

8 Grafton Street
Cherry Chase Village H.D.

2011/11/14



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 7/28/11

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 #572459—alterations to windows, deck, driveway and fencing

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 July 27, 2011.

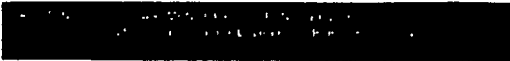
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: P. Foster and J. Hanks
Address: 8 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.



572459



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JULIA HEATHER HANKS
Daytime Phone No.: 202 237 1730

Tax Account No.: _____
Name of Property Owner: P FOSTER / J HANKS Daytime Phone No.: 202 237 1730
Address: 4349 KLINGLE ST NW DC 20016
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: GRAFTON ST
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT
Lot: S Block: SECTION 2 Subdivision: CHEVY CHASE VILLAGE
Liber: 4657 Folio: 104 Parcel: 1 of 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab 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: \$ 38,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] 6/23/11
Signature of owner or authorized agent Date

Approved: _____ for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/28/11
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

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

RENOVATION OF THREE (3) EXISTING BATHROOMS, RENOVATION OF MASTER BATH WILL INCLUDE REPLACING

2 VINYL SIDING WINDOWS AND ONE VINYL AWNING WINDOW WITH WOODEN DOUBLE-HUNG WINDOWS MORE IN KEEP RING WITH

THE HISTORIC NATURE OF THE HOME. CURRENT WINDOWS HAVE NO HISTORIC SIGNIFICANCE. DECK RECONSTRUCTION AND ADDITION TO

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

EXISTING DECK WITH NO HISTORIC SIGNIFICANCE

2. SITE PLAN

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, ditches, 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, windows 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, contact materials and features 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 labeled 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 CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contiguous 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 owners of lots or parcels which do 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) 779-1355.

PLEASE PRINT IN BLUE OR BLACK INK ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Hanks – Foster Residence
8 Grafton Street
Chevy Chase, MD

Specifications List:

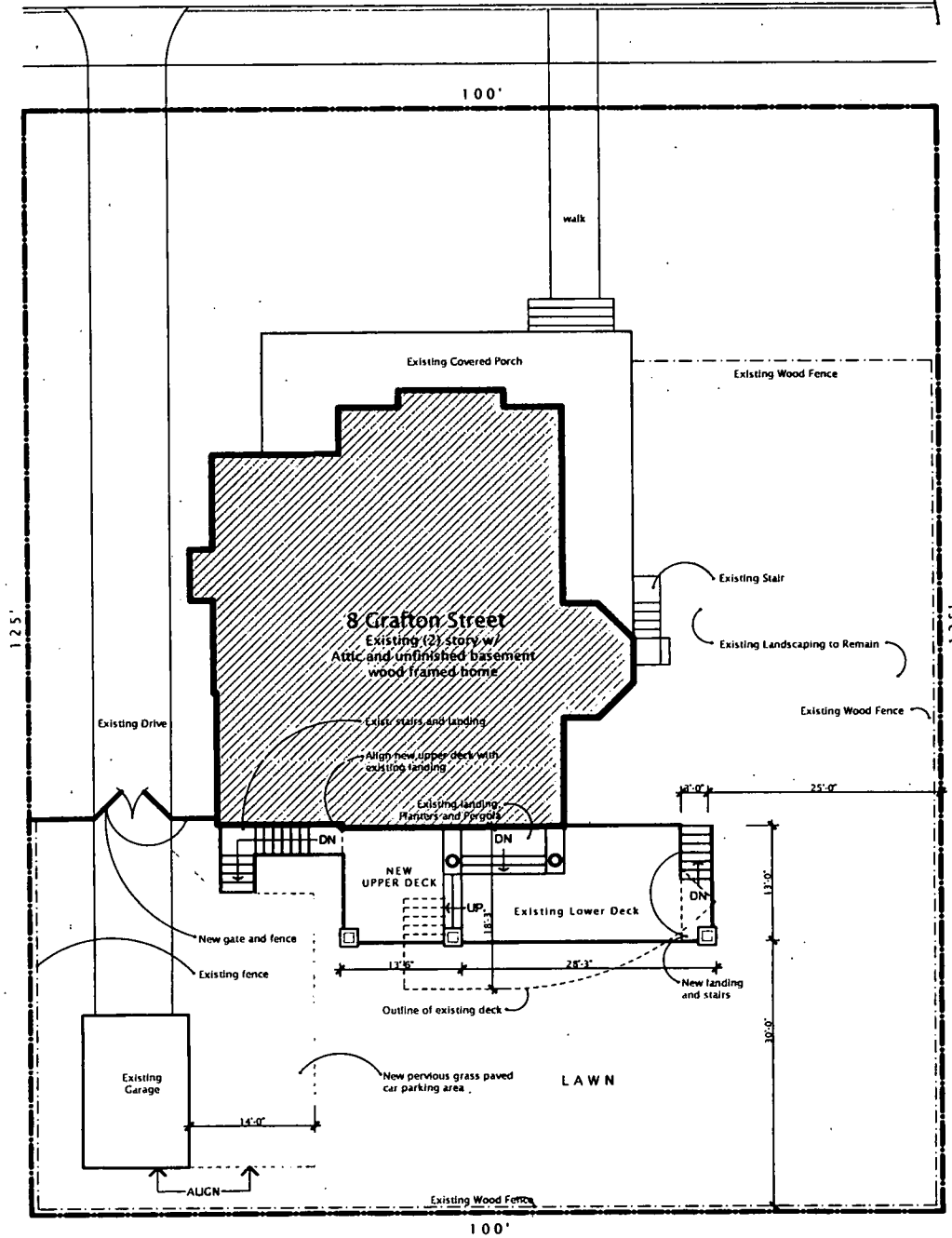
- Windows: *Jeld-Wen* custom wood double-hungs and awning
See attached literature
Painted exterior trim to match existing
- Grass Paving: Parking along garage by *Tufftrack*
See attached literature
- Decking: Hardwood to match existing – (Mahogany?)
- Railing: Painted wood balusters to match existing w/
Hardwood cap (Mahogany?) to match existing
- Deck Trim: Painted wood to match existing
- Shingles: Cedar shingled piers. Shingles to match existing house in type, exposure
and pattern.
- Fencing and Gate: New gate across drive to match existing rear fencing (cedar?)
- Lattice: Painted diagonal wood lattice below deck to match existing

AP

APR 10 2011
Historic Preservation Commission
AP

7/28/11

GRAFTON STREET



SITE PLAN
SCALE: 1" = 20'



Date:
6-24-11
Historic Review

Hanks - Foster Residence
8 Grafton Street
Chevy Chase, MD 20815

Fothergill, Anne

From: heather hanks [hanksh@hotmail.com]
Sent: Tuesday, July 19, 2011 10:26 AM
To: Fothergill, Anne
Cc: paul.foster@lnf.com; David Benton
Subject: 8 Grafton St

Hi Anne -- none of the windows that we are trying to replace are original to the house. They were all added in the 70s and 80s. The windows marked "A" on the window key plan (from our application) will match the existing window marked "EX" on the plan. The window marked "B" is a new insulated awning window and it's size and detail will match the upper sash of the existing windows. This window ("B") will be replacing a vinyl window that does not match any of the original windows.

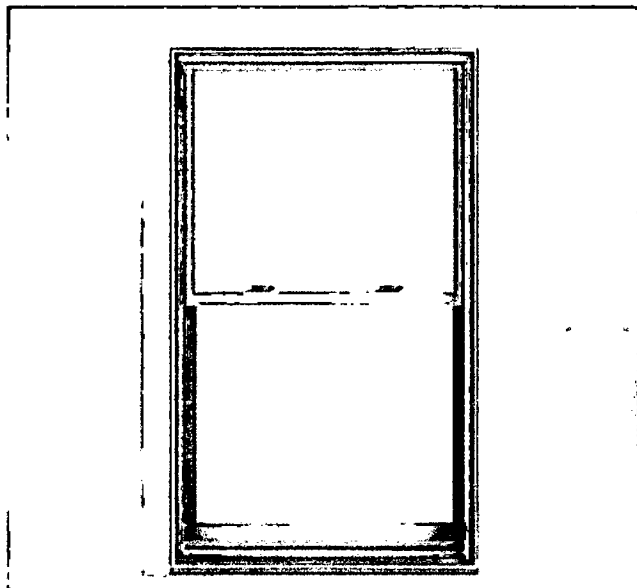
Please let me know if you have additional questions.

