

23 Grafton St.
Cromey Chase H.D.

2011 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 9/28/11

MEMORANDUM

TO: Jennifer Hughes, Acting 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 #579012—alterations to front stoop and walkway and other hardscape installations

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 September 27, 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 Zantzing
Address: 5815 Cedar Parkway, 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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246-777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

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

Tax Account No.: _____
Name of Property Owner: Richard & Amy Zantzing Daytime Phone No.: 202-432-1952
Address: 5815 Cedar Pkwy Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: MAVUK ZANTZING & ASSOC. Phone No.: 202-363-8501
Contractor Registration No.: MD 41260
Agent for Owner: Christopher R. Snowber Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Gratton
Town/City: Cherry Chase Nearest Cross Street: Cedar Pkwy
Lot: P6 Block: 24 Subdivision: 9. Cherry Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: knock down, rebuilding wall, steps & stoop

1B. Construction cost estimate: \$ 35,000

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 1 foot 8 1/2 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] _____ Date: 9.6.11
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9/28/11
Application/Permit No.: 579012 Date Filed: 9/6/11 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

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.

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

The proposal involves the driveway, front yard, and front walk and work renovations to the front stoop and steps. There are no revisions to the building as part of this work. The existing concrete sidewalk and driveway would be covered by new materials, but their location and width would not change. The major revision would be the installation of a low retaining wall (max. ht. 1'-8 1/2" above grade), and re-grading of the front yard. The new wall is set back 3.5' from the public sidewalk.

As a result, the impact on historic resources, the environmental setting and historic district would be minimal.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

