

7 Oxford
Cherry Chase Village H.D.

2011 HAMP

DON MARETTE

CHESAPEAKE RESTORATIONS, INC.

4727 Essex Avenue • Chevy Chase, Maryland

20815

Phone 301.652.2337 • Fax 301.652.5030



RALPH F. REESIDE

CHESAPEAKE RESTORATIONS, INC.

4727 Essex Avenue • Chevy Chase, Maryland
20815

Phone 301.652.2337 • Fax 301.652.5030

plans in bin

11/1/8

To: Anne Fothergill

Planner Coordinator

Urban Design and Preservation Division

From: Don Marette

Designer - 7 Oxford Street

Chevy Chase MD 20815

While performing the current permitted work at 7 Oxford Street we discovered damage to the Circa 1917 garage from dry-rot and carpenter ants. The problem area is at the rear 2' extension added Circa 1965. The owners wish to restore the garage to its original dimensions by removing infested area, closing the rear wall and re-using existing siding to restore.

Thank you for your help in this matter.

Don Marette

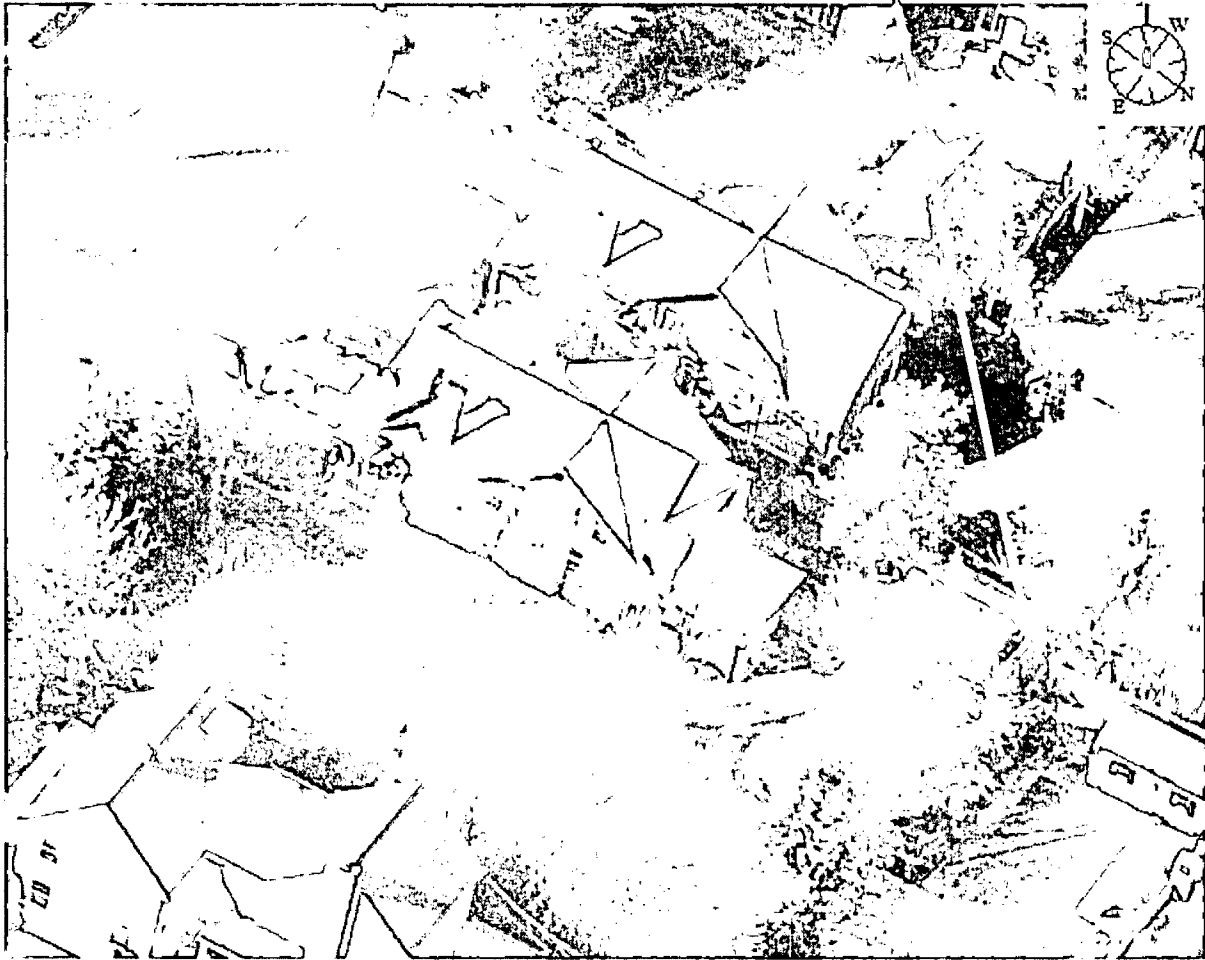
240-888-8292

OK ✓

Staff Item

7 Oxford, Chevy Chase

The owners of 7 Oxford have discovered structural damage to a rear non-historic section of the garage and they are proposing to remove this small extension of the garage and rebuild the back wall with its original form and with salvaged siding. Staff recommends approval.



Sent plans to
Ralph Reeside
7/27/12

Fothergill, Anne

From: Fothergill, Anne
Sent: Friday, May 25, 2012 1:15 PM
To: 'Don Marette'
Subject: RE: 7 Oxford St

Yes, I need additional information. Please send a written description of the affected rot/insect damaged area and hopefully photos that show it. Can you get to the back of the garage to take photos or maybe get some from the inside? Please re-send the site plan with the garage bubbled out and showing the area that will be removed. Please describe the workscope—how you will remove the damaged area and then put the salvaged siding back on the original rear.

Thanks,
Anne

From: Don Marette [<mailto:bensen-marette@starpower.net>]
Sent: Friday, May 25, 2012 1:11 PM
To: Fothergill, Anne
Subject: 7 Oxford St

Anne - Thanks for meeting with me this morning. The plan at 7 Oxford is to restore the garage to its original dimensions and look. The garage is located on the approved drawings on file. Thanks for your help in this matter and let me know if you require any additional information.

Don Marette
240-888-8292

Fothergill, Anne

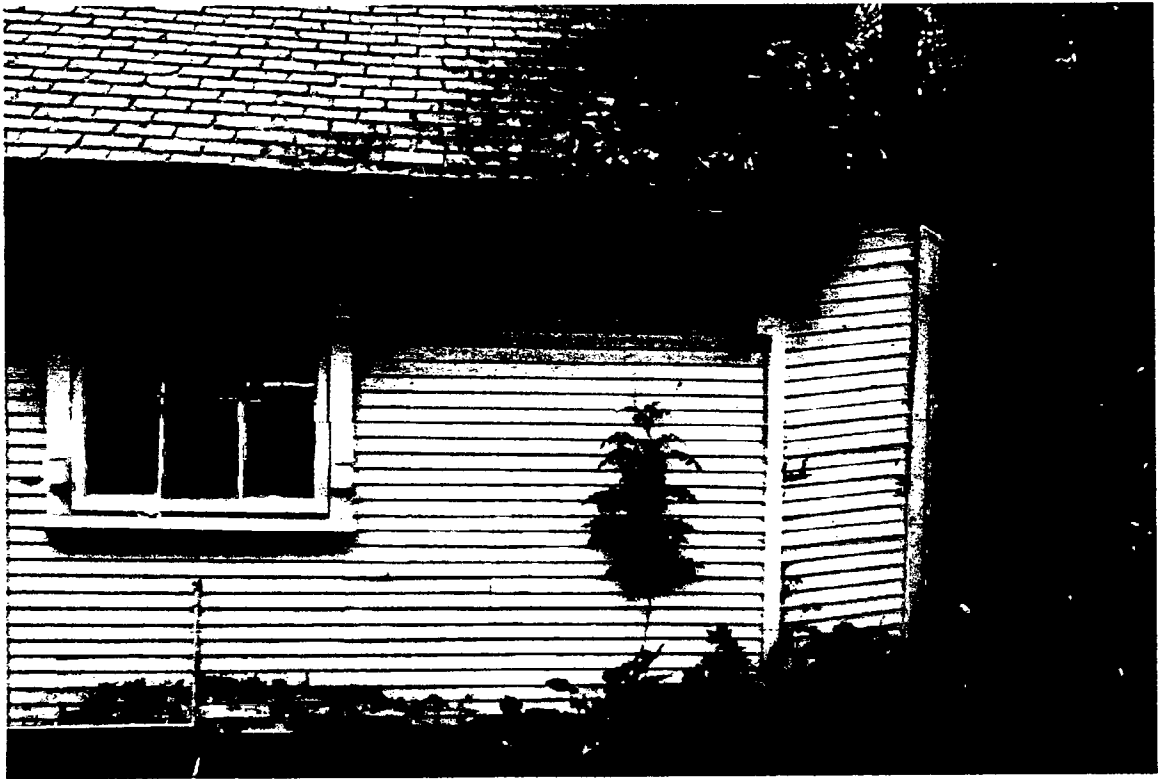
From: Fothergill, Anne
Sent: Friday, May 25, 2012 1:02 PM
To: CCV Permitting (ccvpermitting@montgomerycountymd.gov)
Cc: 'Don Marette'
Subject: 7 Oxford

Ellen,

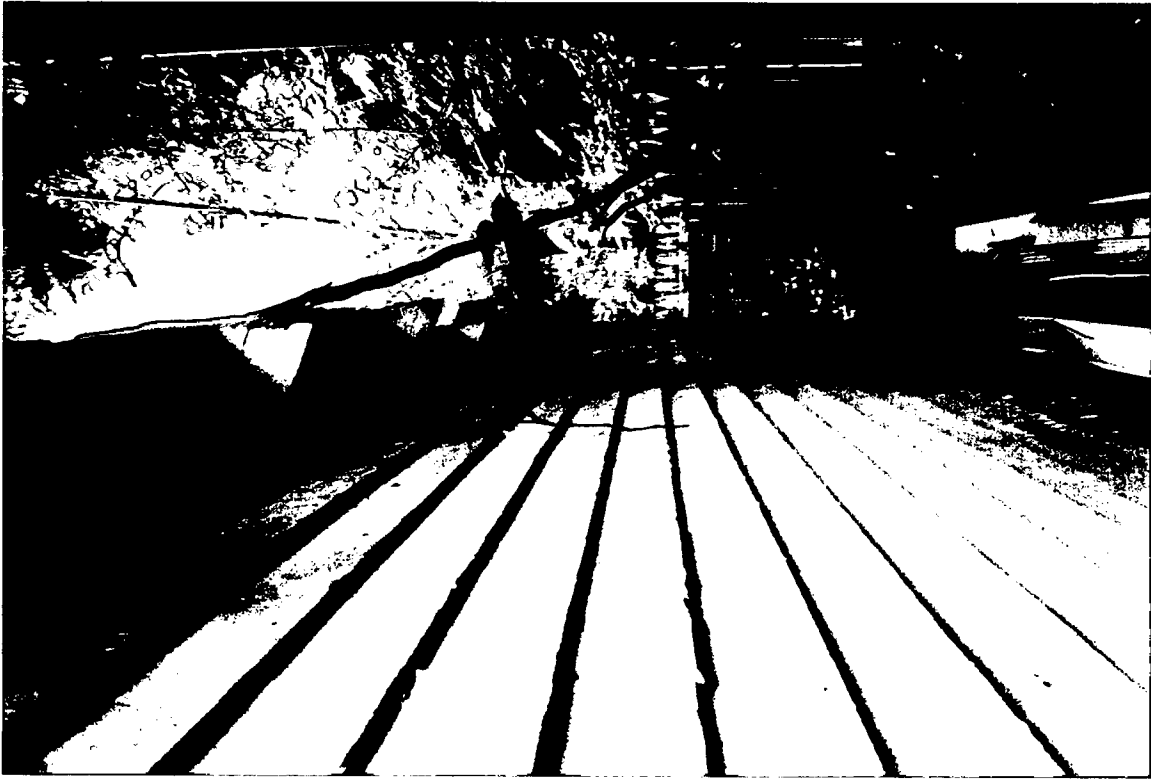
The owners of 7 Oxford have discovered damage to a rear non-historic section of the garage I believe due to insects and they are proposing to remove this section of the garage and rebuild the back wall in its original form reusing existing siding. Because they have an active Historic Area Work Permit for work currently being done on the house, this will be handled administratively and will not be noticed on an agenda. I wanted to let you know so that the Village is aware that their approved permit will also include alterations to the garage. We expect to get this reviewed by the HPC on June 13th. The owner's agent is copied on this email.

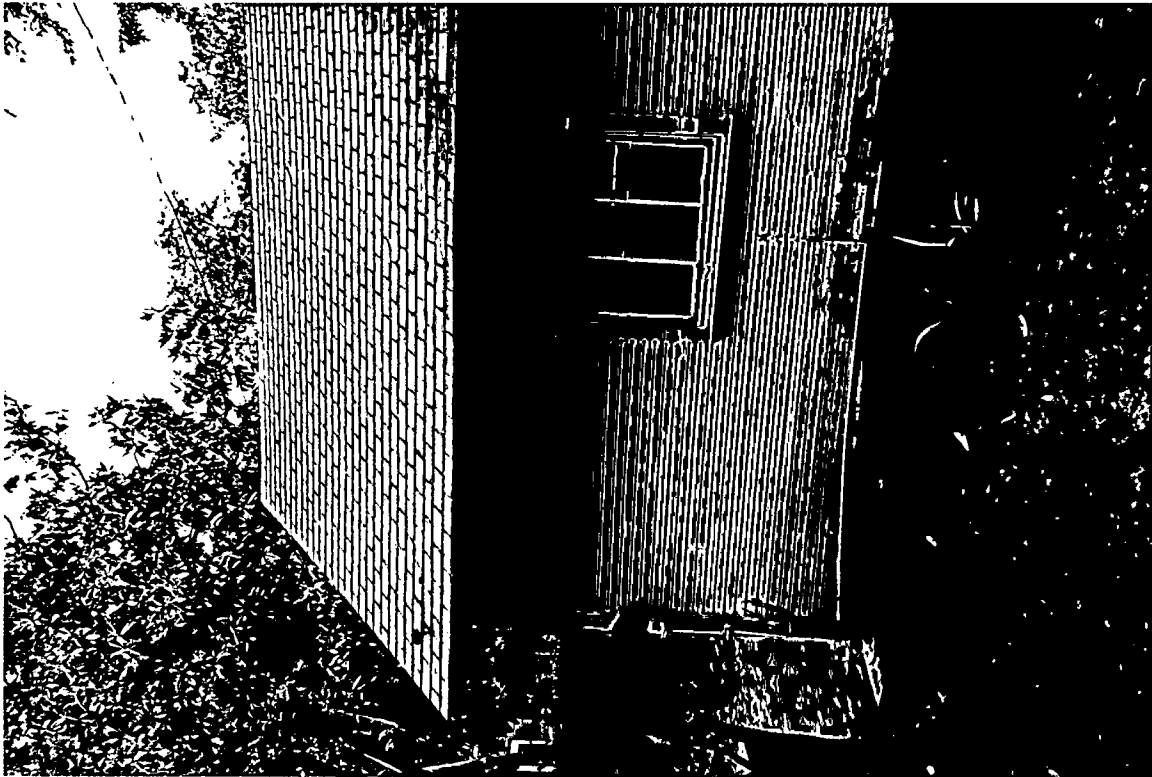
Thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic













HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 8/1/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #560014—rear addition

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 February 23, 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: Michael and Yael Summerfield
Address: 7 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL SUMMERFIELD
 Daytime Phone No.: 410-961-4283
 Tax Account No.: 160700458182
 Name of Property Owner: MICHAEL + YNEL SUMMERFIELD Daytime Phone No.: 410-961-4283
 Address: 7 OXFORD ST, CHEVY CHASE 20815
Street Number City Street Zip Code
 Contractor: CHESAPEAKE RESTORATIONS, INC. Phone No.: 301-652-2337
 Contractor Registration No.: 14457
 Agent for Owner: RALPH F. REESIDE Daytime Phone No.: 301-652-2337

LOCATION OF BUILDING/PREMISE

House Number: SEVEN (7) Street: OXFORD
 Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: CONNECTICUT AVENUE
 Lot: 33 Block: 57 Subdivision: 9
 Liber: 230 Folio: 138 Parcel: SEC#2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input type="checkbox"/> Stab	<input checked="" 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 checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: <u>PATIO</u>				

1B. Construction cost estimate: \$ 300,000.00

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 _____ 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

#560014

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 of owner or authorized agent: [Signature] Date: 2/2/11

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 8/1/11
 Application/Permit No.: _____ Date issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

560014

**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:

WOOD FRAMED CLAPBOARD 1 SHINGLE SIDED HOUSE BUILT CIRCA
1917. STRUCTURE IS LOCATED IN CHEVY CHASE VILLAGE.

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

REPAIR INTERIOR AND EXTERIOR WHERE NECESSARY. RENOVATE
INTERIOR WITH NEW KITCHEN BATH ROOMS BED ROOMS. TEAR
DOWN EXISTANT PODDLY DESIGNED REAR ADDITION AND REPLACE
WITH TWO STORY ADJOINING STRUCTURE

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 features 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.

