

35/13-04J 7 Grafton Street  
Chevy Chase Historic District

MUSE ARCHITECTS

JENNIFER MENASSA

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11-3-04

stamped plans

in copy room




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 7, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 336147

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

This application was APPROVED. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mr. and Mrs. Robert Baptiste

Address: 7 Grafton Street, Chevy Chase, MD 20815 (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

RECEIVED  
MAR 02 2004  
Dept. of Permitting Services  
Director of  
Construction Management

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JENNIFER MENAGSA

Daytime Phone No.: 202.966.6266

Tax Account No.: 00455895

Name of Property Owner: MR. & MRS. ROBERT BAPTISTE Daytime Phone No.: 301.654.7825

Address: 7 GRAFTON ST. CHEVY CHASE MARYLAND 20815  
Street Number City State Zip Code

Contractor: TBD Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: MUGE ARCHITECTS Daytime Phone No.: 202.966.6266

**LOCATION OF BUILDING/PREMISE**

House Number: #7 Street: GRAFTON STREET

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: CONNECTICUT AVE. (CHEVY CHASE CIRCLE)

Lot: 5<sup>part of</sup> Lot 4 Block: 25 Subdivision: 9

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ T.B.D.

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.

[Signature] \_\_\_\_\_ Date: 3 March 04.

Approved:  Disapproved: \_\_\_\_\_ Signature: Julia D. Malley (AP) For Chairman, Historic Preservation Commission Date: 4-7-04

Application/Permit No.: 336147 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7 Grafton Street, Chevy Chase	<b>Meeting Date:</b>	03/24/04
<b>Applicant:</b>	Mr. And Mrs. Robert Baptiste	<b>Report Date:</b>	03/17/04
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	03/10/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-04J	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Non-original porch removal and new enclosed porch addition

**RECOMMEND:** Approval

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource in the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1898

This house was originally flanked on either side by small open porches approximately ½ the size of the current porch on the east side. It is unknown at what time these porches were removed/replaced. In 1988, a narrow porch on the east side of the residence was built and any remains of the original porch were removed. See photos in Circles 17 - 21.

**PROPOSAL**

The applicants are proposing to remove their front right side porch which was built in 1988 (see above). They will build a new enlarged, enclosed porch in the same location. The porch will extend out four feet further to the east than the existing porch, and the floor level of the porch will be kept at its current height. The proposed materials include wood railings, wood trim, brick and stone steps, wood columns, and wood windows with true-divided lights.

**STAFF DISCUSSION**

This house is an Outstanding Resource in the Chevy Chase Village Historic District and any exterior alterations are subject to strict scrutiny. According to the *Guidelines*, "Strict scrutiny means that planned changes should be reviewed to insure that the integrity of the significant

exterior architectural or landscaping features and details is not compromised...it does not mean that there can be no changes but simply that proposed changes should be reviewed with extra care.”

“Porches,” according to the *Guidelines*, “should be subject to moderate scrutiny if they are visible from the public right-of-way, 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.”

The proposed alterations would not adversely affect the integrity of the house. The porch to be removed does not have any of the materials from the original porch nor does it have the same dimensions as the original porch. As the *Guidelines* noted, porch enclosures are fairly common in this District. The proposed design is compatible with the historic house as the glassy enclosed porch design helps to recall the original side porch and the porch is pulled back from the main massing so as to be secondary to the original façade. The materials chosen are all appropriate for and complementary to this Outstanding Resource.

Staff is recommending approval of this application.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** 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 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 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

THE BAPTISTE RESIDENCE  
7 GRAFTON STREET  
CHEVY CHASE, MD 20815

Written Description of Project:

A. The existing building is a 2-story brick and frame residence that was built circa 1898. It is thought that the residence was originally flanked on either side by small open porches (approx. 1/2 of the size of the current porch on the east side). It is unknown at what time these porches were removed/replaced. In 1988, a narrow porch (7'-3 3/4" x 27'-8") on the east side of the residence was built. Any remains of the original porch were removed.

B. The proposed new work involves removing the existing porch that was built in 1988, and replacing it with a slightly larger, enclosed porch.

