

5 West Lenox, Cherry Chase

[APC Case # 3513-0911]

Cherry Chase Village Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: October 29, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #522831, alterations, to building and hardscape

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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 October 28, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

**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: Andrew and Roxann Steinberg

Address: 5 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
246 777 6370

3A  
DPS - #8

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

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

Contact Person: Roxann Steinberg

Daytime Phone No.: 301-654-6704

Tax Account No.: 00456935

Name of Property Owner: Andrew B. and Roxann M. Steinberg Daytime Phone No.: 301-654-6704

Address: 5 W. Lenox St. Chevy Chase MD 20815  
Street Number City State Zip Code

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

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

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

**LOCATION OF BUILDING/PREMISE**

House Number: 5 Street: W. Lenox

Town/City: Chevy Chase Village Nearest Cross Street: Connecticut Avenue / Laurel Pkwy

Lot: 3 Block: 43 Subdivision: 9 (Sec. 2 Chevy Chase)

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Map HN41

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

**A. 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: walks/driveway

1B. Construction cost estimate: \$ TBD

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 N/A 02 Septic 03 Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC N/A 02 Well 03 Other: \_\_\_\_\_

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

3A. Height 4 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.

Roxann Steinberg  
Signature of owner or authorized agent

9/29/2009  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/29/09

Application/Permit No.: 502531 Date Filed: 10/10/09 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:

3 story wood frame, cedar shake and clapboard 1908 Victorian single family home with large octagonal front porch. Home sits at corner of West Lenox and Laurel Parkway in Chevy Chase Village Historic District, facing Chevy Chase Village Hall and Laurel Park. This is a classic, original Chevy Chase Village home.

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

Repair and renovation of walkways, windows, and drive to home improve deteriorating materials, and restore look of 1990 addition to more closely approximate historic home; replacing features of original home previously removed or lost.

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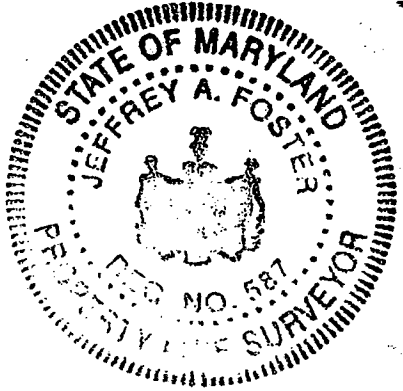
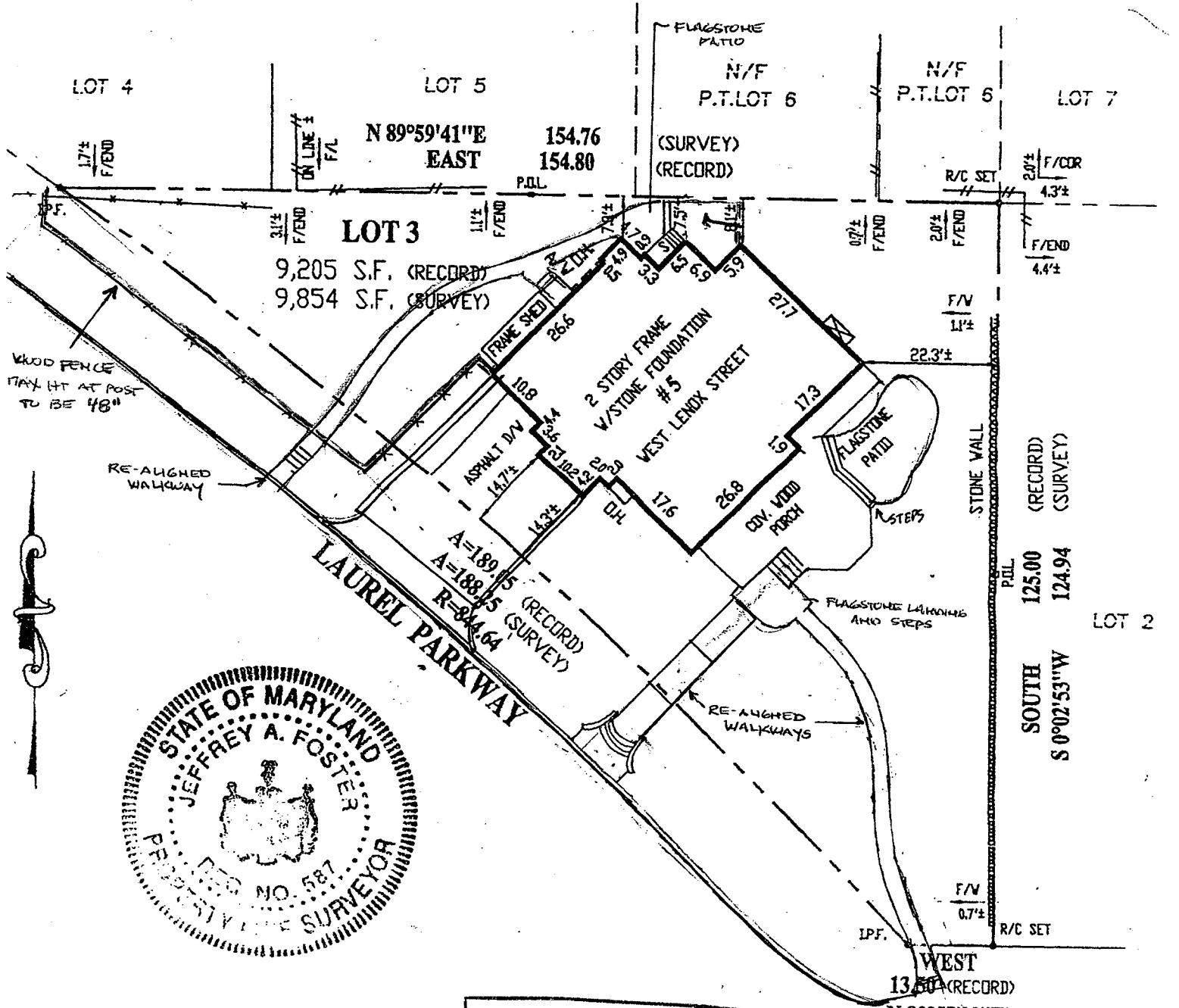
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

...not available for Chevy Chase.

ty corners have been recovered or set  
ed per field survey performed:  
004

icates iron pipe found.  
Indicates rebar & cap set  
icates hub set along  
ine.

— New & replacement  
48" high (at posts) fence  
Wood pickets, wood gates  
103 L.F. of fence (2)



AT OF SURVEY  
3, BLOCK 43-SECTION No. 2  
VY CHASE  
RY COUNTY, MARYLAND

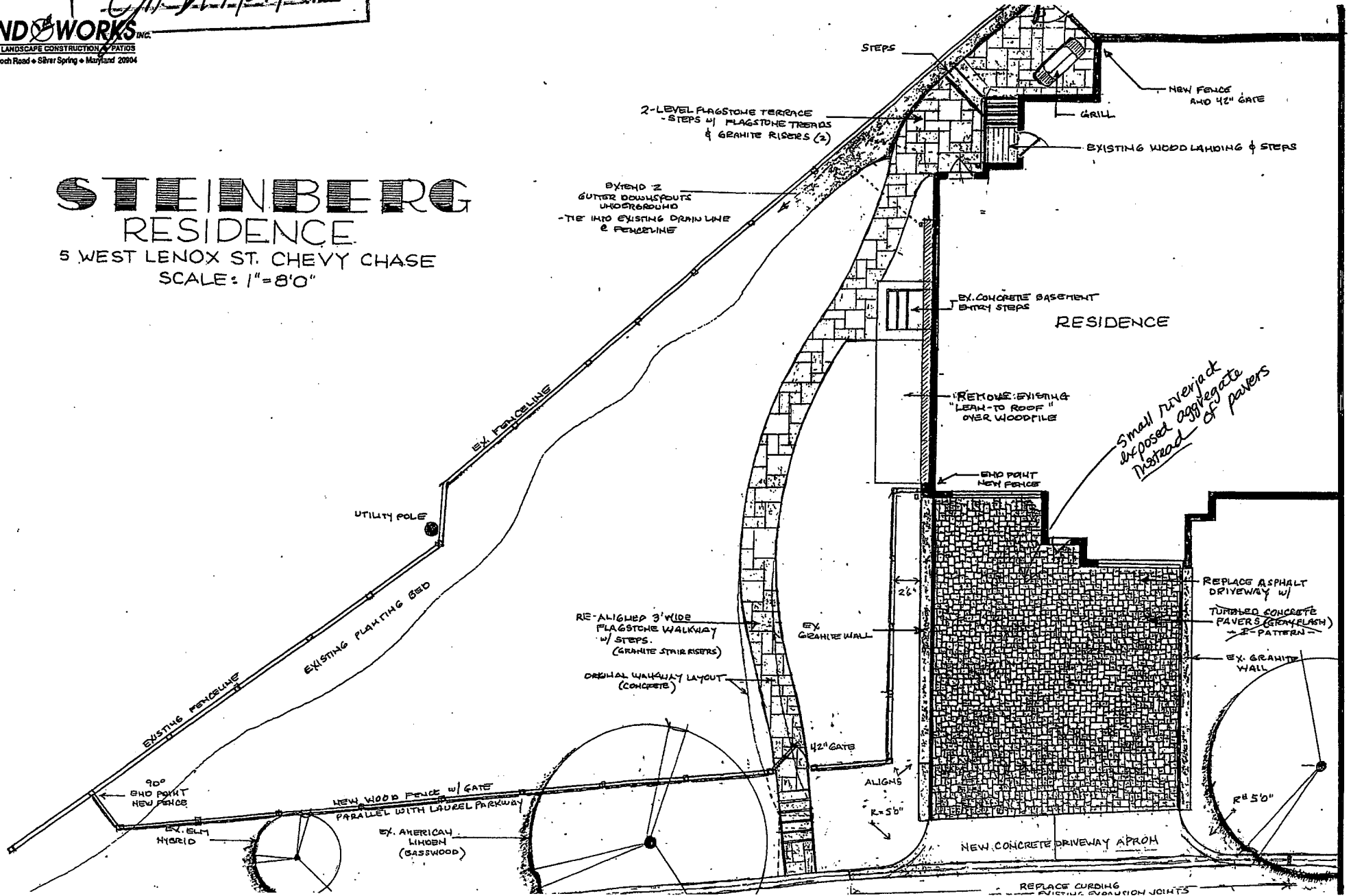
APPROVED  
Montgomery County  
Historic Preservation Commission  
*J.P. [Signature]* 10/29/09

WEST LENOX STREET  
(60' R/W)

