

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13 Grafton Street, Chevy Chase	<b>Meeting Date:</b>	9/9/2020
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	9/2/2020
<b>Applicant:</b>	Norah & Diogo Coelho (Doug Mader, Architect)	<b>Public Notice:</b>	8/26/2020
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Porch Alterations, Building Addition		

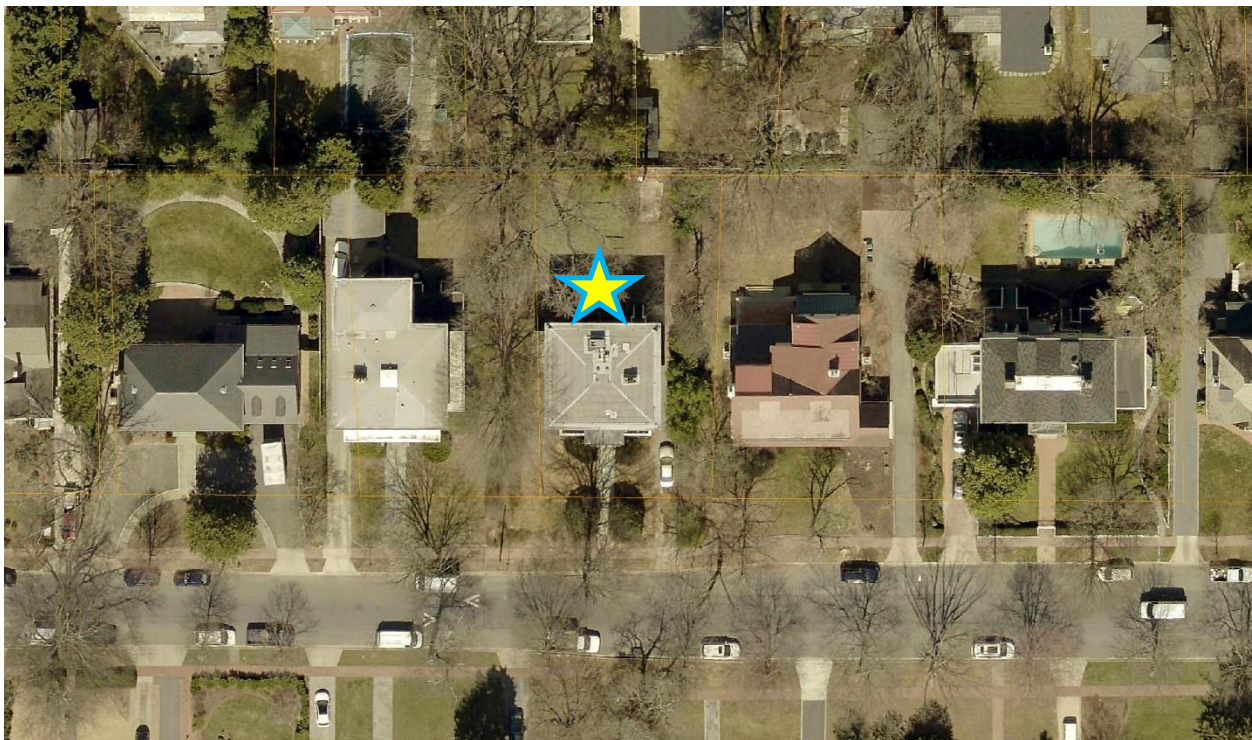
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Prairie  
**DATE:** c.1892-1916



*Fig. 1: 13 Grafton Street with its twin located to the left at 15 Grafton St.*

## **PROPOSAL**

The applicants propose to construct a two-story addition at the rear.

## **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 the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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* state three basic policies that should be adhered to, including:

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.

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.

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* that pertain to this project are as follows:

- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.

- 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.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Additional basic policies that should be adhered to include:

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 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

***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.

- (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 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

#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 two-story, Prairie house with a shallow hipped roof and a large overhang. The house retains many of its historic features including stucco siding and multi-lite sash windows. There is a small, open side porch on the left elevation. In the northeast corner of the house, there are filled-in openings on the first and second floors. The Sanborn maps show this corner of the house is “Open” but provides no additional detail. This was likely a sleeping porch. The subject property has a twin at 15 Grafton, which has been altered from its historic configuration.





