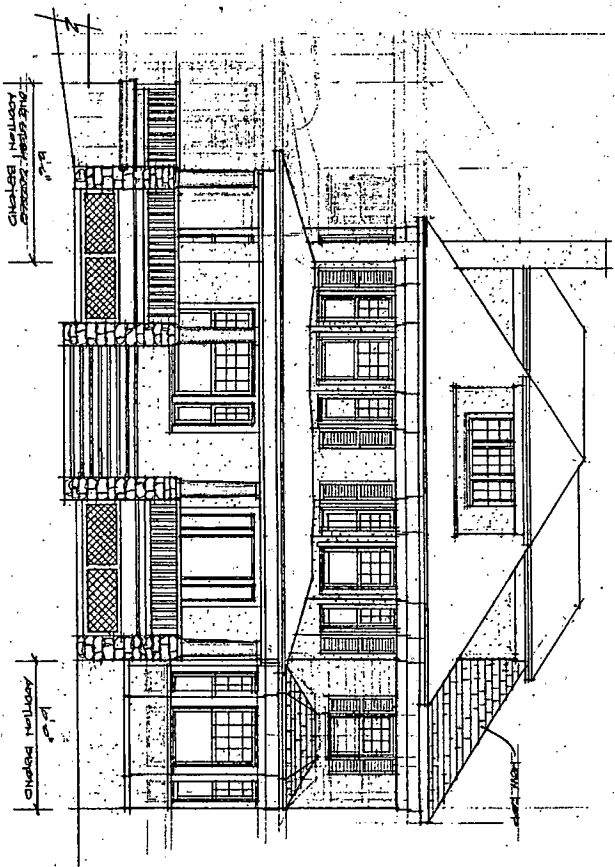
5560 STEPHENSON PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 321-0015 • WASH./VA. (301) 621-6020

01

NEW REAR ELEVATION



NEW FRONT ELEVATION



FRONT & REAR ELEVATIONS

MAIN RESIDENCE 3 W. LENOX ST. CHEVY CHASE, MD

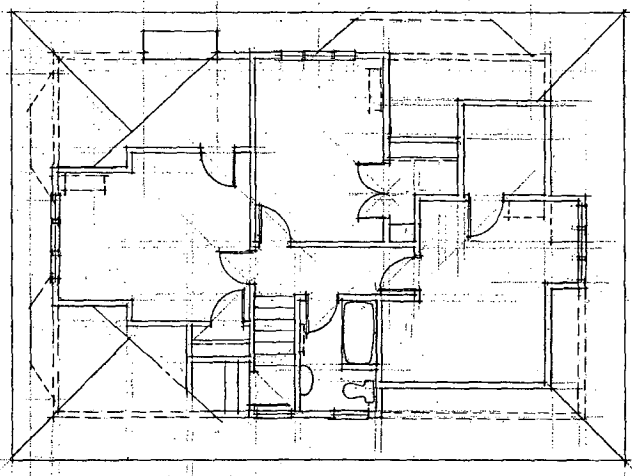
ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS

DRBrasher

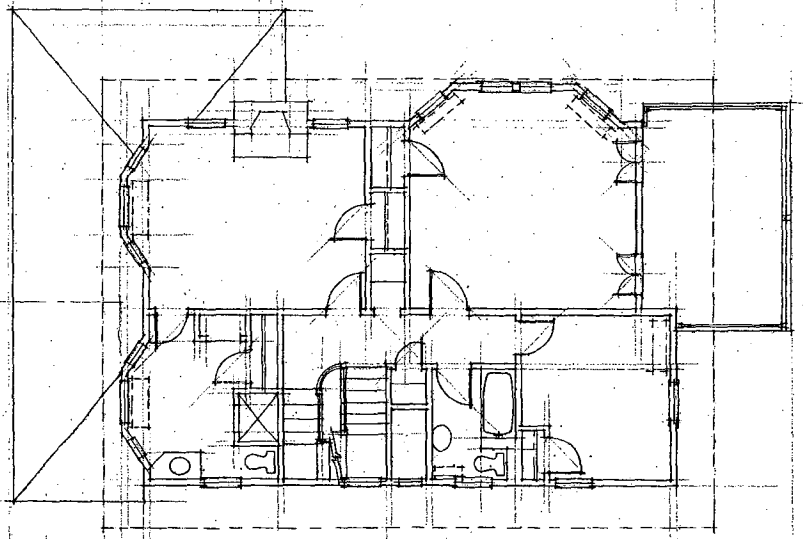
560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044 BALTO. (410) 995-0015 WASH./VA. (301) 621-6020

12

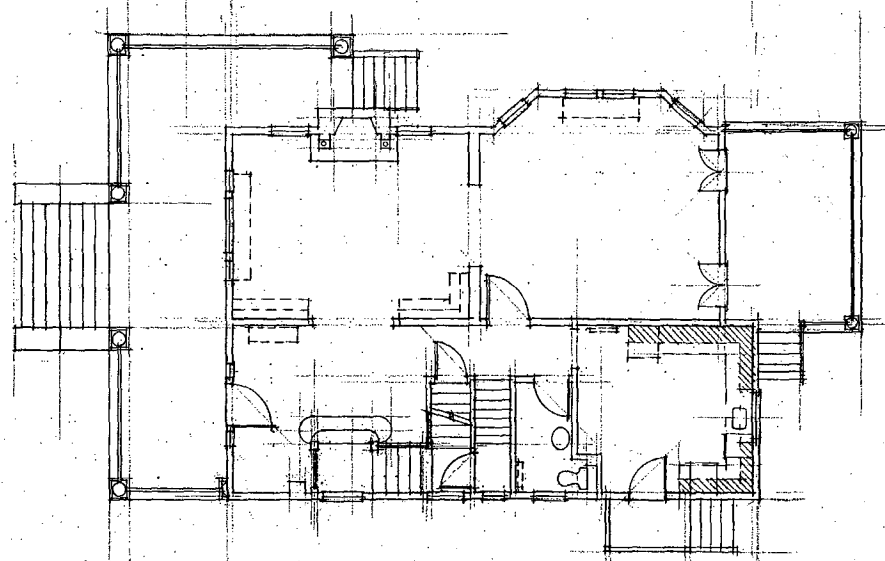
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



EXISTING FLOOR PLANS

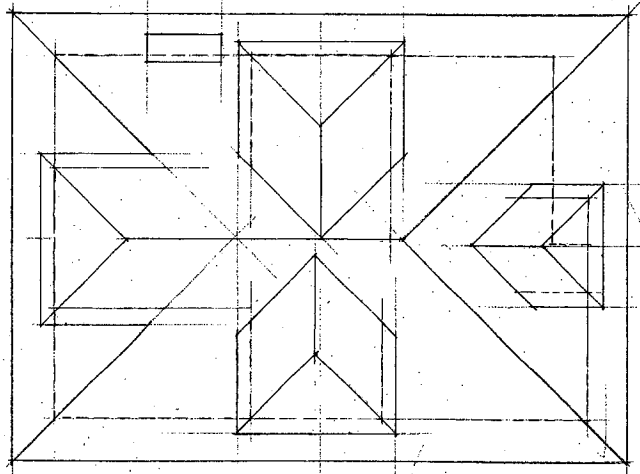
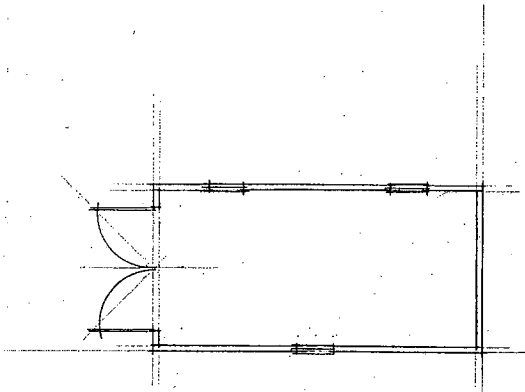
MURR RESIDENCE  
3 W. LEWIS ST., CHESTY CREEK, MD

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

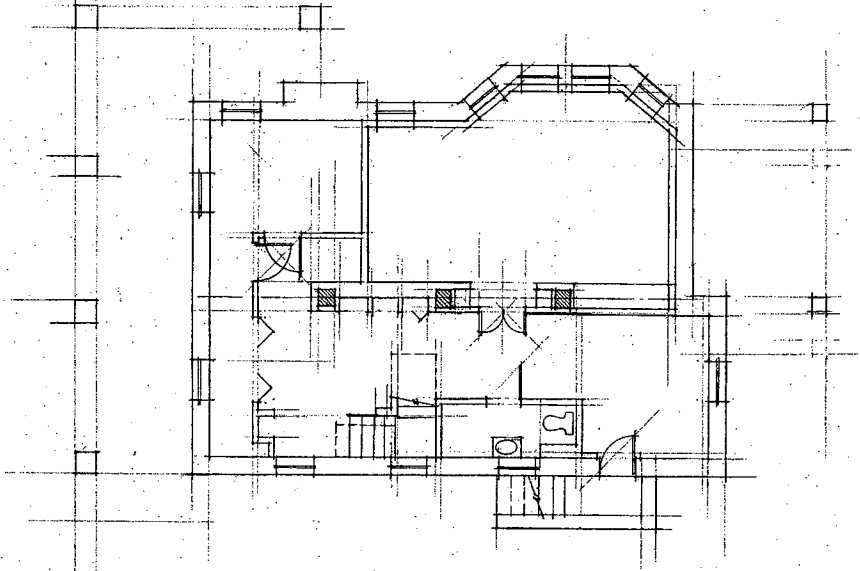
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

13



EXISTING PLAN

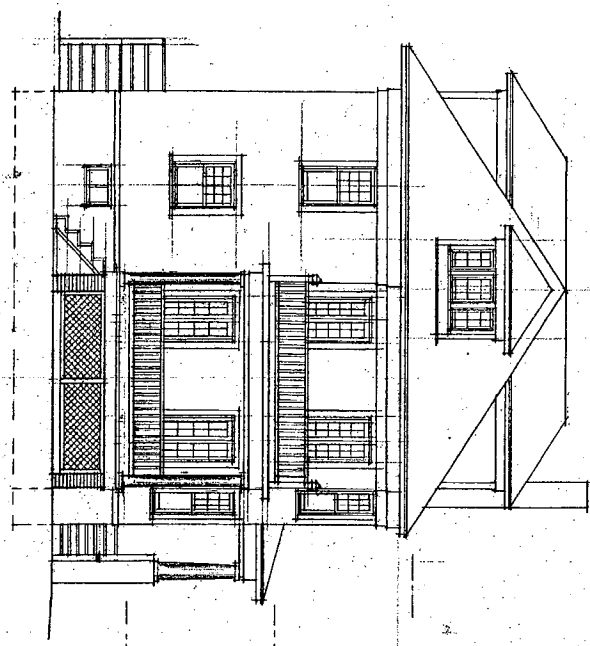
EXISTING PLAN



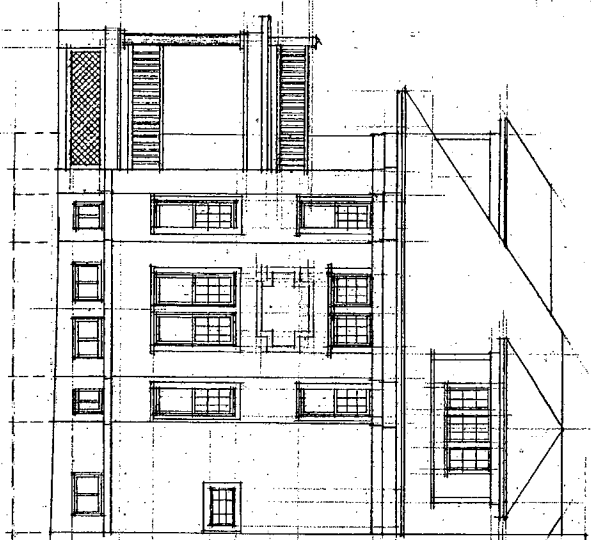
DATE	PROJECT	CLIENT	ARCHITECT	ENGINEER	DATE	PROJECT	CLIENT	ARCHITECT	ENGINEER
ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS					DRBrasher				
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044					BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020				

(14)

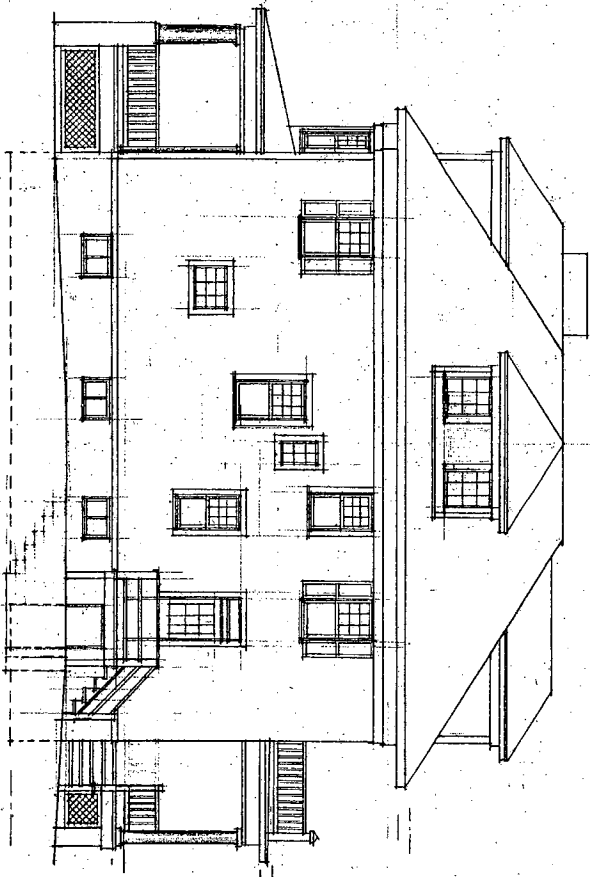
REAR ELEVATION



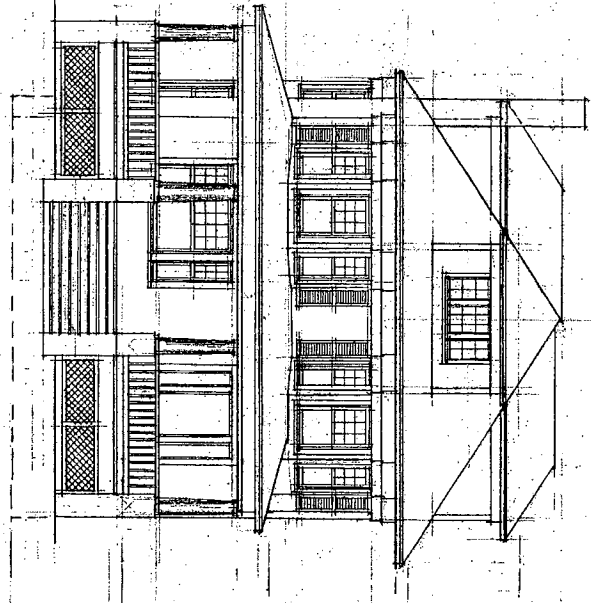
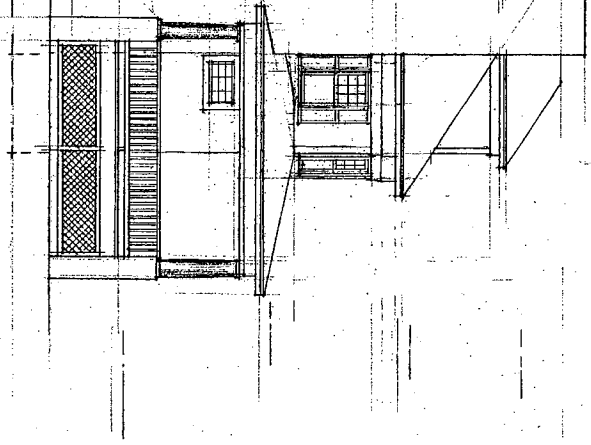
REAR SIDE ELEVATION



RIGHT SIDE ELEVATION



RIGHT ELEVATION



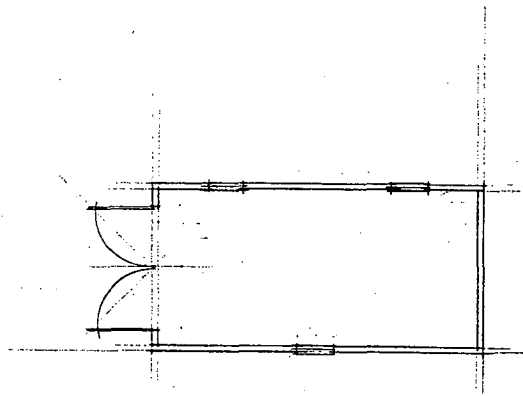
MUNN RESIDENCE  
S.W. LENOX ST. CHEVY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

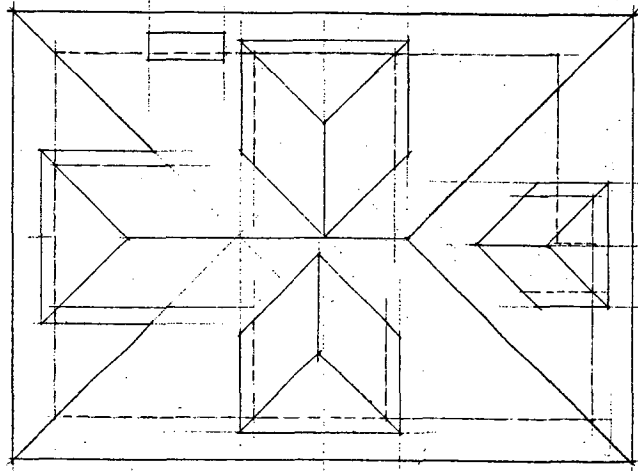
**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

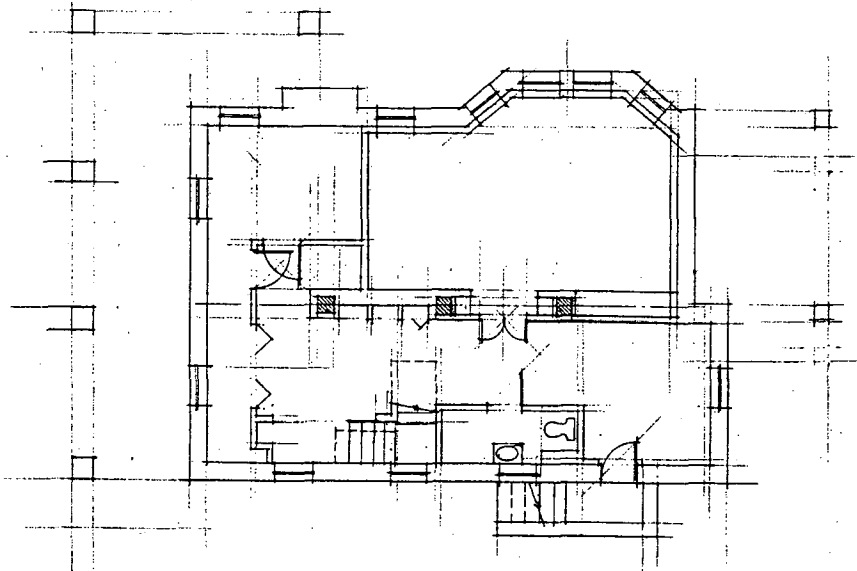
51



BASE PLAN



SECTION PLAN



EXISTING FLOOR/POOR PLAN

MUNN RESIDENCE  
33 W. LENOX ST., CHERRY CHASE, MD

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020





**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DR Brasher Project No. 04Munn

16

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

5540 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-9015 • WASH./VA. (301)621-0220



FRONT ELEVATION



FRONT ELEVATION

**MUNN RESIDENCE**

3 West Lenox Street

DATE: February 14, 2001

DRBrasher Project No. 00Munn

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

5560 STEWART PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)955-9915 • WASH./VA. (301)621-6820

17



**FRONT/LEFT SIDE ELEVATION**



**FRONT/LEFT SIDE ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

DATE: February 14, 2001

DRBrasher Project No. 00Munn

18

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

560 STRRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)955-0015 • WASH./VA. (800)521-0020



LEFT SIDE CLOSE UP



RIGHT SIDE ELEVATION

**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: February 14, 2001

DRBrasher Project No. 00Munn

19

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

566 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0915 • WASH./VA. (800)621-6828



**FRONT GARAGE ELEVATION**



**SIDE GARAGE ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**

20



**PARTIAL REAR ELEVATION**



**PARTIAL REAR ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**

21

**DRBrasher Architects, Inc.**

Architects - Planners - Landscape Architects  
 5560 Sterrett Place Suite 300  
 COLUMBIA, MARYLAND 21044

**LETTER OF TRANSMITTAL**

(410) 995-0015 (Wash/VA) (301) 621-6020  
 Fax (410) 995-0350  
 Fax (410) 995-0350

TO HISTORICAL PRESERVATION  
COMMISSION /  
MNCPPC

DATE	1 MAR 01	JOB NO.	
ATTENTION	PERRY KUPHART		
RE:	MUNN RESID		
	3 W. LENOX		

WE ARE SENDING YOU  Attached  Under separate cover via Fed Ex - Plover Nite the following items:

Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order

COPIES	DATE	NO.	DESCRIPTION
10			REVISED PREMIUM PLANS

THESE ARE TRANSMITTED as checked below:

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval  
 For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution  
 As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints  
 For review and comment  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

PERRY - THE MUNNS HAVE MADE A SLIGHT CHANGE  
SINCE THEY HAVE LIVED IN THE HOUSE FOR A WEEK.  
THEY WANT TO ADD A STUDY ABOVE THE LIBRARY  
ADDITION ON THE FIRST FLOOR. I MADE IT A FLAT  
ROOF TO LOOK LIKE THE PORCH. IT WORKS!

TUBNICKS

COPY TO \_\_\_\_\_

SIGNED: Pen R (22)

**DRBrasher Architects, Inc.**

Architects - Planners - Landscape Architects  
 5560 Sterrett Place Suite 300  
 COLUMBIA, MARYLAND 21044

**LETTER OF TRANSMITTAL**

(410) 995-0015 (Wash/VA) (301) 621-6020  
 Fax (410) 995-0350  
 Fax (410) 995-0350

TO HISTORIC PRESERVATION  
COMMISSION /  
MNCPPC

DATE	1 MAR 01	JOB NO.
ATTENTION	PERRY KUPHARDT	
RE:	MUNN RESID	
	3 W. LENOX	

WE ARE SENDING YOU  Attached  Under separate cover via Fedex-Plover Nite the following items:

Shop drawings  Prints  Plans  Samples  Specifications  
 Copy of letter  Change order

COPIES	DATE	NO.	DESCRIPTION
10			REVISED PREMIUM PLANS

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS

PERRY - THE MUNNS HAVE MADE A SLIGHT CHANGE  
SINCE THEY HAVE LIVED IN THE HOUSE FOR A WEEK.  
THEY WANT TO ADD A STUDY ABOVE THE LIBRARY  
ADDITION ON THE FIRST FLOOR. I MADE IT A PAST  
ROOF TO LOOK LIKE THE PORCH. IT WORKS!

THANKS

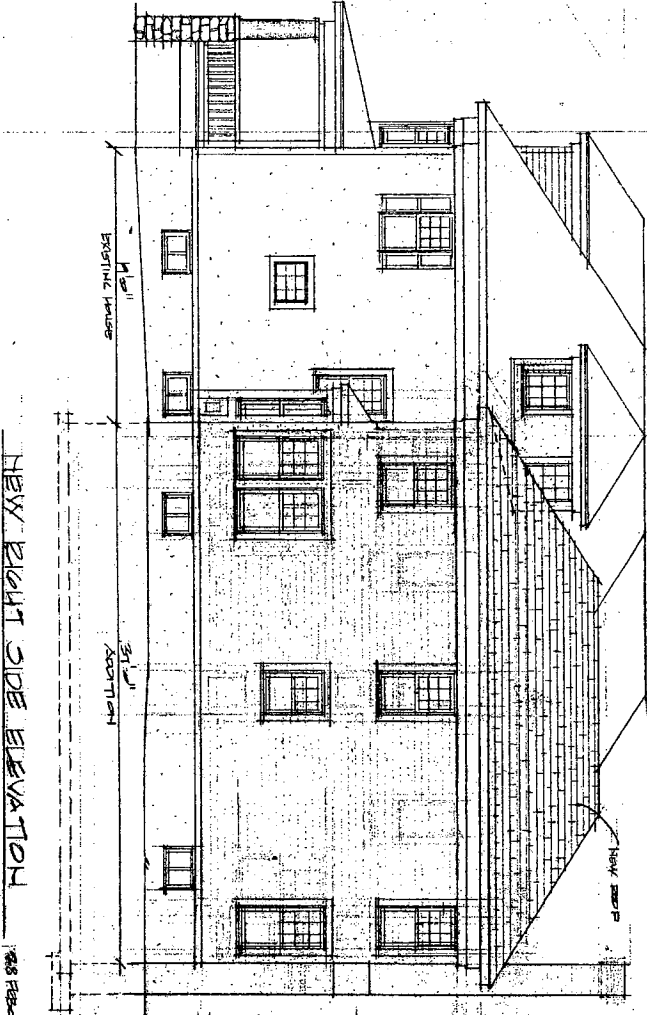
COPY TO \_\_\_\_\_

SIGNED: Pen R

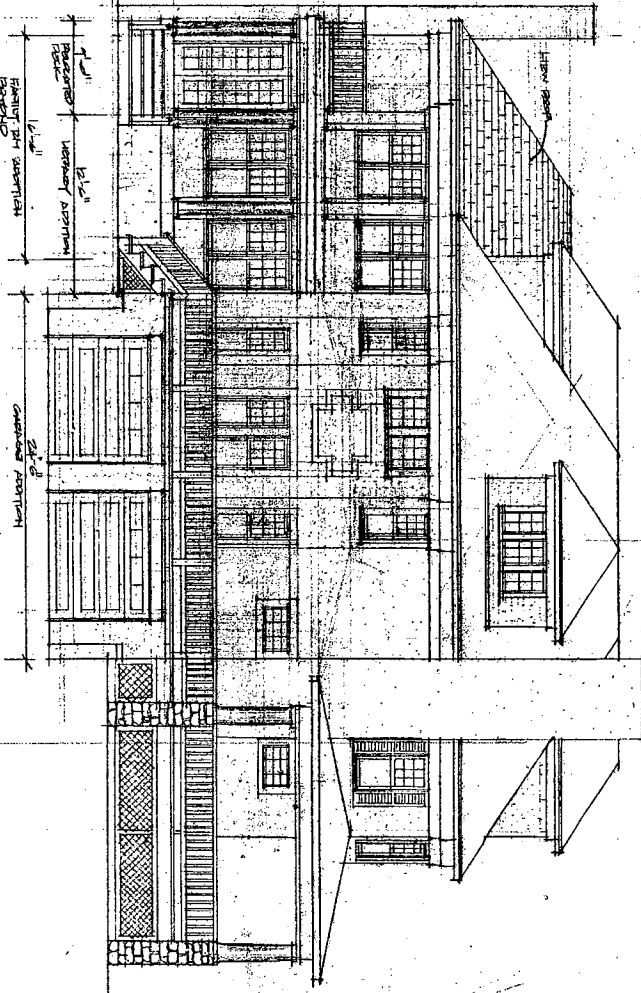
22



6



NEW RIGHT SIDE ELEVATION



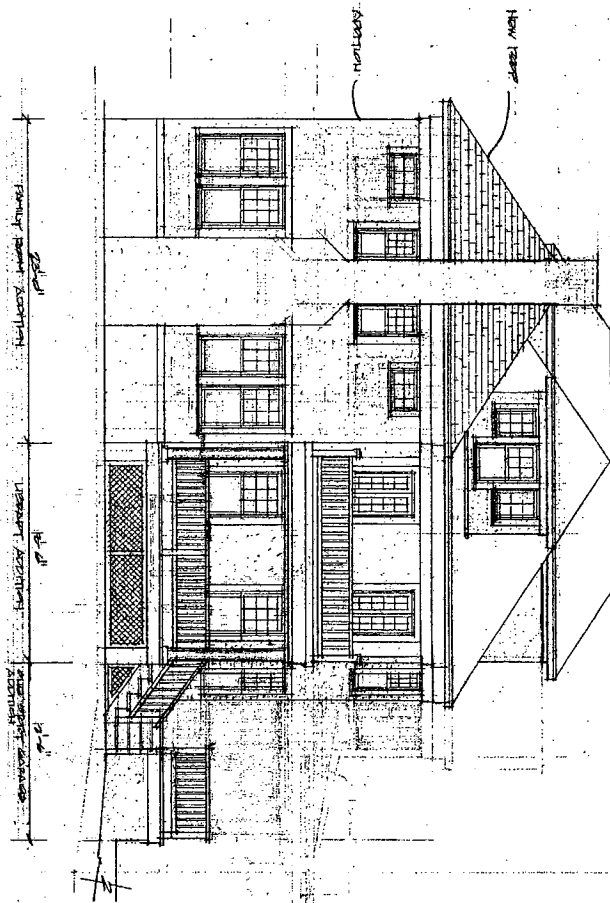
NEW LEFT SIDE ELEVATION

S II

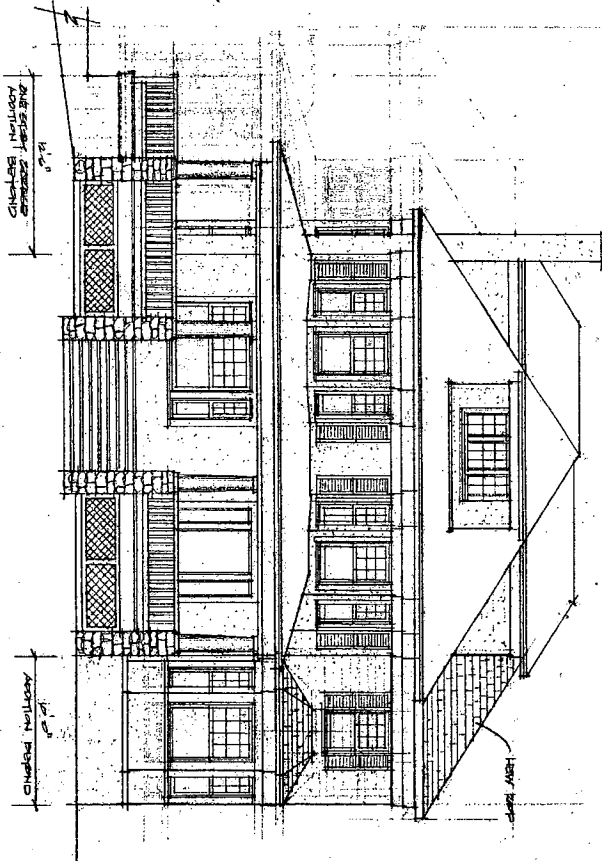
<p>ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS</p>	<p>LEFT &amp; RIGHT SIDE ELEVATIONS</p>	<p>MUNN RESIDENCE 3 W. LENOX, CHEVY CHASE, MD.</p>	<p>5560 STERBETT PLACE • SUITE 300 • COLUMBIA, MD 21044 BALTO. 40015 • WASH./VA. (301) 621-6020</p>
---	---	--	---

