

35/13-04G 20 Oxford Street  
Chevy Chase Village Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 330260

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

**The condition of approval is:**

1. All the new wood windows will be true-divided lights.

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

Applicant: Sheryl Kongstevdt Stone

Address: 20 Oxford Street, Chevy Chase, MD 20815

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



1775101 & 17105

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

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Donna Groves

Daytime Phone No.: 202-320-4550

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Sheryl Kongstvedt Stone Daytime Phone No.: \_\_\_\_\_

Address: 20 Oxford Street, Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: Quality Windows & Door / CDG Phone No.: 301- or 202-986-8966

Contractor Registration No.: 50356

Agent for Owner: Donna Groves Daytime Phone No.: 202-320-4550

**LOCATION OF BUILDING/PREMISE**

House Number: 20 Street: Oxford  
Town/City: Chevy Chase Nearest Cross Street: Brookville Road  
Lot: 22 Block: 54 Subdivision: \_\_\_\_\_  
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: \$ 9500.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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.

Donna Groves Signature of owner or authorized agent 1/15/04 Date

Approved:  with condition For Christie Sosa, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Susan E. Wilkerson Date: Feb. 12, 2004

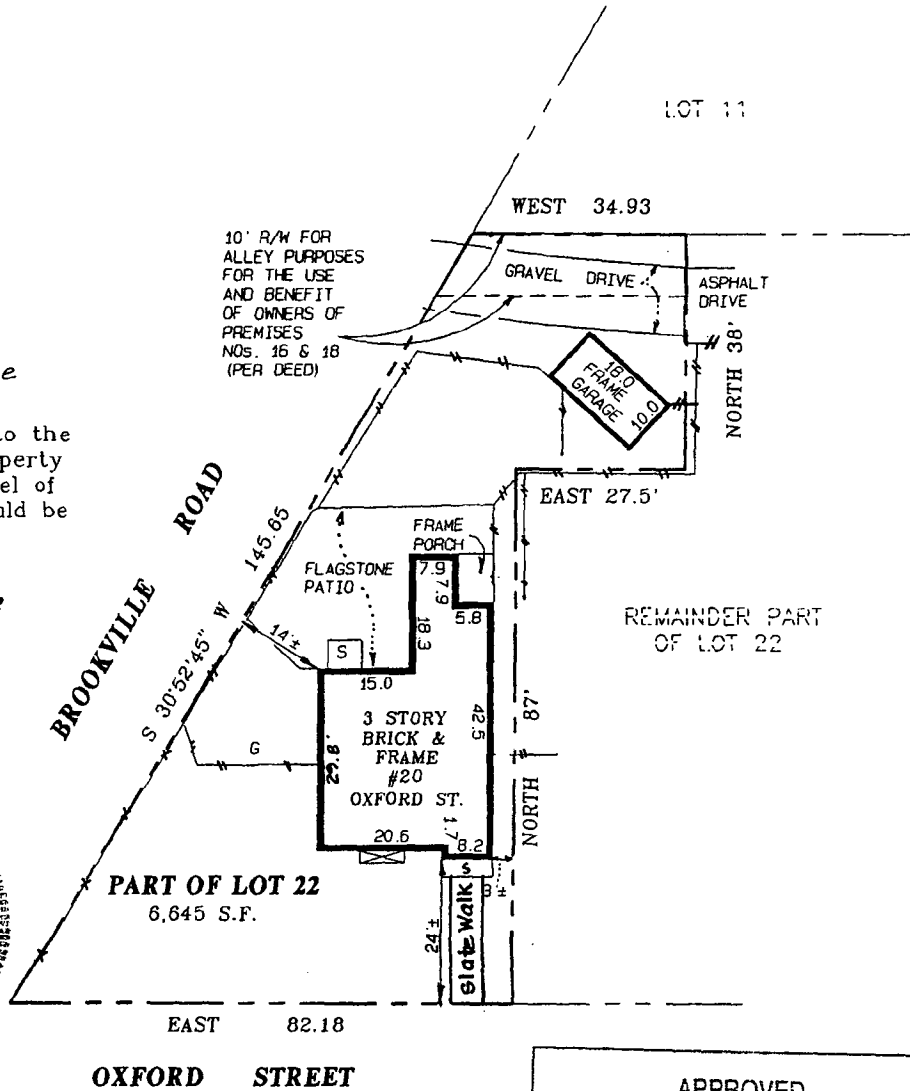
Application/Permit No.: 330260 Date Filed: 1/20/04 Date Issued: \_\_\_\_\_

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone info. not available for Chevy Chase.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
3. Recertified: 6-24-03



LOCATION DRAWING

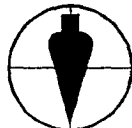
PART OF LOT 22, BLOCK 54  
SECTION NO. 2

