

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	44 Grafton Street, Chevy Chase	Meeting Date:	12/18/2019
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	12/11/2019
Applicant:	Robert Axelrod and Doris Kafka (Liz Lavette Shorb, Agent)	Public Notice:	12/4/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19YY	Staff:	Michael Kyne
PROPOSAL:	Driveway and walkway replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1927-41

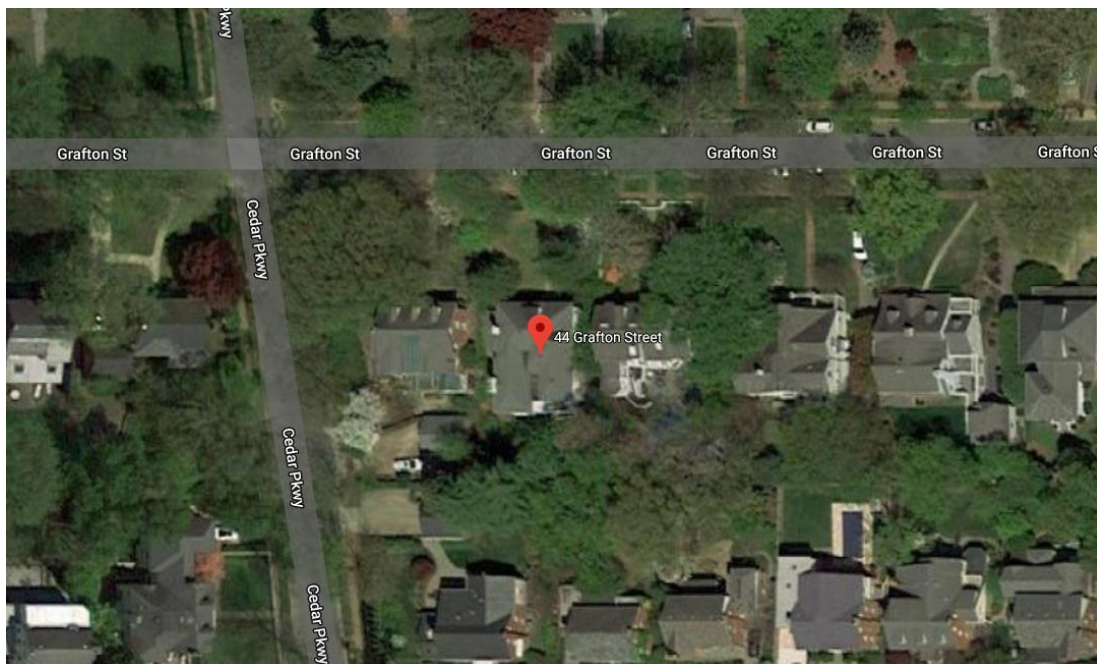


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to replace the existing asphalt driveway with a pea gravel driveway with brick border. The proposed new driveway will be within the same approximate footprint as the existing driveway. The applicants also propose to replace the existing concrete front walkway with a flagstone walkway within the same approximate footprint.

APPLICABLE GUIDELINES:

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.
13. 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: lizlavette.shorb@wfp.com Contact Person: Liz Lavette Shorb
Tax Account No.: 160700456844 Daytime Phone No.: 301-785-6300
Name of Property Owner: Doriska Katka
Address: 44 Grafton St Chevy Chase MD 20815 Daytime Phone No.: 240-423-9291
Contractor: Stonework by Santo/Merritt Hill Phone No.: 301-590-2870 / 703/560-6220
Contractor Registration No.: 41983 / 87809
Agent for Owner: Lizlavette Shorb Daytime Phone No.: 301-785-6300

LOCATION OF BUILDING/PREMISE

House Number: 44 Street: Grafton
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: S Block: P970 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK/ 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 / driveway

1B. Construction cost estimate: \$ 20,000⁰⁰

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]
Signature of owner or authorized agent

11/25/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edn 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:

See attached "Description"

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

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 NOTIFYING

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

Owner's mailing address 44 Grafton Street Cherry Chase, MD 20815	Owner's Agent's mailing address Liz Larette Shorb 25 Quincy Street Cherry Chase, MD 20815
Adjacent and confronting Property Owners mailing addresses	
Jeffrey Forbes 23 Grafton St Cherry Chase, MD 20815	Michael Kelleher 25 Grafton Street Cherry Chase, MD 20815
Nancy Crisman 44 Grafton Street Cherry Chase, MD 20815	Emily Donohoe 3931 Oliver Street Cherry Chase, MD 20815
Guido Lara A. Arizpe 3329 Oliver Street Cherry Chase, MD 20815	John Sanders 5810 Cedar Pkway Cherry Chase, MD 20815

Description

Driveway Descrip

Project is to refurbish section of shared driveway from garage in rear of 44 Grafton St. to the abutting portion of driveway in the rear of 46 Grafton St. Together the 2 sections provide access to Cedar Pkwy in lieu of a driveways to Grafton St.