9

NEW REAR ELEVATION



NEW FRONT ELEVATION



FRONT & REAR ELEVATIONS

MAIN RESIDENCE 3 W. DENOX ST. CHEVY CHASS, MD

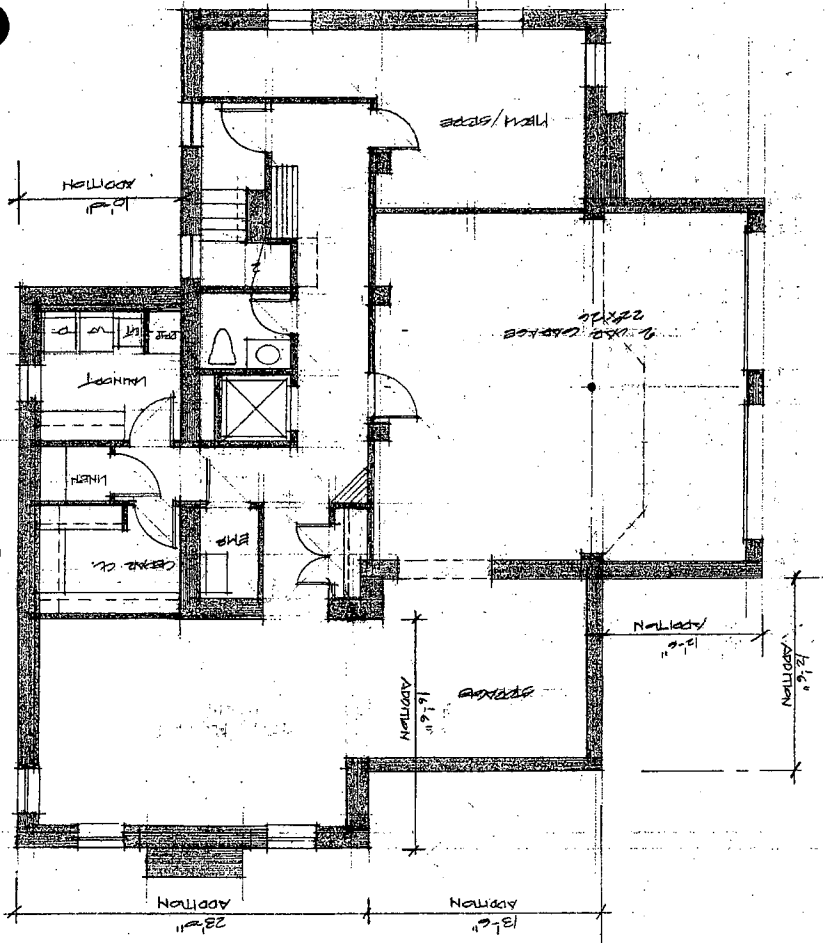
ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS

DRBrasher

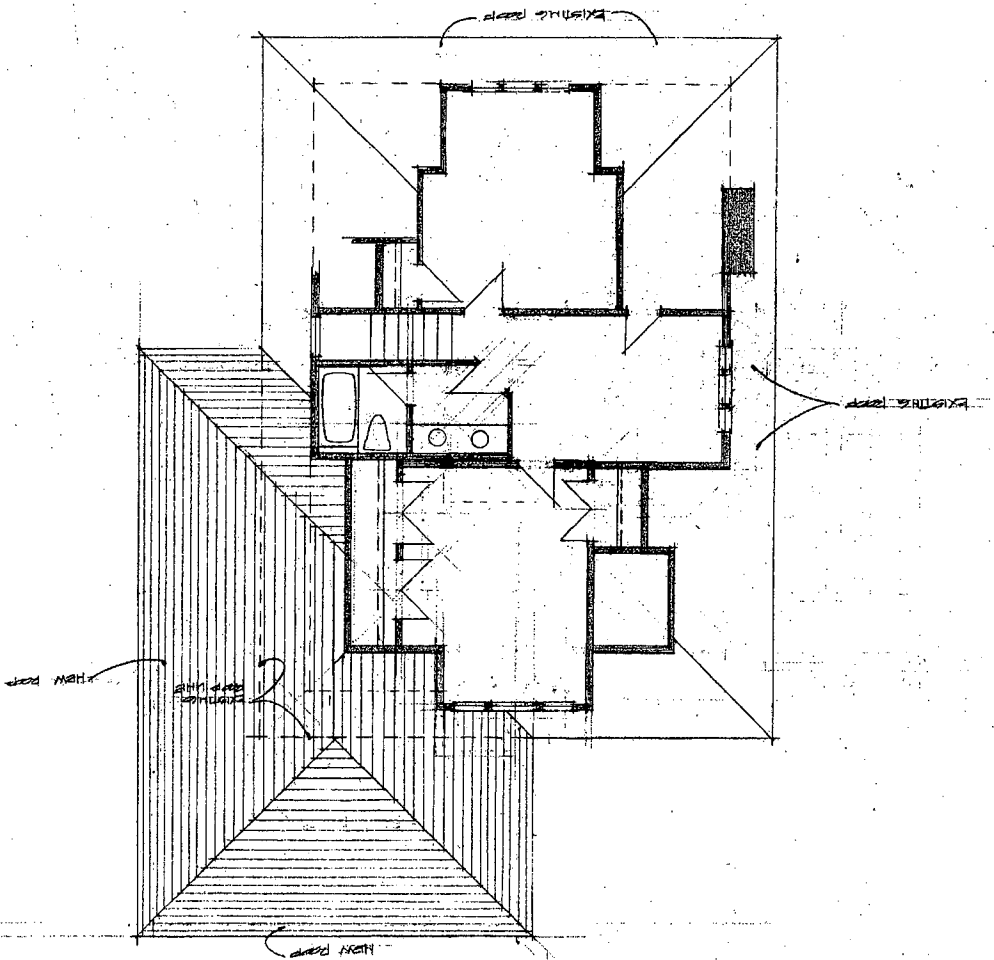
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044 BALTO. (410) 5 WASH./VA. (301) 621-6020

MAIN RESIDENCE  
3 W. LANTANA ST, CHRY. CHASE, MD  
27701  
28 FEB 01

NEW BASEMENT PLAN



NEW 1ST FLOOR PLAN



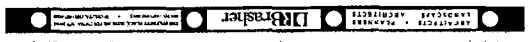
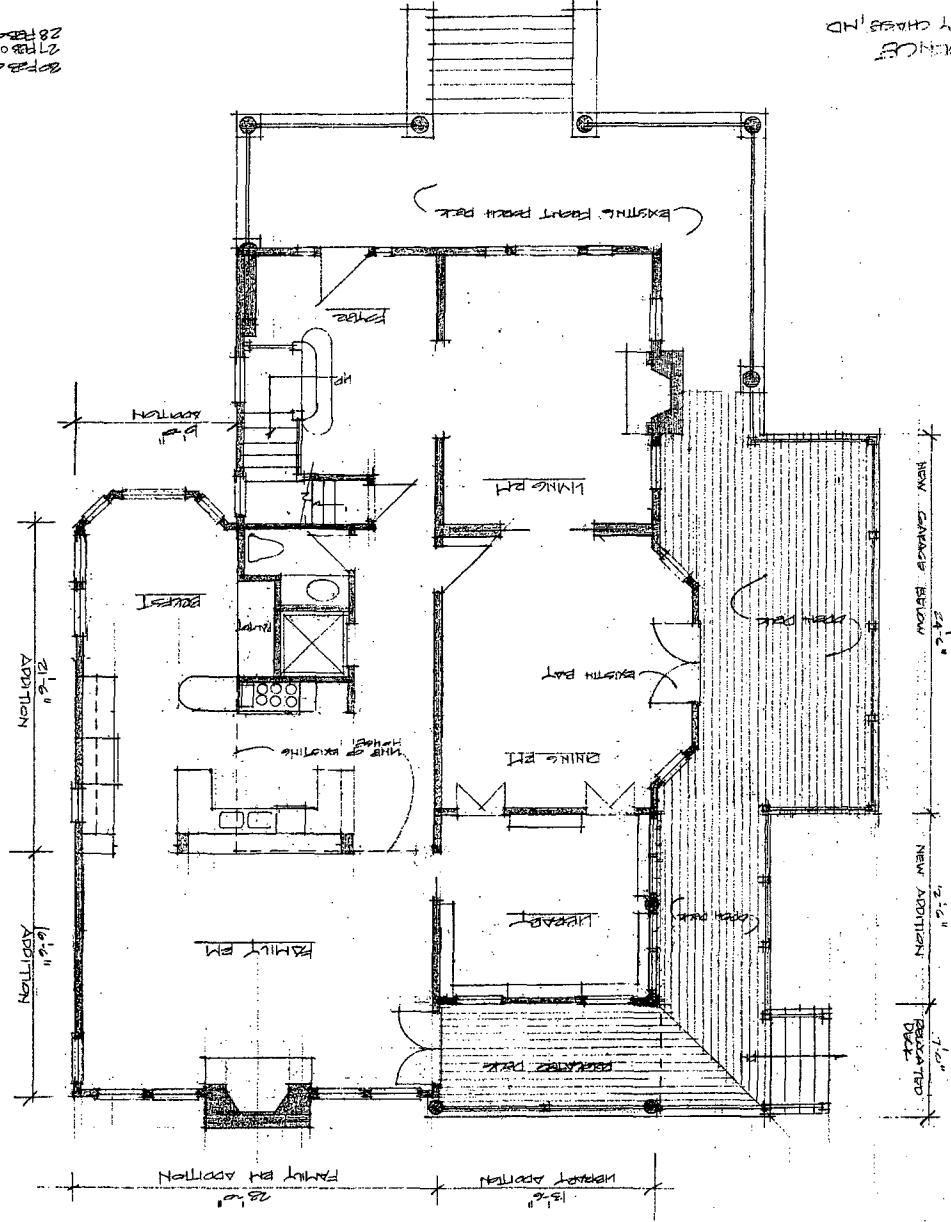
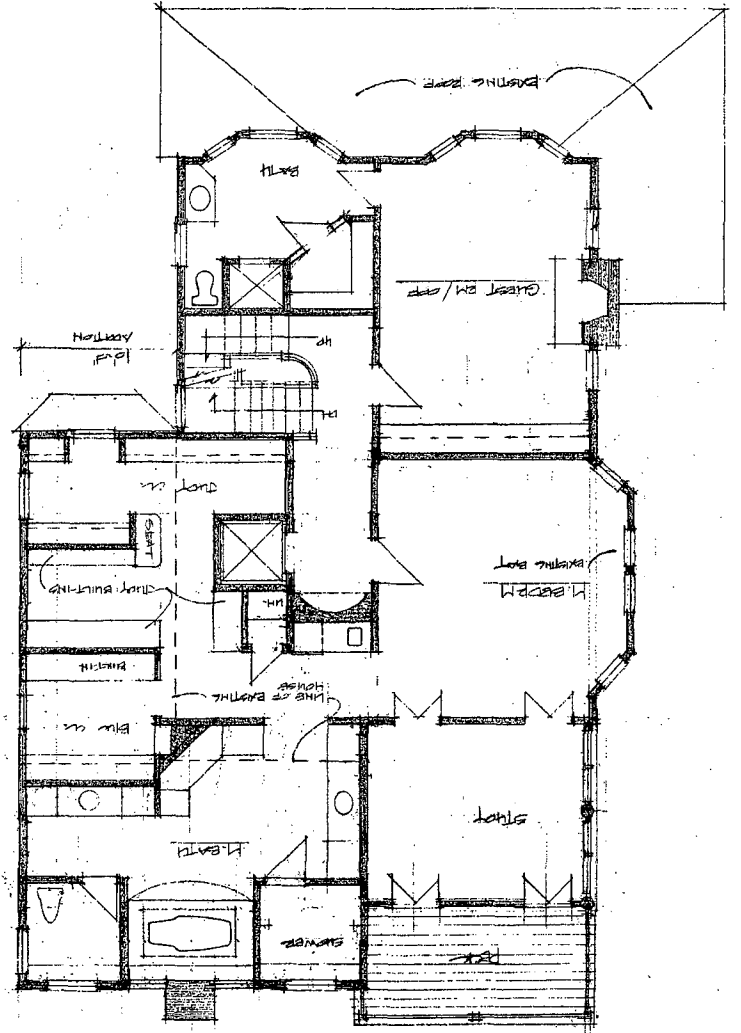
2

NEW SECOND FLOOR PLAN

MHATT RESIDENCE  
35 W. LEXINGTON ST., CHERRY CHASE, MD

NEW FIRST FLOOR PLAN

20 FEB 01  
27 FEB 01  
28 FEB 01



Perry Kephardt  
Munn Residence  
01/11/01  
page2

I would appreciate your review of this material and request that we schedule the next meeting with the commission at their earliest date. I would also welcome your comments on the revised plans prior to the commission meeting.

I thank you for your cooperation and assistance and look forward to hearing from you soon.

Very truly yours,

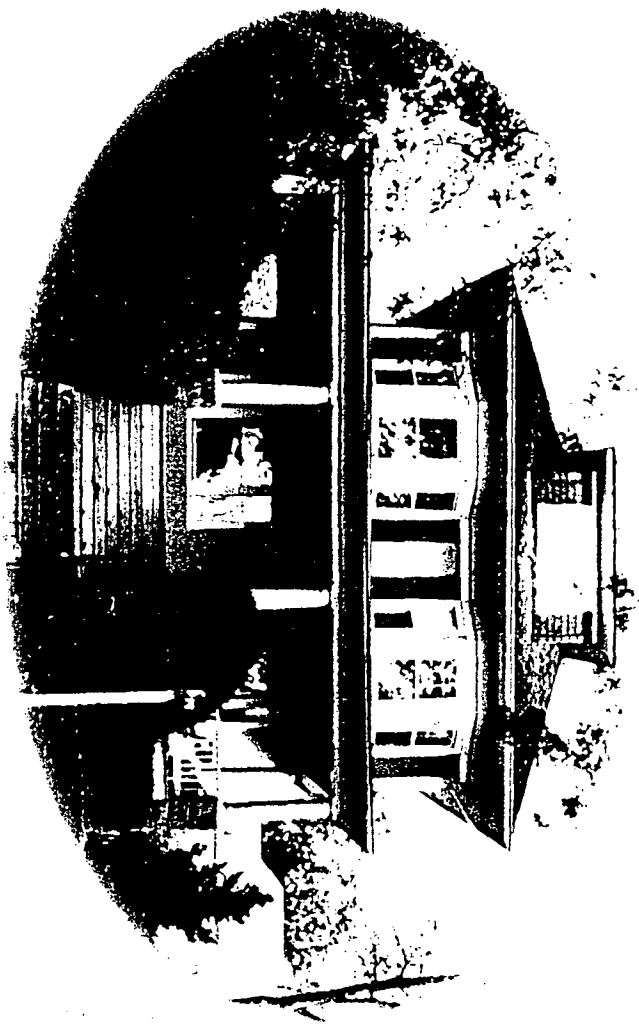


D. Ronald Brasher, AIA  
President

Enclosure  
DRB/vle

S:\TEXT\2000\00-189\PK011101.wpd

(b)



MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 4, 2000  
DRBrasher Project No. 00X\*\*\*

# PROJECT INFORMATION

The project is located on 3 W. Lenox in Chevy Chase, Maryland.  
The adjacent neighbors are 1 W. Lenox and 5 W. Lenox respectively.

The square footage of the existing house and proposed additions are as follows:

<u>EXISTING HOUSE</u>		<u>PROPOSED ADDITIONS</u>
Basement	1091 S.F.	913 S.F.
First Floor	1091 S.F.	913 S.F.
Second Floor	1091 S.F.	913 S.F.
Third Floor	770 S.F.	
Toal S.F.	4043 S.F.	2739 S.F.

---

Toal New S.F. = 6782 S.F.

## MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

61

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

556 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 WASH./VA. (301)621-0020

**REVISED SQUARE FOOTAGE**

**January 4, 2001**

Munn Residence  
 3 W. Lenox  
 Chevy Chase, MD  
 DRB Project 00-189

	Existing House	Proposed Additions
Basement	1,091	863
First Floor	1,091	863
Second Floor	1,091	542
Third Floor	<u>770</u>	<u>-0-</u>
	4,043	2,268

Total new square footage = 6,311s.f.

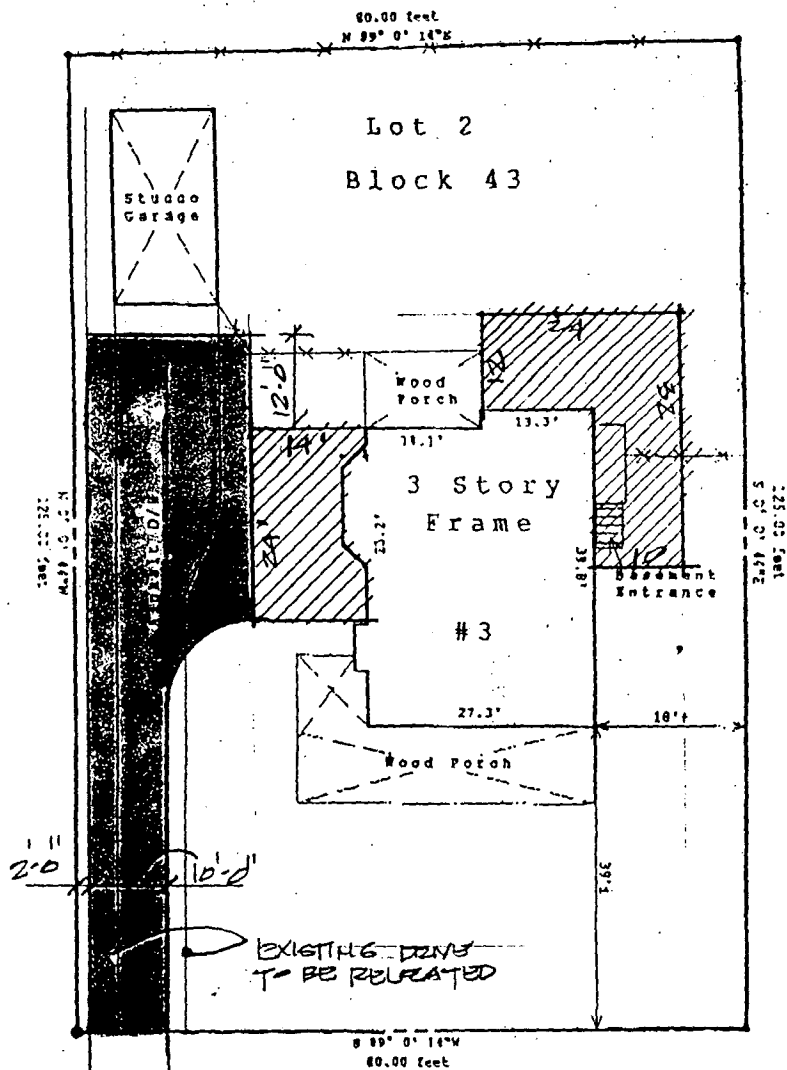
Square footage reduction from original submittal is 471sf (17%).





# LOCATION DRAWING

20.00 feet  
1:240

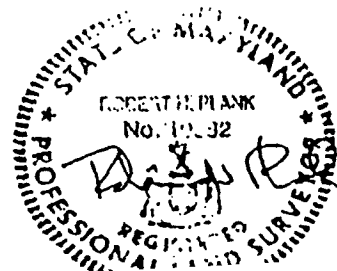


1 11  
2'-0" 10'-0"

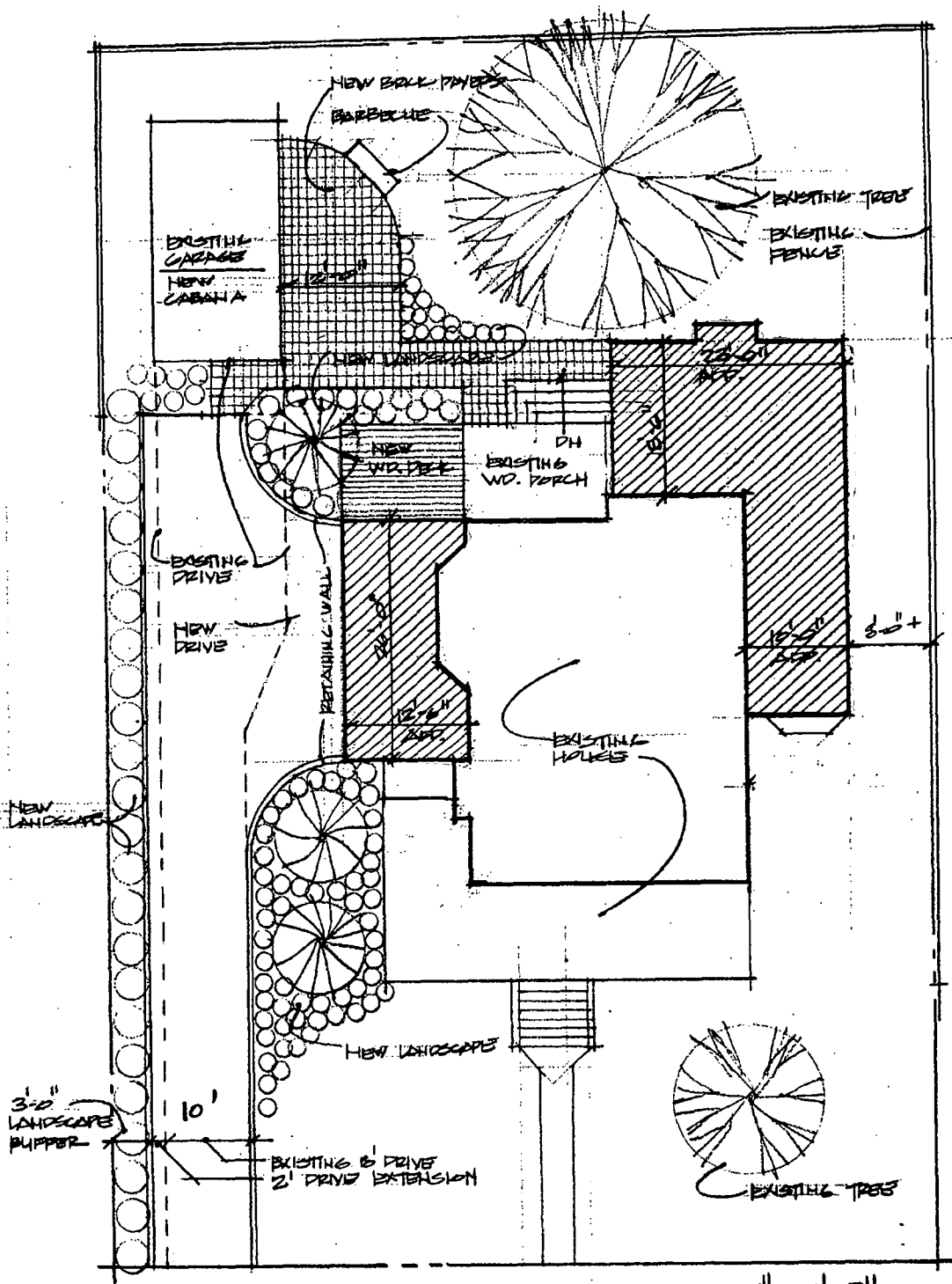
EXISTING DRIVE TO BE RELOCATED

WEST LENOX STREET

1st preliminary



(12)



3 W. LENOX  
 CHEVY CHASE, MARYLAND

1"=10'-0"

2nd Preliminary

(13)

The original house is eclectic in design.  
It is basically in The Colonial Revival Style, but incorporates some elements of Arts and Crafts.  
The exterior is rough stippled stucco with wood trim and some shutters around the windows.  
The dormers are shake shingles.

The new addition will reflect the existing flavor of the house with molding stucco and wood trim around the windows.

The new windows will reflect the 9 over 1 design with definable muntins.  
The roofing material will match the existing. All windows not removed for additions, will remain in their existing state. The modifications will occur to the front of the house and for 12 feet back on each side.  
The existing dormers and rear porch will remain.

There will be minimal disturbances to the exterior lawn of the house. All existing trees will remain, a new 10' driveway will be installed in approximately the same location of the existing 8' driveway.  
A turn around apron will be added in front of the existing garage.

The existing garage will remain and be converted into an entertainment room for outdoor activities.  
The existing garage doors will remain.

### MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

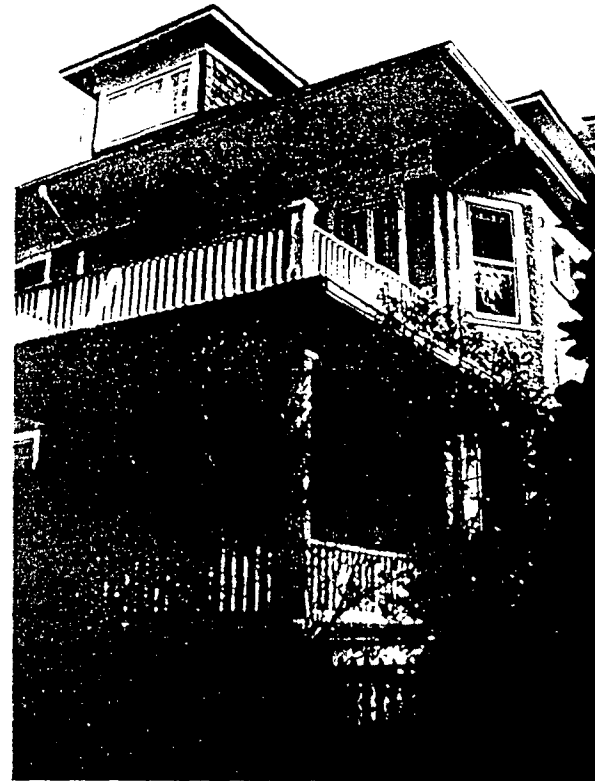
DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

(12)



PARTIAL REAR ELEVATION



PARTIAL REAR ELEVATION

**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 10Munn

15

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

556 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 WASH. DC. (202)521-0020



FRONT ELEVATION



FRONT ELEVATION

MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

16

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

556 STREET PLACE, SUITE 300 COLUMBIA, MD 21044  
FALTO. (410)995-0015 WASH./VA. (301)621-0018



FRONT/LEFT SIDE ELEVATION



FRONT/LEFT SIDE ELEVATION

**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Mun



ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

5566 STERNETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 WASH./VA. (800)521-6020



LEFT SIDE CLOSE UP



RIGHT SIDE ELEVATION

MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

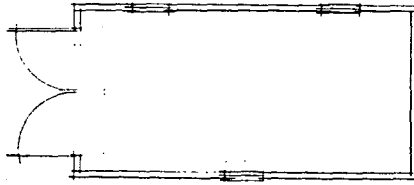
81

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

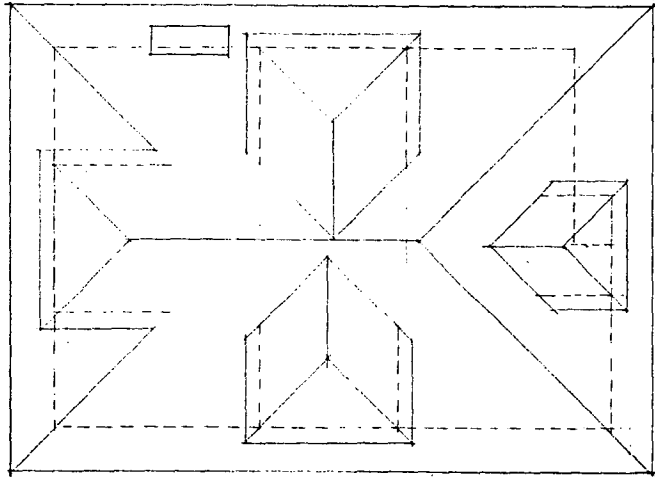
DRBrasher

5506 STERRETT PLACE, SUITE 306 COLUMBIA, MD 21044  
BALTO. (410)955-0015 • WASH./VA. (301)621-0210

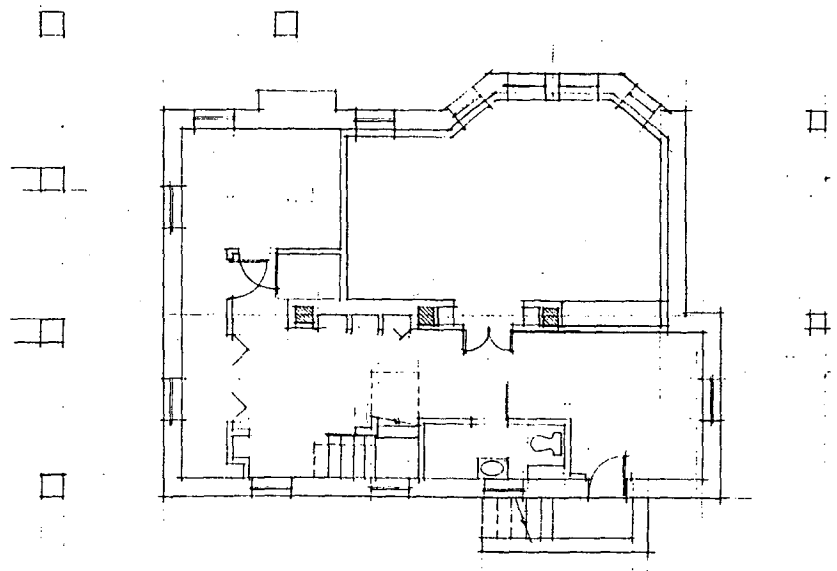
61



ROOF PLAN



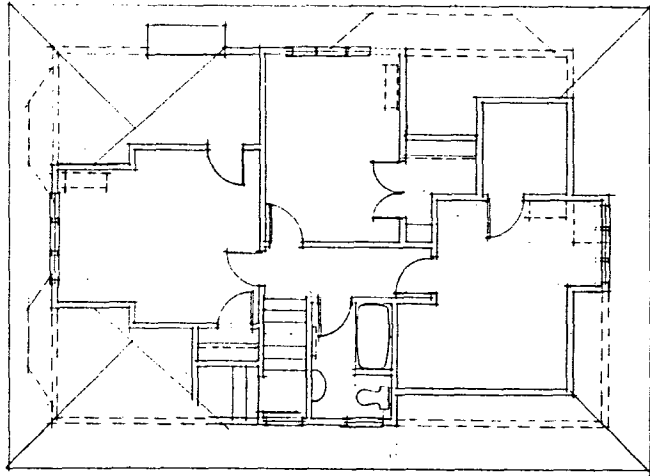
BASEMENT PLAN



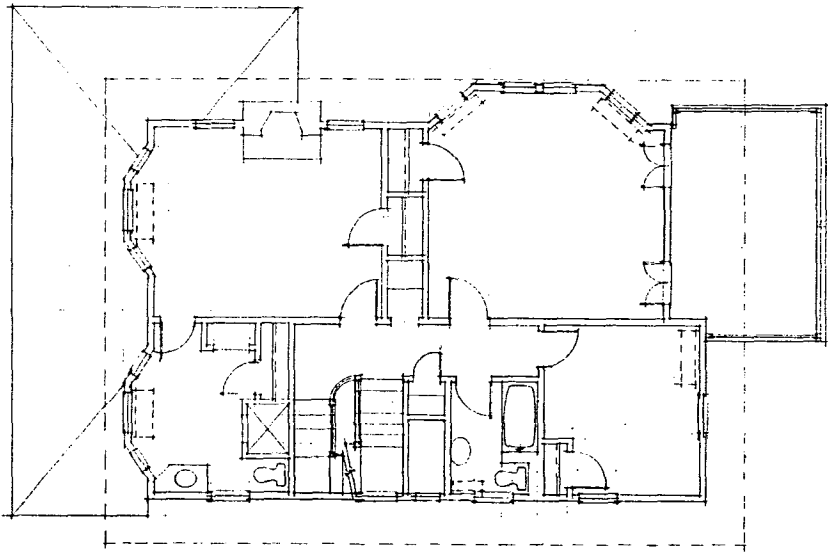


12

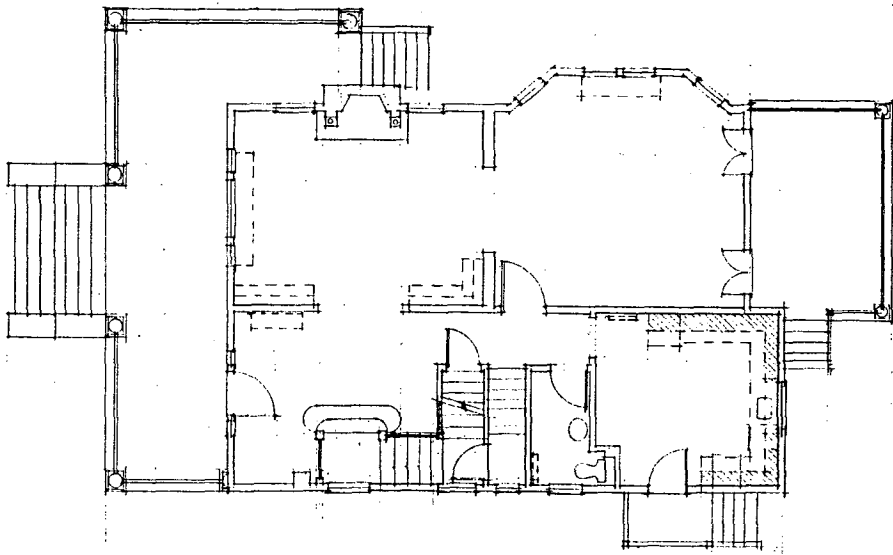
THIRD FLOOR PLAN

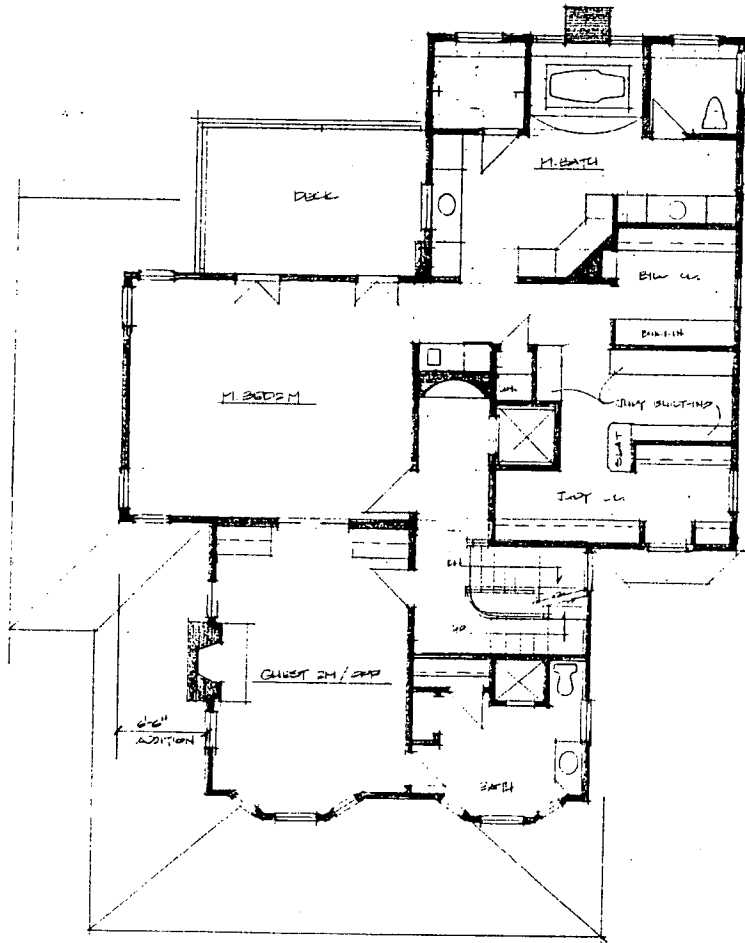


SECOND FLOOR PLAN

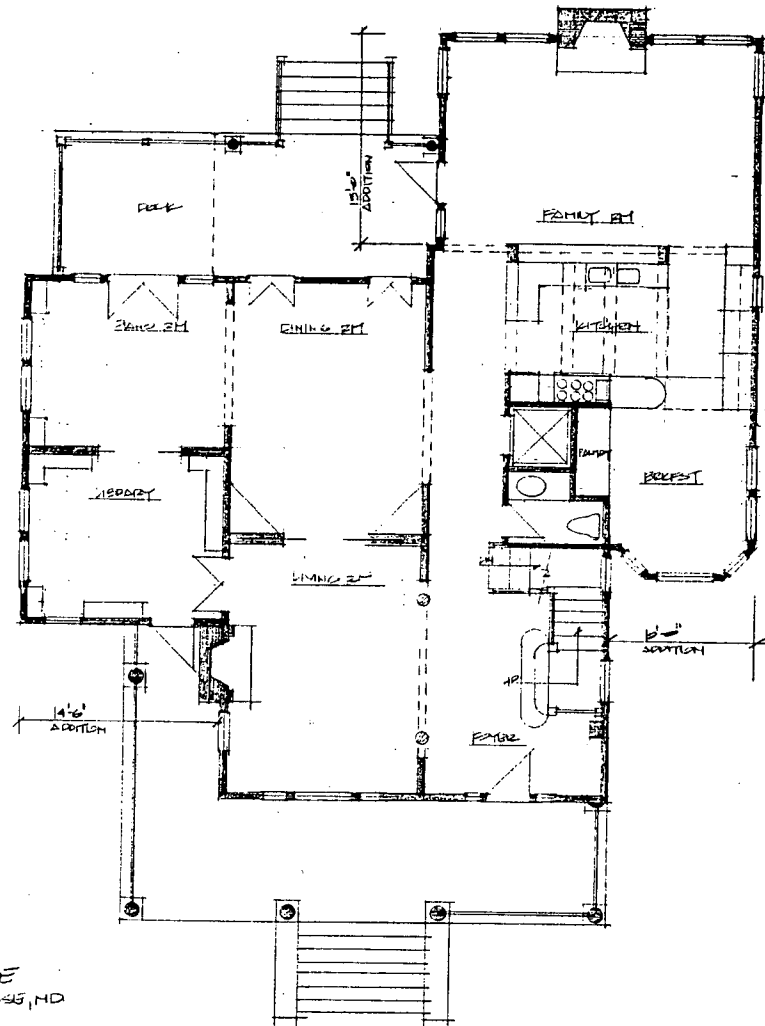


FIRST FLOOR PLAN



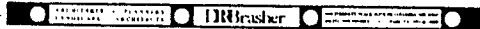


NEW SECOND FLOOR PLAN



NEW FIRST FLOOR PLAN

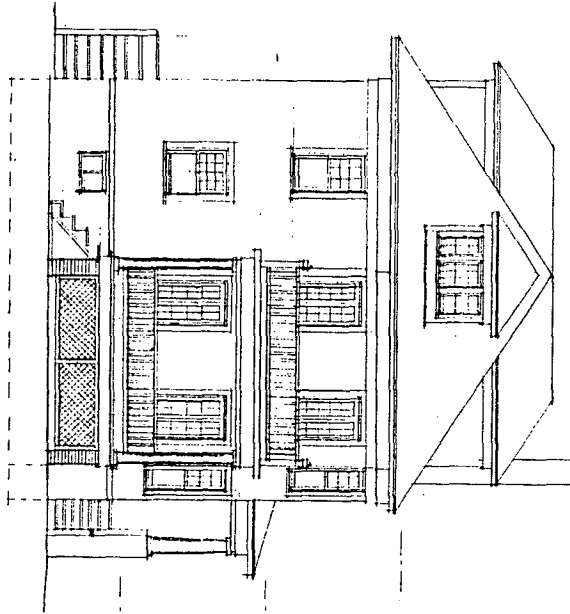
MUNN RESIDENCE  
301 W. LENOX ST., CHEVY CHASE, MD



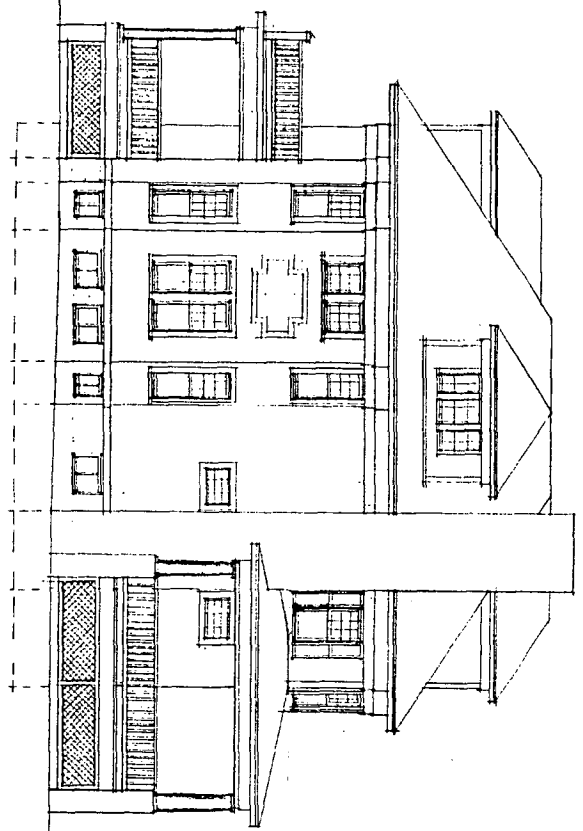
21

TD

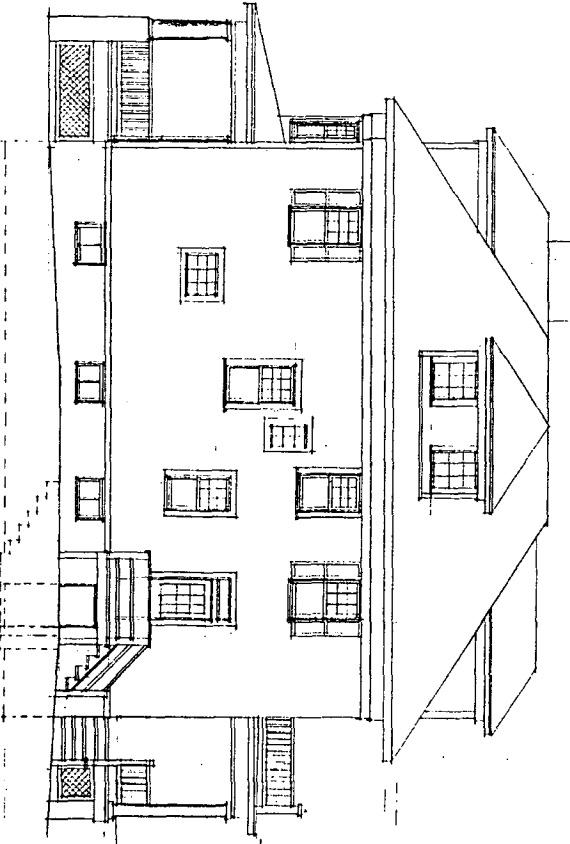
REAR ELEVATION



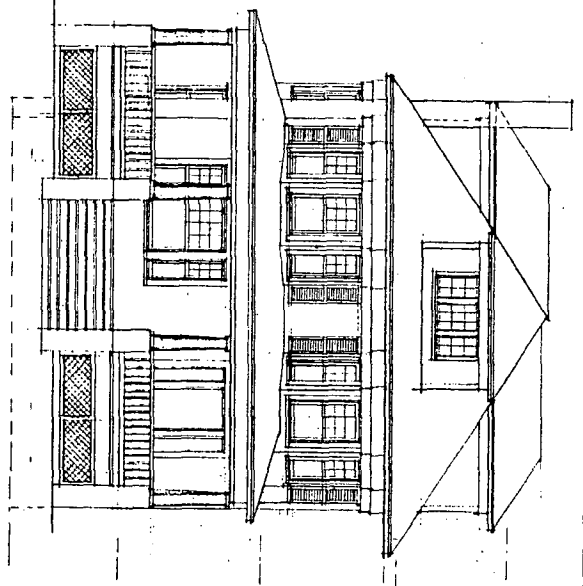
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



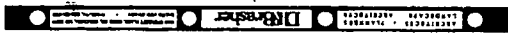
MUNIN RESIDENCE  
S.W. 12700 X ST. CHEVY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DR**Brasher

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
TEL: (410) 995-0015 • WASH. VA. (301) 621-6620

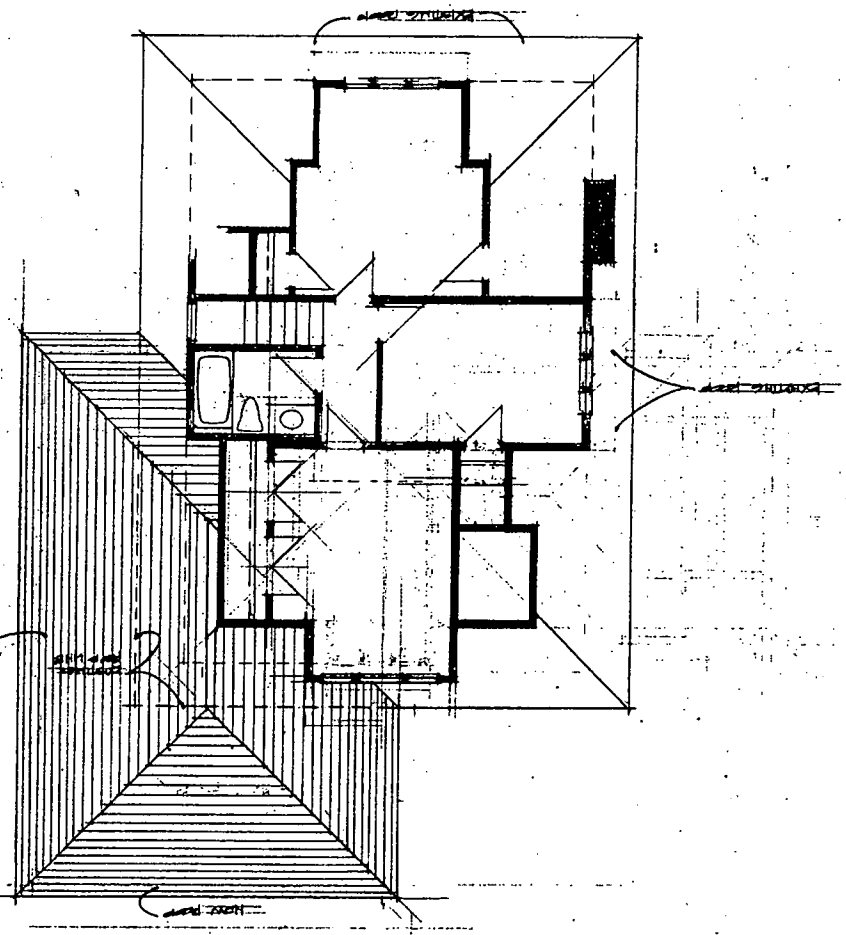
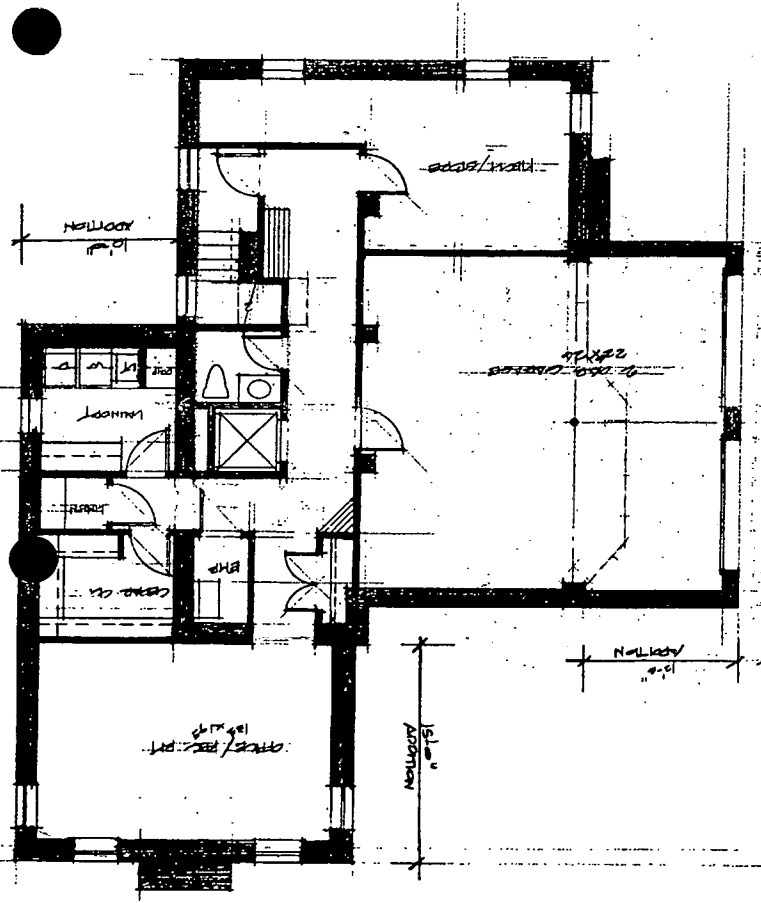
32



MAIN RESIDENCE  
5 WALKWAY ON CHY. SIDE

NEW BASEMENT PLAN

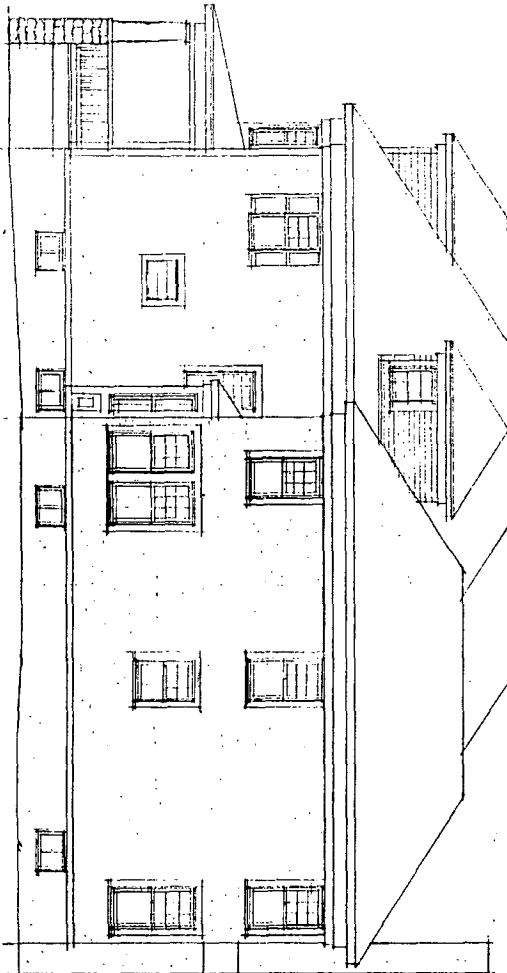
NEW LEFT FLOOR PLAN



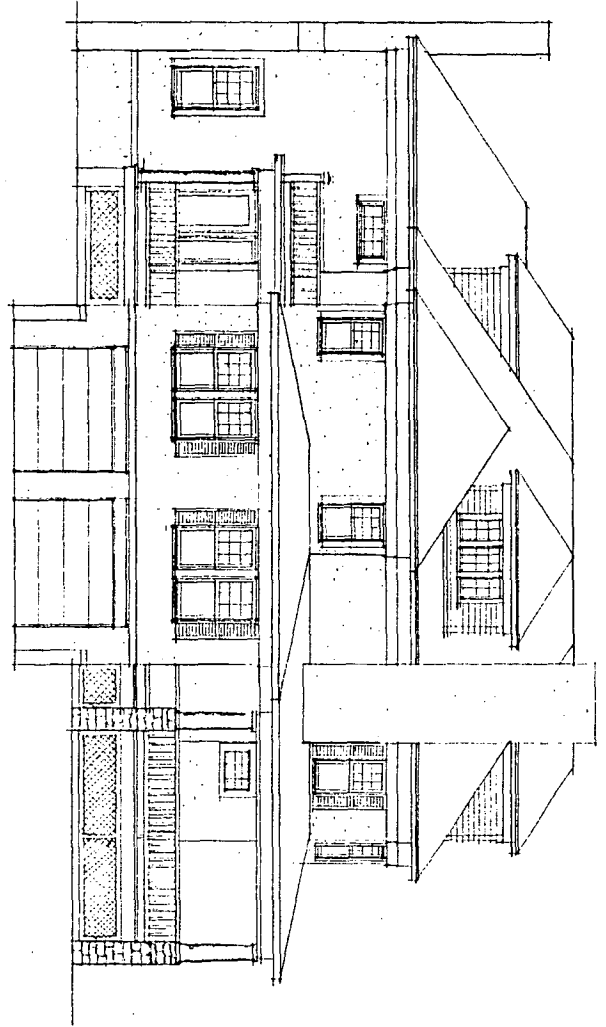
FZ

151

NEW RIGHT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



LEFT & RIGHT SIDE ELEVATIONS

MAIN ELEVATIONS  
3 W. LEXINGTON, SILVER CHASE, MD

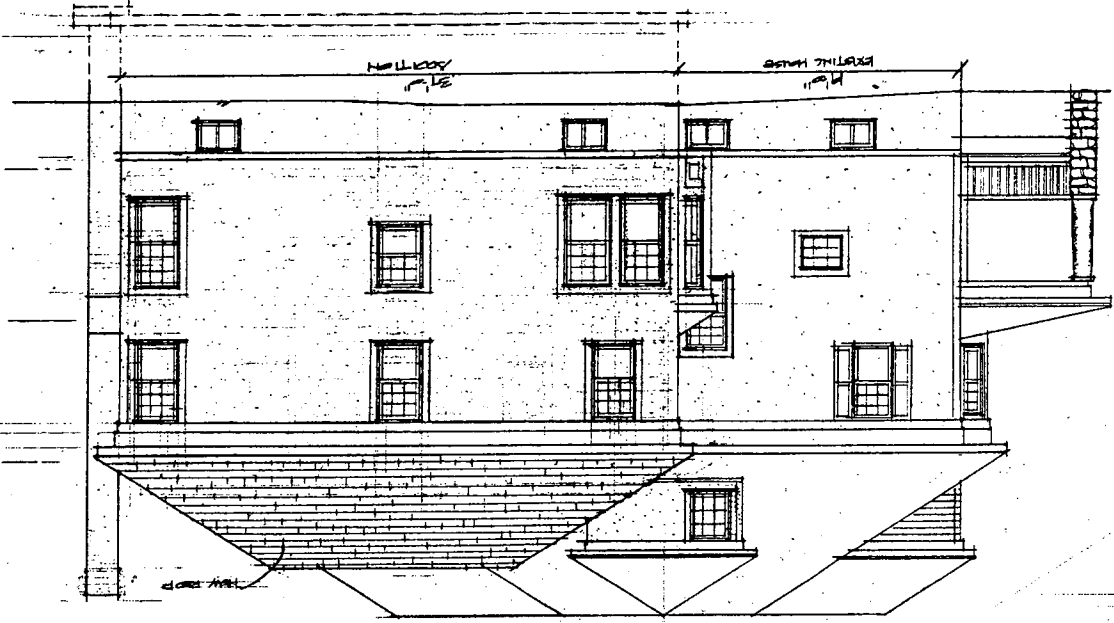
ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher

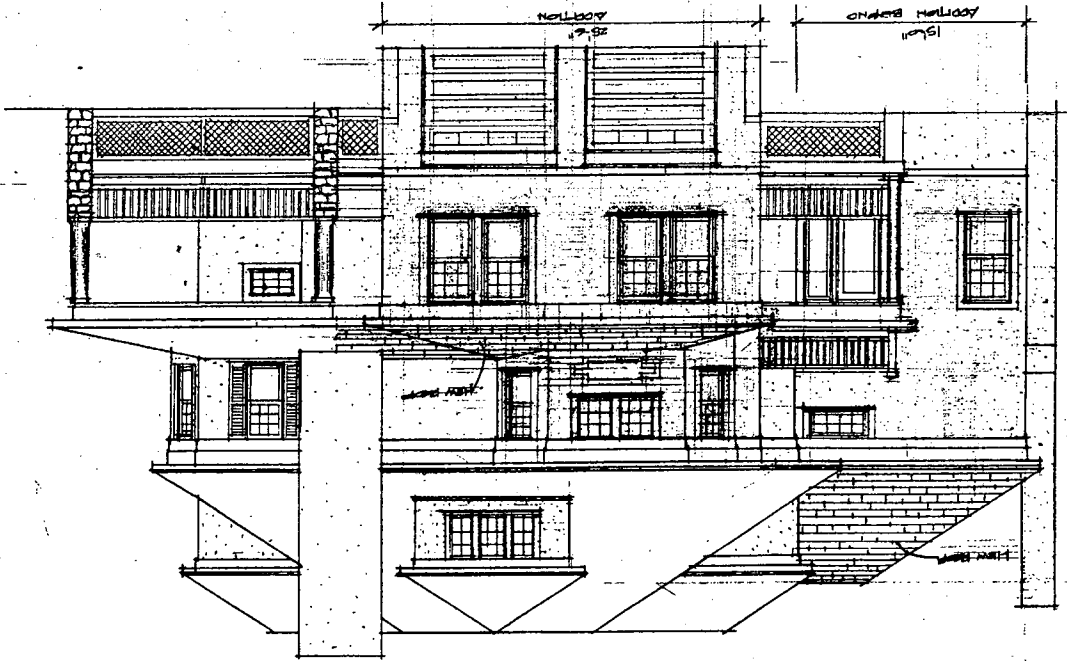
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
TEL: (410) 995-0015 • FAX: (410) 621-6020

52  
part

NEW RIGHT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher.

