

13 Oxford Street, Chevy Chase
(HPC Case # 35/13-10X)

Chevy Chase Village Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: October 28, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #551745, fence construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the October 27, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

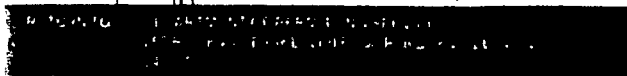
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: John and Wendy Reaves

Address: 13 Oxford Street, Chevy Chase

This HAWP approval is subject to 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DPS - #8
 Main Log # 267559

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Related To: _____

Contact Person: John Daniel Reeves
 Daytime Phone No.: 202 776 2305

Tax Account No.: 16 07 0045 6616
 Name of Property Owner: Wendy & John R. Reeves Daytime Phone No.: 202 776 2305
 Address: 13 Oxford St Cherry Chase MD 20815
Street Number Street Zip Code

Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 13 Oxford St Street: Cherry Chase MD
 Town/City: Cherry Chase Nearest Cross Street: Connecticut
 Lot: P1 Block: 57 Subdivision: 009
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 15 K
 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 4 feet 0 inches *DRAWING shows higher height but Cherry Chase Village says fence in front and limited to 4 ft*
 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.

John Daniel Reeves
Signature of owner or authorized agent

September 29, 2010
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/5/10
 Application/Permit No.: 551745 Date Filed: 10/14/2010 Date Issued: _____

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:

13 Oxford Street is a Colonial style house that faces its side yard (to the East). Its porch area is stucco with wood shingle on the second floor level at the "end" of the house facing the street. It was built by an architect around in the Twenties.

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

"front"
Replace deteriorating wood fence with stone and lattice work fence. Keep and move existing gate to the west so gate is centered. Shift front walk (immediately in front of gate) to comport with centered gate. Stone work is commensurate with stone work at front steps (at sidewalk level) and with stone work in block of Oxford Street.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

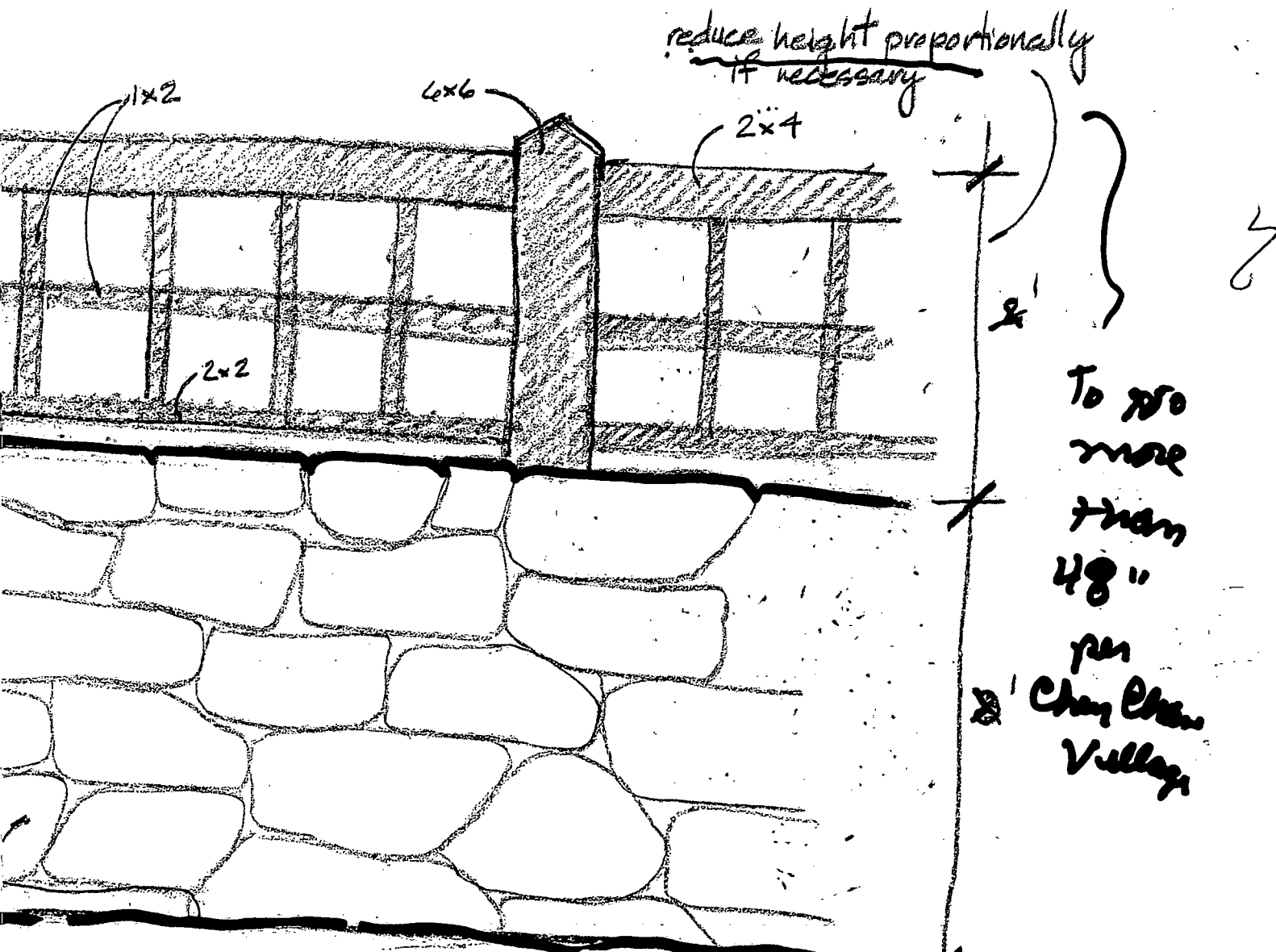
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

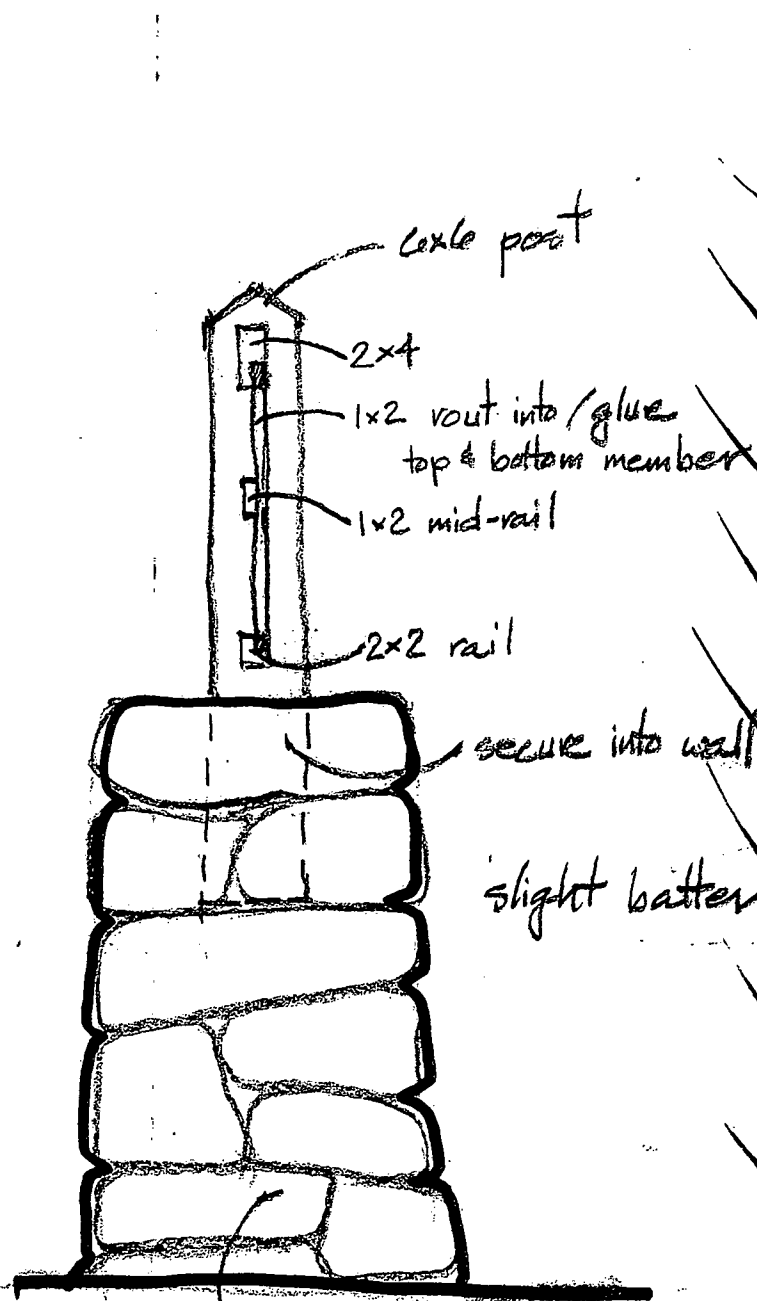
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 7/10/10



local quarry stone - lay horizontally

fit stones in tight pattern.
 do not fill voids w/ chips.
 dense wood-like ipe.
 stainless steel hardware

Wall/Lattice Details
 Reeves Residence
 1"=10" MDA 7/10



Full stone - no rebar

Section



Elevation

Wendy & John Daniel Reaver
 13 Oxford St

Note:
 Use
 Use

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 13 Oxford Street, Chevy Chase **Meeting Date:** 10/27/10
Resource: Contributing Resource **Report Date:** 10/20/10
 Chevy Chase Village Historic District **Public Notice:** 10/13/10
Applicant: Wendy & John Reaves **Tax Credit:** None
Review: HAWP **Staff:** Josh Silver
Case Number: 35/13-10X
PROPOSAL: Fence construction

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1916-27

PROPOSAL

The applicants are proposing to remove and replace an existing 4' high, wooden vertical board fence in the front yard of the property with a 2 ½' high, stone fence with 1 ½' high wooden lattice on top in the same location. An existing wooden gate will be removed from the current fence and reused in a new location for the proposed fence.

The proposed work also includes widening an existing flagstone walkway with like materials where it meets the fence. The proposed widening is requested to accommodate the proposed relocation of the existing wooden gate so that is centered on the new fence.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John Daniel Reaves
Daytime Phone No.: 202 776 2305

Tax Account No.: 16 07 0045 2616
Name of Property Owner: Wendy & John R Reaves Daytime Phone No.: 202 776 2305
Address: 13 Oxford St Cherry Chase MD 20815
Street Number Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PRESERVE
House Number: 13 Oxford St Street: Cherry Chase MD
Town/City: Cherry Chase Nearest Cross Street: Conchester
Lot: P1 Block: 57 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wrap/Raze	<input type="checkbox"/> Salar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Reversible	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other:	_____			

1B. Construction cost estimate: \$ 15 K

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: _____
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3A. Height 4 feet 0 inches *DRAWING Shows higher height but Cherry Chase Village says fence in on front and limited to 48"*
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.

John Daniel Reaves September 29, 2010
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 551421 Date Filed: _____ Date Issued: _____

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

Replace deteriorating wood fence with stone and lattice work fence. Keep and move existing gate to the west so gate is centered. Shift front walk (immediately in front of gate) to comport with centered gate. Stone work is commensurate with stone work at front steps (at sidewalk level) and

2. SITE PLAN

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

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

Fence not to exceed 4'8" in height per Chevy Chase Village

3. PLANS AND ELEVATIONS

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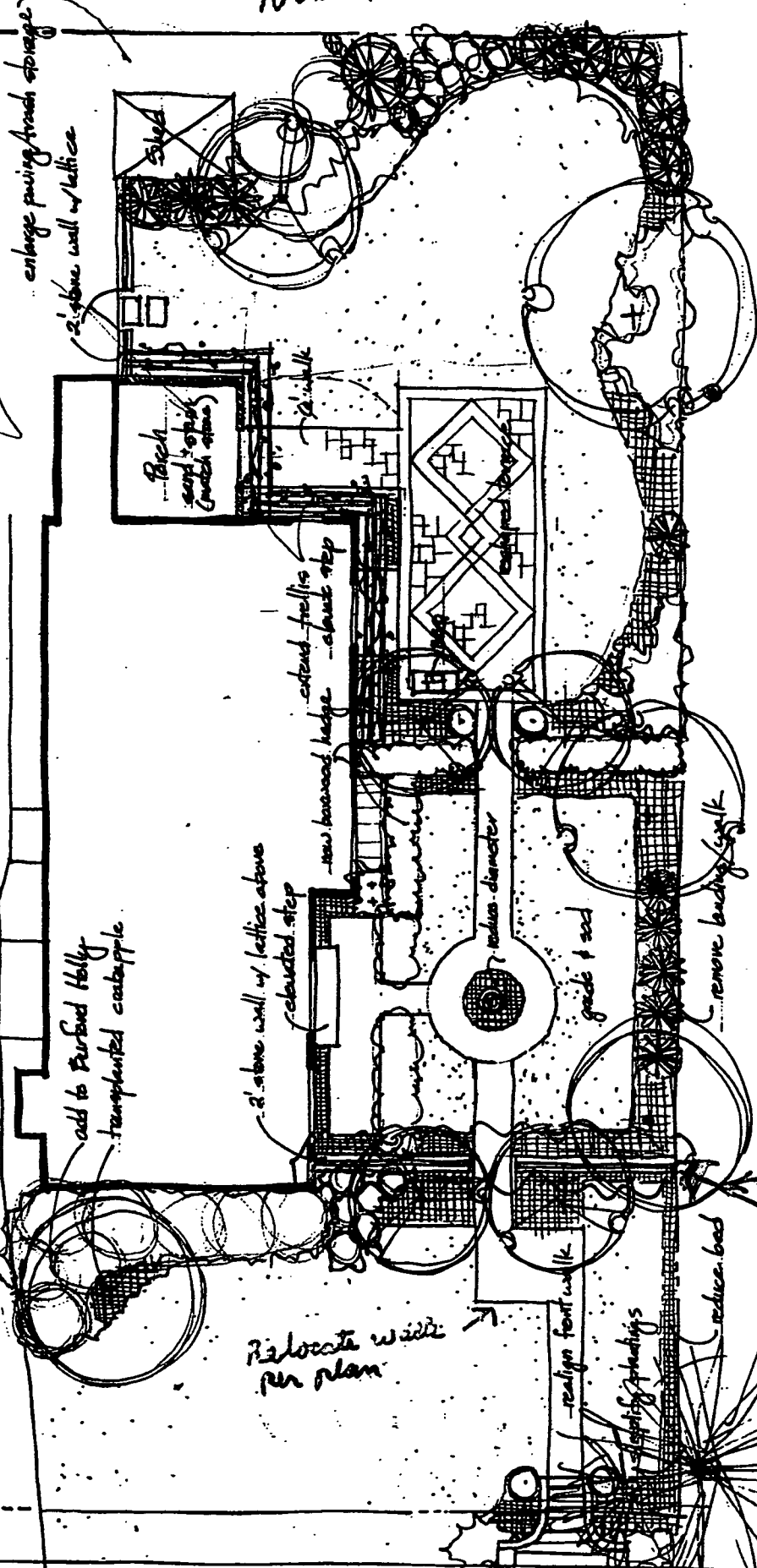
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Mr. and Mrs John Daniel Reaves 13 Oxford Street Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Ms Nan Huidekoper 15 Oxford Street Chevy Chase MD 20815	Mr. Art Spitzer and Ms. Elizabeth Boaz 11 Oxford Street Chevy Chase, MD 20815
Mr. and Mrs. Stuart Bainum 12 Primrose Street Chevy Chase, Md. 20815	Mr. and Mrs. Charles Buffon 8 Oxford Street Chevy Chase, MD 20815
Mr. and MRS. Emmett B. Lewis 6 Oxford Street Chevy Chase, MD 20815	

