

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Grafton St., Chevy Chase	Meeting Date:	3/13/2019
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	3/6/2019
Applicant:	Geraldine Carr and Robert Josephs	Public Notice:	2/27/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-19H	Staff:	Michael Kyne
PROPOSAL:	Hardscape alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: c. 1892-1916



Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- In-kind repairs to the existing flagstone front porch steps.
- In-kind repairs/replacement of the existing flagstone pavers on sod at west side (left) of the front walkway.
- Replacement of the existing front brick walkway with a flagstone walkway on dust in the same footprint.

APPLICABLE GUIDELINES:

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

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design 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) 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*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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.
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.

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 #2 and #9*;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gcarr.home@gmail.com Contact Person: Fern Carr
Daytime Phone No.: 301.529-8408
Tax Account No.: _____
Name of Property Owner: Cerandine Carr/Robert Joseph Daytime Phone No.: 301.529-8408
Address: 3 Grafton Street Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: Carlos Antezano Phone No.: 502.744-5050
Contractor Registration No.: 70103464
Agent for Owner: Fern Carr Daytime Phone No.: _____

gcarr.home@gmail.com

LOCATION OF BUILDING/PERMITS

House Number: 3 Street: Grafton Street
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: _____ Block: _____ Subdivision: _____
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: walkway

1B. Construction cost estimate: \$ 5000

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: NIA
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.

Gerardine Carr
Signature of owner or authorized agent

2-19-2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 866821 Date Filed: _____ Date Issued: _____

Edit 6/21/99

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:

Repair of flagstone steps leading to front porch and stepping stones and replacement of front walkway with walkway of same dimensions ~~using~~ using flagstone to match ~~the~~ the stone steps and stepping stones to driveway. Existing brick walkway is lifting and hazardous. Flagstone will be set in blue dust to enhance permeability. Moreover, as photos demonstrate, all of the hardscape on the property is flagstone.

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

The walkway replacement and substitution of flagstone for brick will substantially enhance the historic resource, i.e. the house because it will match the material used in the house stairs with wrought iron railing and the flagstone stepping stones to the driveway. The project will increase the permeable surface of the property, which will positively improve the environment in regard to drainage and is compatible with walkway materials of other houses in the district.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.

Flagstone set in blue dust -

5. PHOTOGRAPHS

- 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.
- 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.

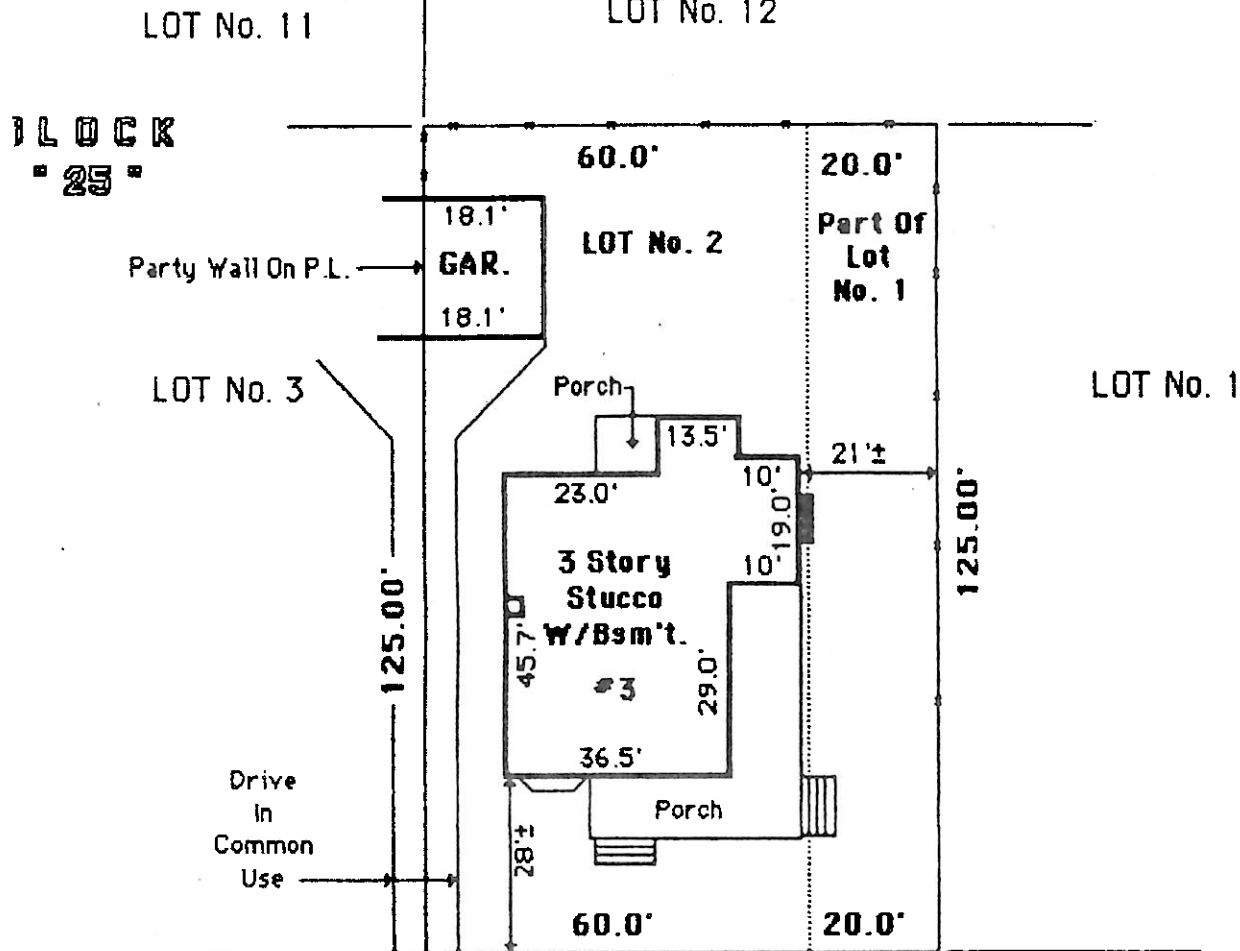
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