55  
FIRST PLACE • SUITE 300 • COLLEENIA, MD 21044  
TEL: (301) 995-5015  
WWW.DRBRASHER.COM  
WASHINGTON, VA (703) 431-6000

LEFT SIDE ELEVATION

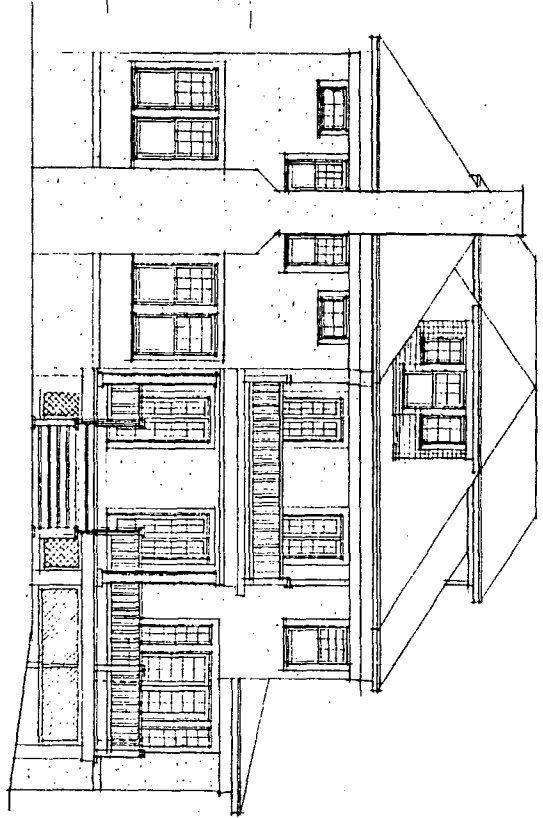
MUNICIPAL RESIDENCE  
3 W. BRADY, CHERRY CHASE, MD

21

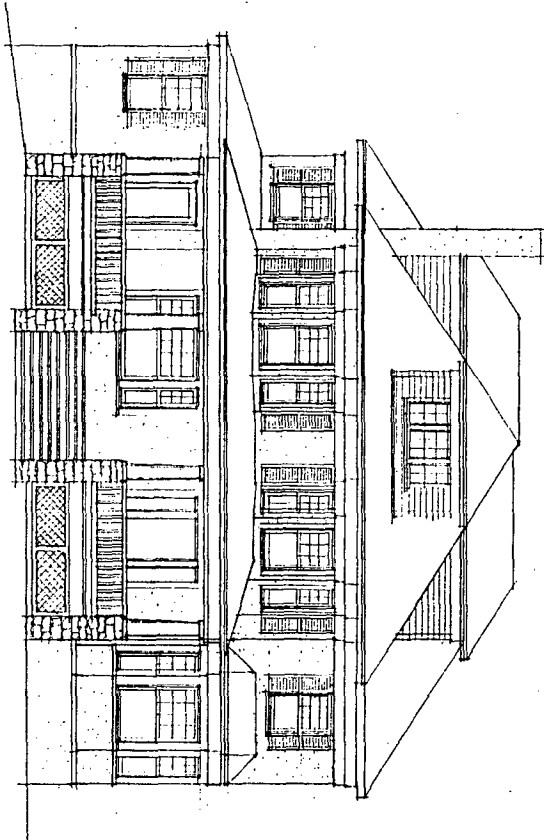
26

1st

NEW REAR ELEVATION



NEW FRONT ELEVATION



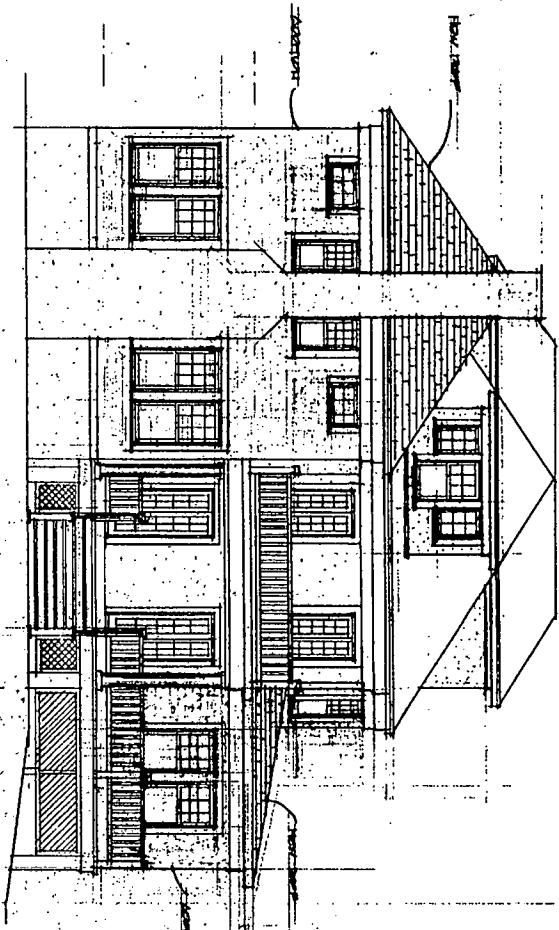
27

2nd

NEW REAR ELEVATION

22'-0"

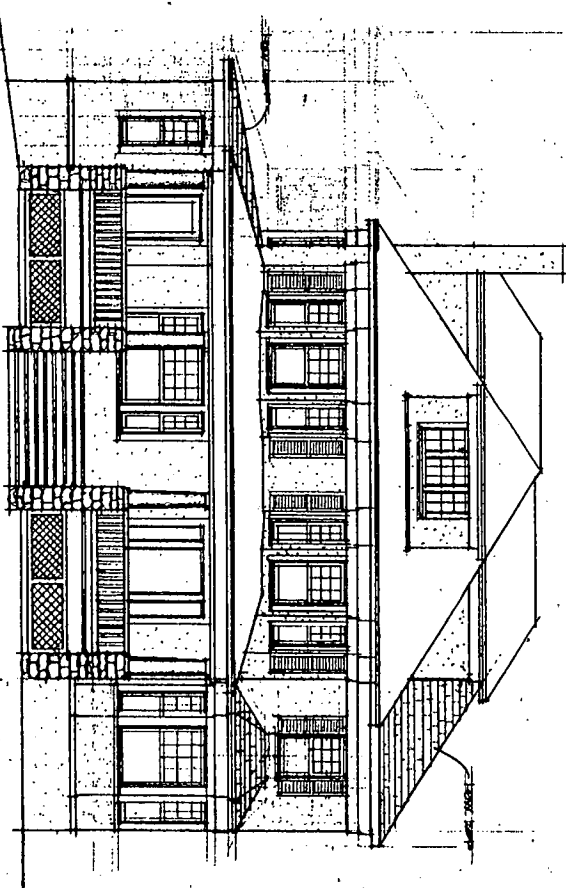
11'-0"



NEW FRONT ELEVATION

including porchway  
8'-0"

including porchway  
8'-0"



FRONT & REAR  
ELEVATIONS

PLANNED RESIDENCES  
3 W. DENEX ST., CREEK CHASE, MD

ARCHITECTS • PLANNED  
LANDSCAPE ARCHITECTS

DRBrasher

556 BERT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTIMORE (410) 995-0015 • WASH./VA. (301) 621-6020



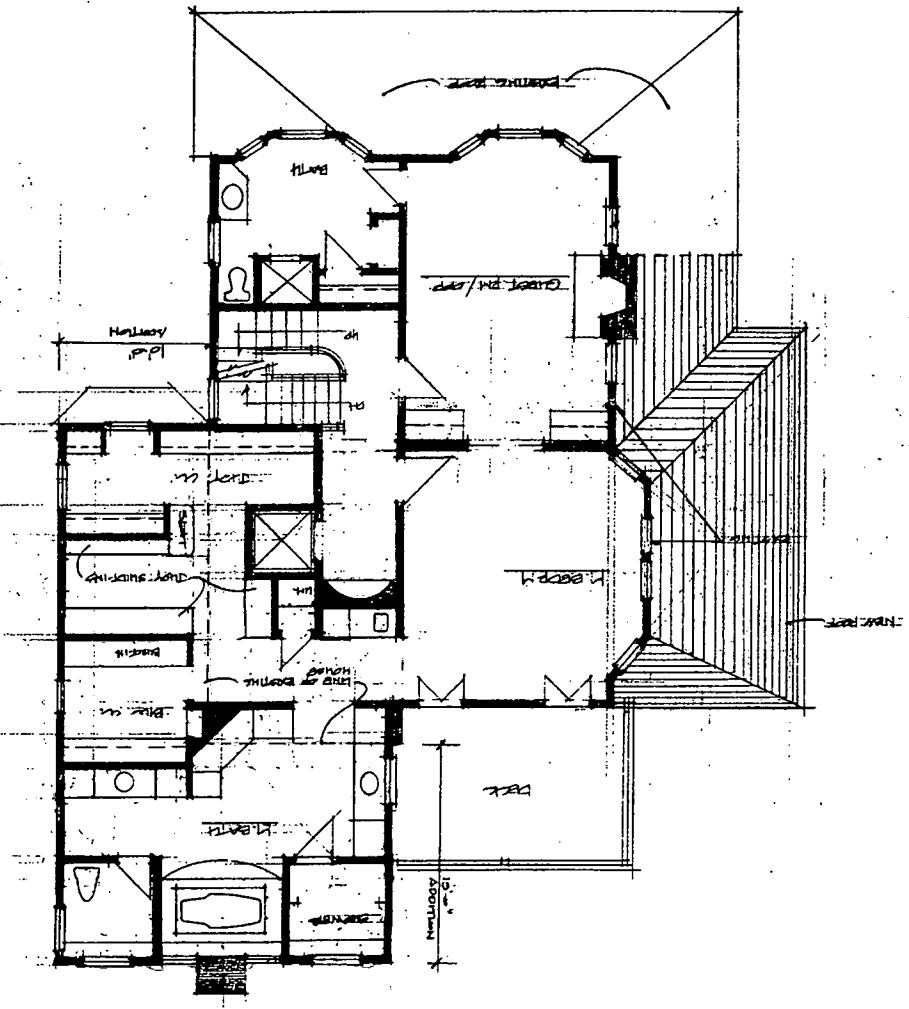
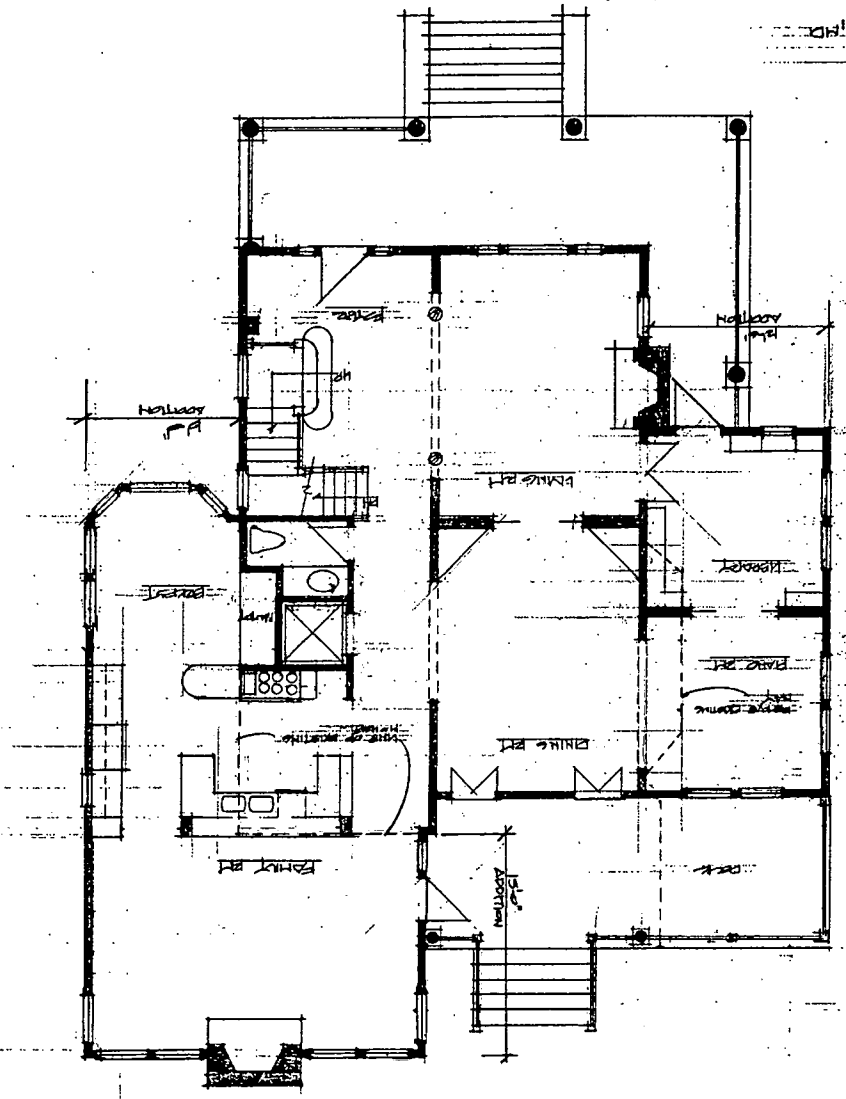
27

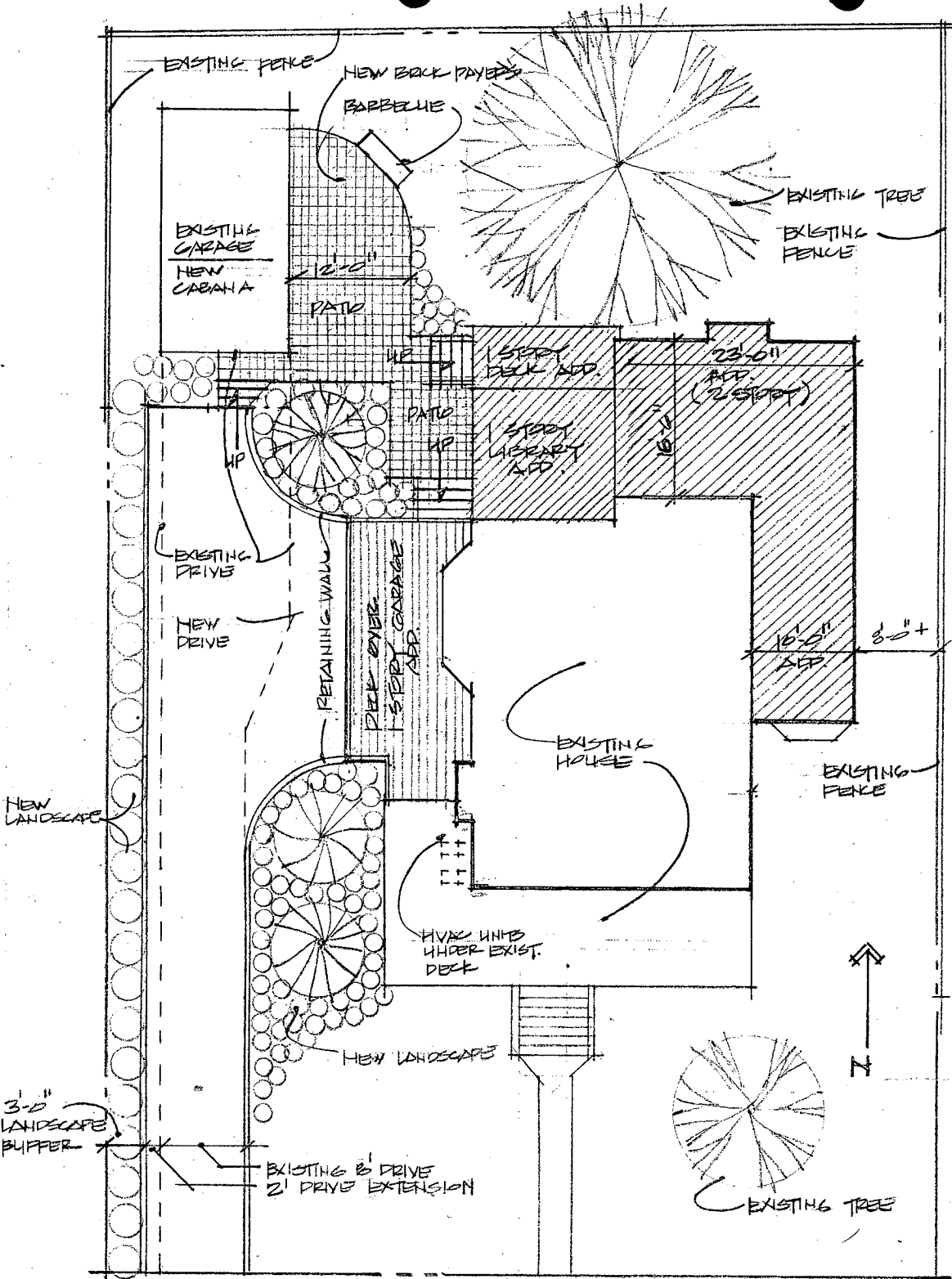
DRINKER

NEW FIRST FLOOR PLAN

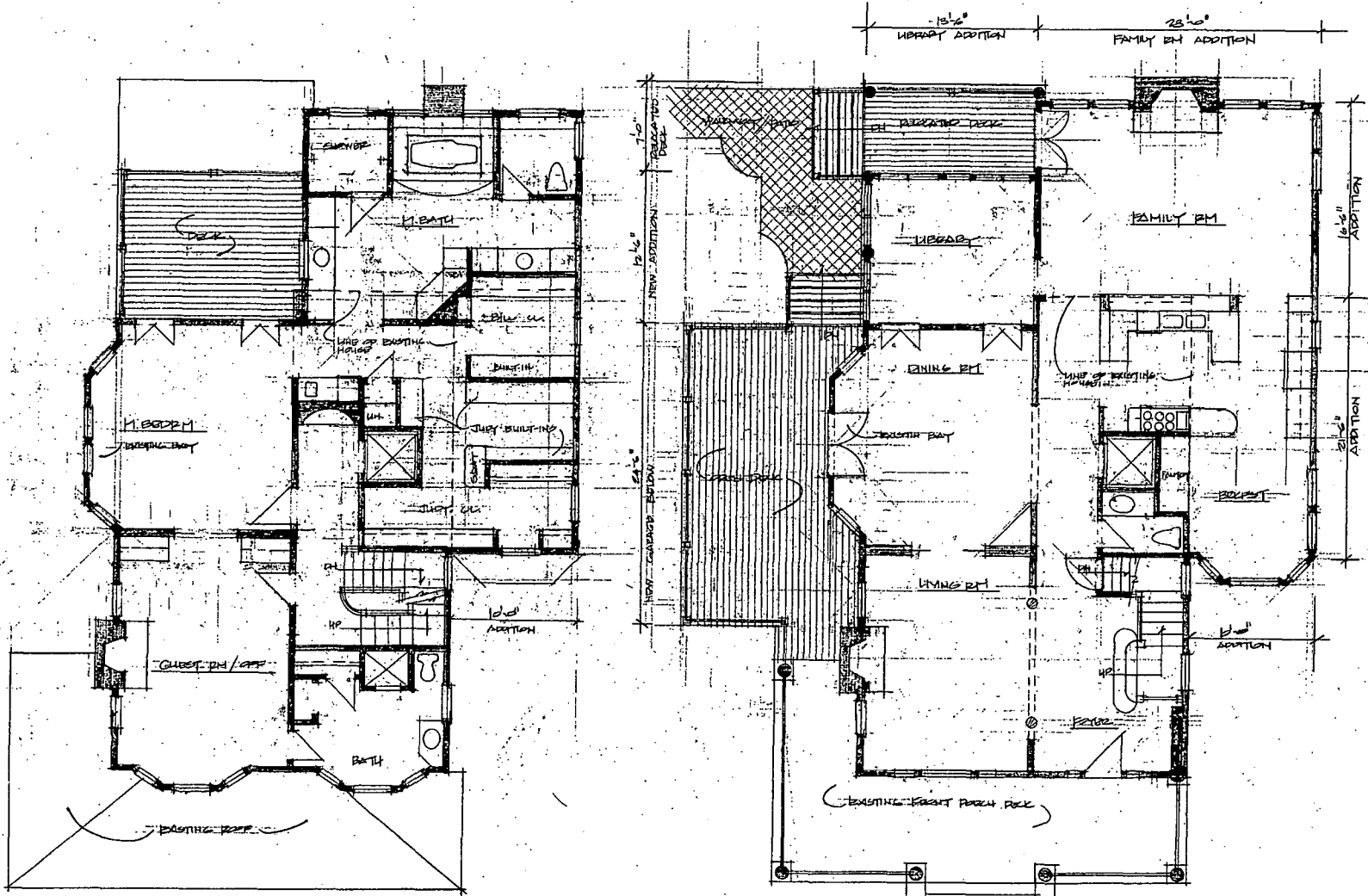
NEW SECOND FLOOR PLAN

MHUN RESIDENCE  
3 W. LEXINGTON ST. CHRY. CHURCH, CHICAGO



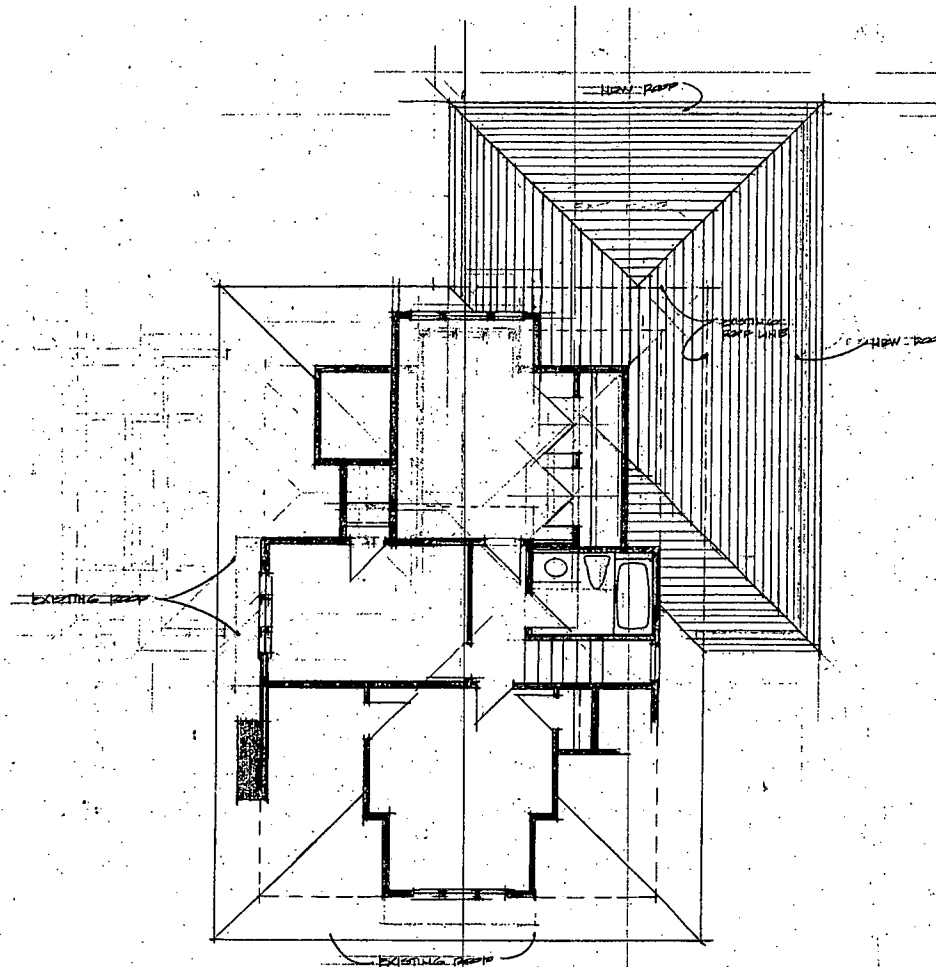


3 W. LEMOX  
 CHEVY CHASE, MARYLAND 26 FEB 01

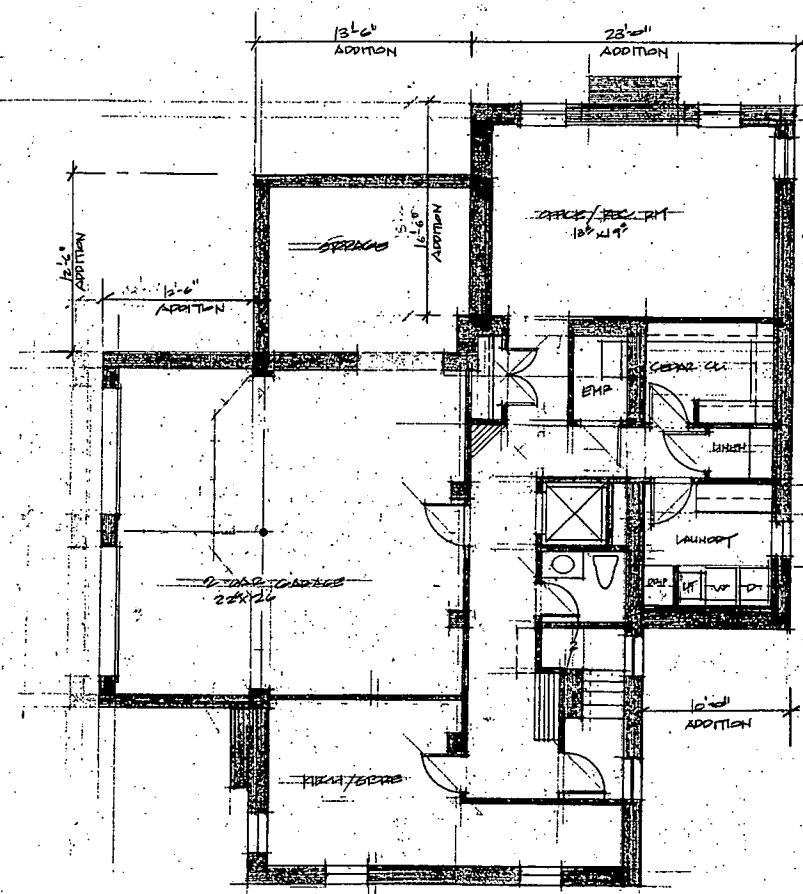


MUNN RESIDENCE  
 27 W. LENOX ST., CHEVY CHASE, MD.

