


35/13-04D 19 Grafton St
Chevy Chase Historic District





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Supervisor
Historic Preservation Office

SUBJECT: Historic Area Work Permit # 330393

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED.**

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

Applicant: Robin Heller (Denise Juron-Borgese, AIA)

Address: 19 Grafton Street, Chevy Chase Village Historic District

This HAWP approval is 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 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: DENISE M. JURON-BORGESSE, AIA, BARNES VANZE ARCHITECTS

Daytime Phone No.: 202.337.7255

Tax Account No.: 00456456

CONTRACT PURCHASER

Name of Property Owner: MS. ROBIN HELLER Daytime Phone No.: 703.438.0838

Address: 10017 SCENIC VIEW TERRACE, VIENNA VA 22182

Contractor: HORIZON BUILDERS, INC. Phone No.: 301.261.6706

Contractor Registration No.:

Agent for Owner: BARNES VANZE ARCHITECTS Daytime Phone No.: 202.337.7255

LOCATION OF BUILDING/PREMISE

House Number: 19 Street: GRAFTON STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE
Lot: 4 Block: 24 Subdivision:
Parcel: 10700 Folio: 0444

PART ONE: TYPE OF PERMIT ACTION AND USE

A. 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, Other: PORCH ENCLOSURE + LINK

3. Construction cost estimate: \$ 60,000

4. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N/A FOR PROPOSED ADDITIONS

1. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

N/A

Height feet inches
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: Denise M. Juron-Borges Date: 01.20.04

Approved: X For Chairperson, Historic Preservation Commission
Signature: Susan C. Williams Date Filed: 1/21/04 Date Issued: 2/12/04
Application/Permit No.: 330593

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

WRITTEN DESCRIPTION OF PROJECT

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

THE EXISTING PAINTED WOOD CLAPBOARD AND WEATHERED SHINGLE HOME SITS ON A BEAUTIFULLY LANDSCAPED EXTRA-WIDE LOT. THE MAIN ENTRY HAS LEADED GLASS SIDELITES AND A WELCOMING WRAP-AROUND PORCH, WHILE THE REST OF THE HOME HAS UNIQUE 3/2 PAINTED WOOD DOUBLE HUNG WINDOWS. THE FRONT FACADES OF BOTH THE HOME AND GARAGE ARE DISTINGUISHED BY DISTINCTIVE GAMBREL ROOFS.

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

THIS PROJECT INCLUDES MINIMAL ALTERATIONS/ADDITIONS TO THE EXISTING HOME. RESTORING A CURRENTLY COVERED EXISTING TRIPLE HUNG WINDOW ON THE GRAFTON STREET FACADE WILL RE-INFORCE THE HISTORIC CHARACTER. AT THE REAR, A SMALL ENCLOSED LINK BETWEEN THE KITCHEN AND DINING ROOM WILL BE ADDED AT THE BACK PORCH. ANOTHER EXISTING REAR PORCH WILL BE ENCLOSED AS A MUDROOM AND A NEW ADJACENT STAIR TO MATCH THE EXISTING, WILL

SITE PLAN ✓ BE ADDED. ALSO A NEW CARRIAGE STYLE GARAGE DOOR WILL REPLACE THE EXISTING. THE BALANCE OF THE PROJECT WILL BE INTERIOR RENOVATIONS OF THE KITCHEN, MASTER BATH, MASTER CLOSET AND BASEMENT STORAGE.

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.

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.

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.

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.

TREE SURVEY N/A

If you are proposing construction adjacent to or within the drieline 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.

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, 1301/279-1355).

PROJECT: 19 GRAFTON STREET, CHEVY CHASE, MD 20815

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

<p>Owner's mailing address CONTRACT PURCHASER Ms. ROBIN HELLER 10017 SCENIC VIEW TERRACE VIENNA, VA 22182</p>	<p>Owner's Agent's mailing address BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE NW SUITE 204 WASHINGTON DC 20007 ATTENTION: ANTHONY BARNES, AIA</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>(ADJACENT) CURRENT OWNER 17 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(ADJACENT) CURRENT OWNER 21 GRAFTON STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 26 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 18 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 28 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 20 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 30 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 22 HESKETH STREET CHEVY CHASE, MD 20815</p>



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

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: February 12, 2004

MEMORANDUM

TO: Local Advisory Panel/Town Government CHERRY CHASE VILLAGE

FROM: Michele Naru, Historic Preservation Planner
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit Application – HPC Decision

The Historic Preservation Commission reviewed this project on February 11, 2004. 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	19 Grafton Street, Chevy Chase	Meeting Date:	02/11/04
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	02/04/04
Review:	HAWP	Public Notice:	01/28/04
Case Number:	35/13-04D	Tax Credit:	Partial
Applicant:	Robin Heller (Denise Juron-Borgese, AIA)	Staff:	Michele Naru

PROPOSAL: Alterations and Rear Porch Enclosure

RECOMMEND: Approve ~~With Conditions~~

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Chevy Chase Village HD
STYLE: Shingle
DATE OF CONSTRUCTION: By 1912

PROPOSAL:

The applicant is proposing to make changes to the main house by:

1. Construct a small addition at the rear of the house to create a link between the existing dining room and the kitchen extension. The exterior siding will remain in the new interior space. The existing entry door on the dining room façade will be removed and will be used in the new addition's entry. The dining room opening will not be altered as a result of this new addition. The roof structure of this addition will not penetrate the existing roofline on the original massing.
2. Enclose the existing rear covered porch. The existing porch's structure will not be altered, yet the stairs will be relocated to the east elevation of the porch. The applicant is proposing new, painted, wood columns, and railings for the new stair configuration.
3. Remove an existing sliding door on the kitchen extension and replace with new, custom painted wood windows to match existing 3/2 double-hung windows on the house.

4. Remove the non-historic, existing sliding window on the east elevation of the kitchen extension and replace it with a new, custom, painted, wood window to match existing 3/2 double-hung windows on the house.
5. Remove the non-historic glazed door on the east elevation of the kitchen and replace it with a new painted wood, half glazed door in a slightly different location.
6. Remove the existing exterior and interior panels and trim covering the existing original 3/4 double hung window and rehabilitate window and finishes as needed.

The applicant is proposing to make changes to the garage/servant's quarters/ shed (contributing resource) by:

1. Remove the existing non-historic garage, pedestrian doors, partition wall and basketball backboard on the garage's south elevation. Replace with new, custom, painted, wood garage doors sized to fit in existing, trimmed opening.
2. Remove the existing aluminum siding on a small area of the garage to look for original wood siding. If original wood siding were found, the applicant would like to remove the aluminum siding and repair and replace the original siding, as necessary.
3. Install a new, painted-wood, half glazed pedestrian door on the west elevation of the garage.

STAFF DISCUSSION

Proposed alterations to Outstanding Resources within the Chevy Chase Village Historic District are reviewed under the *Chevy Chase Village Guidelines* adopted as part of the Amendment to the Bethesda-Chevy Chase Master Plan in 1997. The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it

does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- *Doors should be subject to strict scrutiny if they are visible from the public right-of-way.*
- *Exterior trim (such as moldings on doors and windows) should be subject to strict scrutiny if it is visible from the public right-of-way.*
- *Porches should be subject to moderate scrutiny if they are visible from the public, right-of-way, and lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.*
- *Windows should be subject to strict scrutiny. Vinyl and aluminum windows should be discouraged.*

The proposed projects will not negatively impact the existing historic integrity of the site and will be compatible with the existing architectural style. Staff recommends approval.

Staff would also like to take this opportunity to inform the Commission that this applicant is the new owner of this property. Several of the above projects convey the beginnings of the new owner's desires to be excellent stewards of this historic resource. Staff commends the applicant's stewardship and would like to note that some of the above projects are eligible for County tax credits.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 & 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 Chevy Chase Village Historic District Guidelines, adopted in August 1997.

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 (if applicable)**. 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 prior to commencement of work and not more than 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

CHEVY CHASE COUNTRY DAY SCHOOL
3/2 WINDOWS, GAMBREL, WOOD-CLAPBOARD
OUTSTANDING RESOURCE SHINGLE

APPLICATION FOR HISTORIC AREA WORK PERMIT

1892-1916
(BY 1912)

OUTBUDG-C

DENISE M. JURON-BORGESE, AIA,

Contact Person: BARNES VANZE ARCHITECTS

Daytime Phone No.: 202.337.7255

Tax Account No.: 00456456

CONTRACT PURCHASER

Name of Property Owner: MS. ROBIN HELLER

Daytime Phone No.: 703.438.0838

Address: 10017 SCENIC VIEW TERRACE, VIENNA VA

22182

Contractor: HORIZON BUILDERS, INC.

Phone No.: 301.261.6706

Contractor Registration No.:

Agent for Owner: BARNES VANZE ARCHITECTS Daytime Phone No.: 202.337.7255

LOCATION OF BUILDING/PREMISE

House Number: 19 Street: GRAFTON STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE

Lot: 4 Block: 24 Subdivision: -

Liber: 10700 Folio: 0444 Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: PORCH ENCLOSURE + LINK

B. Construction cost estimate: \$ 60,000

C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N/A FOR PROPOSED ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

N/A

1. Height _____ feet _____ inches

2. 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.

Denise M. Juron-Borgese
Signature of owner or authorized agent

01.20.04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Approved: _____ Signature: _____ Date: _____

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

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:

THE EXISTING PAINTED WOOD CLAPBOARD AND WEATHERED SHINGLE HOME SITS ON A BEAUTIFULLY LANDSCAPED EXTRA-WIDE LOT. THE MAIN ENTRY HAS LEADED GLASS SIDELITES AND A WELCOMING WRAP-AROUND PORCH, WHILE THE REST OF THE HOME HAS UNIQUE 3/2 PAINTED WOOD DOUBLE HUNG WINDOWS. THE FRONT FACADES OF BOTH THE HOME AND GARAGE ARE DISTINGUISHED BY DISTINCTIVE GAMBREL ROOFS.

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SITE PLAN ✓
Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

RENOVATIONS OF THE KITCHEN, MASTER BATH, MASTER CLOSET AND BASEMENT STORAGE.

a. the scale, north arrow, and date;

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PLANS AND ELEVATIONS ✓

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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.

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ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS ✓

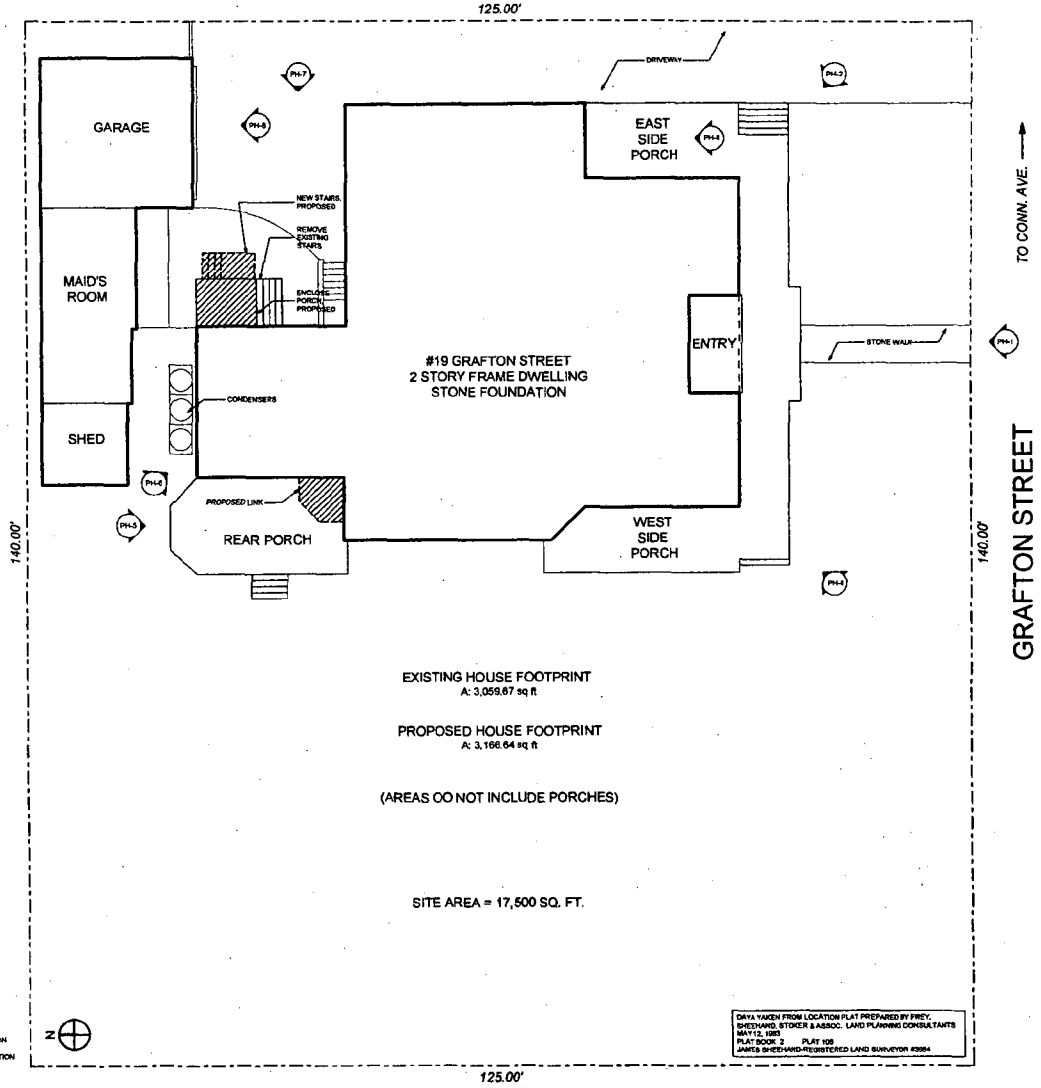
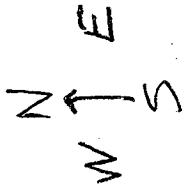
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

5

PROJECT: 19 GRAFTON STREET, CHEVY CHASE, MD 20815

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

<p>Owner's mailing address CONTRACT PURCHASER Ms. ROBIN HELLER 10017 SCENIC VIEW TERRACE VIENNA, VA 22182</p>	<p>Owner's Agent's mailing address BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE NW SUITE 204 WASHINGTON DC 20007 ATTENTION: ANTHONY BARNES, AIA</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>(ADJACENT) CURRENT OWNER 17 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(ADJACENT) CURRENT OWNER 21 GRAFTON STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 26 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 18 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 28 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 20 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON) CURRENT OWNER 30 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH) CURRENT OWNER 22 HESKETH STREET CHEVY CHASE, MD 20815</p>

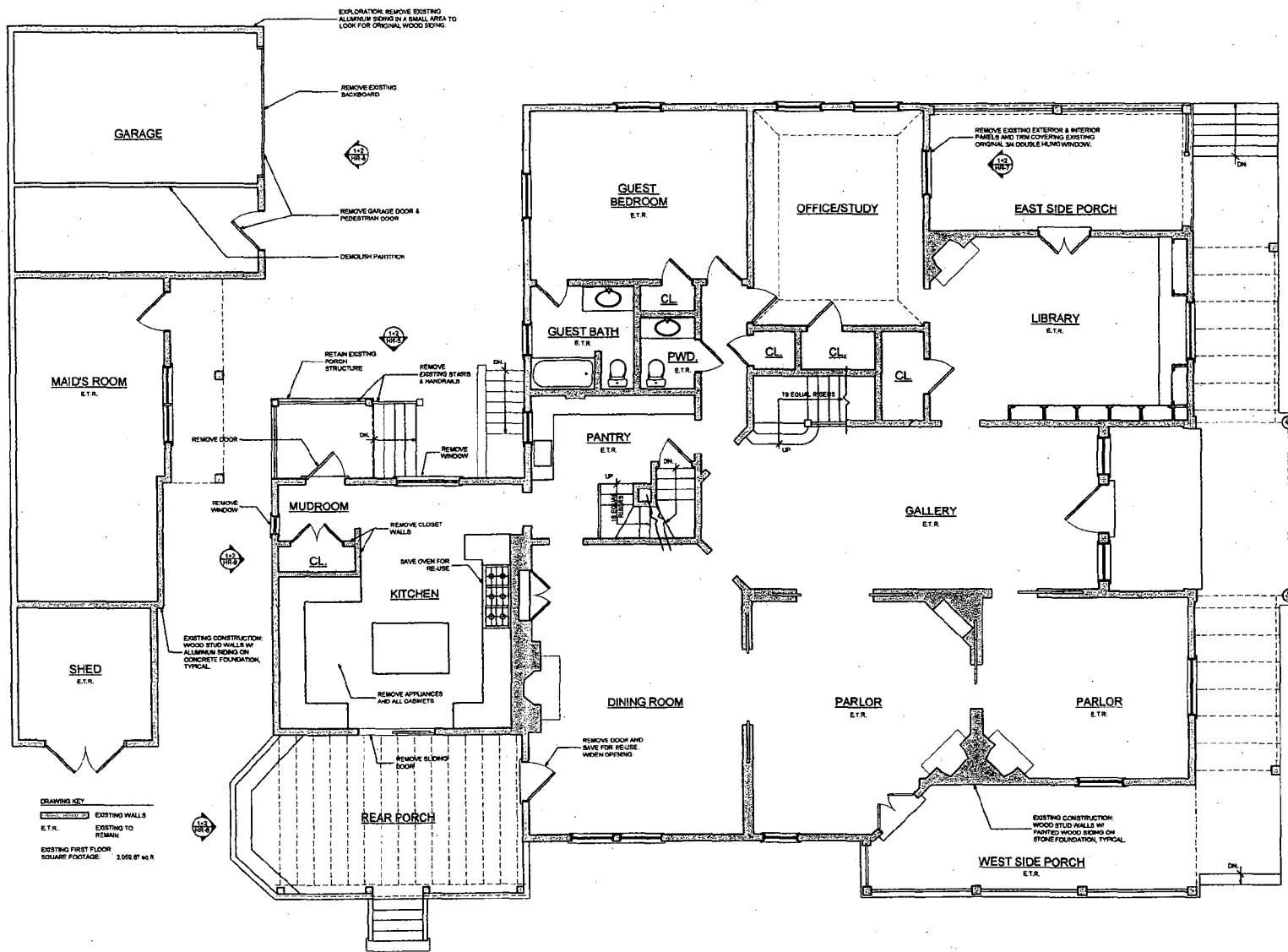


DRAWING KEY:
 ——— EXISTING CONSTRUCTION
 ▨ PROPOSED CONSTRUCTION

DATA TAKEN FROM LOCATION PLAT PREPARED BY FRIEY, SHESHAWS, STOKER & ASSOC., LAND PLANNING CONSULTANTS
 MAY 12, 1993
 PLAT BOOK 2 PLAT 106
 JAMES SHESHAWS-REGISTERED LAND SURVEYOR #2994

7

Washington DC 1238 Wisconsin Avenue NW · Suite 204 · Washington DC 20007 · T 202 337 7255 F 202 337 0609 Middleburg VA P.O. Box 2143 · Middleburg VA 20118-2143 · T 540 687 5577 F 540 687 3773 barnesvanze.com	DRAWING: EXISTING SITE PLAN	DATE: 01/21/04	ADDRESS: 19 GRAFTON STREET CHEVY CHASE, MD 20815	HR-1
	PROJECT: HELLER RESIDENCE	SCALE: 0 2 4 6 8 10 20'		



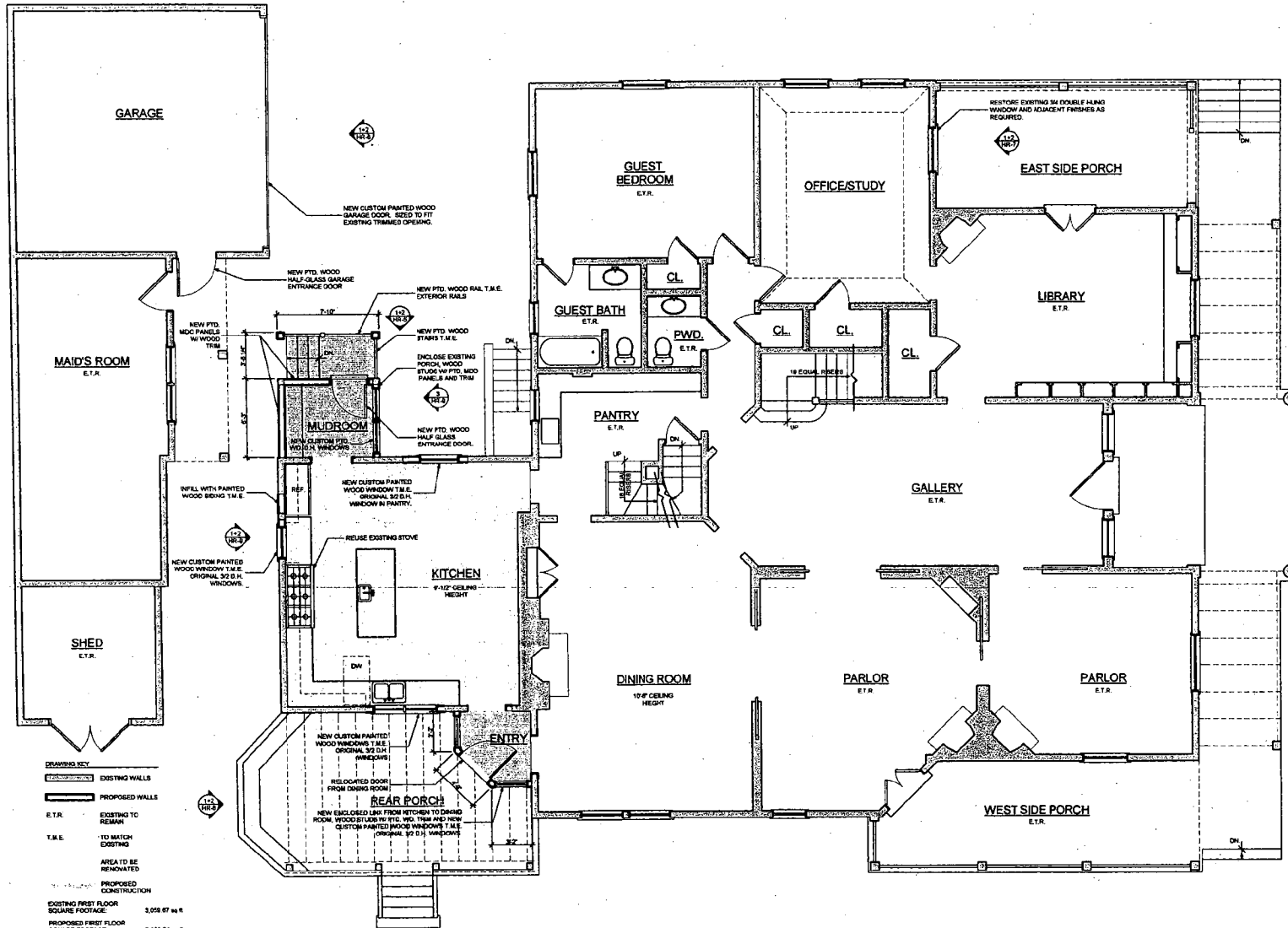
Washington DC 1238 Wisconsin Avenue NW · Suite 204 · Washington DC 20007 · T 202 337 7255 F 202 337 0609
 Middleburg VA P.O. Box 2143 · Middleburg VA 20118-2143 · T 540 687 5577 F 540 687 3773 barnesvanze.com

