

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 Oxford St., Chevy Chase	Meeting Date:	7/12/17
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	7/05/17
Review:	HAWP	Public Notice:	6/28/17
Case Number:	35/13-17U	Tax Credit:	None
Applicant:		Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 2014

PROPOSAL:

The applicant is proposing to install a 4' (four feet) wide by 7' 5" (seven feet, five inches) long paved path between Oxford St. and the sidewalk. The path will be constructed out of rectangular flagstone which will match the dimensions and appearance of the existing walk between the sidewalk and the house's front porch. The proposal is in a compatible material, design, and location with both the house at 9 Oxford St. and the surrounding district.

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.



DPS-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com Contact Person: Lila Fendrick

Daytime Phone No.: 301-907-7700

Tax Account No.: _____

Name of Property Owner: _____ Daytime Phone No.: _____

Address: 9 Chevy Chase Oxford St. 20815
Street Number City State Zip Code

Contractor: Wray Brothers Phone No.: 301-654-5845

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 9 Street: Oxford St.

Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF RECONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Whack/Raze
- Reversion Repair Reversible

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Stair
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Path

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: REQUIREMENTS FOR NEW CONSTRUCTION AND EXTENSIONS/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: COMPLETION 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/assessment

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.

Lila Fendrick for David Kossler
Signature of owner or authorized agent

6-15-17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1283821

H

3

**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:

The existing grass strip between the existing brick public and concrete curb has no paved surface for visitors to step onto when approaching the front of the house.

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

A flagstone path is proposed to be built between the existing brick sidewalk and the concrete curb. It will be made of natural cleft flagstone laid in a random rectangular pattern. It would be 4'-0" wide and 7'-5" long. It will be laid on either a stonedust or concrete setting bed. The addition of this landing path will improve public safety and access to the house and will not adversely affect the surrounding environment setting or the historical district.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(4)

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

Owner's mailing address

9 Oxford St. Chevy Chase, MD 20815

Owner's Agent's mailing address

6904 West Ave. Chevy Chase, MD 20815

Adjacent and confronting Property Owners mailing addresses

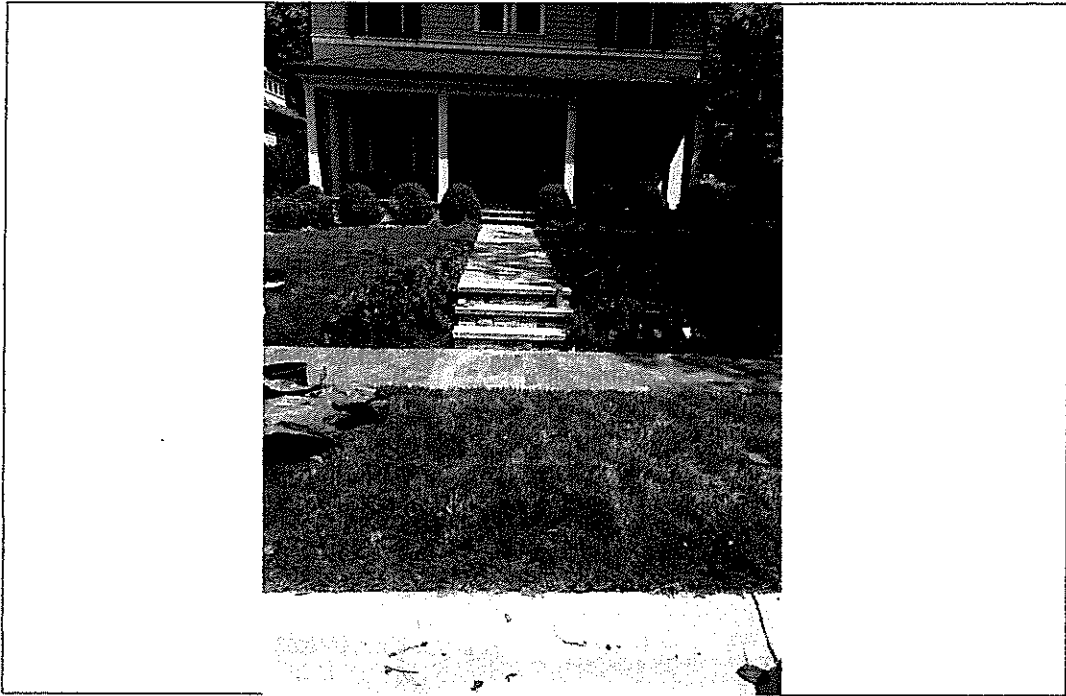
7 Oxford St. Chevy Chase, MD 20815

11 Oxford St. Chevy Chase, MD 20815

4A Oxford St. Chevy Chase, MD 20815
(Confronting)

4B Oxford St. Chevy Chase, MD 20815
(Confronting)