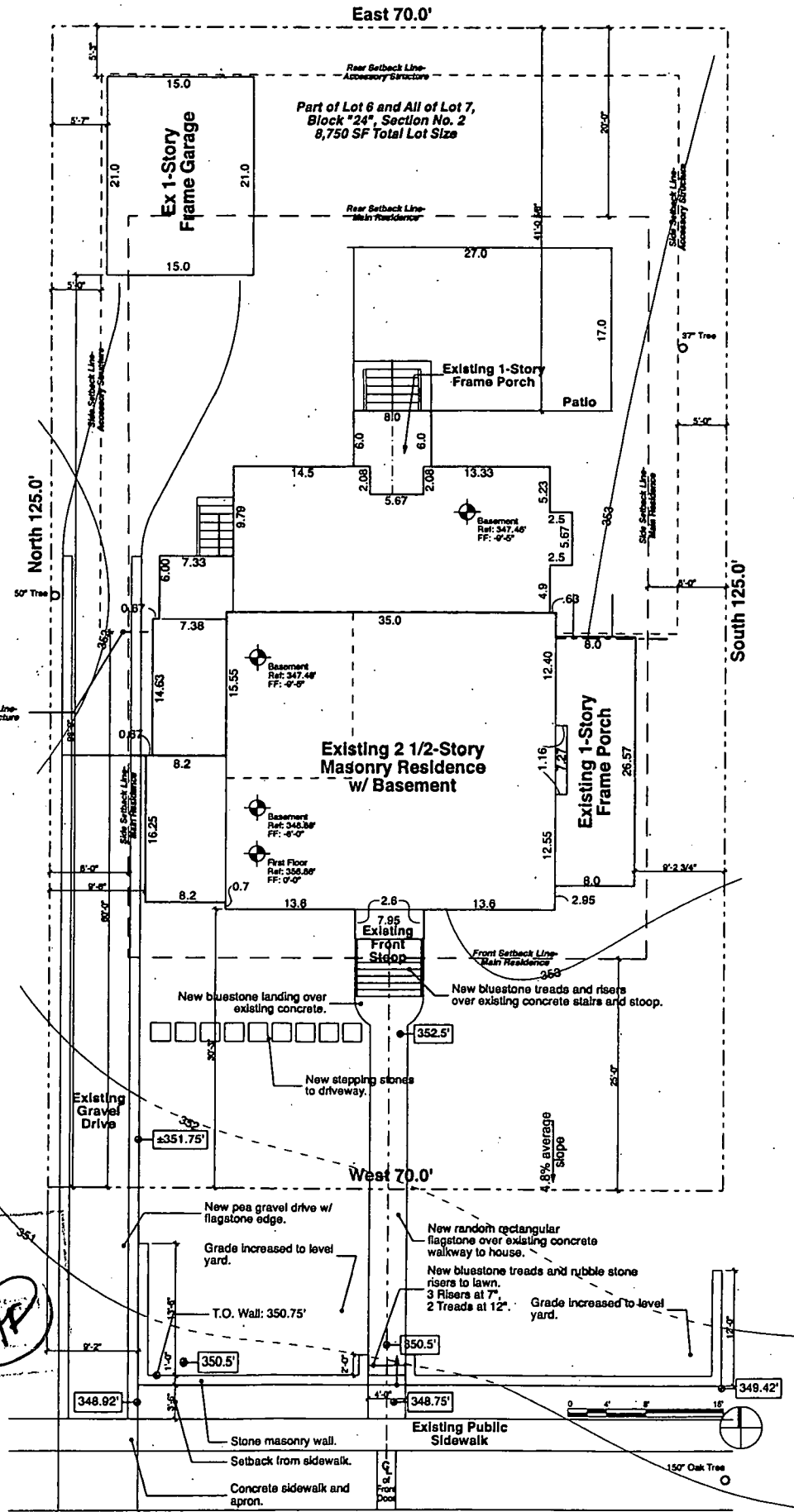
6. TREE SURVEY

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.

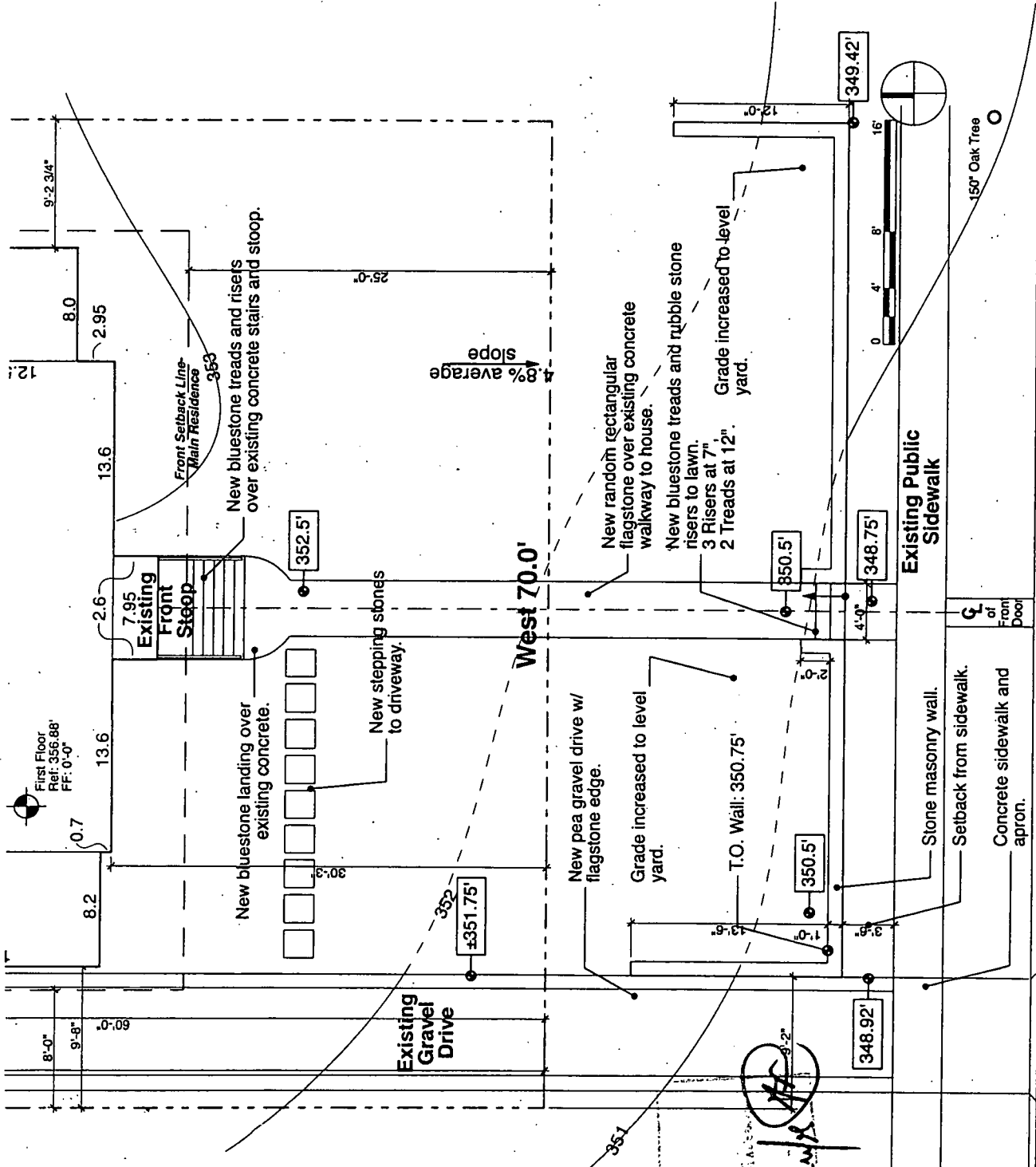
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.
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APPROVED
 LANDSCAPE ARCHITECT
 MORTON PROFFERMAN, INC.
 [Signature]