DRAWING: EXST'G FIRST FLOOR PLAN
PROJECT: HELLER RESIDENCE

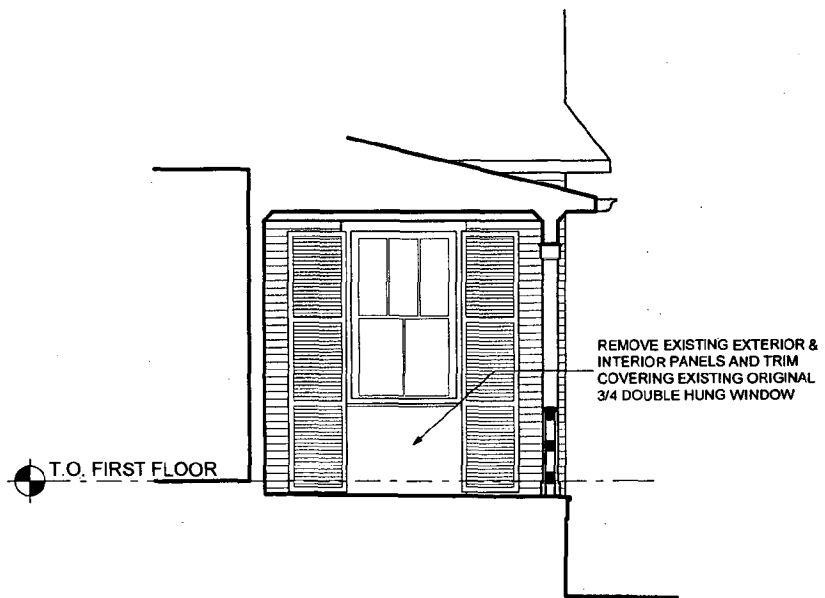
DATE: 01/21/04
SCALE: 0 1 2 3 4 5 10'

ADDRESS: 19 GRAFTON STREET
 CHEVY CHASE, MD 20815

HR-2

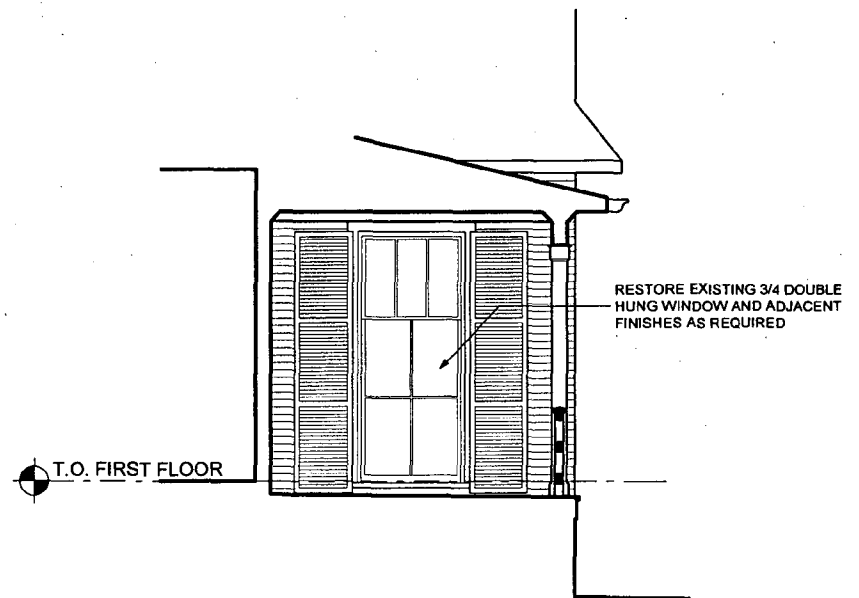


6



T.O. FIRST FLOOR

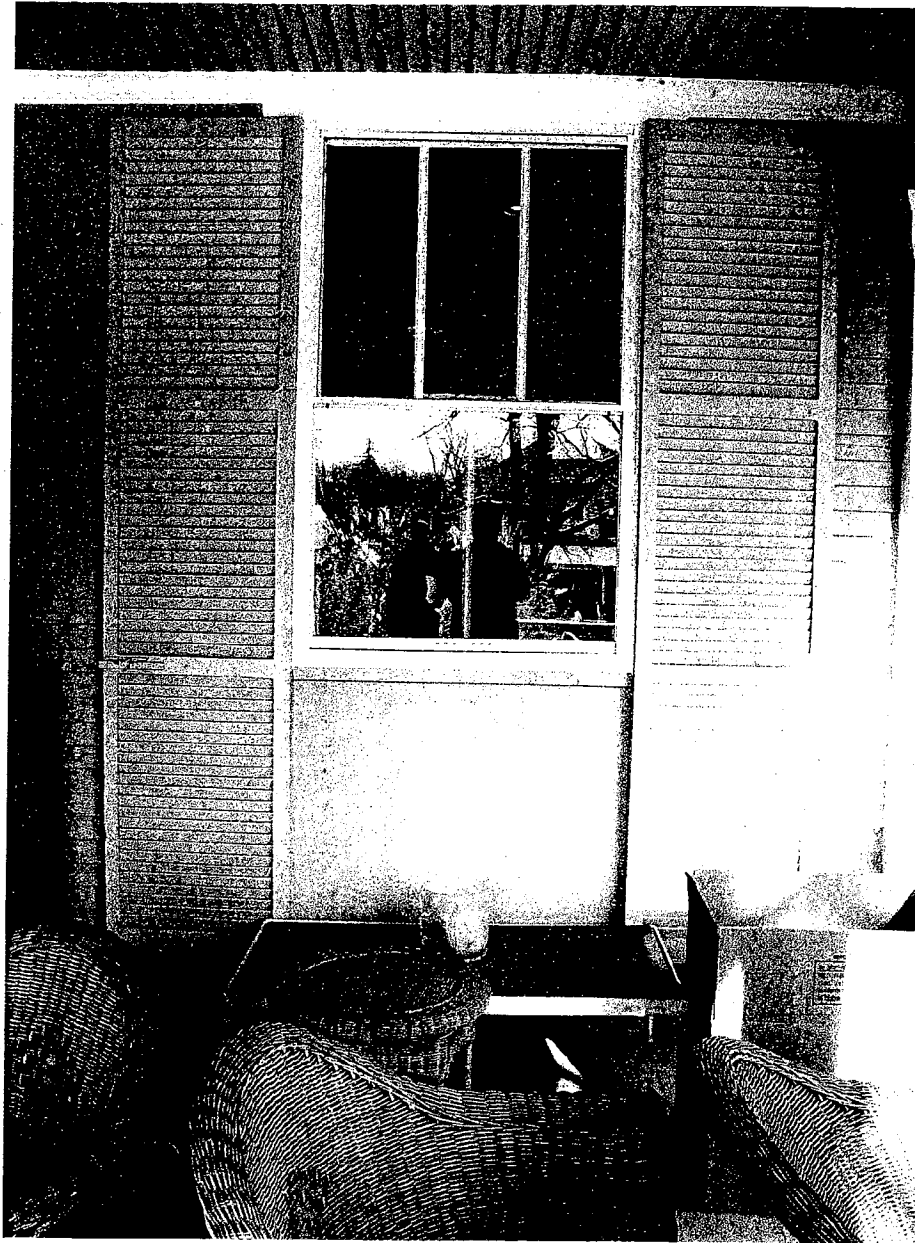
1 EXISTING OFFICE/STUDY WINDOW (REFER TO PH-4)
 HR-7 Scale: 1/4" = 1'-0"



T.O. FIRST FLOOR

2 PROPOSED OFFICE/STUDY WINDOW
 HR-7 Scale: 1/4" = 1'-0"

10



EXISTING WINDOW ON EAST SIDE PORCH

PROPOSED: REMOVE EXISTING EXTERIOR AND INTERIOR PANELS TO RESTORE EXISTING ORIGINAL 3/4 DOUBLE HUNG WINDOW. SEE PROPOSED ELEVATION ON HR-10.



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

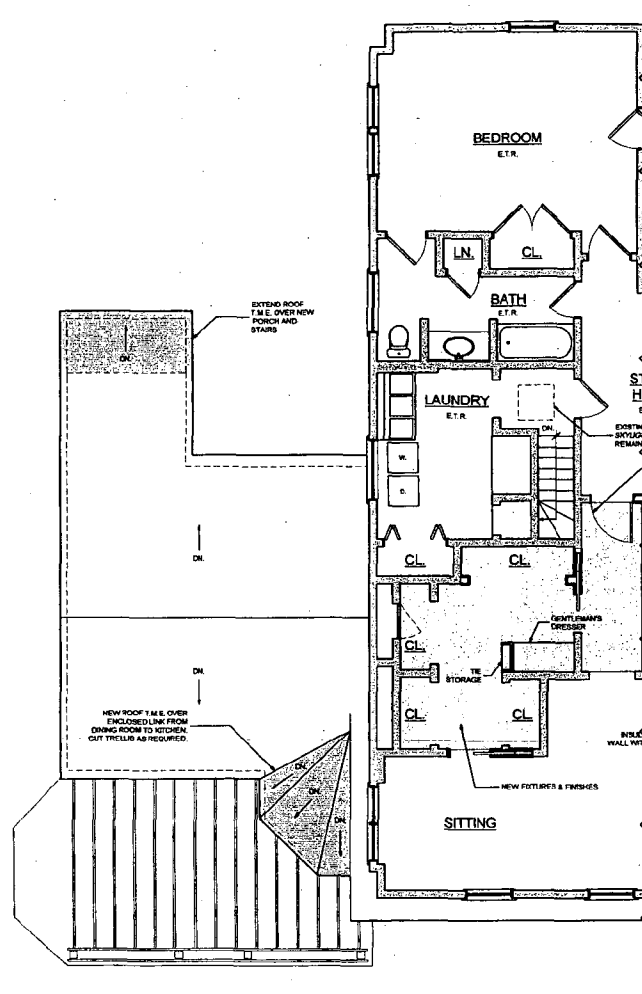
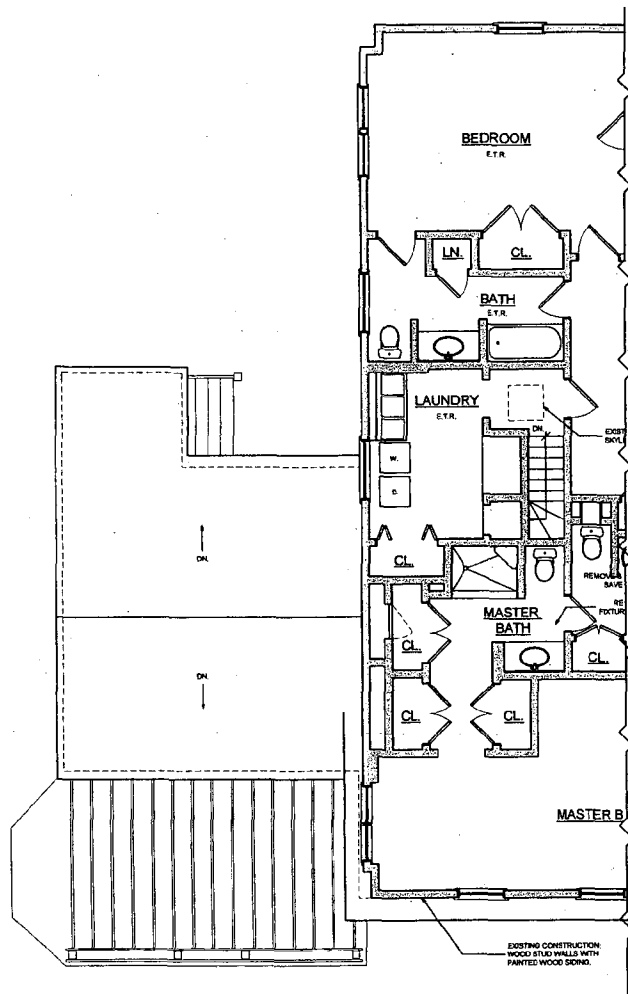
DRAWING TITLE:
HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-4



1 EXISTING FIRST FLOOR ROOF PLAN

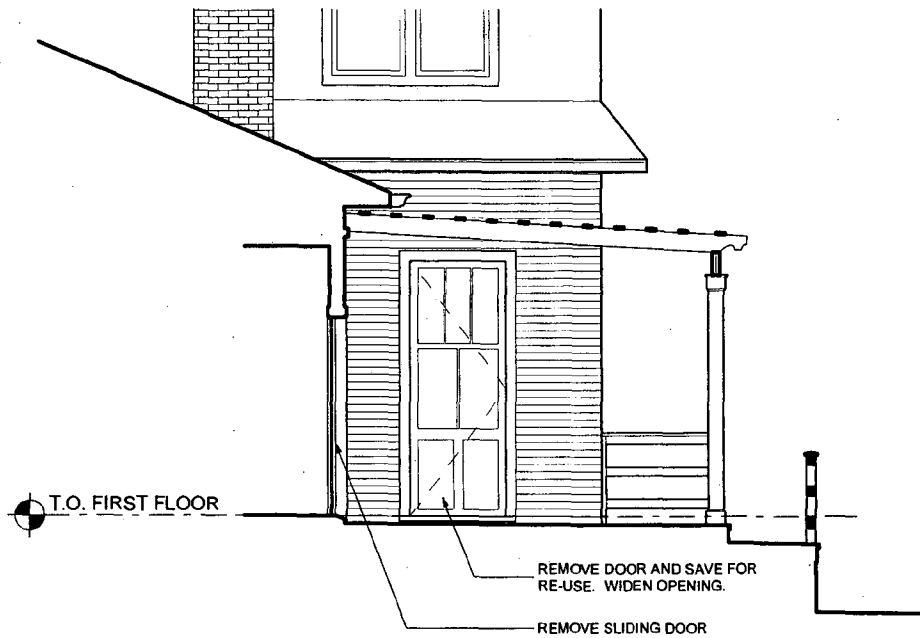
HR-4

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

2 PROPOSED FIRST FLOOR ROOF PLAN

HR-4

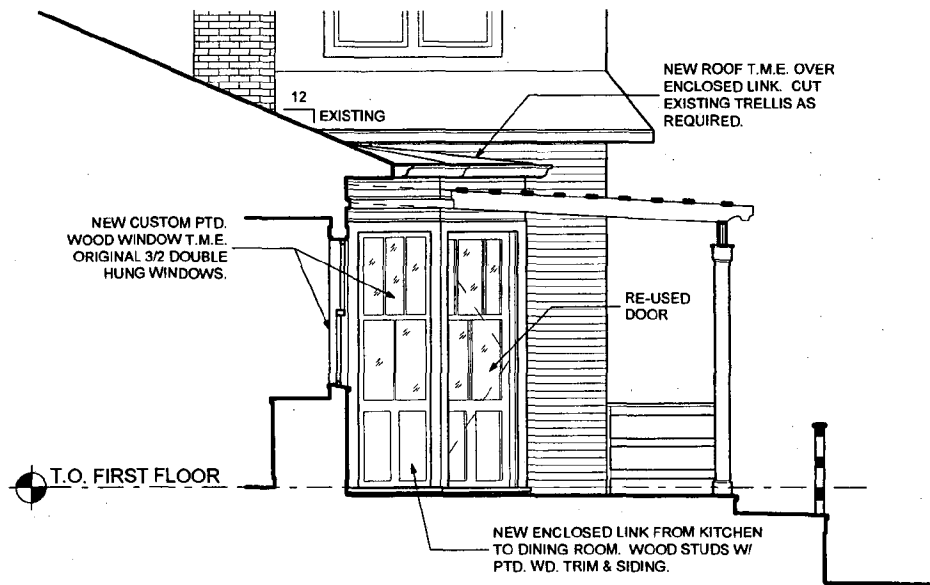
Scale: 1/8" = 1'-0"



1
HR-6

EXISTING DINING RM. ELEV. (REFER TO PH-5)

Scale: 1/4" = 1'-0"



2
HR-6

PROPOSED DINING RM. ELEV.

Scale: 1/4" = 1'-0"



Washington DC 1238 Wisconsin Avenue NW · Suite 204 · Washington DC 20007 · T 202 337 7255 F 202 337 0609 Middleburg VA P.O. Box 2143 · Middleburg VA 20118-2143 · T 540 687 5577 F 540 687 3773 barnesvanze.com	DRAWING: DINING ROOM ELEVS.	DATE: 01/21/04	ADDRESS: 19 GRAFTON STREET CHEVY CHASE, MD 20815	HR-6
	PROJECT: HELLER RESIDENCE	SCALE: 0 1 2 4 8		



DINING ROOM DOOR ON REAR PORCH

PROPOSED: REMOVE EXISTING SLIDING DOOR AND REPLACE WITH NEW WINDOW TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. RE-USE EXISTING DOOR AT NEW ENCLOSED LINK FROM KITCHEN TO DINING ROOM. SEE PROPOSED ELEVATION ON HR-9.



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 WASHINGTON, DC 20007 TELE: 202.337.7255

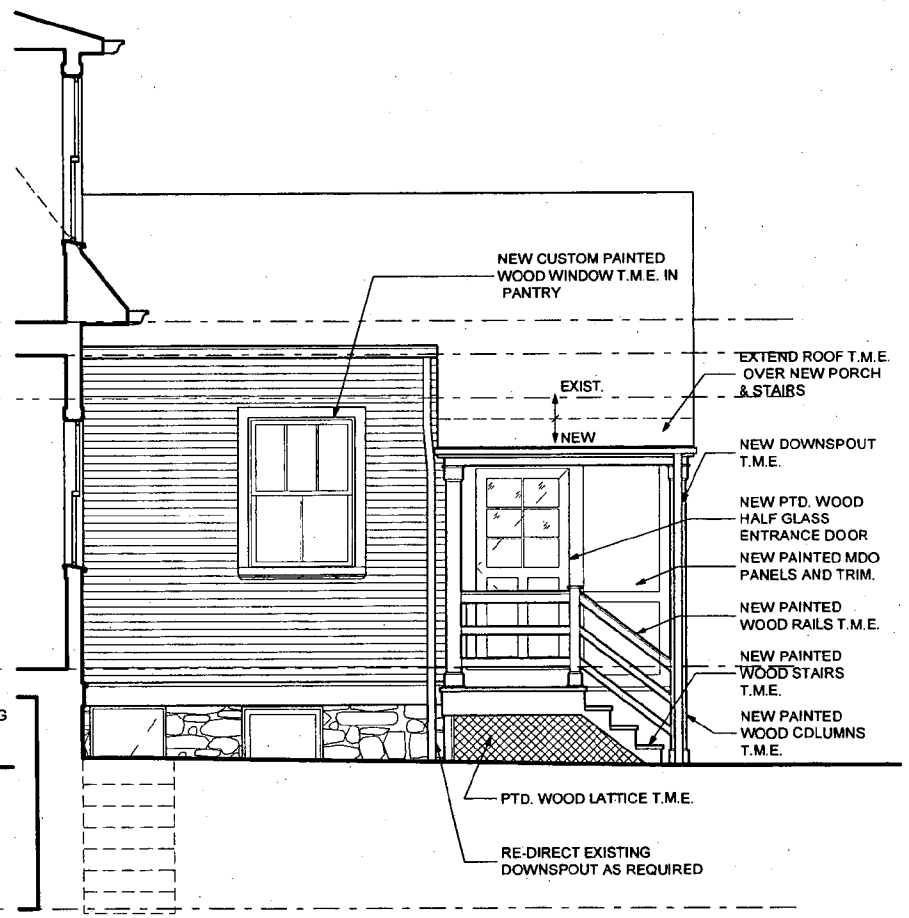
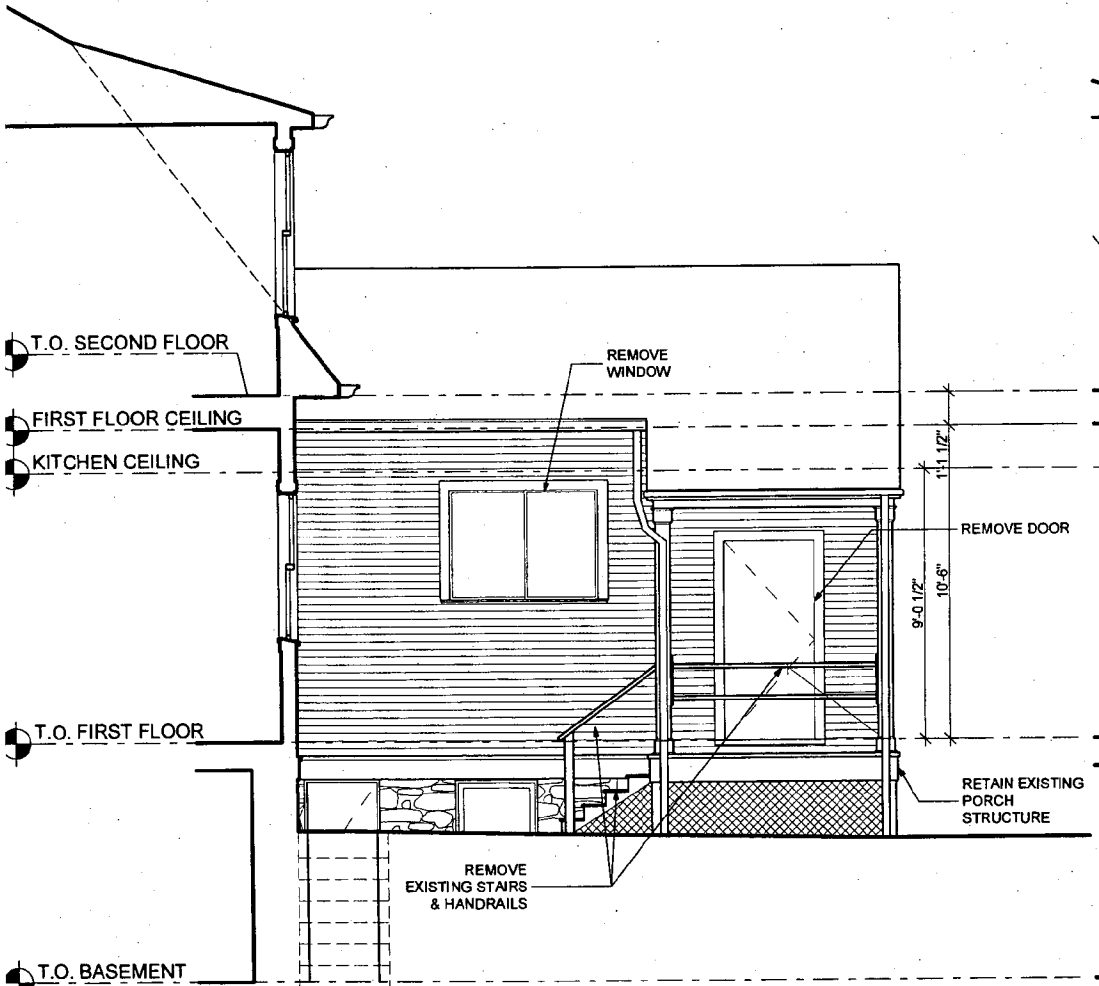
DRAWING TITLE:
 HPC-REVIEW

DATE:
 01/21/04

PROJECT NAME:
 HELLER RESIDENCE

SCALE:
 PHOTOS

PH-5



15

1
HR-5

EXISTING KITCHEN ELEVATION (REFER TO PH-7)
Scale: 1/4" = 1'-0"

2
HR-5

PROPOSED KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



SIDE PORCH ON EAST KITCHEN ELEVATION

PROPOSED: REPLACE EXISTING SLIDING WINDOW WITH NEW WINDOW TO MATCH EXISTING 3/2 DOUBLE HUNG ORIGINAL WINDOWS. ENCLOSE EXISTING SIDE PORCH TO CREATE MUDROOM WITH PAINTED WOOD SIDING TO MATCH EXISTING. NEW ADJACENT PAINTED WOOD STAIR & RAIL TO MATCH EXISTING. SEE PROPOSED ELEVATION ON HR-8.



