

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	26 Oxford St., Chevy Chase	<b>Meeting Date:</b>	2/27/2019
<b>Resource:</b>	Non-Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	2/20/2019
<b>Applicant:</b>	Gerstenfield/Wiltshire	<b>Public Notice:</b>	2/13/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	partial
<b>Case Number:</b>	35/13-19D	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition and Building Addition and Tree Removal		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve with one (1) condition the HAWP application.

1. The applicant is proposing to construct a pool, deck, and new picket fence and trash enclosure in the southeast corner of the lot. Details and specifications for these items were not included with the HAWP submission. While Staff finds the location of these items to be appropriate, Staff finds that this portion of the application is incomplete and any HPC approval will not extend to these elements. Staff recommends that the applicant provide this information as a revision to this HAWP for future consideration by the HPC.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Chevy Chase Village Historic District

**STYLE:** Neo-Colonial Revival

**DATE:** c.1951 (w/ significant rehab c. 2006/07)

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 a shutters. On the left side of the house, two bays back, there is a 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 (east) of the subject property is 6320 Broad Branch Rd. This house is a brick Colonial Revival House c.1951 that is located outside of the district.

While Staff was unable to locate any specific information about the formation of the boundaries for the Chevy Chase Village Historic District, Staff suspects that the boundaries were drawn so that both sides of Brookeville Rd. were included in the district to preserve the viewshed of this portion of the historic district.



Figure 1: The proposed work will occur both inside of the historic district and immediately outside of the district.

### **PROPOSAL**

The applicant proposes to demolish the house at 6320 Broad Branch Rd. and to construct a side addition to 26 Oxford St. The applicant further proposes to install a new driveway and pool.

### **BACKGROUND**

This proposal was heard as a preliminary consultation on December 20, 2017. The HPC was supportive of the proposal and recommended the applicant fine tune the details of the proposal and return for a HAWP.<sup>1</sup>

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Chevy Chase Village Historic District Guidelines***

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

<sup>1</sup> The Staff Report and application for the previous proposal can be found here: <https://montgomeryplanning.org/wp-content/uploads/2017/12/II.A-26-Oxford-Street-Chevy-Chase.pdf>. The audio recording of the hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=b9f0ec6e-e66d-11e7-a872-00505691de41](http://mncppc.granicus.com/MediaPlayer.php?publish_id=b9f0ec6e-e66d-11e7-a872-00505691de41).

**“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.

- 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.
- 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
  - 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.
    - Maintaining the variety of architectural styles and the tradition of architectural excellence.
    - 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 or to the achievement of the purposes of this chapter.

***Secretary of the Interior's Standards***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

**STAFF DISCUSSION**

The applicant proposes to demolish an out-of-district, single-family house and to construct a new addition that extends outside of the district boundaries. The work will occur on two lots. Lot 6 is 26 Oxford St., which is within the boundaries of the historic district. Lot 7 is where 6320 Broad Branch Rd. is located and is outside the historic district. Further changes are proposed regarding the landscaping and hardscaping. Most of the proposed work is proposed outside of the historic district; however, the HPC should review the proposal for its impact on the Non-contributing resource and the surrounding historic district.

**Tree Removal**

There are several mature trees on Lot 7 as identified on the "Existing Site Plan." The applicant proposes to remove a 27" (twenty-seven inch) d.b.h. Sycamore tree that is to the east of the house. This tree is in the location of the proposed addition. This tree is located several feet behind a 29" (twenty-nine inch) d.b.h. sycamore tree. In evaluating this proposal under strict scrutiny, Staff finds that the proposal will have an impact on the lot and surrounding canopy; however, Staff supports removal for three primary reasons. First, the larger sycamore tree between the house and the street obscures the view of the tree to be removed. Second, the denial of this tree removal would frustrate the purpose of this HAWP and the larger work proposed. Finally, Staff does not find that the loss of this tree would significantly alter the tree canopy of the site and surrounding district and recommends approval of the tree removal.

### **Building Demolition**

The applicant proposes to demolish the house at 6320 Broad Branch Rd. Staff finds that because this work is entirely outside the historic district, the HPC does not need to approve the demolition of this property under a HAWP; however, Staff finds that it is relevant to the entirety of the work proposed. 6320 Broad Branch Rd. was constructed c. 1951.

### **Building Addition**

The applicant proposes to construct a new addition to the east (left) of the existing house. The new addition will match the materials and decorative details of the existing house including the manufactured slate roof, six-over-six wood sash windows, siding, shutters, and cornice details. While this addition is large, it is not out of character with the large houses in the surrounding historic district.

The applicant is proposing to remove the existing side 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 garage doors will be wood and glass carriage style doors that are appropriate for the early 20<sup>th</sup> century and are typical of high-style garages found throughout the Chevy Chase Village Historic District.

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 additions 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 infeasible. District Guidelines recommend that additions be installed to the rear of the house where feasible. In this instance, the house cannot be expanded on to the rear and meet zoning setback requirements. Any addition will have to project to the side (the existing site plan includes the setback requirements on each of the lots).

Second, Staff recognizes that while 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 exists. At the preliminary consultation the project architect indicated that the existing construction on Lots 6 and 7 was 3900 ft<sup>2</sup> and that after the project was completed there would be 3510 ft<sup>2</sup>, a loss of nearly 400 ft<sup>2</sup> of lot coverage.

While the design details will tie the addition into the architecture of 26 Oxford St., the additions will all 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 may not be appropriate on some other lots within the Chevy Chase Village Historic District, but for the reasons stated above this proposal could be considered appropriate for this particular assemblage of lots. This case is wholly unique and should not be seen as precedential for properties located entirely within the boundaries of the historic district.

The applicant is also proposing to expand an existing bay on the west side of the house toward the rear. 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. This bay will have three sets of paired casement windows with wood panels below. The roof above the bay will be a hipped form with manufactured slate matching the roofing on the rest of the house. Staff finds that this larger bay window is compatible in character and scale with the existing house and will not detract from the non-contributing house or surrounding historic district.

Staff finds that the proposal is compatible with the *Design Guidelines* and Chapter 24A and is consistent with the objective to achieve design excellence within the District. Staff further finds that Staff recommends approval of the proposed building addition.

### **Hardscape Alterations**

The applicant indicated that parking was a challenge for the site, as there is no permitted parking on Brookeville Rd. or Broad Branch Rd. and very limited parking on Oxford St. The applicant proposes to remove the exiting paved parking pad and gravel in front of 26 Oxford St. and will landscape that section. In order to provide vehicle access, the applicant proposes installing a new semi-circular driveway along Broad Branch Rd. This drive will have a gravel surface and will serve two purposes. First, it will provide access to the attached garage. Second, the new drive will be wide enough that visitors' cars will be able to park off-street. This new feature will not be visible from the historic district.

Staff finds that the proposed drive will not have a significant impact on the Non-contributing resource or historic district. Staff further finds that the proposal is in keeping with the *Design Guidelines*. The *Guidelines* for driveways state that front parking pads should be discouraged, so the elimination of the parking pad will bring the design more into compliance with the *Design Guidelines*. The *Guidelines* additionally state that driveways should not impact mature trees. No trees will be impacted by the proposed hardscape work.

Staff finds that gravel is an appropriate material for the house and surrounding district and

recommends approval of the new drive.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application; with one (1) condition;

1. The applicant is proposing to construct a pool, deck, and new picket fence and trash enclosure in the southeast corner of the lot. Details and specifications for these items were not included with the HAWP submission. While Staff finds the location of these items to be appropriate, Staff finds that this portion of the application is incomplete and any HPC approval will not extend to these elements. Staff recommends that the applicant provide this information as a revision to this HAWP for future consideration by the HPC,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.





**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

DPS-#8

# 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/WISHIRE Daytime Phone No.: 202-302-2510  
Address: 26 OXFORD STREET CHEVY CHASE MD 20815  
Street Number City State 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  
☐ 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 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.: 865429 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

email: DAVID@JONESBOER.COM



**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.  
1/2 & 2 STORY ADDITION TO THE SIDE OF THE  
EXISTING HOUSE ON OXFORD; NEW ENTRY PORTICO;  
EXPAND BAY ON WEST SIDE; NEW DRIVEWAY;  
POOL

**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 5" 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.

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

<p><b>Owner's mailing address</b>                  ASHLEY &amp; ASHTON WILTSHIRE                  26 OXFORD ST.                  CHEVY CHASE MD. 20815</p>	<p><b>Owner's Agent's mailing address</b>                  DAVID JONES                  JONES &amp; BOER ARCHITECTS                  1739 CONNECTICUT AVE NW.                  WASHINGTON DC 20009</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b>                  (ATTACHED)</p>	

## **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



**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, 2<sup>nd</sup> 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 [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@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  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

**BOARD OF MANAGERS**

MICHAEL L. DINGER  
*Chair*  
ELISSA A. LEONARD  
*Vice Chair*  
DAVID L. WINSTEAD  
*Secretary*  
MINH LE  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*  
ROBERT C. GOODWIN, JR.  
*Assistant Treasurer*  
RICHARD M. RUDA  
*Board Member*

