

8 W. LEMOX MAP 35/13-07-K

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 West Lenox Street, Chevy Chase	Meeting Date:	4/11/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/4/2007
Applicant:	Allan and Harriette Fox (Peter Grina, Architect)	Public Notice:	3/28/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-07K	Staff:	Anne Fothergill
PROPOSAL:	Garden pavilion replacement		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1892-1916

PROPOSAL

The applicants propose to remove an existing gazebo and replace it with an open pool pavilion. The pavilion will have a rear wall of horizontal cedar siding and four wood columns across the front with a slate roof and stucco chimney on flagstone. The structure will be thirteen feet tall with a two foot cupola. The applicants propose to remove the existing pool decking and replace it with flagstone. No trees will be removed and Chevy Chase Village has reviewed and approved the proposal.

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:

- *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.

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 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

STAFF DISCUSSION

The proposed pool pavilion will be built in the location of an existing non-historic gazebo which will be removed, and the proposed structure is one foot taller than the existing. The materials and design are in

keeping with the historic house and will not adversely impact the house or the historic district. Although the pavilion is located at the back of the side yard, tall privacy fencing is required for the pool and the gazebo will be minimally visible above the fence from the street, like the existing gazebo. The proposed pool decking replacement also is an appropriate material selection for this site. Staff recommends approval.

STAFF RECOMMENDATION

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

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
355 STATE MENTAL P.H.E. BUILDING ROOM 30756
243 777 0077

DPS - #8

A

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Peter Grina

Daytime Phone No.: 202-625-2300

Tax Account No.: 00456571

Name of Property Owner: Allan & Harriette Fox Daytime Phone No.: 202-778-2300

Address: 8 West Lenox St. Chevy Chase, MD 20815
Street Number City Street Zip Code

Contractor: Mauck, Zantzinger & Assoc. Phone No.: 202-363-8501

Contractor Registration No.: 41250

Agent for Owner: Peter Grina Daytime Phone No.: 202-625-2300

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: West Lenox St.

Town/City: Chevy Chase Nearest Cross Street: Laurel Parkway

Lot: 15 Block: 38 Subdivision: 9

Liber: _____ Folio: _____ 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
- Single Family
- Fence/Wall (complete Section 4)
- Other: garden pavilion

1B. Construction cost estimate: \$ \$75,000.00

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: none

2B. Type of water supply: 01 WSSC 02 Well 03 Other: none

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.

Peter Grina
Signature of owner or authorized agent

3/20/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 448047 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:

The existing single family residence is a Contributing Resource to the historic district.

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

The project consists of replacing an existing, badly deteriorated and dangerous gazebo with a new open pavilion. The new pavilion is to be located in the same area as the existing, to be removed, gazebo. The new structure is approximately one foot higher than the existing gazebo.

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**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

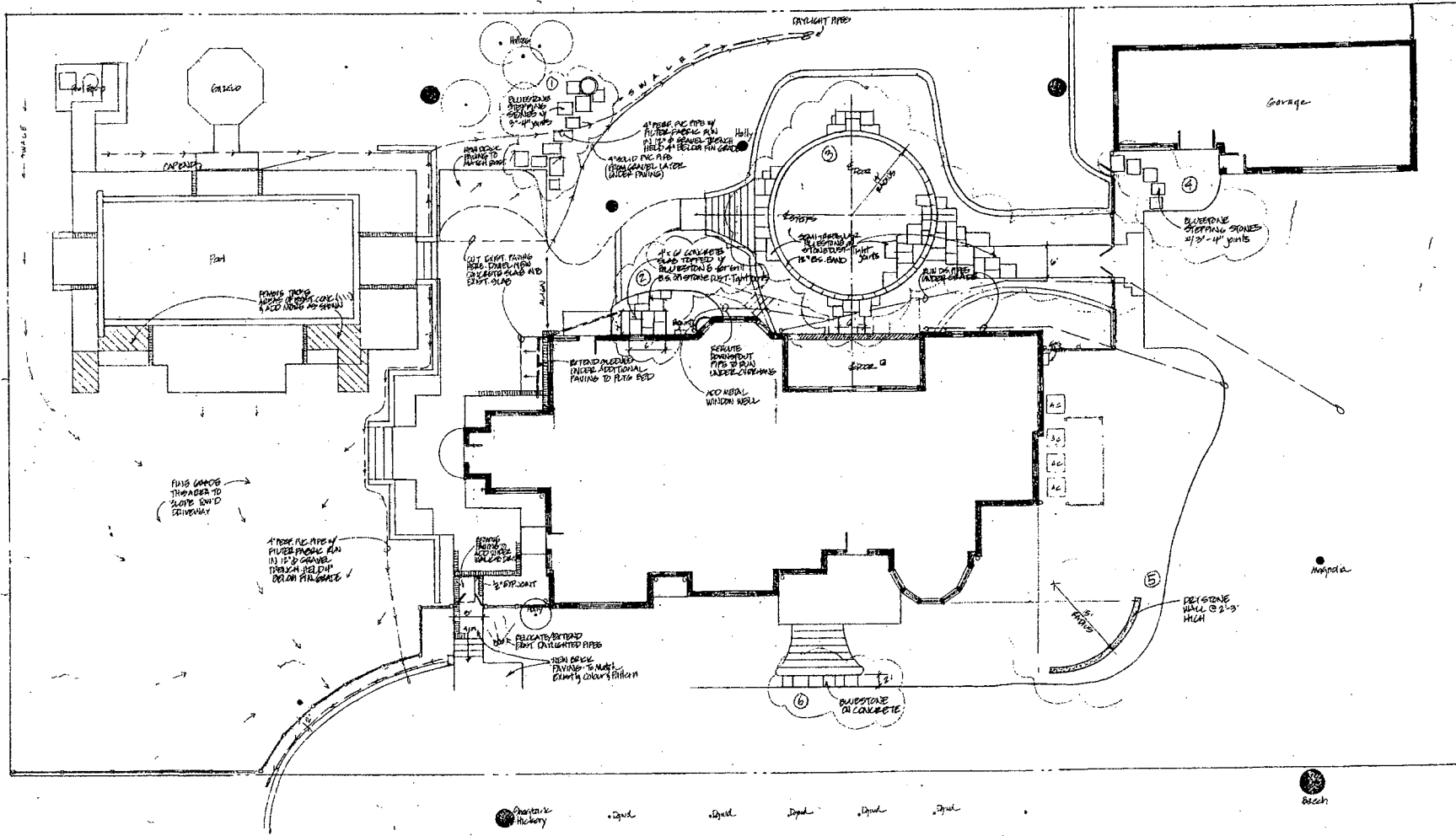
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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



