

35/13-04H 3 West Lenox
Chevy Chase Historic District

Plans are
in copy
room

need to see
railing
drawing

MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill
Date: September 14, 2005

In March 2004 the HPC approved a HAWP for a rear addition and other alterations at 3 West Lenox Street, Chevy Chase (Contributing Resource, Chevy Chase Village Historic District). The addition is almost complete and while the crew is there this week the applicant would like to cap the front concrete stairs with flagstone (see photo of existing conditions below). The dimension or materials of the stairs will not change. Staff would like the HPC to allow staff level approval of this.



9-14 HPC approved this change
to be approved at staff level.
sent email approval 9-15.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 19, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 332784 **REVISION**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This is a revision to an application that was approved in March 2004. This application was **APPROVED**.

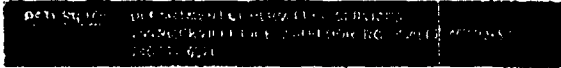
The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Cara Medeiros

Address: 3 West Lenox Street, Chevy Chase, MD 20815

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



HISTORIC PRESERVATION COMMISSION
301/863-3400

CPS-#8

To: Anne Fothergill
From: C. Medeiros

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: _____
 Name of Property Owner: Cara Medeiros Daytime Phone No.: 301 913 9241
 Address: 3 West Lenox
 Street Number City State Zip Code
 Contractor: Paul Locher Phone No.: 301 518 7053
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/REUSE

House Number: 3 Street: West Lenox
 Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
 Lot: 2 Block: 43 Subdivision: Chch Village
 Owner: 17020 Parcel: 161 Parcel: 106

PART ONE: TYPE OF IMPROVEMENT/ADDITION

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Reconstruct	<input type="checkbox"/> AC	<input type="checkbox"/> Stair	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Reroof	<input type="checkbox"/> Install	<input type="checkbox"/> Window/Door	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodworking Store	<input type="checkbox"/> Single Family		
<input checked="" type="checkbox"/> Reprovision	<input type="checkbox"/> Repair	<input type="checkbox"/> Replaceable	<input type="checkbox"/> Fence/Wall (complete Section)	<input checked="" type="checkbox"/> Other:	<u>Former shingle & railing</u>			

1B. Construction cost estimate: 3
 1C. Is this a re-installation of a previously approved active permit. see Permit # 332784

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On eave line of property line Entirely on land of owner On public right of way/roadway

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 visited and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

C. Medeiros

1/06/05

Signature of owner: _____ Date: _____
 Approved: Julia O'Malley for Chair, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 1-19-05
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Revision approved by HPC

**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.

see print off

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

see print off

2. SITE PLAN

Site and environmental setting drawings, such as you may use your plot. Your site plan must include:

- a. Site axes, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, sewers, boom dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

Do not suggest repairs of decay and deterioration in a format no larger than 11" x 17". Plans on 1/4" & 1/2" scales are preferred.

- a. Exterior 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 residential and the proposed work.
- b. Elevation elevations, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, consistent. All materials and textures proposed for the exterior must be noted on the elevation 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 structures, 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 vicinity of any tree 6" or larger in diameter (6" approximately 6 feet above the ground), you must file an accurate tree survey (identifying the size, location, and species of each tree of at least that diameter).

7. ADDRESSSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (incl. 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 lots or parcels which lie directly across (i.e. street/highway) from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Menck Street, Rockville, MD 20850-1235.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3 West Lenox Street	Meeting Date:	01/12/05
Applicant:	Cara and Luis Medeiros	Report Date:	01/05/05
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	12/29/04
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-04H REVISION	Staff:	Anne Fothergill

PROPOSAL: Replacement of siding on dormers and installation of railing on front stairs

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village
STYLE: Colonial Revival Four Square
DATE: 1901

Three West Lenox is a 2 ½ story 2-bay stucco-clad residence with a full width front porch and 2-story bay windows on the left side. To the left of the property 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 similar to the Leon Dessez houses at 5, 7, and 9 East Irving Street.

PROJECT BACKGROUND

The HPC approved a Historic Area Work Permit for an addition to this house in March 2004.

PROPOSAL

The applicants are proposing removal of the asbestos siding on the dormers and replacement with cedar shingles. Additionally, the applicants would like to install a wrought iron railing on their front stairs. There is no railing on the top stairs, and this railing would be identical to the existing iron railing on the two lower sets of front stairs.

STAFF DISCUSSION

The Chevy Chase Village Historic District Guidelines for Contributing Resources state that "siding should be subject to moderate scrutiny if it is visible from the public right-of-way.

Lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.” The Guidelines also state that “porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

The Guidelines also state that “HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above—fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.”

Using these guidelines, staff reviewed this proposal and found these proposed changes approvable. Cedar shingles for the four attic dormers are an appropriate and compatible material choice. In terms of the new railing, staff initially had recommended that it match the porch railing in design and material. However, that handrail size does not meet Code, and since there are already two existing iron railings on the front steps that this proposed new railing would match identically staff finds the iron railing approvable.

Chevy Chase Village has also reviewed this application and approved these proposed changes.

Staff recommends approval.

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

LOCHER DESIGN BUILD

December 22, 2004

Anne Fothergill
Dept. Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Anne,

This letter shall serve as the request for exterior modifications to the dwelling at 3 West Lenox Street in Chevy Chase Village, Maryland on behalf of the owners Luis and Cara Medeiros.

For the four attic dormers, the request is to change the current asphalt shingle installed as siding to a more appropriate cedar shingle siding. Most probably, cedar shingle was the original material used and was replaced with the less expensive asphalt at some point for repair. We believe this would be an upgrade to the house that the Historic Preservation Commission would approve.

The second request is to install a new rail along the stairway to the existing front porch. Since there are so many treads, a handrail is a requirement under the codes for safety purposes. Knowing the penchant for the Commission to request wood materials in such situations, and having spoken to you about this situation, I would like to include a few discussion points.

Primarily, the current IRC 2000 county requirements do not allow handrails to be wider than 2 3/4" for gripping purposes. Therefore, the railing on the porch would fail to satisfy the code if used on a stairway. Second, there exists on the initial two flights of stairs approaching these porch stairs, a wrought iron railing of rather classic design. In my opinion, stylistically, it would not be appropriate to introduce a new railing type in this location. It is therefore the request of the owners to please approve wrought iron rails for the front porch stairs.

Thank you for your attention to this matter.

Sincerely,



10023 Raynor Road • Silver Spring, MD 20901 • 301-592-0070



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

332784

RECEIVED

FEB 13 2004

Division of Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Cara Medeiros
Daytime Phone No.: 301 913 9241

Tax Account No.: _____
Name of Property Owner: Cara and Luis Medeiros Daytime Phone No.: 301.913.9241
Address: 3 West Lenox St. Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: David Jones Daytime Phone No.: 202 332 1200
Architect

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: West Lenox
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 2 Block: 43 Subdivision: Chevy Chase Village
Liber: 17020 Folio: 161 Parcel: Plat # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

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

slightly extend back porch

1B. Construction cost estimate: \$ 120,000
1C. If this is a revision of a previously approved active permit, see Permit # 241548

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Cara Medeiros
Signature of owner or authorized agent

2/13/04
Date

Approved: For Chairperson, Historic Preservation Commission [Signature] Date: 3-11-04
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 332784 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

- 2 1/2 story, two bay, stucco clad residence
- full width front porch wraps around to chimney
- 2 bays on left side
- doric columns on porch
- two tiered front steps
- Four square Craftsman style
- 12/1 and 9/1 windows
- closely related to Leon Dessoz house at 5, 7, 9 East Irving St.

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

- footprint expanded from 1,091 sf. to 1,475 - by 384 sf. approx.
- remove east door, steps + basement entrance
- construct 2 story rear addition on right (east) side
- modify steps on rear porch and slightly extend porch
- ~~widen driveway~~

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).

front of house



front and left sides



LOCHER DESIGN BUILD

December 22, 2004

Anne Fothergill
Dept. Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Anne,

This letter shall serve as the request for exterior modifications to the dwelling at 3 West Lenox Street in Chevy Chase Village, Maryland on behalf of the owners Luis and Cara Medeiros.

For the four attic dormers, the request is to change the current asphalt shingle installed as siding to a more appropriate cedar shingle siding. Most probably, cedar shingle was the original material used and was replaced with the less expensive asphalt at some point for repair. We believe this would be an upgrade to the house that the Historic Preservation Commission would approve.

The second request is to install a new rail along the stairway to the existing front porch. Since there are so many treads, a handrail is a requirement under the codes for safety purposes. Knowing the penchant for the Commission to request wood materials in such situations, and having spoken to you about this situation, I would like to include a few discussion points.

Primarily, the current IRC 2000 county requirements do not allow handrails to be wider than 2 3/4" for gripping purposes. Therefore, the railing on the porch would fail to satisfy the code if used on a stairway. Second, there exists on the initial two flights of stairs approaching these porch stairs, a wrought iron railing of rather classic design. In my opinion, stylistically, it would not be appropriate to introduce a new railing type in this location. It is therefore the request of the owners to please approve wrought iron rails for the front porch stairs.

Thank you for your attention to this matter.

Sincerely,



Paul Locher, Jr.



Fothergill, Anne

From: Cara Medeiros [caramedeiros@comcast.net]
Sent: Tuesday, November 16, 2004 2:52 PM
To: Cara Medeiros; Fothergill, Anne
Subject: Re: 3 West Lenox Street

Dear Anne,

I got your message and I am so sorry I haven't sent it yet. I just have been crazy starting this project--I haven't forgotten and got a reduced copy today so I will copy that and send it to you.

Just wondering two things that have come up.

--For safety purposes my husband wants iron railing on our front porch wooden stairs. It would match what is on concrete stairs in front of house. Do I need your approval?

--I realized when dealing with roof issues, that my existing dormers aren't really treated properly. There is some sort of weird black roofing material on them, not the normal siding or cedar shake. Do I need to run that by you all, or are there just approved materials? I think cedar shake would look best. Please recommend because they need to be sealed better and finished better.

Thank you Anne! Sorry again, I am so frazzled right now!

All the best--

Cara Medeiros

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

FAX TRANSMITTAL

DATE: 07.08.09 TOTAL PAGES: 4
TO: ANNE FOTHERGILL, MONTGOMERY CO. HPC
FAX #: 301.563.3412
FROM: ANNE STENGER
SUBJECT: MEDeiros RESIDENCE, 8 WEST LENOX

ANNE,

OUR CLIENTS WOULD LIKE TO EXPLORE
THE POSSIBILITY OF EXPANDING THEIR
ATTIC SPACE ALONG WITH THEIR HOUSE
ADDITION, AND THEREFORE, ADDING
A NEW DORMER ABOVE THE KITCHEN
+ MASTER BEDROOM ADDITION.

