



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: July 6, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #1033398 and 1033253: Hardscape alteration and window replacement

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 June 28, 2023 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: Mary Beth & Douglas McDaniel
Address: 46 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.





APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1033253 DATE ASSIGNED

APPLICANT: Doug Name: Mary Beth McDaniel E-mail: mbmcd46@gmail.com Address: 46 Grafton St. City: Chevy Chase Zip: 20815 Daytime Phone: 301-529-1797 Tax Account No.: 136537 Pella MIO Atlantic ↑

AGENT/CONTACT (if applicable): Name: Address: Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 46 Grafton St., cc MD. 20815 Is the Property Located within an Historic District? Yes District Name Chevy Chase Village No/Individual Site Name McDaniel

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement and documentation from the Easement Holder supporting this application.

REVIEWED By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED Montgomery County Historic Preservation Commission [Signature]

Are other (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information. Building Number: 1033253 Street: Town/City: Nearest Cross Street: Lot: Block: Subdivision:

- TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply: [] New Construction [] Deck/Porch [] Shed/Garage/Accessory Structure [] Addition [] Fence [] Solar [] Demolition [] Hardscape/Landscape [] Tree removal/planting [x] Window/Door [] Grading/Excavation [] Roof [] Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit. Mary Beth McDaniel 6-2-23 Signature of owner or authorized agent Date

REVIEWED

By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED

Montgomery County
Historic Preservation Commission

HAWP APPLICATION: MAILING ADDRESS
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]



Owner's mailing address	Owner's Agent's mailing address
46 Grafton St. Chevy Chase, Md 20815	Stone Art LLC 5407 Christy Dr. Bethesda, Md 20816
Adjacent and confronting Property Owners mailing addresses	
23 Grafton St. Chevy Chase, Md 20815	25 Grafton St. Chevy Chase, Md 20815
101 Grafton St. Chevy Chase Md 20815	100 Grafton St. Chevy Chase, Md 20815
44 Grafton St. Chevy Chase, Md 20815	5700 Cedar Pkwy Chevy Chase Md 20815
3933 Oliver St. Chevy Chase, Md 20815	3931 Oliver St. Chevy Chase, Md 20815

Work Item 1: _____

Description of Current Condition:

Rotten Wood -
Trim -
Windows

Proposed Work:

Replace Rotten Wood
where needed

Replace Windows on
front of house
with Double Hung
True Divided Light

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Windows
from Pella -

Read attached
Description

Thank you -

REVIEWED

Work Item 1: _____
By Michael Kyne at 11:27 am, Jul 06, 2023

Description of Current Condition:

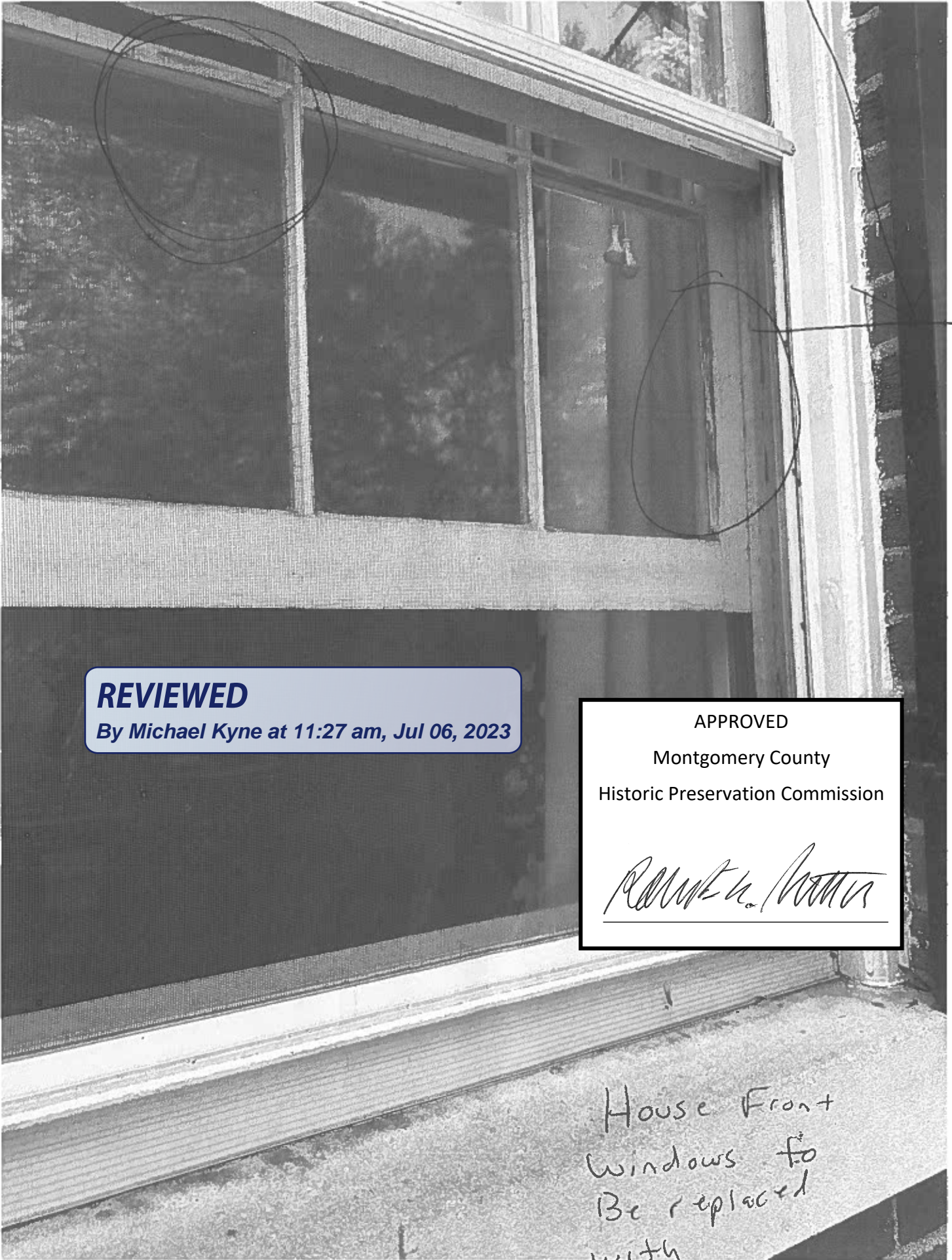
Proposed Work:

APPROVED
Montgomery County
Historic Preservation Commission



Robert H. Potter

Rotten Wood



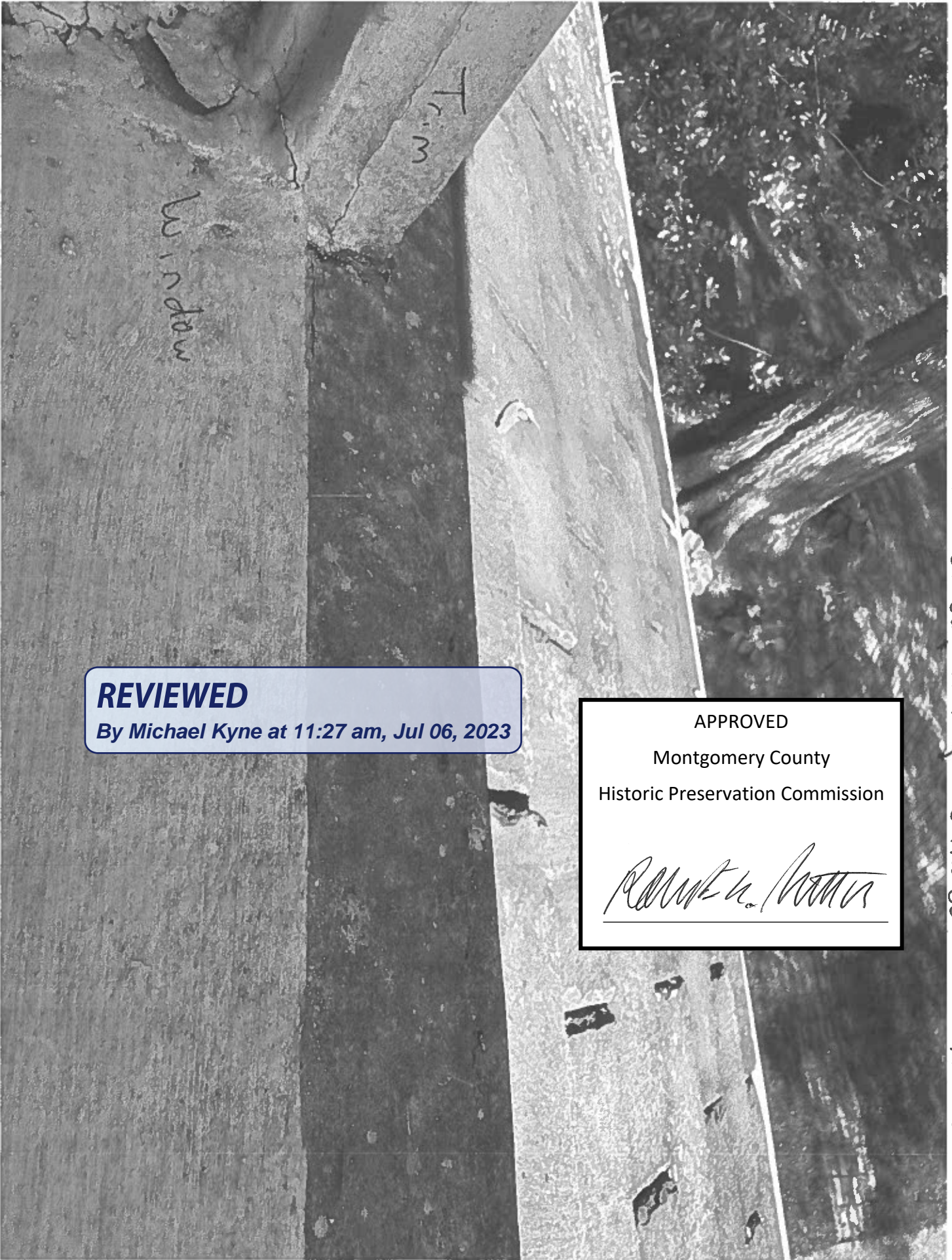
REVIEWED
By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Rachel A. [Signature]

House Front
Windows to
Be replaced
with

Like kind - "True Divided"

Light by Pella



Dormer Rotten wood trim, windows & trim

REVIEWED
By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Ronald G. Adams

REVIEWED

By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED

Montgomery County

Historic Preservation Commission

Robert H. Adams

Dormer Trim has rotten Areas, & Window is rotten



REVIEWED

By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED

Montgomery County

Historic Preservation Commission

Robert H. Adams



Contract - Detailed

Pella Window and Door Showroom of Lutherville-Timo
2066 York Rd Suite A
Lutherville-Timonium, MD 21093
Phone: (301) 354-3633 Fax:

Sales Rep Name: Kalmus, Danny
Sales Rep Phone: 443-223-8234
Sales Rep Fax: 877-364-3906
Sales Rep E-Mail: dkalmus@pellamidatlantic.com

Customer Information	Project/Delivery Address	Order Information
Pinehurst Design Build 11716 Parklawn Dr NORTH BETHESDA, MD 20852-2533 Primary Phone: (301) 3831600 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1006689973 Customer Number: 1010493428 Customer Account: 1006689973	46 Grafton Street 46 Grafton Street Lot # CHEVY CHASE, MD 20815 County: MONTGOMERY Owner Name: Owner Phone:	Quote Name: quote Order Number: 060 Quote Number: 16812823 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: MARYLAND8 Cust Delivery Date: None Quoted Date: 5/8/2023 Contracted Date: Booked Date: Customer PO #:

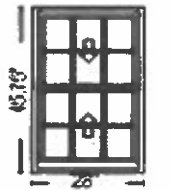
REVIEWED

By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED

Montgomery County
Historic Preservation Commission



Line #	Location:	Attributes			
20	front 3rd floor	Pella® Reserve, Traditional, Double Hung, 28 X 45.75, White	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$1,931.37	3	\$5,794.11
	 <p>Viewed From Exterior</p>	<p>1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 28 X 45 3/4 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Integrated Rolscreen® Lower Sash Only Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 24.625, Clear Opening Height 18.437, Clear Opening Area 3.152855, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 148".</p>			
	PK # 2133				

Rough Opening: 28 - 3/4" X 46 - 1/2"

Line #	Location:	Attributes			
25	labor to install	RPSETT30 - Trade Install Setup	<u>Item Price</u>	<u>Qty</u>	<u>Ext'd Price</u>
			\$4,950.03	1	\$4,950.03

REVIEWED
 By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED
 Montgomery County
 Historic Preservation Commission



Customer Notes: labor to install 8 windows as pocket inserts, leaving existing frames and interior trim, has operable shutters, on bead on exterior with lead safe install

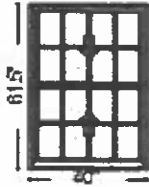
- RIWLSF10 - Lead Safe Installation per opening
- RIW2215 - Standard Pocket Install

Line #	Location:	Attributes
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10 dining,living,beds

Pella® Reserve, Traditional, Double Hung, 40 X 61.5, White

Item Price	Qty	Ext'd Price
\$2,507.68	4	\$10,030.72



PK #
2133

Viewed From Exterior

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 40 X 61 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Lower Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 36.625, Clear Opening Height 26.312, Clear Opening Area 6.692202, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 5/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 203".

Rough Opening: 40 - 3/4" X 62 - 1/4"

Customer Notes: JUST FROM

REVIEWED

By Michael Kyne at 11:27 am, Jul 06, 2023

APPROVED

Montgomery County

Historic Preservation Commission

Line #	Location:	Attributes
--------	-----------	------------

15 front bath

Pella® Reserve, Traditional, Double Hung, 40.5 X 61.5, White



PK #
2133

Viewed From Exterior

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 40 1/2 X 61 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Lower Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-232-01147-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 37.125, Clear Opening Height 26.312, Clear Opening Area 6.783563, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 5/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 204".

Item Price	Qty	Ext'd Price
	1	\$2,684.73

Rough Opening: 41 - 1/4" X 62 - 1/4"

Customer Notes: TEMPERED

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 136537
MESSAGE(S):

PELLA MID-ATLANTIC, INC

6342 06-07-2022

REVIEWED

By Michael Kyne at 11:28 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor

STATE OF MARYLAND

Boyd K. Rutherford
Lt. Governor

MARYLAND DEPARTMENT OF LABOR

Tiffany P. Robinson
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT:

PELLA MID-ATLANTIC, INC

PELLA MID-ATLANTIC, INC

05-136537

12100 BALTIMORE AVE. STE 1

BELTSVILLE MD 20705



IS AN AUTHORIZED: **05 - CONTRACTOR / SALESMAN (CORP/PART)**

LIC/REG/CERT
136537

EXPIRATION
07-11-2024

EFFECTIVE
N/A

CONTROL NO
5896619

[Signature: Tiffany P. Robinson]

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 136537

5,896,619

MARYLAND HOME IMPROVEMENT COMMISSION
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651





PELLA MID-ATLANTIC, INC
PELLA MID-ATLANTIC, INC
05-136537
12100 BALTIMORE AVE. STE 1
BELTSVILLE MD 20705

08 05 136537

Maryland DEPARTMENT OF LABOR
LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR
Lawrence J. Hogan, Jr. Governor
Boyd K. Rutherford Lt. Governor
Tiffany P. Robinson Secretary
MARYLAND HOME IMPROVEMENT COMMISSION
CERTIFIES THAT:
PELLA MID-ATLANTIC, INC
IS AN AUTHORIZED: 05 - CONTRACTOR / SALESMAN (CORP/PART)
LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
136537 07-11-2024 N/A 5896619
[Signature: Tiffany P. Robinson]
Signature of Bearer Secretary