The driveway runs east to west from the garage at the rear of 44 Grafton St. and past 46 Grafton St. to Cedar Pkwy serving 44 and 46 Grafton St. It abuts the backyards of 44 and 46 Grafton St. and the backyards of 3933 and 3831 Oliver St.. There is one house fronting Cedar Pkwy in the block where the driveway exits. That house is on the corner Cedar Pkwy and Oliver St. south of the driveway egress.

Other than 44 and 46 Grafton St and their garages, which will not be included in this project, there are no historical features affected even indirectly. There will be no effect on the environmental setting.

Currently the driveway section the in rear of 44 Grafton St. has cracked asphalt with plants growing through some of the cracks. The asphalt would be removed and small gravel substituted with the edges of the section lined with brick. There would be no change in the footprint of the section.

The backyard has bare patches of cracked earth, parts covered by grass and weeds, small patches of bricks and some small wild shrubs/bushes.

The backyard PORTION OF THE project consists of general removal of the existing items covering the ground, removing any debris, preparing the yard to fresh cover and sodding the yard with regular grass. Additionally, small plants would be planted along the perimeter defining the yard, separating it from the adjacent driveway. This would improve the yard so that it has a regular, attractive appearance and becomes usable for outdoor activities,

walkway

Replace existing walkway with flagstone, which is in keeping with walkways of many village properties.

CONSUMER INFORMATION NOTES:

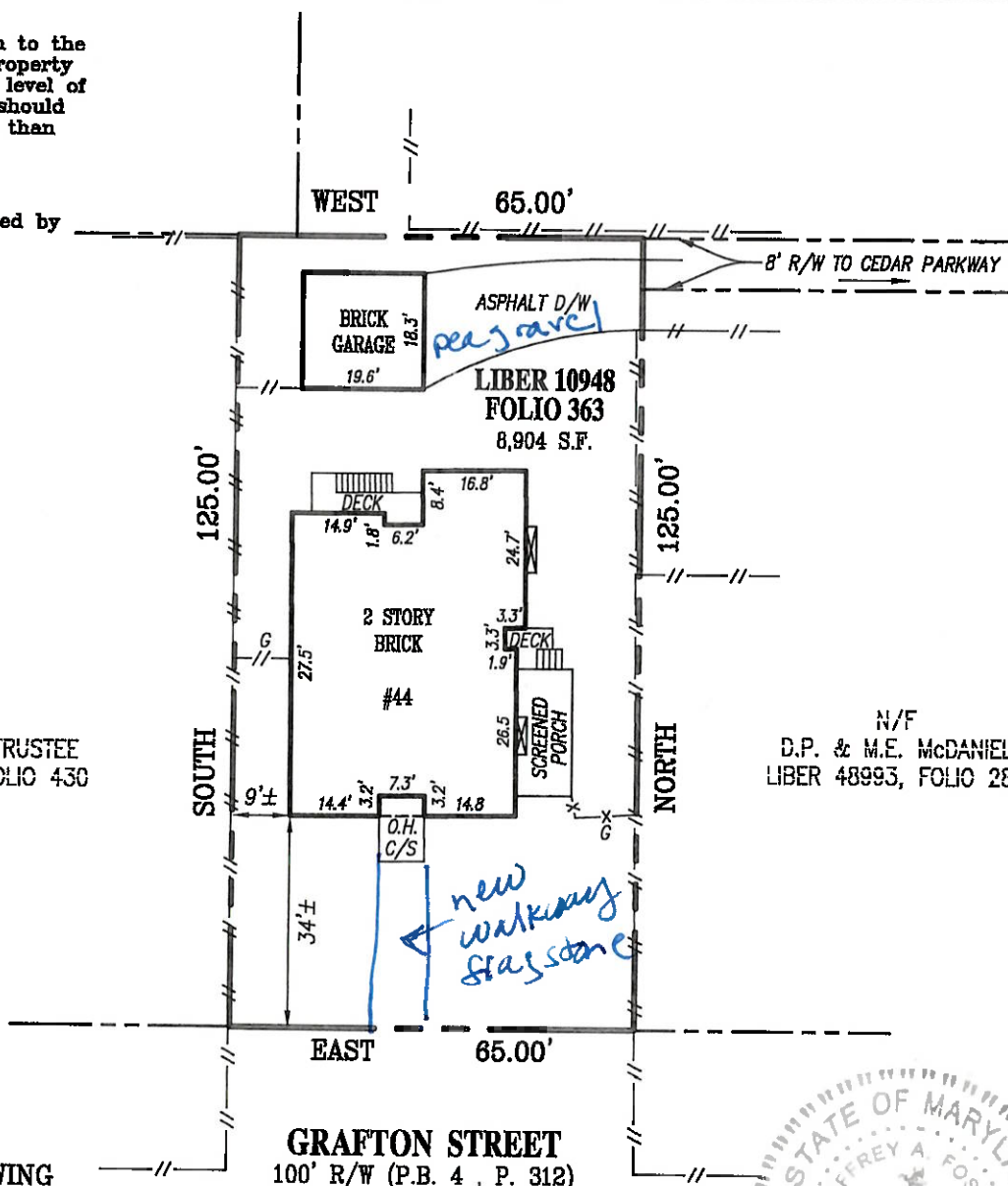
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. the level of accuracy for this drawing should be taken to be no greater than plus or minus 5 feet.
2. No property corners found.
3. Fences if shown were located by approximate methods.

