

35/13-04CC 12 Oxford St
Chevy Chase Historic District



Date: October 20, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 358834

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Joan and Werner Minshall

Address: 12 Oxford Street, Chevy Chase

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

PK# 358834

DPS RECEIVED

SEP 17 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

DIV. OF CASE WORK MGMT

APPLICATION FOR HISTORIC AREA WORK PERMIT

Tax Account No.: # 608756
 Contact Person: Joan Minshall
 Daytime Phone No.: (301) 907-9881 x15
 Name of Property Owner: Joan and Werner Minshall Daytime Phone No.: (301) 907-9881 x15
 Address: 12 Oxford St. Chevy Chase, Md 20815
Street Number City Street Zip Code
 Contractor: Long Fence Phone No.: (301) 662-1600
 Contractor Registration No.: MHIC # 9615-02
 Agent for Owner: John Dekam Daytime Phone No.: (301) 428-9040

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: Oxford St.
 Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
 Lot: 19 Block: 54 Subdivision: 9
 Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 4000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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: Joan M. Minshall Date: Sept. 8 2004

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley 10/13/04
 Application/Permit No.: 358834 Date Filed: 9-21-04 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Replacement of gate on driveway extending from the side of the house to the existing fence. Previous gate was wooden picket fence painted white to match existing picket fence on opposite front side yard. The old picket fence was rotten and was torn down. ✓

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

The new gate will be black wrought iron with a motorized opener and will be a double gate measuring 10 ft. wide. The gate will be arched 6 ft. at the highest point. There will also be a smaller gate for foot traffic measuring 42 in width, located to the right of the larger gate. The new gate is similar to ones already existing in the neighborhood. ✓

2. SITE PLAN

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

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way end 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 drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

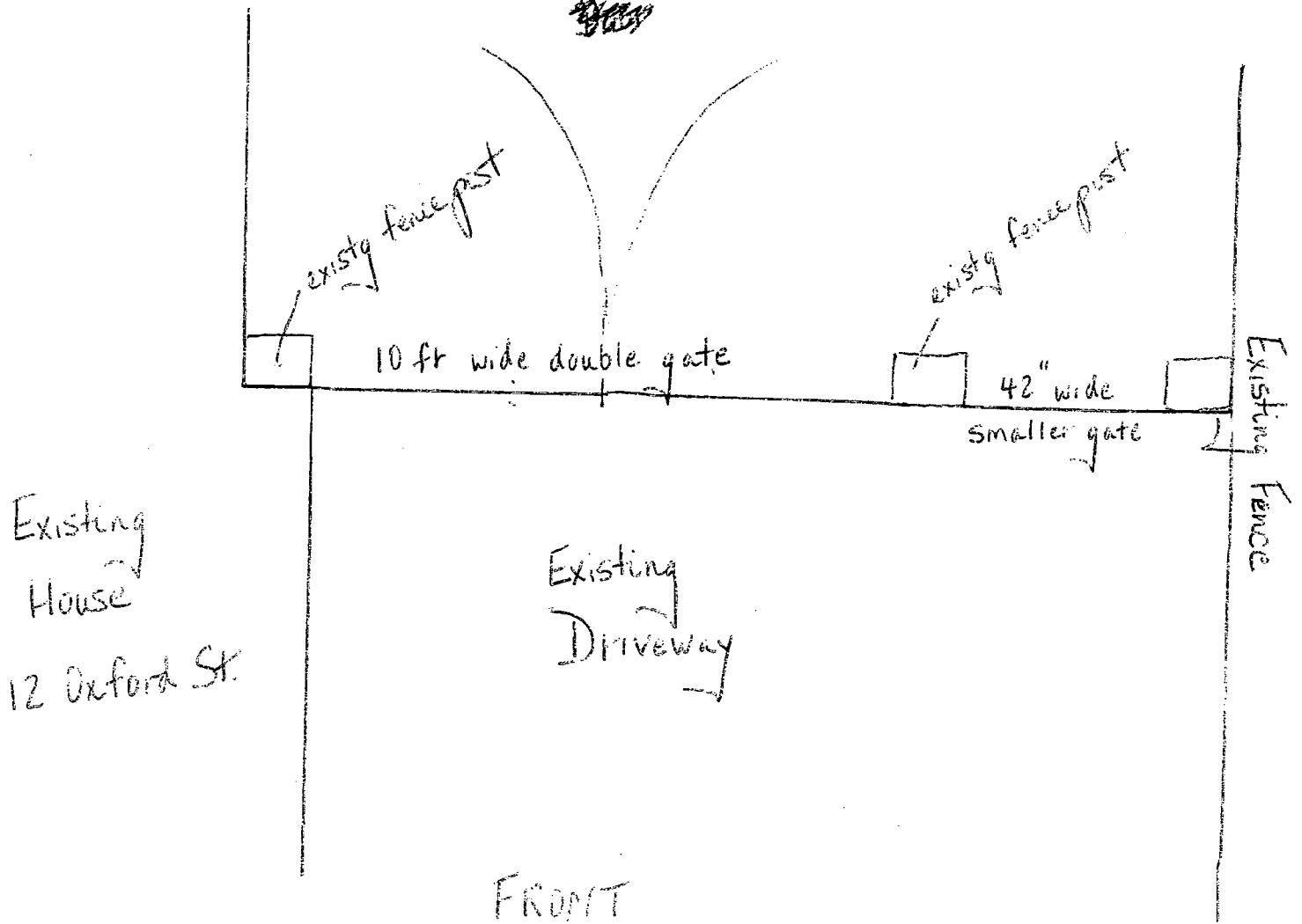
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

