

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19 Grafton St., Chevy Chase	Meeting Date:	9/5/2018
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	8/29/2018
Applicant:	Joshua Bonnie (Jenn Heller, Agent)	Public Notice:	8/22/2018
Review:	HAWP	Tax Credit:	Yes
Case Number:	35/13-18BB	Staff:	Michael Kyne
PROPOSAL:	Stair replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Shingle
DATE: c. 1892-1916

PROPOSAL:

The applicant proposes to replace the existing below grade stairs at the rear of the historic house, which lead from the existing right-side driveway to the rear basement entrance. The existing stairs are concrete, with non-compliant treads and risers. The existing stairs are deteriorated and have been altered, having synthetic treads added to cover the damage.

The proposed new stairs will be concrete, with code compliant treads and risers. The adjacent below grade concrete retaining wall will also be altered, with a stone veneer added to match the existing stone foundation of the historic house. A painted metal pipe railing will be installed on the house side of the stairway. The existing 36" high wooden railing with newel post will be replaced with a new paintable composite railing and newel post to match.

The proposed work is at the rear of the house, with the visual alterations (i.e., change in tread and riser dimensions, stone veneer, and pipe railing) occurring mostly below grade, and will not be visible from the public right-of-way.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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;

and with the general condition that final project design details, not specifically delineated by the

Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jheller@musearchitects.com Contact Person: JENN HELLER
 Daytime Phone No.: (301) 718-8118
 Tax Account No.: 00456456
 Name of Property Owner: JOSHUA BONNIE Daytime Phone No.: (301) 718-8118
 Address: 19 CHEVY CHASE GRAFTON STREET 20815
Street Number City State Zip Code
 Contractor: TO BE DETERMINED Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: MUSE ARCHITECTS Daytime Phone No.: (301) 718-8118

FH9 Sh8

LOCATION OF BUILDING/PERMITS

House Number: 19 Street: GRAFTON STREET
 Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
 Lot: 4 Block: 24 Subdivision: 009
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: exterior stair below grade
 1B. Construction cost estimate: \$ \$7,000
 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 0 feet 6 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] 8/15/18
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ 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 structure is a single family dwelling constructed in 1908. The house consists of a 2-storey main block (historic) with a possibly historic rear kitchen addition, and a detached non-historic garage. The house is located within the Chevy Chase Village historic district.

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

Proposed work is to replace the existing concrete stairs from the rear driveway grade down to the lower level entrance door. The stairs have been modified with applied synthetic treads to cover damage to the existing concrete. The work will replace the existing non-compliant stairs and adjacent concrete retaining wall with code-compliant stairs and a stone veneer retaining wall. The stone will match the existing stone base on the rest of the house. Existing painted wood railings to be replaced with painted synthetic railings to match existing profiles at rear porches.

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

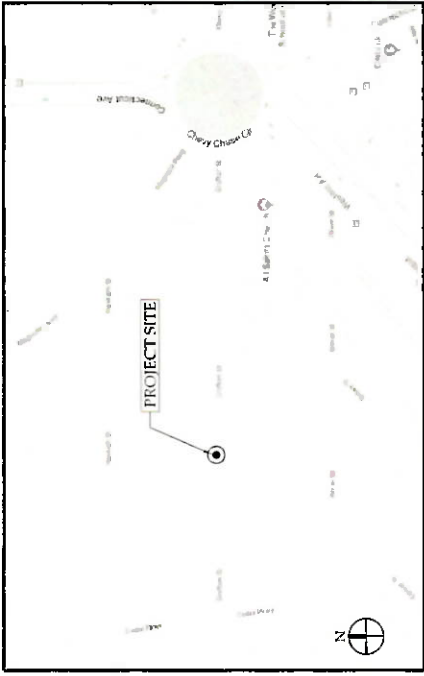
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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.

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.

VICINITY MAP



DESIGN PARAMETERS

MONTGOMERY COUNTY
 GROUND SNOW LOAD: 30 PSF
 WIND SPEED: 115 mph
 SEISMIC DESIGN CATEGORY: B
 WEATHERING: Severe
 FROST LINE DEPTH: 30 inches
 TERMITE: Moderate to Heavy
 DECAY: Slight to Moderate
 WINTER DESIGN TEMP.: 13 deg. Fahrenheit
 ICE SHIELD UNDERLAYMENT REQD: Yes
 FLOOD HAZARDS: July 2, 1979
 AIR FREEZING INDEX: 300
 MEAN ANNUAL TEMP.: 55 deg. Fahrenheit

GENERAL NOTES

The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX OF DRAWINGS on this sheet.

