

35/13-05Y 3 GRAFTON ST  
Chevy Chase Village Historic District



## HISTORIC PRESERVATION COMMISSION


*Douglas M. Duncan*  
*County Executive*

*Julia O'Malley*  
*Chairperson*

Date: October 26, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 433885 for exterior basement stair and new doorway installation

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on October 25, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Robert Josephs (Trevor Draper, Agent)

Address: 3 Grafton Street, Chevy Chase Village Historic District

With the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping, if applicable, prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





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: Trevor Draper

Daytime Phone No.: 301.718.2021

Tax Account No.:

Name of Property Owner: Robert Josephs Daytime Phone No.: 301.280.3068

Address: 3 Chevy Chase Grafton 20815  
Street Number City Street Zip Code

Contractor: Heb N Co Phone No.: 301.515.7520

Contractor Registration No.: MHIC #76074

Agent for Owner: Fox Architects Daytime Phone No.: 301.718.2021

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Grafton

Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle

Lot: 2, part of 1 Block: Subdivision: Village of Chevy Chase

Liber: 18675 Folio: 422 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: \$ 15,000

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 6 feet 9 1/2 inches (4" Above Grade)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

20 SEPT 06 Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: Signature: Julia O'Malley Date: 10/26/06  
Application/Permit No.: 433885 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:

Existing structure is a historical 2 1/2 story Dutch Colonial house with a gambrel roof. The existing home has an non-historical addition to the rear.

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

New exterior basement stair to be constructed along the side of the historic portion of the house. The new doorway into the basement will enter through an existing non-historic addition to the house. The new stair will have very little impact to the historic portion of the house.

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PRDPERTY 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).

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 Grafton St, Chevy Chase	<b>Meeting Date:</b>	10/25/2006
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/18/2006
<b>Applicant:</b>	Robert Josephs (Trevor Draper, Agent)	<b>Public Notice:</b>	10/11/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-05Y	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Exterior Basement Staircase and Door Installation		
<b>RECOMMENDATION:</b>	Approve		

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial  
**DATE:** By 1912

**PROPOSAL:**

The applicant is proposing to install an exterior basement stair along the side elevation of the existing house. Additionally, a new doorway will be installed in the basement level of an existing non-contributing addition.

**APPLICABLE GUIDELINES:**

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

*Chevy Chase Village Historic District Master Plan*

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* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

- Porches 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 compatibility designed.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

*Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

*Secretary of the Interior's Standards for Rehabilitation*

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The proposed project will not negatively impact the historic integrity of the original massing, as all the alterations are to be located on a non-contributing addition on the subject house. Additionally, the proposed door and its detailing will be sympathetic to the architectural design of the existing house. Staff recommends approval.

**STAFF RECOMMENDATION:**

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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Lot: 2, part of 1 Block: \_\_\_\_\_ Subdivision: Village of Chevy Chase

Liber: 18675 Folio: 422 Parcel: \_\_\_\_\_

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

**1A CHECK ALL APPLICABLE:**

**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 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ 15,000

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

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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.

