

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	35 Oxford St., Chevy Chase	Meeting Date:	7/11/18
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	7/5/18
Review:	HAWP	Public Notice:	6/27/18
Case Number:	35/13-18V	Tax Credit:	n/a
Applicant:	Gregory and Alicia Fishbein	Staff:	Dan Bruechert
Proposal:	Window Replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one condition** the HAWP application.

1. The specifications for the replacement window must be submitted to Staff for review and approval with final approval authority delegated to Staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 2014



Figure 1: 35 Oxford St. is located near the edge of the Chevy Chase Village Historic District

PROPOSAL

The applicant proposes to replace the rearmost sash window on the east elevation of the house (the drawings incorrectly state that this is the west elevation, but will be corrected prior to being stamped as approved), with a Marvin Ultimate wood sash window. This portion of the house is a non-historic rear addition. The proposed window will be shorter to match the size of the existing kitchen window in size and materials. The proposed window will also match the previously approved replacement side window (approved on September 19, 2017). The wood siding below will be replaced to match the existing.

This proposal will not significantly alter its visual character; and Staff supports approval.



Figure 2: The replacement (right) window will match the shorter existing kitchen window (left).

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

____3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

____4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

____5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

____6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: phil@cas-dc.com Contact Person: Phillip Long - CAS Eng.
Daytime Phone No.: 240.418.3204 / 301.703.2340
Tax Account No.: 07-00457303

Name of Property Owner: Gregory & Alicia Fishbein Daytime Phone No.: _____
Address: 35 Oxford Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 35 Street: Oxford Street
Town/City: Chevy Chase Village Nearest Cross Street: Brookville Road
Lot: 16 Block: 57 Subdivision: Chevy Chase Sect 2
Liber: _____ Folio: _____ Parcel: _____

842 074
842 268

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimator: \$ 1,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ 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] 6/20/18
Signature of owner or authorized agent 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:

Detached Single Family Home Built Circa 1925

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

Alteration To An Existing Kitchen Window Which Will Be A Proposed New Smaller Window, All Wood, Double-Hung, Six Over Six, Marvin Window

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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Alteration - Proposed New Smaller Kitchen Window,
All Wood, Double-Hung, Six Over Six, Marvin
Window

