

2000

| | | | |
|--|--------------------------|------------------|---|
| | | | |
| | 35/13-00N | 5 Grafton Street | P |
| | (Chevy Chase Village HD) | | |

Shane Davis -
(3) 654 7300

5 Craftm St

Praft
districated } my unappy

6/6
3:05

Perry-

Call Rotat Bell
202-333-8412

A.

6/14/2000

HISTORIC PRESERVATION COMMITTEE
MONTGOMERY COUNTY, MARYLAND

| | | | |
|----|-------------------------------|---------------------------|-----------|
| 1 | | | |
| 2 | ----- X | | |
| 3 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 35/13-99C | |
| | 3 Magnolia Parkway : | | REVISION |
| 4 | ----- X | | |
| 5 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 37/3-00W | |
| | 7714 Takoma Avenue : | | |
| 6 | ----- X | | |
| 7 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 35/13-00N | |
| | 5 Grafton Street : | | |
| 8 | ----- X | | |
| 9 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 35/13-000 | |
| | 3706 Thornapple Street : | | |
| 10 | ----- X | | |
| 11 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 30/13-98B | |
| | 10806 Keswick Street : | | REVISION |
| 12 | ----- X | | |
| 13 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 10/59-00C | |
| | 26101 Frederick Road : | | CONTINUED |
| 14 | ----- X | | |
| 15 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 31/6-00E | |
| | 10401 Armory Avenue : | | |
| 16 | ----- X | | |
| 17 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 35/13-00P | |
| | 1 East Melrose Street : | | |
| 18 | ----- X | | |
| 19 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 37/3-00Y | |
| | 6807 Westmoreland Avenue : | | |
| 20 | ----- X | | |
| 21 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 37/3-00Z | |
| | 7209 Cedar Avenue : | | |
| 22 | ----- X | | |
| 23 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 31/6-00F | |
| | 3806 Baltimore Street : | | |
| 24 | ----- X | | |
| 25 | HISTORIC AREA WORK PERMIT - : | HPC Case No. 35/13-99B | |
| | 6100 Connecticut Avenue : | | REVISION |
| 26 | ----- X | | |
| 27 | PRELIMINARY CONSULTATION - : | | |
| | 28 Hickory Avenue : | | |
| 28 | ----- X | | |
| 29 | PRELIMINARY CONSULTATION - : | Master Site Plan #23/98-2 | |
| | Olney House, Route #108 : | | |
| 30 | ----- X | | |

ORIGINAL

Deposition Services, Inc.

A meeting in the above-entitled matter was held on June 14, 2000, commencing at 7:45 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

George Kousoulas

COMMITTEE MEMBERS

Steven L. Spurlock

Emily Hotaling Eig

Lynne B. Watkins

Susan Velasquez

Marilyn Boyd DeReggi

Douglas A. Harbit

ALSO PRESENT:

Gwen Wright

Robin Ziek

Michele Naru

APPEARANCES

STATEMENT OF:

ALAN ABRAMS

Heritage Building & Renovation, Inc.

PAGE

7

GUS BAUMAN, ESQUIRE

Beveridge and Diamond

20

WARD BUCHER

22

STANLEY BENNING

Benning & Associates, Inc.

23

JOHN FERGUSON, ESQUIRE

Olney Chamber of Commerce

33

JAMES RICCIUTI

Ricciuti's Restaurant

34

ELLIOTT ROSENHEIM

Greater Olney Civic Association

35

BETTE BUFFINGTON

40

P R O C E E D I N G S

1
2 MR. KOUSOULAS: Good evening and welcome to the
3 June 14th meeting of the Montgomery County Historic
4 Preservation Commission. My name is George Kousoulas and
5 I'm the chairman and I'd like to have our Commission and
6 staff introduce themselves beginning on my left.

7 MS. DeREGGI: Marilyn Boyd DeReggi, Boyds.

8 MR. HARBIT: Doug Harbit, Takoma Park.

9 MS. WATKINS: Lynne Watkins, Silver Spring.

10 MS. VELASQUEZ: Susan Velasquez, Gaithersburg.

11 MR. SPURLOCK: Steven Spurlock, Silver Spring.

12 MS. WRIGHT: Gwen Wright, historic preservation
13 coordinator.

14 MS. NARU: Michele Naru, historic preservation
15 planner.

16 MS. ZIEK: Robin Ziek, historic preservation
17 planner.

18 MR. KOUSOULAS: The first item on the agenda is
19 the historic area work permits. Have these been duly
20 advertised?

21 MS. ZIEK: They were advertised on June 7th in the
22 Montgomery County Journal.

23 MR. KOUSOULAS: Is there anyone here to speak in
24 opposition to Cases A, C, D, E, I, J, L, M, (N), and O? No
25 opposition?

1 MS. VELASQUEZ: Mr. Chair, I move we approve staff
2 reports on Case No. -- HPC Case No. 35/13-99C in Chevy Chase
3 Village -- approve the staff report; HPC Case No. 37/3-00W
4 in Takoma Park Historic District; Case No. 35/13-00N, Chevy
5 Chase Village Historic District; HPC Case No. 35/13-000,
6 Chevy Chase Village Historic District; Case No. 31/6-00E in
7 Kensington Historic District; Case No. 35/13-00P, Chevy
8 Chase Village Historic District; HPC Case No. 37/3-001,
9 Takoma Park Historic District; HPC Case No. 37/3-00Z, Takoma
10 Park Historic District; Case No. 31/6-00F, Kensington
11 Historic District; and, Case No. 35/13-99B in Chevy Chase
12 Village Historic District.

13 MS. WATKINS: I second.

14 MR. KOUSOULAS: All those in favor of the motion,
15 raise your right hand. The motion passes unanimously.

16 On Case G, I believe, there's a correction to make
17 to that; that there are no conditions as is stated in the
18 staff report?

19 MS. WRIGHT: That's correct. There's no --

20 MR. KOUSOULAS: Is there anyone hear to speak in
21 opposition to Case G? No opposition.

22 MS. VELASQUEZ: Mr. Chairman, I move that we
23 approve a staff report with no conditions in Case No. 30/13-
24 98B in Garrett Park Historic District.

25 MS. WATKINS: I second.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6-14-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC 35/13-00N # 219790

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Richard Podetz Leslie J. Barr

Address: 5 Grattan St. Chevy Chase

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

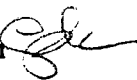
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6-14-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits HDC #35/13-00N #219790

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

c:\hawpapr.wpd



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: LESUE J BARR
Daytime Phone No.: 301-656-9078

Tax Account No.: 04216968
Name of Property Owner: RICHARD POOLE & LESUE J BARR Daytime Phone No.: 301-656-0390
Address: 5 GRAFTON ST CHEW CHASE MD 20815
Street Number City Street Zip Code
Contractor: VOGAN ASSOCIATES INC Phone No.: 301-939-2852
Contractor Registration No.: _____
Agent for Owner: ROBERT BELL Daytime Phone No.: 302-333-8412

LOCATION OF BUILDING/PREMISE

House Number: 5 GRAFTON ST Street: _____
Town/City: CHEW CHASE Nearest Cross Street: CHEW CHASE CIRCLE
Lot: 3 Block: 25 Subdivision: CHEW 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: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
1C. If this is a revision of a previously approved active permit, see Permit # 9804060227

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.

Robert Bell Signature of owner or authorized agent 5/24/00 Date

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6/14/00
Application/Permit No.: 219790 Date Filed: 5/24/00 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:

EXISTING STRUCTURE WAS TOTALLY BUTTED AND
RENOVATED IN 1979. NO EXISTING FACADES
ARE ORIGINAL. STRUCTURE IS CEDAR
FRAME TUDOR-STYLE. PROPOSED NEW FACADE IS
SIMILAR TO THOSE OF # 28, 30, 32 & 18 DRAYTON ST

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

CHANGE 2nd STORY. ~~FA~~ FACADE THAT CHANGES
WAS ORIGINALLY CHANGED IN 1979, SO IT SHOULD
HAVE NO EFFECT ON HISTORICAL RESOURCES.

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

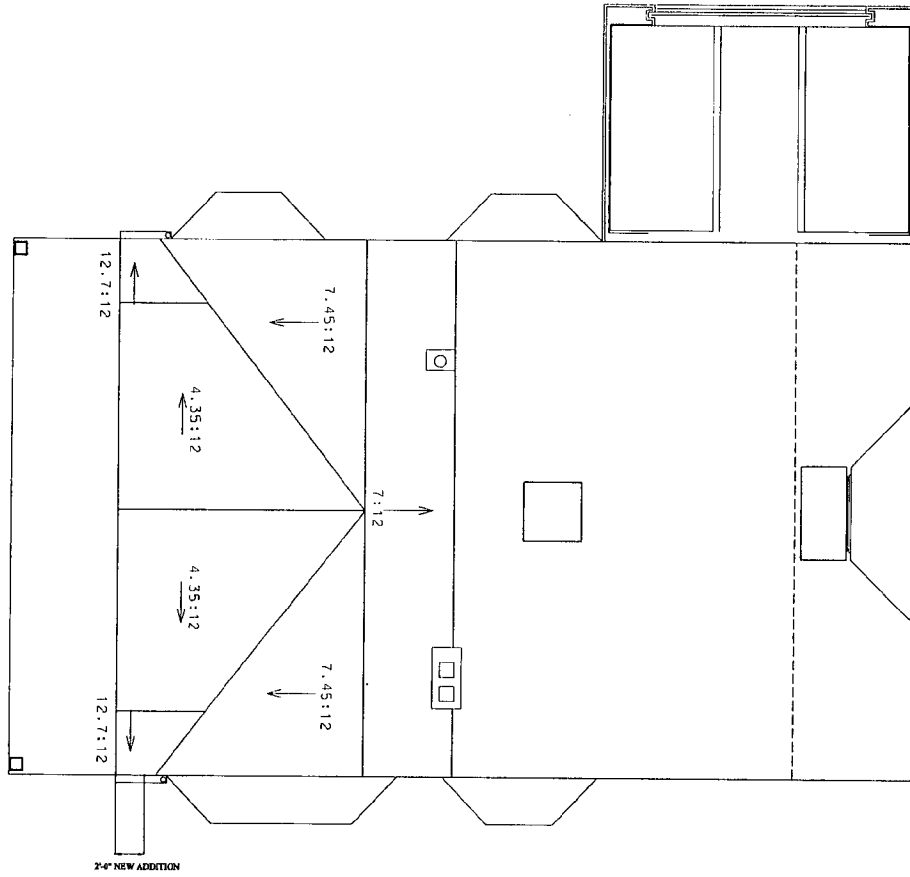
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

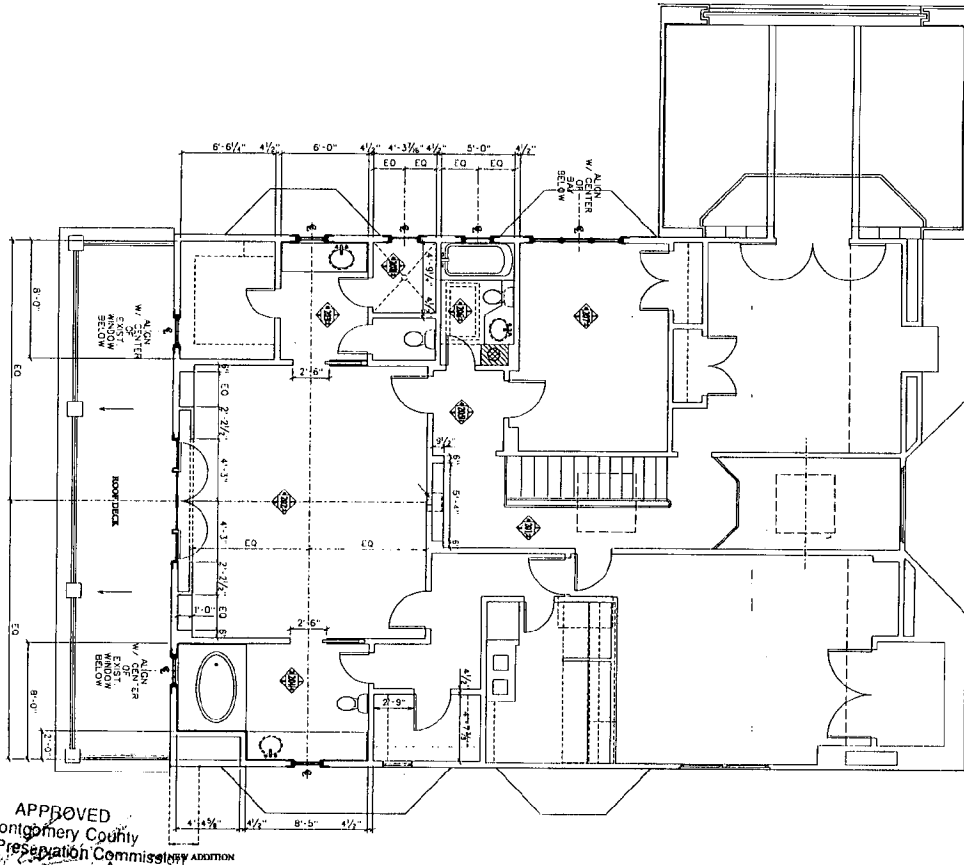
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

ROOF PLAN



SECOND FLOOR PLAN



APPROVED
 Montgomery County
 Historic Preservation Commission
 6/14/00

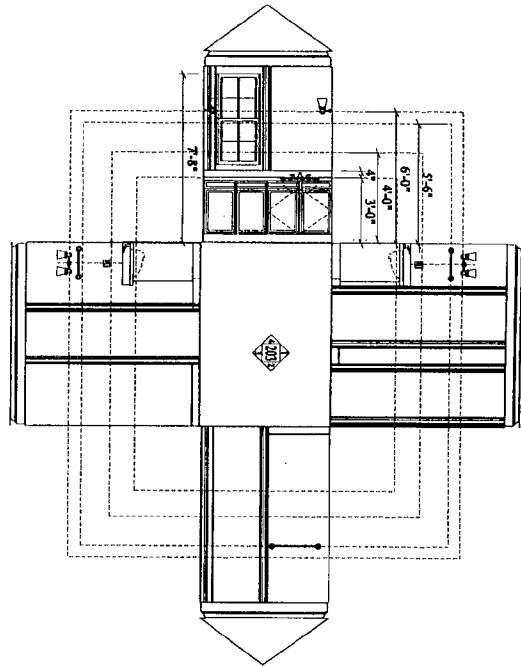
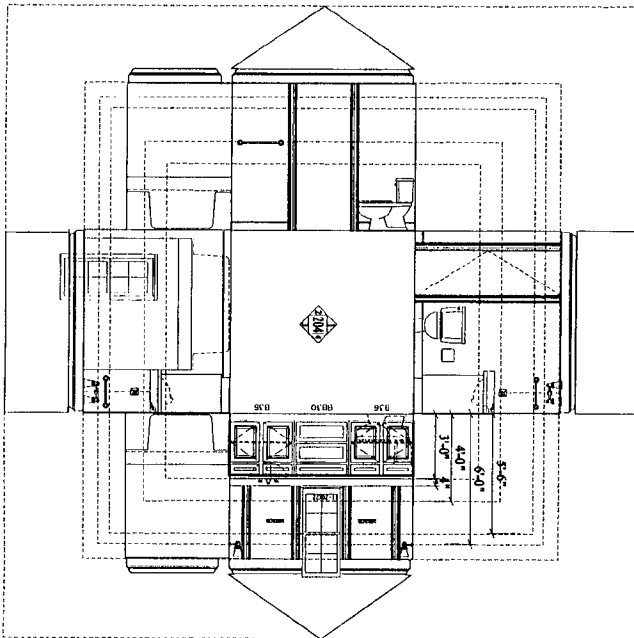
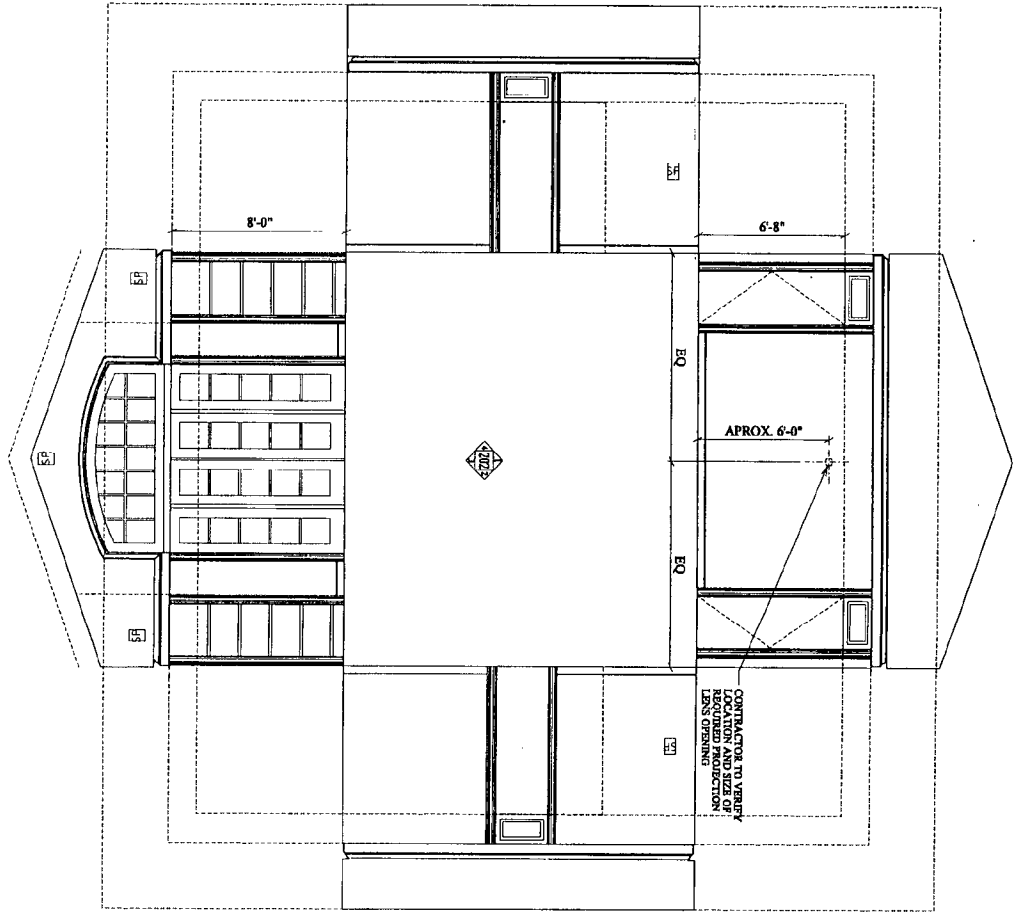
A2

DRAWING:

| Revision | Date | By | Date |
|----------|------|----|------|
| | | | |
| | | | |
| | | | |

**PERLE/BARR
 RESIDENCE**
 5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
 3330 "P" STREET, NW, WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@perle.com



APPROVED
Montgomery County
Historic Preservation Commission

2/6/14/00

A6

DRAWING: 3/8"=1'-0"

| Author | Date | Drawn | Date | Check | Date |
|--------|------|-------|------|-------|------|
| | | | | | |
| | | | | | |

PERLE/BARR
RESIDENCE

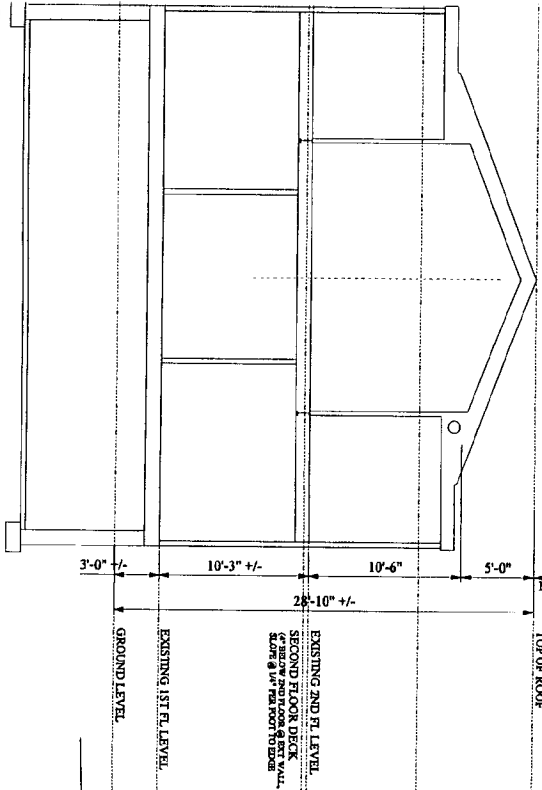
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

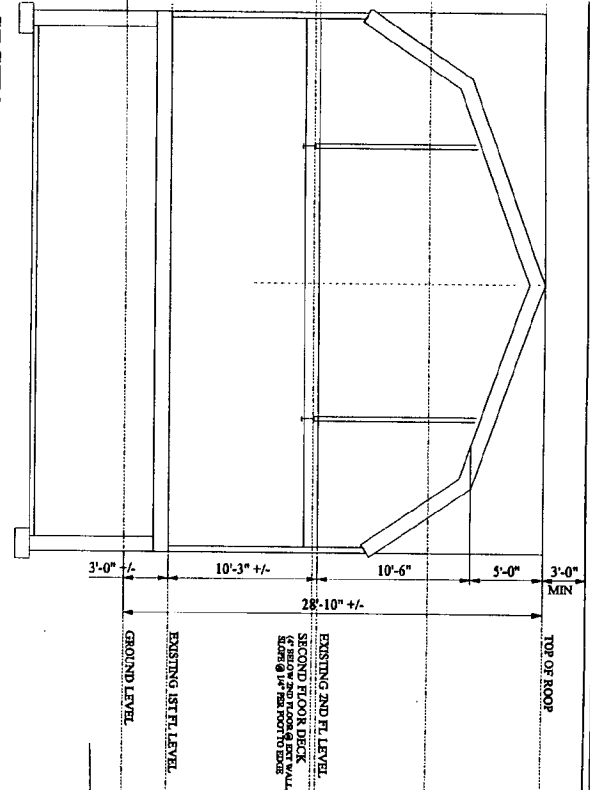
3320 "F" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5138 E: rbell@rba.com

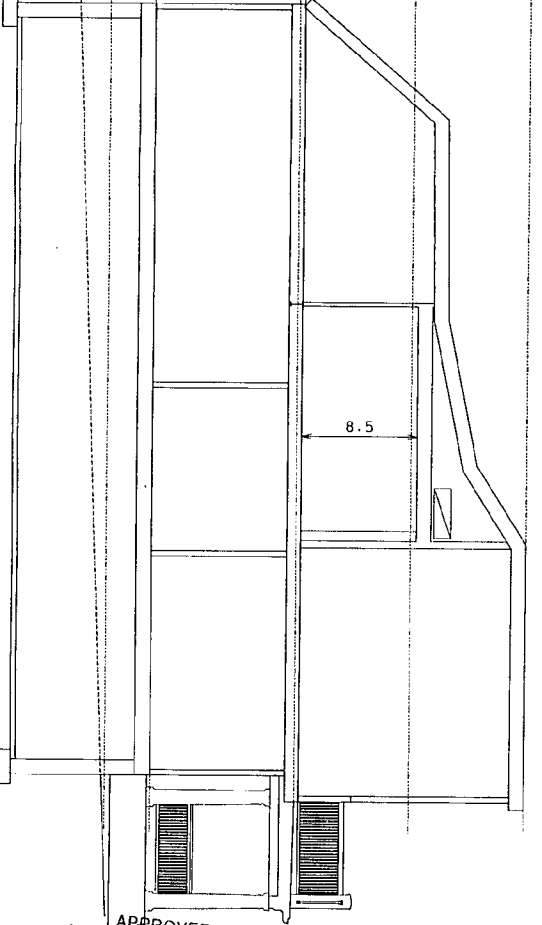
SECTION S-2



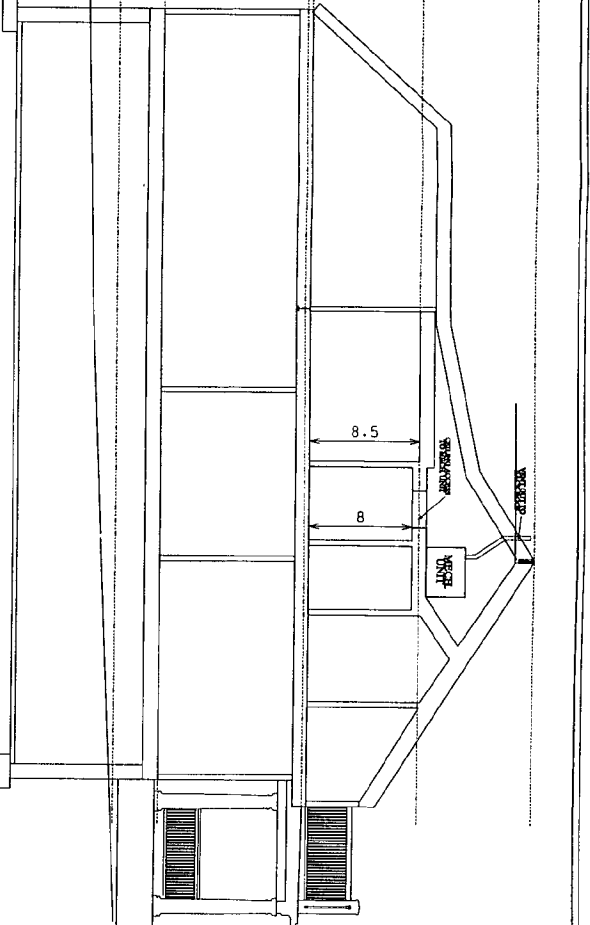
SECTION S-1



SECTION S-4



SECTION S-3



APPROVED
 Montgomery County
 Historic Preservation Commission
 6/14/08

A5

DRAWING:

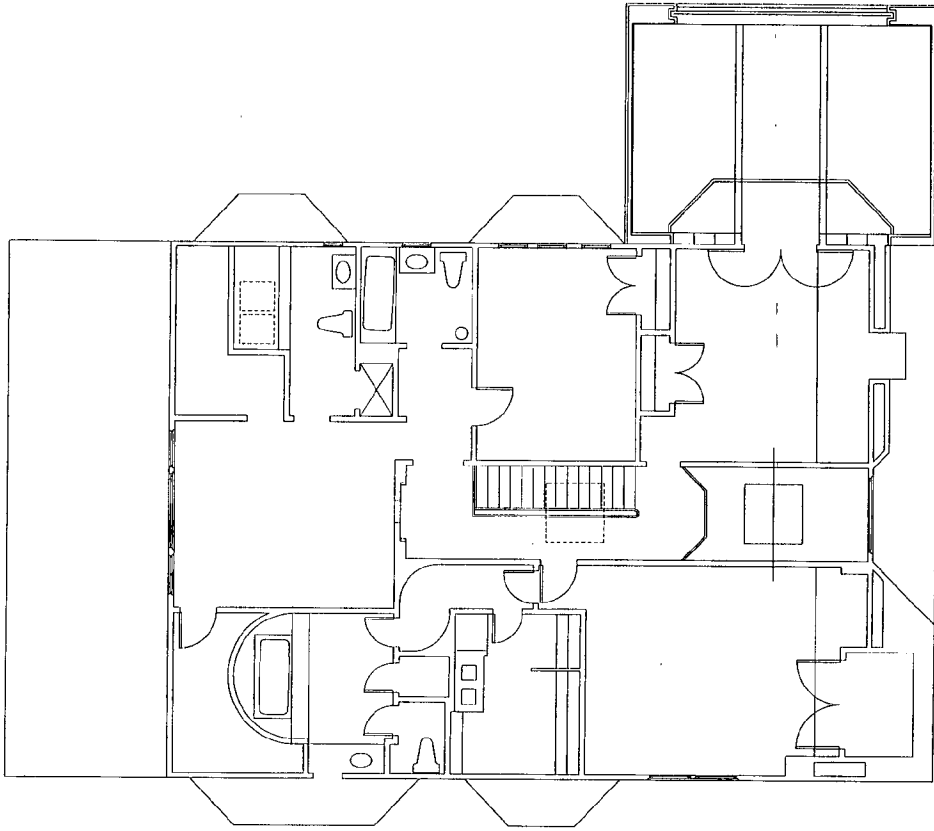
| Number | Date | By | Check | Date | By |
|--------|------|----|-------|------|----|
| | | | | | |
| | | | | | |
| | | | | | |

