

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	35 Oxford St., Chevy Chase	Meeting Date:	9/19/2017
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	9/12/2017
Applicant:	Gregory and Alicia Fishbein (Phillip Long, Architect)	Public Notice:	9/5/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17HH	Staff:	Michael Kyne
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 HAWP 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 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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-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 Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: JEFFCO Development Phone No.: 301-564-5129
Contractor Registration No.: BC3959
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF PROPOSED WORK

House Number: 35 Street: Oxford Street
Town/City: Cherry Chase Village Nearest Cross Street: Brookville Road
Lot: 16 Block: 57 Subdivision: Cherry Chase Sect 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:

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

1B Construction cost estimate: \$ 1,000

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

PART TWO: COMPLETE ONLY FOR CONSTRUCTION AND EXISTING UTILITIES

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.

Alicia Fishbein
Signature of owner or authorized agent

8/24/17
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:

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 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.

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.

A002

DATE: AUGUST 2, 2017

SCALE: 3/8" = 1'-0"

CONCEPT

SUBMISSION

EXISTING
2ND FLOOR PLAN

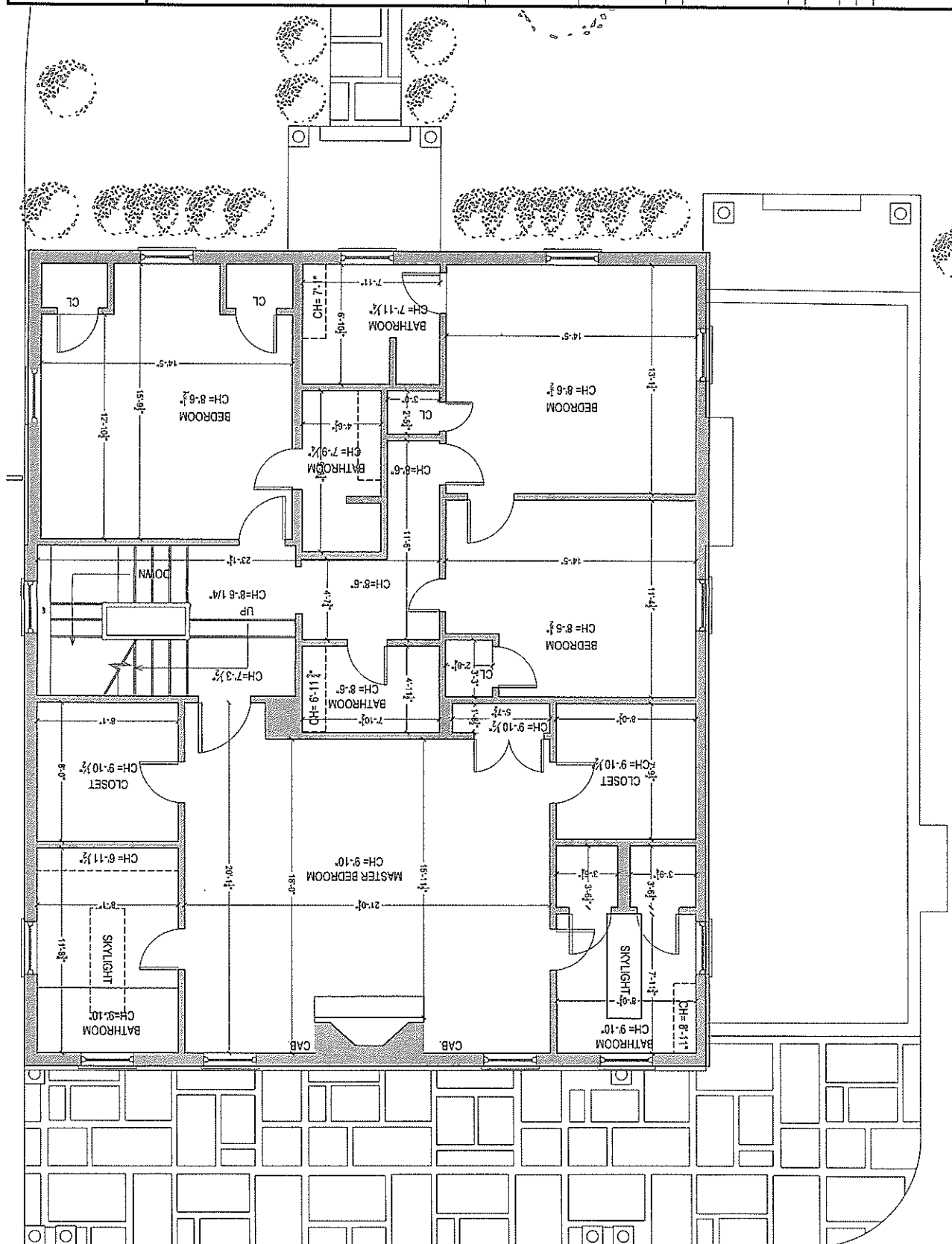
DRAWING TITLE



FISHBEIN
35 OXFORD STREET
CHEVY CHASE, MD

PROJECT:

CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 3RD STREET NW WASHINGTON DC 20007 202 333 2735
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A004

DATE: AUGUST 2, 2017
SCALE: 1/8" = 1'-0"

CONCEPT

SUBMISSION

PROPOSED
2ND FLOOR PLAN

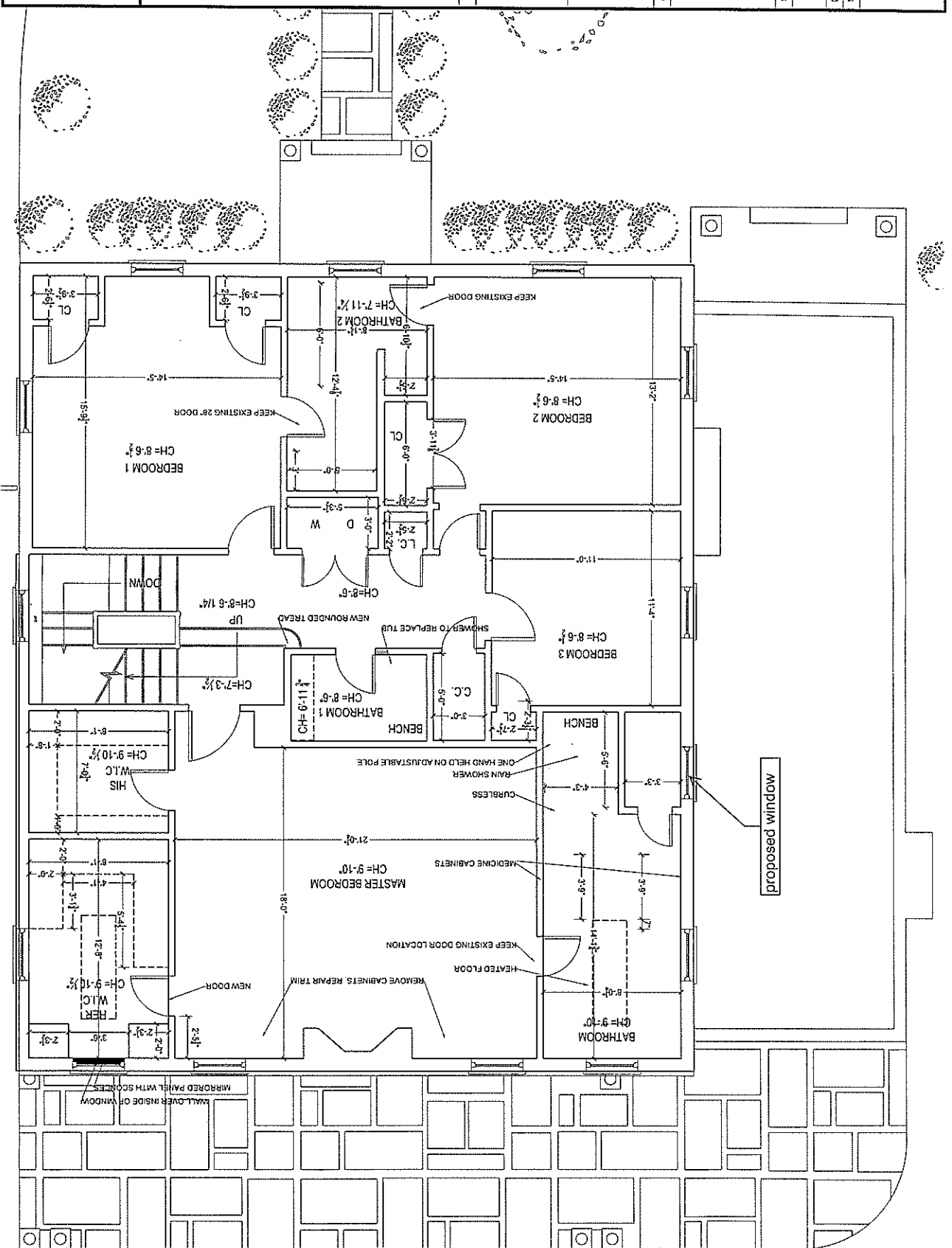
DRAWING TITLE



FISHBEIN
35 OXFORD STREET
CHEVY CHASE, MD

PROJECT

CHRISTIAN ZAPATKA ARCHITECT, PLLC
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A005