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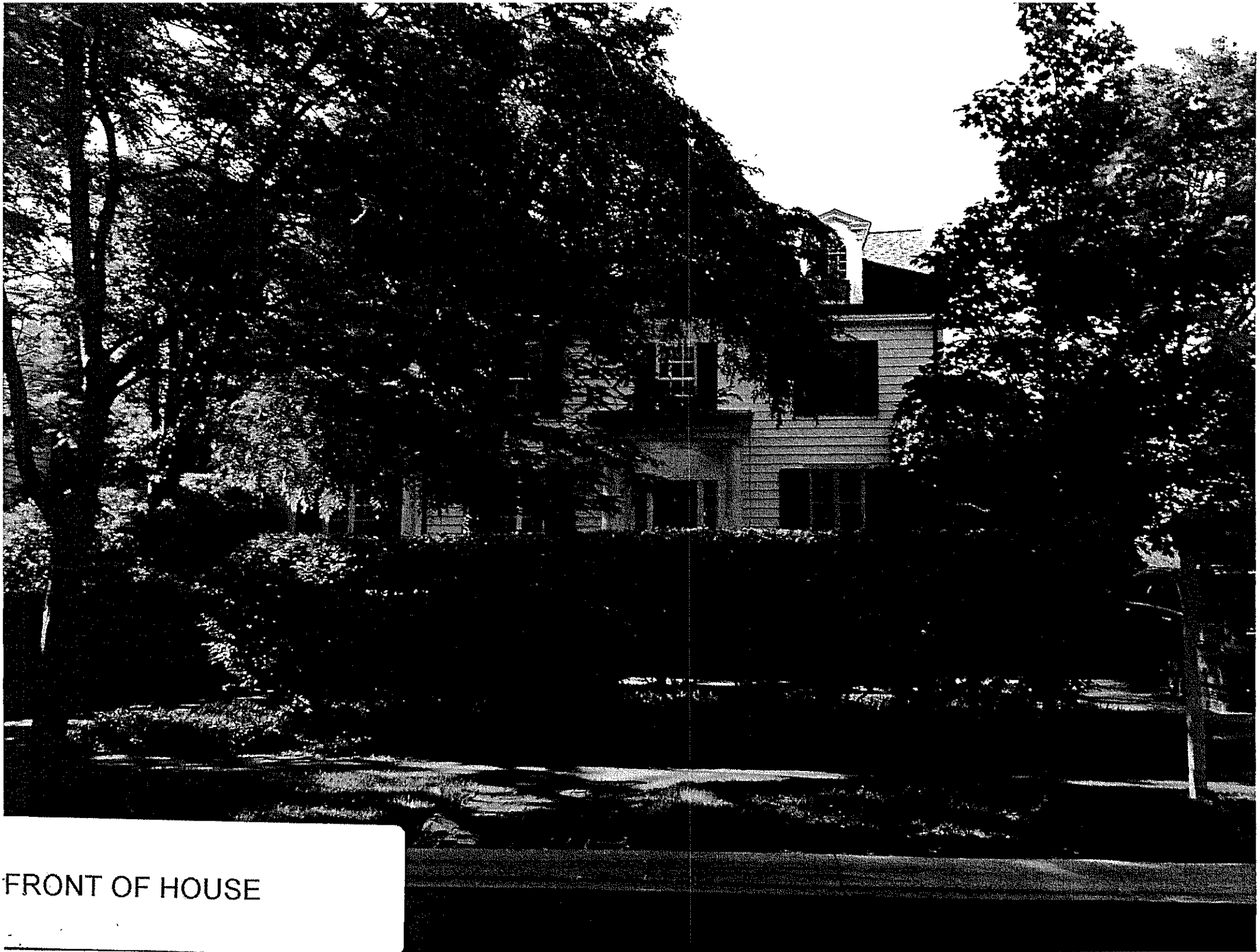
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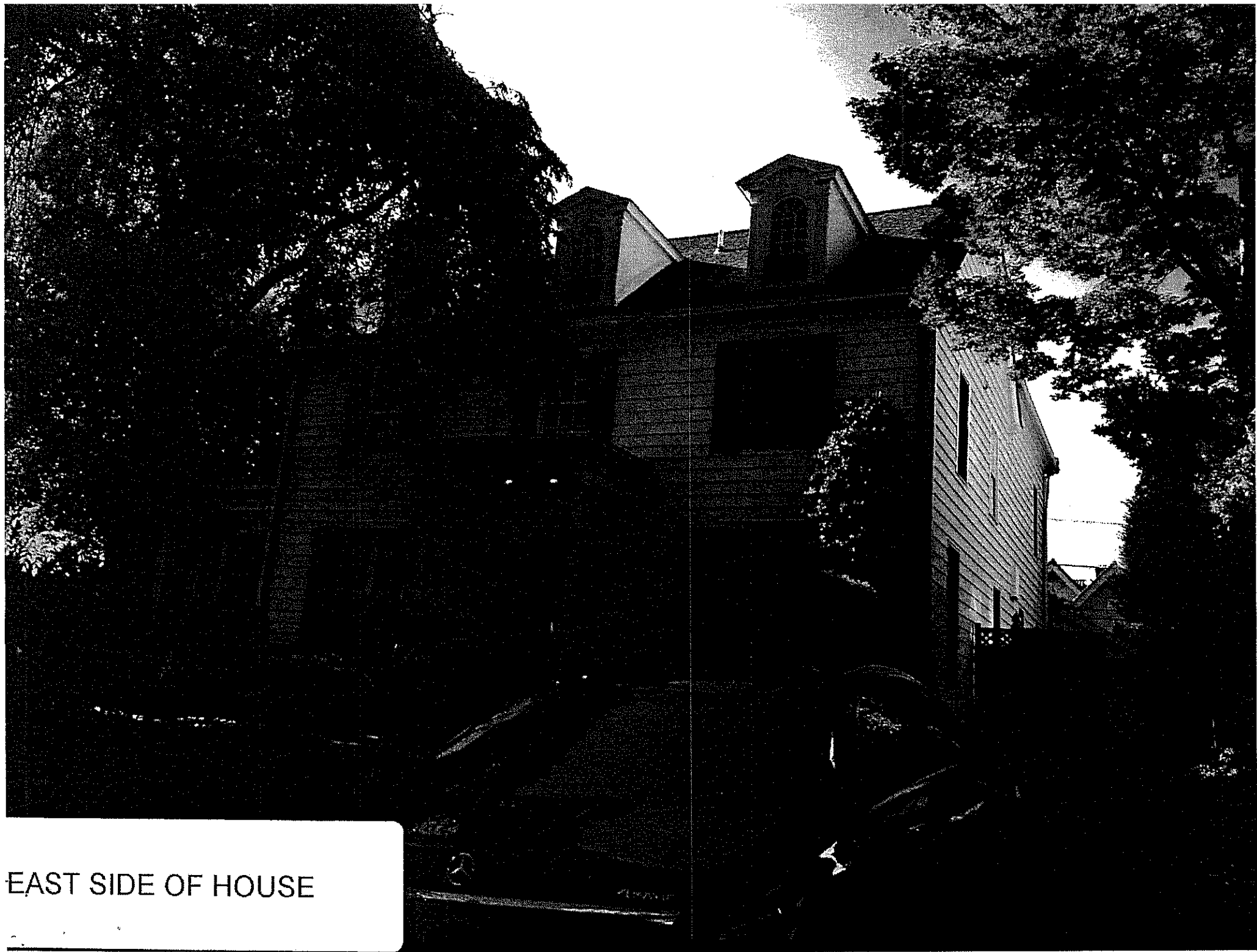
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Gregory & Alicia Fishbein 35 Oxford St Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Phillip Long CAS Engineering 10 S Bentz St Frederick, MD 21701</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Scott & Leeann Hodges 33 Oxford St Chevy Chase, MD 20815</p>	<p>Bruce Becker & Natalie Jennings 37 Oxford Street Chevy Chase, MD 20815</p>
<p>Matthew Leggett & Melissa Vap 16 Oxford St Chevy Chase, MD 20815</p>	<p>Gail Feldman 18 Oxford St Chevy Chase, MD 20815</p>
<p>Marc & Lori Gordon 20 Oxford St Chevy Chase, MD 20815</p>	<p>Shamrock Property Trust Agreement 28 Primrose St Chevy Chase, MD 20815</p>