N/F
N.C. CRISMAN TRUSTEE
LIBER 36112, FOLIO 430

N/F
D.P. & M.E. McDANIEL
LIBER 48993, FOLIO 281



LOCATION DRAWING
R.N. AXELROD ET. AL. PROPERTY
LOT 27, BLOCK 11
LIBER 10948, FOLIO 363
44 GRAFTON STREET
MONTGOMERY COUNTY, MARYLAND

GRAFTON STREET
100' R/W (P.B. 4, P. 312)



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION".

REFERENCES

PLAT BK.
PLAT NO.

LIBER 10948
FOLIO 363



SNIDER & ASSOCIATES LAND SURVEYORS

19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100, Fax 301/948-1288
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

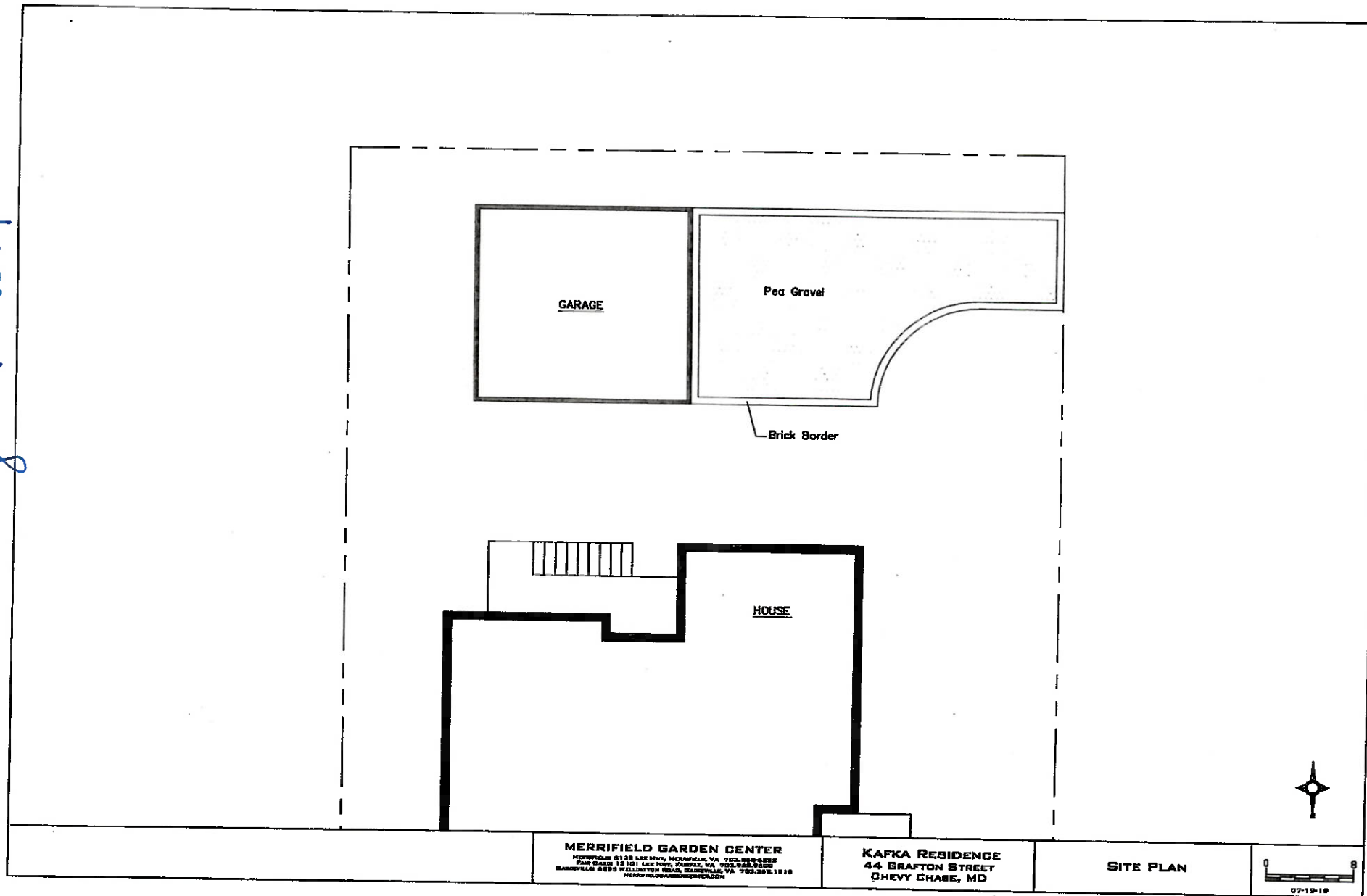
