

35/13-06Q 12 East Lenox St
Chevy Chase Village Historic District, 35/13

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	12 East Lenox Street, Chevy Chase	Meeting Date:	6/7/2006
Resource:	Contributing Resource Chevy Chase Village Historic District, #35/13	Report Date:	5/26/2006
Applicant:	Justin & Elizabeth Bausch	Public Notice:	5/19/2006
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-06Q	Staff:	Michele Oaks

PROPOSAL: Landscape alterations and patio installation

RECOMMENDATION: Approve with condition

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

The applicant will continue to work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c1899

HISTORIC CONTEXT:

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicants propose to:

- Increase their existing flagstone patio to a final measurement of 22' x 31'. The flagstone will be set in stone dust.
- Install a new, low, stone retaining wall, 2' high, constructed of pre-cast stone with a flagstone cap, between the new, flagstone patio and lawn/planting area.
- Install stepping-stones commencing at the eastern side of front walk and ending at a small flagstone landing at the side base of the front porch. The stepping-stones will be surrounded by ground cover.

APPLICABLE GUIDELINES:

When reviewing alterations contributing resources within the Chevy Chase Village *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Chevy Chase Village Guidelines* adopted as part of the Amendment to the Bethesda-Chevy Chase Master Plan in 1997. The pertinent information in these documents is outlined below.

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 of to the achievement of the purposes of this chapter.

Chevy Chase Village Guidelines

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.

The *Guidelines* that pertain to this project are as follows:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.

STAFF DISCUSSION:

The proposal does not negatively impact the historic integrity of this historic resource and is compatible with the adjacent historic resources. The surrounding environmental setting and streetscape will not be affected with this proposal. Additionally, no trees are being removed from this site. These proposals meet the criteria outlined in the *Chevy Chase Village Guidelines*.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b) (1)& (2);

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



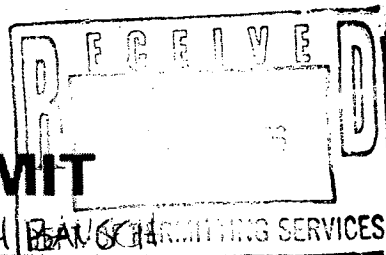
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: ELIZABETH BAUSCH DEPARTMENT OF PERMITTING SERVICES

Daytime Phone No.: 301-656-5643

Tax Account No.:

Name of Property Owner: JUSTIN & ELIZABETH BAUSCH Daytime Phone No.: 301-656-5643

Address: 12 E. LENOX ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: MASON KEHNE LANDSCAPING Phone No.: 301-384-7009

Contractor Registration No.:

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: E. LENOX ST.
Town/City: CHEVY CHASE MD Nearest Cross Street: BROOKVILLE RD.
Lot: 17 (16 & 18) Block: 36 Subdivision: SECTION 2
Liber: JA36 Folio: 61 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>PATIO</u>			

1B. Construction cost estimate: \$ 35,000 - 50,000

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 2 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.

ERI Bausch
Signature of owner or authorized agent

4/19/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No: 419011 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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

1. WRITTEN DESCRIPTION OF PROJECT

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

This project will move and expand our current patio which was constructed three years ago to respect the root zone of an existing tree. That tree has since been removed and we want to relocate the patio to gain privacy and create a more garden-like environment. The berm and retaining wall will hopefully absorb some of the street noise from Brookville Rd. There is no historical significance to the existing patio.

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

The patio will be in flagstone on stone dust approximately 22' x 31'. The retaining wall will be 2' high constructed of precast stone (3" thick) with a flagstone cap. There will be 1-2 steps down on the east side of the patio/walk to the driveway. Plantings on the berm (behind the retaining wall) will enhance the garden-like setting. There is no effect on historic resources as the rear of the house is an addition completed

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: in 2003.

- 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 envelope 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

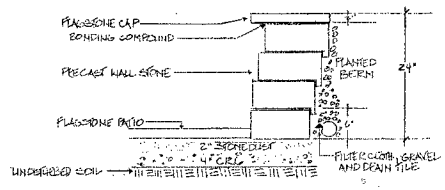
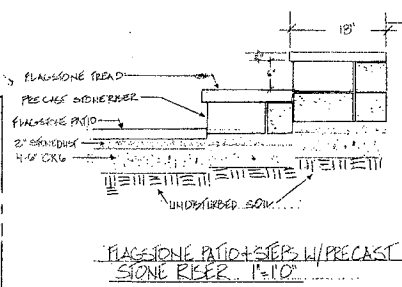
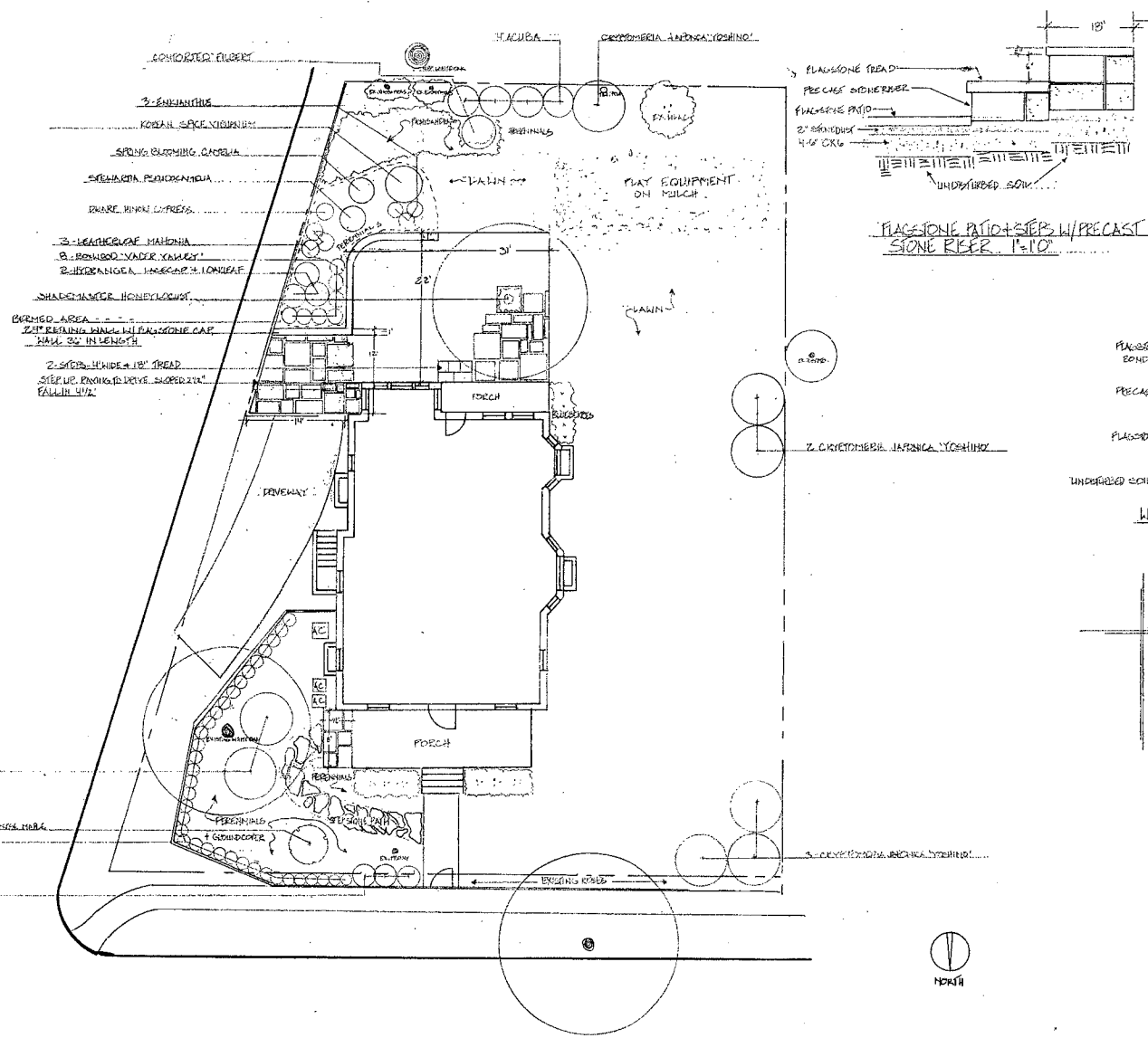
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 BAUSCH 12 E. LENOX ST. CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ZAPRUDER 10 E. LENOX ST. CHEVY CHASE, MD 20815</p>	<p>CAMPBELL 11 E. KIRKE ST. CHEVY CHASE, MD 20815</p>
<p>MATTHEWS 9 E. KIRKE ST. CHEVY CHASE, MD 20815</p>	<p>MARSH 101 E. KIRKE ST. CHEVY CHASE, MD 20815</p>
<p>KAIL 101 E. LENOX ST. CHEVY CHASE, MD 20815</p>	<p>LAWRENCE 100 E. LENOX ST. CHEVY CHASE, MD 20815</p>