Thanks,
Heather Hanks
202-237-1730



Windows » Custom Wood » Double Hung

Custom Wood Double-Hung Window



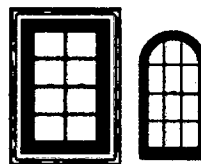
Options

Price Range: \$\$\$

[View Product Details for more options](#)

Model

Exterior Flat Top



Grille Designs

No Grille



Exterior Color Options

Brilliant White



Got questions? A service representative is standing by.
 Call customer service: 1.800.535.3936 Mon - Fri, 6am - 4:30pm (PST)

Product Details

Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. The sash tilt in for easy cleaning.

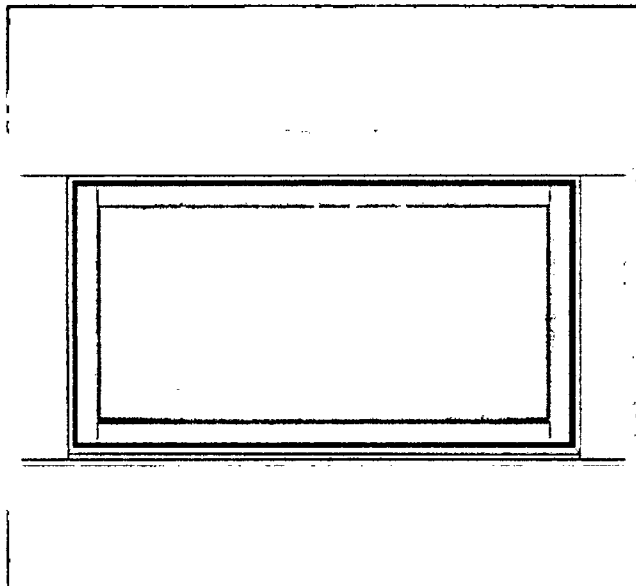
Features

- **Custom Capabilities:** size, shape, design, finish, texture, wood species, glass, grille designs
- **Color Options:** 41 clad exterior colors, copper cladding, 10 wood interior finishes
- **Wood Options:** pine, knotty alder, douglas fir, mahogany, oak, walnut, cherry or custom options
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles, distressing options
- **Glass Options:** energy efficient, protective, textured, tinted
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Some Configurations Eligible for Tax Credit:** check with your dealer and tax professional to ensure eligibility
- **Eco-Friendly Aspects:** sustainable products with SFI® certified pine option, reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- **Warranty:** limited 20-years



Windows » Custom Wood » Awning

Custom Wood Awning Window



Options

Price Range: \$\$\$

[View Product Details for more options](#)

Model

Exterior View



Grille Designs

No Grille



Exterior Color Options

Brilliant White



Got questions? A service representative is standing by.
 Call customer service: 1.800.535.3936 Mon - Fri, 6am - 4:30pm (PST)

Product Details

An awning window is appropriate for many architectural styles and looks intriguing when grouped with other window types. It is hinged at the top and opens out from the bottom in an upward swing.

Features

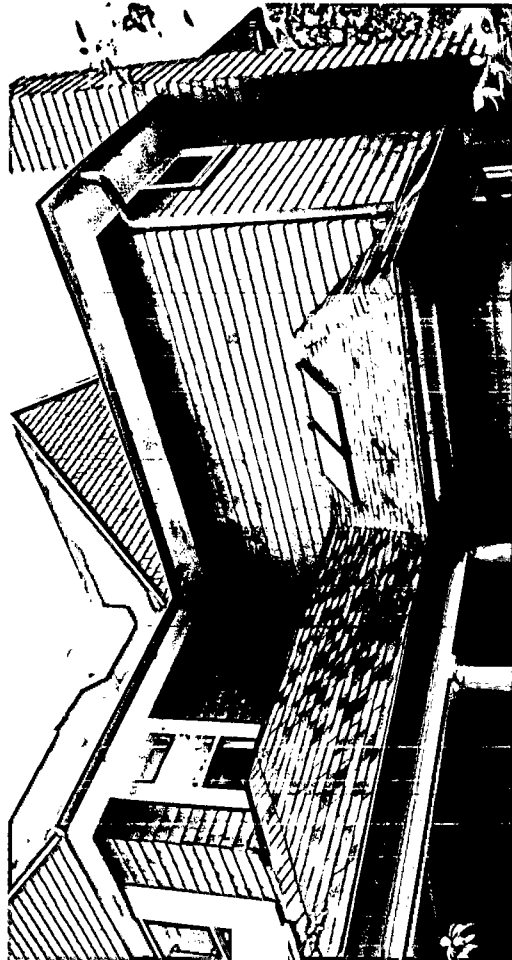
- **Custom Capabilities:** size, shape, design, finish, texture, wood species, glass, grille designs
- **Color Options:** 41 clad exterior colors, copper cladding, 10 wood interior finishes
- **Wood Options:** pine, knotty alder, douglas fir, mahogany, oak, walnut, cherry or custom options
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles, distressing options
- **Glass Options:** energy efficient, protective, textured, tinted, decorative
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Some Configurations Eligible for Tax Credit:** check with your dealer and tax professional to ensure eligibility
- **Eco-Friendly Aspects:** sustainable products with SFI® certified pine option, reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- **Warranty:** limited 20-years



East Facade from side yard



View of East Facade from neighboring church parking lot



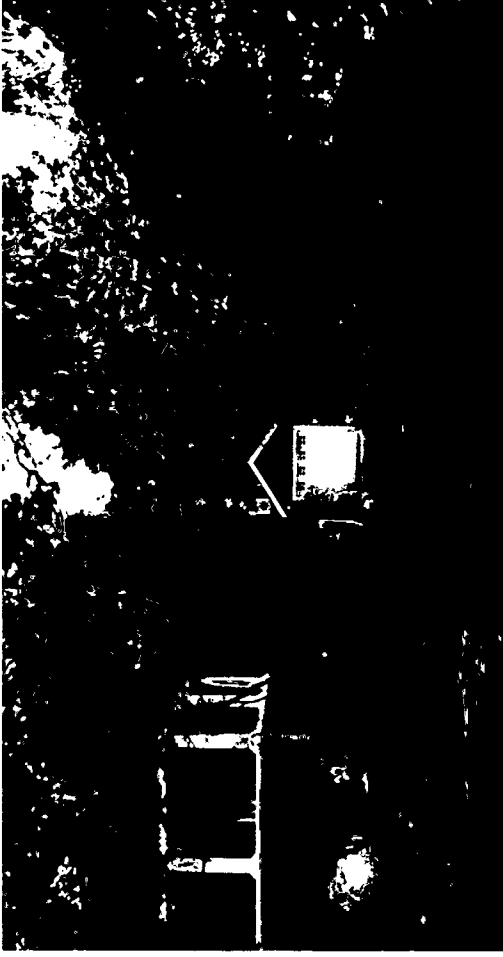
Detail of awning windows to be replaced (on right) with wood double hung window to match existing (on left)



Detail of existing vinyl slider windows (above porch roof) to be replaced with wood double-hung and awning window



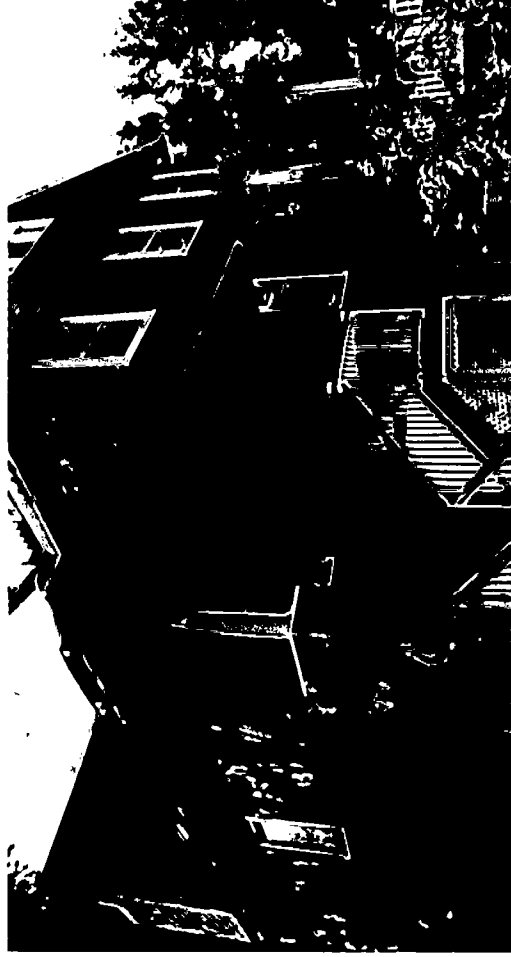
Front view from street



Drive view from street



West facade - View from 10 Grafton Street



Rear Facade



Existing side yard lattice fence infilled to match existing



Existing rear yard fencing to match at new gate and fence at drive



Existing deck to be reduced by +/- 5'-0"



Location of proposed grass pervious parking area



Location of new gate and fence connecting to rear corner of house and extending across drive and connection to existing side yard lattice fence



Location of new deck (above basement door) connecting existing mudroom landing (on left) with existing deck (on right). Stair in foreground to be removed.



