

9 Oxford
Cherry Chase Villa of

2014 HAWP

STAFF ITEM

STAFF MEMBER: SCOTT WHIPPLE

SUBJECT: Revision to approved HAWP (Case 35/13-13CC), for new construction at 9 Oxford Street, a vacant lot in the Chevy Chase Historic District

DATE: August 13, 2014

BACKGROUND: On August 21, 2013, the HPC reviewed and approved the construction of a new house at the subject property.

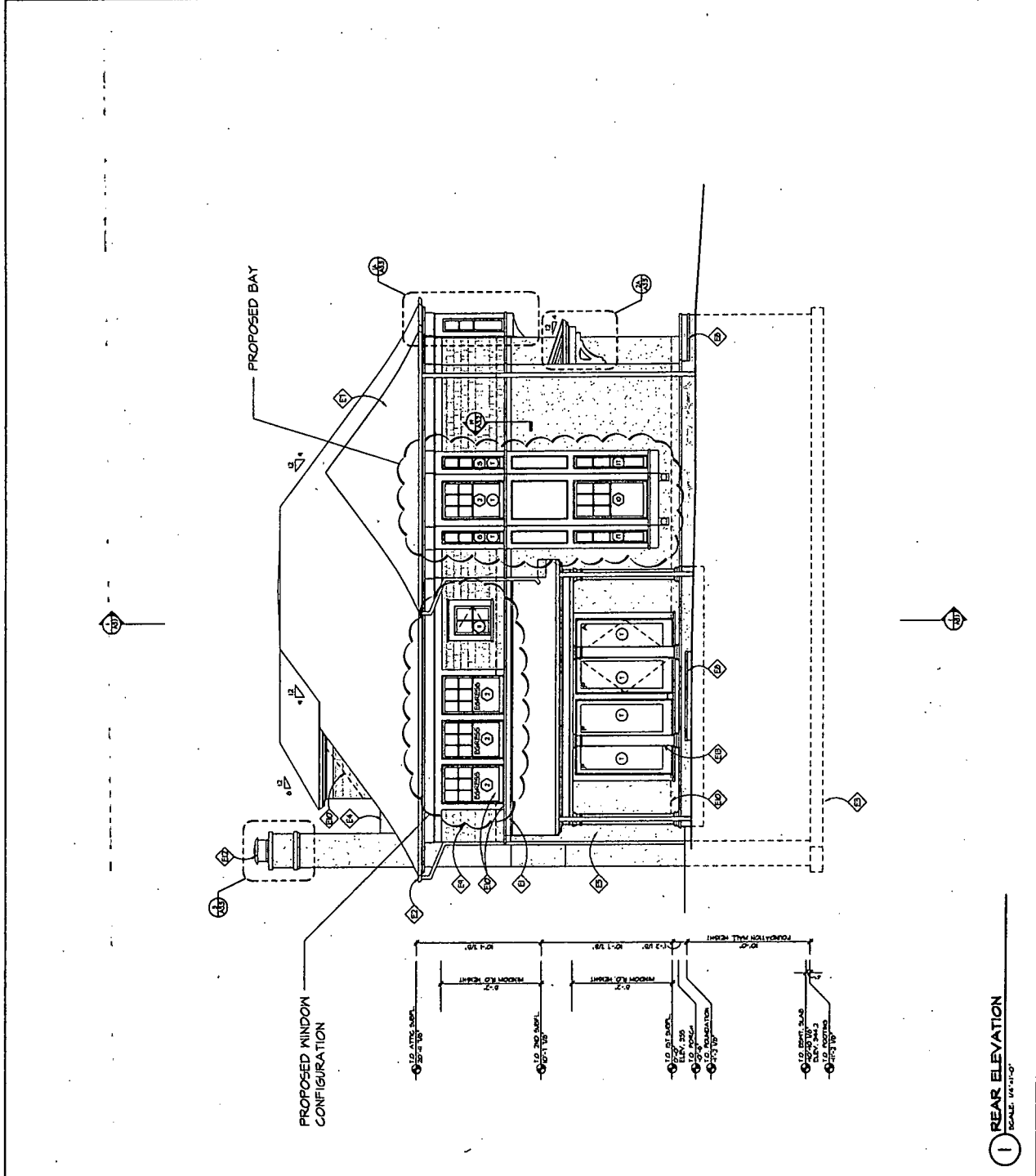
PROPOSAL: The applicants are requesting two revisions from their approved HAWP:

1. The applicants were approved to install a paired window in the second story, rear elevation. The applicants now propose to install a ganged set of three double-hung windows and one casement window in the second story rear elevation
2. The applicants were approved for a stacked pair of double hung windows on the rear elevation. The applicants now propose to a two story, three-side bay in the rear elevation with a single double hung window flanked by multi light windows on each story.

STAFF RECOMMENDATION: Staff finds this change to have no material effect on the historic resource and recommends the Commission approve this revision.

HPC DECISION:

<p>ARCHITECTS</p> <p>1000 CONSTRUCTION ROAD SUITE 200 ANNAPOLIS, MD 21401 PHONE: 410-291-1200 FAX: 410-291-1201</p>	<p>9 OXFORD STREET</p> <p>9 OXFORD STREET</p> <p>REAR ELEVATION</p>	<p>REVISIONS</p> <p>REVISED SET 08/03/10</p> <p>CONSTRUCTION SET CHANGE</p> <p>DATE</p> <p>BY</p>
<p>ELEVATION NOTES</p> <ul style="list-style-type: none"> 1. VERIFY ALL EXTERIOR EIGHT (8) TRIM DIMENSIONS IN FIELD. 2. VERIFY STONE VERTICALS AND HORIZONTALS. 3. VERIFY STONE VERTICALS AND HORIZONTALS. 4. VERIFY STONE VERTICALS AND HORIZONTALS. 5. VERIFY STONE VERTICALS AND HORIZONTALS. 6. VERIFY STONE VERTICALS AND HORIZONTALS. 7. VERIFY STONE VERTICALS AND HORIZONTALS. 8. VERIFY STONE VERTICALS AND HORIZONTALS. 9. VERIFY STONE VERTICALS AND HORIZONTALS. 10. VERIFY STONE VERTICALS AND HORIZONTALS. 11. VERIFY STONE VERTICALS AND HORIZONTALS. 12. VERIFY STONE VERTICALS AND HORIZONTALS. 13. VERIFY STONE VERTICALS AND HORIZONTALS. 14. VERIFY STONE VERTICALS AND HORIZONTALS. 15. VERIFY STONE VERTICALS AND HORIZONTALS. 16. VERIFY STONE VERTICALS AND HORIZONTALS. 17. VERIFY STONE VERTICALS AND HORIZONTALS. 18. VERIFY STONE VERTICALS AND HORIZONTALS. 19. VERIFY STONE VERTICALS AND HORIZONTALS. 20. VERIFY STONE VERTICALS AND HORIZONTALS. 		



REAR ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL AZEK TRIM NOTES

AZEK TRIM IS A POLYMER-BASED PRODUCT MADE FROM POLYETHYLENE TEREPHTHALATE (PET) AND CARBON FIBER. IT IS A DURABLE, WEATHER-RESISTANT MATERIAL THAT DOES NOT ROT, CRACK, OR WARP. IT IS EASY TO INSTALL AND MAINTAIN.

BEFORE INSTALLATION, SURFACE SHOULD BE CLEAN, DRY, AND FREE OF OILS, GREASE, AND DUST. USE AZEK ADHESIVE TO ATTACH TRIM TO SURFACE. APPLY ADHESIVE TO BACK OF TRIM AND PRESS INTO PLACE. TRIM SHOULD BE FULLY CURED FOR 24 HOURS BEFORE FINISHING.

IF STANDARD PVC CONCRETE IS USED, APPLY AZEK TRIM TO SURFACE AND FINISH WITH AZEK ADHESIVE. IF AZEK TRIM IS USED, APPLY AZEK ADHESIVE TO SURFACE AND FINISH WITH AZEK ADHESIVE. TRIM SHOULD BE FULLY CURED FOR 24 HOURS BEFORE FINISHING.

FOR BEST RESULTS, SURFACES TO BE ADDED SHOULD BE SMOOTH, CLEAN AND IN COMPLETE CONTACT WITH EACH OTHER.

DO NOT EXPOSE AZEK TRIM TO DIRECT SUNLIGHT, EXCESSIVE HEAT, OR OTHER ENVIRONMENTAL CONDITIONS THAT MAY CAUSE DISCOLORATION OR WEAR. AZEK TRIM IS NOT INTENDED FOR USE IN EXTREMELY HOT OR COLD WEATHER.

AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE. PROPERLY FASTENING AZEK MATERIAL, ALONG ITS ENTIRE LENGTH, WILL MINIMIZE EXPANSION AND CONTRACTION.

NEVER USE AZEK TRIM TO COVER UP DEFECTS OR WEAR IN EXISTING SURFACES. ALWAYS EXPAND AND CONTRACT AZEK TRIM TO MATCH SURFACE IT IS BEING APPLIED TO.

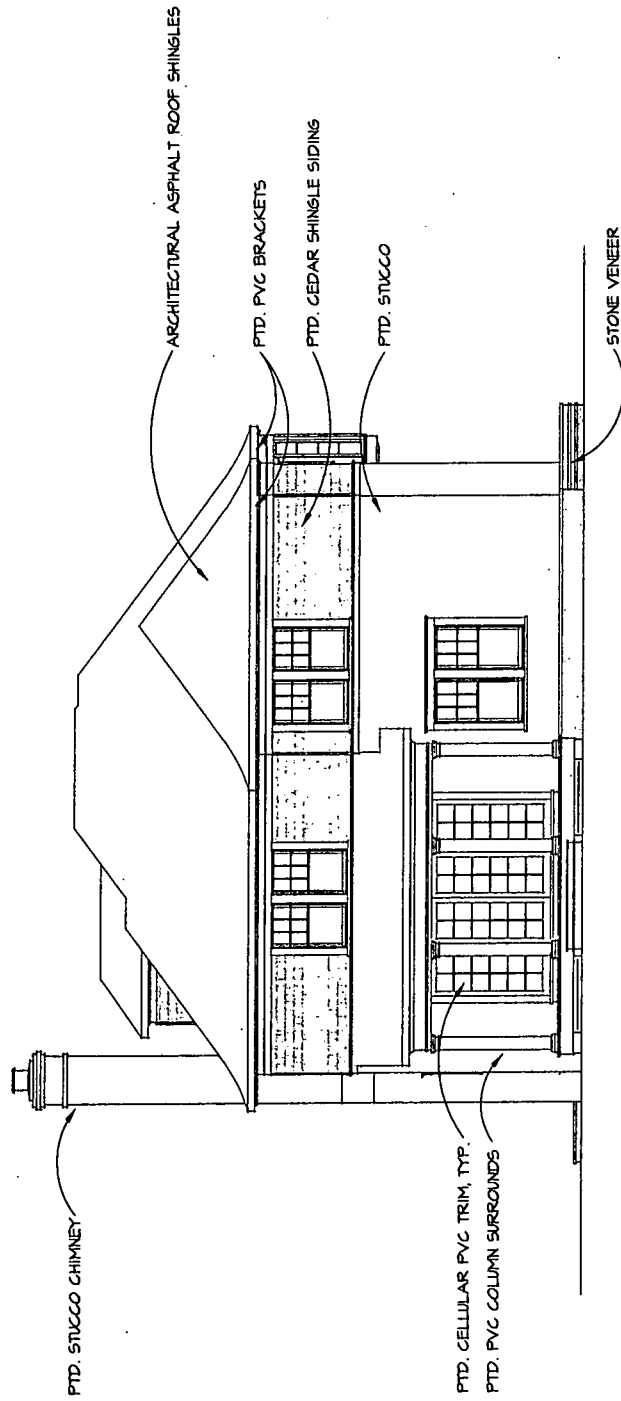
SEE PRODUCT LITERATURE FOR MORE INFORMATION.

APPLY AZEK ADHESIVE HERE

FOR MORE INFORMATION, VISIT WWW.AZEK.COM OR CALL 877-AZEK-4462.

REVISED

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<p>A2:2</p>		



GRAPHIC SCALE



1 REAR ELEVATION
SCALE: 1/8"=1'-0"

10



HAWP APPLICATION

GTM ARCHITECTS

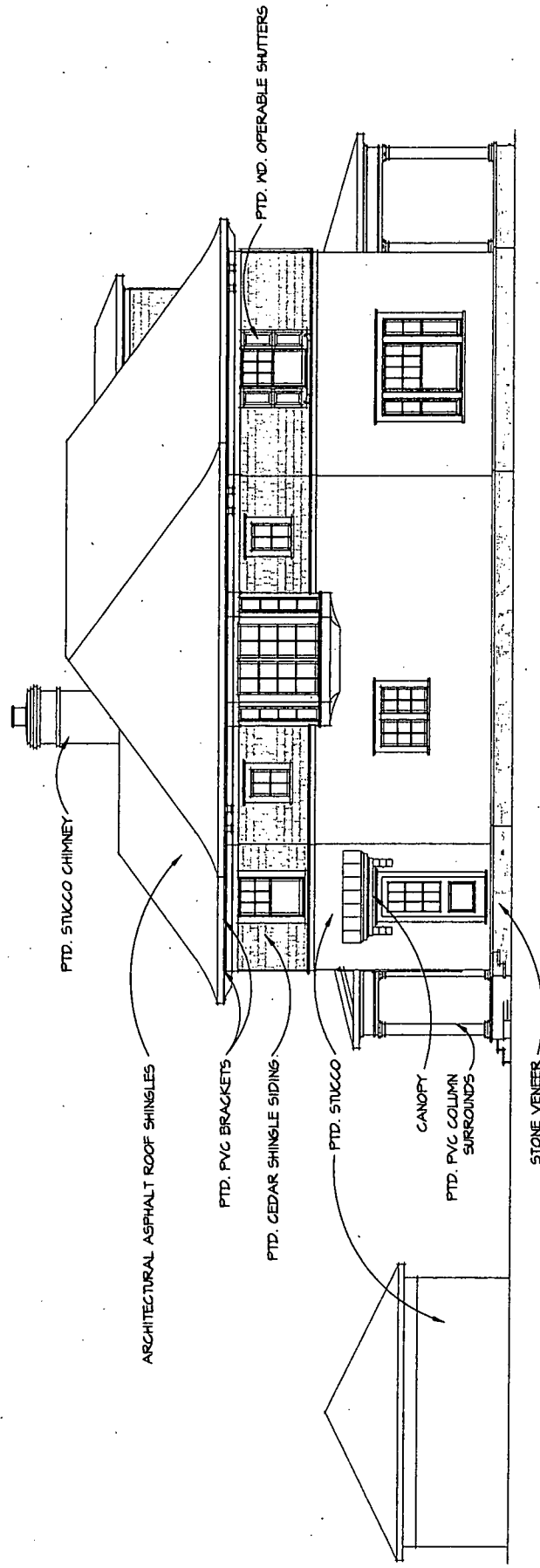
9 OXFORD - HPC MEETING 08/21/2013

9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

APPROVED



GRAPHIC SCALE



1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



G T M A R C H I T E C T S

HAWP APPLICATION

9 OXFORD - HPC MEETING 08/21/2013

9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212
 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

APPROVED



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: August 28, 2014

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Michael Kyne *MK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #643838: new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved As Amended** at the August 13, 2014 Historic Preservation Commission meeting.

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

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

Applicant: James Gibson/Gibson Builders
Address: 9 Oxford Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



STAFF ITEM

STAFF MEMBER: SCOTT WHIPPLE

SUBJECT: Revision to approved HAWP (Case 35/13-13CC), for new construction at 9 Oxford Street, a vacant lot in the Chevy Chase Historic District

DATE: August 13, 2014

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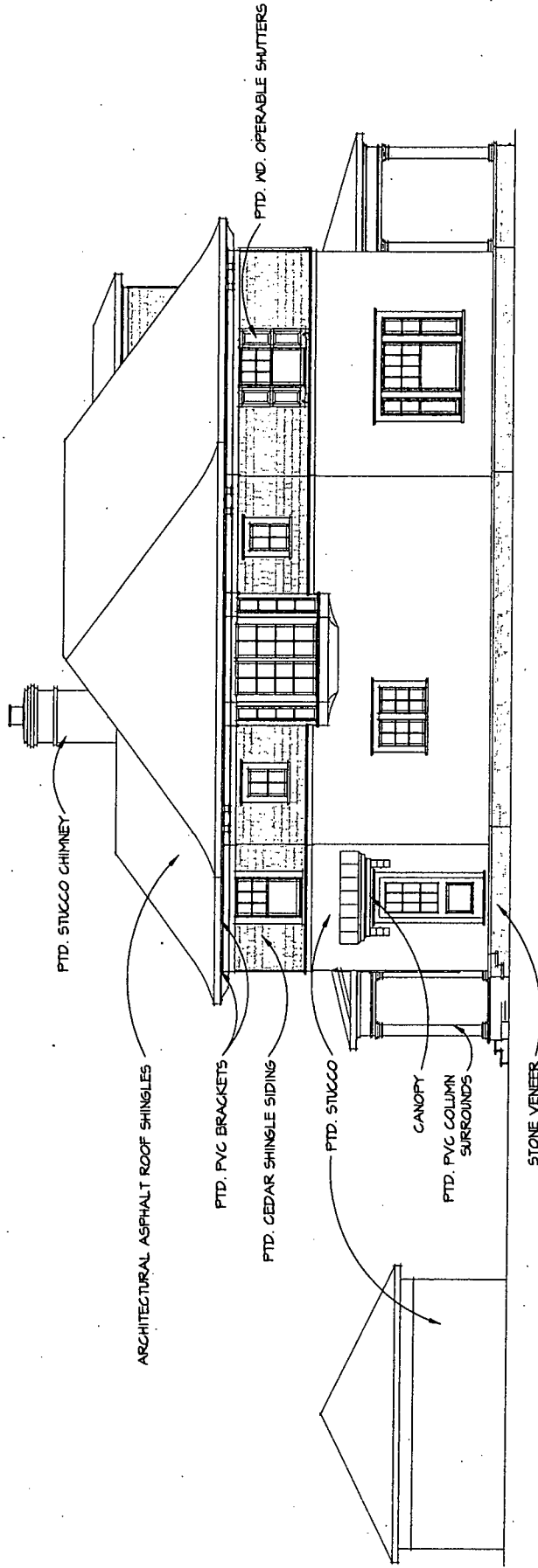
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STAFF RECOMMENDATION: Staff finds this change to have no material effect on the historic resource and recommends the Commission approve this revision.

HPC DECISION:

Large
Drawings
Stamped



GRAPHIC SCALE



1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

GTM

9 OXFORD - HPC MEETING 08/21/2013

9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212

HAWP APPLICATION

G T M ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

APPROVED



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: August 21, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

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Applicant: James Gibson/Gibson Builders

Address: 9 Oxford Street, Chevy Chase



**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:

Existing lot is vacant.

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

New 5800± SF single family home w/ front + rear covered porches.
New 2-car garage. 4-squire masonry + materials (stucco, cedar
shingle, cornice brackets) fit within architectural context
of Chevy Chase Village. Per HRC comments on 7/10, we have
reduced overall width of the house from 44'-6" to 40'-0" and
have reduced lot coverage by approx. 100 sf. We've also reduced
bioidly height and amount
of impermeable surface sf.
as requested and simplified
design of the structure.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Oxford Street, Chevy Chase	Meeting Date:	8/21/13
Resource:	Vacant Lot Chevy Chase Village Historic District	Report Date:	8/14/13
Applicant:	James Gibson/Gibson Builders (Luke Olson, Agent)	Public Notice:	8/7/13
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-13CC	Staff:	Anne Fothergill
PROPOSAL: New construction			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: vacant lot within the Chevy Chase Village Historic District

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on July 10, 2013. Overall the HPC was very supportive of the proposed new house but recommended that the house width be reduced slightly, that there be additional screening on the west side, and that the applicants work with neighbors to resolve their concerns about tree removal and storm water management. See Circles 46-85 for the plans, draft meeting transcript, and comments from the LAP and neighbors from the Preliminary Consultation.

PROPOSAL

The applicants are proposing to construct a 2½-story plus basement, 4,182 SF house (not including the basement) with a 2,508 SF footprint (including porches, bays chimneys, etc.) on the vacant lot. The proposed house is 34 feet tall to the roof ridge and 36 feet wide at the front. The house will have cedar shingles and stucco, wood windows with simulated divided lights, wood shutters, stone veneer foundation, stucco chimney, painted synthetic columns and trim, and an asphalt shingle roof.

The applicants also propose a 480 SF two-car stucco garage with wood garage doors located behind the house. They propose a driveway of pervious pavers or brick tracks leading into a full width permeable surface driveway along the west side of the property. There will be a brick front walkway and a flagstone patio behind the house.

The proposed lot coverage is 25.7% (maximum allowed is 26.9%) and including porches, bays, steps, etc. ~~the lot coverage is 32.8% (maximum allowed is 35%).~~

The applicants propose to remove 17 trees that have been determined to be dead, dying or hazardous by an

arborist, which means their removal does not require HPC approval. They propose to remove two additional trees, 16” sugar maple and 12” Norway maple, and to protect two trees, 24” silver maple and 13” pin oak. They have submitted a tree replacement plan (see Circles 27-35 for proposed tree removal and replacement). Chevy Chase Village has a Tree Ordinance Board and the applicants have been preliminarily approved for their Village tree removal permit.

See proposed plans and photos in Circles 9-44. The applicants have also provided building footprint and height comparisons of the adjacent houses in Circles 25 + 26.

Chevy Chase Village has reviewed this proposal and the Local Advisory Panel previously provided comments in Circle 82.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Chevy Chase Village *Guidelines* state that the HPC must give considerable weight to the recommendations of the LAP. The LAP’s comments are in Circle 82.

The *Guidelines* state that “a critical characteristic of the proposed historic district is its ‘naturalistic landscape,’ with numerous and ‘massive’ trees, a ‘remarkable park-like setting,’ and ‘dramatic canopies for the roads and houses.’... Thus, it is also of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space. For most Village residents, these landscape and scale issues far outweigh questions of architectural style.”

The *Guidelines* state:

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above—fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.

The *Guidelines* state the following *when reviewing Contributing and Outstanding Resources*:

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Chevy Chase *Guidelines* state that “the goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs... The key considerations in reviewing new construction should be the two paramount principles identified above—fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.”

Chapter 24A states: “In the case of an application for work on an historic resource located within an historic district, the commission shall **be lenient in its judgment** of plans for structures of little historical or design significance or **for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.**” (emphasis added)

Staff had initially raised concerns about the width, height, and lot coverage of the proposed house and the garage but at the Preliminary Consultation the majority of the Commission stated their support for the proposed scale and massing of the house and garage. Overall, the HPC was supportive of the proposed new house but recommended that the width of house be slightly reduced and that there be additional screening on the west side and that the applicants work with neighbors to resolve concerns about tree removal and storm water management. The applicants have responded to these concerns by reducing the width and height of the house, using permeable materials for the driveway, meeting with neighbors, and proposing tree replacement including screening between the houses.

The proposed house is a 2 ½ story house and as can be seen in the height comparison, the proposed house will not be taller than the adjacent contributing resources (7 and 11 Oxford), Across the street, 2 and 4 Oxford are contributing resources and 4A and 6 Oxford are non-contributing resources.

The *Guidelines* state that it is “of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space.” The proposed tree removal will have a large impact on the property and the streetscape and the park-like character but the applicants are proposing tree replacement including vegetative screening between the new house and the house to the west. Chevy Chase Village has a tree ordinance the proposed tree removal and landscape plan have been preliminarily approved by the Village.

The Commission generally supported this plan at the Preliminary Consultation and the only changes that have been made since that initial review are in response to suggestions that the HPC made. The HPC found that the proposed new construction was in keeping with the applicable guidelines and review criteria, and therefore staff recommends approval of the HAWP application.

STAFF RECOMMENDATION

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lolson@grmarchitects.com Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021

Tax Account No.: James Gibson callor Assigned
Contract Purchaser: James Gibson callor Assigned
Name of Property Owner: _____ Daytime Phone No.: 202-364-1555

Address: _____
Street Number City State Zip Code

Contractor: Gibson Builders Phone No.: 202-364-1555

Contractor Registration No.: _____

Agent for Owner: Luke Olson Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PROJECT

House Number: 9 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 32 Block: 57 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/WORK

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 1,200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 8 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

7/31/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 643838 Date Filed: _____ Date Issued: _____

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

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

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

Owner's mailing address

Owner's Agent's mailing address

GTM ARCHITECTS
C/O LAUREN CLARK
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

MICHAEL & Yael SUMMERFIELD
7 OXFORD STREET
CHEVY CHASE, MD 20815-4230

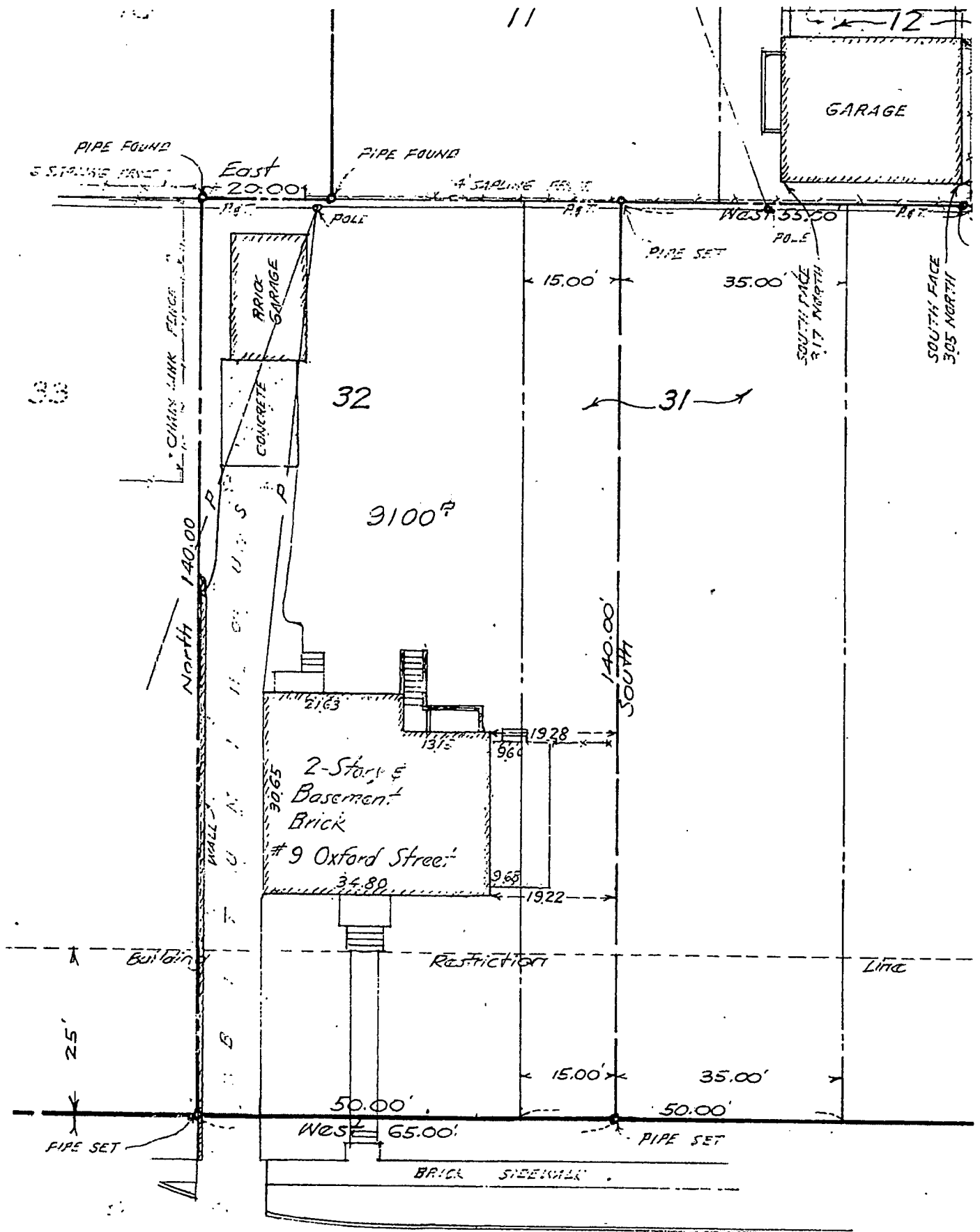
ELISABETH K BOAS
11 OXFORD STREET
CHEVY CHASE, MD 20815-4230

ALAN FLEISCHMANN & DAFNA TAPIERO
4A OXFORD STREET
CHEVY CHASE, MD 20815

PORTER & MARY WHEELER
4 OXFORD STREET
CHEVY CHASE, MD 20815-4231

CLARKE DRYDEN CAMPER
6 PRIMROSE STREET
CHEVY CHASE, MD 20815-4229

DAVID I. & M.R. GRANGER
8 PRIMROSE STREET
CHEVY CHASE, MD 20815



OXFORD original plat STREET

60

4

TREE TO BE SAVED
18" PIN OAK

LOT COVERAGE

MONTGOMERY COUNTY
 LOT AREA = 9100 SF
 COVERAGE = 1863+480 = 2343 = 25.7%
 26.9% (2447 SF) ALLOWED

CHEVY CHASE VILLAGE
 LOT AREA = 9100 SF
 COVERAGE = 2508+480 = 2988 = 32.8%
 35% (3195 SF) ALLOWED

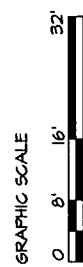
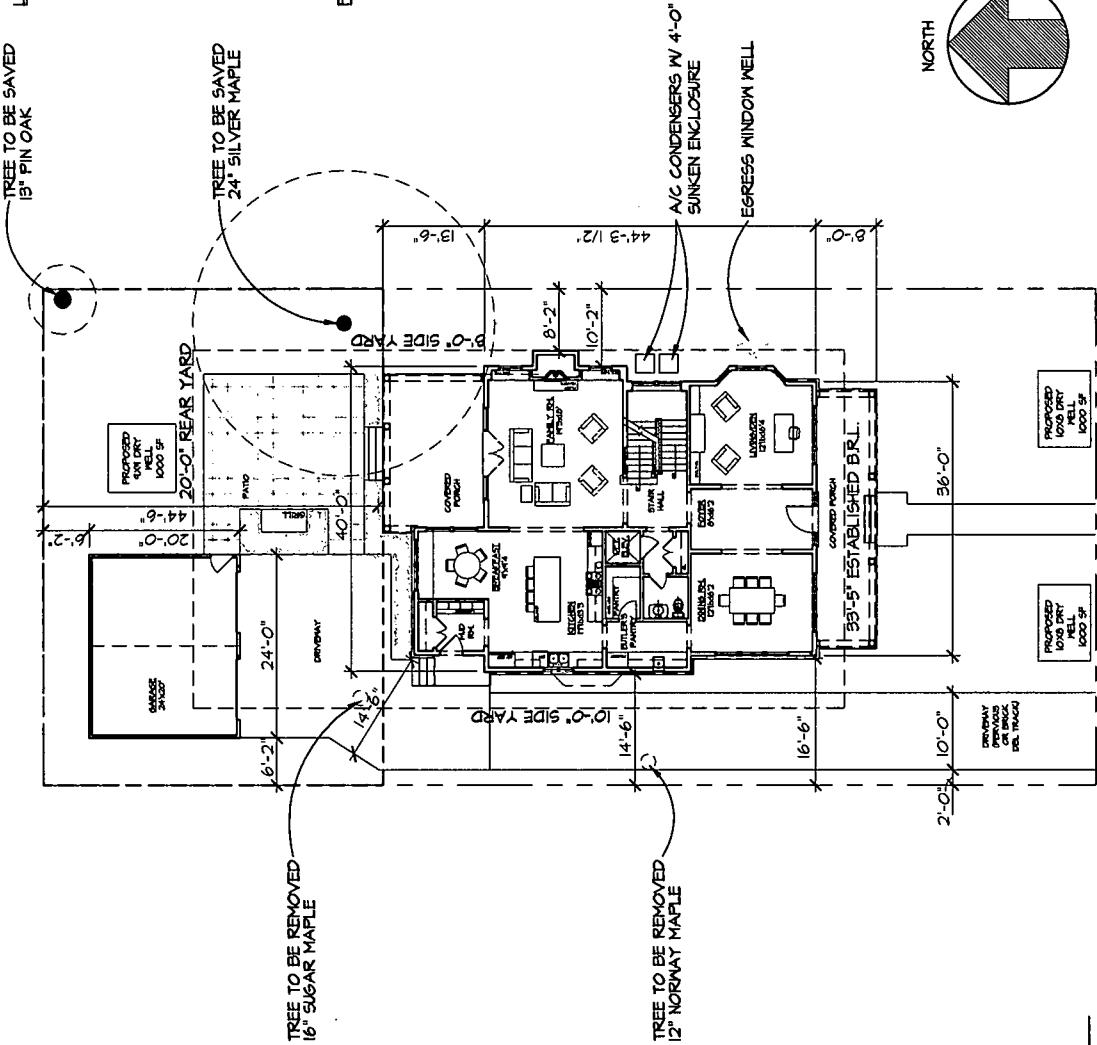
EXCLUDES
 PORCHES, BAYS,
 CHIMNEYS

INCLUDES
 PORCHES, BAYS,
 CHIMNEYS, STEPS,
 ETC.