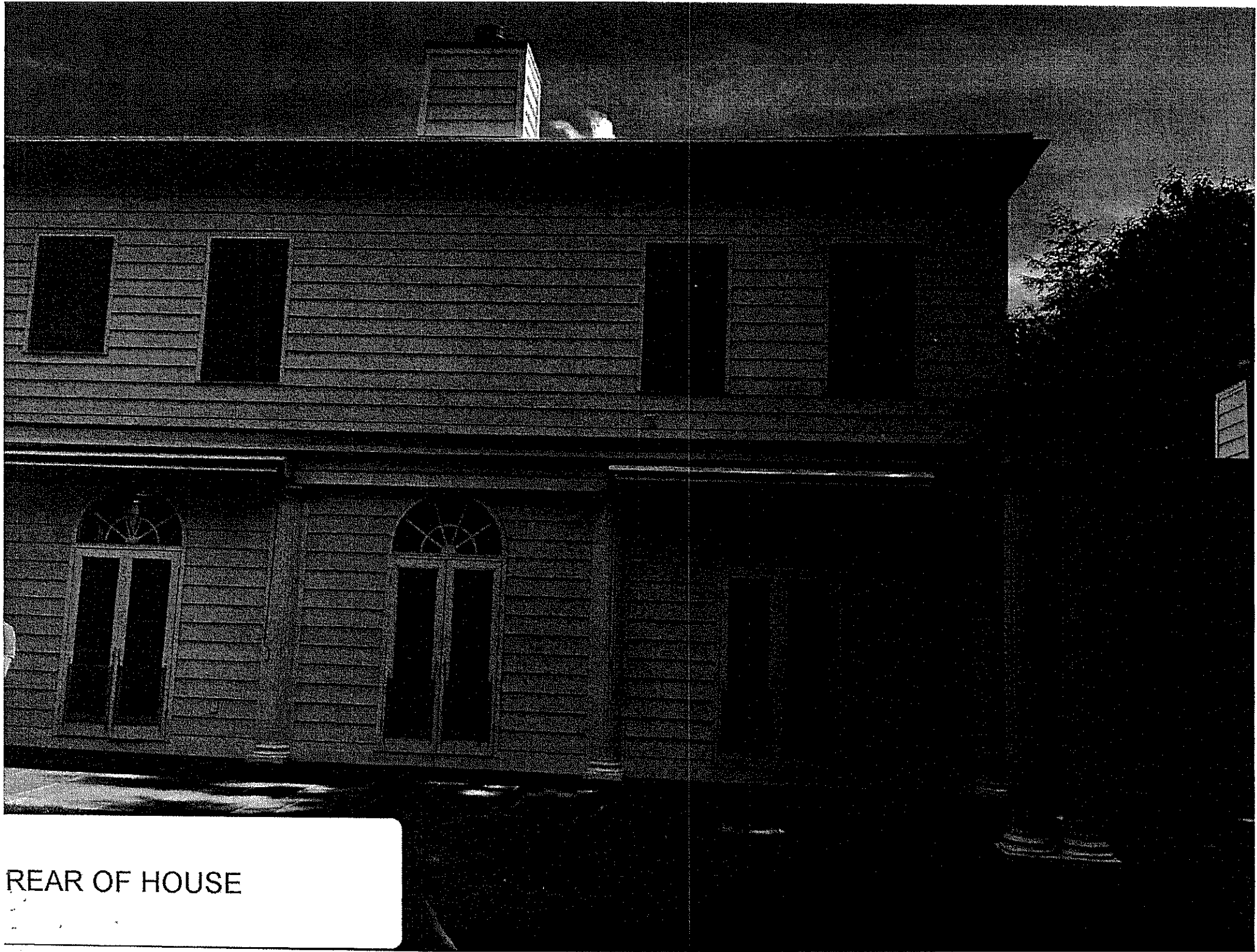
Robert Stillman
 22 Primrose Street
 Chevy Chase, MD 20815



