

#35/13-01J 12 East Lenox Street
(Chevy Chase Village Historic District)

VAN DUSEN ARCHITECTS

FAX TRANSMITTAL

Date: April 22, 2002

To: Michelle Naru Fax: 301-563-3412
 Montgomery Cty. Parks & Planning

From: Ben Van Dusen

Re: Bausch Residence
 12 East Lenox St.
 Chevy Chase Village, MD

Number of pages (including this page): 2

Dear Michelle,

Attached is the revised west elevation of the Bausch Residence showing the proposed changes we discussed on the phone this morning.

Please call me with any questions or comments. We'll make sure that we submit the final plans to your office by Thursday.

Thanks for your help.

Ben Van Dusen

changes are ok!

Staff approval.
(M)



VAN DUSEN ARCHITECTS 1711 Connecticut Ave NW
 Washington DC, 20009
 202-332-3890, fax-667-9807

NEW WEST ELEVATION
 scale 1/8" = 1' 0" 04/17/02

BAUSCH RESIDENCE
 12 East Lenox Street,
 Chevy Chase, MD 20815

VAN DUSEN ARCHITECTS

TRANSMITTAL

Date April 29, 2002

To Historic Preservation Commission

Address Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Project Bausch Residence

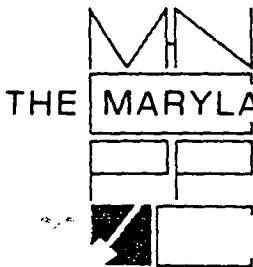
Before Michelle Naru left she asked me to send a set of the approved Bausch Residence
Historic Area Work Permit drawings.

Thanks,

Jonathan Fish

Copy To

Signed



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5-14-01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 35/13-01J DPS# 245821

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

 Approved

X Approved with Conditions: _____

1. Plant two trees from the Montgomery County Native Species List with a minimum 2" caliper on the property to replace trees to be removed.
2. The skylight on the east (Brookeville Rd side) roof slope of the new addition shall not be installed.
3. The proposed first story roof on the west elevation shall not extend onto the original massing of the house.
4. The awning windows on the first floor of the east elevation shall be changed to a single, 6/1 or 8/1 window.
5. Town arborist and applicants arborist will be on-site during excavation of driveway.

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

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

Applicant: MR. AND MRS. BAUSCH

Address: 12 E. LENOX ST. CHEVY CHASE, MD.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

Lot 17
Blk 36
Sub - 07009
MAP - H441

TAX ACCOUNT # 00457336 ✓ 703-998-2869

NAME OF PROPERTY OWNER JUSTIN & ELIZABETH BAUSCH TELEPHONE NO. (301) 656-5643
(Contract/Purchaser) (Include Area Code)

ADDRESS 12 E. LENOX ST. CHEVY CHASE, MD CITY STATE ZIP
20815

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY VAN DUSEN ARCHITECTS CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 202-332-3890
(Include Area Code)

REGISTRATION NUMBER 10597

LOCATION OF BUILDING/PREMISE

House Number 12 Street EAST LENOX ST.

Town/City CHEVY CHASE Election District 7

Nearest Cross Street BROOKVILLE RD.

Lot 17 Block 36 Subdivision 9

Liber 13090 Folio 315/319 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Wreck/Reze Move Install Revocable Revision

Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \$250,000 - \$300,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? "CONTRIBUTING RESOURCE"

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

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

[Signature] APRIL 13, 2001
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X W/CONDITIONS For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 5-14-01

APPLICATION/PERMIT NO: 245821 FILING FEE: \$ _____

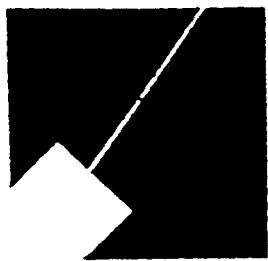
DATE FILED: 4-18-01 PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS 35/13-01 J

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 5-14-01

TO: Local Advisory Panel/Town Government **CHEVY CHASE VILLAGE**

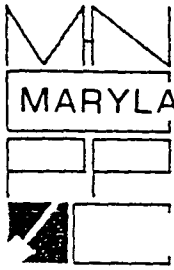
FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (M)

SUBJECT: Historic Area Work Permit Application - HPC Decision

HPC# 35/13-01J DPS# 245821

The Historic Preservation Commission reviewed this project on 5-9-01.
A copy of the HPC decision is enclosed for your information.

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



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5-14-01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits HPC# 35/13-01J DPS# 245821

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

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

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

— PUT HANDOUT INTO RECORD

REFORESTATION TREE SURVEY ISSUES APPROXIMATE LETTER

HISTORIC PRESERVATION COMMISSION STAFF REPORT

II-N

Address:	12 East Lenox Street, Chevy Chase	Meeting Date:	05/09/01
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	05/02/01
Review:	HAWP	Public Notice:	04/25/01
Case Number:	35/13-01J	Tax Credit:	None
Applicant:	Justin and Elizabeth Bausch	Staff:	Michele Naru
PROPOSAL:	Rear addition and alterations	RECOMMEND:	Approval w/cond

STAFF RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the condition that the applicant:

5. TOWN APPROXIMATE APPLICANTS APPROXIMATE ON SITE DURING EXCAVATION OF DRIVEWAY
1. Plant two trees from the Montgomery County Native Species List with a minimum 2" caliper on the property to replace trees to be removed.
 2. The skylight on the east (Brookeville Rd side) roof slope of the new addition shall not be installed.
 3. The proposed first story roof on the west elevation shall not extend onto the original massing of the house.
 4. The awning windows on the first floor of the east elevation shall be changed to a single, 6/1 or 8/1 window.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1899

The subject house, located at the corner of E. Lenox and Brookville Road, was constructed in 1899 in the Colonial Revival style. It is a two-story home plus attic and cellar, which features a deep, colonnaded full-width front porch on the (north) entry elevation, a two-story octagonal bay on the west elevation, and a notable second story octagonal bay on the east elevation (facing Brookville Rd.) which cantilevers nearly 6 ft. beyond the exterior wall of the house. Original windows are almost all intact (except the south elevation) and feature a variety of double-hung sashes with original geometric muntin patterns. Original windows with adequate wall space adjacent feature louvered shutters. The roof is hipped with broad splayed overhangs; attic dormers occur on the front and rear sides. Matching brick chimneys accentuate the symmetrical design of the front elevation.

A one-story kitchen addition was added circa 1915 over a series of freestanding brick piers. Other modifications to the rear (south) elevation, including an unusual closet addition on the second floor, presumably were made at the same time.

PROPOSAL:

The Owners wish to expand the home first by eliminating the 1915 addition, and then by adding a two-story expansion behind the original house. The primary objectives of the proposed design can be summarized as follows:

1. Keep the expanded footprint inside the County-mandated 15 ft. setback from the property line along Brookville Road. The current footprint extends to within 14 ft. of that line, while the existing 2nd fl. bay is closer to 13 ft.
2. Locate the entire proposed footprint behind the original residence to minimize impact on E. Lenox streetscape.
3. Visually reduce the massing of the addition by minimizing new space on the 2nd floor, and keep new roof lines at or below existing.
4. Install skylights on the west and east roof slopes of the new addition.
5. Abandon the existing driveway and reinstall green space.
6. Construct a new concrete paver (Balcon) driveway at the southeast corner of the property.
7. Construct a detached 1-1/2 car garage - located in the southwest corner of the property, accessed via relocated driveway off Brookville Rd. The existing historic geometric muntin pattern window on the south elevation of the main house will be removed and installed in the north elevation of the new garage. The material specifications for the garage are the same as those for the addition, simulated, true divided-light wood windows and doors, wood garage door, 3-1/4" wide wood clapboard siding, and an asphalt shingle roof.
8. Install a bluestone patio at the rear of the house.
9. Remove a 7" cedar tree, an 8" cedar tree, a 10" holly tree, and an 18" choke cherry tree.

The applicant and the architect feel their proposed design of the two-story addition replicates certain prominent and distinguishing features of the original house, such as roof shape and pitch (including splayed eave design), window proportions, and materials (painted clapboard siding, asphalt roof shingles). To avoid a monolithic appearance, the massing of the addition steps back as it moves up from 1st to 2nd floor. In so doing the original building is featured more prominently above the new first floor eaves which extend fully around the 2nd floor mass (see South Elevation, Proposed). The addition's windows will nearly replicate the unit window pane size as well as the proportions of the typical 8 over 2 double hung windows, but instead will feature an 8 over 1 design as a subtle change. The windows will be wood, painted, simulated true-divided light windows. Clapboard wood siding on the addition will be 3-1/4" wide weather, a slight increase over the existing 2-3/4" width. All new exterior doors and detailing will be constructed of wood.

Overall the objective of the applicant and the architect is to be architecturally harmonious, matching materials and building component proportions but slightly modifying and updating certain details. In terms of overall site planning, maintaining the open space in the west yard is an

important priority, both programmatically and architecturally. By locating the proposed detached garage in the southwest corner of the property, well removed from the main house as well as from adjacent neighbors, and by keeping the garage profile low, the impact on the immediate surroundings is minimal. Relocation of the driveway farther from the corner of E. Lenox and Brookville will allow reforestation of the current driveway which parallels Brookville Rd.

STAFF DISCUSSION

The house is an outstanding resource within the Chevy Chase Village Historic District and alterations to these resources are reviewed with a high level of design review.

The proposed addition is located at the rear of the house. The east elevation of this addition, which faces Brookeville Road is only expanding in length by 6' and with the significant set-back of the second floor, staff feels it will have a modest effect on the streetscape of Brookeville Road. Staff is concerned with the design of the windows on the kitchen wall of this elevation. Staff feels that the use of awning windows does provide differentiation – yet is of the opinion that the uniqueness of these windows will draw attention to the addition and away from the historic massing of the house. Staff would suggest changing these windows to a single, 8/1 or 6/1 window to be offset to the south.

The proposal includes the installation of a skylight on the 2nd story roof slopes of the east and west elevations of the new addition. Generally, the Commission does not approve skylights on elevations that are visible from the public right-of-way. Staff is requesting that the skylight on the east elevation be removed from the scope of the project.

The design of the first story roof on the west elevation is problematic from a preservation point-of-view. The design extends the roof slope onto the original massing of the house. When looking at additions to historic structures, the goal is to provide a clear differentiation from the original massing and the new addition. Staff is requesting that the roof slope not extend beyond the vertical trim board on this elevation to provide a clear delineation between the historic massing and contemporary addition.

The removal of trees in the Chevy Chase Village Historic District is subject to strict scrutiny. The trees to be removed on this property are either unattractive or are fast growing. To alleviate the visual disturbance that will occur with the removal of these trees from the property, staff is suggesting that the applicant replace the trees to be removed with two, new, 2" min caliper trees from the Montgomery County Native Species list.

Staff believes, in general, the proposed alterations are compatible to the scale and massing of the resource and feels that the alterations will not negatively impact the integrity or outstanding features of the resource.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** 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 Guideline #9 and #10:

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.

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 with the conditions that:

1. Plant two trees from the Montgomery County Native Species List with a minimum 2" caliper on the property to replace trees to be removed.
2. The skylight on the east (Brookeville Rd side) roof slope of the new addition shall not be installed.
3. The proposed first story roof on the west elevation shall not extend to the original massing of the house.
4. The awning windows on the first floor of the east elevation shall be changed to a single, 6/1 or 8/1 window.

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



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

Lot 17
Blk 36
Sub - 07009
MAP - HULL

TAX ACCOUNT # 00457336 ✓ 703-498-2869

NAME OF PROPERTY OWNER JUSTIN & ELIZABETH BAUSCH TELEPHONE NO. (301) 656-5643
(Contract/Purchaser) (Include Area Code)

ADDRESS 12 E. LENOX ST. CHEVY CHASE, MD CITY STATE ZIP
20815

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY VAN DUSEN ARCHITECTS CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202-332-3890 (Include Area Code)

REGISTRATION NUMBER 10597

LOCATION OF BUILDING/PREMISE

House Number 12 Street EAST LENOX ST.

Town/City CHEVY CHASE Election District 7

Nearest Cross Street BROOKVILLE RD.

Lot 17 Block 36 Subdivision 9

Liber 13090 Folio 315/319 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>
Wreck/Raze	Move	Install	Revocable	Porch Deck	Fireplace Shed	Solar Woodburning Stove
			Revision	Fence/Wall (complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ \$250,000 - \$300,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? "CONTRIBUTING RESOURCE"

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

[Signature] APRIL 13, 2001
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 245821 FILING FEE: \$ _____

DATE FILED: 4-18-01 PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

35/13-01 J (5)

VAN DUSEN ARCHITECTS

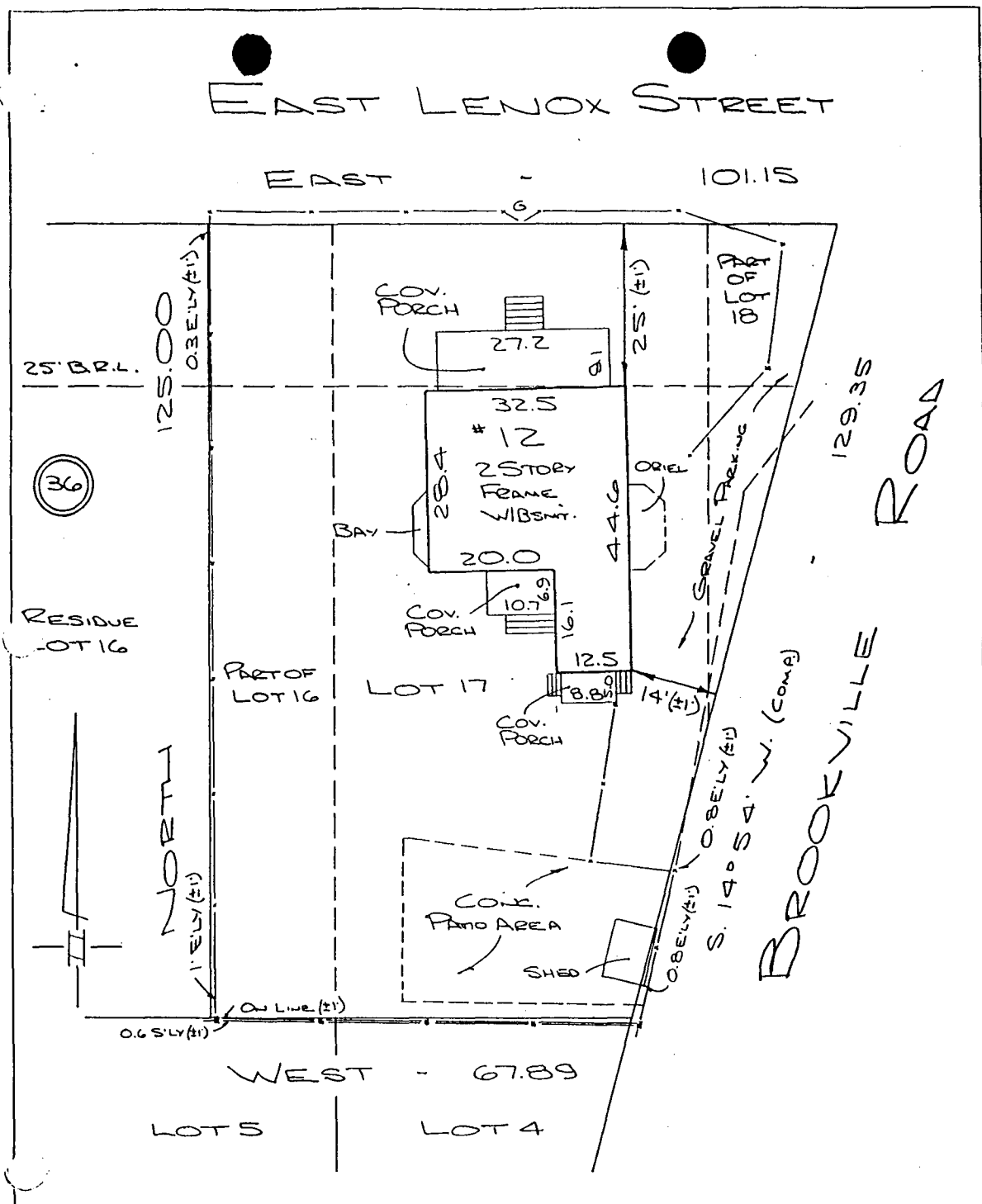
April 18, 2001

Supplemental Application for Historic Area Work Permits

Bausch Residence
12 East Lenox St.
Chevy Chase, MD 20815

Addresses of Adjacent Property Owners:

1. Neighbor to West (shares side property line):
Zapruder
10 East Lenox St.
2. Neighbor to North (across E. Lenox)
Winslow
15 East Lenox St.
3. Neighbor to East (across Brookville Rd.)
Lawrence
100 East Lenox St.
4. Neighbor to South (shares rear property line):
Campbell
11 east Kirke St.



ADDRESS: 12 EAST LENNOX STREET

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within an area not covered by the National Flood Insurance Program. No flood studies have been conducted to the best of our knowledge.