APPROVED  
 Montgomery County  
 Historic Process  
 M.A. 10/29/09

**AND WORKS INC.**  
 LANDSCAPE CONSTRUCTION & PATIOS  
 3 Springloch Road • Silver Spring • Maryland 20904

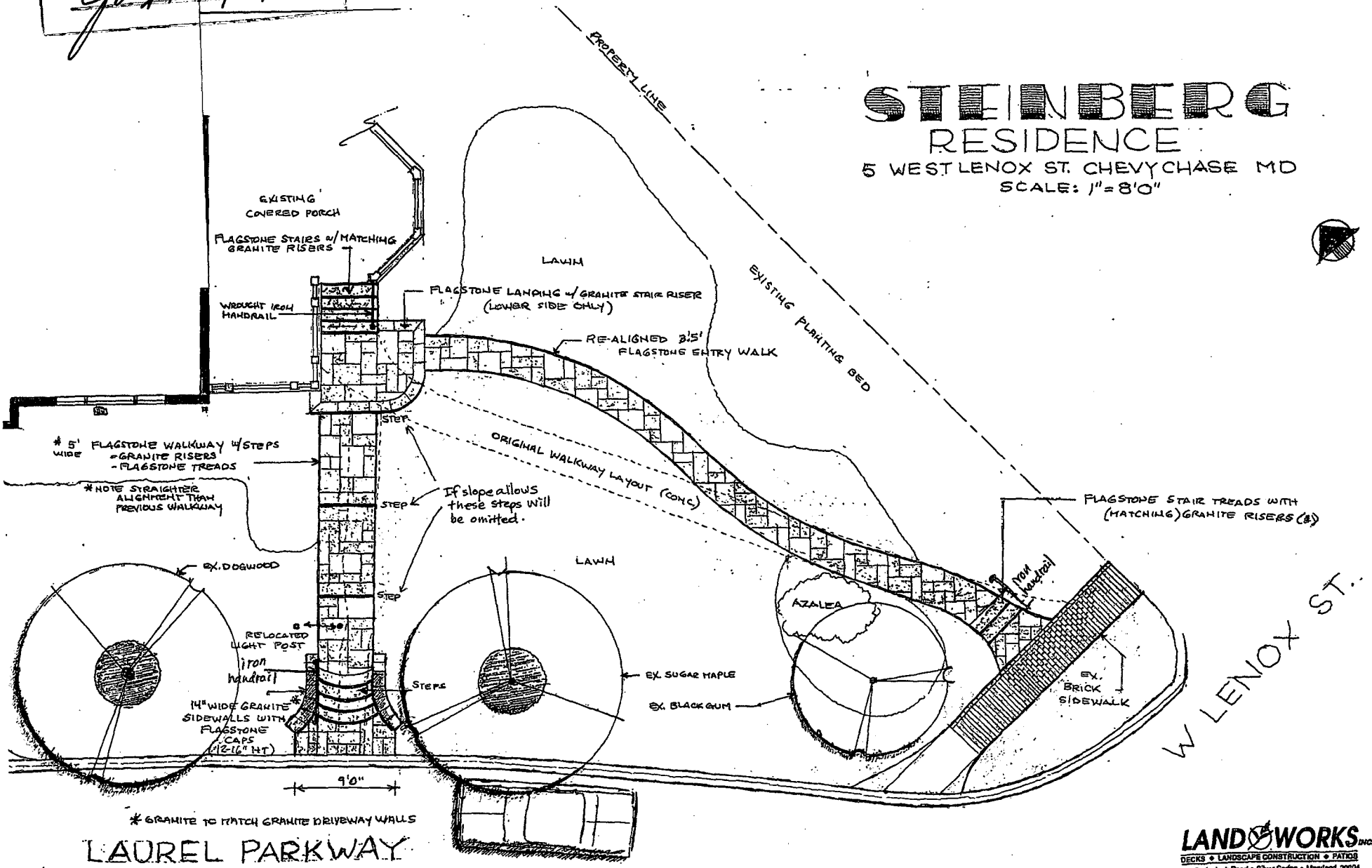
**STEINBERG RESIDENCE**  
 5 WEST LENOX ST. CHEVY CHASE  
 SCALE: 1" = 8'0"



APPROVED  
 Design of County  
 Highway Department  
 J.D.H. 10/29/09

# STEINBERG RESIDENCE

5 WEST LENOX ST. CHEVYCHASE MD  
 SCALE: 1" = 8'0"



\* NOTE STRAIGHTER ALIGNMENT THAN PREVIOUS WALKWAY

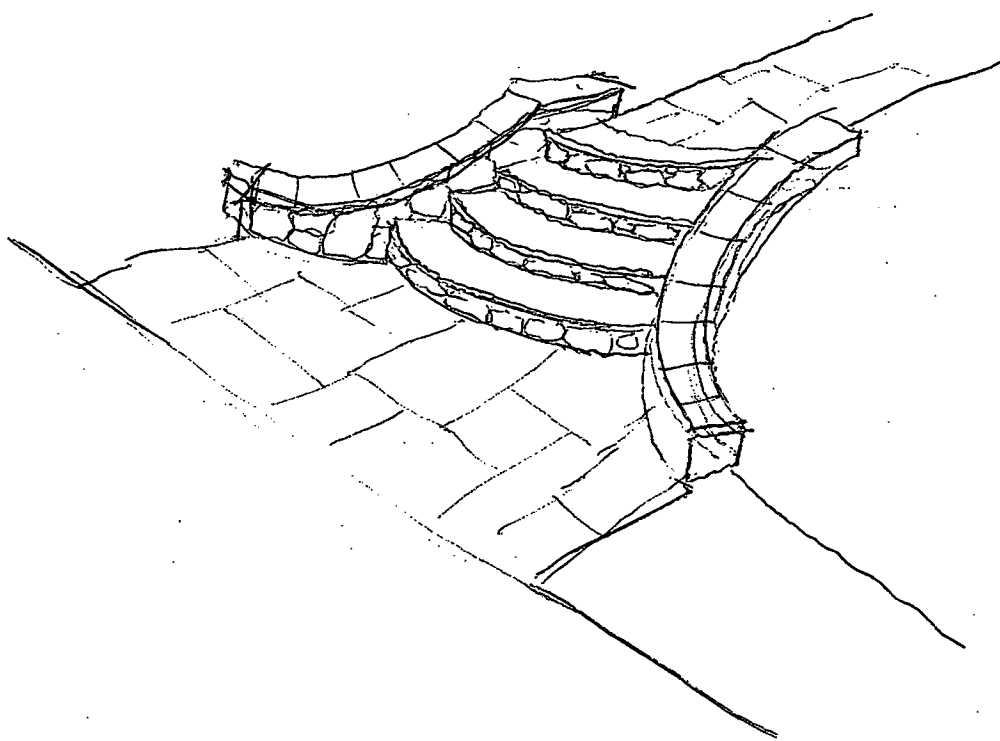
If slope allows these steps will be omitted.

\* GRANITE TO MATCH GRANITE DRIVEWAY WALLS

LAUREL PARKWAY

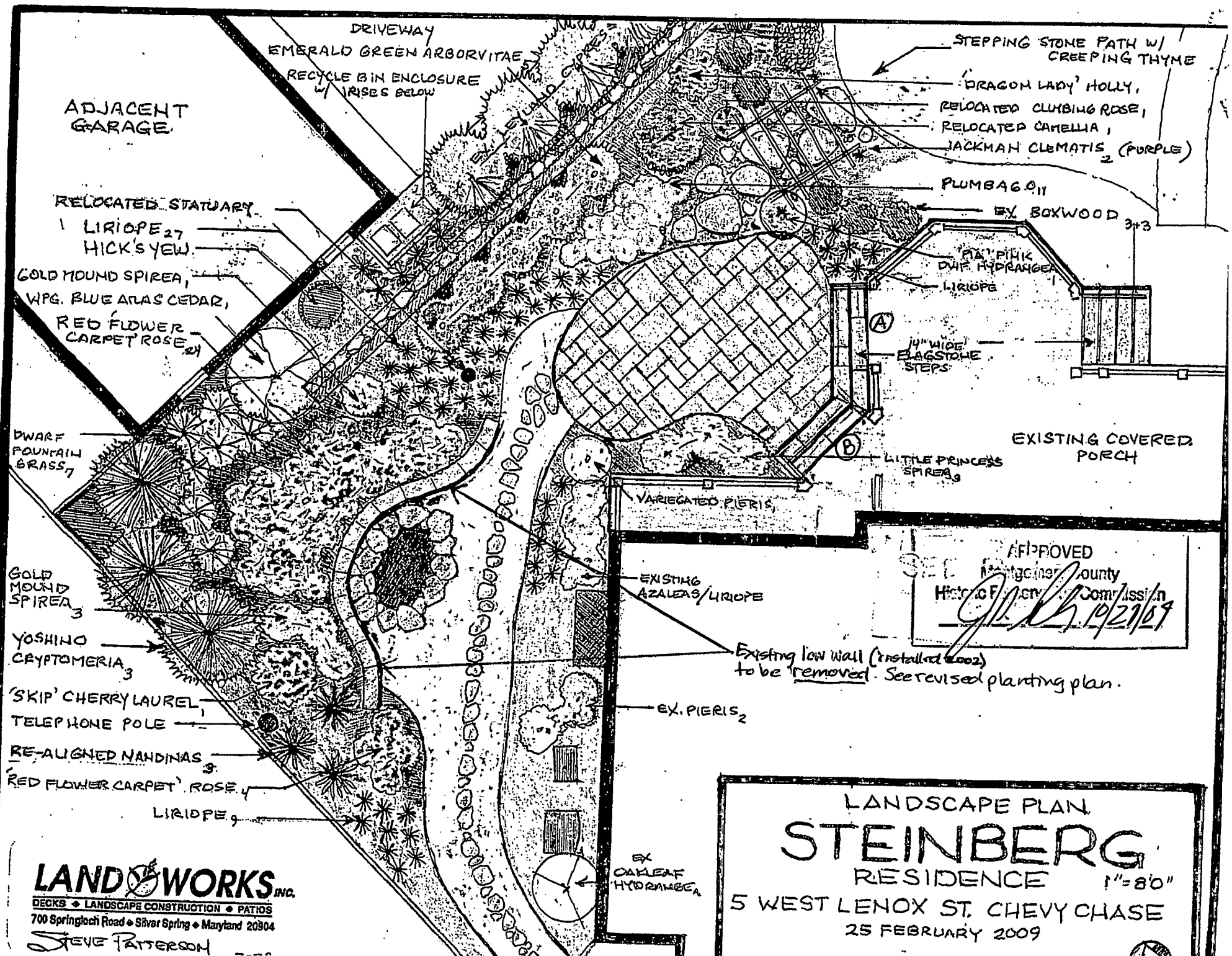
W LENOX ST.

*J. M. [Signature]* 10/29/09



Steps and retaining wall at Laurel Parkway  
entrance to S.W. Lenox St.





APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 J.P. [Signature] 10/29/09

Existing low wall (installed 2002) to be removed. See revised planting plan.