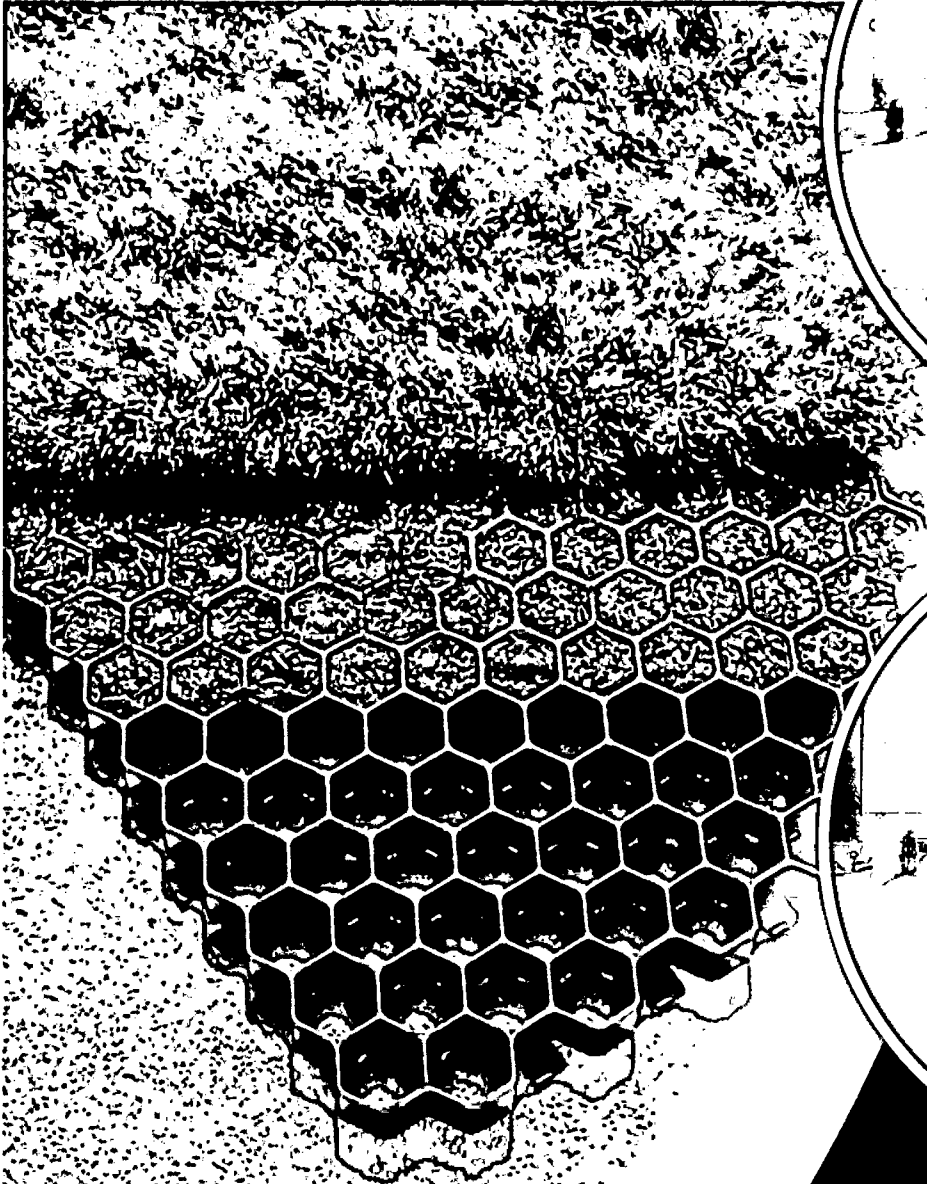
Angled stair in east side yard to be removed



Detail of shingle, decking and railing details to be matched

Tufftrack™

GRASS PAVERS



*Grass
Parking*

**Brewer High School
before and after
Tufftrack™ Installation**



NDS™
WE PUT WATER IN ITS PLACE

Applications

Fire lanes

Access roads

Golf cart paths

Overflow parking

Residential driveways

RV and boat access/storage

Street shoulder protection

Park access and paths

Pedestrian walkways

Bicycle paths

Rooftop landscaping

Lake shore erosion control

Slope stabilization

Tree wells (root protection)

Overview

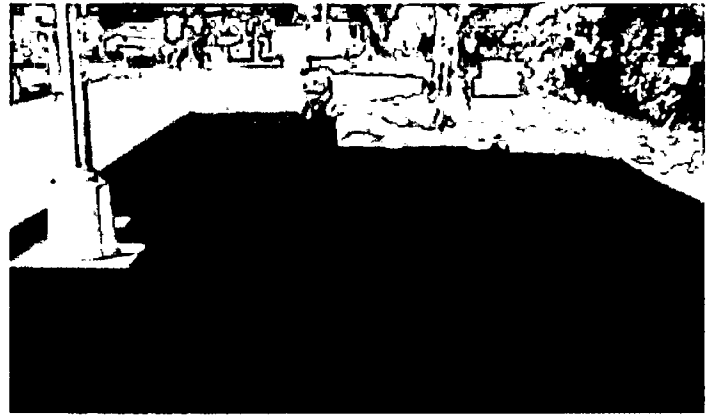
Tufftrack™ Grass Pavers are designed to provide architects, landscape designers and planners with an alternative paving solution to concrete, asphalt or similar surfaces. The final area looks identical to regular turf, but can support heavy vehicles, such as a firetruck.

By using **Tufftrack** you can take any given area that would normally require pavement and cover it with natural grass. It will still retain the strength and durability of pavement. Many of our pavement installations are over 10 years old and are stronger now than immediately after installation. Over time, many sites using **Tufftrack** require less maintenance than a similar area using regular pavement.

Tufftrack produces an aesthetically superior alternative to hard surface pavements, with the benefits of an environmentally sound solution. **Tufftrack** reduces storm water runoff and allows moisture to filter naturally through the soil, reducing ground water contamination and eliminating the need for large drainage systems. The heat absorption and light reflectivity of an area using **Tufftrack** are great benefits to the surrounding vegetation and buildings.



Tufftrack testing in Los Angeles County Museum

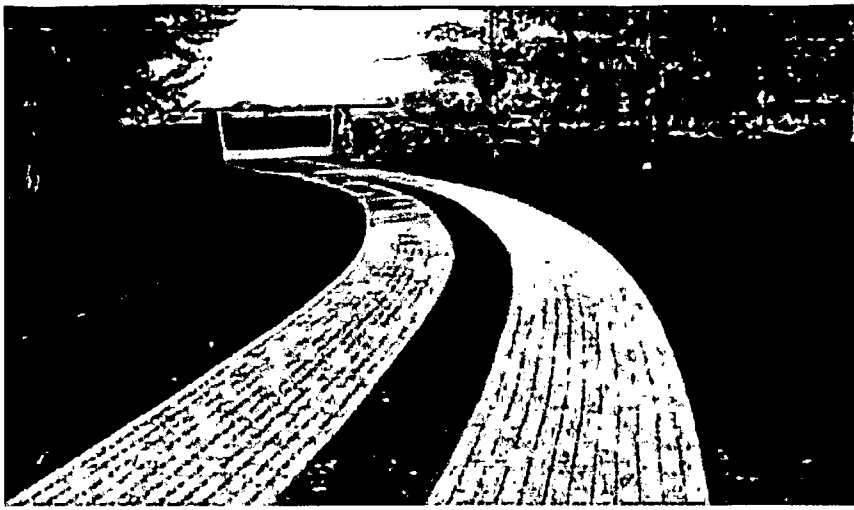


Las Vegas Strip project before (Top) and after (Bottom)