The proposed new addition has been designed in keeping with the character of the existing residence. In particular, the floor level of the new addition is kept at its current height. The proposed wood windows are designed to reflect the character of the existing windows of the main house. The existing horizontal trim that separates the ground floor from the wood siding on the second floor is carried through at the new porch. The materials proposed for the new porch are in keeping with those of the existing residence. The proposed porch is pulled back from the Grafton Street façade, so that it is perceived as secondary to the original façade.



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Mr. and Mrs. Baptiste  
7 Grafton Street  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

Muse Architects  
5630 Connecticut Ave.  
Washington, DC 20015  
Attn.: Jennifer Menassa

**Adjacent and confronting Property Owners mailing addresses**

Mr. and Mrs. George Will  
9 Grafton Street  
Chevy Chase, MD 20815

Mr. Richard Perle, Ms Leslie Barr  
5 Grafton Street  
Chevy Chase, MD 20815

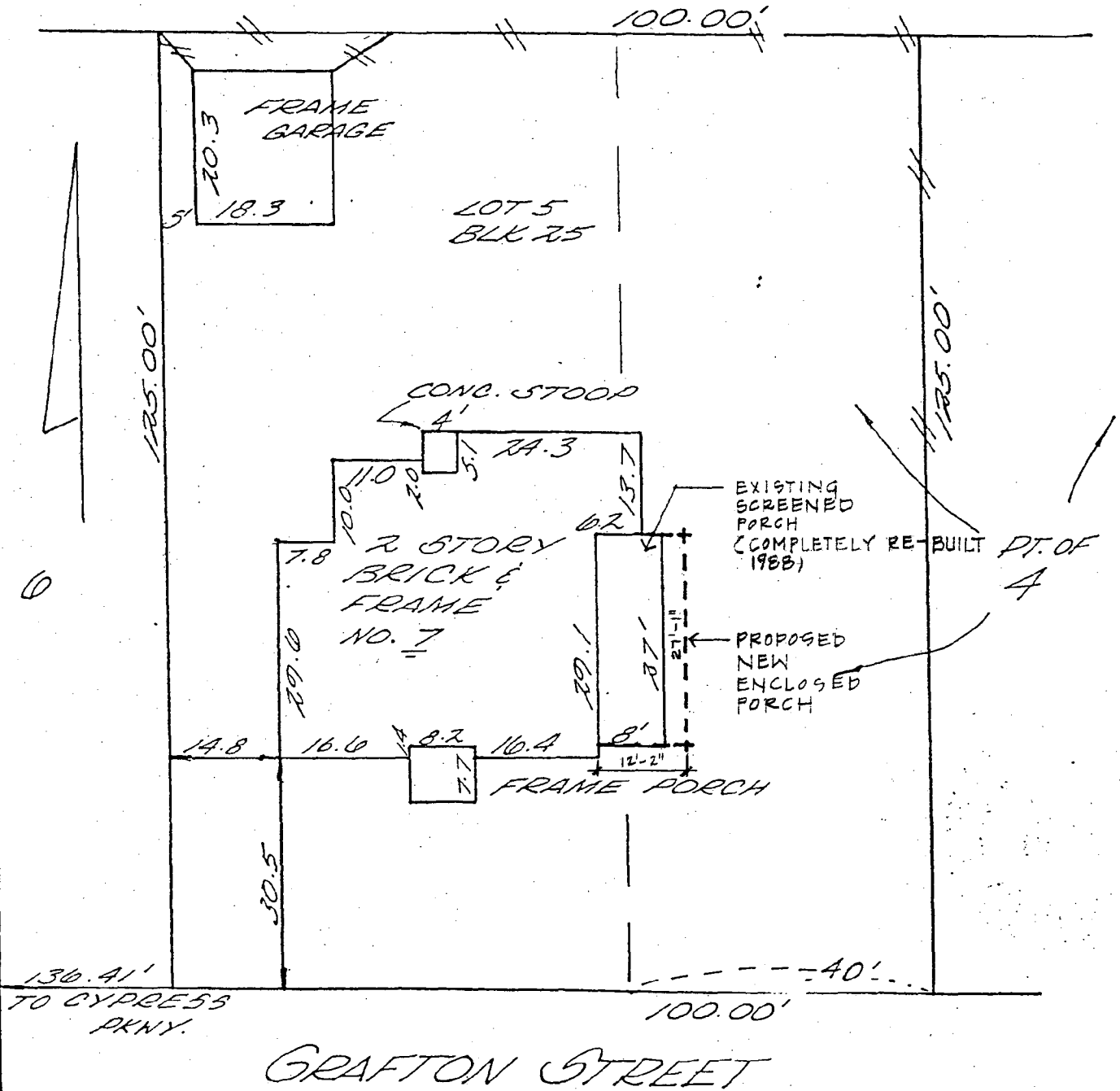
Mr. and Mrs. James J. Hickey, Jr.  
4 Hesketh Street  
Chevy Chase, MD 20815

