

33 Oxford Street, Chazy Chase
[HPC Case # 35/13-09 R.]
Chazy Chase Village Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #516257, fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the August 12, 2009 meeting.

1. The applicant will install a 4' high wooden picket fence and one gate. Details for the fence will be reviewed and approved by HPC staff prior to submitting permit set of plans.

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: Joseph P. Matan

Address: 33 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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT

Historic # 516257

Contact Person: JP MATAN

Daytime Phone No.: 340 277 9446

Tax Account No.: 00455

Name of Property Owner: Joseph P. Matan (Hollace) Daytime Phone No.: 240 277 9446

Address: 33 OXFORD STREET HELVY CHASE, MD 20815
Street Number City Street Zip Code

Contractor: Dominic Cheng Phone No.: 240 683 9398

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 33 OXFORD STREET Street _____

Town/City: HELVY CHASE MD Nearest Cross Street: Brookville Road

Lot: 917/18 Block: 57 Subdivision: 9 "Helvy Chase"

Liber: 25161 Folio: 302 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 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
 - Fence/Wall (complete Section 4)
 - Other: _____

1B. Construction cost estimate: \$ 1,000.00

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 5' feet 0" 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]
 Signature of owner or authorized agent

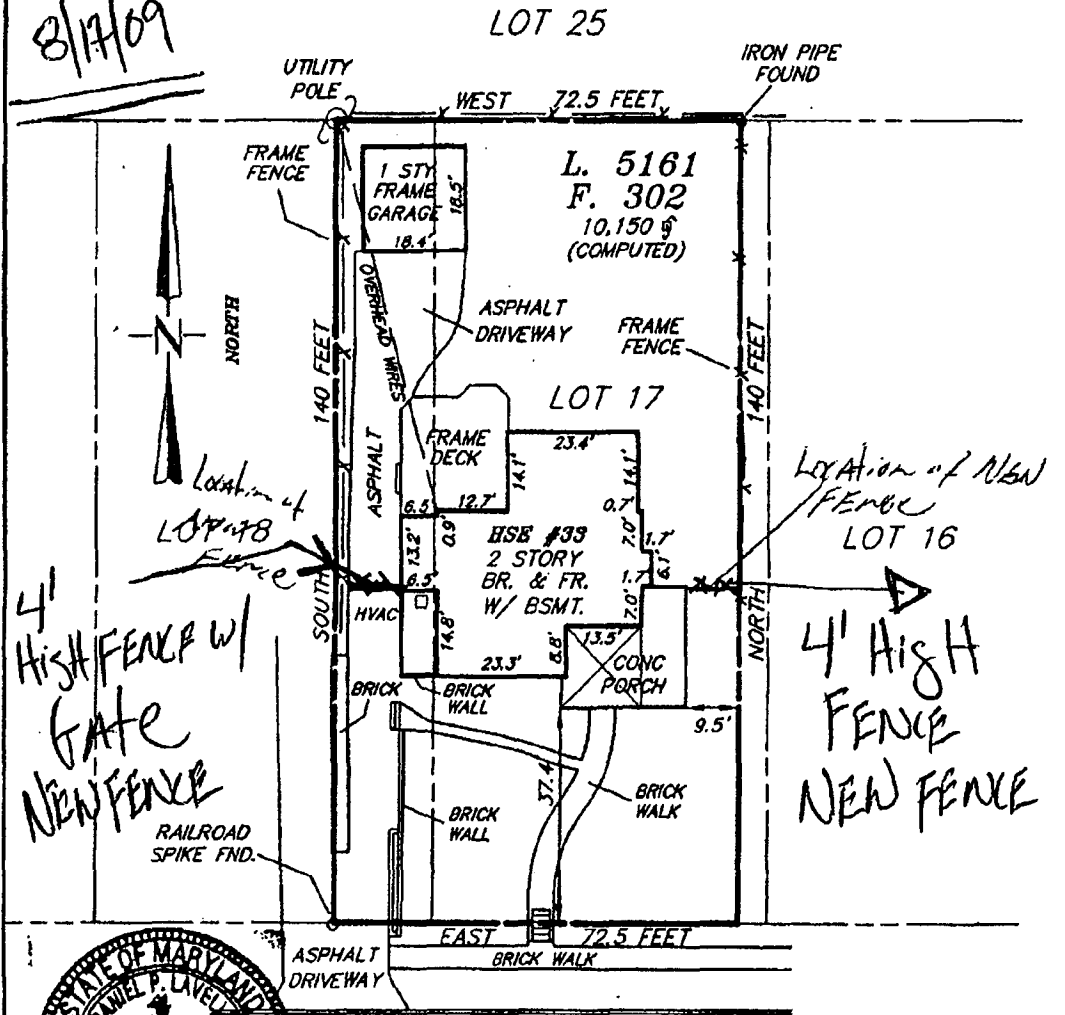
APPROVED [Signature] 8/17/09
 HPC Chairperson 6/23/09
 Date

