

35/13-06O 15 West Lenox Street
Chevy Chase Village Historic District, 35/13

For Nicole -
Whiteside
and Kevin



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 6/8/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner *AF*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #419729, rear pergola construction, front lamppost replacement, rear terrace alterations, and foundation-level window alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 6/7/2006 meeting.

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

Applicant: Lee Jundanian

Address: 15 West Lenox Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



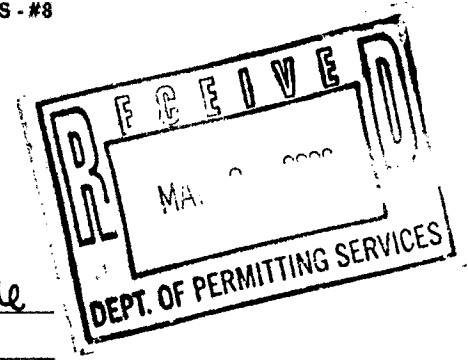


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Nicole Whiteside
Daytime Phone No.: 202-546-7575

Tax Account No.: 07-00457041

Name of Property Owner: Mr. & Mrs. Lee Jundanian Daytime Phone No.: 301-951-2101

Address: 3500 Leland Street Cherry Chase, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Oehme, van Sweden & Associates, Inc. Daytime Phone No.: 202-546-7575

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: West Lenox Street

Town/City: Cherry Chase Nearest Cross Street: Magnolia Parkway

Lot: 19 Block: 42 Subdivision: Cherry Chase Section 2

Trailer: 110352 Folio: 550 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- AC
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Fence/Wall (complete Section 4)
 - Other: Pergola
 - Other: Replace front lamp posts & lanterns

1B. Construction cost estimate: \$ currently unknown

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: _____ feet _____ inches

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

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

Nicole Whiteside Signature of owner or authorized agent Date: 5/1/06

Approved: _____
Disapproved: _____ Signature: Julia O'Malley Date: 6-8-06
Application/Permit No.: 419729 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Contributing resource in Chevy Chase Historic district. 2 1/2 story Craftsman style stucco & shingle house with hipped slate roof, with 2-story rear addition (1961), west side porch addition (1968), front portico alteration (1968) and 1-story side den addition (unknown), and rear addition (2005 - currently under construction). Portion of existing house dates to 1913. Large open lot.

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

① The addition of a pergola to the rear terrace / screened-in porch area of the new addition / renovation of the existing home, which was previously approved by the HPC. The pergola structure continues the character that the screen porch beams displayed. It is set in the rear west corner of the residence which is in Chevy Chase Village.

② The replacement of the previous metal lamps (2) and lamp posts (2) with a gas lantern (2) and a metal post lamp (2) instead.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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- 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.
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6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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

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Chairperson

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TO: Robert Hubbard, Director
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- Single Family
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Nicole Whiteside
Signature of owner or authorized agent

5/1/06
Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: Julia D. Hall Date: 6-8-06

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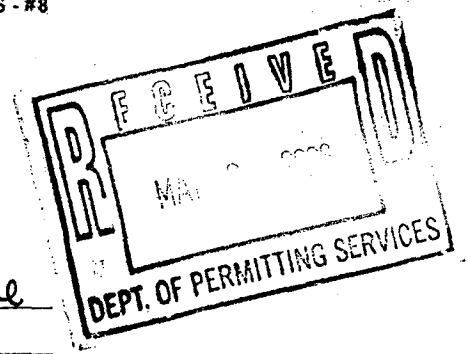


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Signature of owner or authorized agent

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**Comments by the Chevy Chase Village Local Advisory Panel
For HPC Hearing 6/7/06:**

There are seven members of the Local Advisory Panel. Of this group one has been dealing with bereavement and has been unavailable.

51 W Lenox

Hartman Residence

Non-contributing Resource

Major additions

Much like the community we represent, the LAP was not able to reach a consensus on 51 West Lenox therefore as Chairman I will report the positions and their comments:

Request for continuance:

Of 5 members who were available to discuss the Continuance request, 4 members do not support request for Continuance. One felt that given the amount of time thus far a short continuance was justifiable so that our seventh member could be heard.

Staff Recommendation

(especially regarding the second floor, NE corner:

Of our 6 members, 4 members support the Staff Recommendation:

One stated: "It is very unfortunate that the applicants have not made any substantive changes to the footprint or massing of the project since their HPC 2005 hearing -where the Commission did raise several concerns regarding the scale and massing of the project. While I believe that the Guidelines are focused on the streetscape of Chevy Chase and this project will have minimal impact on that, there are references to "open park-like setting" etc which I believe do give HPC the ability to look at these issues. I believe that the staff struck a reasonable compromise in requiring reduction in the most controversial area: The staff report, Recommendation No. 1 to delineate the second floor shed-roof addition on the NE corner (over the bath) and later in more detail on page 4, states that "The only proposed construction to be located on the eastern side of the house is the proposed second story, frame addition. Therefore, if the Commission concurs with this staff recommendation, the added benefit of the elimination of this shed addition is that there will be no construction proposed on the northeastern corner of the subject house and it provides more visibility for the adjacent neighbor." I would support that recommendation.

In supporting Staff Recommendation, one member stated: "From the street view there is little that I can see to complain about and that is the legal standard for the decision. The Staff strongly recommends dropping a rear extension (the Master Bathroom). If that is done, that should eliminate one serious problem for the neighbors."

A member who supports generally reducing the scale of the project stated: "I support the staff's recommendation to disapprove the proposed second story addition on the east side, since I think that this addition's close proximity to 49 West Lenox would cause

51 West Lenox to look more like a town house than a "streetcar suburb" house, and therefore could impair the character of the historic district as a whole."

Overall Scale of the project:

Additionally two members who supported the NE corner reduction also felt the Staff had not gone far enough and that the overall addition should be scaled back: "In addition, I would be in favor of eliminating any portion of the proposed rear addition that can be seen from the public right of way. I can't tell for sure from the materials whether any portion would be visible, but if so I think that would also contribute to a town house appearance, as well as a "tunnel effect" between the two houses. Finally, I would be in favor of downsizing the western addition. It is evident that the district's open, park-like character is at risk of dying the death of a thousand cuts, as each house gets expanded to one side or the other or both. As a result, I intend to consistently oppose all future side additions of any significant bulk. I should also mention that I would have preferred to see some credible effort to depict how the altered house would look in context, and I think we should start pressing the HPC to explore whether there is available software that its staff could acquire and use for that purpose."

2 members do not support staff recommendation regarding second floor and generally believe that examining this area exceeds the intended scope of the Guidelines

"I concur with the staff in recommending approval of the HAWP application with one exception. I do not believe there is any justification in the Secretary of the Interior Standards or in the Village Guidelines to preserve the chimney. The house is a non-contributing resource and thus design features should receive the most lenient review and the chimney is barely (if at all) visible from the street.

I do not believe that we should support the Boyle's request for continuance. Essentially Mr. Lerch is asking the LAP to mediate between neighbors who object to the design for reasons that do not relate to preservation. As the staff report says, "Staff is sensitive to the adjacent neighbors' concerns regarding sight lines from their property to the golf course; however, we do not see this as a preservation issue.....". I do not believe that mediation between neighbors is the role of the LAP. The LAP was appointed to support residents in their applications for HAWPs by ensuring that the HPC respects our Guidelines."

The second member commented: "First and foremost, decisions on granting a HAWP are to be based on the Secretary of the Interior Standards and the Chevy Chase Village Guidelines. Although these criteria are fairly broad, they do not include acceding to the preferences of one individual neighbor when no specific standard is being breached by the proposed construction. There is supposed to be some objectivity in these decisions; they are not supposed to be contests of will between neighbors.

Second, the HPC staff has dismissed as inappropriate use of the Village guideline re. "open park-like setting" to justify prohibiting this construction, given the location of the house and the proposed addition. In fact, to refer to that criterion in this case would be virtually to justify prohibiting any construction whatsoever, since any expansion of a home will -- by definition -- interfere with an open park-like setting.

Third, the main exception to full HAWP approval suggested in the HPC staff report -- i.e., requiring preservation of the rear chimney and eliminating the bathroom addition -- is not justified by any other objective criterion. The chimney is barely visible from the street, the subject residence is a non-contributing resource and rear additions to such homes should be subject to the most lenient scrutiny.

Consequently, I believe that there is no public interest served in preventing construction of that part of the addition and that the proposed construction should be approved without exceptions other than the recommended tree-protection plan."

Comments on other projects before the HPC:

14 W Irving St

Abel Residence

Non-contributing resource

Preliminary Consultation

The LAP unanimously concurred with the staff recommendation to demolish the existing house and construct a new one.

There were however some concerns raised regarding the parking pad and the scale of the proposed new construction. Staff comments appear to be moving in the correct direction. The 75' x 75' parking pad would appear to be typographical error. Some members were concerned about the width of the house and the two-car parking pad. One member noted: "According to the staff report, the proposed new house will be 42 feet wider than the old house. If that is correct (and I have a hard time believing that it is), the potential damage to our open, park-like character seems clear to me. I would support a substantial reduction in the width of the proposed new house, which would also enable the use of a side parking arrangement rather than a frontal one"

12 E Lenox St

Bausch residence

Contributing Resource

Landscape alterations and patio installation

Concur with staff recommendation for approval with standard conditions

15 W Lenox St

Jundanian Residence

Contributing Resource

Rear pergola, front lampposts, alter existing rear terrace, infill foundation-level windows
LAP concurred with staff recommendation to approve with standard conditions with the exception of one member who noted: "It appears to me that the pergola will be visible from the public right of way. As you know, my opinion of this project is that it was already far too big for the district, so I can't support any further alteration that might make it appear even larger. As you may recall, they replaced an open porch with an enclosed side addition on the theory that the two were roughly equivalent in their effect on the appearance of the house from the public right of way. That same logic requires the conclusion that the insertion of a pergola will give the affected space a more enclosed appearance. I have no objection to the other elements (lamp posts etc.)."

4 Primrose St

McReady Residence
Contributing Resource
Fence Replacement
Concur with staff recommendation to approve with standard conditions

22 Hesketh St

Campanella Residence
Contributing Resource
Rear addition, 1-story
Concur with staff recommendation to approve

Submitted for the LAP, by Tom Bourke, Chair

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15 West Lenox Street **Meeting Date:** 06/07/06
Applicant: Lee and Nicole Jundanian **Report Date:** 05/31/06
(David Jones and Nicole Whiteside, Agents)
Resource: Contributing Resource **Public Notice:** 05/24/06
Chevy Chase Village Historic District
Review: HAWP **Tax Credit:** None
Case Number: 35/13-06S **Staff:** Anne Fothergill

PROPOSAL: Construct rear pergola, replace front lampposts, alter existing rear terrace, and infill foundation-level windows

RECOMMEND: Approval

BACKGROUND

A HAWP for a rear addition to this house was approved by the HPC in 2003 and a pool was approved by the HPC in 2005. The addition and other alterations are currently under construction.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village
STYLE: Two-and-a-half story Craftsman
DATE: 1913

15 West Lenox Street is a two-and-a-half story Craftsman stucco house with a hipped slate roof. The original house was built in 1913 and sits on a double lot.

PROPOSAL

The applicants are proposing a number of additional alterations as part of their overall renovation and addition workscope at their house:

1. Replace the front metal lamps and lampposts with gas lanterns and metal lampposts in the same location (see Circles 8-10).
2. Install a wood pergola on the rear left terrace off the approved screened porch (see Circles 11-14).
3. Remove the foundation-level windows on the front elevation and infill the openings with stone to match the stone foundation (see Circles 16+17).
4. Renovate and expand the existing wood terrace in back yard (see Circles 20-23):
 - a. widen the existing terrace 2'9" to the east
 - b. change the roof pitch -- roof will be less steep and have a new purlin design
 - c. enlarge posts from 4 x 4s to 6 x 6s for stability
 - d. add stone veneer to existing cinderblock structure below the terrace

- e. replace existing railing with wood horizontal railing of same height
- f. install cinderblock wall with stone veneer under the expanded terrace area to the east and extend existing retaining wall to prevent erosion
- g. install stone steps to grade

The Village of Chevy Chase has reviewed and approved the proposed alterations to the building and site.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for Chevy Chase Village (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- o *Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- o *Lampposts and other exterior lights* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- o *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Additionally, the *Guidelines* state five basic policies that should be adhered to, including:

- o Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- o Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- o Maintaining the variety of architectural styles and the tradition of architectural excellence.

- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most of the changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior’s Standards for Rehabilitation:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The appropriate guidelines for each proposed change have been listed previously in this report. The replacement of the lampposts with new lampposts that are compatible with the house and located in the same site is an allowable change. The front foundation level window removal was requested to resolve existing water penetration issues which could lead to damage to the foundation and house, and the HPC generally allows foundation level window changes in a Contributing Resource, even on the front elevation. The addition of a pergola at the back of the house attached to the addition is allowable as it is at the rear and would have minimal impact on the house. The structural, design, and material changes to the existing rear wood terrace and walls are also approvable as they are appropriate and compatible with this house.

Using the Chevy Chase Village Historic District guidelines for Contributing Resources, the proposed alterations are approvable. They are appropriate in massing, scale and compatibility and they do not lessen the integrity of the resource. The changes would not adversely affect the historic house, streetscape, or historic district. 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

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Nicole Whiteside
Daytime Phone No.: 202-546-7575

Tax Account No.: 07-00457041
Name of Property Owner: Mr. & Mrs. Lee Jundanian Daytime Phone No.: 301.951.2101
Address: 3500 Leland Street Cherry Chase, MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Oehme, van Sweden & Associates, Inc. Daytime Phone No.: 202-546-7575

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: West Lenox Street
Town/City: Cherry Chase Nearest Cross Street: Magnolia Parkway
Lot: 19 Block: 42 Subdivision: Cherry Chase Section 2
Liber: 110352 Folio: 550 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 checked="" type="checkbox"/> Install | <input 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>Pergola / Replace front lamp posts & lanterns</u> | | | |

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Nicole Whiteside Signature of owner or authorized agent 5/1/06 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 419729 Date Filed: _____ Date Issued: _____

5

**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:

Contributing resource in Chevy Chase Historic district. 2 1/2 story
Craftsman style stucco & shingle house with hipped slate roof,
with 2-story rear addition (1961), west side porch addition (1968),
front portico alteration (1968) and 1-story side den addition (unknown),
and rear addition (2005 - currently under construction). Portion of
existing house dates to 1913. Large open lot.

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

① The addition of a pergola to the rear terrace / screened-in porch area of
the new addition / renovation of the existing home, which was previously
approved by the HPC. The pergola structure continues the character that
the screen porch beams displayed. It is set in the rear west corner
of the residence which is in Chevy Chase Village.

② The replacement of the previous metal lamps (2) and lamp posts (2) with a
gas lantern (2) and a metal post lamp (2) instead.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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

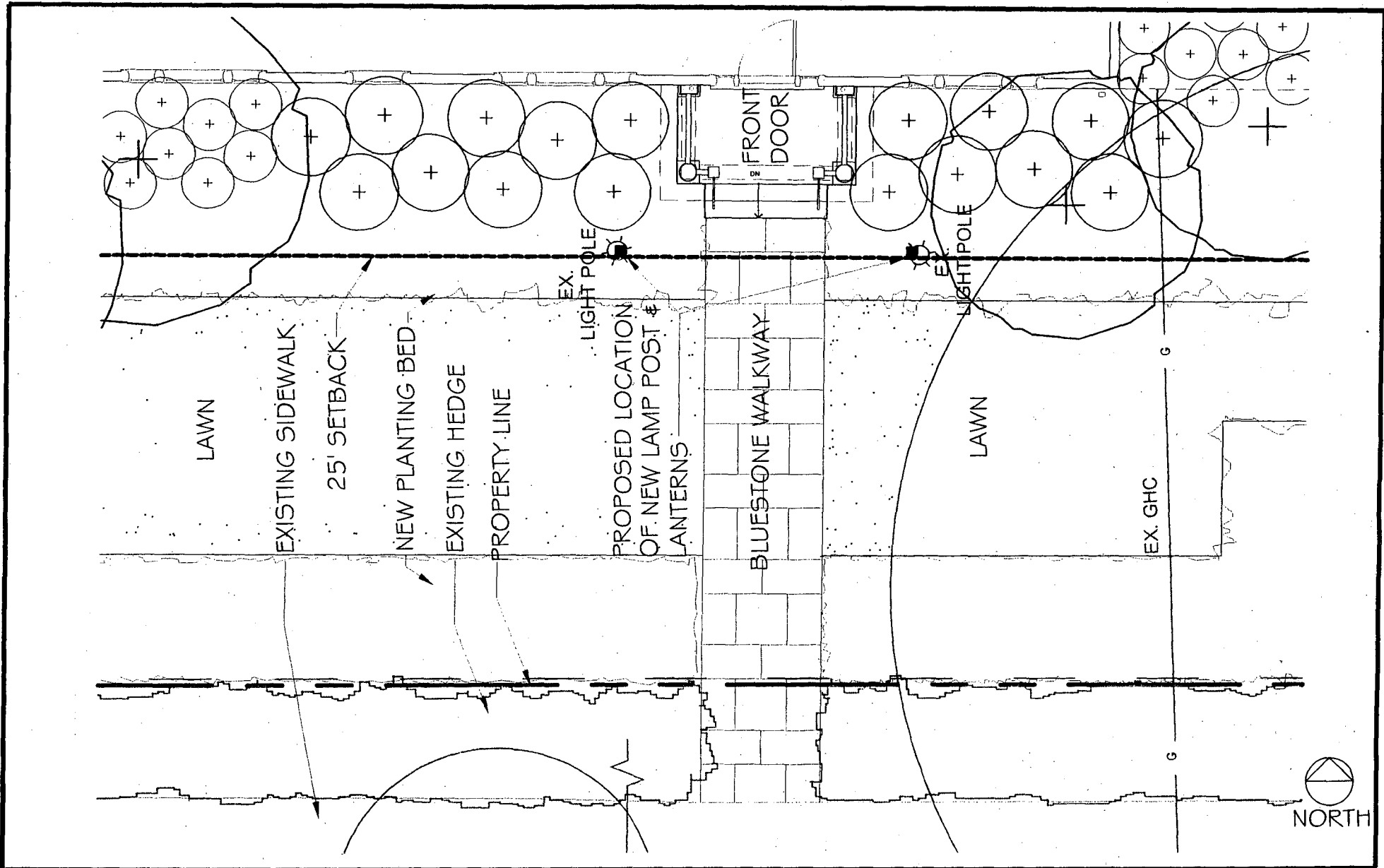
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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 Mr. & Mrs. Lee Jundanian 3500 Leland Street Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Oehme, van Sweden & Associates, Inc. 800 G Street SE Washington, DC 20003</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Mr. & Mrs. Michael Gelman 11 West Lenox Street Chevy Chase, MD 20815</p>	<p>Mr. & Mrs. John Ryan 33 West Lenox Street Chevy Chase, MD 20815</p>
<p>Mr. & Mrs. Peter Wellington 18 West Lenox Street Chevy Chase, MD 20815</p>	<p>Cherry Chase Club</p>
<p>Mr. Jon Jon Neuchterlein & Ms. Stephanie Marcus 16 West Lenox Street Chevy Chase, MD 20815</p>	<p>Mr. & Mrs. Lazzaro Molho 20 West Lenox Street Chevy Chase, MD 20815</p>

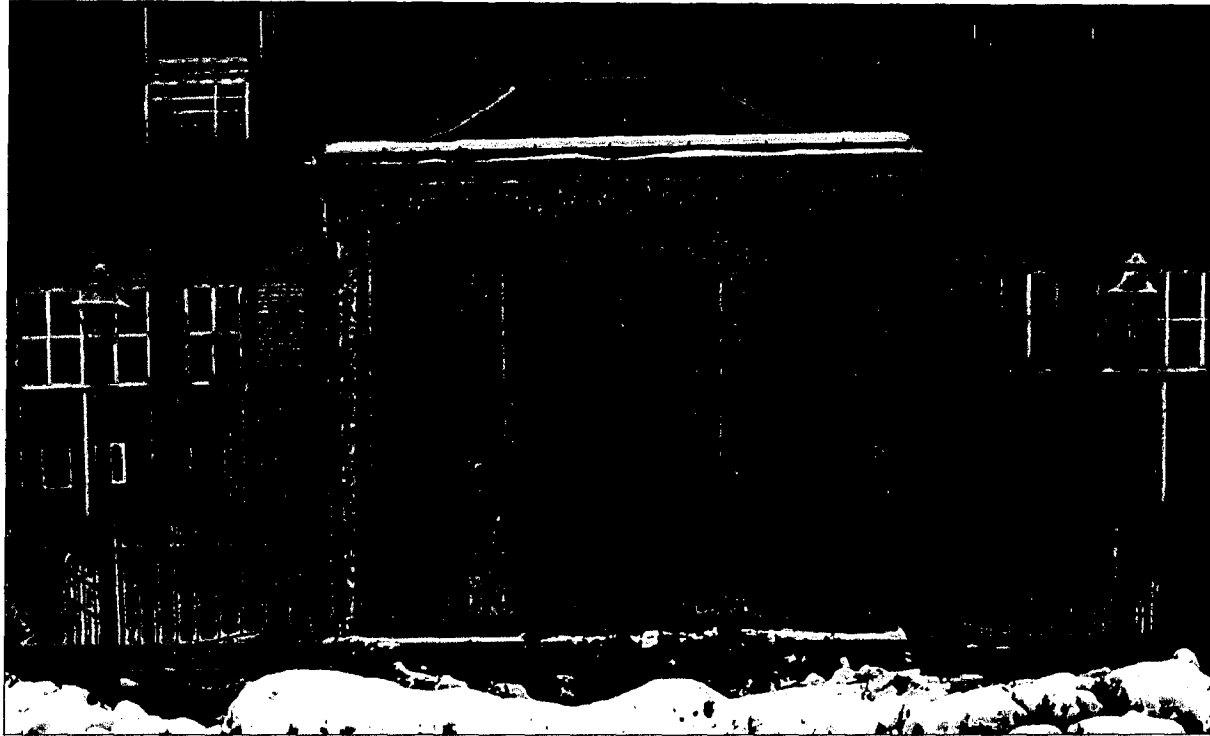


Sheet #	Title	
	Site Plan	
	Date	Scale
LP-2	May 3, 2006	1/8" = 1'-0"

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS





FRONT VIEW



SIDE VIEW



PREVIOUS LAMPS/LAMP POSTS AT FRONT ENTRY

NOT TO SCALE

Sheet #

LP-1

Title

Existing Conditions

Date

May 3, 2005

Scale

N.T.S.

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD

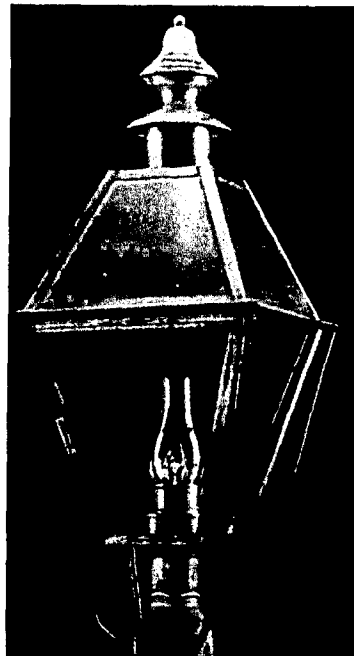
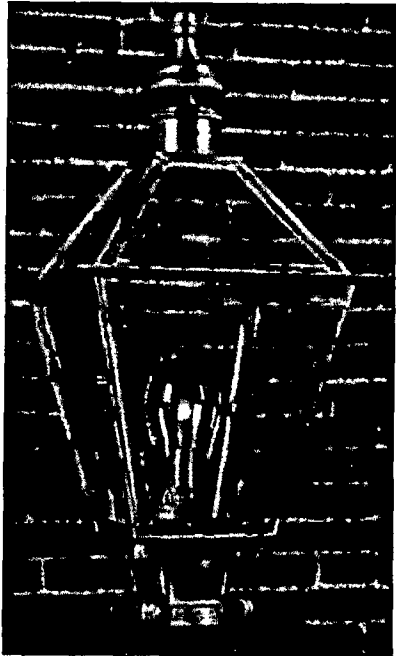
Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS



6



EXAMPLES OF POSSIBLE GAS LAMPS: COPPER WITH METAL
 PROPOSED GAS LAMP & POST HEIGHT (COMBINED): 78"-90"



EXAMPLE OF POSSIBLE
 METAL GAS LAMP POST

Sheet # LP-3	Title Proposed Lighting	
	Date May 3, 2005	Scale N.T.S.

