

x058

35/15-03N **REVISED** 15 West Lenox

Chevy Chase Historic District *pool + balcony*



Sandy Spring  
Builders LLC

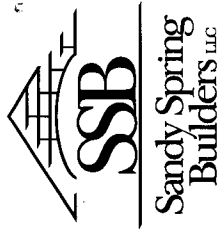
**Keith Stephenson**  
*Purchasing Manager*

4302 East West Highway  
Bethesda, MD 20814

301.913.5995

301.913.2882 *fax*

ssbkeith@comcast.net *email*  
SandySpringBuilders.com *web*



Phil Leibovitz

4302 East West Highway  
Bethesda, MD 20814

301.913.5995  
301.913.2882 /fax

buildfast@aol.com *email*  
SandySpringBuilders.com *web*

Staff item

15 West Lenox was approved in May 2005 for a pool and other landscape alterations (patios, fencing, walls, etc.). They submitted the site plan for final approval and stamping and it now shows all the HPC- approved changes plus a spa near the pool.

Does this change require a HAWP revision?



Oehme, von Sweden & Associates, Inc.  
 15 West Lenoir Street  
 Chevy Chase, MD 20815  
 LANDSCAPE ARCHITECTS

**Jundanian Residence**  
 15 West Lenoir Street  
 Chevy Chase, MD

**LEGEND**

--- PROPERTY LINE  
 --- UNIT OF WORK

**NOTES**

1. REFER TO SHEET LD.1 FOR MATERIAL NOTES

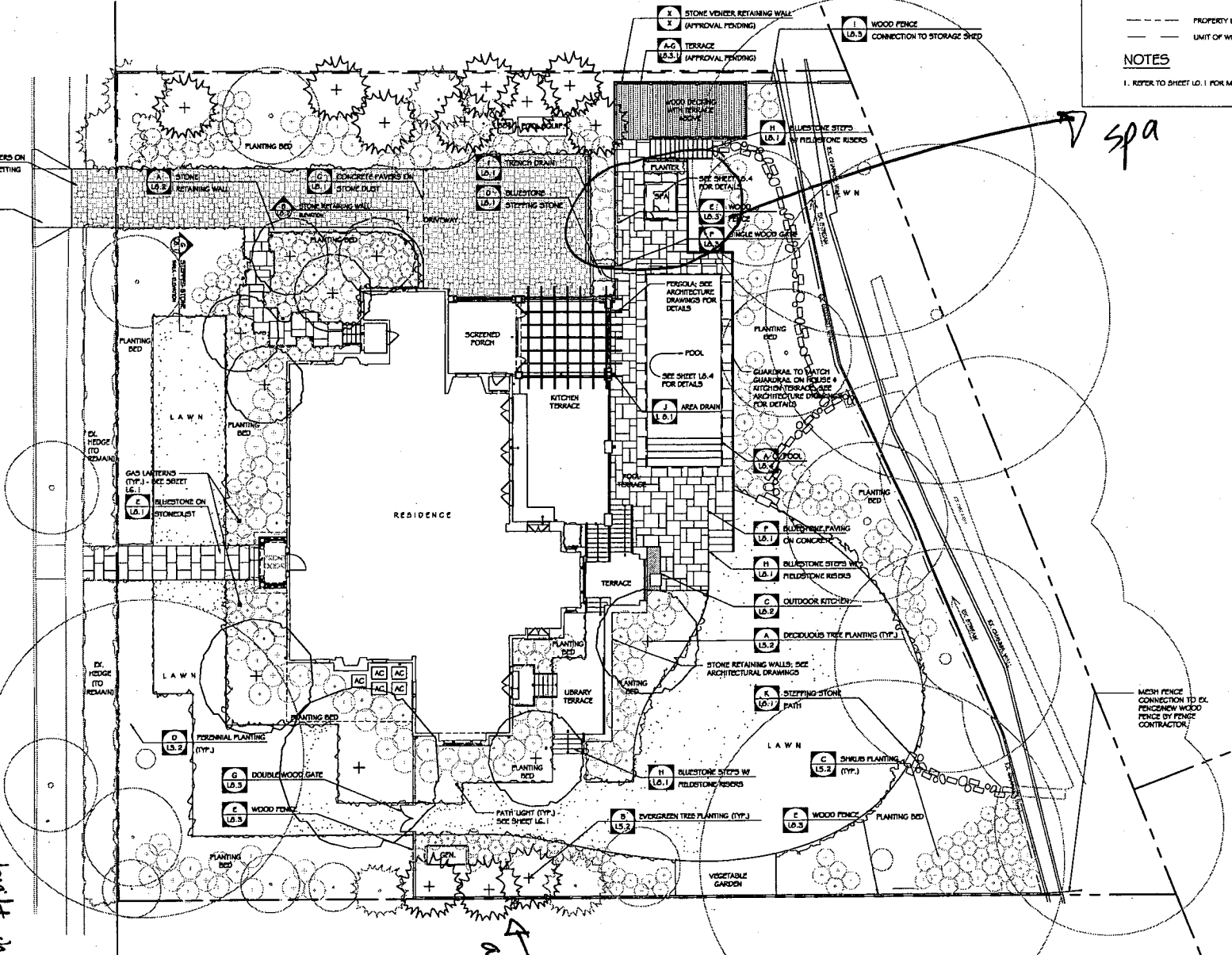
*spa*

*New site plan*

WEST LENOIR STREET

*built-in grill on terrace*

*← fencing also along E. side*









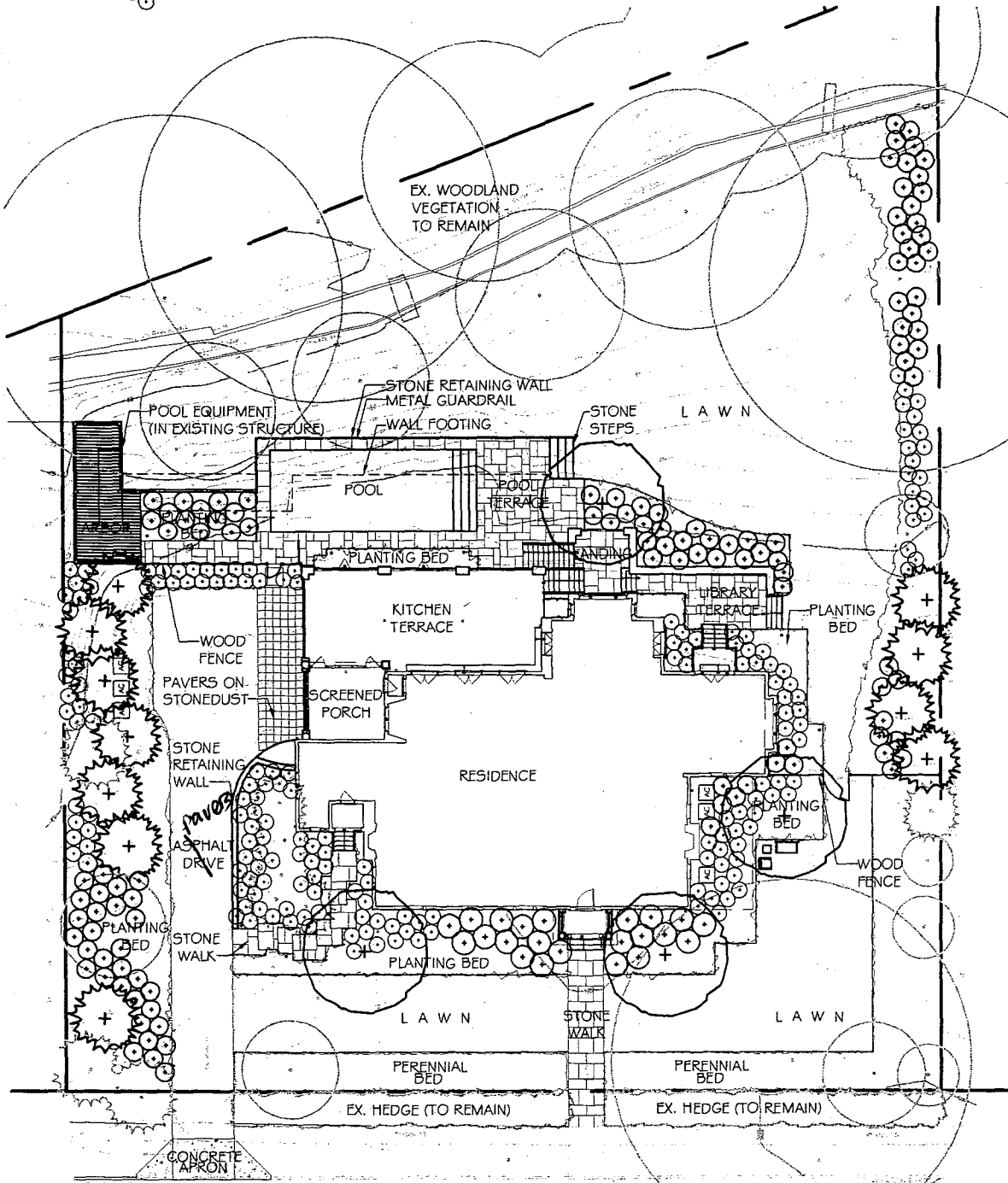
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 CLIENT: DATE: LANDSCAPE ARCHITECT: DATE:

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

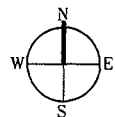
Sheet	Title	Date	Scale	Drawn by	Checked by
L2.1	Materials Plan	August 13, 2006	1/8" = 1'-0"		

LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  SHRUBS
-  GROUNDCOVER/  
PERENNIAL BED
-  EXISTING  
TREE CANOPY
-  PROPOSED  
LIGHT  
FIXTURE  
LOCATION



MPC approved  
May 2005



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

**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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

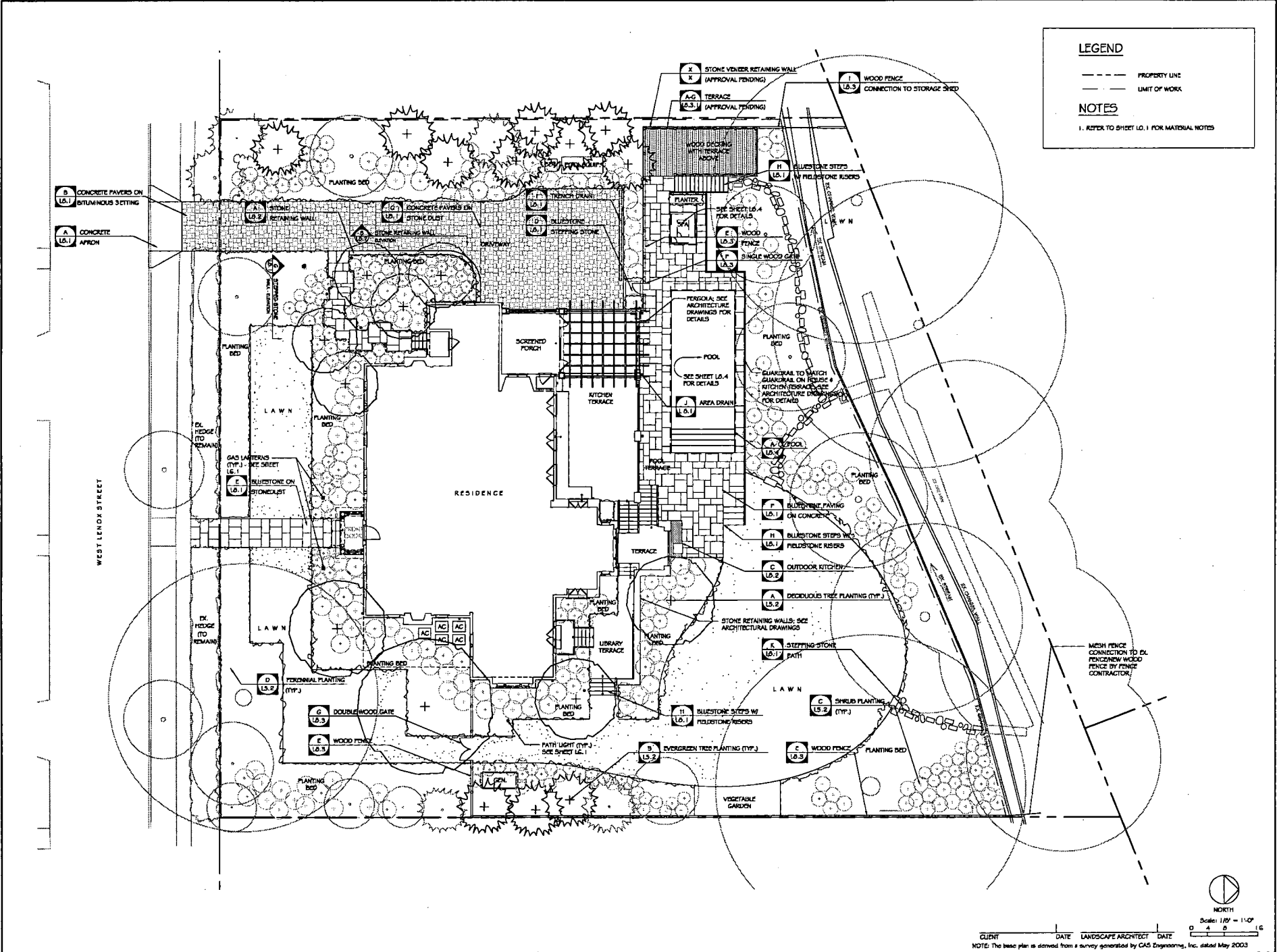
5

**LEGEND**

--- PROPERTY LINE  
 --- LIMIT OF WORK

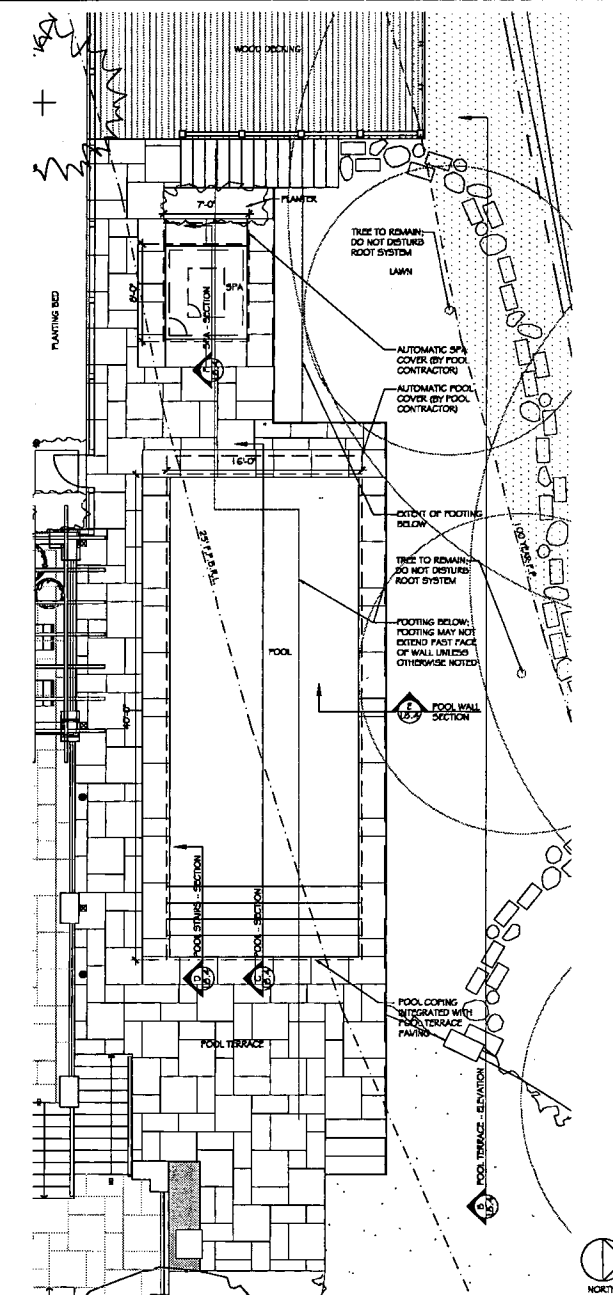
**NOTES**

1. REFER TO SHEET L2.1 FOR MATERIAL NOTES

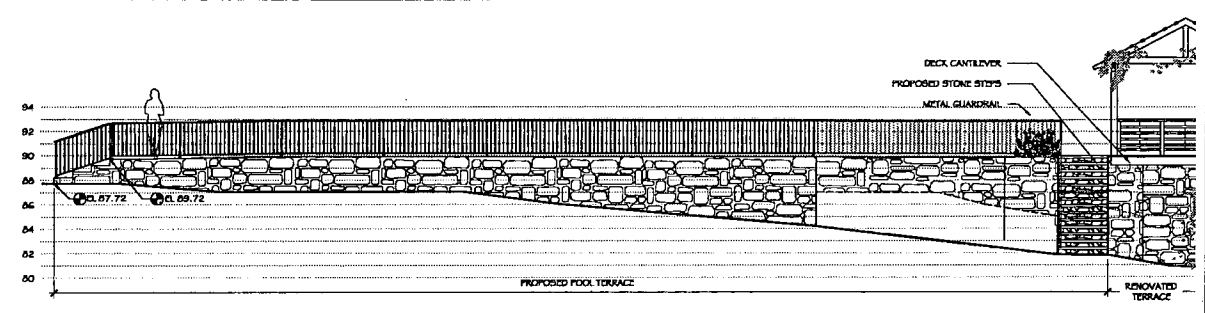


Sheet	L2.1
Title	Materials Plan
Project	Jundanian Residence
Date	August 14, 2008
Scale	1/8" = 1'-0"
Drawn by	[Signature]
Checked by	[Signature]
Reviewed by	[Signature]
Approved by	[Signature]

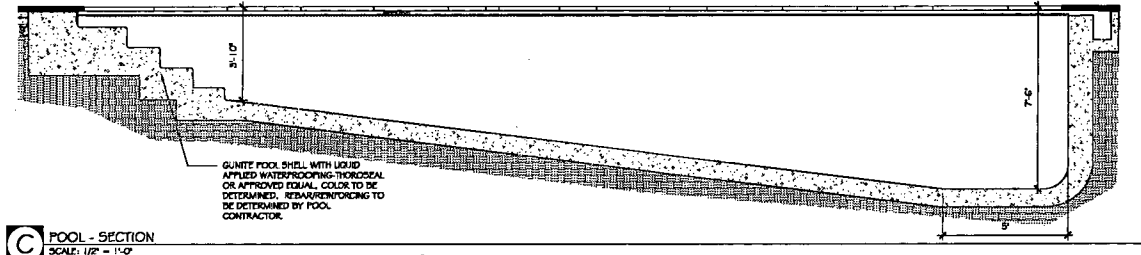
CLIENT \_\_\_\_\_ DATE \_\_\_\_\_ LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTE: This base plan is derived from a survey generated by CAS Engineering, Inc. dated May 2003



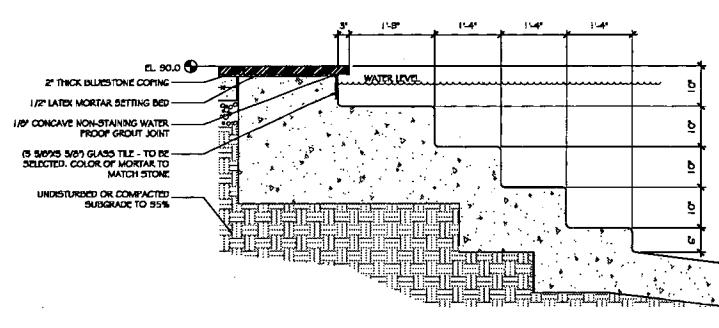
**A** POOL - PLAN  
SCALE: 1/4" = 1'-0"



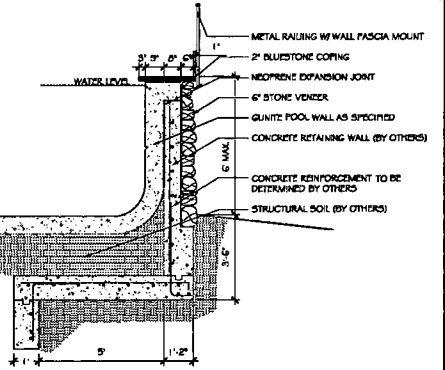
**B** POOL TERRACE - ELEVATION  
SCALE: 1/4" = 1'-0"



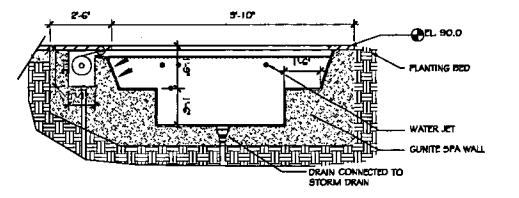
**C** POOL - SECTION  
SCALE: 1/2" = 1'-0"



**D** POOL STAIRS - SECTION  
SCALE: 1" = 1'-0"



**E** POOL WALL - SECTION  
SCALE: 1/2" = 1'-0"



**F** SPA - SECTION  
SCALE: 1/2" = 1'-0"

**SWIMMING POOL NOTES**

- 1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF POOL CONSTRUCTION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. TO INCLUDE DETAILS FOR POOL WALL CONSTRUCTION AND REINFORCING AND LOCATION AND CUT SCHEDULE OF PROPOSED POOL LIGHTS.
- 2. CONTRACTOR TO SUBMIT PRODUCT INFORMATION AND COLOR SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 3. APPLY PETROLEUM BASED, COLORLESS, WATERPROOF SEALANT TO THE FACE OF ALL STONE AND TILE, AS WELL AS MORTAR JOINTS.
- 4. ALL MORTAR SHALL MATCH COLOR OF STONE.
- 5. CONTRACTOR TO SUBMIT PRODUCT INFORMATION REGARDING AUTOMATIC POOL / SPA COVERS ; CROSS COVER TO BE INCORPORATED INTO SHOP DRAWINGS.

CLIENT DATE LANDSCAPE ARCHITECT DATE  
NOTE: This best plan = derived from a survey generated by CAS Engineering, Inc. dated May 2003

Rev	Date	Description

Drawn By	Detail: Pool
Project	L84
Issue	05/07
Date	August 12, 2006
Author	AJ, N.M.
Checked	
Drawn By	
Scale	
Sheet #	1 of 3



**Fothergill, Anne**

---

**From:** Fothergill, Anne  
**Sent:** Tuesday, September 26, 2006 1:57 PM  
**To:** 'Nicole Whiteside'  
**Subject:** RE: 15 West Lenox

hi Nicole.

I received the 3 site plans but I will need the extra sheets that show the other details (fencing, walls, arbor, etc.) so I can review them and make sure they are what the HPC approved and then stamp them. At this time I cannot stamp the site plan approved since it now shows a spa which was not on the plans that the HPC approved. Please email me the new site plan before 12:30pm Wednesday so I can take it to the HPC meeting tomorrow night (we cannot reduce full size plans for copying). I will show it to the HPC and ask them if this change requires a revision and will let you know Thursday, but I believe they will require a revision. Was the new site plan showing the spa submitted to the Village?

Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Montgomery County Planning Department  
Countywide Planning--Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>



# OEHME, VAN SWEDEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS, ASLA, AICP

800 G Street, SE  
Washington, DC 20003  
202.546.7575  
202.546.1035 Fax

## TRANSMITTAL

---

**To:** Anne Fothergill  
**Firm:** Historic Preservation – Montgomery County Dept. of Park & Planning  
**Address:** 1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
**Via:** courier **Phone:** 240-777-6370 **Fax:** 301-563-3412  
**From:** Nicole Whiteside  
**Project:** Jundanian Residence **Project Number:** 03027  
**Date:** September 25, 2006  
**Pages:** See Below  
**Cc:**

The following items are enclosed:

- (3) 30" x 42" copies of sheet L2.1: Materials Plan for HPC signature as approved on May 25, 2005 (Case #35/13-03N Revision-Pool, terrace, retaining wall and fencing). Please retain one copy and send the remaining (2) copies to:  
Mimi Brodsky Kress  
Sandy Spring Builders, LLC  
4302 East West Highway  
Bethesda, Maryland 20814

The Contractor only requested HPC signoff on the site plan for permitting. If additional documents are necessary, please let me know.

Staff Item

**Fothergill, Anne**

---

**From:** DavidJonesArch@aol.com  
**Sent:** Thursday, January 19, 2006 10:41 AM  
**To:** Fothergill, Anne  
**Subject:** 15 W Lenox Street/ Ch. Ch.

Hi Anne-  
Its a New Year! All the best in 2006-

Renovations continue at the Jundanian Residence. Have you seen it?  
The contractor suggests replacing the shingle siding ( new shingle siding to match exactly- coursing, texture, wood, etc.). I assume that this is similar to the slate roof, i.e. replacement for wear and tear is allowed. Please advise me how to go about this- should we get written permission from HPC? Addition to permit?

Thank you  
Kevin Pruiett

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

*HPC said okay  
to replace in kind  
at work session  
on the record  
Jan. 25, 2006*

**Fothergill, Anne**

---

**From:** DavidJonesArch@aol.com  
**Sent:** Friday, January 20, 2006 3:40 PM  
**To:** Fothergill, Anne  
**Subject:** 15 W Lenox/ Ch. Ch.

Hi Anne-

I have been informed by the site superintendent at the Jundanian job site that a big error has occurred. Due to a misunderstanding by the subcontractor, the shingle siding that we discussed yesterday was stripped from the second floor. Apparently, the sub was asked for a *price* to do said work (among other functions); he thought he had the job and his workers proceeded to remove the shingles before the superintendent could stop them. As you are not in the office today, I took the liberty to speak to Gwen directly. She instructed me to tell the contractor:

- 1) Retain all shingles that were stripped from the wall -on site.
- 2) Do not install any new shingles (new shingles have not been purchased..).
- 3) Any new waterproofing can move ahead.
- 4) Wait for additional guidance from HPC next week (after your meeting Wednesday).

She also told me to inform you of this situation....

The contractors' have apologized to us for this mistake. We at David Jones also regret this mistake- its puts us in an awkward position. Please let me know if you have questions or comments.

Thank you  
Kevin Pruiett

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

**Fothergill, Anne**

---

**From:** Fothergill, Anne  
**Sent:** Thursday, January 26, 2006 11:00 AM  
**To:** 'DavidJonesArch@aol.com'  
**Subject:** RE: 15 W Lenox/ Ch. Ch.

hi Kevin,

The HPC reviewed the accidental siding removal last night as well as the original request to replace the wood shingle siding in-kind. They determined that because the removal was done accidentally, and because wood shingles that are already deteriorated would be very hard to re-install, and because you are going to match them as close as possible, in-kind replacement is approved. This email can serve as your official approval notice but if you need me to write a letter to DPS or Chevy Chase Village, please let me know.

Thanks,  
 Anne

Anne Fothergill  
 Historic Preservation Planner  
 Montgomery County Park and Planning  
 1109 Spring Street, Suite 801  
 Silver Spring, MD 20910  
 301-563-3400 phone  
 301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>

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

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**Sent:** Friday, January 20, 2006 3:40 PM  
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Thank you  
 Kevin Pruiett

David Jones Architects  
 1739 Connecticut Ave. NW

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Thursday, January 12, 2006 12:02 PM  
**To:** 'Davis-Cook, Shana'  
**Cc:** 'Nicole Whiteside'  
**Subject:** RE: 15 West Lenox

hi Shana,

Last night at the worksession the HPC approved the proposed change in driveway material from asphalt to pavers at 15 West Lenox. The driveway site plan had been previously reviewed and approved as part of the landscape plan in the Historic Area Work Permit.

Thanks,  
Anne

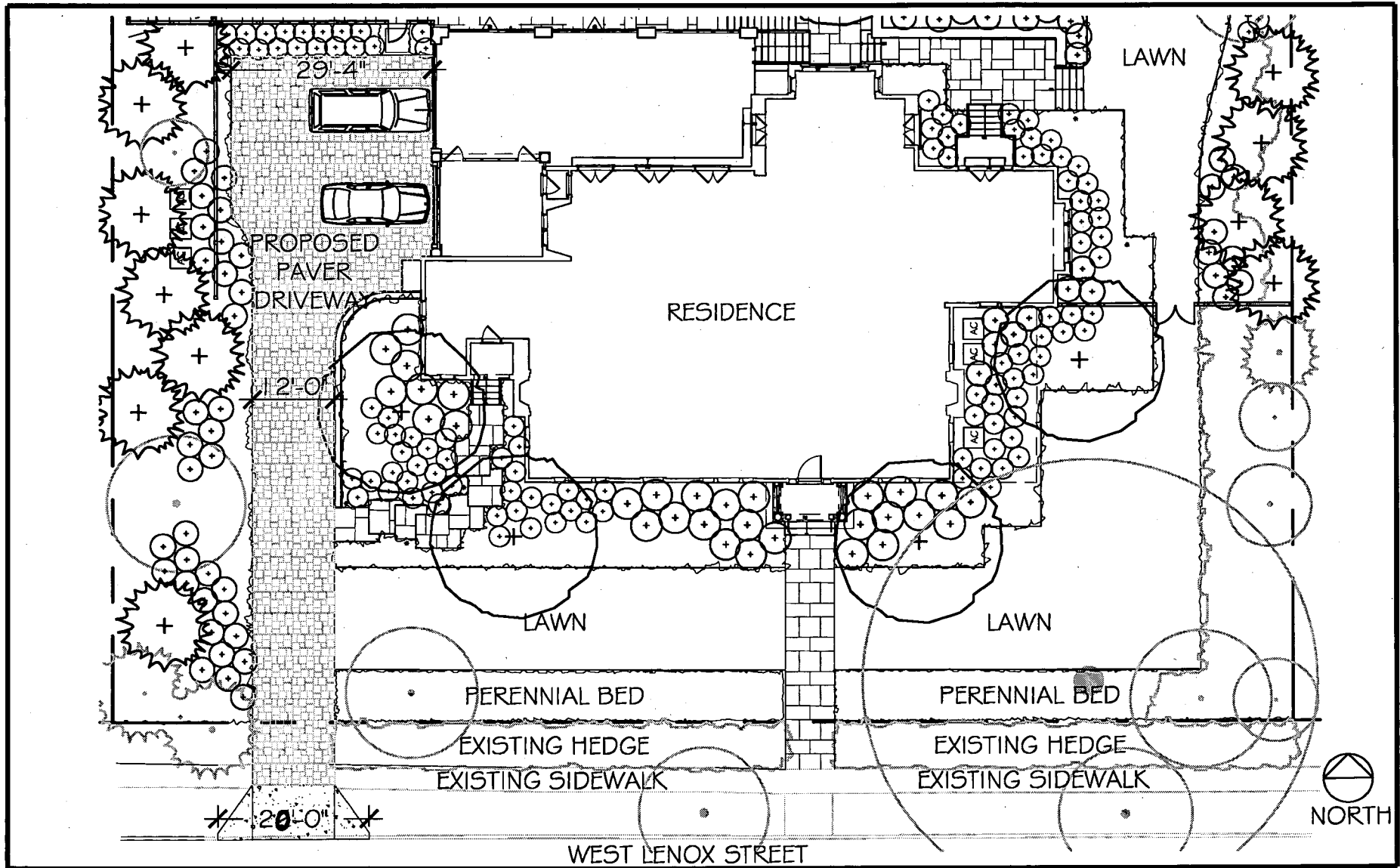
Anne Fothergill  
Historic Preservation Planner  
Montgomery County Park and Planning  
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Silver Spring, MD 20910  
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301-563-3412 fax  
<http://www.mc-mncppc.org/historic/>

**January 11, 2006**  
**Staff Item**

In 2003 the HPC approved an addition to 15 West Lenox in Chevy Chase and in 2005 the HPC approved a landscape plan and some other small revisions to the approved plans.

The applicants are requesting staff level approval to change the driveway material from the existing asphalt to concrete or stone pavers. The driveway configuration has already been approved by the HPC in the previous site plan, so only the material change is being requested. Chevy Chase Village has reviewed and approved the proposed changes. Driveway plan showing the proposed pavers is attached.


yes



Sheet #  <b>D-3</b>	Title <b>Driveway Plan</b>	
	Date 11.28.05	Scale 1" = 20'-0"

**Jundanian Residence**  
 15 West Lenox Street  
 Chevy Chase, MD

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





# CHEVY CHASE VILLAGE

## Facsimile Transmission



5906 Connecticut Avenue  
Chevy Chase, MD 20815

Telephone: (301) 654-7300

Facsimile: (301) 907-9721

Website: [www.ccvillage.org](http://www.ccvillage.org)

E-Mail: [ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)

To: Anne Fogbergill, JPC

From: Shana Dawis-Cook

Date: January 10, 2006

Fax Number: 301 563 3412

Total Number of Pages (Including Cover Sheet): Two (2)

Comments: re: 15 W. Lenox Street per myemail

*Shana Dawis-Cook*

**CONFIDENTIAL**

If all pages are not received, please contact the Village office at (301) 654-7300.