Figure 2: Front elevation of 13 Grafton Street.

### Building Addition

The applicant proposes construction a two-story addition at the rear, 22' 5" (twenty-two feet, five inches) deep and inset from the historic wall planes by 1' (one foot). The exterior of the addition will be pebble dash stucco to match the historic and will utilize one-over-one sash windows throughout. The addition's roof will match the pitch of the historic hipped roof, with a slight inset from the historic roof plane. The applicant proposes to install a first-floor mudroom that will project to the left beyond the historic wall plane, but this addition would be largely obscured by the side porch. As part of the proposed alterations, the applicant proposes replacing the plywood panels in the northeast corner with stucco to match the historic wall.

Staff finds that while the addition is large, it is not out of scale with the existing building or the surrounding district. The *Design Guidelines* do not dictate that building additions be differentiated from the historic construction in the way that the Standards do. However, Staff finds that the proposal to utilize one-over-one windows will successfully differentiate the new from the historic. Several materials specifications were not included with the submission. Staff requests the HPC provides recommendations for appropriate materials including:

- Windows
- Doors
- Porch details
- Clapboard/fiber cement siding

Finally, Staff notes that the notations on the proposed roof plan are not what is shown in the drawings and that the discrepancy needs to be resolved in a HAWP submission.

Staff request HPC feedback on:

- The size and massing of the proposal;
- Recommended materials specifications;

- The appropriateness of the side-projecting mudroom addition;
- The appropriateness of filling in the plywood openings; and
- Any other design recommendations.

### **Front Porch Alteration**

The existing front porch has a low-pitched hipped roof with Tudor arches and stucco siding. The porch only covers the front door. The applicant proposes extending the porch so that it becomes a full-width front porch. (This house at 15 Grafton St. extended its porch to cover the full width of the front elevation prior to the District's designation.)

The proposed porch structure will be covered in stucco with a hipped roof to match the existing. The description of the work says the porch extension is shallower by 1' 2" (one foot, two inches) from the original porch, though that does not appear to be reflected in the drawings.

Staff requests the HPC's feedback on:

- Is the historic design and configuration of this front porch a character-defining feature that should be preserved;
- The appropriateness of extending the existing, historic porch and, if appropriate;
- If it is appropriate, the configuration of the altered porch.

### **Side Porch Enclosure**

The applicant proposes to enclose the side porch with multi-lite casement windows. The *Design Guidelines* state that side porches have been successfully enclosed and are approvable if compatibly designed. Based on the drawings, Staff cannot determine how much the existing porch openings will be reduced as part of the proposal, but Staff notes the distinctive Tudor arch would be eliminated from the front elevation of the side porch. Staff recommends this feature be retained to be considered a compatible design.

Staff requests the HPC provide feedback on the proposed side porch enclosure.

### **Rear Porch/Deck**

Finally, the applicant proposes to install a wrap-around porch at the rear. To the rear of the addition, the porch will be screened-in with a low-sloped roof. The portion of the rear porch/deck that wraps around the northwest corner of the house will be open with a side-loading set of stairs. The stairs will project beyond the historic side roof.

Staff finds that the proposed rear porch is compatible in concept, but that the proposal lacks sufficient material specifications to provide more feedback. Staff requests the HPC provide feedback as to the appropriateness of the proposed porch and make any material recommendations.

### **STAFF RECOMMENDATION**

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



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Norah & Diogo Coelho

E-mail: diogocoelho@icloud.com

Address: 13 Grafton St

City: Chevy Chase, MD Zip: 20815

Daytime Phone: (202) 570-7035

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Douglas Mader, AIA

E-mail: dmaderaia@aol.com

Address: 11307 Rokeby Avenue

City: Bethesda, MD Zip: 20896

Daytime Phone: (301) 466-1378

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35/13

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 13 Street: Grafton St

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 1 & 19 Block: 24 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction    | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition          | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation  | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

09/19/2020

Date

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

<b>Owner's mailing address</b>  Norah & Diogo Coelho 13 Grafton St Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  Douglas Mader 11307 Rokeby Avenue Garrett Park, MD 20896
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Bowdy Train / Georgina Sanger 11 Grafton St Chevy Chase, MD 20815	David & Jocelyn Cox 15 Grafton St Chevy Chase, MD 20815
John Davis / P.A. Murphy 7 Hesketh St Chevy Chase, MD 20815	Paul Berman / Laura Dickinson 9 Hesketh St Chevy Chase, MD 20815

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

13 Grafton St, built in 1908, is a 2,448 sqft, two-storey house with a low-pitched roof, squared in shape, pebble dash stucco finish with an in-ground basement and a front & side porch.

The house is Prairie Style with large window openings, painted wood shutters, deep roof overhang and asphalt flat roof. 13 Grafton St originally had a corrugated iron garage in the back garden, per the Sanborn Map and Historic District Map, but only the foundations are remaining and visible in the backyard. 13 Grafton St and 15 Grafton St were built as twin houses, looking identical, however 15 Grafton St had the front porch roof extended and an addition added c. 25 years ago.

The lot size is 8,750 square feet, with steps leading from the street up to the front lawn and from the lawn up to the front door and a gravel narrow driveway that extends to the back of the home.

Approximately 20 years ago when owned by prior owners, following a fire, the kitchen was extended into an enclosed back porch and a powder room added on the first floor and a laundry room added to an enclosed balcony on the second floor. In 2009 a packaged AC unit was added to the top of the roof. The house is a 'contributing resource' to Chevy Chase Village.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

The proposed work includes a basement, main level, and second level addition to the rear of the historic house, inset 1' from both sides of the historic house, adding a 797 sq ft footprint. The material of the addition is also pebble dash stucco finish as the historic house. The windows in the addition will be a combination of six-over-one sash, fixed and awning windows in the basement.

The improvements also include:

- The construction of a first floor rear screened porch and wrap-around rear / side deck and under deck area.
- Removal of the concrete slab foundation of the original garage from the backyard.
- Replacement of the narrow driveway by two shorter driveways in the front with low retaining walls, in line with both side neighbors, and allowing for simultaneous charging of 2 Electric Vehicles and easier access to the house. The paving material of the driveways is Permeable Pavers.
- Replacement of the current asphalt membrane of the flat roof for new TPO membrane, including Soffit and Fascia repairs.
- Enclose the side porch keeping the current porch footprint by adding casement windows to the porch openings.
- The extension of the roof of the front porch to the sides, keeping the same style to pay homage to the original design, reducing solar exposure to the interior of the house and improving energy efficiency. The porch roof extension is shallower by 1'2" foot from the original porch.



Work Item 1: <u>New Addition</u>	
Description of Current Condition:	Proposed Work:  New 2-Story addition with wrap-around porch in the rear
Work Item 2: <u>Removal of concrete foundation in the backyard and driveway</u>	
Description of Current Condition:  Existing concrete foundation was part of an original corrugated metal garage	Proposed Work: Removal of both existing concrete foundation and driveway and replace it with garden and vegetation. Add 2 short driveways in the front with low retaining walls and to enable Electric Vehicle charging.
Work Item 3: <u>Side Porch Enclosure</u>	
Description of Current Condition:  Open porch with concrete slab and flat roof	Proposed Work:  - Enclose the side porch keeping the current porch footprint by adding casement windows to the porch openings.



Work Item 4: Extension of the roof of Front Porch

Description of Current Condition:

Original porch is only covered in the center of the house with both sides not covered. Since the front of the house is South facing it significantly exposes the house to the Sun.

Proposed Work:

Extension of the roof of the front porch to the sides, keeping the same style to pay homage to the original design, reducing solar exposure to the interior of the house and improving energy efficiency. The porch roof extension is shallower by 1'2" foot from the original porch.

