PRELIMINARY 4 OXFORD ST
Chevy Chase Village Historic District

#### HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 4 Oxford Street, Chevy Chase

**Meeting Date:** 

09/27/06

Resource:

Contributing Resource

**Report Date:** 

09/20/06

**Chevy Chase Village Historic District** 

Review:

**Preliminary Consultation** 

**Public Notice:** 

09/13/06

**Applicant:** 

Mary & Porter Wheeler

Tax Credit:

N/A

(Steve Vanze, AIA)

Staff:

Michele Oaks

Proposal:

Alterations

Recommendation:

Proceed to HAWP

#### PROJECT DESCRIPTION

SIGNIFICANCE:

Contributing Resource

STYLE:

Colonial Revival

DATE OF CONSTRUCTION:

1911

The original house is a three-bay, side-gable roof, dwelling clad in stucco on the first level and shingle in the second. The asphalt roof contains a whitewashed, brick, exterior-end chimney on both side elevations. The windows are 6/6 double hung and contain two, paneled louvered shutters. The front elevation is also ornamented with a wrap-around front porch, detailed at the corners with super-sized Doric columns. The porch roof is also detailed with a rounded, pediment over the front entry.

The house has had some alterations to its original design including the installation of a bathroom window in the second floor of the front façade and two, rear additions, built in 1970 and 1990 (see evolution of house on diagram, circles Q - Q).

The current lot that the house is sited is 75' wide and 125' deep. The house is currently sited in the northern half of the lot, providing a rear yard. An existing asphalt driveway runs along the east property line. The property contains several large, mature trees.

#### **HISTORIC CONTEXT**

The subject house was the home of the famous architect Waddy Wood and was designed with his partner William I. Deming. Waddy Wood was a proponent of the Colonial Revival style. In a 1922 article authored by Wood and published in Country Life magazine, he stated that architecture was "frozen history" and evidence of our past. His romantic view of buildings and architecture had its source in the days of the Colonial period, when the craftsman worked their buildings into an art form. His proponence of the Colonial Revival extends beyond the romantic

1

view of the link between our past and present, but to its economic sensibilities of the early 20th century. He argued that the heavy articulation of the Craftsman style was much more costly than the Colonial Revival which is more delicate and simplified.

While many urban architects of the early 20th century applied classical design values with little adaptation, Wood spoke for an emerging school that regarded classical design as an accent to inspire and punctuate modern design.

Though his government buildings are his most prominent, Wood was also recognized for his housing design. His former partner, William I. Deming, was skilled in the restoration of old homes, and during Wood's association with Deming he was exposed to numerous renovations of historic houses in Virginia. He designed housing largely in Washington, DC, but also in Virginia for private clients, and some government clients. In addition, he designed school buildings for the Washington, DC school system.

His greatest work is the Department of the Interior Headquarters Building in Washington, DC. Then Secretary of the Interior Harold Ickes personally selected Waddy Wood as architect and worked very closely with him to ensure comfort and efficiency in the innovative new building. He was so involved with the design and construction of the Interior building that when the building opened, it was referred to as "Ickes new home." Other recognized works include the Woodrow Wilson House, one of the two houses that make up the current Textile Museum, and the "Exorcist" steps

#### **PROPOSAL**:

The project consists of:

Front Elevation

1. No proposed changes

Right Side Elevation

1. No proposed changes

#### Left Side Elevation

- 1. Construct a new, uncovered deck to connect to the existing covered porch. The porch will have a bluestone landing at the base of the proposed new staircase. The deck extension will measure 15' long by 8' wide. The proposed vocabulary for this deck extension will complement the existing; utilizing the same balustrade treatment, however, the foundation, and the lattice panels will be different than the original, stucco and basement windows.
- 2. Re-work the corner of the rear, left bay and remove an existing window and replace it with a new, covered, entry door. Additionally, the applicants are requesting to remove the other existing window in the bay and replace it with a smaller height window (true-divided light window with the muntin pattern to match exactly).

#### Rear Elevation

- 1. Remove all the existing windows and doors on the first floor of the rear elevation. Install all new windows and doors in new locations (TDL with muntin pattern T.M.E.).
- 2. Remove a window and door in the existing dressing room on the second floor of the rear elevation and replace it with a new, single, repositioned 6/6 window (TDL with muntin pattern T.M.E.)
- 3. Extend existing rear deck by re-working stairs.

#### Landscape Changes

- 1. Remove the existing asphalt driveway and install a new, brick tire path driveway in the same location as the existing driveway, and extend the driveway an additional 20' (approximately).
- 2. Extend the existing bluestone paver path (3' wide) around the proposed, altered, rear deck.
- 3. Construct a 3'6-1/2" x 5'101/2" x 4' high trash can enclosure on concrete pad along the rear, left elevation of the house.

#### **APPLICABLE GUIDELINES**

When reviewing alterations 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 Chevy Chase Village Historic District Master Plan – Expansion, approved and adopted in August 1997, 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 as follows:

#### Chevy Chase Village Historic District Master Plan

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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibility designed.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Windows should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Vinyl and aluminum windows should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.

#### Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  - 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  - 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

#### Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #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 porch extension is sympathetic to the historic fabric of the original massing. The foundation change with lattice detailing, the extension of the existing balustrade, and the lack of a roof provides enough of a differentiation from the existing porch.

The proposed alterations to the left, rear bay and the fenestration changes to the rear facade are located on the non-contributing additions of the house. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes are compatible with the house's existing architectural style.

The proposed modifications to the rear deck and the trash can enclosure are minor. The enclosure is to be constructed of wood, and is to be 48" high, which is an approvable height for a fence-type structure forward of the rear elevation of the house.

Staff recommends that the applicant finalize the design and return to the Commission with a HAWP application.

Date: December 21, 2006

#### **MEMORANDUM**

TO:

Reggie Jetter, Acting Director

Department of Permitting Services

FROM:

Michele Oaks, Senior Planner

Historic Preservation Section, M-NCPPC

SUBJECT:

Historic Area Work Permit # 439239 for Alterations and Additions

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on <u>December 20, 2006</u>. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant:

Mary and Porter Wheeler (Steven Vance, Architect)

Address:

4 Oxford Street, Chevy Chase (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they modify or make any alterations to the approve plans.



HISTORIC PRESERVATION COMMISSION

301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Chevy Chase,  City  County Builders License # 1  Street  Nearest Cross Street:	Daytime Phone No.:	301-656-9020	20615-4231 Zip Code
Chevy Chase,  City  County Builders License # 1	Marylai Steet Phone No.: _  0720  Daytime Phone No.: _	301-656-9020	
Chevy Chase,  City  County Builders License # 1	Marylai Steet Phone No.: _  0720  Daytime Phone No.: _	301-656-9020	
Chevy Chase,  City  County Builders License # 1	Phone No.:	301-656-9020	
County Builders License # 1	Phone No.:	000 227 7055	Σip Code
Street	0720  Daytime Phone No.:	000 227 7055	
Street	_ Daytime Phone No.: _	202-337-7255	
		202-337-7255	
	Oxford Street		
	Oxford Street		
Nearest Cross Street			·
	Connecticut Ave	enue	
Subdivision: The Villag	e of Chevy Chase		
Parcet:			
ND USE			
CHECK ALL	APPLICABLE:		•
er/Renovate (X A/C (i	🖰 Sleb - 🌋 Room /	Addition	<b>©</b> Deck ☐ Shed
eck/Raze 🗆 Sojar 🛈	K Fireplace 🗔 Woodbu	rning Stove	Single Family
vocable ☐ Fence/M	all (complete Section 4)	Other: Driv	vewsy, Roof Repla
d active permit, see Permit #			
S CHATALL CON SALEDINA DINA	nere .		•
WSSC 02 □ Well	03 📋 Other:		
VCE/RETAINING WALL			·
ches			
wall is to be constructed on one of the f	ollowing locations:	•	•
	_	way/easement	•
	CHECK ALL A  EX/Renovate	CHECK ALL APPLICABLE:  EV/Renovate	CHECK ALL APPLICABLE:  Ex/Renovate

**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:

The Wheeler Residence located at 4 Oxford Street, Chevy Chase, Md. consists of .22 acres and is the site of a historic single family residence. The house was designed by Waddy Wood who made his reputation on larger commissions in the D.C. area. The house was built in 1911 and the property consists of two partial lots of which parts were purchased and sold over a period of time. In 1991 an addition was done to the house which allowed for a new Dining Room, a Kitchen and Breakfast Room expansion with a new fireplace, a new rear deck at the first floor and expansion of the second floor deck, the addition of a new Bedroom and Bathroom on the second floor and relocation of an existing Bathroom. An octagonal skylight centered on the stair was also added, During the time of the addition and renovation the home was owned by the former Supreme Court Justice Sandra Day O'Connor and Family.

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

This proposal includes removal of asphalt driveway which will be replaced with brick tire paths. The rear deck, which was added in 1991, will have the stairs relocated and the columns reorganized to reinforce the original symmetry of the house. The proposal also includes reorganization of Kitchen and Breakfast Room, removal of the fireplace added in 1991 and the addition of a new fireplace at the Breakfast Room. A new mudroom will be added extending the existing bay by 5°. The wrap around deck will be extended to allow access to the mudroom from the driveway. Line of site through the house, which was prevalent in the original house design, will be reestablished in the new design. Dining room closets are added to the existing Dining Room. At the second floor the existing Dressing Room and Bathroom will be reorganized in a more useful fashion.

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).



### FAX TRANSMITTAL SHEET

### Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: 514NA FAX NUMBER: 30 907 9721
FROM: MICHEL ONES
DATE: 12-21-06
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4
NOTE: HAPPY HOUDAYS!
/h = = = = = = = = = = = = = = = = = = =
3 GRAPTON COMING SOON!



# FAX TRANSMITTAL SHEET

## **Historic Preservation Office** Department of Park & Planning

Fax Number: (301)-563-3412

Telephone Number: (301) 563-3400	Fax Number: (301)-563-3412
Steve Vange TO: PORTER WHEETER FAX NUM FROM: MICHELE ONES DATE: 12-10)-06 NUMBER OF PAGES INCLUDING THIS T	262.337.0600
NOTE:	
1 AppologizE FOR THE	MISSING FAGE -
PLEASE CALL OR E-1	MALL ME IF
YOU HAVE ANY CA	JESTIZNS!

#### HISTORIC PRESERVATION COMMISSION STAFF REPORT.

Address:

4 Oxford St, Chevy Chase

Meeting Date:

12/20/2006

Resource:

Contributing Resource

Report Date:

12/13/2006

**Chevy Chase Village Historic District** 

Report Date

12/13/2000

Applicant:

Mary & Porter Wheeler (Steven Vance, Architect)

**Public Notice:** 

12/6/2006

Review:

HAWP

Tax Credit:

N/A

Case Number:

35/13-06LL

Staff:

Michele Oaks

PROPOSAL:

Alterations

**RECOMMENDATION:** Approve

#### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE:

Contributing Resource

STYLE:

Colonial Revival

DATE OF CONSTRUCTION:

1911

The original house is a three-bay, side-gable roof, dwelling clad in stucco on the first level and shingle in the second. The asphalt roof contains a whitewashed, brick, exterior-end chimney on both side elevations. The windows are 6/6 double hung and contain two, paneled louvered shutters. The front elevation is also ornamented with a wrap-around front porch, detailed at the corners with super-sized Doric columns. The porch roof is also detailed with a rounded, pediment over the front entry.

The current lot that the house is sited is 75' wide and 125' deep. The house is currently sited in the northern half of the lot, providing a rear yard. An existing asphalt driveway runs along the east property line. The property contains several large, mature trees.

#### **HISTORIC CONTEXT**

The subject house was the home of the famous architect Waddy Wood and was designed with his partner William I. Deming. Waddy Wood was a proponent of the Colonial Revival style. In a 1922 article authored by Wood and published in Country Life magazine, he stated that architecture was "frozen history" and evidence of our past. His romantic view of buildings and architecture had its source in the days of the Colonial period, when the craftsman worked their buildings into an art form. His proponence of the Colonial Revival extends beyond the romantic view of the link between our past and present, but to its

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Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Windows should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Vinyl and aluminum windows should be discouraged.

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Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.

#### Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

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- 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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- #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 Commission supported without any recommendations the proposed program in the preliminary consultation. The submitted project has not been altered since the preliminary.

Staff is recommending approval based on the below preliminary consultation analysis:

The proposed porch extension is sympathetic to the historic fabric of the original massing. The foundation change with lattice detailing, the extension of the existing balustrade, and the lack of a roof provides enough of a differentiation from the existing porch.

The proposed alterations to the left, rear bay and the fenestration changes to the rear facade are located on the non-contributing additions of the house. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes are compatible with the house's existing architectural style.

The proposed modifications to the rear deck and the trash can enclosure are minor. The enclosure is to be constructed of wood, and is to be 48" high, which is an approvable height for a fence-type structure forward of the rear elevation of the house.

#### STAFF RECOMMENDATION:

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

and with the Chevy Chase Village Historic District Master Plan - Expansion, Adopted April 1998

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 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.



DEPARTMENT OF PERCHT PICO SERVICES S 255 POLKVILLE PICE 2 IN LOOP ROPER VILLE MT 20070 240 777 6210

DPS -#8



# HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: Steve Vanze
	Daytime Phone No.: 202-337-7255
Tax Account No.: 7-454311	
Name of Property Owner: Mary & Porter Wheeler	Daytime Phone No.: 301-657-7531
Address: 4 Oxford Street Chevy Chase	
Street Number City	Staet Zip Code
Contractor: Bethesda Contracting	Phone No.: 301-656-9020
Contractor Registration No.: Montgomery County Builders Lice	
Agent for Owner: Steve Vanze	Daytime Phone No.: 202-337-7255
LOCATION OF BUILDING PREMISE	
House Number:4	Street Oxford Street
Town/City: Chevy Chase Nearest Cros	ss Street: Connecticut Avenue
Part Lot 8 & Part Lot 9 Lot: Subdivision: T	he Village of Chevy Chase
8320	
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE:	HECK ALL APPLICABLE:
© Construct ☐ Extend ② Alter/Renovate ③	SA/C Slab S Room Addition Porch S Deck Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐	Solar 🕱 Fireplace 🗔 Woodburning Stove 🔲 Single Family
☐ Revision ☐ Repair ☐ Revocable ☐	Fence/Wall (complete Section 4) Driveway , Roof Replacem
1B. Construction cost estimate: \$ T.B.D.	
1C. If this is a revision of a previously approved active permit, see Permit. #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND	VADRITIONS.
2A. Type of sewage disposal: 01 🛣 WSSC 02 🗔 Se	
2B. Type of water supply: 01 🛣 WSSC 02 🗂 W	(el) 03 C 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 or	ne of the following locations
On party line/property line     Entirely on land of owner	
C. On party lines property line — Entirely on land of owner	on public right of way/easement
	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	s to be a condition for the issuance of this permit.
M Vanna 01-	
Signature of owner or authorized agent	Date
Approved:	For Chairperson, Historic Preservation Commission
Disapproved: Signature: 129739	Date:

(6)

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

#### 1. WRITTEN DESCRIPTION OF PROJECT

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

The Wheeler Residence located at 4 Oxford Street, Chevy Chase, Md. consists of .22 acres and is the site of a historic single family residence. The house was designed by Waddy Wood who made his reputation on larger commissions in the D.C. area. The house was built in 1911 and the property consists of two partial lots of which parts were purchased and sold over a period of time. In 1991 an addition was done to the house which allowed for a new Dining Room, a Kitchen and Breakfast Room expansion with a new fireplace, a new rear deck at the first floor and expansion of the second floor deck, the addition of a new Bedroom and Bathroom on the second floor and relocation of an existing Bathroom. An octagonal skylight centered on the stair was also added, During the time of the addition and renovation the home was owned by the former Supreme Court Justice Sandra Day O'Connor and Family.

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

This proposal includes removal of asphalt driveway which will be replaced with brick tire paths. The rear deck, which was added in 1991, will have the stairs relocated and the columns reorganized to reinforce the original symmetry of the house. The proposal also includes reorganization of Kitchen and Breakfast Room, removal of the fireplace added in 1991 and the addition of a new fireplace at the Breakfast Room. A new mudroom will be added extending the existing bay by 5°. The wrap around deck will be extended to allow access to the mudroom from the driveway. Line of site through the house, which was prevalent in the original house design, will be reestablished in the new design. Dining room closets are added to the existing Dining Room. At the second floor the existing Dressing Room and Bathroom will be reorganized in a more useful fashion.

#### 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

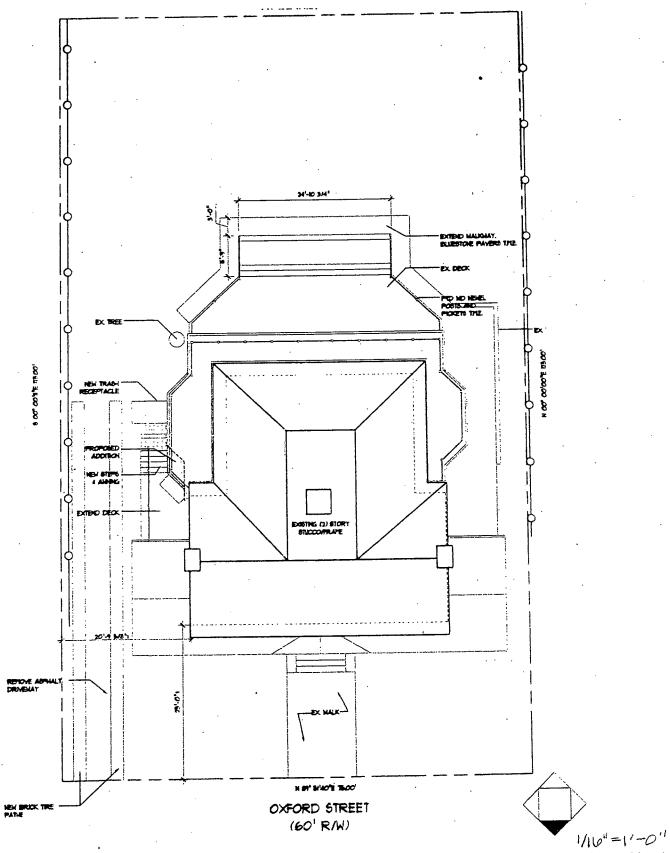
If you are proposing construction adjacent to or within the driptine of any tree 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

#### 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 file 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).



# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Barnes Vanze Architects, Inc. Porter & Mary Wheeler 1000 Potomac St. 4 Oxford St. Ste. L-2 Chevy Chase, MD 20815 Washington, DC 20007 Adjacent and confronting Property Owners mailing addresses Byron E. & M.L. Anderson Dane H Butswinkas 5 Newlands St 3 Newlands St Chevy Chase, MD 20815 Chevy Chase, MD 20815 Emmett B. & E.S. Lewis Jay & D. Martin 4-A Oxford St. 6 Oxford St. Chevy Chase, MD 20815 Chevy Chase, MD 20815 Robert Wilson Elizabeth K. Boas 7 Oxford St. 11 Oxford St. Chevy Chase, MD 20815 Chevy Chase, MD 20815

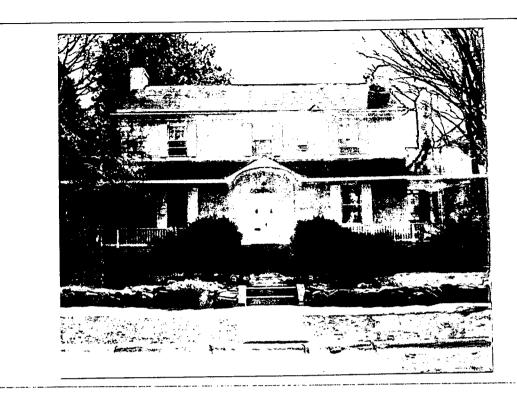


Shade portion to indicate North

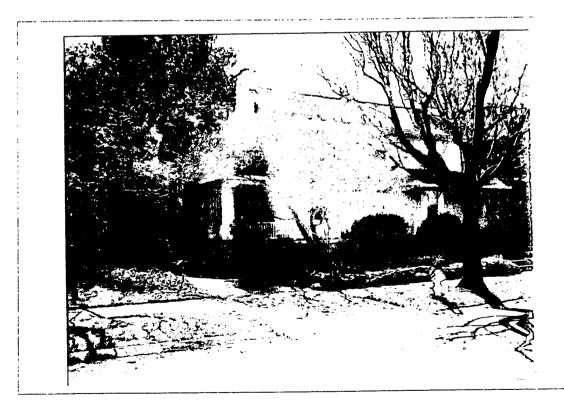
Applicant: M Vassallt

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### Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT EIEVATION

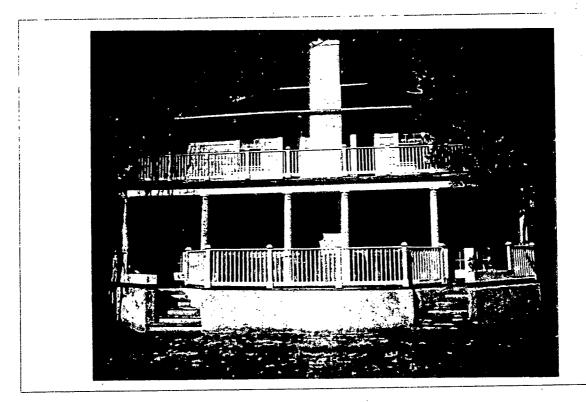


Detail: NORTH FAST ELEVATION

# Existing Property Condition Photographs (duplicate as needed)



Detail: EAST ELEVATION



Detail: REAR FIEVATION

# Existing Property Condition Photographs (duplicate as needed)



Detail: FAST ETEVATION (PARTIAL)



Detail: NEST EIEVATION (PARTIAL)

CHEVY CHASE VILLAGE 5906 CONNECTICUT AVENUE

CHEVY CHASE, MD 20815

Telephone (301) 654-7300

Fax (301) 907-9721 ccv@montgomerycountymd.gov

October 12, 2006

**BOARD OF MANAGERS** DOUGLAS B. KAMEROW

Chair

DAVID L. WINSTEAD

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GAIL S. FELDMAN

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Board Member

**Board Member** ROBERT L. JONES

Mr. Stephen J. Vanze, AIA Stephen Vanze Architects, Inc. 1000 Potomac Street, NW, Suite L-2 Washington, DC 20007

> RE: Wheeler Residence, 4 Oxford Street, Chevy Chase Village

Dear Mr. Vanze:

**GEOFFREY B. BIDDLE** 

Village Manager

DAVID R. PODOLSKY

Legal Counsel

Pursuant to our conversation this morning, enclosed please find a tree preservation plan for the proposed improvements at the above-referenced property.

Upon receipt, please review the preservation plan and contact me if you need additional information. I can be reached at (301) 654-7300 or shana.davis-cook@montgomerycountymd.gov.

Sincerely,

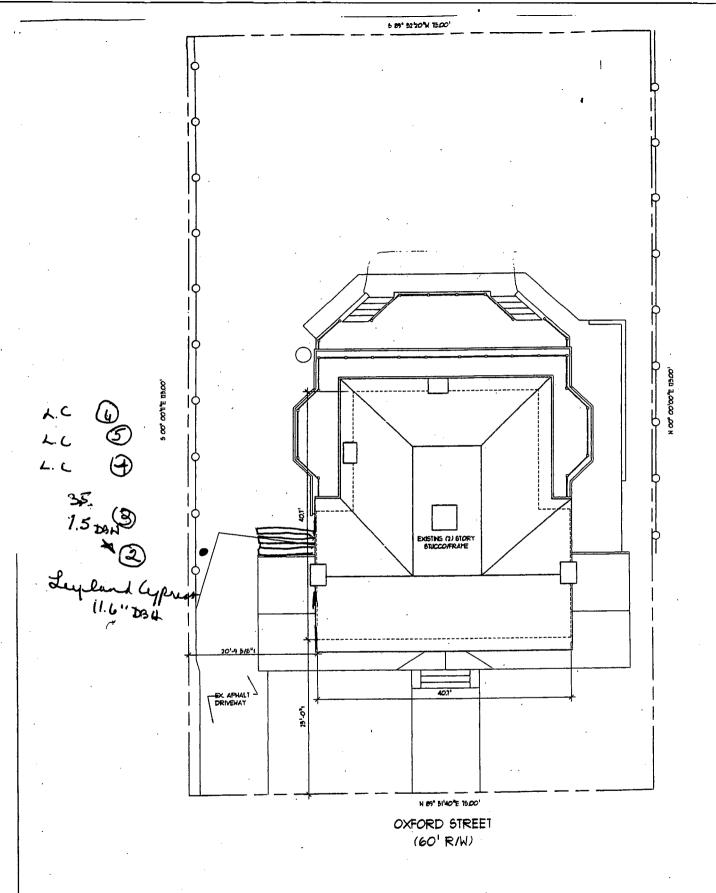
Shana R. Davis-Cook

Manager of Administration

Chevy Chase Village

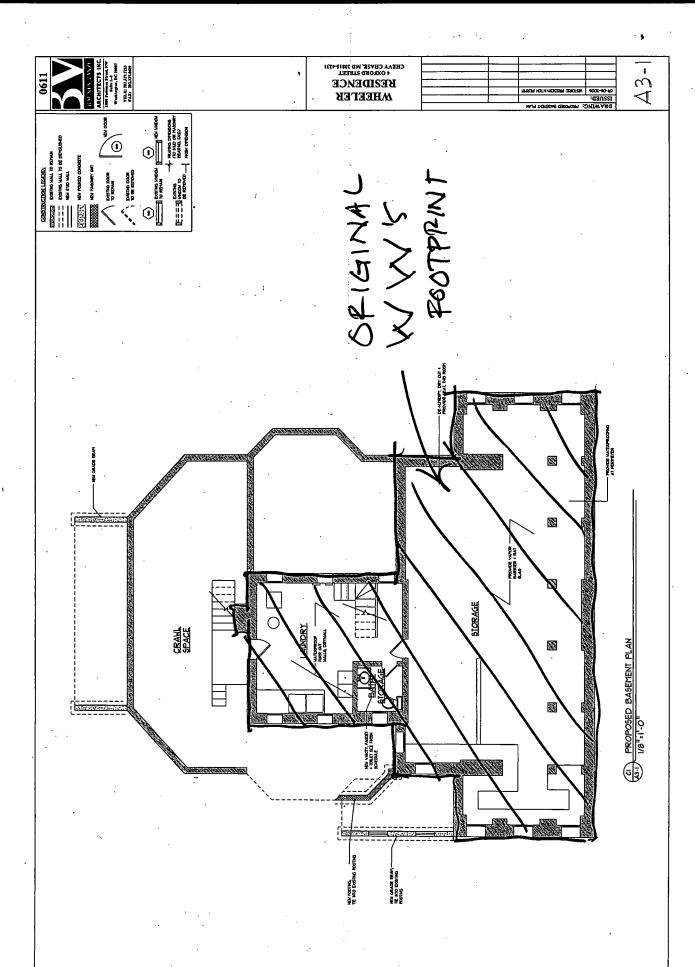
Enclosure

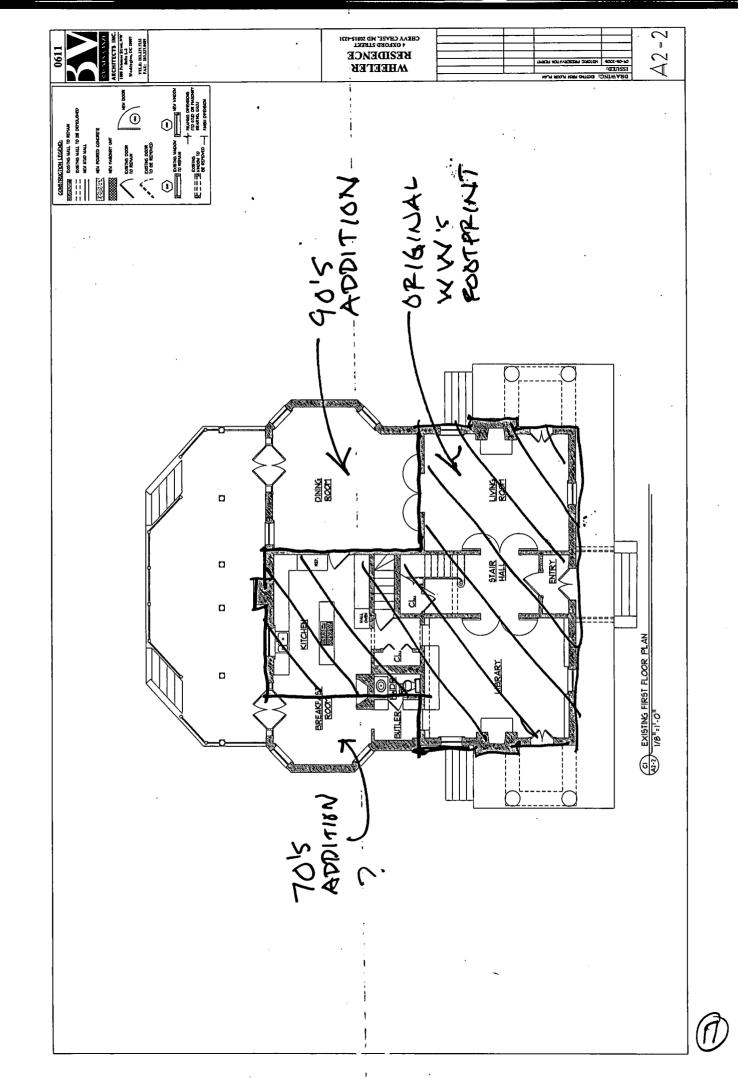
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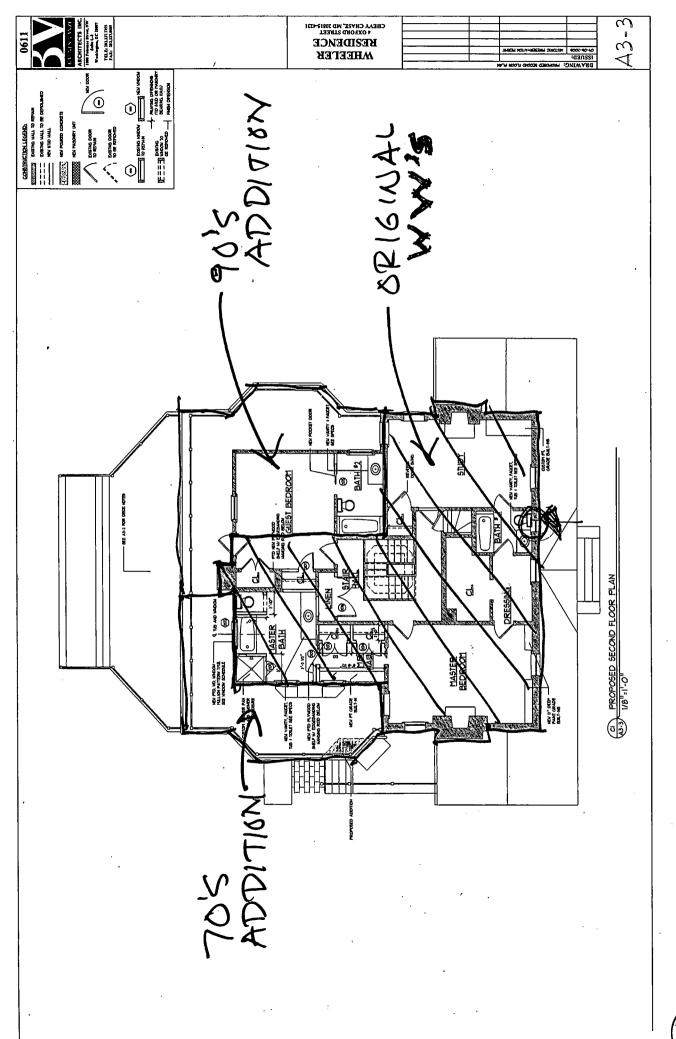