NORTH

West

EAST



Fence installation
 proposed stone
 fence
 lattice

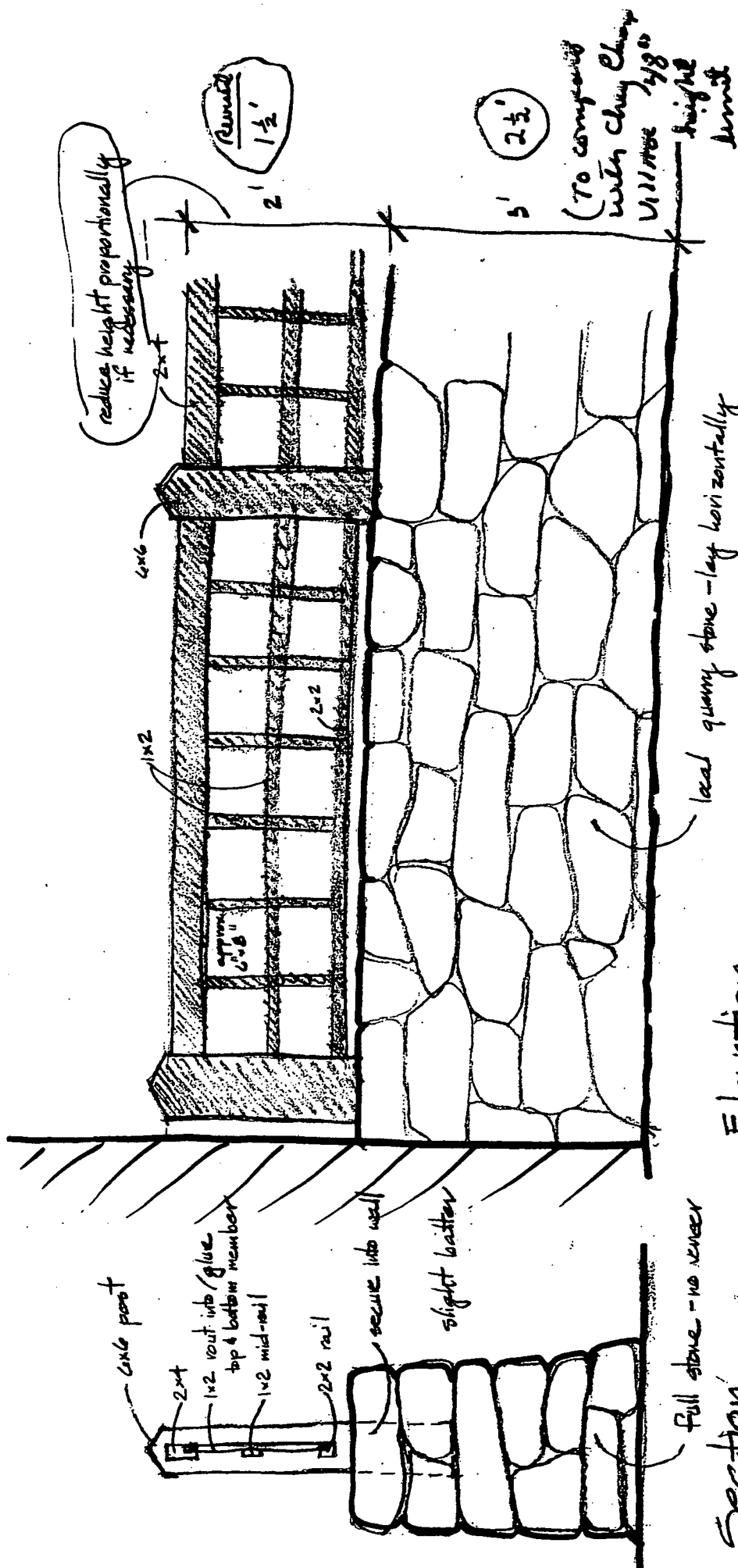
attached to
 our house in west
 side moved west
 of center
 in place near
 existing crabapple
 tree.

Public sidewalk &
 13 OXFORD STREET

SITE PLAN

Wendy & John DANIEL
 11/1/86 (6)

SOUTH



reduce height proportionally if necessary

Round 1 1/2'

2 1/2'

(To compare with Clay Chip Vulture 1980 height limit)

lead quarry stone - lay horizontally

Elevation

Wall/Lattice Details
 Revere Residence
 1" x 10" MDA 7/10

Note: Fit stones in tight pattern. Do not fill voids w/ chips. Use dense wood - like ipe. Use stainless steel hardware.

2x4 post
 2x4
 1x2 post into glue top & bottom member
 1x2 mid-rail
 2x2 nail
 secure into wall
 slight batter

Full stone - no veneer

Section

Wendy & John Daniel Revere
 Cypress
 13 Oxford St

Section No. 2
 CHEVY CHASE
 Montgomery County, Maryland

*Plat
 13 Oxford St.*

Scale: 1"=30'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

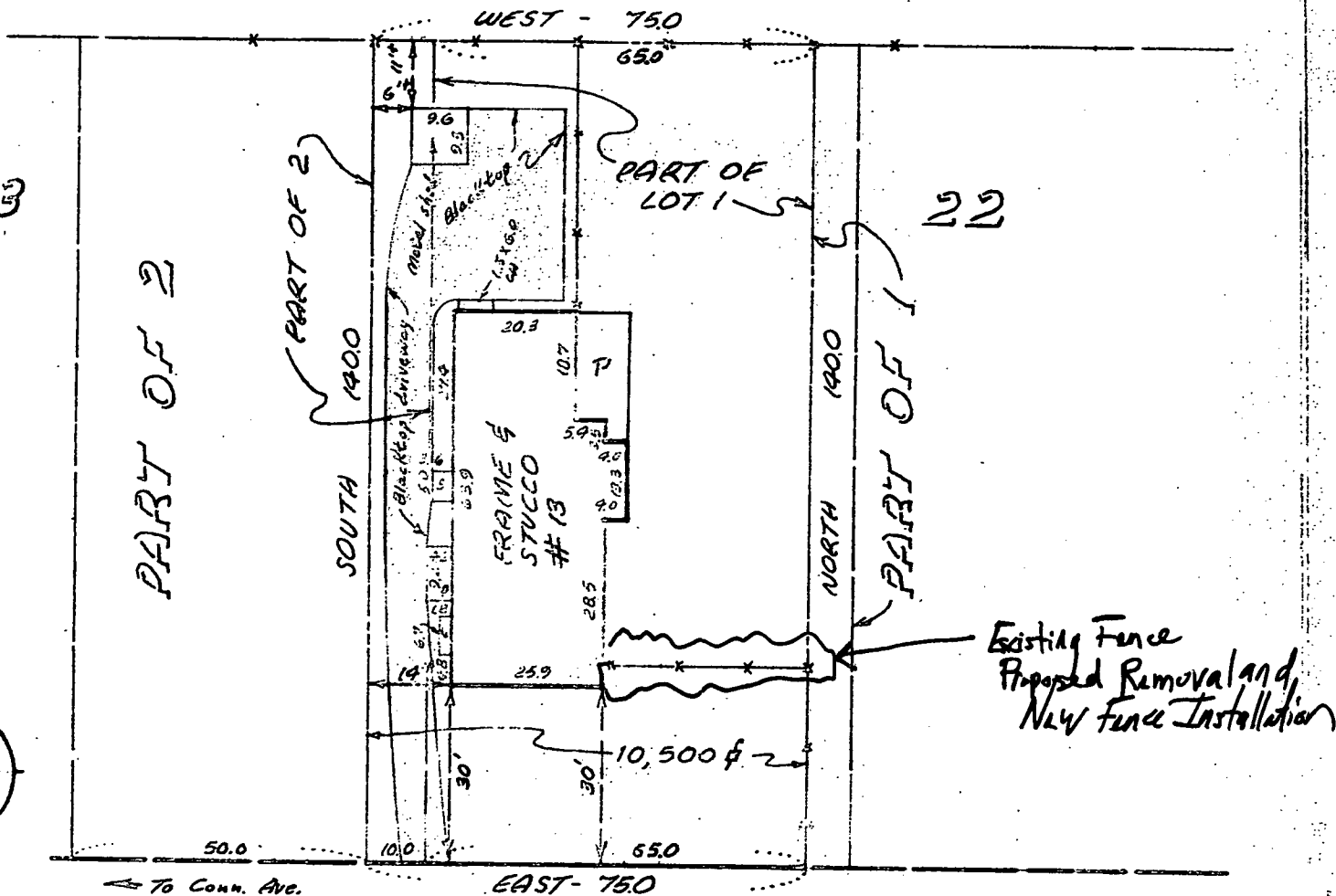
Date: April 23, 1984

Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 588-3110

By: James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984

Plat Book 2
 Plat No. 106

Recertified July 8, 1987

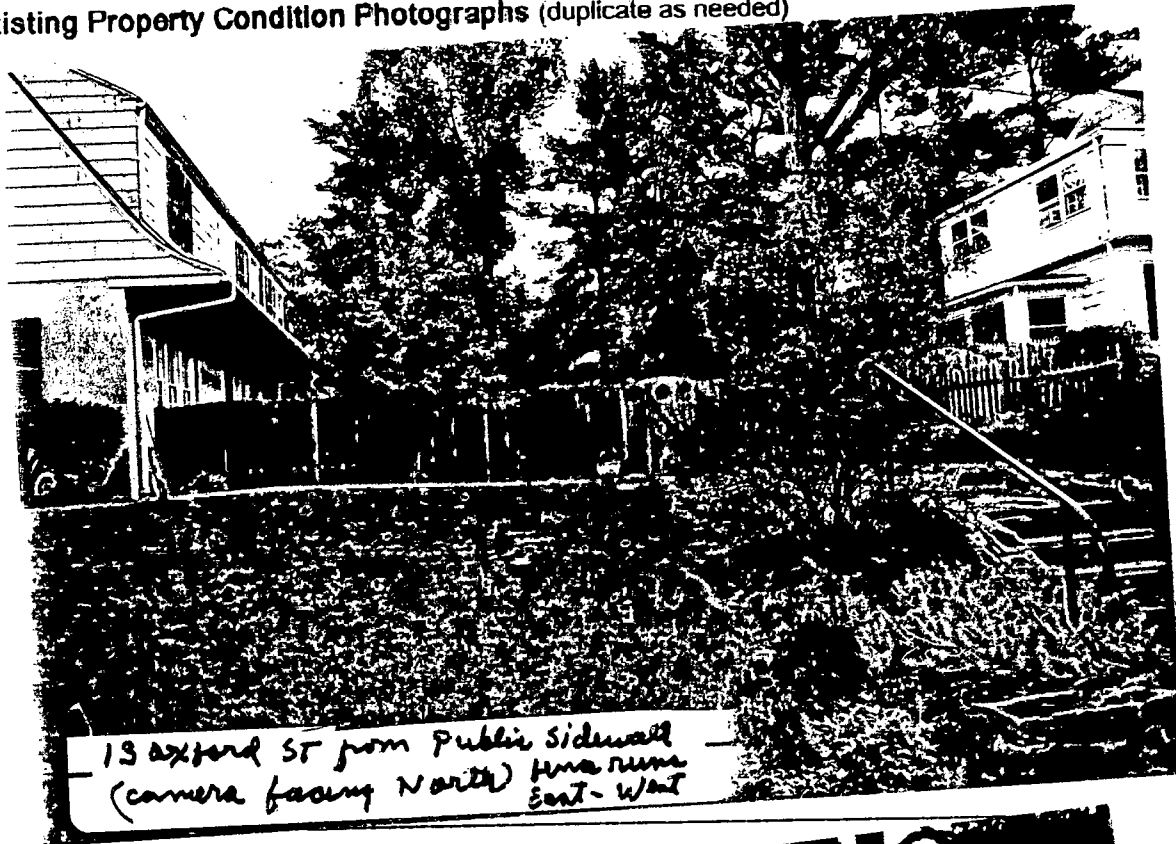


OXFORD STREET

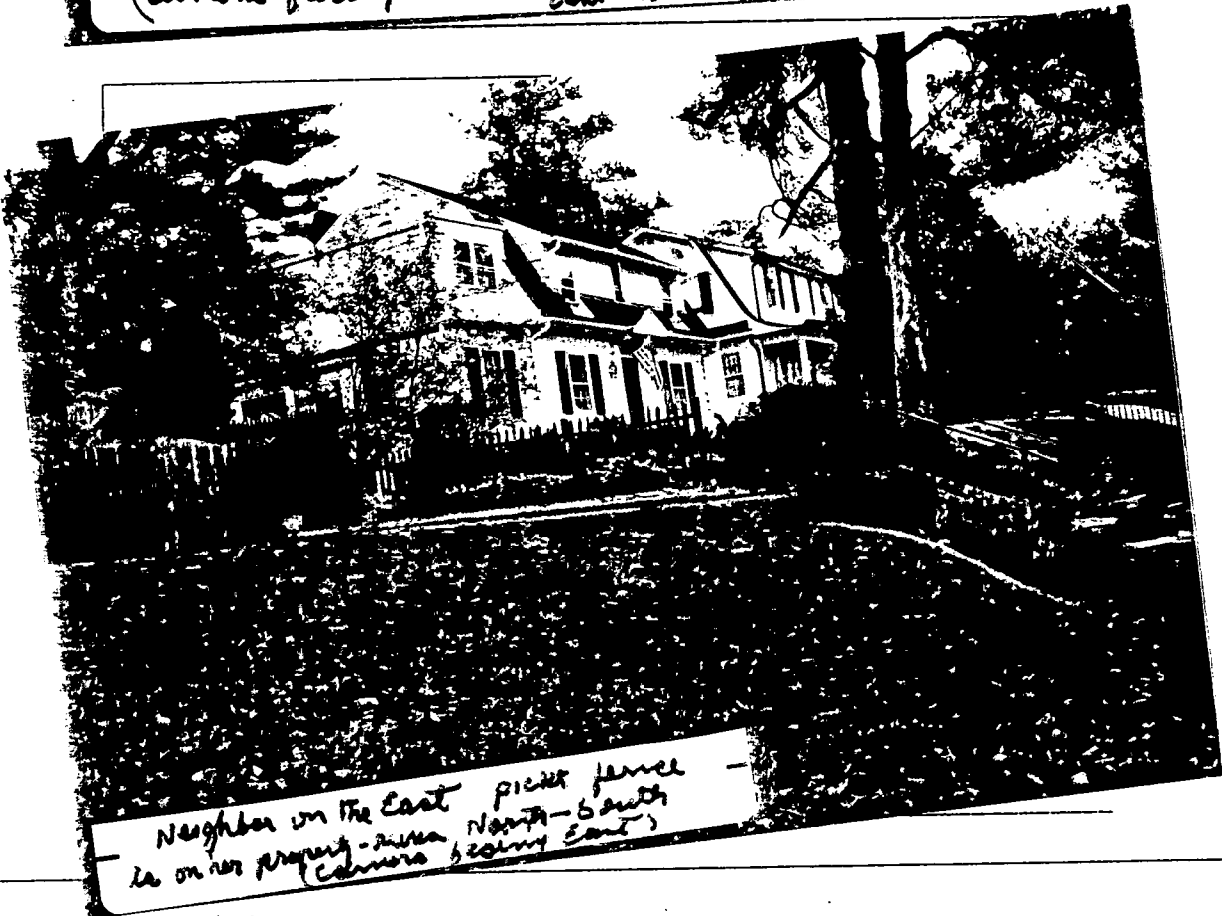
The lot hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development, Federal Insurance Administration.



Existing Property Condition Photographs (duplicate as needed)



13 Oxford St from Public Sidewalk
(camera facing North) Home runs
East - West



Neighbor on the East picket fence
is on her property - runs North - South
(Camera facing East)

Applicant: *John Daniel Reaves*
John Daniel Reaves
13 Oxford St
Chevy Chase, MD 20815-4730

R

10

Existing Property Condition Photographs (duplicate as needed)



Stone Steps to 13 Oxford St. + Neighbor
on West. (Camera facing West)



CONFRONTING PROPERTIES
Camera facing South - Taken from
13 Oxford St.

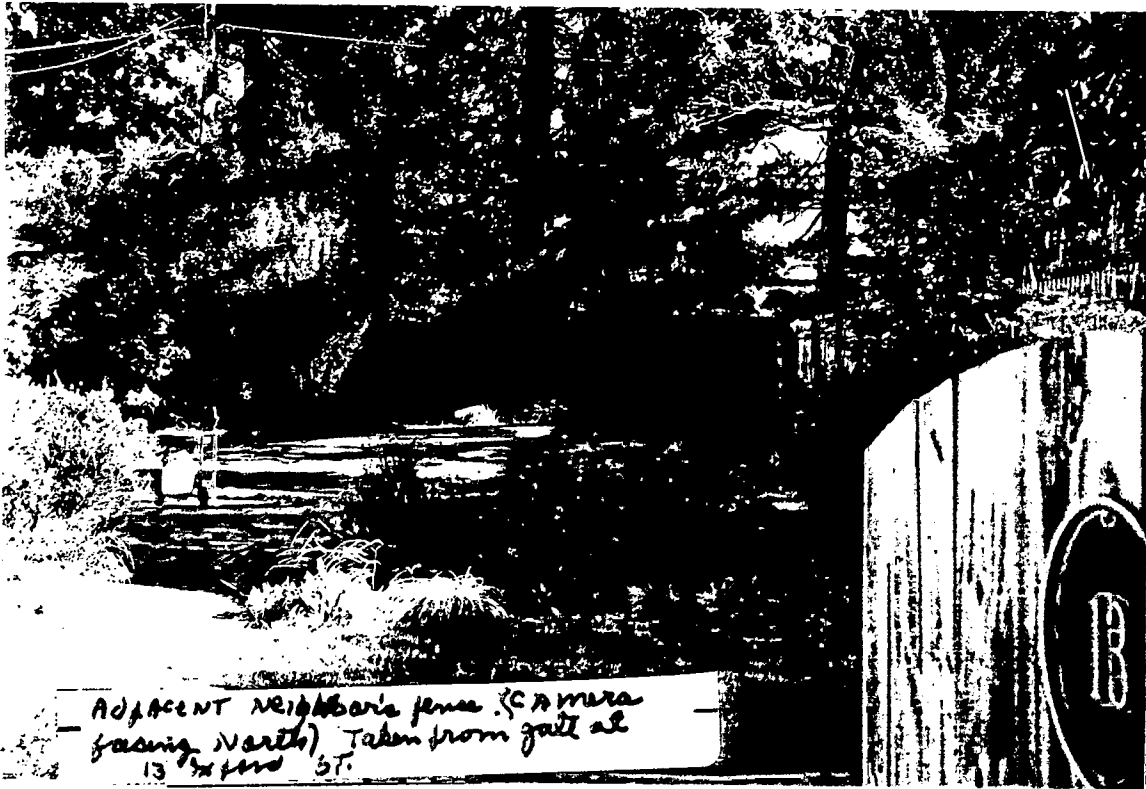
Applicant: _____
John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Page: 2

(11)

Existing Property Condition Photographs (duplicate as needed)



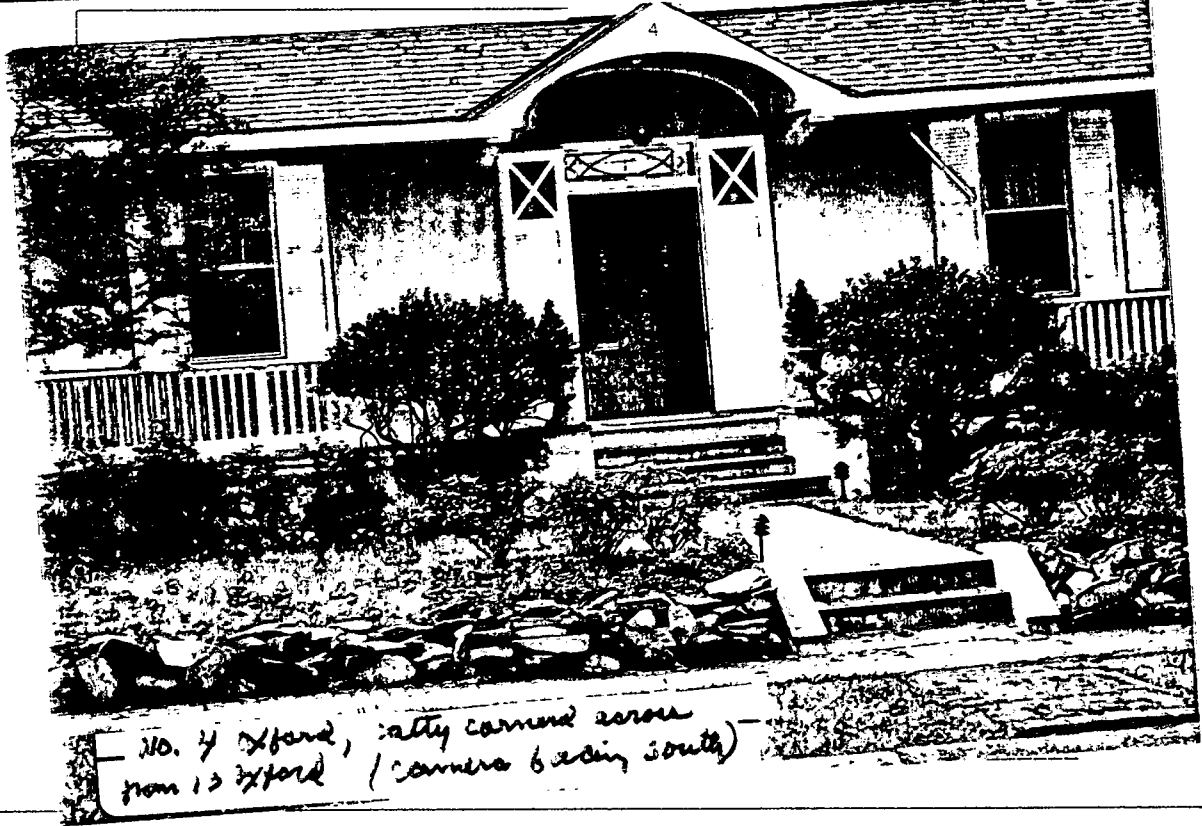
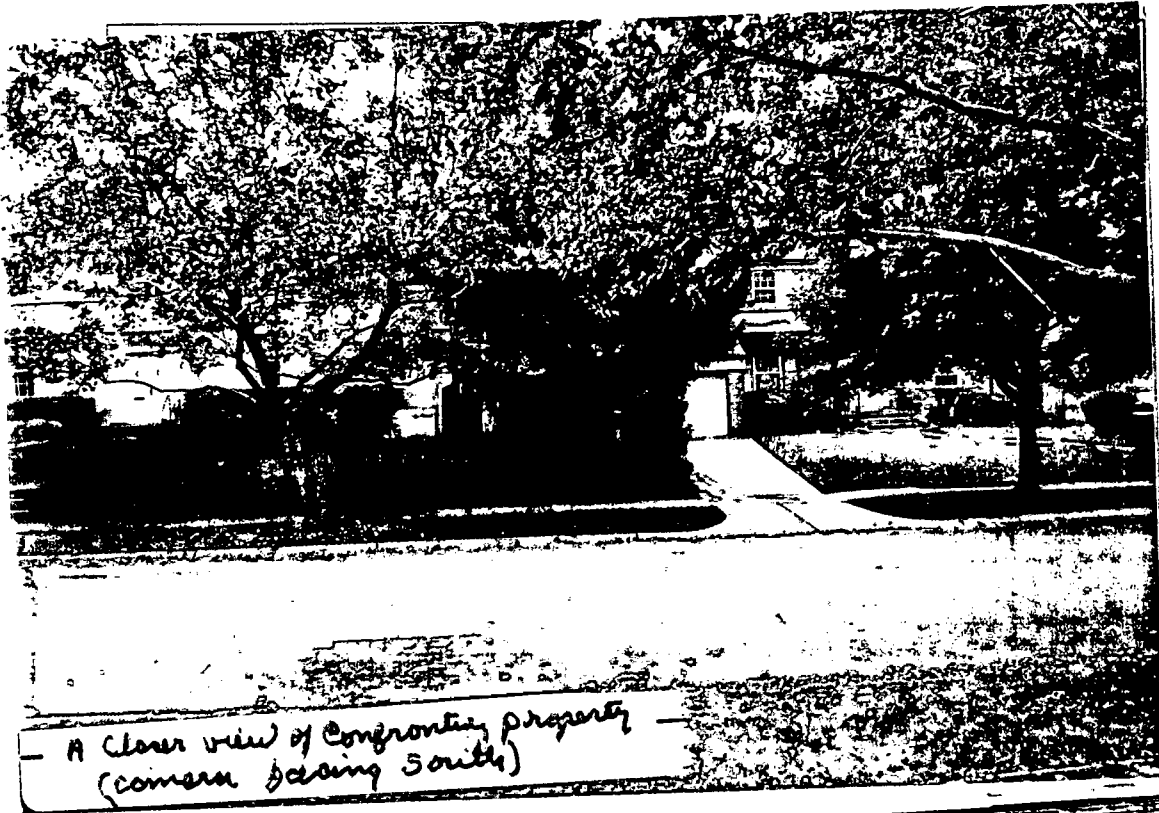
Applicant: *John Daniel Reaves*
John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Page: 3