LOCATION DRAWING
 LOT 17 & BLOCK 36
 PARTS OF LOTS 16 & 18
 SECTION No. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

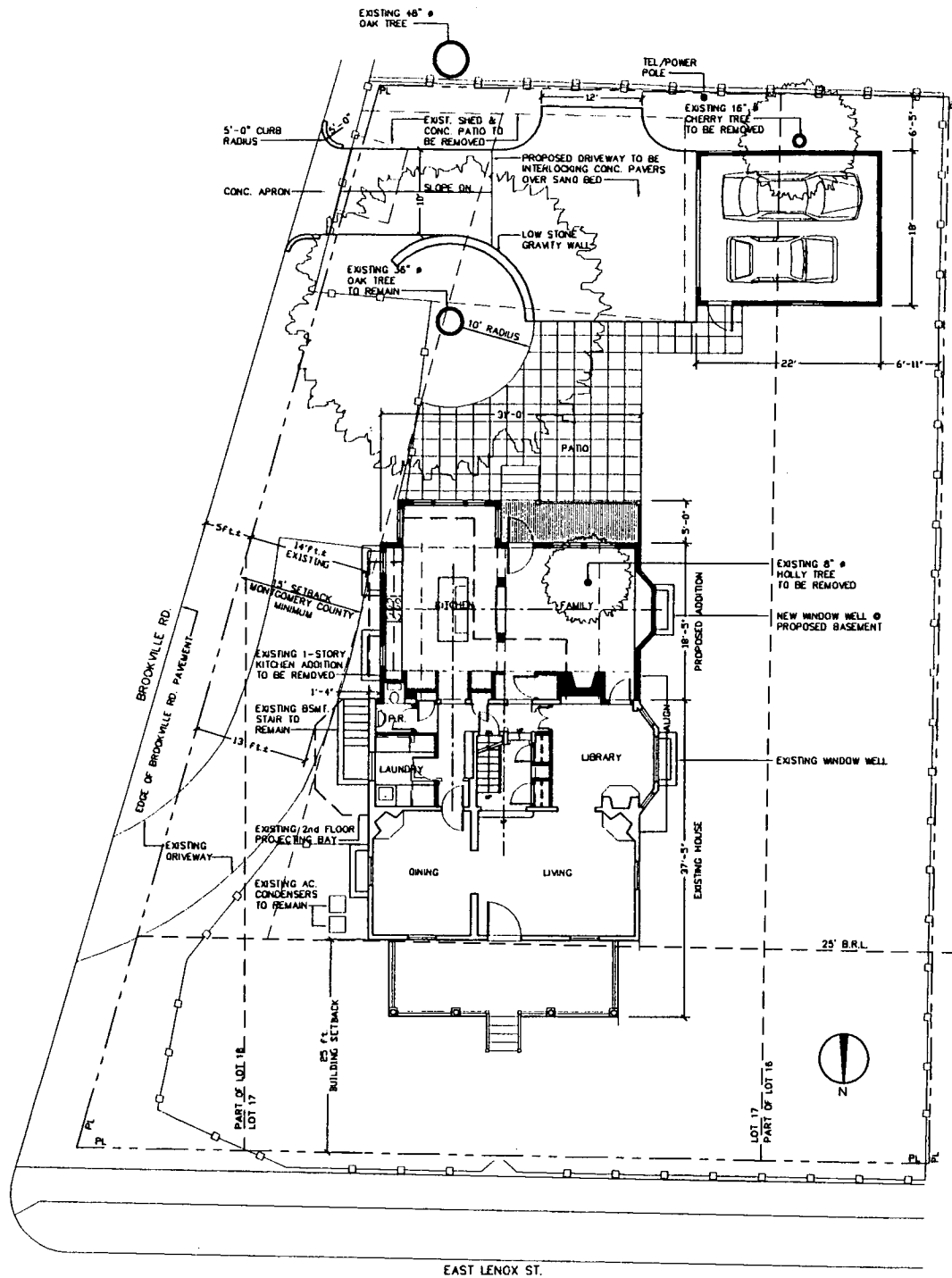
Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
 CASE: 2859-98 FILE: 60471
 DATE: NOVEMBER 9, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and to the best of my belief of what can be visually reasonably observed.

Edward L. Lopez Jr.
 Edward L. Lopez Jr.
 Maryland Property Line Surveyor No. 522



7



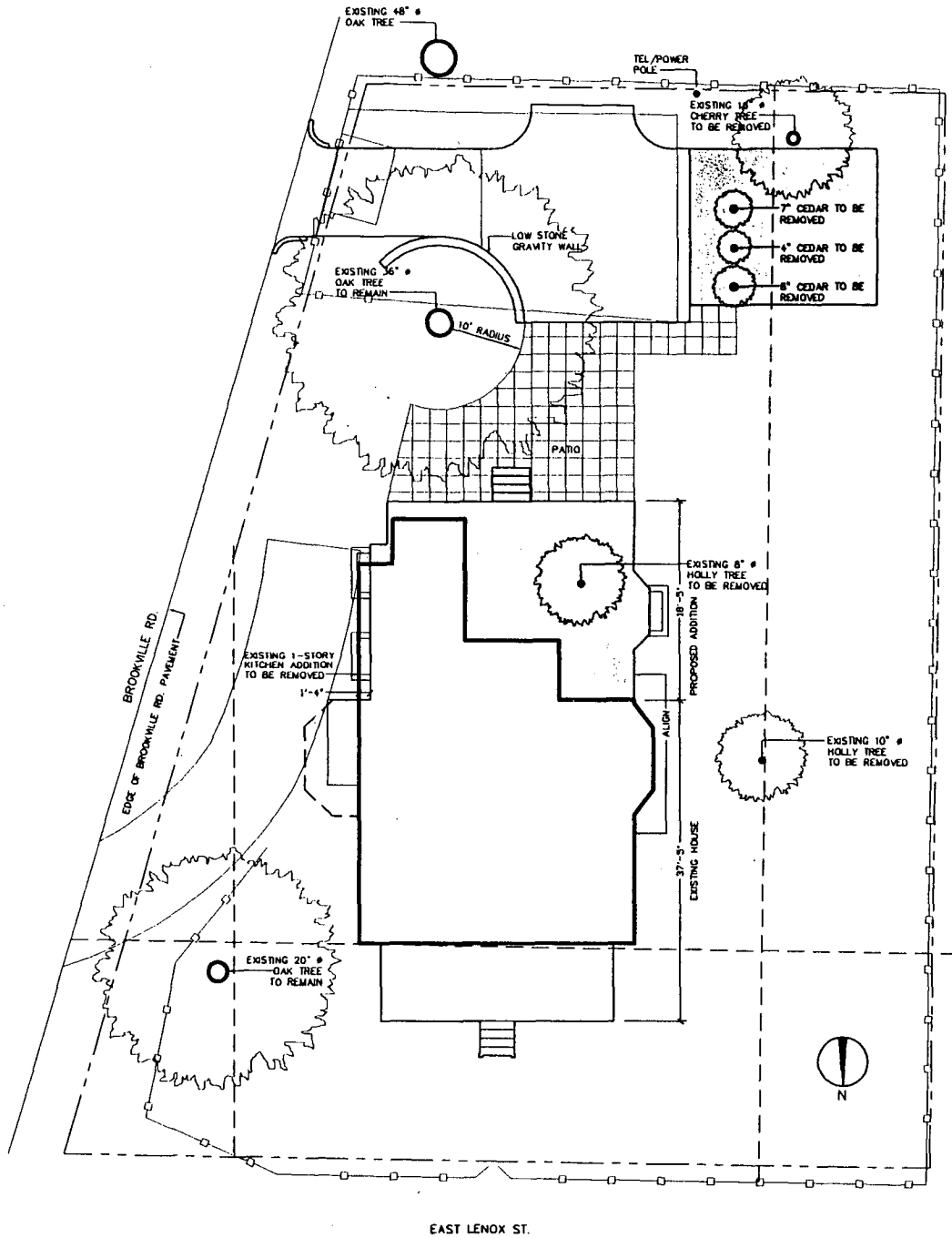
LEGEND	
AREA TO BE REMOVED	
PROPERTY LINE	
EXISTING FENCE	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
NEW WALL	

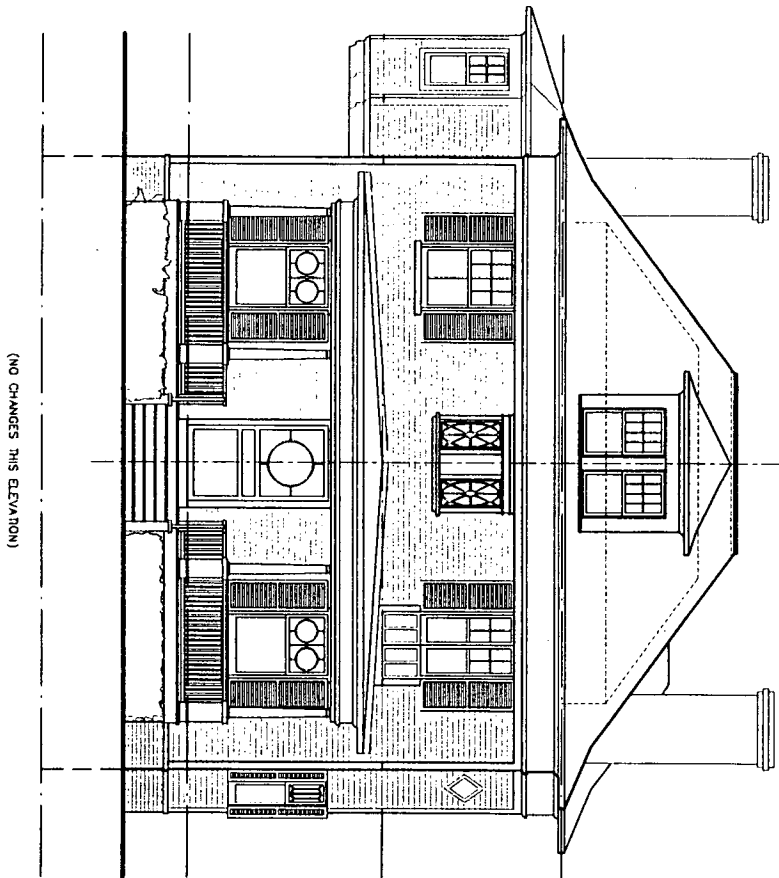
VAN DUSEN 1711 Connecticut Ave NW
 ARCHITECTS Washington DC, 20009
 202-332-3890, fax-667-9807

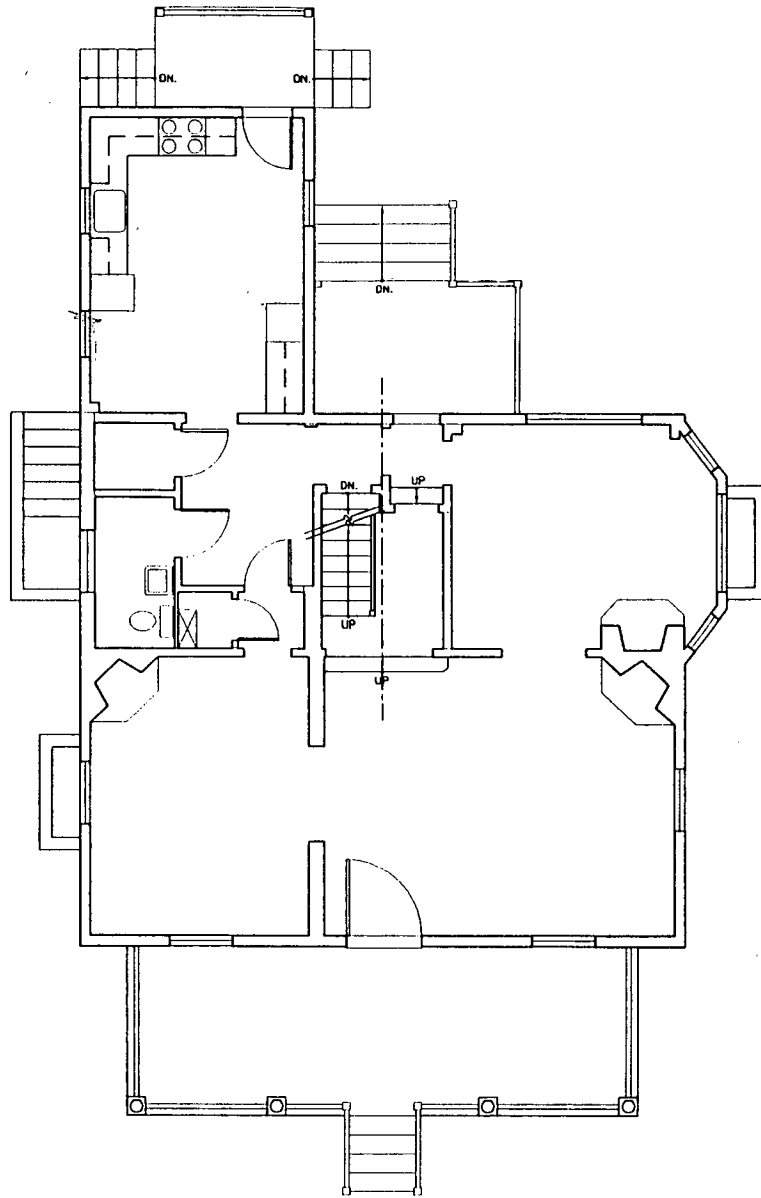
PROPOSED SITE PLAN
 scale 1/16" = 1' 0" 04/18/01

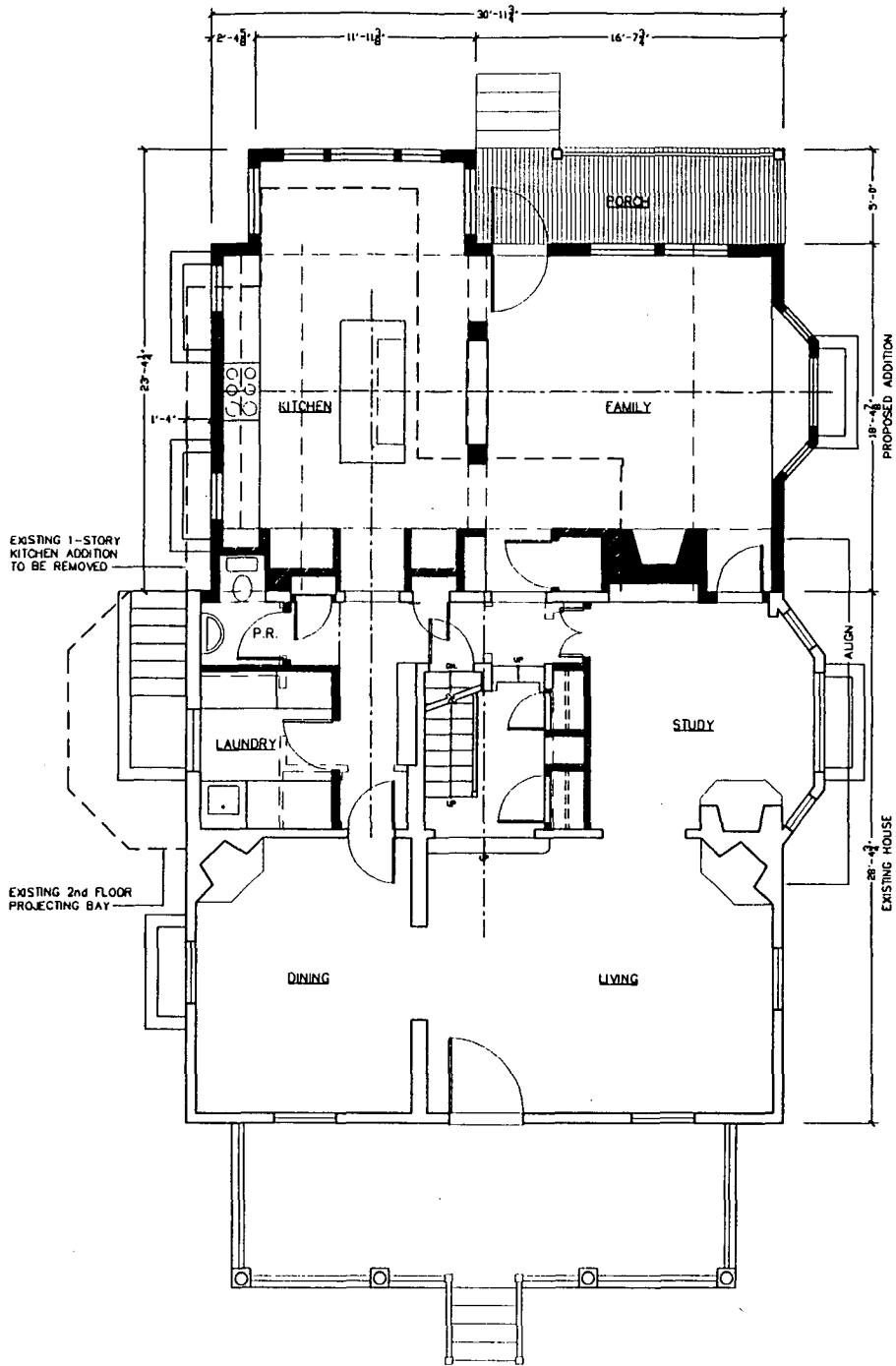
BAUSCH RESIDENCE
 12 East Lenox Street,
 Chevy Chase, MD 20815

