

35/13-06J 6 East Lenox St

Chevy Chase Village Historic District, 35/13



## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: May 11, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **417840** for concrete wall removal and fence replacement

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on May 10, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: South and Frances Trimble

Address: 6 East Lenox Street, Chevy Chase (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approved plans.





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

DPS - #6

417840

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED  
APR 07 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Frances Trimble  
Daytime Phone No.: 301-652-6470

Fax Account No.: \_\_\_\_\_  
Name of Property Owner: Mrs. South / Frances Trimble Daytime Phone No.: 301-652-6470  
Address: 6 East Lenox St. Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 6 Street: E. Lenox St.  
Town/City: Chevy Chase Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Place  Revision  Repair  Revocable

CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: concrete wall

1B. Construction cost estimate: \$ NA

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches NA  
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.

Mrs. Frances Trimble Signature of owner or authorized agent  
April 7 '06 Date

Approved: X For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/10/06  
Application/Permit No.: 417840 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:

Concrete wall stands between driveways of 6 E Lenox & 8 E Lenox. A row of holly trees stands on the 8 E Lenox side of the wall. The wall was built before 1968. It is not pretty and it closes in what could be open area with trees & ground cover between the properties.

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

Demolish concrete wall along east property line. Improve appearance and help existing trees to grow.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS NA**

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**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