LANDSCAPE PLAN  
**STEINBERG**  
 RESIDENCE 1"=80"  
 5 WEST LENOX ST. CHEVY CHASE  
 25 FEBRUARY 2009

**LANDWORKS INC.**  
 DECKS • LANDSCAPE CONSTRUCTION • PATIOS  
 700 Springloch Road • Silver Spring • Maryland 20904  
 STEVE PATTERSON

STINBERG  
5 West Lenox St.  
Purchase

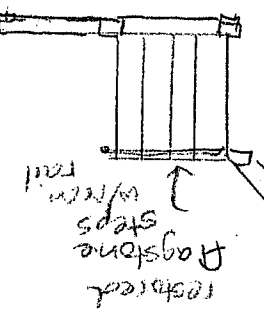
New fence/gate

- H = Camellia (move here)
- I = Nandina (existing)
- J = Emerald Green Arborvita (new)
- K = columnar Holly (replace?)
- L = Pieris (existing)

- A = boxwood
- B = azalea
- C = oakleaf hydrangea
- E = climbing rose
- F = climbing rose
- G = Nikobian hydrangea
- \* = liriope

APPROVED  
Montgomery County  
Historic Preservation Commission  
12/2/02

EAST SIDE YARD  
REVISED DESIGN +  
PLANTING PLAN



Arbor  
(existing)

Flagstone  
steps/rail

Flagstone  
steps/new rail

Path  
(existing)

existing Laurel Copse  
driveway

Laurel  
(photo by Lewis?)

Neighbors  
garage

existing arborvita  
fence

property  
line

Yoshino  
Prunella?  
3 large, evergreen,  
columnar, green to ground

existing  
structure

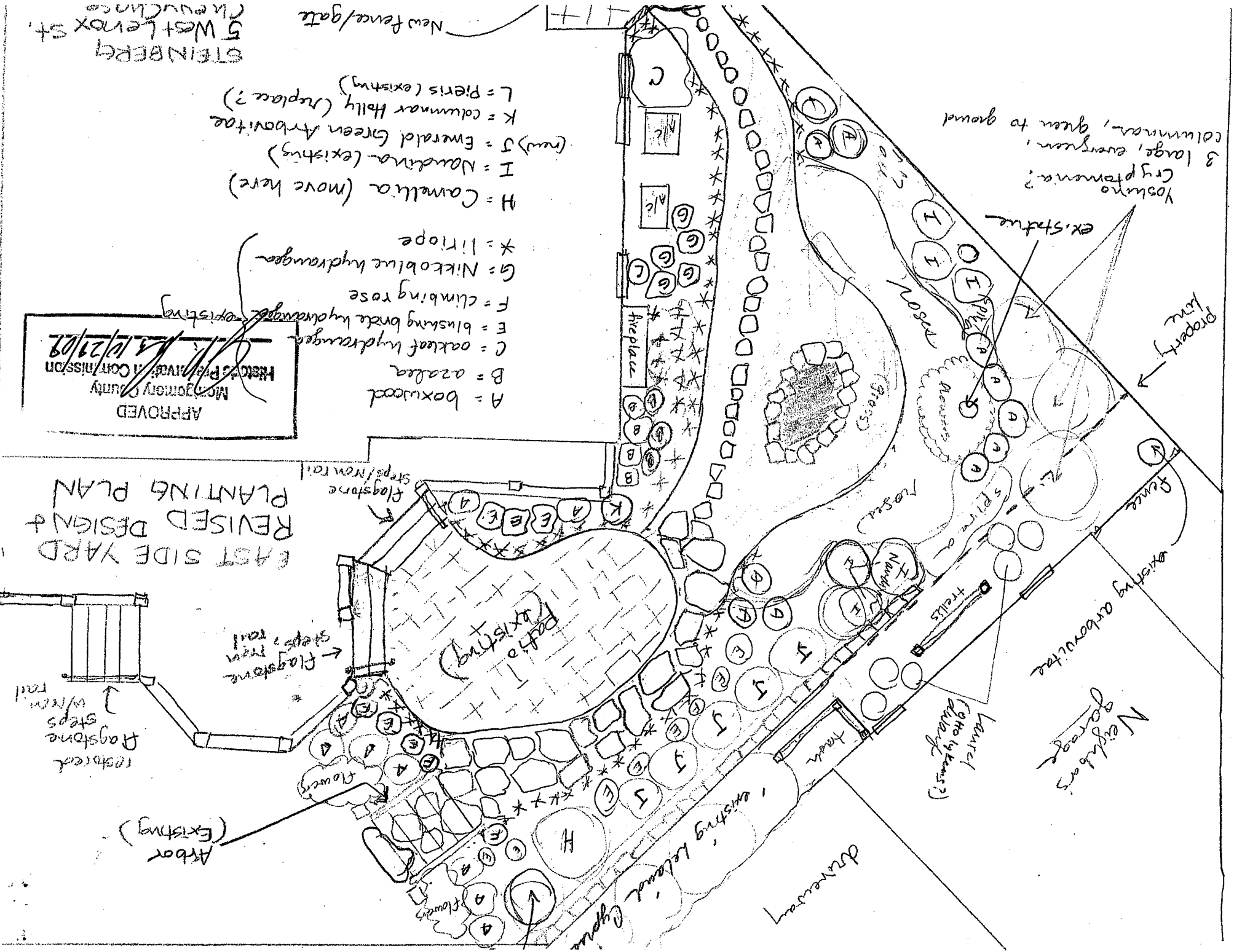
poson

Laurel

new  
trails

tree

driveway



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5 West Lenox Street, Chevy Chase	<b>Meeting Date:</b>	10/28/09
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/21/09
<b>Applicant:</b>	Andrew and Roxann Steinberg	<b>Public Notice:</b>	10/14/09
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	35/13-09V	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b> Alterations to building and hardscape			

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Shingle  
**DATE:** 1892-1916

**PROPOSAL**

The applicants are proposing to:

**Hardscape Alterations**

1. Replace all concrete and flagstone walkways and install random square flagstone paving to match the existing patio. The front walkway (between Laurel Parkway and the house) will be widened from 3' -to- 5' and stepped at intervals in order to straighten the alignment between the walkway and the front steps of the house. The rear walkway will be shifted to facilitate access to a new wooden gate located at the public right-of-way. An approximately 12-16" high, granite topped flagstone retaining wall will be installed on both sides of the existing steps at Laurel Parkway. All existing concrete steps will be replaced with granite risers and flagstone steps for consistency with the existing hardscape materials at the property
2. Remove and replace the existing asphalt driveway and install exposed aggregate pavers
3. Remove and replace the existing front stone steps and install granite risers. A non-original wooden railing system located on the right side of the steps will be replaced with an iron railing. The applicant has provided photographic evidence that shows the location of existing anchor holes where an iron railing system was removed
4. Remove and replace non-original wooden steps located in the front side yard of the property and install granite risers with flagstone treads. The existing steps were installed during the construction of an addition in 1990.

## Fencing Installation

Install a 4' high, wooden fence and two gates in the rear and side yard of the property.

## General Alterations

1. Remove a non-original lean-to shed from the side yard of the property
2. Remove and replace wooden stairs and railings in the rear yard of the property and install new wooden stairs in the same location. The proposed railing system will match the front porch railing. A small flagstone patio will be installed at the base of the stairs
3. Remove and replace an existing ventilation fan located in a gable on the southwest roof plane and install a new double-hung wooden window in the same location. The proposed work will not alter the existing original window opening
4. Remove an existing clapboard wall patch from the front elevation of the house and install a true divided light wooden French door system. The applicant has provided historic photographic evidence that documents the presence of a French door system in this location [SEE CIRCLE 36]
5. Remove and replace a non-original steel door on the front elevation and install a wooden half-light door in the same location
6. Remove a non-original vinyl clad, prefabricated metal chimney from the rear elevation of a non-historic addition and construct a brick chimney in the same location
7. Remove and replace the vinyl siding on a non-historic addition (c1990) section of the house and install wooden clapboard and shakes to match the existing first and second story elevation material treatments
8. Remove and replace four aluminum and vinyl casement windows located in a dormer on the right side (east) roof plane of the house and install new wooden casement windows in the existing openings.

## APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

### *Chevy Chase Village Historic District Master Plan*

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:

**Doors-** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Driveways-** should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

**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.

**Porches-** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Sidewalks-** should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees.

**Siding-** should be subject to moderate scrutiny if its visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

**Windows-** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

#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.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

Staff supports the proposed building and hardscape alterations at the property. The proposed work is consistent with Chapter 24A-8(b) 1 and 2, *Standards #9* and 10 and the *Guidelines* outlined above.

**Hardscape Alterations**

The proposed hardscape alterations are consistent with the property context and resource. The proposed work maintains the general location and orientation of all walkways and steps at the property. The proposed material treatments are compatible with the resource type and style. Staff supports the repair

and/or replacement of deteriorated features with appropriate new materials.

### **Fencing Installation**

The proposed fence material, height and style are appropriate for the resource and consistent with other fences located within the historic district.

### **General Alterations**

The proposed general alterations outlined above remove non-original building materials and reintroduce appropriate new materials that are compatible with the resource type and style.

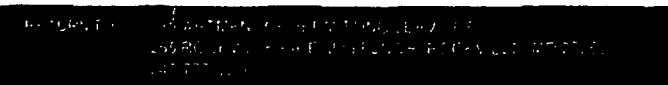
The applicant has provided historic photographic evidence that substantiates the presence of a missing French door system that was located on the front elevation. The proposed removal of an existing clapboard wall patch and installation of a wooden true divided light French door system and shutters is consistent with the historic photo.