DRAWN BY: M.PAGAN

HSE. LOC.: 6-26-2019

JOB NO.: 1802657

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2021

Driveway sketch



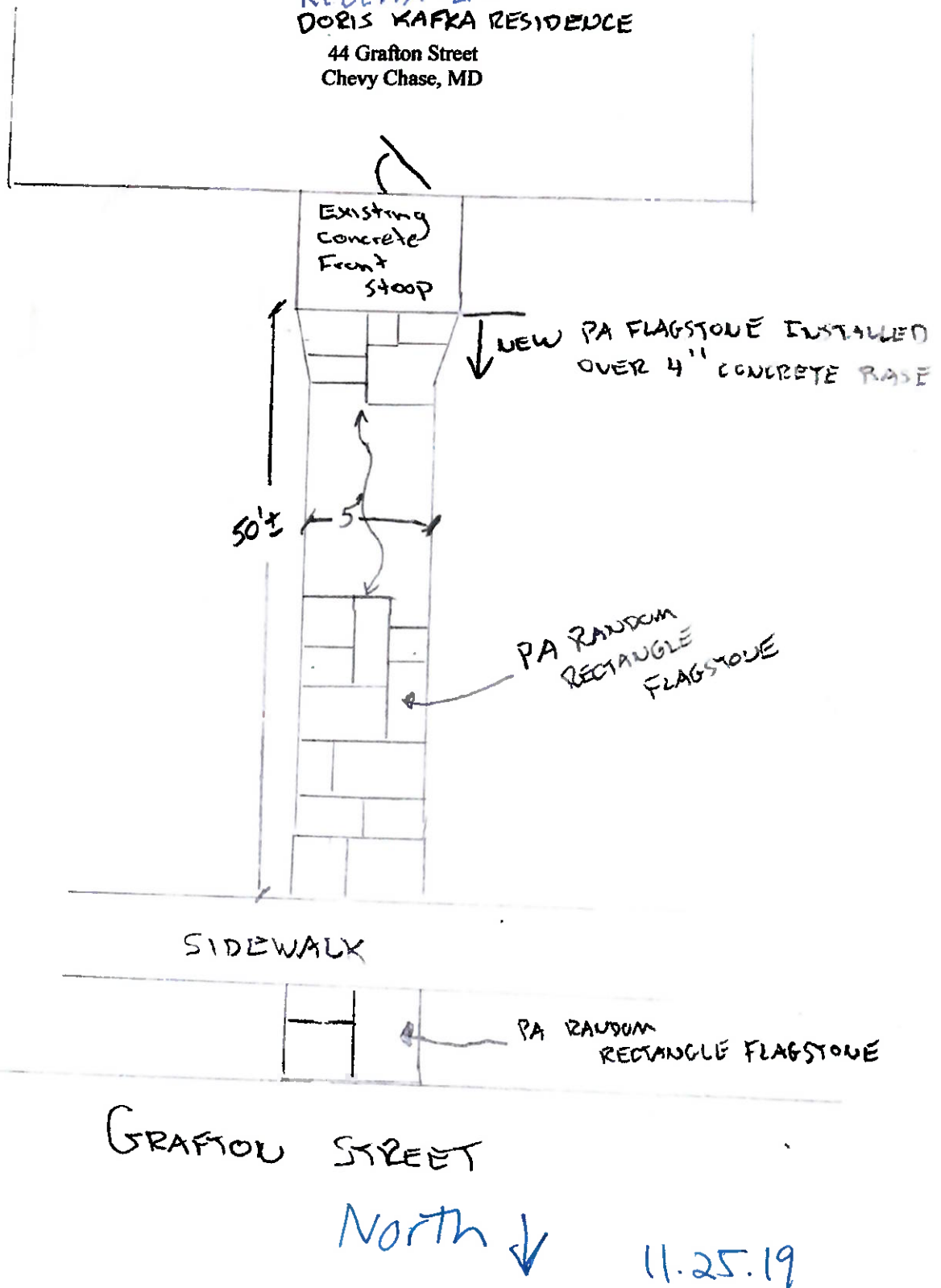
North ↓

11.25.19

Walkway sketch

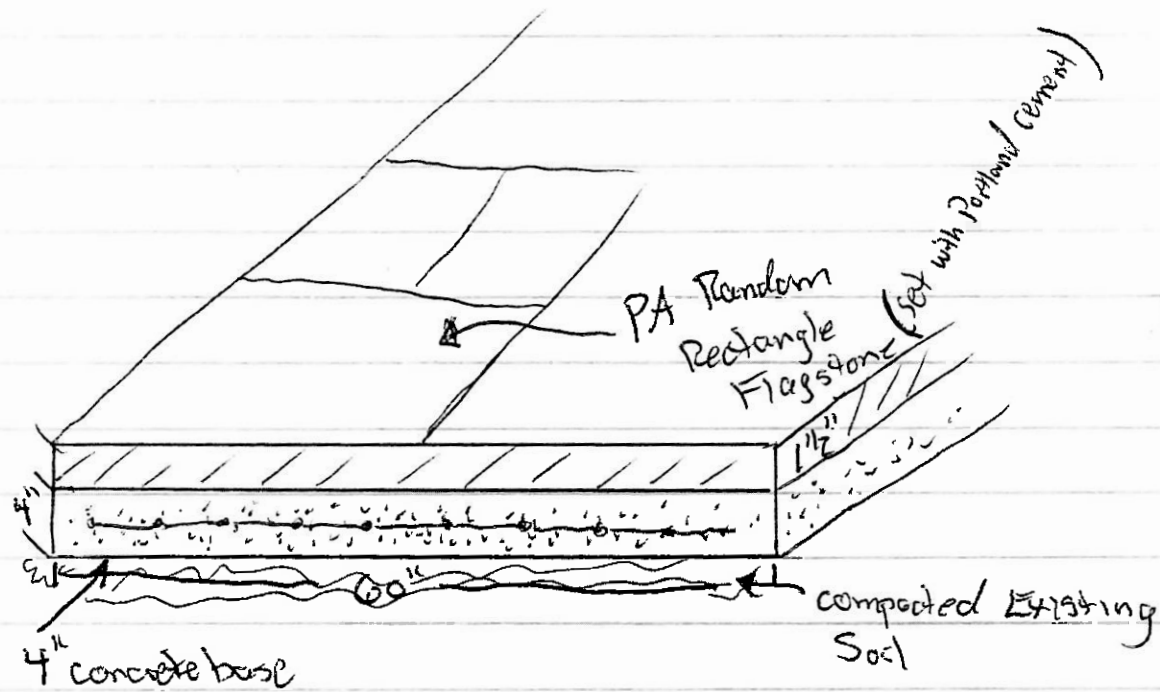
STONE WORK BY SANTO, INC.