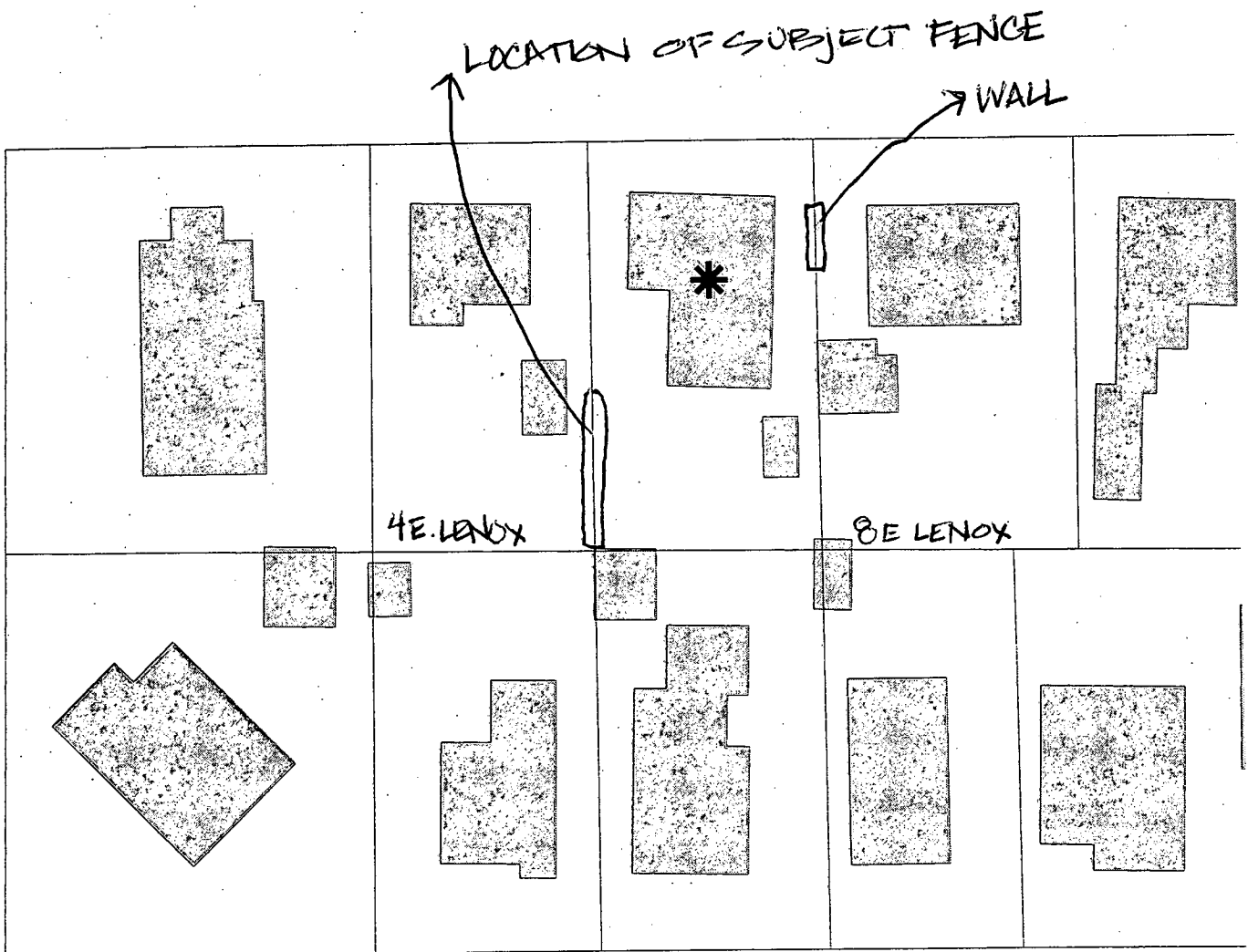
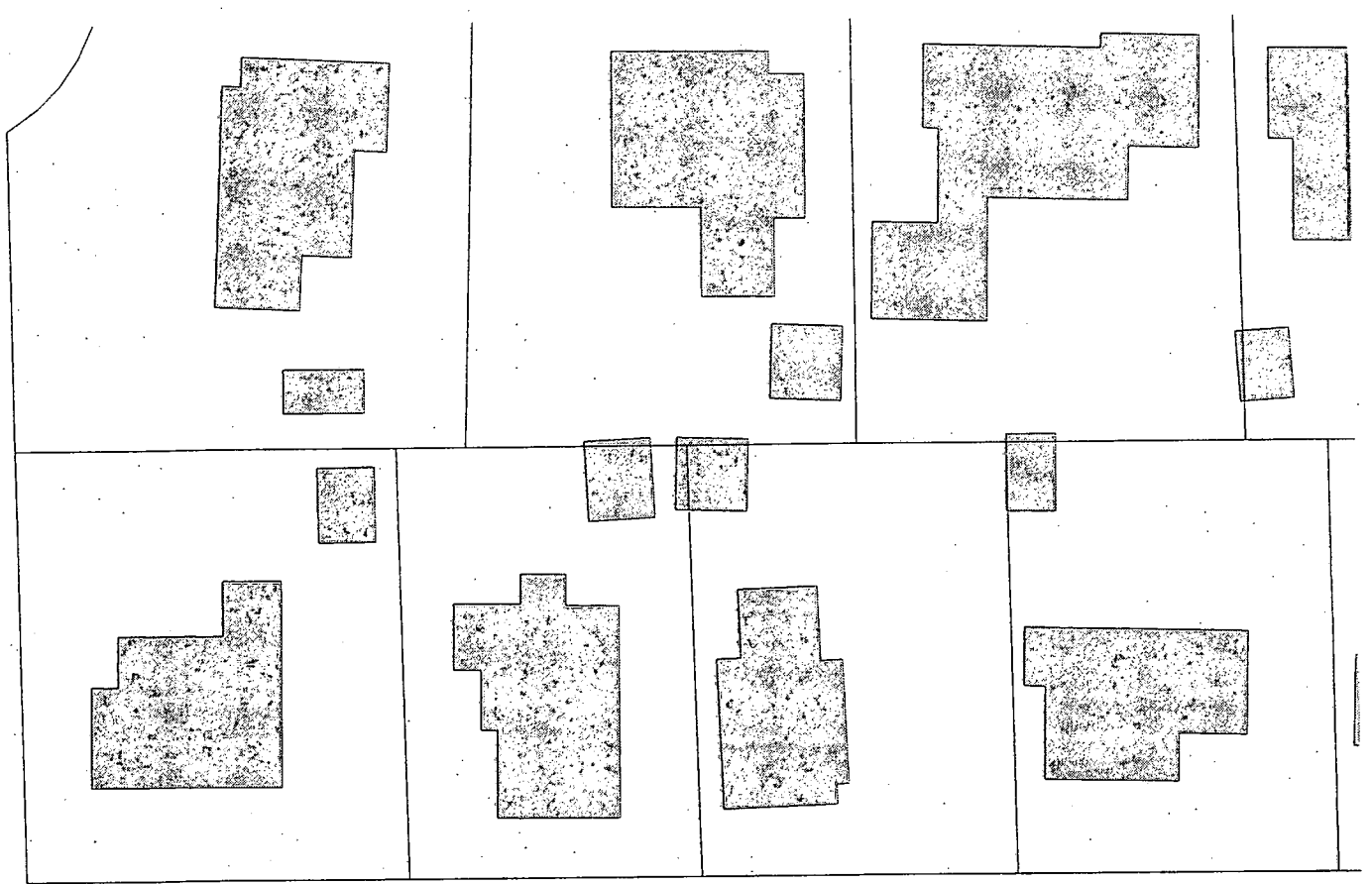
If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

