Preliminary
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Oxford St., Chevy Chase	**Meeting Date:**	12/20/17
Resource:	Non-Contributing Resource **Chevy Chase Village Historic District**	**Report Date:**	12/13/17
Applicant:	Gerstenfeld/Wiltshire	**Public Notice:**	12/06/17
Review:	Prelim	**Tax Credit:**	N/A
Case Number:	**N/A**	**Staff:**	Dan Bruechert
Proposal:	Demolish out-of-district resource, construct addition, hardscape alterations		

STAFF RECOMMENDATION
Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Non-Contributing Resource to the Chevy Chase Village Historic District
STYLE:	Colonial Revival
DATE:	c.2007

The subject property is a clapboard Colonial Revival house on a trapezoidal lot. The house has a front facing gable roof and is three bays wide. The windows are six-over-six sash windows with shutters. On the left side of the house, two bays back, there a is side gable projection with a second story wood porch (these additions were reviewed and approved by the HPC in 2006). There is a detached, clapboard, accessory structure to the rear of the house, which was approved by the HPC in 2007.

To the left of the subject property is 6320 Broad Branch Rd. This house is a brick Colonial Revival house c.1951 that it outside of the district.

Figure 1: 26 Oxford St., marked with a star is next to 6320 Broad Branch, which sits outside of the Historic District.

PROPOSAL:

The applicant to demolish the house at 6320 Board Branch Rd. and to construct an addition to 26 Oxford St., to remove the side 1 ½ and 2-story additions to the existing house and expand a bay on the west side of the house. The applicant also proposes to install a new driveway, pool, and to extend an outbuilding.

APPLICABLE GUIDELINES

When reviewing alterations and additions or new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"**Moderate Scrutiny**" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"**Strict Scrutiny**" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- *Awnings* should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.
- *Balconies* 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
- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Dormers* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Driveways* should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- *Exterior trim* (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *Fences* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Fire damage repair* should be subject to lenient scrutiny. No one should be required, on grounds of historic preservation, to undertake fire damage repairs that would not result in a reasonable return on investment.
- *Garages and accessory buildings* which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."
- *Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Gutters* are not currently subject to review and should not be reviewed.
- *Lamposts and other exterior lights* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- *Major additions* should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.

- *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- *Roofing materials* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- *Second or third story additions or expansions* which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- *Shutters* should be subject to moderate scrutiny if they are visible from the public right-of-way.
- *Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- *Skylights* should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Tree removal* should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

- The *Guidelines* state five basic policies that should be adhered to, including:

  - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)
A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

Staff has broken down the application into three different broad categories: the demolition of the neighboring house, the removal of additions and construction of additions to the subject property, and the construction and alterations to the hardscape and outbuildings of the subject property.

Building Demolition

The house at 6320 Broad Branch Rd. lies outside of the historic district. Its orientation faces away from Oxford St. and it does not contribute to the historical context to evaluate 26 Oxford St. As this building is outside of the Historic District, Staff does not believe that the HPC has the authority to approve or deny the demolition of this building. However, the demolition of this building will have an impact on the siting of the non-contributing building at 26 Oxford St. The reason Staff has included this information in the prelim is help the HPC understand the context of the changes being proposed in the other areas of this prelim.

Additions to 26 Oxford St.

The applicant is proposing to remove the existing side projection (or addition) and to construct a two-story addition with an additional 1 ½-story addition to the left of the massing of the house. This proposal will also change the placement of the front door. The applicant is also proposing to install an expanded bay on the west side of the house facing Brookville Rd. Because of the unique shape of this lot, this house will be highly visible from three directions; and while most of the changes are occurring on the side of the house that faces away from the district, the changes will still have an impact on the appearance of the district.

In the main massing of the house the applicant is proposing to remove the front door and replace it with a six-over-six sash window that will match the appearance and configuration of the other windows in the house. In place of the current side addition the application proposes to construct a new two-story addition that will effectively double the width of the existing house. A new door matching the decorative pediment of the existing door will be installed in this side addition. The details of the addition will match the main block of the house in siding, window configuration, cornice details, and shutters. To the left of the two-story addition is a one-story hyphen with a 1 ½ story side gable addition to the left. The 1 ½-story addition contains a two-bay side-loading garage and will match the details and appearance of the other addition. The 1 ½-story addition will be placed entirely on the lot currently occupied by 6320 Broad Branch Rd.

The *Design Guidelines* for the Chevy Chase District state that Major Additions (which staff believes this qualifies) where feasible, should be placed to the rear of the existing structure so they are less visible. The *Guidelines* also state alterations to lot coverage should be subject to "strict scrutiny." In view of both of these guidelines Staff believes that side additional and/or alterations can be accommodated to the side of 26 Oxford St. The main reason for this is that the placement of the existing rear accessory structure makes a rear addition not feasible. Second, Staff recognizes that this new construction would significantly increase the lot coverage, it does not appear that the total lot coverage between the combined lots would be much higher than currently exist.

The design of the additions will tie into the architecture of the main massing of the non-

contributing house. The architectural details including roof shape, siding, windows, and shutters will all be consistent between the main house and the additions. The additions will have lower roofs, as the two-story addition's gable ridge will be lower than the front gable on the main house and the 1 ½-story garage will further step down. Staff recognizes that this is a large addition that would not likely be appropriate on many lots within the Chevy Chase Village Historic District. As this is addition is occurring on the side of the house that faces away from the district and the additions are proposed on what will be a double lot, Staff feels that the size may not overwhelm the site and surrounding district.

The applicant is also proposing to expand an existing bay on the west side of the house. The applicant did not provide existing drawings for this preliminary application, but it appears as though the new bay will be between 33-50% larger than the existing bay. This side of the house faces Brookville Rd. and the interior of the historic district. Staff feels that more information is needed for this element to be fully evaluated. Specifically, details on the proposed windows, roofing, and existing drawings should be presented with the HAWP application for a full evaluation. Staff believes, however, that an expansion of the existing bay can be accommodated to this secondary elevation and that it will not overwhelm the existing house or the surrounding streetscape.

Hardscape and Outbuilding Alterations
The applicant is proposing to construct a new driveway, a pool, and to expand the existing accessory structure.

The proposed circular driveway will provide access from Broad Branch Rd. at two access points and will provide additional off-street parking. Paving is subject to strict scrutiny only as to their impact on mature trees. A tree-survey was not included with the preliminary review materials and needs to be submitted with the HAPW application materials. The proposed paving material was not included as part of this prelim, but Staff believes that the large amount of proposed paving will have a significant impact on the visual character of the site and encourages input from the HPC as to the preferred materials.

