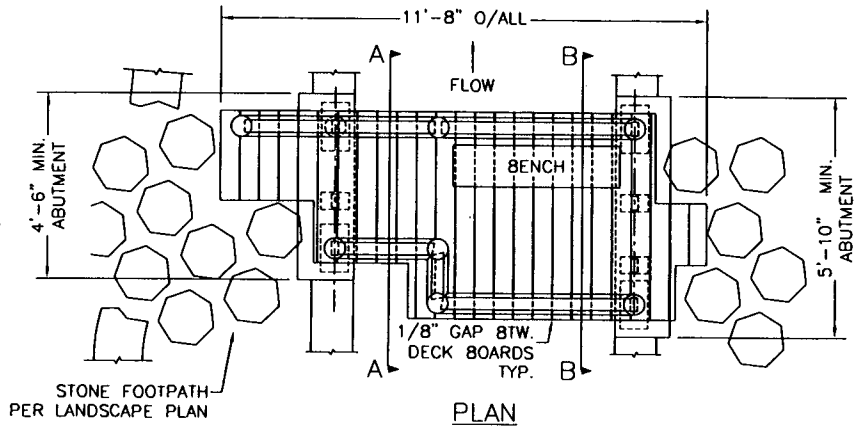
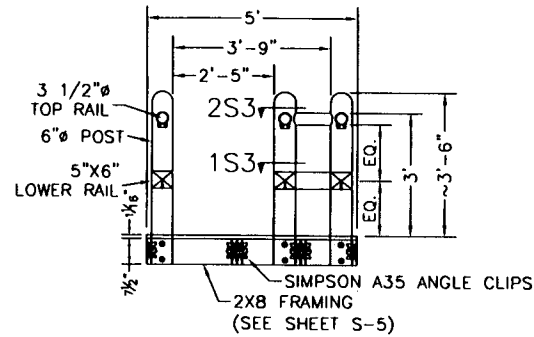


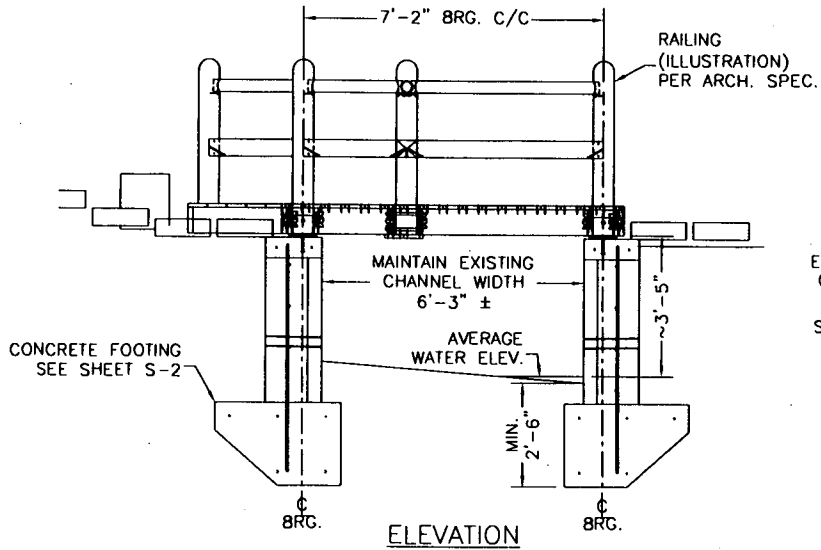
35/13-06P 15 West Lenox Street
Chevy Chase Village Historic District



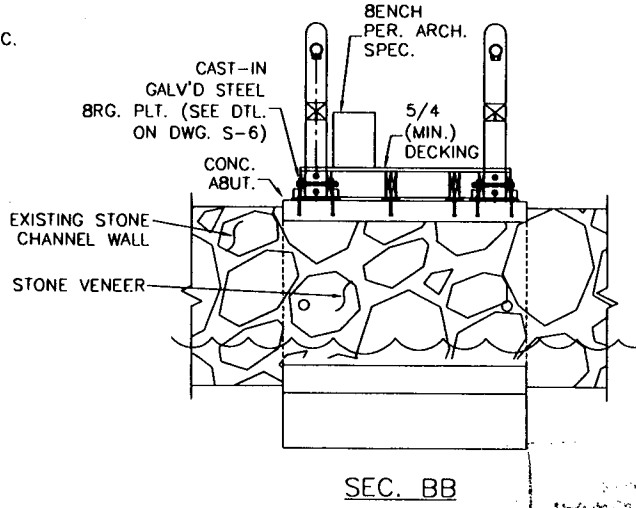
PLAN



SEC. AA



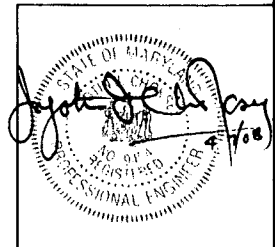
ELEVATION



SEC. BB

- NOTES:**
- HCEA DESIGN IS BASED ON FIELD SURVEY AND SCALED DRAWING. CONTRACTOR TO VERIFY CRITICAL DIMENSIONS, NOTIFY ENGINEER OF ANY DISCREPANCY.
 - LOADS: LIVE LOAD: 100 PSF.
DEAD LOAD: 10 PSF.
GROUND SNOW LOAD: 25 PSF.
WIND LOAD: 80MPH. 3SEC. GUST, EXPOSURE B.
HANDRAIL: 200 LBS.
 - SAWN LUMBER, SPF#2 PT (NON-VISIBLE) CYPRESS OR APPR. EQUIV. (VISIBLE) MECH. PROPS: (Fb >=875, Fv <=135, E >=1400).
MISC. STEEL ASTM A36 GR. 36. HOT-DIP GALV'D AFTER FAB.
CONCRETE 4000 PSI, AIR ENTRAINED. NO CHLORIDE.
REINFORCEMENT, ASTM A615, GR. 60 ANCHOR BOLTS, HEADED A307 HDG. OTHER FASTENERS, STAINLESS A404, A316 OR APPR. EQUIV. AND COMPATIBLE WITH THE ADJACENT WOOD.
 - CONSTRUCTION TO BE COMPLETED IN A WORKMANLIKE MANNER, AND IN ACCORDANCE WITH IBC/IRC AND LOCAL CODES.
 - SOIL ALLOWABLE BEARING PRESSURE MIN. 2000 PSF. V.I.F. PROVIDE 3RD PARTY INSPECTION FOR FOOTING.
- DRAWINGS
- S-1: BRIDGE 1 GENERAL ARRANGEMENT
 - S-2: BRIDGE 1 ABUTMENT
 - S-3: BRIDGE 2 GENERAL ARRANGEMENT
 - S-4: BRIDGE 2 ABUTMENT
 - S-5: BRIDGES 1&2 FRAMING PLAN
 - S-6: DETAILS

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 9524. EXPIRATION DATE: 3/31/09



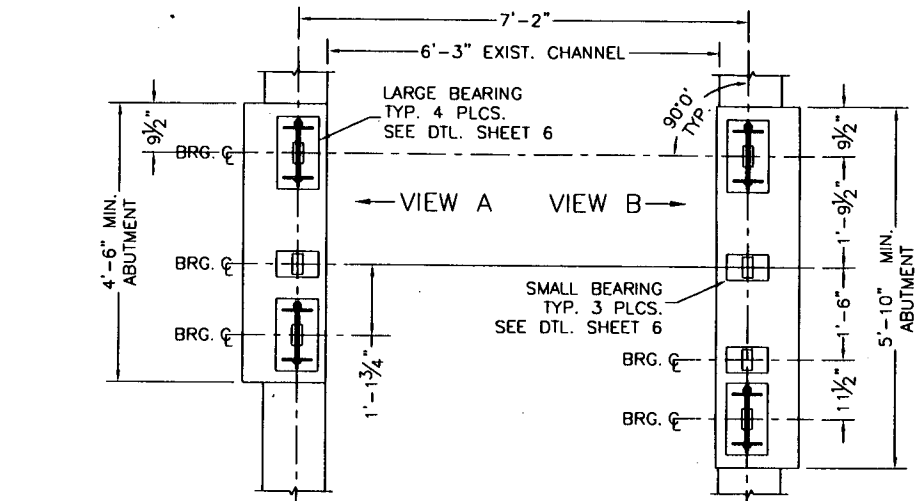
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

10975 Guilford Rd. Suite A
(410) 880 4788
Annapolis Junction, Maryland 20701
Fax: (410) 880 4098

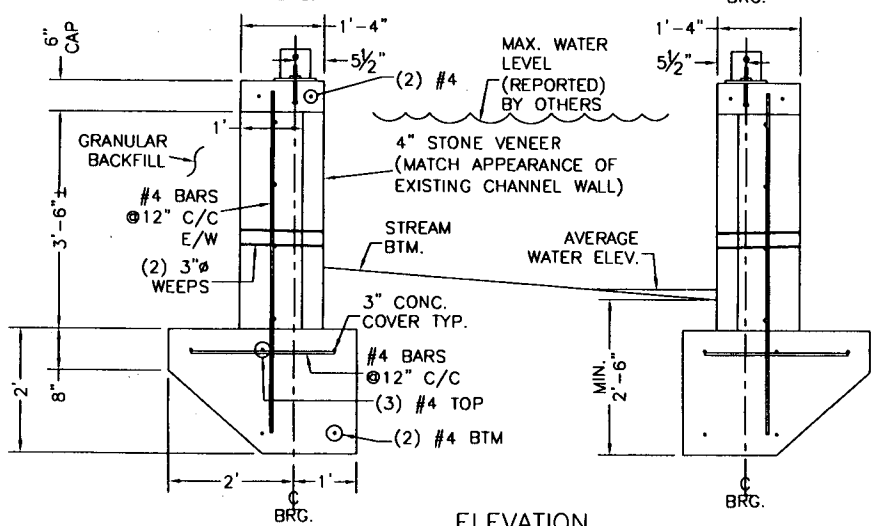
JOB NUMBER:	AJ066128	DESIGNED BY:	PR
SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	...
SHEET:	1 OF 6	REVISED DATE:	...

DWG. S-1: BRIDGE 1 GENERAL ARRANGEMENT
SANDY SPRINGS BUILDERS
JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815

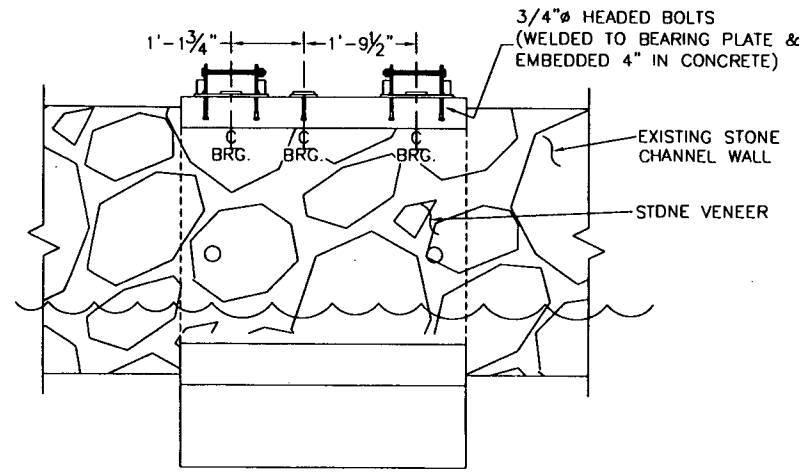
AP
7-10-08



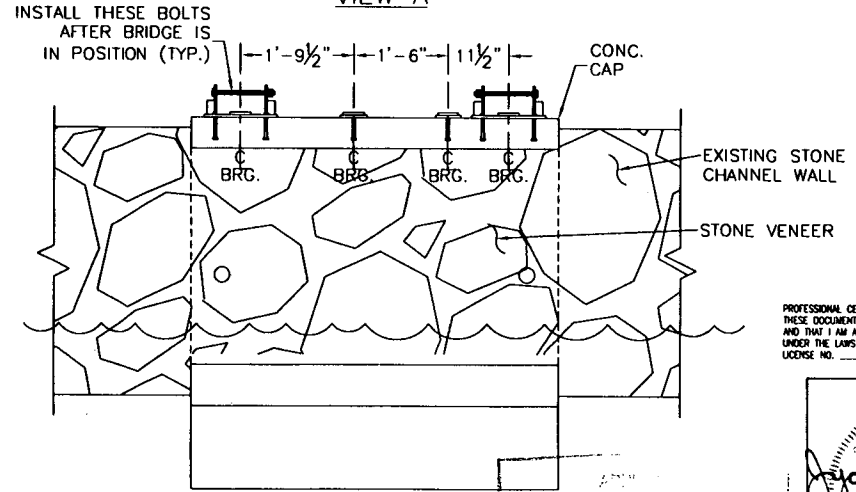
PLAN



ELEVATION

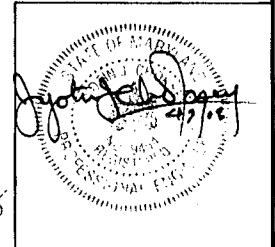


VIEW A



VIEW B

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8454 EXPIRATION DATE: 9/9/08



