

260xford Chevy Chase 2010 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 5/22/13

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #535782—Alterations to outbuilding

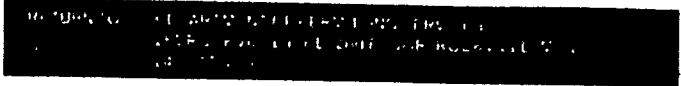
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on May 12, 2010.

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: Gerstenfeld/Wiltshire Revocable Trust
Address: 26 Oxford Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ashley Wiltshire
Daytime Phone No.: 202-302-2510

Handwritten number: 1535782

Tax Account No.:
Name of Property Owner: Gerstenfeld / Wiltshire Revocable Trust
Address: 26 Oxford St Chevy Chase MD 20815
Contractor: T.B.D.
Contractor Registration No.:
Agent for Owner:

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: 6 Block: 55 Subdivision: Section 2 Chevy Chase
Liber: 36360 Folio: 135 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

1B. Construction cost estimate: \$ 10,000
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 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent: Ashley Wiltshire
Date: 4/12/2010

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 6/22/10
Application/Permit No.: Date Filed: Date Issued:

OS

IT

Fothergill, Anne

Subject: FW: comments for HPC hearing on 5/12/10: 26 Oxford, 25 W Irving

Case II-A

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]

Sent: Wednesday, May 12, 2010 2:54 PM

To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

Cc: Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)

Subject: comments for HPC hearing on 5/12/10: 26 Oxford, 26 W Irving

The following are the Chevy Chase Village LAP comments for items on the HPC agenda for 5/12/10:

26 Oxford St

Non-contributing resource

Alterations to accessory structure behind the main house:

garage doors replacement with French doors, enclose space on west side and two small extensions west side

Staff recommendation : approval

LAP concurs with Staff Recommendation for approval

26 West Irving St

Non-contributing Resource

Preliminary Consultation regarding demolition of non-historic house and construction of new 2-story, 3400 SF house

Staff preliminary comments: A.) Make house "slightly more narrow" to reduce apparent scale with 4-bay design

B.) Remove circular driveway rather than replace with pea gravel since the circular drive is not a common feature on this block

LAP comments:

A. We have studied the drawings, questioned the architect and note that the proposed house has the same footprint as the house it replaces. We recognize that the overhangs are slightly larger, but this is generally perceived as good thing. Therefore we are in agreement and do not share the concern regarding the number of bays in the front elevation or the proposed reduction of the width of the house. The house as designed appears compatible with the existing vernacular in historic district as a whole. One member noted: "We would encourage 'Lenient' review here by the HPC.

B. Regarding the circular drive, one member stated: "The parking area is indeed very substantial and any reduction would be welcome, but I also recognize that this is the only off-street parking available to the house and it is an existing condition." Another noted: "Getting rid of the cement, using pea gravel, and diminishing the driveway/ parking area is a great improvement." Therefore we would encourage the designer to work on reducing the scale of the existing drive where possible, but do not believe that reduction beyond what is already proposed should constitute an absolute requirement by the HPC.

Submitted on behalf of the LAP by Tom Bourke, Chair.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Oxford Street, Chevy Chase	Meeting Date:	5/12/10
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	5/5/10
Applicant:	Gerstenfeld Wiltshire Revocable Trust (Ashley Wiltshire, Agent)	Public Notice:	4/30/10
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-10G	Staff:	Anne Fothergill
Proposal:	Alterations to non-historic accessory structure		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern Neo-Colonial
DATE: c. 1955

PROPOSAL

The applicants are proposing to make alterations to the accessory structure at the east side of their property, which was constructed in 2007.

The proposed changes are:

- remove the garage doors on the north elevation and install one pair of French doors (relocated from the west side) with sidelights
- enclose the space at the west side of the garage that is under an existing roof with wood siding to match and a wood window
- construct two small extensions on the west side with one pair of French doors (relocated from west side), wood siding, wood columns to match, a wood window on the south/rear elevation, and standing seam copper hip roofs on both sides

The Chevy Chase Village Board of Managers has reviewed this proposal and submitted a letter of support (see Circle 15).

