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.

STAFF RECOMMENDATION:

___ Approval
__X__ 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:

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

__X__ 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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: phil@cas-dc.com

Contact Person: Phillip Long - CASEng.

Daytime Phone No.: 240-638-3204 / 301-703-2340

Tax Account No.: 07-0045730-3

Name of Property Owner: Gregory & Alicia Fishbein

Daytime Phone No.: ____________________________

Address: 25 Oxford Street, Chevy Chase, MD 20815

Contractor: ____________________________

Contractor Registration No.: ____________________________

Agent for Owner: ____________________________

Agent’s Daytime Phone No.: ____________________________

LOCATION OF UNDESIGNATED PROPERTY

Hours Number: 35

Street: Oxford Street

Town/City: Chevy Chase Village

Street, Road: nears Cool Springs Road

Lot: 1B

Block: 57

Subdivision: Chevy Chase Sect. 2

PERMIT TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Add/Rehab

☐ A/C ☐ S/F ☐ Room Addition ☐ Deck ☐ Sheet

☐ Move ☐ Install ☐ Week/Rate

☐ Fireplace ☐ Wood Burning Oven

☐ Revision ☐ Repair ☐ Removable

☐ Fencing/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 III: CONDITION REVIEW AND EXISTING ADDITIONS

2A. Type of sewage disposal: ☐ 01) WSSC ☐ 02) Septic ☐ 03) Other:

2B. Type of water supply: ☐ 01) WSSC ☐ 02) Well ☐ 03) Other:

PART IV: COMPLETE ONLY FOR FENCE OR RETAINING WALL

3A. Height: ______ feet ______ inches

3B. Indicate whether fence or retaining wall is to be constructed in one of the following locations:

☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/enclosure

I 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

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:

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

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6
# 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>
</tr>
</thead>
<tbody>
<tr>
<td>Gregory &amp; Alicia Fishbein</td>
<td>Phillip Long</td>
</tr>
<tr>
<td>35 Oxford St</td>
<td>CAS Engineering</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>10 S Bentz St</td>
</tr>
<tr>
<td></td>
<td>Frederick, MD 21701</td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott &amp; Leann Hodges</td>
<td>Bruce Becker &amp; Natalie Jennings</td>
</tr>
<tr>
<td>33 Oxford St</td>
<td>37 Oxford Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Matthew Leggett &amp; Melissa Vap</td>
<td>Gail Feldman</td>
</tr>
<tr>
<td>16 Oxford St</td>
<td>18 Oxford St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Marc &amp; Lori Gordon</td>
<td>Shamrock Property Trust Agreement</td>
</tr>
<tr>
<td>20 Oxford St</td>
<td>28 Primrose St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

Robert Stillman
22 Primrose Street
Chevy Chase, MD 20815
REAR OF HOUSE
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