**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK  
**LEGAL COUNSEL**  
SUELLEN M. FERGUSON



Existing North Elevation from Street

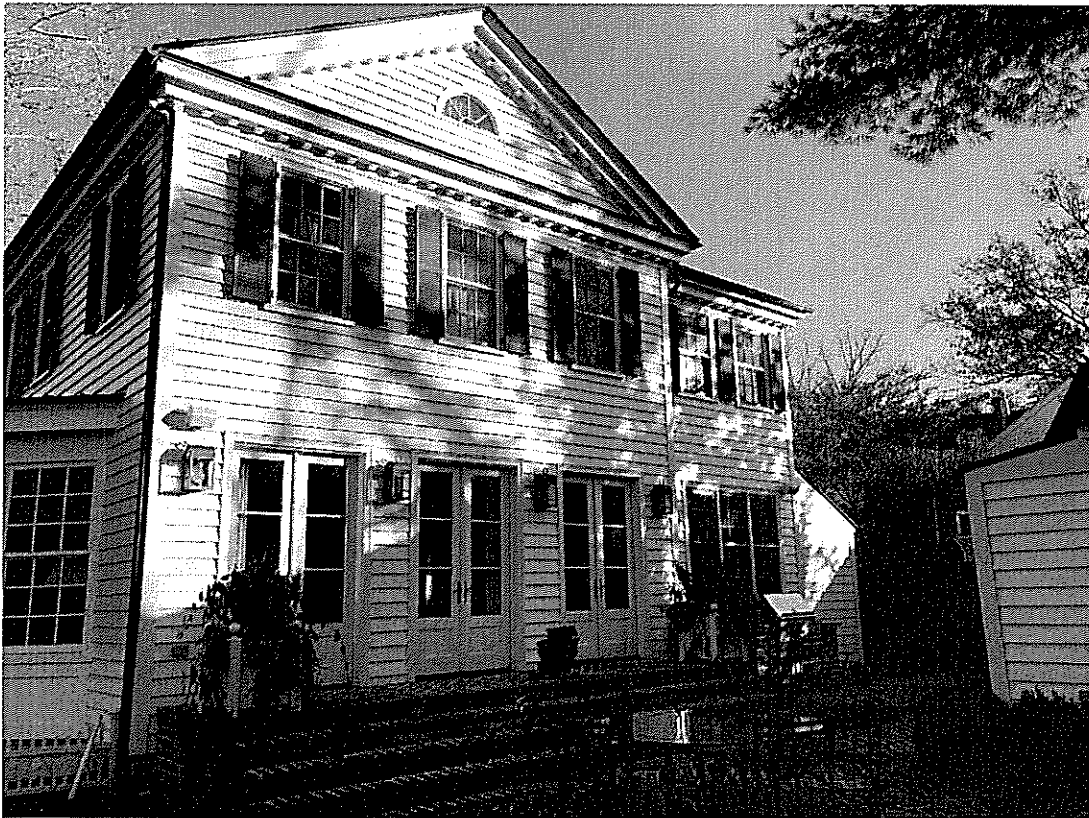


Existing North Elevation





Existing West & South Elevation



Existing South Elevation

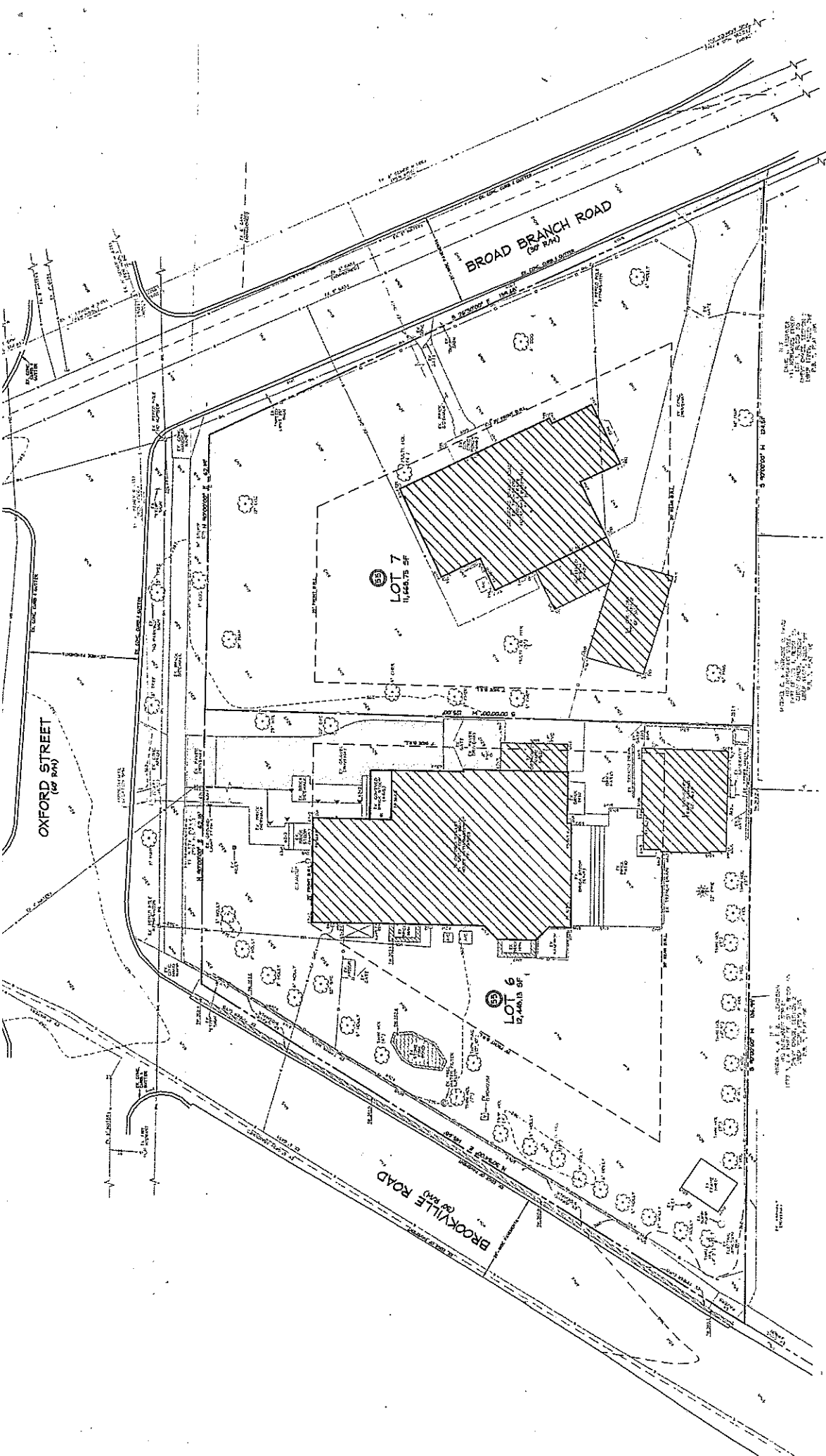


Adjacent House - North



Adjacent House -- South





WILTSHIRE RESIDENCE      EXISTING SITE PLAN      1"=20'



AP  
865429

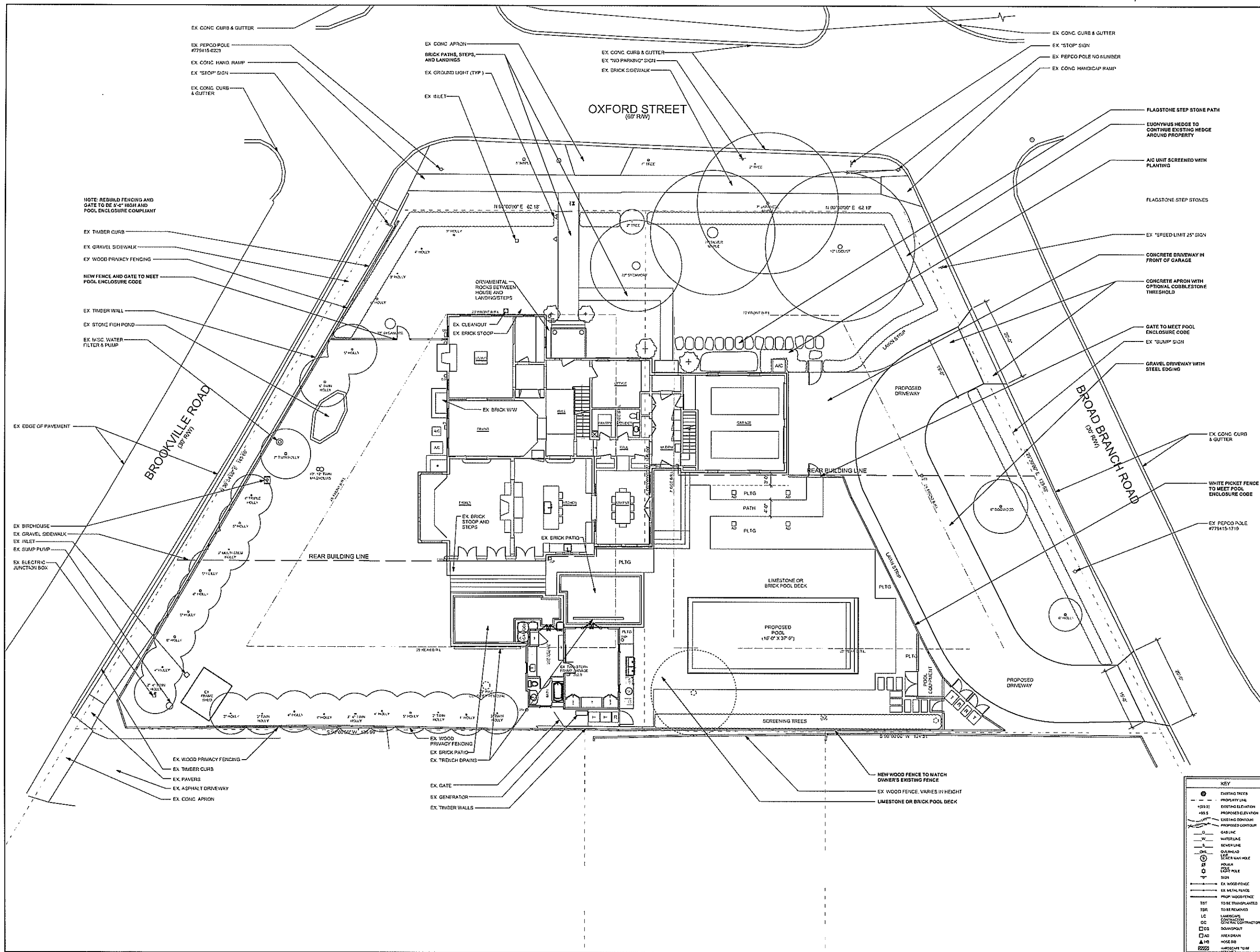
LIST OF DRAWINGS

SITE  
SITE PLAN

PLANS  
A1.1 CELLAR FLOOR PLAN  
A1.2 FIRST FLOOR PLAN  
A1.3 SECOND FLOOR PLAN  
A1.4 ROOF PLAN

ELEVATIONS & SECTIONS  
A2.1 NORTH ELEVATION  
A2.2 EAST ELEVATION  
A2.3 SOUTH ELEVATION  
A2.4 WEST ELEVATION  
A2.5 BUILDING SECTIONS

EXISTING  
EX1.1 EXISTING CELLAR & FIRST FLOOR PLANS  
EX1.2 EXISTING SECOND FLOOR & ROOF PLANS  
EX1.3 EXISTING ELEVATIONS



LILA FENDRICK  
landscape architecture & garden design  
6904 West Avenue Chevy Chase, Maryland 20815  
(301) 907-7700

**WILTSHIRE RESIDENCE**  
26 OXFORD ST & 6320 BROAD BRANCH ROAD  
CHEVY CHASE, MD 20815

No.	Date	Revision Notes
A	2018-12-14	ISSUED FOR PRICING

CAS ENGINEERING, 10/2017

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD POWER LINE
	MANHOLE
	FIRE HYDRANT
	SIGN
	EXISTING WOOD FENCE
	EXISTING METAL FENCE
	PROPOSED WOOD FENCE
	PROPOSED METAL FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONSTRUCTION
	DOWNSPOUT
	AREA DRAIN
	NOISE BARRIER
	LANDSCAPE TO BE REMOVED

General Notes

1. For location of utilities, call "Toll Free Utility" at 1-800-257-7777, or log on to www.mississippianet.com 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.