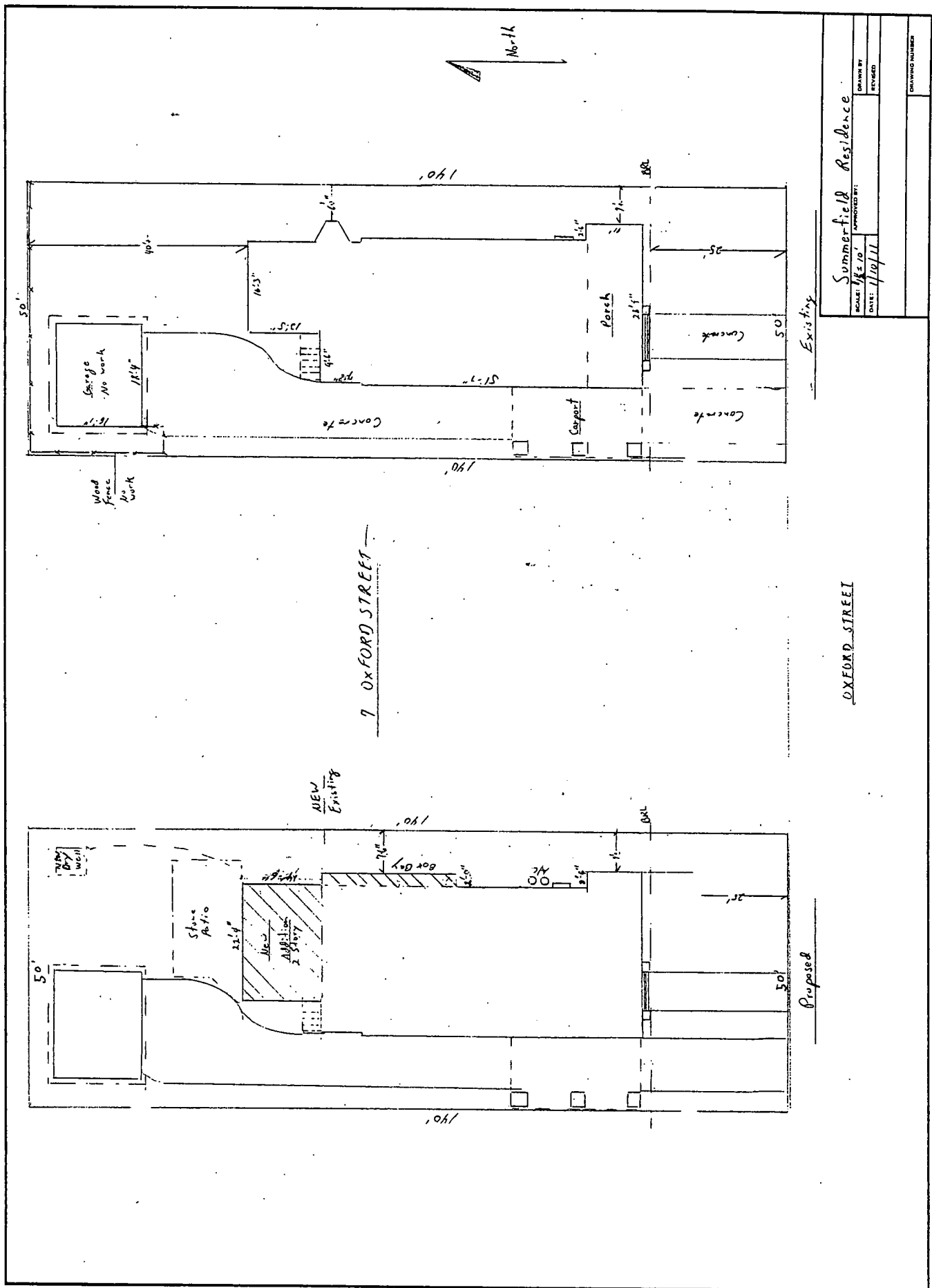
6. **TREE SURVEY**

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.



Summerfield Residence	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 1/10/11	REVIEWED:
DRAWING NUMBER:	

OXFORD STREET

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7 Oxford Street, Chevy Chase	Meeting Date:	2/23/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/16/11
Applicant:	Michael and Yael Summerfield (Don Marette, Architect)	Public Notice:	2/9/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11J	Staff:	Anne Fothergill

PROPOSAL: Rear addition 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: Colonial Revival
DATE: 1918

PROPOSAL

The applicants are proposing to construct a two-story addition at the rear of the house in the location of two non-historic rear additions. The addition will add approximately 300SF in footprint to the house. They propose to construct a cantilevered box bay on the east side where there is an existing angled bay (part of the previous addition), two shed dormers in the east and west sides of the addition, and a balcony at the rear on the second floor. For materials, the addition will be clad in cedar shingles and clapboard siding to match the historic house and wood windows and doors with simulated divided lights, wood panels, wooden balustrade on the balcony, a standing seam metal roof and parged block foundation. The applicants propose to reuse two original windows, one from the east side elevation and one from the rear. Behind the house the applicants propose a new 12' x 26' bluestone patio.

Tree protection, as required by the Chevy Chase Village arborist, will be in place prior to construction.

See existing and proposed plans in Circles 12-23 and photos of existing conditions in Circles 24-42.

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

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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

“**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.

Specifically, the *Guidelines* state:

- 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 at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 proportion, 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 proposed addition to the house is at the rear and will mainly have an impact on two non-historic rear additions. The proposed rear addition is differentiated from the historic house and they are proposing to add 300 square feet which is relatively small compared to the historic house. The existing cross gable slate roof on the historic massing will remain intact and the new addition's metal roof will be lower than the roof ridge of the original house. The design of the addition retains the current addition's existing inset at the northwest corner so that original corner of the house will remain visible. The northeast corner on the first floor was already obscured by a previous addition but will remain visible on the second floor so that the original block can be clearly read. The new cantilevered box bay on the east side will replace the existing angled bay which is not compatible with the historic house. The Commission generally supports

small, compatibly-designed bays on side elevations when they have a minimal impact on the historic resource. The proposed 24" box bay will be 16" narrower than the existing bay and will extend out less than the existing front porch's width. The reuse of two original windows in the new addition is commendable.

The proposed HAWP application is consistent with the Chevy Chase Village *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* and staff recommends approval.

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL SUMMERFIELD
Daytime Phone No.: 410-961-4283

Tax Account No.: 160700458182

Name of Property Owner: MICHAEL + YAREL SUMMERFIELD

Daytime Phone No.: 410-961-4283

Address: 7 OXFORD ST, CHEVY CHASE 20815
Street Number City State Zip Code

Contractor: CHESAPEAKE RESTORATIONS, INC. Phone No.: 301-652-2337

Contractor Registration No.: 14457

Agent for Owner: RALPH F. REESIDE Daytime Phone No.: 301-652-2337

LOCATION OF BUILDING/PERMISE

House Number: SEVEN (7) Street: OXFORD
Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: CONNECTICUT AVENUE
Lot: 33 Block: 57 Subdivision: 9
Liber: 230 Folio: 138 Parcel: SEC #2

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:

- AC
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: PATIO

1B. Construction cost estimate: \$ 300,000.00

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 _____ 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

#560014

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.

Ralph F. Reeside
Signature of owner or authorized agent

2/2/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

560014

(5)

**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:

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1917. STRUCTURE IS LOCATED IN CHEVY CHASE VILLAGE.

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

REPAIR INTERIOR AND EXTERIOR WHERE NECESSARY, RENOVATE
INTERIOR WITH NEW KITCHEN, BATH ROOMS, BED ROOMS. TEAR
DOWN EXISTANT POORLY DESIGNED REAR ADDITION AND REPLACE
WITH TWO STORY ADJOINING STRUCTURE

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;
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HAWP APPLICATION

MAILING ADDRESSES FOR NOTIFYING:

Owner, Owners' Agent, Adjacent and Confronting Property Owners

Owners : Michael and Yael Summerfield
7 Oxford Street
Chevy Chase, MD 20815

Owners' Agent: Ralph F. Reeside
CHESAPEAKE RESTORATIONS, INC.
4727 Essex Avenue
Chevy Chase, MD 20815

Adjacent Property Owners:

5 Oxford St: Mr. & Mrs. Dean Monroe
11 Oxford St: Ms. Elisabeth Boas & Mr. Arthur Spitzer
4 Primrose St: Mr. & Mrs. Edward McReacy
6 Primrose St: Mr. & Mrs. Clarke Camper
8 Primrose St: Mr. & Mrs. David Granger

Confronting Property Owners:

2 Oxford St: Ms. Natalie Wilensky & Mr. Richard Bellinger
4 Oxford St: Mr. & Mrs. Porter Wheeler
4A Oxford St: Mr. & Mrs. Jay Martin

Application for Remodeling and Addition Construction Work for Summerfield Residence

7 Oxford Street, Chevy Chase Village, MD

PRECIS

Dr. Michael and Yael Summerfield, owners of No. 7 Oxford Street, have worked hard and thoughtfully to develop a plan to expand the usefulness, and the improved appearance, of their home in Chevy Chase Village. Consideration of the historic nature of their property and the surrounding area were foremost in their guidelines for the desired outcome.

The home was built circa 1917 and has had few improvements added through its life. Notable (only because of poor design and construction) additions to the home include the closing-in of the original sleeping porch, the addition of a room on the rear ground floor, and an angled bay at/on the right rear of the kitchen. None of that work adds to the esthetics of the home by anyone's standards today.

Along with the much needed interior modifications for bedrooms, bathrooms, kitchen, and new HVAC, electrical and plumbing, the proposed project will vastly improve the exterior elements of the home as well. All of this is planned with an attempt to respect the historic character of the home.

THE DESIGN PROCESS

After many meetings with the homeowners and the designer/builder, the plans developed into what is considered to be the compilation of answering the homeowners' desires for needed change to the home's interior, and also a respectful interpretation of the requirements of alterations to the exterior.

The new work of the rear addition is distinct enough to notice its non-original nature, but also considerate of the home's original design and material elements.

A very necessary part of the renovation was to design a kitchen which would be useful today in its space and layout. The original kitchen area was designed for a different age and is clearly too small for today's family needs.

To accommodate the desired design of the new kitchen, a box bay was incorporated to increase much needed floor space. This was done in a very conservative manner.

Foremost in the design, because it is on the side of the house, we have been able to effect as minimal change to the exterior as possible. The original window in its original position will be reused. The roofline of the bay will be in line with the front porch roof. And most notably, we have designed a bay that was typical of the period and is also far *LESS* protruding than the extant angled bay(see attached pictures.)

PRELIMINARY MEETING WITH HPC

After a very pleasant and informative meeting with Anne Fothergill on February 2, this instant, we made alterations to the original plans. Those changes included the lowering of the roof's ridgeline for the addition, a change of materials for the addition's roof, and the re-use of the original window in the box bay. Also, the box bay becomes a true cantilever structure. Another improvement will be the removal of the through-the-wall mounted air conditioning units which were installed many years ago.

We also discovered that the Monroe house next door at 5 Oxford Street which, to the best of our knowledge was built in the same style and at the same time as the Summerfield house, has a box bay on its left side. Please refer to the attached photographs which illustrate the box bay placement at the front portion of the left first floor wall. It is our belief that this was an alteration to the original house and was done relatively recently.

FINIS

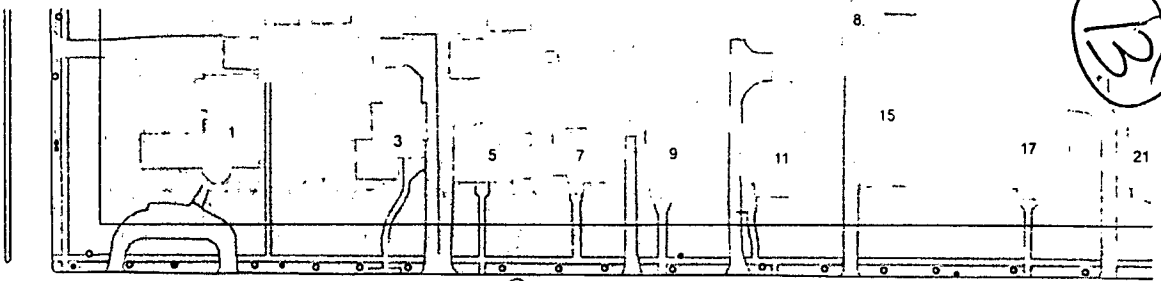
We believe that this project as now planned will not only improve the Summerfields' home to a standard consistent with homes in the Village, but will do so while maintaining its historic legacy and esthetic value.

Sincerely,

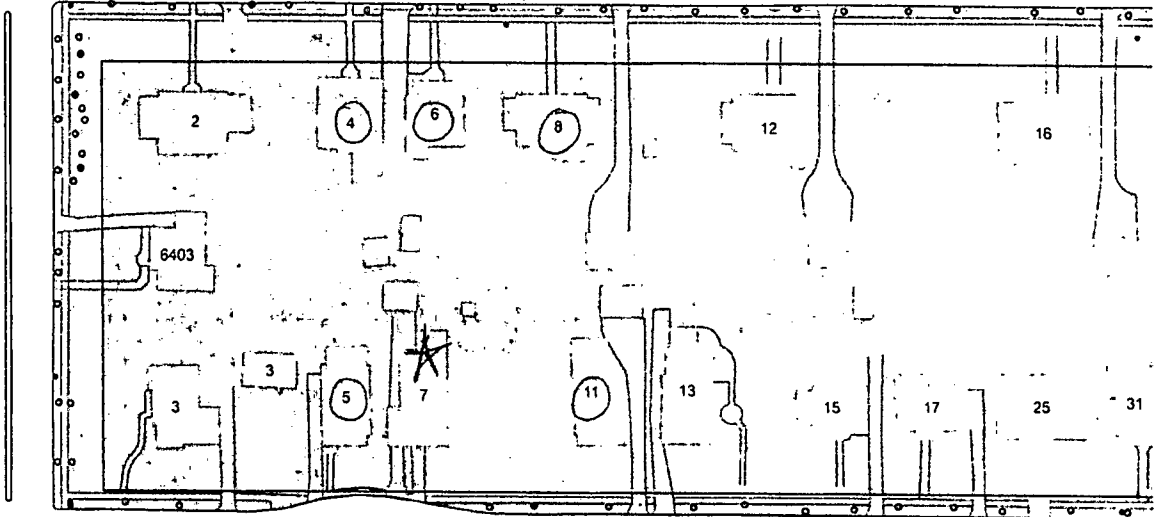
Ralph F. Reeside, President

CHESAPEAKE RESTORATIONS, INC.

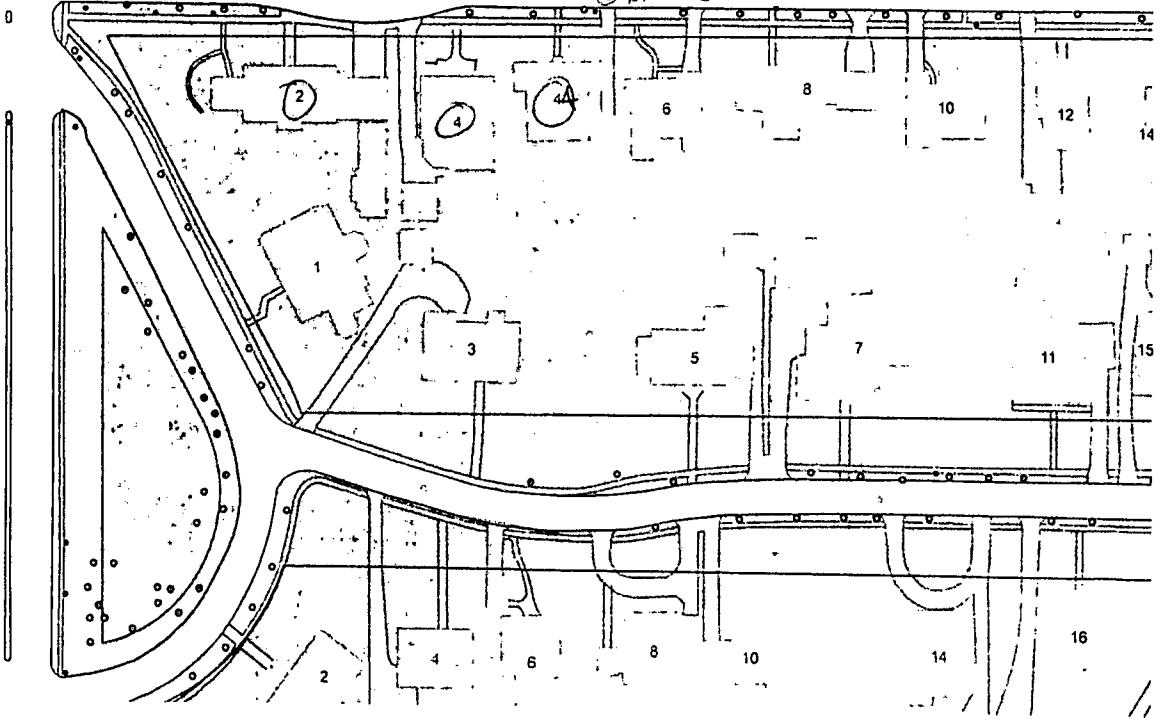
13



Primrose



Oxford



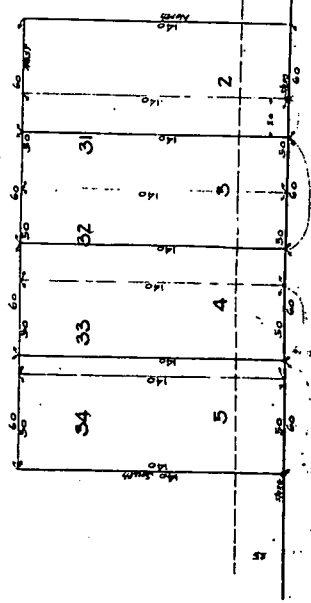
10

17, November 29, 1912.
 A study certifying that lots 31, 32, 33, and 34 shown in red on the annexed plat, embrace lots N° 3, 4, 5 and the west 20 feet by full depth of lot N° 2, shown in black on the annexed plat, in block numbered 57 in Section N° 2 of the subdivision of The Chevy Chase Land Company of Montgomery County, Maryland and related in the T.A.M.C. at folio 61 one of the land records of Montgomery County, Maryland and records in Plat Book N° 2, page 106 of said land records, and that said lots and part of lot shown in black on said plat embrace the whole land conveyed, by Charles D. Cagle and Jeanie O. Cagle, his wife, to Henry Hartman and Thomas P. Cline by will, dated September 15, 1912 and records in Liber N° 230 folio 139 one of the Land Records of Montgomery County, Maryland. And I also certify that monument stones of not less than six (6) inches in diameter at the top have been planted two (2) feet in the ground at each end of one of the principal lines of said plat as indicated thereon.