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 WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
 HPC-REVIEW

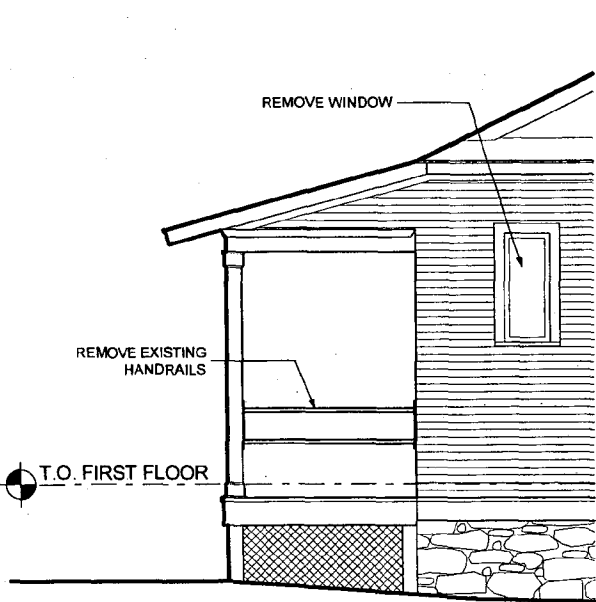
DATE:
 01/21/04

PROJECT NAME:
 HELLER RESIDENCE

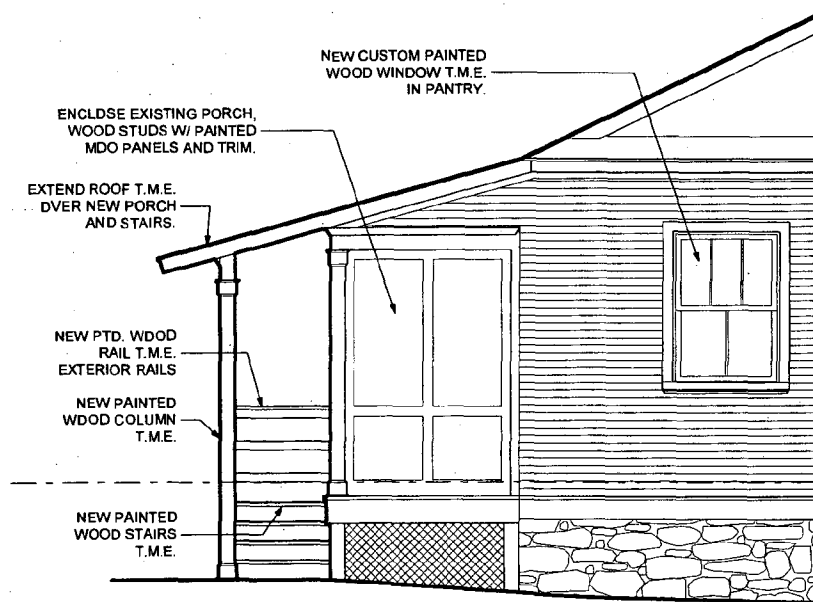
SCALE:
 PHOTOS

PH-7

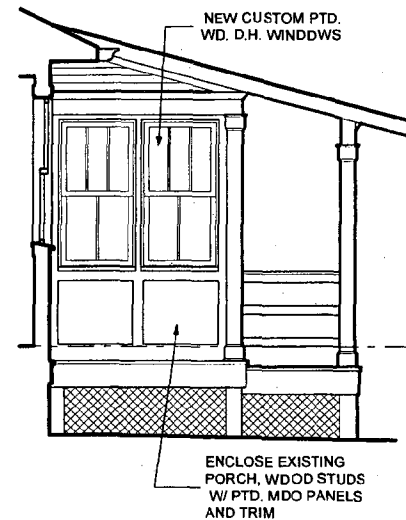
16



1
HR-9
EXISTING NORTH KITCHEN ELEVATION
Scale: 1/4" = 1'-0"

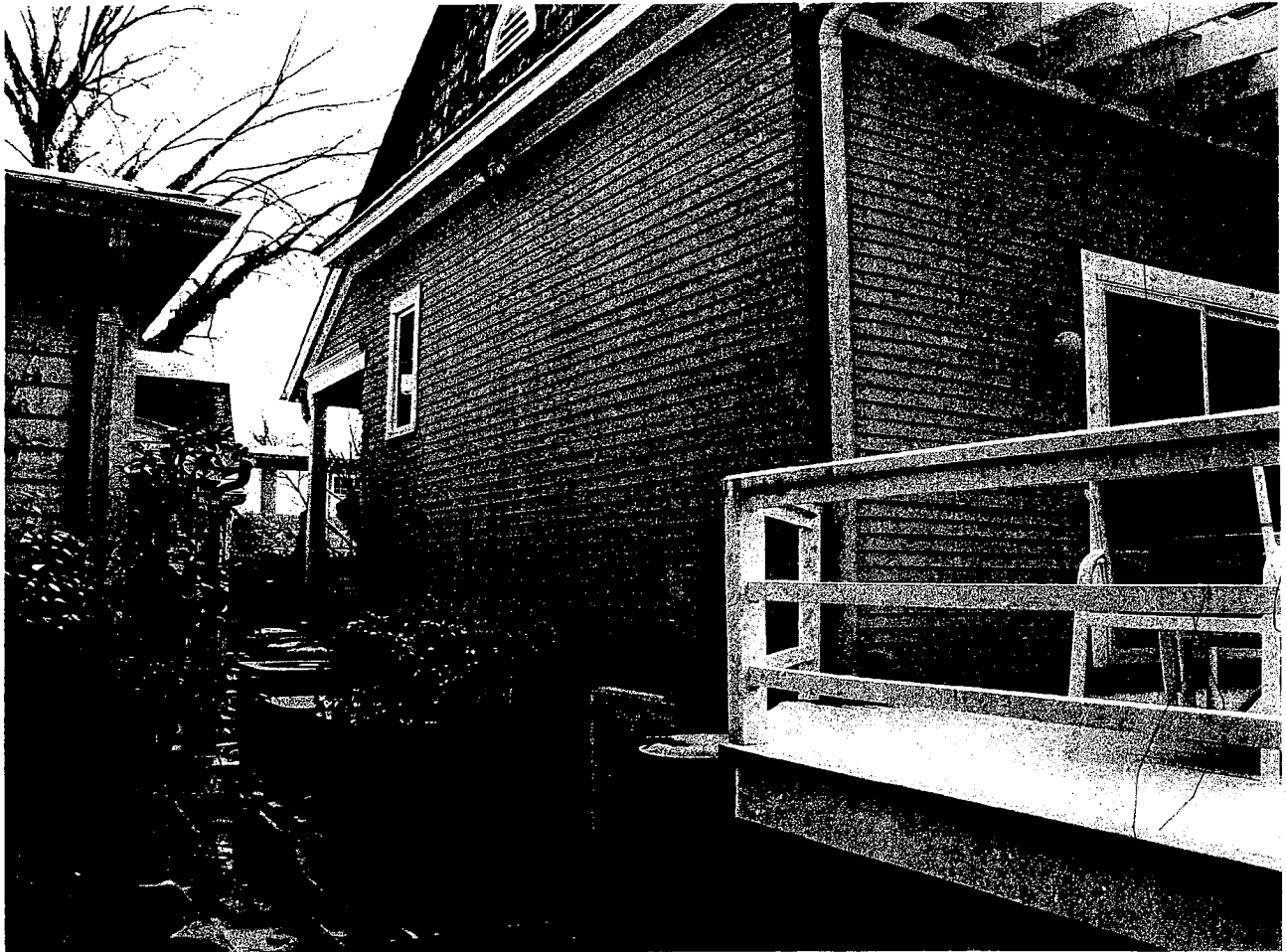


2
HR-9
PROPOSED NORTH KITCHEN ELEVATION
Scale: 1/4" = 1'-0"



3
HR-9
PROPOSED MUDROOM WINDOWS
Scale: 1/4" = 1'-0"

17



EXISTING WINDOW ON NORTH KITCHEN ELEVATION

PROPOSED: REMOVE EXISTING WINDOW. INFILL OPENING WITH PAINTED WOOD SIDING TO MATCH EXISTING. INSTALL NEW WINDOW ON THIS FACADE TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. SEE PROPOSED ELEVATION ON HR-12.



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

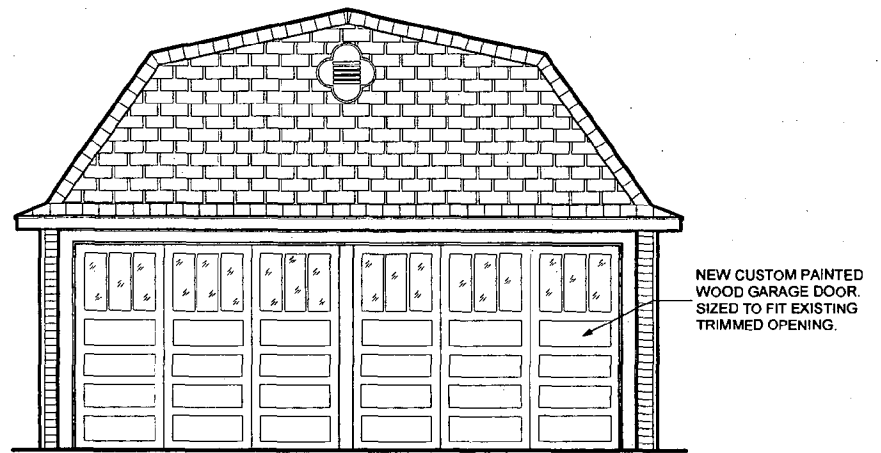
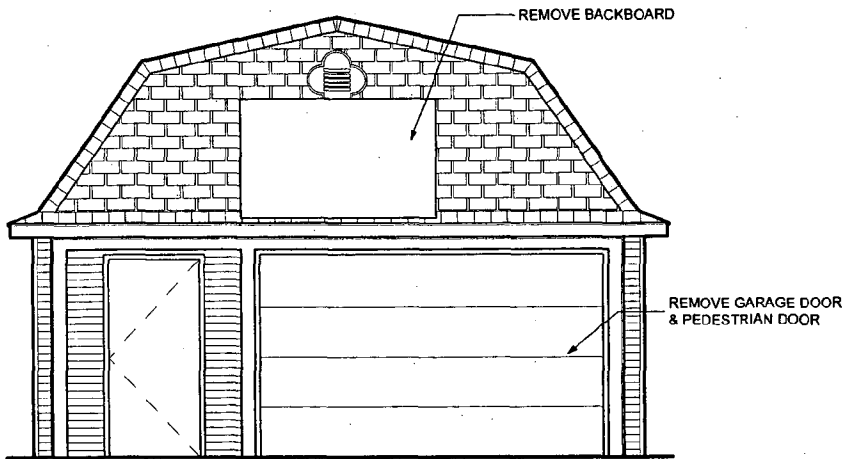
DRAWING TITLE:
HPC-REVIEW

PROJECT NAME:
HELLER RESIDENCE

DATE:
01/21/04

SCALE:
PHOTOS

PH-6



1
HR-8
EXISTING GARAGE ELEVATION (REFER TO PH-8)
Scale: 1/4" = 1'-0"

2
HR-8
PROPOSED GARAGE ELEVATION
Scale: 1/4" = 1'-0"

19



FRONT GARAGE ELEVATION

PROPOSED: REMOVE EXISTING BACKBOARD, GARAGE DOOR AND PEDESTRIAN DOOR. REPLACE WITH A CUSTOM PAINTED WOOD GARAGE DOOR SIZED TO FIT EXISTING TRIMMED OPENING.



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HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-8



FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET

BV BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE, NW SUITE 204 WASHINGTON, DC 20007 TELE: 202.337.7255	DRAWING TITLE: HPC-REVIEW	DATE: 01/21/04	PH-1
	PROJECT NAME: HELLER RESIDENCE	SCALE: PHOTOS	



SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

PROJECT NAME:
HELLER RESIDENCE

DATE:
01/21/04

SCALE:
PHOTOS

PH-2



SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

PROJECT NAME:
HELLER RESIDENCE

DATE:
01/21/04

SCALE:
PHOTOS

PH-3

0280

01-21-07

APPLICANT
HISTORIC AREA WORK PERMIT
HOMER RESIDENCE

DEPARTMENT OF PERMITTING SERVICES
255 KENNEDY PARKWAY 2ND FL.

INDOOR AIR QUALITY
TEL: 202-261-1000
WWW.DHS.GOV

0280

1-21-07

1-21-07

Michelle

WE HOPE TO BE SCHEDULED FOR REVIEW AT THE EARLIEST DATE
AND MEETING. PLEASE CONTACT ME WITH ANY QUESTIONS.

THANK YOU,
LARRY J. HANDELSMAN, AIA

Larry J. Handelsman

LARRY J. HANDELSMAN
AIA

(202) 337-7255 FAX (202) 337-0609

TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE (ROUTE 355), 2ND FL.
ROCKVILLE MD, 20850
TEL: 240.777.6370
7:30 a.m. - 3:30 p.m.

01.21.04
ATTENTION
RE:
HELLER RESIDENCE
HISTORIC AREA WORK PERMIT
APPLICATION

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
2	01.21.04	18	HAWP - DRAWINGS + PHOTOGRAPHS
2	01.21.04	3	HAWP - APPLICATION

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment _____

FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____
 WE HOPE TO BE SCHEDULED FOR REVIEW AT THE FEBRUARY 11TH
 HPC MEETING. PLEASE CONTACT ME WITH ANY QUESTIONS.

THANK YOU,
 DENISE JURON-BORGESSE, AIA

COPY TO • ROBIN HELLER
 • LISA VANDENBURGH

SIGNED: *Denise Juron-Borges*



LIST OF DRAWINGS:

- HR-1 EXISTING SITE PLAN
- HR-2 EXISTING FIRST FLOOR PLAN
- HR-3 PROPOSED FIRST FLOOR PLAN
- HR-4 EXISTING & PROPOSED FIRST FLOOR ROOF
- HR-5 EAST KITCHEN ELEVATIONS
- HR-6 DINING ROOM ELEVATIONS
- HR-7 OFFICE/STUDY WINDOW ELEVATIONS
- HR-8 GARAGE ELEVATIONS
- HR-9 KITCHEN & MUDROOM ELEVATIONS

LIST OF PHOTOGRAPHS:

- PH-1 FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET
- PH-2 SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET
- PH-3 SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET
- PH-4 EXISTING WINDOW ON EAST SIDE PORCH
- PH-5 DINING ROOM DOOR ON REAR PORCH
- PH-6 EXISTING WINDOW ON NORTH KITCHEN ELEVATION
- PH-7 SIDE PORCH ON EAST KITCHEN ELEVATION
- PH-8 FRONT GARAGE ELEVATION

Washington DC 1238 Wisconsin Avenue NW · Suite 204 · Washington DC 20007 · T 202 337 7255 F 202 337 0609 Middleburg VA P.O. Box 2143 · Middleburg VA 20118-2143 · T 540 687 5577 F 540 687 3773 barnesvanze.com	DRAWING: COVER SHEET	DATE: 01/21/04	ADDRESS: 19 GRAFTON STREET CHEVY CHASE, MD 20815	HR-0
	PROJECT: HELLER RESIDENCE	SCALE:		



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

DENISE M. JURON-BORGESSE, AIA,

Contact Person: BARNES VANZE ARCHITECTS

Daytime Phone No.: 202-337-7255

Tax Account No.: 00456456

CONTRACT PURCHASER

Name of Property Owner: MS. ROBIN HELLER

Daytime Phone No.: 703.438.0838

Address: 10017 SCENIC VIEW TERRACE, VIENNA VA 22182

Contractor: HORIZON BUILDERS, INC. Phone No.: 301.261.6706

Contractor Registration No.:

Agent for Owner: BARNES VANZE ARCHITECTS Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PREMISE

House Number: 19 Street: GRAFTON STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE

Lot: 4 Block: 24 Subdivision: -

Liber: 10700 Folio: 0444 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, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: PORCH ENCLOSURE + LINK

1B. Construction cost estimate: \$ 60,000

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 N/A FOR PROPOSED 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 N/A

1A. Height _____ feet _____ inches

1B. 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

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 Denise M. Juron-Borgesse

Date: 01-20-04

Approved: _____ For Chairperson, Historic Preservation Commission

Signature: _____ Date: _____

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

THE EXISTING PAINTED WOOD CLAPBOARD AND WEATHERED RED SHINGLE HOME SITS ON A BEAUTIFULLY LANDSCAPED EXTRA-WIDE LOT. THE MAIN ENTRY HAS LEADED GLASS SIDELITES AND A WELCOMING WRAP-AROUND PORCH, WHILE THE REST OF THE HOME HAS UNIQUE 3/2 PAINTED WOOD DOUBLE HUNG WINDOWS. THE FRONT FACADES OF BOTH THE HOME AND GARAGE ARE DISTINGUISHED BY DISTINCTIVE GAUREL ROOFS.

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

THIS PROJECT INCLUDES MINIMAL ALTERATIONS/ADDITIONS TO THE EXISTING HOME. RESTORING A CURRENTLY COVERED EXISTING TRIPLE HUNG WINDOW ON THE GRAFTON STREET FACADE WILL RE-INFORCE THE HISTORIC CHARACTER. AT THE REAR, A SMALL ENCLOSED LINK BETWEEN THE KITCHEN AND DINING ROOM WILL BE ADDED AT THE BACK PORCH. ANOTHER EXISTING REAR PORCH WILL BE ENCLOSED AS A MUDROOM AND A NEW ADJACENT STAIR, TO MATCH THE EXISTING, WILL

2. **SITE PLAN** ✓ BE ADDED. ALSO A NEW CARRIAGE STYLE GARAGE DOOR WILL REPLACE THE EXISTING. THE BALANCE OF THE PROJECT WILL BE INTERIOR RENOVATIONS OF THE KITCHEN, MASTER BATH, MASTER CLOSET AND BASEMENT STORAGE.

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.

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.

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.

TREE SURVEY N/A

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.

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)779-1355.

PROJECT: 19 GRAFTON STREET, CHEVY CHASE, MD 20815

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

<p>Owner's mailing address CONTRACT PURCHASER</p> <p>Ms. ROBIN HELLER 10017 SCENIC VIEW TERRACE VIENNA, VA 22182</p>	<p>Owner's Agent's mailing address</p> <p>BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE NW SUITE 204 WASHINGTON DC 20007 ATTENTION: ANTHONY BARNES, AIA</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>(ADJACENT)</p> <p>CURRENT OWNER 17 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(ADJACENT)</p> <p>CURRENT OWNER 21 GRAFTON STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON)</p> <p>CURRENT OWNER 26 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH)</p> <p>CURRENT OWNER 18 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON)</p> <p>CURRENT OWNER 28 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH)</p> <p>CURRENT OWNER 20 HESKETH STREET CHEVY CHASE, MD 20815</p>
<p>(CONFRONTING ON GRAFTON)</p> <p>CURRENT OWNER 30 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>(CONFRONTING FROM HESKETH)</p> <p>CURRENT OWNER 22 HESKETH STREET CHEVY CHASE, MD 20815</p>



FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-1



SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-2



SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

PROJECT NAME:
HELLER RESIDENCE

DATE:
01/21/04

SCALE:
PHOTOS

PH-3



EXISTING WINDOW ON EAST SIDE PORCH

PROPOSED: REMOVE EXISTING EXTERIOR AND INTERIOR PANELS TO RESTORE EXISTING ORIGINAL 3/4 DOUBLE HUNG WINDOW. SEE PROPOSED ELEVATION ON HR-10.



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

PROJECT NAME:
HELLER RESIDENCE

DATE:
01/21/04

SCALE:
PHOTOS

PH-4



DINING ROOM DOOR ON REAR PORCH

PROPOSED: REMOVE EXISTING SLIDING DOOR AND REPLACE WITH NEW WINDOW TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. RE-USE EXISTING DOOR AT NEW ENCLOSED LINK FROM KITCHEN TO DINING ROOM. SEE PROPOSED ELEVATION ON HR-9.