The applicant proposes to construct a pool to the rear of the 1 ½-story garage. Based on the shape of the lot and the placement of the lot – half in and half out of the district – Staff feels that this is an appropriate location for a pool on this property. The proposal shows the pool surrounding by some type of patio and plantings, but does not provide additional details. Staff believes that the methods and materials used to screen and secure the pool area will have a significant impact on the visual character of the lot and the district and encourages the HPC to provide input to the applicant.

Lastly, the applicant is proposing to expand the existing accessory structure by approximately 1/3. This new portion of the structure will not be visible from the public right-of-way and is subject to lenient scrutiny. Drawings of this structure were not provided, so Staff can only analyze the affects this expansion would have to the site and cannot comment on the architecture of this proposed work.

Staff believes that this non-contributing resource to the Chevy Chase Village Historic district can

accommodate a significant amount of change to the east. Staff request feedback from the HPC in several areas of proposed work:

- Is the size and massing of the new addition appropriate for the existing house and surrounding district?
- Is the proposed amount of driveway paving and parking appropriate and compatible?
- Does the HPC have a specific paving material or type of paving that would lessen the impact of the paving and parking to the site and district?
- What are the HPC's preferred methods of pool screening to a pool that would otherwise be visible from the public right-of-way?

STAFF RECOMMENDATION

Staff recommends the applicant revise the design presented and either return for a second Preliminary review or submit a HAWP application based on the guidance of the HPC.

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: DAVID@JONESBOER.COM Contact Person: DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.:

Name of Property Owner: GERSTENFELD/WILSHIRE REV. TR. Daytime Phone No.: 202-302-2510
Address: 26 OXFORD STREET (Street Number) CHEVY CHASE (City) MD (State) 20815 (Zip Code)

Contractor: TBD. Phone No.:

Contractor Registration No.:

Agent for Owner: JONES & BOER ARCHTS. Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: OXFORD ST.
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.
Lot: 6 & 7 Block: 55 Subdivision: SECTION 2
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☒ Alter/Renovate ☐ A/C ☐ Slab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $

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.

David Jones 11-23-17.
Signature of owner or authorized agent Date

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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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:

   #20 OXFORD ST.: NON-CONTRIBUTING SINGLE FAMILY HOME & OUTBUILDING IN THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.

   #6320 BROAD BRANCH RD: SINGLE FAMILY HOME NOT IN THE HISTORIC DISTRICT.

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

   REMOVE EXISTING HOUSE ON BROAD BRANCH. 1½ & 2 STORY ADDITION TO THE SIDE OF THE EXISTING HOUSE ON OXFORD; NEW ENTRY PORTICO; EXPAND BAY ON WEST SIDE; NEW DRIVEWAY; POOL; EXTEND OUTBUILDING.

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.

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

Owner's mailing address	**Owner's Agent's** mailing address
ASHLEY & ASHTON WILTSHIRE 26 OXFORD ST. CHEVY CHASE MD. 20815	DAVID JONES JONES & BOEK ARCHITECTS 1739 CONNECTICUT AVE NW. WASHINGTON DC 20009
Adjacent and confronting Property Owners mailing addresses (ATTACHED)	

26 Oxford Street Neighbors

Thomas and Virginia Leachman

103 Newlands Street

Chevy Chase MD 20815

George Bionis

105 Newlands Street

Chevy Chase Md 20815

David Kushner

111 Newlands Street

Chevy Chase MD 20815

Marc and Lori Gordon

20 Oxford Street

Chevy Chase MD 20815

David and Andrea Kirsch

6400 Brookville Road

Chevy Chase MD 20815

Marvin and Madelaine Kalb

100 Oxford Street

Chevy Chase MD 20815

Wendy Atrokhov

101 Oxford Street

Chevy Chase MD 20815

CHEVY CHASE VILLAGE
ESTABLISHED 1890

Municipality Letter for
Proposed Construction Project

Subject Property: 26 Oxford Street, Chevy Chase, MD 20815
Property Owner: Ashley Wiltshire
Project Manager/Contractor: Jones Boer Architects
Proposed Work: Combine lots; demolish the dwelling at 6320 Broad Branch Road; construct addition and swimming pool