D. J. Howell
 Surveyor

157
 November 29, 1912.
 To the undersigned owner of lots 3, 4, 5 and the west 20 feet by the full depth of lot N° 2, shown in black on the annexed plat, in Block 57 Section N° 2 of the subdivision of The Chevy Chase Land Company of Montgomery County, Maryland do hereby surrender the same into lots 31, 32, 33, and 34 as shown in red on said plat.
 Witness our hands and seals
 this 29th day of November 1912.

Henry Hartman
Thomas P. Cline

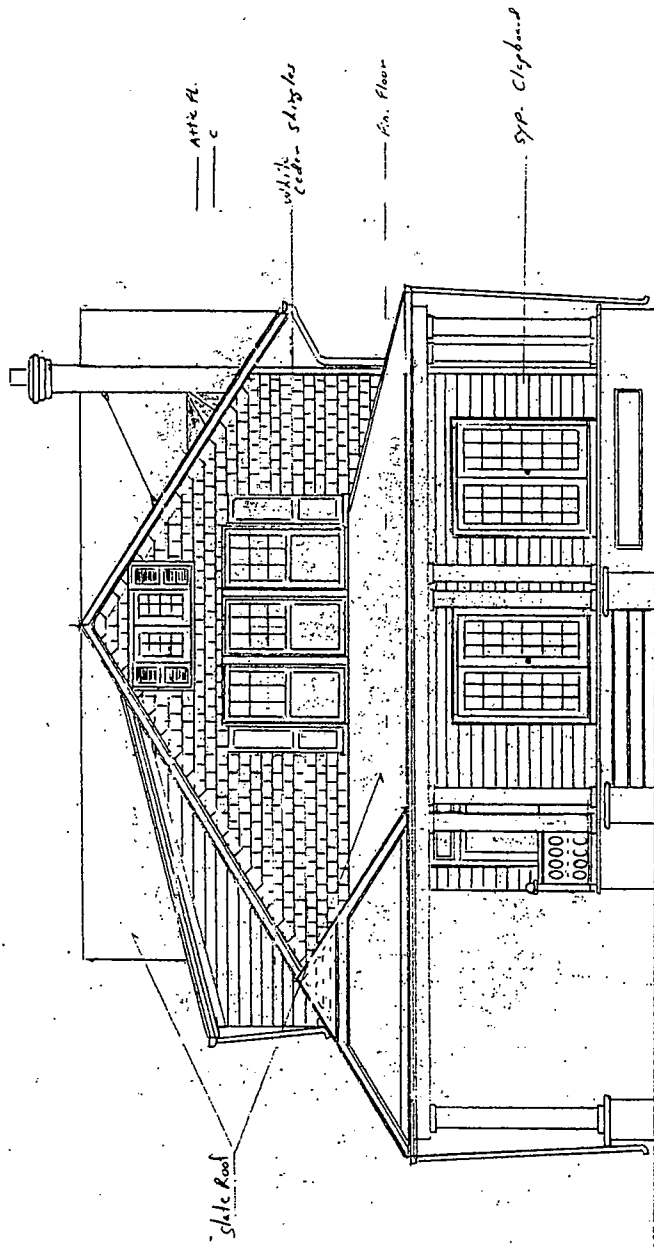


Plat showing subdivision of original lots 3, 4, 5 and west 20 feet of lot 2 Block 57 Chevy Chase Sec N° 2 November 29, 1912. Scale 40'-1"

D. J. Howell, Civil Eng.
 Washington D.C.

Filed Dec. 3 - 1912

(=)



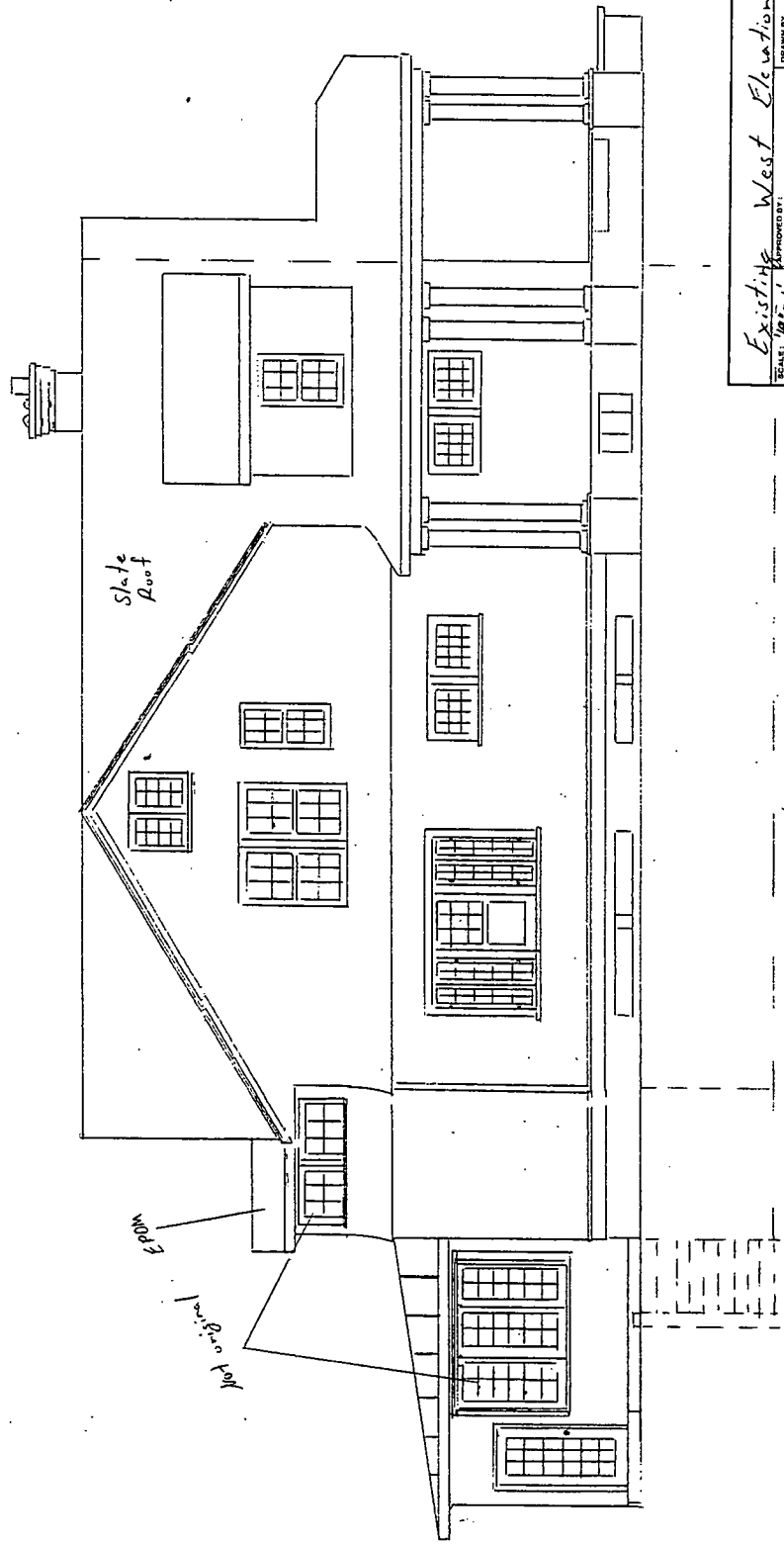
Front Elevation
NO CHANGES

1 Oxford St.	
DATE: 1/11/21	APPROVED BY:
DRAWN BY:	REVISED:
DRAWING NUMBER:	

Existing West Elevation

DATE: 10/21/11
DRAWN BY: [Signature]
REVIEWED: [Signature]

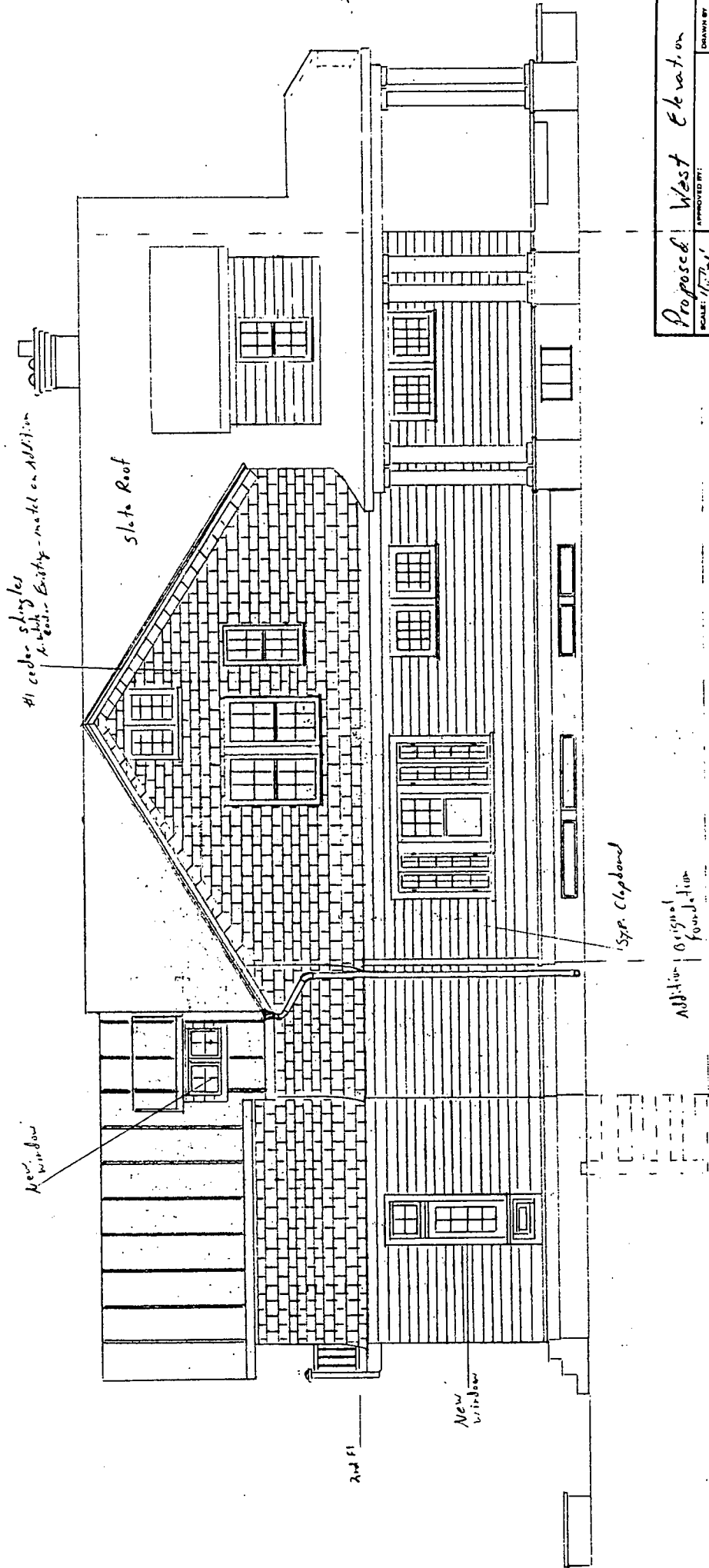
DRAWING NUMBER



Slate Roof

North Arrow

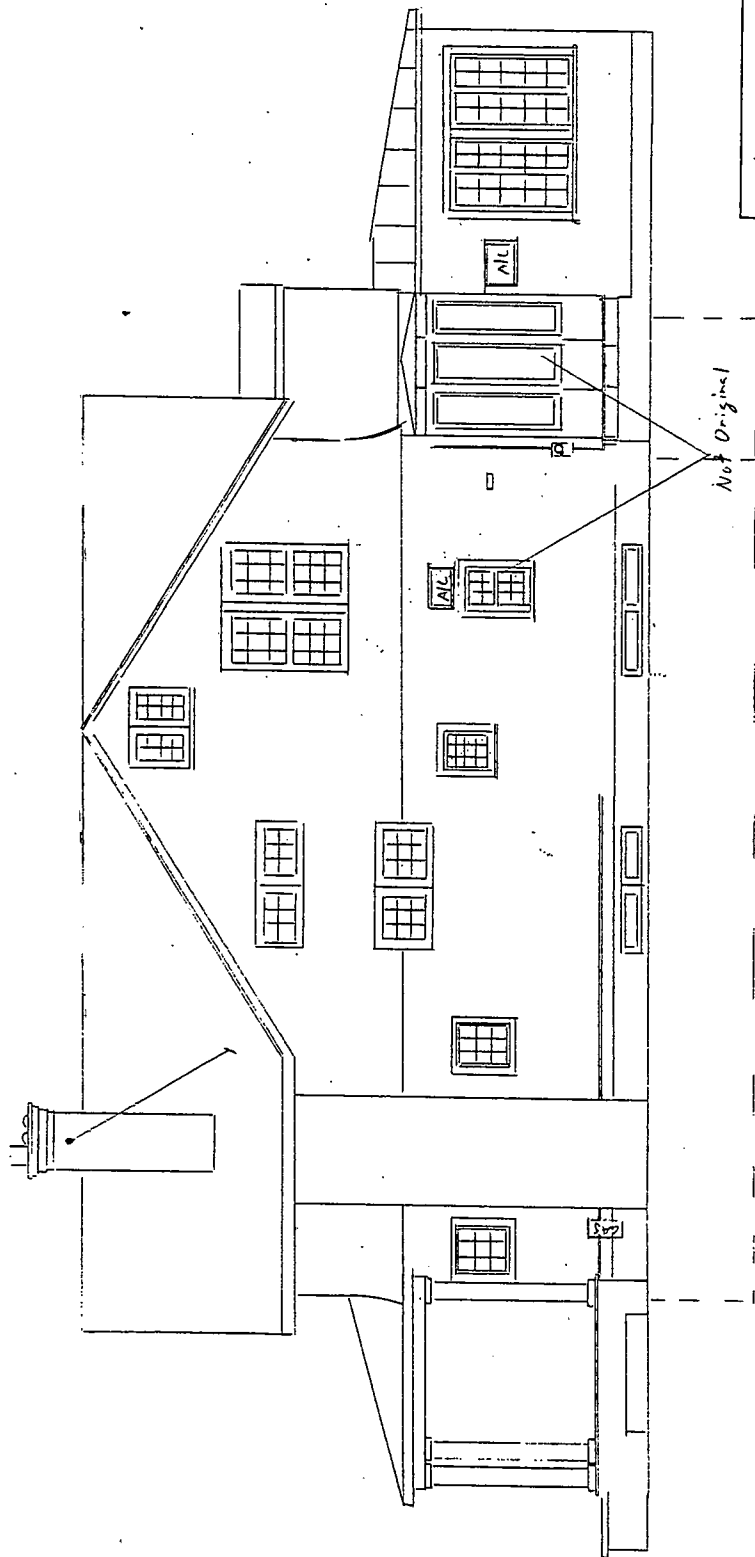
2 Story Wood Frame
All Windows to Remain
Unless Indicated

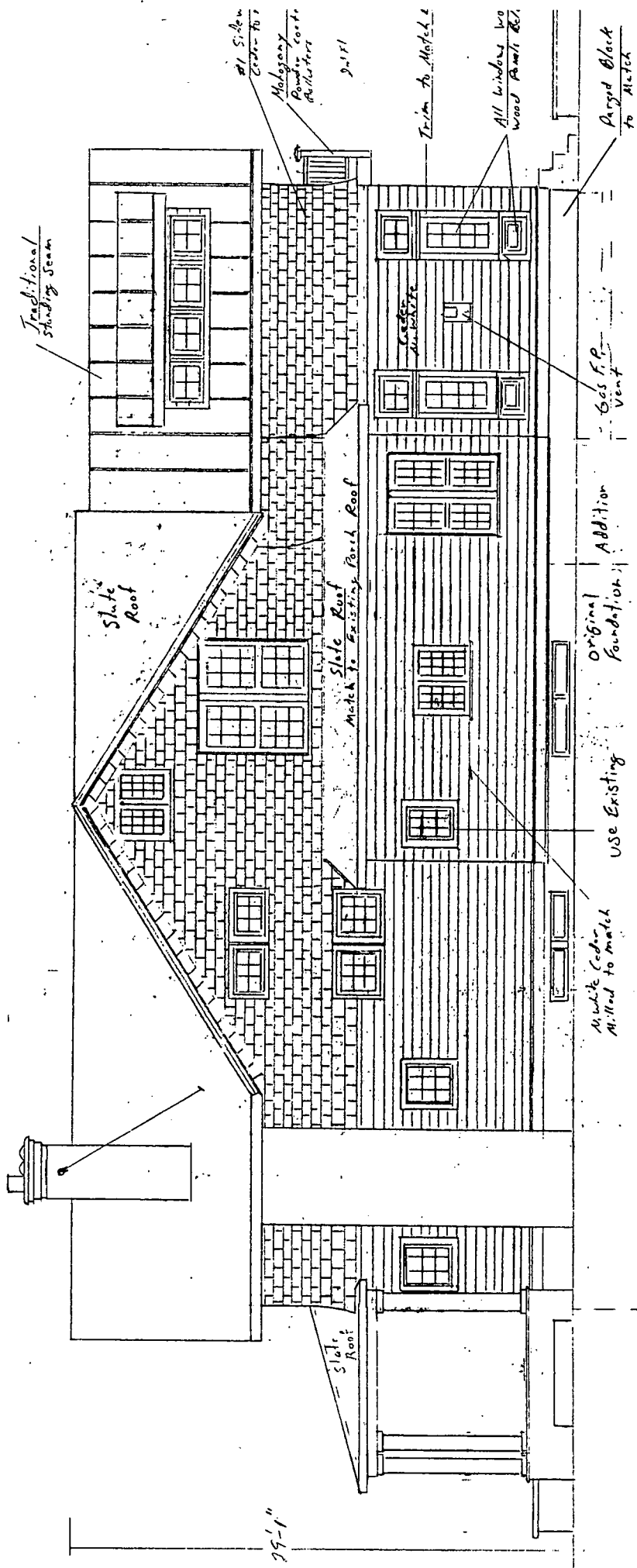


Proposed West Elevation	
SCALE: 1/2" = 1'	APPROVED BY:
DATE: 7/28/11	REVISED:
DRAWING NO.	