202501



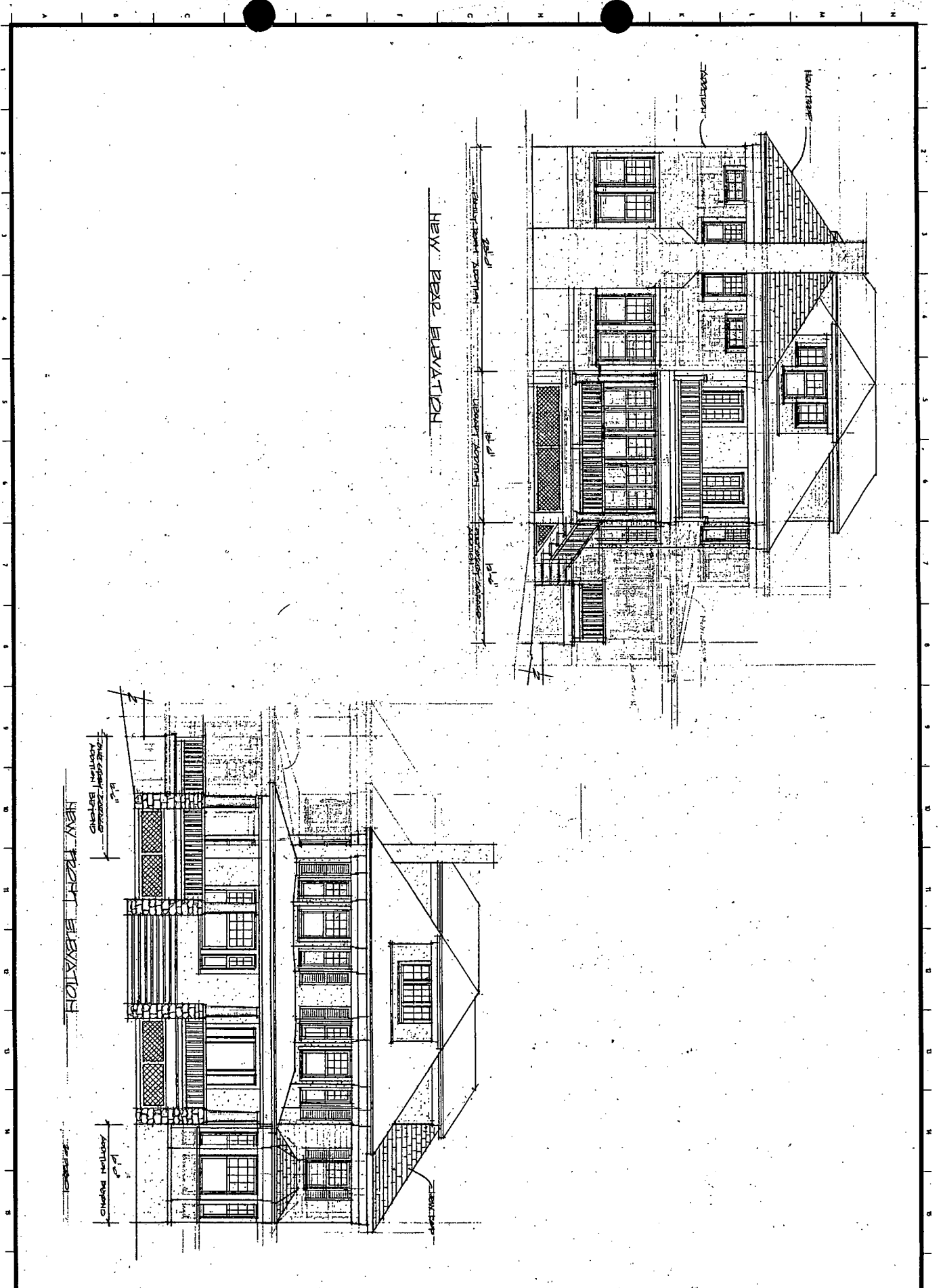
NEW LOFT FLOOR PLAN



NEW BASEMENT PLAN

MUNN RESIDENCE

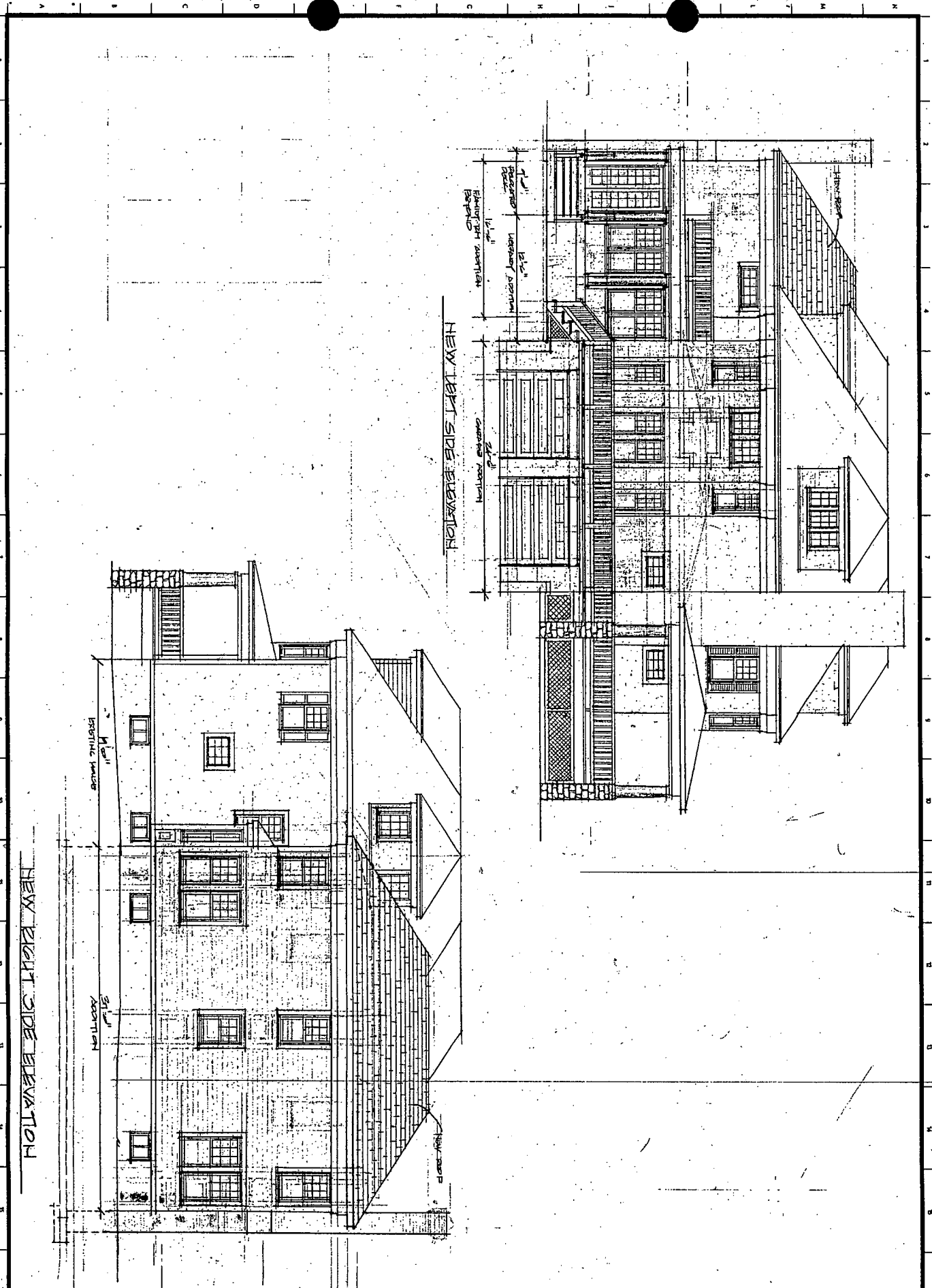
S.W. LENOX ST., CHUY CRISSE, MD.



NEW REAR ELEVATION

NEW FRONT ELEVATION

DATE	PROJECT	CLIENT	ARCHITECT	PLANNER	LANDSCAPE ARCHITECT	DRBrasher			5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044 BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020		



NEW LEFT SIDE ELEVATION

NEW RIGHT SIDE ELEVATION

LEFT & RIGHT SIDE ELEVATIONS

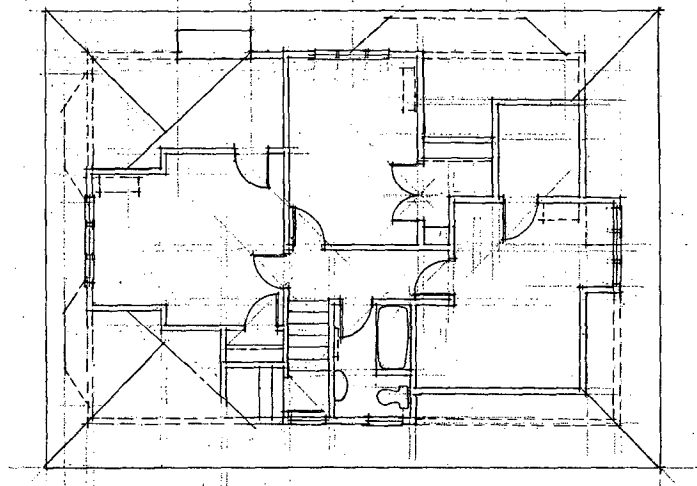
MUNN RESIDENCE  
S.W. LENOX, CHEVY CHASE, MD

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

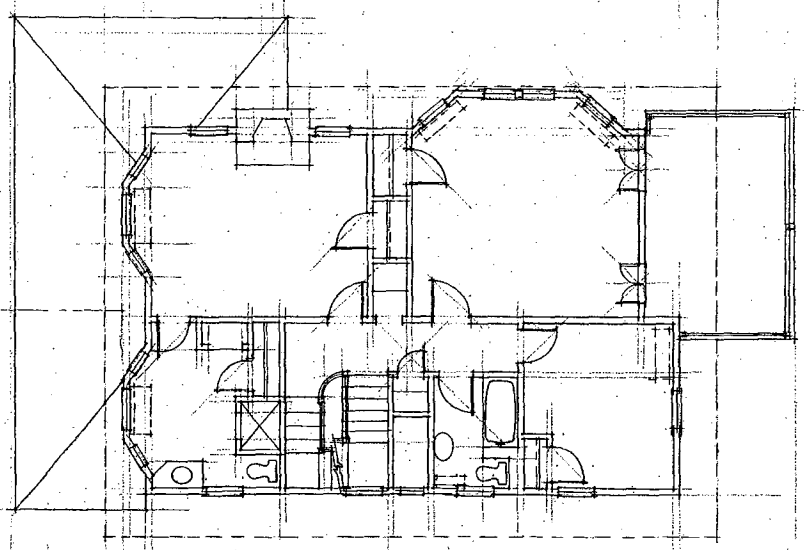
**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

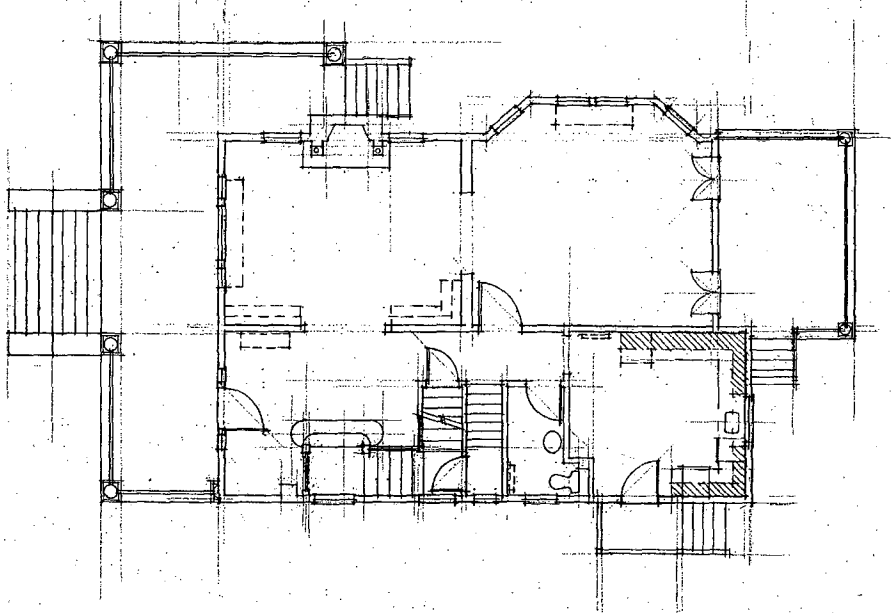
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



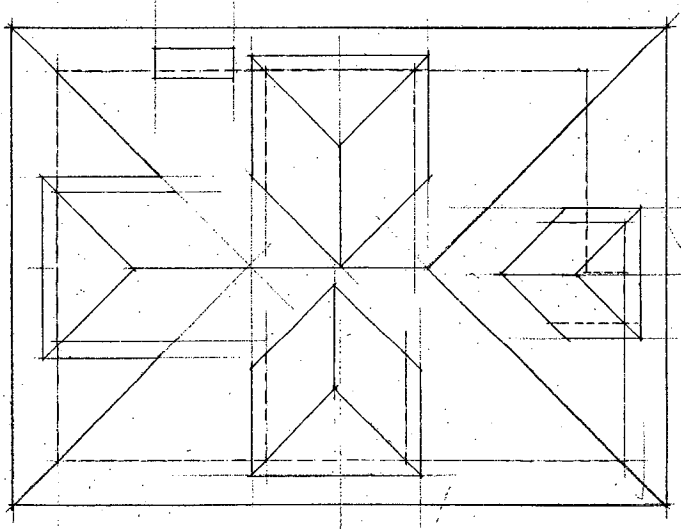
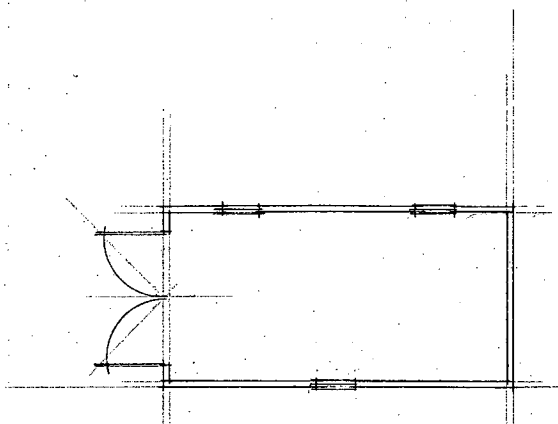
EXISTING FLOOR PLANS

MUSE RESIDENCE  
S.W. DENVER ST. CHEVY CHASE, MD

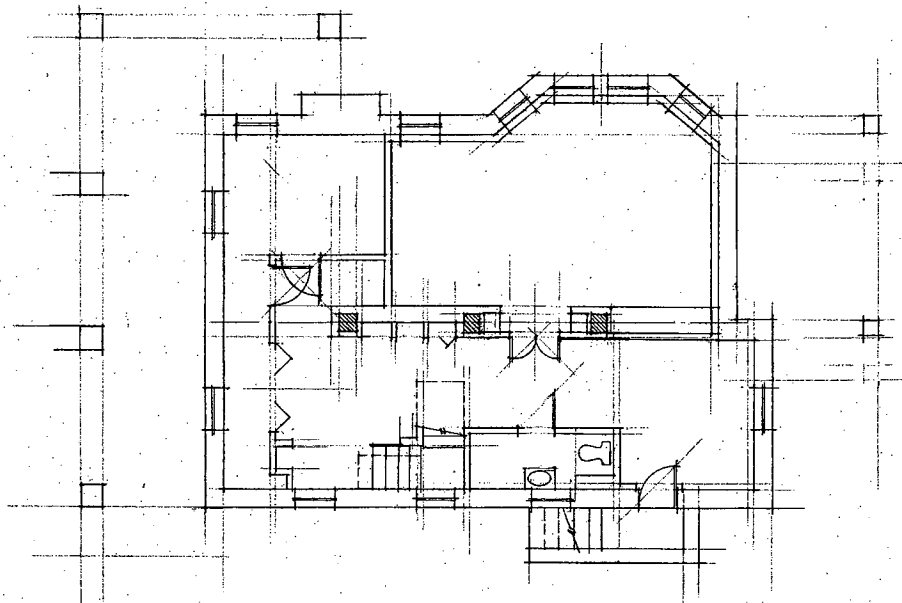
ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 WASH./VA. (301) 621-6020



EXISTING PLANS



EXISTING PLANS / REF

MORRI RESIDENCE  
53 W. DENCK ST., CHERRY CHASE, MD

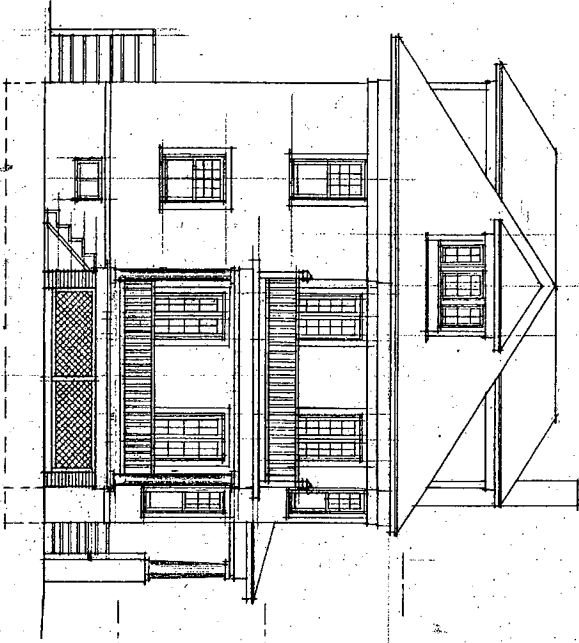
ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

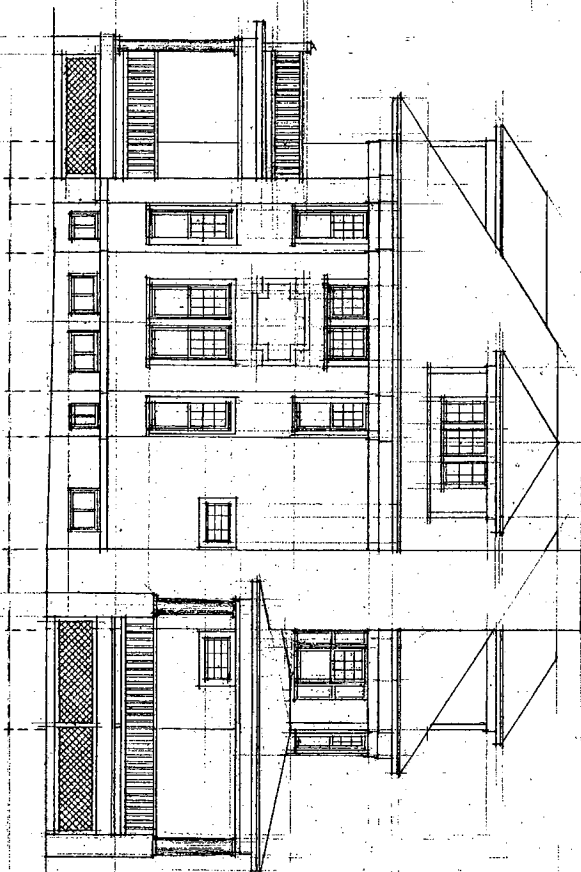
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020



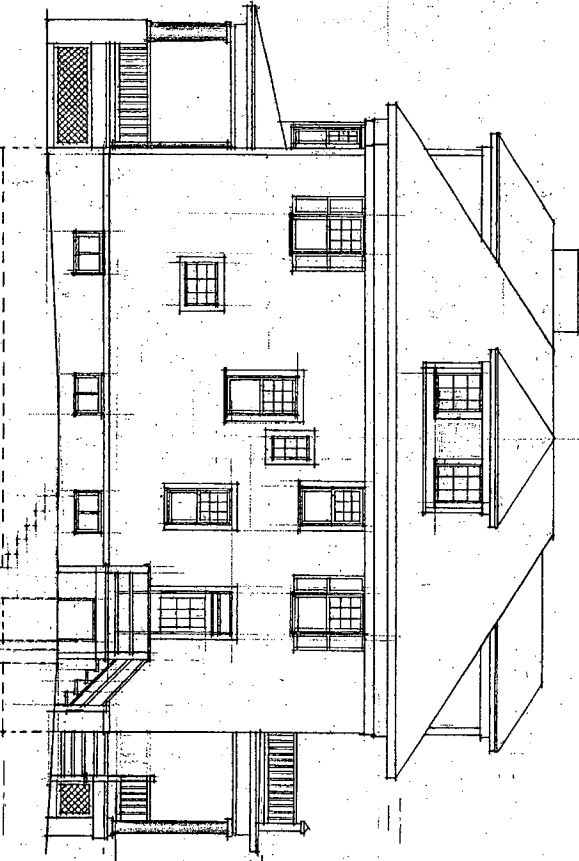
REAR ELEVATION



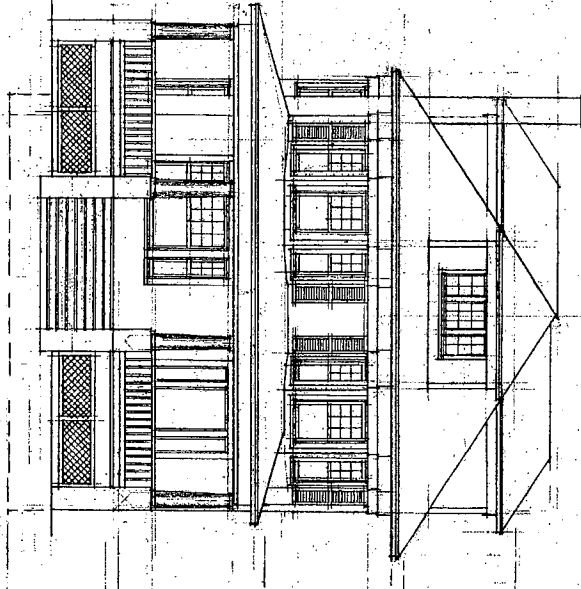
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



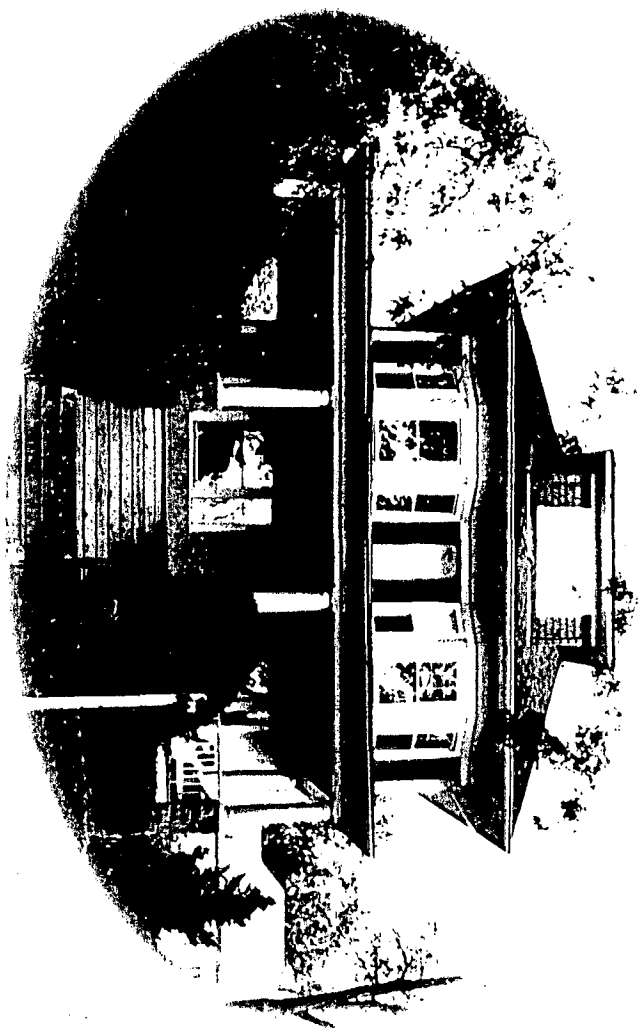
MAIN RESIDENCE  
S.W. LENOX ST. CHEBY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

5



**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000  
DrBrasher Project No. 0004888

© Copyright 1999 DRBRASHER, LLC

ARCHITECTURE INTERIOR	PLANNING ARCHITECTURE	<b>DRBrasher</b>	5560 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044 PH. (410)995-0015 • FAX (301)621-6020
--------------------------	--------------------------	------------------	--



FRONT ELEVATION



FRONT ELEVATION

MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

5

5560 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 • WASH./VA. (800)521-6030

DRBrasher

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

© 2000 DRBrasher, Inc.



FRONT/LEFT SIDE ELEVATION



FRONT/LEFT SIDE ELEVATION

**MUNN RESIDENCE**

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

00

5568 STEWART PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 • WASH./VA. (800)621-6020

DRBrasher

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE



LEFT SIDE CLOSE UP



RIGHT SIDE ELEVATION

MUNN RESIDENCE

3 West Lenox Street  
Chevy Chase, Maryland

DATE: DECEMBER 8, 2000

DRBrasher Project No. 00Munn

6

5560 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
PH: (410)995-0015 • WASH./VA. (301)921-6020

DRBrasher

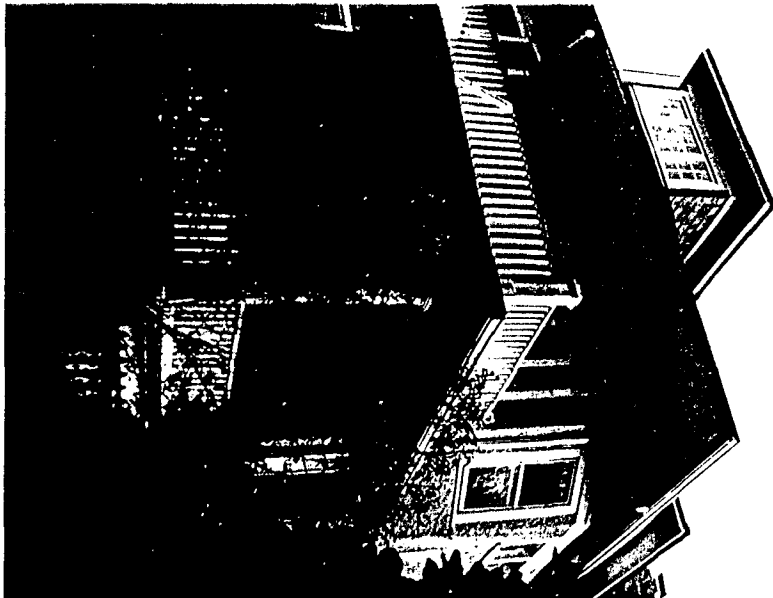
ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

11/20/00 DRB

PARTIAL REAR ELEVATION



PARTIAL REAR ELEVATION



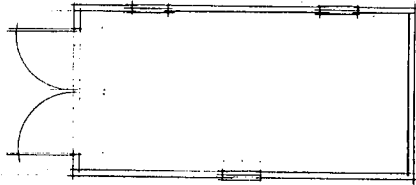
MUNN RESIDENCE

3 West Lenox Street  
Cherry Chase, Maryland

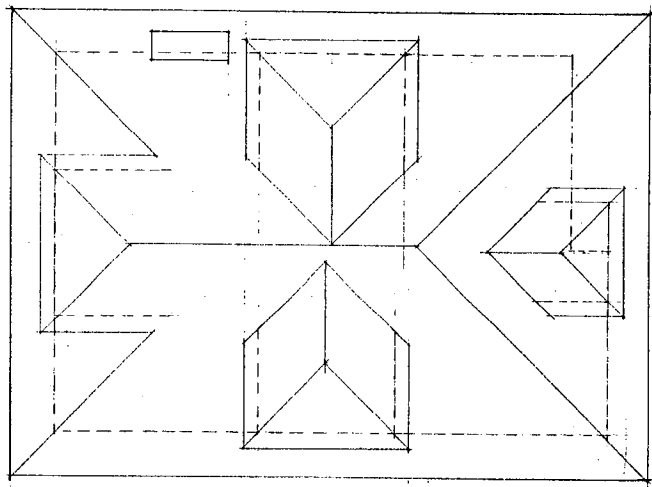
DATE: DECEMBER 4, 2000

DRBrasher Project No. 00Munn

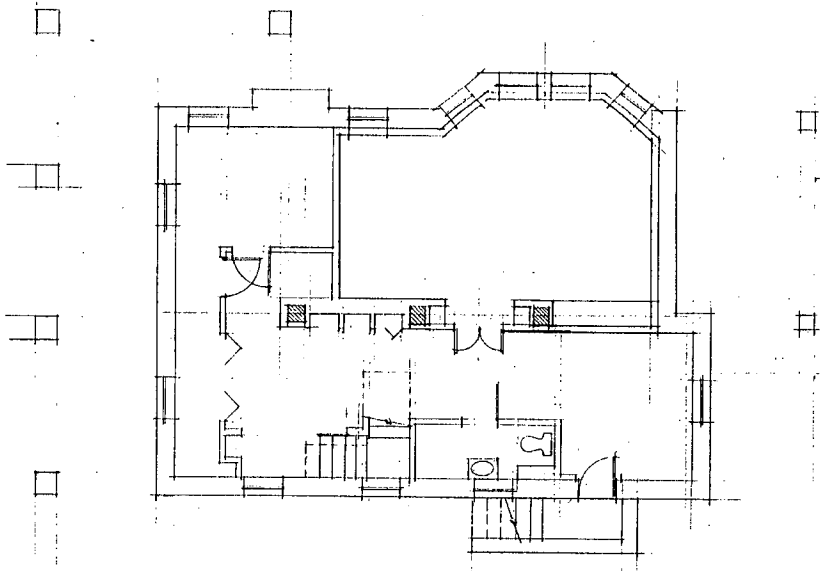
13



ROOF PLAN

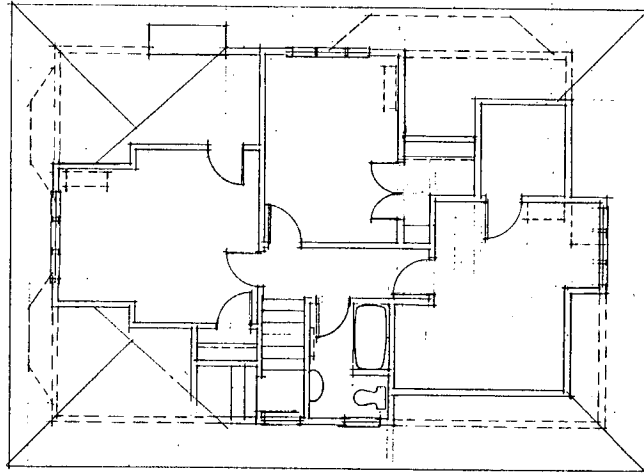


BASEMENT PLAN

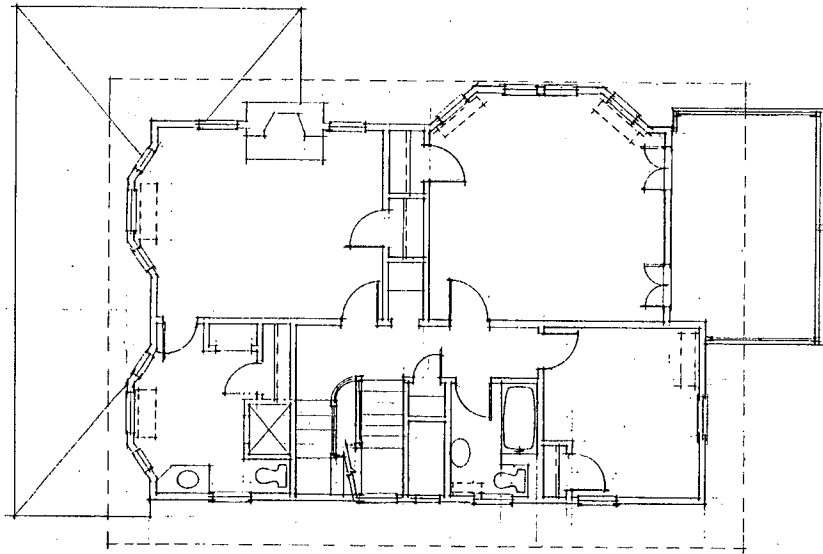


14

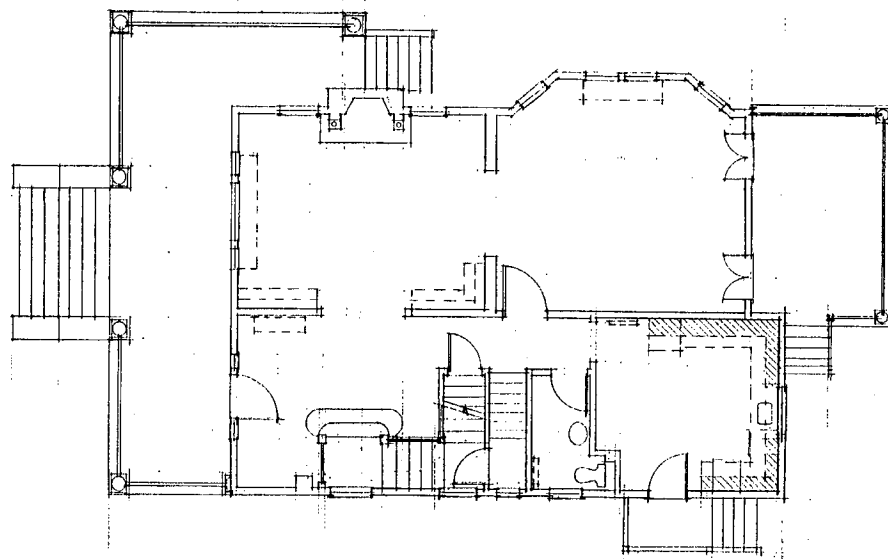
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