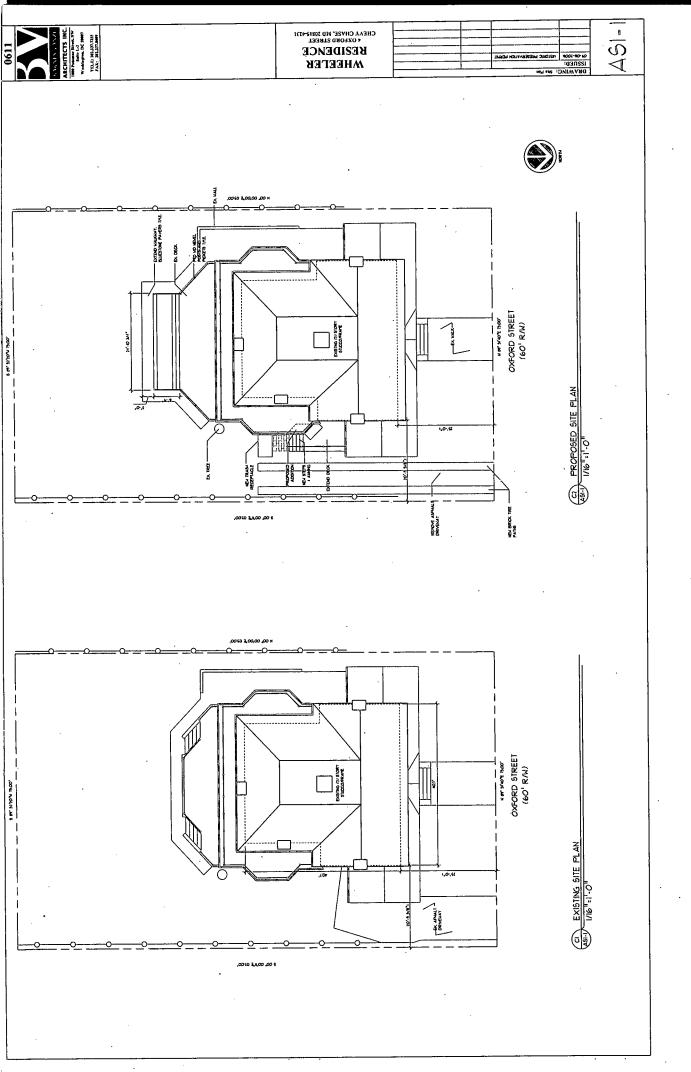
EXISTING SITE PLAN

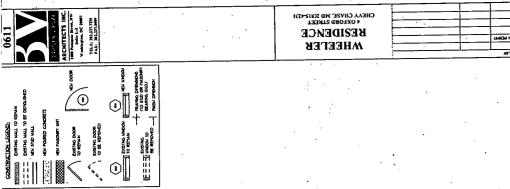
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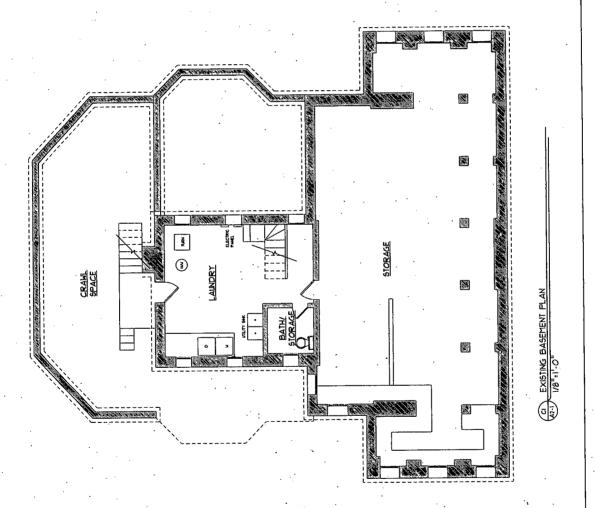


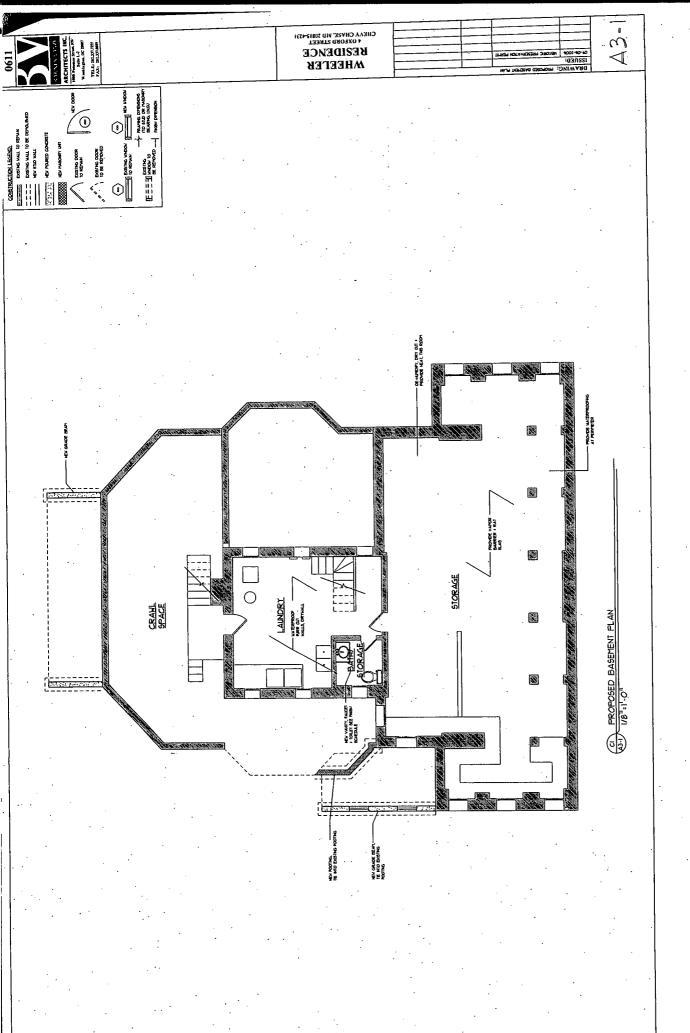


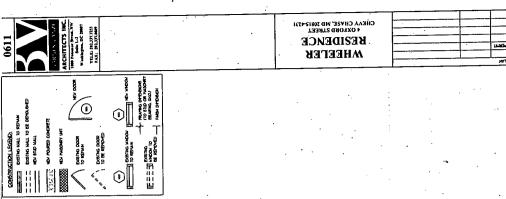


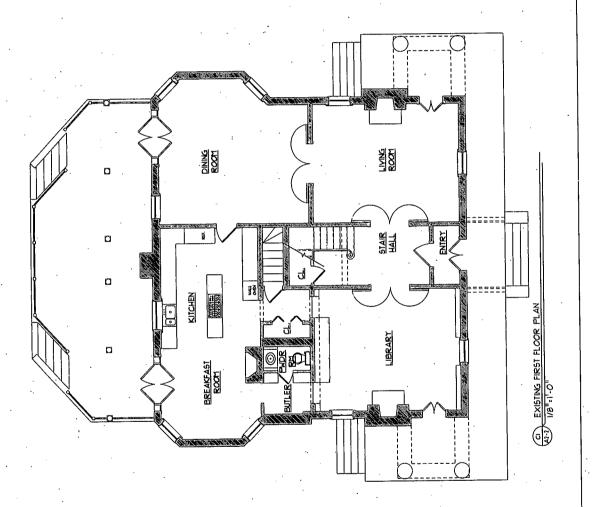






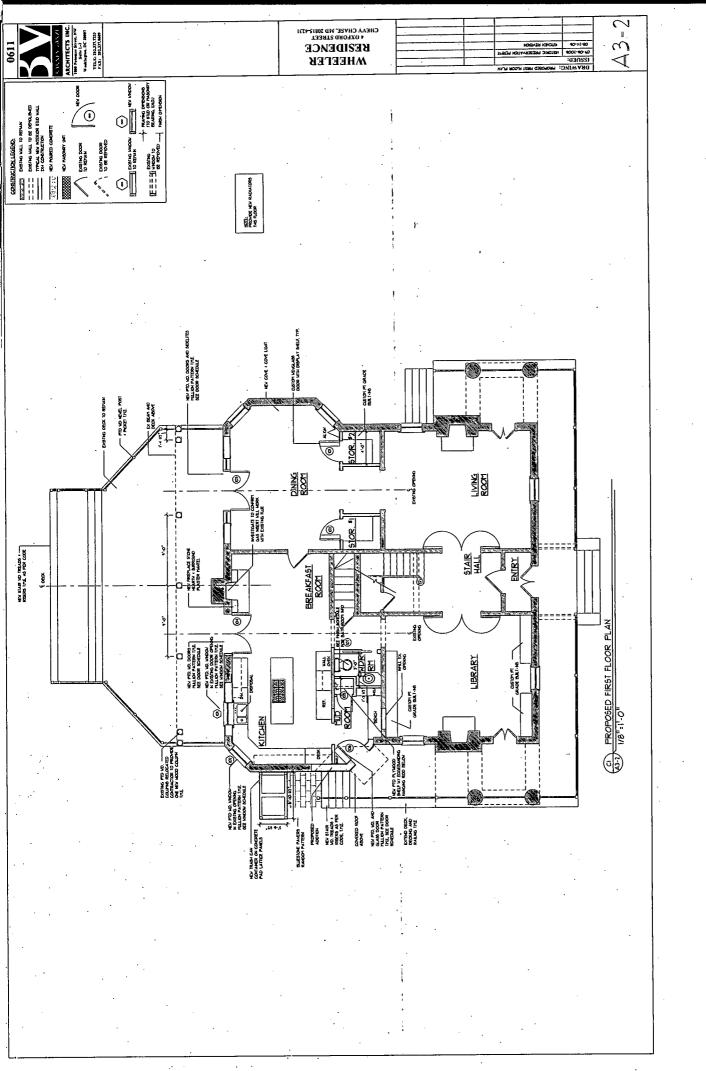




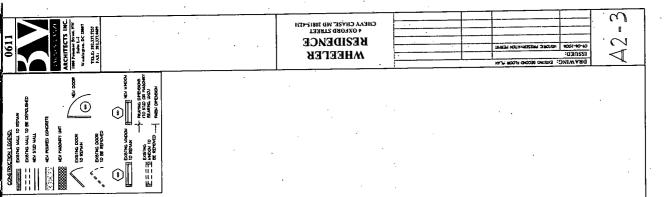


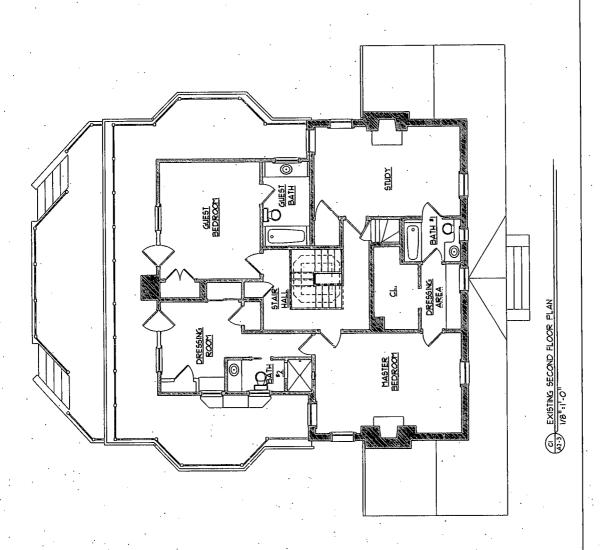
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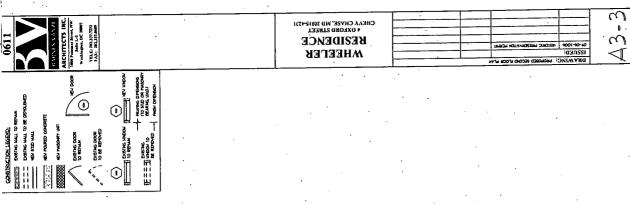


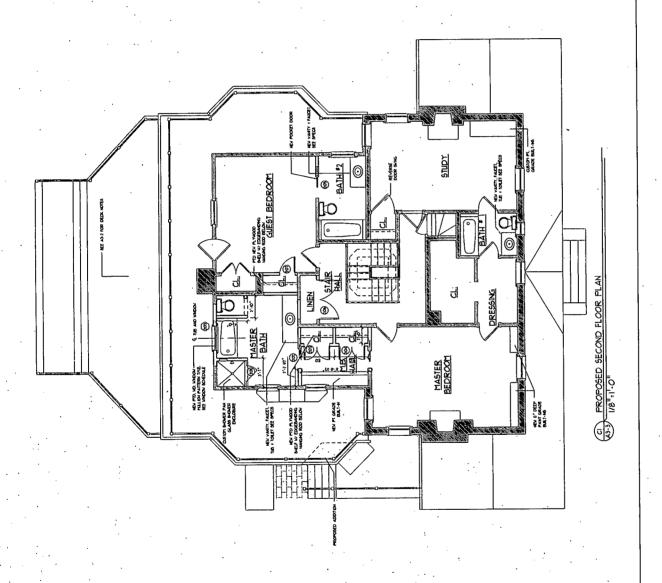


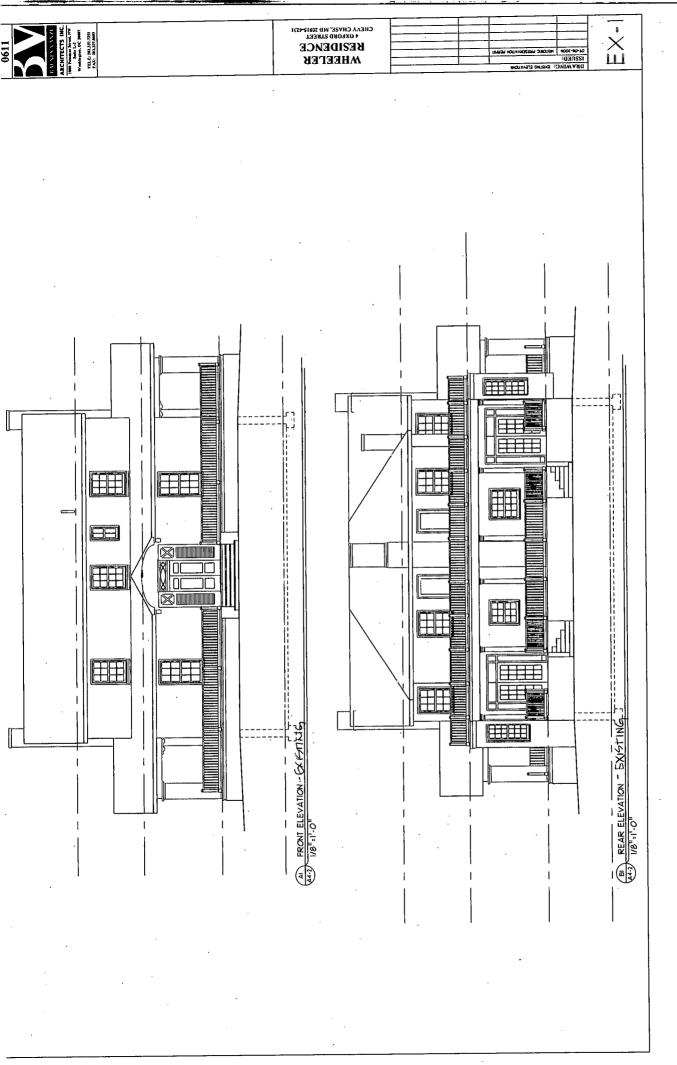




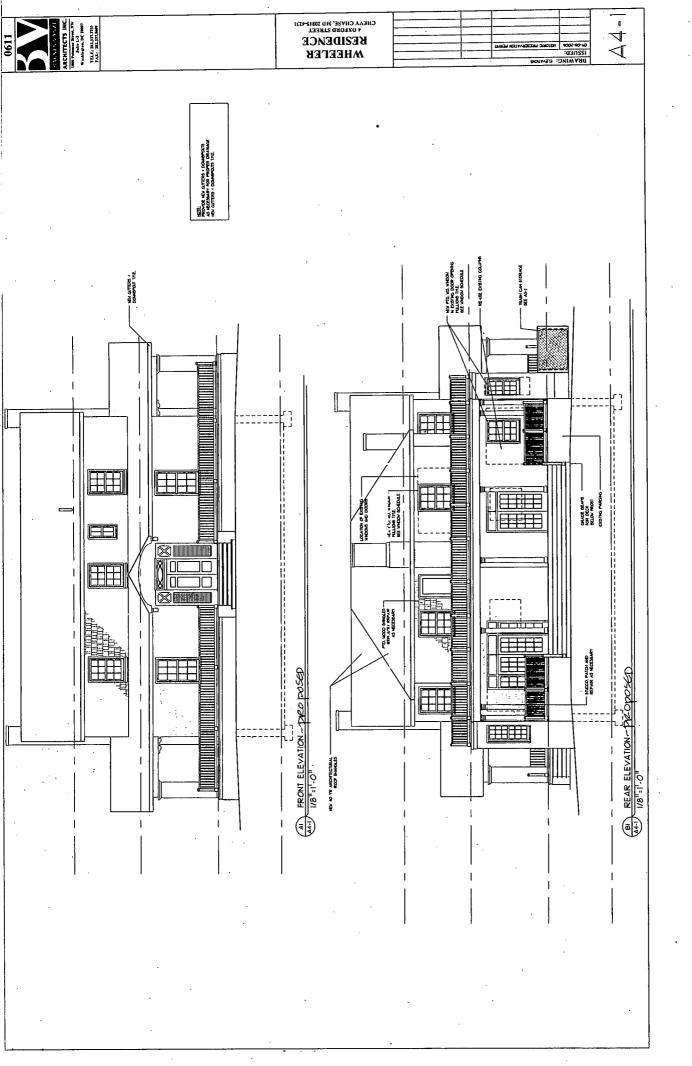


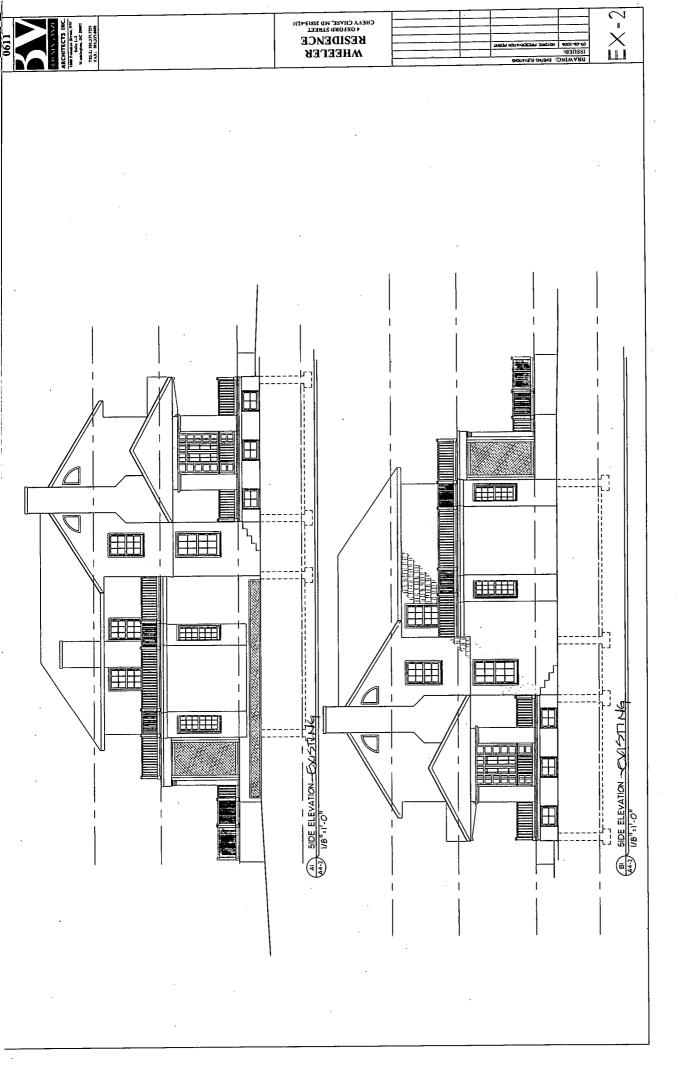


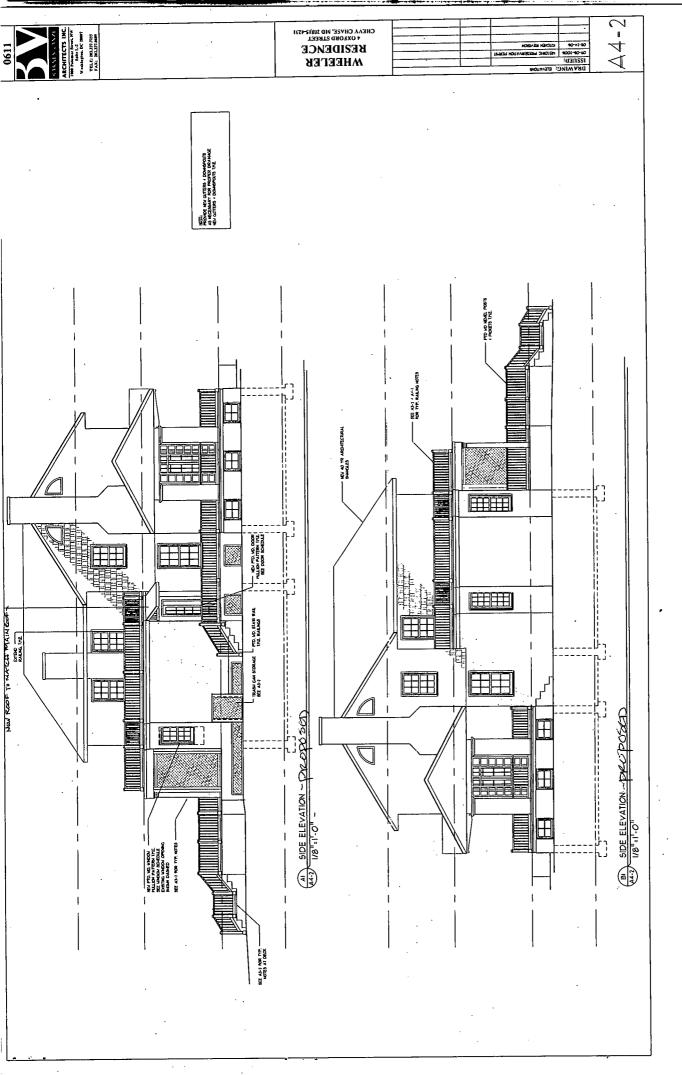


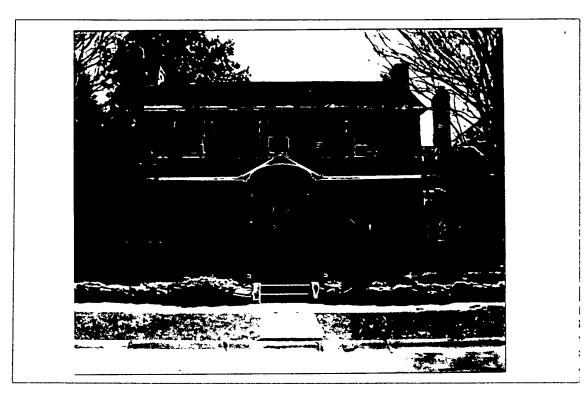












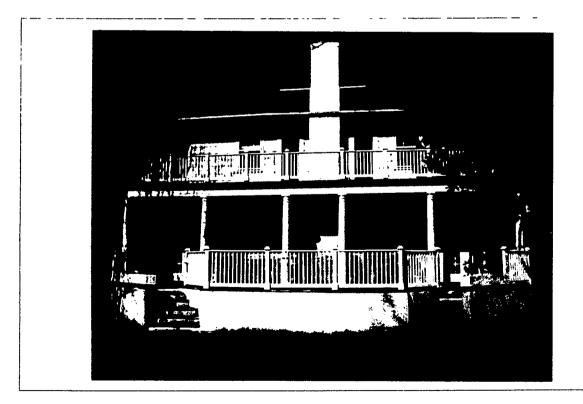
Detail: FRONT EIEVATION



Detail: NORTH FAST ELEVATION



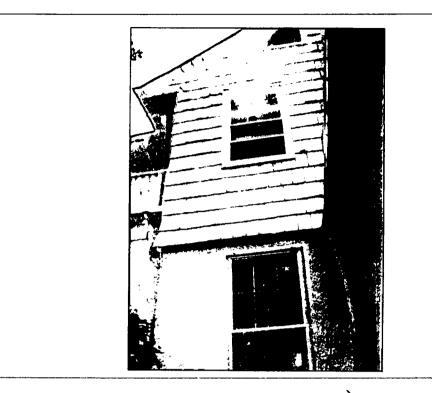
Detail: EAST ELEVATION



Detail: REAR Elevation

Applicant:\_\_\_\_\_

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Detail: FAST ETEVATION (PAUTIAL)



