

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Grafton Street, Chevy Chase	Meeting Date:	8/12/2020
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	8/5/2020
		Public Notice:	7/29/2020
Applicant:	Richard Perle & Leslie Barr Trust (Luke Olson, Architect)	Tax Credit:	N/A
Review:	Preliminary consultation	Staff:	Michael Kyne
Case Number:	N/A		
PROPOSAL:	Building addition and alterations		

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman/Bungalow
DATE: 1909

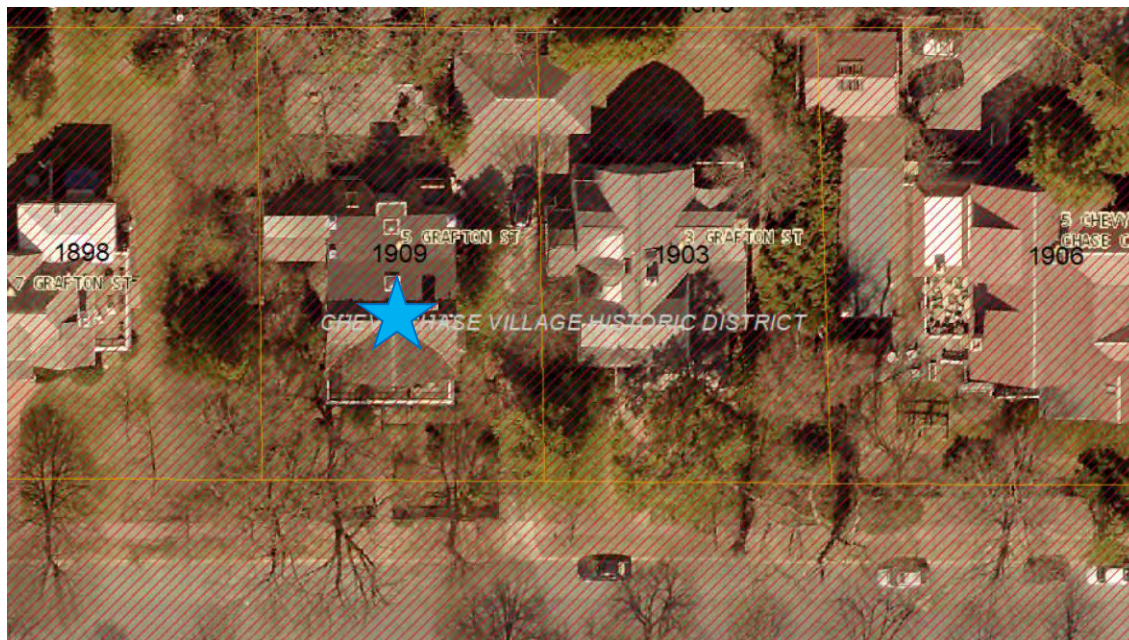


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicants propose a building addition and alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Tree removal should be subject to strict scrutiny and consistent \With the Chevy Chase Village Urban Forest Ordinance.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Secretary of the 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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a Contributing Resource within the Chevy Chase Village Historic District. The house has been significantly altered with several previous additions, including a 1978 rear addition and bay enlargement (frontmost bay on the east/right elevation), a 1987 west (left) side addition, and a 2000 front porch replacement and front addition/2nd-story expansion. Prior to the 2000 alterations, the house exhibited characteristic features of craftsman/bungalow architecture.

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

- Removal of 10 trees, including five trees that are 6" dbh or greater.
- A new walkway, steps, and recessed entry door at the rear/east (right) side of the house.
- Slight relocation of the existing HVAC units and screening at the rear/east (right) side of the house to accommodate the proposed new walkway, steps, and recessed entry door.
- Enlargement of the existing driveway near the garage at the rear/east (right) side of the house.
- Alteration of the roof on the 1978 rear addition, including the addition of three dormers.
- Removal of two non-historic chimneys from the 1978 rear addition.
- Restoration of two 2nd-floor windows on the east (right) elevation of the historic house, based upon the 1978 plans. The new windows will be 4-over-4 clad SDL double-hung windows.
- Replacement of the existing leftmost rollup door and west (left) side entry door on the shared garage at the rear/east (right) side of the property. The proposed replacement garage door will be a carriage house-style door.
- Removal of the non-historic wood lattice fence at the front of the property.

Staff fully supports these work items, finding that they will only affect non-historic features and/or features at the rear, which are minimally visible from the public right-of-way, at best. Regarding the proposed tree removal, four of the five 6" dbh or greater trees to be removed are at the rear and/or rear/sides of the house. One 6" dbh to be removed is located closer to the front of the property (front/right or southeast corner); however, the subject property is moderately forested, and the removal of this tree will have a negligible impact on the streetscape.

The applicants propose two options regarding the 1st-floor kitchen. Option 2 would result in the removal of the rearmost original bay on the west (left) elevation of the historic house, while Option 1 would preserve the bay. The applicants prefer Option 2, as this option would allow greater flexibility for interior kitchen sink and cabinetry renovations. With Option 2, paired 12-lite clad SDL casement windows would be installed in place of the bay to be removed, and the exterior wall would be patched with cedar shingles

and wood trim to match the existing.

Because it preserves an original feature of the historic house, staff finds that Option 1 is the more appropriate of the two. As noted above, however, the house has been significantly altered, with many of its character-defining features removed from its primary elevation. This would suggest that the rearmost bay on the west (left) elevation could likely be removed without detracting from the streetscape; however, this is a most unique feature within the historic district and Montgomery County. Staff has done more than a cursory search through photographs from Chevy Chase and the surrounding districts, and, at this time, staff has been unable to find another example of a design similar to this one. Indeed, it is unique in the collective experience of the staff to see such an architectural expression remaining on a Contributing Resource. It is eclectic, unusual, and evocative of the early Shingle-style, which characterized this building and many others before multiple iterations of Colonial Revival-esque remodelings swept the district.

Staff seeks the Commission's guidance regarding the appropriateness of both options. Specifically, staff asks whether the removal of one of the last vestiges of the historic house's original design will detract from the subject property and/or historic district, or if the historic house already been altered to such a degree that the removal of the bay will have a minimal effect on the resource.

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lolson@gtmarchitects.com Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021
Tax Account No.: 240-333-2021 c/o Jonathan Perle
Name of Property Owner: Richard Perle & Leslie Barr Trust Daytime Phone No.: 301-793-4612
Address: 5 Grafton Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Luke Olson Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Grafton Street
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: 3 & Pt lot 4 Block: 25 Subdivision: Chevy Chase Section 2
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: Dormers, Stoop/steps

1B. Construction cost estimate: \$ --

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 of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

Existing 2-story shingle-style home. Formerly a craftsman bungalow (circa 1892-1916), the resource has been extensively modified on all sides as a part of renovations and additions constructed in the years 1978, 1987 and 2000.

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

New side entry with stone stoop and steps to grade. Add new windows in historic location on right side elevation. New infill roof addition to rear elevation with three new dormers. Selective tree removal. Enlarge existing driveway. Remove existing fence at front of property. Remove existing rear bay on left side elevation, infill with cedar siding to match existing and add two new windows.

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 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

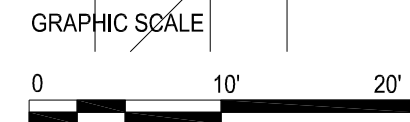
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

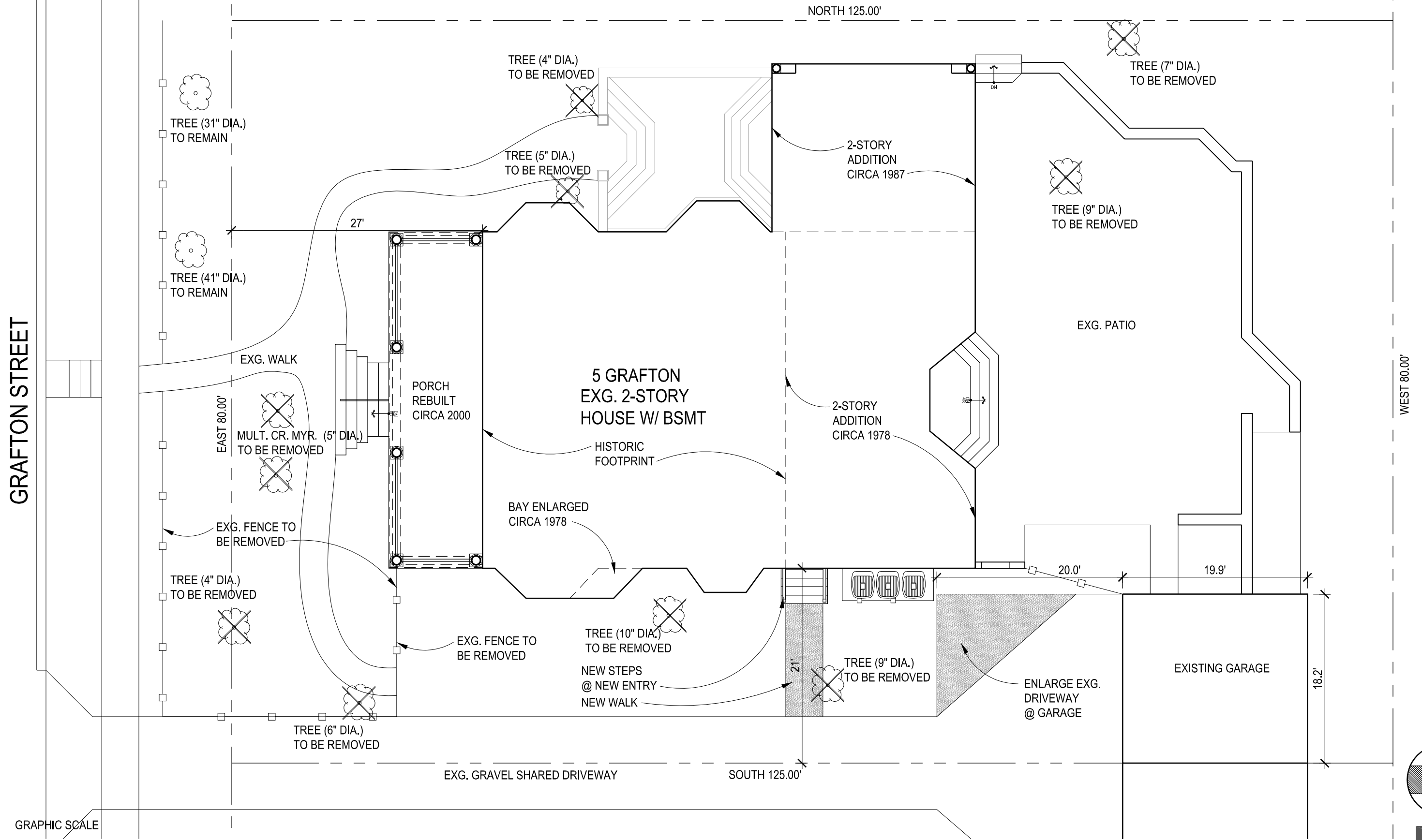
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