GRAFTON STREET

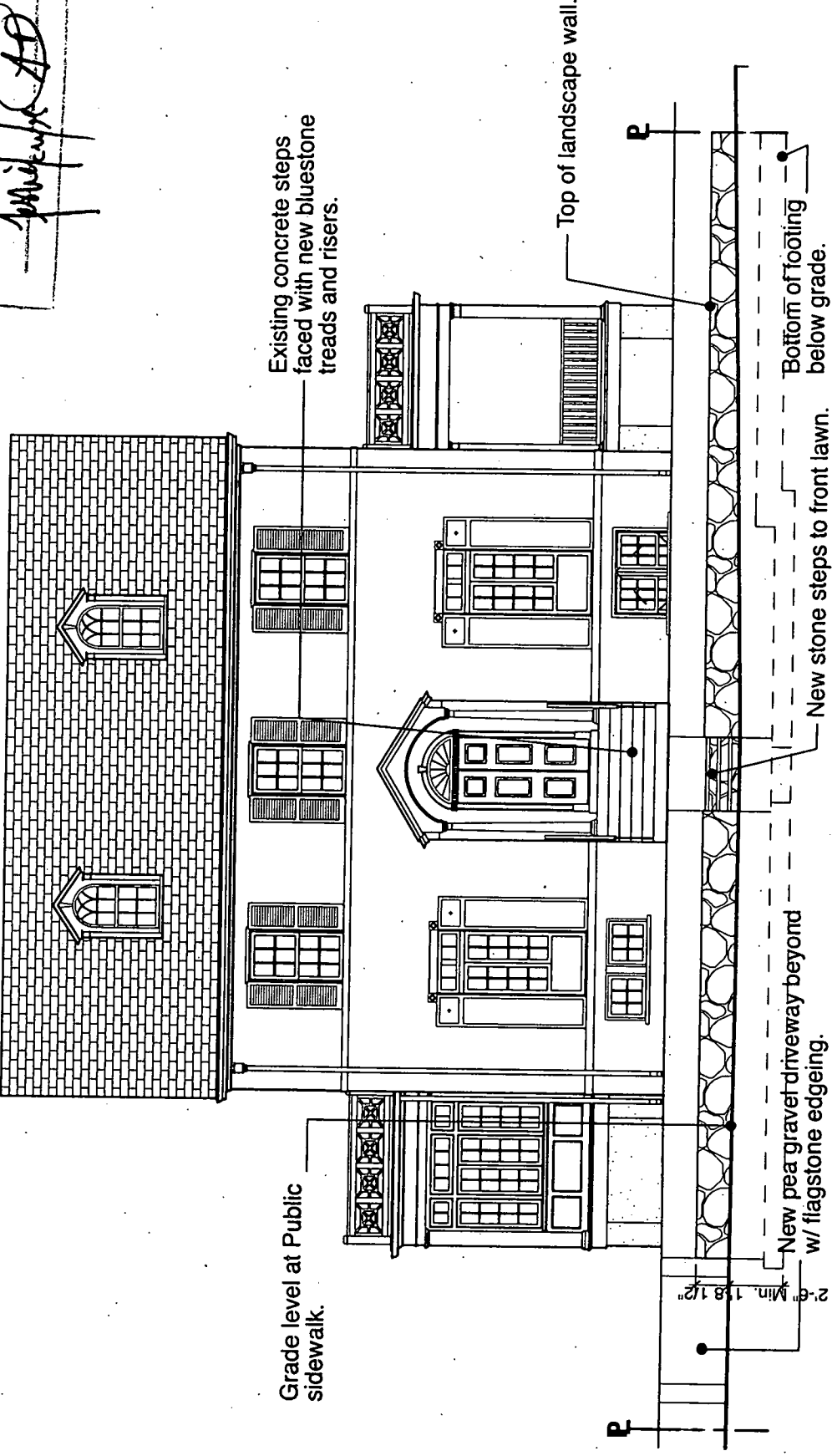
Proposed Front Yard Plan

23 Grafton St, Chevy Chase, MD
 1" = 10'-0" 09.06.11

Approved
 Maryland State
 Planning Board
 09/06/11

[Signature]

APPROVED
 ARCHITECTURAL CONSULTANTS
 [Signature]



Proposed Landscape Wall at Front Lawn
 09.06.11
 1/8" = 1'-0"
 23 Grafton St, Chevy Chase, MD

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Grafton Street, Chevy Chase	Meeting Date:	9/27/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/20/11
Applicant:	Richard and Amy Zantzing (Chris Snowber, Architect)	Public Notice:	9/13/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11CC	Staff:	Anne Fothergill

PROPOSAL: Alterations to front stoop and walkway and other hardscape installations

