

35/13-04Y 8 Oxford Street
Chevy Chase Historic District



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6000

S - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kathleen Buffon
Daytime Phone No.: 703 883 4061

Tax Account No.: 02725073

Name of Property Owner: Kathleen & Charles Buffon Daytime Phone No.: 703 883 4061

Address: 8 Oxford St Cherry Chase MD 20813
Street Number City State Zip Code

Contractor: Smith, Thomas, Smith Inc Phone No.: _____

Contractor Registration No.: MD license # 453

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Oxford St
Town/City: Cherry Chase Nearest Cross Street: Connecticut Ave
Lot: 25 Block: 54 Subdivision: Cherry Chase Village - Section 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" 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 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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>replace sleg roof on balcony with copper roof & resecure gutters</u> | | | |

1B. Construction cost estimate: \$ # 17,750

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.

Kathleen Buffon
Signature of owner or authorized agent

July 22, 2004
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

*Spanish Colonial Stucco / pebble dash
house with 2 balconies in Chevy Chase
Village. Built circa 1910*

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

*Balcony roof (actually it's the floor of the
balcony, which is the roof over the room)
below was leaking. Copper replaced slat
to provide better / under roofing. No effect
on historic resource other than better preservation
Cannot see any change from street.*

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

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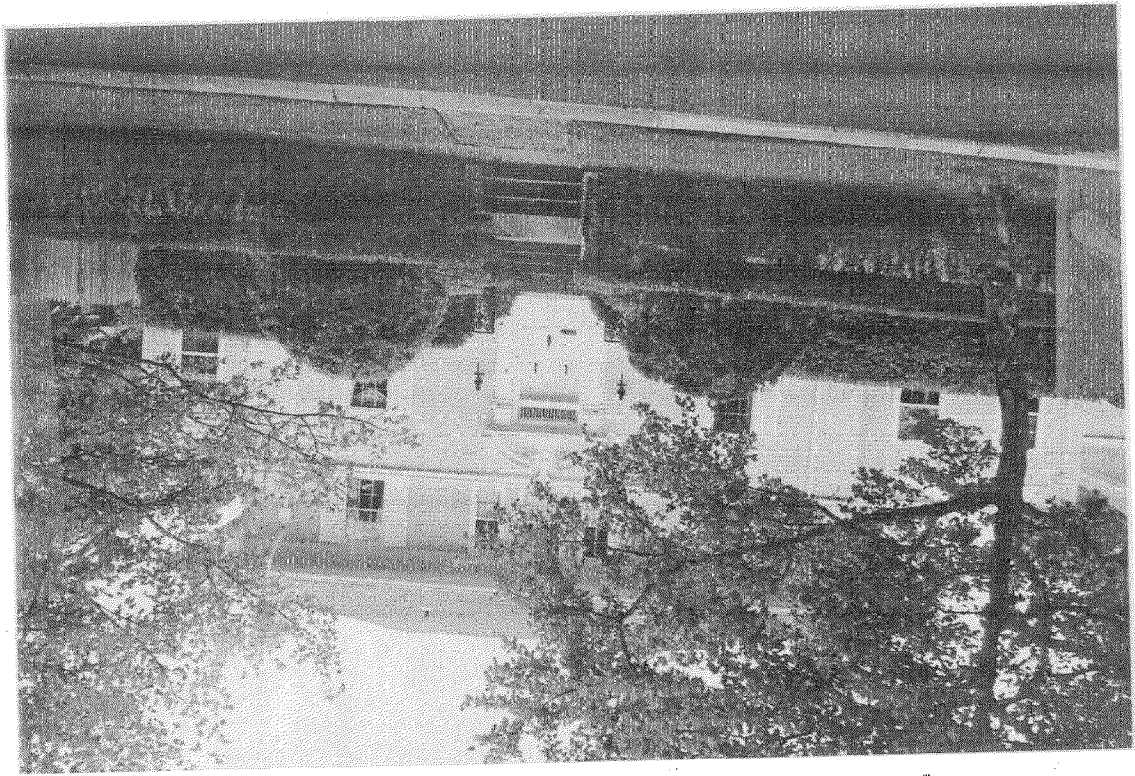
6. TREE SURVEY