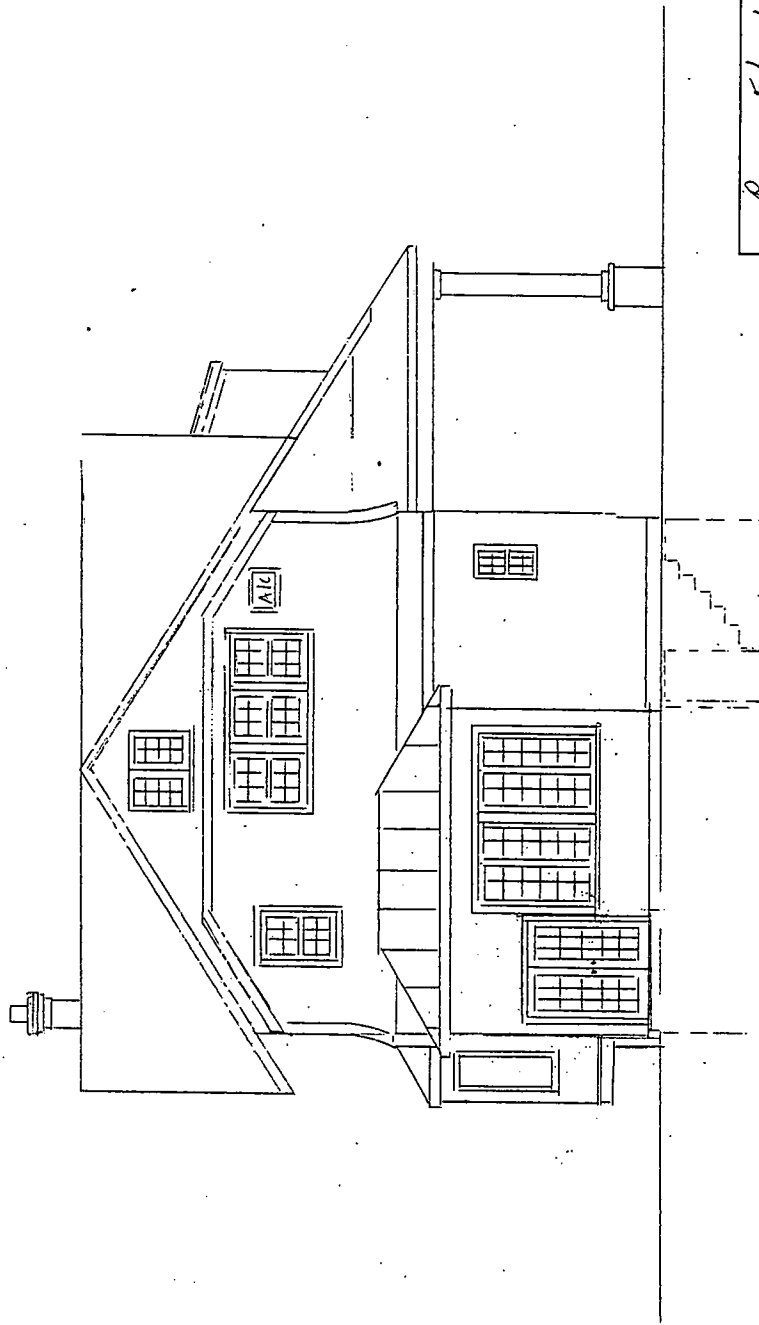
SCALE: 1/8" = 1'		DRAWN BY:
DATE: 1/10/11		REVISED:
APPROVED BY:		DRAWING NUMBER:

East Elevation





Proposed East Elevation	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 1/10/11	REVIEWED:



Rear Elevation

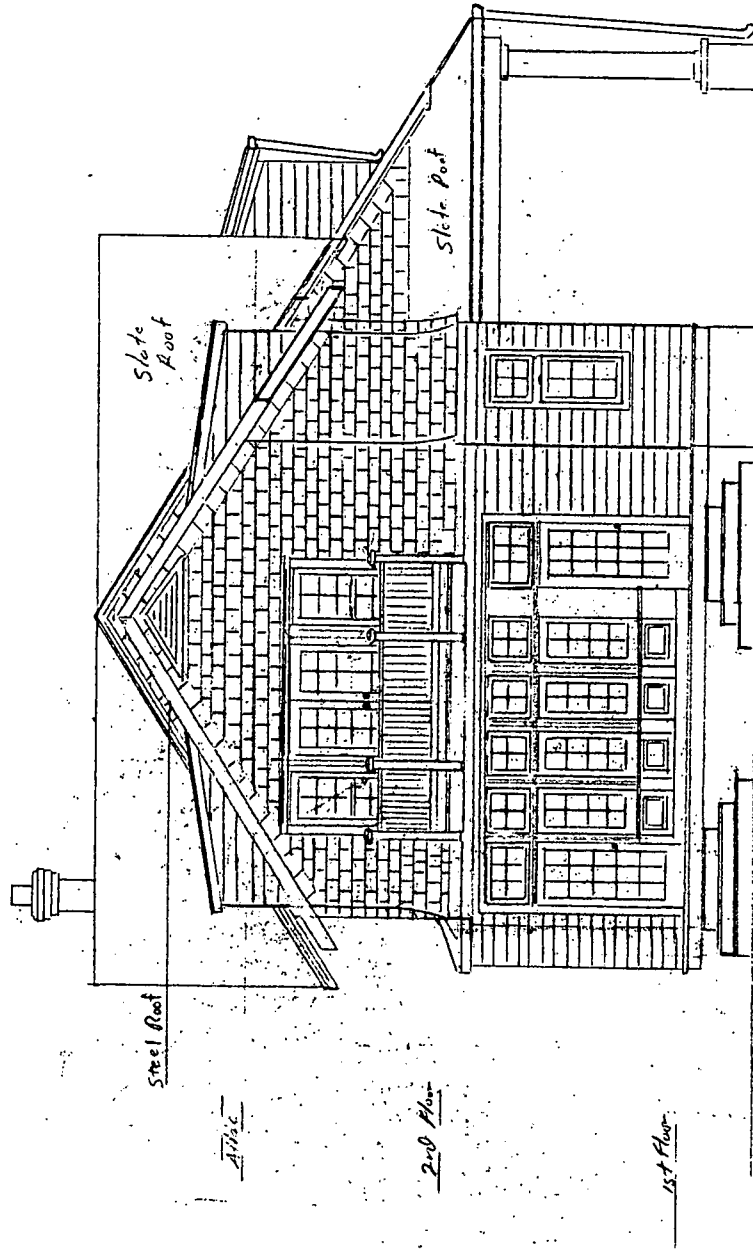
DRAWN BY

APPROVED BY:

DATE: 7/10/11

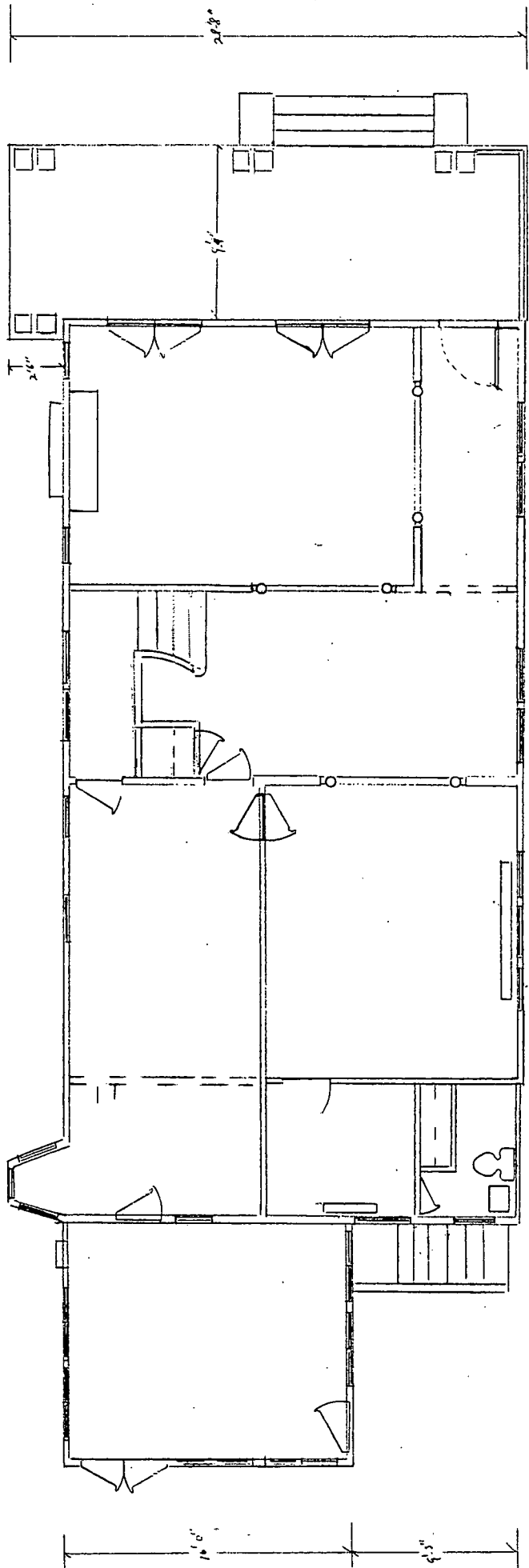
REVISED

DRAWING NUMBER



All windows & doors new
 on this elevation
 2 story wood frame wood siding to match

Proposed Rear Elevation	
SCALE: 1/4" = 1'	APPROVED BY:
DATE: 1/14/10	DRAWN BY:
	REVISED:

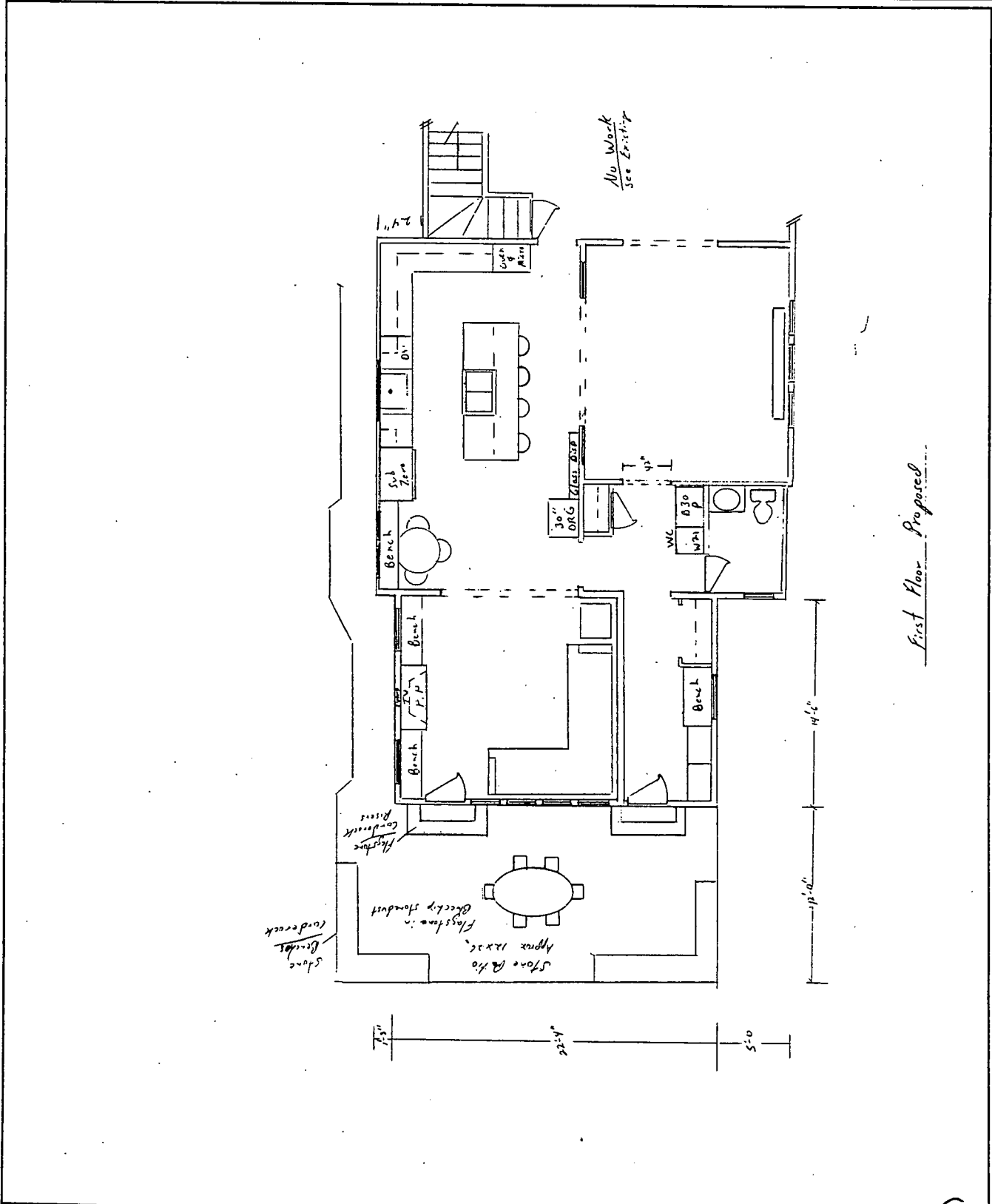


<i>Existing First Floor</i>	
SCALE: 1/8" = 1'	DRAWN BY: _____
DATE: 1/20/11	APPROVED BY: _____
	REVISED: _____