Mr. and Mrs. Adam Wenner  
2 Hesketh Street  
Chevy Chase, MD 20815

Mr. and Mrs. Bruce Dickson  
6 Hesketh Street  
Chevy Chase, MD 20815

Mr. and Mrs. Tony Glowacki  
10 Grafton Street  
Chevy Chase, MD 20815

LOCATION OF HOUSE  
 LOT 5 + PART OF LOT 4 SECTION 2  
**CHEVY CHASE** BLOCK 25  
 MONTGOMERY COUNTY  
 MARYLAND



<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.  <i>Harry G Blanchard</i> REGISTERED LAND SURVEYOR MD. # 7180	<b>REFERENCES</b> PLAT BK. B PLAT NO. 48	<b>ELDON E. SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE GAITHERSBURG, MD. SUITE 216 948 5100
	<b>LIBER</b>  <b>FOLIO</b>	

THE BAPTISTE RESIDENCE: 7 GRAFTON STREET, CHEVY CHASE, MD 20815



MR. AND MRS. BAPTISTE  
 7 Grafton Street  
 Chevy Chase, MD 20815

EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

2



MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

MUSE ARCHITECTS

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

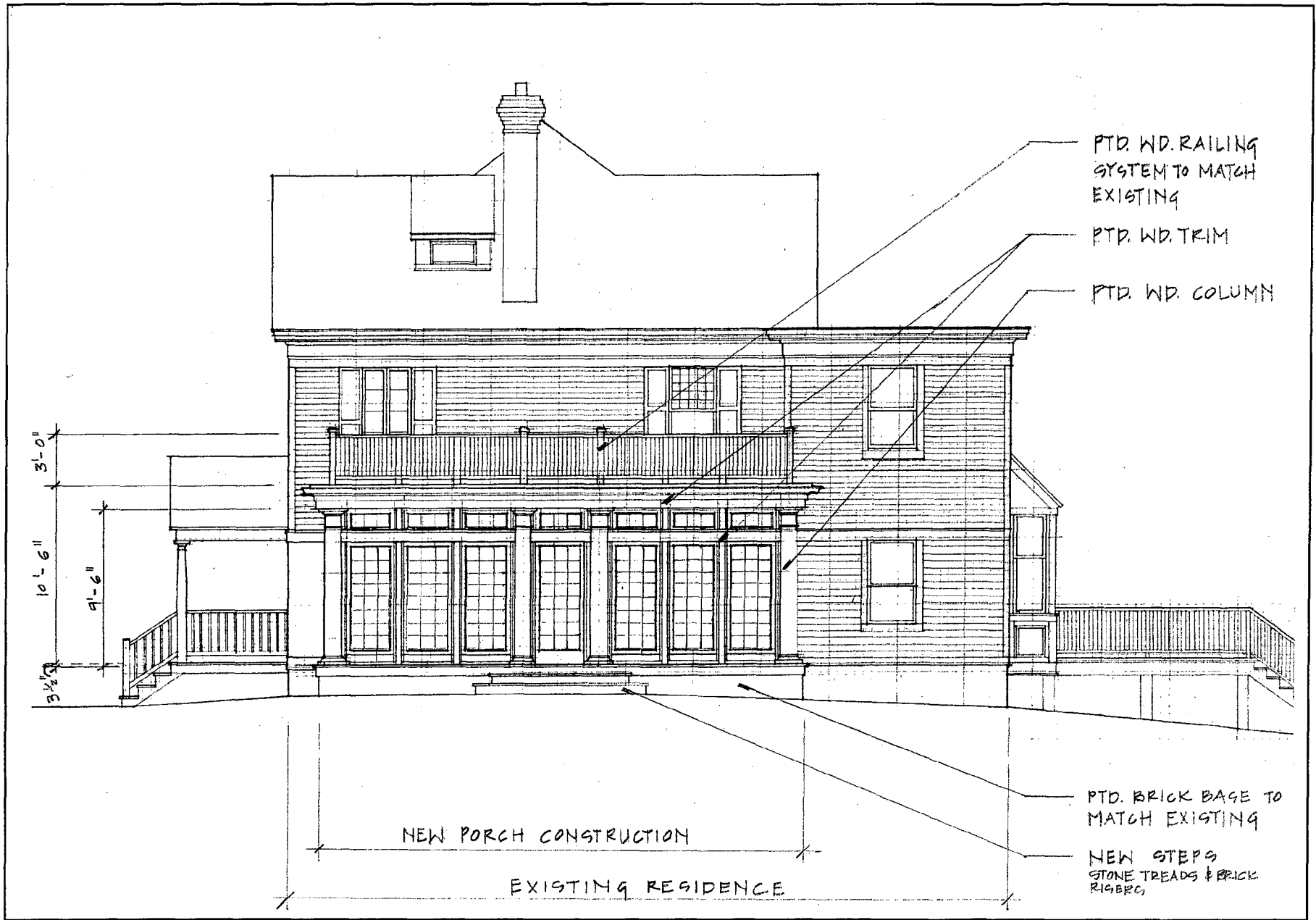


MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

EXISTING EAST ELEVATION

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

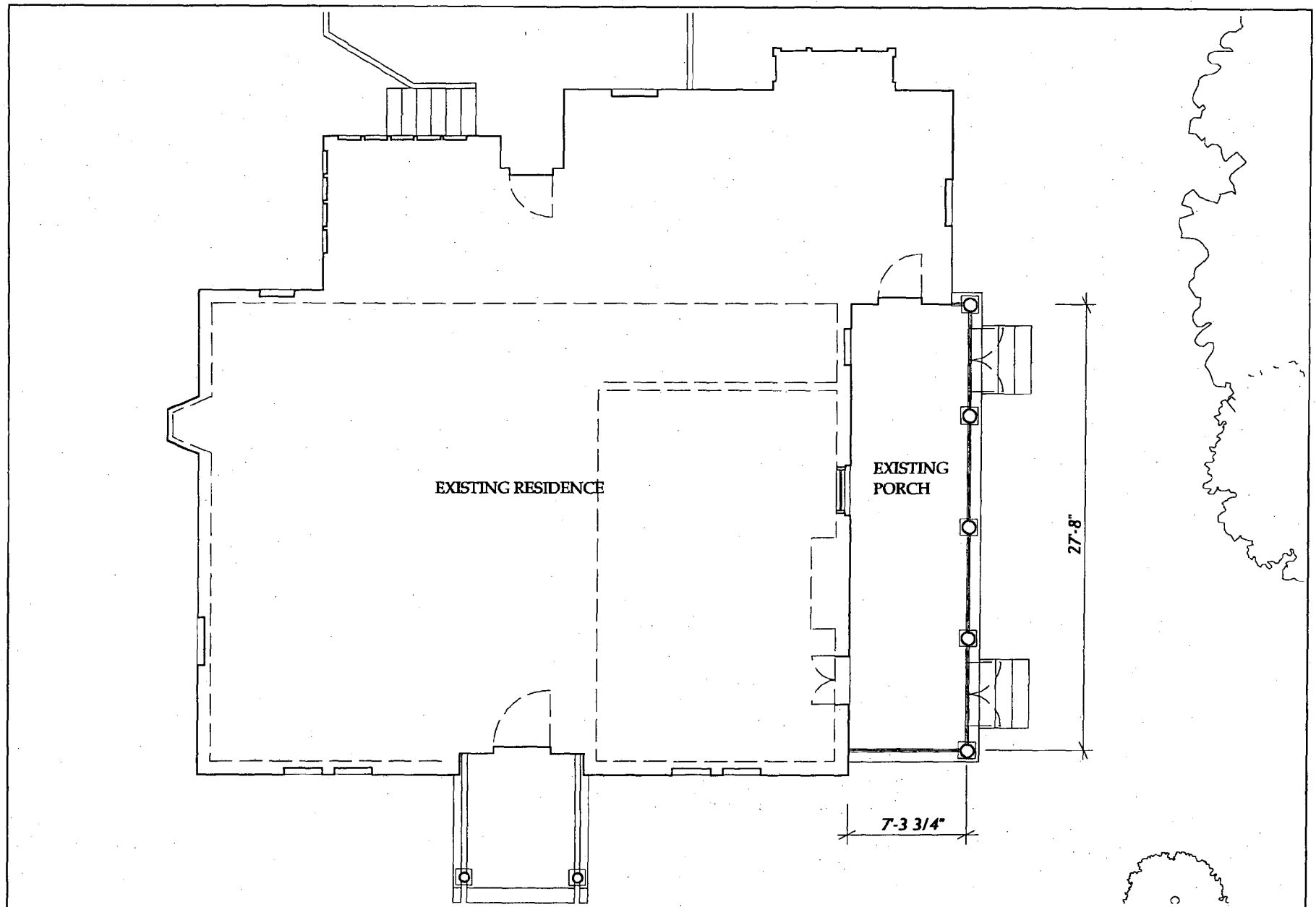
10



MR. AND MRS. BAPTISTE  
 7 Grafton Street  
 Chevy Chase, MD 20815

MUSE ARCHITECTS

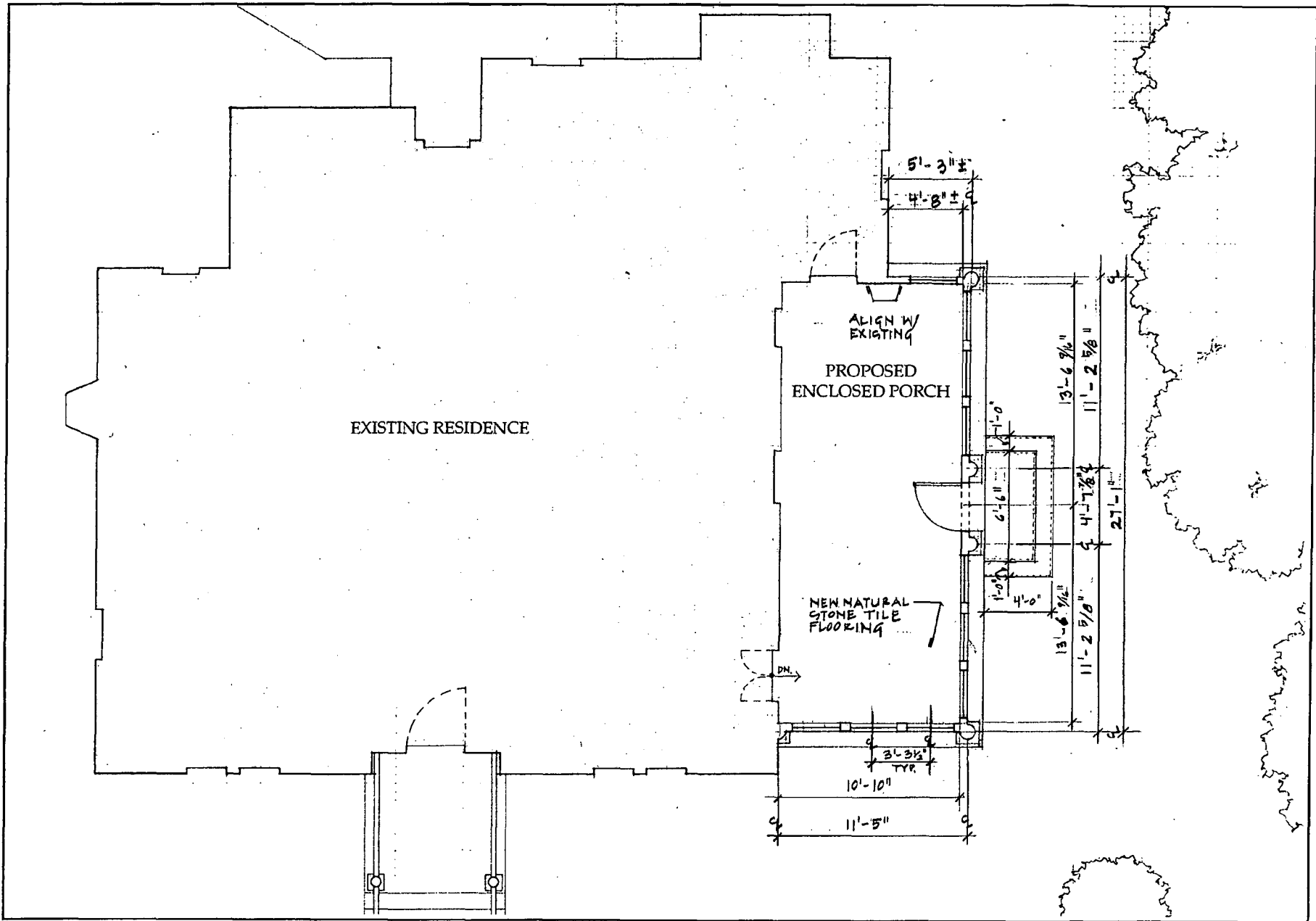
PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