Jundanian Residence

15 West Lenox Street
 Chevy Chase, MD

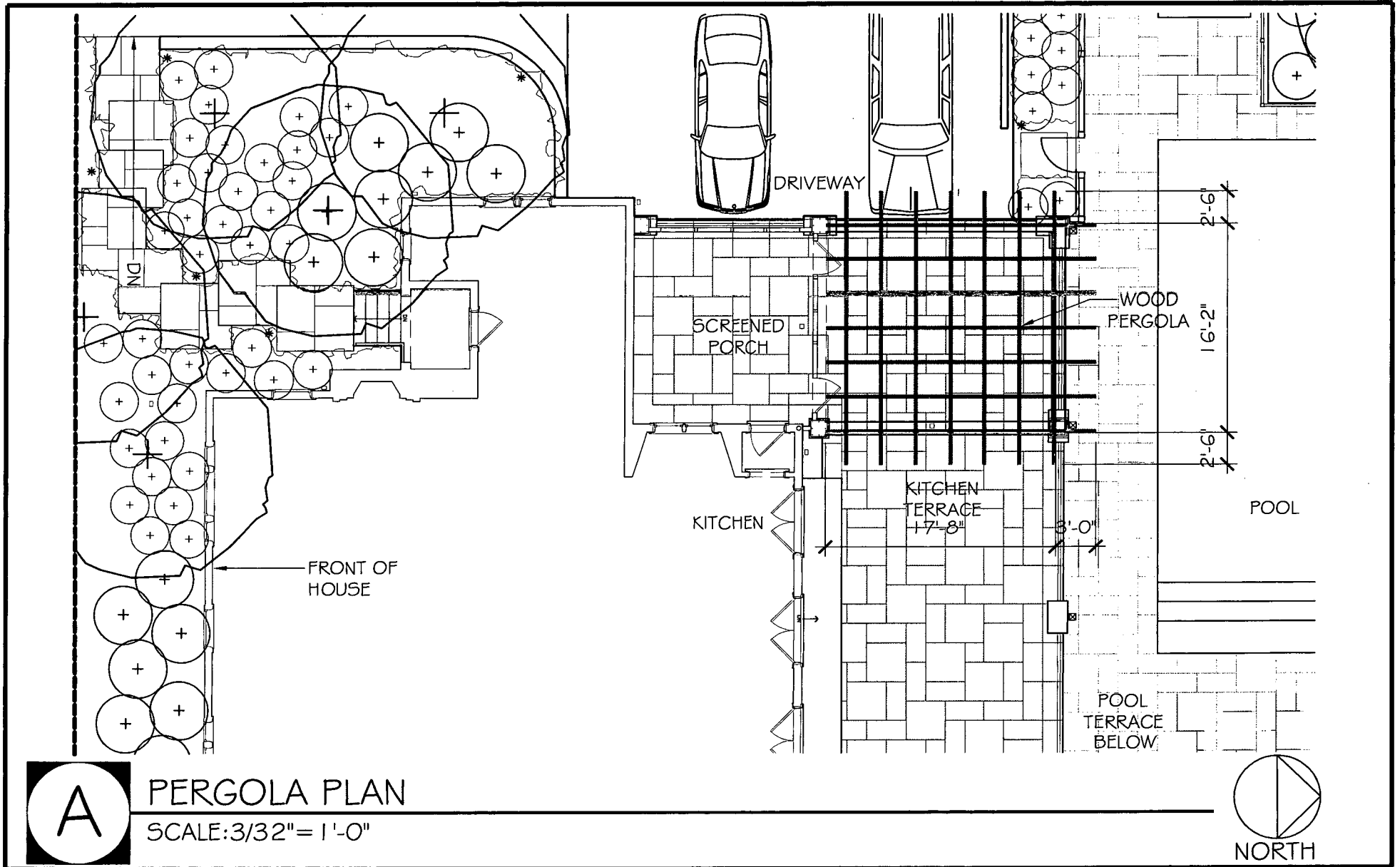
Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS



6



A

PERGOLA PLAN

SCALE: 3/32" = 1'-0"

Sheet #

P-3

Title

Proposed Plan

Date

May 3, 2006

Scale

3/32" = 1'-0"

Jundanian Residence

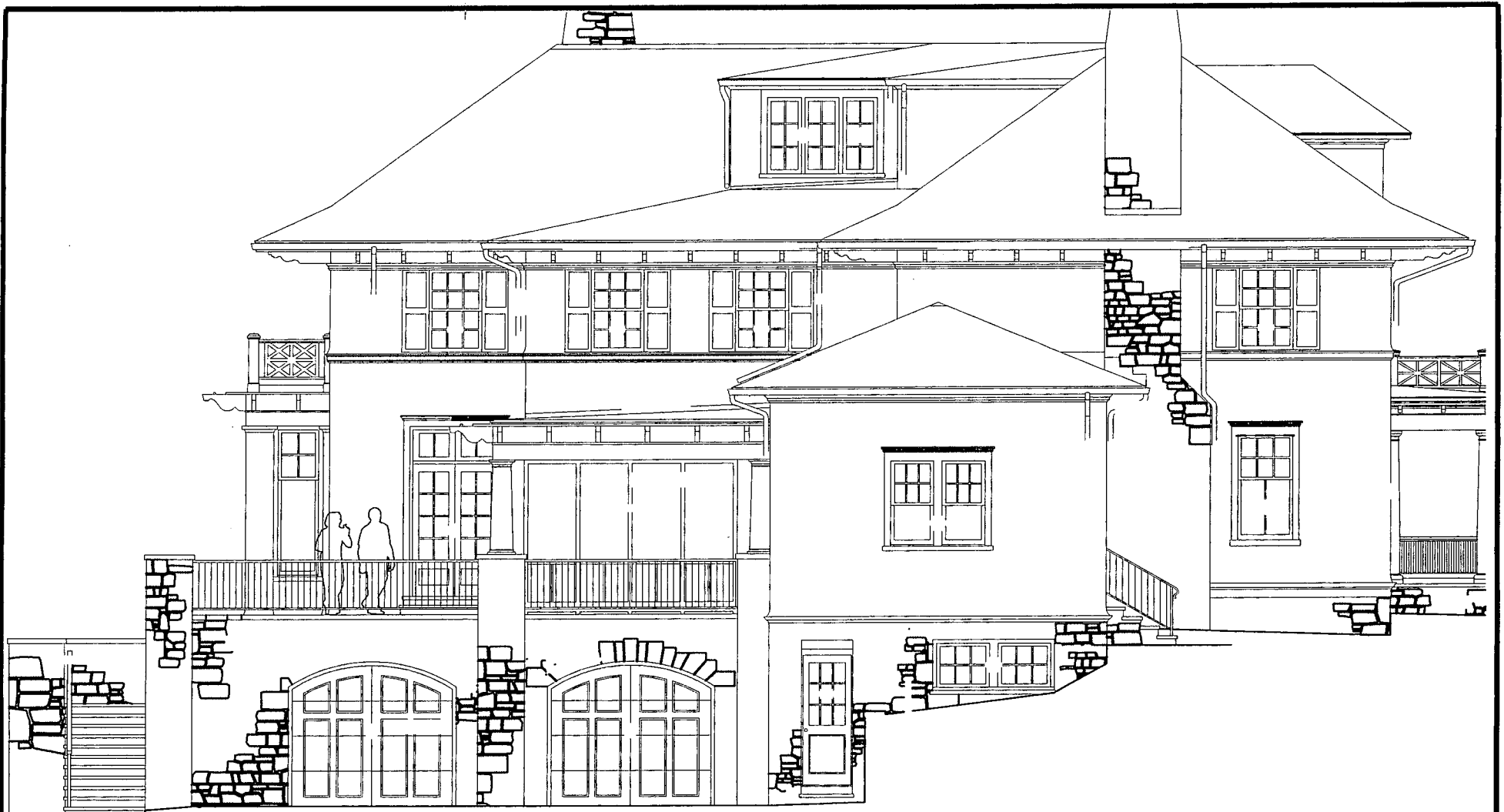
15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS





A

Existing Elevation (Currently Under Construction)

SCALE: 1/8" = 1'-0"

Sheet #	Title	
P-1	Existing Elevation	
	Date	Scale
	May 3, 2006	1/8" = 1'-0"

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS





A

PERGOLA-WEST ELEVATION

SCALE: 1/8" = 1'-0"

Sheet #

P-4

Title

Proposed Elevation

Date

May 17, 2006

Scale

1/8" = 1'-0"

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 O Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS



13



A

PERGOLA-NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Sheet #

P-5

Title

Proposed Elevation

Date

May 3, 2006

Scale

1/8" = 1'-0"

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

LANDSCAPE ARCHITECTS



(51)

Sheet #

P-2

Title		Date
Existing Photographs		May 3, 2006
Scale		N.T.S.

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS



VIEW DOWN DRIVEWAY TAKEN FROM THE R.O.W.

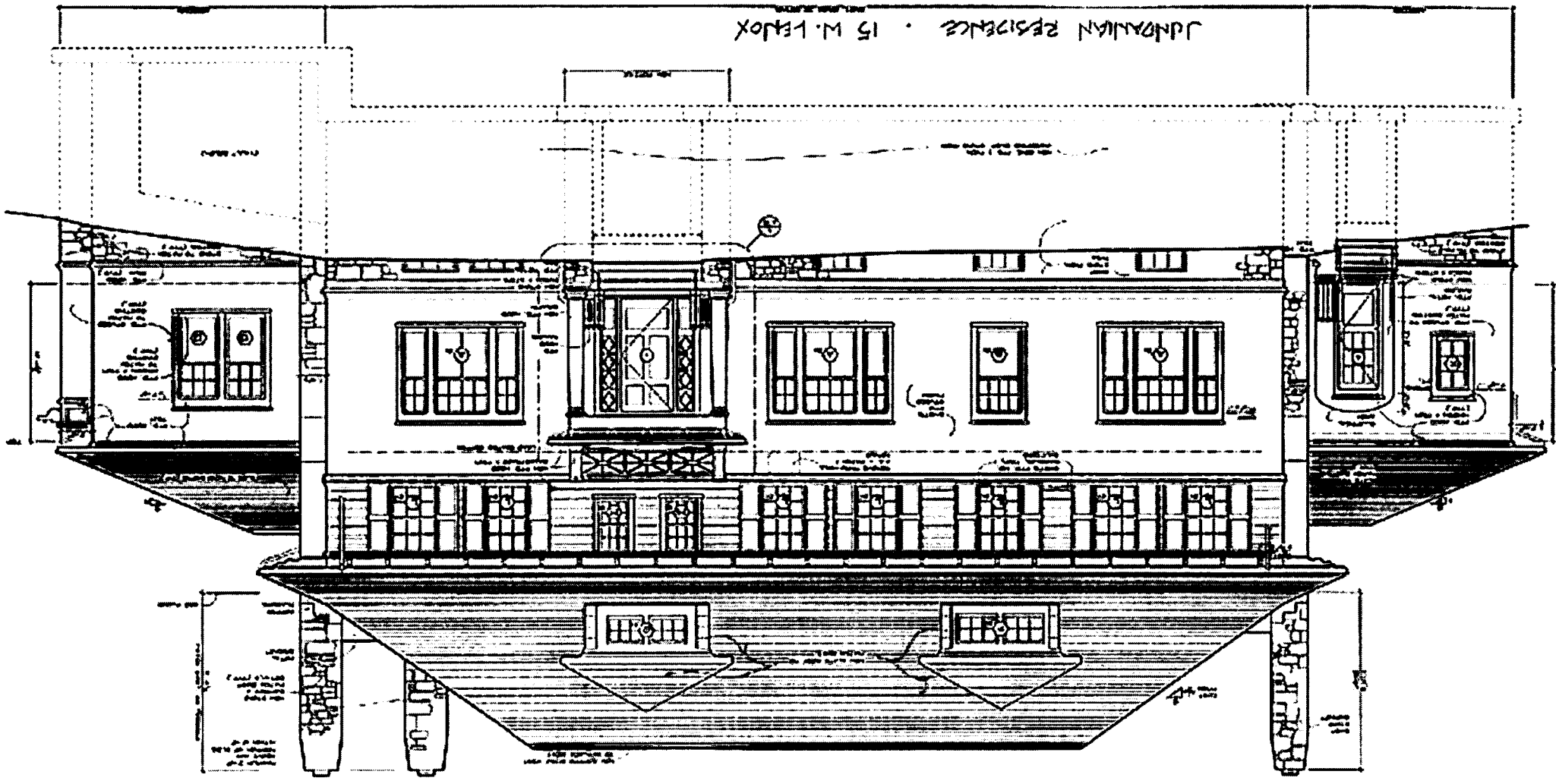


VIEW IN FRONT OF HOUSE TAKEN FROM THE R.O.W.