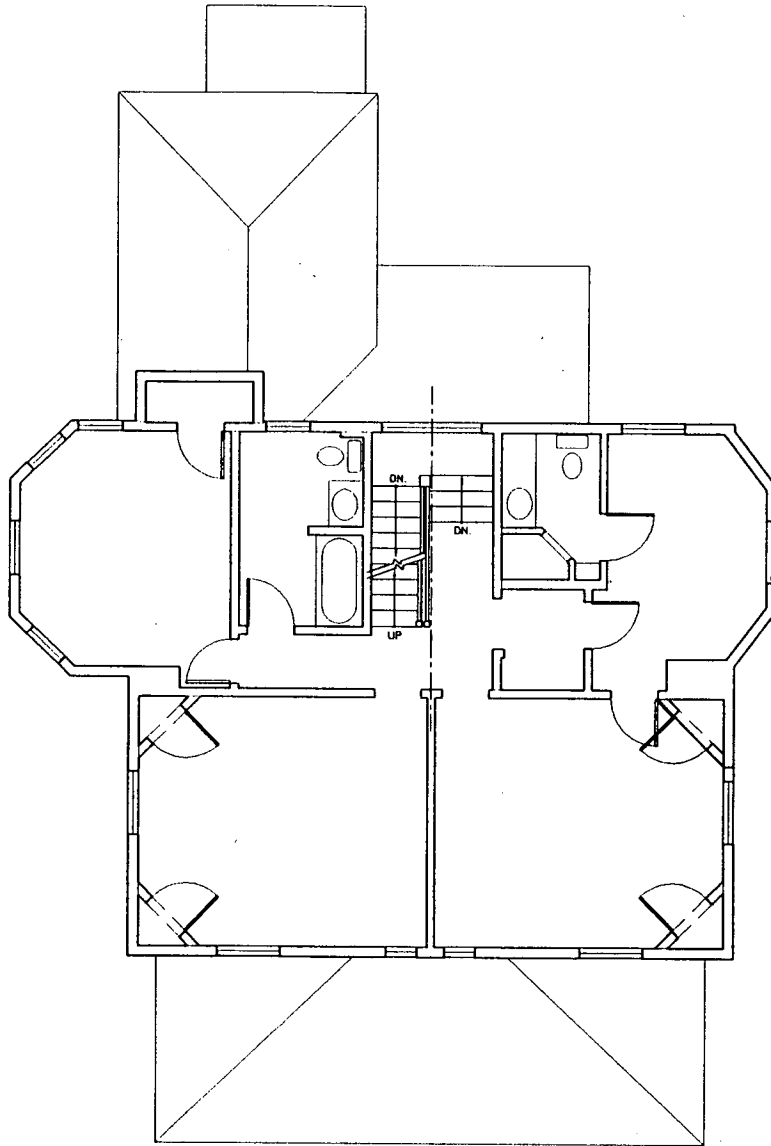
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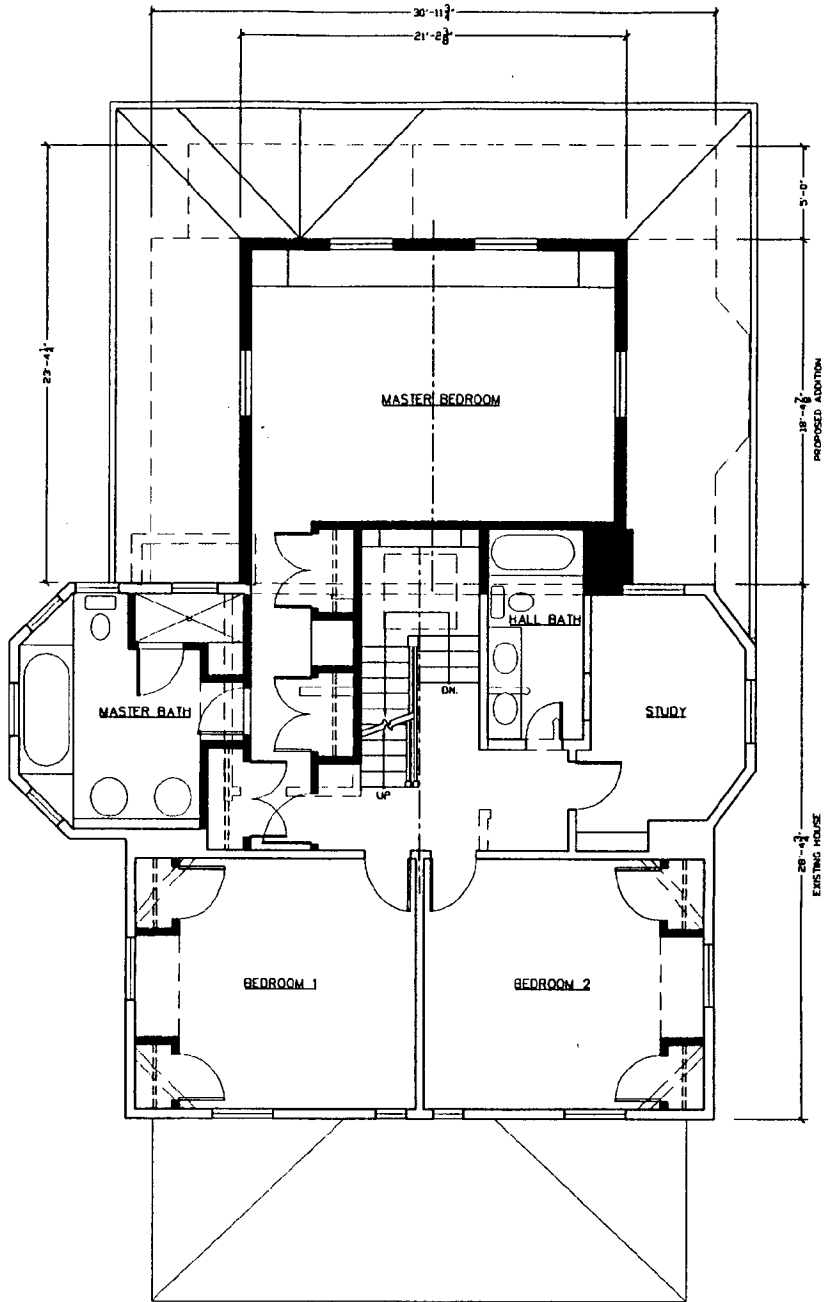




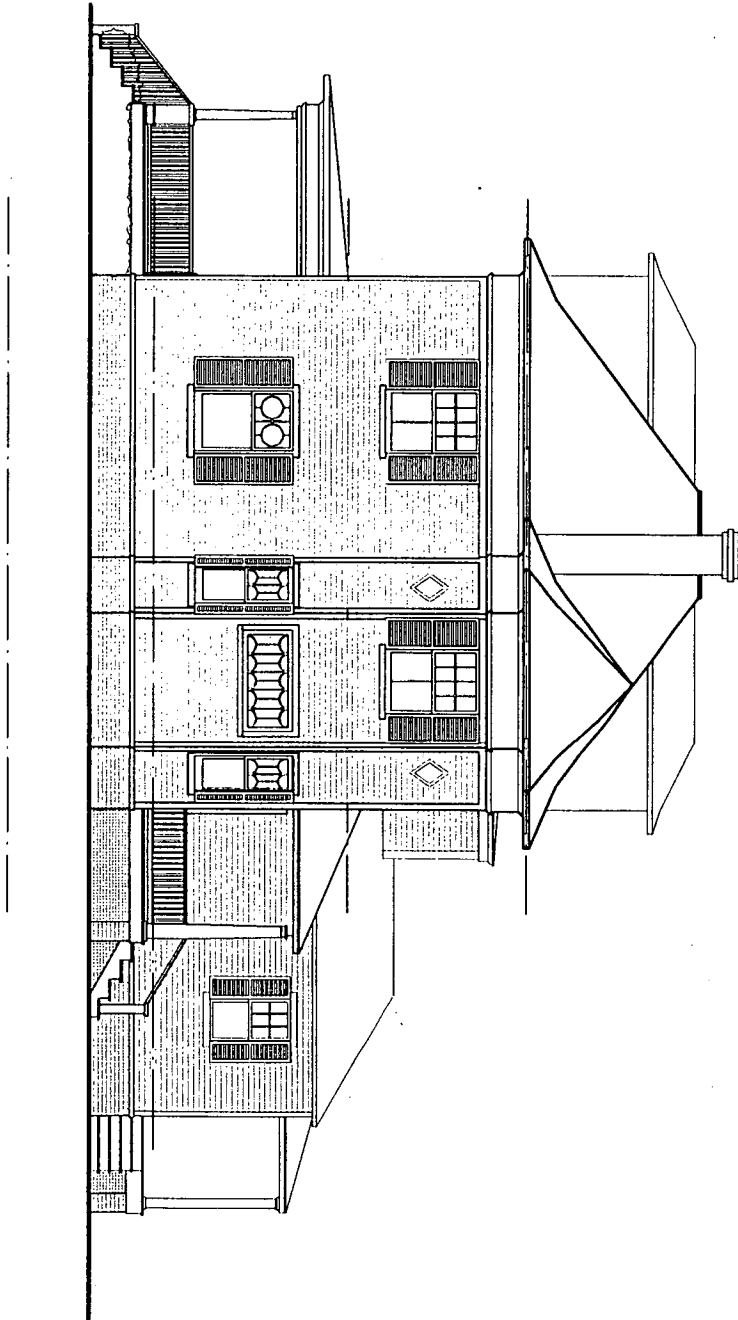








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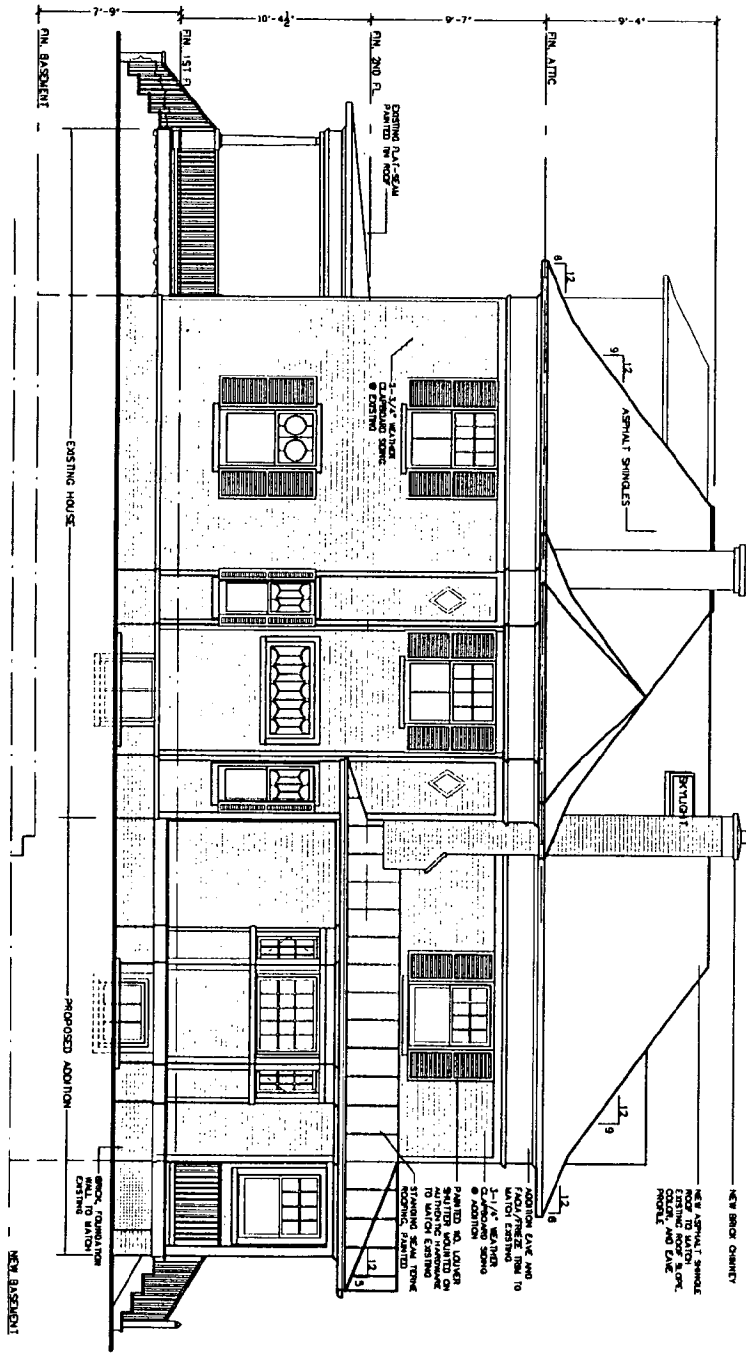
VAN DUSEN 1711 Connecticut Ave NW
ARCHITECTS Washington DC, 20009
202-332-3890, fax-667-9807

EXISTING WEST ELEVATION
scale 1/8" = 1' 0"

04/18/01

BAUSCH RESIDENCE
12 East Lenox Street,
Chevy Chase, MD 20815

91



VAN DUSEN ARCHITECT'S 1711 Connecticut Ave NW
 Washington DC, 20009
 202-332-3890, fax-667-9807

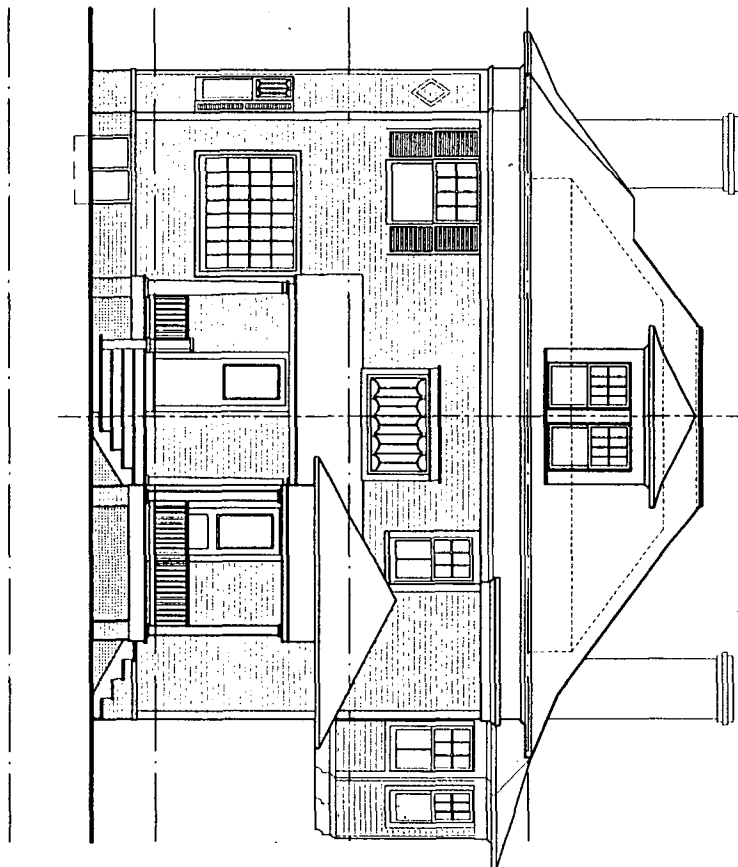
PROPOSED WEST ELEVATION

scale 1/8" = 1' 0"

04/18/01

BAUSCH RESIDENCE
 12 East Lenox Street,
 Chevy Chase, MD 20815

(L1)

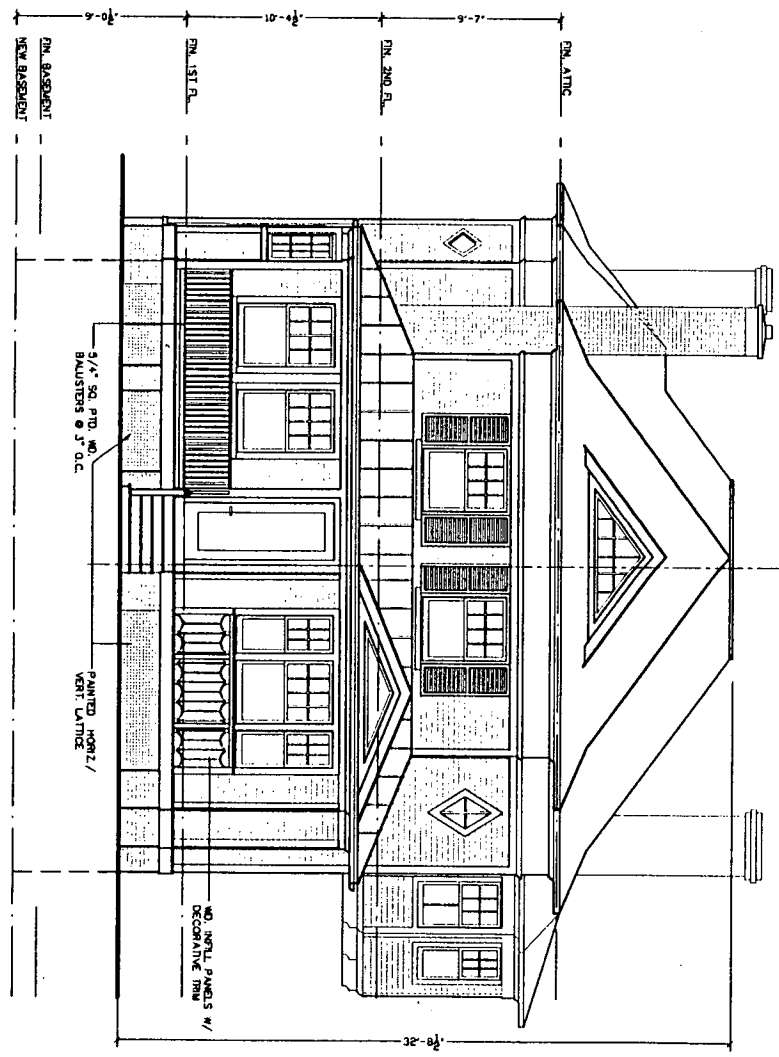


VAN DUSEN 1711 Connecticut Ave NW
ARCHITECTS Washington DC, 20009
202-332-3890, fax-667-9807

