EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3 Grafton St., Chevy Chase
Resource: Contributing Resource
(Chevy Chase Village Historic District)
Applicant: Geraldine Carr and Robert Josephs

Meeting Date: 3/13/2019
Report Date: 3/6/2019
Public Notice: 2/27/2019

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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: gcarr.home@gmail.com
Contact Person: Glen Carr
Daytime Phone No.: 301-529-8409

Tax Account No.: 0000000000000

Name of Property Owner: Geraldine Carr/Roger Joseph
Daytime Phone No.: 301-529-8409

Address: 3 Grafton Street
Chevy Chase MD 20815

Contractor: Carlo Antonang
Phone No.: 301-744-5050

Contractor Registration No.: 70163464

Location of Building Altered:
House Number: 3
Street: Grafton Street
Town/City: Chevy Chase
Nearest Cross Street: Chevy Chase Circle
Loc:_________ Block: Subdivision:
Lib:_________ Foli: Parcel:

PART I. TYPE OF APPLICATION AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Extend
- Alter/Renovate
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Window
- Roof/Roof Access
- Single Family
- Fence
- Raingutters
- Porch
- Walkway
- 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 II. COMPLETENESS OF CONSTRUCTION AND EXHAUSTIVE NOTICINGS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART III. COMPLETENESS OF FENCES OR 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 property line/property line
☐ Entirely on land of owner
☐ On public right of way/assessment

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.

Geraldine Carr
Signature of owner or authorized agent
Date: 2-19-2019

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Signature: ____________________________ Date: ____________________________

Application/Permit No.: 8668821
Date 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:

   Repair of flagstone steps leading to front porch and stepping stones and replacement of front walkway with walkway at same dimensions as existing flagstone to match the same steps and stepping stones to driveway. Existing brick walkway is lifeless and hazardous. Flagstone will be set in blue clay to enhance permeability. Moreover, as photos demonstrate, all of the hardscape on said 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. Steps with wrought iron railings 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:
   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 spacings, and other fixed features of both the existing resources 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 fill in 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Grafton Street</td>
<td>3 Grafton Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>William and Heidi Maloni</td>
</tr>
<tr>
<td>5 Chevy Chase Circle</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>All Saints Church</td>
</tr>
<tr>
<td>3 Chevy Chase Circle</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

| Richard and Leslie Perle                                  |
| 5 Grafton Street                                          |
| Chevy Chase, MD 20815                                     |
LOT No. 2 and Part of LOT No. 1

# 3 GRAFTON STREET
(100' R/W)

HOUSE LOCATION SURVEY
LOT No. 2 and Part of LOT No. 1 BLOCK 25
SECTION II
CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND
DATE 7/15/86

ELECTION DISTRICT No. 7
SCALE: 1"=30'

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREBON 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 HEREBON 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 Wisconsin Grant, Mt. Airy, MD 21771
301-831-3208

CERTIFIED CORRECT

Alexander G. Feldman, R.P.L.S. MD NO. 122
DATE 7/15/86
Site Plan

flagstone

Norh patio
	patio

flagstone steps

flagstone

tile walk

Shade portion to indicate North

Applicant: [Signature]

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