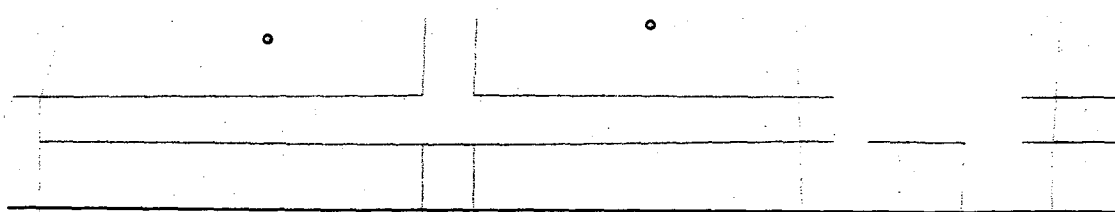
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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).

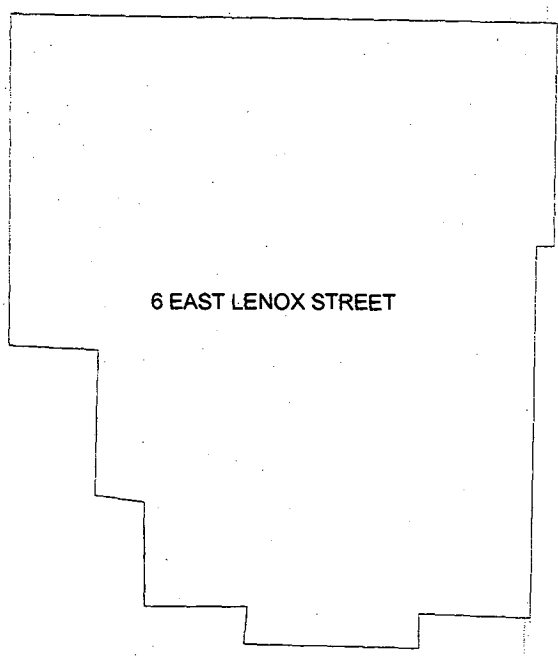
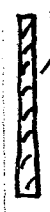
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