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

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

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Ashley Wiltshire
Daytime Phone No.: 202-302-2510

Handwritten: #535782

Tax Account No.: _____
Name of Property Owner: Gerstenfeld / Wiltshire Revocable Trust Daytime Phone No.: _____

Address: 26 Oxford St Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: _____

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

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: Oxford Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: 6 Block: 55 Subdivision: Section 2 Chevy Chase
Liber: 36360 Folio: 135 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 10,000

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

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.

Ashley Wiltshire 4/12/2010
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

1. a. Description of existing structure and environmental setting including their historical features and significance:

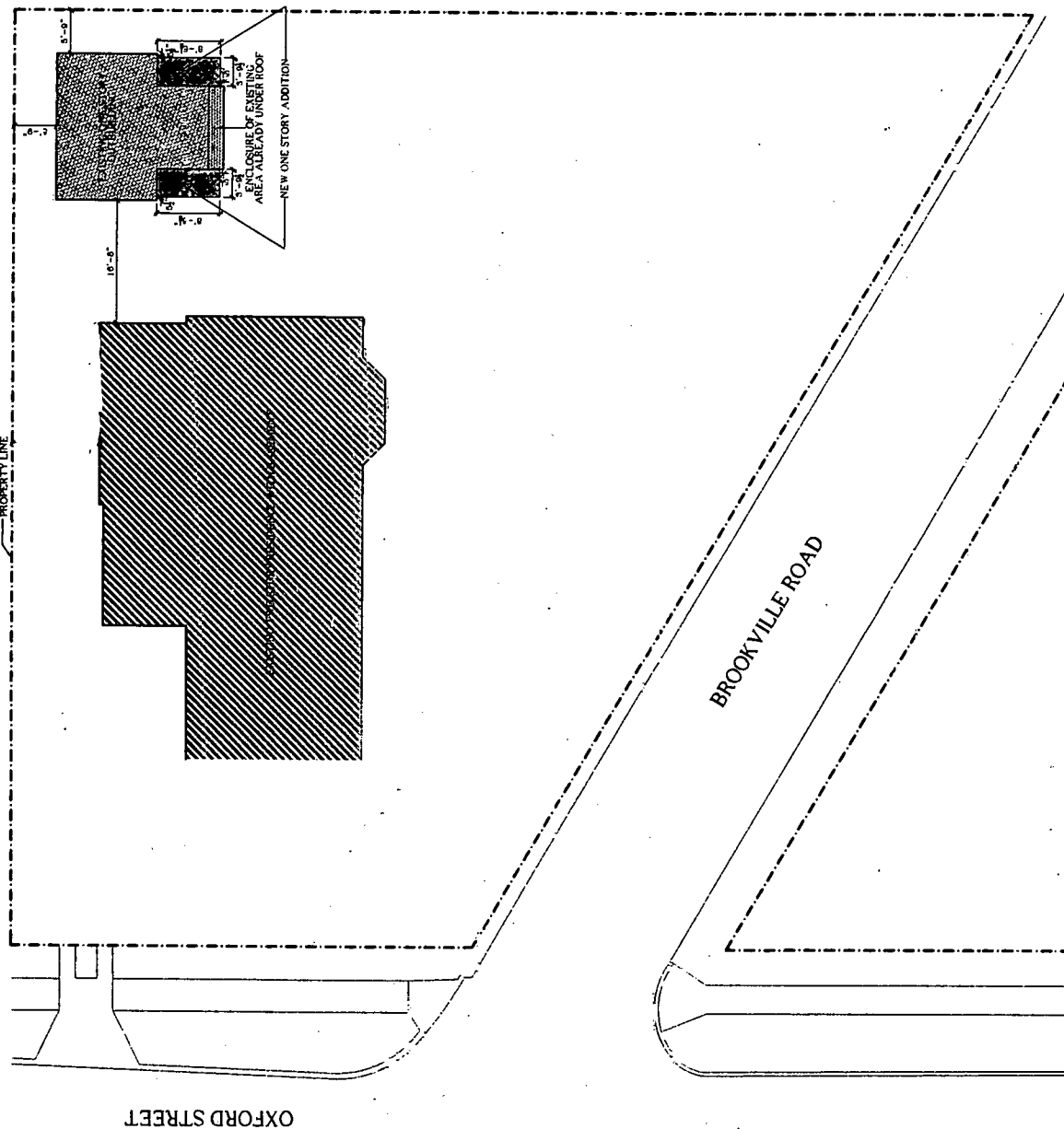
The proposed application is for a modification and small extension of an existing carriage house. The main house and the carriage house are located within the Chevy Chase Village historic district but neither are contributing structures. The carriage house was newly constructed in 2007 under the previous owner. The structure is a wood clapboard structure as detailed on the attached plans.