1. The Contractor shall field verify all dimensions.
2. DO NOT SCALE THE DRAWINGS to obtain dimensions.
Dimensions shown are to face of structure (i.e. face of stud, masonry, concrete) unless noted otherwise on the drawings.
3. All construction resulting from the execution of this work shall conform to the current 2015 International Residential Code (IRC) with amendments, and the Maryland Building Performance Standards (MBPS), and with any other requirements established by Montgomery County and the state of Maryland.
4. All work represented in the drawings for this project shall be considered part of the work required by the Contract Documents for the project and shall be executed in a manner consistent with the provisions described in the Specifications and General Notes.
5. The construction work described in these drawings is applicable only to this project. The Architect accepts no liability whatsoever for any construction work performed on the basis of these drawings if such work is not executed under a general Contract.
6. The Contractor shall comply with current requirements for Montgomery County & the state of Maryland for radon mitigation.

INDEX OF DRAWINGS

A-0 COVER SHEET
 A-1 PLAN, SECTION, & DETAILS
 A-2 PHOTOGRAPHS

PROJECT NARRATIVE

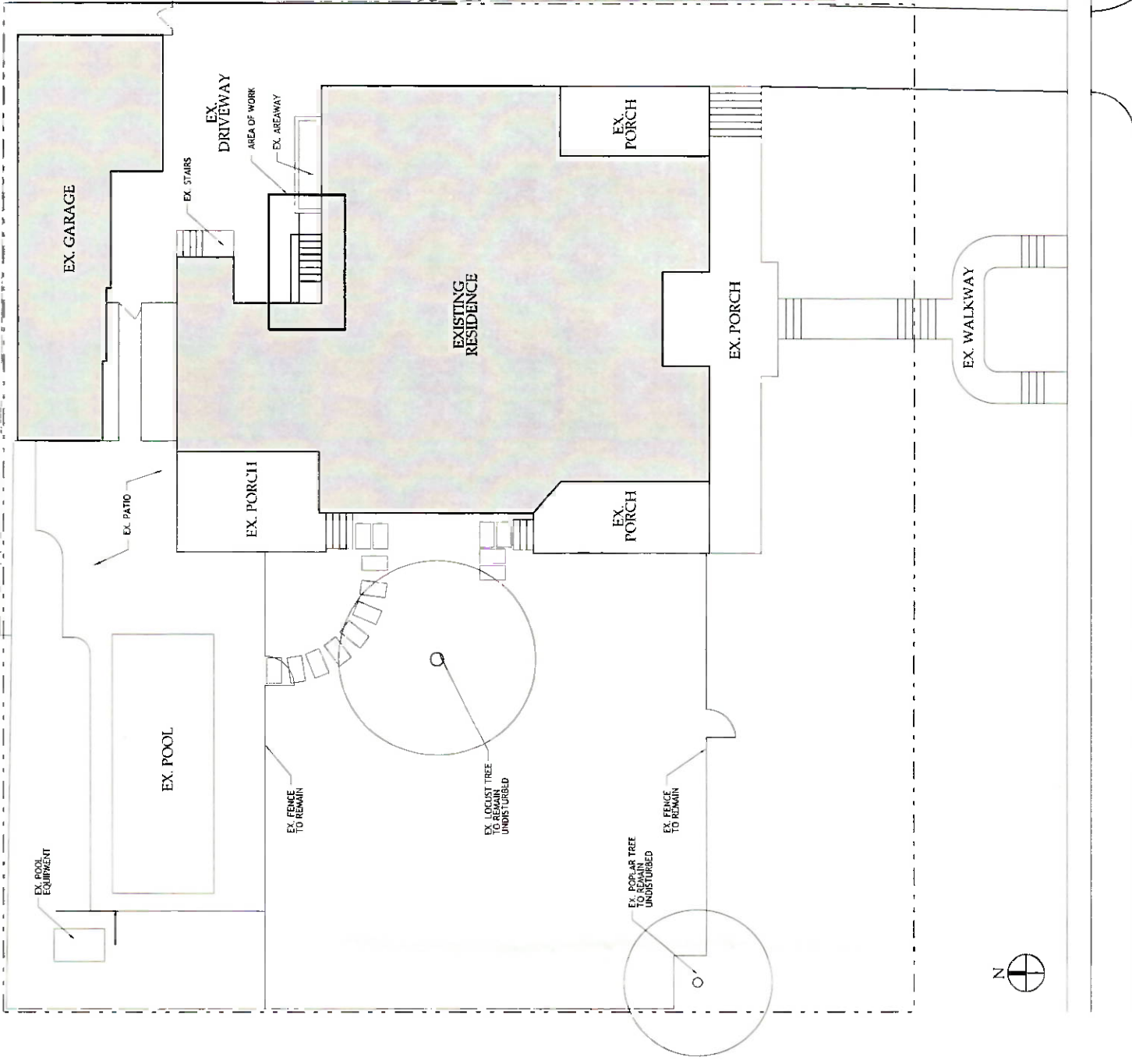
TO REPLACE EXISTING EXTERIOR CONCRETE STAIRS TO LOWER LEVEL AND ADJACENT CONCRETE RETAINING WALL WITH CODE-COMPLIANT STAIRS AND STONE VENEERED RETAINING WALL.

ZONING SUMMARY

Zone R-60
 Lot 4
 Block: 24
 Plat#: 106
 Total Assessed Area: 17,500 sq. ft.
 Existing Lot Coverage: No change to existing.
 Proposed % of Coverage: No change to existing.
 Maximum Building Height: No change to existing.
 Building Setbacks: No change to existing.
 Structure built in 1908.

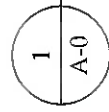
THE BONNIE RESIDENCE

19 GRAFTON STREET CHEVY CHASE, MD 20815



SITE PLAN

SCALE: 1" = 20'-0"



GRAFTON STREET

MUSE ARCHITECTS, PC
 Architecture and Interior Design
 7401 Wisconsin Avenue, Suite 500
 Bethesda, MD 20814
 Phone 301.718.8118
 Fax 301.718.8112

RENOVATION OF THE
BONNIE RESIDENCE
 19 GRAFTON STREET CHEVY CHASE, MD 20815

17/15

FOR PERMIT
 2018 AUGUST 15

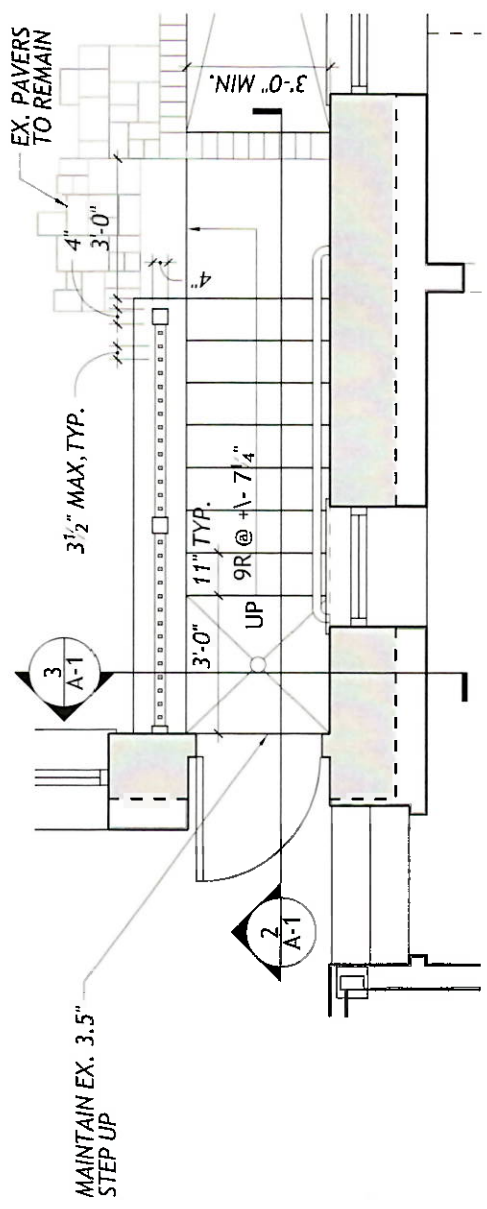
COVER SHEET

SCALE: VARIES

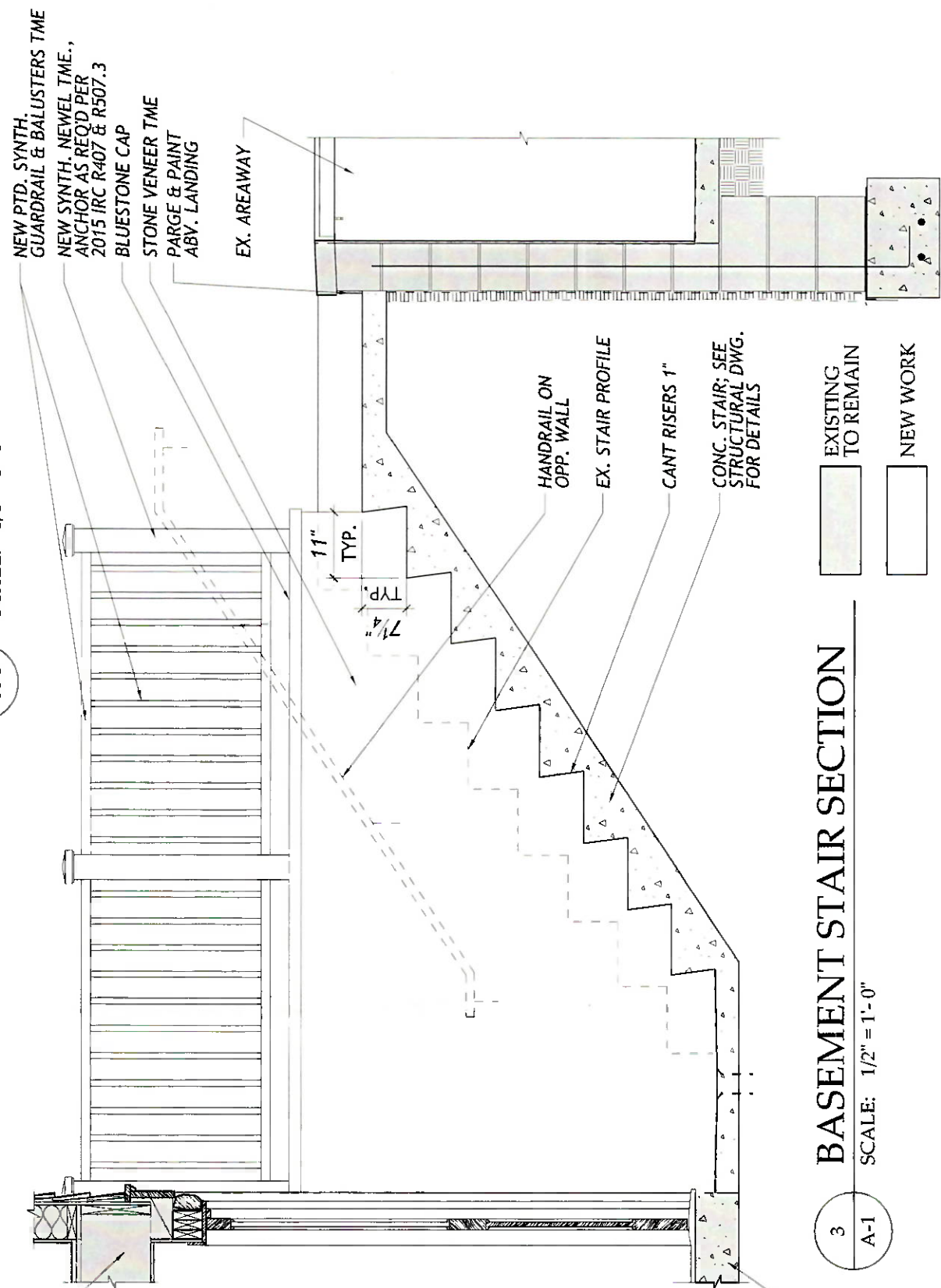
SHEET NO.

A-0

Professional Certification.
 I, William E. Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 07/23/19.

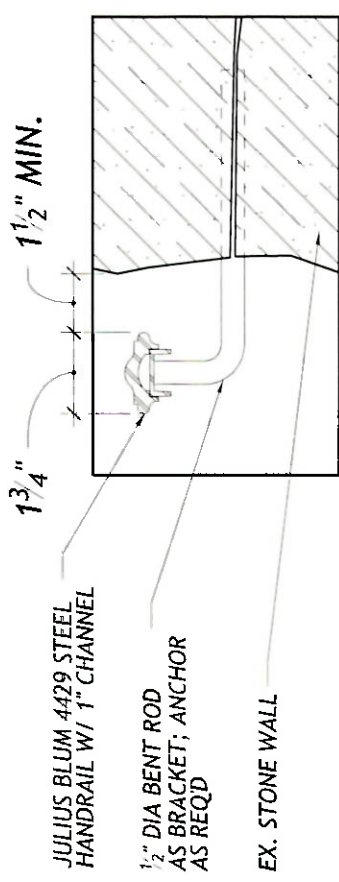


1 BASEMENT STAIR PLAN
 SCALE: 1/4" = 1'-0"

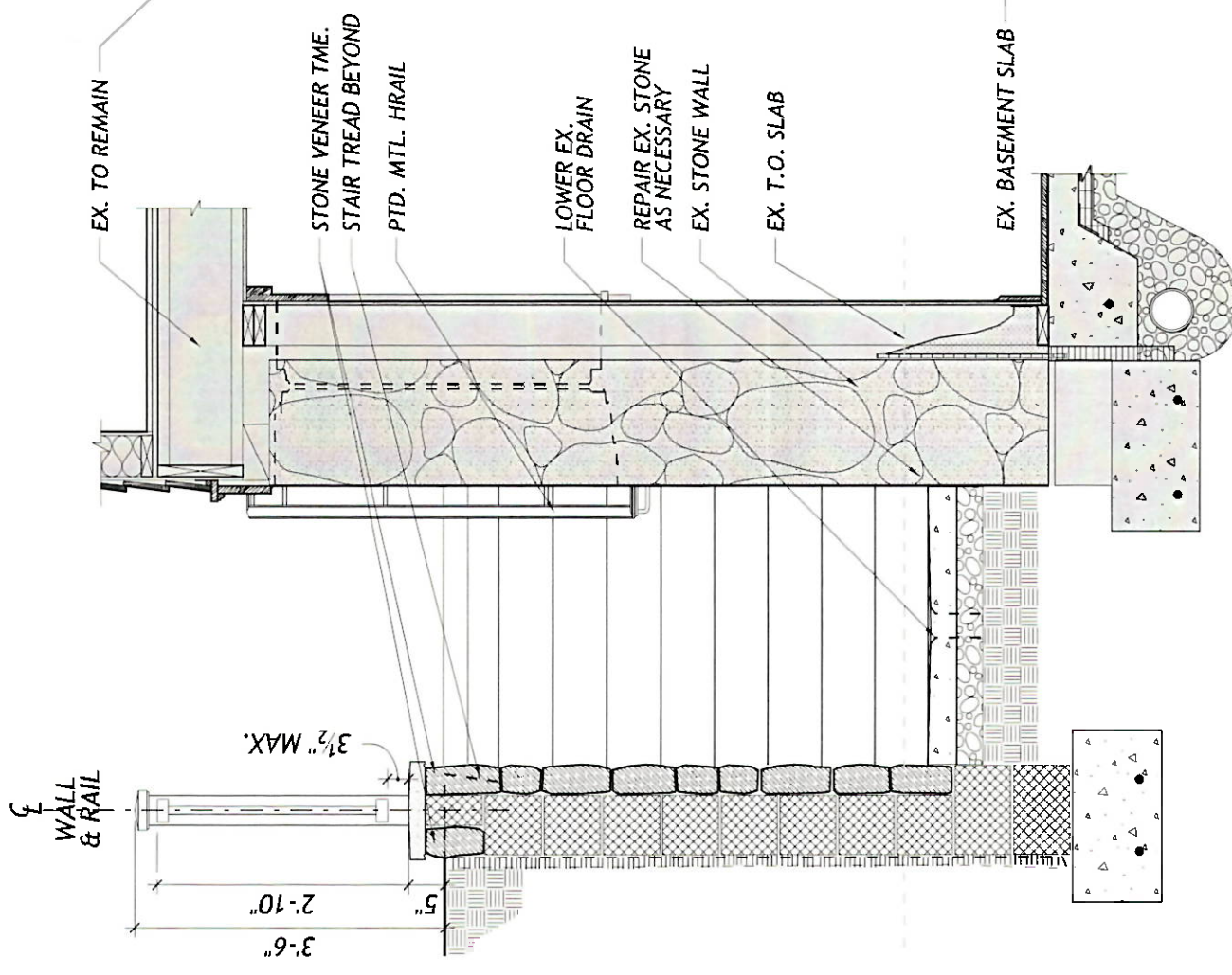


3 BASEMENT STAIR SECTION
 SCALE: 1/2" = 1'-0"

	EXISTING TO REMAIN
	NEW WORK



2 HANDRAIL DETAIL
 SCALE: 3" = 1'-0"

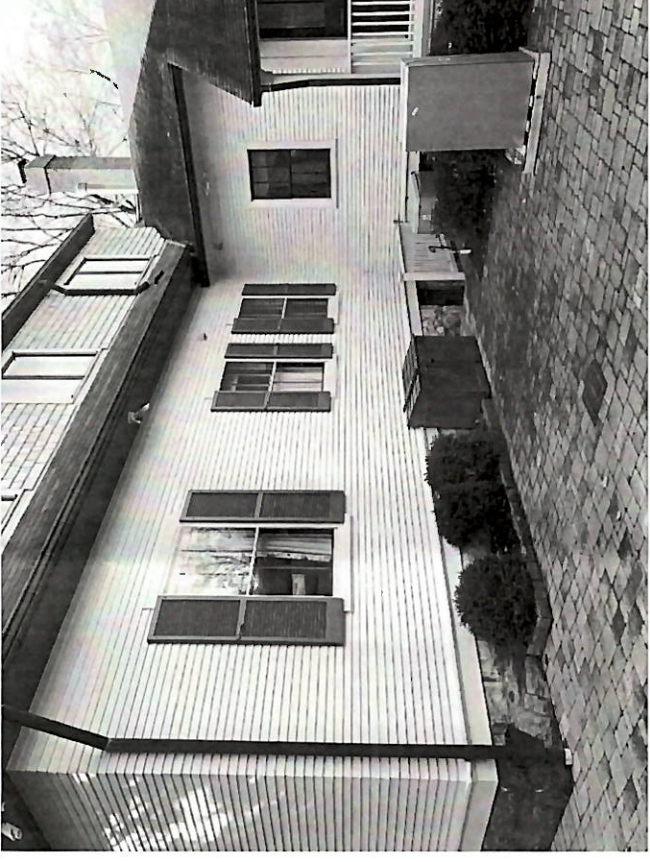


4 BASEMENT STAIR SECTION
 SCALE: 1/2" = 1'-0"

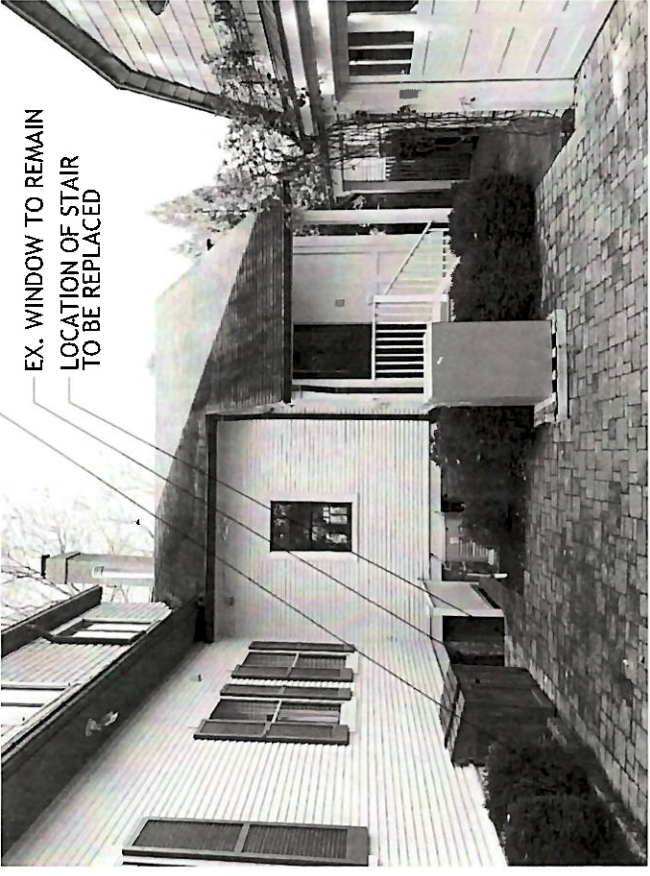
Professional Certification.
 I, William E. Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 07/23/19.



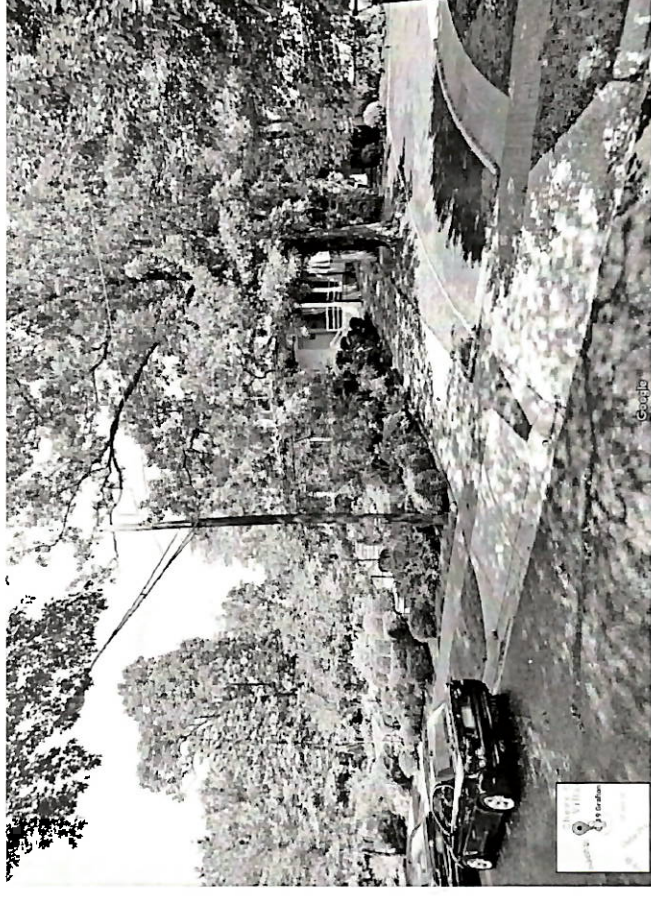
1 EXISTING STAIR
 SCALE: N.T.S.



2 NORTH FACADE @ DRIVEWAY
 SCALE: N.T.S.



3 KITCHEN EAST @ DRIVEWAY
 SCALE: N.T.S.



4 VIEW FROM GRAFTON ST.
 SCALE: N.T.S.



5 VIEW FROM GRAFTON ST.
 SCALE: N.T.S.

Professional Certification.
 I, William E. Kirwan, certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15883, expiration date 07/23/19.

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

<p>Owner's mailing address</p> <p>JOSHUA BONNIE 19 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>MUSE ARCHITECTS 7401 WISCONSIN AVE SUITE 500 BETHESDA, MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ELLEN MCKEE 21 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>KRISTINA AND THOMAS SCHENDT 17 GRAFTON STREET CHEVY CHASE, MD 20815</p>
<p>JOSHUA HOROWITZ 30 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>J. AND TIMOTHY BROAS 28 GRAFTON STREET CHEVY CHASE, MD 20815</p>
<p>JOANNA TAYLOR AND PETER HAMPTON 26 GRAFTON STREET CHEVY CHASE, MD 20815</p>	<p>MARGARET AND ROBERT MARCUS 22 HESKETH STREET CHEVY CHASE, MD 20815</p>

E. AND JOHN DUGAN
 20 HESKETH STREET
 CHEVY CHASE, MD 20815

JUDITH AND PERRY LINDER TRUSTEE
 18 HESKETH STREET
 CHEVY CHASE, MD 20815