EXISTING SOUTH ELEVATION
scale 1/8 = 1' 0" 04/18/01

BAUSCH RESIDENCE
12 East Lenox Street,
Chevy Chase, MD 20815

81

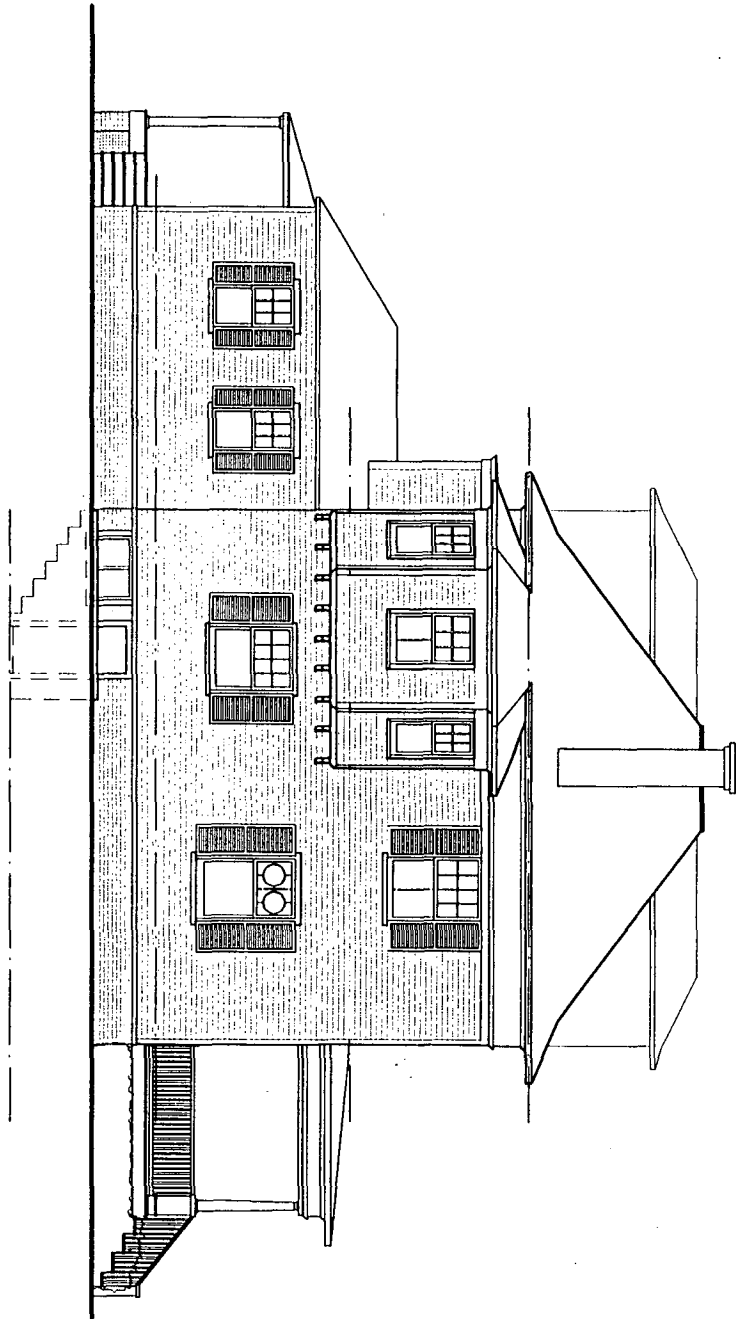


VAN DUSEN ARCHITECTS 1711 Connecticut Ave NW
 Washington DC, 20009
 202-332-3890, fax-667-9807

PROPOSED SOUTH ELEVATION
 scale 1/8 = 1' 0" 04/18/01

BAUSCH RESIDENCE
 12 East Lenox Street,
 Chevy Chase, MD 20815

(61)

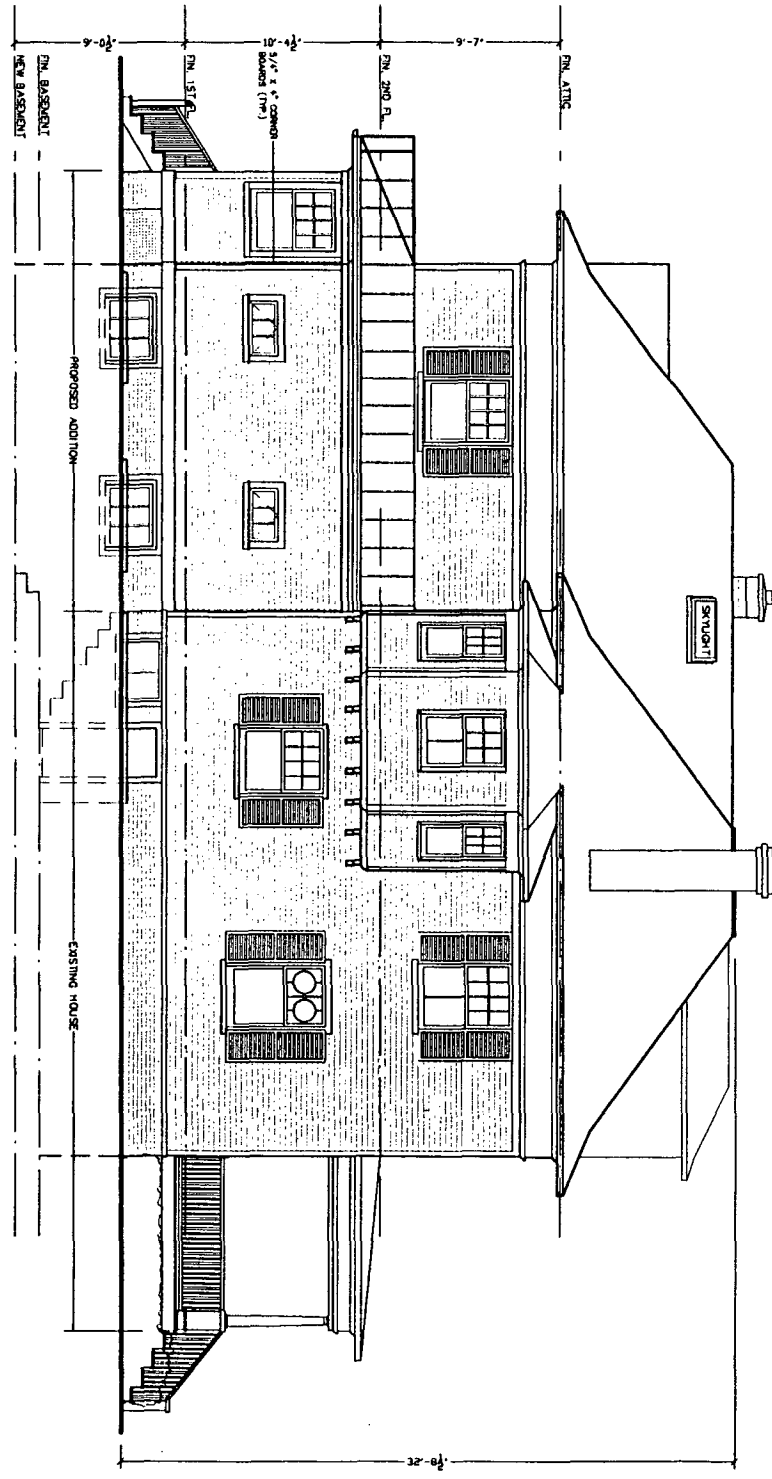


VAN DUSEN 1711 Connecticut Ave NW
ARCHITECTS Washington DC, 20009
202-332-3890, fax-667-9807

EXISTING EAST ELEVATION
(BROOKVILLE RD.)
scale 1/8" = 1' 0" 04/18/01

BAUSCH RESIDENCE
12 East Lenox Street,
Chevy Chase, MD 20815

20

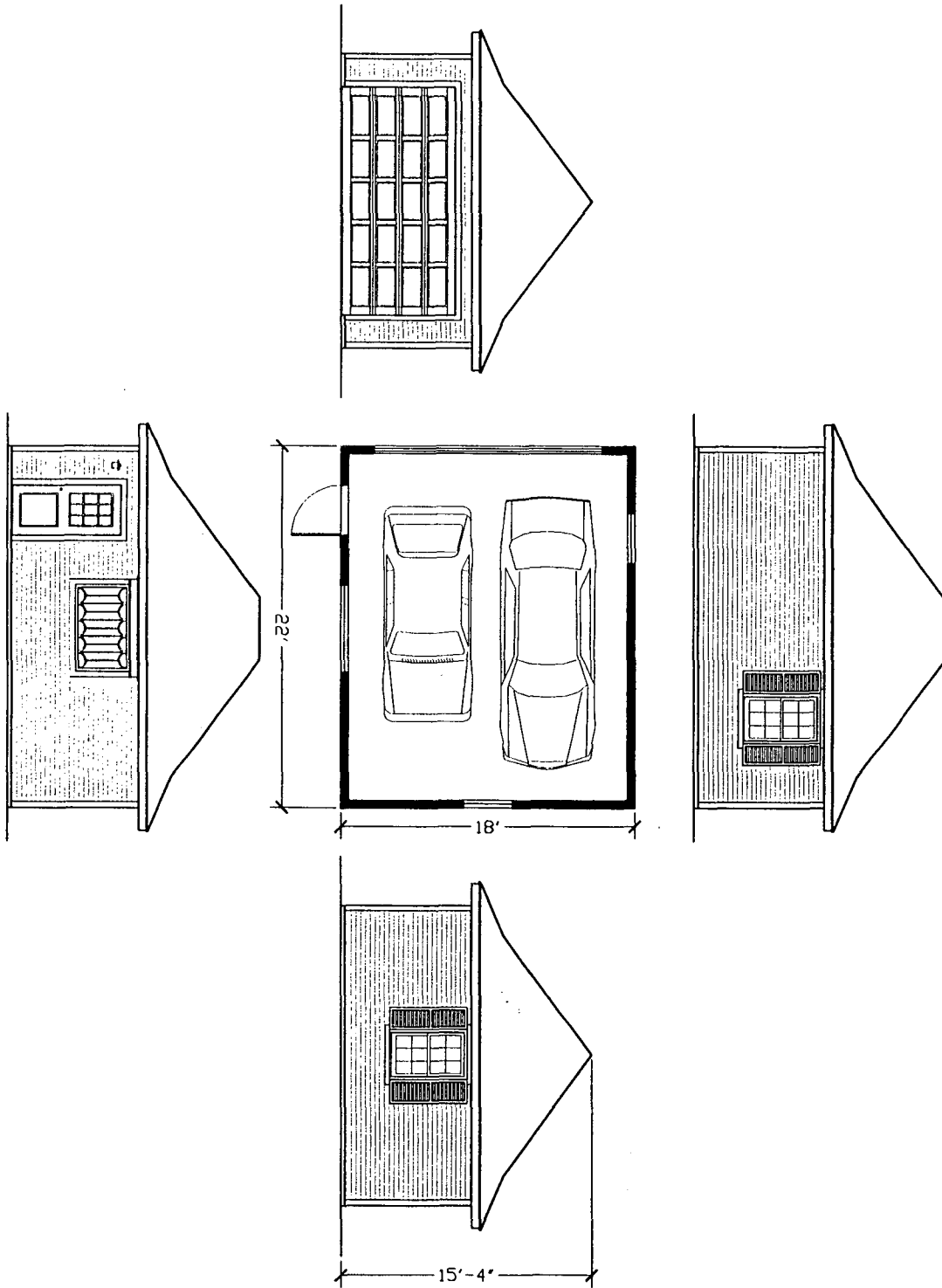


VAN DUSEN ARCHITECTS 1711 Connecticut Ave NW
 Washington DC, 20009
 202-332-3890, fax-667-9807

PROPOSED (BROOKVILLE RD.) EAST
 ELEVATION
 scale 1/8 = 1' 0" 04/18/01

BAUSCH RESIDENCE
 12 East Lenox Street,
 Chevy Chase, MD 20815

18

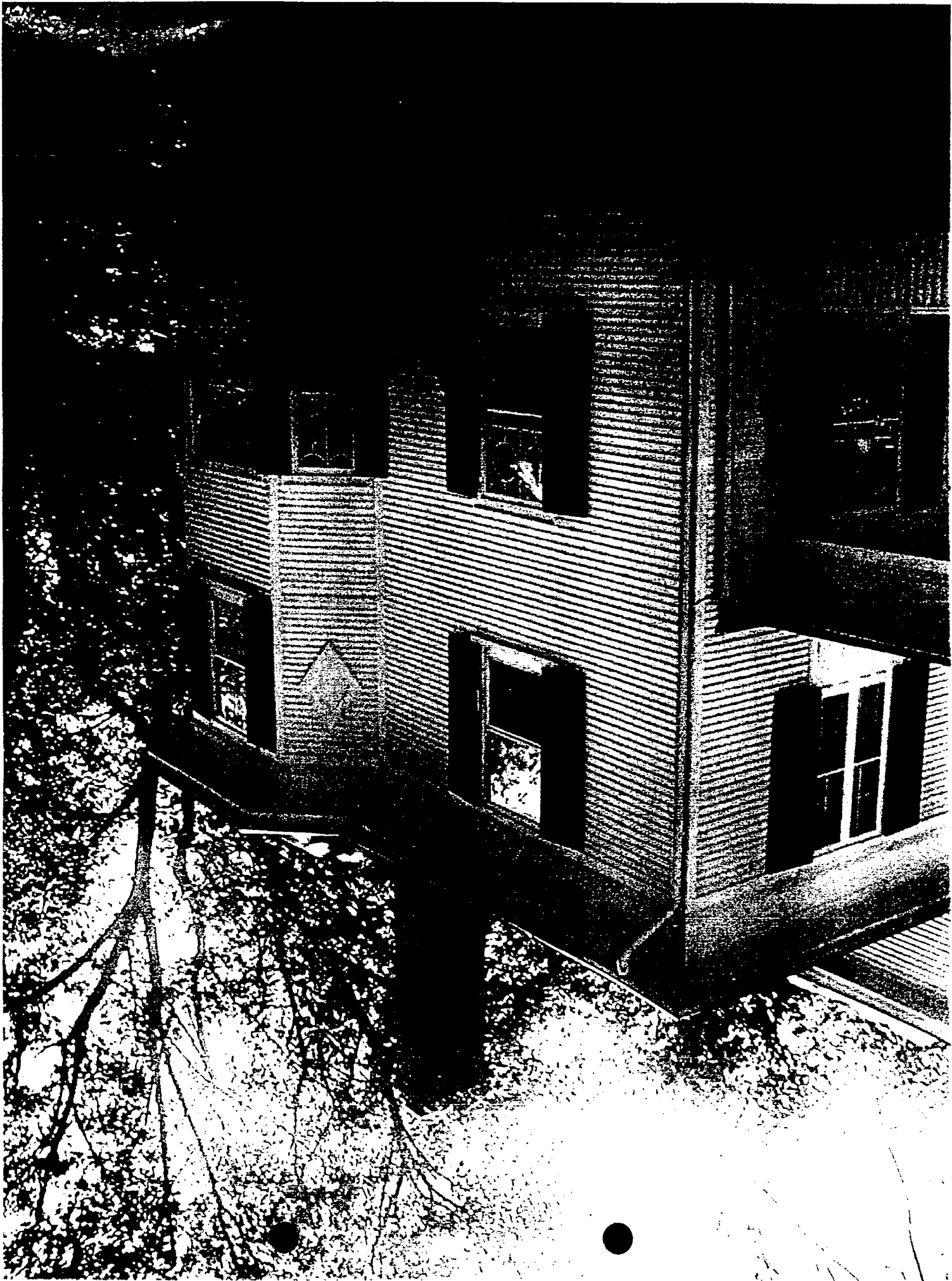


(25) EAST LENOX ST. ELEVATION (NORTH)