12 Oxford St.

REAR

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/20/04

Gates will swing in
~~out~~



APPROVED
Montgomery County
Historic Preservation Commission

John De Kam 10/20/04

(301) 428-9040

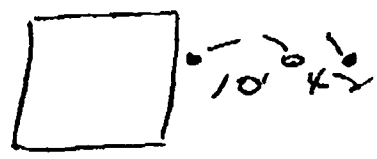
MHIC # 9615-02

LONG FENCE

Job No. _____
Order No. _____
Customer No. _____
Date 6.29.04

Long Fence Company, Inc.
2520 Urbana Pike • Ijamsville, Maryland 21754-8624
(301) 662-1600 (Frederick Area) • 1-800-222-9650 (Outside Local Area) • Fax (301) 874-5706
www.longfence.com

BUYER'S NAME: Joan Minshall
STREET: 12 Oxford St
CITY: Chevy Chase MD 20815
COUNTY: Montg.
HM PH: 654-8258 WK PH. MR. MS. 467-6153



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

FX 301-907-9886

Install 10' wide double gate height dependant on customer request up to 6' high - Arched - installed on 4x4 square steel posts w/ 7" heavy duty ball bearing hinges. 5/8" square bar pickets & 2x1" horizontal channels Style "A" Single gate Arched 42" x height to be determined Long will presite location & custom fabricate to fit residence.

| | |
|-------------------------------|-----------|
| Estimated Monthly Investment* | |
| _____ | Per Month |
| _____ | Months |
| Program: _____ | |
| *With Approved Credit | |