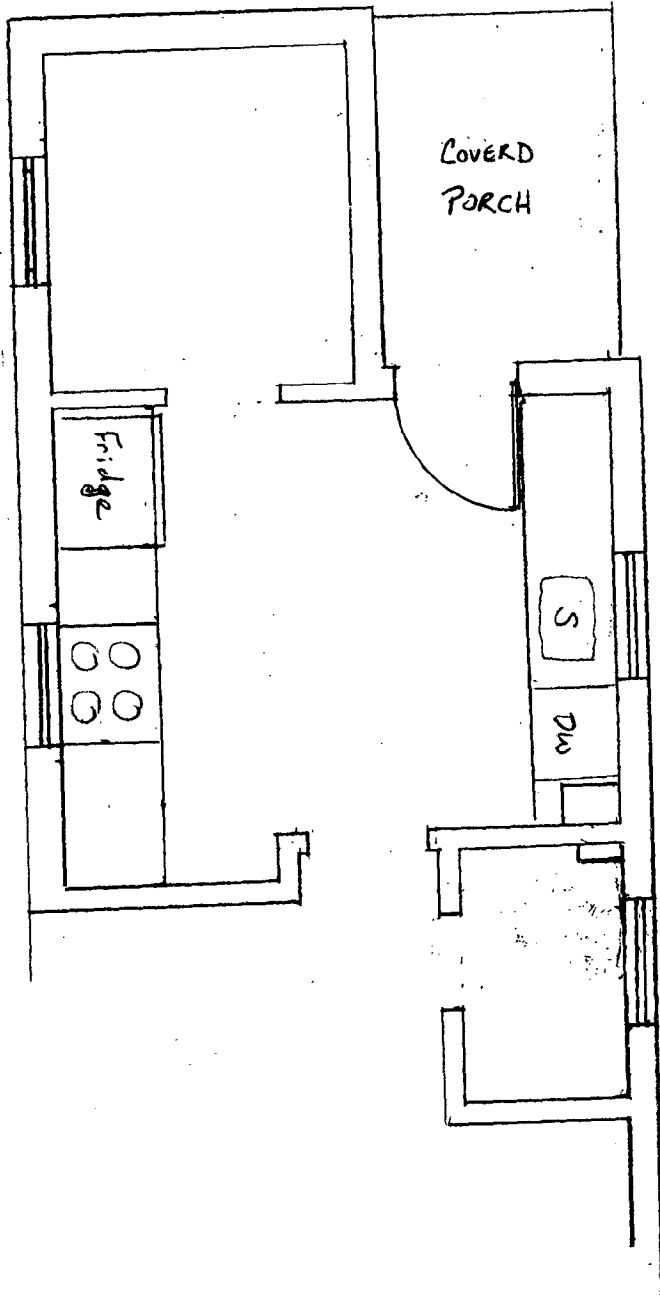
**CHEVY CHASE**

MONTGOMERY COUNTY, MARYLAND

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Jason E. [Signature]*

2-23-04

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."					DATE OF LOCATIONS:	SCALE: 1" = 30'
LIBER	12273	PLAT BK.	2		WALL CHECK:	DRAWN BY: M.A.S.
FOLIO	126	PLAT NO.	106	HSE. LOC.:	JOB NO.: 99-985	
<i>Jeffrey A. Foster</i> SURVEYOR REG. NO. 507						

