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 or 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 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 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

Tax Account No.: 00456556

Name of Property Owner: JOSHUA BONNIE
Daytime Phone No.: (301) 718-8118

Address: 19

CITY

COUNTRY

Street: CHEVY CHASE
City: GRAFTON STREET
ZIP Code: 20815

Contractor: TO BE DETERMINED

Contractor Registration No.:

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

LOCATION OF BUILDING WORK

House Number: 19

Street: GRAFTON STREET

Town/City: CHEVY CHASE

Nearest Cross Street: CEDAR PARKWAY

Lot: 4

Block: 24

Subdivision: 009

Parcel:

PART 1: TYPE OF PERMITTED WORK

1A. CHECK ALL APPLICABLE:

☐ Construct
☐ Extend
☐ Add/Remodel
☐ A/C
☐ Slab
☐ Roof Addition
☐ Porch
☐ Deck
☐ Shed
☐ Move
☐ Install
☐ Water/Waste
☐ Solar
☐ Fireplace
☐ Wood Burning Stove
☐ Single Family
☐ Revision
☐ Repair
☐ New/Existing
☐ Fence/Wall (complex Section 4)
☐ Other: EXTRA SPACE BELOW

1B. Construction cost estimated: $ 7,000

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

PART 2: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS

2A. Type of sewage disposal:

☐ WSSC
☐ Septic
☐ Other:

2B. Type of water supply:

☐ WSSC
☐ Well
☐ Other:

PART 3: COMPLETE ONLY FOR FENCE OR RETAINING WALL

3A. Height (feet): 6

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

☐ On property line
☐ Entirely on land of owner
☐ On public right of way/assumption

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 necessary authorities and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]

Date: 8/15/15

Approved:

For Chairperson, Historic Preservation Commission

Disapproved:

Signature:

Date:

Application/Permit No.:

Data Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 plan. Your site plan must include:
   a. the scale, north arrow, and data;
   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 or 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, windows 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 drip line 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/roadway 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.
THE BONNIE RESIDENCE
19 GRAFTON STREET  CHEVY CHASE, MD 20815

DESIGN PARAMETERS
MONTGOMERY COUNTY
GROUND SNOW LOAD: 30 PSI
WIND SPEED: 115 mph
SEISMIC DESIGN CATEGORY B
WEATHERING: Severe
FRONT LINE DEPTH: 50 inches
TERMITE: Moderate to Heavy
DECAY: Slight to Moderate
WATER DESIGN TEMPS: 15 deg. Fahrenheit
ICE SHIELD UNDERGROUND REJUES: Yes
FLOOD HAZARDS: July 2, 1979
AIR FREEZING UNIONS: 360
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 based on the PERMIT OR DRAWINGS on this sheet:
1. The Contractor shall follow all drawings.
2. DO NOT SCALE THE DRAWINGS to scale dimensions.
3. Dimensions do not indicate sizes of material, location of materials, or location of the equipment.
4. All construction is subject to the guidelines of this work from the architects in the 2009-2133.
5. The architect is responsible for all materials used in the construction.
6. The architect is responsible for all materials used in the construction.
7. The architect is responsible for all materials used in the construction.
8. The architect is responsible for all materials used in the construction.
9. The architect is responsible for all materials used in the construction.

ZONING SUMMARY
Zone: R-6
AC: 20
Lot: 28
Floor: 3
Total Area: 15,500 sq ft
Existing Lot Coverage: No change to existing.
Proposed Lot Coverage: No change to existing.
Minimum Building Height: No change to existing.
Building setback: No change to existing.
Structure built in 1980.

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.

SITE PLAN
GRAFTON STREET

1 SCALE: 1 = 20'-0"
LOCATION OF APPROVED AREAWAY
EX. WINDOW TO REMAIN
LOCATION OF STAIR
TO BE REPLACED

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOSHUA BONNIE</td>
<td>MUSE ARCHITECTS</td>
</tr>
<tr>
<td>19 GRAFTON STREET</td>
<td>7401 WISCONSIN AVE</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>SUITE 500</td>
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<tr>
<td></td>
<td>BETHESDA, MD 20814</td>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>ELLEN MCKEE</td>
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<td>21 GRAFTON STREET</td>
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<td>CHEVY CHASE, MD 20815</td>
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<td>KRISTINA AND THOMAS SCHENDT</td>
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<td>17 GRAFTON STREET</td>
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<td>J. AND TIMOTHY BROAS</td>
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<td>JOANNA TAYLOR AND PETER HAMPTON</td>
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<td>MARGARET AND ROBERT MARCUS</td>
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<td>22 HESKETH STREET</td>
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<td>E. AND JOHN DUGAN</td>
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