Owner's mailing address Allan Fox 8 West Lenox St. Chevy Chase, MD 20815	Owner's Agent's mailing address Peter Grina Grina Architects 1506 Wisconsin Ave., NW Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Nishan Charles Aghajanian 14 West Lenox St. Chevy Chase, MD 20815	Michael Gelman 11 West Lenox St. Chevy Chase, MD 20815
William S. Janes 9 West Lenox St. Chevy Chase, MD 20815	William J. Bennett 4 Laurel Parkway Chevy Chase, MD 20815
William A. Silverman 15 West Kirke St. Chevy Chase, MD 20815	Cantwell F. Muckenfuss, III c/o Angela Lancaster 17 West Kirke St. Chevy Chase, MD 20815

<p>Thomas W. Toch 19 West Kirke St. Chevy Chase, MD 20815</p>	
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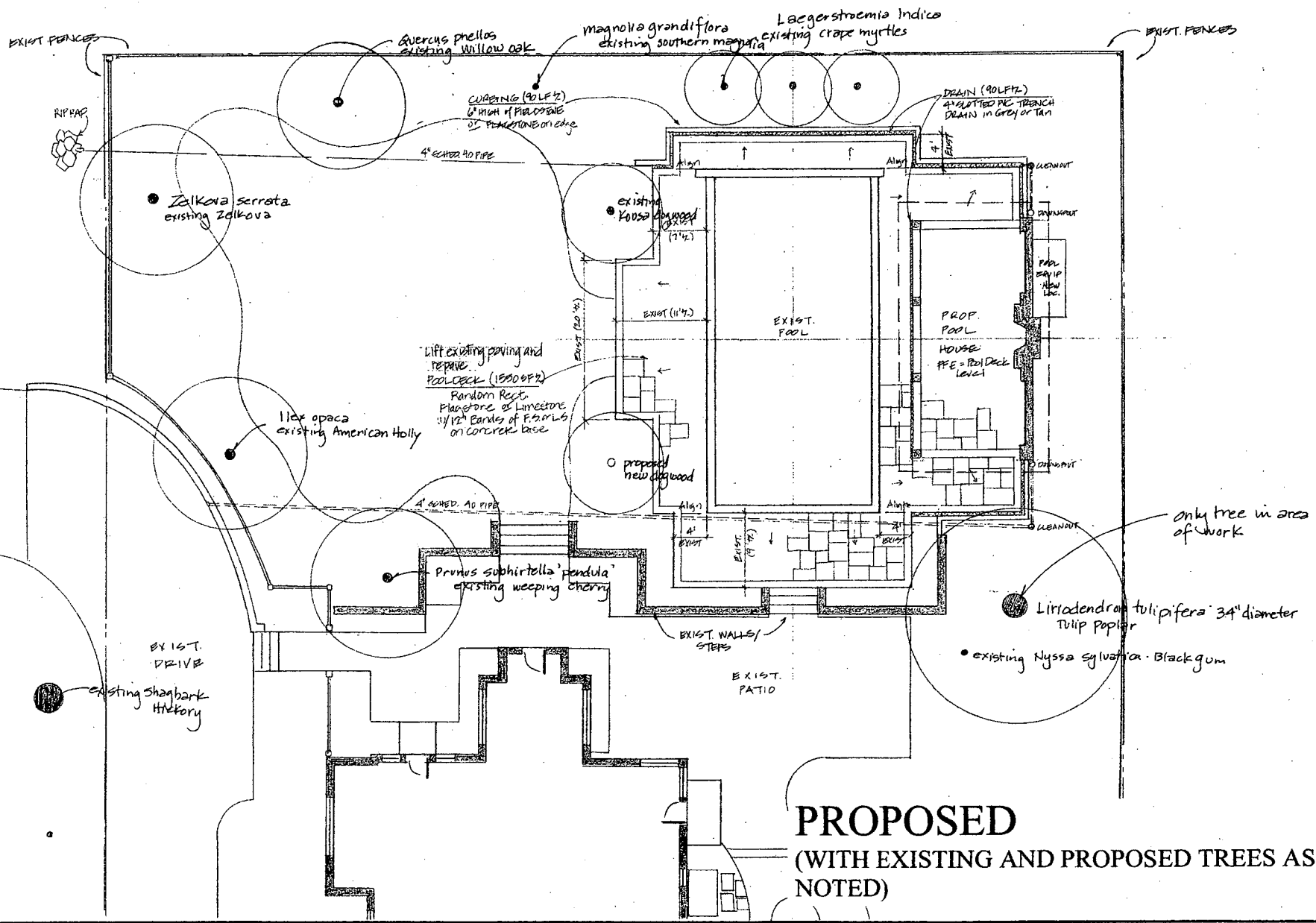


W. LENOX STREET

EXISTING CONDITIONS
 (SEE PROPOSED SITE PLAN FOR EXISTING AND PROPOSED TREES)