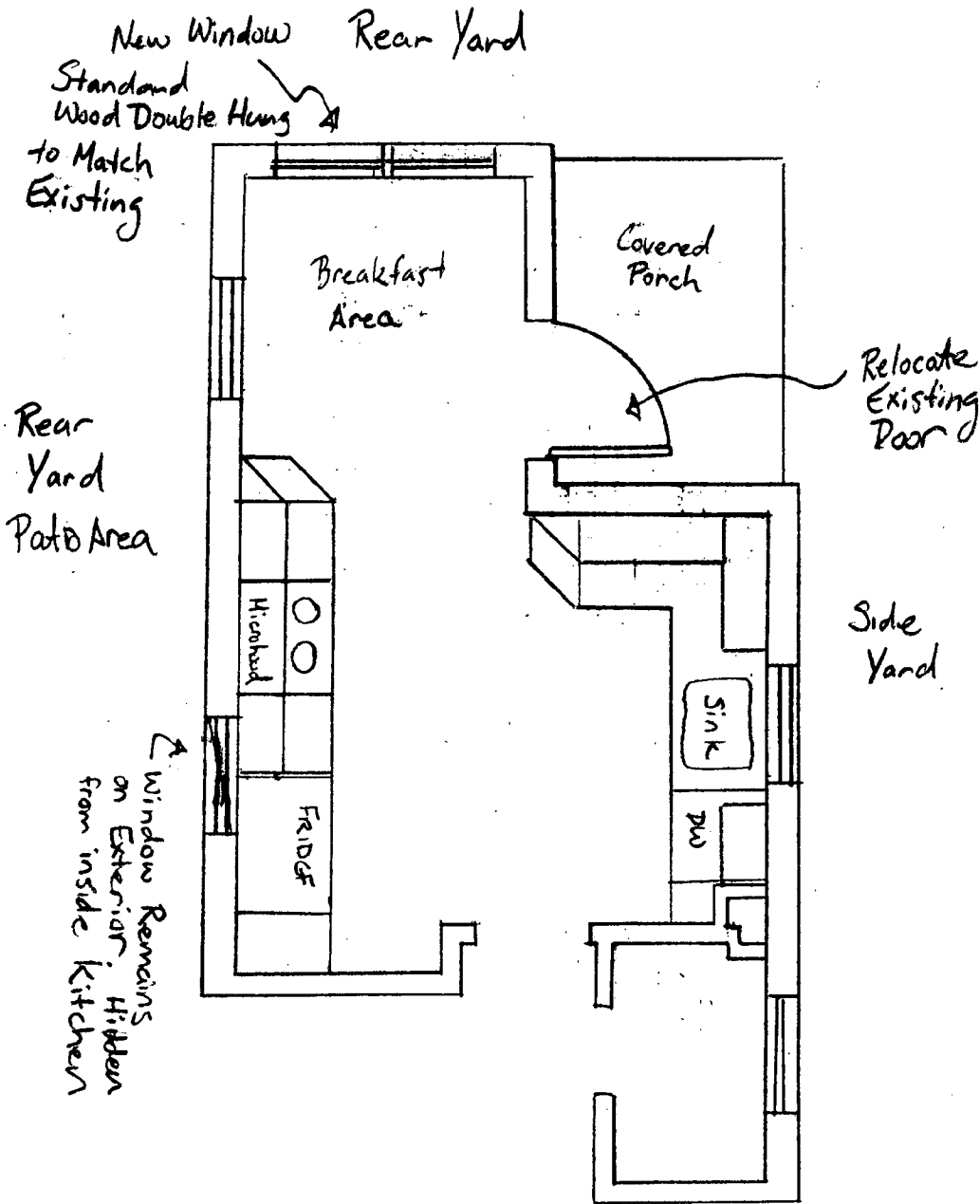


APPROVED  
Montgomery County  
Historic Preservation Commission

*Juan C. [Signature]*  
2-23-04

Stone - Existing Kitchen  
20 Oxford Street  
Chevy Chase, MD 20815

Scale = 1/4" = 1'-0"

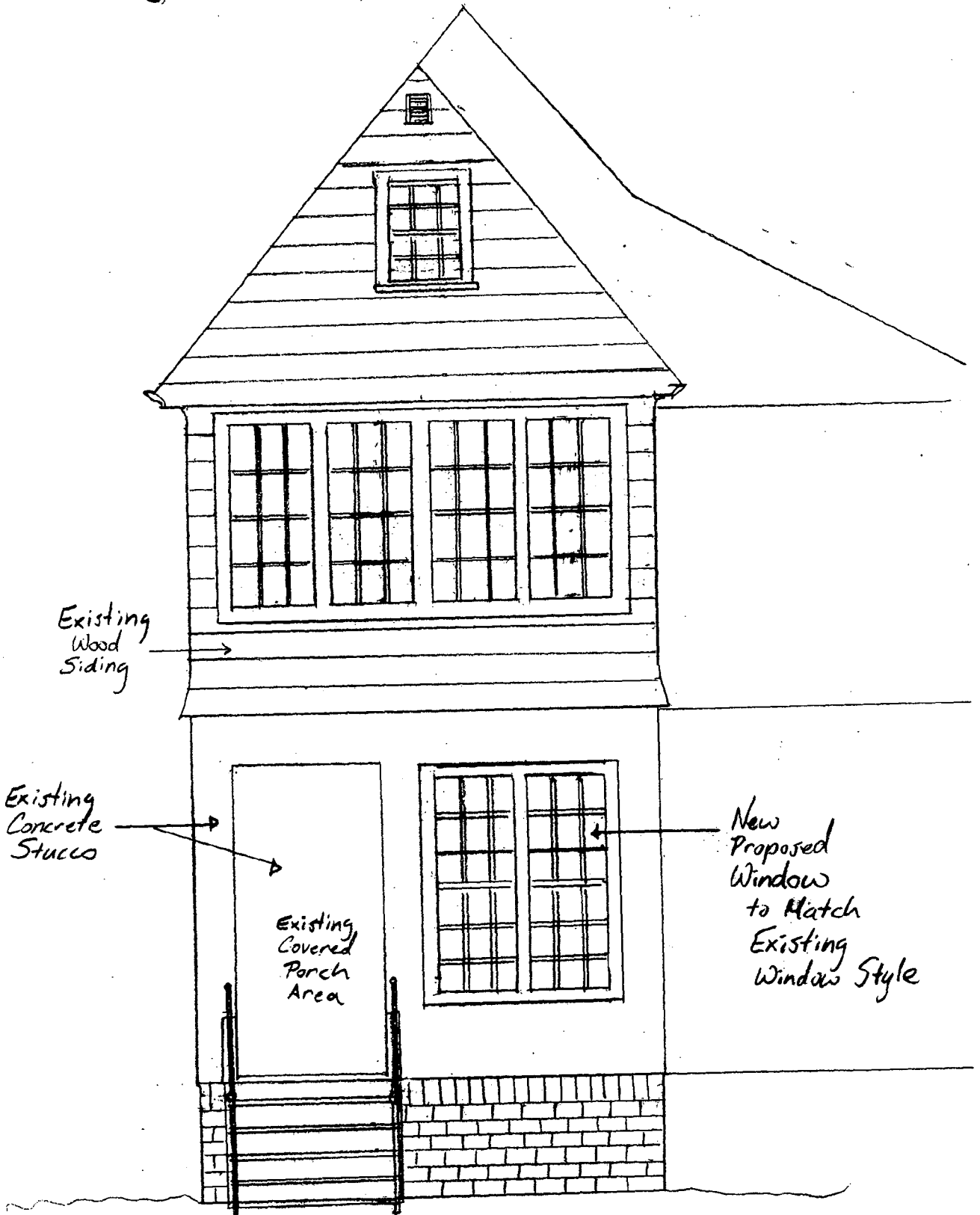


HPC condition of approval:

- 1.) All new windows will be wood with five-divided lights

Stone - New Kitchen Design  
 20 Oxford Street  
 Chevy Chase, MD 20815  
 Scale = 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Juan C. [Signature]*  
 2-23-04



