

35/13-02X 44 Grafton Street
(Chevy Chase Village HD)



1/15/04

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 1/15/04

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 292373

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

Approved

Approved with Conditions

THE INFILL FOR THE WINDOW TO BE REMOVED WILL BE RECESSED & WILL RETAIN EXISTING SILL.

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: ROBERT AXELFORD (GUENN ROYALD SAIA)

Address: 44 GRAFTON ST., CHEVY CHASE VILLAGE

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 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICE
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: GLENN REYNOLDS

Daytime Phone No.: 301-972-0070

Tax Account No.: 00456844

Name of Property Owner: ROBERT N. AXELROD ET AL Daytime Phone No.: _____

Address: 44 GRAFTON ST CHEVY CHASE 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GLENN REYNOLDS Daytime Phone No.: 301-972-0070

LOCATION OF BUILDING/PREMISE

House Number: 44 Street: GRAFTON ST

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PKWY

Lot: _____ Block: _____ Subdivision: CHEVY CHASE VILLAGE

Liber: 3117 Folio: 232 Parcel: P970

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: \$ 40,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

Glenn Reynolds
Signature of owner or authorized agent

NOV. 13 2002
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: JASON C. CALAGAN Date: 11/15/02

Application/Permit No.: 292373 Date Filed: 11/13/02 Date Issued: _____



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 01/15/04

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 1/15/04

MEMORANDUM

TO: Local Advisory Panel/Town Government CHEVY CHASE VILLAGE

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Joey Lampl, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application – HPC Decision #292373

The Historic Preservation Commission reviewed this project on 12/04/02
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.

Jimenez, Corri

From: Bourke, Tom [tom.bourke@whihomes.com]
Sent: Wednesday, December 04, 2002 4:40 PM
To: HPC fax; Jimenez, Corri; Kephart, Perry (M-NCPPC); Naru, Michele; Wright, Gwen; Ziek, Robin
Cc: Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, P. (ccv)
Subject: 12/4 HPC hearing

The following are the Chevy Chase Village LAP comments for agenda items for tonight's hearing:

33 W Irving St
Corrigan Kass residence
Contributing Resource
Front door replacement and rear shed construction
Staff recommends Approval

The LAP concurs with staff, and as we have stated before, we believe that if it is possible to have an Expedited Ruling on non-controversial projects such as this, then we would support approval at the staff level.

44 Grafton St
Axelrod residence
Contributing resource
New side addition, rear alterations
Staff recommended approval with conditions related to window detail and cornice detail.
The LAP supports approval, however we do not have same level of concern for details - especially on the side/rear elevations of the house. We would have supported unconditioned approval. We also recognize the Sec of Interior guidelines on differentiating new construction, but again, felt the alteration is relatively minor in the context of the overall district.

Submitted on behalf of the LAP by
Tom Bourke
Chairman

The Chairman personally apologizes for the lateness of this response, but for some reason the package was mailed by Park & Planning to my old address. Other packages have been sent to new address so it is in the system at some level. New address is 6905 Rockledge Dr, MD 20817.

tom.bourke@whihomes.com
tel: 301.803.4901
fax: 301.803.4929
cell: 301.252.9931

WAITING FOR
CONSTRUCTION
DWGS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 44 Grafton Street, Chevy Chase **Meeting Date:** 12/04/02
Resource: Contributing Resource **Report Date:** 11/27/02
 Chevy Chase Village Historic District
Review: HAWP **Public Notice:** 11/20/02
Case Number: 35/13-02X **Tax Credit:** None
Applicant: Robert Axelrod **Staff:** Michele Naru

PROPOSAL: New side addition and rear alterations

RECOMMEND: Approval w/ conditions

STAFF RECOMMENDATIONS:

Staff is recommending that the Commission approve this HAWP with the following conditions:

1. The infill for the window to be removed will be recessed and will retain the existing sill.
2. The cornice detail on the new addition will be differentiated from the cornice located on the existing screened porch.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1927-1941

The subject house is situated between two contributing resources and was constructed c. 1930 in the Colonial Revival style. It is a 2-1/2 story, painted brick home, which features a pedimented and colonnaded, recessed front entry portico and a Palladian central dormer on the front elevation. The front elevation of the original massing features 8/8 double-hung windows ornamented with two paneled, cut-out shutters. The roof is hipped with broad splayed overhangs. The house has two existing c. 1970's rear additions and a contributing detached garage.

Lot Area:	8,125 sq. ft.
Existing Footprint (not incl. garage):	2,042 sq. ft.
Existing Lot Coverage:	25%
Proposed Footprint:	84 sq. ft.
Proposed Lot Coverage:	26%

PROPOSAL:

The Owners wish to expand the home by adding a 1-1/2-story addition to the rear of the existing screen porch and by enclosing the existing rear, basement level covered porch. Additionally, the owners are also proposing to replace the existing box bay windows on the rear elevation of the c. 1970's addition with new bow windows and remove an existing window from the side elevation of the original massing.

The primary objectives of the proposed design can be summarized as follows:

1. Locate all of the proposed alterations and additions behind the original residence and adjacent to the existing c. 1970's rear additions to reduce impacts on Grafton Street.
2. Visually reduce the massing of the addition by making the proposed addition 1-1/2 stories in height with its roof being incorporated into the existing screened porch's roofline.

The applicant and the architect feel their proposed design of the addition and alterations to this resource compliments the prominent and distinguishing features of the original house yet clearly differentiates the new massing from the original, such as the proposed window design (casement with wood panels). The addition's windows will be wood casements with painted, wood detailing and trim. All new exterior doors and detailing will be constructed of wood.

Overall the objective of the applicant and the architect is to be architecturally harmonious, matching materials and building component proportions but slightly modifying and updating certain details. By locating the proposed addition in the proposed location, the impact on the immediate surroundings and to the original massing of the building is minimal.

STAFF DISCUSSION

The house is a contributing resource within the Chevy Chase Village Historic District and alterations to these resources are reviewed with a moderate level of design review.

The *Chevy Chase Village Design Guidelines* state for additions: "Additions should, where feasible, be placed at the rear of the existing structure so that they are less visible for the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited."

In this case, most of the work is being proposed at the rear/side of this lot, which will minimize its effects on the overall district and will have a very minimal to no visibility from the public right-of way. The addition has been designed as a compatible element on the site, using materials and scale from the original massing of the house.

Staff feels that the new addition is a compatible new construction. Staff does have concern with the removal of the window from the second story of the side elevation in order for the new interior configuration. Staff notes that this window is not original, yet is located in the original fenestration. Staff is recommending that the infill for this opening be recessed and the sill be retained. This will maintain the symmetry of the façade and provide a potential future opportunity to re-install the window.

Staff believes, in general, the proposed alterations are compatible to the scale and massing of the resource and feels that the alterations will not negatively impact the integrity or outstanding features of the resource.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application 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 conditions that:

1. The infill for the window to be removed will be recessed and will retain the existing sill.
2. The cornice detail on the new addition will be differentiated from the cornice located on the existing screened porch.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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HISTORIC AREA WORK PERMIT**

Contact Person: GLENN REYNOLDS
Daytime Phone No.: 301-972-0070

Tax Account No.: 00456844

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Address: 4A GRAFTON ST CHEVY CHASE 20815
Street Number City State Zip Code

Contractor: - Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GLENN REYNOLDS Daytime Phone No.: 301-972-0070

LOCATION OF BUILDING/PREMISE

House Number: 44 Street: GRAFTON ST

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PKWY

Lot: _____ Block: _____ Subdivision: CHEVY CHASE VILLAGE

Liber: 3117 Folio: 232 Parcel: P970

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 40,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ 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.

[Handwritten Signature]

(4)

**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 2 1/2 STORY BRICK
RESIDENCE "CONTRIBUTING RESOURCE"
BUILT BETWEEN 1927 & 1941.

NEW WORK IS PRIMARILY ADJACENT
TO PORTION OF STRUCTURE ADDED
IN THE 1970'S.

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

ADDITION TO REAR OF EXISTING
SCREEN PORCH ON SIDE OF STRUCTURE
WILL NOT BE VISIBLE FROM STREET.
NEW WINDOWS ON REAR ARE ON A
1970'S ADDITION PORTION OF STRUCTURE.

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

AXELROD/KAFKA RESIDENCE
44 GRAFTON STREET
CHEVY CHASE, MD. 20815

Adjacent and confronting property owners:

OWNER & MAILING ADDRESS

PARCEL - LOT ADDRESS

C. J. THOMSON ET AL TR
23 GRAFTON STREET
CHEVY CHASE, MD. 20815

Block24, LotP6 - 23 Grafton St.

MICHAEL F. & C.H. KELLEHER
25 GRAFTON STREET
CHEVY CHASE, MD. 20815

Block 24, Lot 8 - 25 Grafton St.

NANCY C. CRISMAN &
ARTHUR F. MATHEWS
40 GRAFTON STREET
CHEVY CHASE, MD. 20815

P921 - 40 Grafton St.

LAWRENCE C. HEILMAN ET AL TR
46 GRAFTON STREET
CHEVY CHASE, MD. 20815

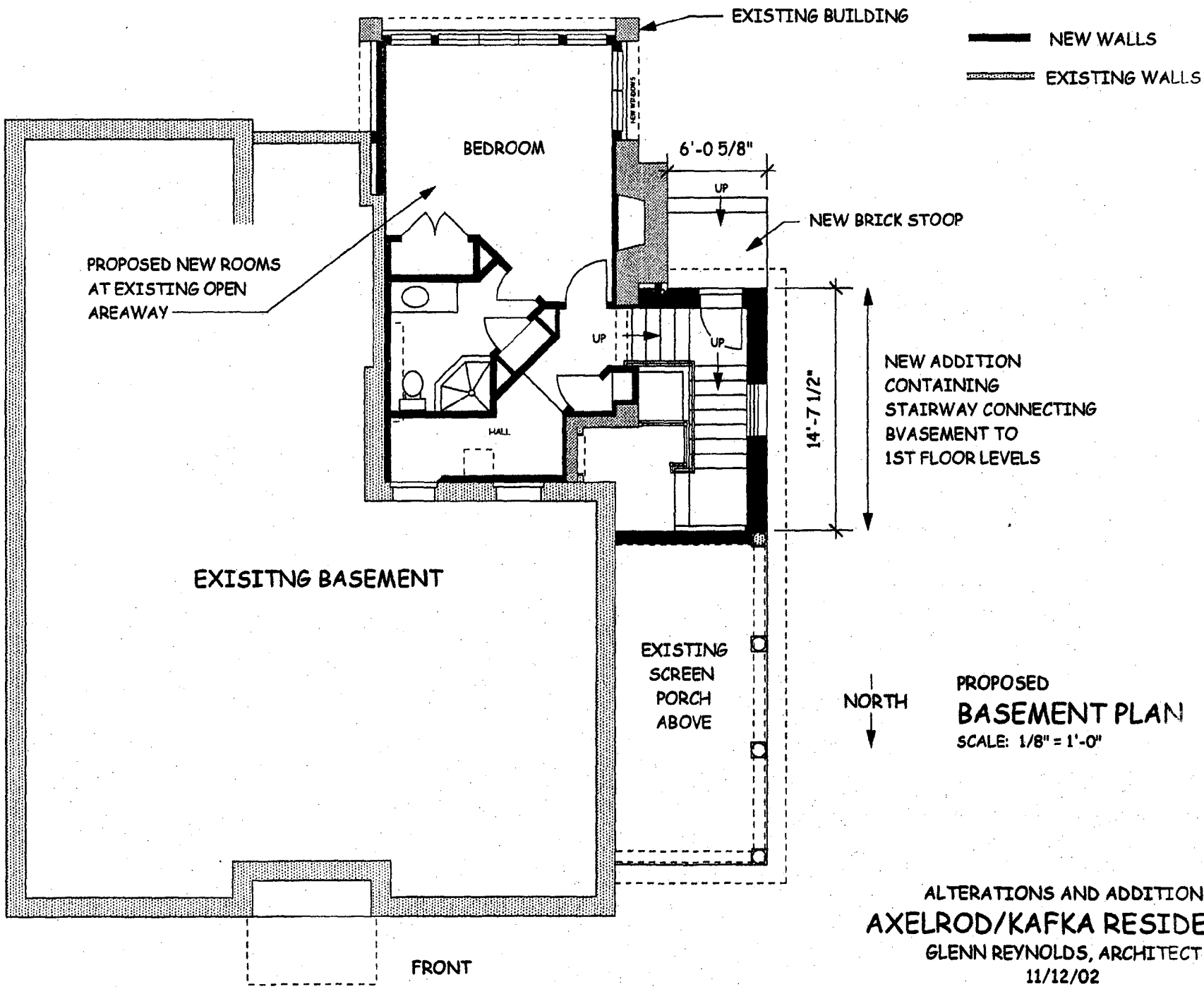
P920 - 46 Grafton St.

