

35/13-07N 14 OXFORD C.C. VILLAGE



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairman

May 11, 2007

### MEMORANDUM

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #450803 for Garage alterations and construction of rear porch

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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 **Approve with Conditions** at the May 9, 2007 meeting.

- 1. The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
- 2. The detail for the proposed cedar flooring for the covered porch will be tongue and groove.*

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: J.W. Rayder (Mike Sullivan, Architect)

Address: 14 Oxford St, Chevy Chase (Chevy Chase Village Historic District)

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.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

• E/g 9/14/04  
• 4/18 2007/10

Contact Person: MIKE SULLIVAN  
Daytime Phone No.: 301-299-6500

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: J.W. RAUPER Daytime Phone No.: 301-656-6436  
Address: 14 OXFORD ST. CHEVY CHASE 20815  
Street Number City Street Zip Code  
Contractor: DeMARNE Day, Inc. Phone No.: 301-299-6500  
Contractor Registration No.: 1528  
Agent for Owner: MIKE SULLIVAN Daytime Phone No.: 301-299-6500

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: OXFORD ST.  
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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: \$ 75,000  
1C. If this is a revision of a previously approved active permit, see Permit # H/A

**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.

[Signature] 4/16/07  
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS Ex. Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5/10/07  
Application/Permit No.: 450803 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

M  
DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

4/9 4/18  
4/18 revision

Contact Person: MIKE SULLIVAN  
Daytime Phone No.: 301-299-6500

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: J.W. RAJDER Daytime Phone No.: 301-656-6436  
Address: 14 OXFORD ST. CHEVY CHASE 20815  
Street Number City Street Zip Code  
Contractor: DeMARNE & Day, INC. Phone No.: 301-299-6500  
Contractor Registration No.: 1528  
Agent for Owner: MIKE SULLIVAN Daytime Phone No.: 301-299-6500

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Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
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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.

[Signature] 4/16/07  
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5/10/07  
Application/Permit No.: 450803 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:

Single family dwelling w/ detached rear garage off residential street in Chevy Chase.

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

Rear Garage: 3/4 of existing garage space being turned into a 3 season sitting room. Balance of space to remain as storage room.  
Rear Porch: New wooden porch to gain better access to landscaped rear yard.

**2. SITE PLAN CD**

Site and environmental setting, drawn to scale. You may use your plat. 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 CD**

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 CD**

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 Attached**

- 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 H/A**

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14 Oxford St, Chevy Chase	<b>Meeting Date:</b>	4/25/2007
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/18/2007
<b>Applicant:</b>	JW Rayder & Helene Rayder (Marjorie Kehnc, Agent)	<b>Public Notice:</b>	4/11/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07N	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Concrete Slab

**RECOMMENDATION:** Approve

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927

**PROPOSAL:**

Applicant is proposing to remove the existing gravel around the west (3'6" wide x 21' long) and south side (3' x 6" x 20' long) of their garage, which is located at the rear corner of their property and replace the gravel with a 3" thick concrete slab. The new concrete pad will be sited in the same location and will not change in footprint. The applicants are just proposing a material change.

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.

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.



HISTORIC PRESERVATION COMMISSION  
 301/563-3400

APPLICATION FOR  
 HISTORIC AREA WORK PERMIT

Contact Person: MARJORIE KEHNE  
 Daytime Phone No.: 240-882-1828

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: JW + HELENE RAYOOR Daytime Phone No.: \_\_\_\_\_  
 Address: 14 ~~OXFORD~~ ST. CHEVY CHASE OXFORD ST 20815  
Street Number City State Zip Code  
 Contractor: MASON KEHNE LANDSCAPE DESIGN Phone No.: 240-882-1828  
 Contractor Registration No.: 33845  
 Agent for Owner: MARJORIE KEHNE Daytime Phone No.: 240-882-1828

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: OXFORD  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVIEW RD  
 Lot: 20+21 Block: 54 Subdivision: SECTION 2  
 Liber: 25379 Folio: 253 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 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: \$ 2,400.00  
 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: \_\_\_\_\_  
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 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.