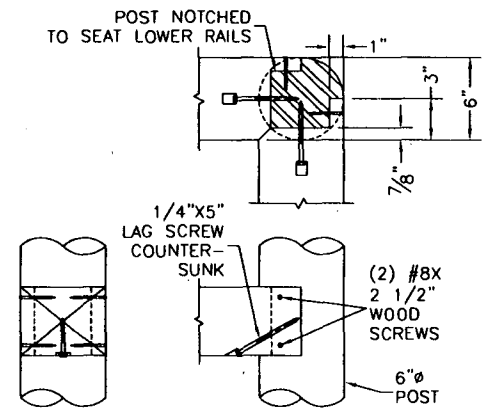
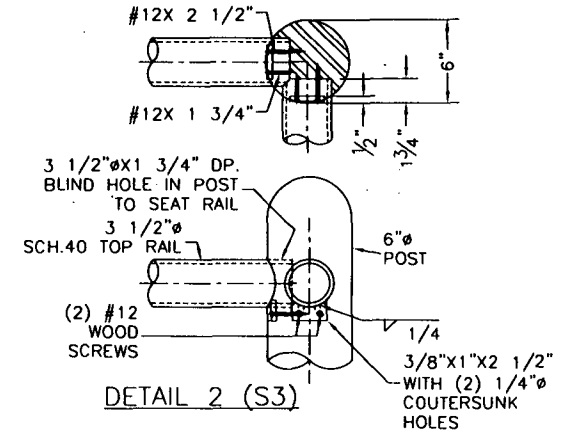
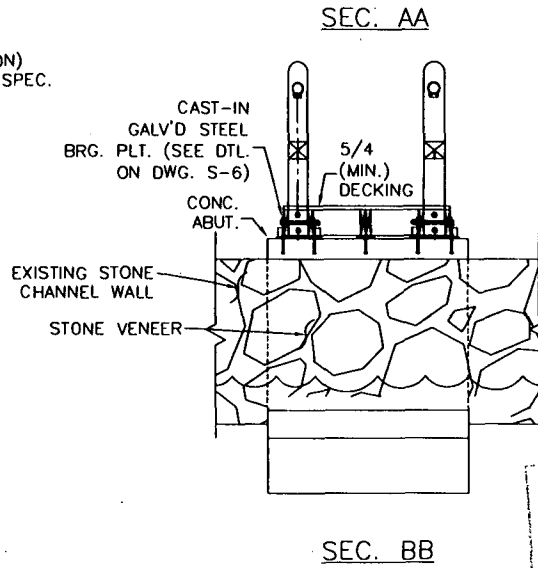
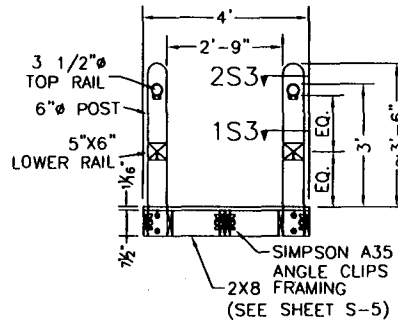
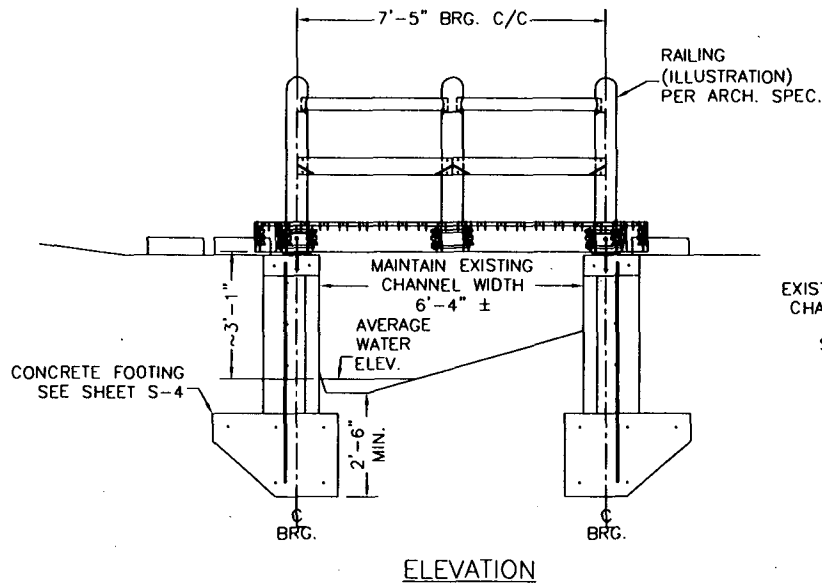
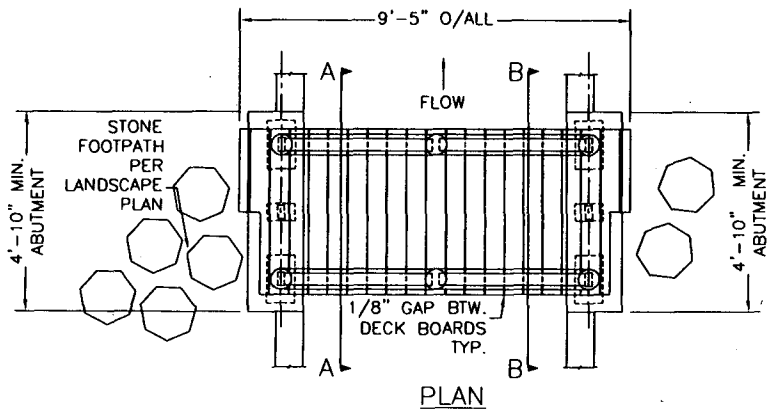
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

10975 Guilford Rd. Suite A
(410) 880 4788

Annapolis Junction, Maryland 20701
Fax: (410) 880 4098

JOB NUMBER:	AJ06612B	DESIGNED BY:	PR
SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	JJC
SHEET:	2 OF 6	REVISED DATE:	...

DWG. S-2: BRIDGE 1 ABUTMENT
SANDY SPRINGS BUILDERS
JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815



7-10-08

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14524, EXPIRATION DATE: 8/3/09.

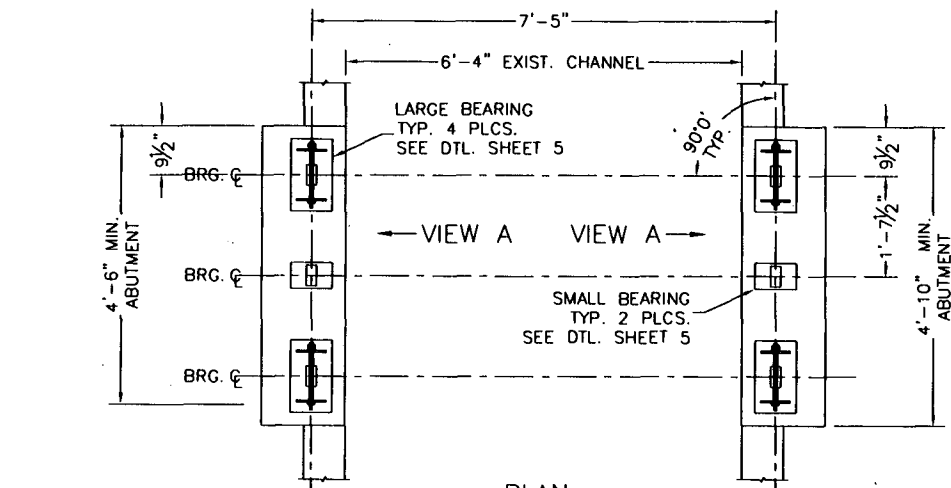
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

10975 Guilford Rd. Suite A
(410) 880 4788

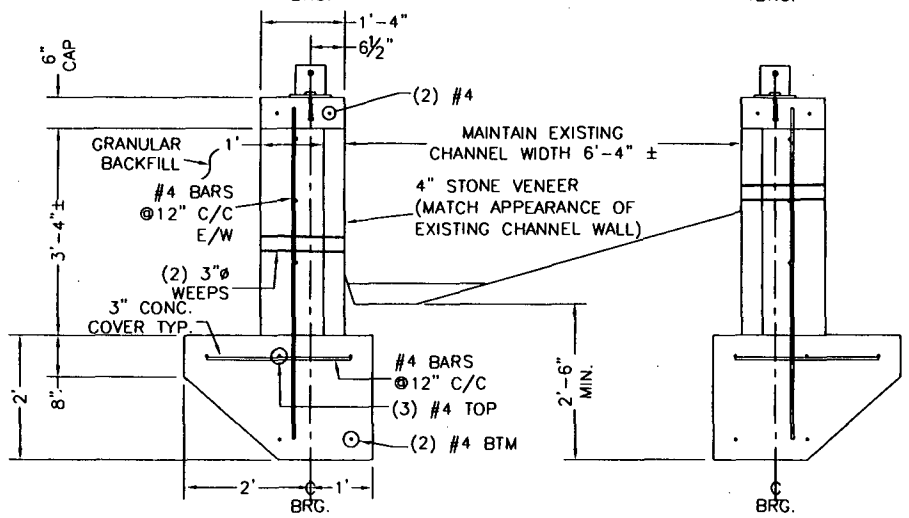
Annapolis Junction, Maryland 20701
Fax: (410) 880 4098

JOB NUMBER:	AJ06612B	DESIGNED BY:	PR
SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	...
SHEET:	3 OF 6	REVISED DATE:	...

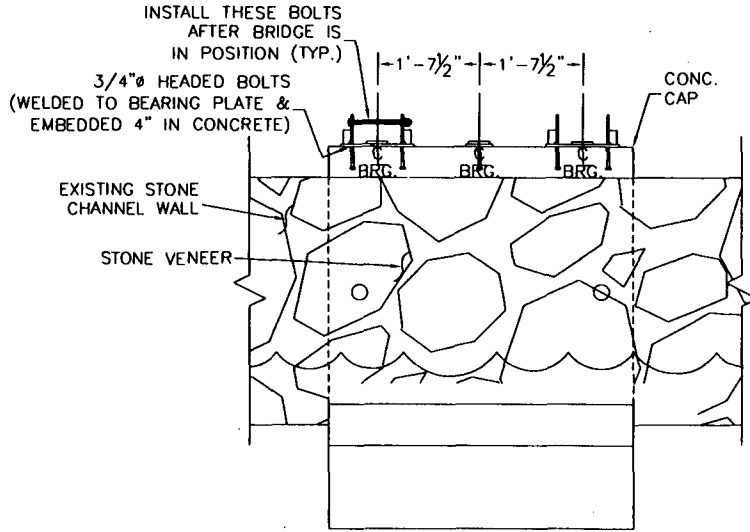
DWG. S-3: BRIDGE 2 GENERAL ARRANGEMENT
 SANDY SPRINGS BUILDERS
 JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815



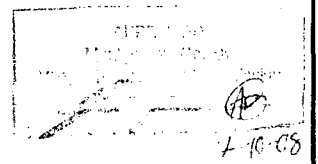
PLAN



ELEVATION



VIEW B



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8152 EXPIRATION DATE: 9/30/08

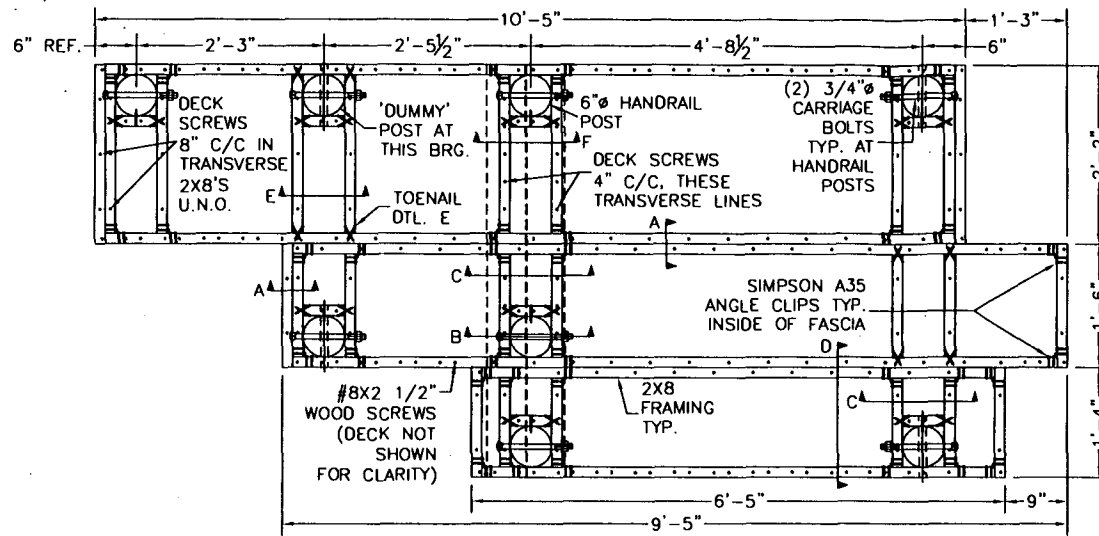


HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

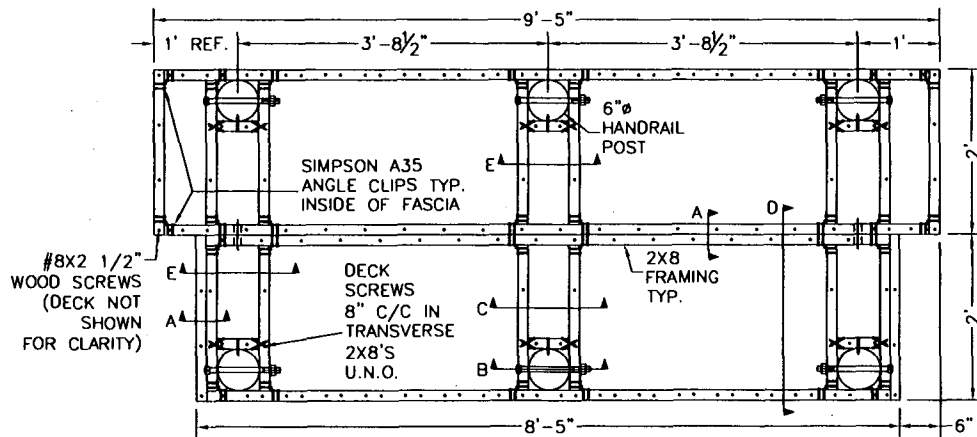
10975 Guilford Rd. Suite A (410) 880 4788
Annapolis Junction, Maryland 20701 Fax: (410) 880 4098

JOB NUMBER:	AJ06612B	DESIGNED BY:	PR
SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	JJC
SHEET:	4 OF 6	REVISED DATE:	

DWG. S-4: BRIDGE 2 ABUTMENT
SANDY SPRINGS BUILDERS
JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815



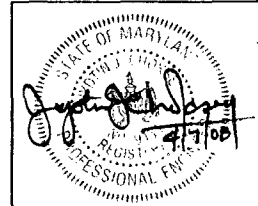
FRAMING PLAN ON BRIDGE 1



FRAMING PLAN ON BRIDGE 2

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4454 EXPIRATION DATE: 3/31/08