ONLINE SERVICES

 <p>Apply & ePay</p> <div style="border: 1px solid blue; padding: 5px; background-color: #e6f2ff;"> <p>REVIEWED By Michael Kyne at 11:28 am, Jul 06, 2023</p> </div> <p>Schedule inspections</p>	<div style="border: 2px solid black; padding: 10px; text-align: center;"> <p>APPROVED</p> <p>Montgomery County Historic Preservation Commission</p>  </div>
 <p>Data Search</p>	 <p>Design Consultation</p>
 <p>Request Records</p>	 <p>Property Complaint</p>

joseph.kozlowski@montgomerycountymd.gov

| Change Password | Log Off
Main Page | Update Contact

Your HAWP Permit application has been created successfully!

The permit application number is **1033253**.

Please write down this number for future reference.

You will be notified by email when the permit is ready to be issued.

**We value your feedback regarding our online application process! Please take a moment to complete a brief survey
DO NOT PROCEED UNTIL PERMIT IS ISSUED.**

**** You MUST complete the HAWP form below. Incomplete forms will not be considered by the Historic Preservation Commission***
Link to fillable PDF HAWP form.

****Your completed HAWP form and any supporting documents must be emailed to HAWP@montgomeryplanning.org.***

VISITING DPS? 📍 2425 Reedie Drive, 7th Floor, Wheaton, MD 20902 | 🚗 Parking & Directions |

♿ Accessibility | 🕒 7:30am - 4pm, Mon- Fri | ☎ 240-777-0311

DIVISIONS

Commercial Building Construction
Customer Support and Outreach
Land Development
Residential Construction and Fire Code Compliance
Zoning and Code Compliance

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By Michael Kyne at 11:28 am, Jul 06, 2023



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**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY: 1033398
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Douglas McDaniel

E-mail: wwa116@msn.com

Address: 46 Grafton St.

City: Cherry Chase Zip: 20815

Daytime Phone: 301-529-2078

Tax Account No.: n/a

AGENT/CONTACT (if applicable):

Name: James Oliver Wright

E-mail: oliver.wright@stoneartllc.com

Address: 5407 Christy Dr.

City: Bethesda Zip: 20816

Daytime Phone: 301-257-6254

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 46 Grafton St.

Is the Property Located within an Historic District? Yes/District No/Individual

Is there an Historic Preservation/Land Trust/Environmental Easement? Yes No
If Yes, provide a map of the easement, and documentation from the Easement Holder.

Are other **REVIEWED** Reviewing Examiner Approvals / Reviewer Comments? Yes No
(Conditionally Approved if Yes) By Michael Kyne at 11:28 am, Jul 06, 2023



Building Number: 46

Street: Grafton St.

Town/City: Cherry Chase

Nearest Cross Street: Cedar Pkwy

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>front walkway</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

5.8.2023

Date

46 Grafton St.

Description of job:

Remove existing walkway and steps from stoop to street, leaving the brick sidewalk as is. Replace in the same footprint with the exception that the walkway will be widened to five feet between the sidewalk and street. Replace with Pennsylvania (PA) flagstone and "Carderock" veneer wall stone for the step risers, all mortared to a new concrete base.

REVIEWED

By Michael Kyne at 11:28 am, Jul 06, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Robert A. Patton

ORDERED BY:

Courtesy

Title & Escrow Corp.