*Staff is recommending approval of this HAWP application.*

### **STAFF RECOMMENDATION**

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

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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or **joshua.silver@mncppc-mc.org** to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Liber: Folio: Parcel: Map HN41

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Roxann Steinberg Signature of owner or authorized agent

9/29/2009 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 522831 Date Filed: 10/6/09 Date Issued:



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

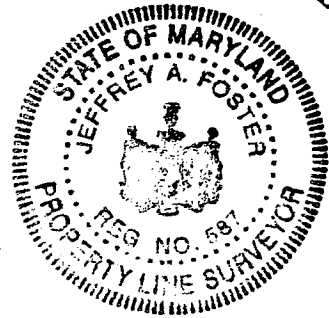
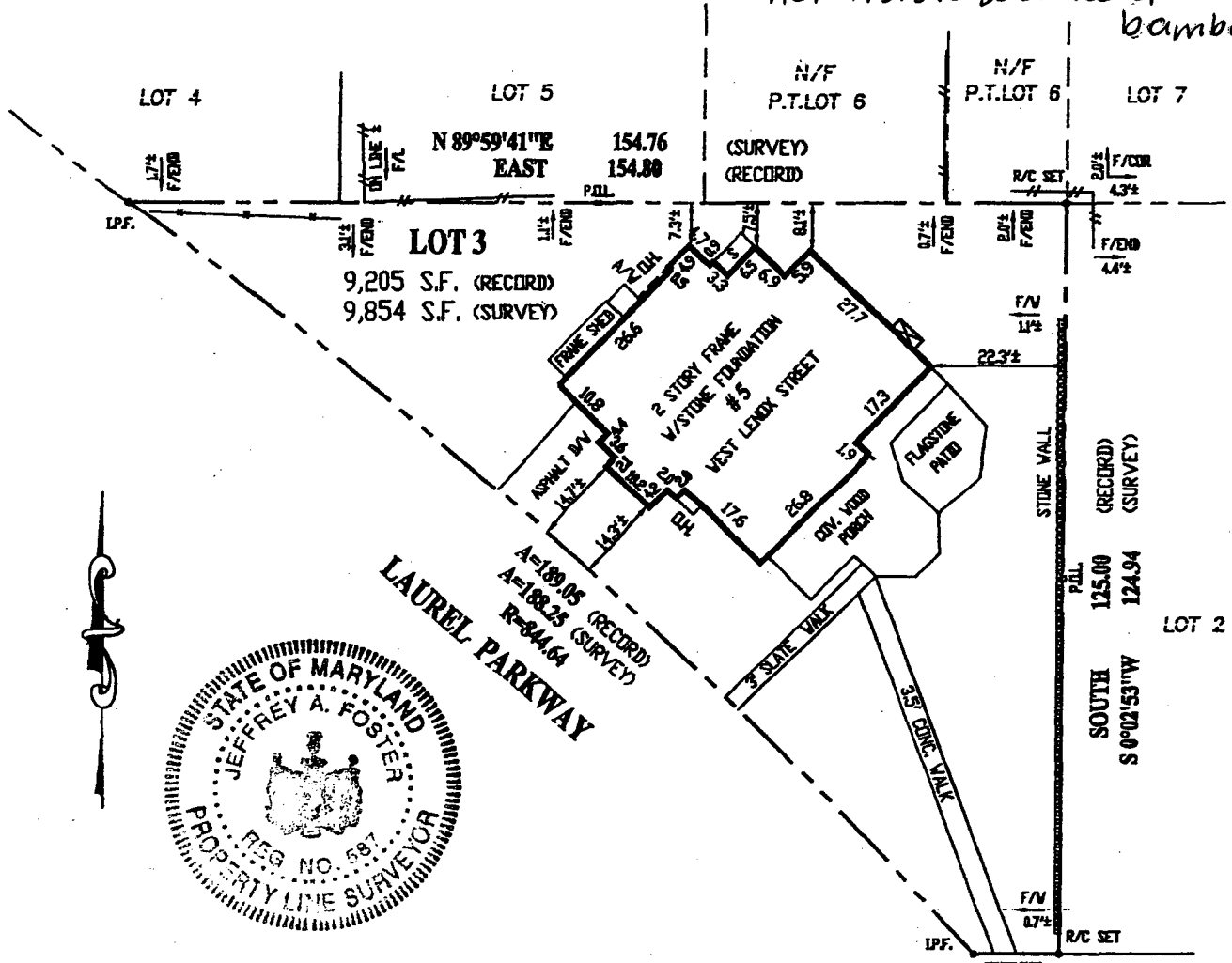
Owner's mailing address	Owner's Agent's mailing address
Roxann and Andrew Steinberg 5 W. Lenox St. Chevy Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Cara and Luis Medeiros 3 W. Lenox St. Chevy Chase, MD 20815	Jane and Rodney Joyce 10 Laurel Parkway Chevy Chase, MD 20815
Alki and Herbert Jacobs 8 W. Melrose St. Chevy Chase, MD 20815	Ellen and Stephen Conley 9 W. Lenox St. Chevy Chase, MD 20815
Carter Perry 6 W. Melrose St. Chevy Chase, MD 20815	Elayne and Bill Bennett 4 Laurel Parkway Chevy Chase, MD 20815
Mary and Ed Bartlett 4 W. Melrose St. Chevy Chase, MD 20815	Lydia and Nicholas Calio 11 W. Melrose St. Chevy Chase, MD 20815

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone info. not available for Chevy Chase.
- 2) All property corners have been recovered or set and verified per field survey performed: 01-19-2004
- 3) I.P.F. Indicates iron pipe found.  
R/C SET Indicates rebar & cap set  
P.O.L. Indicates hub set along property line.


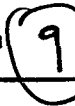
Survey (A)  
(Note that back walk to street and fence along driveway left and Laurel Pkwy were not visible because of bamboo.)



PLAT OF SURVEY  
**LOT 3, BLOCK 43- SECTION No. 2**  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

WEST  
 13.50 (RECORD)  
 N 89°57'23"W  
 14.34 (SURVEY)  
**WEST LENOX STREET**  
 (60' R/W)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK. 2 PLAT NO. 108		SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288	
LIBER FOLIO			DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 01-19-04 PROP. COR.: 01-19-04	SCALE: 1" = 30' DRAWN BY: E.M.G. JOB NO.: 04-0228	
MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>					

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

**Historic Area Work Permit Application  
for Landscaping and Exterior Renovations**

Roxann and Andrew Steinberg  
5 West Lenox Street  
Chevy Chase, Maryland 20815  
301-654-6704

**1. Replace concrete and flagstone walkways/steps with flagstone walks and granite/flagstone steps**

As indicated on landscape plan, all walkways will be removed and replaced with random square flagstone paving to match existing patio. Photos of current walkways are included below. The contour of the new walks will essentially follow the existing walkways (see Landscape Plans and Survey "B")

- a. The front walk to West Lenox Street will follow the existing 3.5 ft. width and path.
- b. The main front walk from Laurel Parkway to the house will be widened from 3 ft. to 5 ft. and may be stepped at intervals to better align with the front steps and to better accommodate both the slope and two pedestrians walking side-by-side--this is the most frequently used walkway (parking for access to our house is on the Laurel Parkway side.) If possible, the intermediate steps will be omitted if, when the current walk is demolished, it appears that the new walkway can follow the slope without being too steep.
- c. The existing light pole along the walk to Laurel Parkway will be shifted about two feet to the left and the landing at the house front steps will be slightly enlarged.
- d. The back walkway to Laurel Parkway will be shifted slightly (straightened) at top of steps to the street to facilitate access to the gate in the new fence. Otherwise, it follows the existing width and path. Please note that the existing back walkway to Laurel Pkwy and the former fence along the drive and Laurel Pkwy are not shown on our 1/19/04 survey (Survey "A") because they were not visible until we eradicated the 35 ft. high bamboo that previously filled our yard from the back fence to the curb.
- e. At all streets, the concrete steps will be replaced by granite risers and flagstone steps to match the existing granite foundation and flagstone topped granite driveway retaining walls.
- f. At Laurel Parkway, a small landing area and flagstone-topped granite retaining wall (to match existing granite walls at driveway) will be added (see plan). The retaining wall will be just high enough to shield the sides of the steps (see drawing). The landing is necessary because the current steps to the street end directly on the curb (see photo). The steps are frequently dislodged as they are hit by cars attempting to park on the street—we are across the street from the Village Hall and post office and have a fair amount of daily short-term parking in front of our house along Laurel Parkway. Hopefully a small set-back with a landing (as currently exists at the other walkway from our house to Laurel Parkway) will protect the new steps from bad parkers.



Front walk and steps from West Lenox St. to front porch



Front walk and steps to Laurel Parkway



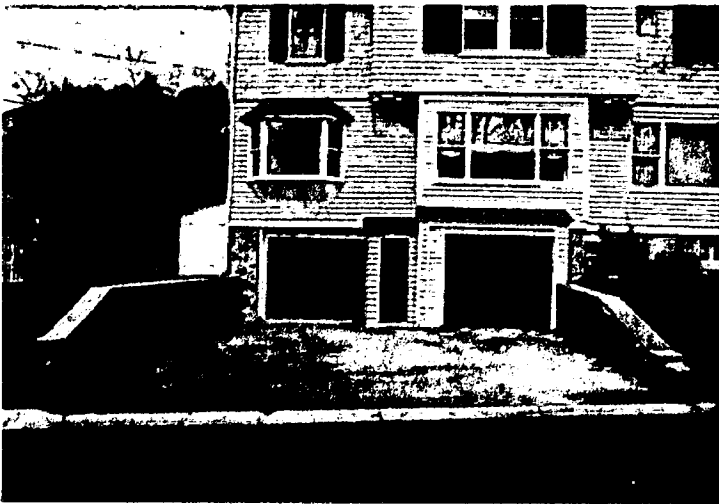
Back walkway from house to Laurel Parkway, with steps and landing at street. New fence with gate would cross walk at top of steps.



Landing at front steps (where walks to W. Lenox and Laurel Pkwy meet)

**2. Driveway, apron and adjacent curb replacement**

We currently have a concrete curb and a macadam (substantially deteriorated) driveway with a patched partial asphalt apron. The existing driveway is 22 ft. 8 in. wide, running edge to edge inside the granite retaining walls which run from the street to the house. The existing apron is approximately 26 ft. wide. We will replace the existing apron and driveway with a concrete apron (appropriate radius curbs at both sides) and an exposed aggregate concrete driveway. In addition to the Historic Area Work Permit, we request the special permit(s) required from Chevy Chase Village because the existing driveway and apron exceed the current allowable width of 20 ft.. The driveway at 5 West Melrose Street is an example of the exact material we will use (exposed aggregate concrete with small riverjack stones).



5 West Lenox Existing Driveway and apron (above)



5 West Melrose Driveway for exposed aggregate example (above)

**3. Remove Lean-to Shed at back of house**

We will remove the lean-to shed attached to the back of the house (north side) and restore the view from the street to the granite foundation and large above ground basement window adjacent to the walk-out stairwell. The shed is not original to the house and was constructed by literally leaning a 3-sided, roofed shed structure against the house without removing any of the original house exterior clapboard or trim. The shed removal will not require any reconstruction of the original house wall; we will paint the re-exposed original clapboards and trim to match the current house color.



View of lean-to shed from street



Lean-to shed interior construction;  
obstructed window



View to interior of lean to shed

#### 4. Fence Yard in Back of House (Laurel Parkway side)

As indicated on the landscape plan, we will fence two remaining unfenced sides of the back yard from the house corner to the street at stone driveway wall (2'6" off stone wall), turn to stairs at point where wall slopes (approx. 8' section to stairs), one 42" wide gate at top of stairs, and then run about 60' along Laurel Parkway to end with 90 degree turn (approx. 5' section) to the existing fence. The run parallel to street is approximately 10' off curb and parallel to the street. In addition, we will run an 8' section of fence (including a gate) from the corner of the house behind the back steps (see plan) to the existing 6' tall fence so that the entire back yard is enclosed for our dog. The new fence will be 42" high with 2" square pickets and 6" square, capped posts (as shown in the photo below) and will be painted white to match the trim on the house. The fence will follow the slope of the lot.