<p>WINSLOW 15 E. LENOX ST. CHEVY CHASE, MD 20815</p>	<p>DAVIS 11 E. LENOX ST. CHEVY CHASE, MD 20815</p>
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BAUSCH RESIDENCE
 12 E. LENOX ST.
 CHEVY CHASE, MD
 20815



WALL SECTION - PRECAST WALL STONE FLAGSTONE CAP

BAUSCH RESIDENCE
 12 EAST LENOX ST. CHEVY CHASE, MD.
 PLANNING + PAVING PLAN
 MARCH, 2006 SCALE 1/8" = 1'-0"
 DESIGNER: MARJORIE MASON EYENCOU



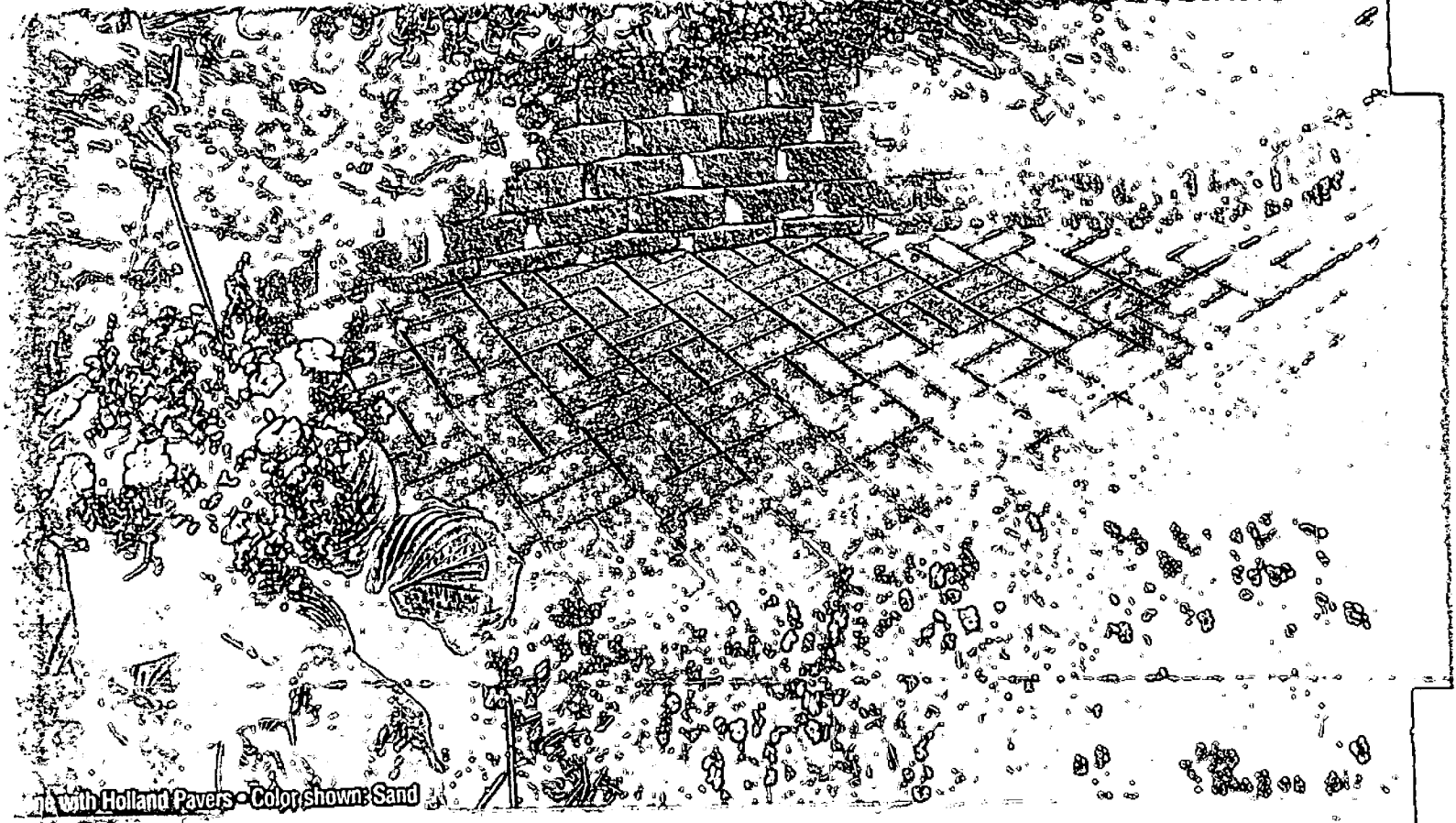
Tree Survey
12 East Lenox Street
Chevy Chase, MD

In support of application for a Historic Area Work Permit.

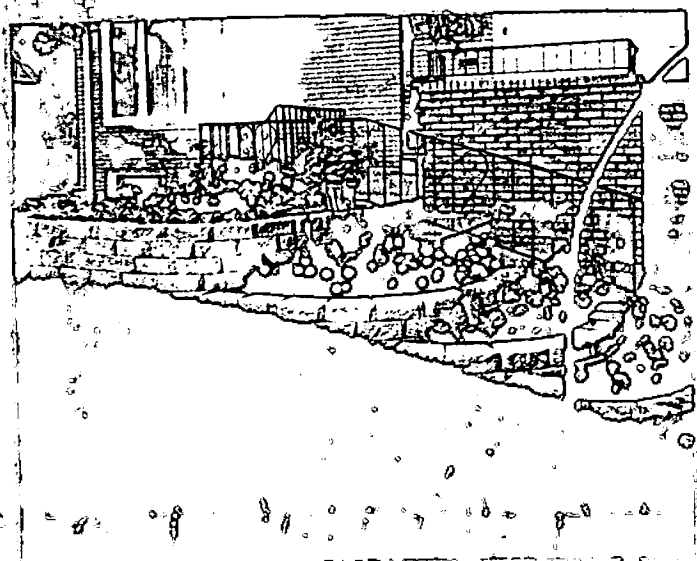
The proposed construction of a patio and retaining wall on our property is within the dripline of one tree – a 48” White Oak on our adjoining neighbor’s property (Campbell; 12 East Kirke Street).

We have been in contact with Shana Davis-Cook, Chevy Chase Village’s Manager of Administration, and Bill Dunn, the Chevy Chase Village arborist. We plan to implement all of the tree protection measures they recommend for this project.

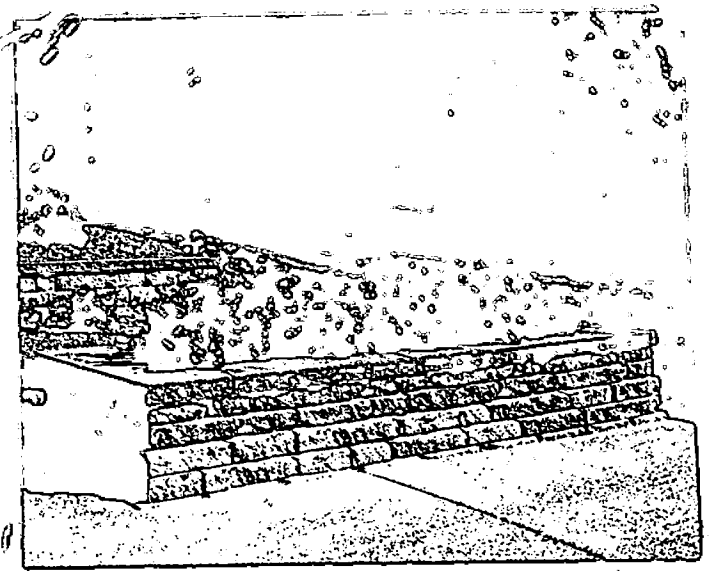
There are no other trees affected by this proposed project.