DATE: AUGUST 2, 2017
SCALE: 1/4" = 1'-0"

CONCEPT

SUBMISSION

EXISTING
WEST ELEVATION

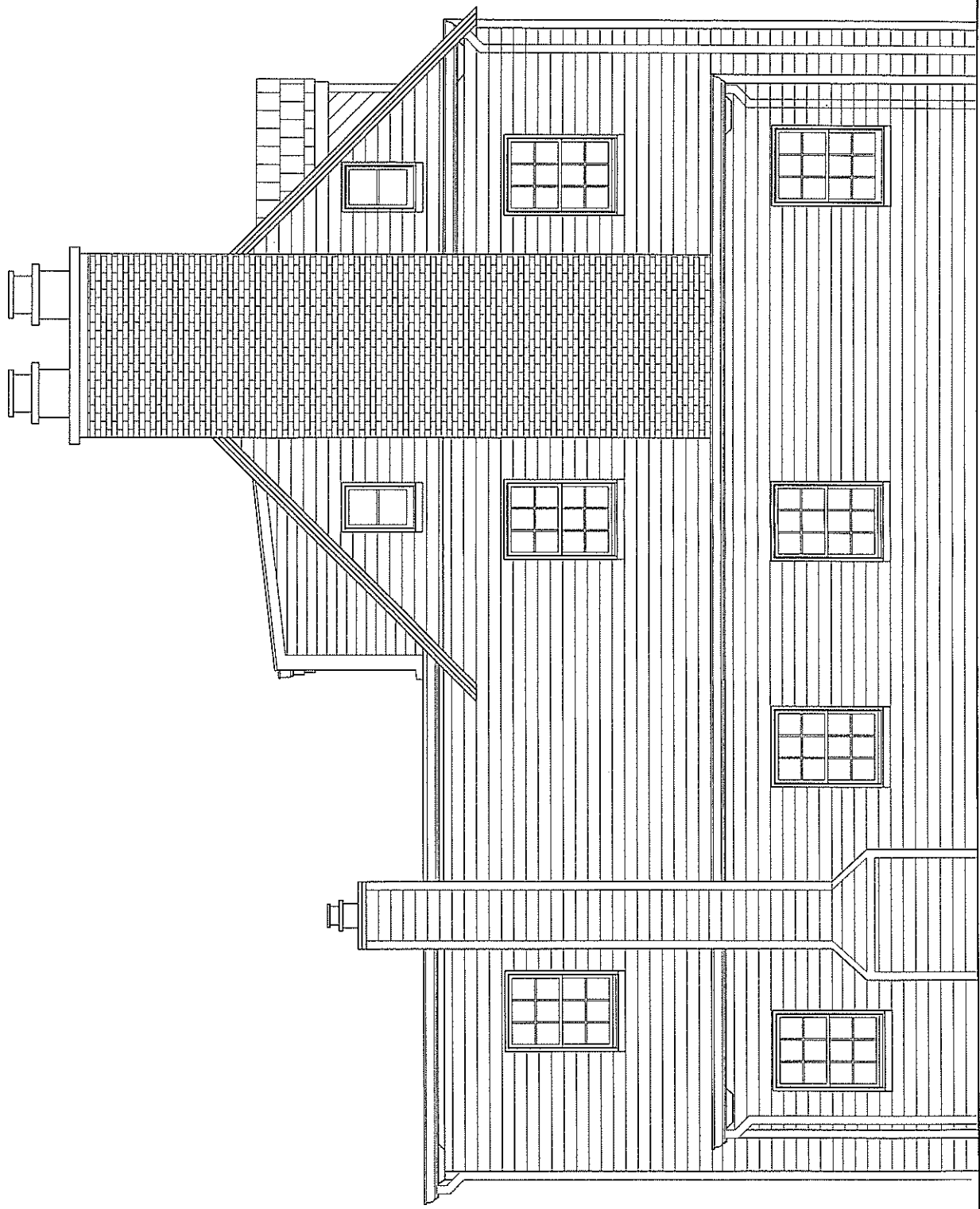
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FISHBEIN
35 OXFORD STREET
CHEVY CHASE, MD

PROJECT

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CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 3RD STREET NW WASHINGTON DC 20007 202.333.2735



A006

DATE AUGUST 2, 2017

SCALE 1/4" = 1'-0"