ROBERTA ELROB
DORIS KAFKA RESIDENCE
44 Grafton Street
Chevy Chase, MD



12944-C Travilah Road, Suite 200 Potomac, MD 20854
Phone: 301-590-2870 Fax: 301-590-2872

44 Grafton Street, C.C.



existing walkway

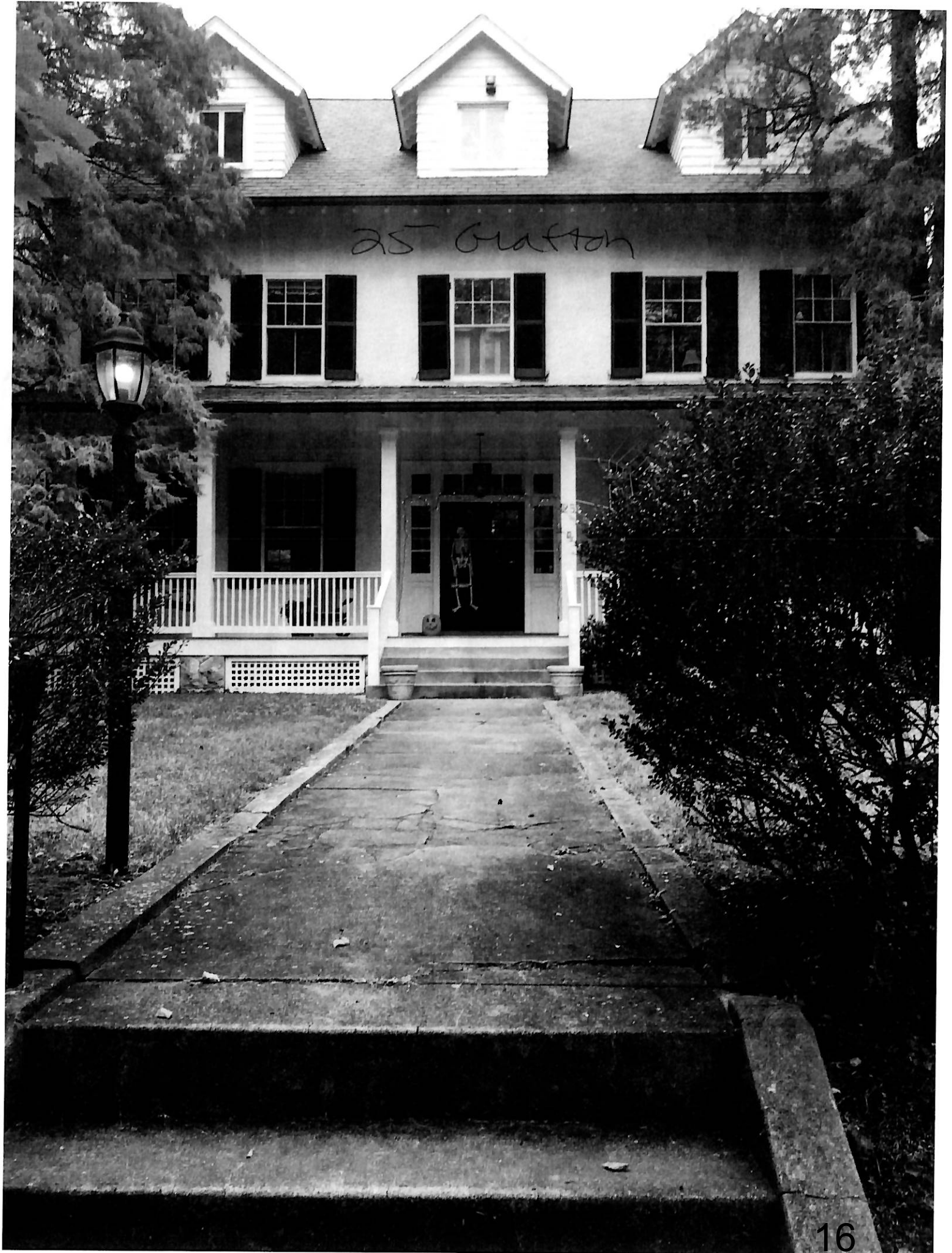






existing driveway







23 Gratton

46 Craston