Trevor Draper  
Signature of owner or authorized agent

20 SEPT 06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 433885 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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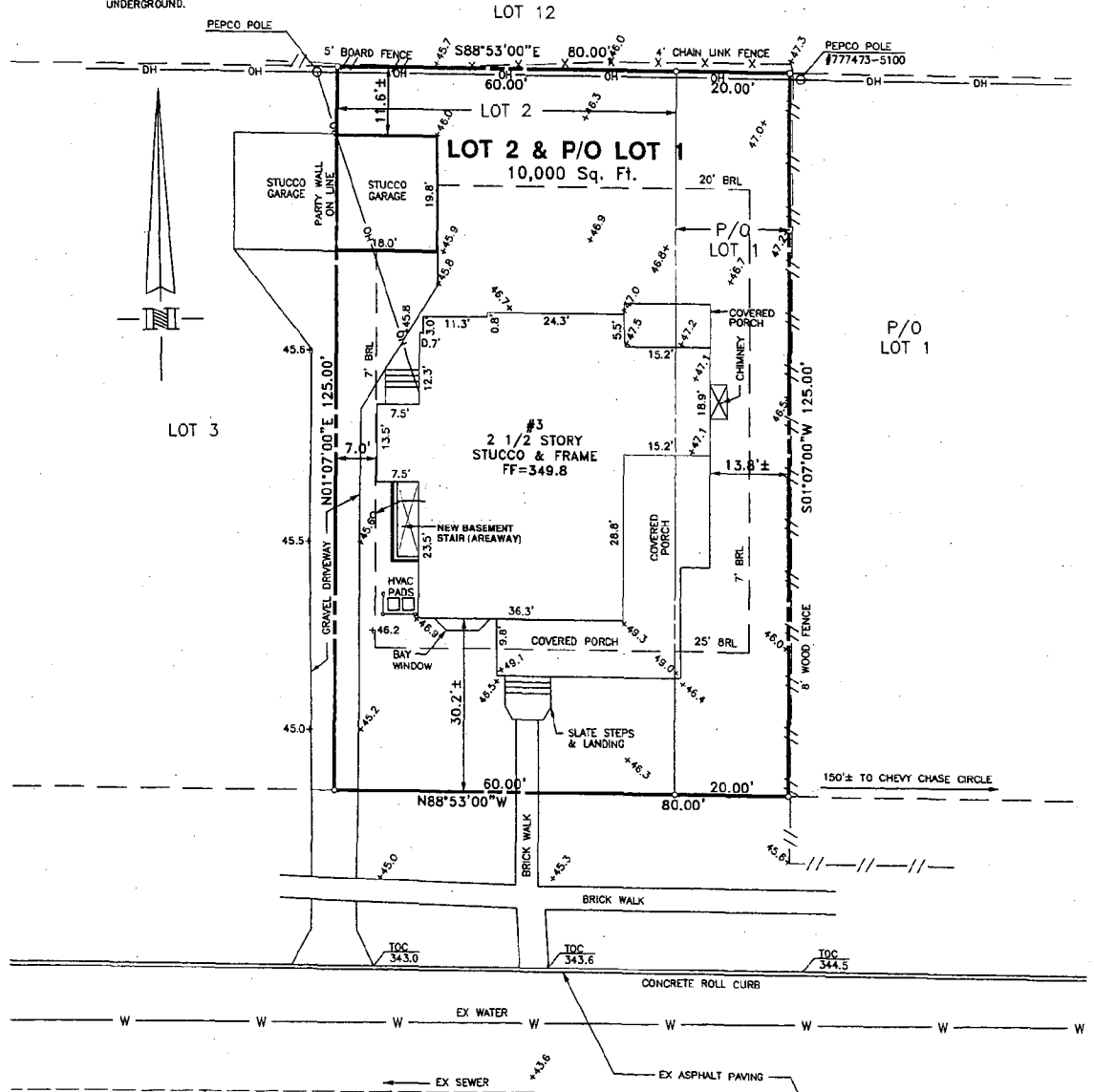
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE SURFACE EVIDENCE AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES UNDERGROUND.



**NOTES**

1. THIS PROPOSAL IS TO ADD AN ADDITION TO THE REAR AND RIGHT SIDE OF THE EXISTING HOUSE.
2. THIS SITE LIES ON BASE MAP 208-NW-04 AND MONTGOMERY COUNTY TAX MAP HW-341/HW41.
3. BOUNDARY AND TOPOGRAPHY PER FIELD SURVEY PERFORMED BY THIS OFFICE. VERTICAL DATUM IS NAVD 20 PER WSSC BENCHMARK #869. HORIZONTAL DATUM PER SUBDIVISION RECORD PLAT.
4. SUBDIVISION RECORDED SEPTEMBER 9, 1909. EXISTING ZONING R-60. SETBACKS FOR ADDITIONS TO EXISTING STRUCTURES ARE:  
FRONT: 25 FEET - SUBJECT TO ESTABLISHED BUILDING RESTRICTION LINE.  
SIDE: 7 FEET  
REAR: AVERAGE 20 FEET, NOT LESS THEN 15 FEET

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 38A OF THE MONTGOMERY COUNTY CODE.

**SITE DEVELOPMENT PLAN**

PROPERTY OF R. G. JOSEPHS & G. M. CARR  
RECORDED IN LIBER 18675 AT FOLIO 422  
ALSO BEING LDT 2 AND PART OF LOT 1  
SECTION No. 2 - CHEVY CHASE  
RECORDED IN PLAT BOOK 8 AT PLAT 47  
BETHESDA ELECTION DISTRICT No. 7 MONTGOMERY COUNTY, MARYLAND

**Site Plan**

6

**FOX ARCHITECTS**

7805 OLD GEORGETOWN ROAD, SUITE 204  
BETHESDA, MARYLAND 20814

**Josephs/Carr Residence**

09.15.06

SCALE: 1" = 20'-0"

A6



AREAWAY, BEYOND.

Partial Front Elevation

7

**FOX ARCHITECTS**

7805 OLD GEORGETOWN ROAD, SUITE 204  
BETHESDA, MARYLAND 20814

**Josephs/Carr Residence**

09.15.06

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

A4



Partial Side Elevation / Section Through Areaway

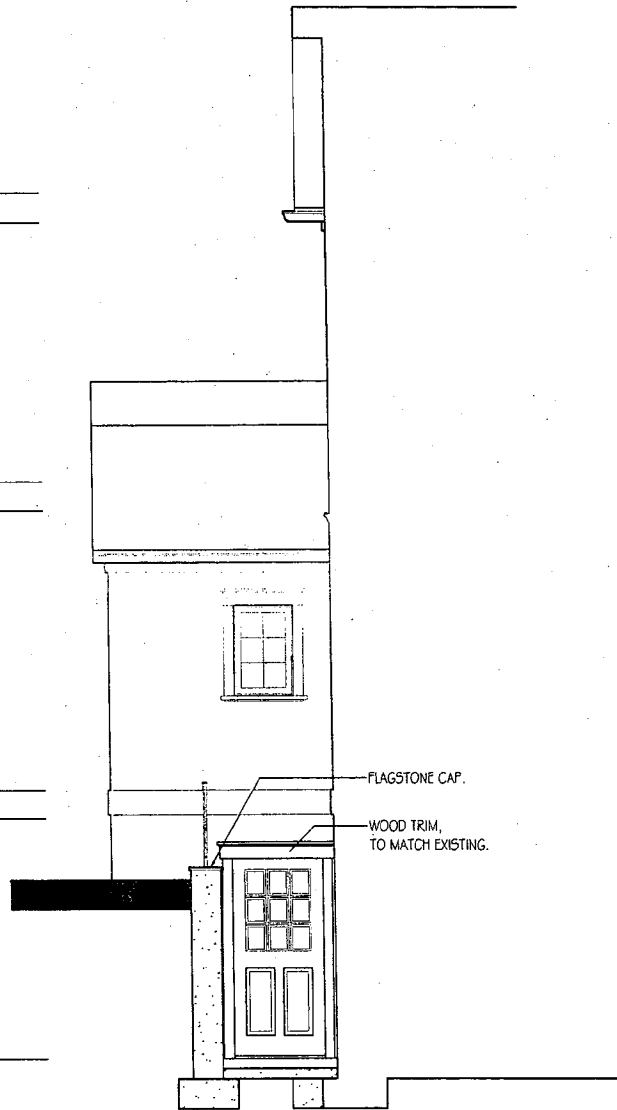
8

119.63'  
ATTIC FLOOR

110.29'  
SECOND FLOOR

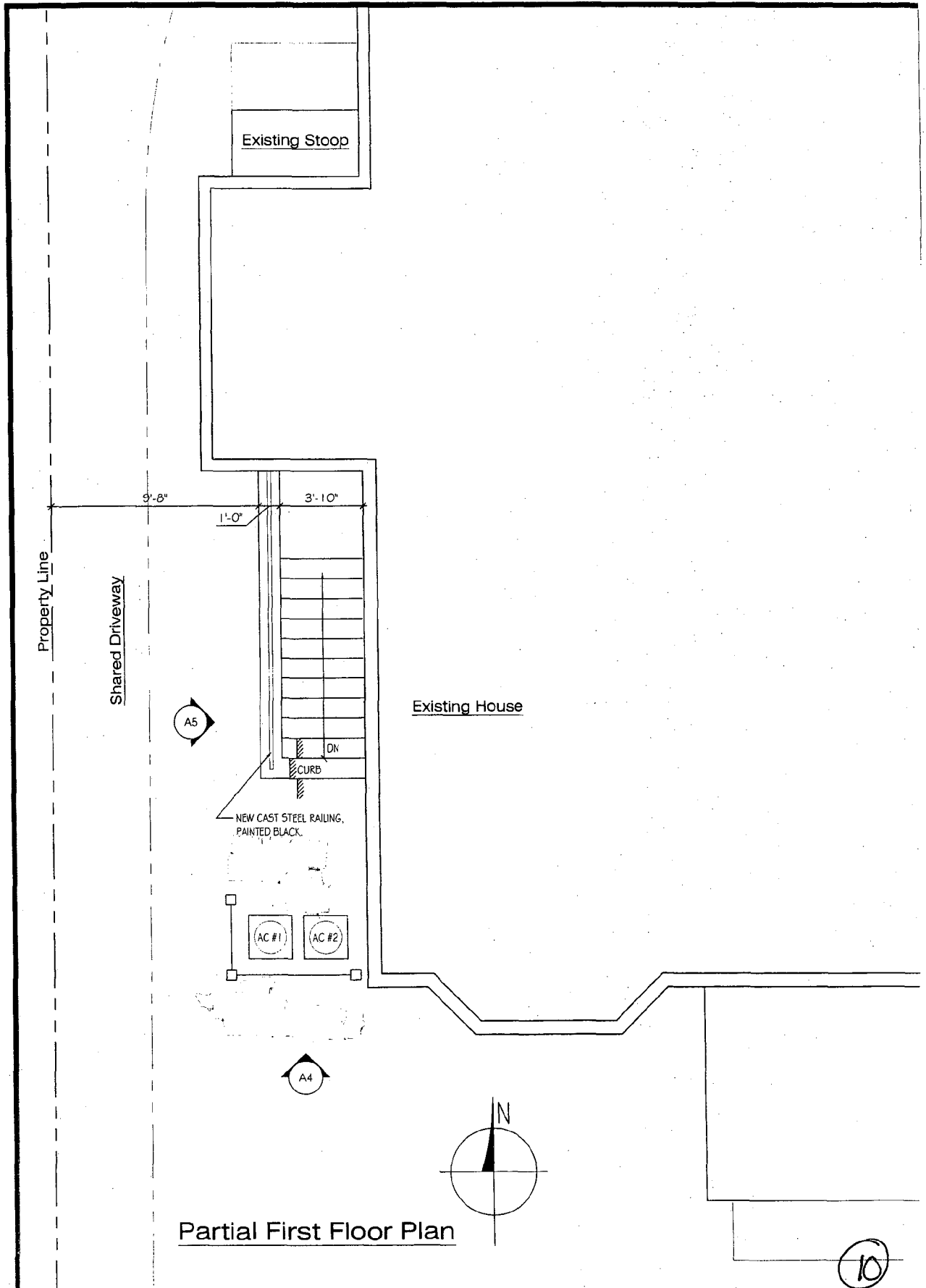
100.00'  
FIRST FLOOR

91.04'  
BASEMENT



Section Through Areaway (from Front)

9



**FOX ARCHITECTS**

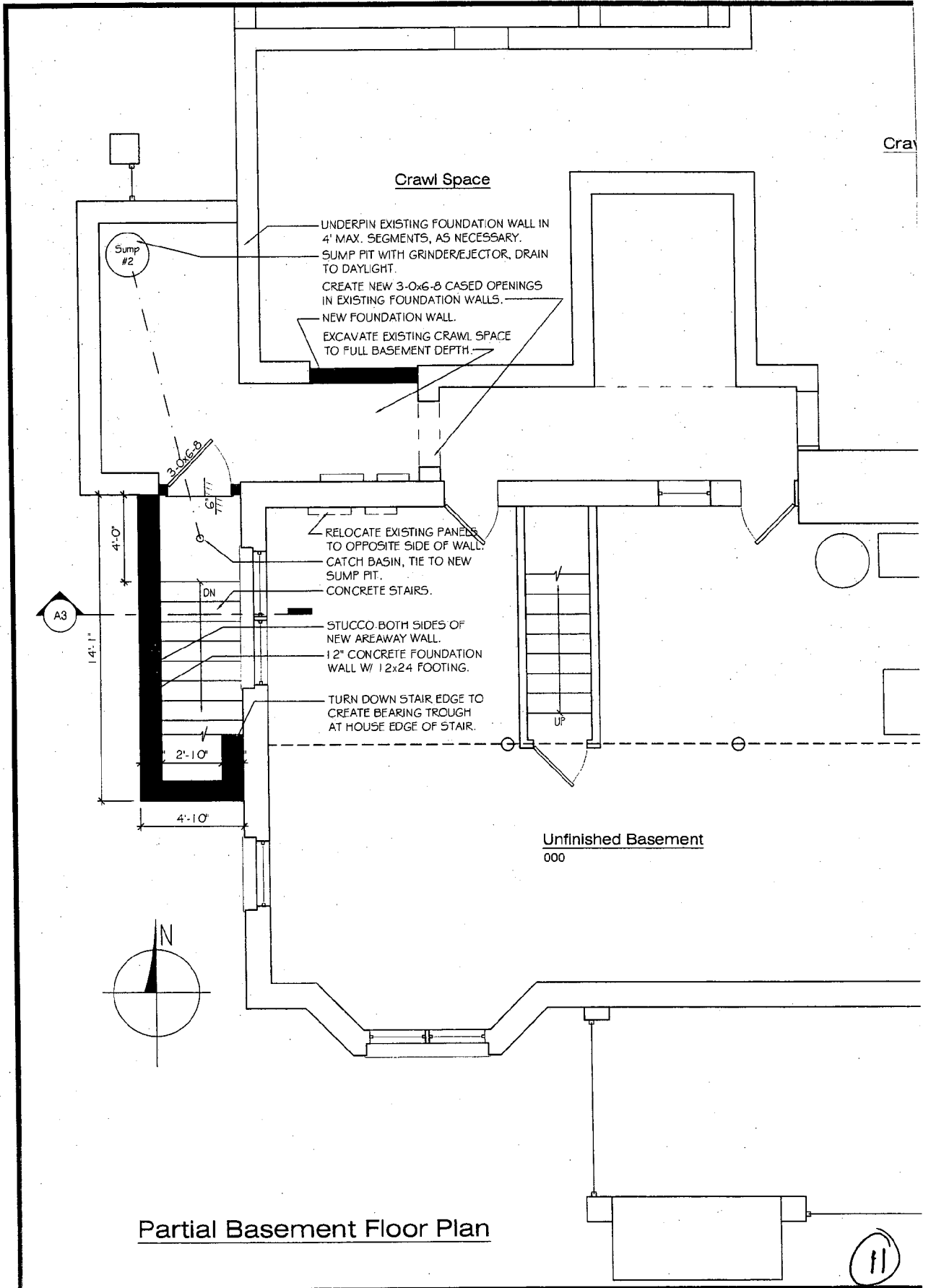
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SCALE: 1/4" = 1'-0"

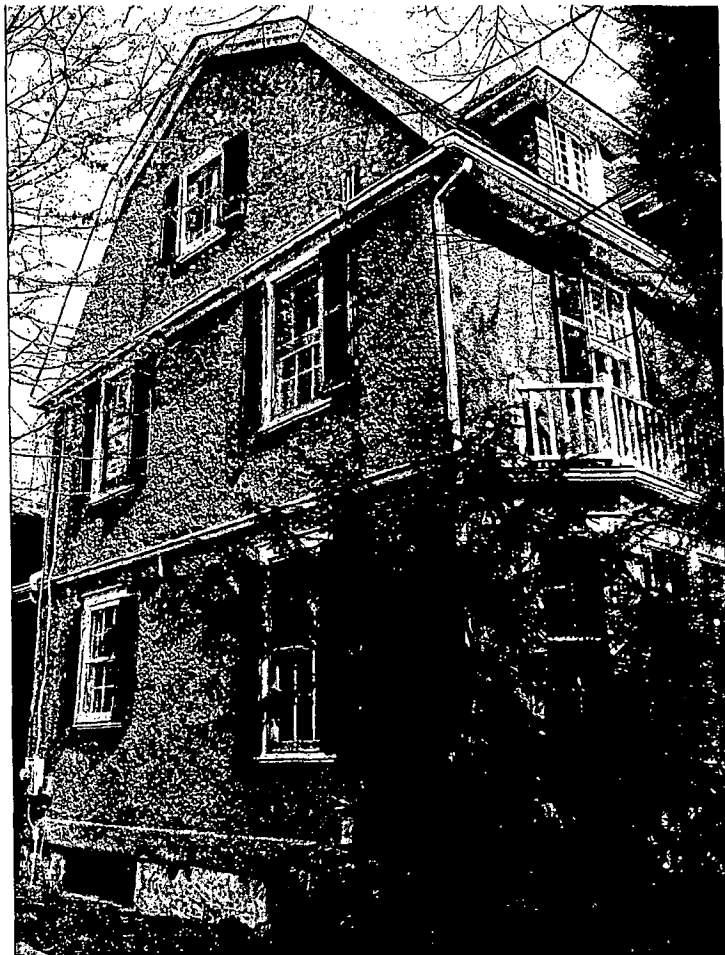
A2



Partial Basement Floor Plan



Existing Front Elevation Photo (viewed from Grafton St.)



Existing Side Elevation Photo

12

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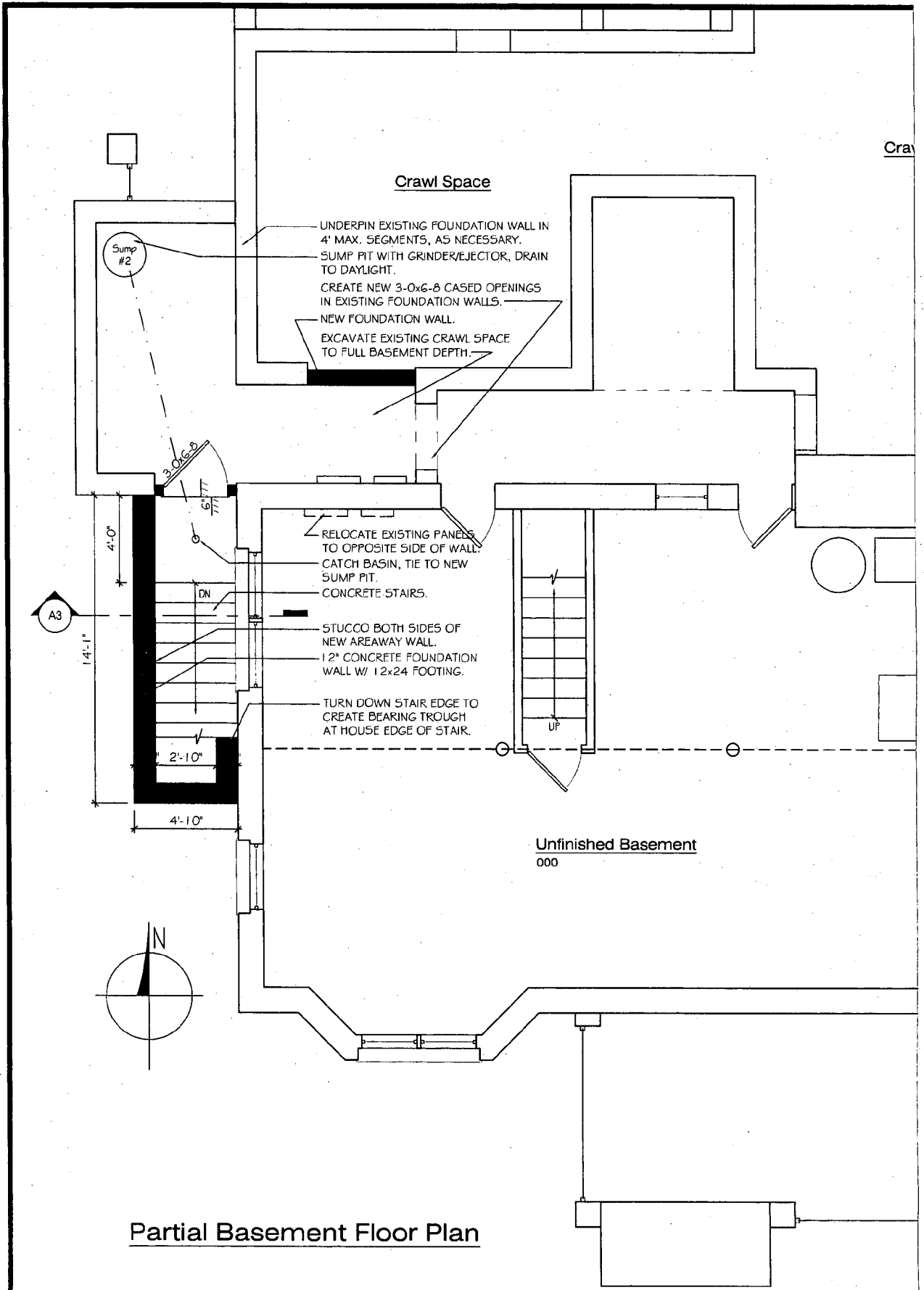
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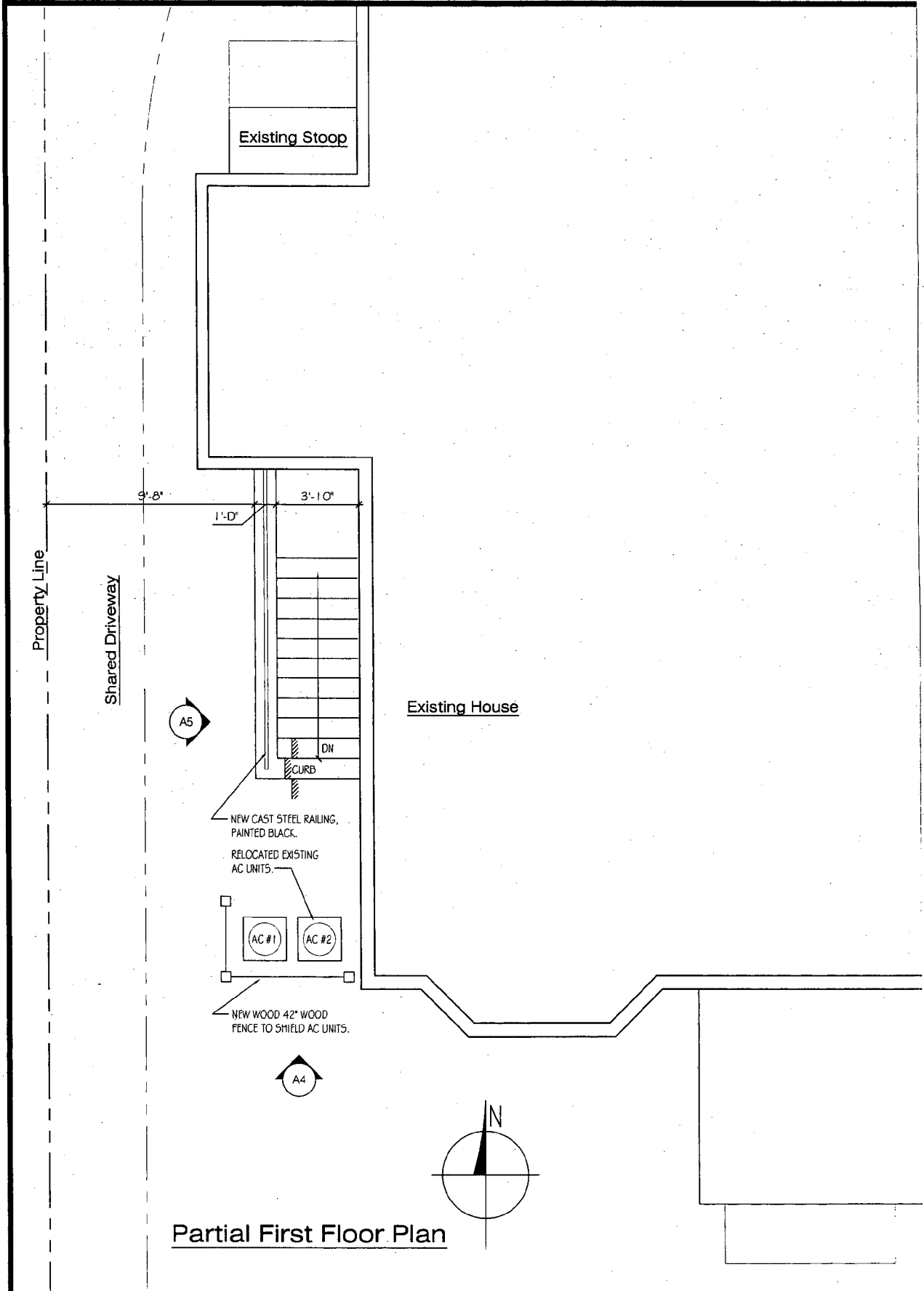
09.15.06