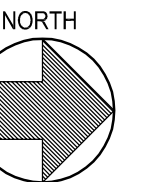
Owner's mailing address --	Owner's Agent's mailing address Luke Olson GTM Architects 7735 Old Georgetown Rd Ste 700 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
KATHERINE FLEISS & MICHAEL BARRY 10 GRAFTON ST CHEVY CHASE MD 20815-3428	PAUL FOSTER & JULIA HANKS 8 GRAFTON ST CHEVY CHASE MD 20815
ROBERT BAPTISTE 7 GRAFTON ST CHEVY CHASE MD 20815-3427	DANIEL & ANDREA MURRAY 2 HESKETH ST CHEVY CHASE MD 20815
BURT BRAVERMAN 2 MAGNOLIA PARKWAY CHEVY CHASE MD 20815	ROBERT JOSEPHS & GERALDINE CARR 3 GRAFTON ST CHEVY CHASE MD 20815-3427
ALL SAINTS CHURCH 3 CHEVY CHASE CIR CHEVY CHASE MD 20815	



20.0233 - 5 GRAFTON STREET



SITE PLAN





34/52
 H 35/13
 Chevy Chase Village H.D.
 Montgomery County MD
 Clare Lise Cavicchi
 5/1996
 Maryland SAPD
 5 Grafton Street



PHOTO FROM MARYLAND HISTORICAL TRUST DETERMINATION FORM M35-13

PHOTO FROM CHEVY CHASE HISTORICAL SOCIETY ARCHIVES TAKEN SPRING/SUMMER 2009
 REFLECTS ADDITION REVIEWED BY DPS IN AUGUST OF 2000 AND FINISHED IN EARLY 2001

DESCRIPTION OF HOUSE FROM MHT ELIGIBILITY FORM: 5 GRAFTON STREET (1892-1916)
 THIS HOUSE IS REPRESENTATIVE OF THE RUSTIC DESIGN AND SCALE OF RESIDENCES BUILT AS CRAFTSMAN BUNGALOWS IN THE VILLAGE. THE LOW PITCHED PYRAMIDAL ROOF, FULL-WIDTH FRONT PORCH, AND A HUGE, SHINGLED DORMER CENTERED ON THE LOW-PITCHED ROOF MASK WHAT IS ACTUALLY A LARGE SCALE RESIDENCE.