UCLA Campus, California before (top) and after (bottom)

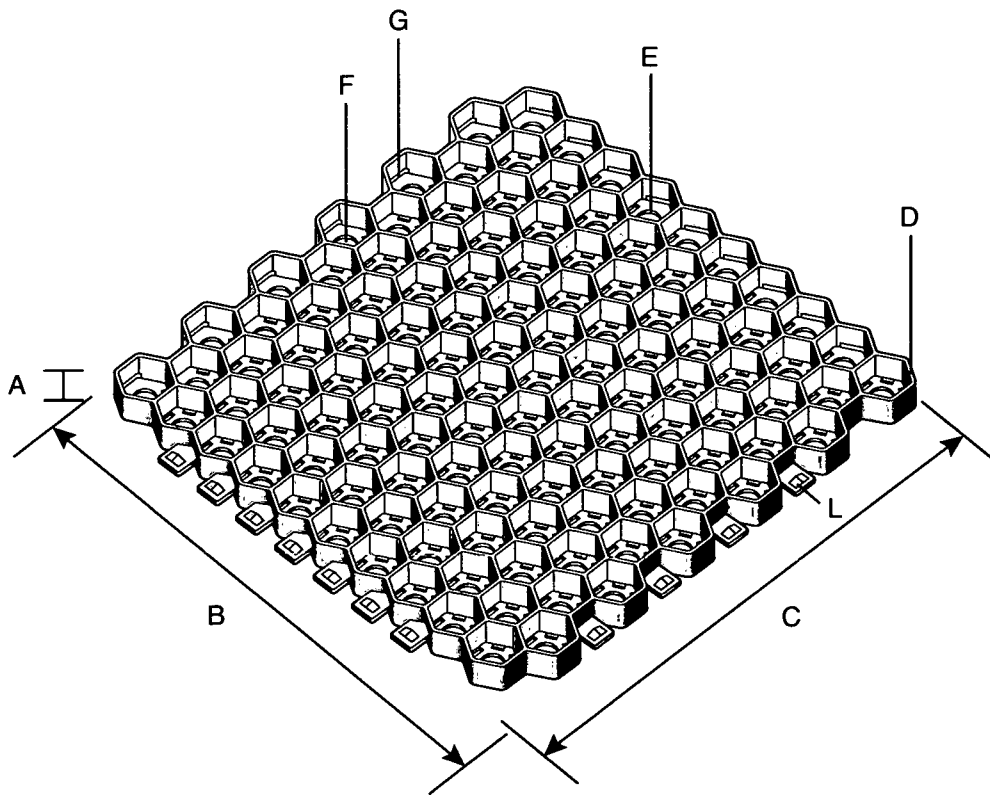


Sonoma High School, California



Technical Support

Tufftrack can be easily installed by contractors or homeowners. Experienced manufacturing professionals from NDS support the product in a variety of situations. NDS will help answer all questions about the installation or maintenance of Tufftrack, leading to the best results in grass paver solutions.



TuffTrack Specs

A: Height	1½"
B: Width	24"
C: Length	24"
D: Wall Thickness	0.12"
E: Cells per paver	120
F: Center hole diameter	1¼"
G: Perimeter opening	¼" x ½"
L: Tab Size	1" x 1" x 0.12"

Part Number:	TT24
Open surface area per cell	44%
Weight	4.5 lbs
Compressive strength	98,770 PSF bare
Compressive strength	685 PSI bare
Number of tabs per panel	26
Area covered per panel	4 sq. ft.

Availability

NDS utilizes a network of sales representatives and distributors to bring our products to the marketplace. This is the strongest arrangement for providing local support for our grass pavers. You can expect same day shipment on most orders if there is no stocking distributor in your immediate area. Please call NDS Customer Service at 800.726.1994 to place an order or to find a distributor near you.

NDS Customer Service

Phone: 800.716.1994

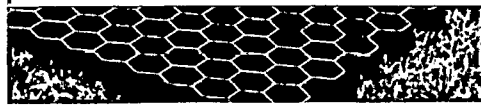
Fax: 800.726.1998

www.ndspro.com

Technical Services

Phone: 888.825.4716

techservice@ndspro.com



851 N. Harvard Ave. Lindsay, CA 93247



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 Grafton Street, Chevy Chase	Meeting Date:	7/27/11
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	7/20/11
Applicant:	P. Foster and J. Hanks	Public Notice:	7/13/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11W	Staff:	Anne Fothergill

PROPOSAL: Non-original window replacement, alterations to rear deck, driveway and fencing

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Shingle
DATE: c.1897

PROPOSAL

The applicants are proposing to replace two vinyl slider windows and two vinyl awning windows on the east and west sides of the house. The two slider windows are in a non-historic west side addition and they propose to replace them with two double hung windows to match other windows on that elevation. On the east side they propose one double hung wood window and one wood awning window with a panel below.

The applicants also propose to remove part of the deck at the rear of the house and extend the existing deck by adding an upper deck to connect two parts of the existing deck and install a landing and stairs to grade off the lower deck. The deck materials and mahogany railing and other details will match the existing deck. They will install a 5' tall wooden board on board fence and gate across the driveway to match the existing rear yard fence. They propose to install pervious grass pavers adjacent to the driveway and garage.

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 Chevy Chase Village Historic District Guidelines define an outstanding resource as “a resource which is of outstanding significance due to its architectural and/or historical feature. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the historic district.

The *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time portrayed by the district.
- Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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:

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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. Parking pads and other paving in front yards should be discouraged.
- Fences should be subject to moderate scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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:

- #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

According to the historic district designation file, 8 Grafton Street was noted as an outstanding resource because it was one of the Chevy Chase Land Company's early houses, it was a good example of the Shingle Style with its wood shingles and large porch, and a prominent Washington attorney was the first owner of the house.

As noted above, the Chevy Chase Village *Guidelines* require that the proposed window replacement be reviewed with strict scrutiny. The west side windows are not in a historic block but in a later addition, and

the removal of the vinyl sliders and their replacement with wood double hung windows is in keeping with this house and a compatible alteration. On the west side, the vinyl awning windows are located in the historic block but they are clearly a later installation and are on a side elevation. This wall has been altered with the installation of vinyl windows and we do not know what window openings were there originally, if any. Staff tried to contact the applicants to find out more about the house but had not heard back from them at the time of the staff report.

The applicants are proposing wood windows that are compatible with the other windows in the house and the Commission has supported the use of wood panels in lieu of a lower sash. Applying strict scrutiny, the proposed changes have been reviewed carefully to insure that the integrity of the significant exterior architectural features and details of this house will not be compromised by the proposed change. Staff supports the removal of the inappropriate vinyl windows and the installation of a more appropriate and compatible window material and type on the side elevation of this house.

Finally, the proposed changes to the rear deck, the new fencing and gate at the back of the property, and the extension of the driveway with grass pavers are all allowable changes applying moderate and lenient scrutiny when appropriate. None of the changes will adversely impact the historic house or historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this 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. 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.

572 459



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JULIA HEATHER HANKS

Daytime Phone No.: 202 237 1730

Tax Account No.: _____

Name of Property Owner: PFOSTER/J HANKS Daytime Phone No.: 202 237 1730

Address: 4349 KLINGLE ST NW DC 20016
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMITS

House Number: 8 Street: GRAFTON ST
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT
Lot: S SECTION 2 Block: CHEVY CHASE VILLAGE Subdivision:
Liber: 4657 Folio: 104 Parcel: 1 & 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 33,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

6/23/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(5)

**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:

RENOVATION OF THREE (3) EXISTING
BATHROOMS, RENOVATION OF MASTER
BATH WILL INCLUDE REPLACING
2 VINYL SIDING WINDOWS AND ONE VINYL
AWNING WINDOW WITH WOODEN DOUBLE-
HUNG WINDOWS MORE IN KEEPING WITH
THE HISTORIC NATURE OF THE HOME.
CURRENT WINDOWS HAVE NO HISTORIC
SIGNIFICANCE. DECK RECONFIGURATION AND ADDITION TO

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

EXISTING DECK WITH NO HISTORIC SIGNIFICANCE.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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**