(12)

Existing Property Condition Photographs (duplicate as needed)



Applicant: _____

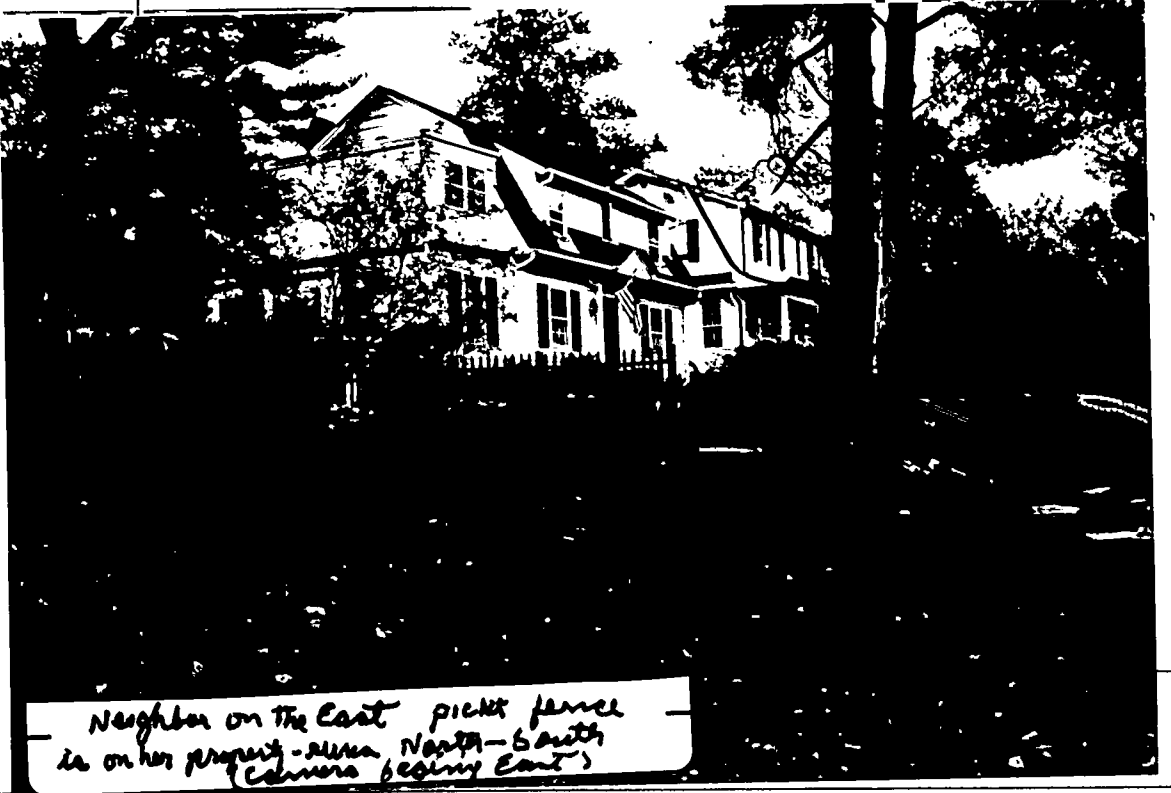
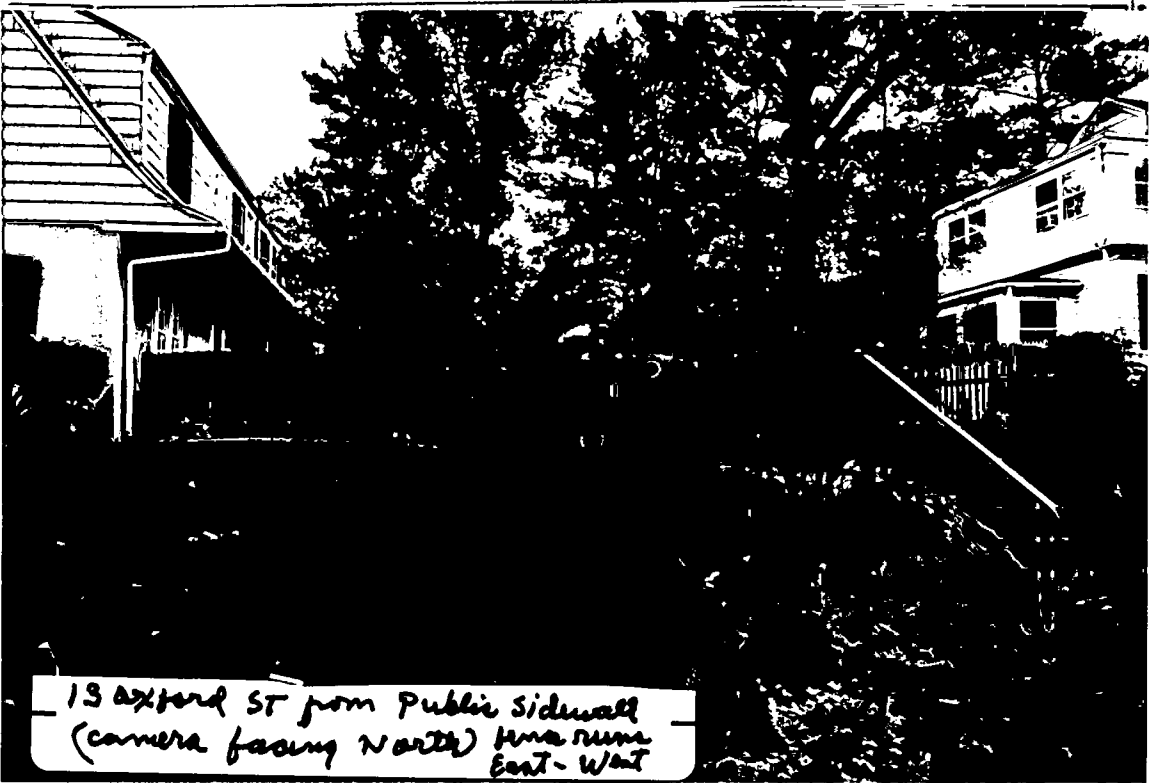
John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Page: 7

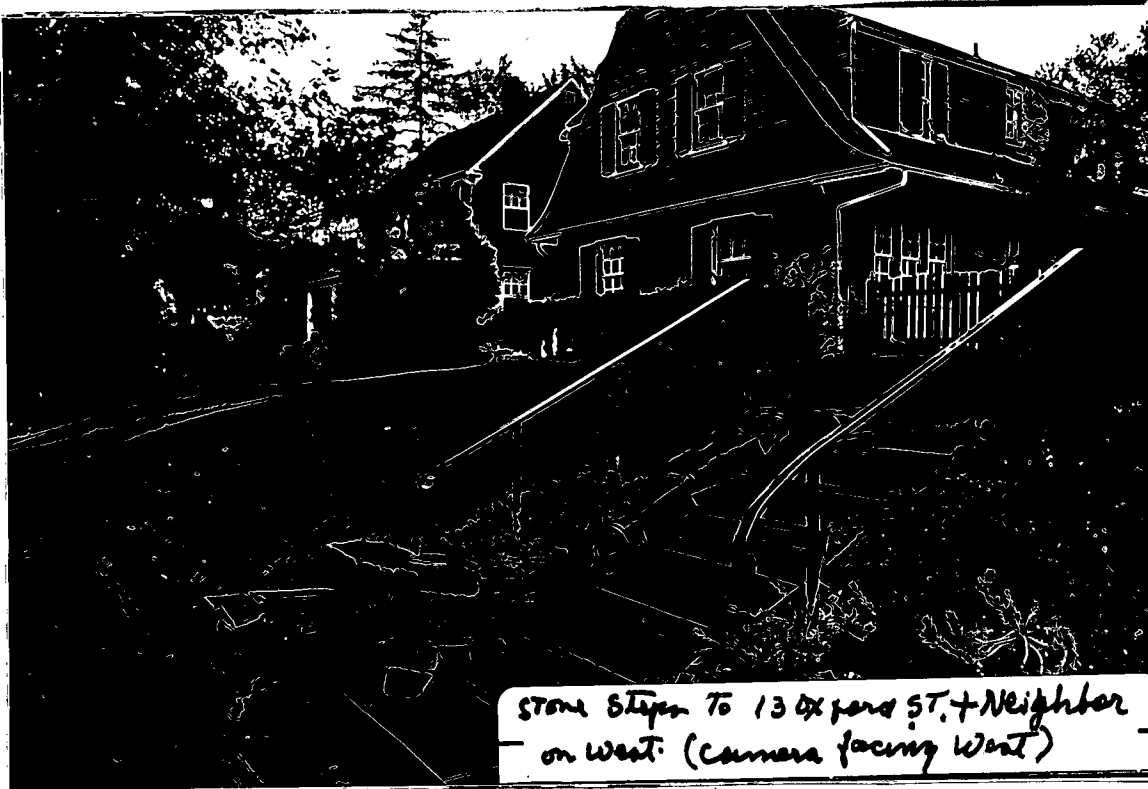
(B)

Existing Property Condition Photographs (duplicate as needed)



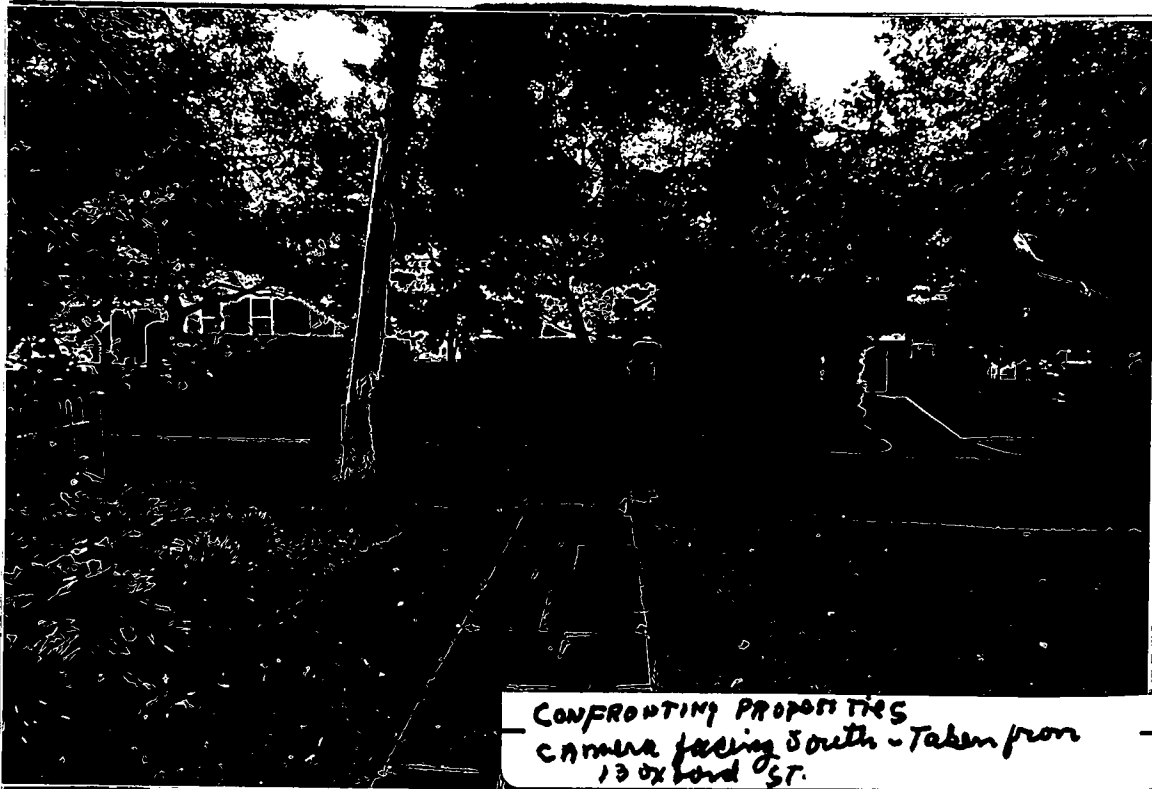
Applicant: John Daniel Reaves
 13 Oxford St
 Chevy Chase MD 20815-4230

R



Stone Steps To 13 Oxford St. + Neighbor on West. (Camera facing West)

Detail: _____

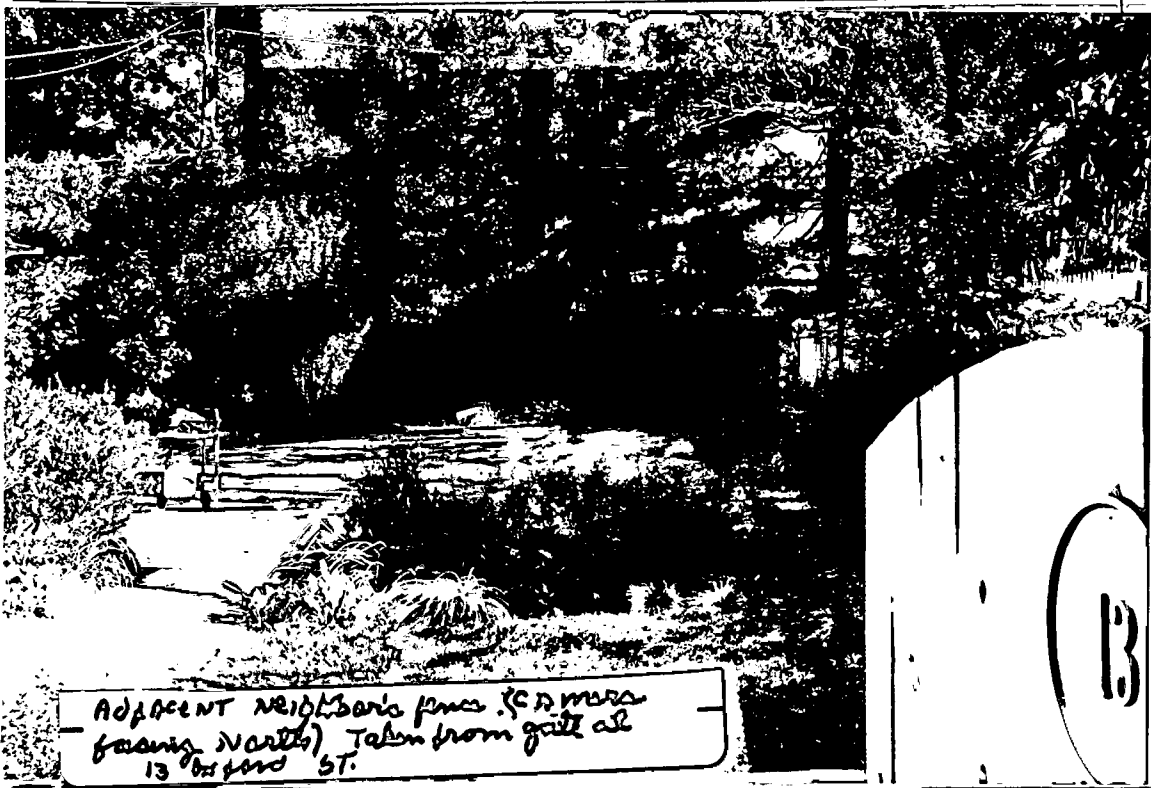


CONFRONTING PROPERTIES
Camera facing South - Taken from 13 Oxford St.