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1903

PROPOSAL

The applicants are proposing to cover the existing concrete walkway with flagstone and the front stoop and stairs with bluestone. They propose to install a low (21" maximum) stone retaining wall across the front yard 3.5' behind the sidewalk with stairs to the sidewalk that will have bluestone treads and rubble stone risers. A portion of the driveway from the sidewalk back approximately 20 feet will be pea gravel with a flagstone edge leading to the existing gravel drive to the garage in back.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
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Lot: P6 Block: 24 Subdivision: 9. 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: known, retaining wall, steps & stoop

1B. Construction cost estimate: \$ 35,000

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[Signature] _____ 9.6.11 _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
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SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

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4

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

<p>Owner's mailing address Richard & Amy Zantzing 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

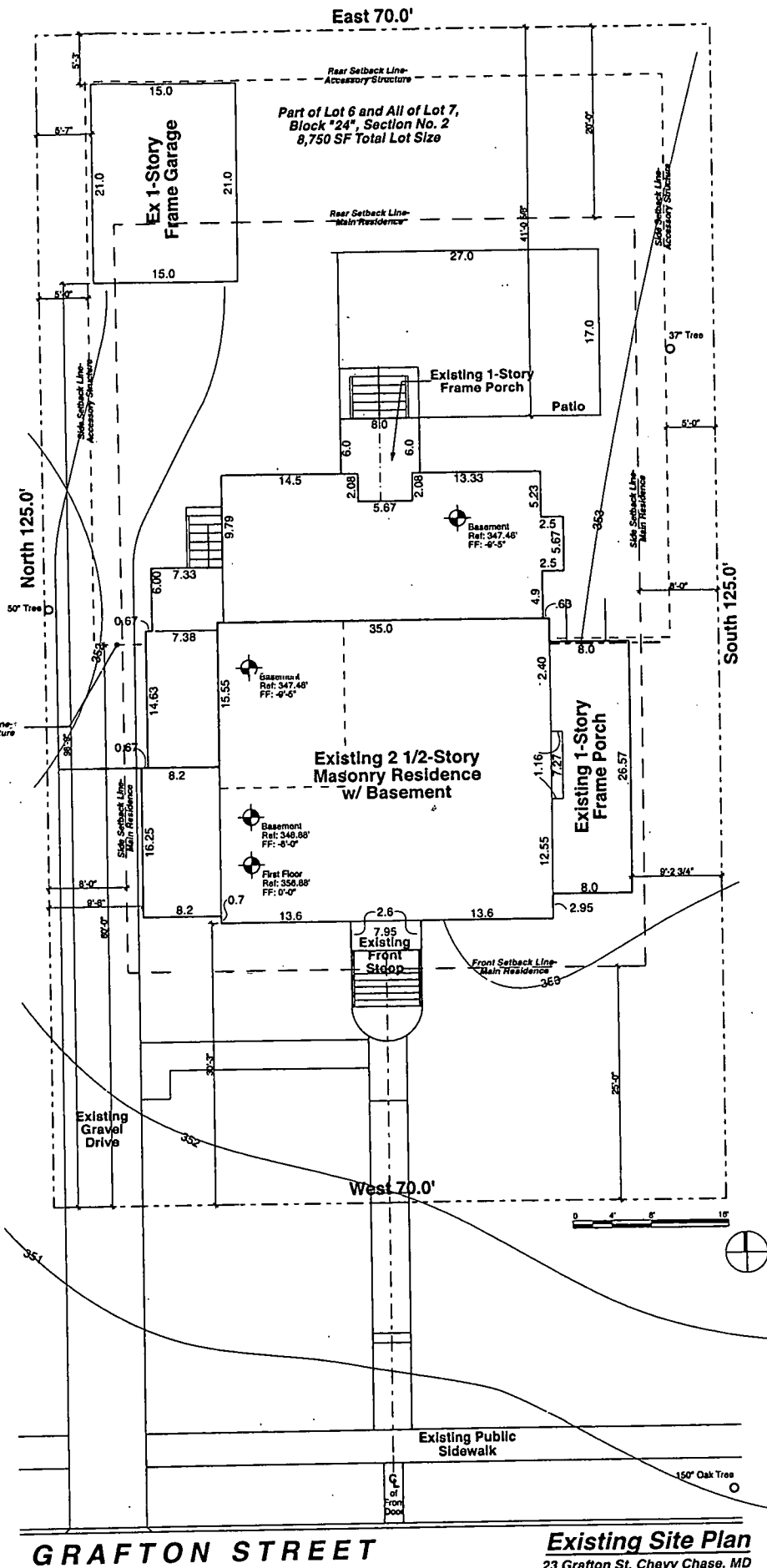
Nancy Crisman
 40 Grafton Street
 Chevy Chase, MD 20815

William Walsh
 24 Hesketh Street
 Chevy Chase, MD 20815

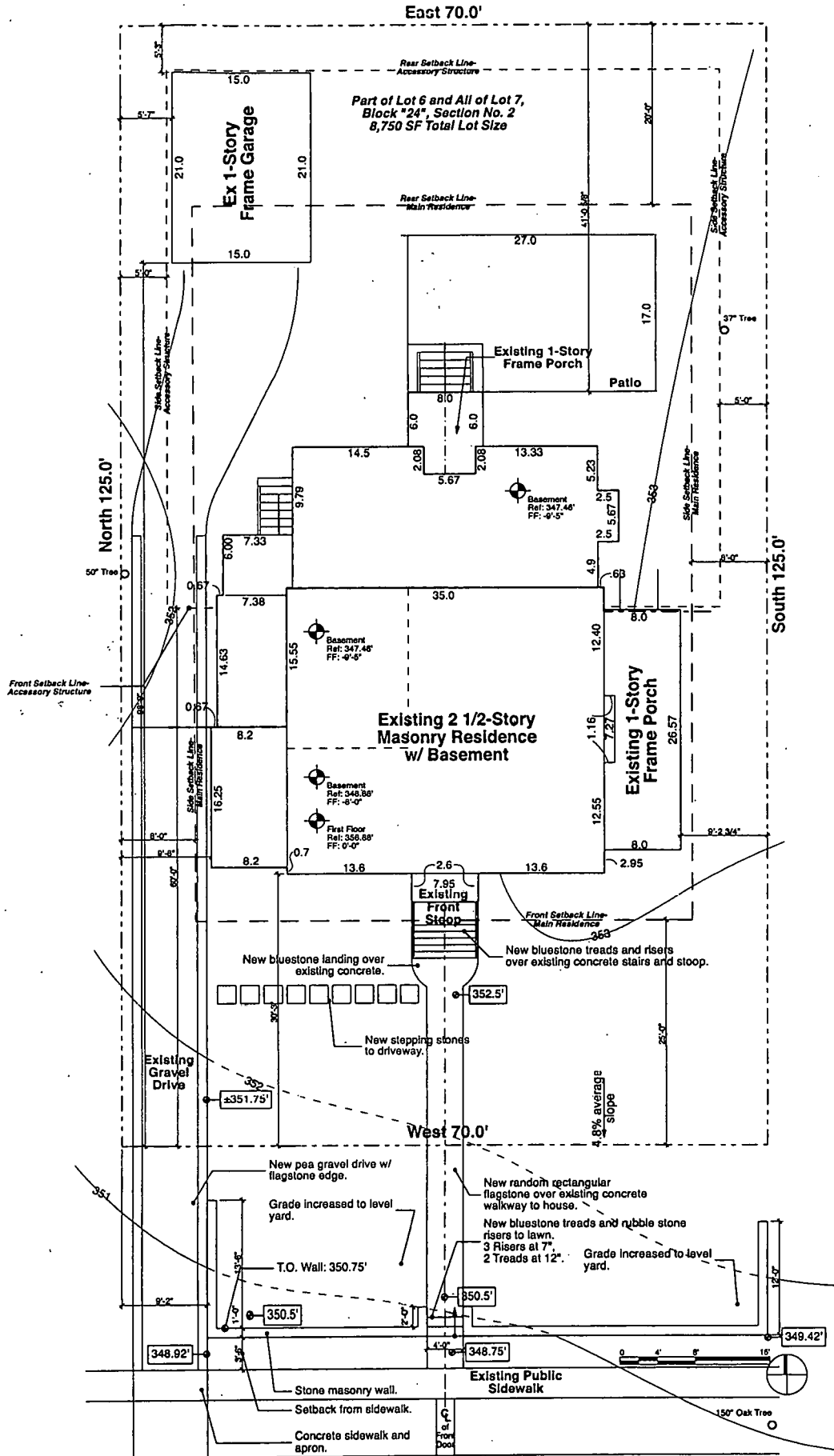
Robert Axelrod
 44 Grafton Street
 Chevy Chase, MD 20815

Joseph Howe
 26 Hesketh Street
 Chevy Chase, MD 20815

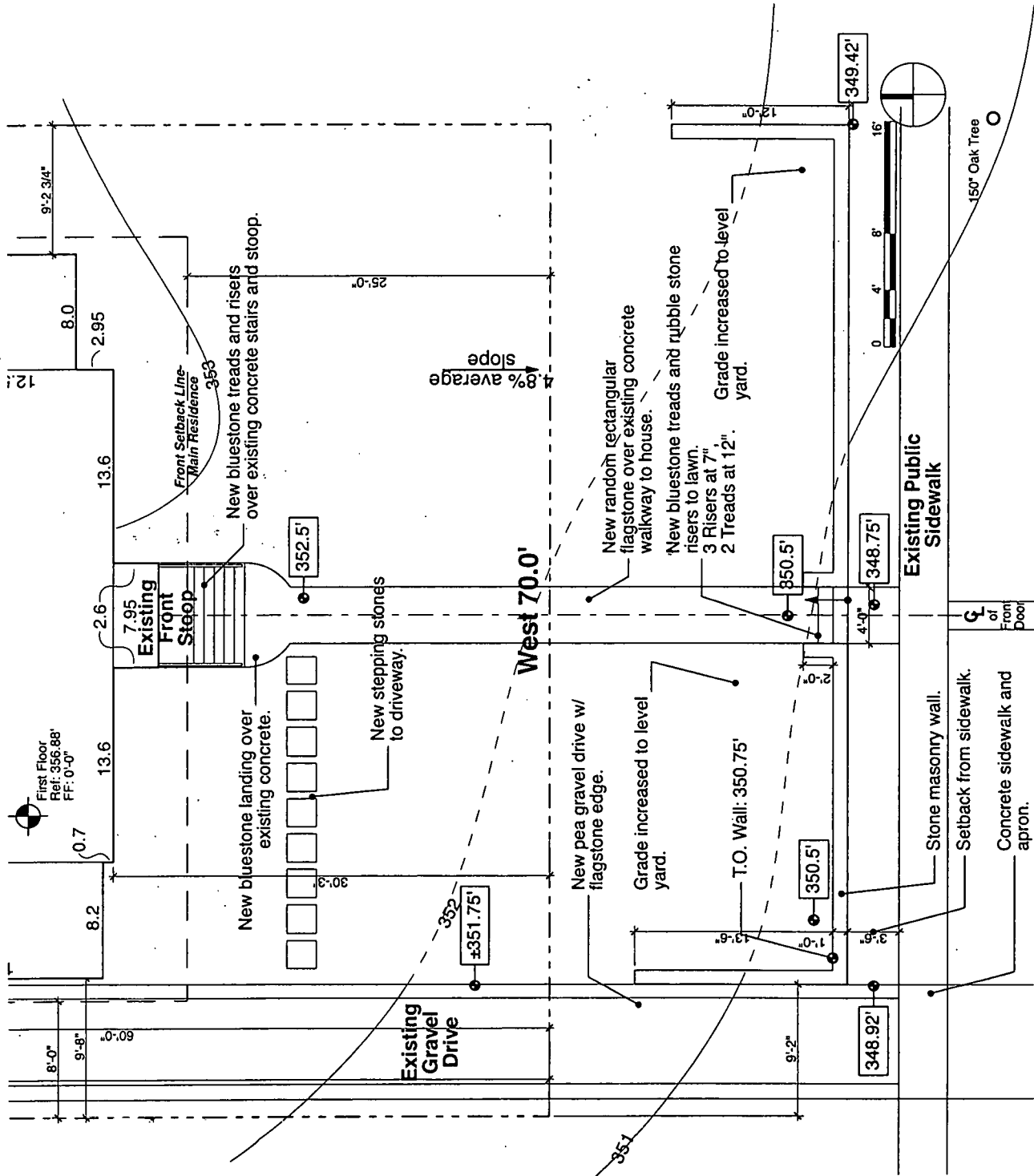
Lawrence Heilman
 46 Grafton Street
 Chevy Chase, MD 20815