7/15/09

NOTES:

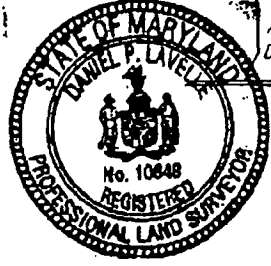
- 1) NO TITLE REPORT FURNISHED
- 2) THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING OR RE-FINANCING.
- 3) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
- 4) THIS PLAT 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 OF FINANCING OR REFINANCING.
- 5) SETBACK DISTANCES, IF SHOWN, FROM PRINCIPLE STRUCTURES TO THE APPROXIMATE PROPERTY BOUNDARY LINES ARE ACCURATE ONLY TO THE NEAREST FOOT.

8/17/09



LAVELLE & ASSOCIATES INCORPORATED
LAND PLANNERS • SURVEYORS
5732 INDUSTRY LANE • FREDERICK, MARYLAND 21704
OFFICE • (301) 695-9722 • FAX (301) 695-9766

REFERENCE
5161 / 302
LIBER / FOLIO
2 / 106
PLAT BOOK/PAGE
MAY 11, 2009
DATE
1" = 30'
SCALE
DRAWN BY: J.C.A.
CHECKED BY: D.P.L.
FILE No: 09-074



OXFORD STREET
(60' R/W)

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE POSITION OF ALL EXISTING VISIBLE IMPROVEMENTS ON THE PROPERTY SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY FIELD MEASUREMENTS, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. THIS SURVEY IS TO ESTABLISH THESE ABOVE-GROUND IMPROVEMENTS ONLY AND IS NOT INTENDED TO FIND UNDERGROUND UTILITIES OR INSTALLATIONS.
Daniel P. Lavelle
DANIEL P. LAVELLE, R.L.S. No. 10848

HOUSE LOCATION SURVEY
p/o LOTS 17 & 18 - BLOCK 57
CHEVY CHASE VILLAGE
SECTION No. 2
SITUATED AT #33 OXFORD STREET
MONTGOMERY COUNTY, MARYLAND

Daniel P. Lavelle 8/17/09

5

33 Oxford Street
Chevy Chase, Maryland

Fence Specs

Contractor:
JCDC Construction LLC
2 Founders Mill Court
Derwood MD 20855

Project overview: Install approximately 10' width of fence on the west (garage) side of house with full opening gate and install approximately 15' width of fence along the east side of house. Fence will be 4' high with 1"x 1" pickets and decorative post caps. Entire fence shall be painted or stained white.

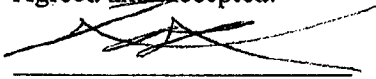
Lumber:

4" x 4" & 6" x 6" posts
2" x 4" rails
1" x 1" pickets
All lumber to be primed and painted white
Fence height to be 4' high
All posts to have decorative caps

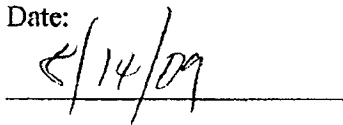
Hardware

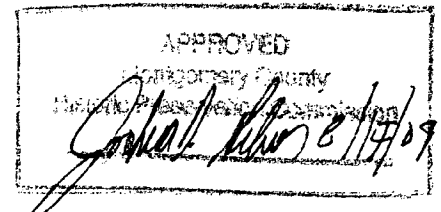
4" common nails for posts
2" common nails for pickets
Heavy duty galvanized hinges for gate
Security lock and push down latch for gate