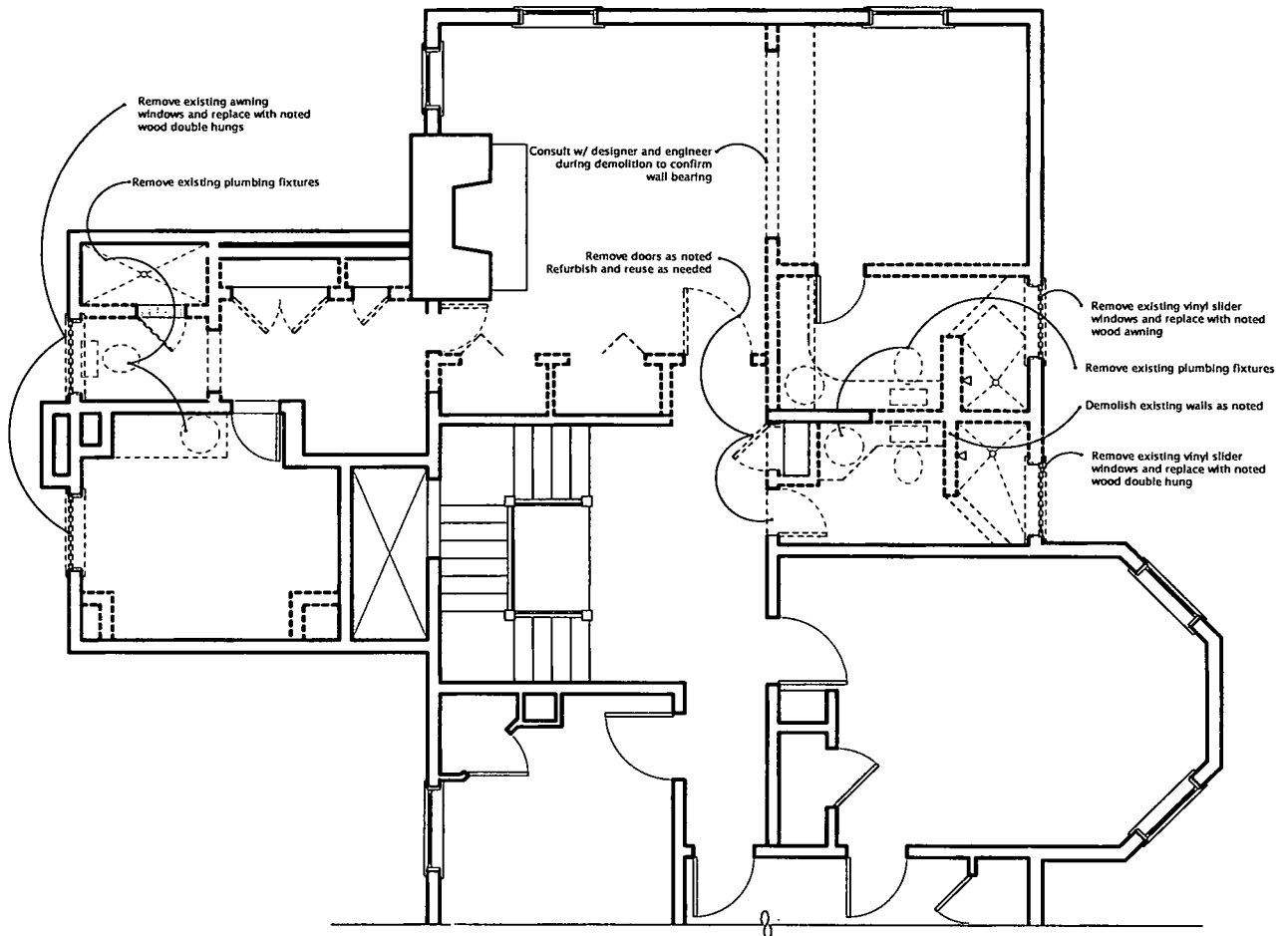
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

6

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

<p>Owner's mailing address 4349 KLINGLE ST NW DC 20016</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MS. GERALDINE CARR & MR. ROBERT JOSEPHS 3 GRAFTON ST. CHEVY CHASE MD 20815</p>	<p>MS LESLIE BARR & MR RICHARD PERLE 5 GRAFTON ST CHEVY CHASE MD 20815</p>
<p>MR & MRS FRANCIS GLOWACKI 10 GRAFTON ST CHEVY CHASE MD 20815</p>	<p>MR & MRS MICHAEL O'NEILL 3905 OLIVER ST CHEVY CHASE MD 20815</p>
<p>MR & MRS EDWARD SALMON 3903 OLIVER ST CHEVY CHASE MD 20815</p>	<p>ALL SAINTS CHURCH 3 CHEVY CHASE CIRCLE CHEVY CHASE MD 20815</p>



Second Floor Demolition Plan

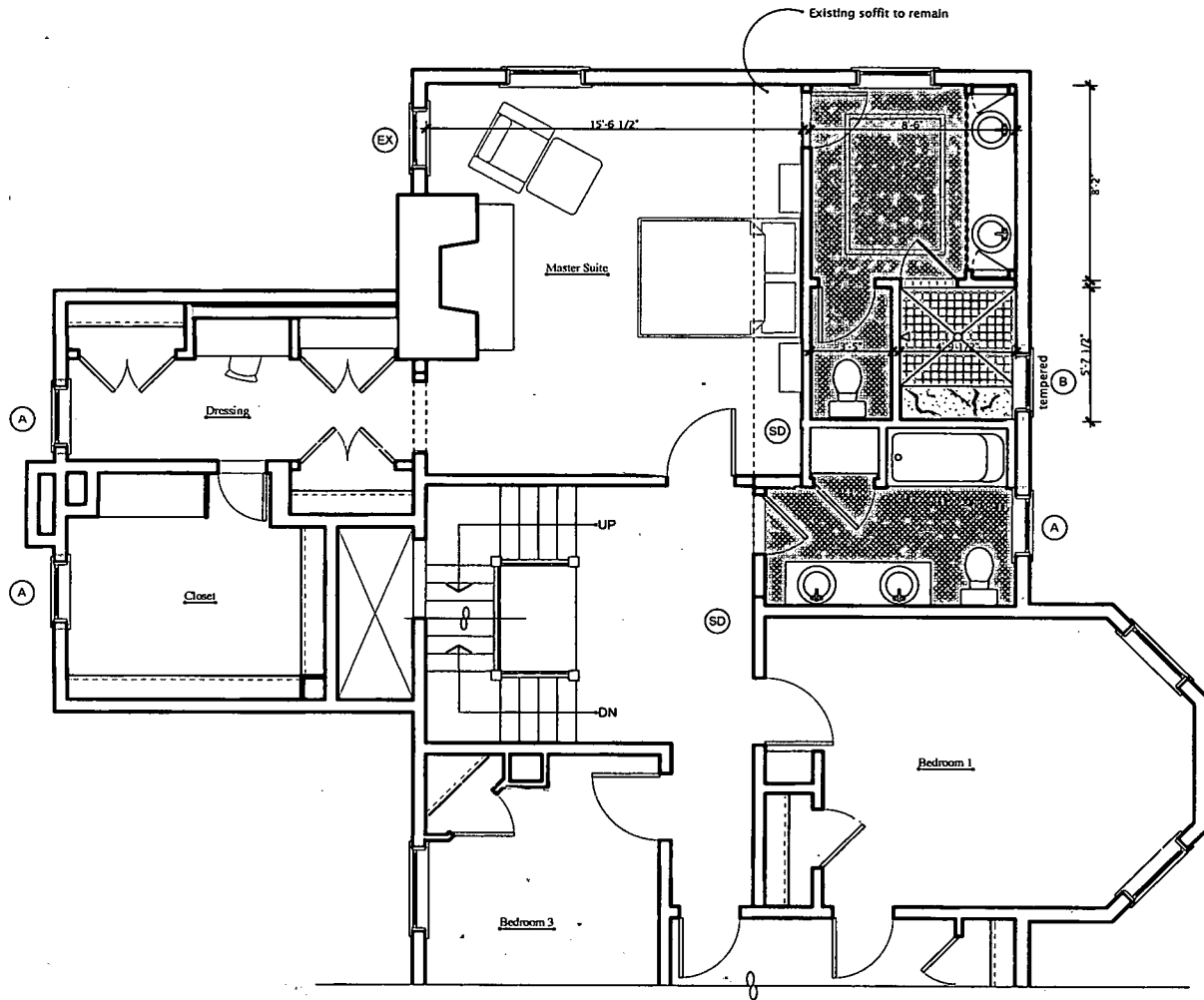
1/8" = 1'-0"

Date:
6-24-11
Historic Review

Hanks - Foster Residence
8 Grafton Street
Chevy Chase, MD 20815

3

14



Window Key

- (A) New insulated wood Double-hung window
Size and detailing to match existing window marked (EX) on plan.
- (B) New insulated wood awning window
Size and detailing to match existing upper sash of window marked (EX) on plan.