WEST ELEVATION, AS SEEN FROM NW CORNER OF PROPERTY

23



78

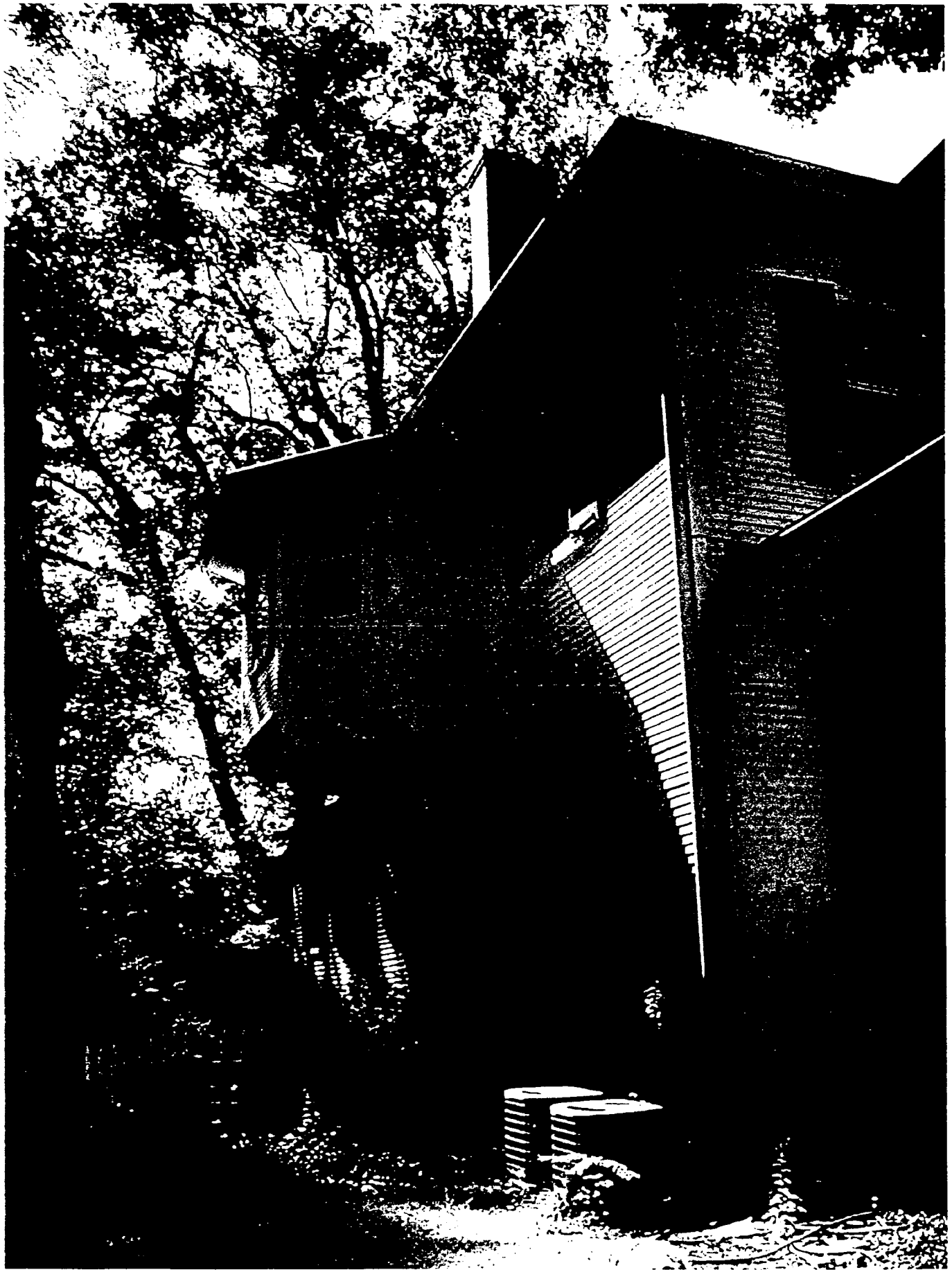
REAR (SOUTH) ELEVATION



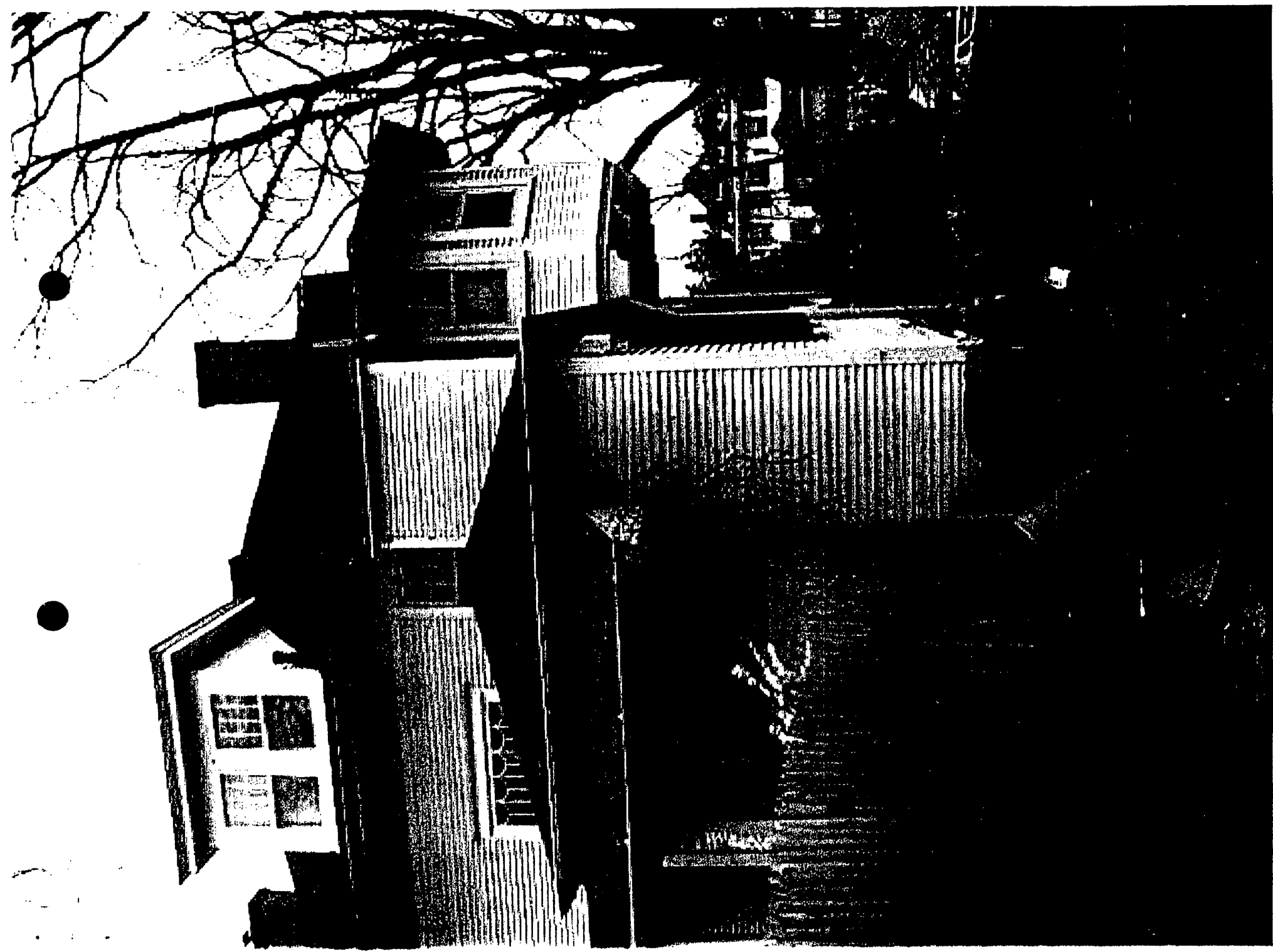
SOUTHEAST CORNER OF HOUSE

52





EAST ELEVATION (FACING BROOKVILLE RD.) AS SEEN FROM NE



PORTION OF REAR & EAST SIDE, SHOWING 1915 1-STORY ADDITION

27

PORTION OF EAST ELEVATION SHOWING 2ND FL. CANTILEVERED BAY AND 1915 ADDITION



38

VAN DUSEN ARCHITECTS

FAX TRANSMITTAL

Date: May 4, 2001
To: Michelle Naru Fax: 301-563-3412
Montgomery Cty. Parks & Planning
From: Ben Van Dusen
Re: Bausch Residence
12 East Lenox St.
Chevy Chase Village, MD

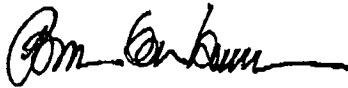
Number of pages (including this page): 2

Dear Michelle,

Per your request, attached is an arborist's report on the Bausches' cherry tree which we are seeking permission to remove.

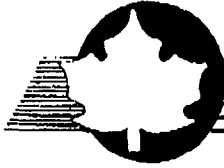
Please let me know if you'll need anything else in preparation for Wednesday evening's hearing.

Thanks,



Ben Van Dusen

TO: VAN DUSEN ARCHITECTS, FAX (202) 667-9807



the CARE of TREES

9228 GAITHER ROAD • GAITHERSBURG, MD 20877 • (301) 948-5885 • FAX (301) 948-4353

Client: The Bansch Residence
Location: 12 E. Lenox St
Chevy Chase

Date of Visit: 4 May, '01

Page 1 of 1

Observer: J. Christopher
Certified Arborist,
MA-0000

Primary Reason for Visit and Persons in Attendance:

Inspect and evaluate back yard Cherry tree per client's
request.

Observations and Recommendations: The tree is an 18" dbh Cherry and stands
4 1/2 feet from the back fence in the south west corner of
the yard. It is approximately 60 feet tall. Its trunk is
free of obvious decay. The canopy is fully leafed out with
normal sized leaves of good color. There are 2 oozing cankers
on the north side of the trunk at about 18" and 36", in a
deep valley, which may indicate a pocket of decay. The tree's
most notable defect is its form which is 'S' shaped - the peak
is offset from the base by almost 10 feet. It has grown this way
due to severe overshadowing by an adjacent white oak.

Overall, in my opinion, the tree is of good health,
fair structure, and poor aesthetic value.

Action Taken: Reported to client.

Distribution: _____

Signature

VAN DUSEN ARCHITECTS

FAX TRANSMITTAL

Date: May 4, 2001

To: Michelle Naru Fax: 301-563-3412
Montgomery Cty. Parks & Planning

From: Ben Van Dusen

Re: Bausch Residence
12 East Lenox St.
Chevy Chase Village, MD

Number of pages (including this page): 2

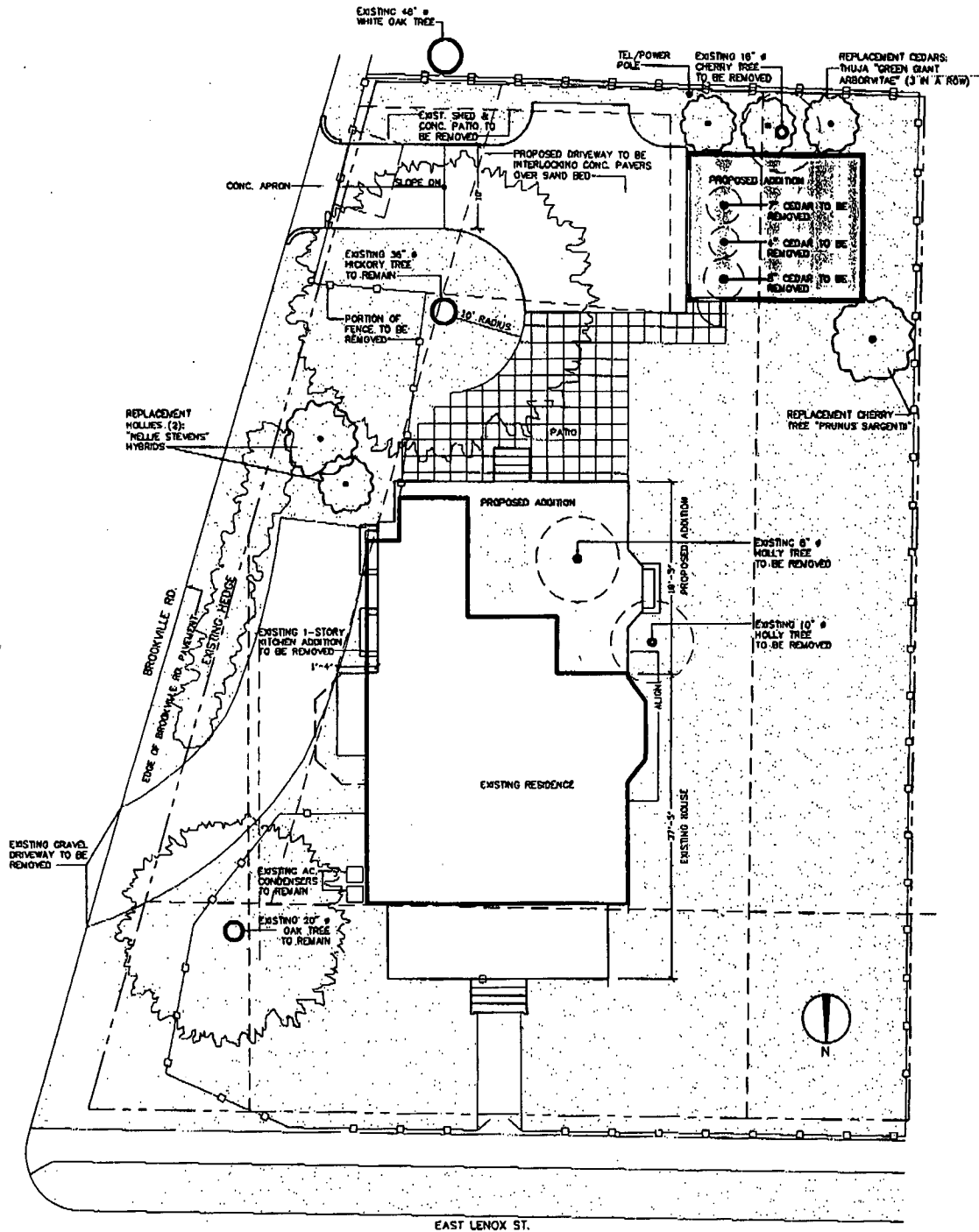
Dear Michelle,

I should have included in my earlier fax a copy of the tree survey/reforestation plan which we have submitted to Chevy Chase Village for their review. It indicates which trees we propose to remove and how we plan to replace them.

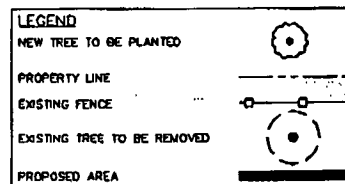
Please call me with questions.

Thanks,

Ben Van Dusen



TREE SURVEY
 1/16" = 1'-0"

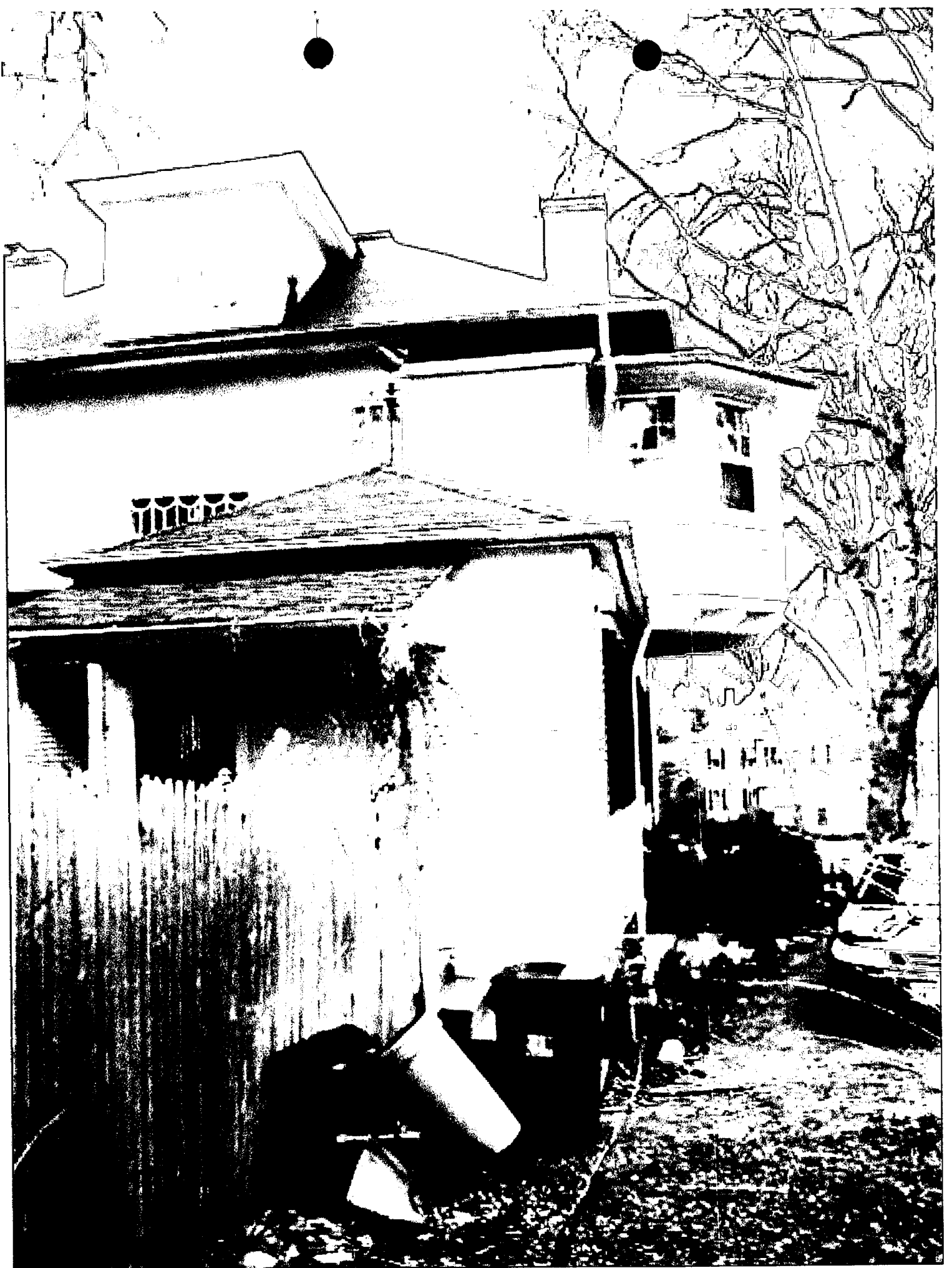




REAR (SOUTH) ELEVATION



SOUTHEAST CORNER OF HOUSE



PORTION OF REAR & EAST SIDE, SHOWING 1915 1-STORY ADDITION



PORTION OF EAST ELEVATION SHOWING 2ND FL. CANTILEVERED BAY AND 1915 ADDITION

EAST ELEVATION (FACING BROOKVILLE RD.) AS SEEN FROM NE





EAST LENOX ST. ELEVATION (NORTH)

April 18, 2001

Supplemental Application for Historic Area Work Permits

Bausch Residence
12 East Lenox St.
Chevy Chase, MD 20815

1. Written Description of Project

- a. 12 East Lenox Street in Chevy Chase Village, located at the corner of E. Lenox and Brookville Road was constructed in 1899 in the Colonial Revival style. It is a two story home plus attic and cellar, which features a deep, colonnaded front porch on the (north) entry elevation, a two-story octagonal bay on the west elevation, and a notable second story octagonal bay on the east elevation (facing Brookville Rd.) which cantilevers nearly 6 ft. beyond the exterior wall of the house. Original windows are almost all intact (except the south elevation) and feature a variety of double-hung sashes with original geometric muntin patterns. Original windows with adequate wall space adjacent feature louvered shutters. The roof is hipped with broad splayed overhangs; attic dormers occur on the front and rear sides. Matching brick chimneys accentuate the symmetrical design of the front elevation.

A one-story kitchen addition was added circa 1915 over a series of freestanding brick piers. Other modifications to the rear (south) elevation, including an unusual closet addition on the second floor, presumably were made at the same time.

- b. The Owners wish to expand the home first by eliminating the 1915 addition, and then by adding a two-story expansion behind the original house. The primary objectives of the proposed design can be summarized as follows:
1. Keep the expanded footprint inside the County-mandated 15 ft. setback from the property line along Brookville Road. The current footprint extends to within 14 ft. of that line, while the existing 2nd fl. bay is closer to 13 ft.
 2. Locate the entire proposed footprint behind the original residence to minimize impact on E. Lenox streetscape.
 3. Visually reduce the massing of the addition by minimizing new space on the 2nd floor, and keep new roof lines at or below existing.

The program also includes a detached 1-1/2 car garage, located in the southwest corner of the property, accessed via relocated driveway off Brookville Rd.

VAN DUSEN ARCHITECTS

April 18, 2001

Supplemental Application for Historic Area Work Permits

Bausch Residence
12 East Lenox St.
Chevy Chase, MD 20815

Addresses of Adjacent Property Owners:

1. Neighbor to West (shares side property line):
Zapruder
10 East Lenox St.
2. Neighbor to North (across E. Lenox)
Winslow
15 East Lenox St.
3. Neighbor to East (across Brookville Rd.)
Lawrence
100 East Lenox St.
4. Neighbor to South (shares rear property line):
Campbell
11 east Kirke St.



