



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: November 24, 2020

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #931466: Building alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 18, 2020 HPC meeting.

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: Joshua Bonnie (Jenn Heller, Architect)
Address: 19 Grafton 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 work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

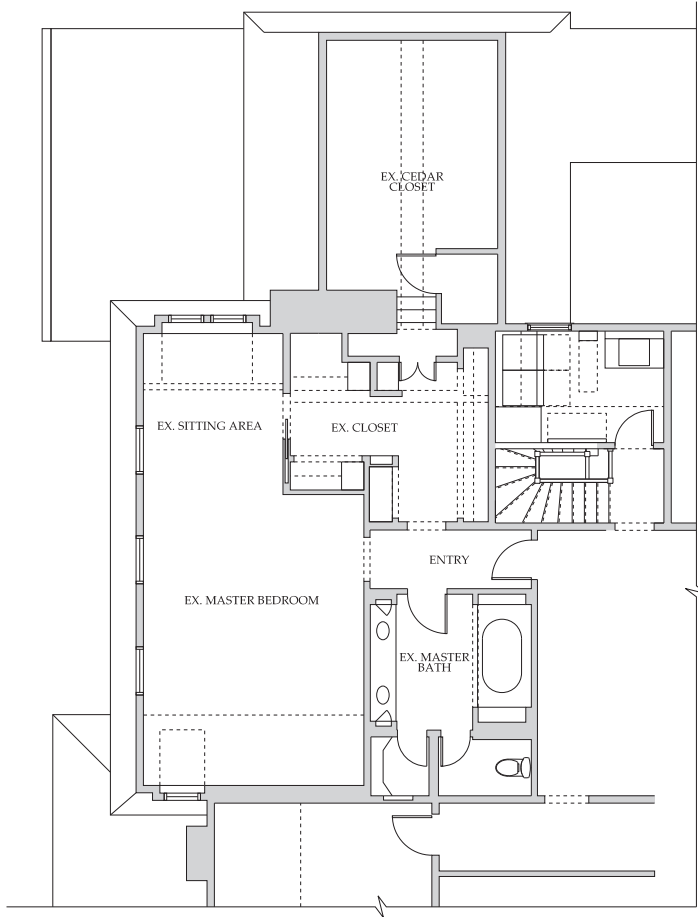


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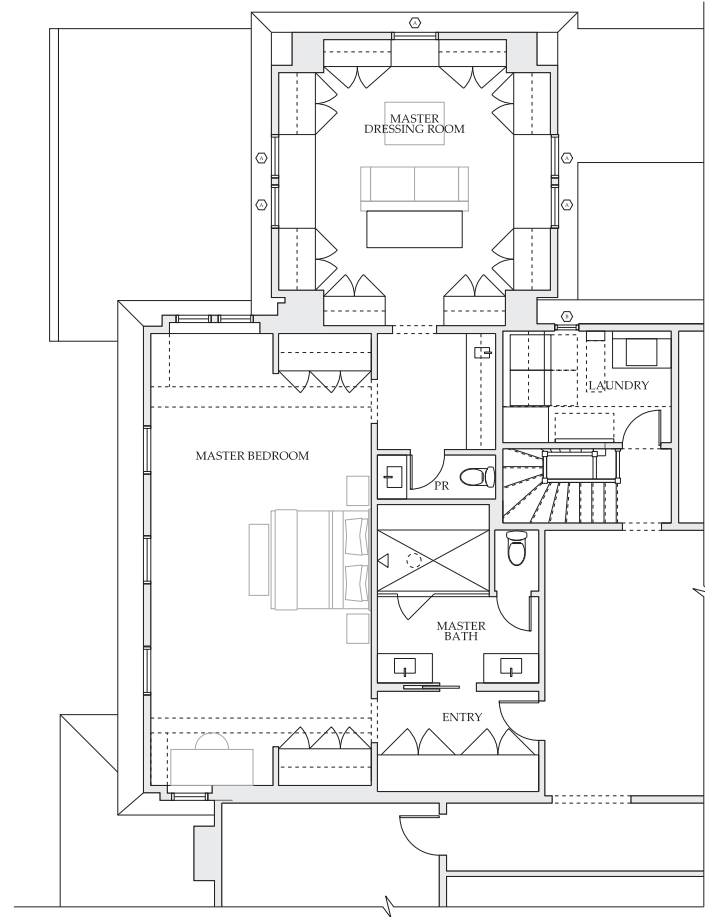
By Michael Kyne at 12:06 pm, Nov 24, 2020