BARNES VANZE ARCHITECTS
 1238 WISCONSIN AVENUE, NW SUITE 204
 WASHINGTON, DC 20007 TELE: 202.337.7255

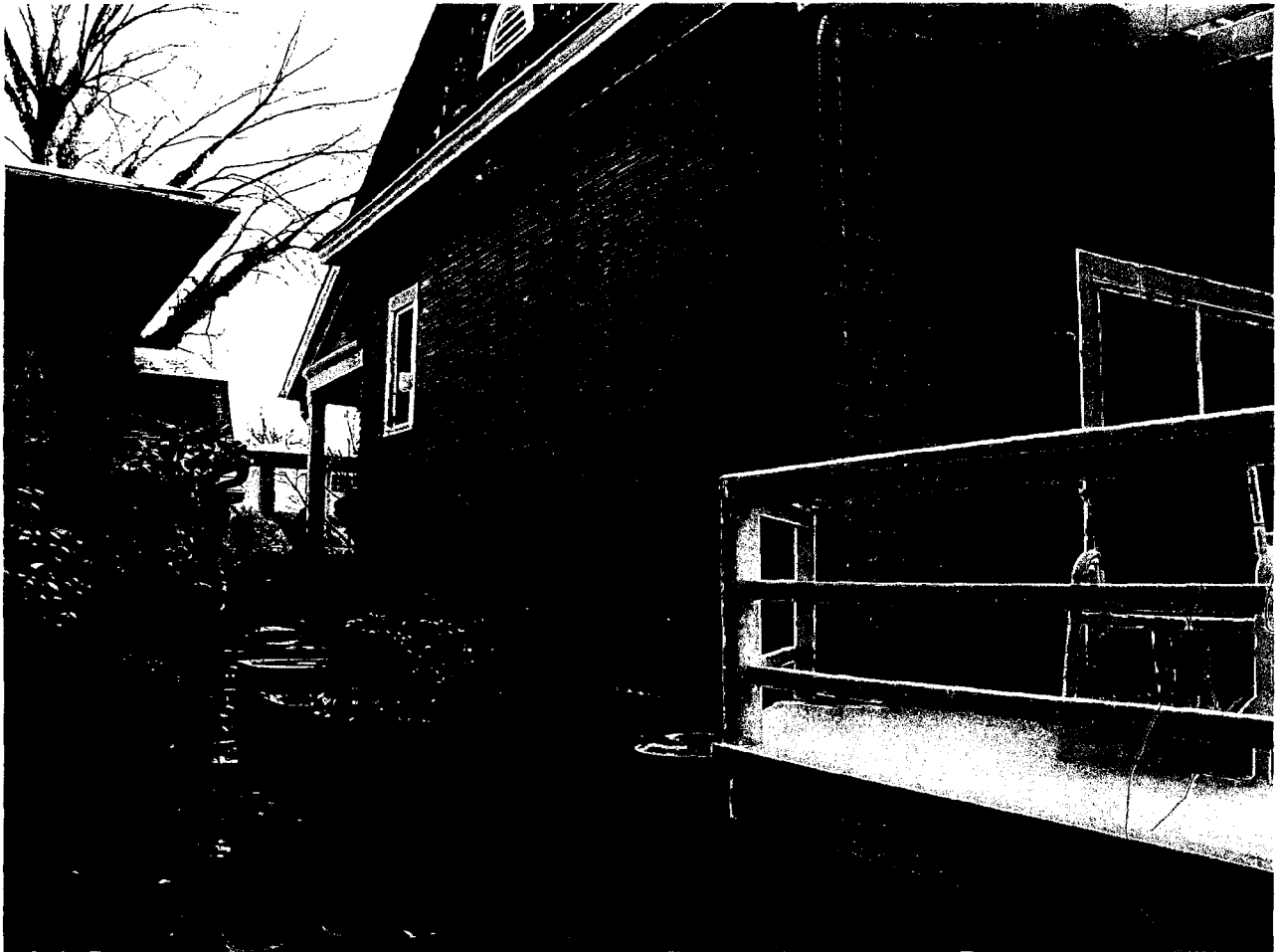
DRAWING TITLE:
 HPC-REVIEW

PROJECT NAME:
 HELLER RESIDENCE

DATE:
 01/21/04


SCALE:
 PHOTOS

PH-5



EXISTING WINDOW ON NORTH KITCHEN ELEVATION


PROPOSED: REMOVE EXISTING WINDOW. INFILL OPENING WITH PAINTED WOOD SIDING TO MATCH EXISTING. INSTALL NEW WINDOW ON THIS FACADE TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. SEE PROPOSED ELEVATION ON HR-12.

 BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE, NW SUITE 204 WASHINGTON, DC 20007 TELE: 202.337.7255	DRAWING TITLE: HPC-REVIEW	DATE: 01/21/04	PH-6
	PROJECT NAME: HELLER RESIDENCE	SCALE: PHOTOS	



SIDE PORCH ON EAST KITCHEN ELEVATION

PROPOSED: REPLACE EXISTING SLIDING WINDOW WITH NEW WINDOW TO MATCH EXISTING 3/2 DOUBLE HUNG ORIGINAL WINDOWS. ENCLOSE EXISTING SIDE PORCH TO CREATE MUDROOM WITH PAINTED WOOD SIDING TO MATCH EXISTING. NEW ADJACENT PAINTED WOOD STAIR & RAIL TO MATCH EXISTING. SEE PROPOSED ELEVATION ON HR-8.

 BARNES VANZE ARCHITECTS 1238 WISCONSIN AVENUE, NW SUITE 204 WASHINGTON, DC 20007 TELE: 202.337.7255	DRAWING TITLE: HPC-REVIEW	DATE: 01/21/04	PH-7
	PROJECT NAME: HELLER RESIDENCE	SCALE: PHOTOS	



FRONT GARAGE ELEVATION

PROPOSED: REMOVE EXISTING BACKBOARD, GARAGE DOOR AND PEDESTRIAN DOOR. REPLACE WITH A CUSTOM PAINTED WOOD GARAGE DOOR SIZED TO FIT EXISTING TRIMMED OPENING.



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-8



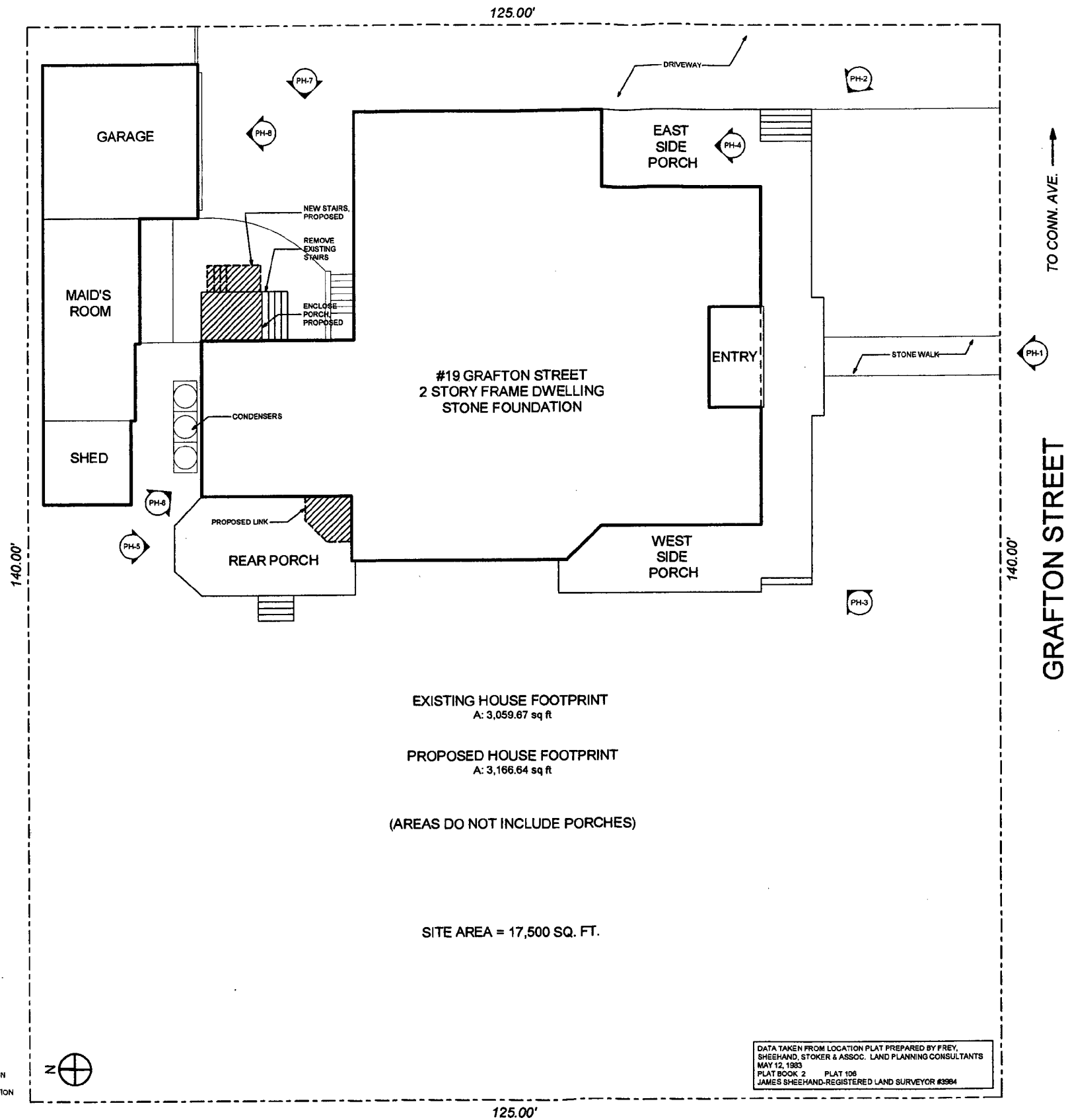
LIST OF DRAWINGS:

- HR-1 EXISTING SITE PLAN
- HR-2 EXISTING FIRST FLOOR PLAN
- HR-3 PROPOSED FIRST FLOOR PLAN
- HR-4 EXISTING & PROPOSED FIRST FLOOR ROOF
- HR-5 EAST KITCHEN ELEVATIONS
- HR-6 DINING ROOM ELEVATIONS
- HR-7 OFFICE/STUDY WINDOW ELEVATIONS
- HR-8 GARAGE ELEVATIONS
- HR-9 KITCHEN & MUDROOM ELEVATIONS

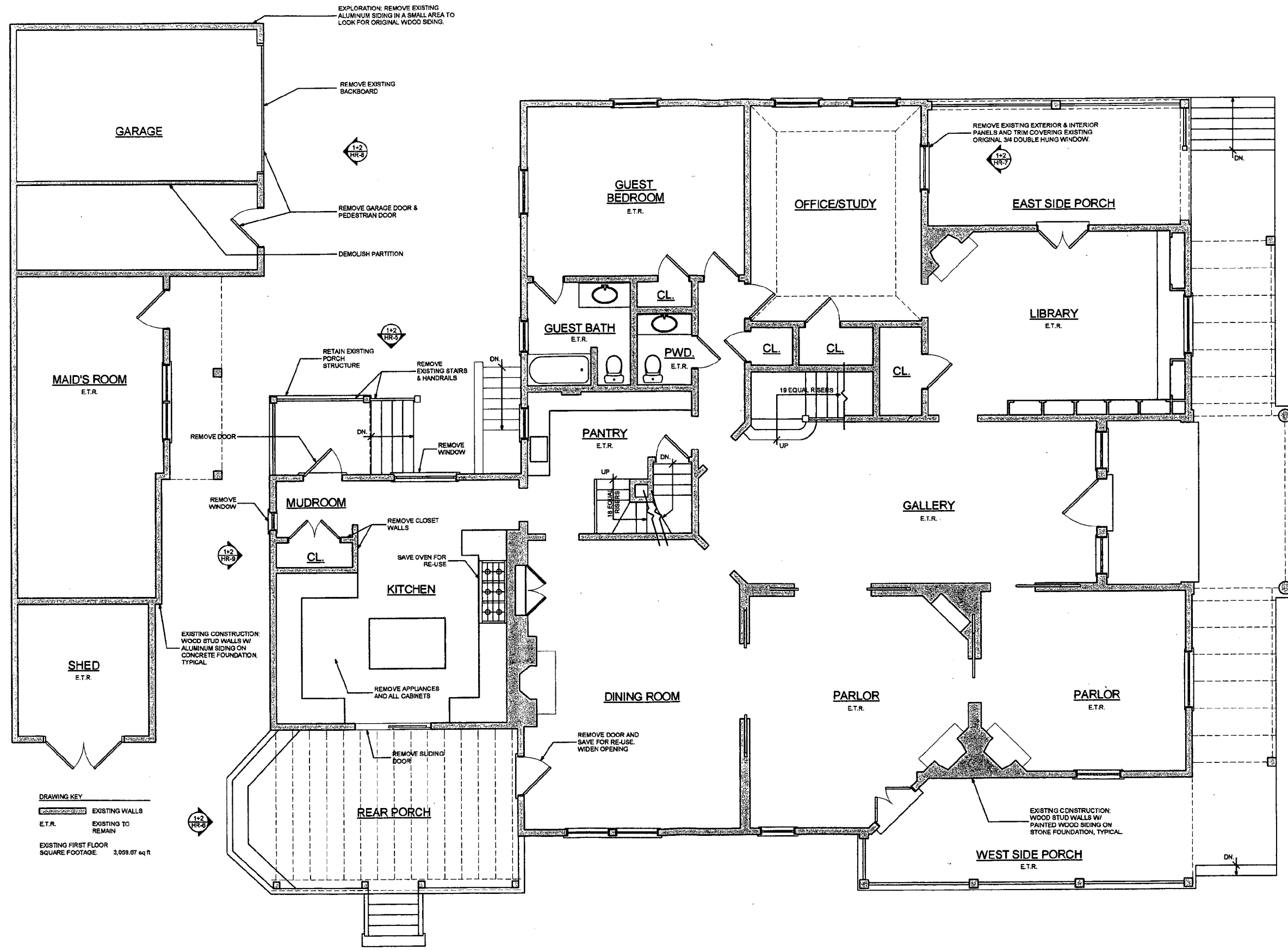
LIST OF PHOTOGRAPHS:

- PH-1 FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET
- PH-2 SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET
- PH-3 SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET
- PH-4 EXISTING WINDOW ON EAST SIDE PORCH
- PH-5 DINING ROOM DOOR ON REAR PORCH
- PH-6 EXISTING WINDOW ON NORTH KITCHEN ELEVATION
- PH-7 SIDE PORCH ON EAST KITCHEN ELEVATION
- PH-8 FRONT GARAGE ELEVATION

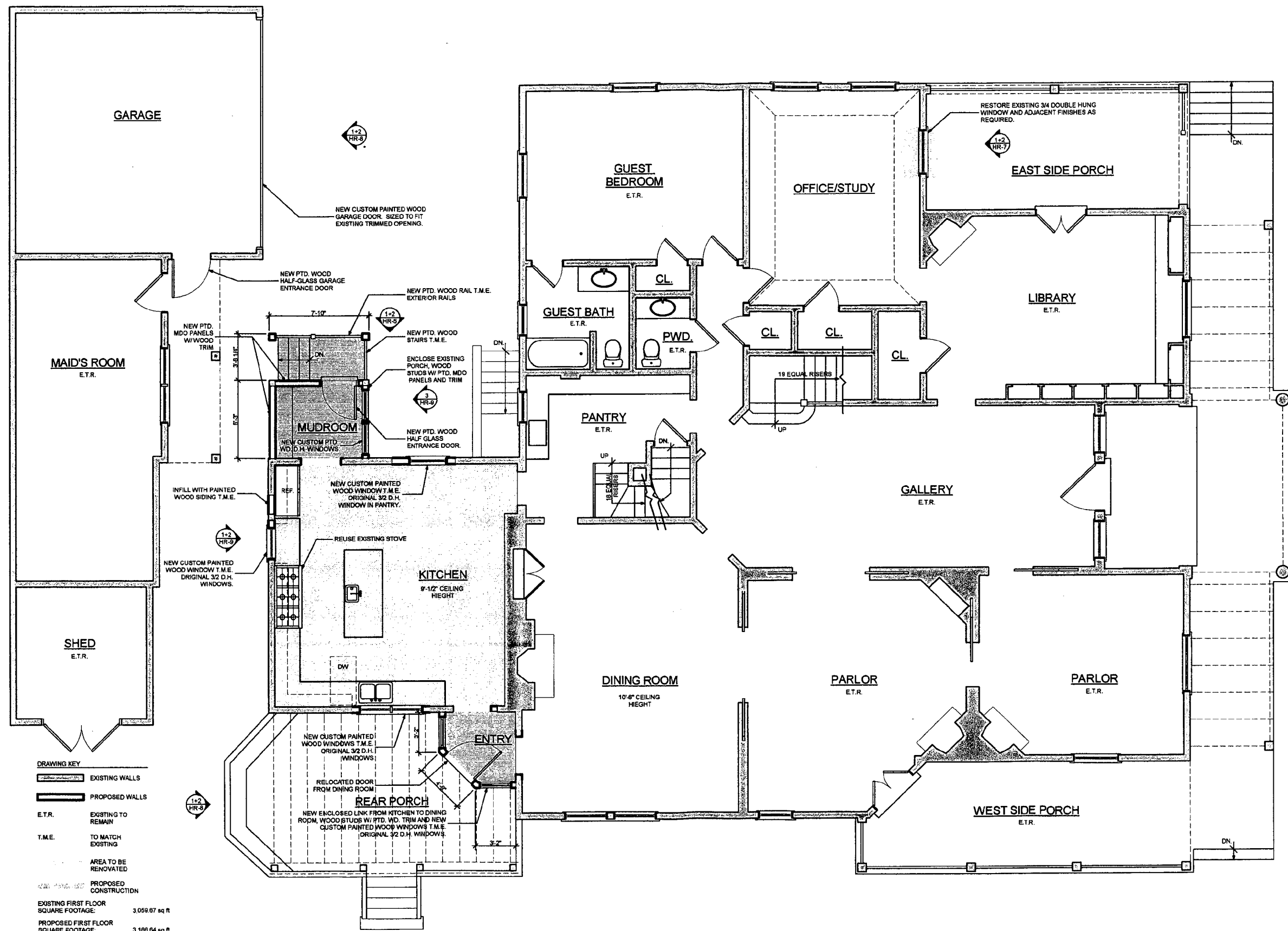
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	PROJECT: HELLER RESIDENCE	SCALE:		

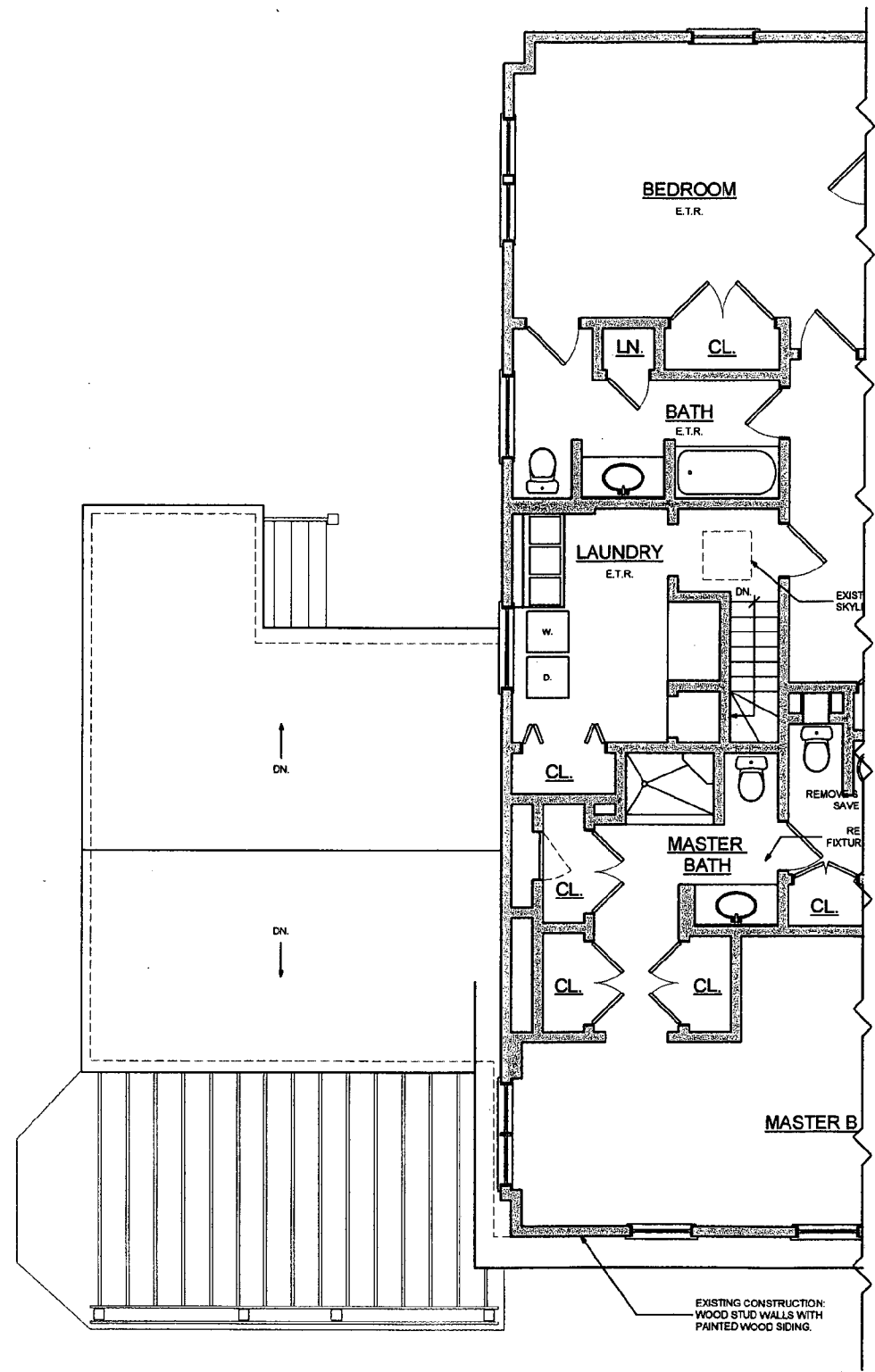


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	PROJECT: HELLER RESIDENCE	SCALE: 0 2' 4' 6' 8' 10' 20'	HR-1