APPROVED
 [Signature]
 7-10-08



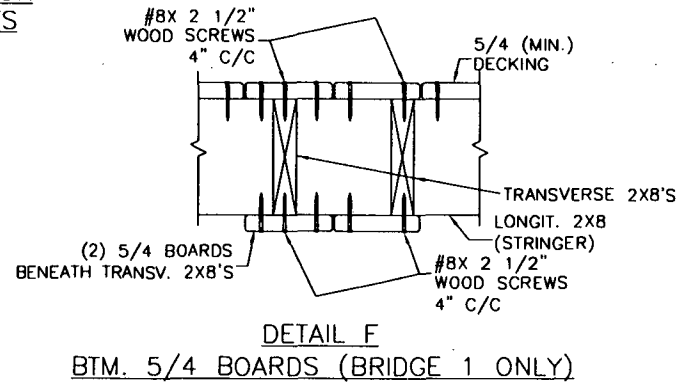
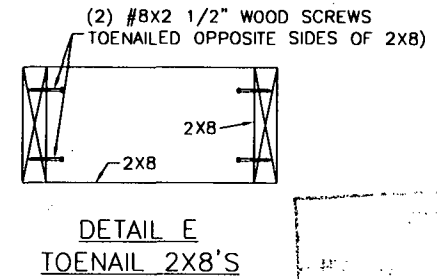
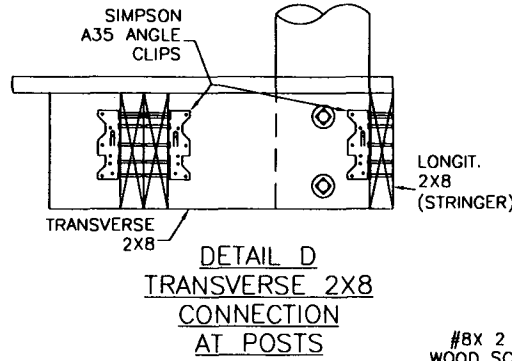
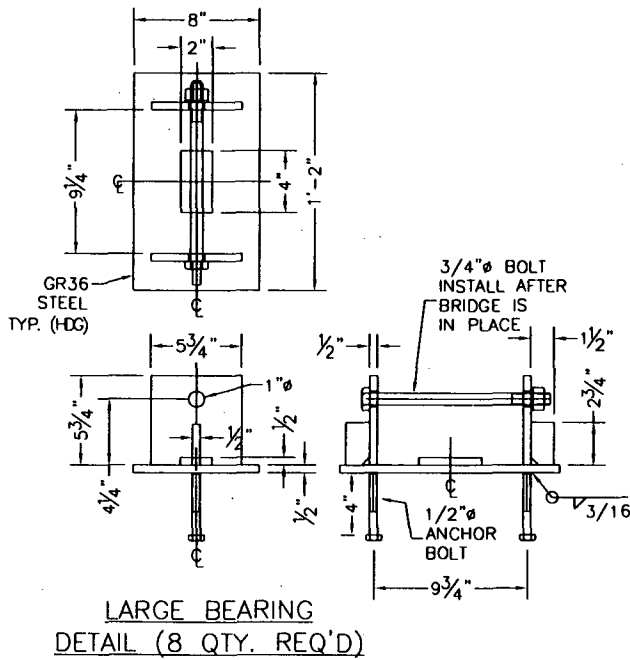
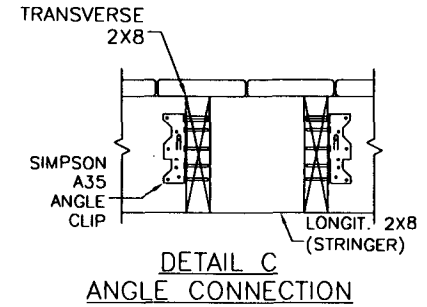
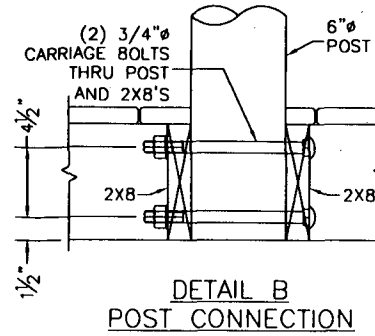
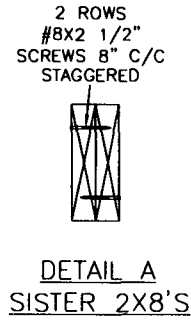
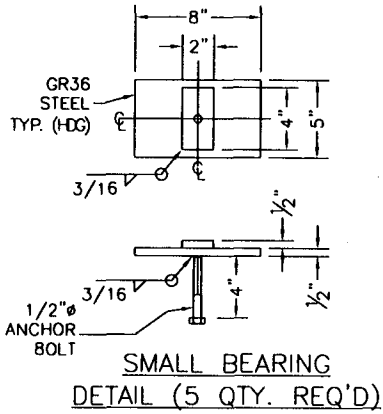
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

10975 Guilford Rd. Suite A
 (410) 880 4788

Annapolis Junction, Maryland 20701
 Fax: (410) 880 4098

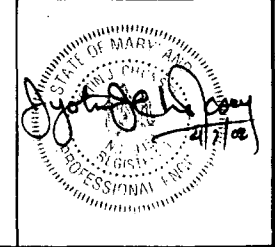
JOB NUMBER:	AJ06612B	DESIGNED BY:	PR
SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	JJC
SHEET:	5 OF 6	REVISED DATE:	...

DWG. S-5: FOOTBRIDGES 1 AND 2 FRAMING PLAN
 SANDY SPRINGS BUILDERS
 JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815



7-10-08

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 2554 EXPIRATION DATE: 5/2/08



HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
 10975 Guilford Rd. Suite A (410) 880 4788
 Annapolis Junction, Maryland 20701 Fax: (410) 880 4098

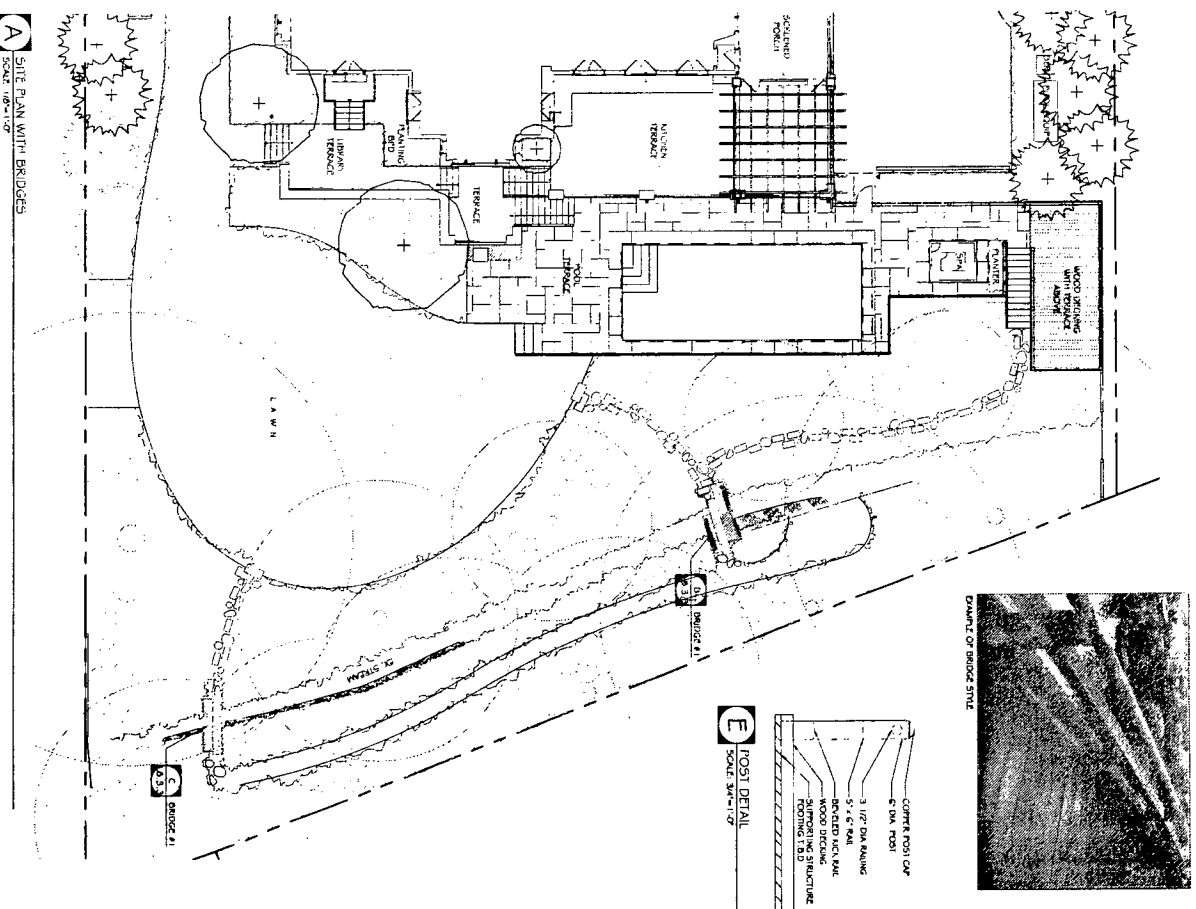
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SCALE:	AS SHOWN	DRAWN BY:	PR
DATE:	04/04/08	APPROVED BY:	JJC
SHEET:	6 OF 6	REVISED DATE:	

DWG. S-6: FOOTBRIDGES 1 AND 2 DETAILS
 SANDY SPRINGS BUILDERS
 JUNDANIAN RES. 15 W. LENOX ST. MONTGOMERY COUNTY, MD. 20815

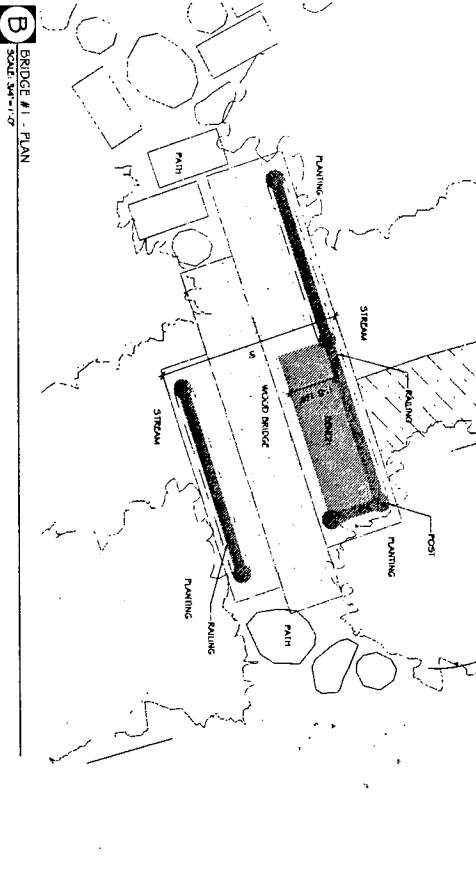
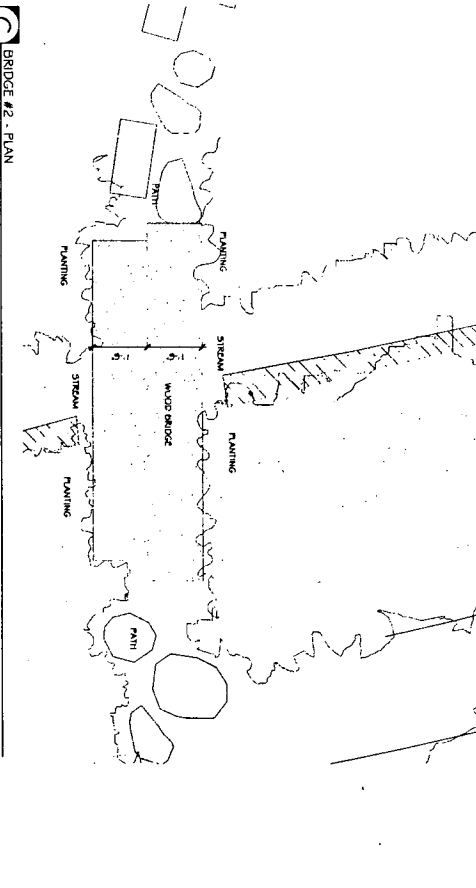
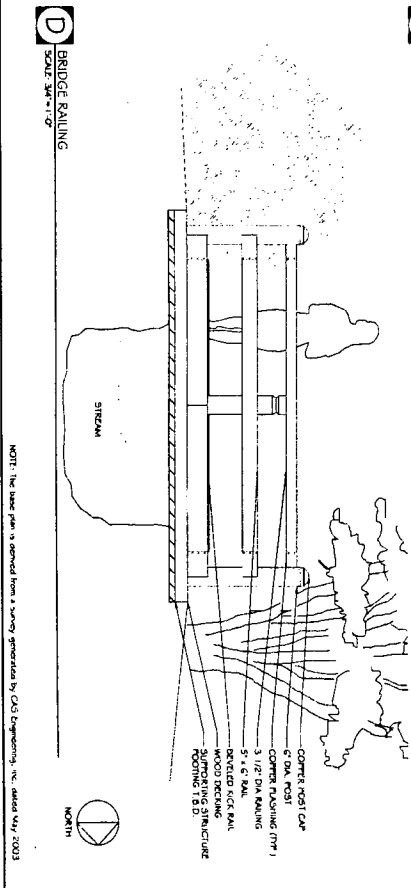
OK ✓

Staff Item
Anne Fothergill
~~July 9, 2008~~
JUL 25,

The HPC approved a landscape plan for 15 West Lenox Street in Chevy Chase. The owners are now proposing to add one item to this plan—replacement of the wood bridges that cross the stream located almost at the rear property line. Since they are proposing changes to the two bridges (a bench on one bridge and railing on both), this is not in-kind replacement and needs HPC approval. Staff is requesting that the HPC approve these changes.