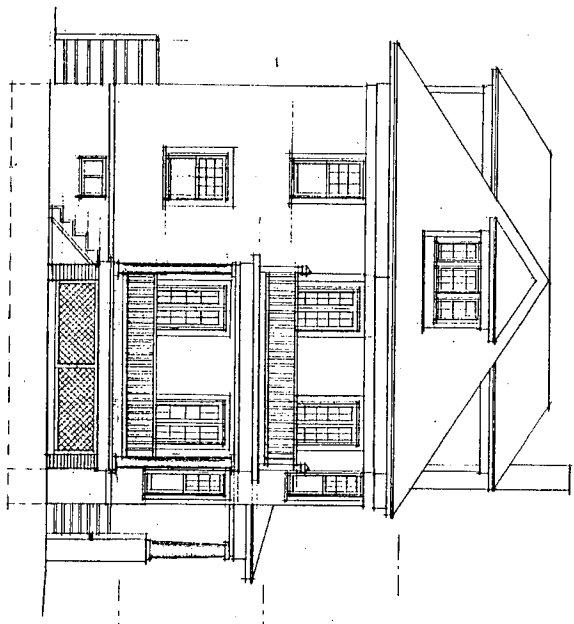


<p>EXISTING FLOOR PLANE</p>	<p>MLINH RESIDENCE 3 W. LENOX ST., CHEVY CHASE, MD</p>	<p>5550 FERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044 (301) 995-0015 • WASH./VA. (301) 621-6020</p>
<p>ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS</p>	<p><b>DRBrasher</b></p>	<p>CONTRACT</p>

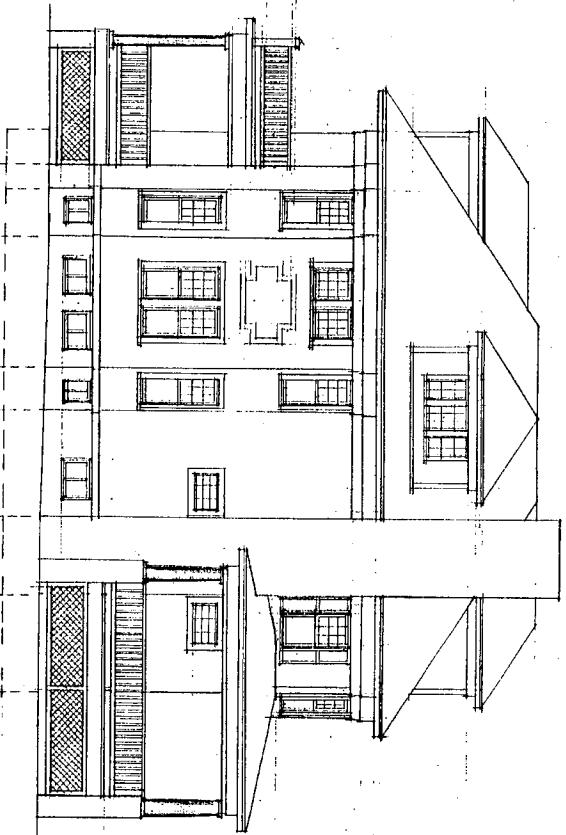


51

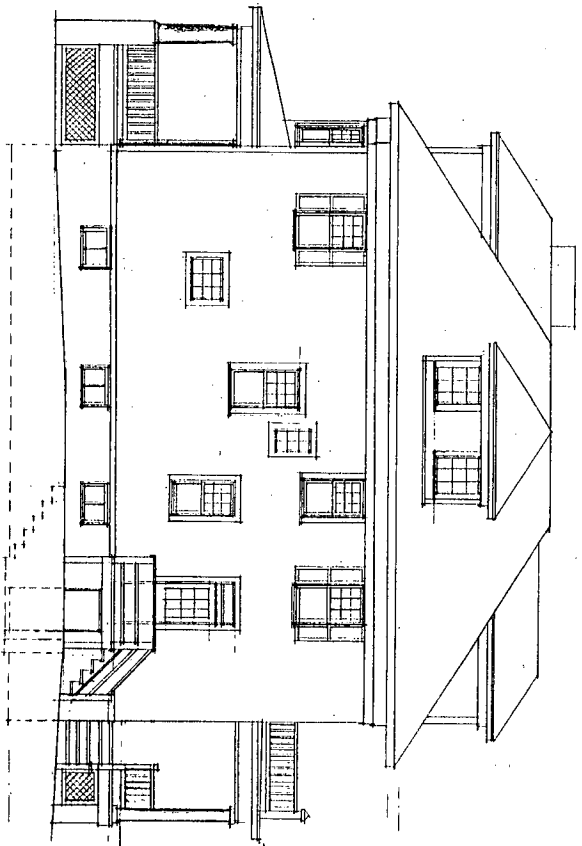
REAR ELEVATION



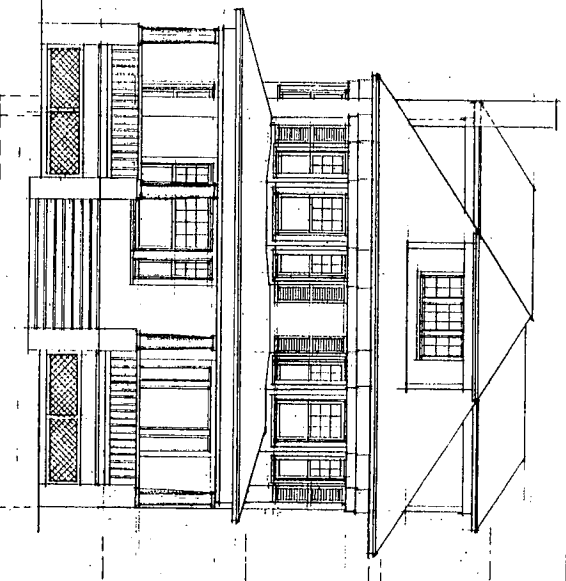
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



MUNN RESIDENCE  
S.W. LENOX ST. CHEVY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

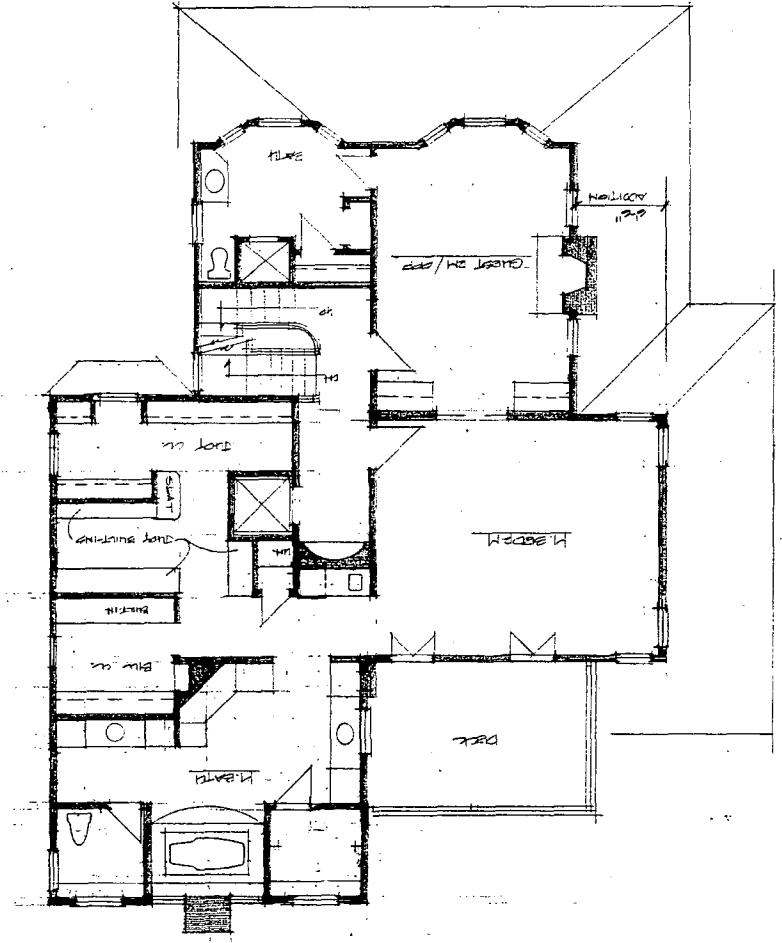
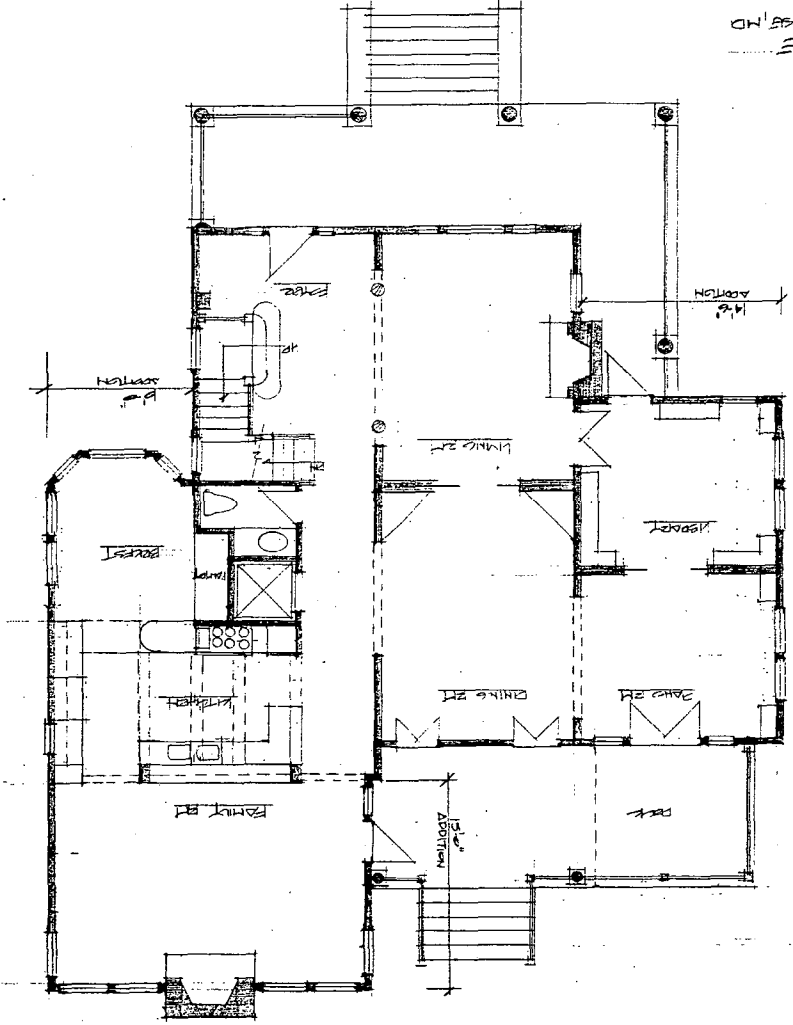
5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
(410) 995-0015 • WASIL/VA. (301) 621-6020



NEW SECOND FLOOR PLAN

MOUNT RESIDENCE  
35 W. LEXA ST., CHEVY CHASE, MD

NEW FIRST FLOOR PLAN



SS - Same addition in one area.

EA - right addition already ~~already~~  
obscured w/ fr changes.

GK - try to keep 1st floor addition

RB - need garage -

must have to see if lose 1st flr addition

possibilities but need model

HW

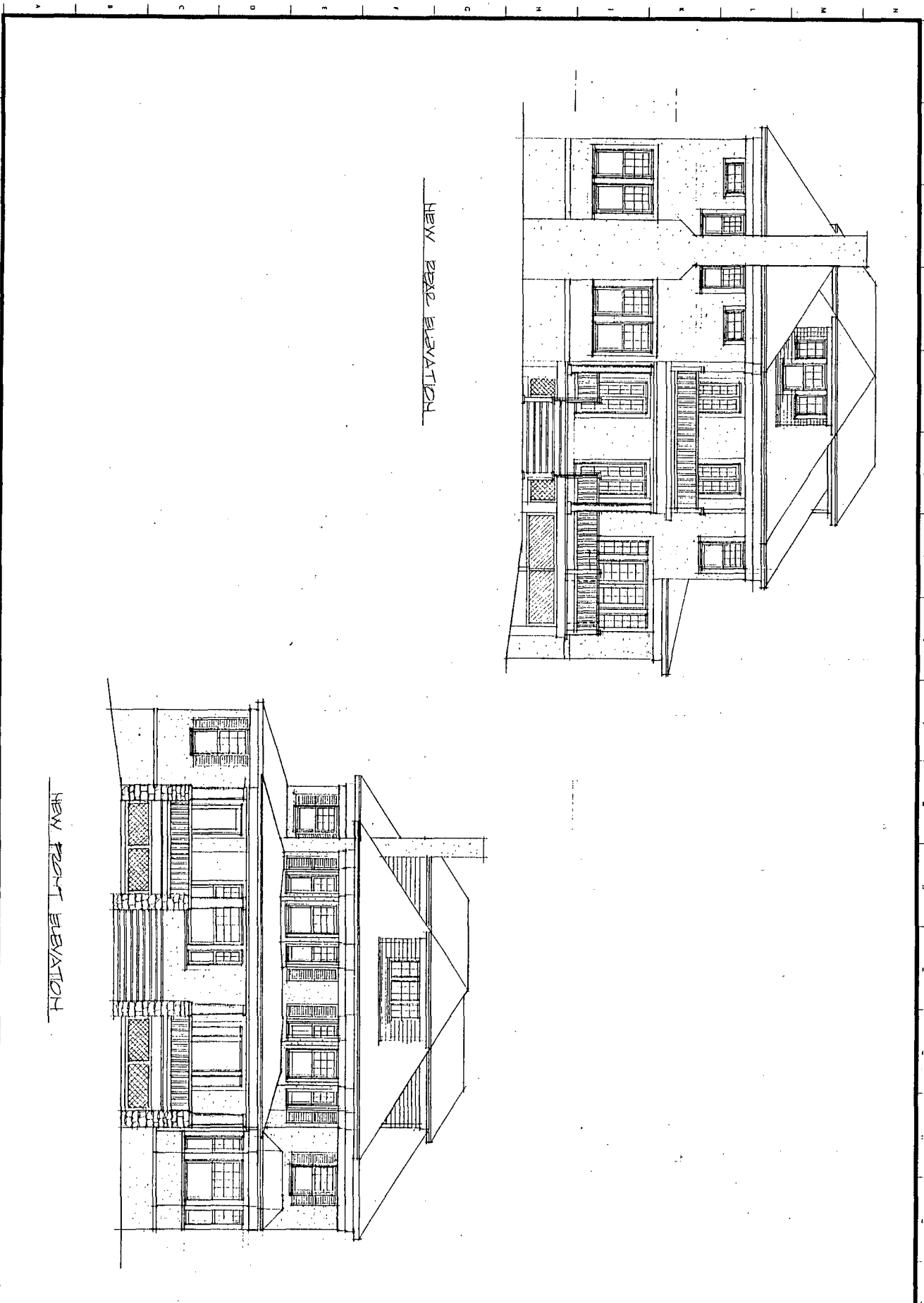
EE

SS

GK

DA

21



NEW FRONT ELEVATION

NEW REAR ELEVATION

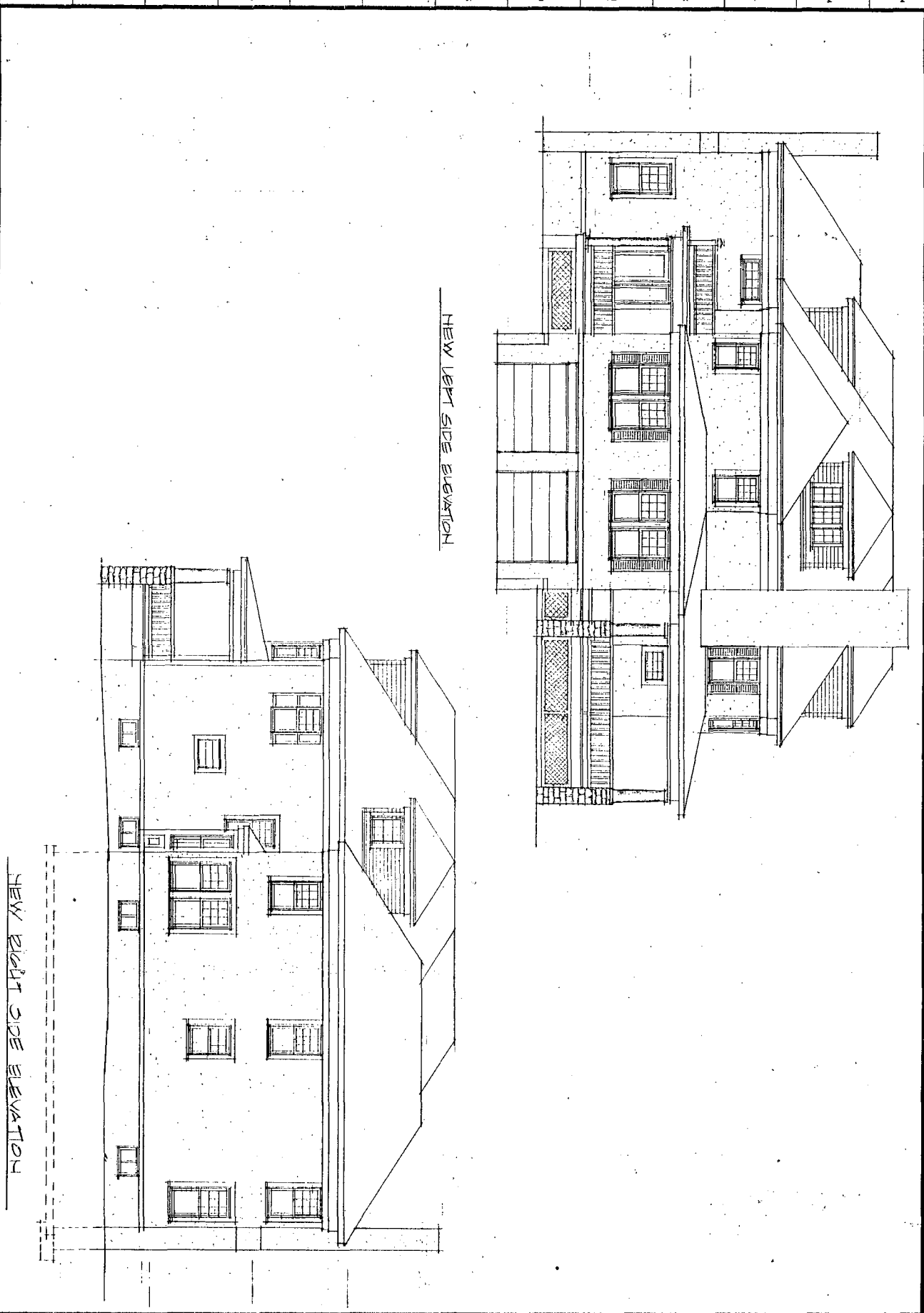
DATE: 10/15/15	FILE: 15-001	PROJECT: FRONT & REAR ELEVATIONS	CLIENT: MUMFORD RESIDENCES 3 W. LENOX ST., CHEBY CHASE, MD	SCALE: 1/8" = 1'-0"	DATE: 10/15/15	
ARCHITECTS • PLANNERS LANDSCAPE ARCHITECTS			<b>DRBrasher</b>	5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044 (410) 995-0015 • WASH, VA. (301) 621-6020		

W Δ appearance of 2d garage  
it is now of a wall created  
by driveway space - 1 Δ garage  
against 2c garage under house

resp. garage is set so far back.

EQ = worried about loss of bay.  
→ the smallness of the proposed  
left side.

AR - don't retain 4 sq.  
down rose bay.



NEW RIGHT SIDE ELEVATION

NEW LEFT SIDE ELEVATION

	MD.	SV	DH	SS	EE	MR
OK garage	●	✓	See	●	✓	✓
dr/w/g.	✓	✓	renov	✓	✓	✓
✓ 1st flt	oh w/d	X	?	X	X	X
porch	bk porch intact	?	?	?	w/porch needs.	-
nt	✓	✓	✓	✓	✓	✓
<u>Mr Munn</u>						

1. asked to modify left side change -
  2. not maximization as in su. Just trying to get useable space.
  3. don't want street parking
  4. have elevator - need handicapped access for elderly parents.
- don't want to see garage doors from street - can use a beam

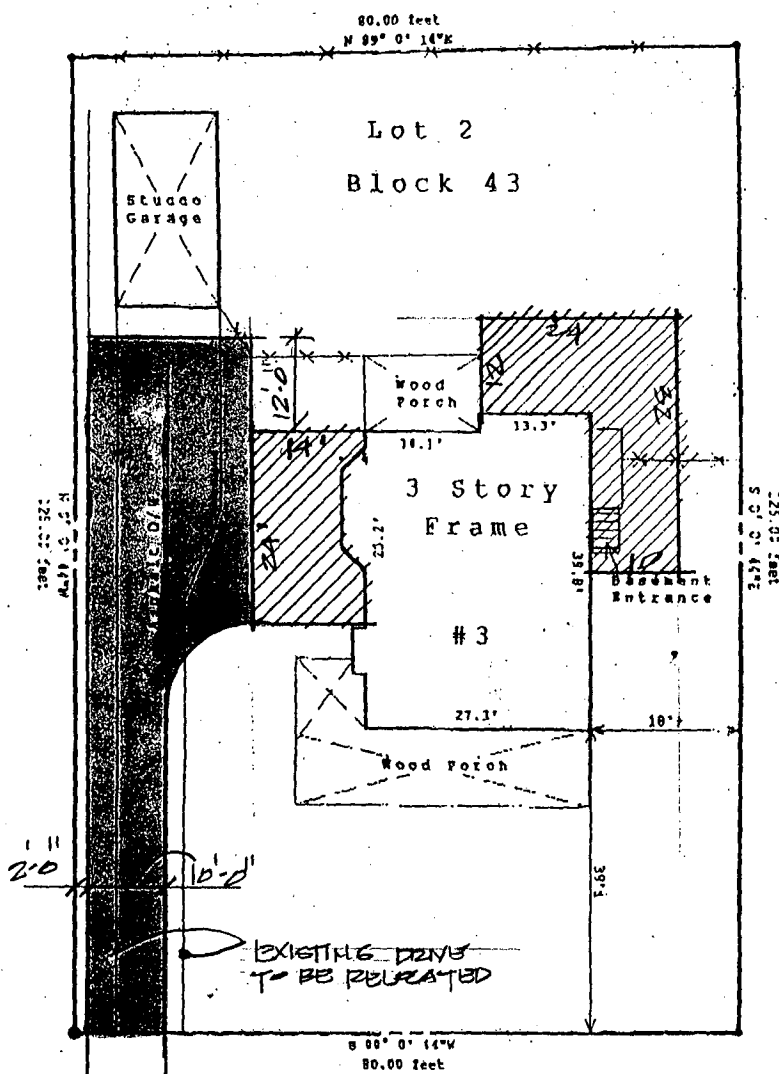
OK. garage should be @ grade  
both added

SS - a) expand deck.  
b) better appearance by end porch

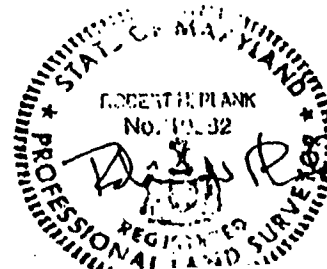
DH - agree w/ claim that remaining issue is 1st flt above garage -  
1) sig Δ appearance of house - no.  
2) concerned that w/g garage creates well

