

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4A Oxford St., Chevy Chase	Meeting Date:	7/14/2021
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	7/7/2021
Applicant:	Allan H. Fleishmann & Dafna Tapiero	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	956013	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration and Fence Alteration		

STAFF RECOMMENDATION

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Historic District
STYLE: Colonial Revival
DATE: c.1930

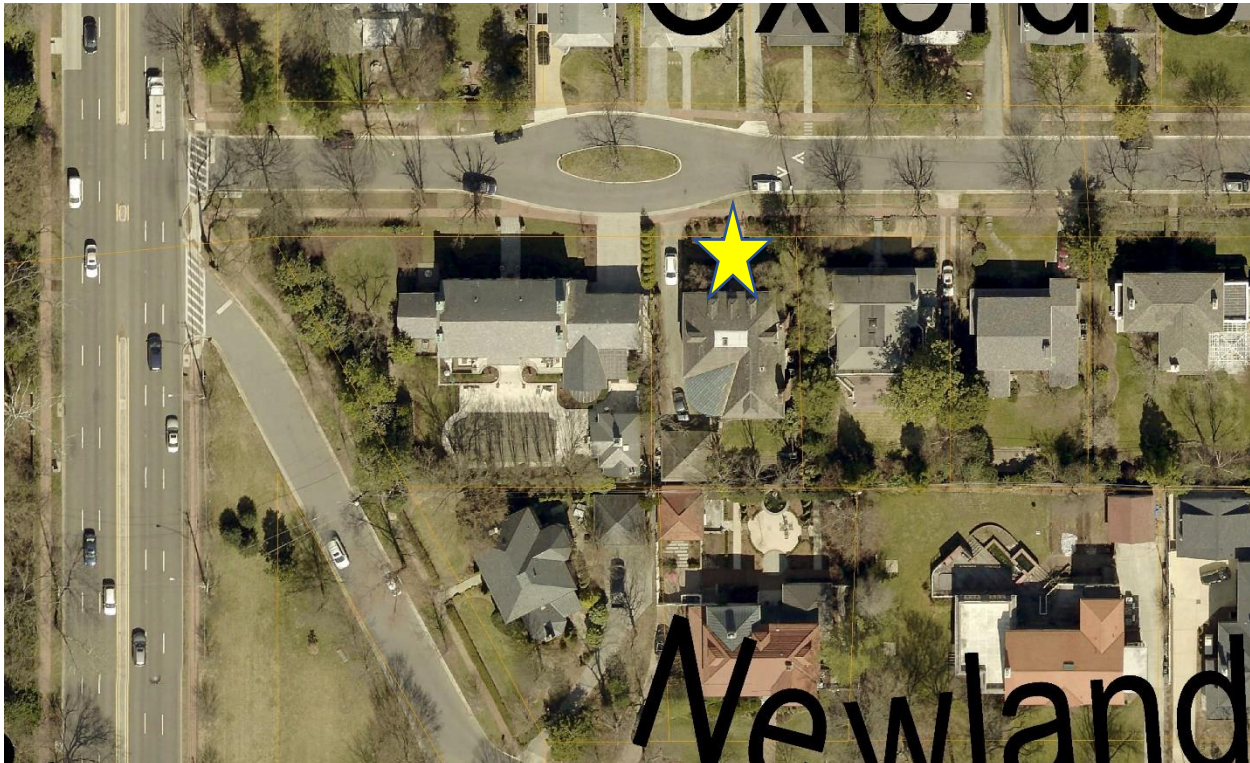


Figure 1: 4A Oxford St., Chevy Chase.

PROPOSAL

The applicant proposes to construct two patio areas in the rear of the property including a flagstone patio and another that is pea gravel. Additionally, the applicant proposes to relocate an existing fence approximately 6' (six feet). The applicant has included a tree protection plan with the application materials.

The subject property is a Non-Contributing Resource and the work proposed will not be at all visible from the right-of-way. Staff Recommends the HPC approve the HAWP.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
visit.



FOR STAFF ONLY:
HAWP# 956013
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Allan H. Fleischmann & Dafna Tapiero
Address: 4A Oxford Street
Daytime Phone: 202-281-4171

E-mail: dtapiero@laurelstrategies.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Marlon Melgar
Address: 10 Faith Ct.
Daytime Phone: 301-343-4092

E-mail: marlon@designusa.net
City: Damascus Zip: 20872
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Chevy Chase Village
Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4A Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
Lot: 26 Block: 54 Subdivision: 0009 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Robert Bellinger and Natalie Wilensky
2 Oxford Street

Randy and Susan Denchfield
3 Oxford Street

Porter and Mary Wheeler
4 Oxford Street

Susan Monroe
5 Oxford Street

Mike and Yael Summerfield
7 Oxford Street

Paulette and David Kessler
9 Oxford Street

Art Spitzer and Elisabeth Boas
11 Oxford Street

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Small existing backyard with grass/turf and three existing pear trees. Back property is an existing red brick garden wall

Description of Work Proposed: Please give an overview of the work to be undertaken:

Proposal to install a new 10' x 17' flagstone patio at grade, and an impervious pea-gravel patio with a dura-edge metal border. Efforts to protect and preserve the three nearby existing tree root systems include: no excavation needed around base of trees and the metal edging is to be dug by hand. Any live roots 2" + are to be preserved. Patios to be surrounded with new ornamental plantings.