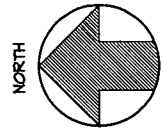
REAR YARD
 AREA = 2490 SF
 GARAGE = 480 SF = 16.3%
 20% (587 SF) ALLOWED

E.A.R.

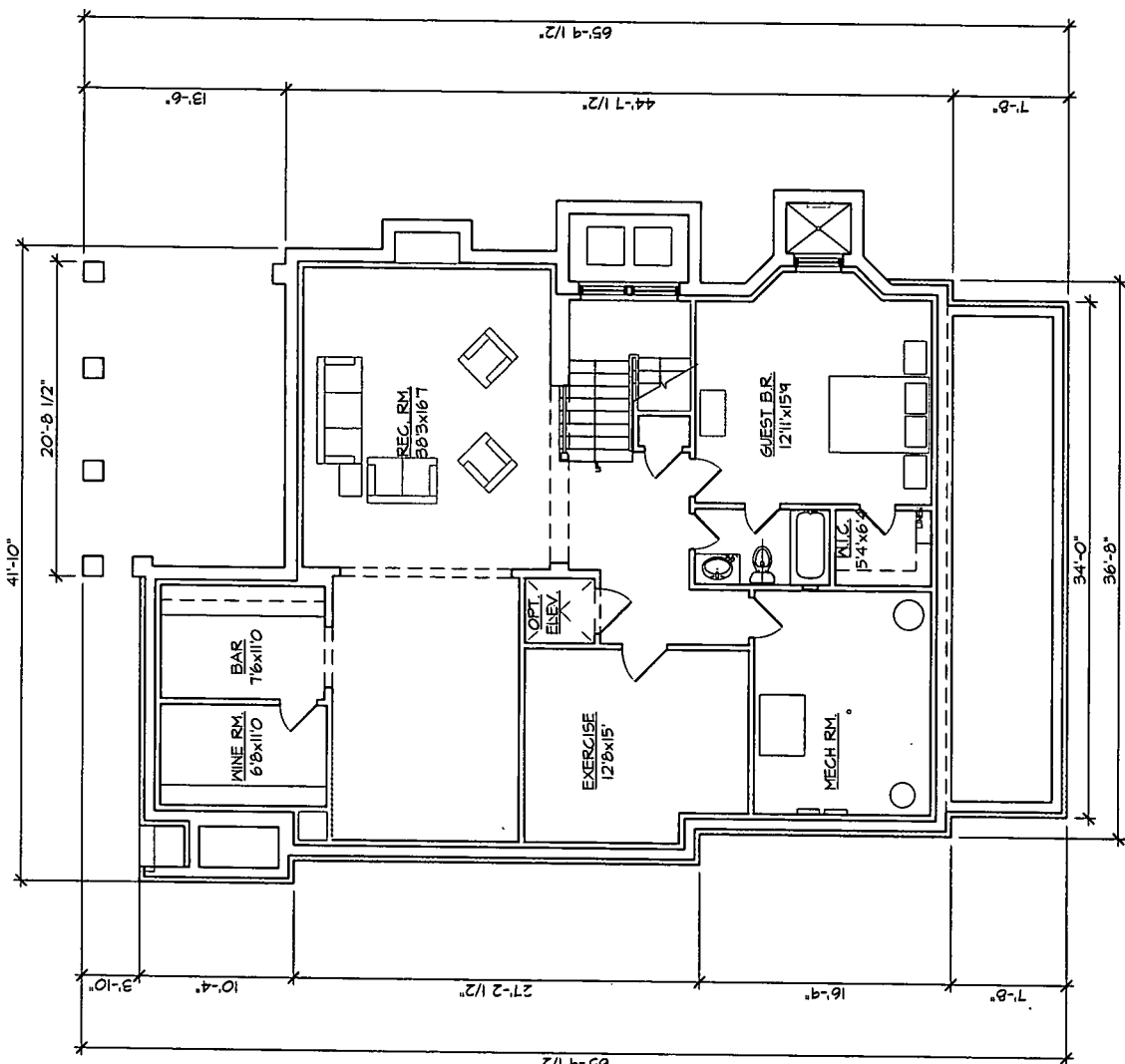
BASEMENT DOES NOT HAVE 5 VERTICAL EXPOSED FEET OF EXTERIOR WALL
 FIRST FLOOR GFA = 1872 SF
 SECOND FLOOR GFA = 1860 SF
 ATTIC GFA = 450 SF
 GARAGE GFA = 480 - 240 = 240 SF
 TOTAL GFA = 4410 / 9100 = 0.484
 0.50 (4550 SF) ALLOWED



1 SITE PLAN
 SCALE: 1/8" = 1'-0"



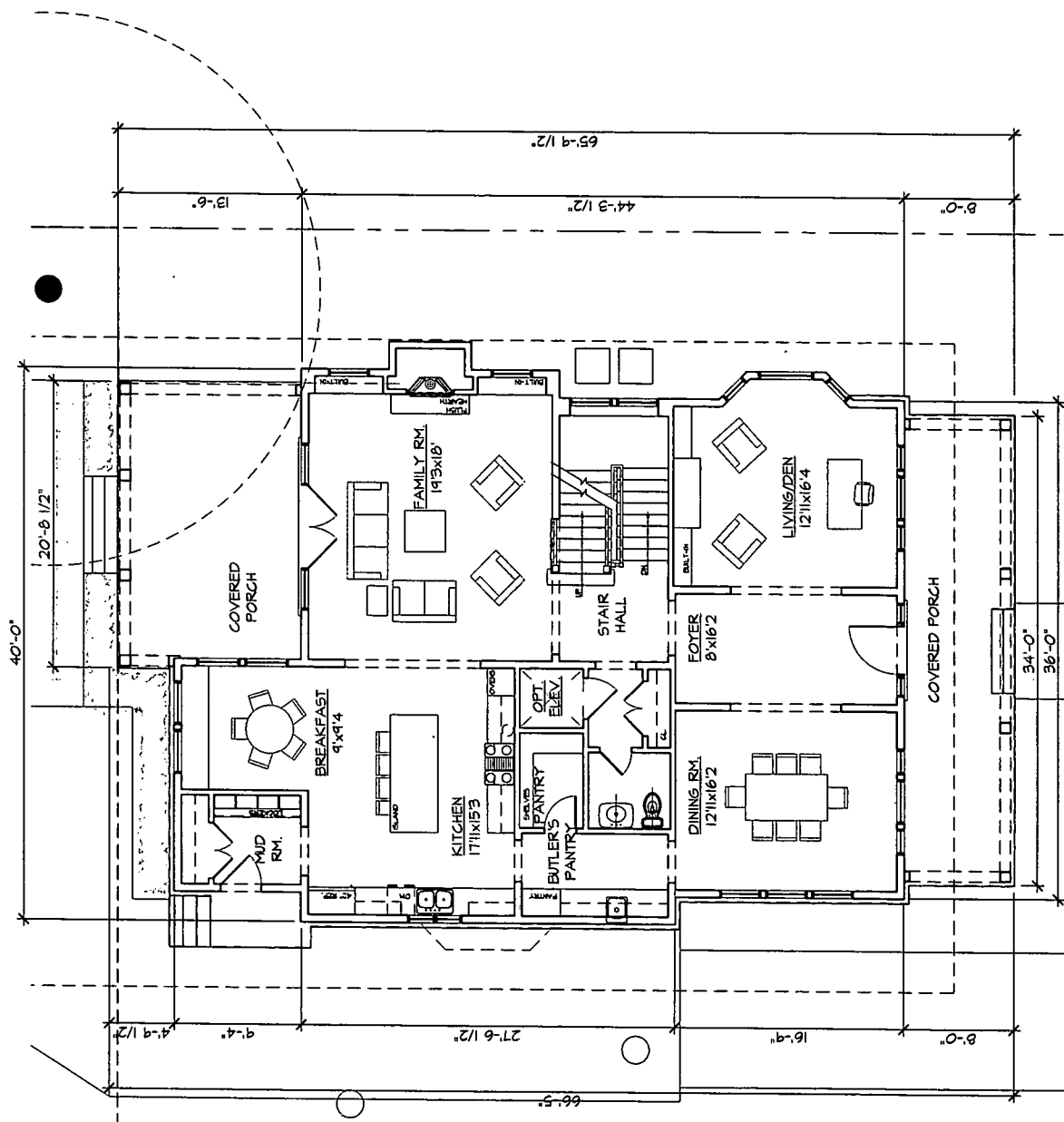
9



1,711 FIN. SF

1 LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"

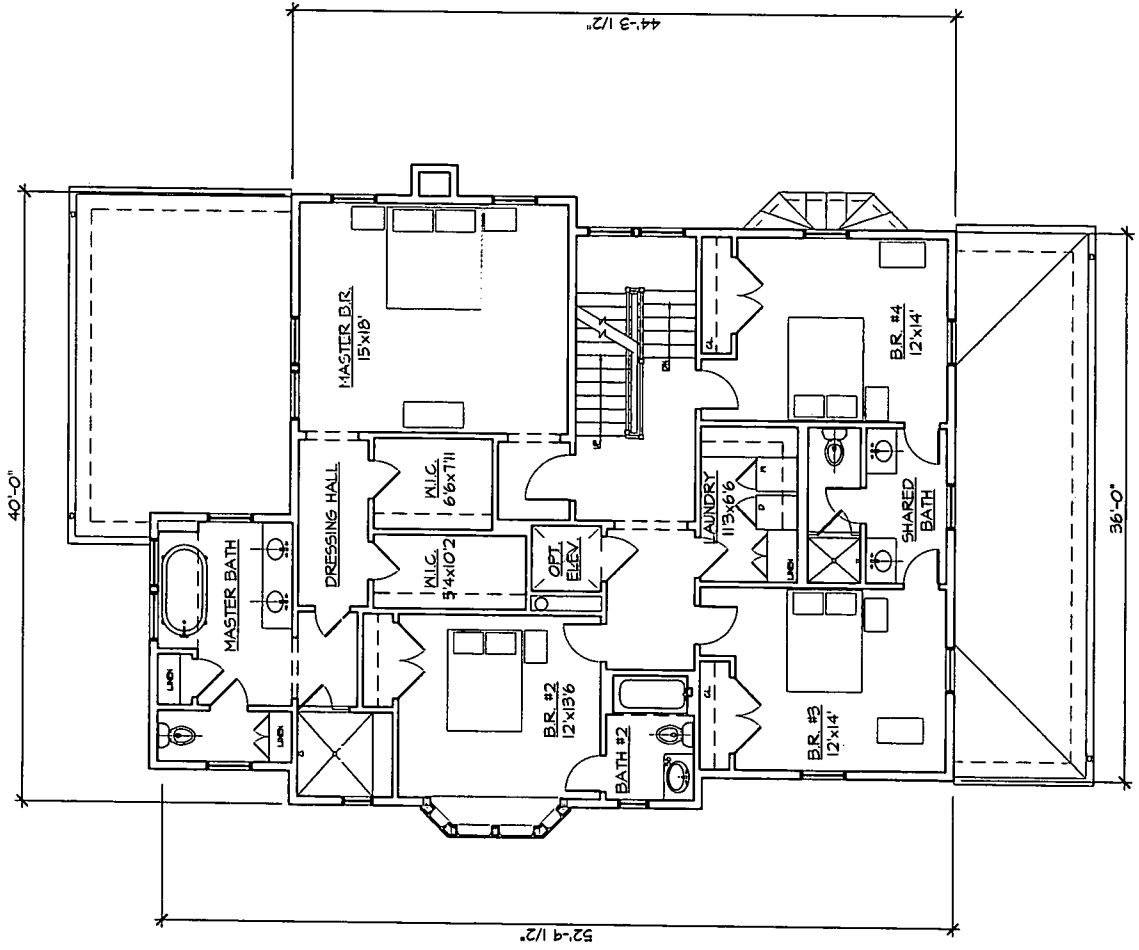




1/8" = 1' FIN. SF

1 FIRST FLOOR PLAN
SCALE 1/8" = 1'





GRAPHIC SCALE



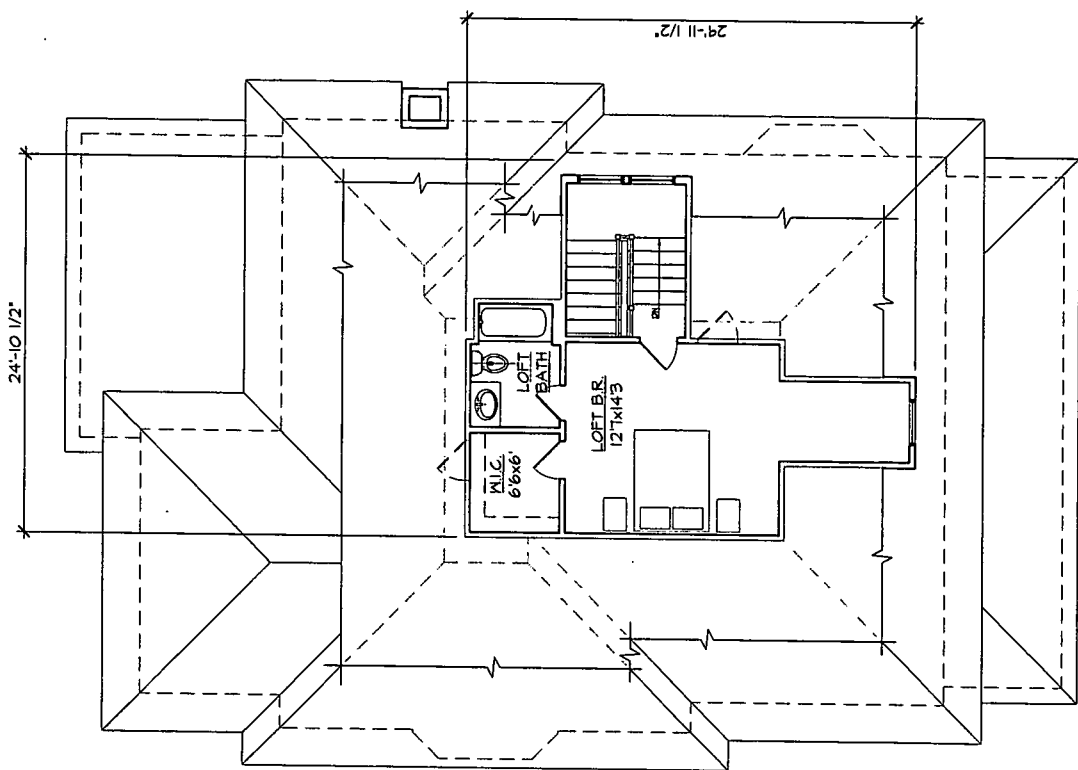
1,060 FIN. SF

1 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

9 OXFORD - HPC MEETING 08/21/2013

8 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212

2

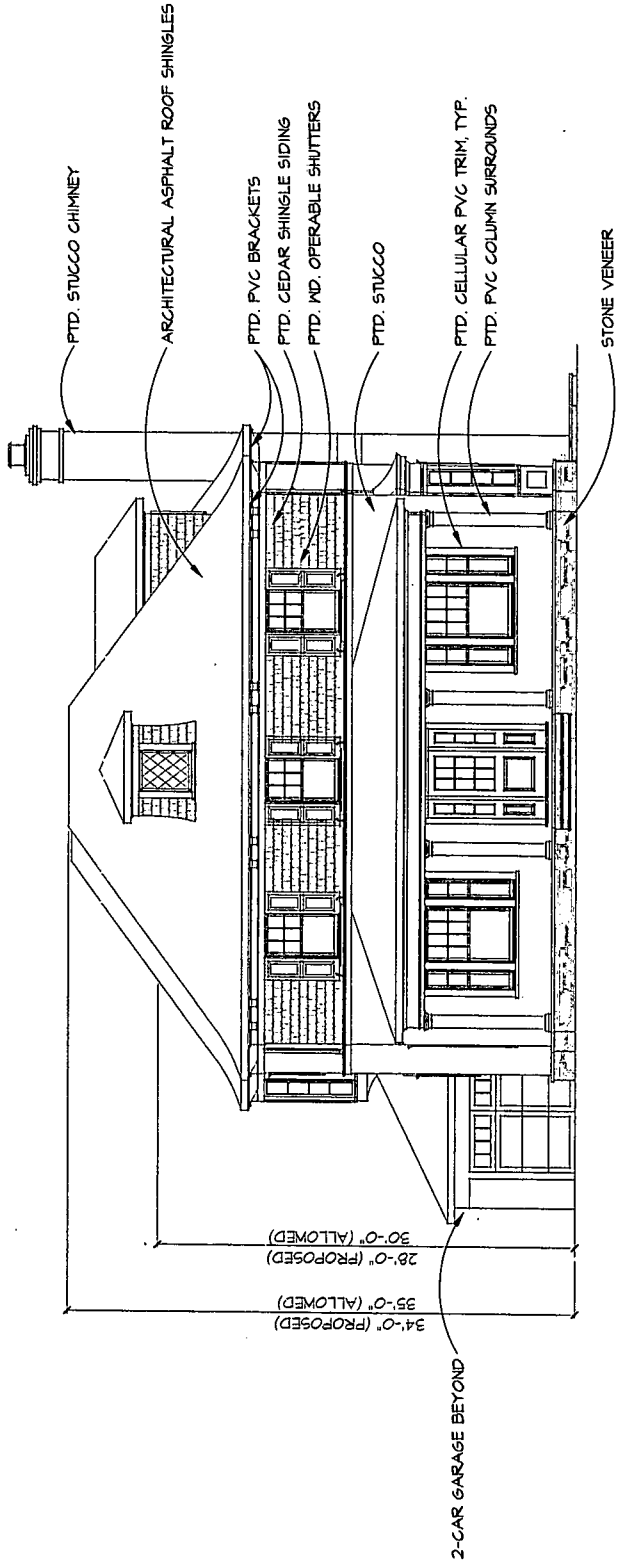


450 SF

1 ATTIC PLAN
SCALE: 1/8"=1'-0"

13





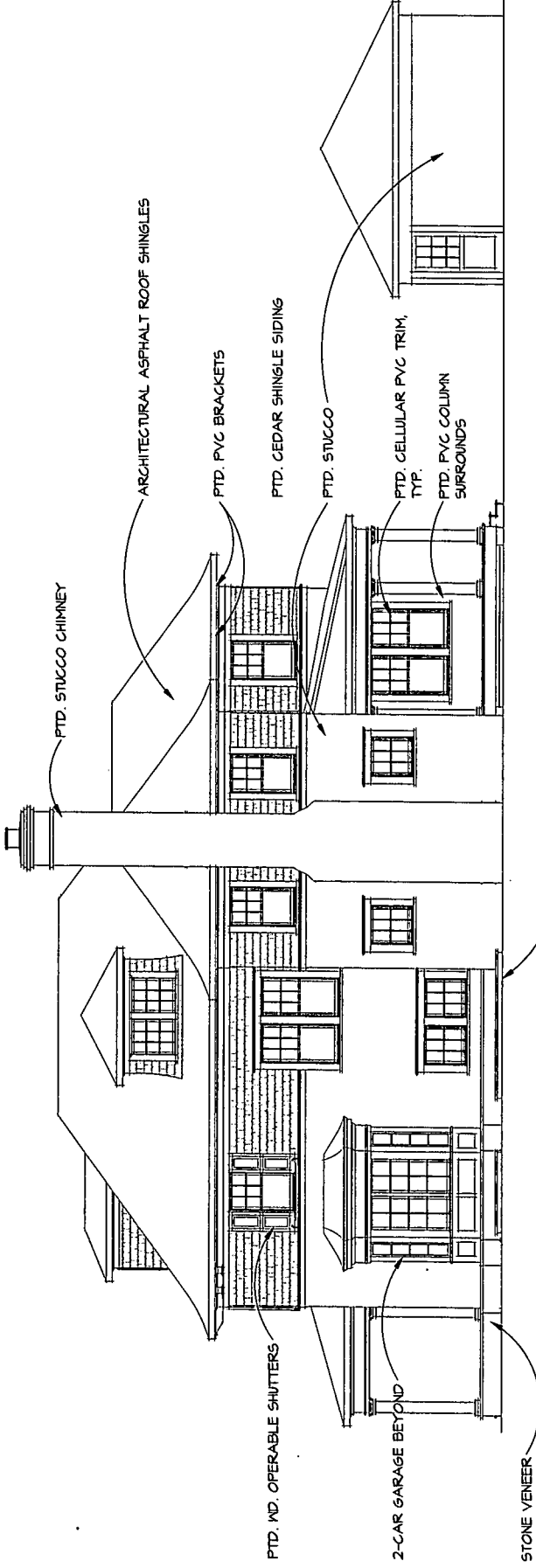
GRAPHIC SCALE



1 FRONT ELEVATION

SCALE 1/8"=1'-0"