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Public Right Away



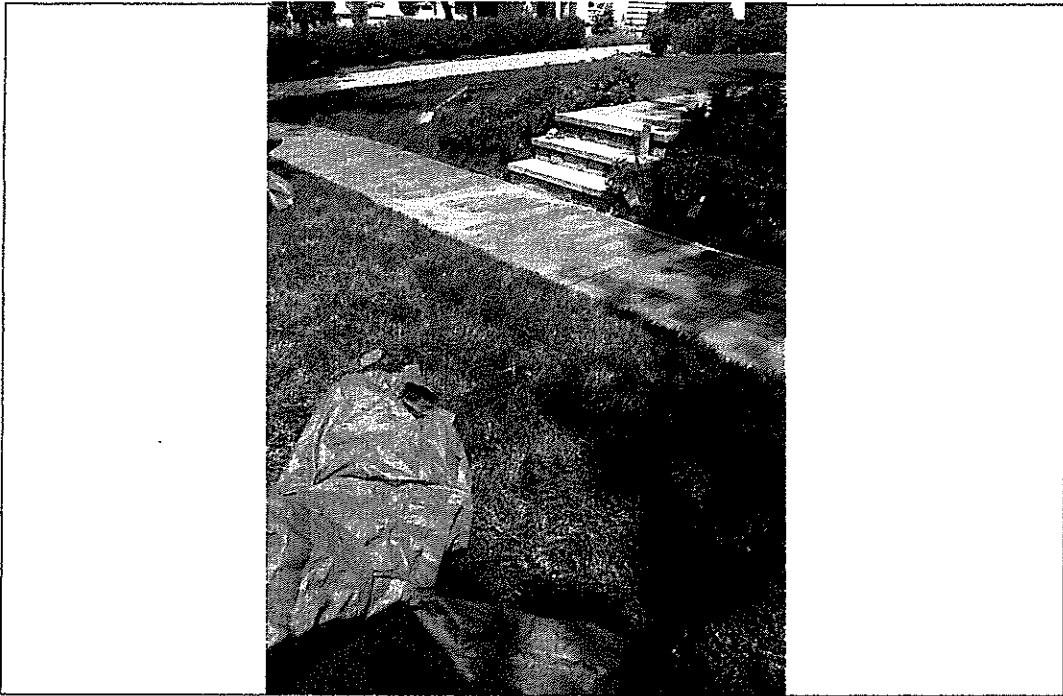
Detail: View from Adjacent Property

Applicant: _____

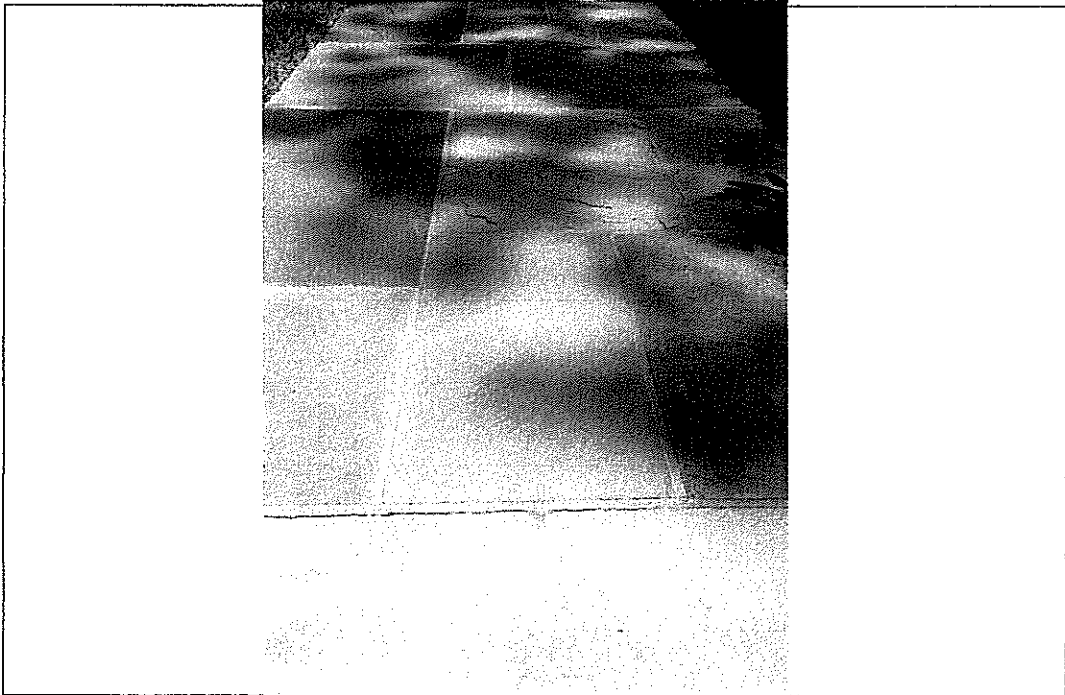
Page: _____

6

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Adjacent Property



Detail: View of Existing Walkway to Front Porch