CAN YOU TELL US IF THIS WOULD BE
ACCEPTABLE (SEE ATTACHED) OR, IF
WE WOULD NEED TO PRESENT THIS TO
THE COMMISSION?

THANK YOU,
ANNE STENGER

202.332.1200

DAVIDJONESARCH@AOL.COM

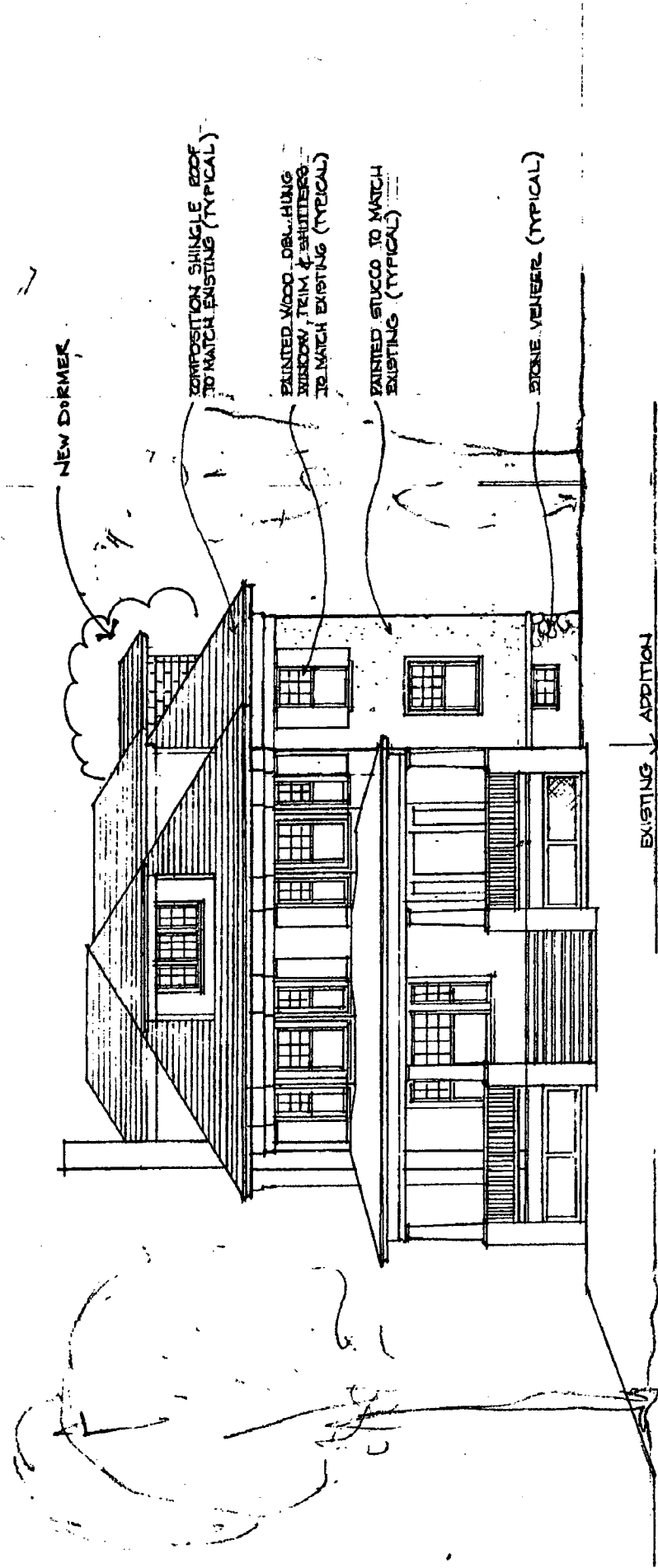
MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill
Date: July 8, 2004

At the March 10, 2004 HPC meeting, the HPC approved an addition to 3 West Lenox Street in Chevy Chase. The applicants now want to add a new dormer to the new addition section at the rear right side of the house. The proposed new design and what was approved in March are attached.

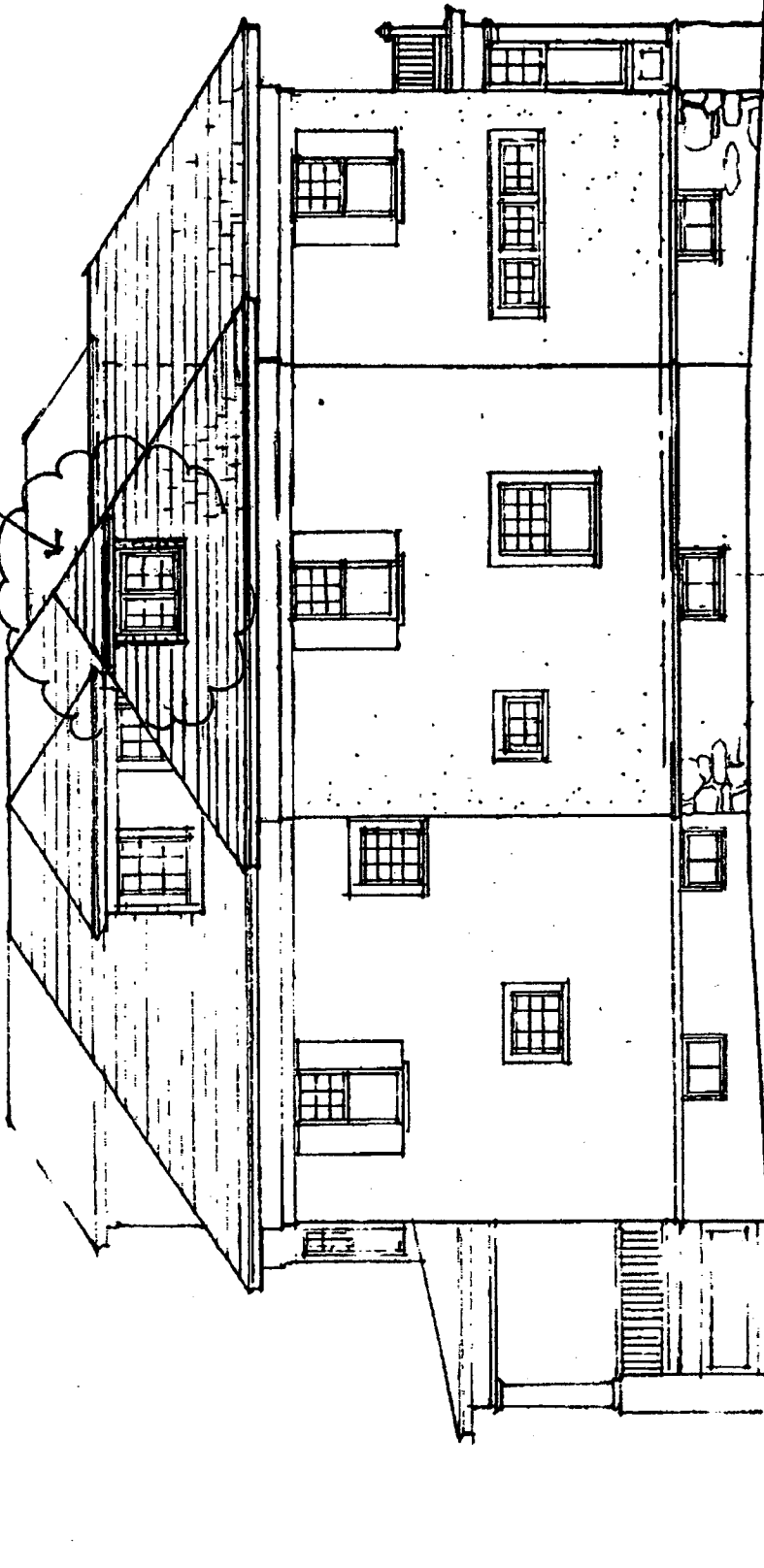
Staff recommendation: Approval

Staff would like the HPC's approval for staff-level approval of these changes.



Medway Residence • South Elevation 2 1/2" x 1'-0" • David Jones Architects 2-9-04 (REVISED 08-JULY-04)

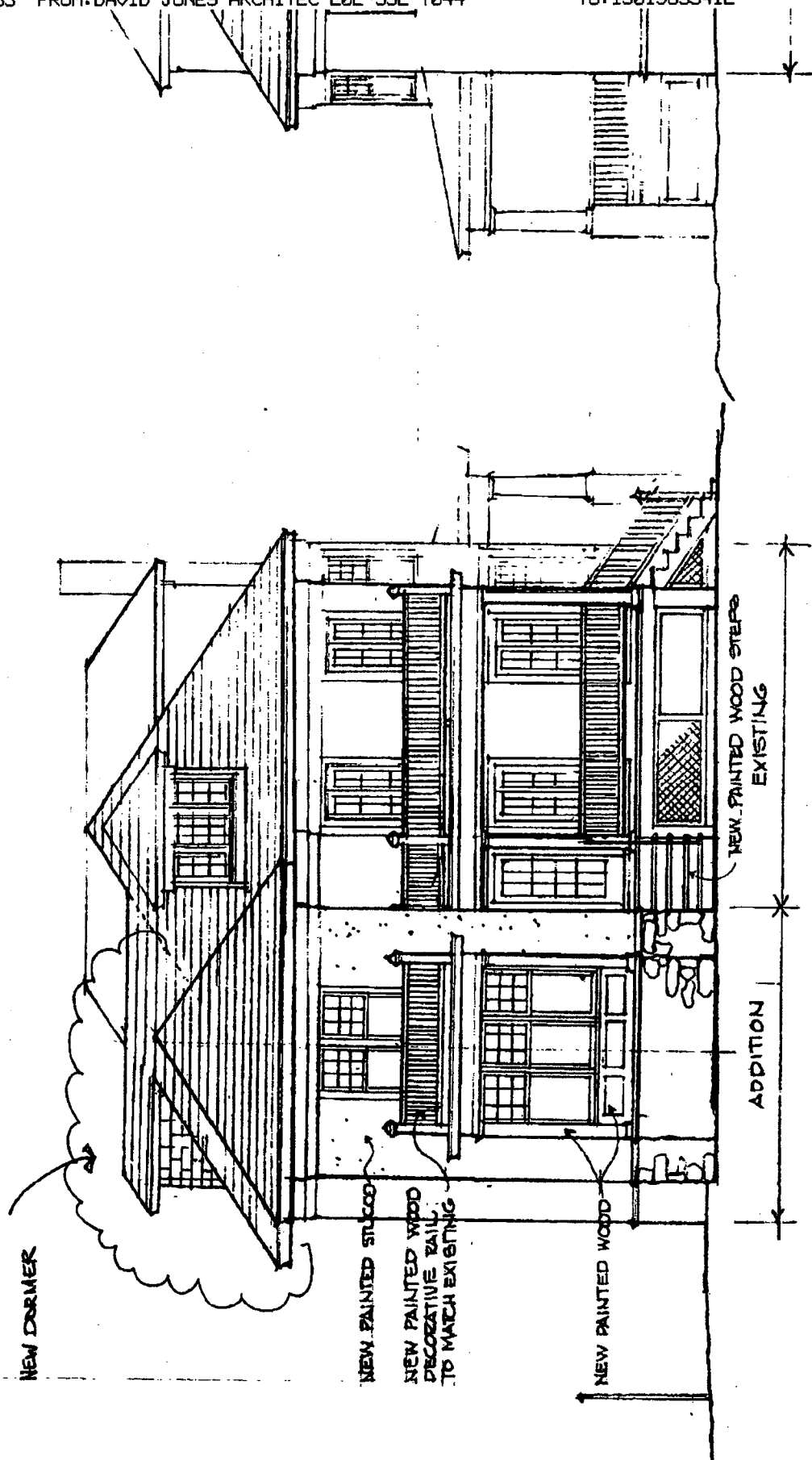
NEW DORMER



ADDITION

EXISTING

Elevations • David Jones Architects 2-9-04 (REVISED 08. JULY. 04)
 1/8" = 1'-0"

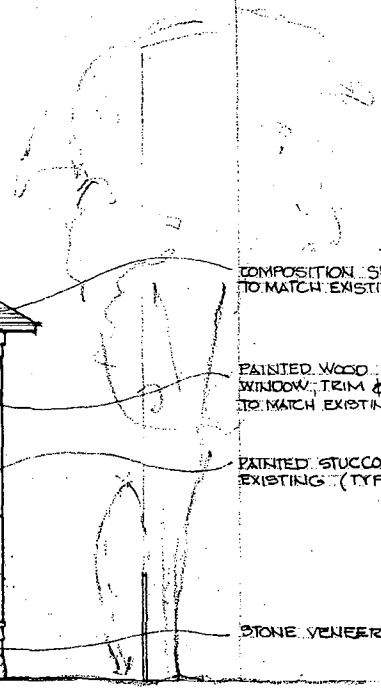


Medanos Residence • North & East Elevation • DWG
 1/8" = 1' 0"

08 JULY 04

New Plan

Approved by APC March 10, 2004



COMPOSITION SHINGLE ROOF
TO MATCH EXISTING (TYPICAL)

PAINTED WOOD OBSCURING
WINDOW TRIM & SHUTTERS
TO MATCH EXISTING (TYPICAL)

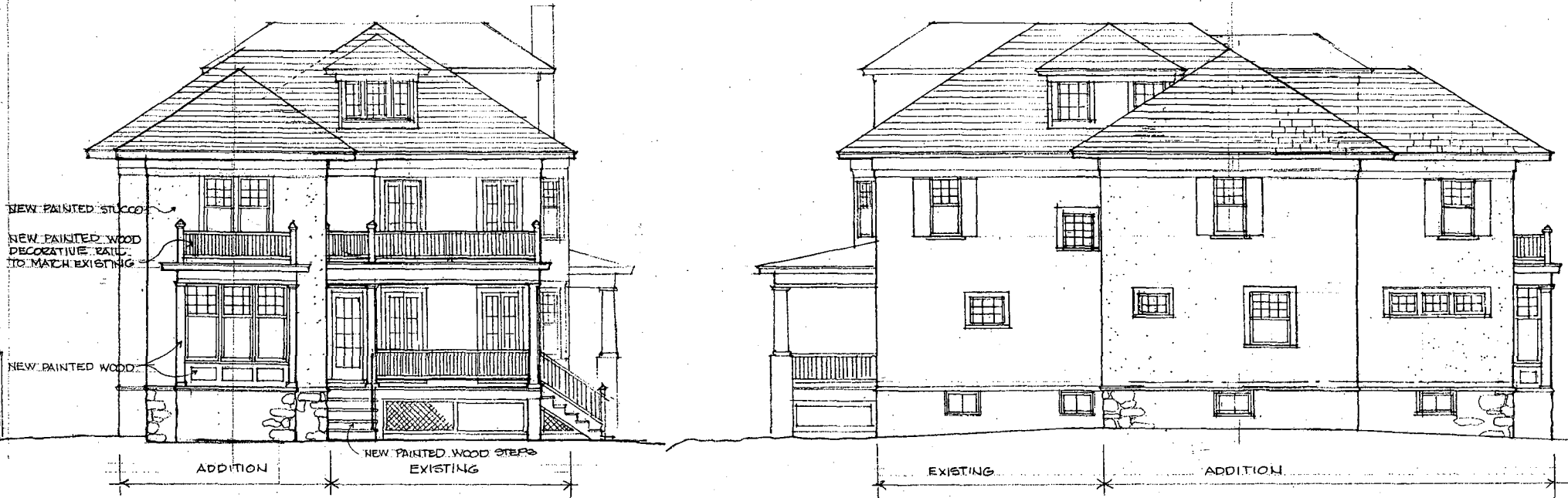
PAINTED STUCCO TO MATCH
EXISTING (TYPICAL)

STONE VENEER (TYPICAL)

EXISTING * ADDITION

Medeiros Residence • South Elevation @ 1/8"=1'-0" • David Jones Architects 2-9-04

New Elevations



Medence Residence • North & East Elevations • David Jones Architects • 2-9-04
1/8" = 1'-0"

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW. WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

FAX TRANSMITTAL

DATE: 5.11.04 TOTAL PAGES: 3

TO: ANNE FOTHERGILL, MONTGOMERY CO. H.P.C.

FAX #: 301.563.3412

FROM: ANNE STENGER

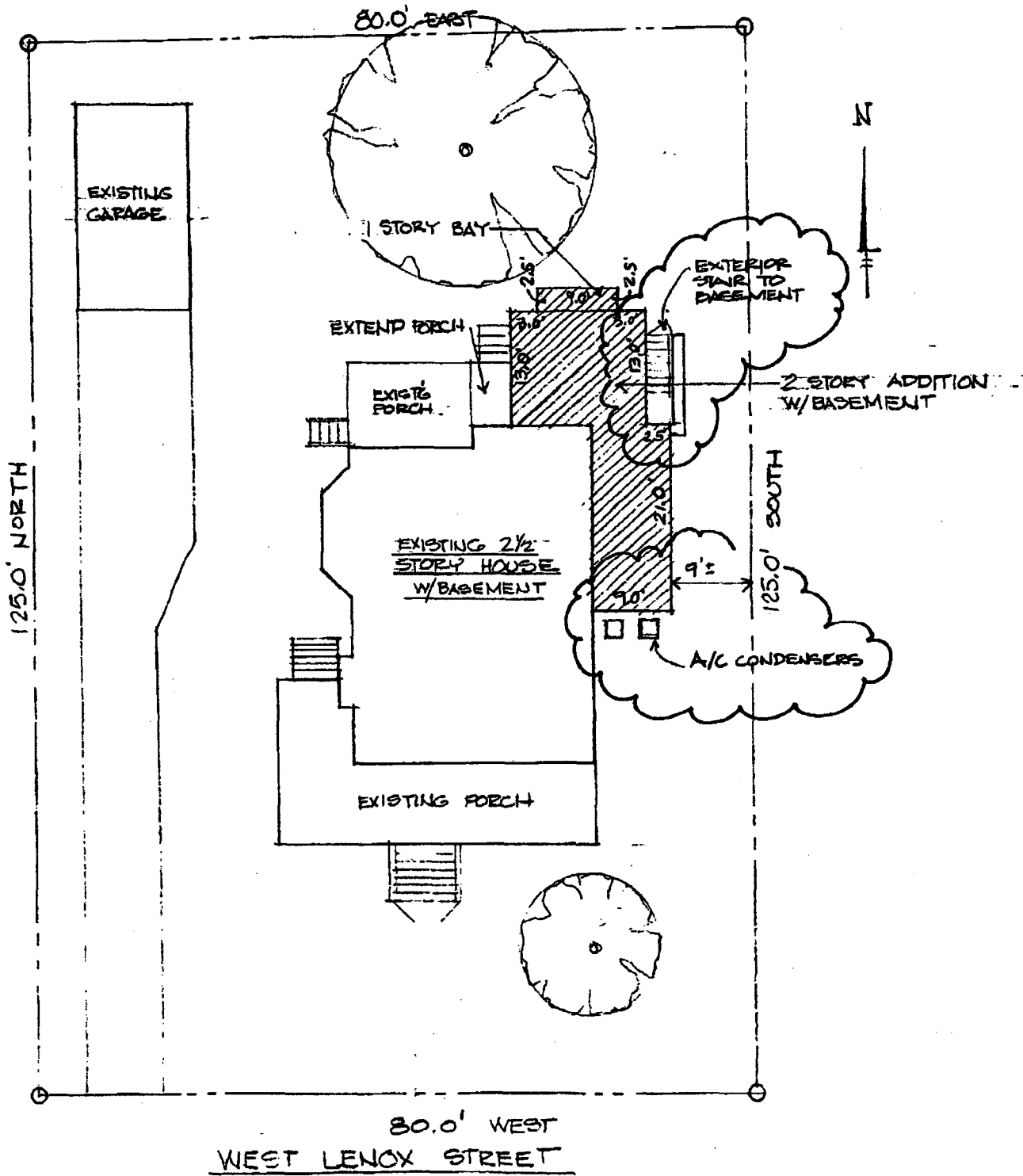
SUBJECT: MEDEIRO'S RESIDENCE, 3 WEST LENOX

ANNE,

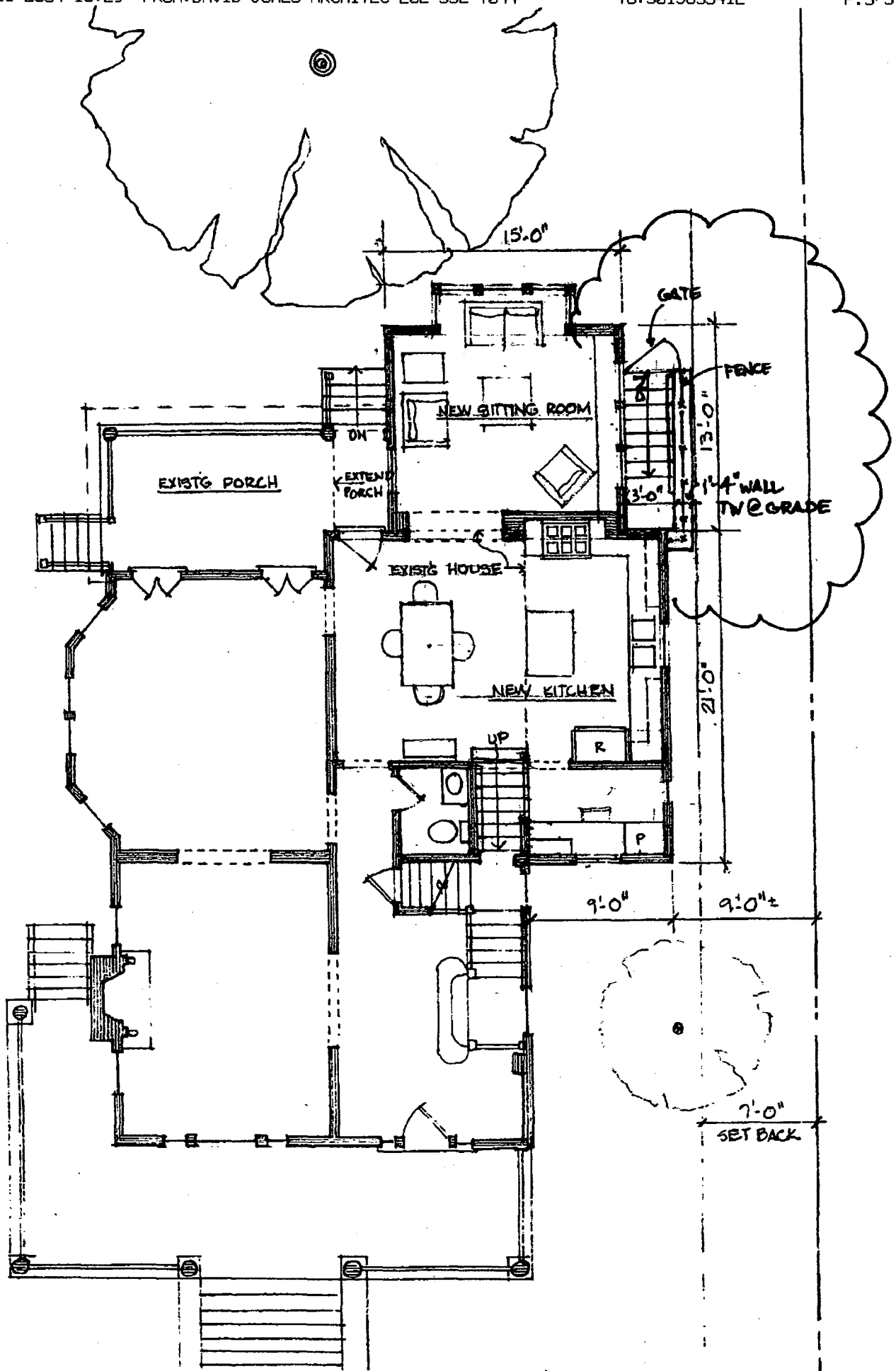
REGARDING CARA MEDEIRO'S EMAIL TO
YOU ON 4.26.04, ATTACHED IS A SITE
PLAN AND FLOOR PLAN INDICATING THE
PROPOSED BASEMENT STAIR.
PLEASE CALL ME TO DISCUSS THIS.

THANK YOU,
ANNE STENGER

CC: CARA MEDEIRO'S



50 Residence • Site Plan @ 1/16"=1'-0" • David Jones Architects 2.9.04






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 11, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 332784

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

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

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

Applicant: Cara and Luis Medeiros

Address: 3 West Lenox Street, Chevy Chase, MD 20815

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3 West Lenox Street	Meeting Date:	03/10/04
Applicant:	Cara and Luis Medeiros (David Jones, Architect)	Report Date:	03/03/04
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	02/25/04
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-04H	Staff:	Anne Fothergill
PROPOSAL:	Construction of addition	RECOMMEND:	Approval

PROJECT BACKGROUND

The HPC approved a Historic Area Work Permit for an addition to this house three years ago. The applicants at that time had had two Preliminary Consultations with the HPC and the HPC's main concern at that time was the fact that the addition was on the left elevation which is a principal elevation and the HPC wanted it to remain un-altered. After many modifications to their plans, an addition was approved by the HPC (see Circles 15 - 20). The addition was never built, and this application contains some modifications to the approved HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village
STYLE: Colonial Revival Four Square
DATE: 1901

Three West Lenox is a 2 ½ story 2-bay stucco-clad residence with a full width front porch and 2-story bay windows on the left side. To the left of the property 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 similar to the Leon Dessez houses at 5, 7, and 9 East Irving Street.

PROPOSAL

The previously-approved HAWP was for a 2-story rear addition. See approved floor plans, elevations, and site plan in Circles 15 - 20 . Previously approved by the HPC:

- 2-story rear addition to rear and right side
- Modifications to the existing rear porch
- Side addition to begin 12 feet to the rear of the front façade

- New chimney at rear of new addition
- A deck with basement level 2-car garage on left side beneath existing house
- Remove right side door, steps, and basement entrance
- Enclose existing rear porch and sun room above
- New rear porch with left side entrance from right side addition
- Widen driveway from 8 to 10 feet and expand existing apron
- Stone retaining walls on both sides of apron and in front of existing garage

The current HAWP application proposes:

- 2-story rear addition to rear right side
- Remove right side door steps and basement entrance
- Modify steps on rear porch and slightly expand porch
- No changes to principal left side elevation
- New rear 2nd story balcony with wood railing on new addition
- Materials: stucco, wood double hung windows with true-divided lights, wood shutters, composition shingle roof, stone foundation
- Overall footprint expansion of 384 SF (smaller than approved addition)

STAFF DISCUSSION

The Chevy Chase Village Historic District guidelines for Contributing Resources include:

- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited.

Using these guidelines, staff reviewed this proposal and found all the proposed changes approvable.

The most important change from the previously-approved HAWP to this application is the reduction in the size of the addition as well as the lack of alteration to the front porch. The proposed addition is primarily to the rear and to the right of the house, does not affect the principal left (west) side elevation, and the section that does project out from the rear right side of the house has the same amount of setback from the front façade as the approved HAWP. The applicants have chosen very good materials which are compatible and appropriate for this house and setting.

The applicants reviewed the HPC's comments and concerns from 3 years ago before they submitted this proposal and this new design reflects their appreciation for the preservation of this resource and respect for the HPC's judgment.

Staff recommends approval.

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

332784

RECEIVED

FEB 10 2004

Division of Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Cara Medeiros
Daytime Phone No.: 301 913 9241

Account No.: _____
Name of Property Owner: Cara and Luis Medeiros Daytime Phone No.: 301.913.9241
Address: 3 West Lenox St. Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: T B D Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: David Jones Daytime Phone No.: 202 332 1200
Architect

LOCATION OF BUILDING/PREMISE
House Number: 3 Street: West Lenox
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 2 Block: 43 Subdivision: Chevy Chase Village
Liber: 17020 Folio: 101 Parcel: Plat # 106

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 120,000

1C. If this is a revision of a previously approved active permit, see Permit # 241548

slightly extend back porch

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Cara Medeiros
Signature of owner or authorized agent

2/13/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 332784 Date Filed: _____ Date Issued: _____

(4)

**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:

- 2 1/2 story, two bay, stucco clad residence
- full width front porch wraps around to chimney
- 2 bays on left side
- doric columns on porch
- two tiered front steps
- Four square Craftsman style
- 12/1 and 9/1 windows
- closely related to Leon Dessoz house at 5, 7, 9 East Irving St.

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

- footprint expanded from 1,091 sf. to 1,475 - by 384 sf. approx.
- remove east door, steps & basement entrance
- construct 2 story rear addition on right (east) side
- modify steps on rear porch and slightly extend porch
- ~~widen driveway~~

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.

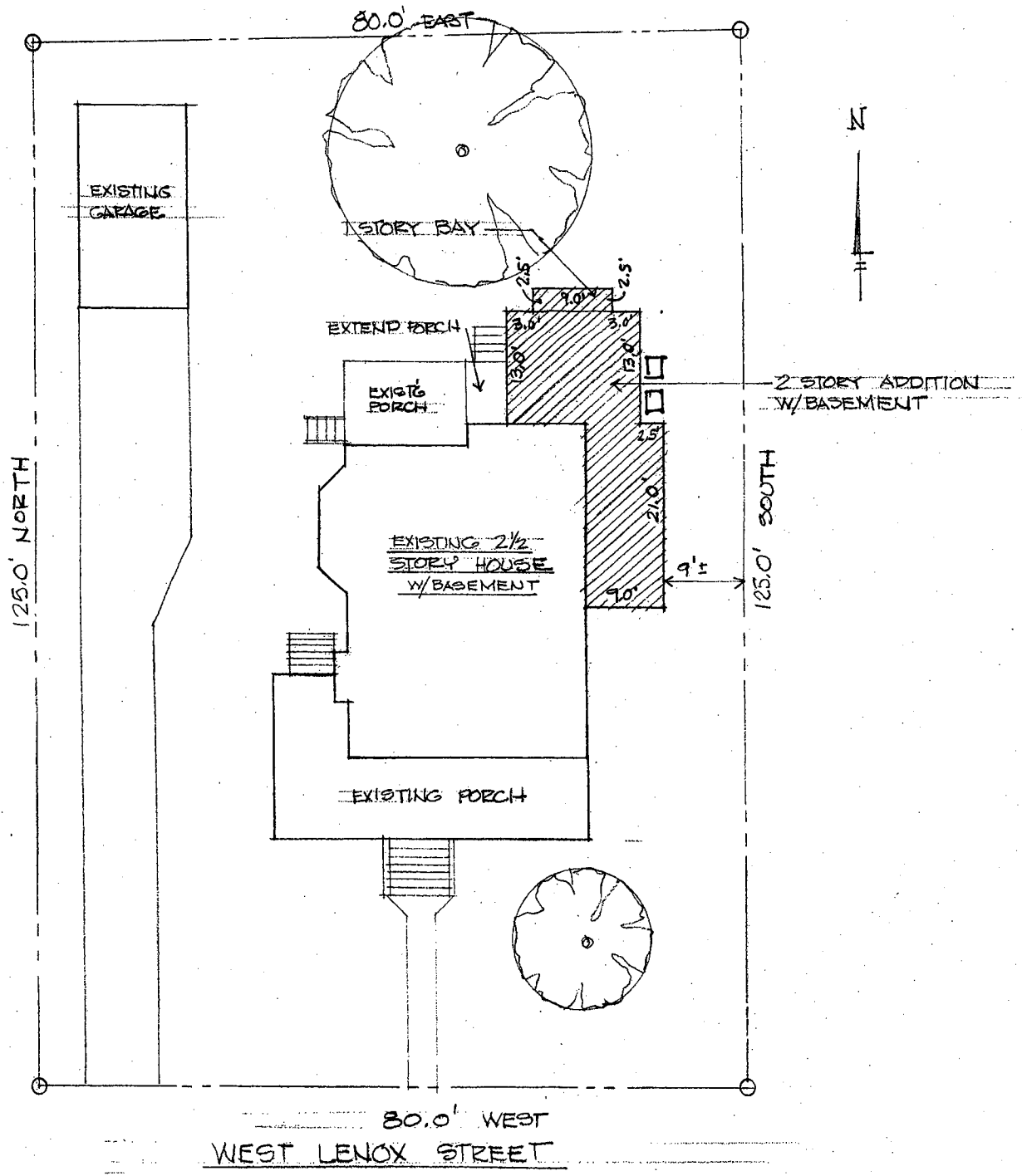
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