- b. General description of project and its effect on the historic resource, the Environmental setting and, where applicable, the historic district.

The proposed modification is to enclose an area which is already under roof approximately 3' by 11' then to add on two small extensions approximately 3' 9" by 8' 6". In addition, we would like to move the 2 sets of French doors existing on the West Elevation over to the location of the current garage doors on the North Elevation. The reason for this is that on the West Elevation, there is a large pine tree and planting bed which limits any ability to use this area as an access point. We would like to add a window to the West Elevation. The materials on the proposed modifications/ extensions would be the same material currently existing on the carriage house – wood clapboard. We would propose a copper standing seam hip roof on the two small addition areas. The columns noted on the New West Elevation would be wood. We would also like to add one window to the South elevation. The new windows on the West and South elevation would be consistent with the windows existing on the main house as well as the existing doors on the carriage house. The East elevation would remain unchanged.

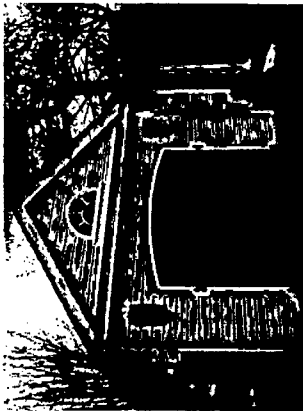
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Ashley Wiltshire 26 Oxford St Chevy Chase MD 20815	Same
Adjacent and confronting Property Owners mailing addresses	
Mr. Gordon Maxson 6320 Broad Branch Rd Chevy Chase MD 20815	Mr. Thomas Leckman + Mrs. 103 Newlands St. Chevy Chase MD 20815

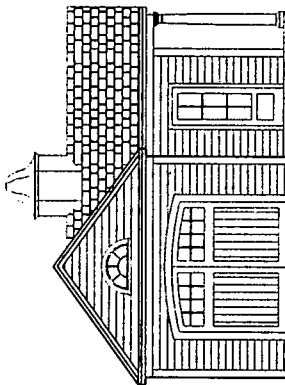


1 SITE PLAN
A1-0 SCALE: 1/8"=1'-0"

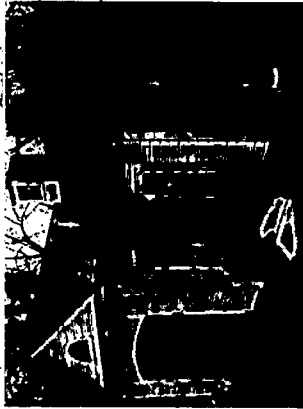
6



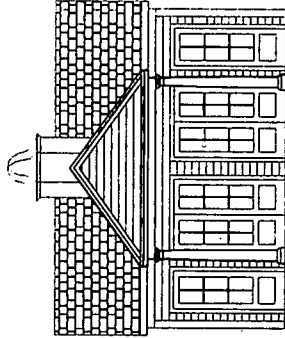
1 EXISTING NORTH VIEW
SCALE: 1/4"=1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



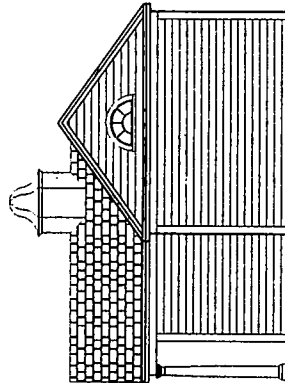
2 EXISTING NORTHWEST VIEW
SCALE: 1/4"=1'-0"



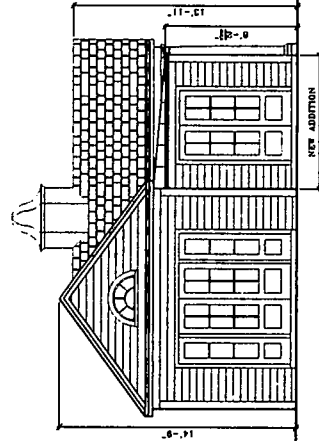
5 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