REVISIONS	BY

Date	11/20/11
Scale	1/4" = 1'
Drawn	
Job	
Sheet	
Of	
Sheets	

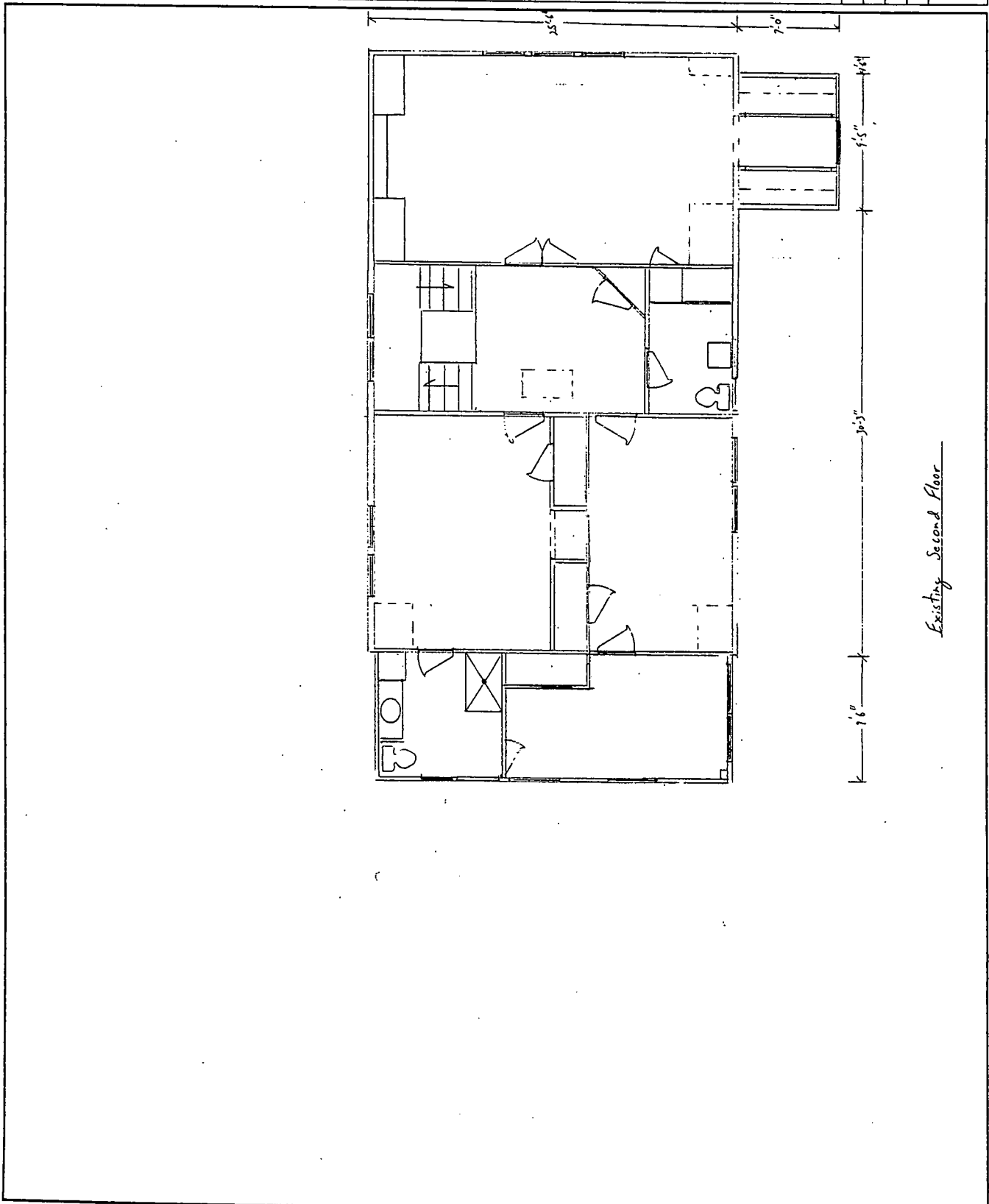


First Floor Proposed

18 & 19 PRINTED ON 100% RECYCLED PAPER

REVISIONS	BY

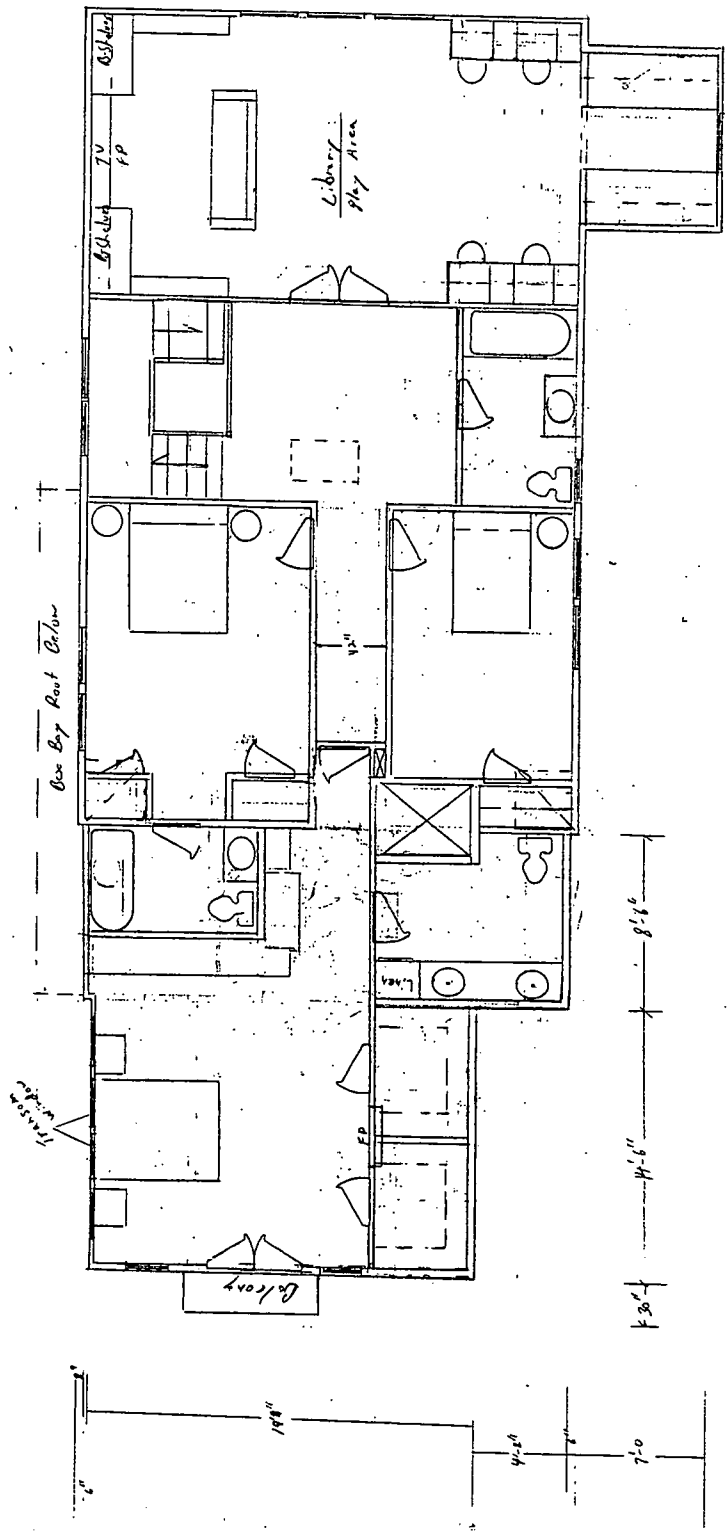
Date 11/2/0
 Scale 1/8" = 1'
 Drawn
 Job
 Sheet
 CI Sheets



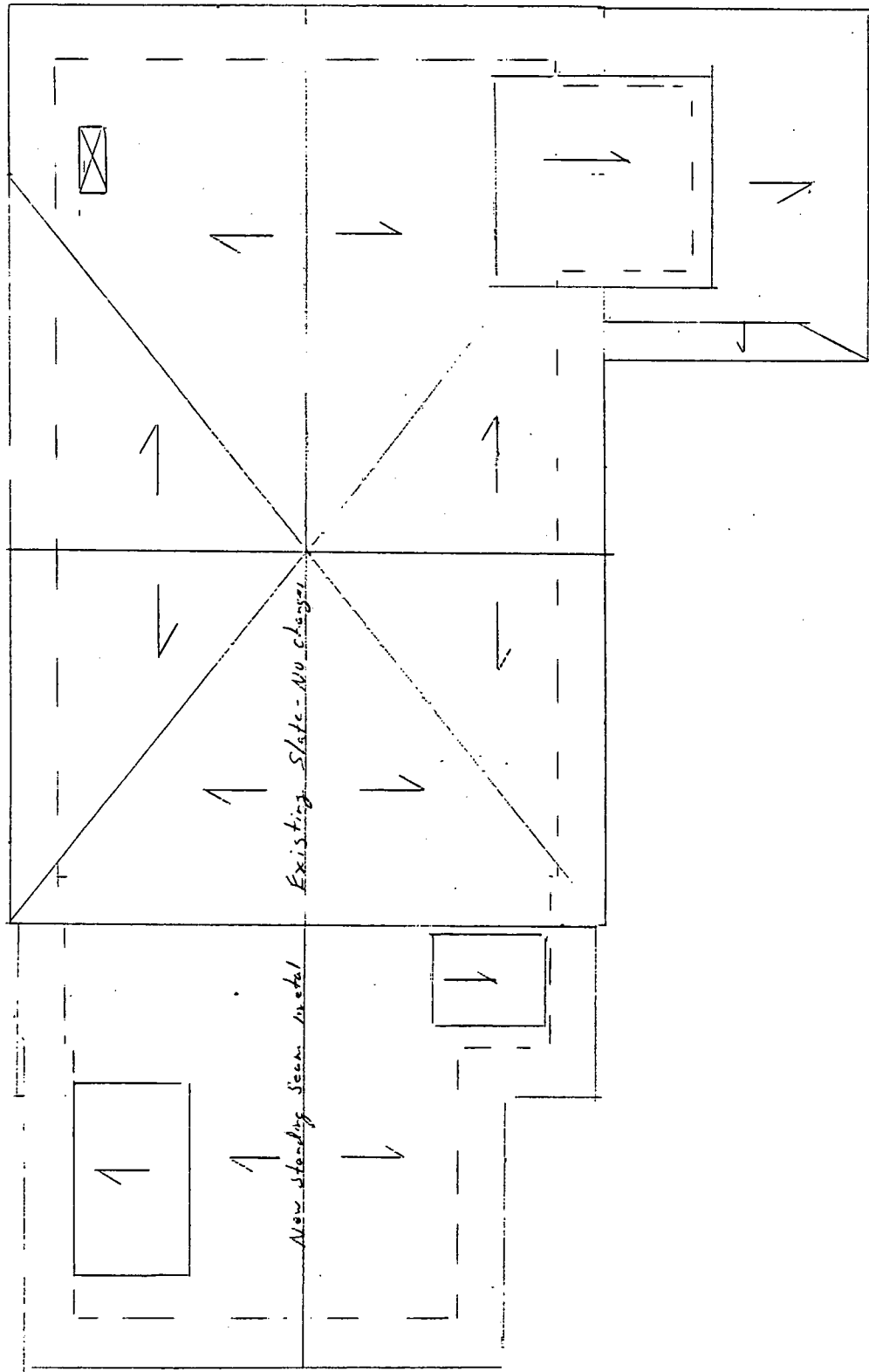
11 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

REVISIONS	BY

Date 11/2/00
 Scale 1/8" = 1'-0"
 Drawn
 Job
 Sheet
 Of Sheets



Proposed Second Floor



<i>Roof Plan</i>	
SCALE: 1/4" = 1'	DRAWN BY:
DATE: 1/11/10	REVISOR:
APPROVED BY:	
DRAWING NUMBER:	

(23)-A

FRONT OF 7 OXFORD ST.

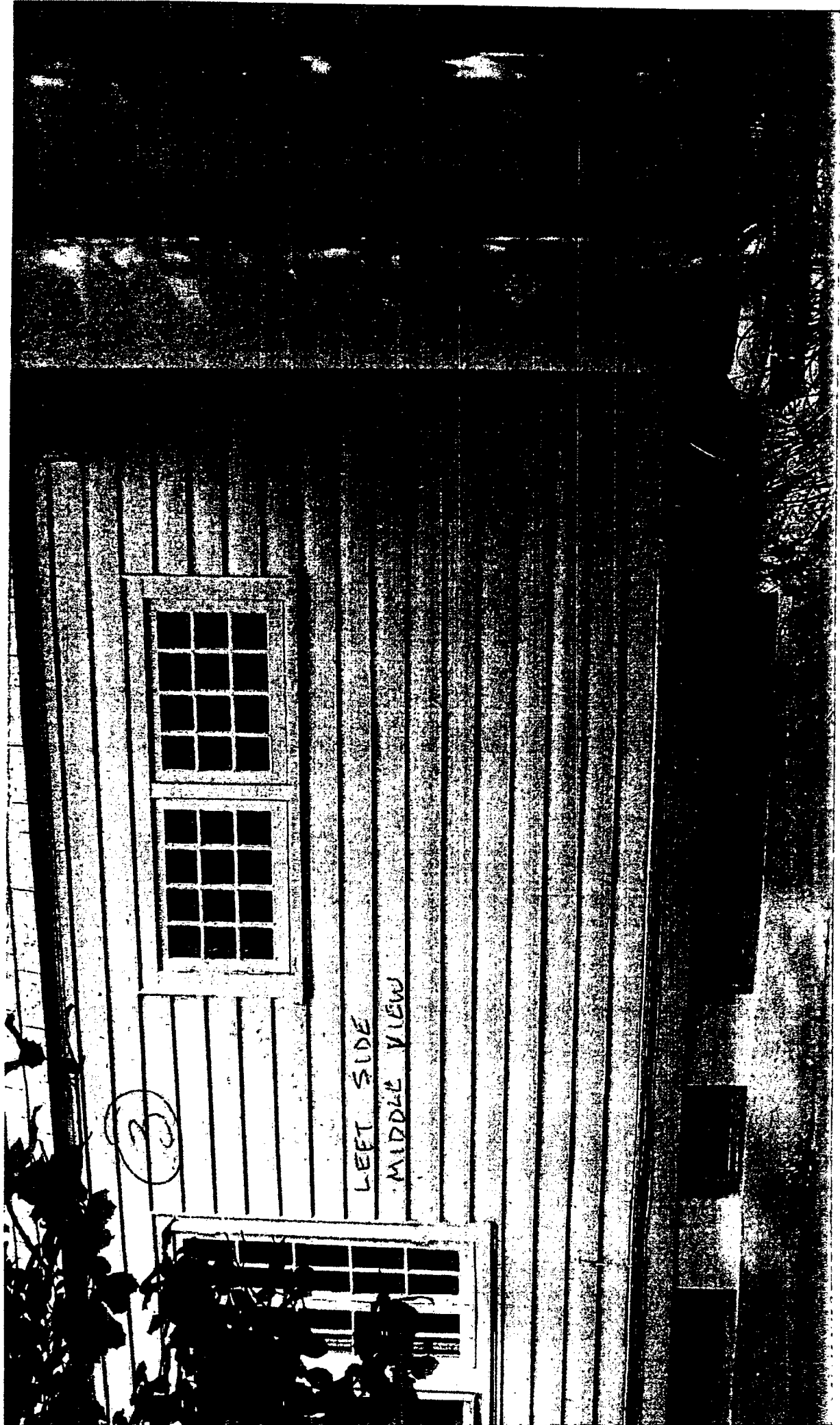
RIGHT

LEFT SIDE



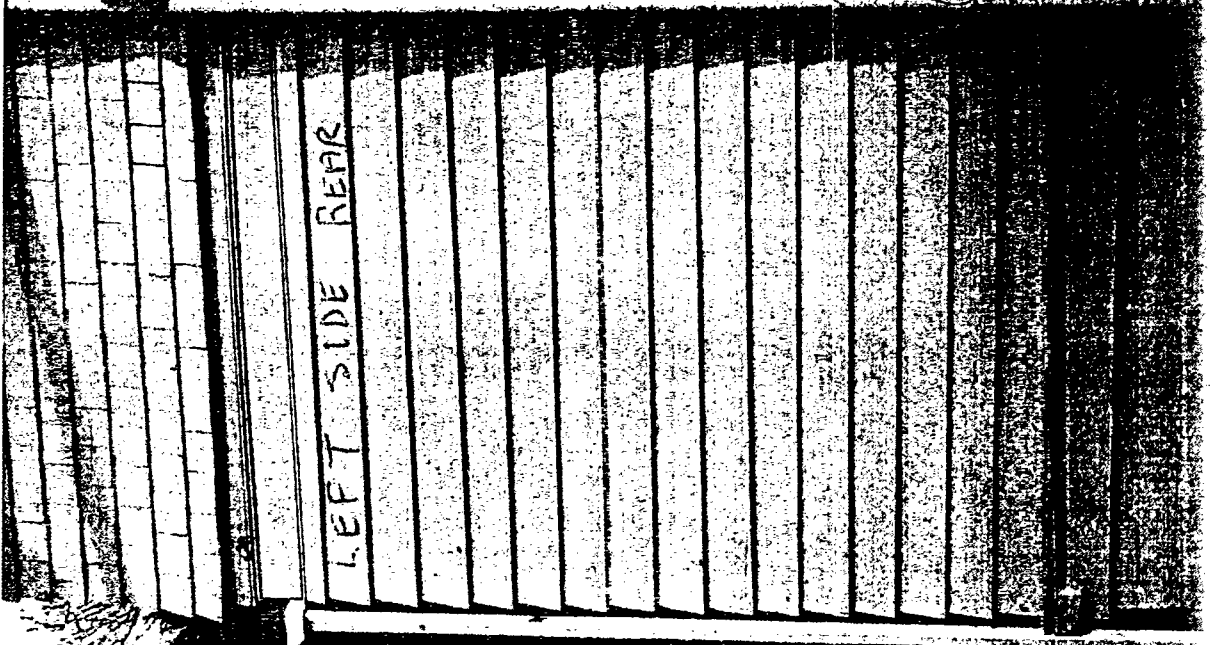
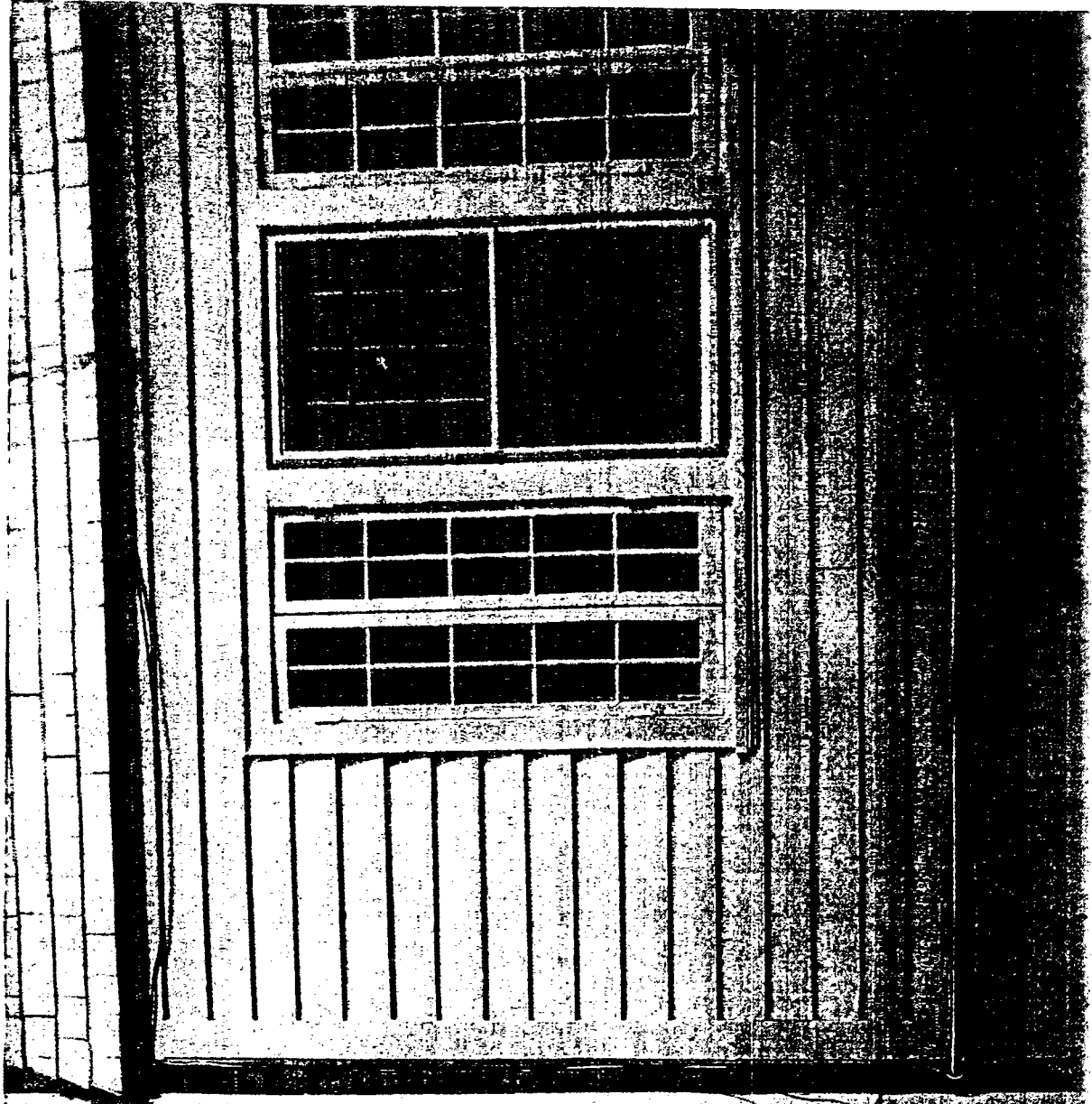
11