Detail: WEST ELEVATION (PARTIAL)

- 1 MS. O'MALLEY: Any other discussion by the
- 2 commissioners? All in favor raise your right hand.
- VOTE.
- 4 All opposed? One, O'Malley, because I think one
- 5 branch tree for one 30 inch oak is not sufficient.
- 6 MR. ROSE: I'll do my best to up the number of
- 7 trees for you.
- 8 MS. O'MALLEY: Considering the survival rate, that
- 9 would be good.
- 10 MS. WRIGHT: And staff will prepare the letter
- 11 that you were discussing for the parks director about sort
- 12 of the long term vision and wanting some briefing on it.
- 13 MR. BURSTYN: And I think the letter should
- 14 include a little statement that park and planning should put
- 15 the utility companies on notice that when they do work on
- 16 park and planning property, that they should consult with
- 17 park and planning beforehand so as to avoid sensitive
- 18 resources.
- MR. ROSE: Thank you.
- MS. O'MALLEY: We have one preliminary. It's
- 21 preliminaries A and B have been delayed, postponed, so we
- 22 will hear C, 4 Oxford Street.
- 23 MS. OAKS: The subject property at 4 Oxford Street
- 24 is a contributing resource within the Chevy Chase Village
- 25 Historic District. This evening you're reviewing a
- 26 preliminary consultation for alterations to the house. The



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1 original date of construction is 1911. The main massing is

- 2 a three bay side gable roof dwelling. It's clad in stucco
- 3 on the first level and shingle on the second.
- The windows are 6 over 6 double hung, and they are
- 5 flanked by levered shutters. The front elevation is also
- 6 ornamented with a wraparound front porch, which is detailed
- 7 with supersize door columns.
- 8 The house has had some alterations to its original
- 9 design including the installation of a bathroom window on
- 10 the second floor of the front facade, and two rear additions
- 11 built in 1970 and 1990. And you'll see that on Circles 6
- 12 and 8 in your staff report, the architect has done a sketch
- 13 of the house in the diagram showing those additions and the
- 14 time period.
- The current proposal in front of you this evening
- 16 for your consideration and discussion is to construct a new
- 17 covered deck to connect the existing covered porch --
- 18 MR. VANZE: Uncovered deck.
- 19 MS. OAKS: -- uncovered deck -- I'm sorry. I
- 20 apologize -- on the left side elevation. The deck extension
- 21 will measure 15 feet long by about 8 feet wide. The
- 22 proposed vocabulary of this deck extension will compliment
- 23 the existing utilizing the same balustrade treatment, but
- 24 the foundation will be changed. It will have lattice panels
- 25 instead of obviously the windows which is on the original
- 26 massing, and it obviously will have a different foundation



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- 1 treatment.
- 2 They also propose to rework the corner of the rear
- 3 left bay and remove the existing window and replace it with
- 4 a new covered entry door. And I will note that this is on
- 5 one of the additions. They're also requesting to remove
- 6 another existing window on the bay and replace it with a
- 7 smaller height window. These windows are true divided light
- 8 windows that they're proposing.
- 9 On the rear elevation they're requesting to remove
- 10 all of the existing windows and doors on the first floor and
- 11 install new windows and doors and to remove a window and
- 12 door on the second floor and replace it with a new single
- 13 repositioned surface window, and to extend the existing rear
- 14 deck by reworking the stairs.
- 15 Landscape changes are to remove the existing
- 16 asphalt driveway and install a new brick tire path driveway.
- 17 And there is some discussion about driveways and we'll get
- 18 into that in detail. The applicant is talking about some
- 19 different ideas on that. To extend the existing blue stone
- 20 paver path and to construct a trash can enclosure on a
- 21 concrete pad along the rear left elevation of the house.
- We feel that the proposed modifications are
- 23 sympathetic the historic resource. We will note that the
- 24 porch extension is sympathetic to the historic fabric. We
- 25 believe that it is enough differentiation as the foundation
- 26 change with the lattice detailing and the extension of the



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- 1 existing balustrade does provide enough differentiation, so
- 2 that is complimentary.
- 3 And the proposed alterations, the rest of the
- 4 alterations are on all noncontributing additions, so
- 5 therefore, as the guidelines state, they encourage leniency
- 6 when reviewing those changes to noncontributing additions,
- 7 and so therefore we support those changes. And with that
- 8 said, the architect is here this evening, and I will be
- 9 happy to entertain any questions you might have. We also
- 10 have some boards if you wanted to see the drawings a little
- 11 closer up, and I also have the Powerpoints as well if you
- 12 wanted to see it any bigger.
- MS. O'MALLEY: Thank you. Any questions for
- 14 staff? The Powerpoint' would be pictures of the house?
- MS. OAKS: Yea.
- MS. O'MALLEY: Maybe if you could just put them up
- 17 while we're talking, and then we could, I mean we don't have
- 18 to look at them. We can go ahead and talk while they're up
- 19 there. There's no change to the front, correct?
- 20 MR. VANZE: My name is Steven Vanze of Barnes
- 21 Vanze Architect. There will be some repair work to the
- 22 front porch, but there will be no change to the appearance.
- 23 And as my client continues to remind me, a new roof. Which
- 24 is actively leaking.
- MS. OAKS: Which will remind me, it's tax credit
- 26 eligible. So we encourage you to apply for the tax credits.



- 1 MR. VANZE: And just as a little bit of
- 2 information as you flip those, this is a Waddy Woods house.
- 3 And the original footprint of the house there's a two front,
- 4 center hall Colonial with a little tail at the back for a
- 5 kitchen. Which you can clearly tell from the basement
- 6 foundation walls.
  - 7 There also happens to be a twin house, No. 8
  - 8 Oxford Street, which doesn't have this piece. So it's clear
  - 9 that the original Waddy Wood house was just too front rooms
- 10 and a little back room. So everything in the back has been
- 11 in the '70s and the '90s. We have drawings from the '90s
- 12 which show all this being new.
- Most of the work at the back of the house is not
- 14 at the same quality as the original house. So the things
- 15 we're doing to the back I am hoping we'll get back to some
- 16 of that. This little yellow piece is the addition we're
- 17 doing.
- MS. O'MALLEY: Now the back though will have some
- 19 changes, right?
- 20 MR. VANZE: All this -- yes. This we're changing
- 21 significantly. The back of the house, all this is
- 22 additions. None of this is original except the chimney and
- 23 the little piece up here, although the window is not. So
- 24 the person who did the work in the '90s, I don't want to use
- 25 the word slavishly, but rigorously adhered to a symmetrical
- 26 layout of the elevation that really didn't have any bearing



kel 63

1 to the plan, didn't have any relationship to the original

- 2 design.
- 3 The house is very symmetrical in the front
- 4 obviously, but on the back it wasn't. So what we're doing
- 5 is we're trying to regularize the spacing of those columns
- 6 and get the major, here's what's here now, and what we're
- 7 doing on the back is trying to get the major openings like
- 8 the new french doors on center with rooms behind it.
- 9 So for example, the french doors that are there
- 10 now, while appearing symmetrical and balanced on the rear
- 11 elevation, when you're inside the front living room you're
- 12 looking out and the french doors are way off. You don't
- 13 have any access to the views of the house. So we're trying
- 14 to get things centered on the interior rooms the way I think
- 15 it should have been.
- 16 So we're moving around things that were done in
- 17 the '90s, and I think done not particularly well.
- 18 MS. ALDERSON: I have one question. Since the
- 19 rear modifications are to entirely nonoriginal construction
- 20 and will not be visible from the street, I think our focus
- 21 would be on those very, very minor amount of changes that
- 22 are toward the front.
- 23 Could you put the front facade picture up again?
- 24 And then could you walk us through a bit of what's happening
- 25 on the front side to create this --
- MR. VANZE: You won't actually be able to see



- 1 anything from this picture. I think we need a side shot.
- 2 We are extending this bay over another two or three feet for
- 3 internal reasons, to make the kitchen layout work out a lot
- 4 better, and to get a little mud room in the side here.
- And when we do that, we're putting in a new door.
- 6 That window is moving over this way about three feet, it
- 7 becomes a door into the mud room. Because that is on the
- 8 side elevation, this is what's here now, and we are making
- 9 the flat part of that bay a little bit wider.
- 10 So this is moving over. That window is becoming a
- 11 door into a mud room, and because of the proximity of that
- 12 door to the front porch, getting stepped down, having steps
- 13 come down from the existing porch, everything will be
- 14 colliding, so we're extending just the floor of this porch
- 15 over until it runs into that. Until it runs into the
- 16 finished area. But we're not doing anything to the roof
- 17 line.

kel

- 18 MS. ALDERSON: Right, there's where you said it's
- 19 not covered. So the portion that extends does not affect
- 20 the roof but extends to the last -- does drains that takes
- 21 the railing with it or leaves the railing --
- MR. VANZE: Takes the railing with it. Because
- 23 you need the railing for safety. So I would extend this
- 24 railing bring it to where it starts, where the extension
- 25 starts, to this area stippled here, pulled back just an or
- 26 two, and we keep the rhythm of these openings with the



- 1 trellis panels and then just a little simple wood stair
- 2 again.
- 3 MS. ALDERSCN: And don't we have a front elevation
- 4 that shows the elevation view of this minor extension at the
- 5 side of the rear view?
- 6 MR. VANZE: Oh no. No one can see anything from
- 7 the front elevation.
- 8 MS. O'MALLEY: It's behind the porch.
- 9 MS. ALDERSON: So it's essentially, because it's
- 10 behind the porch it all rather concealed. That was my own
- 11 question.
- MR. VANZE: So the existing front elevation
- 13 doesn't really change.
- MS. ALDERSON: Okay, thanks. I wasn't sure from
- 15 that side elevation how that was being treated. Thank you.
- 16 MR. VANZE: And then Michele was talking about the
- 17 driveway. Right now there's an asphalt driveway that
- 18 extends back to that bay, a little bit past that bay, and
- 19 it's the full width of the space between the house and side
- 20 property line wrapping around a couple of trees. The trees
- 21 are, they're all gone.
- The trees are growing out of the asphalt. So
- 23 we're trying to get that a little greener by putting in
- 24 tracks. And whether they're brick tracks or exposed
- 25 aggregate concrete tracks, something to get, you know less
- 26 impervious material back there.

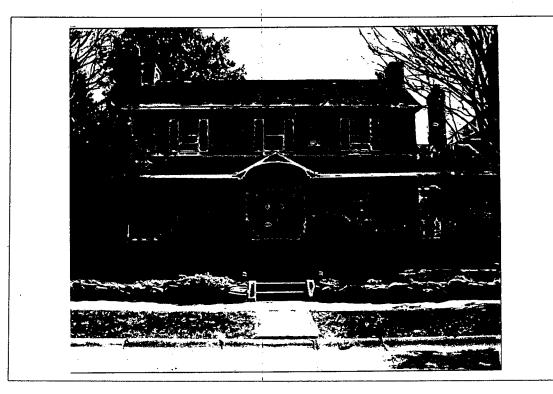


- 1 MS. ALDERSON: We always recommend the most
- 2 naturalistic solution, and so I personally recommend
- 3 anything but white concrete. Either exposed aggregate or a
- 4 well tinted -- or grass crete which might even be in strips.
- 5 MR. VANZE: We're trying, I mean we're obviously
- 6 trying to make it in keeping with the period of the house.
- 7 MS. ALDERSON: Great idea.
- 8 MR. FULLER: I'm not sure, but I think I'm missing
- 9 something. This is Chevy Chase, right?
- 10 MR. VANZE: This is Chevy Chase Village.
- 11 MR. FULLER: And this isn't a 50 percent addition?
- MR. VANZE: No, this is my client. My client, Mr.
- 13 Wheeler came to us with one request, I just want a
- 14 comfortable house. And this is a house that has, the
- 15 previous owner was Sandra Day O'Connor, and she, her efforts
- 16 were concentrated on the Supreme Court and not on this
- 17 house.
- 18 MR. FULLER: But that's the last part of my
- 19 question is, where 's the neighbors with all their
- 20 attorneys?
- 21 MR. VANZE: Well, I just said to Mr. Wheeler, last
- 22 time I was here, this room was full. There was a West
- 23 Lennox Street -- and the room was full and everyone speaking
- 24 was an attorney representing someone in the audience.
- MR. BURSTYN: Well, it's just a preliminary.
- MR. VANZE: Yeah, I actually think it's a sign of

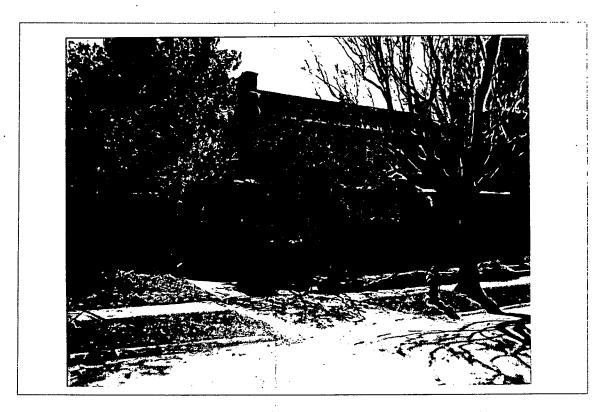


- 1 the slowing economy that it's just us here tonight.
- 2 MR. FULLER: I'm just not sure why you went in for
- 3 the preliminary. I think it's great.
- 4 MS. O'MALLEY: Yeah. It looks like a great
- 5 design,
- 6 MR. JESTER: I don't have any issues.
- 7 MS. O'MALLEY: Any other comments? Are you
- 8 changing the roof of the back?
- 9 MR. VANZE: We're replacing -- we're just
- 10 replacing it in kind. And there's the little flat roof.
- 11 We're replacing everything in kind.
- MS. O'MALLEY: This looks great. I don't think
- 13 there are any negative comments from the commissioners.
- MR. VANZE: We can get an attorney here next time.
- MS. O'MALLEY: Thank you. Wonderful job. We
- 16 appreciate it. The next item will be to review the minutes,
- 17 July 26th.
- 18 MR. FULLER: I make a motion we approve the
- 19 minutes of July 26th.
- MS. O'MALLEY: Second?
- MR. FLEMING: I second.
- MS. O'MALLEY: So moved. Everyone concurs. And
- 23 August 16th?
- MS. ANAHTAR: I make a motion that we approve the
- 25 minutes of August 16fth.
- MS. O'MALLEY: Second?





Detail: FRONT EIEVATION

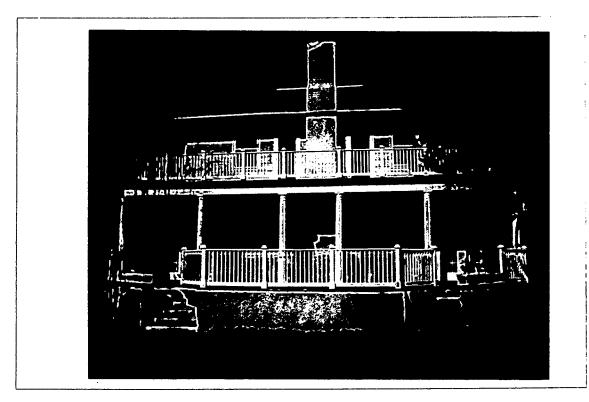


Detail: NORTH FAST ELEVATION

Applicant: W VasoaCo

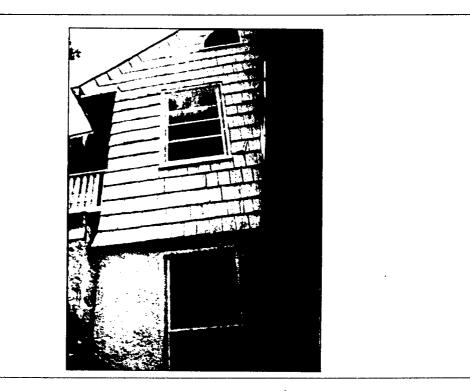


Detail: EAST ELEVATION

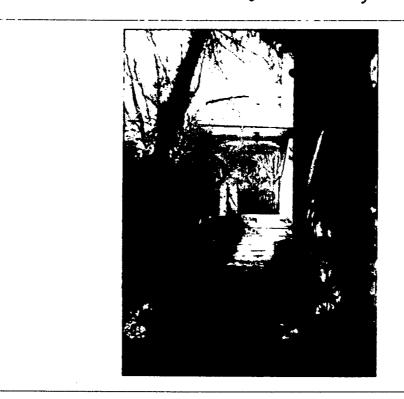


Detail: REAR FIEVATION

Applicant: M Vassallo

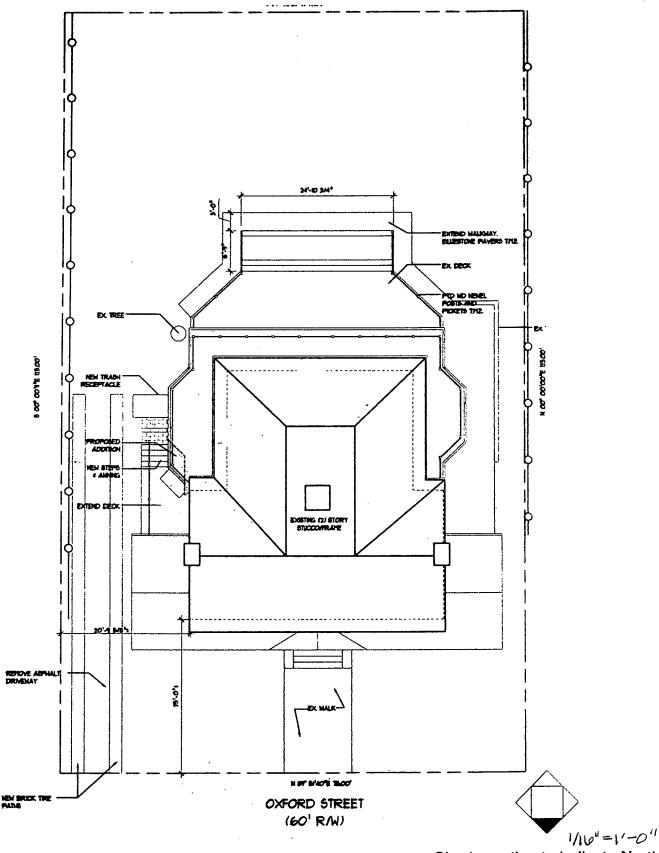


Detail: FAST FIEVATION (PAUTIAL)



Detail: WEST EIEVATION (PARTIAL)

Applicant: M Vassallo



Shade portion to indicate North

Applicant: Wassalls

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Porter & Mary Wheeler	Earnes Vanze Architects, Inc.
4 Oxford St.	2000 Potomac St.
Chevy Chase, MD 20815	Ste. L-2
	Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Dane H Butswinkas	Byron E. & M.L. Anderson
3 Newlands St	5 Newlands St
Chevy Chase, MD 20815	Chevy Chase, MD 20815
,	
I. O.D.M.	The state of the s
Jay & D. Martin	Emmett B. & E.S. Lewis
4-A Oxford St.	6 Oxford St.
Chevy Chase, MD 20815	Chevy Chase, MD 20815
Elizabeth K. Boas	Robert Wilson
11 Oxford St.	7 Oxford St.
Chevy Chase, MD 20815	Chevy Chase, MD 20815
Chevy Chase, WID 20013	Chevy Chase, wid 20013
·	

### HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4 Oxford Street, Chevy Chase Meeting Date: 09/27/06

**Resource:** Contributing Resource Report Date: 09/20/06

**Chevy Chase Village Historic District** 

Review: Preliminary Consultation Public Notice: 09/13/06

Applicant: Mary & Porter Wheeler Tax Credit: N/A

(Steve Vanze, AIA)

Staff: Michele Oaks

Proposal: Alterations

**Recommendation:** Proceed to HAWP

#### **PROJECT DESCRIPTION**

SIGNIFICANCE: Contributing Resource

STYLE: Colonial Revival

DATE OF CONSTRUCTION: 1911

The original house is a three-bay, side-gable roof, dwelling clad in stucco on the first level and shingle in the second. The asphalt roof contains a whitewashed, brick, exterior-end chimney on both side elevations. The windows are 6/6 double hung and contain two, paneled louvered shutters. The front elevation is also ornamented with a wrap-around front porch, detailed at the corners with super-sized Doric columns. The porch roof is also detailed with a rounded, pediment over the front entry.

The house has had some alterations to its original design including the installation of a bathroom window in the second floor of the front façade and two, rear additions, built in 1970 and 1990 (see evolution of house on diagram, circles ).

The current lot that the house is sited is 75' wide and 125' deep. The house is currently sited in the northern half of the lot, providing a rear yard. An existing asphalt driveway runs along the east property line. The property contains several large, mature trees.

#### **HISTORIC CONTEXT**

The subject house was the home of the famous architect Waddy Wood and was designed with his partner William I. Deming. Waddy Wood was a proponent of the Colonial Revival style. In a 1922 article authored by Wood and published in Country Life magazine, he stated that architecture was "frozen history" and evidence of our past. His romantic view of buildings and architecture had its source in the days of the Colonial period, when the craftsman worked their buildings into an art form. His proponence of the Colonial Revival extends beyond the romantic

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#### **PROPOSAL**:

The project consists of:

Front Elevation

1. No proposed changes

**Right Side Elevation** 

1. No proposed changes

#### Left Side Elevation

- 1. Construct a new, uncovered deck to connect to the existing covered porch. The porch will have a bluestone landing at the base of the proposed new staircase. The deck extension will measure 15' long by 8' wide. The proposed vocabulary for this deck extension will complement the existing; utilizing the same balustrade treatment, however, the foundation, and the lattice panels will be different than the original, stucco and basement windows.
- 2. Re-work the corner of the rear, left bay and remove an existing window and replace it with a new, covered, entry door. Additionally, the applicants are requesting to remove the other existing window in the bay and replace it with a smaller height window (true-divided light window with the muntin pattern to match exactly).

#### Rear Elevation

- 1. Remove all the existing windows and doors on the first floor of the rear elevation. Install all new windows and doors in new locations (TDL with muntin pattern T.M.E.).
- 2. Remove a window and door in the existing dressing room on the second floor of the rear elevation and replace it with a new, single, repositioned 6/6 window (TDL with muntin pattern T.M.E.)
- 3. Extend existing rear deck by re-working stairs.

#### Landscape Changes

- 1. Remove the existing asphalt driveway and install a new, brick tire path driveway in the same location as the existing driveway, and extend the driveway an additional 20' (approximately).
- 2. Extend the existing bluestone paver path (3' wide) around the proposed, altered, rear deck.
- 3. Construct a 3'6-1/2" x 5'101/2" x 4' high trash can enclosure on concrete pad along the rear, left elevation of the house.

### **APPLICABLE GUIDELINES**

When reviewing alterations 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 Chevy Chase Village Historic District Master Plan – Expansion, approved and adopted in August 1997, 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 as follows:

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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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibility designed.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Doors should be subject to moderate scrutiny if they are visible from the public rightof-way, lenient scrutiny if they are not.
- Windows should be subject to strict scrutiny if they are visible from the public rightof-way, lenient scrutiny if they are not. Vinyl and aluminum windows should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.

#### Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  - 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  - 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

#### Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #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 porch extension is sympathetic to the historic fabric of the original massing. The foundation change with lattice detailing, the extension of the existing balustrade, and the lack of a roof provides enough of a differentiation from the existing porch.

The proposed alterations to the left, rear bay and the fenestration changes to the rear facade are located on the non-contributing additions of the house. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes are compatible with the house's existing architectural style.

The proposed modifications to the rear deck and the trash can enclosure are minor. The enclosure is to be constructed of wood, and is to be 48" high, which is an approvable height for a fence-type structure forward of the rear elevation of the house.

Staff recommends that the applicant finalize the design and return to the Commission with a HAWP application.

CHEVY CHASE VILLAGE

5906 CONNECTICUT AVENUE

CHEVY CHASE, MD 20815 Telephone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

October 12, 2006

BOARD OF MANAGERS
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Board Member

Mr. Stephen J. Vanze, AIA Stephen Vanze Architects, Inc. 1000 Potomac Street, NW, Suite L-2 Washington, DC 20007

RE: Wheeler Residence, 4 Oxford Street, Chevy Chase Village

Dear Mr. Vanze:

**GEOFFREY B. BIDDLE** 

Village Manager

DAVID R. PODOLSKY

Legal Counsel

Pursuant to our conversation this morning, enclosed please find a tree preservation plan for the proposed improvements at the above-referenced property.

Upon receipt, please review the preservation plan and contact me if you need additional information. I can be reached at (301) 654-7300 or <a href="mailto:shana.davis-cook@montgomerycountymd.gov">shana.davis-cook@montgomerycountymd.gov</a>.