PLEASE PAY OUR FOREMAN

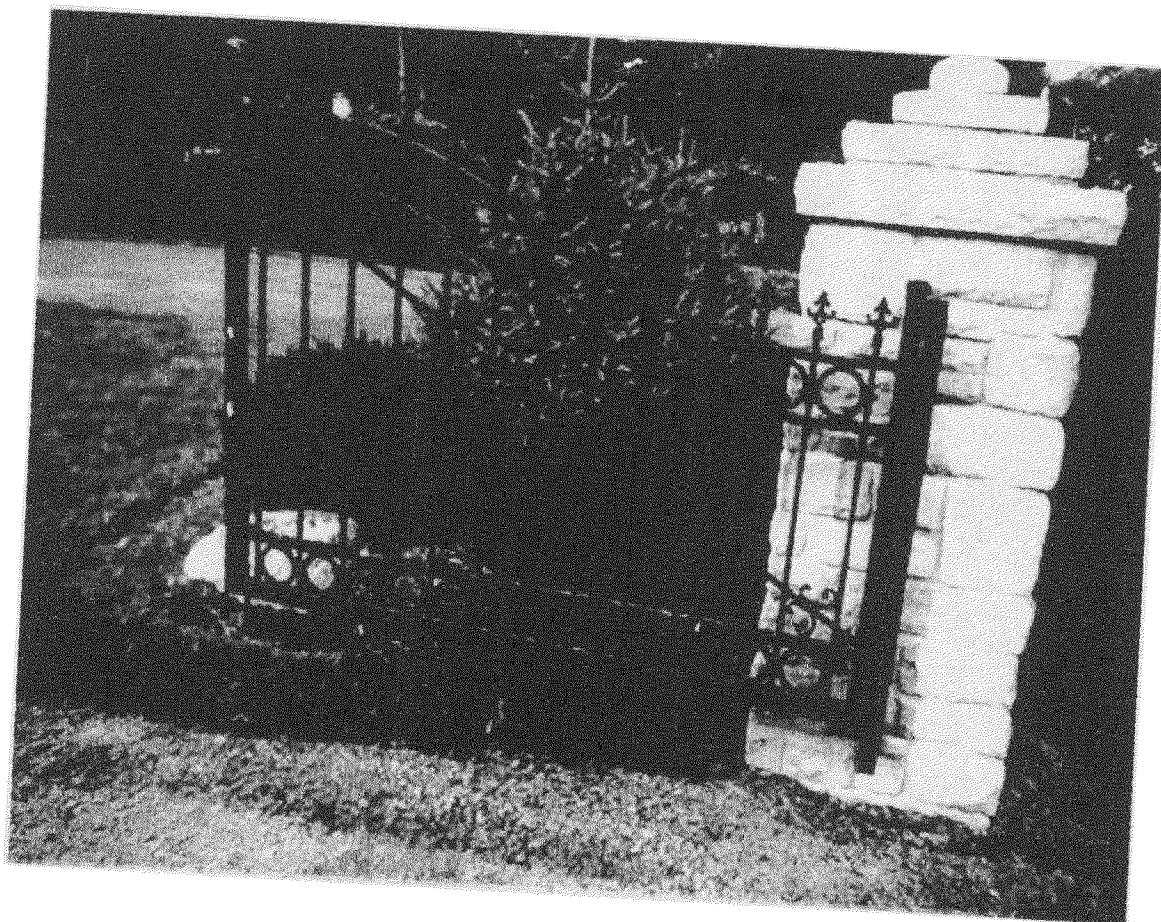
| | | |
|--|--|-------------|
| Additional Information or Remarks <u>Includes Labor Material</u> <u>Includes All discounts</u> | Total Contract Price | <u>3615</u> |
| | Deposit With Order | <u>1225</u> |
| | Due on Day Materials are Delivered | |
| | Due on Day of Substantial Completion And/or Balance Financed | <u>2450</u> |
| The estimated date of commencement of the work is <u>4-6 wks</u> and the estimated completion date is <u>1-2 days</u> projection is contingent upon obtaining <input checked="" type="checkbox"/> approved financing <input checked="" type="checkbox"/> permits <input type="checkbox"/> HOA approval <input type="checkbox"/> within _____ days. | | |

Estimate valid for 30 days for purpose of acceptance by the buyer.
Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.
Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse sides of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.
John E. DeKam (Sales Representative's Signature) License No. 65699
John E. DeKam Sales Representative's Printed Name

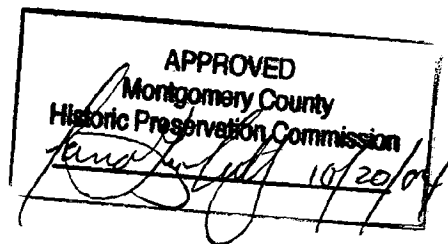
Buyer(s)
Joan M. Minshall (Signature) Date 7-30-04
Joan M. Minshall Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying notice of cancellation for an explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.