PHOTO FROM CHEVY CHASE HISTORICAL SOCIETY ARCHIVES TAKEN NOV. 18, 1997



PHOTO FROM CHEVY CHASE HISTORICAL SOCIETY ARCHIVES TAKEN JAN. 27, 2002

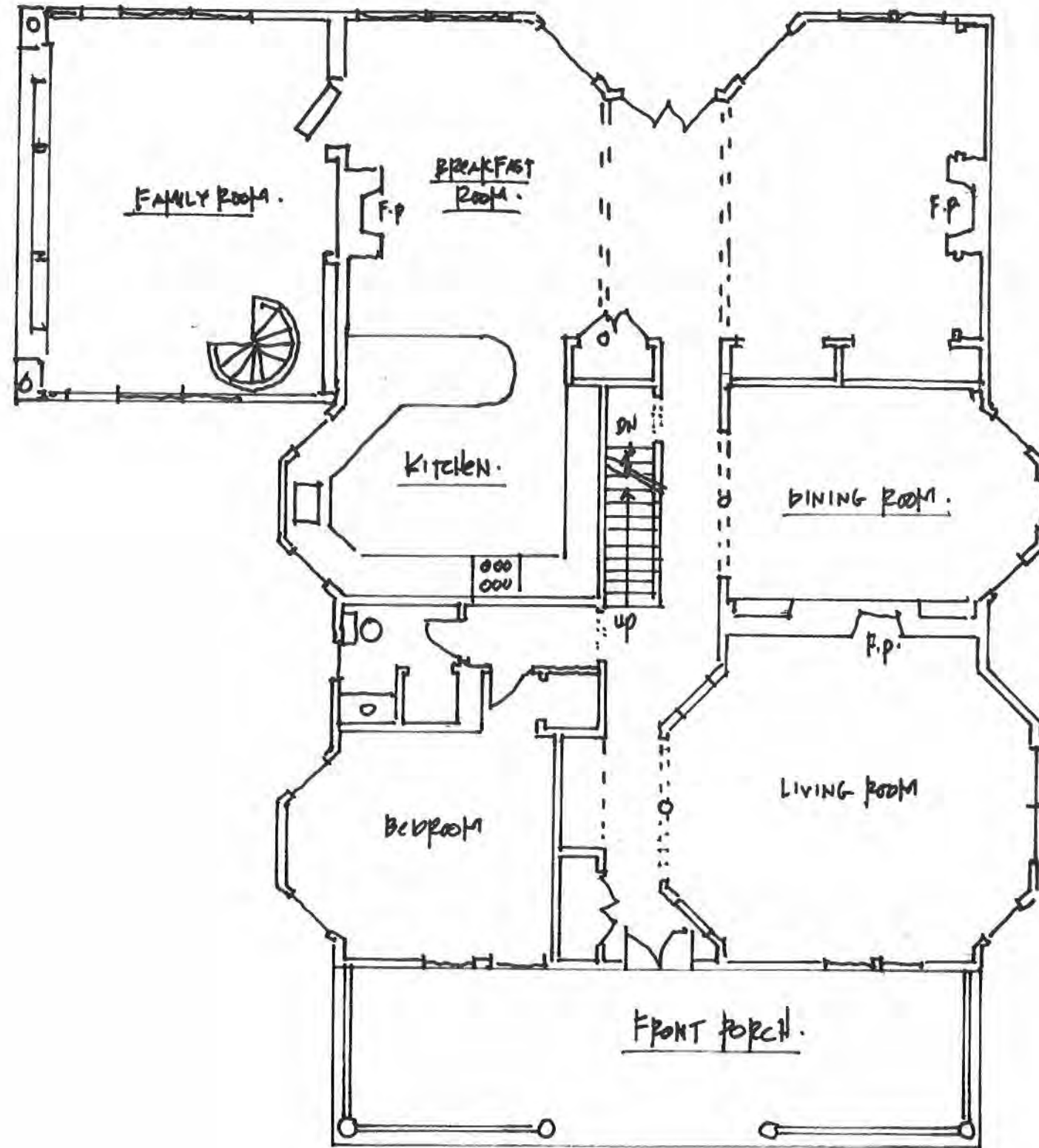


PHOTO FROM CHEVY CHASE HISTORICAL SOCIETY ARCHIVES TAKEN MARCH 25, 1995

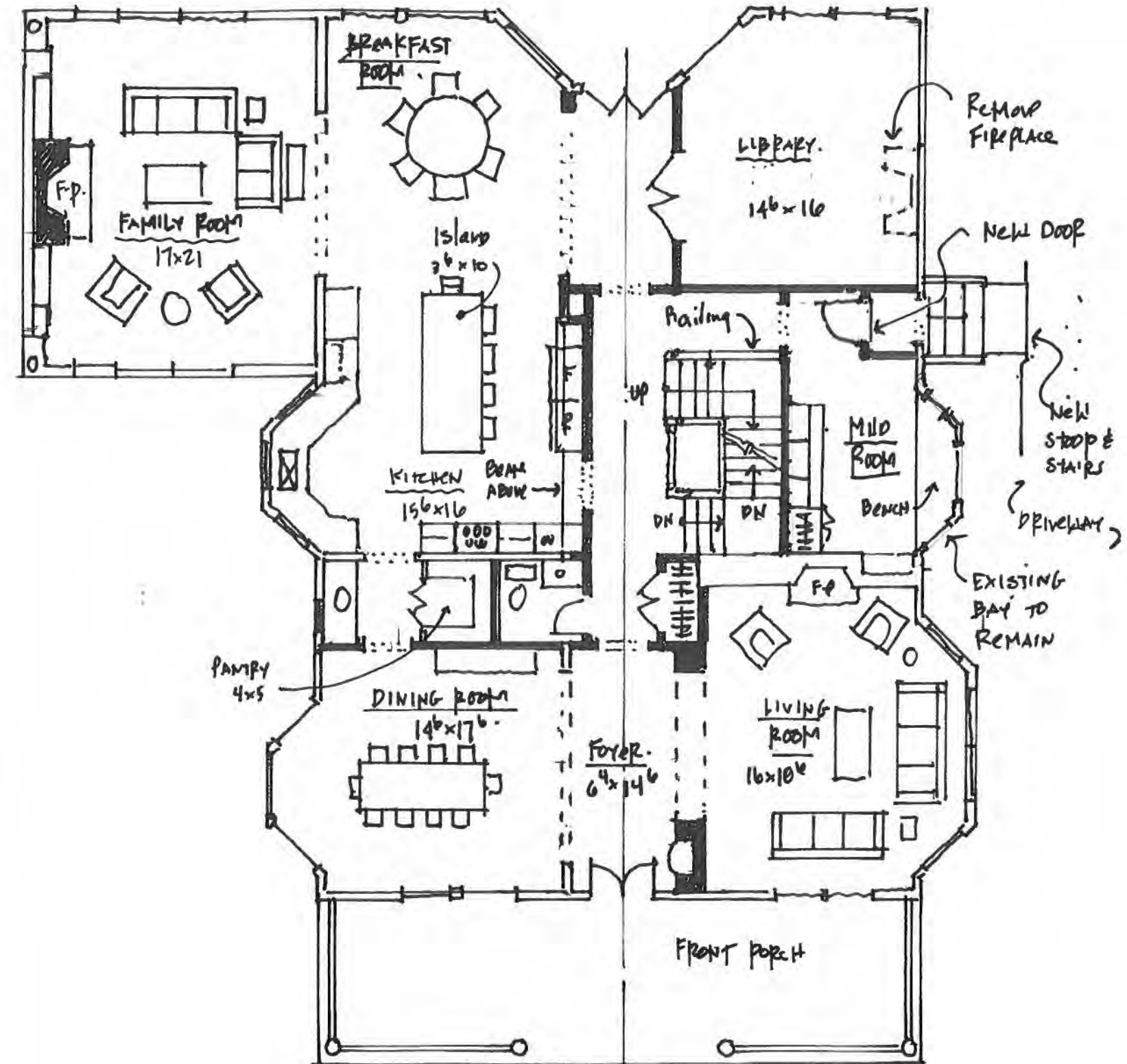
20.0233 - 5 GRAFTON STREET



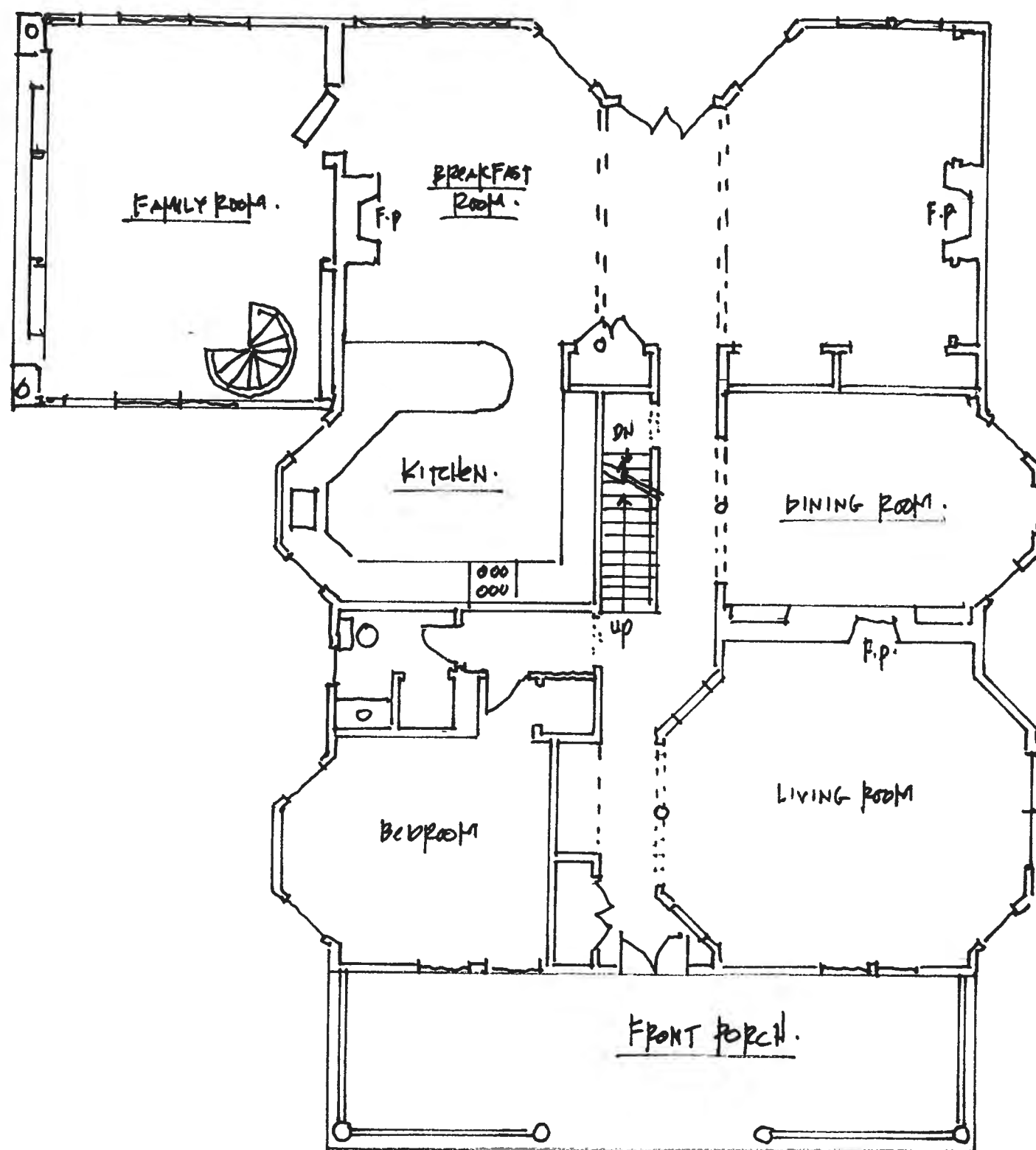
EXISTING CONDITION PHOTOS



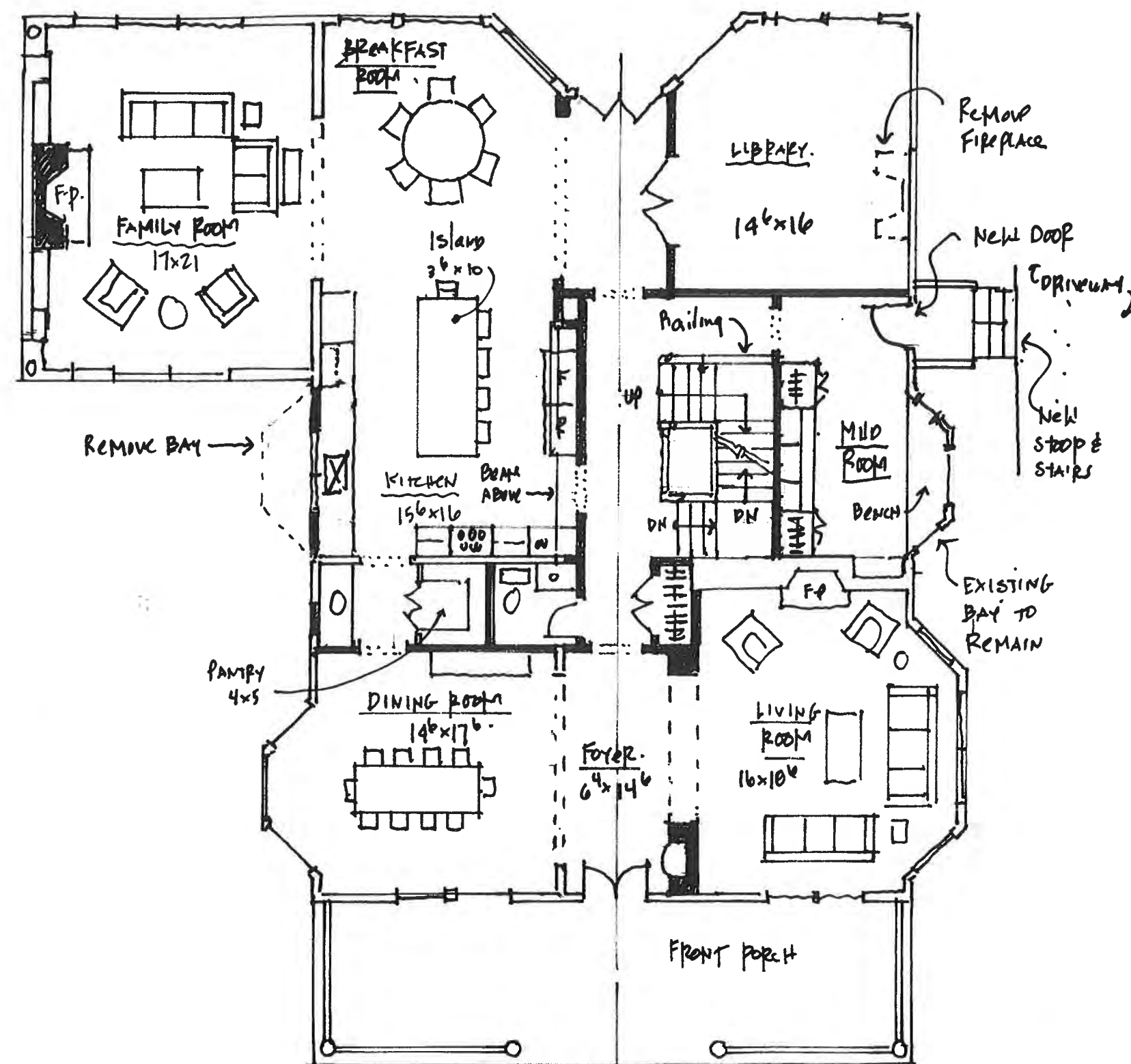
EXISTING FIRST FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$



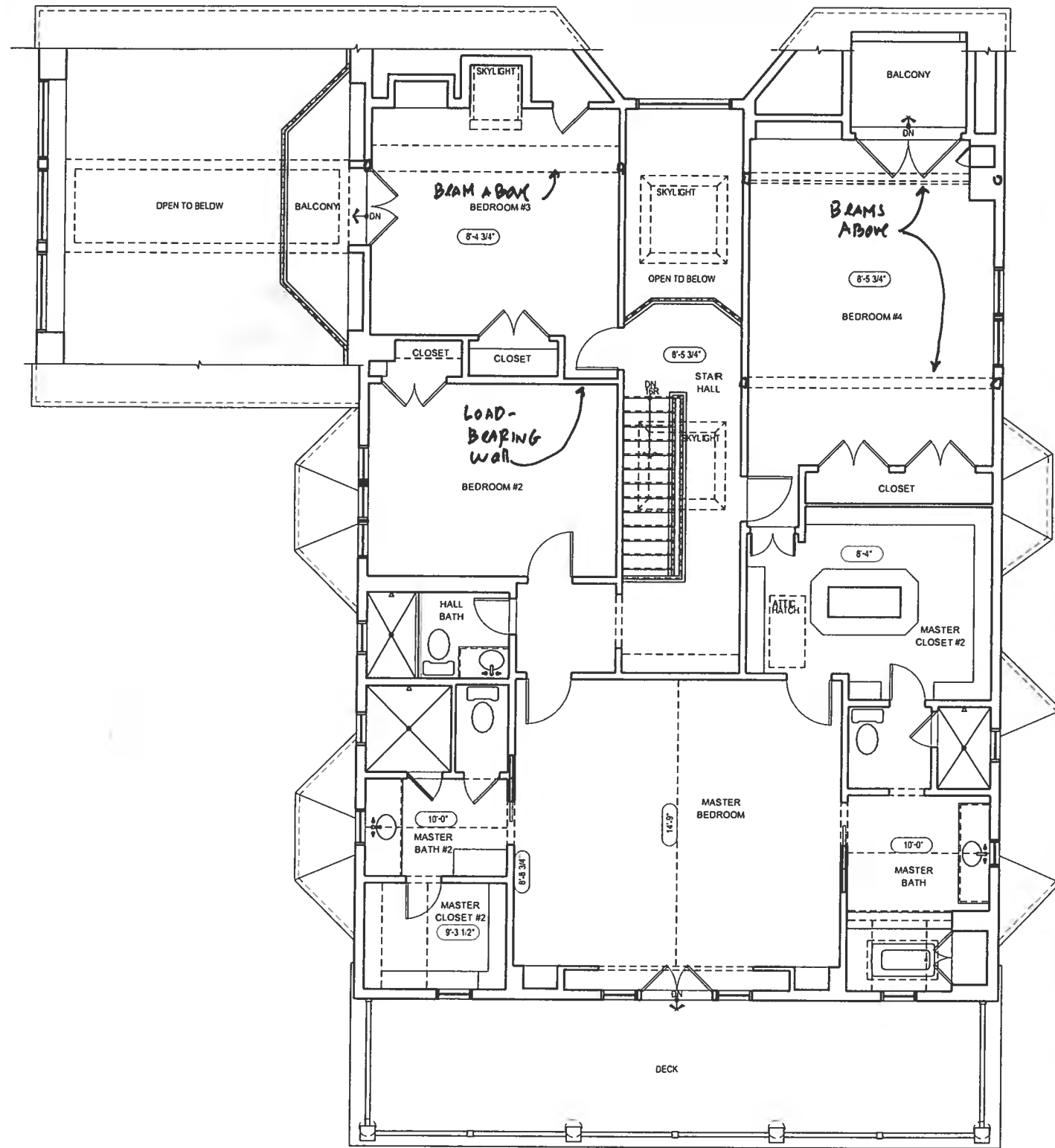
PROPOSED FIRST FLOOR PLAN - OPTION #1
 $\frac{1}{8}'' = 1'-0''$
5 GRAFTON ST. 7.16.20