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



MUSE ARCHITECTS, PC
Architecture and Interior Design
7401 Wisconsin Avenue, Suite 500
Bethesda, MD 20814
Phone: 301.718.8118 Fax: 301.718.8112

RENOVATION OF THE
BONNIE RESIDENCE
19 GRAFTON STREET, CHEVY CHASE, MD 20815

17.15

HAWP
2020 OCTOBER 26

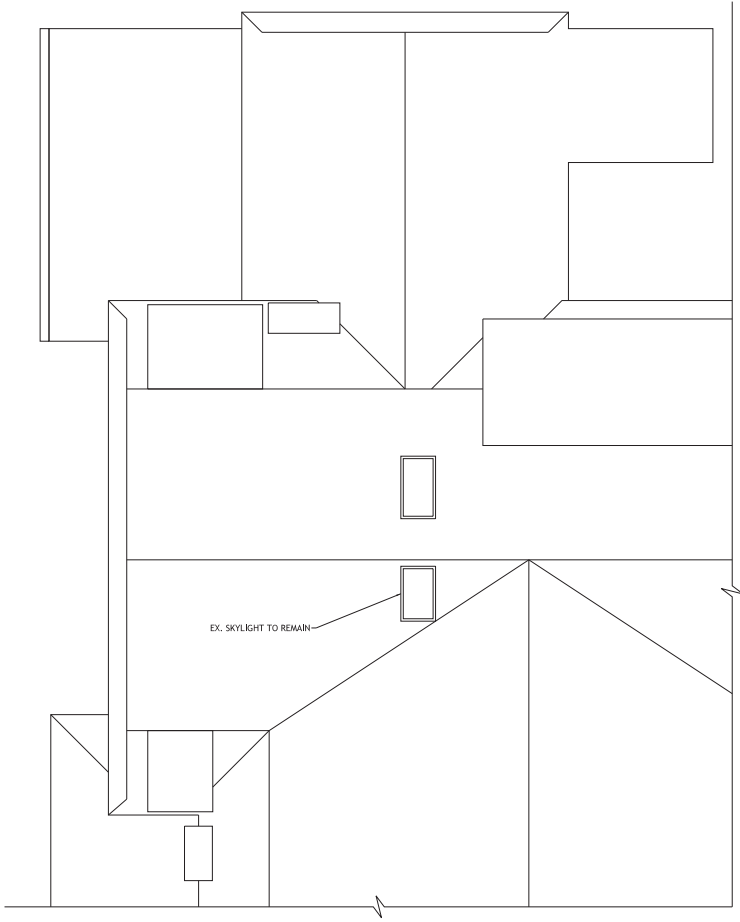
SECOND FLOOR PLANS

SCALE: 1/8" = 1'-0"