PERLE/BARR
 RESIDENCE
 5 GRAFTON STREET CHEVY CHASE, MARYLAND

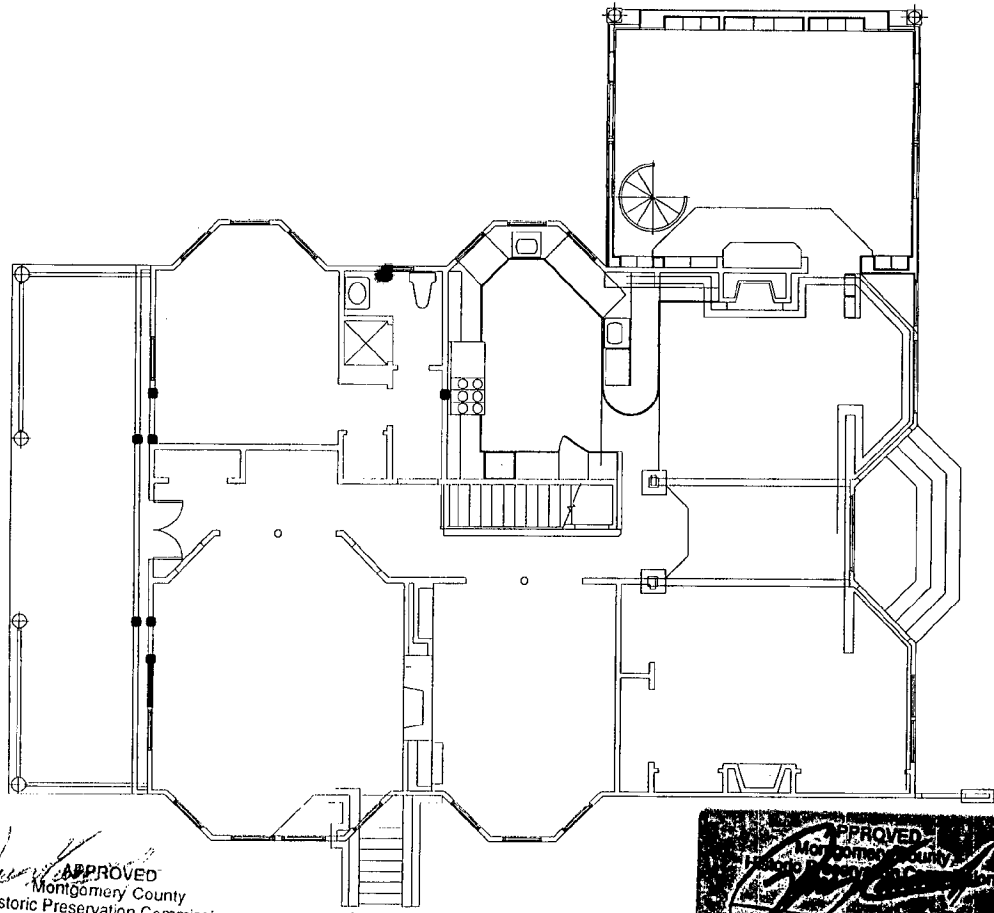
ROBERT BELL ARCHITECTS
 3236 "M" STREET, NW, WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@ruba.com



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



[Signature]
APPROVED
Montgomery County
Historic Preservation Commission
6/14/08



XI

DRAWING

| Revision | Date | By | Check | Date |
|----------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

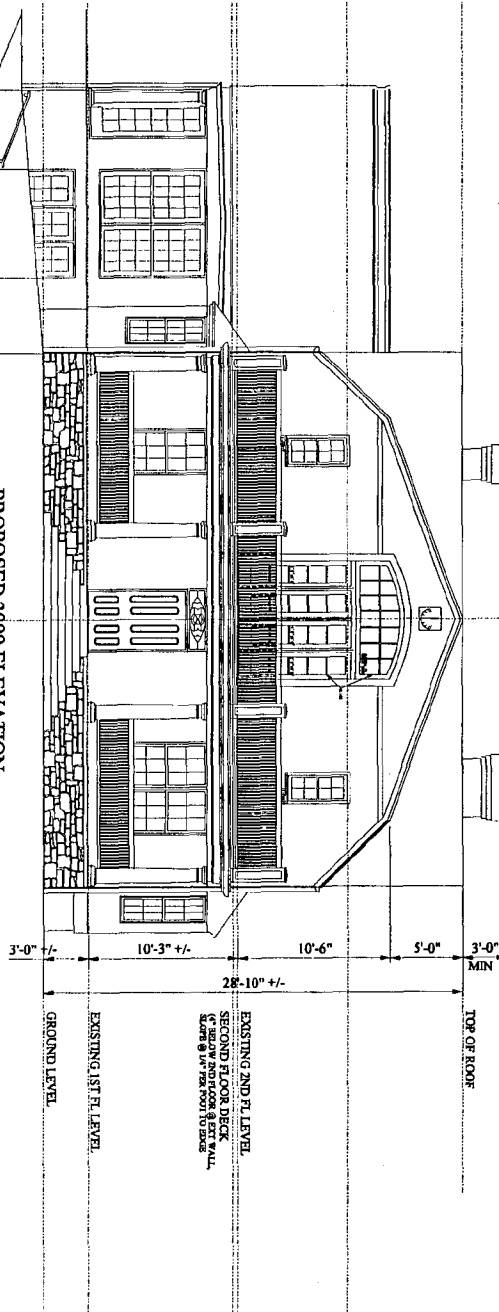
**PERLE/BARR
RESIDENCE**
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
3230 "P" STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5130 E: rbell@roba.com



SOUTH ELEVATION

PROPOSED 2000 ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission
 6/14/00

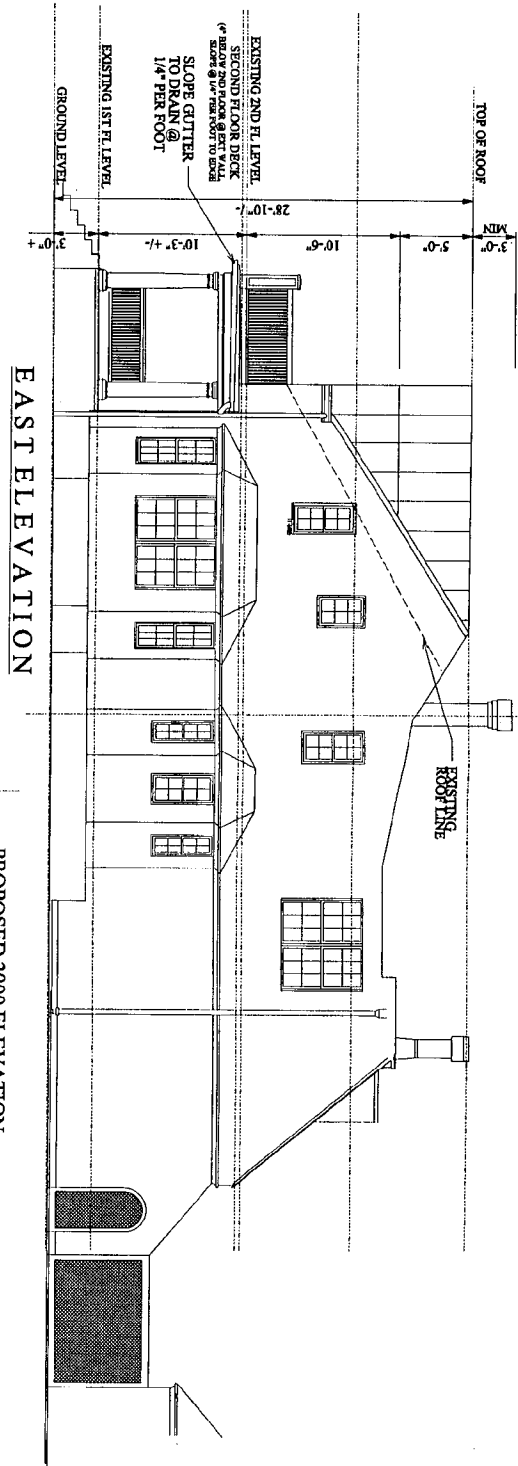
A3

DRAWING

| Revision | Date | By | Check | Date |
|----------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

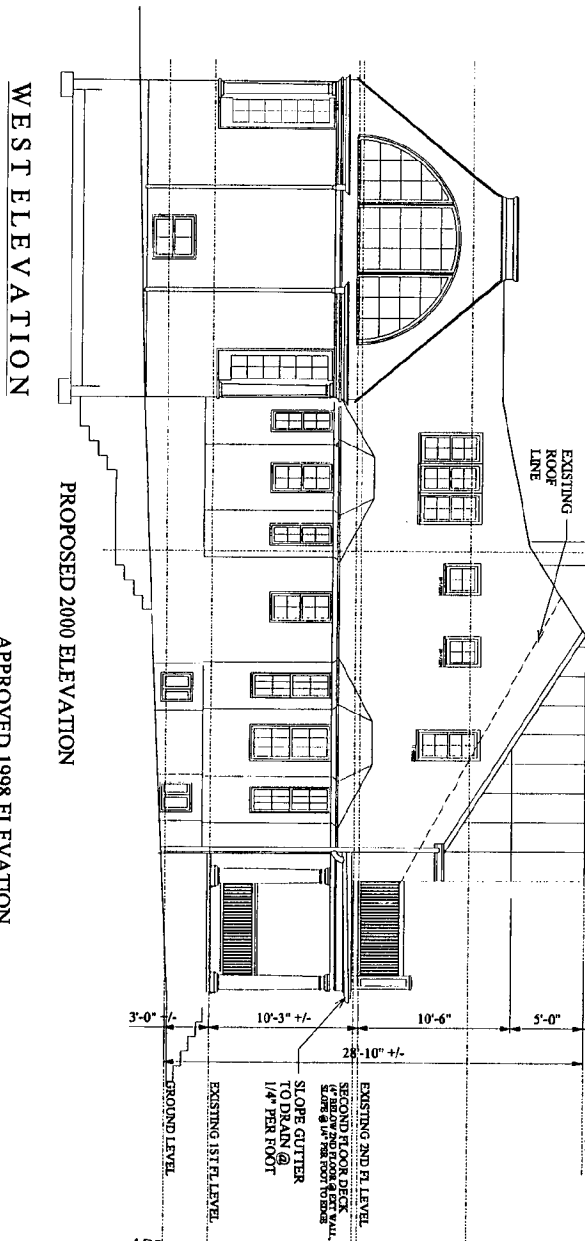
PERLE/BARR
 RESIDENCE
 5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
 3230 "P" STREET, N.W., WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@rba.com



EAST ELEVATION

PROPOSED 2000 ELEVATION



WEST ELEVATION

PROPOSED 2000 ELEVATION

APPROVED 1998 ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 6/14/08

A4

| DRAWING: | | | | |
|----------|------|------|------|------|
| Sheet | Date | Date | Date | Date |
| | | | | |

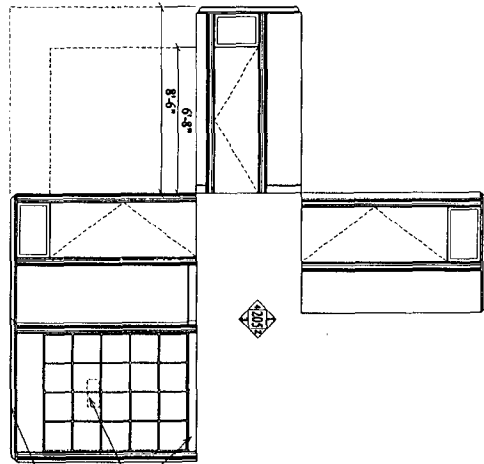
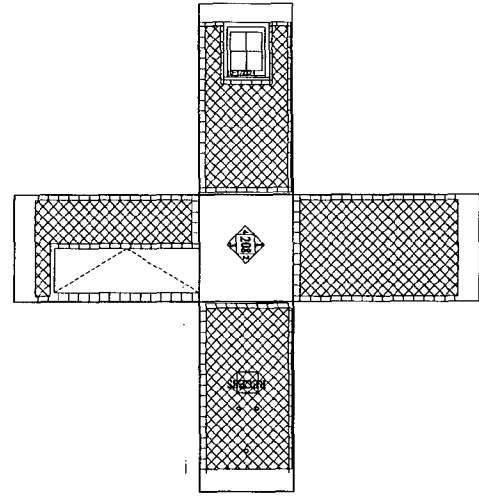
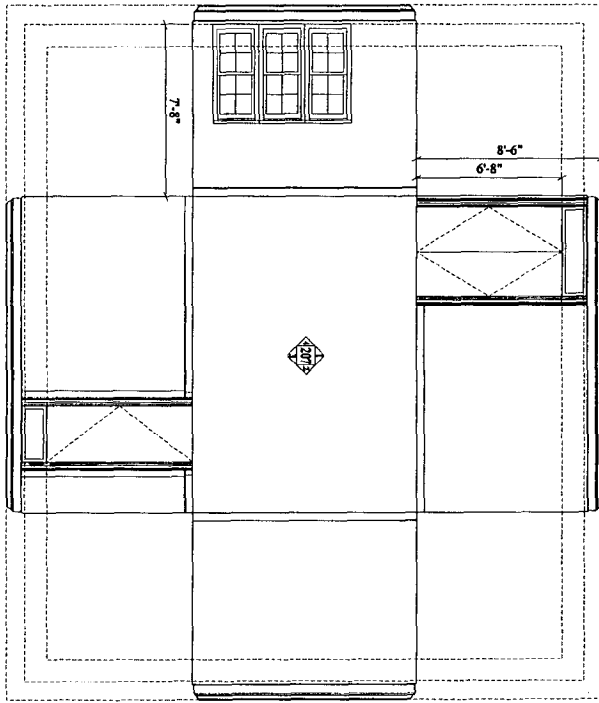
PERLE/BARR
 RESIDENCE

5 GRAFTON STREET CHEVY CHASE, MARYLAND

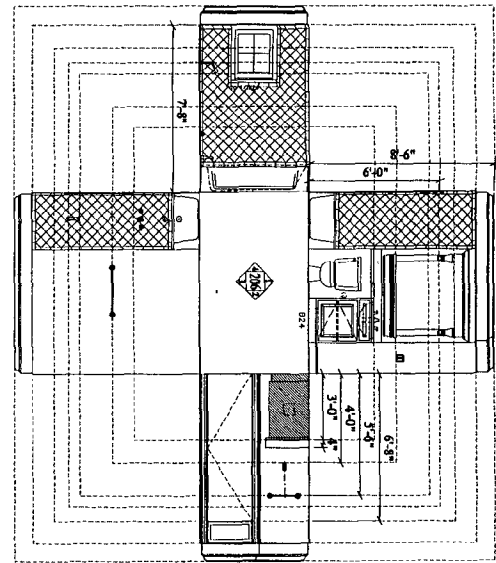
ROBERT BELL ARCHITECTS

3230 7TH STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@rcba.com



BASE FINISH TO MATCH EXISTING
PROJECTION UNIT TO BE RESAILED
BASE FINISH TO MATCH EXISTING



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 6/14/07

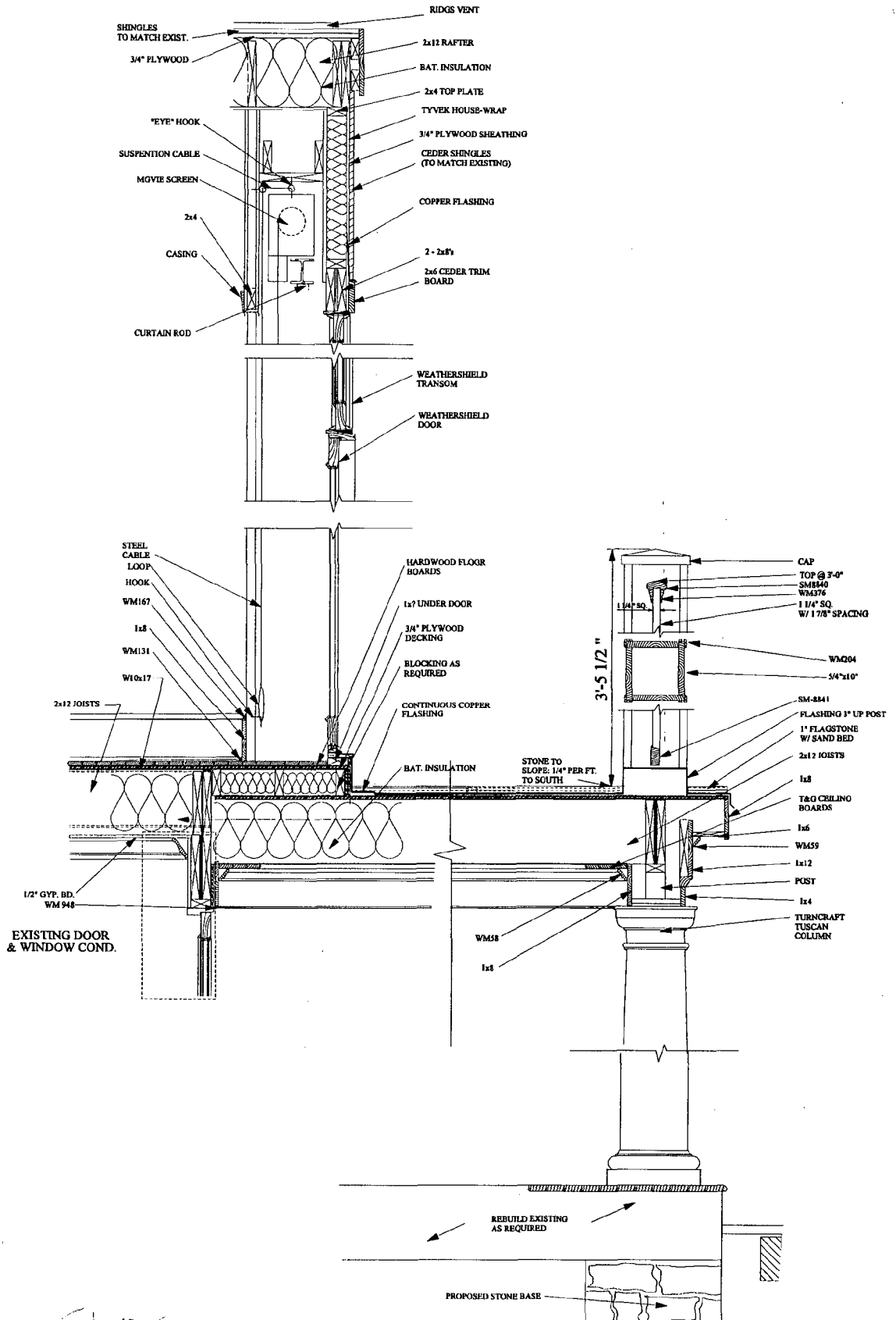
A7

DRAWING: 3/8" = 1'-0"

| Revised | Date | By | Date | By |
|---------|------|----|------|----|
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
3330 "P" STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com



APPROVED
 Montgomery County
 Historic Preservation Commission
 6/14/00

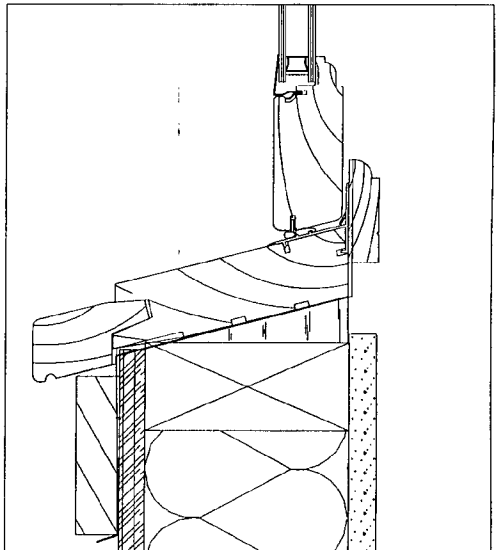
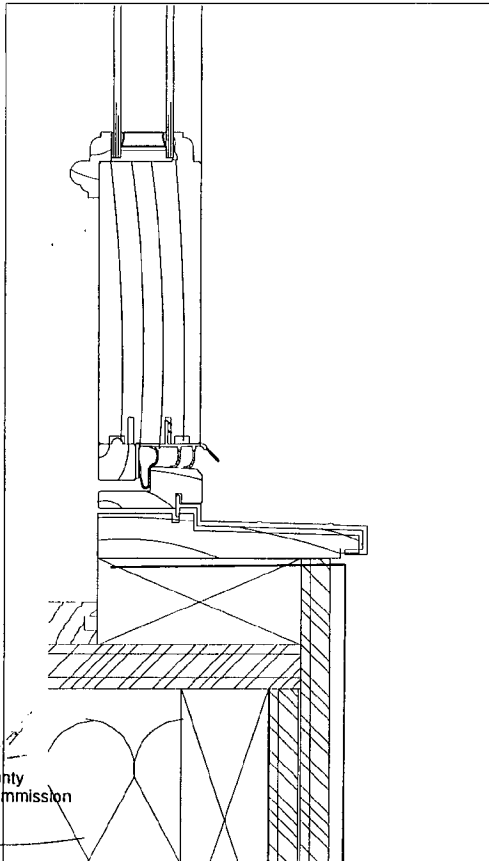
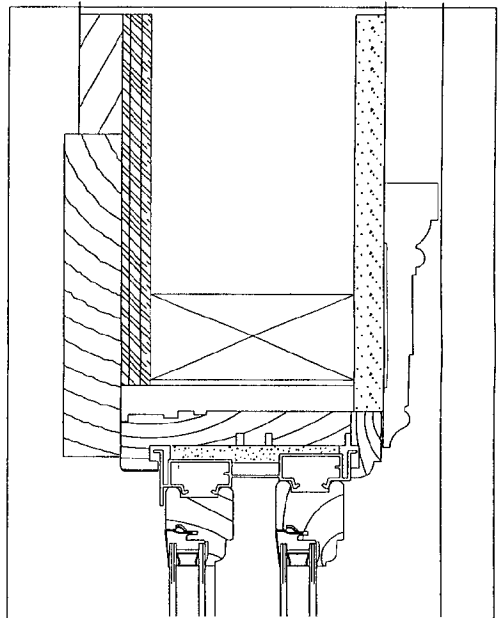
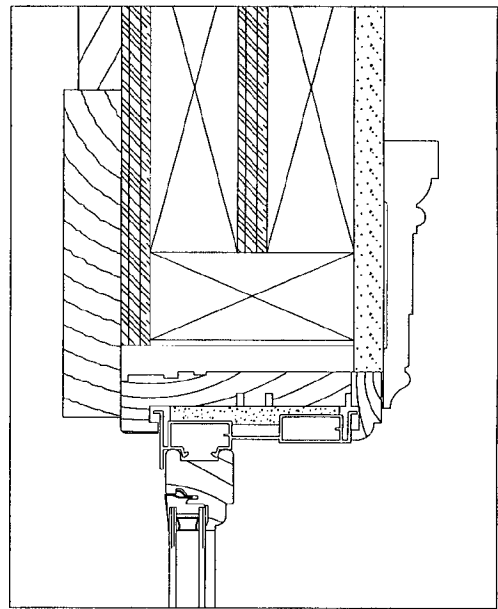
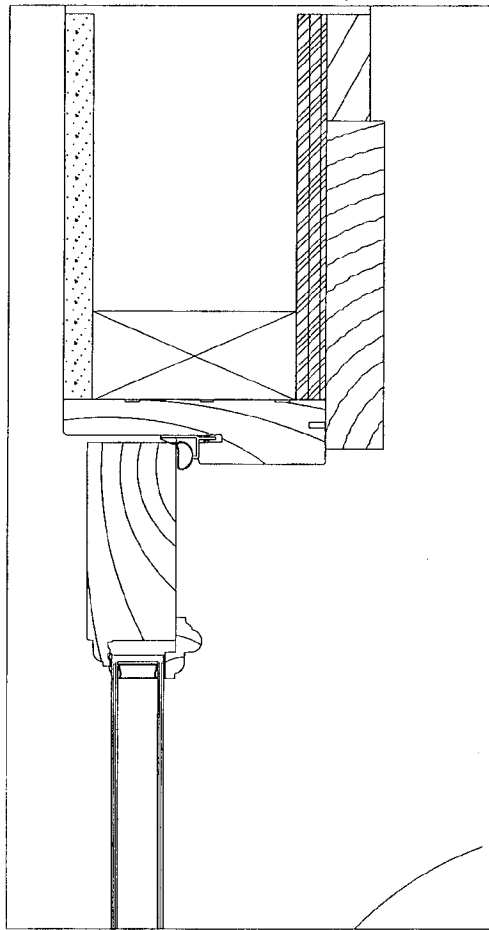
A8

DRAWING:

| Revision | Date | By | Check | Date |
|----------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
 RESIDENCE
 5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
 3230 "P" STREET, NW, WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@robertbell.com



APPROVED
Montgomery County
Historic Preservation Commission

6/14/07

A9

DRAWING:

| Number | Date | Drawn | Checked | Scale |
|--------|------|-------|---------|-------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