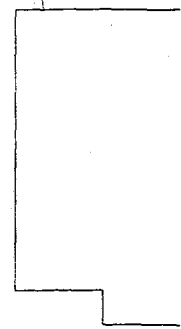


LOCATION  
OF  
SUBJECT  
WALL

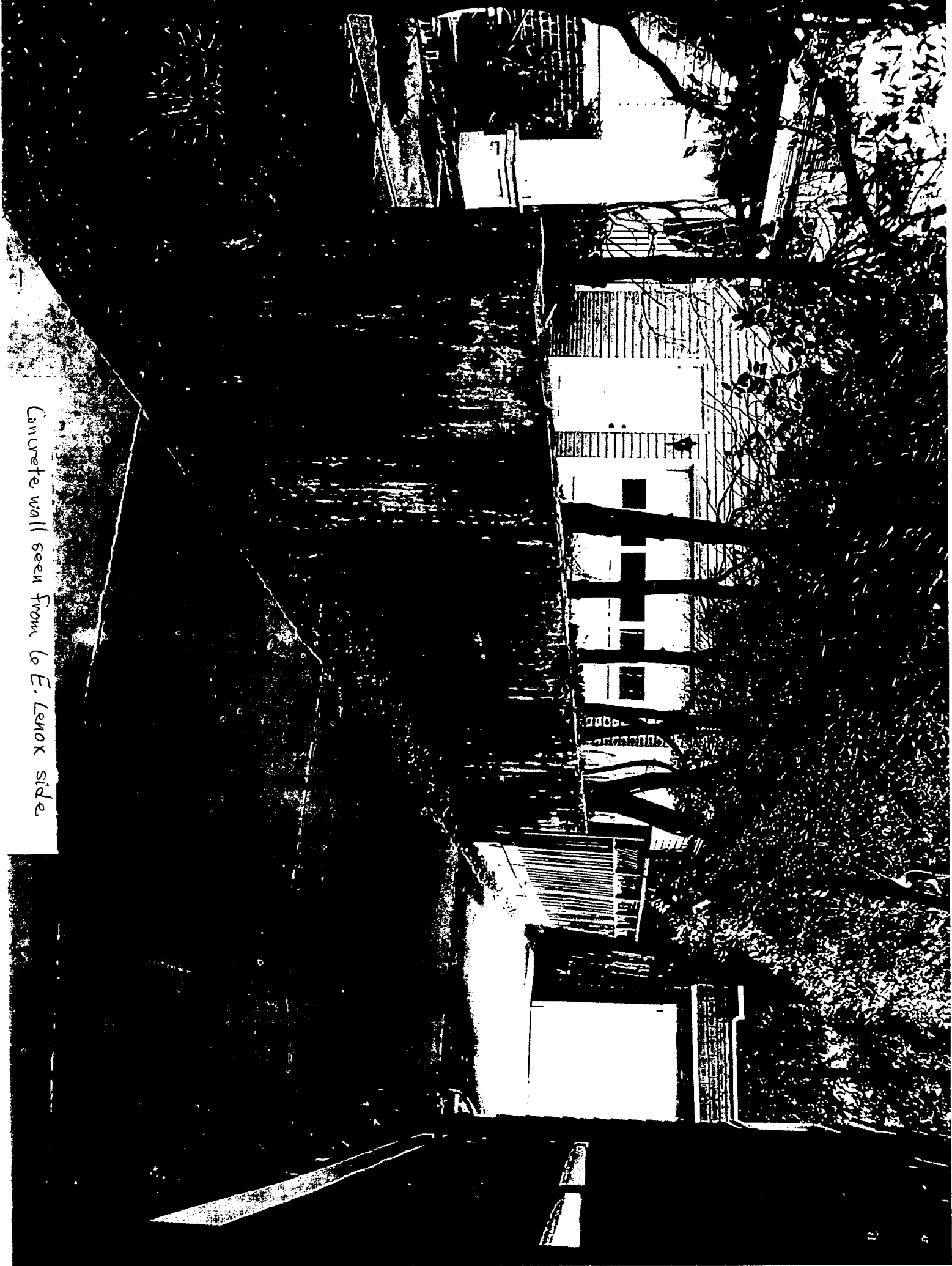


6 EAST LENOX STREET

8 EAST LENOX STREET



Concrete wall seen from E. Lenox side



Concrete wall seen from E. Lenox side





II B + G

**Oaks, Michele**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, May 10, 2006 1:28 PM  
**To:** Fothergill, Anne; Naru, Michele (M-NCPPC); Oaks, Michele; Wright, Gwen  
**Cc:** Bourke email file; Elliott, Bob; Feldman, Gail; FeldmanGS@aol.com; Jacobs c/o angela muckenfuss; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** LAP comments for 5-10-06 HPC: 6 E Lenox, 1 W Irving

Comments from the Chevy Chase Village LAP  
for 5/10/06 HPC hearing:

Item B  
6 East Lenox  
Trimble Residence  
retaining wall removal and fence replacement  
Staff recommends Expedited Approval

LAP concurs with the Staff, and encourages Expedited Approvals for such proposals

Item G  
1 West Irving  
Anderson residence  
driveway material change  
Staff recommends Expedited Approval

LAP concurs with the Staff, and encourages Expedited Approvals for such proposals

submitted for the LAP by  
Tom Bourke  
Chair

Thomas K. Bourke - Vice President - Land Acquisitions - Winchester Homes Inc - 6905 Rockledge Dr, #800 - Bethesda, MD 20817 - tel: 301.803.4901 - fax: 301.803.4929 - cell: 301.252.9931

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	6 East Lenox Street, Chevy Chase	<b>Meeting Date:</b>	5/10/2006
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/03/2006
<b>Applicant:</b>	South and Frances Trimble	<b>Public Notice:</b>	4/28/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-06J	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Concrete wall removal and fence replacement

**RECOMMENDATION:** Approve

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District  
 STYLE: Shingle  
 DATE: c1896

**PROPOSAL:**

Applicant is proposing to:

1. Remove an existing concrete wall along the applicant's eastern (side) property line. The removal of this wall will aid in the survivability and health of the existing trees.
2. Replace an existing, 4' high, wood, fence along the applicant's western property line with a new, 5' high, wood fence in the same location as the current fence. The proposed new, fence will be completely contained in the rear yard of the subject house.

**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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



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

DPS - #8

417840

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED  
APR 07 2006

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Frances Trimble CASE WORK MGT  
Daytime Phone No.: 301-652-6470

Fax Account No.: \_\_\_\_\_  
Name of Property Owner: Mrs. South / Frances Trimble Daytime Phone No.: 301-652-6470  
Address: 6 East Lenox St., Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

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Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |  |  |   |  |  |                               |                               |
|------------------------------------|----------------------------------|--|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab                                   | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                              | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>concrete wall</u> |  |  |                               |                               |
- 1B. Construction cost estimate: \$ NA
- 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
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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.

Mrs. South / Frances Trimble April 7 '06  
Signature of owner or authorized agent Date

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

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of 8 E Lenox. A row of holly trees stands on the  
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before 1968. It is not pretty and it closes in  
what could be open area with trees & ground cover  
between the properties.

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RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
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DPS - #8

417840

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED  
APR 07 2006

Contact Person: Frances Trimble

Daytime Phone No.: 301.652.6470

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Mrs. South / Frances Trimble Daytime Phone No.: 301.652.6470

Address: 6 East Lenox St., Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 6 Street E. Lenox St.  
Town/City: Chevy Chase Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: concrete wall

1B. Construction cost estimate: \$ NA

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches NA

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.

Mrs. South / Frances Trimble  
Signature of owner or authorized agent

April 7 '06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

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

Owner's mailing address	Owner's Agent's mailing address
6 East Lenox Chevy Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Christopher Mellon 9 E. Lenox	James Spiegelman 3 E. Lenox
Sean Boland 4 E. Lenox	George Bruders 8 E. Lenox
Paul Cromelin 5 E. Kirke	Beth Davis 11 E. Lenox



## THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

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To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

### ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

### THE TAX CREDIT IS ALLOWABLE FOR:

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

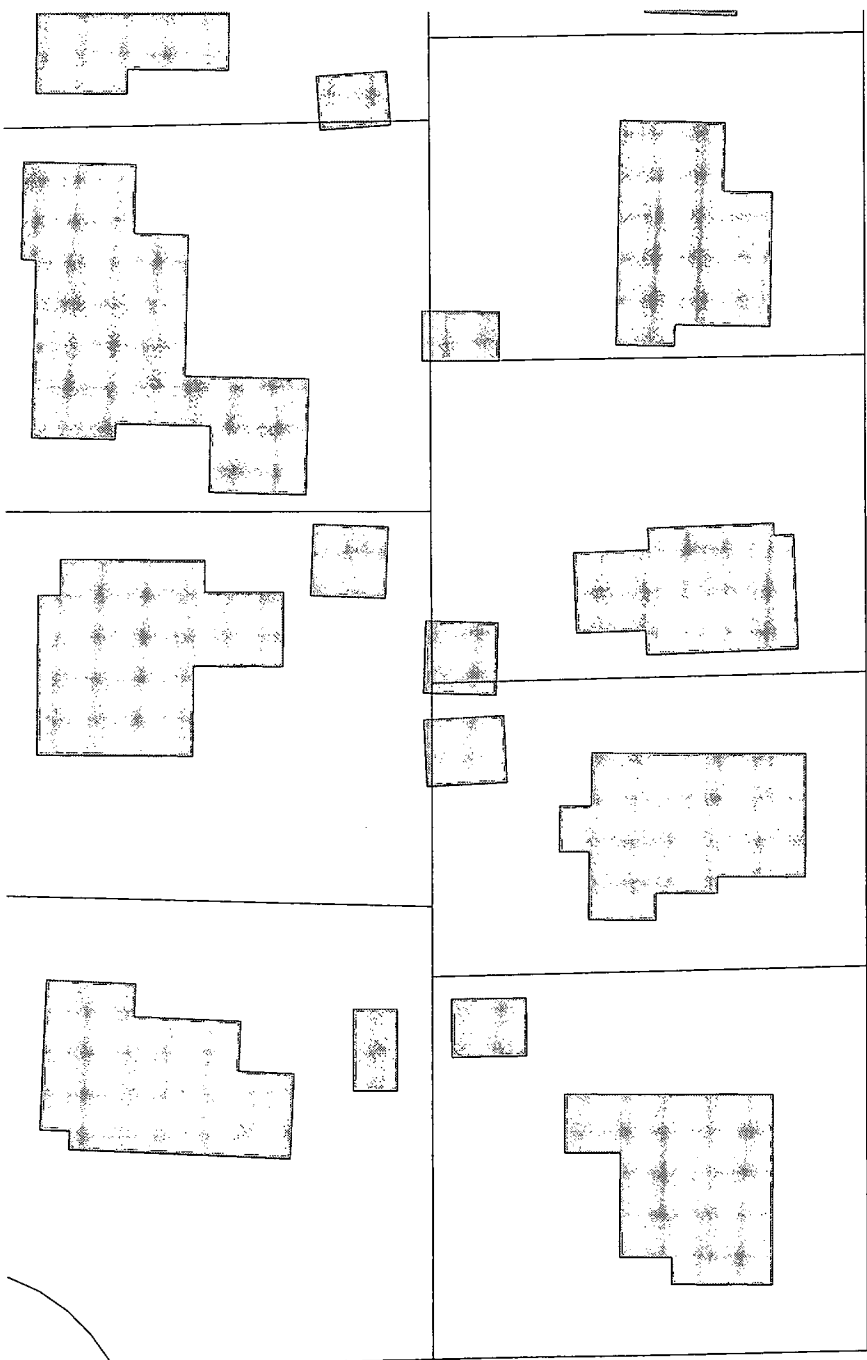
- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

### THE TAX CREDIT IS NOT ALLOWABLE FOR:

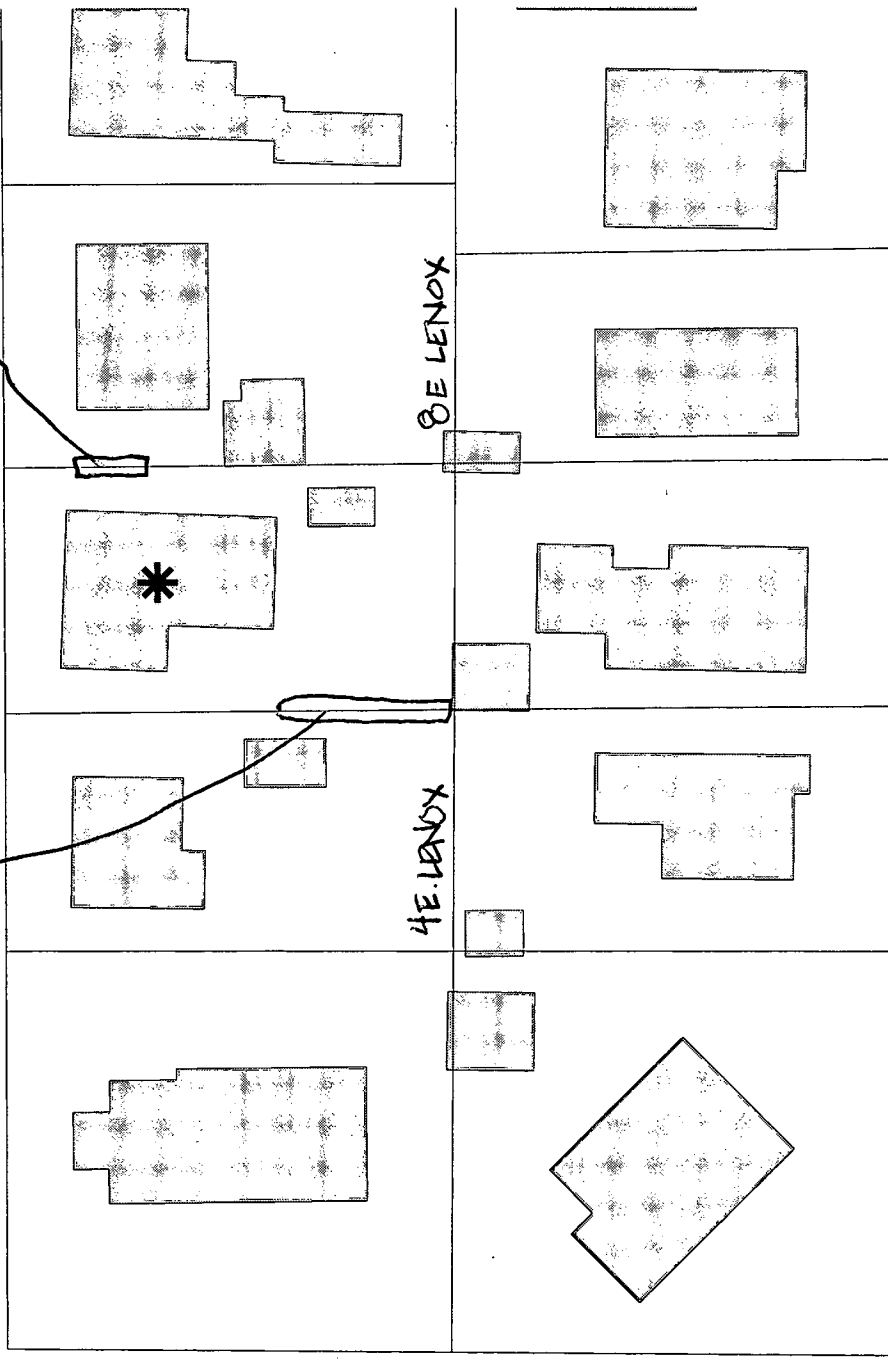
Examples of ineligible expenditures include:

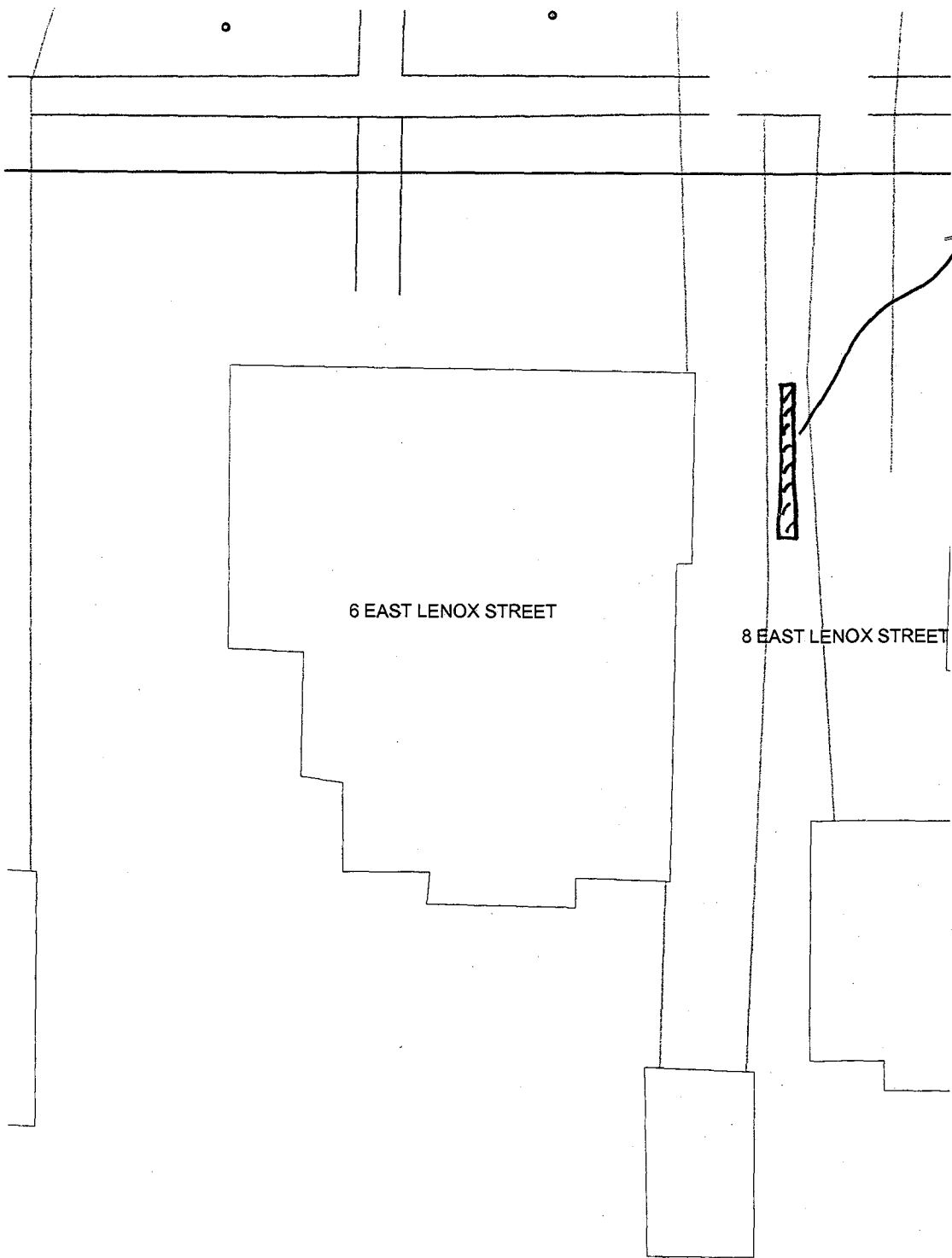
- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)





LOCATION OF SUBJECT FENCE  
↑ WALL





LOCATION  
OF  
SUBJECT  
WALL

6 EAST LENOX STREET

8 EAST LENOX STREET

Concrete wall seen from E. Lenox side



Concrete wall seen from E. Lenox side



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

**Owner's mailing address**

6 East Lenox  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Christopher Mellon  
9 E. Lenox

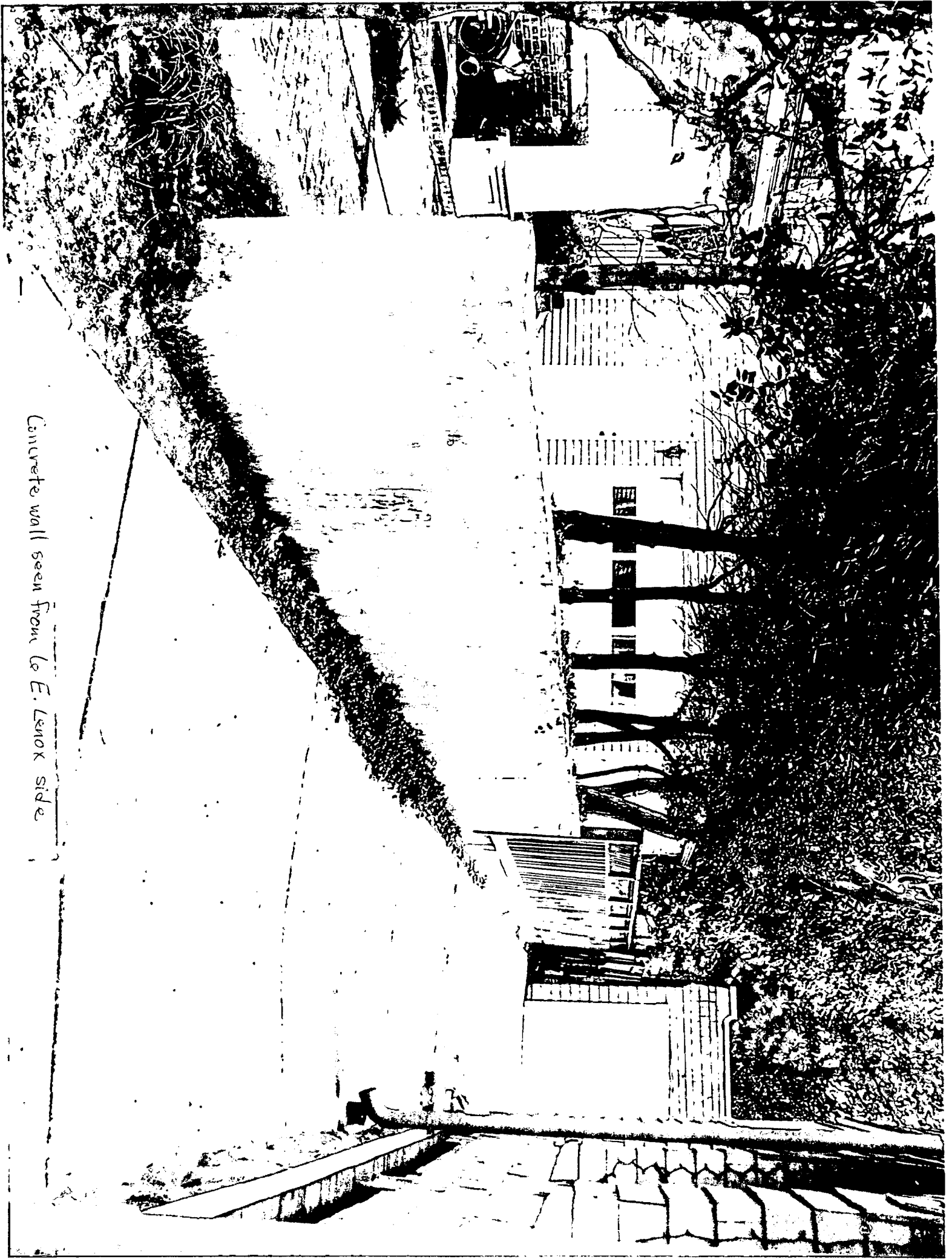
James Spiegelman  
3 E. Lenox

<sup>301 652-7371</sup>  
Sean Boland  
4 E. Lenox

<sup>301 951-7122</sup>  
George Bruders  
8 E. Lenox

Paul Cromelin  
5 E. Kirke

Beth Davis  
11 E. Lenox



Concrete wall seen from E. Lenox side

Concrete wall seen from E. Lenox side