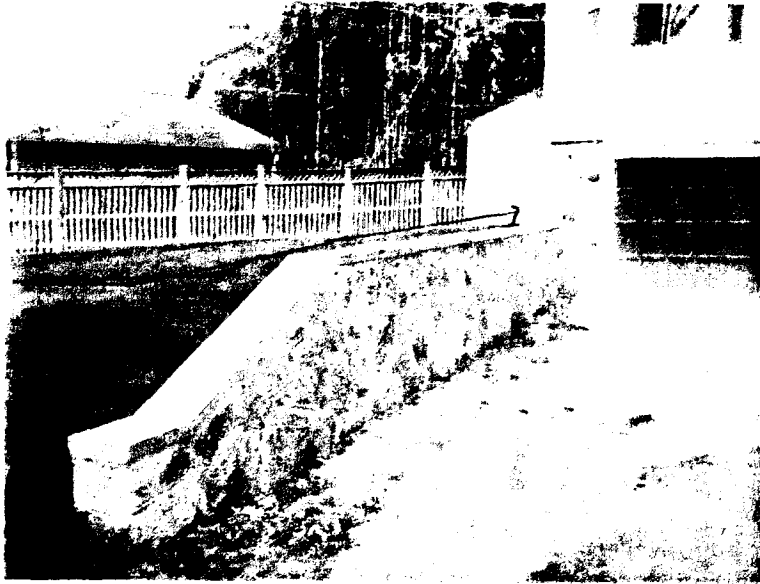
Please note that this entire area was previously fenced with 42" high metal chain link when we bought the house. Neither we nor the surveyors could see the old fence because the entire back yard had been overtaken by 35 ft. high bamboo, and the fencing had largely been destroyed by bamboo growing through it or breaking it down. The fence had to come out with the bamboo. We did not think to take photos of the previous fencing as it was removed, but we will essentially follow the old fence line with the new fence.



approximate location  
of new fence along  
Laurel Pkwy side of yard.

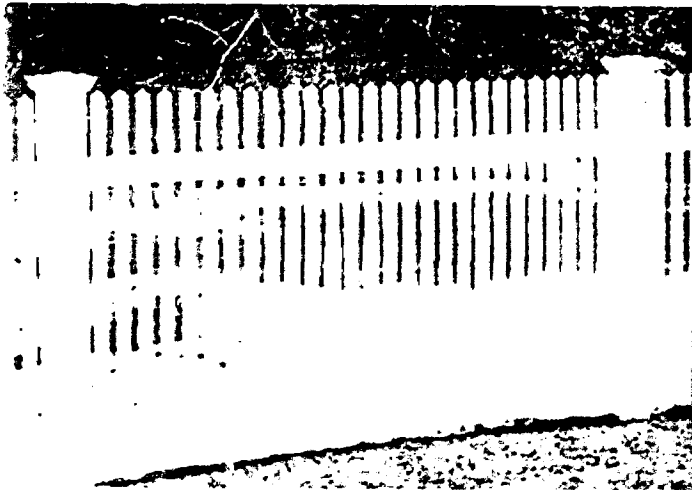
View yard to be fenced along Laurel Parkway (long side—see plan)





New fence line  
from house to top of  
slope, then parallel  
along Laurel Parkway

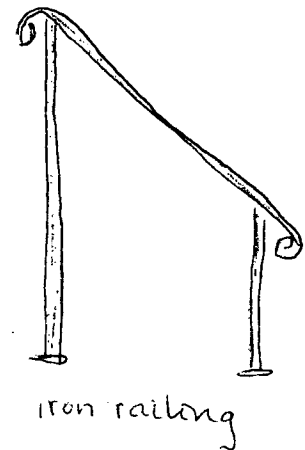
View to yard above driveway to be fenced (short side—see plan)



Sample of new fence (above)

**5. Replace Front Steps and Handrail**

The stone front steps (from porch to entry sidewalks) have deteriorated beyond repair. We will replace them (as indicated on the landscape plan) with granite risers (to match the original foundation) and 14" deep flagstone steps (each a single piece of stone). We will re-use as much of the granite from the risers as can be salvaged. The wood stair railing to the left of the stairs is not original to the house and will be removed. A simple iron railing (see drawing below) will be installed to the right of the stairs. The holes showing the location of an earlier iron railing are still visible in the existing top step; the new iron railing will be installed in the earlier railing location.



Front steps to porch. Wood handrail (to the left) will be removed and an iron rail Will be installed to the right. (above)



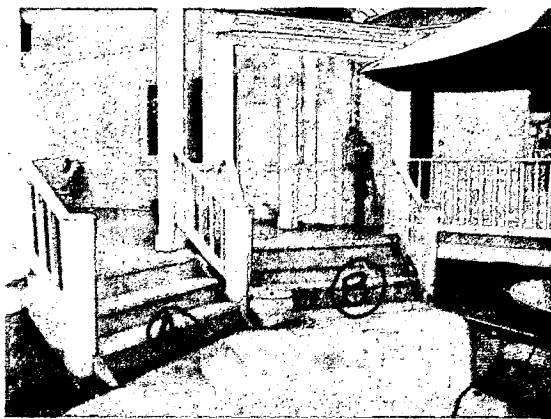
Existing holes for placement of iron handrail to right of stairs. (above)

**6. Replace Steps from Front Porch to Flagstone Patio**

Both sets of existing wood steps from the front porch to the patio at the front side yard of the house were installed in 1990's when the family room addition was constructed by the prior owners. There previously were no steps in part of location from the original octagonal porch to the yard (steps "A" at left in bottom right photo); the porch railing was removed (see gaps on column) and the steps added. The steps to the right in the photo (steps "B"), angled from the addition porch to the patio, replace the original steps which would have gone straight out from the porch to the yard.

The current handrails and some steps have rotted beyond repair. Rather than reconstruct wood stairs there as designed (the area does not receive adequate sunlight to dry after rain) and to prevent future moisture problems, we will construct new steps with granite risers and flagstone treads to match the restored front steps of the house. We will replace the 1990s wood handrails with two simple iron handrails (one each at far left and far right) to match the replacement iron hand rail at the front steps.

Alternatively, we could restore the original porch railing (across the top of the steps at left) and remove the steps "A" at the left. We would then replace the steps at the right (steps "B") with granite risers, bluestone treads, and iron handrail to match the restored front steps to the main walkway. This plan would result in a configuration more like what was original to the house. We would appreciate HPC guidance. This is not only a maintenance problem--the existing design is an awkward and unattractive addition to the original grand octagonal porch.



Hand rails and steps to patio from original porch (at left) and from addition (at right)



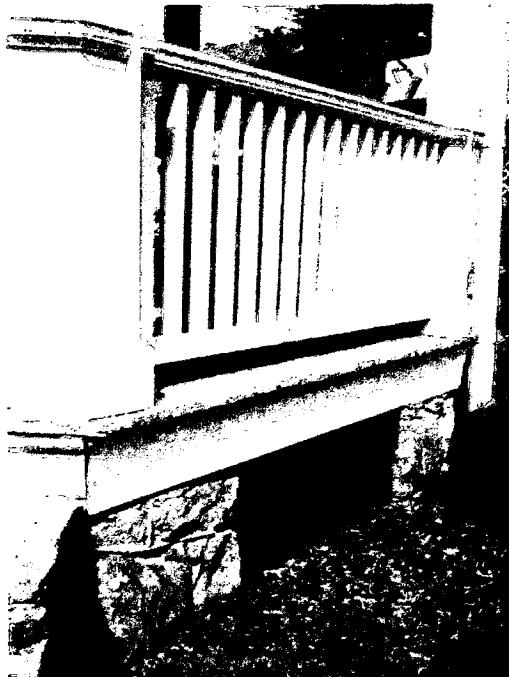
Rails and steps to patio from front porch addition

**7. Replace Back Steps Handrail and Lattice to Match original Front Porch style**

The current flat cedar handrail on the back steps was installed with the addition made by the prior owners in 1990 and does not match any of the existing railings original to the house. We will keep wood stairs but remove the flat cedar railing and install a wood handrail and spindles to match the railings on the front porch of the house (painted white). The risers and steps will be painted as well. The opening under the risers will be covered with heavy lattice to match the original lattice which covers openings under the original front porch (painted green).



5 West Lenox Street Back Steps (above)



5 West Lenox Street porch railing and lattice (above)

**8. Add small flagstone patio and steps to back walkway at bottom of back door stairs**

As indicated on the landscape plan, we will add a small flagstone patio at the bottom of the back door stairs to match style of existing stone patio by front porch. This area is currently unimproved. Two wide stone steps will be added to accommodate the grade change (see photo) to the back walk and improve the transition from the bottom of the wood steps to the back yard sidewalk.



Bottom of back steps and landing/bbq area



Slope at bottom of back stairs where stone steps would be added for safety and to accommodate grade change to back walkway

**9. Remove Ventilation Fan at Attic and Restore Window**

We will remove the attic fan (not original to house) installed in the gable on the Laurel Parkway side of the house and replace it with a small, wood, double hung window as was originally in the gable. All of the original materials (e.g., window sill, surrounding shake) that remain at the opening will be retained.



5 West Lenox Attic Gables (current photo). Gable to left has fan; at right, the window remains.

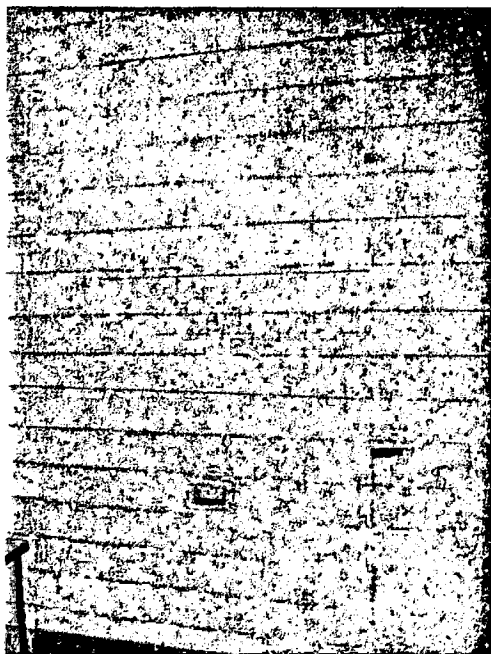


Close-up of fan in gable; shakes at top of the opening will be restored to square, and the curved sides and sill will be retained as is.

**10. Re-install French Doors to Front Porch from Living Area**

The original French doors from the front parlor to the front porch were removed and the opening was patched with clapboard (exterior) and drywall (interior). The original French doors with shutters are visible in the circa 1912 photograph. We will remove the clapboard patch (visible in the photo of the current house below) and install replacement French doors (one set of two doors, each two panes) in the original 42 ½ "w x 88" h doorway, with full length shutters to replicate the original configuration. The house still has original shutters on other windows, so we will copy the frame and louver style from those for the replacement full length shutters.

Front porch (below). French door used to be in wall to left of front door (see 1912 house photo)



Front porch wall with patch (above) in area to left of front door that is now all clapboard.

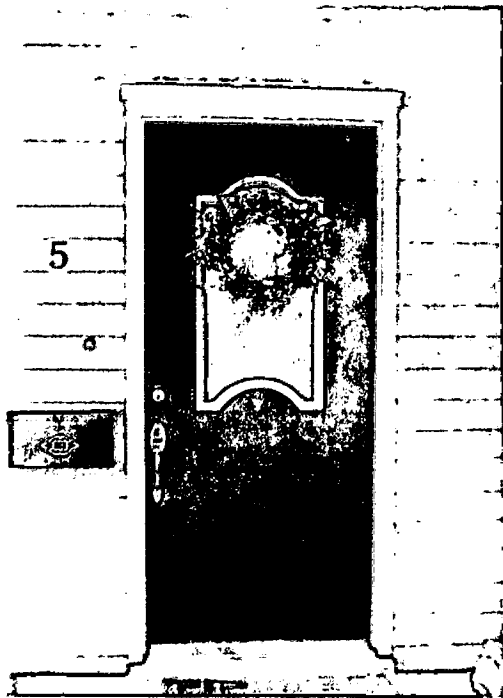


Photo right: example of period French doors to front porch (missing shutters—see visible pins) at 15 W. Kirke St.

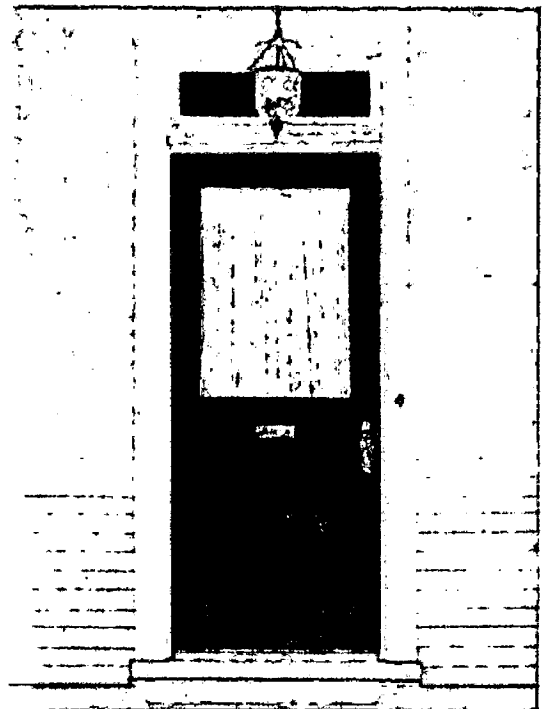


**11. Replace Steel Front Door with Wood Front Door**

The current front door is a steel door with diamond window panes and opaque glass that was installed in the 1990s. We will replace the door with a period-appropriate wood door with clear glass in the upper half. Unfortunately we have not found any old photos of the house that show the original front door—but, luckily, the original sidelights and glass remain, so we will be able to trim out the replacement door to match the original front entry trim.



Current front door 5 W. Lenox:  
(Would replace door only—there is no transom)  
We are hoping to find a period salvaged door  
and would use period hardware.



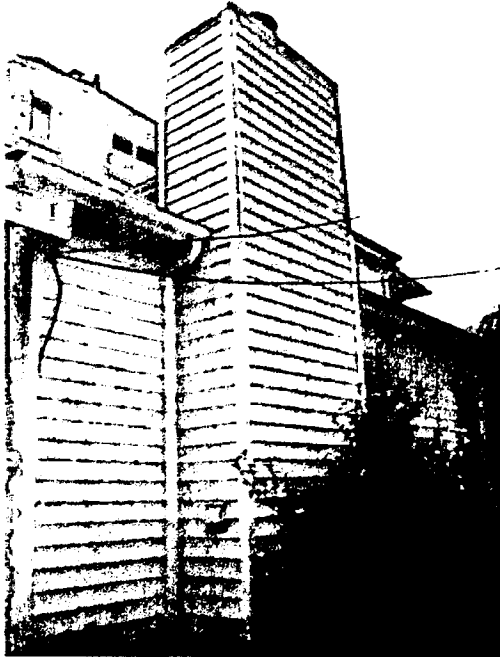
Proposed style front door example:  
Original --c. 1900--door at  
19 West Kirke St.

12

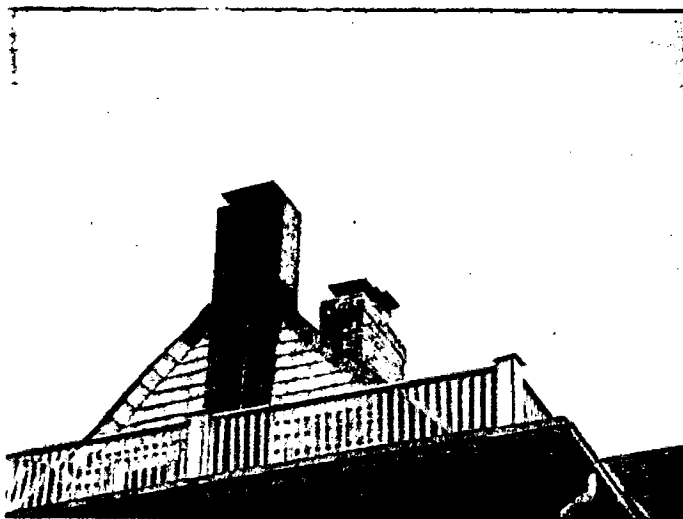


**12. Replace Pre-fabricated Metal Chimney with Vinyl siding with a Brick or Stone Masonry Chimney**

The 1990 family room addition has a pre-fabricated metal fireplace with a chimney clad on the exterior in vinyl siding (see photo). We would like to remove the pre-fabricated fireplace/chimney and build a red brick or stone chimney to match (on the exterior) the either the chimneys original to the house or the granite foundation. This would be a single wood burning fireplace in the same location as the existing fireplace. We do not yet have a design or contractor for this part of the project, and would welcome HPC staff guidance.



Current den chimney exterior



Chimneys on roof (note: there are no brick chimneys that go to the ground outside)

**13. Replace Vinyl siding on 1990 addition with cedar shake and clapboard to match original first and second stories of house**

When the addition was put on in 1990, no attempt was made to match the original house exterior materials. We would remove all of the vinyl siding and replace with cedar shake to match (second floor) and clapboards (first floor). Where needed, window trim and soffit and fascia will be replaced to more closely approximate the appearance of the original portions of the house.



Addition upper section vinyl, but should be shake.

Addition lower section all vinyl, but should be clapboard with brick or stone chimney.

Photo of first and second floor addition from east side of house (above).

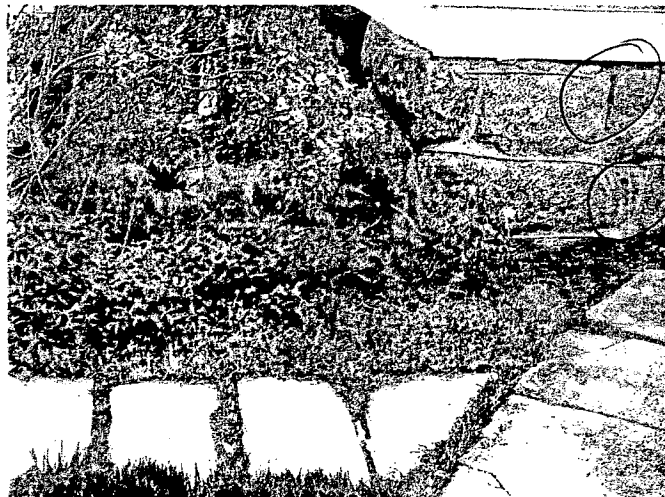
**14. Replace inoperable 1972 casement windows on third floor.**

The four aluminum and vinyl casement windows (Andersen, circa 1972) are inoperable due to broken mechanisms and sagging frames. We would replace them with new, wood casement windows to match exactly the existing openings and style. Existing trim/casing would remain.

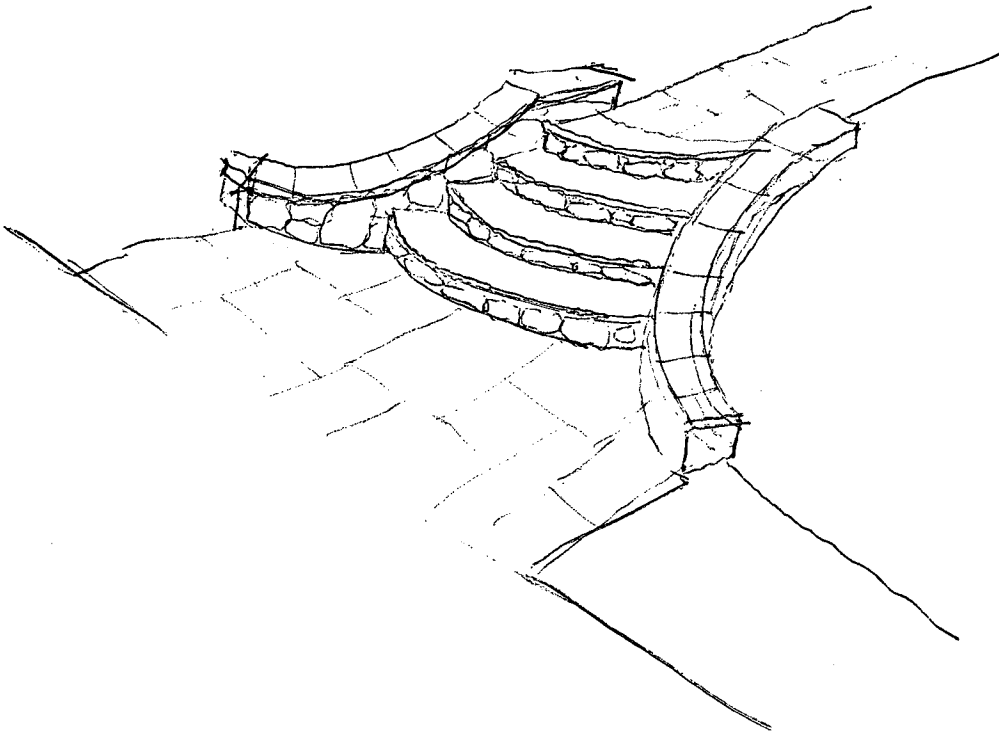


**15. Repair and re-point granite foundation**

The granite block foundation is generally in good shape, but there are many areas where the mortar is failing and needs replacement and re-pointing. Repairs would exactly match existing, original, grapevine pointing.