Owner's mailing address 3 Grafton Street Chevy Chase, MD 20815	Owner's Agent's mailing address 3 Grafton Street Chevy Chase, MD. 20815
Adjacent and confronting Property Owners mailing addresses	
William and Heidi Maloni 5 Chevy Chase Circle Chevy Chase, MD 20815	All Saints Church 3 Chevy Chase Circle Chevy Chase, MD. 20815
Richard and Leslie Perle 5 Grafton Street Chevy Chase, MD 20815	



3 GRAFTON STREET (100' R/W)

HOUSE LOCATION SURVEY

LOT No. 2 AND PART OF LOT No. 1 BLOCK 25

SECTION II

CHEVY CHASE

ELECTION DISTRICT No. 7

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'

DATE 7/15/86

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, IN ACCORDANCE WITH DESCRIPTIONS OF RECORD AND THAT THERE ARE NO ENCROACHMENTS UNLESS OTHERWISE SHOWN.

THIS PLAT IS PREPARED FOR TITLE PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE LIMITS OF AN EXISTING FLOOD PLAIN.

REFERENCE: PLAT BOOK "B" PLAT NO. 47 & 48

NO TITLE REPORT FURNISHED

Alexander G. Feldman & Associates
Land Surveying
156 Wilcomco Court, Mt. Airy, MD 21771
301-831-3208

CERTIFIED CORRECT

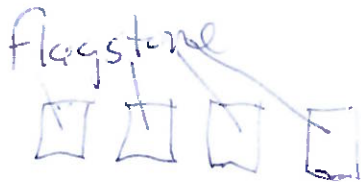
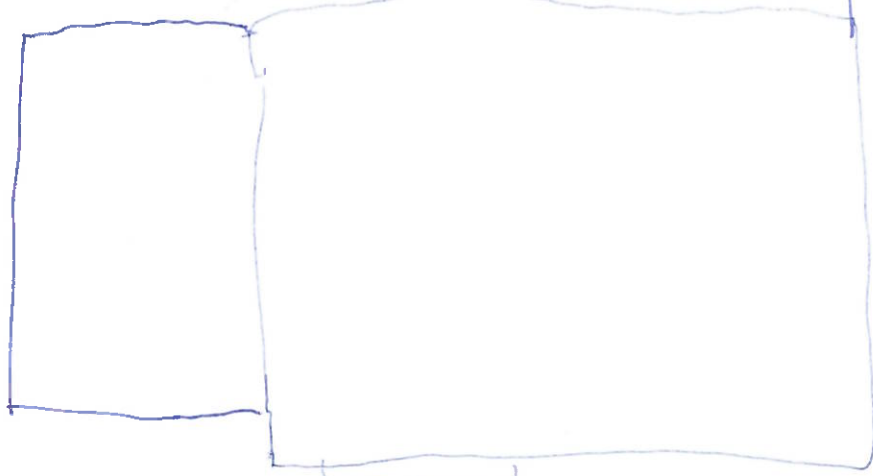
Alexander G. Feldman, R.P.L.S. MD NO. 122

7/15/86
DATE
7

flagstone
Site Plan

flagstone

North patio
patio



flagstone
c/pion
flagstone steps

replace
brick
with
flagstone
in blue
dust

sidewalk

Free lawn

South



Shade portion to indicate North

Applicant: Geraldine Law
Robert Josephs

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