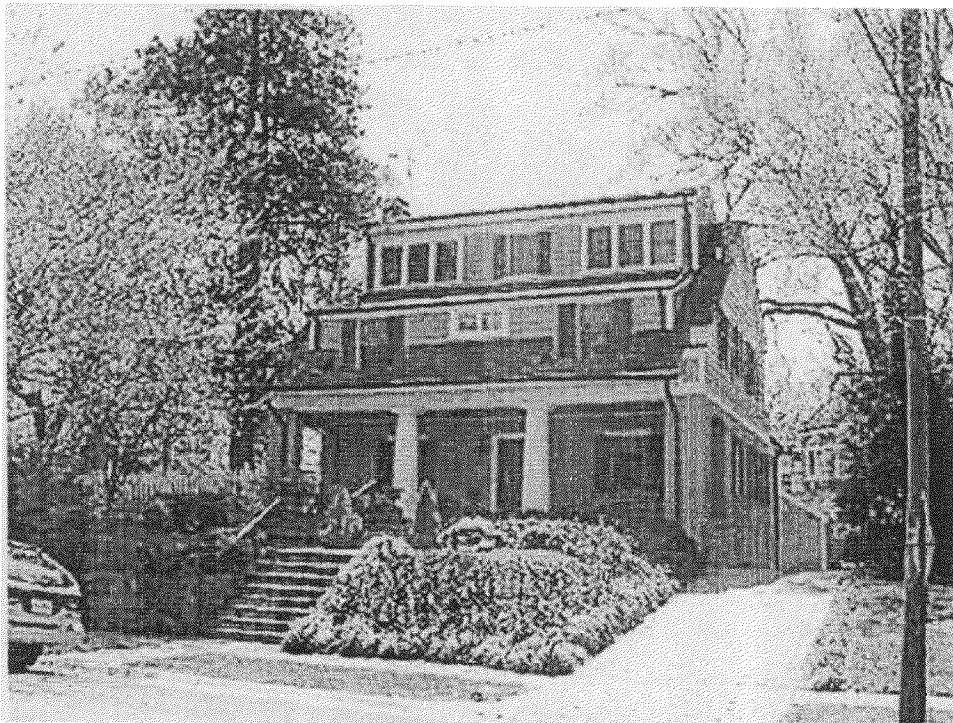
One Side of Gate to be installed
at 12 Oxford St.

Materials : Wrought Iron
✓



5

Photos



Gate to be
→ constructed
on driveway
✓

12 Oxford Street, front of property

Memo

Date: 9/16/2004

To: Historic Preservation Commission
From: Joan and Werner Minshall, 12 Oxford St., Chevy Chase, MD 20815
Subject: List of neighbors:

Neighbors across street are:

(7)

Armand and Lisa Spikell
25 Oxford Street
Chevy Chase, Md 20815

Neighbors next door (left) are:

Bettina Silber and Peter Scharfman
10 Oxford Street
Chevy Chase, Md 20815

Neighbors next door (right) are:

Helene and J. W. Rayder
14 Oxford Street
Chevy Chase, Md 20815

Neighbors behind are:

Barbara Cuttriss
11 Newlands Street
Chevy Chase, Md 20815



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-------------|
| Address: | 12 Oxford Street | Meeting Date: | 10/13/04 |
| Applicant: | Joan and Werner Minshall | Report Date: | 10/06/04 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Public Notice: | 09/29/04 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 35/13-04CC | Staff: | Tania Tully |

PROPOSAL: Install side yard fence & gates

RECOMMENDATION: Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Bungalow
DATE: 1916-26

PROPOSAL:

The applicant proposes to install a wrought iron fence/gates on the west side of the house. The gates will be in the same location as existing gate posts. There will be a 10 ft. wide double gate for cars and a 42" wide pedestrian gate. The maximum height would be 6 ft. and it will be set back roughly 25' from the front corner of the house.