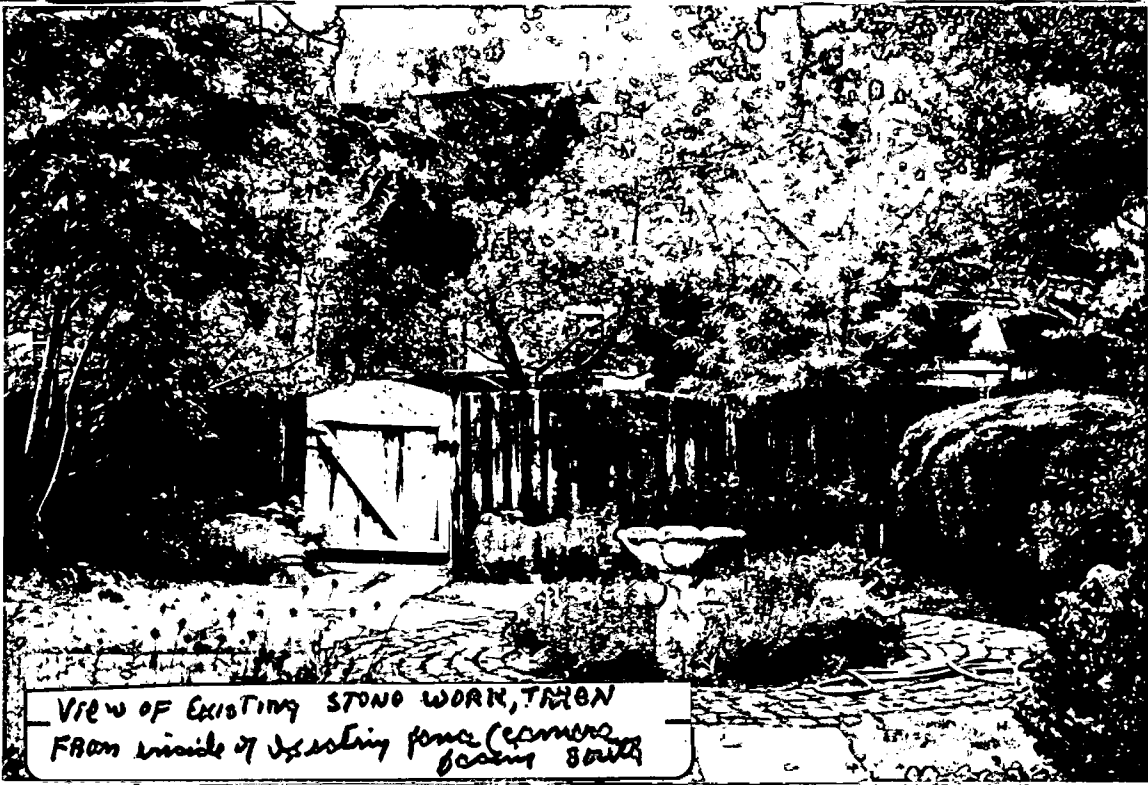
Applicant: Mr. Reaves John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Existing Property Condition Photographs (duplicate as needed)



ADJACENT NEIGHBOR'S fence (S.D. MESS facing North) Taken from gate at 13 Oxford St.

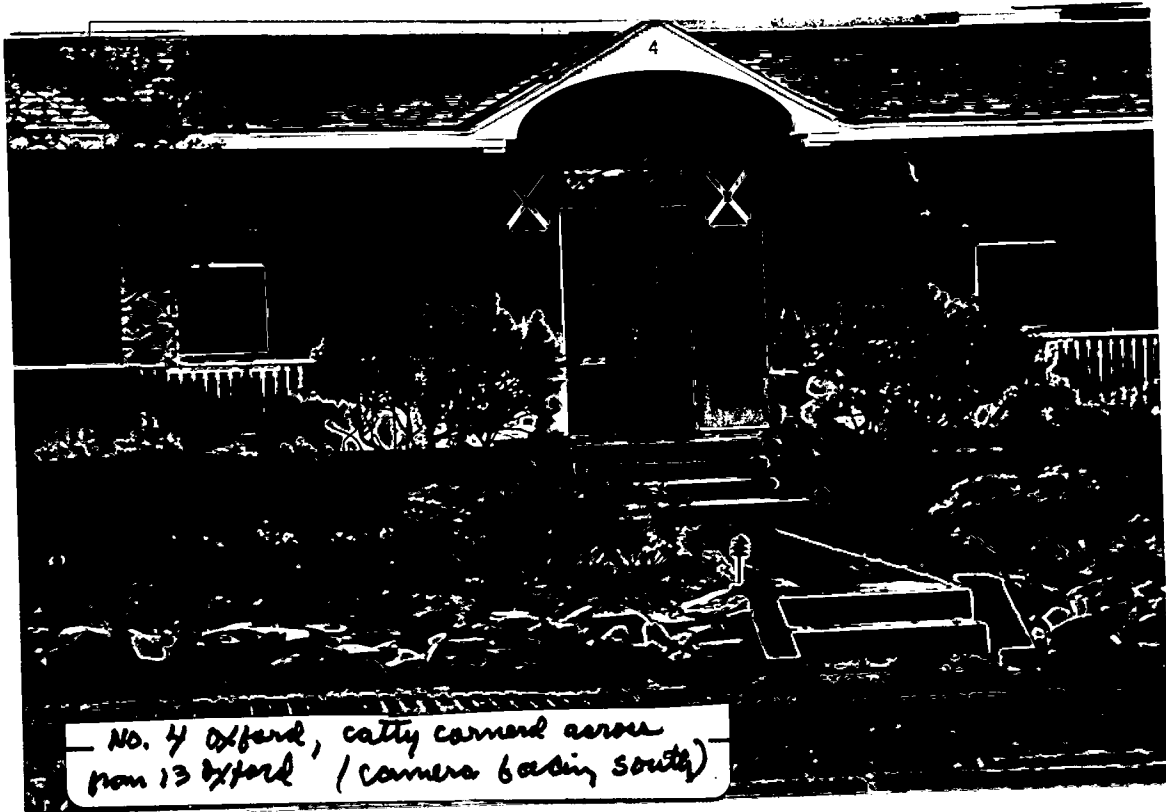
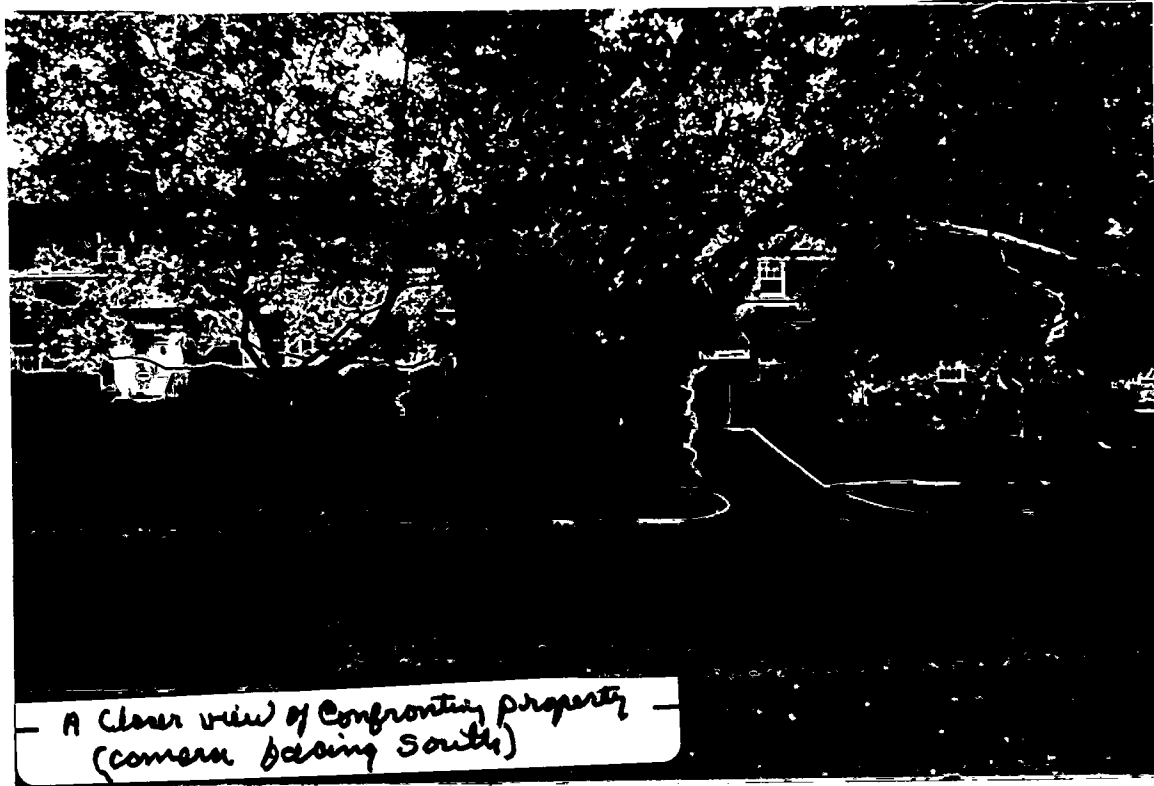


VIEW OF EXISTING STONE WORK, THRU FROM inside of existing fence (camera facing South)

Applicant: John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Existing Property Condition Photographs (duplicate as needed)



Applicant: _____

John Daniel Reaves
13 Oxford St
Chevy Chase MD 20815-4230

R

Page: 4

25 Oxford Street
Cream Chase Village H.D.

2011 HANP

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Oxford Street, Chevy Chase	Meeting Date:	9/7/11
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	8/31/11
Applicant:	Salass Family Trust (Jeff Hashim, Agent)	Public Notice:	8/24/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11AA	Staff:	Anne Fothergill

PROPOSAL: Fencing replacement

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern
DATE: 1963

PROPOSAL

The applicants are proposing to replace the existing deteriorated wooden stockade fencing with new wooden board-on-board fencing in the same location and the same height.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240-777-3370

D.

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JEFF HASHIM
Daytime Phone No.: (301) 907-0124

Tax Account No.: 16-07-00456068
Name of Property Owner: SALASS FAMILY TRUST Daytime Phone No.: (301) 907-0124
Address: 25 Oxford St Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: D & A Dunlevy Phone No.: (301) 977-7593
Contractor Registration No.: MD Lic # 20983
Agent for Owner: Blake Dunlevy Daytime Phone No.: (301) 977-7593

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Oxford Street
Town/City: Cherry Chase Nearest Cross Street: _____
Lot: 35 Block: 57 Subdivision: Cherry Chase Village
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: Replacing old Fence

1B. Construction cost estimate: \$ \$ 9,000.00

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 6 feet _____ inches 15

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] JEFF HASHIM
Signature of owner or authorized agent Date: Aug 10 / 2011

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 577110 Date Filed: _____ Date Issued: _____

FORM 101
MAY 2009

**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:

Fence Replacement - The existing Stockade Fence shall be removed and replaced using 6" tall board on board fencing, approximately 275' - 283'. In addition the fence shall be of pressure treated pine
(*) See attached Supplemental Document

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

There will be no effect on the historic resource, the environmental setting. We are replacing an old fence with a new similar fence.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1355).

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.