24



LEFT SIDE
MIDDLE VIEW

2



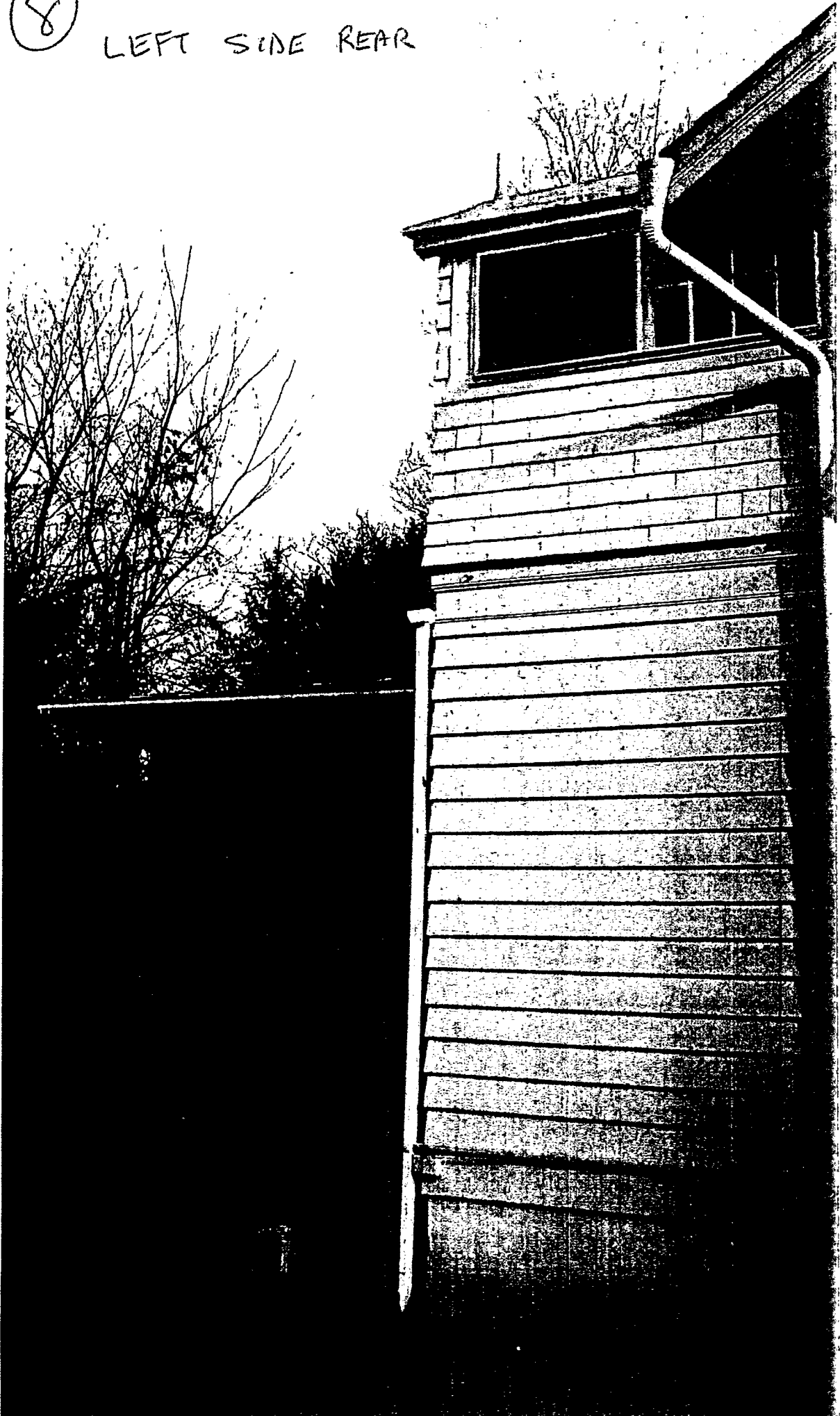
LEFT SIDE REAR

7

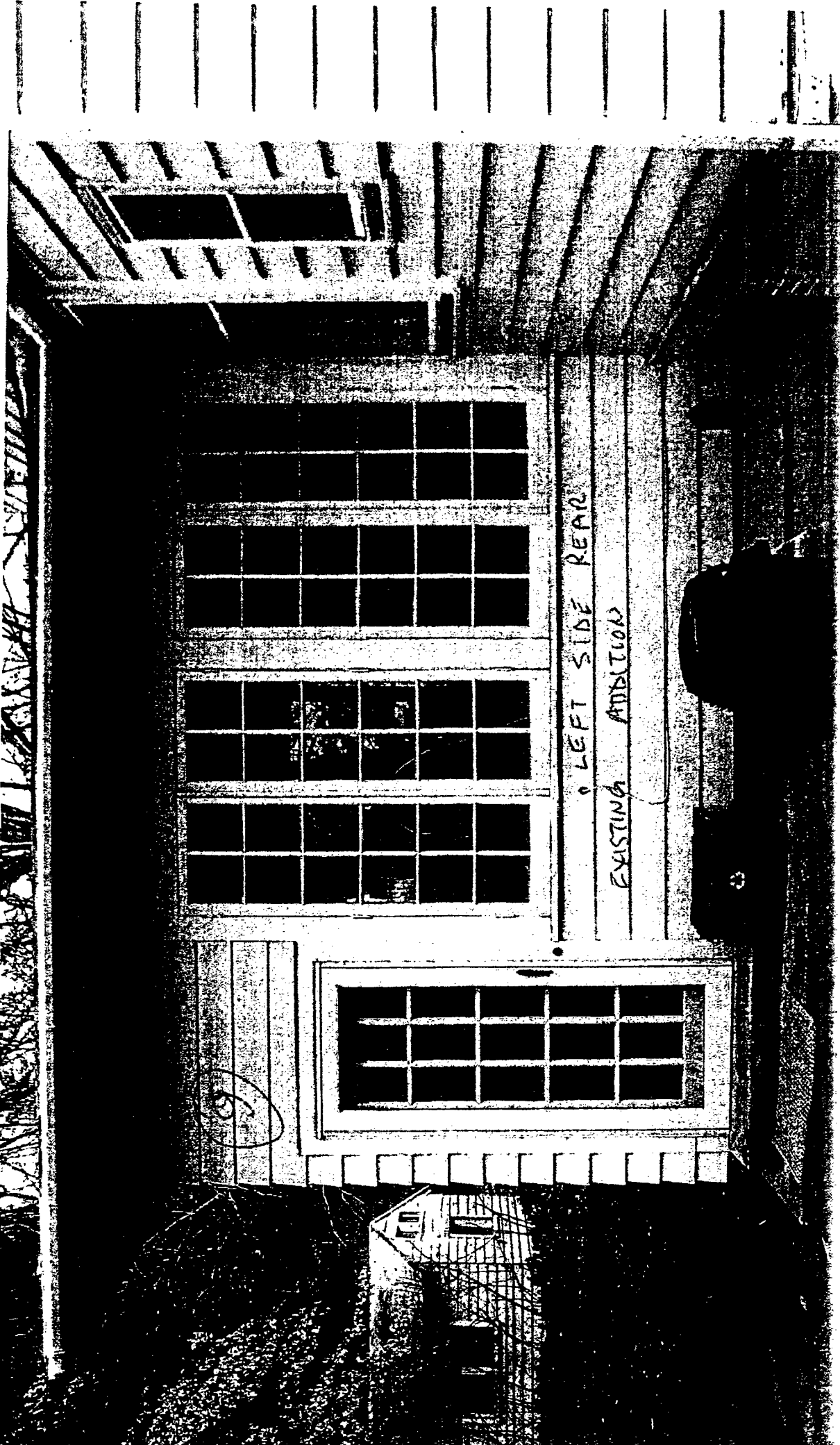
26

(8)

LEFT SIDE REAR



(27)

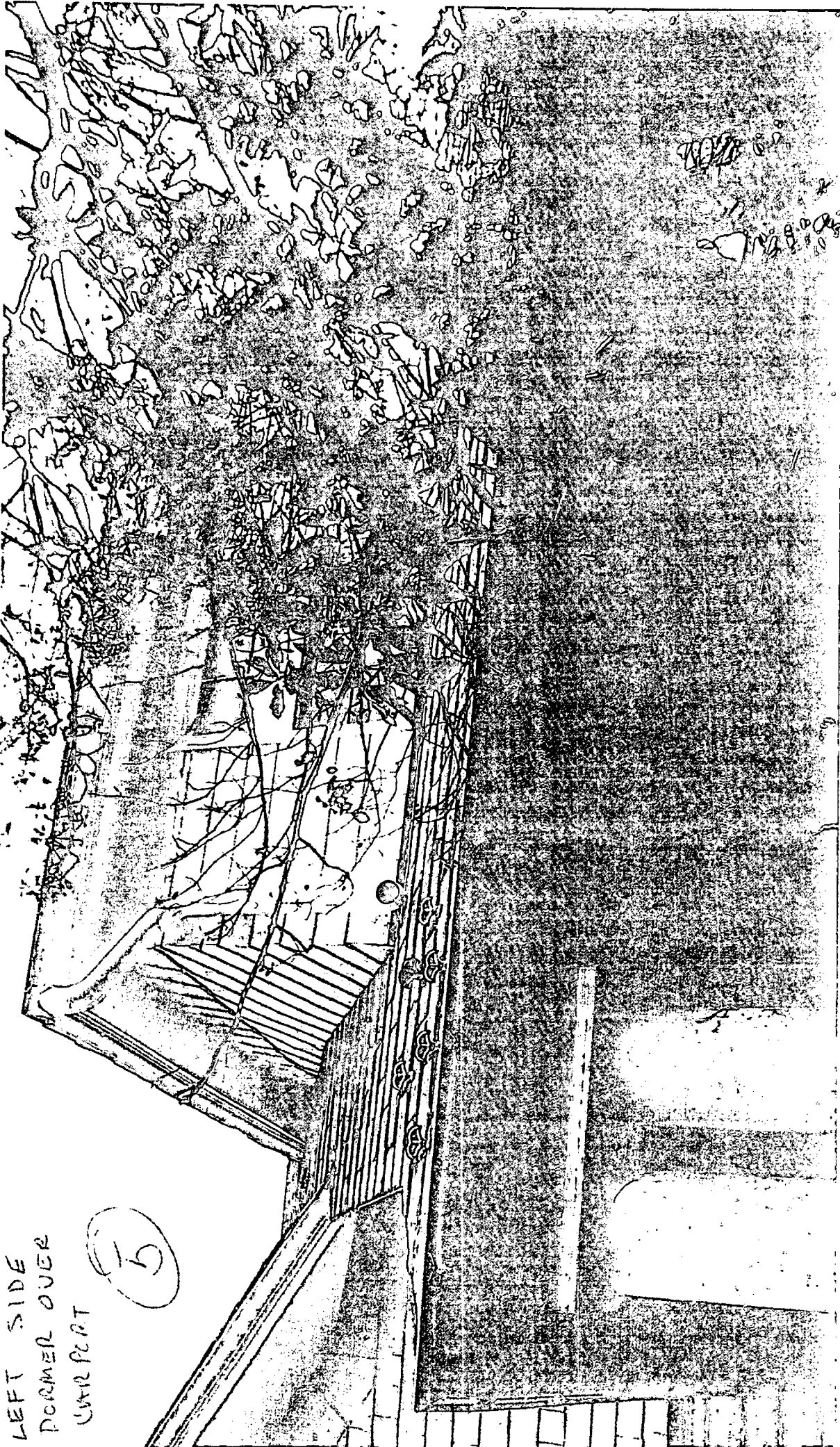




LEWIS & CLARK AVENUE

(4)

(29)



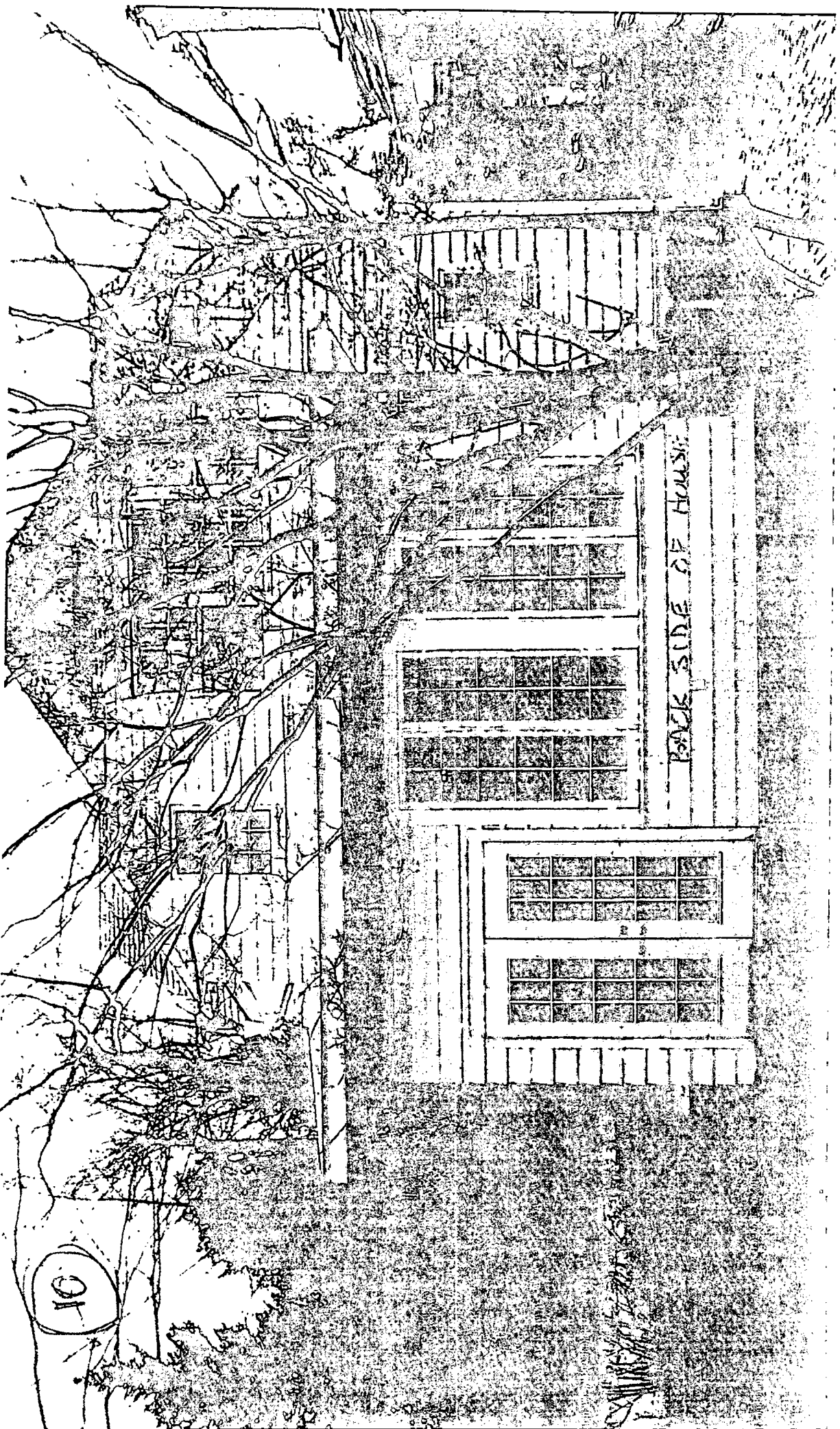
LEFT SIDE
DOMER OVER
CURVE PT

(15)