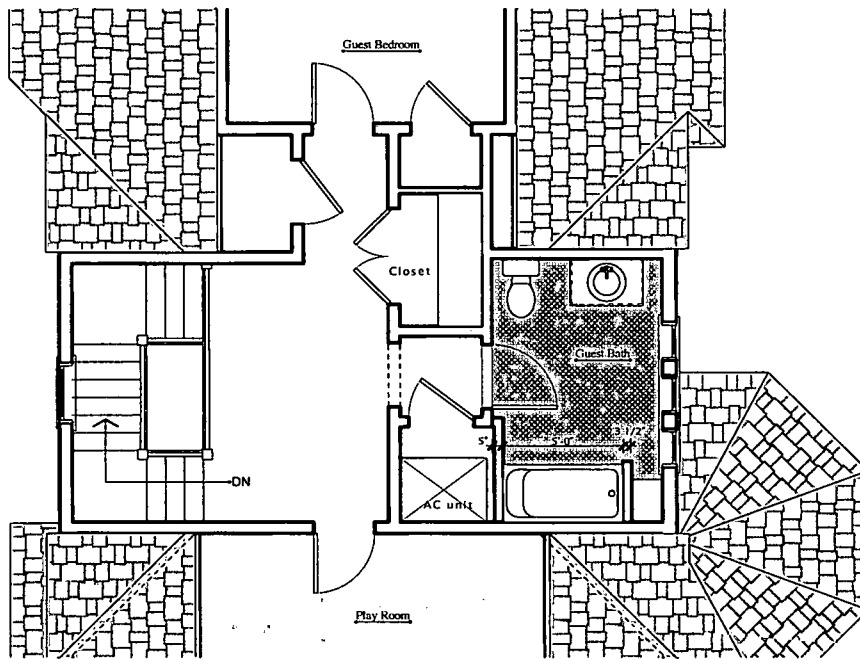
New windows to be by: *Jeld-Wen*
Model: Custom wood double-hung w/ insulated glass

Proposed Second Floor Plan

1/8" = 1'-0"

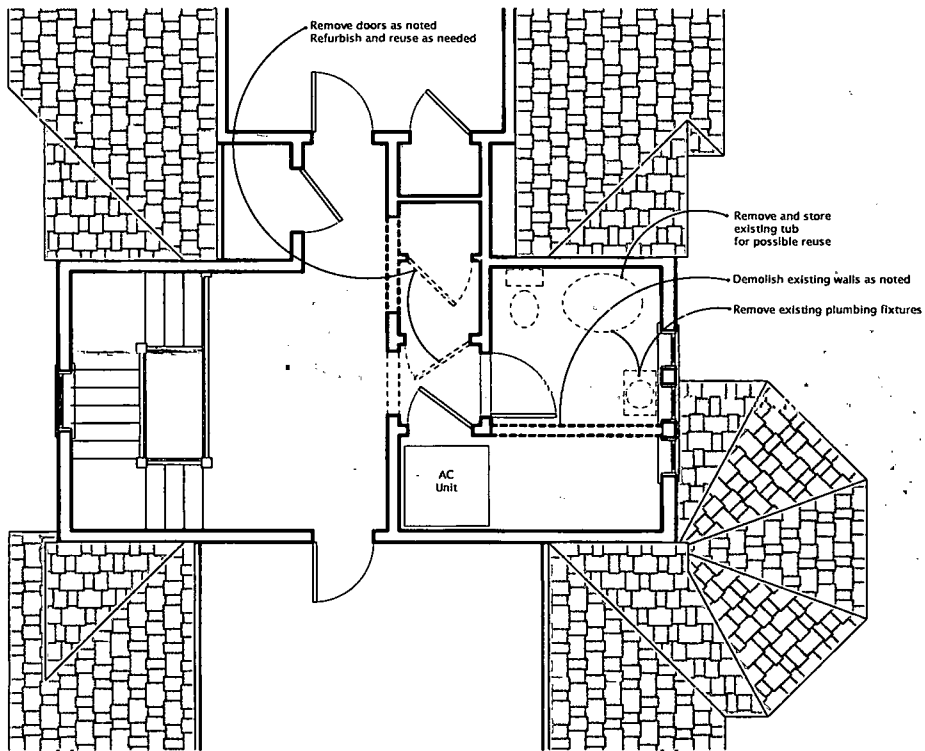
Hanks - Foster Residence
8 Grafton Street
Chevy Chase, MD 20815

Date:
6-24-11
Historic Review



Proposed Attic Plan

1/8" = 1'-0"



Attic Demolition Plan

1/8" = 1'-0"

Date:
6-24-11
Historic Review

Hanks - Foster Residence
8 Grafton Street
Chevy Chase, MD 20815

Hanks – Foster Residence
8 Grafton Street
Chevy Chase, MD

Specifications List:

Windows: *Jeld-Wen* custom wood double-hungs and awning
See attached literature
Painted exterior trim to match existing

Grass Paving: Parking along garage by *Tufftrack*
See attached literature

Decking: Hardwood to match existing – (Mahogany?)

Railing: Painted wood balusters to match existing w/
Hardwood cap (Mahogany?) to match existing

Deck Trim: Painted wood to match existing

Shingles: Cedar shingled piers. Shingles to match existing house in type, exposure
and pattern.

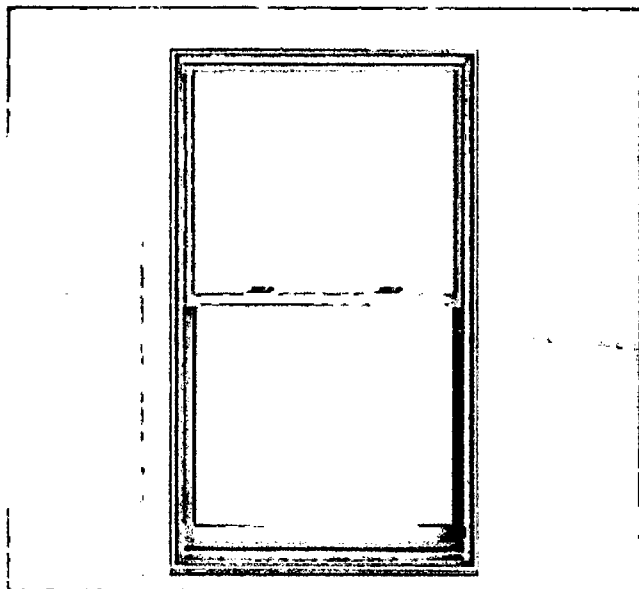
Fencing and Gate: New gate across drive to match existing rear fencing (cedar?)

Lattice: Painted diagonal wood lattice below deck to match existing



Windows » Custom Wood » Double Hung

Custom Wood Double-Hung Window



Options

Price Range: \$\$\$

View Product Details for more options

Model

Exterior Flat Top



Grille Designs

No Grille



Exterior Color Options

Brilliant White



Got questions? A service representative is standing by.
Call customer service: 1.800.535.3936 Mon - Fri, 6am - 4:30pm (PST)

Product Details

Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. The sash tilt in for easy cleaning.