Existing Wood Siding

Existing Concrete Stucco

Existing Covered Porch Area

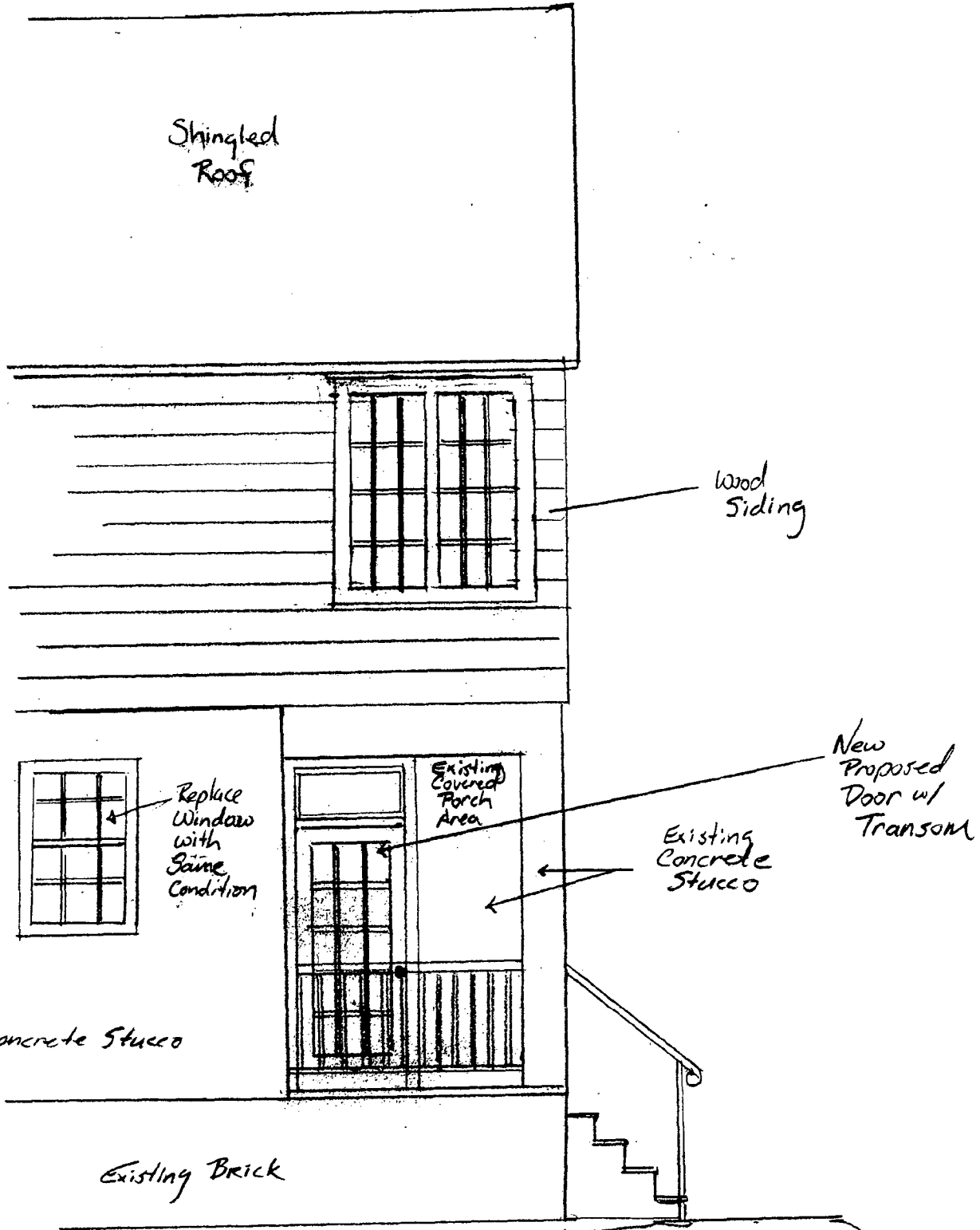
New Proposed Window to Match Existing Window Style

Scale = 1/4"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Juan Velazquez*  
2-23-04

Rear View  
20 Oxford Street  
Chevy Chase, MD  
Proposed Condition



Existing Concrete Stucco

Existing Brick

Scale = 1/4"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Queen E. Williams*  
 (Signature)  
 2-23-04

Side View  
 20 Oxford Street  
 Chevy Chase, MD  
 Proposed Condition



**Fothergill, Anne**

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**From:** Bourke, Tom [tom.bourke@whihomes.com]  
**Sent:** Tuesday, February 10; 2004 2:11 PM  
**To:** Hist Pres fax; Fothergill, Anne; Wright, Gwen; Naru, Michele  
**Cc:** Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy  
**Subject:** HPC hearing 2/11/04

The following are the comments of the Chevy Chase Village Local Advisory Panel regarding agenda items for the 2/11/04 HPC Hearing:

19 Grafton St  
Heller residence, Outstanding Resource  
Small rear addition, enclose existing rear porch, Misc rear window/door changes to kitchen area; rear garage alterations

Staff recommends approval: LAP concurs with Staff

5804 Conn Ave  
Winnick Residence, Outstanding Resource  
Rear porch removal, new rear porch, non-original window replacement, landscaping, guest house door in side yard.  
Staff recommends approval; LAP concurs with Staff

All Saints Church  
Chevy Chase Circle; Outstanding Resource  
Door replacement in 1950 addition, Western Avenue side  
Staff recommends approval - for changes to an out-of-period portion of the building; LAP concurs with Staff