# LOCATION DRAWING

20.00 feet  
1:240

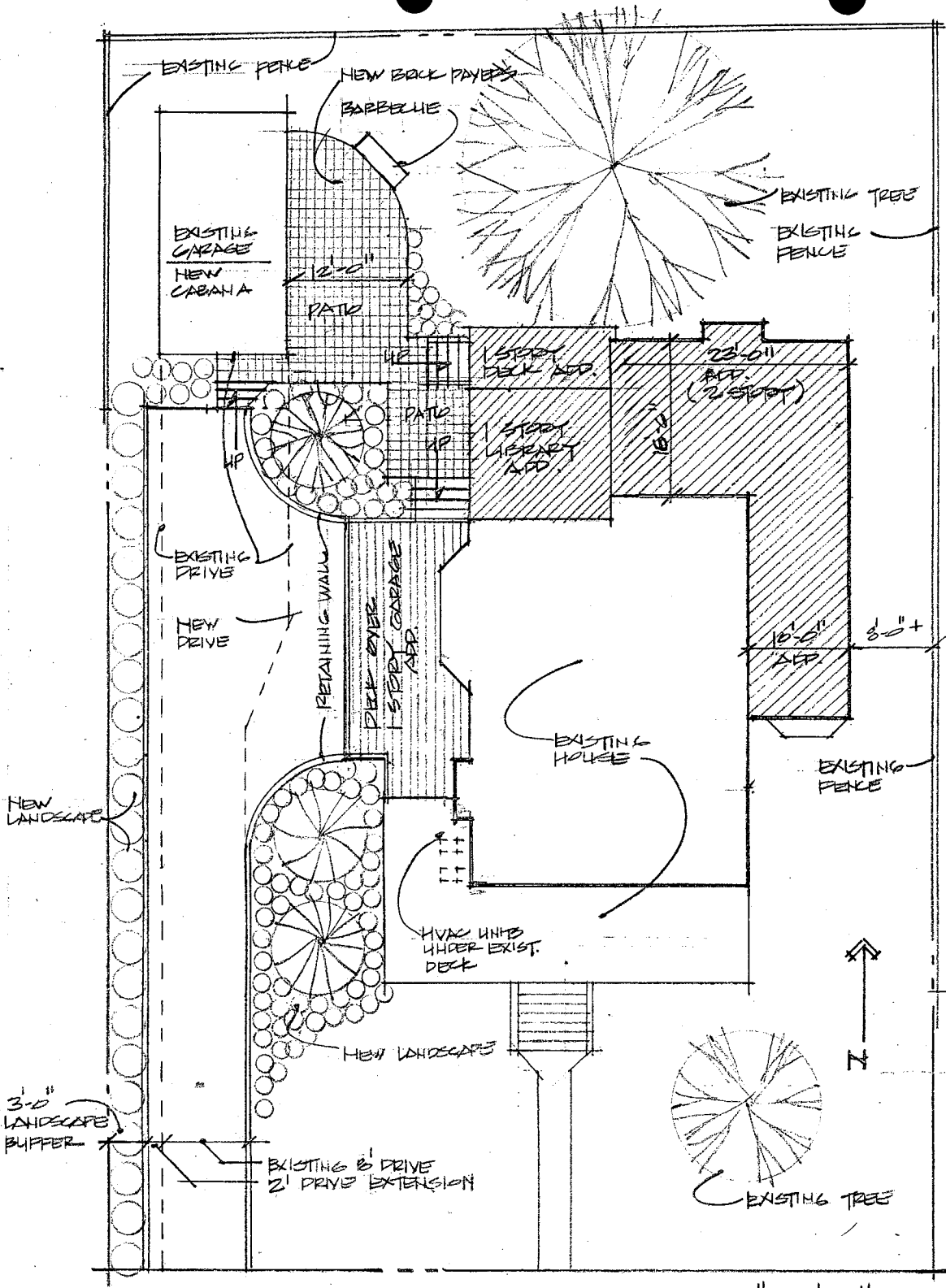


## WEST LENOX STREET

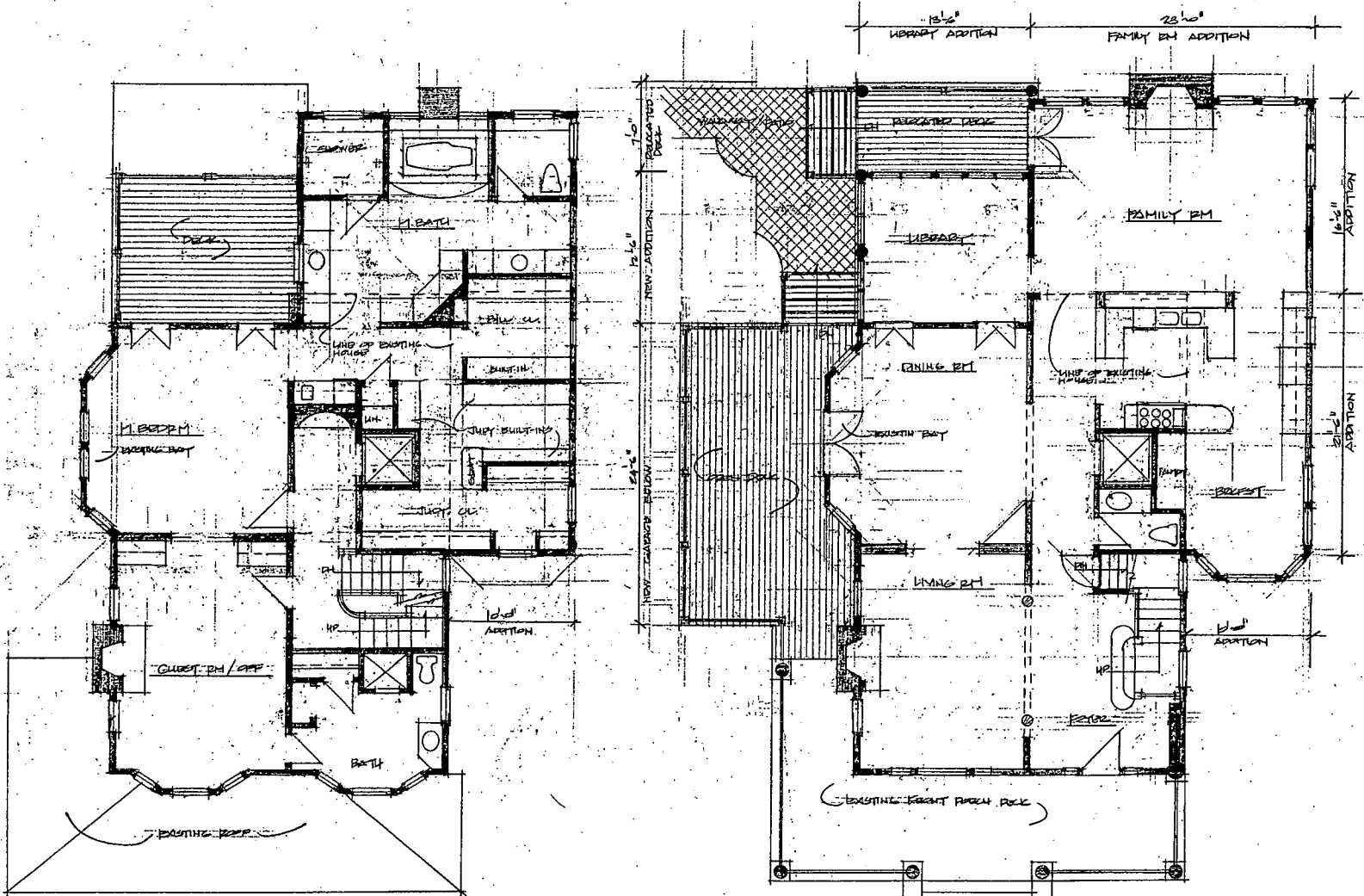


0



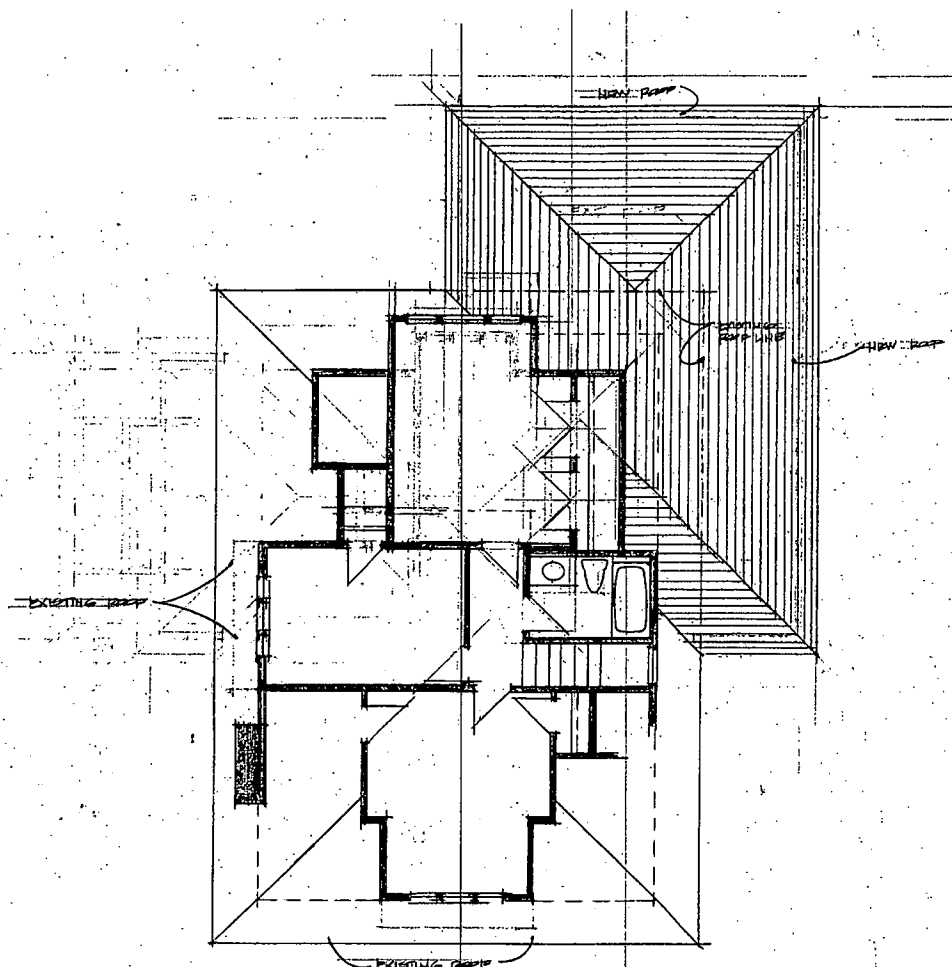


3 W. LENOX  
 CHEVY CHASE, MARYLAND 26 FEB 01

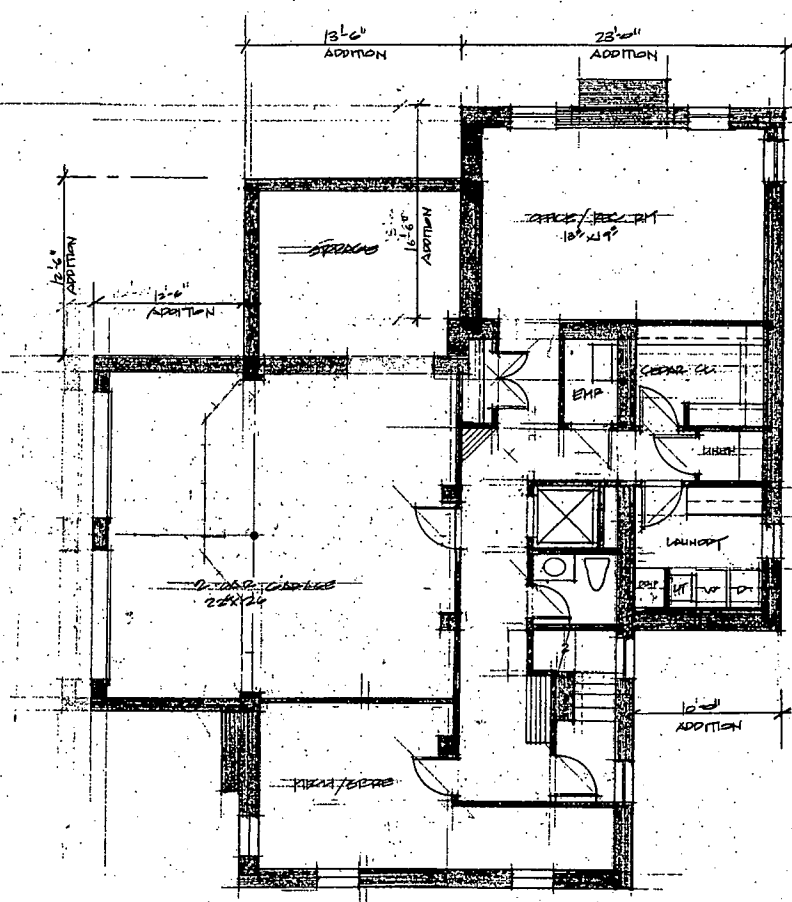


MUNN RESIDENCE  
 3 W. LENOX ST., CHEVY CHASE, MD.

2/25/51



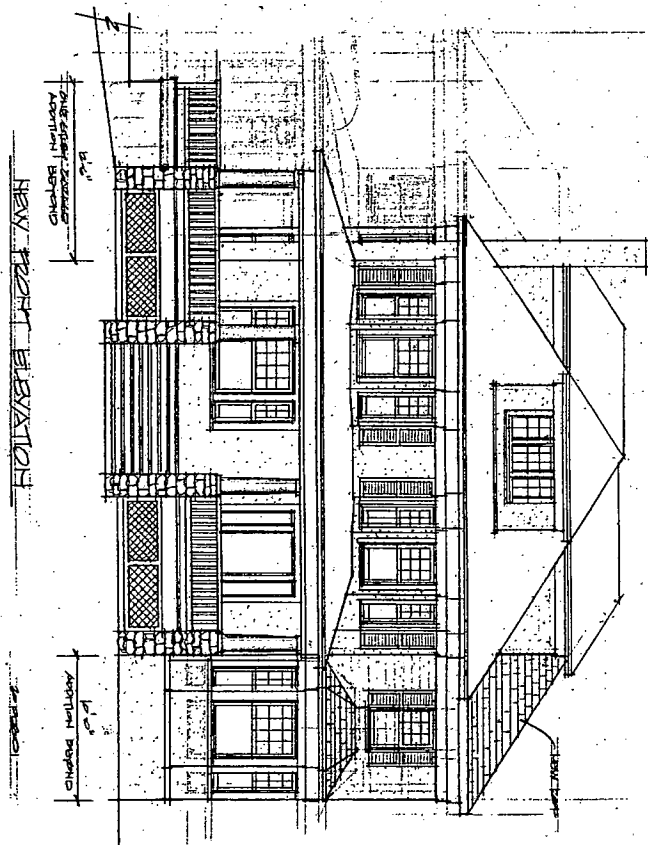
NEW LOFT FLOOR PLAN



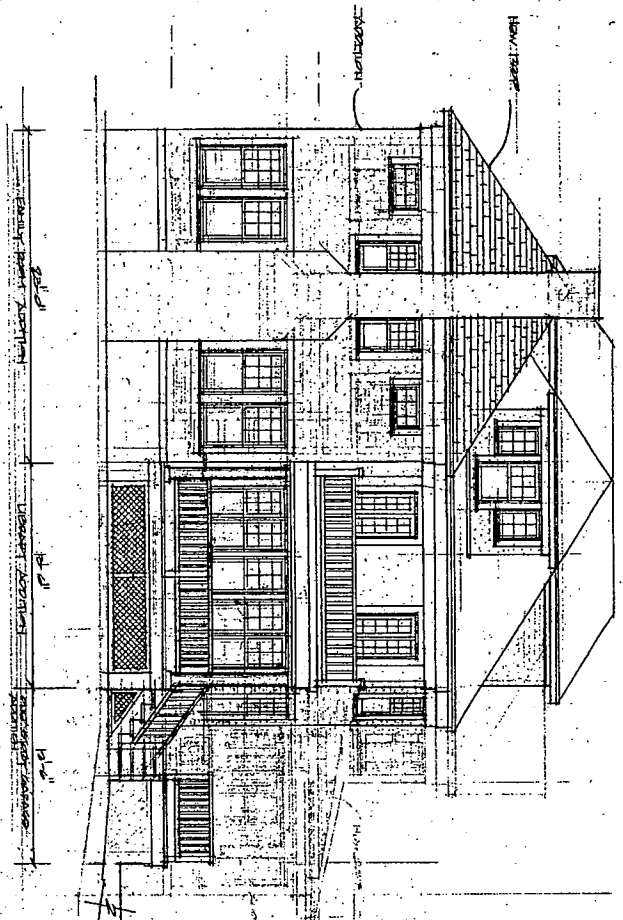
NEW BASEMENT PLAN

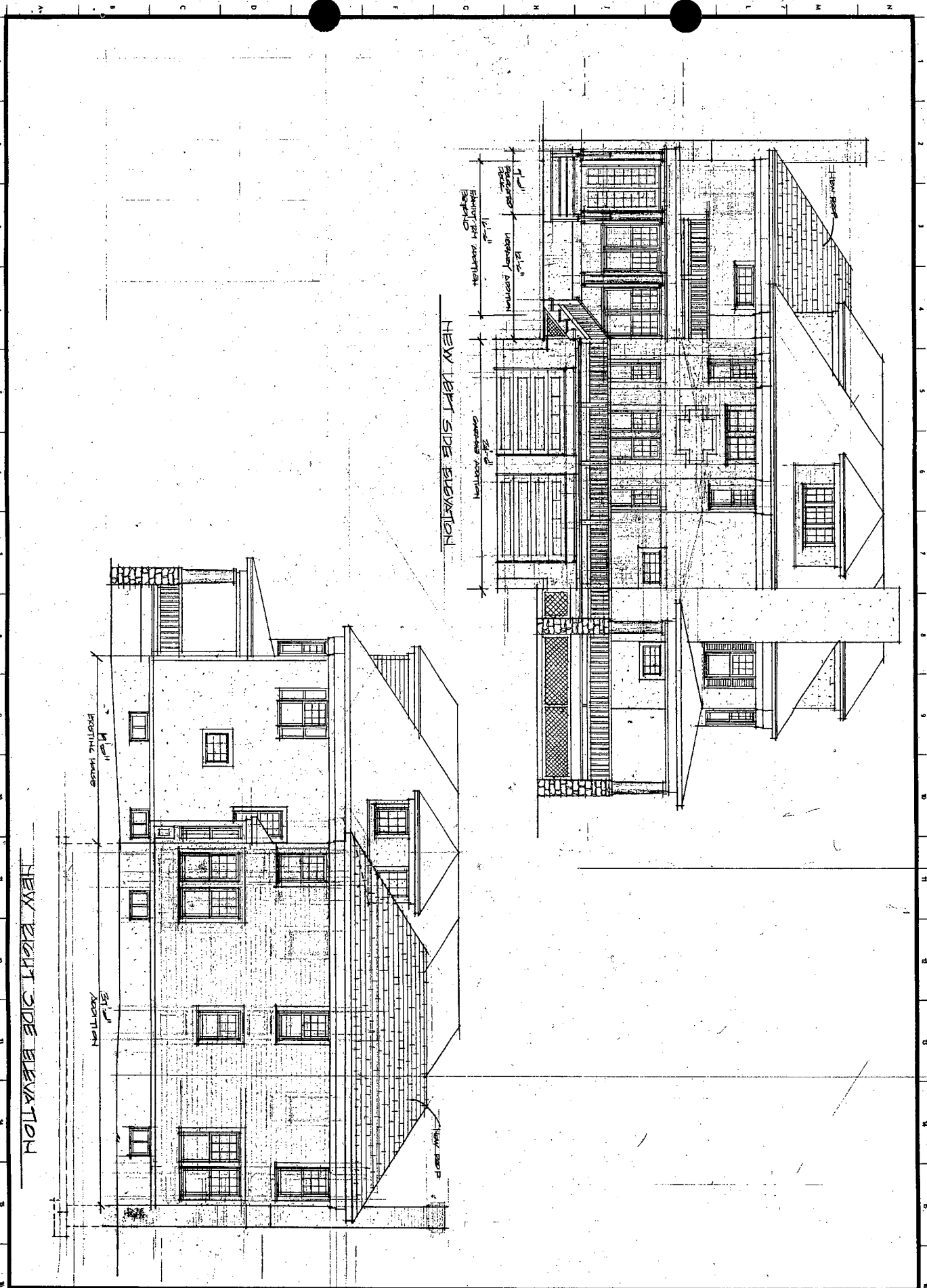
MUNN RESIDENCE  
 311 W. LONER ST. CHRY. CHASE, MD.

ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS DRBrasher



NEW REAR ELEVATION





NEW LEFT SIDE ELEVATION

NEW RIGHT SIDE ELEVATION

EXISTING WALLS

NEW WALL

EXISTING ROOF  
NEW ROOF  
EXISTING WALLS  
NEW WALL

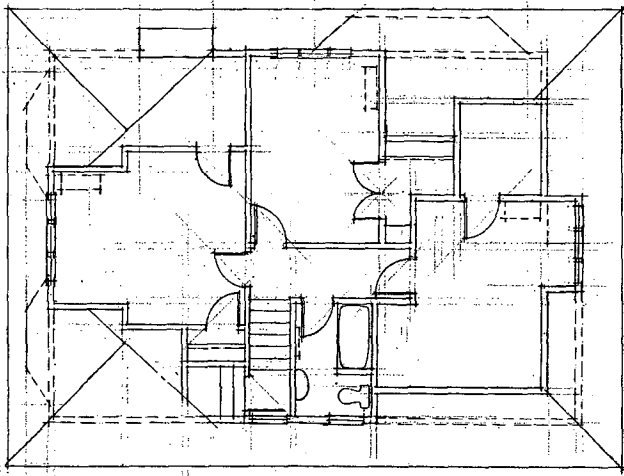
MUNN RESIDENCE  
3 W. LENOX, CHEVY CHASE, MD

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

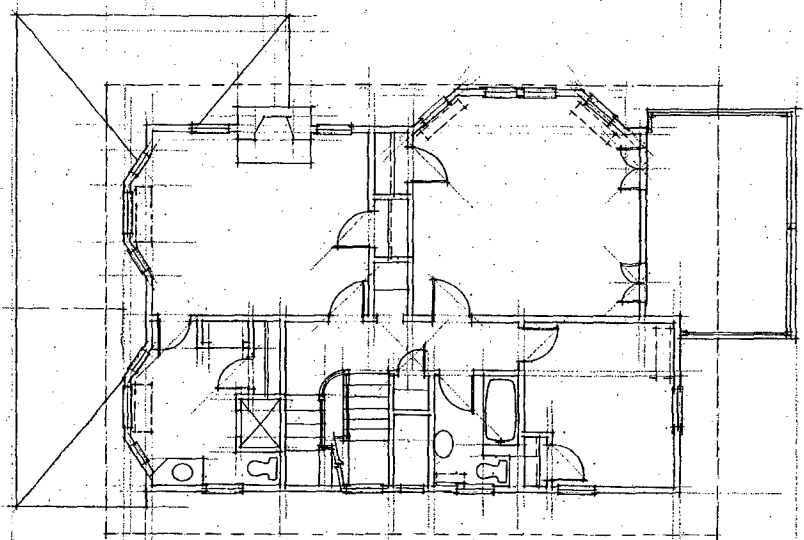
**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

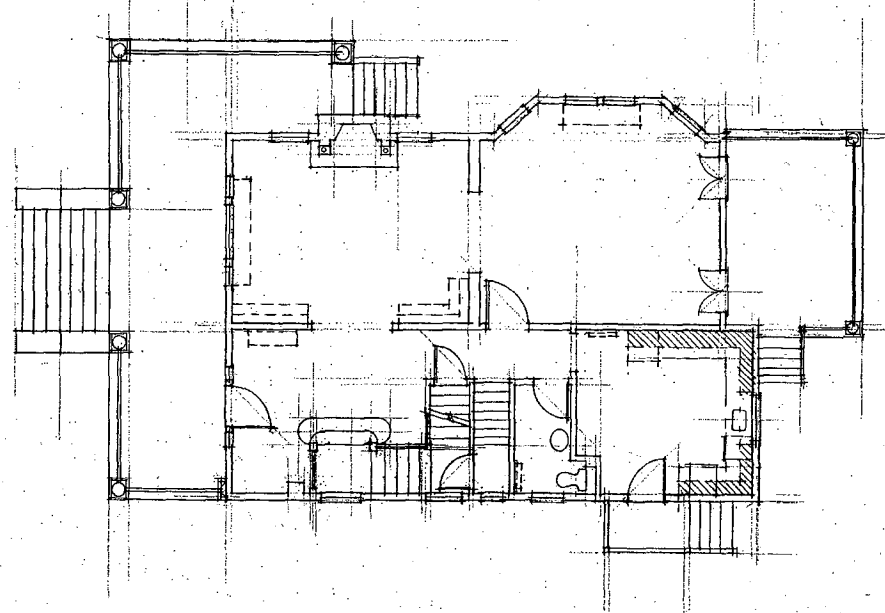
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



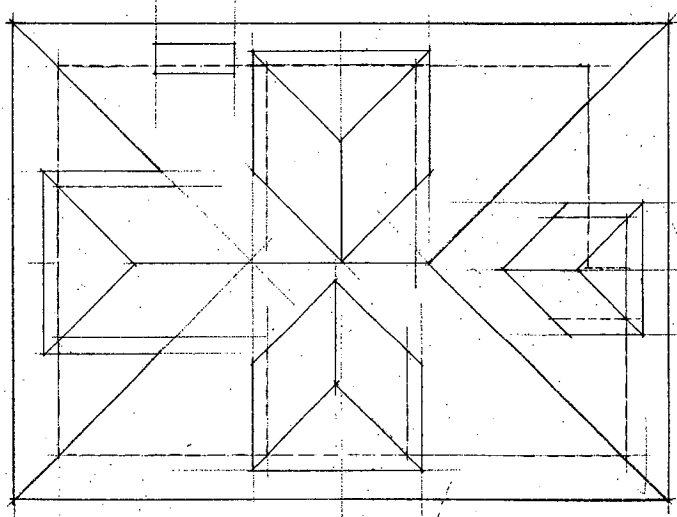
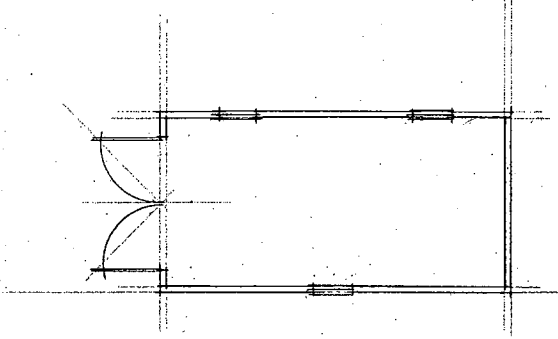
EXISTING FLOOR PLANS

MUNN RESIDENCE  
S.W. LEXINGTON ST. CHEVY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

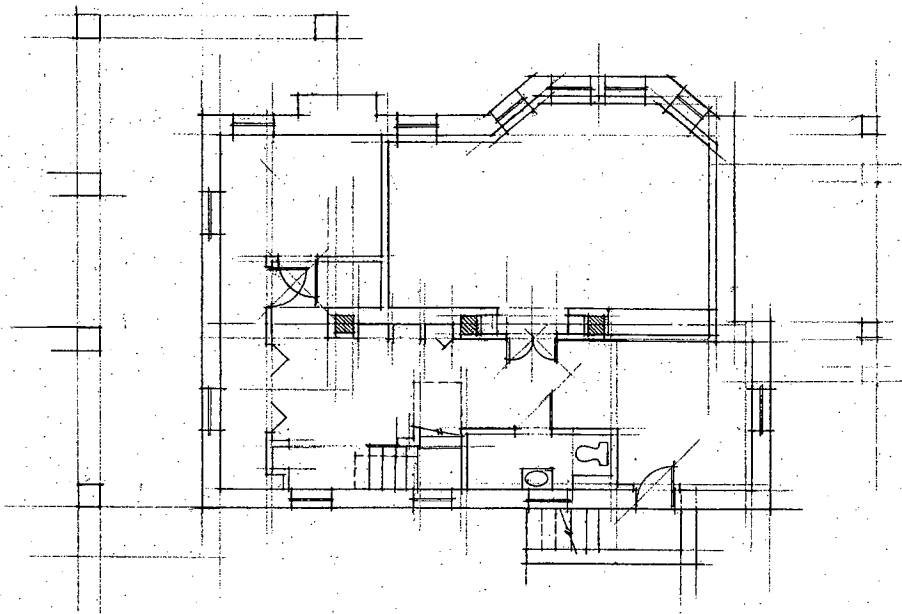
**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 WASH./VA. (301) 621-6020



EXISTING PLAN

PROPOSED PLAN



ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD. 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020

EXISTING PLAN / PROPOSED PLAN

MURRI RESIDENCE  
35 W. LENOX ST., CHRY CHASE, MD

DATE

SCALE

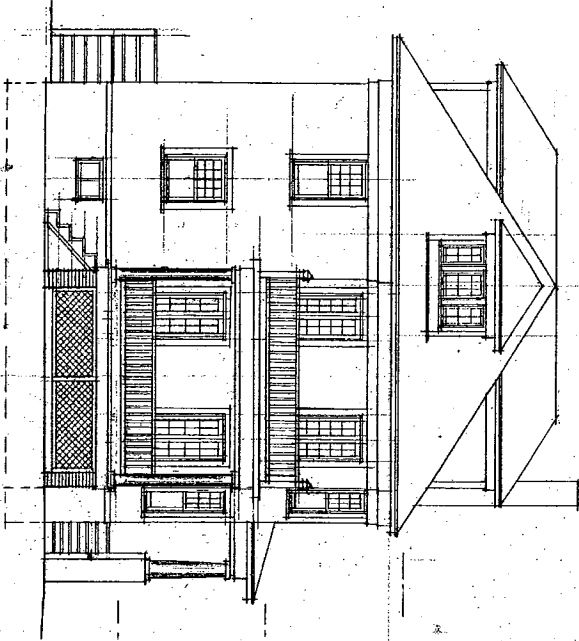
PROJECT NO.