3

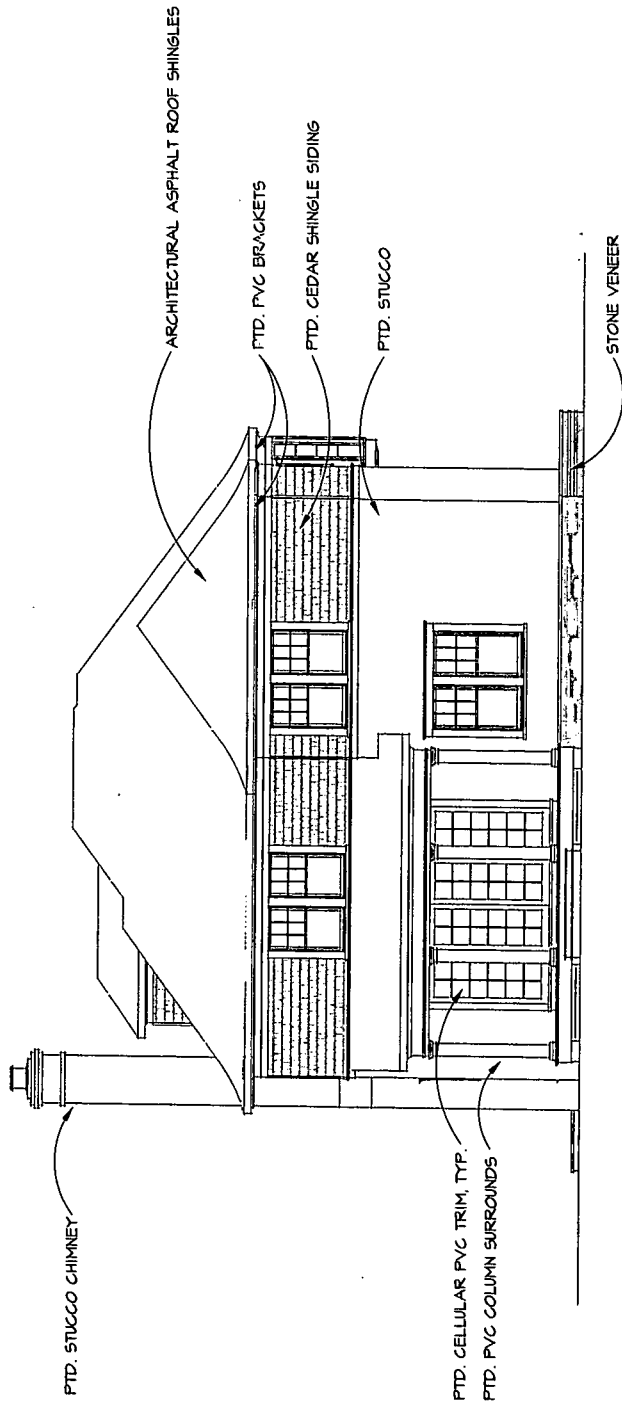


1 RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

9



15



GRAPHIC SCALE

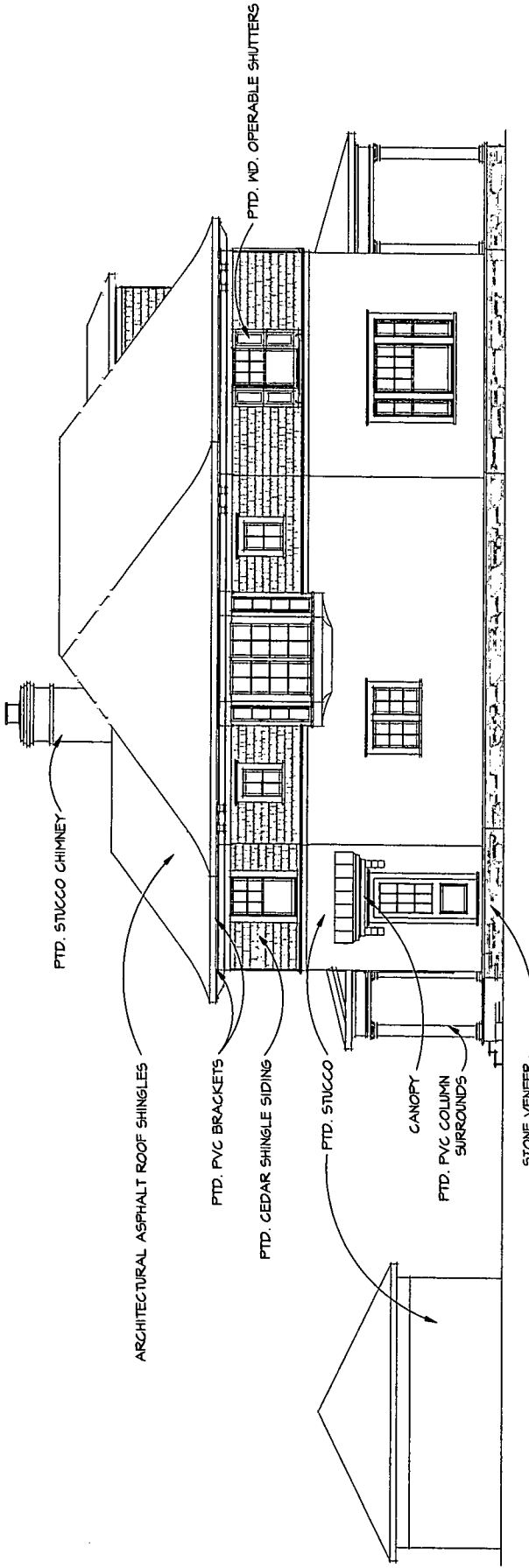


1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

10



16



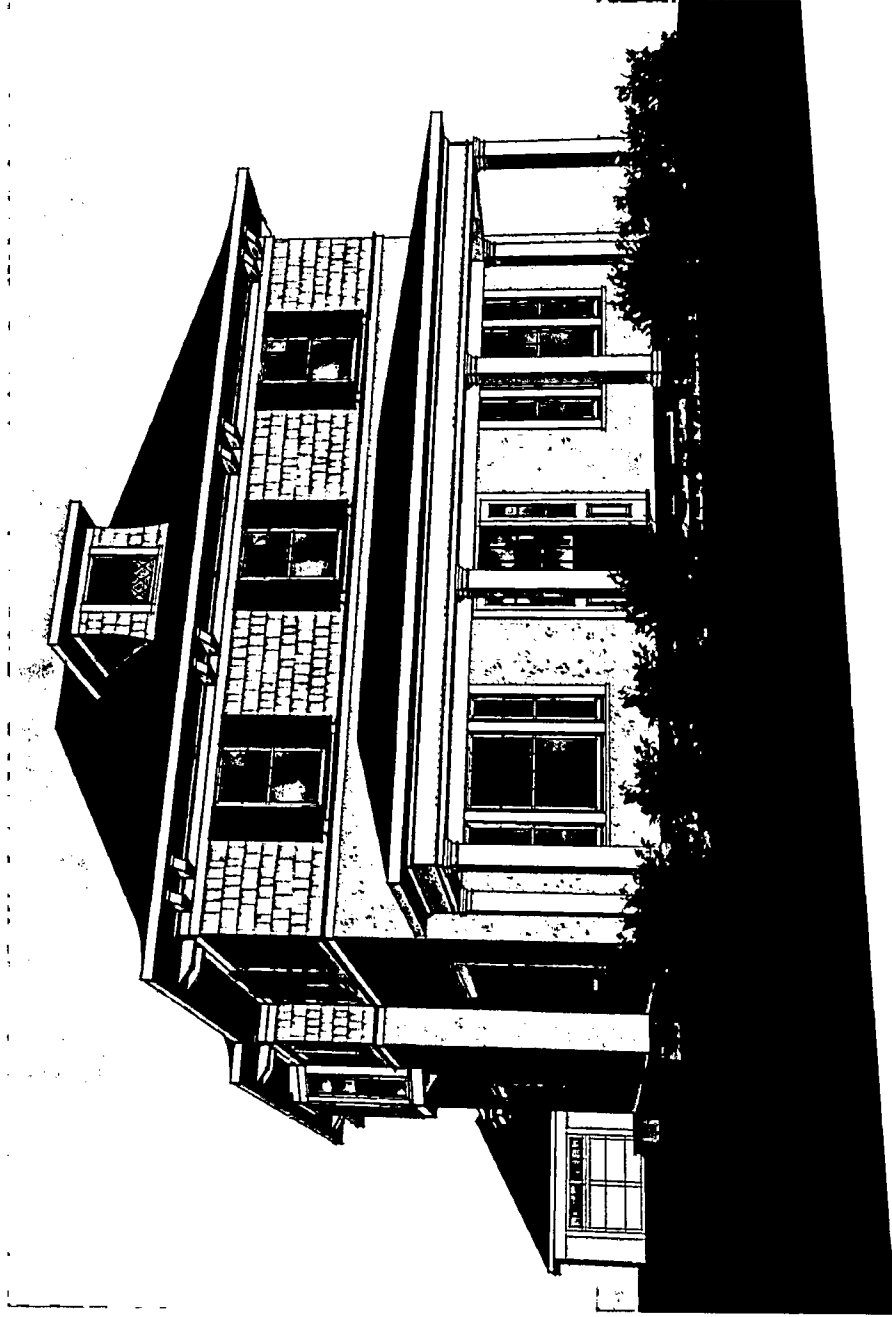
GRAPHIC SCALE



1 LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"

13





5,831 FIN. SF

8

9 OXFORD - HPC MEETING 08/21/2013

9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212

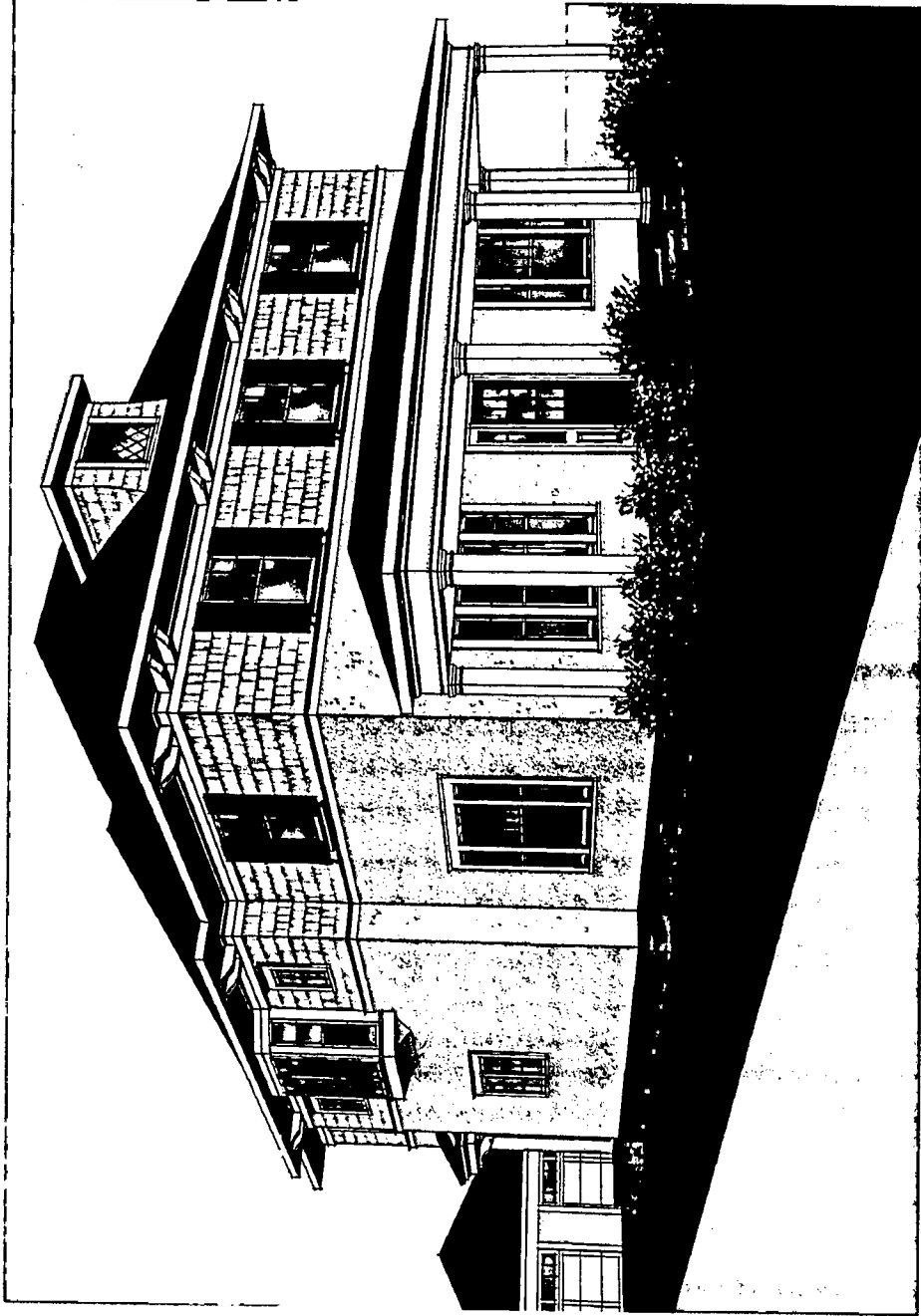
HAWP APPLICATION

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G T M A R C H I T E C T S

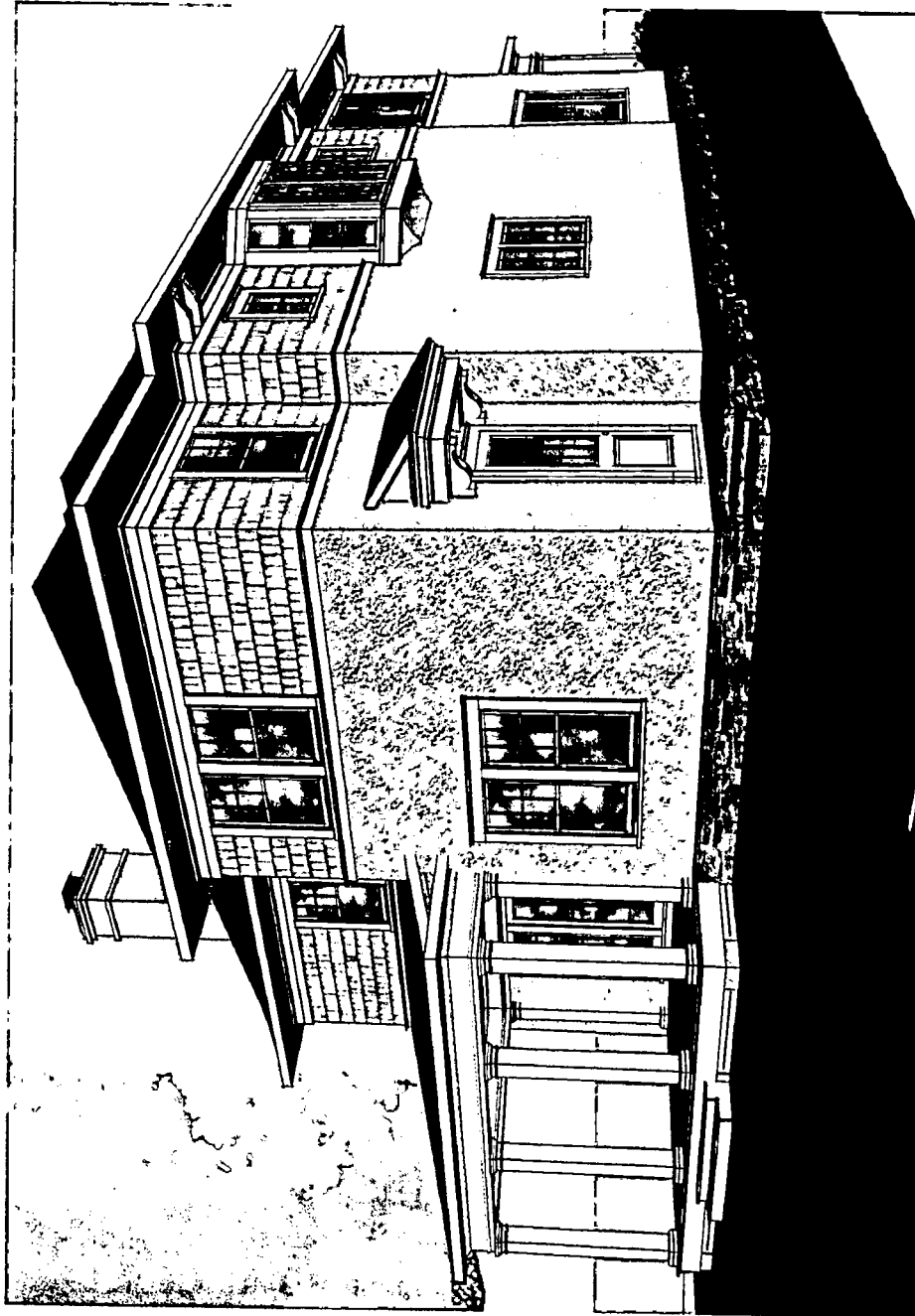


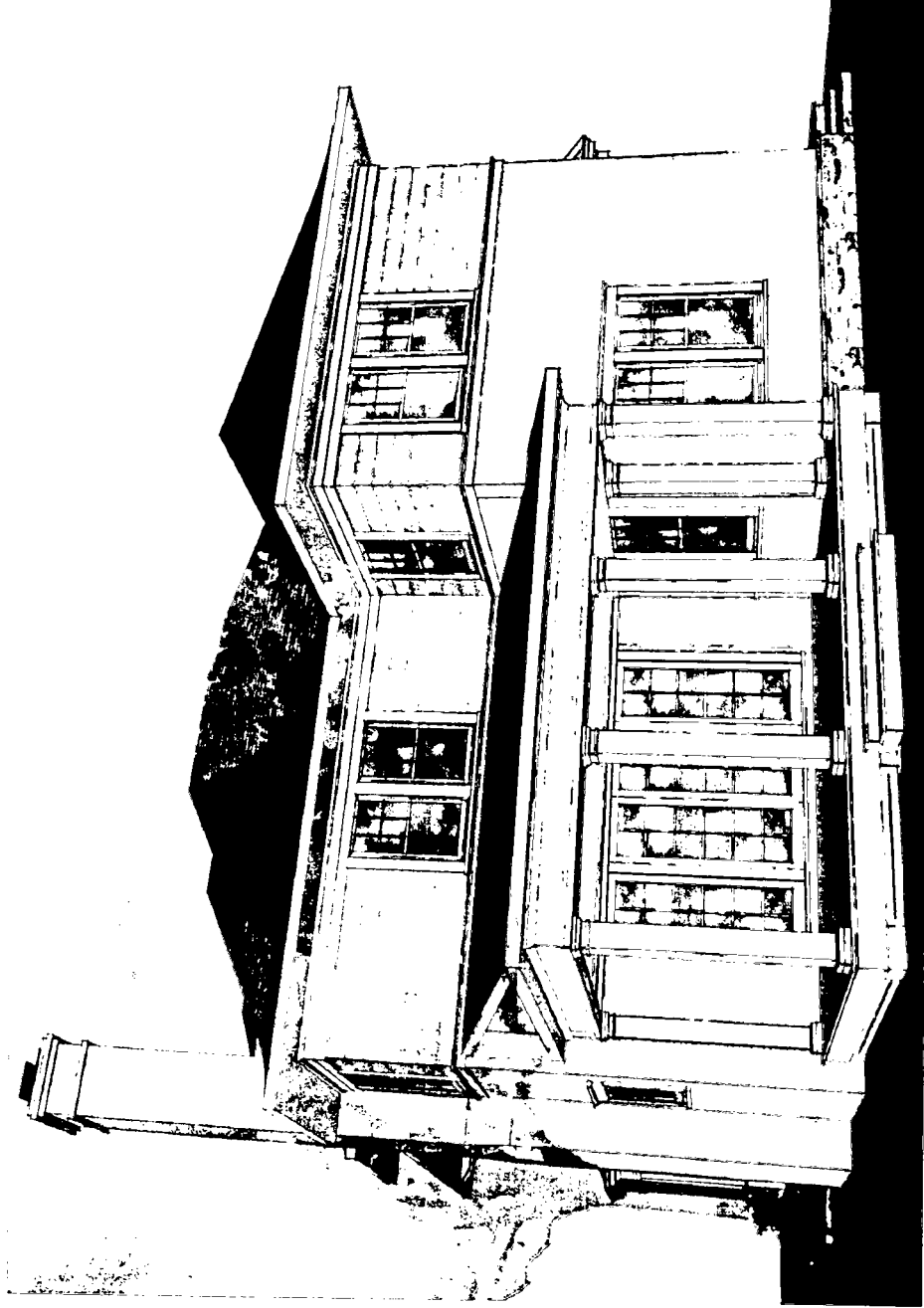
19





20





22

9 OXFORD - HPC MEETING 08/21/2013

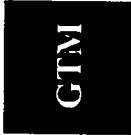
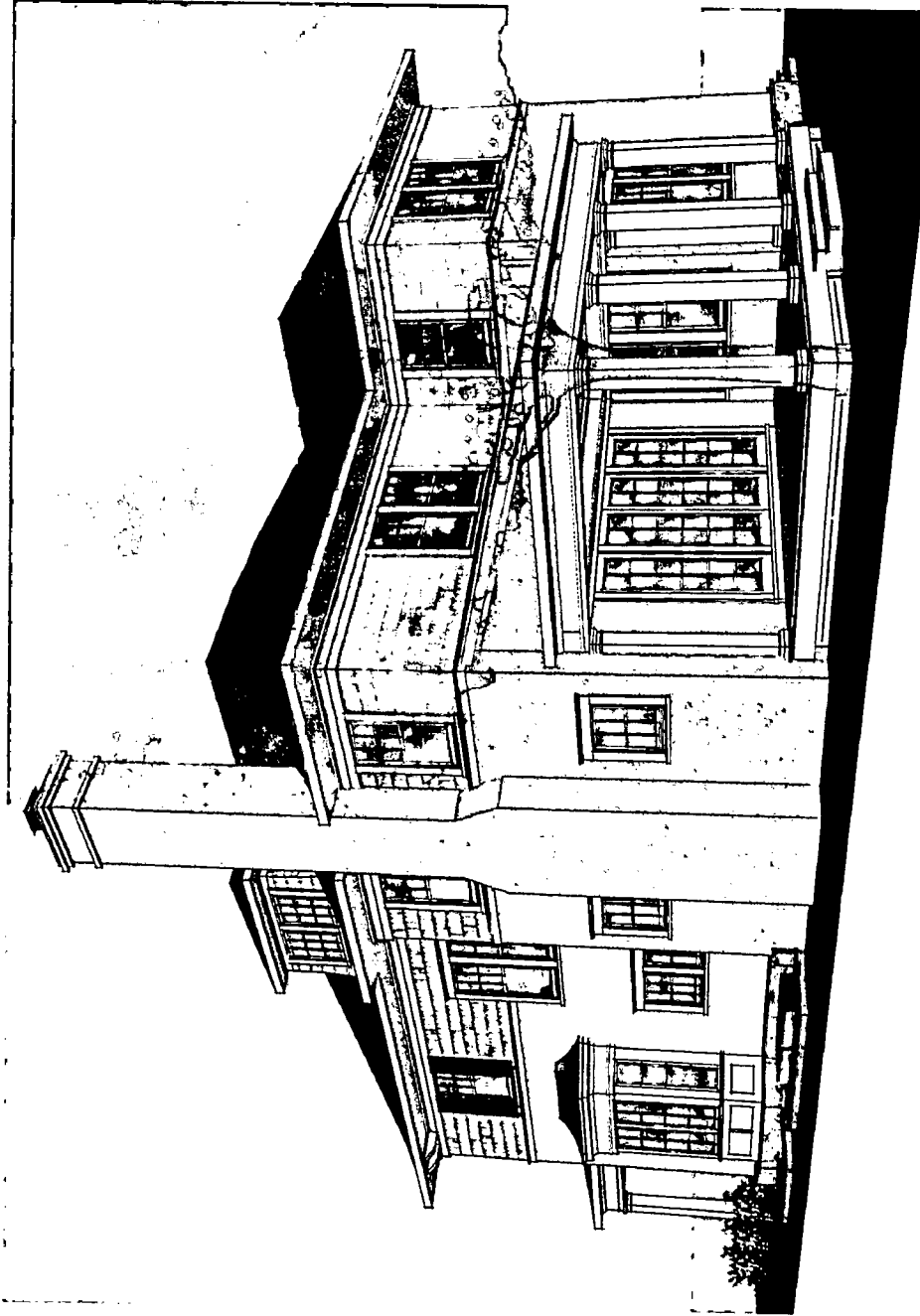
HAWP APPLICATION

G T M

9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212

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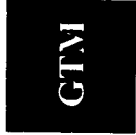
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

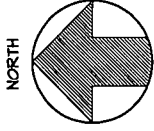


23



42





2B



1 FOOTPRINT STUDY
SCALE: 1/8"=1'-0"

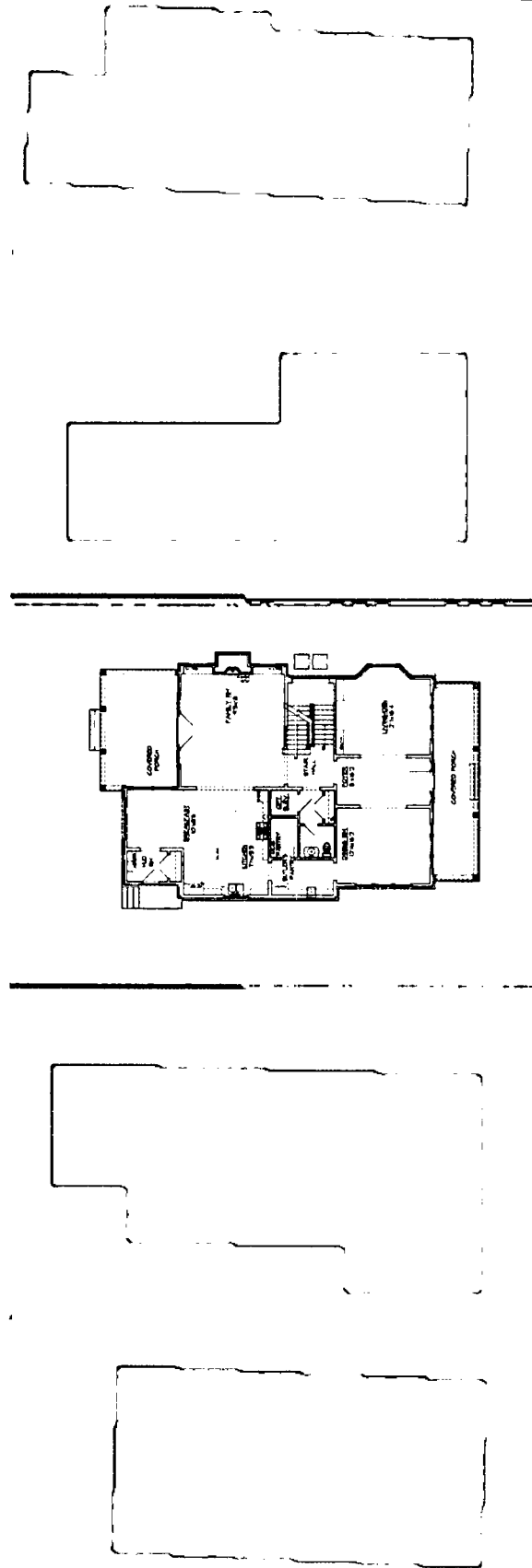
HAWP APPLICATION

GTM ARCHITECTS

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9 OXFORD STREET, CHEVY CHASE, MD JULY 31, 2013 #13.0212
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25



3A



1 STREETScape STUDY
SCALE: 1/8"=1'-0"

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HAWP APPLICATION

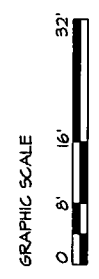
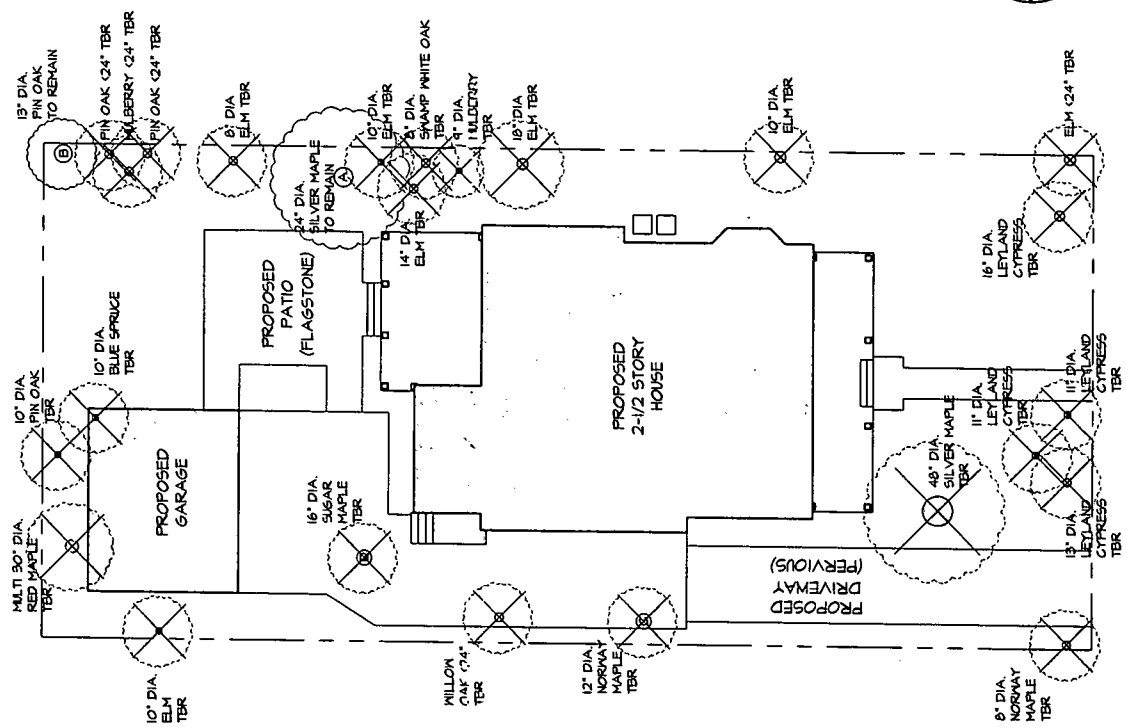
GTM ARCHITECTS

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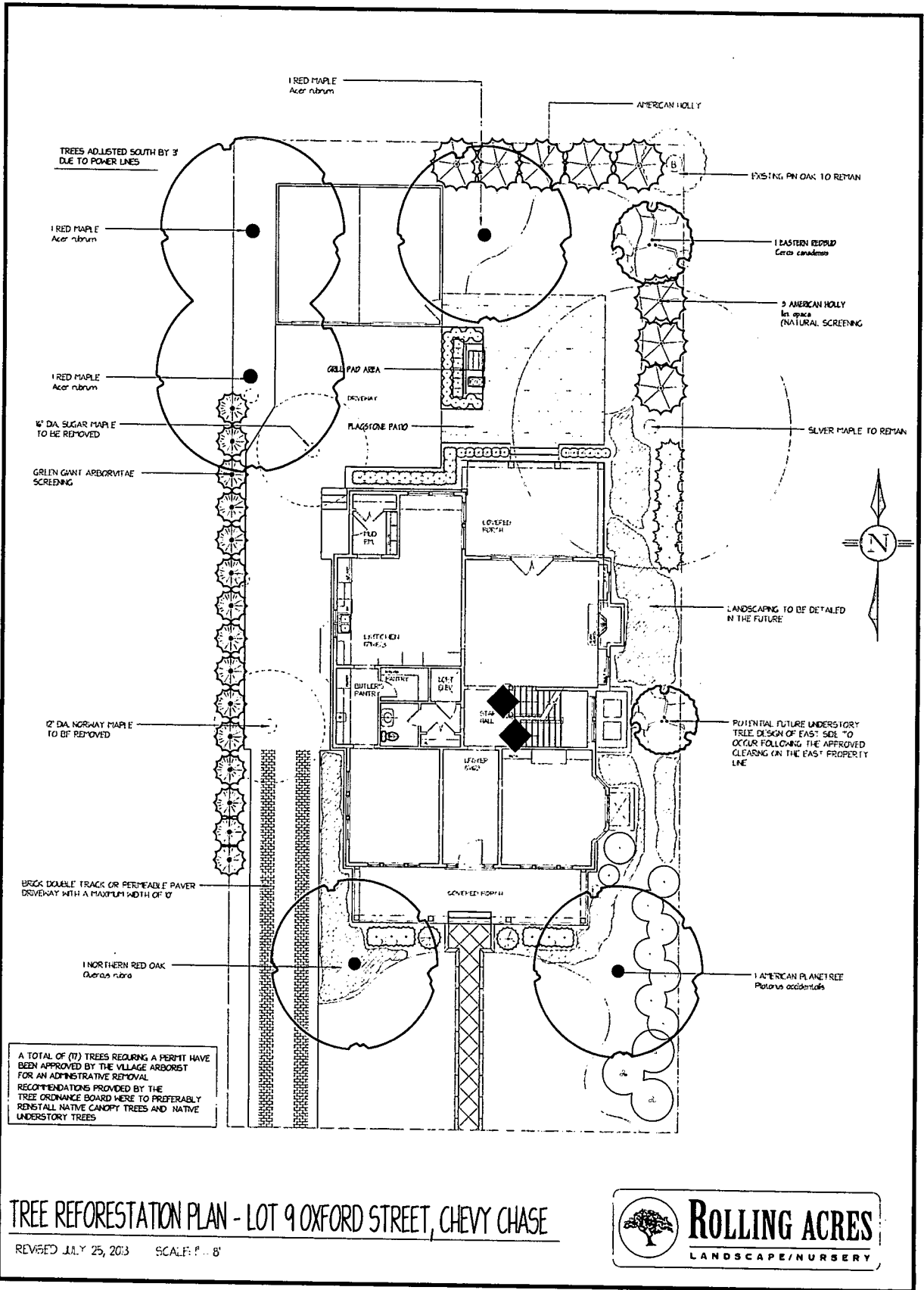
- LEGEND
- = EXISTING TREE TO REMAIN
 - ⊗ = PROPOSED REMOVAL OF EXISTING TREE
 - TBR = ITEMS TO BE REMOVED
 -
 - = PROPERTY LINE



1 TREE REMOVAL PLAN
SCALE: 1/8"=1'-0"

2A
GTM

27



TREE REFORESTATION PLAN - LOT 9 OXFORD STREET, CHEVY CHASE

REVISED JULY 25, 2013 SCALE: 1/8"



Feather & Assoc.

Tolbert V. Feather, Ph.D.

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

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

June 26, 2013
revised 7-12-13

RE: Tree Removal Request 9 Oxford St.

I inspected the site on June 26 and attached is a map that indicates the trees in the following categories. Photos are also attached

1. Trees to be saved – 4 trees A – Silver Maple 24” dbh, B – Pin Oak 13” dbh, C – Norway Maple 14” dbh, D - Sugar Maple 16” dbh (dbh diameter at 4.5’ above ground level). All are healthy trees and are not visibly hazardous.
2. There are 5 trees mapped that look marginally regulated but are under 24” circumference that may be removed without a permit.
3. Trees over 24” circumference that will be approve for removal with a permit (17 Trees).
 - 1 – Norway Maple 8” - Growing on the wall, not stable, hazardous.
 - 2 – Silver Maple 48” - Declining and decay in the main trunk that can cause failure, hazardous.
 - 3, 4, 5 & 6 – 4 Leyland Cypress – Very large and a hazard in wind and ice storms.
 - 7 – Elm 18” – Poor form, prone to breakage, hazardous to property.
 - 8 – Silver Maple 18’ – Top dead, declining, decay in upper trunk that can cause failure, hazardous.
 - 9 – Mulberry 9” – Poor form, prone to breakage, hazardous to property.
 - 10 – Swamp White Oak 8” – Double trunk with adjacent tree prone to splitting hazardous.
 - 11 – Elm 14” - Poor form leaning toward 11 Oxford, hazardous.
 - 12 – Elm 10” - Poor form leaning toward 11 Oxford, hazardous.
 - 13 – Elm 8” - Poor form leaning toward 11 Oxford, hazardous.
 - 14 – Elm 10” – On wall, leaning toward 7 Oxford, not stable, hazardous.
 - 15 – Red Maple multi-trunk 30” – Poor form prone to splitting at base, hazardous.
 - 16 – Pin Oak 10” – Up against electric pole, poor structure, declining.
 - 17 – Blue Spruce – poor structure, leaning, hazard of falling.

Note the Owner has indicated that they will appeal the denial of tree C - Norway Maple and Tree D - Sugar Maple.