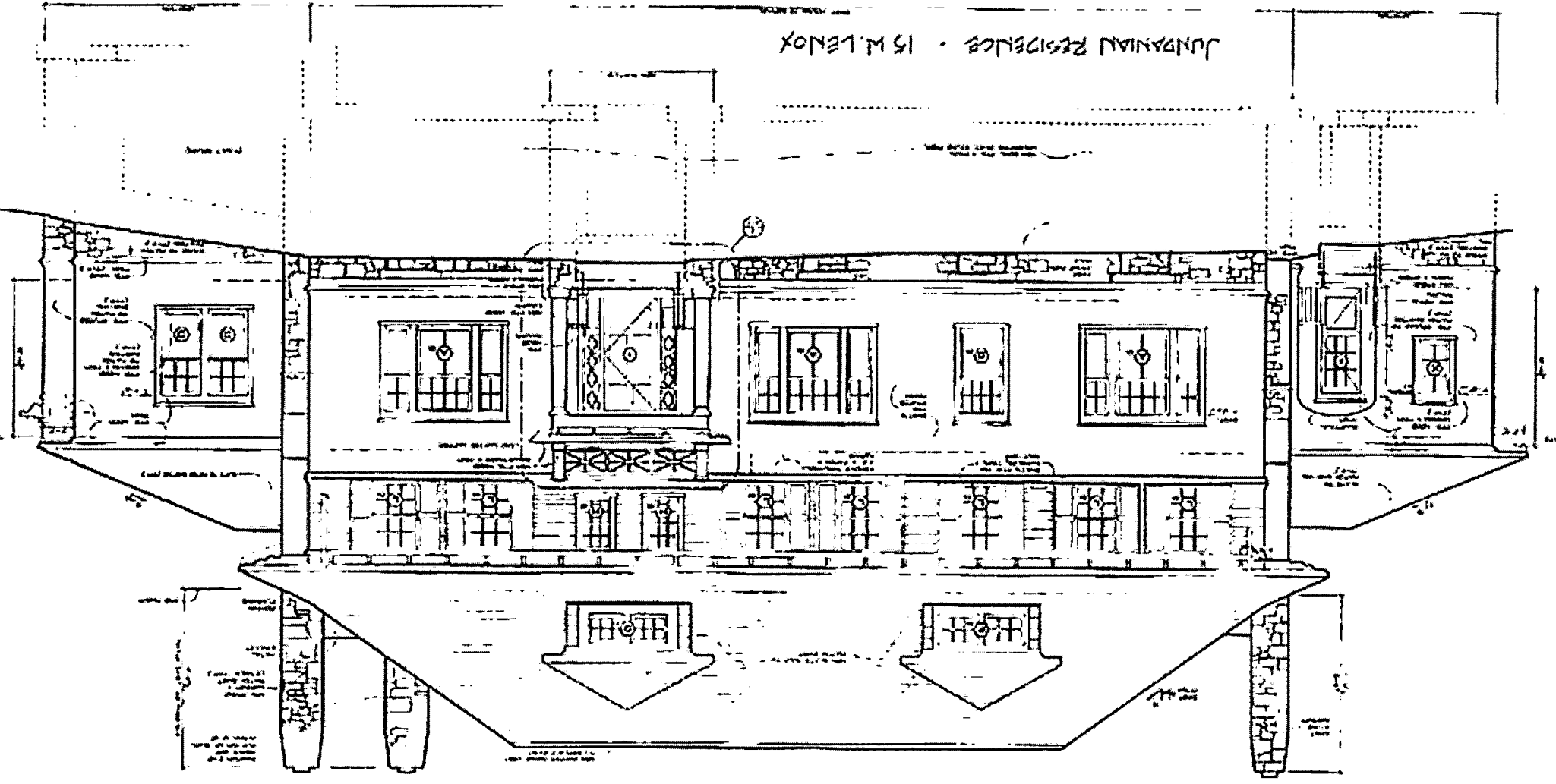
FRONT ELEVATION - W/ EXIST. BSMTH. SASHES
DAVID JONES ARCHITECTS
4.28.6

JUNDAKIAN RESIDENCE . 15 W. LEXOX



FRONT ELEVATION - BASEMENT WINDOWS REVEALD - PROPOSED
4.28.6
DAVID JONES ARCHITECTS

JUNIPERIAN RESIDENCE - 15 W. LENOX



Fothergill, Anne

From: davidjonesarch@aol.com
Sent: Friday, April 28, 2006 2:47 PM
To: Fothergill, Anne
Subject: 15 W Lenox Street/ Ch. Ch.

Hi Anne-

I have been asked to follow up with you regarding the basement windows on the front elevation of the Jundanian Residence. We do not plan to open up the existing windows to the basement. Is it possible to remove the units and infill the openings with stone? We would inset the new stone to create a slight reveal. This would help us water-proof the wall. I am including two elevations and a photo. Do you need anything more to discuss this at the working session?

Thank you-
Kevin Pruiett

David Jones Architects
1739 Connecticut Ave, NW
Washington, DC 20009
202-332-1200 (phone)
202-332-7044 (fax)
davidjonesarch@aol.com





OEHME, VAN SWEDEN & ASSOCIATES, INC.

MEMORANDUM

TO: Anne Fothergill
FROM: Nicole Whiteside
PROJECT: Jundanian Residence **PROJECT #:** 03027
SUBJECT: Description of Terrace
DATE: May 26, 2006
CC:

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

The project can be described as a proposed renovation and expansion of the existing wood terrace in the rear yard. The existing wood terrace is situated on a cinderblock storage area and has woodland and stream views to the West, North and East. The terrace itself is not historic, but it is located on the rear portion of a lot that is in the Chevy Chase Village historic district.

We will be changing the existing terrace in the following ways:

- The dimensions of the structure are changing in width only. We have proposed an addition of +/- 2'-9" to the terrace towards the East.
- Change in pitch of overhead structure to be less steep than original structure due to the fact that the terrace increases in width-but overall height will remain the same.
- Replace all old wood members (due to major decay and deterioration) with new wood members
- Enlarging posts from 4x4's to 6x6's for greater structural stability
- Adding a stone veneer to the existing cinderblock structure for aesthetic purposes
- Replace wood privacy shelves that span from top to bottom (on West side) with wood decorative railing that is 4'-1" tall
- Replace plain wood railing (vertical wood members with 2 horizontal members) on North and East side of the terrace with a more decorative wood railing (7 horizontal members with minimal vertical members intersecting at even intervals) that is the same height as existing railing
- Add retaining wall to area where erosion is occurring towards neighboring property

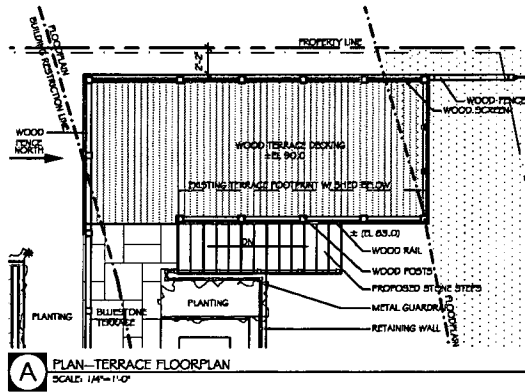
LANDSCAPE ARCHITECTURE
URBAN DESIGN
MASTER PLANNING
HORTICULTURE
LANDSCAPE MANAGEMENT

800 G STREET, SE, WASHINGTON, D.C. 20003

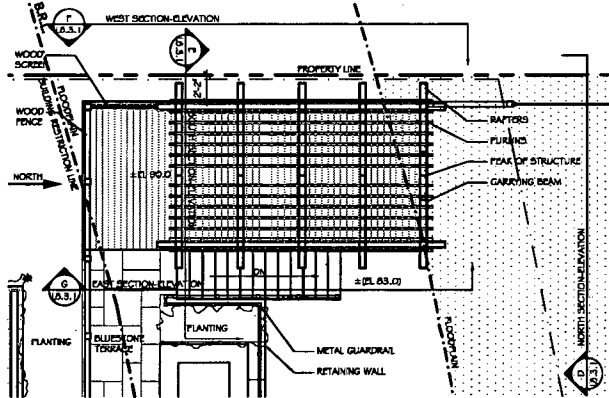
202-546-7575 FAX 202-546-1035

EMAIL ovs@ovsla.com WEB www.ovsla.com

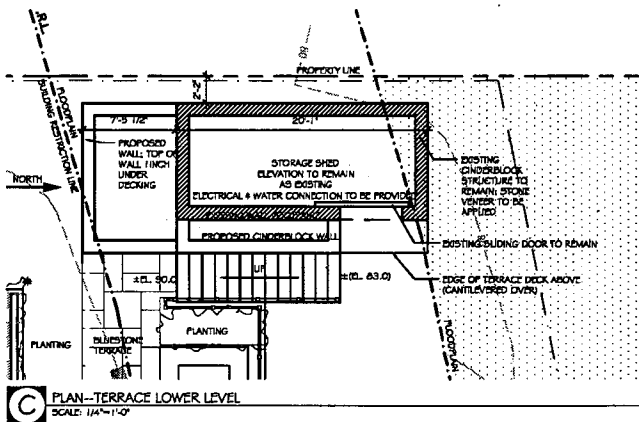
- Add cinderblock wall (towards the East) to support the area of the terrace that has increased in width
- Replace old purlin design (multiple purlins spaced close together) with new purlin design (fewer purlins spaced further apart)



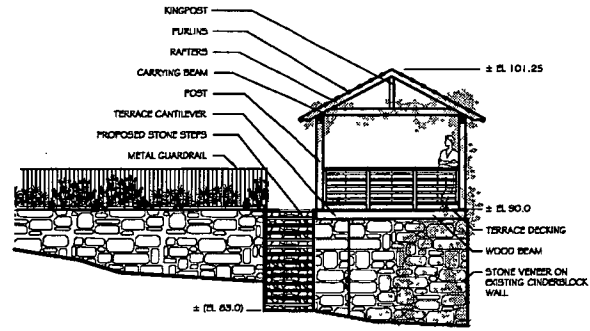
A PLAN-TERRACE FLOORPLAN
SCALE: 1/4"=1'-0"



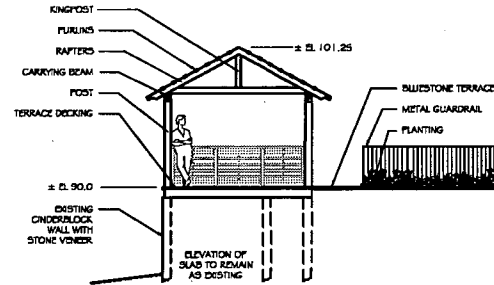
B PLAN-TERRACE OVERHEAD STRUCTURE
SCALE: 1/4"=1'-0"



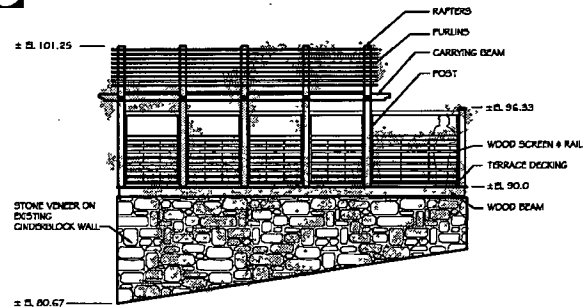
C PLAN-TERRACE LOWER LEVEL
SCALE: 1/4"=1'-0"



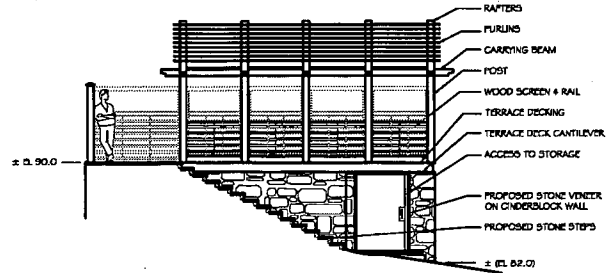
D NORTH SECTION-ELEVATION
SCALE: 1/4"=1'-0"



E SOUTH SECTION-ELEVATION
SCALE: 1/4"=1'-0"



F WEST ELEVATION
SCALE: 1/4"=1'-0"



G EAST SECTION-ELEVATION
SCALE: 1/4"=1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

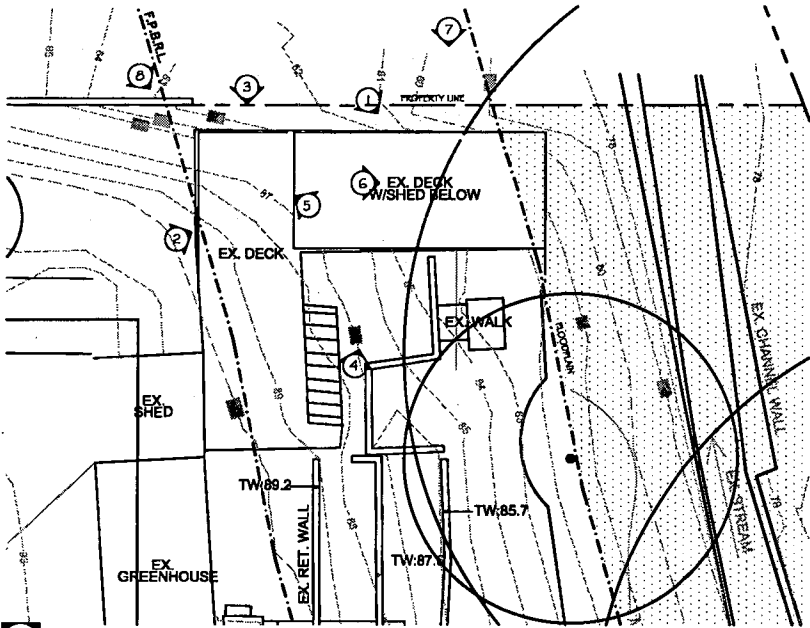
NOTE: TYPE OF WOOD TO BE DETERMINED. NOTE: The base plan is derived from a survey generated by CAD Engineering, Inc. dated May 2003.