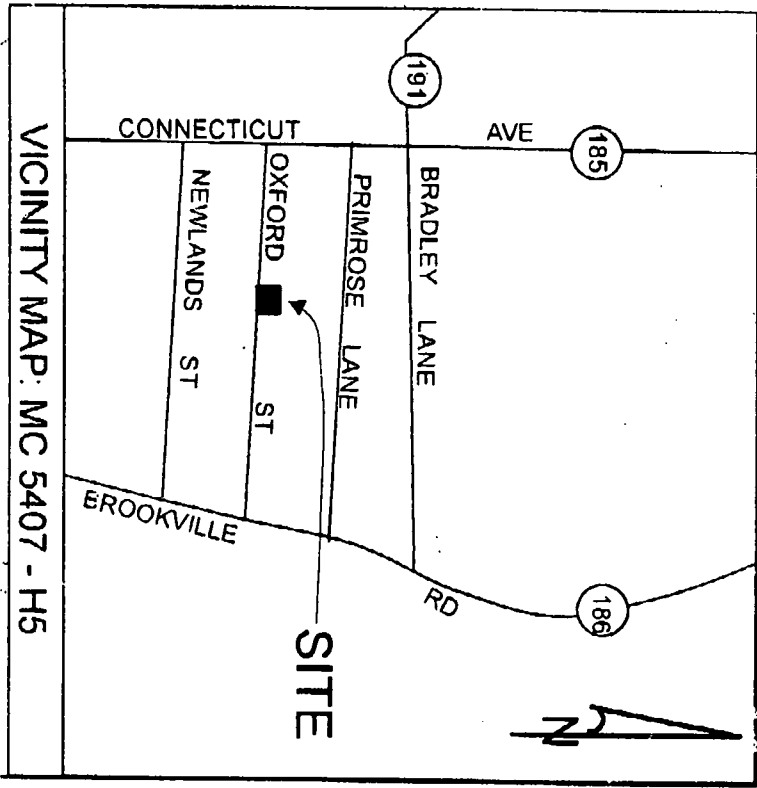
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
SALASS MARYAM TRUSTEE 25 OXFORD STREET CHEVY CHASE, MD 20815-4231	JEFF HASHIM PO Box 9960 Washington D.C. 20016
Adjacent and confronting Property Owners mailing addresses	
31 Oxford Street ^(East Adjacent) MORGAN DAN & MARY E SHANNON 31 OXFORD STREET CHEVY CHASE MD 20815	16 PRIMROSE STREET ^(North east Adjacent) JOSPIN DEBORAH TR 16 PRIMROSE STREET CHEVY CHASE, MD 20815-4229
12 PRIMROSE STREET ^(Northwest adjacent) BAINUM STEWART JR & SY C/O REALTY INVESTMENT CO INC 8171 MAPLE LAWN BLVD STE 375 FULTON, MD 20759-2531	17 OXFORD STREET ^(West Adjacent) SHARON K MARCILE & MONAHAN THOMAS L 3RD 7401 BROOKVILLE ROAD #RE CHEVY CHASE MD 20815-4055
10 OXFORD STREET ^(South west across OXFORD Street) SHARFMAN PETER J ETAL 10 OXFORD STREET 20815 CHEVY CHASE, MD 20815	12 OXFORD STREET ^(South across Oxford Street) MINSHALL WERNER E & J M 12 OXFORD STREET CHEVY CHASE, MD 20815

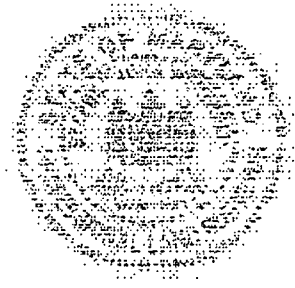
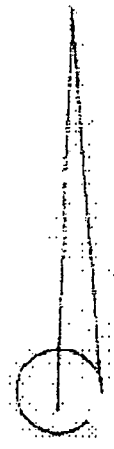
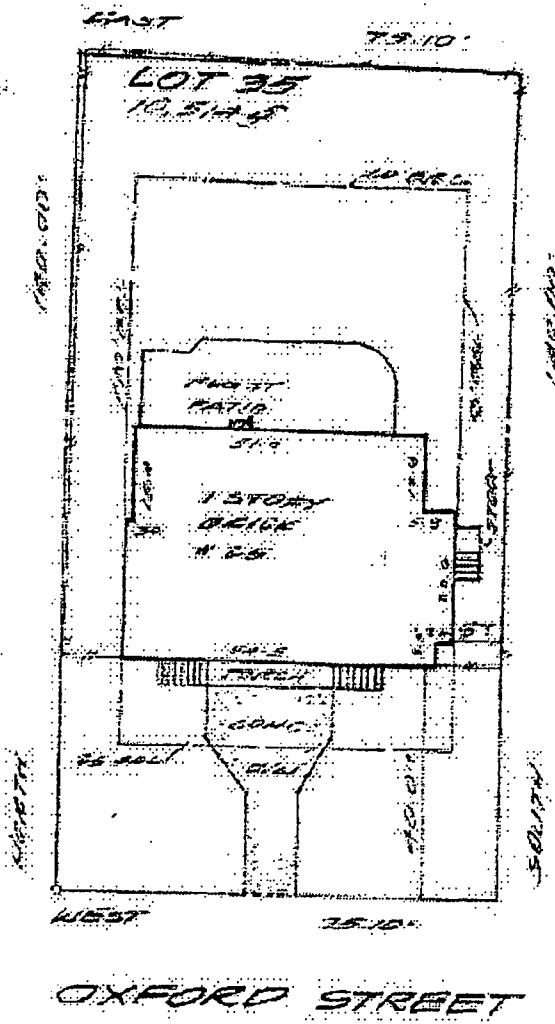
14 OXFORD ST:

RAYDER J W JR & HELENE
 14 OXFORD STREET
 CHEVY CHASE, MD 20815-4231

South east across Oxford St



VICINITY MAP: MC 5407 - H5



Unable to verify location of fences due to vegetation.

Date: 04-26-02 Scale: 1" = 30' Dm: BD
 Plat Book: 71
 Plat No.: 6809 NO TITLE REPORT FURNISHED
 Work Order: 02-2356
 Address: 25 OXFORD STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen L. Luzzo

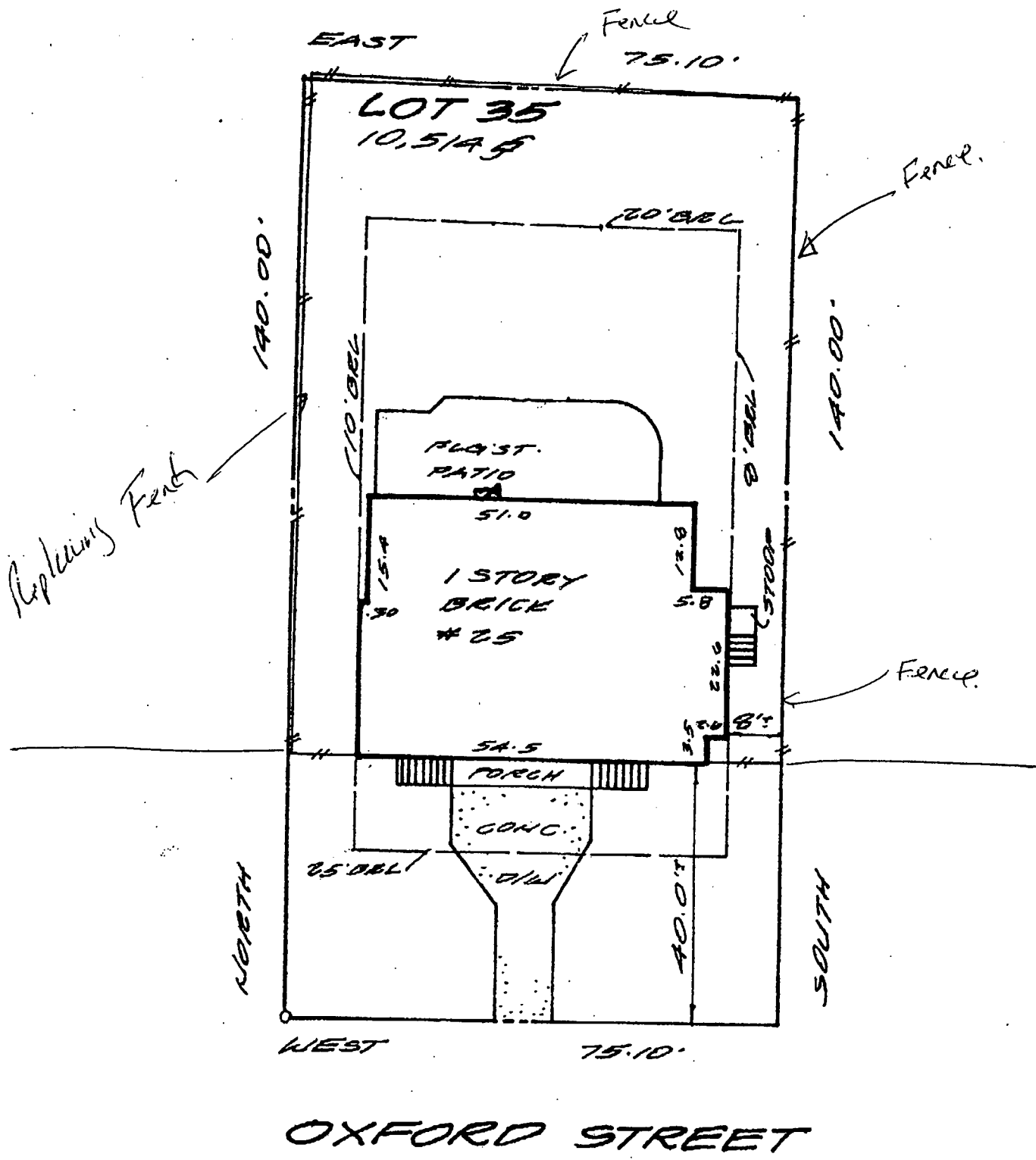
LOCATION DRAWING
 LOT 35
 BLOCK 57
 SECTION 2
 CHEVY CHASE

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-2400

7



OXFORD STREET

STATE PROFESSIONAL SURVEYOR
 STEPHEN...

Verify location of fences due to vegetation.

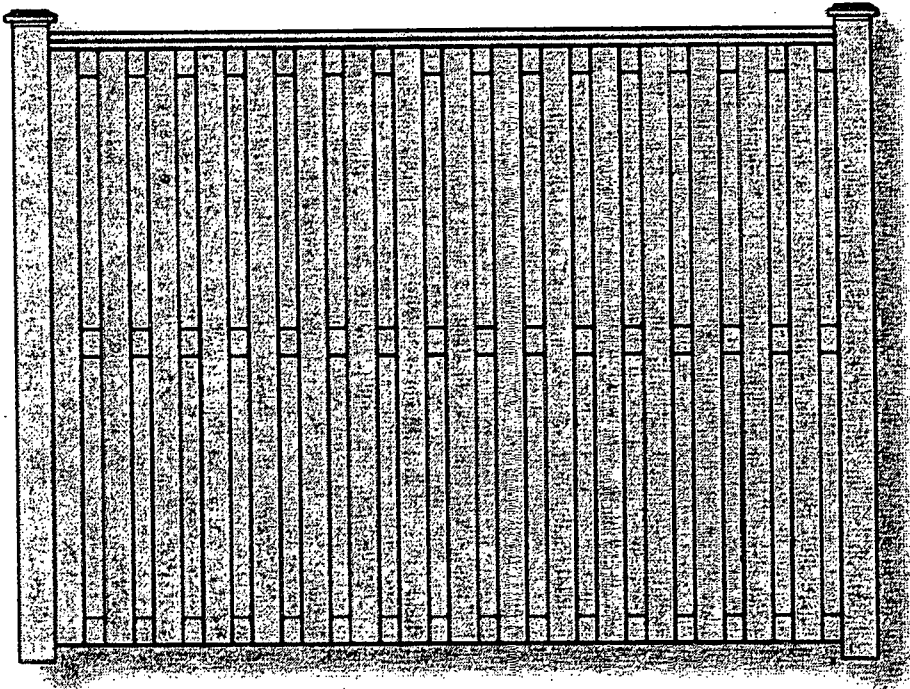
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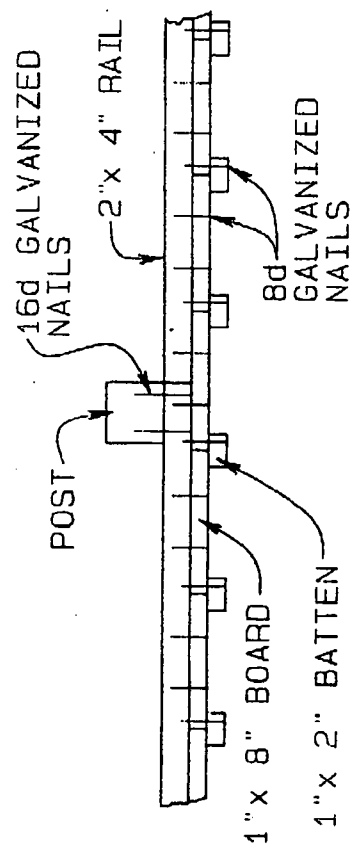
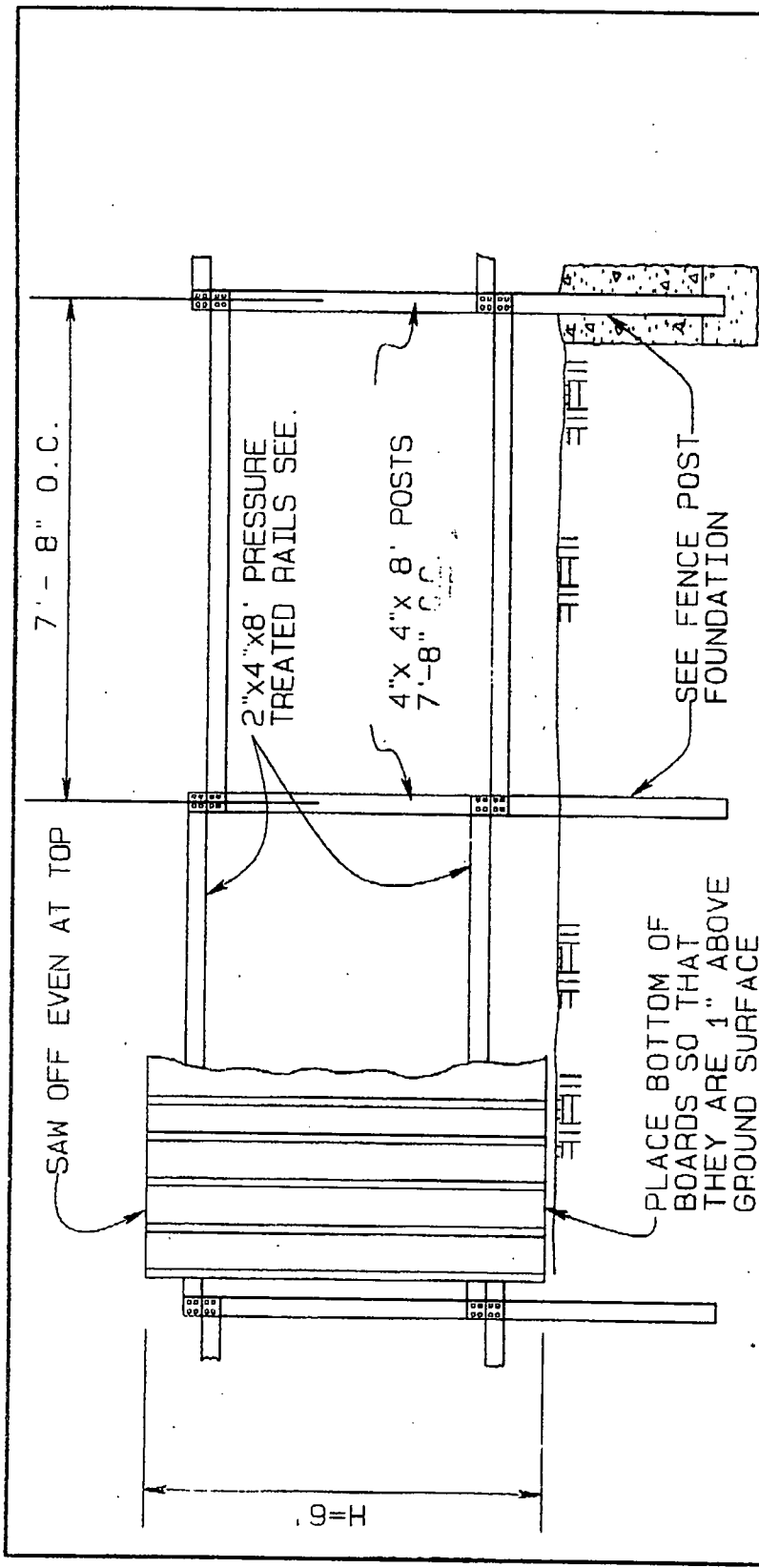
Date: 04-26-02
 Scale: 1" = 30' Drn: BD
 Address: 71 6809
 Parcel: 02-2356
 Location: 25 OXFORD STREET
 City: 7
 County: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

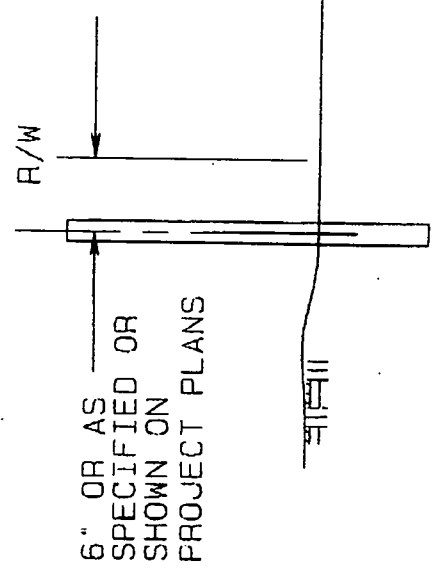
Surveyor's Certificate

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been made from a description of record. This survey is not a boundary survey. The existence of property corners is neither guaranteed nor warranted. If shown, are approximate in location. This property is in a 100-year flood plain according to FEMA insurance maps.

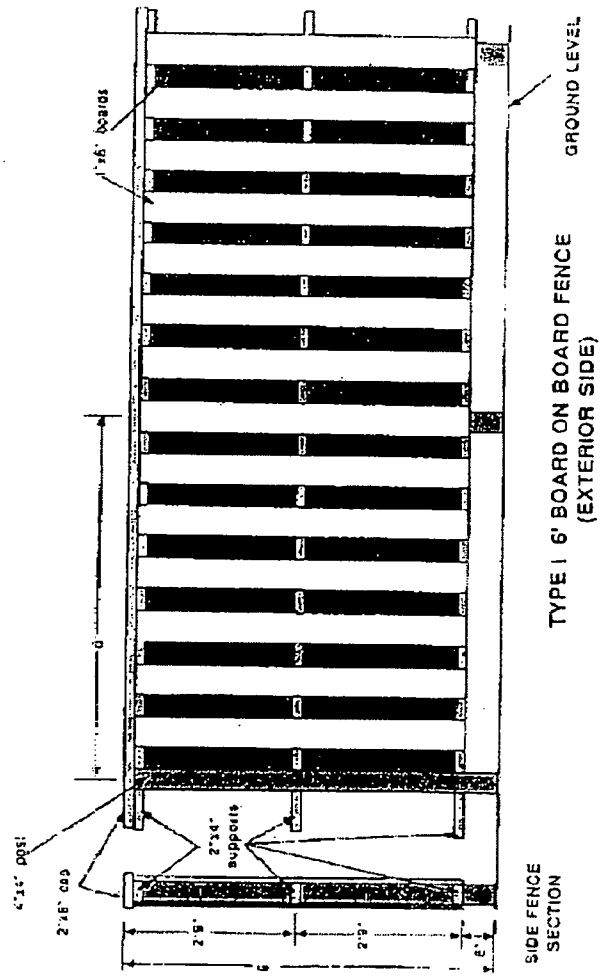
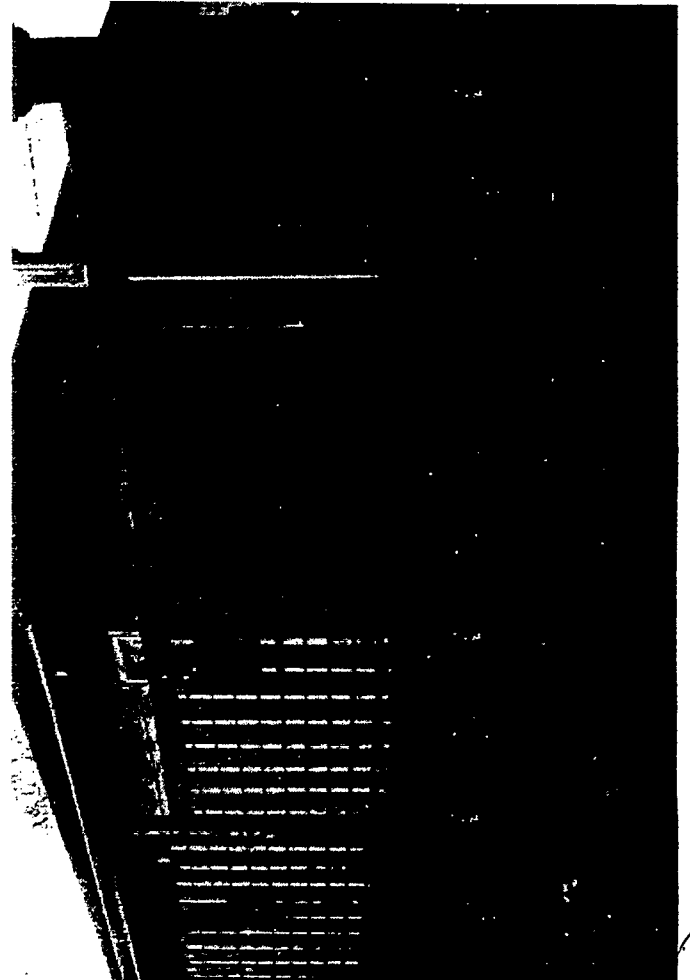
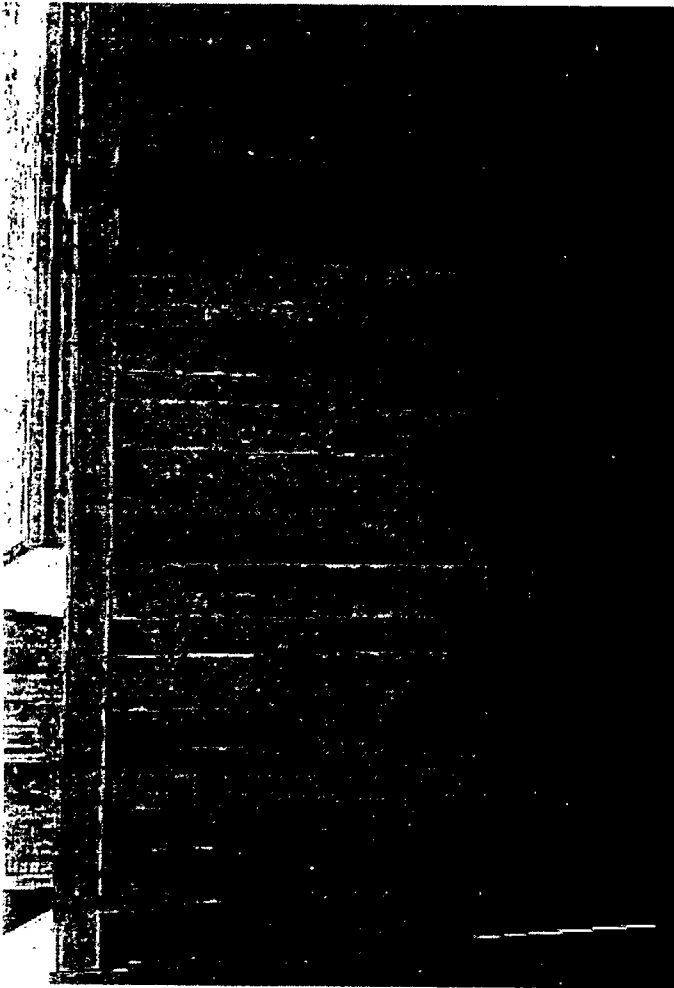




TOP VIEW



New proposed Fence



D & A Dunlevy



Landscapers, Inc.

Est. 1982

Maryland Home Improvement Lic. #20983

Maryland Dept. of Agriculture Lic. #18335

Maryland Tree Expert Lic. #1617

Washington D.C. Home Improvement Lic. #5042

Washington D.C. Pesticide Lic. #71103062

Virginia Class A Contractors Lic. #2705.129440A

International Society of Arboriculture Lic. #MA-4301A

D. Blake Dunlevy
Landscape Sales & Design

D & A Dunlevy



Landscapers, Inc.

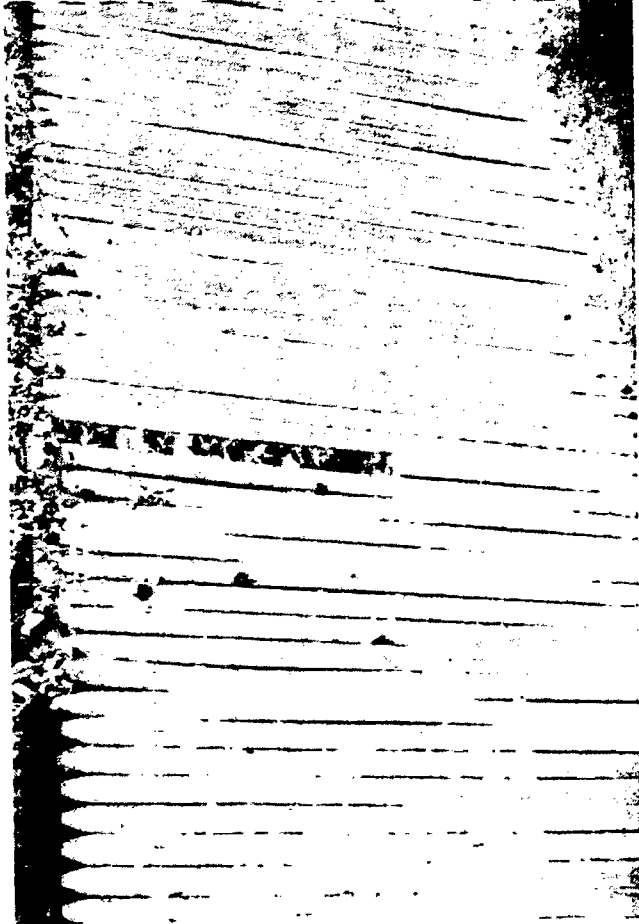
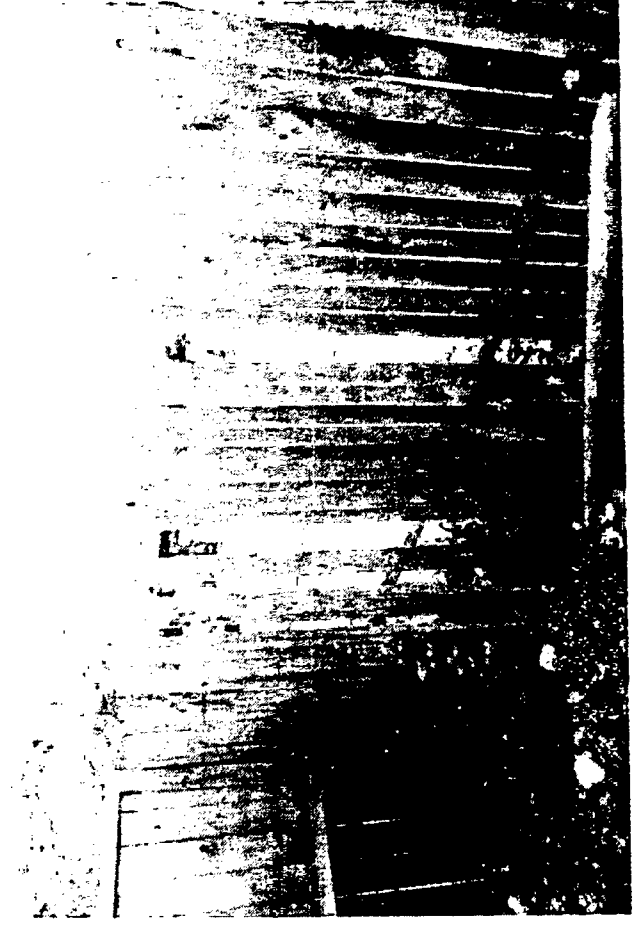
Est. 1982

***Innovative Landscaping
Quality Construction
Professional Maintenance***

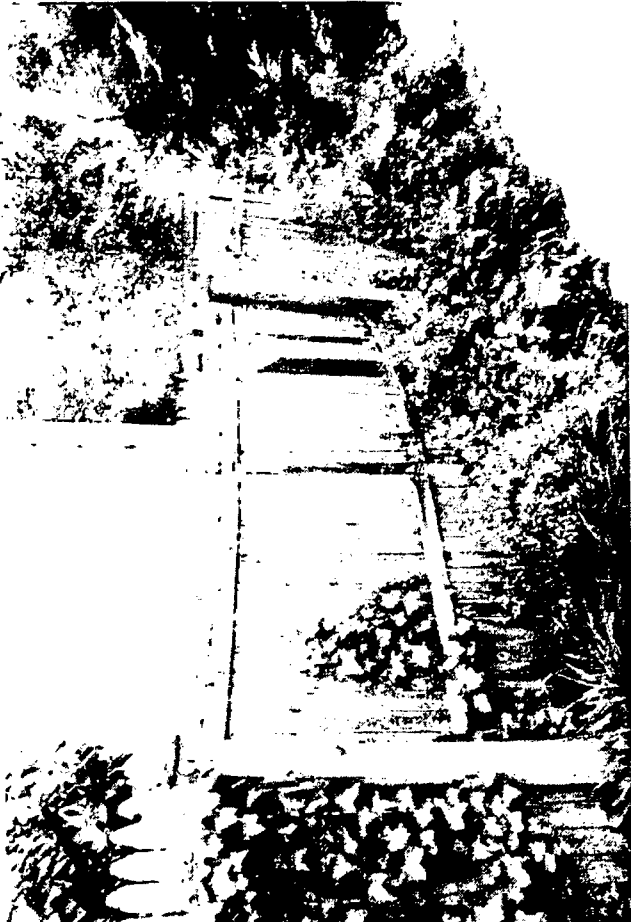
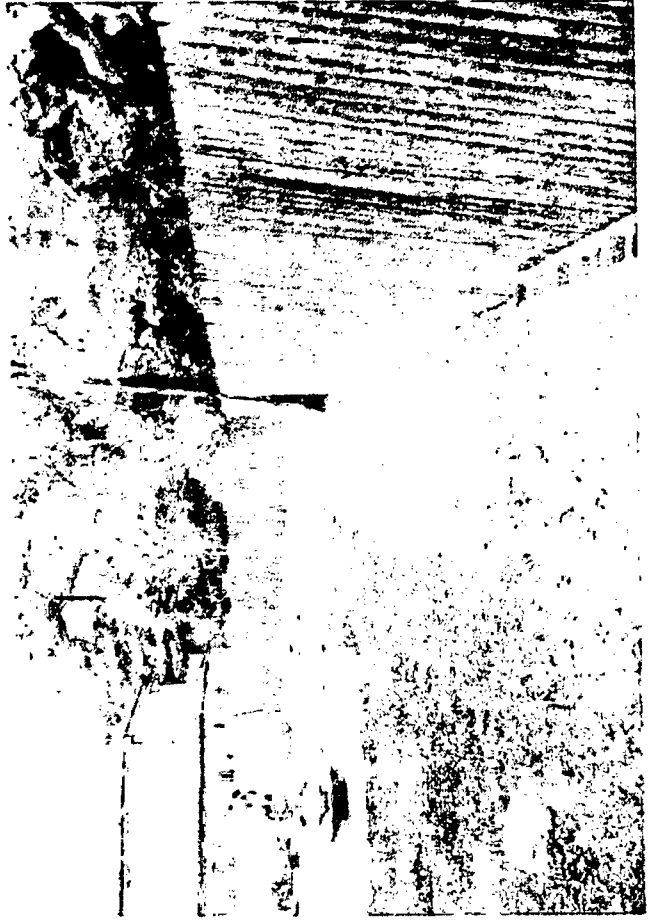
301-977-7593
301-977-9052 Fax
301-252-2921 Cell
blake@dadunlevy.com
www.dadunlevy.com

P.O. Box 70, Barnesville, MD 20838

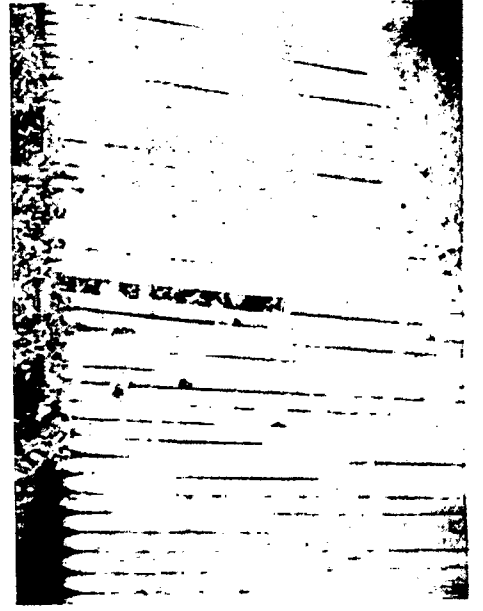
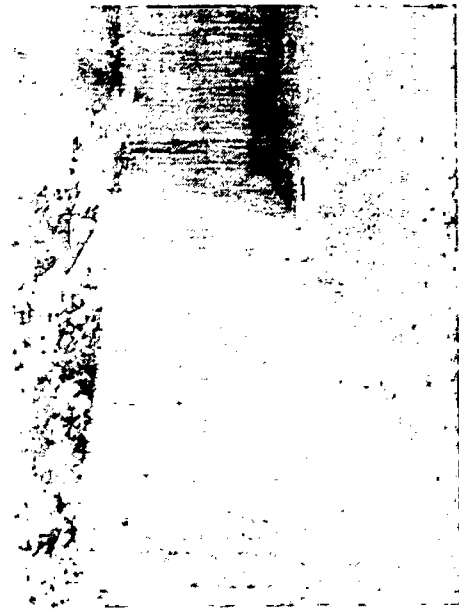
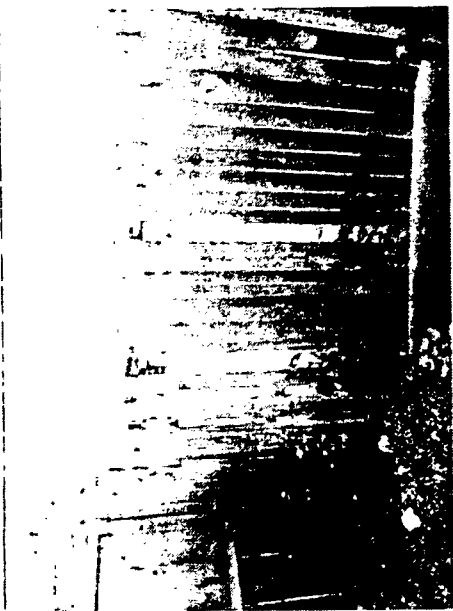
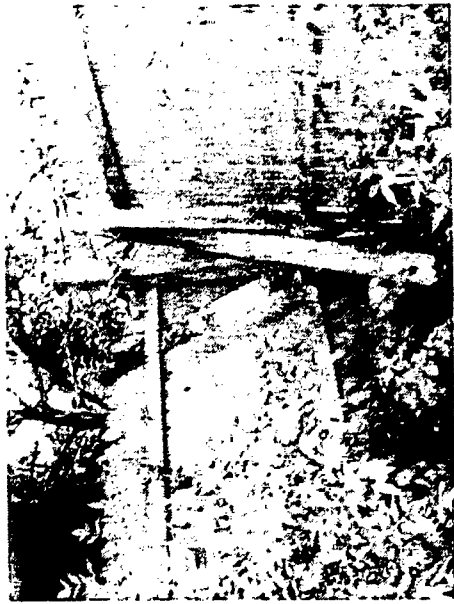
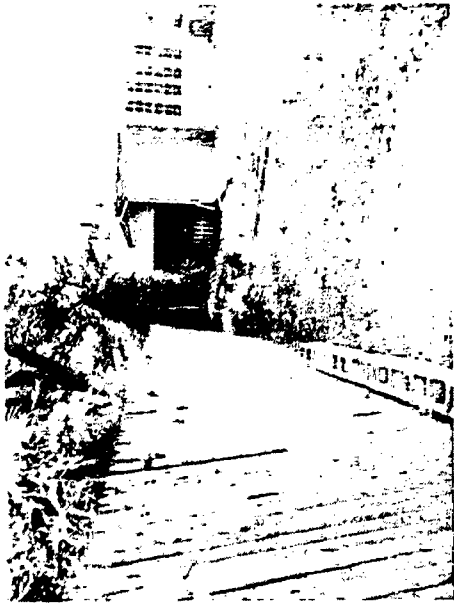
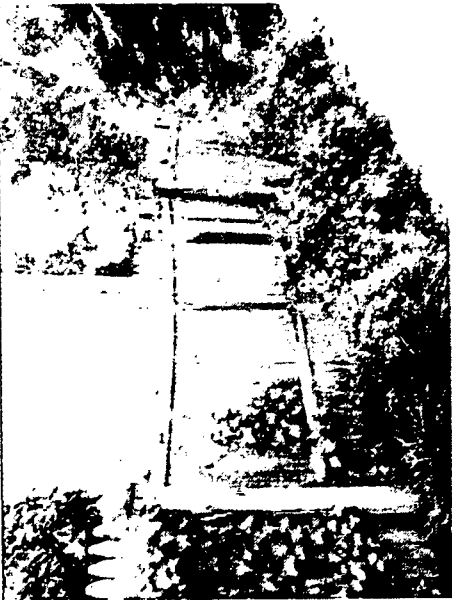
Old Farm Photos



old Fence Photos



old fence photos



25 Oxford



(c) Copyright 2008, Pictometry International

25 Oxford





← fencing



↖ fencing at left side



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JEFF HASHIM
Daytime Phone No.: (301) 907-0124

Tax Account No.: 116-07-004560618

Name of Property Owner: SALASS FAMILY TRUST Daytime Phone No.: (301) 907-0124
Address: 25 Oxford St Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: D & A Dunlevy Phone No.: (301) 977-7593

Contractor Registration No.: MD Lic # 20983

Agent for Owner: Blake Dunlevy Daytime Phone No.: (301) 977-7593

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Oxford street
Town/City: Chevy Chase Nearest Cross Street: _____
Lot: 35 Block: 57 Subdivision: Chevy Chase Village
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: Replacing old Fence

1B. Construction cost estimate: \$ \$ 9,000.00

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: 6 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

RECEIVED
AUG 15 2011
Division of
Base Work Management

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

[Signature]
Signature of owner or authorized agent JEFF HASHIM

Aug 10 / 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/8/11

Application/Permit No.: 577110 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Fence Replacement - The existing stockade fence shall be removed and replaced using 6' tall board on board fencing, approximately 275' - 283'. In addition the fence shall be of pressure treated pine
(14) See attached Supporting Documents

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

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We are replacing an old fence with a new similar fence.

2. SITE PLAN

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

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

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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

- 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.
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6. TREE SURVEY

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 9/8/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #577110—fencing replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on September 7, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Salass Family Trust
Address: 25 Oxford Street, Chevy Chase

This HAWP approval is subject to 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JEFF HASHIM
Daytime Phone No.: (301) 907-0124

Tax Account No.: 16-07-00456068

Name of Property Owner: SALASS FAMILY TRUST Daytime Phone No.: (301) 907-0124

Address: 25 Oxford St. Cherry Chase MD 20815
Street Number City State Zip Code

Contractor: D & A Dunlevy Phone No.: (301) 977-7593

Contractor Registration No.: MD Lic # 20983

Agent for Owner: Blake Dunlevy Daytime Phone No.: (301) 977-7593

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Oxford street

Town/City: Cherry Chase Nearest Cross Street: _____

Lot: 35 Block: 57 Subdivision: Cherry Chase Village

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Replacing old Fence</u> | | | | |

1B. Construction cost estimate: \$ \$ 9,000.00

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: 6 feet 15 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.

Jeff Hashim Signature of owner or authorized agent Aug 10 / 2011 Date

Approved: For: [Signature] Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/8/11
Application/Permit No.: 577110 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Fence Replacement - The existing stockade fence shall be removed and replaced using 6' tall board on board fencing, approximately 275' - 283'. ~~Replaced~~ the fence shall be of pressure treated pine
(X) See attached supporting documents

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

There will be no effect on the historic resource, the environmental setting. We are replacing an old fence with a new similar fence.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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.