DATE

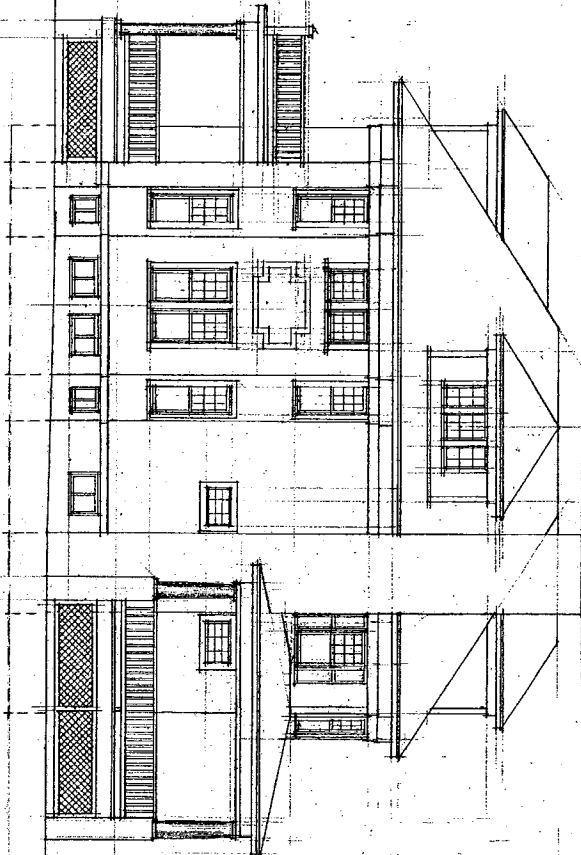
DATE

DATE

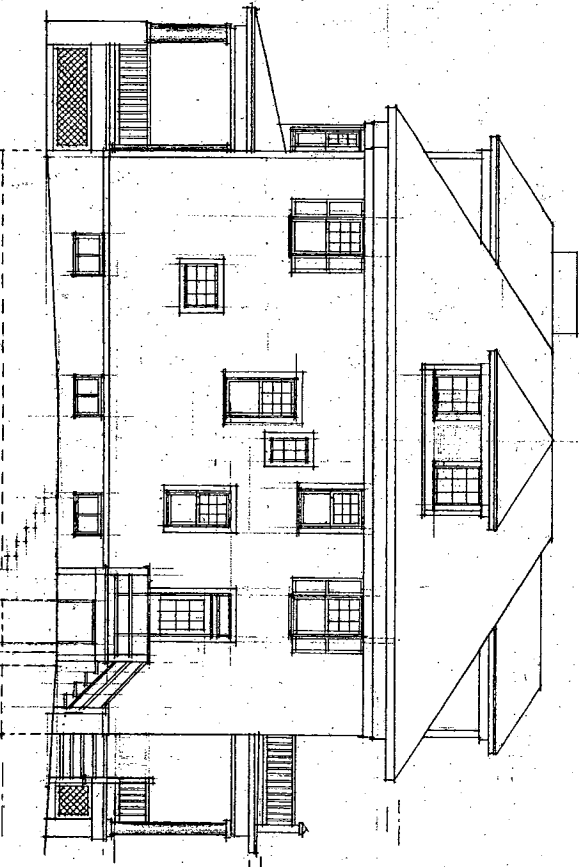
REAR ELEVATION



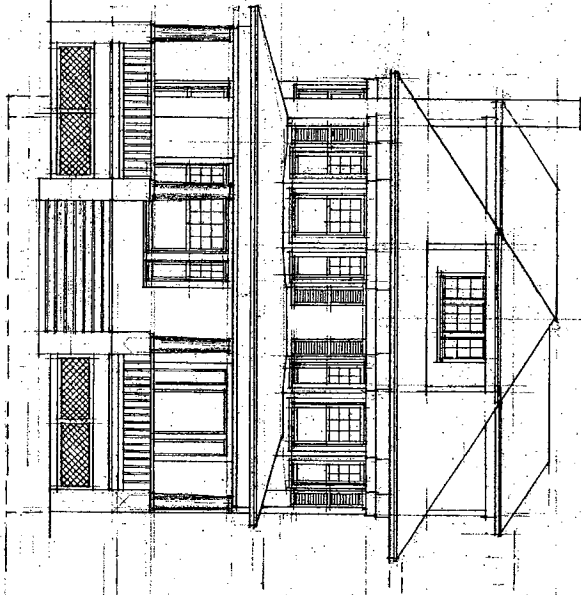
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



MUN. RESIDENCE  
3 W. LENOX ST. CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

**DRBrasher**

5560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
BALTO. (410) 995-0015 • WASH./VA. (301) 621-6020



January 11, 2001

Ms. Perry Kephardt  
 Montgomery County Historic Preservation Commission  
 1109 Spring Street  
 Silver Spring, MD 20910

RE: Munn Residence  
 3 W. Lenox  
 Chevy Chase, MD

Dear Perry:

I am resubmitting the plans for the Munn Residence and have incorporated the following changes per the Commission meeting.

1. Eliminate the second floor addition on the left side of the building. This maintains the original shape of the house on this level and preserves the upper bay on this side.
2. Reduce the length of the left side garage and first floor addition by 2'-0" to 12'-6". The initial addition was 14'-6".
3. The total square feet of the addition has been reduced by 471sf (17%).
4. Reduced the proposed new driveway from 12 feet to 10 feet.

I am also enclosing a more definitive site plan for your review. I strongly feel what we are proposing for the driveway and new garage will not create a visual impact from the street. In fact, you will barely be able to see the garage doors, if at all.

Perry Kephardt  
Munn Residence  
01/11/01  
page2

I would appreciate your review of this material and request that we schedule the next meeting with the commission at their earliest date. I would also welcome your comments on the revised plans prior to the commission meeting.

I thank you for your cooperation and assistance and look forward to hearing from you soon.

Very truly yours,



D. Ronald Brasher, AIA  
President

Enclosure  
DRB/vle

S:\TEXT\2000\00-189\PK011101.wpd

**REVISED SQUARE FOOTAGE**

**January 4, 2001**

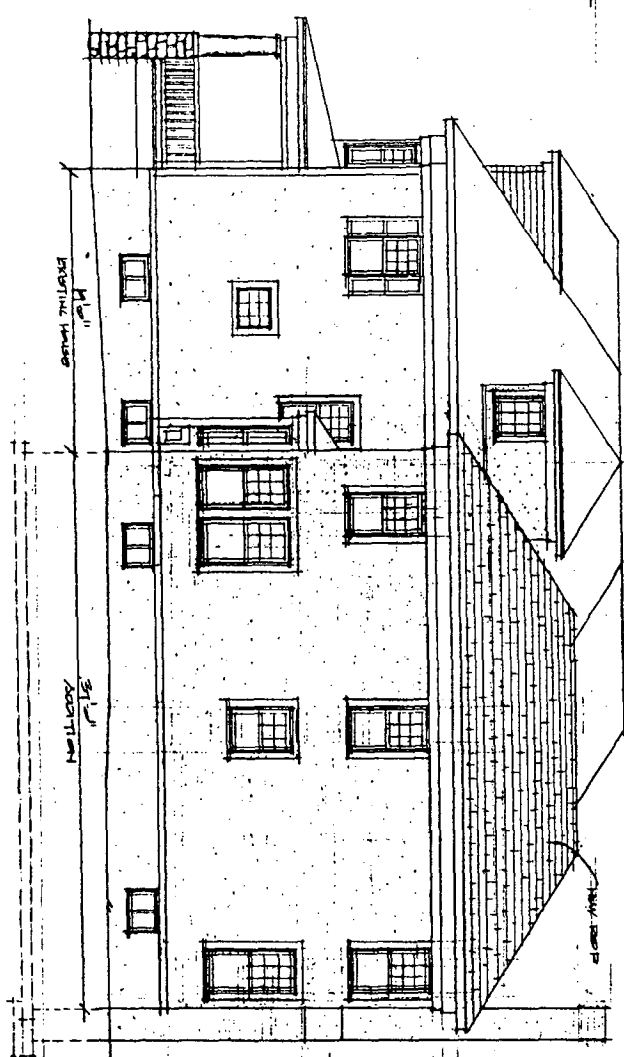
Munn Residence  
3 W. Lenox  
Chevy Chase, MD  
DRB Project 00-189

	Existing House	Proposed Additions
Basement	1,091	863
First Floor	1,091	863
Second Floor	1,091	542
Third Floor	<u>770</u>	<u>-0-</u>
	4,043	2,268

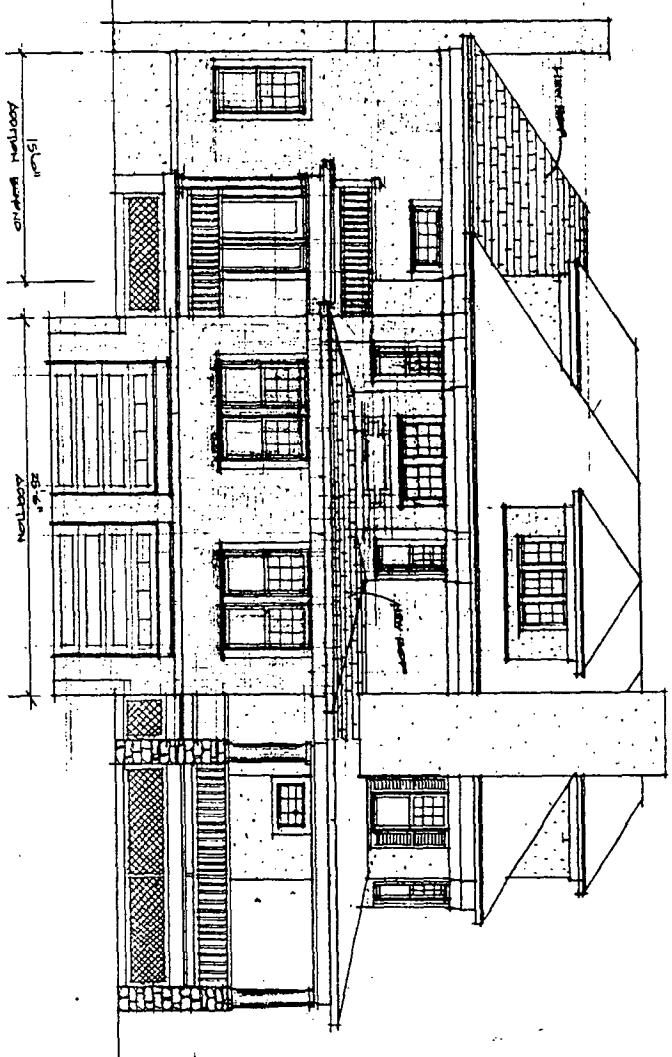
Total new square footage = 6,311s.f.

Square footage reduction from original submittal is 471sf (17%).

NEW RIGHT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



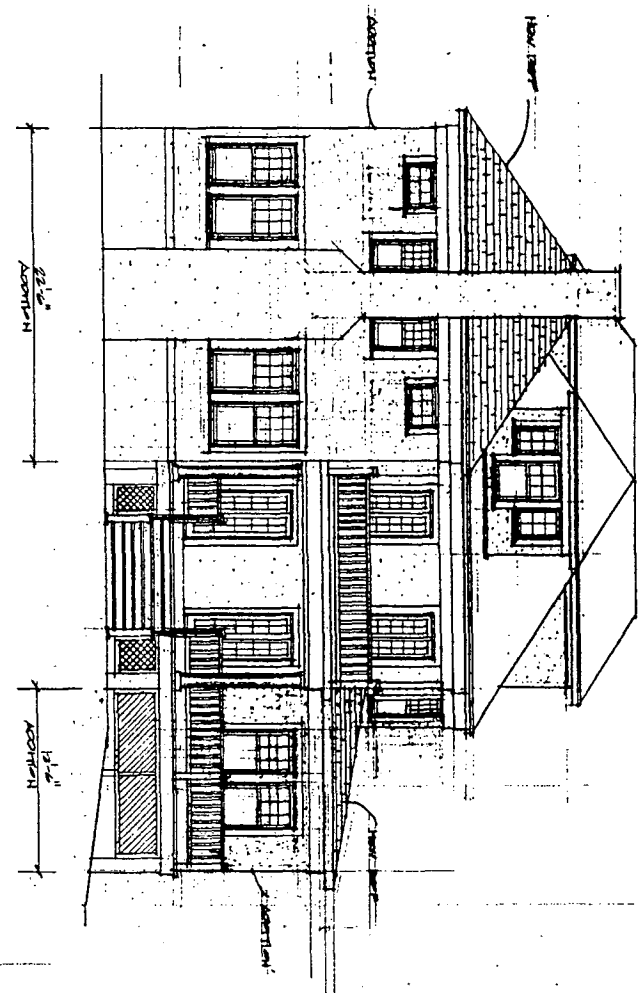
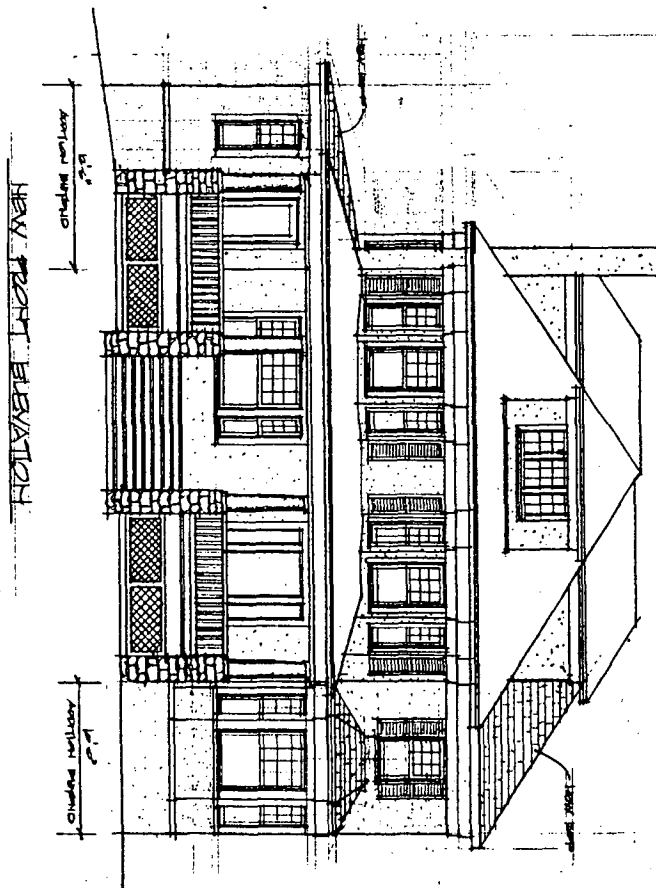
LEFT & RIGHT SIDE ELEVATIONS

MINI RESIDENCE  
3 W. LENOX, CHEVY CHASE, MD.

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher

1560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
TEL: (410) 995-0015 • FAX: (410) 621-6020



FRONT ELEVATION

REAR ELEVATION

Overall Height  
28'-0"

Overall Height  
28'-0"

Overall Width  
14'-0"

Overall Width  
14'-0"

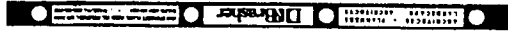
FRONT & REAR  
ELEVATIONS

PLANNED RESIDENCES  
3 W. LENOX ST., CHESTY CHASE, MD

ARCHITECTS • PLANNERS  
LANDSCAPE ARCHITECTS

DRBrasher

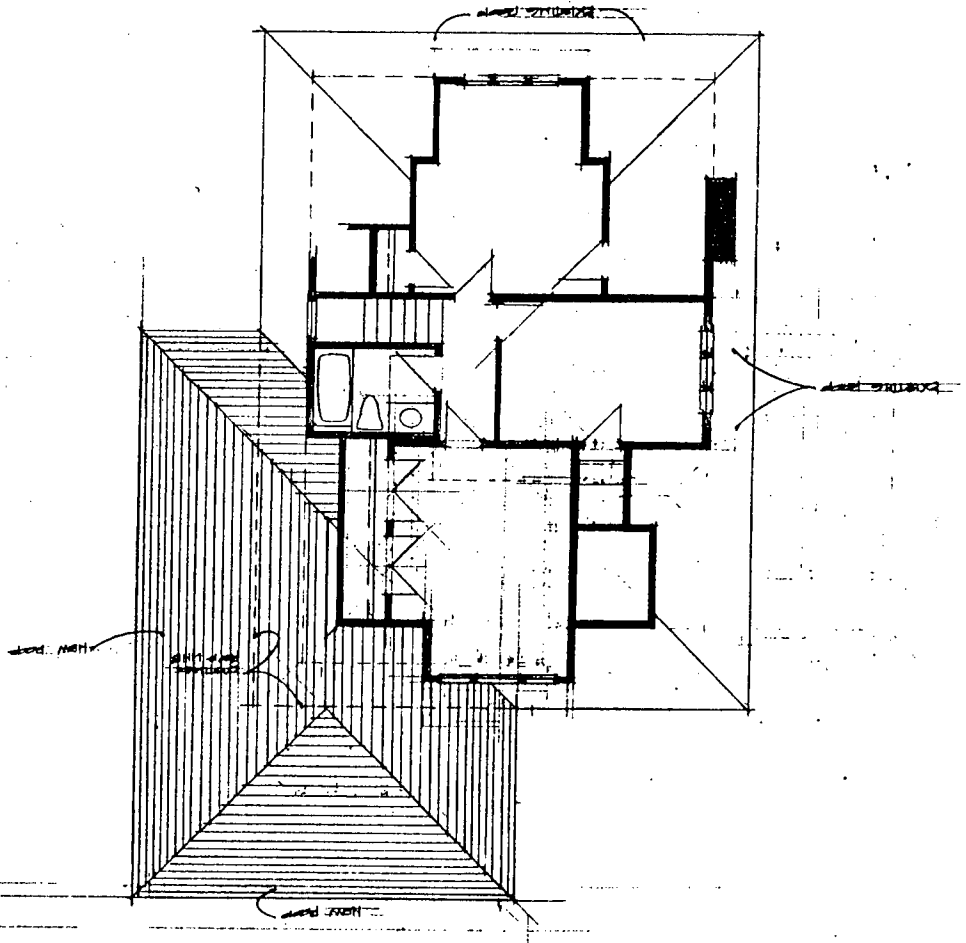
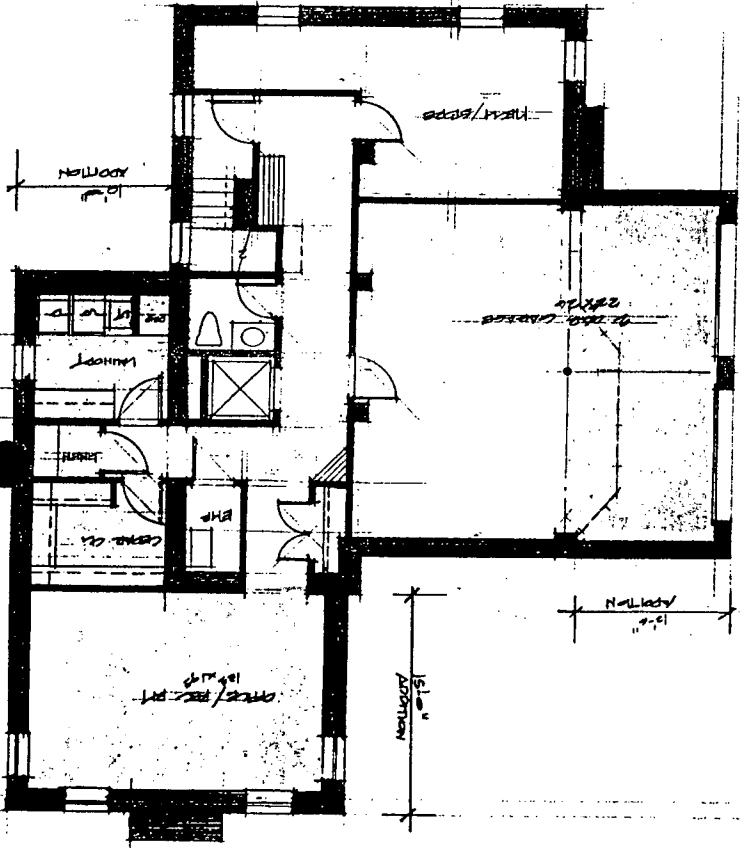
560 STERRETT PLACE • SUITE 300 • COLUMBIA, MD 21044  
TEL. (410) 995-0015 FAX (410) 995-0015



MAIN PASSENGER  
5th FLOOR ON CHRYSLER BLDG

NEW BASEMENT PLAN

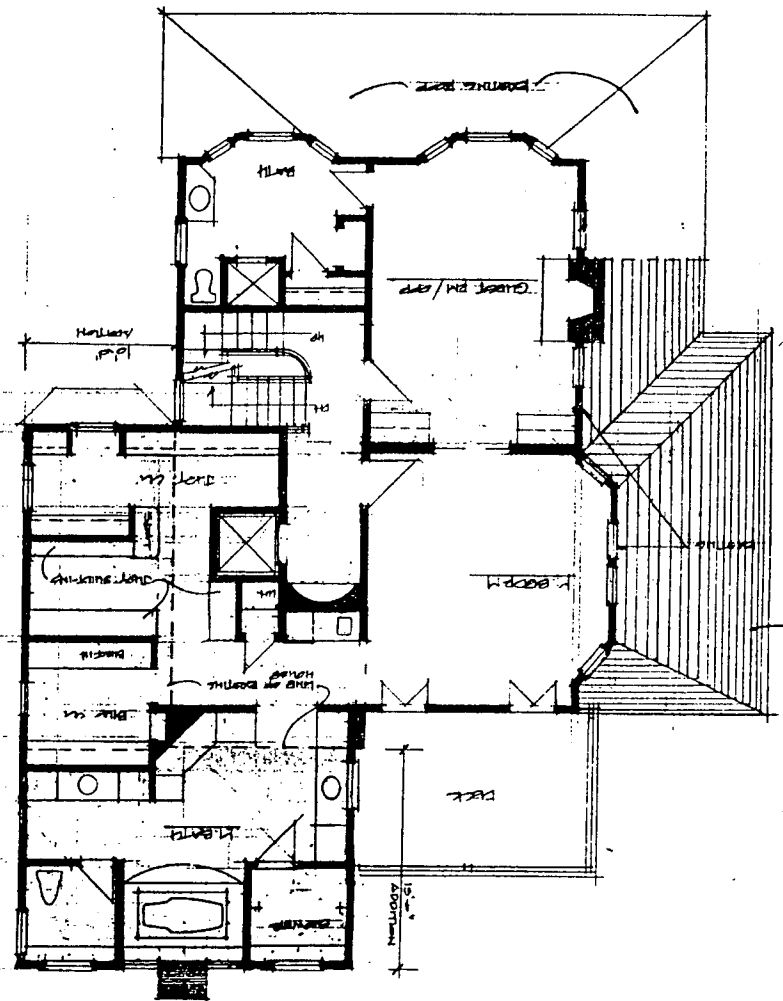
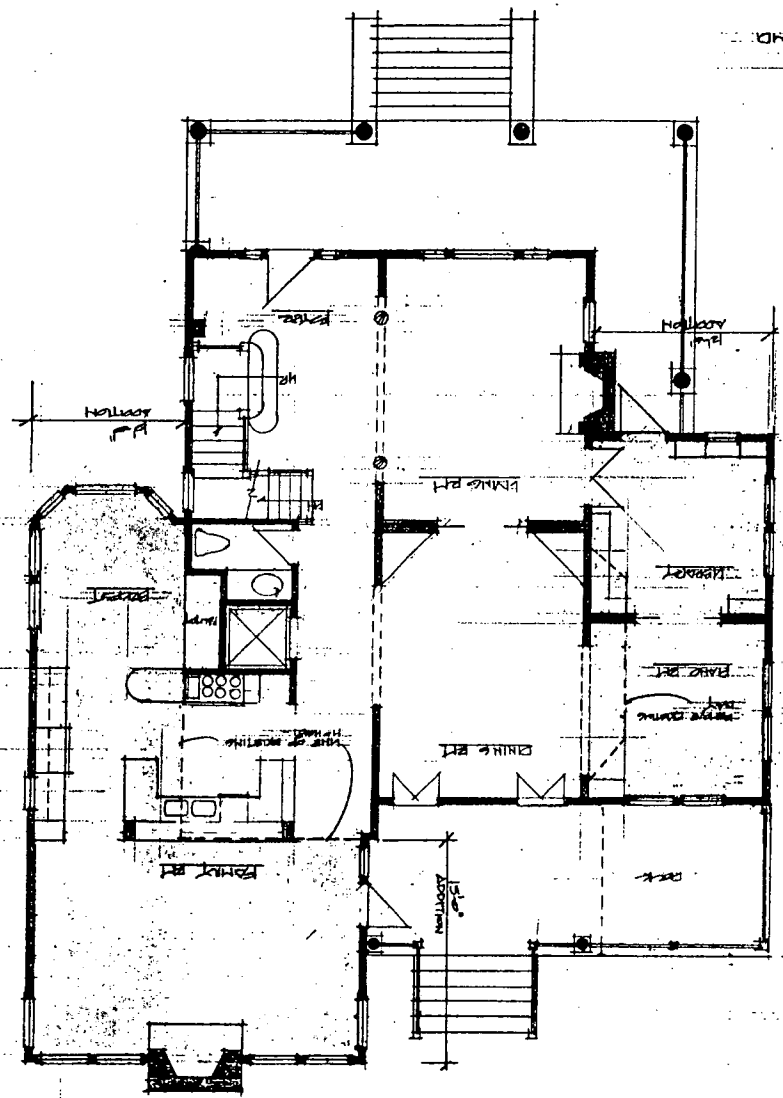
NEW LEFT FLOOR PLAN

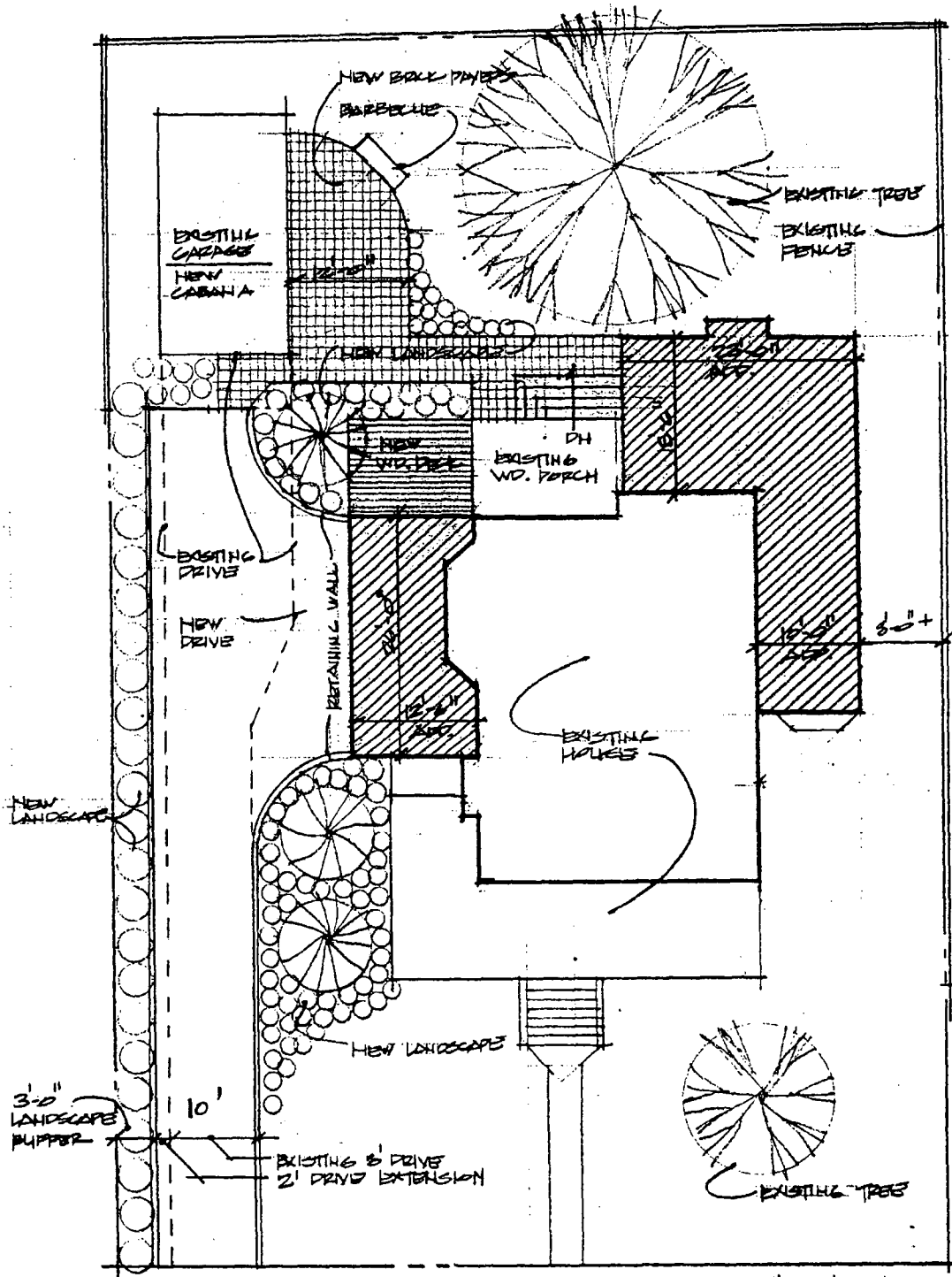


MAIN FLOOR PLAN

NEW SECOND FLOOR PLAN

MAIN RESIDENCE  
3,000 SQ. FT. (APPROX.)





3 W. LENOX  
 CHEVY CHASE, MARYLAND

1" = 10'-0"





**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: DECEMBER 8, 2000**

**DRBrasher Project No. 00Munn**

**ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE**

**DRBrasher**

**5500 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)955-0015 • WASH./VA. (301)521-0020**



**FRONT ELEVATION**



**FRONT ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**

**ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE**

**DRBrasher**

**550 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)995-0015 • WASH./VA. (301)521-0220**



**FRONT/LEFT SIDE ELEVATION**



**FRONT/LEFT SIDE ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**



**LEFT SIDE CLOSE UP**



**RIGHT SIDE ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**

**ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE**

**DRBrasher**

**5546 FERRITT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)955-0015 • WASH./VA. (301)621-6020**



**FRONT GARAGE ELEVATION**



**SIDE GARAGE ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**



**PARTIAL REAR ELEVATION**



**PARTIAL REAR ELEVATION**

**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: February 14, 2001**

**DRBrasher Project No. 00Munn**

**ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE**

**DRBrasher**

**5540 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)955-0015 • WASH./VA. (301)621-0020**



**MUNN RESIDENCE**

**3 West Lenox Street  
Chevy Chase, Maryland**

**DATE: DECEMBER 8, 2000**

**DRBrasher Project No. 00Munn**

ARCHITECTURE PLANNING  
INTERIOR ARCHITECTURE

DRBrasher

5560 STERRATT PLACE, SUITE 300 COLUMBIA, MD 21044  
BALTO. (410)952-9015 • WASH./VA. (301)521-0220