STAFF RECOMMENDATION:

X **Approval**
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

PK# 358834



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

DPS # RECEIVED

SEP 11 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

DIV. OF CASE WORK MGMT

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Daytime Phone No.: (301) 907-9881 x15

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LOCATION OF BUILDING/PREMISE
House Number: 12 Street: Oxford St.
Town/City: Chery Chase Nearest Cross Street: Connecticut Ave.
Lot: 19 Block: 54 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 4000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Joan M. Minshall Signature of owner or authorized agent Sept. 8, 2004 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 358834 Date Filed: 9-21-04 Date Issued: _____

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

3

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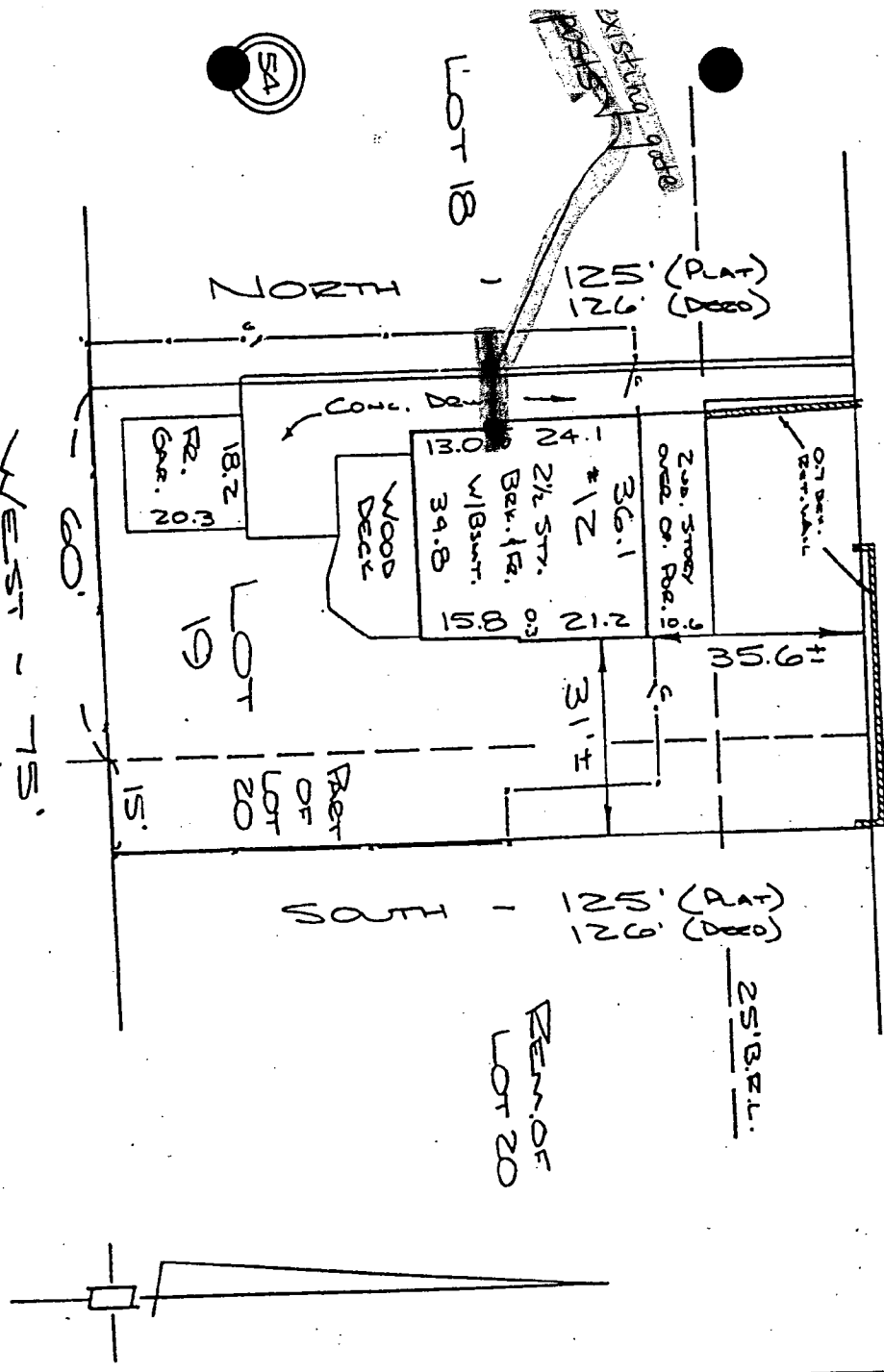
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4