with Holland Pavers - Color shown: Sand



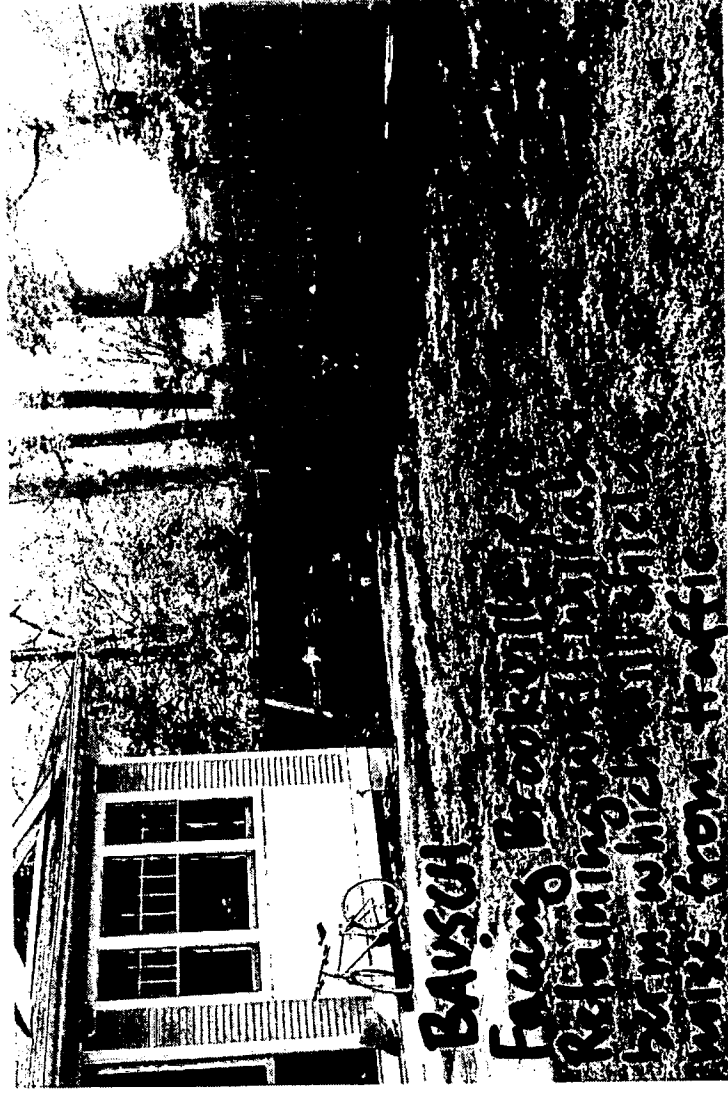
Windsor Stone Color shown Sand



3 Rightano Wall Stone System - Cap color shown charcoal

10 10 10

10 10 10



BAUSCH

Facing Brookville
Retaining wall built
before which will shield
house from traffic



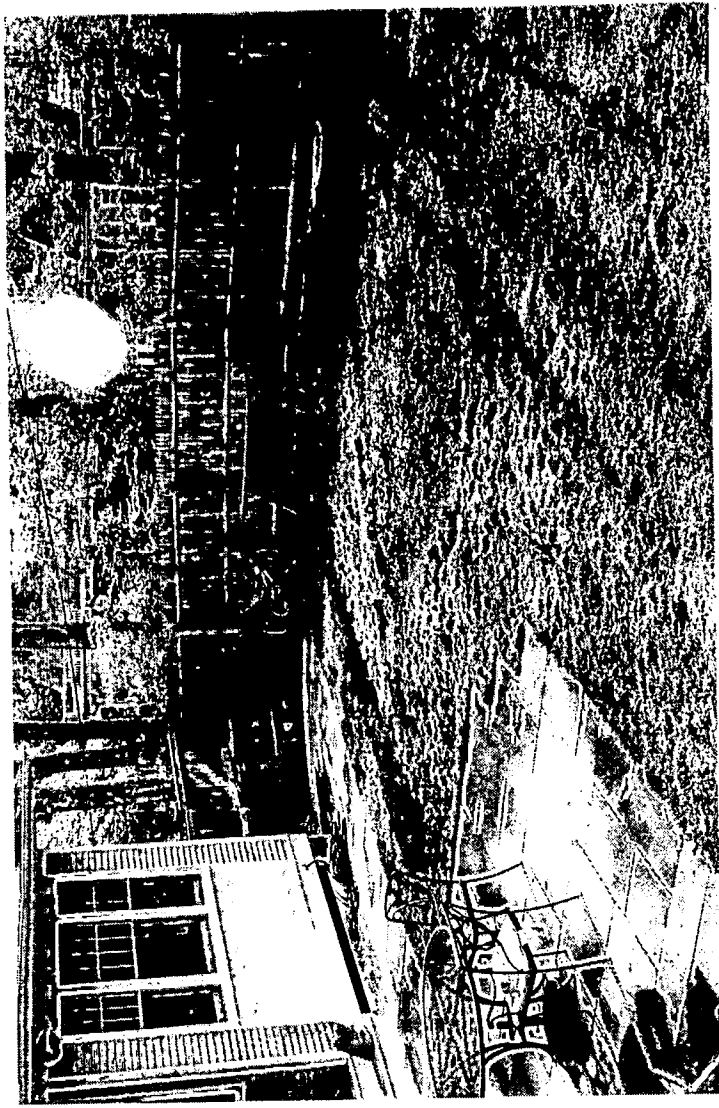
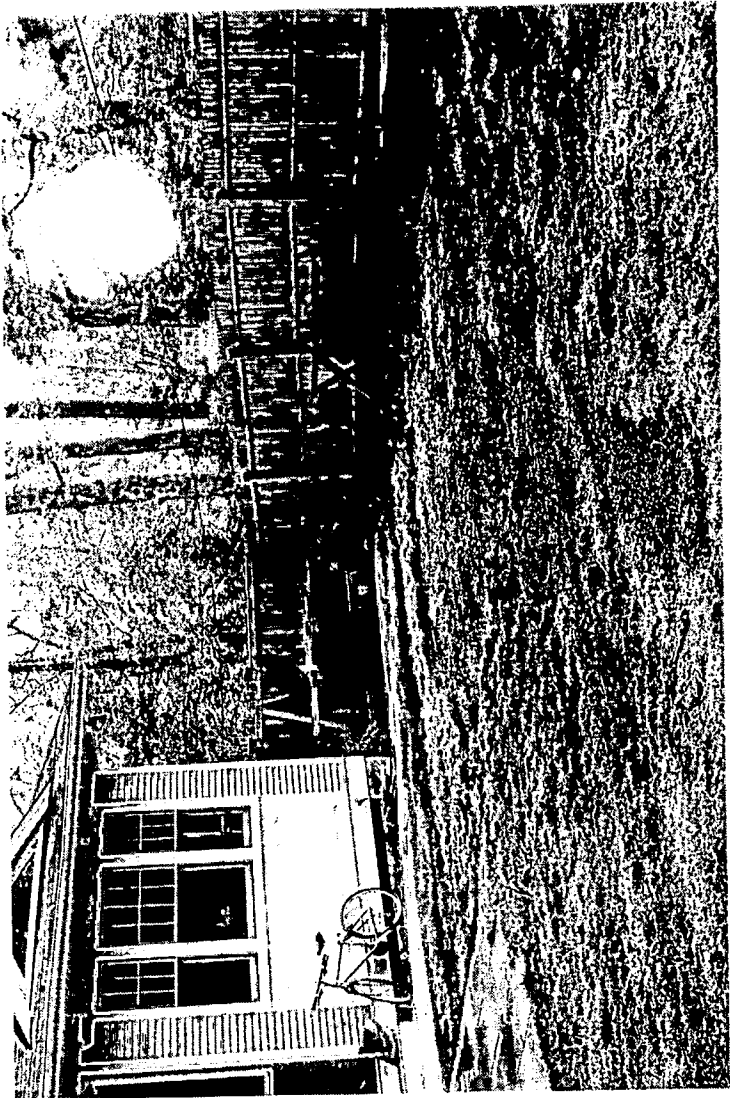
BAUSCH - As viewed from road
front. Path of view
width of house.