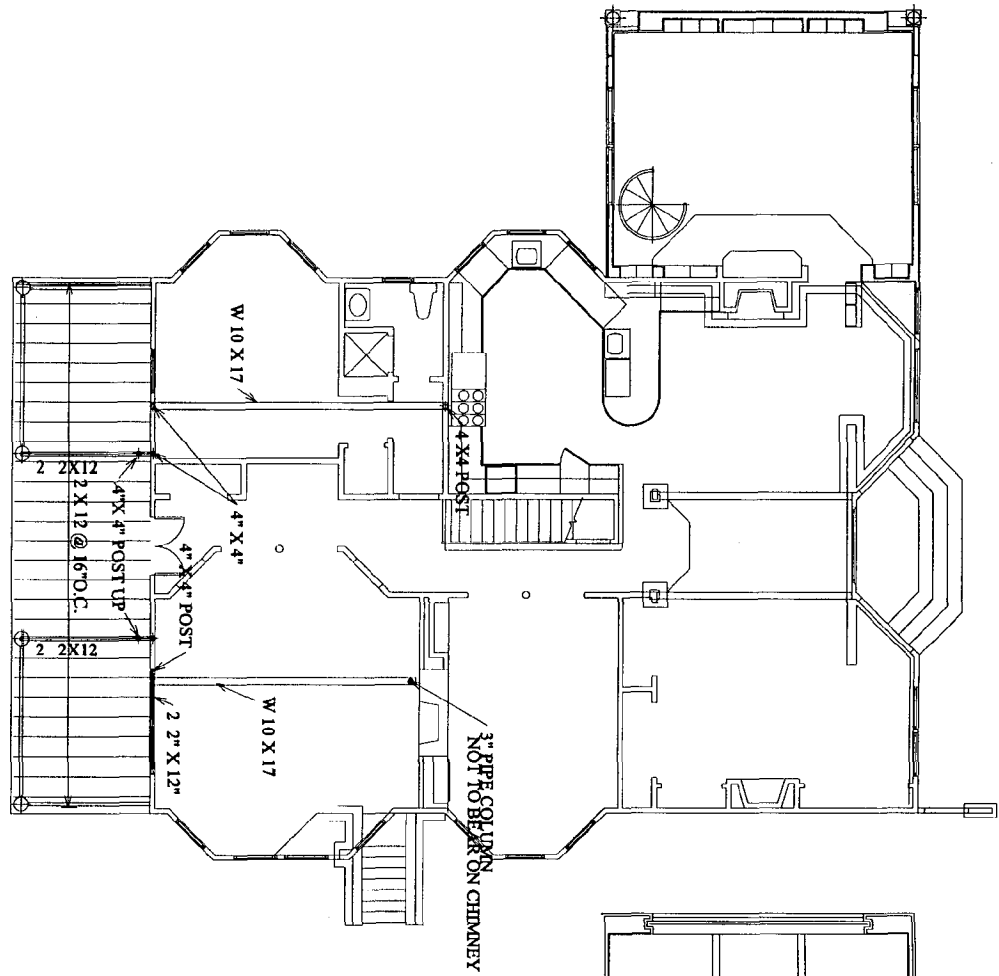
ROBERT BELL ARCHITECTS

3230 7th STREET, NW, WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com

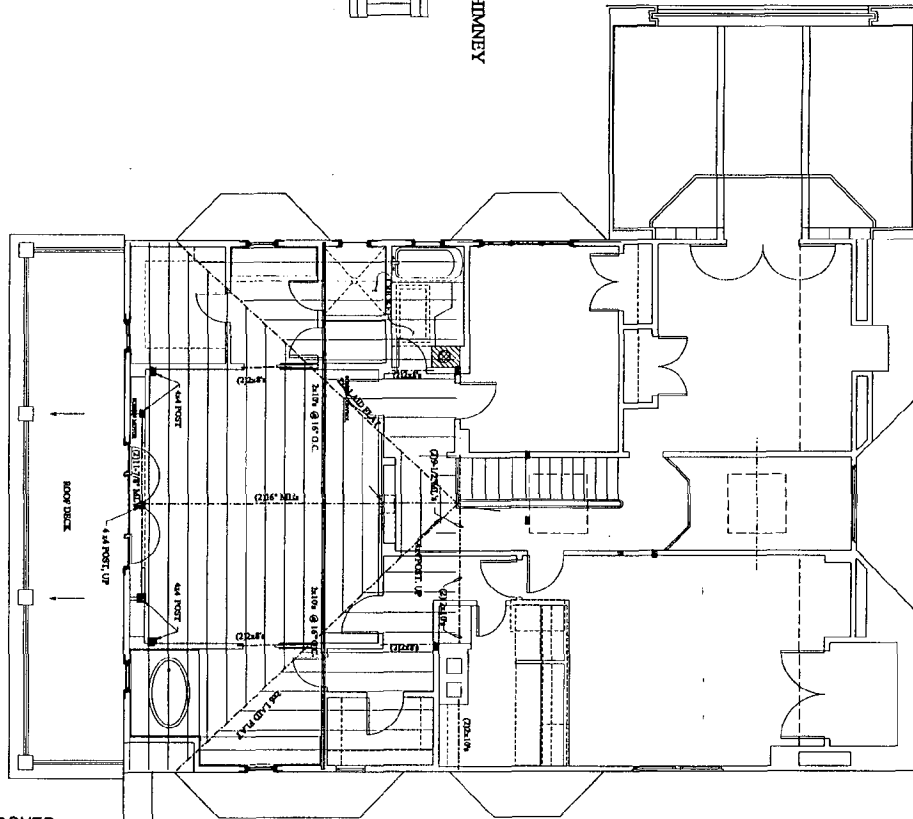


ROBERT A BELL, AIA, 04 MAY 2007

FIRST FLOOR PLAN
STRUCTURAL PLAN



SECOND FLOOR PLAN
STRUCTURAL PLAN



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 6/14/07

S1

DRAWING:

| Revised | Date | By | Check | Date |
|---------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE

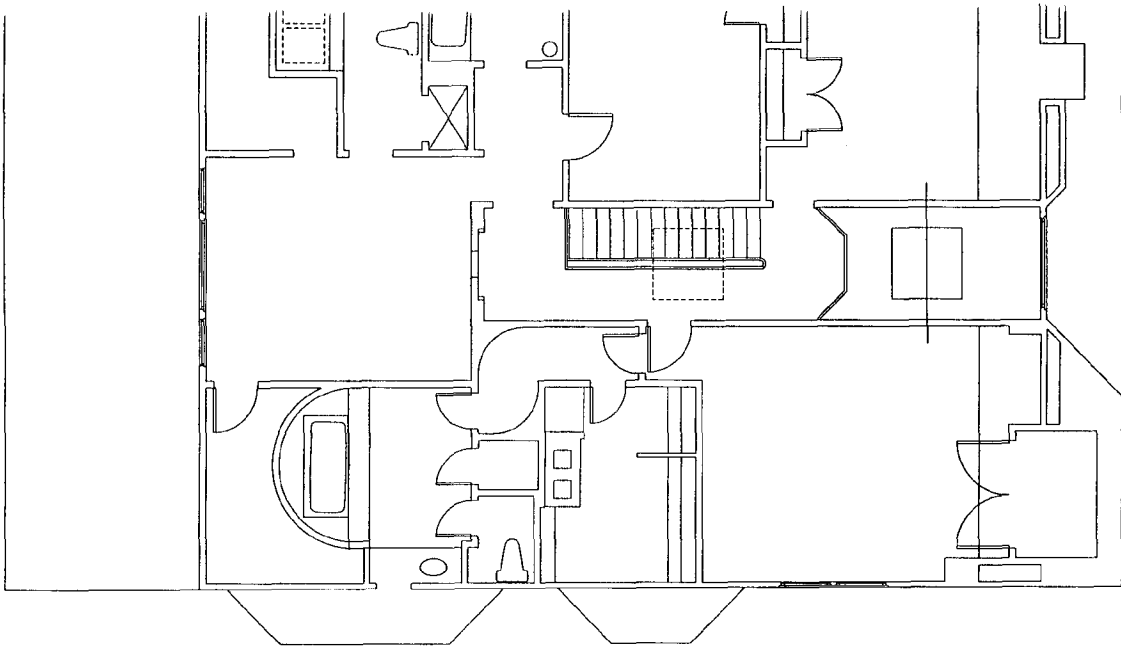
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

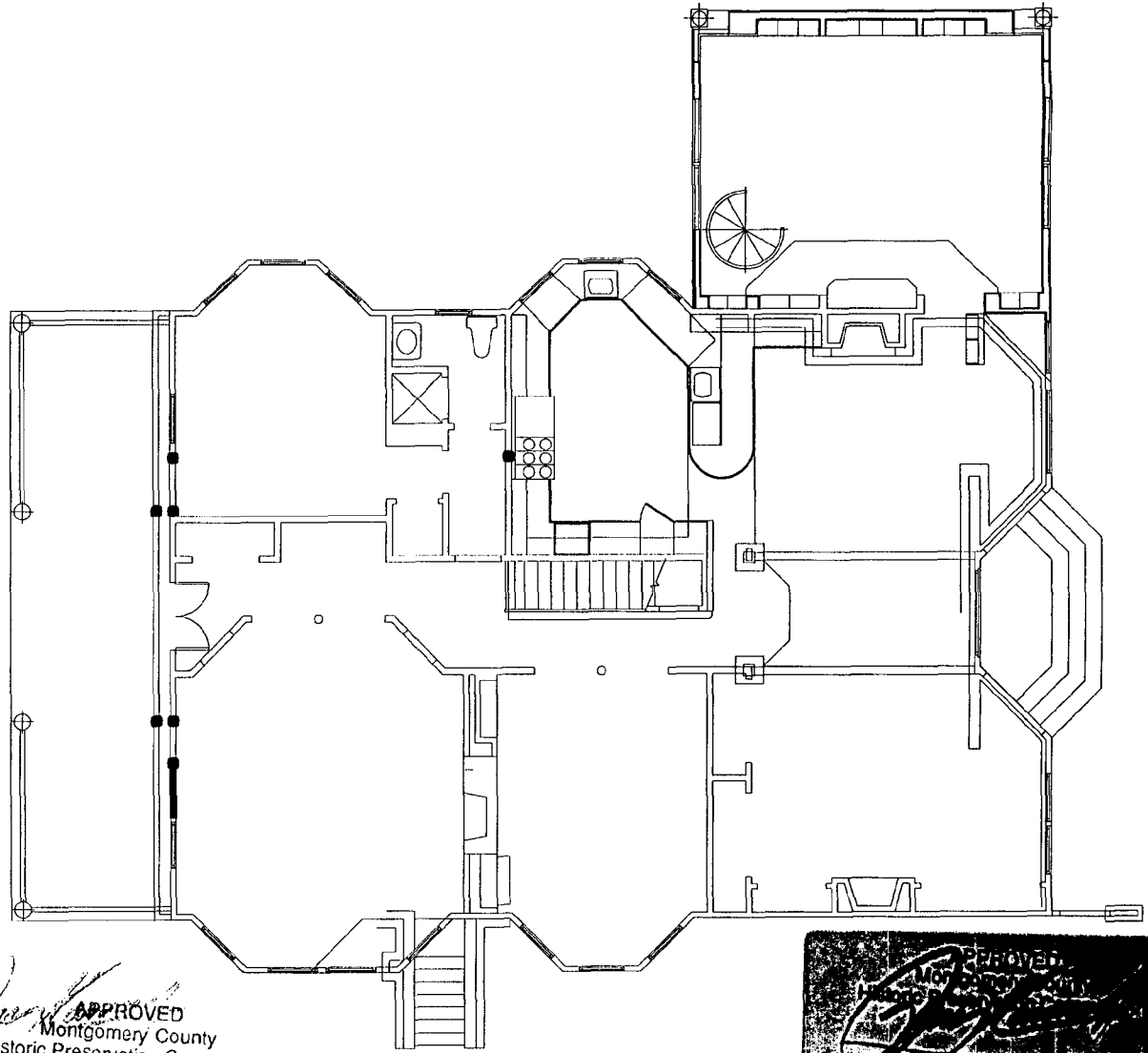
3330 7TH STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@rba.com

STING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



[Signature]
APPROVED
 Montgomery County
 Historic Preservation Commission
 6/14/00



X1

DRAWING

| Revision | Date | By | Check |
|----------|------|----|-------|
| | | | |
| | | | |
| | | | |
| | | | |

**PERLE/BARR
 RESIDENCE**
 5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
 3230 "P" STREET, NW, WASHINGTON, D.C. 20007
 T: 202-333-8412 F: 202-333-5150 E: rbell@erola.com



Facsimile Cover

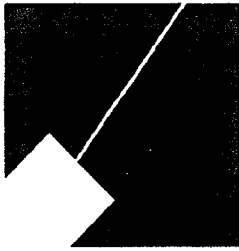
To: 1-301-563-3412 **From:** Bourke, Tom
Fax Number: 1-301-563-3412 **Subject:** CCV LAP: 3 Magnolia, 5 Grafton, 1
Date: Tuesday, June 13, 2000 **Pages:** 2
Time: 2:34:19 PM

Message:

The following are the comments by the Chevy Chase Village LAP for HPC Agenda Items for 6/14/00:

- P* A. 3 Magnolia Pkwy,
Robbins-Evans Residence
Non-contributing resource
Front alterations - revision for wood-framed windows
Staff recommendation: approval
the CCV LAP concurs with the staff recommendation to approve without conditions. The change to prior plan is not significant.
- P* D. 5 Grafton, Poole-Barr Residence
Contributing resource
a change to a previously (1998) approved front facade
Staff recommendation: approval
The LAP concurs with staff recommendation for approval without conditions. The changes from the prior approval are minor and generally help the facade.
- P* J. 1 East Melrose, Asher Residence
Contributing Resource
replace existing chain-link and panel fence with 6' 1x6 board on board fence
Staff recommendation: expedited approval
The LAP concurs that this is a good candidate for an expedited approval. Applicant is reminded that they must also secure approval from Chevy Chase Village Board of Managers for fences.
- R* O. 6100 Connecticut, CC Country Club
Primary resource
remove 8' x 11' paving area and replace with planting bed
Staff recommendation: Expedited approval
The LAP concurs with Staff recommendation

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Robert Bell FAX NUMBER: 202 333 5150

FROM: P. Kephart

DATE: 6-7-02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE: ^{also}
staff report includes your application
form, all plans, photos, memos.
The attached is my part of it - call
if you have questions, comments.
I don't think you need to attend unless
the Cherry Chase folks have issues w/ the
recommendation which is not likely -
Will let you know if they do

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|--|-----------------------|---------------|
| Address: | 5 Grafton Street, Chevy Chase | Meeting Date: | 06/14/00 |
| Resource: | Chevy Chase Village Historic District | Report Date: | 06/07/00 |
| Case Number: | 35/13-00N | Public Notice: | 05/31/00 |
| Review: | HAWP | Tax Credit: | None |
| Applicant: | Richard Poole & Leslie J. Barr (Robert Bell, Architect) | Staff: | Perry Kephart |
| PROPOSAL: | Alterations | RECOMMEND: | Approve |

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District.

DATE OF CONSTRUCTION: 1892-1916

ARCHITECTURAL DESCRIPTION: The residence is a 1 ½ story, side-gabled, shingle-clad Craftsman Bungalow with a full width front porch. It has been modified several times, most recently in 1987 when skylights were added to the front facade, and the four 4/4 windows in the center dormer were replaced with a half-circle. The ironwork porch supports and railings were replaced at that time with those of painted wood.

BACKGROUND

In 1998, shortly before the historic district was designated, the applicant applied for a building permit for modifications to the front facade that included enlarging the house to three stories with third-floor bay windows on the side and a hipped, full-width front gable in place of the existing dormer. A letter from HPC staff is included which indicates that the changes did not constitute substantial alteration as the property had already been altered from the original over the years. The permitted changes are shown as "Approved 1998 Elevation".

PROPOSAL

The applicant proposes to modify the form of the house from a Bungalow to a front gable, neo-Dutch Colonial. The roof is proposed to be raised to allow for a full second-story. A second-story veranda is proposed over the existing full-width front porch. Two pairs of multi-paned french doors with a segmental transom are proposed to lead to the veranda at the center of the front gable. Two 8-light windows are also proposed for that facade.

STAFF DISCUSSION

The subject property qualified as a contributing resource in the historic district despite substantial changes made to the structure over the years. The attribution may have been because

the property contributed to the overall character of the streetscape, and was in a common or ubiquitous architectural style that is important to the historic district. The guidelines for the district state, "Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

Although the property has over the years lost much of its original material, its *size and scale* are still in keeping with the district and the streetscape. The current proposal would also be within the appropriate size and scale for the surrounding streetscape.

Most noticeably, the proposed modifications to the front facade, which are clearly seen from the public right-of-way, change the *architectural character* from a residence that looks like the Bungalow Style to one that looks more like a Dutch Colonial Style. Both styles, however, are commonly seen throughout the historic district in original and modified iterations, and both are compatible with the surrounding streetscape.

In staff's opinion, the proposed changes can be viewed as an example of "evolving eclecticism, which necessitates substantial deference to the judgment, creativity and individuality of Village residents".

It should not, however, be seen as a precedent for future applications for changes to front facades on contributing resources within the historic district. In this case, the loss of original materials before the property was designated is unusually severe, and the integrity of the property has already been substantially compromised.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior Guideline #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.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: LESLIE J BARR
Daytime Phone No.: 301-656-9078

Tax Account No.: 04216968
Name of Property Owner: RICHARD PERE & LESLIE J BARR
Address: 5 GRAFTON ST CNEWY CHASE MD 20815
Contractor: VOGAN ASSOCIATES INC Phone No.: 301-929-2852
Agent for Owner: ROBERT BELL Daytime Phone No.: 702-333-8812

LOCATION OF BUILDING/PREMISE

House Number: 5 GRAFTON ST Street:
Town/City: CNEWY CHASE Nearest Cross Street: CNEWY CHASE CIRCLE
Lot: 3 Block: 25 Subdivision: CNEWY CHASE
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[] Construct [] Extend [x] Alter/Renovate [] A/C [] Stab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [x] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 700,000
1C. If this is a revision of a previously approved active permit, see Permit # 9804060227

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [x] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [x] 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.

Signature of owner or authorized agent: [Signature] Date: 5/24/00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 219790 Date Filed: 5/24/00 Date Issued: _____

3

**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:

EXISTING STRUCTURE WAS TOTALLY GUTTED AND
RENOVATED IN 1979. NO EXISTING FACADES
ARE ORIGINAL. STRUCTURE IS CONCRETE
FRAME. TWO-STORY. PROPOSED NEW FACADE IS
SIMILAR TO THOSE OF # 28, 30, 32 & 18 GRAFTON ST

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

CHANGE 2ND STORY. ~~THE~~ FACADE THAT CHANGES
WAS ORIGINALLY CHANGED IN 1979, SO IT SHOULD
HAVE NO EFFECT ON HISTORICAL RESOURCES.

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**

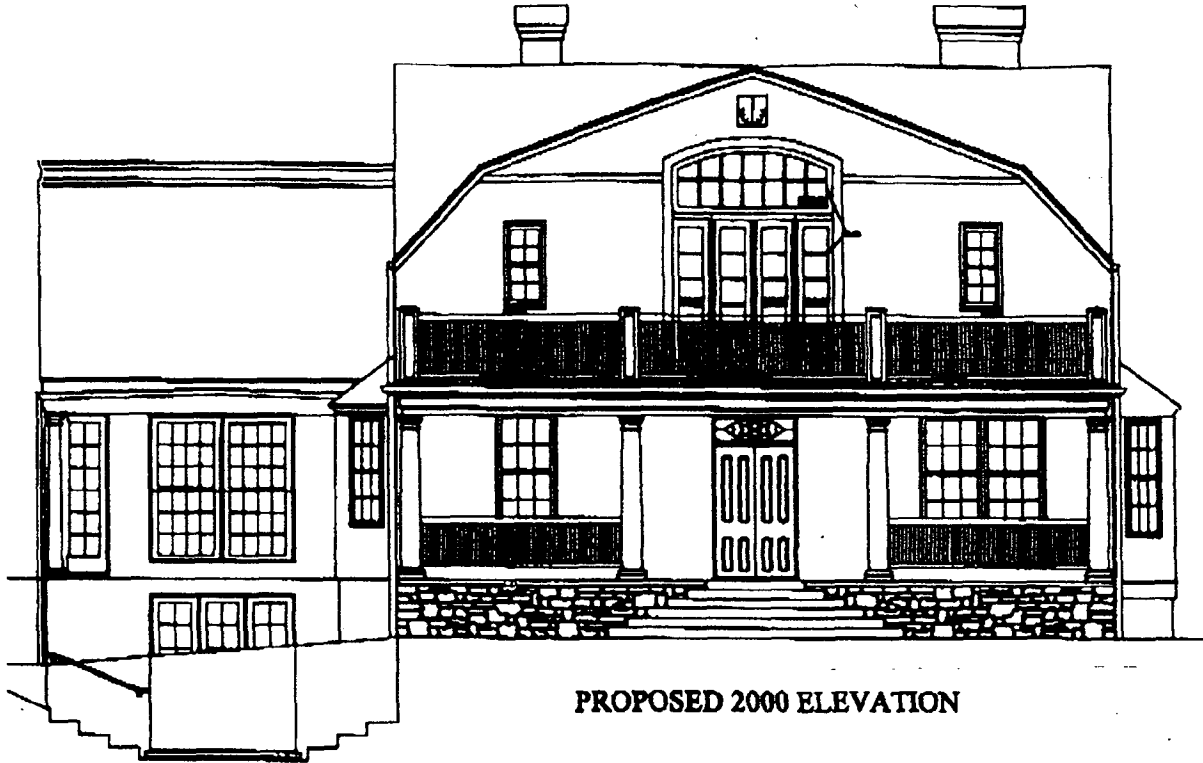
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

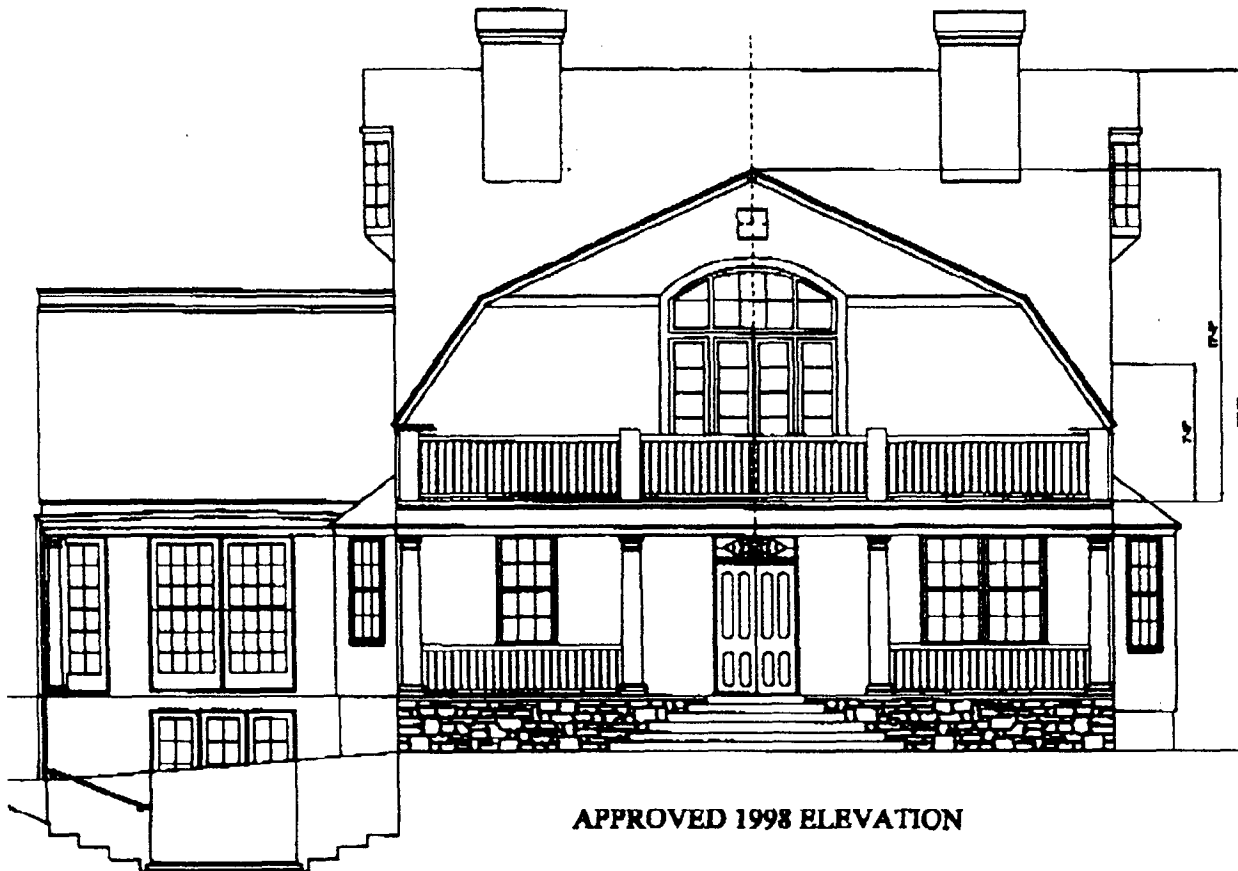
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY DNTD MAILING LABELS.

