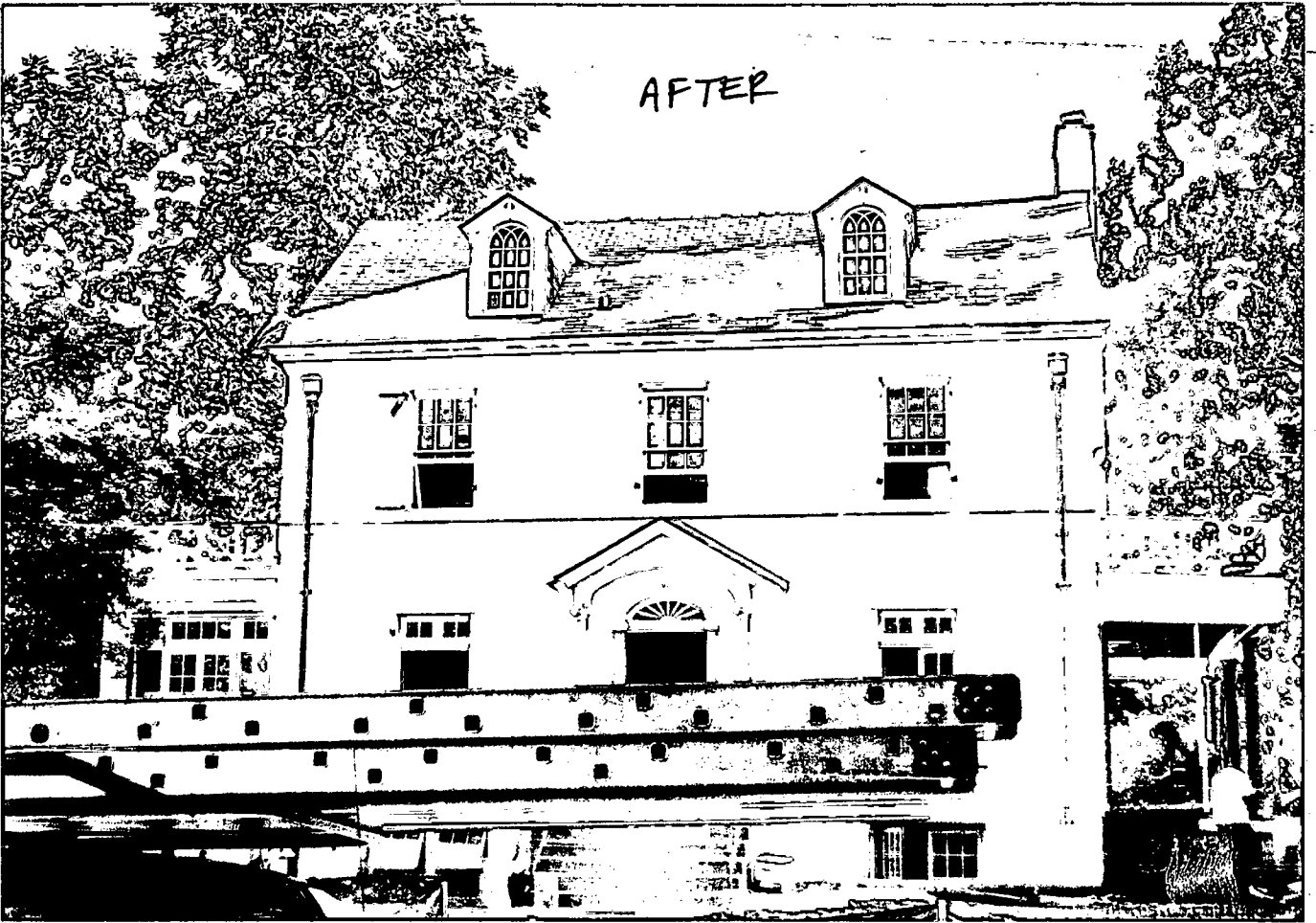


23 Grafton Street
Chevy Chase H.D.

2010 Map
35/13

AFTER



BEFORE



Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, July 27, 2011 3:56 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: HPC Hearing for 7/27/11 - 7 Newlands; 8 Grafton; 23 Grafton

The following are the comments of the Chevy Chase Village LAP for items before the HPC on 7/27/11

7 Newlands

Outstanding Resource

Retaining Wall replacement

Staff gave "Expedited Approval"

LAP supports staff approval and as noted in other testimony, we encourage staff to expedite approvals whenever possible

8 Grafton

Outstanding Resource

Replace non-original window, alter rear deck, drive and fencing

Staff recommends approval and the LAP supports staff recommendation

23 Grafton

Contributing Resource

Front dormer window replacement

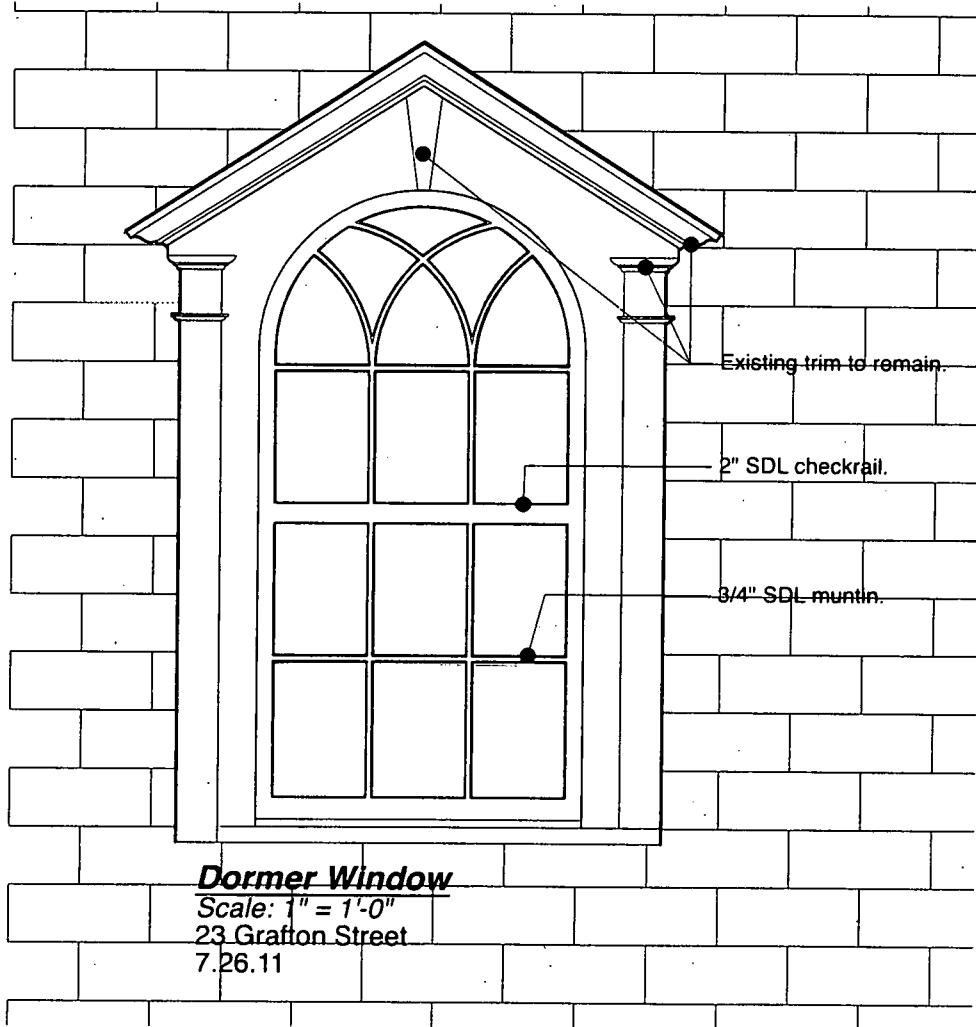
Staff recommends continuance.

The LAP agrees with staff that having to do a retroactive approval is "very unfortunate", and the LAP does not condone replacing windows without a HAWP. However, given the circumstances we would urge leniency as staff and HPC review the proposal. It would appear to us that the applicant had followed all procedures for approvals of initial alterations for the home renovation, but then had to make this modification for fire code egress and did not resubmit. Staff acknowledged that the new windows were installed in the original frames and "are wood windows with a muntin pattern and trim that matches the original windows. It will be difficult to distinguish the window detailing since they are on the 3rd floor, and the Commission might find it reasonable to have new windows with an overall appearance of the original windows in this high location."

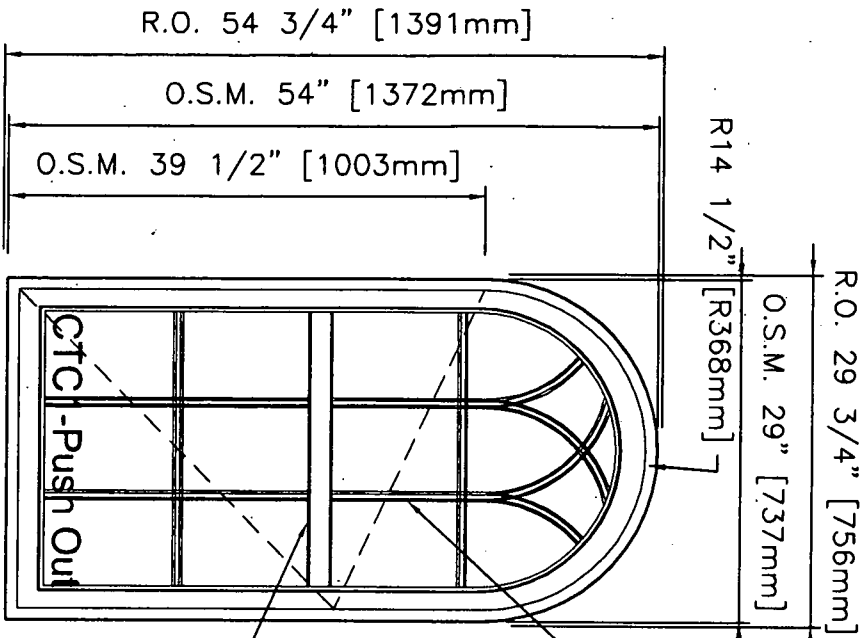
LAP agrees that this is entirely reasonable and good solution for a house which must be a functioning residence.

Submitted on behalf of LAP by
Tom Bourke, Chair

Case I-F



NOTE:
 STRUCTURAL SUPPORT MAY BE REQUIRED AROUND AND BETWEEN MULLED UNITS.
 THE SIZE & TYPE TO BE DETERMINED BY A STRUCTURAL ENGINEER.



CW BUTT HINGES

0028:3B BEDROOM 5:QTY.1 (R)
 0028A:3B BEDROOM 6:QTY.1 (L)



Customer Signature & Date

Account #: 883504

Sales Order No:

P.O. No:

Tracking No:

AP8EQN6716978

Requester:

Brian Flavin

Sales Rep:

Raylene Laurin

Tag:

Zantzing Res Attic

Customer:

The Sanders Company

Frame Finish:

PRM

Drawing Number

M110308X-03

Drawn by: Marina F

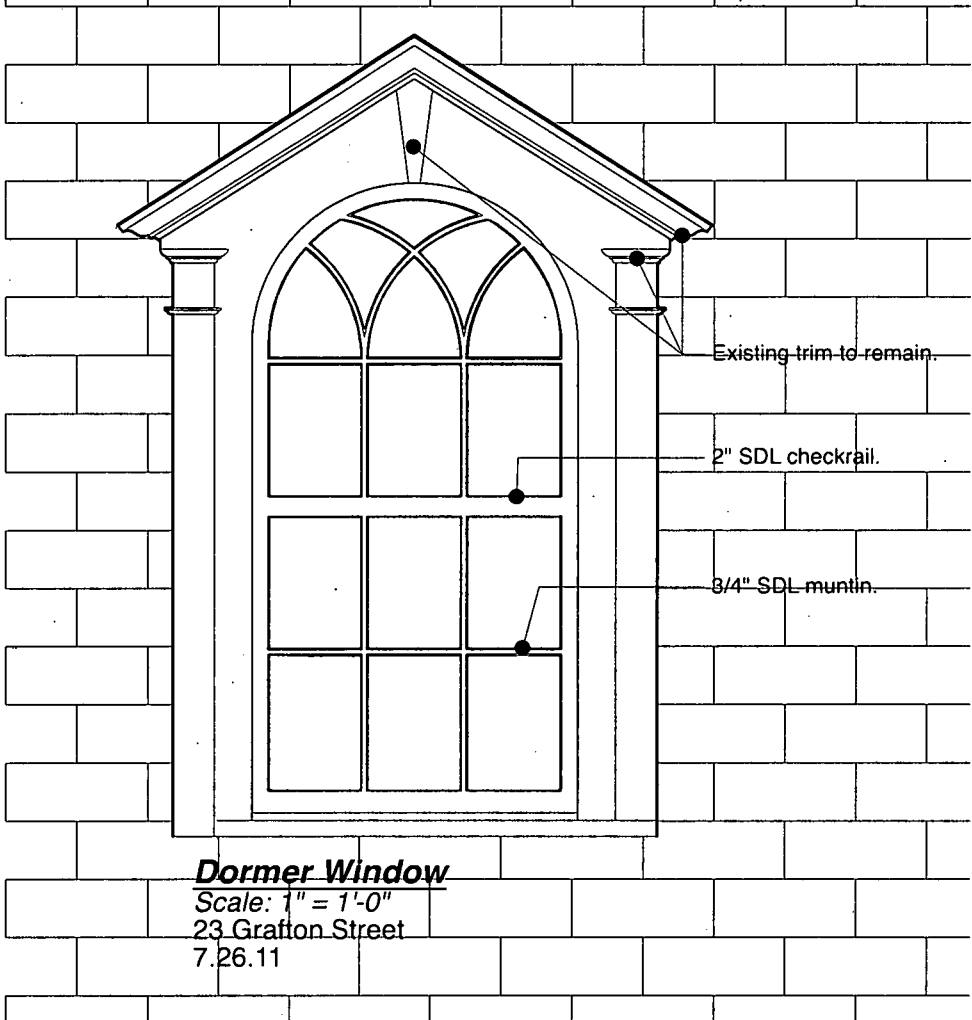
Detailed by:

Detailed On:

Approval #: GS15739

ID #: 0001

1	11/03/21	Change label & add butt hinge note	GS15598 (SDL)
2	11/03/29	JF (DD) Change OSM	
3	11/04/21	JF (DD) Change OSM	



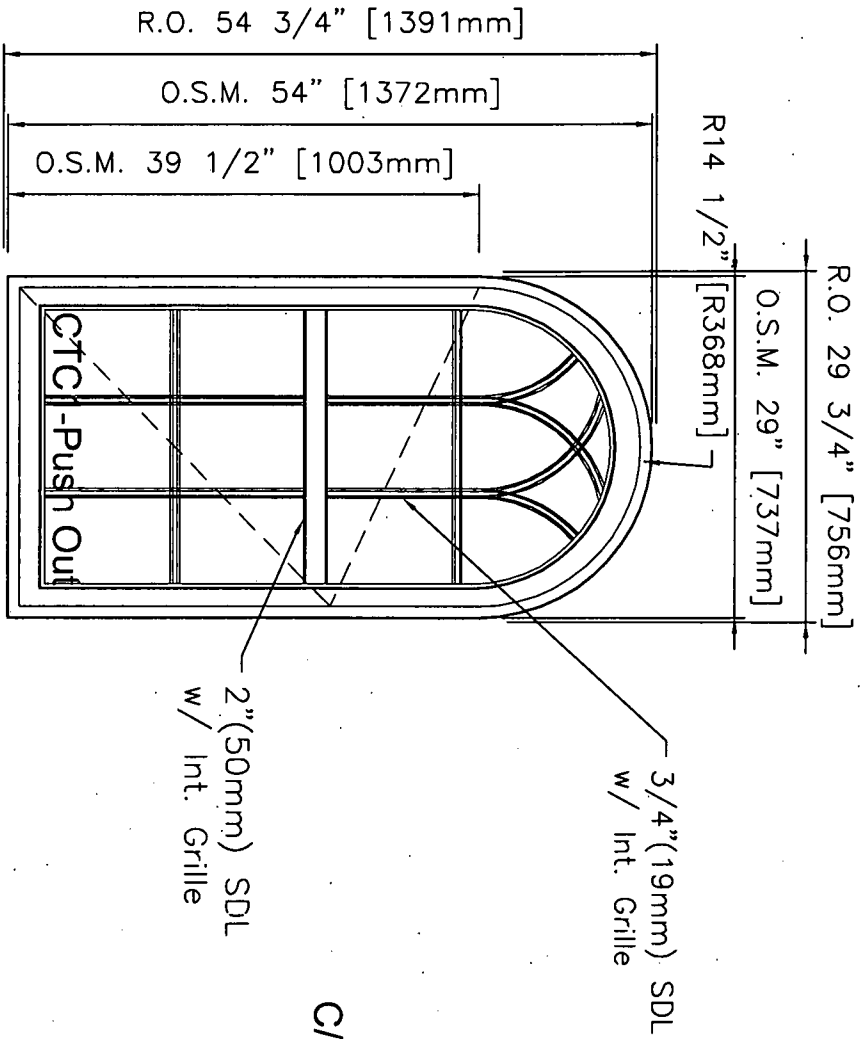
Dormer Window

Scale: 1" = 1'-0"

23 Grafton Street

7.26.11

NOTE:
 STRUCTURAL SUPPORT MAY BE REQUIRED AROUND AND BETWEEN MULLED UNITS.
 THE SIZE & TYPE TO BE DETERMINED BY A STRUCTURAL ENGINEER.