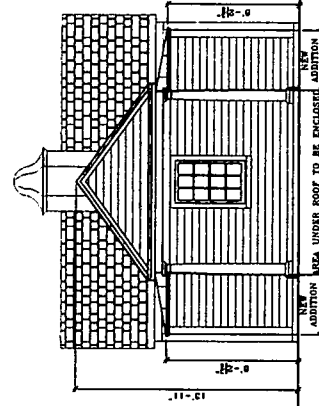
3 EXISTING WEST VIEW
SCALE: 1/4"=1'-0"



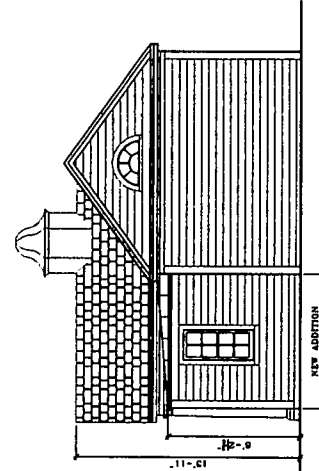
6 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



7 NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



8 NEW WEST ELEVATION
SCALE: 1/4"=1'-0"



9 NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"

OUTLINE OF PROPOSED NEW ADDITION

AREA UNDER ROOF TO BE ENCLOSED

26 OXFORD STREET

R. ROM. HUDSO

283 N.E. EXPRESS
SUITE 101
ATLANTA, GA. 303

PHONE: 404-873-3131
FAX: 404-873-3131

DATE 4-2-1

DRN BY RH

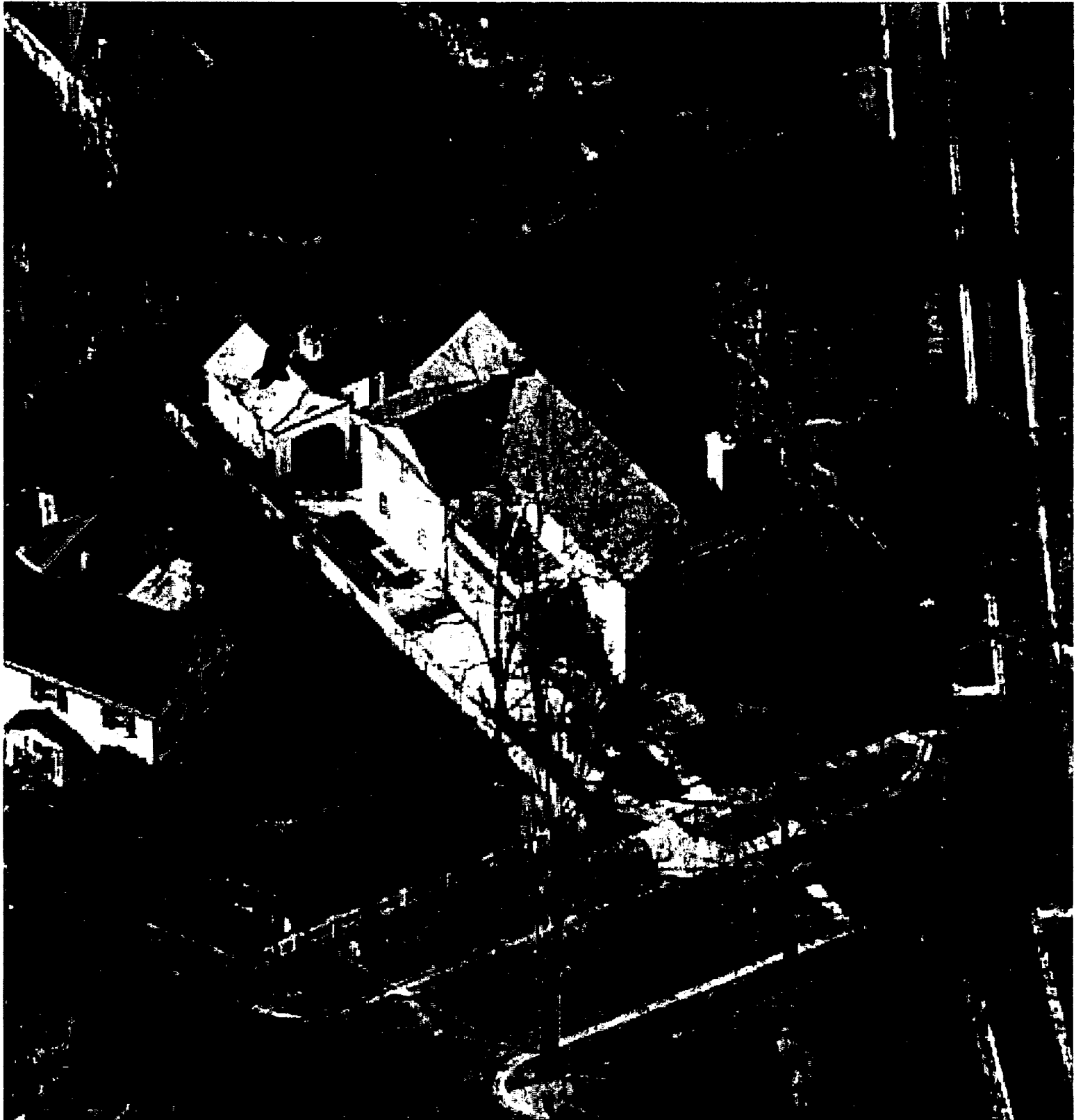
SHEET # A2

7



26 Oxford

(c) Copyright 2008, Pictometry International



(c) Copyright 2008, Pictometry International

CHEVY CHASE VILLAGE

ESTABLISHED 1890

May 4, 2010

Honorable Thomas Jester
Chairman, Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Chairman Jester and Commissioners:

I am writing to offer support on behalf of the Chevy Chase Village Board of Managers for the application by Ashley Wiltshire of 26 Oxford Street to make general modifications to the existing carriage house located in the southeast corner of the property. According to the Master Plan for the Chevy Chase Village Historic District 26 Oxford Street is a non-contributing resource, and, therefore, lenient scrutiny should be used when evaluating this request. The proposed alterations to the existing carriage house are minimal and are sensitive to the Chevy Chase Village Historic District, are specific to an existing structure which was constructed within the past five (5) years and the structure is not visible from the public right-of-way.

My office has reviewed the plans for the proposed *alterations* to the detached garage, which are compliant with Chapter 8 of the Chevy Chase Village Code of Ordinances.

I urge the Commission to approve this request without conditions as the structures and property located at 26 Oxford Street are non-contributing resources.