BAUSCH - Facing N.E.
Kirke. Pavilion
will fire tree
house



BAUSCH
Facing
South of house







BAI - narrow width of houses.

2/4

BAUSCH

12 E. LENOX

7215, 736187215, 186, 1

FUG 1, F0000, 04/19/06



BAUSCH

**Facing Brookline
Retaining noise barrier
bar in which will shield
noise from traffic**

**1/4 BAUSCH
12 E. LENOX**

7215. 736107215_2_100

Fuji. F0000. 04/19/06



BAUSCH

1/4

12 E. LENOX

7215, 736107215-281, 015

Fujifilm, F0000, 04/19/05



3/4

BAUSCH

12 E. LENOX

7215, 735107215-279-001

Fuji, F0000, 04/19/



2/4

BAUSCH

As viewed from 10 E. Linnex.
Patho to run width of
lower.

7215, 736107215, 206607

Fuji, F0000, 04/07/06



1/4

BAUSCH

FACING Brookville Rd. Retaining
wall will abut berm which will
shield hoise from traffic.

7215 735107215 0780001

PLU: F0200 0419



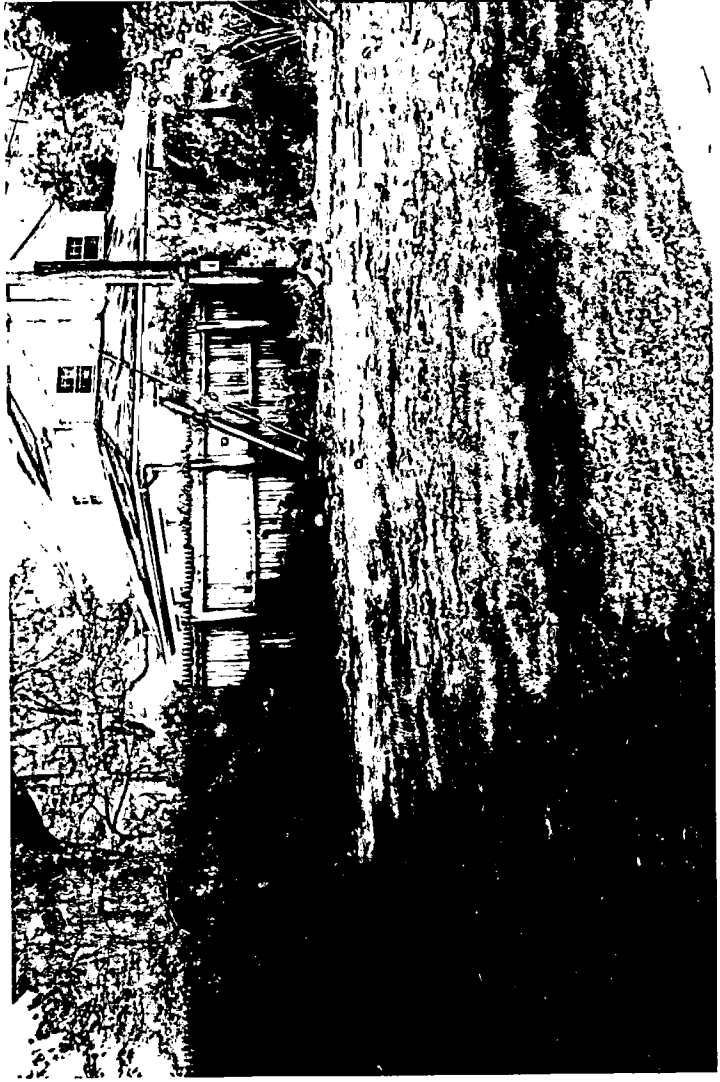
4/4

BAUSCH

Facing south of house

7215, 736187215-211-0015

Fuji, FEB20, 24/1936



3/4

BAUSCH

FACING 11 E. Kirke. Patio
will fill in hole from tree.

7215, 736197215-279-0014

Fuji, F0000, 04/03/00

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

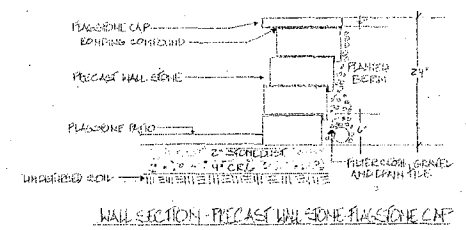
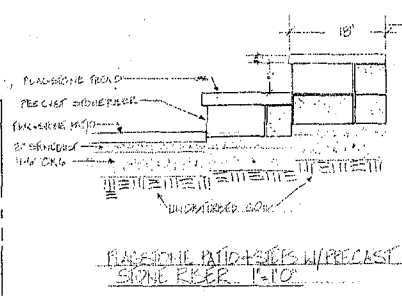
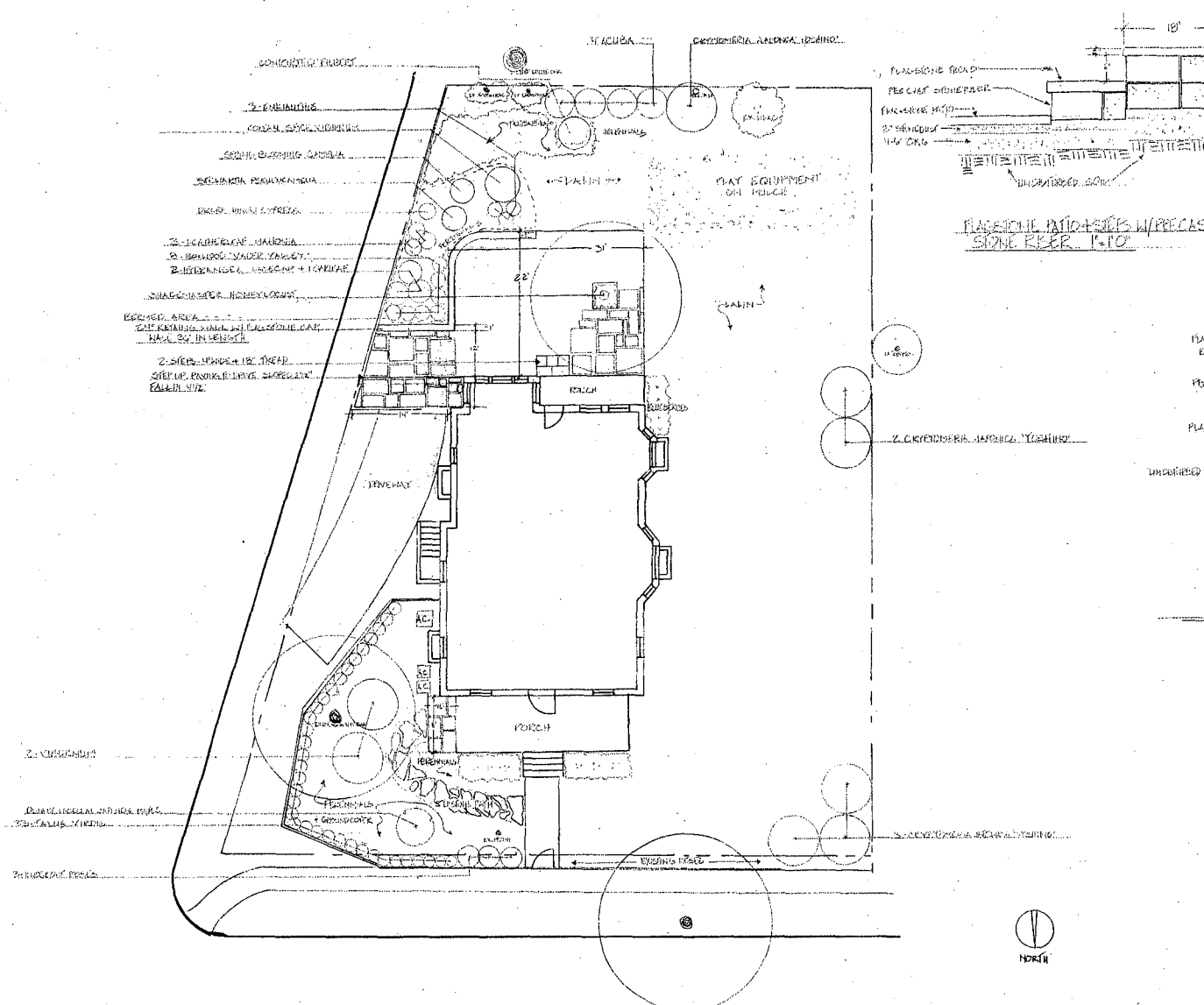
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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WINSLOW
15 E. LENOX ST.
CHEVY CHASE, MD
20815