CW BUTT HINGES

0028:3B BEDROOM 5:QTY.1 (R)
 0028A:3B BEDROOM 6:QTY.1 (L)



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The Sanders Company

Frame Finish: PRM

Drawing Number

M110308X-03

Drawn by: Marina F

Detailed by:

Detailed On:

Approval #: GS15739

ID #: 0001

1	11/03/21	Change label & add butt hinge note	GS15598 (SDL)					
2	11/03/29	JF (DD) Change OSM						
3	11/04/21	JF (DD) Change OSM						



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Grafton Street, Chevy Chase	Meeting Date:	7/27/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/20/11
Applicant:	Richard and Amy Zantzing (Chris Snowber, Architect)	Public Notice:	7/13/11
Review:	HAWP	Tax Credit:	None
Case Number:	RETROACTIVE 35/13-10Y REVISION	Staff:	Anne Fothergill
PROPOSAL: Front dormer window replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC continue the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1912

BACKGROUND

The HPC approved a HAWP application for a rear addition and other alterations to this house in December 2010.

PROPOSAL

The applicants are proposing to replace two double hung windows in the front dormers with wood casement windows in the existing openings with the same muntin pattern in simulated divided lights. The existing trim will remain. The existing windows are in deteriorated condition and the applicants are planning to use the attic space for bedrooms and need the casement windows to meet Code for egress.

See existing and proposed plans in Circles 9-12 and interior photos of the window in Circles 13+14.

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

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- *Dormers* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way.
- *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

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 one 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.)

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.
- #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

It is very unfortunate when staff and the Commission have to review a retroactive application. In theory the HPC reviews a retroactive application as a proposal and does not consider that the work has been already completed. In this case, the windows have already been replaced and are no longer available for re-installation.

Since this is a complicated case, staff has written about some issues for the HPC to consider and discuss before making a decision, and staff has recommended that the case be continued to allow the applicants time to respond to the Commission's direction.

The dormer windows may have been deteriorated as the applicant states but generally the HPC requires the repair of original windows whenever possible and we are unable to determine if in fact these windows could have been repaired.

In two recent retroactive window replacement cases, the Commission required that applicants install custom replica windows with true divided lights to match the original windows exactly. In these two cases the windows that had been removed were on the first and second floor and were on an Outstanding Resource and an individually-designated *Master Plan* site, not Contributing Resources.

The Chevy Chase Village *Guidelines* require the use of moderate scrutiny for the review of dormers and windows on the front elevation of a contributing resource. This “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.”

Using moderate scrutiny, the HPC should consider whether the window replacement is a compatible alteration, whether the integrity of the house has been negatively impacted, and whether the house still contributes to the district.

The HPC has approved the construction of new dormers with wood windows with simulated divided lights on front elevations of contributing resources in Chevy Chase Village.

In this case, the replacement windows were installed in the original openings and are wood windows with a muntin pattern and trim that matches the original windows. It will be difficult to distinguish the window detailing since they are on the 3rd floor, and the Commission may find that it is reasonable to have new windows with an overall appearance of the original windows in this high location. Staff will provide the Commission before and after photos showing the dormers prior to the meeting (photos will be sent electronically for better clarity and comparison).

The Commission has infrequently allowed replacement of double hung windows with casements to meet code for egress on a case-by-case basis but only after a discussion with the applicants about other possible solutions and window replacement in less prominent locations. Looking at the plans it might be possible to install the egress windows on the side elevations. This would require enlarging the existing half round window openings in the gable ends on both sides (staff notes that an egress window might not fit on the east side because of an existing chimney). The HPC recently approved a similar alteration on a contributing resource in the same historic district. It is possible that the HPC would consider that option as a solution that would have less impact on this house than removing original windows on the front façade. But the Commission may find that retaining the original openings on the front and sides of the house is more in keeping with the *Guidelines*.

Overall the Commission’s standard practice is to have applicants repair original windows and consider alternative egress options that wouldn’t require original window replacement on the front elevation. Because this is an unusual case, staff is not making a recommendation of approval or denial but that the application be continued. Staff recommends that the HPC review the applicable guidelines and provide feedback to the applicants about the various options and what the Commission can approve.

STAFF RECOMMENDATION

Staff recommends that the Commission **continue** the HAWP application.



555343

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Chris Smolnar
Daytime Phone No.: 202-332-5416

Tax Account No.: _____
Name of Property Owner: Richard & Amy Zantzingers Daytime Phone No.: 202-432-7752
Address: 5815 Cedar Parkway Cherry Chase MD 20815
Street Number City Street Zip Code
Contractor: Mauck Zantzingers & Assoc. Phone No.: 202-303-8501
Contractor Registration No.: MD 41260
Agent for Owner: Christopher P. Smolnar Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Grafton
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 24 Subdivision: Cherry Chase
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/Reze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500,000.00
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 _____ 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.

Chris Smolnar AIA 11.23.10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

This two-story plus attic residence was built in 1912. The construction at all levels is stucco over masonry. The house has a center entry and hall and is generally symmetrical. The front entry is an open stoop in front of an enclosed porch, covered with stucco and highlighted by a columned and arched solid-wood front door. Full-height French doors flank the entry. Painted wood shutters adorn the doors and double-hung windows of the front elevation. To the east is an open and columned painted wood porch. To the west, a similar porch seems to have been enclosed with siding and non-period windows. A balustrade-sits atop both side porches. The roof is green slate and has two dormers, each containing an arched window. The ridge runs side-to-side and the roof is green slate. The rear presents a tall stucco facade.

Departures from the original construction of the house include the siding and windows that now cover the west porch, and a one-story stucco entry has been built at the northwest corner of the addition. At the northwest rear corner of the house, a basement level garage door has been filled in with walls and windows. The existing driveway runs along the west side, stopping short of the rear elevation.

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

The general approach to the renovation includes repairing inappropriate renovations and adding to the rear of the house, out of public view. A proposed two-story rear addition will set in 1'-0" from the corners, allowing all four original corners of the house to be visible above the first floor. The addition will be stucco at the basement and second floors, and windows and paneling at the first floor. At the west porch, the siding will be removed and replaced with windows and paneling. Pilasters will hold the corners, similar to the east porch. Behind this porch, an enlarged stucco-covered entry will be built, with an open porch at the rear.

Site and environmental setting, drawn to scale. You may use your plot. 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

- 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 end 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.

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.

6

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

<p>Owner's mailing address Richard & Amy Zantzingar 5815 Cedar Parkway Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Chris Snowber 2741 Woodley Pl NW Washington, DC 20008</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	

William McKee
 21 Grafton Street
 Chevy Chase, MD 20815

Christopher Erckert
 28 Hesketh Street
 Chevy Chase, MD 20815

Michael Kelleher
 25 Grafton Street
 Chevy Chase, MD 20815

Nancy Crisman
 40 Grafton Street
 Chevy Chase, MD 20815

William Walsh
 24 Hesketh Street
 Chevy Chase, MD 20815

Robert Axelrod
 44 Grafton Street
 Chevy Chase, MD 20815

Joseph Howe
 26 Hesketh Street
 Chevy Chase, MD 20815

Lawrence Heilman
 46 Grafton Street
 Chevy Chase, MD 20815

H A M I L T O N S N O W B E R
A r c h i t e c t s , P C

July 7, 2011

Ms. Anne Fothergill
Historic Preservation Section
Maryland-National Capital Park and Planning Commission
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 23 Grafton Street, Chevy Chase, MD

Dear Ms. Fothergill,

I am writing today to propose a revision to the two front (south) dormer windows at 23 Grafton Street, shown on the attached HPC submission and permit drawings.

At the time that we submitted our original drawings submitted to the HPC in December, we did not realize that we were going to need to replace these two windows. However, during the process of developing permit drawings for Montgomery County, two issues came up:

1. Inspection of the windows indicated that the windows were in a condition beyond repair, with extensive rot due to water damage to the sills, sashes and frames and failed glazing putty leading to muntin damage.
2. The existing double-hung windows did not meet code for egress from a bedroom, (the existing and proposed use of the space), as neither the lower or upper sash was large enough to meet the minimum opening size requirement. The two windows on the east and west sides of the attic are not of sufficient size for egress, either.

Considering these two conditions, we discovered that a single casement window would be large enough meet egress requirements. We then designed a painted wood window would that matched the existing in muntin pattern and detail, including a check rail of matching dimensions. While the window sash and frames were replaced, the existing exterior trim was called out to remain. (See attached existing and proposed window drawings).

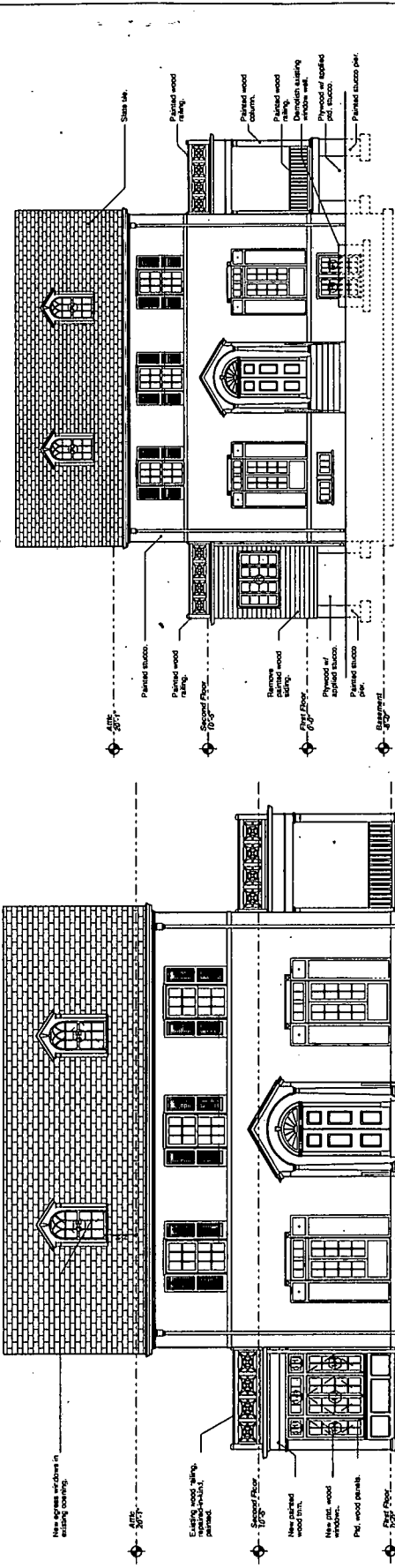
The replacement of these two windows were called out in the county-approved permit sets of 2/14/11 (see attached drawings below), though we did not separately notify the HPC that we were proposing this change to the exterior of the house. We now understand that this would have been the proper way to proceed, and we regret the oversight on our part.

Construction on the house began in March and the windows were replaced with the new ones indicated on the drawings. During the work, great care was taken to successfully retain the existing exterior casing and trim. At this time, the original windows were removed and no longer exist.

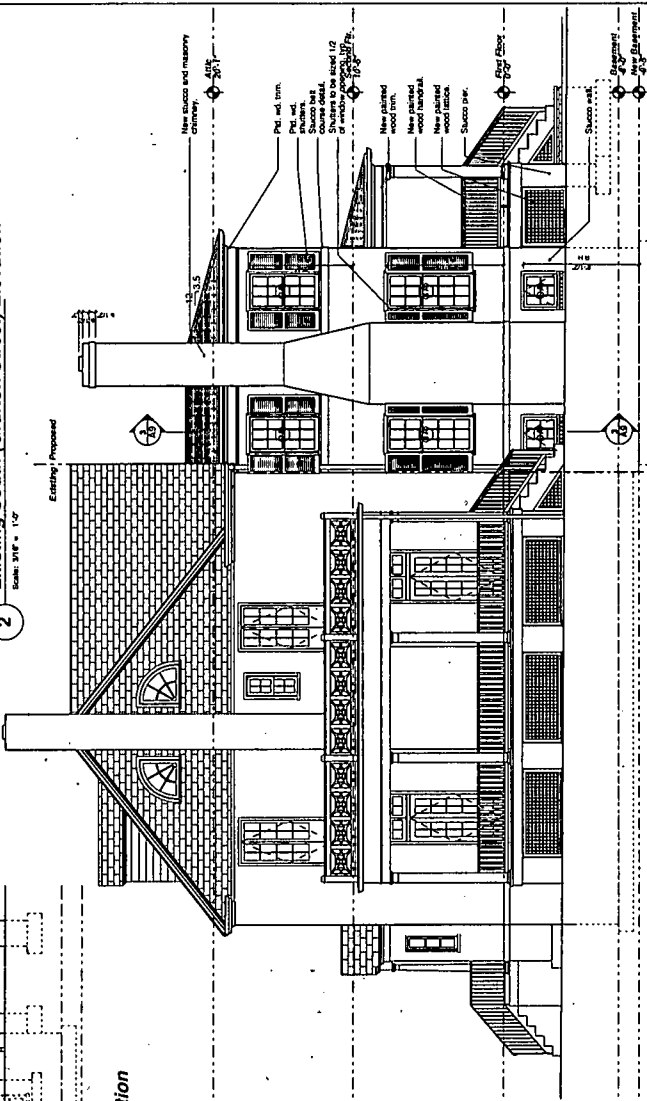
We are requesting that the HPC approve the replacement of these two windows. If you have any further questions, please feel free to contact me.