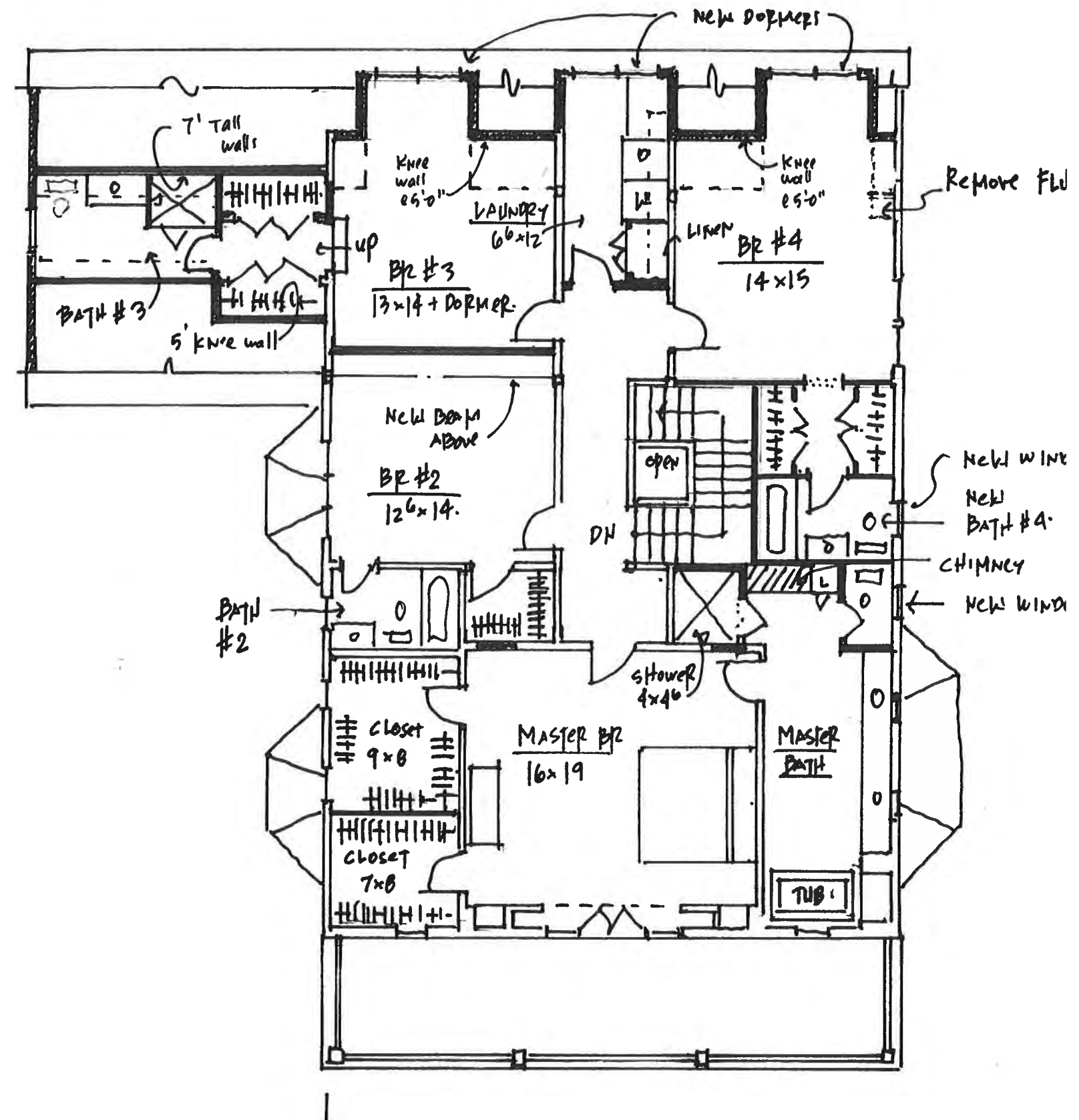
EXISTING FIRST FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$



PROPOSED FIRST FLOOR PLAN - OPTION # 2 (w/ KITCHEN BAY REMOVED)
 $\frac{1}{8}'' = 1'-0''$
5 GRAFTON ST. 7.16.20



EXISTING SECOND FLOOR PLAN

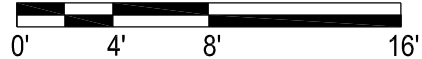


PROPOSED SECOND FLOOR PLAN - OPTION # 2

ALL WINDOWS IN EXISTING HOUSE
HAVE BEEN REPLACED AS A PART OF
PREVIOUS RENOVATION



SCALE 1/8"=1'-0"



20.0233 - 5 GRAFTON STREET

5 GRAFTON ST. CHEVY CHASE, MD 20816

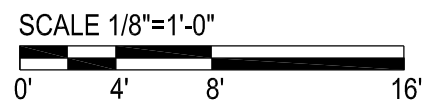
7/28/2020 PRELIM REVIEW SET

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20.0233 - 5 GRAFTON STREET

5 GRAFTON ST. CHEVY CHASE, MD 20816

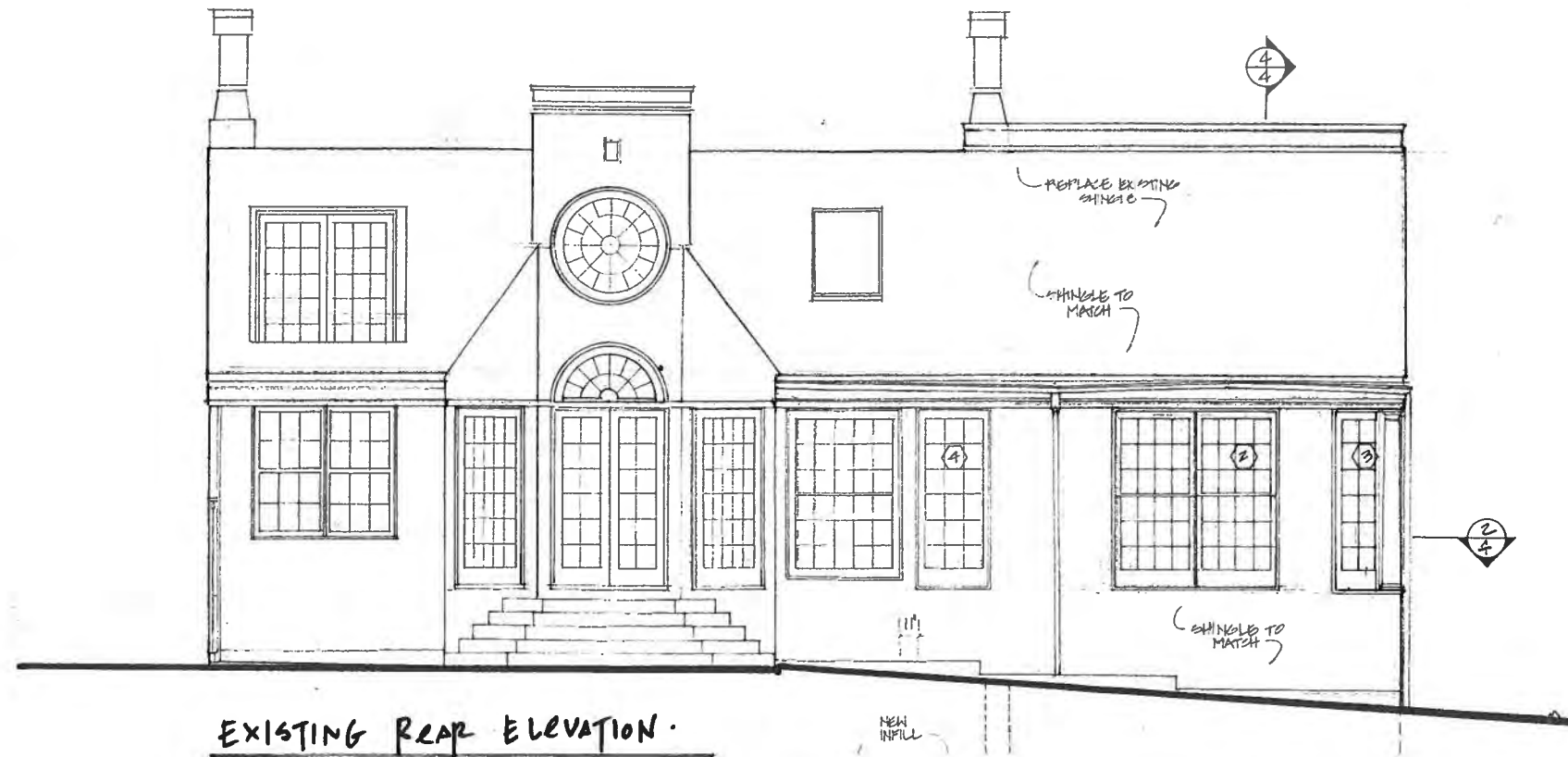
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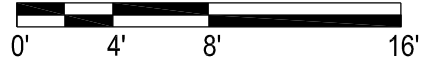




NEW DORMER W/ ROOFING & SIDING
TO MATCH EXG., PTD. PVC TRIM



SCALE 1/8"=1'-0"



20.0233 - 5 GRAFTON STREET

5 GRAFTON ST. CHEVY CHASE, MD 20816

7/28/2020 PRELIM REVIEW SET

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GTM

GTM ARCHITECTS



NEW DORMER W/ ROOFING & SIDING
TO MATCH EXG., PTD. PVC TRIM

REMOVE EXG. BAY WINDOW AND
REPLACE WITH PAIR OF CLAD-WOOD
SDL CASEMENT WINDOWS, PROVIDE
NEW CEDAR SIDING & PTD. WOOD
TRIM TO MATCH EXG.



SCALE 1/8"=1'-0"

20.0233 - 5 GRAFTON STREET

GTM ARCHITECTS



REPLACE EXG.
GARAGE DOOR



REPLACE EXG.
ENTRY DOOR



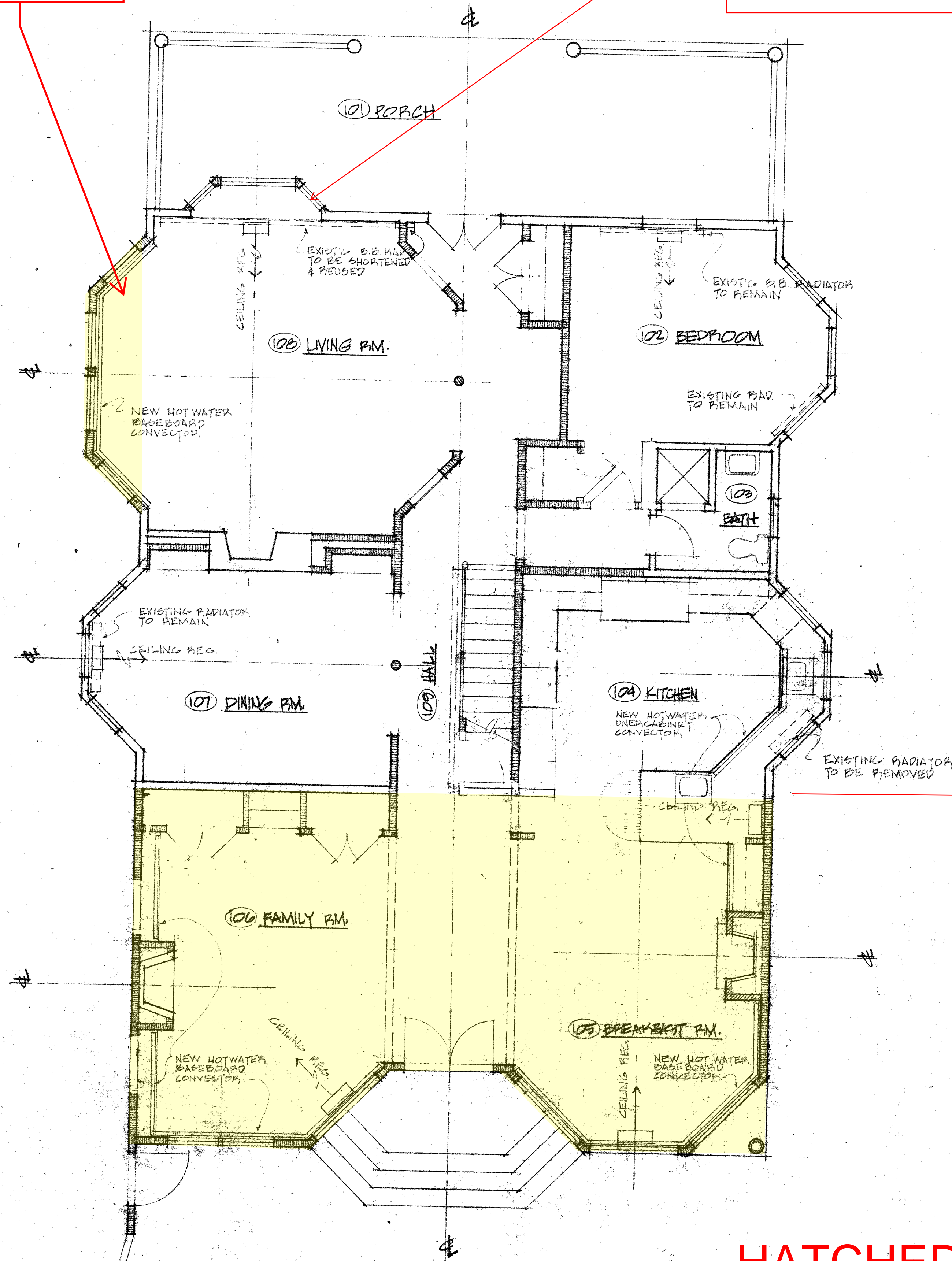
EXISTING SHARED GARAGE PHOTOS



SAMPLE REPLACEMENT GARAGE DOOR PHOTO:
CLOPAY COACHMAN SERIES COMPOSITE DOOR

ENLARGED BAY

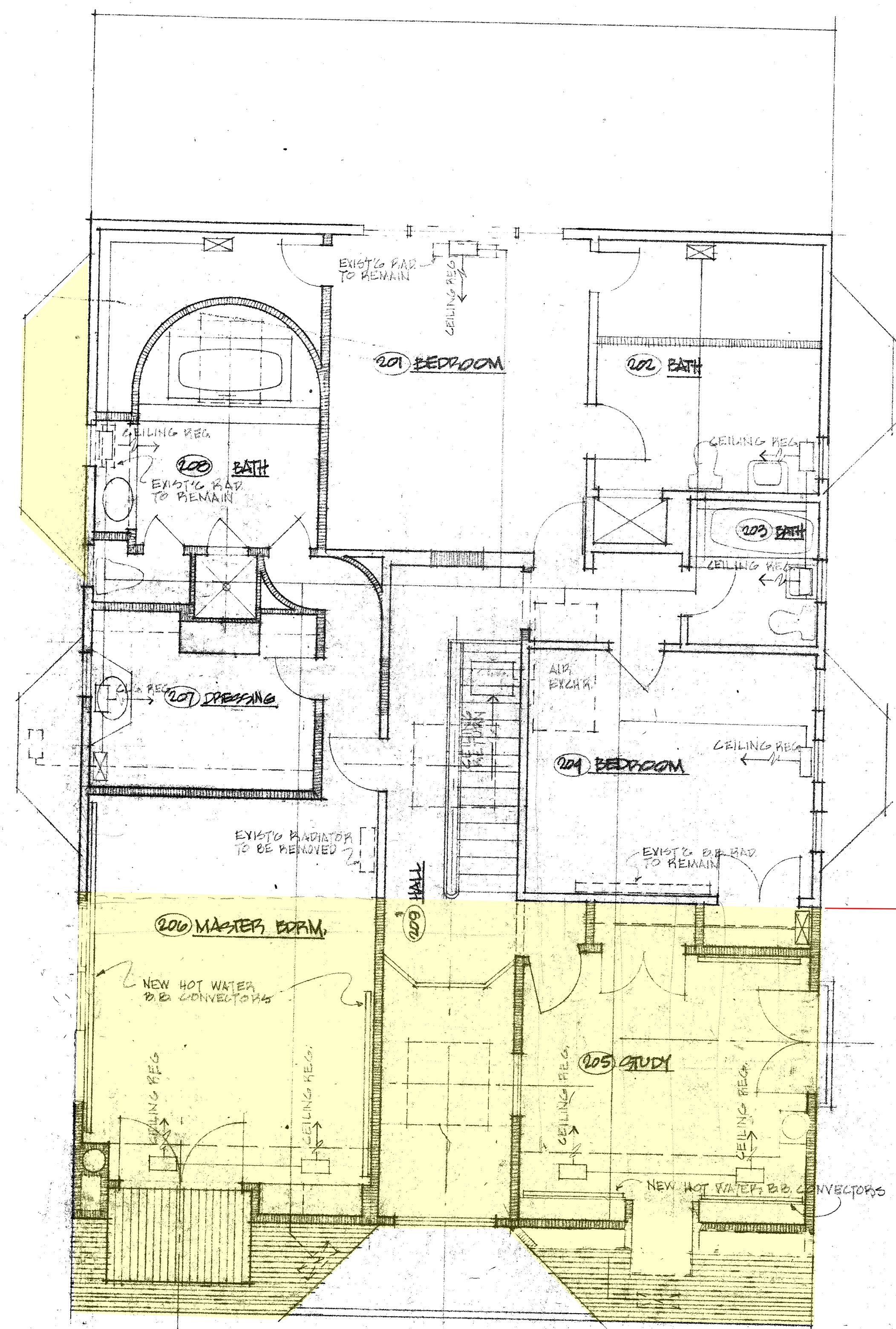
THIS BAY NEVER
CONSTRUCTED



ADD. EXG.

HATCHED WALLS
INDICATE NEW
WORK

FIRST FLOOR



ADD. EXG.

1978 EXHIBIT

SECOND FLOOR

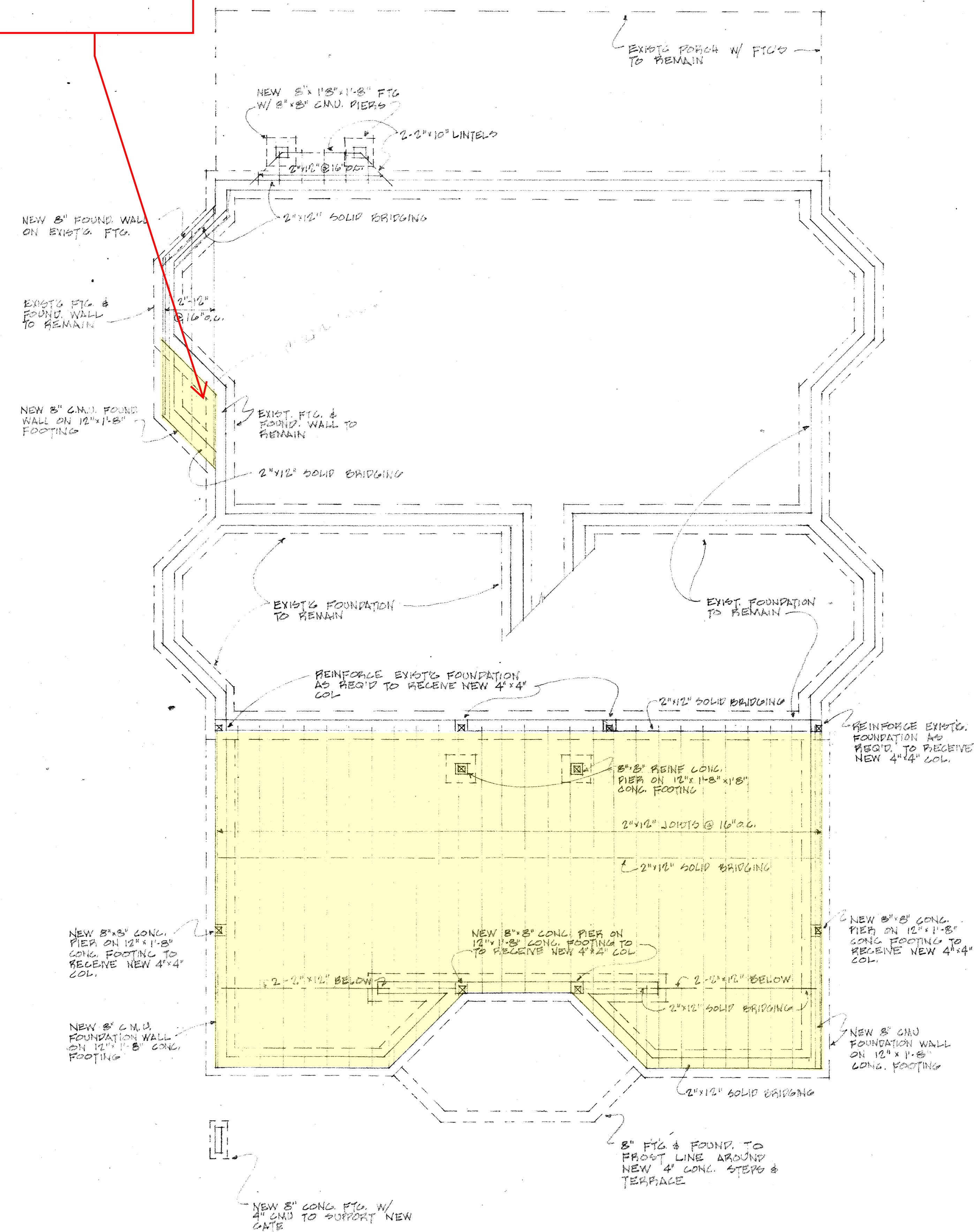
ROBERT PELL, ARCHITECT
145 KENTUCKY AVE. S.E.
WASHINGTON, D.C.
543-0945

RICHARD PEARL & LESLIE BARR RESIDENCE
5 GRAYDON STREET

DEC 21, 1978

SCALE 1/4" = 1'-0"

ENLARGED
BAY



ADD. EXG.