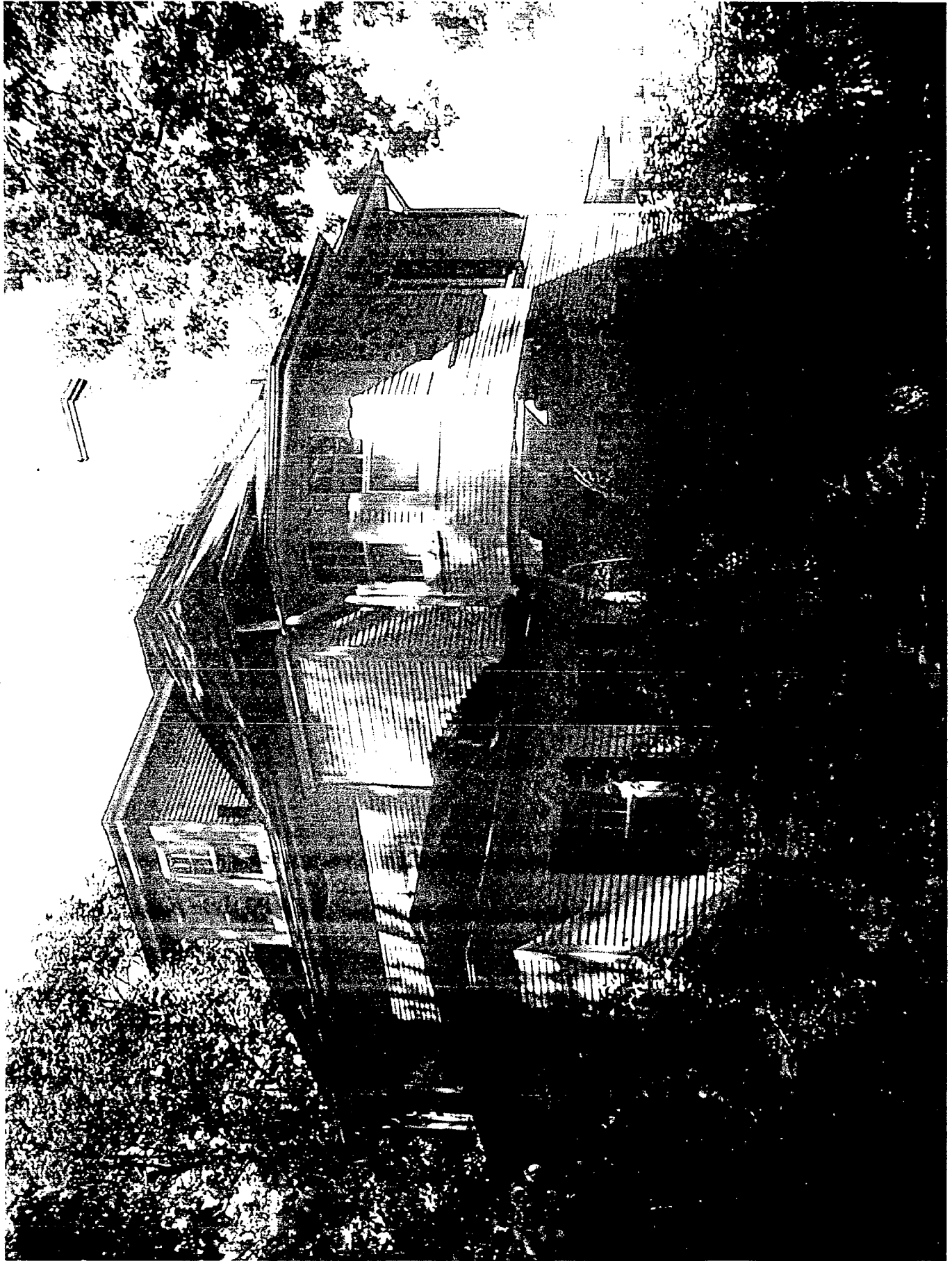
EAST LENOX ST. ELEVATION (NORTH)



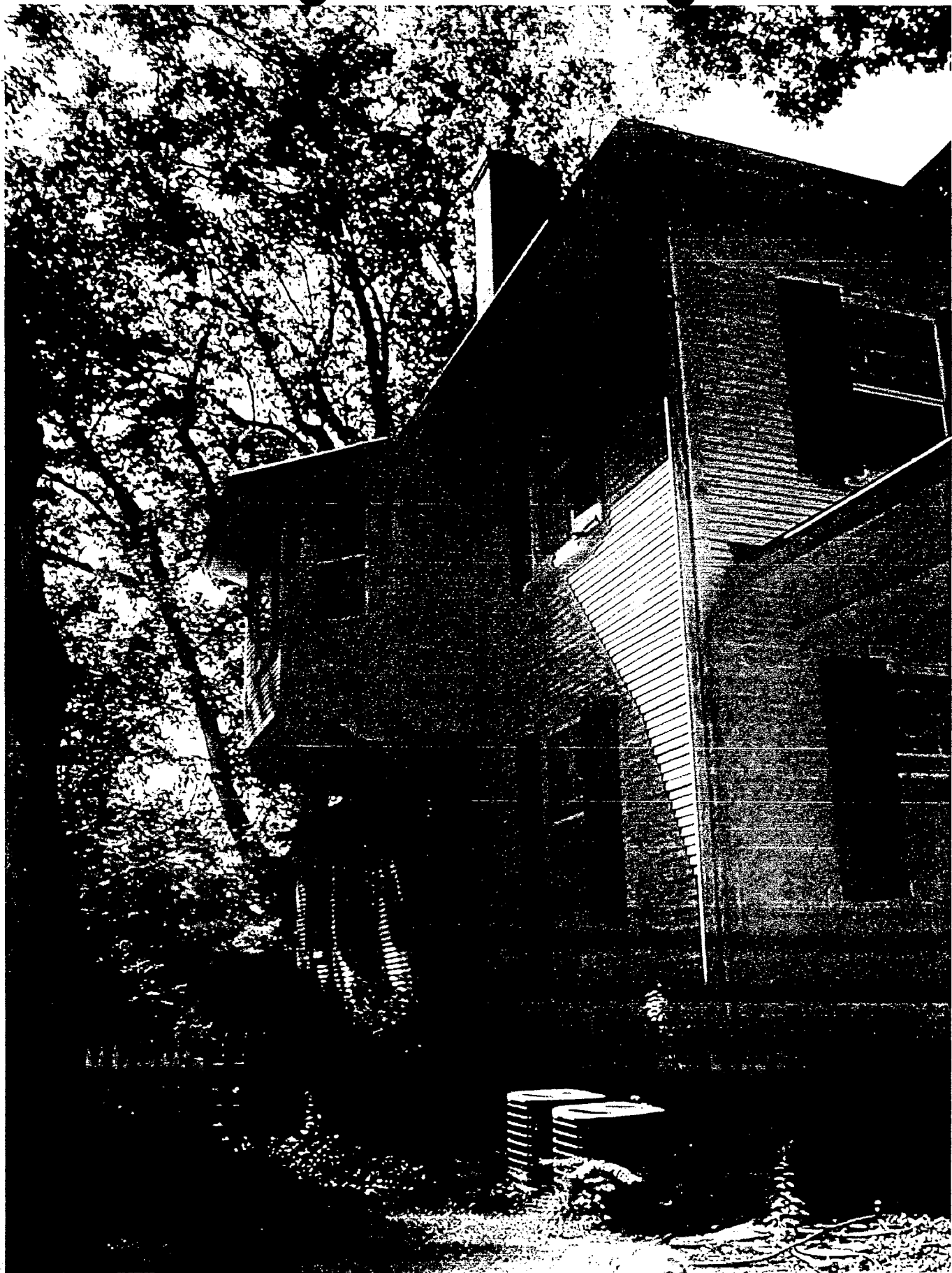
WEST ELEVATION, AS SEEN FROM NW CORNER OF PROPERTY



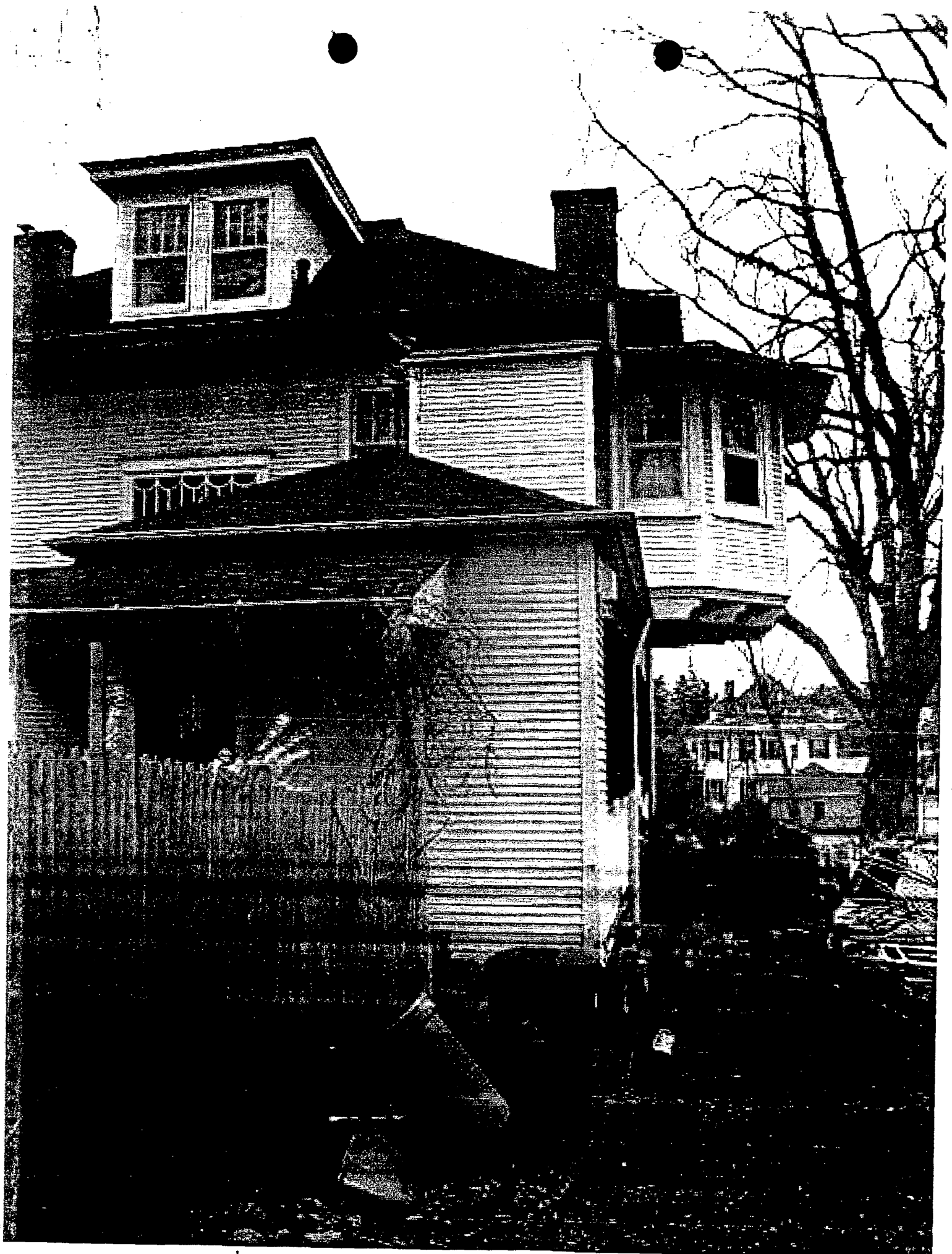
REAR (SOUTH) ELEVATION



SOUTHEAST CORNER OF HOUSE



EAST ELEVATION (FACING BROOKVILLE RD.) AS SEEN FROM NE



PORTION OF REAR $\frac{1}{2}$ EAST SIDE, SHOWING 1915 1-STORY ADDITION

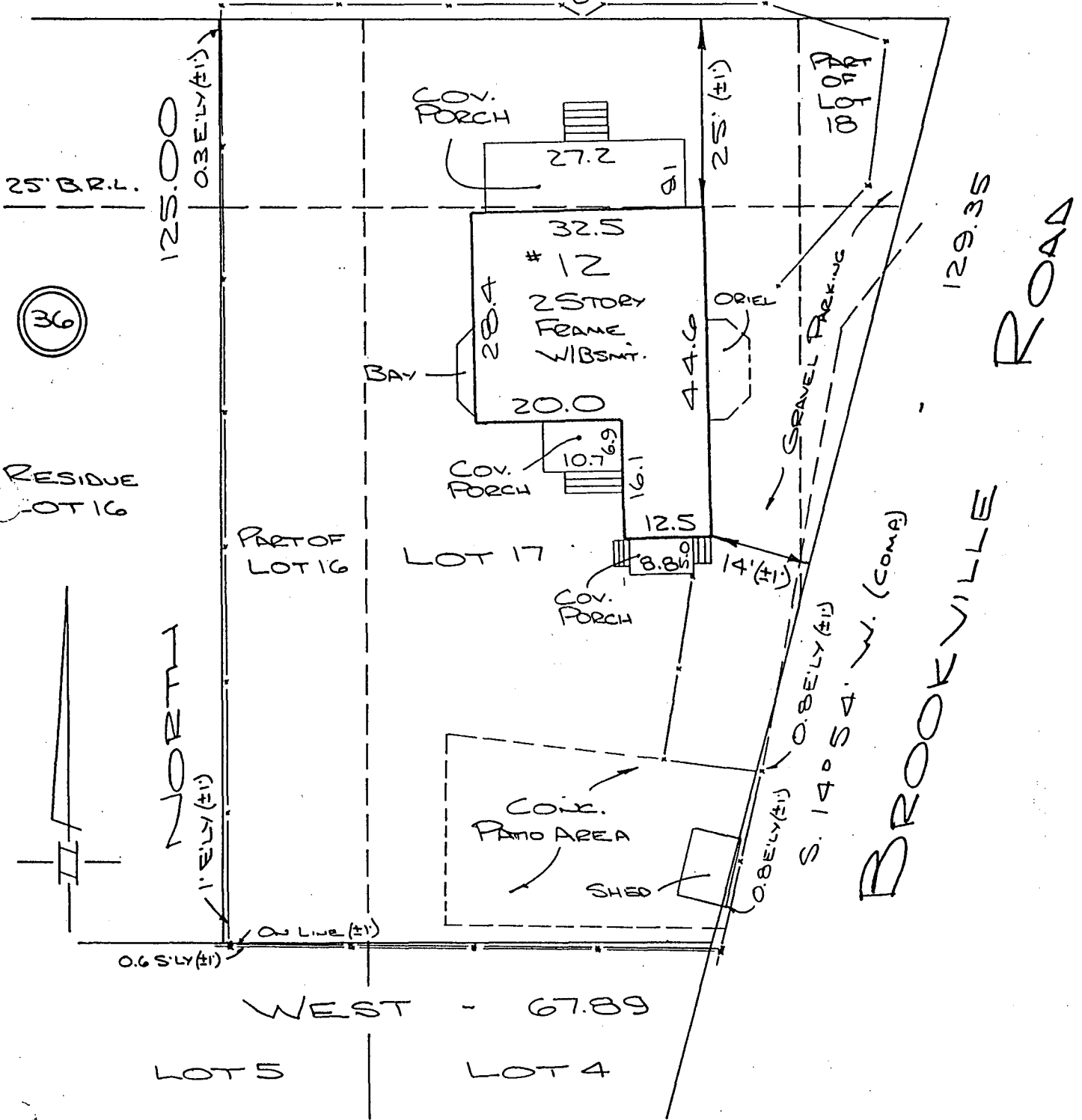


PORTION OF EAST ELEVATION SHOWING 2ND FL. CANTILEVERED BAY AND 1915 ADDITION

EAST LENOX STREET

EAST

101.15



ADDRESS: 12 EAST LENNOX STREET

Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

This property lies within an area not covered by the National Flood Insurance Program. No flood studies have been conducted to the best of our knowledge.

LOCATION DRAWING
 LOT 17 & 18 BLOCK 36
 PARTS OF LOTS 16 & 18
 SECTION NO. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'

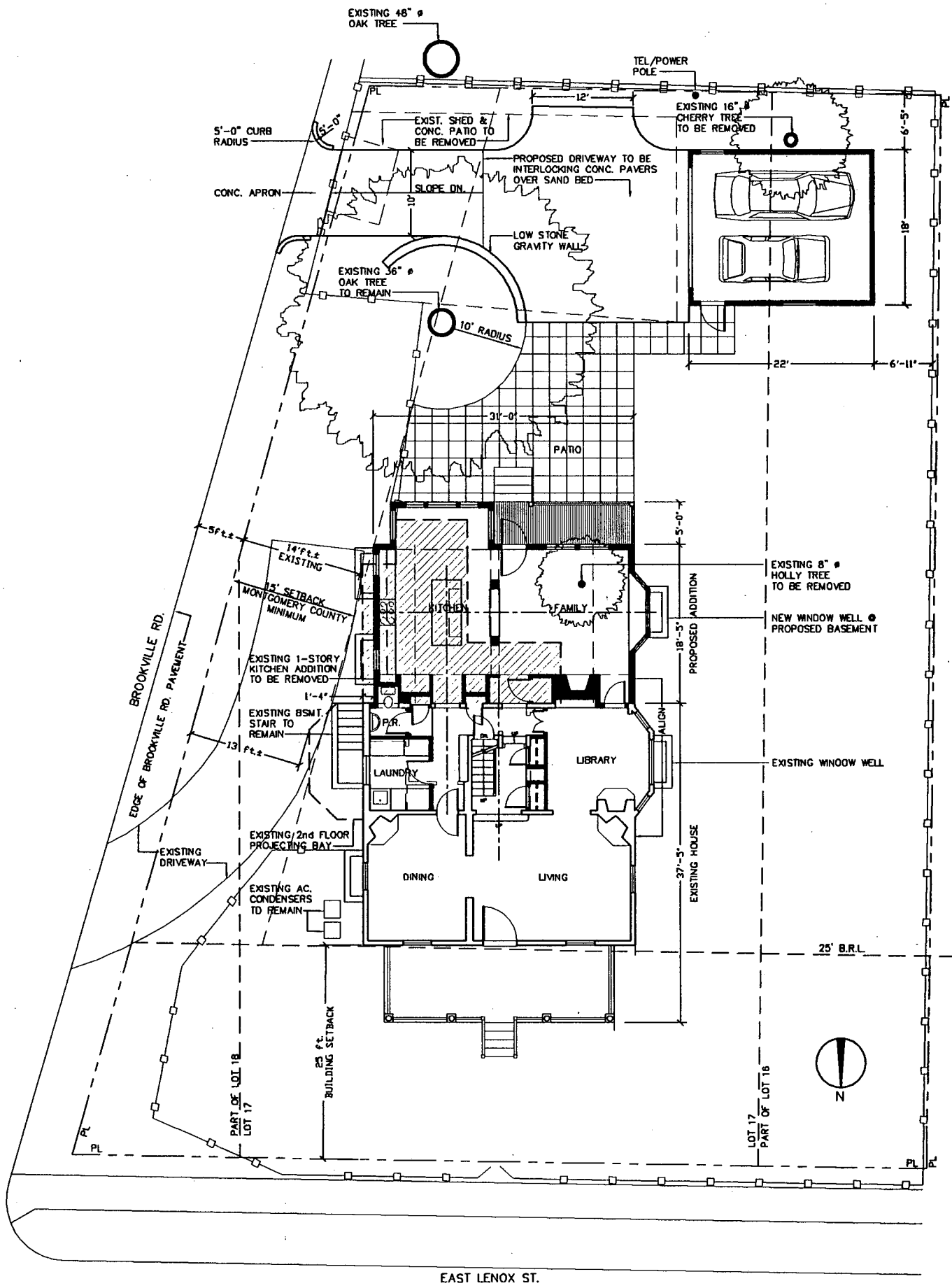
CASE: 2859-98 FILE: 60471

DATE: NOVEMBER 9, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is, to the best of my belief of what can be viewed as reasonably observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522