EXISTING FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

12



MR. AND MRS. BAPTISTE  
 7 Grafton Street  
 Chevy Chase, MD 20815

MUSE ARCHITECTS

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

13

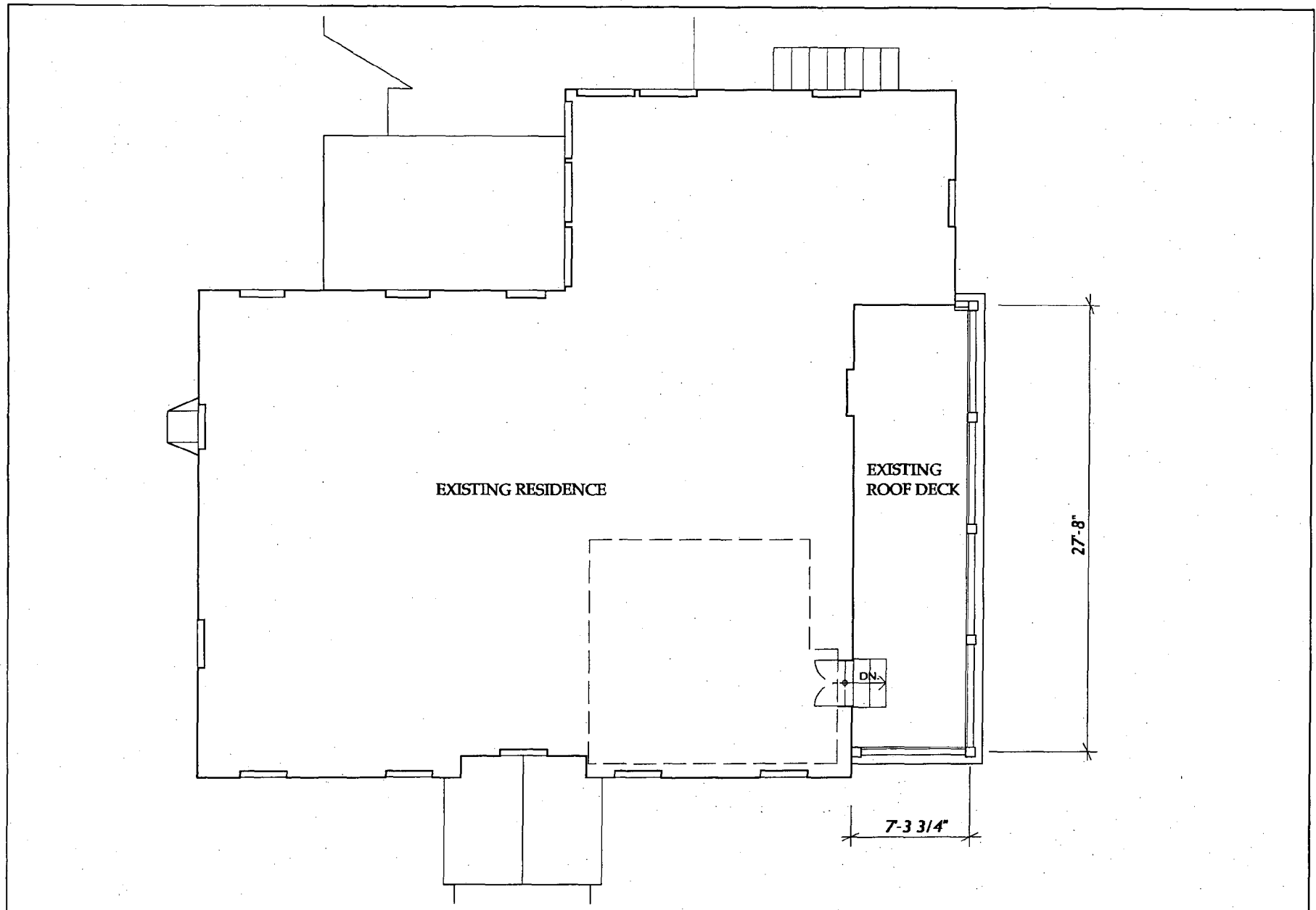




MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

14



15  
MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



MR. AND MRS. BAPTISTE  
7 Grafton Street  
Chevy Chase, MD 20815

EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

16

7 Grafton Street



Existing side porch (not original materials or dimensions)



Pat Baptiste  
7 Grafton St.

**Fothergill, Anne**

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**From:** Stephen Muse [smuse@musearchitects.com]  
**Sent:** Tuesday, February 10, 2004 10:24 AM  
**To:** Fothergill, Anne  
**Subject:** Re: Not the Muse Residence

Anne,

Thanks for your note. I will coordinate day/time with owner.

To clarify, there is an existing side screened porch. This porch has been altered significantly over the years (double the original size – no original materials remain). We are looking to slightly enlarge this porch and enclose it as a year-round room.

I will get back to you soon.

Many thanks.

Stephen  
STEPHEN MUSE, FAIA

MUSE ARCHITECTS  
5630 CONNECTICUT AVE. NW  
WASHINGTON, DC 20015

T. 202.966.6266  
F. 202.966.9666

**From:** "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>  
**Date:** Tue, 10 Feb 2004 09:27:54 -0500  
**To:** "Stephen Muse" <smuse@musearchitects.com>  
**Cc:** "Wright, Gwen" <Gwen.Wright@mncppc-mc.org>  
**Subject:** RE: Not the Muse Residence

Hi Stephen,