20 Oxford St  
Stone residence; Contributing Resource  
Door relocation and new window installation in rear kitchen area  
Staff recommends approval; LAP concurs with Staff

Submitted for the LAP by Tom Bourke, Chairman

tom.bourke@whihomes.com  
tel: 301.803.4901  
fax: 301.803.4929  
cell: 301.252.9931

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	20 Oxford Street	<b>Meeting Date:</b>	02/11/04
<b>Applicant:</b>	Sheryl Kongstevdt Stone (Donna Groves, Agent)	<b>Report Date:</b>	02/04/04
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	01/28/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-04G	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Door relocation and new window installation

**RECOMMEND:** Approval

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PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Chevy Chase Village Historic District  
**STYLE:** Tudor Revival  
**DATE:** c. 1916-1927

This house is located on the corner of Oxford Street and Brookville Road. The left side and the rear of the house are partially visible from Brookville Road.

PROPOSAL

The applicant proposes to:

1. Relocate the existing door from the house to the covered porch from the back to the side of the porch
2. Add a new wood Weather Shield double window on the first floor of the rear of the house
3. Replace 3 existing windows (1 non-original, 2 possibly original) with three 6-over-6 wood Weather Shield windows to match existing window style and dimensions

STAFF DISCUSSION

A Contributing Resource in the Chevy Chase Village Historic District is subject to a moderate level of scrutiny and the *Guidelines* state that "besides issues of massing, scale, and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new

materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style."

The relocation of the covered porch door and transom to the side of the porch rather than the back of the porch is approvable. The reuse of the existing door and the transom is important, the alteration is at the rear of the house, and this change in door location will not adversely affect the house.

The *Guidelines* also state: "Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not."

If the existing rear and side fence was removed, the 2 windows on the left side of the house that are proposed to be removed and the new double window to be installed on the back of the house would be visible from Brookville Road. Therefore, these alterations should be reviewed with moderate scrutiny.

Staff refers to two of the existing windows as "possibly original", but it is not clear to the architect or staff if this rear section of the house is in fact original. This rear section quite possibly was a later addition to the main part of the house, with the original front section facing Oxford Street.

The new double 6-over-6 window proposed for the blank rear first-story stucco wall is located in an appropriate site for a window and is a compatible design and material choice for a new window.

The replacement of the non-original window on the left side of the house with a new wood double-hung 6-over-6 window that matches the other windows on the house is also an appropriate design and material choice.

The replacement of the other two new windows are more problematic as the retention of original building materials is optimal in preservation. The window on the right side of the house would not be visible from the public right-of-way and therefore, according to the *Guidelines*, would receive lenient scrutiny, or "a very liberal interpretation of preservation rules." Using this level of review, "most changes should be permitted unless there are major problems with massing, scale or compatibility." In this case, the 6-over-6 window replacement choice is the same size, design and material as the existing window and staff finds it approvable.

In terms of the other window on the left side of the house, because this section of the house is not clearly part of the original massing, the window is not on the front façade of the house, and the new 6-over-6 wood window is an appropriate and compatible material and design, staff finds the replacement approvable. Using moderate scrutiny, according to the *Guidelines*, "Use of compatible new materials, rather than the original building materials, should be permitted."

Staff finds the proposed alterations are in compliance with the *Guidelines* and recommends approval.

## STAFF RECOMMENDATION

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

To: Anne Fothergill – fax: 301-563-3412  
 Date: 1/27/04  
 From: Donna Groves (agent)  
 Re: Stone Application – 20 Oxford Street, Chevy Chase

*(Page 1 of 1)*

**Agent & Neighbor Addresses for the Stone Application (20 Oxford Street):**

1. Agent: Donna Groves  
2356 Champlain Street NW  
Washington, DC 20009  
Ph. 202-320-4550
2. Next Door Neighbor: Names Unknown  
18 Oxford Street  
Chevy Chase, MD 20815
3. Second House Down (share a common Driveway/Alley): 16 Oxford Street
4. Across Street: 37 Oxford Street
5. Across Brookville Road: 26 Oxford Street

**Note:** Rear gate will be left unlatched for you to access the rear yard on Thursday 1/29. Please call if any changes or if you need any additional information.

Thank You,

*Donna Groves*  
 Donna Groves

No: 000

**Project Description:**

**20 Oxford Street, Chevy Chase, MD 20815**

**Scope:**

Homeowner desperately needs to replace the existing Kitchen. To make the new Kitchen more functional and provide adequate storage we found that relocating the existing rear door and adding a new window would be important and necessary.