11/27/2017

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at cvvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
cvv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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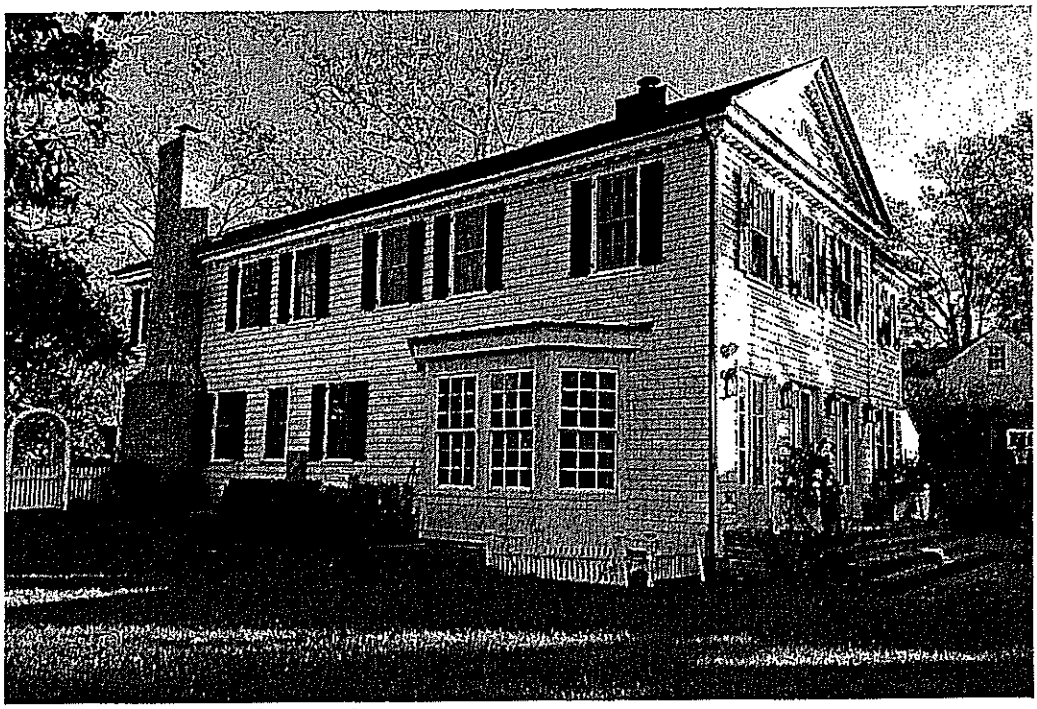
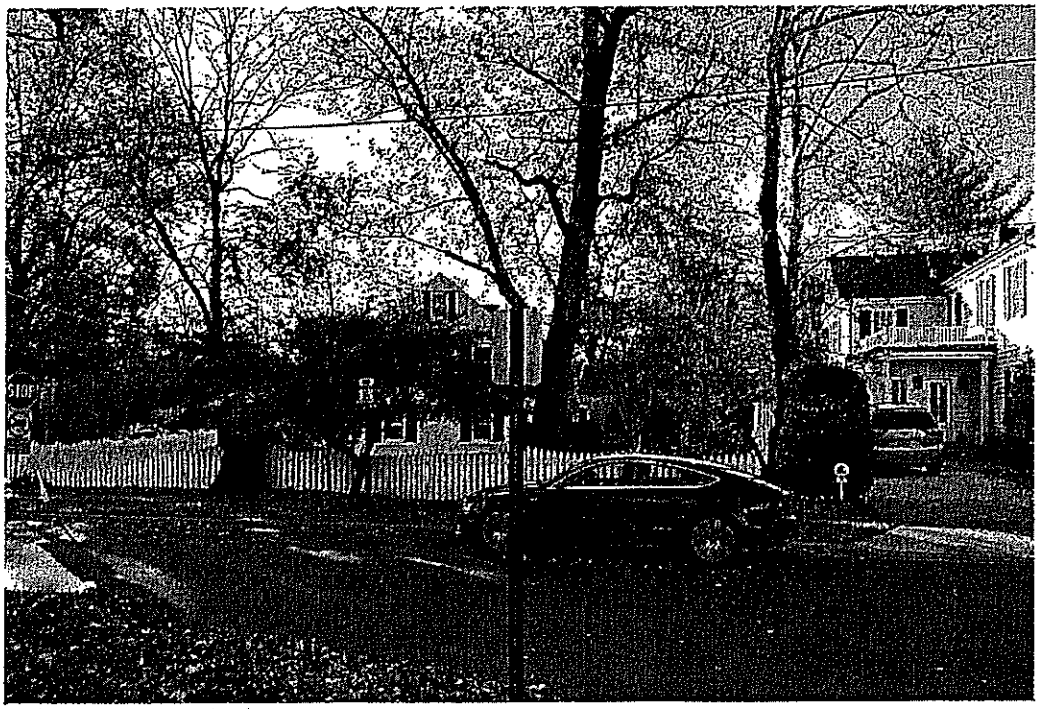
Existing North Elevation from Street