CONCEPT

SUBMISSION

EXISTING
WEST ELEVATION

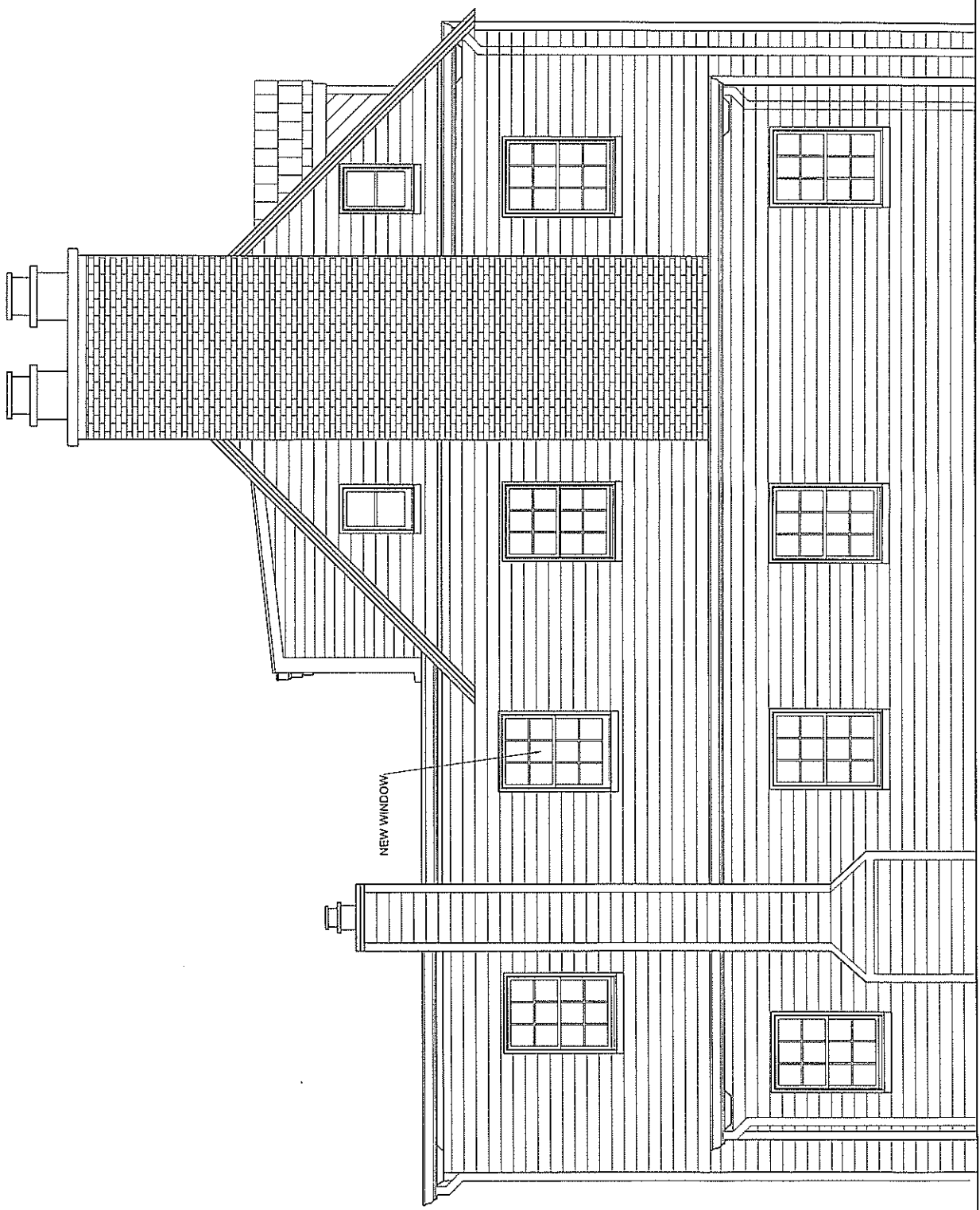
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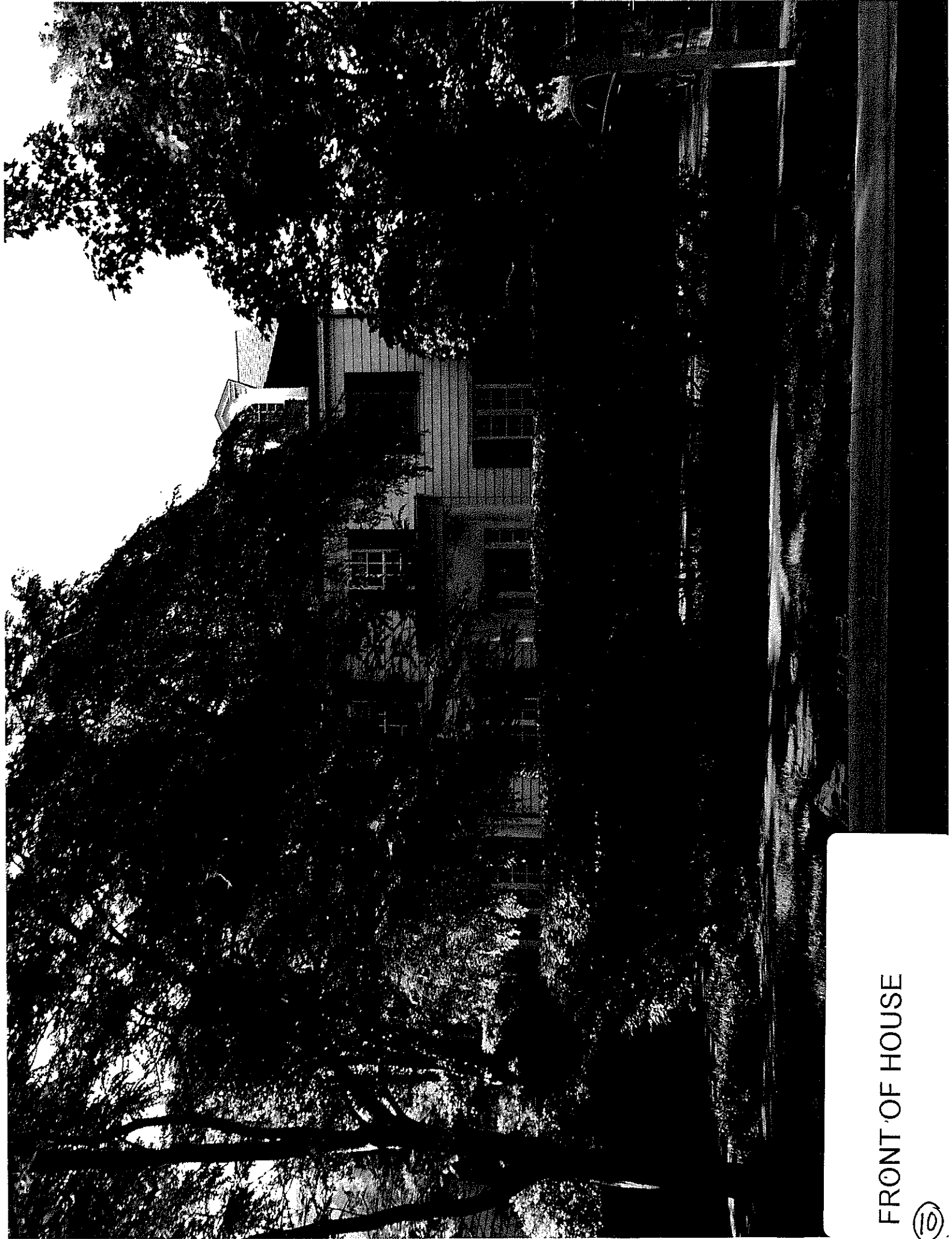
FISHBEIN
35 OXFORD STREET
CHEVY CHASE, MD

PROJECT

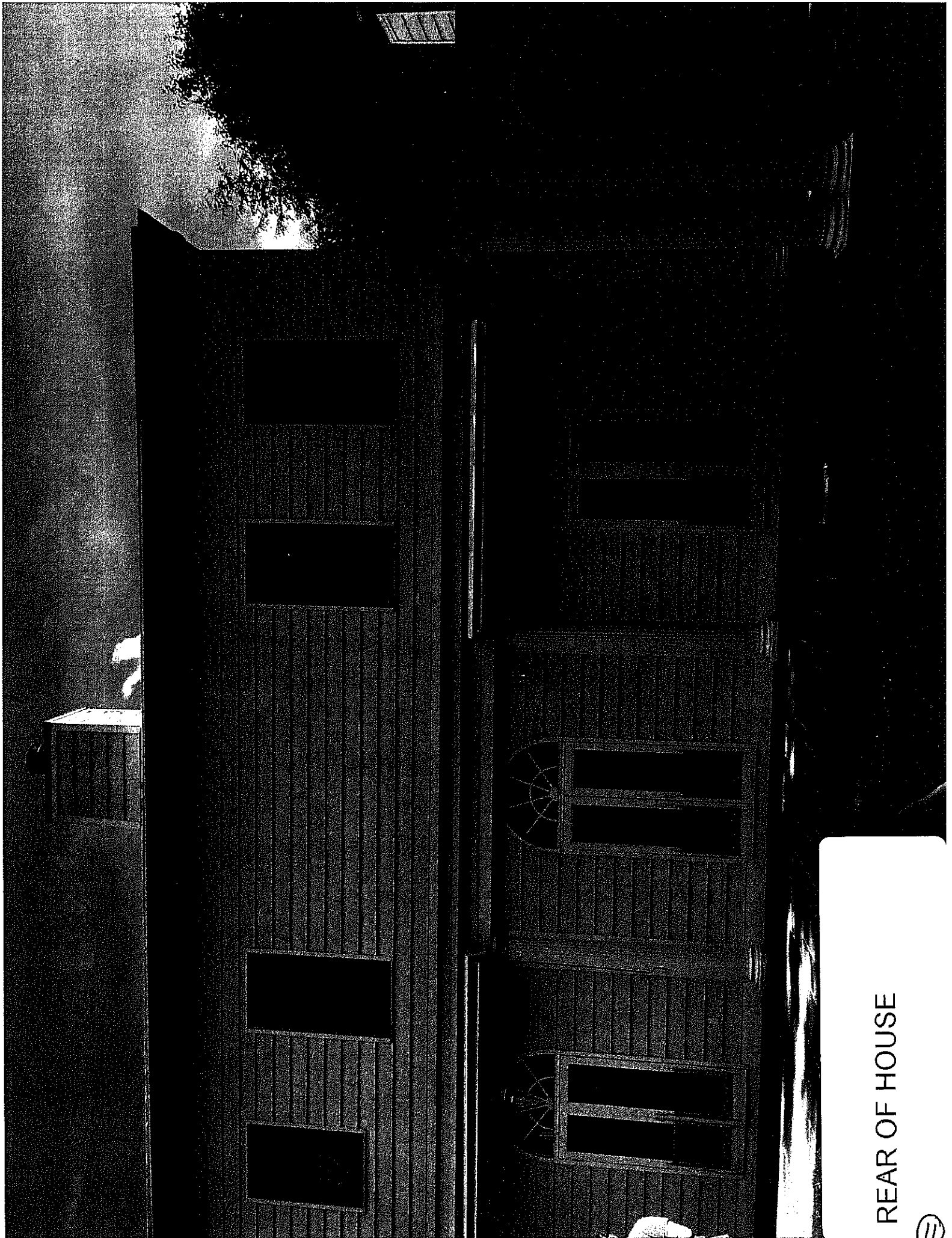
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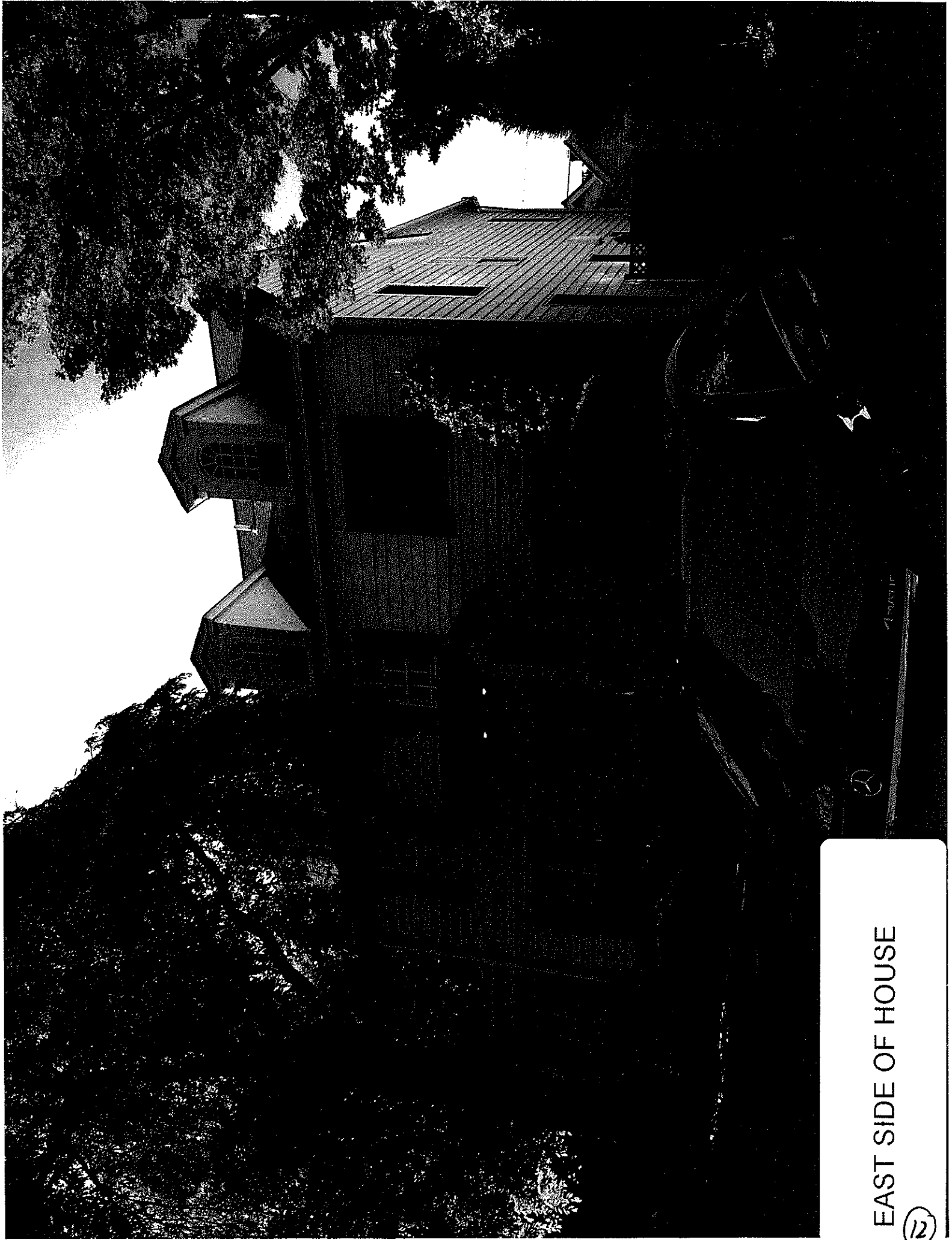
NEW WINDOW



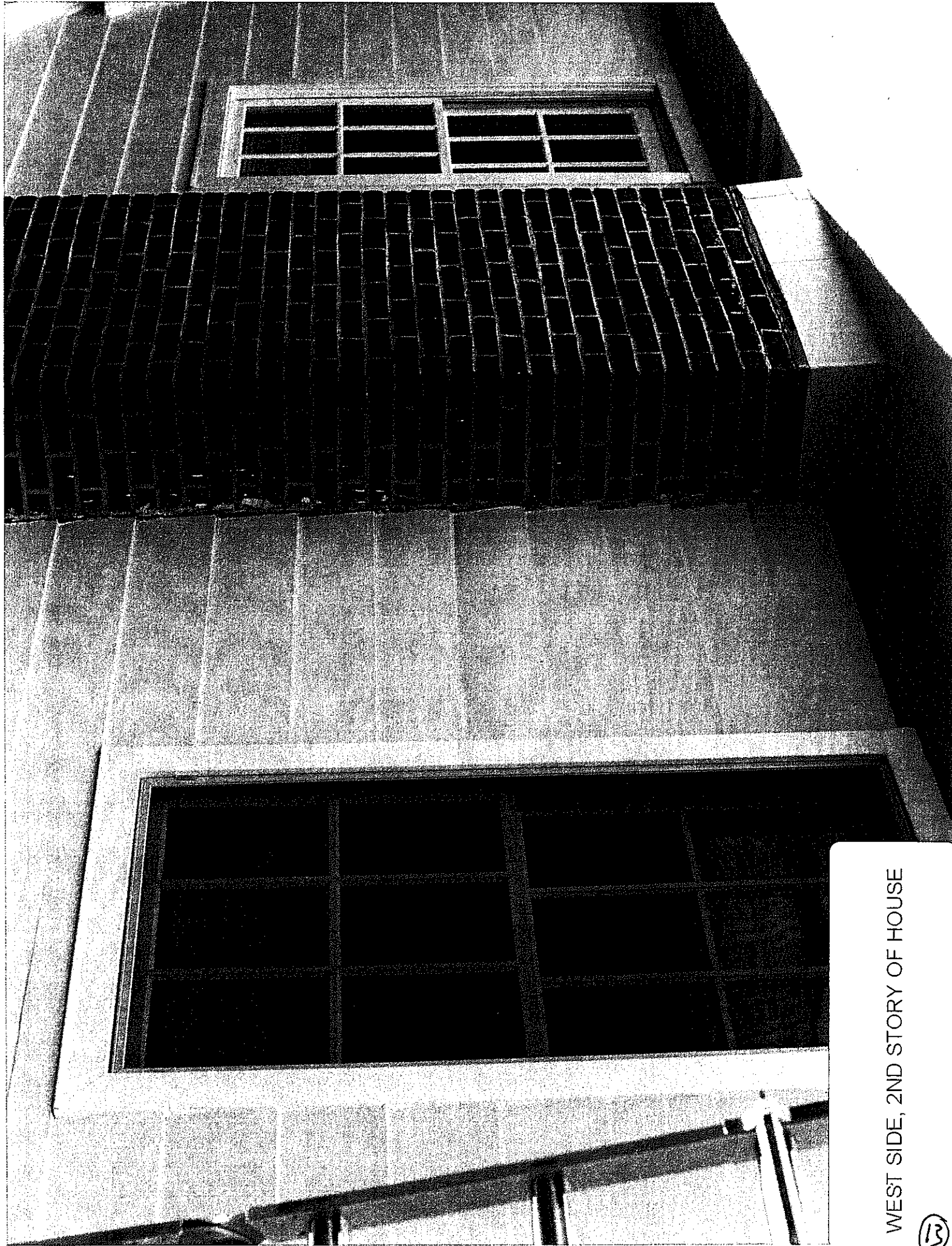
FRONT OF HOUSE



REAR OF HOUSE



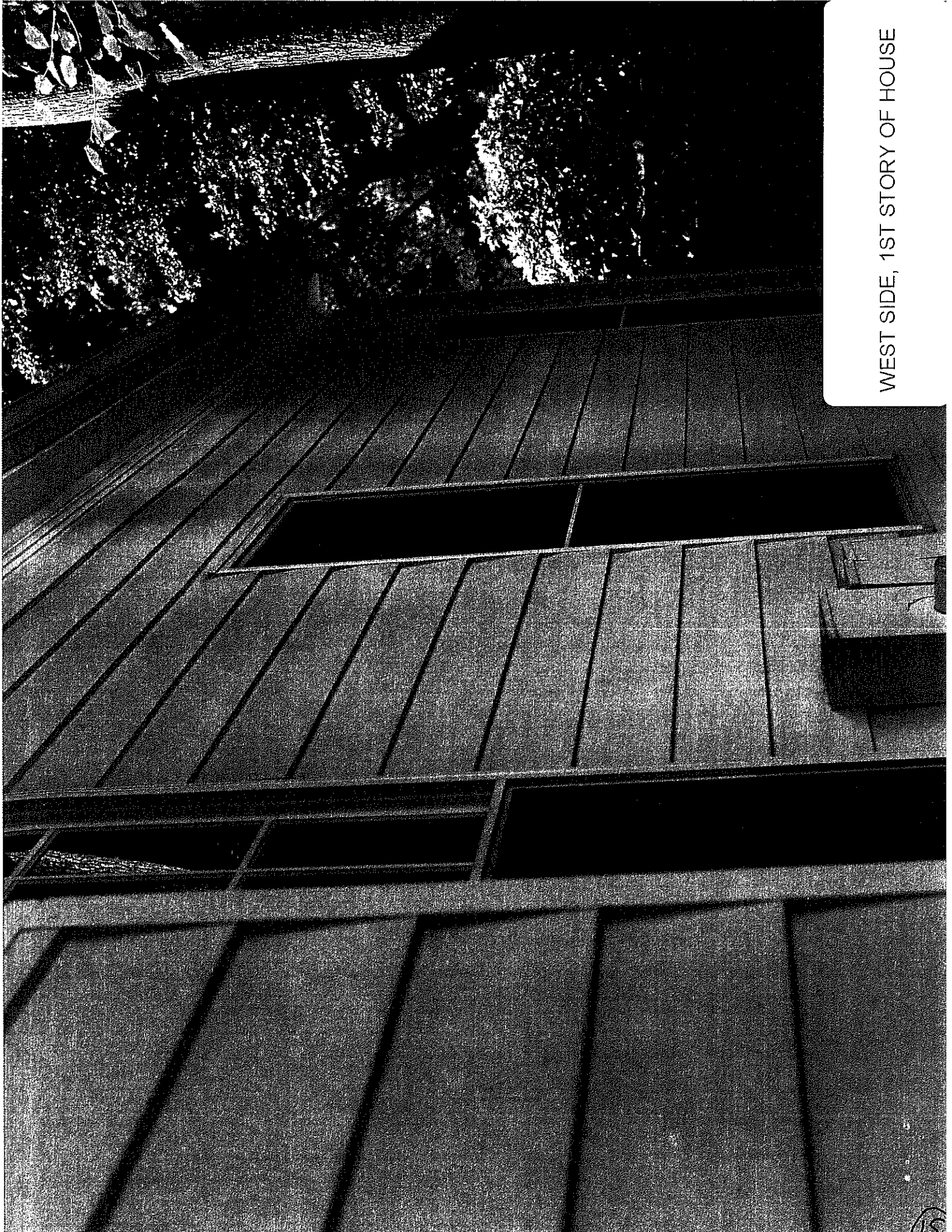
EAST SIDE OF HOUSE



WEST SIDE, 2ND STORY OF HOUSE



WEST SIDE, 2ND STORY OF HOUSE



WEST SIDE, 1ST STORY OF HOUSE

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

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

Robert Stillman
 22 Primrose Street
 Chevy Chase, MD 20815