2. All subsurface pipes to be rigid PVC pipe.

Sheet Title

Site Plan

Date

2019-02-05

Scale

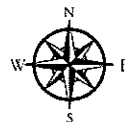
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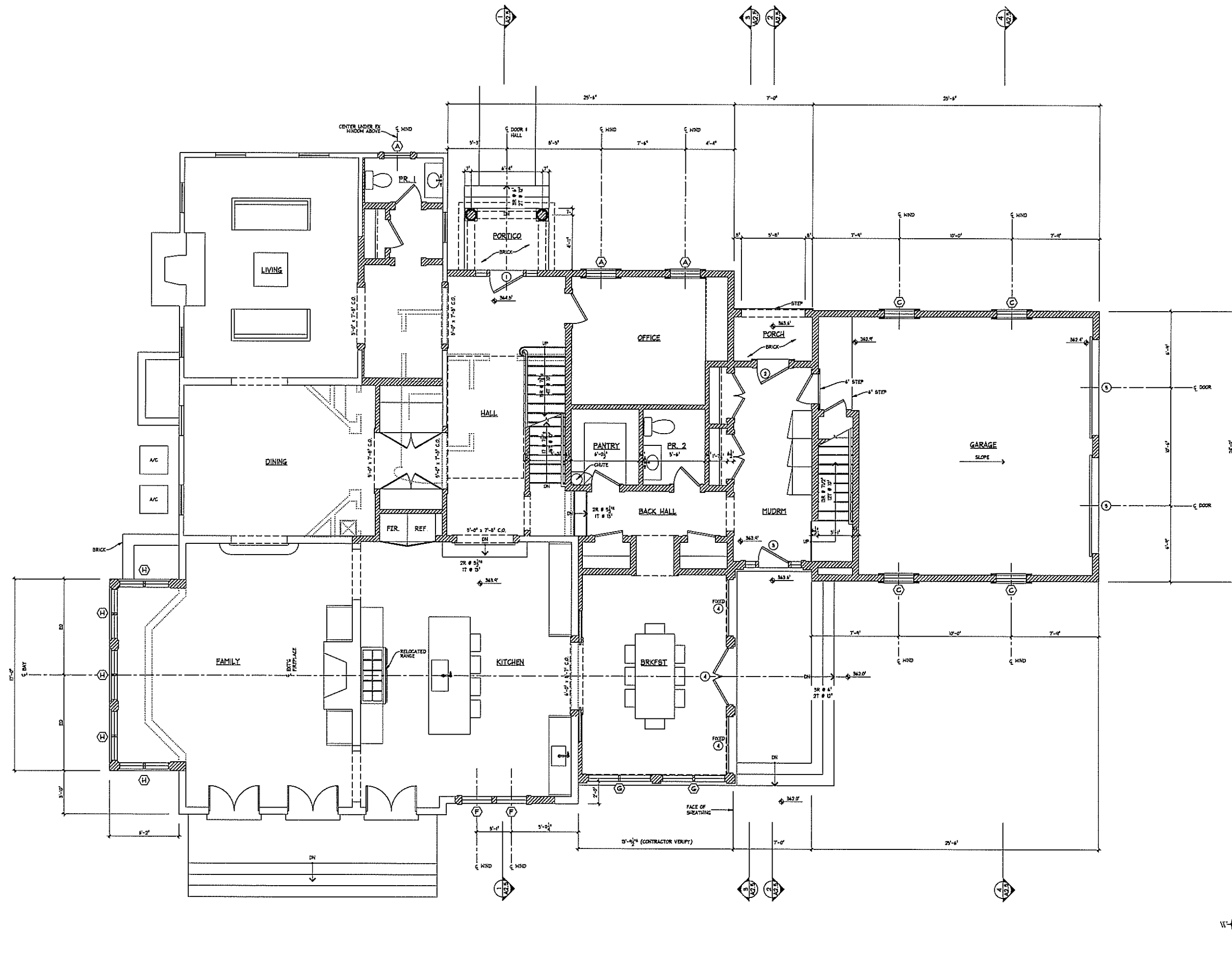
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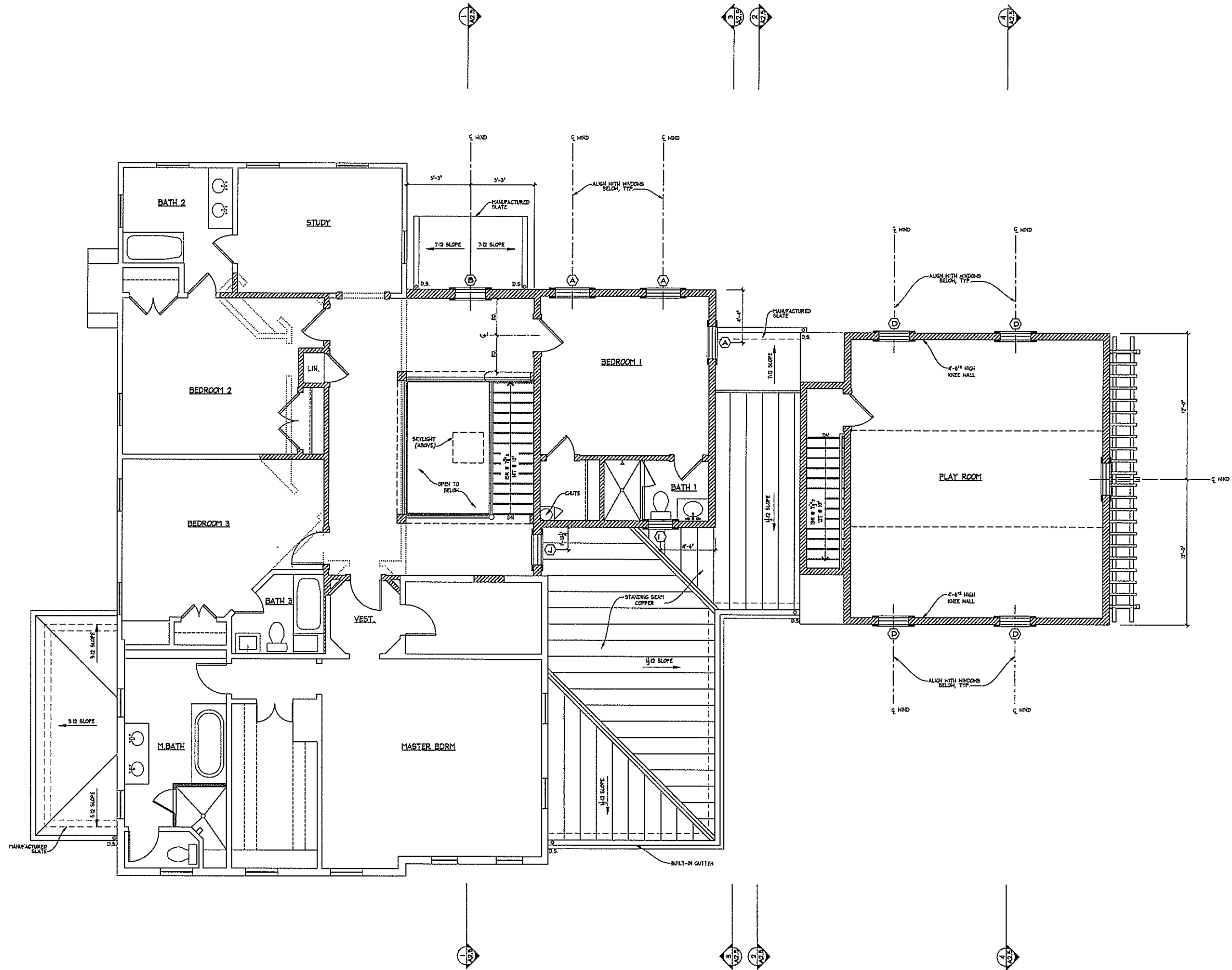
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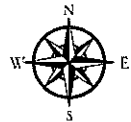
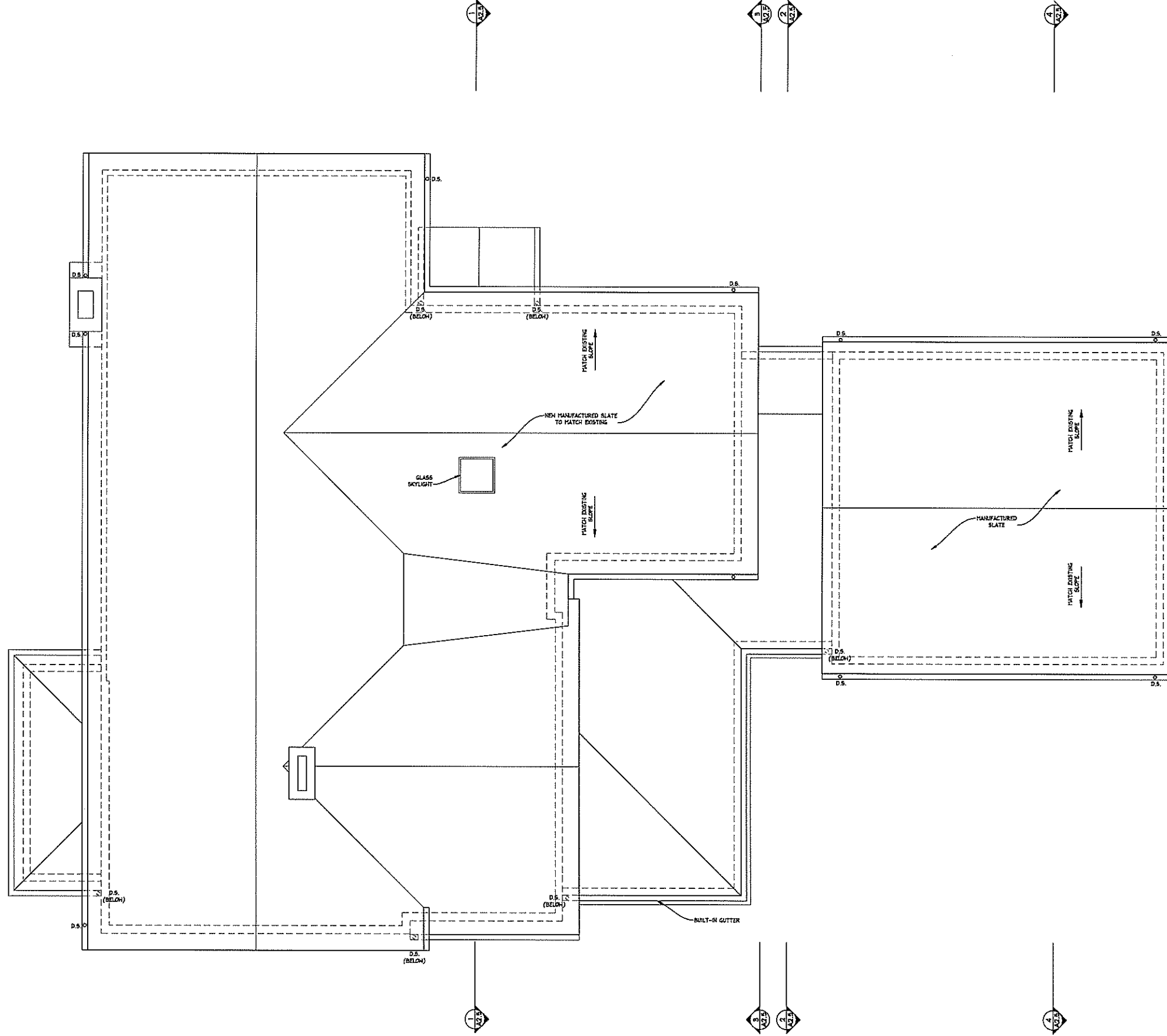
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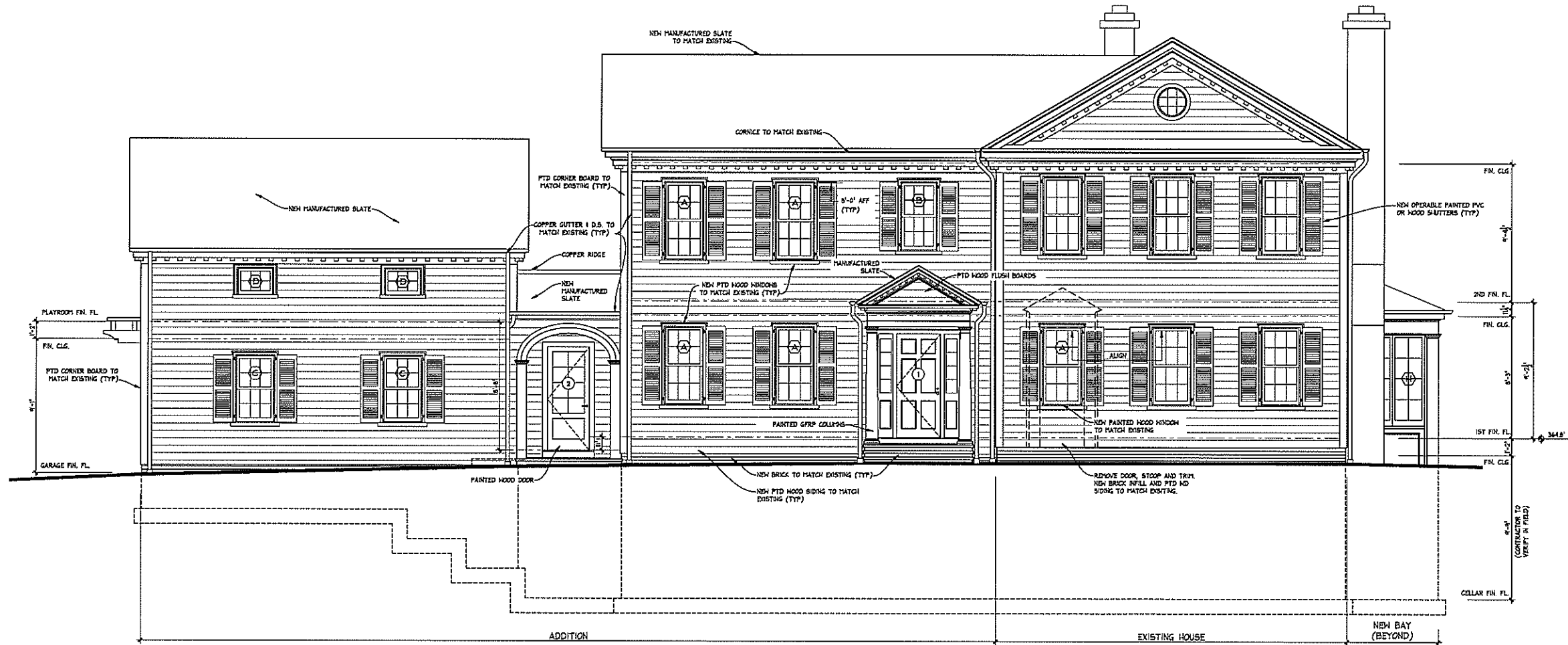