LEGEND	
AREA TO BE REMOVED	
PROPERTY LINE	
EXISTING FENCE	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
NEW WALL	

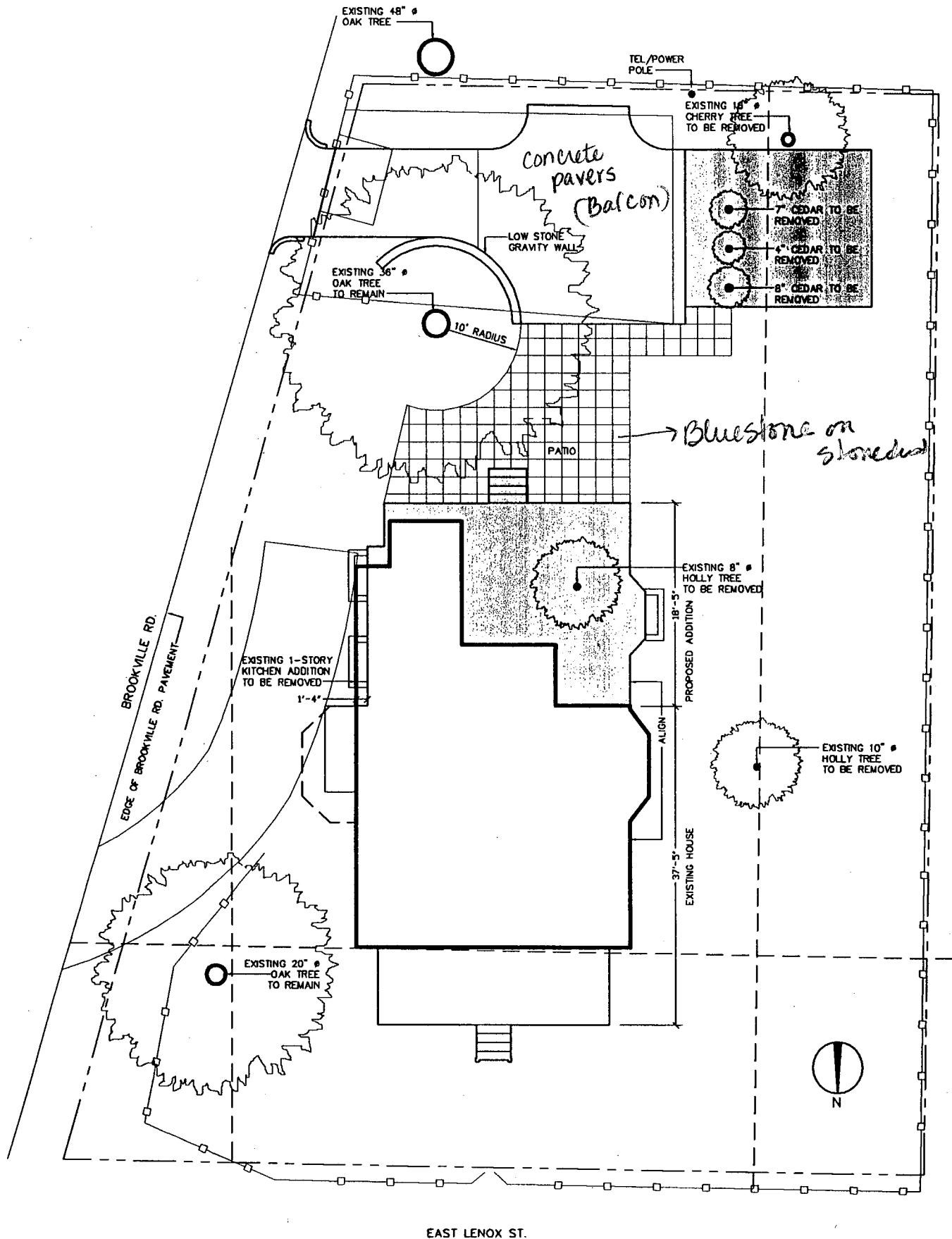
~~10~~ more trees
planted on site

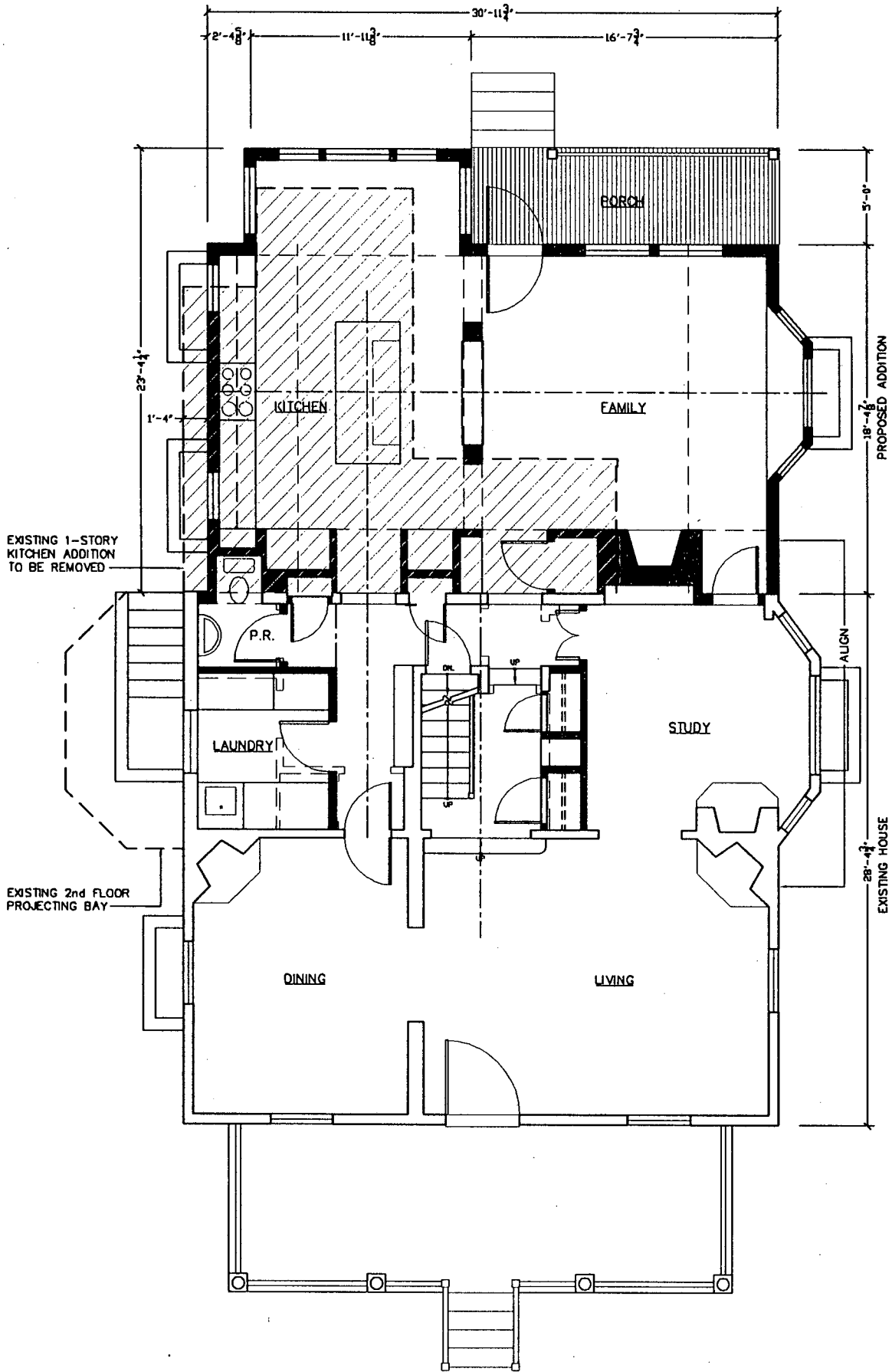
→ choice cherry
tree

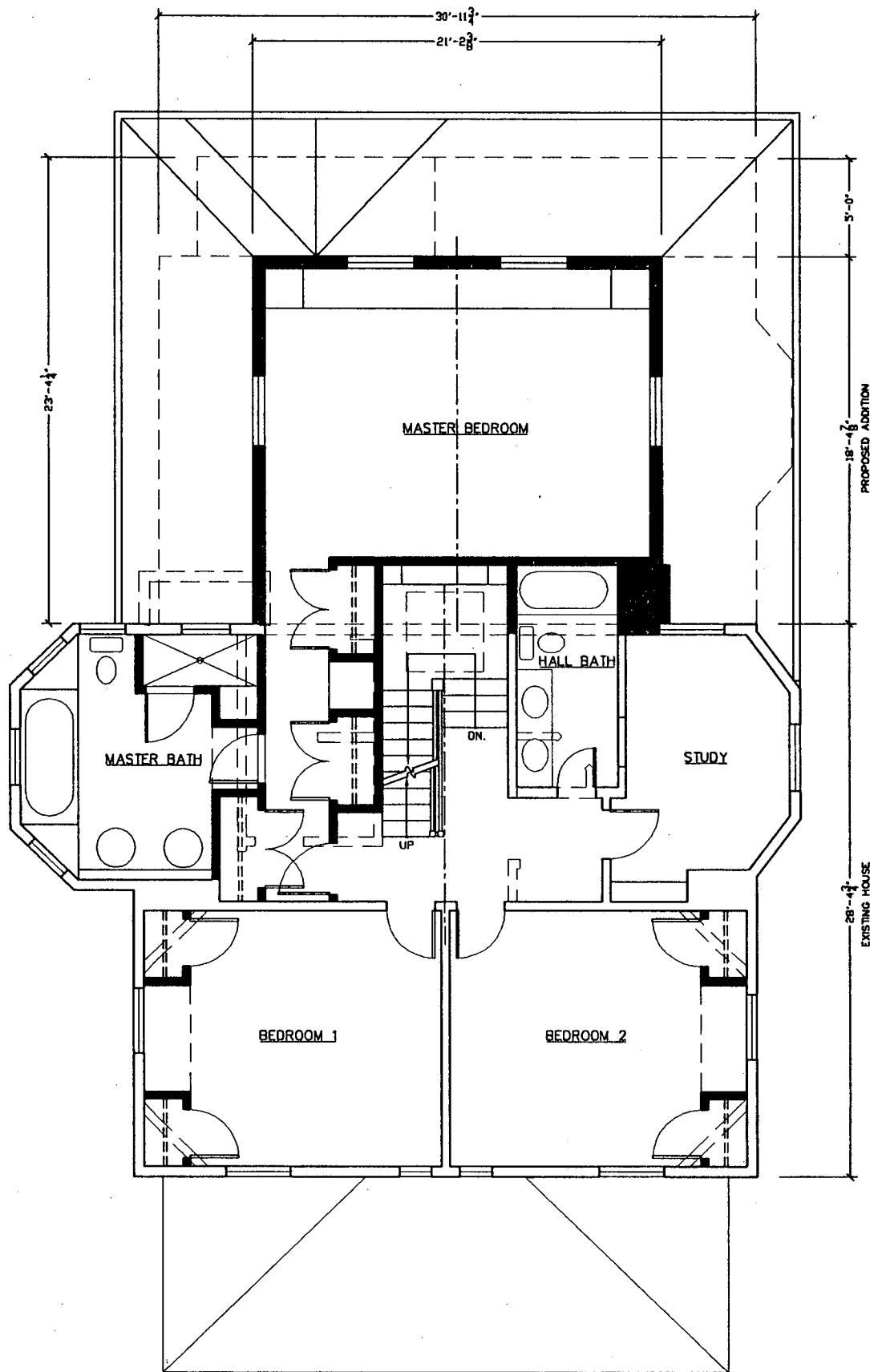
→ Native species list
condition

OK

- material for drive

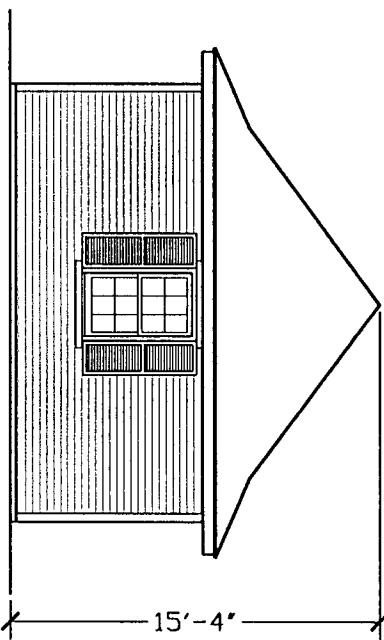
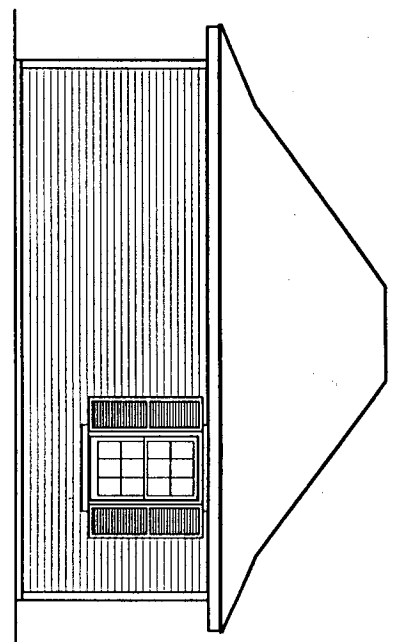
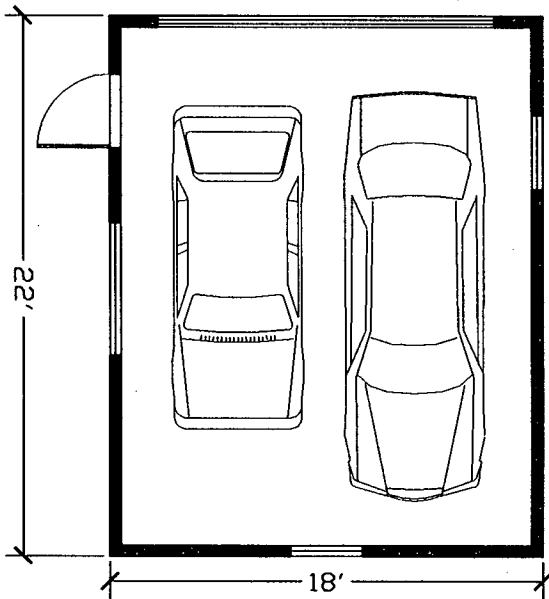
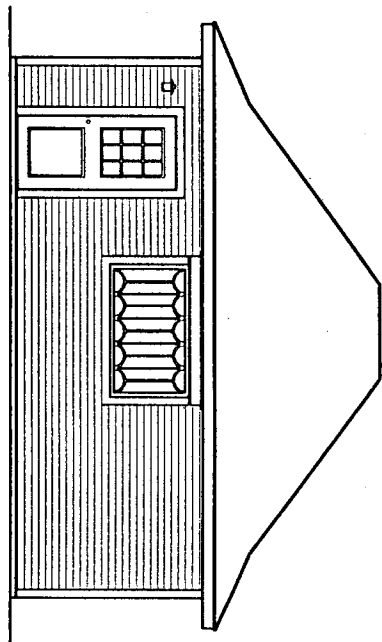
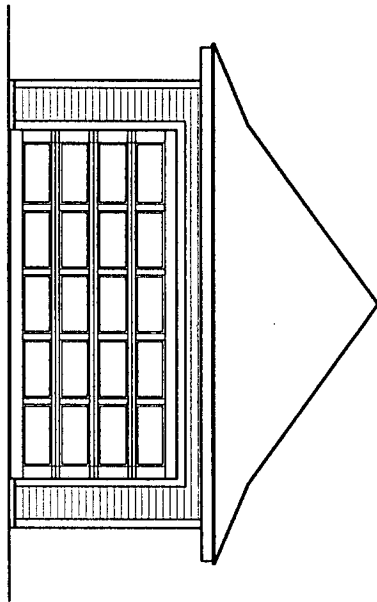