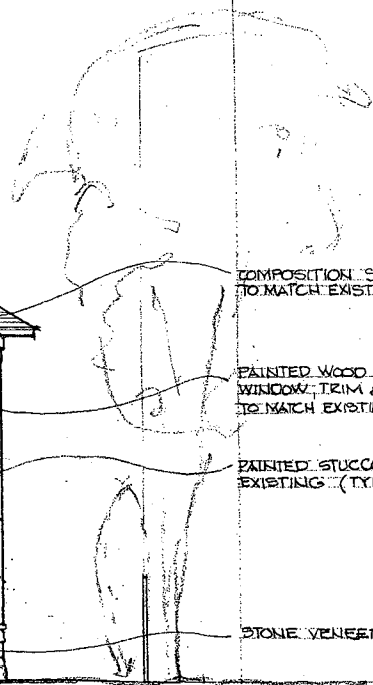
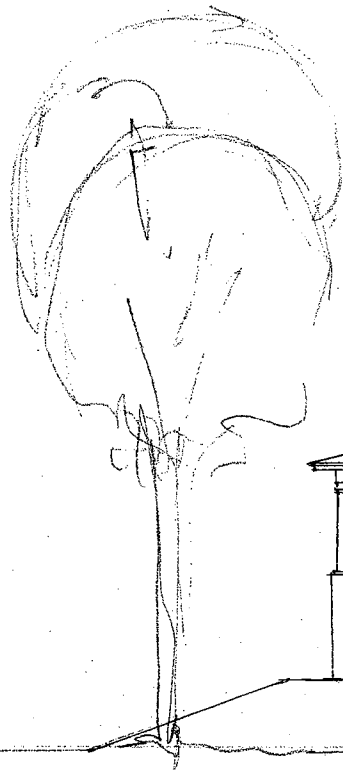
<p>Owner's mailing address Cara Medeiros 3 W. Lenox St. Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Edmund + Mary Bartlett 4 West Melrose St. Chevy Chase</p>	<p>T.W. Perry Jr. 6 West Melrose St.</p>
<p>Jonathan + Susan Colby 6000 Connecticut Ave Chevy Chase</p>	<p>(Across the street is only Chevy Chase Village Town Hall)</p>
<p>Andy + Roxanne Steinberg 5 West Lenox St. Chevy Chase</p>	
<p>Thomas + Karen Marvaso 2 West Melrose St. Chevy Chase</p>	

New Plan



Medeiros Residence • Site Plan @ 1/16" = 1'-0" • David Jones Architects 2.9.04

New Plan



COMPOSITION SHINGLE ROOF
TO MATCH EXISTING (TYPICAL)

PAINTED WOOD DR. HUNG
WINDOW TRIM & SHUTTERS
TO MATCH EXISTING (TYPICAL)

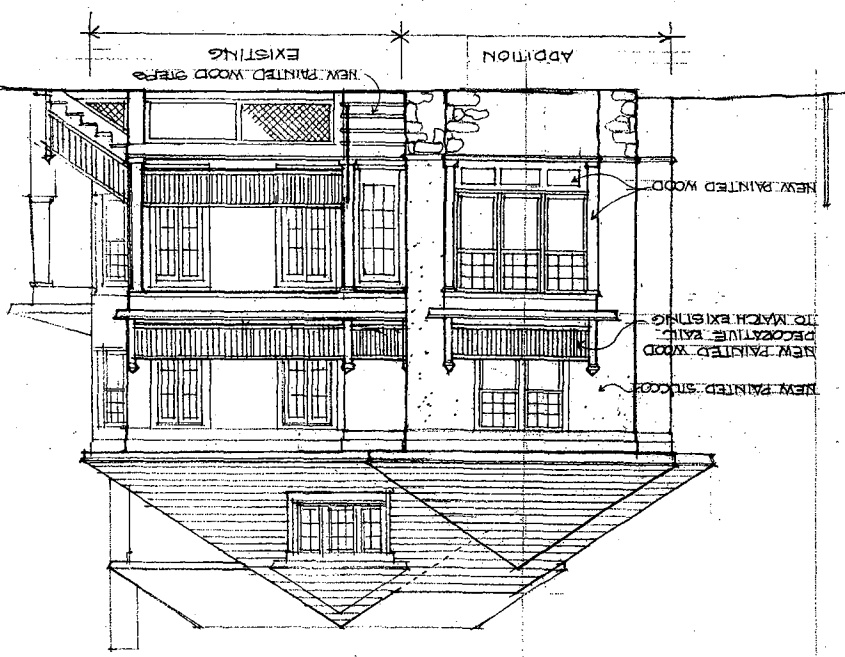
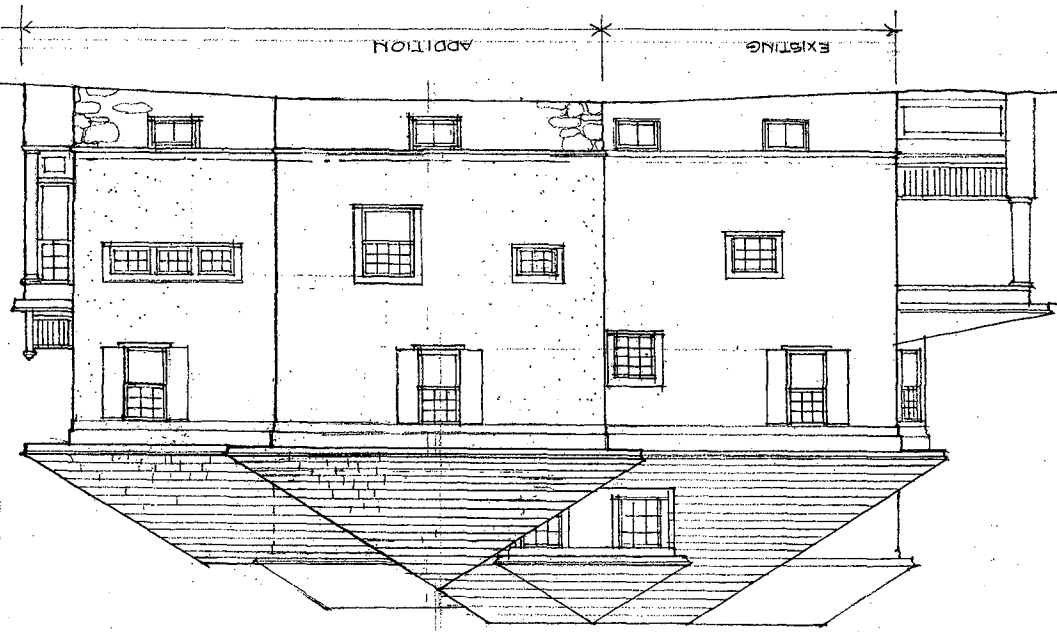
PAINTED STUCCO TO MATCH
EXISTING (TYPICAL)

STONE VENEER (TYPICAL)

EXISTING * ADDITION

Medinos Residence • South Elevation @ 1/8"=1'-0" • David Jones Architects 2.9.04

Medeiros Residence • North & East Elevations • David Lewis Architects • 2-9-04 • 1/8" = 1'-0"