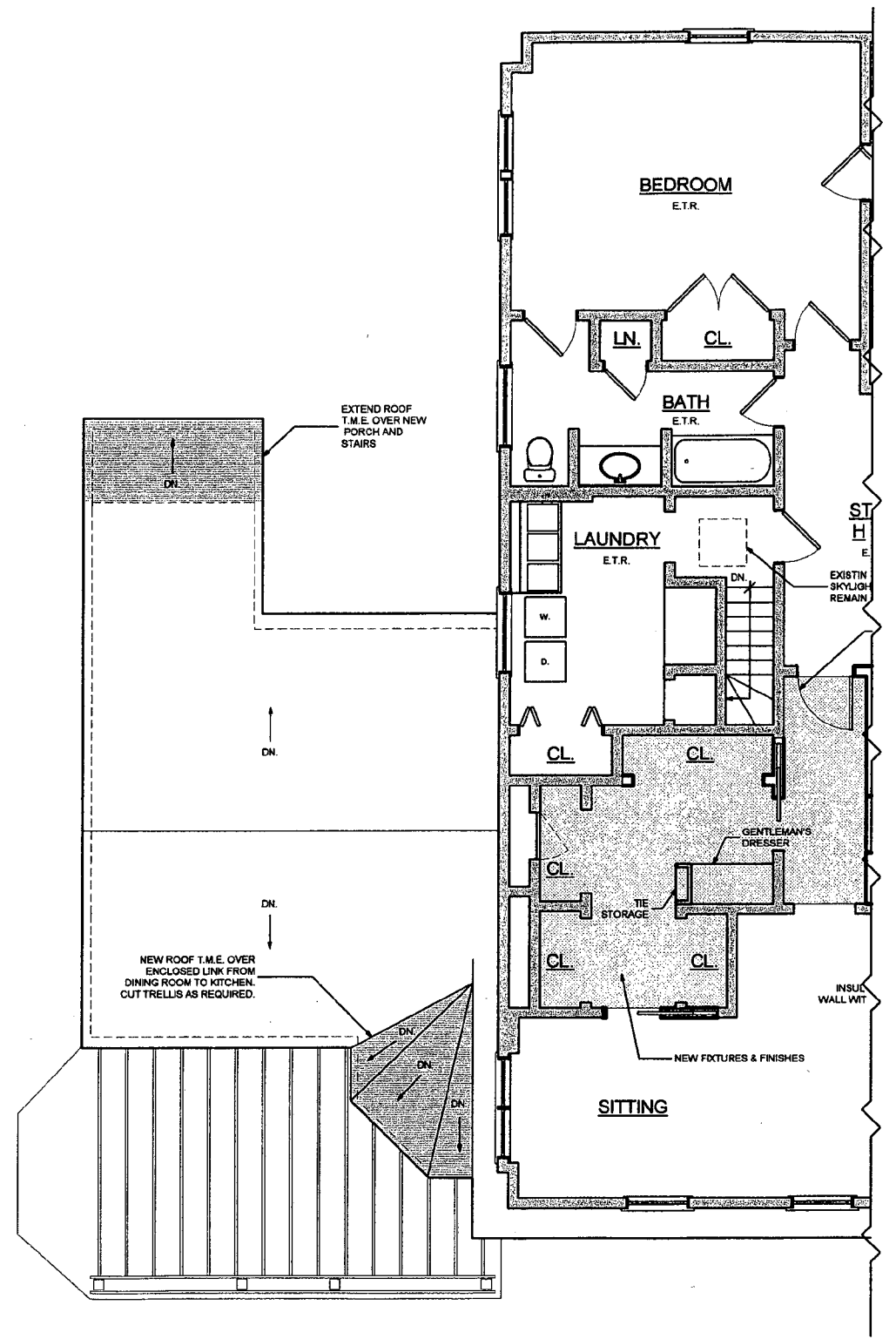


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	<p>PROJECT: HELLER RESIDENCE</p>	<p>SCALE: 0 1' 2' 3' 4' 5' 10'</p>		





1 EXISTING FIRST FLOOR ROOF PLAN
 HR-4 Scale: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR ROOF PLAN
 HR-4 Scale: 1/8" = 1'-0"



FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET



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DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-1



SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET



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WASHINGTON, DC 20007 TELE: 202.337.7255

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DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-2



SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET



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DRAWING TITLE:
HPC-REVIEW

DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-3



EXISTING WINDOW ON EAST SIDE PORCH

PROPOSED: REMOVE EXISTING EXTERIOR AND INTERIOR PANELS TO RESTORE EXISTING ORIGINAL 3/4 DOUBLE HUNG WINDOW. SEE PROPOSED ELEVATION ON HR-10.



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DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE


SCALE:
PHOTOS

PH-4



DINING ROOM DOOR ON REAR PORCH

PROPOSED: REMOVE EXISTING SLIDING DOOR AND REPLACE WITH NEW WINDOW TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. RE-USE EXISTING DOOR AT NEW ENCLOSED LINK FROM KITCHEN TO DINING ROOM. SEE PROPOSED ELEVATION ON HR-9.

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	PROJECT NAME: HELLER RESIDENCE	SCALE: PHOTOS	



EXISTING WINDOW ON NORTH KITCHEN ELEVATION

PROPOSED: REMOVE EXISTING WINDOW. INFILL OPENING WITH PAINTED WOOD SIDING TO MATCH EXISTING. INSTALL NEW WINDOW ON THIS FACADE TO MATCH EXISTING ORIGINAL 3/2 DOUBLE HUNG WINDOWS. SEE PROPOSED ELEVATION ON HR-12.



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DATE:
01/21/04

PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-6



SIDE PORCH ON EAST KITCHEN ELEVATION

PROPOSED: REPLACE EXISTING SLIDING WINDOW WITH NEW WINDOW TO MATCH EXISTING 3/2 DOUBLE HUNG ORIGINAL WINDOWS. ENCLOSE EXISTING SIDE PORCH TO CREATE MUDROOM WITH PAINTED WOOD SIDING TO MATCH EXISTING. NEW ADJACENT PAINTED WOOD STAIR & RAIL TO MATCH EXISTING. SEE PROPOSED ELEVATION ON HR-8.



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DRAWING TITLE:
 HPC-REVIEW

DATE:
 01/21/04

PROJECT NAME:
 HELLER RESIDENCE

SCALE:
 PHOTOS

PH-7



FRONT GARAGE ELEVATION

PROPOSED: REMOVE EXISTING BACKBOARD, GARAGE DOOR AND PEDESTRIAN DOOR. REPLACE WITH A CUSTOM PAINTED WOOD GARAGE DOOR SIZED TO FIT EXISTING TRIMMED OPENING.



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PROJECT NAME:
HELLER RESIDENCE

SCALE:
PHOTOS

PH-8



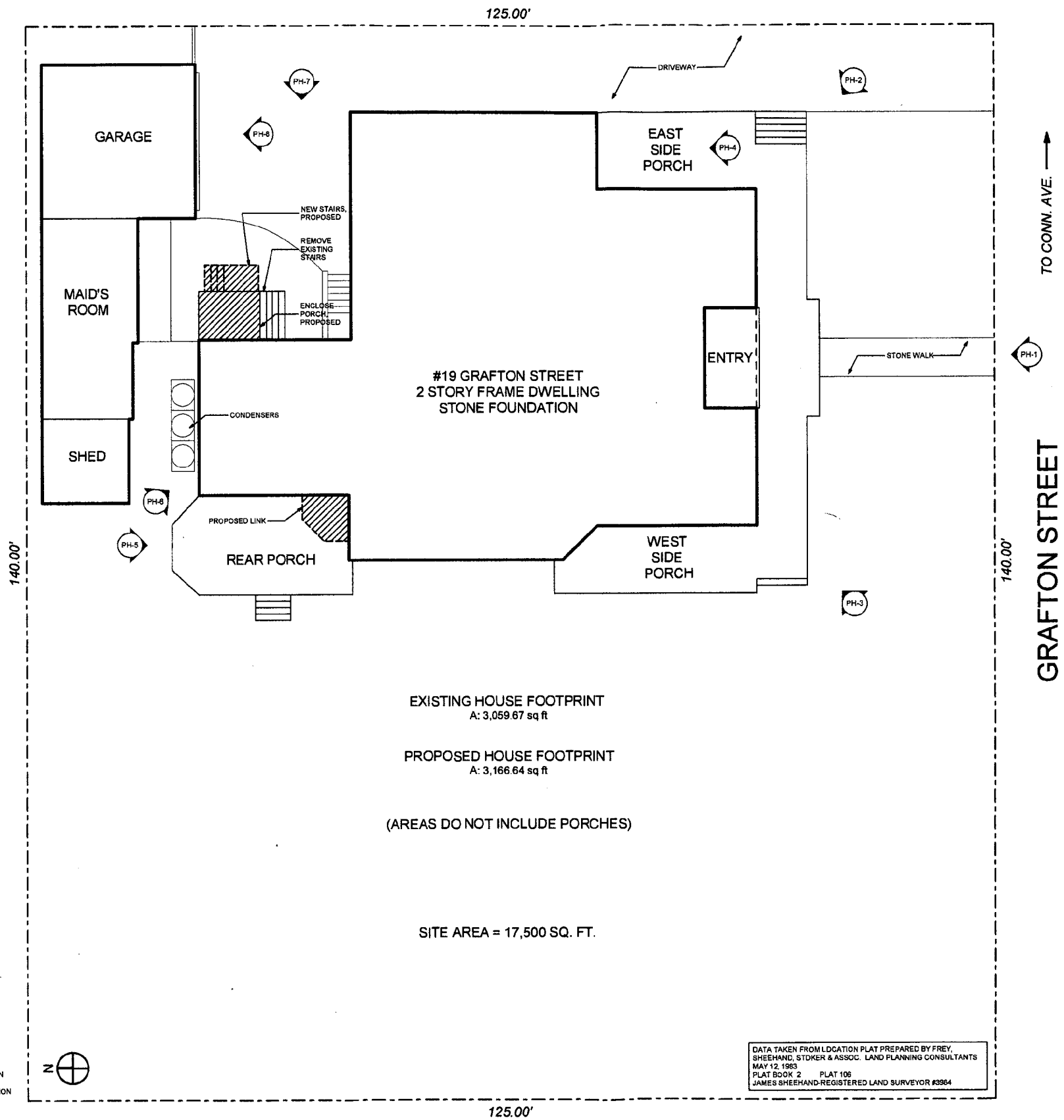
LIST OF DRAWINGS:

- HR-1 EXISTING SITE PLAN
- HR-2 EXISTING FIRST FLOOR PLAN
- HR-3 PROPOSED FIRST FLOOR PLAN
- HR-4 EXISTING & PROPOSED FIRST FLOOR ROOF
- HR-5 EAST KITCHEN ELEVATIONS
- HR-6 DINING ROOM ELEVATIONS
- HR-7 OFFICE/STUDY WINDOW ELEVATIONS
- HR-8 GARAGE ELEVATIONS
- HR-9 KITCHEN & MUDROOM ELEVATIONS

LIST OF PHOTOGRAPHS:

- PH-1 FRONT ELEVATION LOOKING NORTH FROM GRAFTON STREET
- PH-2 SIDE ELEVATION LOOKING WEST FROM GRAFTON STREET
- PH-3 SIDE ELEVATION LOOKING EAST FROM GRAFTON STREET
- PH-4 EXISTING WINDOW ON EAST SIDE PORCH
- PH-5 DINING ROOM DOOR ON REAR PORCH
- PH-6 EXISTING WINDOW ON NORTH KITCHEN ELEVATION
- PH-7 SIDE PORCH ON EAST KITCHEN ELEVATION
- PH-8 FRONT GARAGE ELEVATION

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	PROJECT: HELLER RESIDENCE	SCALE:		



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DRAWING: EXISTING SITE PLAN

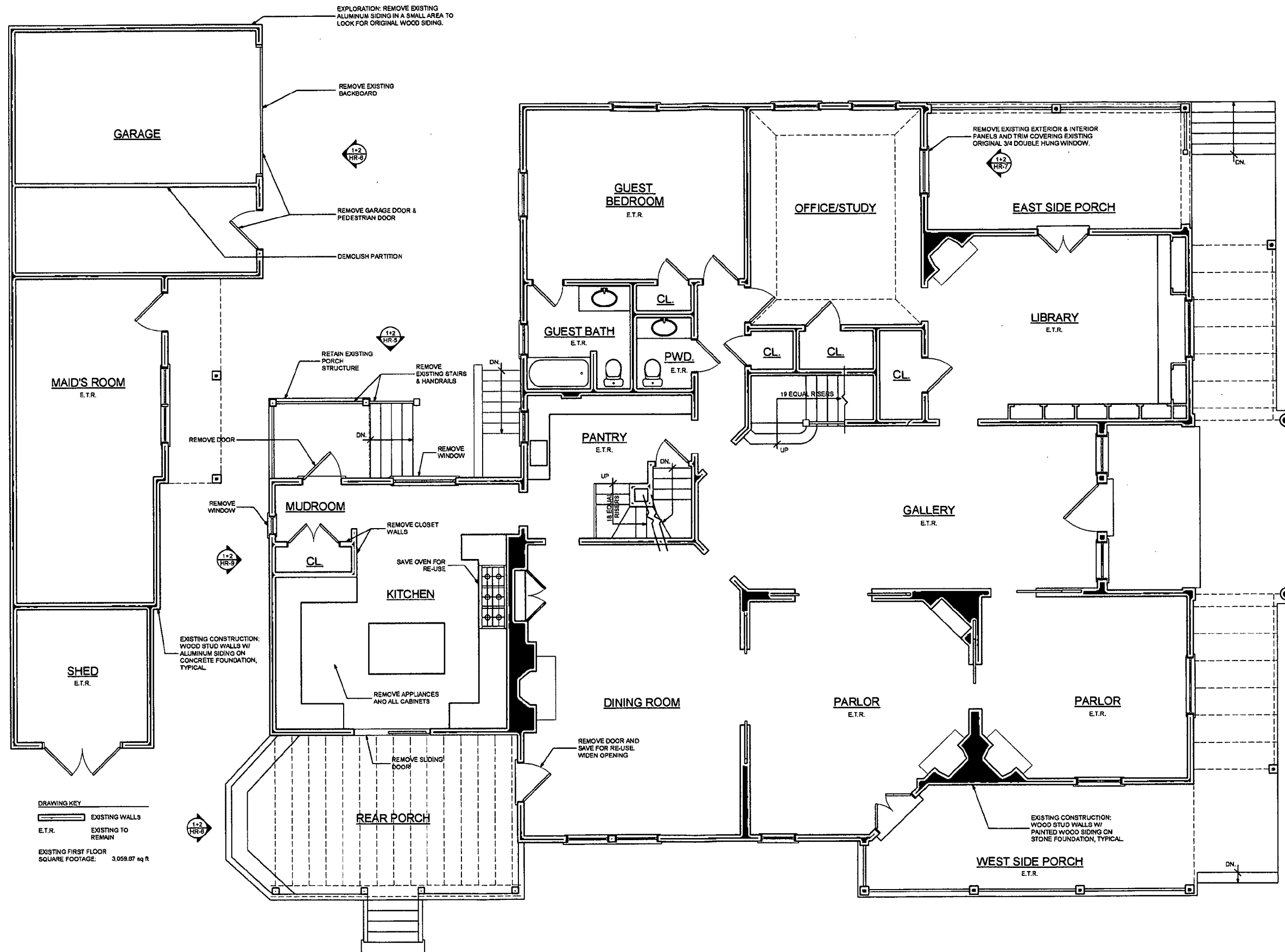
PROJECT: HELLER RESIDENCE

DATE: 01/21/04

SCALE: 0 2' 4' 6' 8' 10' 20'

**ADDRESS: 19 GRAFTON STREET
CHEVY CHASE, MD 20815**

HR-1



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DRAWING: EXST'G FIRST FLOOR PLAN

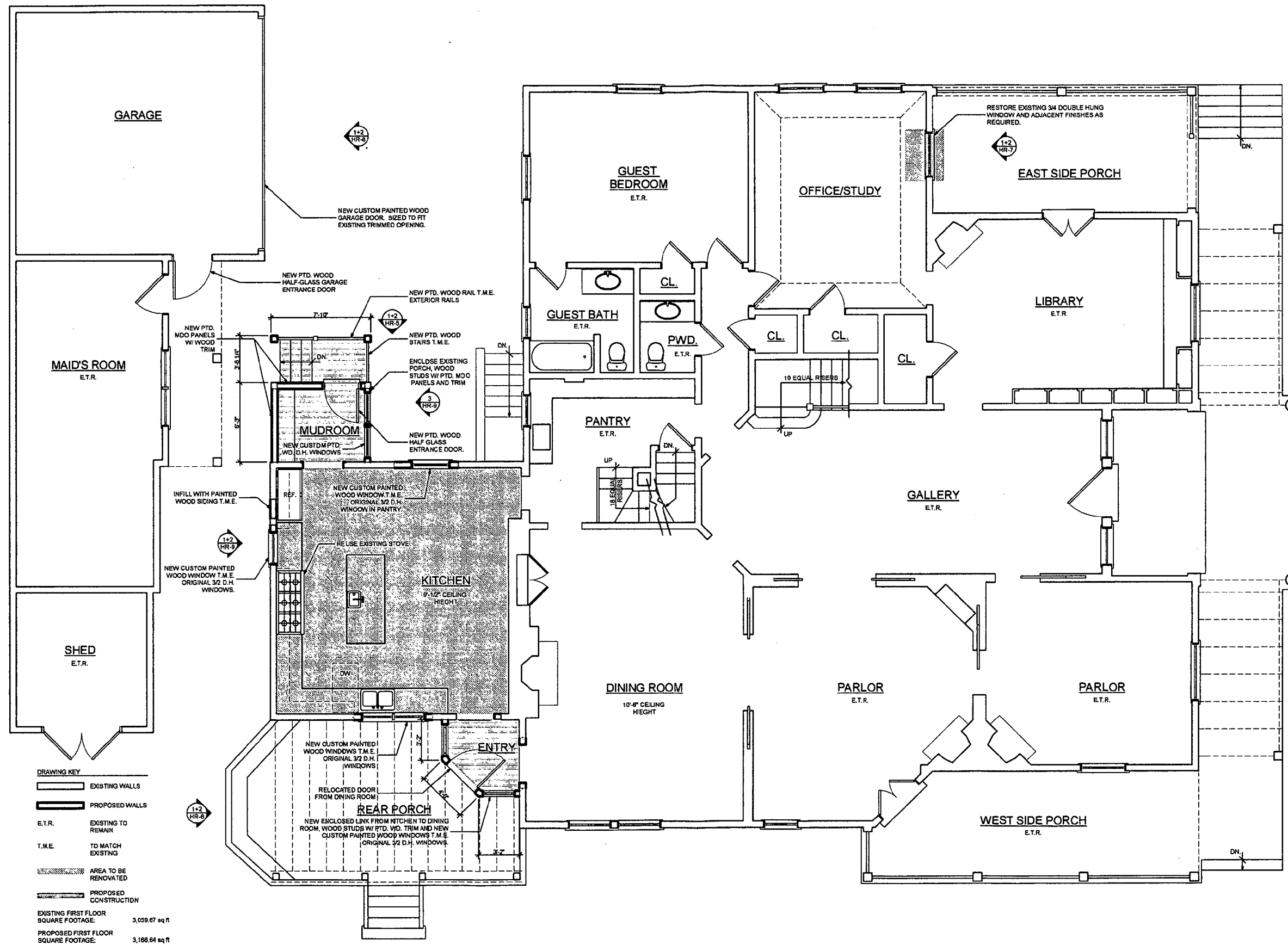
PROJECT: HELLER RESIDENCE

DATE: 01/21/04

SCALE: 0 1' 2' 3' 4' 5' 10'

**ADDRESS: 19 GRAFTON STREET
 CHEVY CHASE, MD 20815**

HR-2



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DRAWING: PROP. FIRST FLOOR PLAN

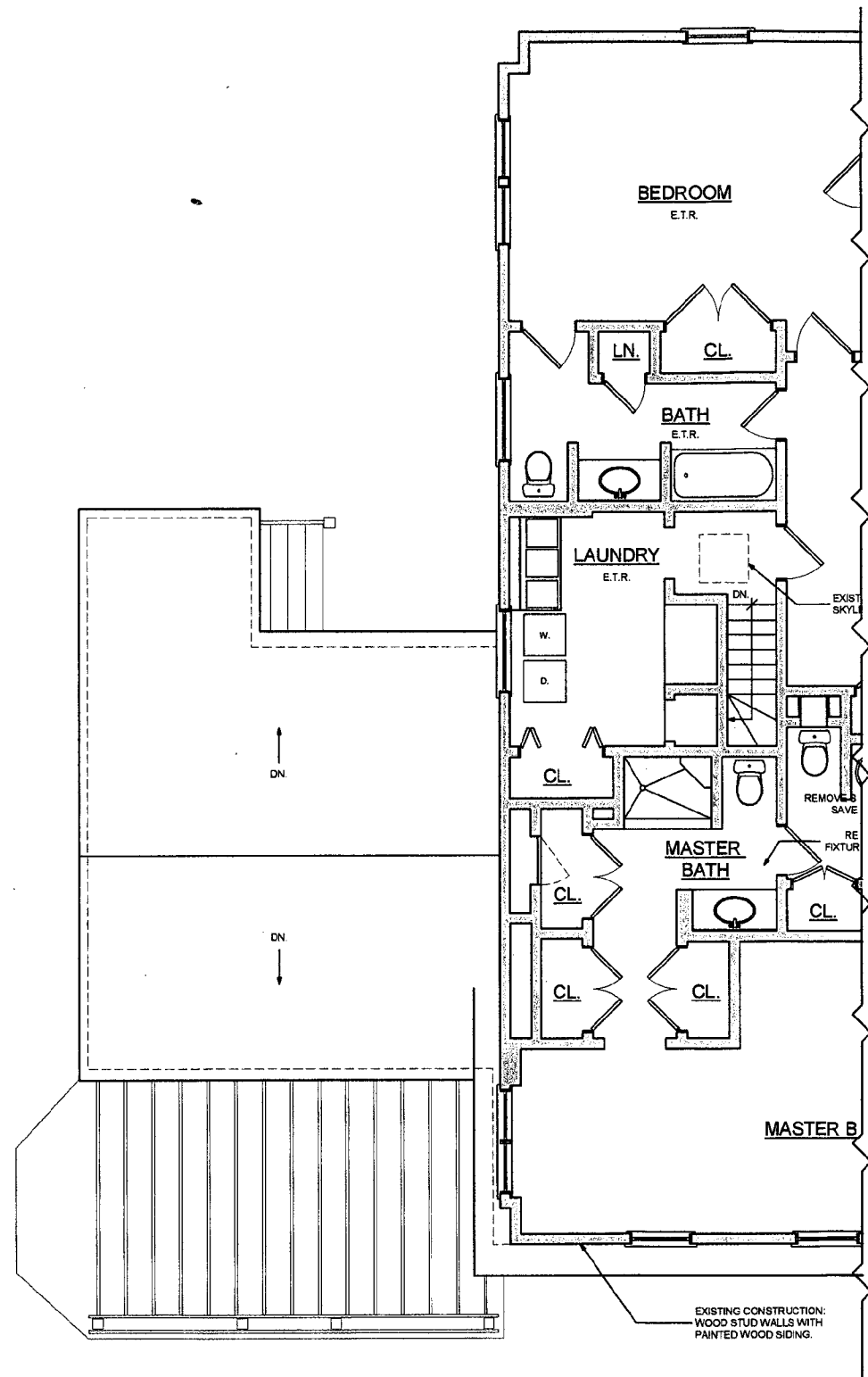
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**ADDRESS: 19 GRAFTON STREET
 CHEVY CHASE, MD 20815**