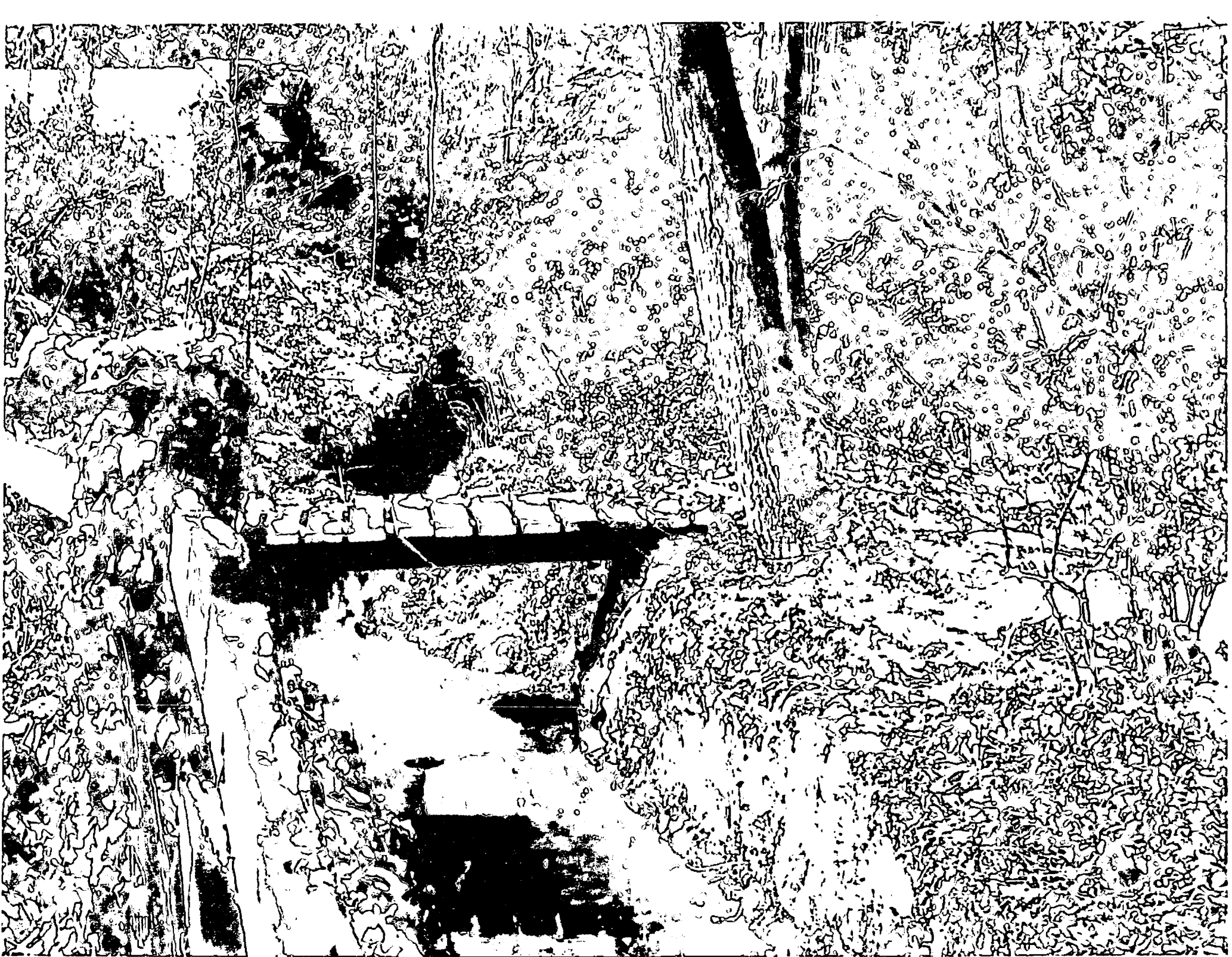
- WOOD BRIDGE CONSTRUCTION NOTES**
1. Lumber sizes indicated in details are clear, nominal and dimensional. Dimensional sizes are indicated in notes.
 2. All outdoor lumber shall comply with guidelines established by the American Lumber Standards Committee. www.almc.org. Lumber shall be of the best quality for the intended use, with no knots, splits, splits, splitting or other defects.
 3. All exposed exterior wall materials (1/2" gypsum or 5/8" Gypsum Board and Exterior Clear, 5/8" vinyl, aluminum, stone or other finish) shall be installed in accordance with manufacturer's instructions. All exterior wall materials shall be installed in accordance with American Wood Preservers Association Standard (AWPA) for above ground use and AWPA for ground contact use. www.awpa.com
 4. All wood bridges and other structures shall be constructed using 304 or 316 stainless steel hardware. All fasteners shall be galvanized. Provide details for all bonded connections, overhead and end of bonded connections. Contact us for sample drawings of hardware and hardware for approval by Landscape Architects. All sample plans shall be prepared and protected so that they can be used for reference during construction. Do not reduce or fabricate parts per construction in spirit.
 5. Contact us for details of railing and other wood construction for approval by Owner and Landscape Architects. All sample plans shall be prepared and protected so that they can be used for reference during construction. Do not reduce or fabricate parts per construction in spirit.



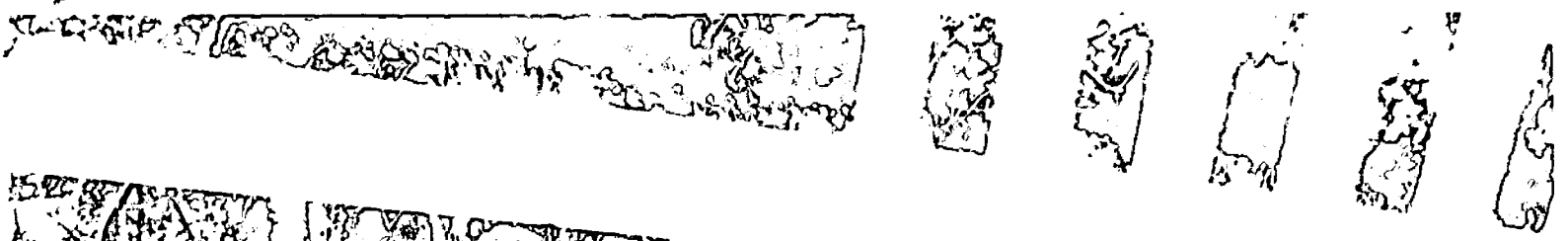
Sheet #	Title	Date	Revisions
L8.3.3	Wood Bridges	11/20/04	FENCE REVISIONS
		02/23/07	REVISION TO PLANTING NOTES
Project #	Drawn by	Check by	Scale
02021	TS	NW	As Noted
Drawn by	Checked by	Scale	As Noted
TS	NW		

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
 800 O Street, S.E. Washington DC 20003 202.546.7773 fax 202.546.1031
 LANDSCAPE ARCHITECTS







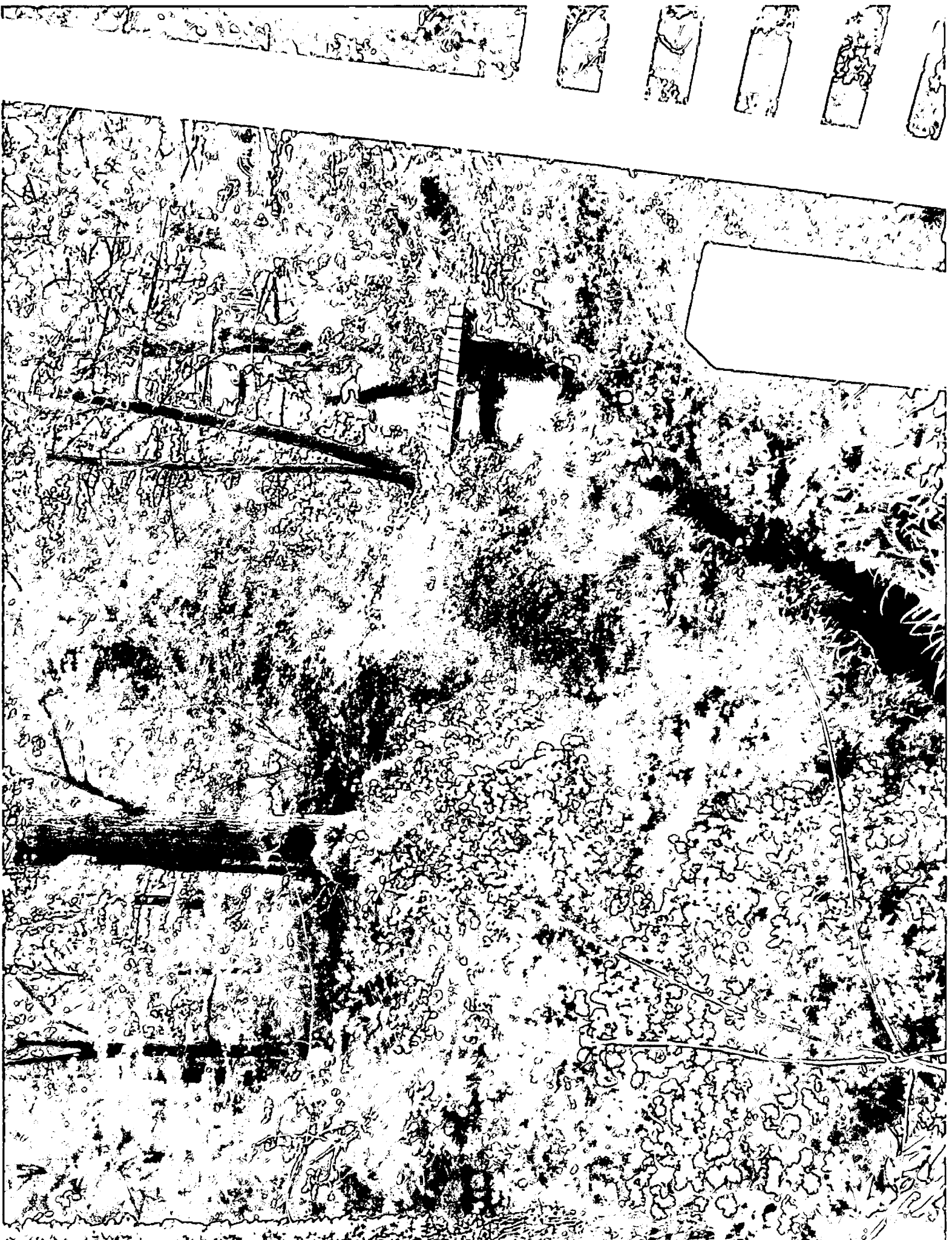


Staff Item
Anne Fothergill
July 9, 2008

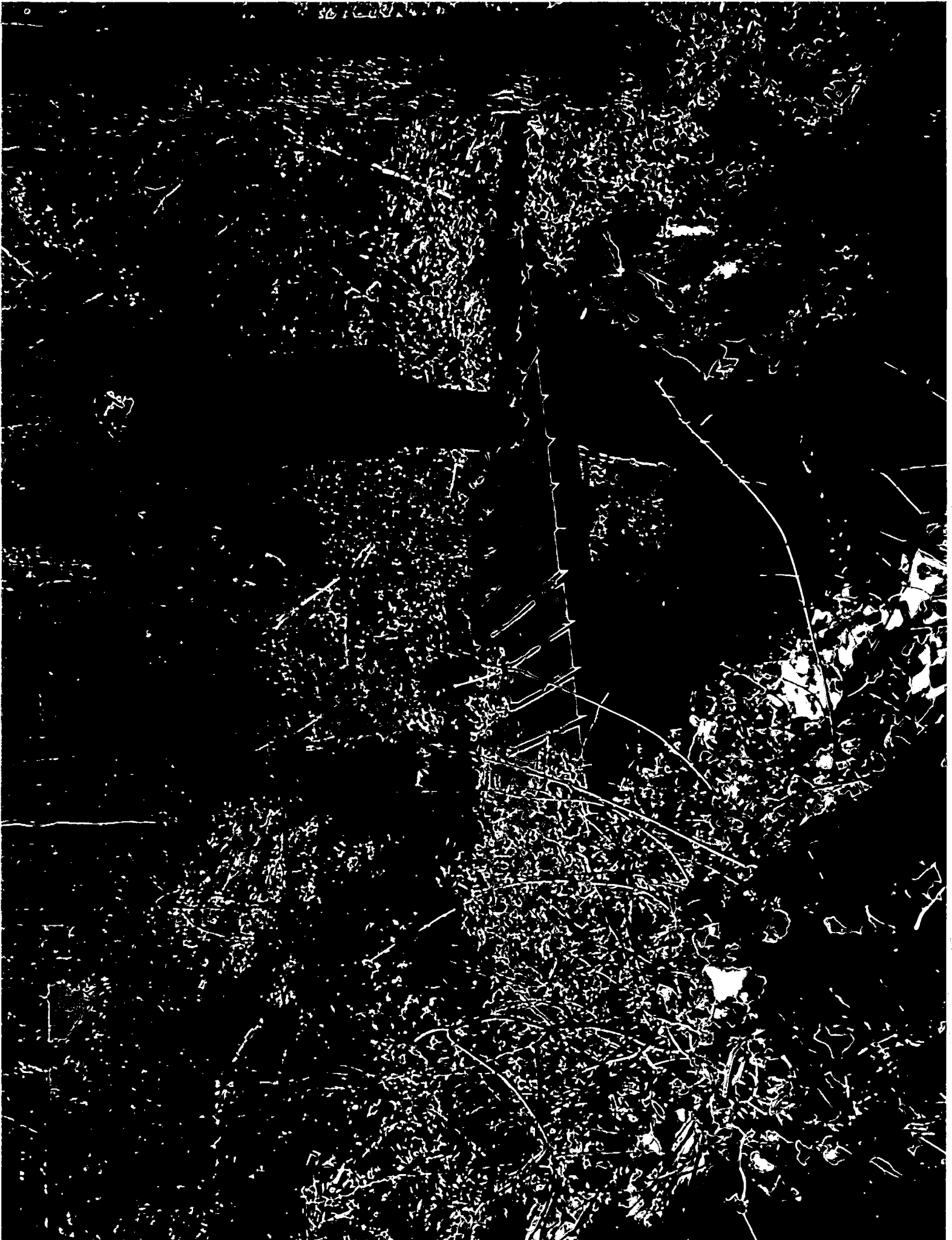
The HPC approved a landscape plan for 15 West Lenox Street in Chevy Chase. The owners are now proposing to add one item to this plan—replacement of the wood bridges that cross the stream located almost at the rear property line. Since they are proposing changes to the two bridges (a bench on one bridge and railing on both), this is not in-kind replacement and needs HPC approval. Staff is requesting that the HPC approve these changes.







56 1-20-21





15 W. Lenox bridge

Todd Brown

6-6-08

fundations want to replace foot bridges
at rear of property.

LDVM



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: November 16, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #419729, alterations to approved fencing and pool

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 November 15, 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
301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nicole Whiteside
Daytime Phone No.: 202-540-7575

Tax Account No.: 07-00457041
Name of Property Owner: Mr. & Mrs. Lee Lundman Daytime Phone No.: 301-991-2101 (OFFICE)
Address: 3500 Leland Street Cherry Chase MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Oehline van Swinden & Associates, Inc. Daytime Phone No.: 202-540-7575

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: 10352 Folio: 550 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|---|--|
| CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Tear | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: _____ |

1B. Construction cost estimate: \$ _____
1C. This is a revision of a previously approved active permit, see Permit # 313092

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 6 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line 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 L. Whiteside Signature of owner or authorized agent
October 2, 2006 Date

Approved:
Approved: _____ Signature: Nicole L. Whiteside Date: 11-16-06
Application/Permit No.: 411127 Date Filed: 10-2-06 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:

See original application for description

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

The following items are revisions to the original site plan application: the addition of a 6'-0" wood fence to the East side of the property connecting to the approved fence section that spans from the East side of the house to the edge of the property; the addition of a spa to the rear terrace; the addition of a built in gas barbeque grill to the rear terrace (stainless steel). This property is located in Chevy Chase Village.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

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

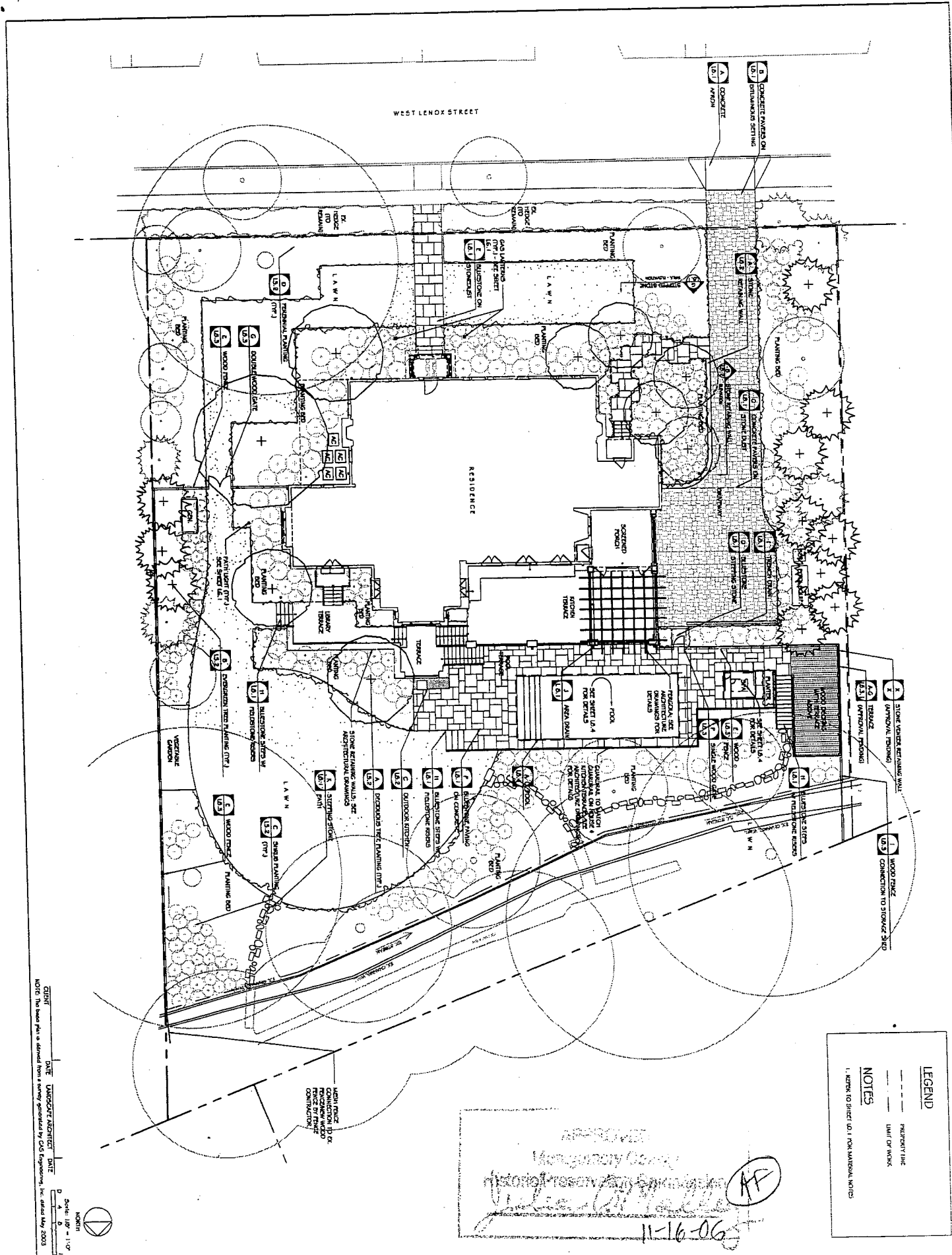
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Walker (Signature)
 11-16-06

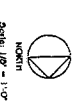
LEGEND

--- PATIENT LINE
 --- LIMIT OF WORK

NOTES

1. REFER TO SHEET (U.1) FOR MATERIAL NOTES

CLIENT: DATE: LANDSCAPE ARCHITECT: DATE:
 NOTE: This sheet plan is derived from a survey generated by C&S Engineering, Inc. dated May 2003.



Sheet	The	Date	Revised
L2.1	Materials Plan	August 16, 2006	
Project #	Date	Scale	
09027	August 16, 2006	1/8" = 1'-0"	
Drawn by	Checked by	Old File	

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20002-5447 703 522-5412
 LANDSCAPE ARCHITECTS



HPC OK for staff
level approval
2-28-07

Staff item
15 W. Lenox

OE HME, VAN SWEDEN & ASSOCIATES, INC.

MEMORANDUM

TO: Anne Fothergill
FROM: Nicole Whiteside
PROJECT: Jundanian Residence **PROJECT #:** 03027
SUBJECT: Change of Materials for fence
DATE: February 13, 2007
CC:

The following is a description of the changes to the materials proposed to be used at 15 West Lenox Street in regard to the fence:

- **Original fence as approved:** Wooden Fence- 6'-0" tall (maximum) custom built fence; to be stained or painted to match the wood on the house; in order to screen the view of fence from the road, tall shrubs will be planted in front of it
- **Proposed fence:** Black Aluminum Fence- 6'-0" tall (maximum) custom built fence (such as design Residential #403 as attached); in order to screen the view of fence from the road, shrubs will be planted in front of it

**LANDSCAPE ARCHITECTURE
URBAN DESIGN
MASTER PLANNING
HORTICULTURE
LANDSCAPE MANAGEMENT**

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

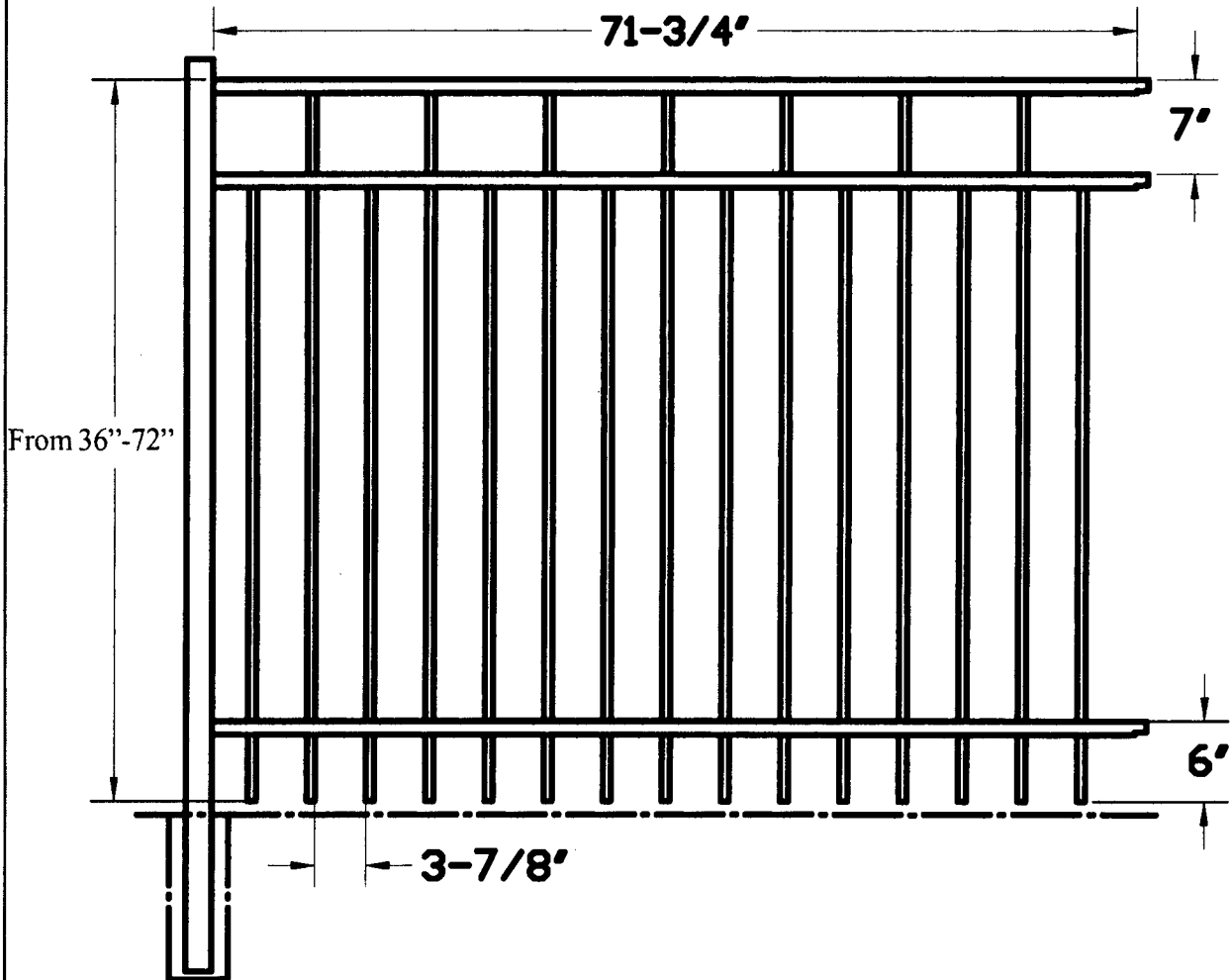
202-546-7575 FAX 202-546-1035

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

Proposed

Project:	Drawing:	Date:	IDEAL Aluminum Products 351 Codisco Way * Sanford, FL 32771	(p)407.323.7589 (f)407.323.6109
----------	----------	-------	---	------------------------------------

Residential #403



Sign: x

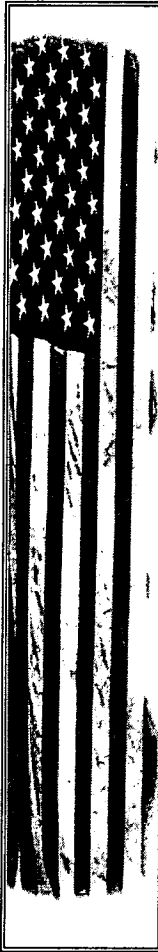
Rails Top:	1-1/16" x .062
Side	1" x .072
Std. Post:	2" sq. x .062
Gate Posts:	3", 4" sq. x .125
Picket:	5/8" sq. x .050

www.idealaluminumproducts.com

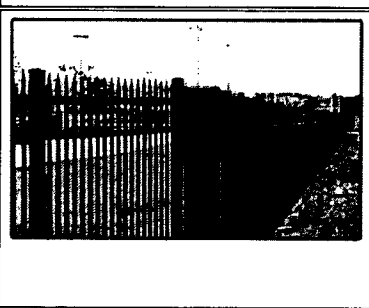
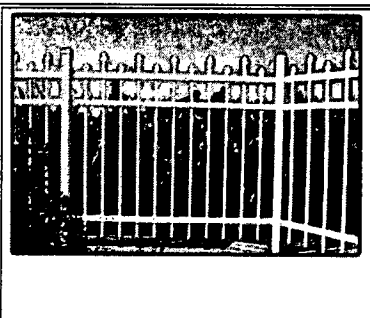
This drawing is the property of Ideal Aluminum Products. It is not to be reproduced, copied, or traced in whole or in part without our written consent



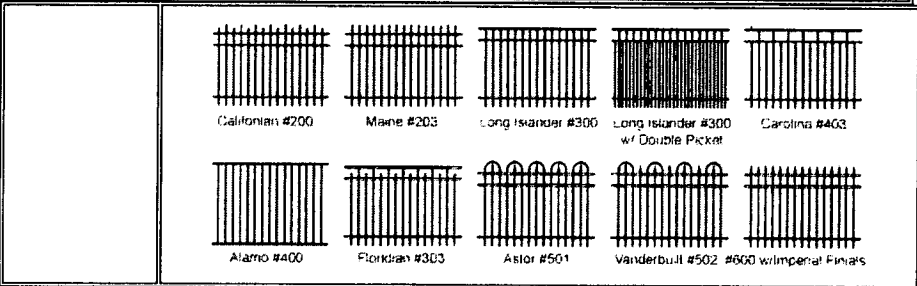
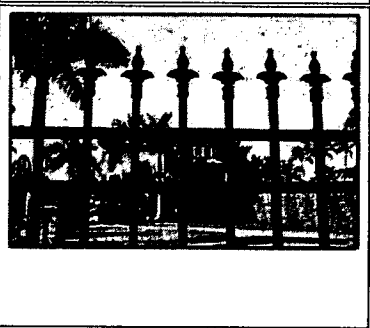
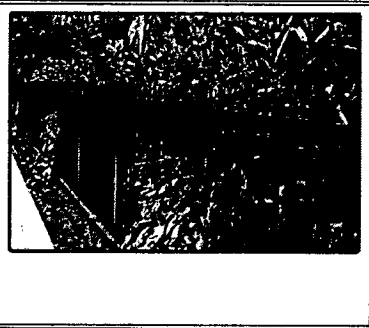
HOME FENCE GATES ARBORS RAILING LIBERTY STAR LINE SPECS WARRANTY CONTACT



Ideals' fence designs are manufactured with your customers needs in mind. Ideals' fence is built in 3 different grades, residential, commercial, and industrial to meet the changing needs of every application.



The elegance of ornamental aluminum fencing with Ideal powder coated finish allows for a maintenance free fence for years to come. Our fence is warranted for life not to rust, peel, chip, or crack as long as you own your fence.



Copyright © 2004 Ideal Aluminum Products. All rights reserved. Toll Free USA 1-877-323-6496

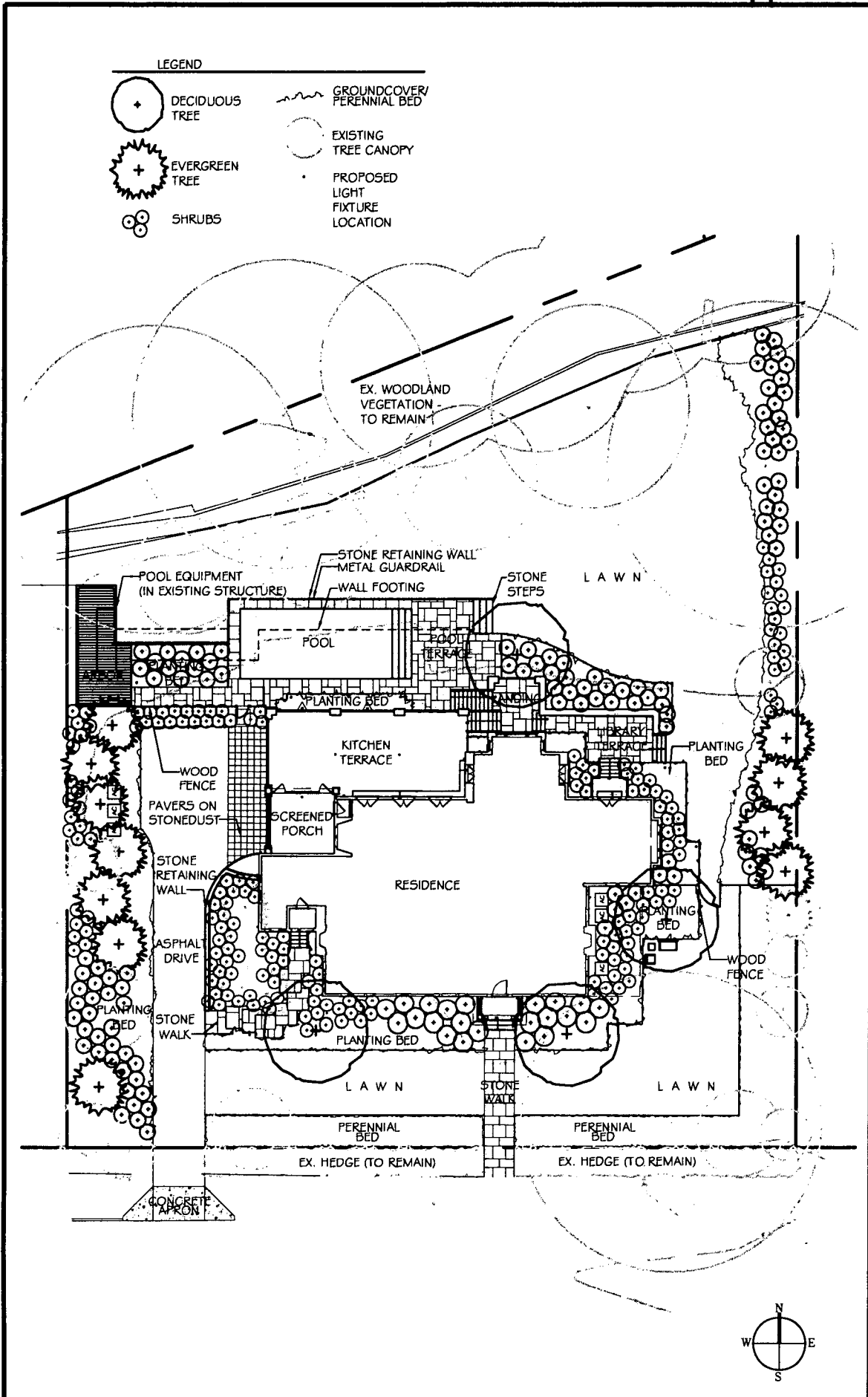
HPC Approved

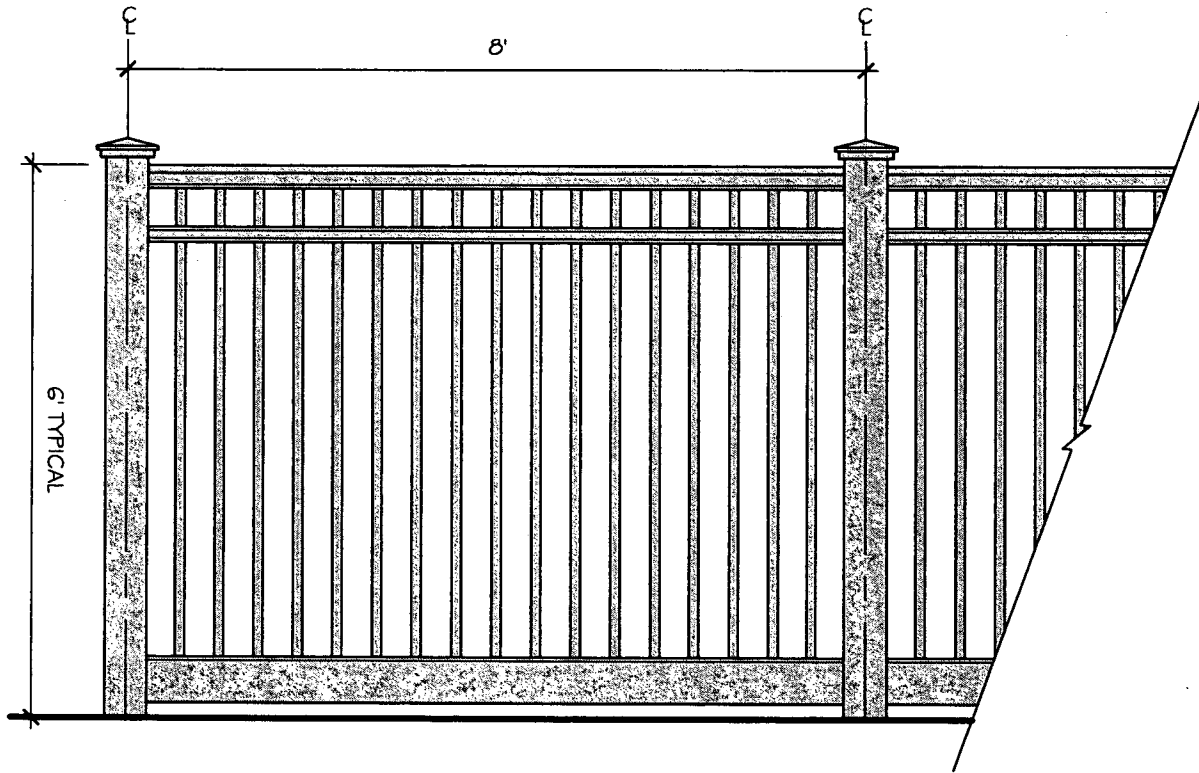


Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Sheet #	Title	
	Site Plan	
Date	Scale	1/32" = 1'-0"
	Date	May 25, 2005
SK-1		





A

WOOD FENCE

1/2" = 1'-0"

Scale: 1/2" = 1'-0"

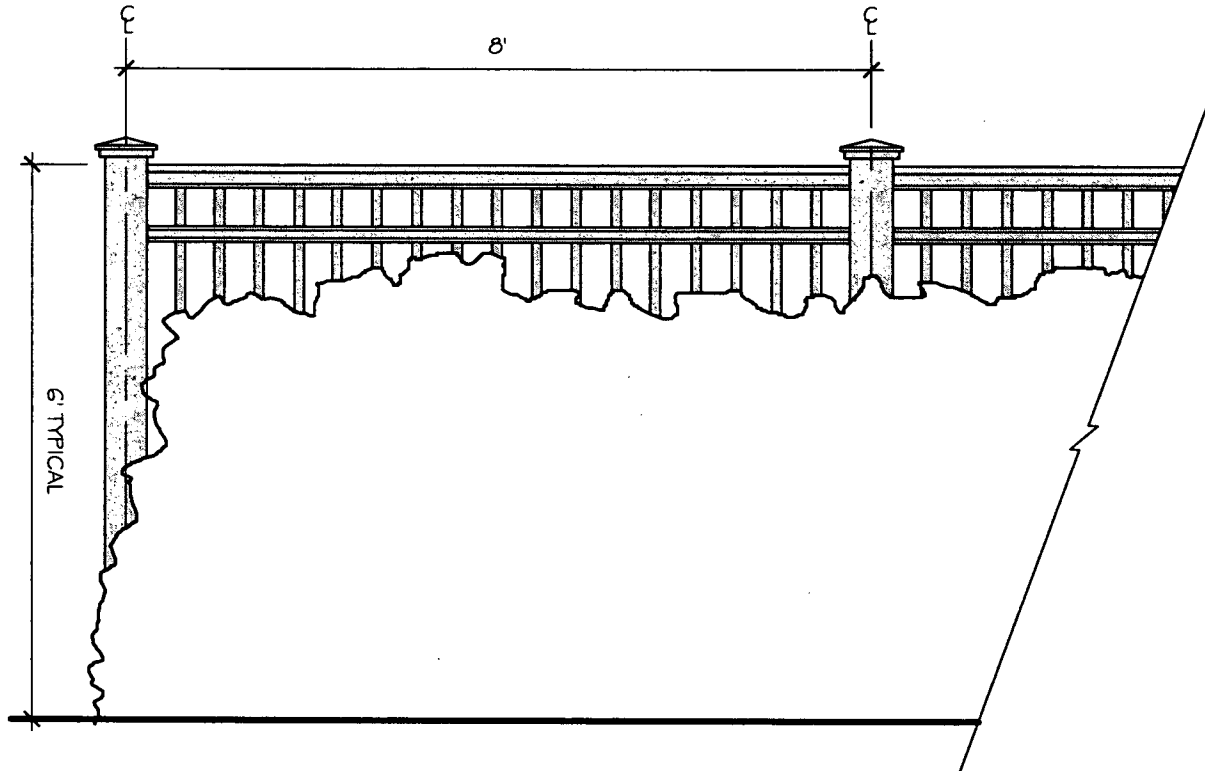


HPC APPROVED

Sheet # SK-6	Title Fence Elevation	
	Date May 25, 2005	Scale 1/2" = 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

WOOD FENCE WITH PLANT SCREEN

1/2" = 1'-0"

Scale: 1/2" = 1'-0"

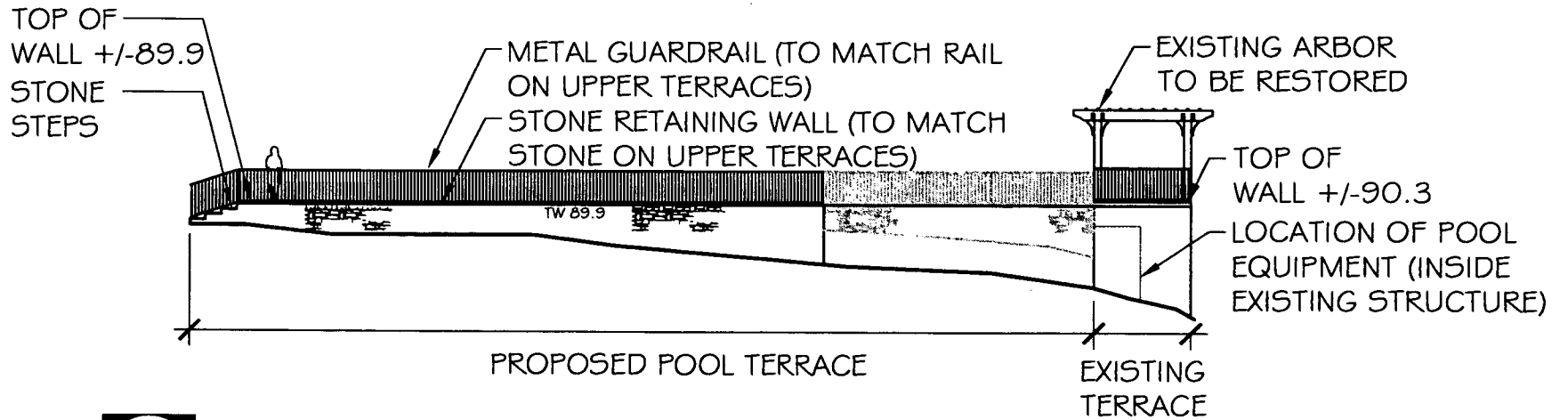


HPC Approved

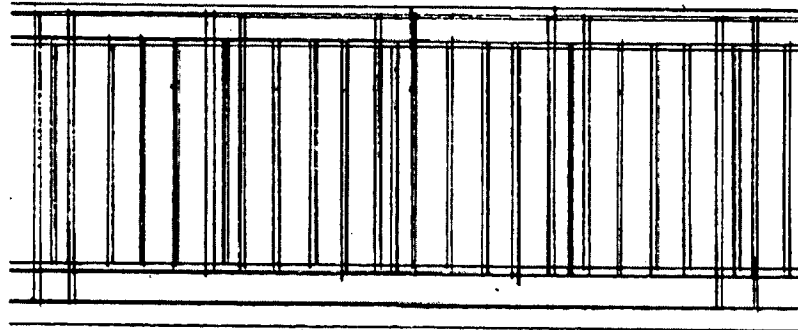
Sheet # SK-7	Title Fence Elevation	
	Date May 25, 2005	Scale 1/2" = 1'-0"