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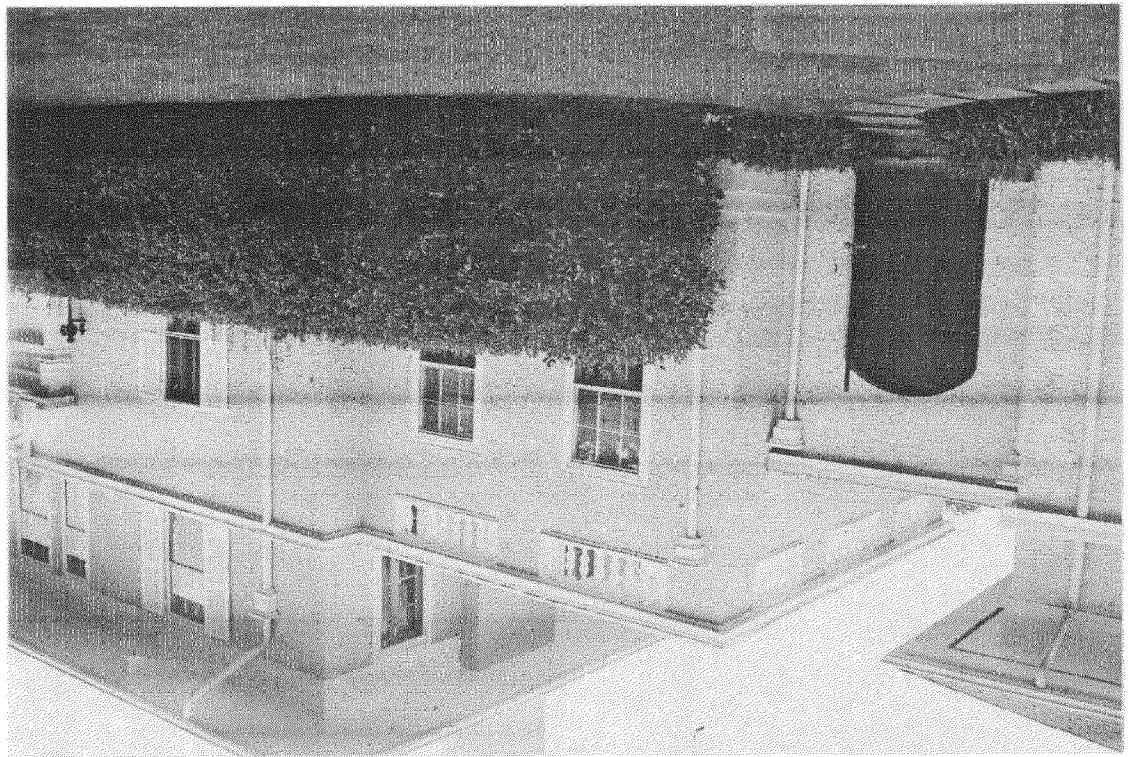
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↑
Balcony - hidden by trees at left



↑
Balcony - view from front of house



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255 RILEY PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Tax Account No.: 02725073

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1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
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Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

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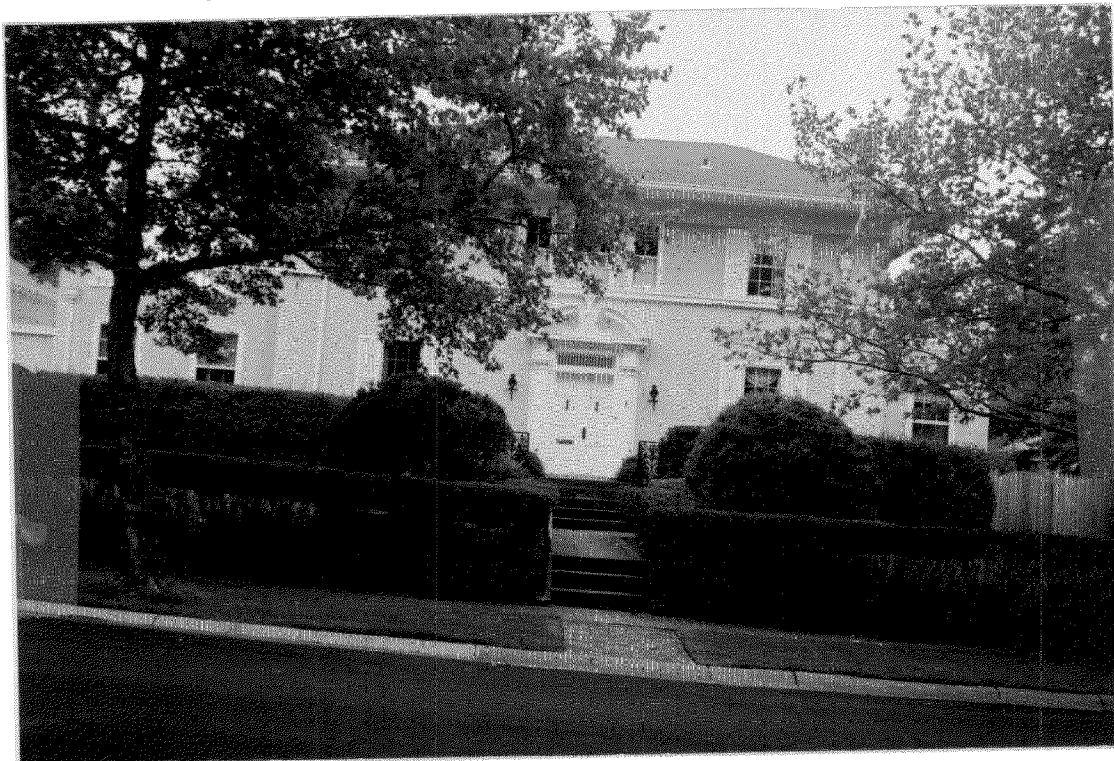
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Balcony - view from front of house
↓