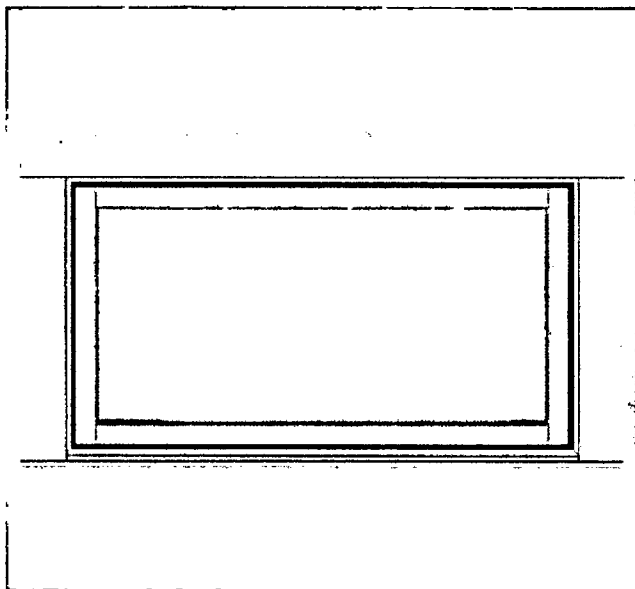
Features

- **Custom Capabilities:** size, shape, design, finish, texture, wood species, glass, grille designs
- **Color Options:** 41 clad exterior colors, copper cladding, 10 wood interior finishes
- **Wood Options:** pine, knotty alder, douglas fir, mahogany, oak, walnut, cherry or custom options
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles, distressing options
- **Glass Options:** energy efficient, protective, textured, tinted
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Some Configurations Eligible for Tax Credit:** check with your dealer and tax professional to ensure eligibility
- **Eco-Friendly Aspects:** sustainable products with SFI® certified pine option, reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- **Warranty:** limited 20-years



Windows » Custom Wood » Awning

Custom Wood Awning Window



Options

Price Range: \$\$\$

[View Product Details for more options](#)

Model

Exterior View



Grille Designs

No Grille



Exterior Color Options

Brilliant White



Got questions? A service representative is standing by.
 Call customer service: 1.800.535.3936 Mon - Fri, 6am - 4:30pm (PST)

Product Details

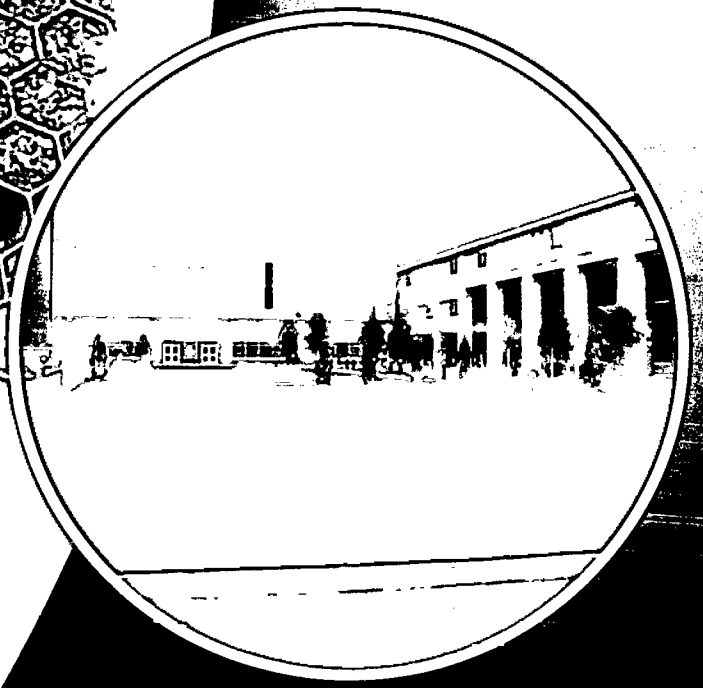
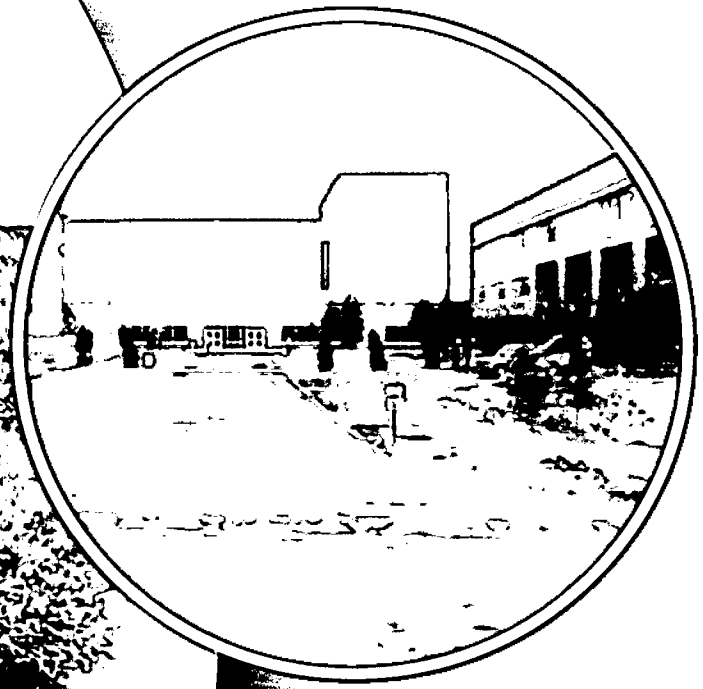
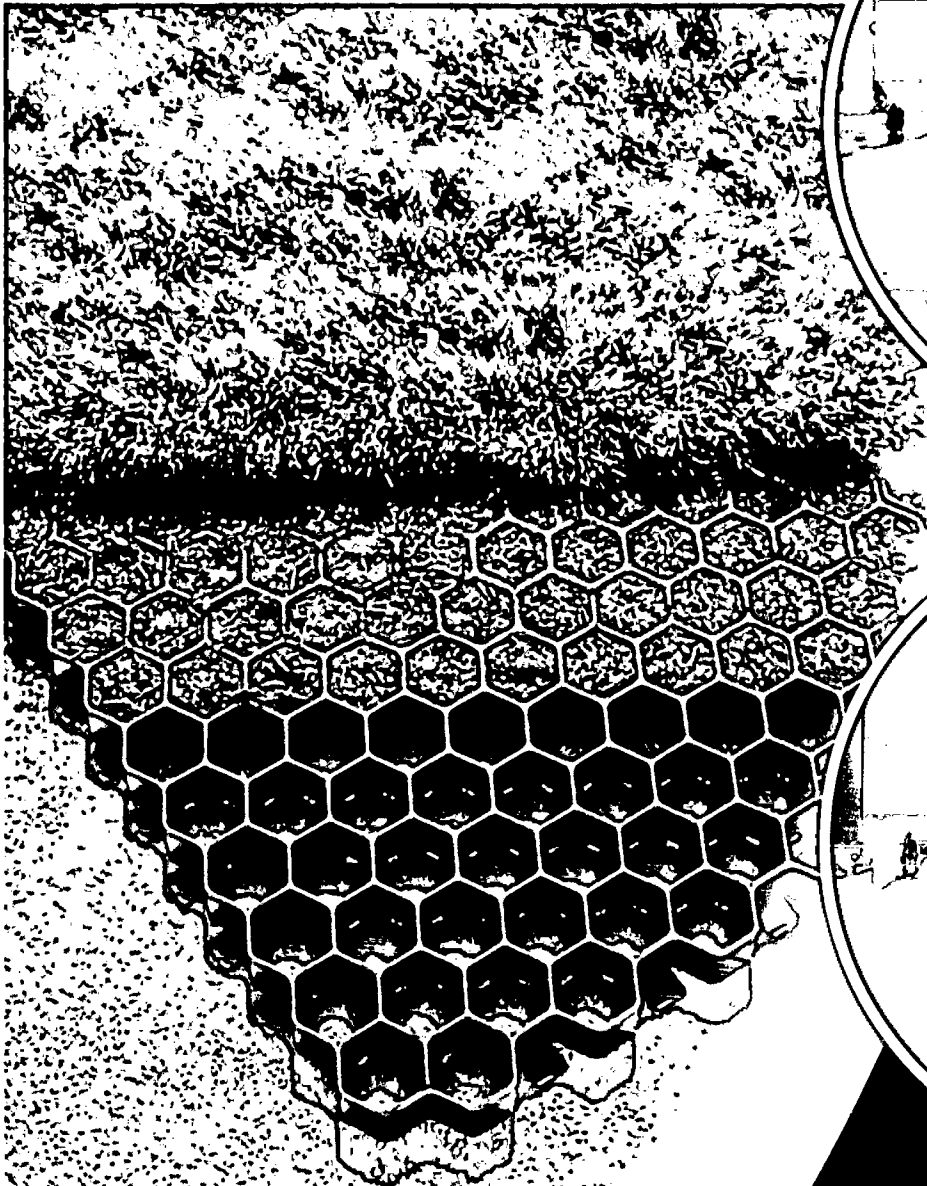
An awning window is appropriate for many architectural styles and looks intriguing when grouped with other window types. It is hinged at the top and opens out from the bottom in an upward swing.