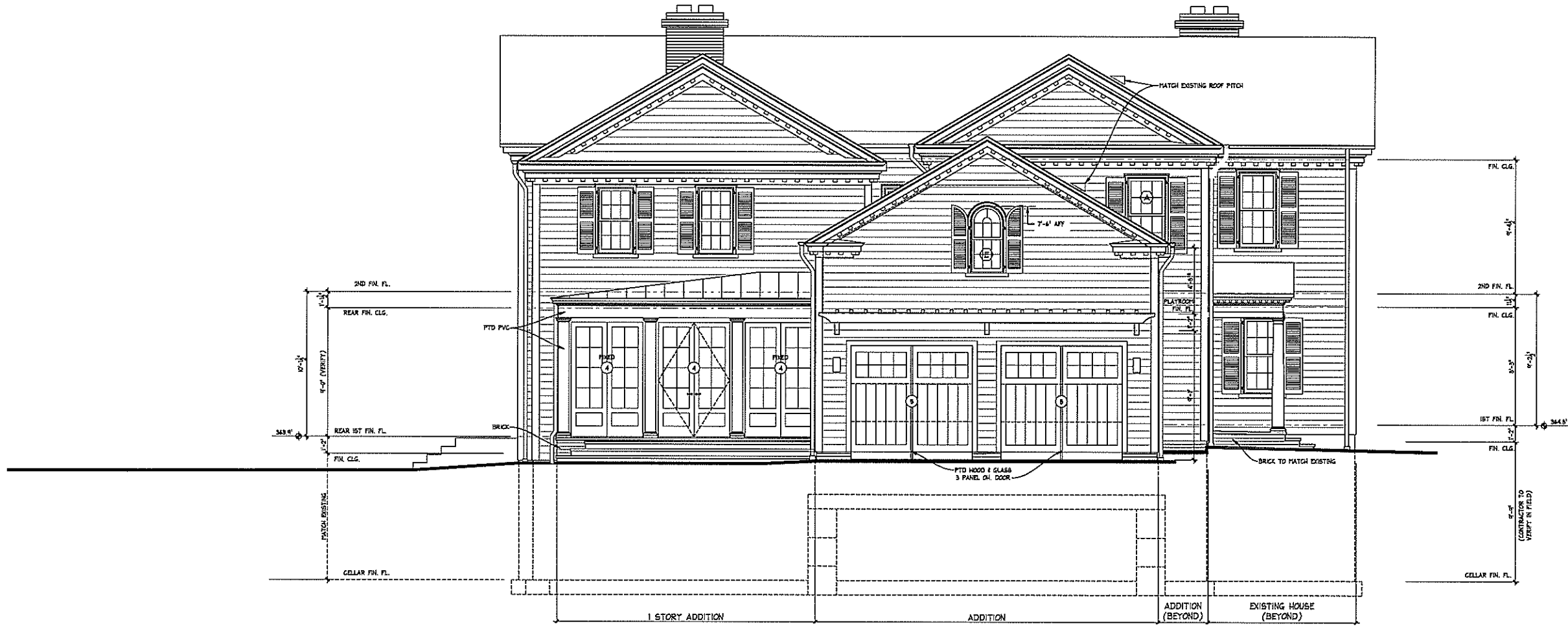






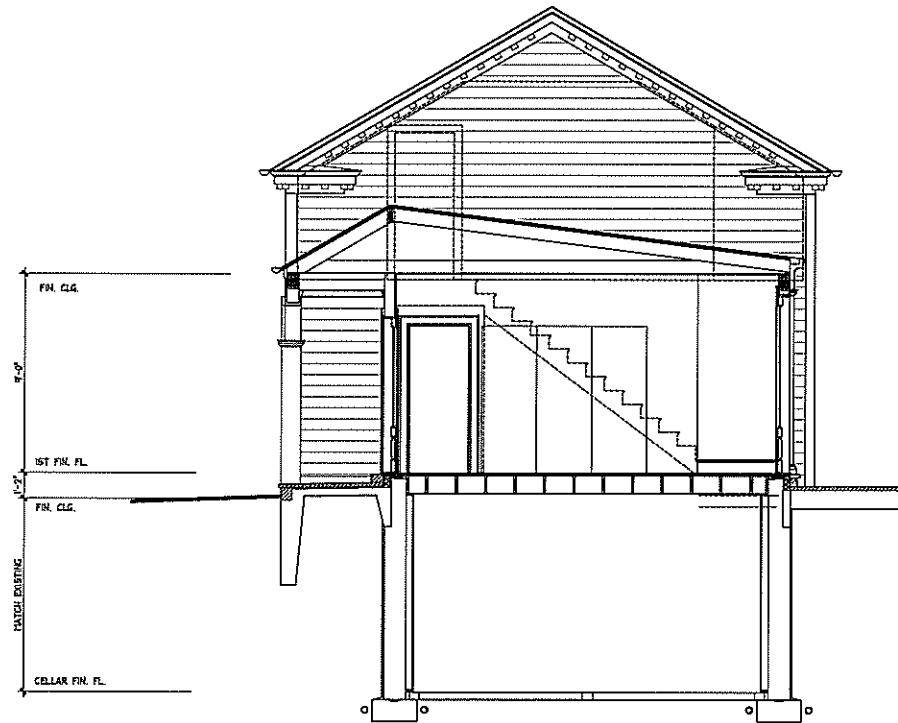




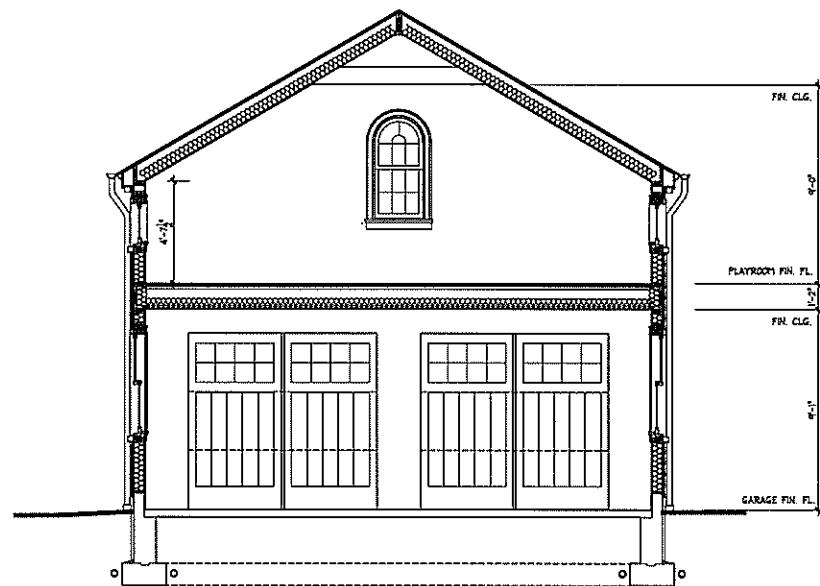




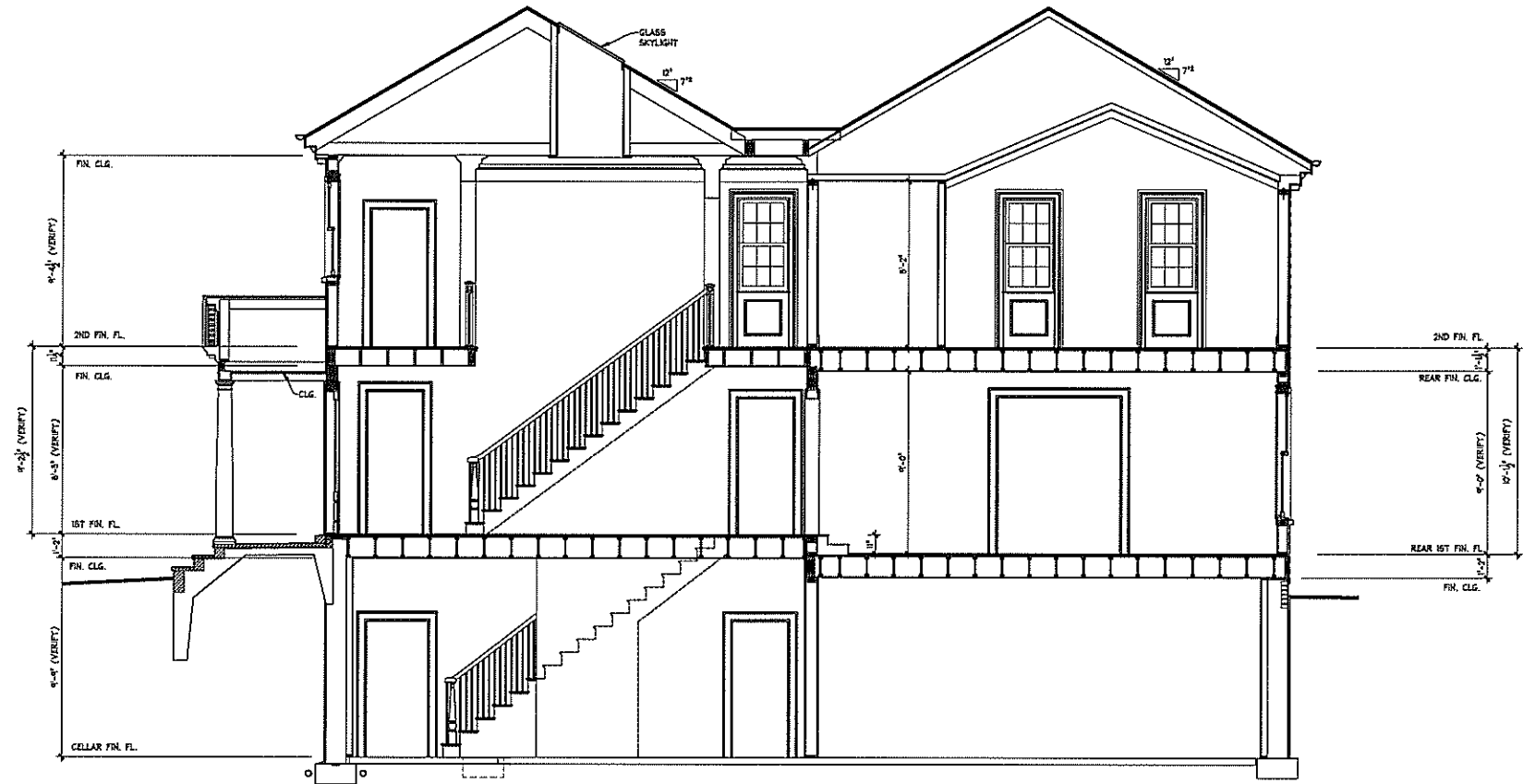




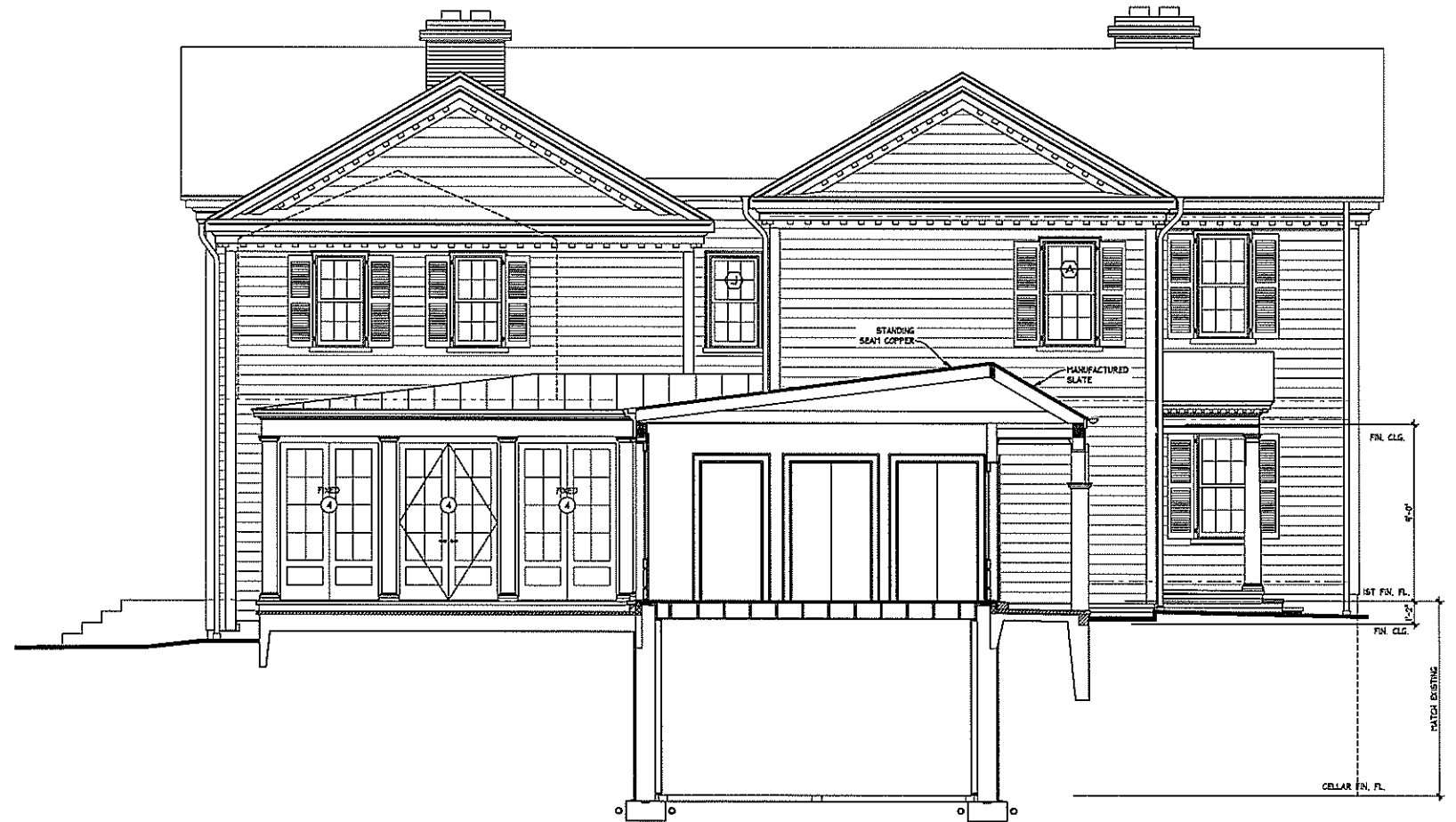
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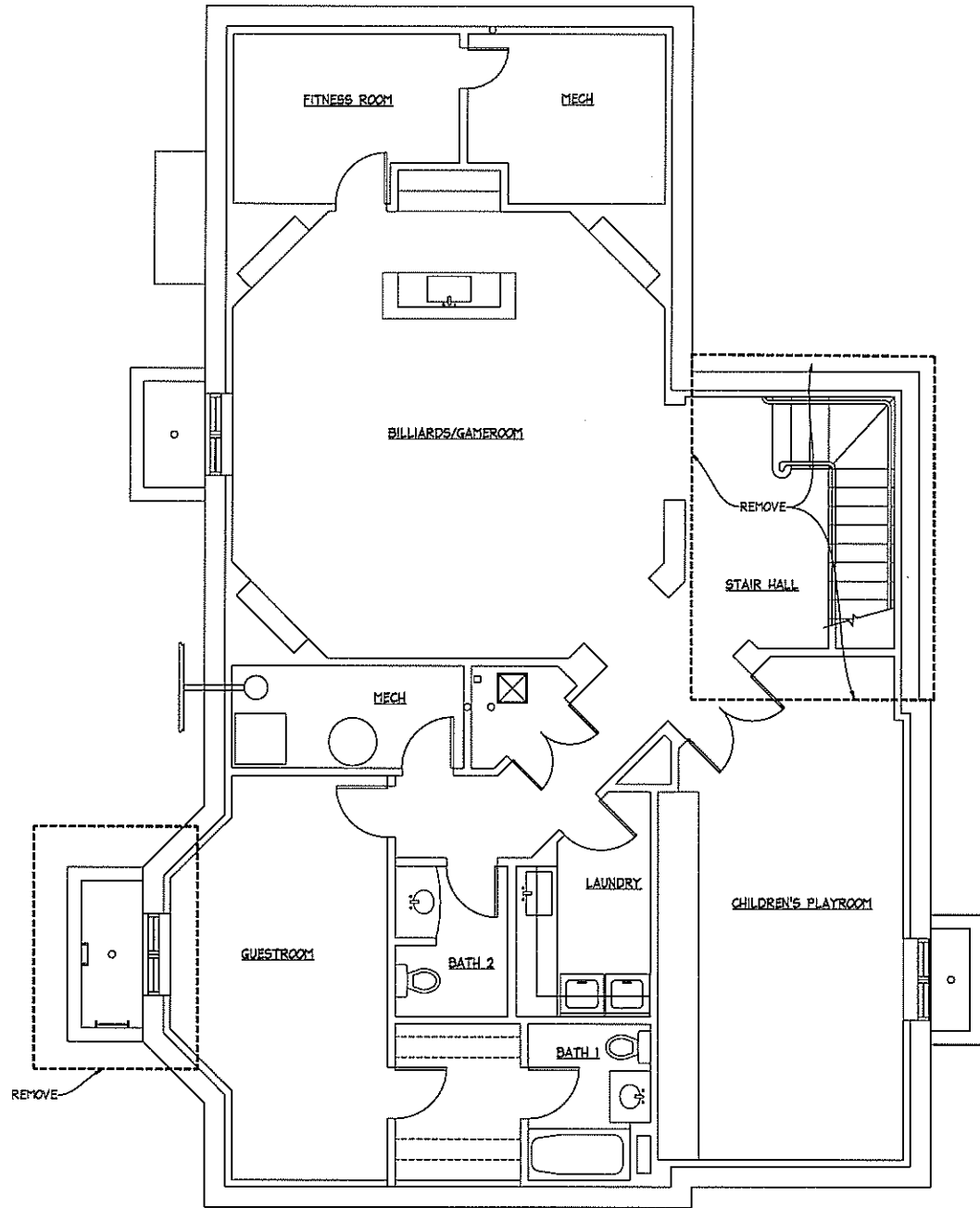
4 SECTION @ GARAGE LOOKING EAST  