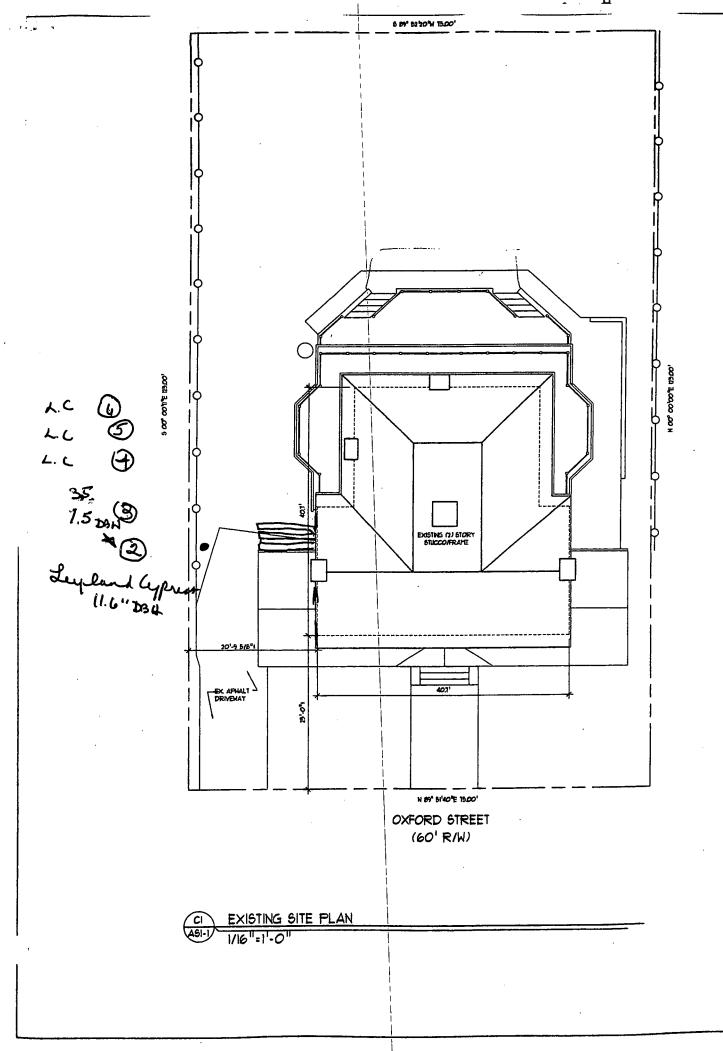
Sincerely,

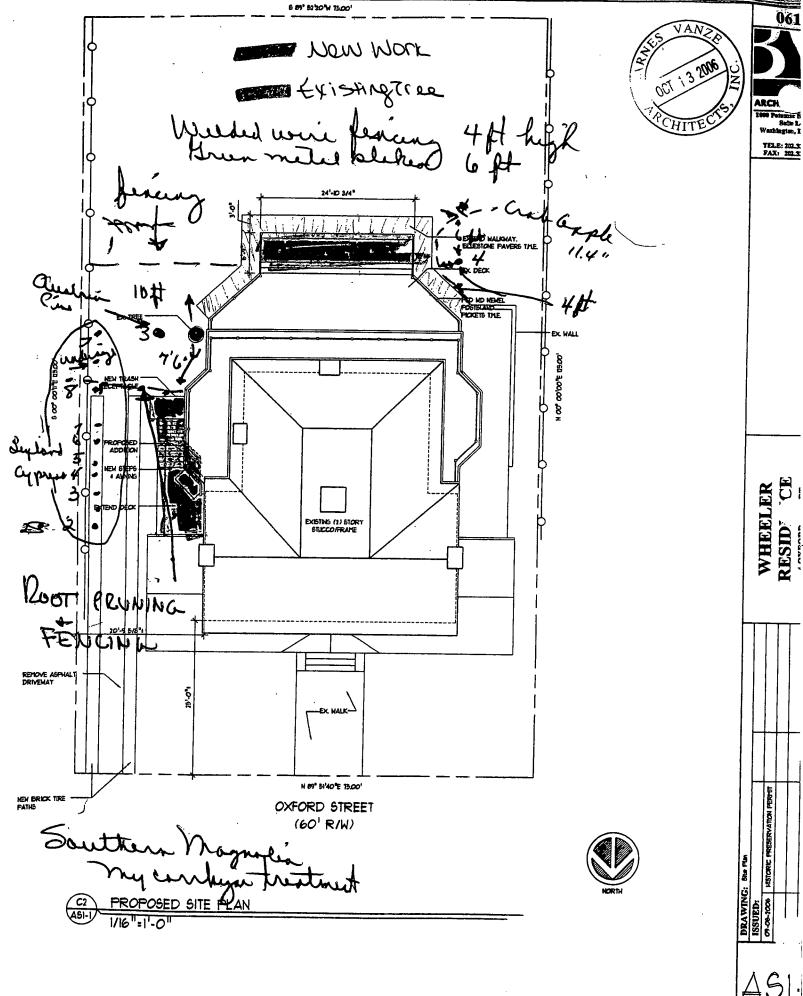
Shana R. Davis-Cook

Manager of Administration

Chevy Chase Village

Enclosure





III-C

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4 Oxford Street, Chevy Chase

**Meeting Date:** 

09/27/06

Resource:

Contributing Resource

Report Date:

09/20/06

**Chevy Chase Village Historic District** 

P

**Preliminary Consultation** 

**Public Notice:** 

09/13/06

Applicant:

Review:

Mary & Porter Wheeler

Tax Credit:

N/A

(Steve Vanze, AIA)

Staff:

Michele Oaks

Proposal:

Alterations

Recommendation:

Proceed to HAWP

### PROJECT DESCRIPTION

SIGNIFICANCE:

Contributing Resource

STYLE:

Colonial Revival

DATE OF CONSTRUCTION:

1911

The original house is a three-bay, side-gable roof, dwelling clad in stucco on the first level and shingle in the second. The asphalt roof contains a whitewashed, brick, exterior-end chimney on both side elevations. The windows are 6/6 double hung and contain two, paneled louvered shutters. The front elevation is also ornamented with a wrap-around front porch, detailed at the corners with super-sized Doric columns. The porch roof is also detailed with a rounded, pediment over the front entry.

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Review:

**Preliminary Consultation** 

**Public Notice:** 

09/13/06

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Tax Credit:

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(Steve Vanze, AIA)

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 $\widehat{1}$ 

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"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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibility designed.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Windows should be subject to strict scrutiny if they are visible from the public rightof-way, lenient scrutiny if they are not. Vinyl and aluminum windows should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.

#### Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  - 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  - 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

#### Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #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.

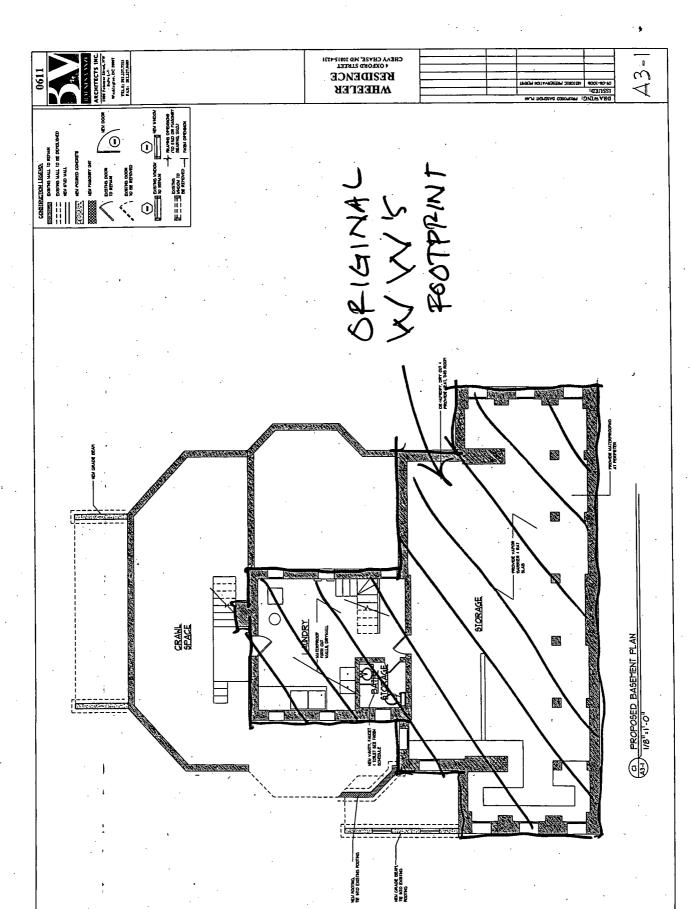
#### STAFF DISCUSSION

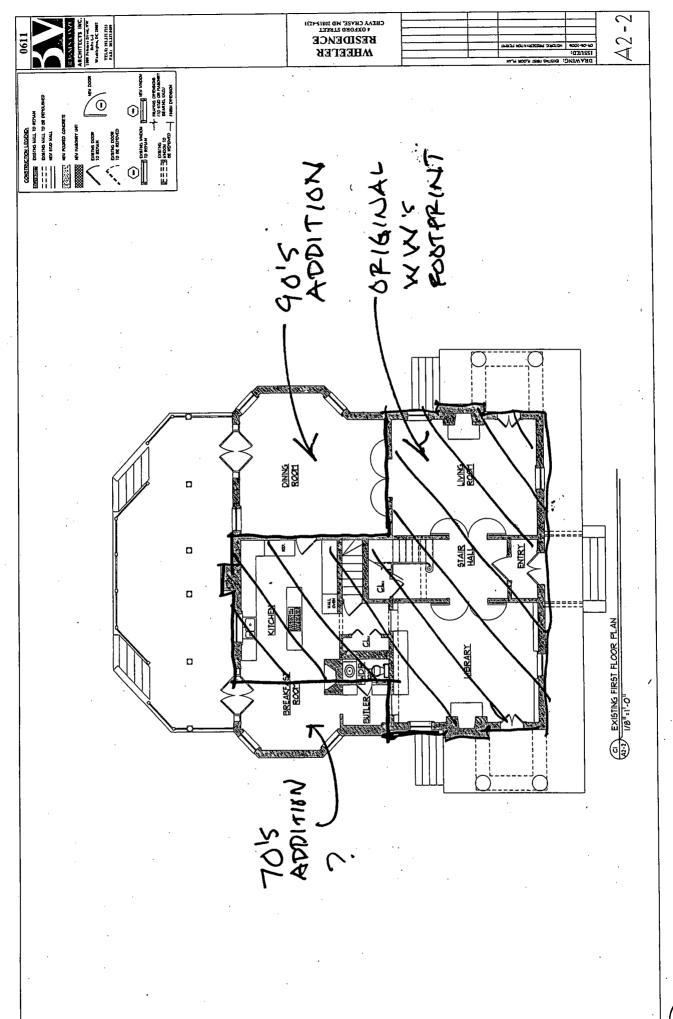
The proposed porch extension is sympathetic to the historic fabric of the original massing. The foundation change with lattice detailing, the extension of the existing balustrade, and the lack of a roof provides enough of a differentiation from the existing porch.

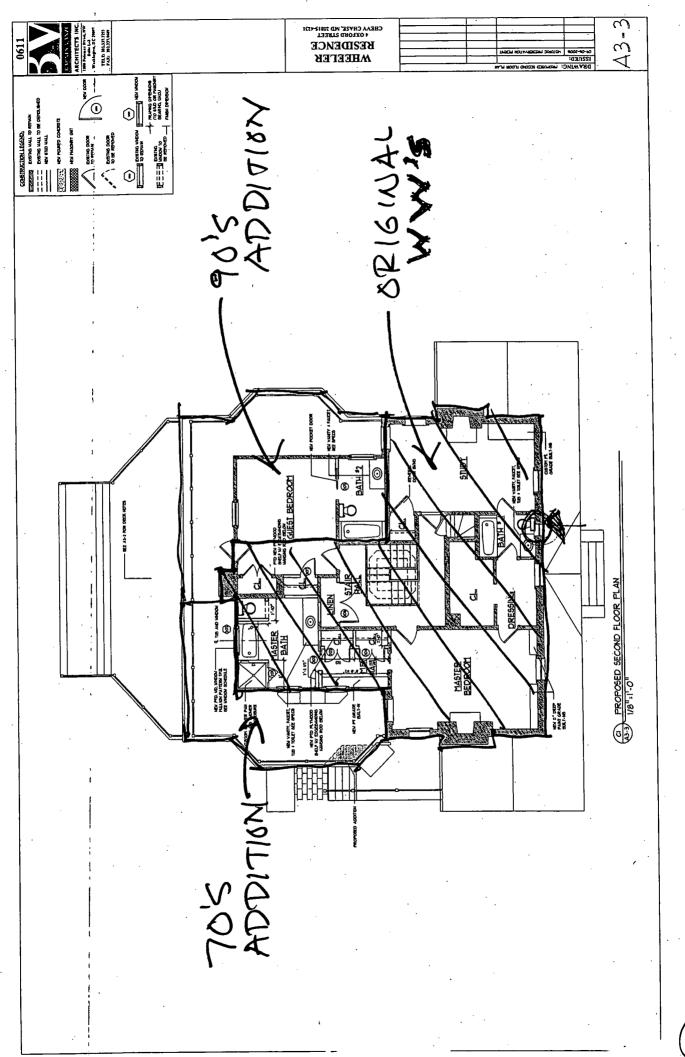
The proposed alterations to the left, rear bay and the fenestration changes to the rear facade are located on the non-contributing additions of the house. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes are compatible with the house's existing architectural style.

The proposed modifications to the rear deck and the trash can enclosure are minor. The enclosure is to be constructed of wood, and is to be 48" high, which is an approvable height for a fence-type structure forward of the rear elevation of the house.

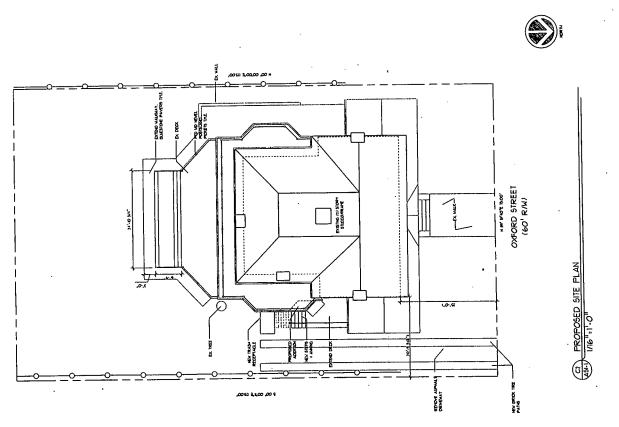
Staff recommends that the applicant finalize the design and return to the Commission with a HAWP application.