NO SCALE

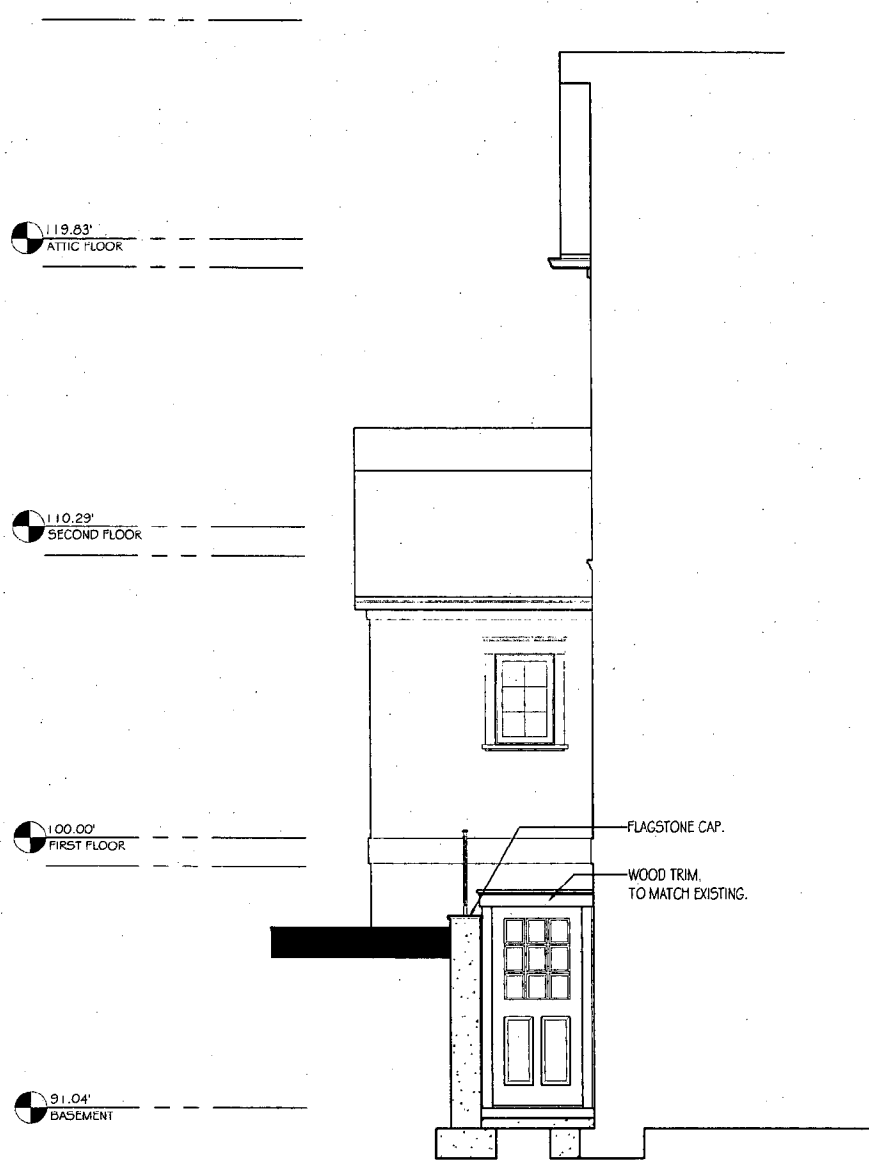
A7







Partial First Floor Plan



Section Through Areaway (from Front)