4



PROPOSED 2000 ELEVATION

SOUTH ELEVATION

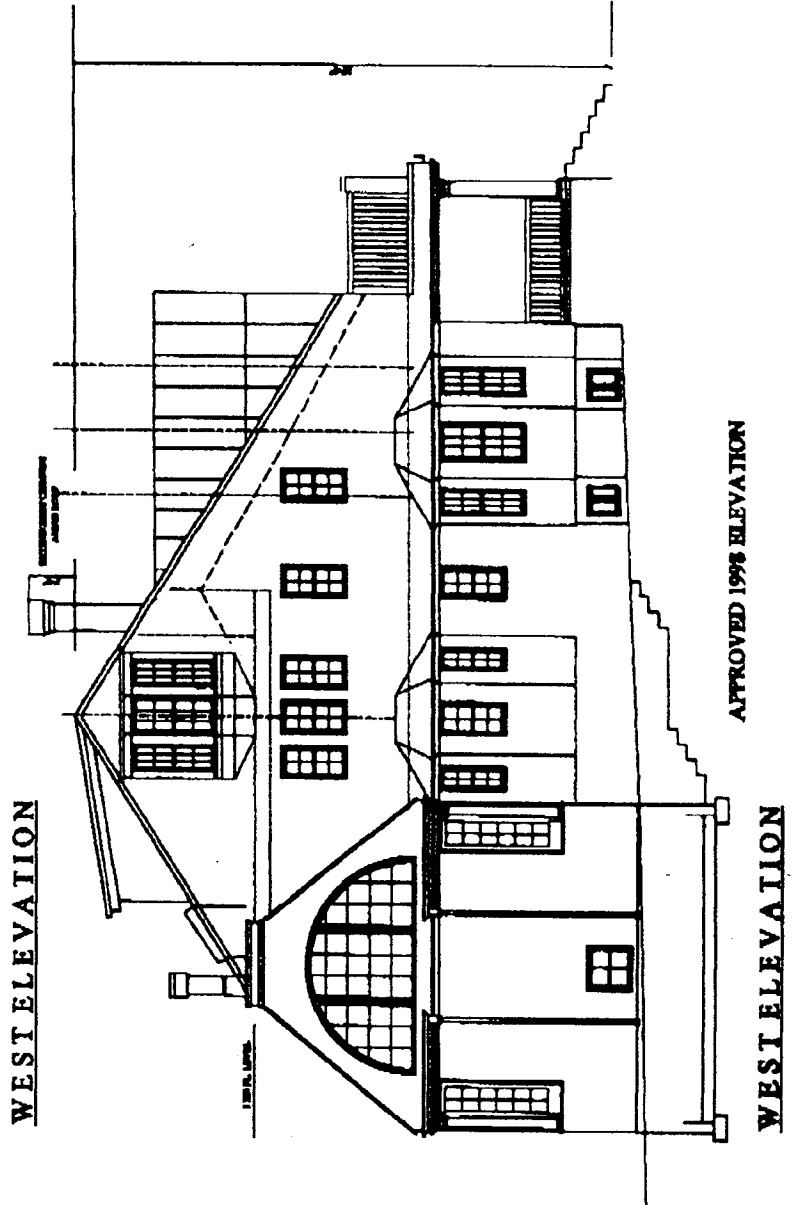
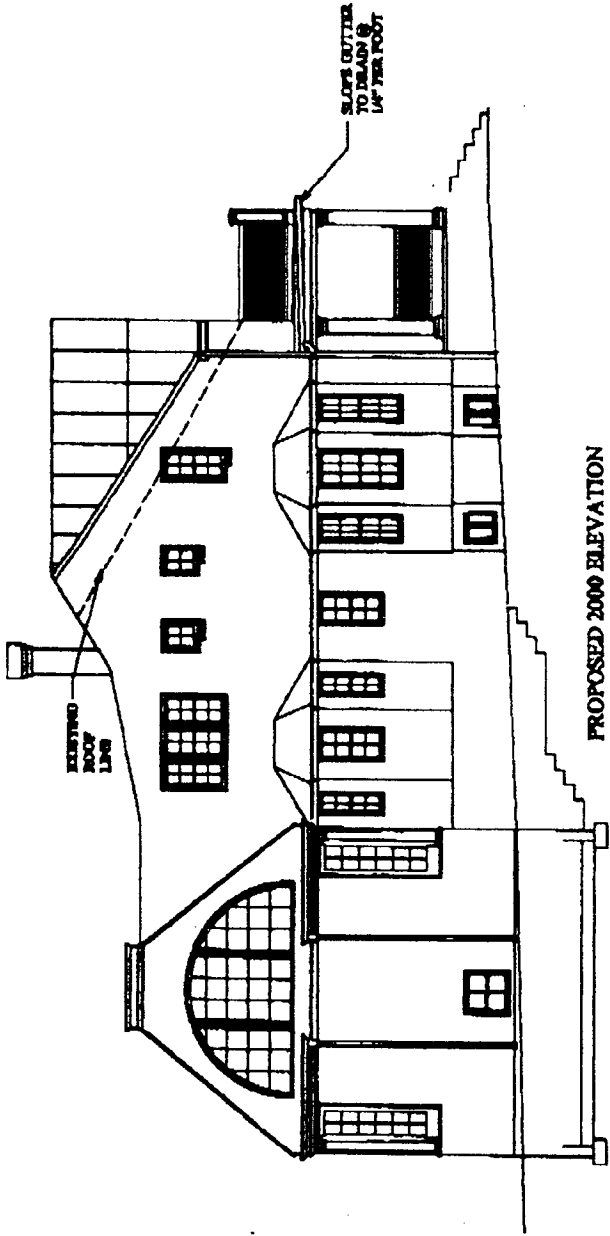


APPROVED 1998 ELEVATION

SOUTH ELEVATION

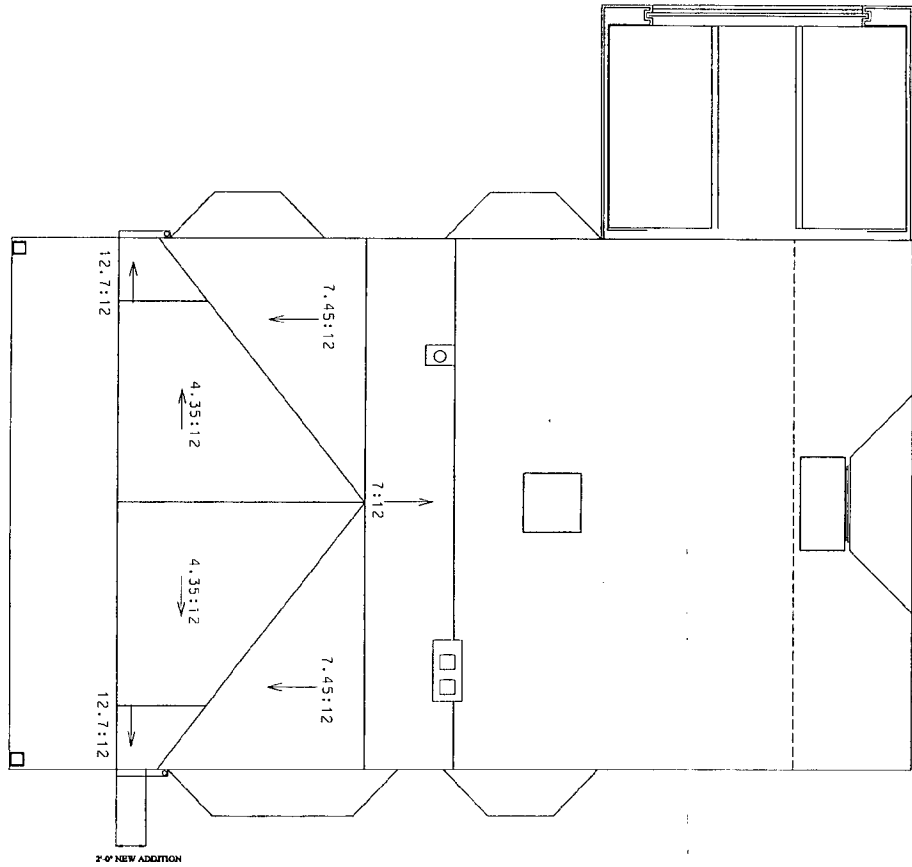
5

6

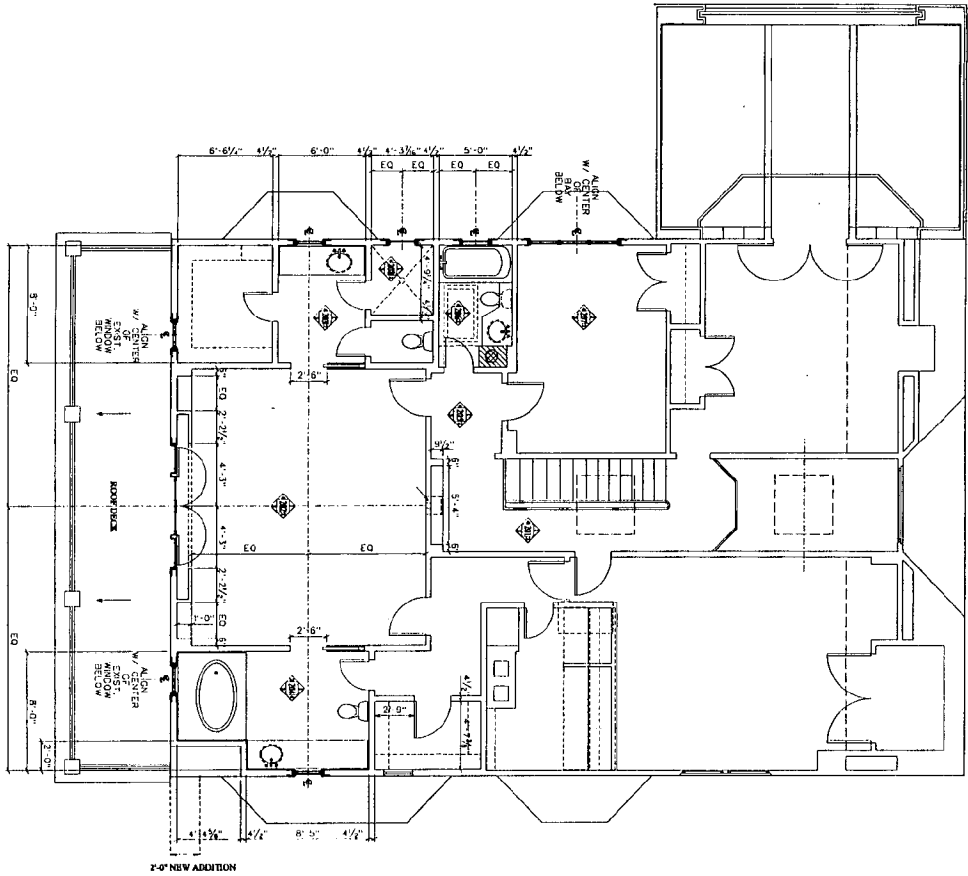




ROOF PLAN



SECOND FLOOR PLAN



7

A2

DRAWING:

| Author | Date | Check | Date |
|--------|------|-------|------|
| | | | |
| | | | |

**PERLE/BARR
RESIDENCE**

5 GRAPTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

3230 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com

8

ROBERT A. BELL, AIA, © MAY 2008



SOUTH ELEVATION

PROPOSED 2000 ELEVATION



A3

DRAWING:

| Revision | Date | Drawn | Checked | Date |
|----------|------|-------|---------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE

5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

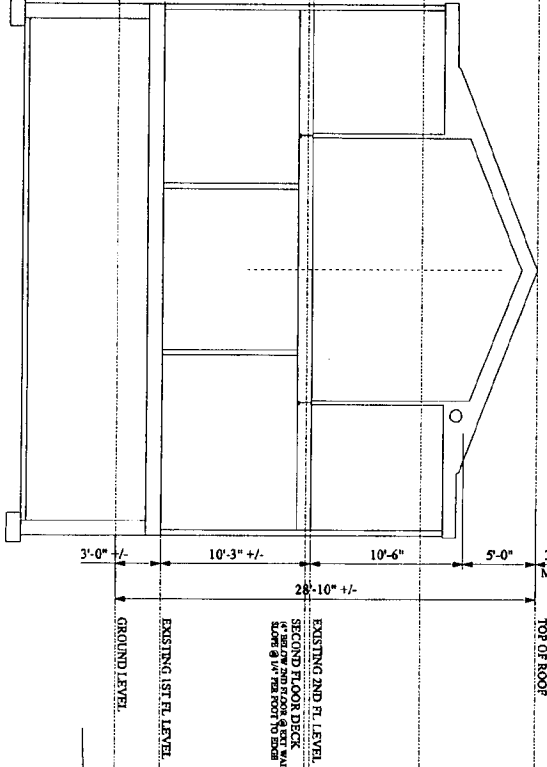
3230 T^h STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@arbella.com

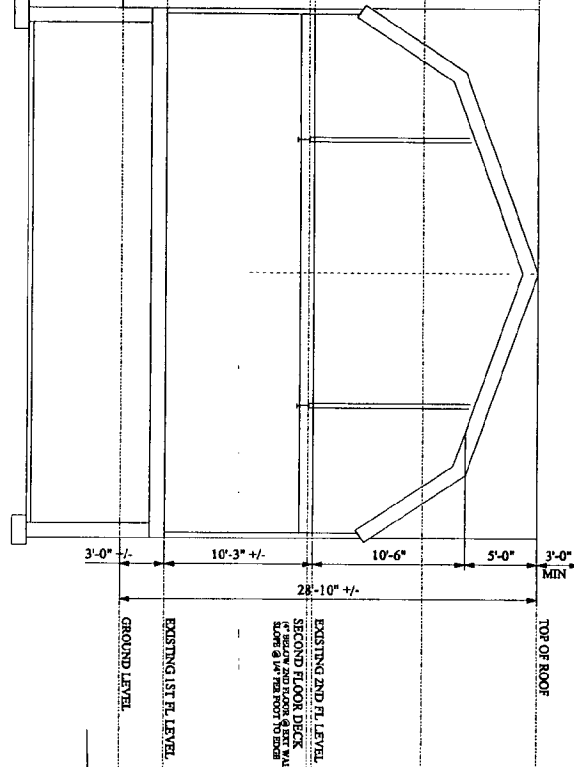
10

ROBERT A. BELL, AIA, © MAY 2008

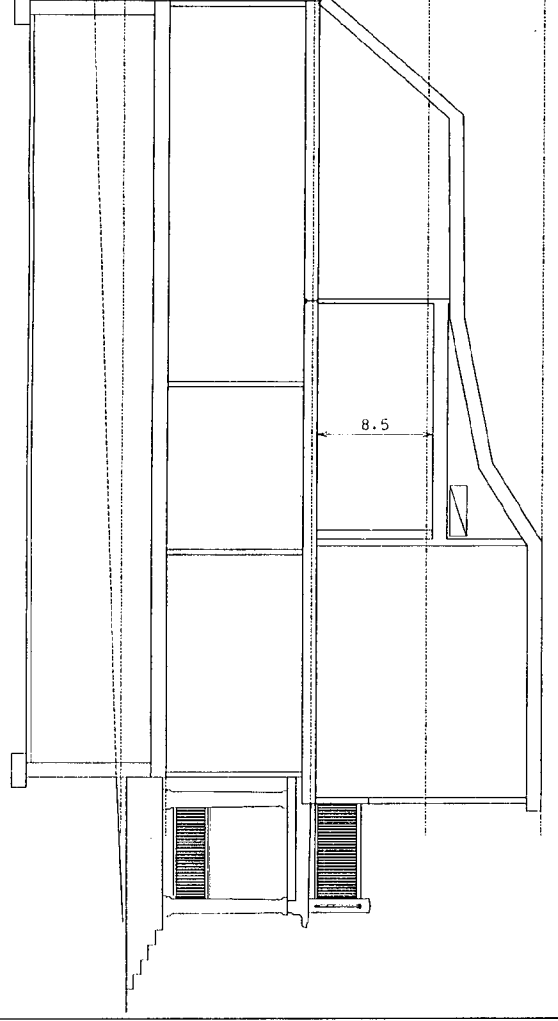
SECTION S-2



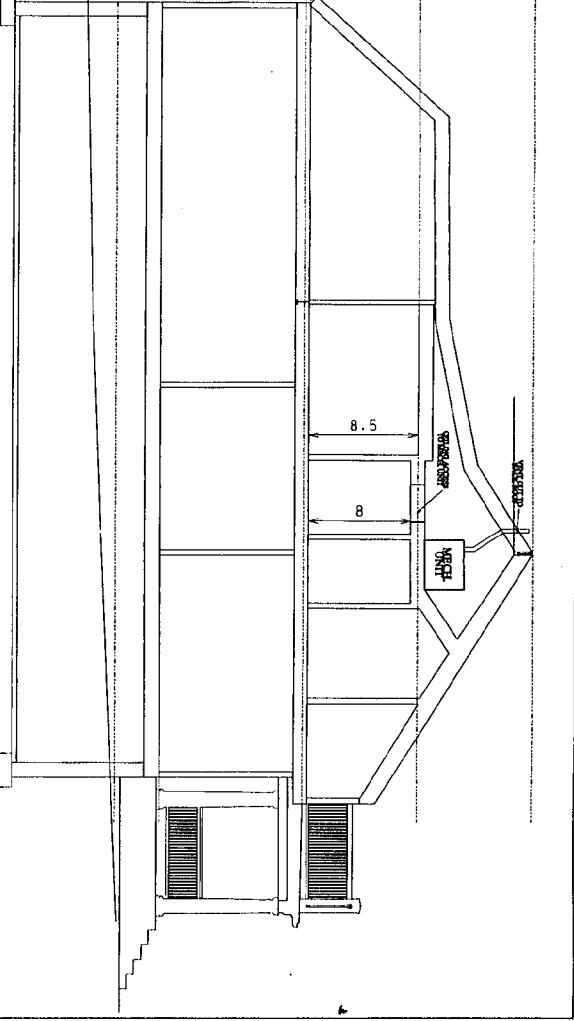
SECTION S-1



SECTION S-4



SECTION S-3



A5

DRAWING:

| Revision | Date | By | Check |
|----------|------|----|-------|
| | | | |
| | | | |
| | | | |
| | | | |

PERLE/BARR
RESIDENCE

5 GRAPTON STREET CHEVY CHASE, MARYLAND

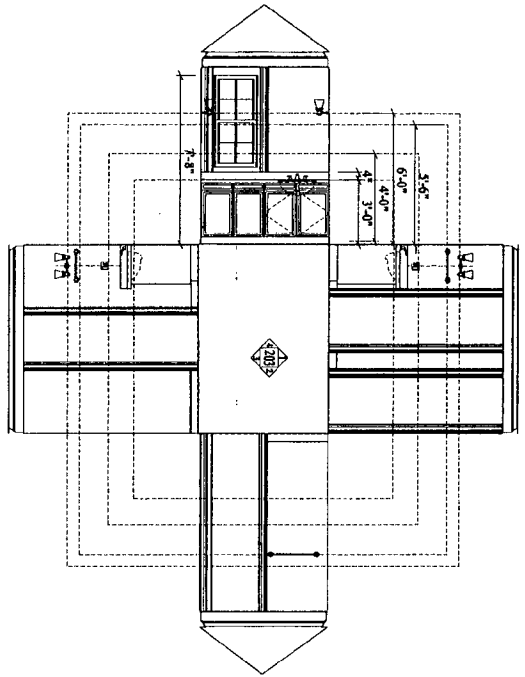
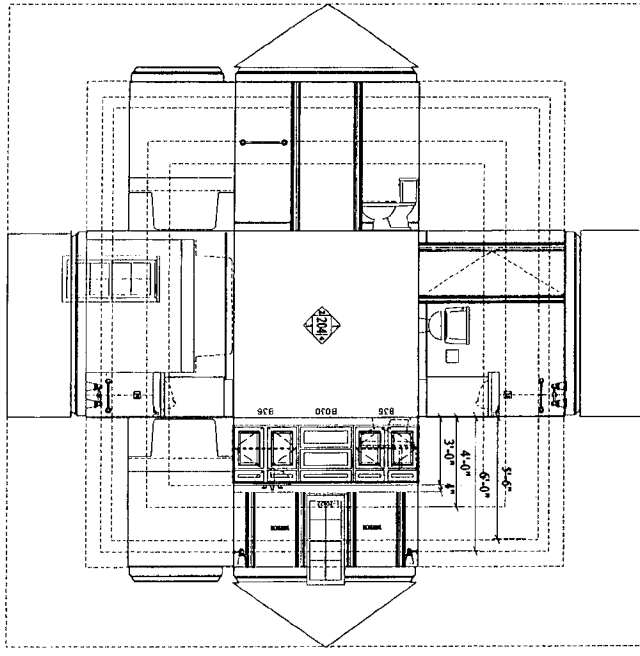
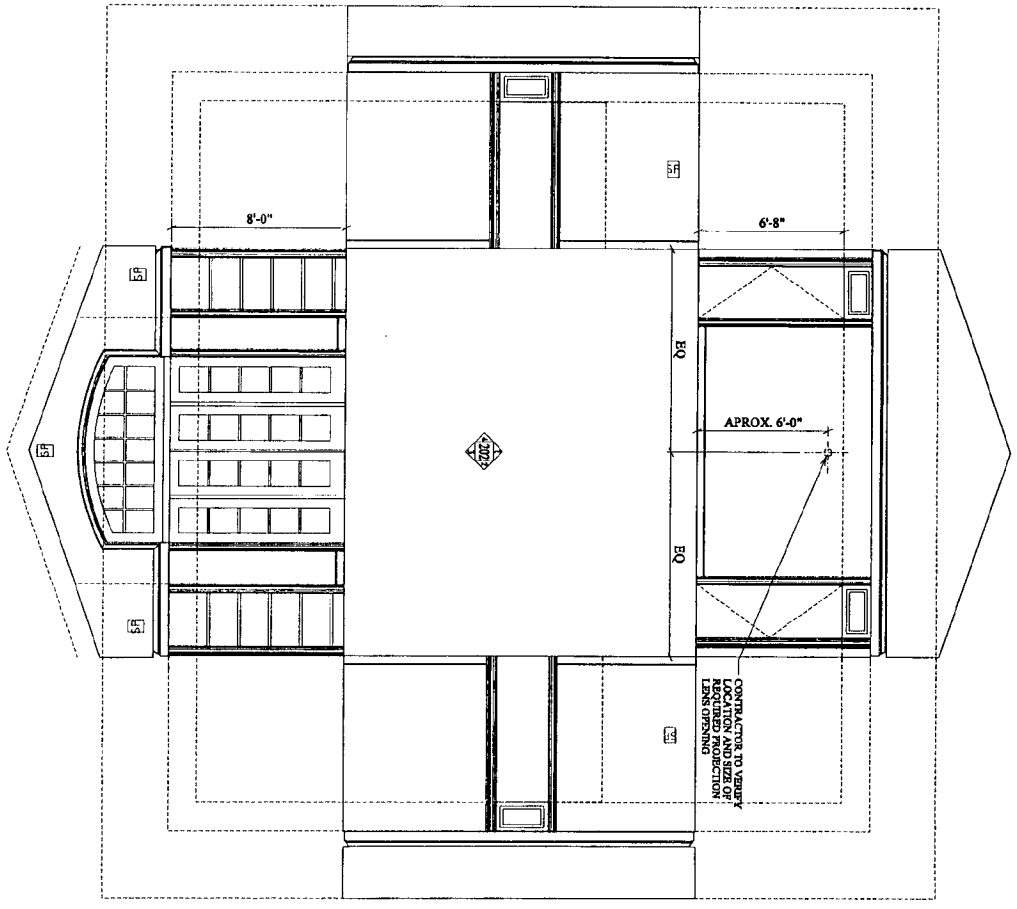
ROBERT BELL ARCHITECTS

3330 9th STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5159 E: rbell@roba.com

11

ROBERT A. BELL, AIA, R. ARCHITECTS



A6

DRAWING: 3/8"-1'-0"

| Architect | Date | Architect | Date | Architect | Date |
|-----------|------|-----------|------|-----------|------|
| | | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

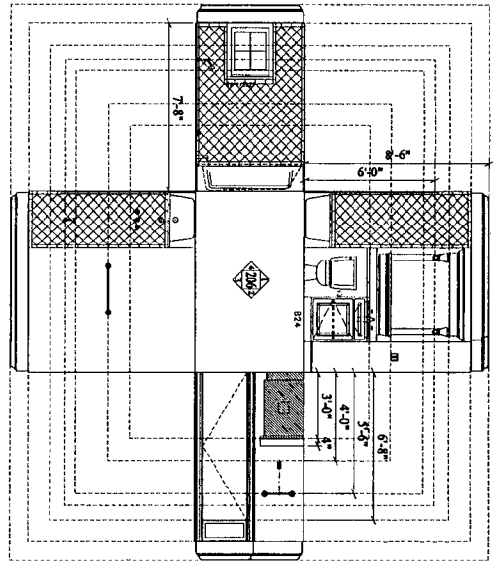
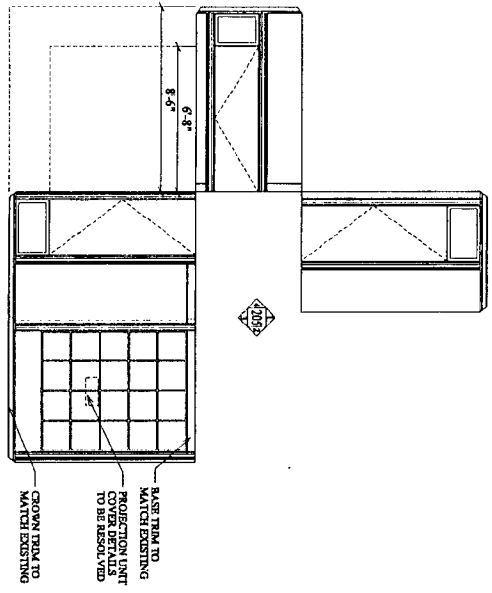
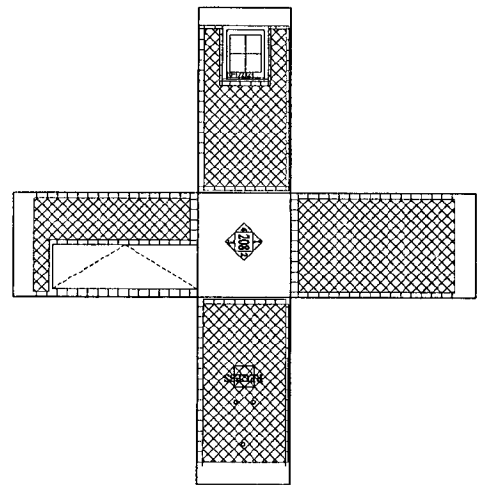
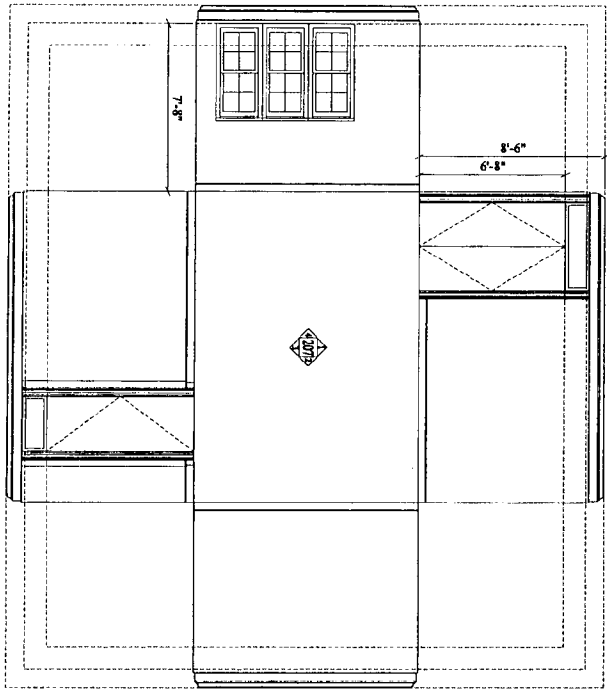
ROBERT BELL ARCHITECTS

3330 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-1150 E: rbell@rbaa.com

12

ROBERT A BELL, AIA, © MAY 2007



A7

DRAWING: 3/8"=1'-0"

| Author | Check | Date | Check | Date | Check | Date |
|--------|-------|------|-------|------|-------|------|
| | | | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

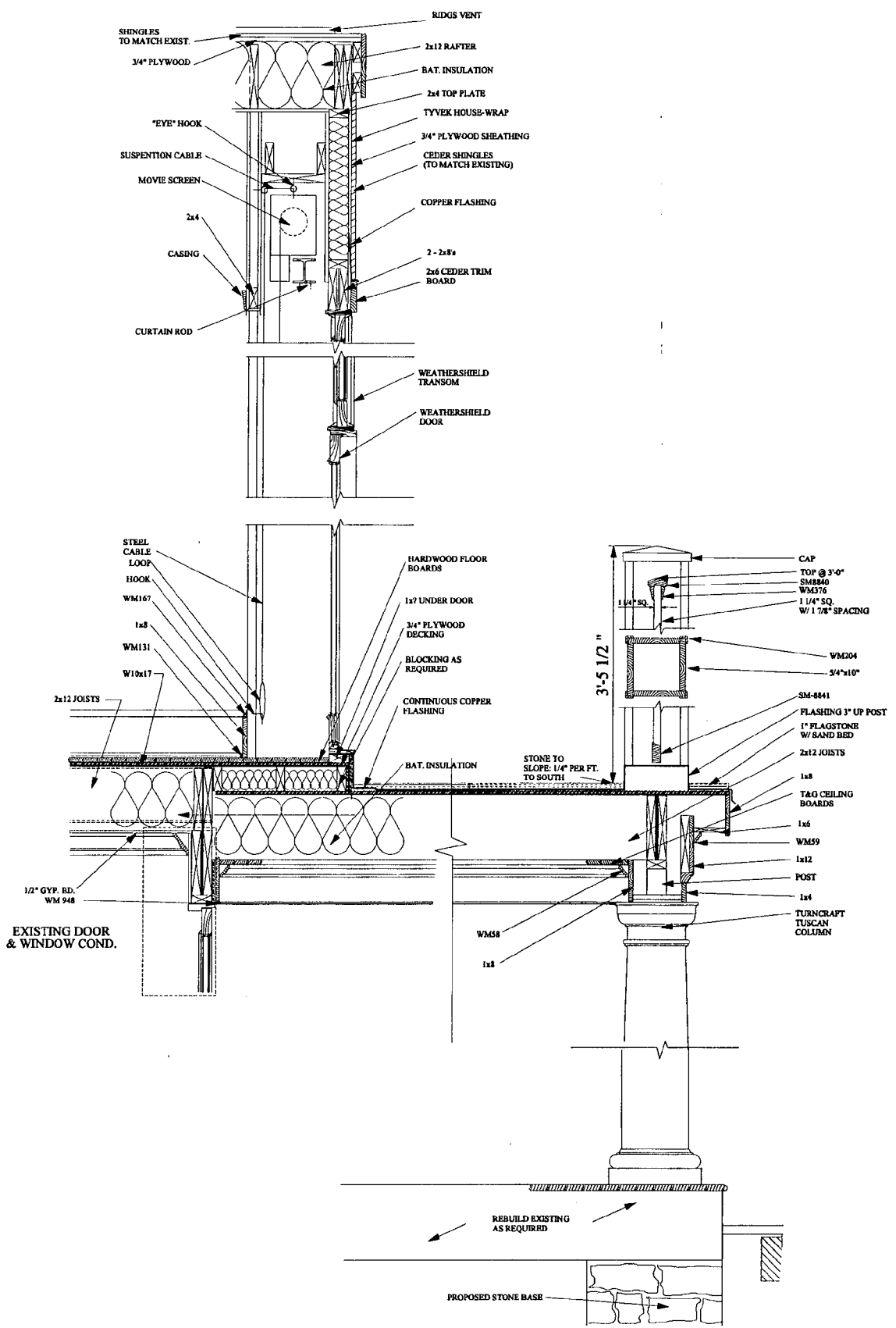
ROBERT BELL ARCHITECTS

3230 7TH STREET, N.W., WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbcll@erols.com