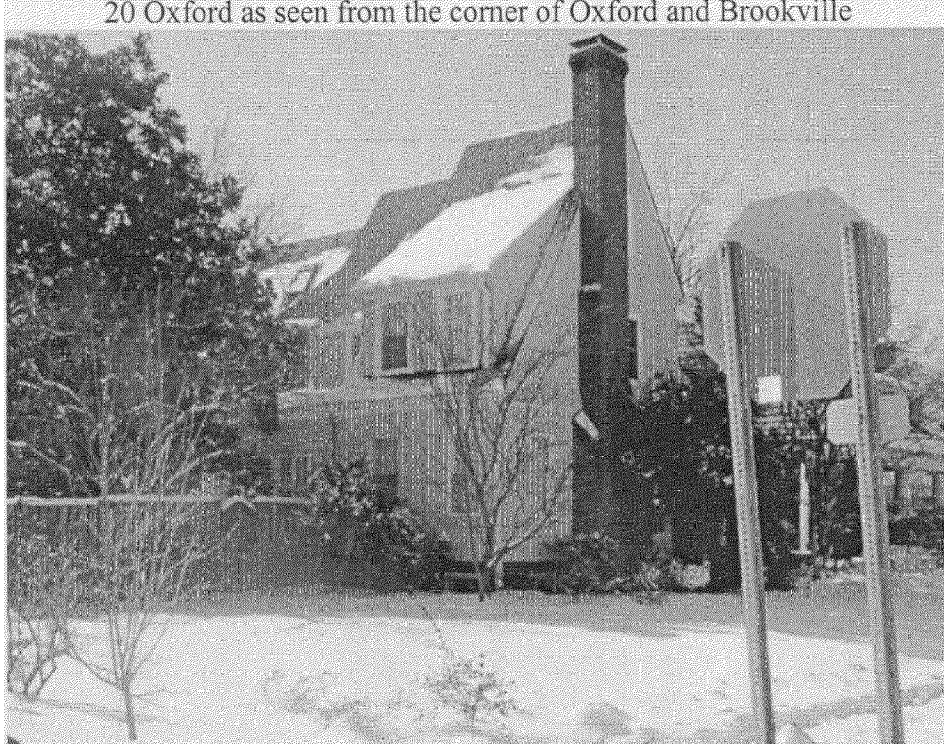
We are requesting approval from the Historic Preservation Commission to allow us to relocate the existing exterior back door to the adjacent wall of the covered porch and to allow us to add a new window at the rear of the house. We would also like to replace the three existing kitchen windows as well.

The new windows and door will be all wood windows from Weather Shield and will match the existing window style on the house.

20 Oxford Street



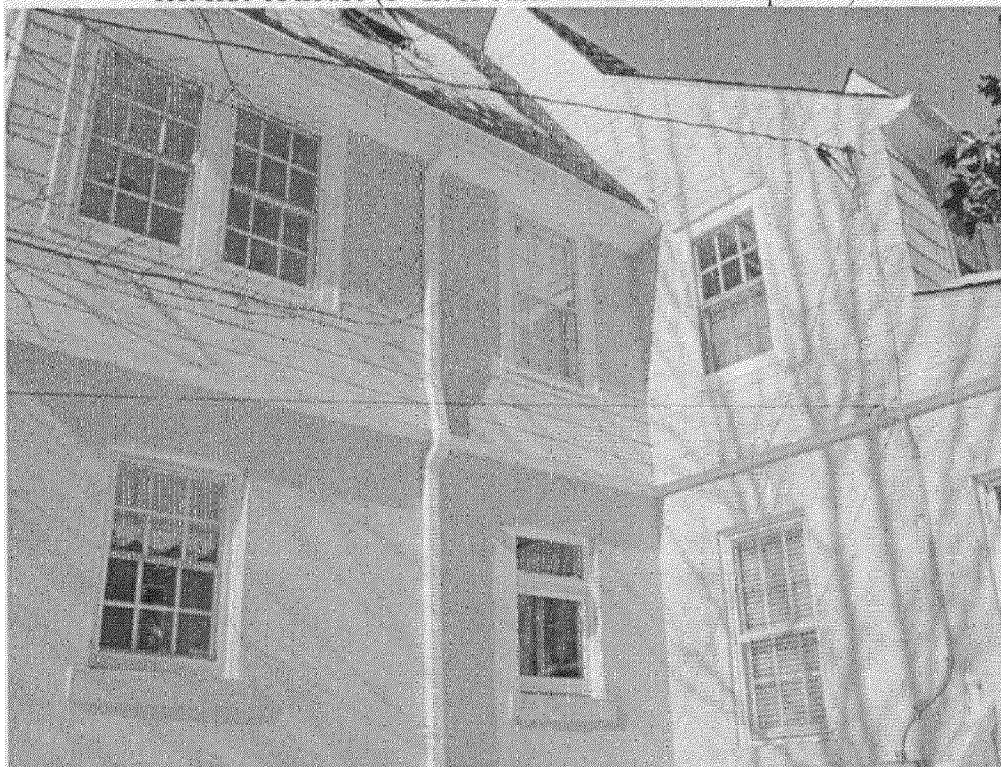
20 Oxford as seen from the corner of Oxford and Brookville



rear covered porch (door to be relocated and site of new double window)



left side of house (1<sup>st</sup> floor back windows to be replaced)



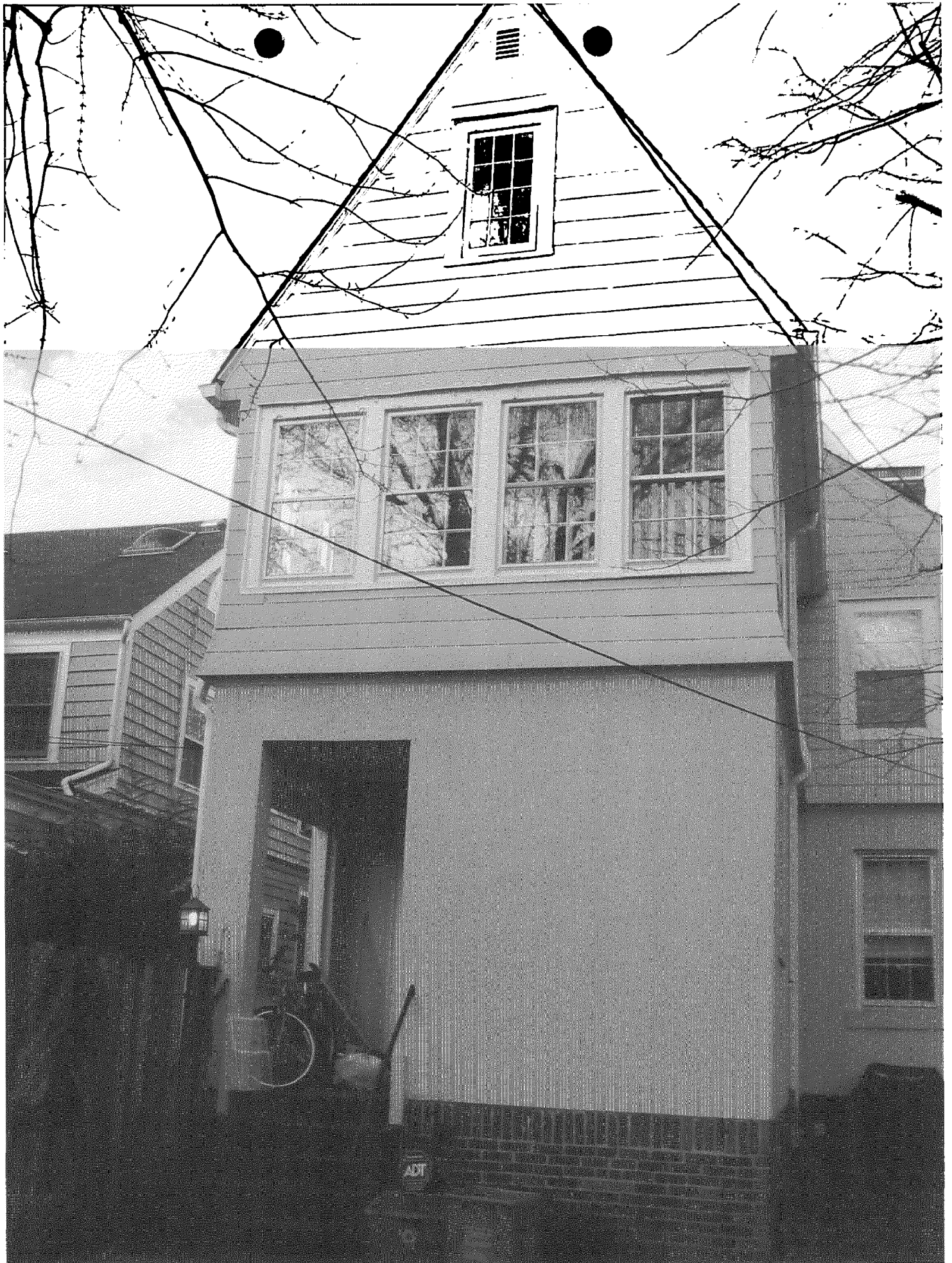


close-up of left side windows to be replaced



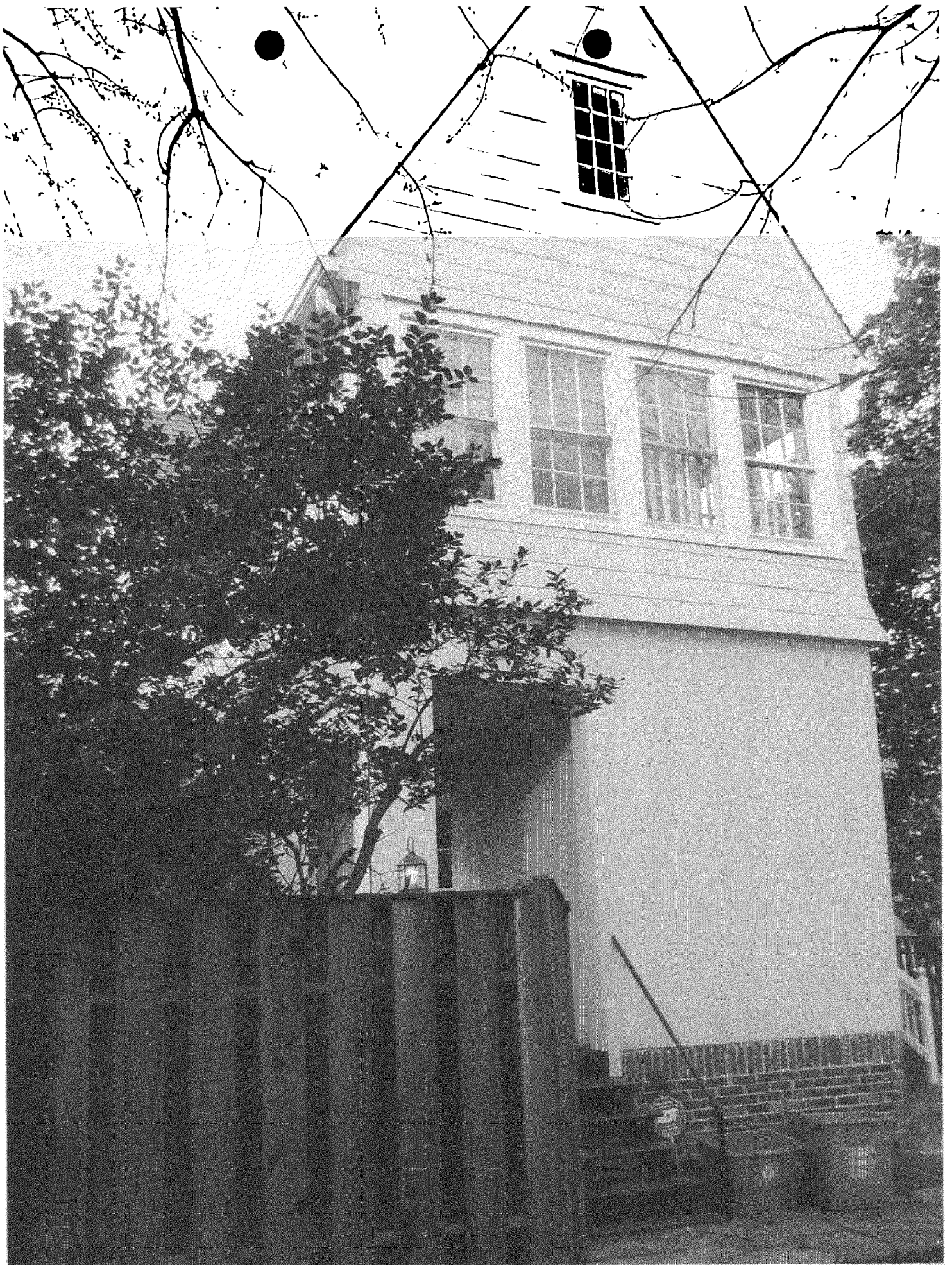
back and left side of house as seen from across Brookville