Existing North Elevation

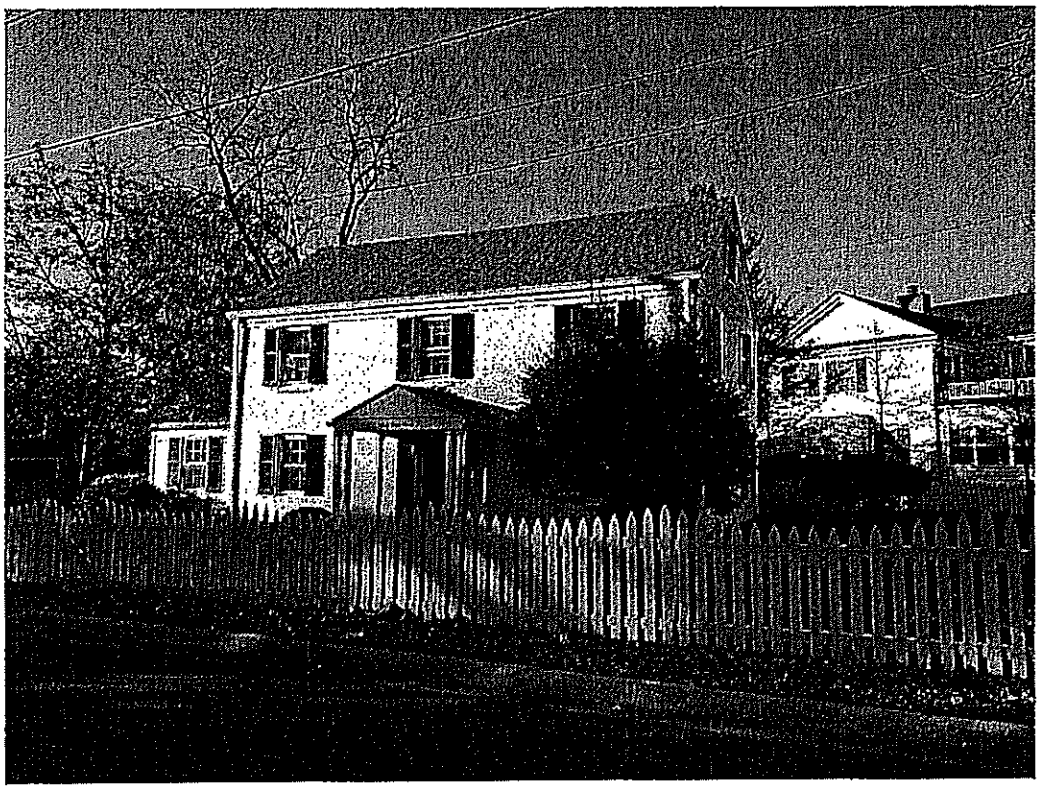


Existing West & South Elevation

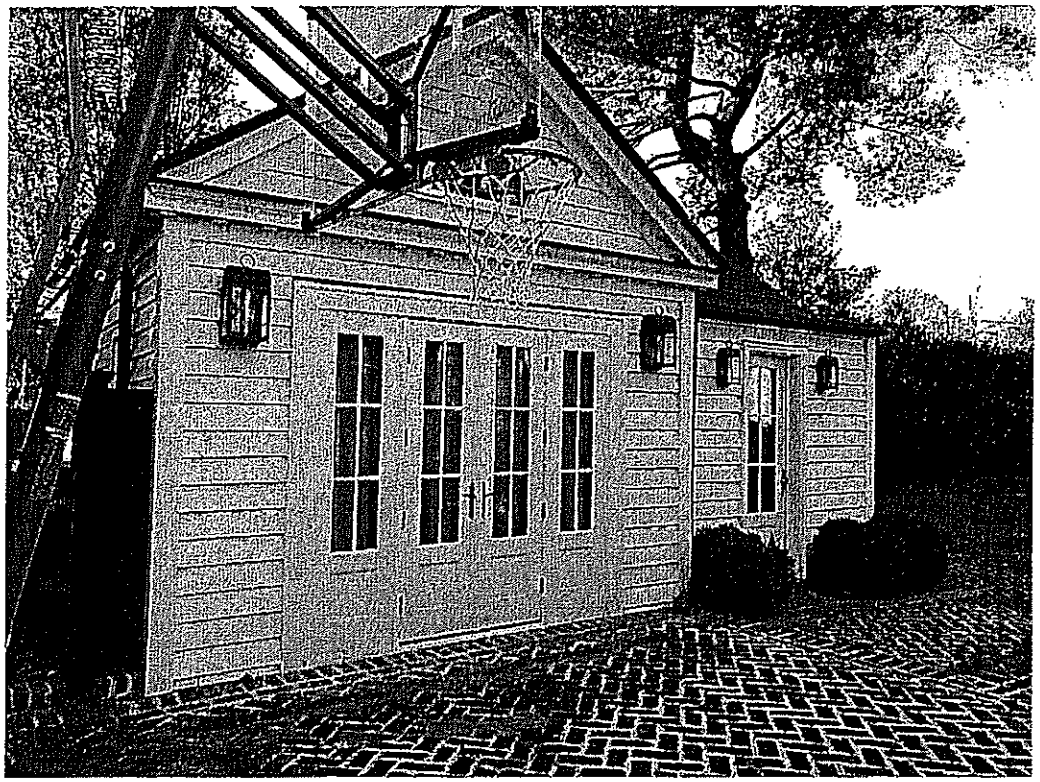
Existing South Elevation



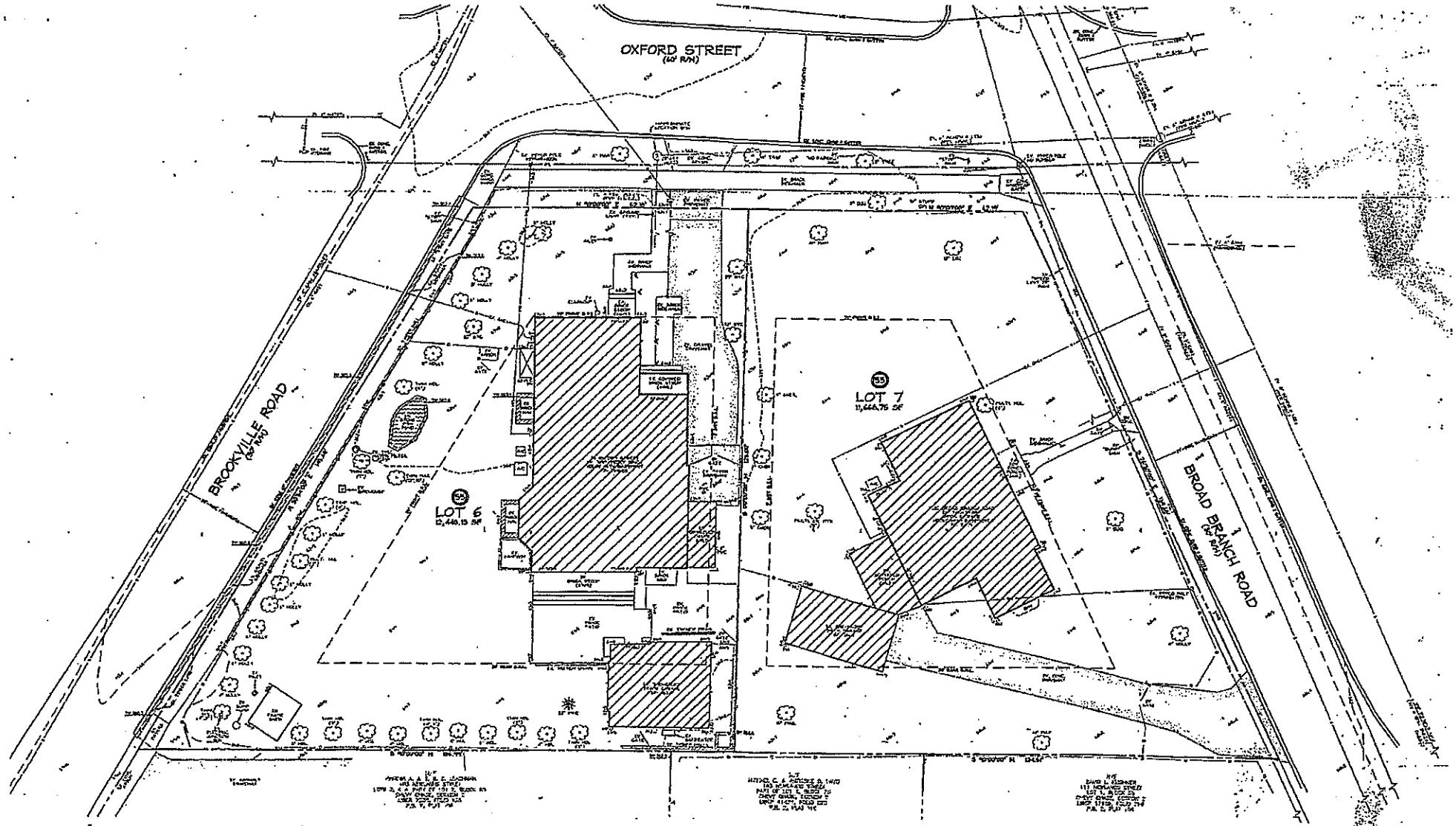
Adjacent House - North



Adjacent House – South

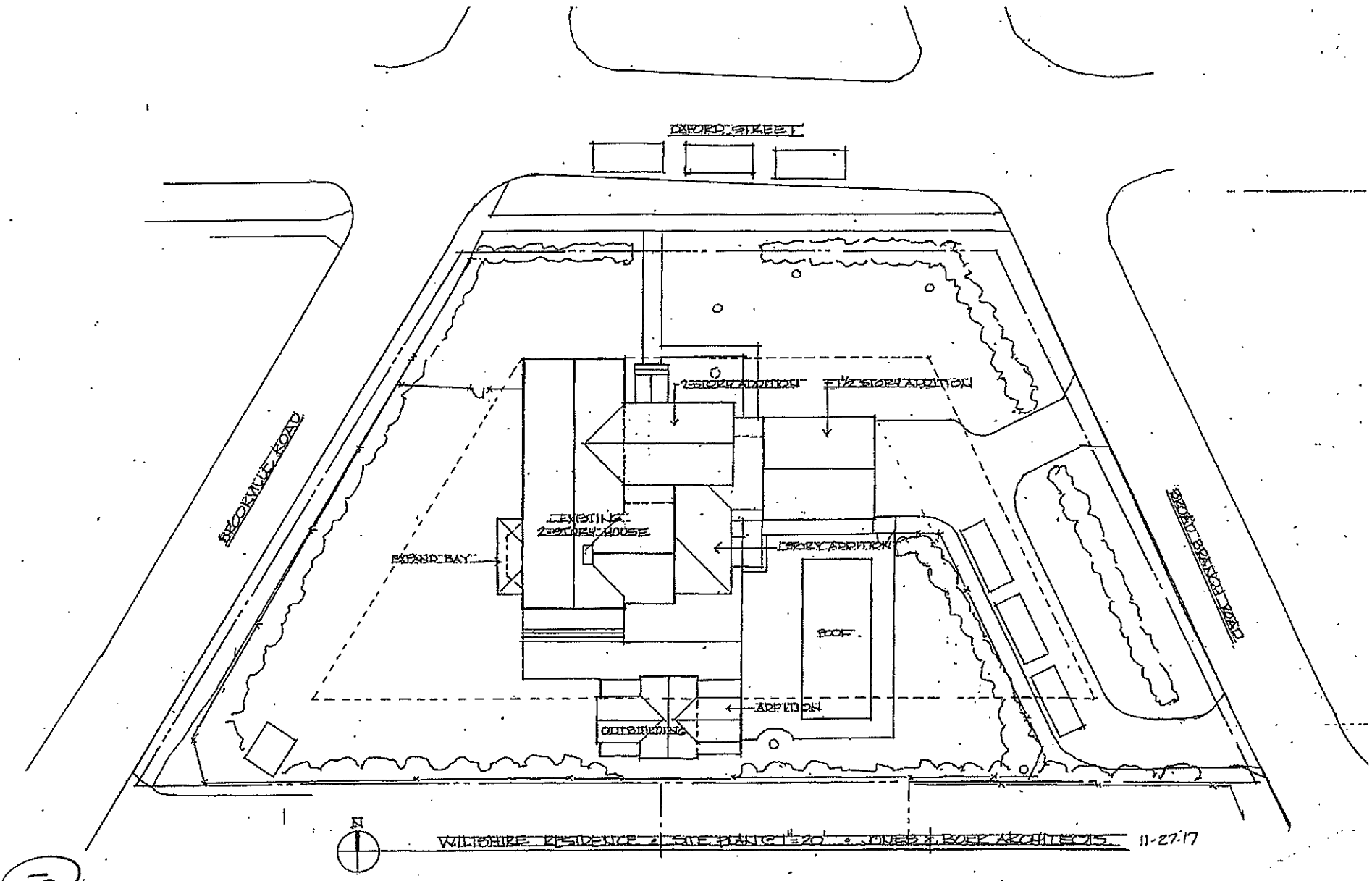


Existing Outbuilding



WILTSHIRE RESIDENCE EXISTING SITE PLAN 1"=20'