Work Item 5: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 6: \_\_\_\_\_

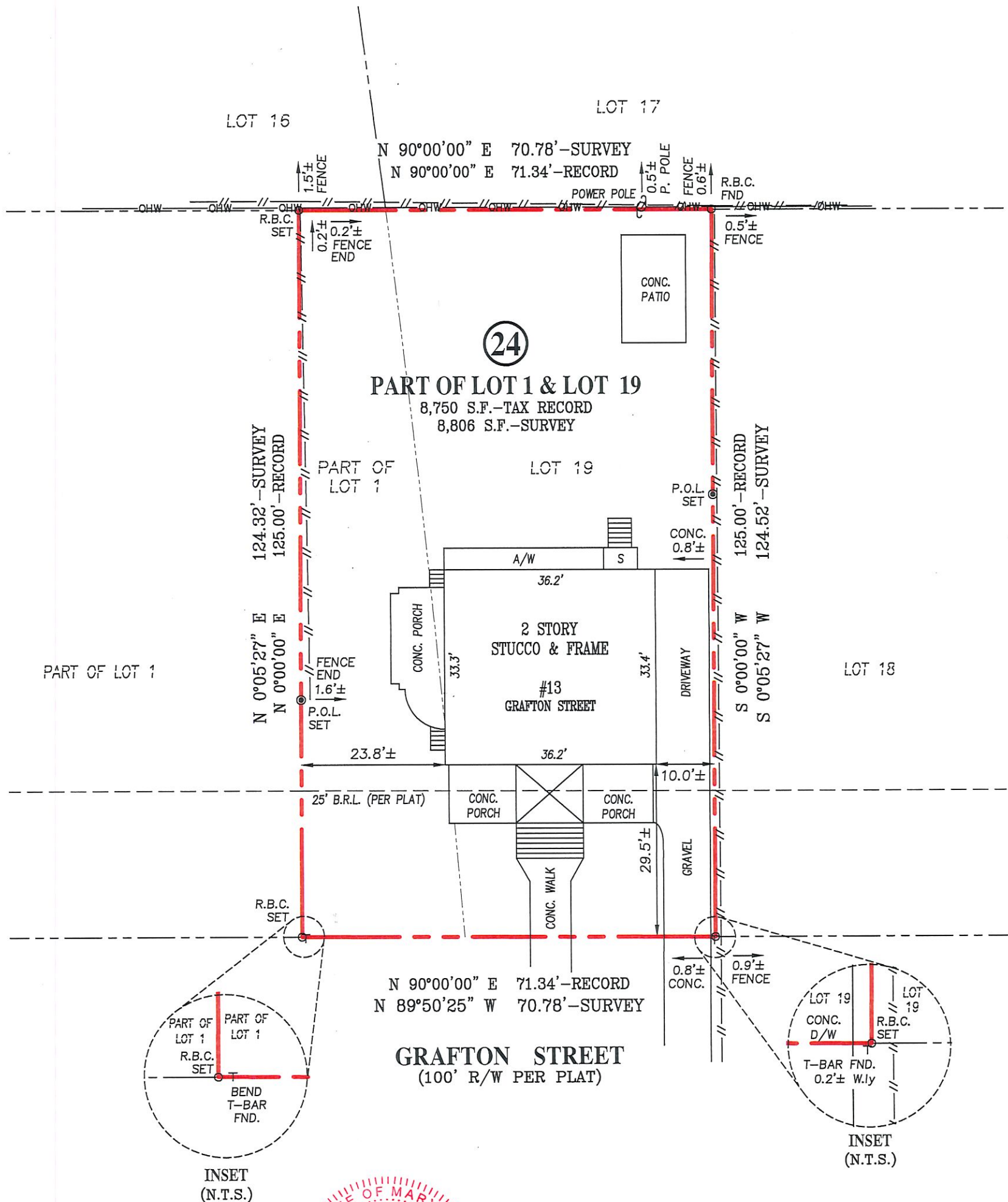
Description of Current Condition:

Proposed Work:

GENERAL NOTES:

- Property shown in Montgomery County Tax Assessment Map HN-41.
- All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
- The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
- The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
- P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.  
—OHW— Indicates overhead wires.

PLAT BOOK 2, PLAT 106



PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

MATTHEW N. BRIEN  
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406  
Expires: 06-08-2020

REFERENCES

PLAT BK. 2  
PLAT NO. 106  
  
LIBER 4386  
FOLIO 488



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100, Fax 301/948-1288  
WWW.SNIDERSURVEYS.COM