	
SCALE: 3/4" = 1'-0"	OF
DATE: APRIL 14, 1994	DRAWN BY: J. J. HARRIS
REVISION: MAY 20, 1994	CHECKED BY: J. J. HARRIS
FOX RESIDENCE 21 W. LENOX STREET CHERRY HILLS, N.J. 08034 MECHANICAL & DRAINAGE PLANS	
DCA Landscape Architects, Inc. 111 Woodlands Avenue, N.W. Washington, D.C. 20007 (202) 337-1100	
	

W. L. E. N. D. X



PROPOSED
(WITH EXISTING AND PROPOSED TREES AS NOTED)



DCA Landscape Architects, Inc.
1315 Wisconsin Avenue, NW
Washington, D.C. 20007
202/337-1160 (tel.) 202/337-4630 (fax)

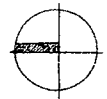
THE ABOVE DIMENSIONS AND SPECIFICATIONS AND THE CREAS, DESIGN AND ARRANGEMENTS HEREBY REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR IN ANY OTHER MANNER FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

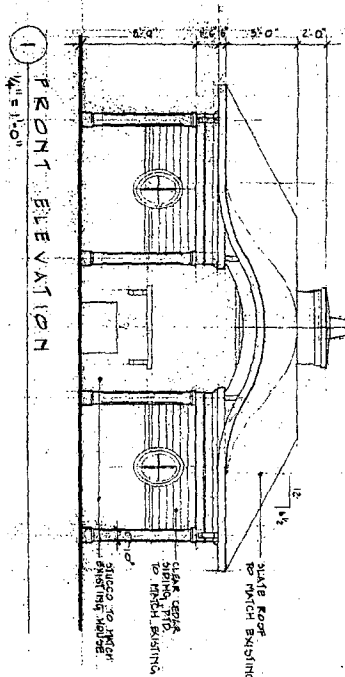
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

FOX RESIDENCE
8 LENOX STREET
CHEVY CHASE MD 20815
POOL PLAN - Materials/Drainage

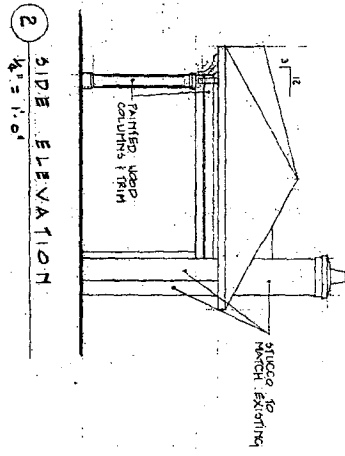
SCALE: 1/8" = 1'-0"
DATE: 2/15/07
REVISED:
JOB NO.:
DRAWN BY:

1 OF 1

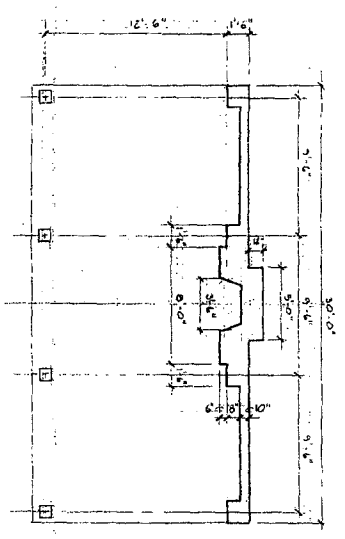




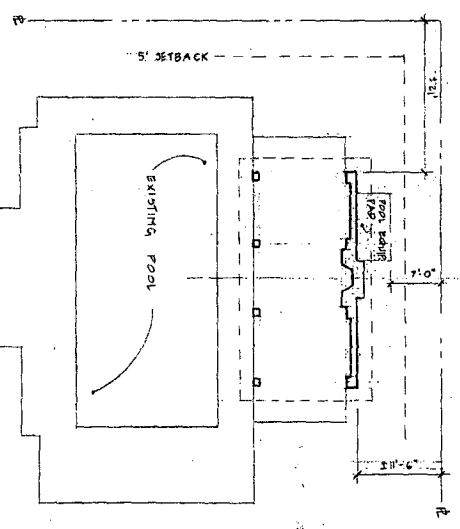
1 FRONT ELEVATION
1/4" = 1'-0"



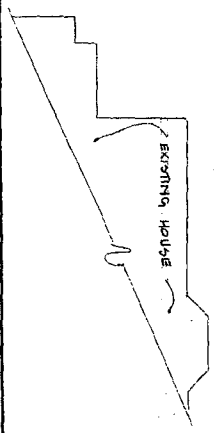
2 SIDE ELEVATION
1/4" = 1'-0"



3 PLAN
1/4" = 1'-0"



4 PARTIAL SITE PLAN
1/8" = 1'-0"



FOX POOL PAVILION

8 WEST LENOX STREET, CHEVY CHASE, MD 20815

GRINA ARCHITECTS

134 WYOMING AVE, NW WASHINGTON, DC 20007 TEL: 202 432-2260 FAX: 202 432-4724

Existing Property Condition Photographs (duplicate as needed)



Detail: View of side yard from W. Lenox St.
(existing gazebo is faintly visable through fence)



Detail: Existing house viewed from W. Lenox St.

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing house viewed from W. Lenox St.