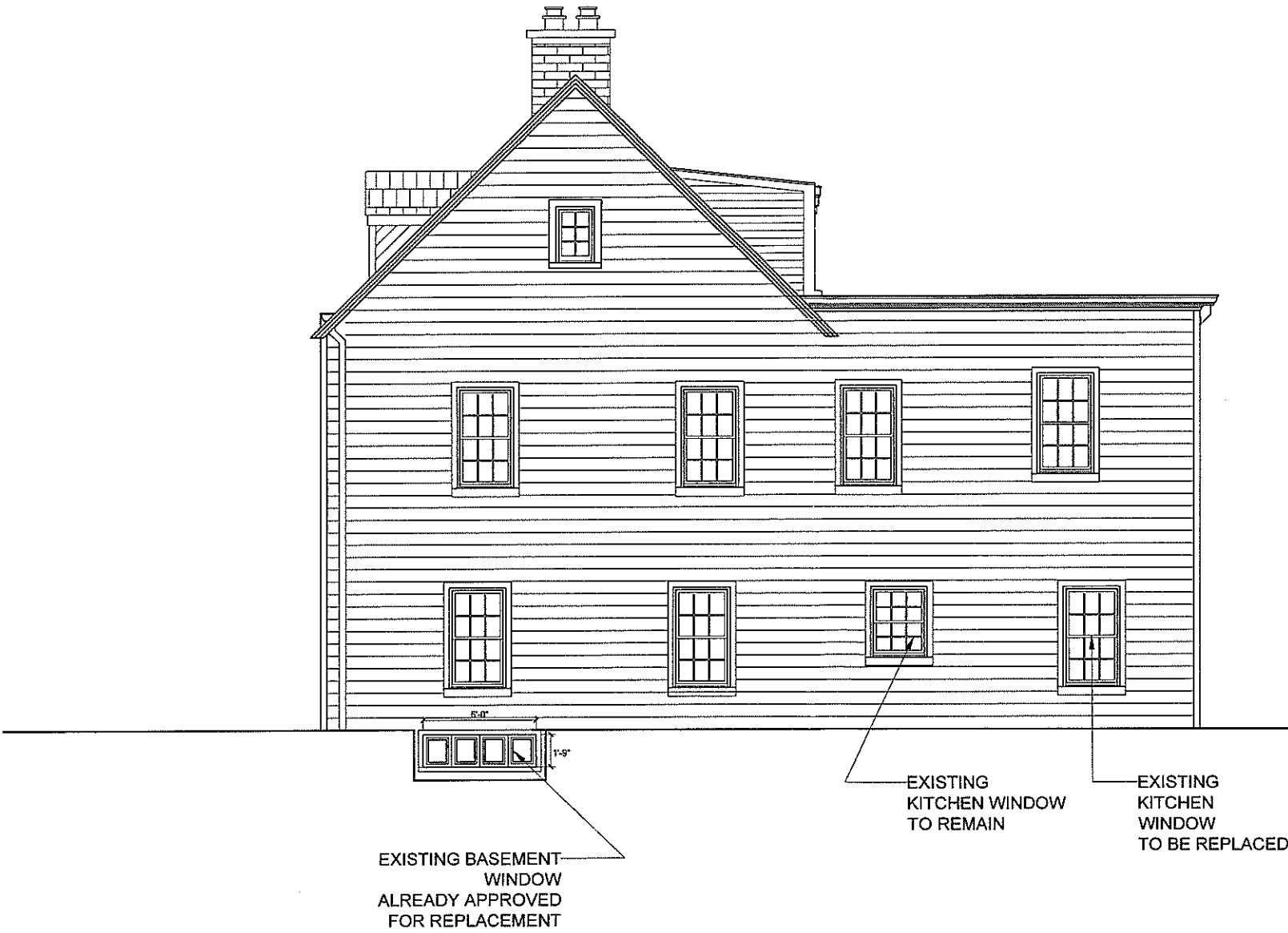
FRONT OF HOUSE



EAST SIDE OF HOUSE



REAR OF HOUSE



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PROJECT:
 FISHBEIN RESIDENCE
 35 OXFORD STREET
 CHEVY CHASE, MD



DRAWING TITLE:
 WEST ELEVATION
 EXISTING



SUBMISSION:
 PERMIT

DATE: JUNE 11, 2018
 SCALE: 3/16" = 1'-0"

A010



NEW REPLACEMENT WINDOW
ALREADY APPROVED

EXISTING
KITCHEN WINDOW
TO REMAIN

PROPOSED WINDOW
TO MAINTAIN EXISTING
HEADER AND WIDTH, AND
TO MATCH EXISTING
HEIGHT OF KITCHEN WINDOW
TO REMAIN

CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 30th STREET, NW, WASHINGTON, DC 20007, 202.233.2735

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PROJECT:

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PROPOSED



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A011