Tolbert V. Feather, Ph.D

7826 Spout Spring Rd., Frederick, MD 21702, tfeather@xecu.net, 240 271 6749, Fax (301) 662-9315
MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesticide Applicator#2070-5937

KEY

A Trees to be saved

Item	Tree	Size Inches dbh
A	Silver Maple	24
B	Pin Oak	13
C	Norway Maple	14
D	Sugar Maple	16

1 Trees under 24" circumference that may be removed without permit

Item	Tree	Size inches circumference
1	Elm	< 24
2	Willow Oak	< 24
3	Pin Oak	< 24
4	Mulberry	< 24
5	Pin Oak	< 24

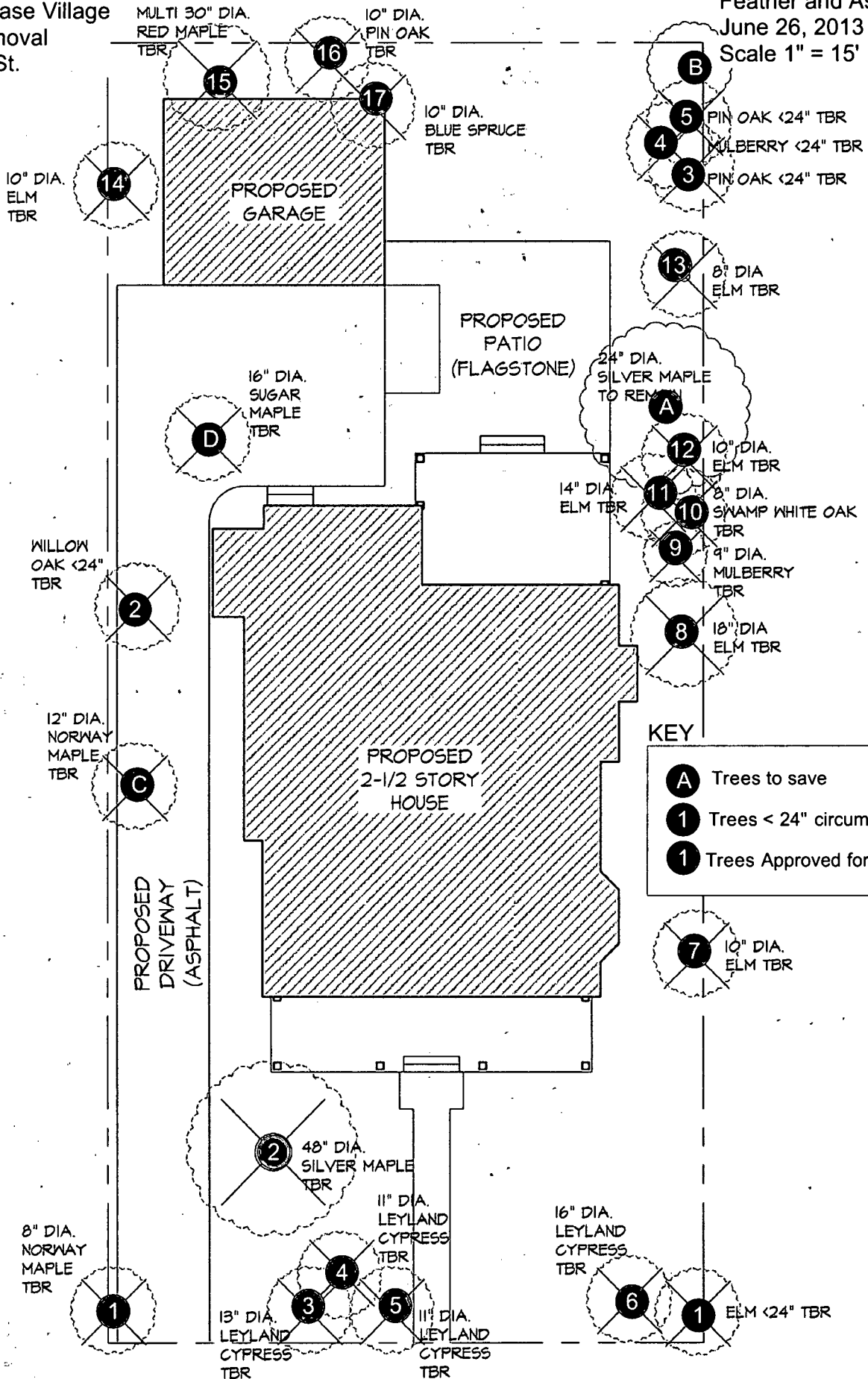
1 Trees over 24" circumference that will be approved for removal with a permit

Item	Tree	Size Inches dbh	Comments
1	Norway Maple	8	On wall, leaning, not stable, hazardous
2	Silver Maple	48	Declining, decay in main trunk that can cause failure, hazardous
3	Leyland Cypress	13	Very large wind/ice hazard
4	Leyland Cypress	11	Very Large wind/ice hazard
5	Leyland Cypress	11	Very Large wind/ice hazard
6	Leyland Cypress	16	Very Large wind/ice hazard
7	Elm	10	Poor form prone to breakage, hazardous to property
8	Silver Maple	18	Declining, decay in upper trunk that can cause failure, hazardous
9	Mulberry	9	Poor form prone to breakage, hazardous to property
10	Swamp White Oak	8	Double trunk with adjacent tree prone to splitting hazardous
11	Elm	14	Poor form prone to breakage, leaning over neighbor, hazardous
12	Elm	10	Poor form prone to breakage, leaning over neighbor, hazardous
13	Elm	8	Poor form prone to breakage, leaning over neighbor, hazardous
14	Elm	10	On wall, leaning to neighbor, not stable, hazardous
15	Red Maple	multi 30	Poor base structure prone to splitting, hazardous
16	Pin Oak	10	Next to electric pole poor structure, declining
17	Blue Spruce	10	Poor structure, leaning, hazard of falling

dbh - diameter at 4.5' above ground level

Chevy Chase Village
 Tree Removal
 9 Oxford St.

Feather and Associates
 June 26, 2013 rev 7-12-13
 Scale 1" = 15'



KEY

- A** Trees to save
- 1** Trees < 24" circumference
- 1** Trees Approved for removal

Trees to be saved



A Silver Maple 24" diameter



B Pin Oak 13" diameter



C Norway Maple 14" diameter



D Sugar Maple 16"

Trees Approved For Removal



① Norway Maple 8"



② Silver Maple 48"



③ Leyland Cypress 13"

⑤ Leyland Cypress 11"

④ Leyland Cypress 11"

⑥ Leyland Cypress 16"

Trees Approved For Removal



⑧ Silver Maple 18



⑦ Elm 10"



⑨ Mulberry 9"

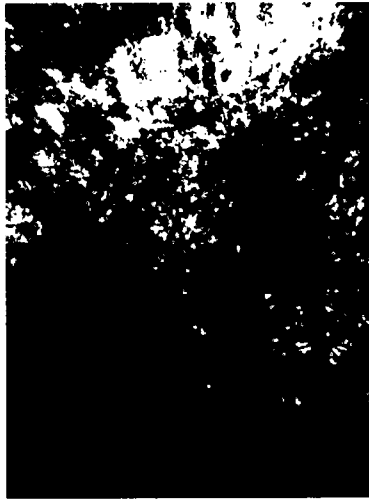
⑩ Swamp White Oak 8"

⑪ Elm 14"

⑫ Elm 10"

⑬ Elm 8"

Trees Approved For Removal



14 Elm 10'



15 Red Maple 30"



17 Blue Spruce 10"



16 Pin Oak 10"



1 VIEW OF LOT FROM OXFORD STREET
SCALE: N13



2 VIEW OF LOT FROM OXFORD STREET
SCALE: N13



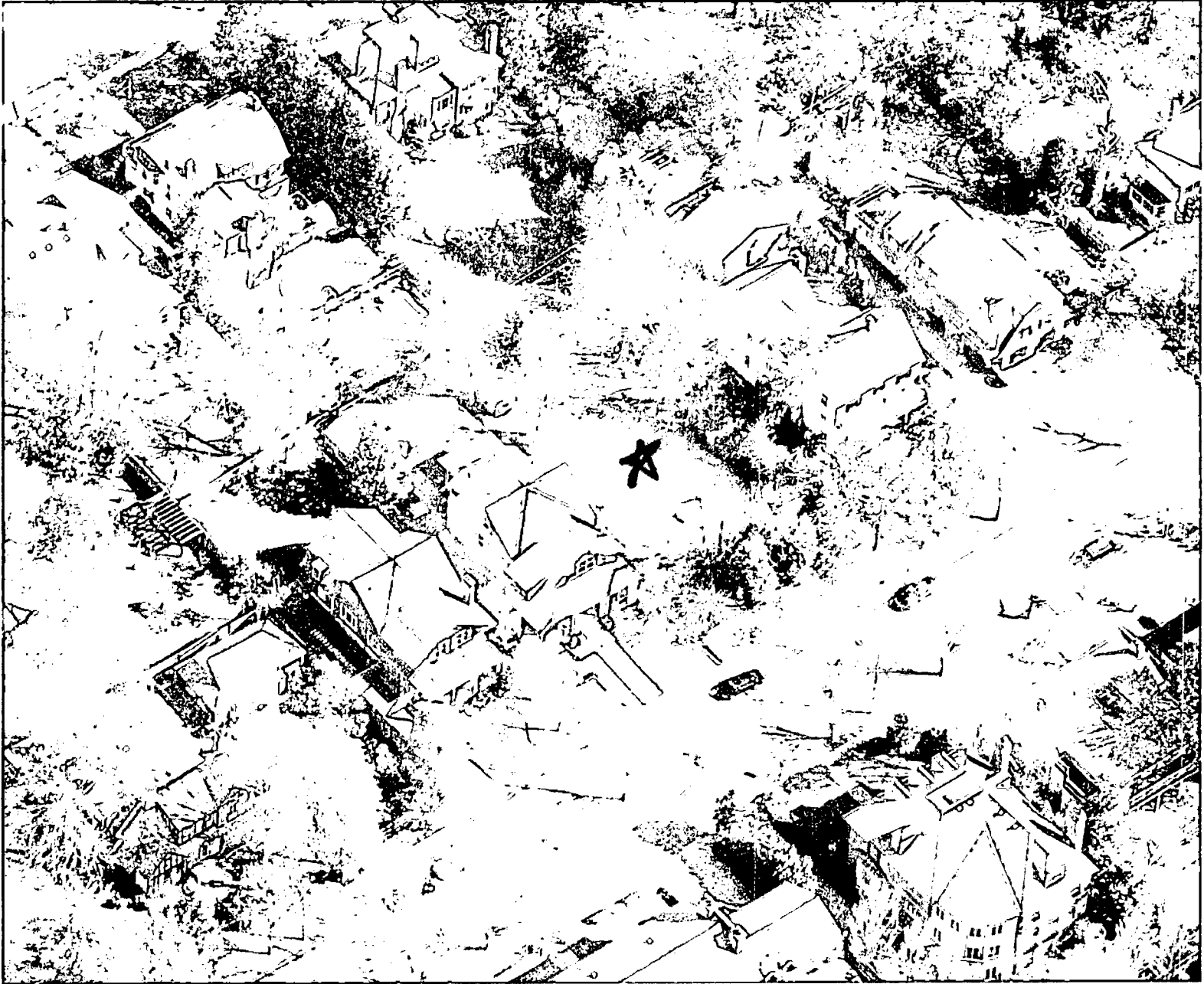
3 VIEW TOWARD REAR OF LOT
SCALE: N13



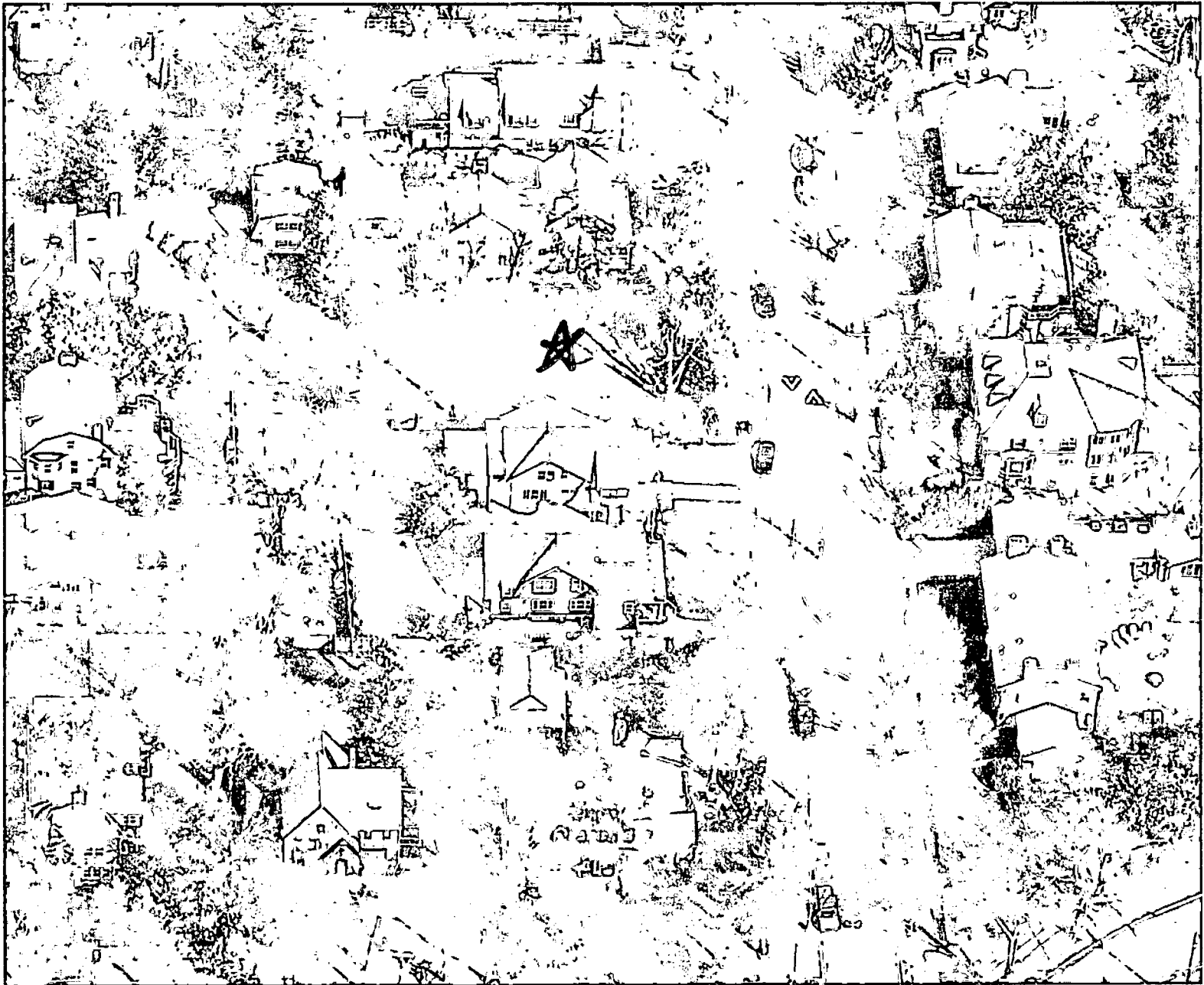
4 VIEW OF TREES TO BE REMOVED
SCALE: N13



36



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7 Oxford

vacant lot at 9 Oxford





40
34

vacant lot

11 Oxford



41
35

across the street



across the street



42
~~36~~

vacant lot



43
~~37~~



looking north into lot

44
~~38~~



looking towards oxford street
L001001

45
39

DRAFT July 10 HPC meeting transcript

MR. KIRWAN: We now move on to our preliminary consultations tonight and we're going to start with Case II-A at 9 Oxford Street in Chevy Chase. Do we have a staff report?

MS. FOTHERGILL: We do. This is a vacant lot at 9 Oxford Street and there's actually some new information since your staff report, so hopefully this presentation will be not just duplicating the staff report, but informative. The applicants have provided some new information and then there's some other new information that's coming.

The applicants are proposing an infill new construction house on this vacant lot and one of the new items is that there was a house there and this was on the 1927 Sanborn Atlas, the house. It was not in the 1916 Sanborn Atlas, so the house was somewhere between 1916 and 1927 it was constructed. You can see it has a garage.

The applicants also provided this, which was not in your staff report, so I just provided these as interesting new information. This was the original plat. And the applicants are proposing to construct a 2 1/2 story plus basement, 5,800 square-foot house with a 1938 square foot footprint on the vacant lot.

Some of the information has changed, so I'm going to be reading from the staff report and then possibly I'll need to correct myself because the, some of the tree information and the height information may have changed. I'll try to make sure I correct myself as I go. The proposed house is 34.5 feet tall to the roof ridge. The house will have cedar shingles and stucco wood shutters, stone veneer foundation, stucco chimney, painted synthetic columns and trim and an asphalt shingle roof.

I do want to note, and the applicant's architect is here, that there were a few comments from neighbors about PVC trim and I do want to note that I believe that the paintable synthetic trim is something the Commission has approved before and it has been determined to be a compatible material in additions and new construction. So they're not proposing something that is inconsistent

with other applications. The applicants also propose a 480 square foot, 2-car garage behind the house and with an asphalt driveway running down the west side of the property on the flagstone patio line of the house. I'm going to show you the slides and then talk about, more about the application.

This is looking at the vacant lot. It is June, so, there are lots of trees and vegetation, but there are a number of trees on the property and the applicants are proposing significant tree removal which we're going to talk about. This is, again, the adjacent and confronting houses on the block. This is within the lot behind that row of trees.

My understanding is it is the back lot of the house on Primrose, I guess it's Primrose, and that it is for sale so that's why this lot is being considered. That little shed or playhouse would be removed as part of this proposal. These are some shots of the lot. That tree would be removed. That's the back of the house.

Here is the site plan and the applicants are proposing a lot coverage of 26.6 percent. If you do the lot coverage calculations including porches, bays, steps, et cetera, the lot coverage is 33.8 percent, which is under the maximum of 35 percent.

The applicants are proposing to remove 13 trees that have been determined to be dead, dying or hazardous. The Village of Chevy Chase has a tree ordinance and their own review process and the applicants are in the midst of that. Because this is a preliminary consultation, it hasn't been fully completed, but essentially the village arborist has made this determination. There are a few additional trees that don't fall under the category of dead, dying or hazardous and they would need both a Historic Area Work Permit, but they would also need Chevy Chase Village approval either from the Tree Ordinance Board or if it's not approved by then, it can go the Chevy Chase Village Board for review. So there is a separate process that would happen before it came to you for a Historic Area Work Permit. It hasn't happened yet, but it would happen. And at the end there's an updated tree plan that we can look at that's been updated since your staff report.

The Village has reviewed this proposal and the Local Advisory Panel also has reviewed it

and provided comments that are in circle 29. As noted in the previous discussion, the HPC is to give considerable weight to the LAP's comments and the LAP supported the proposal. A few neighbors have written letters and I believe some may be here, although I don't know if they're planning to testify or not, but those letters have been provided to the Commission either in the staff report or if they came after the staff report was submitted, they were forwarded by email to both the Commission and the applicants.

The applicable guidelines for this project are in circles 2 and 3 and the Chevy Chase Village guidelines have specific language and guidance for new construction, and they also talk about a critical characteristic of the Historic District as it's naturalistic landscape with numerous and massive trees and a remarkable, park-like setting. They conclude it is of paramount importance that the HPC recognize and foster the Village's open, park-like character which necessitates respect for existing environmental settings, landscaping and patterns of open space and they say that for most Village residents, these landscape and scale issues far outweigh questions of architectural style.

In terms of the guidelines specifically for new construction, the goal is to be sympathetic to the traditional street and building patterns in the district while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district.

Unique designs reflecting architectural excellence which do not adhere strictly to traditional neighborhood practices but are sensitive to and compatible with the fabric of the community should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above, fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

I'm going to run through the plans and then talk about the guidelines and how they

apply. Don't look at this tree removal because I think it's changed, or maybe I've changed it. Okay.

Thank you. It will come at the end.

GEORGE MYERS: The silver maple in the rear to that maple and it is no longer --

MS. FOTHERGILL: It's okay. It will come, it will come at the end. I added it at the end and I just didn't put it here I think. And if not, the applicants can clarify.

Ultimately there is tree removal and here you can see the footprint of the house and the proposed garage. This is the lower level plan. I'm just going to go through these and we can come back to them, the first floor plan, the second floor, third floor, and here are the elevations. Again, we can come back to these in more detail when you're discussing the proposal. And here are the renderings.

This is the footprint comparison for the block that the applicant provided and this, oh this has been revised. This is slightly different than what's in your staff report. The applicants have been providing sort of up-to-the-minute information with slight changes based on, you know, further analysis of the grade changes and so this is the revised height comparison study and footprint comparison. Here is the new house in context which is always very helpful when the Commission is reviewing a preliminary consultation for new construction.

This is the revised tree plan, so the red -- and, again, the applicants will clarify this if I get it wrong -- but the red are the trees that the Village arborist has determined to be dead, dying or hazardous and so, therefore, they get a waiver or some sort of approval from the Village and they get a waiver from the HAWP process. It's interesting to see the tree removal, but it doesn't get reviewed by the HPC.

The green, oh the black are the trees that the Village doesn't need to review because they're small. And so, again, those will be removed, but they don't get reviewed. And then the green, and there are four of them, are the trees that the Village arborist has determined could be preserved. They're in good condition and they are to be saved and then the applicants will then apply for an appeal or the process to remove them.

They are not proposing to remove all of them, they are proposing, as you can see, along the east side they are proposing to preserve the 24-inch silver maple and B, and I'm not sure if the B is called out here, but I'm sure it's called out somewhere what exactly it is. I'll find out.

This is the proposed tree replacement plan. Again, this was not in your staff report and it's also the proposed landscape plan so that you get a sense of the overall proposal for hardscape and landscape.

Staff reviewed the proposal and, again, I mentioned the key, Chevy Chase Village guidelines, also should be noted that Chapter 24 A, also applicable guideline, states that in the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

As I mentioned, the proposed house will be built between two contributing resources and across the street there are contributing and non-contributing resources. The proposed house is a 2 1/2 story house. And in the initial height comparison of the proposed building was taller and now I think it's, you know, it's still to be determined if it's taller than the adjacent house to the west. It doesn't appear to be taller than the house to the east. But staff is concerned if it's taller or close in terms of the guideline's goal to be sympathetic to the traditional street and building patterns in the district and so staff recommends that the applicants lower the height of the house so it is very clearly not taller or possibly taller than the adjacent houses.

The guidelines don't specifically address lot coverage for new construction, but we noted that for existing, contributing and outstanding resources it's reviewed with strict scrutiny. This is something that is important to the guidelines. The applicants are proposing almost the maximum lot coverage allowed by the County in Village regulations. In general in historic districts, lot coverage is lower than the maximum allowed and the guidelines state that new construction should be sympathetic

to the traditional street and building patterns in the district and the guidelines also state that it's of paramount importance that the HPC recognize and foster the Village's open, park-like character which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Using the applicable review criteria, staff finds that the footprint of the house and the garage and the proposed lot coverage are too large for this setting. The staff recommends that the applicants reduce the footprint of the house which would increase the open space around the house, lessen the impact of the setting and the streetscape. In order to further preserve the open, park-like character, staff recommends that the garage be reduced from a 2-car garage to a smaller garage, perhaps with room for one car plus storage.

The Commission will provide comments to the applicants on the proposed design and style and its appropriateness and compatibility with the Historic District. Staff finds that a few of the design elements and some of the fenestration may be incompatible, but overall the proposed materials are appropriate and compatible. And the applicants didn't call out window material. It is a preliminary that's not required, but staff recommends that those would be wood windows with simulated, divided lights. I already made the comment about the trim being paintable, synthetic and that that is compatible.

Staff also recommends that the driveway material not be asphalt and should be something more compatible, perhaps pavers or exposed aggregate concrete. The tree removal concerns staff since the guidelines talk specifically about the park-like character and the preservation of the setting and so, again, staff's recommendation of reducing the size of the house and garage, perhaps additional trees can be preserved. The applicants' proposed landscape plan shows there will be new trees planted, but anything that can be done to preserve the existing trees, that has been a concern of the neighbors' comments, whether they're here to testify or not, it concerns them.

Overall, staff finds the proposed house design and materials are generally compatible with the adjacent resources and the Historic District, but that the house is not compatible in size and

scale and that the house as proposed will impair the character of the Historic District, which is the guideline in Chapter 24 A and the massing and height will need to be reduced in order to be in keeping with the applicable criteria of the Chevy Chase Village guidelines. Staff recommends that the Commission review this proposal and provide the applicants with clear direction on the height and size and any other elements that they would like to see revised before they apply for a structural permit.

I will also note, because one neighbor commented concern that the applicants didn't own the property, the Historic Area Work Permit process allows contract purchasers to come to the HPC for a preliminary consultation, so the applicants are the contract purchasers.

MR. KIRWAN: Any questions for staff?

MR. CORATOLA: Yes, actually. Anne, on this elevation, street elevation that you're showing, is this showing the driveway, the new driveway?

MS. FOTHERGILL: I don't believe it is.

MR. CORATOLA: No?

MS. FOTHERGILL: No, I don't, I don't believe it is. You know it's -- I --

MR. CORATOLA: And so the planted area would reflect the rear yard, the trees that we're seeing in this?

MS. FOTHERGILL: I believe and, you know, the architect is here who did it, but I believe, you know, it was superimposed over a photo so I don't think that tree removal is necessarily reflected here.

MR. CORATOLA: And then the last question I had, the tree report that we have in here is from the town of Chevy Chase or this is the applicant's --

MS. FOTHERGILL: The one you received today by email, and I, again, I want the applicants to talk about this because I received a lot of different correspondence. But the Dr. Feather and Associate letter that you received today by email, it was updated July 8th, that is the Chevy Chase Village arborist. There is also -- let me see if that is in your staff report. I think it is because it was

originally dated --

MR. CORATOLA: The one we got --

MS. FOTHERGILL: -- June 26th.

MR. CORATOLA: -- emailed, I guess it was today, was dated June 26th?

MS. FOTHERGILL: And then says revised July 8th. Does it not say that?

MR. CORATOLA: No.

MS. FOTHERGILL: I can go make copies or maybe the applicant brought copies. There were a number of versions. But the Feather and Associate report is the Village arborist and I will go out and make everyone a copy of the updated one of July 8th. The applicants also submitted a tree reforestation plan that's by Rolling Acres and that is their proposal.

MR. CORATOLA: Thank you.

MR. KIRWAN: Any other questions for staff? Anybody? I have a question, Anne. You raised sort of two major points in your staff report, concerns about the height and concerns about the footprint, massing relative to the environmental setting and the maintenance of the park-like character in Chevy Chase. You also made note that this sort of elevation height study drawn in front of us here has been updated. Do any of your concerns regarding height are relieved by what you're seeing in his new, new study or do you still, still believe height to be an issue in this case?

MS. FOTHERGILL: The initial height comparison was circle 26 --

MR. KIRWAN: Okay.

MS. FOTHERGILL: -- and in that one the house to the east was angled --

MR. KIRWAN: Right.

MS. FOTHERGILL: -- and significantly lower. I mean it's really quite a dramatic change --

MR. KIRWAN: Okay.

MS. FOTHERGILL: -- from this to what's on your slide. And so that's an improvement if this is accurate, the new one.

MR. KIRWAN: Okay.

MS. FOTHERGILL: That house to the east is at a higher grade so I don't think it's actually a taller house. I think it's just at a higher grade.

MR. KIRWAN: Okay.

MS. FOTHERGILL: And I think that staff still has concerns about height. It's good to have the more accurate study and the results are an improvement because they're more in keeping with each other, but staff still finds that the height and scale of this house is not in keeping with the pattern of this block.

MR. KIRWAN: Okay. And your discussion about the footprint, I mean when I look at just these, the two adjacent properties on either side of this resource, it doesn't to my eye look like a footprint significantly different. I, you know, and the width of the proposed house seems to be pretty close to the width of the house to the left, at least in footprint. And there was also another drawing further down the block, I think, or another, you know, have that handy --

MS. FOTHERGILL: Okay.

MR. KIRWAN: I mean it seems like if you go further down the block, sort of the last two houses on this drawing to the right seem to be a fairly large footprint as well. What are you basing that sort of footprint concern about? Is it just the immediate houses or is it sort of looking at the entire block or --

MS. FOTHERGILL: Overall it's a concern of using the guidelines and the concern about the existing environmental setting and the open, park-like character and the impact this will have to that block and the open space and the sight lines through and that this is sort of, it is a big house. While it may be that further east there are houses that are wider, I think the house could be reduced and be more in keeping.

MR. KIRWAN: And you think this will be the biggest house on that block or are there other houses on that block that are bigger?

MS. FOTHERGILL: I definitely can't --

MR. KIRWAN: Or somewhere --

MS. FOTHERGILL: -- answer that and there probably are other houses that are bigger. I mean as they say in the guidelines, it's an eclectic historic district and there's some that are, you know, small, 1 1/2 story bungalows and some that are very large and they are sometimes within the same block. I would not say that it's going to be the biggest house on the block.

MR. KIRWAN: And before I let you go, can you bring back the plat of the original houses on the property?

MS. FOTHERGILL: Sure.

MR. KIRWAN: Okay. Thanks. Any other questions for staff? Yes, go ahead.

MS. HEILER: And would it be right to say that your concern about the footprint has more to do with lot coverage than with the comparison of neighboring houses?

MS. FOTHERGILL: That is correct. I mean it's how the footprint impacts the setting and if it were reduced it would have less of an impact that would be more consistent with the guidelines.

MR. KIRWAN: All right. If that is all for staff, I'm going to ask the applicant to come forward and you've got seven minutes for presentation.

MR. CARROLL: Mr. Chairman, I just want to state for the record that I have previously worked for GTM Architects, though I have no business relationship with them now. Hey, George.

MR. KIRWAN: Thank you, Mr. Carroll. Hello.

MR. MYERS: Hi. I'm George Myers, GTM Architects.

MR. OLSON: I'm Luke Olson, GTM Architects.

MR. MYERS: It's nice to be here again. We read over the staff report. A few points I just wanted to tell you how the project came to be. We were asked by the builder who is considering to buy the property if, what we could build there.

The first thing we did before we drew a line was to call the Village arborist and go to the

site and try to figure out if it's even possible, what trees need to be saved, what could be taken out. He gave us a, you know, a list of the trees that he thought were not in good condition that should be taken out, ones that were possibly were going to be an issue. We also discussed where the driveway needed to go to save the street trees and also to save the most trees and we determined it was on the left. Ironically, we didn't get this plat about the previous house until today and we ended up having our driveway exactly where it was.

So this house that was there, apparently it was torn down sometime in the mid-60s and we didn't really know that until today, but it's ironic that our development plan ended up looking an awful lot like what was there. Now the one thing, just a couple questions, points about the staff report, most of the houses on the street are, were, have major additions on them. They're doubled in size. They're very large footprints, so I don't really understand the issue with size because we looked at the footprints and we felt like that the house that we are size wise, footprint is completely compatible with the street and the neighborhood. And it, you know, corresponds to the Village guidelines. And the Village did a pretty exhaustive study and came up with their own guidelines as to lot coverage and FAR and we meet all those criteria.

With regard to the height, same thing, we're a 2 1/2 story house. The updated elevations that you received were mainly because we went out there again today -- by the way, it was our fourth meeting with the Tree Board today, so we are working diligently with them. And we noticed that the house to the east is, there's a gradual, there's a grade from east, from Brookeville heading down to Connecticut and each lot is stepping down a few feet. So the house to the east is most likely going to end up being the first floor. We probably will be three feet or so lower than the house to the east and corresponding to the house going down is lower. So our house is going to kind of step right in with all the houses on the street. So we will be lower than the house to the east, but we might be slightly higher than the house to the west and that's the natural progression of the street.

And, again, it's a 2 1/2 story house. We're not looking for any exorbitant ceiling heights,

so we should end up being there. We'd like to sneak that bedroom in the attic with a dormer, but that's actually limited by the FAR. So it's a very small space up there. It may be a better, maybe a little loft.

The last point about the garage which is related to lot coverage is that throughout the Village there are one-car garages, there are two-car garages, there are even some much larger structures. I think a two-car garage is completely in keeping with the Village. I suspect that whoever would be using this house probably will only use half the garage for a car and probably the other half for bikes and so forth. But I do think that whether it's a, you know, you at least need a car and a half and, again, even counting the entire garage, we're within the lot coverage. If we remove the garage or even reduce it, we'd be well under.

I think that's about all I had. Do you have anything you have to add?

MR. OLSON: Just that we're going to continue with the local Chevy Chase Village to develop the tree reforestation plan. We've reached out to the neighbors to try to gain their input on our plans and are taking their comments into consideration while we're working on this and really feel that the open, park-like setting is really mainly about the trees and is affected by our reforestation plan and I continue to work with the Tree Ordinance Board. We'll address that issue.

MR. MYERS: We, just to let you know again, after our meeting today, I think two of the three members of the Board were able to be there today. The -- it seems as though the agreement of removing the trees, they seem to be okay with it. The only issue is what's going back. And we have, you know, they -- the main interest is to, we're taking away I think one canopy tree and proposing three back or four back which is what they're after. The biggest question is where they can go. We have storm water management issues with the County. We have to provide French drains, two or three of them all over the site. We have schedule with them next Monday a meet, a sort of a charrette with the landscape architect, with the Tree Board, with our civil engineer to try to sit down and come up with the best way to figure out how to put storm water in, get the most trees, the kind of trees they want because the way it works with the Village is that if we can come to an agreement with the Tree Board,

they put it to their Village Council as a consent item and there's no variances required. And hopefully we can work that out before we see you again. So --

MR. KIRWAN: Thank you. Is there any questions for the applicant? Yes.

MR. CORATOLA: The street view elevation that we saw tonight, that more accurately reflects --

MR. MYERS: It more accurately reflects --

MR. CORATOLA: -- the grade?

MR. MYERS: -- the actual grade. I would have to say that we'd be happy when we come next time to provide you, you know, we can shoot the grades and tell you exactly -- we just went there and realized that the house to the east, there's about six steps from the sidewalk up to a flat yard area and another seven steps up to the front door. And so it's approximately seven or eight feet from the sidewalk. We expect that based on the grade -- but, again, we haven't, we don't, we haven't graded the site out completely -- but I would expect that our house will maybe be three to four feet from the sidewalk. So at least three or four feet lower than the house to the right, so it's naturally going to be lower if we're working with the same ceiling heights and roof lines.

MR. CORATOLA: Okay. And the location of the driveway on the neighboring property, is there screening between the driveway edge and the neighboring property? In other words, does the neighbor's property have a planted edge or is it going to be, yes, I'm looking at the street view?

MR. MYERS: Right. It looks like it is, but I don't --

MR. CORATOLA: You're talking about the --

MR. MYERS: On the west or --

MR. CORATOLA: On the west side?

MR. MYERS: Yes.

MR. CORATOLA: Their driveway --

MR. MYERS: The driveway --

MR. CORATOLA: -- is far west?

MR. MYERS: I guess whatever the photo shows, you know.

MR. OLSON: We're also working with the neighbors to put in the screening that they desire there, whether it be a fence or a hedge. That's something that we're working through with the reforestation plan.

MR. KIRWAN: Any other questions? Oh, go ahead.

MR. FIRESTONE: Would you be amenable to some other material for the driveway than asphalt? I know that's something the staff report --

MR. MYERS: Sure.

MR. FIRESTONE: -- report brought up.

MR. MYERS: Yeah, sure.

MS. BARNES: That was going to be one of my questions to Mr. Myers --

MR. MYERS: Yes.

MS. BARNES: -- was the issue of permeable surface in the driveway and also on the Rolling Acres presentation that's now up, I don't see, or I have the impression, perhaps mistaken, that the driveway abuts the property's edge and so I'm wondering about the issue of providing some privacy to people who have been living next to a vacant lot and are used to having that.

MR. MYERS: We met with those neighbors a week or so ago and I believe that's going to be an ongoing negotiation.

MS. BARNES: Okay.

MR. MYERS: I mean we want them to be happy. I mean I'm the architect. I'm not the builder. But the builder went to that meeting and I think there's, you know, I think the desire is to work something out whereas to their, you know, to help them screen the new house. Obviously, they've been looking at a nice, vacant lot for a long time and can't pretend that they're going to be happy to see a house there or driveway. But I think we can mitigate it, you know, with fence, with screening and,

again, I think that there will be another meeting or two with them until we can come to -- I mean we don't want to end up with people on either side unhappy about it.

MS. BARNES: Right, but in this drawing, for example, the people on the other side appear to benefit from some screening whereas the driveway seems to come right up to the edge and not provide an opportunity for that.

MR. MYERS: Well, on the right, I'm sorry, on the right side, on the other side we kind of determined the driveway had to be there.

MS. BARNES: Okay.

MR. MYERS: Okay? So that was -- it was just because of where the street trees were, because if we had gone up the right side, there's some major canopy trees on the other person's property that would have gotten taken out.

MS. BARNES: Okay.

MR. MYERS: On the other side, though, is the house is now pushed tight to their property line where it's eight feet to the property line on the right and for the most part we start at 16 and then 14 on the left. So there's more open space actually to the property on the east. The downside is, yes, they get some paving as opposed to more green. But I don't think we're done with that.

MS. BARNES: Okay.

MR. MYERS: I mean I don't -- this plan, it's already, I think we should wait and see what we end up with after our design meeting with the Tree Board and with our landscape architect and possibly with the neighbor if they, you know, if they're part of the process.

MS. BARNES: And my second question was on the height of the house and you've addressed the stepping down because of the natural slope in the land. How would you say the height of your proposed house compares to the height of 4 A across the street?

MR. MYERS: Well, we're going to be -- you're talking about the brick house where it's got to be at least five or six feet lower because they've raised their house up. I think it's probably, I

don't know, five or six feet off the --

MR. OLSON: Four or five feet on the grade.

MR. MYERS: -- ground before the first floor even starts.

MS. BARNES: Thank you.

MR. RODRIGUEZ: Can you confirm your calculations for FAR include those steps to the basement because you're very close to the limit that is required by the Village and I think those steps cover more than the 113 square feet that you have allowable and probably you are going to be over the coverage to comply with the Village.

MR. OLSON: This is the basement area, right?

MR. MYERS: Of the basement area.

MR. OLSON: If they're shown on the plan, they were included.

MR. RODRIGUEZ: They're shown in the plan, but I don't think they are calculated in your FAR and I think you are over the coverage.

MR. MYERS: You're talking -- the FAR is interior gross square footage. Are you talking about exterior?

MR. RODRIGUEZ: Yes, but that includes, that's everything that is --

MR. MYERS: Oh, right, yes. I, well, we will, believe me, I think it will have to meet it or we're not going to get through the permitting with the Village. So we know the rules.

MR. KIRWAN: Okay. If there are no more questions, we'll give you our thoughts and comments on the, on your preliminary. I'll start on my left, right, Commissioner Rodriguez.

MR. RODRIGUEZ: In --

(Recess)

MS. FOTHERGILL: No one has submitted a speaker's form. Do you want to speak?
There's a speaker's form on the back table.

MR. KIRWAN: In that case, we'll pause for a few minutes and let that administratively

get taken care of before they come forward.

(Recess)

MR. KIRWAN: And identify yourself for the record. I'm having a little trouble reading this, but Spitzen?

MR. SPITZER: Spitzer. I apologize for my handwriting.

MR. KIRWAN: That's all right. Please go ahead.

MR. SPITZER: My name is Arthur Spitzer. I live at 11 Oxford Street, which is the home to the right on your drawings.

MR. KIRWAN: Just a second.

MR. SPITZER: Sure.

MR. KIRWAN: Staff, can you remind me how much time they --

MS. FOTHERGILL: Three minutes. We'll set the timer.

MR. KIRWAN: Three minutes? Okay.

MR. SPITZER: All right. I'll --

MR. KIRWAN: So set the timer for three minutes. You have three minutes.

MR. SPITZER: I'll try to speak quickly. We agree with the staff's recommendations about height and footprint. We think the plan covers a great deal of the lot and I was pleased to see the new streetscape showing it lower than the one that's in your package shows and I hope that's a true representation because certainly the drawing we saw, the totals we saw earlier showed it as much higher.

We're particularly concerned, and our neighbors to the west, I think, share this on their side with the removal of so many trees. The letter from the Village arborist that we saw, which is the non-revised one, as I look at it shows 22 trees to be removed, only four to be left and they're appealing two of those. So they want to remove 24 out of 26. And from the arborist's letter, it doesn't say a lot of trees are dead or dying, only one was listed as rotten. One was listed as a split trunk and the others

were listed often as being too large and a possible hazard in a storm, but we've been next door for 14 years. No trees have fallen, no big limbs have fallen, despite the fact that we've had two or three hurricanes in that period of time. Now maybe you're the wrong people to be saying this to and we need to go back and talk to the Village arborist and the Village Tree Board at least initially and maybe take a look at those trees with them, but we certainly appreciate the current tree barrier between our properties and I assume that new plantings will be much smaller and will take many years to form a real visual barrier like we have at the present time.

And although the water flow is from our property to the property at issue, and then to the property at 7 Oxford Street, we certainly share their concern that taking away all this natural land and covering most of it with roof and cement is going to lead to a lot more water flow in their direction. We know that we get a lot of water. You can see it flowing across our driveway from the house to our east and we hate to see that get even worse for the people to our west. So we hope you'll all be very concerned about all of those things.

MR. KIRWAN: Thank you. Next speaker.

MS. SUMMERFIELD: My name is Yael Summerfield. I'm at 7 Oxford Street, so I'm on the other side. Our property line, according to these new plans, the driveway is going to go right to the edge of our property line. And when we were doing our renovation, we actually wanted to be very neighborly, so we created this berm to try to protect ourselves from all the water that was flowing from 9 Oxford to our street, to our property. So right now we have nothing in between our property and their property that's proposed. Our kitchen actually faces, according to their plans, is pretty much looks into their kitchen with nothing.

All of the trees that we look out from my, from the stairwell to my daughter's bedroom to our bedroom, right now we look at all this park-like setting, which is something that we enjoy. That's why we went, came into this neighborhood. That's all going. And in the four years that we've been here, as Art said, we've never seen any, any sort of indication of any trees that were dead. So we take

issue with virtually clearing out that whole property and putting in a large house. You know, if the square footage was smaller, some of the, all of the perimeter trees wouldn't have to go and then we could maintain the character of the neighborhood.

And the other issue that I think is in the letter that my husband wrote is about the compressors and this is something we've brought up in our meetings. They're up in the front. And right now we have a screened porch that's right at the front of our house. So if these compressors are built, we, the historic -- we kept them, we kept with the historic nature of when we did our renovation. It's a screened porch in the front and the compressor is going to go right next to our screened porch. So we have an issue with that.

MR. KIRWAN: Thank you.

MS. SUMMERFIELD: That's it.

MR. KIRWAN: Do we have another speaker? Thank you.

MS. WILENSKY: Hi. My name is Natalie Wilensky. I'm the owner of 2 Oxford along with my husband, Robert Bellinger, and we live across the street from the Summerfields and really here just to echo the staff's initial review and recommendations.

It appears to us that a lot of problems are solved to provide the park-like setting and the ambience of the street that we have if the house is reduced in size because the greatest proposal here is to basically take the ring and the perimeter of the house and rid it of trees and build as large a home as possible and then to reforestate. I haven't seen the new proposal, but to reforestate with trees that don't come near the size and the height and provide the type of, I guess, shade as well as just the ambience that is currently existing. And I think that if the architect and builder would take into account the recommendations of staff to reduce the footprint of the house, it would go a long way towards dealing with the reforestation or the forest issue that is currently, I think, the greatest concern to everyone in the adjacent sort of area.

I know that when we went through this process in our house, it certainly seems like

there was a heightened level of scrutiny to remove literally only two shrubs to put an addition on the back side of our house and we had trees that were significantly larger, as well as a multiple of those two that we put in to bring back the reforestation. It just seems that a much higher level of scrutiny should be given to this before a lot is raised because once it's done, that is irreparable and certainly those trees are not replaceable.

MR. KIRWAN: All right. Thank you very much.

MS. SUMMERFIELD: Our neighbor actually brought up that point that Mr. Rodriguez thought about the basement steps. He didn't think that it, if you added that it would fit in the guidelines. So --

MR. KIRWAN: Thank you very much. Does the applicant want to take any, an opportunity now to respond to any of those concerns?

MR. MYERS: Sure. I mean I can only rely on, again as I told you before, the first thing I did was meet with the Village arborist who determined to us what trees were of value and what were not. So with regard to your -- and I think I would just encourage you guys to be part of the process when we work with the Tree Board to see what we're planning back.

I don't think that, you know, the most significant tree that we've saving is in the back. I don't think reducing the house by a couple feet is going to save anything that's going to make a difference. I think in the end you're going to get better canopy trees. So I don't know what else to say beyond that.

MR. KIRWAN: All right. Thank you.

MS. SUMMERFIELD: We spoke to the Tree Ordinance Board and they said that after they take these trees down and with their rate placement plan, it would take 15 years to get to the level where we are now.

MR. MYERS: The only thing I would add is that I, I would expect, I would expect them to be, I would expect two neighbors who are used to having a vacant lot between them cannot be pleased

about a new house. And I'll also point out that the size of our footprint is going to be smaller than either one of theirs.

MR. KIRWAN: All right. Thank you. We're going to conclude that portion of this preliminary review. I'm going to turn to, back to Commissioner Rodriguez to give me his thoughts and comments on this case.

MR. RODRIGUEZ: I definitely believe that in an infill case you have this set-up for a lot of issues because you are, it is not tailored as a -- you are doing an infill. Basically you are putting something in between an environment that is already there.

My reaction from what I have seen in this is two things basically. One, I think the house is a bit larger and is a bit larger more when you start looking at the site plan and realize the amount of paving that you are showing. And so you are saying the driveway, the patio, the garage and all that basically I would say almost 70 percent of the lot is going to be covered in hard surfaces which I think is a concern if you follow the guidelines of the Village.

The other part, and this is more a design issue for me, is the house seems to have started as a square, like a cube, to which some parts expanded and some parts were added. I think the house -- and I think more in that term the Village guidelines talk to us about architectural excellence. I think the house as you start moving from the front to the sides to the back start losing completely control of what you want to do as an architect. For example, the mud room and the breakfast room seems to be add-ons to the original volume. And they are not adding much body to that more than increasing the footprint for the house.

So my recommendation, I think, is the house can compact. I don't think that you are proposing very large spaces, but I think the house basically can compact and I think two feet less, two, three feet less width of the house will make a difference in the way the house sits in the lot, mostly when you are dealing with a lot that is so narrow. And I think it, if you just decide to make a nice box and it's a box and work with a box and stay -- all these additions, I think, the house will definitely gain a

lot more body in terms of architecturally. That's more or less my two recommendations.

MR. KIRWAN: Go ahead.

MR. MYERS: I just wanted to point out that the Village has a requirement about wall plane length. You can't do just a 40-foot wall. There's a maximum length of wall before it has to have a bump in and out. So the bumps in and out on the side are the result of the Village requirement.

MR. OLSON: And that's a 2-foot by 10-foot projection.

MR. MYERS: So that's why it goes out and then bumps out two feet, you know, does it on the right, does it on the left because we can't just do a -- I mean that's why.

MR. RODRIGUEZ: I understand and I'm not saying that you cannot have bump outs. What I'm saying is that from what I see, I don't see architecturally, compositionally something that gives weight to that main idea on how that's resolved and that's my comment.

MR. MYERS: I understand. Thank you.

MR. KIRWAN: Marsha Barnes.

MS. BARNES: I'm very concerned, as you've heard me say before, about the issues of permeability in the driveway surface. You're talking about a flagstone terrace, so that obviously, if it's done with bluestone, will give you some permeability. In looking at your plan, I wonder if there is -- and you've just dealt with some of it by telling me about the Village regulations -- but if there were not some way that would allow you to have the driveway on the left, but not right on the property line giving you more ability to create a barrier with the neighbors. But for me the big concern is the, is the permeability, the storm water, storm water management. Otherwise, I have to say when I first saw the plan in the staff report, I was extremely concerned about the height and some of that was dealt with when I drove down the street and looked at other properties on the street and then also with your new elevation which you've submitted. But I share the view that if there were some way of bringing it in just maybe two feet, it would be wonderful. Thank you.

MR. KIRWAN: Ms. Heiler.

MS. HEILER: Yes. I would agree with Commissioner Rodriguez about the fact that a narrower house would have a less significant impact on the house to the west. Even if you could pick up two or three feet, you would be able to at least allow some space next to the driveway to put some kind of significant screening. I would probably agree that you've described the footprint as not exceeding the size of the other houses, but there is -- this looks like a very large house. The massing is such that, you know, as Commissioner Rodriguez mentioned, it's a sort of four square house. It has a very large porch on the front. A porch is a nice thing.

But the use of things like the square columns and, the very wide entablature, just make it look bigger than it probably is. And I think changing the design of that, I'm not an architect, might help to reduce the impact of the front of the house on the streetscape which it just looks, it looks bigger than the other houses along that street.

I also would agree with Commissioner Barnes that the permeability of the driveway is an important feature. You know, it sounds from the neighbors speaking like drainage is a serious problem for all the houses there and whatever you could do to reduce the runoff will help.

MR. CARROLL: Given that this is a preliminary consultation, you know, it's hard to say -- I appreciate the detail that's here, I like the house. I mean I'm trying to find a reason -- I know a lot of my fellow commissioners object to the overall size of it, but when I end up going back to the Village's requirements, it is within their FAR and this is what they're saying they want. So I mean I'm having a hard time finding a way of arguing with it.

And I'm not as concerned about the height. I appreciated the slide that was up here that showed the relative heights of these buildings as they step down the street. I would just make the comment that people are talking about increased runoff from the site, but I would have to guess based on something that you said that the water flow, it is likely to improve from the site because you're going to have to put in French drains, you're going to have to be careful of that stuff. So my guess is it's not going to be sheeting across the site as much as it was before.

And the biggest concern for me, you know, when I saw the tree plan was that it just looks like a clear cut. And not being an arborist, I don't know, you know, maybe all those trees do have to go, but it would be nice to save some of them and be able to keep the -- the one point that I kept coming to here was, you know, maintaining the landscape and the scale issues, critical characteristics of the proposed historic district is the naturalistic landscape and numerous, massive trees. So as much as it's possible, I'd love to see those things saved, but obviously not being an arborist I don't know what the truth is about them, so --

MR. MYERS: With regard to storm water management, the County requires full storm water management, so all of our water has to be retained on our site which is going to improve it for everyone. The other thing I wanted to point out about the trees is there's a lot of smaller trees that are counted in there that we could save if -- for example, there's a bunch of evergreens across the front of the site that are, I don't know, 15 feet tall. They're all counted as trees that we're removing, but I don't think anybody wants to have a, you know, 20-foot hedge of evergreens with a house behind it. So part of the tree removal was more about the arborist suggesting that these are trees that ought to go. It's not that we couldn't save some more of them, it's just that we could do better with this house there that we wouldn't want that kind of planting in the front. I just want to point out that we're just not coming in there to clear cut, to take everything out because we just want to do that. It's just that it was on his recommendation.

MR. FIRESTONE: I guess I will echo the concerns of the other commissioners about the storm water management problems which you say can be taken into consideration. I think there's a lot that can be done with that driveway and perhaps it might even be possible to retain more storm water than is actually generated on the site and get some of the storm water that's running in from the adjacent house and that might be a good, neighborly thing to do.

And my comment about the trees is that while trees may have survived numerous storms over the last decade or two, that doesn't mean they're going to still be as viable going into the

future. You know, trees change. They grow. They live. They die. And when they start getting towards the end of their life, what was a perfectly fine tree in the past could suddenly become very dangerous in a matter of a year or two.

MR. CARROLL: I would just like to say that I think the style, the architecture fits well within the neighborhood. I know the neighborhood pretty well. And your style and your detailing is right there. I think it fits in well. My question about the height, you addressed that. I think as you further study your elevation, you'd probably find, you know, that stepping will continue and that height will probably drop a bit.

I agree with Commissioner Rodriguez mostly on the west side of the house and it's more about how to get that driveway screened from the neighborhood. So if there is a way that we could reduce the projections on that side, it would allow for, you know, additional screening, additional planting, fence, something to create the visual barrier that the neighborhood has become used to with it being an empty lot. My understanding, you know, once you start -- it's a viable lot. So, you know, we're allowing for a house to go on that lot. But I, you know, we're talking about some detail stuff here, so it seems to me you're probably headed in the right direction.

I want to comment about the staff's comment on the garage. I don't have the issue with the 2-car garage. It's, you know, I live in the Kentlands and we're always trying to figure ways to get cars off the street or to create, you know, some usable space for the people. And, you know, in modern-day living, a 2-car garage, you know, you're not looking at the maps that we saw tonight. There are a lot of those in the neighborhood. So it doesn't seem out of line.

Again, my biggest concern is that west side and how close we are to that and seeing how we can study to bring that back. And then, again, the commenting on Commissioner Rodriguez, tagging onto Commissioner Rodriguez's comment on the east side, the basement areaway stairs, there probably is some coverage issues there, but more as architectural and aesthetic. They're awfully, you know, it's almost like an English basement kind of entrance and it's going out to nowhere. So it's

something that I think we need to study.

But, you know, the massing, the proportions of what we're, what I'm seeing tonight works well. The street frontage that you have on here is very compatible with, as you're looking at those massing, the footprint maps in the neighborhood is working well with that. So, you know, most everything I'm focusing on is on that west side.

MR. KIRWAN: All right. After visiting the site today and seeing your revised height study, I don't share the concerns about height and nor about massing that are in the staff report. I think, you know, given the other houses on this block, this house seems to fit in generally well with the height and the massing and footprint issues.

I agree with Commissioner Coratola about the 2-car garage. I don't have an issue with that. I think it actually has very minimal, visual impact from the street and really that's the, I think the biggest concern we would have as far as the environmental setting goes there.

Coming back to, we heard several comments tonight about the driveway and the impervious surfaces and I would encourage you to take Commissioner Firestone's suggestion that you explore pervious paving for the driveway. That also might help you out with your storm water management issues with regard to finding better places to plant more trees. So those things might work well in tandem together to improve the reforestation on this site.

So, you know, those are my general thoughts. I think you basically heard, you heard some more detail-related comments about the massing. I don't think you really heard any concerns about the height. I think you heard a lot of people talk about, tonight, about the hardscapes and the permeability issues and I hope you will go, go in and look at that more closely.

I think the suggestion, I do share the recommendation on the suggestion of trying to plane up the house as much as possible. I think it's going to go, you know, if it's two or three feet narrower, it's probably going to go a long way in solving some of the neighbor's concerns about forestation along that or planting along that west lot line, giving some separation of the driveway to the

property. I think those are all, could be all very beneficial things to see when you come back. So thank you.

MR. MYERS: Thanks for your time.

MR. OLSON: Thank you.

LOT COVERAGE

MONTGOMERY COUNTY
 LOT AREA = 9100 SF
 COVERAGE = 1430+480+2418=2666
 26.9% (2447 SF) ALLOWED

EXCLUDES
 PORCHES, BAYS,
 CHIMNEYS

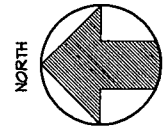
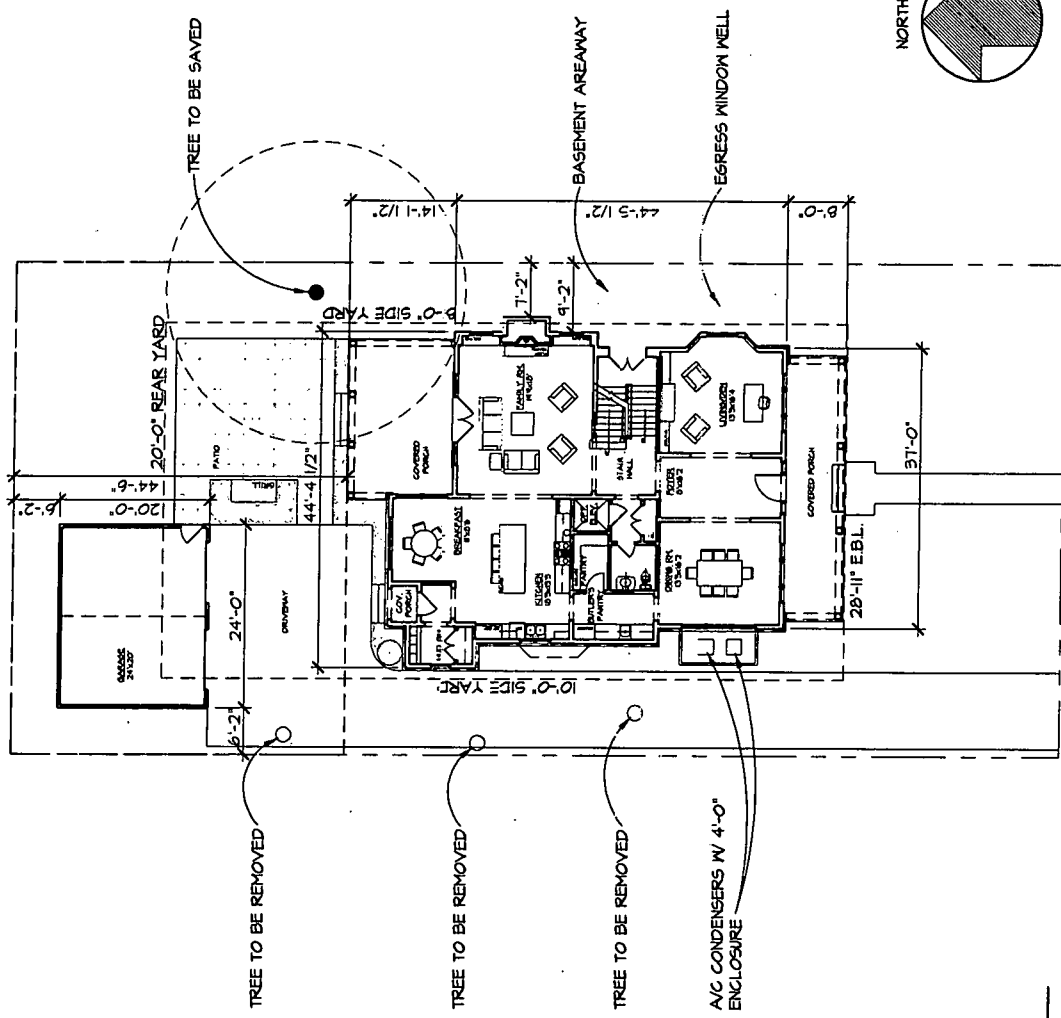
CHEVY CHASE VILLAGE
 LOT AREA = 9100 SF
 COVERAGE = 2548+480+3078=3938
 35% (3185 SF) ALLOWED

INCLUDES
 PORCHES, BAYS,
 CHIMNEYS, STEPS,
 ETC.

REAR YARD
 AREA = 2458 SF
 GARAGE = 480 SF = 16.3%
 20% (581 SF) ALLOWED

F.A.R.

BASEMENT DOES NOT HAVE 5 VERTICAL EXPOSED FEET OF EXTERIOR WALL
 FIRST FLOOR GFA = 1451 SF
 SECOND FLOOR GFA = 1844 SF
 ATTIC GFA = 450 SF
 GARAGE GFA = 480 - 240 = 240 SF
 TOTAL GFA = 4595 / 9100 = 0.498
 0.50 (4550 SF) ALLOWED



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9 OXFORD STREET, CHEVY CHASE, MD JUNE 19, 2013 #13.0212

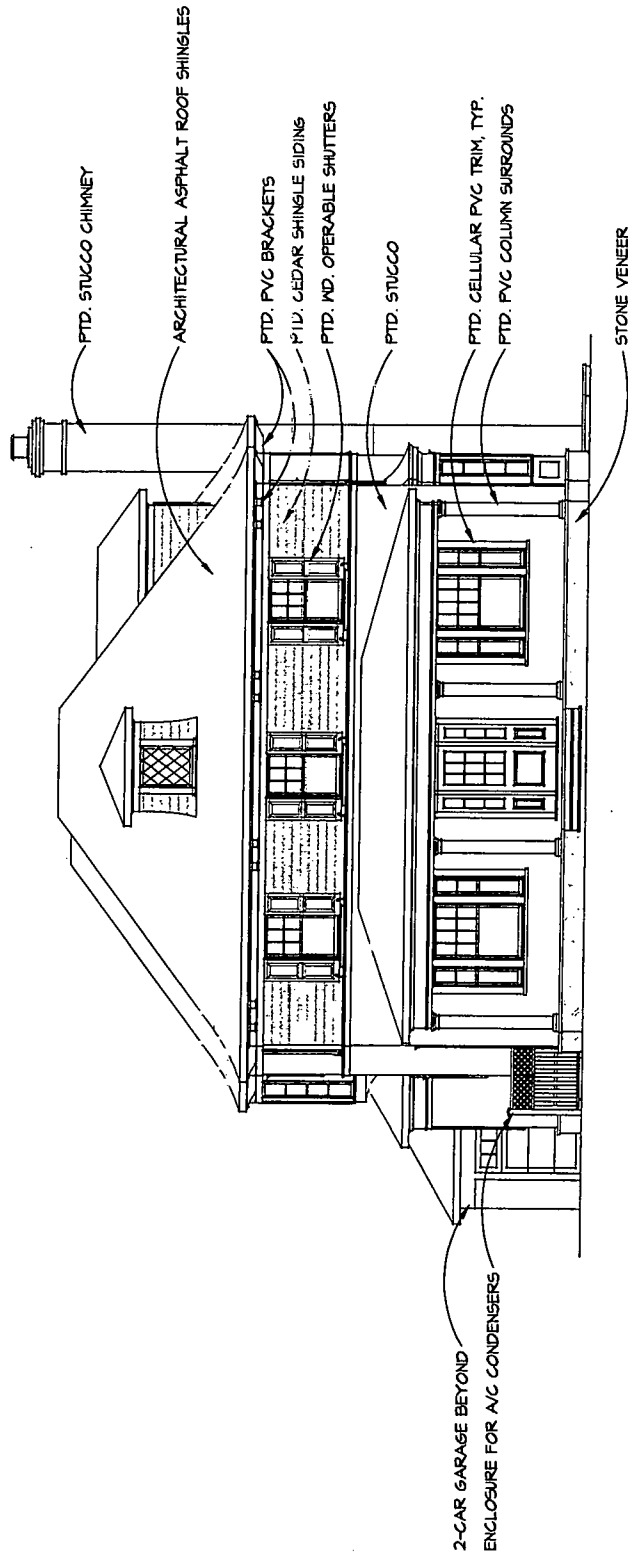
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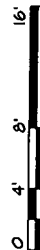
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73



GRAPHIC SCALE



① FRONT ELEVATION
SCALE: 1/8" = 1'-0"

8



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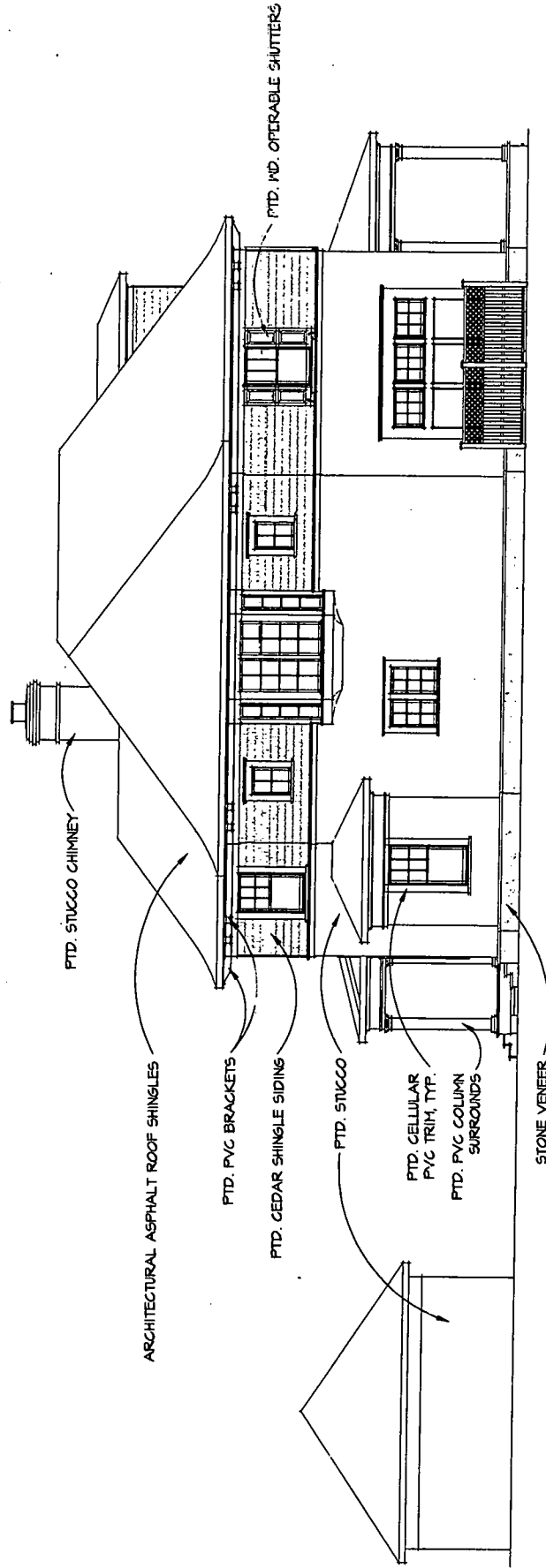
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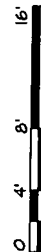
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74
9



GRAPHIC SCALE



① LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

11



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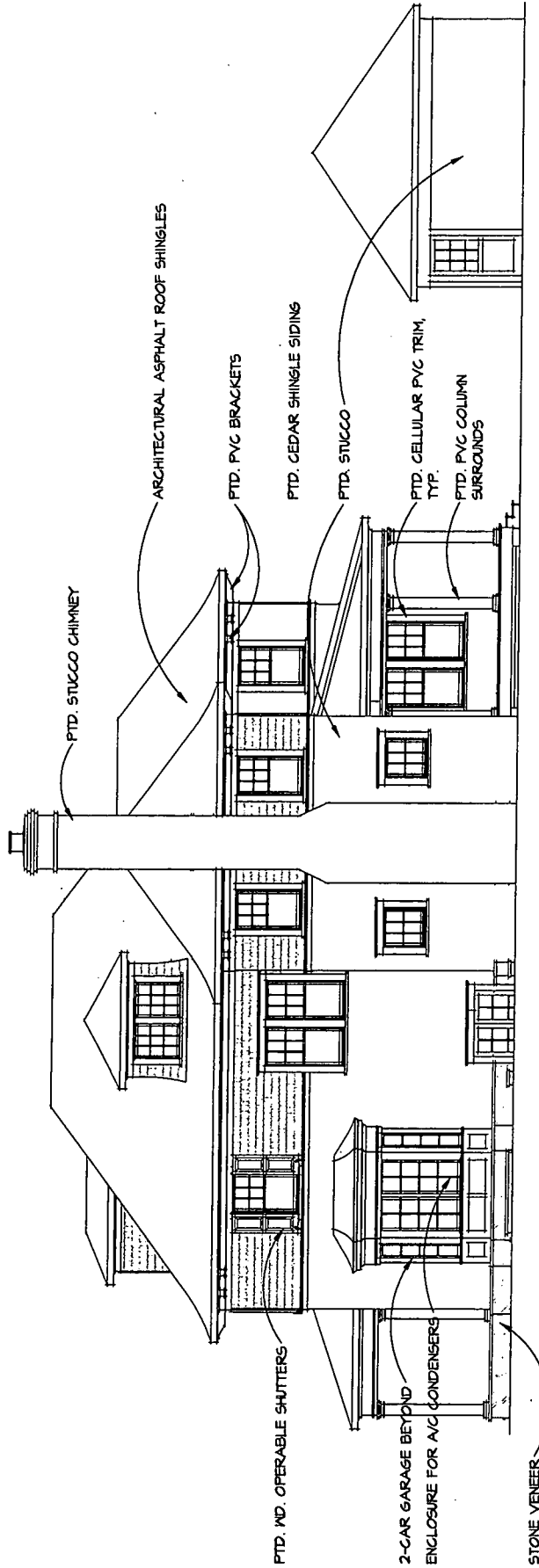
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75
10



GRAPHIC SCALE



① RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

9



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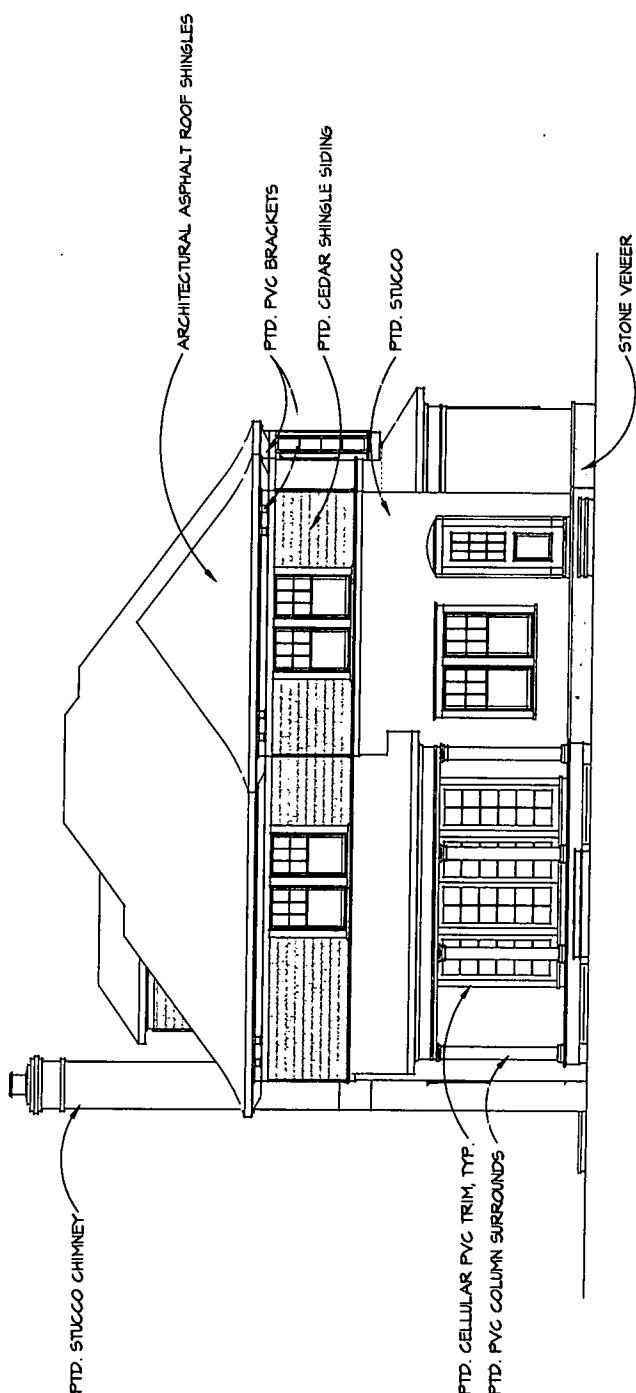
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76



GRAPHIC SCALE



1 REAR ELEVATION

SCALE: 1/8" = 1'-0"

10



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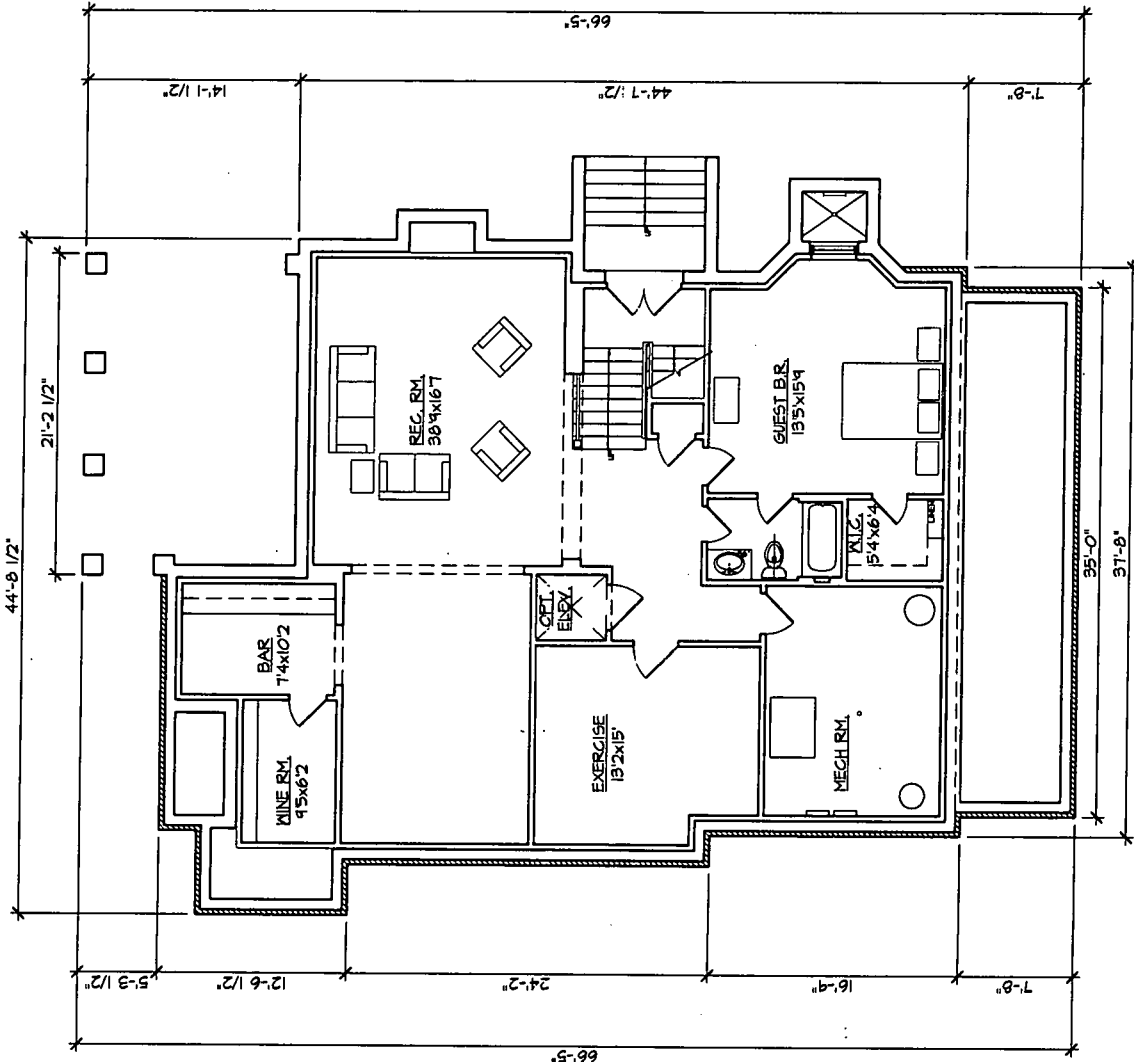
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21 77



1542 FIN. SF

① LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"



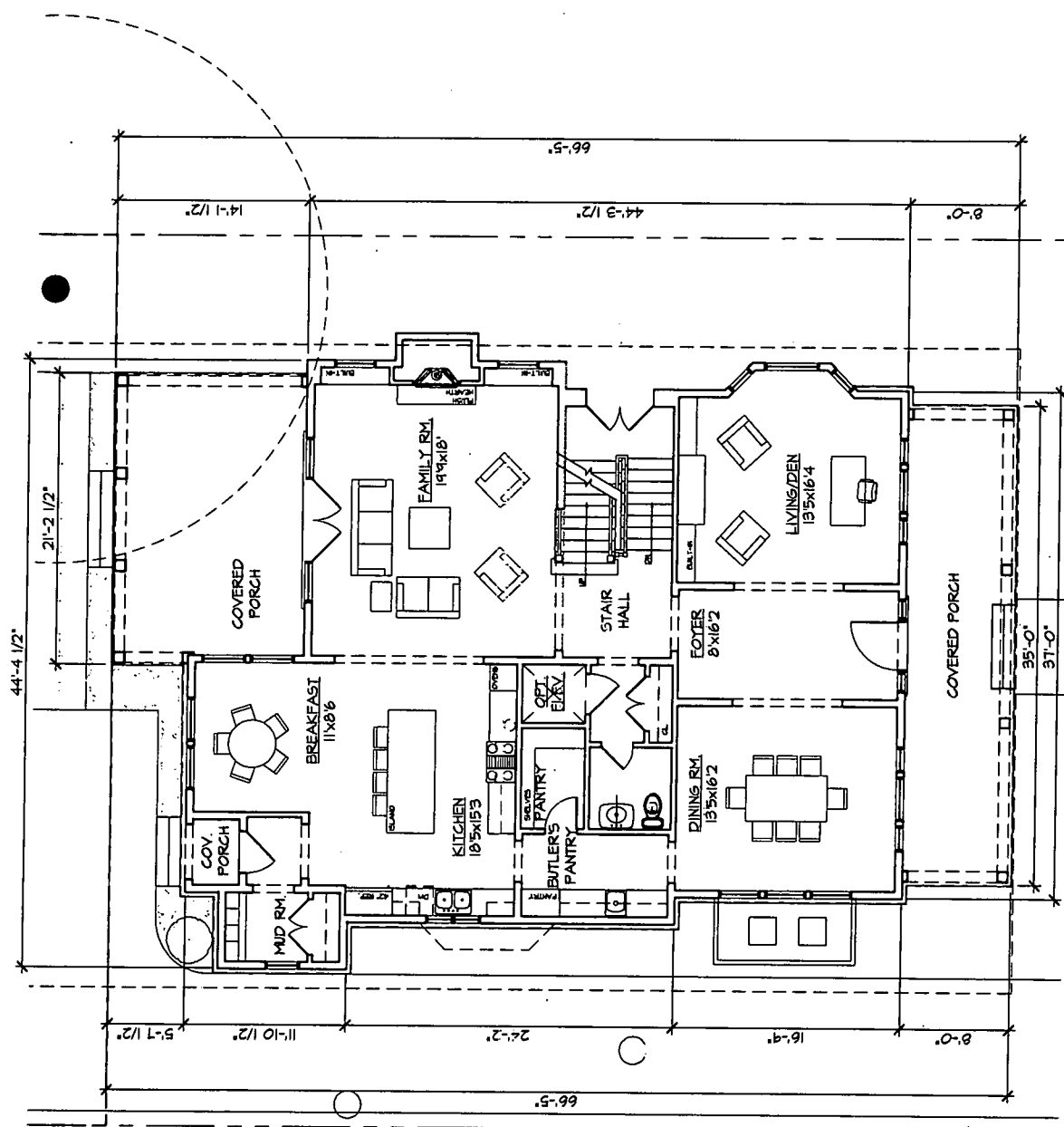
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78
13



1,951 FIN. SF

1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

5



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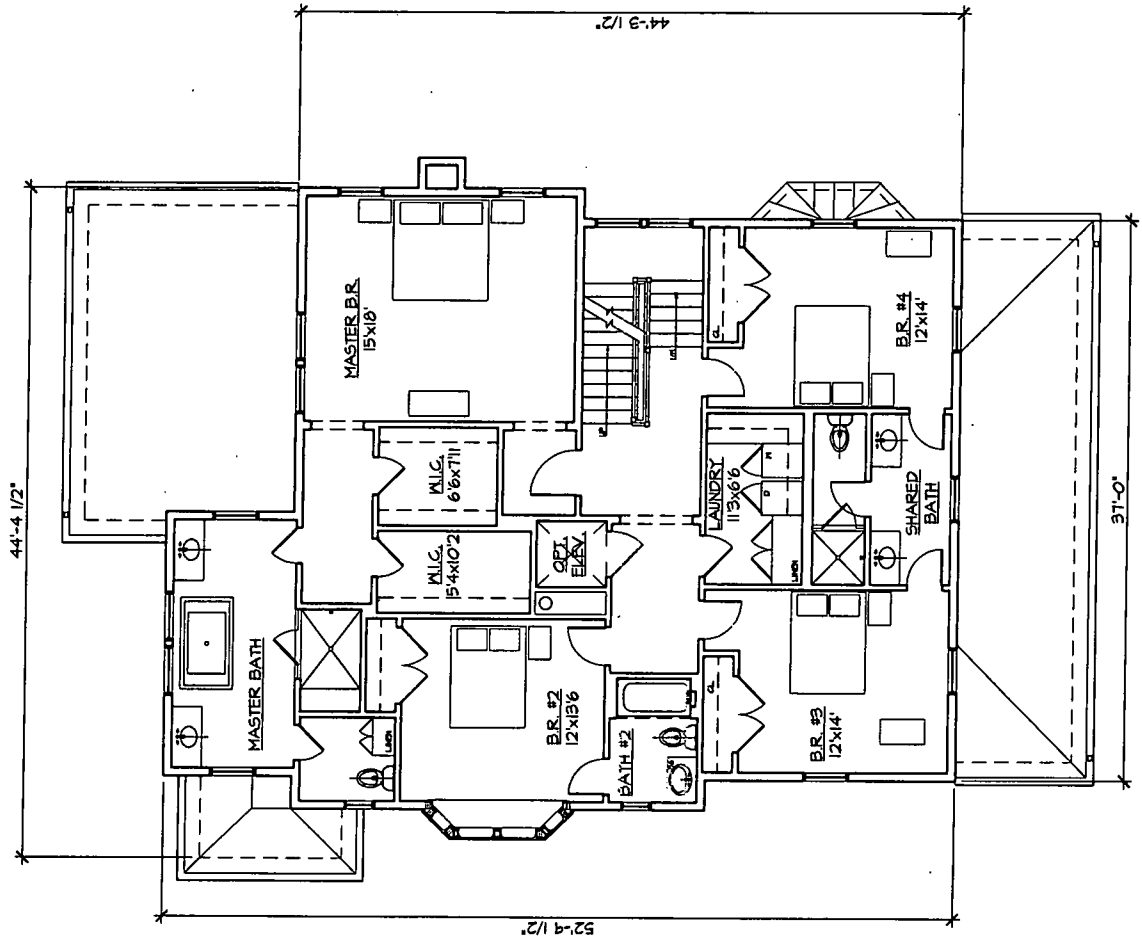
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Handwritten circled numbers: 79 and 74



GRAPHIC SCALE
 0 4' 8' 16'

1894 FIN. SF

① SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"

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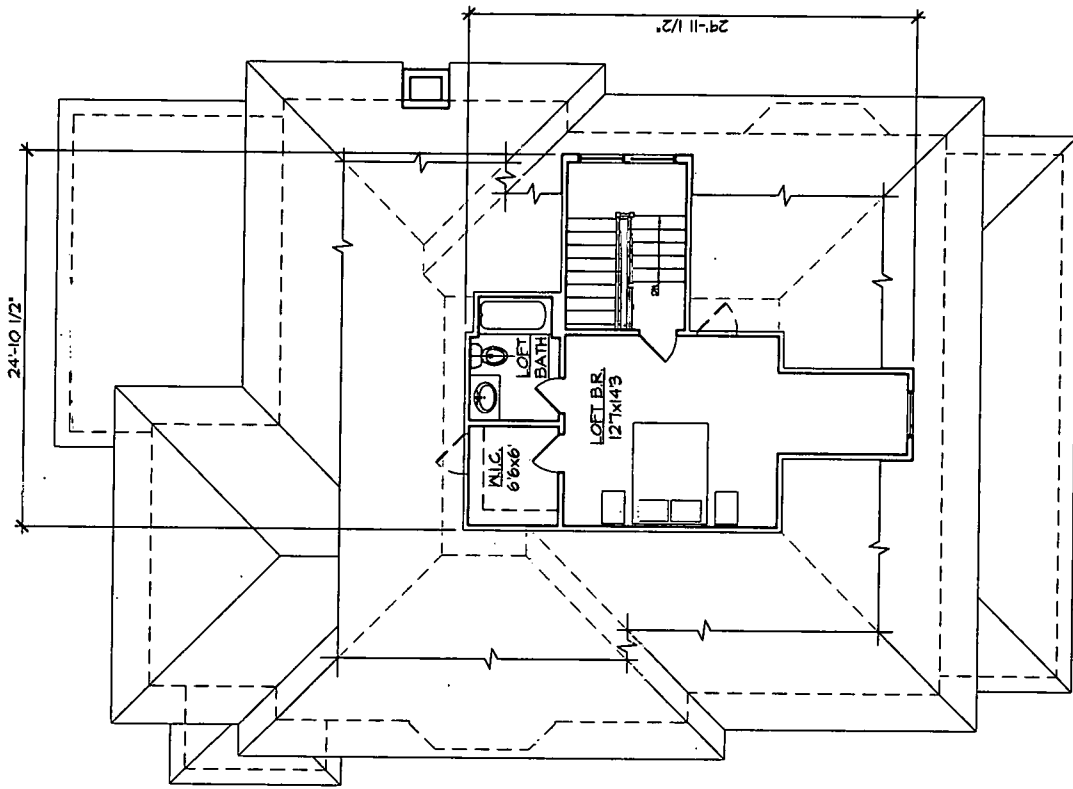
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80
 15



GRAPHIC SCALE



450 SF

1 ATTIC PLAN
SCALE: 1/8"=1'-0"

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GTM

7

81
16

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Thursday, June 27, 2013 4:30 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom (Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; P. Wellington; Stephens, Betsy
Subject: Items before HPC on 7/10/13: 11 Hesketh windows; 9 Oxford infill

The following are the comments of the Chevy Chase Village Local Advisory Panel for items before the HPC on July 10, 2013. We have not received any staff reports on these projects.

11 Hesketh window replacement

Applicants are proposing to replace existing windows with new Trimline, simulated divided light windows with wood trim on the exterior.

The LAP supports the application as submitted. We feel that it is an entirely reasonable approach to increased energy conservation and will not adverse the character of the house or the streetscape. The Village has been stressing energy conservation in its operations and to the residents, therefore we strongly support this as a reasonable approach to an issue which will grow in importance now and in the future.

9 Oxford St

Applicants are proposing a new infill home, a center hall colonial, garage in the rear, and the LAP supports the application as presented. Front elevation: We noted that the new house will be 37' wide. This is about average for the Village; the front of house is consistent with the streetscape and the "open, park-like setting of the Village."

Footprint: The house depth is 44' to 54' plus an open porch in the front. From the materials provided – especially the last page of the submission which shows adjacent footprints, the footprint of the house appears consistent with the neighborhood fabric.

We are familiar with other houses by GTM as they are doing several houses on Brookville. Exterior materials – predominantly stucco and cedar shingle are very consistent with the Village. We did not see any notation as to window details, but would support wood SDL as at 9 Oxford, and the decision is easier here since the house is new and therefore, non-contributing.

Submitted on behalf of the LAP by Tom Bourke, Chair

email from adjacent property owner

Fothergill, Anne

Subject: FW: Oxford Street

From: Michael Summerfield [<mailto:michaelsummerfield@hotmail.com>]
Sent: Friday, June 28, 2013 10:18 AM
To: Fothergill, Anne
Cc: Yael Kauffman; Brian Lang; Art Spitzer; Elisabeth Boas; ccvpermitting@montgomerycountymd.gov
Subject: RE: Oxford Street

Hi Anne,

The construction foreman that I asked to review has not gotten back to me yet... Does anything strike you as a problem?

I have some issues with the sq footage of the property relative to the sq footage of the land. I'm also concerned about the air conditioners behind the fence will be an eyesore from our property- especially since we will already be looking at a driveway. Also, the garage is too big- and does it comply with the setbacks?

The frontage of the house is not especially attractive to me, and I'm not sure how it fits into the historic model (maybe craftsman). That may be better suited for your expertise to decide as mine is simply an opinion.

There is already A LOT of water runoff from that property onto ours. To be neighborly during our renovation we didn't ask them to fix it but rather built a berm on our property to deal with water (which does not work well). I have major concerns about water and silt runoff during construction and water issues after.

Do we have any records of the house that stood there at one point? I doubt it took up the space on the lot that this one does.

There are huge trees that have been there for decades that will be uprooted.

With the proximity to our house I would also like to know what their plans are for a fence or other bushes.

That's what I have so far.

Thanks so much for checking in with me!

Mike

Michael Summerfield, M.D.
Program Director, Department of Ophthalmology
Georgetown University/Washington Hospital Center
110 Irving St. NW Suite 1A-19
Washington, DC 20010

43
~~30~~

Fothergill, Anne

From: Natalie Wilensky <nwilensky@att.net>
Sent: Wednesday, July 10, 2013 4:55 PM
To: Fothergill, Anne
Cc: Robert Bellinger
Subject: Construction Plan for 9 Cxfotd, Chevy Chase

To whom it may concern:

My husband, Robert Bellinger and I, are the owners of the home located at 2 Oxford. Our immediate neighbors on Oxford have shared with us their concerns, as well as the HPC Staff's initial review, of the proposed development of the lot located at 9 Oxford.

We strongly echo the initial findings of the Staff and respectfully request that no approvals be issued until further review is done in coordination with CCV. We were concerned to read that the LAP is supportive of the proposed development as presented. The application at present could not be further from "...keeping with the park like nature" of the Village, amongst other issues.

Of utmost concern is the proposed removal of almost every tree on the lot, whether in or outside the proposed building footprint. This change would be irreparable and should be denied outright. All efforts should be made to maintain the existing trees, especially on the property's perimeter. As a homeowner that removed two shrubs for an addition, we find it hard to believe that so many trees could be removed from a CCV lot without an extensive plan for reforestation.

We echo Mr. Summerfield's concerns regarding the use of asphalt, the size of the proposed porch and garage and the house density. Runoff is already an issue throughout the Village and would be magnified on Oxford by the development proposed.

We support the Staff's recommendation to lower the height of the home to lower than or the same height as the adjacent homes.

And we further support the Staff's recommendation to reduce the proposed size of the home and garage.

The above comments are not exhaustive, rather our desire to be involved in the process.

Thank you, in advance, for your work and your attention to all voices.

Natalie B. Wilensky
2 Oxford Street
917-207-2790

Fothergill, Anne

From: Alan H. Fleischmann <alan@ahfleischmann.com>
Sent: Wednesday, July 10, 2013 6:43 PM
To: Fothergill, Anne
Cc: Alan H. Fleischmann; Dafna Tapiero
Subject: Construction of #9 Oxford Chevy Chase, MD 20815

My wife Dafna and I live at 4A Oxford Street - across from the proposed construction at #9 Oxford.

I would like to share our concerns for a major plan proposed from non-owners of property. The builders' application for appeal for Tree Removal as a proposal represents a massive clearing of trees - with the builder proposing to remove over two dozen trees. These trees in the front and rear yard are desirable to both all of us neighbors.

I hope that we can be sure that for every tree removed, there will be a one-for-one replacement - with trees natural to the area.

Thank you for your consideration.

Please be sure to add us to the neighboring properties mailing list for this matter.

Regards,
Alan Fleischmann & Dafna Tapiero
4A Oxford Street
Chevy Chase, Maryland 20815

Alan H. Fleischmann
Suite 300 West
555 13th Street, NW
Washington, DC 20004
Tel: +1-202-413-4495

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Oxford Street, Chevy Chase	Meeting Date:	7/10/13
Resource:	Vacant Lot Chevy Chase Village Historic District	Report Date:	7/3/13
Applicant:	Gibson Builders et al (Lauren Clark, Agent)	Public Notice:	6/25/13
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: New construction

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on the HPC's recommendations and proceed to a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: vacant lot within the Chevy Chase Village Historic District

PROPOSAL

The applicants are proposing to construct a 2½-story plus basement, 5,800 SF house with a 1,938 SF footprint on the vacant lot. The proposed house is 34.5 feet tall to the roof ridge. The house will have cedar shingles and stucco, wood shutters, stone veneer foundation, stucco chimney, painted synthetic columns and trim, and an asphalt shingle roof. The applicants also propose a 480 SF two-car garage behind the house, an asphalt driveway running down the west side of the property, and a flagstone patio behind the house.

The proposed lot coverage is 26.6% (maximum allowed is 26.9%) and including porches, bays, steps, etc. the lot coverage is 33.8% (maximum allowed is 35%).

The applicants propose to remove 13 trees that have been determined to be dead, dying or hazardous by an arborist, which means their removal does not require HPC approval. As part of their HAWP application they will propose to remove three additional trees: 21" silver maple, 16" sugar maple, and 12" Norway maple and to protect one tree, a 24" elm (see Circle 18). They plan to propose tree replacement in their HAWP application. Chevy Chase Village has a tree ordinance and the applicants will apply for the tree removal as required.

See proposed plans and photos in Circles 8-25. The applicants have also provided building footprint and height comparisons of the adjacent houses in Circles 26+27.

Chevy Chase Village has reviewed this proposal and the Local Advisory Panel provided comments in Circle 29. The adjacent neighbor emailed comments and concerns in Circle 30.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Chevy Chase Village *Guidelines* state that the HPC must give considerable weight to the recommendations of the LAP. The LAP's comments are in Circle 29.

The *Guidelines* state that "a critical characteristic of the proposed historic district is its 'naturalistic landscape,' with numerous and 'massive' trees, a 'remarkable park-like setting,' and 'dramatic canopies for the roads and houses.'... Thus, it is also of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space. For most Village residents, these landscape and scale issues far outweigh questions of architectural style."

The *Guidelines* state:

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above—fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

The Guidelines state the following *when reviewing Contributing and Outstanding Resources*:

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Chevy Chase *Guidelines* state that “the goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs... The key considerations in reviewing new construction should be the two paramount principles identified above—fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.”

Chapter 24A states: “In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.”

The proposed house will be built between two contributing resources. Across the street, 2 and 4 Oxford are both contributing resources and 6 Oxford is a non-contributing resource. The proposed house is a 2 ½ story house and as can be seen in the height comparison, the proposed building will be taller than the adjacent contributing resources (7 and 11 Oxford), which is not compatible with the existing resources and

the streetscape and is in conflict with the *Guidelines*' stated goal "to be sympathetic to the traditional street and building patterns in the district." Staff recommends that the applicants lower the height of the house so that it is lower or not taller than the adjacent houses.

While the *Guidelines* don't specifically address lot coverage for new construction, for existing contributing and outstanding resources it is reviewed with strict scrutiny. The applicants are proposing almost the maximum lot coverage allowed by the County and Village regulations. In general in historic districts lot coverage is lower than the maximum allowed and the *Guidelines* state that new construction should be sympathetic to the traditional street and building patterns in the district. The *Guidelines* also state that it is "of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space." Using the applicable review criteria, staff finds that the footprints of the house and garage and the proposed lot coverage are too large for this setting. Staff recommends that the applicants reduce the footprint of the house which would increase the open space around the house and lessen the impact to the setting and streetscape. In order to further preserve the open, park-like character, the garage should be reduced from a 2-car garage to a smaller garage with room for one car plus storage space.

The Commission will provide comments to the applicants on the appropriateness and compatibility of the proposed design and style of the house. A few of the design elements and some of the fenestration may be incompatible but overall the proposed materials are appropriate and compatible. The applicants did not note window material but those should be wood windows with simulated divided lights. Staff recommends that the driveway material not be asphalt but could be pavers or exposed aggregate concrete.

The applicants will need to remove 13 trees that have been determined to be dead/dying/hazardous by an arborist (waiver from HAWP) and three healthy trees (HAWP needed) for the new house. They are proposing to preserve one 24" elm tree. This amount of tree removal will have a large impact on the property and the streetscape and the park-like character and environmental setting that is to be preserved, as per the *Guidelines*. When the house is reduced in size perhaps additional trees can be preserved. The Chevy Chase Village arborist will review and approve the tree replacement and proposed landscape plan prior to the HPC review.

Overall, staff finds that the proposed house's design and materials are generally compatible with the adjacent resources and the historic district. However, staff finds that the house is not compatible in size and scale and the house as proposed will impair the character of the historic district (Chapter 24A) and the massing and height will need to be reduced in order to be in keeping with the applicable review criteria. Staff recommends that the HPC provide the applicants with clear direction on the height and size and any other elements that they would like to see revised before they apply for a Historic Area Work Permit.

STAFF RECOMMENDATION

Staff recommends that the applicants revise the proposal based on the comments of the HPC and then return with a Historic Area Work Permit application.

Prelim



DPS-69

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: klark@gtmarchitects.com Contact Person: Lauren Clark
Daytime Phone No.: 240-333-2028

Tax Account No.: _____
Contract Purchaser: _____
Name of Property Owner: _____ Daytime Phone No.: _____

Address: _____
Street Number _____ City _____ State _____ Zip Code _____
Contractor: Gibson Builders Phone No.: 202-364-1555
Contractor Registration No.: _____
Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

CREATION OF BUILDING PERMITS

House Number: 9 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 32 Block: 57 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMITS/ACTIVATIONS

1A. CHECK ALL APPLICABLE

- Construct Extend Alter/Revolute
- Move Install Wreck/Raze
- Revision Repair Reversible

CHECK ALL APPLICABLE

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

1B. Construction cost estimate: \$ 1,200,000

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

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 8 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/assessment

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

Lauren Clark
Signature of owner or authorized agent

6/19/13
Date

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing lot is vacant.

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

New 5800± sq single family home w/ front + rear covered porches.
New 2-car garage. 4-square massing + materials (stucco, cedar
shingle, cornice brackets) fit within architectural context
of Chevy Chase Village

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS


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

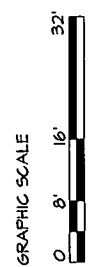
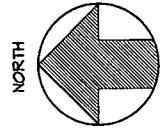
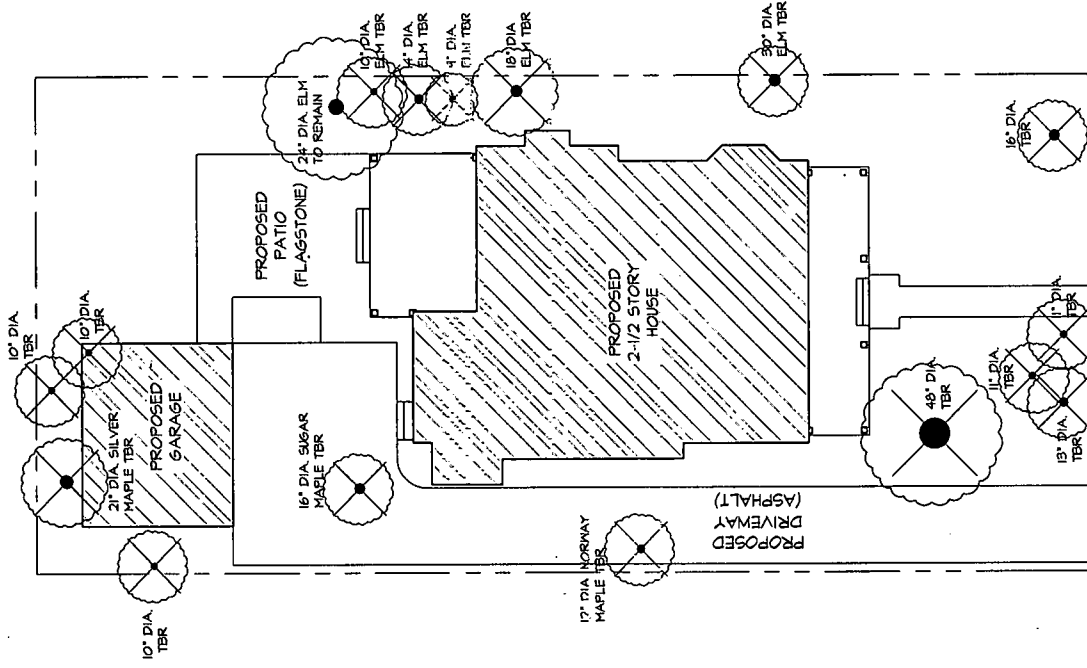
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
MICHAEL & Yael SUMMERFIELD 7 OXFORD STREET CHEVY CHASE, MD 20815-4230	ELISABETH K BOAS 11 OXFORD STREET CHEVY CHASE, MD 20815-4230
ALAN FLEISCHMANN & DAFNA TAPIERO 4A OXFORD STREET CHEVY CHASE, MD 20815	PORTER & MARY WHEELER 4 OXFORD STREET CHEVY CHASE, MD 20815-4231
CLARKE DRYDEN CAMPER 6 PRIMROSE STREET CHEVY CHASE, MD 20815-4229	DAVID I. & M.R. GRANGER 8 PRIMROSE STREET CHEVY CHASE, MD 20815

LEGEND

-  = PROPOSED REMOVAL OF EXISTING TREE
- TBR = ITEMS TO BE REMOVED
- = PROPERTY LINE




1 TREE REMOVAL PLAN
SCALE: 1/8"=1'-0"

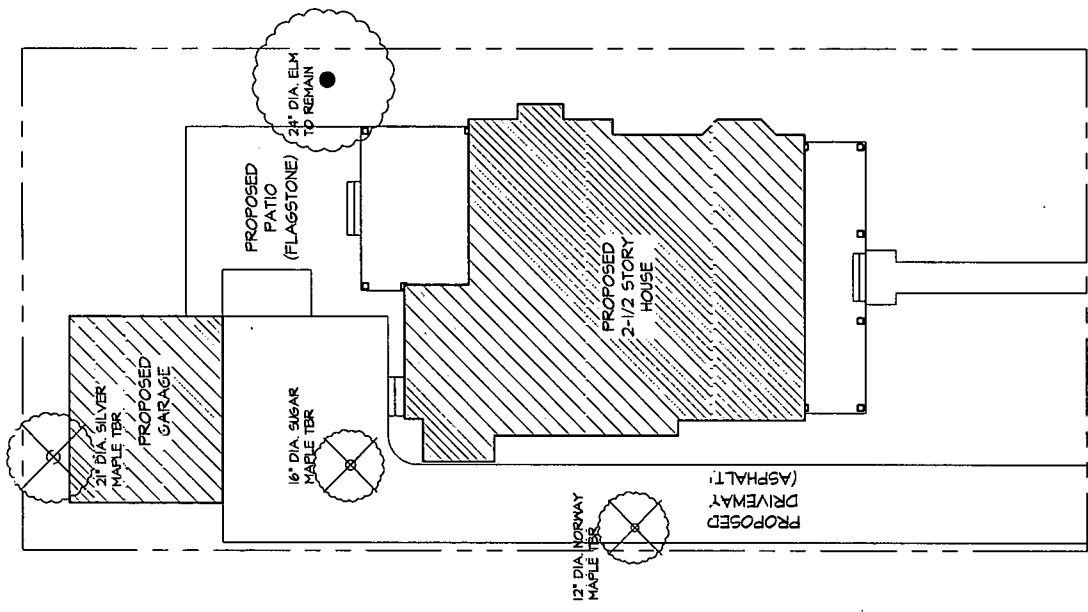
2A



17

LEGEND

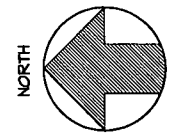
-  = PROPOSED REMOVAL OF EXISTING TREE
- TBR = ITEMS TO BE REMOVED
- = PROPERTY LINE



proposed trees to be removed that need HPC and village approval

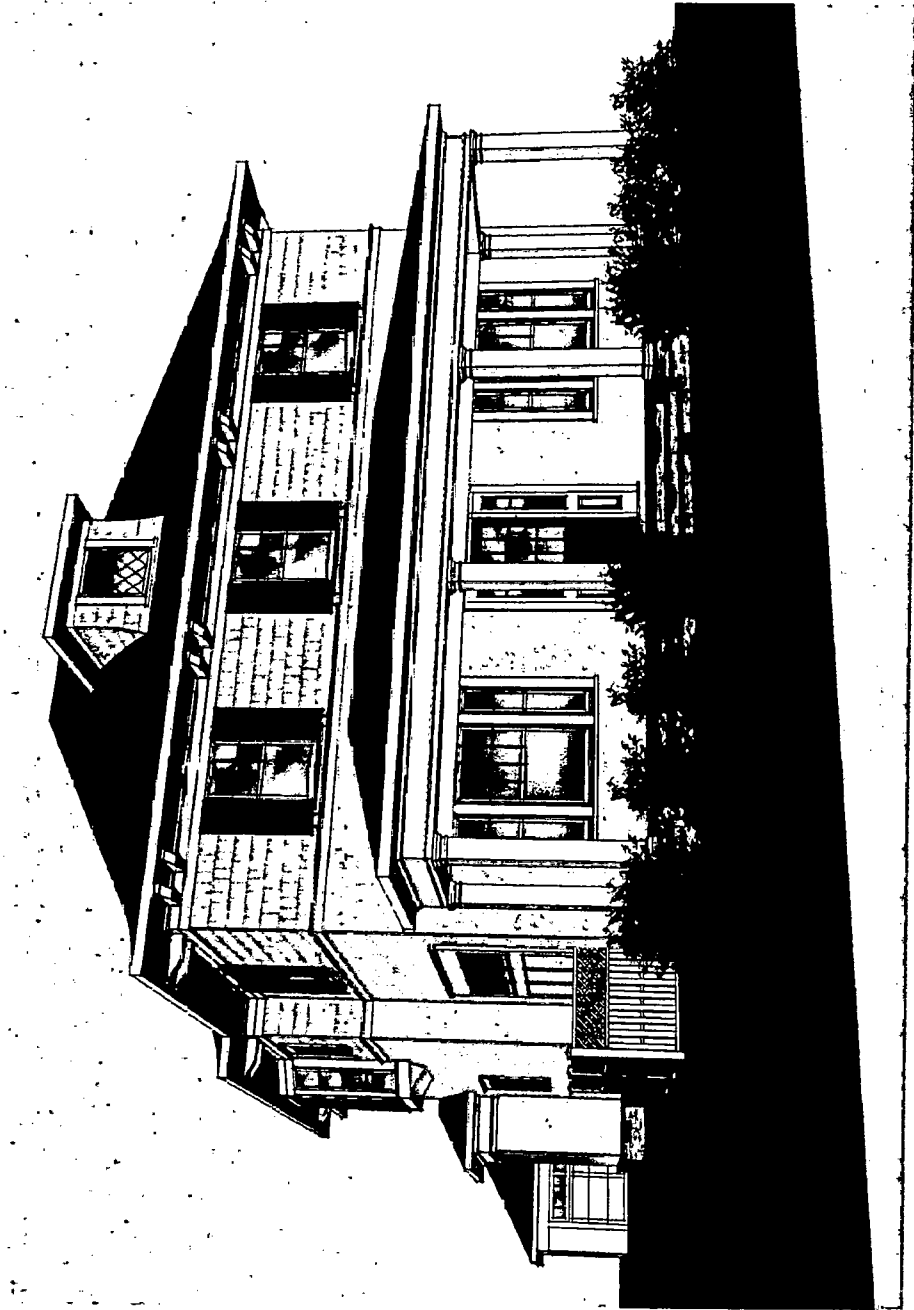


1 TREE REMOVAL PLAN
SCALE: 1/8" = 1'-0"



2A





5,631 FIN. SF

9 OXFORD - HPC MEETING 07/10/2013

9 OXFORD STREET, CHEVY CHASE, MD

JUNE 19, 2013

#13.0212

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9 OXFORD - HPC MEETING 07/10/2013

9 OXFORD STREET, CHEVY CHASE, MD

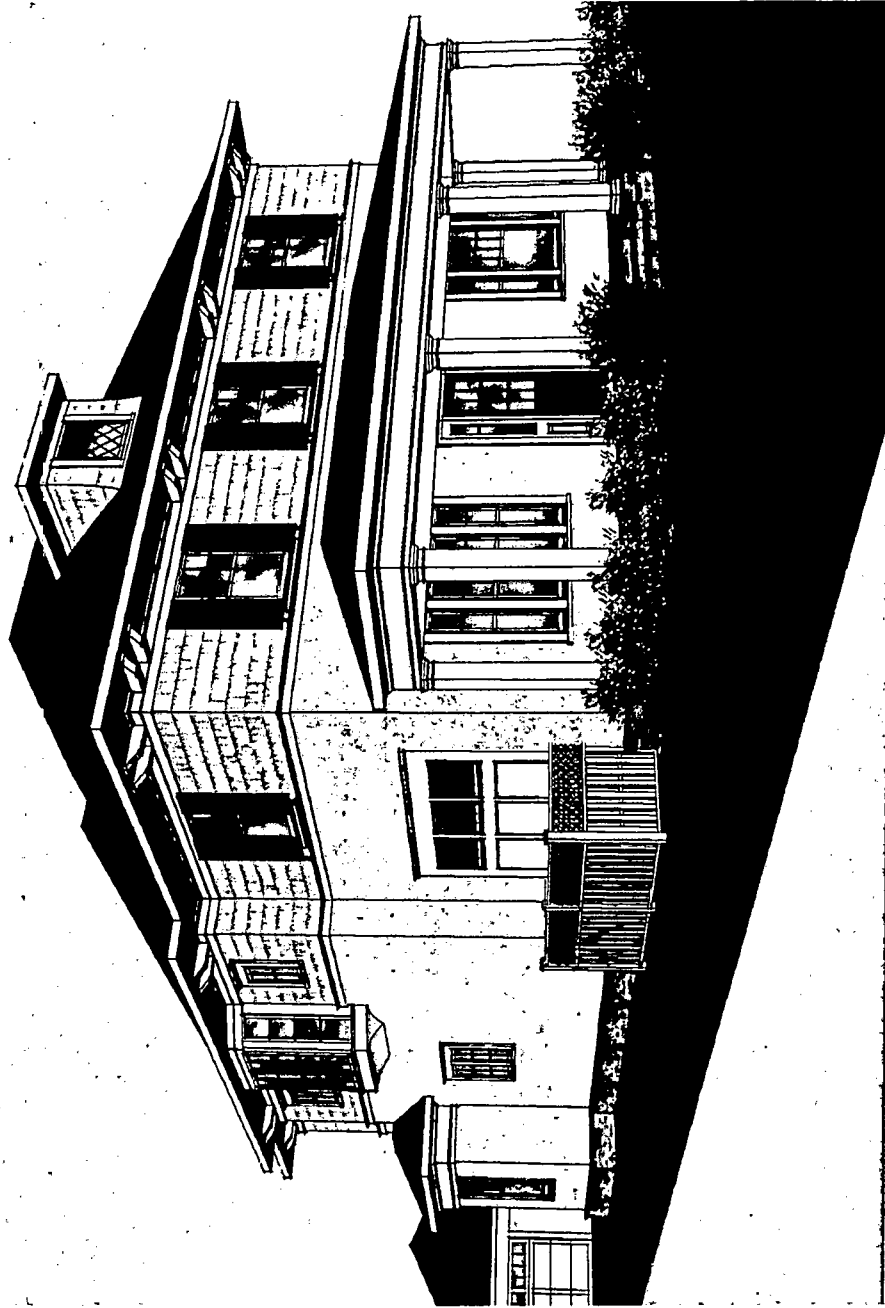
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9 OXFORD STREET, CHEVY CHASE, MD JUNE 19, 2013 #13.0212

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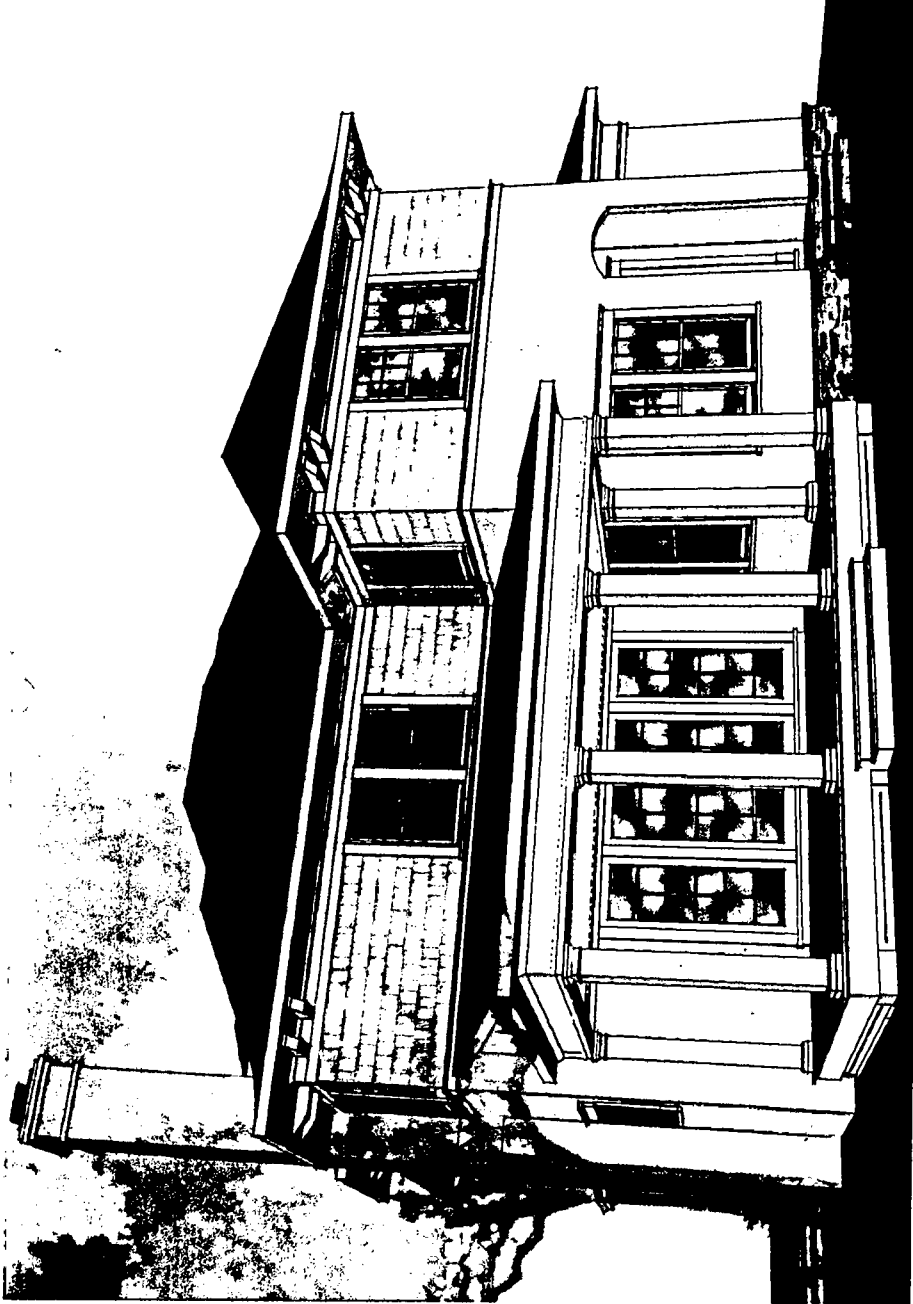
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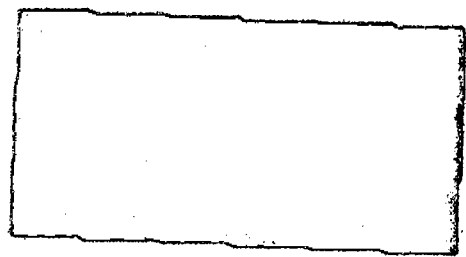
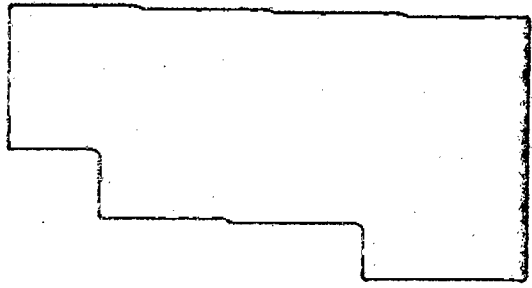
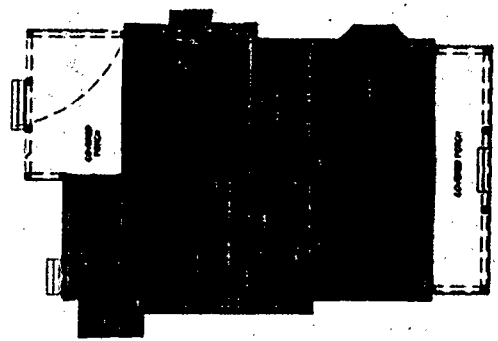
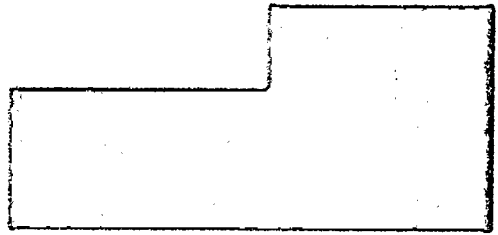
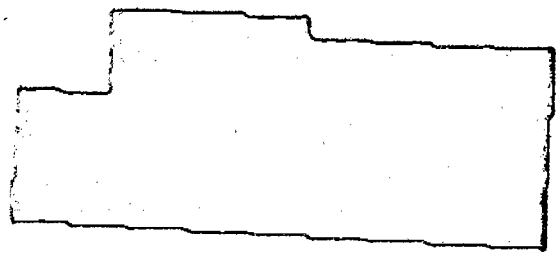
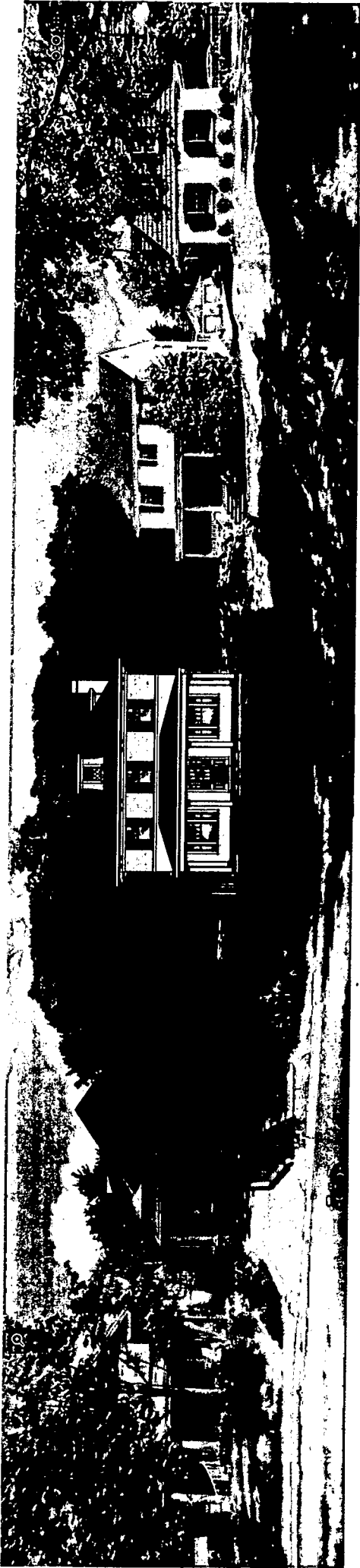
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(24)



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Master Plan List



BAA-5701

R-60

OXFORD ST

BAA-2748

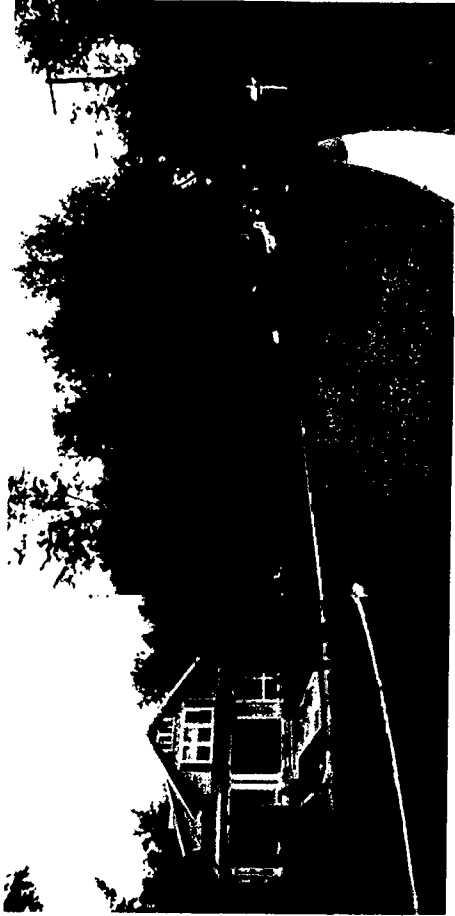
R-60

Montgomery
Planning

50m

NEWLANDS ST

IR-600 ft



1 VIEW OF LOT FROM OXFORD STREET
SCALE: N.T.S.



2 VIEW OF LOT FROM OXFORD STREET
SCALE: N.T.S.



3 VIEW TOWARD REAR OF LOT
SCALE: N.T.S.



4 VIEW OF TREES TO BE REMOVED
SCALE: N.T.S.

3



9 OXFORD - HPC MEETING 07/10/2013

9 OXFORD STREET, CHEVY CHASE, MD JUNE 19, 2013 #13.0212

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Fothergill, Anne

From: Bourke, Tom(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, August 21, 2013 3:06 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom(Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Mark Nadel; Myra Kovey; P. Wellington; Stephens, Betsy
Subject: Items before HPC on 8/21/13: 9 Oxford, 6400 Brookville

The following are LAP comments for items before the HPC on 8/21/13:

9 Oxford St

Applicants are proposing a new infill home, a center hall colonial, garage in the rear, and Staff recommends approval. Applicants have reduced house width from 44'4" to 40" overall (36' at front plane) reduced coverage somewhat and reduced imperviousness somewhat. Materials are to be stucco, cedar shingle, simulated divided light windows. LAP concurs with Staff recommendation for approval.

6400 Brookville Rd

Contributing resource
Additions and alterations

Staff recommends approval and LAP concurs with Staff.