Sincerely,



Shana Davis-Cook
Manager, Chevy Chase Village

cc: Chevy Chase Village Board of Managers
Ashley Wiltshire, 26 Oxford Street

SD-C: my

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagcmd.gov

SHANA R. DAVIS-COOK
Village Manager

DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

DOUGLAS KAMEROW
Chair

DAVID L. WINSTEAD
Vice Chair

ROBERT L. JONES
Secretary

BETSY STEPHENS
Assistant Secretary

GAIL S. FELDMAN
Treasurer

TIMOTHY J. TRIFILO
Assistant Treasurer

PETER M. YEO
Board Member

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Oxford Street



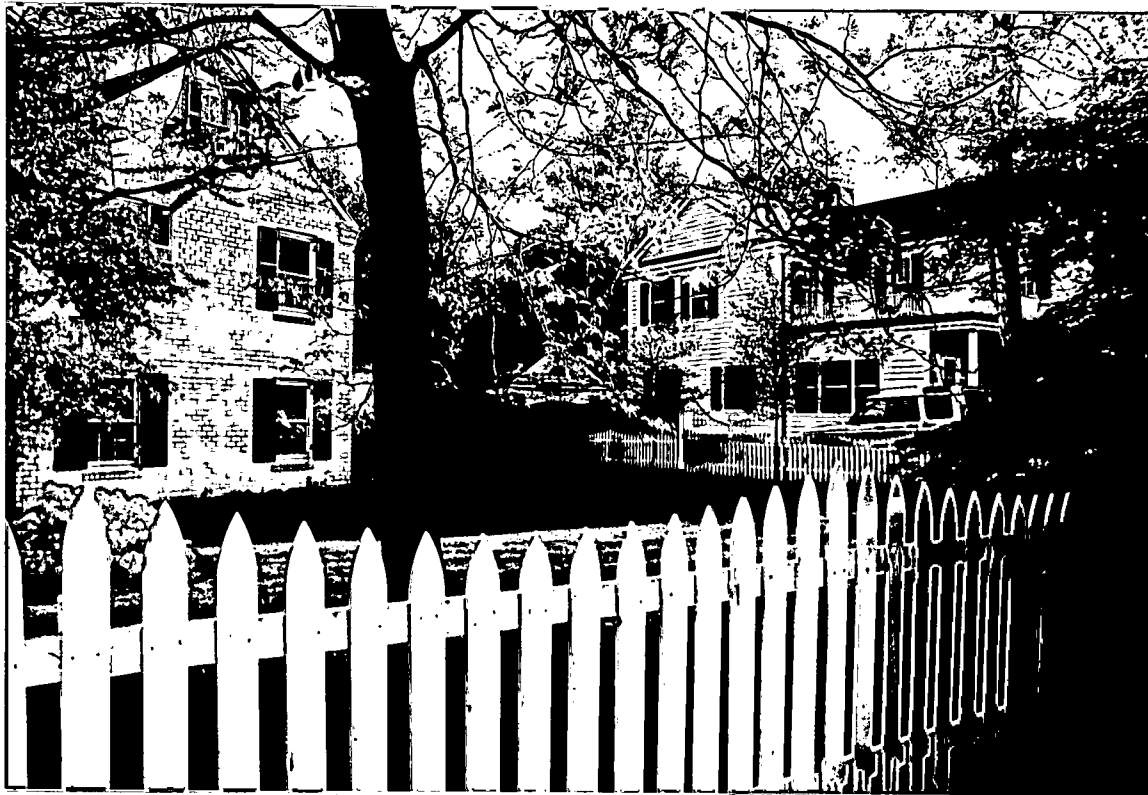
Detail: View from Brookville Rd

Applicant: Gerstenfeld / Wiltshire
26 Oxford St

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Oxford St



Detail: View from Oxford Street

Applicant: Gerstenfeld / Wiltshire
26 Oxford St

Existing Property Condition Photographs (duplicate as needed)



