

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

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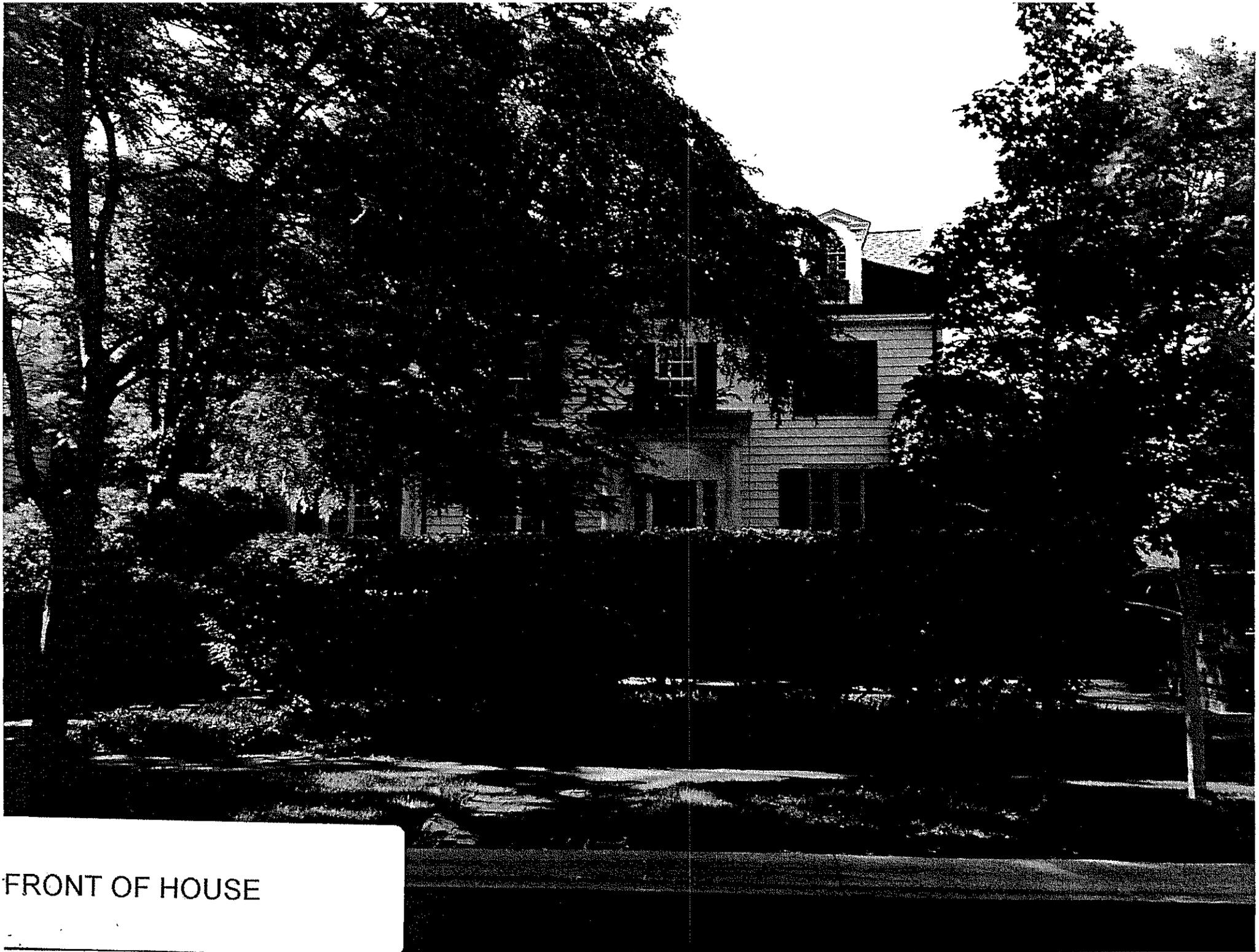