Agreed and Accepted:



Date:





EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	33 Oxford Street, Chevy Chase	Meeting Date:	8/12/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/05/09
Applicant:	Joseph P. Matan	Public Notice:	7/29/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09R	Staff:	Josh Silver
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Vernacular
DATE: 1916-27

PROPOSAL

The applicant is proposing to install one section of 5' high open style wooden picket fencing in both side yards of the property. The proposed fence will be located behind the front plane of the house and maintain transparency to the rear yard by using an open style picket design. The proposed fence will connect to the adjacent side yard fences that are both approximately 6' high.

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

misc
516257

Contact Person: JP MATAN

Daytime Phone No.: 240 277 9446

Tax Account No.: 00255

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Street Number City Street Zip Code

Contractor: Dominic Cheng Phone No.: 240 683 9398

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 33 OXFORD STREET Street: _____

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Lot: P17/18 Block: 57 Subdivision: 9 "Cherry Chase"

Liber: 25101 Folio: 302 Parcel: _____

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1B. Construction cost estimate: \$ 1,000.00

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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]
Signature of owner or authorized agent

6/23/09
Date

7/15/09

1. **WRITTEN DESCRIPTION OF PROJECT**

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

FRAME 2 Story Home Built in 1925.

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

Install A 5' High Fence using Decorative 1" x 1" Posts on Both Side Yards to Enclose Rear Yard. Owner Has 3 Small (Habitat) in Neos Fence to Make Rear Yard Safe for Wildlife. Photo of Type of Fence Attached.

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.

WOOD FENCE, 1" x 1" Decorative Posts. Photo Attached.

5. **PHOTOGRAPHS**

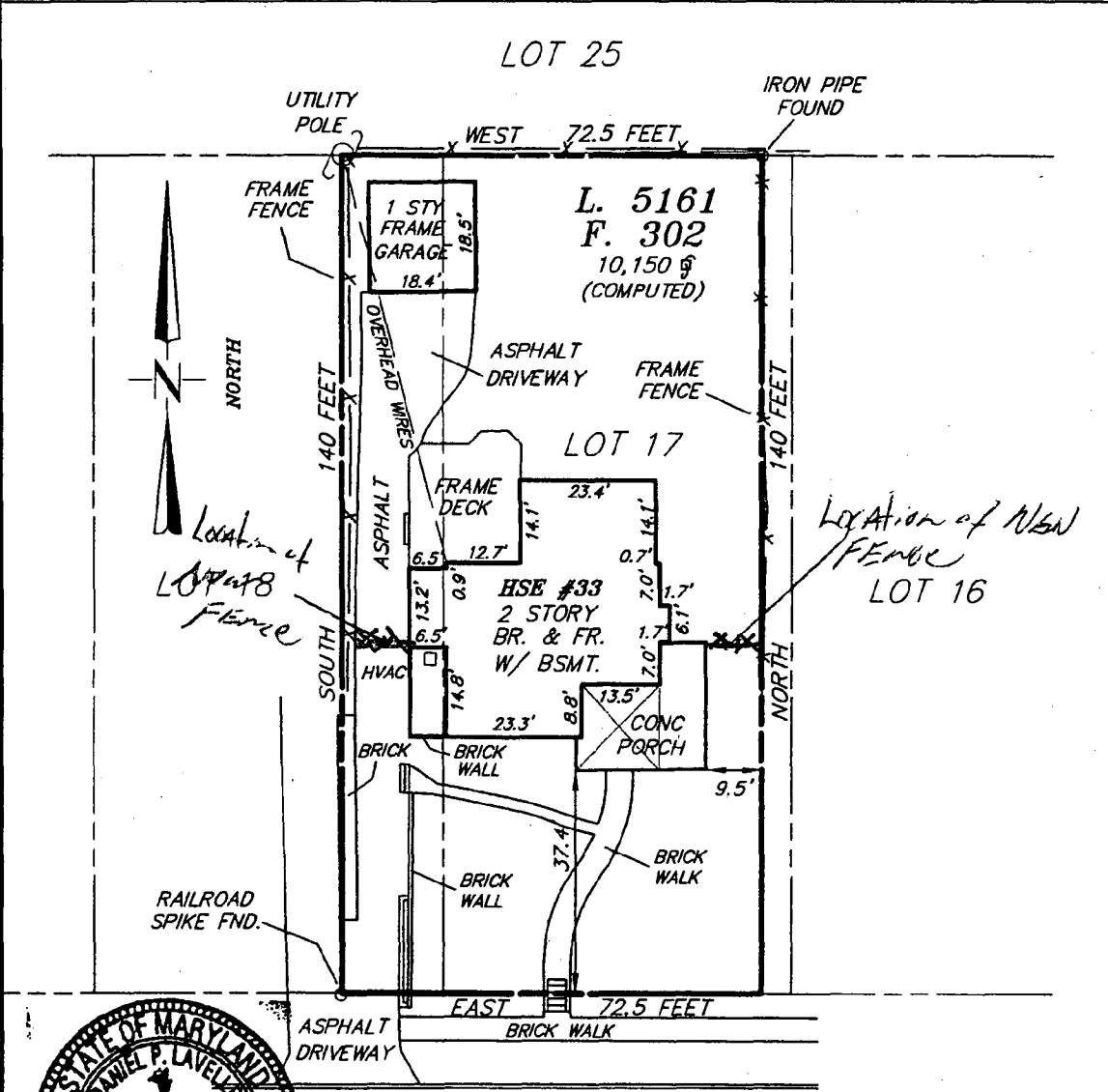
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline 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.