Sincerely,

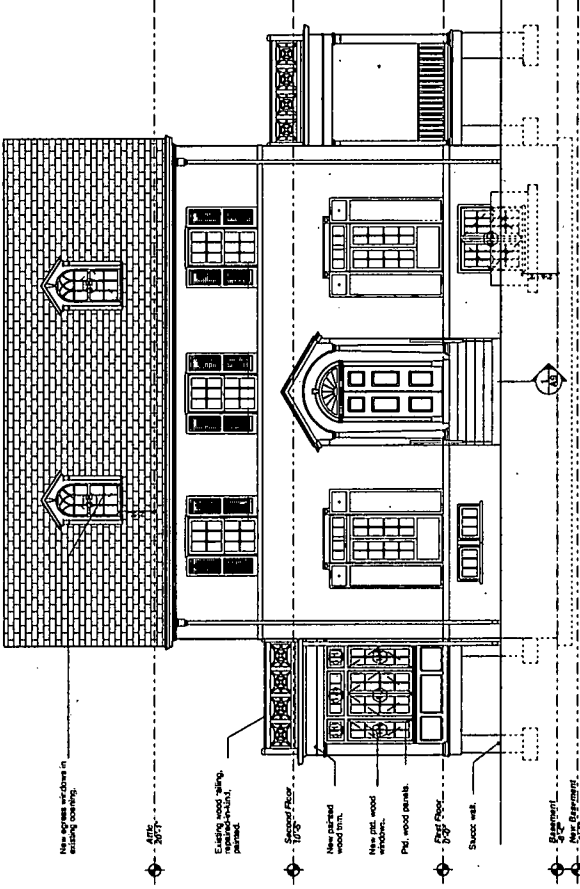
Christopher R. Snowber, AIA



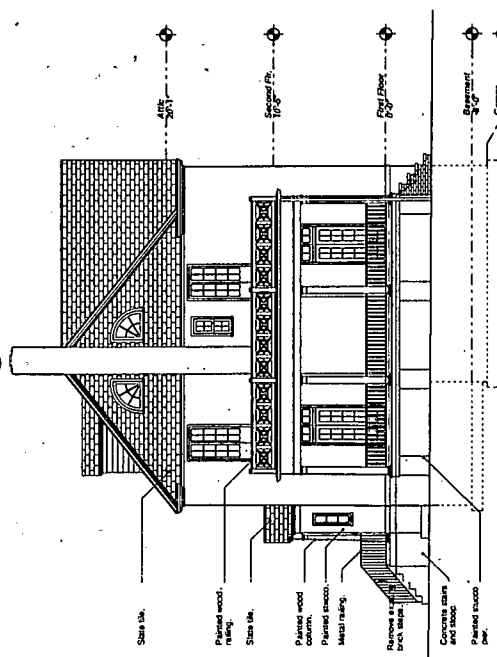
2 Existing South (Grafton Street) Elevation
Scale: 3/8" = 1'-0"



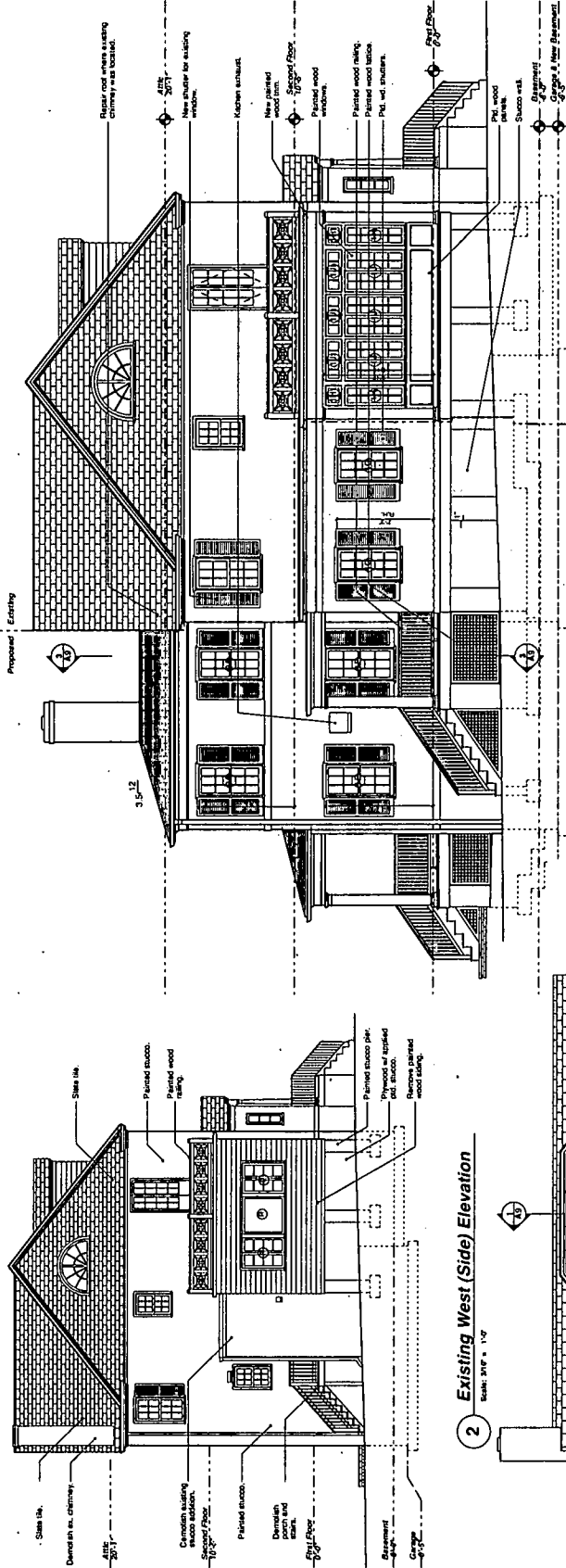
3 Proposed East (Side) Elevation
Scale: 1/4" = 1'-0"



1 Proposed South (Grafton Street) Elevation
Scale: 1/4" = 1'-0"

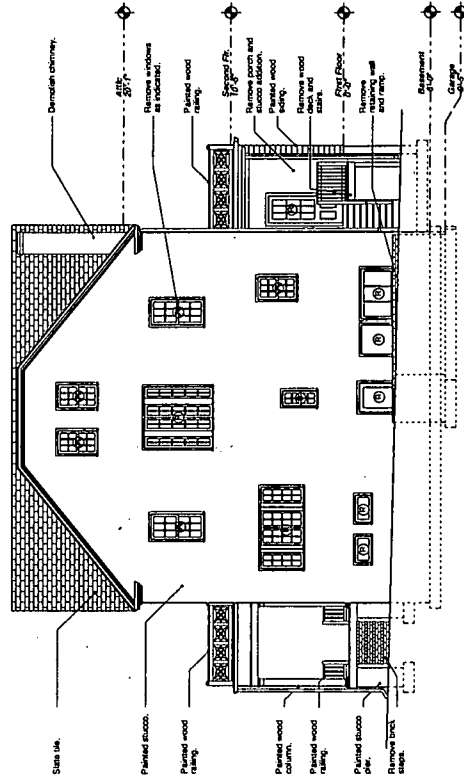


4 Existing East (Side) Elevation
Scale: 3/8" = 1'-0"

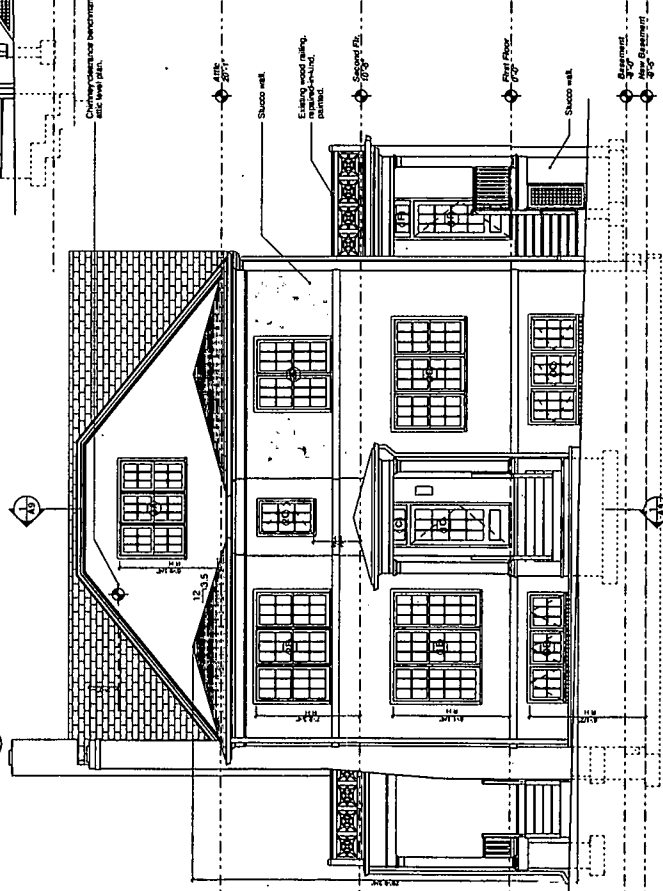


2 Existing West (Side) Elevation
Scale: 3/16" = 1'-0"

1 West (Side) Elevation
Scale: 1/8" = 1'-0"

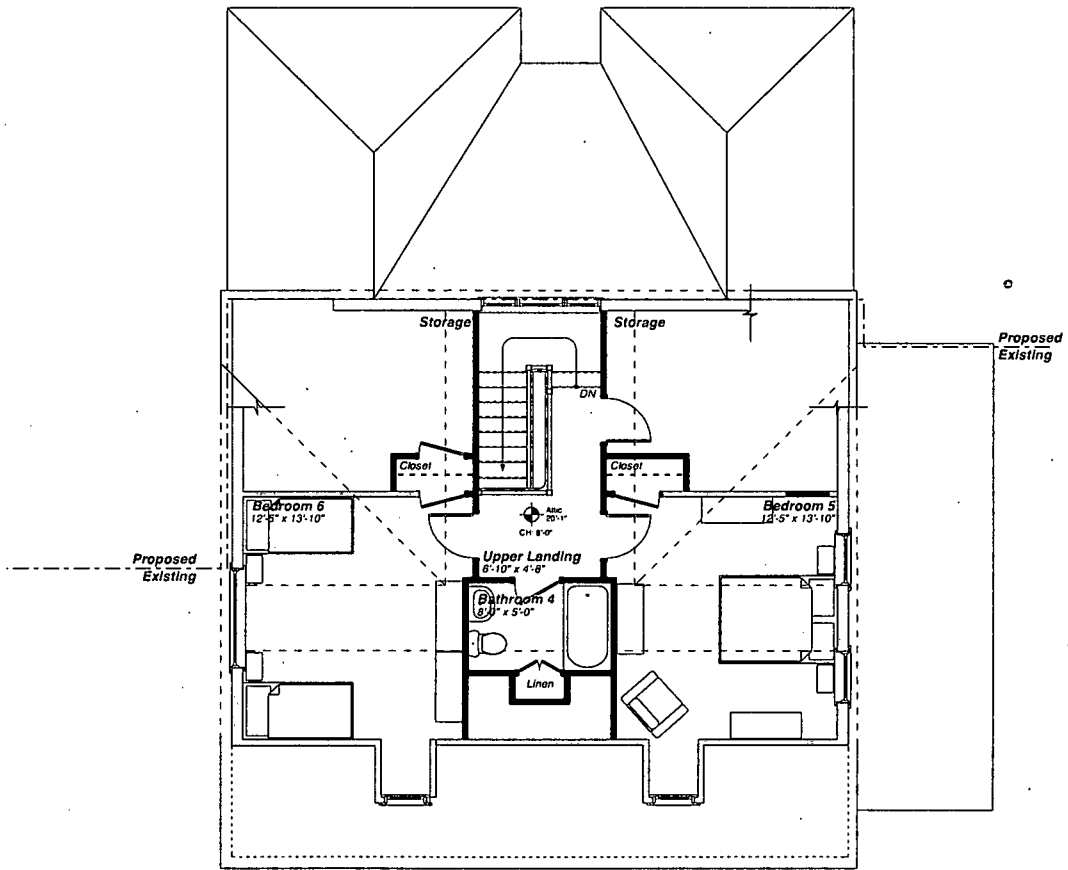


4 Existing North (Rear) Elevation
Scale: 3/16" = 1'-0"



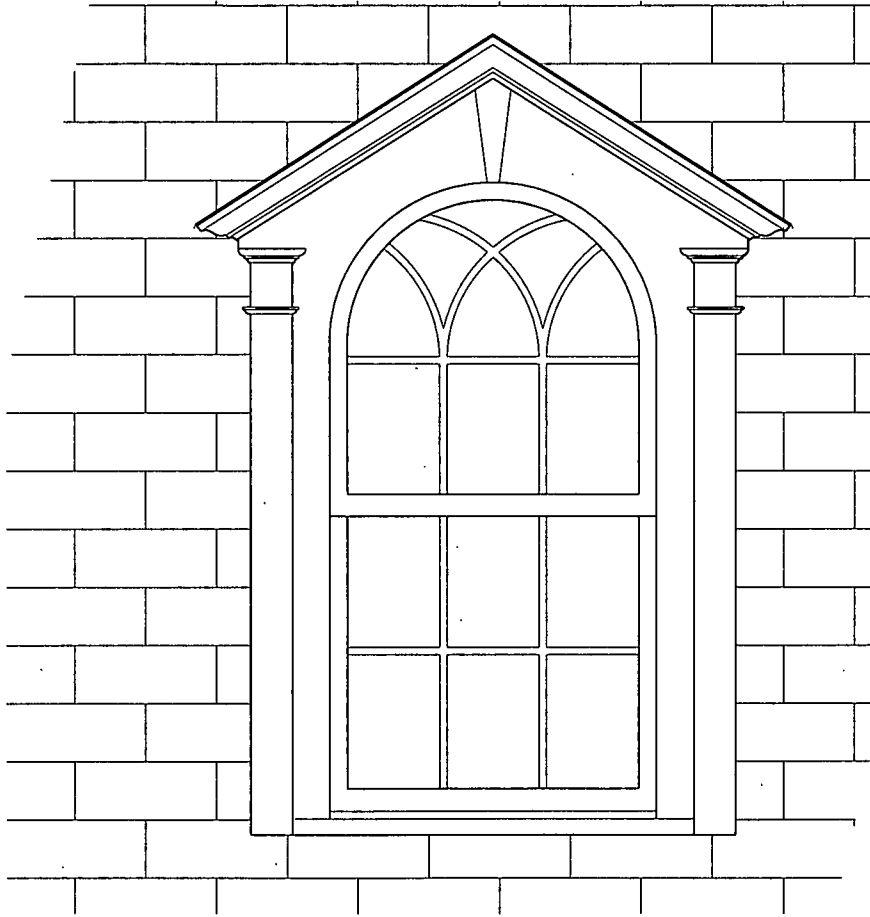
3 North (Rear) Elevation
Scale: 1/8" = 1'-0"

10



Proposed Attic Plan
 Scale: 1/8" = 1'-0"