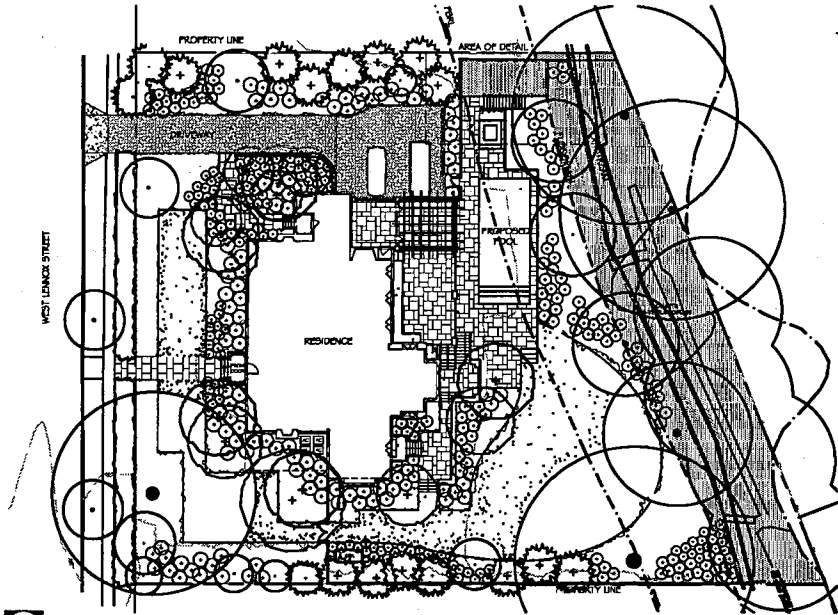
Cohema, van Sweden & Associates, Inc.
10000 U.S. 301, Suite 300
LAUREL, MD 20646-4000

Jundanian Residence
15 West Lenox Street
Clary Chase, MD

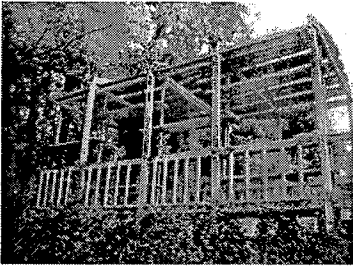
Sheet	Date	Revised	Scale
	May 21, 2008		1/4" = 1'-0"
	Created by	Checked by	
<p>Details: Terrace Plans & Elevations</p> <p>L8.3.1</p>			



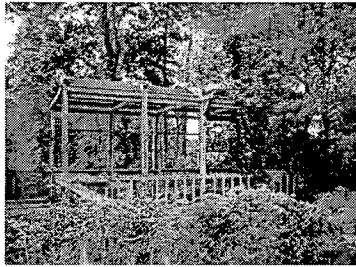
A EXISTING CONDITIONS PLAN
SCALE: 1/4" = 1'-0"



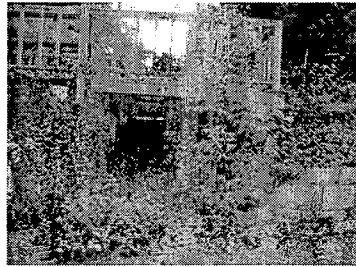
B PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



1.



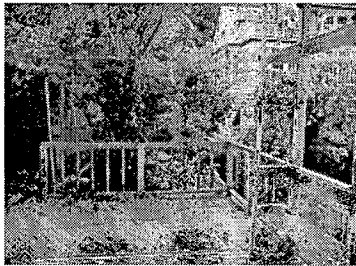
2.



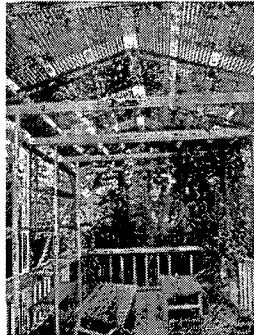
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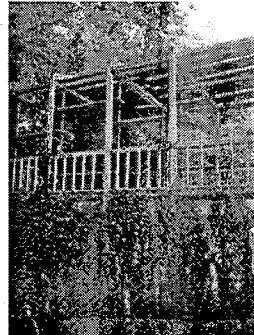
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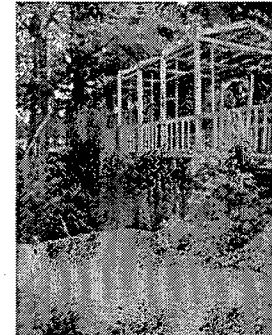
5.



6.



7.



8.



PROGRESS PRINT - NOT FOR CONSTRUCTION

NOTE: This base plan is derived from a survey generated by CAS Engineering, Inc. dated May 2003



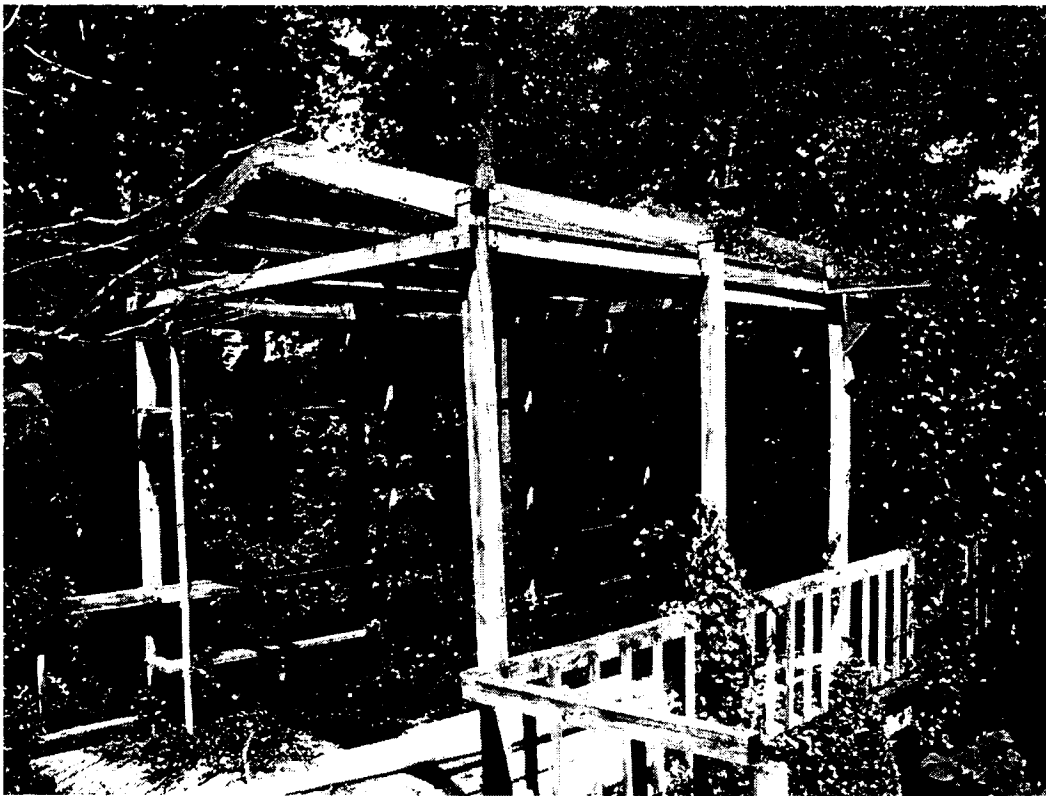
Odums, van Swinden & Associates, Inc.
4650 River Road, Washington DC 20007-2632
LANDSCAPE ARCHITECTS

Jurdanian Residence
15 West Lensor Street
Cherry Chase, MD

DATE	DESCRIPTION	BY	CHKD BY

TERRACE EX. CONDITIONS
LT 1.0
DATE: May 23, 2006
PROJECT: 03007
SCALE: 1/4" = 1'-0"
DRAWN BY: JTB/vjw
CHECKED BY: JTB/vjw
DATE PLOTTED: 5/23/06
PLOT FILE: JTB_03007.dwg

23



Fothergill, Anne

From: Lee Jundanian [ljundanian@stonestreet.com]
Sent: Thursday, May 25, 2006 3:42 PM
To: Fothergill, Anne
Cc: Nicole Whiteside; Brown, Todd D. - TDB
Subject: FW: 15 West Lenox

Anne,

Here is the e-mail from Geoff Biddle that you requested.

Thank you.

Regards,

Lee

From: Biddle, Geoff [mailto:Geoff.Biddle@montgomerycountymd.gov]
Sent: Tuesday, January 17, 2006 12:13 PM
To: Lee Jundanian
Subject: FW: 15 West Lenox

-----Original Message-----

From: Biddle, Geoff
Sent: Tuesday, January 17, 2006 11:44 AM
To: 'Whiteside@ovsla.com'
Subject: 15 West Lenox

Nicole,

I have received the pergola/gazebo drawings and calculations as requested. All is in good order. The calculations demonstrate that the restoration work will be less than 50% of the noncompliant portion of the structure and I will issue a permit for the restoration work if approved by HPC.
Geoff Biddle



VIEW DOWN DRIVEWAY TAKEN FROM THE R.O.W.



VIEW IN FRONT OF HOUSE TAKEN FROM THE R.O.W.

Sheet #

P-2

Title

Existing Photographs

Date

May 3, 2006

Scale

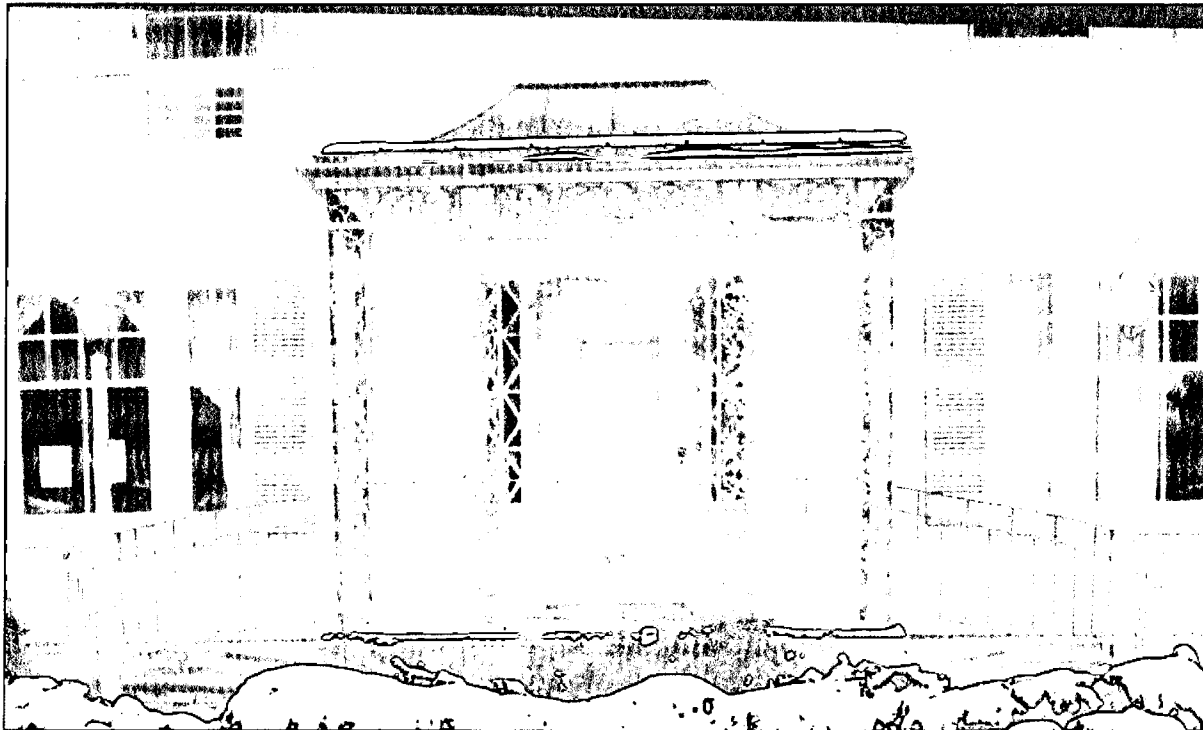
N.T.S.