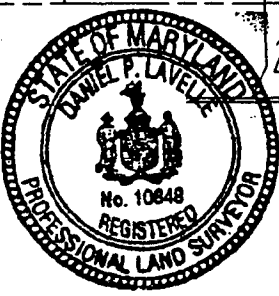
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 LAND PLANNERS • SURVEYORS
 5732 INDUSTRY LANE • FREDERICK, MARYLAND 21704
 OFFICE • (301) 695-9722 • FAX (301) 695-9766

REFERENCE
 5161 / 302
 LIBER / FOLIO
 2 / 106
 PLAT BOOK/PAGE
 MAY 11, 2009
 DATE
 1" = 30'
 SCALE
 DRAWN BY: J.C.A.
 CHECKED BY: D.P.L.
 FILE No: 09-074



OXFORD STREET
 (60' R/W)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE POSITION OF ALL EXISTING VISIBLE IMPROVEMENTS ON THE PROPERTY SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY FIELD MEASUREMENTS, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. THIS SURVEY IS TO ESTABLISH THESE ABOVE GROUND IMPROVEMENTS ONLY AND IS NOT INTENDED TO FIND UNDERGROUND UTILITIES OR INSTALLATIONS.

Daniel P. Lavelle
 DANIEL P. LAVELLE, R.L.S. No. 10848

HOUSE LOCATION SURVEY
 p/o LOTS 17 & 18 - BLOCK 57
CHEVY CHASE VILLAGE
 SECTION No. 2
 SITUATED AT #33 OXFORD STREET
 MONTGOMERY COUNTY, MARYLAND