Marjorie Kehne 4/3/07  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 449495 Date Filed: 4/4/07 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:

REMOVE GRAVEL, ~~AND~~ FORM + POUR 3" THICK CONCRETE SLAB  
ON WEST + SOUTH SIDE OF GARAGE. SLAB TO BE REINFORCED  
W/ WIRE MESH INSIDE, ~~SUBMIT~~ SLABS TO BE 3'6" WIDE,  
21' LONG ON WEST SIDE + 20' LONG ON SOUTH SIDE OF GARAGE

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

NO IMPACT ON HISTORIC ~~AREA~~ OR ENVIRONMENTAL TO MY KNOWLEDGE

✓ **2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 OF FRONT ELEVATION OF HOUSE**

- 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 canopy 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).

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.

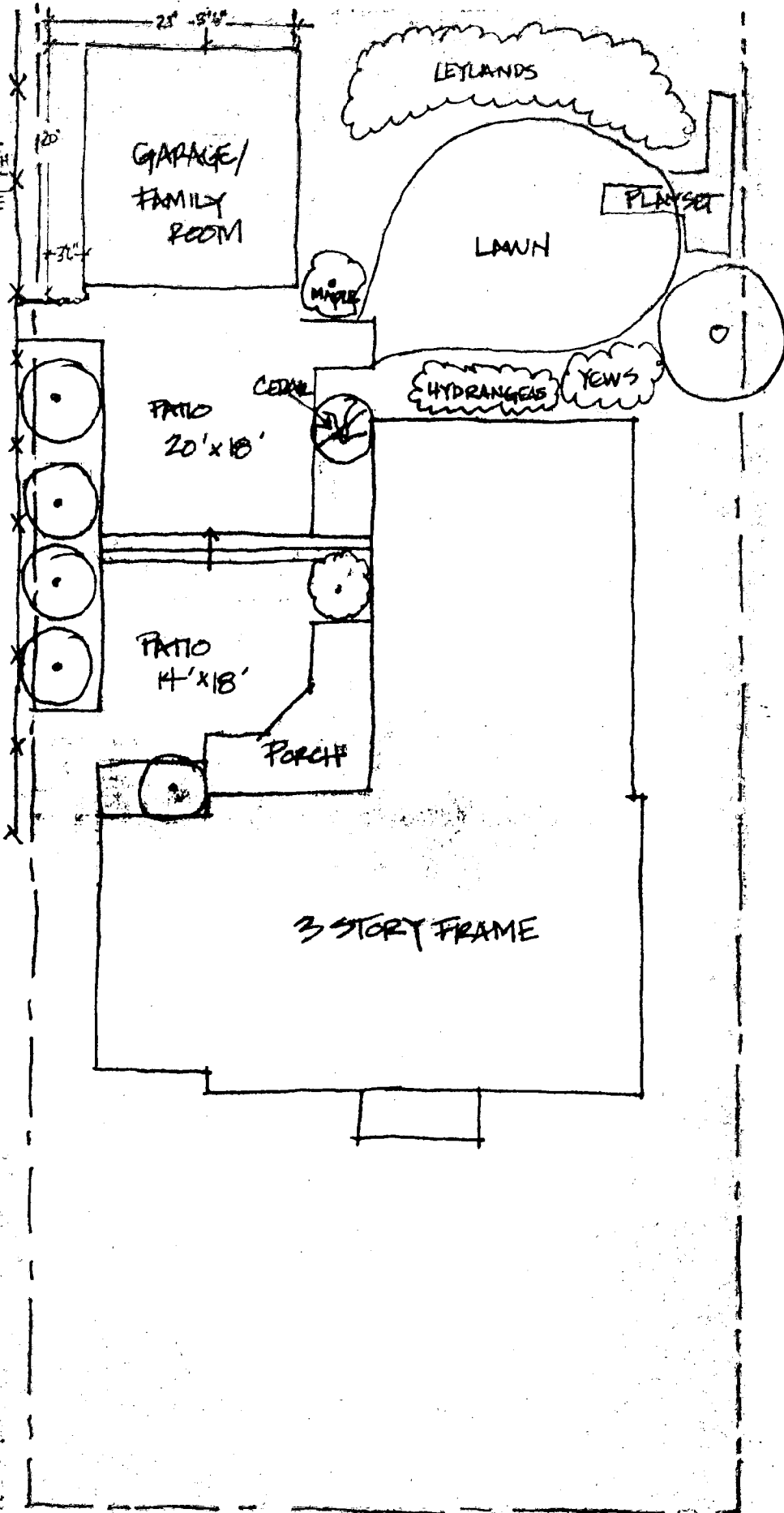
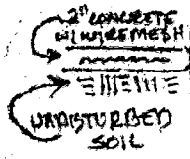
4

**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
JAMES HELENE RAYOER 14 OXFORD ST. CHEVY CHASE, MD. 20815	MARJORIE KEANE 13777 HALLS COURT SILVER SPRING, MD. 20904
Adjacent and confronting Property Owners mailing addresses	
DOMIE HOGENTGLER 16 OXFORD ST. CHEVY CHASE, MD. 20815	WERNER + JOAN MINSHALL 12 OXFORD ST. CHEVY CHASE, MD. 20815
DR. <del>JOHN</del> THERESE WHITE 15 NEWLANDS ST. CHEVY CHASE, MD. 20815	



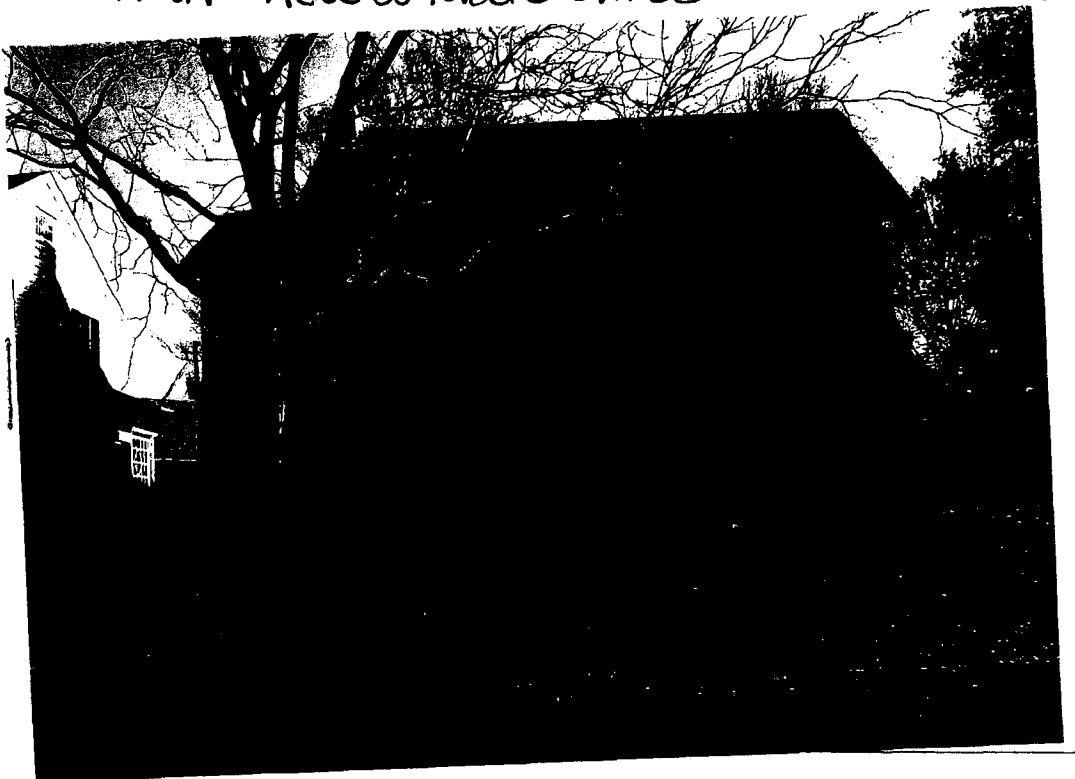
SECTION OF SLAB



Existing Property Condition Photographs (duplicate as needed)



Detail: AREA WHERE CONCRETE WILL GO



Detail: FRONT OF 14 OXFORD ST.

Applicant: Ryder | M. KENNE



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 20, 2007

**JW and Helene Rayder**  
14 Oxford Street  
Chevy Chase, Maryland

Re: Flagstone Patio and Wooden Wall Relocation

Mr. and Mrs. Rayder:

I am writing you this letter in response to a meeting with your agent, Ms. Marjorie Kehne. As stated in her April 5, 2007 letter, you propose to re-orient your existing concrete patios and 23" wooden walls in your rear yard. It is my understanding that the patios will be in a different location in the rear yard, however, the dimensions of each patio are not changing and therefore the lot coverage will not be increased as part of this project. As such, this proposed change is considered a replacement in-kind and does not require review by the Historic Preservation Commission. Please use this letter as your formal Notice to Proceed.