1978 EXHIBIT

RICHARD PEARL & LESLIE BARRIS RESIDENCE
B GRAFTON STREET

SCALE 1/4" = 1'-0"

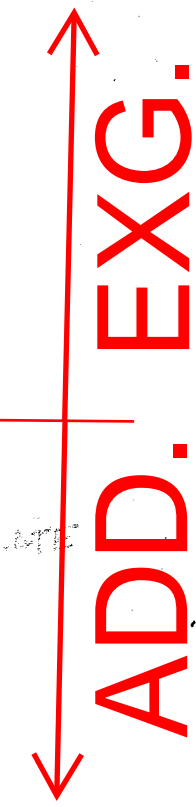
ROBERT BELL, ARCHITECT
145 KENTUCKY AVE. S.E.
WASHINGTON, D.C.
543-0945

RICHARD PEARL & LESLIE WARR RESIDENCE
5 CRAFFTON STREET

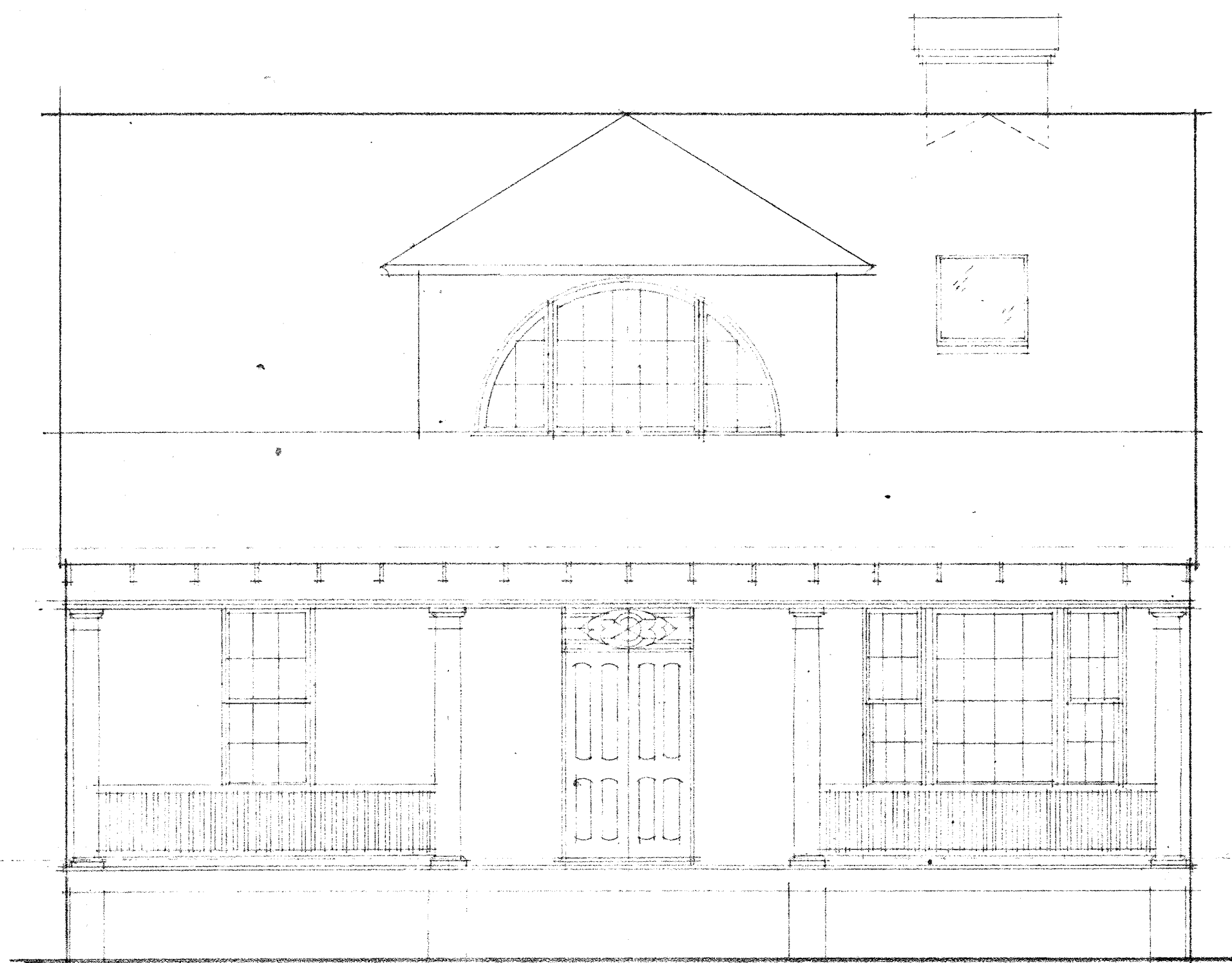
24



ADD. EXG.



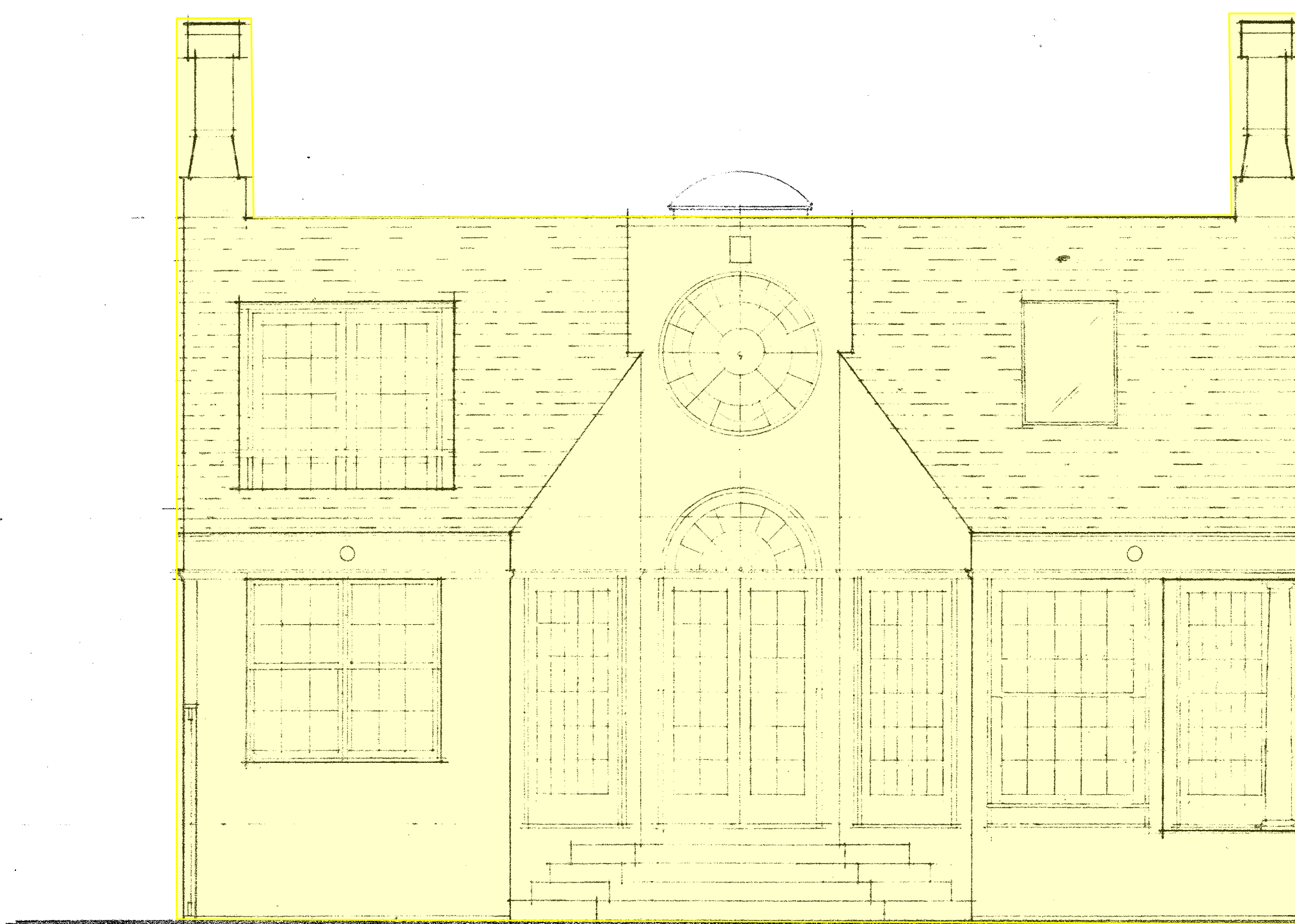
1978 EXHIBIT



SOUTH ELEVATION



EAST ELEVATION



← **ADDITION** →

NORTH ELEVATION



WEST ELEVATION

← **ADD. EXG.** →

1978 EXHIBIT

ROBERT BELL ARCHITECT
145 KENTUCKY AVE. S.E.
WASHINGTON, D.C.
SA3-0045

RICHARD REED & LESLIE BARR RESIDENCE
5 GRAFTON PLACE

DEC. 21, 1978

SCALE 1/4" = 1'-0"

2

BAY
FOUNDATION
MISSING

1987 EXHIBIT

BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

PERLE RESIDENCE
#5 CRAFTON ST.
CHEVY CHASE, MD.

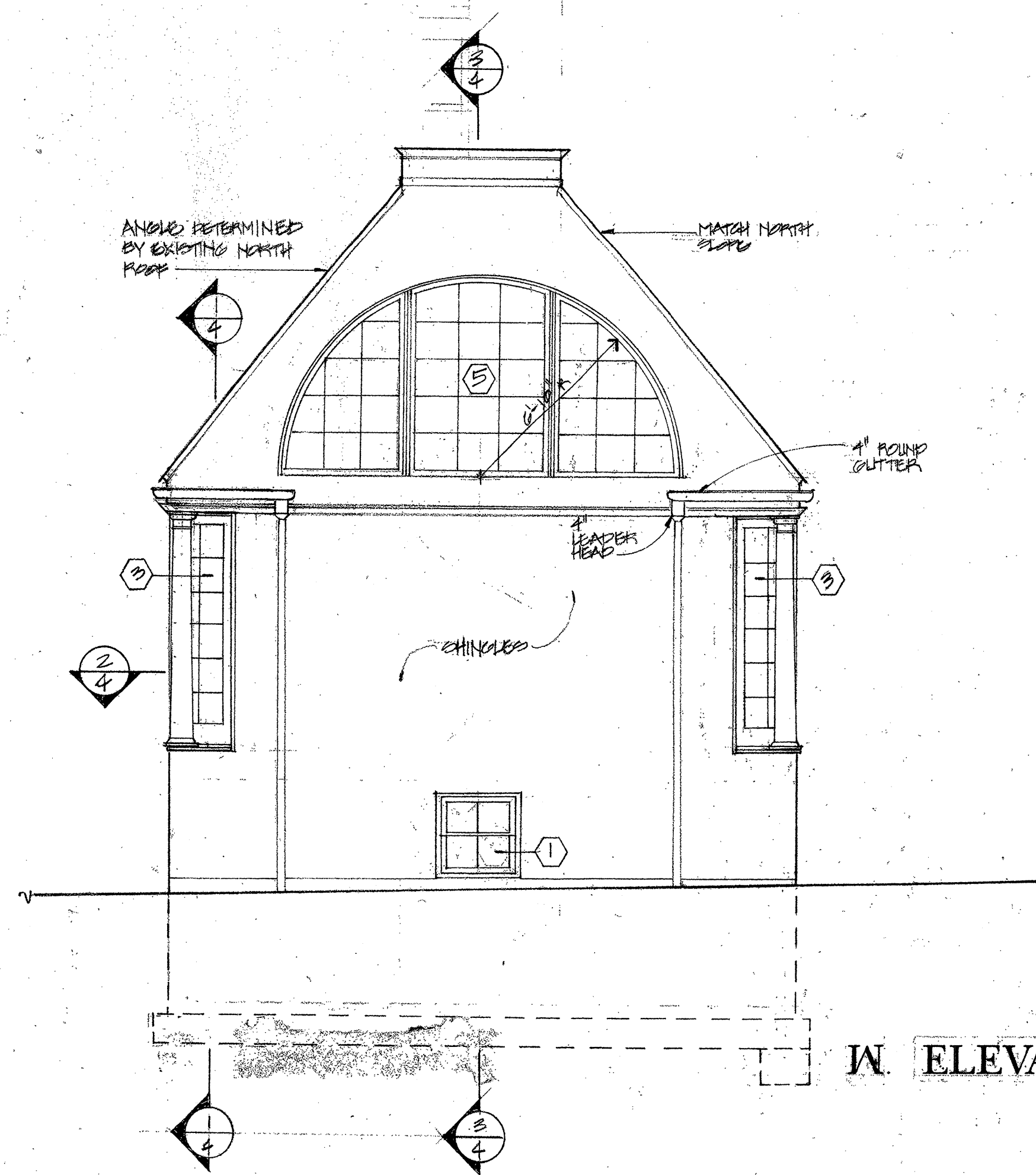
ROBERT A. BELL, A.I.A.
3230 "P" STREET, N.W., WASHINGTON, D.C. 20007
202-393-8412