PROPERTY ADDRESS: 46 GRAFTON STREET

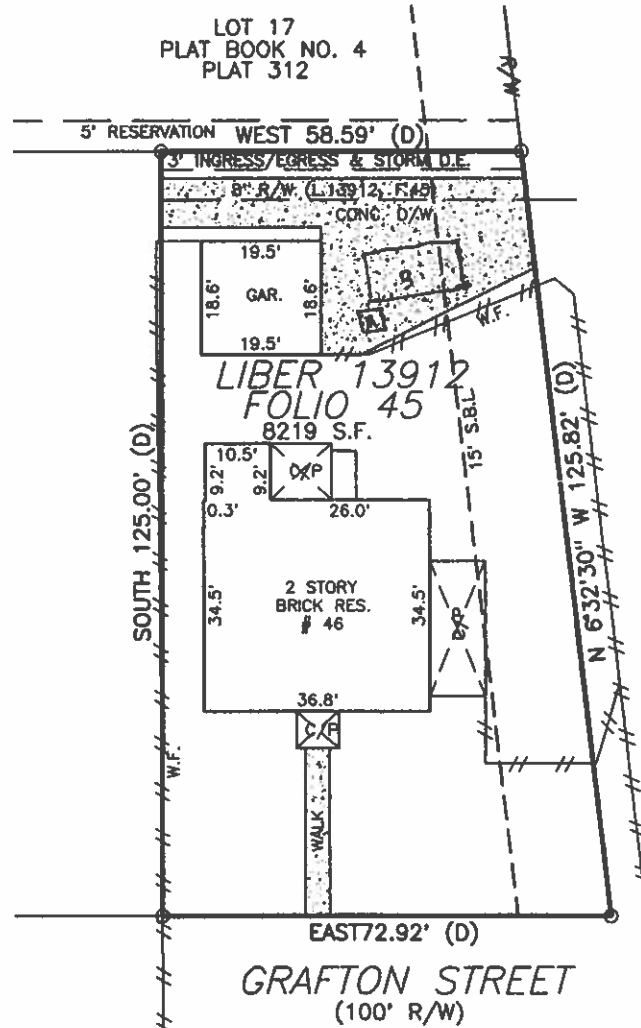
CHEVY CHASE, MARYLAND 20815

SURVEY NUMBER: MD1407.0404

FIELD WORK DATE: 7/9/2014

REVISION HISTORY: (REV.0 7/10/2014)

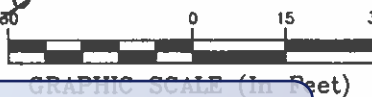
MD1407.0404
LOCATION DRAWING
46 GRAFTON STREET
MONTGOMERY COUNTY, MARYLAND
07-10-2014 SCALE 1"=30'



A = portable toilet
B = rolloff



William H. Hebert
EXPIRES 1-14-2015



REVIEWED
By Michael Kyne at 11:28 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission

Robert A. ...