If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,

Michele Oaks, Planner Coordinator  
Historic Preservation Section  
M-NCPPC

Cc: Marjorie Kehne, Agent  
Geoff Biddle, Chevy Chase Village Manager



## MASON KEHNE LANDSCAPE DESIGN

---

13717 Nalls Court  
Silver Spring, Maryland 20904  
301-384-7009  
Fax 301-384-3408  
MHIC #33845

April 5, 2007

Dear Historic Preservation Commission,

I am writing on behalf of JW and Helene Rayder of 14 Oxford Street Chevy Chase, MD. We are requesting permission to replace and relocate an existing flagstone patio in the back yard. The patio is in bad repair. We will occupy no more space than currently is occupied by patio.

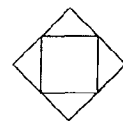
We also wish to replace and relocate a 23" tall wooden wall which has been decaying for some time. The wooden wall will be replaced by a natural stone wall and will not be any taller than the existing.

Please feel free to call me 240-882-1828 with any questions. Your attention to this matter is appreciated.

Sincerely,

Marjorie Mason Kehne, President Mason Kehne Landscape Design

Site Plan



Shade portion to indicate North

Applicant: \_\_\_\_\_

Page: \_\_

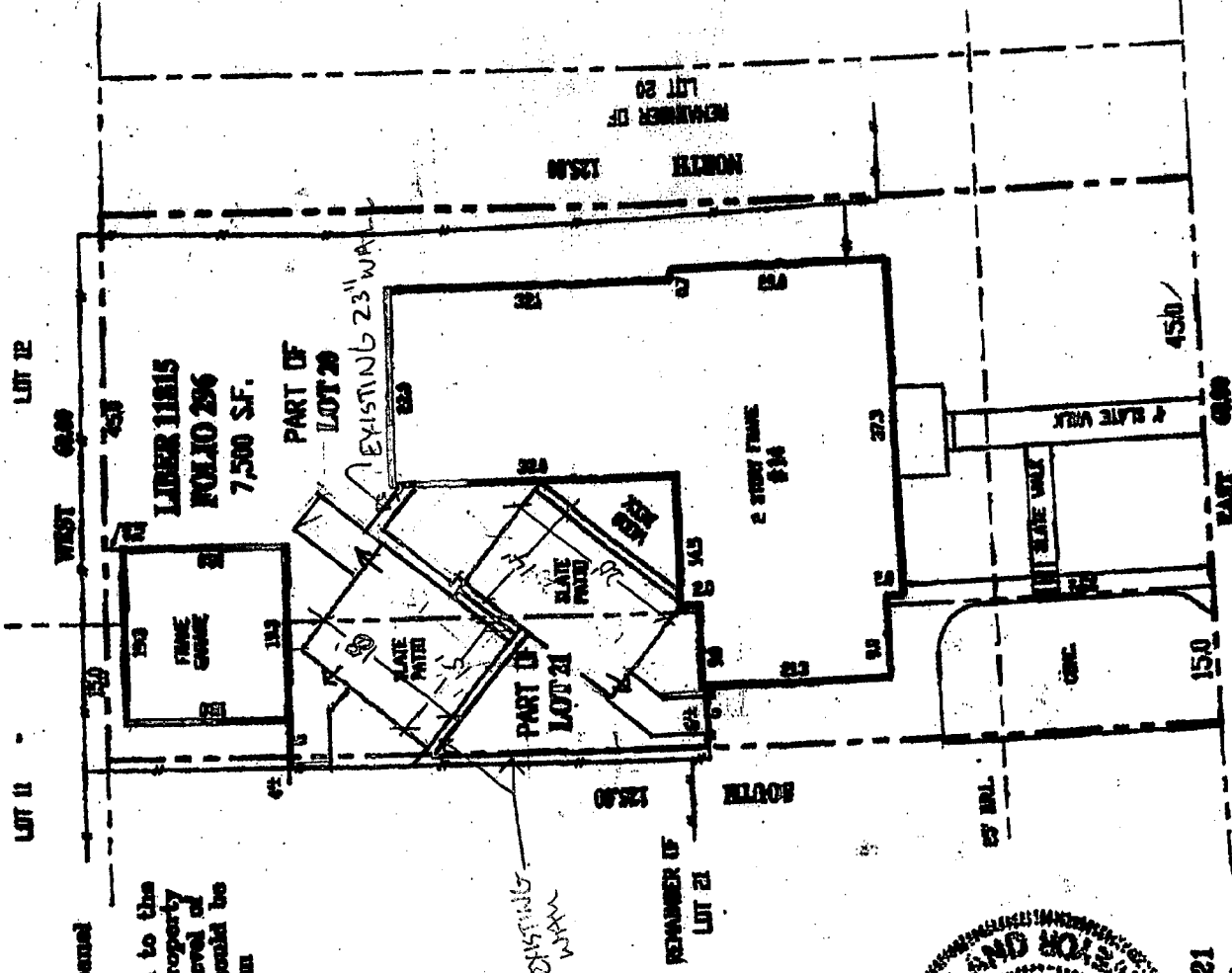


**CONSUMER INFORMATION NOTICE**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or the 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 this 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 'C' per H.U.D. panel No. 246208-0175 C
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.



LOCATION DRAWING  
 PARTS OF LOTS 20 & 21  
 BLOCK 54, SECTION 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATE**  
 THIS INFORMATION SHOWN HEREON WAS OBTAINED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE NEED OF A PLAN OF RECORD. NO OTHER MEASUREMENTS HAVE BEEN MADE LOCATED MARKS OR STRUCTURES SHOWN HAVE BEEN FIELD LOCATED FROM THE INFORMATION FROM PREVIOUS RECORDS OR FROM EVIDENCE OF LINES OF ADJACENT OCCUPANTS.

*Jeffrey A. Foster* 4507

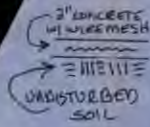


**SMIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Bldg., Suite 215  
 Gaithersburg, Maryland 20878  
 301/948-0100, Fax 301/948-1288

DATE OF LOCATIONS: SCALE: 1" = 20'  
 DRAWN BY: E.M.O.  
 CHECKED:

REFERENCES  
 PLAN NO. 1  
 PLAN NO. 108  
 INDEX  
 FOLIO

SECTION OF SLABS



RAYDER RESIDENCE  
111 OXFORD STREET CHEVY CHASE, MD.  
BACKYARD RENOVATION PLAN

5" CONCRETE w/  
 3" REINFORCING MESH  
 UNDISTURBED SOIL  
SECTION OF SLAB



RAYDER RESIDENCE  
 14 OXFORD STREET CHEVY CHASE, MD.  
 BACKYARD RENOVATION PLAN

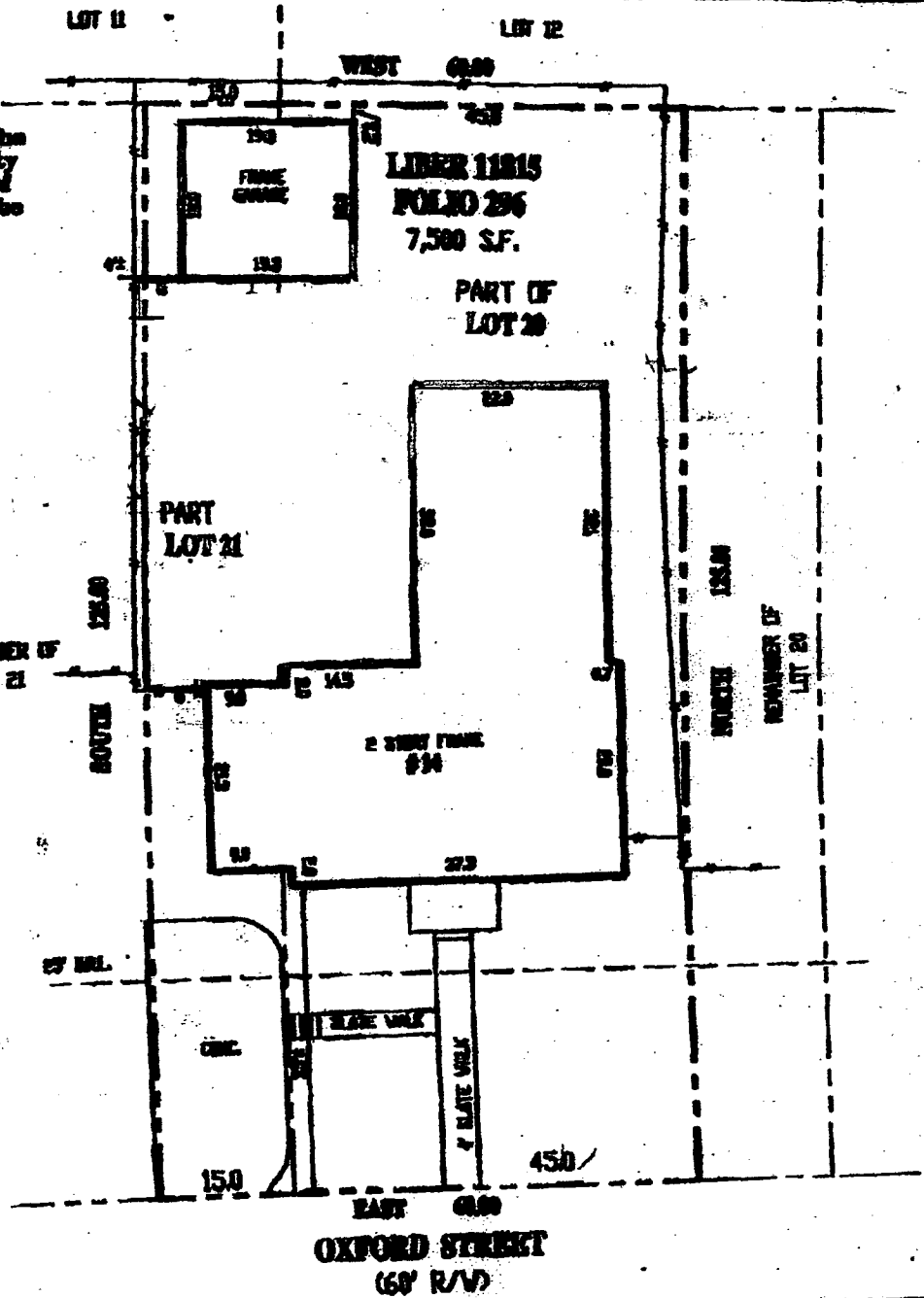
AS LAYOUT BY ARCHITECTURE FIRM OF PRINCE GEORGE COUNTY

**CONSUMER INFORMATION NOTICE**

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4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

**Notes**

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LOCATION DRAWING  
 PARTS OF LOTS 20 & 21  
 BLOCK 54, SECTION 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATE**

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY CONFORMING TO THE NEEDS OF A FIELD SURVEY. BUILDING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY CORNERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPANCY.

*Jeffrey A. Foster* 4307

REFERENCES
PLAN NO. 3
PLAN NO. 108
LIBER
FOLIO

	<b>SPINER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Bldg., Suite 218 Gaithersburg, Maryland 20878 301/948-0100, Fax 301/948-1200	
	DATE OF LOCATION	SCALE: 1" = 20'
WALL CORNER	DRAWN BY: E.M.C.	



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 245 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARJORIE KEHNE  
 Daytime Phone No.: 240-882-1828

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

Name of Property Owner: JW + HELENE RAYDER Daytime Phone No.: \_\_\_\_\_  
 Address: 14 ~~OXFORD~~ ST. CHEVY CHASE OXFORD ST 20815  
Street Number City Street Zip Code

Contractor: MASON KEHNE LANDSCAPE DESIGN Phone No.: 240-882-1828

Contractor Registration No.: 33845

Agent for Owner: MARJORIE KEHNE Daytime Phone No.: 240-882-1828

**LOCATION OF BUILDING/PREMISE**

House Number: 14 Street: OXFORD  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD  
 Lot: 20 + 21 Block: 54 Subdivision: SECTION 2  
 Liber: 25379 Folio: 253 ~~0000~~ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Tear  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 2,400.00

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.