New Elevations

New Elevations

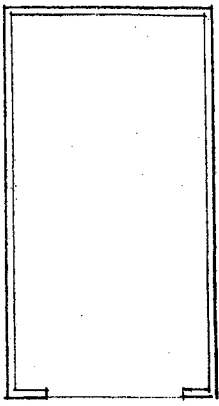


NEW STEPS TO EXIST'G PORCH

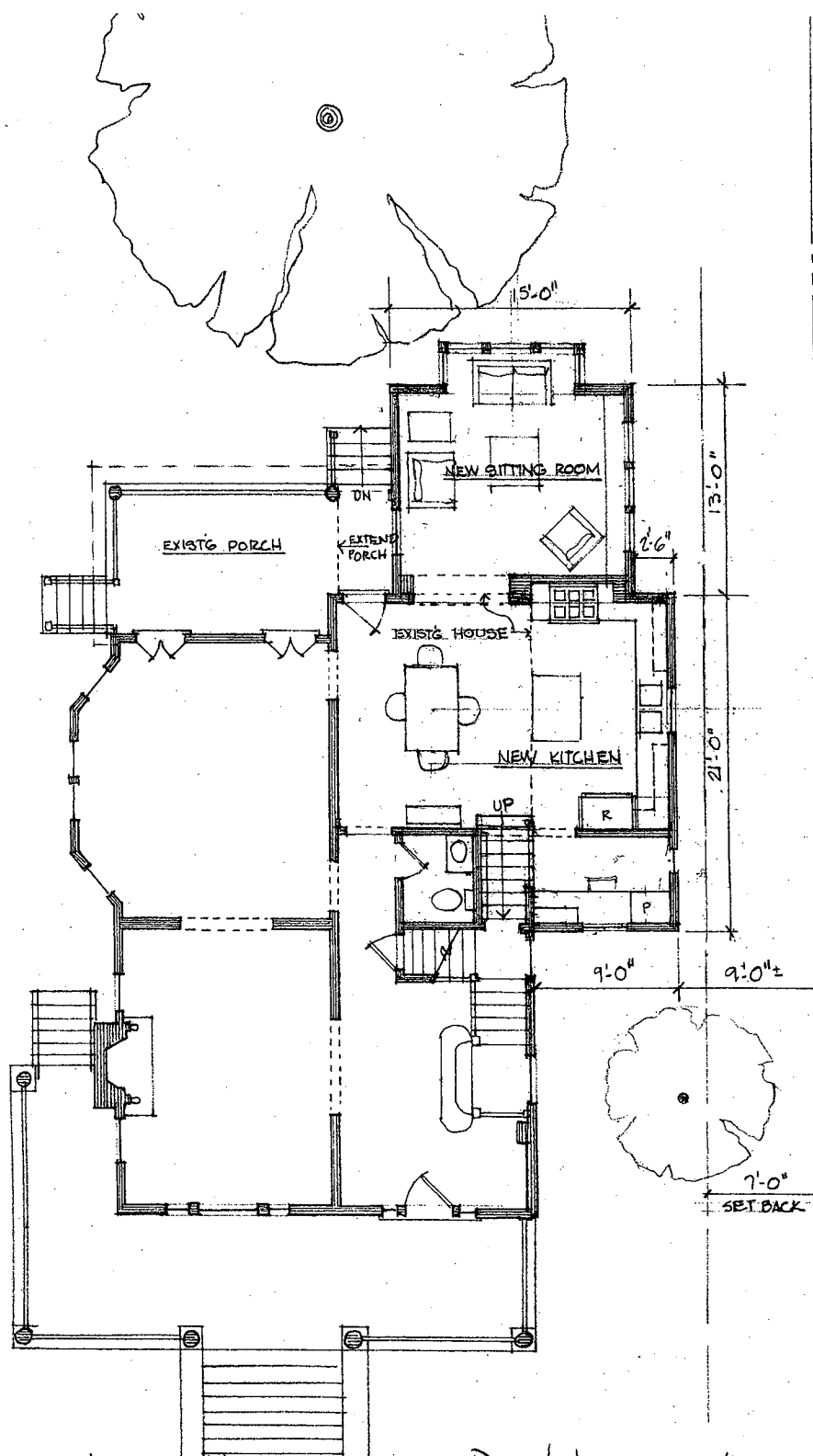
ADDITION
BEYOND

EXISTING

Medeiros Residence • West Elevation @ 1/8"=1'-0" • David Jones Architects 2.9.04

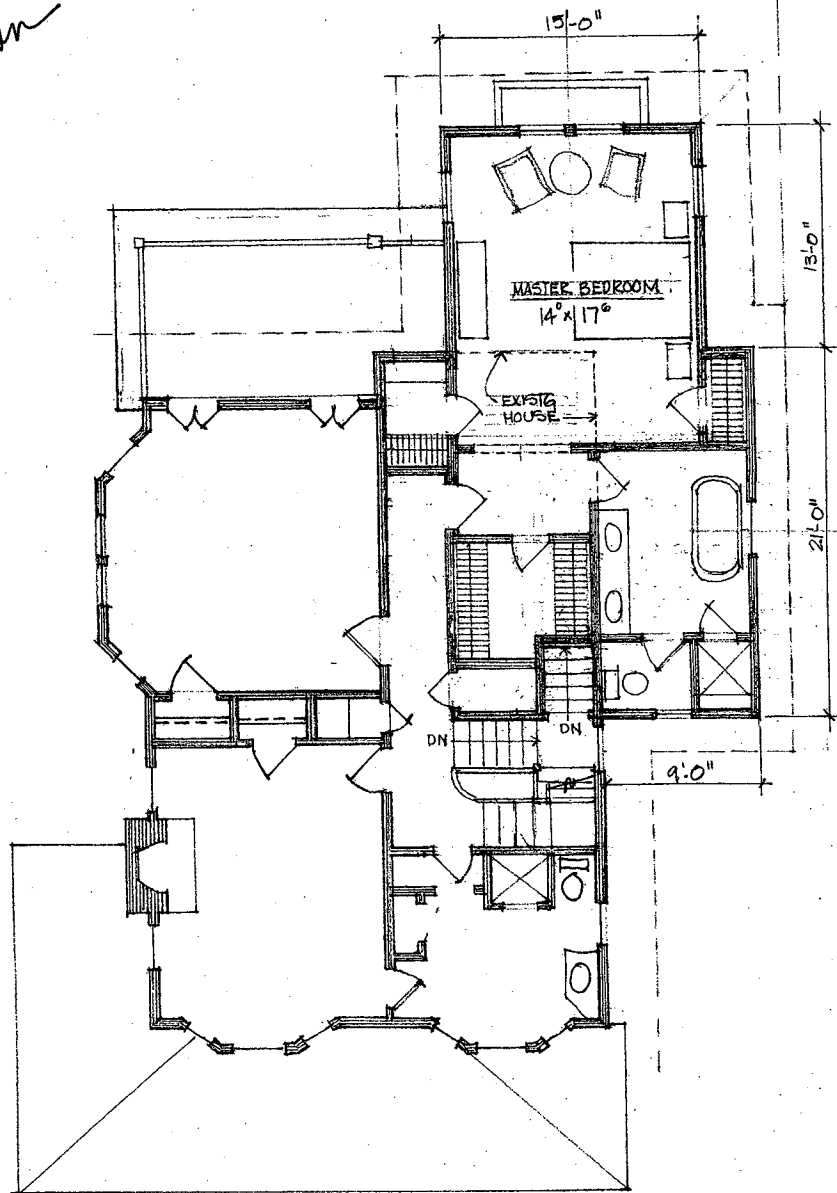


New Plan



Medeiros Residence • First Floor Plan @ 1/8" = 1'-0" • David Jones Architects 2.7.04

New Plan



Madenos Residence • Second Floor Plan @ 1/8" = 1'-0" • David Jones Architects 2-9-0