DAVIS
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BAUSCH RESIDENCE
 12 E. LENOX ST.
 CHEVY CHASE, MD
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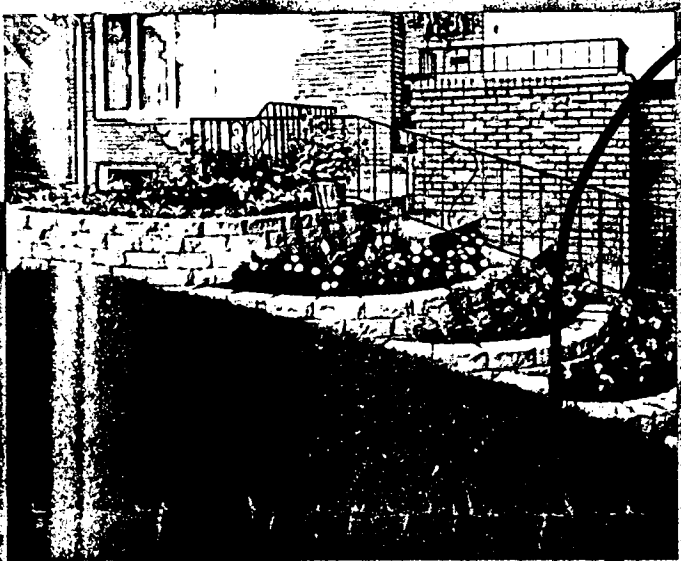


BAUSCH RESIDENCE
 12 EAST LENOX ST. CHEVY CHASE, MD.
 PLANTING + PAVING PLAN
 MARCH, 2006 SCALE 1/8" = 1'-0"
 DESIGNER: MARJORIE MASON LITVINSON

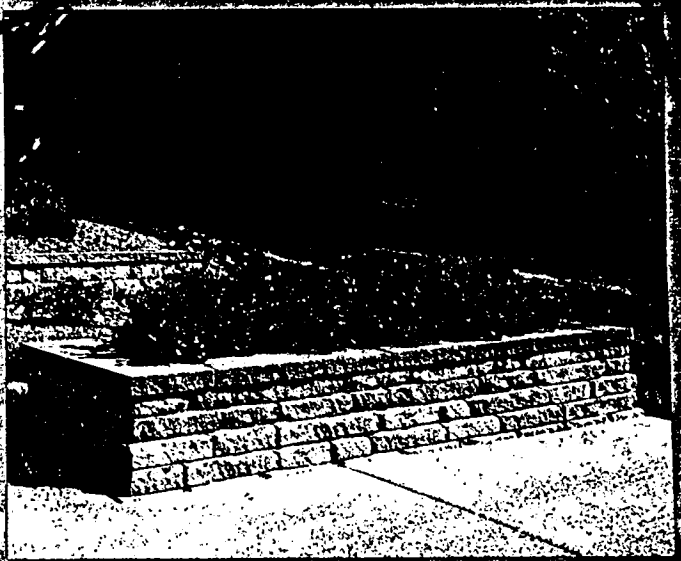




Edge with Holland Pavers • Color shown: Sand



Windsor Stone • Color shown: Sand



3' Highland Walk Stone System with Cap • Wall color shown: Hardscr Cap color shown: Charcoal

Tree Survey
12 East Lenox Street
Chevy Chase, MD

In support of application for a Historic Area Work Permit.

The proposed construction of a patio and retaining wall on our property is within the dripline of one tree – a 48” White Oak on our adjoining neighbor’s property (Campbell; 12 East Kirke Street).

We have been in contact with Shana Davis-Cook, Chevy Chase Village’s Manager of Administration, and Bill Dunn, the Chevy Chase Village arborist. We plan to implement all of the tree protection measures they recommend for this project.

There are no other trees affected by this proposed project.

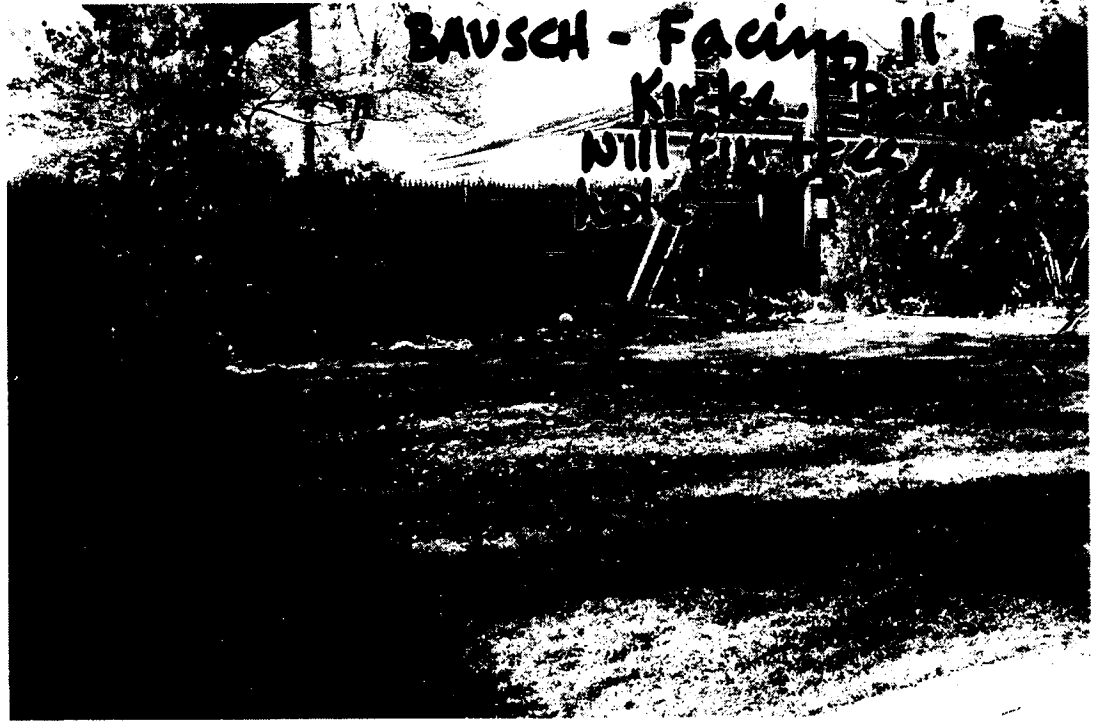


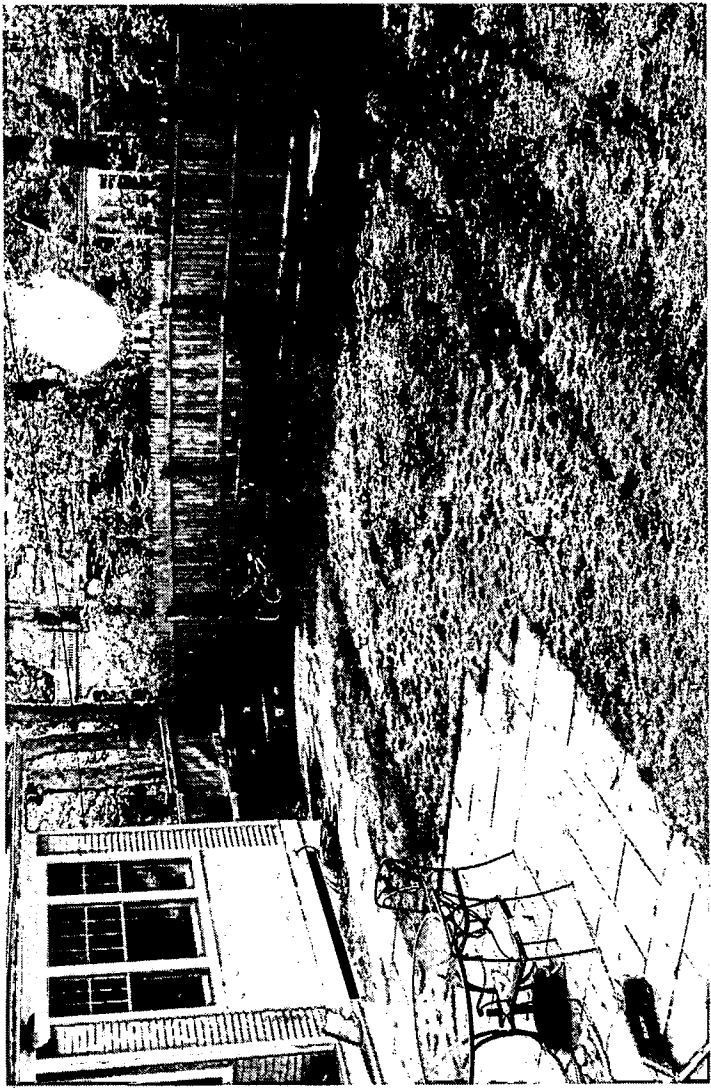
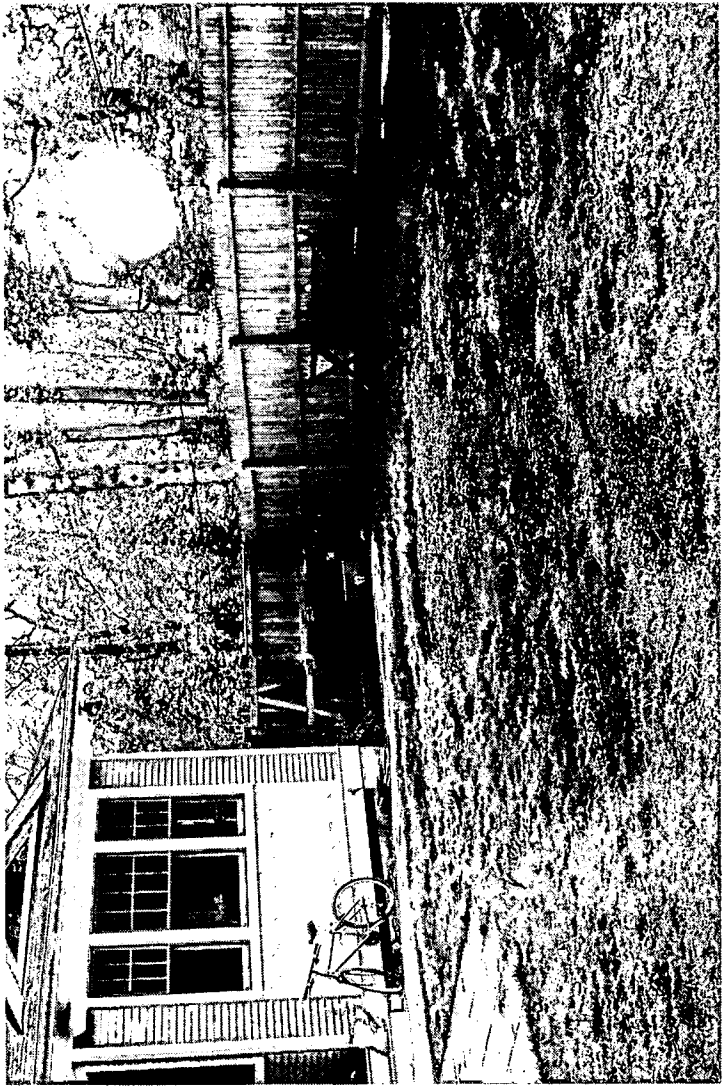
BAUSCH

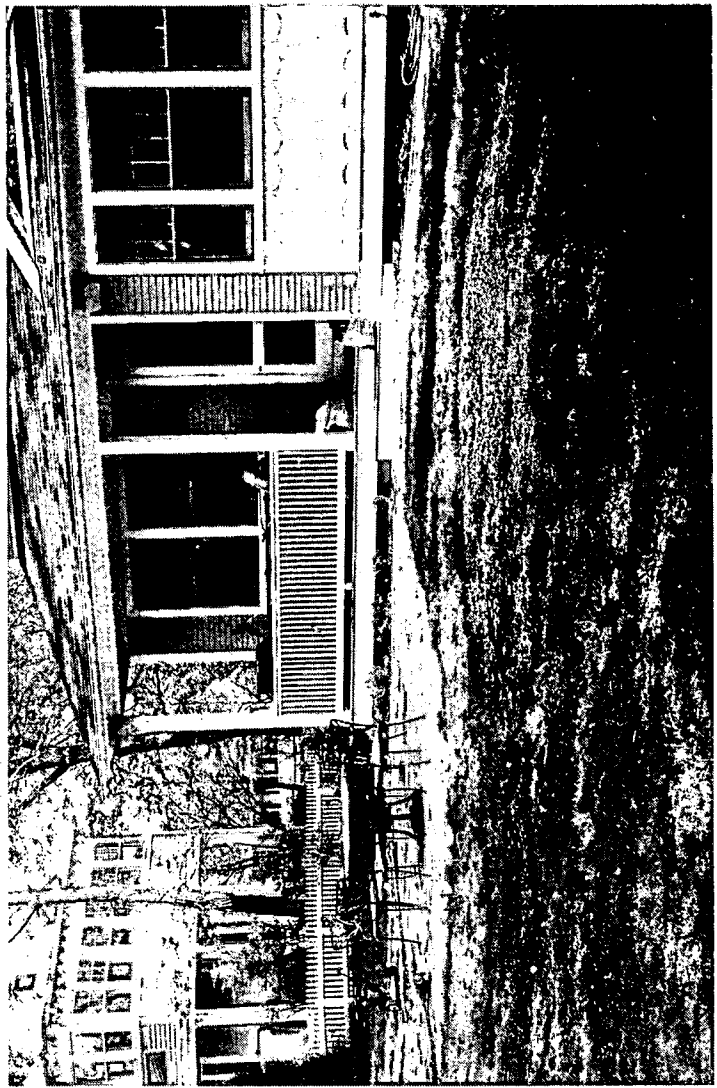
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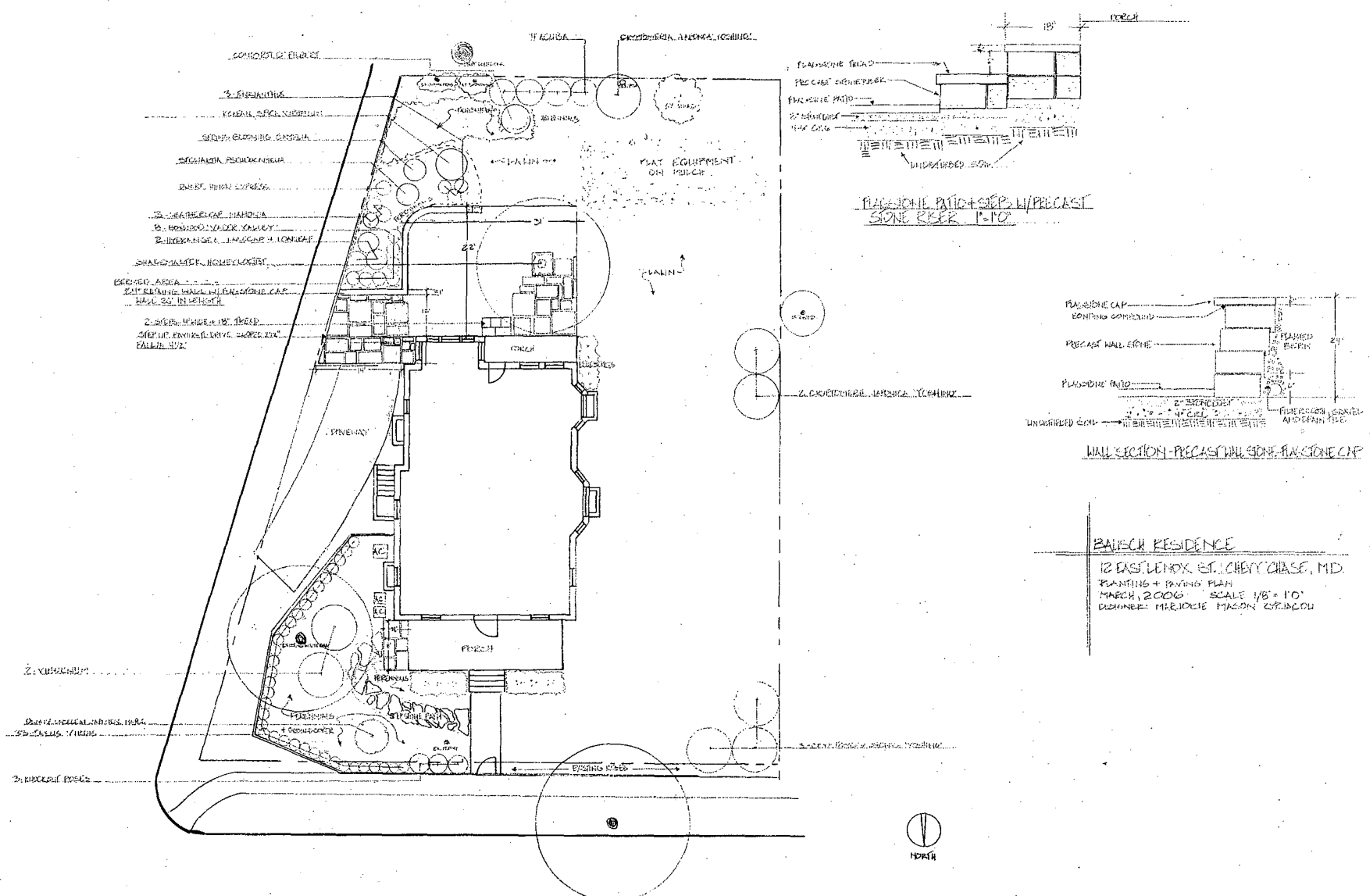
**BAUSCH - AS VIEWED FROM 10 FT.
EAST. PATH OF VIEW
WIDTH OF HOUSE.**







BAUSCH RESIDENCE
 12 E. LENOX ST.
 CHEVY CHASE, MD
 20815



BAUSCH RESIDENCE
 12 EAST LENOX ST., CHEVY CHASE, MD.
 PLANNING + DRAWING PLAN
 MARCH, 2006 SCALE 1/8" = 1'-0"
 DESIGNER: MELJORIE MASON ZYRANCOU



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: June 23, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 419011 for Landscape Alterations and Patio Installation

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on June 7, 2006. This application was **APPROVED with a condition**. This condition of approval was that:

The applicant will continue to work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.

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

Applicant: Justin and Elizabeth Bausch

Address: 12 East Lenox Street, Chevy Chase Village Historic District

With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping, if applicable, prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

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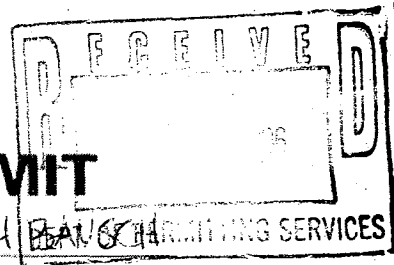


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: ELIZABETH BAUSCH DEPARTMENT OF PERMITTING SERVICES

Daytime Phone No.: 301-656-5643

Tax Account No.: _____
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Street Number City State Zip Code
 Contractor: MASON KEHNE LANDSCAPING Phone No.: 301-384-7009
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 12 Street: E. LENOX ST.
 Town/City: CHEVY CHASE MD Nearest Cross Street: BROOKVILLE RD.
 Lot: 17 (16 & 18) Block: 36 Subdivision: SECTION 2
 Liber: JA36 Folio: 61 Parcel: _____

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1B. Construction cost estimate: \$ 35,000 - 50,000

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

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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 2 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.

EB Bausch
 Signature of owner or authorized agent

4/19/06
 Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Judith O'Malley Date: 6/8/06
 Application/Permit No: 419011 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

This project will move and expand our current patio which was constructed three years ago to respect the root zone of an existing tree. That tree has since been removed and we want to relocate the patio to gain privacy and create a more garden-like environment. The berm and retaining wall will hopefully absorb some of the street noise from Brockville Rd. There is no historical significance to the existing patio.

b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

The patio will be in flagstone on stone dust approximately 22' x 31'. The retaining wall will be 2' high constructed of precast stone (3" thick) with a flagstone cap. There will be 1-2 steps down on the east side of the patio/walk to the driveway. Plantings on the berm (behind the retaining wall) will enhance the garden-like setting. There is no effect on historic resources as the rear of the house is an addition completed

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: in 2003.

- 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.
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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.
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6. TREE SURVEY

If you are proposing construction adjacent to or within the decline 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).



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: June 23, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 419011 for Landscape Alterations and Patio Installation

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on June 7, 2006. This application was **APPROVED with a condition**. This condition of approval was that:

The applicant will continue to work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.

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

Applicant: Justin and Elizabeth Bausch

Address: 12 East Lenox Street, Chevy Chase Village Historic District

With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping, if applicable, prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

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



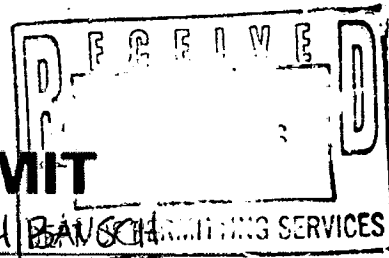


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: ELIZABETH BAUSCH DEPARTMENT OF PERMITTING SERVICES
Daytime Phone No.: 301-656-5643

Tax Account No.: _____
Name of Property Owner: JUSTIN & ELIZABETH BAUSCH Daytime Phone No.: 301-656-5643
Address: 12 E. LENOX ST. CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: MASON KEHNE LANDSCAPING Phone No.: 301-384-7009
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: E. LENOX ST.
Town/City: CHEVY CHASE MD Nearest Cross Street: BROOKVILLE RD.
Lot: 17(16&18) Block: 36 Subdivision: SECTION 2
Liber: JA36 Folio: 61 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Abate Sotar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO
1B. Construction cost estimate: \$ 35,000 - 50,000
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 2 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.

Epi Bausch
Signature of owner or authorized agent

4/19/06
Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 6/8/06
Application/Permit No.: 419011 Date Filed: _____ Date Issued: _____