13

ROBERT A. BELL, AIA, R. ARCH. 00000000



A8

DRAWING:

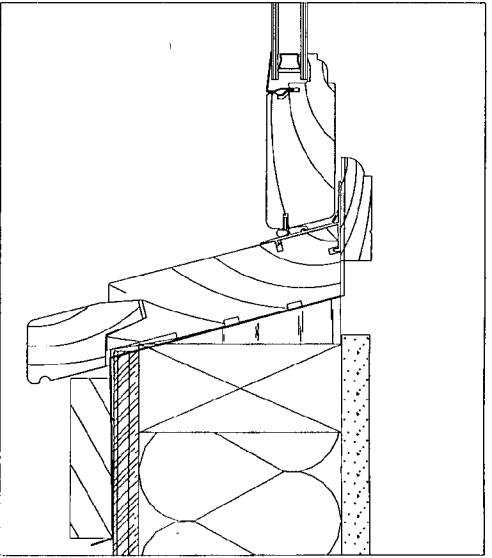
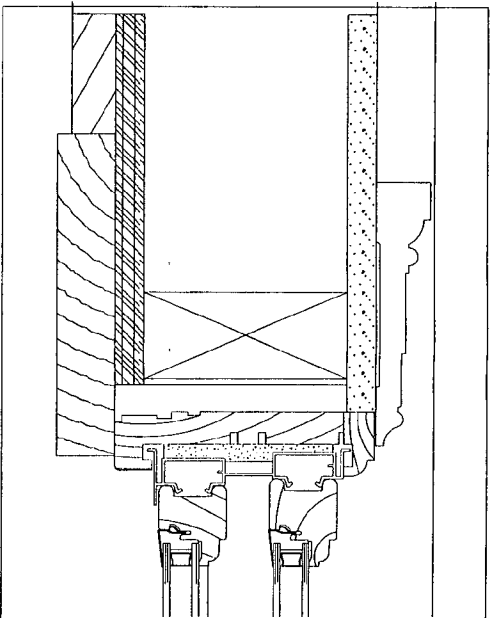
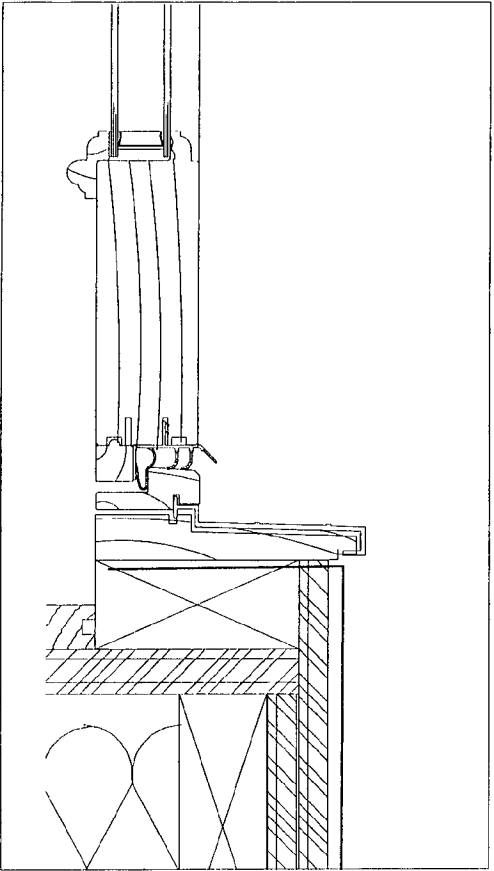
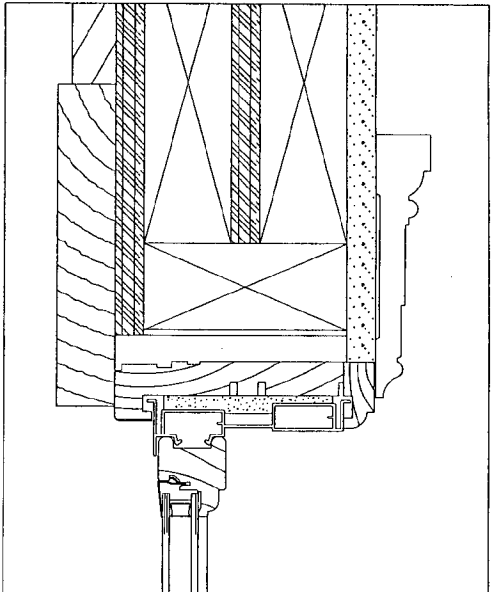
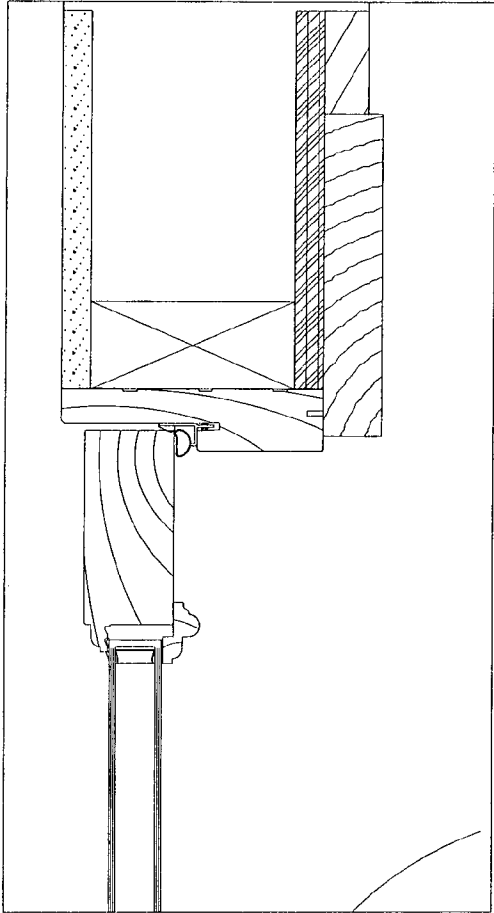
| NO. | DATE | BY | CHKD. | DATE |
|-----|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE
5 GRAFTON STREET CHEVY CHASR, MARYLAND

ROBERT BELL ARCHITECTS
3130 7TH STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5158 E: rbell@perle.com

14

ROBERT A. BELL, AIA, R. ANATY 2008



A9

DRAWING:

| Revision | Date | By | Check | Date |
|----------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

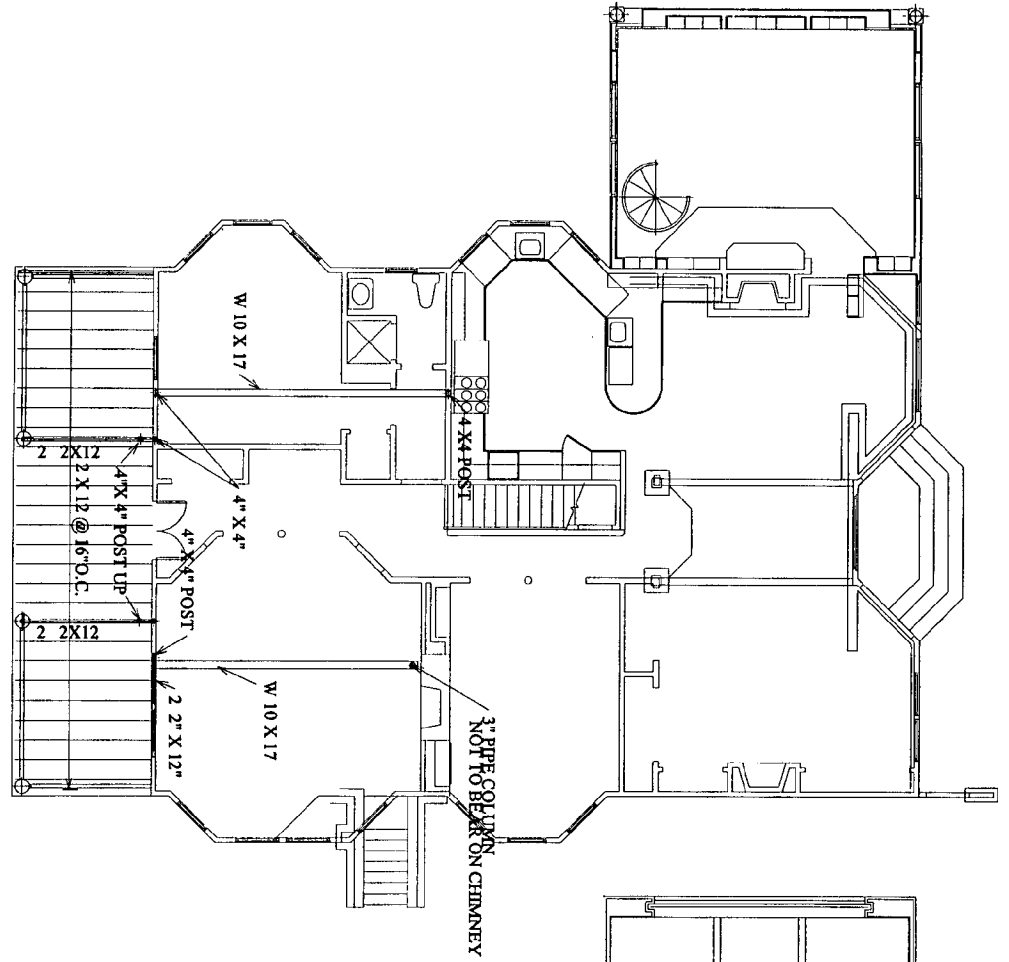
3230 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com

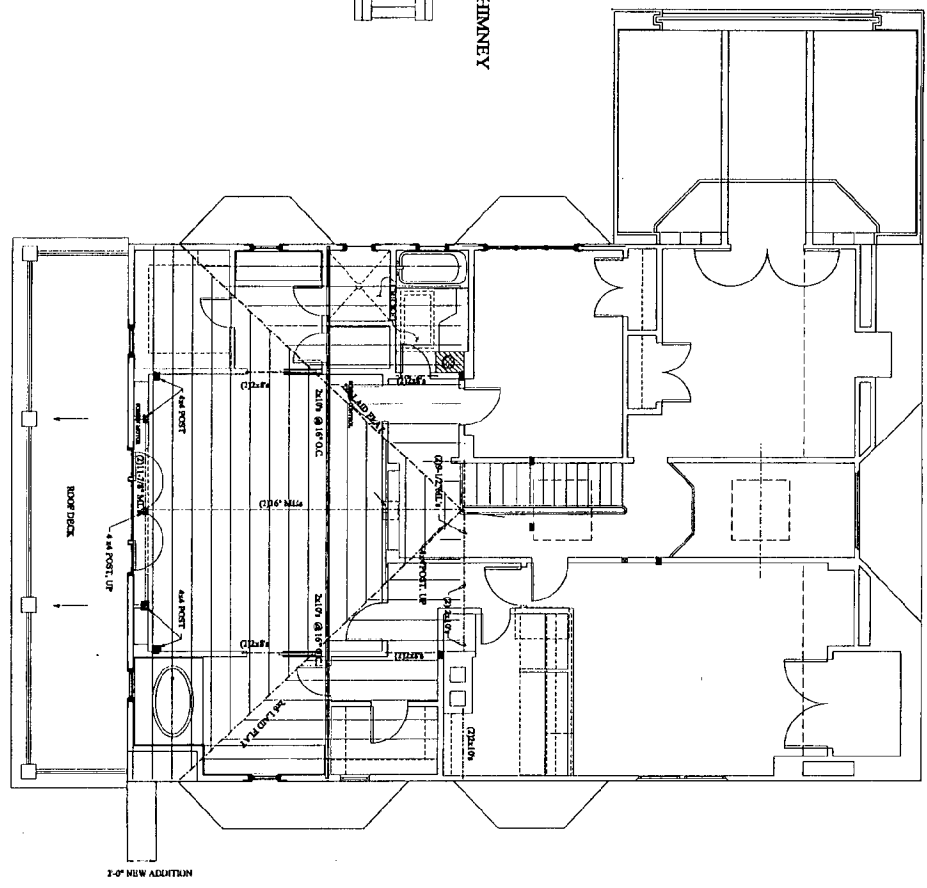
15



FIRST FLOOR PLAN
STRUCTURAL PLAN



SECOND FLOOR PLAN
STRUCTURAL PLAN



S1

DRAWING

| Revision | Date | By | Date | By |
|----------|------|----|------|----|
| | | | | |
| | | | | |
| | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

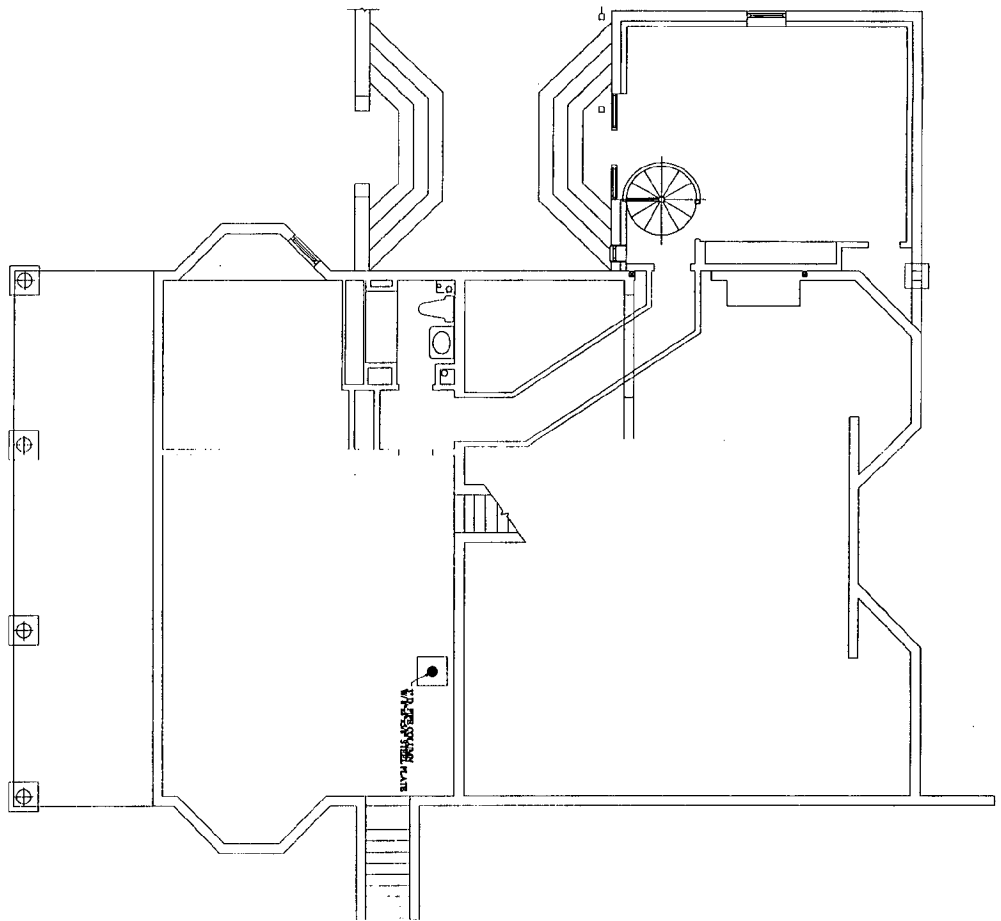
3130 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com

16

ROBERT A. BELL, AIA, ARCHITECT
N

BASEMENT PLAN
STRUCTURAL PLAN



S2

DRAWING:

| Number | Date | By | Check | Date |
|--------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE
5 GRAFTON STREET CHEVY CHASE, MARYLAND

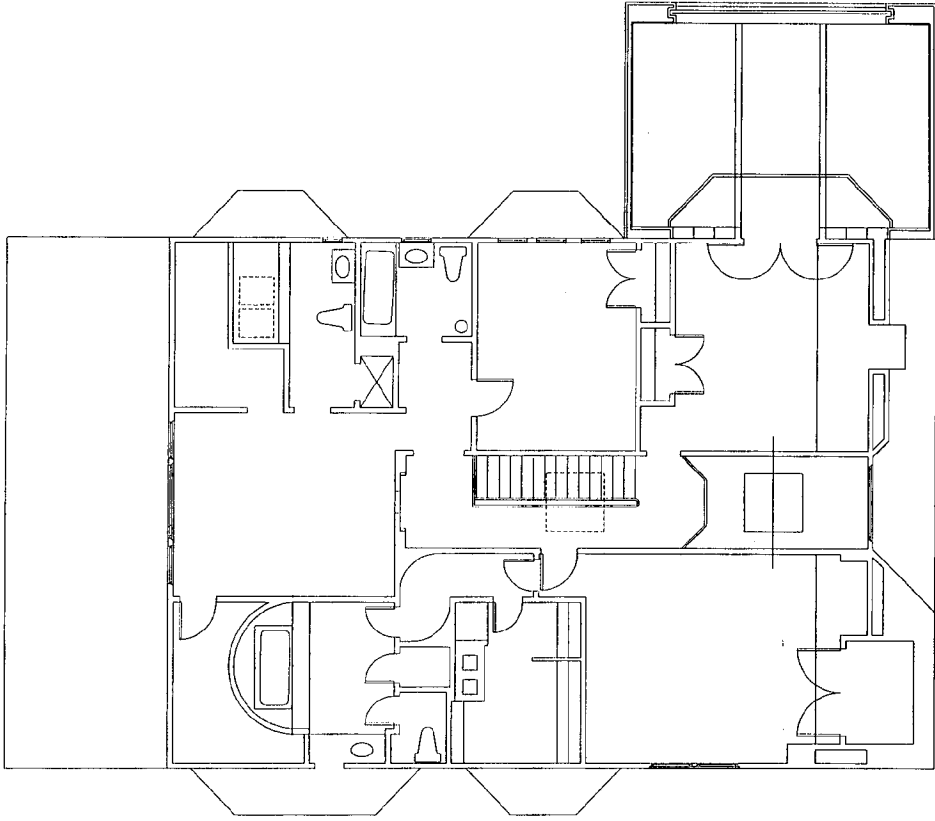
ROBERT BELL ARCHITECTS
3230 "P" STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5150 E: rbell@roba.com

17

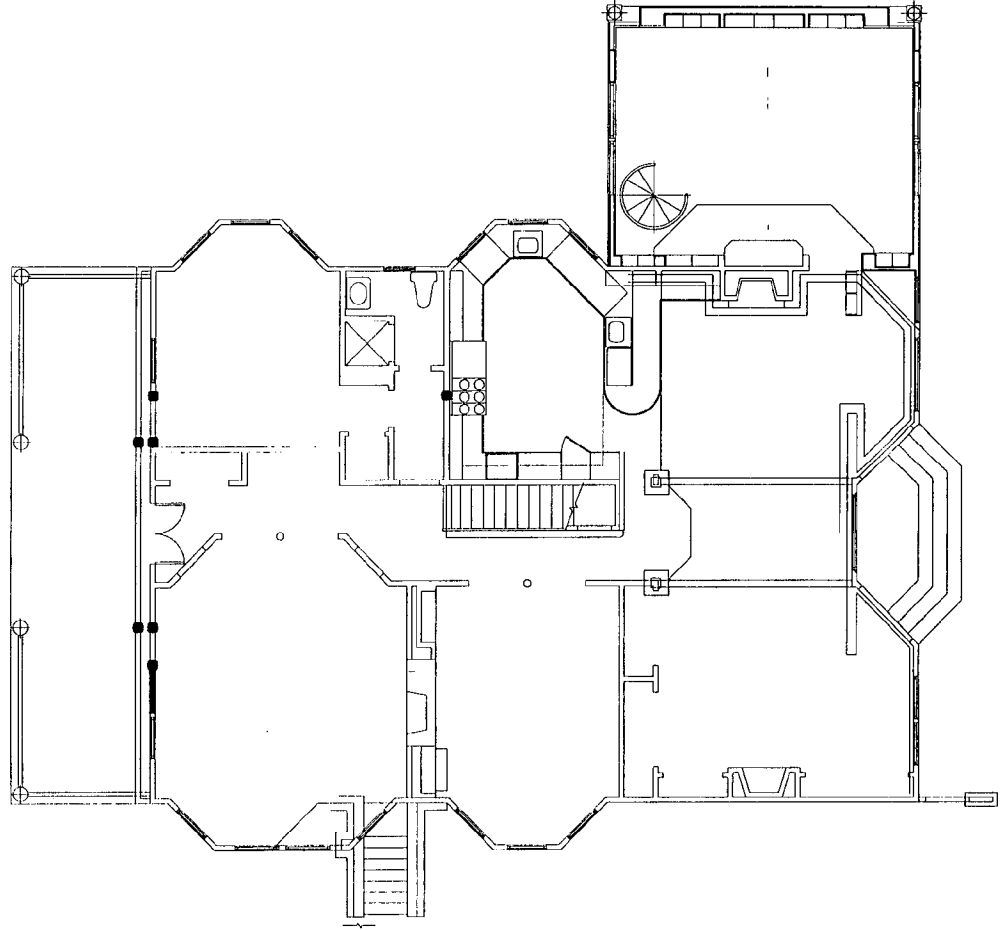
0001 1/16/08 11:11 AM 1/16/08



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



X1

DRAWING:

| Revision | Date | By | Check | Date |
|----------|------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAPTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

3230 7th STREET, NW, WASHINGTON, D.C. 20007

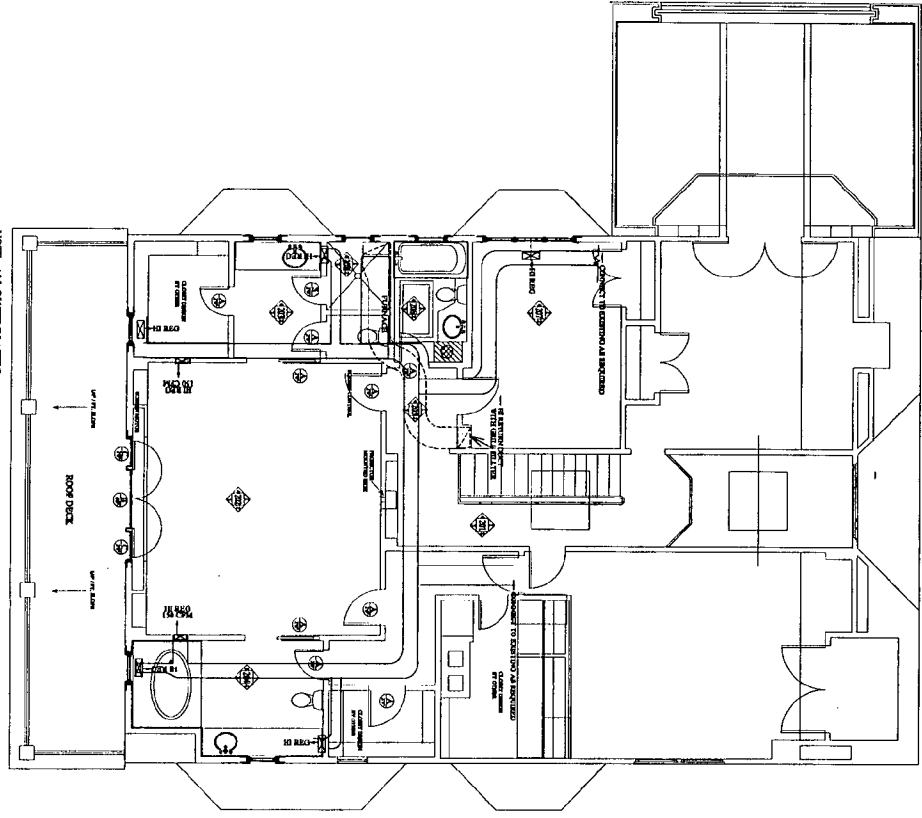
T: 202-333-8412 F: 202-333-5150 E: rbell@rvla.com

18

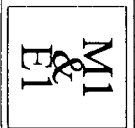
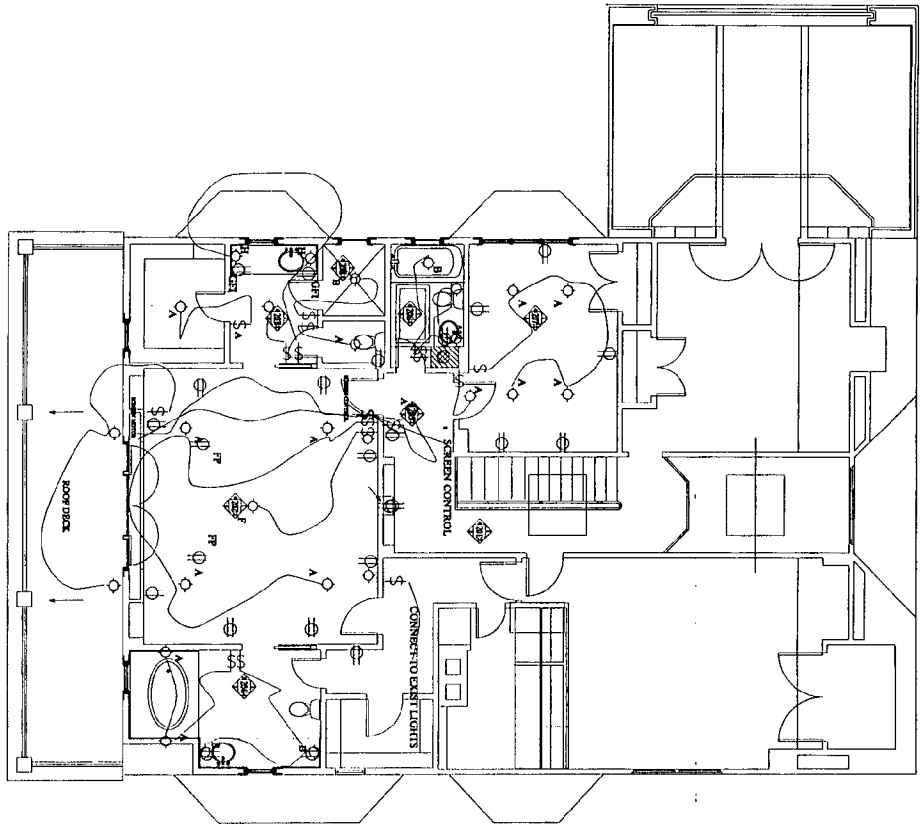


SECOND FLOOR PLAN
MECHANICAL PLAN

NOTE: ALL DUCTS IN ATTIC



SECOND FLOOR PLAN
ELECTRICAL PLAN



DRAWING:

| Number | Date | By | Date | By |
|--------|------|----|------|----|
| | | | | |
| | | | | |
| | | | | |

PERLE/BARR
RESIDENCE
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS
3230 "P" STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5150 E: rbell@erola.com



ROBERT BELL ARCHITECTS

rbell@erols.com
t. 202-333-8412
f. 202-333-5150

May 19, 2000

Perry Kephart
Montgomery County HPRB staff

t. 301-563 3400
f. 301 563 3412

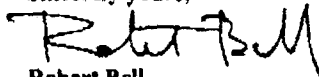
Dear Ms. Kephart,

Two years ago I applied for a remodeling of 5 Grafton Street in Chevy Chase village. At the time we were planning a third story addition as well as the remodeling of the front of the residence. You reviewed the building application and approved it at that time. I am enclosing our correspondence of the time.

The clients have cut back on their scope of work and therefore the new design does not contain the third floor addition. Other than that the façade remains essentially the same as the approved 1998 design. Since the existing façade, which I designed in 1987, does not qualify for historic preservation, I hope that we can work this out without further hearings of complications.

Please let me know you thoughts.

Sincerely yours,


Robert Bell

19



ROBERT BELL - ARCHITECTS
3230 P Street, N.W., Washington, D.C. 2007
rbell@erols.com
t. 202-333-8412
f. 202-333-5150

March 30, 1998

Perry Kephart
Montgomery County HPRB staff

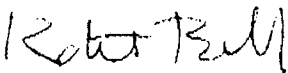
t. 301-563-3400
f. 301-563-3412

Dear Ms. Kephart,

Enclosed is a set of photos from 1978 before its present remodeling. Unfortunately the I do not have any photos in the office of the present elevations. But I have enclosed our drawing of that elevation as well as the elevation showing the second addition to the structure made in 1987 which also altered the front facade by adding a wing equal to 2/3 of the width of the original. The house has now be remodeled where well over 75% of the house has been changed. I am flattered that the original historic staff report had mistaken the present facade ~~as~~ the original- but I would hate to have to defined changing the 1978 facade I had designed- it would make me feel just too old.

If this is not sufficient information please call me and I will drive out there to photograph it this lunch time.

Sincerely yours,


Robert A. Bell

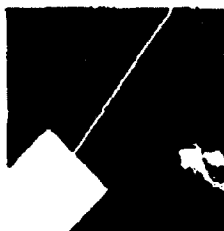
20

MAR 30 11:40PM

FROM HIST PRES / HUM RES 301 563 3412

P 1

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

877 Georgia Avenue
Silver Spring, Maryland 20910-5760

March 30, 1998

MEMORANDUM

TO: Tootle Shipley, Department of Permitting Services

FROM: Perry Kephart, Historic Preservation Section *PK*

RE: 5 Grafton Street, Chevy Chase

We were contacted by Robert Bell, the owner of the Bungalow at 5 Grafton Street, after my meeting with you to discuss proposed plans for alterations that he had submitted to your department.

He has demonstrated to our satisfaction that the front facade of the resource has already been significantly altered and much of the material is not original. Pictures of the building from 1978 and drawings from 1979 and 1989 confirm that the changes to the front facade, the windows, the front dormer and the overall massing of the property are extensive.

We would recommend that the changes to the property that he is currently proposing not be considered substantial alterations to a historic resource.

Thank you for your patience with this matter. Please call me at 301-563-3400 if you have any questions.

| | | | | | |
|------------------|-----------|---------|----------|------------|---|
| Post-It Fax Note | 7671 | Date | 3/30 | # of Pages | 1 |
| To | Robt Bell | From | PKephart | | |
| Co./Dept | | Co | | | |
| Phone # | | Phone # | 563 3400 | | |
| Ext | 2220116 | Ext | | | |

(21)

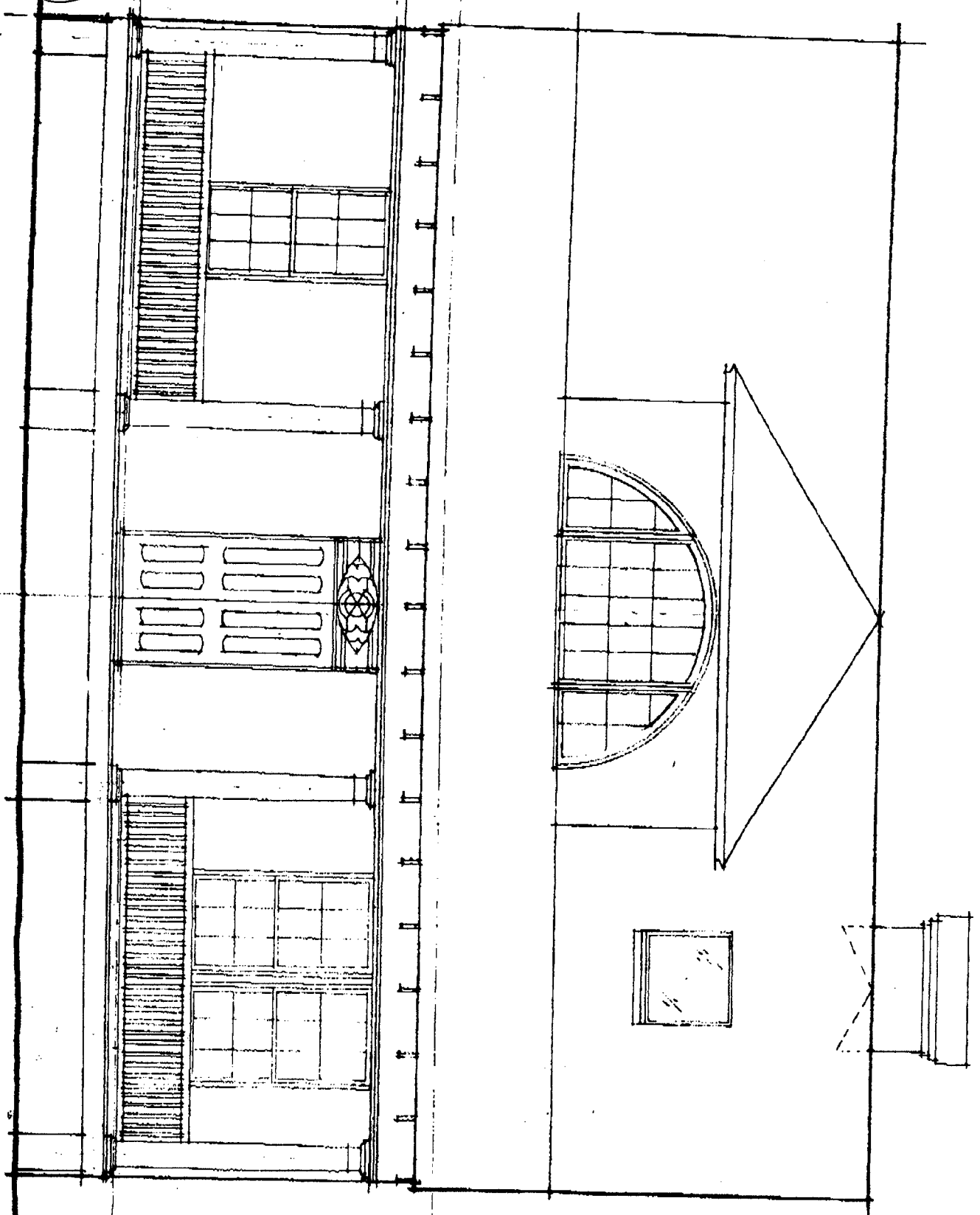


Before 1979

22

1987 *Handwritten* *Handwritten*

23



I D.

adjacent neighbors

3 Grafton Street

Chevy Chase 20815

7 Grafton Street

Chevy Chase 20815

8 Grafton Street

Chevy Chase 20815

10 Grafton Street

Chevy Chase 20815

This survey for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.

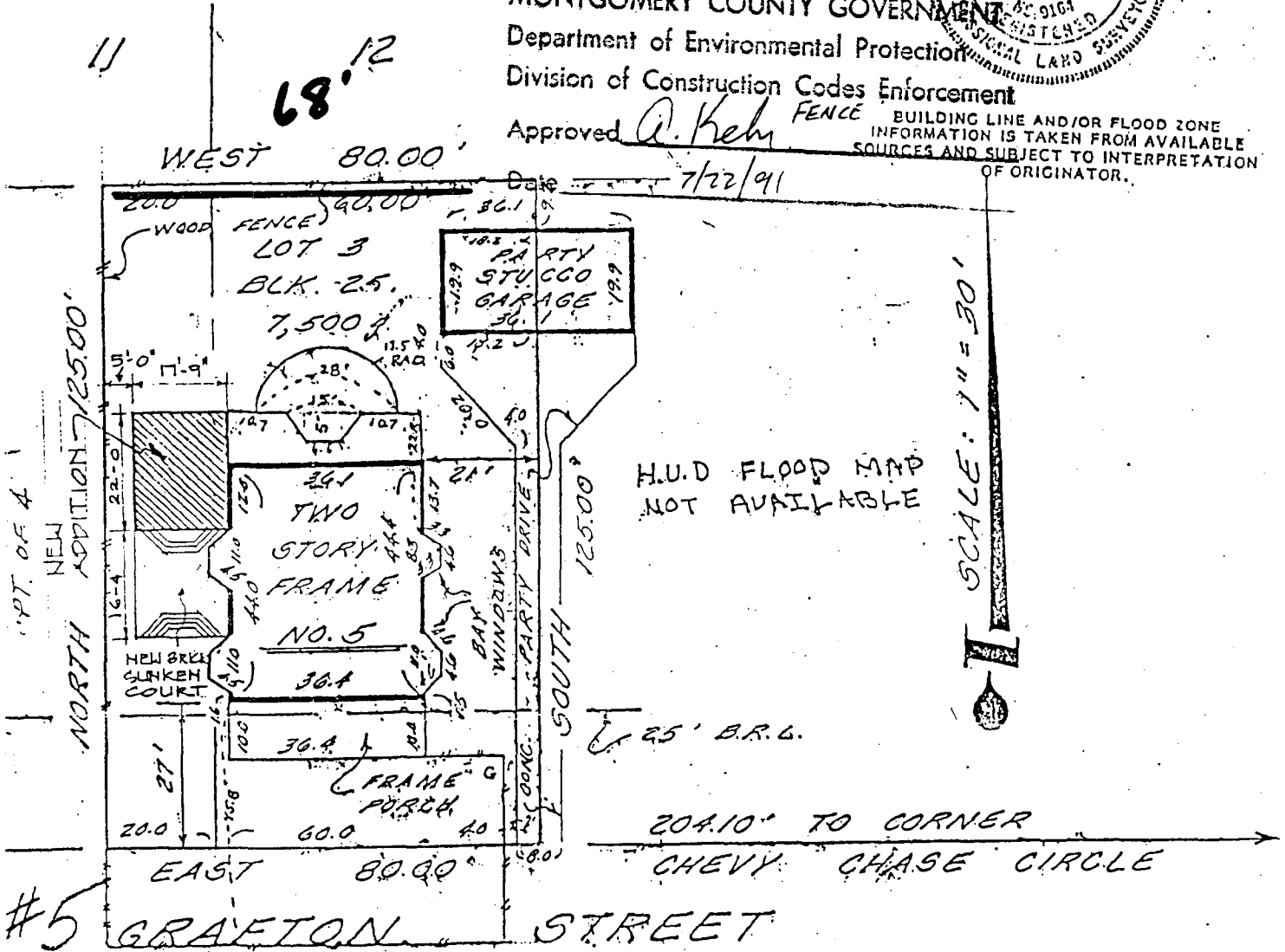
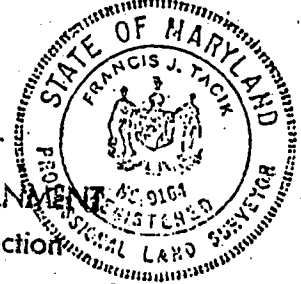
LOCATION OF HOUSE
 LOT 3 & PART OF LOT 4
 BLOCK 25, SECTION No. 2
CHEVY CHASE

MONTGOMERY COUNTY,
 MARYLAND

MONTGOMERY COUNTY GOVERNMENT
 Department of Environmental Protection
 Division of Construction Codes Enforcement

Approved *A. Kelm* FENCE

BUILDING LINE AND/OR FLOOD ZONE
 INFORMATION IS TAKEN FROM AVAILABLE
 SOURCES AND SUBJECT TO INTERPRETATION
 OF ORIGINATOR.

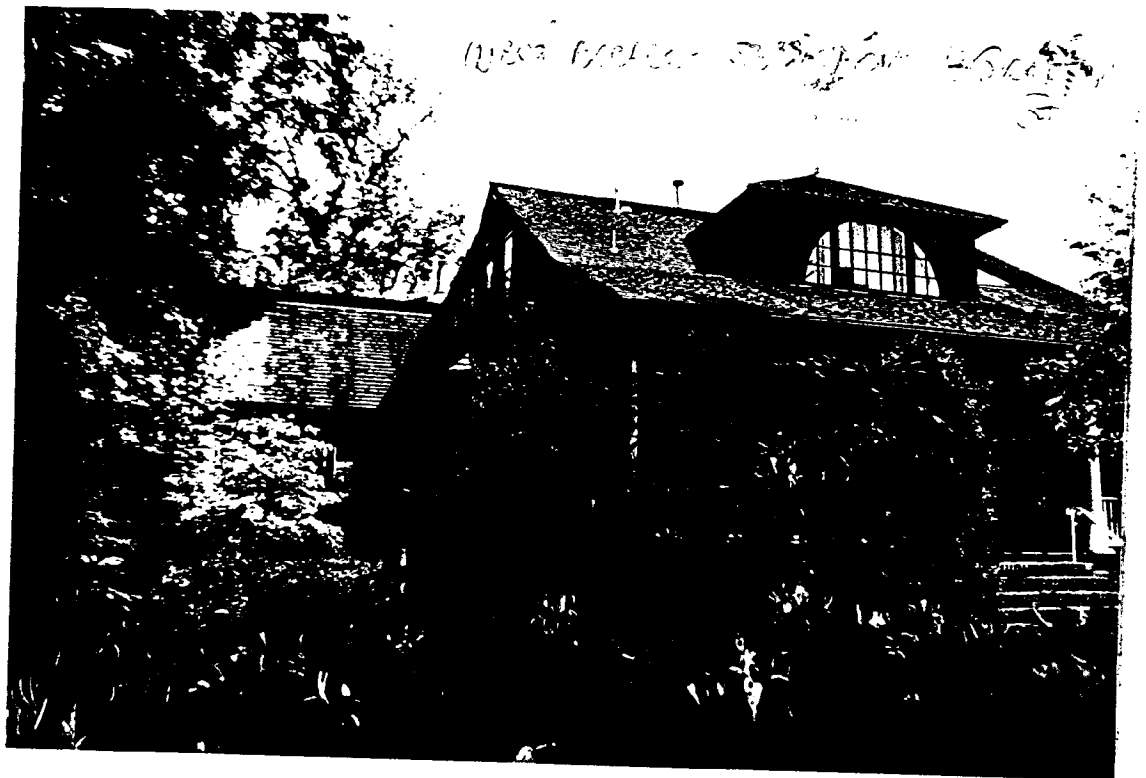


#5 GRAFTON STREET

RECEIVED 7-10-86 100' R/W REVISED 4-15-75

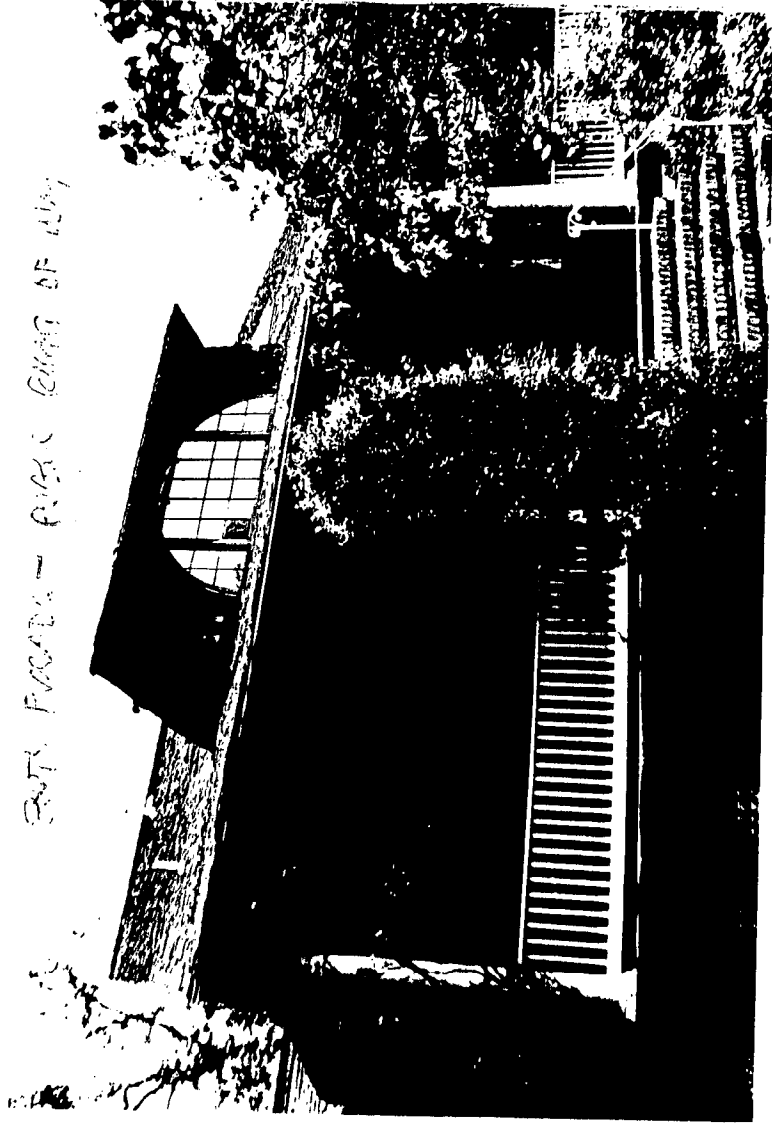
| | | | |
|--|---|--|---|
| SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A BEST-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Francis J. Tacik</i> REGISTERED LAND SURVEYOR MD. # 9164 | REFERENCES PLAT BR. B PLAT NO. 48 LIBER JA-30 FOLIO 41 | SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 874-3144 | |
| | LIBER 2728 FOLIO 449 | DATE OF SURVEYS WALL CHECK HSE. LOC.: 4-10-75 BOUNDARY: | SCALE: 1" = 30' DRAWN BY: RCS JOB NO.: 75-304 |

(29)





SMALL HOUSE

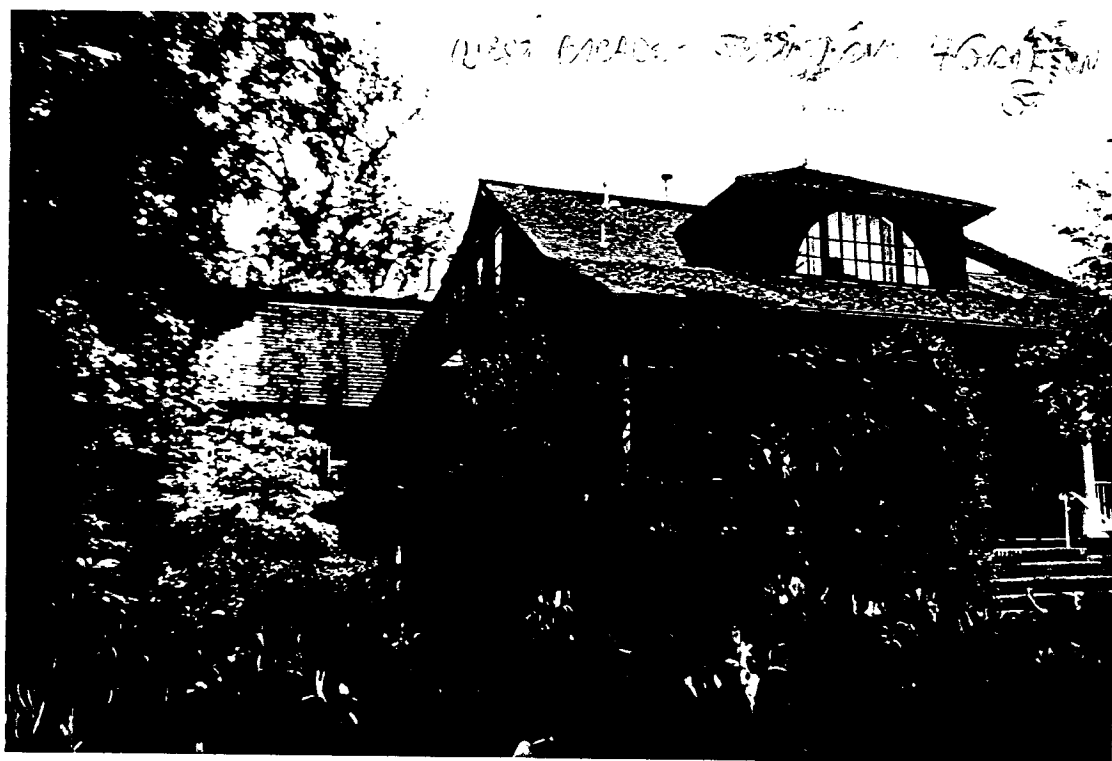


BOTH FACED - FINEST KIND OF WOOD

22



28



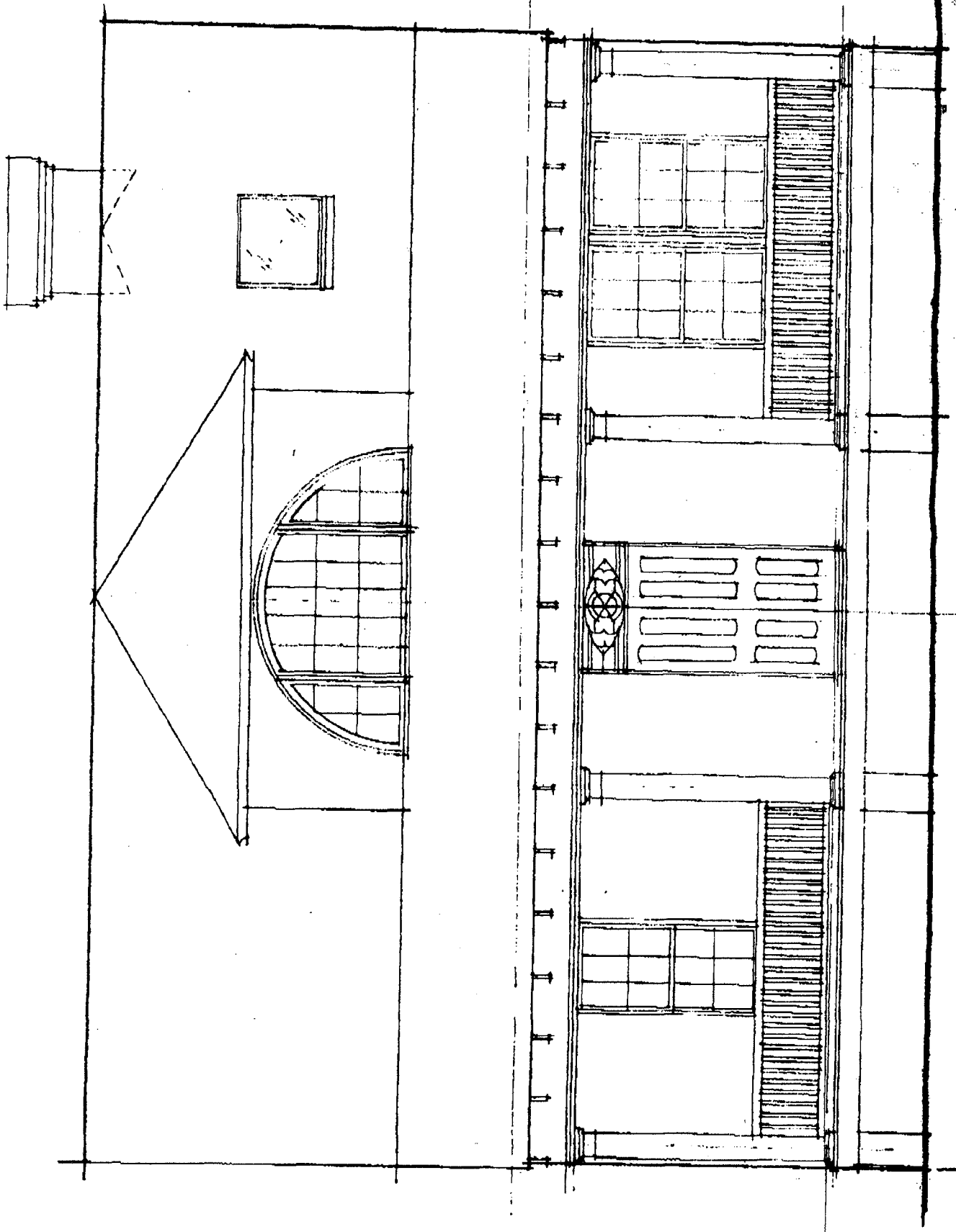


SOUTH FACADE
RUSTIC FRONT OF
W. 104



31

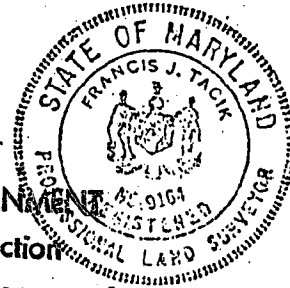




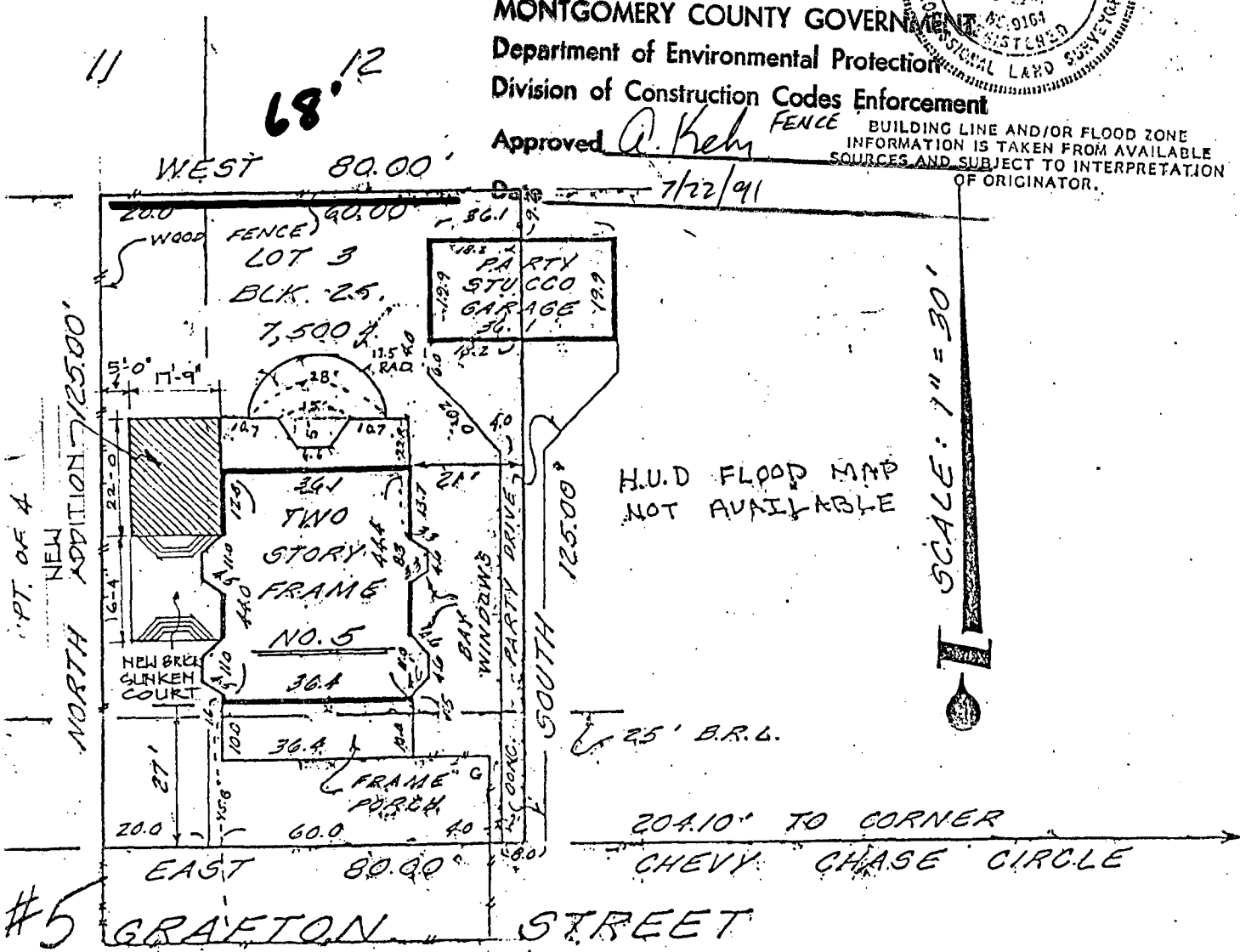
LOCATION OF HOUSE
 LOT 3 & PART OF LOT 4
 BLOCK 25, SECTION No. 2
CHEVY CHASE

MONTGOMERY COUNTY,
 MARYLAND

MONTGOMERY COUNTY GOVERNMENT
 Department of Environmental Protection
 Division of Construction Codes Enforcement



Approved *A. Kelly* FENCE
 BUILDING LINE AND/OR FLOOD ZONE
 INFORMATION IS TAKEN FROM AVAILABLE
 SOURCES AND SUBJECT TO INTERPRETATION
 OF ORIGINATOR.