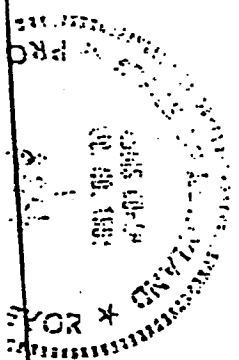
OXFORD STREET

EAST 75.0



34

Note: This property does not lie within the limits of a flood hazard area as delineated



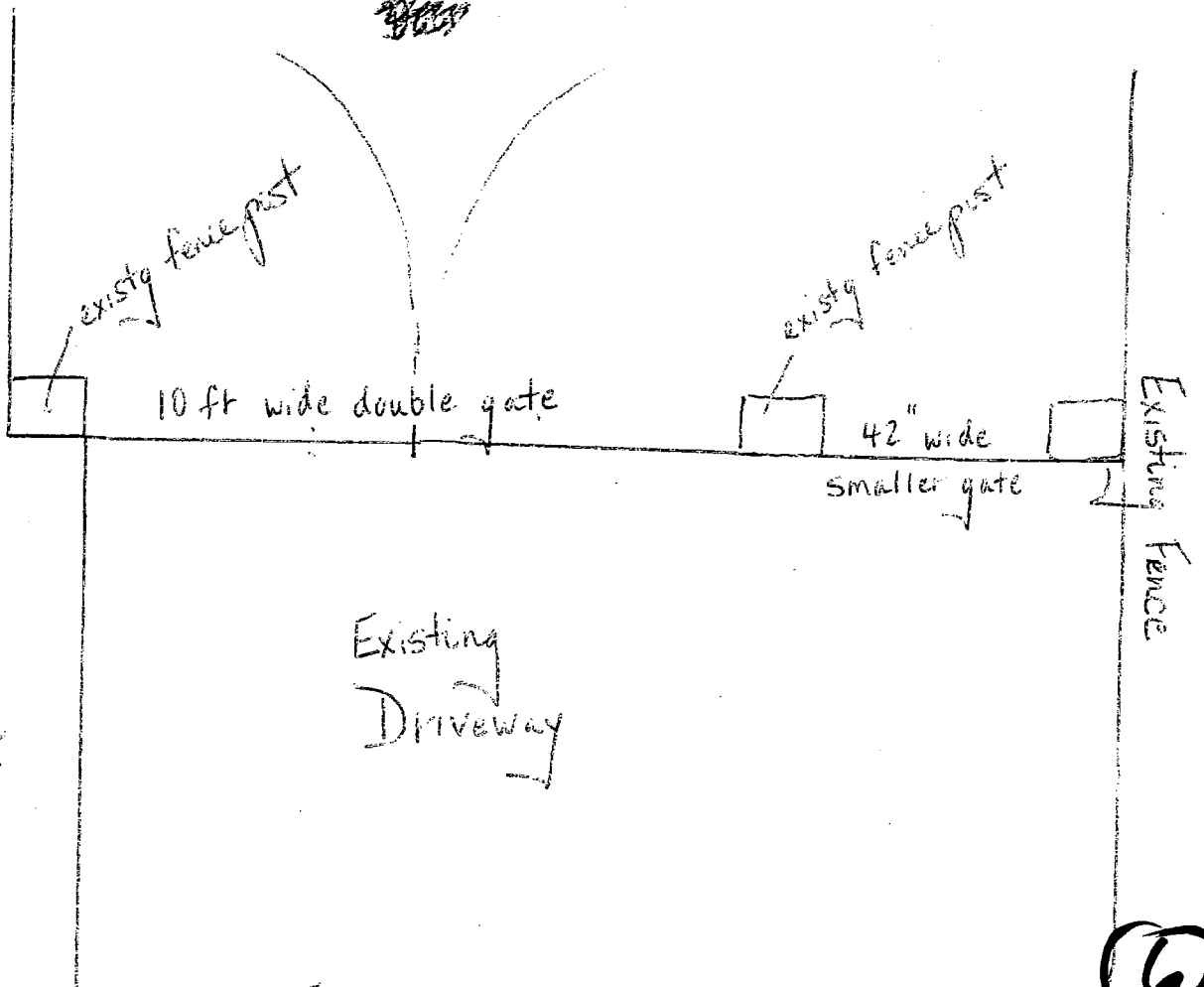
2

5

REAR

12 Oxford St.

Gates will swing in
~~out~~



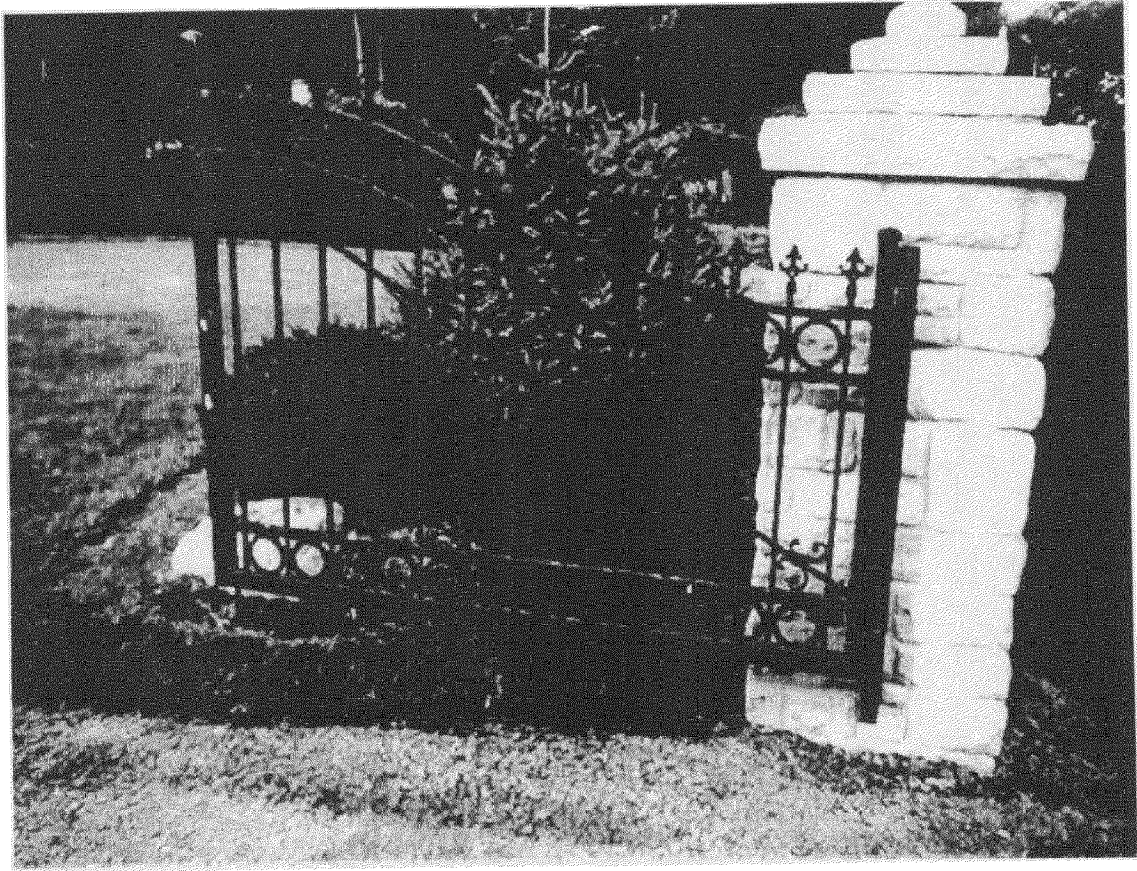
Existing House
12 Oxford St.