Marjorie M Kehne  
 Signature of owner or authorized agent

4/3/07  
 Date

Approved: \_\_\_\_\_ for Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 449495 Date Filed: 4/4/07 Date Issued: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

JWANN HELENE RAYOER  
14 OXFORD ST.  
CHEVY CHASE, MD. 20815

**Owner's Agent's mailing address**

MARJORIE KEANE  
13717 HALLS COURT  
SILVER SPRING, MD. 20904

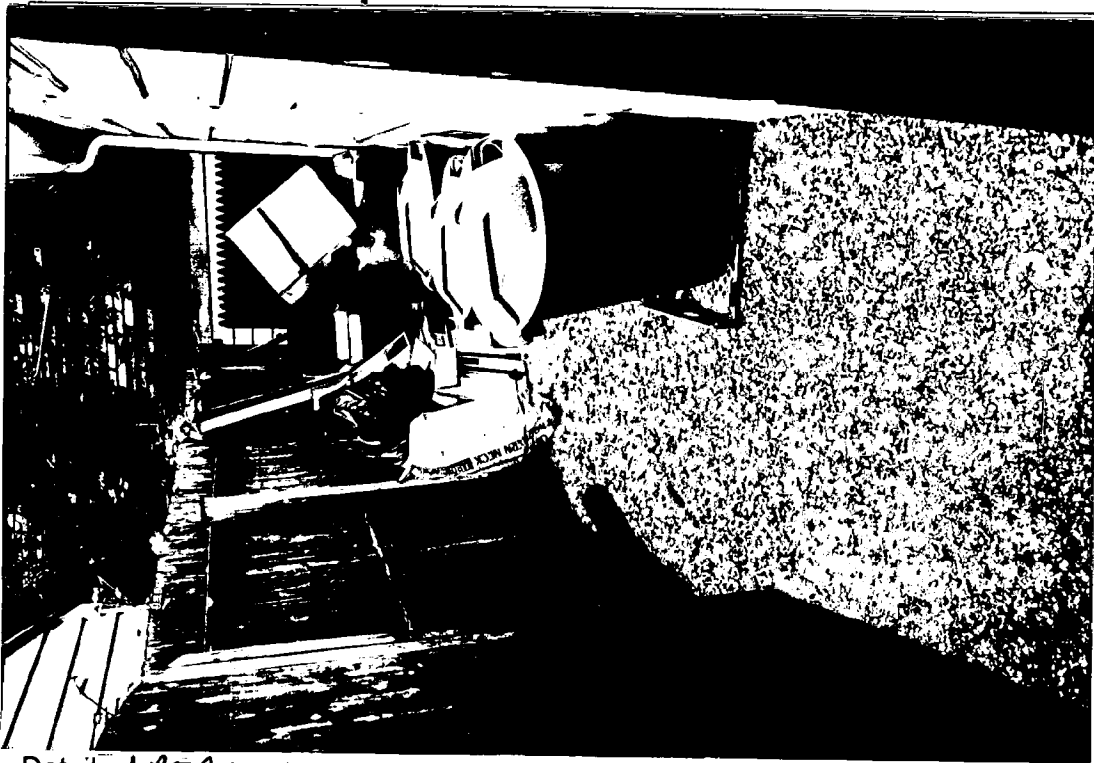
**Adjacent and confronting Property Owners mailing addresses**

DOMIE HOGENTAGLER  
16 OXFORD ST.  
CHEVY CHASE, MD. 20815

WERNER + JOAN MINSHALL  
12 OXFORD ST.  
CHEVY CHASE, MD. 20815

DR. ~~JOHN~~ THERESE WHITE  
15 NEWLANDS ST.  
CHEVY CHASE, MD. 20815

Existing Property Condition Photographs (duplicate as needed)



Detail: AREA WHERE CONCRETE WILL GO



Detail: FRONT OF 14 OXFORD ST.

Applicant: RYDER | M. KEHNE

Page:

**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:

REMOVE GRAVEL AND FORM + POUR 3" THICK CONCRETE SLAB  
ON WEST + SOUTH SIDE OF GARAGE. SLAB TO BE REINFORCED  
W/ WIRE MESH INSIDE. ~~STAINMENT~~ SLABS TO BE 3'6" WIDE,  
21' LONG ON WEST SIDE + 20' LONG ON SOUTH SIDE OF GARAGE

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

NO IMPACT ON HISTORIC ~~RES~~ OR ENVIRONMENTAL TO MY KNOWLEDGE

✓ 2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 OF FRONT ELEVATION OF HOUSE**

- 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 canopy 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.

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.