(2)


OXFORD STREET
BROOKVALE ROAD
BROAD BRANCH ROAD
EXISTING 2-STORY HOUSE
2-STORY ADDITION
1½-STORY ADDITION
EXPAND BAY
1-STORY ADDITION
ROOF
ADDITION
OUTBUILDING
N
WILTSHIRE RESIDENCE • SITE PLAN 1"=20' • JONES & ROEK ARCHITECTS
11-27-17

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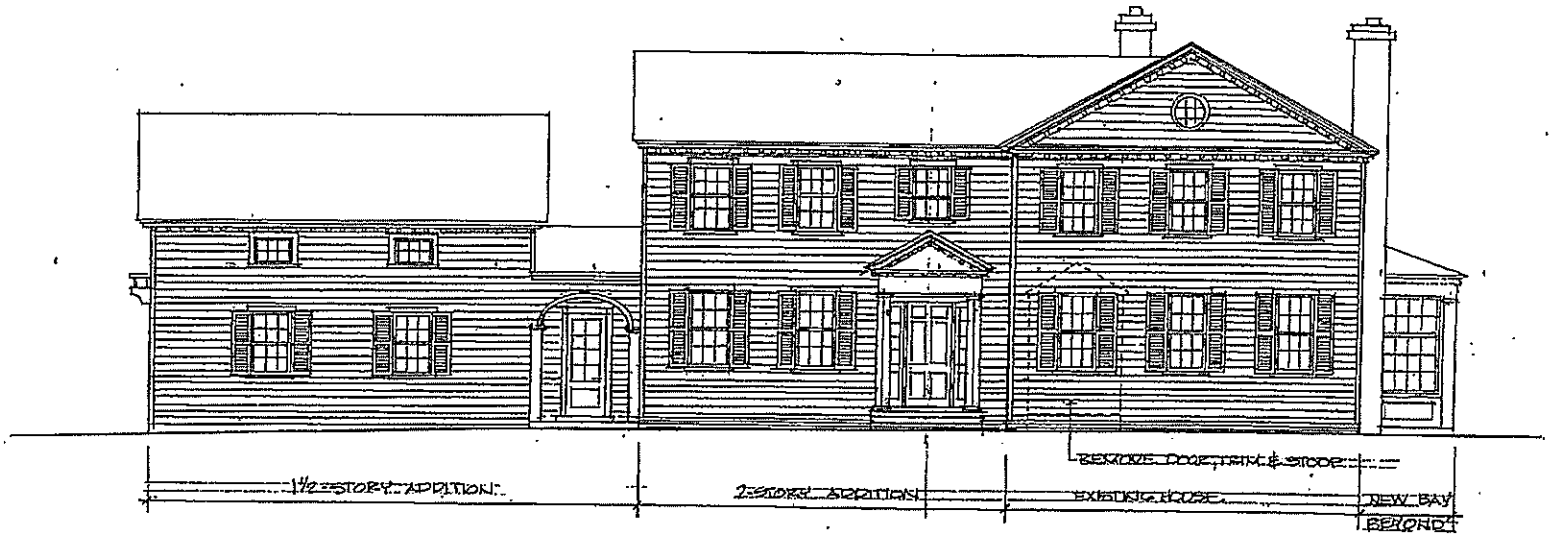
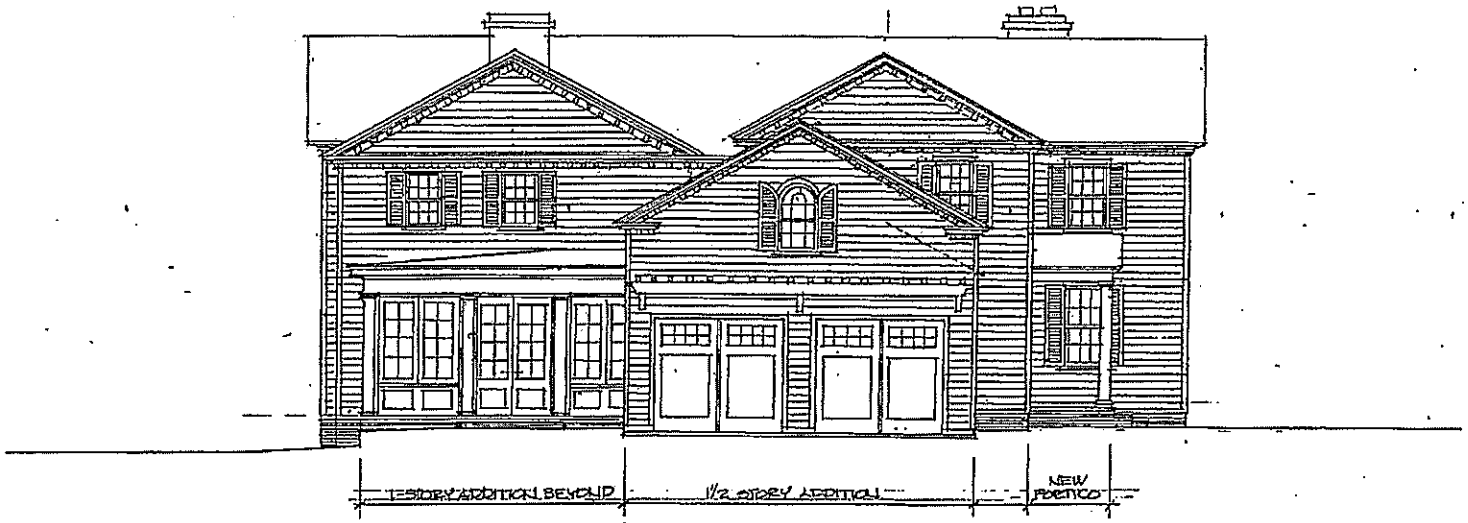