Jundanian Residence

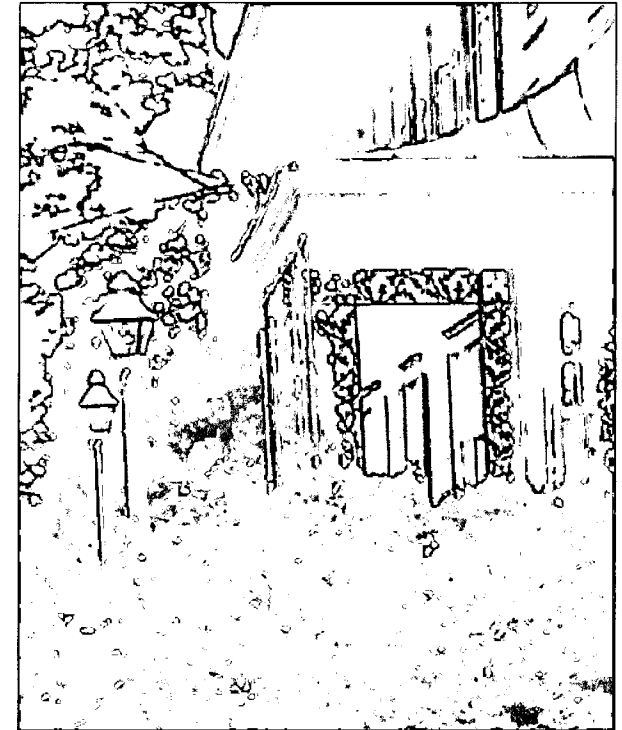
15 West Lenox Street
Chevy Chase, MD

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LANDSCAPE ARCHITECTS





FRONT VIEW



SIDE VIEW



PREVIOUS LAMPS/LAMP POSTS AT FRONT ENTRY
NOT TO SCALE

Sheet #

LP-1

Title

Existing Conditions

Date

May 3, 2005

Scale

N.T.S.

Jundanian Residence

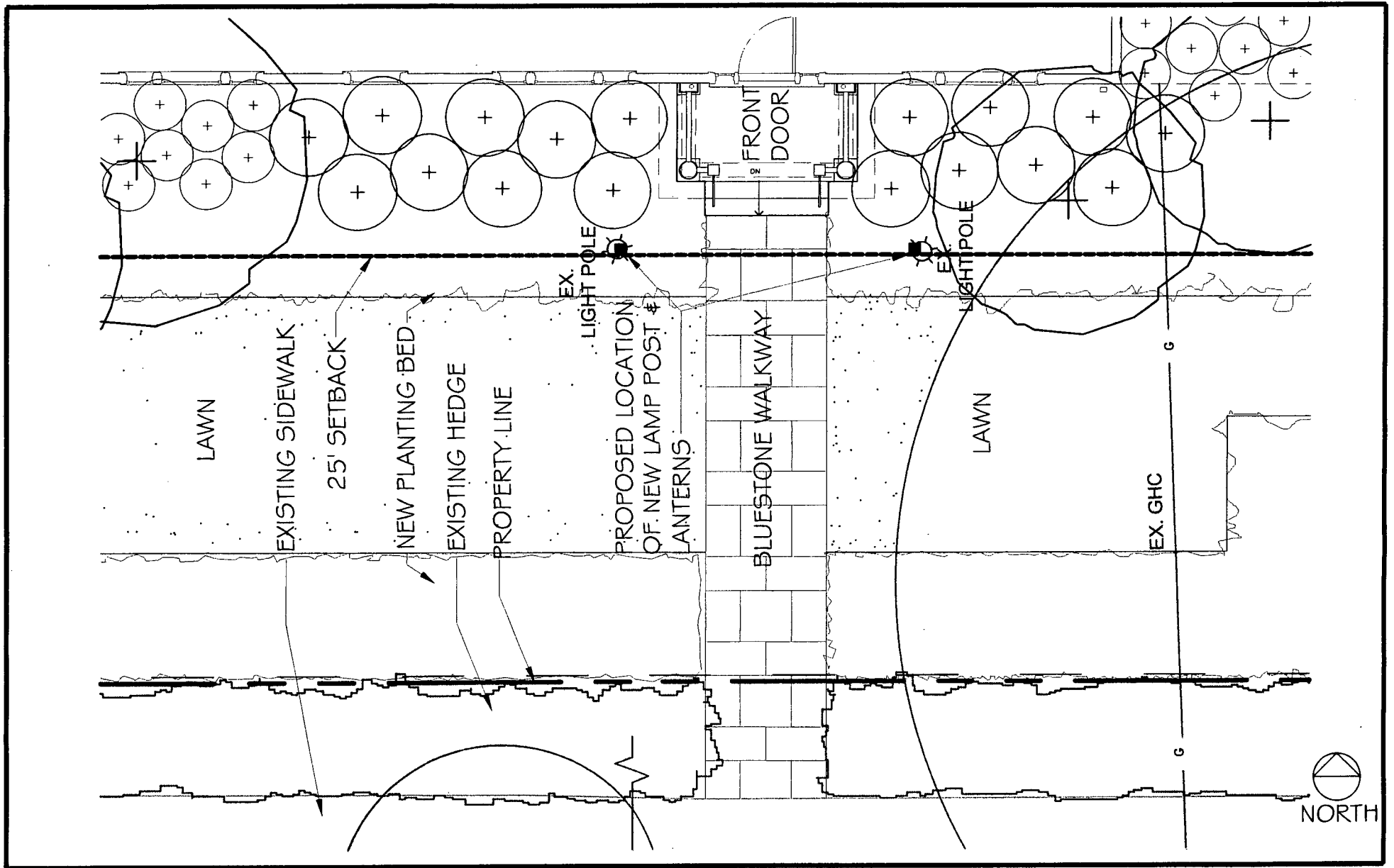
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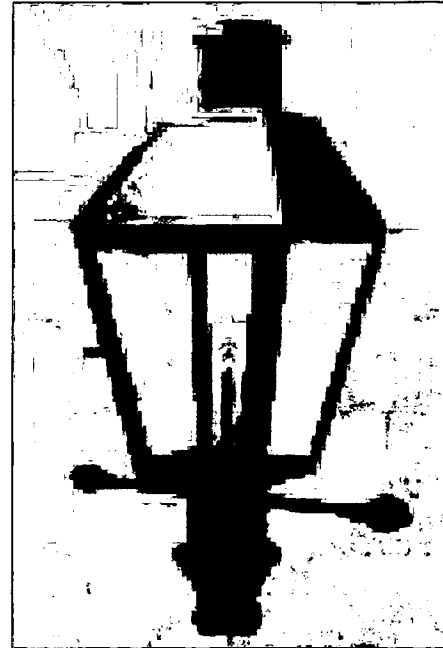
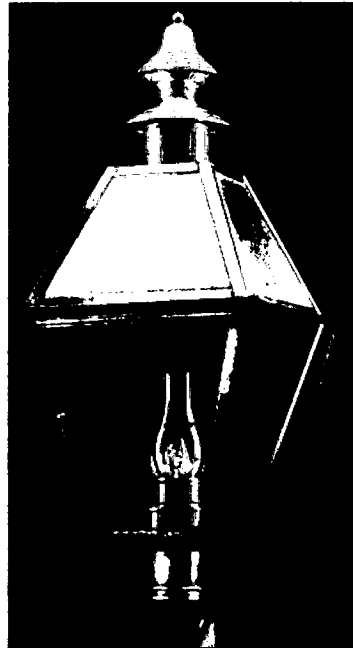
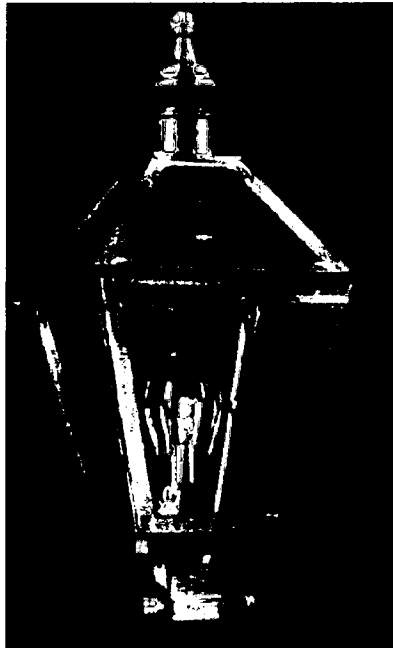


Sheet #	Title	
	Site Plan	
	Date	Scale
LP-2	May 3, 2006	1/8" = 1'-0"

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EXAMPLES OF POSSIBLE GAS LAMPS: COPPER WITH METAL
 PROPOSED GAS LAMP & POST HEIGHT (COMBINED): 78"-90"




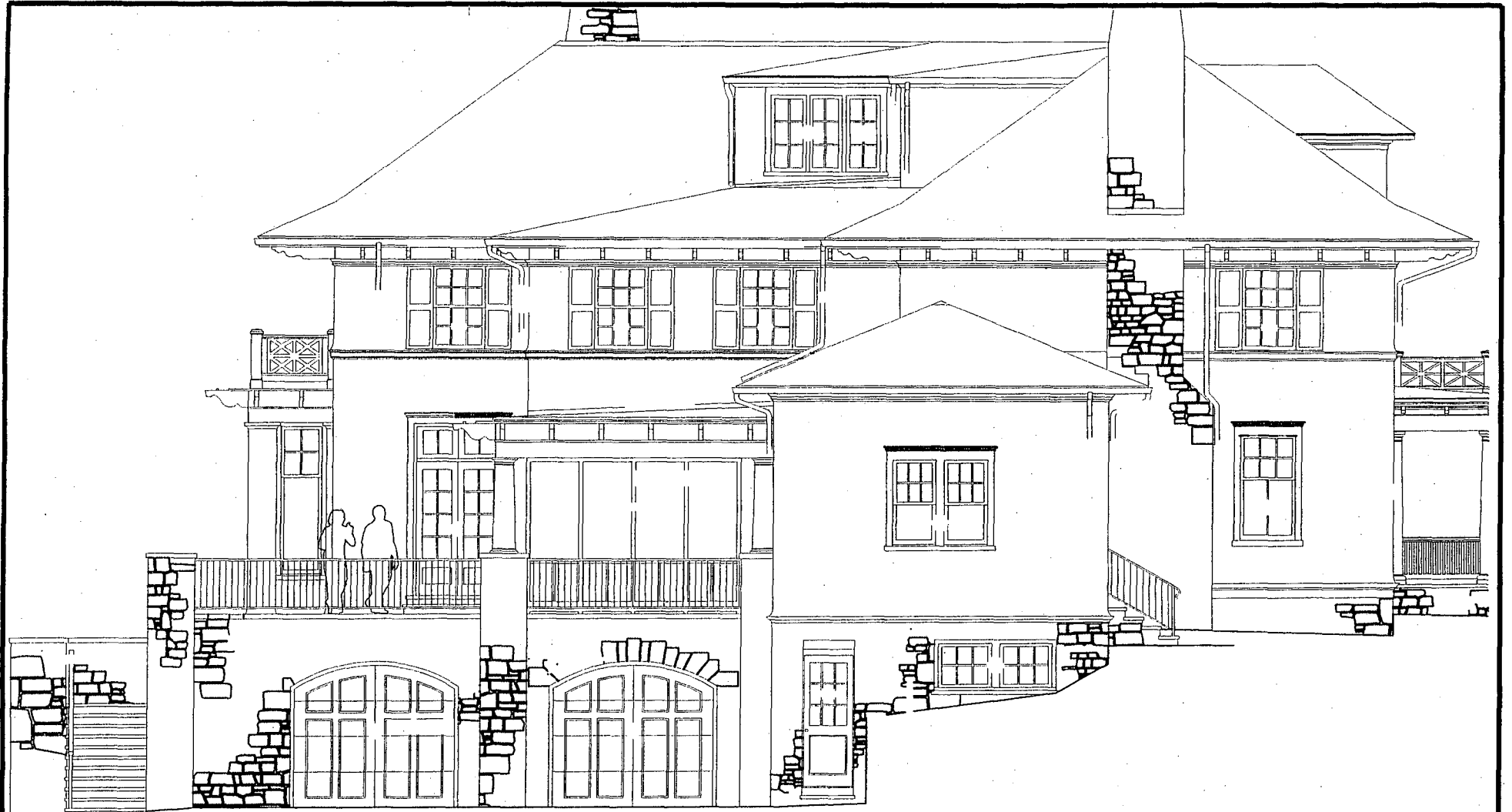
EXAMPLE OF POSSIBLE
 METAL GAS LAMP POST

Sheet #	Title	
LP-3	Proposed Lighting	
	Date	Scale
	May 3, 2005	N.T.S.