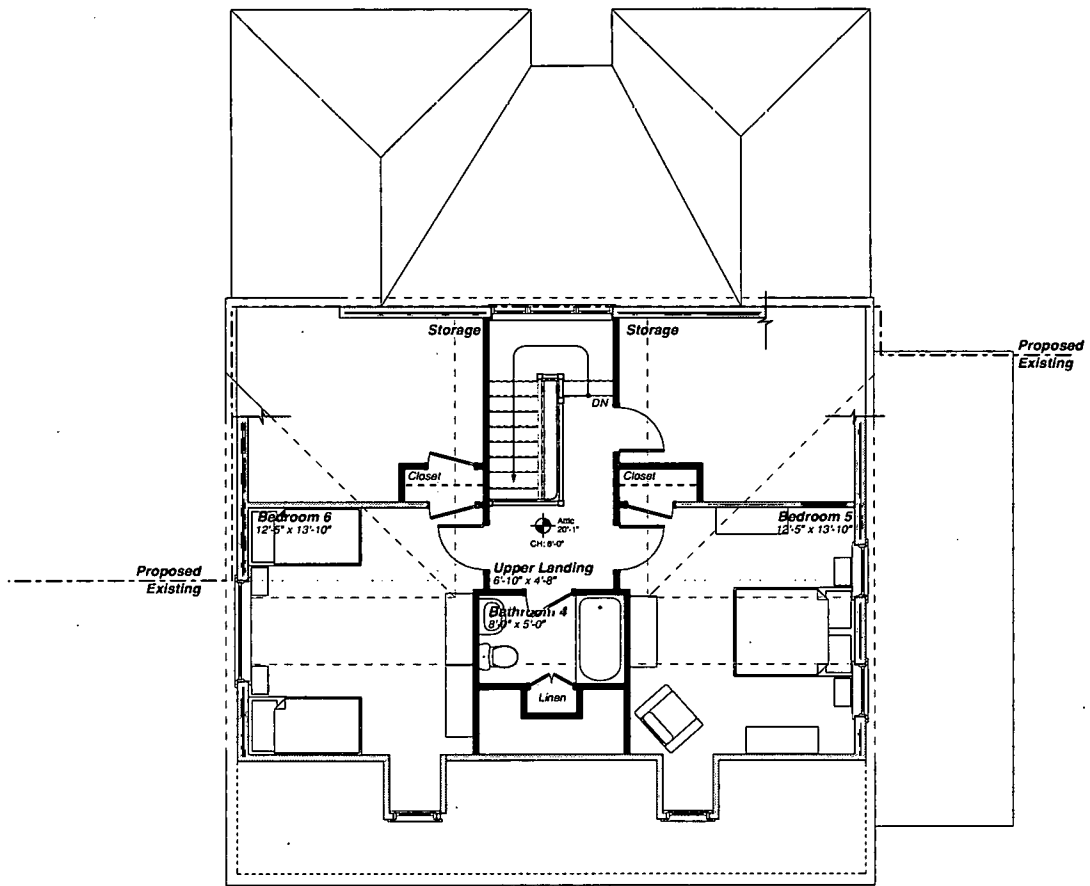
Existing Dormer Window

23 Grafton Street
7 July 2011
Scale: 1"=1'-0"





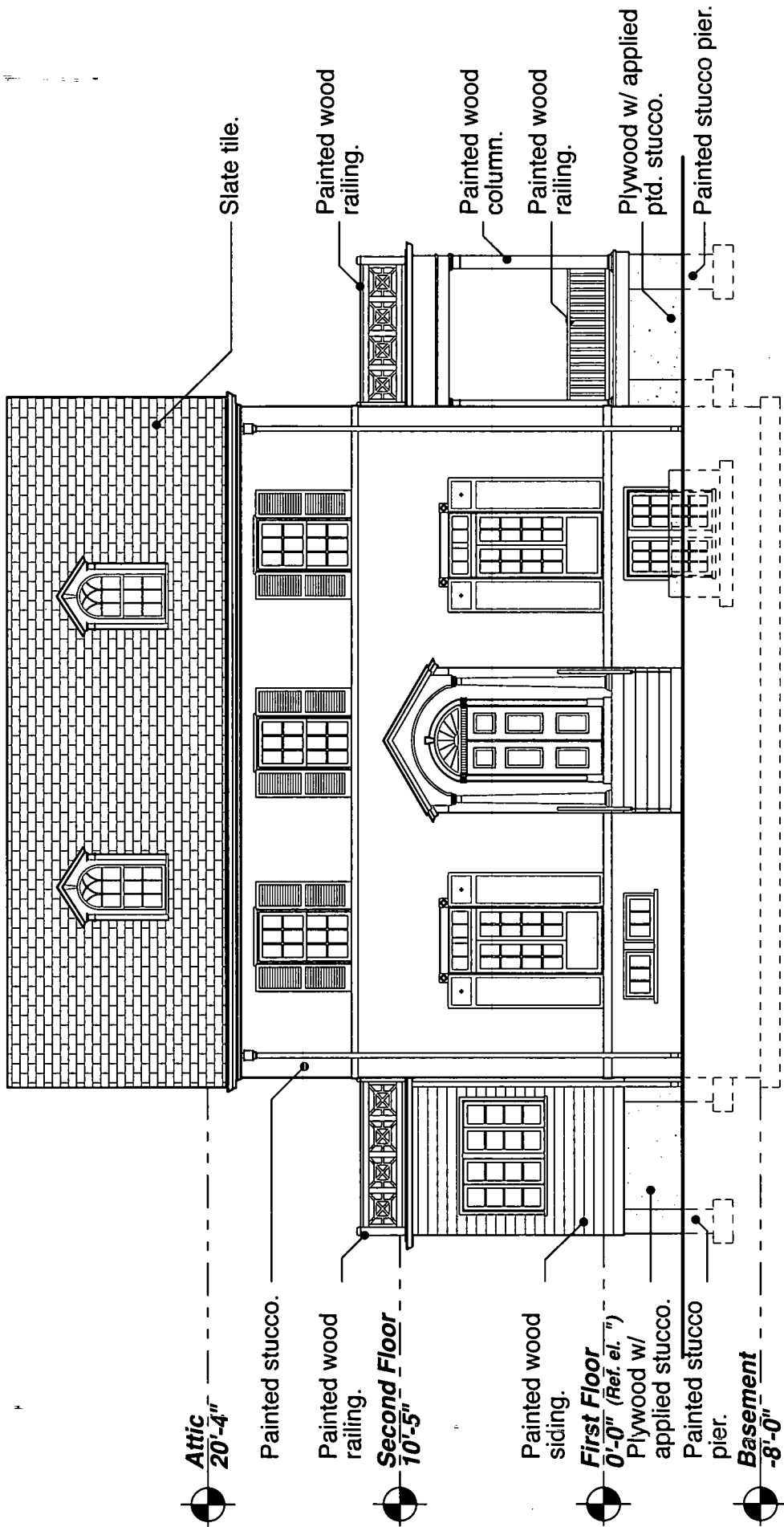
Following this sheet are the plans the HPC reviewed and approved in December 2010. Photos of the house prior to construction follow the plans. Photos of existing conditions will be sent electronically.



Proposed Attic Plan
Scale: 1/8" = 1'-0"

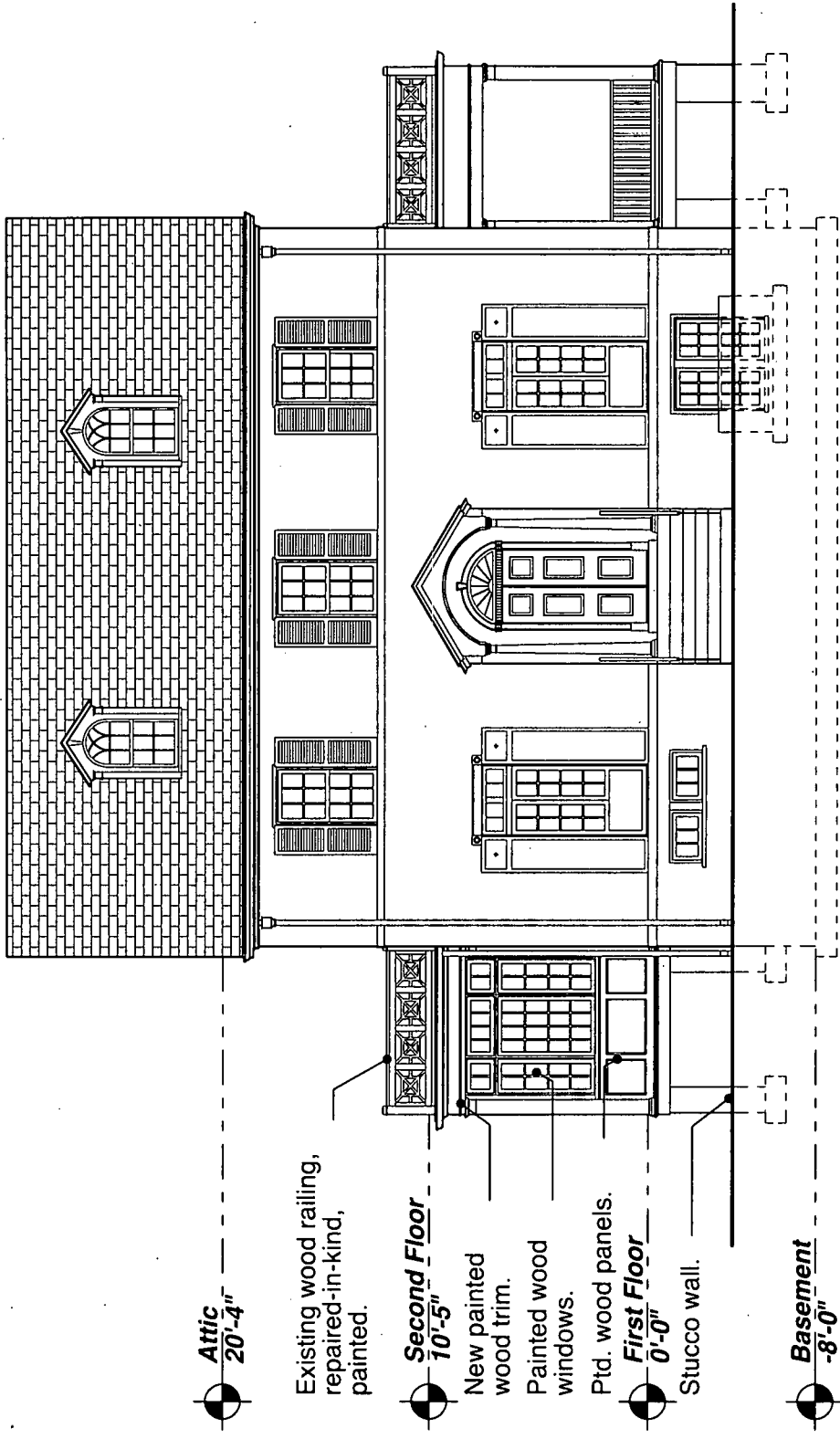


17
13



Existing South Elevation

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



● **Attic**
20'-4"

Existing wood railing,
repaired-in-kind,
painted.

● **Second Floor**
10'-5"

New painted
wood trim.

Painted wood
windows.

Ptd. wood panels.

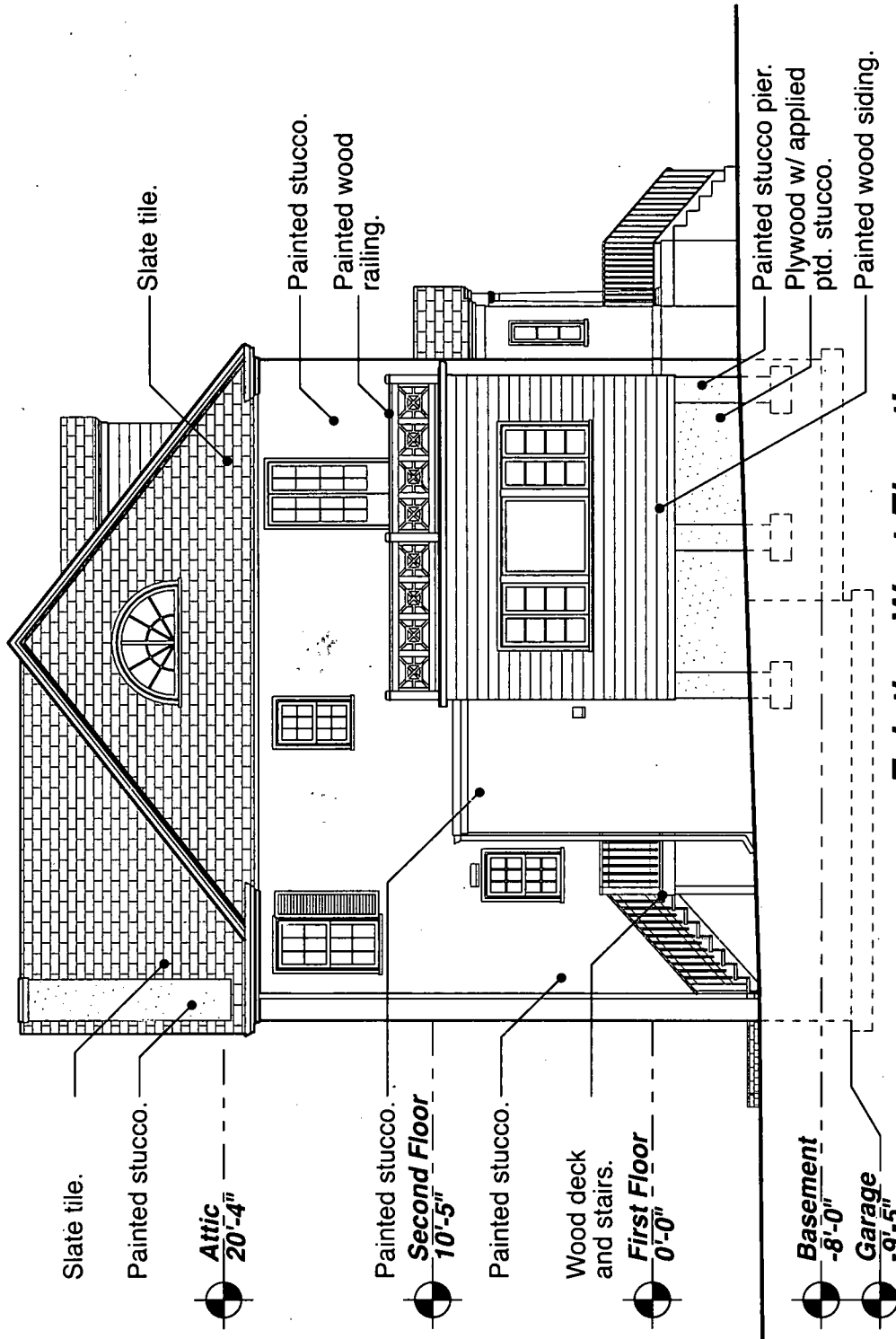
● **First Floor**
0'-0"

Stucco wall.

● **Basement**
-8'-0"