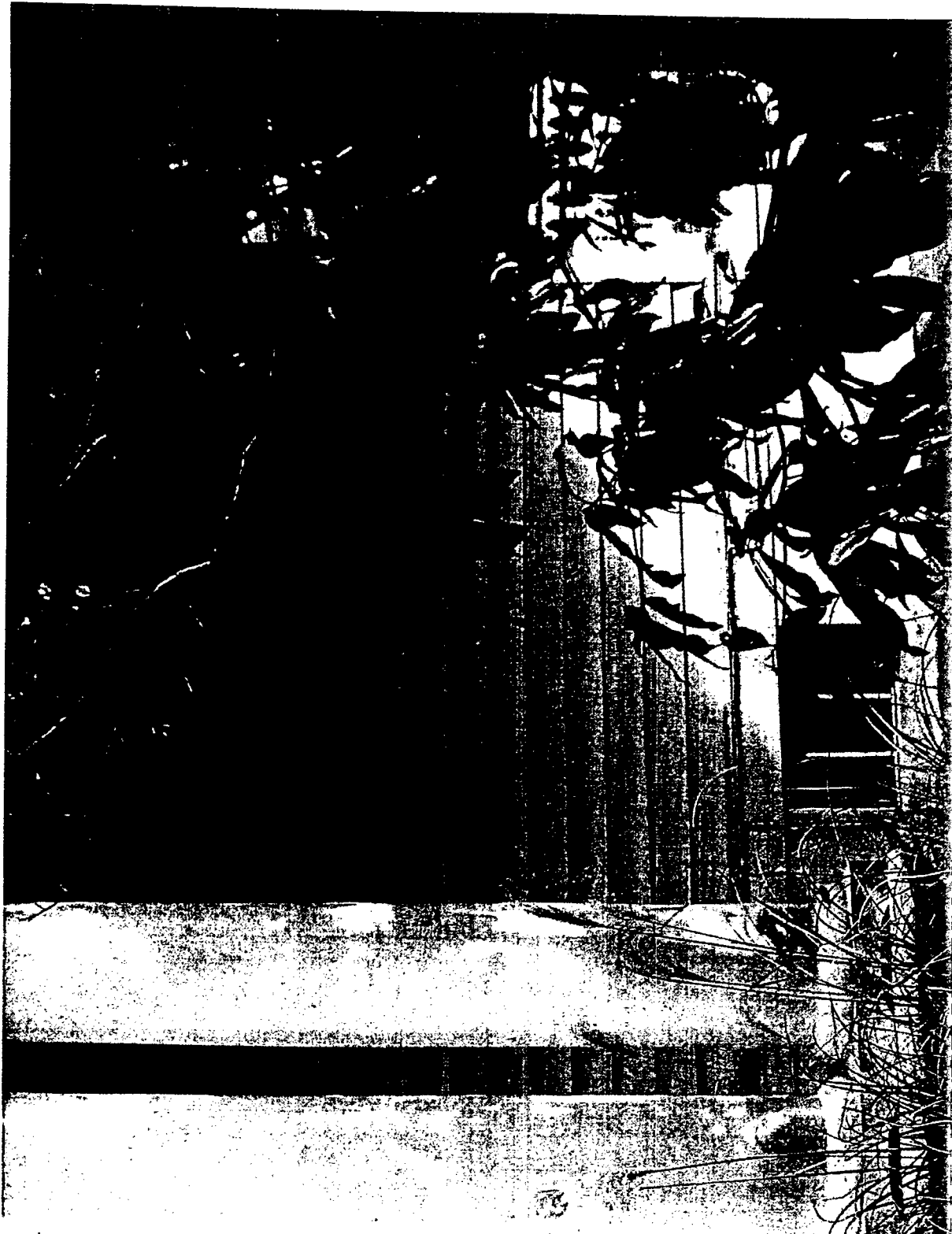
LEFT SIDE
MIDDLE GROUND FLOOR

6

31



10

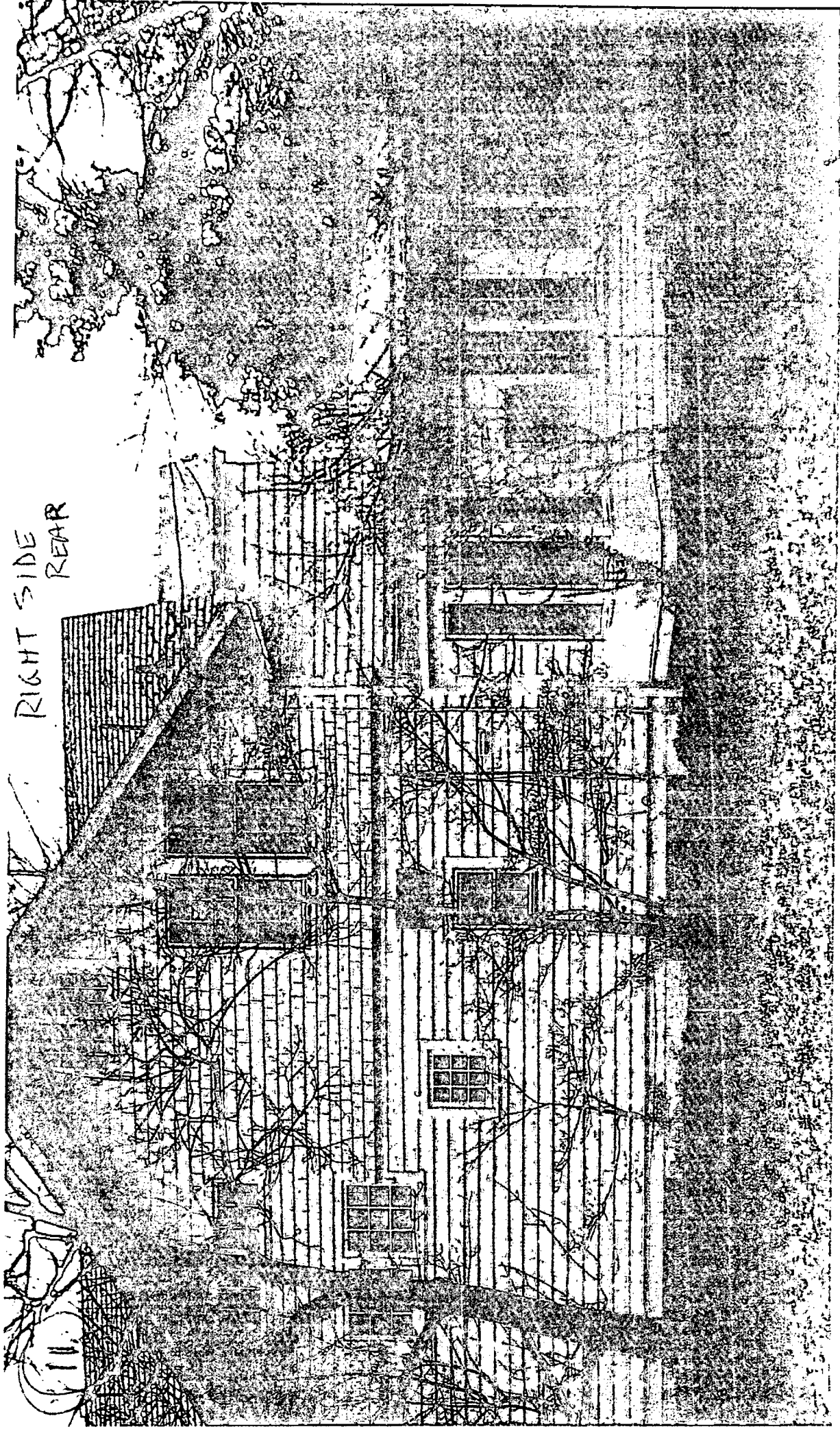


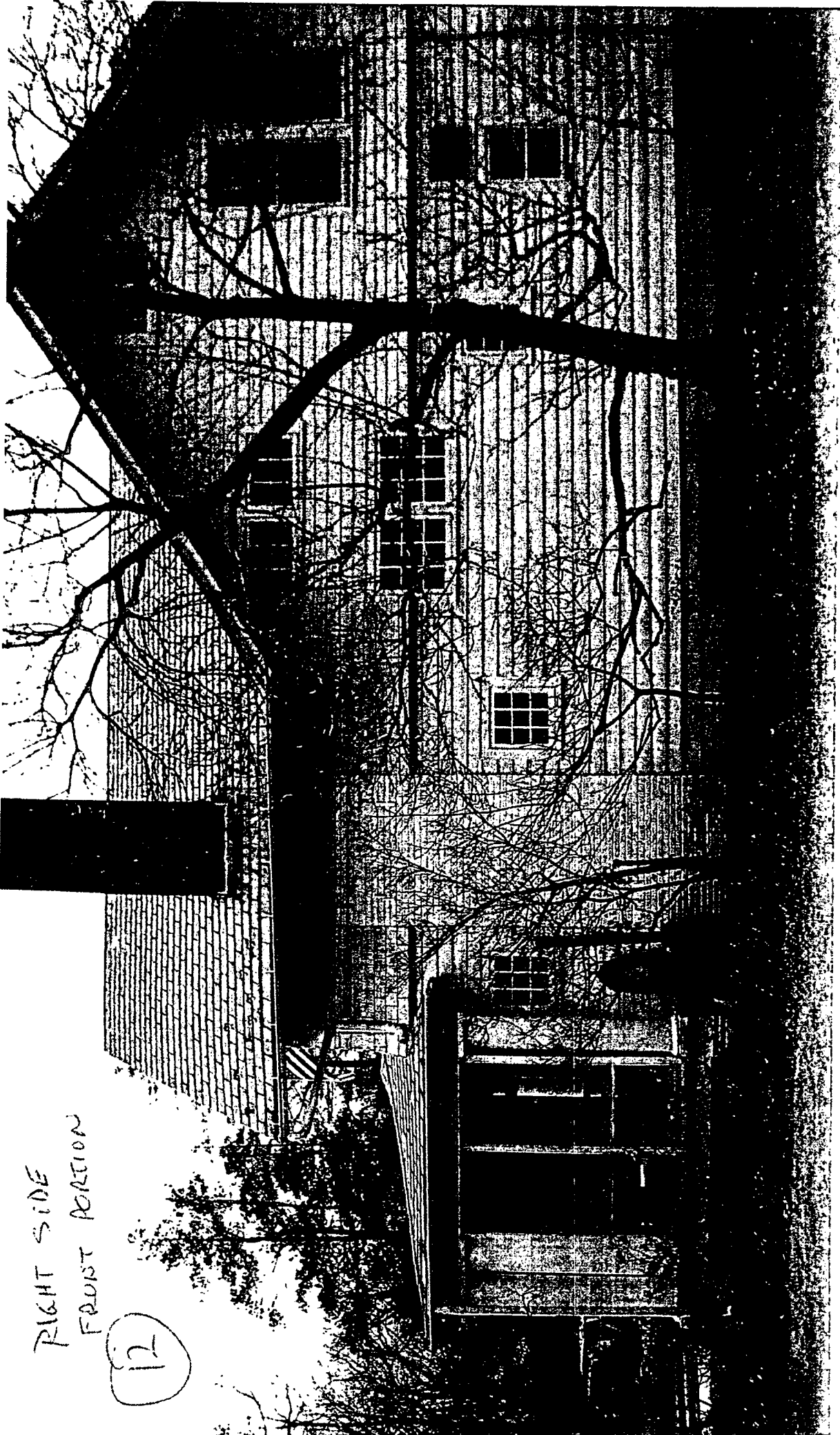
LEFT SIDE
CAR PORT VIEW

2

33

RIGHT SIDE
REAR

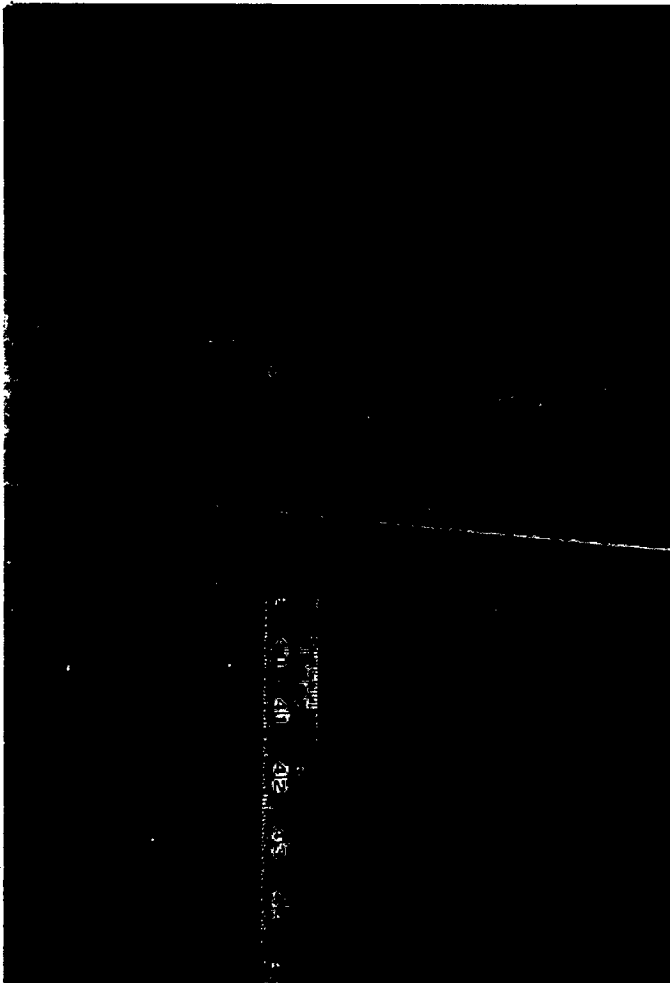




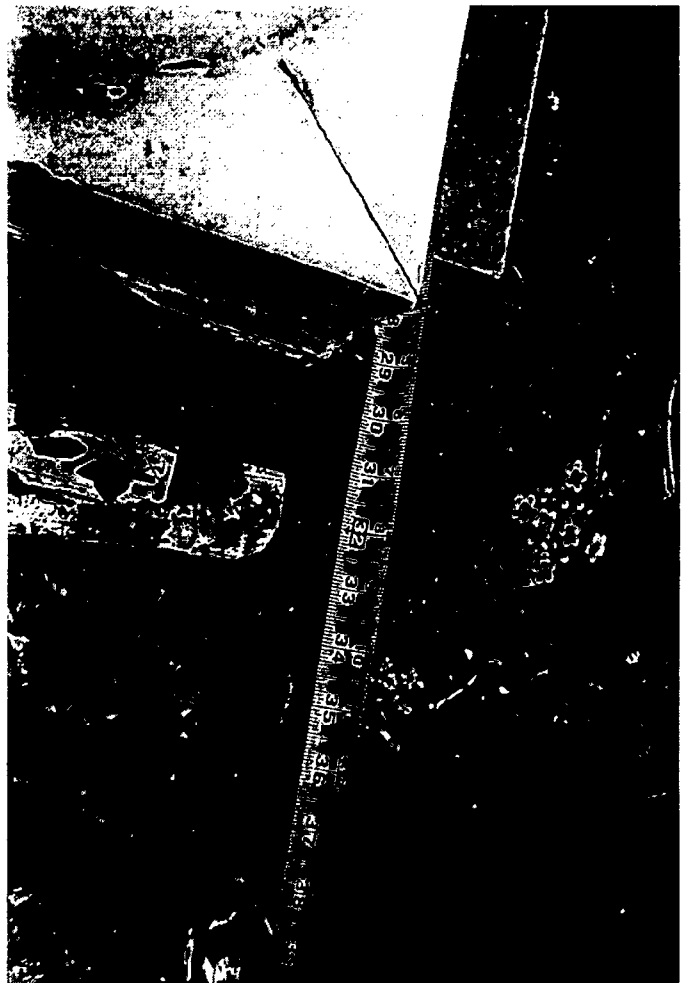
RIGHT SIDE
FRONT PORCH

12

35



ANGLED BAY PROJECTION



PORCH PROJECTION

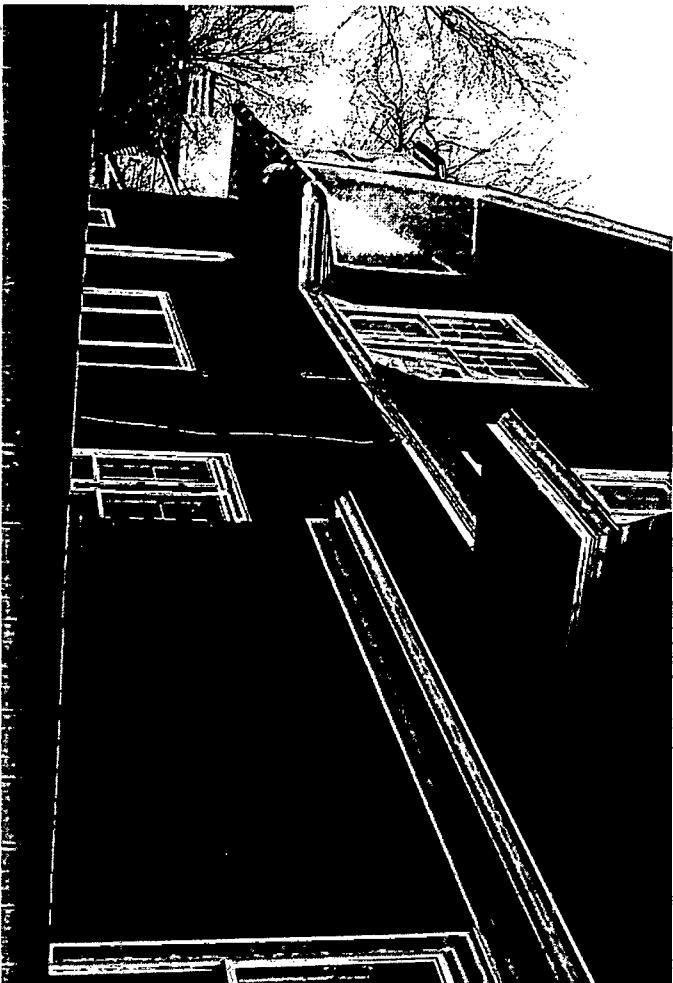
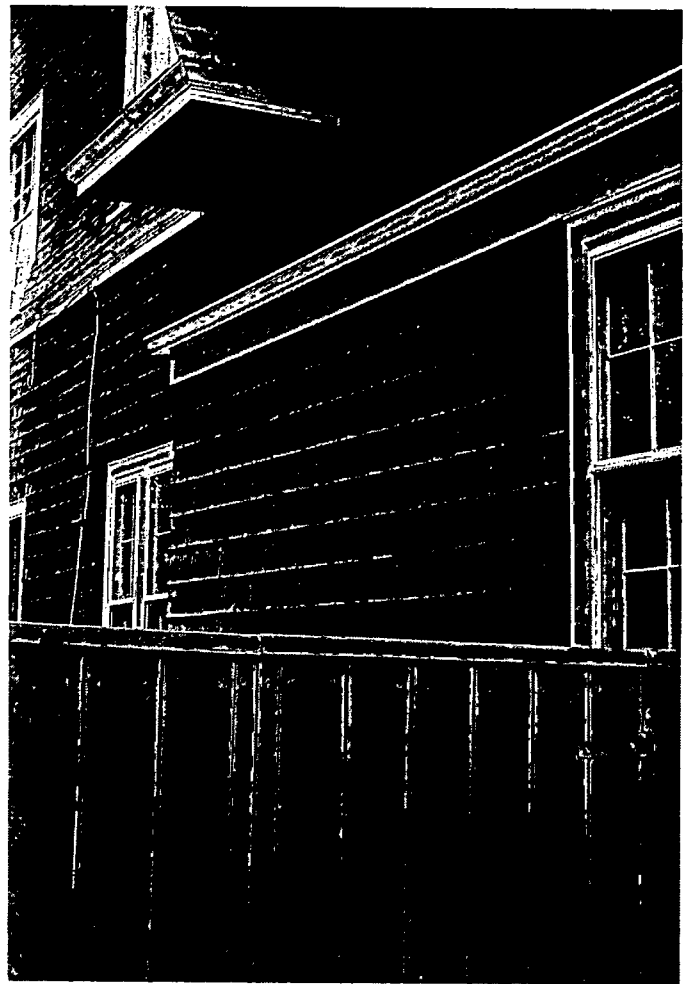