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A


Existing Elevation (Currently Under Construction)

SCALE: 1/8" = 1'-0"

Sheet #	Title	
P-1	Existing Elevation	
	Date	Scale
	May 3, 2006	1/8" = 1'-0"

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A


PERGOLA-NORTH ELEVATION

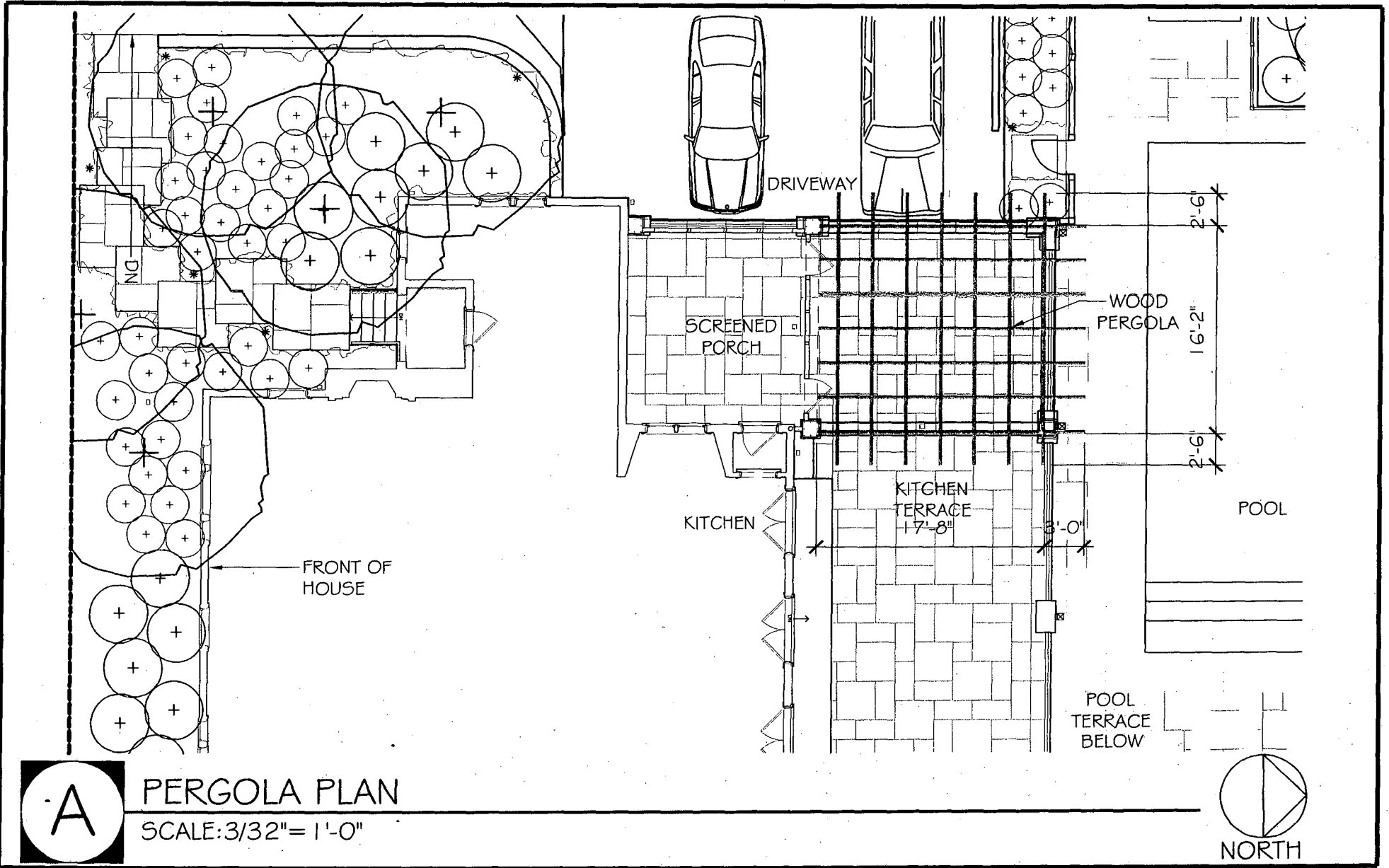
SCALE: 1/8" = 1'-0"

Sheet #	Title	
P-5	Proposed Elevation	
	Date	Scale
	May 3, 2006	1/8" = 1'-0"

Jundanian Residence
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 Chevy Chase, MD

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A

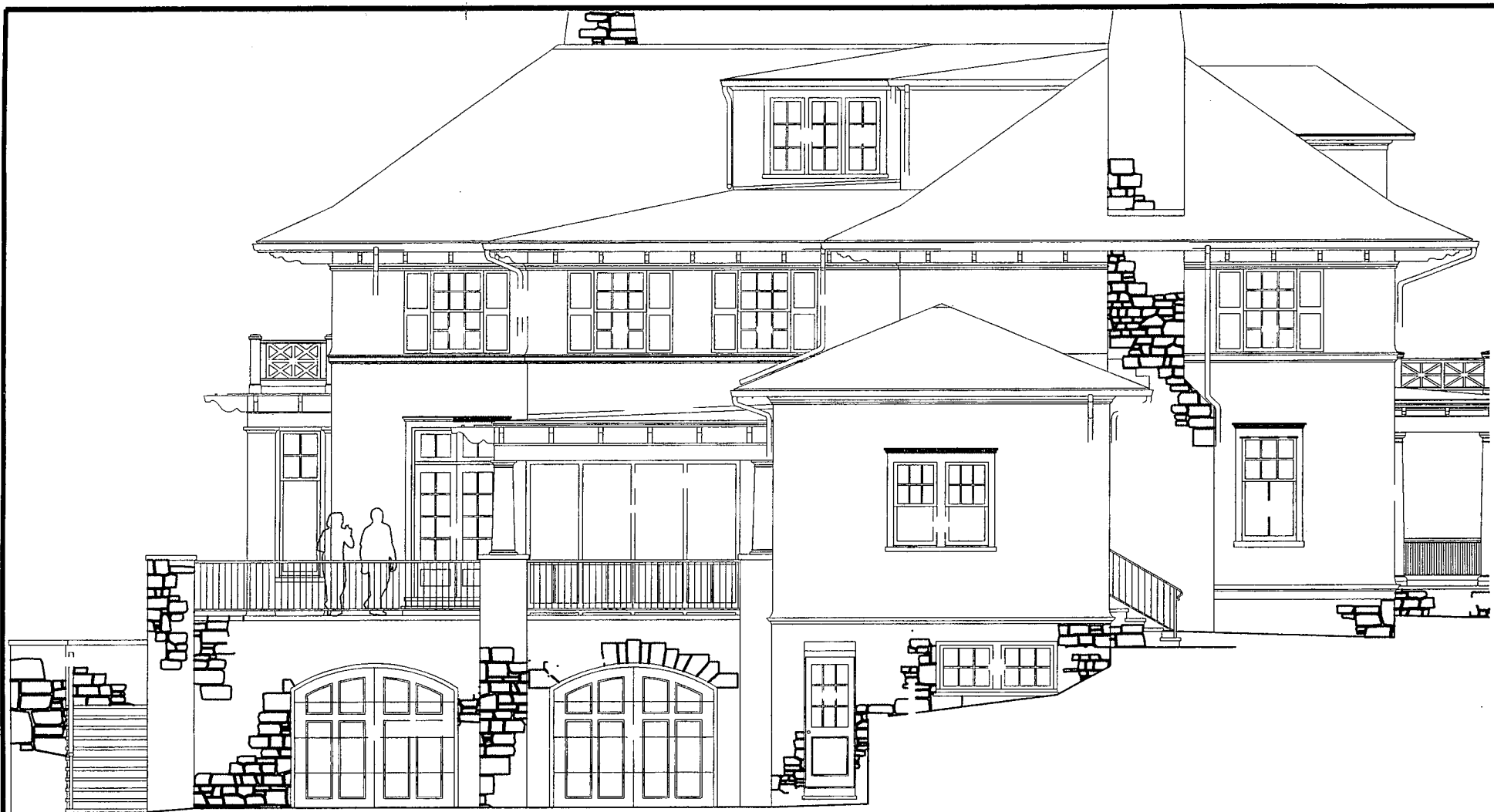
PERGOLA PLAN

SCALE: 3/32" = 1'-0"

Sheet #	Title	
P-3	Proposed Plan	
	Date	Scale
	May 3, 2006	3/32" = 1'-0"

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 LANDSCAPE ARCHITECTS



A


Existing Elevation (Currently Under Construction)

SCALE: 1/8" = 1'-0"

Sheet #	Title	
P-1	Existing Elevation	
	Date	Scale
	May 3, 2006	1/8" = 1'-0"

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VIEW DOWN DRIVEWAY TAKEN FROM THE R.O.W.



VIEW IN FRONT OF HOUSE TAKEN FROM THE R.O.W.

Sheet #

P-2

Title

Existing Photographs

Date

May 3, 2006

Scale

N.T.S.

Jundanian Residence

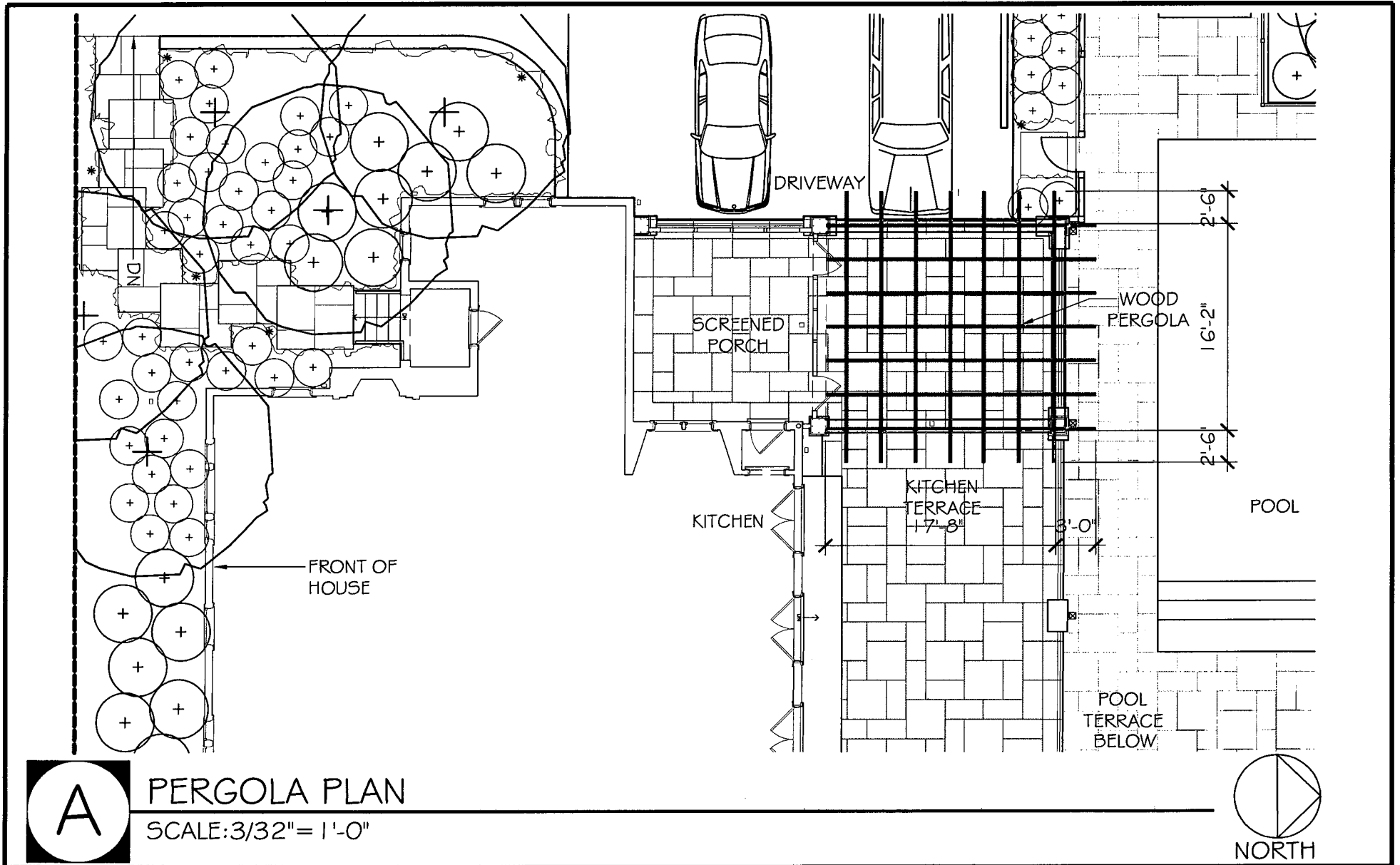
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Chevy Chase, MD