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 ELEVATION OF POOL TERRACE FROM THE NORTH
 1/16" = 1'-0"



B METAL GUARDRAIL AT POOL TERRACE
 NTS

HPC Approved

Sheet # SK-4	Title Pool Terrace Elevation	
	Date May 25, 2005	Scale As Noted

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



Existing Views on West Side of Residence from
Top of Driveway



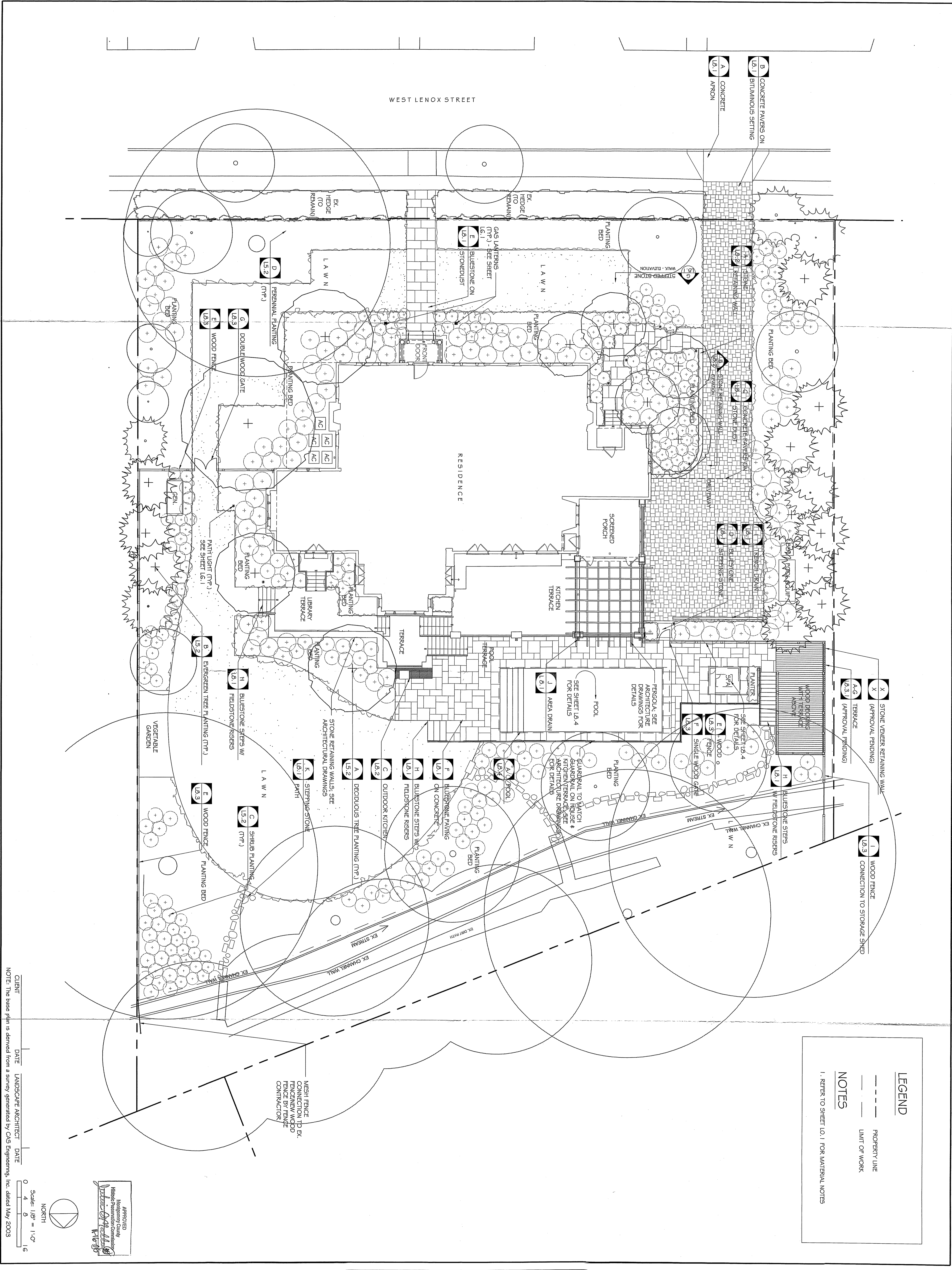
Existing Views on East Side of Residence from
Sidewalk

Sheet #	Title	
SK-5	Existing Views	
	Date	Scale
	May 25, 2005	NTS

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





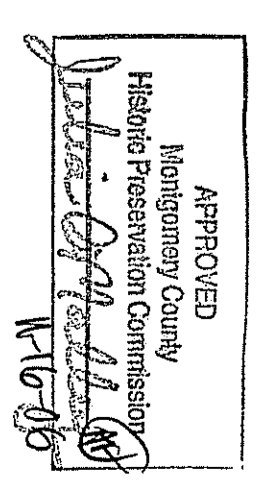
CLIENT _____ DATE _____
 LANDSCAPE ARCHITECT _____ DATE _____
 NOTE: The base plan is derived from a survey generated by CAS Engineering, Inc. dated May 2003

LEGEND

--- PROPERTY LINE
 --- LIMIT OF WORK

NOTES

1. REFER TO SHEET L0.1 FOR MATERIAL NOTES



Sheet #	Title	#	Date	Revisions
L2.1	Materials Plan			

Project #	Date	Scale
03027	August 16, 2006	1/8" = 1'-0"
Drawn By	Checked By	Cad File
TS	NW	

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	15 West Lenox Street	Meeting Date:	11/15/06
Applicant:	Lee and Nicole Jundanian (Nicole Whiteside, Agent)	Report Date:	11/08/06
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	11/01/06
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-03N REVISION	Staff:	Anne Fothergill

PROPOSAL: Spa, grill, and fencing installation

RECOMMEND: Approval with one condition

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP with the condition that:

1. The applicant will consult with the Chevy Chase Village arborist and tree protection measures will be in place prior to fencing installation.

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. The lot drops off as it goes back from the sidewalk, and the rear of the house overlooks a stream and the Chevy Chase Club's golf course.

BACKGROUND

The HPC approved a HAWP for a rear addition to this house in 2003 and another HAWP for a pool, fencing, and other landscape alterations in 2005.

PROPOSAL

Behind the house the applicants have HPC approval to install a 40' x 16' pool with a terrace around it. They are now proposing two additions to this plan -- a spa at the end of the pool and a built-in grill on the rear terrace. See site plan in Circle 6.

Additionally, the applicants were approved for a small section of 6' tall wood fencing from the east side of the house to the east side property line where the neighbors' fence is located. They now propose additional 6' tall vertical painted or stained wood fencing (same material, style, and height as approved fencing) that will run parallel to the neighboring wood fence down to the back of the lot (see fence detail in Circle

9 and site plan in Circle 6). The fence is required to meet Code for the swimming pool.

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:

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.

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

- 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.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- 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 proposed wood fencing is appropriate in design and material -- it is the same height, design, and material as the fencing that was previously-approved by the HPC. This section of fencing starts towards the back of the house about 50 feet from the street. The lot slopes down significantly as it goes back from the sidewalk so the fencing at the back of the lot will be much lower and, because it will run parallel to an existing fence, there will be no impact to existing sight lines. There are trees along this side property line and the existing fencing and staff is recommending that the applicants consult with the Village arborist to ensure adequate tree protection. Because of at least one tree, the fence may have to jog slightly and the final fence location will be submitted to staff prior to installation.

The other proposed changes to the pool area, the spa and built-in grill, are located behind the house. There will be fencing and screening at the bottom of the driveway and the pool area will not be visible from the street.

These proposed revisions and additions to the approved HAWP will not adversely affect the historic house, streetscape, or historic district and staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve with one condition*** 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
225 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/777-6370

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 (OFFICE)

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

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Celine van Swarden & 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: 10352 Folio: 550 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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: _____

18. Construction cost estimate: \$ _____

19. If this is a revision of a previously approved active permit, see Permit # 313092

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 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- 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 L. Whiteside
Signature of owner or authorized agent

October 2, 2004
Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Approved: _____ Signature: _____ Date: _____

Application/Permit No.: 417127 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:

See original application for description

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

The following items are revisions to the original site plan application: the addition of a 6'-0" wood fence to the East side of the property connecting to the approved fence section that spans from the East side of the house to the edge of the property; the addition of a spa to the rear terrace; the addition of a built in gas barbeque grill to the rear terrace (stainless steel). This property is located in Chevy Chase Village.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

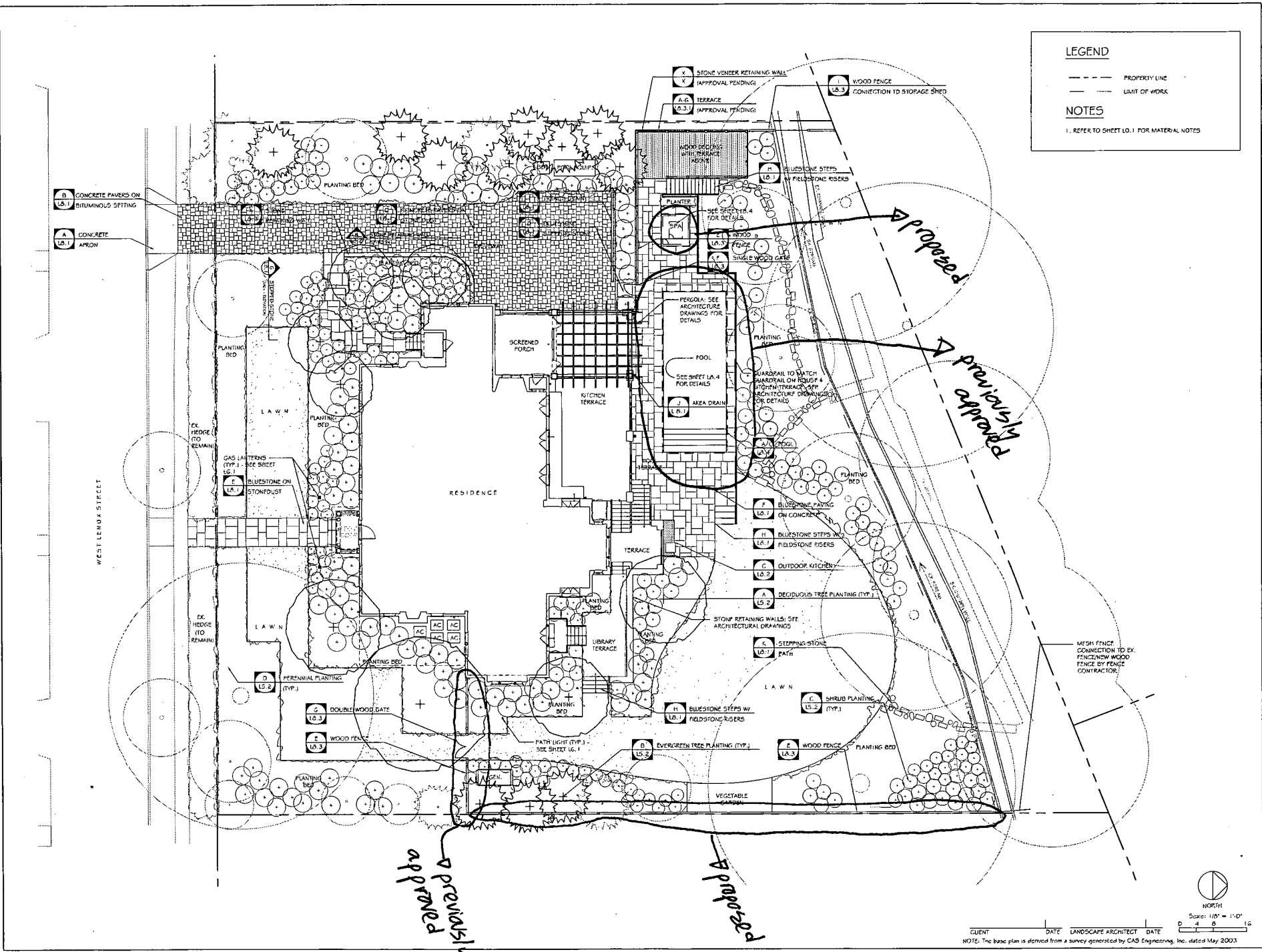
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