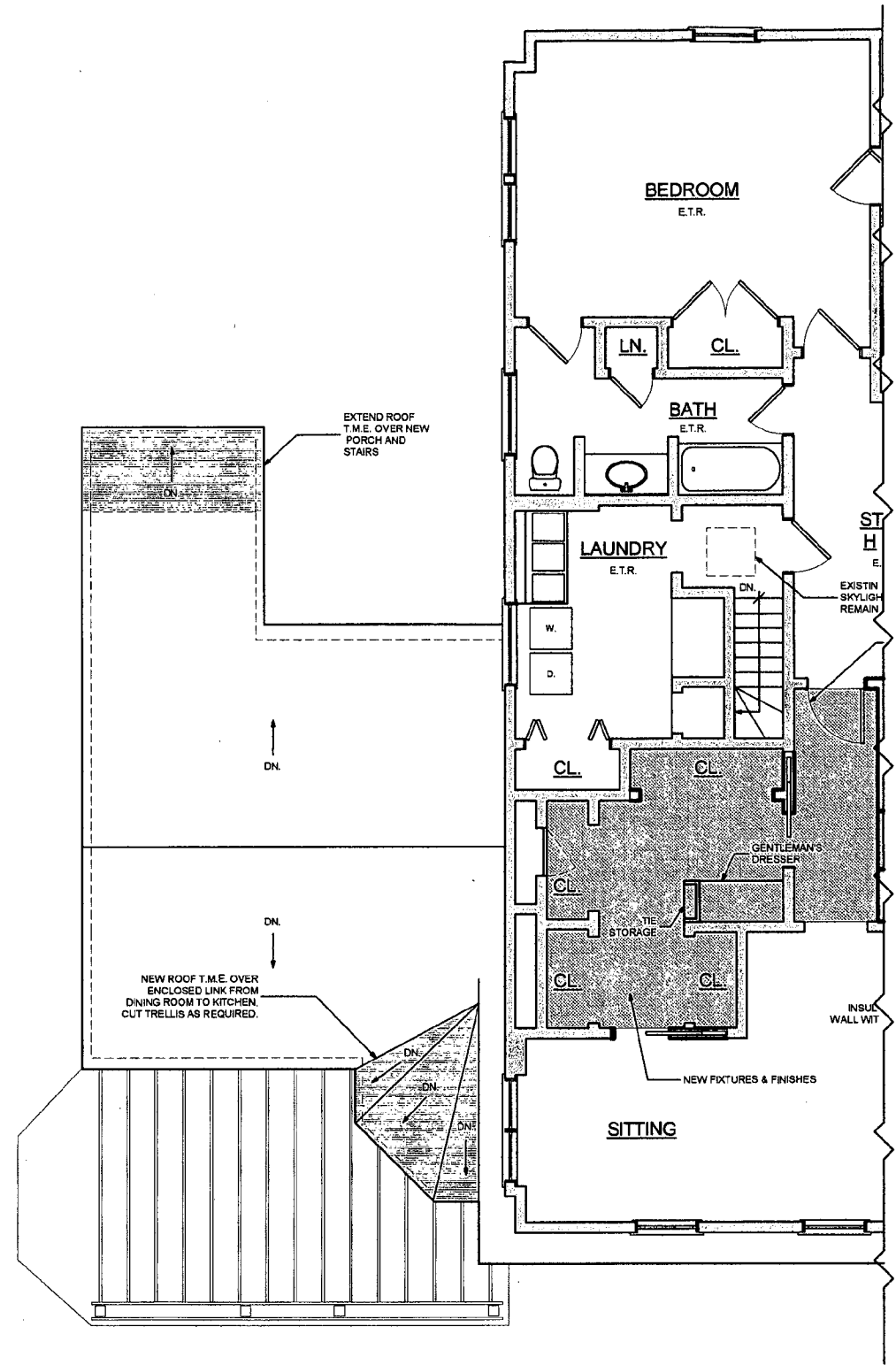
HR-3

PROJECT: HELLER RESIDENCE

SCALE: 0 1' 2' 3' 4' 5' 10'



1 EXISTING FIRST FLOOR ROOF PLAN
 HR-4 Scale: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR ROOF PLAN
 HR-4 Scale: 1/8" = 1'-0"

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DRAWING: EXST'G & PROP. ROOF PLN.

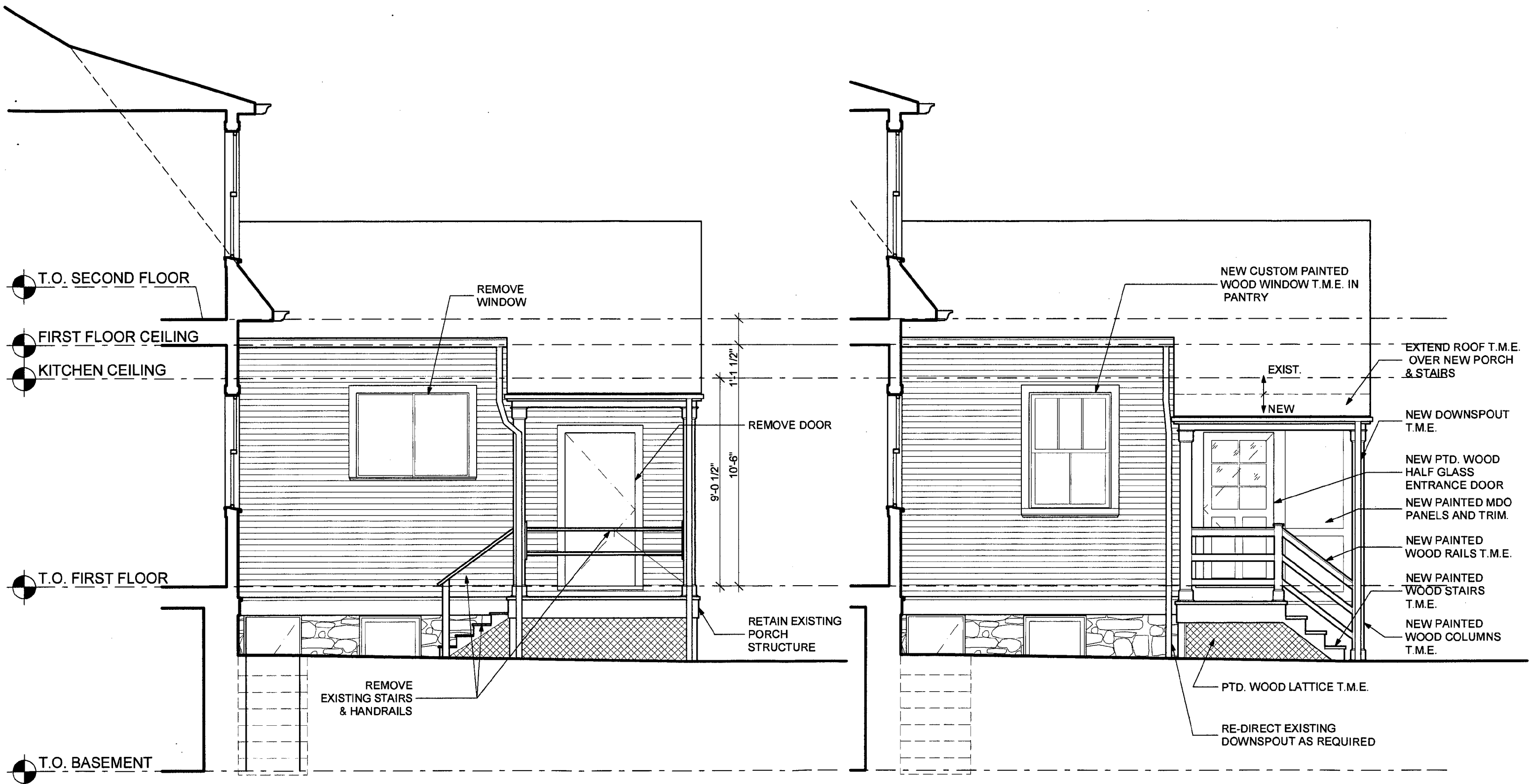
DATE: 01/21/04

**ADDRESS: 19 GRAFTON STREET
 CHEVY CHASE, MD 20815**

HR-4

PROJECT: HELLER RESIDENCE

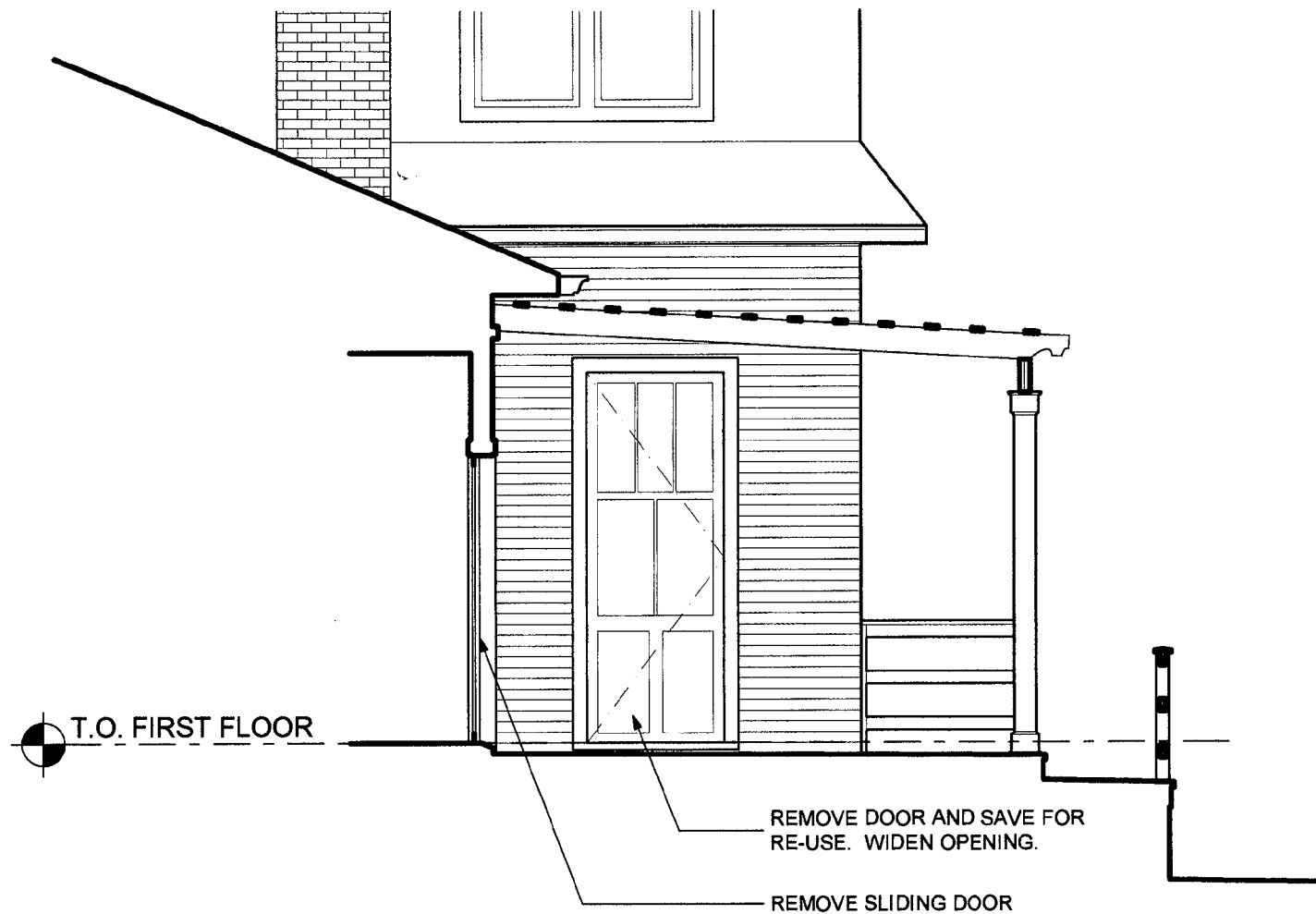
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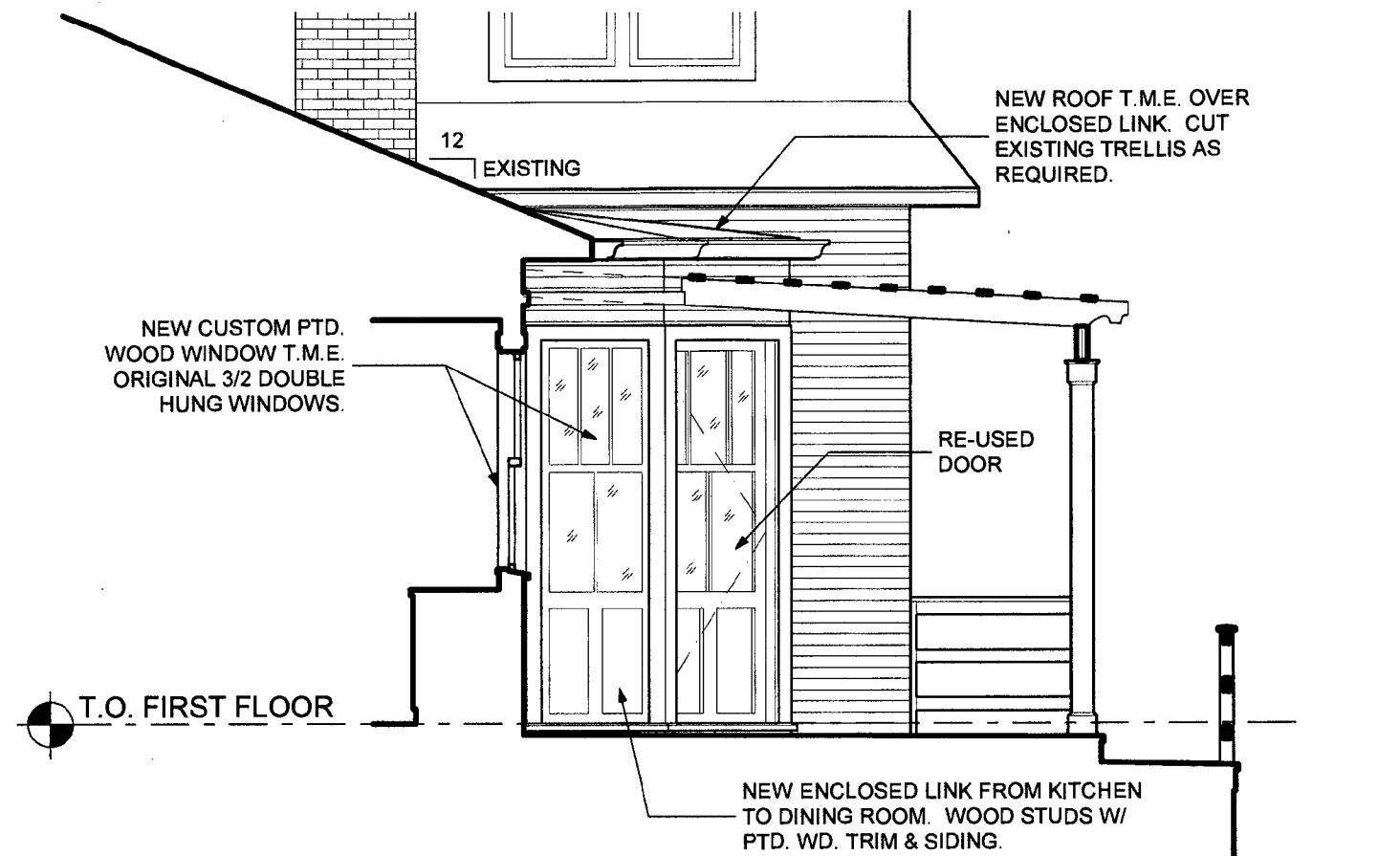
1 EXISTING KITCHEN ELEVATION (REFER TO PH-7)
 HR-5 Scale: 1/4" = 1'-0"

2 PROPOSED KITCHEN ELEVATION
 HR-5 Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0 1' 2' 5'		

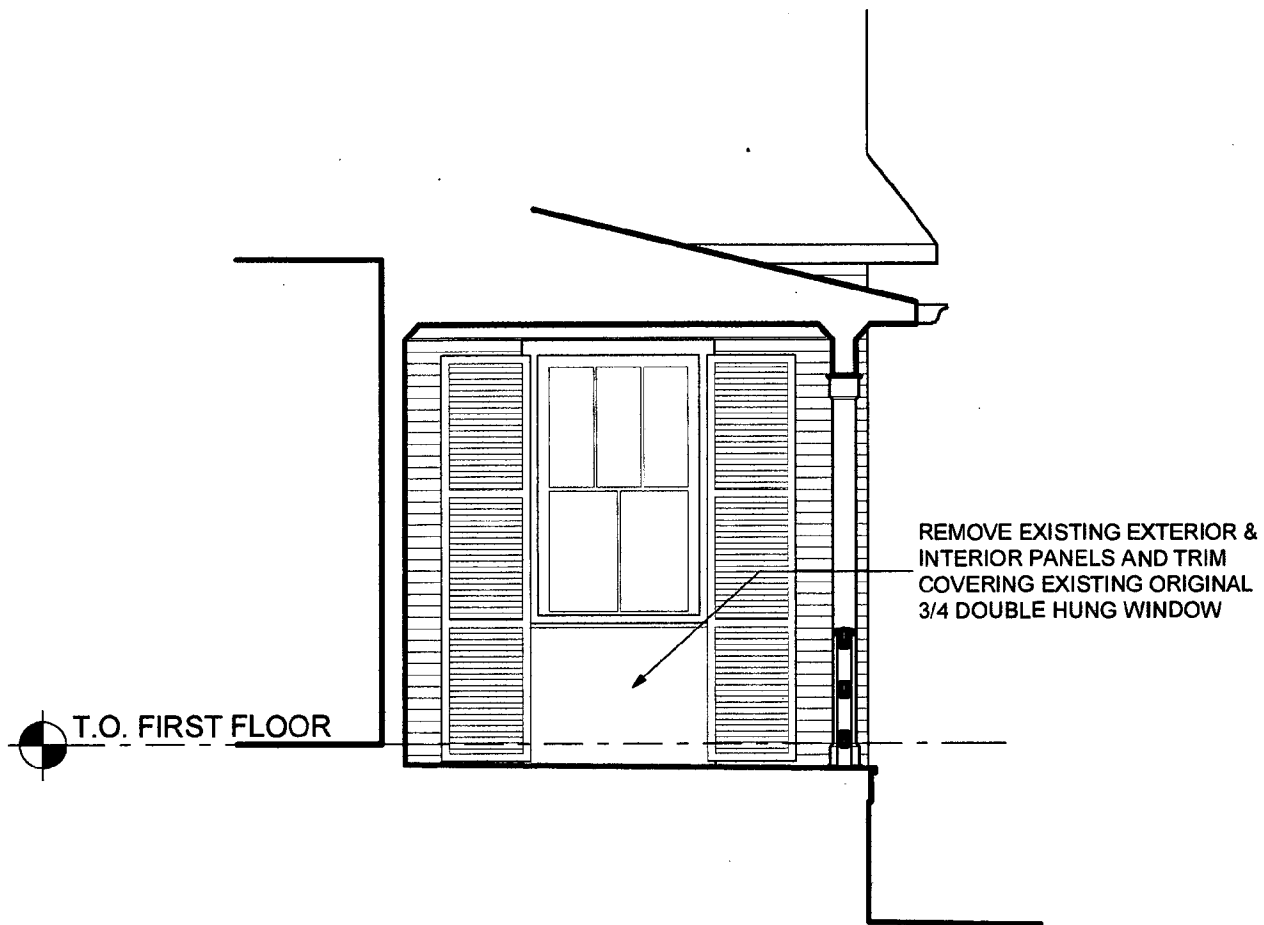


1
HR-6
EXISTING DINING RM. ELEV. (REFER TO PH-5)
Scale: 1/4" = 1'-0"

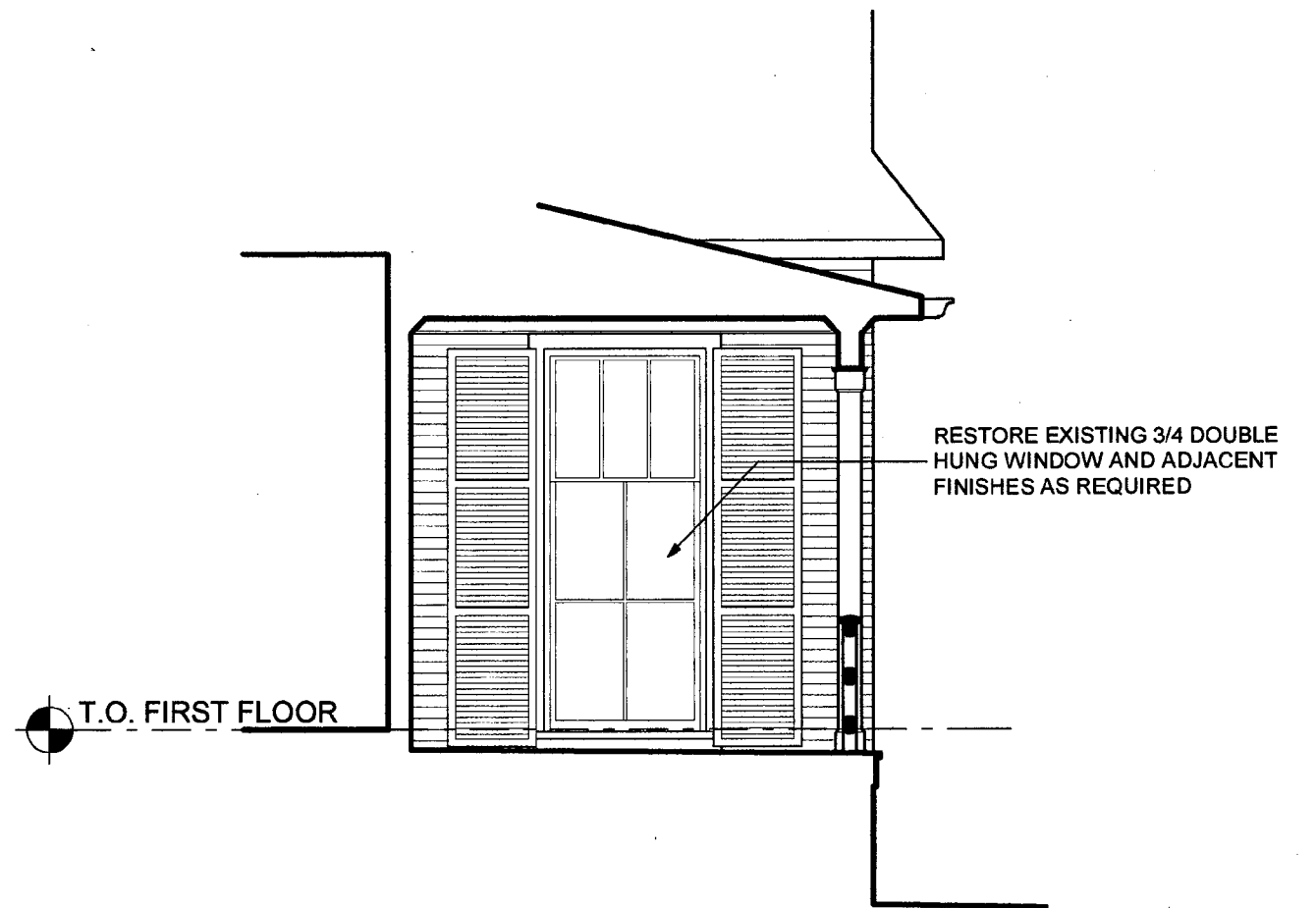


2
HR-6
PROPOSED DINING RM. ELEV.
Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0 1' 2' 5'		



1
HR-7
EXISTING OFFICE/STUDY WINDOW (REFER TO PH-4)
Scale: 1/4" = 1'-0"



2
HR-7
PROPOSED OFFICE/STUDY WINDOW
Scale: 1/4" = 1'-0"

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DRAWING: OFFICE/STUDY WINDOW