5

33 Oxford Street, Chevy Chase
Chevy Chase Village Historic District



7



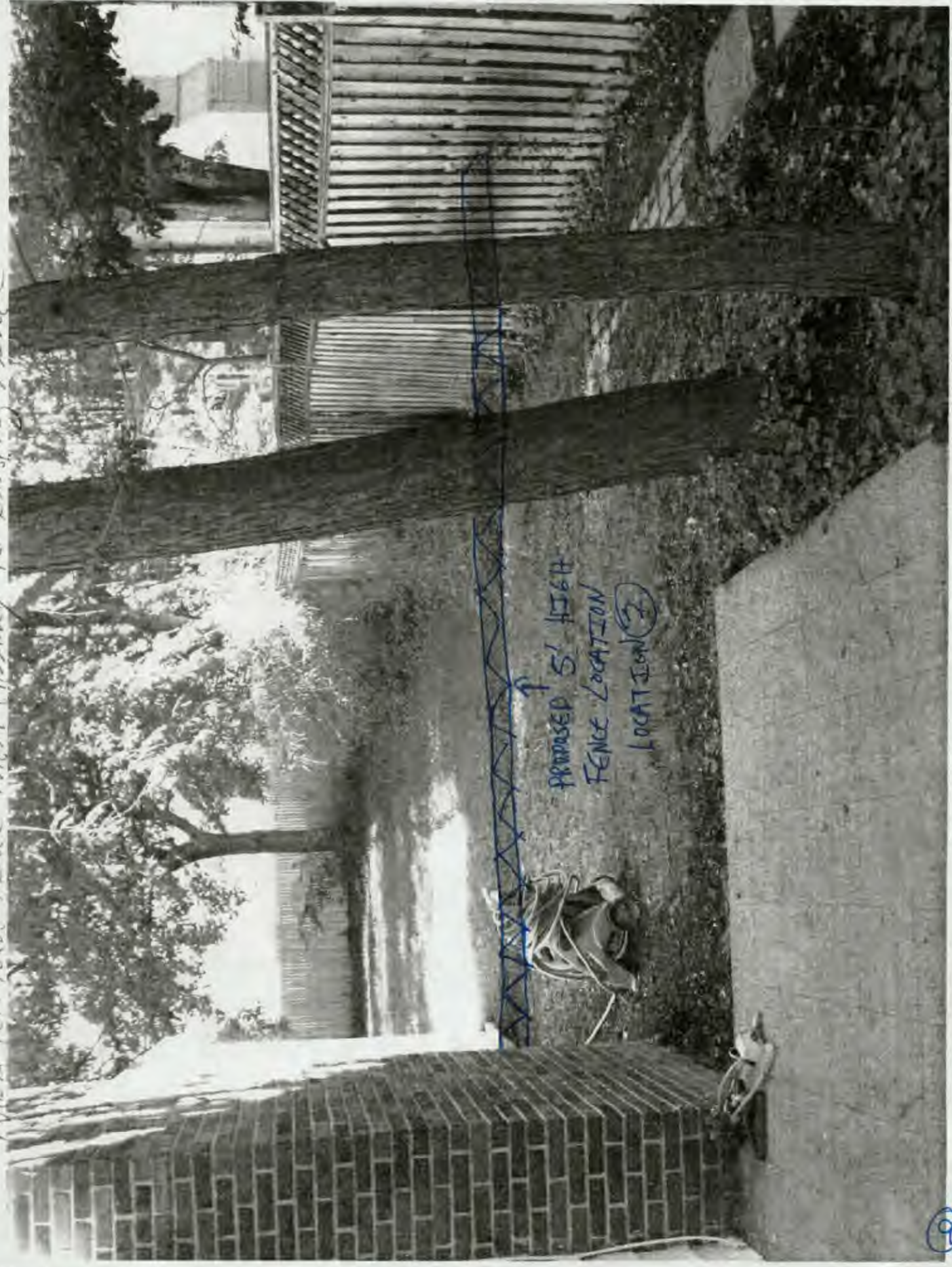
33 OXFORD STREET