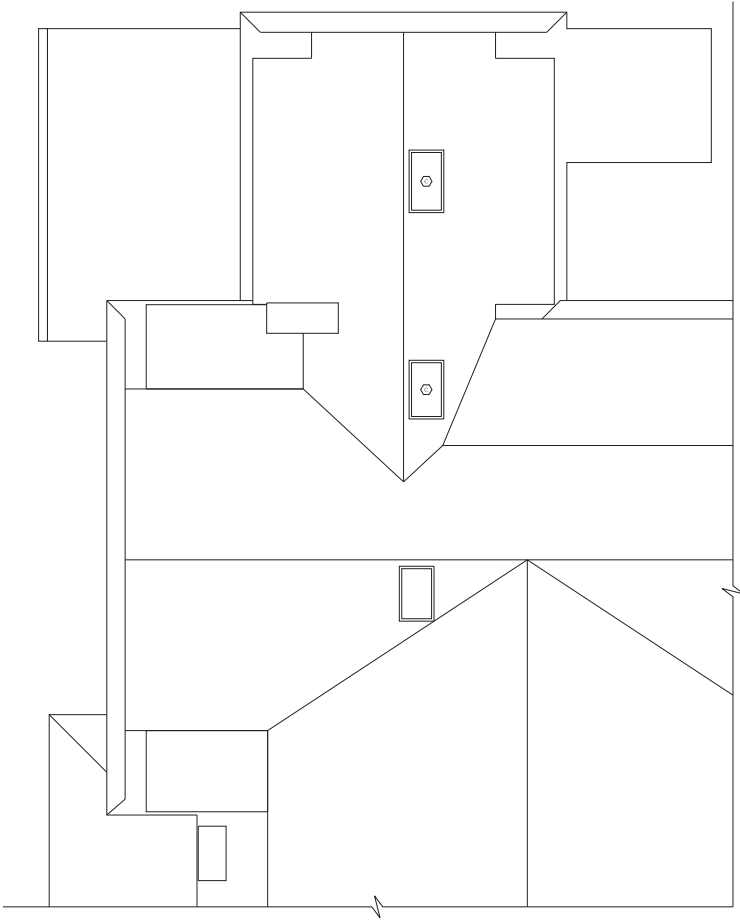
SHEET NO.
HPC2

REVIEWED
 By Michael Kyne at 12:06 pm, Nov 24, 2020

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 Montgomery County
 Historic Preservation Commission
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1 EXISTING ROOF PLAN
 SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"



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ROOF FLOOR PLANS
 SCALE: 1/4" = 1'-0"

SHEET NO.
HPC3

REVIEWED

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1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTEND EX. DORMER ROOF,
SLOPE & MATERIALS T.M.E.



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NO.
HPC4

REVIEWED

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1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NO.
HPC5

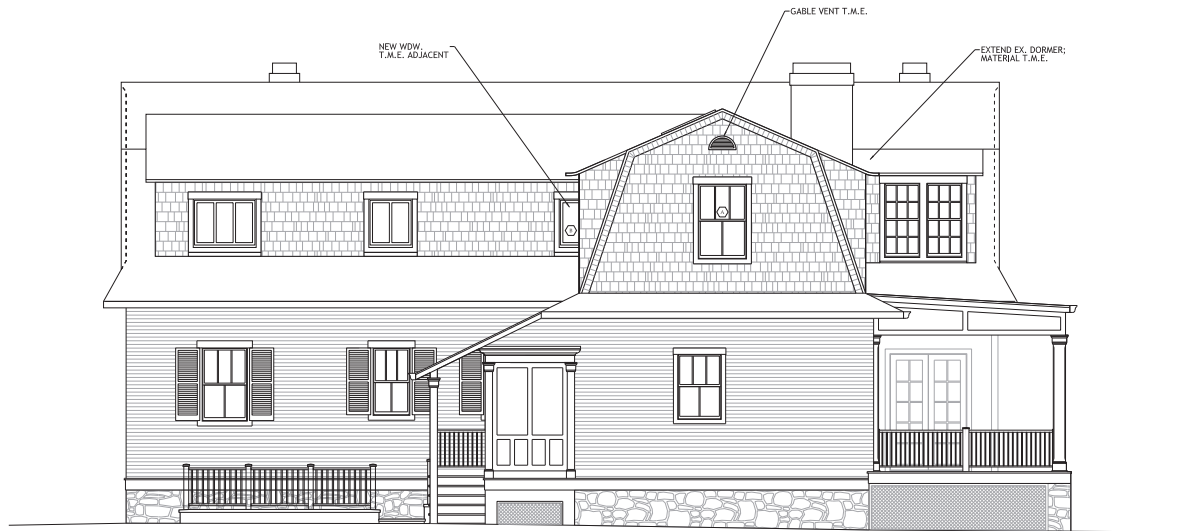
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1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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HAWP
2020 OCTOBER 26

NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NO.
HPC6

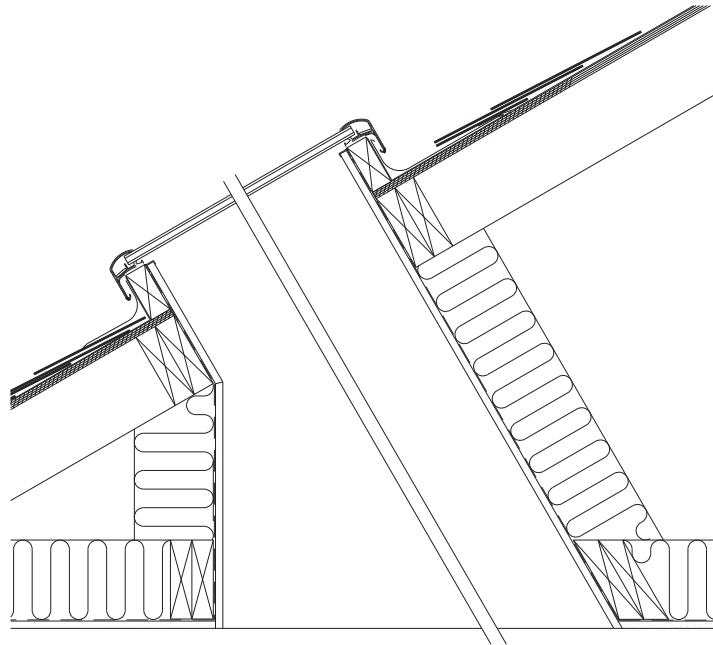
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WINDOW SCHEDULE