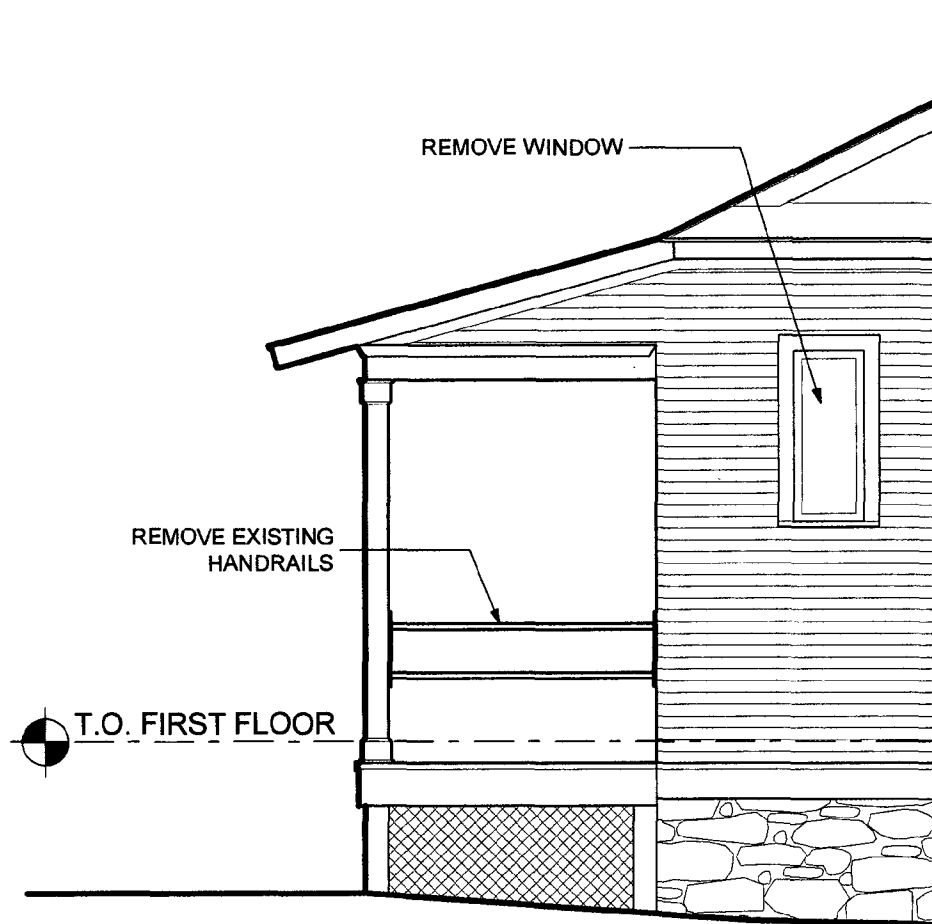
PROJECT: HELLER RESIDENCE

DATE: 01/21/04

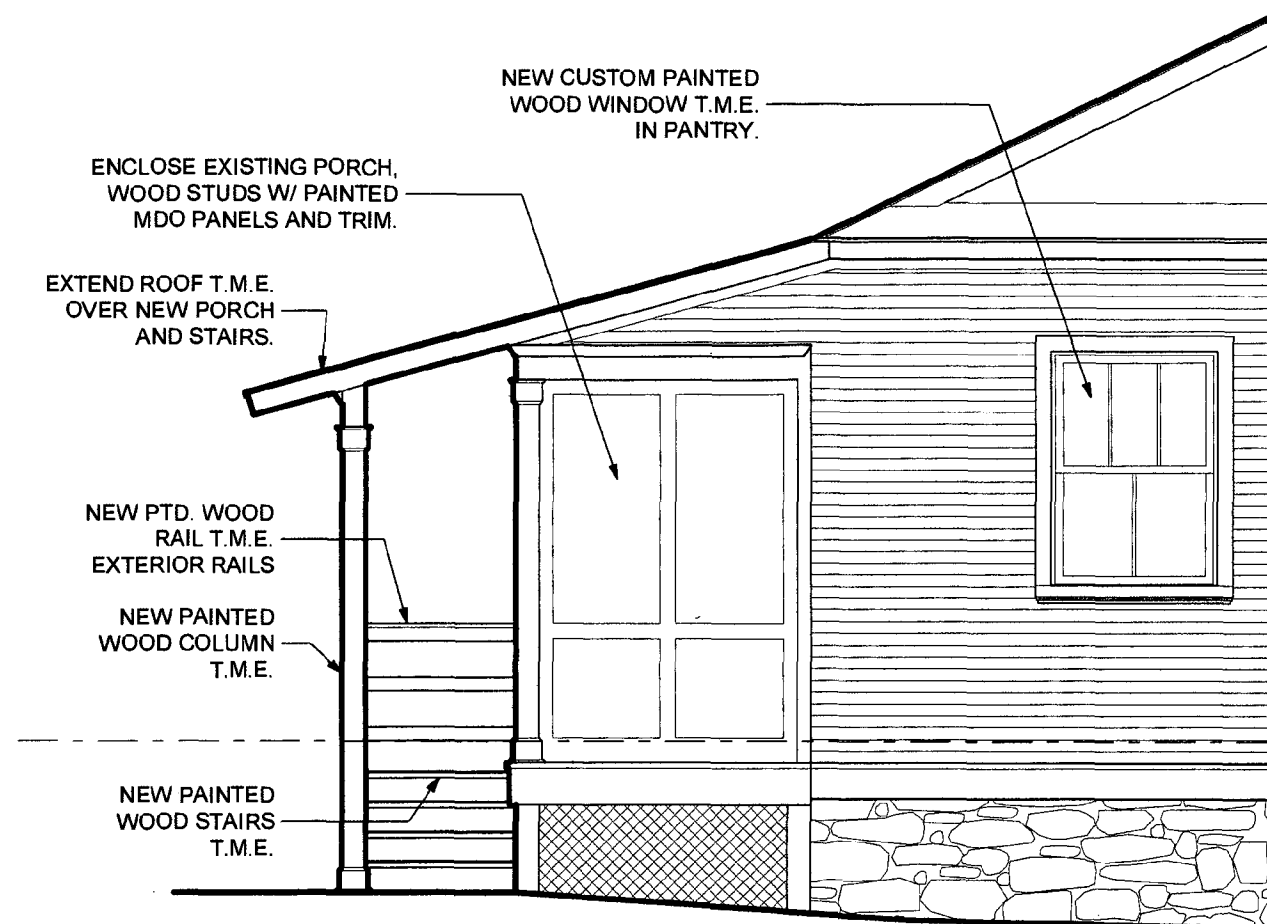
SCALE: 0 1' 2' 5'

ADDRESS: 19 GRAFTON STREET
CHEVY CHASE, MD 20815

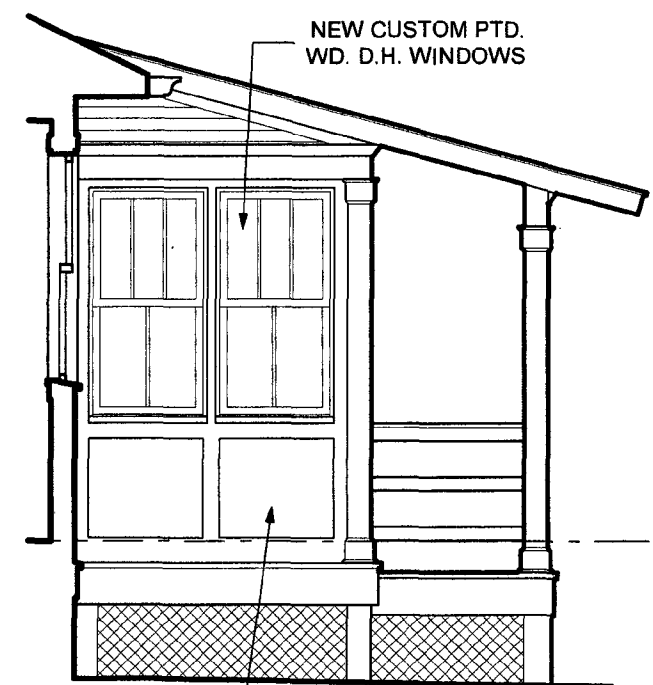
HR-7



1 EXISTING NORTH KITCHEN ELEVATION
HR-9 Scale: 1/4" = 1'-0"

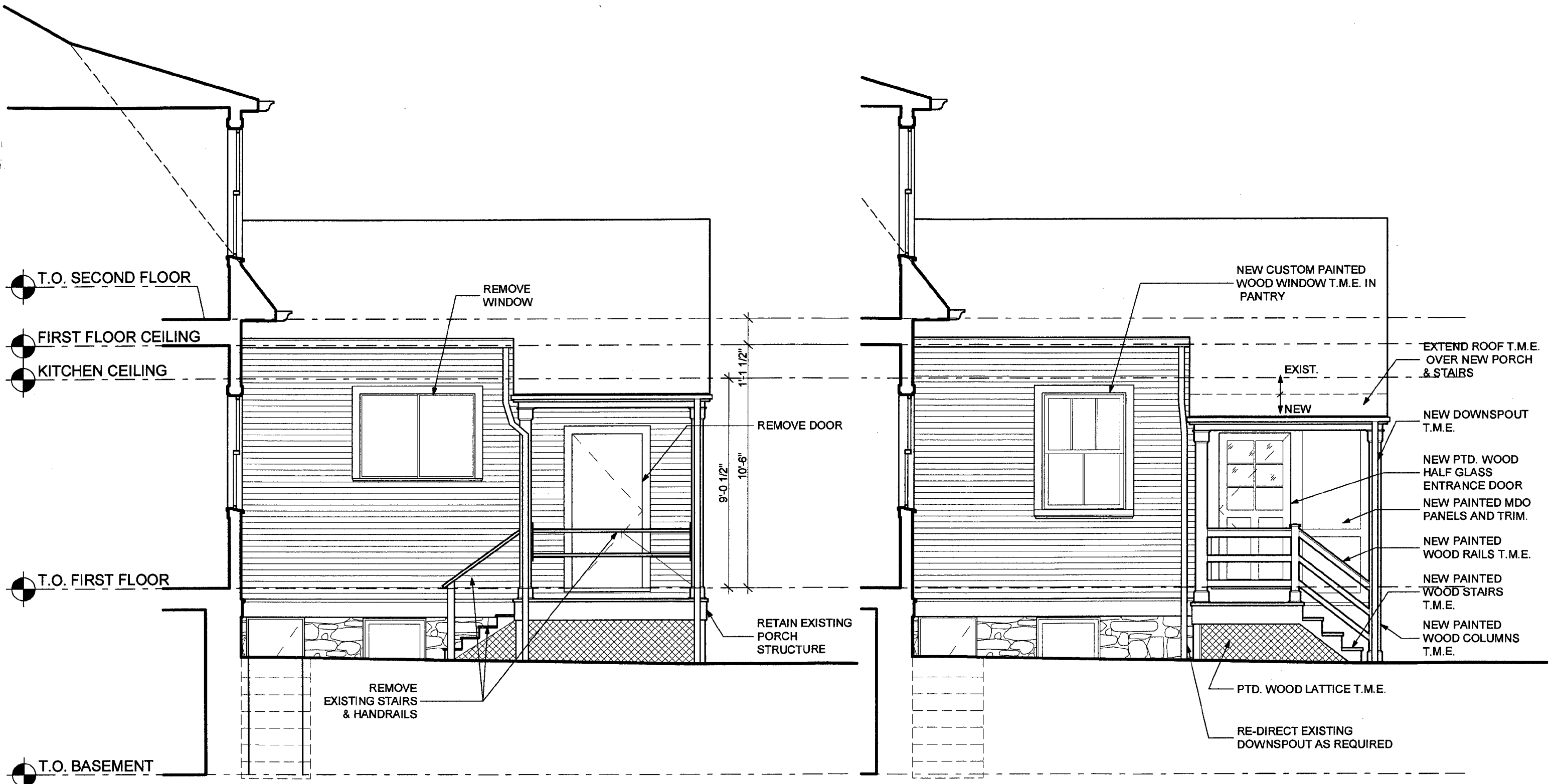


2 PROPOSED NORTH KITCHEN ELEVATION
HR-9 Scale: 1/4" = 1'-0"



3 PROPOSED MUDROOM WINDOWS
HR-9 Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0 1' 2' 5'	



1 EXISTING KITCHEN ELEVATION (REFER TO PH-7)
 HR-5 Scale: 1/4" = 1'-0"

2 PROPOSED KITCHEN ELEVATION
 HR-5 Scale: 1/4" = 1'-0"

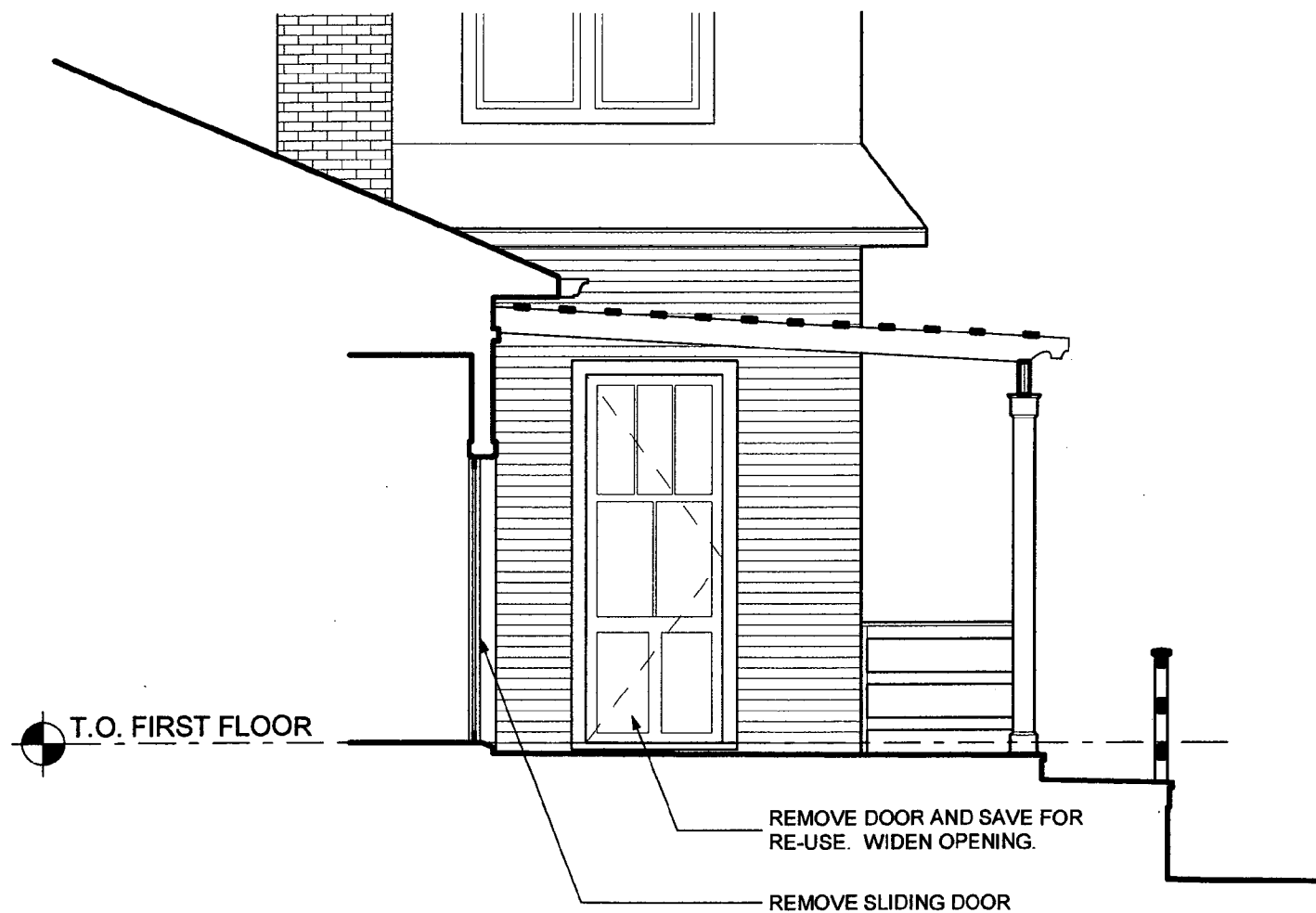
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DRAWING: EAST KITCHEN ELEVS.
 PROJECT: HELLER RESIDENCE

DATE: 01/21/04
 SCALE: 0 1' 2' 5'

ADDRESS: 19 GRAFTON STREET
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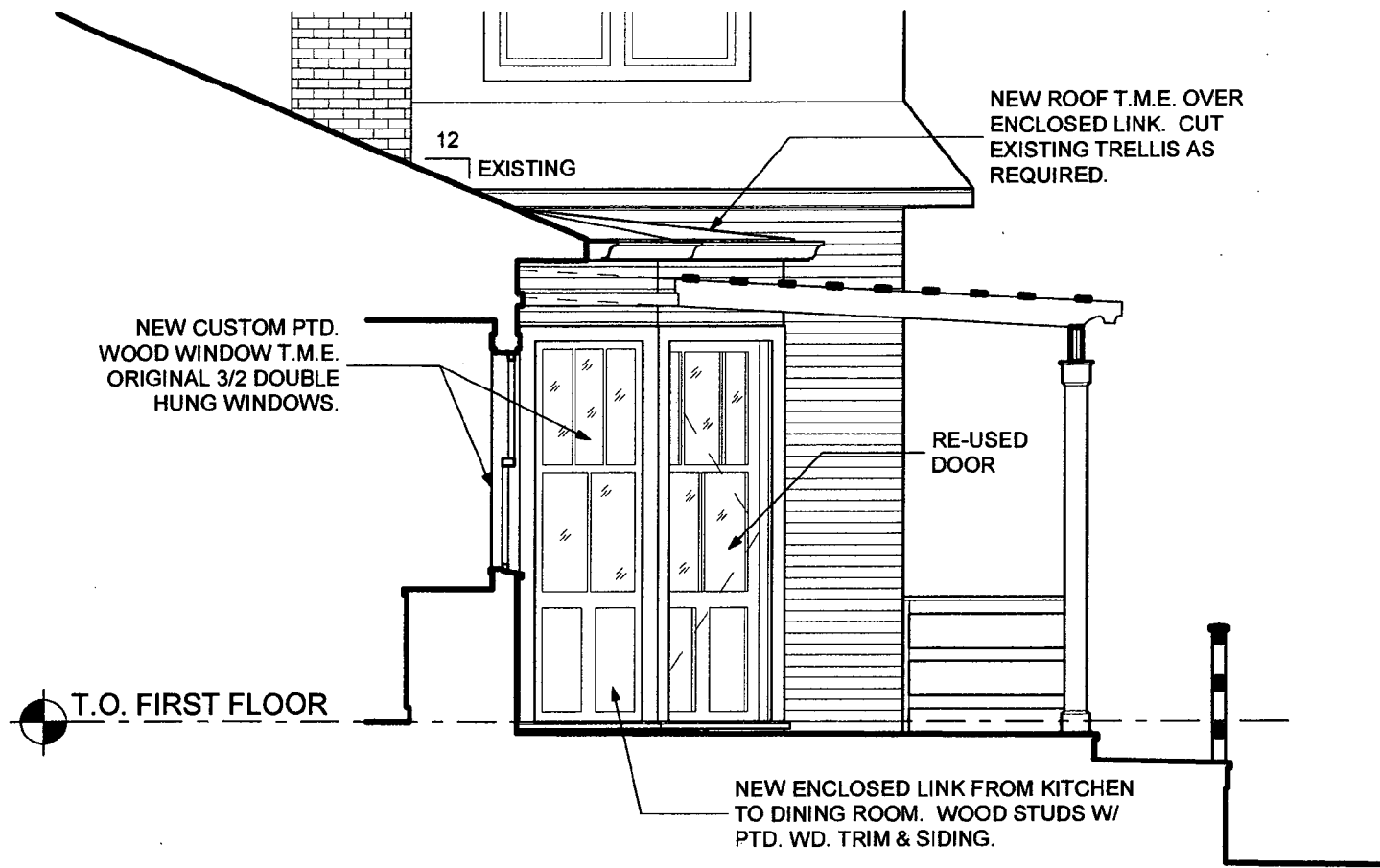
HR-5



1
HR-6

EXISTING DINING RM. ELEV. (REFER TO PH-5)

Scale: 1/4" = 1'-0"