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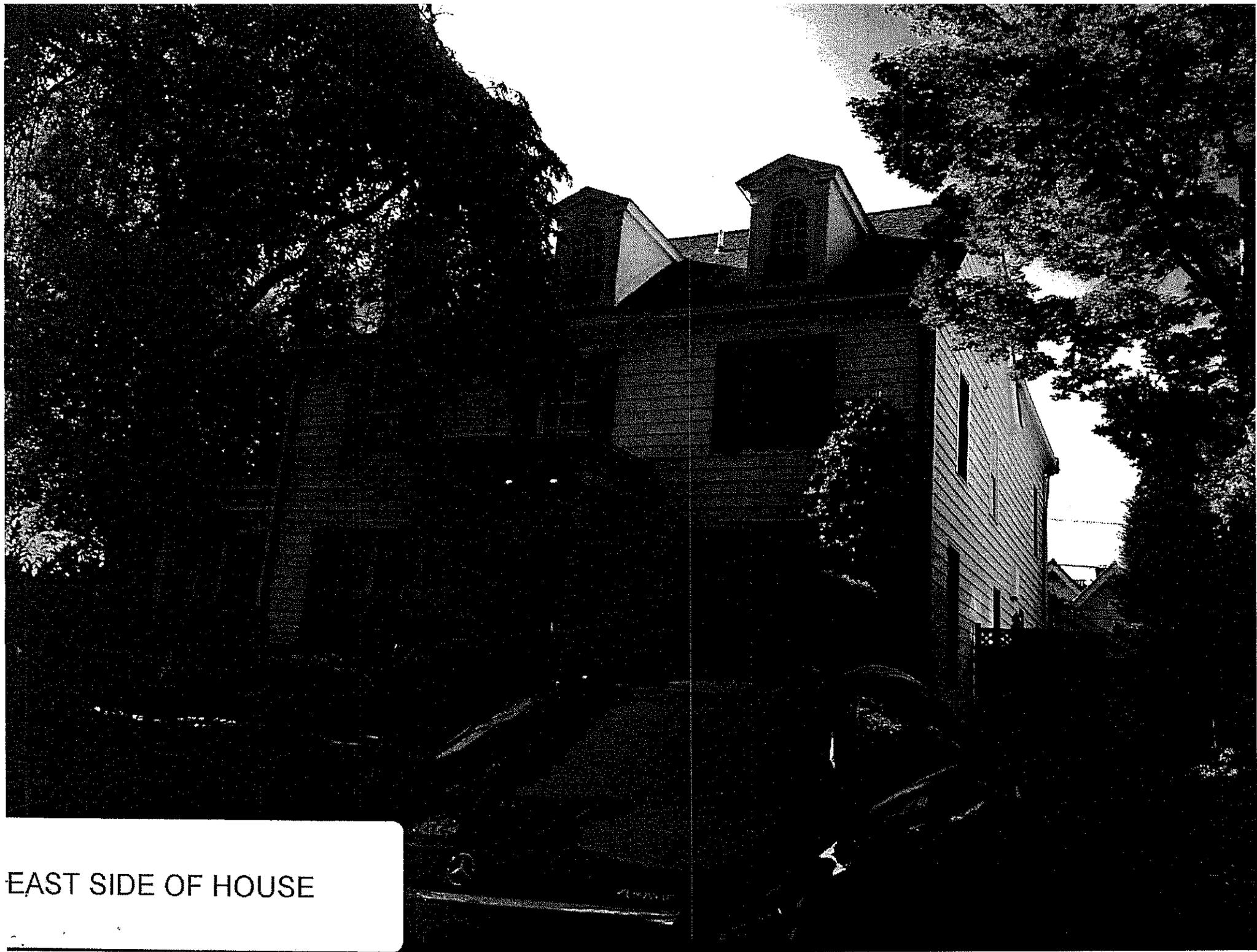
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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

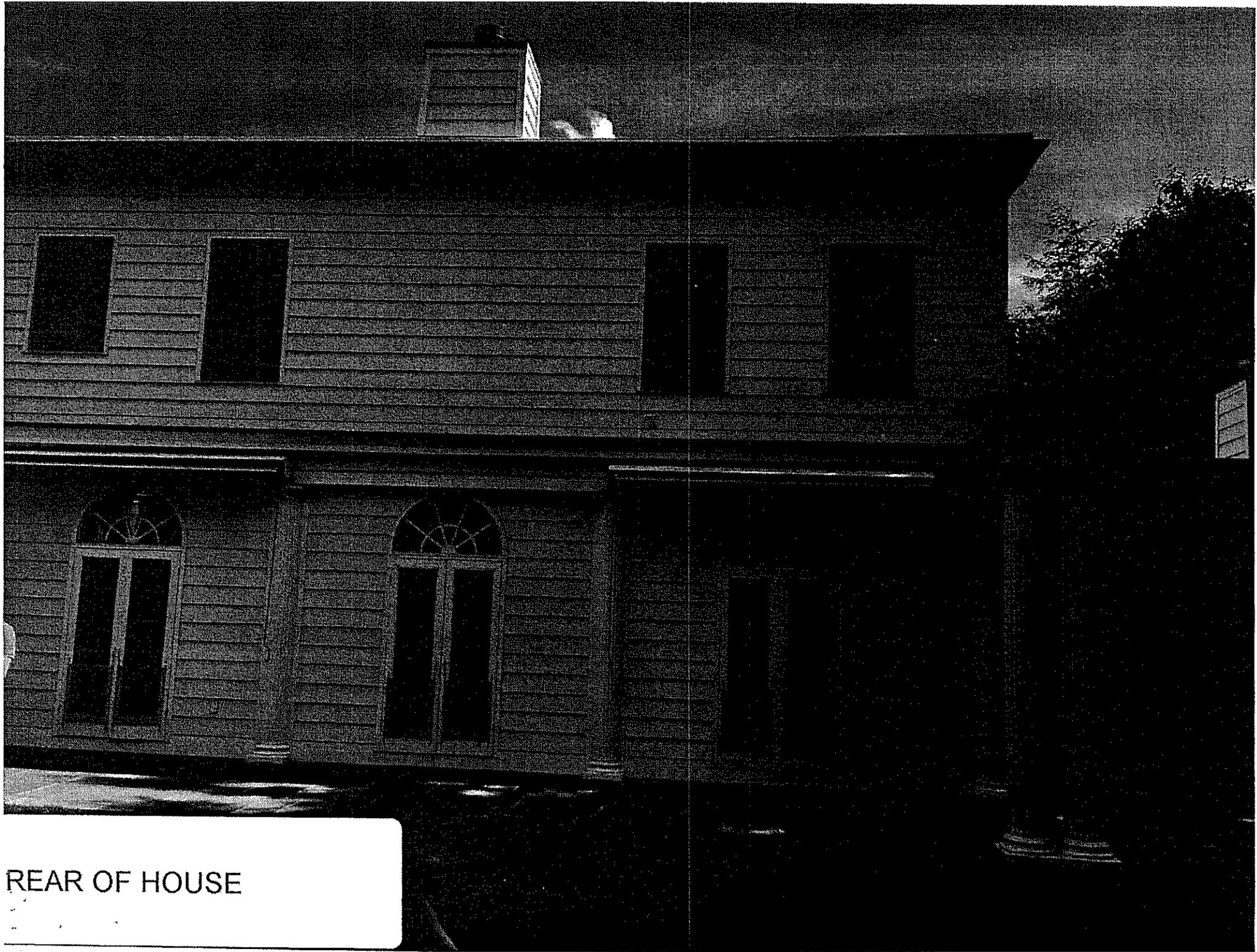
Robert Stillman  
 22 Primrose Street  
 Chevy Chase, MD 20815



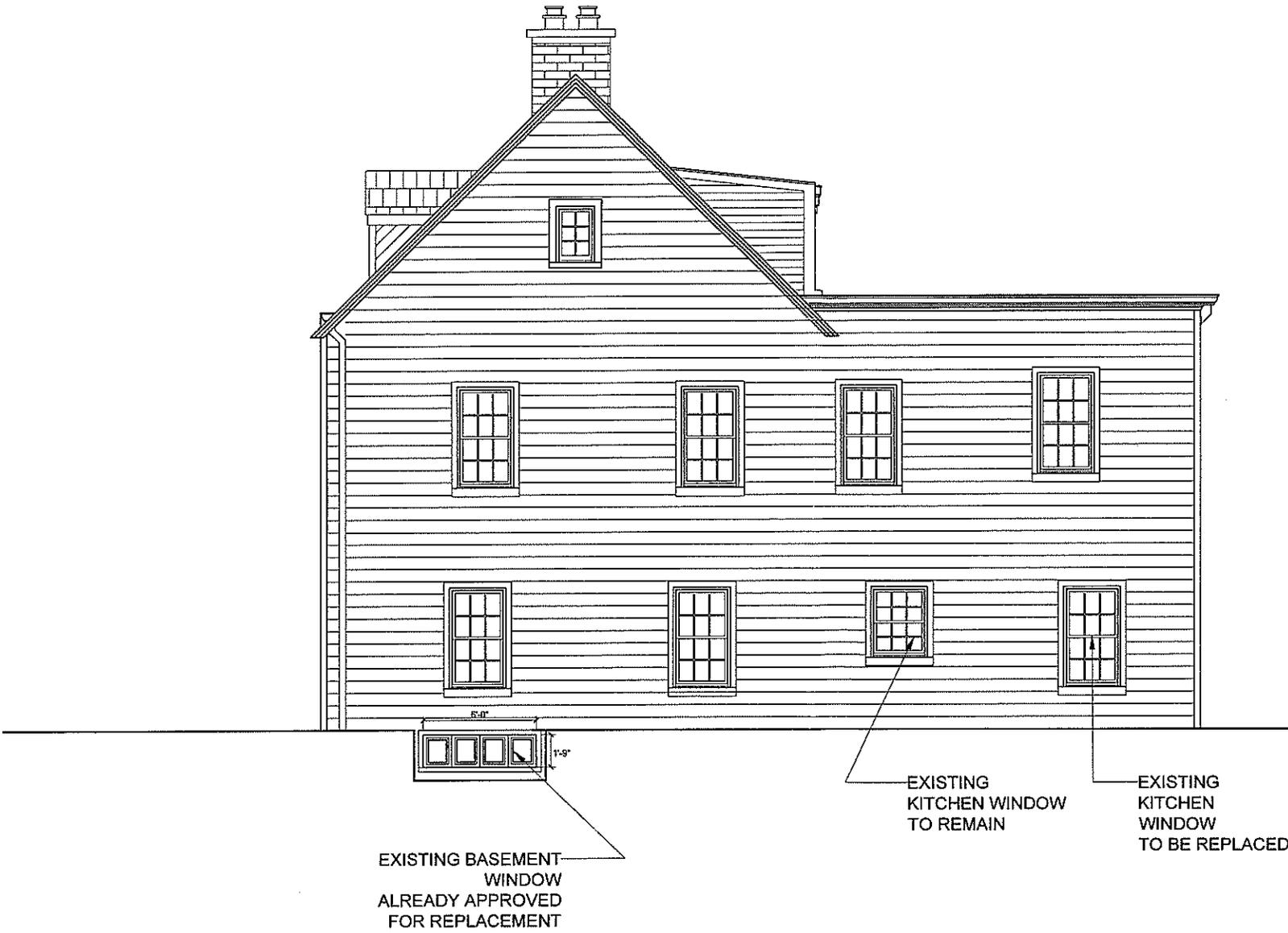
FRONT OF HOUSE



EAST SIDE OF HOUSE



REAR OF HOUSE



CHRISTIAN ZAPATKA ARCHITECT, PLLC  
 1835 30th STREET NW WASHINGTON DC 20007 202.233.2735

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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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DRAWING TITLE:

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**A011**