LEGEND

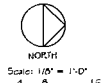
--- PROPERTY LINE
 --- LIMIT OF WORK

NOTES

1. REFER TO SHEET L0.1 FOR MATERIAL NOTES



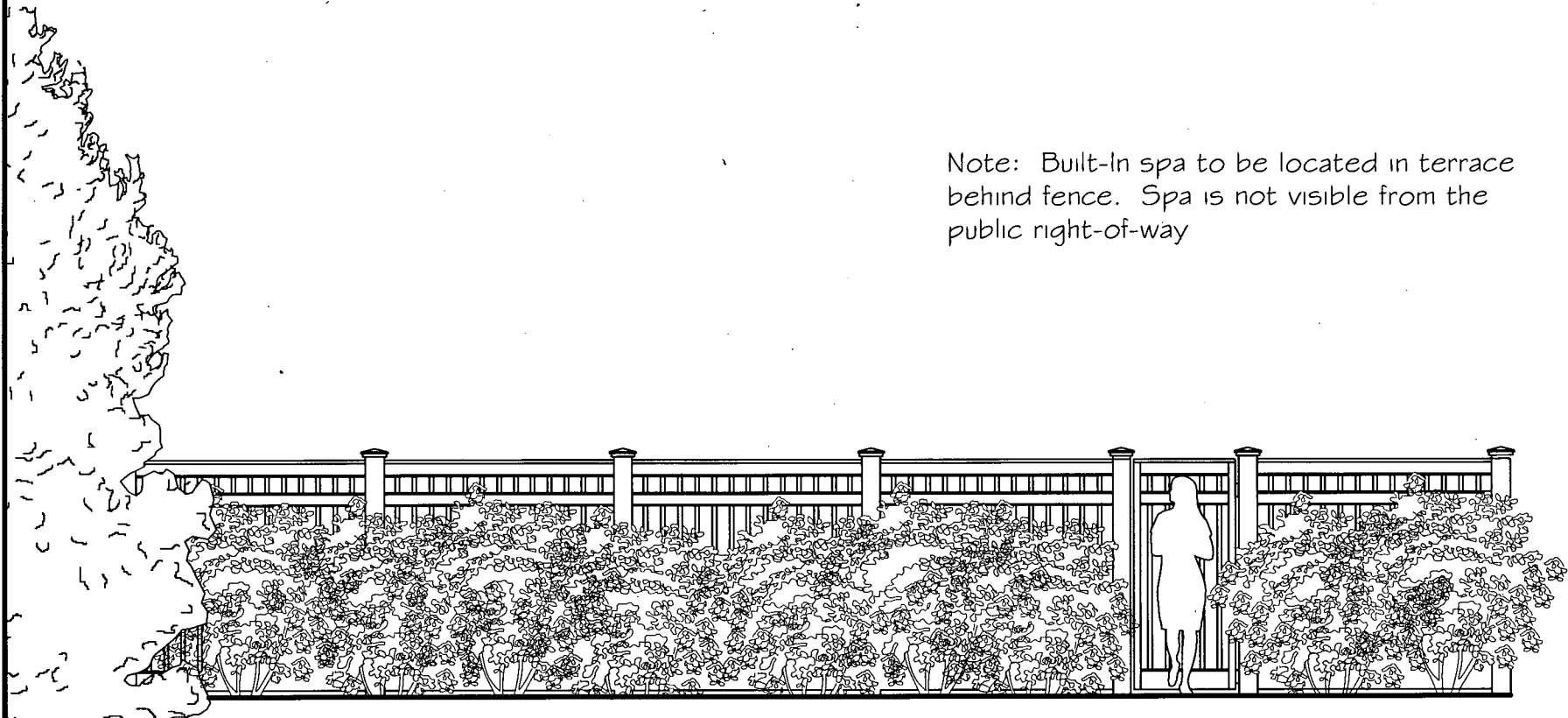
CLIENT: _____ DATE: _____ LANDSCAPE ARCHITECT: _____ DATE: _____
 NOTE: The basic plan is derived from a survey generated by CAS Engineering, Inc., dated May 2003.



Title		Miterella Plan	
Sheet #	L2.1	Project #	00027
Date	August 18, 2006	Scale	1/8" = 1'-0"
Drawn by	_____	Checked by	_____
Project #	00027	City/State	NY

9

Note: Built-in spa to be located in terrace behind fence. Spa is not visible from the public right-of-way

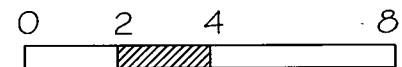


A

Elevation: View Towards North End of Driveway

1/4" = 1'-0"


Scale: 1/4" = 1'-0"



Sheet #	Title	
HPC-1	Elevation	
	Date	Scale
	10.31.06	1/4" = 1'-0"

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

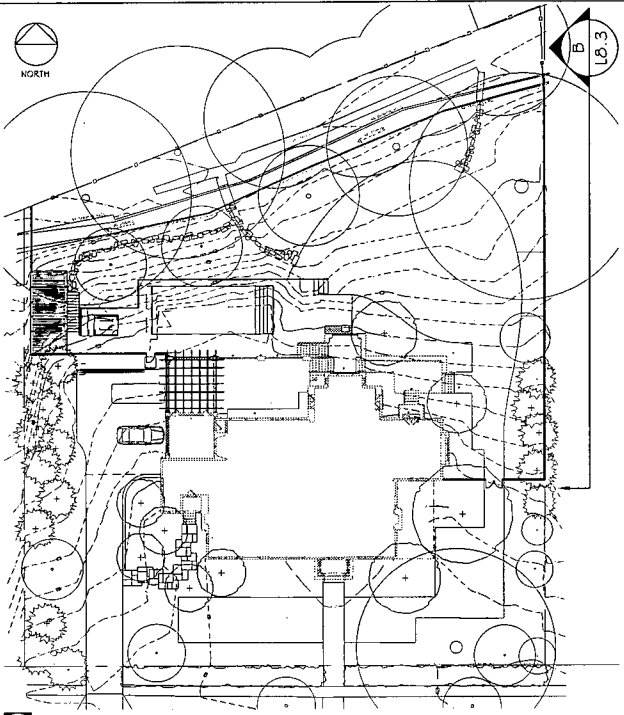
Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS



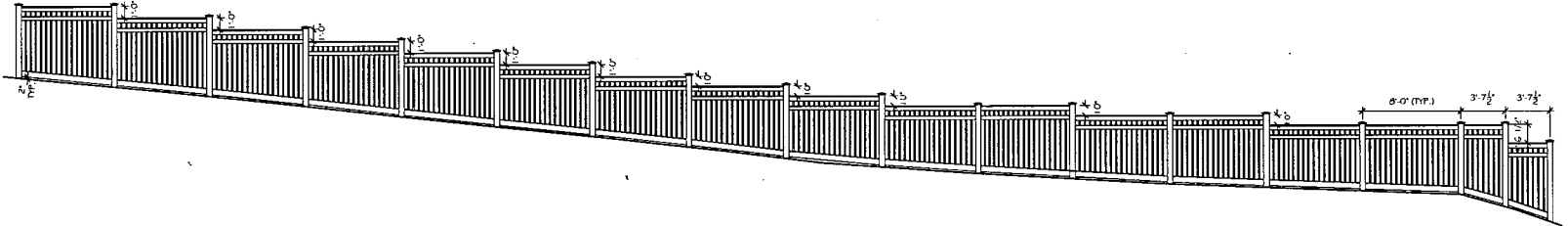
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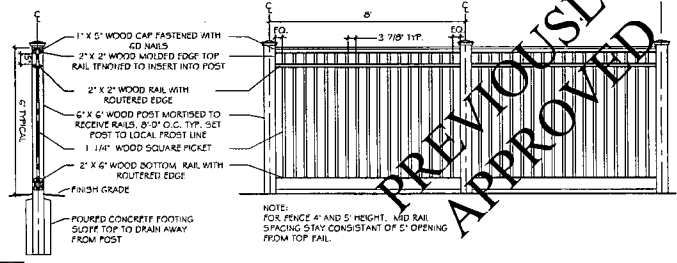
B
1,8,3



A
PLAN
1/8" = 1'-0"



B
WOOD FENCE - ELEVATION
1/8" = 1'-0"



C
WOOD FENCE - DETAIL
1/8" = 1'-0"

PREVIOUSLY APPROVED

NOTE:
FOR FENCE 4" AND 5" HEIGHT, MID RAIL
SPACING SHALL CONSIST OF 2" OPENING
FROM TOP RAIL.

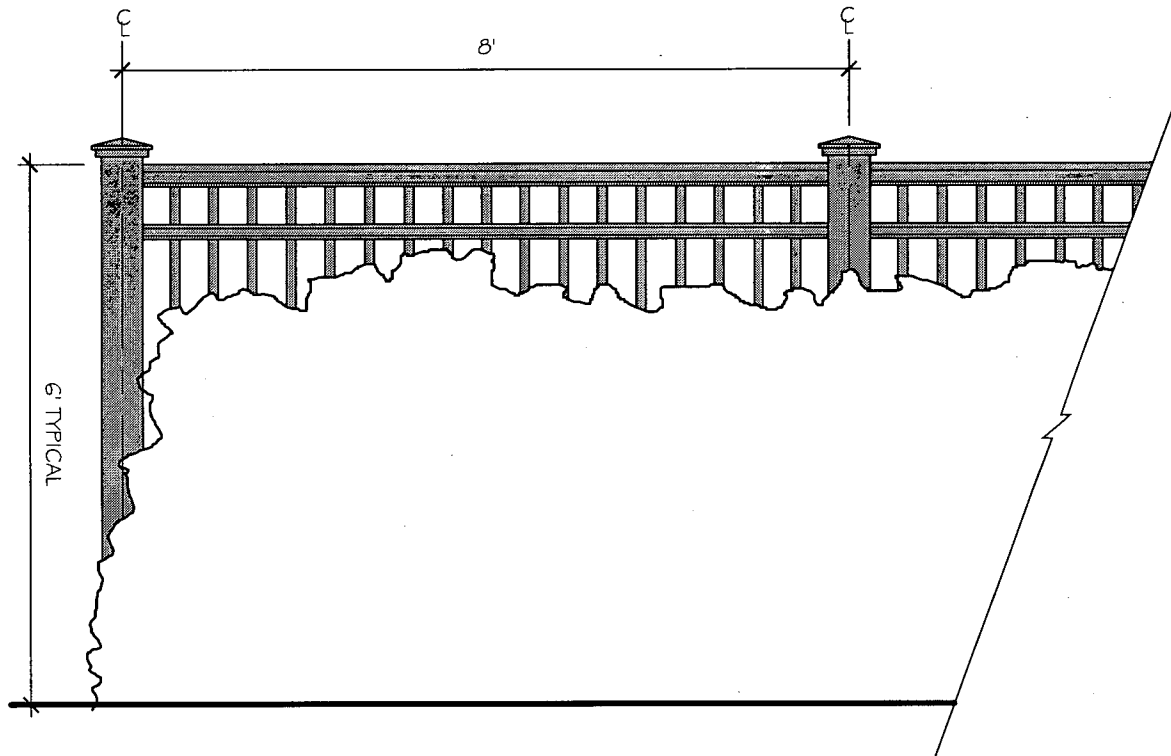
NOTE: The base plan is derived from a survey generated by CAS Engineering, Inc. dated May 2003.

Ochme, van Sweden & Associates, Inc.
1013 South S.E. Washington St. 2003 202-248-1751 fax 202-248-1011
LANDSCAPE ARCHITECTS

Jundanian Residence
15 West Lenox Street
Chevy Chase, MD

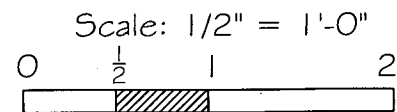
Sheet	1 of 1
File	Details: Wood Fence
Date	10/27/03
Drawn by	TS
Checked by	TS
Scale	1/8" = 1'-0"
Author	August 18, 2006
Project	15 West Lenox Street
Client	TS

(b)



WOOD FENCE WITH PLANT SCREEN

1/2" = 1'-0"

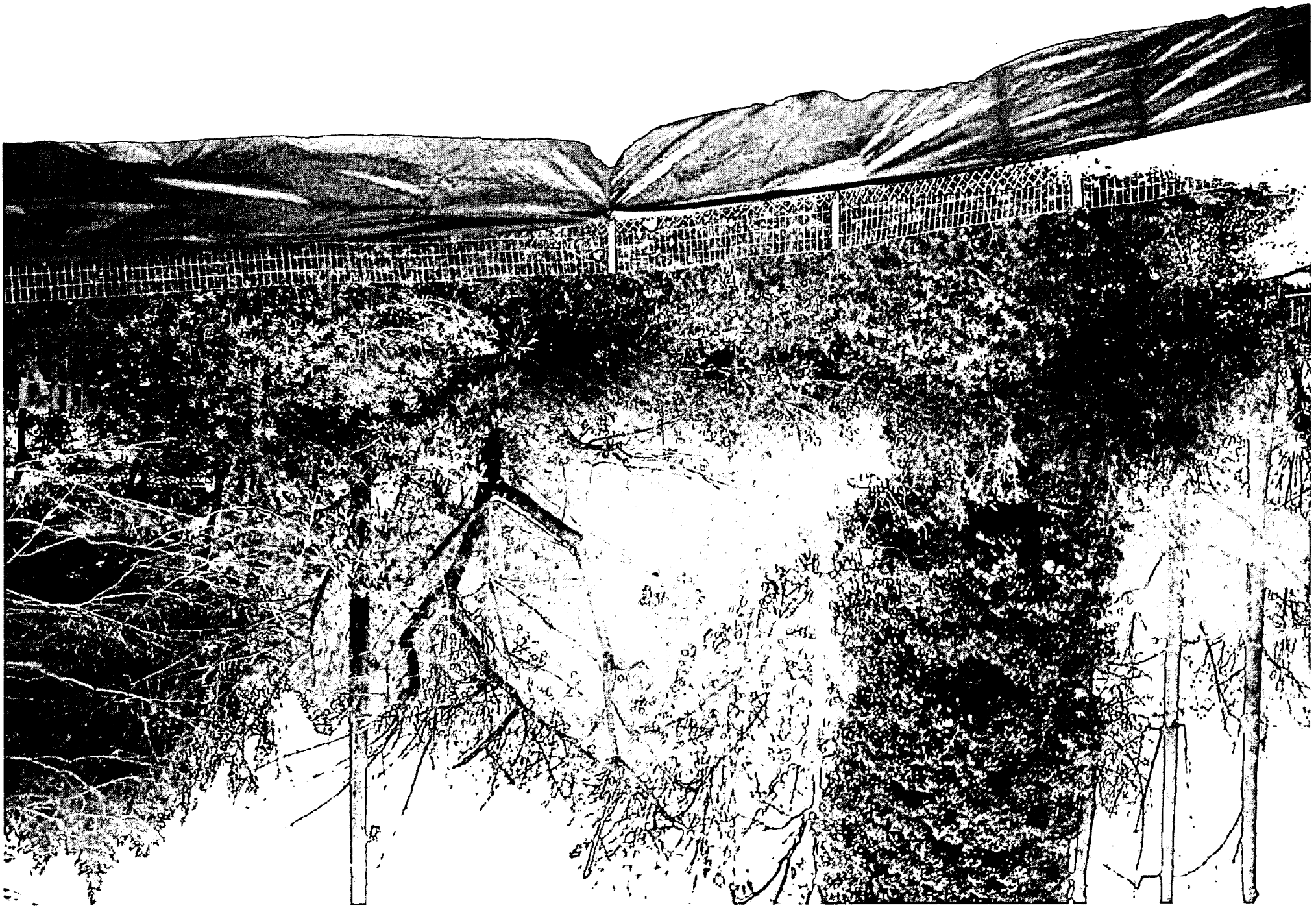


Sheet # SK-7	Title Fence Elevation	
	Date May 25, 2005	Scale 1/2" = 1'-0"

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LANDSCAPE ARCHITECTS

10



15 West Lenox