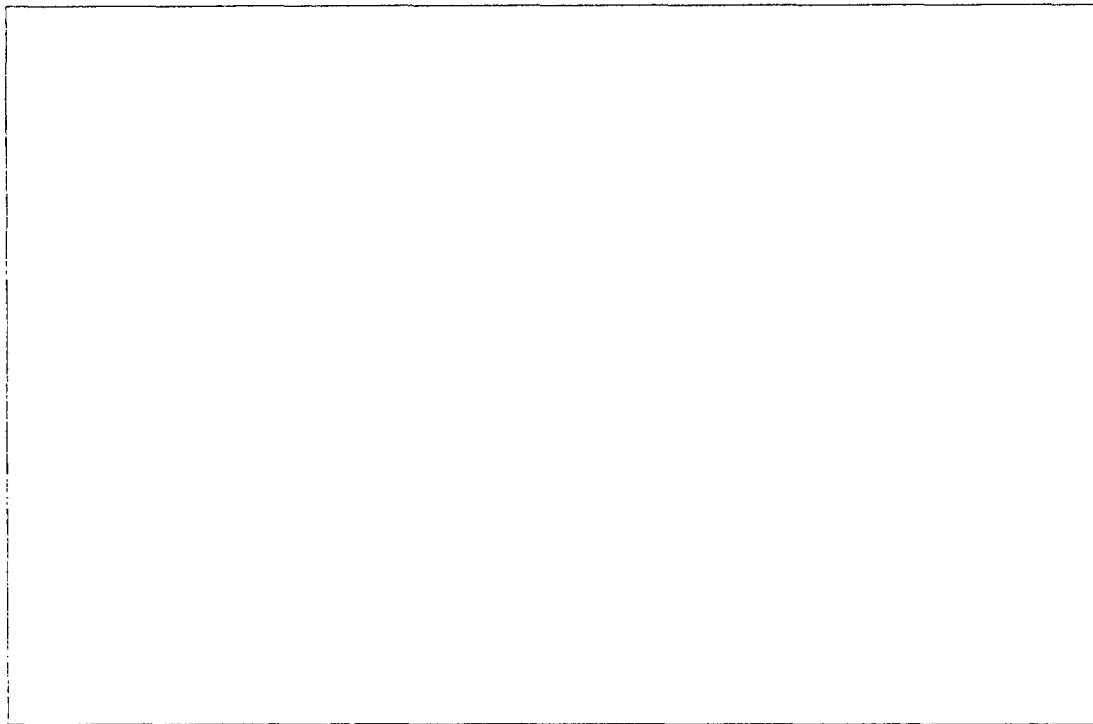


Detail: Existing garage (approx. 19' high) viewed from W. Lenox

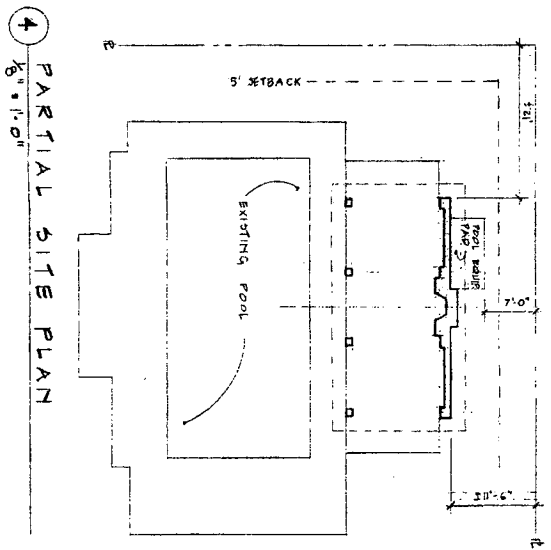
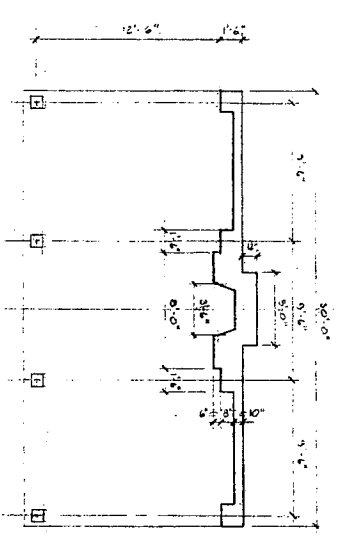
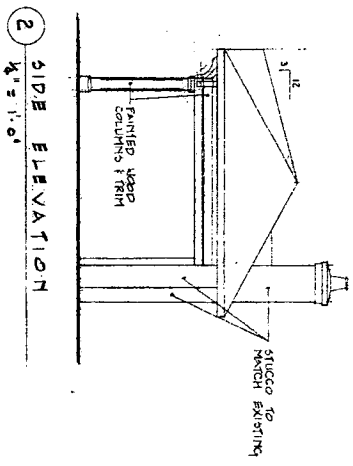
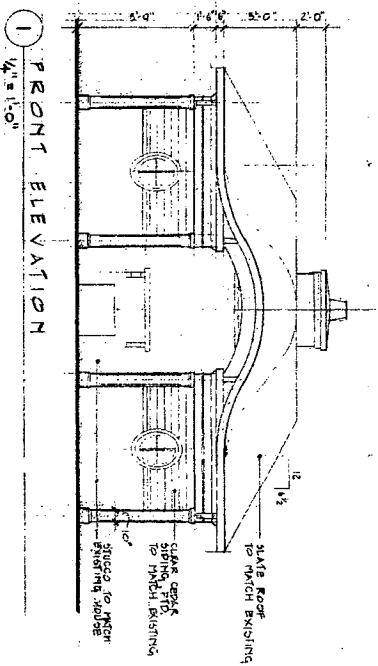
Existing Property Condition Photographs (duplicate as needed)



Detail: View across rear yard of adjoining property toward location of proposed open pavilion.