New Fence From House to Existing Fence



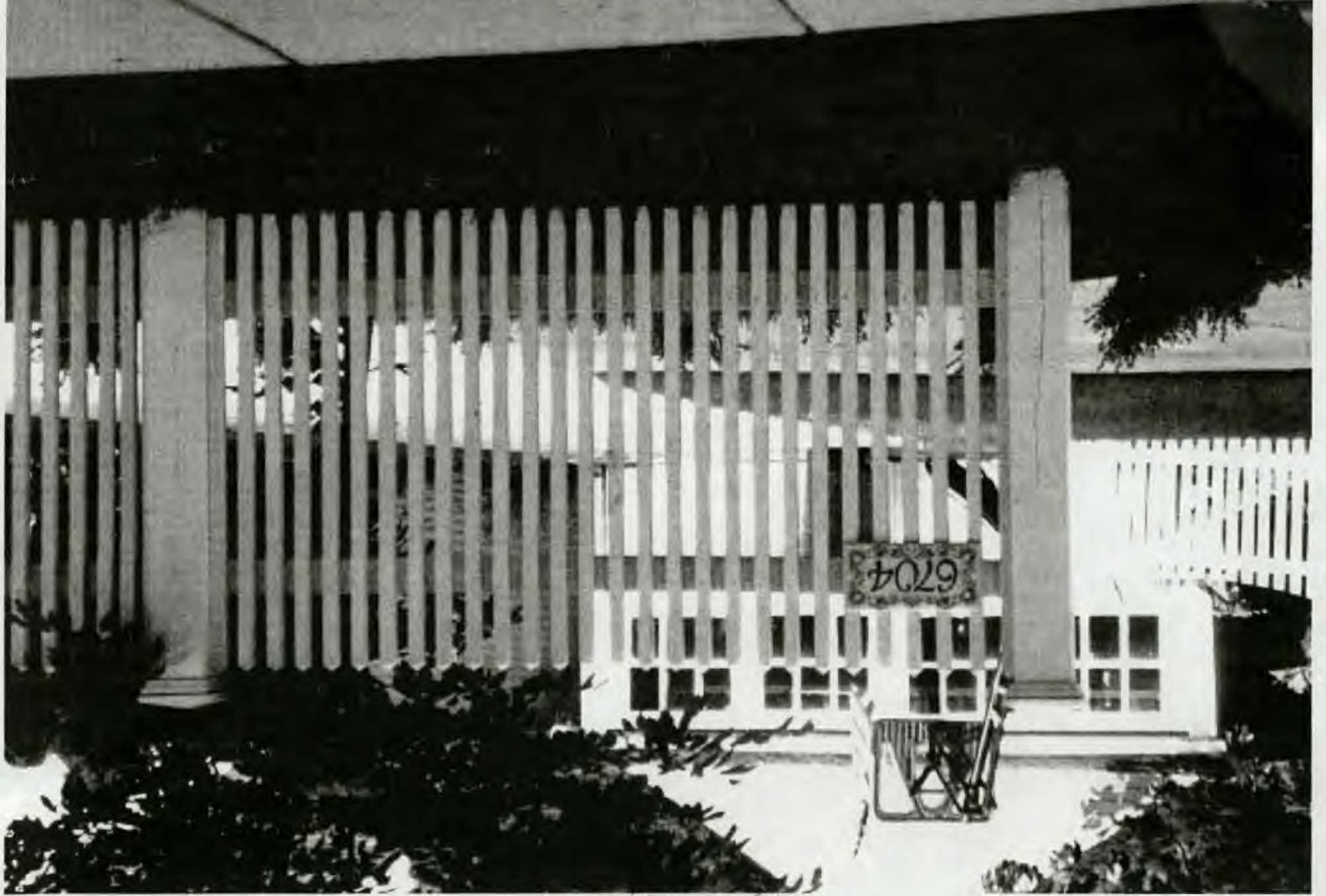
↑
PROPOSED 5' HIGH
FENCE LOCATION
LOCATION 1