front of house



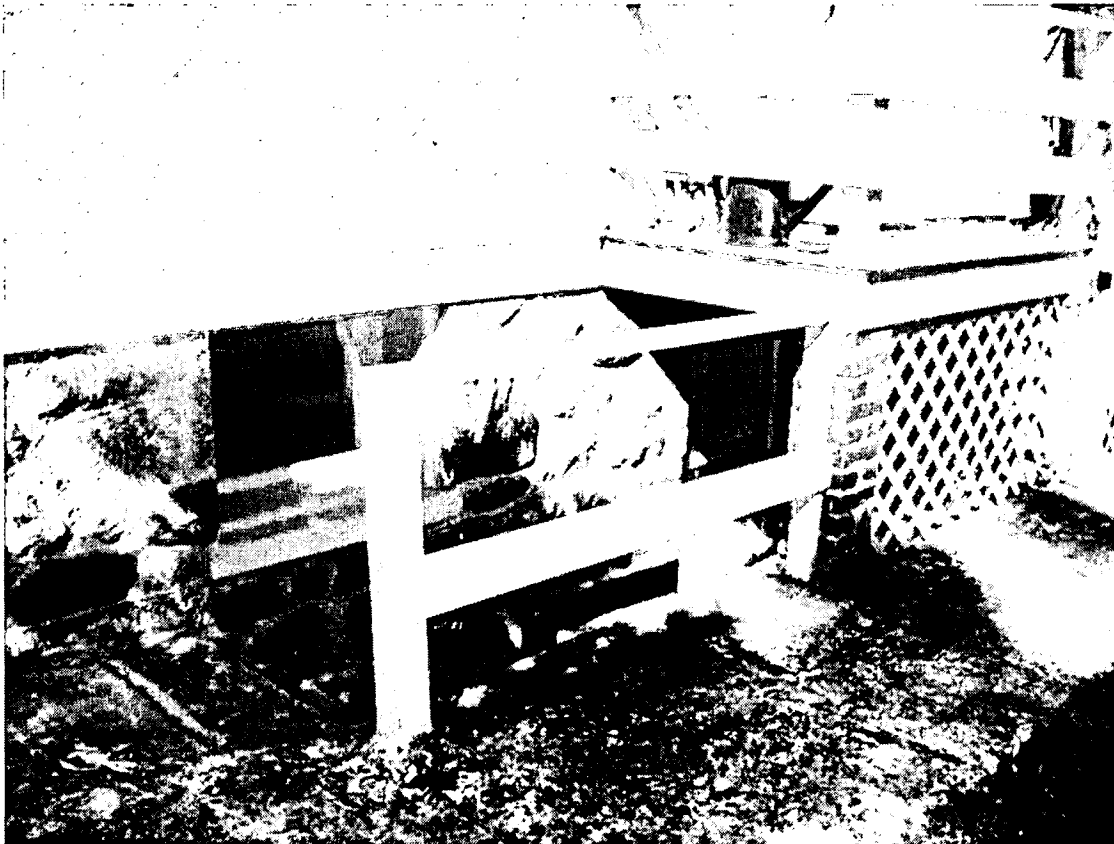
front and left sides

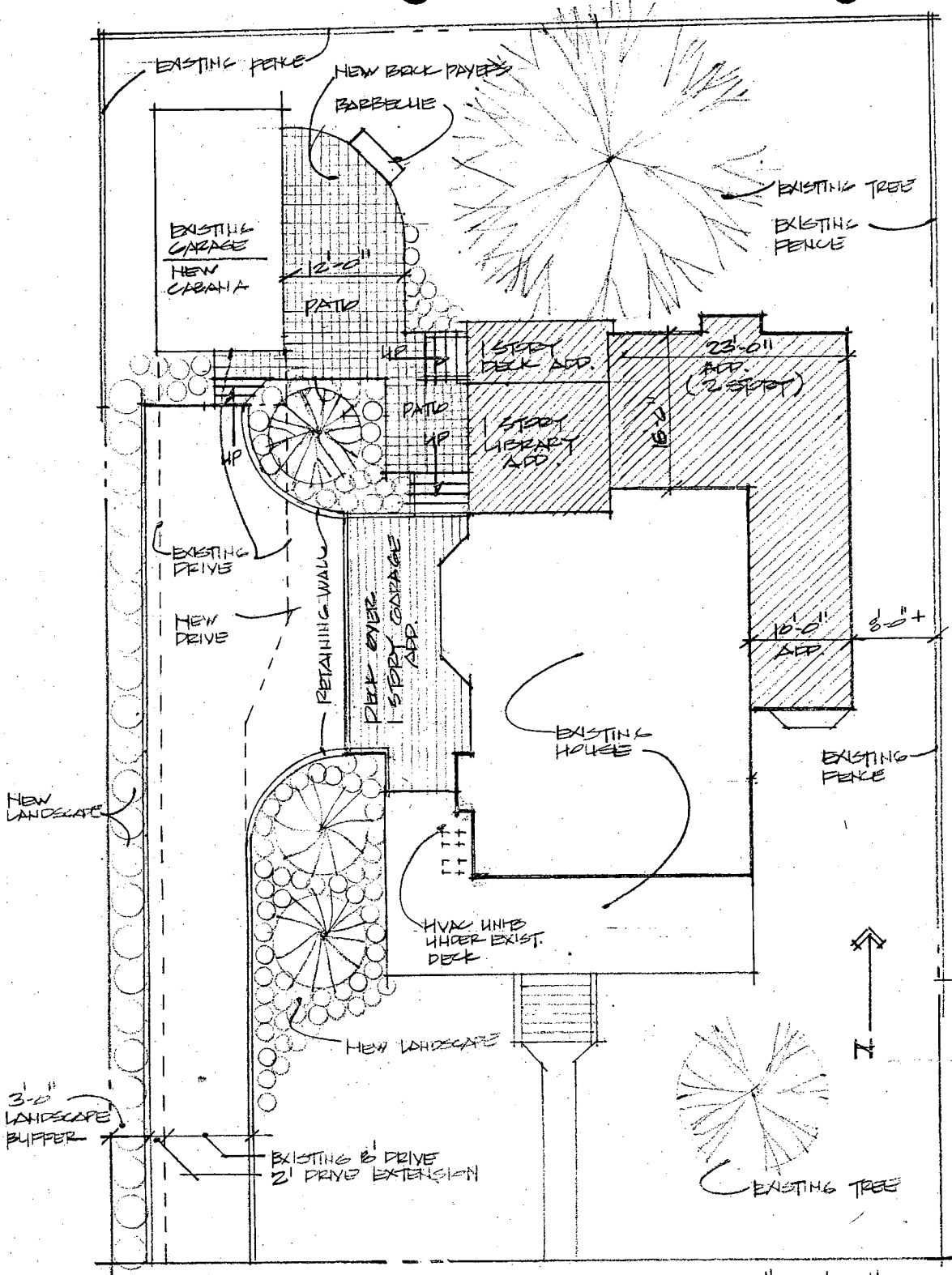


rear of house



basement entrance





3 W. LENOX
 CHEVY CHASE, MARYLAND 26 FEB 01

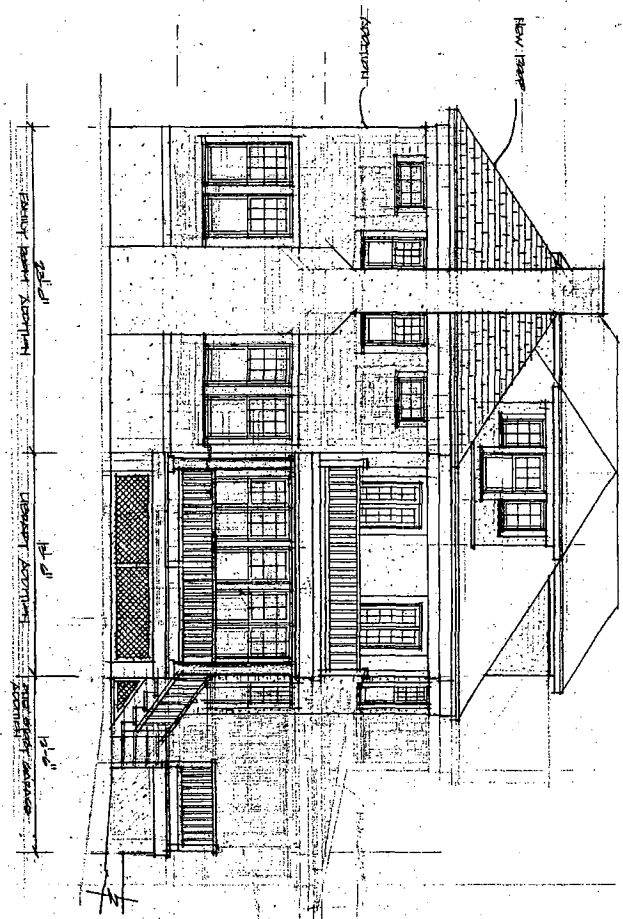
Approved by YIPC in 2001

~~7~~

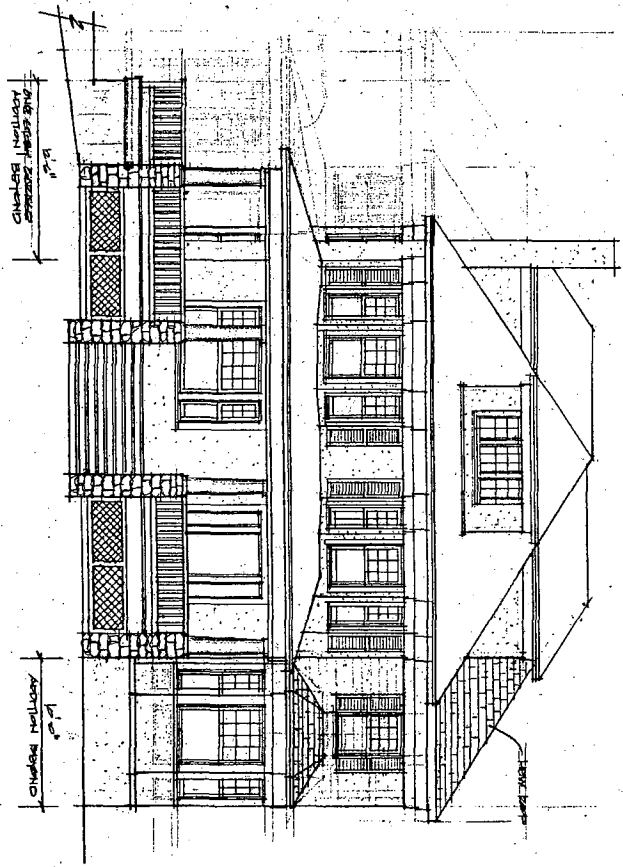
10

Approved by HRC
1/2001

NEW REAR ELEVATION



NEW FRONT ELEVATION

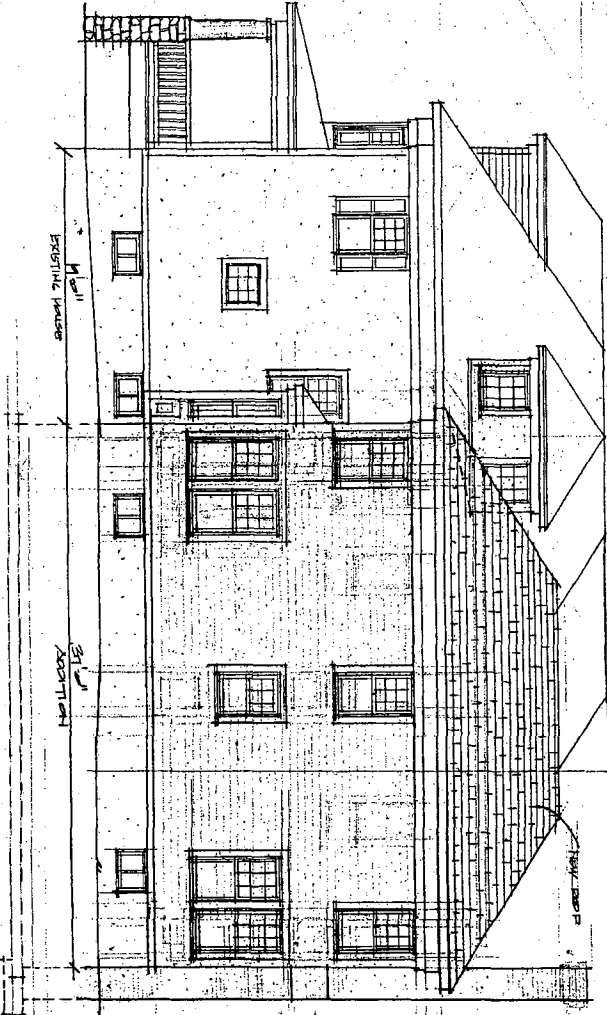


15

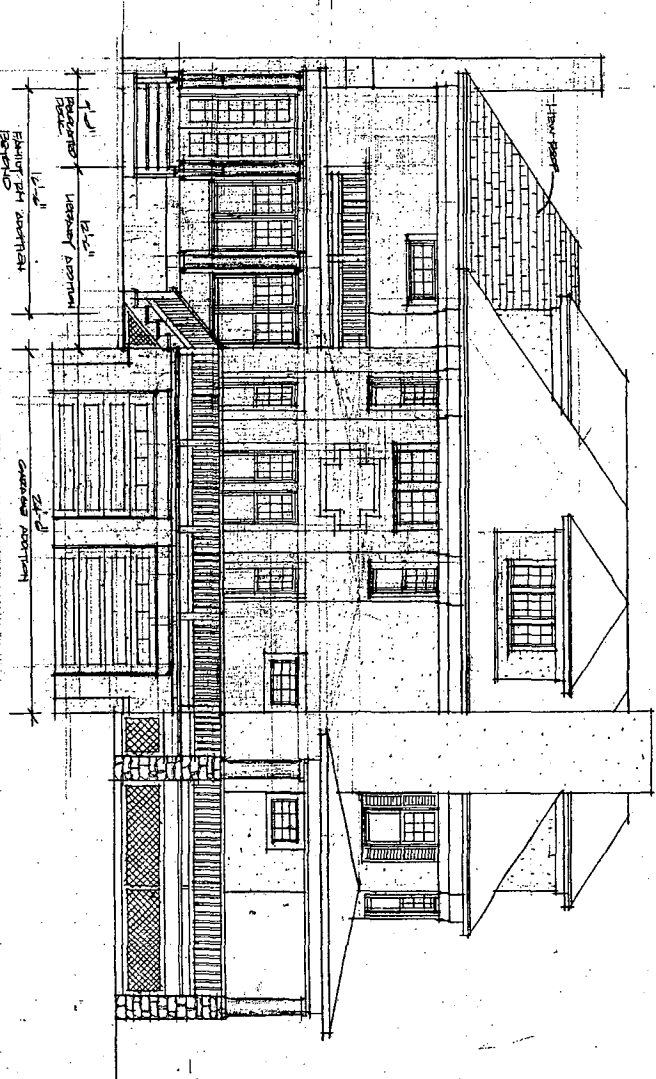
4

Approved by HPC in 2001

NEW RIGHT SIDE ELEVATION



NEW LEFT SIDE ELEVATION



LEFT & RIGHT SIDE ELEVATIONS

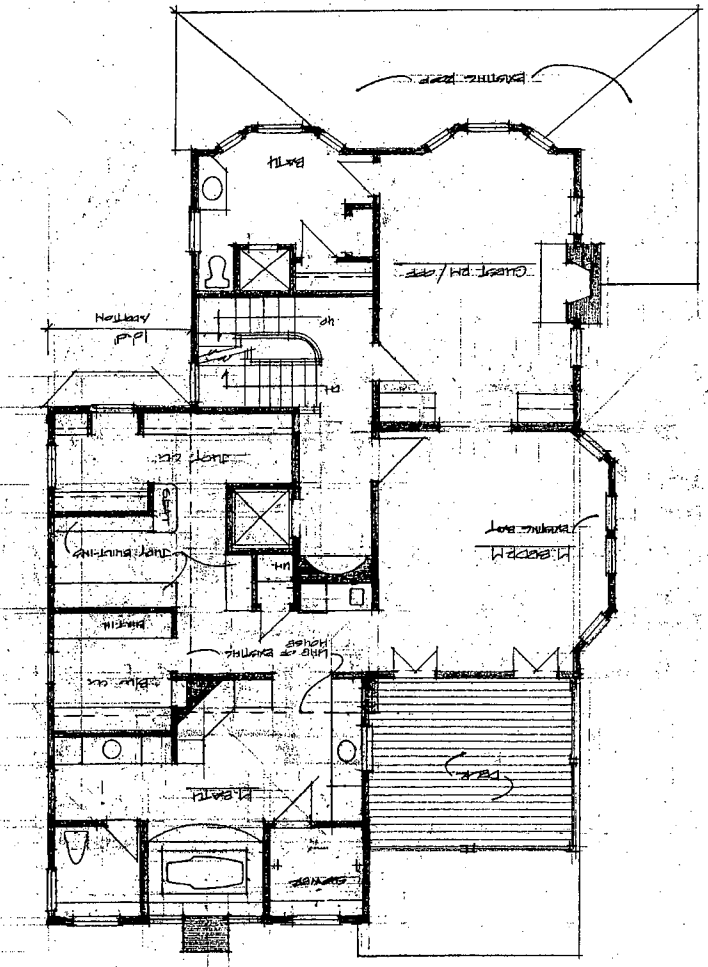