Partial Front Elevation



Partial Side Elevation / Section Through Areaway

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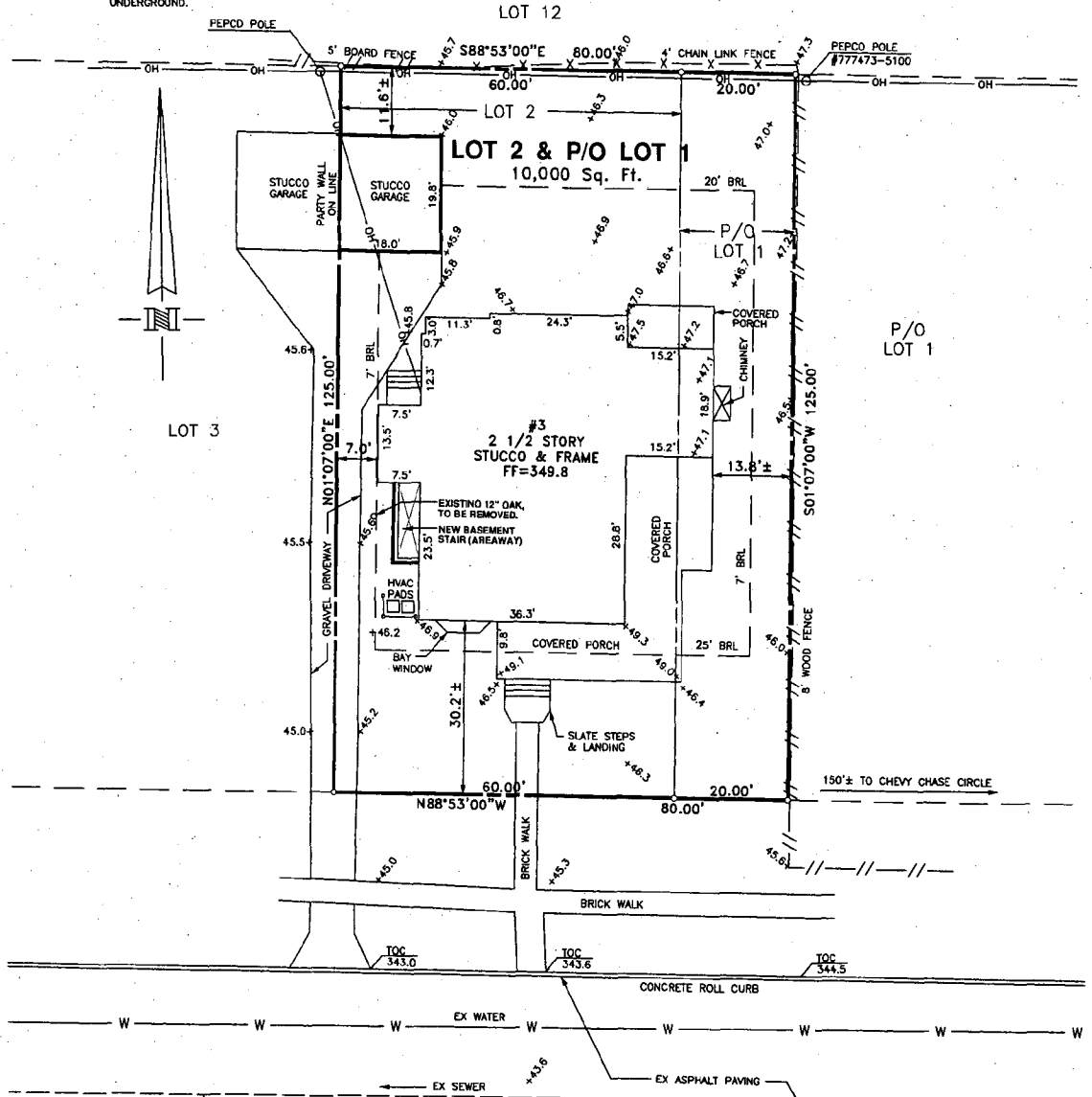
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**A5**

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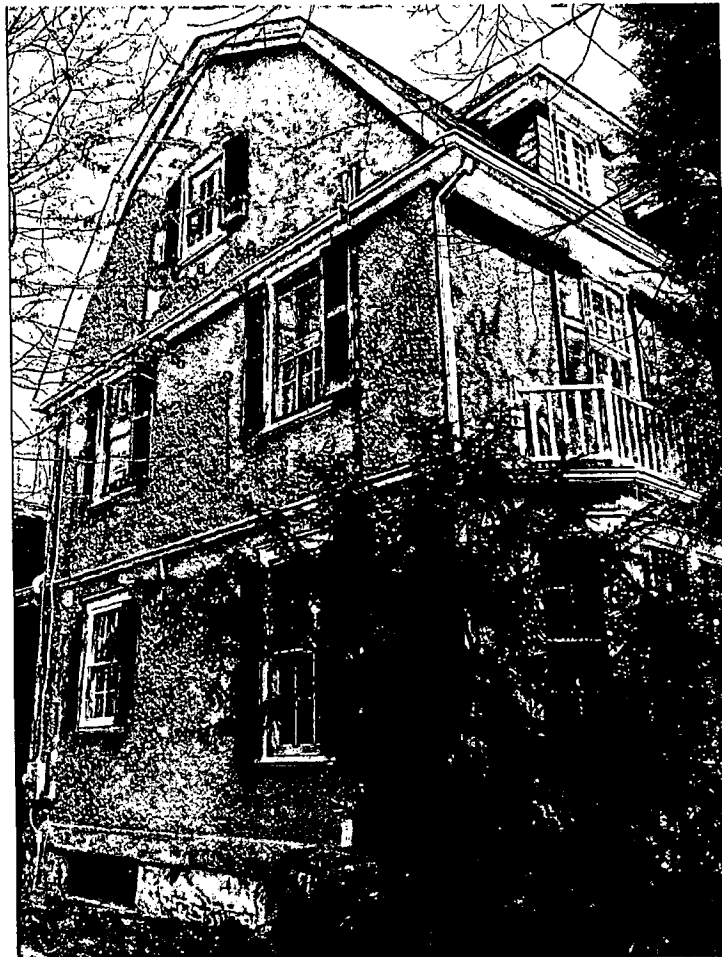
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Existing Side Elevation Photo

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09.15.06

NO SCALE

**A7**