AREA FOR NEW FENCE FROM CHURCH TO EXISTING FENCE



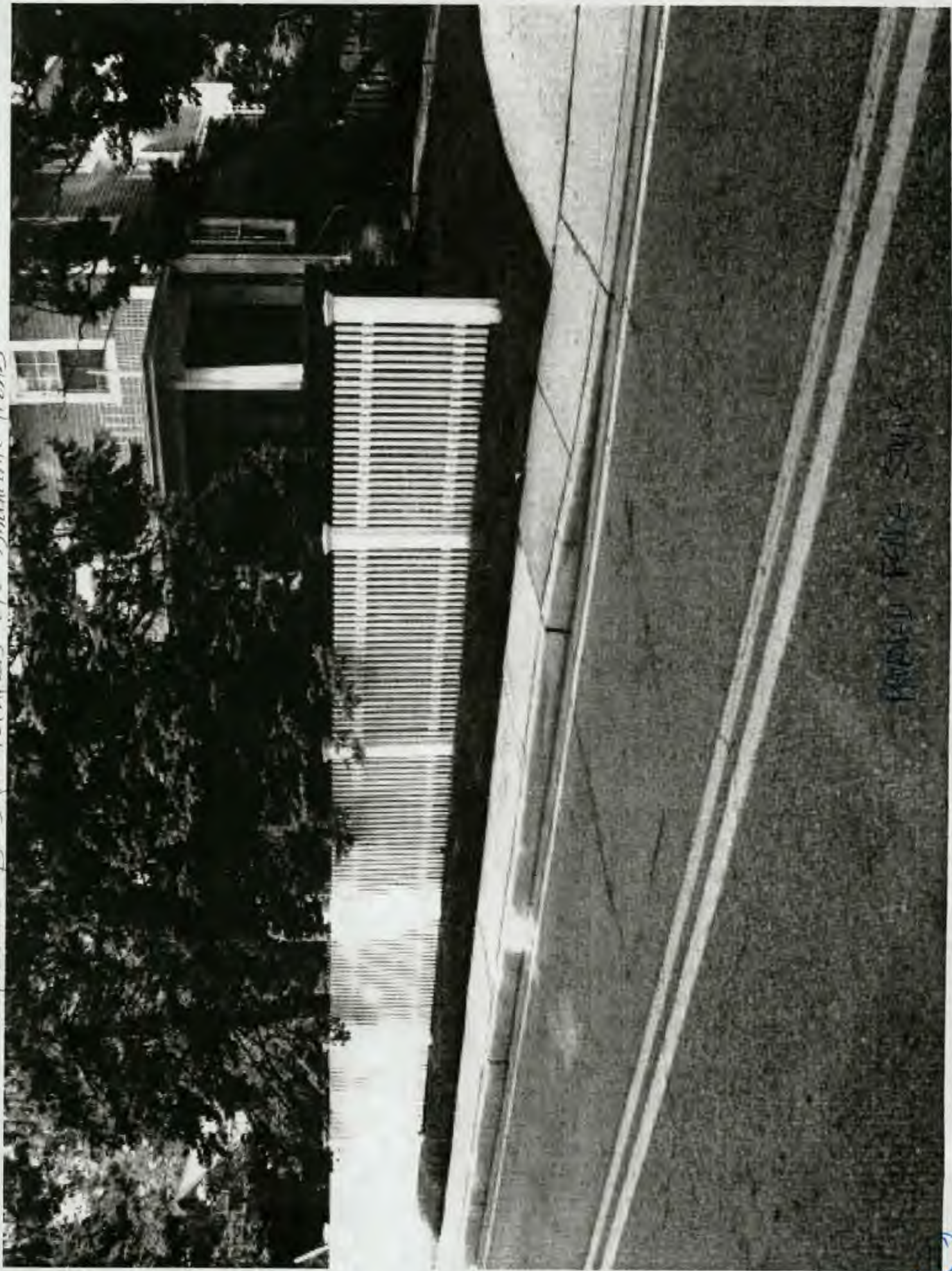
PROPOSED FENCE STYLE

10



FENCE LAYOUT

FENCE DESIGN - LOCATED ON BARKSVILLE ROAD

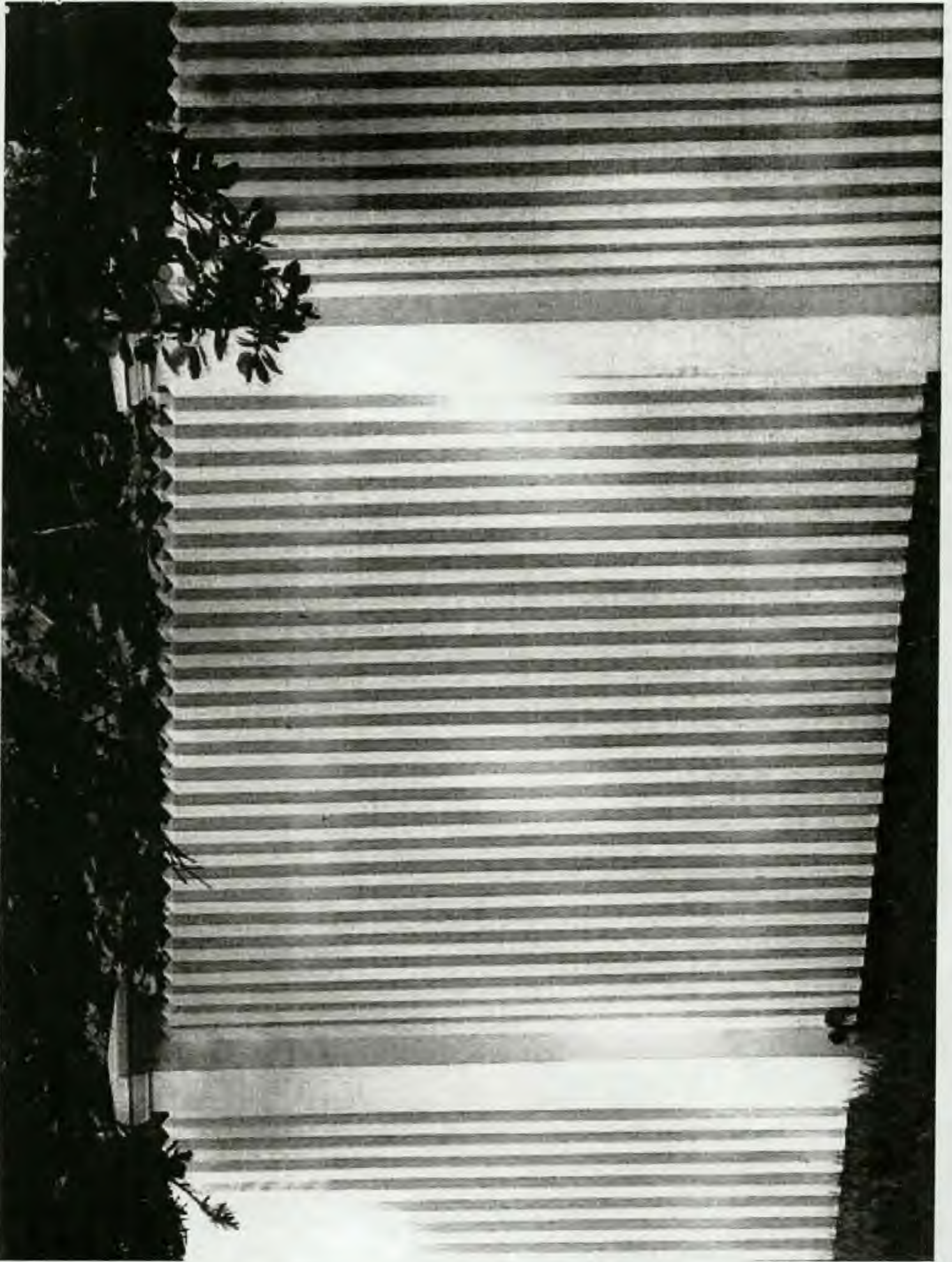


PAVED FENCE SWING



Fence Design

FRANK DESIGN



FENCE DESIGN - LOCATED ON BARKERVILLE ROAD



FENCE DESIGN



New Fence From House to Existing Fence





AREA FOR NEW FENCE FROM CHIMNEY TO EXISTING FENCE



33 OXFORD STREET

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

RECEIVED
JUL 02 2009
DIV. OF CASEWORK MGMT

6/4/2009

Property Owner Name: Matan
Contractor Name: Dominic Cheng
Location of Requested Building Permit:
Address: 33 Oxford Street
City, State, Zipcode Chevy Chase, MD 20815
Proposed Scope of Work: Install a fence in both side yards to enclose
the rear yard.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Geoffrey Biddle