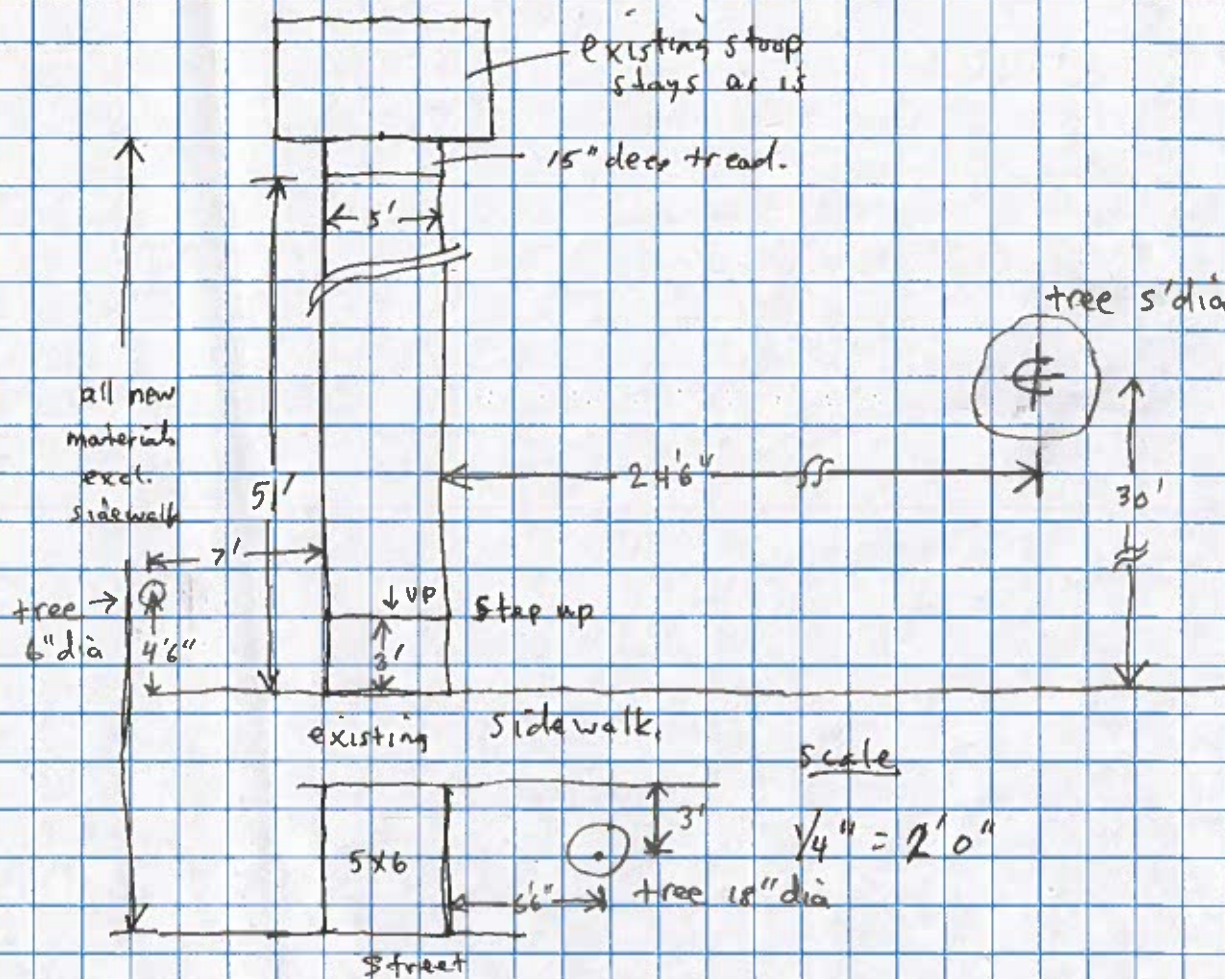
POINTS OF INTEREST:

46 Grafton St.

REVIEWED

By Michael Kyne at 11:28 am, Jul 06, 2023

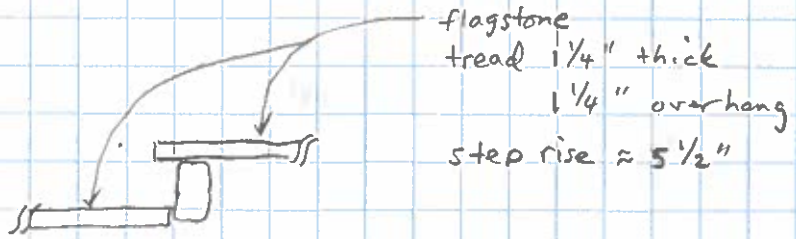
APPROVED
Montgomery County
Historic Preservation Commission



plan view - front walkway

tree plan view

46 Grafton St.



flagstone
tread $1\frac{1}{4}$ " thick
 $1\frac{1}{4}$ " overhang
step rise $\approx 5\frac{1}{2}$ "

step elevation

REVIEWED
By Michael Kyne at 11:28 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. [Signature]

Material specs

Flagstone: Pennsylvania (PA) flagstone in full color range. Approximately one inch thick except step edges will be 1.25 inches thick.

Veneer: *Carderock* wallstone from Tristate Building Supplies. The veneer will be "thick" 3-5 inches. Full color range.

Grout: 3:1 mixture of masonry sand and Portland cement respectively.

REVIEWED

By Michael Kyne at 11:28 am, Jul 06, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton



REVIEWED
By Michael Kyrle at 11:29 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
R. Wayne Norton



REVIEWED
By Michael Kyno at 11:29 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Rowena Norton



REVIEWED
By Michael Kyne at 11:29 am, Jul 06, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton