

35/13-98F 15 Grafton Street,
(Chevy Chase Village Historic District)

35/13-98R 15 Grafton Street
(Chevy Chase Village HD)

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

November 19, 1998

Mr. and Mrs. David Cox
15 Grafton Street
Chevy Chase, MD 20815

Dear Mr. and Mrs. Cox:

After careful review of the documents regarding the recent work which was performed on your house and after consultation with the Chevy Chase Village Local Advisory Panel, it is staff's opinion that you will not need to come back to the Historic Preservation Commission (HPC) for approval of the new clapboard siding on the first floor, front elevation of 15 Grafton Street.

The reasons for the staff's opinion on this matter are as follows: it appears that the work undertaken - involving the removal of the original porch and the construction of a new porch of a different design, and the removal of the original stucco finish on the front elevation at the first floor level and the substitution of wood clapboard siding in this area - reflects a single project which you undertook prior to the establishment of the Chevy Chase Village Historic District (i.e., prior to April 15, 1998). Due to extraordinary circumstances, including a fire at your property during the new construction, the project time was extended well beyond what was first envisioned. It is apparent, however, that the original scope of the project was not expanded, but, in fact, was reduced in terms of the original stucco. From the information which you provided, including stamped architectural drawings, it is clear that you were originally planning to remove all of the original stucco finish. As the project was actually built, you retained and repaired most of the original stucco with its pebbledash finish, and replaced only the section of stucco at the first floor level on the front elevation.

Although you will not need retroactive HPC approval for the work described above, **please note that all future exterior alterations will have to be reviewed and approved by the HPC prior to beginning any work.** Staff is always available to discuss any proposals for exterior changes and to discuss the Historic Area Work Permit process with you. If you have any questions about this or other matters, please do not hesitate to call me at (301) 563-3400.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Wright".

Gwen Wright

Historic Preservation Coordinator

cc: Jerry Schiro, Chevy Chase Village
Tom Bourke, Chevy Chase Village LAP

Sender: Wright

Fine to proceed as you are recommending.

Gwen

Sender: "Bourke Tom" <bourket@wdni.com>

The Chevy Chase Village Local Advisory Panel has the following recommendation regarding 15 Grafton Street:

The LAP recommends to HPC staff that no further alterations or restoration of the house be required of the Owner. Further alterations -- if proposed by the Owner -- should be reviewed in accordance with the normal HPC process. The Panel has reviewed the project and facts surrounding the timing and interruption of its construction. We feel that there is sufficient reason to believe the Owner's assertion that the use of siding is part of the original project and was only completed later (after Historic Designation of the area) because of the fire. Given this information and the fact that the renovation has been completed, the LAP felt that there was not sufficient justification to require the Owner to remove the recently completed front porch siding and replace it with stucco. The LAP voted unanimously for this recommendation with one abstention.

Sender: "Bourke Tom" <bourket@wdni.com>

Robin,

The question has been asked: Are there other projects in the pipeline which were submitted for permit before historic designation, but have not been completed? Is there any way to tell?

As I understand it, in Montgomery County a residential building permit is only good for one year, and some work and an inspection must occur within 6 months. Also the permit can be extended once beyond the 1 year period, for another 6 mo.

Therefore if Hist. Pres. was adopted 3/10/98, we should have passed the first 6 mo cut-off on 9/10/98. Hopefully the number of projects which straddle the designation are known and limited.

Tom

Sender: "Bourke Tom" <bourket@wdni.com>

Robin,

Are you saying that the Commission might look more leniently on this project because removal of the stucco was part of the original plan? Even though they changed their minds about the end result and substituted siding?

I have emailed our members and asked that we poll the group on Mon. or Tue. Frankly I'm not sure we will reach any consensus. Personally I hope HPC can find a loop-hole to let this pass rather than go to war over it. Tom

From: ziek@mncppc.state.md.us
To: Bourke, Tom
Subject: 15 Grafton Street
Date: Thursday, October 01, 1998 3:54PM

Tom,

I wonder if the LAP has come to any consensus on the project at 15 Grafton Street? I did speak with the owner who pointed out that the note on the drawings refers to their original intention to remove all of the existing stucco and install all new stucco. He informed me that they would have installed smooth stucco instead of the pebble-dash. This was additional information to me, as I had assumed that the note on the drawing referred to repairing the existing stucco, but it clearly says "new stucco - typ". This does seem to support his contention that he had made a decision to change the stucco at the time of the original building permit application.

it seems to lend more support to his contention that this was a decision made prior to the adoption of the historic district.

Please let me know what recommendation the LAP would make about this project. I have to get back to the owner, and I have not reset for the October 14th agenda pending further discussion with you and the LAP.

Thank you for your assistance with this. Robin ziek

To Robin Ziek

Bourke, Tom

From: Bourke, Tom *301-489-1201 n email*
To: ziek@mncppc.state.md.us
Subject: RE: 15 Grafton Street
Date: Friday, October 02, 1998 2:49PM

Robin,

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Bourke, Tom

From: Bourke, Tom
To: ziek@mncppc.state.md.us
Cc: Adams, Andi; 'Elliott, Bob'; Elliott, Nancy; Harwood, Corbin; 'Stephens, Betsy'; Wellington, Peter
Subject: 15 Grafton
Date: Monday, October 05, 1998 2:09PM

Robin,

The question has been asked: Are there other projects in the pipeline which were submitted for permit before historic designation, but have not been completed? Is there any way to tell? As I understand it, in Montgomery County a residential building permit is only good for one year, and some work and an inspection must occur within 6 months. Also the permit can be extended once beyond the 1 year period, for another 6 mo.

Therefore if Hist. Pres. was adopted 3/10/98, we should have passed the first 6 mo cut-off on 9/10/98. Hopefully the number of projects which straddle the designation are known and limited.

Tom

Responded by e-mail 10/6/98

DAVID & JOCELYN COX

15 GRAFTON STREET
CHEVY CHASE, MD 20815

(301) 951-6425

August 26, 1998

BY FAX TO (301)563-3412 AND FIRST CLASS MAIL

Ms. Robin Ziek
Montgomery County Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

RE: 15 Grafton Street, Chevy Chase

Dear Ms. Ziek:

I am writing in response to your phone conversation with Mike Sullivan concerning the "shiplap" siding under our new porch at 15 Grafton Street. My wife and I were very surprised to hear about your call. We had decided back in April to put siding under the new porch when we saw how rough the new pebbledash stucco finish is. We have two small children who will play on the porch. The sharp, almost jagged, surface of the pebbledash is an accident waiting to happen, and, in a confined seating area, is quite unfriendly even for adults. It was never our intention to flout the Historic District rules. In fact, we assumed, based both on the retroactive HAWP we obtained and the discussion of our application before the Commission on June 24, that we had approval for what we did. I base this on the following:

1. At the June 24 hearing, the Commissioners were very sympathetic to our situation, and said that we really should never have had to come before them given that we had a permit for the porch prior to the establishment of the Historic District. They made it perfectly clear that they did not consider our situation to come under their purview, and that they would not apply Historic District criteria to it. Had the siding come up for discussion, it would have made no difference because it was obviously allowed by the prior permit.
2. The wall under the porch is as much part of the porch as the ceiling. The HAWP we obtained places no restriction on the surface material of the porch wall, despite the fact that all the stucco had been removed from this area at the time of the HAWP application.

It occurs to me that the individual who complained to you about the siding may have thought that we intend to put siding on the entire front of the house, because the stucco is also off above the porch. We do not. In fact, we have gone to considerable expense to match the stucco all around the rest of the house, including the two-story addition in the rear. The underside of the porch represents less than 5% of the surface area of the house. The other 95%+ is pebbledash.

Ms. Robin Ziek
Page Two

There are two other factors you should consider. The first is the expense and hardship involved in removing the siding and putting pebbledash in its place. The siding is completely installed and trimmed. The cost of removal and replacement would be at least several thousand dollars, and the process would delay completion of the project. As you know, we have been out since June 1997 because of the fire, and need very badly to get back in early September with children starting school. The second factor is that combinations of siding and stucco are common in Chevy Chase Village on houses of the same vintage as ours. There is nothing the least bit unusual about the appearance of the house.

In view of all the above arguments, I respectfully request that you not force us to make a second, really unnecessary, appearance before the Commission. If you have any questions, or need additional information, please do not hesitate to call. You can reach me at home at (302)537-7380 or at my office at (703)312-7808.

Sincerely,

David C. Cox

David C. Cox

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234

June 4, 1998

Ms. Robin Zeek
Montgomery County Historic Preservation Commission
M-NCPPC
250 Hungerford Drive
Rockville, MD 20850

Ms Zeek:

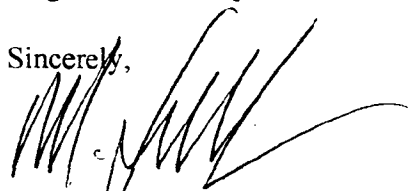
In accordance with our phone conversation of June 3, 1998, I am writing to make you and the Historic Preservation Commission aware of the circumstances surrounding the "Front Porch Renovation" for Mr. & Mrs. David Cox at 15 Grafton Street, in Chevy Chase, MD.

Mr. & Mrs. Cox began a renovation project on their house early in the fall of 1997. Part of that project included the renovation/extension of the houses front porch. The existing footprint of the porch (a raised masonry platform) was going to remain the same while the roofed area of the porch was going to be enlarged. The Montgomery County building permit (#9705130212) was issued in the fall of 1997.

While the project was being worked on, a small fire started at the front of the house. In the ensuing weeks (or days?) after the fire, the Cox's fired their contractor (a design/build firm) and hired an architect to take control of the project. The architects put together a new set of construction documents, which included a "newly" designed front porch. The "new" design was undertaken partially because the previous porch structure has already been torn down due to termite infestation and failing structural members. The architect's new design incorporates the same basic elements as the old porch, but gives it more defined architectural details. I have attached copies of the old porch renovation drawings which were previously approved by the county, photos of the neighbors porch which is the same as the Cox's porch used to be prior to demolition, and architectural drawings of the new porch design.

I realize than any projects issued a Montgomery County Building Permit prior to April 15th of 1998 are exempt from the "guidelines" of the Historic Preservation Commission. Technically, this porch design comes after the April 15th deadline, but I would appreciate your prompt consideration of the project since the entire home renovation, which is approx. 60% complete, hinges on the completion of the front porch.

Sincerely,



Michael J. Sullivan
AIA

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234

June 4, 1998

Ms. Robin Zeek
Montgomery County Historic Preservation Commission
M-NCPPC
250 Hungerford Drive
Rockville, MD 20850

Re: Neighboring properties of 15 Grafton Street, Chevy Chase, MD

Levin Residence
13 Grafton Street
Chevy Chase, MD 20815

Cannon Residence
17 Grafton Street
Chevy Chase, MD 20815

Thompson Residence (across street)
22 Grafton Street
Chevy Chase, MD 20815

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



#15 GRAFTON ST.

PROPOSED PORCH
UNDER CONST.



de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



13 GRAFTON ST.

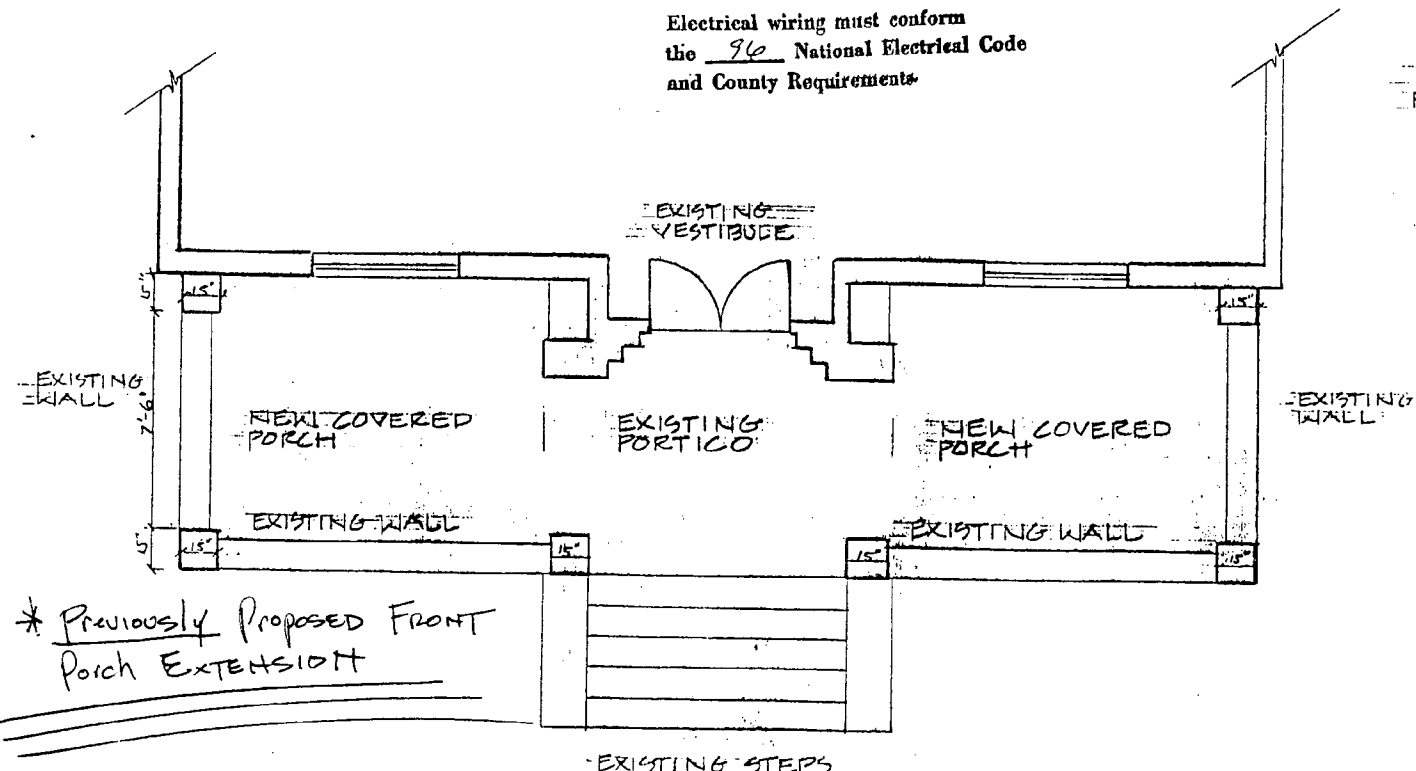
Matches previously demolished porch @ 15 GRAFTON ST.

Services

GENERAL STRUCTURAL
ARRANGEMENT APPROVED
SUBJECT TO FURTHER
APPROVAL OF CONSTRUCTION

NOTE
THIS PERMIT DOES NOT INCLUDE
APPROVAL FOR ANY ELECTRICAL WORK.
YOU MUST HAVE A SEPARATE ELECTRICAL
PERMIT TO DO ANY ELECTRICAL WORK.

Electrical wiring must conform
the 90 National Electrical Code
and County Requirements.

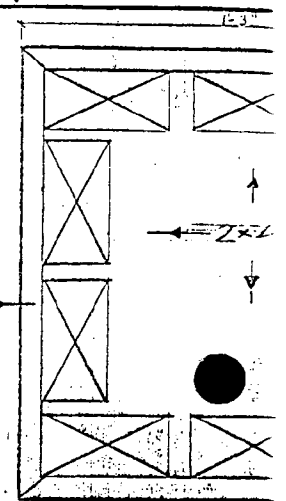


* Previously Proposed Front
Porch Extension

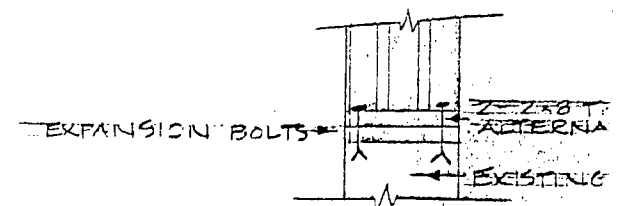
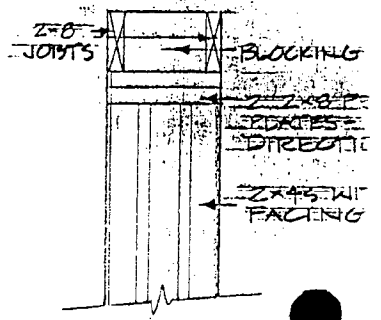
PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING STEPS

ROOF COVERING REQD MTS
THESE PLANS MUST COMPLY WITH
SECTION R-^{CHAP}2 OF THE 92
CABO 1 & 2 FAMILY DWELLING
CODE AS AMENDED BY MONT. CO.



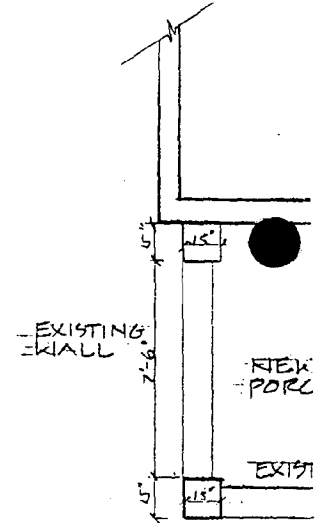
COLUMN DETAIL
SCALE: 3/4" = 1'-0"



COLUMN DETAIL
SCALE: 3/4" = 1'-0"

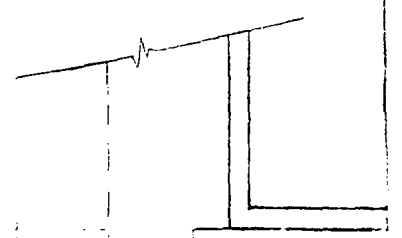
Approved O. Weber
Date 5/13/97

SU
AR
SU
API

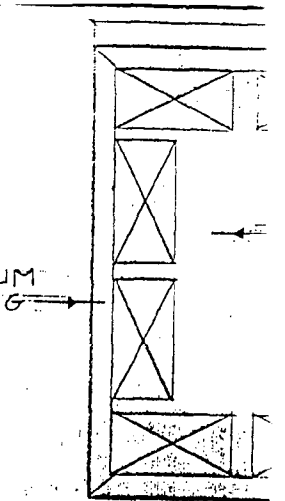
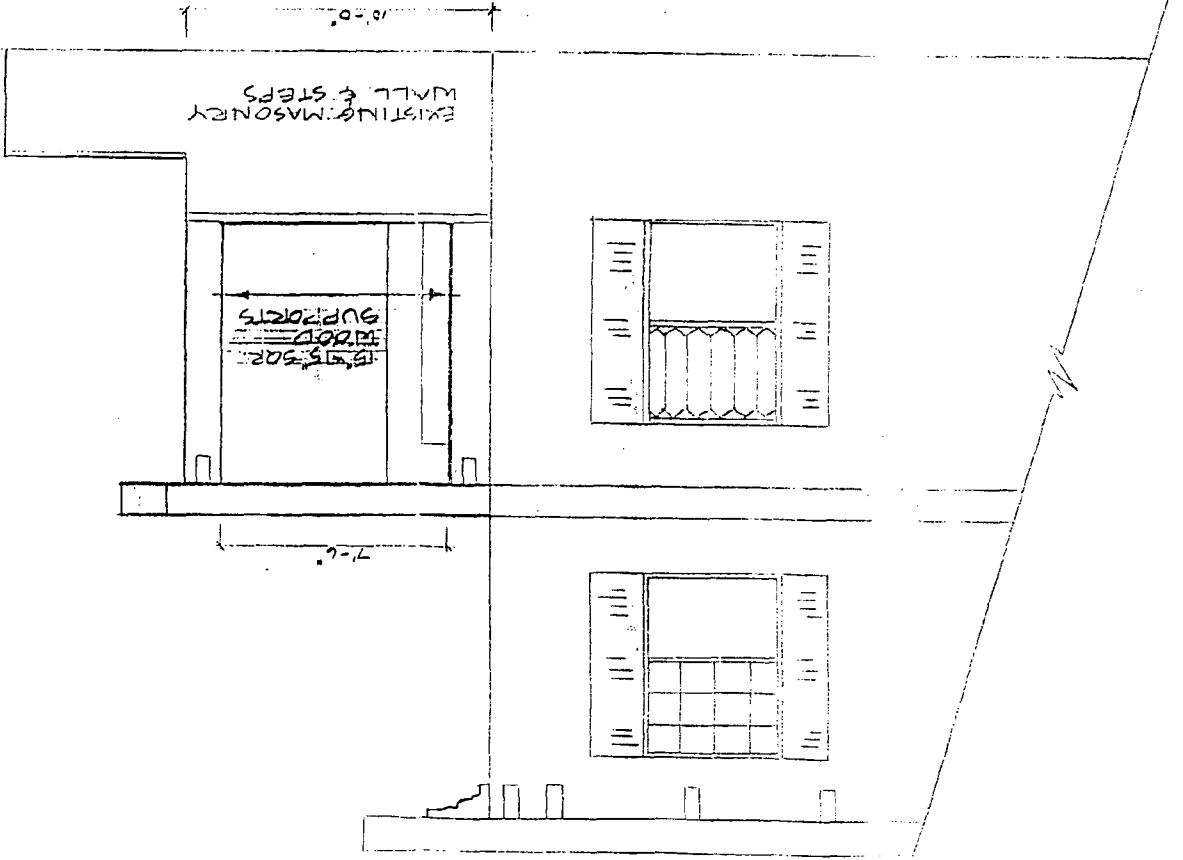


PORCH
SCALE

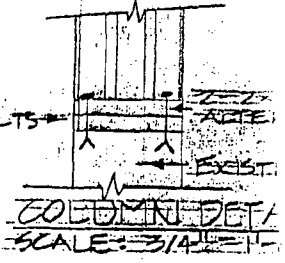
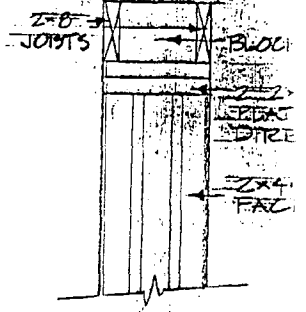
FRONT PORCH / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



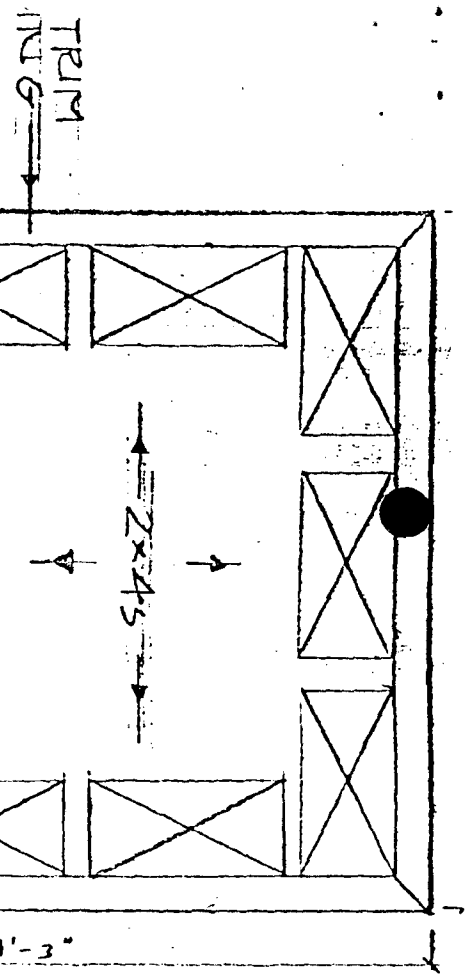
WEST PORCH / WEST ELEVATION
SCALE: 1/4" = 1'-0"



COLEMAN DECK
SCALE: 3/4" = 1'-0"

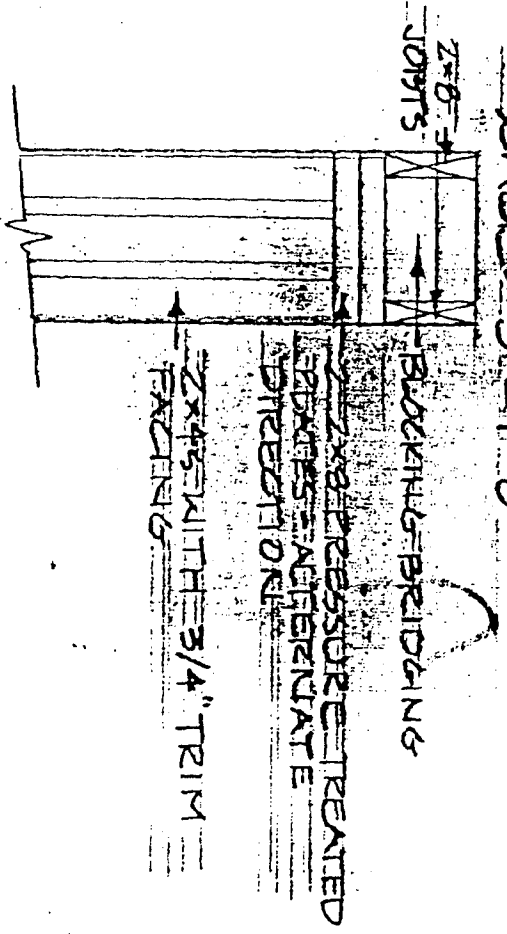


COLEMAN DECK
SCALE: 3/4" = 1'-0"



COEDN DETAIL: PLAN VIEW

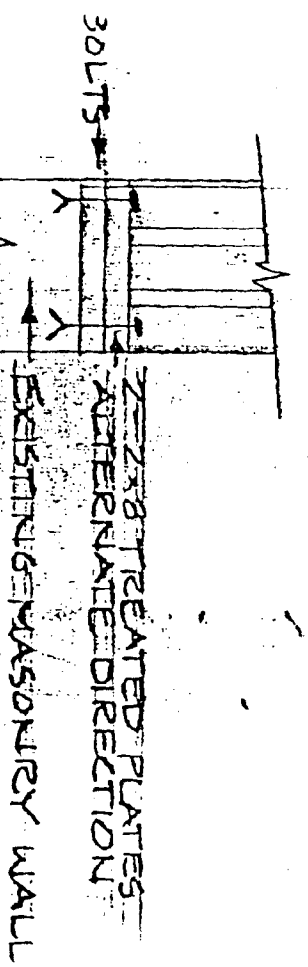
SCALE: 3/4"=1'-0"



2x8 TREATED WOOD BRIDGING

2x8 TREATED WOOD BRIDGING
ADJACENT
DIRECTION

2x4 WITH 3/4" TRIM
FACING



2x8 TREATED PLATES
ADJACENT DIRECTION

EXISTING MASONRY WALL

COEDN DETAIL: ELEVATION

SCALE: 3/4"=1'-0"

Revisions by

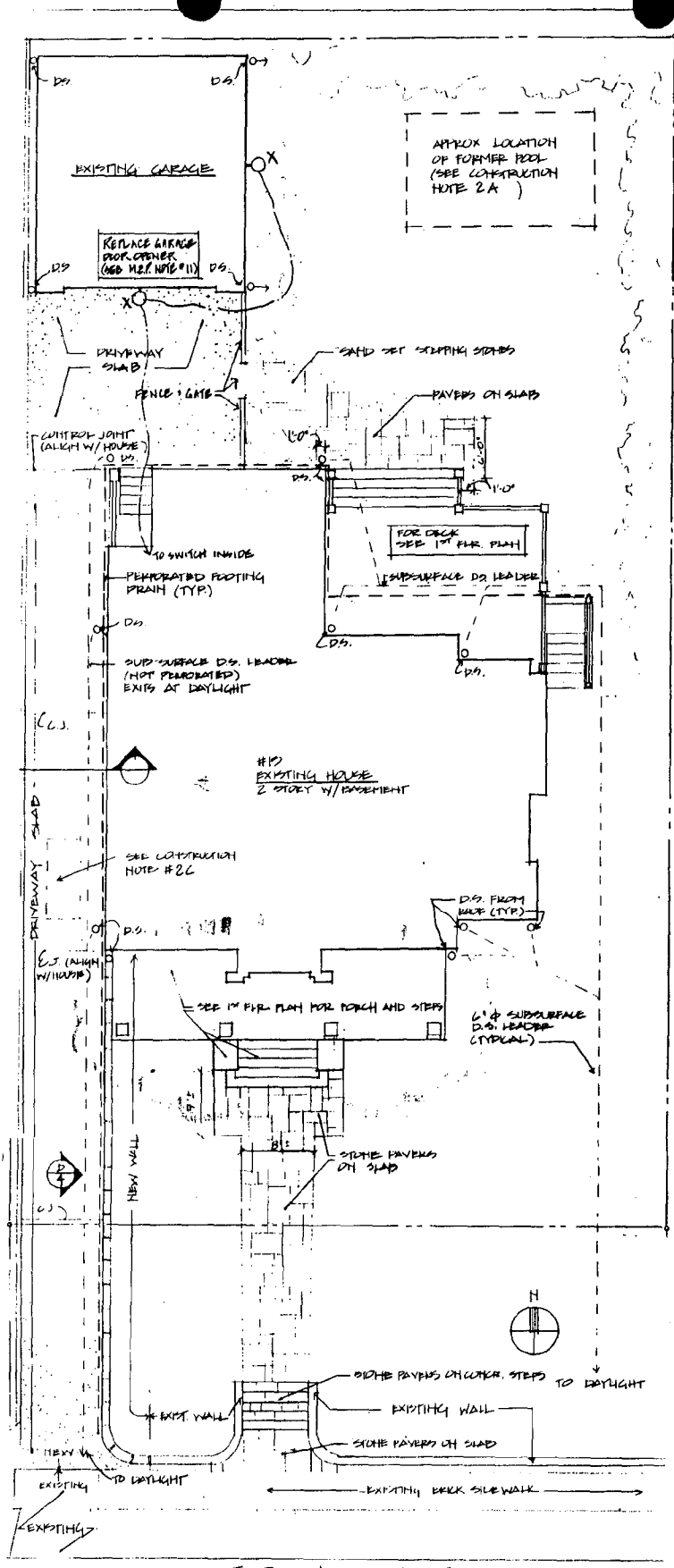
MITCHELL BUILDERS

DESIGN ■ BUILD ■ REMODELING

917 Philadelphia Avenue, Silver Spring, Maryland 20910

301-589-6508

Fax 301-608-2435



* Proposed Front Porch Extension

A SITE PLAN
1/8" = 1'-0"
N.P.S.

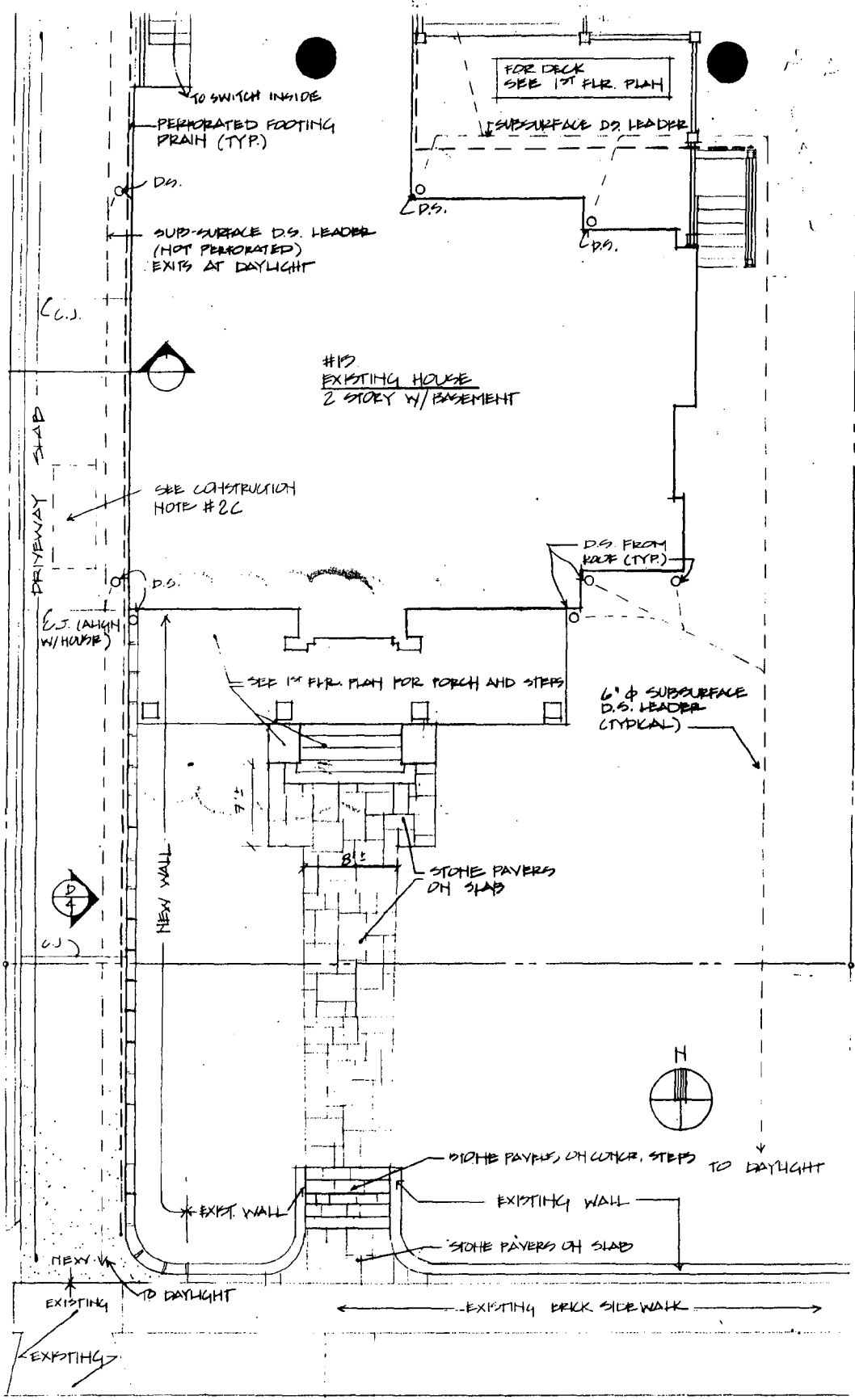
SITE INFORMATION		
LOT: P01 BLOCK: 24 PLAT BOOK: B PLAT NO: 48	SECTION 2 OF SECTION II CHEVY CHASE MONTGOMERY CTY, MD	SITE INFORMATION OBTAINED FROM LOCATION SURVEY (1-20-93) BY GRADEN A. ROGERS

TREACY B. EAGLEBURGER
ARCHITECTS 302-387-3370
1737 MACCUBB ST. N.W. WASHINGTON, D.C. 20008

SITE PLAN
SCHEDULES

1-27-95	2-2-96
PROGRESS	PAID

COX RESIDENCE
15 CRAFTON STREET CHEVY CHASE, MD 20815



G R A F T O N S T R E E T

A SITE PLAN
1/8" = 1'-0"

SITE INFORMATION		
LOT: P/01 BLOCK: 24 PLAT BOOK: B PLAT NO: 48	SECTION 2 OF SECTION II CHEVY CHASE MONTGOMERY CTY, MD	SITE INFORMATION OBTAINED FROM LOCATION SURVEY (7-20-92) BY GRADEN A. ROGERS

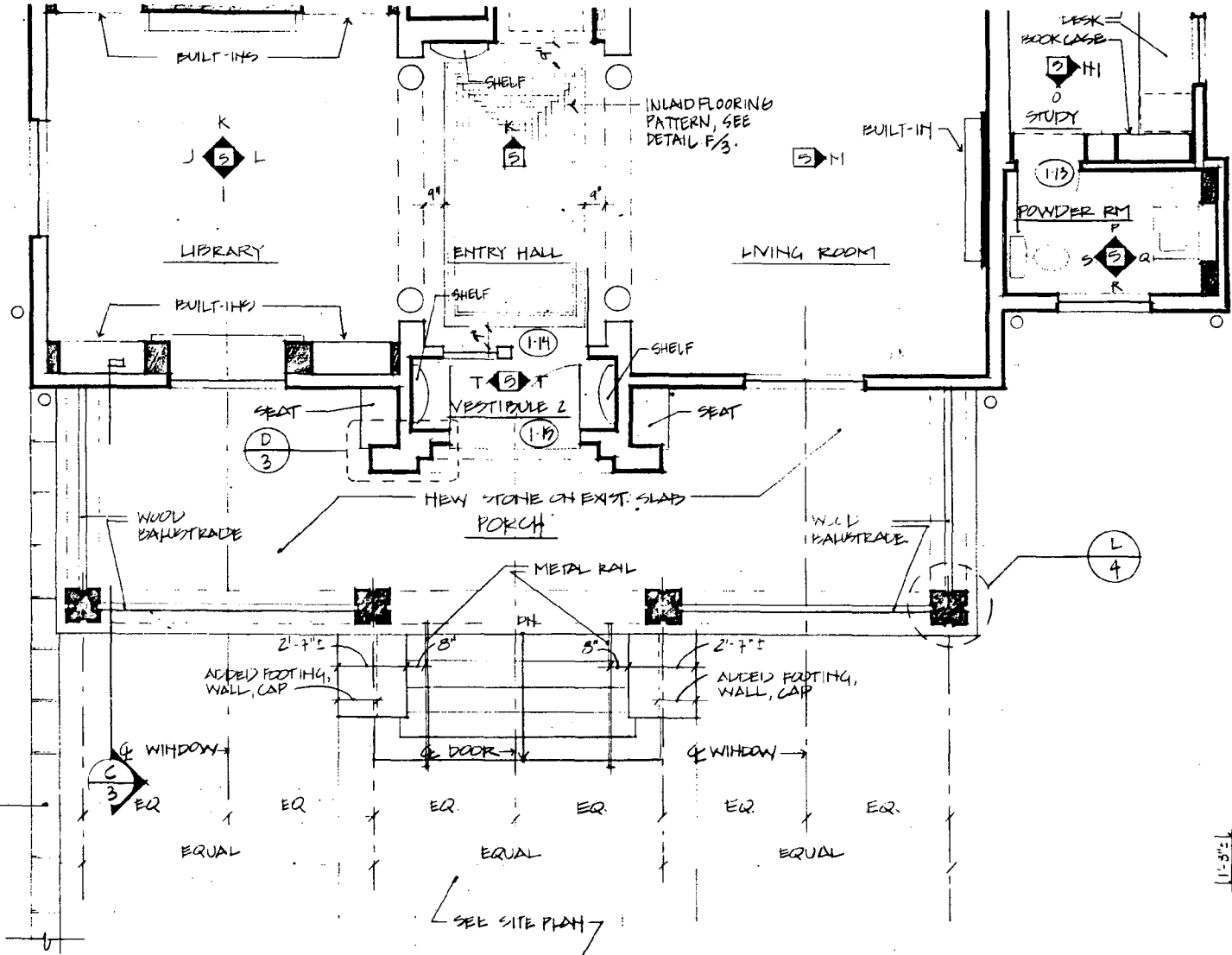
T R E
A R C
2737 A

SITE PLAN
SCHEDULES

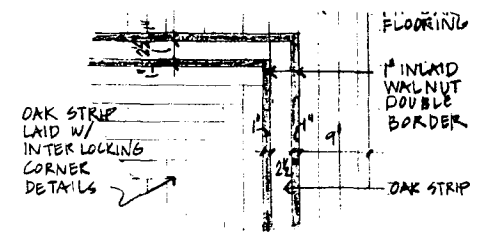
PROGRESS
BID

1-29-98
2-2-98

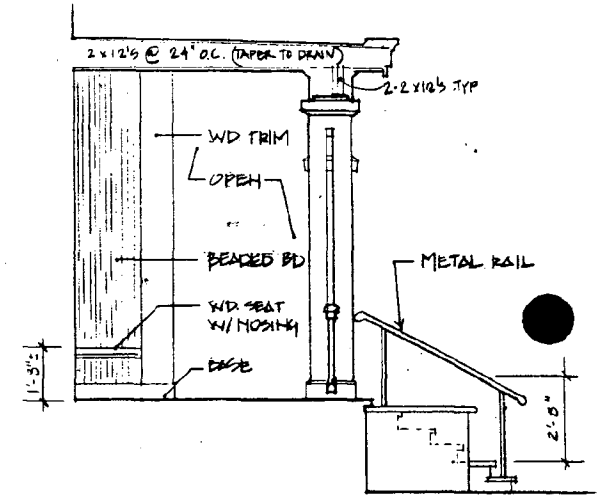
C O X R E S I D E N C E
15 GRAFTON STREET CHEVY CHASE, MD 20815



A
3
FIRST FLOOR PLAN
1/4" = 1'-0"

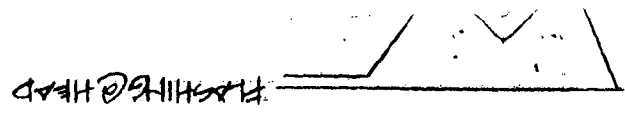


F
3
INLAID FLOOR PATTERN
3/4" = 1'-0"

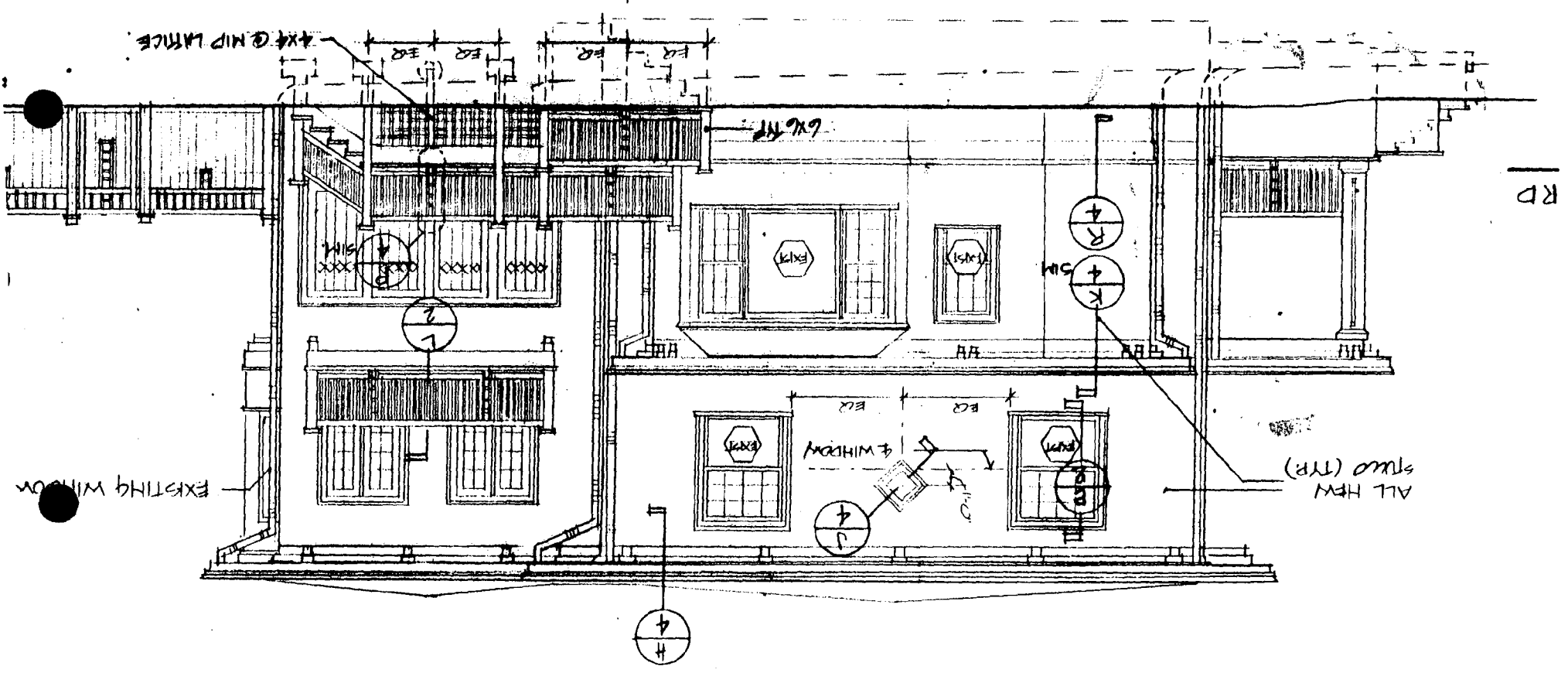


C
3
PORCH SECTION
1/4" = 1'-0"

ROOFING & SYSTEM



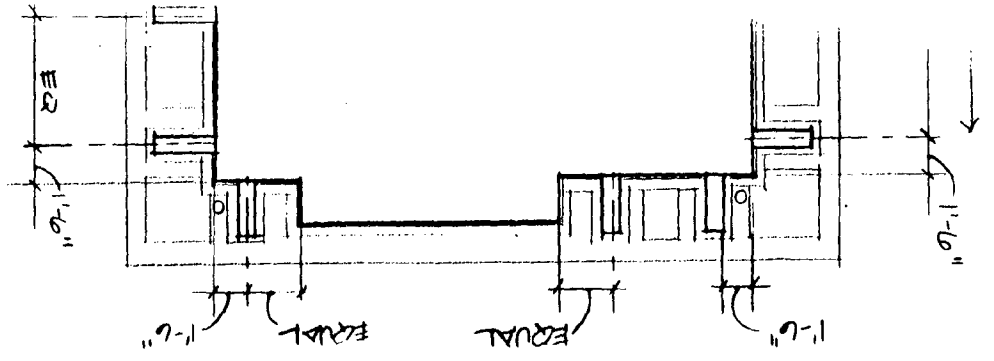
1/8" = 1'-0"
B
4
EAST ELEVATION



EXISTING WINDOW

ALL NEW STUCCO (TR)

RD

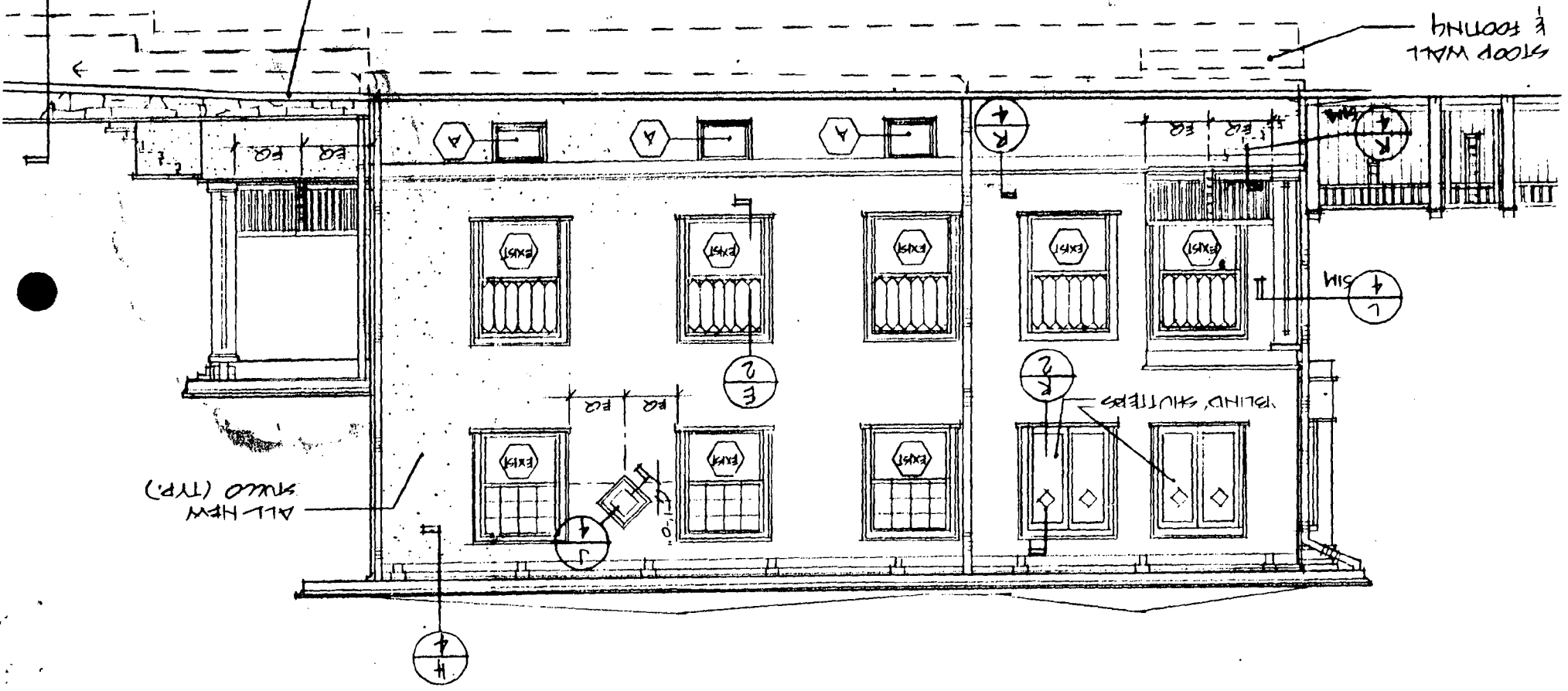


WEST ELEVATION
 1'-8" - 1'-0" D
4

KLCS

DRIVEWAY SLAB

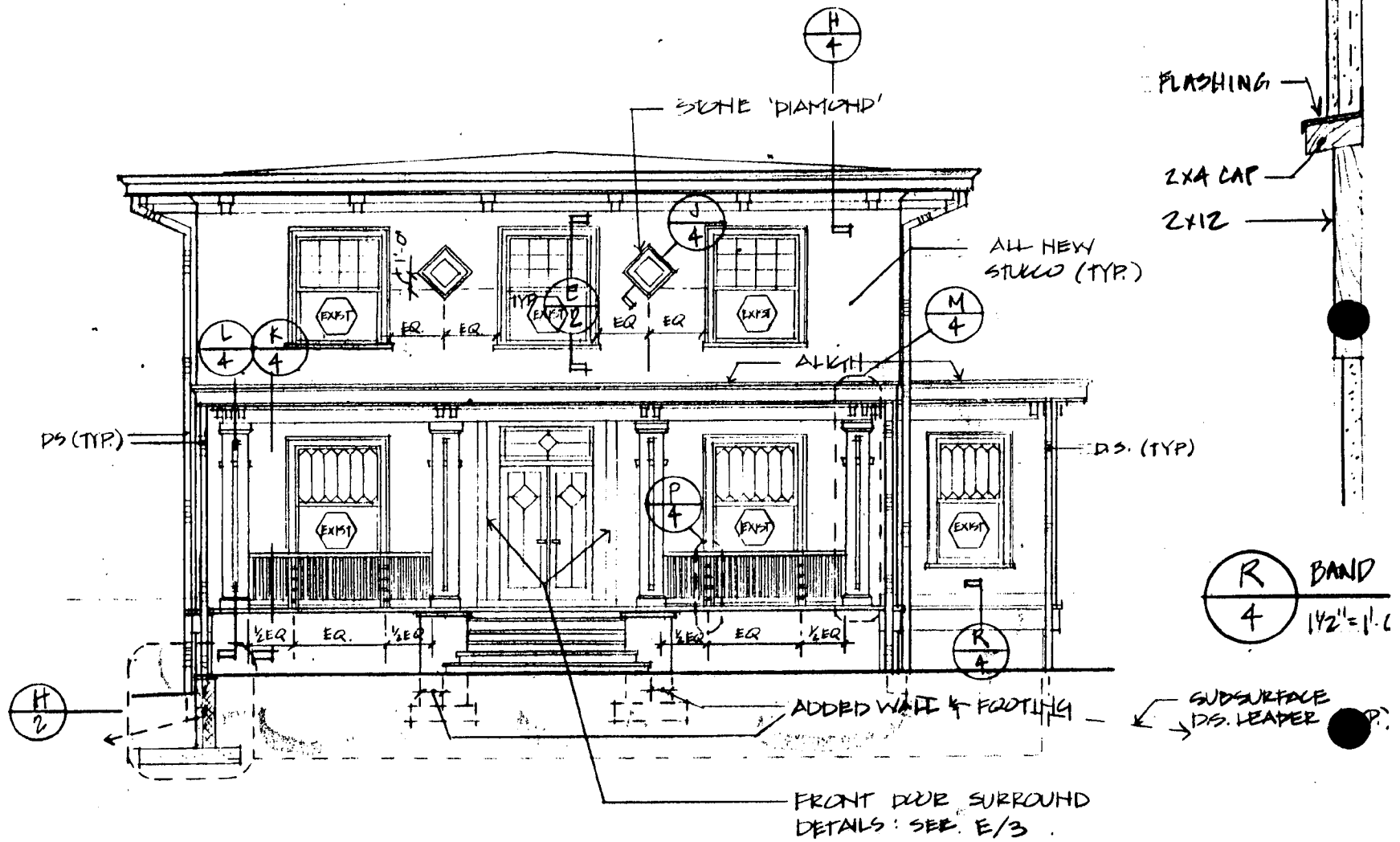
STOOP WALL & FOOTING



ALL NEW (TRP)

BLIND SHUTTERS

SIM



\textcircled{A}
4

SOUTH ELEVATION!

$1/8" = 1'-0"$

FRONT ELEVATION

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

Date: 6/24/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *RDW*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: Mr. David Cox

Address: 15 Crafton Street, Chevy Chase M.D. 20815

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RE: TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michael Sullivan
Daytime Phone No.: 301-299-6500

Tax Account No.: _____
Name of Property Owner: Mr. David Cox Daytime Phone No.: 703-312-7808
Address: 15 GRAPTON ST. CHEVY CHASE MD. 20815
Street Number City State Zip Code
Contractor: DeMORNE & DAY, INC Phone No.: 301-299-6500
Contractor Registration No.: 1528
Agent for Owner: Michael J. Sullivan Daytime Phone No.: 301-299-6500

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: GRAPTON ST.
Town/City: CHEVY CHASE Nearest Cross Street: CHEVY CHASE CIRCLE
Lot: P/01 Block: 24 Subdivision: SECTION 2 OF SECTION II, CHEVY CHASE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 15,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

Michael J. Sullivan Signature of owner or authorized agent 6/4/98 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6/24/98
Application/Permit No.: 980604007 Date Filed: 6/4/98 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 IS A "pebble-Dash" STUCCO, SINGLE
FAMILY HOUSE ON A QUIET RESIDENTIAL STREET.
THE NEW & EXISTING FRONT PORCH EXTENDS ACROSS THE
FACE OF THE HOUSE.

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

SEE ATTACHED WRITTEN DESCRIPTION.

✓ 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.

X 6. **TREE SURVEY**

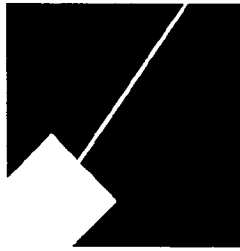
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

✓ 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.

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

MEMORANDUM

DATE: 7/15/98

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner *RDZ*
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 6/24/98.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

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

Date:

6/24/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *pwz* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

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 250 Hungerford Drive, 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 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15 Grafton Street Meeting Date: 6/24/98
Resource: Chevy Chase Village Historic District Review: HAWP (RETROACTIVE)
Case Number: 35/13-98F Tax Credit: No
Public Notice: 6/10/98 Report Date: 6/17/98
Applicant: David Cox (Michael Sullivan, Agent) Staff: Robin D. Ziek
PROPOSAL: Front Porch RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District

STYLE: Prairie

DATE: 1892 - 1916

The subject property is a two-story frame house with a shallow hipped roof, and is sided with stucco. There are 12/1 windows on the 2nd floor, and decorative windows on the first floor with lozenge-shaped glass in the top sash over a single light. These are all typical elements found in both craftsman- and prairie-style houses (see McAlester, A Field Guide, p.442-443), but it is considered prairie style because of the horizontal massing (very shallow roof). The front entryway consists of two doors with a 2-light transom above, leading into a small vestibule. The photographs show the vestibule entry which has a fixed glazed panel and one operable door. This was designed in this manner to accommodate a radiator which warmed the entry hall. The house originally had a small porch over the front door, in conjunction with side deck areas which were not under roof. The whole front porch was tied together with a solid stuccoed rail. (See circle).

Prior to the designation of the Chevy Chase Village Historic District in April '98, the applicant received a building permit (5/13/97) through DPS for renovations to his house, including the removal of the existing porch. He received a permit to construct a new porch which extended the roof the full-width of the house, but utilized the existing stuccoed rail. Due to various problems with the first contractor including a small fire, the applicant hired a new architect and a new contractor, and proceeded with the project with some alterations. These included the redesign of the new front porch to remove the stuccoed rail, and to use a composite column with a wood rail and picket system.

The applicant proceeded with the revised project, with the misunderstanding that the original permit was still current (see Circle). Due to the revisions to the project, and

scheduling, the County has stopped construction until the applicant apply for a new building permit. As the Historic District is now in place, the applicant has been instructed by DPS to apply for HPC approval of the project, prior to obtaining the new building permit with DPS.

PROPOSAL

The applicant proposes to complete construction of the full-width front porch which utilizes a composite wood column and a wood rail and picket system. In addition, the front doors would be replaced with two new doors with a single transom over the opening. The new doors and the transom above include a diamond pattern in the glass.

STAFF DISCUSSION

This proposed design is compatible with the historic district and with the resource. The design elements are all consistent with the architectural style of the house without being replicative of anything particular detail in the house. The front porch materials are wood, which will complement the wood trim and brackets in the original structure. The proposed new doorway is symmetrical, but maintains the existing opening.

Had the application come before the HPC after April 15, 1998, the HPC would certainly have commented about the proposal to remove an original front porch and the original front doors. However, due to the actual schedule of this project, the original porch and the doors were removed prior to any required HPC involvement.

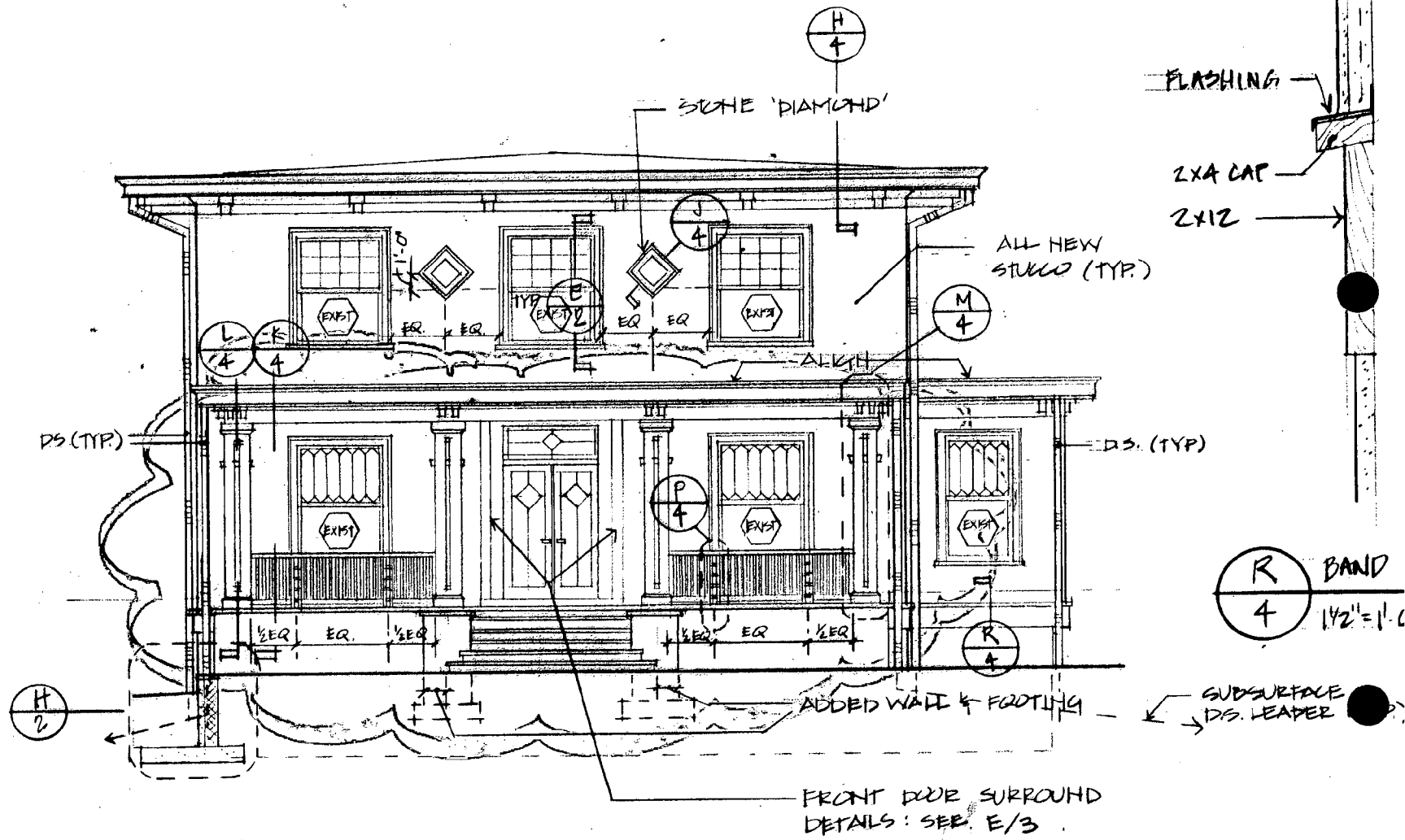
Staff notes that the applicant had proposed and received a building permit for the replacement of the original front porch and front doors in the original building permit dated 5/13/97. As this is a Contributing Resource in the district, and the proposed work is compatible with both the resource and the district, Staff feels that it can be given retroactive approval.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

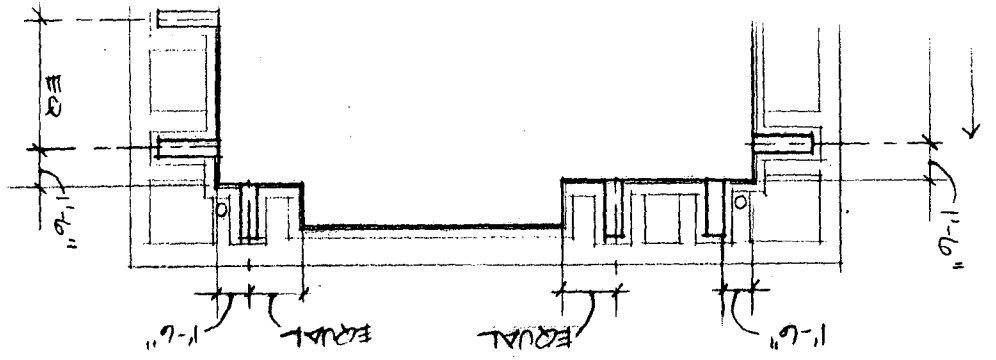
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and 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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



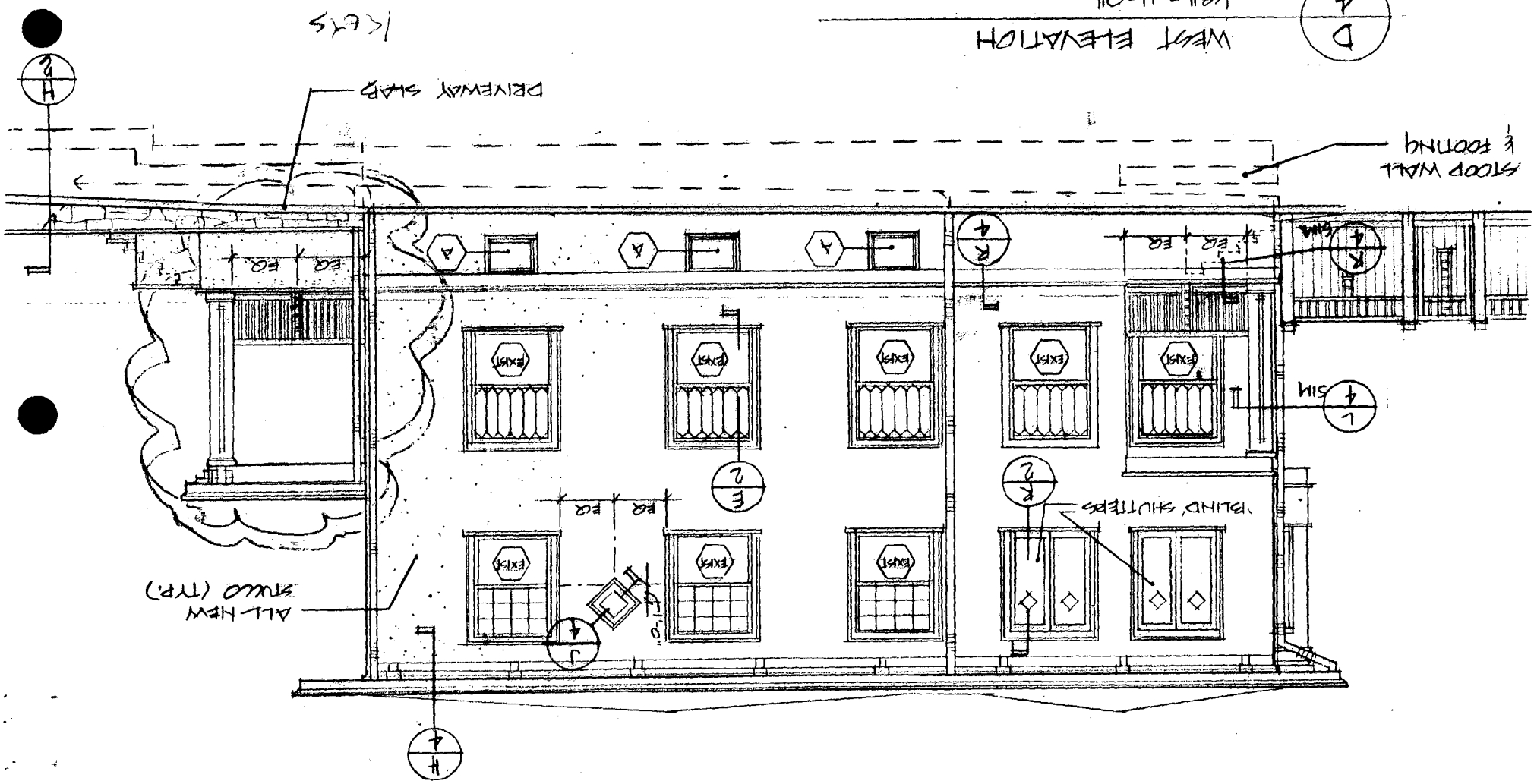
A
4
SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

20



WEST ELEVATION
 1'-0" = 1'-0"
 4
 D

1<E>S

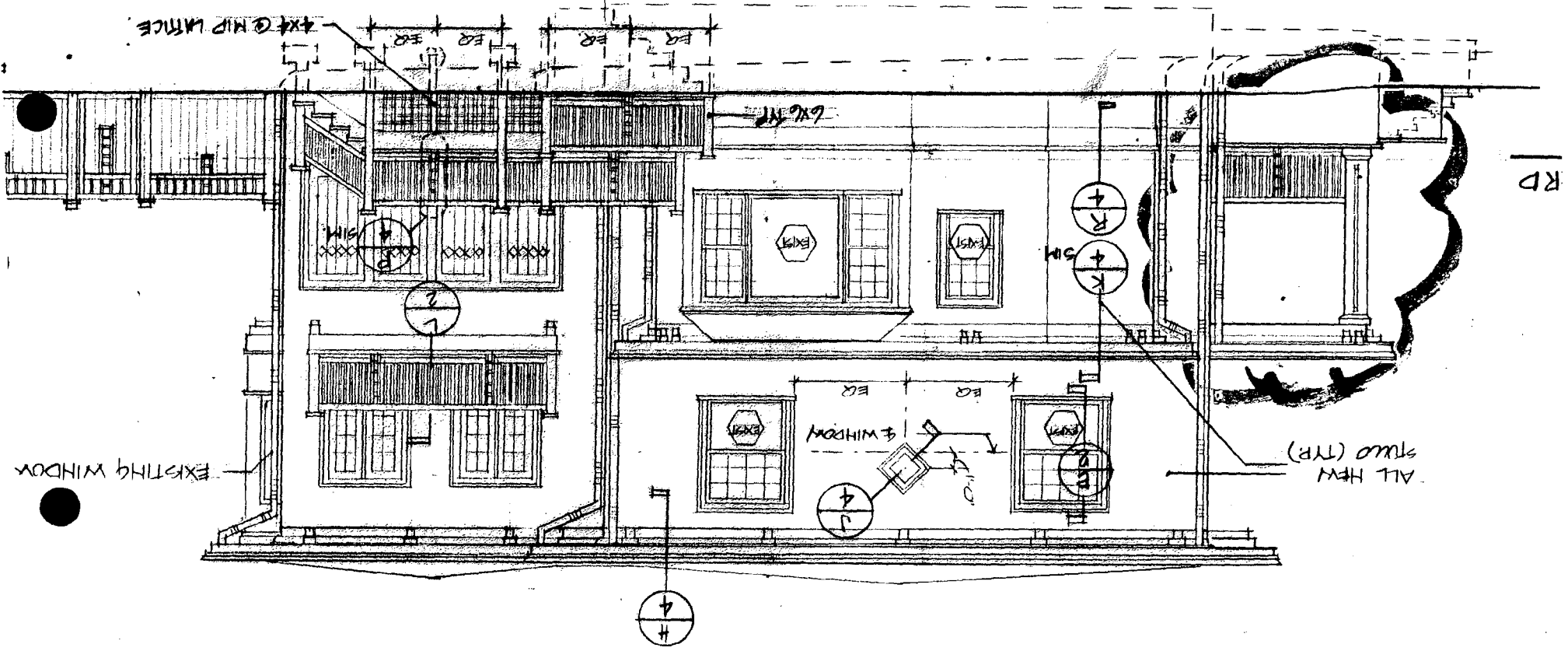
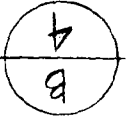


ROOFING & F
SYSTEM

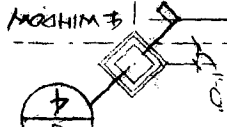
FLASHING @ HEAD



EAST ELEVATION
1/8" = 1'-0"



EXISTING WINDOW



ALL HW (TR)
STUO (TR)

RD

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



#15 GRAFTON ST.

Proposed Porch
UNDER CONST.

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



#13 GRAFTON ST.

Matches previously demolished porch @ 15 GRAFTON ST.

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234

June 4, 1998

Ms. Robin Zeek
Montgomery County Historic Preservation Commission
M-NCPPC
250 Hungerford Drive
Rockville, MD 20850

Ms Zeek:

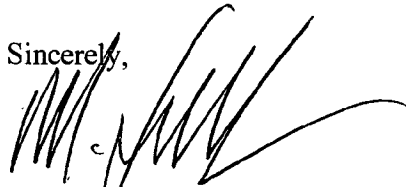
In accordance with our phone conversation of June 3, 1998, I am writing to make you and the Historic Preservation Commission aware of the circumstances surrounding the "Front Porch Renovation" for Mr. & Mrs. David Cox at 15 Grafton Street, in Chevy Chase, MD.

Mr. & Mrs. Cox began a renovation project on their house early in the fall of 1997. Part of that project included the renovation/extension of the houses front porch. The existing footprint of the porch (a raised masonry platform) was going to remain the same while the roofed area of the porch was going to be enlarged. The Montgomery County building permit (#9705130212) was issued in the fall of 1997.

While the project was being worked on, a small fire started at the front of the house. In the ensuing weeks (or days?) after the fire, the Cox's fired their contractor (a design/build firm) and hired an architect to take control of the project. The architects put together a new set of construction documents, which included a "newly" designed front porch. The "new" design was undertaken partially because the previous porch structure has already been torn down due to termite infestation and failing structural members. The architect's new design incorporates the same basic elements as the old porch, but gives it more defined architectural details. I have attached copies of the old porch renovation drawings which were previously approved by the county, photos of the neighbors porch which is the same as the Cox's porch used to be prior to demolition, and architectural drawings of the new porch design.

I realize than any projects issued a Montgomery County Building Permit prior to April 15th of 1998 are exempt from the "guidelines" of the Historic Preservation Commission. Technically, this porch design comes after the April 15th deadline, but I would appreciate your prompt consideration of the project since the entire home renovation, which is approx. 60% complete, hinges on the completion of the front porch.

Sincerely,



Michael J. Sullivan
AIA

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234

June 4, 1998

Ms. Robin Zeek
Montgomery County Historic Preservation Commission
M-NCPPC
250 Hungerford Drive
Rockville, MD 20850

Re: Neighboring properties of 15 Grafton Street, Chevy Chase, MD

Levin Residence
13 Grafton Street
Chevy Chase, MD 20815

Cannon Residence
17 Grafton Street
Chevy Chase, MD 20815

Thompson Residence (across street)
22 Grafton Street
Chevy Chase, MD 20815

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



#15 GRAFTON ST.

Proposed Porch

UNDER CONST.

de Marne & Day, Inc.

10112 River Road Potomac, MD 20854

(301) 299 - 6500

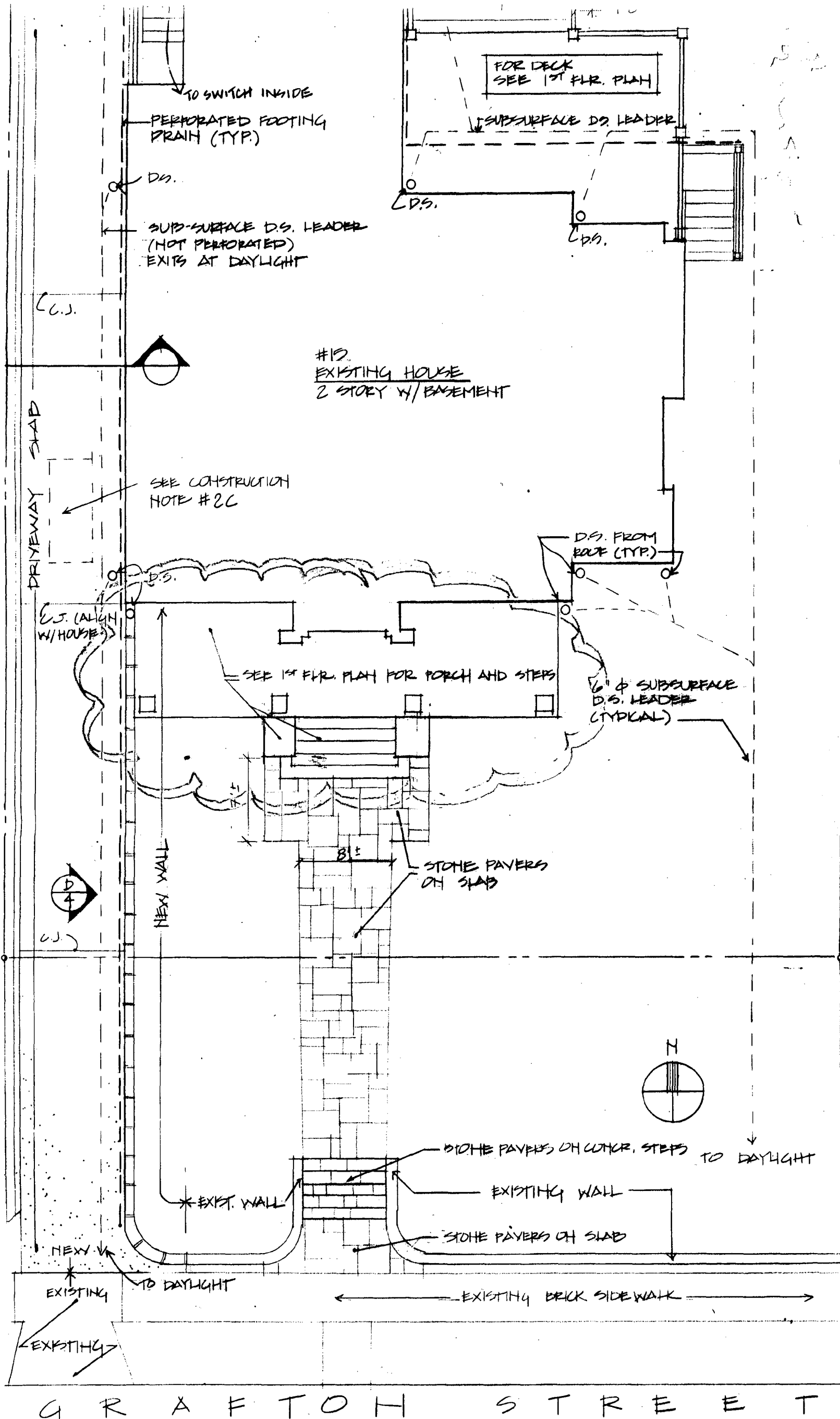
Fax (301) 299-6045

MHIC 1528
DC 75
VA 2705 015 234



#13 GRAFTON ST.

Matches previously demolished porch @ 15 GRAFTON ST.



T R E
A R C H

SITE PLAN
SCHEDULES

PROGRESS
PID
86-29-98
2-2-98

COX RESIDENCE
15 GRAFTON STREET CHEVY CHASE, MD 20815

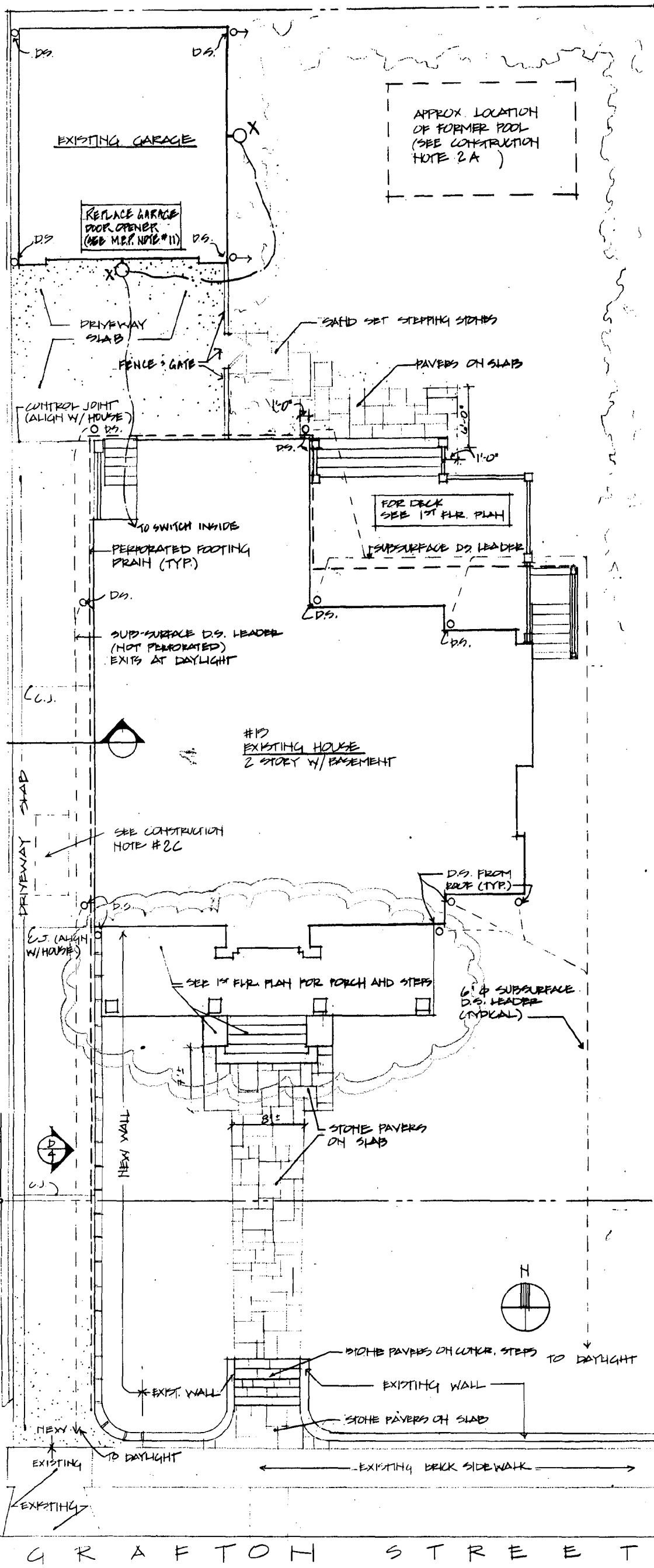
3737 M

G R A F T O N S T R E E T

A SITE PLAN
1/8" = 1'-0"

SITE INFORMATION		
LOT: P/01 BLOCK: 24 PLAT BOOK: B PLAT NO: 48	SECTION 2 OF SECTION II CHEVY CHASE MONTGOMERY CTY, MD	SITE INFORMATION OBTAINED FROM LOCATION SURVEY (7-20-92) BY GRADEN A. ROGERS





* Proposed Front Porch Extension

A SITE PLAN
1/2" = 1'-0"
N.T.S.

SITE INFORMATION		
LOT: P/01 BLOCK: 24 PLAT BOOK: B PLAT NO. 48	SECTION 2 OF SECTION II CHEVY CHASE MONTGOMERY CTY, MD	SITE INFORMATION OBTAINED FROM LOCATION SURVEY (7-20-92) BY GRADEN A. ROGERS

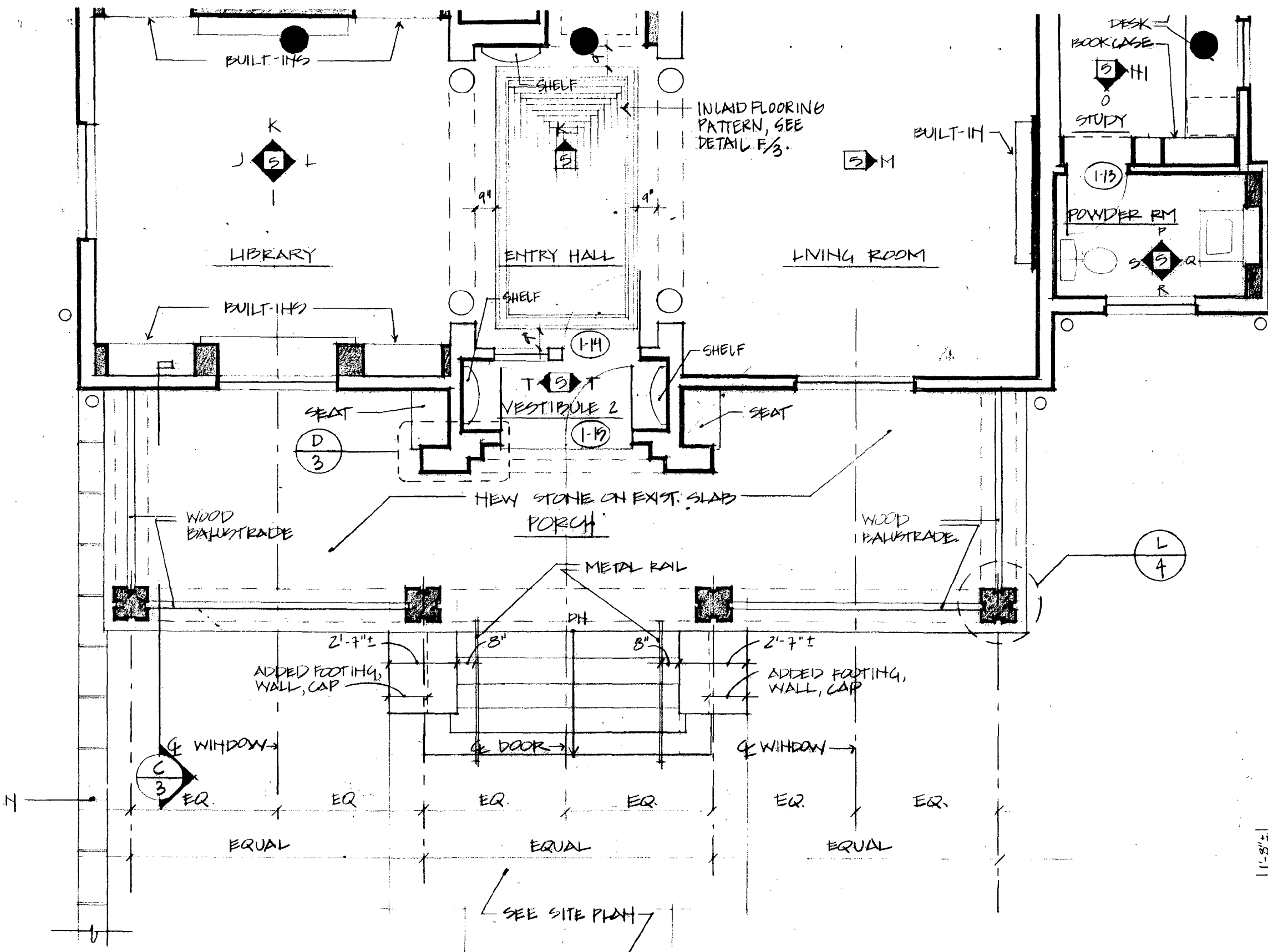
TREACY & EAGLEBURGER
ARCHITECTS 202-362-5226
2737 MACOMB ST., N.W. • WASHINGTON, D.C. 20008

SITE PLAN
SCHEDULES

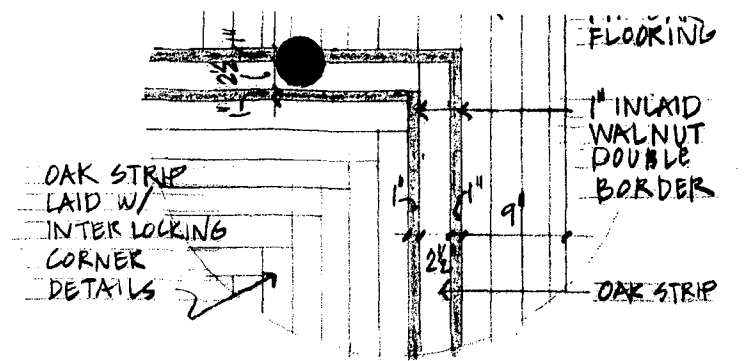
PROGESS	2-2-98
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COX RESIDENCE
15 GRAFTON STREET CHEVY CHASE, MD 20815

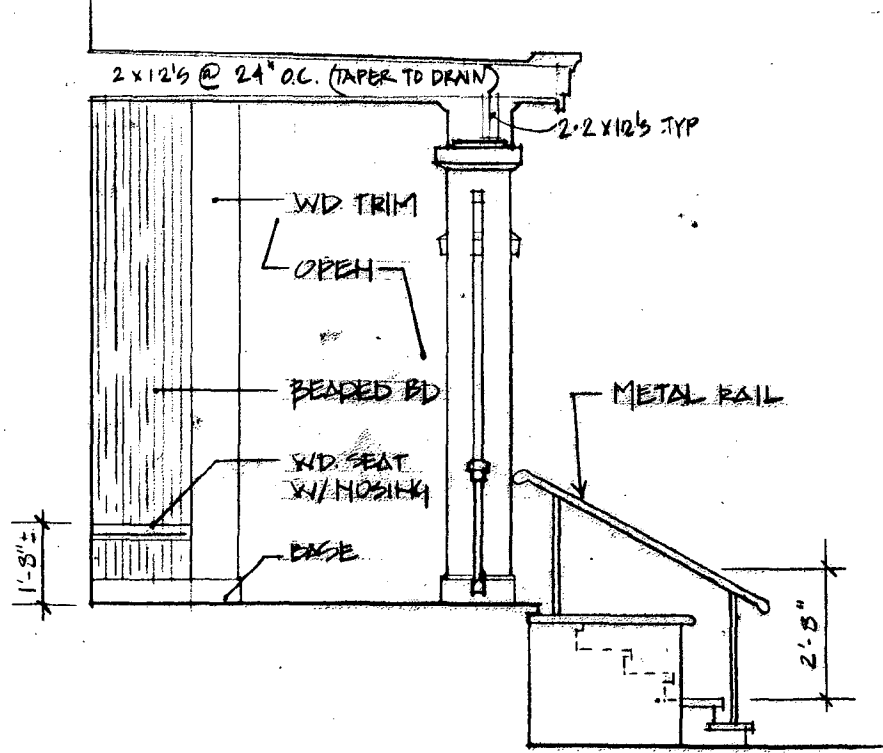




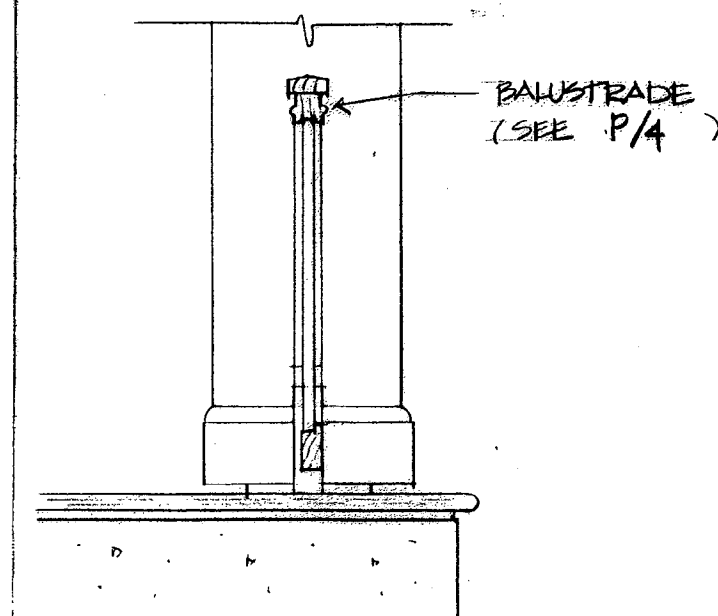
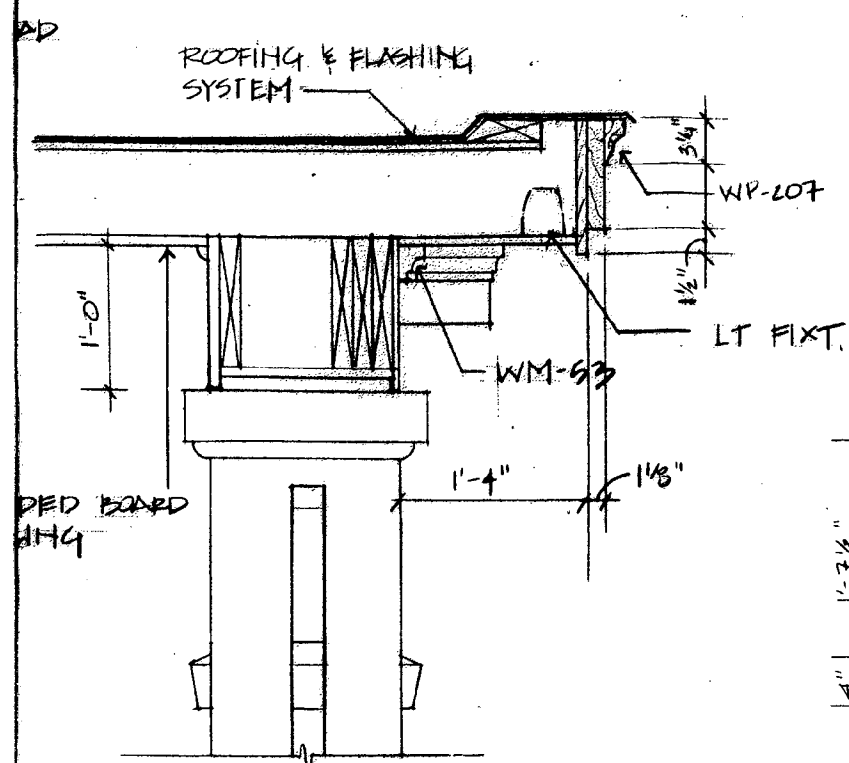
A
3
FIRST FLOOR PLAN
1/4" = 1'-0"



F
3
INLAID FLOOR PATTERN
3/4" = 1'-0"

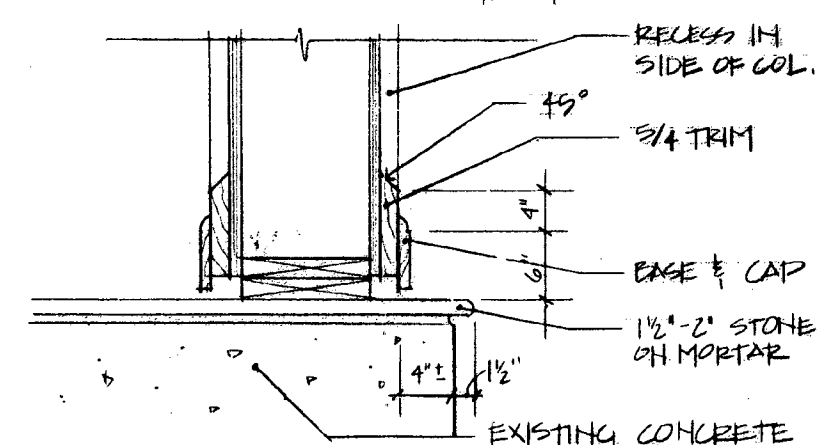
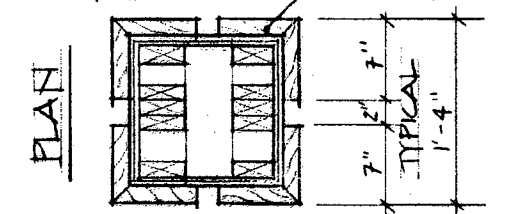
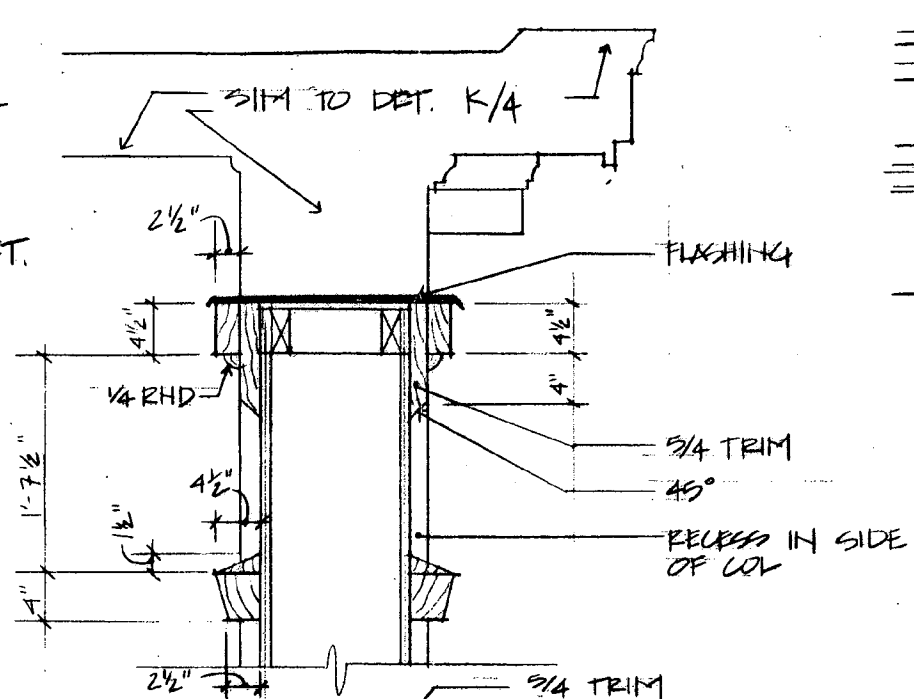


C
3
PORCH SECTION
1/4" = 1'-0"

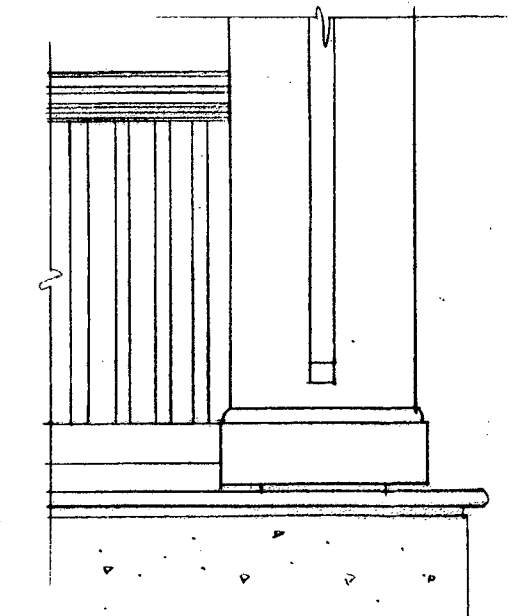
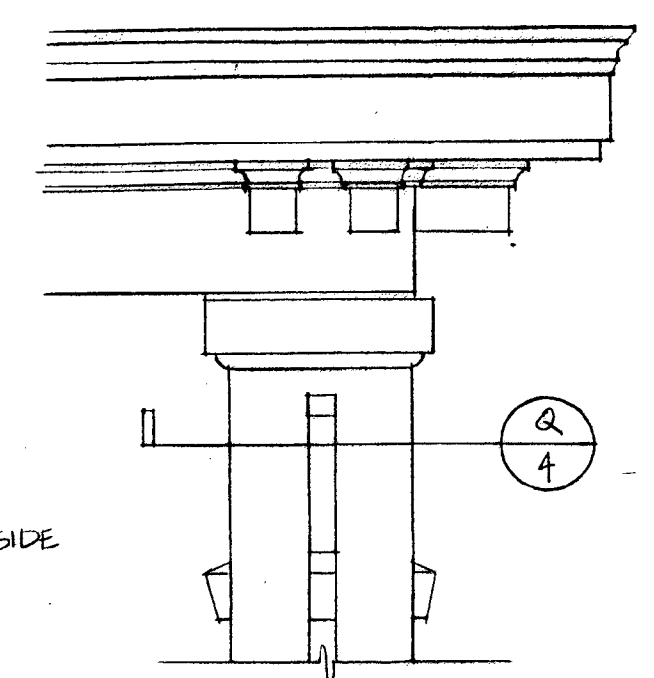
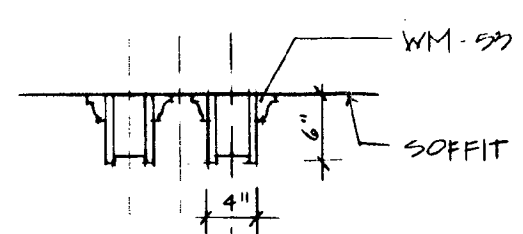


K
4 SECTION @ BOX BEAM @ PORCH
3/4" = 1'-0"

WP-207
FASCIA
PLYWOOD OR EQUAL
DB
4.



L
4 SECTION @ COLUMN @ PORCH
3/4" = 1'-0"



M
4 PARTIAL ELEVATION @ PORCH
3/4" = 1'-0"

T
R
A
R
1
2
3
7

EXTERIOR ELEVATIONS
EXTERIOR DETAILS

2-2-98

FOR BID

CE
MD 20815

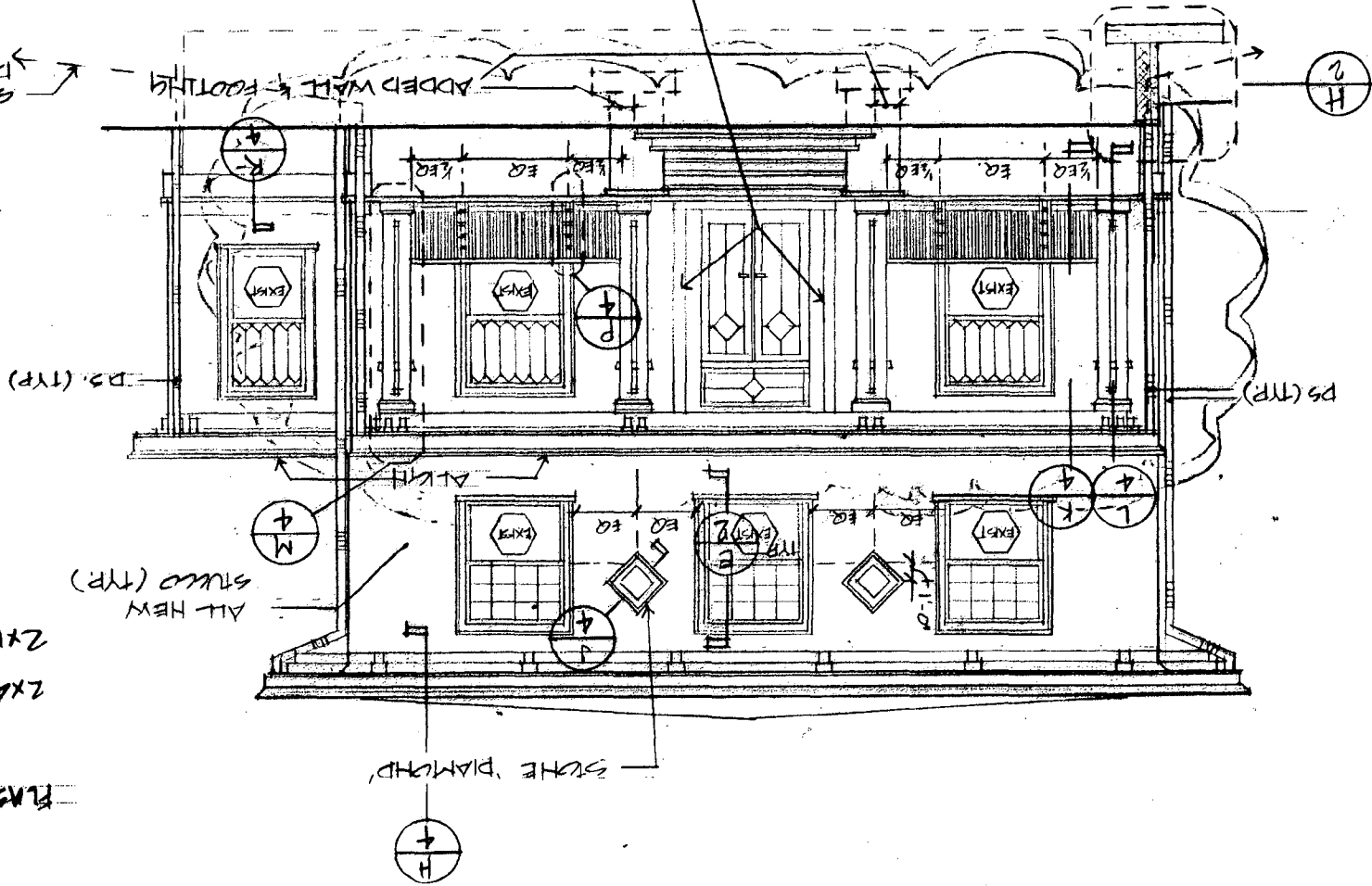
1/8" = 1'-0" FRONT Elevation

SOUTH ELEVATION

FRONT ROSE SURROUND
DETAILS: SEE E/3

SUBSTRATE
PS LEAFER

1/2" = 1'-0"
BAND
R
4



SCHE DIAMOND

2x4 CAP

2x12

ALL NEW
STUDS (TRP)

PS (TRP)

PS (TRP)

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P
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M
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4

4

4

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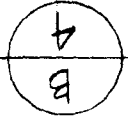
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4

ROOFING & F
SYSTEM ---

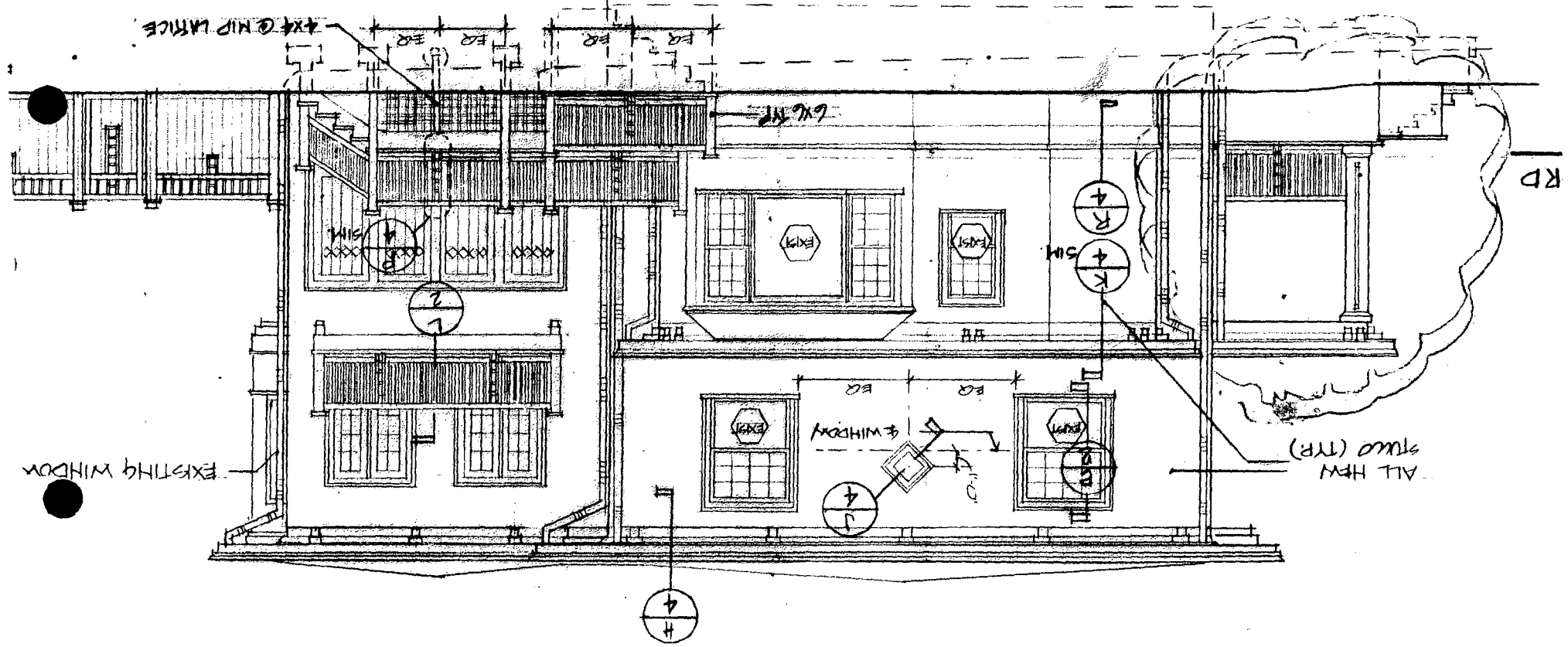
FLASHING @ HEAD



EAST ELEVATION
1/8" = 1'-0"



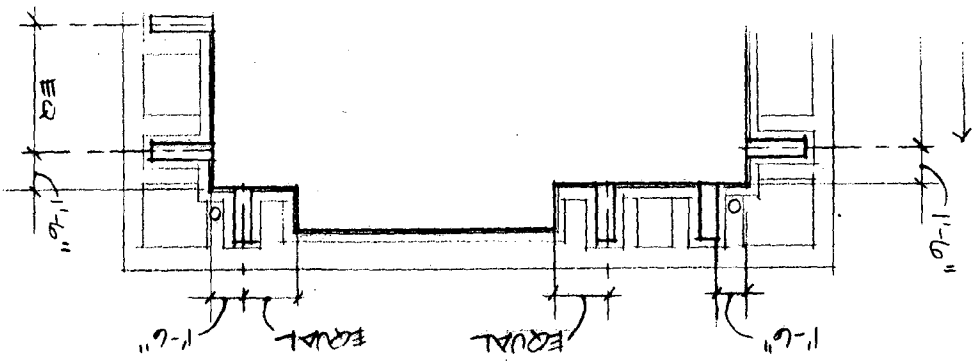
4x4 @ HIP LATTICE



EXISTING WINDOW

ALL HW (TR)

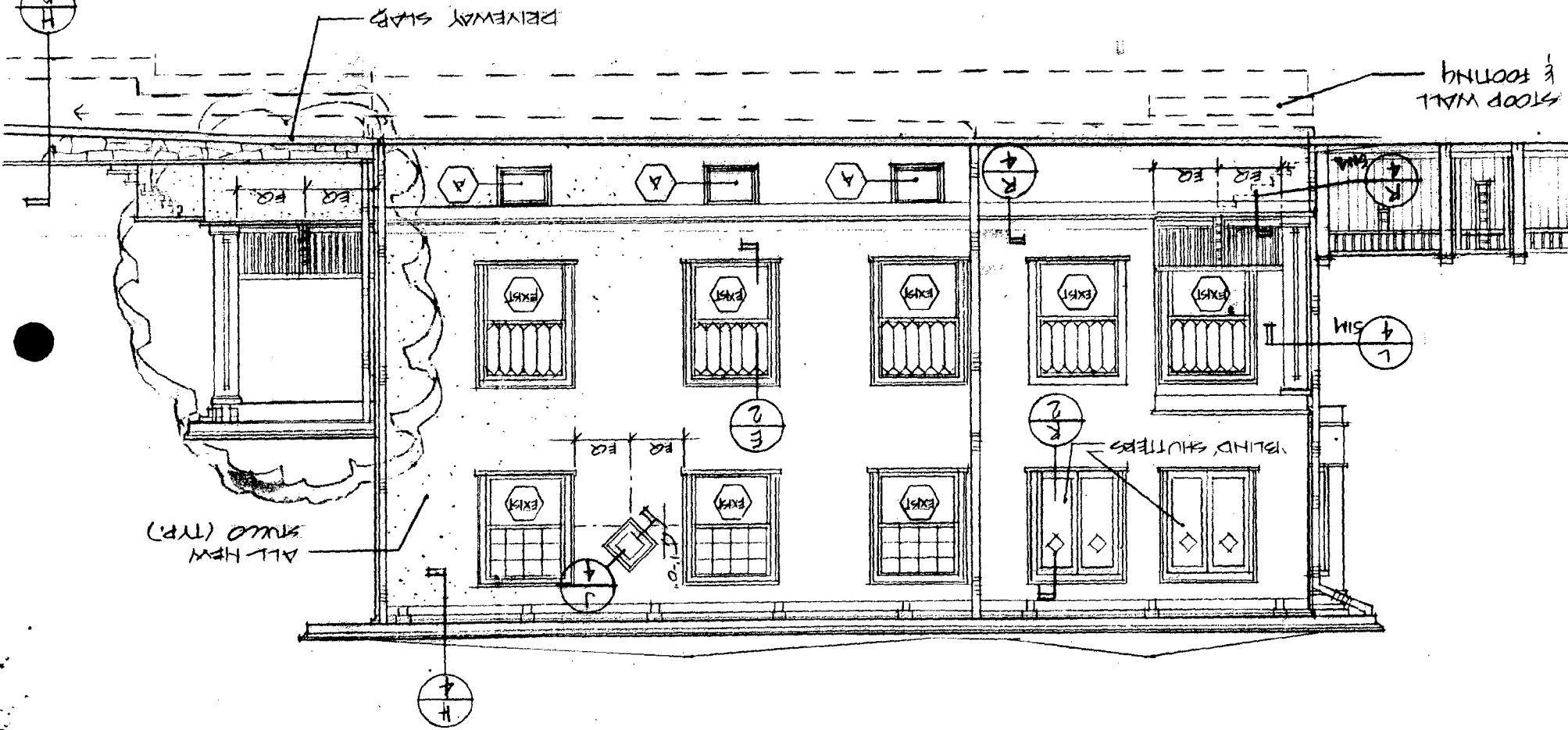
RD



WEST ELEVATION
1/8" = 1'-0"



1<ETS



DAVID & JOCELYN COX

15 GRAFTON STREET
CHEVY CHASE, MD 20815

(301) 951-6425

August 26, 1998

BY FAX TO (301)563-3412 AND FIRST CLASS MAIL

Ms. Robin Ziek
Montgomery County Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

RE: 15 Grafton Street, Chevy Chase

Dear Ms. Ziek:

I am writing in response to your phone conversation with Mike Sullivan concerning the "shiplap" siding under our new porch at 15 Grafton Street. My wife and I were very surprised to hear about your call. We had decided back in April to put siding under the new porch when we saw how rough the new pebbledash stucco finish is. We have two small children who will play on the porch. The sharp, almost jagged, surface of the pebbledash is an accident waiting to happen, and, in a confined seating area, is quite unfriendly even for adults. It was never our intention to flout the Historic District rules. In fact, we assumed, based both on the retroactive HAWP we obtained and the discussion of our application before the Commission on June 24, that we had approval for what we did. I base this on the following:

1. At the June 24 hearing, the Commissioners were very sympathetic to our situation, and said that we really should never have had to come before them given that we had a permit for the porch prior to the establishment of the Historic District. They made it perfectly clear that they did not consider our situation to come under their purview, and that they would not apply Historic District criteria to it. Had the siding come up for discussion, it would have made no difference because it was obviously allowed by the prior permit.
2. The wall under the porch is as much part of the porch as the ceiling. The HAWP we obtained places no restriction on the surface material of the porch wall, despite the fact that all the stucco had been removed from this area at the time of the HAWP application.

It occurs to me that the individual who complained to you about the siding may have thought that we intend to put siding on the entire front of the house, because the stucco is also off above the porch. We do not. In fact, we have gone to considerable expense to match the stucco all around the rest of the house, including the two-story addition in the rear. The underside of the porch represents less than 5% of the surface area of the house. The other 95%+ is pebbledash.

Ms. Robin Ziek
Page Two

There are two other factors you should consider. The first is the expense and hardship involved in removing the siding and putting pebbledash in its place. The siding is completely installed and trimmed. The cost of removal and replacement would be at least several thousand dollars, and the process would delay completion of the project. As you know, we have been out since June 1997 because of the fire, and need very badly to get back in early September with children starting school. The second factor is that combinations of siding and stucco are common in Chevy Chase Village on houses of the same vintage as ours. There is nothing the least bit unusual about the appearance of the house.

In view of all the above arguments, I respectfully request that you not force us to make a second, really unnecessary, appearance before the Commission. If you have any questions, or need additional information, please do not hesitate to call. You can reach me at home at (302)537-7380 or at my office at (703)312-7808.

Sincerely,

David C. Cox

David C. Cox

DAVID & JOCELYN COX
15 GRAFTON STREET
CHEVY CHASE, MD 20815

(301) 951-6425

August 27, 1998

BY FAX TO (301)563-3412 AND FIRST CLASS MAIL

Ms. Robin Ziek
Montgomery County Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

RE: 15 Grafton Street, Chevy Chase

Dear Ms. Ziek:

Sorry we have been unable to connect by phone. The September 9 meeting is impossible for us, as this is the day we plan to move back into the house. More fundamentally, I do not understand why we should have to appear before the Commission again at all. The fundamental point of my previous letter is that **our project is effectively grandfathered with respect to the Historic District, and this was recognized by the Commission at the June 24 meeting.** I am certainly happy to discuss the situation with you on Monday, but I do not feel that we have yet been provided with any legitimate reason why we should have to go through this process yet again.

Sincerely,



David C. Cox

DAVID & JOCELYN COX
15 GRAFTON STREET
CHEVY CHASE, MD 20815

(301) 051-0425

August 27, 1998

BY FAX TO (301)563-3412 AND FIRST CLASS MAIL

Ms. Robin Ziek
Montgomery County Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

RE: 15 Grafton Street, Chevy Chase

Dear Ms. Ziek:

Sorry we have been unable to connect by phone. The September 9 meeting is impossible for us, as this is the day we plan to move back into the house. More fundamentally, I do not understand why we should have to appear before the Commission again at all. The fundamental point of my previous letter is that **our project is effectively grandfathered with respect to the Historic District, and this was recognized by the Commission at the June 24 meeting.** I am certainly happy to discuss the situation with you on Monday, but I do not feel that we have yet been provided with any legitimate reason why we should have to go through this process yet again.

Sincerely,



David C. Cox

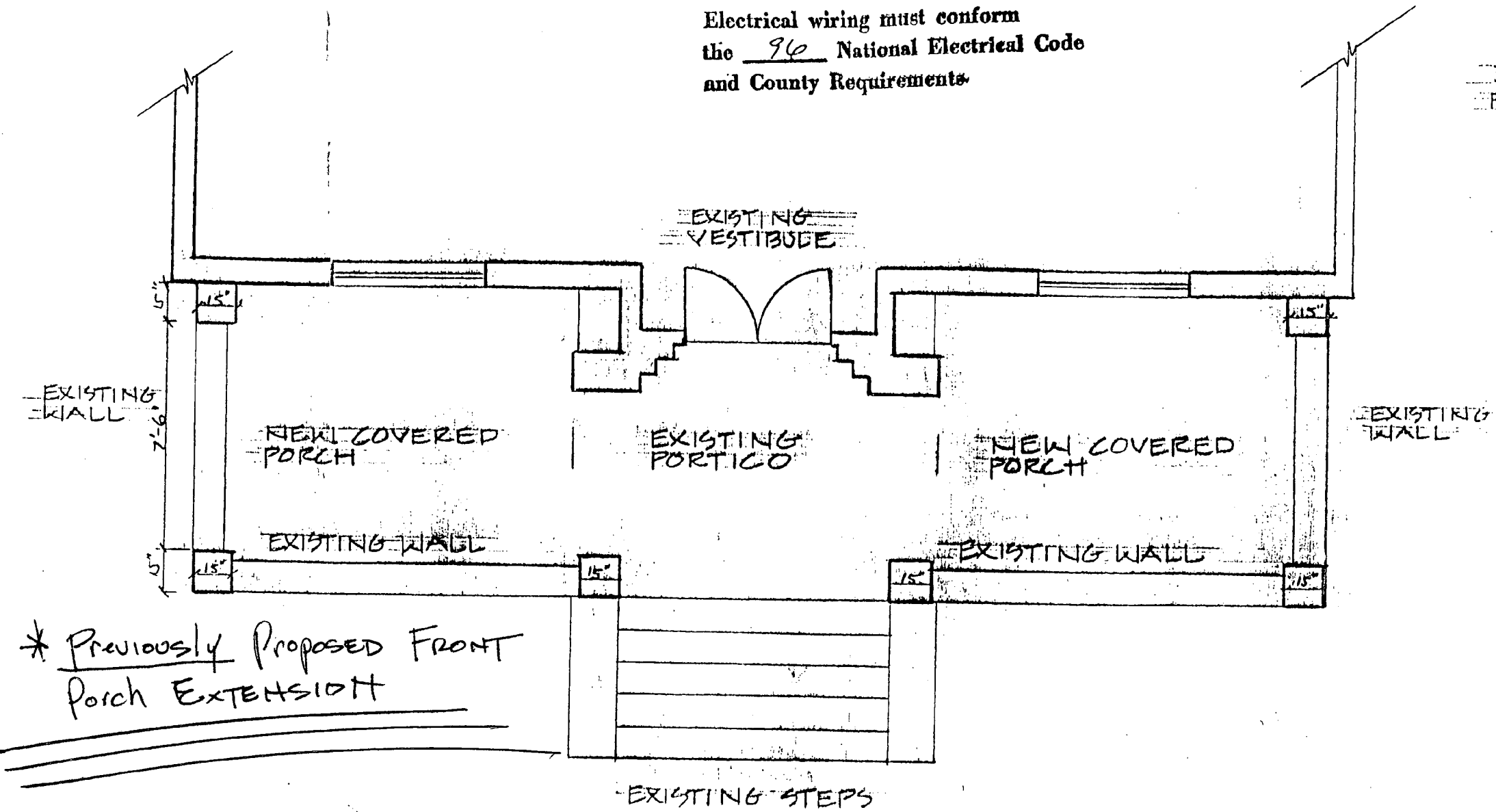
Services

GENERAL STRUCTURAL
ARRANGEMENT APPROVED
SUBJECT TO FURTHER
APPROVAL OF CONSTRUCTION

NOTE

THIS PERMIT DOES NOT INCLUDE
APPROVAL FOR ANY ELECTRICAL WORK.
YOU MUST HAVE A SEPARATE ELECTRICAL
PERMIT TO DO ANY ELECTRICAL WORK.

Electrical wiring must conform
the 96 National Electrical Code
and County Requirements.

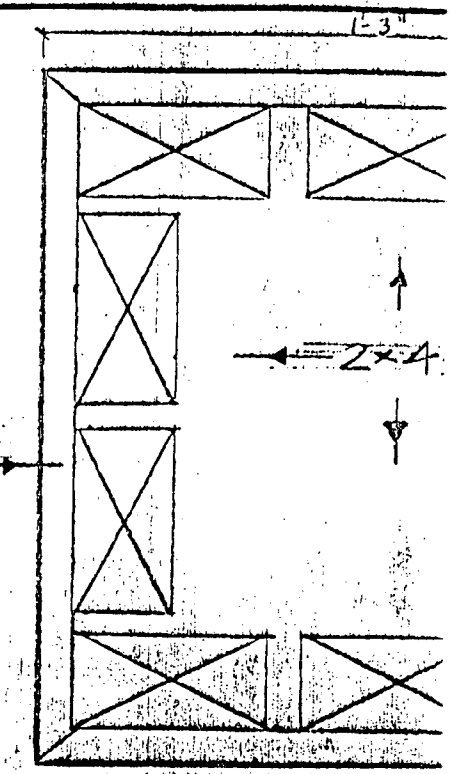


* Previously Proposed Front
Porch Extension

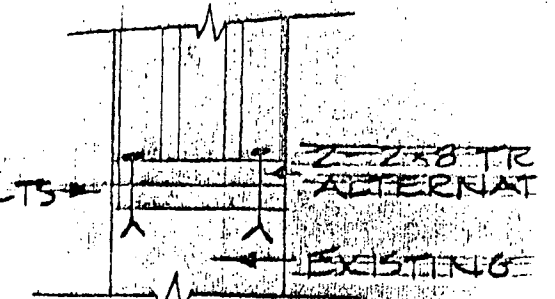
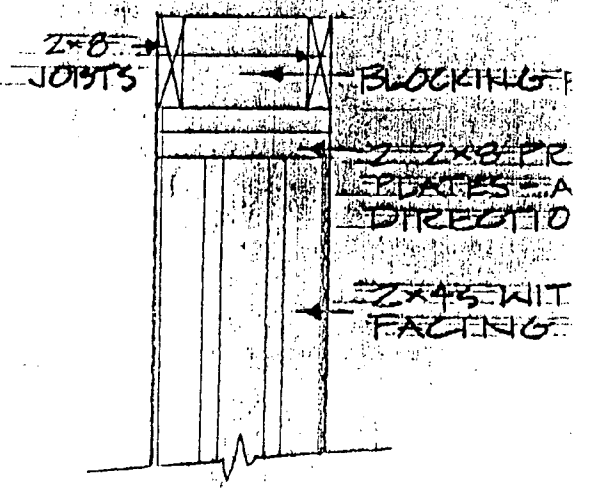
PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING STEPS

ROOF COVERING REQDMS
THESE PLANS MUST COMPLY WITH
SECTION R-^{CHAP} OF THE 92
CABO 1 & 2 FAMILY DWELLING
CODE AS AMENDED BY MONT. CO.

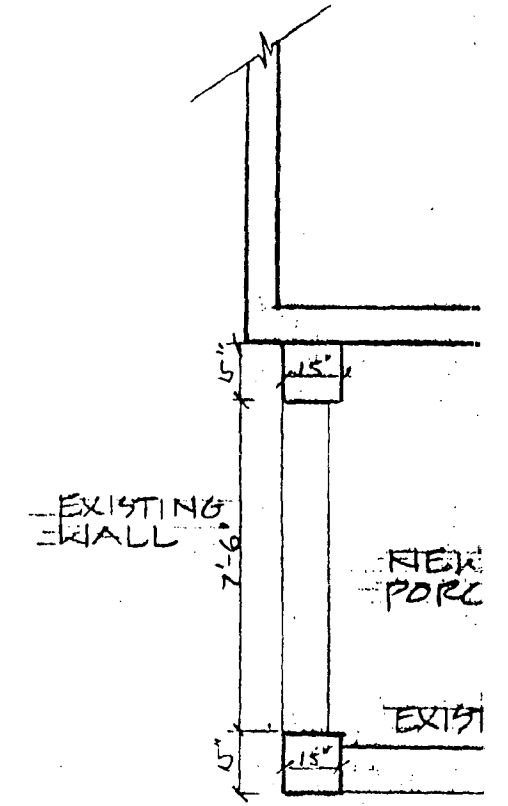


COLUMN DETAIL
SCALE: 3/4" = 1'-0"



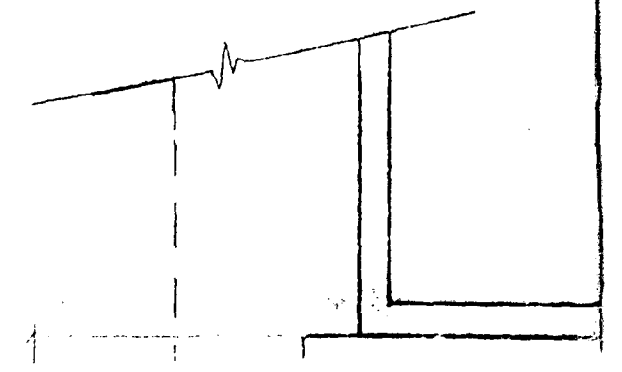
COLUMN DETAIL
SCALE: 3/4" = 1'-0"

Approved *O. Helm*
Date 5/13/97

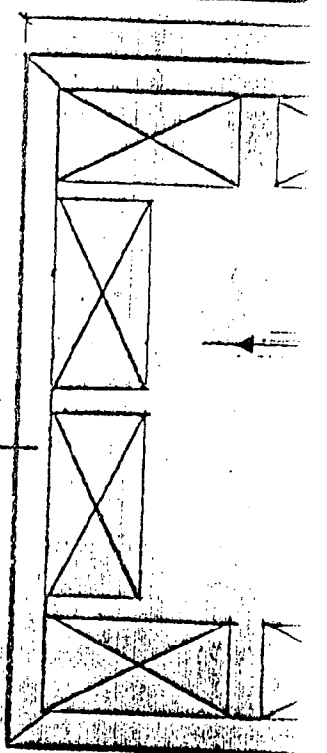
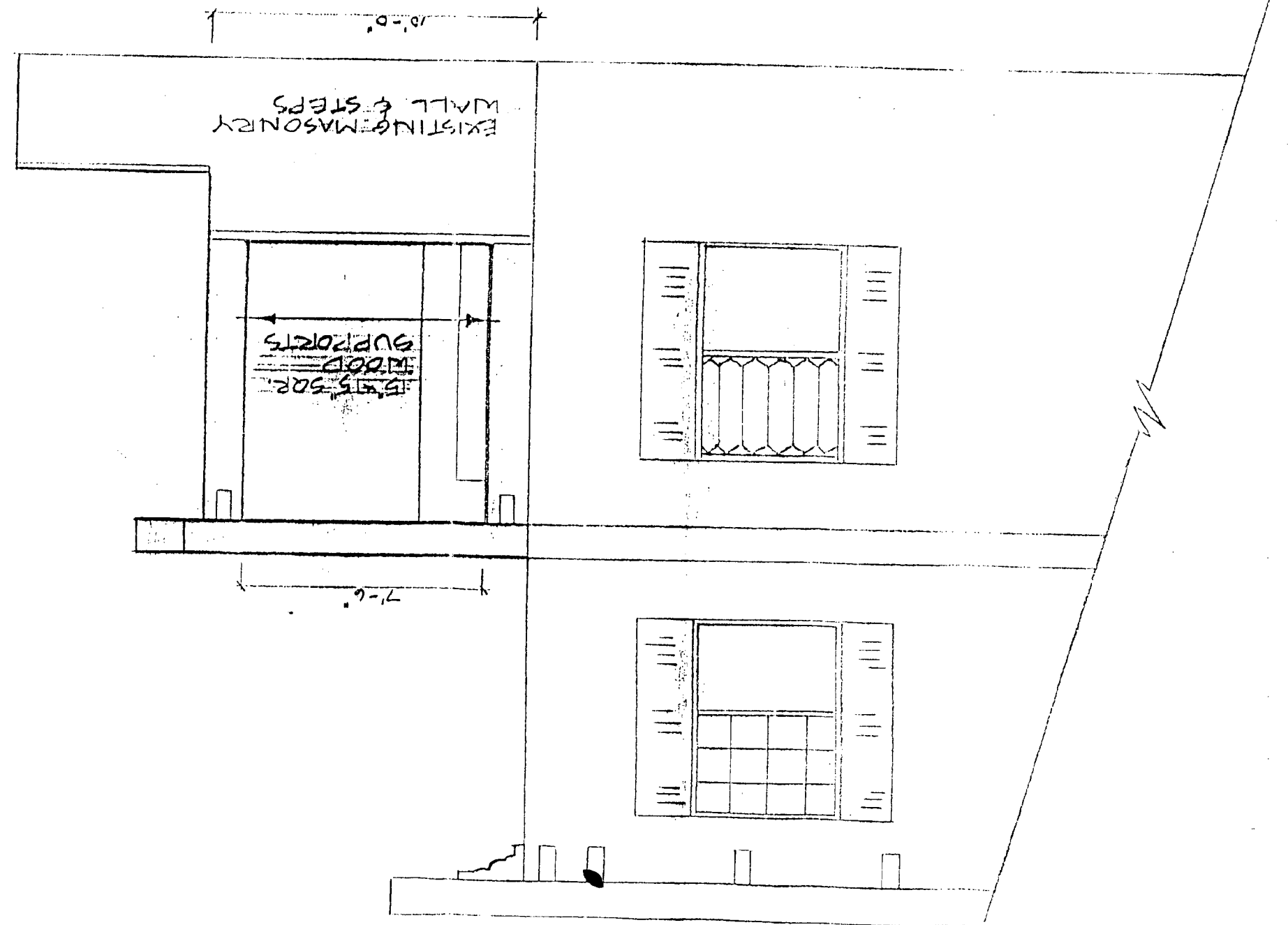


PORCH
SCALE: 1/4" = 1'-0"

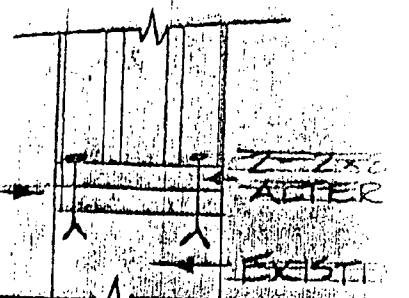
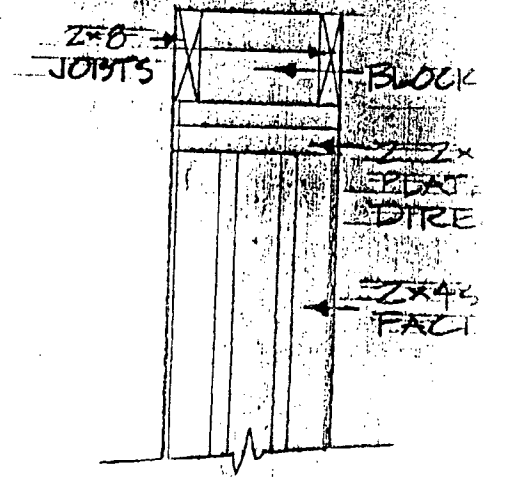
FRONT PORCH / SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



FRONT PORCH / WEST ELEVATION
SCALE: 1/4" = 1'-0"



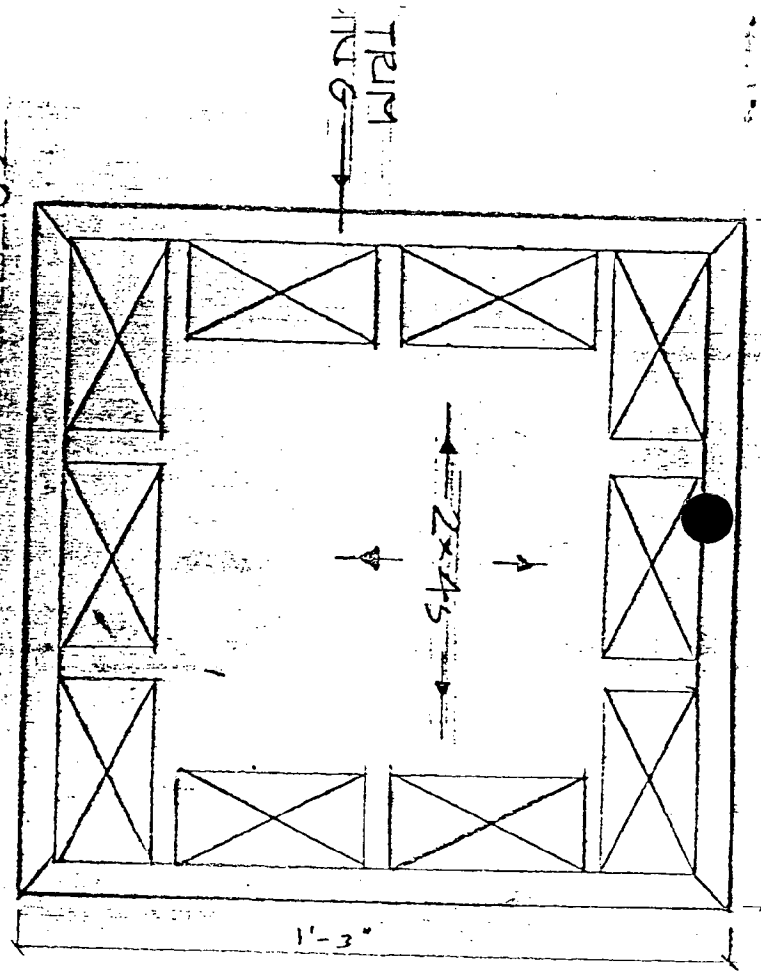
COLUMN HEAD
SCALE: 3/4" = 1'-0"



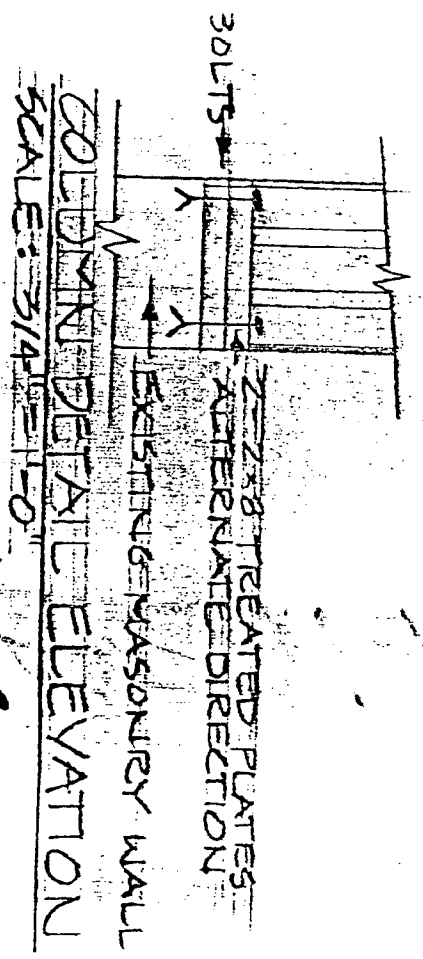
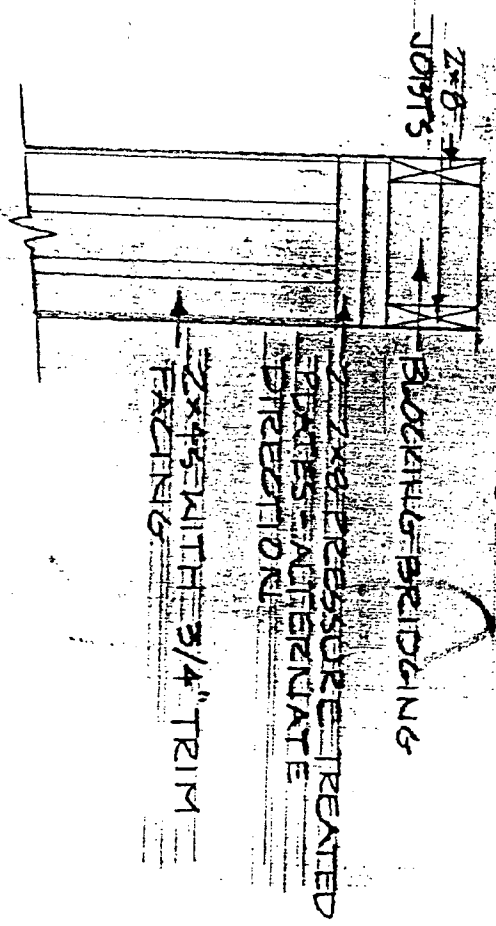
ION BOLTS

COLUMN DETAIL
SCALE: 3/4" = 1'-0"

Revisions by



COLUMN DETAIL: PLAN VIEW
SCALE: 3/4"=1'-0"



MITCHELL BUILDERS

DESIGN ■ BUILD ■ REMODELING

912 Philadelphia Avenue, Silver Spring, Maryland 20910

301-589-6508

Fax 301-608-2435

To Robin

Date 7/14 Time 5pm

WHILE YOU WERE OUT

M Mike Sullivan

of _____

Phone 301-299-6500

Area Code Number Extension

TELEPHONED	PLEASE CALL <input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT
RETURNED YOUR CALL	

Message needs approval

for 15 Grafton (6/24 HPC)

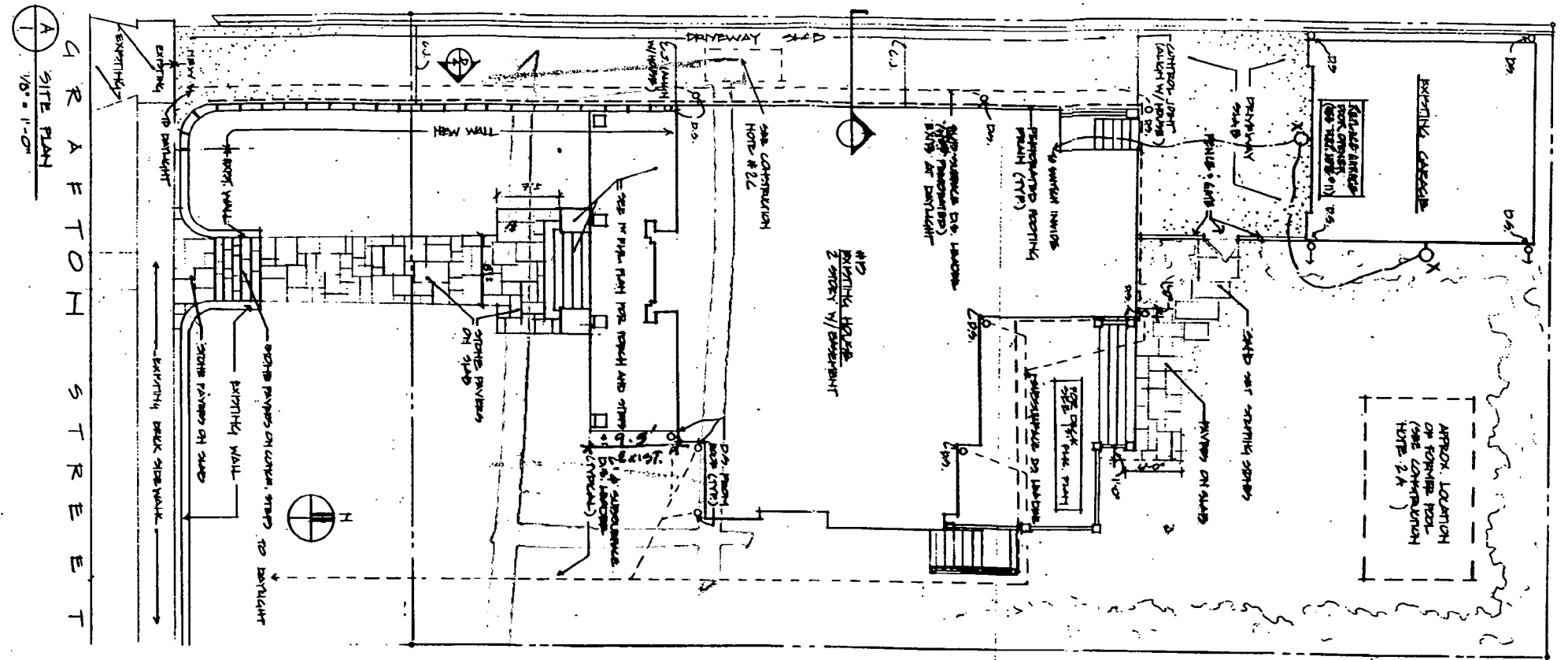
for bldg. permit

A.

Operator

Campbell 09301

LOT: P01	SITE INFORMATION
BLOCK: 24	SECTION 1 OF SECTION II
PLAT BOOK: B	CHEVY CHASE
PLAT NO. 48	MONTGOMERY CITY, MD
	SITE INFORMATION
	ORIGINATED FROM LOCATION
	UNIVERSITY PARK DRIVE
	BLVD. A. ROBERTS



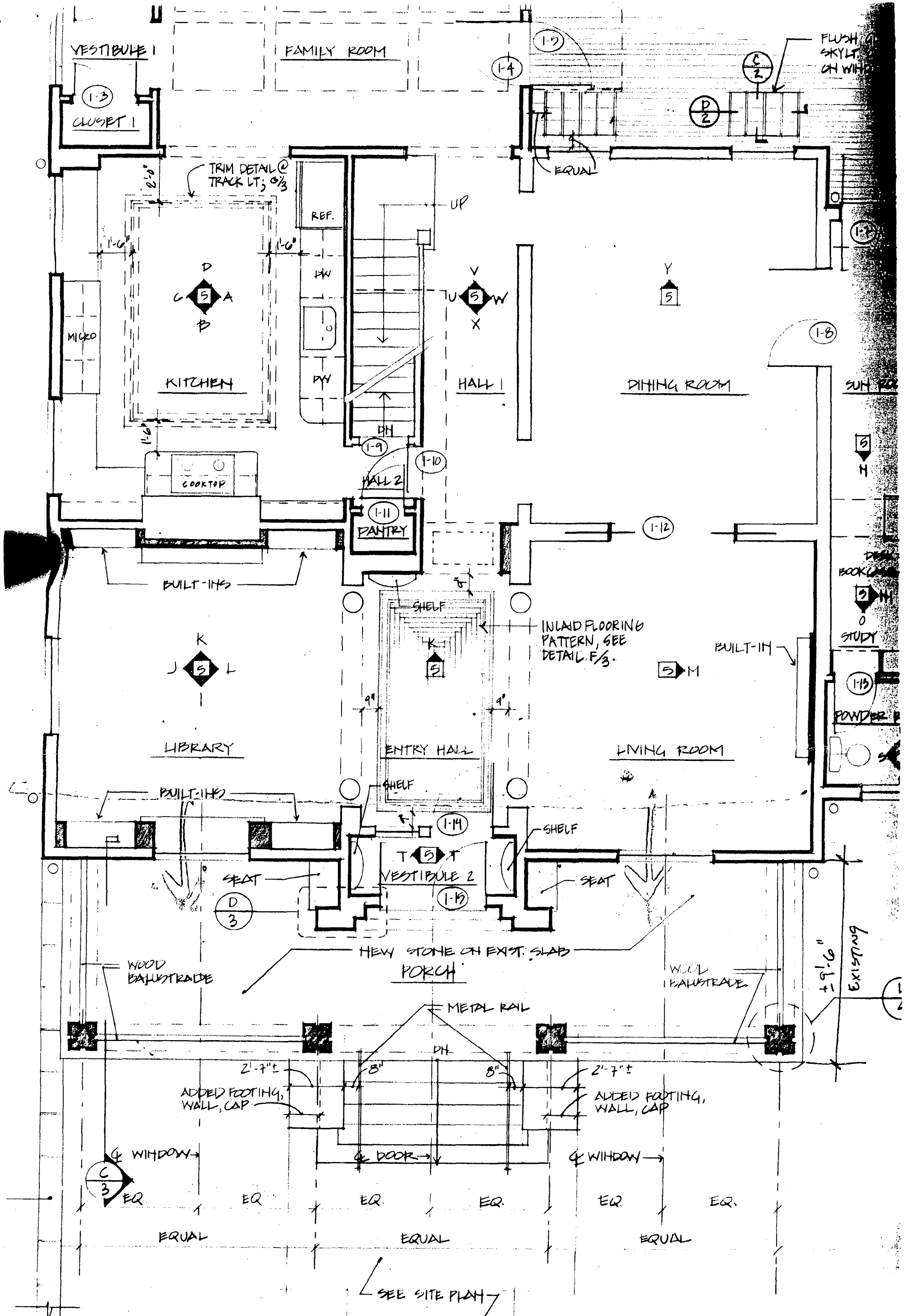
COX RESIDENCE
 15 CRAFTON STREET CHEVY CHASE, MD 20815

PROGRESS	1-21-98
BID	2-2-98

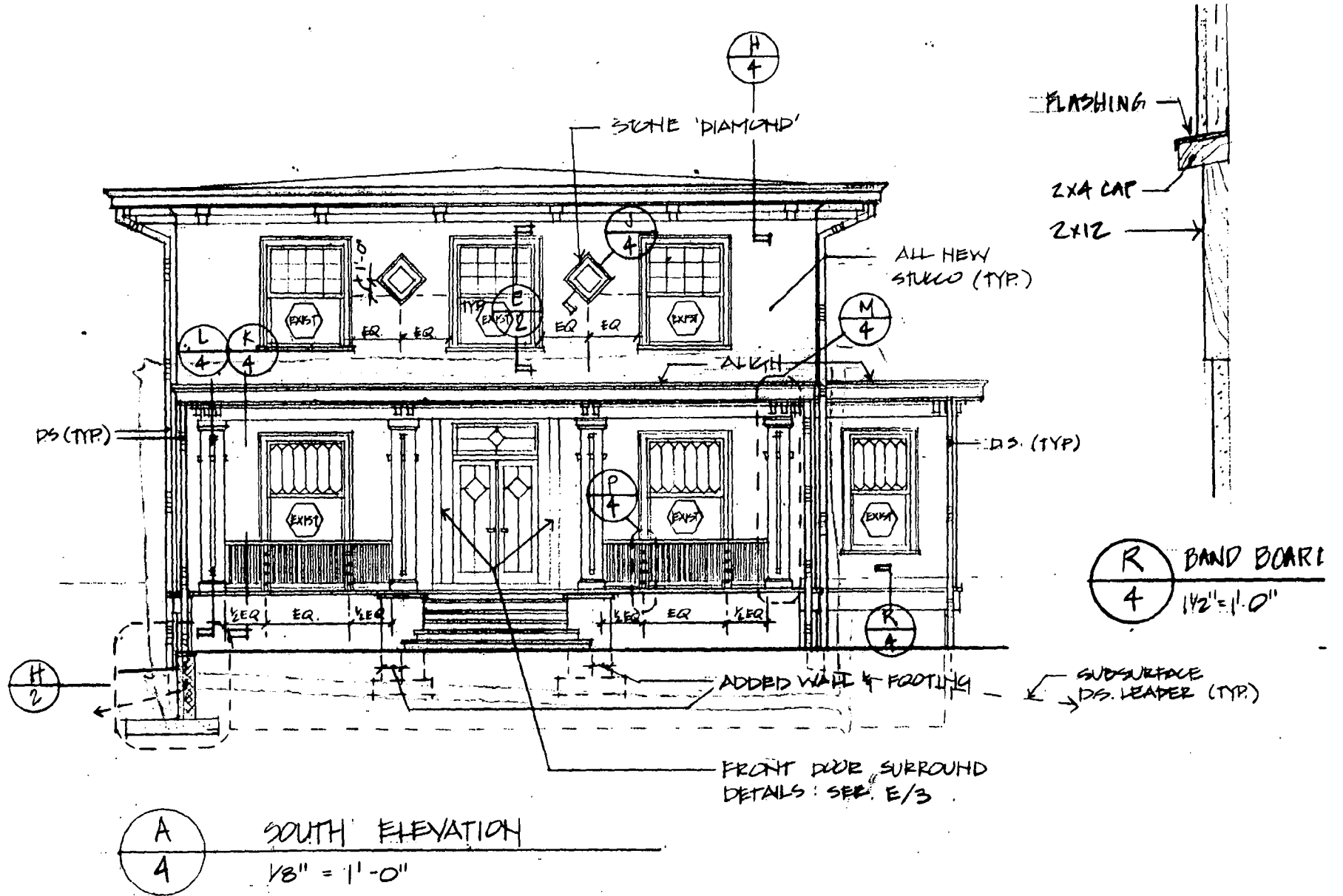
SITE PLAN SCHEDULES

BEACH & EAGLEBURGER ARCHITECTS
 101-382-5226
 737 MARCO ST. N.W. WASHINGTON, D.C. 20002

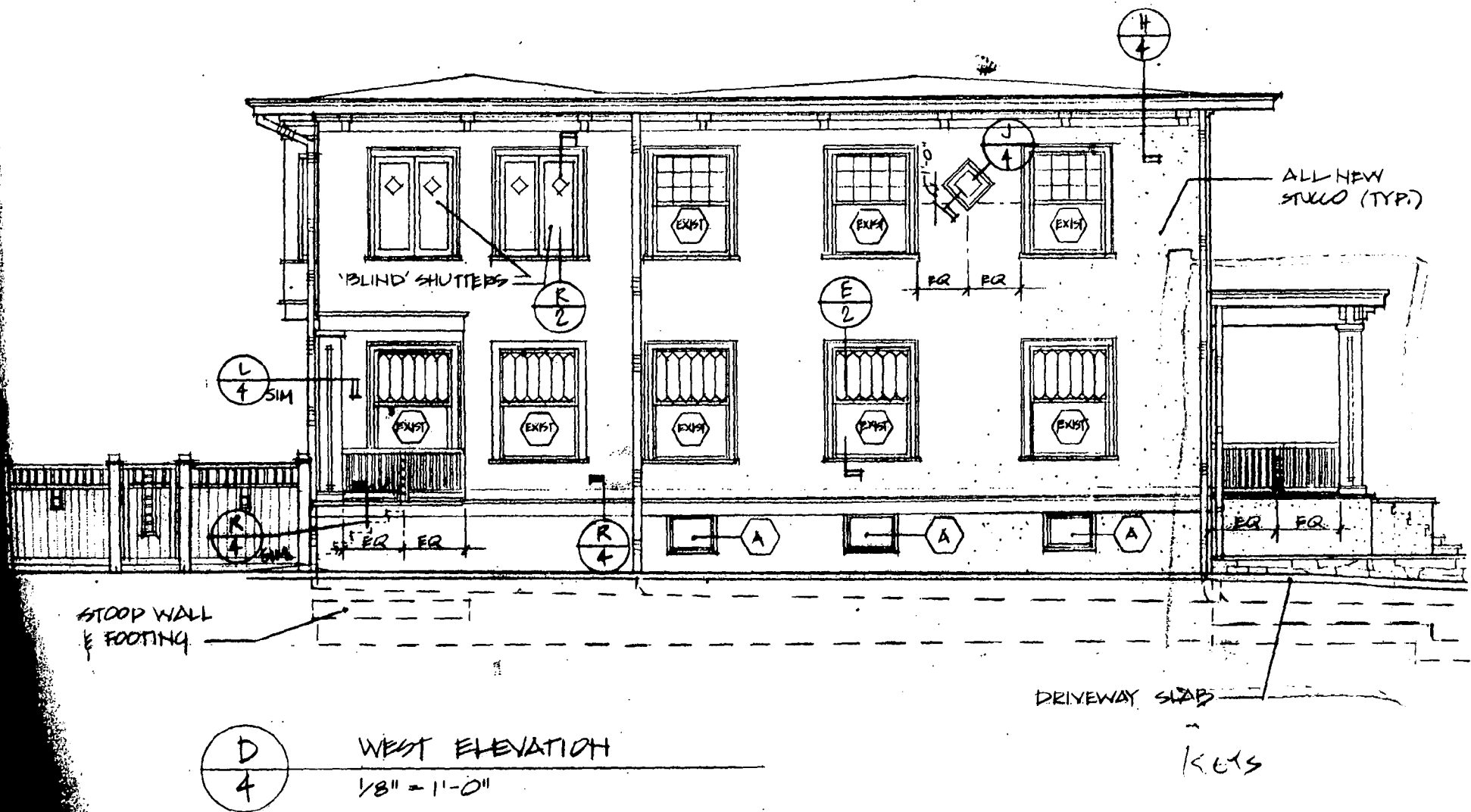
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 7/16/98



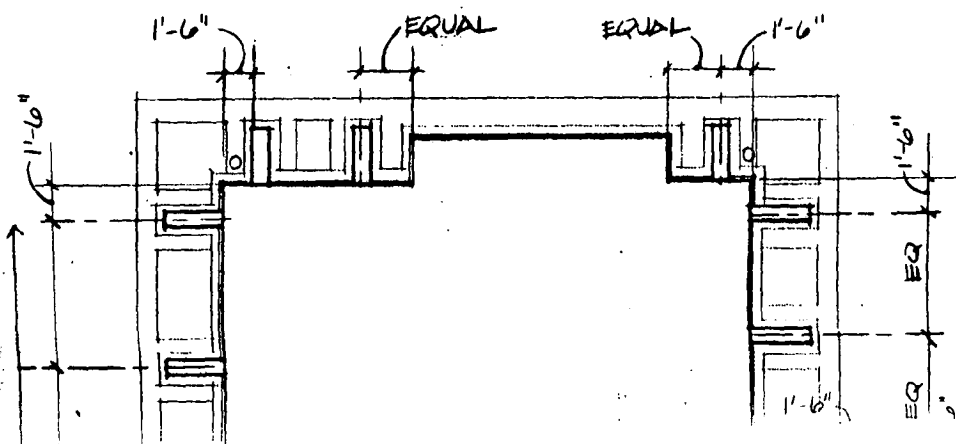
A
3 FIRST FLOOR PLAN
1/4" = 1'-0"



A
4 SOUTH ELEVATION
1/8" = 1'-0"

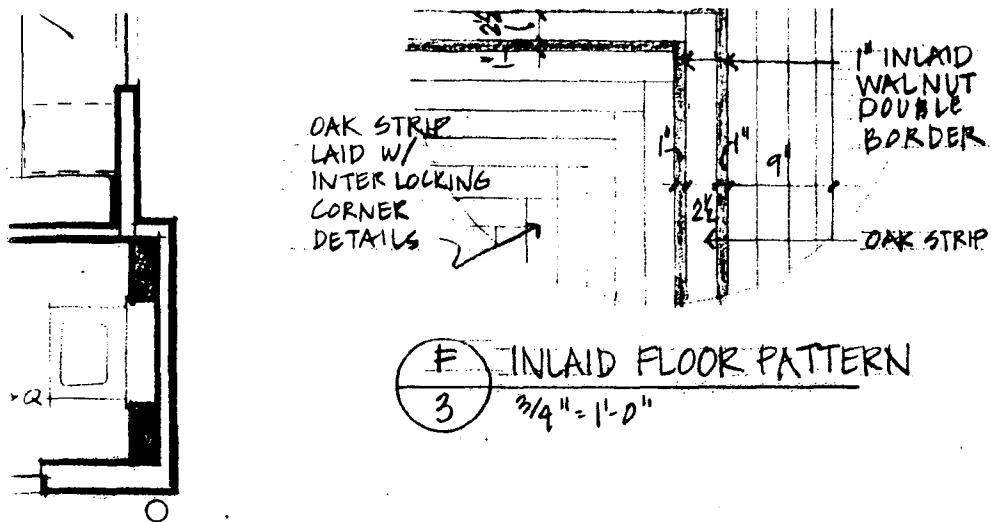


D
4 WEST ELEVATION
1/8" = 1'-0"

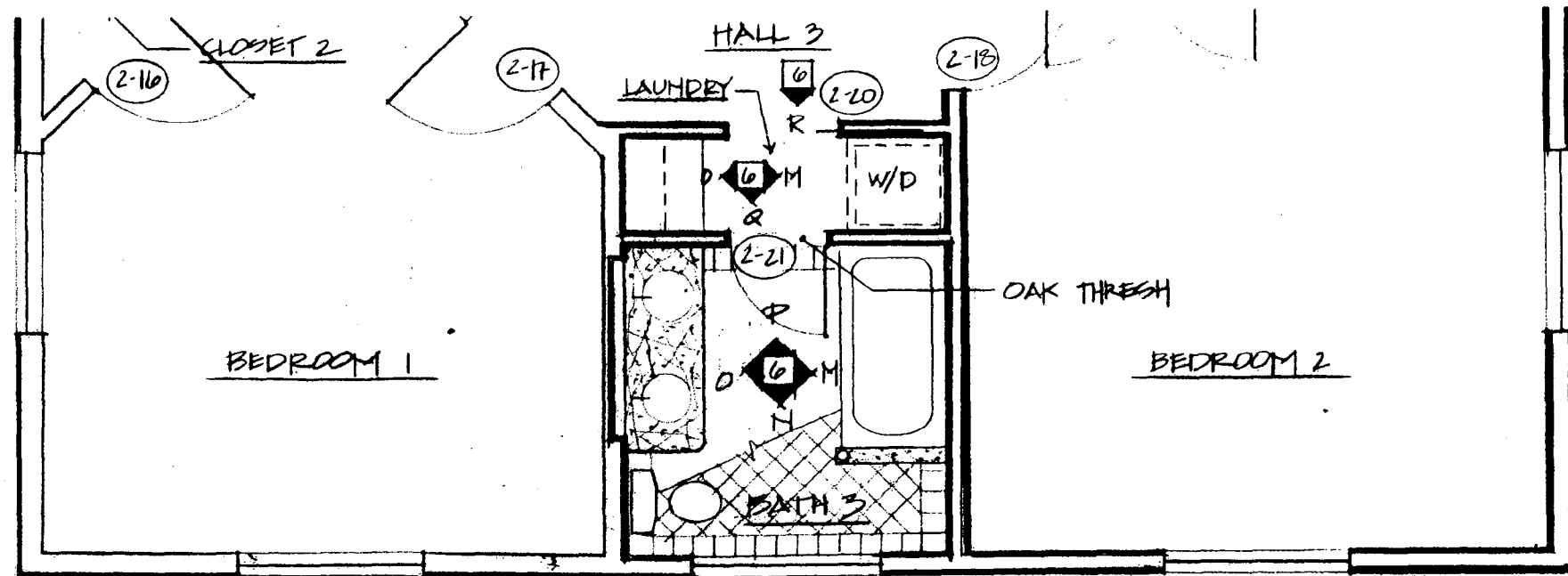


APPROVED
Montgomery County
Historic Preservation Commission

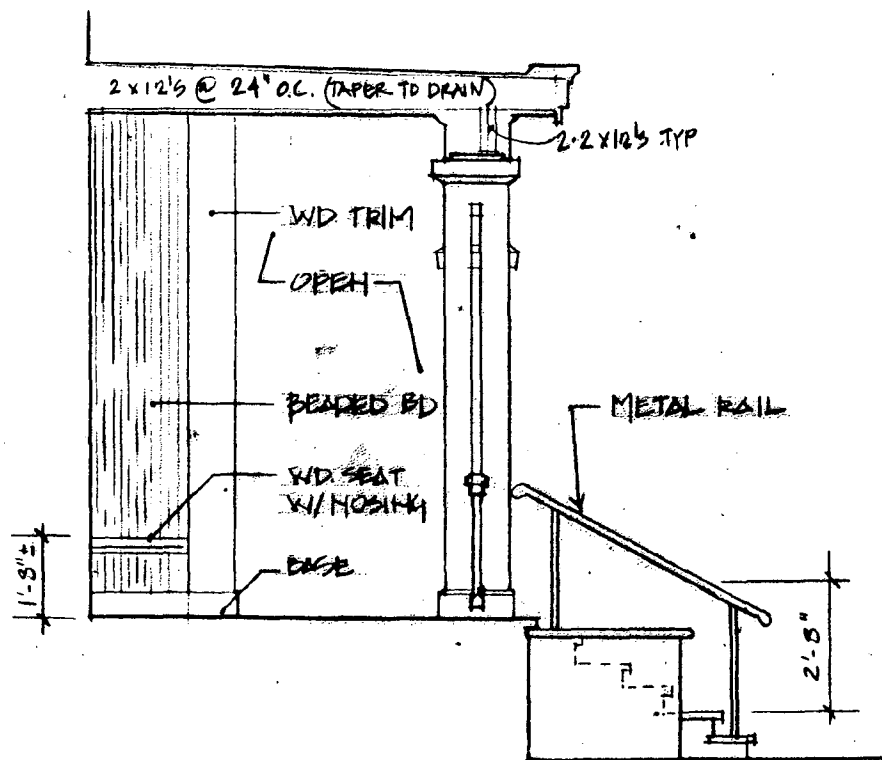
[Signature] 7/16/88



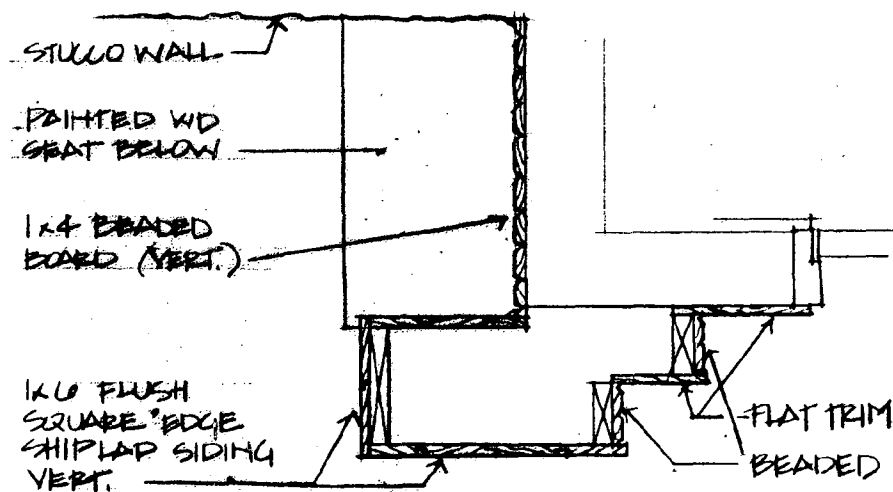
F INLAID FLOOR PATTERN
 3 3/4" = 1'-0"



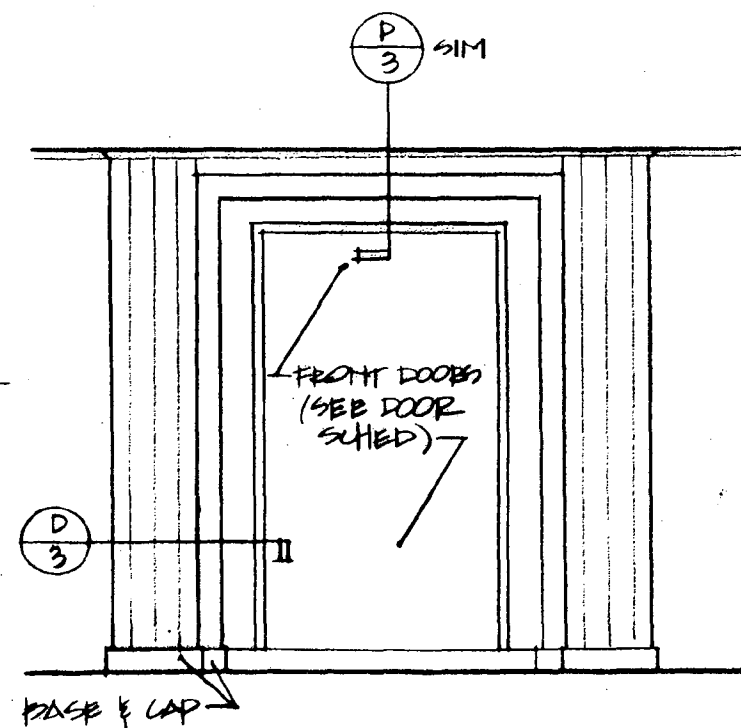
B SECOND FLOOR PLAN
 3 1/4" = 1'-0"



C PORCH SECTION
 3 1/4" = 1'-0"



D PLAN DETAIL @ JAMB
 3 3/4" = 1'-0"

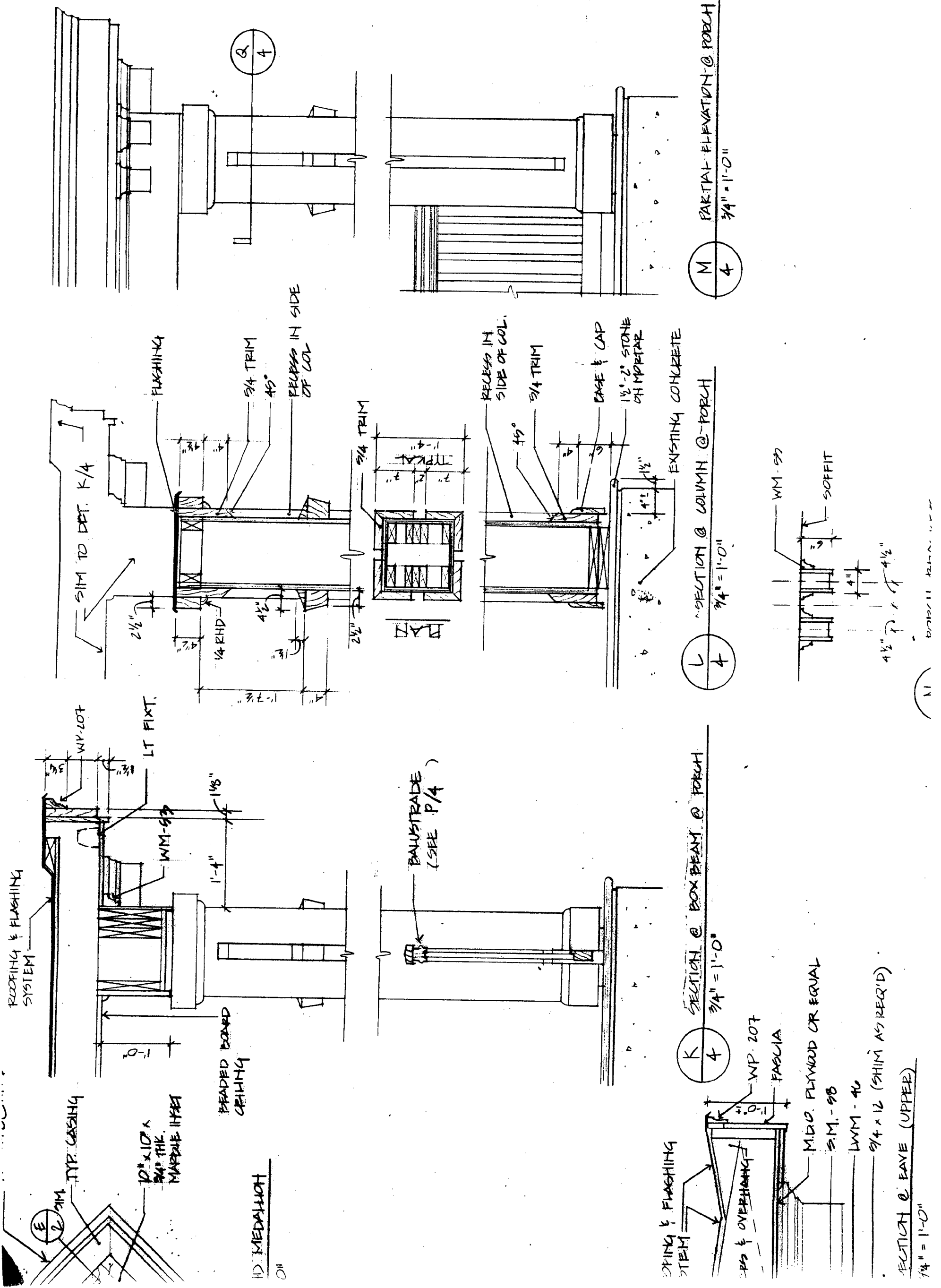


E FRONT DOOR SURROUND
 3 1/4" = 1'-0"

FOR BID
 2.2.98

EXTERIOR ELEVATIONS
 EXTERIOR DETAILS

1/4" = 1'-0"



M PARTIAL ELEVATION @ PORCH
 3/4" = 1'-0"

L SECTION @ COLUMN @ PORCH
 3/4" = 1'-0"

K SECTION @ BOX BEAM @ PORCH
 3/4" = 1'-0"

E SECTION @ EAVE (UPPER)
 3/4" = 1'-0"

11

FIRST FLOOR M#P
1/4" = 1'-0"