I would be happy to meet with you and the homeowner next week. I should warn you, though, that this house is an Outstanding Resource in the District, and staff and the HPS will need to review any alterations very closely. Additionally, the Chevy Chase Guidelines recommend that additions be placed in the rear, so it's possible that this side addition may not be approved by the HPC.

I can meet with you next week on the 17th (anytime), 18th (after 12), or 19th (anytime). I am copying Gwen Wright on this email so she can sit in on the meeting if she is available.

Thanks,  
Anne

-----Original Message-----

**From:** Stephen Muse [mailto:smuse@musearchitects.com]

**Sent:** Monday, February 09, 2004 11:58 AM

**To:** Fothergill, Anne

**Subject:** Not the Muse Residence

Hi Anne,

I hope that all is well.

We are designing a small project for a friend in Chevy Chase Village. It involves a new enclosed porch/sunroom on the side of 7 Grafton Street. The owner, Pat Baptiste, and I would hope to meet with you, Gwen, or whomever is appropriate for an initial review.

Pat is out of town this week. We are hoping to meet with you next week. Please let me know who we should meet with and what days/times would work.

Many thanks.

Stephen

PS. If this bad weather would go away, we might actually start building our project.

STEPHEN MUSE, FAIA

MUSE ARCHITECTS

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**THE BAPTISTE RESIDENCE**  
**7 GRAFTON STREET**  
**CHEVY CHASE, MD 20815**

Existing South Elevation from  
Grafton Street.



Existing South-East Elevation  
from Grafton Street.



Existing South-East Elevation  
from front yard.



**THE BAPTISTE RESIDENCE  
7 GRAFTON STREET  
CHEVY CHASE, MD 20815**



Current porch, detail.



Existing East Elevation from  
sideyard.

**THE BAPTISTE RESIDENCE  
7 GRAFTON STREET  
CHEVY CHASE, MD 20815**



Existing North-East Elevation  
from sideyard.



Existing North-East Elevation  
from backyard.



Existing North Elevation from  
backyard.