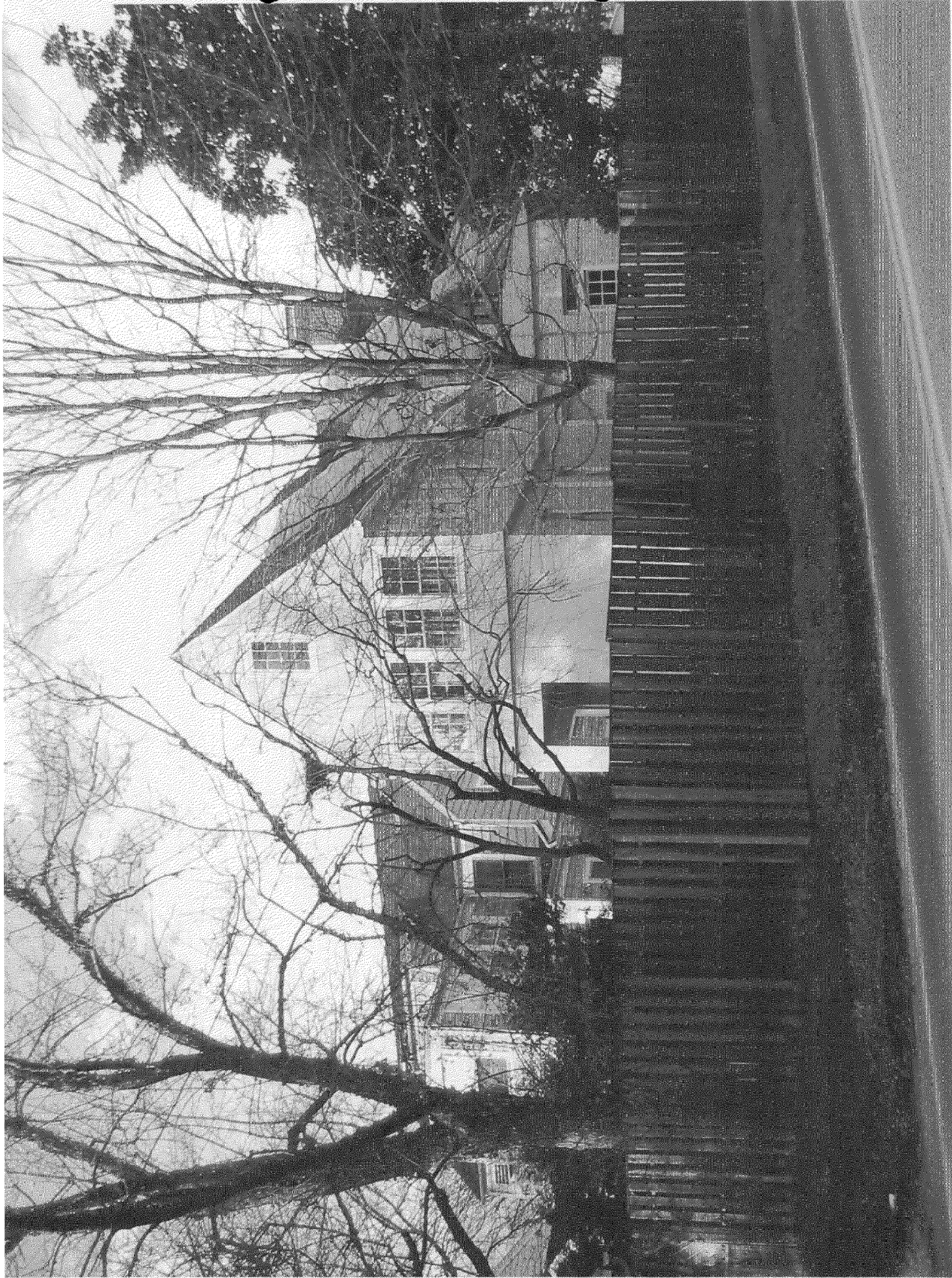
20 Oxford Street - Rear View





*20 Oxford Street - Covered Porch View*





20 Oxford Street - Rear Street View