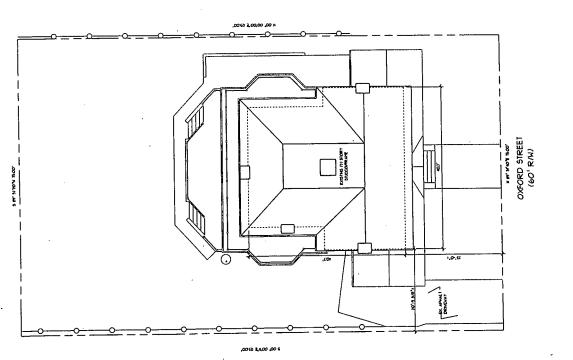


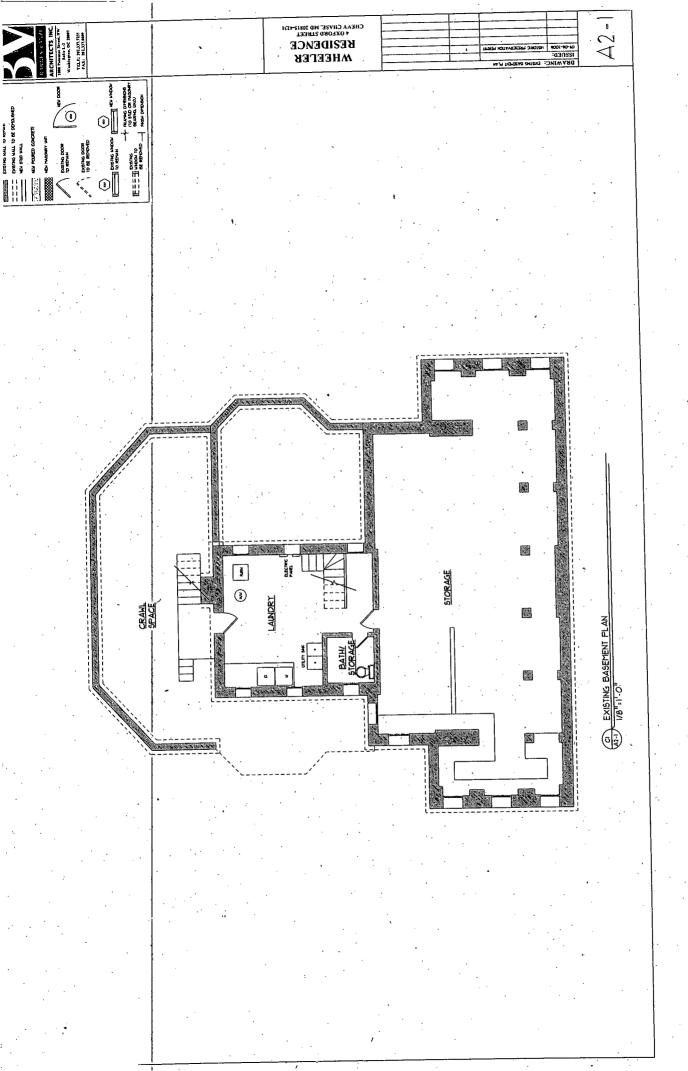


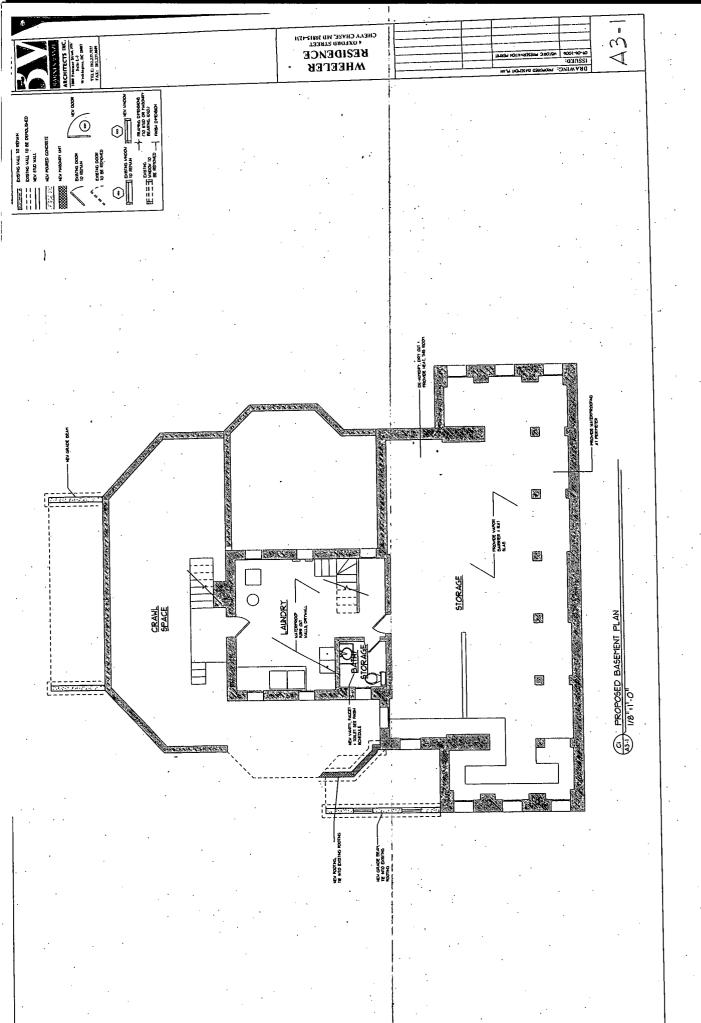


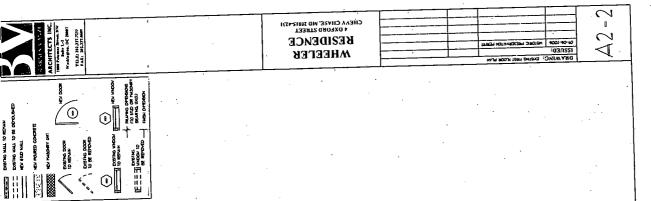


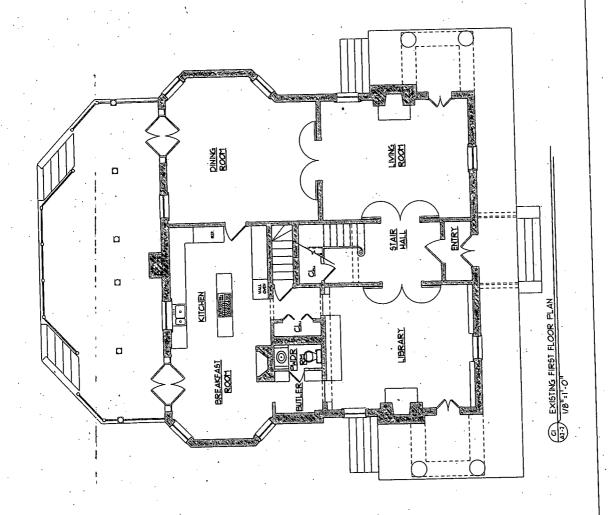




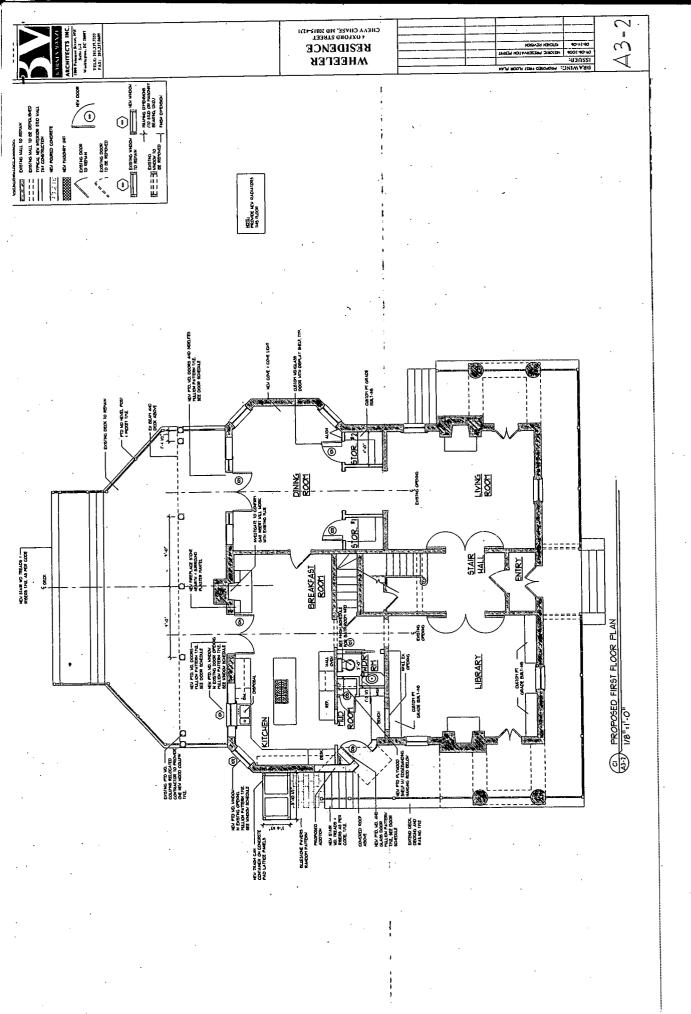


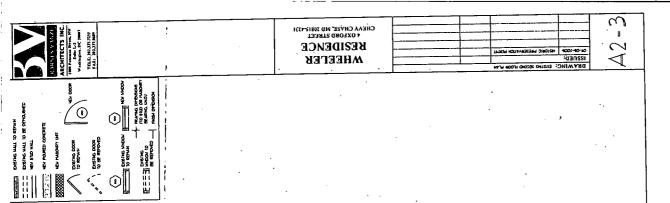


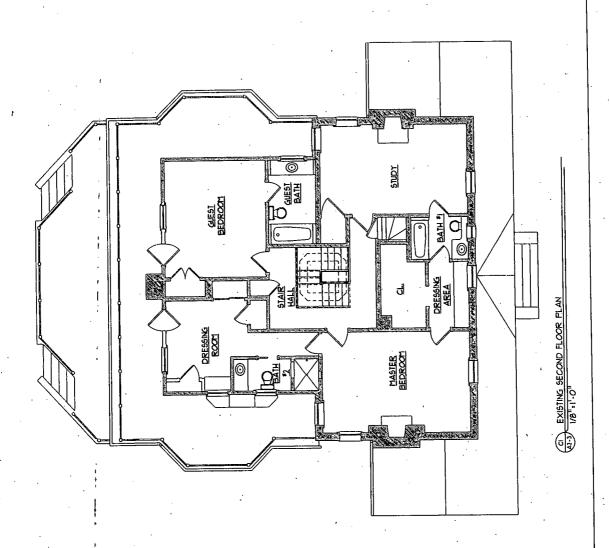


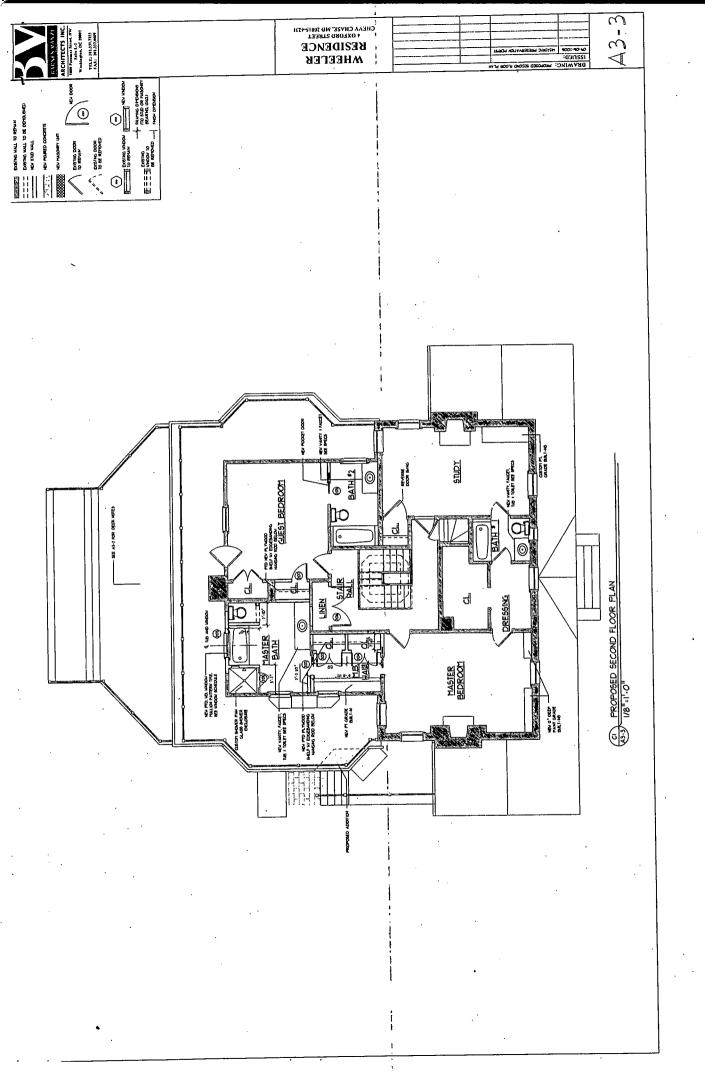


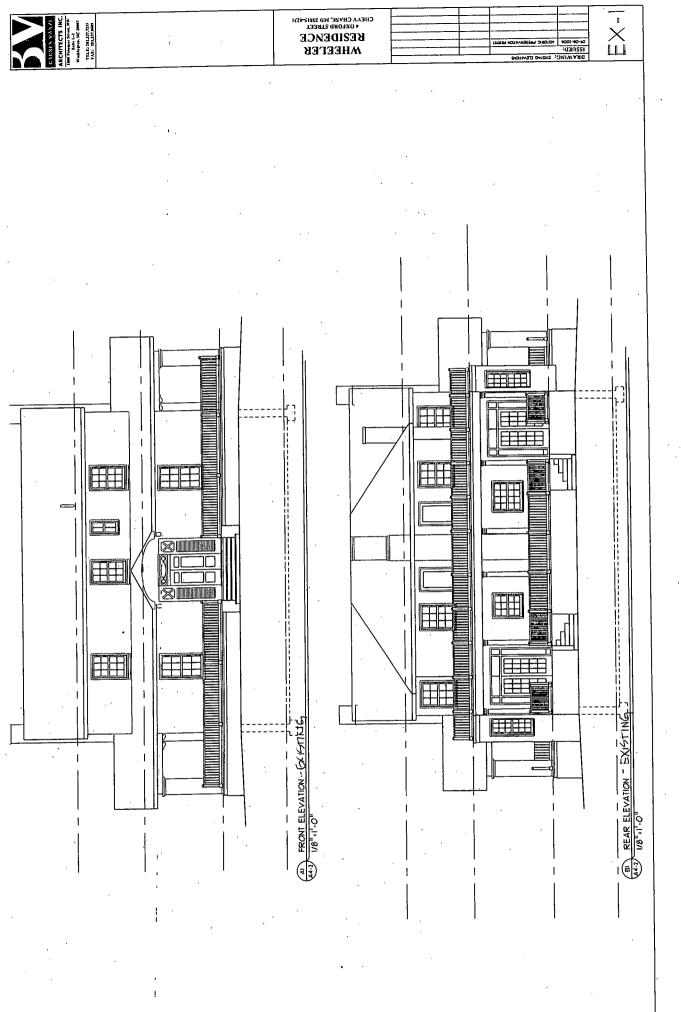


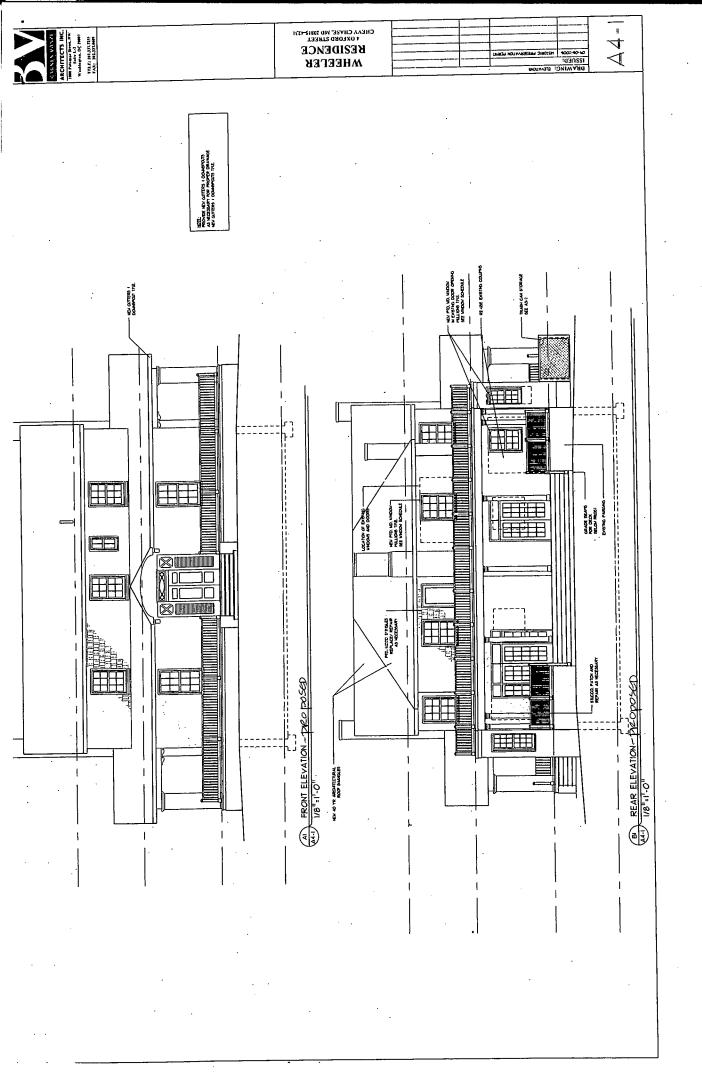


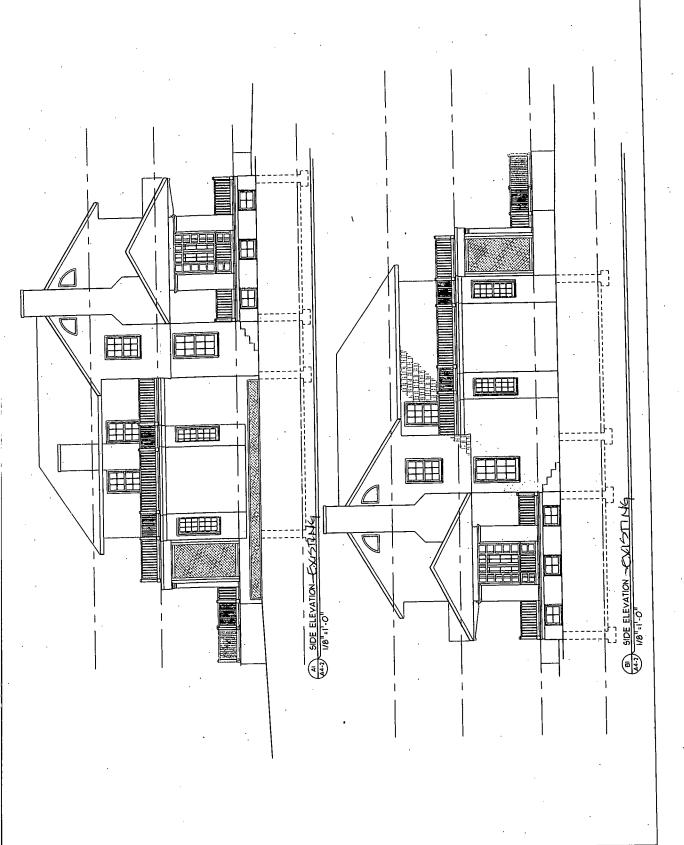


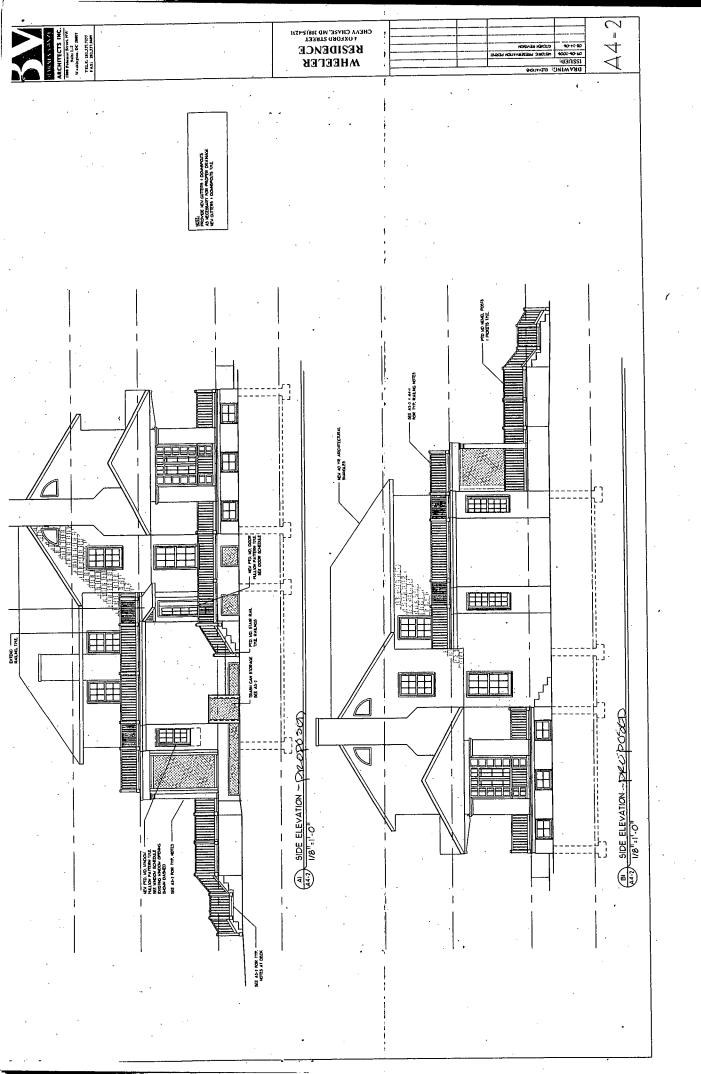


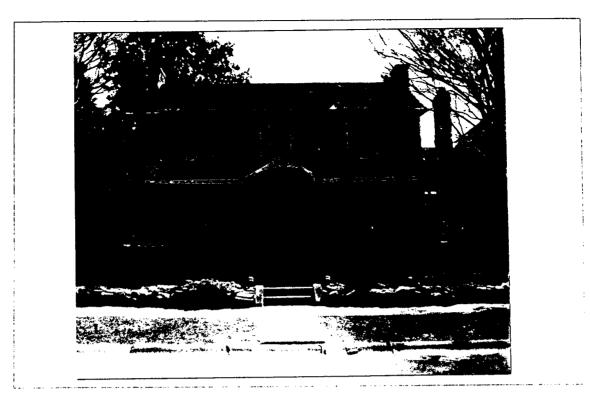




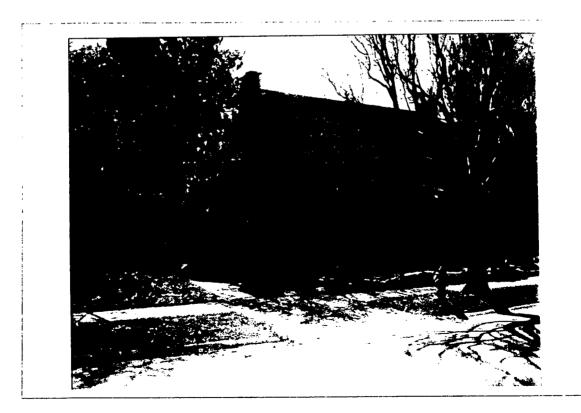








Detail: FRONT EIEVATION

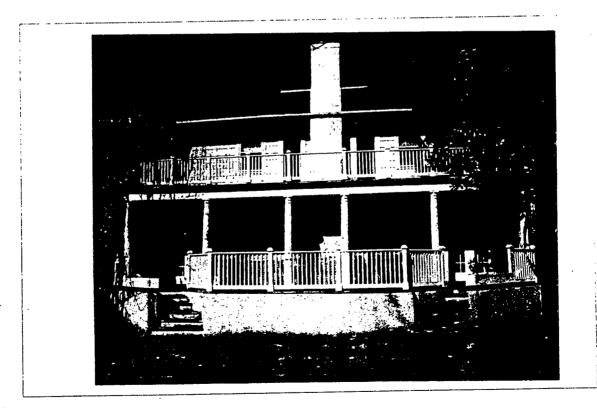


Cetail: NORTH FAST ELEVATION

### Existing Property Condition Photographs (duplicate as needed)



Detail: EAST ELEVATION

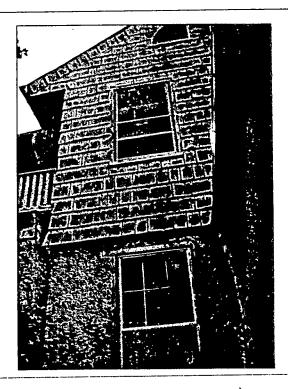


Detail: REAR FIEVATION

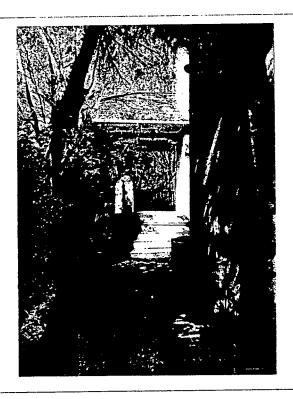
Applicant:\_\_\_\_\_

Page: 2





Detail: FAST FLEVATION (PAUTIAL)



Detail: WEST EIEVATION (PARTIAL)

Applicant:

age:

#### Oaks, Michele

From: Oaks, Michele

**Sent:** Thursday, June 28, 2007 2:52 PM

To: 'Porter Wheeler'

Cc: Steve Vanze; 'Michelle Vassallo'

Subject: RE: Decking 4 Oxford

Mr. Wheeler,

The Historic Preservation Commission approved your HAWP application revision to install the Fiberon Tropics mahogany product on your rear deck instead of wood at their worksession last night. The Commission only approved this change as the deck was being attached onto a non-historic addition and will not be visible from the public right-of-way. In any other scenario, this product would not be an acceptable alternative.

Please utilize this e-mail as your formal notification to proceed. Thank you for your patience.

Regards,

Michele

Michele Oaks, Planner Coordinator
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.montgomeryplanning.org

----Original Message-----

**From:** Porter Wheeler [mailto:porterwheeler@gmail.com]

**Sent:** Wednesday, June 27, 2007 1:42 PM

To: Oaks, Michele

Subject: Decking 4 Oxford

Michele: I dropped off a sample of our preferred rear decking material, the Fiberon Tropics mahogany, along with Steve's letter, since I thought the Commission would benefit from seeing the actual stuff. We like the look, the durability, and believe it offers a high-end style but relatively reasonable cost consistent with our soon to be restored historic home, and of course does not interfere at all with nor visible from the historic front section. I emphasize that this material is **not** proposed for the front porch or new side entry. The Fiberon materials are reclaimed wood and resin, very environment friendly. My wife and I have been to tropical forest areas in South America and were shocked by the devastation to the Amazon region from the logging of tropical hardwoods such as ironwood. It is not a pretty sight. I hope the Commission will look favorably on this small change of our plan. Best regards, Porter

6/28/2007

NAME

## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF ITEM

**HEARING DATE: 6/27/07** 

#### **SUBJECT PROPERTY:**

4 Oxford, Chevy Chase Chevy Chase Village Historic District

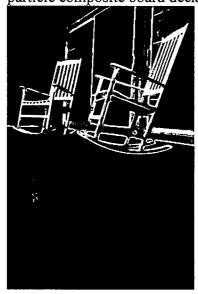
#### **APPROVED HAWP FOR:**

Applicant received approval from the Commission for alterations and additions to the 1991 addition to the house.

#### **PROPOSAL:**

1 2 3.

Applicant is requesting modifications to the approved HAWP. The requested modifications are to change the material of the proposed rear deck. The Commission approved a wood deck installation. The applicants are proposing to install a wood particle composite board deck called "Fiberon". See photo below:



POLICY DECKS

ATTACHED TO

NON CONTRIBUTING

CONFARUCTION

NOT VESTEUE FROM

STREET

#### **STAFF RECOMMENDATION:**

The Chevy Chase Village Guidelines outlines that the Commission is to be lenient in their review of decks that are not visible from the public right-of-way. Staff is recommending the Commission support this material change as this deck is attached onto a non-contributing addition and is not visible from the public right-of-way.

#### **COMMISSION'S DECISION:**



June 20, 2007

Ms. Michele Oaks, Planner Coordinator
Historic Preservation Commission
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Dear Historic Preservation Commission,

I am writing to you regarding the Wheeler Residence located at 4 Oxford Street in the Village of Chevy Chase Md. We have approval on our previously submitted drawings for repair and addition of a rear deck. Our drawings were noted for the replacement material to match the existing material, however the design team would like you to consider an alternative material to what is existing. The existing deck, which has no historic value, was constructed around 1990 with pressure treated lumber and is masked by the house, not visible from the street.

I am submitting to you a sample and an information brochure of a decking product called Fibron that our clients are interested in using to replace the pressure treated lumber. Our homeowner is specifically interested in using the Tropics line, mahogany color. It resembles Mahogany and Ipe Ironwood, both natural wood products. The Fibron product is made of reclaimed wood and resin.

Thank you for your time and consideration.

Sincerely,

Stephen J. Vanze, AIA, LEED

Principal

Cc: Mary and Porter Wheeler

**Enclosures** 



June 20, 2007

Ms. Michele Oaks, Planner Coordinator
Historic Preservation Commission
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

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I am submitting to you a sample and an information brochure of a decking product called Fibron that our clients are interested in using to replace the pressure treated lumber. Our homeowner is specifically interested in using the Tropics line, mahogany color. It resembles Mahogany and Ipe Ironwood, both natural wood products. The Fibron product is made of reclaimed wood and resin.

Thank you for your time and consideration.

Sincerely,

Stephen J. Vanze, AIA, LEED

Principal

Cc: Mary and Porter Wheeler Enclosures

#### Oaks, Michele

From:

Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]

Sent:

Wednesday, September 13, 2006 4:17 PM

To: Subject: Oaks, Michele 4 Oxford Street

Hi Michele. What a day! I hope yours was less hectic than mine. I apologize for getting this email to you so late in the day.

I re-reviewed the preliminary plans for 4 Oxford Street. The only issue has to do with a tree noted on the plans in the east side of the property, essentially between the proposed new trash receptacle and the porch. While there is no work proposed in the immediate vicinity of this tree, it will need a preservation plan outlined to protect it from the workers, equipment and storage of materials. I have advised the contractor of this and he was suppose to get me the paperwork and filing fee to get Bill Dunn out there to take a look at it. I have yet to receive anything. Under the circumstances. I will try to get Bill Dunn out to the site sometime tomorrow to look at the tree and I will advise you of the results upon receipt.

Take care,

Shana D-C

Shana R. Davis-Cook Manager of Administration Chevy Chase Village



# HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

		Contact Person:	steve valuze	
		Daytime Phone No.:	202-337-7255	
Tax Account No.:		-		
Name of Property Owner: Mary & Porte	r Wheeler	Daytime Phone No.:	301-657-7531	
Address: 4 Oxford Street	Chevy Chase,	Maryla		
Street Number	City	Steet	Zip Code	
Contractor: T.B.D.		Phone No.:		
Contractor Registration No.: T.B.D.			000 227 7055	
Agent for Owner: Steve Vanze		Daytime Phone No.:	202-551-7255	
LOCATION OF BUILDING/PREMISE				
House Number:	Street:	Oxford Street		
Town/City: Chevy Chase			eme	
Part Lot 8 & Part Lot 9 Block: 54	Subdivision: The Village	of Chevy Chase		
8320 Eolio: 837				
- TORO.	1 4444			
PART ONE: TYPE OF PERMIT ACTION	AND USE			
1A. CHECK ALL APPLICABLE:	CHECK ALL AP	PLICABLE:		
🖫 Construct 🗀 Extend 🕮 A	ulter/Renovate	Slab 🖀 Room	Addition 🗆 Porch 😰 Deck 🗆 Shed	
☐ Move ☐ Install ☐ W	Vreck/Raze ☐ Solar 🕱 i	Fireplace 🗀 Woodb	urning Stove Single Family	
□ Revision □ Repair □ R	evocable	(complete Section 4)	10 Other: Driveway, ROOF	REPLACEMENT
1B. Construction cost estimate: \$ T.B.I	)			
1C. If this is a revision of a previously approv	ved active permit, see Permit #			
MANAGO SANIOLAS FANDISHOA	VANDAMAN NA PARAMANANAN	(6	<u>.</u>	
PART TWO: COMPLETE FOR NEW COM	_	_		
2A. Type of sewage disposal: 01 2	•			
2B. Type of water supply: 01 2	© WSSC 02 ☐ Well	03 🗔 Other:		
PART THREE: COMPLETE ONLY FOR FE	INCERTAINING WALL		<del>,</del>	
3A. Heighti	inches			
3B. Indicate whether the fence or retaining	wall is to be constructed on one of the folio	wing locations:		
On party line/property line	Entirely on land of owner	On public right of	wav/easement	
I hereby certify that I have the authority to n approved by all agencies listed and I hereby			that the construction will comply with plans of this permit.	
MIANMOR	,	6	3.00 No	
Signature of owner or au	uthorized agent		7.00.00 Dote	
	<del></del>	<del></del>		
Approved:	For Chairpers	on, Historic Preservati	ion Commission	
Disapproved:Si	ignature:		Date:	
Analication/Parmit No :	Charles Cited		Date bound:	

**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:

The Wheeler Residence located at 4 Oxford Street, Chevy Chase, Md. consists of .22 acres and is the site of a historic single family residence. The house was designed by Waddy Wood who made his reputation on larger commissions in the D.C. area. The house was built in 1911 and the property consists of two partial lots of which parts were purchased and sold over a period of time. In 1991 an addition was done to the house which allowed for a new Dining Room, a Kitchen and Breakfast Room expansion with a new fireplace, a new rear deck at the first floor and expansion of the second floor deck, the addition of a new Bedroom and Bathroom on the second floor and relocation of an existing Bathroom. An octagonal skylight centered on the stair was also added, During the time of the addition and renovation the home was owned by the former Supreme Court Justice Sandra Day O'Connor and Family.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. This proposal includes removal of asphalt driveway which will be replaced with brick tire paths. The rear deck, which was added in 1991, will have the stairs relocated and the columns reorganized to reinforce the original symmetry of the house. The proposal also includes reorganization of Kitchen and Breakfast Room, removal of the fireplace added in 1991 and the addition of a new fireplace at the Breakfast Room. A new mudroom will be added extending the existing bay by 5°. The wrap around deck will be extended to allow access to the mudroom from the driveway. Line of site through the house, which was prevalent in the original house design, will be reestablished in the new design. Dining room closets are added to the existing Dining Room. At the second floor the existing Dressing Room and Bathroom will be reorganized in a more useful fashion.

#### 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 glans 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.
- 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

- 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 lated 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

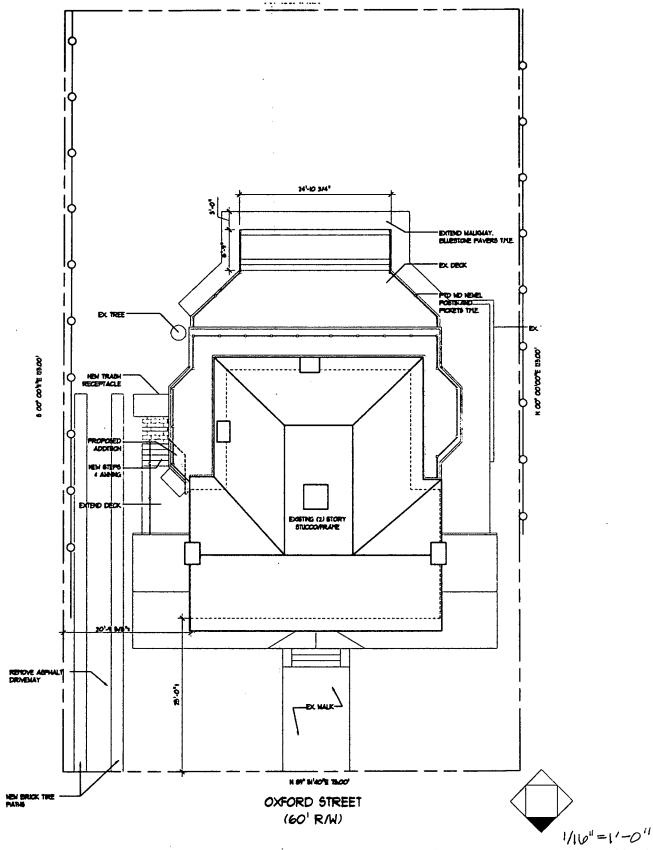
If you are proposing construction adjacent to or within the dripline of any tree 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

#### 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 tie 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).

Demik By

.



Shade portion to indicate North

Applicant:

#### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address		
Porter & Mary Wheeler	Barnes Vanze Architects, Inc.		
4 Oxford St.	1000 Potomac St.		
Chevy Chase, MD 20815	Ste. L-2		
20015	Washington, DC 20007		
	Washington, 2 & 2000		
Adjacent and confronting Property Owners mailing addresses			
Dane H Butswinkas	Byron E. & M.L. Anderson		
3 Newlands St	5 Newlands St		
Chevy Chase, MD 20815	Chevy Chase, MD 20815		
Jay & D. Martin	Emmett B. & E.S. Lewis		
4-A Oxford St.	6 Oxford St.		
Chevy Chase, MD 20815	Chevy Chase, MD 20815		
Elizabeth K. Boas	Robert Wilson		
11 Oxford St.	7 Oxford St.		
Chevy Chase, MD 20815	Chevy Chase, MD 20815		
·			

DRAWING: Site Plan
15SUED:
O9-06-2006 HISTORIC PRESERVATION PERMIT

PROPOSED SITE PLAN

CI EXISTING SITE PLAN
(ASI-1) | 1/16"=1"-0"

CHEAL CHYSE' WD 50812-4331

KEZIDENCE

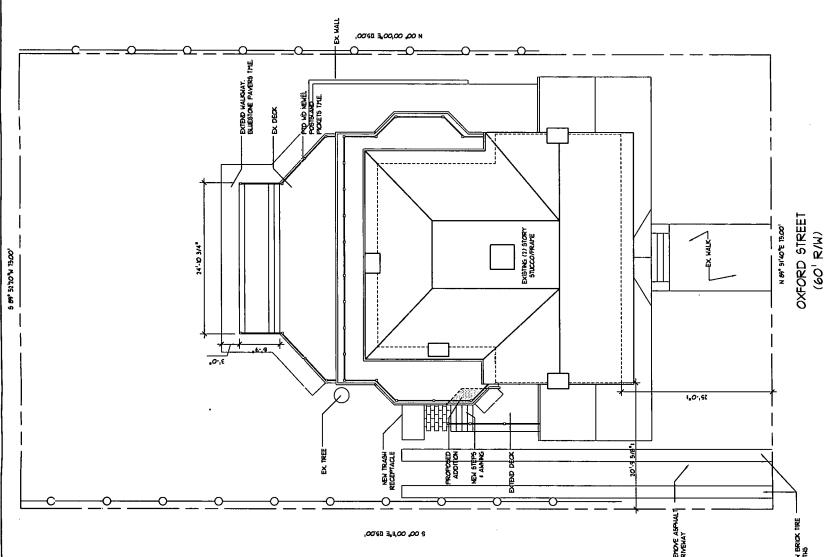
MHEETEK

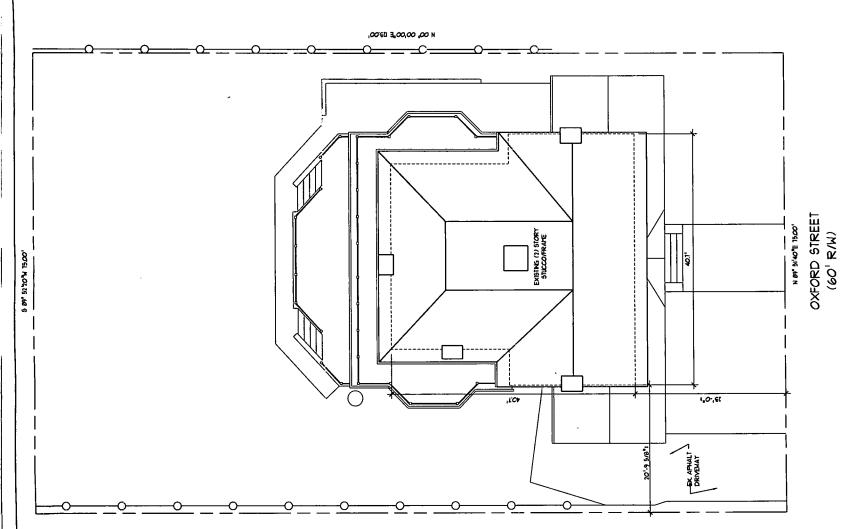
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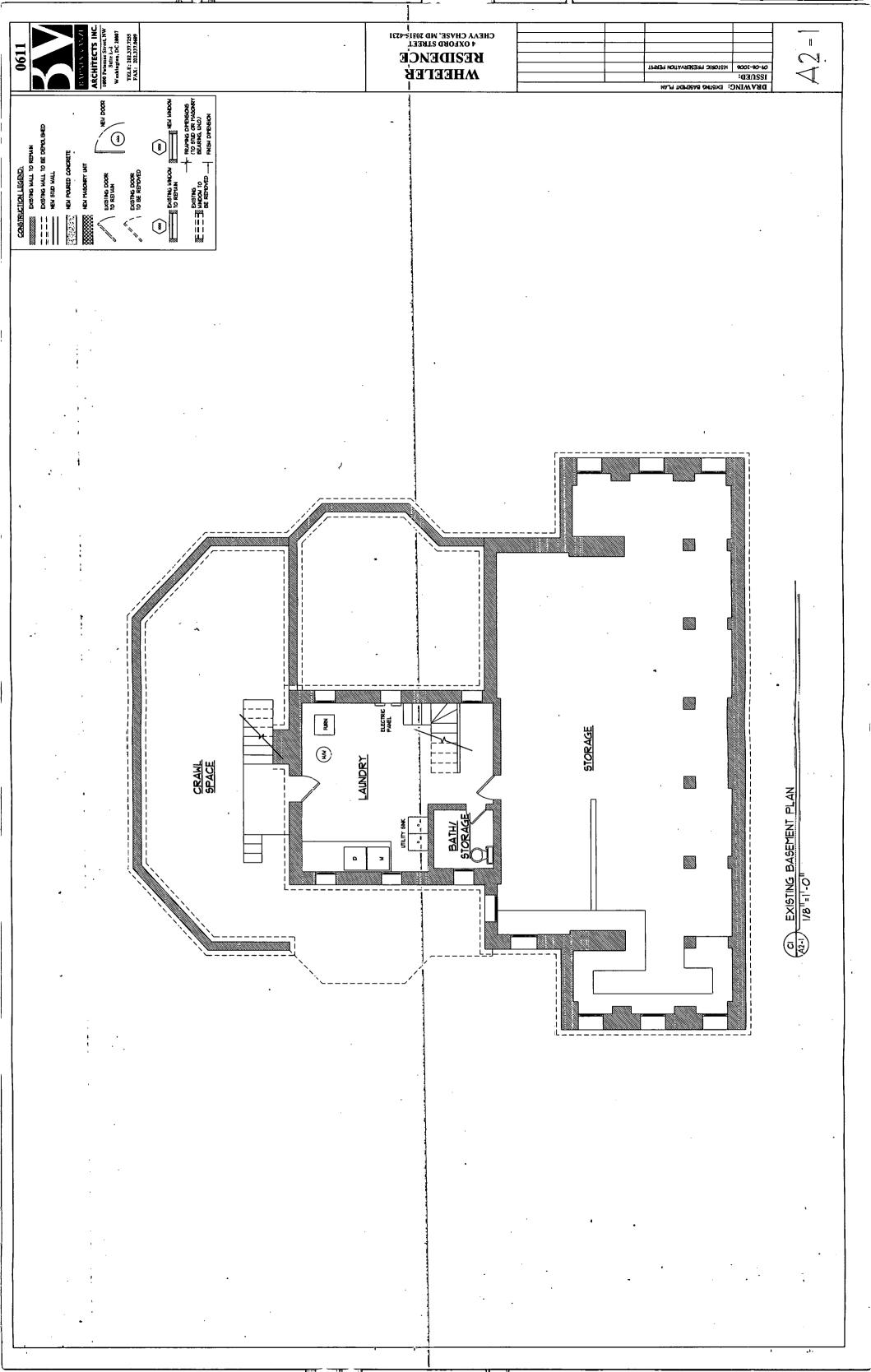
BENEAUS VANCI

