EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 19 Grafton St., Chevy Chase

Meeting Date: 6/26/2019

Resource: Outstanding Resource

Report Date: 6/19/2019

Chevy Chase Village Historic District

Applicant: Joshua Bonnie

Public Notice: 6/12/2019

(Jenn Heller, Agent)

Review: HAWP

Tax Credit: N/A

Case Number: 35/13-19V

Staff: Michael Kyne

PROPOSAL: Hardscape alterations and garage alterations.

STAFF RECOMMENDATION:

☑️ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource

STYLE: Shingle

DATE: c. 1892-1916

Fig. 1: Subject property.
II.D

PROPOSAL:

The applicant proposes the following work items:

- Extension of the existing rear patio, adding a stone-clad built-in grill and decorative wall.
- Addition of three windows to the 6-over-6 SDL wood windows to the front/south elevation of the existing non-historic garage.
- In-kind replacement of the existing wood doors on the left/west side of the existing non-historic garage.

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.

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) (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: iheller@musearchitects.com  
Contact Person: JENN HELLER

Tax Account No.: 00456456

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

Address: 19 CHEVY CHASE GRAFTON STREET 20815

Contractor: TO BE DETERMINED  
Contractor Registration No.: ________________

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

Location of Building/Structure

House Number: 19

Street: GRAFTON STREET

Town/City: CHEVY CHASE  
Nearest Cross Street: CEDAR PARKWAY

Lot: 4  
Block: 24  
Subdivision: 009

Parcels: __________

Part One: Type of Property and Use

1A. Check all applicable:
- ☐ Construct
- ☐ Extend
- ☐ Alter/Remodel
- ☐ A/C
- ☐ Slab
- ☐ Room Addition
- ☐ Porch
- ☐ Deck
- ☐ Shed
- ☐ Move
- ☐ Install
- ☐ Wind/Rain
- ☐ Solar
- ☐ Fireplace
- ☐ Woodburning Stove
- ☐ Single Family
- ☐ Revision
- ☐ Repair
- ☐ Renovate
- ☐ Fence/Wall (complete Section 4)
- ☐ Other: ________________

1B. Construction cost estimate: $ ________________

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

Part Two: Complete Data on Construction and Excavations

2A. Type of sewage disposal: ☐ WSSC  ☐ Septic  ☐ Other: ________________

2B. Type of water supply: ☐ WSSC  ☐ Well  ☐ Other: ________________

Part Three: Complete Data on Fence/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]  
[Date: 4/5/19]

Approved: ____________________________  
For Chairperson, Historic Preservation Commission

Disapproved: Signature: ____________________________  
Date: ____________________________

Application/Permit No.: ____________________________  
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:
      The existing structure is a detached non-historic garage adjacent to the historic resource single family dwelling constructed in 1908. 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 proposed work is to expand the existing rear stone patio area, adding a stone-clad built-in grill & decorative wall to match the existing main house stone base. Renovations to the garage building would include adding three wood double-hung windows to match existing garage windows, and replacing existing exterior doors with new wood doors to match existing to remain garage doors. There will be no change in footprint of the existing buildings.

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 ½" 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" 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</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>
</tr>
<tr>
<td></td>
<td>BETHESDA, MD 20814</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>DUANE AND PAULA GIBSON</td>
</tr>
<tr>
<td>21 GRAFTON STREET</td>
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<tr>
<td>CHEVY CHASE, MD 20815</td>
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<td>JOSHUA HOROWITZ</td>
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<tr>
<td>E. AND JOHN DUGAN</td>
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<tr>
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<td>CHEVY CHASE, MD 20815</td>
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