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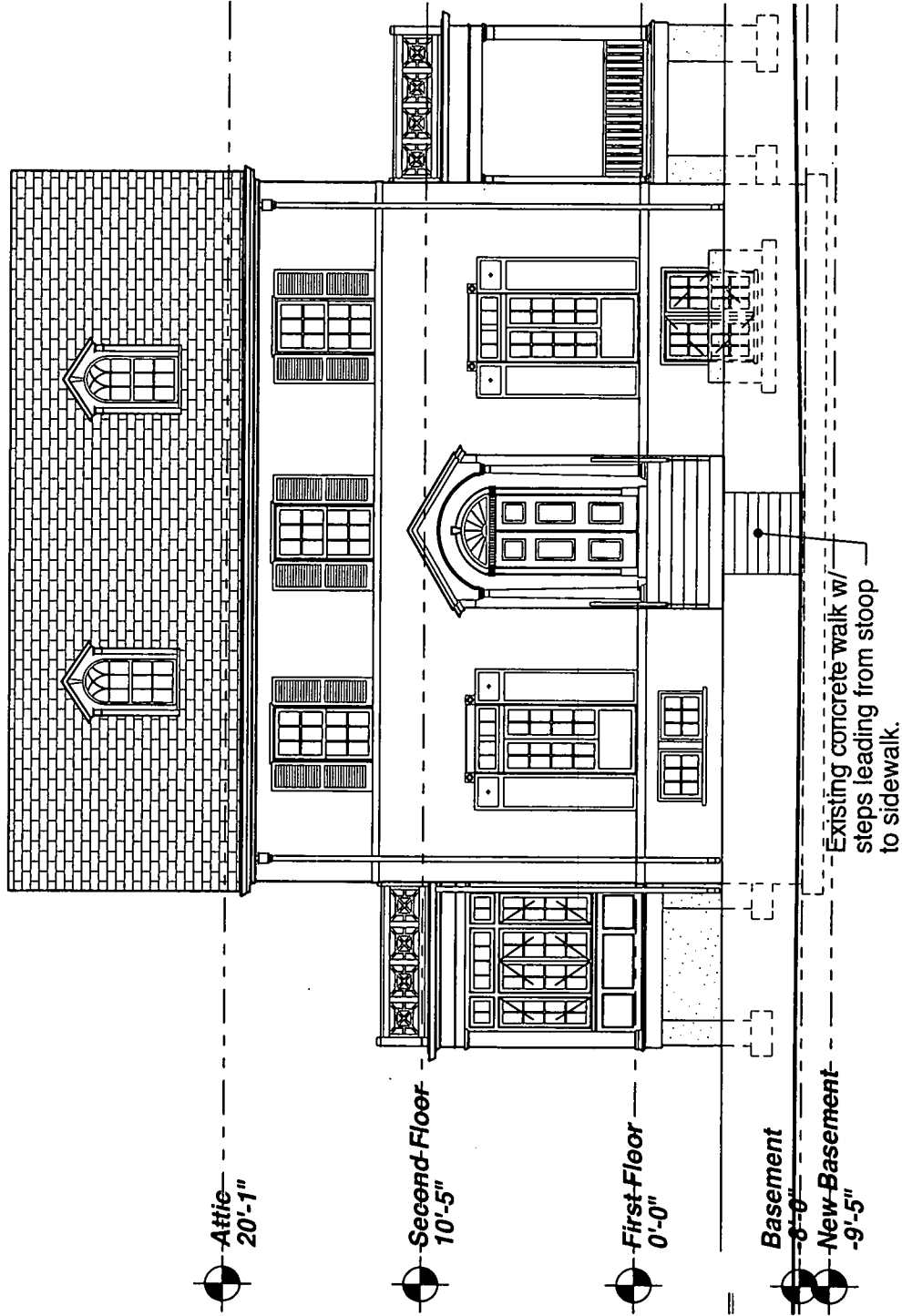