Detail: adjacent property - Maxson



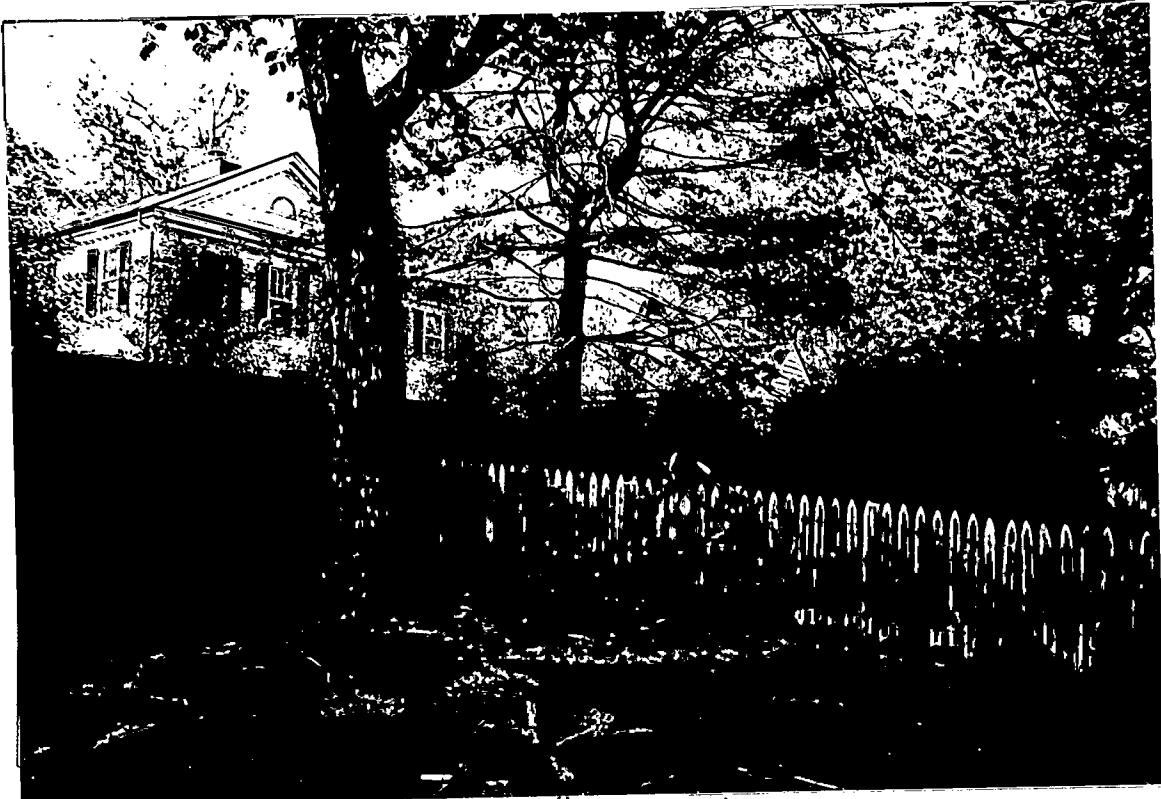
Detail: adjacent property - Maxson

Applicant: Gerstenfeld/Wiltshire
26 Oxford St

Existing Property Condition Photographs (duplicate as needed)



Detail: View adjacent property - Leachman



Detail: adjacent property - Leachman

Applicant: Gerstenfeld / Wiltshire

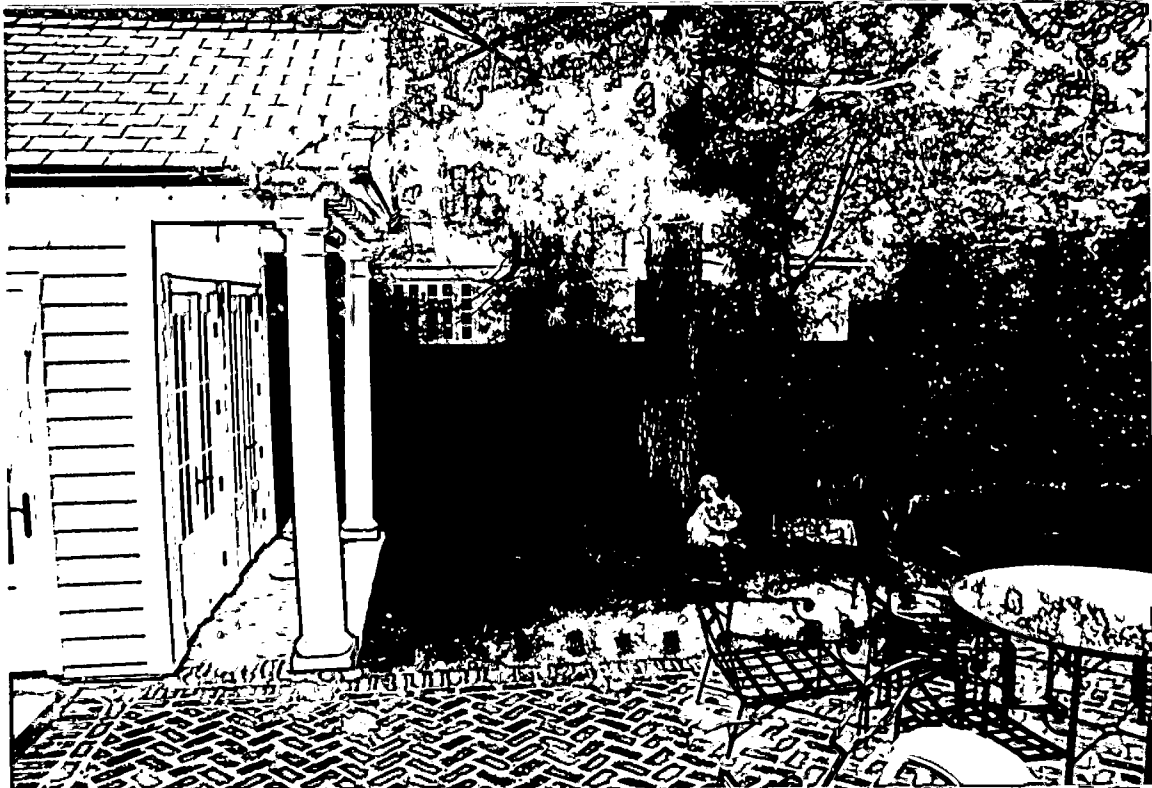
26 Oxford St

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing west elevation



Detail: existing west elevation