**Fothergill, Anne**

---

**From:** Nicole Whiteside [NWhiteside@ovsla.com]  
**Sent:** Wednesday, January 04, 2006 11:14 AM  
**To:** Fothergill, Anne  
**Subject:** RE: 15 West Lenox Driveway

Hi Anne-

We have not made a final selection of paver, but it will either be a concrete or stone paver in a dark grey/charcoal color. The driveway apron would be concrete and the current driveway is already 12' in some areas, but it narrow to 10' as you cross the public right of way (sidewalk) to meet the current apron. I hope this helps. Thanks.

-Nicole

---

**From:** Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]  
**Sent:** Wednesday, January 04, 2006 11:03 AM  
**To:** Nicole Whiteside  
**Subject:** RE: 15 West Lenox Driveway

hi Nicole,

I am writing my memo for the Jan. 11th HPC meeting. Just to clarify, what kind of pavers are you proposing? And the driveway apron is concrete, right? The driveway is proposed to be 12' wide, do you know how wide it is currently?

Thanks!  
Anne

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

**From:** Nicole Whiteside [mailto:NWhiteside@ovsla.com]  
**Sent:** Thursday, December 22, 2005 1:47 PM  
**To:** Fothergill, Anne  
**Subject:** 15 West Lenox Driveway

Hi Anne-

I've attached a PDF with the proposed Driveway and the letter from Chevy Chase for the proposed driveway renovations at 15 West Lenox Street. Please note that we are going to change the curb cut from 22'-0" as proposed to 20'-0" as directed by the Village. Happy Holidays! Thanks.

**Nicole K. Whiteside, Associate**

Oehme van Sweden & Associates, Inc.  
800 G Street SE  
Washington, DC 20003  
(T) 202.546.7575  
(F) 202.546.1035  
[nwhiteside@ovsla.com](mailto:nwhiteside@ovsla.com)  
[www.ovsla.com](http://www.ovsla.com)

GEOFFREY B. BIDDLE  
*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

BOARD OF MANAGERS  
GEORGE L. KINTER  
*Chair*  
DOUGLAS B. KAMEROW  
*Vice Chair*  
SUSIE EIG  
*Secretary*  
GAIL S. FELDMAN  
*Treasurer*  
BETSY STEPHENS  
*Assistant Treasurer*  
DAVID L. WINSTEAD  
*Board Member*  
PETER M. YEO  
*Board Member*

December 13, 2005

Ms. Nicole Whiteside  
Oehme, Van Sweden & Associates, Inc.  
800 G Street, SE  
Washington, DC 20003

RE: Special Permit Request, 15 West Lenox Street, Chevy Chase Village

Dear Ms. Whiteside:

As you are aware, your request for a Special Permit to replace and widen the driveway and apron entrance to the curbside on behalf of the owners of the above-referenced property has been approved by the Chevy Chase Village Managers pursuant to the following modification:

The curbside apron may not exceed 20-feet in width.

Pursuant to the plans submitted for the record, however, the driveway apron may be expanded to a total maximum width of twenty-nine feet, four-inches (29'-4") in front of the two-car garage and the driveway may be expanded to a maximum width of twelve-feet (12') in the public right-of-way.

Village Legal Counsel will draft a written decision for the Board to review. Once approved and signed by the Board Secretary, a copy of the decision will be mailed to you along with the Building Permit. You may not replace the driveway until the Building Permit and signed decision are received. Upon receipt, the Permit must be prominently displayed when the driveway is replaced.

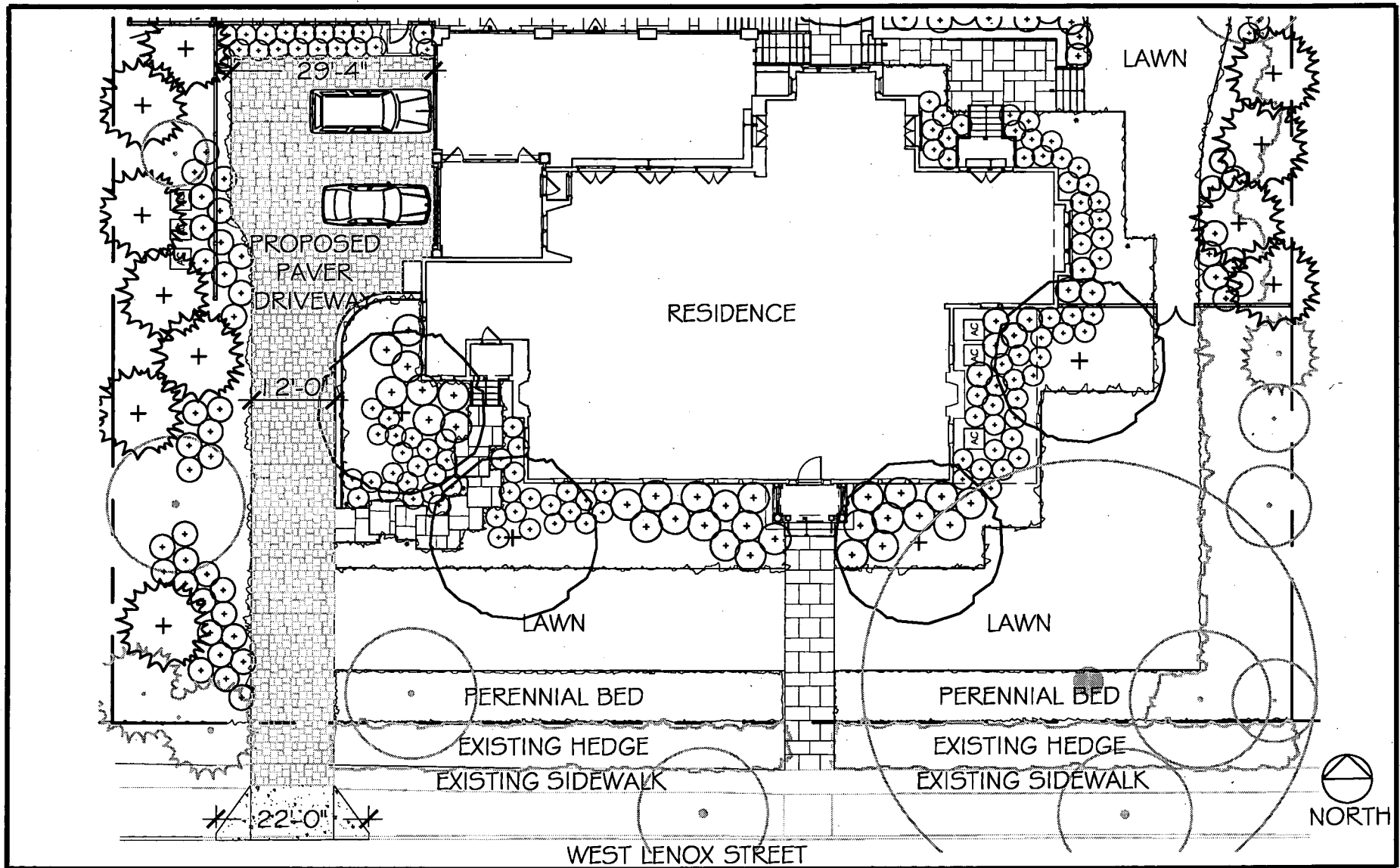
If you have any questions, please contact the Village office at (301) 654-7300.

Sincerely,



Shana R. Davis-Cook  
Manager of Administration  
Chevy Chase Village


cc: Mr. and Mrs. Lee Jundanian, owners



Sheet #  <b>D-3</b>	Title <b>Driveway Plan</b>	
	Date 11.28.05	Scale 1" = 20'-0"

**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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



John J. Ryan  
33 West Lenox Street  
Chevy Chase, Maryland 20815

Board of Managers  
Chevy Chase Village

Ladies and Gentlemen:

I am John J. Ryan and reside with my wife Virginia and our two children at 33 West Lenox Street, in the Village, adjacent to the west of the subject property.

We do not believe that the village maximum of fifteen feet presents a hardship worthy of a cure exceeding the rule (the most common condition in the village) by an effective margin of 100%. If viewed as a hardship, it is a condition (as with that which led to the loss of five trees) which exists as a result of design and might have been or yet be avoided by redesign, say pushing slightly north rather than west to execute a three point turn from the garage interior.

15 West Lenox is a triple lot and has presented significant green space in the past. Our concern is that the large new house, expanded driveway, rebuilt gazebo with paths and pool with ancillary decking, equipment and paths may consume remaining surface area in such a way as to compel, step by step, the further loss of green space, additional loss of trees and the creation of such oddities as HVAC mechanicals placed as far from the owners' house and as close to the neighbors' as seems possible; a nagging quiet enjoyment issue in the making.

We welcome this opportunity for all to benefit by a fresh look at this two and a half year old plan.

Respectfully submitted,

John and Virginia Ryan

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To: Anne Fowergill, APC

From: Shana Davis-Cool

Date: January 10, 2006

Fax Number: 301 563 3412

Total Number of Pages (Including Cover Sheet): Seven (7)

Comments: re: 15 West Kenoy Street per my email

*Shana Davis-Cool*

**CONFIDENTIAL**

If all pages are not received, please contact the Village office at (301) 654-7300.

CASE NO. A-5028  
Appeal of Mr. and Mrs. Lee Jundanian  
(Hearing held December 12, 2005)

DECISION OF THE BOARD OF MANAGERS

This proceeding is an application for a special permit pursuant to Section 8-12(b) of the Chevy Chase Village Code. The applicants propose to replace an existing asphalt driveway with a paver driveway. The driveway would have a total maximum width of twenty-nine feet, four inches (29'4") on private property, a total maximum width of twelve feet (12') in the public right of way and a total maximum width of twenty-two (22') at the curbside.

The application is filed pursuant to the requirements of Section 8-26 which provides:

"Any driveway on private property may not exceed 15 feet in width without a special permit from the Board of Managers, except that the apron in front of a two car garage may extend the full width of the two car garage, provided that such apron does not exceed 20 feet in length"

and pursuant to the requirements of Section 8-30(a) which provides:

"Any portion of a private driveway which crosses the public right-of-way may not exceed ten (10) feet in width without a special permit from the Board of Managers, except that the apron where the driveway connects with the street shall be allowed a five-foot radius on each side of the driveway for a total entrance at the curbside not to exceed twenty (20) feet in width."

The subject property is known as Lots 6 and 14 and parts of Lots 5, 7, 13 and 15, Block 42, in the Chevy Chase, Section 2

subdivision, also known as 15 West Lenox Street, Chevy Chase, Maryland 20815, in the R-60 zone. Notice was mailed to all abutting property owners, posted at the Village Hall and posted on the property on December 1, 2005.

The applicants submitted an application, a site plan showing the location of existing improvements and the proposed driveway, photographs showing existing conditions and a memorandum dated November 28, 2005 from Oehme, van Sweden & Associates, Inc., the applicants' architect, explaining the nature of and reasons for the application. Photographs of existing conditions, taken by Village staff, were submitted for the record.

The memorandum from Oehme, van Sweden & Associates, Inc. stated in relevant part:

As designed, the driveway will consist of charcoal grey (or similar color) pavers in various sizes in a random rectangular (or similar) pattern. The stem of the driveway would remain 12 feet wide and the apron in front of the garage would be 29 feet 4 inches wide to allow adequate space for automobiles to back out of the garage and drive up the driveway towards West Lenox Street head first. As designed, the portion of the driveway crossing the public right-of-way (sidewalk area) would also be 12 feet wide (consistent with the stem of the driveway) and the apron that connects the street with the driveway would subsequently be 22 feet (allowing for a five foot entry radius on either side of the driveway).

If the driveway plans of 15 West Lenox Street were to comply with the current Chevy Chase Village regulations as stated in Section 8-26 'Driveways on Private Property', then the apron portion of the driveway in front of the new garage would only extend into a portion of the existing driveway, consequently leaving only a 9 foot space for cars to go in and out of, losing all aspects of a functioning driveway, and actually taking away a portion of the driveway that currently exists. Please see drawing D-2 to identify this location.



If the driveway plans were to comply with the current Chevy Chase Village regulations as stated in Section 8-30 'Driveways Crossing Public Right-of-Way', then the area where the driveway crosses the public right-of-way (sidewalk) would need to narrow down to a total width of 10 feet, which will not be as aesthetically pleasing as a continuous width and will be more difficult to maneuver in and out of. When designing the new driveway, it was important to use the same location of the existing driveway so that views would remain as they always have been. The original asphalt driveway (please see the images on sheet D-1) was approximately 2,876 square feet and extended into the back yard to the East in the same location that we are requesting the extension of the apron in front of the garage. The proposed paver driveway is only 2,002 square feet, a reduction in size from the original drive by approximately 30% (please see drawings D-2 and D-3). The flatter portions of the driveway such as the apron (in front of the garage) can be dry laid pavers to allow water to permeate through the surface during periods of rain, in turn reducing the amount of stormwater runoff that drains to the sewer system.

It is extremely important that this driveway can function and serve its purpose as intended. This driveway is not ideal for backing out of due to the large boxwoods and hollies at the end of the existing driveway and the steep incline as you move towards West Lenox Street. Both of these factors limit the sightlines and visibility of the driver, potentially compromising the safety of those driving, walking or biking by. Ideally, our client could drive up their driveway towards West Lenox, facing oncoming traffic rather than backing into it. This would allow more visibility for the driver. In the past, 5055 Kirkside Drive and 20 West Kirke Street requested consideration for something similar to what we are seeking and were granted special permits.

Mr. Jundanian appeared at the hearing and testified in support of the application. Nicole Whiteside, a landscape architect with Oehme, van Sweden & Associates, Inc. reiterated the information in the November 28, 2005 memorandum. She testified that the applicants' proposal would improve drainage because instead of draining toward the neighbor to the west, the northern section of

the proposed driveway would be graded so that it drains toward a trench drain in front of the applicants' garage. She also stated that although the northern section would be permeable, the southern section could not be permeable because it would traverse a steep slope and must be firmly fixed to avoid shifting. She testified that the 22-foot width at curbside assumes a 12-foot wide driveway with two 5-foot wide aprons. She confirmed that the applicants would replace the existing brick sidewalk crossing the driveway with a new brick sidewalk to match the existing sidewalk.

Phil Leibovitz of Sandy Spring Builders, the applicants' contractor, testified in support of the application. He stated that the "catch basin" near the garage would improve drainage and that a standard width for a pad to allow cars to turn to exit a driveway going forward is 28 feet.

A letter from John and Virginia Ryan of 33 West Lenox Street was submitted in opposition to the application. The Ryans expressed the opinion that the applicants' hardship is the result of the design of a proposed garage and other improvements to the property. Their letter stated, in part:

15 West Lenox Street is a triple lot and has presented significant green space in the past. Our concern is that the large new house, expanded driveway, rebuilt gazebo with paths and pool with ancillary decking, equipment and paths may consume remaining surface area in such a way as to compel, step by step, the further loss of green space, additional loss of trees and the creation of such oddities as HVAC mechanicals placed as far from the owners' house and as close to the neighbors' as seems possible; a nagging quiet enjoyment issue in the making.

Mr. Jundanian testified that, after receiving the Ryans' letter, he spoke with Mr. Ryan and expressed a willingness to consider relocating air conditioning units and/or installing quiet units. Mr. Jundanian pointed out that the driveway would be screened from the Ryans' property by extensive plantings.

No other testimony or evidence in opposition to the application was submitted.

Based upon the testimony and evidence of record, the Board accepts the representations of the applicants as true and finds that the special permit is authorized by the Village building regulations; will not adversely affect the public health, safety and welfare nor the reasonable use of adjoining properties; will not violate any Village covenants; and can be granted without substantial impairment of the purpose and intent of the Chevy Chase Village building regulations, provided however, that the applicants comply with the conditions set forth in the following paragraph.

Accordingly, the requested special permit to construct a driveway in excess of fifteen (15) feet in width on private property and in excess of ten (10) feet in width in the public right-of-way is granted subject to the following conditions:

(1) The construction shall be in accordance with the plans and specifications submitted for the record of this matter except that: a) the driveway and apron in the public right-of-way shall not exceed a total of 20 feet in width; and b) the

applicants shall restore the brick sidewalk with bricks matching the existing sidewalk where it crosses the driveway.

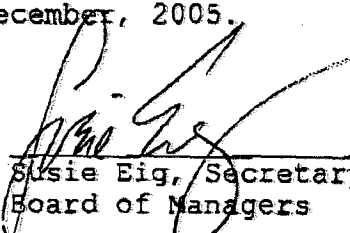
(2) The applicants shall complete construction of the driveway on or before the 12th day of December, 2006.

The Chevy Chase Village Board of Managers hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Managers of Chevy Chase Village that the Decision stated above be adopted as the decision as required by Section 8-12 (d) of the Chevy Chase Village Code, and the Village Manager and/or his designee be and he is hereby authorized and directed to issue a building permit for the construction of the driveway, in accordance with this Decision, provided the same complies with all other applicable codes.

The foregoing Resolution was adopted by the Chevy Chase Village Board of Managers with the following members voting in favor: Susie Eig, Gail Feldman, Douglas B. Kamerow, George L. Kinter, Betsy Stephens and Peter Yeo. David Winstead was not present at the hearing and did not participate in this Decision.

I HEREBY CERTIFY that the foregoing Decision and Resolution were approved and adopted by the Chevy Chase Village Board of Managers on this 18<sup>th</sup> day of December, 2005.

  
\_\_\_\_\_  
Susie Eig, Secretary  
Board of Managers

***MICHAEL C. GELMAN***

---

11 West Lenox Street  
Chevy Chase, Maryland 20815

October 27, 2005

Mr. Robert Hubbard, Director  
Department of Permitting Services  
Montgomery County, Maryland  
255 Rockville Pike  
Second Floor  
Rockville, Maryland 20850

Dear Mr. Hubbard:

This is a request for your department to review the compliance with building permits issued for the Jundanian residence at 15 West Lenox Street in Chevy Chase, Maryland. My home is at 11 West Lenox Street, next to the Jundanian home.

I have concerns about the Jundanians' compliance with the approved plans and permits, as well as their compliance with the agreement with the Historic Preservation Commission. By this letter, I ask that you give this matter some priority since the Jundanians are beginning to frame the structure and I do not want them to go too far in the construction if you determine that they are not in compliance.

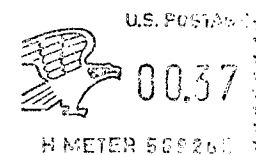
Sincerely,



Michael C. Gelman

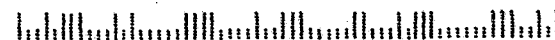
cc: Gwen Marcus Wright, Historic Preservation Coordinator  
Derick Berlage, Chairman, Montgomery County Planning Board  
John Ryan  
Brian Smith  
Allan Fox

Michael C. Gelman  
11 West Lenox Street  
Chevy Chase, MD 20815-4208



Gwen Marcus Wright  
Historic Preservation Coordinator  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910

20910+4032-01 C030





## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: July 15, 2005

### MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

*The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:*

Denied

Approved

Approved with Conditions

1. The applicants' tree replacement plan will be implemented.
2. Tree protection measures will be in place throughout the construction process.
3. The additional new tree will be placed in the location of the Dogwood that is currently to the right of the driveway, if the Dogwood does not survive.
4. All new trees must be planted within 6 months from the completion of construction on the site.

and HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Lee and Nicole Jundanian (Sheila Brady, Agent)

Address: 15 West Lenox Street, Chevy Chase

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



**Oaks, Michele**

---

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Tuesday, July 12, 2005 2:32 PM  
**To:** Fothergill, Anne; Oaks, Michele; Wright, Gwen  
**Cc:** gbb@his.com; Bourke email file; Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** LAP comments for 15 West Lenox

The following are the Chevy Chase Village Local Advisory Panel comments for the HPC Hearing on July 13, 2005

Re: 15 West Lenox

The HPC agenda for Wednesday includes the latest HAWP application involving 15 West Lenox, which involves a request for HPC permission to remove some trees and plant some others in a manner that the Village Board has already approved.

The LAP defers to the Village Board and would like to be clear to the HPC that the Board's decision (which is in the HPC packet) constitutes the Village's input on the Jundanians' tree removal plan.

Submitted

Tom Bourke  
Chair

[tom.bourke@whihomes.com](mailto:tom.bourke@whihomes.com)  
tel: 301.803.4901  
fax: 301.803.4929  
cell: 301.252.9931



HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	15 West Lenox Street	<b>Meeting Date:</b>	07/13/05
<b>Applicant:</b>	Lee and Nicole Jundanian (Sheila Brady, Agent)	<b>Report Date:</b>	07/06/05
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	06/29/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-03N REVISION	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Tree removal

**RECOMMEND:** Approval with two conditions

---

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application with the following conditions:

1. The applicants' tree replacement plan will be implemented.
2. Tree protection measures will be in place throughout the construction process.

PROJECT DESCRIPTION

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

15 West Lenox Street is a two-and-a-half story Craftsman stucco house with a hipped slate roof. The original house was built in 1913 and sits on a double lot. The lot drops off as it goes back from the sidewalk, and the rear of the house overlooks a stream and the Chevy Chase Club's golf course.

BACKGROUND

A HAWP for a rear addition to this house was approved by the HPC in September 2003. In May 2005 the HPC approved a swimming pool and related decking, retaining walls, and fencing. At that time the HPC also approved a minor modification to the rear addition. The applicants' architect has stated that they do not anticipate proposing any other changes to the approved plans for the house.

PROPOSAL

The applicants are proposing removal of 5 hemlock trees located on the left (west) side of the house. The hemlocks are 17", 15", 11", 10", and 8" in diameter. See site plan with proposed tree removal in Circle \_\_\_\_\_ and photos of the hemlocks in Circles \_\_\_\_\_.

\* The applicants are proposing to plant 8 replacement trees including six evergreen trees (Cryptomeria

japonica), one Japanese Maple, and an additional large canopy tree to be placed somewhere on the property. The evergreens will be 10-12 feet tall at the time of planting and will grow at a rate of 2-3 feet per year and will be planted along the west side property line. The Japanese Maple will be 12-14' tall and will be planted in the location of the removed hemlocks. See reforestation plan in Circle \_\_\_\_\_.

This tree removal was not a part of the original HAWP application as the landscape architects have only recently determined that the hemlocks will not survive the construction of the approved addition to the house. The Board of Managers of Chevy Chase Village reviewed the tree removal application at a public hearing and allowed the tree removal with the submitted tree replacement plan. The Village Board's decision can be found in Circles \_\_\_\_\_.

### STAFF DISCUSSION

The Chevy Chase Village Historic District guidelines for Contributing Resources state that "tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance."

If a tree (6" dbh or larger) is not determined by a certified arborist to be dead, dying, or hazardous, the HPC must review and approve its removal. Generally the HPC looks to Chevy Chase Village for guidance on tree removal since owners must comply with the Urban Forest Ordinance. In this case the Village Board held a public hearing to review the tree removal proposal and they ultimately approved it. For that hearing, some of the neighbors wrote letters and spoke in opposition to the tree removal and proposed tree replacement and those letters are included in Circles \_\_\_\_\_. It appears the main concern that some of the neighbors had regarding the tree replacement is that the new trees are not proposed for the same location of the existing hemlocks. The HPC might want to discuss this concern with the applicants and their landscape architect and see if there is a possible solution.

The proposed tree replacement plan will provide screening between the houses and will add additional canopy trees to the property. Tree protection is crucial for this project and has been recommended again as a condition of approval.

Staff is recommending approval with two conditions.

### STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the conditions that:

1. The applicants' tree replacement plan will be implemented.
2. Tree protection measures will be in place throughout the construction process.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



REGULATORY 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: Sheila Brady  
 Daytime Phone No.: 202-546-7575

Tax Account No: 07-00457041

Name of Property Owner: Mr. & Mrs. Lee Jundanian Daytime Phone No.: 301-951-2101 (office)  
 Address: 3500 Leland Street Chevy Chase, MD 20815  
Street Number City State Zip Code

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

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

Agent for Owner: Sheila Brady Daytime Phone No.: 202-546-7575

**LOCATION OF BUILDING/PREMISE**

House Number: 15 Street: West Lenox Street  
 Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway  
 Lot: 19 Block: 42 Subdivision: Chevy Chase section 2  
 Liber: 16352 Folio: 550 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Remove	<input type="checkbox"/> A/C	<input type="checkbox"/> Stair	<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/Save	<input type="checkbox"/> Stair	<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"/> Replaceable	<input type="checkbox"/> Fence Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: 3

1C. If this is a revision of a previously approved active permit, see Permit # 313092

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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

3A. Height: \_\_\_\_\_ 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 this 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.

Sheila A. Brady  
Signature of owner or authorized agent

6/21/05  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No. \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE original application.

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

Removal of (5) hemlock trees from property that will be impacted by construction and reforest site with new evergreen trees and canopy trees.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the profile 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)278-1355.

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.

OEHME VAN SWEDEN & ASSOCIATES, INC.

June 21, 2005

Ms. Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street - Suite 801  
Silver Spring, Maryland 20910

Dear Ms. Fothergill:

Now that construction has begun on our client's property at 15 West Lenox Street in Chevy Chase, Maryland, it is apparent that five existing hemlock trees, which are located west of the building, will be negatively impacted by the work. In order to promote the park-like character of the neighborhood and this property, we are requesting permission to remove the affected hemlocks and reforest the area with healthy trees. Our client has been granted approval from Chevy Chase Village to remove the trees as requested.

In an effort to replace the trees that are requested for removal, Oehme van Sweden and Associates has worked in conjunction with our client to prepare a reforestation plan for the replacement of the evergreen hemlocks. We propose replacing the five hemlock trees with a combination of evergreen trees, a specimen tree and a canopy tree. The six evergreen trees will be *Cryptomeria japonica* 'Yoshino' (Japanese Cryptomeria), will be ten to twelve feet in height at the time of planting, and will grow at a medium to fast rate, growing two to three feet per year. One specimen Japanese Maple (*Acer palmatum*), twelve to fourteen feet in height, will be planted in the location of the hemlocks to be removed. The Chevy Chase Village Board has requested that an additional large canopy tree be placed somewhere on the site. This request will be incorporated and added to the final planting plan. Each of the varieties of trees will compliment the current landscape palette and enhance the overall beauty, aesthetic and park-like feel of the property. Please see the additional materials that have been enclosed.

Thank you for your consideration.

Sincerely,



SHEILA A. BRADY, ASLA  
Principal

Enclosures

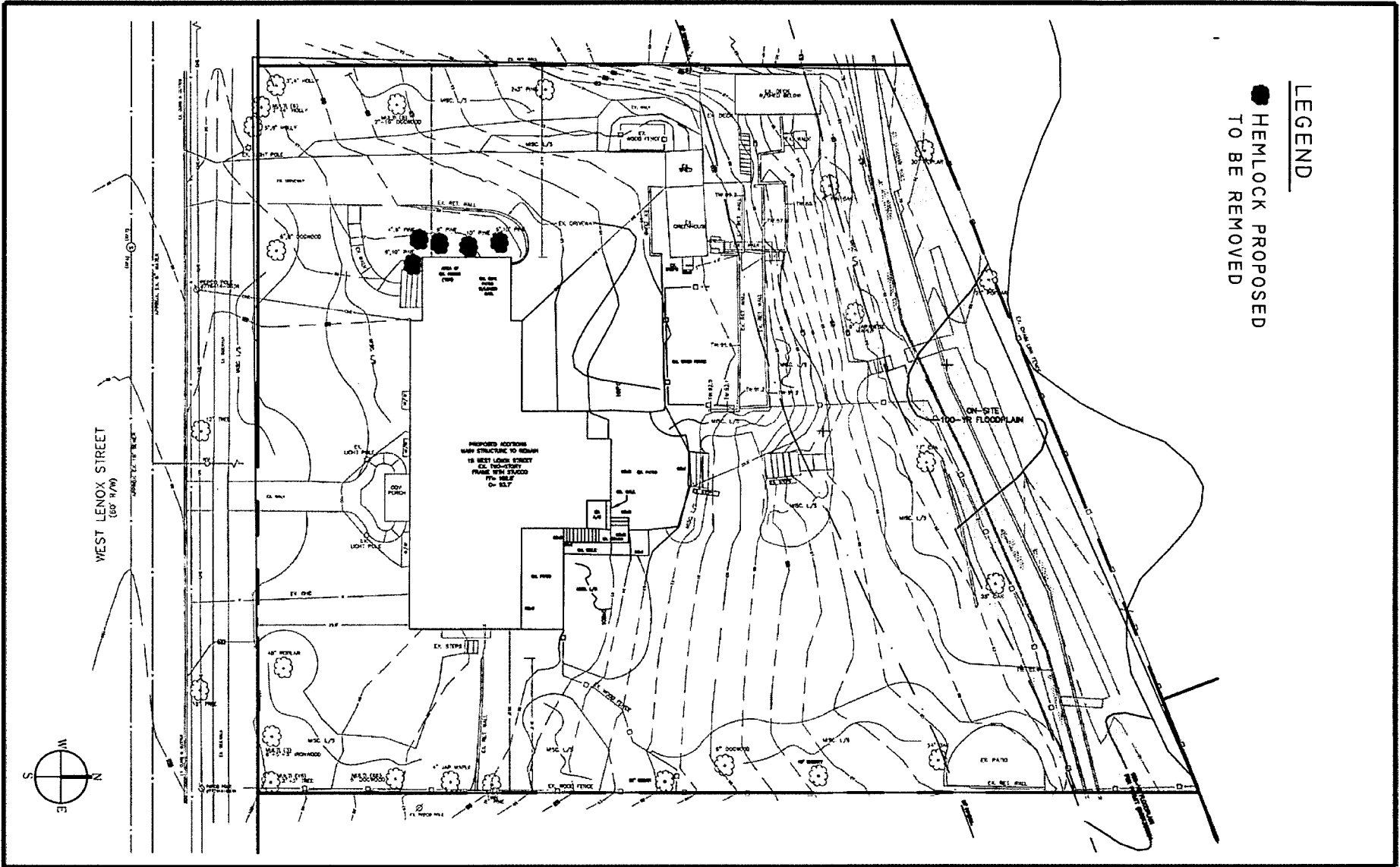
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
MASTER PLANNING  
HORTICULTURE  
LANDSCAPE MANAGEMENT

800 G STREET, SE, WASHINGTON, D.C. 20002

202-546-7525 FAX 202-548-1055

E-MAIL: [info@oehme.com](mailto:info@oehme.com) OR [web@oehme.com](mailto:web@oehme.com)

5




**LEGEND**  
 ● HEMLOCK PROPOSED TO BE REMOVED

Sheet # <b>SK-1a</b>	Title <b>Existing Conditions</b>	
	Date May 27, 2005	Scale 1/32" = 1'-0"

**Jundanian Residence**  
 15 West Lenox Street  
 Chevy Chase, MD

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



6



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

# Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Title Reforestation Plan

Scale

1/32" = 1'-0"





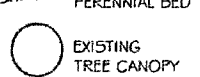

Date

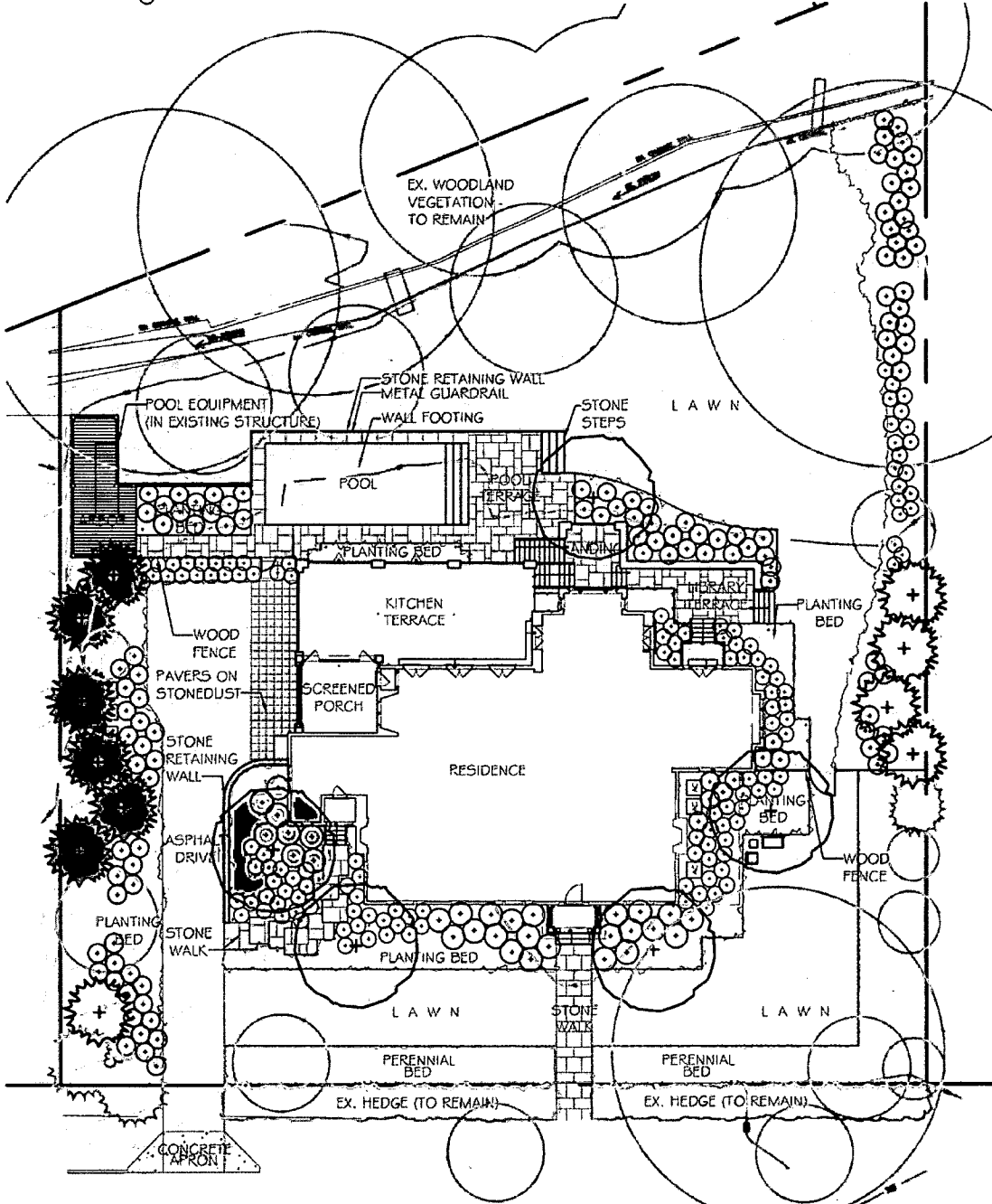
May 27, 2005

Sheet #

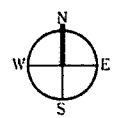
SK-1

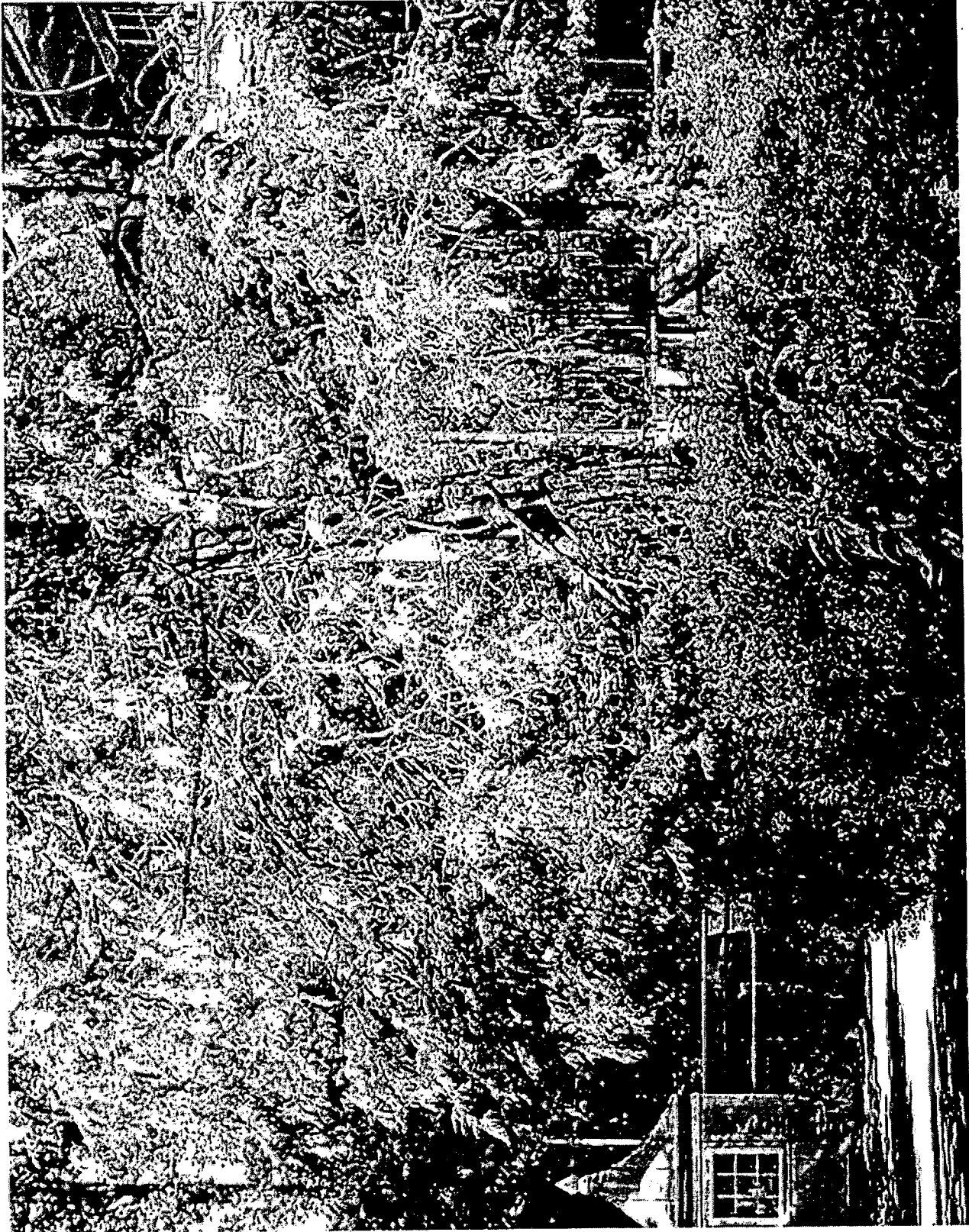
## LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  SHRUBS
-  GROUNDCOVER/ PERENNIAL BED
-  EXISTING TREE CANOPY
-  PROPOSED LIGHT FIXTURE LOCATION



Trees in green (6 *Cryptomeria japonica* 'Yoshino' and 1 *Acer palmatum*) represent the replacement trees for the hemlocks that are proposed to be removed.



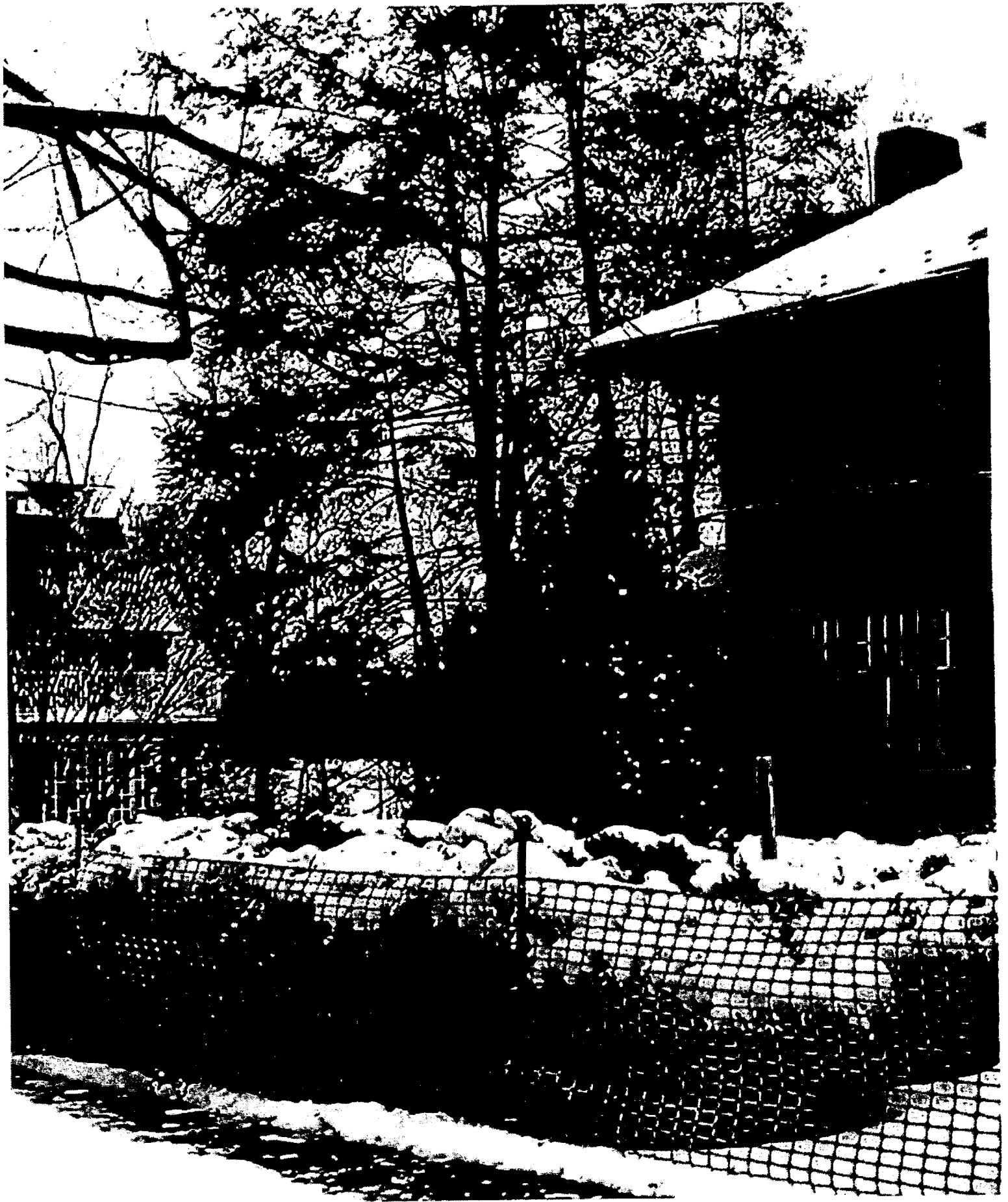


Hemlocks at 15 West Lenox Street September 9, 2003





Hemlocks at 15 West Lenox Street November 3, 2003



Hemlocks at 15 West Lenox Street January 25, 2005



This image displays an actual 12-14' *Acer palmatum* that OVS has located. A Japanese Maple would replace the hemlocks proposed for demolition and add canopy that the hemlocks did not provide.



An example of a *Acer palmatum* at maturity.

This image displays an actual 10-12' *Cryptomeria japonica* 'Yoshino' that OVS has located. The Japanese Cryptomerias would replace the hemlocks proposed for demolition.





An example of a *Cryptomeria japonica* at maturity.

CASE NO. A-1488  
Appeal of Mr. and Mrs. Lee Jundanian  
(Hearing held June 13, 2005)

DECISION OF THE BOARD OF MANAGERS

This proceeding is an appeal pursuant to Section 17-4 of the Chevy Chase Village Code. The applicants request permission to remove five (5) Hemlock trees measuring 17.0 inches, 10.0 inches, 8.0 inches, 11.0 inches and 15.0 inches in diameter from the west side of their property. The Village Manager denied the application finding that none of the conditions described in Section 17-3 of the Urban Forest Ordinance apply.

This application is filed pursuant to the provisions of Section 17-4 which provide:

(a) An applicant who is denied a permit by the Village Manager may appeal the Manager's decision to the Board of Managers in writing within ten (10) days of the Village Manager's denial of the application for a permit.

(b) The Board of Managers shall have the authority to permit the removal or destruction of a tree or the undertaking of any action that will substantially impair the health or growth of a tree if, after a public hearing, the Board finds that such removal, destruction or other action will not adversely affect the public health, safety or welfare, nor the reasonable use of adjoining properties and can be permitted without substantial impairment of the purpose and intent of this Ordinance.

The subject property is Lots 6 and 14, and Parts of Lots 5, 7, 13 and 15, Block 42 in the Chevy Chase, Section 2

subdivision, also known as 15 West Lenox Street, Chevy Chase, Maryland 20815, in the R-60 zone. Notice of the hearing in this matter was posted at the Village Hall and on the property and was mailed to all abutting property owners on June 1, 2005.

The applicants submitted a site plan showing the location of the trees proposed for removal as well as the proposed location for seven reforestation trees and a letter explaining the basis for the request. A report from the Village arborist and a photograph taken by Village staff showing the appearance of the trees were entered into the record of this matter.

At the hearing, Nicole Whiteside, the applicants' landscape architect, testified in support of the application. Ms. Whiteside testified that the Hemlock trees proposed for removal are in declining health and are not elegant specimens. She testified extensively regarding the proposed reforestation trees which would include six *Cryptomeria japonica* and one Japanese Maple. Ms. Whiteside presented photographs showing how the reforestation trees will appear at the time of planting and how they will appear at maturity. According to Ms. Whiteside, the *Cryptomeria* can grow to 50 feet in height. She stated that the evergreen reforestation trees had been chosen because they grow rapidly - at a rate of 2 to 3 feet per year. She asserted that the Japanese Maple tree will add to the Village tree canopy.



Phil Liebovitz, of Sandy Spring Builders, testified on behalf of the applicants. His company is constructing an addition to the applicants' house. They have attempted to save the Hemlock trees. However, it is necessary to excavate beyond the walls of the proposed addition in order to install footers. Mr. Liebovitz stated that there is not adequate room to excavate for the addition without cutting tree roots. In his opinion it is probably not possible to save the trees.

Letters in opposition to the application were received from John and Virginia Ryan of 33 West Lenox Street, Meredith Wellington of 18 West Lenox Street, and Courtney and Scott Kane of 16 West Lenox Street. The Ryans expressed concern regarding the elimination of the screening between their property and the Jundanian property. They pointed out that the Hemlocks are evergreens which provide year-round screening. They are concerned that the reforestation trees will not provide the same level of screening and that the Cryptomeria trees may never grow to a height where they would provide screening for the upper floor of the Ryans' home. Ms. Wellington's letter expressed concern regarding the removal of mature trees and noted that the Hemlock trees proposed for removal are evergreens. She believes that the removal of the Hemlocks will alter the appearance of the property when viewed from the street. The Kanes' letter asserted that the Hemlock trees

contribute to the streetscape along West Lenox Street in addition to providing screening and shading. The Kanes' letter stated that the Hemlock trees contribute to the mid-canopy cover of the neighborhood and suggested that the Hemlocks should be given a chance to survive the construction project.

At the hearing, Ms. Wellington testified that the original construction plans submitted by the applicants showed that the Hemlocks would be preserved. She reiterated her opinion that the removal of the Hemlock trees would alter the view of the property. Ms. Wellington opined that the Japanese Maple tree would not be an adequate substitute for the Hemlock trees and that while the Cryptomeria may provide some screening, they would not help the view from the street.

Ralph Stephens, a member of the Village Tree Committee, speaking personally because the Tree Committee has not met to discuss this application, has no objection to the removal of the Hemlocks. He expressed concern regarding the proposed reforestation plan. Mr. Stephens is concerned that putting six trees of the same species together would run the risk that if one gets sick, they would all get sick.

Ms. Eig noted that the Ryans were permitted to and removed three Hemlock trees from their property.

Mr. Jundanian responded to the neighbors' concerns by stating that it would be very difficult to save the Hemlocks.

Ms. Whiteside acknowledged that there is room on the property for an additional canopy tree and Mr. Jundanian agreed to include such a tree in an amended reforestation plan.

The Board has considered the factors set forth in Section 17-6 of the Urban Forest Ordinance and makes the following findings.

Although there is no evidence that the subject trees are seriously diseased or dying, or meet any of the other requirements of Section 17-3 which would permit the Village Manager to authorize a permit for the removal of the trees, the evidence leads to the conclusion that the application should be granted.

The Board finds that a preponderance of the evidence supports the conclusion that the applicants' construction and excavation work is likely to cut the roots of and cause the demise of the Hemlock trees.

The applicants proposed to reforest with seven new trees and have agreed to add an additional canopy tree. Denial of the application would impose a hardship on the applicants by requiring them to either make major changes to the building plans that have been approved or to make extensive, but probably futile, tree preservation efforts. The Hemlock trees, while healthy and a contribution to the Village urban forest, do not have any special qualities due to their age, size,

uniqueness, rarity or species specimen. The evidence supports the conclusion that if removal is not authorized, the applicants' construction and excavation activities will either cause the complete demise of the Hemlock trees or will materially diminish their contribution to the Village urban forest.

Although nearby property owners expressed concern regarding the impact on the urban forest at the proposed removal of the trees, the reforestation plan, as amended, would promote the goals of the Village Urban Forest Ordinance to a greater extent than would attempts to preserve the Hemlock trees.

Taking all of the foregoing into consideration, the purposes of the Village Urban Forest Ordinance would be served by allowing the removal of the Hemlock trees identified in the application, provided that the applicant reforests as specified below.

Based upon the testimony and evidence of record, the Board finds that the removal of five Hemlock trees measuring 17.0 inches, 10.0 inches, 8.0 inches, 11.0 inches and 15.0 inches in diameter from the west side yard of the subject property, would not adversely affect the public health, safety or welfare, nor the reasonable use of adjoining properties and can be permitted without substantial impairment of the purpose

and intent of the Village Urban Forest Ordinance, provided that the applicants comply with the conditions set forth in the following paragraph.

Accordingly, the request for a permit to remove five Hemlock trees measuring 17.0 inches, 10.0 inches, 8.0 inches, 11.0 inches and 15.0 inches in diameter, is granted subject to the following conditions:

(1) the trees must be removed on or before June 13, 2006, or this permit shall become void;

(2) the applicants must reforest with at least 6 *Cryptomeria Japonica* trees, as described in the reforestation plan submitted by the applicants for the record of this matter, and one additional deciduous hardwood tree that must be at least 3 inches in caliper at the time of installation and must be of a species that achieves a mature height of at least 45 feet; and

(3) the installation of the reforestation trees shall be completed on or before June 13, 2006, and such trees shall be considered reforestation trees subject to regulation under the Village Urban Forest Ordinance.

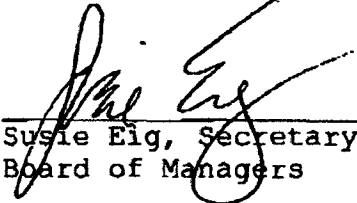
The Chevy Chase Village Board of Managers hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Managers of Chevy Chase Village that the Decision stated above be adopted as the decision required by Section 17-5(b) of

the Chevy Chase Village Code, and the Village Manager be and he is hereby authorized and directed to issue a permit for the removal of three Hemlock trees measuring 17.0 inches, 10.0 inches, 8.0 inches, 11.0 inches and 15.0 inches in diameter upon the conditions, terms and restrictions set forth above.

The foregoing Resolution was adopted by the Chevy Chase Village Board of Managers with the following members voting in favor of the Resolution: Gail Feldman, Douglas B. Kamerow, Betsy Stephens, Peter Yeo, George L. Kinter and Susie Eig. David L. Winstead abstained.

I HEREBY CERTIFY that the foregoing Decision and Resolution were approved and adopted by the Chevy Chase Village Board of Managers on this 20<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Susie Eig, Secretary  
Board of Managers

L:\CLIENTS\CHEVY CHASE\CCV\Jundanian4-trees.opn.doc

SCOTT KANE

Scott Kane

16 West Lenox Street, Chevy Chase, Maryland 20815

June 10, 2005

Board of Managers  
Chevy Chase Village  
Chevy Chase, Maryland 20815

Dear Members of the Board:

We are writing concerning the five Hemlock trees proposed for removal at 15 West Lenox.

These trees are quite old and appear to be healthy specimens. They provide much needed screening and shading, not only for 15 West Lenox but for a portion of the streetscape along West Lenox as well. As a group, the five are also a quite handsome addition to the landscape and firmament of this area.

It seems a shame to willfully remove five such strong contributors to the mid-canopy cover of the neighborhood. We have recently lost a number of fine old trees in this yard and the neighboring yard to the west. In all 2 Oaks, 2 Tulip Poplars and a maple have died and/or had to be removed. Their loss has adversely affected the shade and mid- and high-canopy of the area. It seems that healthy, functioning members of the landscape should be allowed to remain as a contribution as long as they are able.

Perhaps they will succumb to the substantial construction project currently underway. Would it not be better, however, to give them a chance to survive rather than to cut short their chance at continued benefit to our neighborhood.

We respectfully ask they receive that chance.

Sincerely,

  
Courtney & Scott Kane

June 7, 2005

Board of Managers  
Chevy Chase Village,  
Maryland 20815

Dear members of the Board,

We are John and Virginia Ryan and reside with our twin nine year olds at 33 West Lenox Street in the village. Our property is adjacent directly to the west of 15 West Lenox Street. We respectfully object to permitting, by exception, the removal of trees as described in Appeal Number A-1488 on the grounds of "reasonable use of adjoining properties". We refer specifically to privacy from open and available view of our primary living areas including den, kitchen, second floor sitting room, third floor office and three of four bedrooms. We invite the appropriate parties to confirm these conditions.

The height, branching and evergreen nature of this particular stand of trees provide the only year-round visual buffer between nos. 15 and 33. From the street, they offer unique diversion to size and massing of the pre-demolition and proposed structures. Two of the trees are double stemmed, giving the appearance not of five, rather seven trees in total.

Individually the trees' mid and upper canopies may not be lush but together they offer protection from and to the upper floors that the single tree offered in their place, a slow growing ornamental, will never achieve. Cryptomaria proposed at the property line are appreciated and will, we hope, offer some relief from sight and sound of HVAC mechanicals located so close to our home. They will, however, do nothing to match what presently exists at the upper levels and may be endangered by the proposed placement of such equipment.

Throughout the approval process, the owners and their agents have submitted plans claiming sensitivity to, and have spoken of, the value of existing trees and their preservation, including these. We have seen nothing in the way of changes to the approved plan that would suggest, at this stage, the need to alter this group of five important trees to "accommodate construction".

We are losing so many of our tall trees to nature and Pepco. Our property alone has lost three of what we considered 'defining' trees only in the last year or so. The Hemlocks are mature and purposeful trees. We hope all will recognize their value.

We regret that we are out of the village from June 8 through July 5 and are therefore unable to participate the evening of June 13. We are available by phone at anytime 301-922-4034.

Sincerely,

John and Virginia Ryan



MEREDITH K. WELLINGTON

18 West Lenox Street  
Chevy Chase, Maryland 20815

Board of Managers  
Chevy Chase Village  
Chevy Chase, MD 20815  
June 8, 2005

Dear Members of the Board of Managers:

I live at 18 West Lenox Street, directly across the street from 15 West Lenox Street. I was concerned and saddened to learn of the request for a permit to remove, by exception, the stand of trees (5 evergreen Hemlocks) that creates a mature treed buffer, and, when the leaves are out, the effect of a full treed canopy. Looking from Lenox Street, one sees an unbroken line of trees, moving from the stand of evergreens back to the trees along the creek. I do not understand how it is appropriate to remove the evergreens under the standards for tree removal in the Village.

My concern is that, with the removal of the trees, what will remain will be large, treeless surfaces and the new house structure. It seems that the new home should preserve on its own property appropriate trees and landscaping that will maintain the treed ambience for which our community is known, and for which this Board has acted so many times to preserve and protect. Why are there not proper tree protection measures that can be taken to assure the retention of these trees?

I therefore request that the Board of Managers deny this request, and work with the property owner to assure its goals while protecting the trees of which our community is justly proud.

Sincerely,

Meredith Wellington

# DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

## FAX TRANSMITTAL

DATE: 7.11.5 TOTAL PAGES: 2

TO: MNCPPC / HISTORIC PRESERVATION Attn: Anne Fothergill

FAX #: 301.563.3412

FROM: Kevin Pruiett

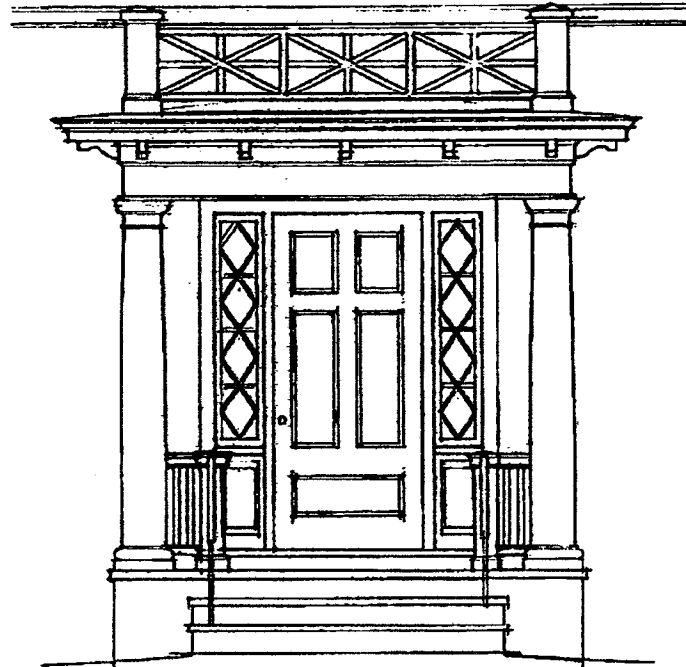
SUBJECT: 15 West Lenox / Jundanian Res.

Following elevation shows the proposed front porch. The upper railing is slightly modified to simplify the design.

Please call me if you have any questions or comments.

Thank you  
Kevin Pruiett

approved at staff level  
(min. chg from HPC approved design)



JUNDANIAN RES.

FRONT PORCH ELEVATION

DAVID JONES ARCHITECTS

$\frac{1}{4}'' = 1'-0''$

7-11-5

## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Thursday, June 02, 2005 3:55 PM  
**To:** 'buildfast@aol.com'; 'ssbkeith@comcast.net'  
**Cc:** 'davidjonesarch@aol.com'  
**Subject:** 15 West Lenox follow-up

hi Phil and Keith,

Thanks for meeting with me at the house this morning. This is a large project and will probably require some ongoing discussion between you and the architect and our office as the job goes on. I am copying Kevin Pruiett at David Jones' office on this email so he is informed too. If appropriate I will also include the landscape architect in future emails (regarding the arbor alterations and tree removal/replacement).

I wanted to follow-up on some of the things we discussed today:

1) **Windows:** I looked up the exact wording of what materials David Jones proposed in the application--and what was approved by the Historic Preservation Commission--for the windows (and other materials), and here it is:

The materials for the new addition include a slate roof and copper gutters and downspouts. There will be random granite veneer foundation and terrace walls. The terrace, walkways, and porch floors will be flagstone. The addition will have painted wood shingles, painted stucco, painted wood trim, columns, shutters, eaves and rafter tails. There will be painted wood double hung windows with single pane glass and painted triple-track storm and screen windows as well as painted wood simulated divided light casement windows where shown. The French doors will be painted wood with simulated divided light insulated glass and painted wood screen doors. The fence will be 6 feet tall painted wood and the railings will be painted wrought iron.

Additionally, as I stated earlier, the historic windows must be retained, but they can be taken off-site for paint removal and needed rehabilitation.

2) **Roof:** The in-kind roof replacement with Vermont slate is allowable without a Historic Area Work Permit. To bring the roof up to Code and to take the existing sags out of the roof, the removal of the sheathing and the adding of needed support beams is also allowable without a HAWP. If the result of this is an additional 2 or so inches of overall roof height but the original form is retained, that is acceptable.

3) **Existing front right dormer:** The plans I have do not show it being rebuilt or enlarged as was mentioned today. The plans show the new stairs fitting within the existing dormer. If there is a change to this, that will need to come back to the HPC as a revision and I doubt it would be approved.

4) **Stucco:** As we discussed, the in-kind replacement of a small section of stucco in front of the chimney where the porch roof was removed is allowable without a HAWP.

5) **Front door and side lights:** Looking back at the staff report and the plans, I believe the only change discussed was a new front door. The implication was that the side lights would remain. However, if the architect can show that these are not the original side lights and the owner would like to come back with a revision for a change in sidelight design they could do that. But, if the sidelights are original, I doubt that change would be approved.

6) **Arbor:** Any changes to the existing arbor would need to come into the HPC for review.

7) **Trees at left side of house:** After the Village reviews the removal of these trees in late June, the proposed

tree removal will need to come back to the HPC as we discussed. If the landscape architect is not aware of this, I trust Kevin will let them know.

I would recommend that any proposed changes come back together to the HPC in one application revision. Today we discussed aiming for the July 27th HPC meeting and that would seem good timing for having the trees reviewed and also for you and the architects and the owners to have met and determined any other changes that they might want to propose. I would strongly encourage you to stick to the approved plans whenever possible as the HPC has reviewed this project many times. Also, you should know that the permit set of plans that you have at this point are not the final HPC-approved plans. I believe the architect plans to get you the revised plans showing some changes to the new rear dormers and the 2nd floor rear balcony soon.

I hope I covered all the issues we discussed today--I may have forgotten something and please email me if I did. I will do my best to advise you on what may be approvable and what might be denied. Please feel free to email or call me with any questions.

Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 fax

**Fothergill, Anne**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, May 25, 2005 3:18 PM  
**To:** Fothergill, Anne; Hist Pres fax; Oaks, Michele; Wright, Gwen  
**Cc:** Bourke email file; Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** HPC Hearing 5/25/05 - 15 West Lenox St.

The following are the comments of the Chevy Chase Village Local Advisory Panel regarding:

HPC Hearing 5/25/05Item D: Jundanian Residence15 W Lenox StContributing Resource

Pool, patio, fencing and retaining wall, and window alterations

The LAP as a local advisory group composed of various residents of the area had a variety of opinions on the proposed 15 West Lenox application. The LAP was however unanimous that all members opinions should be heard regardless of the location of the panel member's residence. This is after all a "local" panel designed to provide neighbor comments. Accordingly, as Chair I am providing the HPC with the range of opinions, and the areas where the LAP did have consensus:

Fence:

There was concern regarding the fence on the east side of the property because it is approximately 30' in length and at least the upper portion will be visible from the street. The concern was to preserve "the open, park-like setting" of the Village.

Of the six LAP members who were available to be polled:

The majority (4 of 6) LAP felt that a fence was acceptable. Three of these members felt that the more open design shown in SK-8 (Circle 14) would be a sufficient compromise. They noted that fencing is required around swimming pools and that the yard slopes down from the curb approximately 4 feet which will mitigate the impact of the fence. One member had no concern regarding the fence and felt that types of fencing shown are similar to fences seen throughout the Village and did not feel that there are objective criteria which would justify our requiring one over the other.

There were two dissents; i.e. two members opposed the fence entirely as currently located; citing the impact on the "open, park-like character" criteria.

Tree Protection:

Given the intent of the proposed new patios the LAP all expressed concern that tree protection be carefully reviewed and enforced.

Window Changes:

LAP had no comments and supports staff approval

Submitted for the Chevy Chase Village Local Advisory Panel  
by Tom Bourke, Chair

Thomas K. Bourke

5/2005

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	15 West Lenox Street	<b>Meeting Date:</b>	05/25/05
<b>Applicant:</b>	Lee and Nicole Jundanian (Sheila Brady, Agent)	<b>Report Date:</b>	05/18/05
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	05/11/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-03N REVISION	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of pool, terrace, retaining wall, and fencing

**RECOMMEND:** Approval with one condition

**STAFF RECOMMENDATION**

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

1. Tree protection measures will be in place before construction starts.

**PROJECT DESCRIPTION**

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

15 West Lenox Street is a two-and-a-half story Craftsman stucco house with a hipped slate roof. The original house was built in 1913 and sits on a double lot. The lot drops off as it goes back from the sidewalk, and the rear of the house overlooks a stream and the Chevy Chase Club's golf course.

**BACKGROUND**

A HAWP for a rear addition to this house was approved by the HPC in September 2003. At that time the HPC approved in concept the proposed site plan with the swimming pool and stated that the applicants would need to return for approval of the details of the pool, decking, retaining walls, and fencing at a later date. The transcript from that meeting is attached in Circles 22-36. The site plan that was approved in concept in 2003 is in Circles 19-21.

**PROPOSAL**

Behind the house the applicants propose installation of a 40' x 16' pool and a terrace around it. It will be located behind the house as shown in the site plan in Circle 5. The pool equipment will be located in an existing shed beneath the existing arbor. The applicants have already received HPC approval to remove two non-historic sheds and a greenhouse (see existing conditions in Circle 18).

The applicants propose 6' tall vertical painted or stained wood fencing connecting to the existing fences on the side property lines (see fence detail in Circle 8 and photos of similar fencing in Circles 14+15). On the east side of the house the fencing will connect from the side of the library to the neighboring wood fence. On the west side the fence is located at the end of the driveway and will connect to the existing wooden arbor.

The stone retaining wall will surround the pool terrace and will vary in height from approximately 6" to approximately 6' tall. The color and type of stone will be the same as already approved for the terraces. There will be a black metal guardrail surrounding the pool terrace. This will be the same railing material and type as was approved by the HPC for around the kitchen terrace and landing. See retaining wall and guardrail detail in Circle 7.

The pool terrace will be bluestone in a random rectangular pattern, the same as the previously-approved terrace off the new library and kitchen (see Circle 13 for a photo of a similar terrace). There will be stone steps from the pool terrace to the lawn. These steps will have a bluestone tread with a stone riser to match the retaining wall.

No trees will be removed for the pool, terrace, retaining wall or fencing installation.

The Village of Chevy Chase has reviewed this proposal and the Village arborist confirmed that the existing tree protection plan is adequate.

#### STAFF DISCUSSION

The Chevy Chase Village Historic District guidelines for Contributing Resources include:

- Swimming pools should be subject to lenient scrutiny.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

The last time the HPC saw the site plan the pool was sited at the end of the driveway. After working with the Village of Chevy Chase on tree protection, the pool was shifted to the east and is now more centered behind the house and not as visible as you look down the driveway, which is preferable.

The applicants had originally proposed solid fencing for privacy and in a previous staff report open fencing was recommended to allow the sight lines to remain as open and unobstructed as possible. The applicants have responded to that suggestion and now the proposed wood fencing is open and appropriate in design and material. The fencing must be 6' tall to meet Code for the pool but because it will be open it will allow some visibility and retain the sight lines. The lot slopes down significantly as it goes back from the sidewalk so the west side section of fencing located at the bottom of the driveway will be much lower. In terms of the section of fencing from the east side of the house to the side property line, this is the same location as what the HPC reviewed in the proposed site plan in 2003. While the HPC generally recommends 6' tall fencing be located at the back of a house, the HPC has approved 6' tall fencing towards the front of houses before. Pushing the fence further back towards the rear plane of the house was discussed with the landscape architects and they stated that the grade has such a steep downward slope that it would not be possible to install the fence further back. This section of fencing is behind the main



massing of the house and about 50 feet back from the street. The applicant included some photos of other existing approximately 6' tall fences on the block in Circle 17.

The other proposed landscape features including the stone terrace, the stone retaining wall and the metal guardrail all use appropriate and compatible materials and design, are located behind the house, and will not adversely affect the historic house, streetscape, or historic district.

Using these guidelines, staff reviewed this proposal and finds it approvable. It is important for the applicant to preserve the existing trees on the property and tree protection measures must be in place before any construction on the property for the pool or landscape features begins.

### **STAFF RECOMMENDATION**

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the condition that:

1. Tree protection measures will be in place before construction starts.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sheila Brady  
Daytime Phone No.: 202-546-7575

Tax Account No.: 07-00457041  
Name of Property Owner: Mr. & Mrs. Lee Jundarian Daytime Phone No.: 301-951-2101 (OFFICE)  
Address: 3500 Leland Street Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Sheila Brady Daytime Phone No.: 202-546-7575

**LOCATION OF BUILDING/PREMISE**  
House Number: 15 Street: West Lenox Street  
Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway  
Lot: 19 Block: 42 Subdivision: Chevy Chase Section 2  
Liber: 110352 Folio: 550 Parcel: \_\_\_\_\_

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

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

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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

3A. Height 6 feet 0 inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.  
Sheila A. Brady May 3, 2005  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE ORIGINAL APPLICATION FOR DESCRIPTION.

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

SEE ORIGINAL APPLICATION FOR DESCRIPTION.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the drip-line 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).

5

Sheet #

SK-1

Title

Site Plan

Date

May 25, 2005

Scale

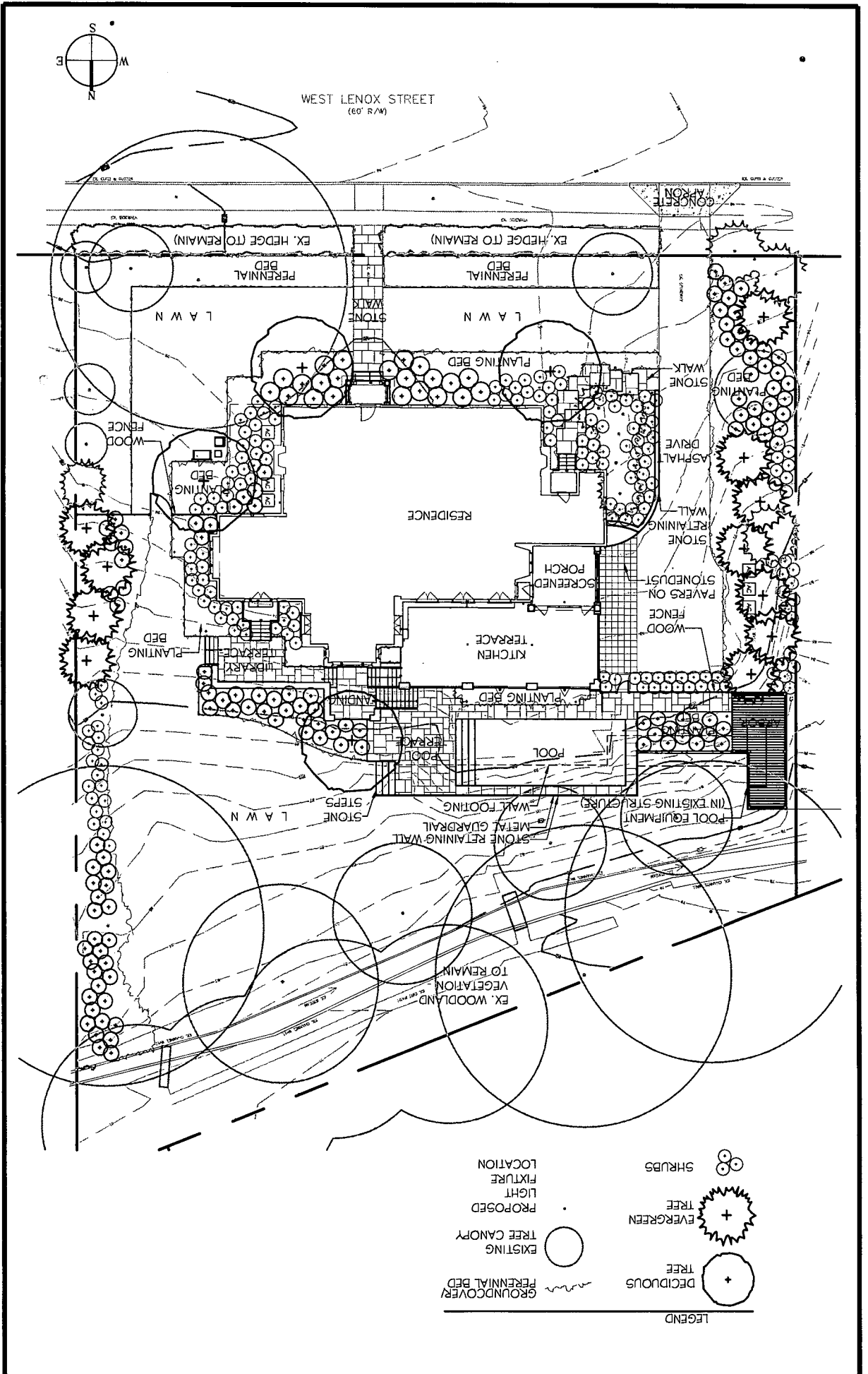
1/32" = 1'-0"

# Jundanian Residence

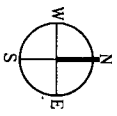
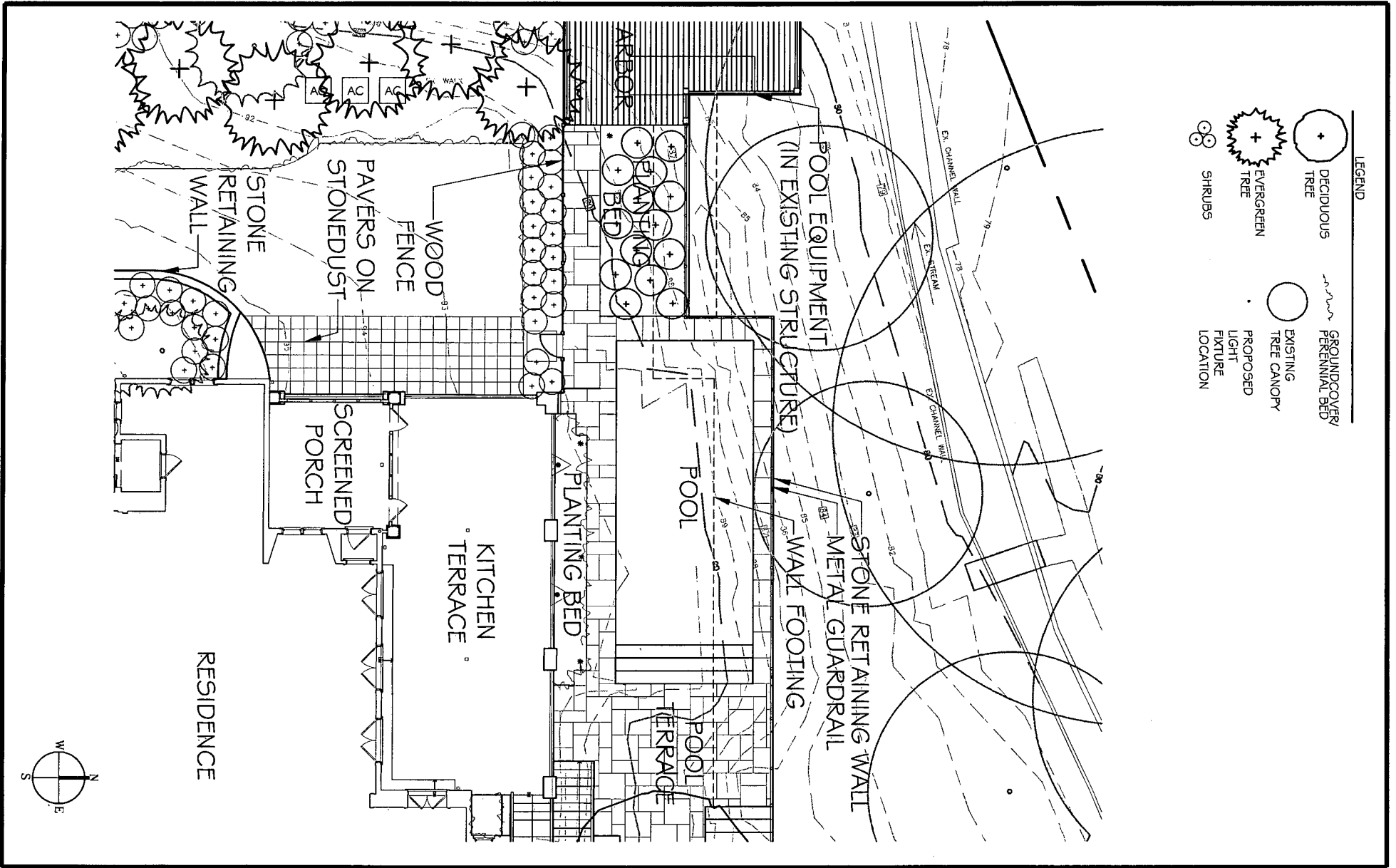
15 West Lenox Street  
Chevy Chase, MD

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LANDSCAPE ARCHITECTS



- LEGEND
- EXISTING TREE CANOPY
  - PROPOSED LIGHT FIXTURE LOCATION
  - PERENNIAL BED
  - DECIDUOUS TREE
  - ⊕ EVERGREEN TREE
  - ⊙ SHRUBS

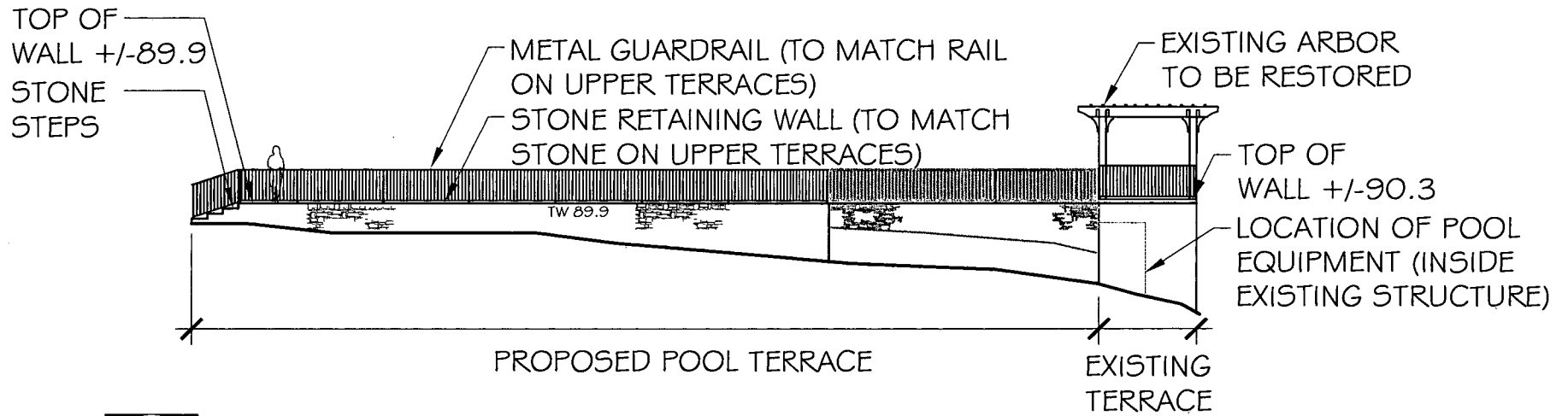


Sheet # <b>SK-2</b>	Title Site Plan - North Garden	
	Date May 25, 2005	Scale 1/16" = 1'-0"

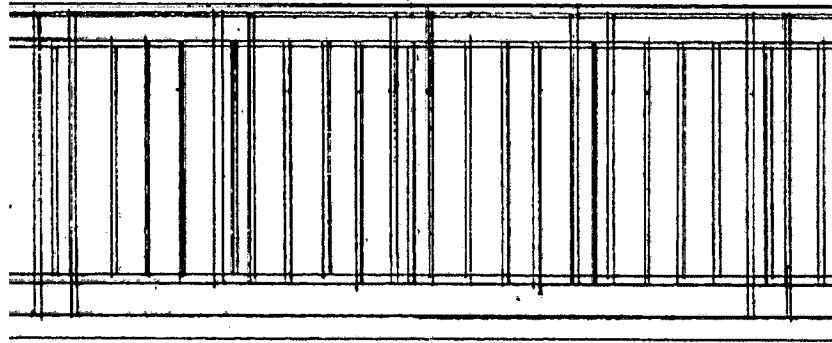
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6



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



**B** METAL GUARDRAIL AT POOL TERRACE  
NTS

Sheet #

SK-4

Title

Pool Terrace Elevation

Date

May 25, 2005

Scale

As Noted

Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

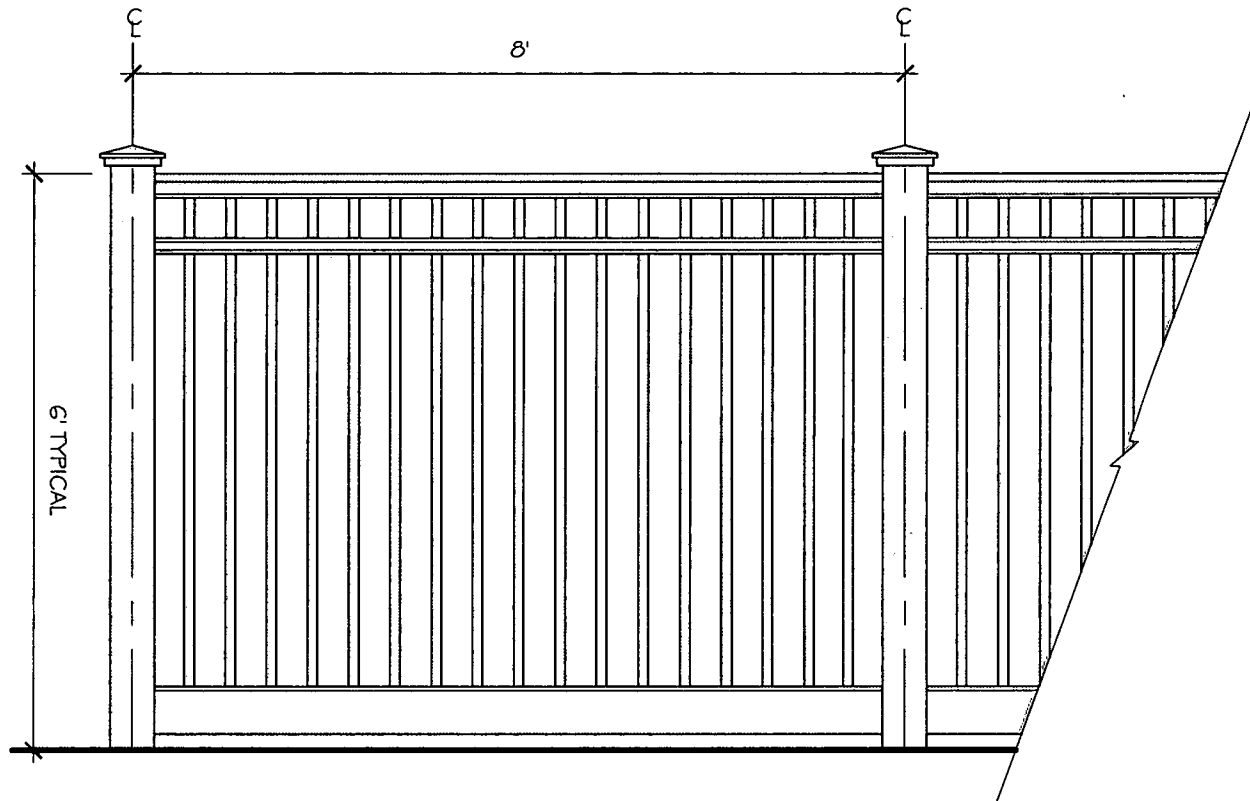
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LANDSCAPE ARCHITECTS



7



WOOD FENCE

1/2" = 1'-0"

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



Sheet #

SK-6

Title

Fence Elevation

Date

May 25, 2005

Scale

1/2" = 1'-0"

Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

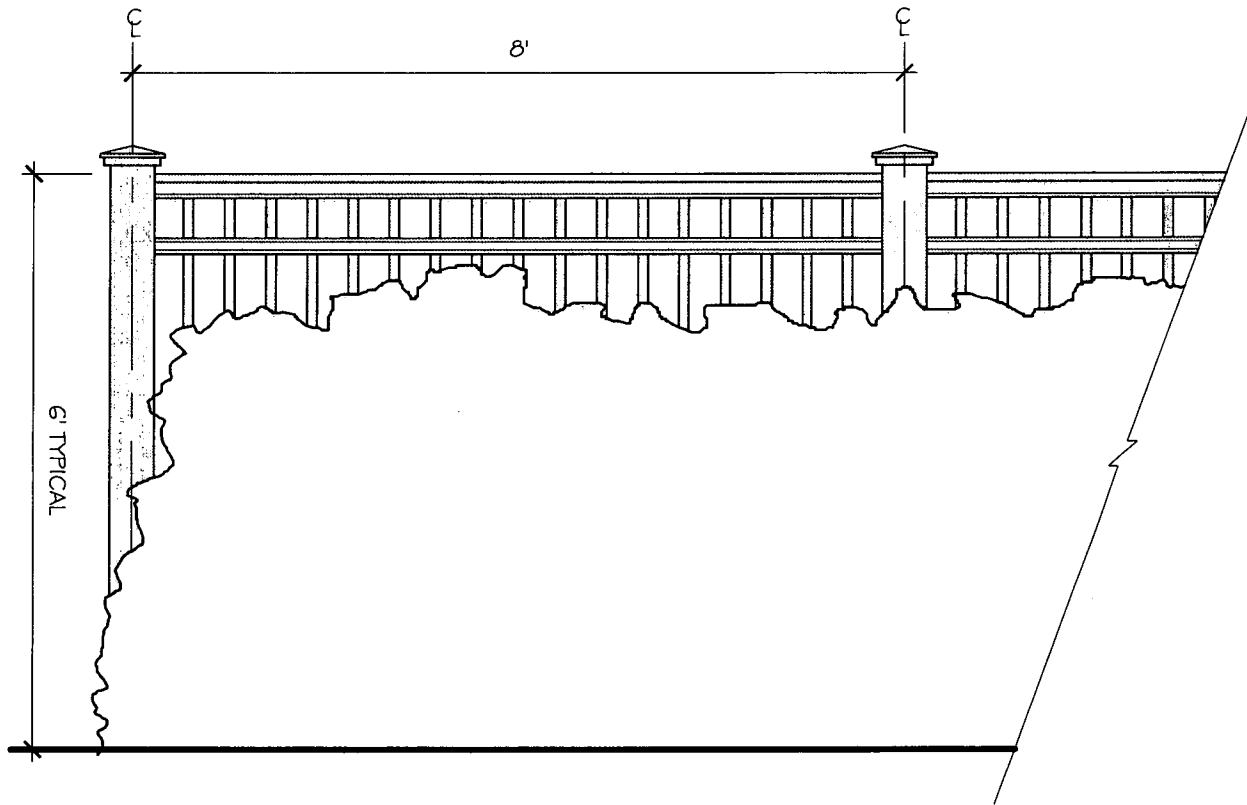
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LANDSCAPE ARCHITECTS



28



**A**

WOOD FENCE WITH PLANT SCREEN

1/2" = 1'-0"

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



Sheet #

SK-7

Title

Fence Elevation

Date

May 25, 2005

Scale

1/2" = 1'-0"

Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

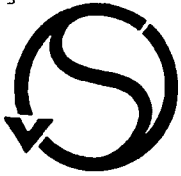
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LANDSCAPE ARCHITECTS



6





# OEHME, VAN SWEDEN & ASSOCIATES, INC.

## MEMORANDUM

**TO:** Anne Fothergill  
**FROM:** Nicole Whiteside  
**PROJECT:** Jundanian Residence **PROJECT #:** 03027  
**SUBJECT:** Description of Materials & Drainage  
**DATE:** April 6, 2005  
**CC:**

---

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

- Wooden Fence- 6'-0" tall (maximum) custom built fence; to be stained or painted to match the wood on the house; in order to screen the view of fence from the road, tall shrubs will be planted in front of it
- Pool Terrace-the material of the terrace as proposed is bluestone in a random rectangular pattern (this material is to match the library and kitchen terraces which have been previously proposed)
- Metal Guardrail-proposed to surround the pool terrace area; material and color to match the rail that has been proposed for the kitchen terrace and the landing
- Stone Retaining Wall-this wall surrounds the pool terrace and varies in height from approximately 6" to approximately 6'-0" in height; the color and type of stone will match what has been previously proposed for the kitchen and library terraces
- Stone Steps-the steps going from the pool terrace to the lawn will have a bluestone tread with a stone riser to match the proposed stone retaining wall that surround the pool terrace

As proposed, the current landscape design will not change the drainage patterns or runoff from 15 West Lenox Street significantly. The drainage patterns in the front will not change from what currently exists on the site. On the remaining sides of the house, runoff will still run towards the direction of the existing stream. The actual runoff that occurs on the entire site will be reduced significantly due to the amount of planting that will occur in the planting beds and from the underground storm chambers that will collect runoff from the downspouts on the house. The

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

**800 G STREET, SE, WASHINGTON, D.C. 20003**  
**202-546-7575 FAX 202-546-1035**  
**EMAIL ovs@ovsla.com WEB www.ovsla.com**

use of pavers on stone dust at the bottom of the driveway in front of the garage will also allow for increased drainage, since the water will be able to percolate through this paving directly into the soil beneath it.



# OEHME, VAN SWEDEN & ASSOCIATES, INC.

---

## MEMORANDUM

**TO:** Anne Fothergill  
**FROM:** Nicole Whiteside  
**PROJECT:** Jundanian Residence **PROJECT #:** 03027  
**SUBJECT:** Clarifications  
**DATE:** May 12, 2005  
**CC:**

---

The following are clarifications of the proposed pool and fence at 15 West Lenox Street:

- The size of the proposed pool is approximately 16'-0" x 40'-0"
- The wooden fence as displayed on the proposed plan has not been identified anywhere else on the site
- The fence section on the East side of the house will connect to the neighboring wood fence which seems to be approximately the same height
- The fence section on the West side of the house will connect to the wooden arbor structure. The existing arbor structure exceeds 6'-0" in height.

**LANDSCAPE ARCHITECTURE**  
**URBAN DESIGN**  
**MASTER PLANNING**  
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---

Pool Terrace Material: Bluestone  
Pool Terrace Paving Pattern: Random Rectangular  
(to match the library  
& kitchen terraces)



This image depicts a bluestone terrace with a random rectangular pattern, similar to what is proposed for the Pool Terrace at 15 West Lenox.

Sheet #	Title	
SK-3	Pool Terrace Materials	
Date	Scale	
May 25, 2005	NTS	

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15 West Lenox Street  
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Built example of proposed fence

Sheet #	Title	
SK-8	Fence Image	
	Date	Scale
11	May 25, 2005	NTS

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15 West Lenox Street  
Chevy Chase, MD

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Design: Oehme, van Sweden & Associates, Inc. Photo: Jim van Sweden



Alternate style of wooden fence as proposed with planting in front of it.

Sheet #

SK-9

Title

Alternate Fence Image

Date

May 25, 2005

Scale

NTS

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15



Existing Views on West Side of Residence from  
Top of Driveway



Existing Views on East Side of Residence from  
Sidewalk

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

## Jundanian Residence

15 West Lenox Street  
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LANDSCAPE ARCHITECTS



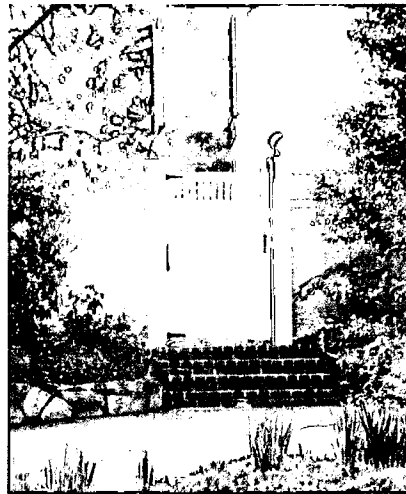
16



Existing fence at 11 West Lenox Street as seen from the front of the property.



Existing fence at 11 West Lenox Street as seen from the front of the property.



Existing fence at 8 West Lenox Street as seen from the front of the property.

Sheet #	Title	
SK-10	Neighborhood Precedents	
	Date	Scale
	May 25, 2005	NTS

## Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

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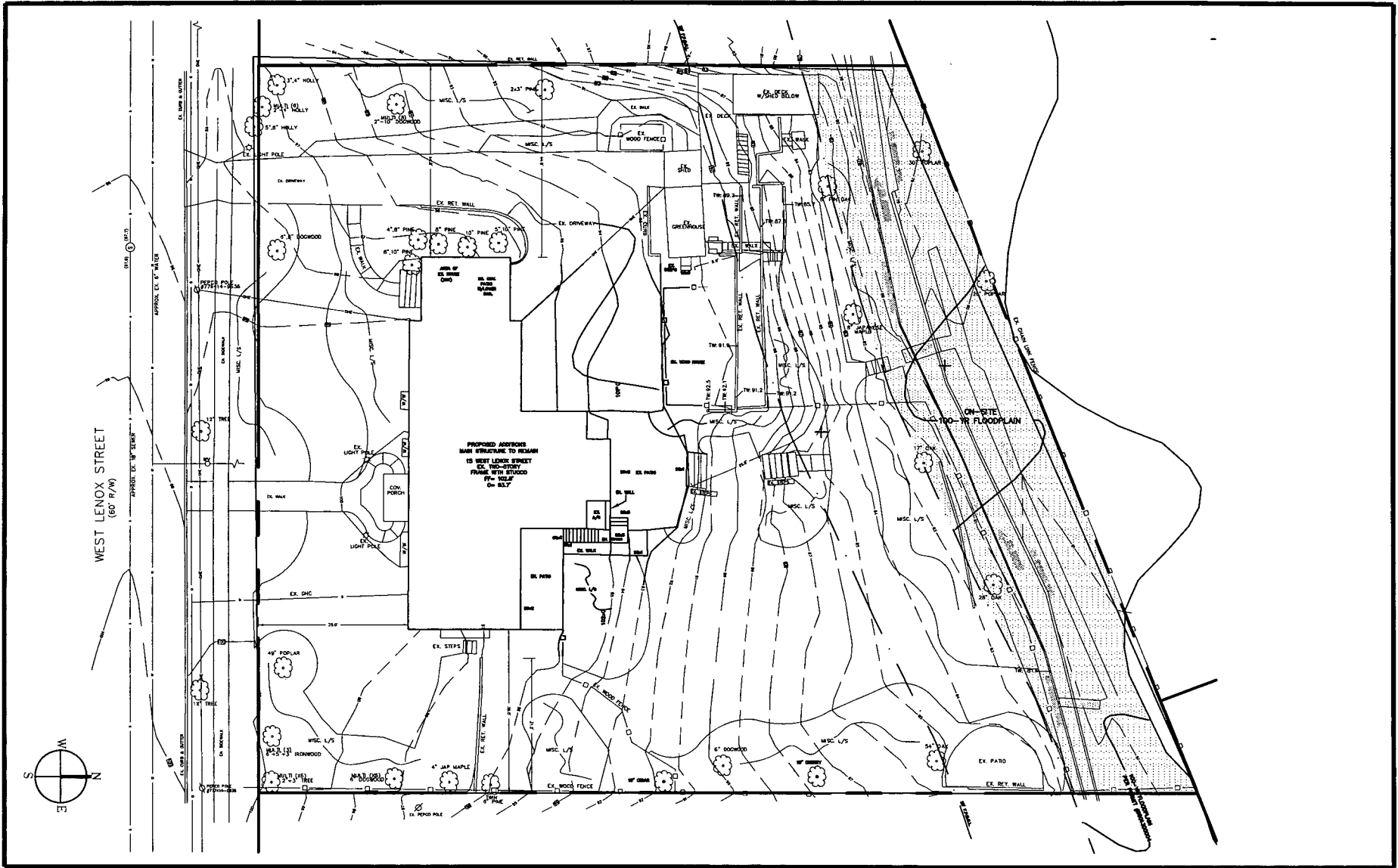
800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035

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17






18

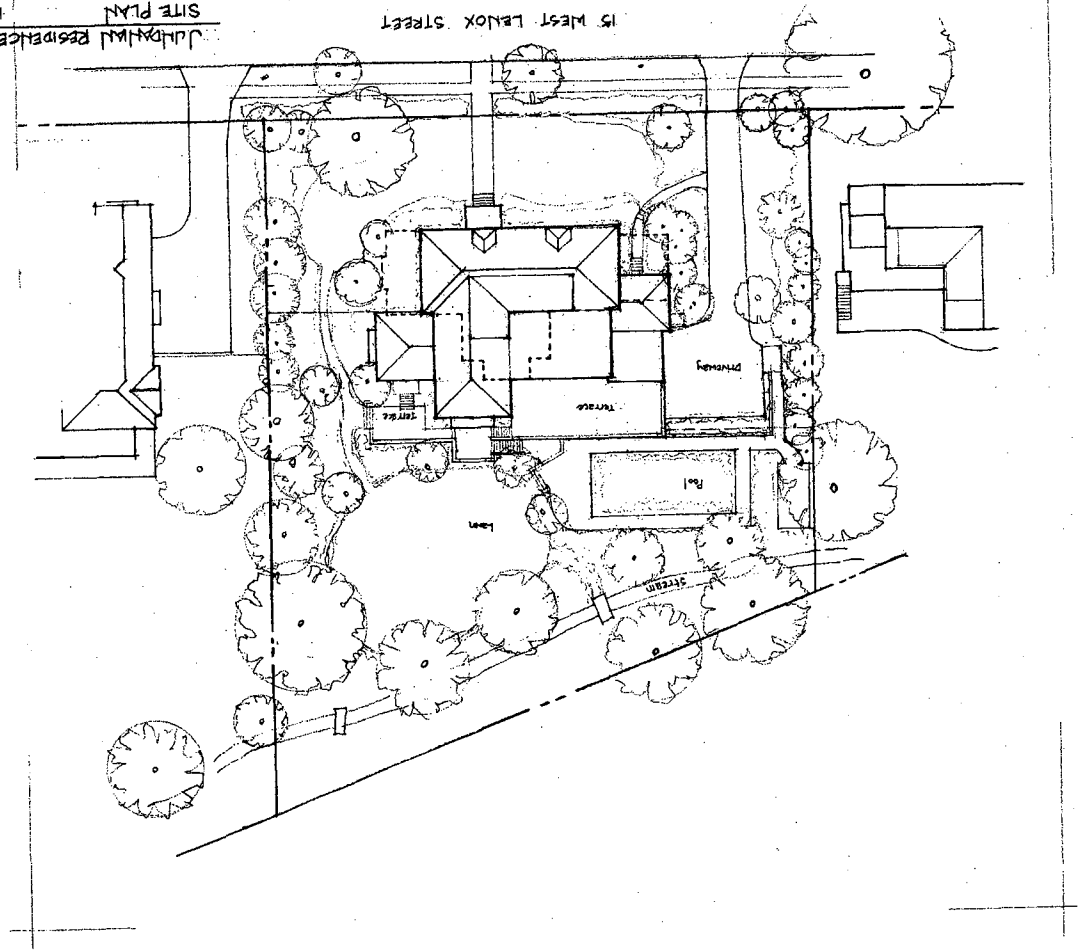
Sheet #	Title	
SK-1a	Existing Conditions	
	Date	Scale
	May 25, 2005	1/32" = 1'-0"

**Jundanian Residence**  
 15 West Lenox Street  
 Chevy Chase, MD

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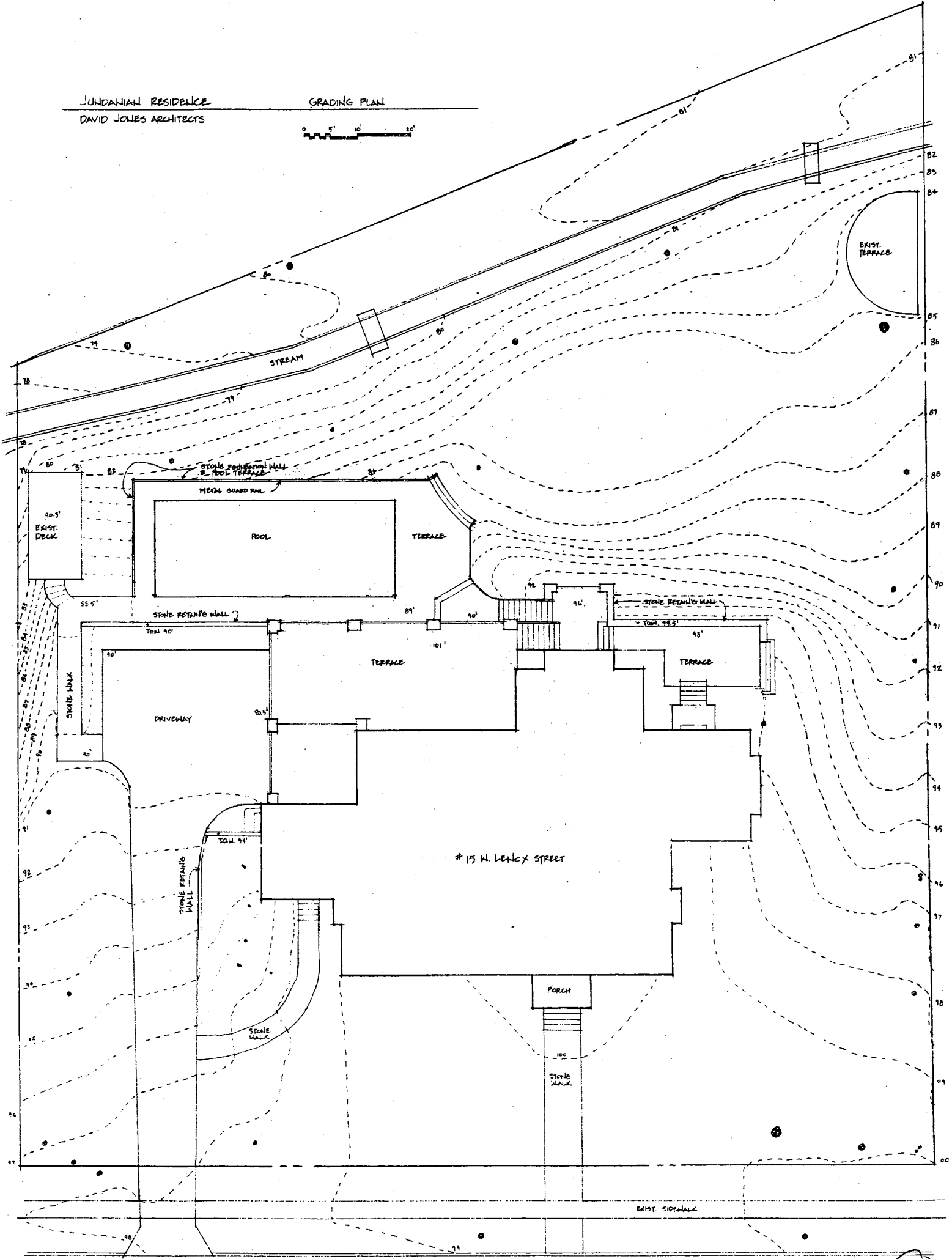
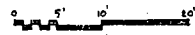


DAVID JONES ARCHITECTS 7.01.03  
SITE PLAN 1"=30'  
LUDWIG RESIDENCE

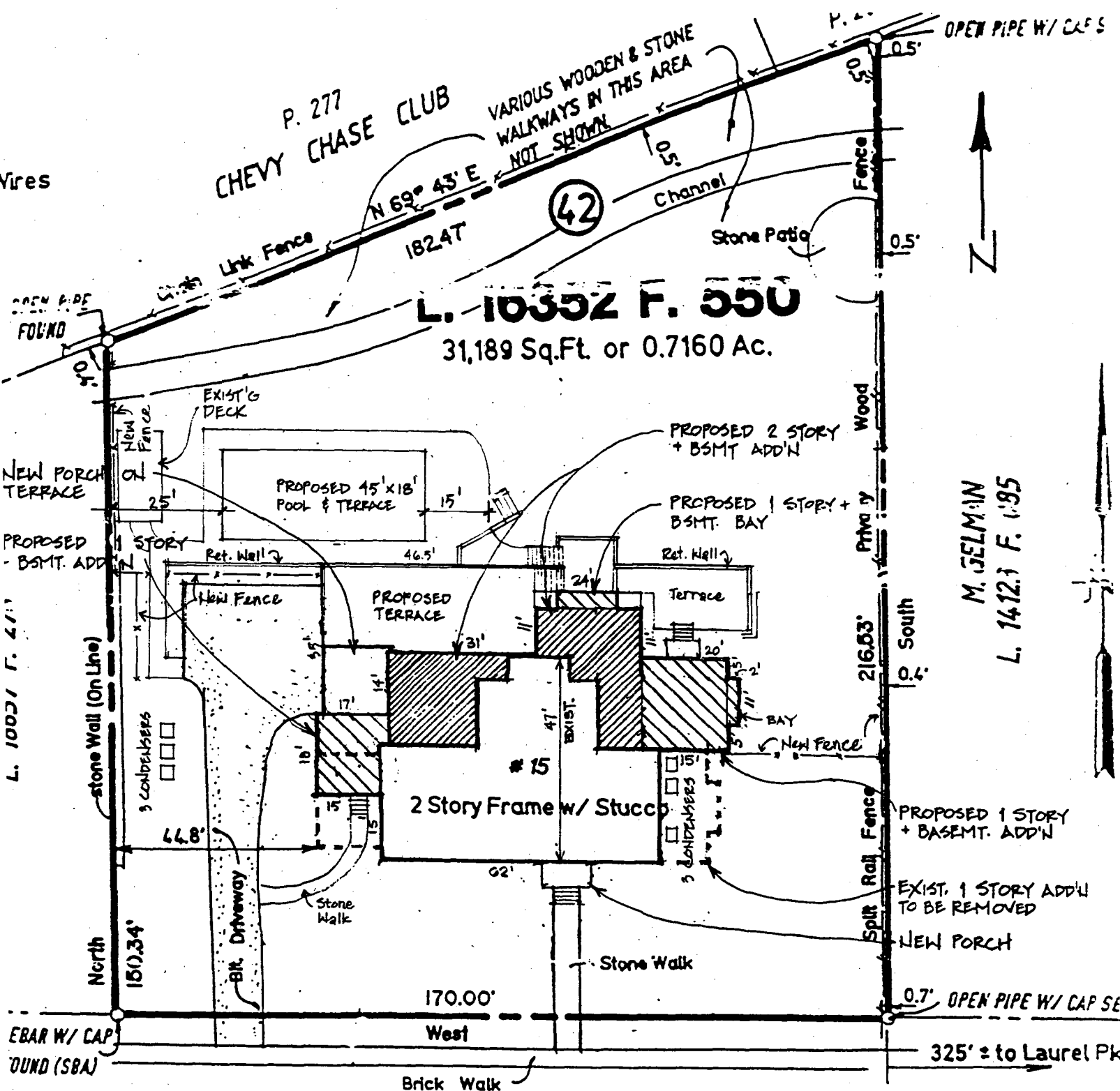


JUNDANIAN RESIDENCE  
DAVID JONES ARCHITECTS

GRADING PLAN



WEST LENOX STREET



# WEST LENOX STREET

(60' R/W)

1" = 30'

PROPOSED 7-1-3

Lot 550 is made up of all of the old parts of Lots 5, 7, 13 & 15, Section 2 Chevy Chase. The initial survey an overhead wire on the property, as shown, and has since been removed.

**BOUNDARY SURV.**  
 Lots 6 & 14 and  
 Part of Lots 5, 7, 13 & 15, L  
 Liber 16352 Folio 55

SURVEYOR'S CERTIFICATE

1 MS. VELASQUEZ: Okay, there is a motion on the  
2 floor which has been seconded. Is there any further  
3 discussion by the Commissioners? All right, all in favor of  
4 the motion raise your right hand? The motion carries six to  
5 one; Commissioner Williams --

6 MS. WILLIAMS: Five to one.

7 MS. VELASQUEZ: Five to one -- I can't count --  
8 Commissioner Williams opposed. Okay, thank you.

9 MS. WRIGHT: Just to reiterate for the applicant,  
10 if you want to come back with a stone proposal, you can work  
11 with staff and to come back to request a revision to what  
12 they've approved. So, I don't think the intent here was to  
13 say don't do what we were talking; it's just a different way  
14 of getting to that point.

15 MS. FULLER: Okay. My neighbor asks if we come  
16 back -- next meeting or --

17 MS. VELASQUEZ: No, no. That's all --

18 MS. WRIGHT: No, we'll work with you on the next  
19 possible date.

20 MS. FULLER: All right.

21 MS. VELASQUEZ: Okay, the next item on the agenda  
22 is Case I, Mr. and Mrs. Jundanian. Is there a staff report?

23 MS. FOTHERGILL: A brief staff report. This is  
24 the Historic Area Work Permit application for 15 West Lenox  
25 Street. They have come before you for two preliminary

1 consultations, so it will be a brief staff report because  
2 you are very familiar with this case. I think I'm going to  
3 go over any changes from the second preliminary consultation  
4 to the current proposal. I also submitted to you the -- the  
5 comments from the Local Advisory Panel which came in today  
6 and clarifications to the staff report.

7           This is the front of 15 West Lenox. The main  
8 change from the previous submission is that on this east  
9 side the applicants have removed the music room, so the  
10 current proposal is to remove this one story addition that  
11 is not original -- and this is a side view -- and they will  
12 install a chimney on this elevation and then it will be a  
13 one-story addition behind this.

14           The substantial two-story addition is going to the  
15 rear of the house so on this east side there will be a one-  
16 story addition sort of behind this original part of the  
17 house. Then on the west side they will remove this porch,  
18 also not original, and there will be a one-story addition on  
19 this side. The rear of the house will have a two-story  
20 addition. It will -- this parking pad will be removed.  
21 There will be a two-car garage on the side with the whole  
22 lot, as you can see, at the rear of the house.

23           The applicants also included in this submission  
24 plans for a pool, retaining walls and as a condition of  
25 approval, staff has recommended that they return to the

1 Commission with more details on that part of the proposal.

2           The other main changes from the second  
3 preliminary, which in general was received favorably by the  
4 Commission and the Local Advisory Panel are that they are no  
5 longer planning to remove a 12-inch oak tree as it had  
6 originally -- as originally had been proposed, and  
7 otherwise, the architect is here and can go over in detail  
8 the addition, but this is -- I just wanted to refamiliarize  
9 you with the house and the lot so that you could see the  
10 site. The proposed pool is in this area that you're looking  
11 at right now.

12           And I know that the applicant is here as well as  
13 some neighbors and the architect, so if you have any  
14 questions for staff?

15           MS. VELASQUEZ: Thank you. Hi, would you like to  
16 please state your names for the record?

17           MR. BROWN: Sure, good evening. It's a pleasure  
18 to be back again. My name is Todd Brown. I'm an attorney  
19 from Linowes and Blocher, representing the Jundanians. Mr.  
20 Jundanian is here and also David Jones, who is the  
21 architect.

22           As staff said, we've been before you a couple  
23 times before. We think we've made some very significant  
24 modifications to what you have seen before in response to  
25 your comments and also tried to work with the neighbors who

1 had previously expressed concerns about prior versions of  
2 the modification that's been proposed. We are in complete  
3 agreement with your staff report and recommendation. We are  
4 okay coming back with you for the pool details. We think  
5 -- concept is acceptable to us and we would come back at the  
6 appropriate time with details on the fence and the grading  
7 as your staff has recommended.

8 We'd be happy to answer any questions. I think  
9 that the major addition -- additional change is the removal  
10 of what was going to be a music room on the east side of the  
11 house where the existing den was, and there was a suggestion  
12 that removing the den would expose part of the original  
13 fabric of the house, and considering things with David and  
14 the neighbors, we have gone ahead and decided to do that,  
15 and we think that is really a very good faith effort to try  
16 and meet the desired of the many interests that have been  
17 expressed in this process.

18 If you take a look at Circles 13 and 21 of your  
19 packet you'll see the existing and the proposed front  
20 building elevations and they really essentially are the same  
21 elevation. There's very little difference; even less  
22 difference than we had the last time we came to the  
23 consultation. So, we would be very happy to answer any  
24 questions you have, provide you with any details that you  
25 might need. Other than that --



1 MS. VELASQUEZ: Thank you. Commissioners?

2 MS. WILLIAMS: I just had a question about the  
3 front porch. There's some discussion in the staff report  
4 about the art deco -- locating historic photographs or  
5 something?

6 MR. JONES: About this issue of looking at the  
7 house and taking the house apart to see what sort of framing  
8 would have gone back into the front facade of the house,  
9 there are no drawings, there are no photographs. That  
10 research has been done. It's really going and dismantling  
11 the house to see where the original porch might have been  
12 attached and to see if that was -- if there were any clues  
13 with that as to what it's form was; particularly its roof, I  
14 think, to see. Because now it's all stuccoed over. It has  
15 this metal -- you know, fairly, you know, later porch that  
16 was added.

17 MS. WILLIAMS: So, the porch that you have shown  
18 could change based upon some of your selected demolition or  
19 whatever?

20 MR. JONES: Yes.

21 MS. WILLIAMS: Okay. So, then --

22 MR. JONES: That would be the only source.

23 We've --

24 MS. WILLIAMS: Right.

25 MR. JONES: -- pretty much researched all other

1 drawing or photographic sources. It's really the house  
2 itself that's going to have to be the key to this.

3 MS. WILLIAMS: What would your sort of design  
4 influence be for that balustrade? Is that something that  
5 you picked up from the neighborhood? Other --

6 MR. JONES: Well, I think that would have to --  
7 we'd want to do more detail of that in terms of its perhaps  
8 being heavier looking than what you see in that rendition of  
9 it. That's perhaps a little bit too light for the house.  
10 We've had other studies of a hipped roof porch, which is  
11 obviously much more like all the other hipped roofs that  
12 are, you know, associated with the house, our additions, as  
13 well as the existing house. We just don't know. I mean,  
14 we'll really know much more when we're able to -- once we  
15 have our building permit and we're able to take that  
16 existing porch off to see what sort of roof might have been  
17 there. We certainly won't know what was holding it up at  
18 the front, because that whole -- the base of the porch is  
19 all new. But the key would be is to what was existing as it  
20 meets the house; in other words, its profile against the  
21 house.

22 MS. WILLIAMS: Okay, I would just request that  
23 during, you know, the demolition phase or construction phase  
24 that you change, you know, to a significant degree the porch  
25 design that you presented to staff for their approval

1 before --

2 MS. VELASQUEZ: And if it's a major departure, it  
3 would have to come back before the Commission -- discussion.

4 MS. WILLIAMS: But other than that, I'd like to  
5 applaud the applicants and the architect for restoring the  
6 east side elevation. I think that's a huge improvement.

7 I do think that you have managed to gain a  
8 significant amount of square footage still, but held to the  
9 rear of the residence, which in my opinion meets the  
10 guidelines for the Chevy Chase Historic District.

11 So, I mean I think it's come a long way and I feel  
12 comfortable in saying that I think it's there. I mean, it  
13 meets the guidelines and I have no further objections.

14 MR. JONES: Thank you.

15 MS. VELASQUEZ: Any other questions? I have two  
16 speakers. Can I ask you to step back just for a moment?

17 MR. JONES: Sure, we would like an opportunity to  
18 respond though.

19 MS. VELASQUEZ: Oh, you'll come back.

20 MR. JONES: Thank you.

21 MS. VELASQUEZ: The first is Peter Wellington.  
22 You have three minutes.

23 MR. WELLINGTON: Thank you very much. I've been  
24 here before and you probably know who I am, but just to be  
25 on the safe side, I will reintroduce myself. I live at 18

1 West Lenox Street, which is right across the street from 15  
2 West Lenox Street. I am the drafter of the Chevy Chase  
3 Village Guidelines. I am on the Chevy Chase Village LAP,  
4 but not here representing the LAP. And I am not in the  
5 group of neighbors represented by Mr. Lerch, and so I'm just  
6 here independently just to note my continuing opposition to  
7 this project.

8 It is too big. If you look at Circle 32 in your  
9 package, by their own admission it is over 10,000 square  
10 feet of lot coverage. That's 100 feet times 100 feet. This  
11 project belongs in Potomac, not in Chevy Chase Village. We  
12 are most directly affected by the replacement of the porch,  
13 which is right across the street from our house. It is an  
14 open porch. It is being replaced by an extension of the  
15 house. It's not even an enclosure of the porch, which would  
16 at least preserve the illusion of openness. It is taking an  
17 open porch and -- and instead putting an extension of the  
18 house in there. I think the Chevy Chase Village Guidelines  
19 are quite clear on the importance of an open park-like  
20 setting.

21 And my last comment is, this is an evolving  
22 project. It is apparently still evolving. I think it is  
23 unwise for this Commission to approve it on a piecemeal  
24 basis.

25 Thank you.

1 MS. VELASQUEZ: Thank you. The next speaker I  
2 have is Harry Lerch.

3 MR. LERCH: Good evening. For the record, I'm  
4 Harry Lerch from the firm of Lerch, Early & Brewer in  
5 Bethesda, representing the -- five families who immediately  
6 surround this home, other than the Wellingtons. I've set  
7 forth their names in my letter and it's -- they are already  
8 of record in the case.

9 I would request that the -- I'm not certain of the  
10 procedure now with regard to the informal submission, but  
11 I'd request that the record from the informal submission be  
12 made part of this case, and I'd also mention that the sound  
13 wall which was mentioned in the staff report -- or, the wall  
14 around the swimming pool is a very important element for the  
15 neighbors. It is low enough so that it does not interfere  
16 with the views of the country club from the street, or the  
17 vistas, and we feel that the wall as proposed is the  
18 appropriate wall that should be used, although I think that  
19 will be part of what's coming back.

20 Just, as I say in my letter and I'll run through  
21 just a few paragraphs of it -- well, most of it, skipping  
22 the first one. We acknowledge that the applicants have done  
23 much to ameliorate the adverse affects of the size and bulk  
24 of the addition, but we respectfully submit that the  
25 proposed addition is still too large and is incompatible

1 with the other homes in its immediate environs. The  
2 Commission, in its prior informal submission reviews, as  
3 well as the staff, seem to have gotten caught up in  
4 comparing the proposed additions with the previous  
5 submissions by this applicant, rather than considering them  
6 in terms of the historic district.

7 We submit that it is inconsistent with the  
8 Secretary of Interior's Guidelines to consider the property  
9 as if it was disconnected from the historic district in  
10 which it is located. The guidelines require that the new  
11 work shall be compatible with the massing, size, scale, and  
12 architectural features to protect the historic integrity of  
13 the property and it's environment.

14 Lenox Street was a historic district before the  
15 designation of the entire Chevy Chase Village Historic  
16 District. Each district -- both of them -- were created  
17 because of their unique nature as a streetcar suburban  
18 development. The park-like atmosphere was cited by the  
19 staff as essential to the natural cohesion of the area. The  
20 Secretary's guidelines state each structure was eval -- as  
21 required by the guidelines, each structure was evaluated for  
22 its contribution to the historic district. This means that  
23 the house was evaluated for its impact on the district at  
24 the time of the district's designation.

25 A building contributing to the historic

1 significance of the district is one in which by location,  
2 design, setting, materials, workmanship, feeling, and  
3 association adds to the district's sense of time and place  
4 and historic development. We submit that the mass and scale  
5 is not consistent in this regard.

6 I'll skip through, but just point out toward the  
7 end, we submit that size does matter. What is all the house  
8 in the Lenox Street or Chevy Chase Historic District  
9 expanded in comparable size to the proposed addition? Each  
10 would be 40 percent larger. Would the district be the same?  
11 Clearly not. Would it be looking very different? Certainly  
12 yes. Wouldn't the difference negate the whole idea of  
13 preserving the historic district's uniqueness? We say very  
14 likely. And no one knows what further additions might be  
15 proposed in the future. This is among the neighbor's  
16 greatest concerns.

17 In conclusion, we submit that the HPC must  
18 consider the effect of such a large addition on the  
19 community. You must view this case as a precedent. It will  
20 be brought back to you in the future as the standard by  
21 which to measure all future large additions. The neighbors  
22 feel strongly enough about this one issue that they are  
23 prepared to strongly object and to challenge a ruling which,  
24 in their view, would be inconsistent with these principles.

25 I also submitted a letter which we've drafted to

1 the Planning Board with regard to the subdivision plat  
2 issues --

3 MS. VELASQUEZ: Your time is up. Thank you, Mr.  
4 Lerch.

5 MR. LERCH: Thank you. I'd be happy to answer any  
6 questions you may have.

7 MS. VELASQUEZ: Thank you. Do you have any  
8 questions for Mr. Lerch? Would the applicants like to come  
9 forward?

10 MR. BROWN: Thank you again. Just very briefly,  
11 responding to Mr. Wellington's comments, of course the LAP  
12 has recommended approval. They recommended approval with  
13 the last consultation and they strongly recommend approval  
14 with this proposal. We think that, of course, is  
15 significant.

16 In terms of the comments by Mr. Lerch, the only  
17 thing that I would say is that in the historic district, the  
18 village document, the historic core of Chevy Chase Village,  
19 built before 1930, has retained its open park-like character  
20 large scale architecture and broad streets of mature  
21 landscaping. This was a big house when it was started and  
22 it's on a very big lot; 30,000 feet is the lot size --  
23 31,000 feet compared to Mr. Wellington's 7,500 square foot  
24 lot. This lot can more than handle the size of this  
25 addition.



1                   And we'd be happy to answer any questions you  
2 have.

3                   MS. VELASQUEZ: Thank you. Commissioners? We've  
4 heard from -- do you have anything else?

5                   MS. WILLIAMS: Yeah, I have one comment, and this  
6 is just to clarify that, unfortunately, in evaluating  
7 alterations, changes, additions, whatever, in historic  
8 districts -- or, to the Chevy Chase Historic District, this  
9 Commission does not use the Secretary of Interior's  
10 Standards. I wish we did. Unfortunately, the Chevy Chase  
11 Historic District Guidelines supersede those standards.  
12 They aren't our guidelines, and those guidelines  
13 specifically state that additions to historic resources  
14 within the Chevy Chase Historic District can take place,  
15 that they be placed, as best is possible, at the rear or the  
16 house, and that they do not detract from the character of  
17 the streetscape.

18                   I believe at this point that this proposal meets  
19 those criteria. I agree with Mr. Lerch that it does not  
20 meet the Secretary of Interior Standards, but unfortunately  
21 those are not the guidelines that our Commission is  
22 operating under. Very unfortunate.

23                   MR. FULLER: Personally I think the massing of the  
24 project is greatly improved from the very first time we came  
25 in and slightly improved obviously from what was last time.

1 I can support the application.

2 MS. VELASQUEZ: Do I have a motion?

3 MS. WILLIAMS: I move that we approve the staff  
4 report for Case No. 35/13-03N with the staff conditions that  
5 the swimming pool is approved only at concept level and that  
6 we will be seeing another HAWP for specifics and details of  
7 grading, fence, and retaining walls, and that tree  
8 protection measures will be undertaken during construction.  
9 And that this staff recommendation is being approved for  
10 meeting the Chevy Chase Historic District Guidelines.

11 MS. WATKINS: Second.

12 MS. VELASQUEZ: Any further discussion? All in  
13 favor, please raise your right hand. The motion passes  
14 unanimously.

15 MR. BROWN: Thank you very much for all your time.

16 MS. NARU: Excuse me, I'm sorry, while the  
17 applicants are here, do any Commissioners have any comments  
18 on the proposal for fencing, retaining walls -- any  
19 direction you would like me --

20 MS. VELASQUEZ: That -- I thought we were going to  
21 treat that as probably a separate application, unless you  
22 have something you're prepared to discuss now, but I got the  
23 idea that it was kind of a nebulous --

24 MR. BROWN: We prefer to come back.

25 MS. VELASQUEZ: Okay.

1 MS. WILLIAMS: I just want to make a comment along  
2 that line. You know, this is the beginning of a part of a  
3 much larger whole. I would just say prepare yourselves for  
4 maybe a less than enthusiastic response from this  
5 Commission.

6 MR. BROWN: We're not sure -- I appreciate what  
7 you're saying. We're not at all sure where it's going --  
8 comes from other than speculation. There certainly isn't  
9 any intention at this point on our part to do anything other  
10 than what you see.

11 MS. VELASQUEZ: Great. Thank you. The next  
12 Historic Area Work -- okay, before we start the next one,  
13 let's take a five-minute break. We've been going for a  
14 while now, and the next one may take a few minutes.

15 (Whereupon, a brief recess was taken.)

16 MS. VELASQUEZ: Okay, we're back on the record.  
17 The next application is Greentree Associates, Case J. Is  
18 there a staff report?

19 MS. NARU: Case No. 35/43-03A is proposed new  
20 construction at 5504 Greentree Road in Bethesda. This  
21 property is, as you may remember, Lot 27, which is  
22 associated in the environmental setting of the Bethesda  
23 Community Store, a Master Plan site.

24 In November 13th of 2002 you were presented with a  
25 preliminary consultation which outlined a proposed design

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 15 West Lenox Street **Meeting Date:** 05/25/05  
**Applicant:** Lee and Nicole Jundanian **Report Date:** 05/18/05  
(David Jones, Architect)  
**Resource:** Contributing Resource **Public Notice:** 05/11/05  
Chevy Chase Village Historic District  
**Review:** HAWP **Tax Credit:** None  
**Case Number:** 35/13-03N REVISION **Staff:** Anne Fothergill

**PROPOSAL:** Alterations to bay window and second story windows in new rear addition

**RECOMMEND:** Approval

---

BACKGROUND

A HAWP for a rear addition to this house was approved by the HPC in September 2003. The approved elevations are in Circles 7-9. The transcript from that HPC meeting is attached in Circles 10-24.

PROJECT DESCRIPTION

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

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

PROPOSAL

The applicants are proposing an alteration of the bay window and the second story windows above the bay on their new rear addition (not yet constructed). The change would include slightly different windows in the bay and on the second floor a change from windows to doors leading to a balcony. The new doors will be wood with simulated divided lights and all the windows will be wood with simulated divided lights. The railing on the balcony will be wood. The proposed plans are in Circles 3-6.

STAFF DISCUSSION

The Chevy Chase Village Historic District guidelines for Contributing Resources state:

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

Using these guidelines, the proposed alteration is approvable. The bay window and balcony are located on the rear of the house and not visible from the street. The change from windows to doors and the addition of a balcony and railing on a section of the house that is new construction will not adversely affect this resource. The proposed materials are appropriate and compatible with this house.

Staff recommends approval.

### **STAFF RECOMMENDATION**

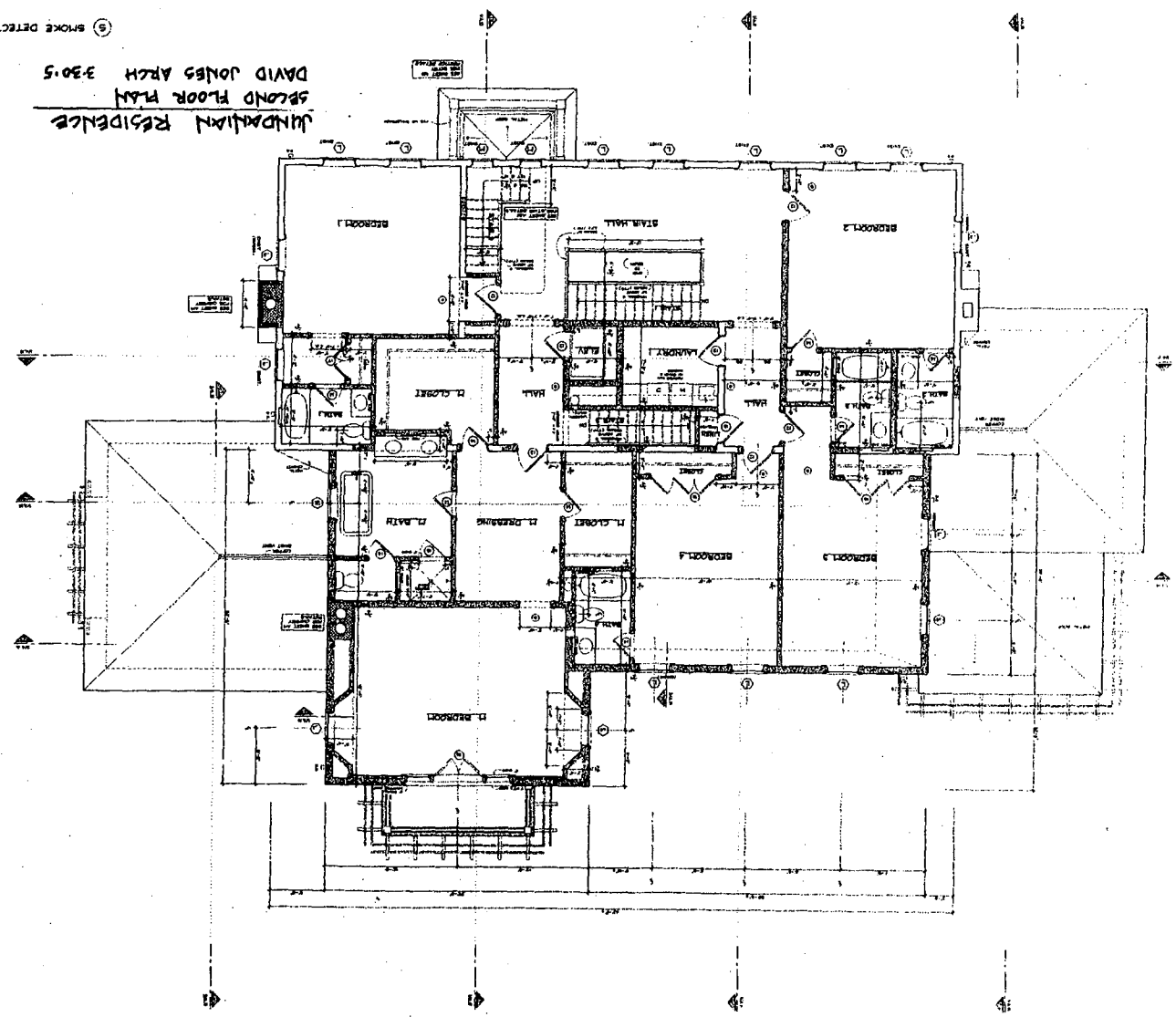
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

SMOKE DETECTOR

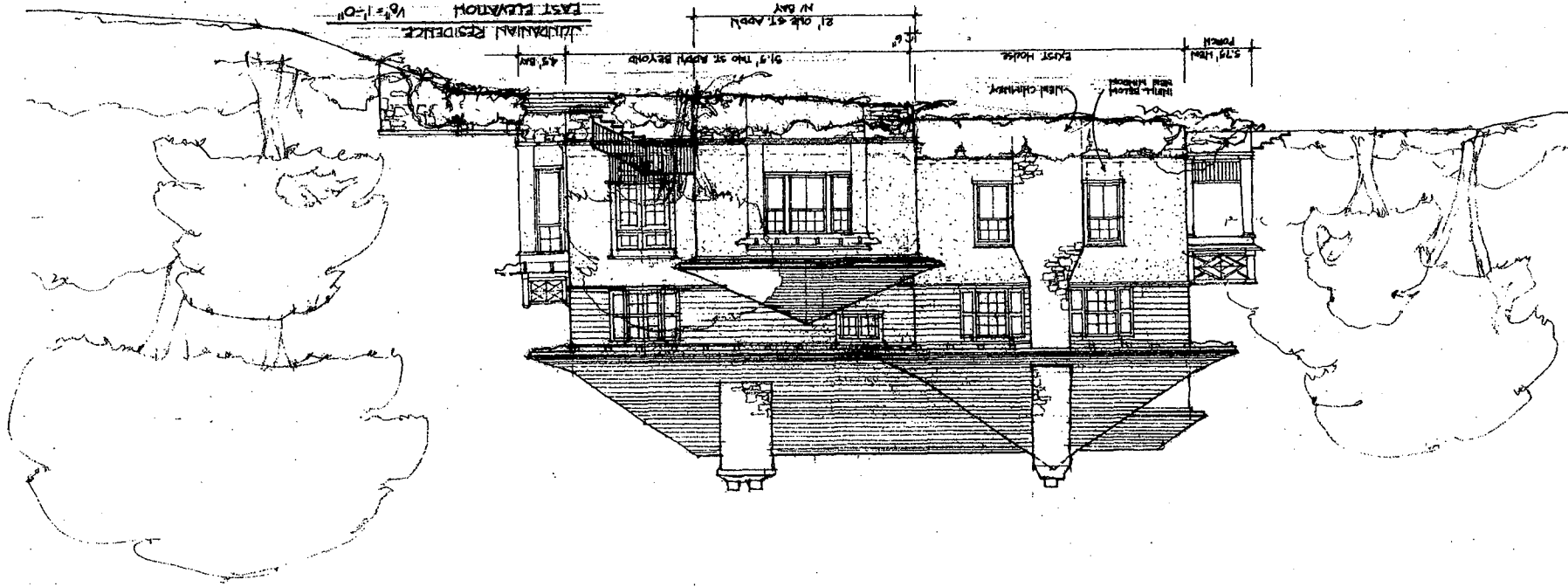
JINDALIAN RESIDENCE  
SECOND FLOOR PLAN  
DAVID JONES ARCH 330.5



Revised - showing rear walk-out

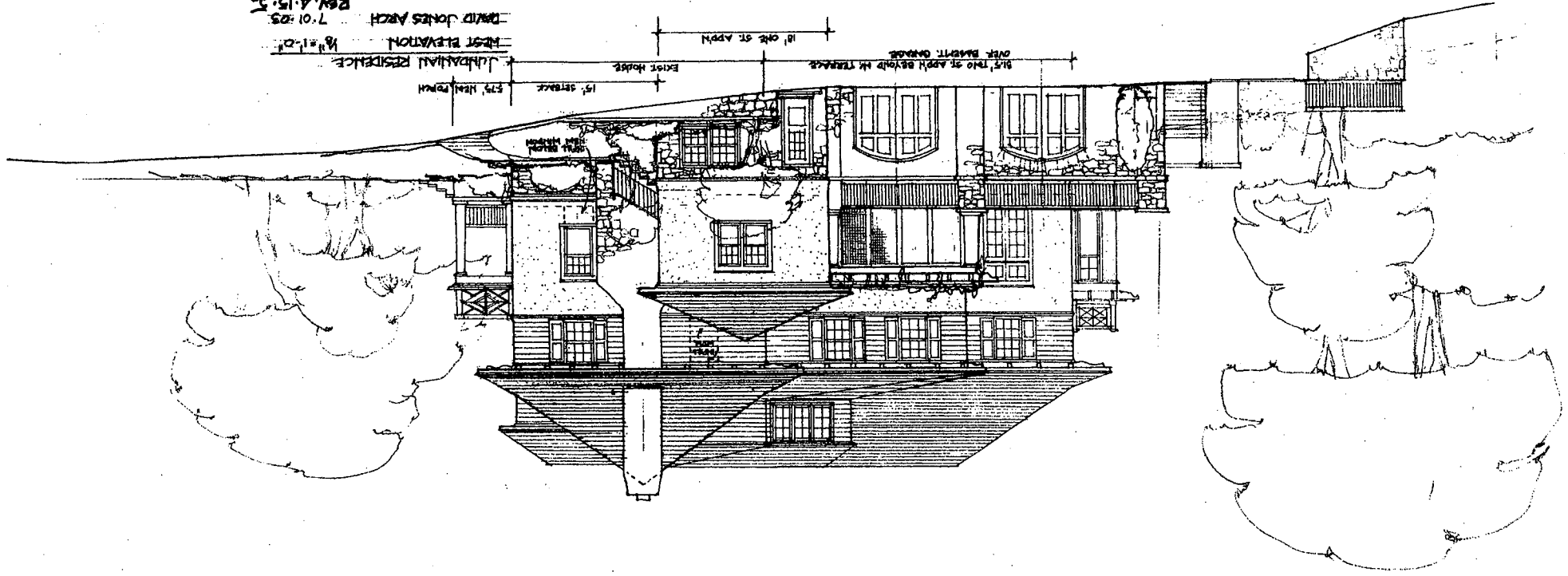
REV. 4.15.5  
7

WILKINSON RESIDENCE  
FAST ELEVATION  
1/8" = 1'-0"  
DAVID JONES ARCH  
7.0103



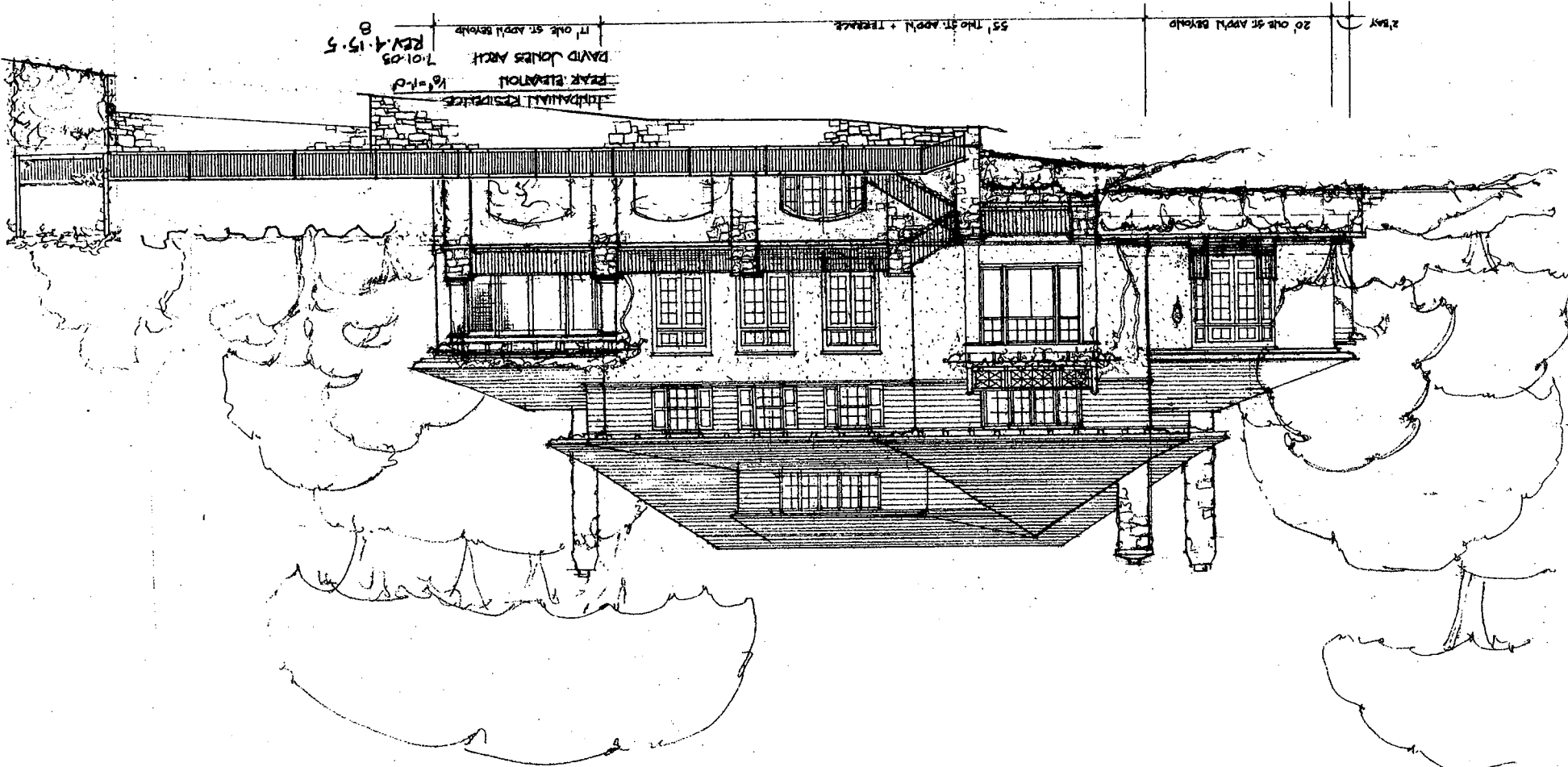
proposed

REV. 4.15.25  
7.01.25  
DAVID JONES ARCHT  
WEST ELEVATION  
18" x 1'-0"



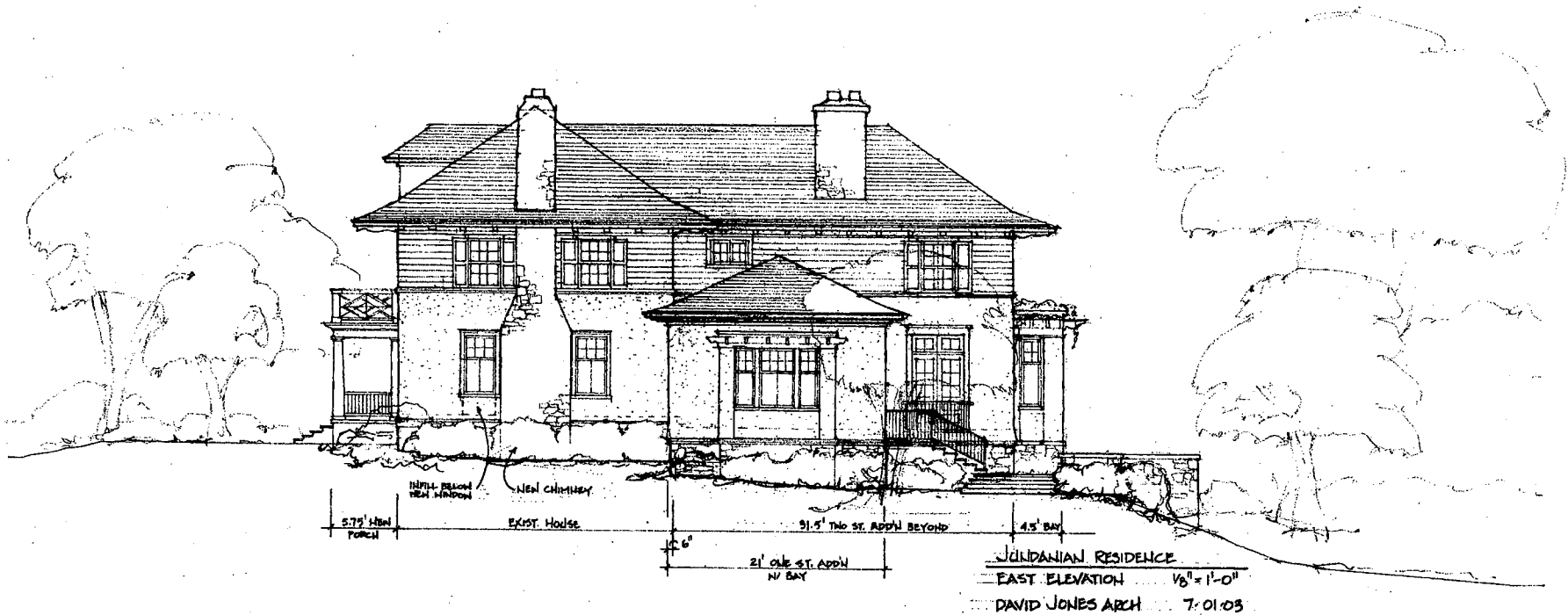
Proposed



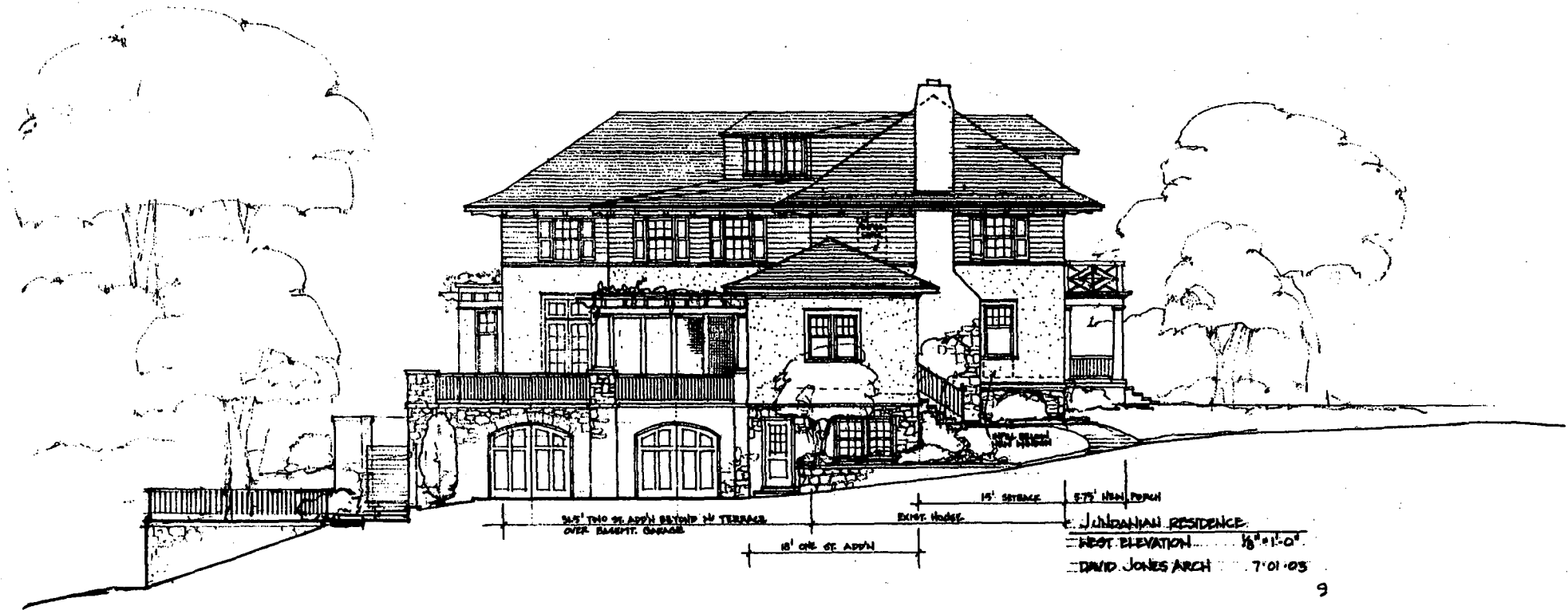


Proposed

Approved HAWP

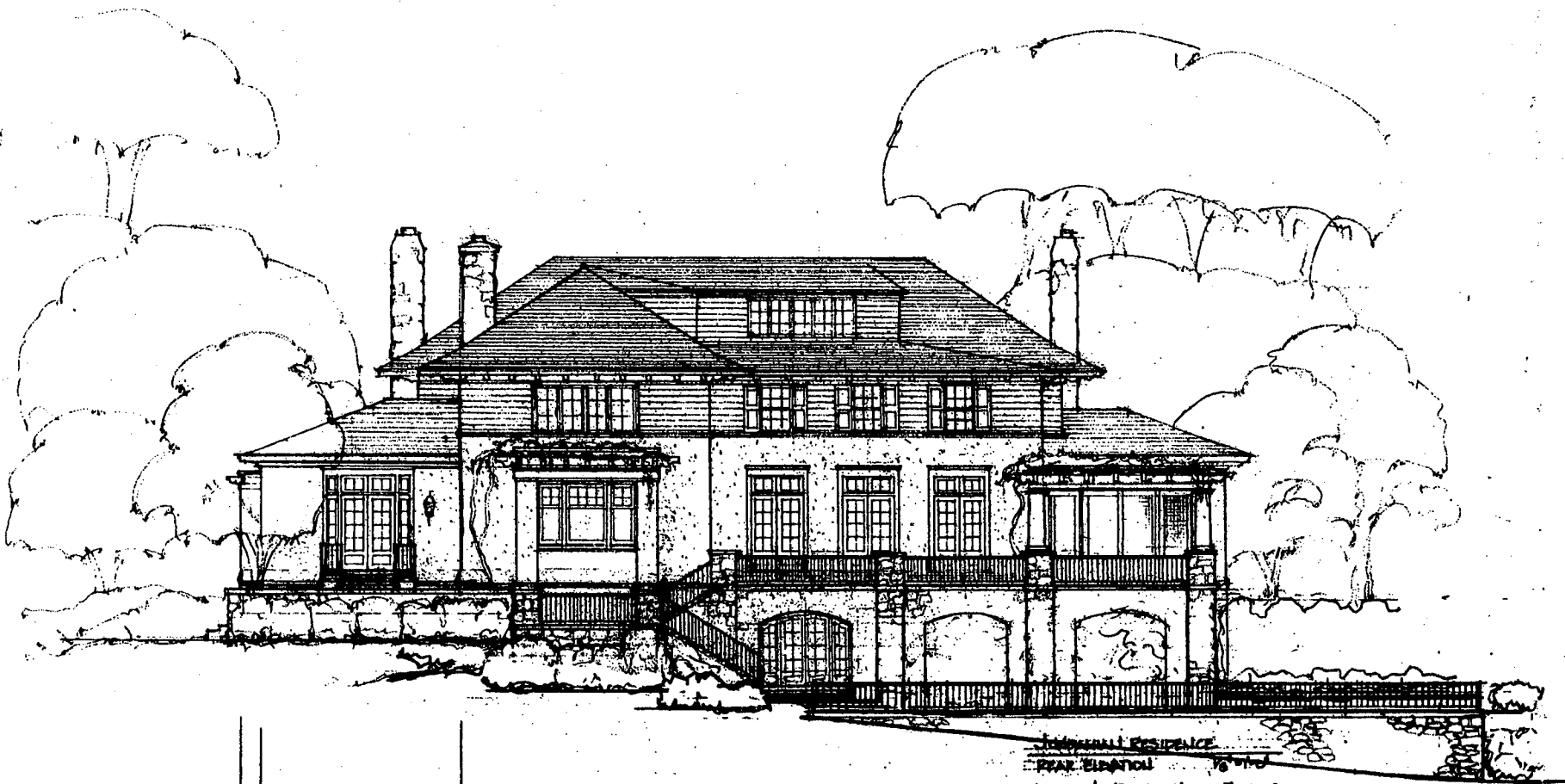


Approved HAWP



4

Approved HAWP



2' BAY	20' ONE ST. ADDN BEYOND	55' TWO ST. ADDN + TERRACE	TEMPERALLI RESIDENCE	76' TWO
			FRANK ELEANOR	
			DAVID JONES ARCHT	7-01-05
			17' ONE ST. ADDN BEYOND	8

6

1 MS. VELASQUEZ: Okay, there is a motion on the  
2 floor which has been seconded. Is there any further  
3 discussion by the Commissioners? All right, all in favor of  
4 the motion raise your right hand? The motion carries six to  
5 one; Commissioner Williams --

6 MS. WILLIAMS: Five to one.

7 MS. VELASQUEZ: Five to one -- I can't count --  
8 Commissioner Williams opposed. Okay, thank you.

9 MS. WRIGHT: Just to reiterate for the applicant,  
10 if you want to come back with a stone proposal, you can work  
11 with staff and to come back to request a revision to what  
12 they've approved. So, I don't think the intent here was to  
13 say don't do what we were talking; it's just a different way  
14 of getting to that point.

15 MS. FULLER: Okay. My neighbor asks if we come  
16 back -- next meeting or --

17 MS. VELASQUEZ: No, no. That's all --

18 MS. WRIGHT: No, we'll work with you on the next  
19 possible date.

20 MS. FULLER: All right.

21 MS. VELASQUEZ: Okay, the next item on the agenda  
22 is Case I, Mr. and Mrs. Jundanian. Is there a staff report?

23 MS. FOTHERGILL: A brief staff report. This is  
24 the Historic Area Work Permit application for 15 West Lenox  
25 Street. They have come before you for two preliminary

1 consultations, so it will be a brief staff report because  
2 you are very familiar with this case. I think I'm going to  
3 go over any changes from the second preliminary consultation  
4 to the current proposal. I also submitted to you the -- the  
5 comments from the Local Advisory Panel which came in today  
6 and clarifications to the staff report.

7           This is the front of 15 West Lenox. The main  
8 change from the previous submission is that on this east  
9 side the applicants have removed the music room, so the  
10 current proposal is to remove this one story addition that  
11 is not original -- and this is a side view -- and they will  
12 install a chimney on this elevation and then it will be a  
13 one-story addition behind this.

14           The substantial two-story addition is going to the  
15 rear of the house so on this east side there will be a one-  
16 story addition sort of behind this original part of the  
17 house. Then on the west side they will remove this porch,  
18 also not original, and there will be a one-story addition on  
19 this side. The rear of the house will have a two-story  
20 addition. It will -- this parking pad will be removed.  
21 There will be a two-car garage on the side with the whole  
22 lot, as you can see, at the rear of the house.

23           The applicants also included in this submission  
24 plans for a pool, retaining walls and as a condition of  
25 approval, staff has recommended that they return to the

1 Commission with more details on that part of the proposal.

2           The other main changes from the second  
3 preliminary, which in general was received favorably by the  
4 Commission and the Local Advisory Panel are that they are no  
5 longer planning to remove a 12-inch oak tree as it had  
6 originally -- as originally had been proposed, and  
7 otherwise, the architect is here and can go over in detail  
8 the addition, but this is -- I just wanted to refamiliarize  
9 you with the house and the lot so that you could see the  
10 site. The proposed pool is in this area that you're looking  
11 at right now.

12           And I know that the applicant is here as well as  
13 some neighbors and the architect, so if you have any  
14 questions for staff?

15           MS. VELASQUEZ: Thank you. Hi, would you like to  
16 please state your names for the record?

17           MR. BROWN: Sure, good evening. It's a pleasure  
18 to be back again. My name is Todd Brown. I'm an attorney  
19 from Linowes and Blocher, representing the Jundanians. Mr.  
20 Jundanian is here and also David Jones, who is the  
21 architect.

22           As staff said, we've been before you a couple  
23 times before. We think we've made some very significant  
24 modifications to what you have seen before in response to  
25 your comments and also tried to work with the neighbors who

1 had previously expressed concerns about prior versions of  
2 the modification that's been proposed. We are in complete  
3 agreement with your staff report and recommendation. We are  
4 okay coming back with you for the pool details. We think  
5 -- concept is acceptable to us and we would come back at the  
6 appropriate time with details on the fence and the grading  
7 as your staff has recommended.

8 We'd be happy to answer any questions. I think  
9 that the major addition -- additional change is the removal  
10 of what was going to be a music room on the east side of the  
11 house where the existing den was, and there was a suggestion  
12 that removing the den would expose part of the original  
13 fabric of the house, and considering things with David and  
14 the neighbors, we have gone ahead and decided to do that,  
15 and we think that is really a very good faith effort to try  
16 and meet the desired of the many interests that have been  
17 expressed in this process.

18 If you take a look at Circles 13 and 21 of your  
19 packet you'll see the existing and the proposed front  
20 building elevations and they really essentially are the same  
21 elevation. There's very little difference; even less  
22 difference than we had the last time we came to the  
23 consultation. So, we would be very happy to answer any  
24 questions you have, provide you with any details that you  
25 might need. Other than that --



1 MS. VELASQUEZ: Thank you. Commissioners?

2 MS. WILLIAMS: I just had a question about the  
3 front porch. There's some discussion in the staff report  
4 about the art deco -- locating historic photographs or  
5 something?

6 MR. JONES: About this issue of looking at the  
7 house and taking the house apart to see what sort of framing  
8 would have gone back into the front facade of the house,  
9 there are no drawings, there are no photographs. That  
10 research has been done. It's really going and dismantling  
11 the house to see where the original porch might have been  
12 attached and to see if that was -- if there were any clues  
13 with that as to what it's form was; particularly its roof, I  
14 think, to see. Because now it's all stuccoed over. It has  
15 this metal -- you know, fairly, you know, later porch that  
16 was added.

17 MS. WILLIAMS: So, the porch that you have shown  
18 could change based upon some of your selected demolition or  
19 whatever?

20 MR. JONES: Yes.

21 MS. WILLIAMS: Okay. So, then --

22 MR. JONES: That would be the only source.

23 We've --

24 MS. WILLIAMS: Right.

25 MR. JONES: -- pretty much researched all other

1 drawing or photographic sources. It's really the house  
2 itself that's going to have to be the key to this.

3 MS. WILLIAMS: What would your sort of design  
4 influence be for that balustrade? Is that something that  
5 you picked up from the neighborhood? Other --

6 MR. JONES: Well, I think that would have to --  
7 we'd want to do more detail of that in terms of its perhaps  
8 being heavier looking than what you see in that rendition of  
9 it. That's perhaps a little bit too light for the house.  
10 We've had other studies of a hipped roof porch, which is  
11 obviously much more like all the other hipped roofs that  
12 are, you know, associated with the house, our additions, as  
13 well as the existing house. We just don't know. I mean,  
14 we'll really know much more when we're able to -- once we  
15 have our building permit and we're able to take that  
16 existing porch off to see what sort of roof might have been  
17 there. We certainly won't know what was holding it up at  
18 the front, because that whole -- the base of the porch is  
19 all new. But the key would be is to what was existing as it  
20 meets the house; in other words, its profile against the  
21 house.

22 MS. WILLIAMS: Okay, I would just request that  
23 during, you know, the demolition phase or construction phase  
24 that you change, you know, to a significant degree the porch  
25 design that you presented to staff for their approval

1 before --

2 MS. VELASQUEZ: And if it's a major departure, it  
3 would have to come back before the Commission -- discussion.

4 MS. WILLIAMS: But other than that, I'd like to  
5 applaud the applicants and the architect for restoring the  
6 east side elevation. I think that's a huge improvement.

7 I do think that you have managed to gain a  
8 significant amount of square footage still, but held to the  
9 rear of the residence, which in my opinion meets the  
10 guidelines for the Chevy Chase Historic District.

11 So, I mean I think it's come a long way and I feel  
12 comfortable in saying that I think it's there. I mean, it  
13 meets the guidelines and I have no further objections.

14 MR. JONES: Thank you.

15 MS. VELASQUEZ: Any other questions? I have two  
16 speakers. Can I ask you to step back just for a moment?

17 MR. JONES: Sure, we would like an opportunity to  
18 respond though.

19 MS. VELASQUEZ: Oh, you'll come back.

20 MR. JONES: Thank you.

21 MS. VELASQUEZ: The first is Peter Wellington.  
22 You have three minutes.

23 MR. WELLINGTON: Thank you very much. I've been  
24 here before and you probably know who I am, but just to be  
25 on the safe side, I will reintroduce myself. I live at 18

1 West Lenox Street, which is right across the street from 15  
2 West Lenox Street. I am the drafter of the Chevy Chase  
3 Village Guidelines. I am on the Chevy Chase Village LAP,  
4 but not here representing the LAP. And I am not in the  
5 group of neighbors represented by Mr. Lerch, and so I'm just  
6 here independently just to note my continuing opposition to  
7 this project.

8           It is too big. If you look at Circle 32 in your  
9 package, by their own admission it is over 10,000 square  
10 feet of lot coverage. That's 100 feet times 100 feet. This  
11 project belongs in Potomac, not in Chevy Chase Village. We  
12 are most directly affected by the replacement of the porch,  
13 which is right across the street from our house. It is an  
14 open porch. It is being replaced by an extension of the  
15 house. It's not even an enclosure of the porch, which would  
16 at least preserve the illusion of openness. It is taking an  
17 open porch and -- and instead putting an extension of the  
18 house in there. I think the Chevy Chase Village Guidelines  
19 are quite clear on the importance of an open park-like  
20 setting.

21           And my last comment is, this is an evolving  
22 project. It is apparently still evolving. I think it is  
23 unwise for this Commission to approve it on a piecemeal  
24 basis.

25           Thank you.

1 MS. VELASQUEZ: Thank you. The next speaker I  
2 have is Harry Lerch.

3 MR. LERCH: Good evening. For the record, I'm  
4 Harry Lerch from the firm of Lerch, Early & Brewer in  
5 Bethesda, representing the -- five families who immediately  
6 surround this home, other than the Wellingtons. I've set  
7 forth their names in my letter and it's -- they are already  
8 of record in the case.

9 I would request that the -- I'm not certain of the  
10 procedure now with regard to the informal submission, but  
11 I'd request that the record from the informal submission be  
12 made part of this case, and I'd also mention that the sound  
13 wall which was mentioned in the staff report -- or, the wall  
14 around the swimming pool is a very important element for the  
15 neighbors. It is low enough so that it does not interfere  
16 with the views of the country club from the street, or the  
17 vistas, and we feel that the wall as proposed is the  
18 appropriate wall that should be used, although I think that  
19 will be part of what's coming back.

20 Just, as I say in my letter and I'll run through  
21 just a few paragraphs of it -- well, most of it, skipping  
22 the first one. We acknowledge that the applicants have done  
23 much to ameliorate the adverse affects of the size and bulk  
24 of the addition, but we respectfully submit that the  
25 proposed addition is still too large and is incompatible

1 with the other homes in its immediate environs. The  
2 Commission, in its prior informal submission reviews, as  
3 well as the staff, seem to have gotten caught up in  
4 comparing the proposed additions with the previous  
5 submissions by this applicant, rather than considering them  
6 in terms of the historic district.

7 We submit that it is inconsistent with the  
8 Secretary of Interior's Guidelines to consider the property  
9 as if it was disconnected from the historic district in  
10 which it is located. The guidelines require that the new  
11 work shall be compatible with the massing, size, scale, and  
12 architectural features to protect the historic integrity of  
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16 District. Each district -- both of them -- were created  
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18 development. The park-like atmosphere was cited by the  
19 staff as essential to the natural cohesion of the area. The  
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11 Clearly not. Would it be looking very different? Certainly  
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13 preserving the historic district's uniqueness? We say very  
14 likely. And no one knows what further additions might be  
15 proposed in the future. This is among the neighbor's  
16 greatest concerns.

17 In conclusion, we submit that the HPC must  
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19 community. You must view this case as a precedent. It will  
20 be brought back to you in the future as the standard by  
21 which to measure all future large additions. The neighbors  
22 feel strongly enough about this one issue that they are  
23 prepared to strongly object and to challenge a ruling which,  
24 in their view, would be inconsistent with these principles.

25 I also submitted a letter which we've drafted to

1 the Planning Board with regard to the subdivision plat  
2 issues --

3 MS. VELASQUEZ: Your time is up. Thank you, Mr.  
4 Lerch.

5 MR. LERCH: Thank you. I'd be happy to answer any  
6 questions you may have.

7 MS. VELASQUEZ: Thank you. Do you have any  
8 questions for Mr. Lerch? Would the applicants like to come  
9 forward?

10 MR. BROWN: Thank you again. Just very briefly,  
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16 In terms of the comments by Mr. Lerch, the only  
17 thing that I would say is that in the historic district, the  
18 village document, the historic core of Chevy Chase Village,  
19 built before 1930, has retained its open park-like character  
20 large scale architecture and broad streets of mature  
21 landscaping. This was a big house when it was started and  
22 it's on a very big lot; 30,000 feet is the lot size --  
23 31,000 feet compared to Mr. Wellington's 7,500 square foot  
24 lot. This lot can more than handle the size of this  
25 addition.



1           And we'd be happy to answer any questions you  
2 have.

3           MS. VELASQUEZ: Thank you. Commissioners? We've  
4 heard from -- do you have anything else?

5           MS. WILLIAMS: Yeah, I have one comment, and this  
6 is just to clarify that, unfortunately, in evaluating  
7 alterations, changes, additions, whatever, in historic  
8 districts -- or, to the Chevy Chase Historic District, this  
9 Commission does not use the Secretary of Interior's  
10 Standards. I wish we did. Unfortunately, the Chevy Chase  
11 Historic District Guidelines supersede those standards.  
12 They aren't our guidelines, and those guidelines  
13 specifically state that additions to historic resources  
14 within the Chevy Chase Historic District can take place,  
15 that they be placed, as best is possible, at the rear or the  
16 house, and that they do not detract from the character of  
17 the streetscape.

18           I believe at this point that this proposal meets  
19 those criteria. I agree with Mr. Lerch that it does not  
20 meet the Secretary of Interior Standards, but unfortunately  
21 those are not the guidelines that our Commission is  
22 operating under. Very unfortunate.

23           MR. FULLER: Personally I think the massing of the  
24 project is greatly improved from the very first time we came  
25 in and slightly improved obviously from what was last time.

1 I can support the application.

2 MS. VELASQUEZ: Do I have a motion?

3 MS. WILLIAMS: I move that we approve the staff  
4 report for Case No. 35/13-03N with the staff conditions that  
5 the swimming pool is approved only at concept level and that  
6 we will be seeing another HAWP for specifics and details of  
7 grading, fence, and retaining walls, and that tree  
8 protection measures will be undertaken during construction.  
9 And that this staff recommendation is being approved for  
10 meeting the Chevy Chase Historic District Guidelines.

11 MS. WATKINS: Second.

12 MS. VELASQUEZ: Any further discussion? All in  
13 favor, please raise your right hand. The motion passes  
14 unanimously.

15 MR. BROWN: Thank you very much for all your time.

16 MS. NARU: Excuse me, I'm sorry, while the  
17 applicants are here, do any Commissioners have any comments  
18 on the proposal for fencing, retaining walls -- any  
19 direction you would like me --

20 MS. VELASQUEZ: That -- I thought we were going to  
21 treat that as probably a separate application, unless you  
22 have something you're prepared to discuss now, but I got the  
23 idea that it was kind of a nebulous --

24 MR. BROWN: We prefer to come back.

25 MS. VELASQUEZ: Okay.

1 MS. WILLIAMS: I just want to make a comment along  
2 that line. You know, this is the beginning of a part of a  
3 much larger whole. I would just say prepare yourselves for  
4 maybe a less than enthusiastic response from this  
5 Commission.

6 MR. BROWN: We're not sure -- I appreciate what  
7 you're saying. We're not at all sure where it's going --  
8 comes from other than speculation. There certainly isn't  
9 any intention at this point on our part to do anything other  
10 than what you see.

11 MS. VELASQUEZ: Great. Thank you. The next  
12 Historic Area Work -- okay, before we start the next one,  
13 let's take a five-minute break. We've been going for a  
14 while now, and the next one may take a few minutes.

15 (Whereupon, a brief recess was taken.)

16 MS. VELASQUEZ: Okay, we're back on the record.  
17 The next application is Greentree Associates, Case J. Is  
18 there a staff report?

19 MS. NARU: Case No. 35/43-03A is proposed new  
20 construction at 5504 Greentree Road in Bethesda. This  
21 property is, as you may remember, Lot 27, which is  
22 associated in the environmental setting of the Bethesda  
23 Community Store, a Master Plan site.

24 In November 13th of 2002 you were presented with a  
25 preliminary consultation which outlined a proposed design



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sheila Brady  
Daytime Phone No.: 202-540-7575

Tax Account No.: 07-00457041

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

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

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

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

Agent for Owner: Sheila Brady Daytime Phone No.: 202-540-7575

**LOCATION OF BUILDING/PREMISE**

House Number: 15 Street: West Lenox Street

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

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

Liber: 16352 Folio: 550 Parcel: \_\_\_\_\_

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

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Well (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 313092

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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

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

3A. Height: 6 feet 0 inches

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

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Sheila A. Brady  
Signature of owner or authorized agent

May 3, 2005  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Approved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

SEE ORIGINAL APPLICATION FOR DESCRIPTION

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

SEE ORIGINAL APPLICATION FOR DESCRIPTION

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

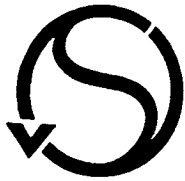
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the drip-line 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 Monticue Street, Rockville, (301/279-1355).



# OEHME, VAN SWEDEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS, ASLA, AICP

800 G Street, SE  
 Washington, DC 20003  
 202.546.7575  
 202.546.1035 Fax

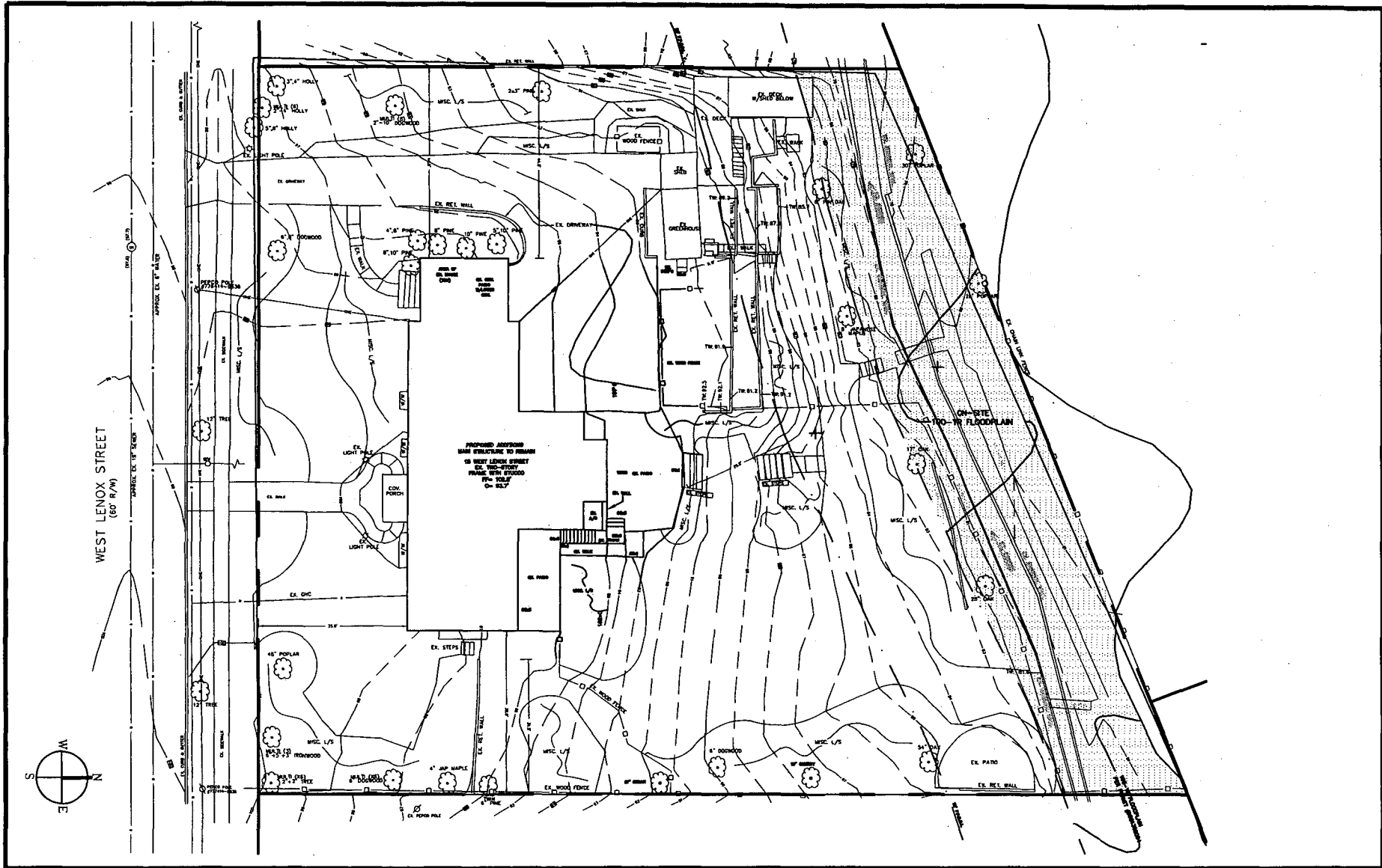
## TRANSMITTAL

---

**To:** Anne Fothergill  
**Firm:** Historic Preservation Commission  
**Address:** 1109 Spring Street, Suite 801  
 Silver Spring, MD 20910  
**Via:** UPS    **Phone:** 301-563-3400    **Fax:** 301-563-3412  
**From:** Nicole Whiteside  
**Project:** Jundanian Residence    **Project Number:** 03027  
**Date:** May 3, 2005  
**Pages:** See Below  
**Cc:**

The following items are enclosed:


- ( 2 copies) Revisions to application for historic area work permit
- ( 2 copies) Sk-1 Site Plan (8.5x11)
- ( 2 copies) Sk-2 Site Plan North Garden (8.5x11)
- ( 2 copies) Sk-3 Pool Terrace Materials (8.5x11)
- ( 2 copies) Sk-4 Pool Terrace Elevation (8.5x11)
- ( 2 copies) Sk-5 Existing Views (8.5x11)
- ( 2 copies) Sk-6 Fence Elevation (8.5x11)
- ( 2 copies) Sk-7 Fence Elevation (8.5x11)
- ( 2 copies) Sk-8 Fence Image (8.5x11)
- ( 2 copies) Sk-9 Alternate Fence Image (8.5x11)
- ( 2 copies) Sk-10 Neighborhood Precedents (8.5x11)
- ( 2 copies) Memo dated April 6, 2005 describing the materials used



Sheet #	Title	
SK-1a	Existing Conditions	
	Date	Scale
	May 25, 2005	1/32" = 1'-0"

**Jundanian Residence**  
 15 West Lenox Street  
 Chevy Chase, MD

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





# OEHME, VAN SWEDEN & ASSOCIATES, INC.

## MEMORANDUM

**TO:** Anne Fothergill  
**FROM:** Nicole Whiteside  
**PROJECT:** Jundanian Residence **PROJECT #:** 03027  
**SUBJECT:** Description of Materials & Drainage  
**DATE:** April 6, 2005  
**CC:**

---

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

- Wooden Fence- 6'-0" tall (maximum) custom built fence; to be stained or painted to match the wood on the house; in order to screen the view of fence from the road, tall shrubs will be planted in front of it
- Pool Terrace-the material of the terrace as proposed is bluestone in a random rectangular pattern (this material is to match the library and kitchen terraces which have been previously proposed)
- Metal Guardrail-proposed to surround the pool terrace area; material and color to match the rail that has been proposed for the kitchen terrace and the landing
- Stone Retaining Wall-this wall surrounds the pool terrace and varies in height from approximately 6" to approximately 6'-0" in height; the color and type of stone will match what has been previously proposed for the kitchen and library terraces
- Stone Steps-the steps going from the pool terrace to the lawn will have a bluestone tread with a stone riser to match the proposed stone retaining wall that surround the pool terrace

As proposed, the current landscape design will not change the drainage patterns or runoff from 15 West Lenox Street significantly. The drainage patterns in the front will not change from what currently exists on the site. On the remaining sides of the house, runoff will still run towards the direction of the existing stream. The actual runoff that occurs on the entire site will be reduced significantly due to the amount of planting that will occur in the planting beds and from the underground storm chambers that will collect runoff from the downspouts on the house. The

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

**800 G STREET, SE, WASHINGTON, D.C. 20003**  
**202-546-7575 FAX 202-546-1035**  
**EMAIL ovs@ovsla.com WEB www.ovsla.com**



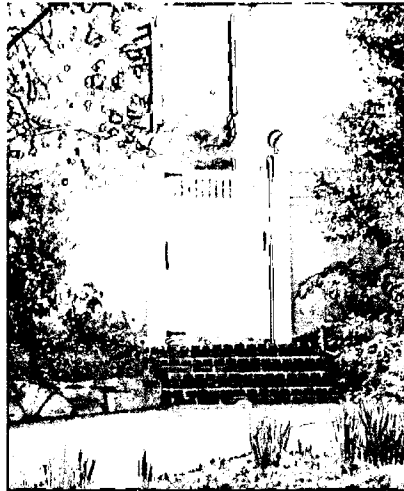
use of pavers on stone dust at the bottom of the driveway in front of the garage will also allow for increased drainage, since the water will be able to percolate through this paving directly into the soil beneath it.



Existing fence at 11 West Lenox Street as seen from the front of the property.



Existing fence at 11 West Lenox Street as seen from the front of the property.



Existing fence at 8 West Lenox Street as seen from the front of the property.

Sheet #

SK-10

Title

Neighborhood Precedents

Date

May 25, 2005

Scale

NTS

## Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

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

LANDSCAPE ARCHITECTS



Design: Oehme, van Sweden & Associates, Inc. Photo: Jim van Sweden



Alternate style of wooden fence as proposed with planting in front of it.

Sheet #

SK-9

Title

Alternate Fence Image

Date

May 25, 2005

Scale

NTS

## Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

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

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*Built example of proposed fence*

Sheet #

SK-8

Title

Fence Image

Date

May 25, 2005

Scale

NTS

Jundanian Residence

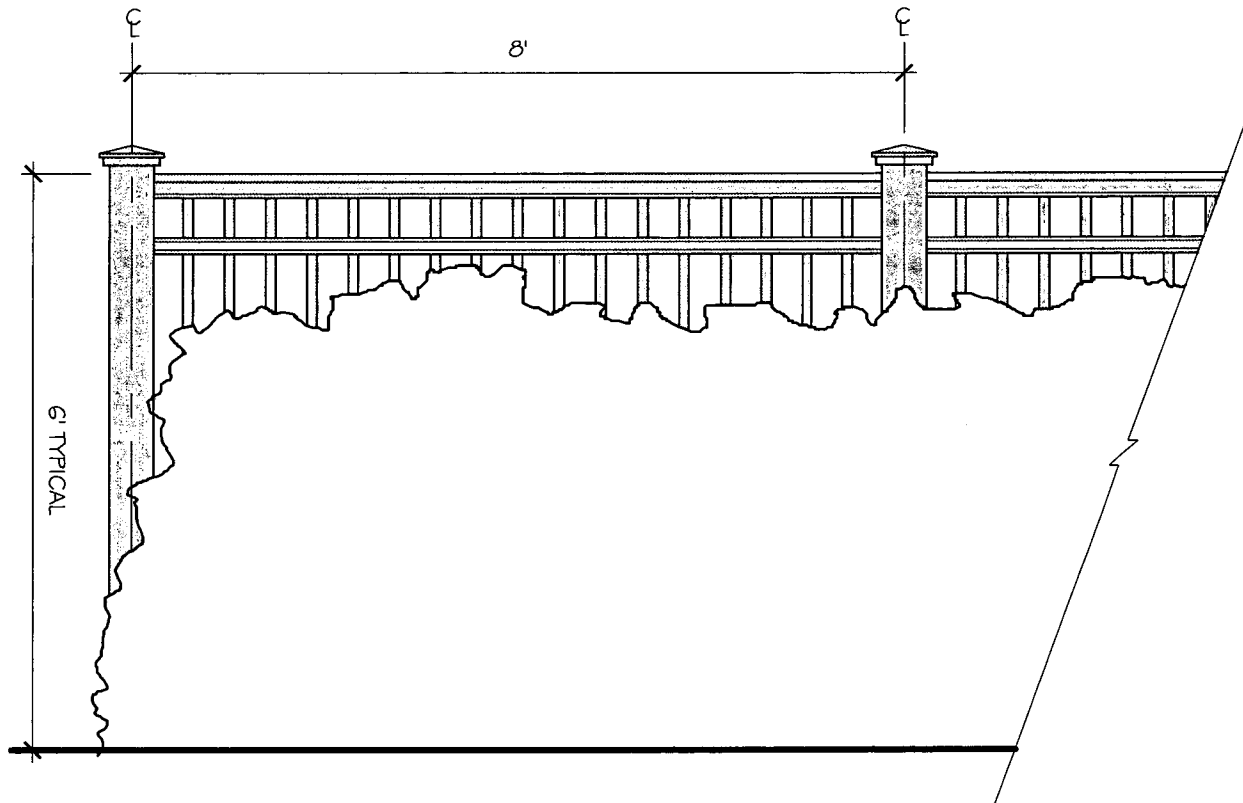
15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

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

LANDSCAPE ARCHITECTS





WOOD FENCE WITH PLANT SCREEN

1/2" = 1'-0"

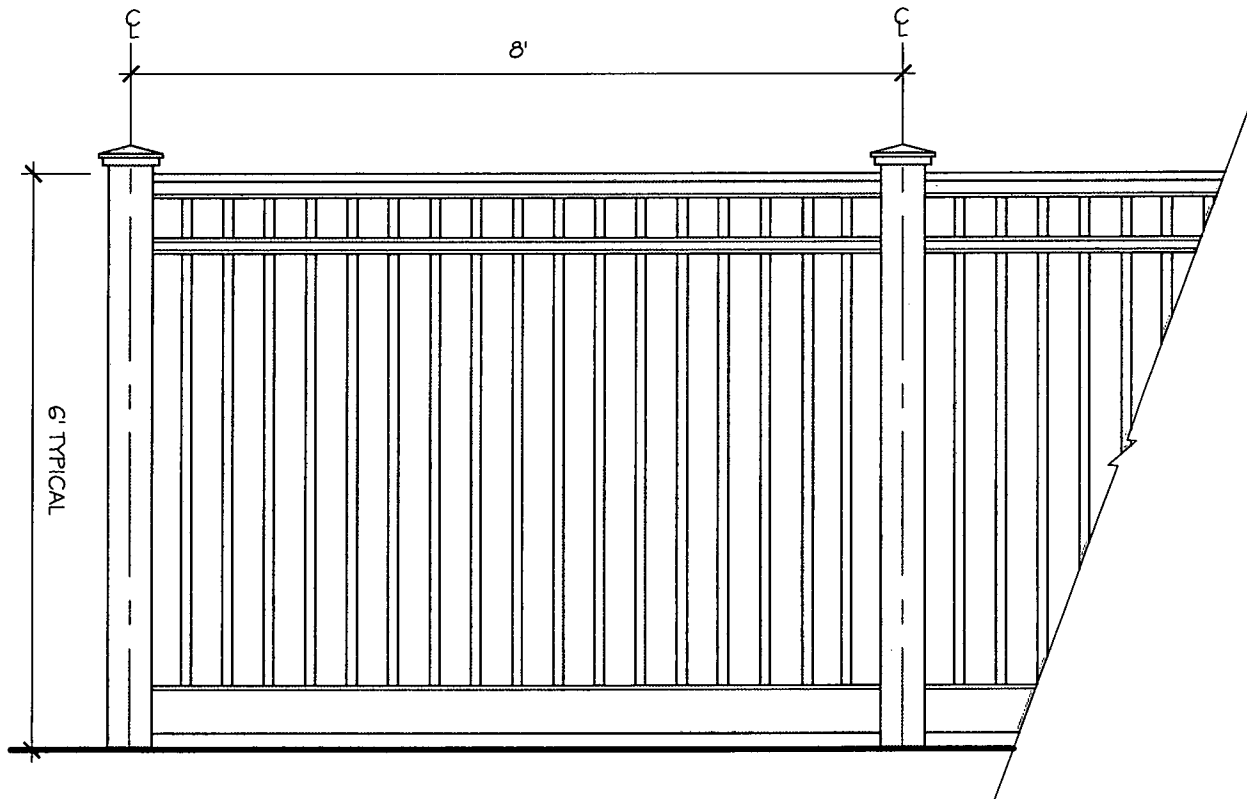
Scale: 1/2" = 1'-0"



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

**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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



WOOD FENCE

1/2" = 1'-0"

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



Sheet #

SK-6

Title

Fence Elevation

Date

May 25, 2005

Scale

1/2" = 1'-0"

Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

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LANDSCAPE ARCHITECTS





Existing Views on West Side of Residence from  
Top of Driveway



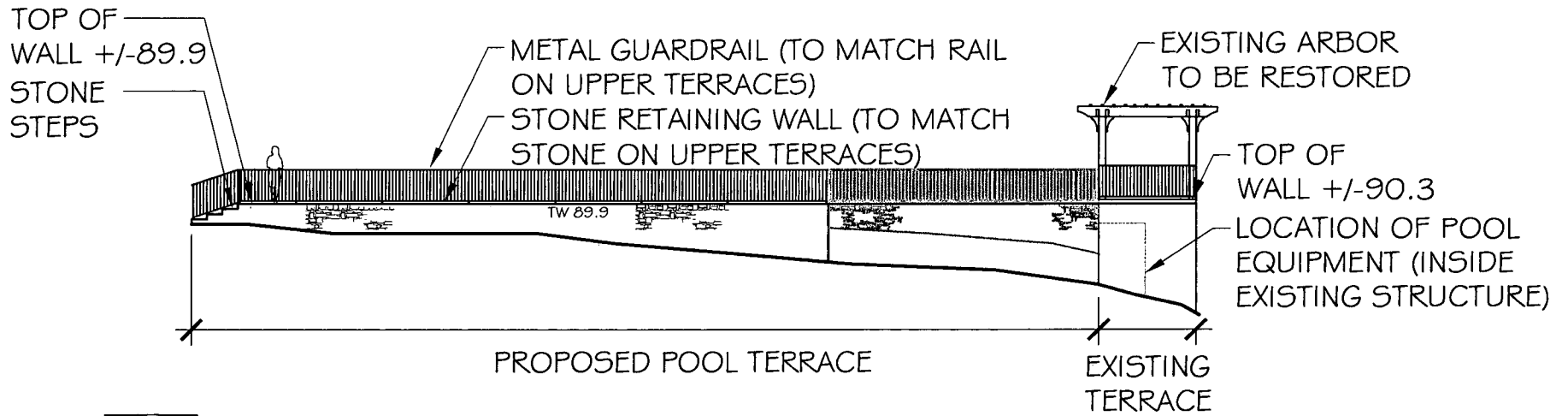
Existing Views on East Side of Residence from  
Sidewalk

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

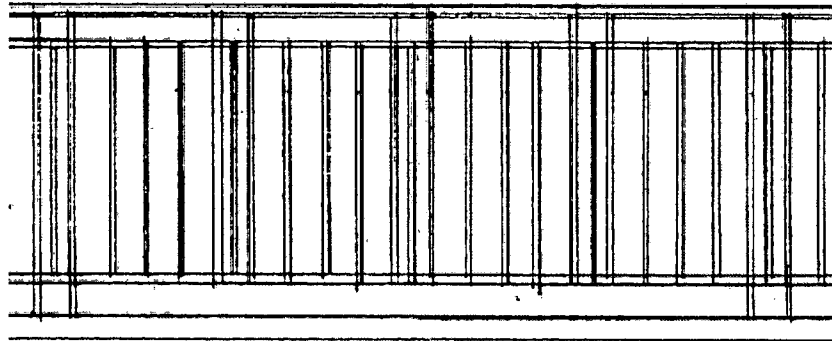
**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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





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




**B** METAL GUARDRAIL AT POOL TERRACE  
NTS

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

**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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





Pool Terrace Material: Bluestone  
Pool Terrace Paving Pattern: Random Rectangular  
(to match the library  
& kitchen terraces)




This image depicts a bluestone terrace with a random rectangular pattern, similar to what is proposed for the Pool Terrace at 15 West Lenox.

Sheet #	Title	
SK-3	Pool Terrace Materials	
	Date	Scale
	May 25, 2005	NTS

Jundanian Residence  
15 West Lenox Street  
Chevy Chase, MD

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



Sheet #

SK-1

Title

Site Plan

Date

May 25, 2005

Scale

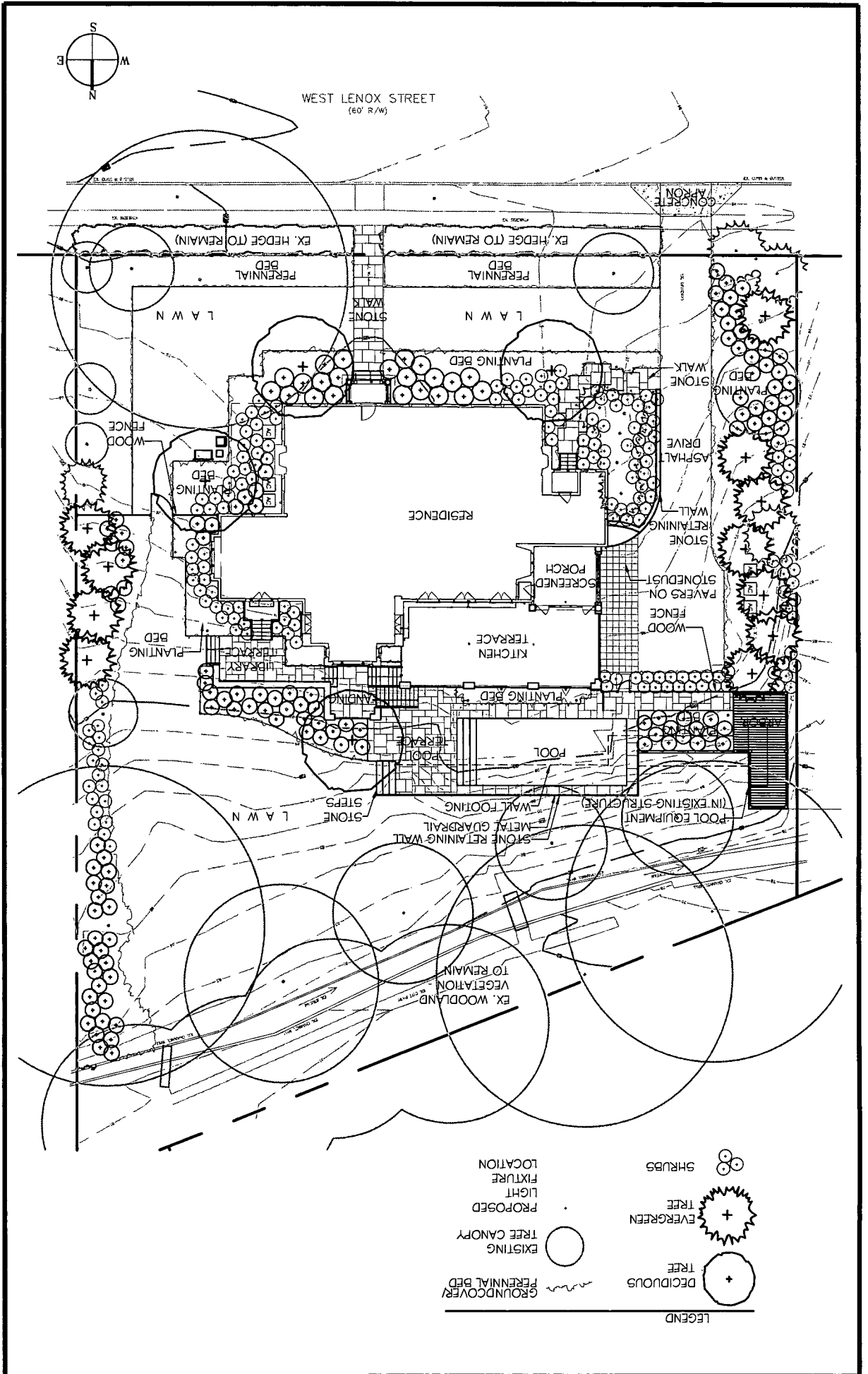
1/32" = 1'-0"

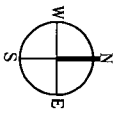
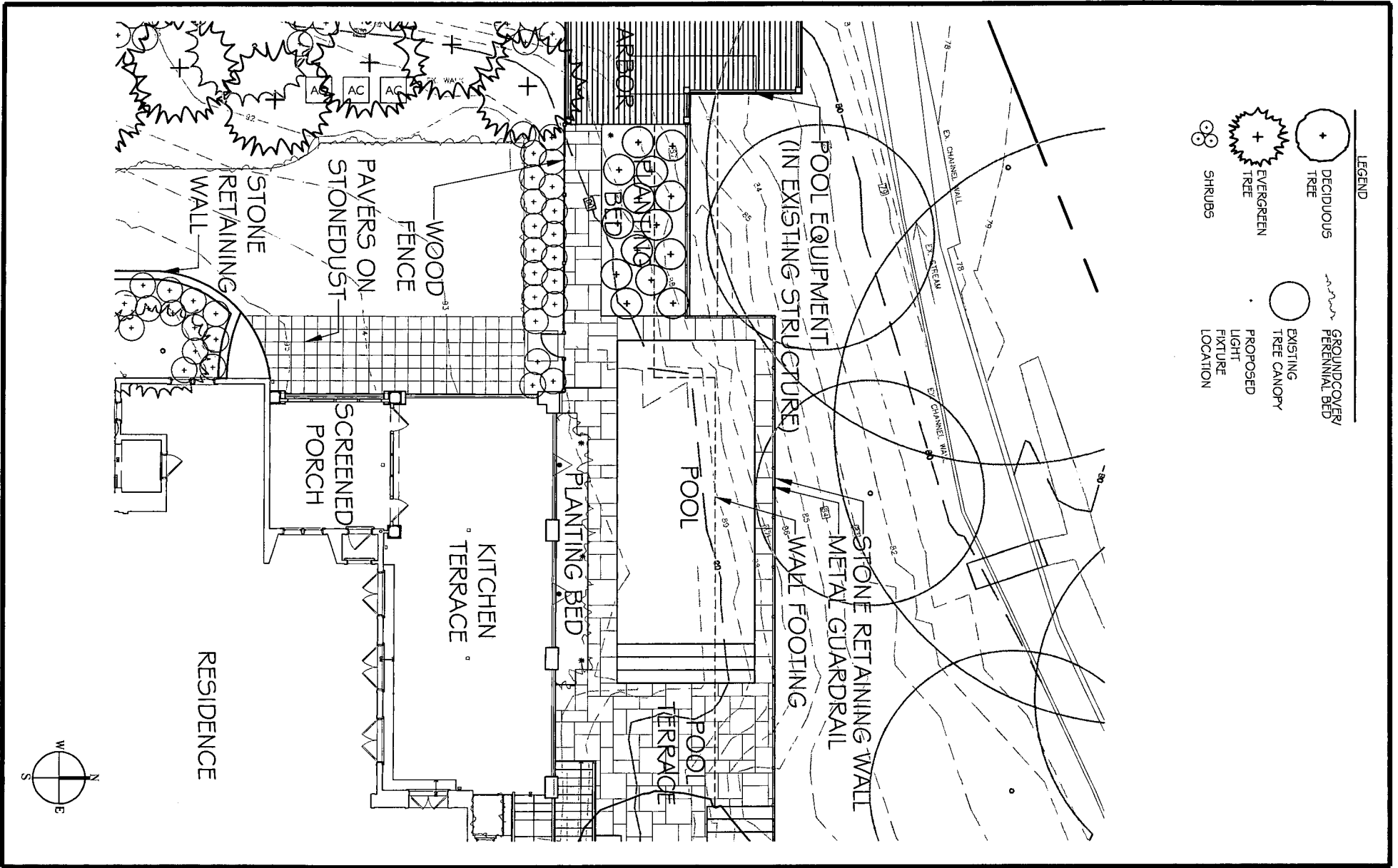
# Jundanian Residence

15 West Lenox Street  
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 G Street, S.E., Washington DC 20003 202.546.7575 Fax 202.546.1035  
LANDSCAPE ARCHITECTS





Sheet # <b>SK-2</b>	Title Site Plan - North Garden	
	Date May 25, 2005	Scale 1/16" = 1'-0"

**Jundanian Residence**  
15 West Lenox Street  
Chevy Chase, MD

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



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Jones  
Daytime Phone No.: 202-332-1200

Tax Account No.: 07-00457041  
Name of Property Owner: MR. & MRS. LEE JUNDANIAN Daytime Phone No.: 301-951-2101  
Address: 3500 LELAND ST. CHEVY CHASE MD 20815  
Street Number City Street Zip Code

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

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

### LOCATION OF BUILDING/PREMISE

House Number: 15 Street: WEST LENOX STREET  
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: CHEVY CHASE SECTION 2  
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
- Reversible

#### CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 313092

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

3A. Height \_\_\_\_\_ 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.

\_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**DAVID JONES ARCHITECTS**  
 1739 Connecticut Avenue N.W.  
 WASHINGTON, DC 20009

LETTER OF TRANSMITTAL <sup>A</sup>

(202) 332-1200

TO HISTORIC PRESERVATION COMMISSION

DATE	5.3.5	JOB NO.	
ATTENTION	Anne Fothergill, Preservation Planner		
RE:	15 W. Lenox St.		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	7.1.03		3 elevations from HAWP #313092
1	4.15.05		3 revised elevations

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

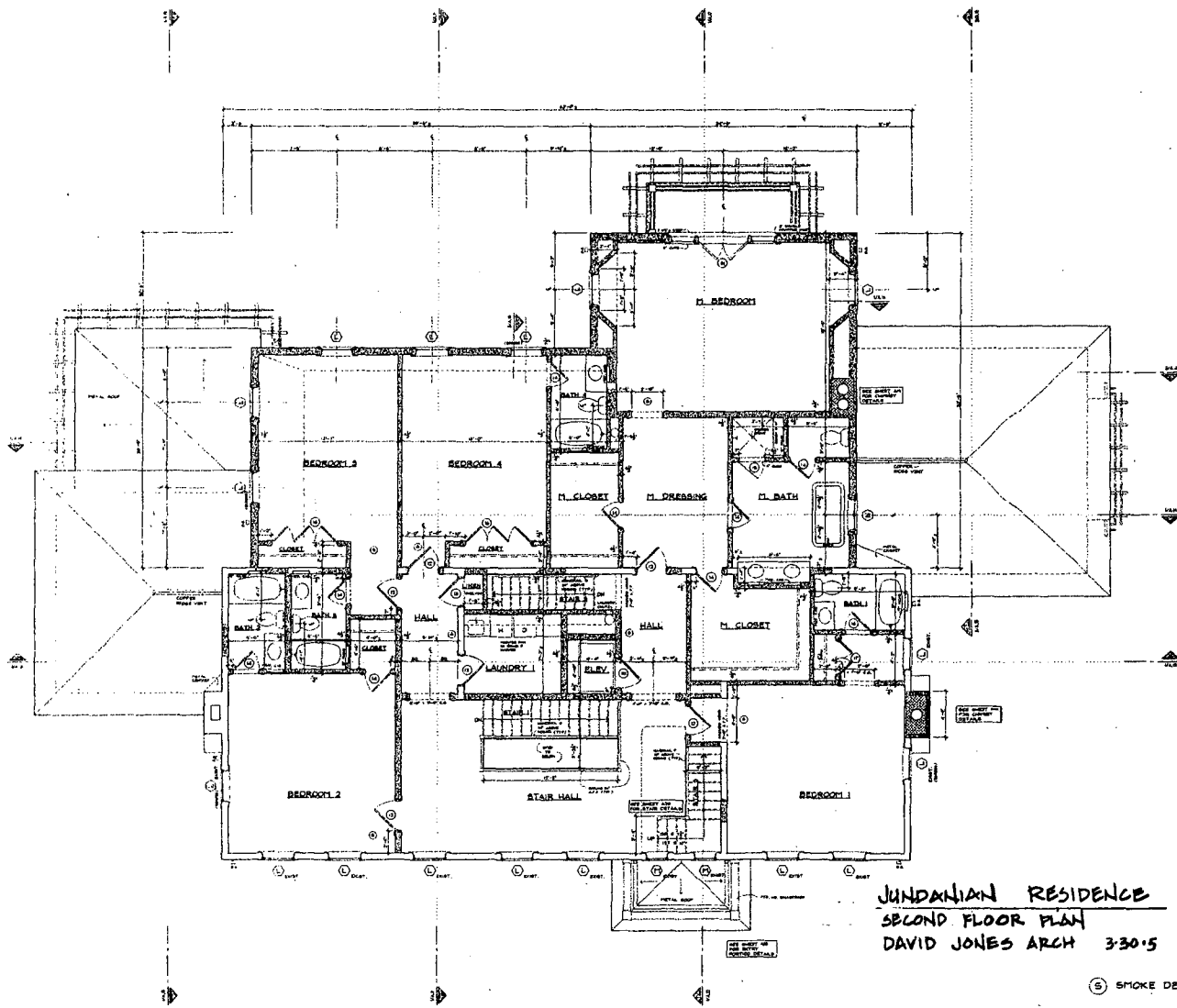
REMARKS We are submitting these drawings for proposed changes to the bay on the back of the house to allow for a second floor walk-out. This is a proposed change to approved elevations from HAWP #313092.

Our team is submitting materials to be reviewed at the May 25, 2005 meeting. Please let me know if you need additional information or clarification.

Thank you

COPY TO \_\_\_\_\_

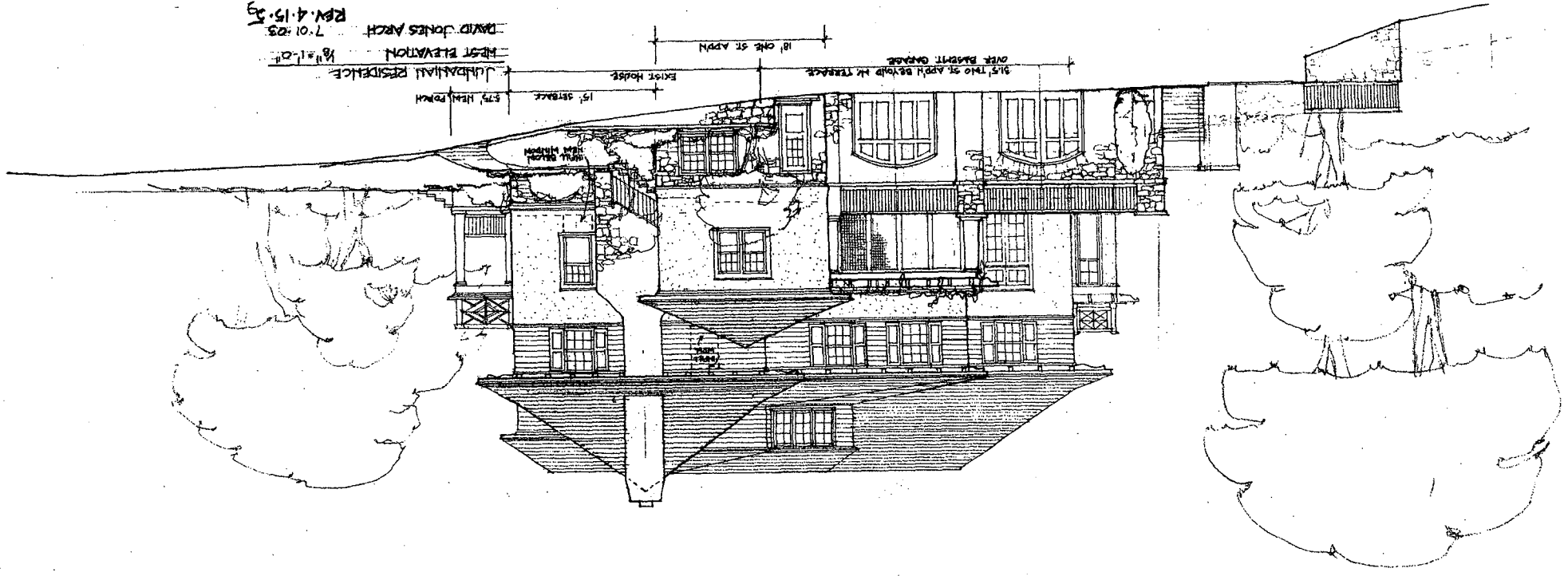
SIGNED: Kevin Priestt

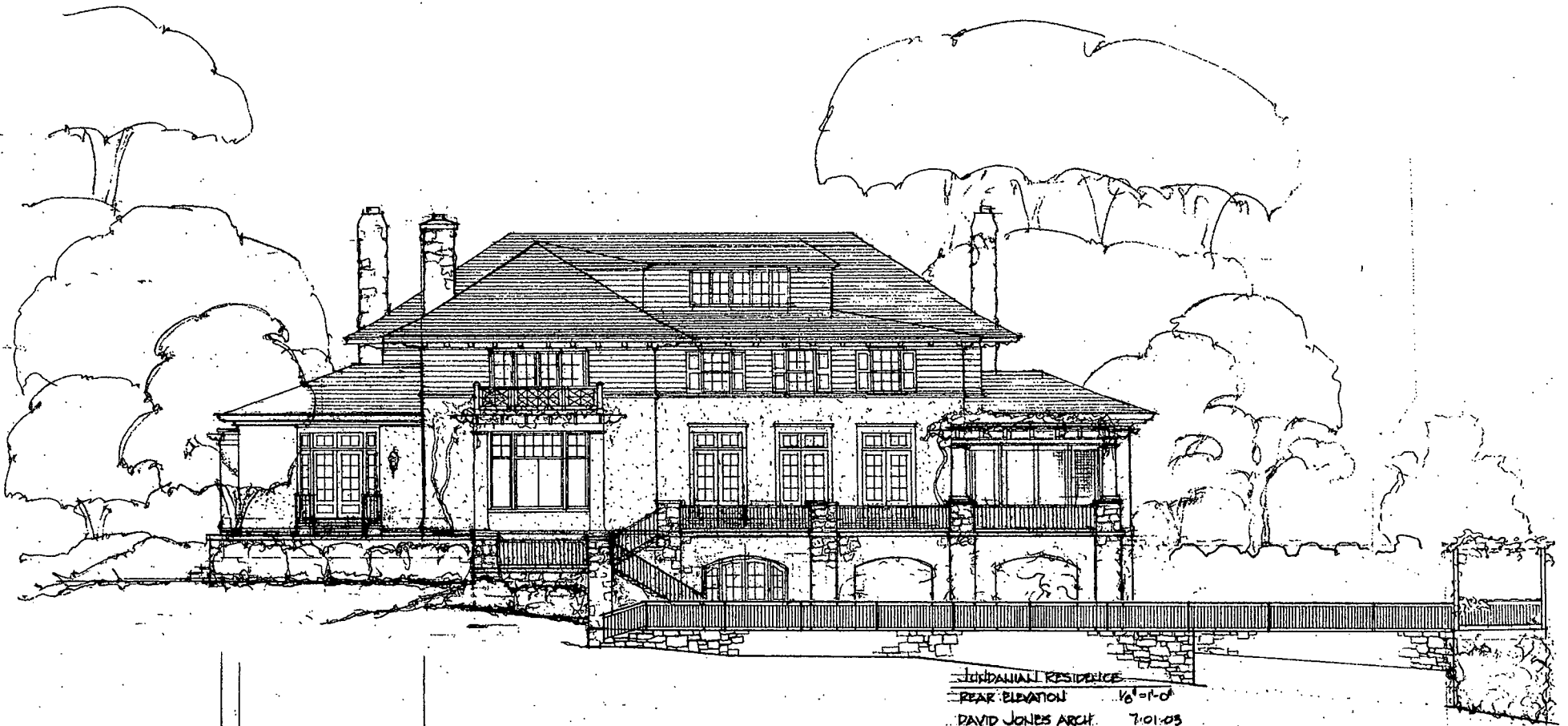


JUNDANIAN RESIDENCE  
 SECOND FLOOR PLAN  
 DAVID JONES ARCH 3-30-15

5 SMOKE DETECTOR

REV. 4-15-23  
7-01-23  
DAVID JONES ARCH  
WEST ELEVATION  
1/8" = 1'-0"





2' BAY  
20' ONE ST. ADD'N BEYOND

55' TWO ST. ADD'N + TERRACE

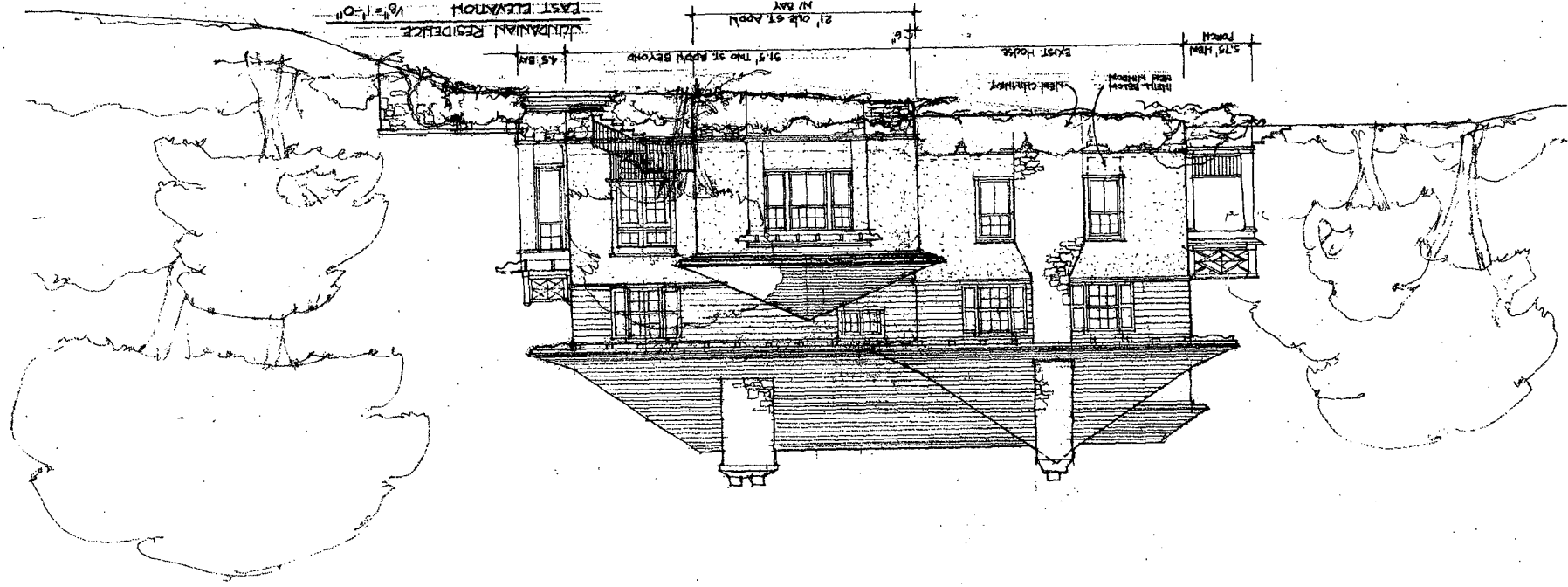
INDIANIAN RESIDENCE  
REAR ELEVATION 1/6" = 1'-0"  
DAVID JONES ARCH. 7.01.05  
17' ONE ST. ADD'N BEYOND REV. 4.15.05  
8



REV. 4.15.5  
7

PAVID JONES ARCH  
7:01:03  
FAST ELEVATION  
1/8" = 1'-0"

ETHANIAN RESIDENCE  
91.5' TO ST ABOVE BEYOND  
21' ON ST ABOVE  
NO BAY  
6"  
EXIST HOUSE  
5.75' HIGH  
NEW PORCH  
NEW CHIMNEY





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
355 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240177-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Jones

Daytime Phone No.: 202.332.1200

Tax Account No.: 07.00457041

Name of Property Owner: MR. & MRS. LEE JUNDANIAN Daytime Phone No.: 301.951.2101

Address: 3500 LELAND ST. CHEVY CHASE MD 20815  
Street Number City Street Zip Code

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

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

Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202.332.1200

**LOCATION OF BUILDING/PREMISE**

House Number: 15 Street: WEST LENOX STREET

Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: CHEVY CHASE SECTION 2

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
- Reversible

**CHECK ALL APPLICABLE:**

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Sofa
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. Is this a revision of a previously approved active permit, see Permit # 333092

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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

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

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

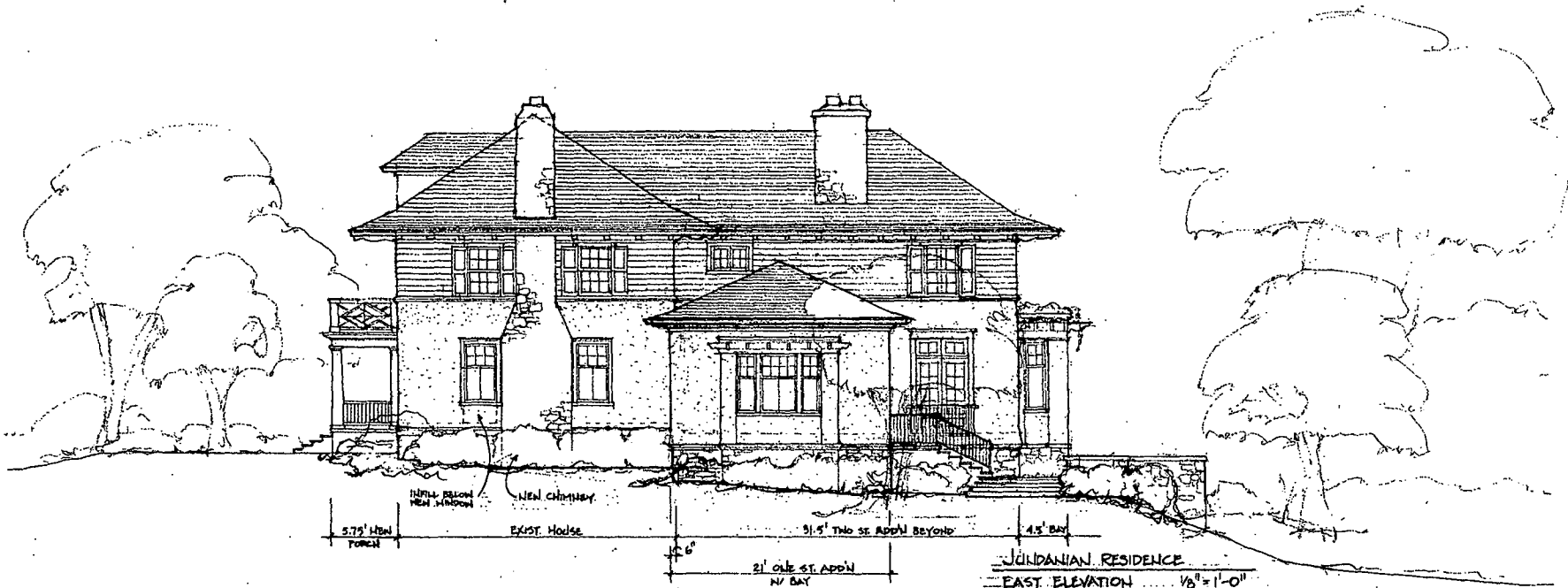
Signature of owner or authorized agent

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

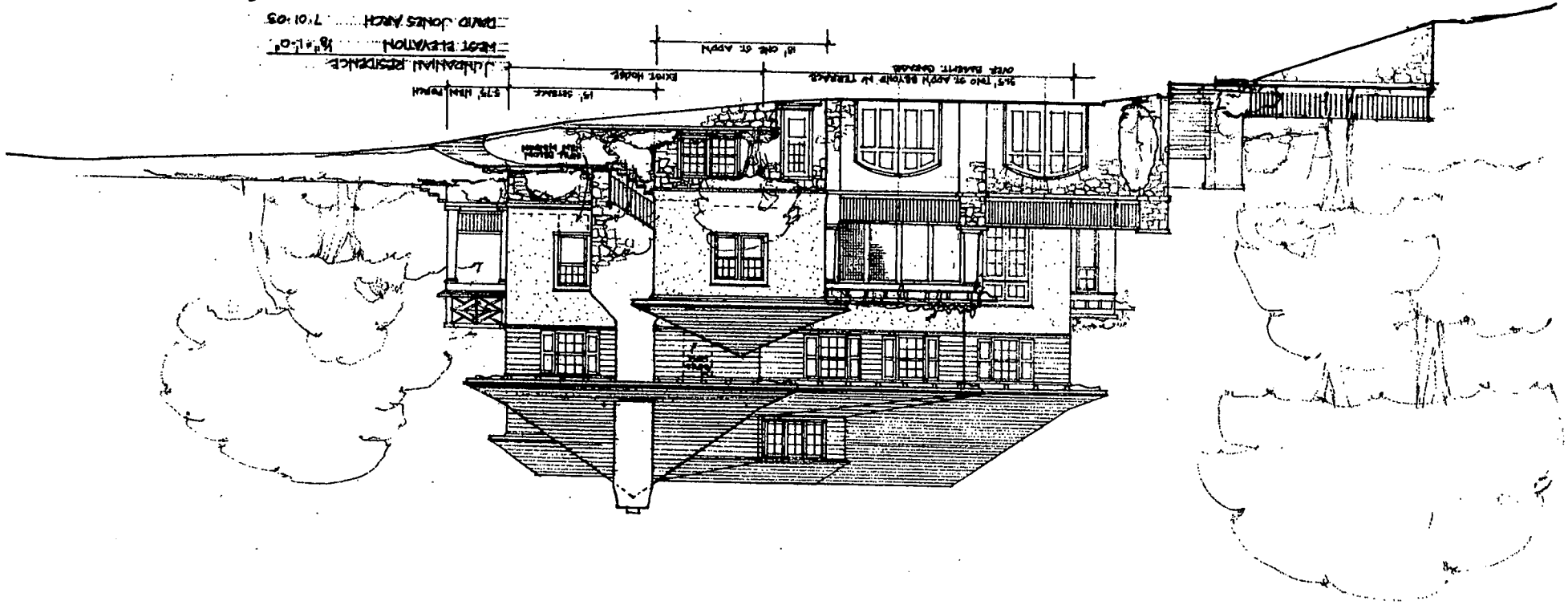


5.75' NEW PORCH  
 12.75' BELOW NEW WINDOW  
 NEW CHIMNEY  
 EXIST. HOUSE  
 31' ONE ST. ADDN NY BAY  
 31.5' TWO ST. ADDN BEYOND  
 4.5' BAY  
 JUNDANIAN RESIDENCE  
 EAST ELEVATION 1/8" = 1'-0"  
 DAVID JONES ARCH. 7.01.03



9

DAVID JONES ARCH. 7.01.05  
FIRST ELEVATION 18' x 15'0"  
SUBSTANTIAL RESIDENCE



## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Monday, April 18, 2005 4:53 PM  
**To:** Wright, Gwen  
**Subject:** FW: 15 W Lenox

Gwen,

Kevin is writing up a list of the changes they have made, but here is what I saw in my quick review of the HPC-approved plans versus the current/revised plans:

front elevation: slightly altered balustrade above portico  
new railing at top right of west side door steps  
narrower steps to west side door  
new slate roof to match existing (I don't remember this being discussed, but I will check)

east elev.: retaining wall alteration

west elev.: 3rd floor dormer windows--4 not 3  
foundation level windows smaller

rear elev.: 3rd floor dormer windows--4 not 5

These are not huge changes but they are changes from what the HPC saw and approved. I wanted to let you know and then we can discuss Wednesday morning before the 11am meeting. Again, I am very sorry I didn't catch the changes before stamping but I really didn't think they would make any changes after the appeal and everything.

Thanks, Anne

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

**From:** DavidJonesArch@aol.com [mailto:DavidJonesArch@aol.com]  
**Sent:** Monday, April 18, 2005 4:01 PM  
**To:** Fothergill, Anne  
**Subject:** 15 W Lenox

Hi Anne-

David has confirmed with the Jundanians that we are delaying the application. Please do not disburse the drawings that we delivered to you earlier. We will see you Wednesday morning. Sorry for any headaches we've caused.

Thank you-  
Kevin Pruiett

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



# OEHME, VAN SWEDEN & ASSOCIATES, INC.

## MEMORANDUM

**TO:** Anne Fothergill  
**FROM:** Nicole Whiteside  
**PROJECT:** Jundanian Residence **PROJECT #:** 03027  
**SUBJECT:** Description of Materials & Drainage  
**DATE:** April 6, 2005  
**CC:**

---

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

- Wooden Fence- 6'-0" tall (maximum) custom built fence; to be stained or painted to match the wood on the house; in order to screen the view of fence from the road, tall shrubs will be planted in front of it
- Pool Terrace-the material of the terrace as proposed is bluestone in a random rectangular pattern (this material is to match the library and kitchen terraces which have been previously proposed)
- Metal Guardrail-proposed to surround the pool terrace area; material and color to match the rail that has been proposed for the kitchen terrace and the landing
- Stone Retaining Wall-this wall surrounds the pool terrace and varies in height from approximately 6" to approximately 6'-0" in height; the color and type of stone will match what has been previously proposed for the kitchen and library terraces
- Stone Steps-the steps going from the pool terrace to the lawn will have a bluestone tread with a stone riser to match the proposed stone retaining wall that surround the pool terrace

As proposed, the current landscape design will not change the drainage patterns or runoff from 15 West Lenox Street significantly. The drainage patterns in the front will not change from what currently exists on the site. On the remaining sides of the house, runoff will still run towards the direction of the existing stream. The actual runoff that occurs on the entire site will be reduced significantly due to the amount of planting that will occur in the planting beds and from the underground storm chambers that will collect runoff from the downspouts on the house. The use of pavers on stone dust at the bottom of the driveway in front of the garage will also allow

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

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

202-546-7575 FAX 202-546-1035

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

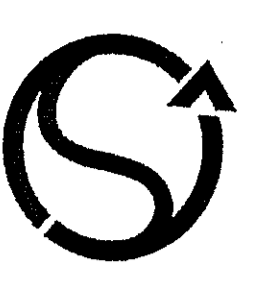
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for increased drainage, since the water will be able to percolate through this paving directly into the soil beneath it.



Jundanian Residence  
 15 West Lenox Street  
 Chevy Chase, MD

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



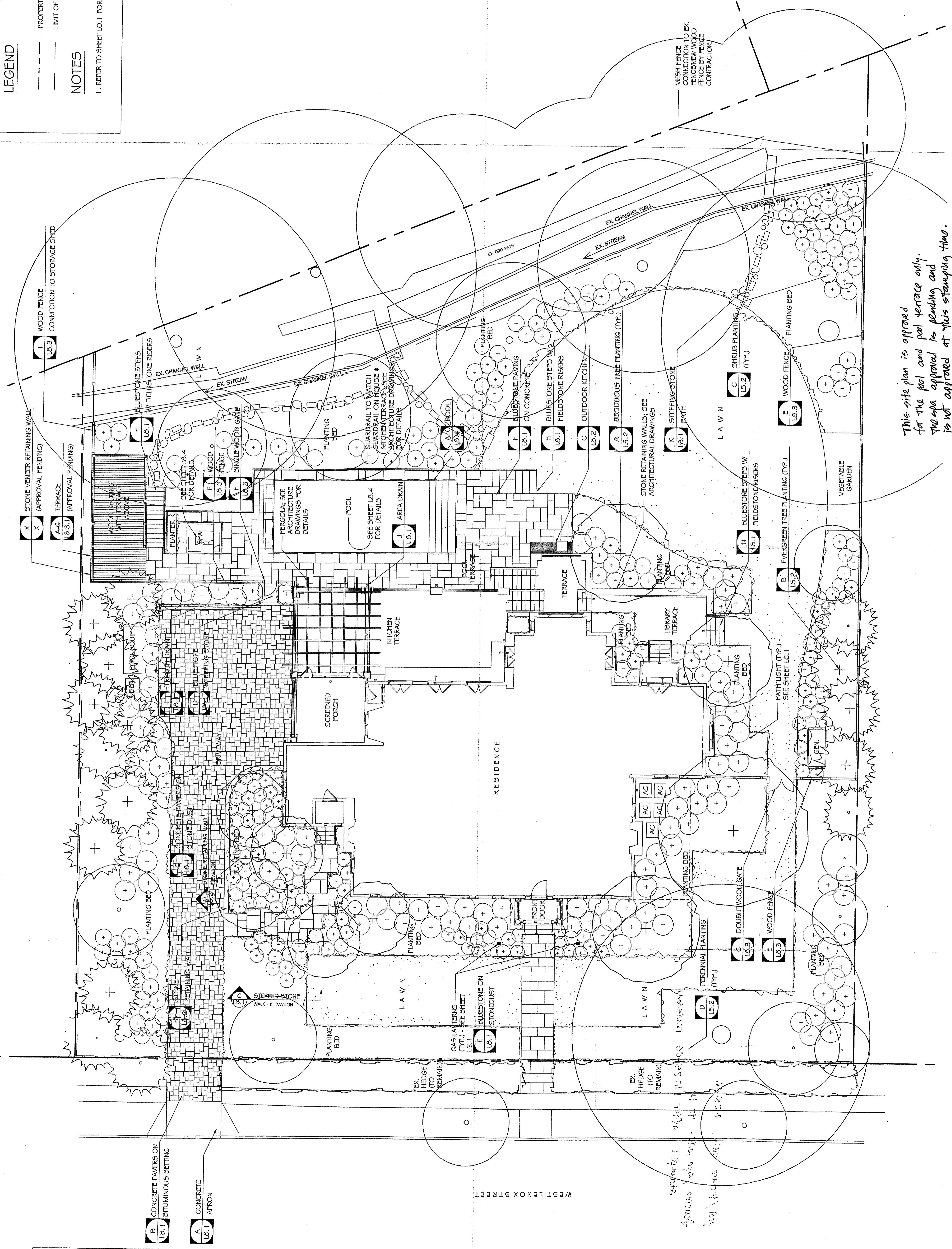
Project #	03027	Date	August 16, 2006	Scale	1/8" = 1'-0"
Drawn By	TS	Checked By	NW	Cad File	
Sheet #	L2.1	Title	Materials Plan	#	
		Date		Revisions	



NORTH  
 Scale: 1/8" = 1'-0"  
 0 4 8 16

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

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - LIMIT OF WORK  
**NOTES**  
 1. REFER TO SHEET L0.1 FOR MATERIAL NOTES



This site plan is approved for the pool and pool terrace only. The spa approval is pending and is not approved at this stamping time.

APPROVED  
 [Signature]  
 9-28-06

000000

to not include of this remaining time.  
also the contractor be advised and  
the site and the contractor.  
to be in advance

pool/terrace only 9-28-06  
fencing, sign, etc. to be  
stamped after 10-25-06 revision.