Work Item 1: Flagstone Patio

Description of Current Condition:

Existing Grass

Proposed Work:

10' x 17' mortar-set
flagstone paving.

Work Item 2: Pea Gravel Patio

Description of Current Condition:

Existing Grass

Proposed Work:

Pea-Gravel patio/sitting
area 4"-6" deep edged
with Dura-Edge metal
edging.

Work Item 3: Fence

Description of Current Condition:

Existing
4' Wood Picket Fence
and gate

Proposed Work:

Relocate wood fence and
gate with auto gate &
fence. See Pictures

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

Owner's mailing address

4 A Oxford Street
Chevy Chase, MD
20815

Owner's Agent's mailing address

5301 Westbard Circle #2
Bethesda, MD 20816

Adjacent and confronting Property Owners mailing addresses

See Attached List

BUILDING LOCATION SURVEY

LOT 26

SECTION 2

BLOCK 54

CHEVY CHASE

Montgomery County, Maryland

Scale: 1" = 30'

Plat Book 14-8

November, 1988

Plat 16888

OYSTER, IMUS AND PETZOLD, INC.

Civil Engineers • Land Planners • Land Surveyors

2419 Reddie Drive • Wheaton, Maryland • 209-2011

I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, Md. The improvements were located by a transit-tape survey made on Nov. 17, 1988. Unless shown hereon, there are no visible encroachments.

Alden E. Imus Jr.

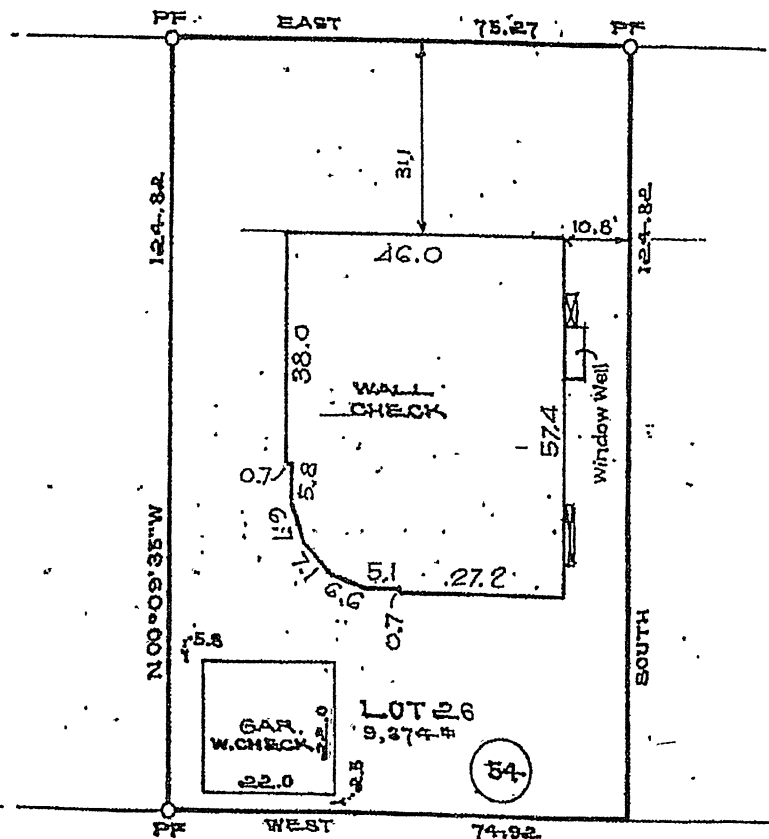
ALDEN E. IMUS JR.

Registered Professional Engineer

MD: # 2041

4-A OXFORD STREET

60' R/W



PT. B



PF = PIPE FOUND

BLDG. PERMIT: #8806090050

ADDRESS: 4-A OXFORD ST.

EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

W.C.	F.
Field B.W.
Draft S.
Check J.E.

JOB # 24-55A-1



**Municipality Letter for
Proposed Construction Project**

Subject Property: 4 A Oxford Street, Chevy Chase, MD 20815
Property Owner: Dafna Taperio and Alan Fleischmann
Project Manager/Contractor: Laura Donoghue
Proposed Work: Install rear yard flagstone patio and pea-gravel patio
with dura-edge border.

3/24/2021

Mitra Pedoeem, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Pedoeem,

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.

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
www.chevychasevillagemd.gov

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LEGAL COUNSEL
SUELLEN M. FERGUSON

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

March 31, 2021

Tree Preservation Plan – 4A Oxford Street

I recommend issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence 4A Oxford Street.
Tree protection shall include:

1. All excavations, including for edging shall be done by hand. All roots 2" or more in diameter shall be preserved.
2. The Chevy Chase Village office shall be notified if there is any change in the construction plans that would impact the protected trees.
3. If excavation (outside of the tree preservation zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.

MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesticide Applicator#2070-5937