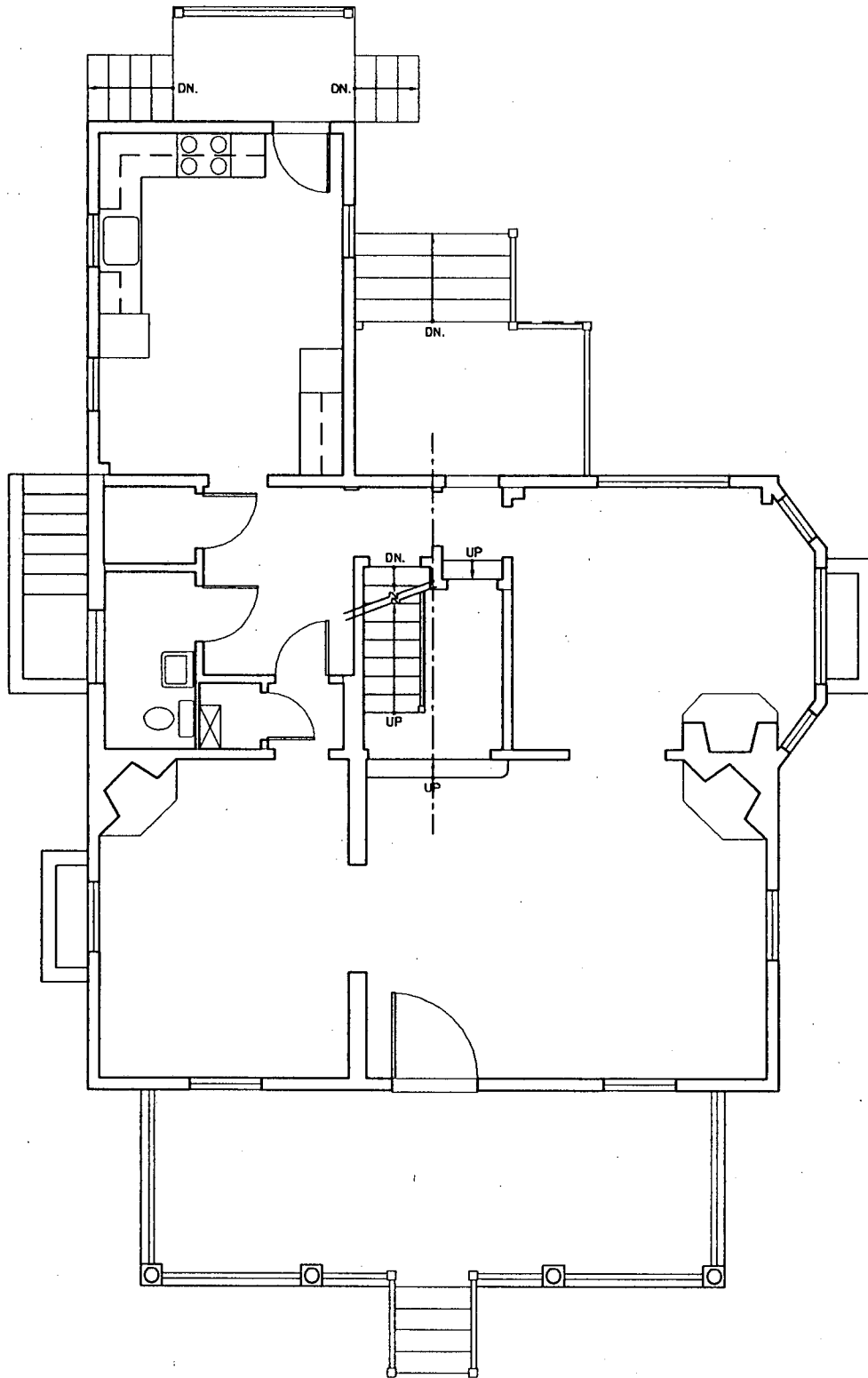


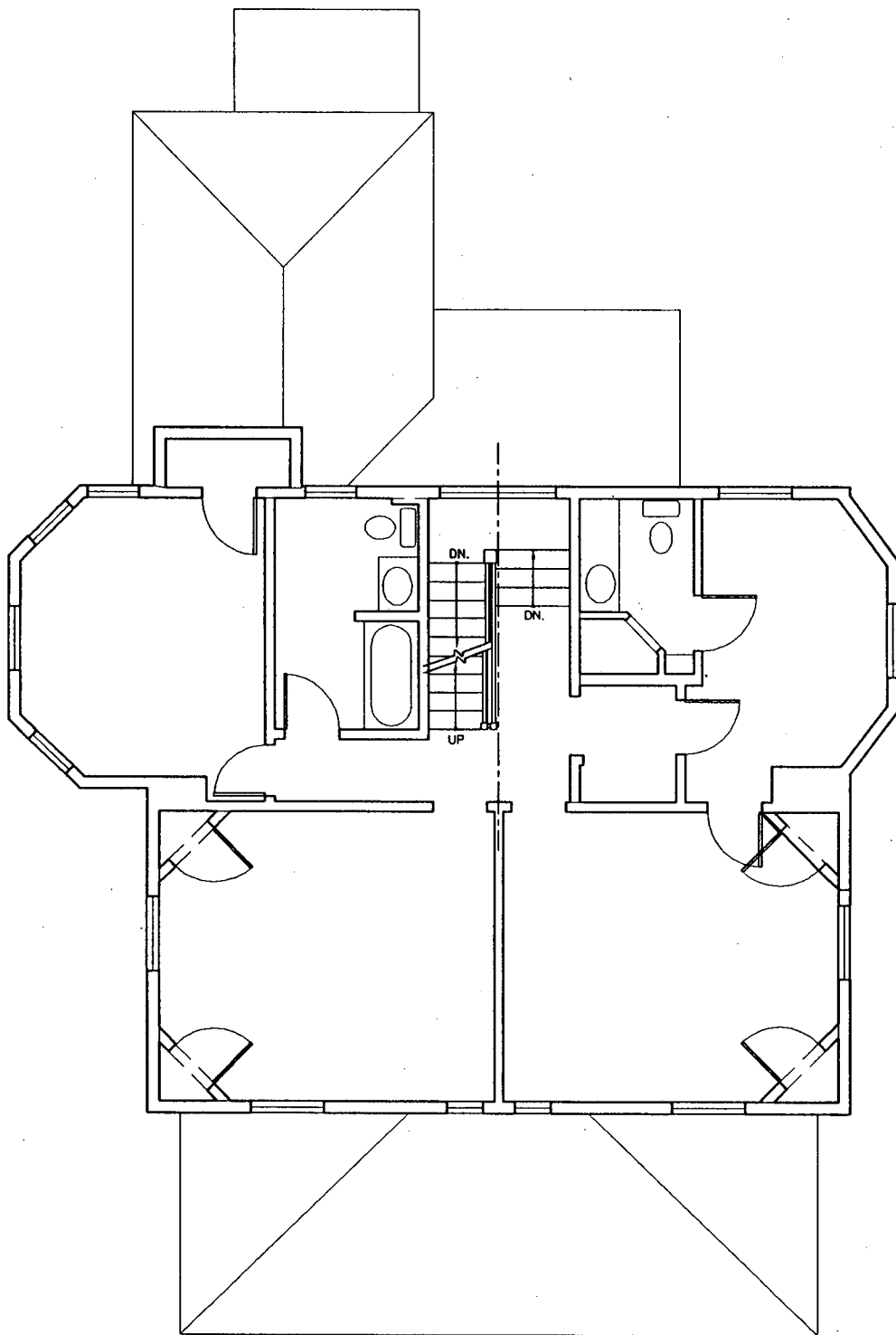


else window
from kitchen ~~NO~~

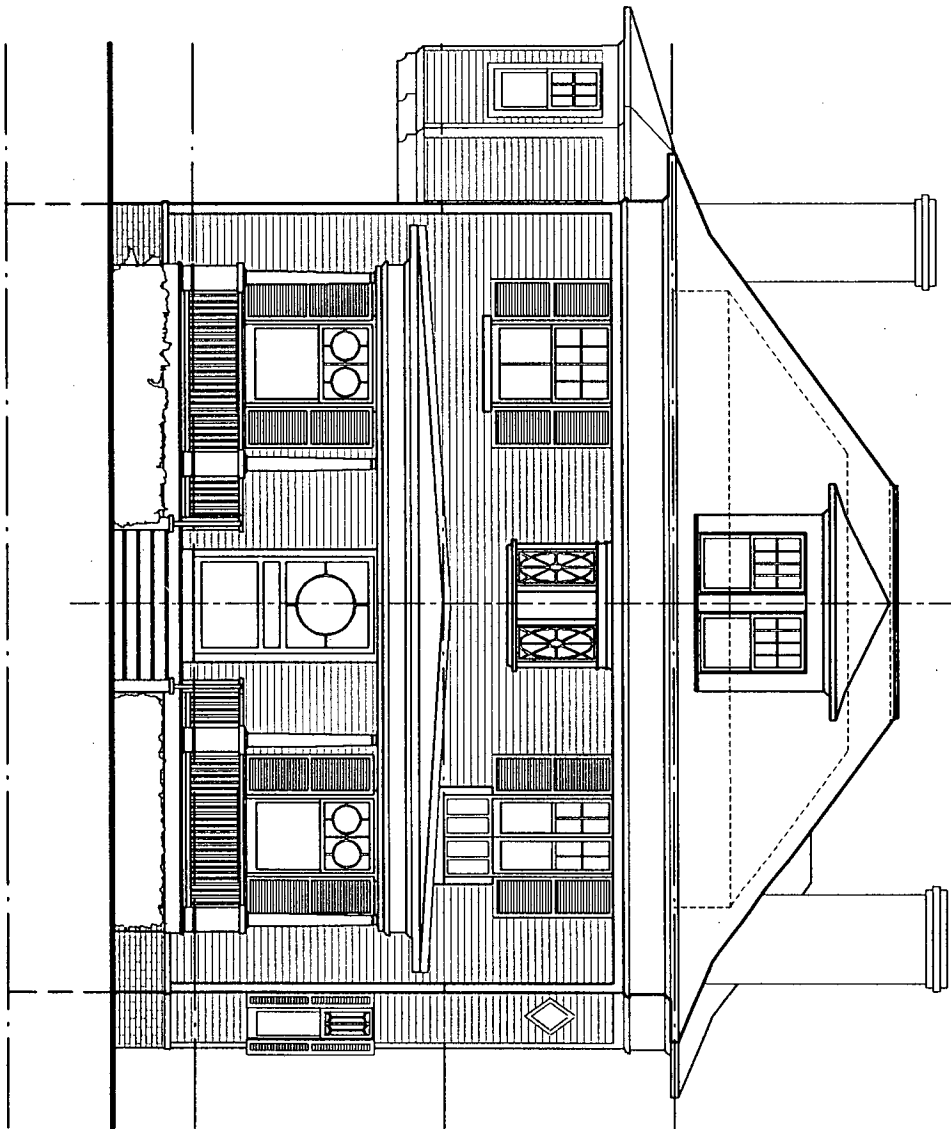
wood door +
garage door?
yes





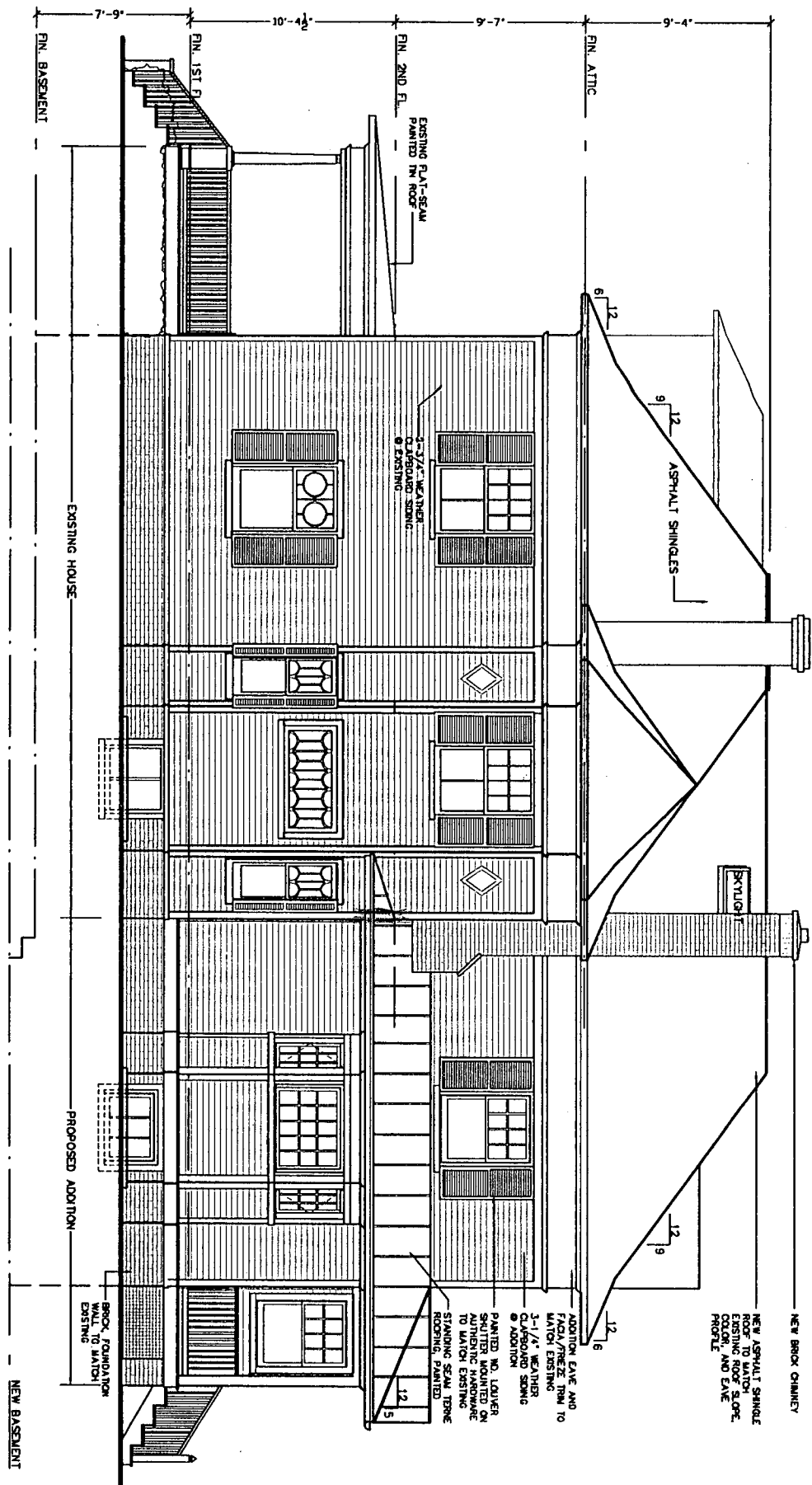


(NO CHANGES THIS ELEVATION)

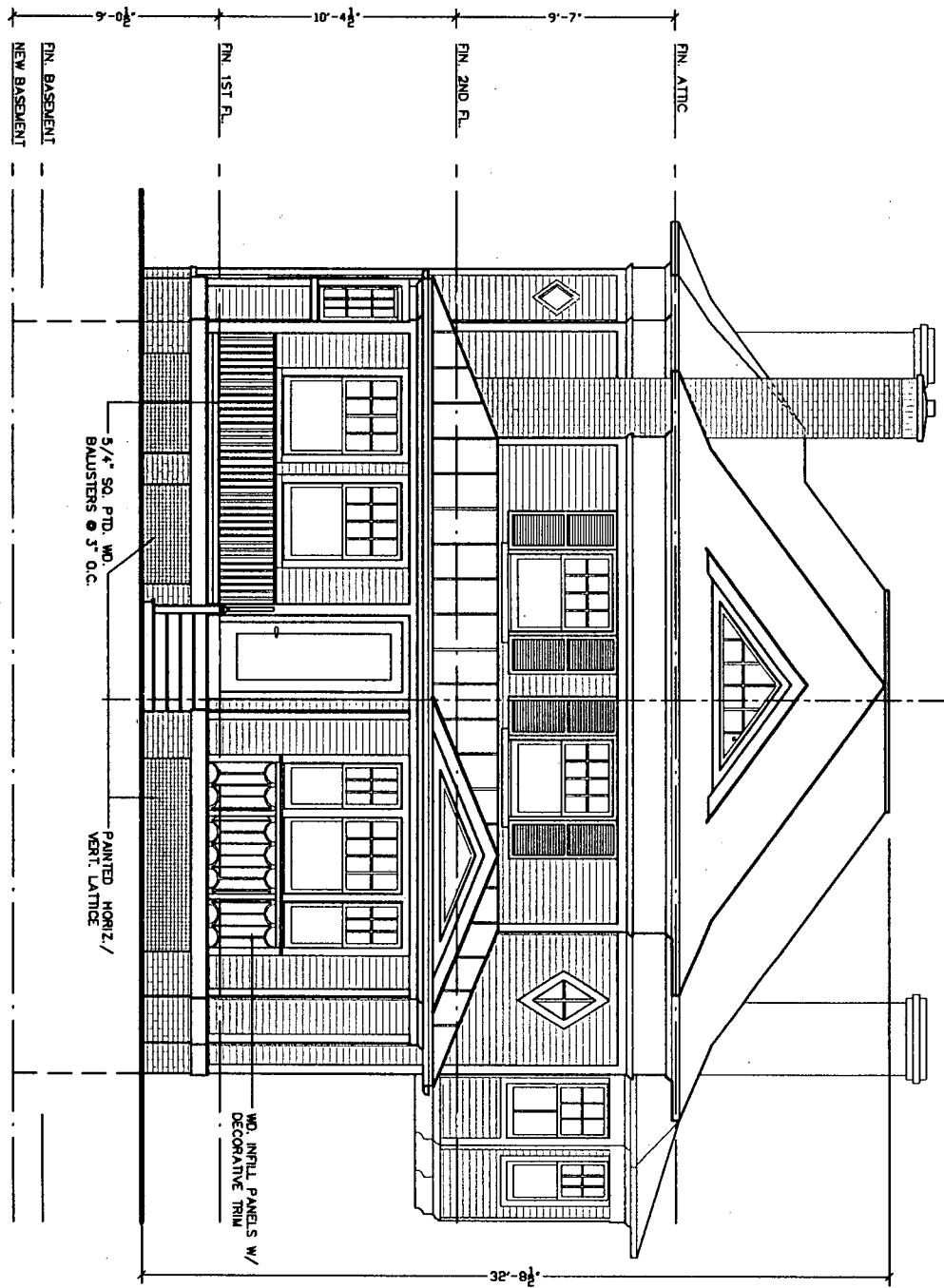


No projection on
roof into
original historic
section.

Skylight S -
Keep



porch columns
square
differentiation



Commission

discussion

on windows

on kitchen.

→ one 1/1 offset

to south.