Balcony - hidden by tree at left
↓



*RETROACTIVE***HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	8 Oxford Street	Meeting Date:	08/18/04
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	08/11/04
Review:	HAWP	Public Notice:	08/04/04
Case Number:	35/13-04Y	Tax Credit:	Yes
Applicant:	Kathleen & Charles Buffon	Staff:	Tania Tully
Proposal:	Replace Balcony Roof		
Recommendation:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource, Chevy Chase Village Historic District
STYLE: Renaissance Revival
DATE: c.1911

WORK DESCRIPTION:

The applicant:

- Replaced the asphalt balcony roof with flat seam copper.

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 Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than

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

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guideline* that pertains to this project is: “Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.”

Montgomery County Code; Chapter 24A

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

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

Work for this application was completed without a permit. Photographs (circles ⁷ 5) show the completed work. The roof in question is not visible from the street (circle ⁵ 5). The new roofing material is in keeping with the historic character of the house, does not replace historic fabric, and is more appropriate than the asphalt that was removed. Staff supports approval for this retroactive application.

Circle 6

STAFF RECOMMENDATION:

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

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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

and with the *Secretary of the Interior's Standards for Rehabilitation* #2.



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SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

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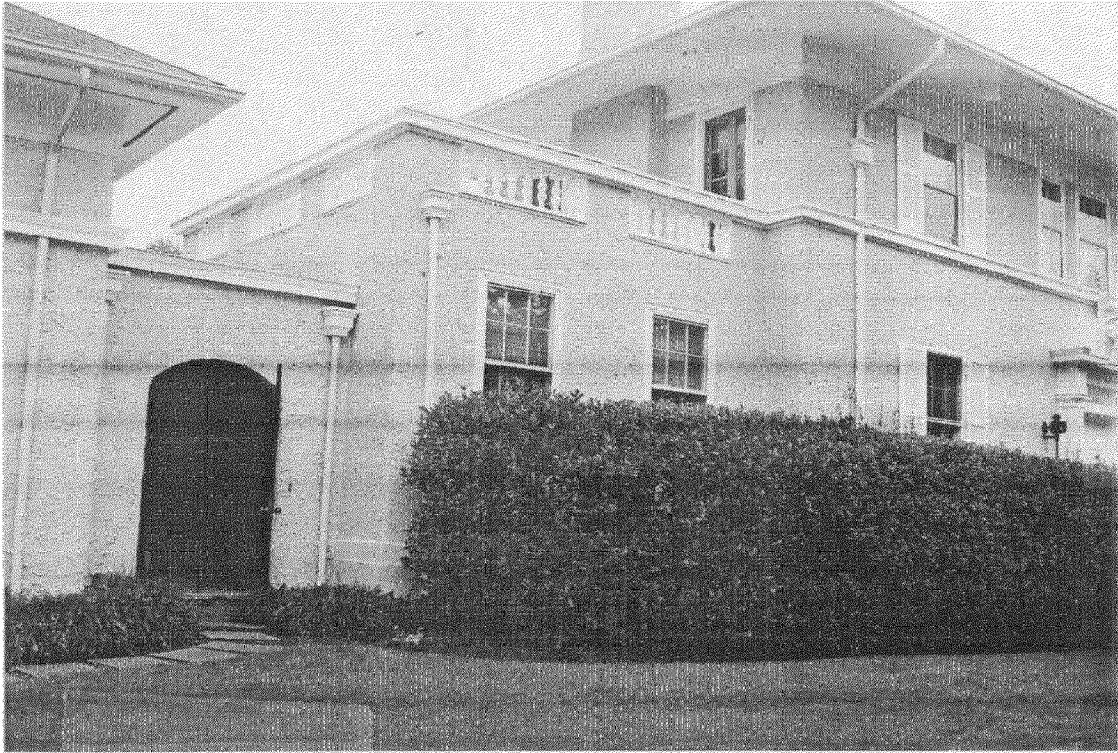
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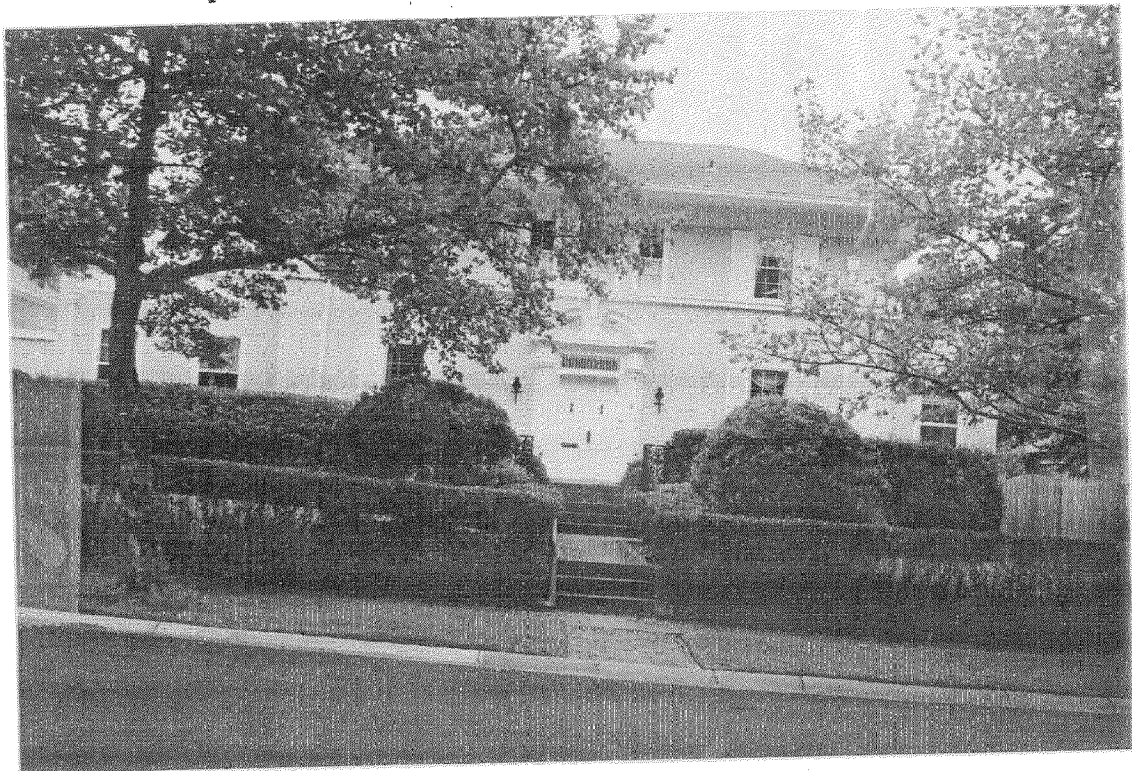
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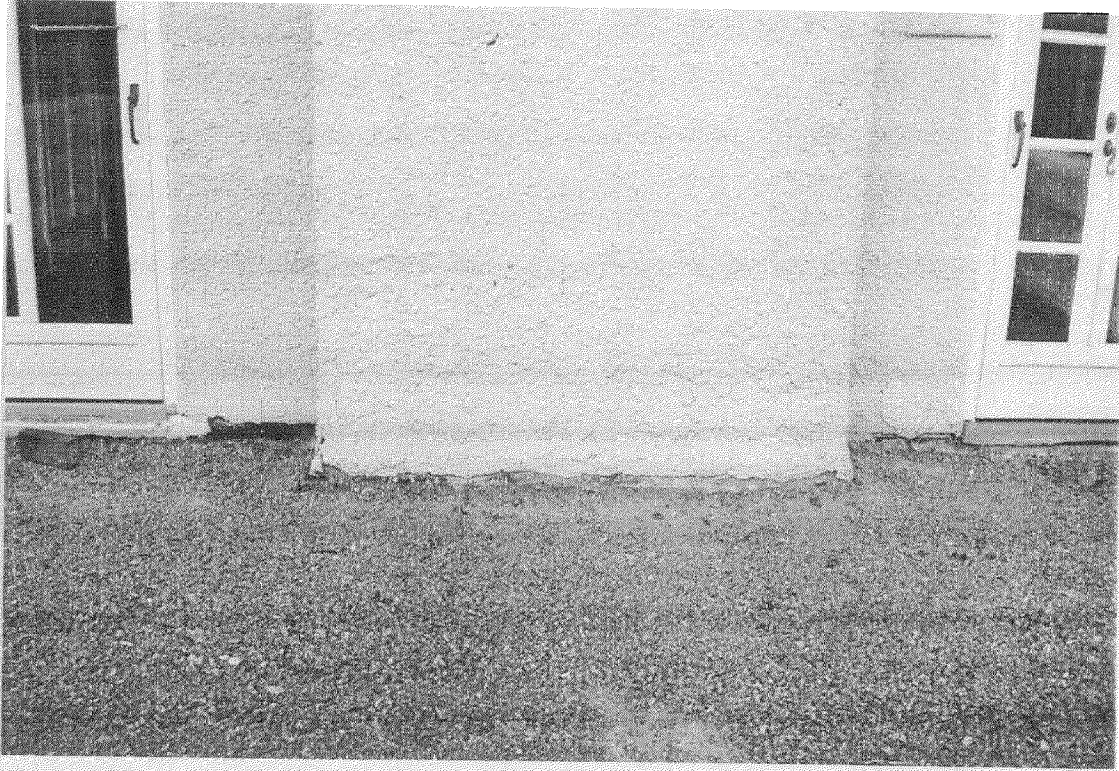