Existing Driveway

Existing Fence

FRONT

6

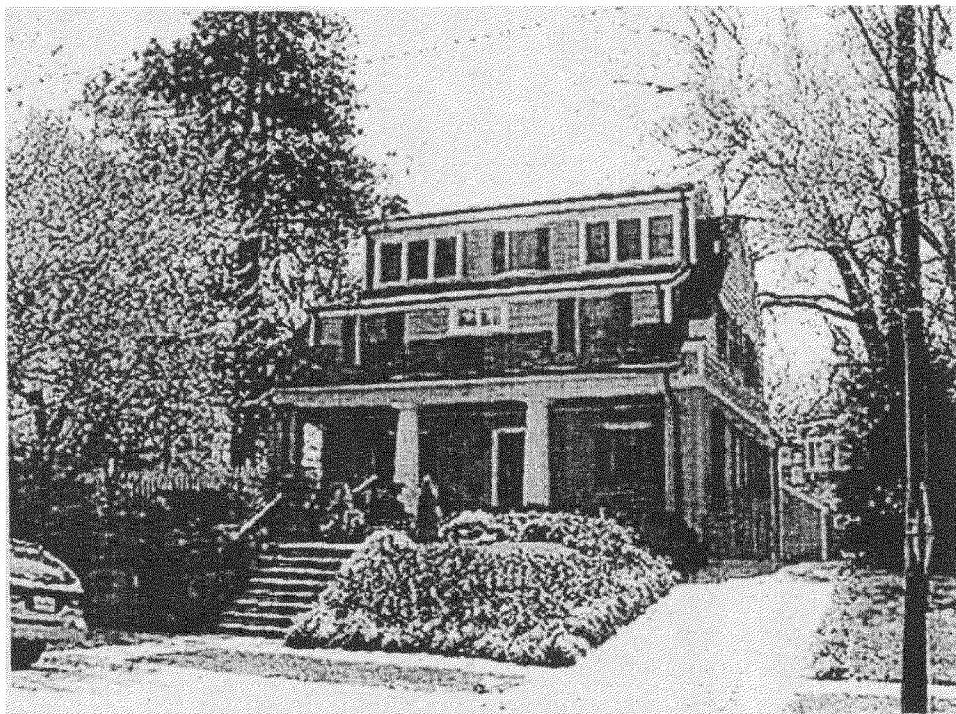


One Side of Gate to be installed
at 12 Oxford St.

Materials : Wrought Iron

5

Photos



Gate to be
→ constructed
on driveway

6

MID-ATLANTIC BUSINESS FORMS & SUPPLIES, INC. (301) 731-8811

(301) 428-9040

MHIC # 9615-02

LONG FENCE

Job No. _____
Order No. _____
Customer No. _____
Date 6-29-04

Long Fence Company, Inc.
2520 Urbana Pike • Ijamsville, Maryland 21754-8624
(301) 662-1600 (Frederick Area) • 1-800-222-9650 (Outside Local Area) • Fax (301) 874-5706
www.longfence.com

BUYER'S NAME: Joan Minshall

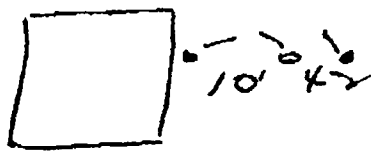
STREET: 12 Oxford St

CITY: Chevy Chase MD 20815

COUNTY: Montg.

HM PH: 654-8258 WK PH. MR. MS. 467-6153

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| | |
|-------------------------------|-----------|
| Estimated Monthly Investment* | |
| _____ | Per Month |
| _____ | Months |
| Program: _____ | |
| *With Approved Credit | |

PLEASE PAY OUR FOREMAN

| | | |
|---|--|-------------|
| Additional Information or Remarks <u>Includes Labor Material Permit</u> <u>Includes All discounts</u> | Total Contract Price | <u>3675</u> |
| | Deposit With Order | <u>1225</u> |
| | Due on Day Materials are Delivered | |
| | Due on Day of Substantial Completion And/or Balance Financed | <u>2450</u> |

The estimated date of commencement of the work is 4-6 wks and the estimated completion date is 1-20-05 This projection is contingent upon obtaining approved financing permits HOA approval within _____ days.

Estimate valid for 30 days for purpose of acceptance by the buyer.
 Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.
 Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse sides of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.
John E DeKam (Sales Representative's Signature) License No. 65699
Joan M. Minshall (Signature) Date 7-30-04

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying notice of cancellation for an explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

9

Memo

Date: 9/16/2004

To: Historic Preservation Commission
From: Joan and Werner Minshall, 12 Oxford St., Chevy Chase, MD 20815
Subject: List of neighbors:

Neighbors across street are:

(7)

Armand and Lisa Spikell
25 Oxford Street
Chevy Chase, Md 20815

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(10)