GRAFTON STREET

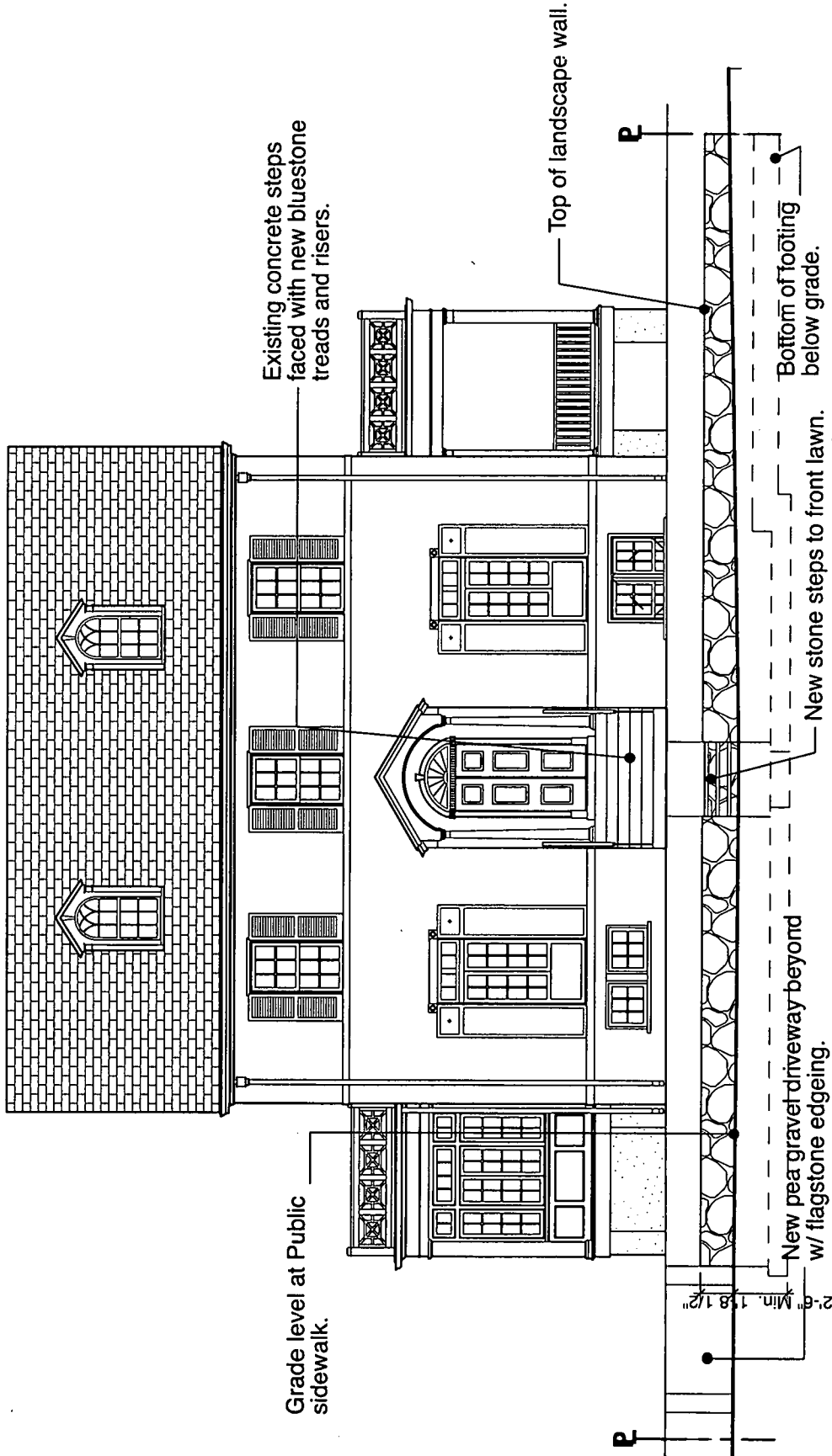
Proposed Front Yard Plan

23 Grafton St, Chevy Chase, MD
 1" = 10'-0"
 09.06.11





Existing South Elevation
 09.06.2011 23 Grafton St, Chevy Chase, MD
 1/8" = 1'-0"



Proposed Landscape Wall at Front Lawn
 09.06.11
 1/8" = 1'-0"

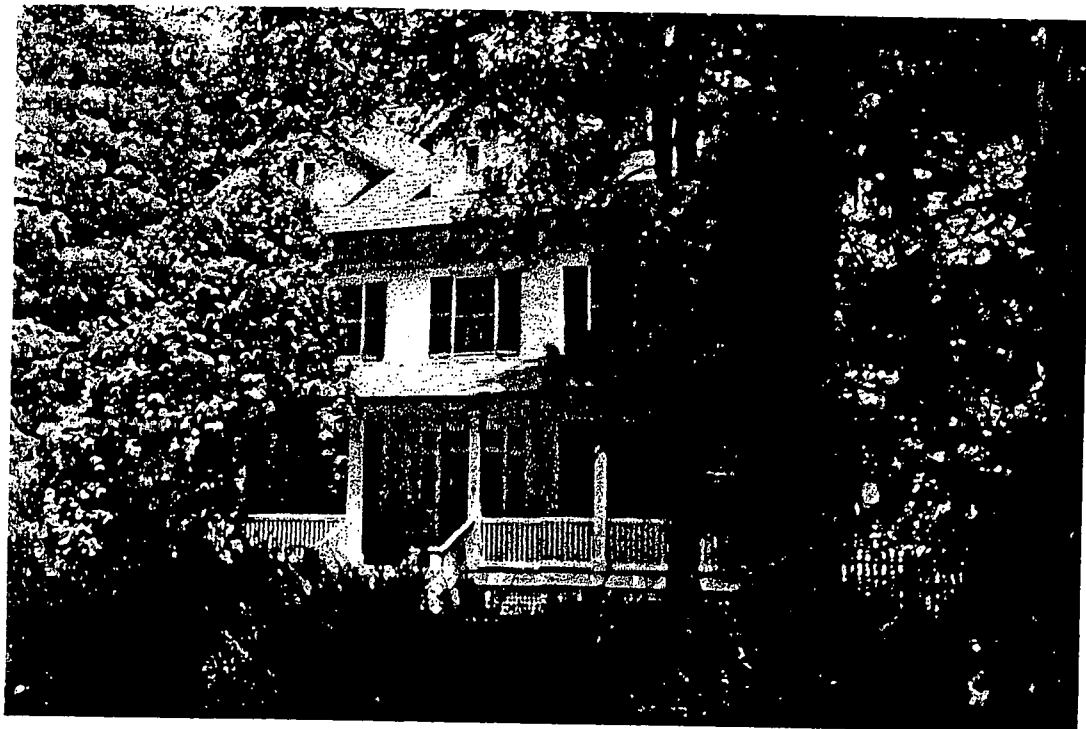
23 Grafton St, Chevy Chase, MD



View from Grafton Street.



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



View from Grafton Street.