EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 35 Oxford St., Chevy Chase  Meeting Date: 9/19/2017
Resource: Contributing Resource  Report Date: 9/12/2017
(Chevy Chase Village Historic District)  Public Notice: 9/5/2017
Applicant: Gregory and Alicia Fishbein  Tax Credit: N/A
(Phillip Long, Architect)
Review: HA WP  Staff: Michael Kyne
Case Number: 35/13-17HH

PROPOSAL: Window installation

STAFF RECOMMENDATION:

☐ Approve
☒ Approve with conditions

1. The proposed new window must match the existing 6-over-6 windows in the non-historic rear addition. Details for the existing and proposed windows must be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village District
STYLE: Colonial Revival
DATE: 1916-1927

PROPOSAL

The applicants propose to install a new 6-over-6 window on the left side of an existing non-historic rear addition. The applicants have indicated that the proposed window will match the exiting 6-over-6 windows in the non-historic rear addition.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HA WP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

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

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

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

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

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

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

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

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: phil@cas.de.com
Contact Person: Phillip Long, CAS Eng
Daytime Phone No: 240-418-3204 / 301-703-2340

Tax Account No: 07-004573-03

Name of Property Owner: Gregory and Alicia Fishbein
Daytime Phone No: 

Address: 35 Oxford Street, Chevy Chase, MD 20815

Contractor: TEFSCO Development
Phone No: 301-564-5129

Contractor Registration No: BC3959

Agent for Owner: 

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

PART I: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Move
- Alter/Renovate
- AdvanceInstallation
- powerhouse
- Room Addition
- Window/Door
- Fireplace
- Woodburning Stove
- Single Family
- Single Unit
- Other:

1B. Construction cost estimate: $1,000

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

PART II: COMPLETION OF HEAT-COOLING WALL

2A. Type of sewage disposal:

- 01 WSSC
- 02 Septic
- 03 Other

2B. Type of water supply:

- 01 WSSC
- 02 Wall
- 03 Other

PART III: COMPLETION OF HIS/HER ASSIGNED 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/assessment

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: 8/24/17

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:

Signature:

Date:

Application/Permit No:

Date Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
   
   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:
   Adding One Window To The Rear Second Story Of An
   Existing Addition.

2. SITE PLAN
   Site and environmental setting drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resources 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 finishes 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.

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>Gregory &amp; Alicia Fishbein</td>
<td>Phillip Long</td>
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<tr>
<td>35 Oxford St</td>
<td>CAS Engineering</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>10 S Bentz St</td>
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<tr>
<td></td>
<td>Frederick, MD 21701</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Scott &amp; Leann Hodges</td>
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<tr>
<td>33 Oxford St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Matthew Leggett &amp; Melissa Vap</td>
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<tr>
<td>16 Oxford St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Marc &amp; Lori Gordon</td>
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<tr>
<td>20 Oxford St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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</tbody>
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Robert Stillman
22 Primrose Street
Chevy Chase, MD 20815