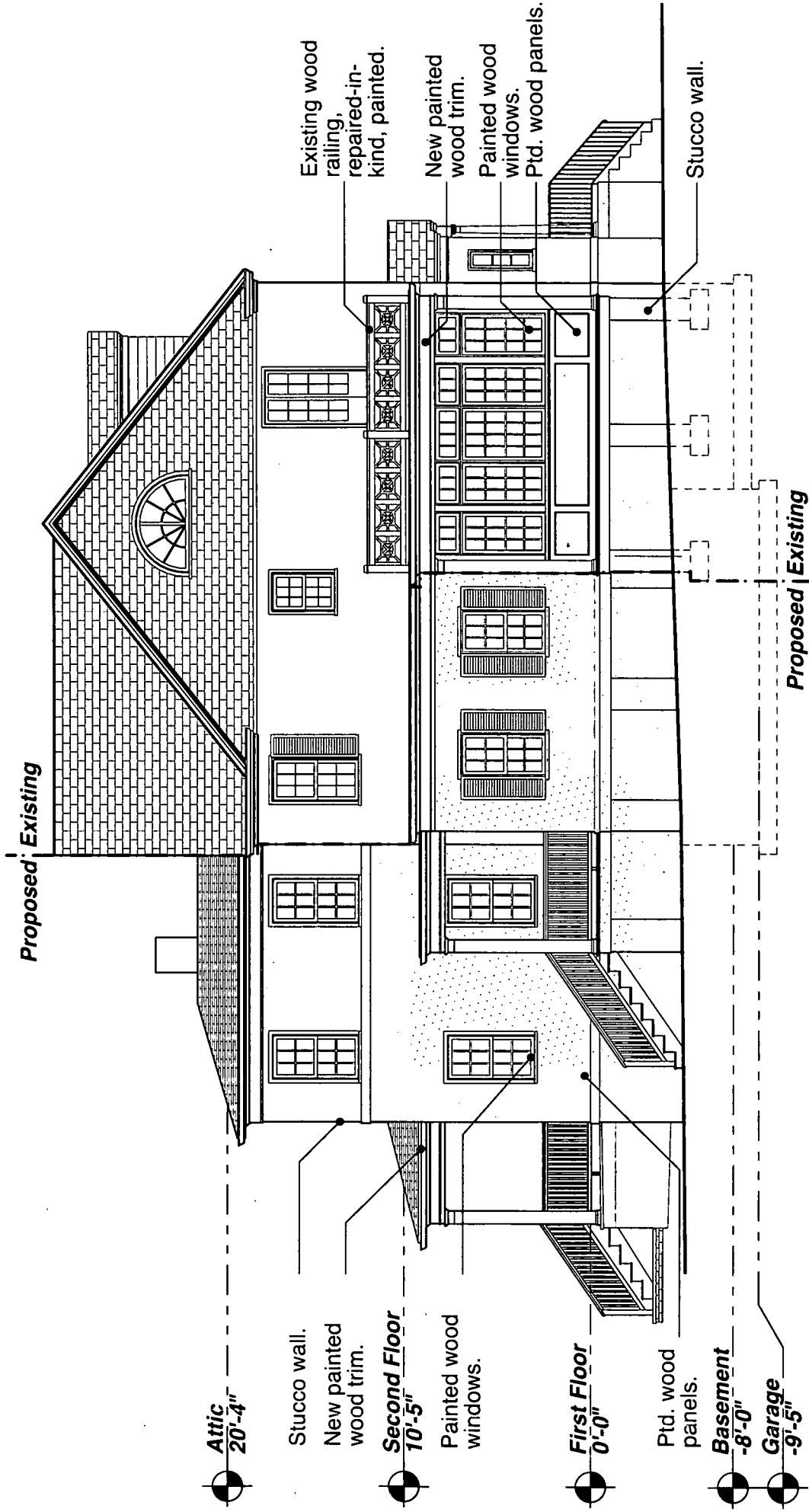
Proposed South Elevation

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



Existing West Elevation

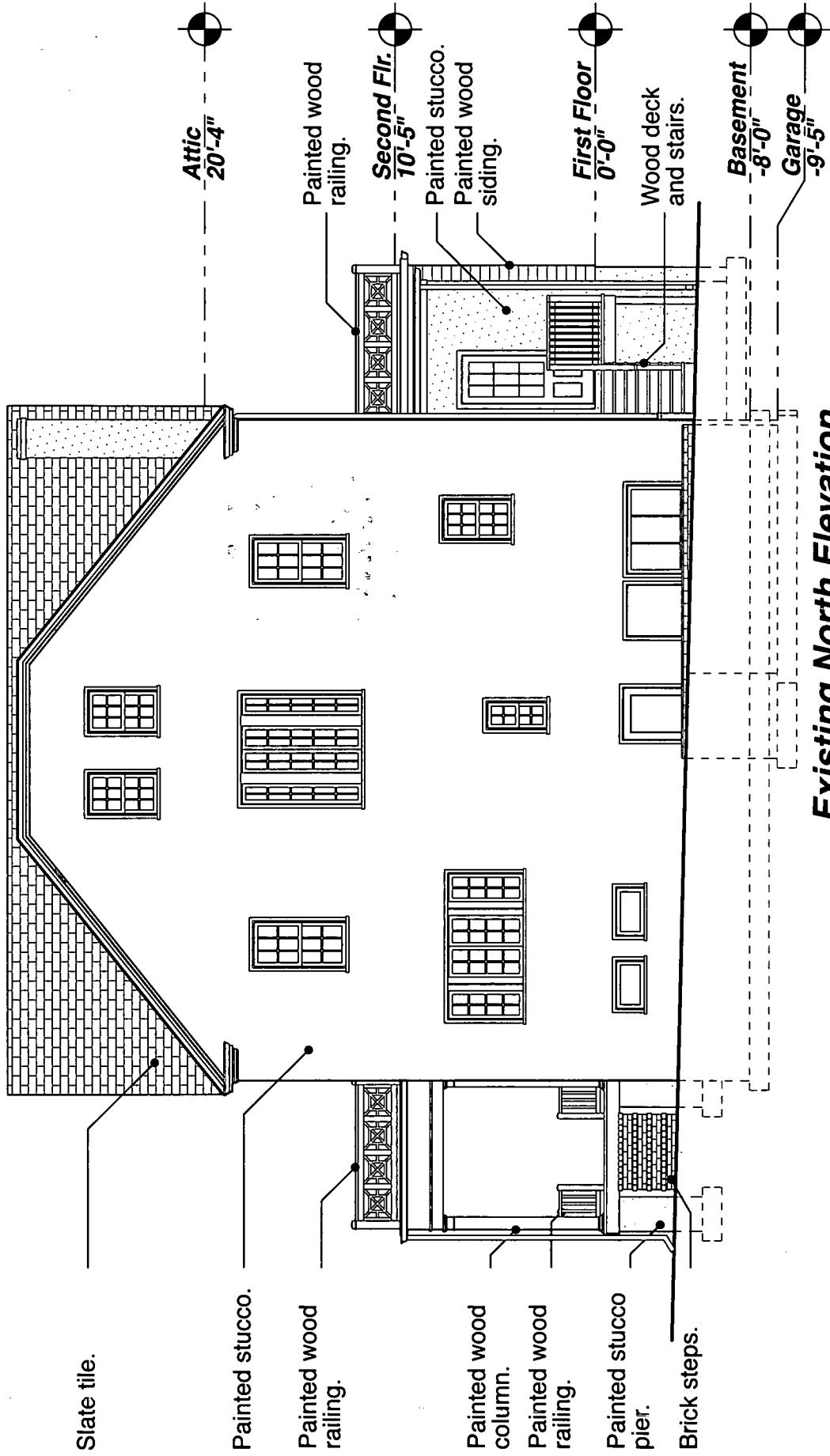
Scale: 1/8" = 1'-0"



Proposed West Elevation

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

17 21



Slate tile.

Painted stucco.

Painted wood railing.

Painted wood column.

Painted wood railing.

Painted stucco pier.

Brick steps.

Attic
20'-4"

Second Flr.
10'-5"

First Floor
0'-0"

Basement
-8'-0"

Garage
-9'-5"

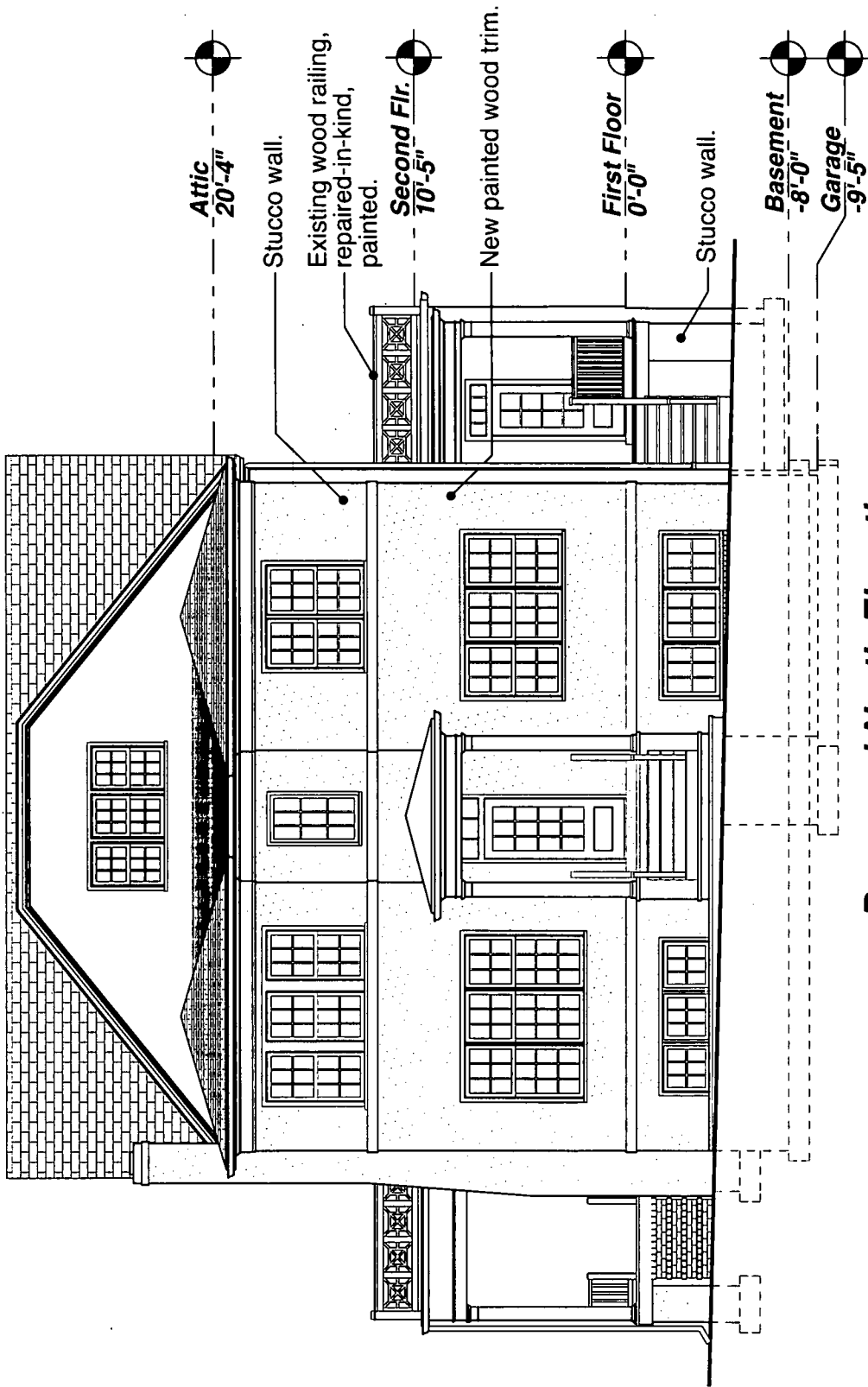
Painted wood railing.

Painted stucco.
Painted wood siding.

Wood deck and stairs.

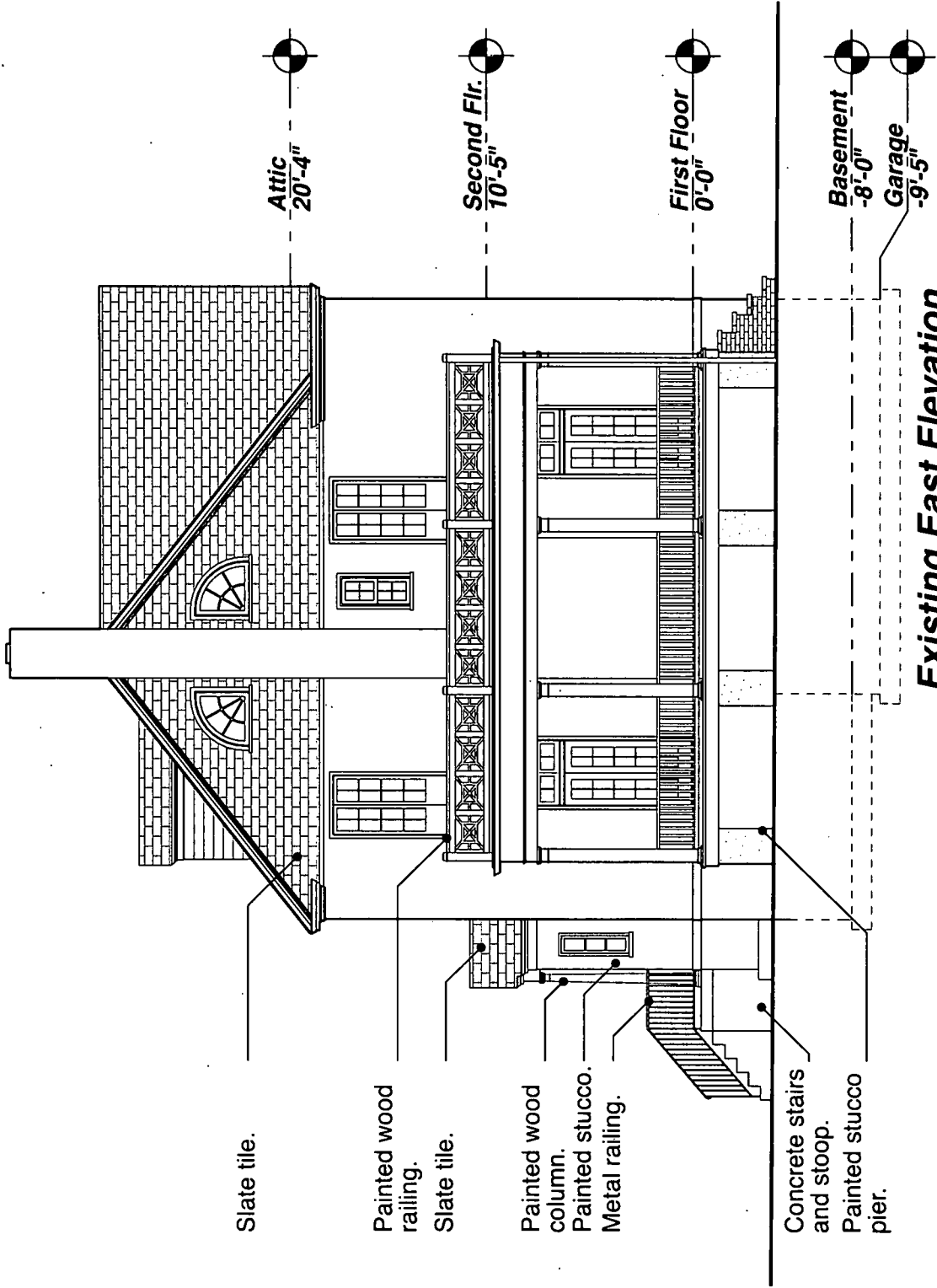
Existing North Elevation

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



Proposed North Elevation

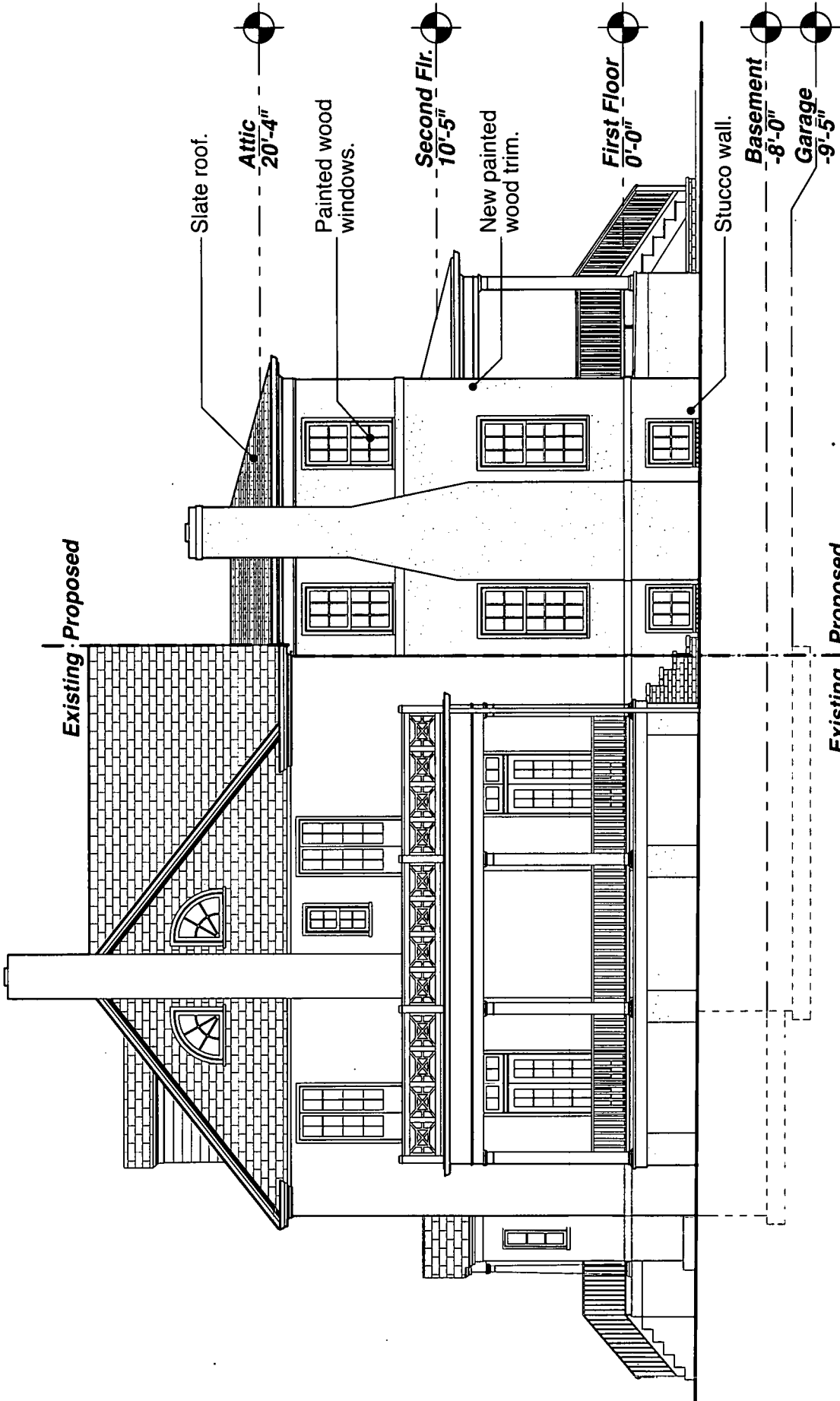
Scale: 1/8" = 1'-0"



Existing East Elevation

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

24
20



Existing Proposed

Existing Proposed

Slate roof.

Attic
20'-4"

Painted wood windows.

Second Flr.
10'-5"

New painted wood trim.

First Floor
0'-0"

Stucco wall.

Basement
-8'-0"

Garage
-9'-5"

Proposed East Elevation

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

52
12



Existing view from Grafton Street



Existing Rear of House

26
22



Existing view from NW



Existing view from NW



Existing view from NE

27
23



(c) Copyright 2008, Pictometry International

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, June 23, 2011 4:52 PM
To: 'Chris Snowber'
Subject: RE: 23 Grafton Street
Attachments: I.G - 23 Grafton Street, Chevy Chase.PDF

Importance: High

A neighbor brought to our attention that you are replacing the front dormer windows on this house. As you can see in the attached staff report, this was not in the plans that the HPC reviewed (see proposed south elevation and other plans and written description). I know you came in for some changes to the approved plans but I don't believe the dormer windows were part of your changes. If this is correct you can either retain the existing windows or apply for a revision.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

ok ✓
Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, May 23, 2011 2:45 PM
Subject: FW: 23 Grafton Street
Attachments: GarageElevations1.11.11.pdf; ProposedGarageElevation.pdf; Elevations Permit Set 02.14.11.pdf; ProposedEastElevation.pdf; 001 007.jpg

This is a staff item for discussion at Wednesday's worksession. 23 Grafton Street is a contributing resource in the Chevy Chase Village HD. The HPC recently approved a rear addition to the house and construction of a new garage behind the house. The owners' architect has listed below their proposed changes and attached are the approved and revised (proposed) plans. Staff recommends approval of items 1, 2, and 3 but not 4 because it is a new window opening in the historic block.

thanks, Anne

GARAGE

Proposed Changes

1. North Elevation: Add window. West Elevation: Delete two windows.

Reason for changes: The owners needed hanging storage on the side of the garage that the two windows would prevent. They also felt there was a security risk. The windows that we are proposing to delete are on the side of the garage which is 5'-0" away from a 7'-0" high fence on the property line. The window at the rear is to add some light taken away by the loss of windows on the side.

2. East and West Elevation: Delete gutters and downspouts.

Reason for changes: During construction, our surveyor incorrectly laid out the building, and placed it 6" closer to the property line than it should have been (5'-4" rather than 5'-10"). Our proposal is to delete the gutters and downspouts and revise the depths of the overhang to be 4", so that the face of the overhangs is 5'-0" from the side property line. As you probably know, the Village of Chevy Chase measures buildings to the overhangs, not the face of the building.

HOUSE ADDITION

Permit Set Change

3. West and East Elevations: When we submitted the drawings for your review at permit, we added shutters to the addition on the east and west, though at the time I didn't point out the changes. These shutters are shown on the permit-approved elevations

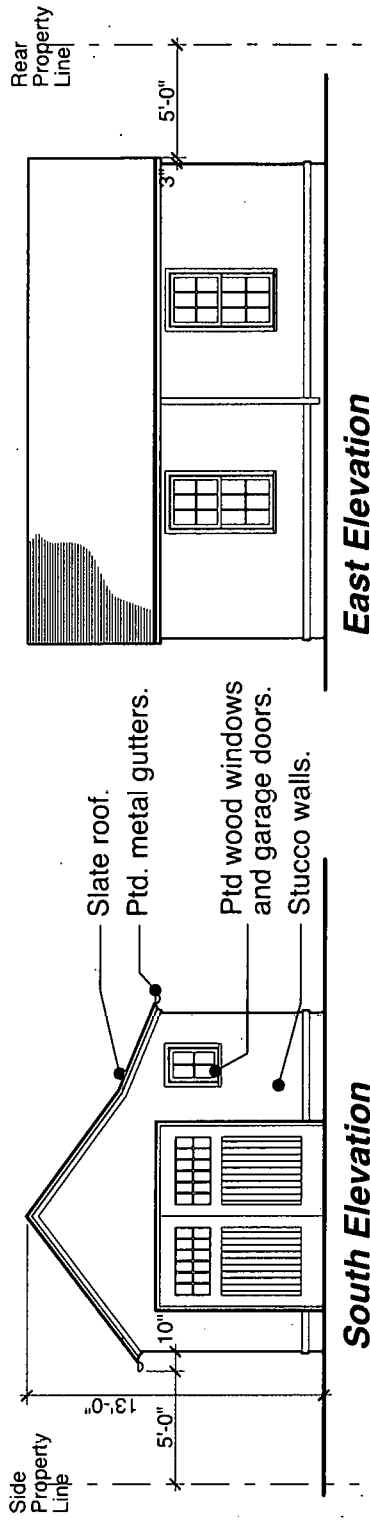
Reason for change: Make the addition tie in better visually to main house.

EXISTING HOUSE

Proposed Change

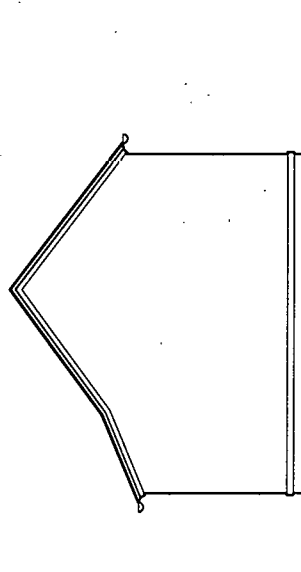
4. East Elevation: Add new window at second floor NE corner bedroom, to the right of the doors to the right of the chimney, just above the porch railing. The window would matching existing windows on house, and mirror a similar window on west elevation.

Reason for change: This bedroom lost a window on the rear due to the new addition, and now that we are under construction we see how dark the room is with just one window. The proposed window would add more light to the room.

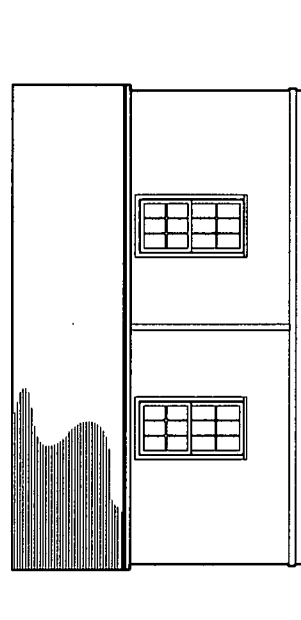


South Elevation

East Elevation



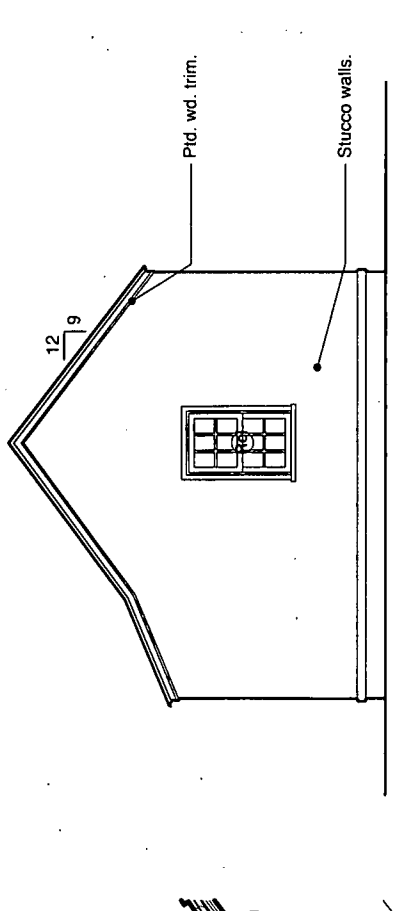
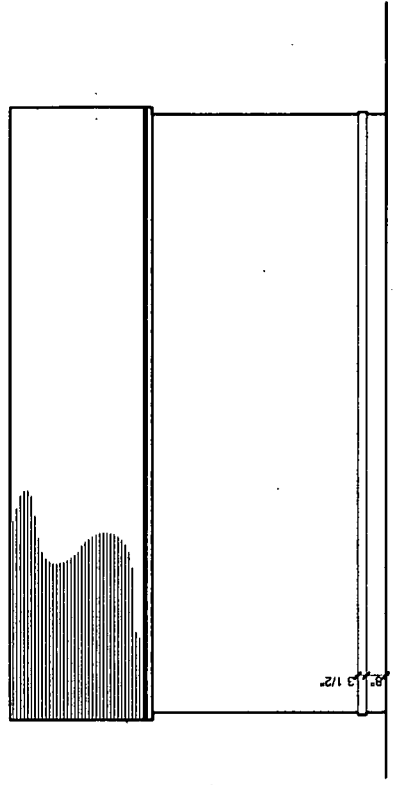
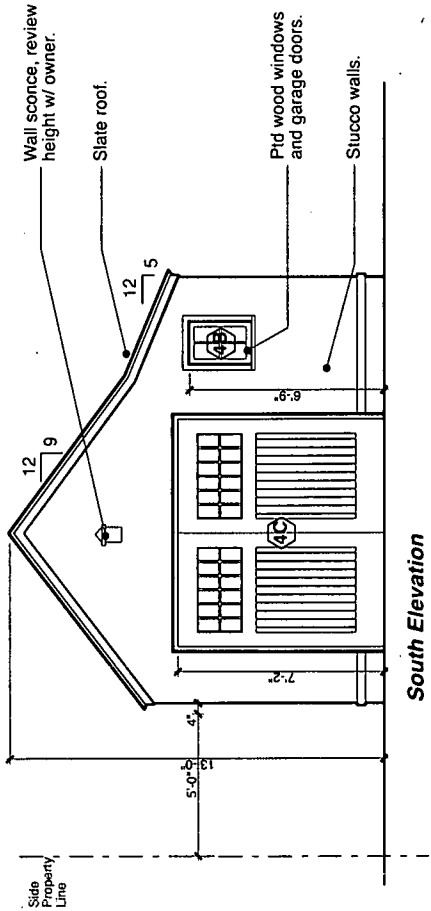
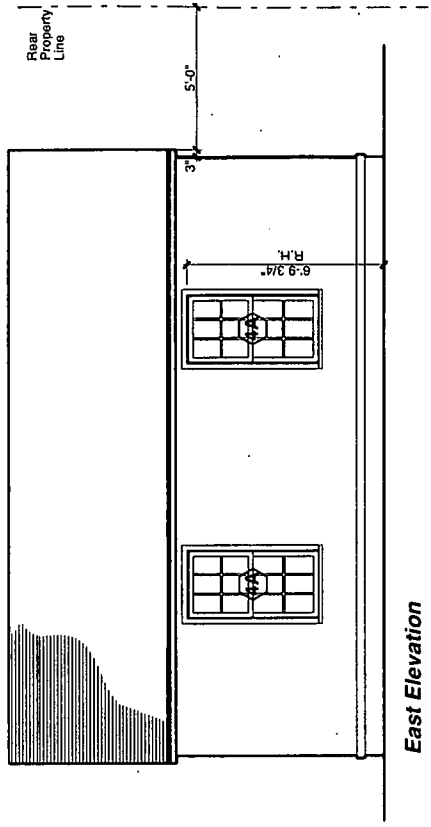
North Elevation



West Elevation

Proposed Garage Elevations

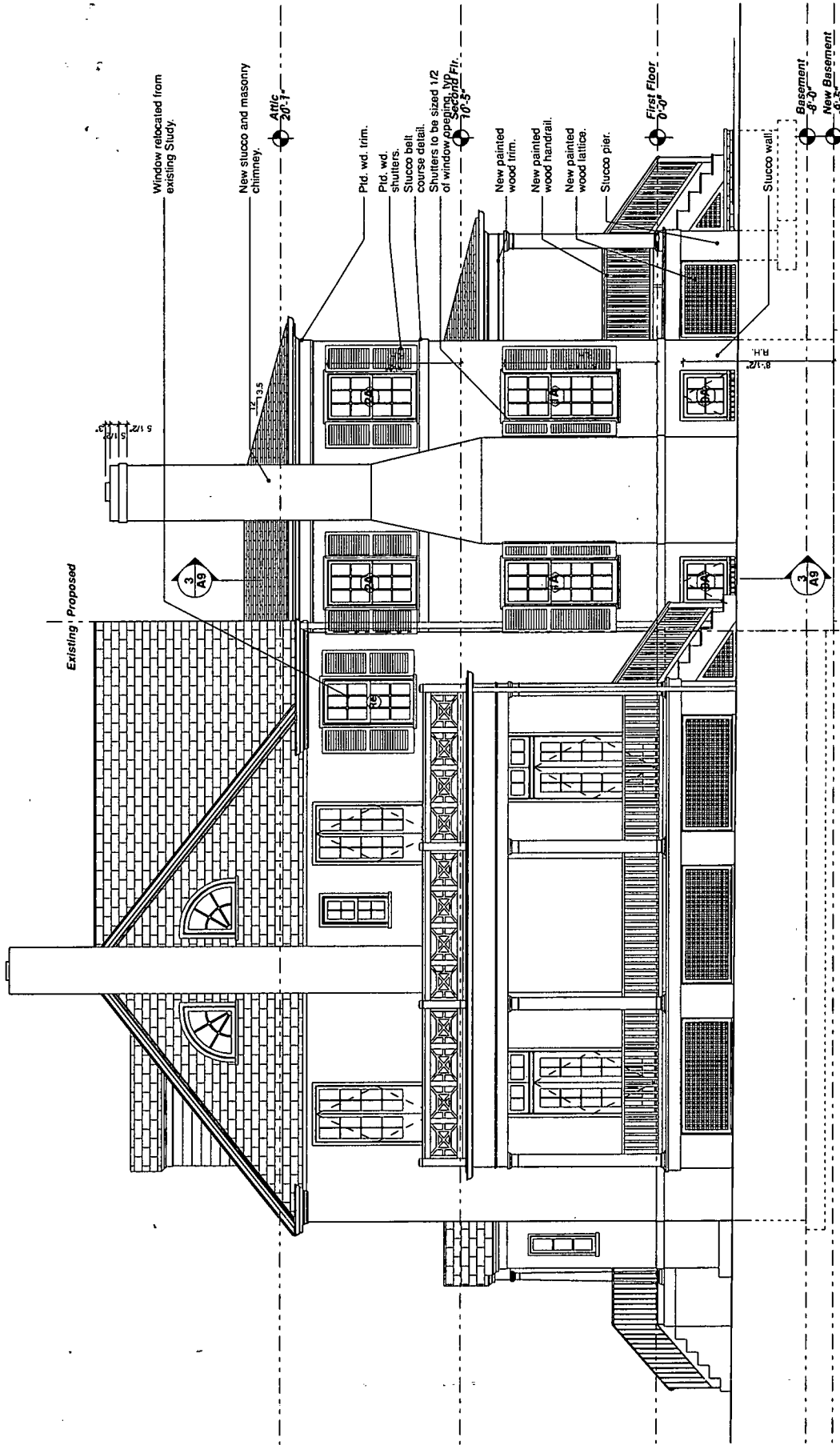
Scale: 1/8" = 1'-0" Rev. 1/11/11



Garage Elevations 05.18.11

3

Scale: 1/4" = 1'-0"



Existing Proposed

Existing Proposed

Proposed East Elevation

05.17.2011

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Grafton Street, Chevy Chase	Meeting Date:	12/15/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	12/8/10
Applicant:	Richard and Amy Zantzing (Chris Snowber, Architect)	Public Notice:	12/1/10
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-10Y	Staff:	Anne Fothergill
PROPOSAL: Rear addition and alterations to enclosed porch			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1912

PROPOSAL

The applicants are proposing to:

1. construct a two-story addition at the rear of the house; the addition is inset 8" from the original rear corners of the house. The addition will be clad in stucco and will have wood windows, doors, and trim, a masonry chimney and slate roof.
2. remove the siding on the previously-enclosed west side porch; install wood windows and transoms, pilasters and panels
3. remove the existing addition behind the west side enclosed porch and construct a one story addition with a side entry and an open porch with steps to grade; the addition is inset 8" from the existing enclosed porch

Tree protection, as required by the Chevy Chase Village arborist, will be in place prior to construction.

See existing and proposed plans in Circles 8-21 and photos of existing conditions in Circles 22-31.

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

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed rear addition to this house is differentiated from the historic house through the insets at the sides and the lower roof ridge than the historic massing. The proposed additions are designed so that the original corners of the house remain visible and there are no changes to the original east side porch.

The west side porch was previously enclosed and the proposed alterations to this porch are appropriate and will add more glazing so that it will better recall the original open porch. The proposed small addition behind the enclosed west side porch replaces an existing addition in that location and is inset so that the original porch form and decorative railing remain intact.

The proposed HAWP application is in keeping with the Chevy Chase Village *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* and staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

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.



21 Grafton Street, Chevy Chase, MD 20815



25 Grafton Street, Chevy Chase, MD 20815



24 Hesketh Street, Chevy Chase, MD 20815



26 Hesketh Street, Chevy Chase, MD 20815



28 Hesketh Street, Chevy Chase, MD 20815

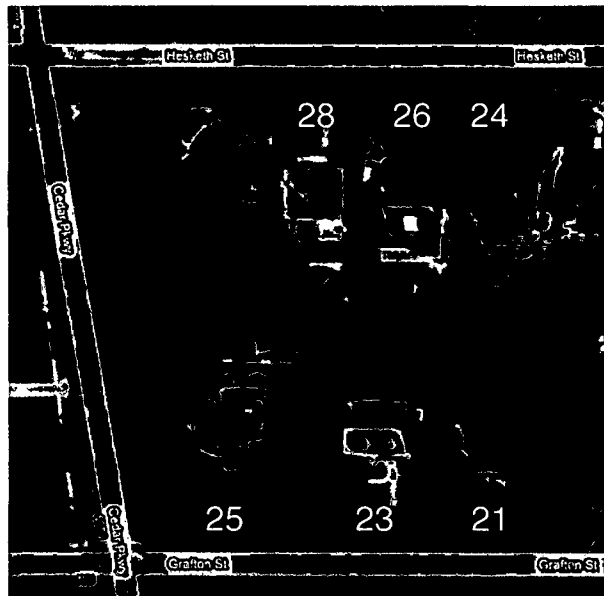
William McKee
21 Grafton Street
Chevy Chase, MD 20815

Michael Kelleher
25 Grafton Street
Chevy Chase, MD 20815

William Walsh
24 Hesketh Street
Chevy Chase, MD 20815

Joseph Howe
26 Hesketh Street
Chevy Chase, MD 20815

Christopher Erckert
28 Hesketh Street
Chevy Chase, MD 20815



Aerial Photo



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 2/10/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #555343—addition and garage construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 9, 2011.

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: Richard and Amy Zantzinger
Address: 23 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





555 343

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Chris Smolan
Daytime Phone No.: 202-332-5416

Tax Account No.: _____
Name of Property Owner: Richard & Amy Zantzing Daytime Phone No.: 202-432-7452
Address: 5815 Cedar Parkway Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: Mauck Zantzing & Assoc. Phone No.: 202-303-8501
Contractor Registration No.: MD 41250
Agent for Owner: Christopher P. Smolan Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Grafton
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 24 Subdivision: Cherry Chase
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: \$ 500,000.00
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

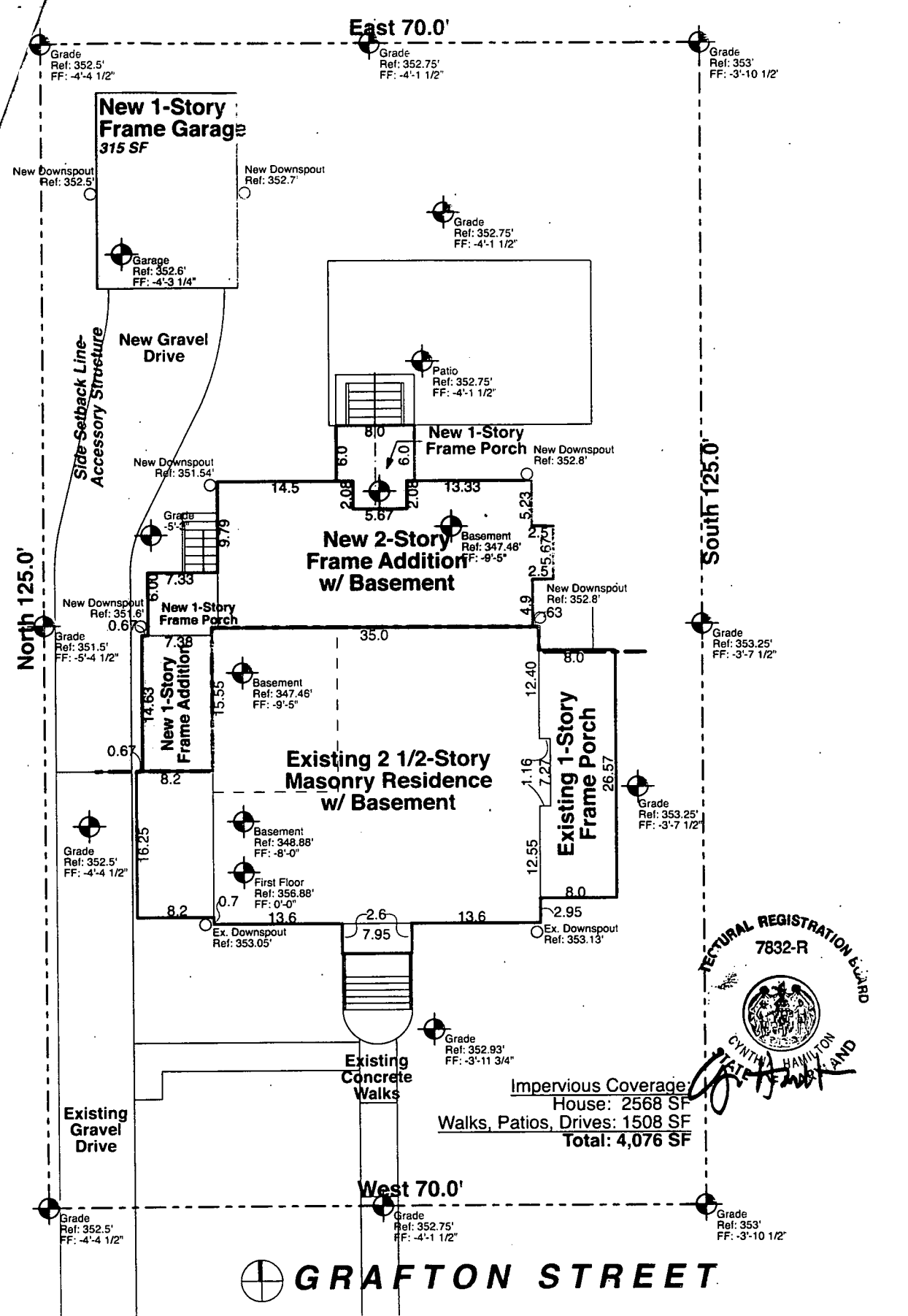
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Chris Smolan AIA
Signature of owner or authorized agent

11.23.10
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/10/11
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



East 70.0'

North 125.0'

South 125.0'

West 70.0'

GRAFTON STREET

New 1-Story Frame Garage
315 SF

New Gravel Drive

New 2-Story Frame Addition w/ Basement

New 1-Story Frame Porch

New 1-Story Frame Porch

New 1-Story Frame Addition

Existing 2 1/2-Story Masonry Residence w/ Basement

Existing 1-Story Frame Porch

Existing Concrete Walks

Existing Gravel Drive

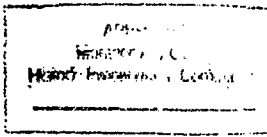
Impervious Coverage:
House: 2568 SF
Walks, Patios, Drives: 1508 SF
Total: 4,076 SF

NATURAL REGISTRATION BOARD
7832-R



Cynthia Hamilton

CYNTHIA HAMILTON
ARCHITECT
STATE OF MARYLAND



Case I-B, I-F, I-G and I-I

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, January 26, 2011 2:10 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP Comments for HPC 1-26-11 26 Hesketh; 3702 Brad; 6 Quincy; 23 Grafton; 22 W Irving

The following are the LAP Comments for HPC hearing of 1-26-11

26 Hesketh

Non-contributing Resource

Fence replacement

Staff recommends approval and LAP concurs. We also support the use of "expedited" approval process

3702 Bradley

Contributing Resource

Fence replacement

Staff recommends approval with wood rather than vinyl/PVC and staff did not approve the 5'6" fence from the west property line to the porch corner.

Our interpretation is that this was not approved because of its height and because it faces Bradley Lane; Staff suggested 4' open picket fence in wood.

The majority of the LAP concurred with Staff recommendations. One member felt that if the residents need privacy then they should be allowed the higher fence. Another member suggested that he would support the higher fence if it was set back further from the front façade of the house.

6 Quincy

Contributing Resource

Expansion of existing rear addition

Staff recommends approval

LAP concurs with Staff recommendation for approval

23 Grafton

Contributing Resource

Construction of new garage

Staff recommends approval

LAP concurs with Staff. We also note that tree removal may require Village approvals

22 W Irving

Contributing resource

Construction of rear addition

Staff supports addition with condition that rear stairs be wood or composite

LAP could not determine what other material the applicant may have proposed, but we can support the recommendation of Staff.

We commend Staff for a reasonable review of new window.

Submitted on behalf of the LAP by

Tom Bourke, Chair

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Grafton Street, Chevy Chase	Meeting Date:	1/26/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/19/10
Applicant:	Richard and Amy Zantzing (Chris Snowber, Architect)	Public Notice:	1/12/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11B	Staff:	Anne Fothergill

PROPOSAL: Construction of new garage, driveway extension, and tree removal

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1912

PROPOSAL

The applicants are proposing to:

1. construct a new 15' x 21' x 13' tall one-car garage at the northwest corner of the property; the garage will have wood windows and doors, stucco walls, and a slate roof
2. extend the existing asphalt driveway on the west side with a gravel driveway to the new garage
3. remove one 20" saucer magnolia tree

Chevy Chase Village has approved the tree removal and required that the applicants plant a saucer magnolia (2 1/2" caliper minimum) on their property. Tree protection, as required by the Chevy Chase Village arborist, will be in place prior to construction. The additions shown on the site plan were previously approved by the HPC.

See proposed plans in Circles 7-9 and photos of existing conditions in Circles 11-16.

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

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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.

Specifically, the *Guidelines* state:

- o Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.
- o Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.
- o Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed garage is located in the rear corner of the property which is an appropriate location with minimal impact and visibility. The detached garage is small relative to the historic house and the materials are compatible with the house. The proposed HAWP application is in keeping with the Chevy Chase Village *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation* and staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

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.



555 343

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Chris Smolby
Daytime Phone No.: 202.332.5416

Tax Account No.: _____
Name of Property Owner: Richard & Amy Zantzinger Daytime Phone No.: 202.432.7452
Address: 5815 Cedar Parkway Cherry Chase MD 20815
Street Number City Street Zip Code
Contractor: Mauck Zantzinger & Assoc. Phone No.: 202.363.8501
Contractor Registration No.: MD 41250
Agent for Owner: Christopher P. Smolby Daytime Phone No.: 202.332.5416

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Grafton
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 24 Subdivision: Cherry Chase
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: \$ 500,000.00

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 _____ 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.

Mr Smolby AIA
Signature of owner or authorized agent

11.23.10
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

This two-story plus attic residence was built in 1912. The construction at all levels is stucco over masonry. The house has a center entry and hall and is generally symmetrical. The front entry is an open stoop in front of an enclosed porch, covered with stucco and highlighted by a columned and arched solid-wood front door. Full-height French doors flank the entry. Painted wood shutters adorn the doors and double-hung windows of the front elevation. To the east is an open and columned painted wood porch. To the west, a similar porch seems to have been enclosed with siding and non-period windows. A balustrade sits atop both side porches. The roof is green slate and has two dormers, each containing an arched window. The ridge runs side-to-side and the roof is green slate. The rear presents a tall stucco facade.

Departures from the original construction of the house include the siding and windows that now cover the west porch, and a one-story stucco entry has been built at the northwest corner of the addition. At the northwest rear corner of the house, a basement level garage door has been filled in with walls and windows. The existing driveway runs along the west side, stopping short of the rear elevation.

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

A proposed stucco one car garage will be in the rear yard, with a driveway connecting to the original.

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

- 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.

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.

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

<p>Owner's mailing address Richard & Amy Zantzingar 5815 Cedar Parkway Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Chris Snowber 2741 Woodley Pl NW Washington, DC 20008</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	

William McKee
 21 Grafton Street
 Chevy Chase, MD 20815

Christopher Erckert
 28 Hesketh Street
 Chevy Chase, MD 20815

Michael Kelleher
 25 Grafton Street
 Chevy Chase, MD 20815

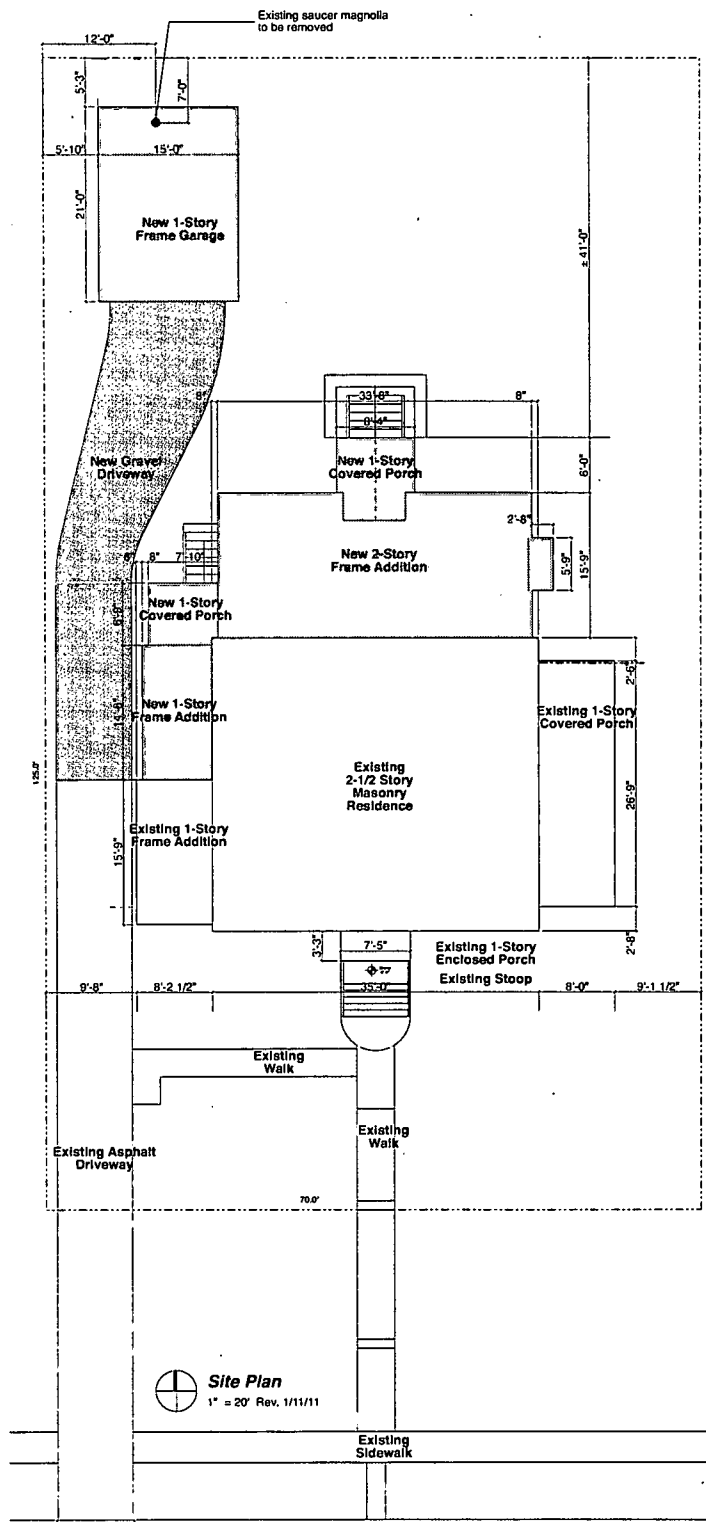
Nancy Crisman
 40 Grafton Street
 Chevy Chase, MD 20815

William Walsh
 24 Hesketh Street
 Chevy Chase, MD 20815

Robert Axelrod
 44 Grafton Street
 Chevy Chase, MD 20815

Joseph Howe
 26 Hesketh Street
 Chevy Chase, MD 20815

Lawrence Heilman
 46 Grafton Street
 Chevy Chase, MD 20815

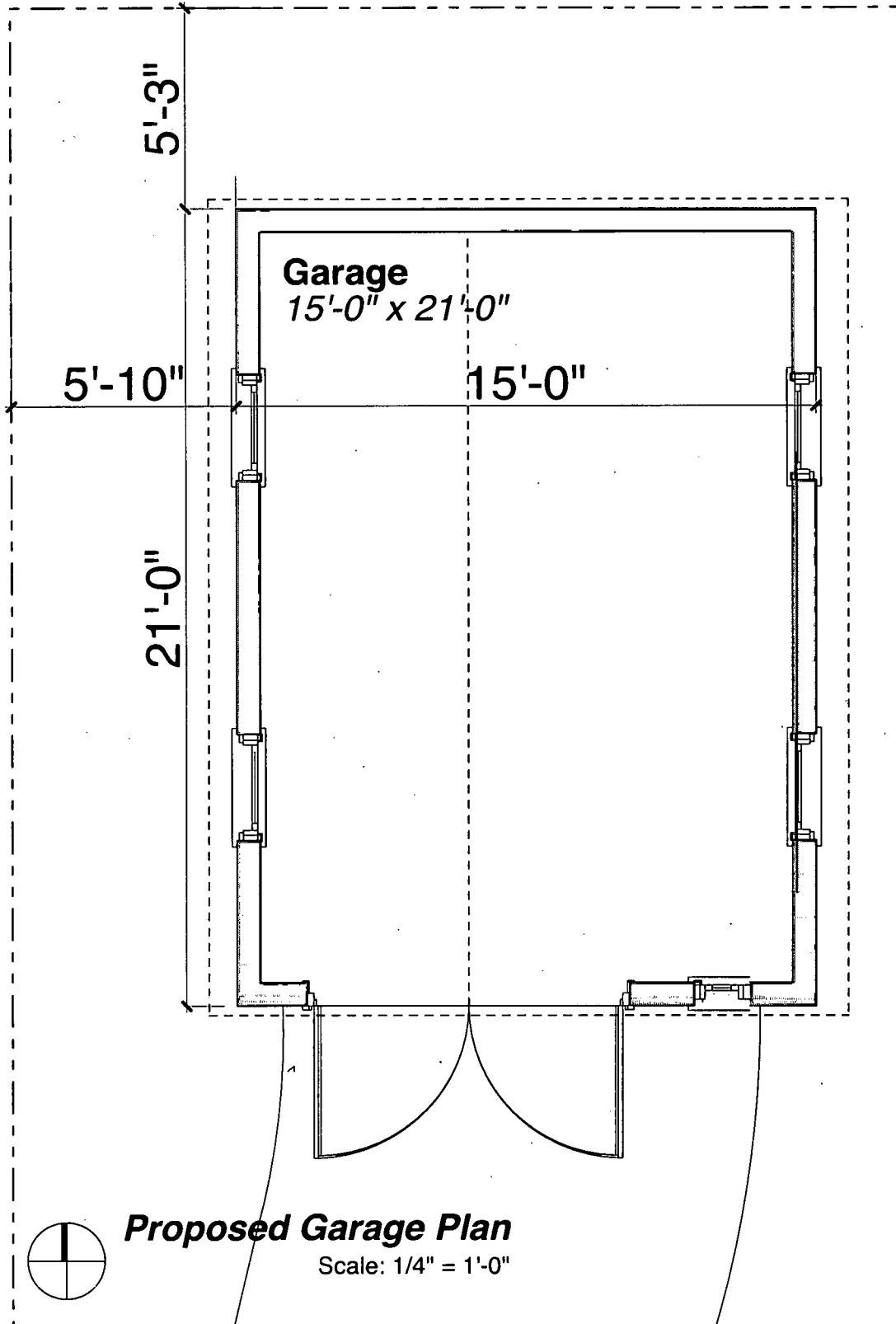


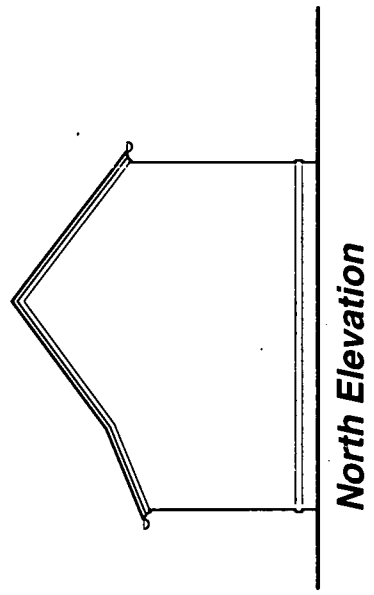
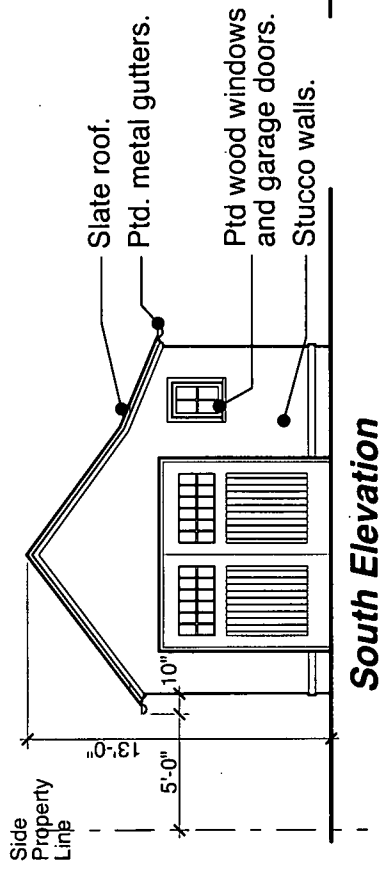
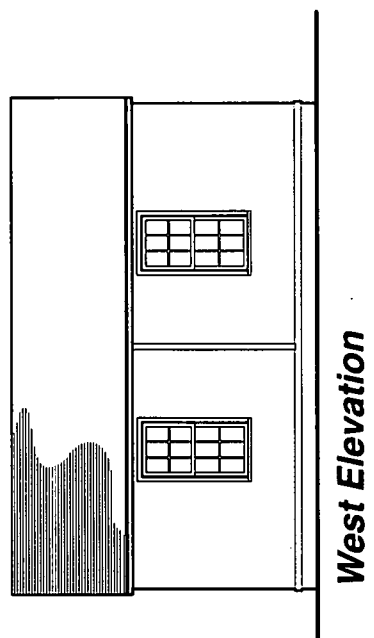
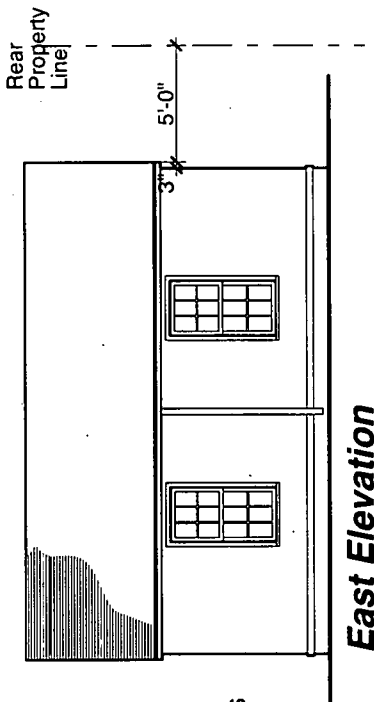
Additions previously approved by HPC

Applicant: Zantzing

GRAFTON STREET

7





Proposed Garage Elevations

Scale: 1/8" = 1'-0" Rev. 1/11/11



saucer magnolia tree to be
removed

(approved by cherry chase village)

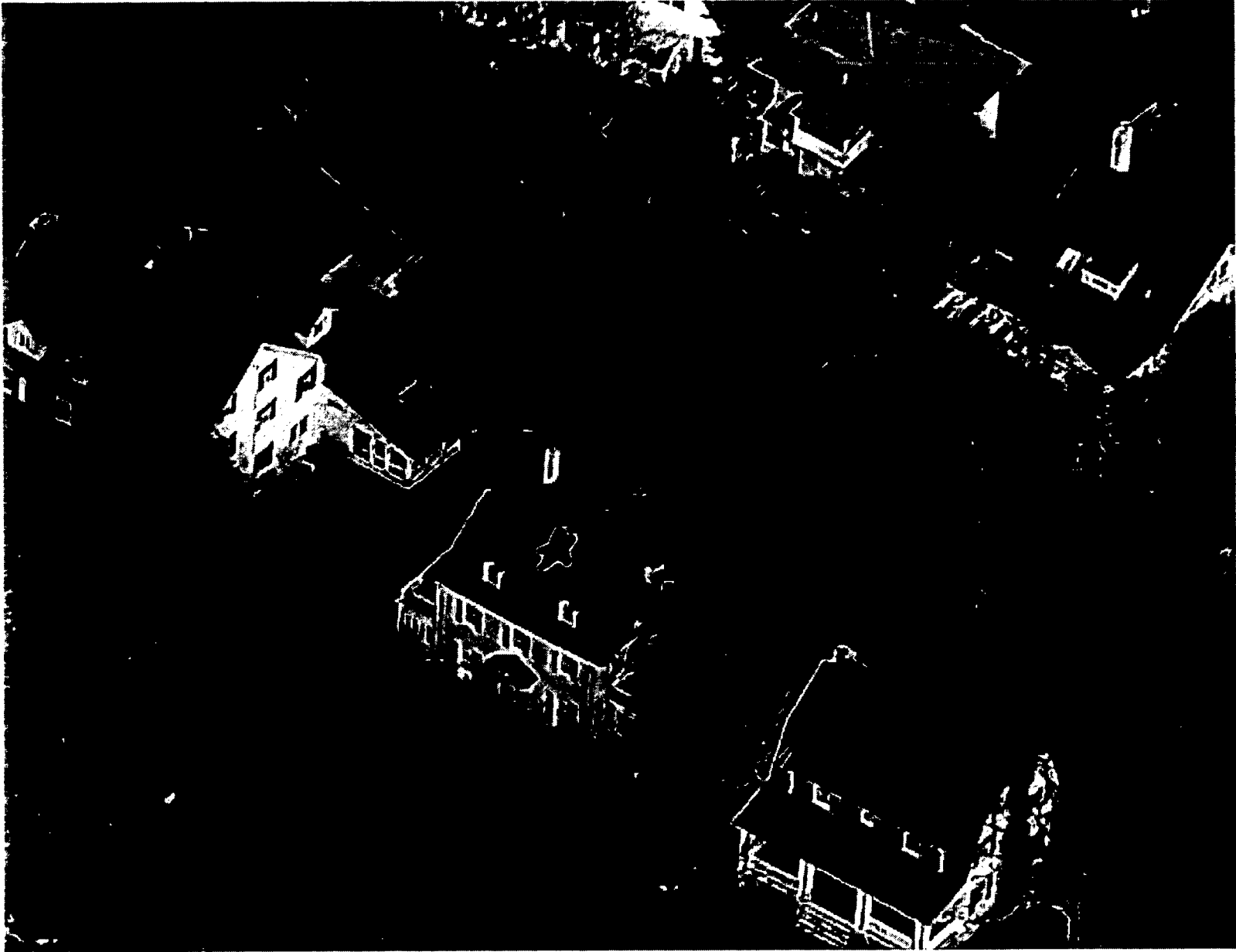


Existing view from Grafton Street



Existing Rear of House

23 Grafton



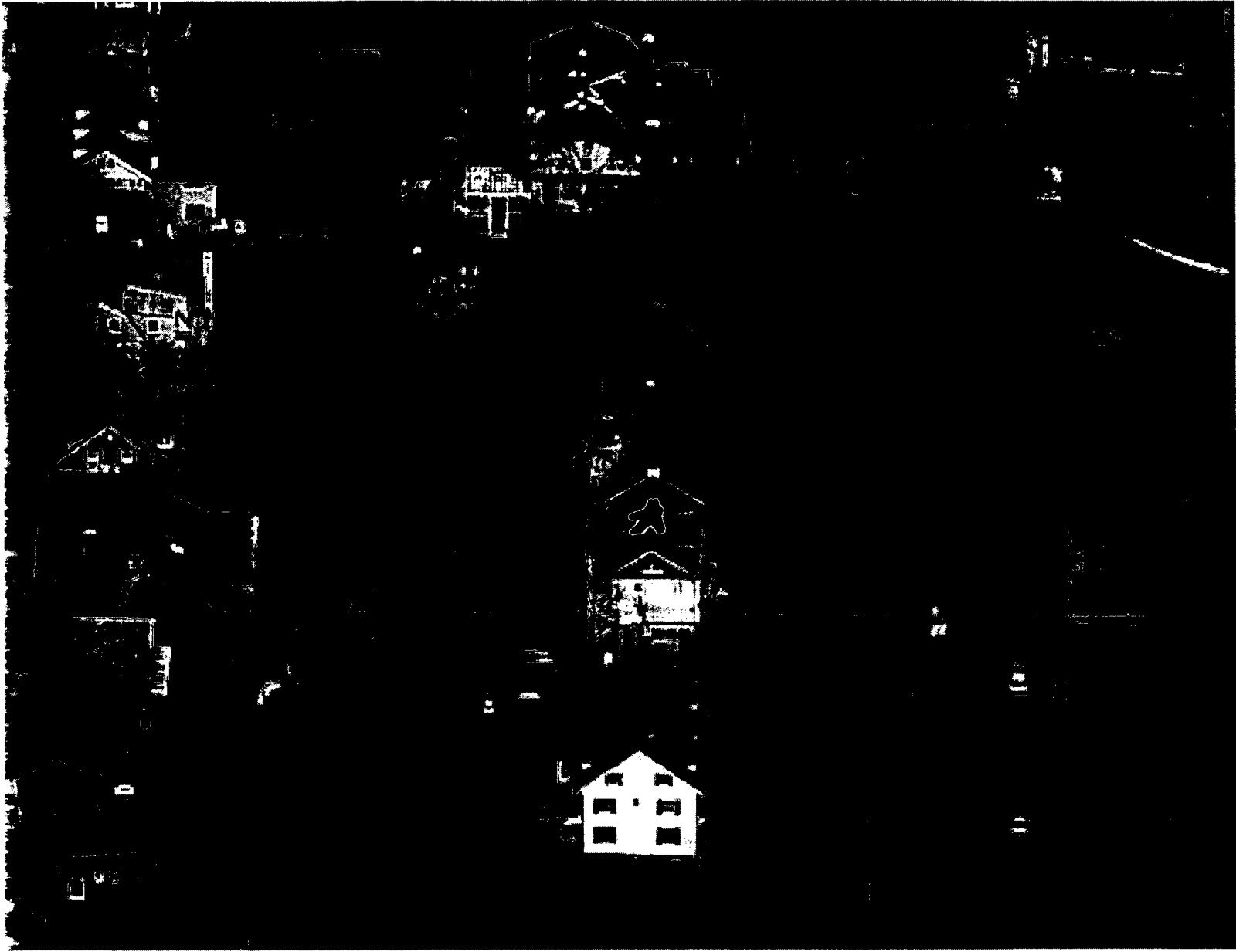
(c) Copyright 2008, Pictometry International

12
~~27~~



(c) Copyright 2006, Pictometry International

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246



(c) Copyright 2006, Pictometry International

14
~~29~~

23 Grafton street



15
~~30~~



16
31



Existing view from Grafton Street



Existing Rear of House



Existing view from NW



Existing view from NW



Existing view from NE



21 Grafton Street, Chevy Chase, MD 20815



25 Grafton Street, Chevy Chase, MD 20815



24 Hesketh Street, Chevy Chase, MD 20815



26 Hesketh Street, Chevy Chase, MD 20815



28 Hesketh Street, Chevy Chase, MD 20815

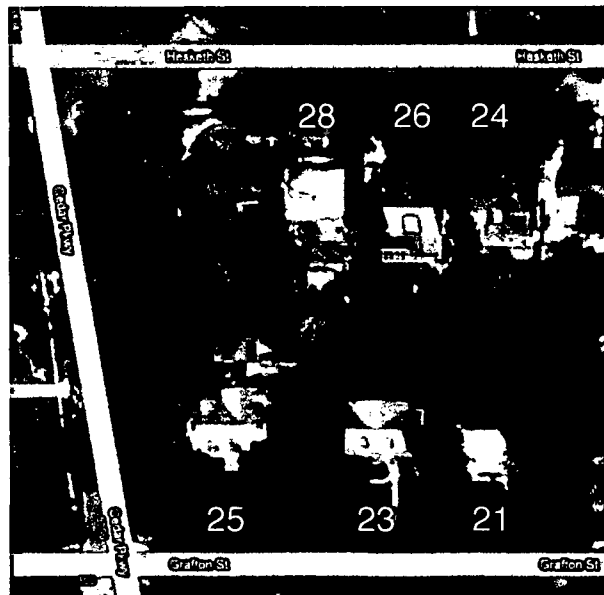
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Aerial Photo