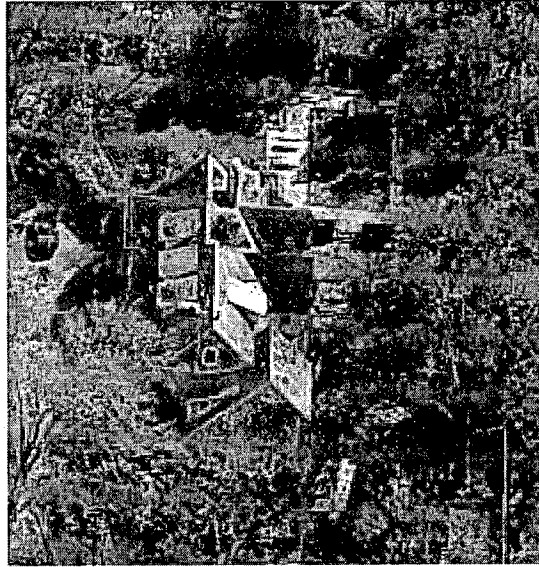
Detail: _____

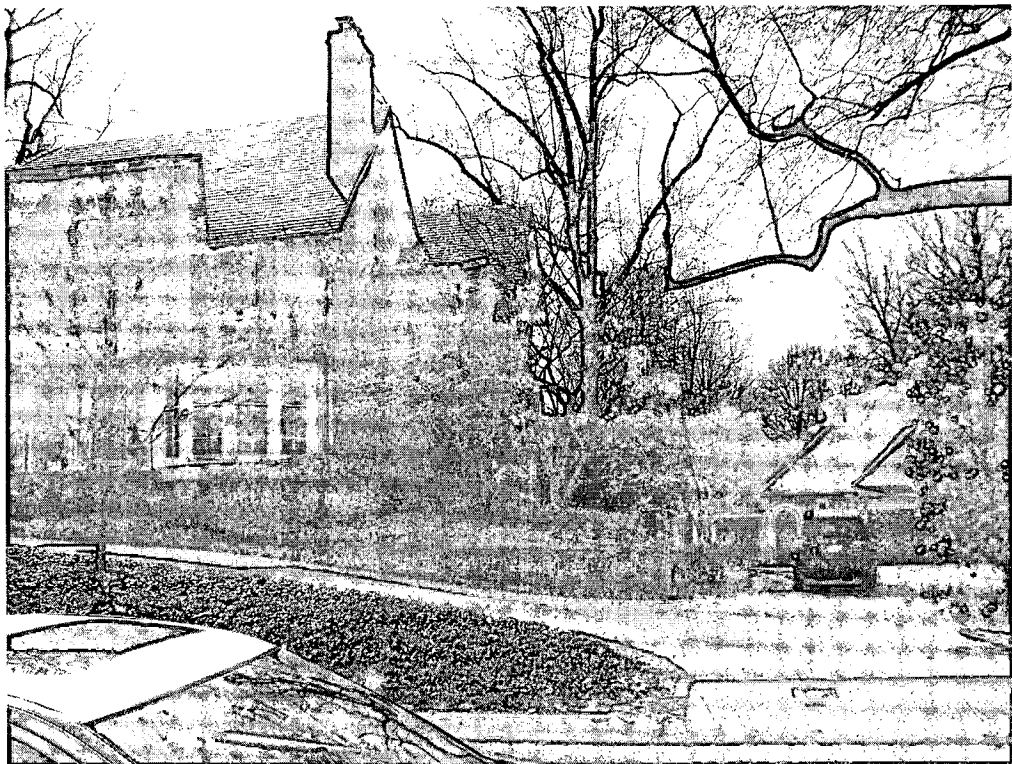


FOX POOL PAVILION
8 WEST LENOX STREET, CHEVY CHASE, MD 20815

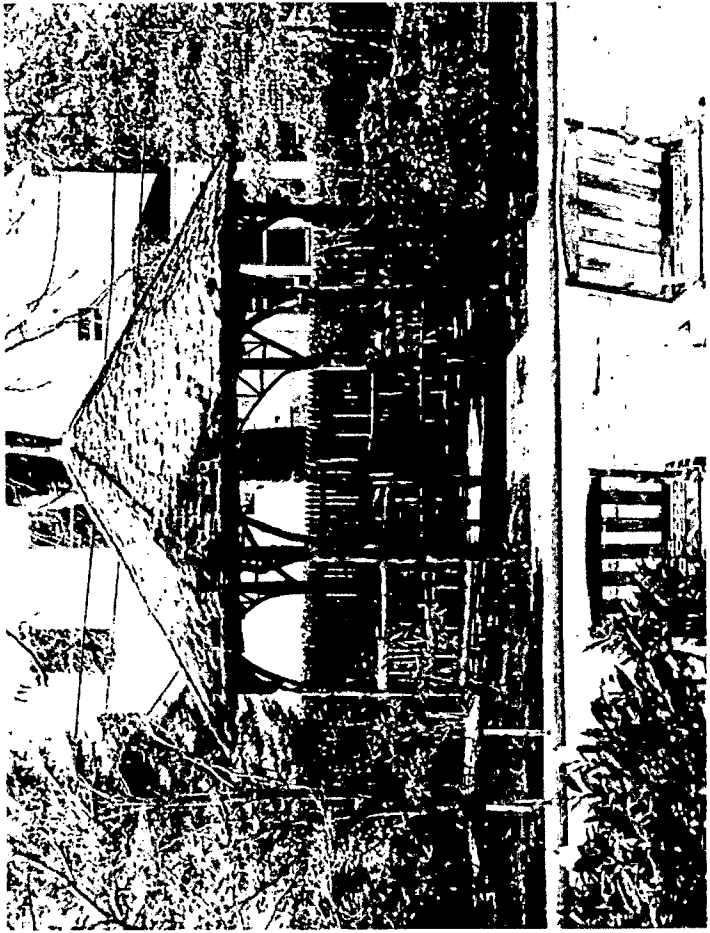
GRINA ARCHITECTS

1504 WYCONDSI AVENUE, NW WASHINGTON, DC 20007 TEL: 202 632-2300 FAX: 202 632-0726

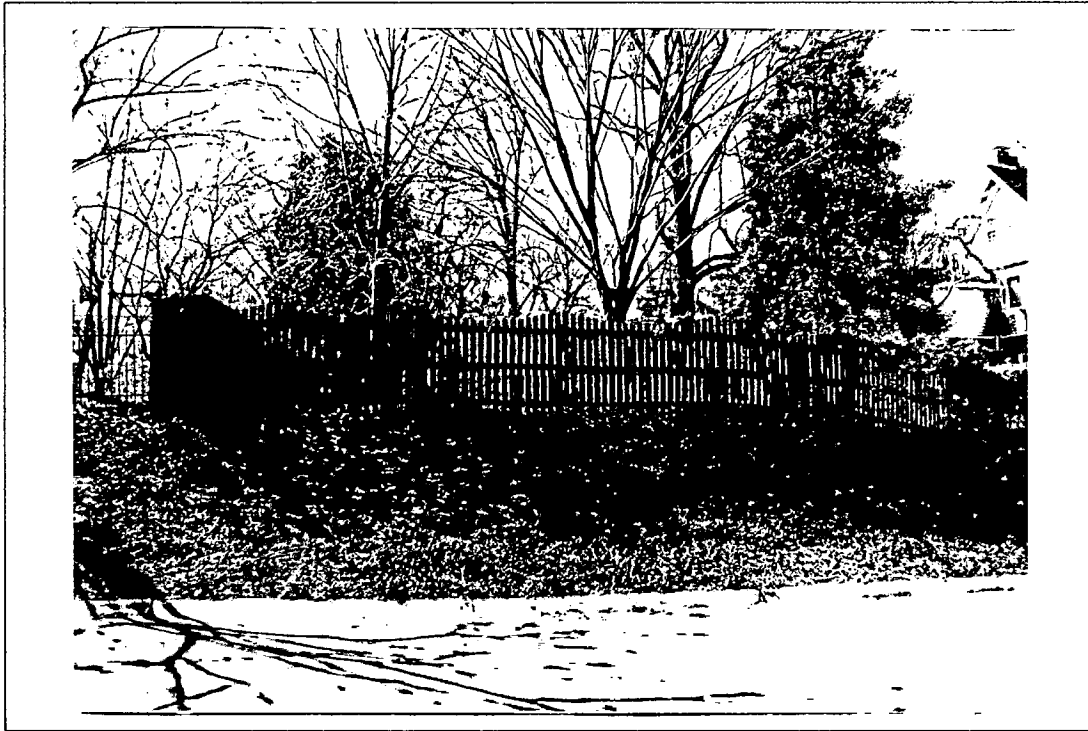








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(existing gazebo is faintly visable through fence)



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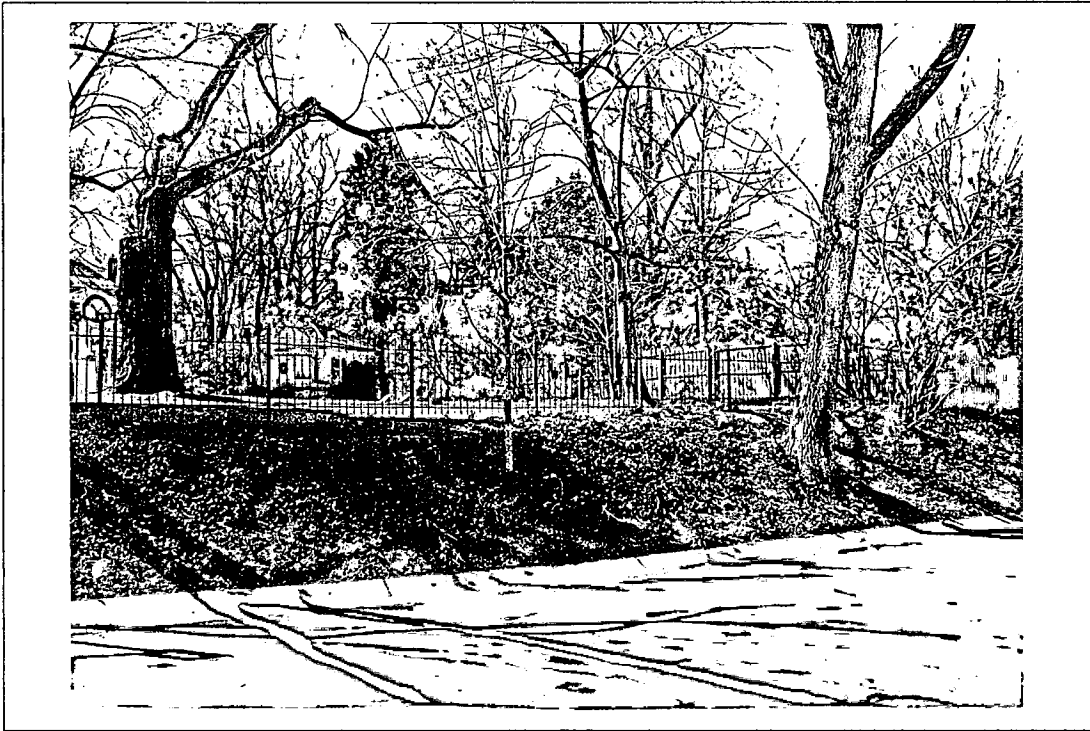


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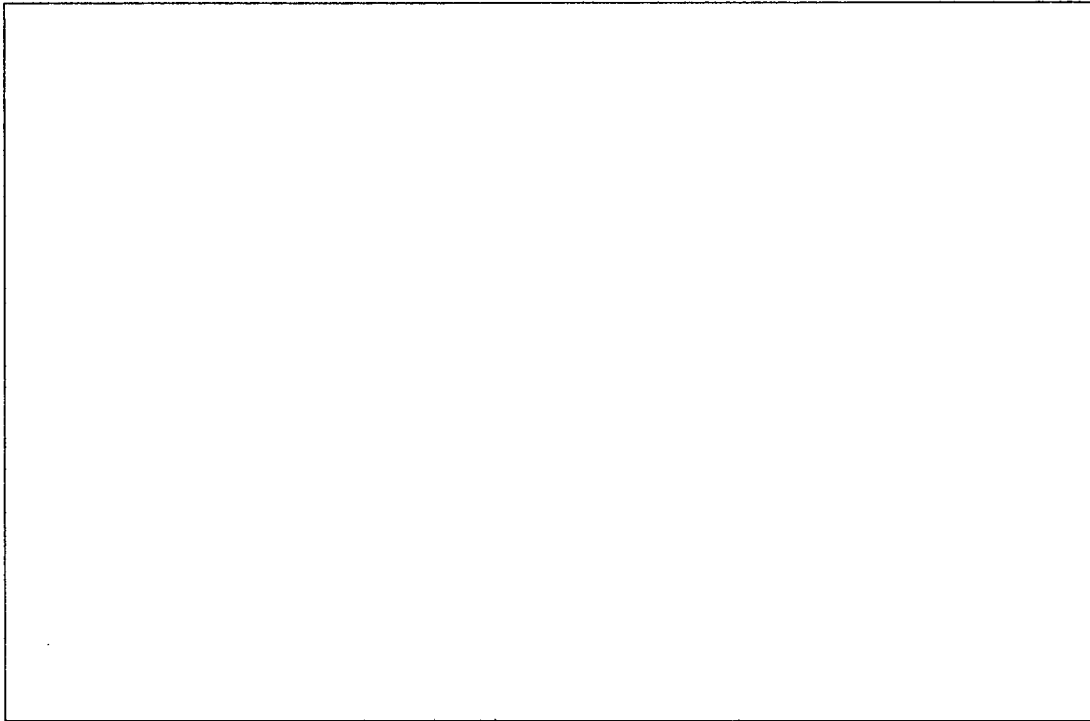


Detail: Existing garage (approx. 19' high) viewed from W. Lenox

Existing Property Condition Photographs (duplicate as needed)



Detail: View across rear yard of adjoining property toward location of proposed open pavilion.



Detail: _____



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: April 12, 2007

MEMORANDUM

TO: Reggie Jetter
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #448047, Construction of garden pavilion

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 April 11, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Allan & Harriette Fox
Address: 8 West Lenox St, 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
 355 ROCKDALE PIKE 2ND FLOOR ROCKVILLE MD 20850
 240 777 6276

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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Town/City: Chevy Chase Nearest Cross Street: Laurel Parkway

Lot: 15 Block: 38 Subdivision: 9

Liber: _____ Folio: _____ Parcel: _____

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- Porch
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- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: garden pavilion

1B. Construction cost estimate: \$ \$75,000.00

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: none

2B. Type of water supply: 01 WSSC 02 Well 03 Other: none

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:

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

Peter Grina _____ 3/20/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 4-12-07

Application/Permit No.: 448047 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:

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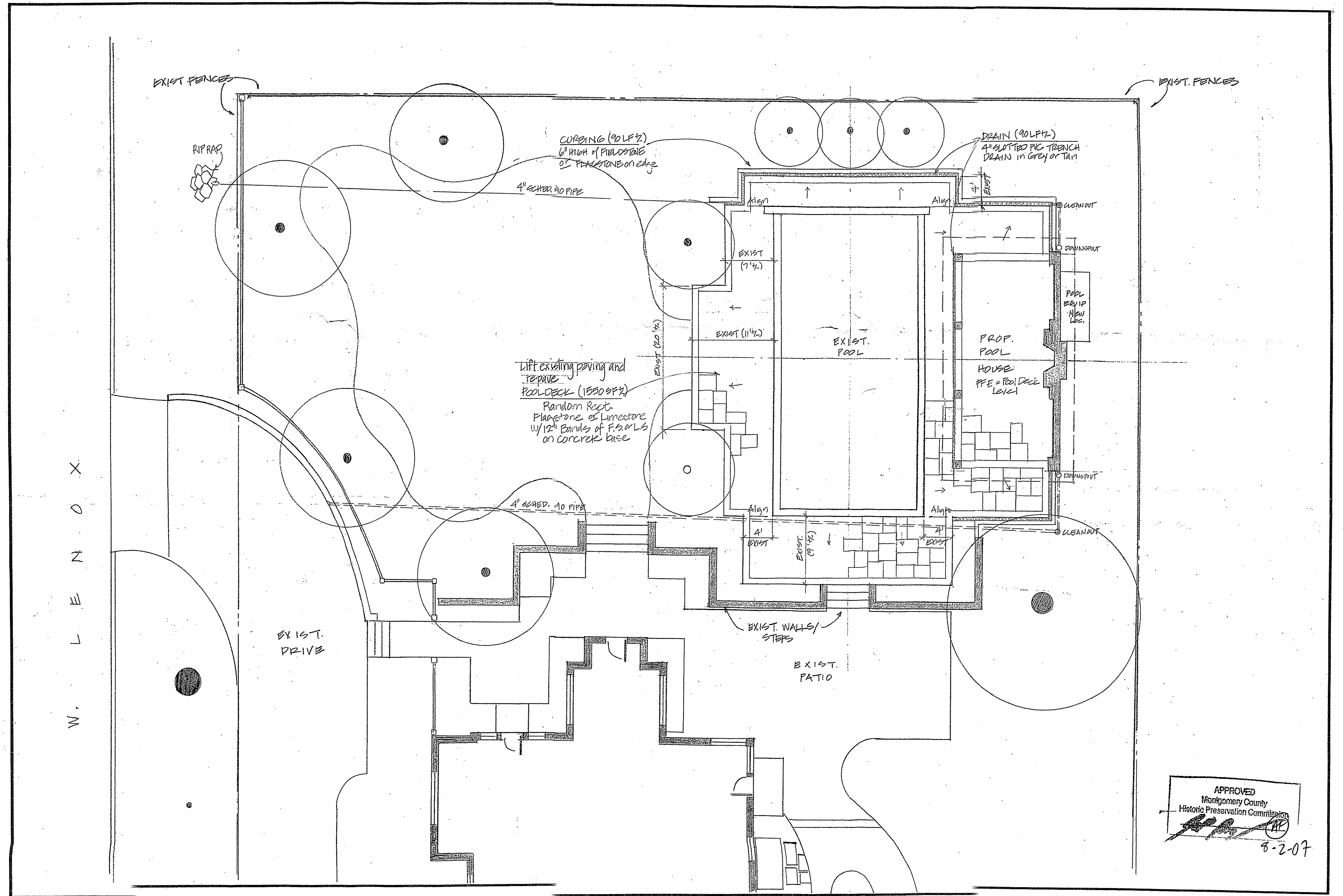
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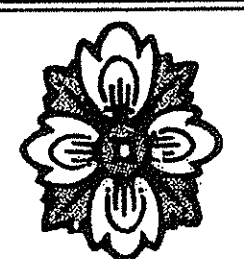
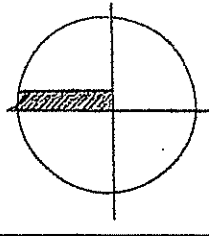
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