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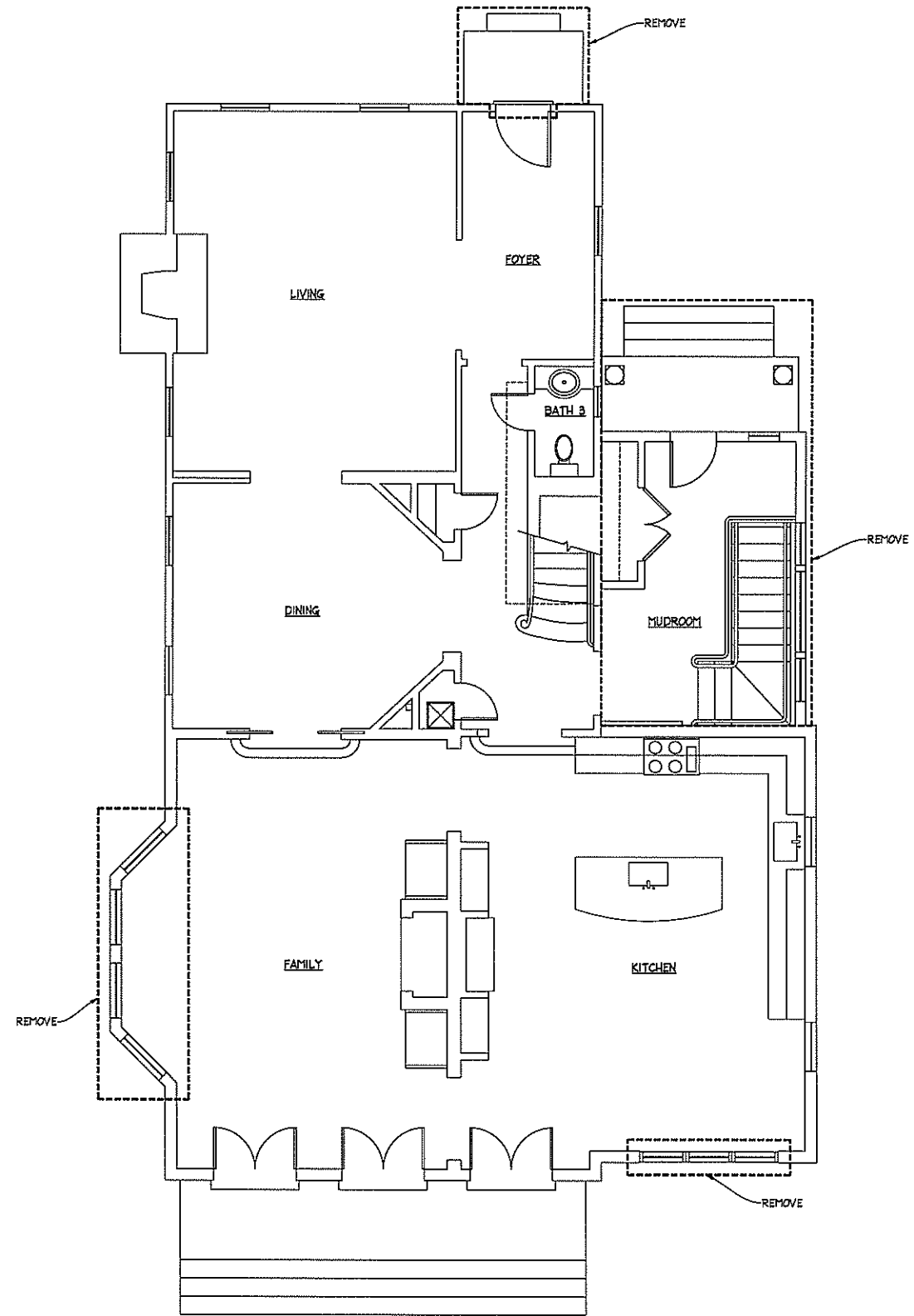
1 SECTION @ STAIR HALL & KITCHEN  
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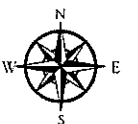
3 SECTION @ MUDROOM LOOKING AT EXISTING HOUSE  
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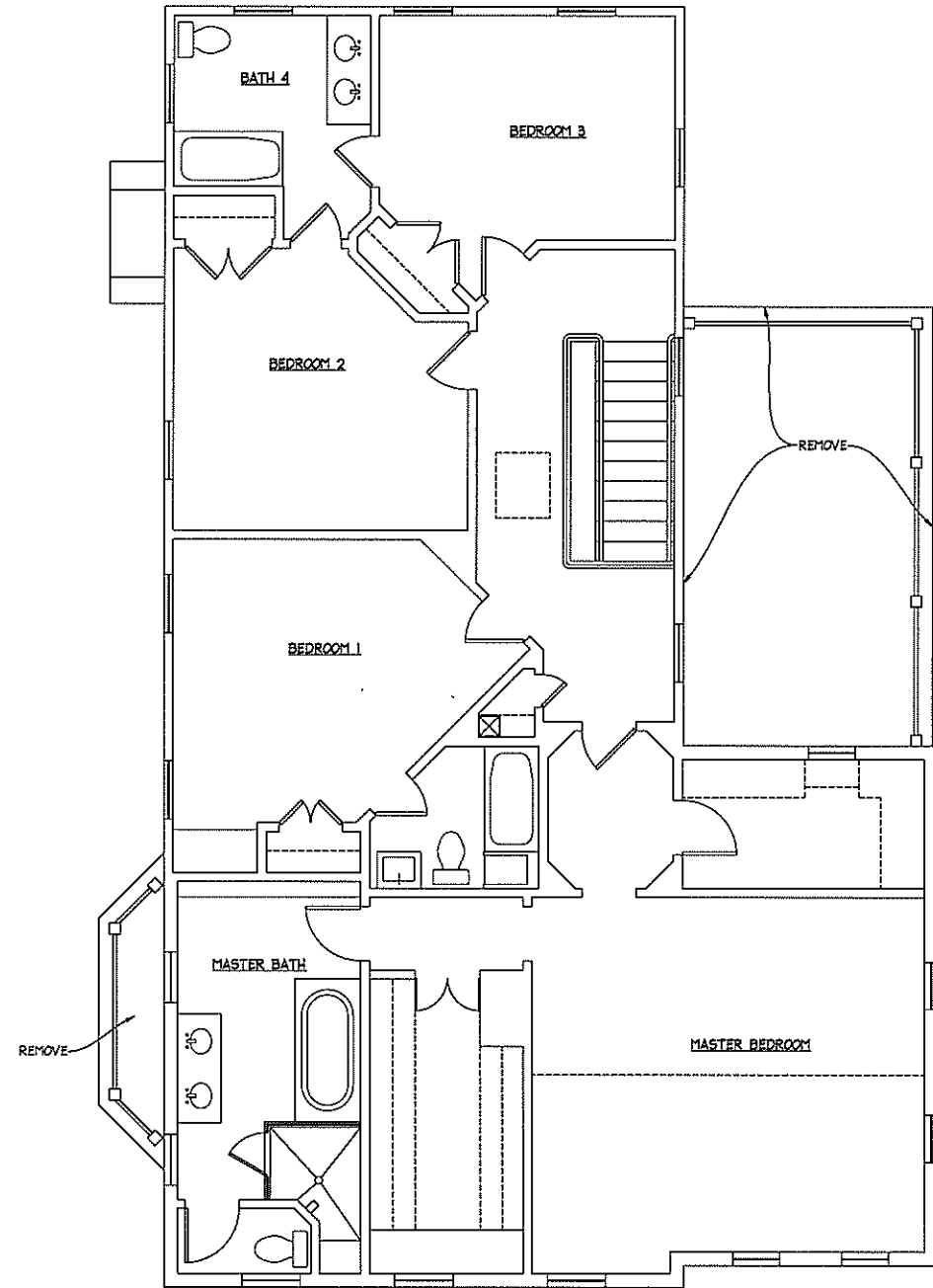
1 EXISTING CELLAR FLOOR PLAN  
EX1.1 SCALE 1/4"=1'-0"