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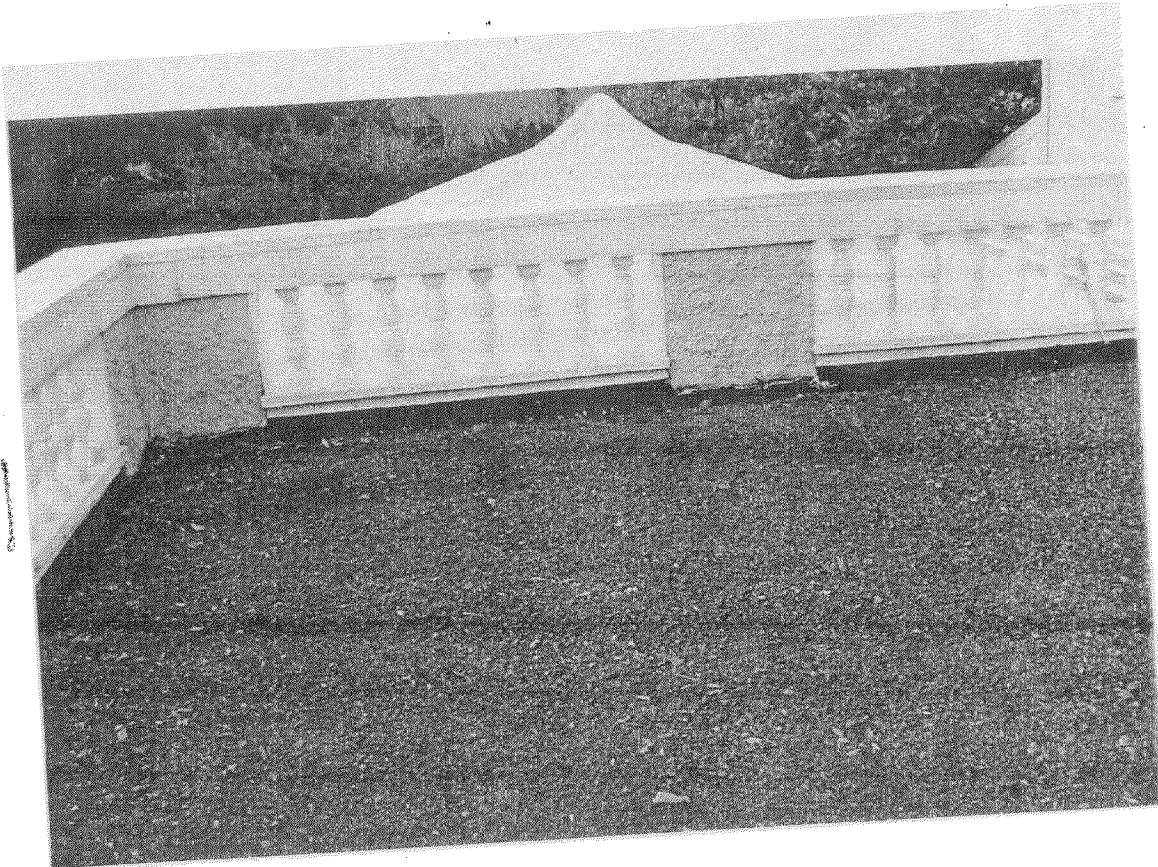


1-A Flat roof on balcony

BEFORE



1-A



6

1-A Flat roof on balcony
AFTER



1-A



7