DRAWING: SCALE: 1/4" = 1'-0"

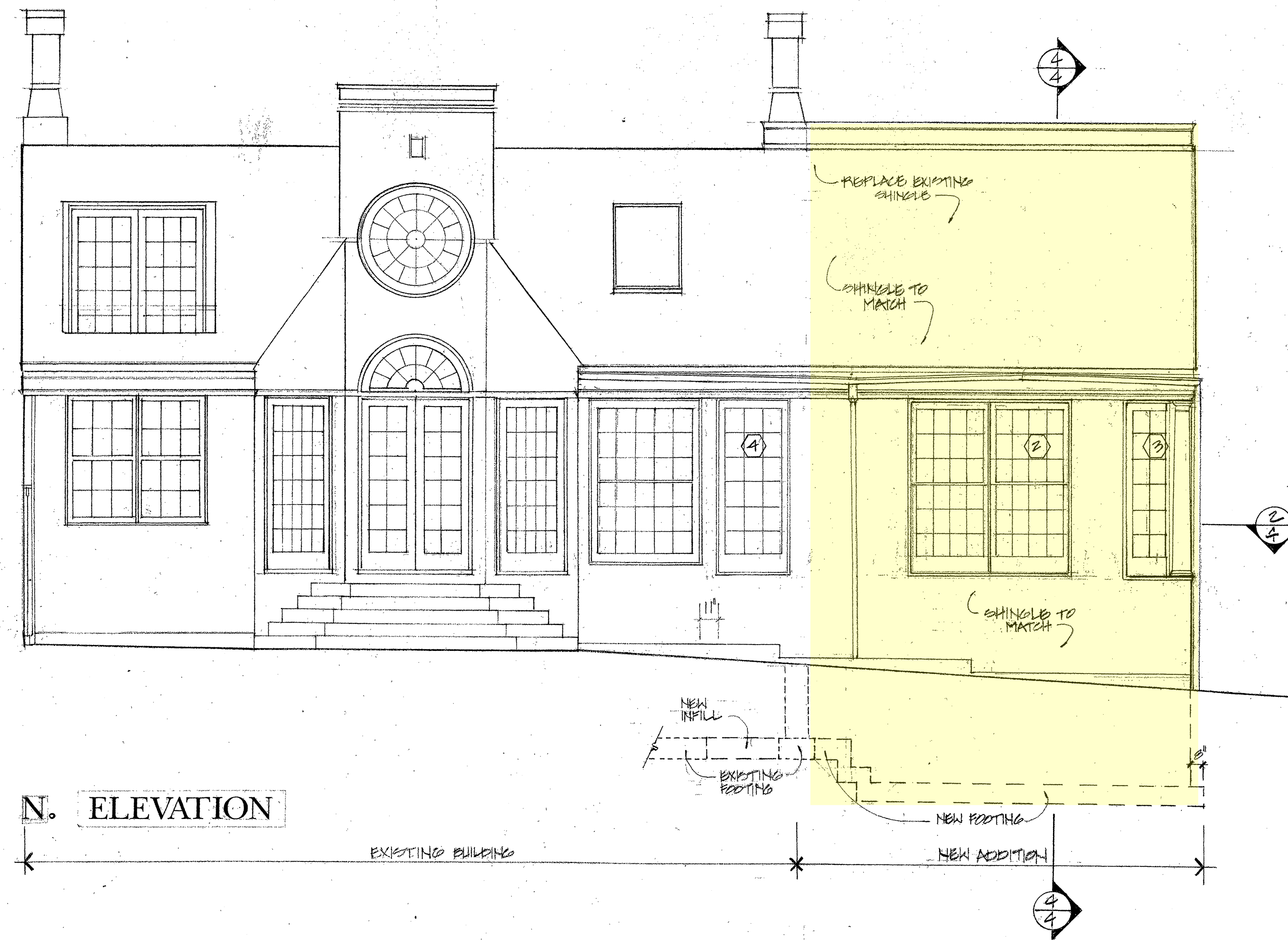
Revisions	Date	Date	Date
1	7-23-87		
2	12-5-87		
3	1-28-88		
4	1-28-88		

EXIST
1

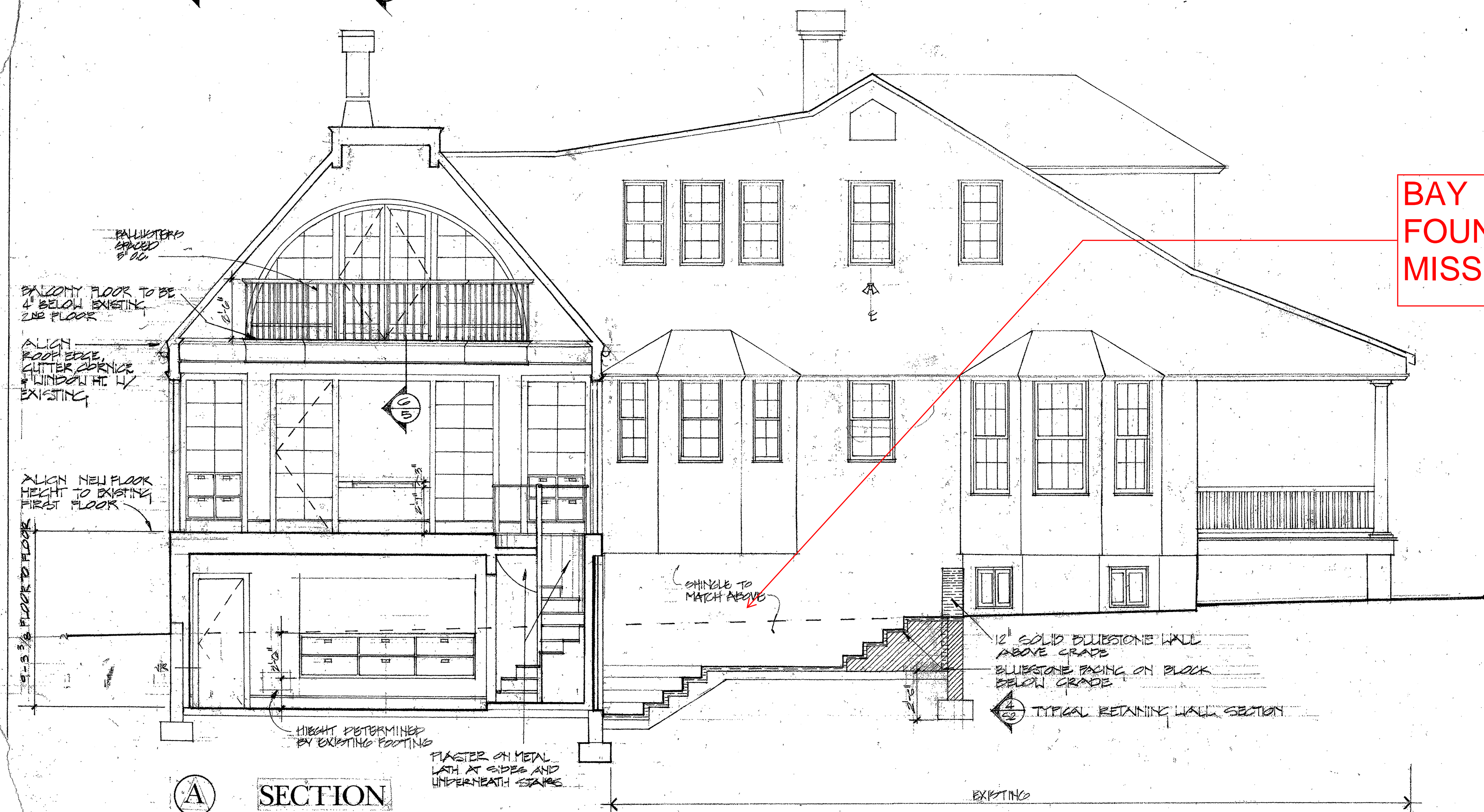
1987 EXHIBIT



W. ELEVATION



N. ELEVATION



SECTION

BAY
FOUNDATION
MISSING



B. SECTION

S. ELEVATION

ROBERT A. BELL, A.I.A.

1436 WISCONSIN AVENUE, N.W.
WASHINGTON, D.C. 20007
202-965-1199

PERLE RESIDENCE

DRAWING:	Date
SCALE:	Date
Revisions	Date
1	9/25/87
2	10/25/87
3	11/24/87

EXIST
2

DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153

INSPECTION APPROVAL

☒ Building ☐ Electrical ☐ Sediment

Type of Inspection: SCAB
Name of Inspector: [Signature]
Telephone Number: 240-777-6210
Date: 12/22/00

Remarks: [Blank]

CHANGES OR MODIFICATIONS TO THESE PLANS MAY REQUIRE RESUBMITTAL WITH ADDITIONAL PERMIT FEES. NO CHANGES CAN BE MADE TO THE APPROVED DRAWINGS.