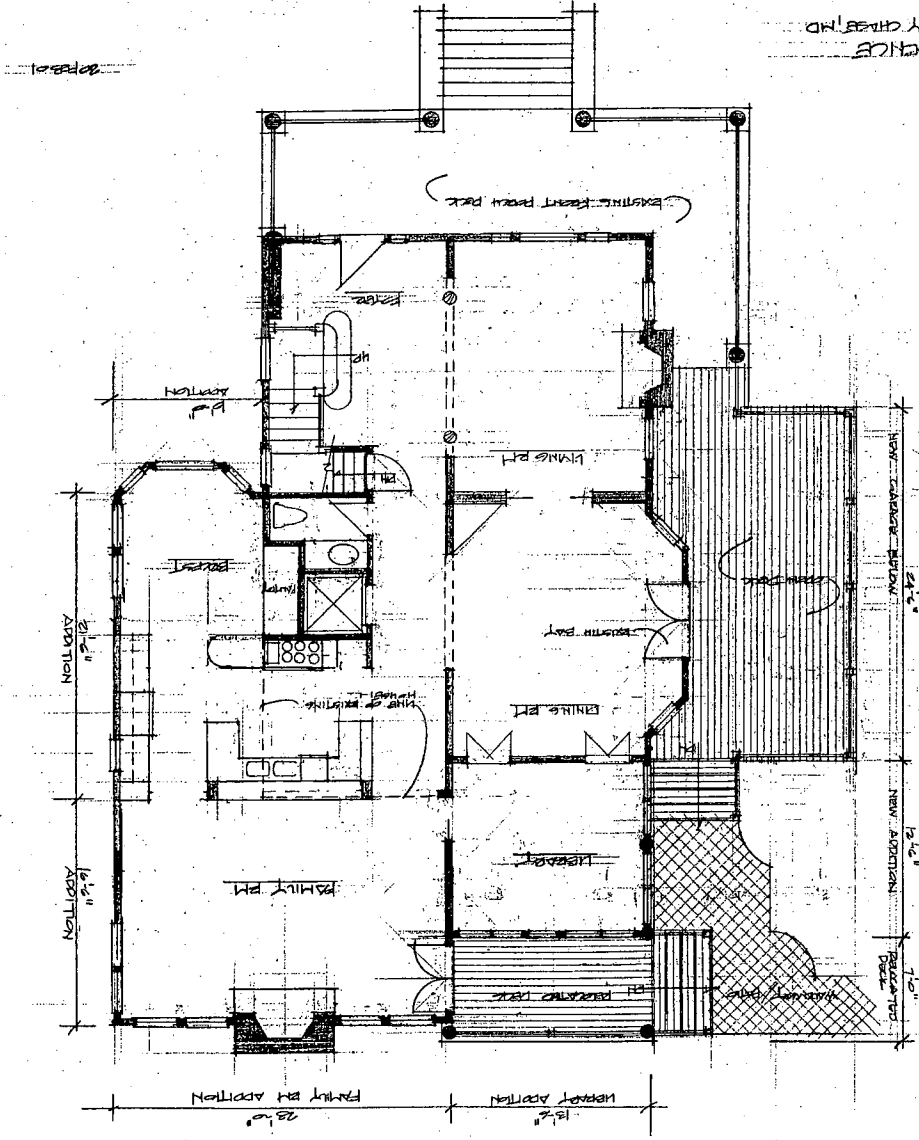
MUNI RESIDENCE
3 W. LENOX, CHEVY CHASE, MD

ARCHITECTS • PLANNERS
LANDSCAPE ARCHITECTS

DRBrasher

5560 STEPHENSON PLACE • SUITE 300 • COLUMBIA, MD 21044
BALTO, MD 212015 • WASH./VA. (301) 621-6020

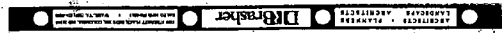
8
18



APPROVED BY MPC IN 2001

19
~~18~~

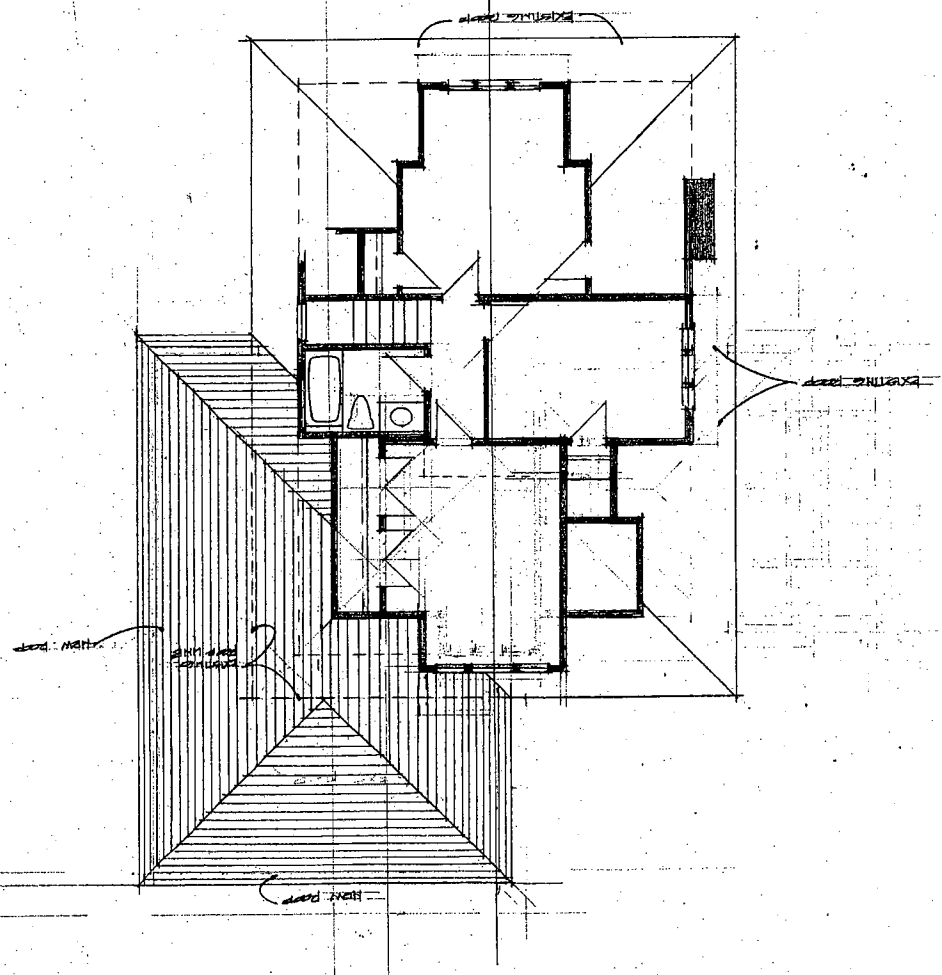
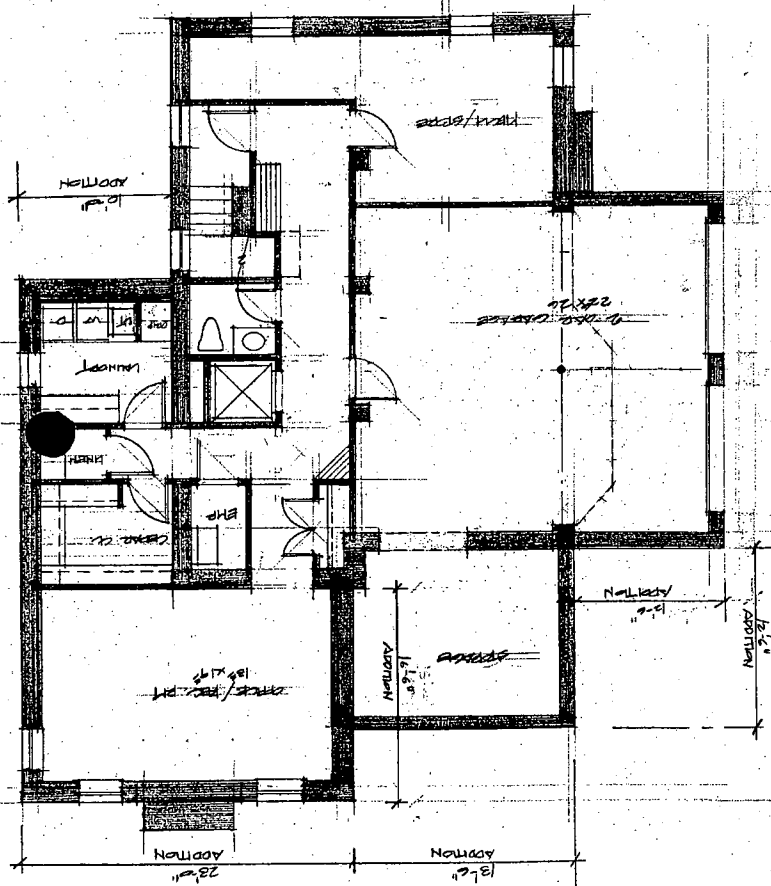
APPROVED BY HRC IN 2001



3 W. LENOX ST. CHRY. CHASE, IND.
MAIN RESIDENCE

NEW BASEMENT PLAN

NEW LEFT FLOOR PLAN



APPROVED BY HPC in 2001

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

2
20