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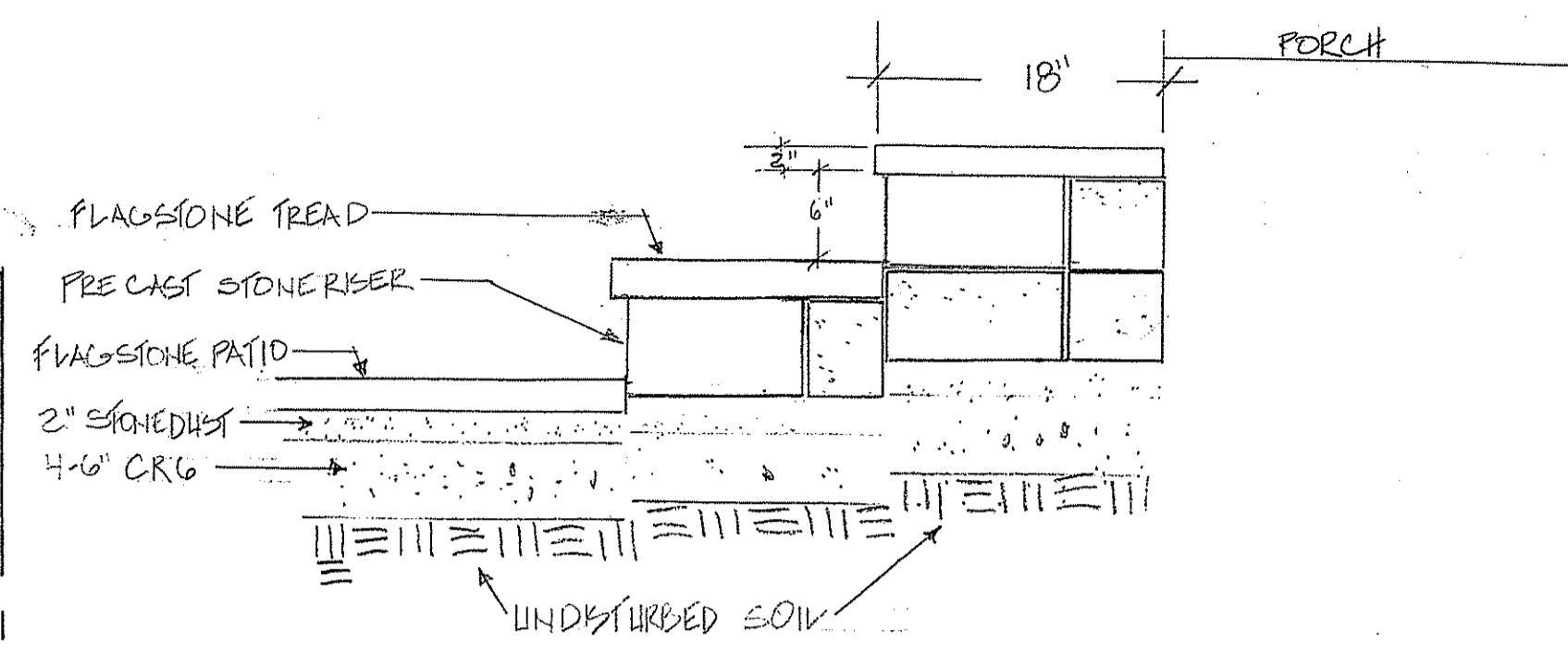
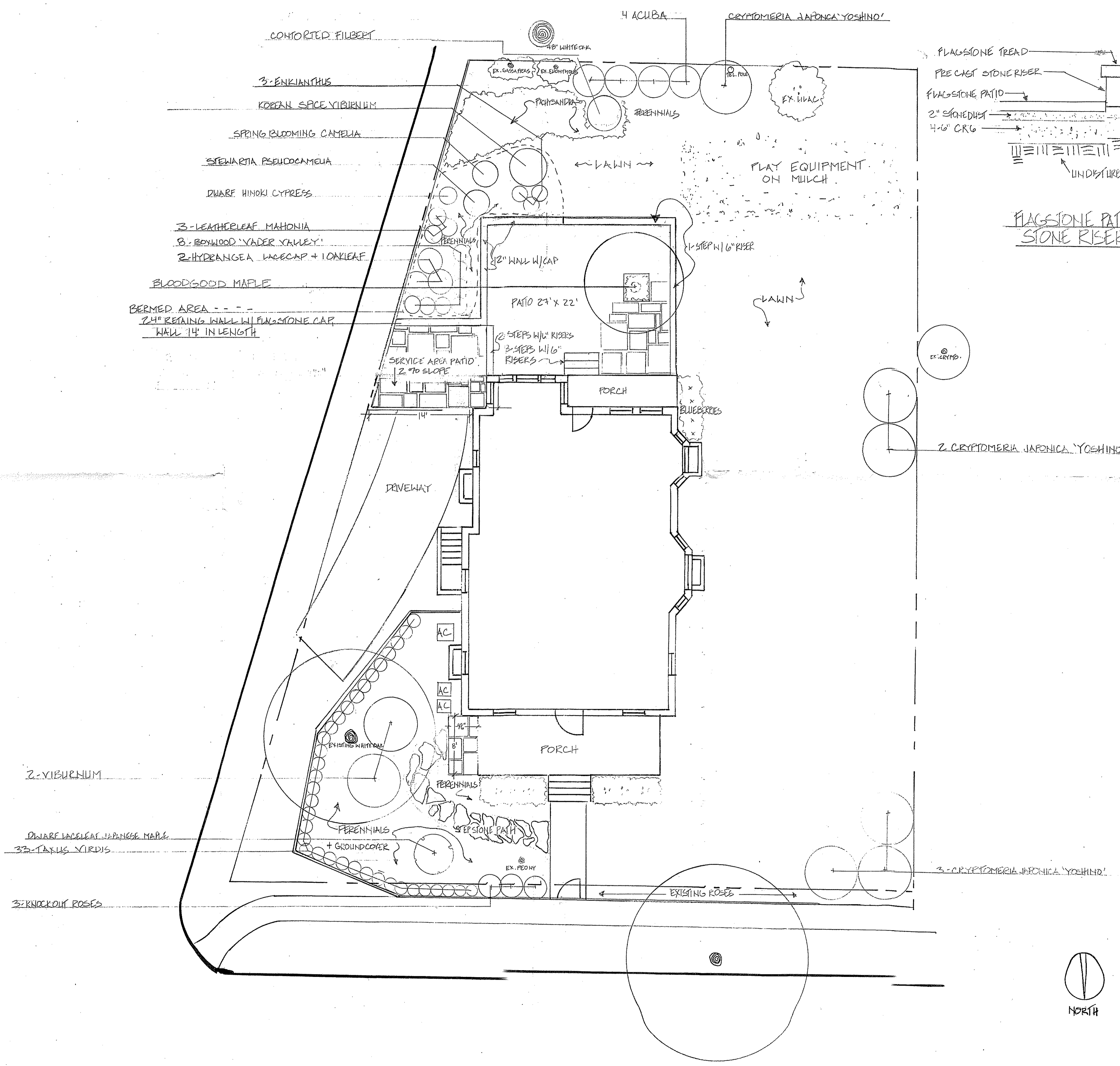
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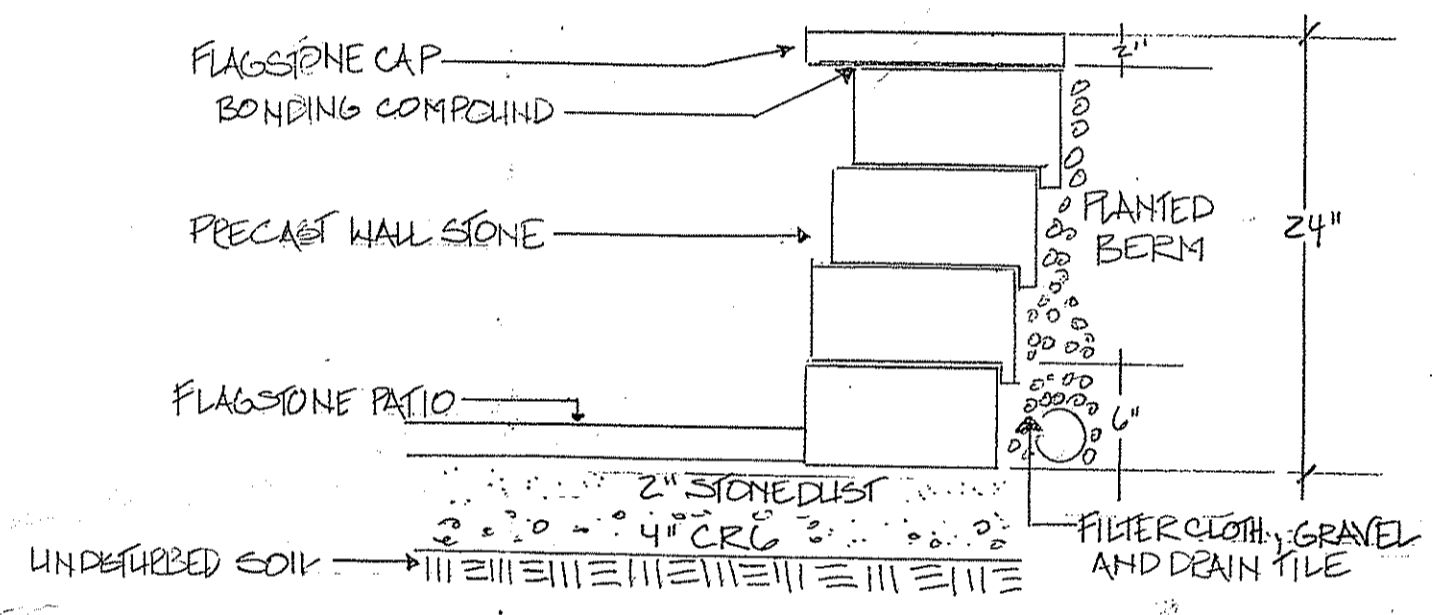
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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

Michelle O'Leary
1109 Spring
2005 2307



FLAGSTONE PATIO + STEPS W/ PRECAST STONE RISER 1" = 10"



WALL SECTION - PRECAST WALL STONE - FLAGSTONE CAP

BALISCH RESIDENCE
12 EAST LENOX ST. CHEVY CHASE, MD.
PLANTING + PAVING PLAN
MARCH, 2006 SCALE 1/8" = 1'0"
DESIGNER: MARJORIE MASON KYRIACOU