ANGLED BAY

7 OXFORD STREET

(36)

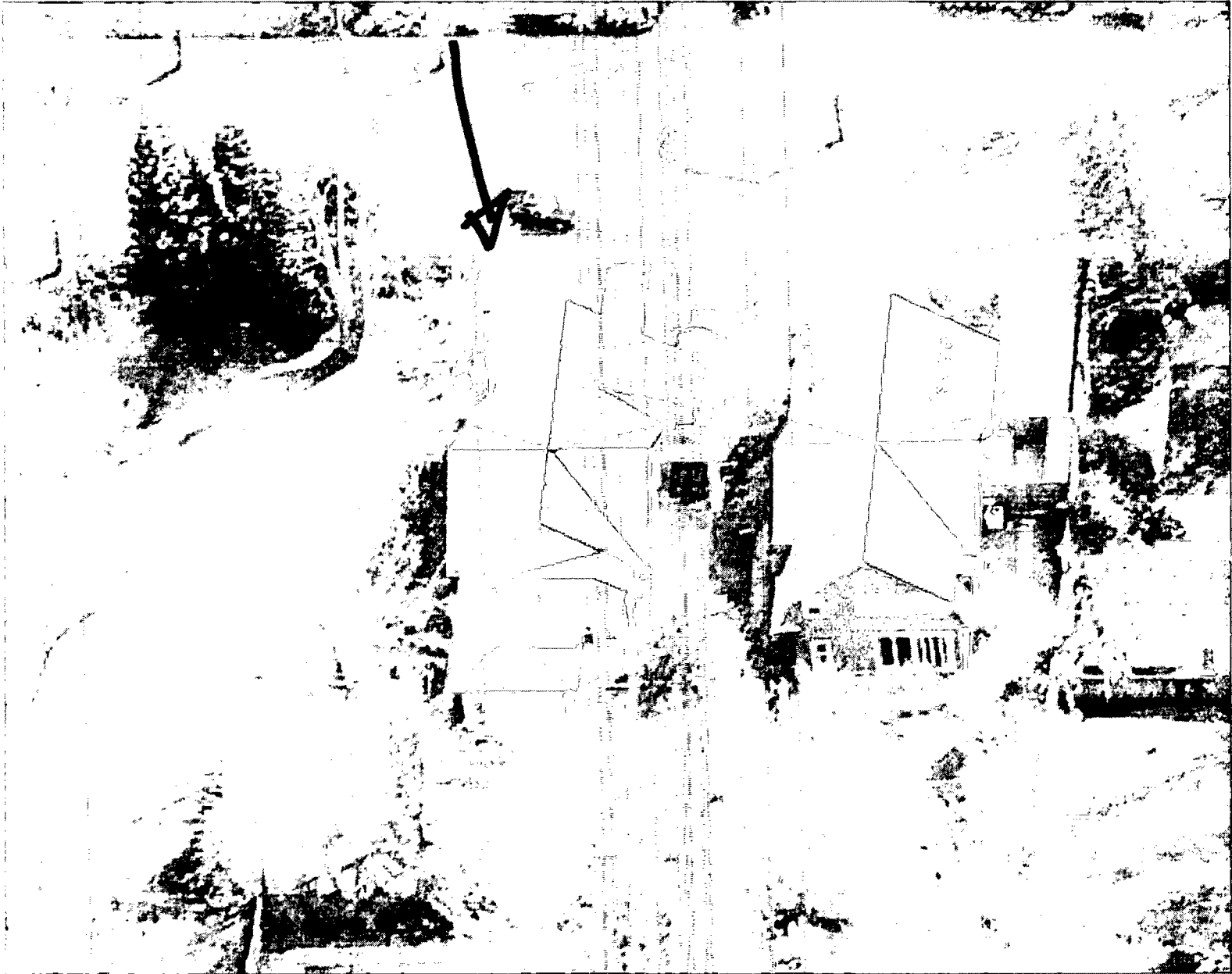
BOX BAY



5 OXFORD STREET

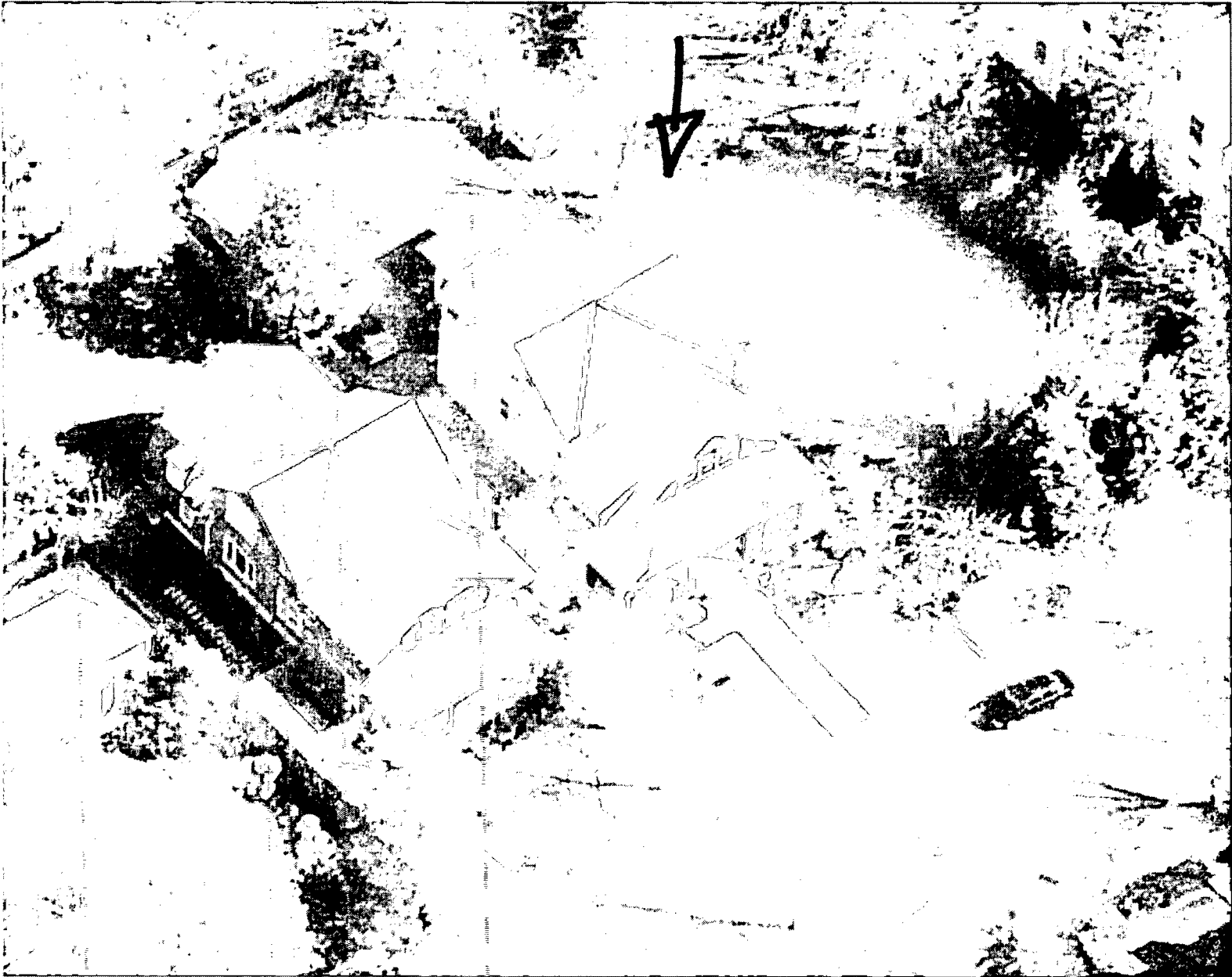
38

7 Oxford

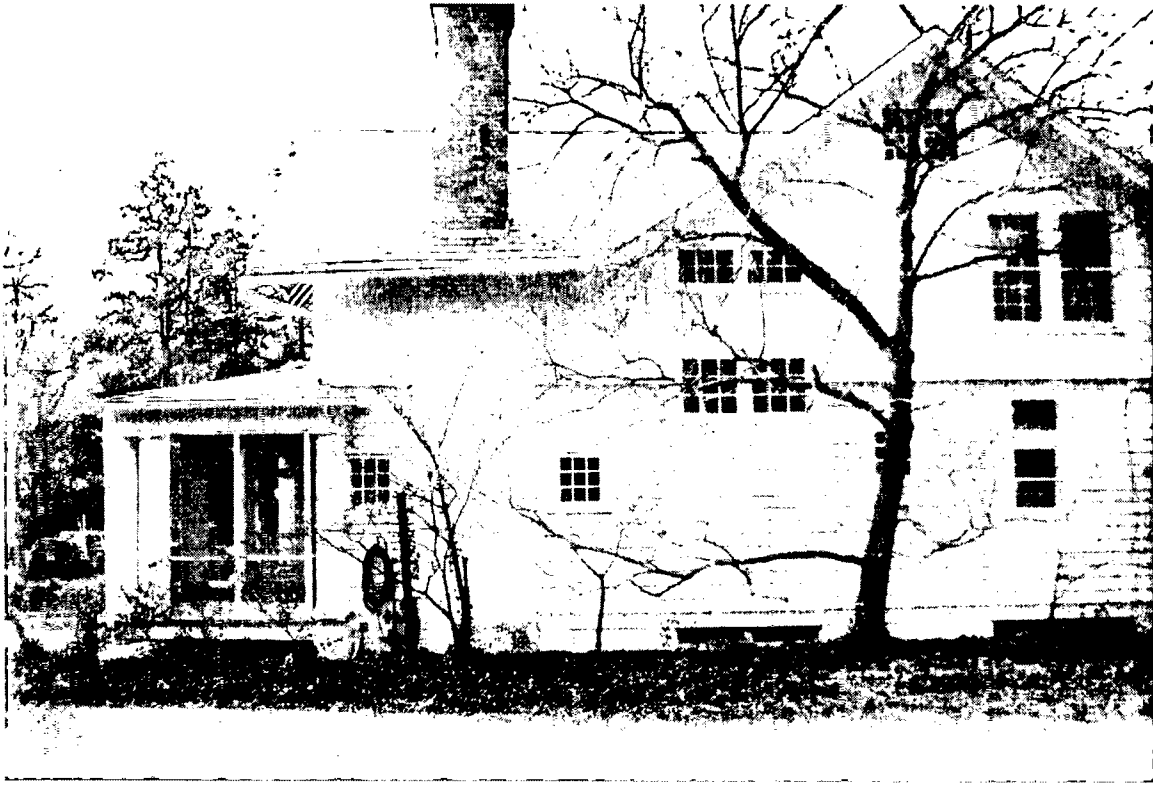


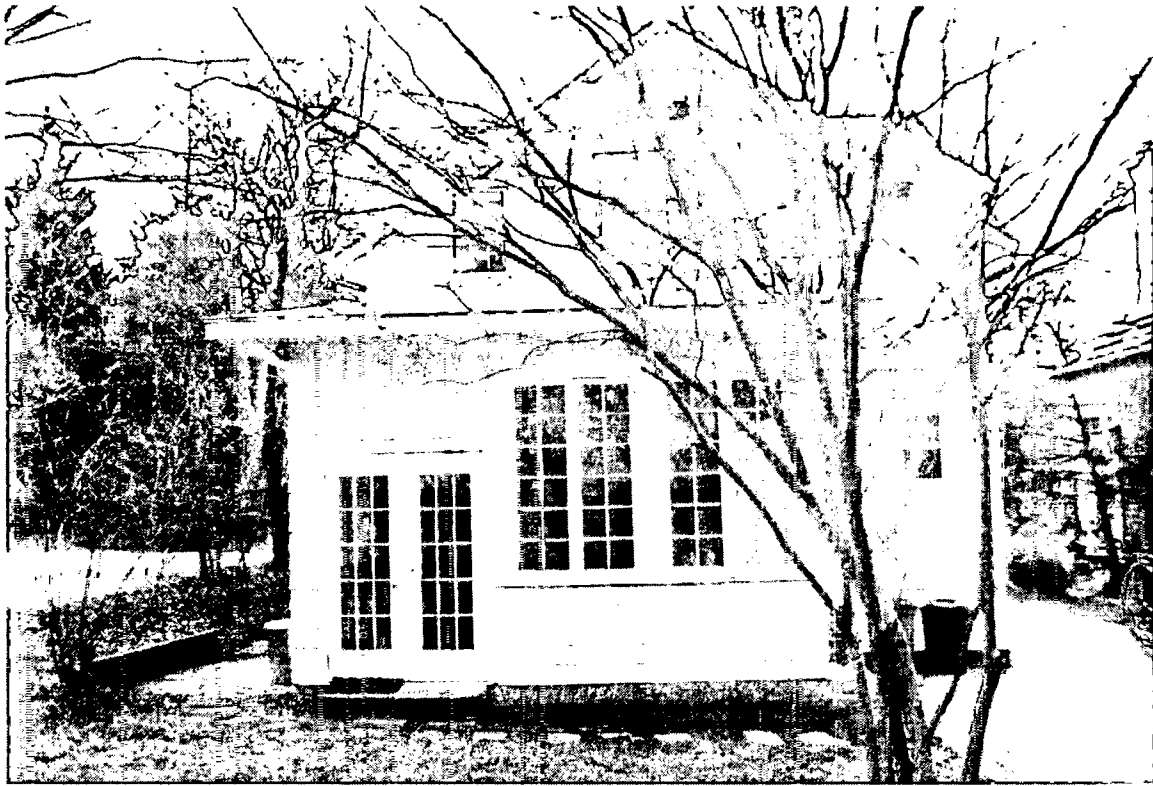
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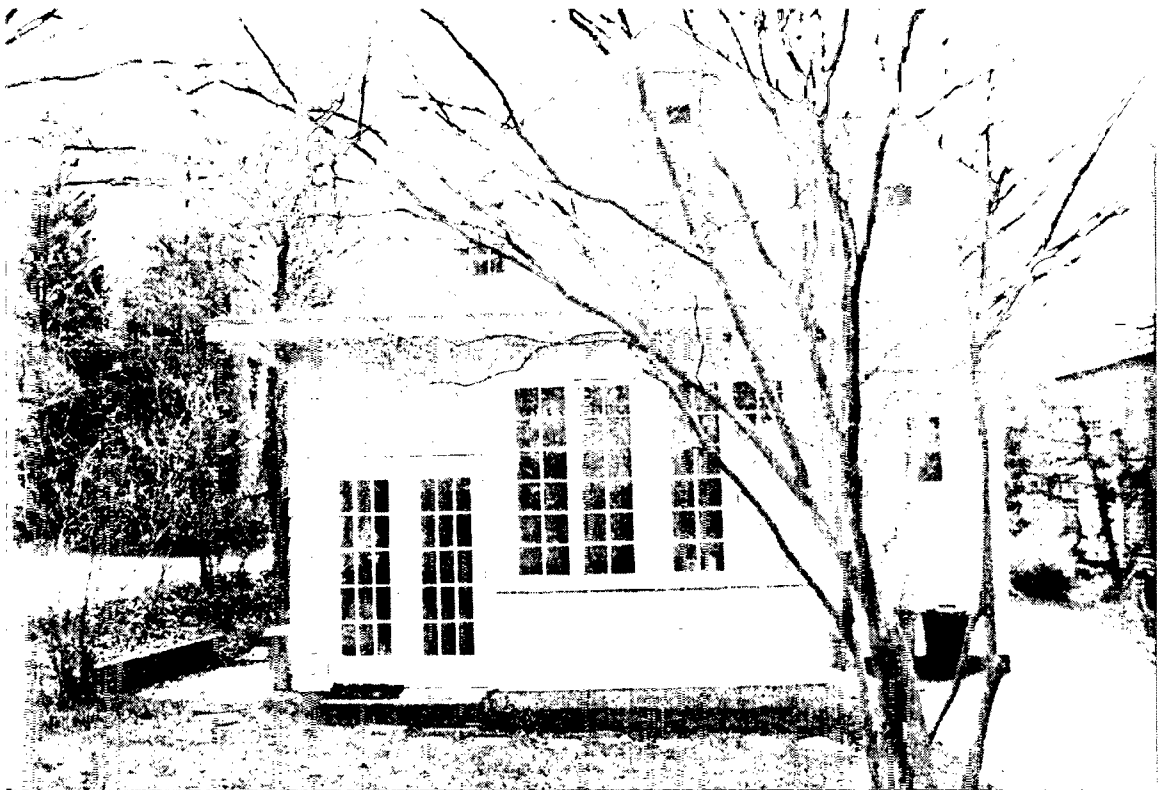
7 Oxford



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LAP comments I-H and Preliminary Consultation

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, February 23, 2011 2:48 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 2/23/11: 7 w Oxford; 20 W Lenox

The following are the comments of the Chevy Chase Village LAP for item s before the HPC on 2/23/11:

7 West Oxford St
Contributing Resource
HAWP application for rear addition
Staff recommends approval and the LAP concurs with staff

20 West Lenox
Preliminary consultation regarding proposed additions and alterations
Staff "does not support the design and size of the addition as proposed"
Staff supported the proposed materials and treatments, but had concerns. The LAP shares concerns about the scale and placement of the two proposed additions, both of which would be two stories high and very visible from the public right-of-way because the existing house is on the corner of West Lenox and Magnolia. The staff report advocates reducing the scale and changing the location of the proposed additions both for visibility and compatibility with the neighboring residences. The LAP endorses both of those general goals and encourages the staff to work with the residents to find a solution.

Submitted on behalf of LAP by
Tom Bourke
Chair