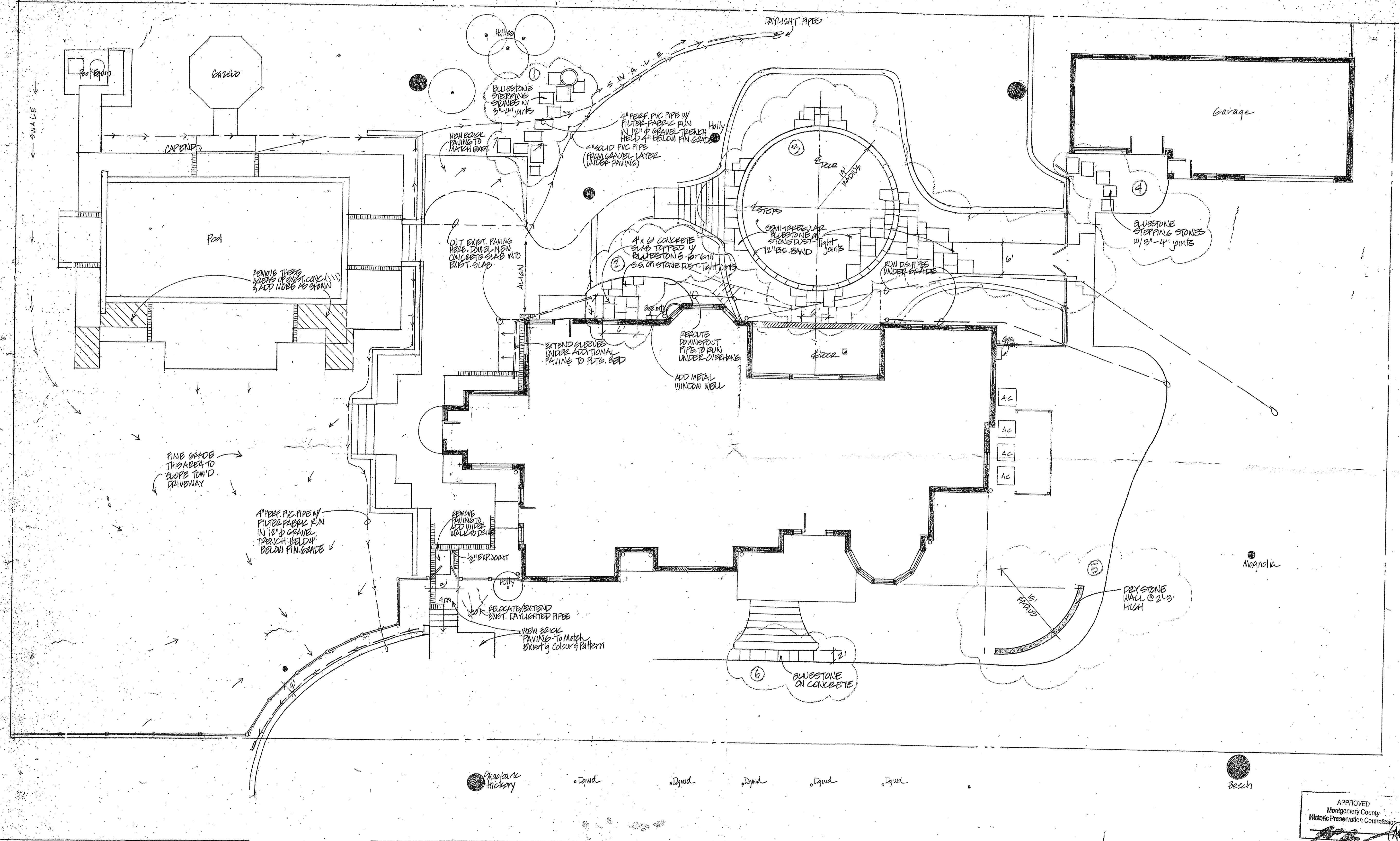
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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
 8-2-07

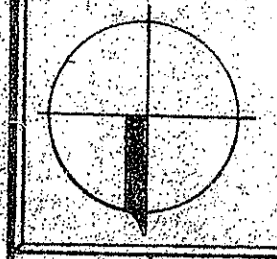
	DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)		THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.		WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SUCH DETAILS MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.	
	FOX RESIDENCE 8 LENDX STREET CHEVY CHASE MD 20815		SCALE: 1/8" = 1'-0" DATE: 2/13/07		1 OF 1 	
	POOL PLAN - Materials/Drainage		REVISED: JOB NO.: DRAWN BY:			



APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 7-07

W. L E N O X S T R E E T

EXISTING CONDITIONS
 (SEE PROPOSED SITE PLAN FOR EXISTING AND PROPOSED TREES)



SCALE: 1/8" = 1'-0"
 DATE: APRIL 12, 1994
 REVISED: MAY 29, 1994
 JOB NO. [Blank] DRAWN BY [Blank]

FOX RESIDENCE
 8 WEST LENOX STREET
 CHRY CHASE, MD 20815
 MCGONRY & DRAINAGE PLANS

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