Mark	Description	R.O.	Light Cut	Remarks
A	Marvin Ultimate Wood Operable Doublehung	3'-2" x 5'-3"	T.M.E	Window to comply with egress requirements. 7/8" sim. div. lite with spacer bar. Factory primed exterior. Primed white interior cobr. Low-E2 argon insulated glazing.
B	Marvin Ultimate Wood Operable Casement	1'-8" x 3'-6", V.I.F	1W x 1H	Factory primed exterior T.M.E. window paint. Primed white interior cobr. Low-E2 argon insulated glazing.
C	Velux Fixed Curb Mounted Skylight	2'-4" x 4'-0" outside curb	n/a	Align per plans. Provide similar skylight detail @ each skylight shaft per HPC2

NOTES:

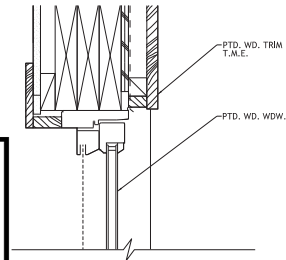
- Contractor to verify all dimensions in field prior to placing order, typical.
- Contractor shall provide shop drawings for architect's review prior to placing order.
- All windows to have simulated divided lites - 7/8" muntin bar with internal spacer bar
- Window swings are indicated on plans & elevations.
- Provide safety/tempered glass per IRC/ local code.
- Provide screens at all operable windows to match exterior finish.
- Contractor shall coordinate window & door rough openings to achieve trim alignments reflected on interior elevations.
- Exterior facing hardware shall be oil rubbed bronze finish, typical. Interior facing hardware & hinges shall be white, typical.



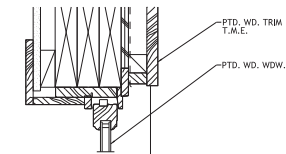
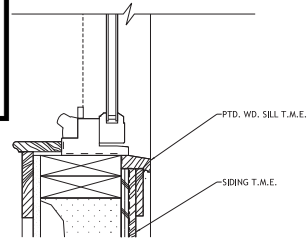
1 HPCS FIXED CURB MOUNTED SKYLIGHT DETAIL
SCALE: 3" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

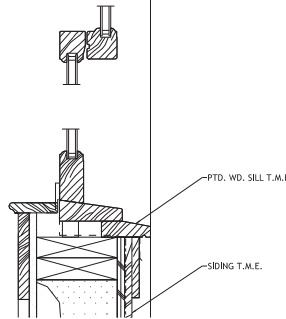
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2 HPCS TYP. CASEMENT WINDOW DETAILS
SCALE: 3" = 1'-0"



3 HPCS TYP. DOUBLE HUNG WINDOW DETAILS
SCALE: 3" = 1'-0"



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WINDOW SCHEDULE & WINDOW DETAILS
SCALE: AS NOTED

SHEET NO.
HPC8



1 SOUTH ELEVATION FROM SIDEWALK
HPC9 SCALE: NTS



2 SOUTHWEST FROM STREET
HPC9 SCALE: NTS



3 SOUTHWEST FROM STREET
HPC9 SCALE: NTS



4 WEST ELEVATION OVER KITCHEN
HPC9 SCALE: NTS



5 WEST FACADE DORMER DETAIL
HPC9 SCALE: NTS

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1 NORTH FACADE FROM PATIO
HPC10 SCALE: NTS



2 EAST FACADE FROM DRIVEWAY
HPC10 SCALE: NTS



3 EAST FACADE FROM DRIVE COURT
HPC10 SCALE: NTS

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