H.U.D FLOOD MAP
 NOT AVAILABLE

204.10' TO CORNER
 CHEVY CHASE CIRCLE

#5 GRAFTON STREET

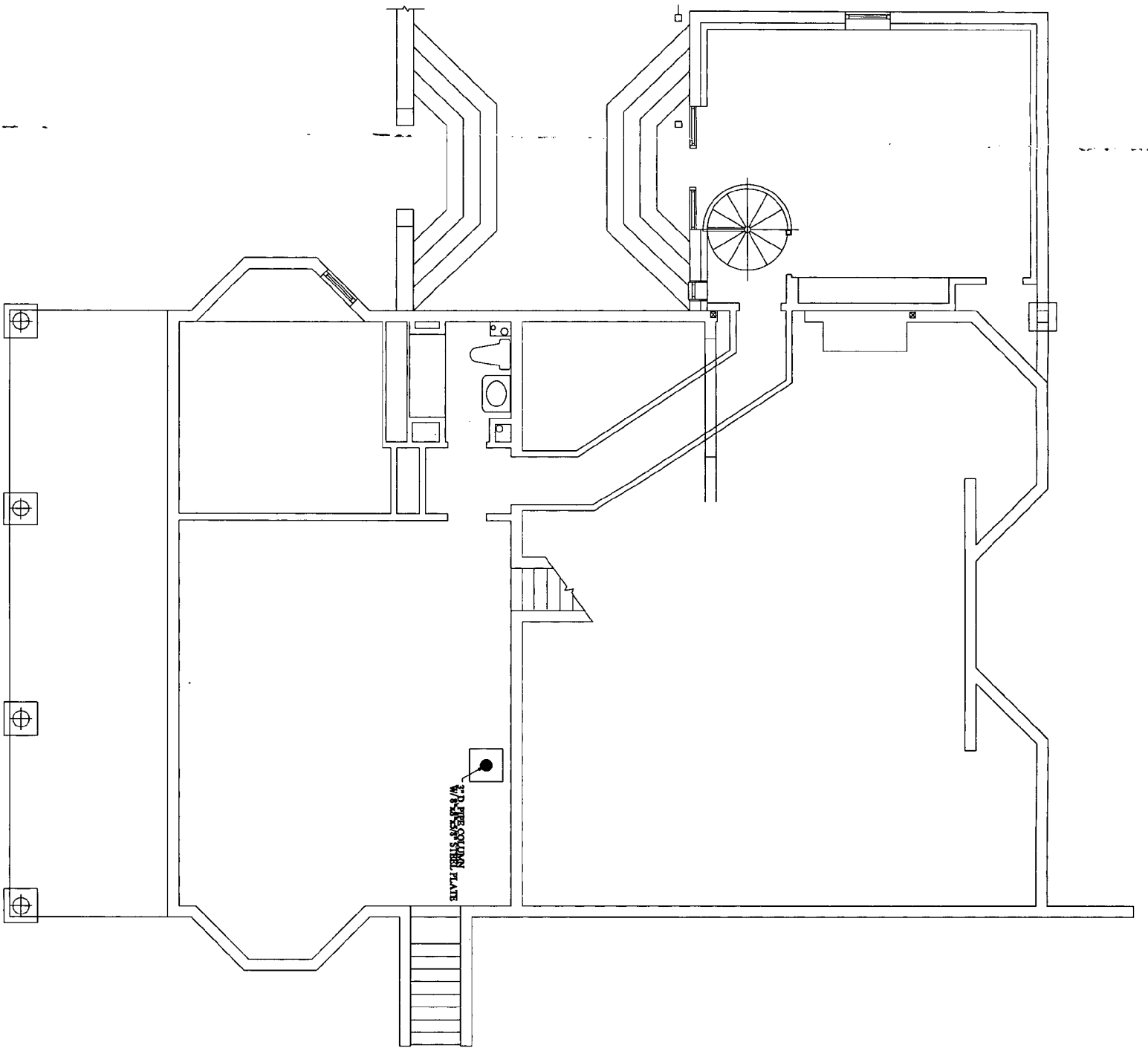
RECEIVED 7-10-86 100' R/W REVISED 4-15-75

| | | | |
|---|---|--|---|
| SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A VISIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Francis J. Tacik</i> REGISTERED LAND SURVEYOR MD. # 9164 | REFERENCES PLAT BR. B PLAT NO. 48 LIBER 4A-30 FOLIO 41 | SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 674-5144 | |
| | LIBER 2728 FOLIO 449 | DATE OF SURVEYS WALL CHECK HSE. LOC. 4-10-75 BOUNDARY | SCALE: 1" = 30' DRAWN BY: RGS JOB NO.: 75-304 |

5 GARTW



BASEMENT PLAN
STRUCTURAL PLAN



S2

DRAWING:

The floor, foundation and foundation, and all other building, structure and equipment, structural systems and systems for use and suitable systems of the building and its foundation. The drawing is intended to be used for the construction of the building and its foundation. It is not intended to be used for any other purpose and shall not be used for any other purpose without the written consent of the architect.

| Revision | Date | Revision | Date | Revision | Date |
|----------|------|----------|------|----------|------|
| | | | | | |
| | | | | | |
| | | | | | |

PERLE/BARR
RESIDENCE

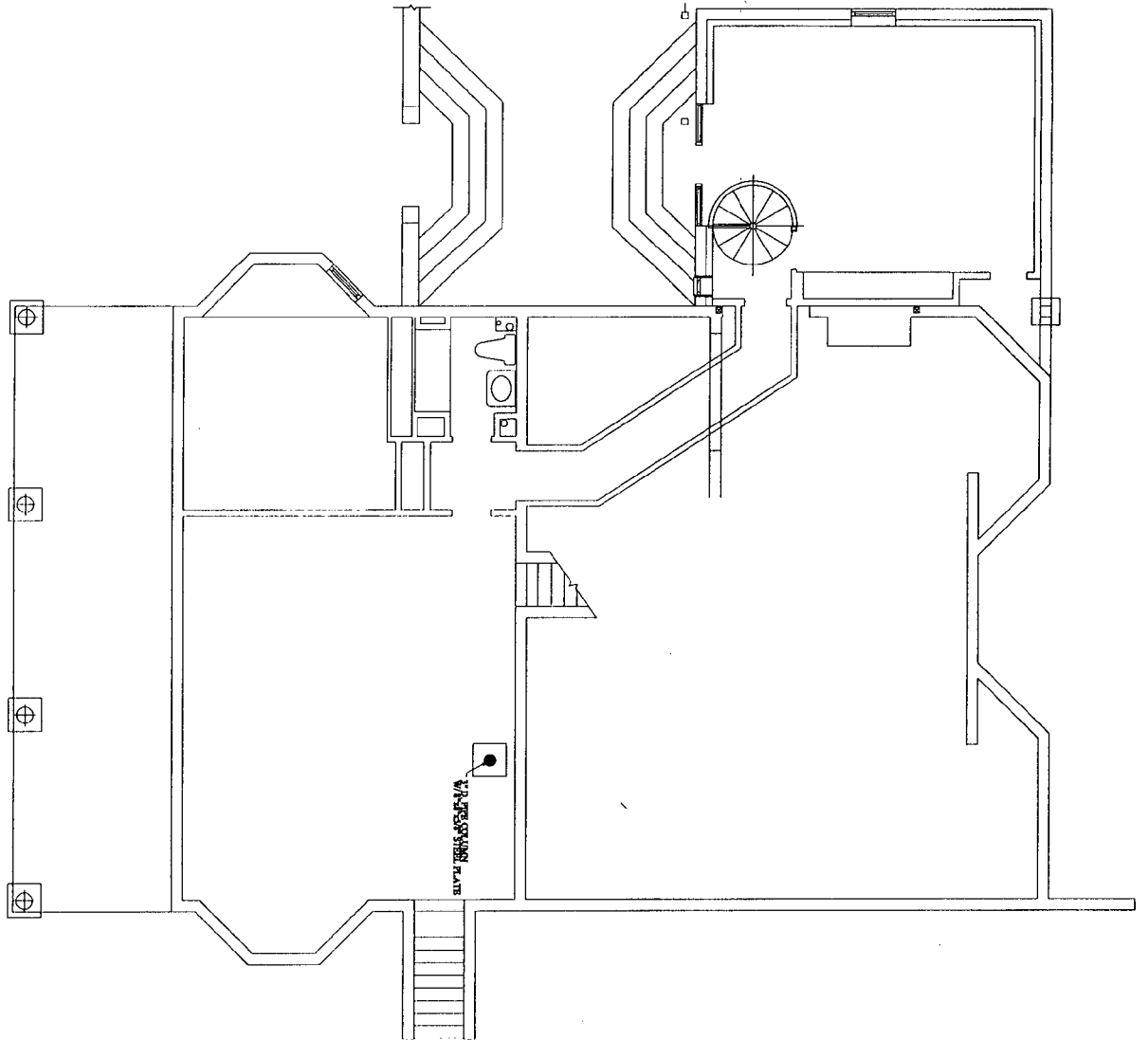
5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

3230 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@erola.com

**BASEMENT PLAN
STRUCTURAL PLAN**



S2

DRAWING:

THIS DRAWING IS THE PROPERTY OF ROBERT BELL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBERT BELL ARCHITECTS.

| Revision | Date | Date | Date | Date |
|----------|------|------|------|------|
| | | | | |
| | | | | |
| | | | | |

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

ROBERT BELL ARCHITECTS

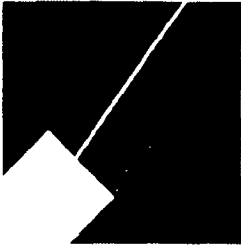
3230 "P" STREET, NW, WASHINGTON, D.C. 20007

T: 202-333-8412 F: 202-333-5150 E: rbell@erola.com

FAY application
to Mr. Bell

202-333-5750

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Robert Bell FAX NUMBER: 202.333.5150

FROM: Robm Ziek

DATE: 5-22-00

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE: As requested -

HP LaserJet 3100
Printer/Fax/Copier/Scanner

FAX ACTIVITY REPORT for
MNCPPC ANNEX
3016504371
May-22-00 3:22PM

| Job | Start Time | Usage | Phone Number or ID | Type | Pages | Mode | Status |
|-----|-------------|-------|--------------------|-----------|-------|-------|------------------------------|
| 630 | 5/22 2:42PM | 3'09" | 2023335150 | Send..... | 5/ 5 | 96 | Completed..... |
| 629 | 5/22 2:45PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |
| 629 | 5/22 2:49PM | 2'29" | 410 266 8912 | Send..... | 8/ 8 | EC144 | Completed..... |
| 631 | 5/22 2:56PM | 0'00" | 914102668912,111 | Send..... | 0 | | Remote Fax was Busy..... 961 |
| 631 | 5/22 3:00PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |
| 631 | 5/22 3:03PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |
| 631 | 5/22 3:07PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |
| 631 | 5/22 3:10PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |
| 631 | 5/22 3:14PM | 0'00" | 914102668912,111 | Send..... | 0/ 8 | | Remote Fax was Busy..... 961 |

Total 5'38" Pages Sent: 13 Pages Printed: 0

Given what's your
"lead" on this? Come
to us as an Atlas
Site originally ... now
it's N.P. Row 1/11.

5 Grafton

5 Grafton

~~IRB~~ RFA - Paulsen's BioHQ's

Paulsen



Robert Bell Architects
3230 P St NW
Suite #1
Washington DC 20007
T:202.333.8412
F:202.333.5150
E:rbell@erols.com

Facsimile Transmittal

To: Robbin **Fax:** 301-563-3412

From: Robert Bell **Date:**

Re: 5 Grafton Street -present elevation **Pages:** to follow

CC:

Urgent For Review Please Comment Please Reply Please Recycle



5 PARTW

35/13-00N



ROBERT BELL ARCHITECTS

rbell@erols.com
t. 202-333-8412
f. 202-333-5150

Handwritten:
HAWP-
for
June 14th
meeting

May 19, 2000

Perry Kephart
Montgomery County HPRB staff

t. 301-563 3400
f. 301 563 3412

Dear Ms. Kephart,

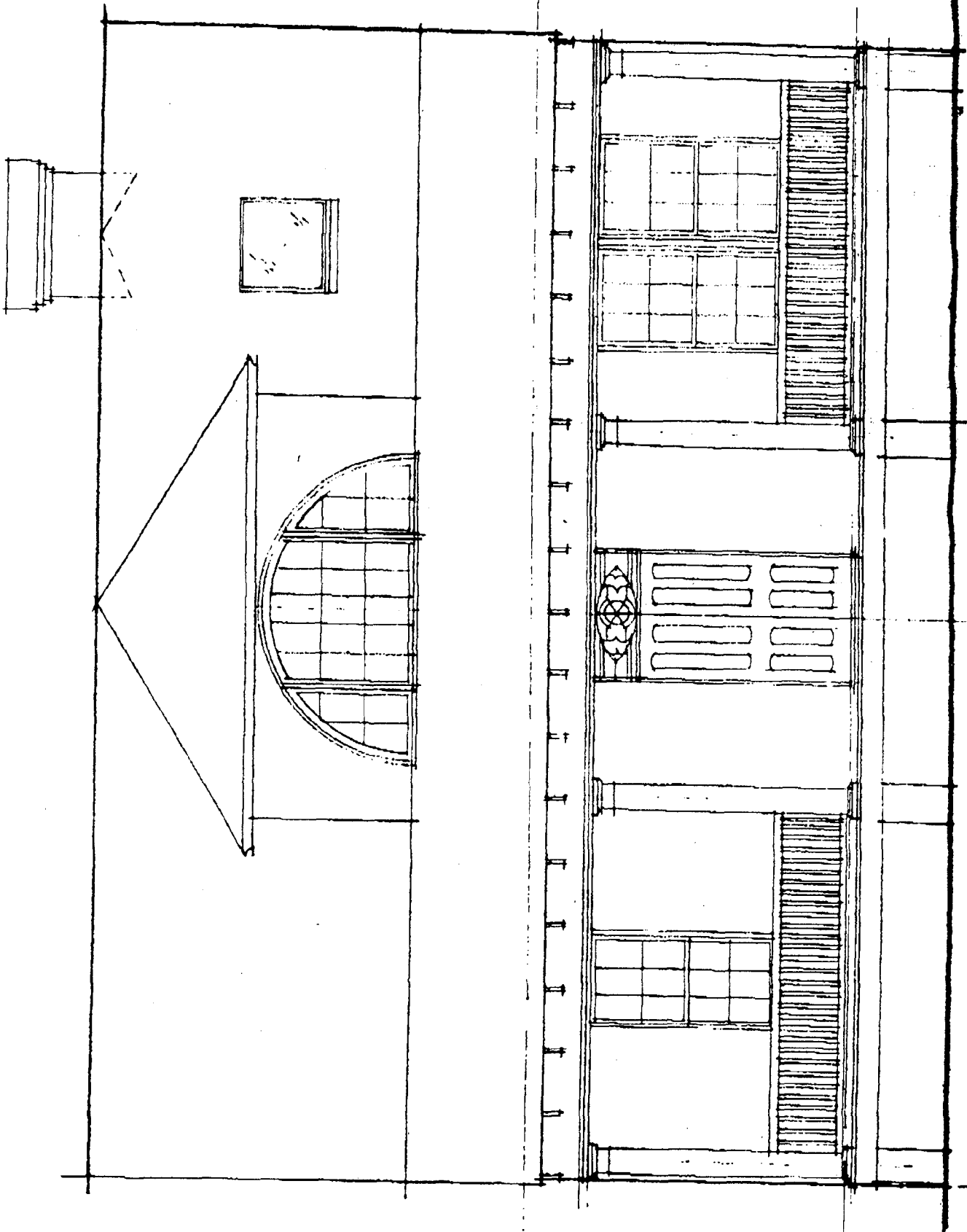
Two years ago I applied for a remodeling of 5 Grafton Street in Chevy Chase village. At the time we were planning a third story addition as well as the remodeling of the front of the residence. You reviewed the building application and approved it at that time. I am enclosing our correspondence of the time.

The clients have cut back on their scope of work and therefore the new design does not contain the third floor addition. Other than that the façade remains essentially the same as the approved 1998 design. Since the existing façade, which I designed in 1987, does not qualify for historic preservation, I hope that we can work this out without further hearings of complications.

Please let me know you thoughts.

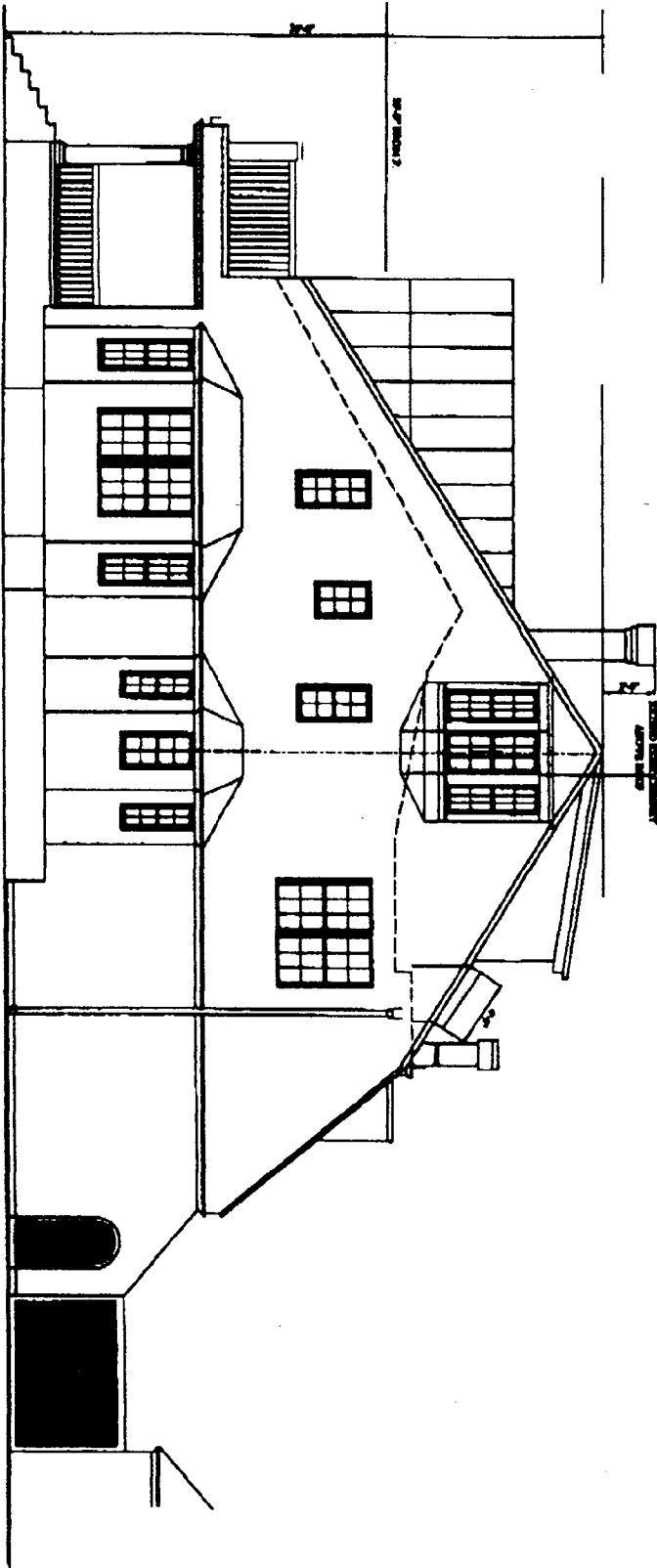
Sincerely yours,

Robert Bell
Robert Bell



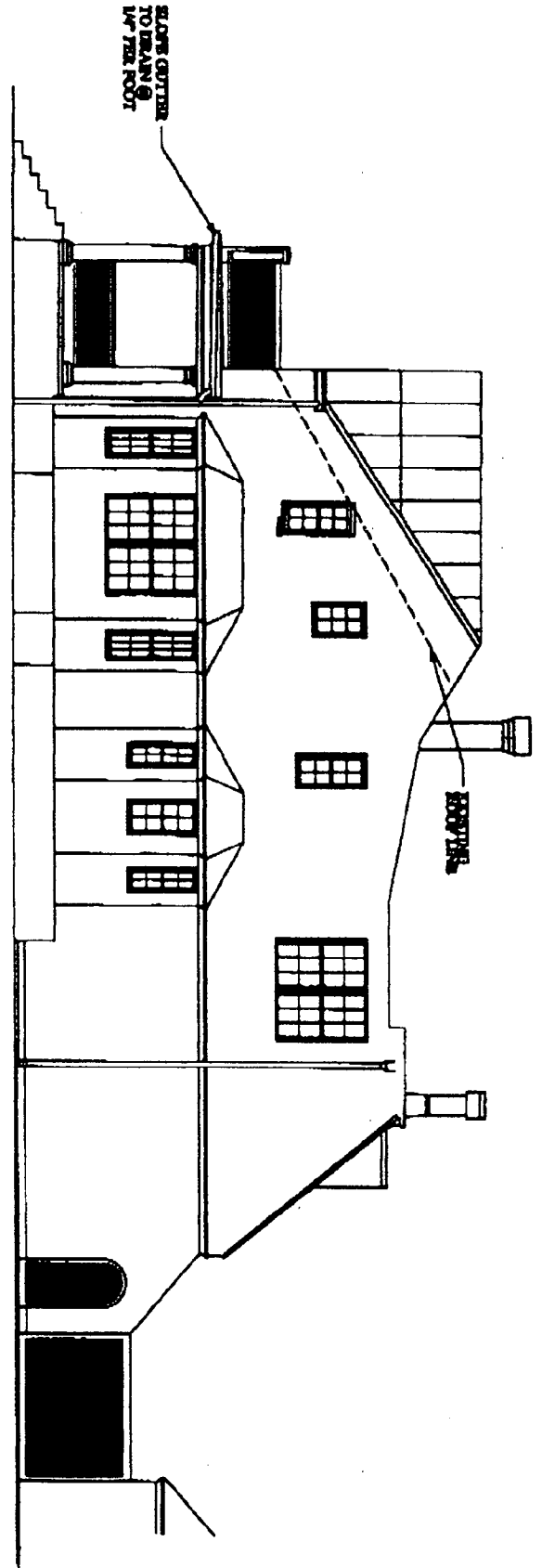
EAST ELEVATION

APPROVED 1998 ELEVATION

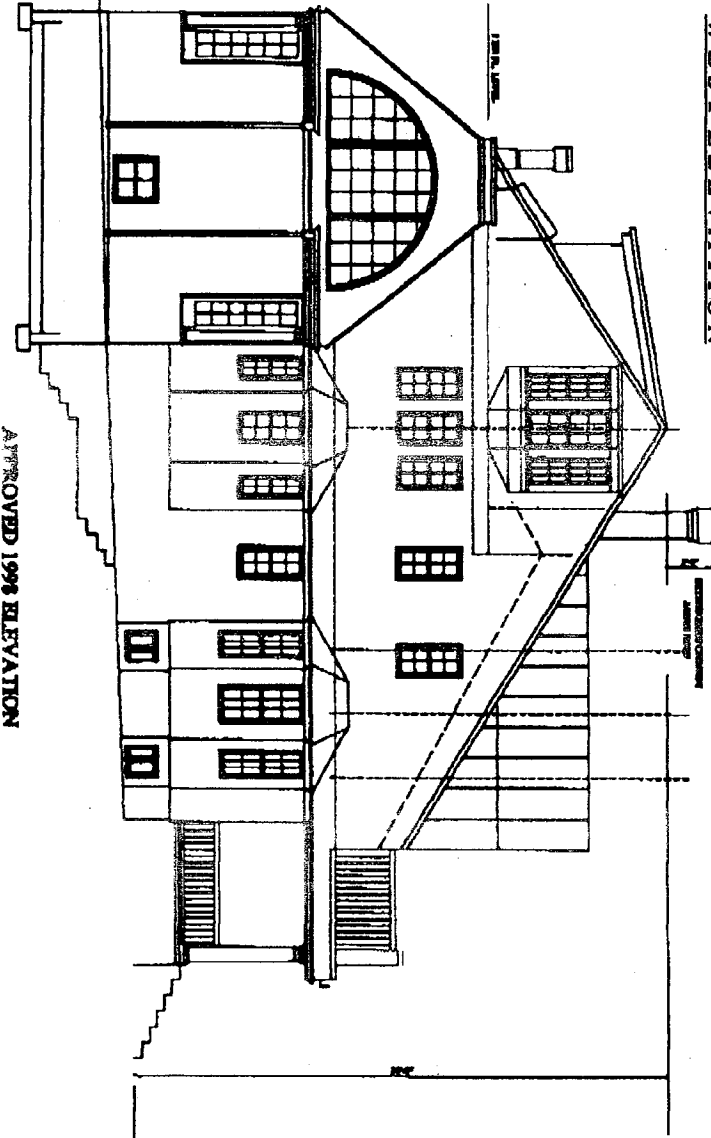


EAST ELEVATION

PROPOSED 2000 ELEVATION

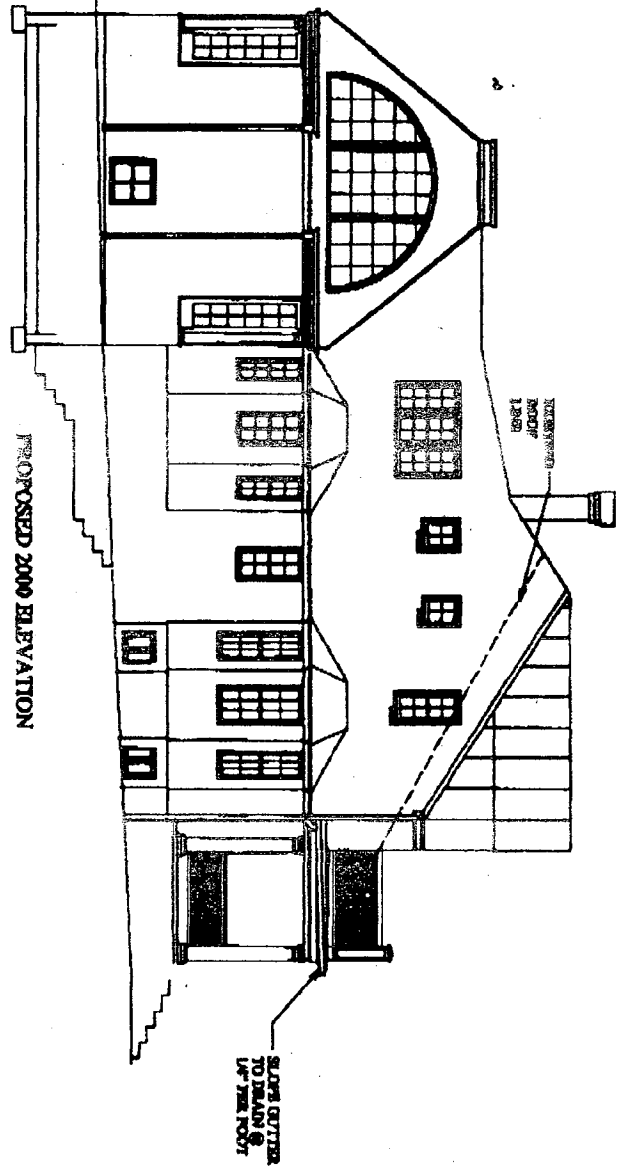


WEST ELEVATION



APPROVED 1998 ELEVATION

WEST ELEVATION



PROPOSED 2000 ELEVATION

SLOPE CUTTER TO BE ADDED TO MAIN & 1ST FLOOR

REMOVED ROOF 1998

3-30-1998 4:40PM FROM HIST PRES / HUM RES 301 563 3412

P. 1

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

871 Georgia Avenue
Silver Spring, Maryland 20910-3760

March 30, 1998

MEMORANDUM

TO: Tootle Shipley, Department of Permitting Services
FROM: Perry Kephart, Historic Preservation Section *PK*
RE: 5 Grafton Street, Chevy Chase

We were contacted by Robert Bell, the owner of the Bungalow at 5 Grafton Street, after my meeting with you to discuss proposed plans for alterations that he had submitted to your department.

He has demonstrated to our satisfaction that the front facade of the resource has already been significantly altered and much of the material is not original. Pictures of the building from 1978 and drawings from 1979 and 1989 confirm that the changes to the front facade, the windows, the front dormer and the overall massing of the property are extensive.

We would recommend that the changes to the property that he is currently proposing not be considered substantial alterations to a historic resource.

Thank you for your patience with this matter. Please call me at 301-563-3400 if you have any questions.

| | | | | | |
|------------------|--------------|---------|--------------|------------|---|
| Post-it Fax Note | 7571 | Date | 3/30 | # of pages | 1 |
| To | Robt Bell | From | PKephart | | |
| Co./Dept | | Co. | | | |
| Phone # | | Phone # | 563 3400 | | |
| Fax # | 202 333 8412 | Fax # | 301 563 3412 | | |



ROBERT BELL - ARCHITECTS
3230 P Street, N.W., Washington, D.C.2007
rbell@erols.com
t. 202-333-8412
f. 202-333-5150

March 30, 1998

Perry Kephart
Montgomery County HPRB staff

t. 301-563-3400
f. 301-563-3412

Dear Ms. Kephart,

Enclosed is a set of photos from 1978 before its present remodeling. Unfortunately the I do not have any photos in the office of the present elevations. But I have enclosed our drawing of that elevation as well as the elevation showing the second addition to the structure made in 1987 which also altered the front facade by adding a wing equal to 2/3 of the width of the original. The house has now be remodeled where well over 75% of the house has been changed. I am flattered that the original historic staff report had mistaken the present facade ~~as~~ the original- but I would hate to have to defined changing the 1978 facade I had designed- it would make me feel just too old.

If this is not sufficient information please call me and I will drive out there to photograph it this lunch time.

Sincerely yours,


Robert A. Bell



35/13-00N



ROBERT BELL ARCHITECTS

rbell@erols.com
t. 202-333-8412
f. 202-333-5150

Handwritten:
HWP-
For
June 14th
Meeting

May 19, 2000

Perry Kephart
Montgomery County HPRB staff

t. 301-563 3400
f. 301 563 3412

Dear Ms. Kephart,

Two years ago I applied for a remodeling of 5 Grafton Street in Chevy Chase village. At the time we were planning a third story addition as well as the remodeling of the front of the residence. You reviewed the building application and approved it at that time. I am enclosing our correspondence of the time.

The clients have cut back on their scope of work and therefore the new design does not contain the third floor addition. Other than that the façade remains essentially the same as the approved 1998 design. Since the existing façade, which I designed in 1987, does not qualify for historic preservation, I hope that we can work this out without further hearings of complications.

Please let me know you thoughts.

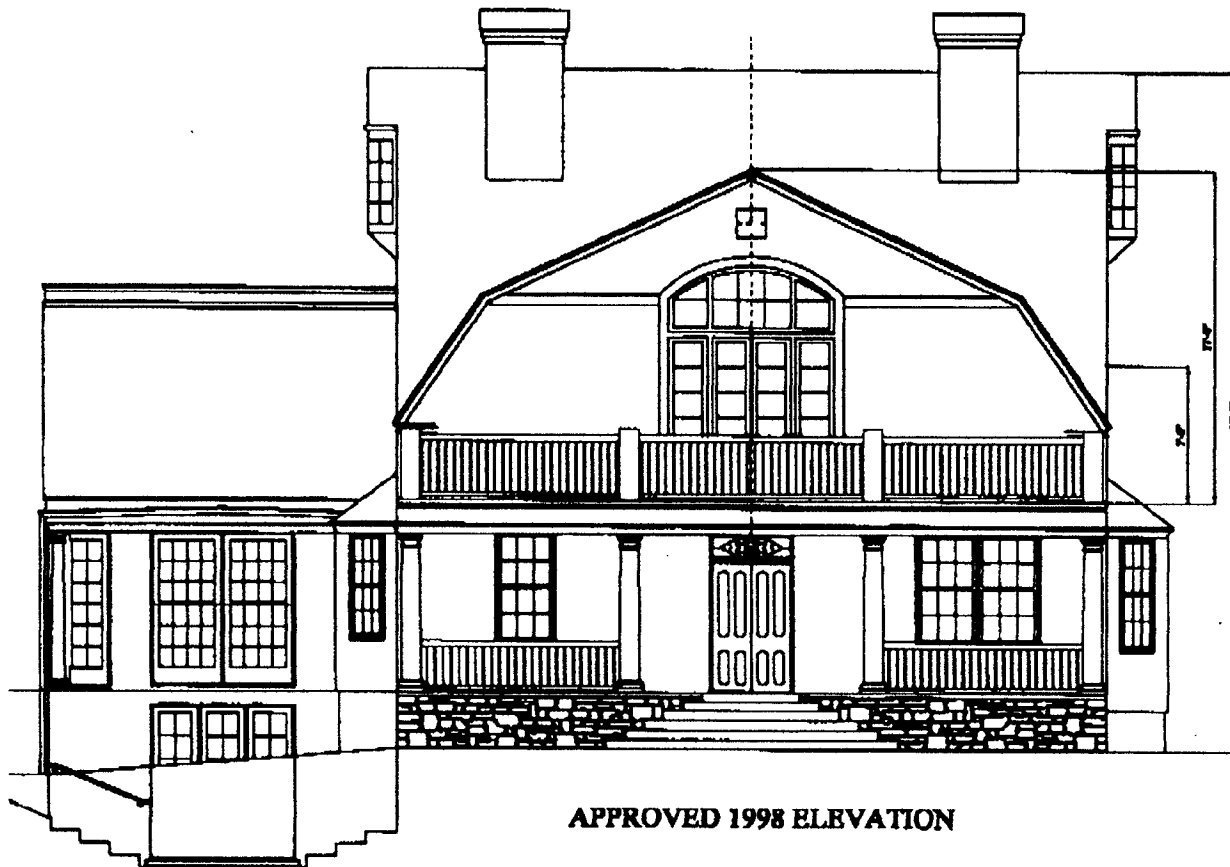
Sincerely yours,

Robert Bell
Robert Bell



PROPOSED 2000 ELEVATION

SOUTH ELEVATION

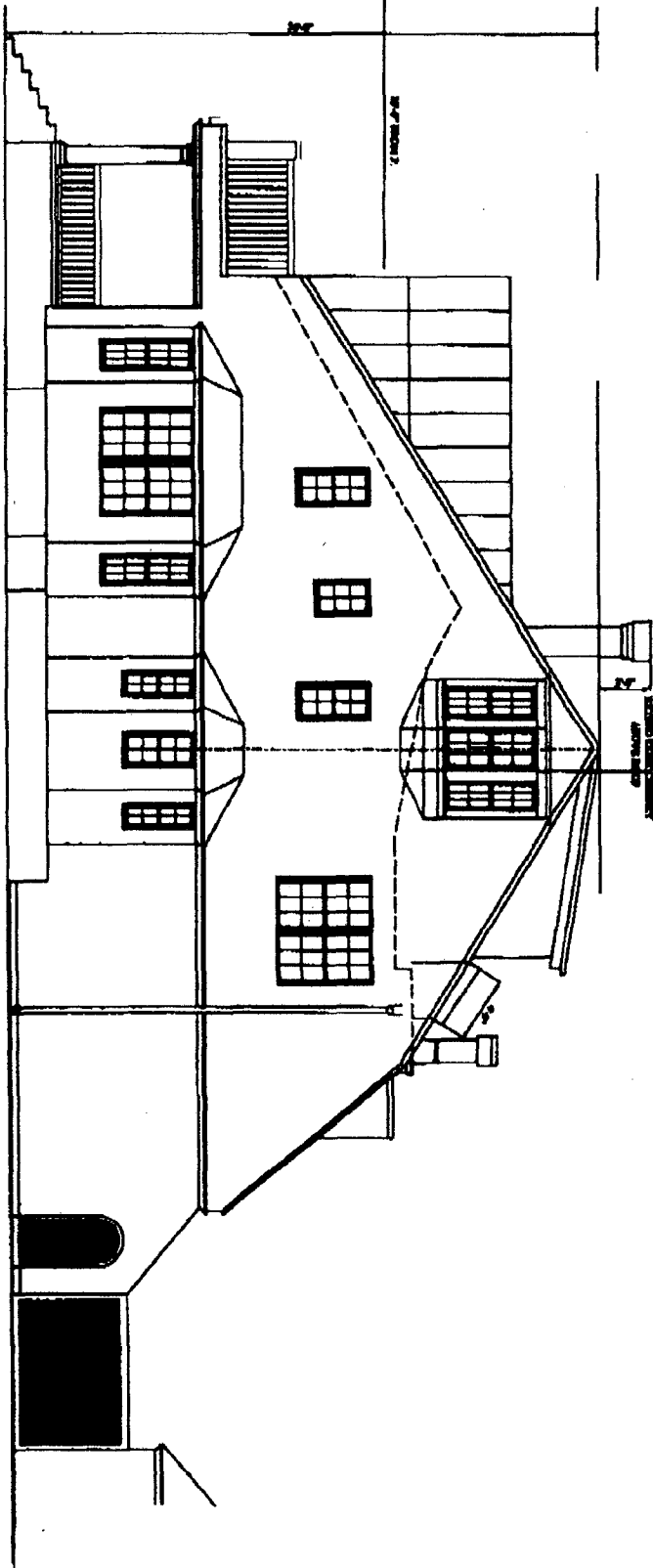


APPROVED 1998 ELEVATION

SOUTH ELEVATION

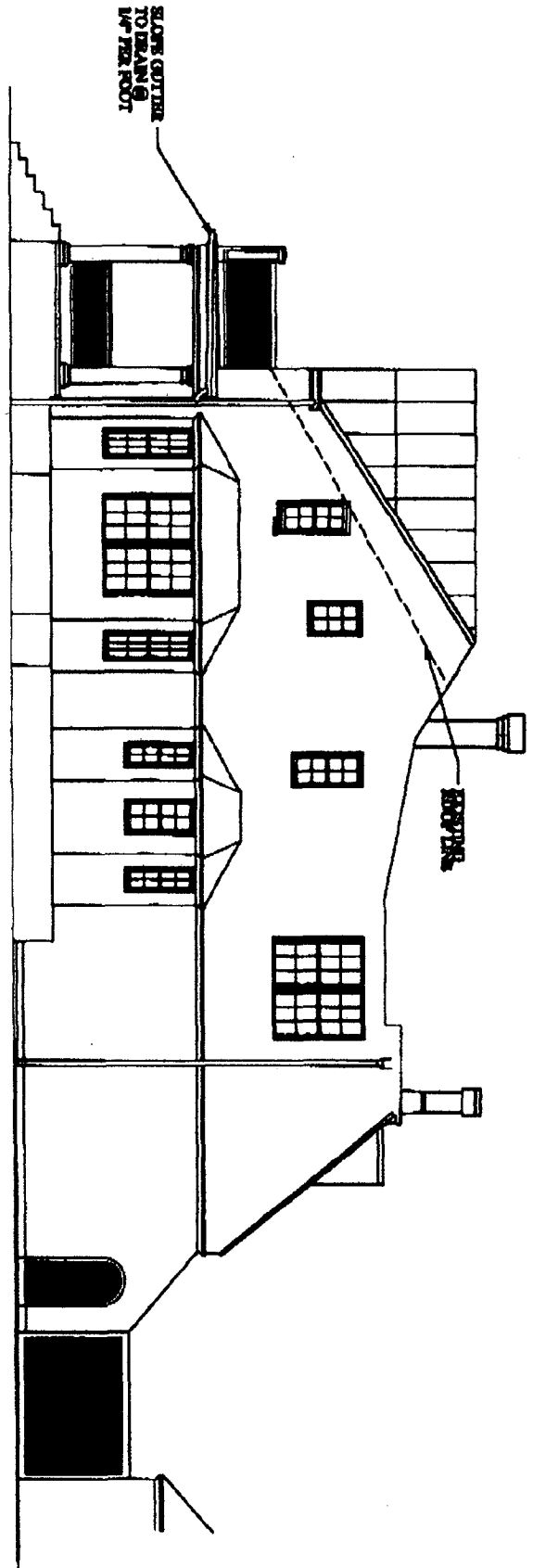
EAST ELEVATION

APPROVED 1998 ELEVATION

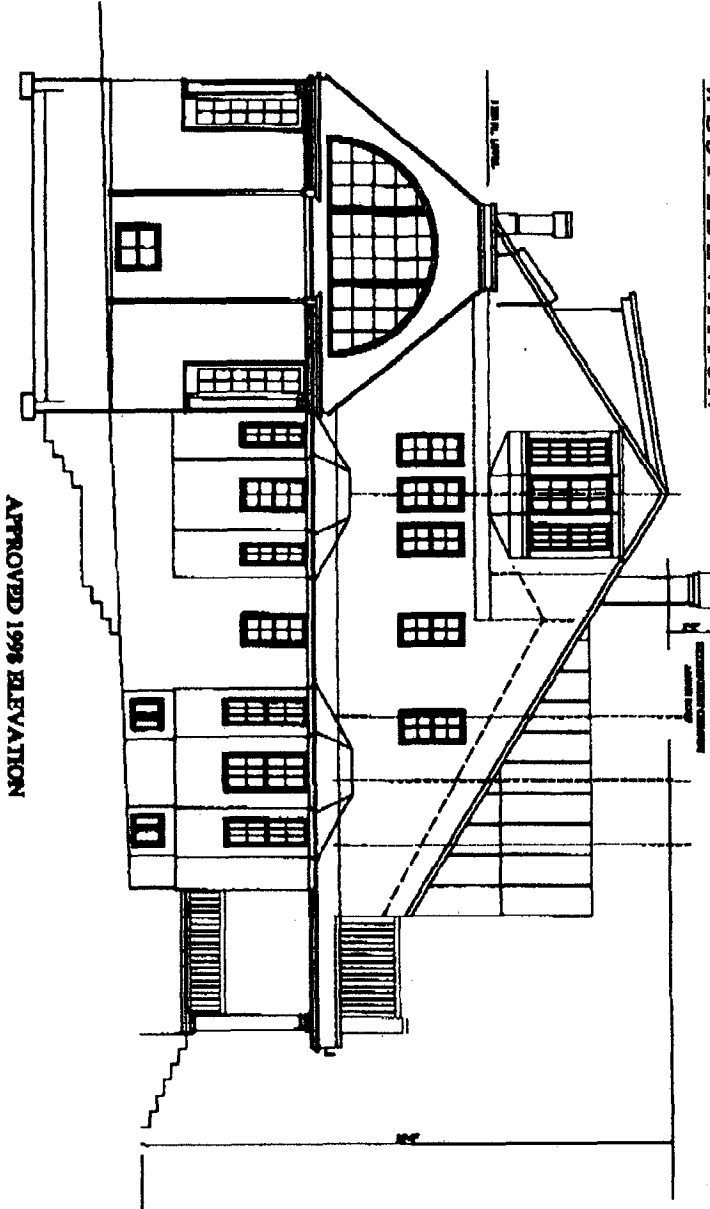


EAST ELEVATION

PROPOSED 2000 ELEVATION

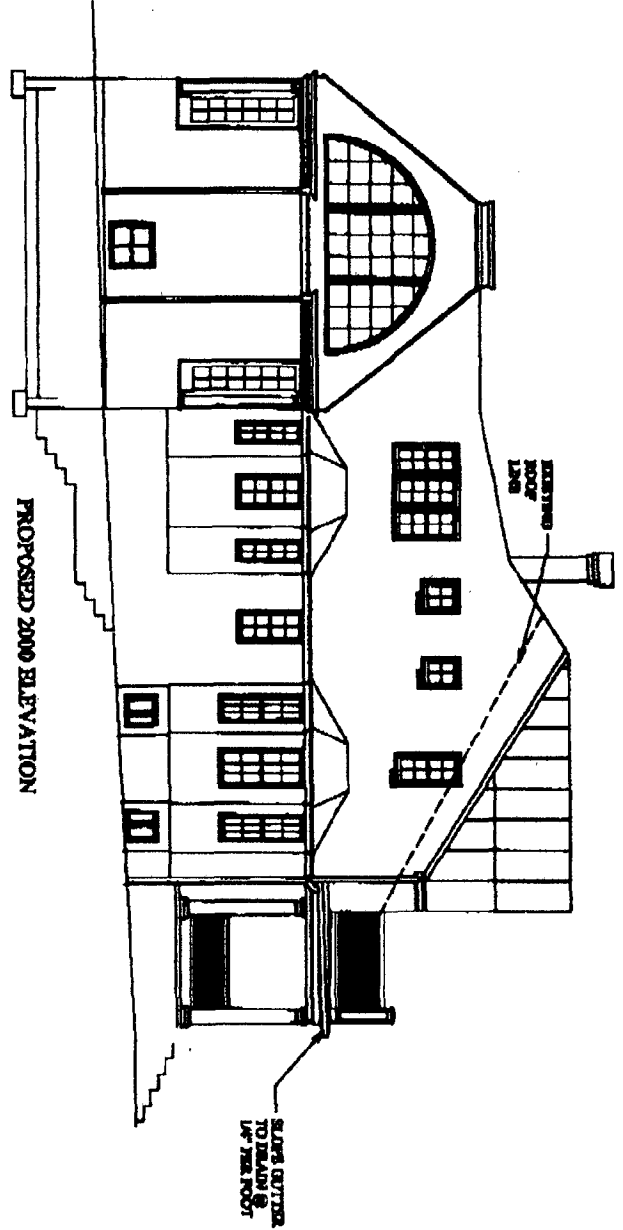


WEST ELEVATION



APPROVED 1998 ELEVATION

WEST ELEVATION



PROPOSED 2000 ELEVATION

SLABS EXTEND TO HEADS OF THE ROOF

EXTENDING ROOF LINE

3-30-1998 4:40PM

FROM HIST PRES / HUM RES 301 563 3412

P. 1

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8711 Georgia Avenue
Silver Spring, Maryland 20910-3760

March 30, 1998

MEMORANDUM

TO: Tootle Shipley, Department of Permitting Services

FROM: Perry Kephart, Historic Preservation Section *PK*

RE: 5 Grafton Street, Chevy Chase

We were contacted by Robert Bell, the owner of the Bungalow at 5 Grafton Street, after my meeting with you to discuss proposed plans for alterations that he had submitted to your department.

He has demonstrated to our satisfaction that the front facade of the resource has already been significantly altered and much of the material is not original. Pictures of the building from 1978 and drawings from 1979 and 1989 confirm that the changes to the front facade, the windows, the front dormer and the overall massing of the property are extensive.

We would recommend that the changes to the property that he is currently proposing not be considered substantial alterations to a historic resource.

Thank you for your patience with this matter. Please call me at 301-563-3400 if you have any questions.

| | | | | | |
|------------------|--------------|---------|--------------|------------|---|
| Post-it Fax Note | 7671 | Date | 3/30 | # of pages | 1 |
| To | Robt Bell | From | PKephart | | |
| Co/Dept. | | Co. | | | |
| Phone # | | Phone # | 563 3400 | | |
| Fax # | 202 333 8412 | Fax # | 301 563 3412 | | |



ROBERT BELL - ARCHITECTS
3230 P Street, N.W., Washington, D.C.2007
rbell@erols.com
t. 202-333-8412
f. 202-333-5150

March 30, 1998

Perry Kephart
Montgomery County HPRB staff

t. 301-563-3400
f. 301-563-3412

Dear Ms. Kephart,

Enclosed is a set of photos from 1978 before its present remodeling. Unfortunately the I do not have any photos in the office of the present elevations. But I have enclosed our drawing of that elevation as well as the elevation showing the second addition to the structure made in 1987 which also altered the front facade by adding a wing equal to 2/3 of the width of the original. The house has now be remodeled where well over 75% of the house has been changed. I am flattered that the original historic staff report had mistaken the present facade ~~as~~ the original- but I would hate to have to defined changing the 1978 facade I had designed- it would make me feel just too old.

If this is not sufficient information please call me and I will drive out there to photograph it this lunch time.

Sincerely yours,

A handwritten signature in black ink that reads "Robert Bell". The signature is written in a cursive, slightly stylized font.

Robert A. Bell

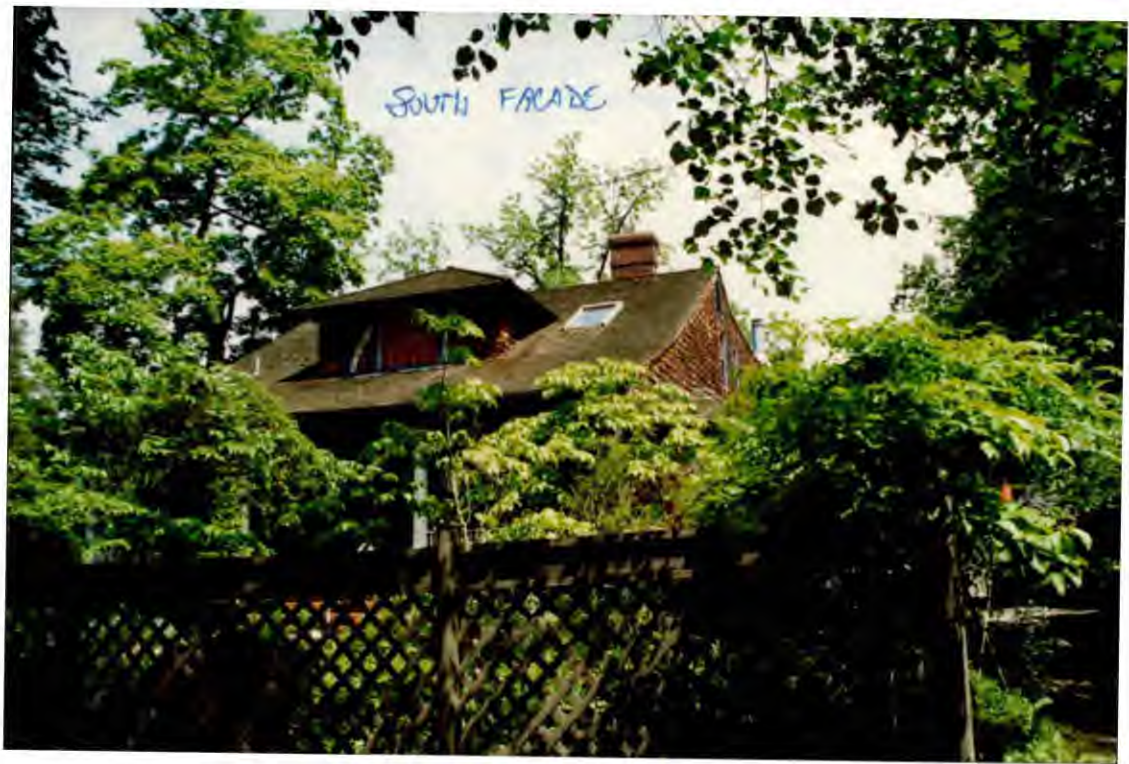


SOUTH FAIRFAX
PUBLIC ACENT OF
WAM









SOUTH FACADE



SOUTH FACADE - AUGER RIGHT OF WAY



SOUTH FACADE -- PUBLIC VIEW