Features

- **Custom Capabilities:** size, shape, design, finish, texture, wood species, glass, grille designs
- **Color Options:** 41 clad exterior colors, copper cladding, 10 wood interior finishes
- **Wood Options:** pine, knotty alder, douglas fir, mahogany, oak, walnut, cherry or custom options
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles, distressing options
- **Glass Options:** energy efficient, protective, textured, tinted, decorative
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Some Configurations Eligible for Tax Credit:** check with your dealer and tax professional to ensure eligibility
- **Eco-Friendly Aspects:** sustainable products with SFI® certified pine option, reduced VOCs in the AuraLast® Wood process (compared to conventional dip-treat wood process)
- **Warranty:** limited 20-years

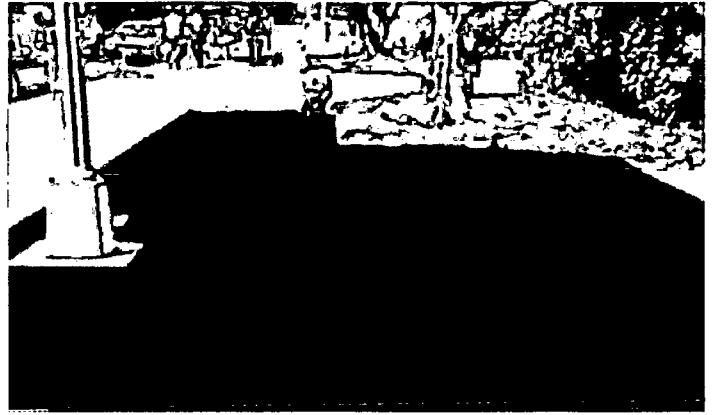
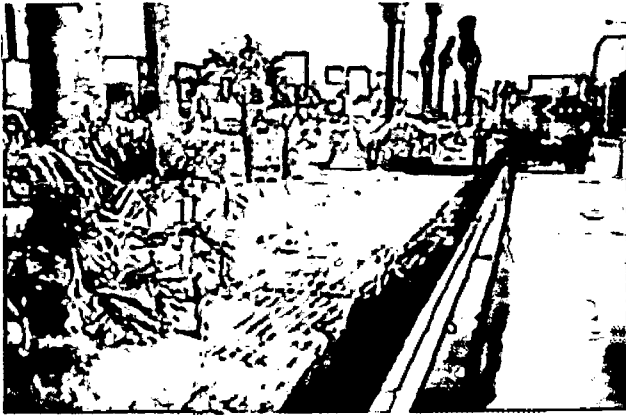
Tufftrack™

GRASS PAVERS



*GRASS
Parking*

Brewer High School
before and after
Tufftrack™ Installation



Las Vegas Strip project before (Top) and after (Bottom)

UCLA Campus, California before (top) and after (bottom)



Sonoma High School, California



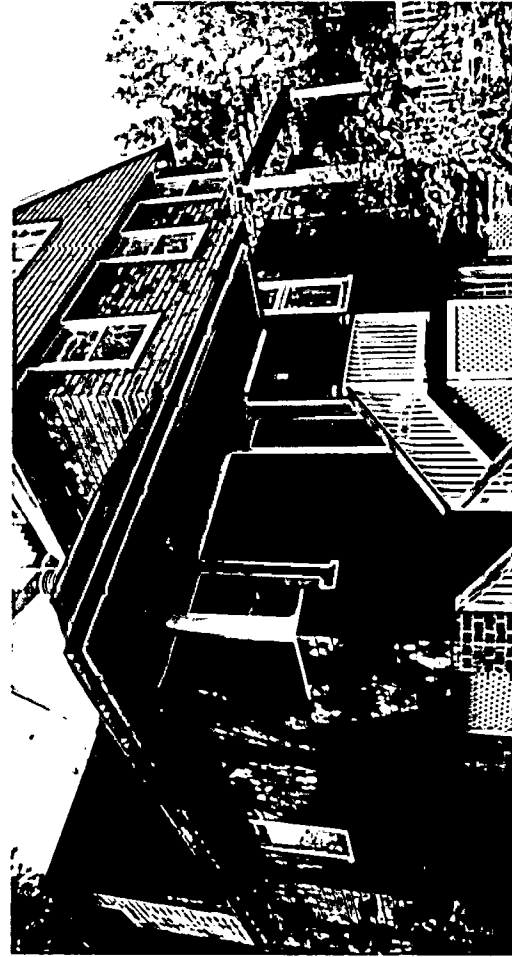
Front view from street



Drive view from street



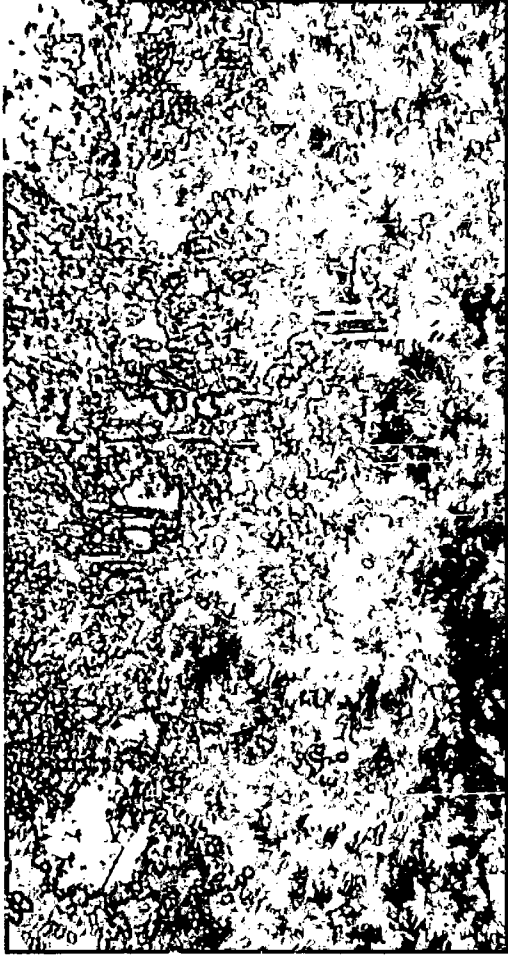
West facade - View from 10 Grafton Street



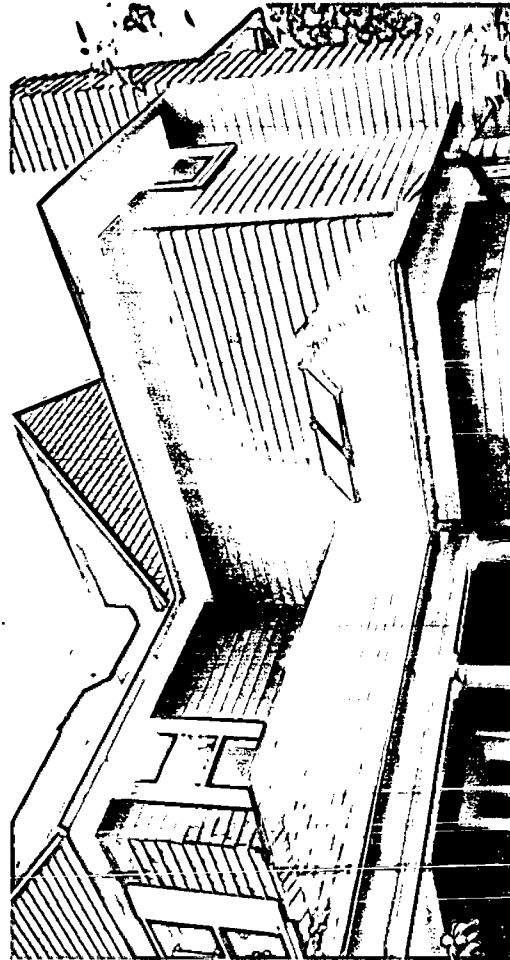
Rear Facade



East Facade from side yard



View of East Facade from neighboring church parking lot



Detail of awning windows to be replaced (on right) with wood double hung window to match existing (on left)



Detail of existing vinyl slider windows (above porch roof) to be replaced with wood double-hung and awning window



Location of new gate and fence connecting to rear corner of house and extending across drive and connection to existing side yard lattice fence



Location of new deck (above basement door) connecting existing mudroom landing (on left) with existing deck (on right). Stair in foreground to be removed.



Angled stair in east side yard to be removed



Detail of shingle, decking and railing details to be matched



Existing side yard lattice fence infilled to match existing



Existing rear yard fencing to match at new gate and fence at drive



Existing deck to be reduced by +/- 5'-0"



Location of proposed grass pervious parking area



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