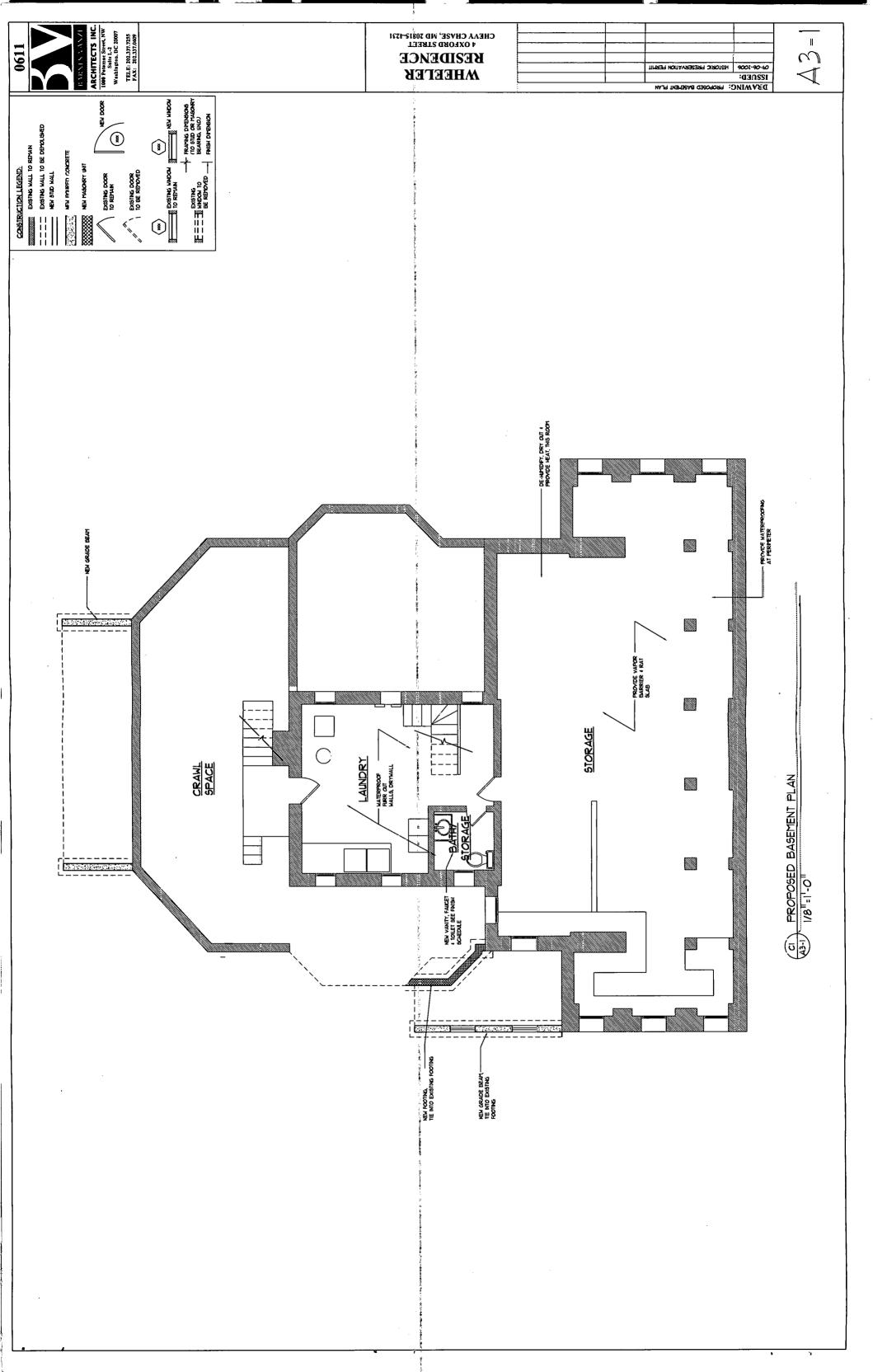
ARCHITECTS INC.
1000 Penant Siret, NW.
Saite L2.
Weshington, DC 20007
TELE: 202.337.7255
FAX: 202.337.269

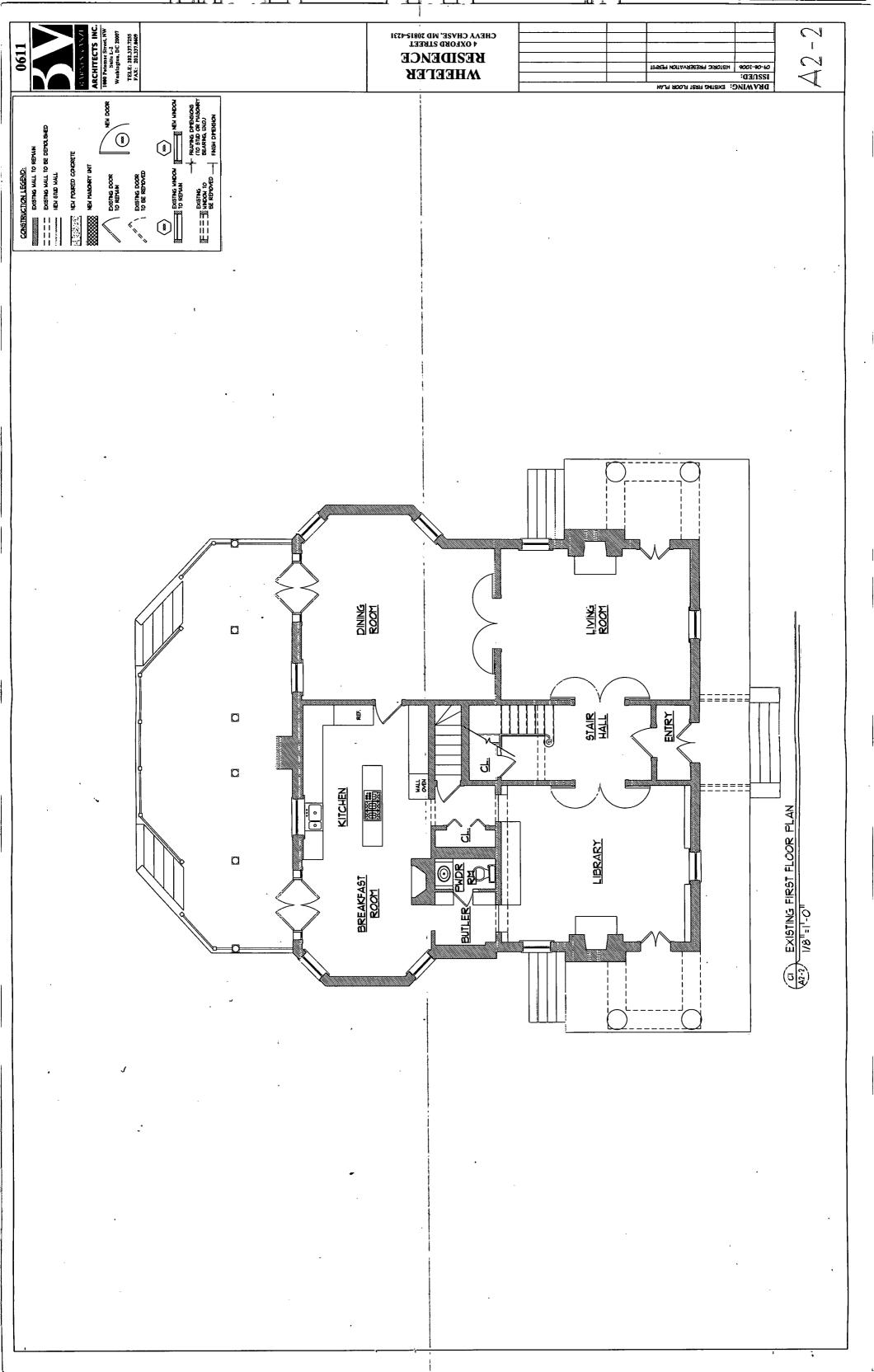


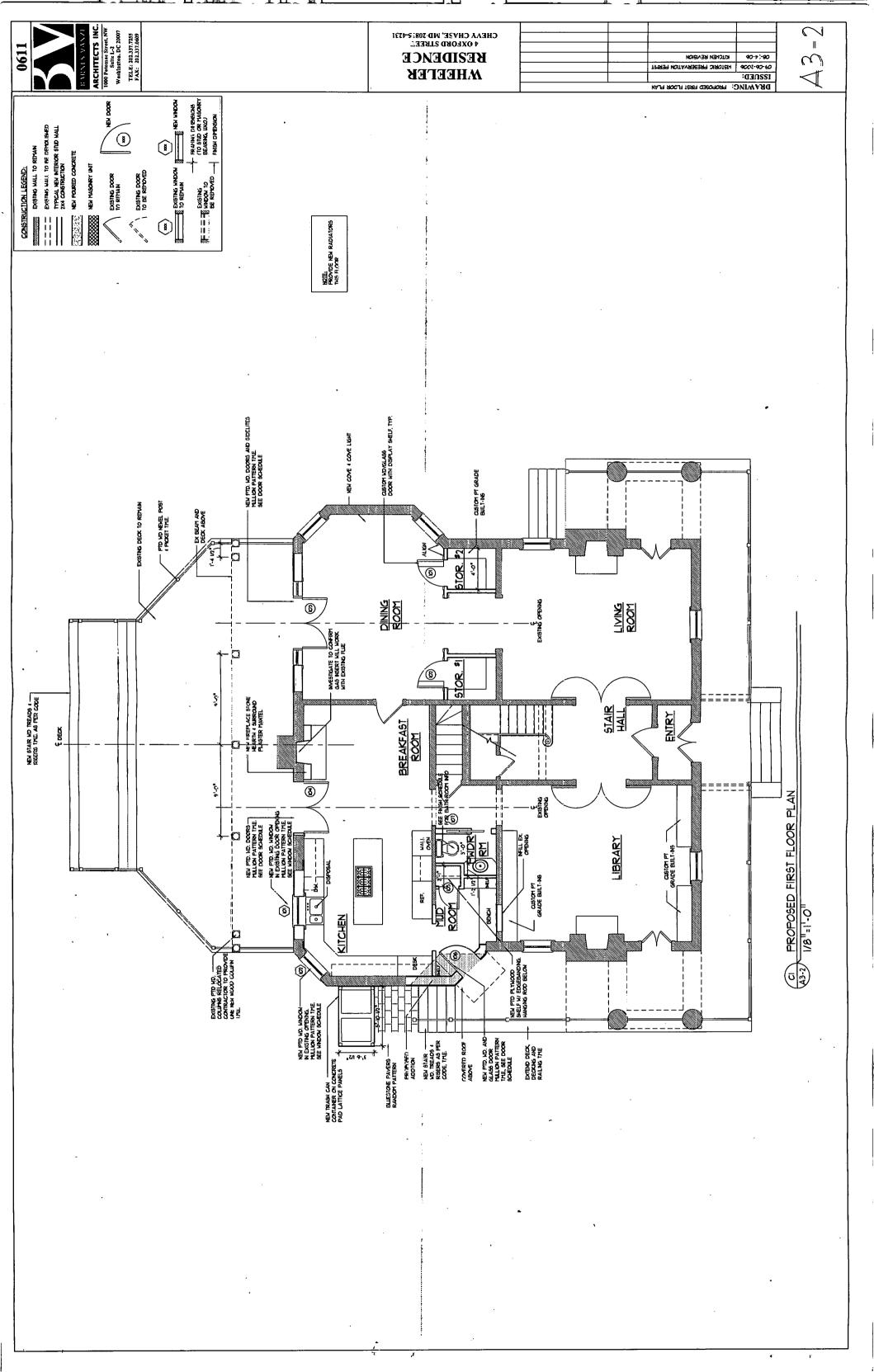


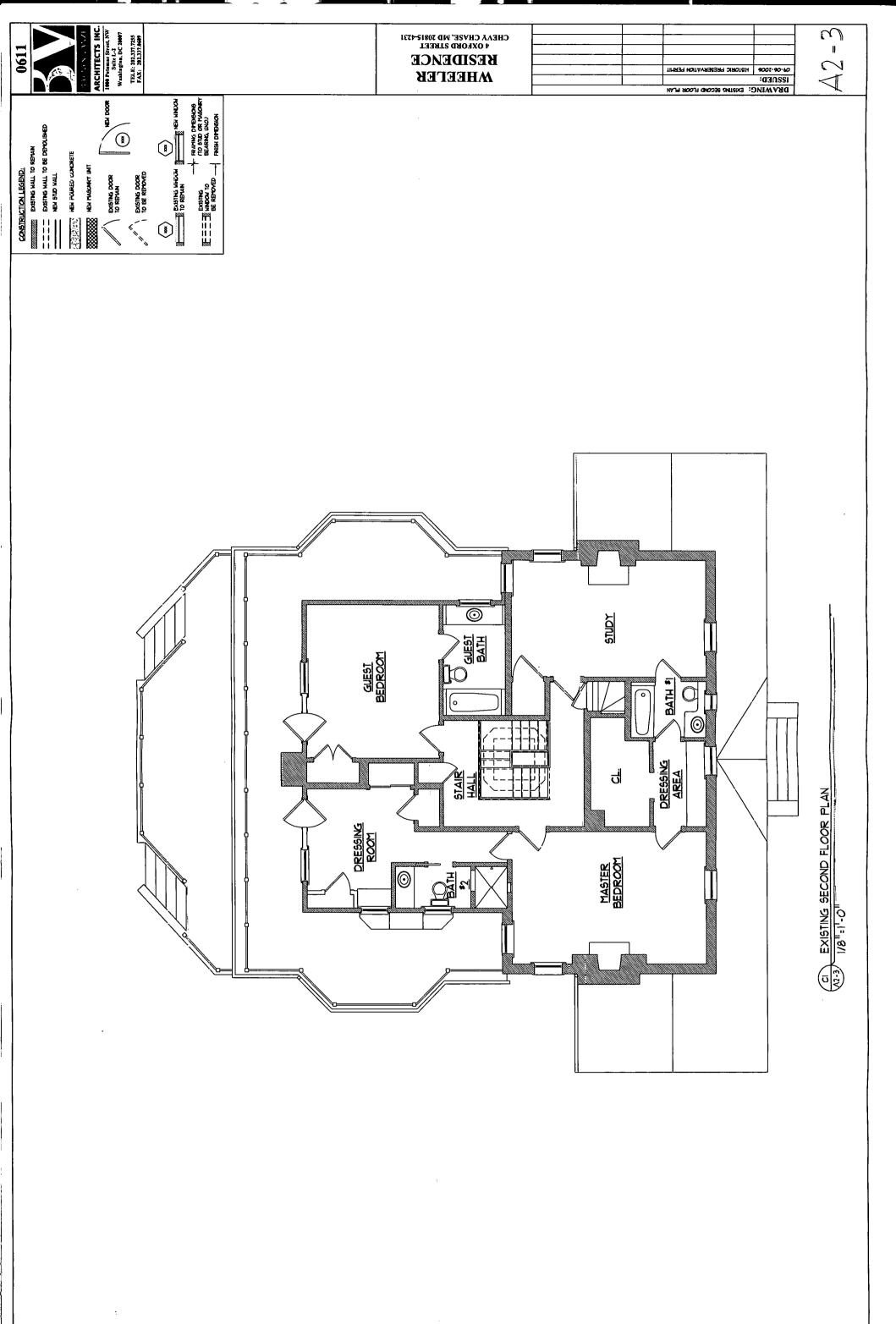


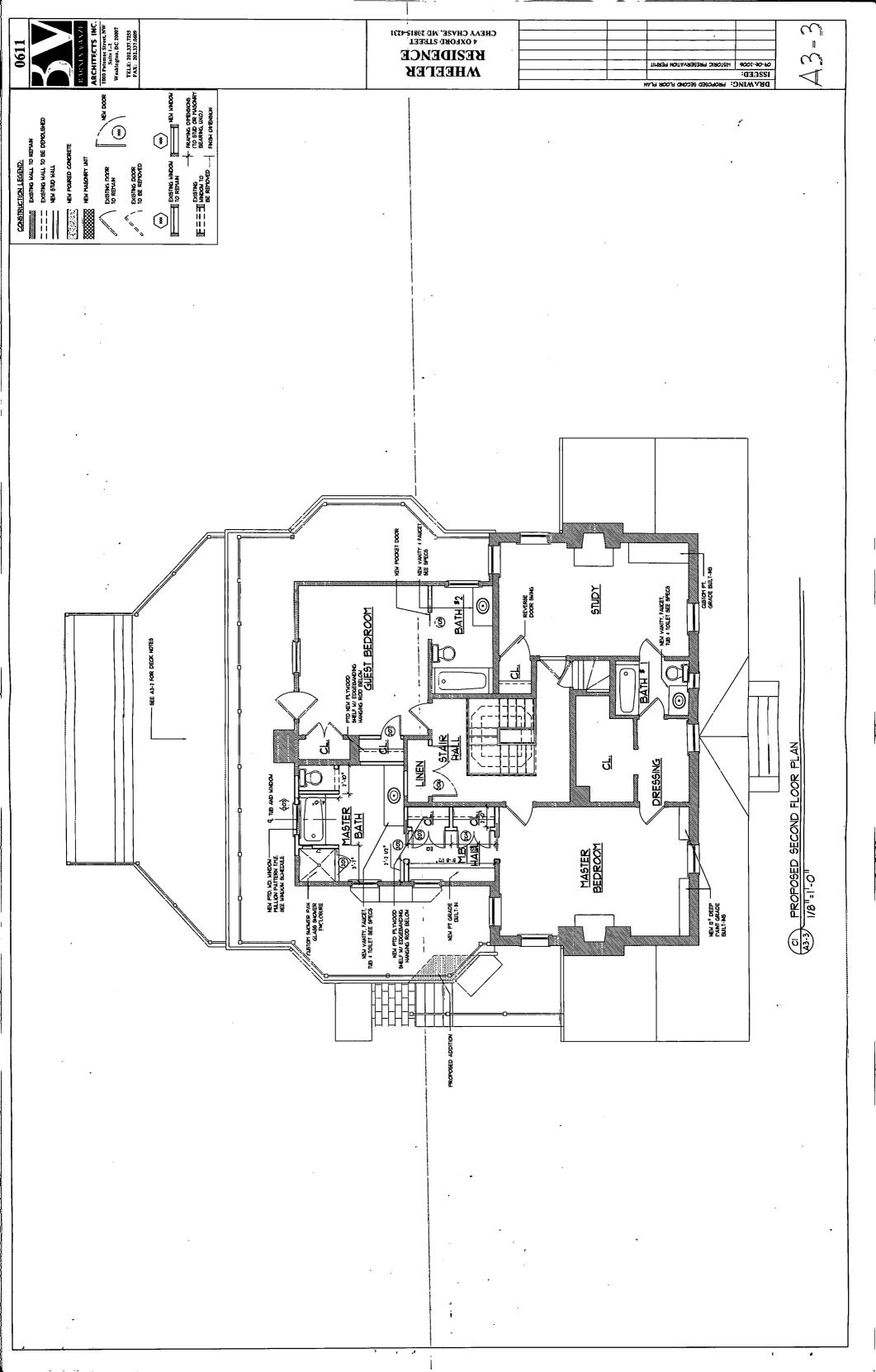


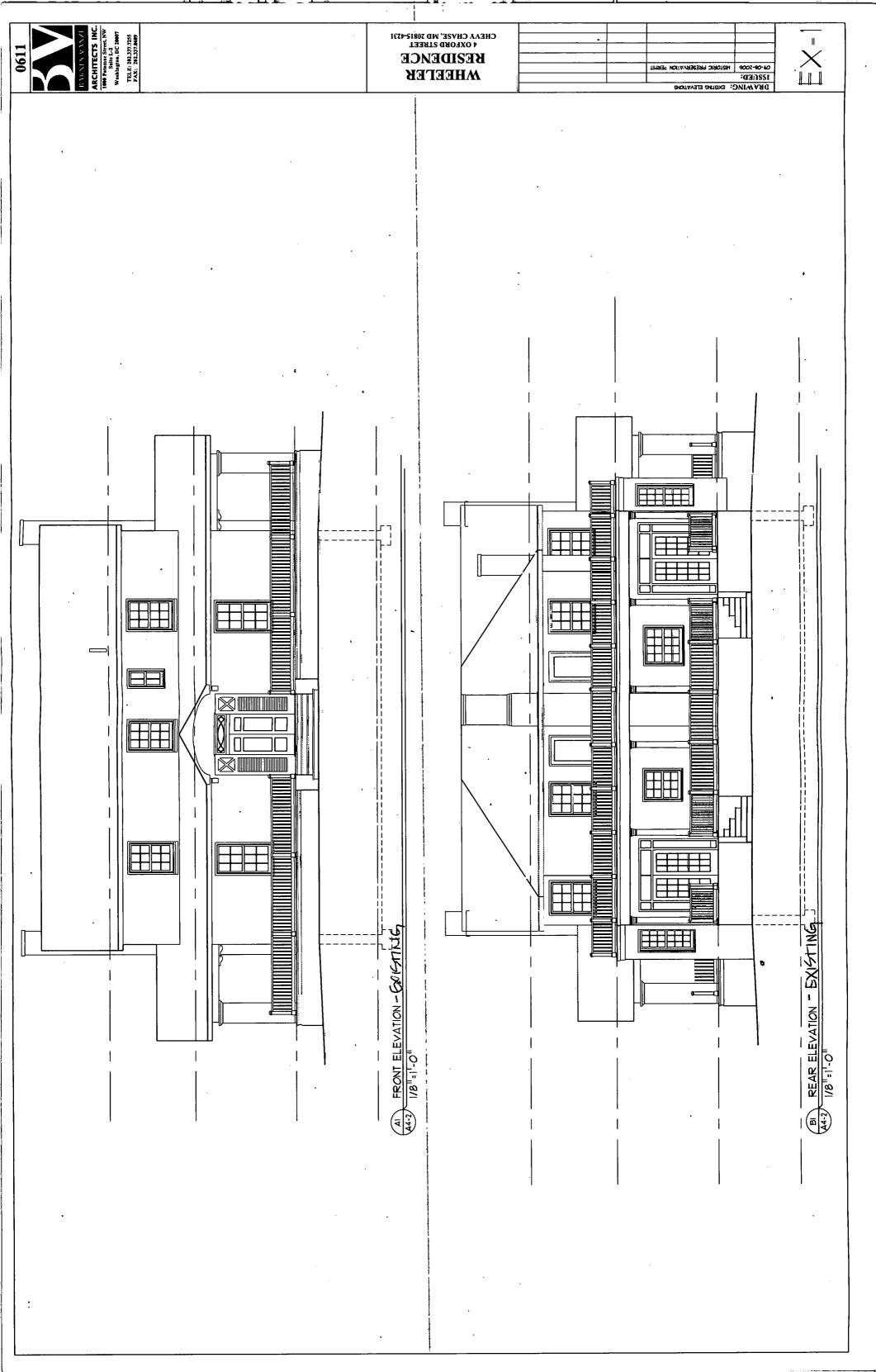


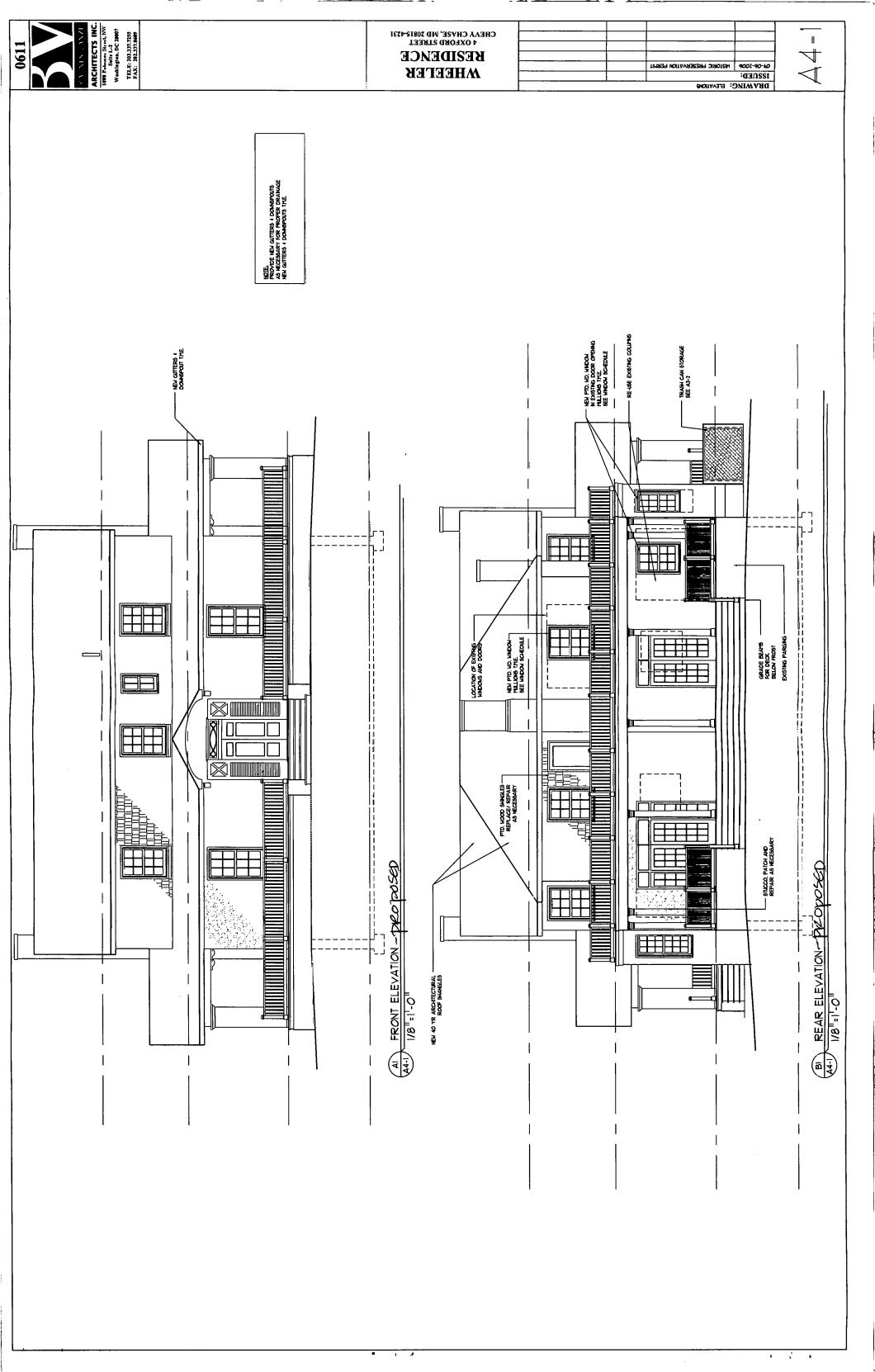


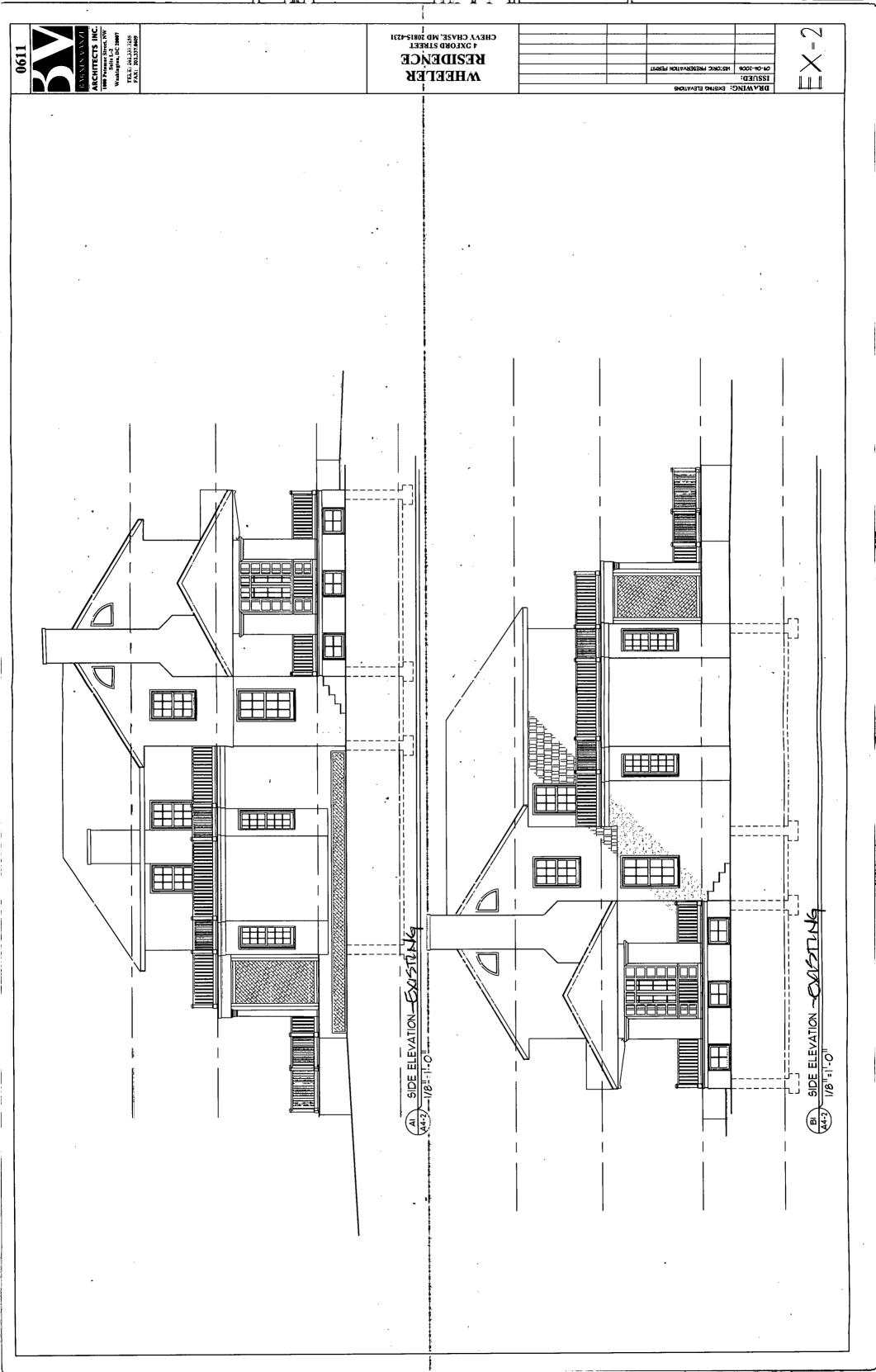


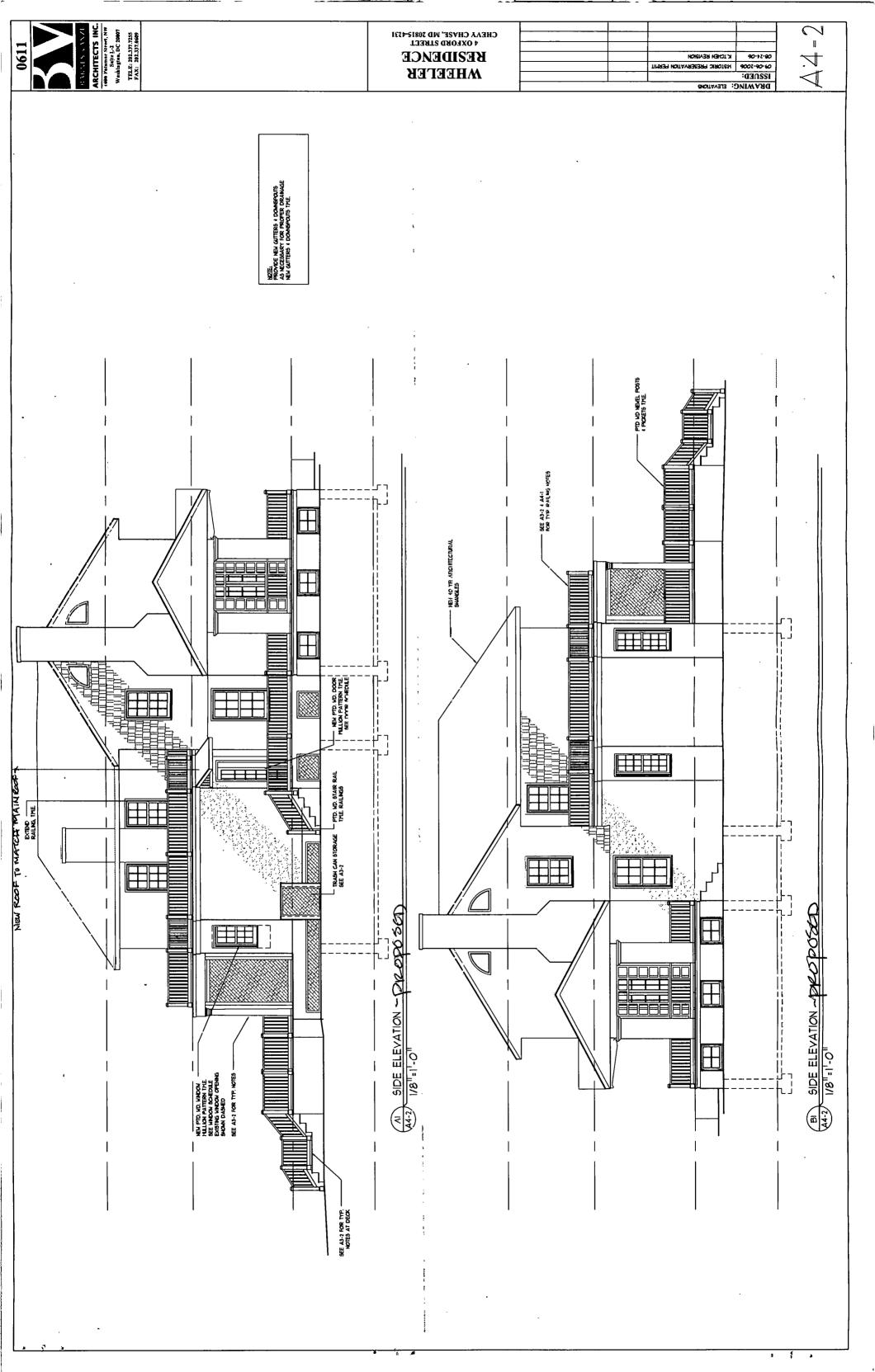


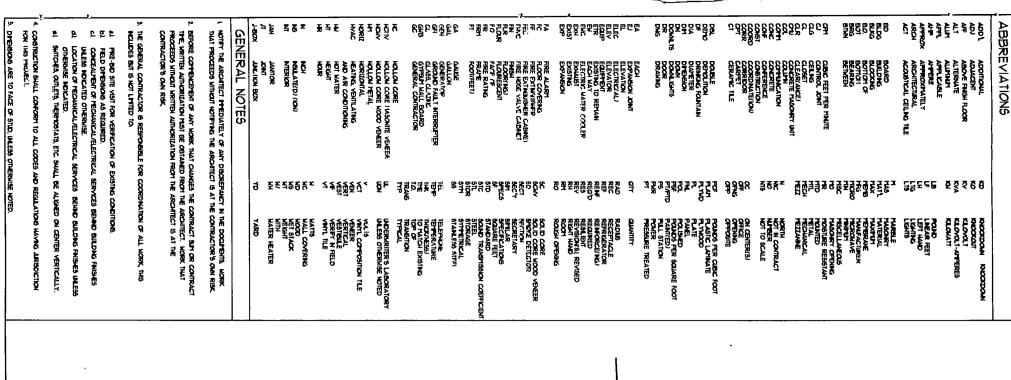


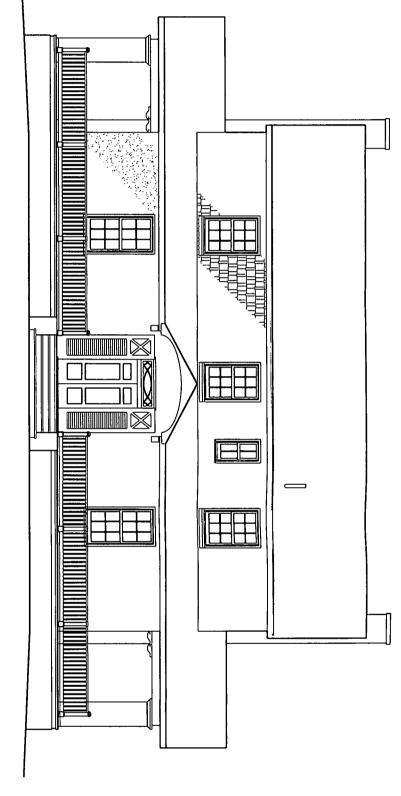


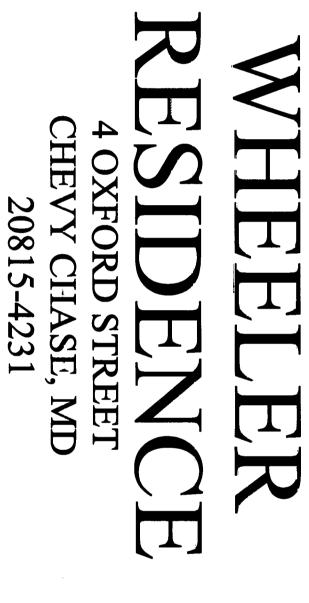


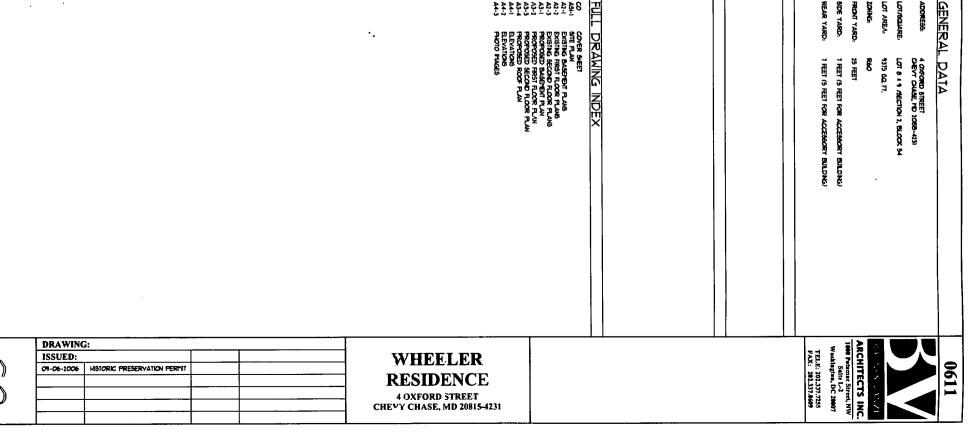


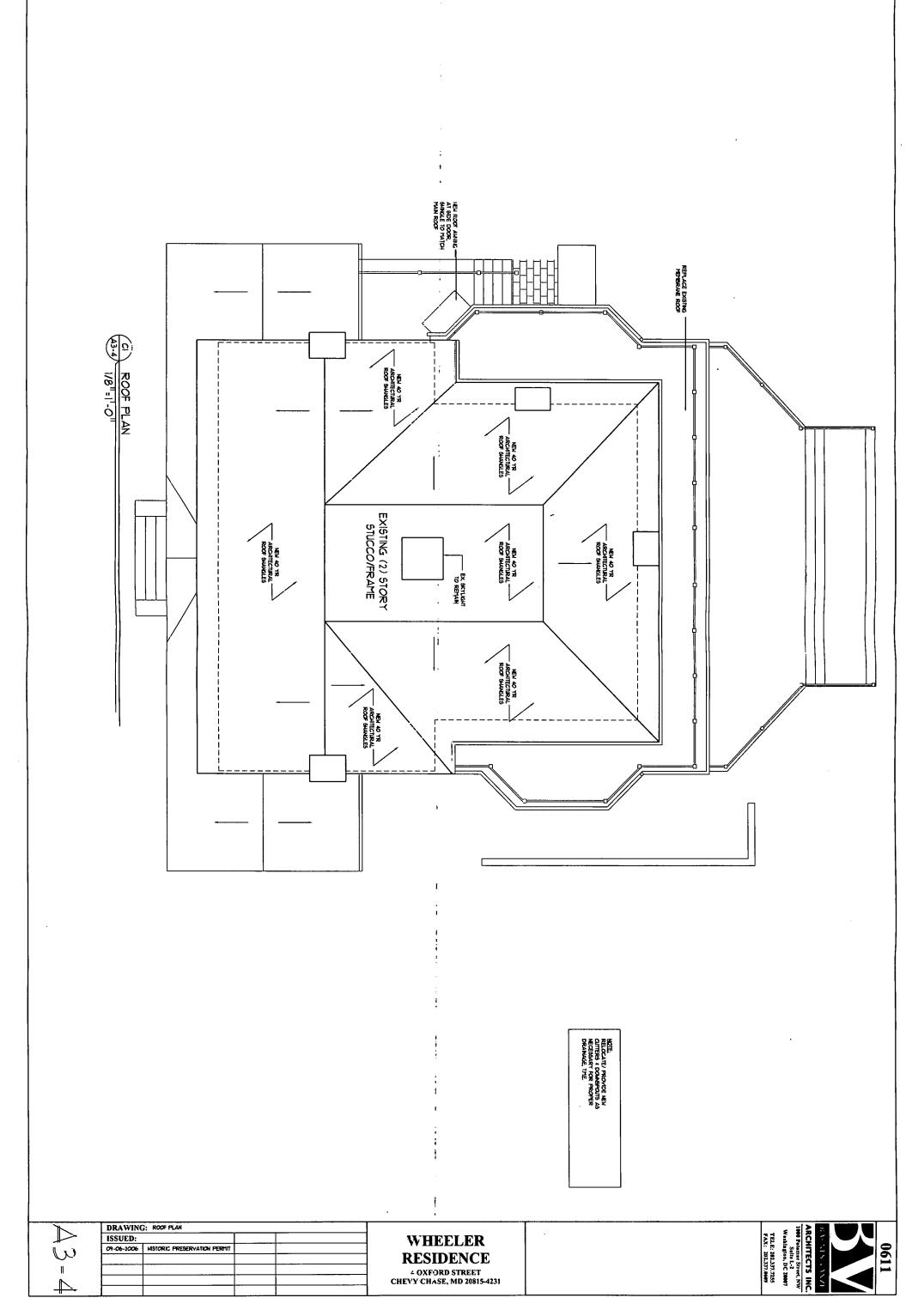












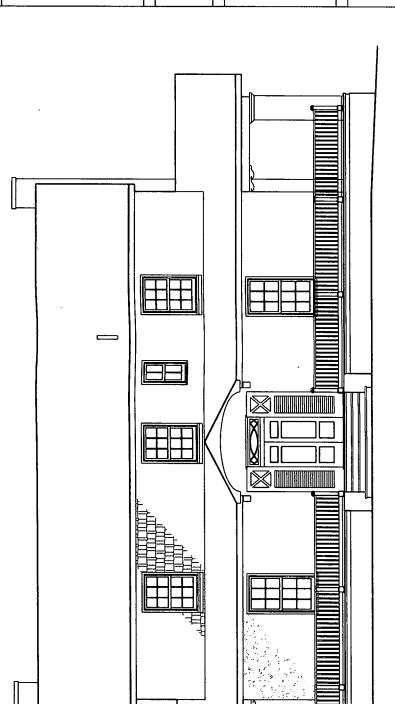
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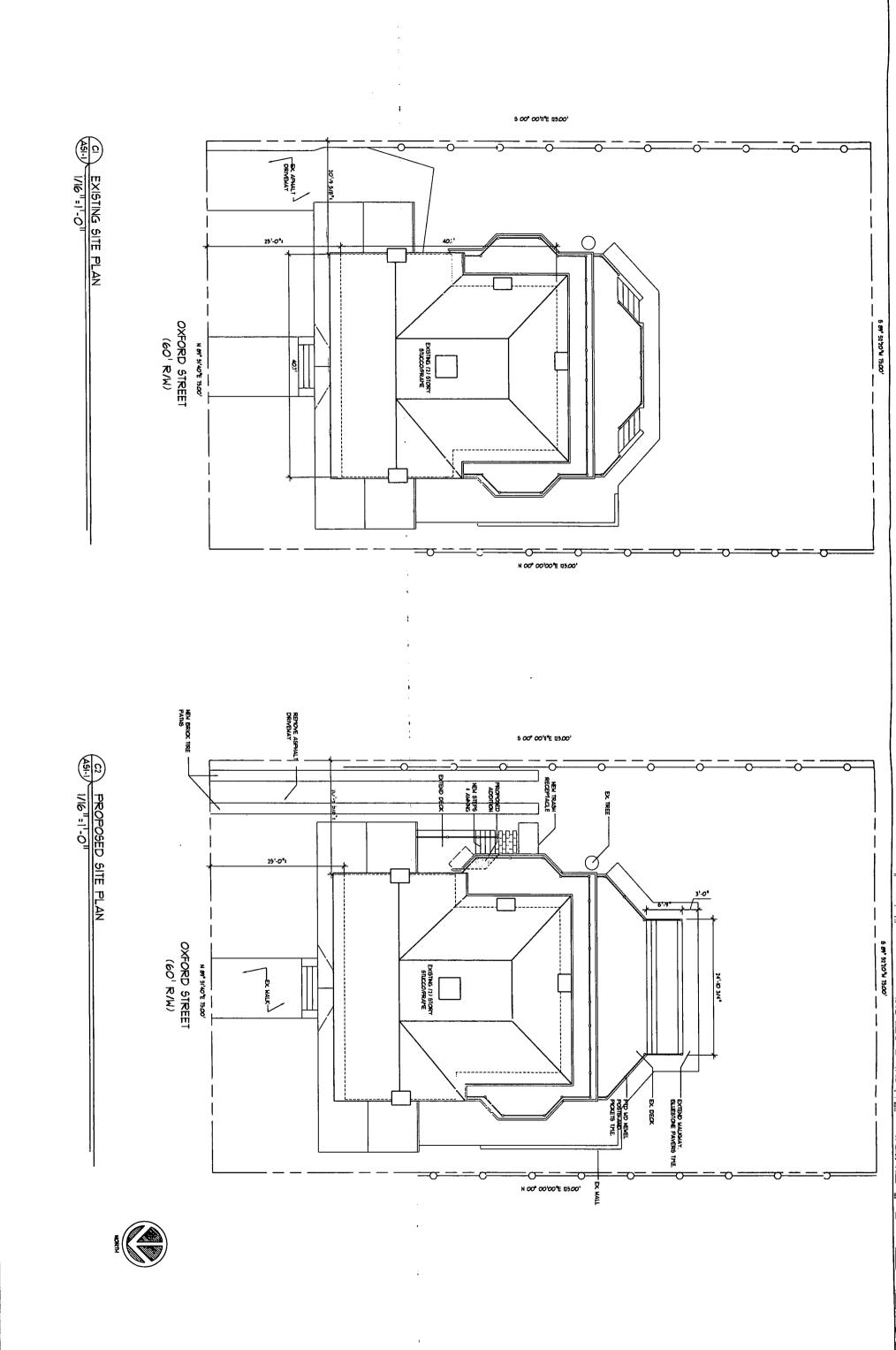
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4 OXFORD STREET CHEVY CHASE, MD 20815-4231



GENERAL DATA



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DRAWING: Site Plan

ISSUED:

09-06-2006 HISTORIC PRESERVATION PERMIT

WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

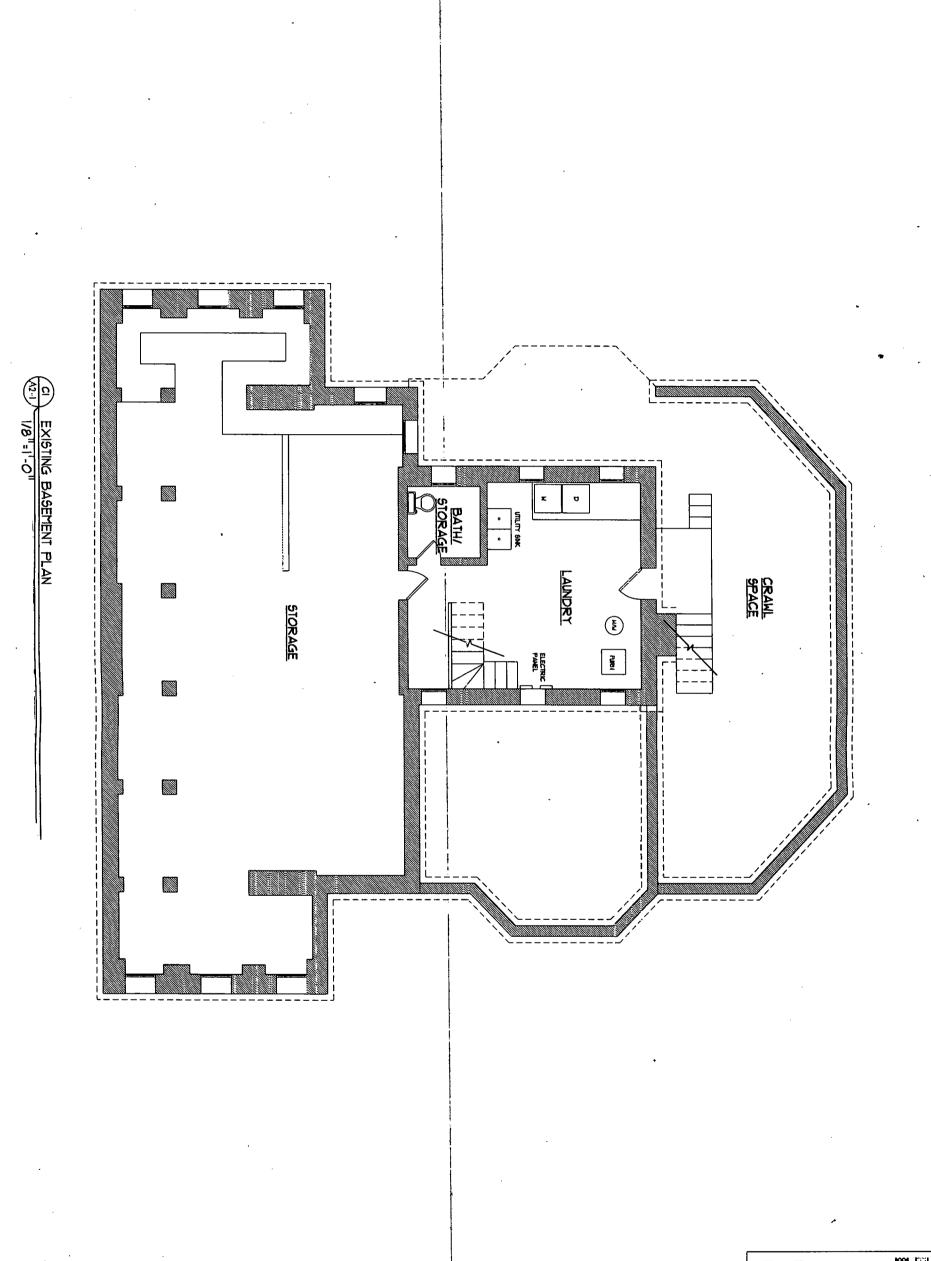
ARCHITECTS INC.

1000 Personae Street, INV
Salte 1-2

Weakington, DC 20007

TELE: 201.397.7265

PAX: 201.397.8659



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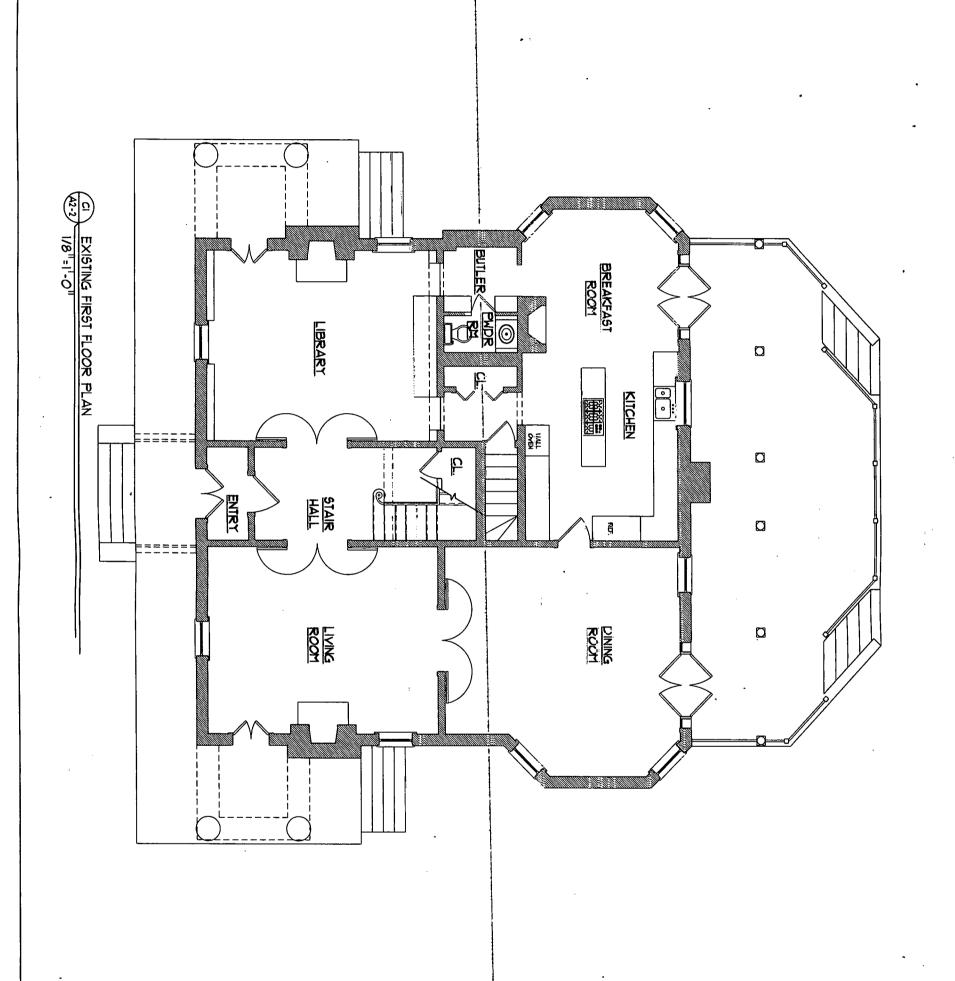
DRA.WING: EXISTIC BASEMENT PLAN

ISSUED:

09-08-2006 RESTORIC PRESERVATION PERMIT

WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

ARCHITECTS INC.
1000 Persons Street, NW
Salits L-2.
Weakington, DC 20007
TELE: 202.397.7255



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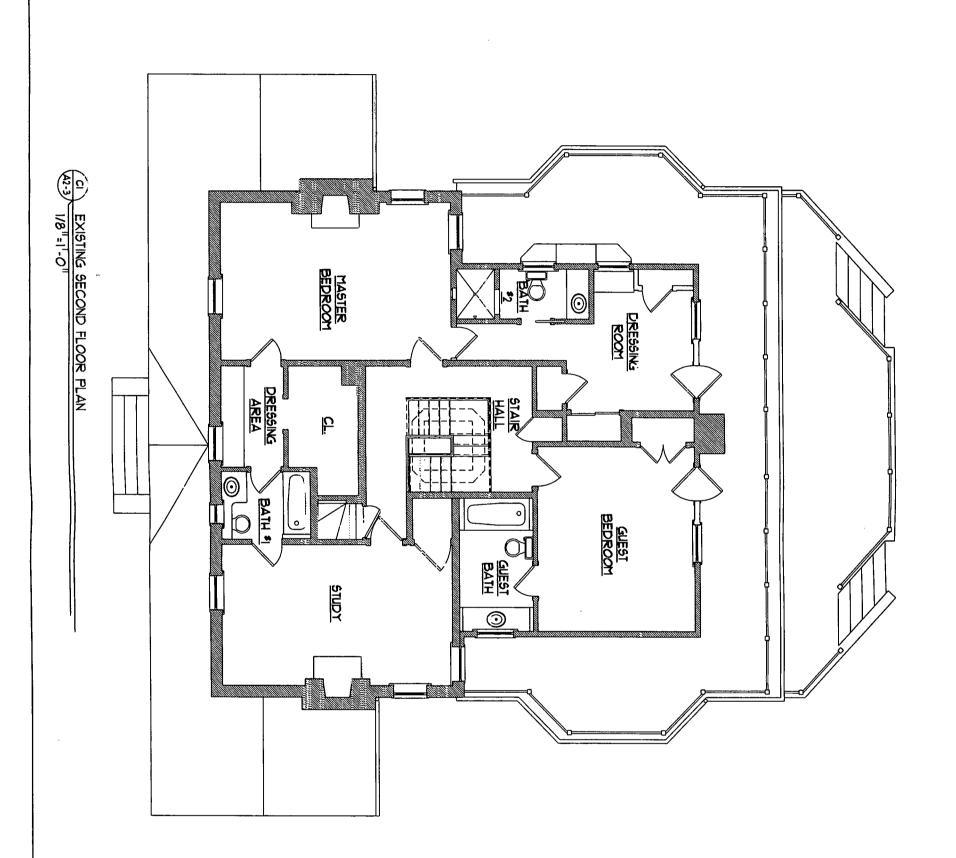
WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

ARCHITECTS INC.

IND Princes Street, NW
Setts 1-2

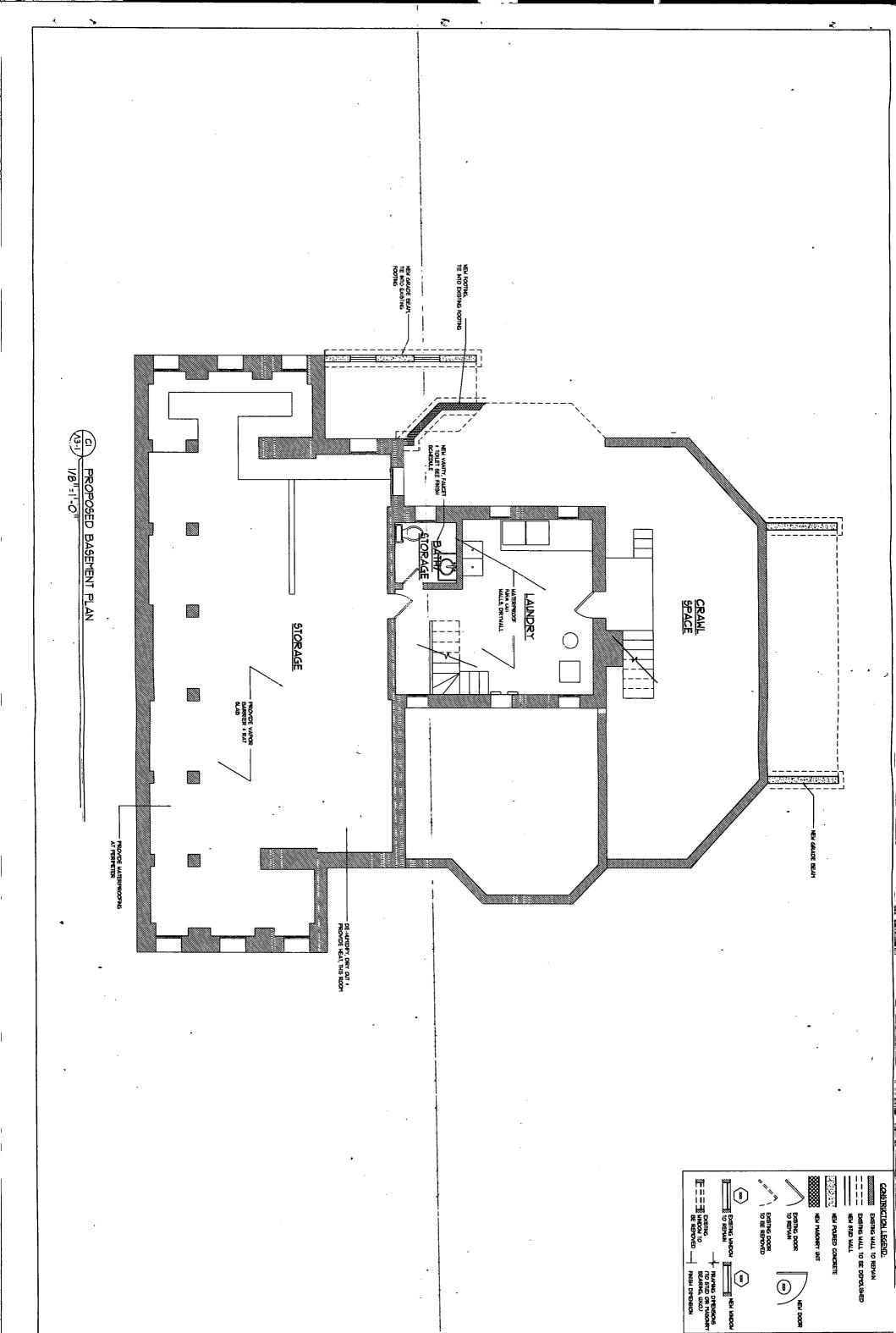
Weathlysin, DC 2007

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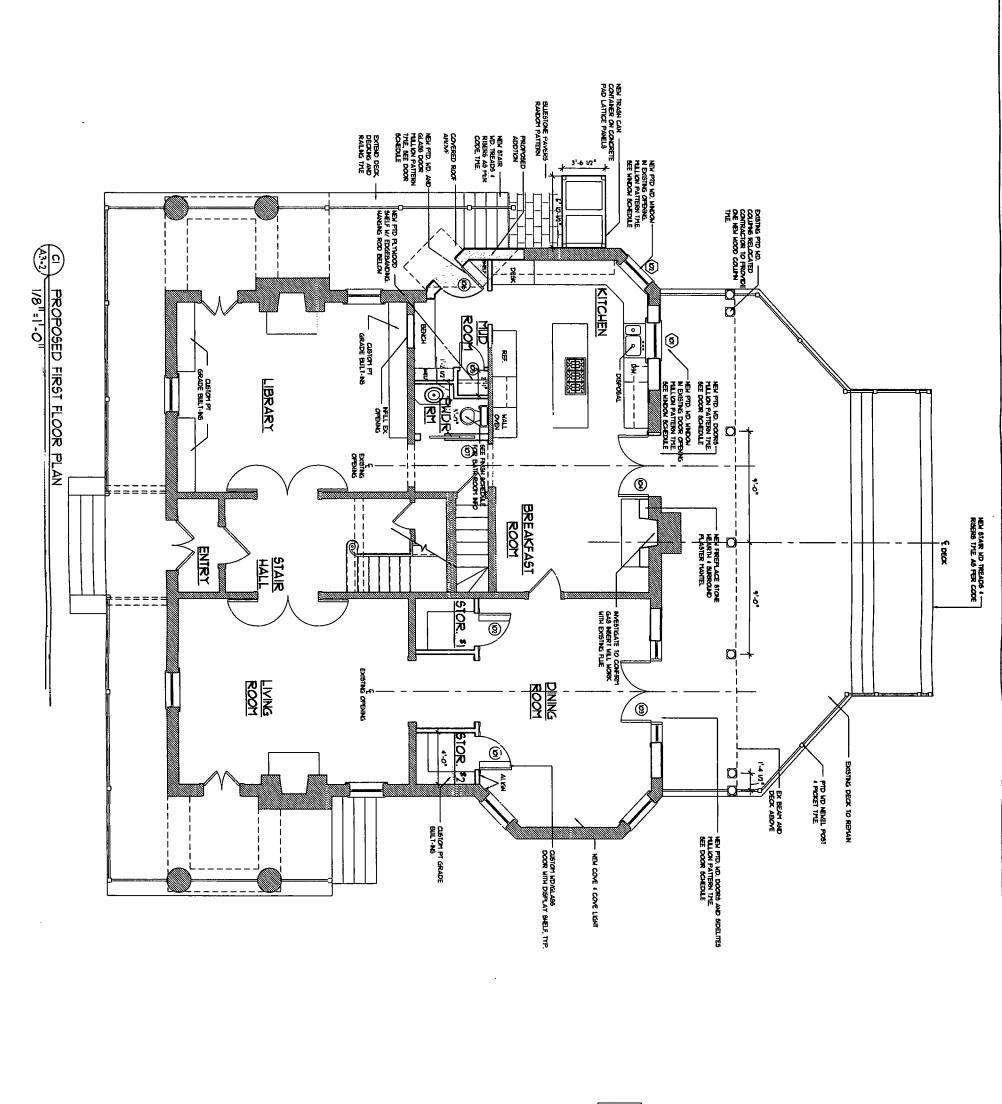
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DRAWING: PROPOSED BASEMENT PLAN
ISSUED:
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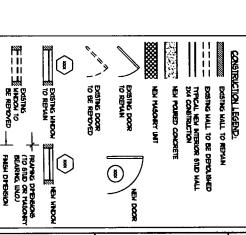
WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

ARCHITECTS INC

100 Permise Bred, NW
Sellis L2
Weshington, DC 20007
TELE: 202.377.25
FAX: 202.371.460



NOTE: PROVIDE NEW RADIATORS THIS FLOOR

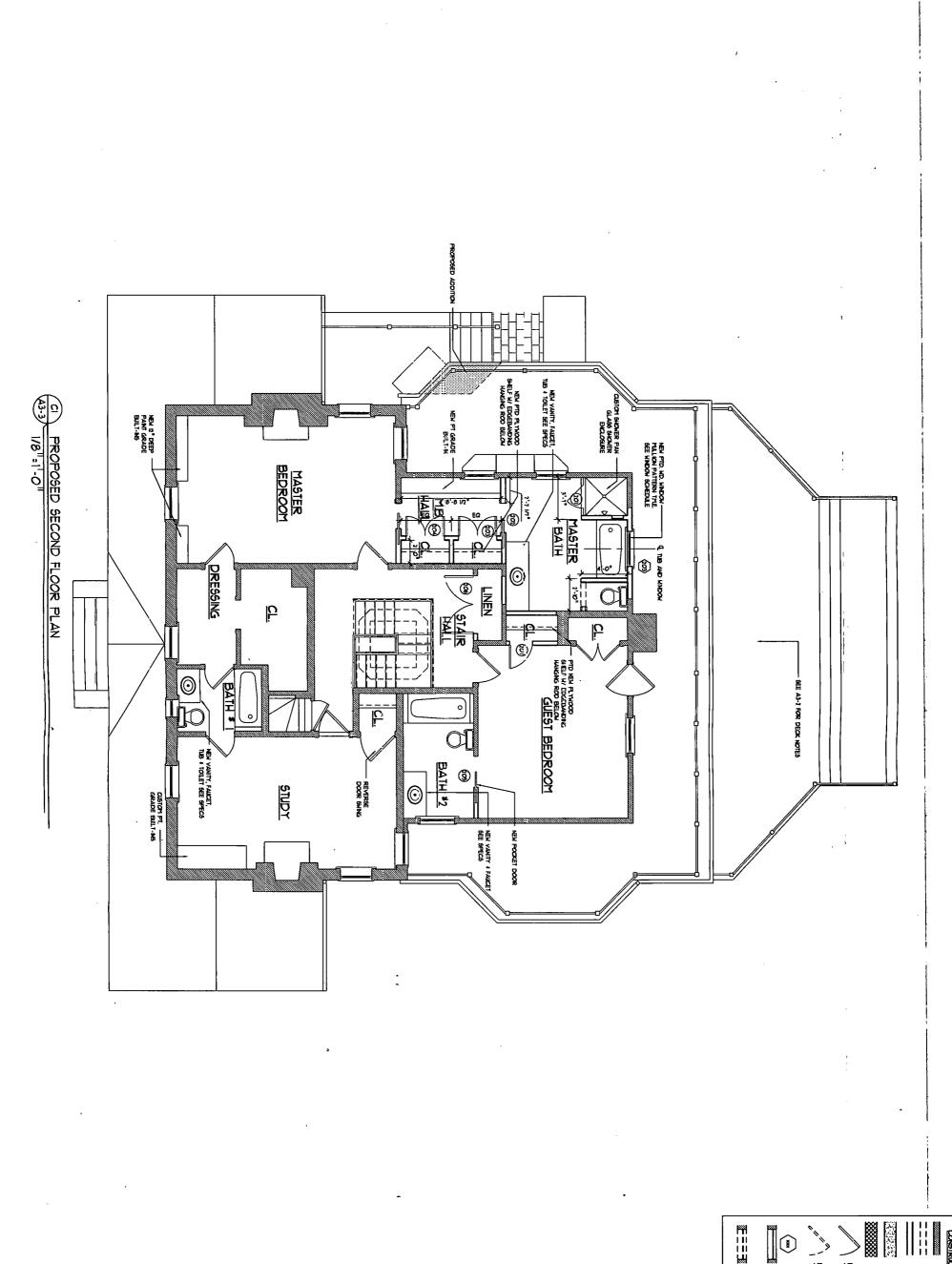


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DRAWING: PROPOSED FRST FLOOR FLAN
ISSUED:
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WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20315-4231

ARCHITECTS INC.
1000 Petense Street, NW adds 1-2
Weakington, DC 2007

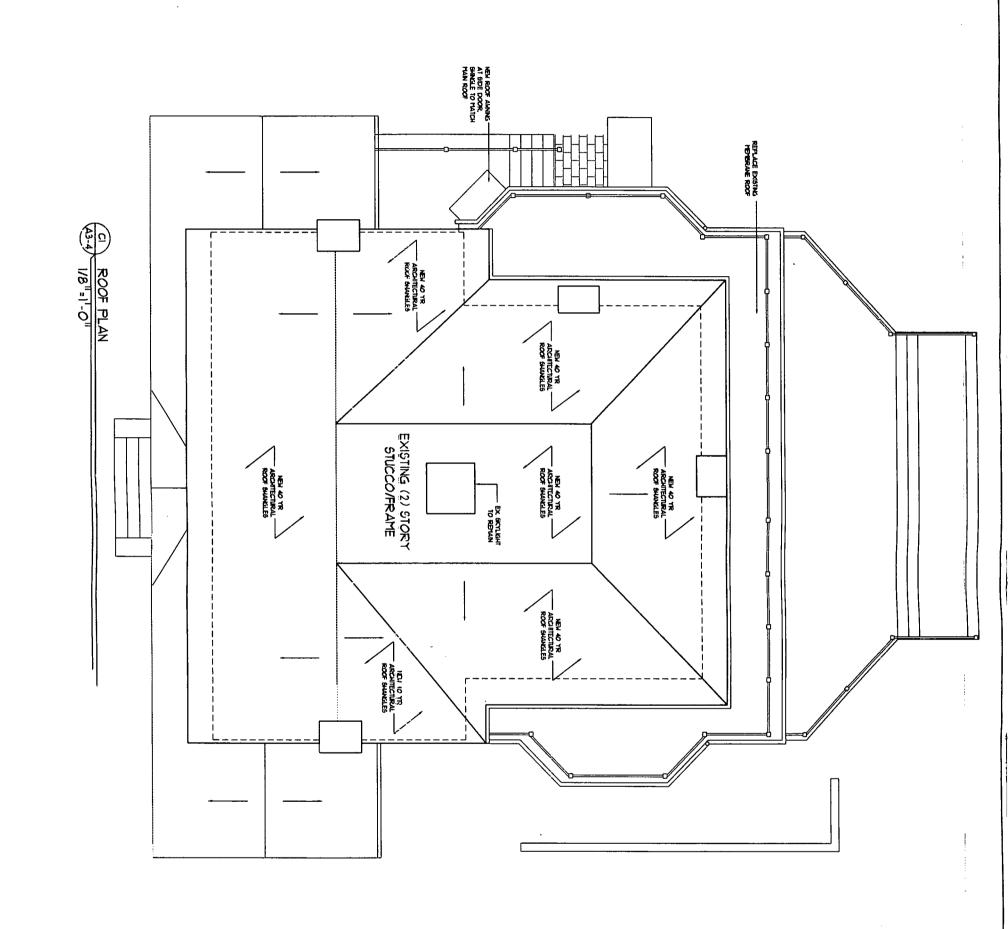


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DRAWING: PROPOSED SECOND FLOOR PLAN
ISSUED:
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WHEELER
RESIDENCE
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

ARCHITECTS INC
1000 Feature Stret, NW
Solite L2
Weshington, DC 20007
TELE: 101.317.7669
FAX: 101.331.669



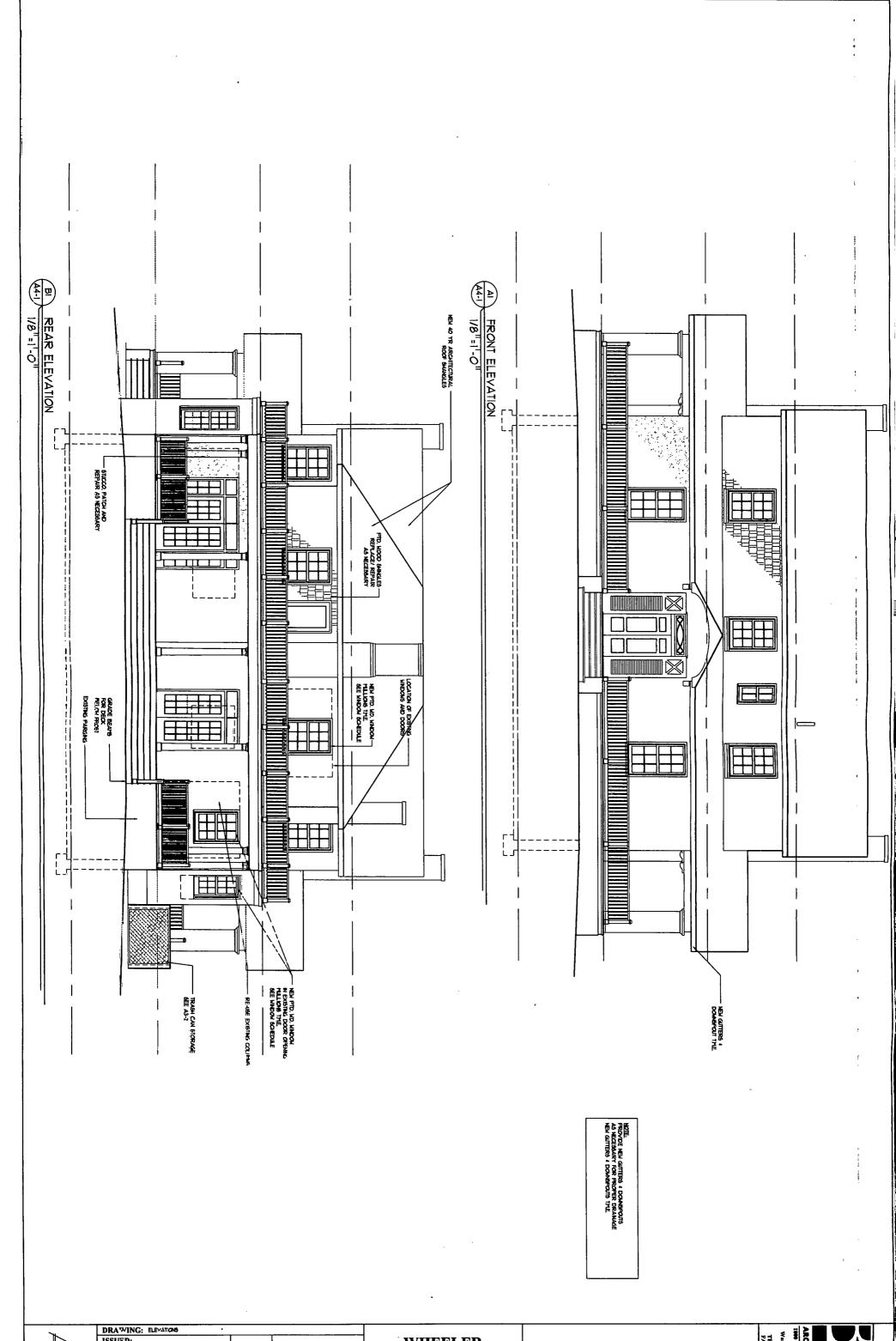
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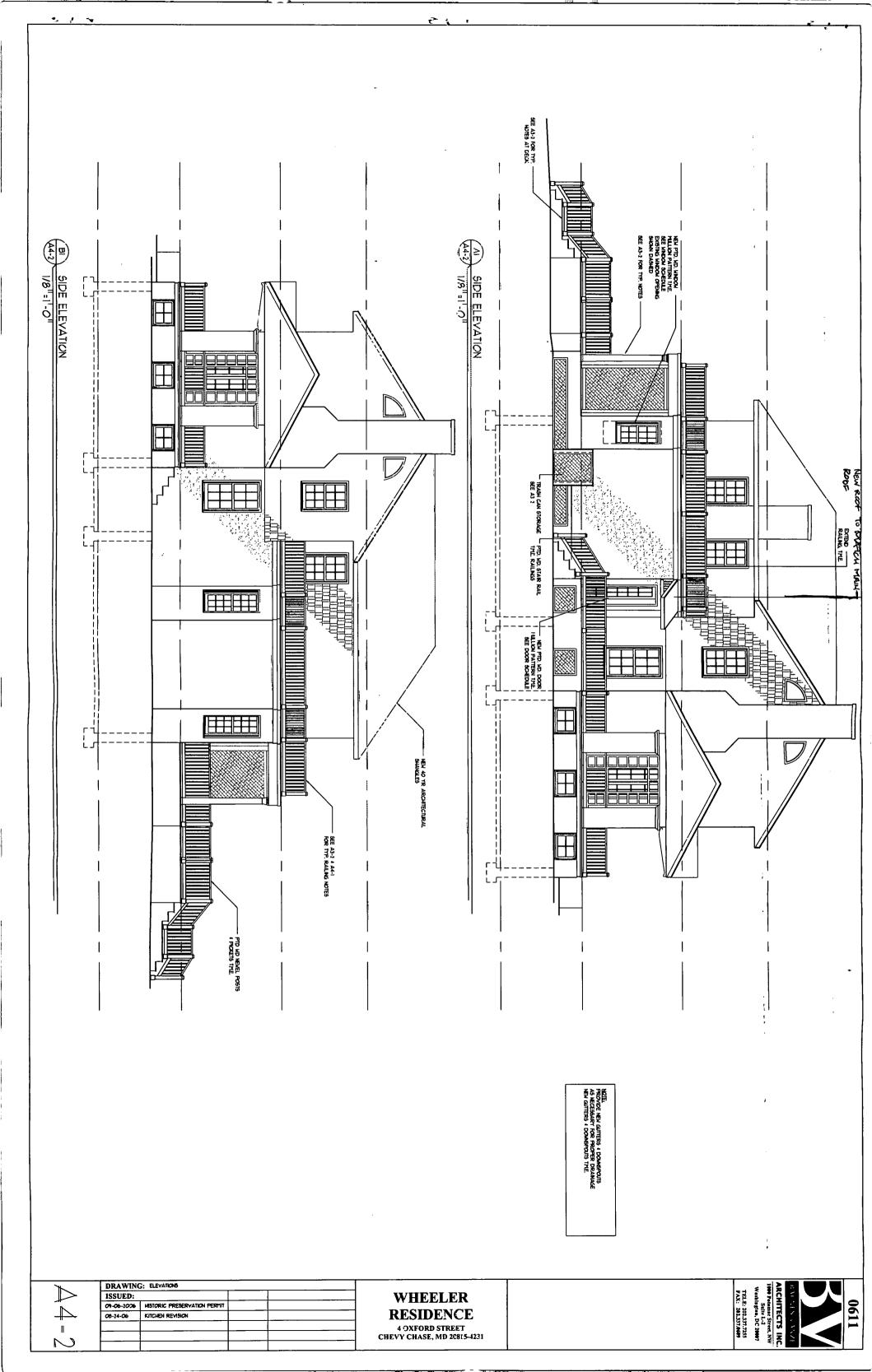


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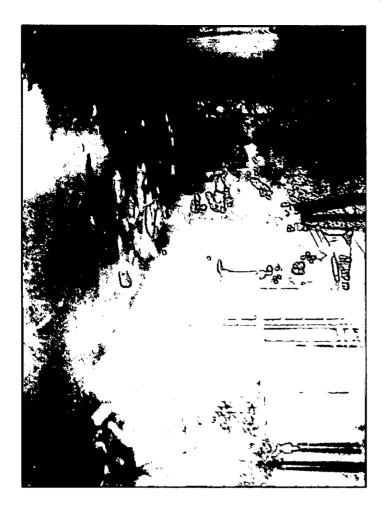
ARCHITECTS INC.
100 Polemes Street, NW.
2010 polemes, DC 2007
TELE: 2013/1725

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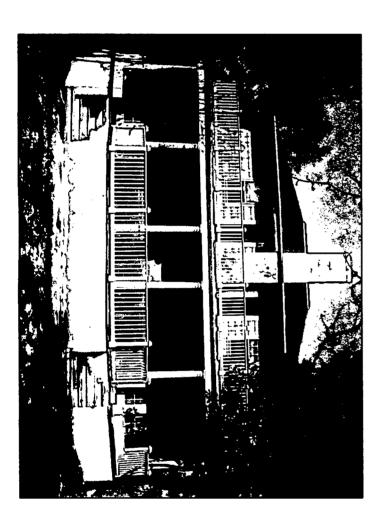
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(AA (U) SIDE (EAST) ELEVATION



IÌ  $\omega$  DRAWING: PHOTO PLAGES
ISSUED:

