MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19 Grafton St., Chevy Chase	**Meeting Date:**	2/7/2018
Resource:	Outstanding Resource **Chevy Chase Village Historic District**	**Report Date:**	1/31/2018
		Public Notice:	1/24/2018
Applicant:	Joshua Bonnie **(Jenn Heller, Architect)**	**Tax Credit:**	N/A
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	35/13-18E		
PROPOSAL:	Fenestration alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Shingle
DATE: c. 1892-1916

PROPOSAL

The applicant proposes the following alterations at the subject property:

- Underpin the foundation and dig out the existing crawlspace, creating a full basement.
- Replace the existing crawlspace doors on the right and left elevations with clad windows in the same openings.
- Install new egress windows with window well on the rear elevation.
- Replace the existing windows on the left side of an existing rear addition with French and sliding doors.
- Replace the existing aluminum storm windows in-kind.
- Replace an existing basement door at the rear.

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines), 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 below.

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Chevy Chase Village Historic District Guidelines

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 and 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:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 subject property is a c. 1892-1916 Shingle-style Outstanding Resource within the Chevy Chase Village Historic District. The house has a large front setback and the lot is steeply sloped, making the sides/rear of the house negligibly visible from the public right-of-way, at best.

After review of the submitted information, staff supports the applicants' proposal, finding the following:

Crawlspace Doors/Basement Windows

The applicant proposes to underpin the house's foundation and dig out the existing crawlspace, creating a full basement. The existing 3-panel wooden crawlspace doors (four total, with two on the right elevation and two of the left elevation) will be replaced with 3-lite aluminum-clad wood windows within the existing openings. The proposed door-to-window alterations are entirely at the foundation-level, and, due to the sloping lot and the house's setback from the street, will not be visible from the public right-of-way.

The proposed 3-lite windows are compatible with the historic house, as they take cues from the 3-over-2 windows of the historic house as well as the three panel crawlspace doors that are being replaced. The submitted specifications indicate that the proposed new windows will have permanently affixed 7/8" profile muntins with spacer bars, which is consistent with the HPC's requirements for new simulated divided lite (SDL) windows.

Egress Windows/Window Well

The applicant proposes to install three ganged egress windows and a window well at the rear elevation of the historic house. The proposed alterations are at the foundation-level and entirely at the rear, and they will not be visible from the public right-of-way. In accordance with the *Guidelines*, design review emphasis should be restricted to changes that will be visible from the front or side

public right-of-way.

The submitted specifications indicate that the proposed new windows will have permanently affixed 7/8" profile muntins with spacer bars, which is consistent with the HPC's requirements for new SDL windows.

Window Replacement/French Door Installation

The applicant proposes to replace a paired 3-over-2 double-hung window on the left elevation of an existing rear addition with French and sliding doors. Although the date of construction has not been provided for the existing rear addition (and it may be original to the house), it is not visible from the public right-of-way, due to sloping lot and the house's setback from the street. An existing link between the historic house and existing rear addition will also be removed, with the adjacent materials (siding, porch ceiling, decking) being repaired with like materials.

The proposed window-to-door alterations will not be visible from the public right-of-way because of the sloping lot and the house's setback from the street and therefore have no potential to detract from the streetscape. In accordance with the *Guidelines*, design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way.

The submitted specifications indicate that the proposed new French and sliding doors will have permanently affixed 7/8" profile muntins with spacer bars, which is consistent with the HPC's requirements for new multi-lite SDL doors.

Storm Windows

The applicant proposes to replace in-kind the exiting aluminum storm windows on the historic house. The proposed new storm windows are 1-over-1 with minimal meeting rails ($1\ ^{3}/_{16}$") which will preserve the visibility of the original windows. Because the proposal is for an in-kind alteration and will result in *No Material Effect*, it is not subject to review by the HPC; however, staff notes that the *Guidelines* state that storm windows should be encouraged.

Basement Door Replacement

The applicant proposes to replace an existing rear metal basement door with a half-glass wooden door within the same opening. Due to the location of the basement door at the rear of the house, the proposed alteration will not be visible from the public right-of-way. In accordance with the *Guidelines*, design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, 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 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;

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. 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 follow-up site visit.

DPS - #8

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 (Street Number) CHEVY CHASE (City) GRAFTON STREET (Street) 20815 (Zip Code)

Contractor: TO BE DETERMINED Phone No.:

Contractor Registration No.:

Agent for Owner: MUSE ARCHITECTS Daytime Phone No.: (301) 718-8118

LOCATION OF BUILDING/PREMISE

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

☐ 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: $ TO BE DETERMINED

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 of owner or authorized agent

1/17/18
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

825247

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:

   The project is to underpin and dig out the existing crawl space into a full height basement. Existing wood access doors to the crawlspace to be replaced with clad windows within ex. masonry openings, with a new window well at the rear of the property for egress. The existing kitchen to be renovated with new french and sliding doors to existing rear side porch.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

Owner's mailing address	**Owner's Agent's** mailing address
JOSHUA BONNIE 19 GRAFTON STREET CHEVY CHASE, MD 20815	MUSE ARCHITECTS 7401 WISCONSIN AVE SUITE 500 BETHESDA, MD 20814

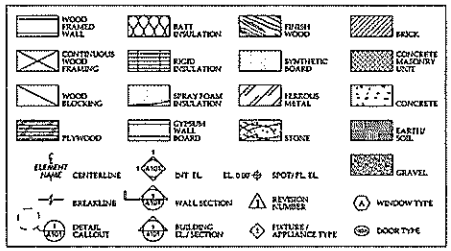
Adjacent and confronting Property Owners mailing addresses

ELLEN MCKEE 21 GRAFTON STREET CHEVY CHASE, MD 20815	KRISTINA AND THOMAS SCHENDT 17 GRAFTON STREET CHEVY CHASE, MD 20815
JOSHUA HOROWITZ 30 GRAFTON STREET CHEVY CHASE, MD 20815	J. AND TIMOTHY BROAS 28 GRAFTON STREET CHEVY CHASE, MD 20815
JOANNA TAYLOR AND PETER HAMPTON 26 GRAFTON STREET CHEVY CHASE, MD 20815	MARGARET AND ROBERT MARCUS 22 HESKETH STREET CHEVY CHASE, MD 20815
E. AND JOHN DUGAN 20 HESKETH STREET CHEVY CHASE, MD 20815	JUDITH AND PERRY LINDER TRUSTEE 18 HESKETH STREET CHEVY CHASE, MD 20815

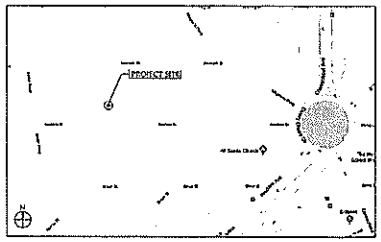
THE BONNIE RESIDENCE

19 GRAFTON STREET CHEVY CHASE, MD 20815

KEY TO MATERIALS & DRAWING SYMBOLS



VICINITY MAP



LIST OF ABBREVIATIONS

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Abbreviations	Term	Abbreviations	Term	Abbreviations	Term
1X	One inch nominal thickness	F.B.O.	Furnished By Owner	PAINT.	Painting
FX	Two inch nominal thickness	F.D.	Floor Drain	PLMB.	Plumbing
@	At	F.F.	Finish Floor	PLYWD.	Plywood
A/C	Air Conditioning	FNDN.	Foundation	PNWT.	Permanent
A.F.F.	Above Finish Floor	FOLM.	Following	PROJ.SD.	Prefabricated
ABV.	Above	FRN.	Frame	PWDR.	Prefinished
ADJ.	Adjustable	FOT.	Footer	PSF	Pound Per Square Foot
ALUM.	Aluminum	FLASHG.	Flashing	PSI	Pound Per Square Inch
ANOD.	Anodized	FL.	Floor	P.T.	Pressure Treated
APPROX.	Approximate	FLNG.	Flooring	PTD.	Painted
ARCH.	Architect (or Architectural)	FLUOR.	Fluorescent	PVC	Polyvinyl Chloride
ASPH.	Asphalt	F.O.	Face of	QTY	Quantity
ASSY.	Assembly	F.O.S.	Face of Structure (as Steel)	R.	Riser(s)
B.O.F.	Base of Footing	F.O.M.	Face of Masonry	RAD.	Radius
BD.	Board (as Panel)	FRMG.	Framing	RCP	Reflected Ceiling Plan
BDRM.	Bedroom	F.P.	Fireplace	RECPT.	Receptacle
BETW.	Between	FT.	Foot	REF.	Refrigerator
BLDG.	Building	FTG.	Footing	REINF.	Reinforcing
BLKG.	Blocking	FURD	Furring	REPL.	Replace
BM.	Beam	FURN.	Furnace	REQ'D	Required
BOT.	Bottom	GA.	Gauge	RESIL.	Resilient
BRD.	Board	GALV.	Galvanized	RH	Right Hand
BRG.	Bearing	G.C.	General Contractor	RM.	Room
BRK.	Brick	GFI	Ground Fault Interrupter	R.O.	Rough Opening
BSMT.	Basement	GL.	Glass	SCHED.	Schedule
BYND.	Beyond	GWB	Gypsum Wall Board	S.CONC.	Sealed Concrete
C.	Center	GYP.	Gypsum	SCR.	Screen
CAB.	Cabinet, Cabinetry	H.B.	Hose Bibb	SDG.	Siding
CEM.	Cement	HD.	Head	SDR.	Standard Dimension Lumber
CER.	Ceramic	HOR.	Header	SGL.	Single
CER.	Ceramic	HDW.	Hardware	SHT.	Sheet
C.J.	Control Joint	HDWD.	Hardwood	SIMIL.	Similar
CL.	Centerline	HORIZ.	Horizontal	SIPHN.	Siphon
CLADG.	Cladding	HT.	Height	SIM.	Similar
CLG.	Ceiling	HTR.	Heater	SPEC.	Specification
CLOS.	Closet	HVAC	Heating/Ventilation/Air Conditioning	SQ	Square
CLR.	Clear	H.W.	Hot Water	S.S.	Stainless Steel
CMU	Concrete Masonry Unit	IBC	International Building Code	STD.	Standard
C.O.	Cased Opening	I.G.	Insulated Glass	STL.	Steel
COL.	Column	IN.	Inch	STOR.	Storage
CONSTR.	Construction, Construction	INCL.	Included	STRUC.	Structural, ural
CONC.	Concrete	INSUL.	Insulation	SUSPL.	Suspension
CONST.	Construction	INT.	Interior	SURF.	Surface
CONT.	Continuous	IRC	International Residential Code	SW.	Switch
CPT.	Carpet	JST	Joist	S.W.M.	Storm Water Management
CPR.	Copper	JT.	Joint	SYM.	Symbol
CNTR.	Central	KTC	Kitchen	SYM.	Symmetry
CTR.	Center	LAM.	Laminate	T.	Threaded
CUR.	Curtain wall	LAV.	Lavatory	TAG	Tongue and Groove
CSMT.	Casement	LEV.	Level	T.B.E.	To Be Specified
CT.	Ceramic Tile	LH	Left Hand	T.B.L.	Text Bracket Line
CTOP.	Countertop	LT.	Light	TEMP.	Temperature
CTR.	Center	LTG.	Lighting	THK.	Thick
CTRD.	Centered	LVL	Laminated Veneer Lumber	T.H.	Treat Strip
C.W.	Cold Water	M.	Master	T.O.	Top of
D	Dryer	MAS.	Masonry	T.O.F.	Top of Footing
DBL.	Double	MAT.	Material	T.O.S.	Top of Slab
DEMO.	Demolish, Demolition	MAX.	Maximum	T.O.ST.	Top of Structure
DET., DETL.	Detail	MDO	Medium Density Overlay	T.O.W.	Top of Wall
DIA.	Diameter	MDF	Medium Density Fiberboard	TOL.	Tolerance
DIM.	Dimension	MECH.	Mechanical	TPO	Thermoplastic Polyolefin
DISP.	Disposal	MED. CAB.	Medicine Cabinet	TRTD.	Treated
DN.	Down	MEM.	Membrane	TYP.	Typical
DN.	Door	MFR.	Manufacturer(s)	UAC	Under counter
D.S.	Downspout	M.O.	Masonry Opening	UNFIN.	Unfinished
D.W.	Dishwasher	MIN.	Minimum	U.N.O.	Unless Noted Otherwise
DWG.	Drawing	MISC.	Miscellaneous	UTIL.	Utility
EA.	Each	MLDG.	Molding	V.B.	Vapor Barrier
E.J.	Expansion Joint	MTL.	Metal	VENT.	Ventilated, ted
EL.	Elevation	MTD.	Mounted	VERT.	Vertically
ELEC.	Electrical	M.W.	Microwave	V.I.F.	Verify In Field
ELEV.	Elevator	N.I.C.	Noticed Interior Color	W.	Washer
EPX.	Expanded Polystyrene	N.I.C.	Not In Contract	W/	With
EPXY	Epoxy	NO.	Number	W/O	Without
EQ.	Equal	N.T.S.	Not To Scale	W.C.	Water Closet
EQMT.	Equipment	O.A.	Overall	WD.	Wood
EST.	Established	O.C.	On Center	WDW.	Window
E.T.R.	Existing to Remain	OFF.	Office	W.H.	Water Heater
EX., EXIST.	Existing	O.H.	Overhang	W.P.	Waterproof
EXH.	Exhaust	OPNG.	Opening	WPFG	Waterproofing
EXT.	Exterior	OPP.	Opposite	W.S	Window Sampling
				WT.	Weight
				YD.	Yard

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 dimension.
3. Dimensions shown are to face of structure (i.e. face of stud, masonry, concrete) unless noted otherwise on the drawings.
4. 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 requirement established by Montgomery County and the state of Maryland.
   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.
7.

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.	15 deg. Farenheit
ICE SHIELD UNDERLAYMENT REQD.	Yes
FLOOD HAZARDS	July 2, 1979
AIR FREEZING INDEX:	300
MEAN ANNUAL TEMP.	55 deg. Farenheit

ZONING SUMMARY

Zone R-60

Lot 6
Block: 26
Plat#: 106

Total Assessed Area: 17,500 sq ft

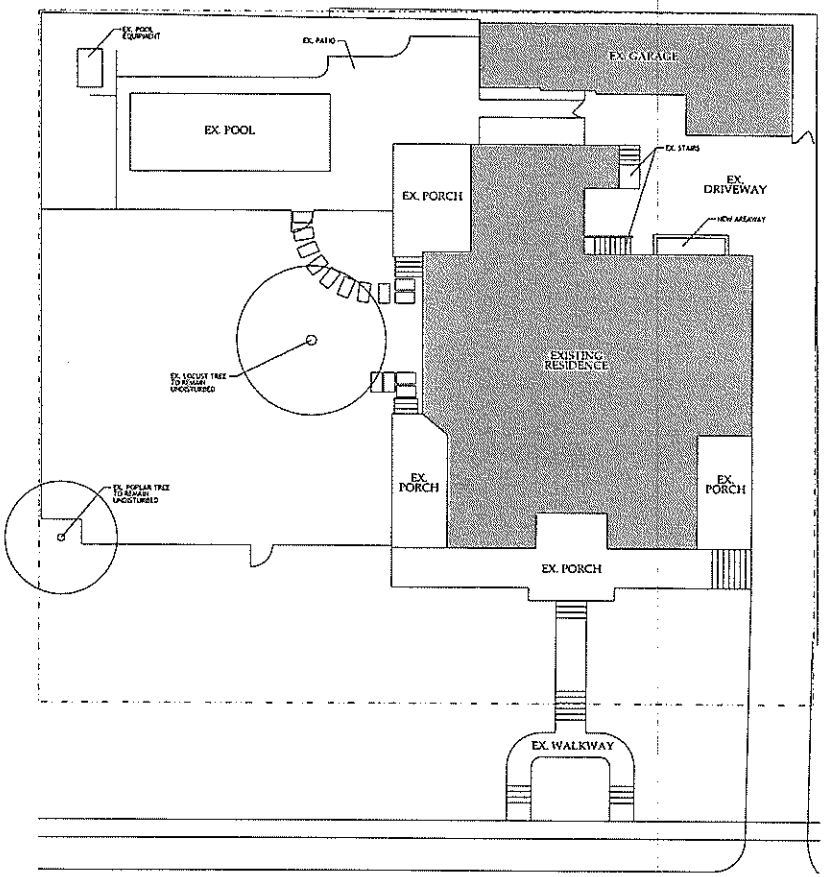
Existing Lot Coverage: No change to existing.
Proposed Lot Coverage: No change to existing.

Maximum Building Height: No change to existing.

Building Setbacks: No change to existing.

Structure built in 1908.

INDEX OF DRAWINGS



1 A000 SITE PLAN
SCALE: 1" = 10'-0"

MUSE ARCHITECTS, PC
Architecture and Interior Design
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RENOVATION OF THE
BONNIE RESIDENCE
19 GRAFTON STREET, CHEVY CHASE, MD 20815

17.15

2018 JANUARY 15

COVER SHEET

SCALE: AS NOTED

SHEET NO.
A000

WINDOW SCHEDULE

Mark	Description	R.O.	Light Cut	Remarks
A	Marvin Ultimate Casement Operable Casement	3'-2" x 5'-3"	3W x 3H	Factory finished cladding T.M.E. window paint. Primed white interior color. Low-E2 argon insulated glazing.
B	Marvin Ultimate Awning Operable Casement	To fit existing M.O. 3'-6" x 1'-11", V.I.F	3W x 1H	To fit existing M.O. - verify dimensions in field. Factory finished cladding T.M.E. window paint. Primed white interior color. Low-E2 argon insulated glazing.

NOTES:

1. Contractor to verify all dimensions in field prior to placing order, typical.
2. Contractor shall provide shop drawings for architect's review prior to placing order.
3. All windows to have simulated divided lites - 7/8" muntin bar with internal spacer bar
4. Window swings are indicated on plans & elevations.
5. Provide safety/tempered glass per IRC/ local code.
6. Provide screens at all operable windows to match exterior finish.
7. Contractor shall coordinate window & door rough openings to achieve trim alignments reflected on exterior elevations.
8. Exterior facing hardware shall be oil rubbed bronze finish, typical. Interior facing hardware & hinges shall be white, typical.

DOOR SCHEDULE

	Mark	Location	Description	Size (each leaf opng.)	Hardware	Remarks
EXTERIOR	EXT1	LOWER ENTRY 006	Simpson Themed Sash Exterior French 17916.SH1, Pnt, Wood	2'-8" x 7'-4"	Entry	To fit ex. masonry opening. Verify sizes to field.
	EXT2	FAMILY RM. 103	Marvin Ultimate French	2'-6"/ 5'-0" OA x 8'-0"	Entry	Head to align w/ head @ 102A & EXT.3
	EXT3	KITCHEN 102	Marvin Scenic Modular with Pocket	3'-1"/ 12'-4"OA x 8'-0"	Entry	Head to align w/ head @ 102A & EXT.2

	Mark	Location	Type / Material	Single / Pair	Size (each leaf opng.)	Thk.	Hardware Set	Remarks
LOWER LEVEL	001A	Grey 001	Wood Panel	single	2'-6" x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and flat panel
	002A	Stair Hall 002	Wood Panel	single	2'-6" x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and flat panel
	003A	Rec. Room 003	Cased Opening		5'-0" x 6'-8"			
	003B	Rec Room 003	Cased Opening		5'-0" x 6'-8"			
	004A	Hall 004	Cased Opening		3'-2" x 6'-8"			
	004B	Hall 004	Cased Opening		3'-7" x 6'-8"			
	005A	Air Rifle Range 005	Wood and Glass Panel	single	2'-6" x 6'-8"	1-3/4"	Passage	Transfer TS16200 w/ TBD matching and clear glass panel
	006A	Storage 006	Wood Panel	single	2'-6" x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and flat panel
	007A	Storage 007	Wood Panel	single	2'-6" x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and flat panel
	008A	Storage 008	Wood Panel	pair	2'-6"/ 5'-0" OA x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and flat panel
	009A	Kitchenette 009	Cased Opening		5'-0" x 8'-0"			
	010A	Gym 010	Wood and Glass Panel	pair	5'-0" x 6'-8"	1-3/4"	Passage	Transfer TS16000 w/ TBD matching and clear glass panel
	011A	Bath 011	Wood and Frosted Glass Panel	single		1-3/4"	Privacy	Transfer TS16000 w/ TBD matching and frosted glass panel
	014A	WC 014	Wood and Frosted Glass Panel	single		1-3/4"	Privacy	Transfer TS16000 w/ TBD matching and frosted glass panel
	015A	Closet 015 #	Wood Panel	single		1-3/4"	Passage	
	016A	Closet 016	Wood Panel	single		1-3/4"	Passage	
FIRST FLOOR	101A	KITCHEN 102	Cased Opening		5'-0" x 8'-0"			Head to align w/ head @ EXT. 2&3 AND existing opening @ Pantry 101

LIGHTING SCHEDULE

Mark	Description	Manufacturer	Model	Color/Finish	Lamp	Remarks
01	5" round dimmable surface mount downlight	Lightolier	SlimSurface LED Downlight S5R-9-27K-10Z-10U	White trim kit	Integrated	
02	Decorative light fixture, ceiling mounted flushmount	F.B.O.	F.B.O	T.B.S.	T.B.S.	Owner select. Contractor install. Exact location to be determined. Provide blocking adequate for hanging fixtures.
03	Decorative light fixture, ceiling mounted pendant	F.B.O.	F.B.O.	T.B.S.	T.B.S.	Clear diffuse reflector w/ white flange. Provide 1 lamp for test & review w/ owner & architect.
04	Closet fixture, ceiling mounted flushmount	F.B.O.	F.B.O.	T.B.S.	T.B.S.	Owner select. Contractor install. Exact location to be determined. Provide blocking adequate for hanging fixtures.
05	Decorative light fixture, ceiling mounted pendant	F.B.O.	F.B.O.	T.B.S.	T.B.S.	Owner select. Contractor install. Exact location to be determined. Provide blocking adequate for hanging fixtures.
06	Closet light fixture, wall mounted fluorescent	Seagull Lighting	24" fluorescent strip #4982-15		(1) 20w T-12 deluxe, warm white.	Center over door. Provide jamb switch where noted in plan.
07	Surface mounted LED / under cabinet light fixture	Jesco Lighting or approved equal	DL-FLEX-UP-HO 30 Tape DL-FLEX-CH6 Mounting Channel DL-FLEX-FL6 - Frosted Lens		5/8" LED SPACING, 18 LED'S /FT 24V, 3.0 W/FT	LENGTHS AS REQ'D. Requires remote transformer. Wiring for fixture must come from side wall tight to inside front of cabinet @ 1 1/2" from backside of valance & shall be continuous across length of cabinet(s). ELECTRICIAN TO VERIFY TRANSFORMER AND DIMMER COMPATABILITY.
08	4" round dimmable recessed downlight	Lightolier	Lytecaster LED Downlight L4-R-D-D trim L4R-A-E1 Air Seal IC Frame-in kit	Clear diffuse reflector w/ white flange trim	LyteCaster LED light engine L4R-06-9-27	Coordinate rough-in with insulated ceiling and joint depth. Provide 1 lamp for test & review w/ owner & architect.
08a	3" round dimmable recessed accent downlight	Lightolier	Lytecaster LED Accent Downlight L3R-D-D trim L3R-A-E1 Air Seal IC Frame-in kit	Clear diffuse reflector w/ white flange trim	LyteCaster LED light engine L3R-08-9-27-33-F	Coordinate rough-in with insulated ceiling and joint depth. Provide 1 lamp for test & review w/ owner & architect.
09	Decorative light fixture, ceiling mounted pendant	F.B.O.	F.B.O.	T.B.S.	T.B.S.	Owner select. Contractor install. Exact location to be determined. Provide blocking adequate for hanging fixtures.
10	Closet fixture, wall mounted sconce	F.B.O.	F.B.O.	T.B.S	T.B.S.	Owner select. Contractor install. Exact location to be determined. Provide blocking adequate for hanging fixtures.
F	Bath exhaust fan	Panasonic	Whisper Sense FV-08VQC5			Provide blocking as needed.

NOTES:

1. Exact location of all outlets, switches, jacks, light fixtures, & other devices to be determined by architect and owner.
2. Existing exterior lanterns and ceiling fan at screened porch to be saved for re-use in revised locations; see plan + elevations.
3. Contractor shall coordinate framing with electrical, HVAC, plumbing, and sprinkler systems as required to allow accurate placement of all system components.
4. Align all fixtures as shown, typ.
5. Field verify all exterior lighting with architect and landscape architect.
6. Provide smoke and carbon monoxide detectors as required by code. Devices shall be located in the field by architect.
7. Provide additional outlets as required that are compliant with the electrical code for outlet spacing.
8. Contractor shall provide insulation gasket at all existing and proposed switches and receptacles located at exterior walls.
9. Provide all connections for mechanical equipment and appliances.
10. Furnish air seal fixture-in kit (non-IC where available) for each recessed fixture, unless otherwise indicated. Contractor shall coordinate and provide protection and clearance for insulated framing cavities where appropriate.
11. Locate undercabinet or undershelf task lighting at 1.5 inches from front edge of cabinet or shelf, unless otherwise indicated in plans.
12. At corner transitions in light coves and undercabinet task lighting, extend and transition fixtures or lamping to eliminate dark corners, and to effect continuous, even lighting.
13. Electrical contractor to verify all fixtures and lamping for compatibility with drivers and dimmers.
14. Locate counter height GFI outlets horizontally & centered in backsplash of vanities (where applicable), typ. @ bathrooms. See note #1.

FINISH SCHEDULE

	Number	Room	Floor	Wall	Ceiling	Clg. Ht.	Trim Type	Remarks
BASEMENT	001	ENTRY	Tile TBD	Pnt. GWB	Pnt. GWB	7'-1"	Pnt. Wd. Base	Existing un-dug basement entry
	002	STAIR HALL	Eng. HDWD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base, Crown	
	003	REC. ROOM	Eng. HDWD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base, Crown, Ceiling beam treatment	
	004	HALL	Eng. HDWD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base, Crown	
	005	AIR RIFLE RANGE	Eng. HDWD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base	
	006	STORAGE	Conc.	Pnt. GWB	Unfinished	9'-1"±	N/A	
	007	STORAGE	Conc.	Pnt. GWB	Unfinished	9'-1"±	N/A	
	008	STORAGE	Conc.	Pnt. GWB	Unfinished	9'-1"±	N/A	
	009	KITCHENETTE	Eng. HDWD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base, Crown	Tile backsplash, Closet w/pnt. Wd. Shelves
	010	GYM	Wood over cushioning system TBD	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base, Crown, Ceiling beam treatment	Wall mirrors. See interior elevations.
	011	BATH	Stone Tile TBD	Pnt. GWB	Pnt. GWB	9'-0"	Stone tile base	Wall mirror above sink. See interior elevations.
	012	STEAM SHOWER	Stone Tile TBD	Stone Tile TBD	Stone Tile TBD	8'-1" @ high point	Stone tile curb	Slope ceiling at 1" per foot. Custom recessed tile niche. Bench with stone slab top TBD. See interior elevations.
	013	SAUNA	Custom sauna kit	Custom Sauna Kit	Custom Sauna Kit	8'-1"	Custom Sauna Kit	Custom sauna kit TBD
	014	WC	Stone Tile TBD	Pnt. GWB/Tile	Pnt. GWB	8'-1"	Stone tile base	
	015	CLOSET	Eng. HDWD		Pnt. GWB		Pnt. Wd. Base	
	016	CLOSET	Conc.	Pnt. GWB	Pnt. GWB	9'-0"	Pnt. Wd. Base	Possible use as Mech. Closet + TBD
FIRST FLOOR	101	PANTRY	Ex. HDWD	Ex. Pnt. GWB	Existing Pt. GWB	10'-6" Existing VIF	Existing Pnt. Wd. Base and Crown	Repair/replace floor only as necessary for new stair to basement. Reuse existing trim above new cabinets
	102	KITCHEN ENTRY	New HDWD T.to.E.	Ex. Beadboard	Existing	Existing sloped		Repair walls/trim only as necessary for new cabinetry
	103	KITCHEN	Ex. HDWD	Pnt. GWB	Pnt. GWB	9'-0" Existing VIF	Pnt. Wd. Base, Crown, Ceiling beam treatment	
	104	PORCH	Existing Composite	Existing Siding	Existing Beadboard	Existing VIF	Existing Exterior Pnt. Wd.	Repair floor/siding/ceiling as necessary after removal of link doorway and to accomodate new doors
	105	FAMILY ROOM	Ex. HDWD	Ex. Paneling/ Plaster/ Fabric wallcovering	Existing	10'-6" Existing VIF	Pnt. Wd. Base, Wall Paneling, Crown, and ceiling beams	Repair floor/wall/ceiling as necessary after removal of cabinet to accommodate new doorway

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

17.15

MEETING
2018 JANUARY 12

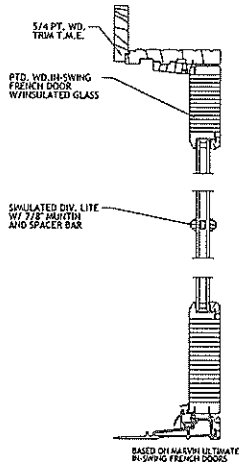
SCHEDULES

SCALE: NTS

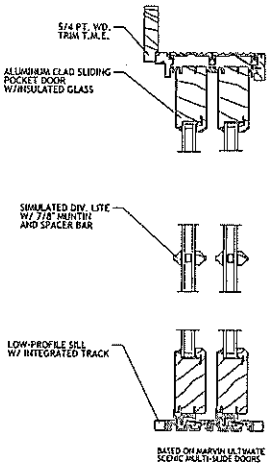
SHEET NO.
A001

1 HPC-04 EXISTING PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 5 10 20 FT



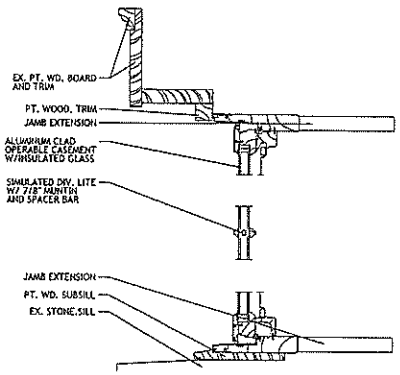
3 HPC-04 FRENCH DOOR DETAIL
SCALE: 3" = 1'-0"



4 HPC-04 SLIDING DOOR DETAIL
SCALE: 3" = 1'-0"

2 HPC-04 PROPOSED PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 5 10 20 FT



5 HPC-04 BASEMENT WINDOW DETAIL
SCALE: 3" = 1'-0"

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

17.15

2018 JANUARY 15

EXTERIOR ELEVATIONS

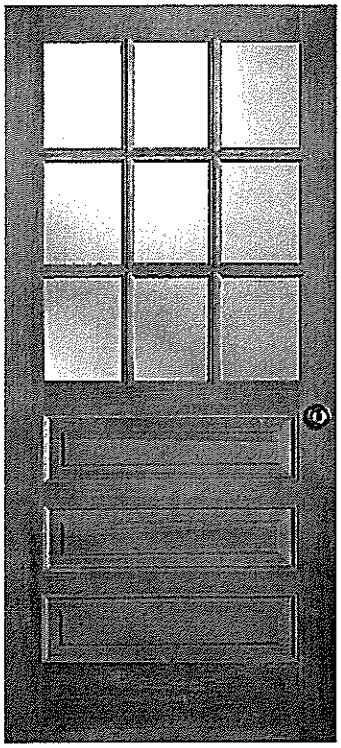
SCALE: 1/4" = 1'-0"

SHEET NO.
HPC-04

Simpson® Door Company | INSPIRATION AT YOUR DOOR®

DOOR SPEC SHEET

37918 — THERMAL SASH (SDL)



SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

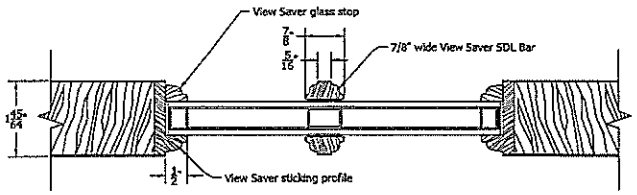
Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Glass: 3/4" Insulated Glazing

STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

DETAILED DRAWING

DETAILS



(Standard)

Kyne, Michael

From: Jenn Heller <jheller@musearchitects.com>
Sent: Thursday, January 18, 2018 4:10 PM
To: Kyne, Michael
Cc: William Kirwan
Subject: 19 Grafton Street
Attachments: BURCH WST-100 HIGH PERFORMANACE STORM WINDOW GENERAL SPECIFICATIONS 2013.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michael,

Yesterday after I filed for our HAWP for our project on Grafton Street, we heard from the client that he would like to add replacing all his storm windows to the scope of work.

I am attaching the spec document for the storm windows we would like to use, the Burch WST 100. We would be replacing the storm window on every existing window. Our permit # is 825247 – please let me know if there's any issue adding this to our the scope of our application.

Regards,
Jenn

Jenn Heller

M U S E A R C H I T E C T S

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W W W . M U S E A R C H I T E C T S . C O M

THE BURCH COMPANY

Burch Energy Miser WST-100: GENERAL SPECIFICATIONS

OVERVIEW:

Burch Model WST-100 Storm Windows are an aluminum combination , self-storing, type storm window. The windows have a main frame with triple slides or runways for the independent sliding of two (2) non-tilting glass inserts and one (1) screen insert. The storm windows are provided with all necessary hardware, glass and miscellaneous equipment required for a complete installation. The windows have been independently certified as meeting the requirements of AAMA/ANSI 1002.10-93 and as allowing 0.44 CFM of air infiltration per linear foot of window measured at 1.56 psf of air pressure.

Drawings of the Model WST-100 appear below.

MATERIALS AND CONSTRUCTION:

(A) Alloys: All extrusions used in the manufacture of the storm windows are 6063 alloy aluminum, treated and tempered to T-5 or T-6 conditioning. All are free from defects impairing strength and durability. Each aluminum extrusion has a guaranteed minimum ultimate tensile strength of 22,000 psi and a yield strength of 16,000 psi. A list of extruded parts and their material appears below.

(B) Construction: All joints of the window master frame and glass sashes are of butted construction and joined with stainless steel screws.

(C) The Main Frame: The main frame has three (3) runways for the independent sliding of two (2) glass sash inserts and one (1) screen insert. The screen operates in the inside runway. The two (2) glass sash inserts slide within full length channel sides which overlap the glass insert frame on both inside and outside to provide maximum weather seal and to prevent outside wind pressure from deflecting the glass sash. There is anti-galling zinc lining between the sliding glass and screen inserts and the main frame to eliminate seizing, galling or scoring. The sill of the main frame is designed to permit water to drain to the outside. The main frame is provided with a full expander frame on both sides, the top and bottom, to allow an installation flush with the building frame and to provide for out of square window openings and future building settlement.

(D) Sash Inserts: When closed, the top and bottom glass inserts interlock. Removable and replaceable stainless steel compressions springs are attached to each sash glass insert and screen insert to eliminate glass rattling and permit the sash to be removed. The glass in each glass sash is cushioned in the sash frame with a vinyl glazing channel that can be easily removed and replaced without damage to the sash frame. Each bottom glass sash insert is fabricated with an operating ventilator.

(E) Glazing: Standard glazing of the WST-100 storm windows is single-strength clear float glass that is 2.5 mm thick. Double strength-glass (3 mm thick), Low-E glass, Lexan and Tempered glass are also available.

(F) Screens: The top rail of the screen insert of the WST-100 Storm Window interlocks with the bottom rail of the lower sash when the lower sash is in the uppermost position. A locking mechanism is attached on the screen lift rail. The screen cloth is 18 x 16 mesh, secured in its frame with round vinyl spline material. Aluminum or fiberglass mesh is available.

(G) Contact Surfaces: There is no aluminum to aluminum contact between hardware parts or window members that are required to move relative to one another while remaining in close contact.

HARDWARE AND ACCESSORIES

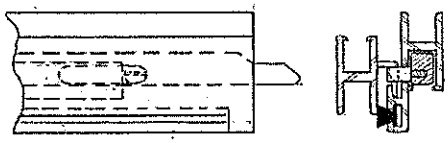
(H) Fasteners: All screws and other miscellaneous fastening devices incorporated in the windows are stainless steel.

(I) Hardware: All hardware for the windows is cast zinc or stainless steel. Each glass sash is equipped with mechanisms which will hold the sash stationary in an open position. Each sash is equipped with a lifting device for handling ease.

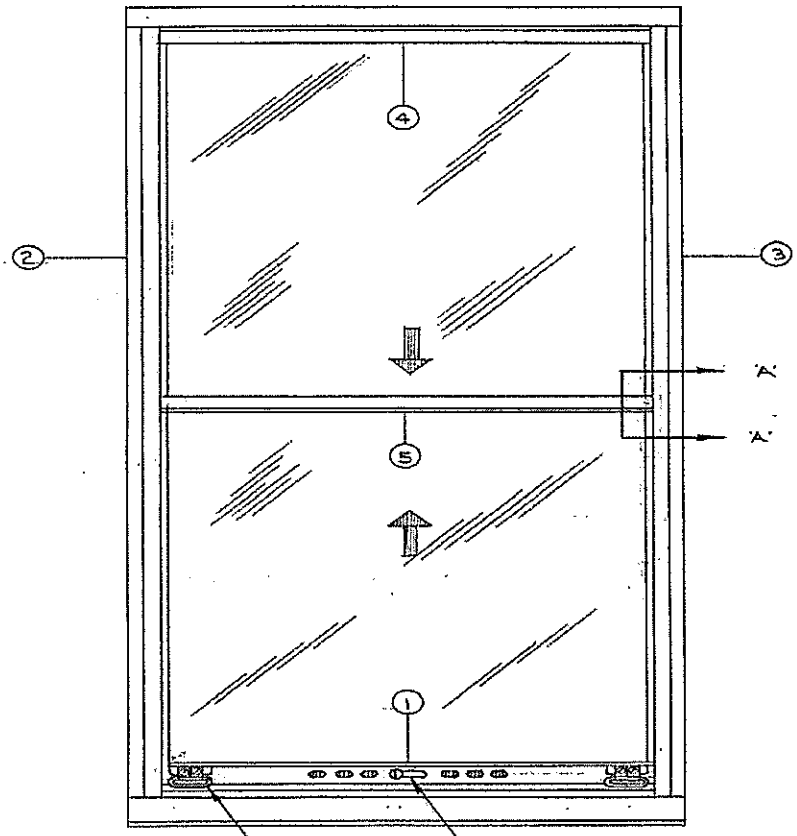
(J) Weatherstripping: Each sash channel is lined with zinc weatherstripping. There is wool pile weatherstripping along the top and bottom of the master frame and at the meeting rail of the two glass inserts.

FINISH

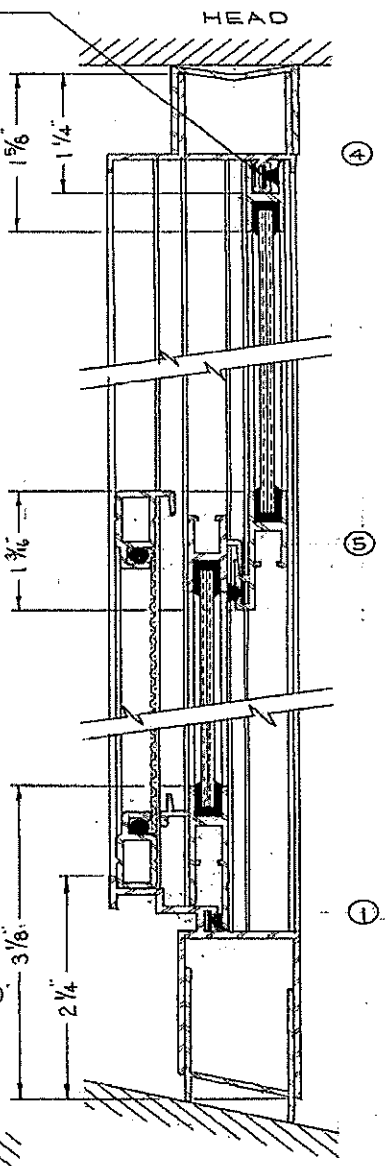
(K) Standard Finish: The surfaces of all aluminum members are pre-treated to assure a proper bond and have an electrostaticly applied baked-on white enamel finish applied at the aluminum extruding factory. The finish meets or exceeds AAMA 2603.



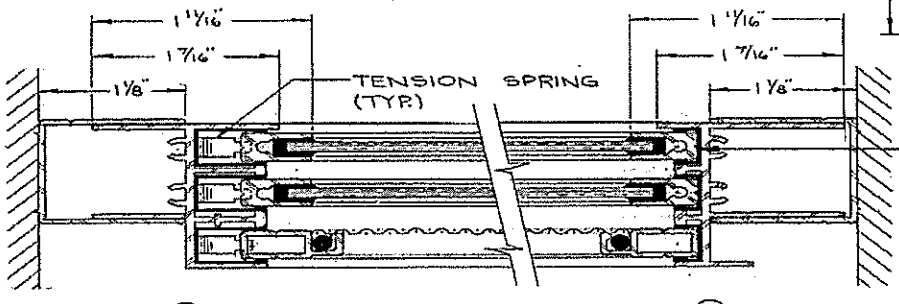
SECTION 'A'-'A'
MEETING RAIL LOCK



INTERIOR ELEVATION — NO SCALE



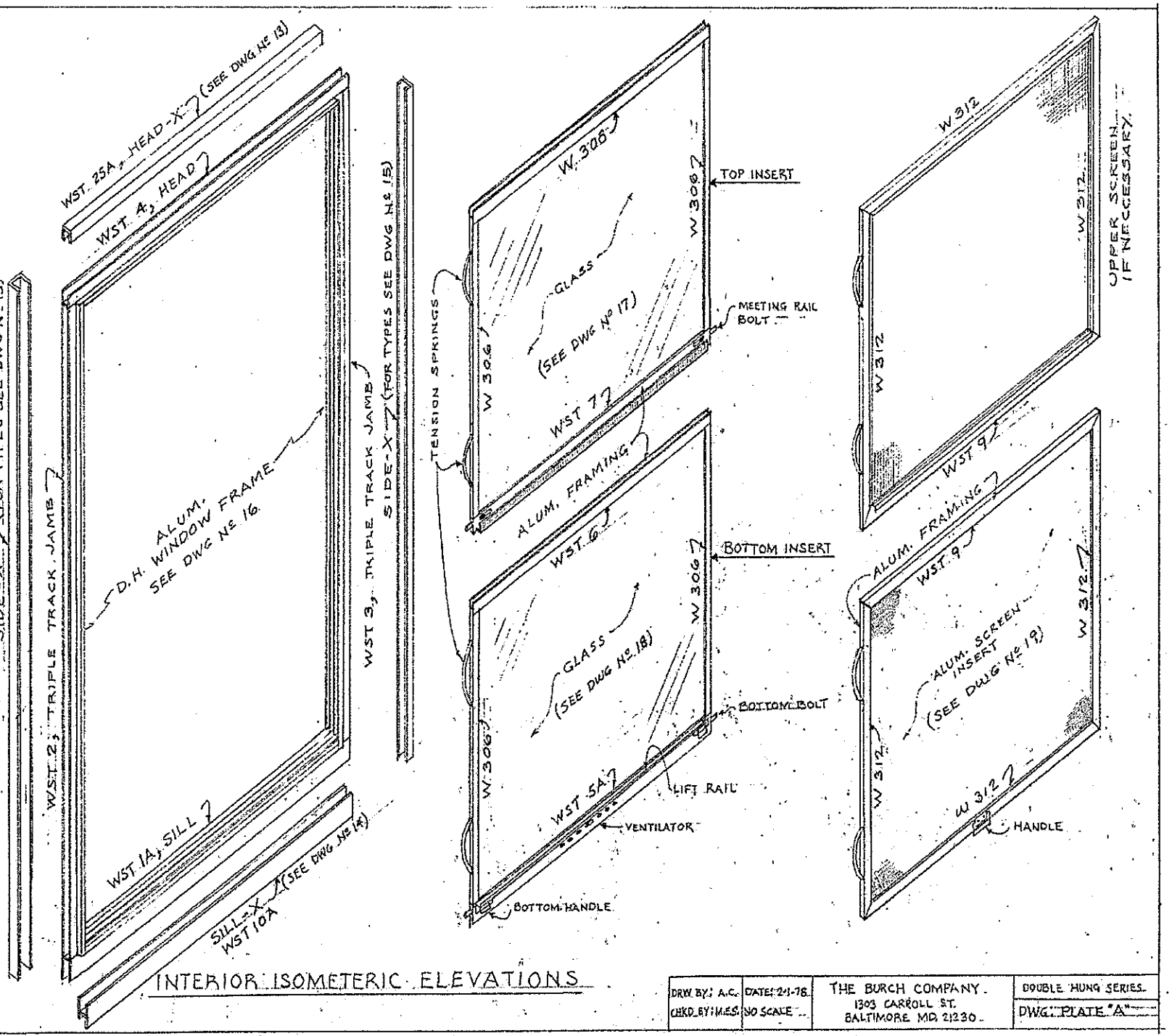
NOTE:
13/16" & 1 3/8" EXPANDERS
ARE ALSO AVAILABLE



2 LEFT JAMB

3 RIGHT JAMB

DRW. BY: WSW DATE:	THE BURCH COMPANY	DOUBLE HUNG SERIES
CHKD BY: SCALE: FULL	1303 CARROLL ST.	No. WST-100
	BALTIMORE MD. 21230	



INTERIOR ISOMETERIC ELEVATIONS

DRW BY: A.C.	DATE: 2-1-76	THE BURCH COMPANY.	DOUBLE HUNG SERIES.
CHKD BY: M.E.S.	NO SCALE	1303 CARROLL ST. BALTIMORE MD. 21230.	DWG: PLATE "A"

Burch Energy Miser Window WST-100 Extruded Aluminum Parts
Part Number, Description and Alloy

WST-1A Master Frame Sill 6063 T-5

WST-2 Master Frame Jamb, Left Side 6063 T-5

WST-3 Master Frame Jamb, Right Side 6063 T-5

WST-4 Master Frame Head 6063 T-5

WST-5A Glass Sash Lift Rail 6063 T-6

WST-306 Glass Sash Side Rail 6063 T-5

WST-6 Glass Sash Meeting Rail, Bottom Sash 6063 T-6

WST-7 Glass Sash Meeting Rail, Top Sash 6063 T-6

WST-308 Glass Sash Top Rail 6063 T-6

WST-9 Screen Sash Meeting Rail 6063 T-6

WST-312 Screen Sash Rail 6063 T-6

WST-10A Sill Extension 6063 T-5

WST-11W Side Extension 6063 T-5

WST-25A Head Extension 6063 T-5