MONTGOMERY COUNTY
Department of Permitting Services

Approved: [Signature]
Date: 6/17/00

GENERAL STRUCTURAL ARRANGEMENT APPROVED SUBJECT TO FURTHER APPROVAL OF CONSTRUCTION

DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153

INSPECTION APPROVAL

☒ Building ☐ Electrical ☐ Sediment

Type of Inspection: [Blank]
Name of Inspector: [Blank]
Telephone Number: 240-777-6210
Date: 1/22/01

Remarks: [Blank]

NOTE
THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

Electrical wiring must conform to the 90 National Electric Code and County Requirements.

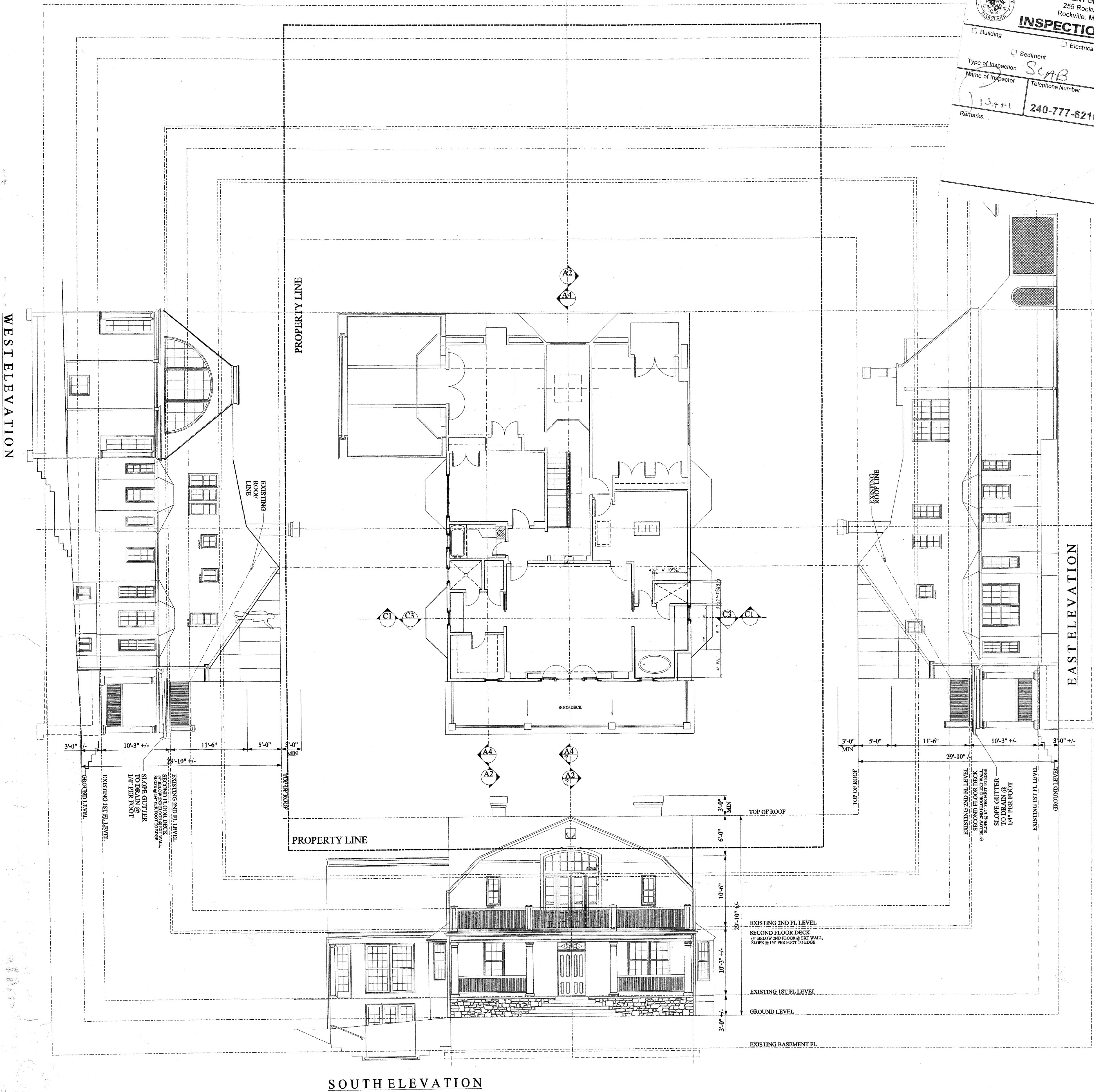
Master Suite INDEX

- A0 - COVER SHEET
- A1 - FIRST FL AND BASEMENT PLANS
- A2 - ROOF PLAN & SECOND FLOOR PLAN
- A3 - SOUTH ELEVATION
- A4 - EAST ELEVATION & WEST ELEVATION
- A5 - SECTIONS
- A6 - INTERIOR ELEVATIONS
- A7 - INTERIOR ELEVATIONS
- A8 - WALL SECTION
- A9 - DETAILS
- E1 & M1 - ELECTRICAL PLAN & MECHANICAL PLAN
- S1 - STUCTURAL PLANS
- X1 - EXISTING FLOOR PLANS

HISTORIC DISTRICT
ESTABLISHED IN 1998

DESCRIPTION OF PROPERTY FROM MHT
DETERMINATION FORM:

5 Grafton Street (1892-1916)
This house is representative of the rustic design and scale of residences built as Craftsman bungalows in the Village. The low pitched pyramidal roof, full-width front porch, and a huge, shingled dormer centered on the low-pitched roof mask what is actually a large scale residence.



ROBERT BELL ARCHITECTS
3230 "P" STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5150 E: rbell@rba.com

PERLE/BARR
RESIDENCE
5 GRAFTON STREET CHEVY CHASE, MARYLAND

Table with 2 columns: Date, and a large empty space for notes or signatures.

A-0

**NEW
FRONT
PORCH**

[illegible]

PROVIDE PRICE FOR RELOCATING VENT
OUT NORTH SIDE OF BUILDING THROUGH
OFFSETS

NEW PAIR 4' DOORS AND TRIM TO MATCH
EAST SIDE. REMOVE WOOD COLUMN
AND ADJUST DOORS TO CLEAR EXP.
COLUMN

NEW
WINDOW

3" PIPE COLUMN
NOT TO BEAR ON CHIMNEY

AREAWAY
HAS BEEN
REMOVED

NEW
GAMBREL
ROOF &
ROOF DECK

NEW
FRONT
PORCH

1ST FL WITH 2ND FL STRUCTURAL PLAN ABOVE

2ND FL W. ROOF STRUCTURAL PLAN ABOVE



ROBERT A. BELL, A.I.A. 16 August 2000

2000 EXHIBIT

ROBERT BELL ARCHITECTS

3230 7th STREET, NW, WASHINGTON, D.C. 20007
T: 202-333-8412 F: 202-333-5150 E: rbell@erols.com

**PERLE/BARR
RESIDENCE**

5 GRAFTON STREET CHEVY CHASE, MARYLAND

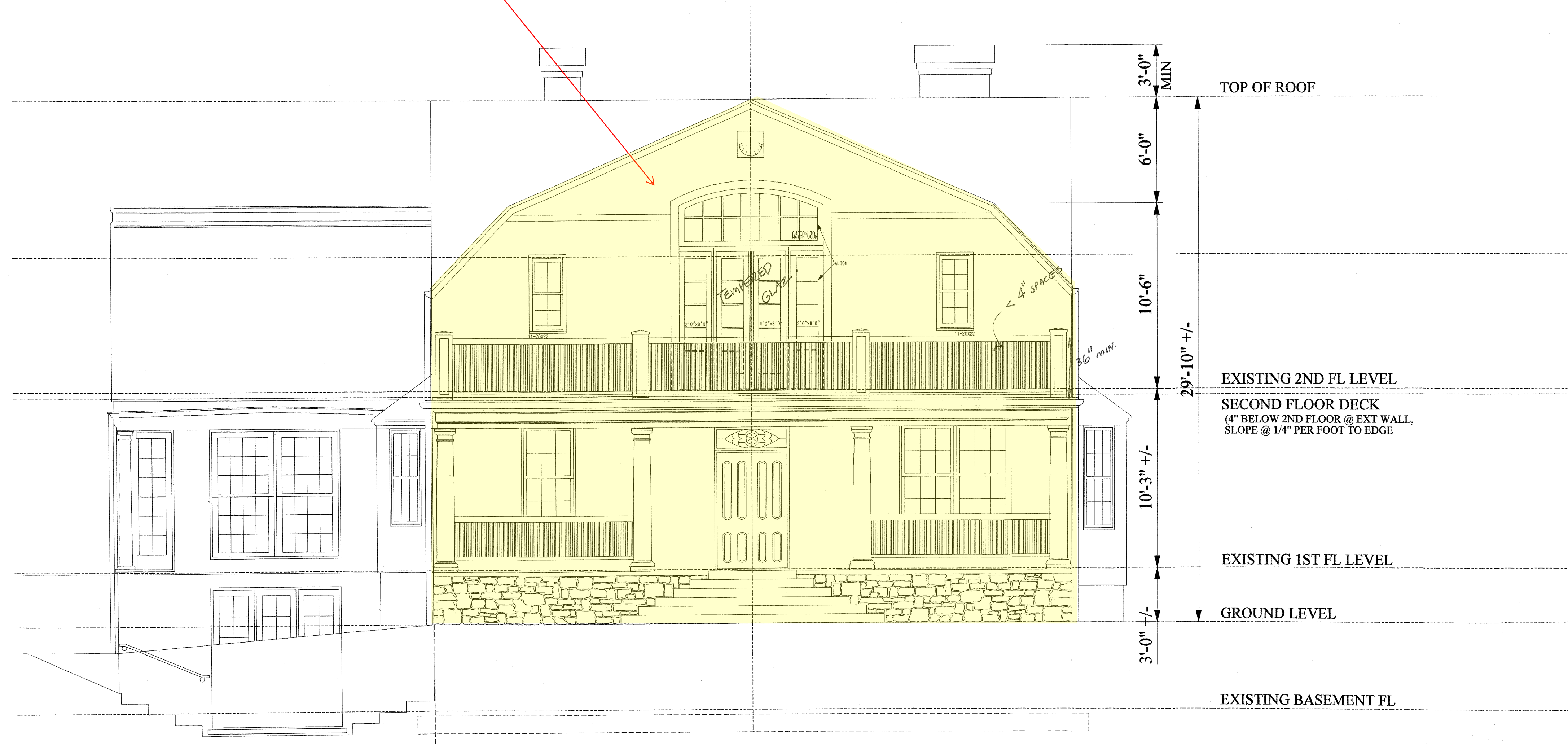
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Revised Roof Structure 8.16.00

S1

NEW GAMBREL
ROOF, FRONT
PORCH & ROOF
DECK

AT SOME POINT
ALL WINDOWS
WERE REPLACED



SOUTH ELEVATION

MONTGOMERY COUNTY
PERMITTING SERVICES
APPROVED AS NOTED

2000 EXHIBIT



ROBERT BELL ARCHITECTS

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T: 202-333-8412 F: 202-333-5150 E: rbell@erols.com

PERLE/BARR
RESIDENCE

5 GRAFTON STREET CHEVY CHASE, MARYLAND

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A3































2 HR
PARKING
7:00AM
6:00PM
←
STREET CLOSURE
NO PARKING