Many similar areas around the entire stone foundation.



Steps and retaining wall at Laurel Parkway  
entrance to S.W. Lenox St.

# STEINBERG RESIDENCE

5 WEST LENOX ST. CHEVYCHASE MD  
SCALE: 1" = 8'0"



RESIDENCE

EXISTING COVERED PORCH

FLAGSTONE STAIRS w/ MATCHING GRANITE RISERS

WROUGHT IRON HANDRAIL

FLAGSTONE LANDING w/ GRANITE STAIR RISER (LOWER SIDE ONLY)

PROPERTY LINE

LAWN

EXISTING PLANTING BED

RE-ALIGNED 3.5' FLAGSTONE ENTRY WALK

# 5' FLAGSTONE WALKWAY w/ 4 STEPS  
= GRANITE RISERS  
- FLAGSTONE TREADS

\* NOTE STRAIGHTER ALIGNMENT THAN PREVIOUS WALKWAY

If slope allows these steps will be omitted.

ORIGINAL WALKWAY LAYOUT (CONC)

FLAGSTONE STAIR TREADS WITH (MATCHING) GRANITE RISERS (8)

RELOCATED LIGHT POST  
iron handrail

14" WIDE GRANITE SIDEWALLS WITH FLAGSTONE CAPS (12-16" HT)

9'0"

\* GRANITE TO MATCH GRANITE DRIVEWAY WALLS

LAWN

EX. SUGAR MAPLE  
EX. BLACK GUM

AZALEA

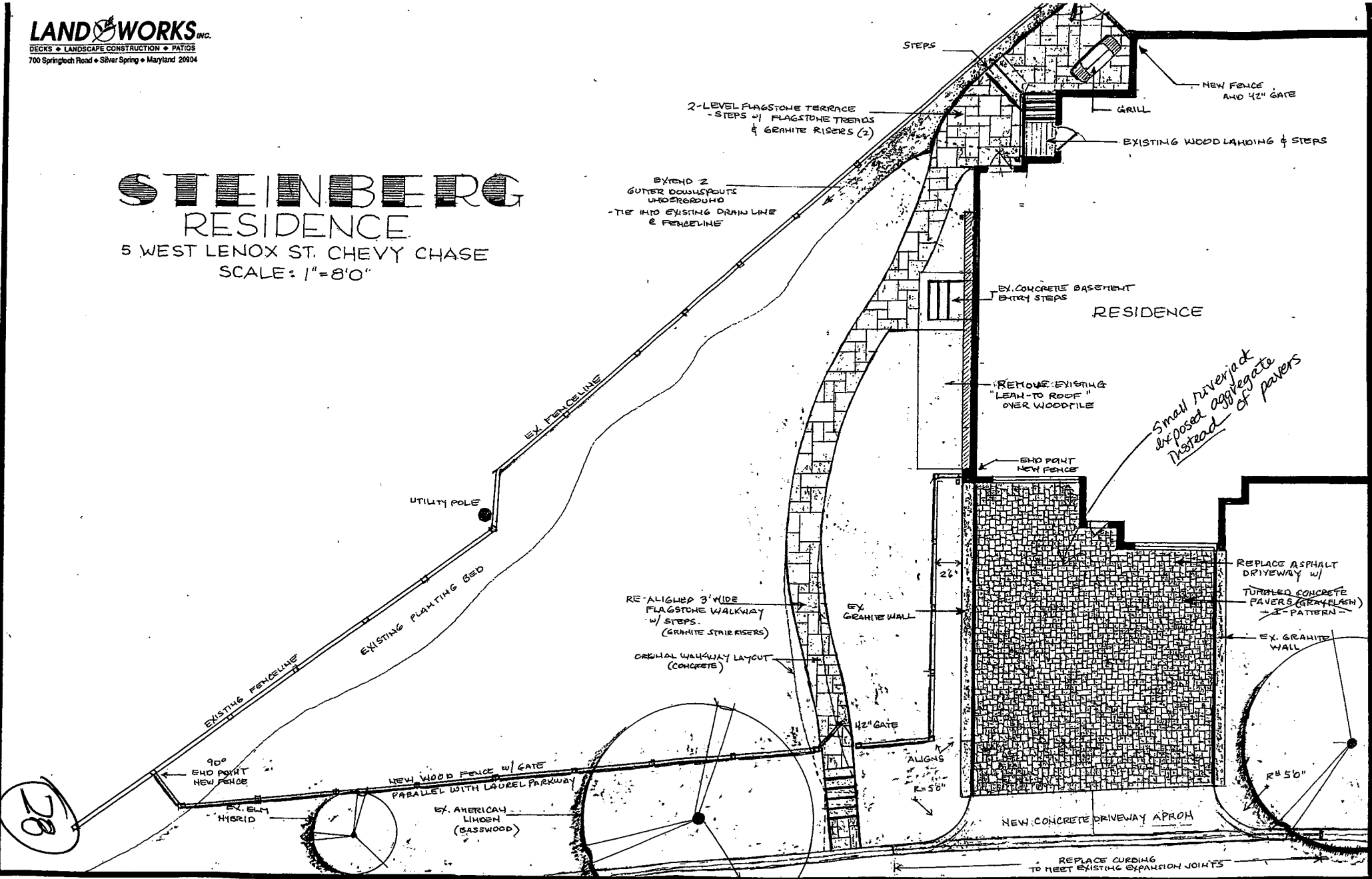
EX. BRICK SIDEWALK

W LENOX ST.

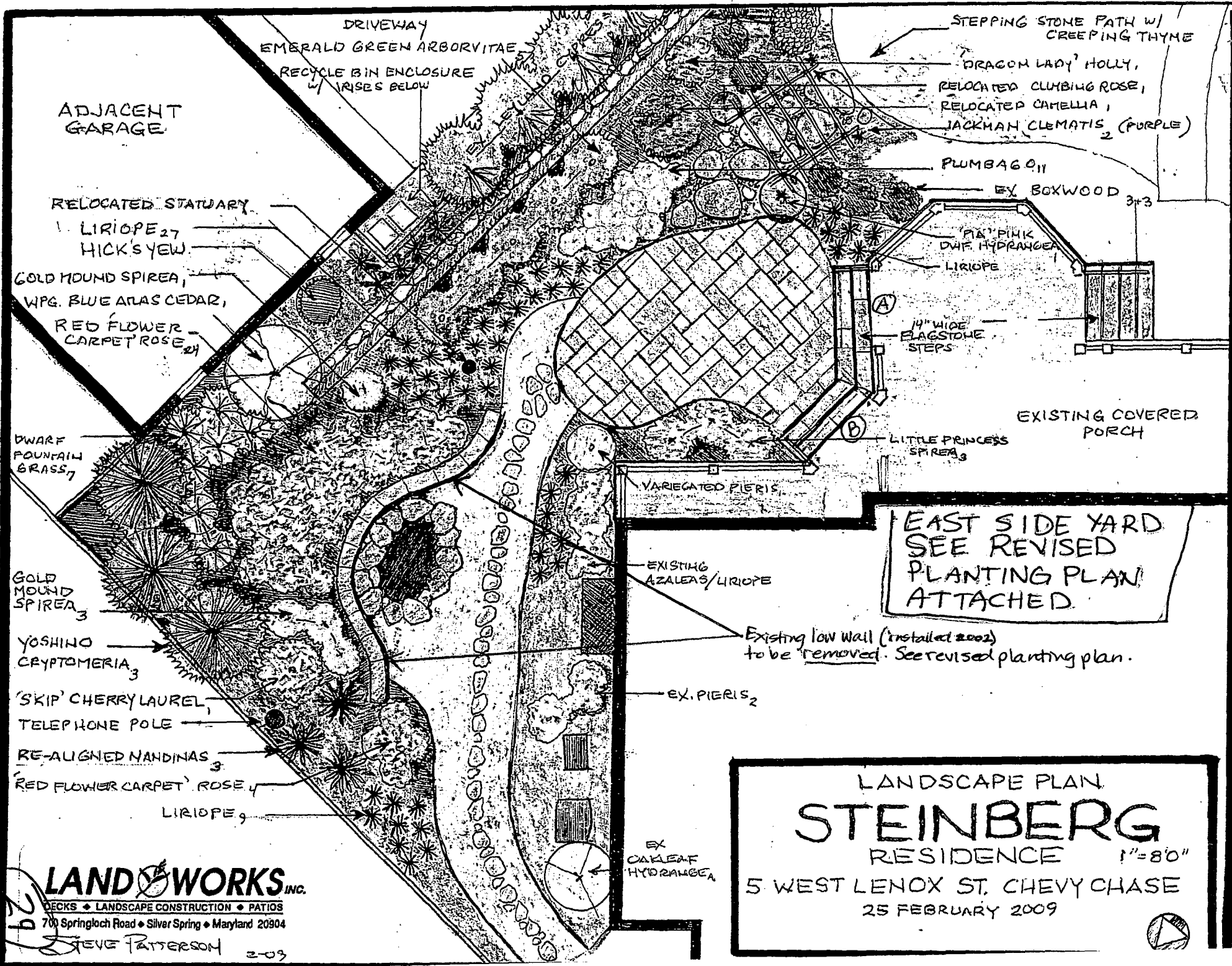
LAUREL PARKWAY

27

**STEINBERG**  
 RESIDENCE  
 5 WEST LENOX ST. CHEVY CHASE  
 SCALE: 1" = 8'0"



28



ADJACENT GARAGE

DRIVEWAY  
EMERALD GREEN ARBORVITAE  
RECYCLE BIN ENCLOSURE w/ RISES BELOW

STEPPING STONE PATH w/ CREEPING THYME  
DRAGON LADY HOLLY,  
RELOCATED CLIMBING ROSE,  
RELOCATED CAMELLIA,  
JACKMAN CLEMATIS<sub>2</sub> (PURPLE)

RELOCATED STATUARY  
LIRIOPE<sub>27</sub>  
HICK'S YEW  
GOLD MOUND SPIREA,  
WPG. BLUE ARAS CEDAR,  
RED FLOWER CARPET ROSE<sub>24</sub>

PLUMBAGO<sub>11</sub>  
EX BOXWOOD 3+3  
PINK DWF HYDRANGEA  
LIRIOPE

DWARF FOUNTAIN GRASS<sub>7</sub>

14" WIDE FLAGSTONE STEPS

EXISTING COVERED PORCH

GOLD MOUND SPIREA<sub>3</sub>

VAREGATED PIERIS

EAST SIDE YARD  
SEE REVISED  
PLANTING PLAN  
ATTACHED.

YOSHINO CRYPTOMERIA<sub>3</sub>

EXISTING AZALEAS/LIRIOPE

Existing low wall (installed 2002) to be removed. See revised planting plan.

'SKIP' CHERRY LAUREL,  
TELEPHONE POLE

EX. PIERIS<sub>2</sub>

RE-ALIGNED NANDINAS<sub>3</sub>  
RED FLOWER CARPET ROSE<sub>4</sub>  
LIRIOPE<sub>9</sub>

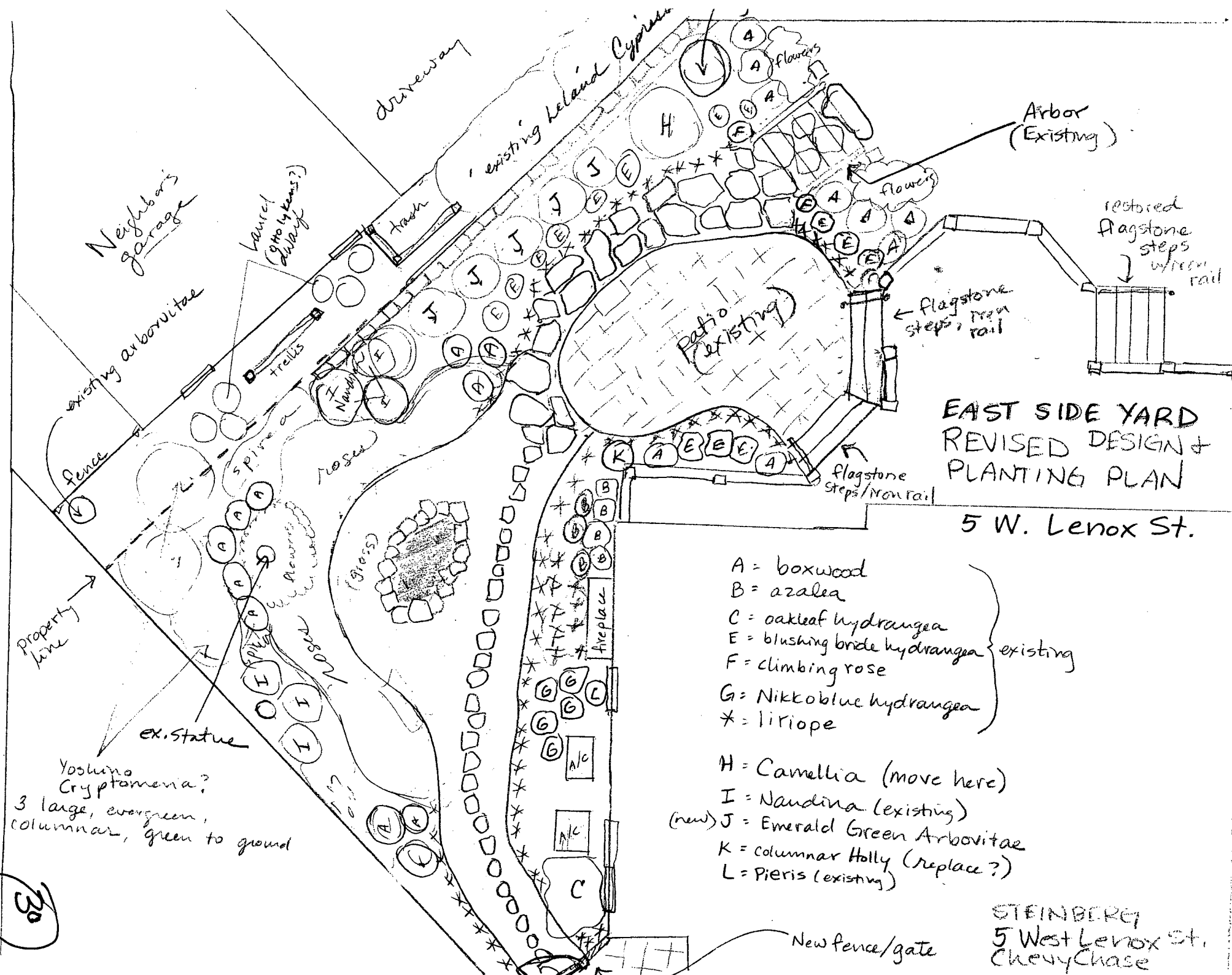
EX CAKELEAF HYDRANGEA<sub>4</sub>

LANDSCAPE PLAN  
**STEINBERG**  
RESIDENCE 1"=8'0"  
5 WEST LENOX ST. CHEVY CHASE  
25 FEBRUARY 2009

**LANDWORKS INC.**

DECKS • LANDSCAPE CONSTRUCTION • PATIOS  
700 Springloch Road • Silver Spring • Maryland 20904

STEVE PATTERSON 2-09



**EAST SIDE YARD  
REVISED DESIGN &  
PLANTING PLAN**

5 W. Lenox St.

- A = boxwood
  - B = azalea
  - C = oakleaf hydrangea
  - E = blushing bride hydrangea
  - F = climbing rose
  - G = Nikkoblu hydrangea
  - \* = liriop
- } existing
- H = Camellia (move here)
  - I = Nandina (existing)
  - (new) J = Emerald Green Arbovitae
  - K = columnar Holly (replace?)
  - L = Pieris (existing)

STEINBERG  
5 West Lenox St.  
Cherry Chase

Yoshino  
Cryptomeria?  
3 large, evergreen,  
columnar, green to ground

30



**5 West Lenox Street, Chevy Chase  
Chevy Chase Village Historic District**



Five West Lenox Street  
Chevy Chase, MD 20815  
Built 1908



Front elevation (W. Lenox Street)



Elevation West Side (along Laurel Parkway)  
*5 W. Lenox St.*



Elevation north side  
*5 W. Lenox St.*

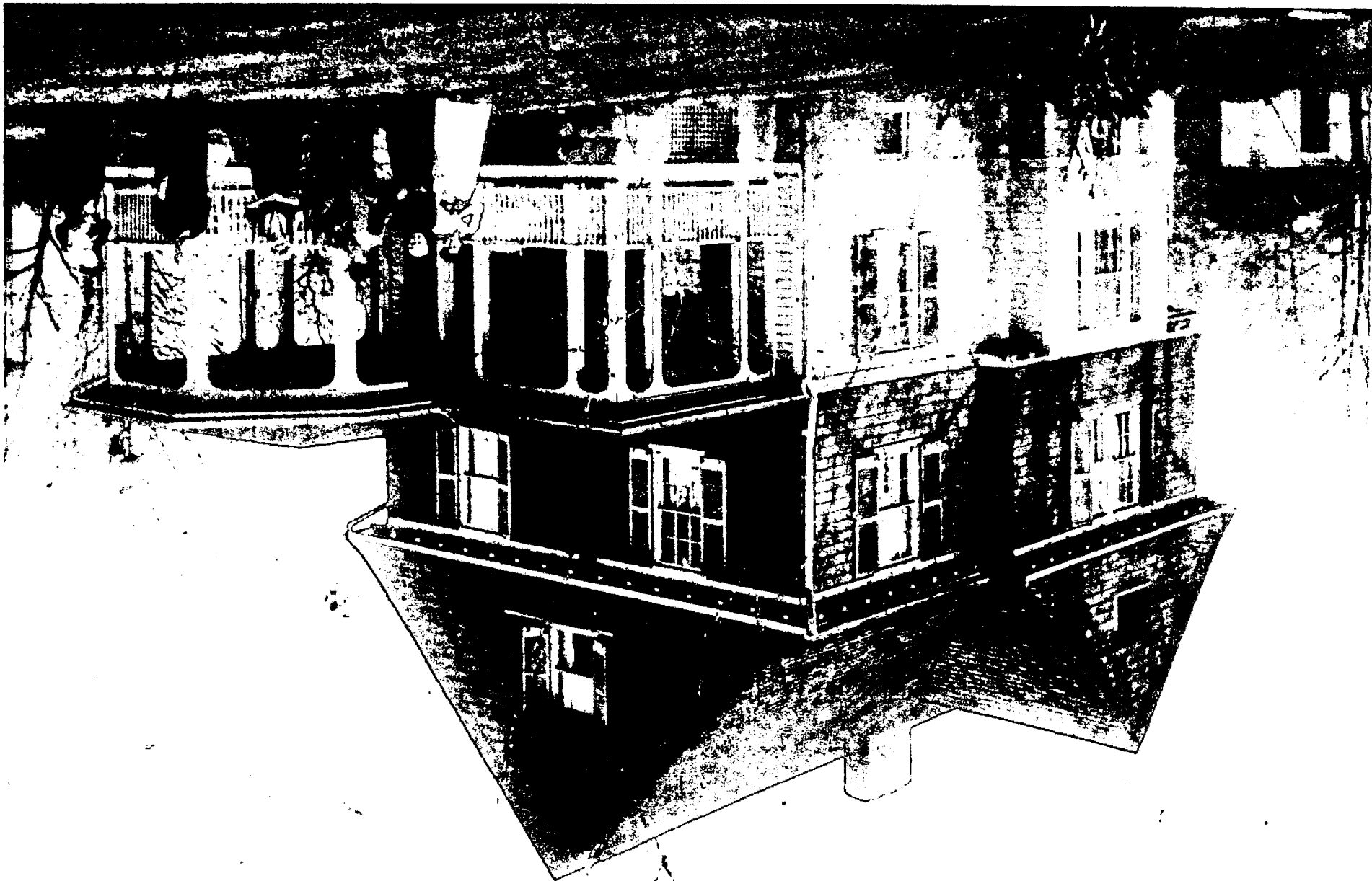


Elevation east side (toward 3 West Lenox)  
*5 W. Lenox St.*

Photo from Newy Chase Historical Society

5 West Street c. 1912

36



SHANA R. DAVIS-COOK  
*Acting Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

CHEVY CHASE VILLAGE  
5906 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
Telephone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov  
www.ccvillage.org

BOARD OF MANAGERS  
DOUGLAS B. KAMEROW  
*Chair*  
DAVID L. WINSTEAD  
*Vice Chair*  
ROBERT L. JONES  
*Secretary*  
BETSY STEPHENS  
*Assistant Secretary*  
GAIL S. FELDMAN  
*Treasurer*  
TIMOTHY J. TRIFILO  
*Assistant Treasurer*  
PETER M. YEO  
*Board Member*

10/2/2009

Property Owner Name: Roxann and Andrew Steinberg

Contractor Name: TBD

Location of Requested Building Permit:  
Address: 5 West Lenox Street  
Chevy Chase, MD 20815

Proposed Scope of Work: Exterior renovations and alterations: no additions. Replace lead walks, steps, driveway, remove shed, install fence, replace side steps, add sm. patio, remove attic fan, restore window in gable end, re-install French doors, replace front door, replace chimney, replace vinyl siding w/ clapboard, replace rear dormer windows, repoint stone foundation.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Shana Davis-Cook, Acting Village Manager

NOTE: Applicant has been advised that she must return to the Village office for the Village's respective permits.