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LANDSCAPE ARCHITECTS





A


PERGOLA PLAN

SCALE: 3/32" = 1'-0"

Sheet # P-3	Title Proposed Plan	
	Date May 3, 2006	Scale 3/32" = 1'-0"

Jundanian Residence
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LANDSCAPE ARCHITECTS





A

PERGOLA-NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Sheet #

P-5

Title

Proposed Elevation

Date

May 3, 2006

Scale

1/8" = 1'-0"

Jundanian Residence

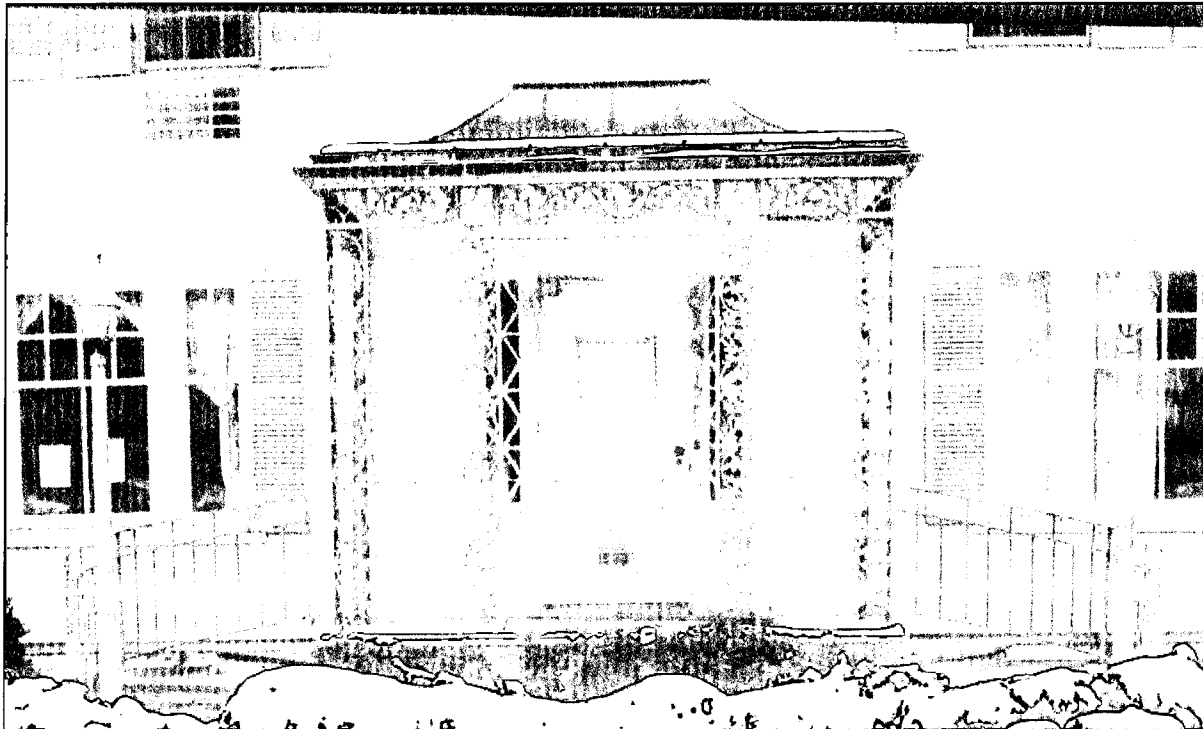
15 West Lenox Street
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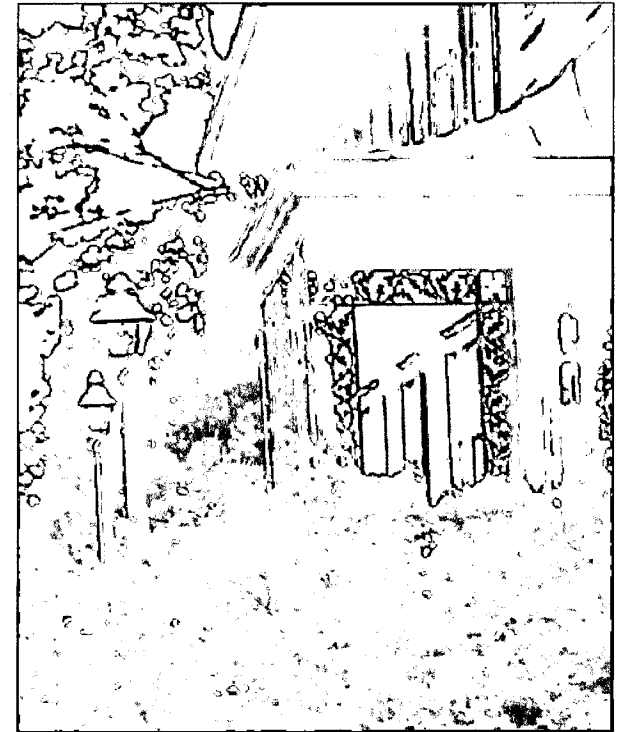
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LANDSCAPE ARCHITECTS





FRONT VIEW



SIDE VIEW



PREVIOUS LAMPS/LAMP POSTS AT FRONT ENTRY
NOT TO SCALE

Sheet #

LP-1

Title

Existing Conditions

Date

May 3, 2005

Scale

N.T.S.

Jundanian Residence

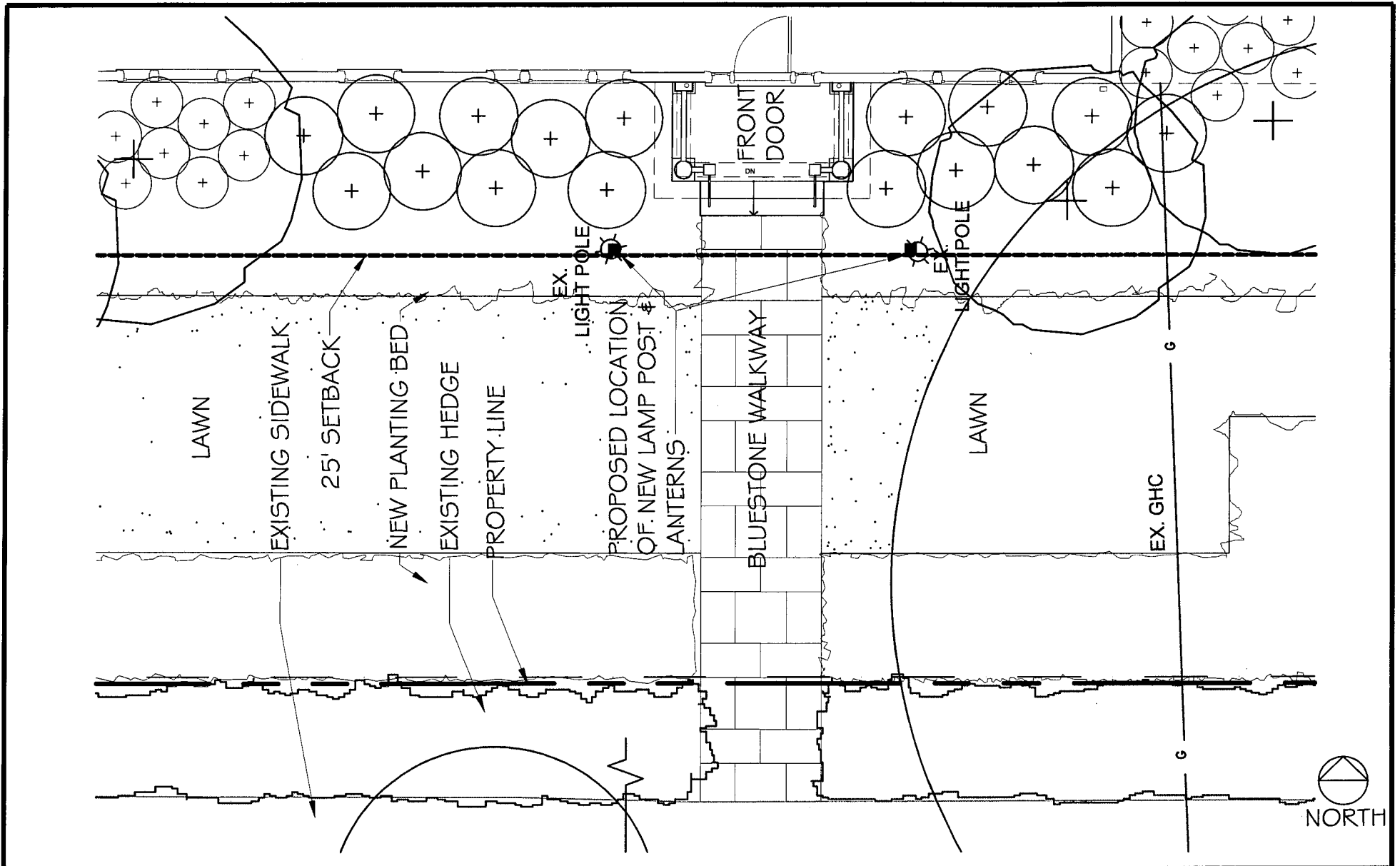
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LANDSCAPE ARCHITECTS




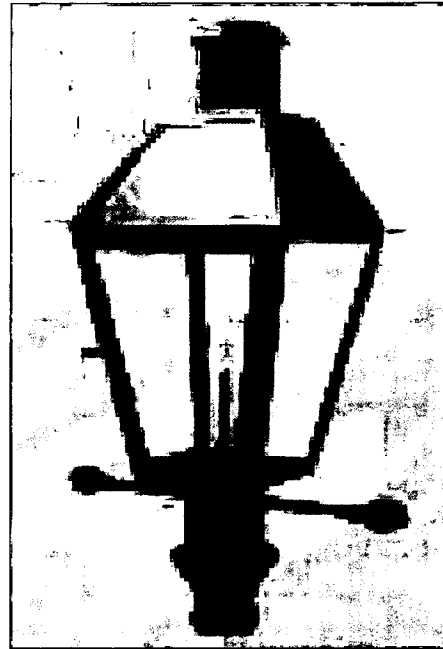
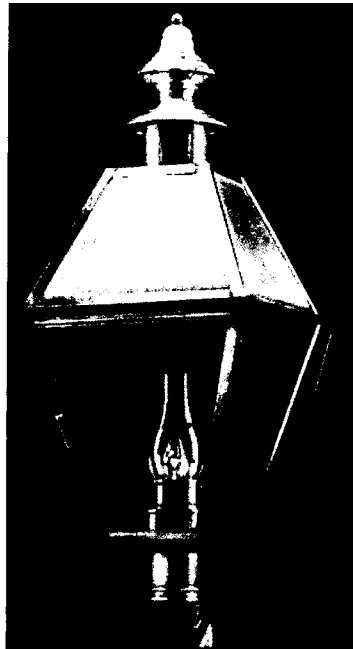


Sheet # LP-2	Title Site Plan	
	Date May 3, 2006	Scale 1/8" = 1'-0"

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EXAMPLES OF POSSIBLE GAS LAMPS: COPPER WITH METAL
PROPOSED GAS LAMP & POST HEIGHT (COMBINED): 78"-90"



EXAMPLE OF POSSIBLE
METAL GAS LAMP POST

Sheet #	Title	
LP-3	Proposed Lighting	
	Date	Scale
	May 3, 2005	N.T.S.

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