EMILY C. DONAHUE
3931 OLIVER STREET
CHEVY CHASE, MD. 20815

Block 3, Lot P16 - 3931 Oliver St.

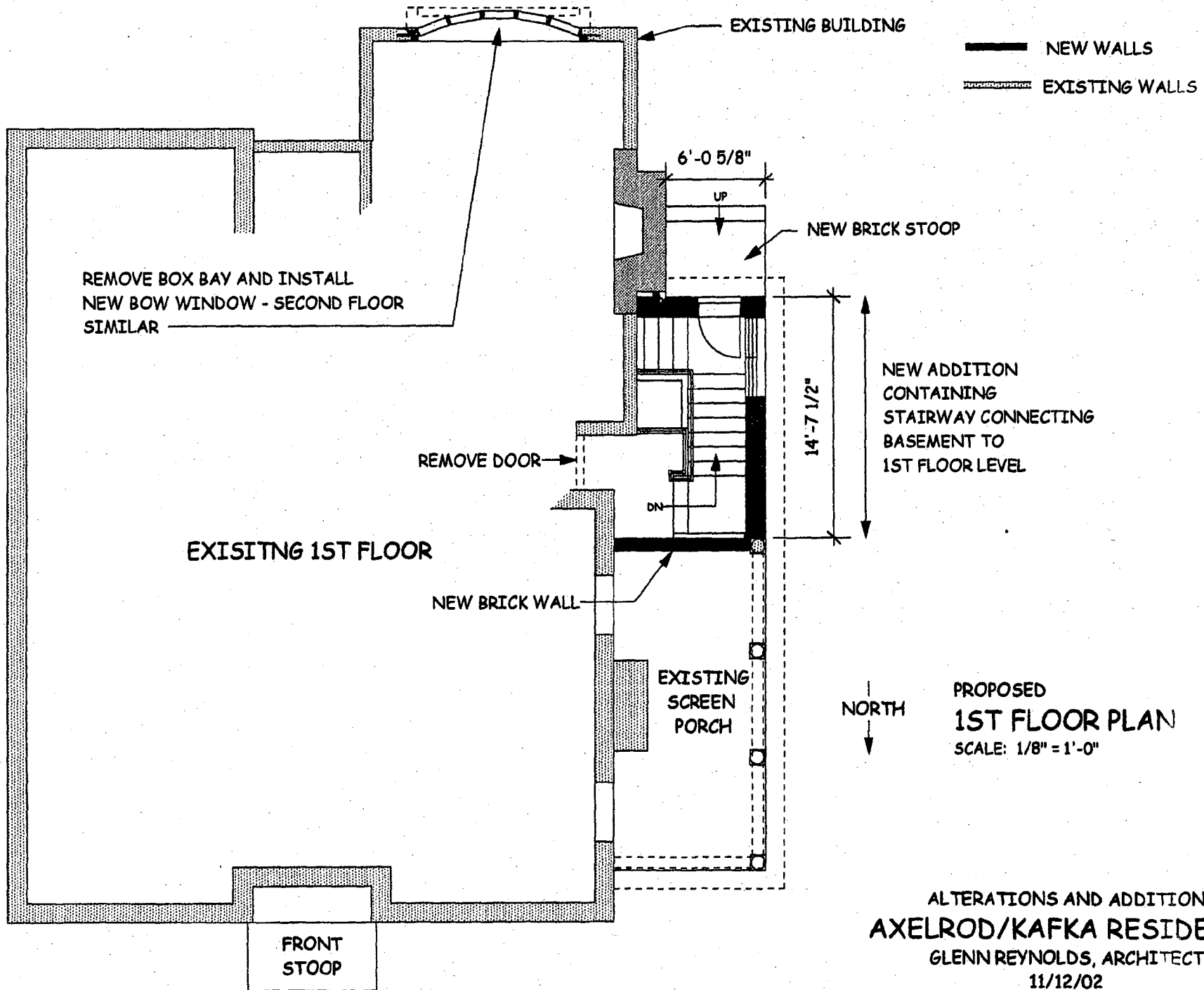
GEORGE N. & SUSAN SMITH
3933 OLIVER STREET
CHEVY CHASE, MD. 20815

Block 3, Lot P17 - 3933 Oliver St.



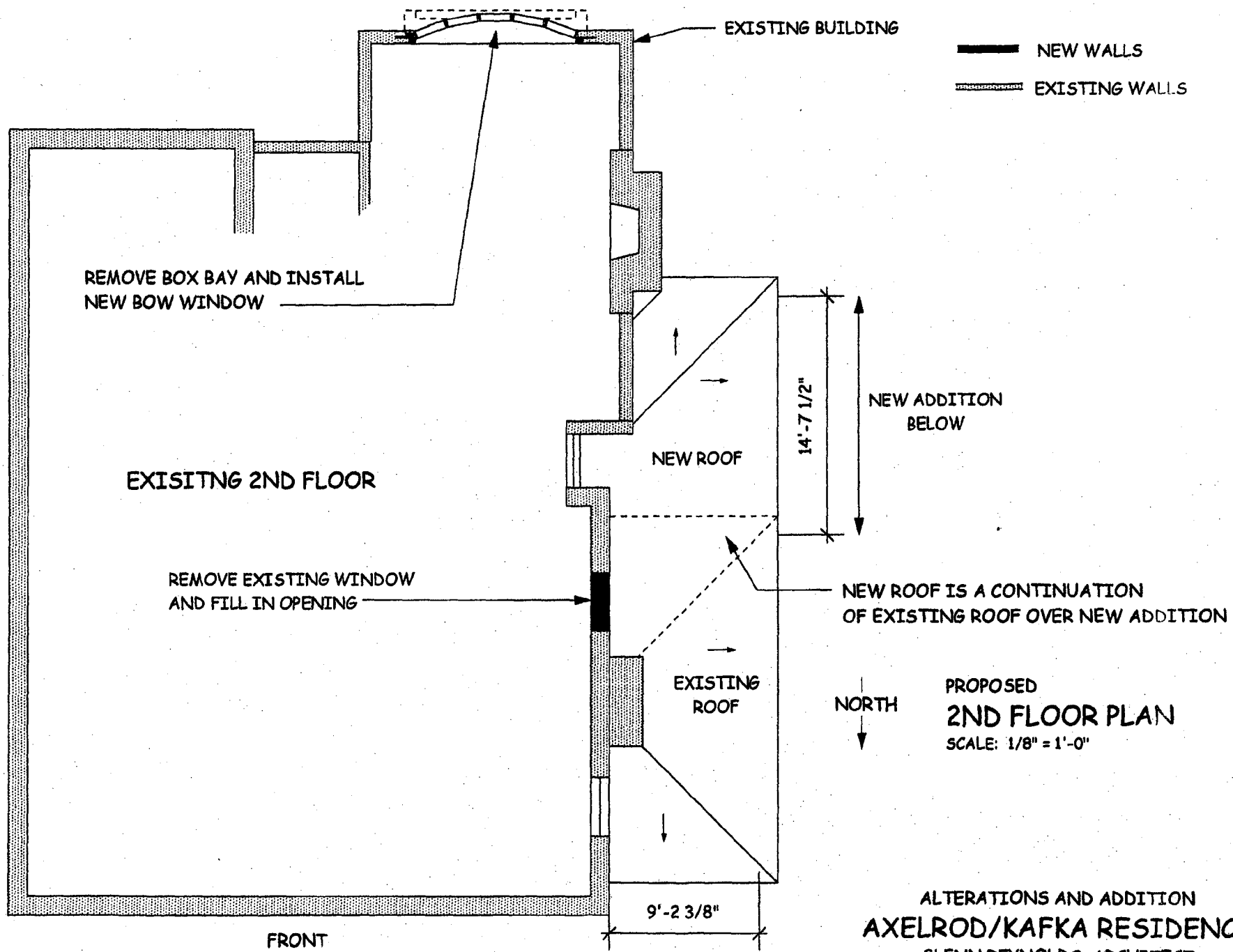
ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02

(1)



ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
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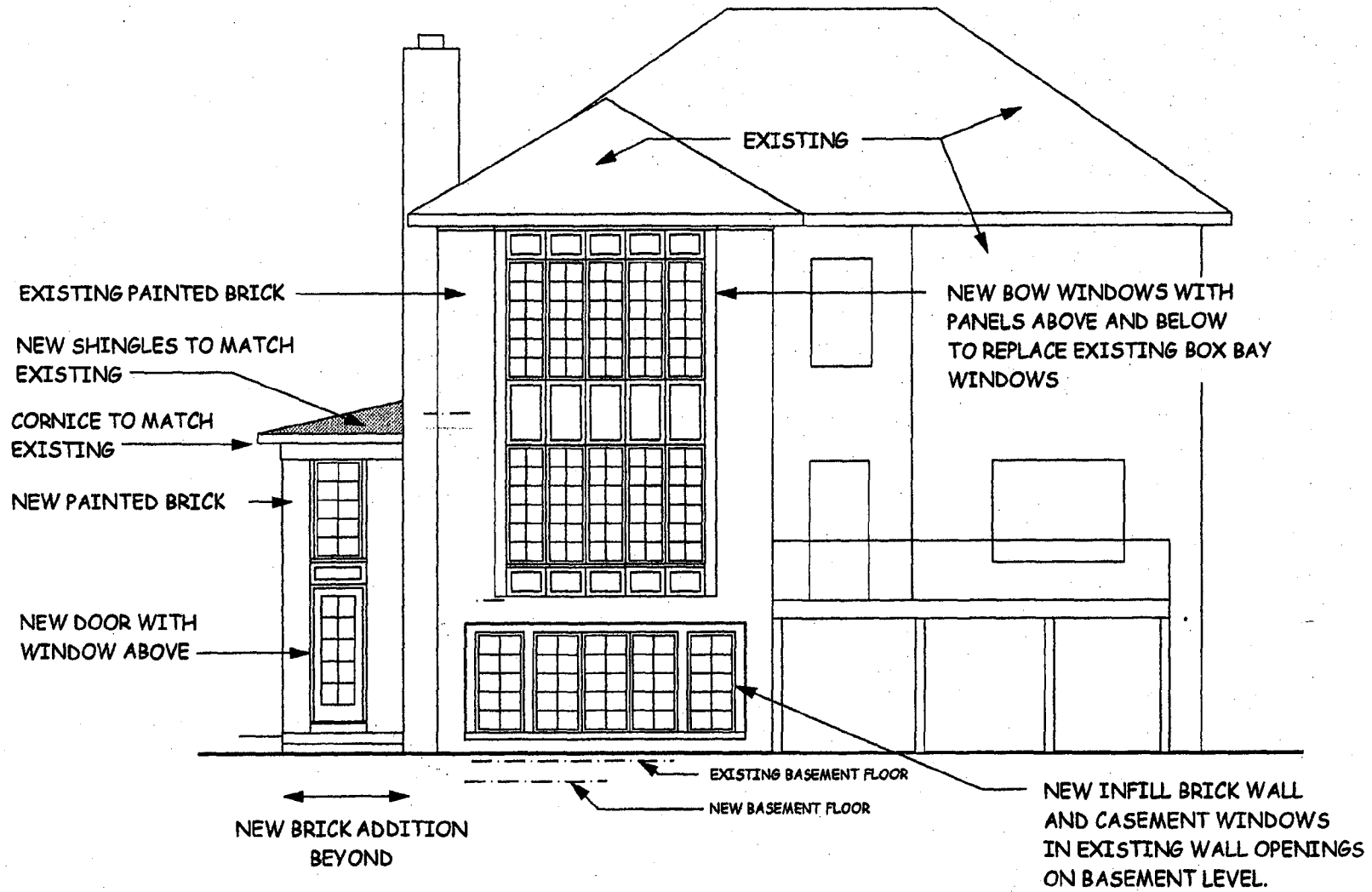
22



PROPOSED
2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02

(6)



PROPOSED
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02

REMOVE EXISTING WINDOW
PATCH WALL

NEW ROOF TO BE EXTENSION OF EXISTING

NEW INFILL BRICK WALL
AND CASEMENT WINDOWS
IN EXISTING WALL OPENINGS
ON BASEMENT LEVEL.

NEW BOW
WINDOWS

NEW ROOF

EXISTING SCREEN PORCH
TO REMAIN

NEW PAINTED BRICK
TO MATCH EXISTING

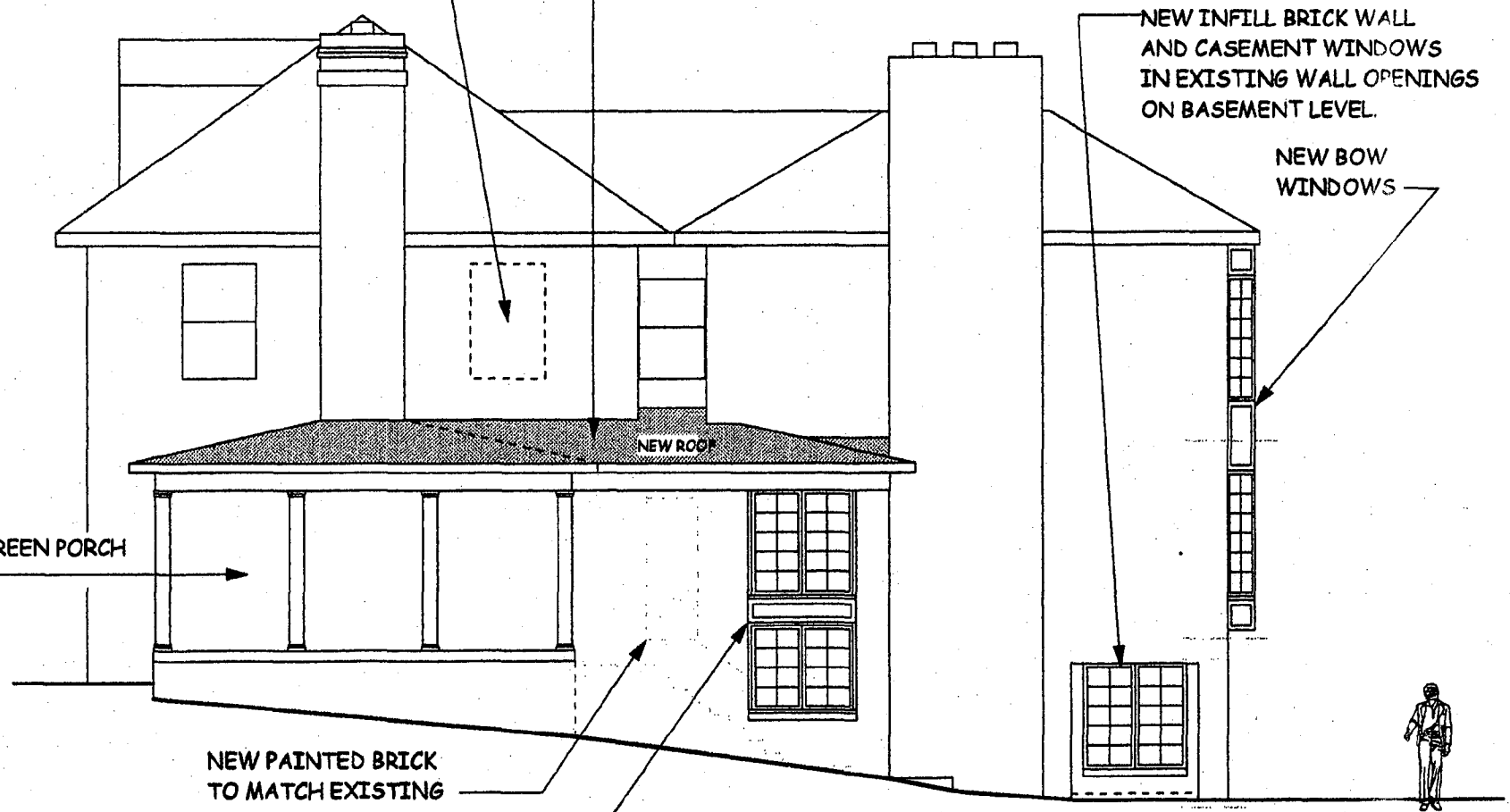
NEW WINDOWS WITH PANEL

PROPOSED NEW BRICK ADDITION

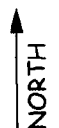
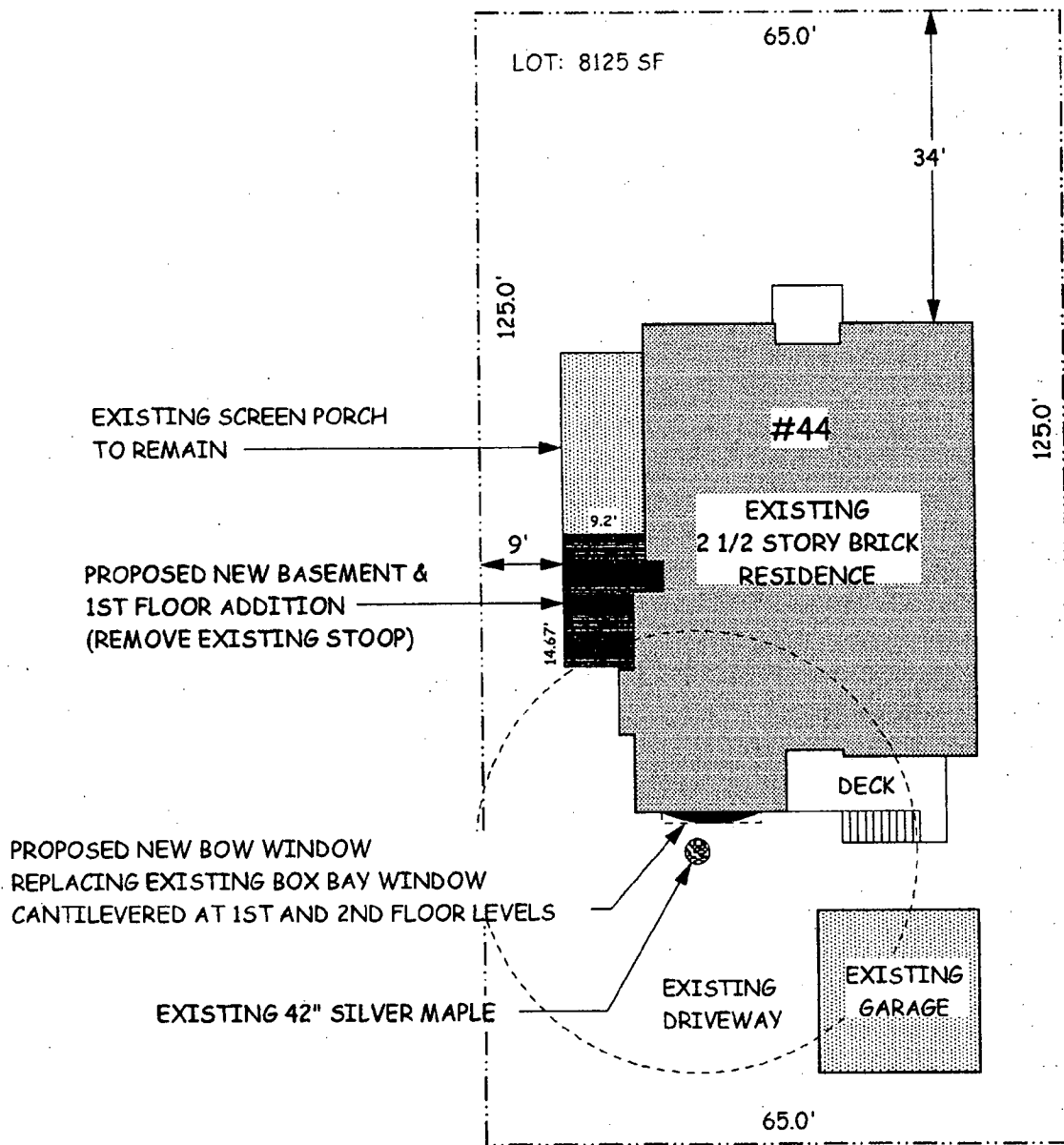
PROPOSED
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
GLENN REYNOLDS, ARCHITECT
11/12/02

(11)



GRAFTON STREET



SITE PLAN/TREE SURVEY

SCALE: 1" = 20'

AXELROD/KAFKA RESIDENCE

44 GRAFTON STREET

CHEVY CHASE, MARYLAND

GLENN REYNOLDS, ARCHITECT

301-972-0070

11/12/02

SITE DATA OBTAINED FROM HOUSE LOCATION SURVEY BY ANDJON ASSOCIATES



FRONT VIEW

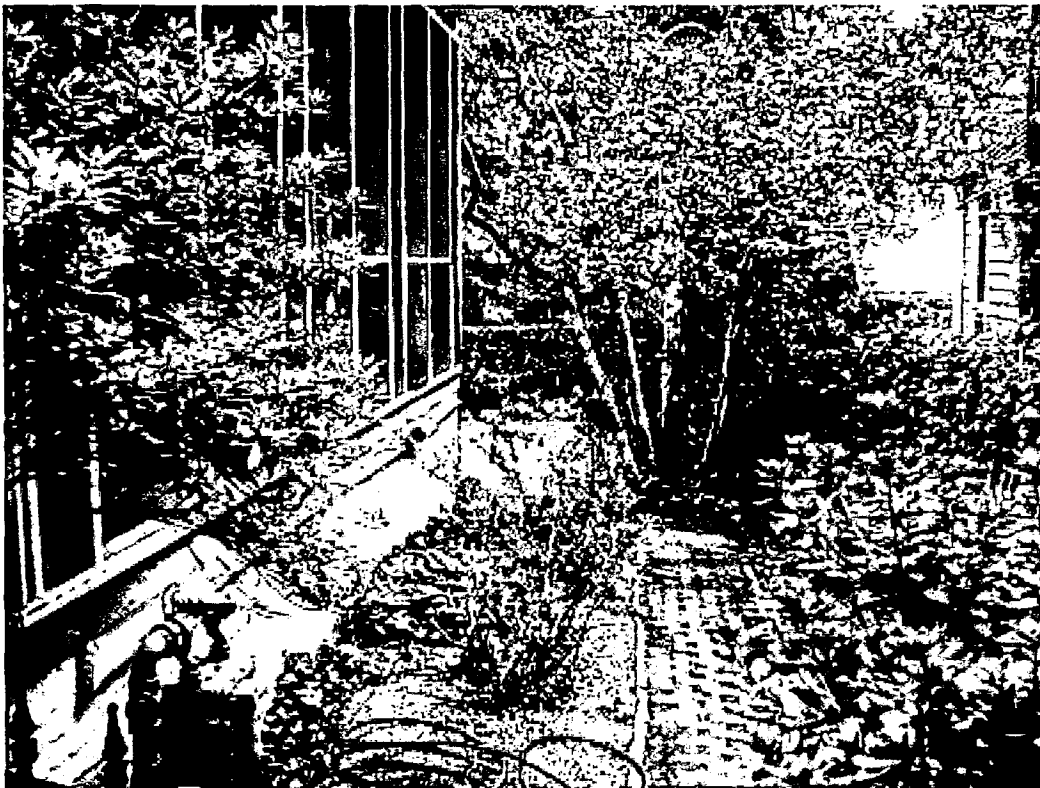


SIDE VIEW FROM REAR

EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.



SIDE VIEW
AT BASEMENT
AREAWAY
TO BE FILLED
IN WITH WINDOWS



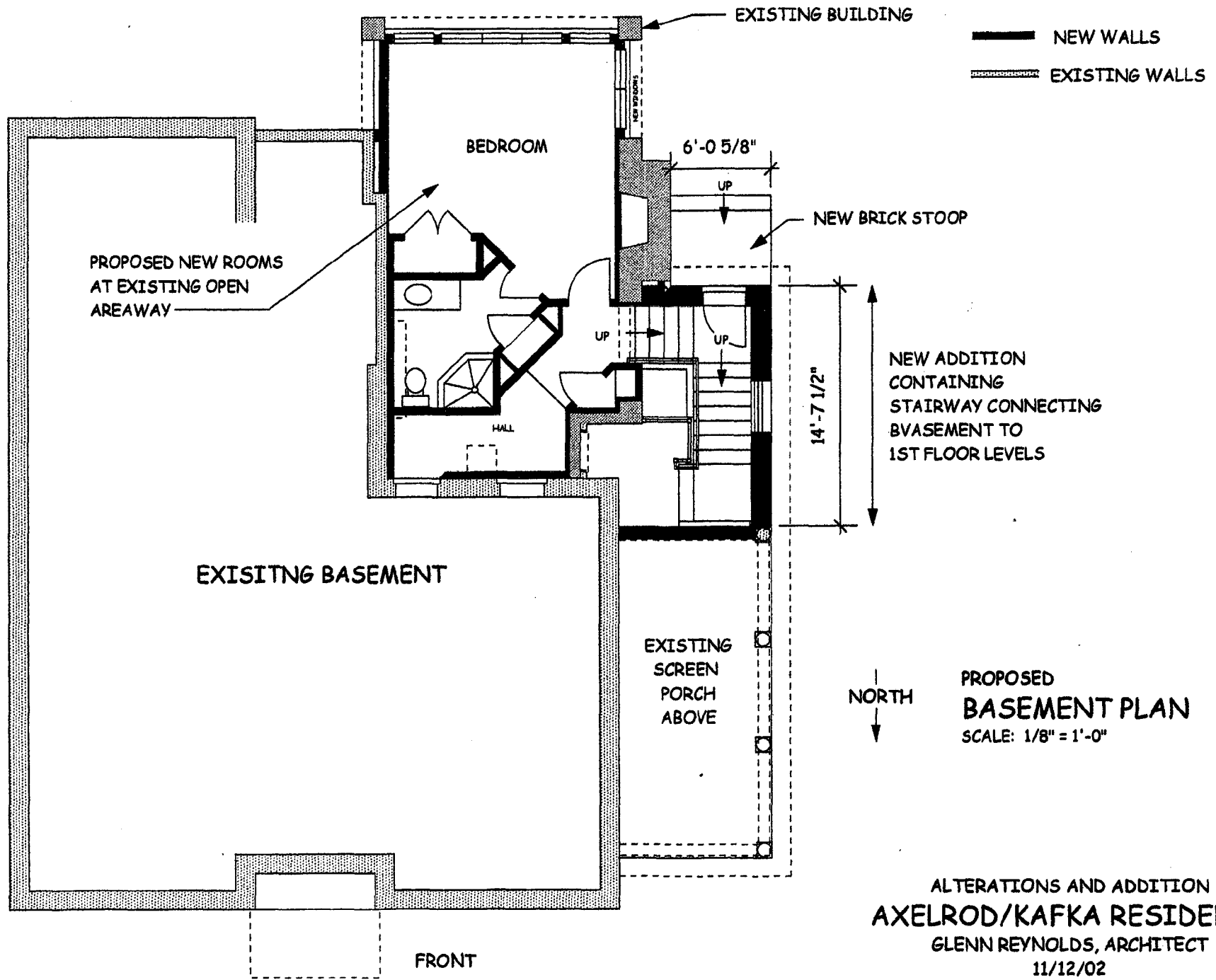
SIDE VIEW FROM
FRONT LOOKING
TOWARD REAR
ALONG SCREEN
PORCH

EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.

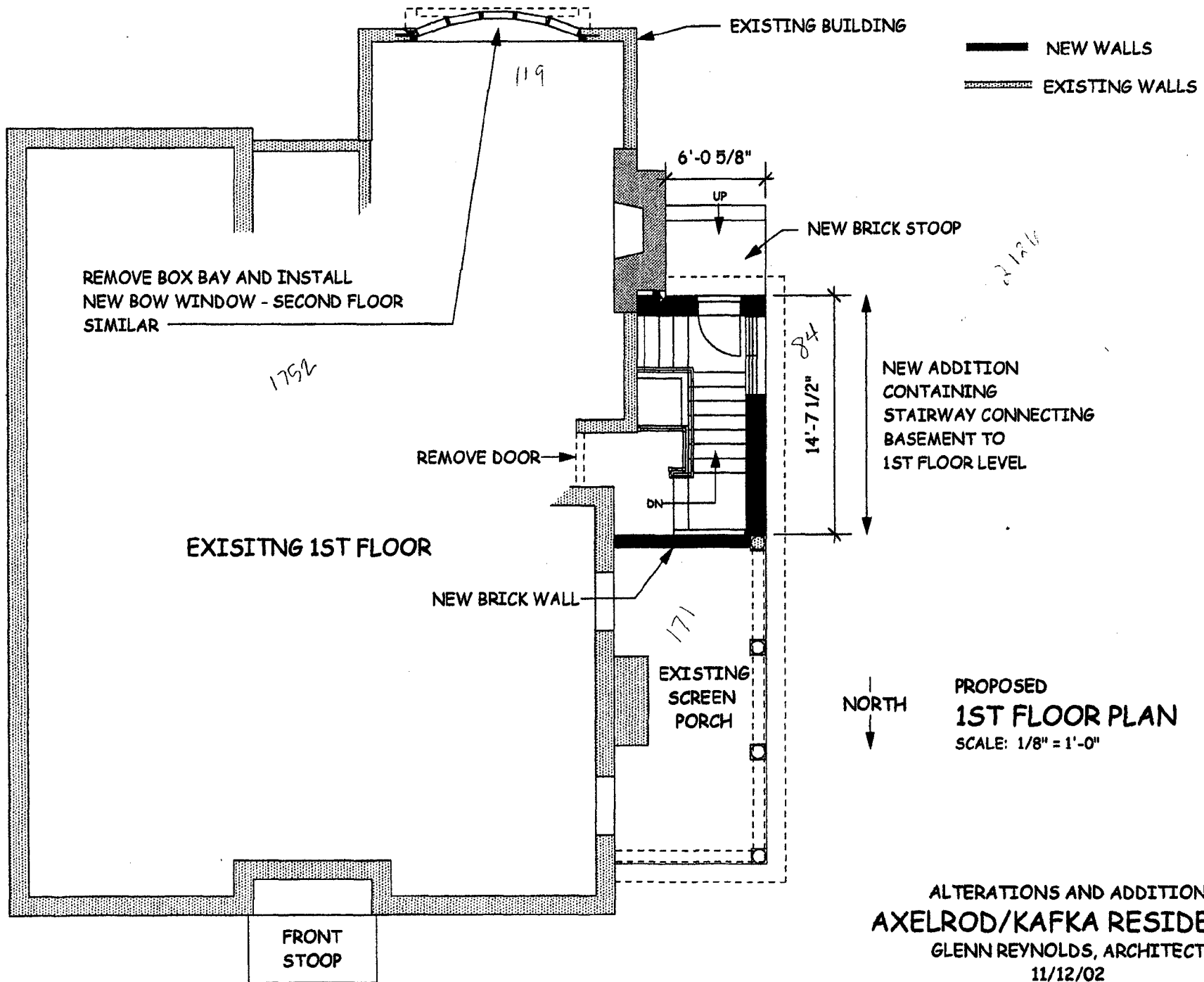


REAR VIEW OF EXISTING BOX BAY
TO BE REMOVED AND REPLACED
WITH BOW WINDOWS AND PANELS

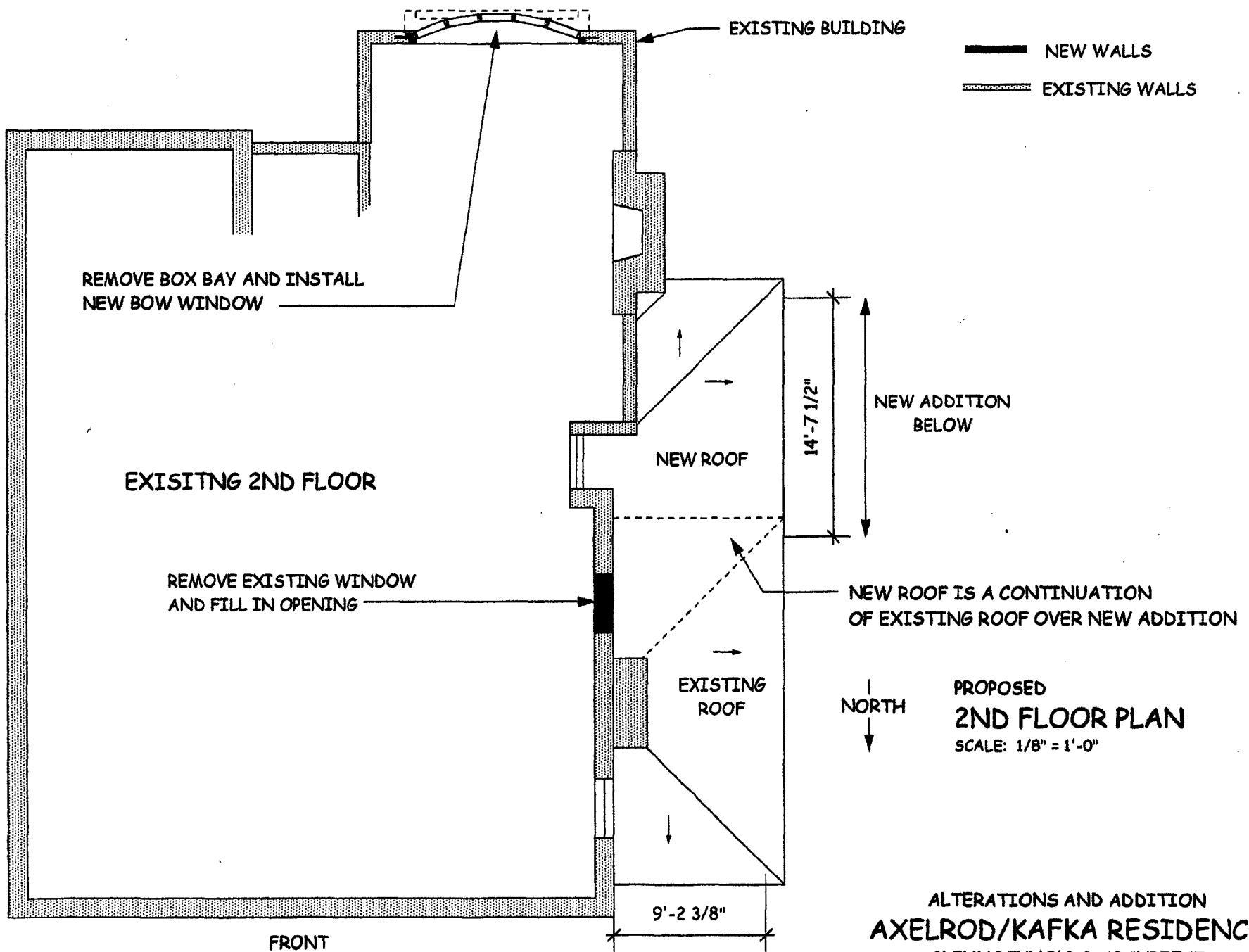
EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.



ALTERATIONS AND ADDITION
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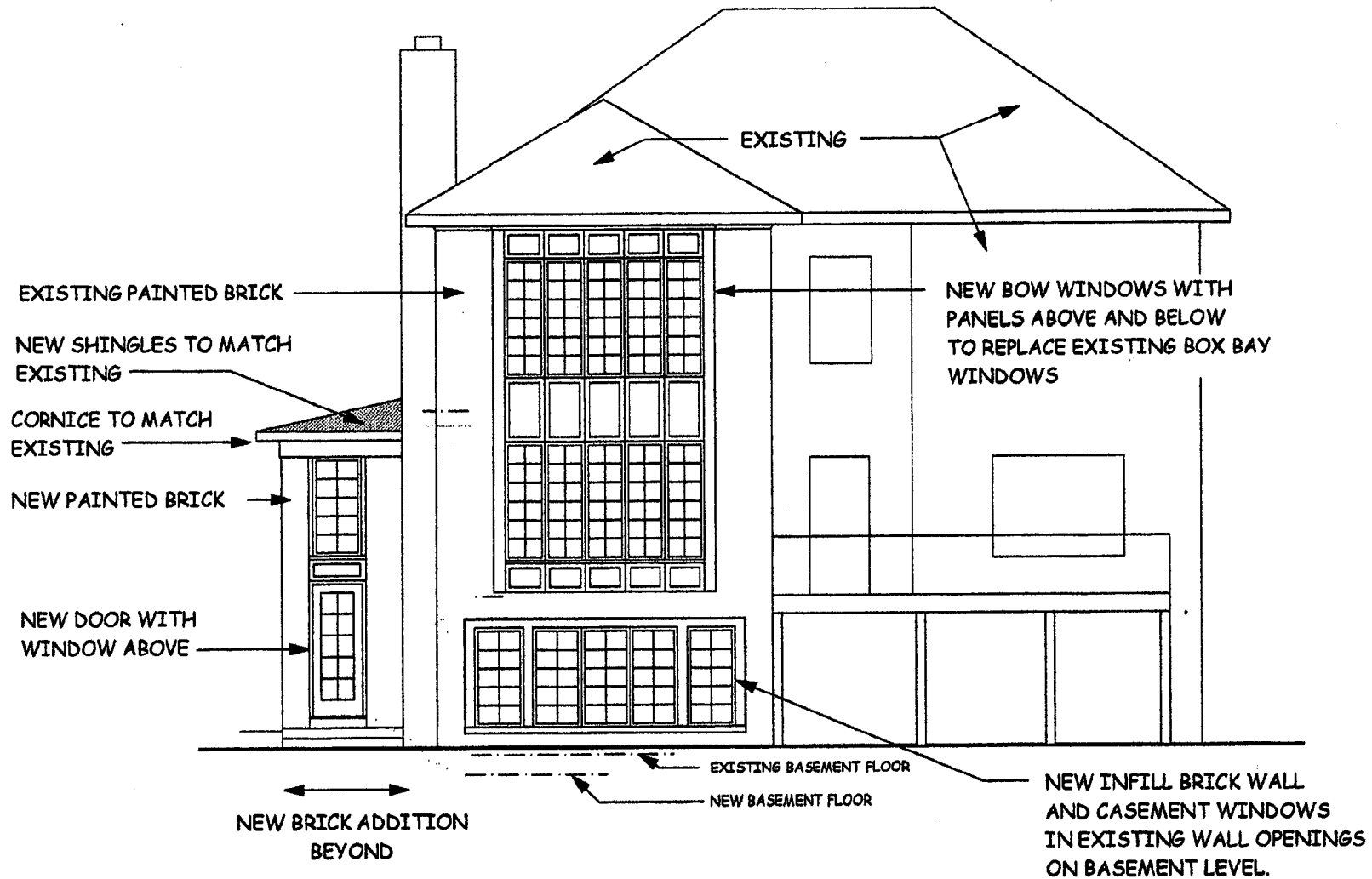


ALTERATIONS AND ADDITION
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PROPOSED
2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
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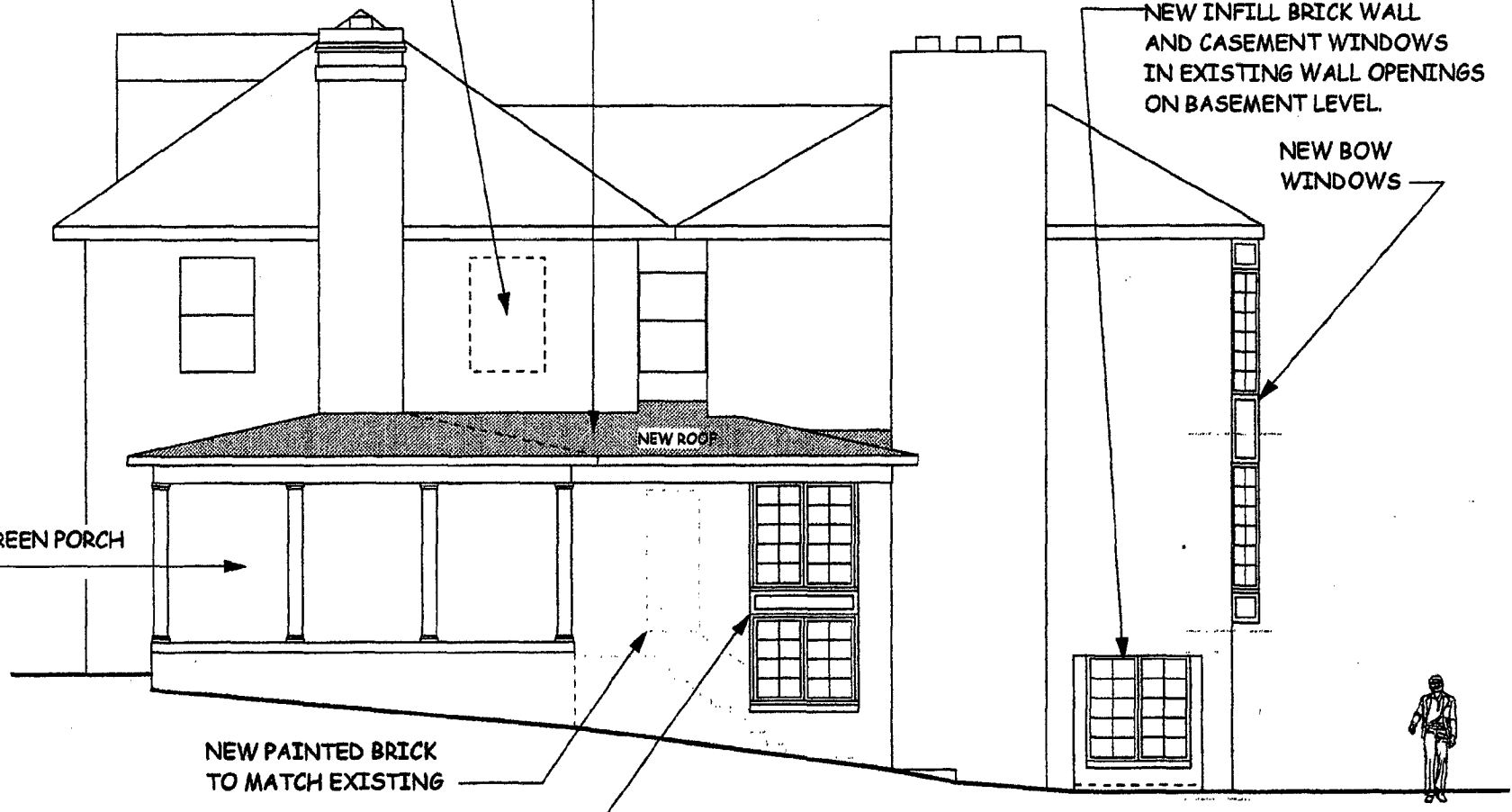
NEW WINDOWS WITH PANEL

PROPOSED NEW BRICK ADDITION

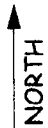
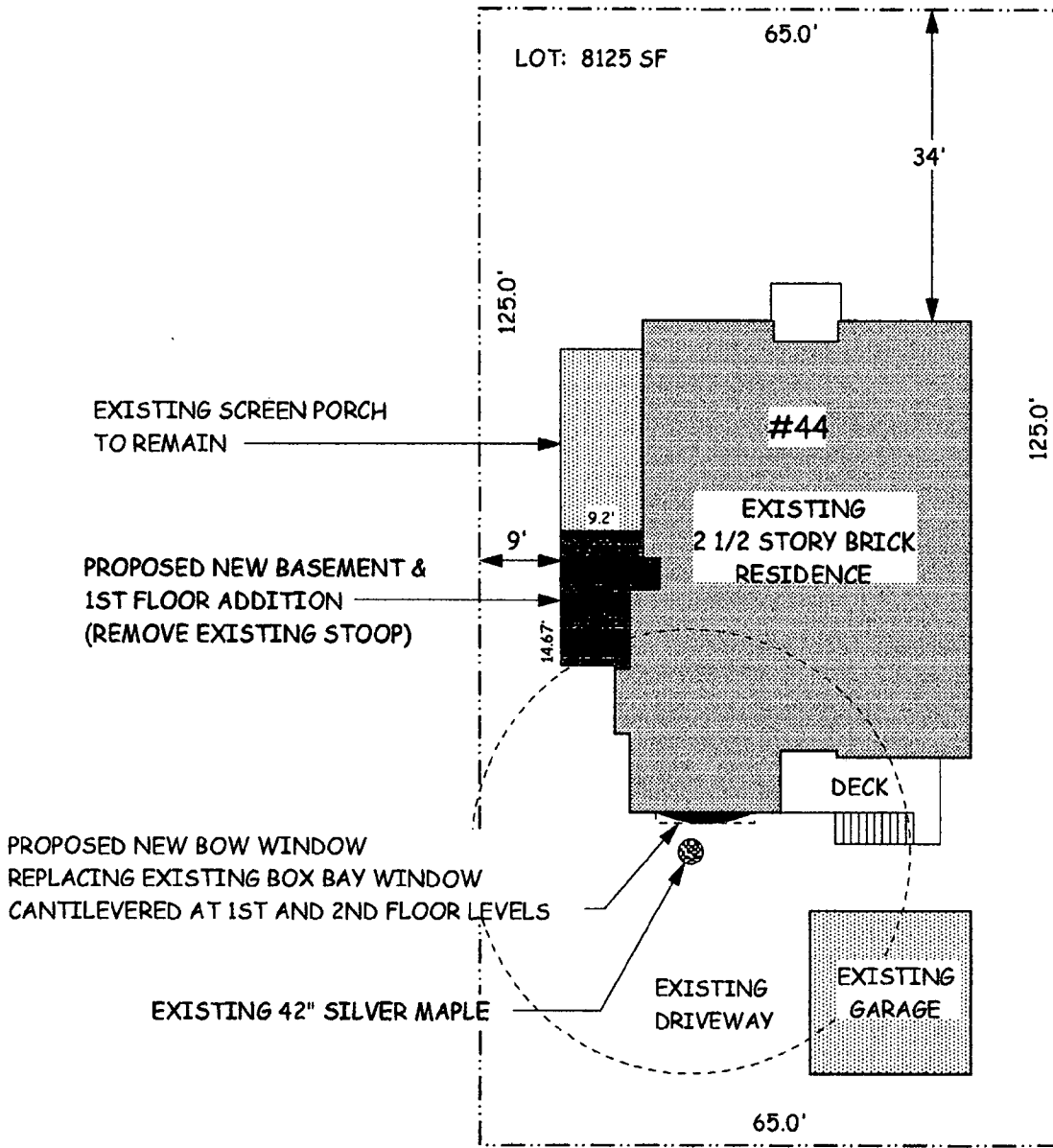
PROPOSED
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SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
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11/12/02



GRAFTON STREET



SITE PLAN/TREE SURVEY

SCALE: 1" = 20'

AXELROD/KAFKA RESIDENCE

44 GRAFTON STREET

CHEVY CHASE, MARYLAND

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301-972-0070

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40 GRAFTON STREET
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P921 - 40 Grafton St.

LAWRENCE C. HEILMAN ET AL TR
46 GRAFTON STREET
CHEVY CHASE, MD. 20815

P920 - 46 Grafton St.

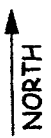
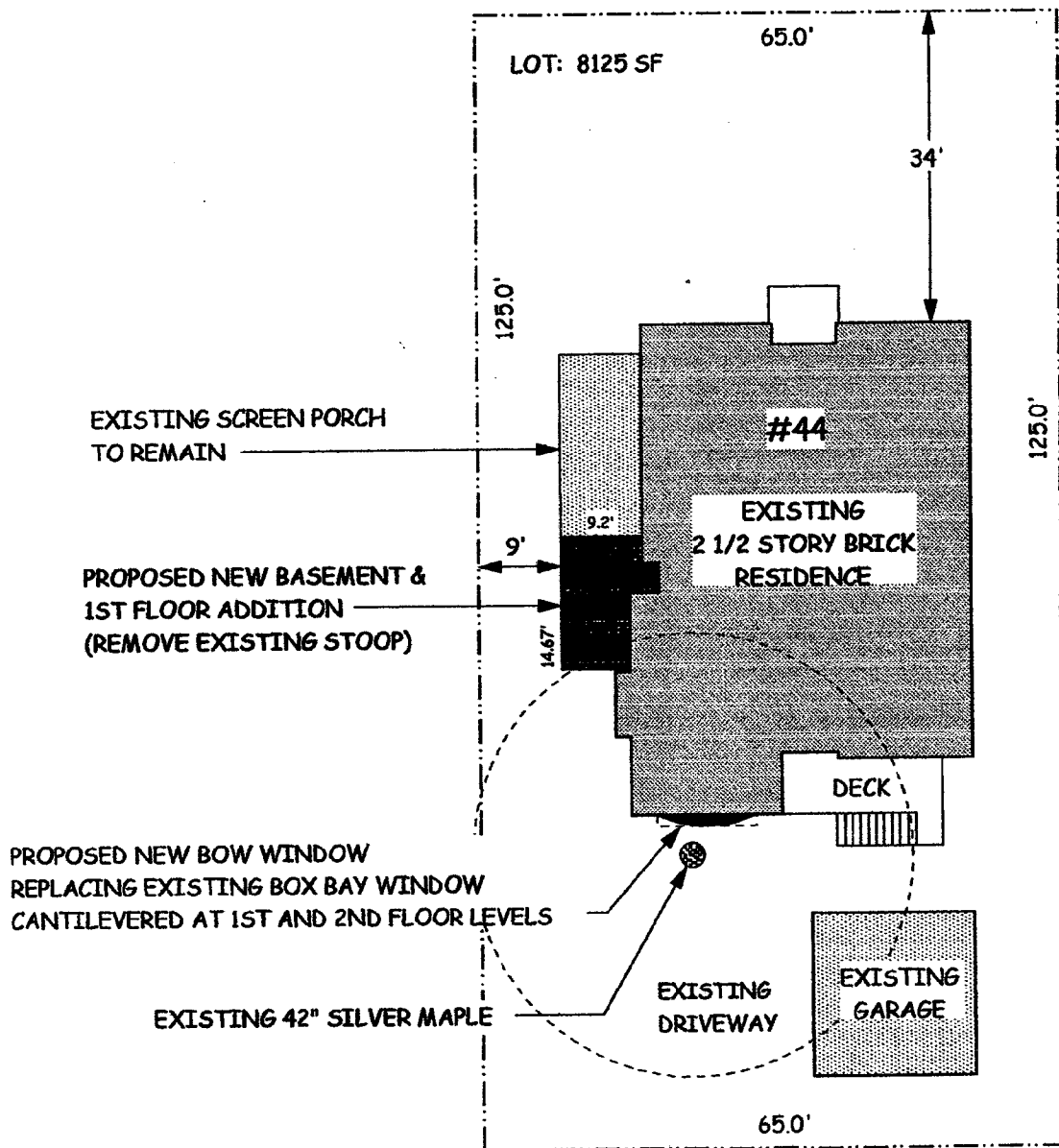
EMILY C. DONAHUE
3931 OLIVER STREET
CHEVY CHASE, MD. 20815

Block 3, Lot P16 - 3931 Oliver St.

GEORGE N. & SUSAN SMITH
3933 OLIVER STREET
CHEVY CHASE, MD. 20815

Block 3, Lot P17 - 3933 Oliver St.

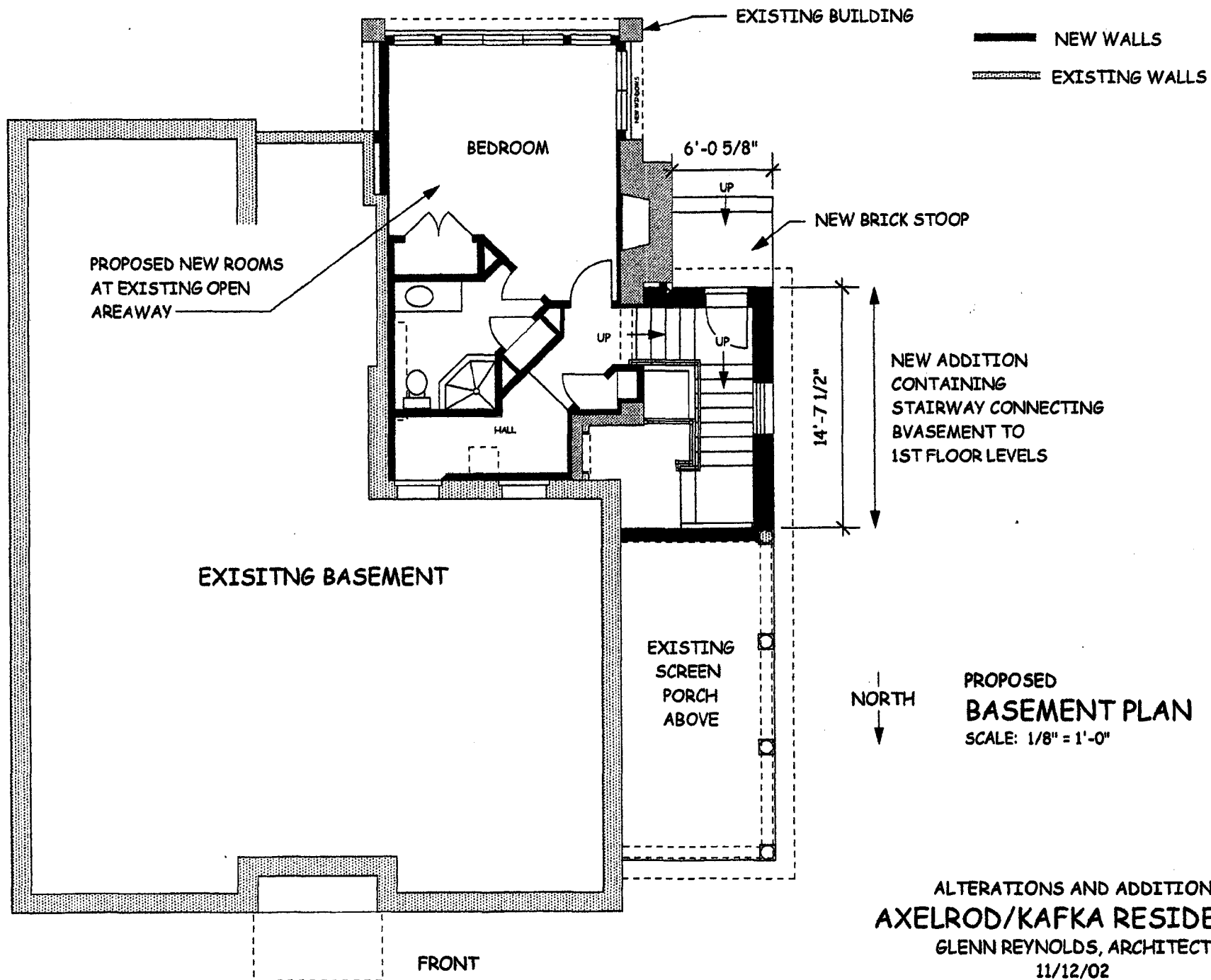
GRAFTON STREET



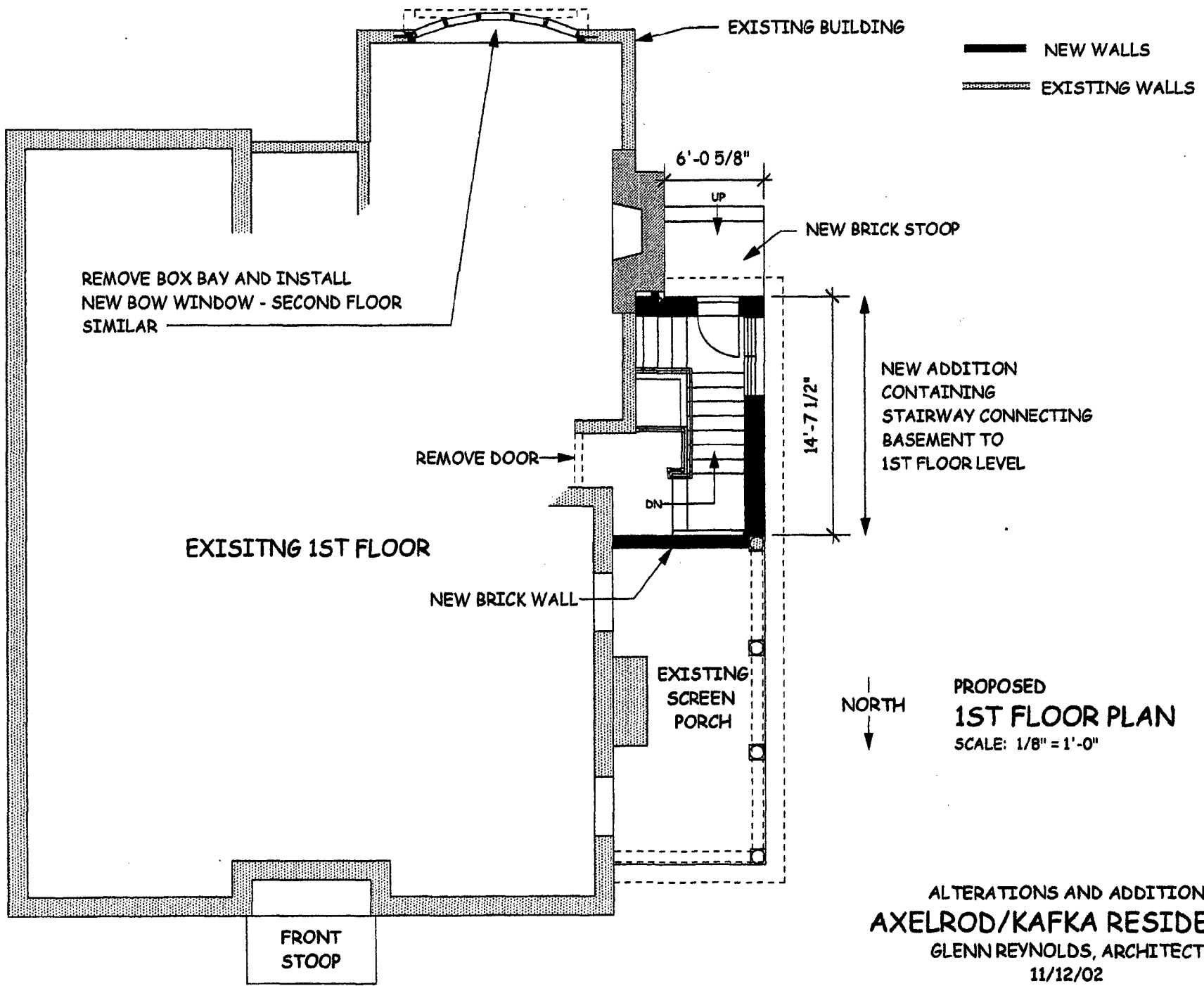
SITE PLAN/TREE SURVEY
SCALE: 1" = 20'

SITE DATA OBTAINED FROM HOUSE LOCATION SURVEY BY ANDJON ASSOCIATES

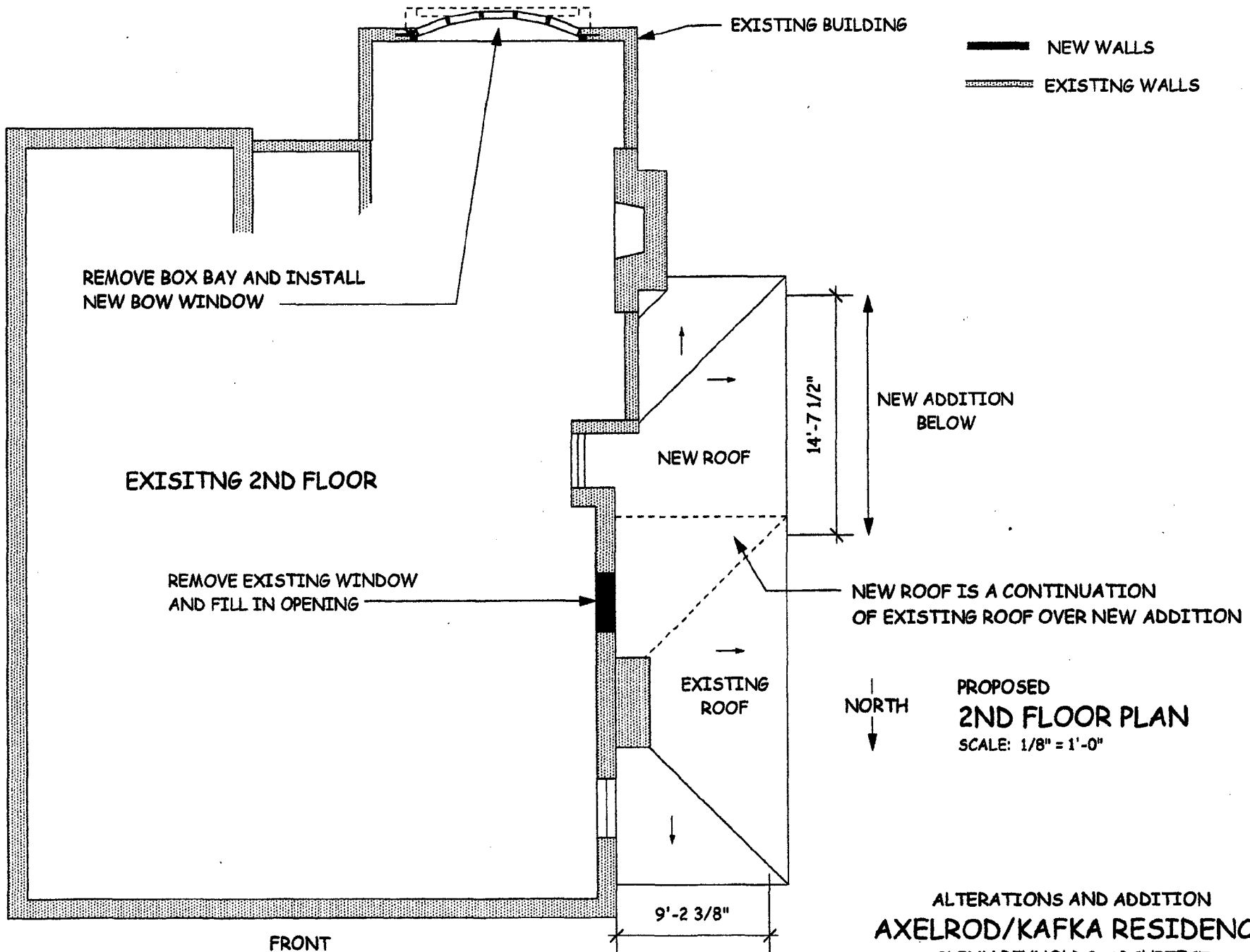
AXELROD/KAFKA RESIDENCE
44 GRAFTON STREET
CHEVY CHASE, MARYLAND
GLENN REYNOLDS, ARCHITECT
301-972-0070
11/12/02



ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02



ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02

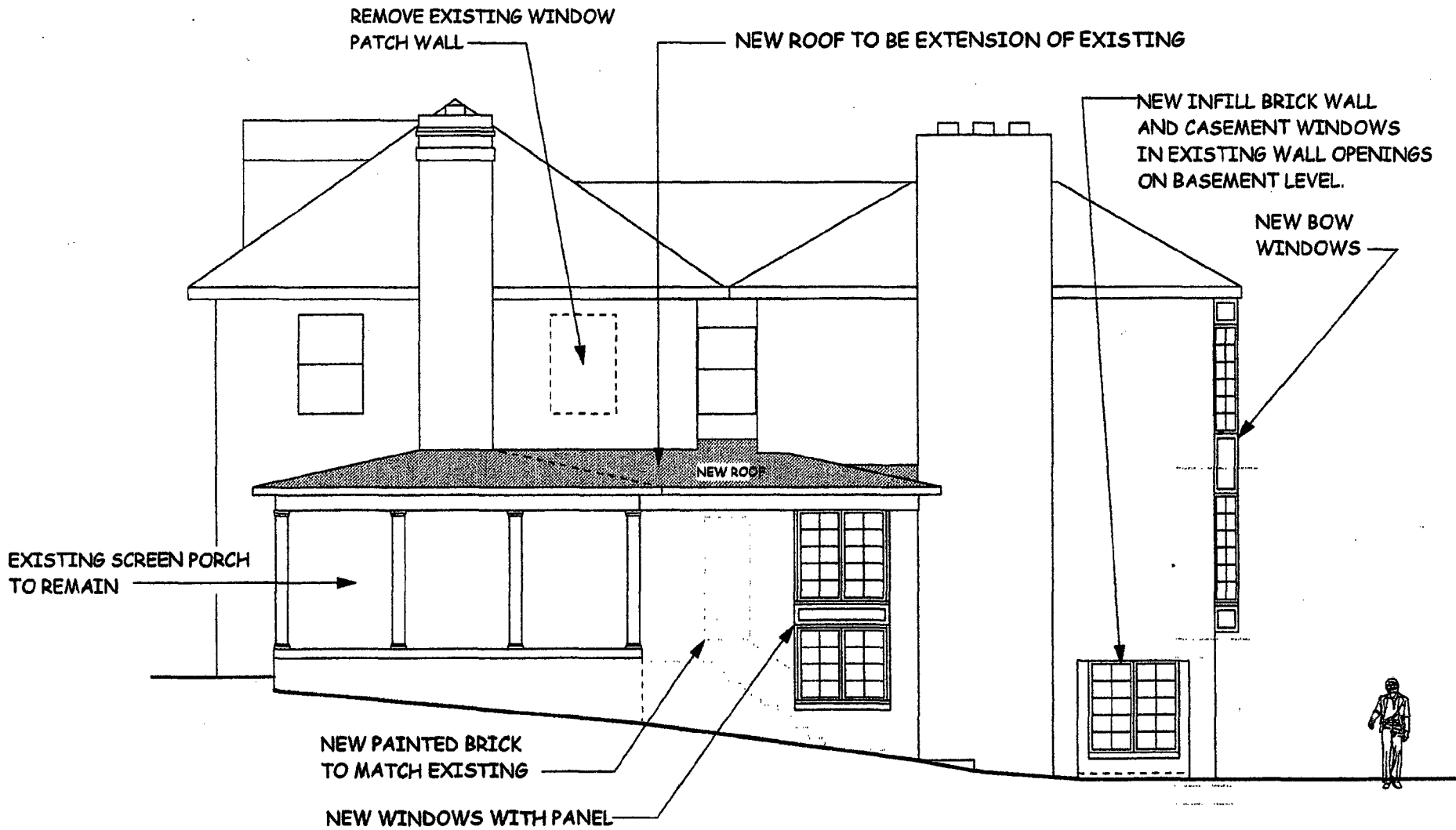


NEW WALLS
 EXISTING WALLS

NORTH
↓

PROPOSED
2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02



EXISTING SCREEN PORCH
TO REMAIN

NEW PAINTED BRICK
TO MATCH EXISTING

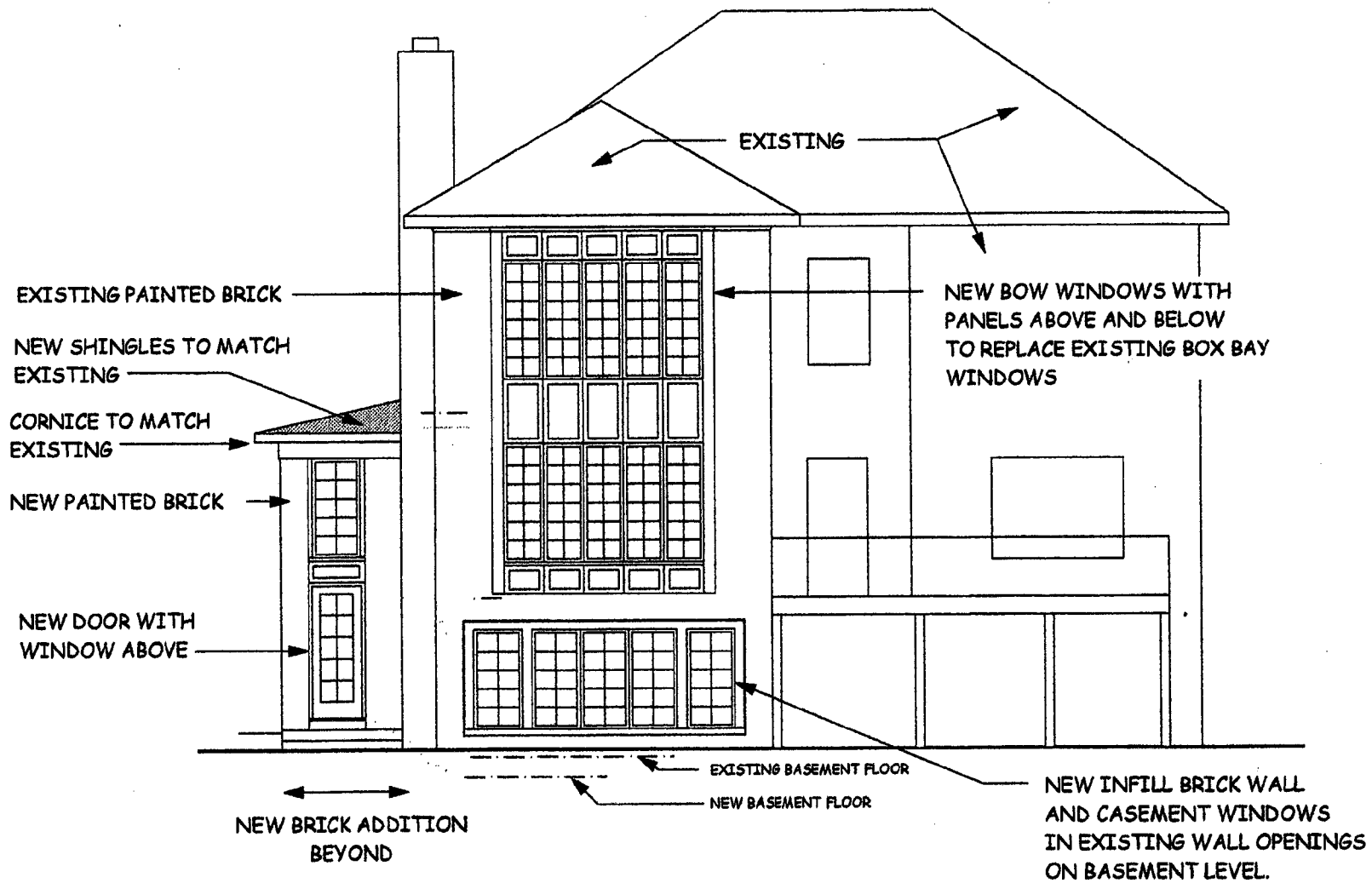
NEW WINDOWS WITH PANEL

PROPOSED NEW BRICK ADDITION

PROPOSED
SIDE ELEVATION

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

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
GLENN REYNOLDS, ARCHITECT
11/12/02



PROPOSED
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

ALTERATIONS AND ADDITION
AXELROD/KAFKA RESIDENCE
 GLENN REYNOLDS, ARCHITECT
 11/12/02

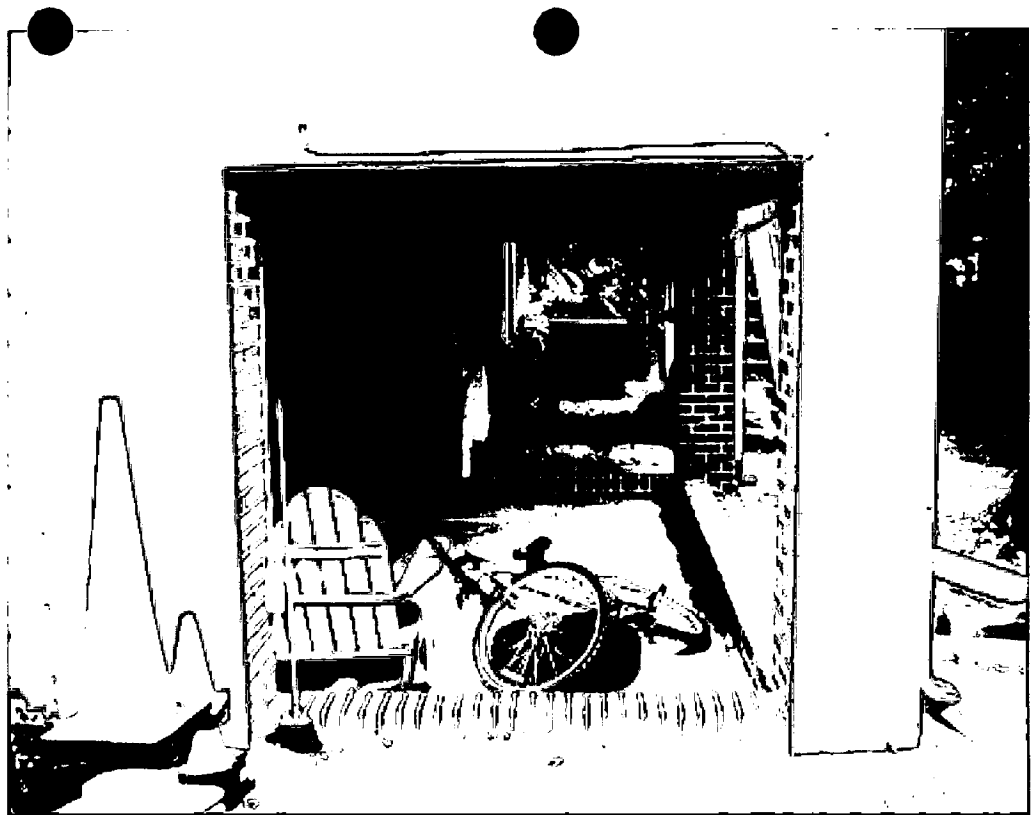


FRONT VIEW



SIDE VIEW FROM REAR

EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.

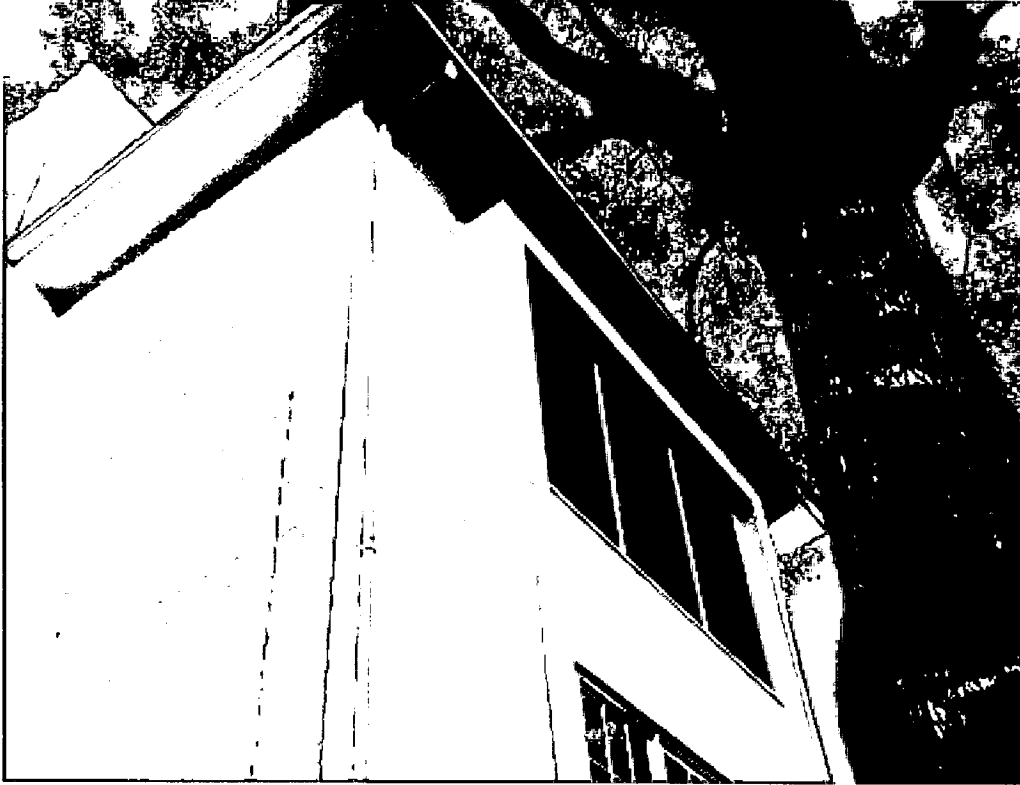


SIDE VIEW
AT BASEMENT
AREAWAY
TO BE FILLED
IN WITH WINDOWS



SIDE VIEW FROM
FRONT LOOKING
TOWARD REAR
ALONG SCREEN
PORCH

EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.



REAR VIEW OF EXISTING BOX BAY
TO BE REMOVED AND REPLACED
WITH BOW WINDOWS AND PANELS

EXISTING CONDITIONS PHOTOS
44 GRAFTON STREET
CHEVY CHASE, MD.