WILTSHIRE RESIDENCE - NORTH ELEVATION @ 1/8"=1'-0" - JONES & BOYD ARCHITECTS - 11.27.17



WILSHIRE RESIDENCE - EAST ELEVATION @ 1/8"=1'-0" - JONES & BOEL ARCHITECTS 11.27.17

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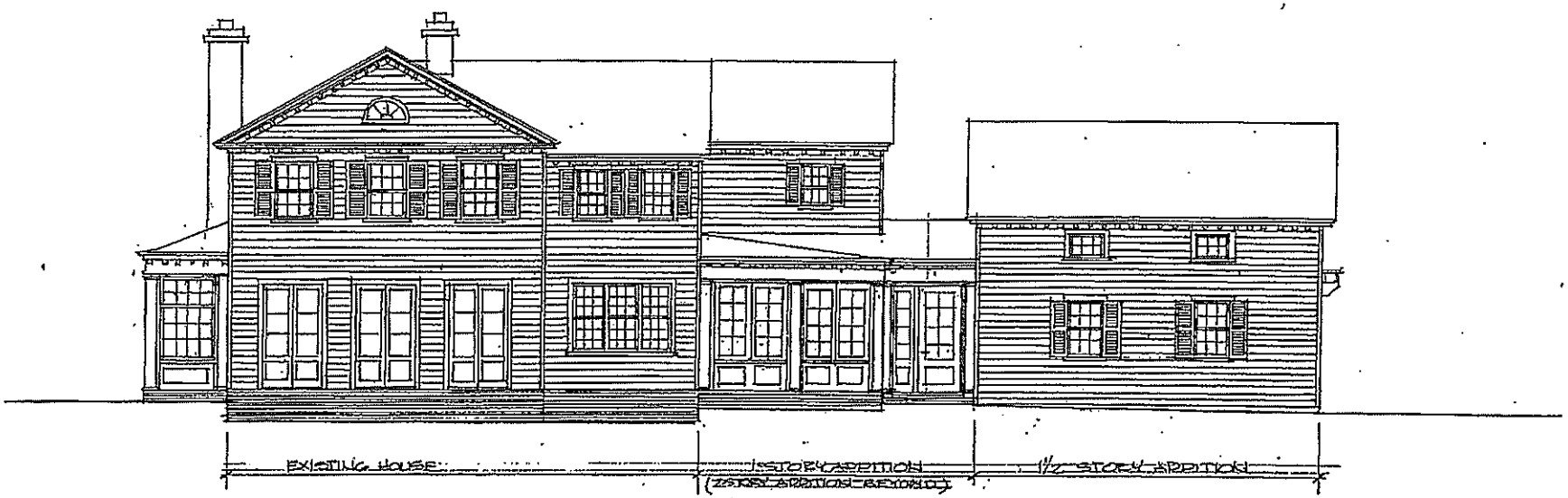

WILTSHIRE RESIDENCE - SOUTH ELEVATION @ ⅛"=1'-0" - JONES & BOER ARCHITECTS - 11.27.17

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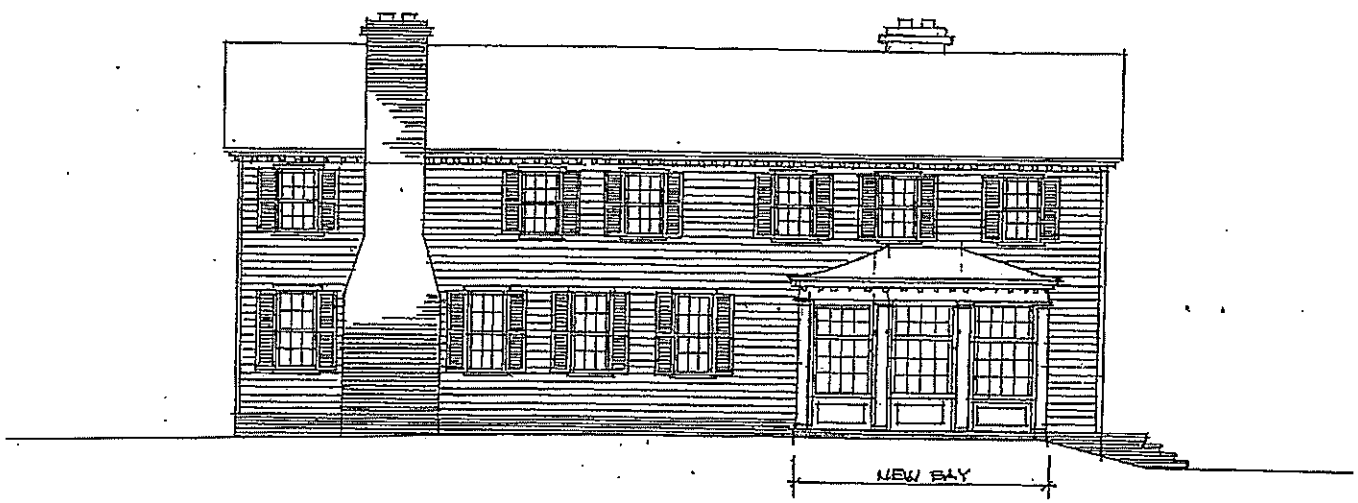
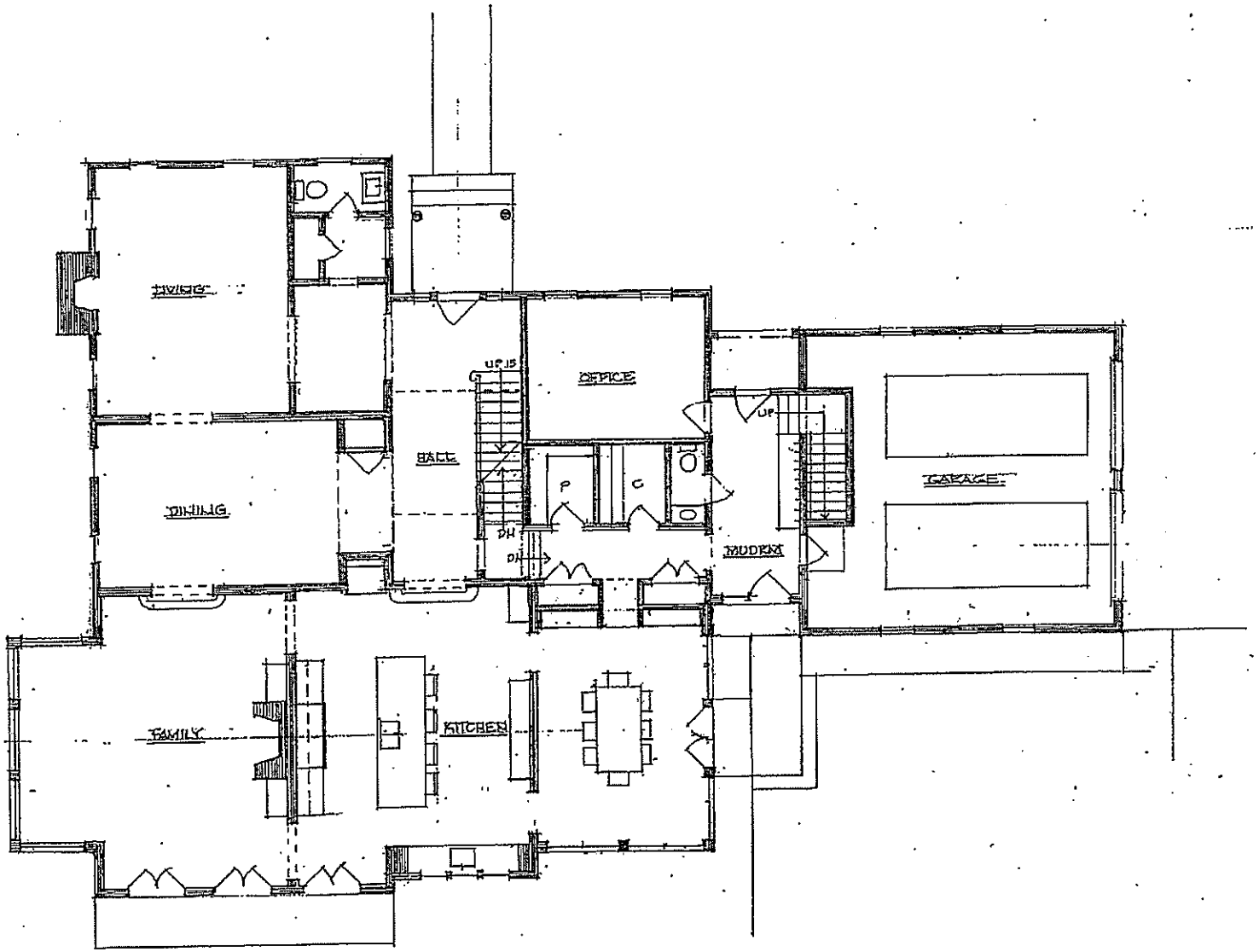


WILSHIRE RESIDENCE • WEST ELEVATION @ 1/8"=1'-0" • JONES & BOEKE ARCHITECTS 11-27-17

(23)



WILSHIRE RESIDENCE - 1ST FLOOR @ 1/8"=1'-0" - JONES & ROCK ARCHITECTS 11.22.17

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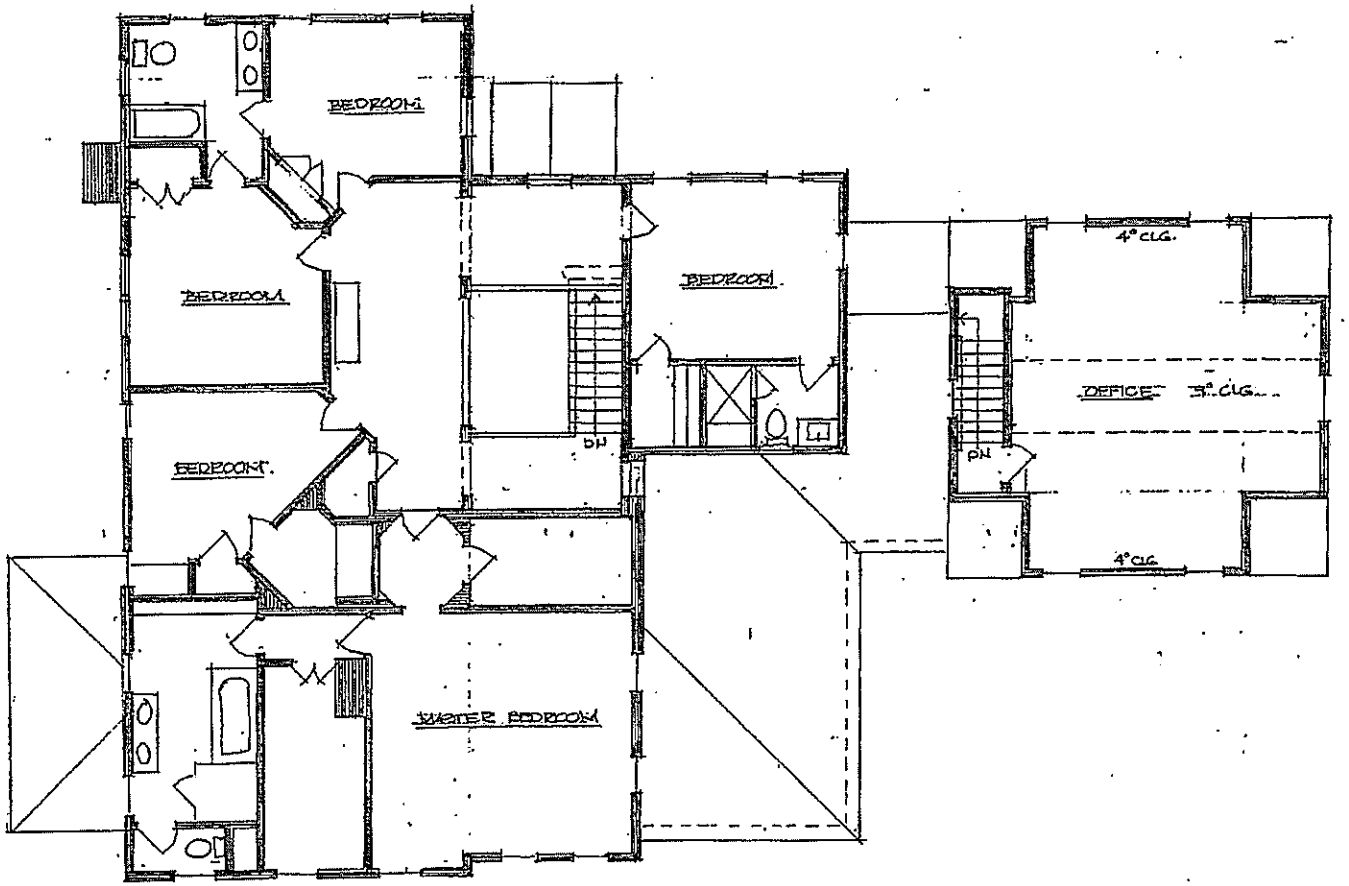
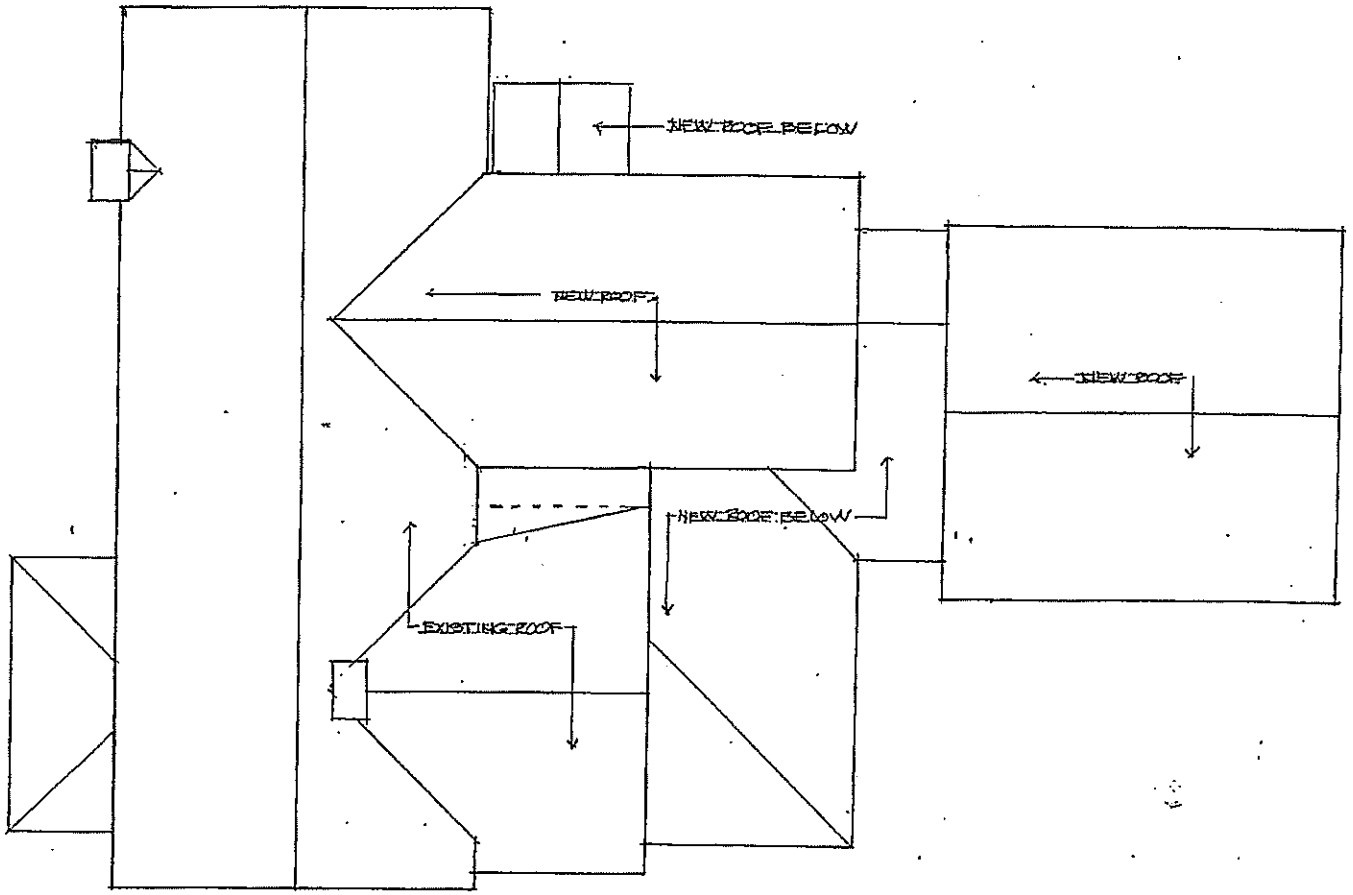


WILTSHIRE RESIDENCE · 2ND FLOOR @ 1/8"=1'-0" · JONES & BOER ARCHITECTS 11.27.17



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WILTSHIRE RESIDENCE • ROOF PLAN @ 1/8"=1'-0" • JONES & ROPER ARCHITECTS 11-27-17