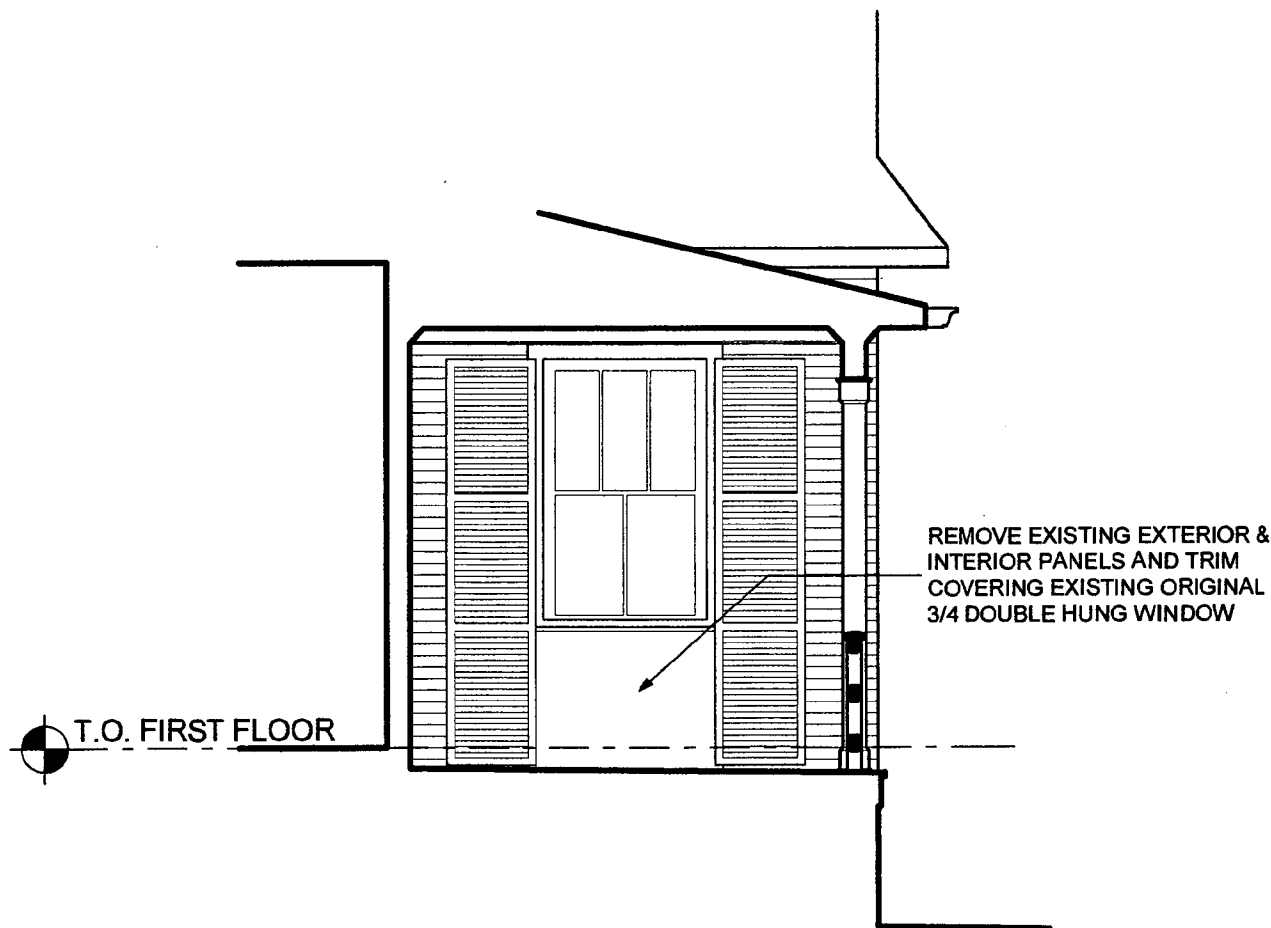


2
HR-6

PROPOSED DINING RM. ELEV.

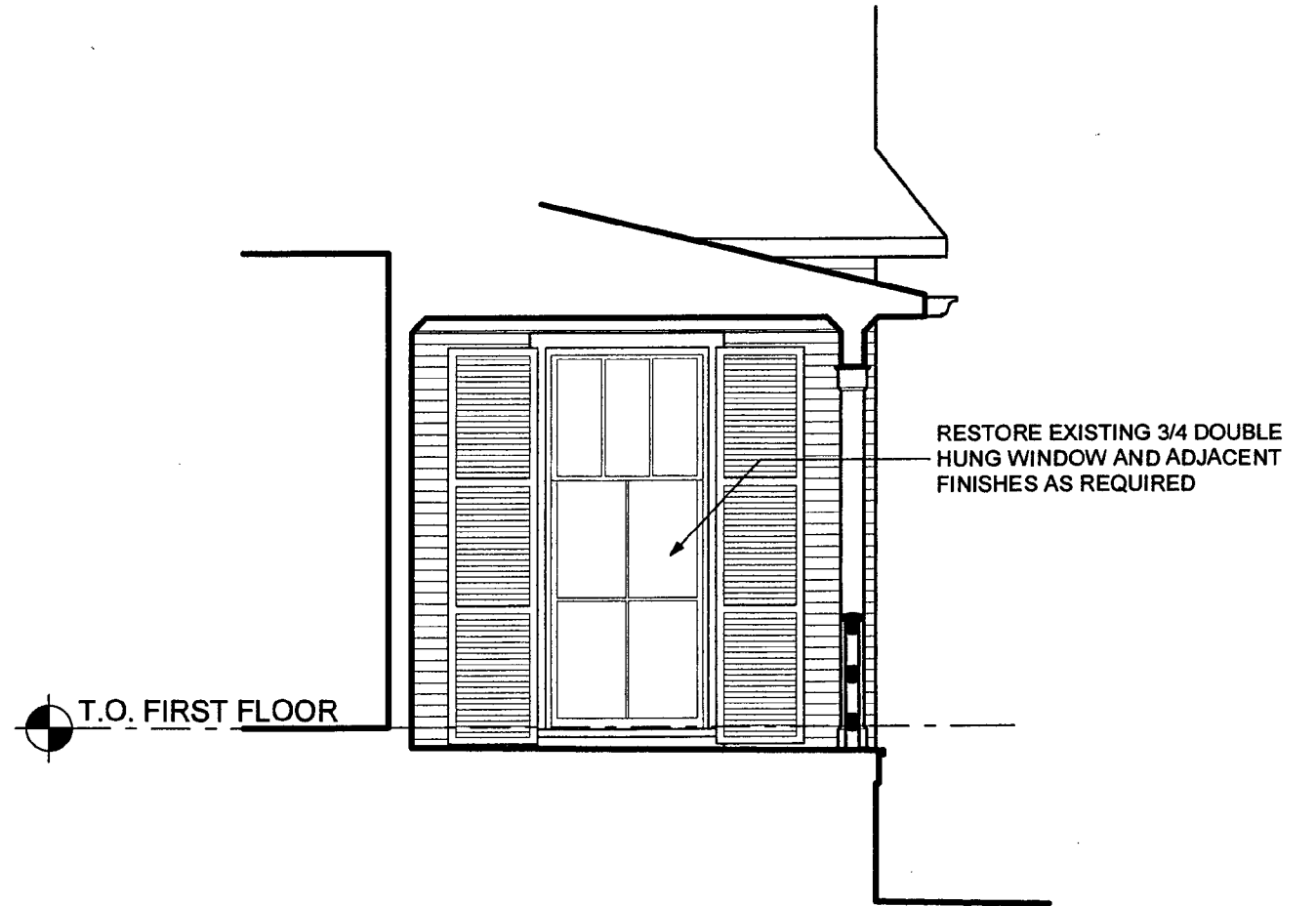
Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0 1' 2' 5'		



1
HR-7

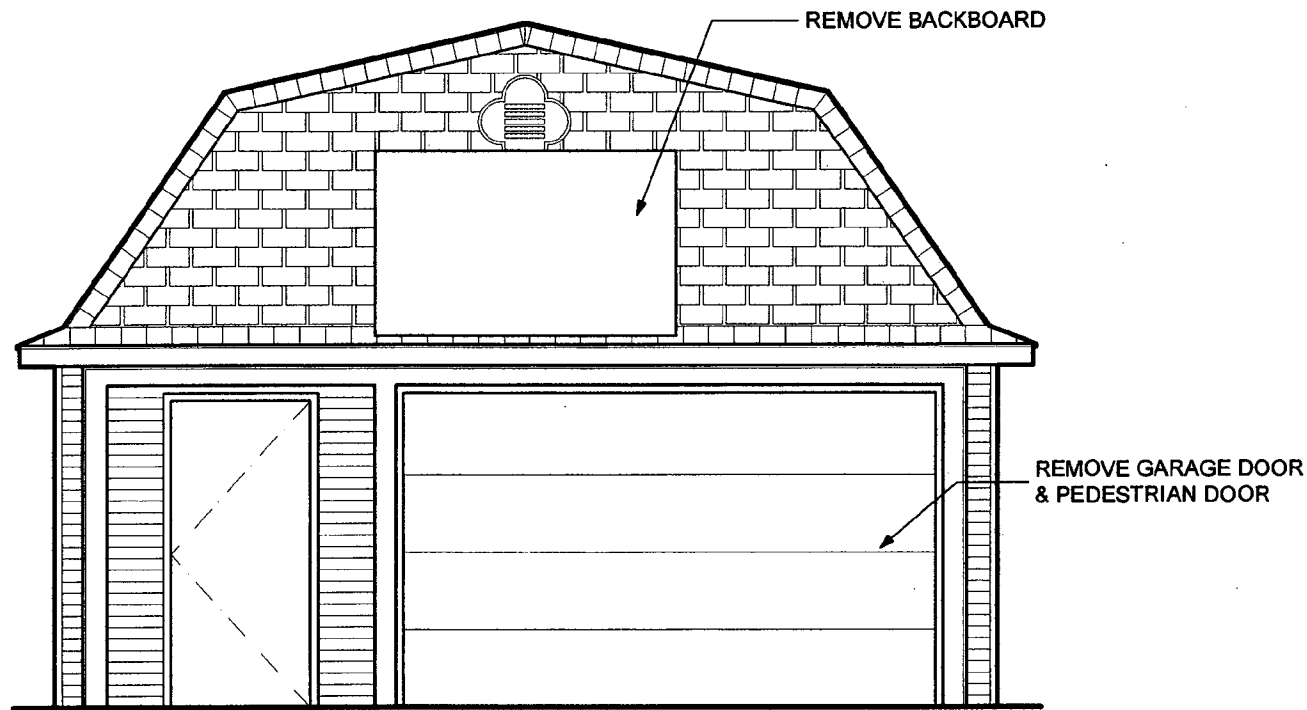
EXISTING OFFICE/STUDY WINDOW (REFER TO PH-4)
Scale: 1/4" = 1'-0"



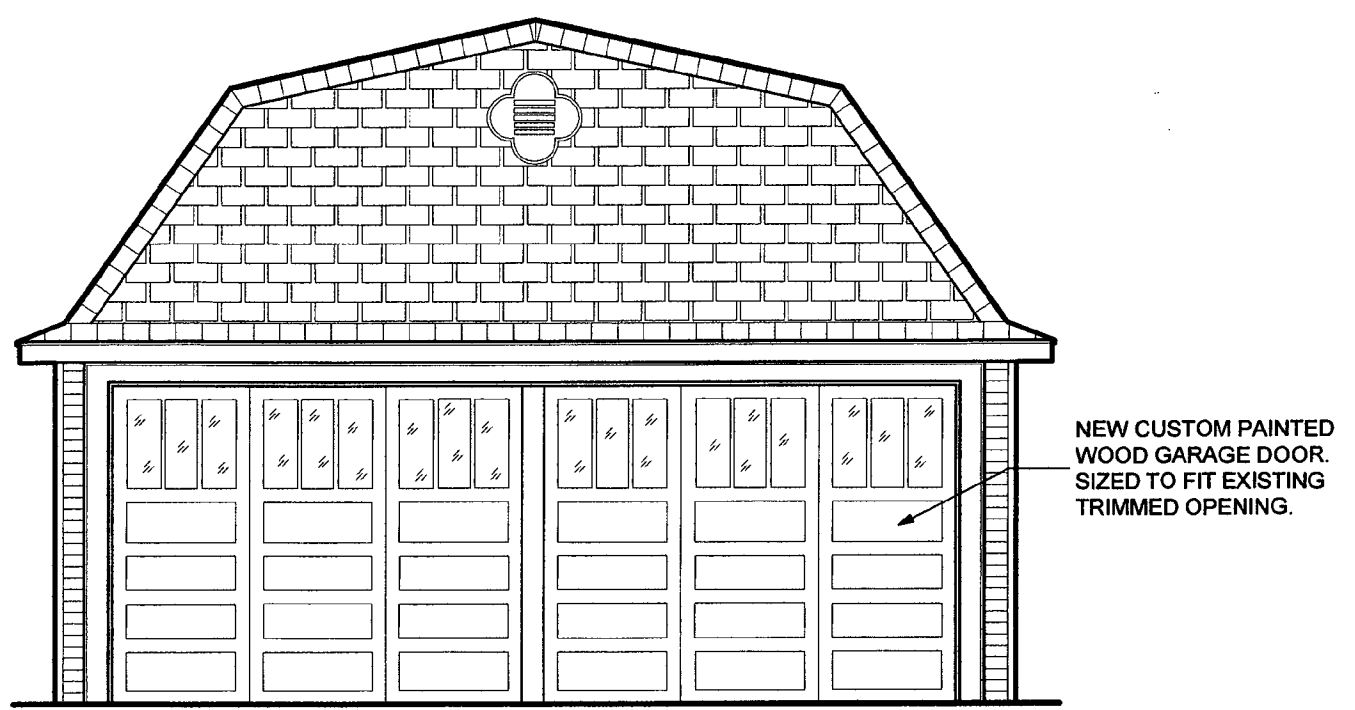
2
HR-7

PROPOSED OFFICE/STUDY WINDOW
Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0' 1' 2' 5'	



1 EXISTING GARAGE ELEVATION (REFER TO PH-8)
 HR-8 Scale: 1/4" = 1'-0"



2 PROPOSED GARAGE ELEVATION
 HR-8 Scale: 1/4" = 1'-0"

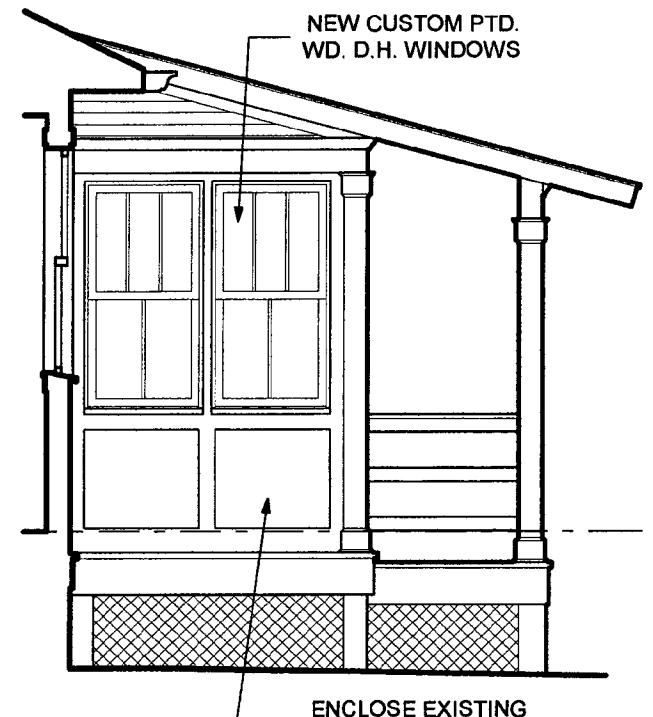
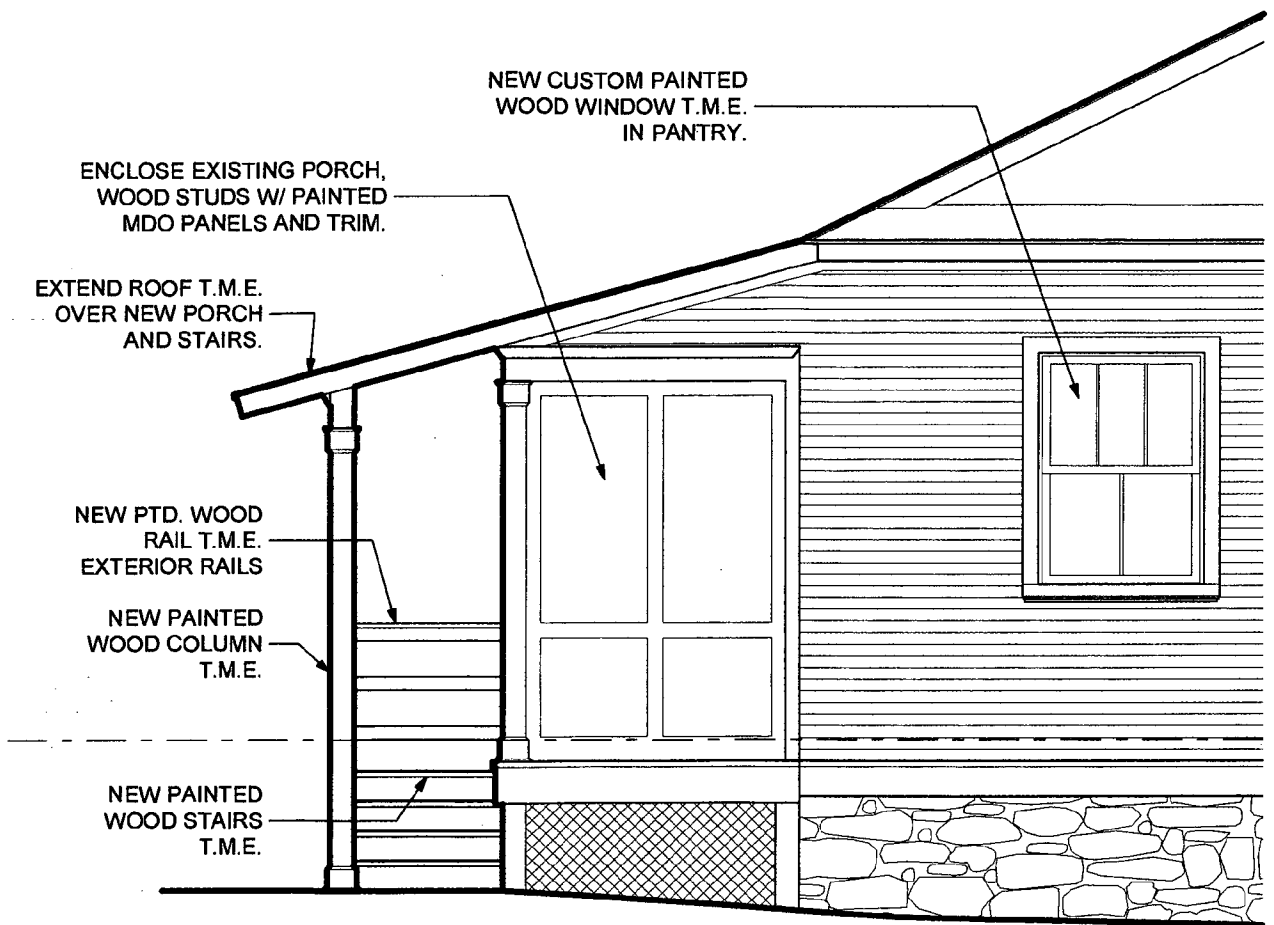
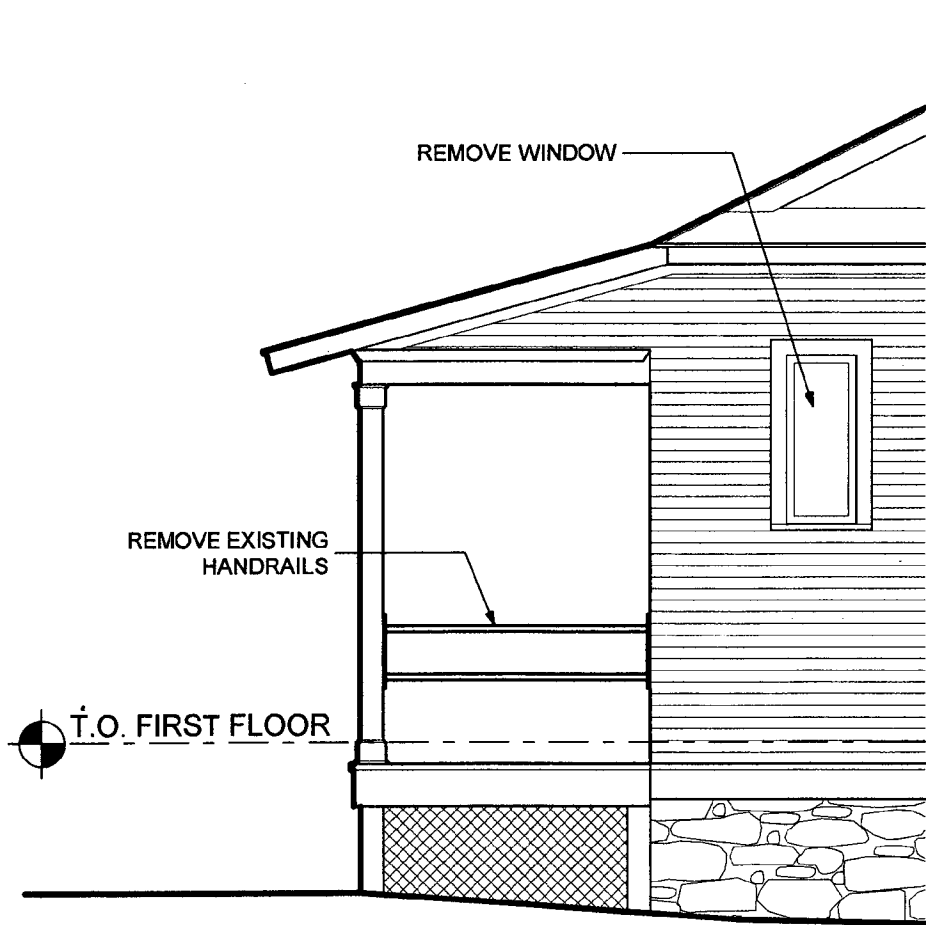
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DRAWING: GARAGE ELEVATION
PROJECT: HELLER RESIDENCE

DATE: 01/21/04
SCALE: 0 1' 2' 5'

ADDRESS: 19 GRAFTON STREET
 CHEVY CHASE, MD 20815

HR-8



1 EXISTING NORTH KITCHEN ELEVATION
HR-9 Scale: 1/4" = 1'-0"

2 PROPOSED NORTH KITCHEN ELEVATION
HR-9 Scale: 1/4" = 1'-0"

3 PROPOSED MUDROOM WINDOWS
HR-9 Scale: 1/4" = 1'-0"

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	PROJECT: HELLER RESIDENCE	SCALE: 0 1' 2' 5'	