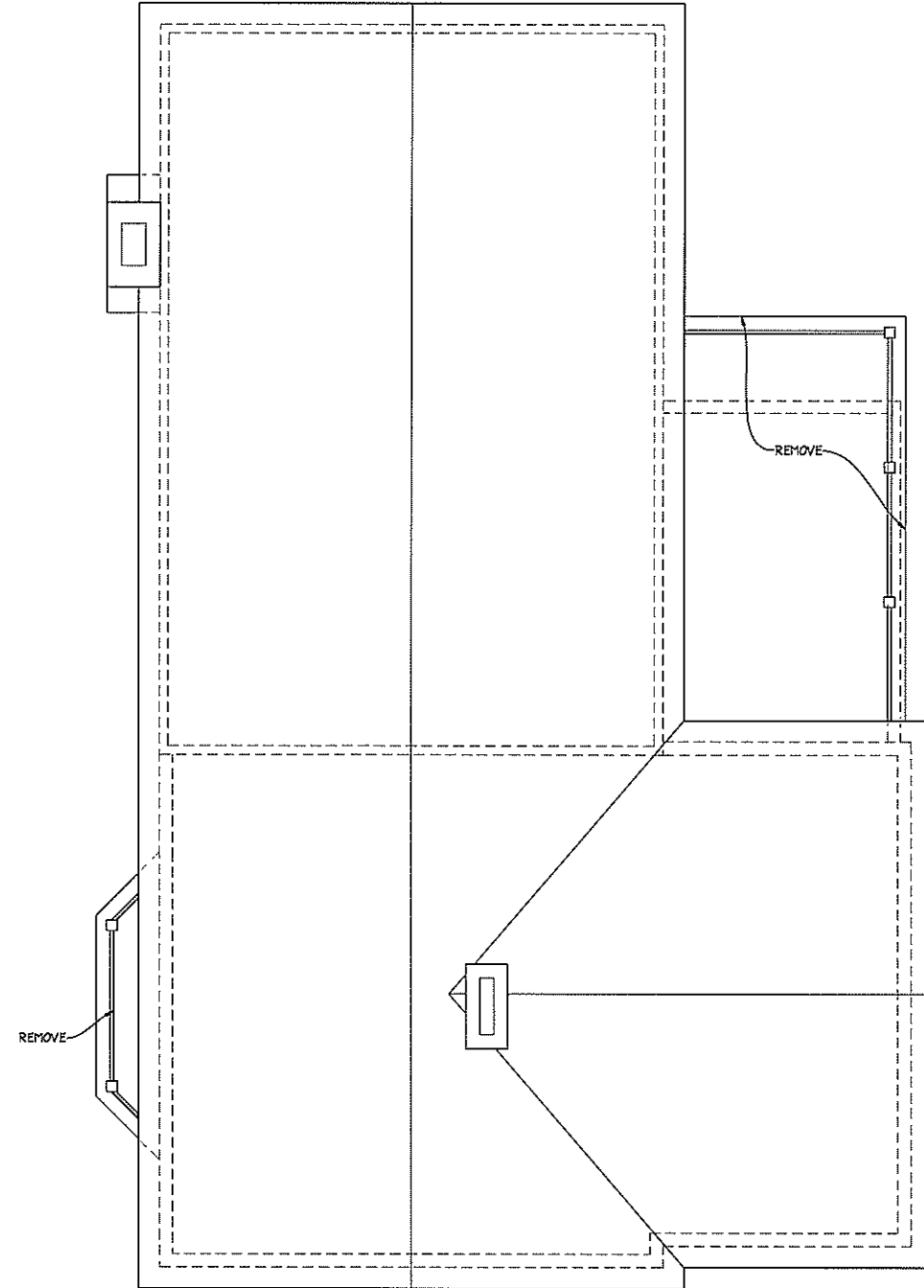
2 EXISTING FIRST FLOOR PLAN  
EX1.1 SCALE 1/4"=1'-0"