Submitted on behalf of the Chevy Chase Local Advisory Panel
by Tom Bourke, Chair

Fothergill, Anne

From: CCV Permitting <ccvpermitting@montgomerycountymd.gov>
Sent: Wednesday, August 21, 2013 1:07 PM
To: Fothergill, Anne
Cc: jim@gibsonbuilders.com; Luke Olson
Subject: 9 Oxford St tree removals

Anne:

I see 9 Oxford Street is on the HPC agenda for tonight so I wanted to be sure you are aware that the applicants have reached an agreement with our Tree Ordinance Board and the tree removals will be approved. Unfortunately the chair of that committee is out of town so I cannot provide a signed agreement for tonight's meeting, however the removals have been approved. Please contact me if you have any questions.

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
Tele. 301-654-7300
FAX 301-907-9721

ccvpermitting@montgomerycountymd.gov
www.chevychasevillagemd.gov

Fothergill, Anne

From: Luke Olson <lolson@GTMarchitects.com>
Sent: Wednesday, July 10, 2013 2:00 PM
To: Fothergill, Anne
Cc: George Myers
Subject: RE: 9 oxford street
Attachments: 11 oxford (2).JPG; 11 oxford (1).JPG; 4a oxford.JPG; 7 oxford.JPG; 4 oxford.JPG; 9 Oxford Record Plat.pdf

Hi Anne,

The house at 7 Oxford is +/- 29' tall and the house at 11 oxford is +/- 33' tall from avg. grade to peak. I was unable to get a measurement of 4a oxford directly across the street but based on the attached photo it looks to be taller than what we are proposing, as it is 2 1/2" stories and sits 4+ feet out of the ground. I was similarly unable to get a measurement on 4 oxford, but it looks to be similar in height to the house at 7 oxford (29').

Given the existing site conditions, existing grade at 11 oxford is 2-3 feet higher than at 7 and 9 oxford. The proposed house at 9 oxford, while taller in measurement, will appear to be similar in height to or lower than the existing house at 11 Oxford due to the change in grades from lot to lot.

I also was mistaken about the building height restriction in Chevy Chase Village being 2' lower than that of Montgomery County. The only difference is that Montgomery county lets you use the greater of 35' to the peak or 30' to the midpoint of the roof, while in Chevy Chase Village you have to meet both requirements.

We had a chance to speak with Mr. Porter Wheeler. After thoroughly reviewing the submission package with him, Mr. Wheeler seemed amenable to the proposed design as long as we were working with the tree ordinance board to develop a reforestation plan that would meet Village and neighborhood approval. He did not say whether or not he would be in attendance at the meeting tonight.

We were also provided with a plat showing the original house, garage and driveway on 9 oxford before it was torn down (attached). We thought it was of note that the original driveway and garage were in the same location that we are proposing for the new construction.

Sorry to be throwing all of this at you last minute. There are a lot of moving parts on this one and I am just trying to keep you and the HPC informed as we move forward. Please let me know if you have any question or comments.

Thanks,

Luke Olson
GTMARCHITECTS
240-333-2021 direct
240-333-2001 fax
<mailto:lolson@gtmarchitects.com>
www.gtmarchitects.com

From: Fothergill, Anne [<mailto:anne.fothergill@montgomeryplanning.org>]
Sent: Wednesday, July 10, 2013 8:59 AM
To: Luke Olson
Cc: George Myers
Subject: RE: 9 oxford street

good morning,

I have been out of the office and am responding to a number of things. A Commissioner asked a few questions about your proposal so if possible please provide me these answers today in advance of the meeting. Also, we have had a few emails from neighbors that I will forward to you.

How much taller is the proposed house than the adjacent houses?

How close is the house to the property line?

The aerial photo shows a shed or small structure about where the garage would go--please clarify.

Could the big silver maple at the rear be retained if the garage placement were to be adjusted?

thanks,
Anne

From: Luke Olson [<mailto:lolson@GTMarchitects.com>]
Sent: Friday, June 28, 2013 7:40 PM
To: Fothergill, Anne; Silver, Joshua
Cc: George Myers
Subject: 9 oxford street

Anne/Josh,

Attached is the tree inspection report from the Chevy Chase village arborist as well as our proposed reforestation plan. We will be meeting with the Chevy Chase Village Tree Ordinance Board chair on Monday to go review/modify the reforestation plan as needed and hope to have conditional approval shortly thereafter. We'll want to provide color copies of the application set as per usual; is it ok if I get those to you by Wednesday 7/3?

I am also attaching pdfs of a previous infill construction proposed and approved for the historic district. You had mentioned in a previous email that staff expects the HPC to ask that the lot coverage of the proposed structure at 9 oxford be reduced. Based on the building footprint study we have submitted, we believe that the structure we are proposing has a lot coverage consistent with that of the neighboring properties and within the zoning regulations. It also has a % lot coverage that is similar to that of the approved structure at 4 Quincy street, a much larger lot. We'd ask that the HPC take this into account when considering the appropriateness of the building footprint.

I'll keep you up to date on our progress with the tree ordinance board and CCV review. Please let me know if there is any additional information I can provide.

Have a great weekend!

Luke Olson
Sr. Project Coordinator
GTMARCHITECTS
7735 Old Georgetown Road
Suite 700
Bethesda, MD 20814
240-333-2021 direct
240-333-2001 fax
<mailto:lolson@gtmarchitects.com>
www.gtmarchitects.com

Fothergill, Anne

From: Samandpol@aol.com
Sent: Wednesday, July 10, 2013 1:49 PM
To: Fothergill, Anne
Cc: shana.davis-cook@montgomerycountymd.gov;
ccvpermitting@montgomerycountymd.gov; nbangjensen@gmail.com;
Samandpol@aol.com; ryanblis@aol.com
Subject: Chevy Chase Village Tree Ordinance Board procedure

Dear Ms. Feathergill,

I understand that you have inquired as to the Chevy Chase Village Tree Ordinance Board process and the status of its review of an appeal to take down certain trees at 9 Oxford St. that has been filed with the Village by the prospective purchasers of this property.

I have asked Ellen Sands, Village Code Enforcement Officer, to provide you with a copy of the Village ordinance establishing the Board and of procedures that the Board is to follow in acting on appeals that are referred to it by the Village Manager. Please note that the Tree Ordinance Board does not have authority to take final action on such appeals, although it may develop a Consent Agreement to include a reforestation plan for consideration of the Village Board on a Consent Agenda.

The Tree Ordinance Board has not yet met to take any action on the above referenced appeal. Indeed, until today I have been the only member of the Board whose schedule has permitted visiting the property to look at the appeal trees and proposed landscape plan. I would note also that the Village Manager has not yet made her determination as to which of the 21 trees identified as having a circumference of 24" or more (and hence under the Village Urban Forest Ordinance requiring a permit for their removal) meet the criteria that would permit her to approve removal and which must be referred by her for review by the Tree Ordinance Board.

Please feel free to contact me at this email address or by phone at 301-652-2356 if you have questions.

With best regards, Sam Lawrence, chair, CCV Tree Ordinance Board

1927 Certified Sanborn Map

CHEVY CHASE, MD.

7

8

5

22-325-326

6

CONNECTICUT AV.

RAYMOND

E BRADLEY LANE

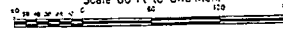
QUINCY

PRIMROSE

OXFORD

4

Scale 60 Ft to One Inch



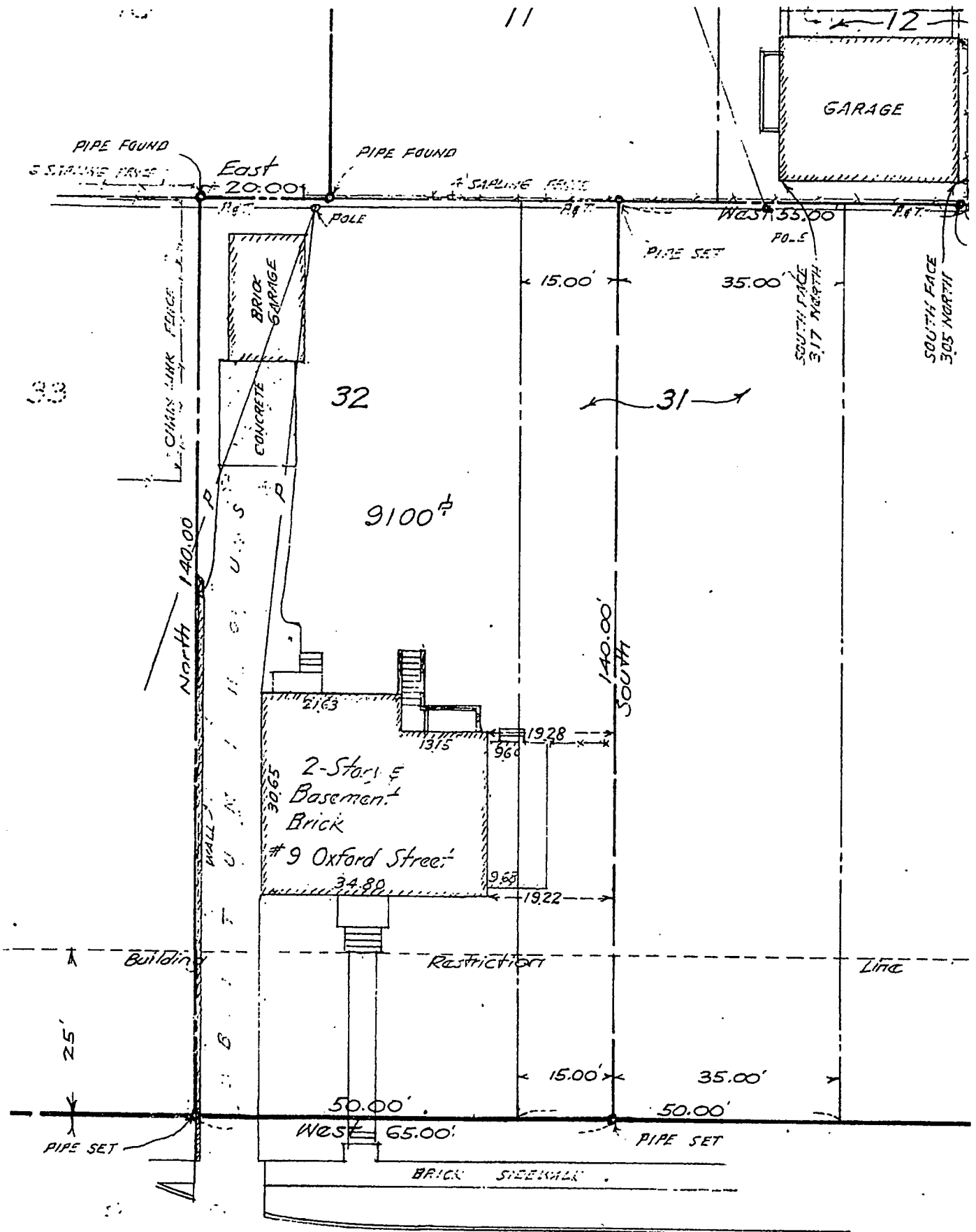
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Certification # 4189-4877-AE97

Site Name: Chevy Chase Village
 Address: Chevy Chase Village
 City, ST, ZIP: Chevy Chase MD 20815
 Client: Maryland-National Capital Park and Planning Comm.
 EDR Inquiry: 3823240.3
 Order Date: 6/3/2013 2:48:38 PM
 Certification # 4189-4877-AE97
 Copyright: 1927

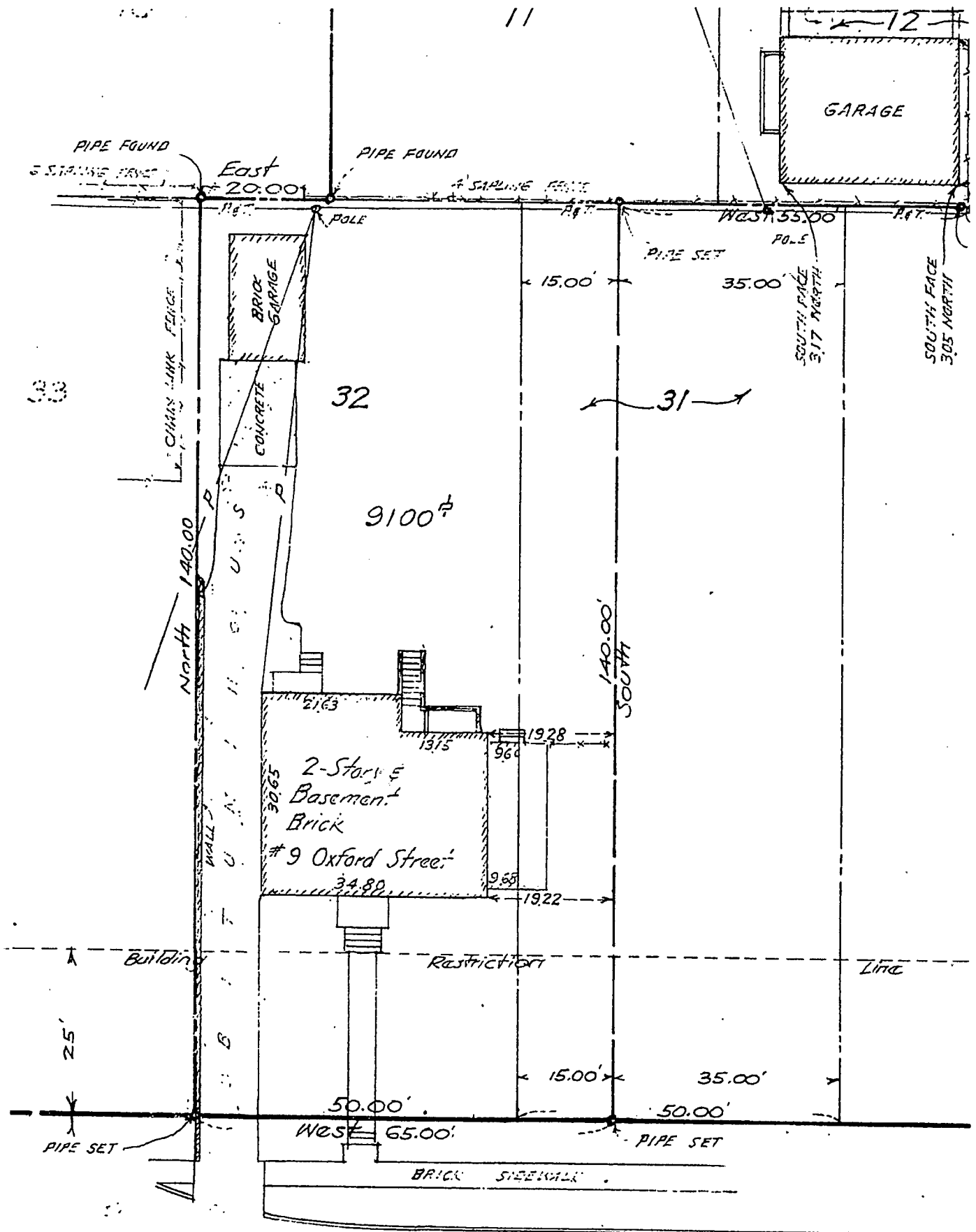




OXFORD

STREET

60.



OXFORD

STREET

60'

3 RED MAPLE
Acer rubrus

1 DOGWOOD
Cornus Florida
3 AMERICAN HOLLY
Ilex Opaca
NATURAL SCREENING

15" PIN OAK TO REMAIN

1 EASTERN REDBUD
Cercis canadensis

3 AMERICAN HOLLY
Ilex opaca
NATURAL SCREENING

24" SILVER MAPLE TO REMAIN

STEPPING STONE PATH

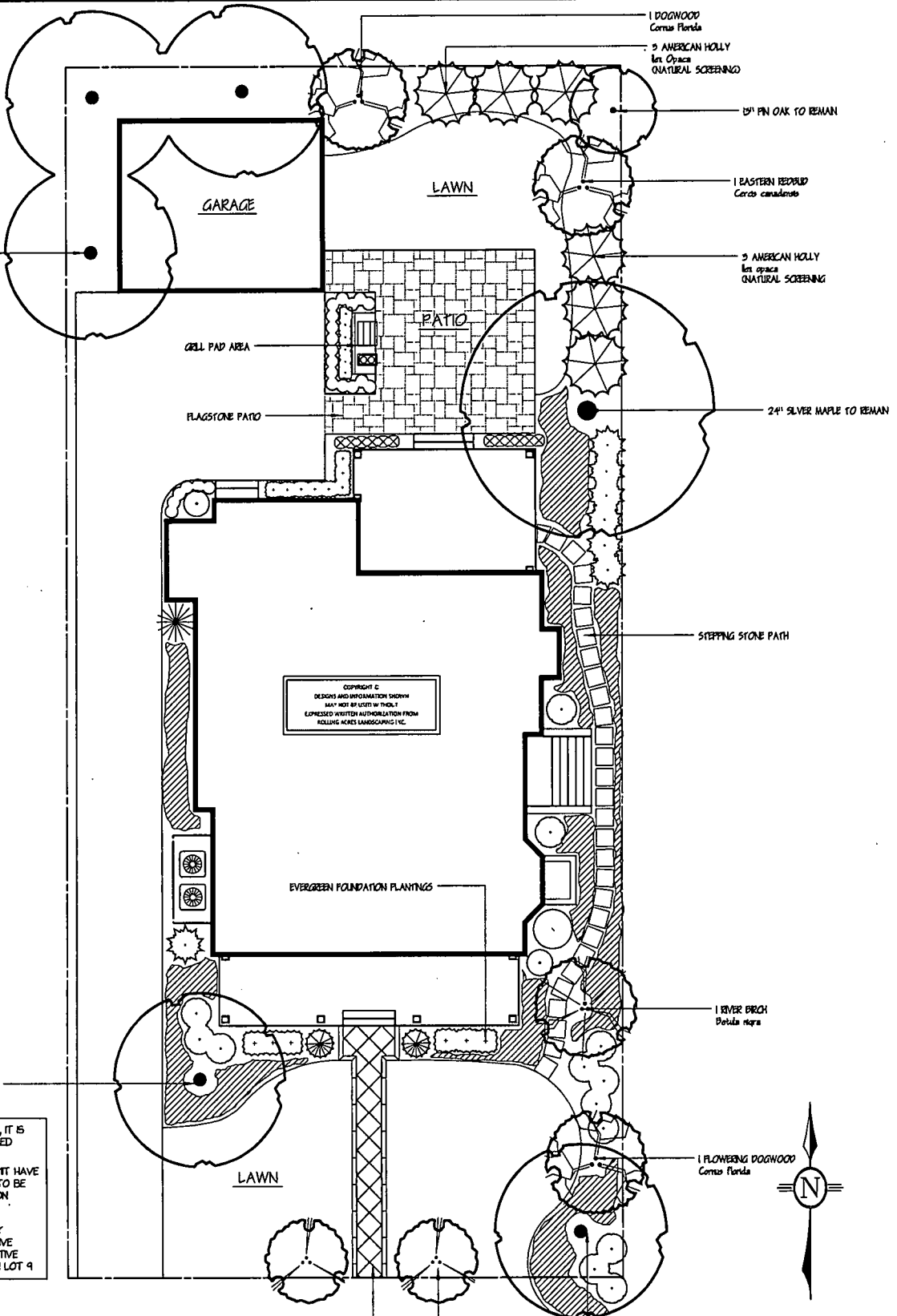
1 RIVER BIRCH
Betula nigra

1 FLOWERING DOGWOOD
Cornus Florida

1 AMERICAN PLANTANETREE
Platanus occidentalis

1 NORTHERN RED OAK
Quercus rubra

FLAGSTONE ENTRANCE WALK
2 SHADBLOW SERVICEBERRY
Amelanchier canadensis



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NOTES AS ADVISED BY TOLBERT FEATHER, IT IS
RECOMMENDED THAT (1) TREE BE INSTALLED
PER THE TREES TO BE REMOVED.

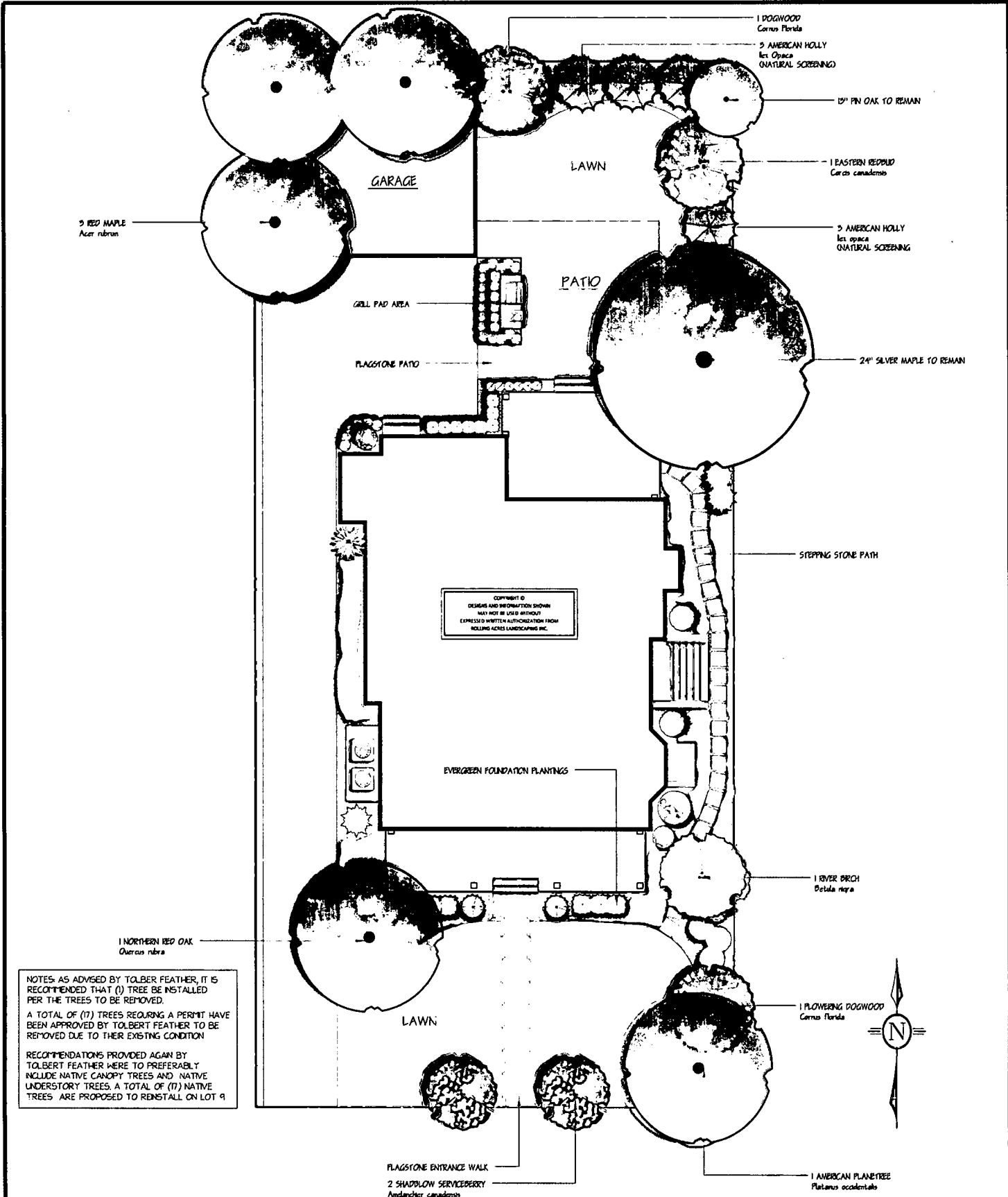
A TOTAL OF (17) TREES REQUIRING A PERMIT HAVE
BEEN APPROVED BY TOLBERT FEATHER TO BE
REMOVED DUE TO THEIR EXISTING CONDITION

RECOMMENDATIONS PROVIDED AGAIN BY
TOLBERT FEATHER WERE TO PREFERABLY
INCLUDE NATIVE CANOPY TREES AND NATIVE
UNDERSTORY TREES. A TOTAL OF (17) NATIVE
TREES ARE PROPOSED TO REINSTALL ON LOT 9

TREE REFORESTATION PLAN - LOT 9 OXFORD STREET, CHEVY CHASE

JUNE 28, 2013 SCALE: 1" = 8'





NOTES: AS ADVISED BY TOLBERT FEATHER, IT IS RECOMMENDED THAT (1) TREE BE INSTALLED PER THE TREES TO BE REMOVED.

A TOTAL OF (17) TREES REQUIRING A PERMIT HAVE BEEN APPROVED BY TOLBERT FEATHER TO BE REMOVED DUE TO THEIR EXISTING CONDITION

RECOMMENDATIONS PROVIDED AGAIN BY TOLBERT FEATHER WERE TO PREFERABLY INCLUDE NATIVE CANOPY TREES AND NATIVE UNDERSTORY TREES. A TOTAL OF (17) NATIVE TREES ARE PROPOSED TO REINSTALL ON LOT 9

TREE REFORESTATION PLAN - LOT 9 OXFORD STREET, CHEVY CHASE

JUNE 28, 2013 SCALE: 1" = 8'



ROLLING ACRES
LANDSCAPE/NURSERY

Fothergill, Anne

From: Luke Olson <lolson@GTMarchitects.com>
Sent: Wednesday, July 10, 2013 9:44 AM
To: Fothergill, Anne
Cc: George Myers
Subject: RE: 9 oxford street
Attachments: IMG_0604.JPG; CCV TR 9 Oxford St. 6-26-13 rev 7-8-13.pdf

Good morning Anne,

We will be out on-site this morning to meet with the CCV tree ordinance board again, and will try to get a better idea of the relative heights of the houses on the street. Our sense is that we may be slightly taller than the house on the left, but will probably be shorter than the house on the right because it is significantly raised out of the ground, and are certainly shorter than the house directly across the street. In this instance the HPC is blessed to have the benefit of the exhaustive study that Chevy Chase Village conducted when determining their own standards for building height. After a study of the existing homes in Chevy Chase Village, they concluded that it was necessary to lower the allowable building height per Montgomery County code by 2'-0" to make all new homes conform to the scale and character of the existing urban fabric. Our proposed house falls within the more restrictive building height limits of Chevy Chase Village, and should therefore be no taller than most of the houses on the street.

If you look at the site plan on page 2 of the package submitted June 26, we have provided the house as it relates to the existing lot and required setbacks. The house is set back 9'-2" away from the right side lot line, with a small projection for a chimney as allowed per current zoning regulations. The left side is setback 16'-10" at the Dining Room, the Butler's Pantry and Kitchen are 14'-10" away from the left side lot line, and the Mud Room is 11'-6" away from the left side lot line. The required side yard setbacks are 8' one side, 18' total. The house is setback 44'-6" from the rear lot line, with a required rear yard setback of 20', and is 29' away from the front lot line with an Existing Building Restriction Line of 28'-11".

The existing structure is called out as a frame playhouse on the site plan we were provided. I have attached a photo for your reference.

I am attaching the latest report from Dr. Tolbert Feather, revised to address some inconsistencies between his and our tree removal plans. Is the commissioner referring to the 30" multistem red maple listed as tree #15 in the inventory? I do not believe we would be able to relocate the garage to save this tree without either A.) potentially harming one of the more desirable trees to remain as identified by Dr. Feather or B.) making the garage inaccessible by car, essentially reducing it to a storage shed. Dr. Feather has also determined this tree to be hazardous and has approved us to remove it.

Please do send me the comments you have received from neighbors. We have already met with the Summerfields at 7 oxford to discuss the proposal and their concerns, and our client has similarly met with Ms. Boas at 11 Oxford. I will provide more information in regards to the relative building heights after our meeting at 11. Please let me know if there are any additional questions or comments that I can answer.

Thanks,

Luke Olson
GTMARCHITECTS
240-333-2021 direct
240-333-2001 fax

Fothergill, Anne

From: Porter Wheeler <porterwheeler@gmail.com>
Sent: Tuesday, July 09, 2013 10:13 PM
To: Fothergill, Anne
Cc: Samandpol@aol.com; Ellen Sands
Subject: Construction Plan for #9 Oxford Street

Dear Ms. Fothergill:

I am submitting my written comments on the proposed construction on #9 Oxford Street. Even though I am directly across the street at #4, I did not receive notice of this hearing except by word of mouth. I understand this is up for consideration on July 10, and I unfortunately cannot attend.

First, I object to consideration of a major plan such as this from non-owners of property. Why do they have standing? This suggests that anyone could submit such a plan? Not a good idea. The actual property owner is not even referenced in the documents shown to me--one can only hope they are aware of this plea.

Second, the application for appeal for Tree Removal states that denial would lead to decreased property value. That is totally specious. The property value is "as is." The applicant at best is seeking to create for itself a windfall gain relating to development potential, and this will be at the expense of decreased property values for neighboring properties. (Refer to Ms. Boas comments about impacts of the plan.)

Third, the proposal represents a massive clear cut of trees and hence tree canopy and foliage, leaving the property at #9 not in keeping with the historic properties on the block and surrounding area. The charts are not clear, but it appears that the builder is proposing to remove 24 of the 26 trees identified on the plot, none of which are in the footprint of the proposed home. Several of these trees are in the front and rear yard set backs, which now provide greenery and screening of the lot, desirable to both owner and neighbor, but apparently not valued by builders. I have great difficulty in accepting the arborist opinion that so many trees were "hazardous," having observed no hazards after the vicious weather experienced recently.

Fourth, the replacement/reforestation plan seems vague, but I could not identify more than about ten trees, and I am not able to ascertain what species are proposed. I hope that you continue to insist on one-for-one replacement with species natural to the area, not a few hollies on the property line that will never provide much in the way of canopy or screening.

Fifth, the plan seems to call for a very large amount of impervious asphalt, not an attractive or historic material, and one that will create a large amount of new run-off to the detriment of the neighbors. There also appears to be a large hardscape patio and another hard walkway along the opposite side of the house, and of course a front walkway also, so absorbent land remaining will be minimal.

Sixth, I urge you to bolster the historic nature of the neighborhood by requiring historically accurate natural materials and design, not asphalt and PVC, to the extent possible.

Finally, you should examine the exterior steps on the east side of the structure for meeting set-back requirements--not clear from drawing.

Thank you for your consideration. Please add me to the neighboring properties mailing list for this matter.
Sincerely, PW

Porter Wheeler, co-owner of property

4 Oxford Street

Chevy Chase, MD 20815