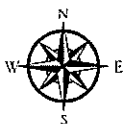
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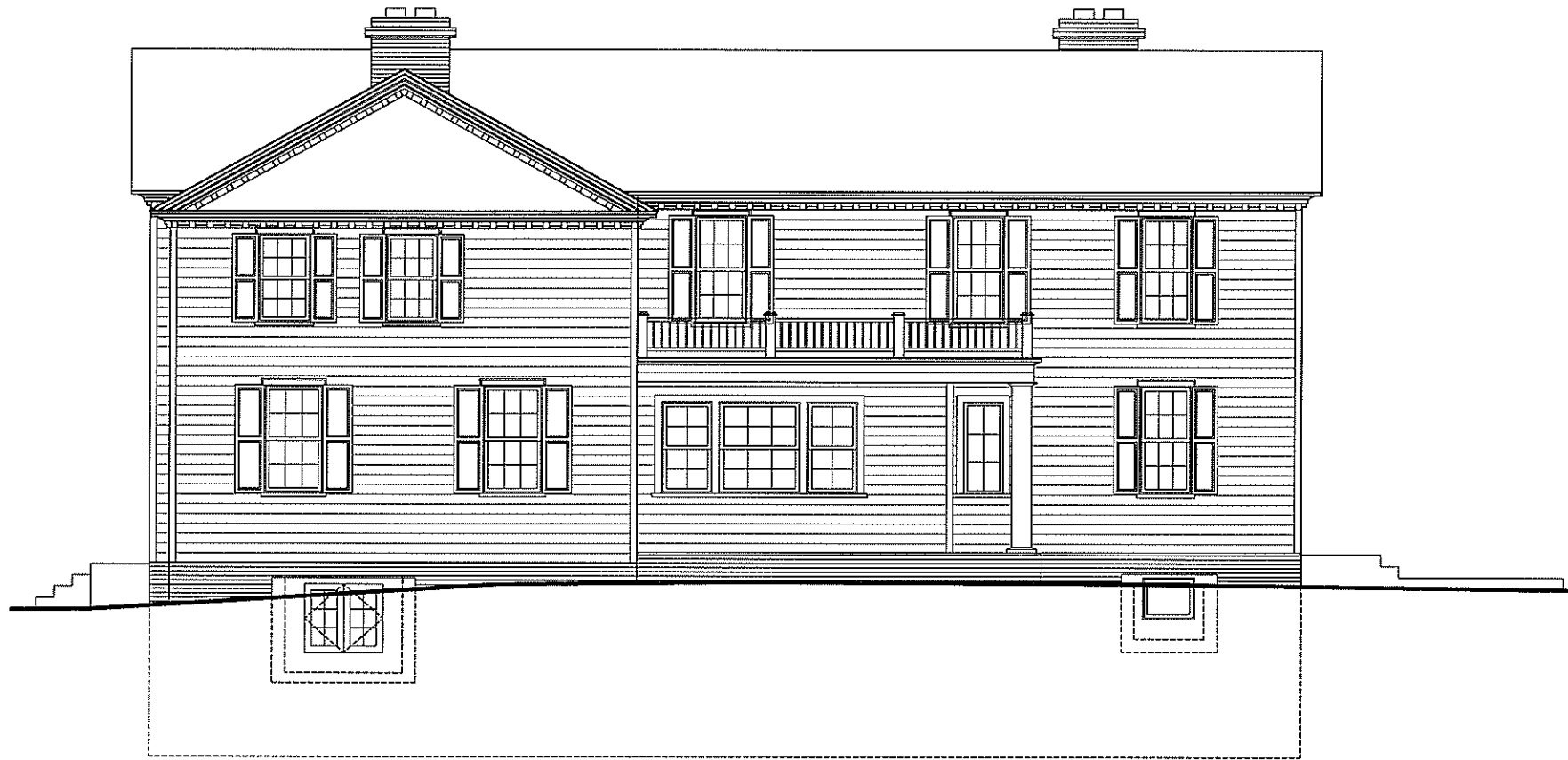


1 EXISTING SECOND FLOOR PLAN  
EX1.2 SCALE 1/4"=1'-0"



2 EXISTING ROOF PLAN  
EX1.2 SCALE 1/4"=1'-0"





2 EXISTING EAST ELEVATION  
A2.5 SCALE 1/4"=1'-0"



1 EXISTING NORTH ELEVATION  
A2.5 SCALE 1/4"=1'-0"



4 EXISTING WEST ELEVATION  
A2.5 SCALE 1/4"=1'-0"



3 EXISTING SOUTH ELEVATION  
A2.5 SCALE 1/4"=1'-0"

# **Transcript from 12/20/2017**

## **HPC Prelim for 26 Oxford St.**



1           The next item on our agenda this evening is a  
2 preliminary consultation. If you'd just bear with me just a  
3 second. Preliminary consultation for 26 Oxford Street in  
4 Chevy Chase. Do we have a Staff Report?

5           MR. BRUECHERT: Good evening, yes, we do. This is  
6 a preliminary consultation for a proposal at 26 Oxford  
7 Street in Chevy Chase, in the Chevy Chase Village Historic  
8 District. The house was constructed in 2007. It is a non-  
9 contributing building to the Chevy Chase Village Historic  
10 District. We're just going to walk around a bit. What you  
11 see is the primary facade is a front gable with a left  
12 projecting additions. This was approved by the Commission  
13 back in 2006. Here you see the side gable addition and sort  
14 of a one room addition. This is side which obscured by a  
15 privacy fence. And what you see actually are two houses  
16 that are going to become significant. Both houses sit in a  
17 sort of trapezoidal lot configuration on Broad Branch and  
18 Oxford.

19           This is 3220 Broad Branch which is part of the  
20 current proposal. This is sort of the rear side. And, this  
21 is what this makes this proposal interesting. We are at the  
22 edge of the Chevy Chase Village Historic District. I pulled  
23 up another map that showed the district line, but it didn't  
24 translate that well, so I had to make up my own line. So  
25 that thick green line that runs down the center of those two

1 lots is the division. To the left is the Village Historic  
2 District. To the right is outside of the district.

3 The applicant is proposing to demolish the  
4 building that is outside of the historic district at 6320  
5 Broad Branch, and to construct an addition, an attached  
6 garage, expanded driveway, and a swimming pool to 26 Oxford.  
7 This is reviewed under the Chevy Chase Historic District  
8 Design Guidelines, and that is the entirety of the project  
9 even though they're building on to land that is not within  
10 the district, because this is going to have an impact on the  
11 non-contributing resource, it all has to be evaluated.  
12 Additionally, we use County Code Chapter 24A, and the  
13 Secretary of the Interior Standards for Rehabilitation.

14 Just a quick overview of what we're talking about  
15 with the district Guidelines. Driveways are subject to  
16 strict scrutiny with regard to the impact on landscaping and  
17 with particular attention to mature trees. Lot coverage is  
18 also subject to strict scrutiny in view of preserving the  
19 open park like character. Major additions should be to the  
20 rear. I think once you look at the lots, you'll understand  
21 that a rear addition isn't feasible in this case. Siding  
22 for moderate scrutiny. Tree removal should be subject to  
23 strict scrutiny. I don't believe a tree survey was  
24 included, nor do I think that this will have a big impact on  
25 many mature trees. And, they'll be several windows. This

1 is a non-contributing resource, they're all cotemporary  
2 windows, so we shouldn't have an issue there. General  
3 principles for Chevy Chase.

4           So, this is the existing plan. Again, it's a  
5 trapezoidal lot. Brookeville and Broad Branch come, meet at  
6 Oxford. There is a little pocket park just to the north.  
7 And so the lots, it would be highly visible on three sides  
8 except for the high privacy fence along Brookeville Road.  
9 Again, the building on Broad Branch is 1950's that's outside  
10 the district.

11           So the proposal is to demolish the Broad Branch  
12 house, and to construct a sort of telescoping addition and a  
13 pool, slightly expand an outbuilding to the rear. There's  
14 also a large increase in, because of limited off-street  
15 parking, or limited on-street parking, they'll be additional  
16 space to park sand a circular driveway associated with the  
17 new attached garage.

18           So this is the front elevation. You see that  
19 they've moved the front entrance. Shifted it into the new  
20 construction. This is from Broad Branch showing the new  
21 attached garage. The rear porch. This is the rear addition  
22 which due to the limited rear setback will not be visible to  
23 really anybody except the neighbors. And then this is,  
24 along Brookeville Road there's an expanded bay where there's  
25 currently a smaller bay going in, and that's the only

1 alteration on that side.

2           And then, I've included an interior plan to sort  
3 of show what's going on on the inside, and how it dictates  
4 the exterior changes. And a new roof plan to go along with  
5 that. So, the general questions that I had in reviewing  
6 this in my Staff Report are, does the HPC feel that the size  
7 and scale of the addition is appropriate for the Chevy Chase  
8 Village Historic District? Is the new amount of paving  
9 exceed the Guidelines? And, if it doesn't, does the HPC  
10 have a specific material in mind, or a specific material  
11 that they would exclude from the work? And then, is there a  
12 preferred method for screening the proposed pool? And then,  
13 are there any other recommendations to approve this project?  
14 And that concludes the Staff Report. Are there any  
15 questions for Staff?

16           MS. BARNES: Am I understanding correctly that the  
17 driveway, which is currently used by the house on Oxford  
18 Street, will in effect be eliminated and the driveway that  
19 will now be used comes from this Broad Branch property?

20           MR. BRUECHERT: So, what you see on your screen in  
21 front of you is currently the driveway on Broad Branch.  
22 It's single width. It goes to a single bay garage. That  
23 will change, and it will go to a circular driveway with  
24 additional access to a two bay garage, but will face Broad  
25 Branch, so it will face outside of the district.

1 MS. BARNES: But the house on Oxford Street has a  
2 driveway.

3 MR. BRUECHERT: It does currently. And let me  
4 show that to you.

5 MS. BARNES: And that will be eliminated as part  
6 of this?

7 MR. BRUECHERT: Yes, completely.

8 MS. BARNES: So that what we are seeing now with  
9 pavers will presumably become lawn or garden or something?

10 MR. BRUECHERT: Yes.

11 MS. BARNES: Okay. Thank you.

12 MR. KIRWAN: Commissioner Arkin?

13 MR. ARKIN: Thank you, Mr. Chairman. Essentially,  
14 what the applicant is doing is combining the two lots into a  
15 single buildable space. And it appears, assuming that your  
16 drawing is correct, that parts of the structure will be  
17 inside the historic district, and parts will be outside.  
18 And, how are we supposed to analyze a situation where a lot  
19 is, or a building space is partially within the historic  
20 district and partially outside of it, and where the  
21 structure itself will be partially within and partially  
22 without the district?

23 MR. BRUECHERT: So this is certainly something  
24 that we don't see every meeting. This is also sort of  
25 compounded by the fact that the resource is non-contributing

1 to the district. However, as there are alterations proposed  
2 to that building, any change has to be evaluated in to how  
3 it impacts the resource, whether it contributes or not, and  
4 then how it contributes, how it impacts the district. So,  
5 no matter what happens on either lot, we will be impacting  
6 26 Oxford Street, and it will admittedly have less of an  
7 impact on the surrounding district because that side of the  
8 lot faces outside of the district. We will not redraw the  
9 boundaries of the Chevy Chase Village Historic District as a  
10 result of this. But, any changes to any portion of this  
11 property will trigger HPC review because the subject  
12 property is within the boundaries of the district.

13 MR. ARKIN: Thank you.

14 MR. KIRWAN: Any other questions for Staff?

15 MS. LEGG: So to be super clear, let's say we  
16 approve everything that's in front of us. They come back  
17 because they want to change their garage door. That is now  
18 within the district, this would be approved by us even  
19 though it's on the other side of the property?

20 MR. BRUECHERT: It would still be reviewable, yes.

21 MR. KIRWAN: Any other questions for Staff? All  
22 right, we invite the applicant to please come forward.

23 MR. BRUECHERT: Actually, let me just correct  
24 that. It would be required that they get a HAWP. It  
25 wouldn't be an optional review. It would be an impact on

1 the historic resource.

2 MR. KIRWAN: Please come forward. As a reminder,  
3 but please state your name for the record before you speak,  
4 and push the microphone button until you see the red light  
5 come on. You have seven minutes for your testimony. Thank  
6 you.

7 MR. JONES: Good evening, I'm David Jones of Jones  
8 & Boer Architects. I'm the architect for the project. We  
9 brought a couple additional slides for you to look at. The  
10 first, I think it's an important site because it faces what  
11 we, I live up one block from here, what we call the park.  
12 It doesn't look like much of a park, but for us that live  
13 around here, this is sort of a landmark for us. So it's an  
14 important place for us, that little triangle that this  
15 property fronts.

16 The other significant thing is it's,  
17 unfortunately, bordered by two what have become very, very  
18 big commuter routes. I also, because I live up one block, I  
19 go by this house probably twice a day, maybe four times a  
20 day, sometimes six times a day. And sometimes when  
21 Brookeville gets so backed up when I'm going to work in the  
22 morning, I take Broad Branch. So both -- this is because  
23 Connecticut Avenue has become so backed up. And so people  
24 coming across East/West Highway have figured out to come,  
25 they can come down Brookeville and get to Chevy Chase Circle

1 faster than going on Connecticut Avenue. So, that's part of  
2 this. Part of our issue with the site. So it's very hard  
3 to have -- there's no street parking on Brookeville.  
4 There's no street parking on Broad Branch. The only parking  
5 is on Oxford. And right now because of the driveway that we  
6 have at 26 Oxford, we have only two spaces. So, by closing  
7 that driveway, we can then have three spaces, and then we  
8 can have some more spaces in the driveway.

9           That's what makes this house different from all  
10 others, and when you -- having visited the property for many  
11 times, I park on the other side of Brookville, and then you,  
12 it's safe to cross Brookeville, but there is no stop sign on  
13 Broad Branch. So when you're crossing Oxford at Broad  
14 Branch, you have to be very, very careful because you have  
15 all these commuters coming up and down.

16           I think it's appropriate that we've expanded the  
17 front of the building facing the park, and I think that's  
18 good for a urbanistic point of view. I think it's one of  
19 the benefits of adding to the side of this house. As Staff  
20 has pointed out, we can't add to the back because we have a  
21 building right behind us, which was built by the prior  
22 owner.

23           And so, here's the view from the park. And I  
24 think this view would be improved by having a single house  
25 fronting on it, giving it a more substantial look. If we



1 can go to the next slide. We can go through this quickly  
2 because you've seen the houses. And here's the existing,  
3 again the existing site plan. And then we go to the next  
4 one. And here's the proposed site plan. The lot coverage  
5 for the new building will be smaller, will be less than the  
6 two buildings that are currently there. Give the exact  
7 numbers. The current footprint, footprints of the buildings  
8 excluding the accessory building, which stays the same, is  
9 3900 square feet, and the proposal for the new combined  
10 house is 3,510. So it's almost 400 square feet less than is  
11 on the property now.

12 And, I think that's all I have to say. The facade  
13 is set back -- the new addition is set back from the  
14 existing facade. And it's set back as the Staff pointed  
15 out, it's a telescoping house.

16 MR. KIRWAN: Thank you. Thank you for your  
17 testimony. I do have a question. There's the outbuilding.  
18 You don't have any drawings of that today?

19 MR. JONES: Well, we were going to add to it, but  
20 we're not.

21 MR. KIRWAN: Okay, so it'll just remain?

22 MR. JONES: So it stays as it is.

23 MR. KIRWAN: And what is the plan for enclosing  
24 the pool or protecting the pool?

25 MR. JONES: Well, we show a fence sort of where

1 those three cars are in the driveway. That's the  
2 architects. You see that fence there? There is a fence  
3 that goes around Brookeville and then goes across the back  
4 of the property now, to the property line, and then we're  
5 going to extend that over and then where those three cars  
6 are. To be honest, we haven't got our landscape architect  
7 fully on board.

8 MR. KIRWAN: Okay.

9 MR. JONES: And, in terms of the trees, there are  
10 no major trees on this property. There are a couple on 26  
11 Oxford, one of which we'd like to remove for the addition.  
12 But, I think the others, you know, you can see a stump  
13 there. We have some dead, had a dead tree there. But you  
14 can see there's not many large trees on the Broad Branch  
15 property.

16 MR. KIRWAN: Thank you. Commissioner Arkin, you  
17 had a question?

18 MR. ARKIN: Going back to the drawing that was  
19 marked drawing 2, the three rectangles on the right are to  
20 suggest parking spaces for standard sized automobiles.

21 MR. JONES: Those are cars.

22 MR. ARKIN: Okay. But they would no be marked in  
23 any way?

24 MR. JONES: No. I'm just showing that to my  
25 client.

1 MR. ARKIN: Okay. So, if you had four Minis it  
2 would --

3 MR. JONES: Her friends can park there.

4 MR. ARKIN: Okay, thank you.

5 MR. KIRWAN: Any other questions for the  
6 applicant? Commissioner Barnes?

7 MS. BARNES: This is a repetition to my question  
8 to Staff just to be sure. So the cobbled drive off of 26  
9 Oxford will be maintained to provide additional parking, or  
10 it will be eliminated?

11 MR. JONES: Eliminated.

12 MS. BARNES: Okay.

13 MR. JONES: It becomes an entrance walk to the  
14 front door.

15 MS. BARNES: Okay. I for some reason thought I  
16 heard you say something about parking, and so I just wanted  
17 to clarify that.

18 MR. JONES: No.

19 MS. BARNES: So, are three little boxes on Oxford  
20 Street are where people could park?

21 MR. JONES: That's right.

22 MS. BARNES: Okay, thank you.

23 MR. JONES: They're walking up the front walk.

24 MR. KIRWAN: Any other questions for the  
25 applicant? All right, if not, we have no testimony from

1 witnesses. We should give our thoughts on this proposal  
2 tonight. It's always helpful for the applicant to hear from  
3 all of us, so we can go around the dais and give our  
4 thoughts. You want to start us off, Commissioner Sutton?

5 MR. SUTTON: Sure. I don't really have a problem  
6 with what you're doing except that the addition that you're  
7 building onto the house looks very much like the original  
8 structure, and I would like to see you not including the  
9 detailing, particularly the dental work on the -- I'd prefer  
10 seeing it simplified so you can tell the difference between  
11 the old and the new.

12 MR. ARKIN: I'm in agreement with the prior  
13 speaker, except that I do rather like the detailing. There  
14 might be some other way that you can distinguish the old  
15 from the new. I think it's important to do that,  
16 distinguish the old from the new, but at the same time to --  
17 this is a non-contributing resource, so it's not essential  
18 that you distinguish it. It could, as a non-contributing  
19 resource, it could be designed as a single unit or a  
20 telescoping unit, or however you like.

21 MR. BRUECHERT: Real quick to the Commissioners.  
22 I want to remind them that this is a 2007 construction. It  
23 is not a historic building. So when applying the standards,  
24 differentiating the old from the new is not really relevant,  
25 because it's all new.

1           MR. JONES: Just to explain further, it is not  
2 2007. It was built in 1951. The original house was built  
3 quite a while ago. It was remolded and added on to in 2007.  
4 The wing to the side was added.

5           MR. BRUECHERT: We'll update our records.

6           MR. JONES: And it was extended to the back.

7           MR. ARKIN: But it's still a non-contributing  
8 resource.

9           MR. JONES: That's correct, because it's out of  
10 the period.

11           MR. BARNES: But the gable facing the park with  
12 the dental detailing is from the 1951 house, or it was  
13 gussied up when they put on the addition? I love the term  
14 gussied up.

15           MR. JONES: I believe it's from the original  
16 house.

17           MS. BARNES: Thank you.

18           MS. HEILER: I am supportive of the proposal. I  
19 think the idea of a slightly expanded facade facing the park  
20 is very appealing, and I don't share my fellow  
21 Commissioners' concern about trying to simplify any  
22 detailing. I'm perfectly happy with what you've suggested.

23           MR. FIRESTONE: I'm supportive of this proposal  
24 and I have no further comments beyond what's already been  
25 said, except that I'm not as concerned about differentiating

1 the slightly older new from the current new.

2 MS. HEILER: I would agree with Commissioner  
3 Barnes as well.

4 MS. LEGG: I happen to live around the corner, and  
5 I think this will be a really nice addition to the  
6 neighborhood. I like the dental.

7 MR. KIRWAN: I agree. I think -- I'm fine with  
8 the proposal as presented. So, thank you.

9 MR. JONES: Thank you.

10 MR. KIRWAN: I think you're ready for your HAWP  
11 application when you are ready for submitting it. Thank you  
12 for coming out tonight.

13 That takes us to minutes. Do we have minutes to  
14 approve this evening? It'd be nice to start knocking off  
15 June minutes here in the end of December. We still don't  
16 have those?

17 MR. ESTES: We do not, no. We don't have any  
18 tonight. Sorry about that.

19 MR. KIRWAN: So, no minutes to approve this  
20 evening?

21 MR. ESTES: None tonight.

22 MR. KIRWAN: Okay. I think, Mr. Estes, I think  
23 it'll be helpful for you to reach out to Commissioners who  
24 do have minutes, and let's try to get this docket cleared as  
25 soon as possible, and get it up to date.

1 MR. ESTES: We'll do that.

2 MR. KIRWAN: Do we have a volunteer for this  
3 evening? Any volunteers? All right, Merry Christmas,  
4 everybody, I'll do the minutes for the evening. Do we have  
5 any Commission items? Or any Staff items? We have one that  
6 I think --

7 MR. KYNE: Yes. We did review one Staff item  
8 upstairs, a revision to 3713 Underwood Street, Chevy Chase.  
9 The Clark House. And I believe the Commission was prepared  
10 to approve those revisions.

11 MR. KIRWAN: That's correct, we did upstairs.  
12 Those are fine. So, if there's no other matters, then we  
13 are adjourned. Thank you.

14 (Whereupon, at 8:58 p.m., the meeting was  
15 adjourned.)  
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