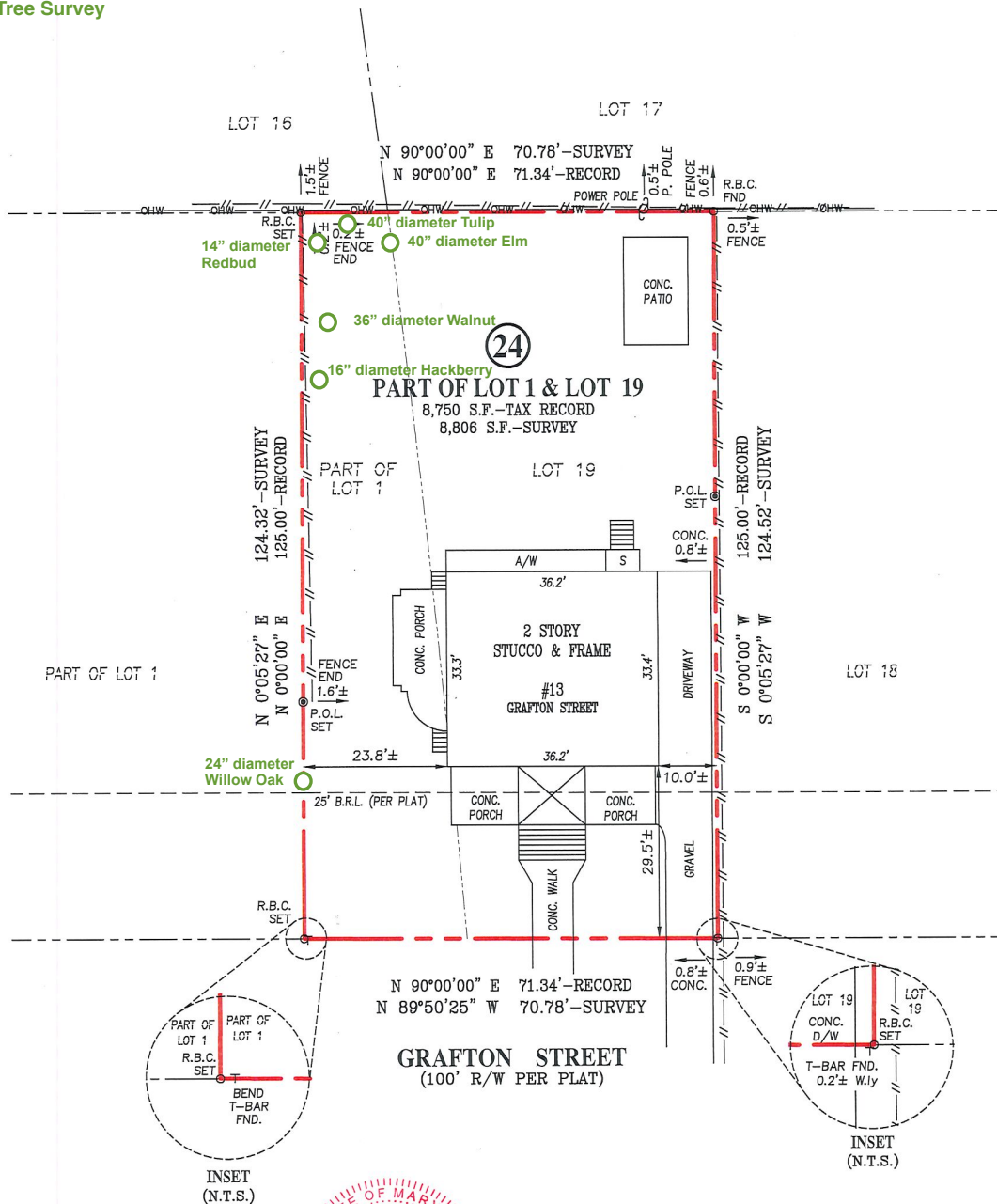
DATE OF LOCATIONS  
WALL CHECK:  
HSE. LOC.:  
PROP. CORS.: 09-25-2019  
SCALE: 1" = 20'  
DRAWN BY: M. PAGAN  
JOB NO.: 19-03525-B

# GENERAL NOTES:



- Property shown in Montgomery County Tax Assessment Map HN-41.
- All property corners have been recovered or set and verified per a field survey performed: September 25, 2019.
- The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 4386 at Folio 488.
- The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
- P.O.L. indicates a point set on the property line.  
R.B.C. indicates a Rebar & Cap Set or Found.  
—CHW— Indicates overhead wires.

PLAT BOOK 2, PLAT 106

## Tree Survey



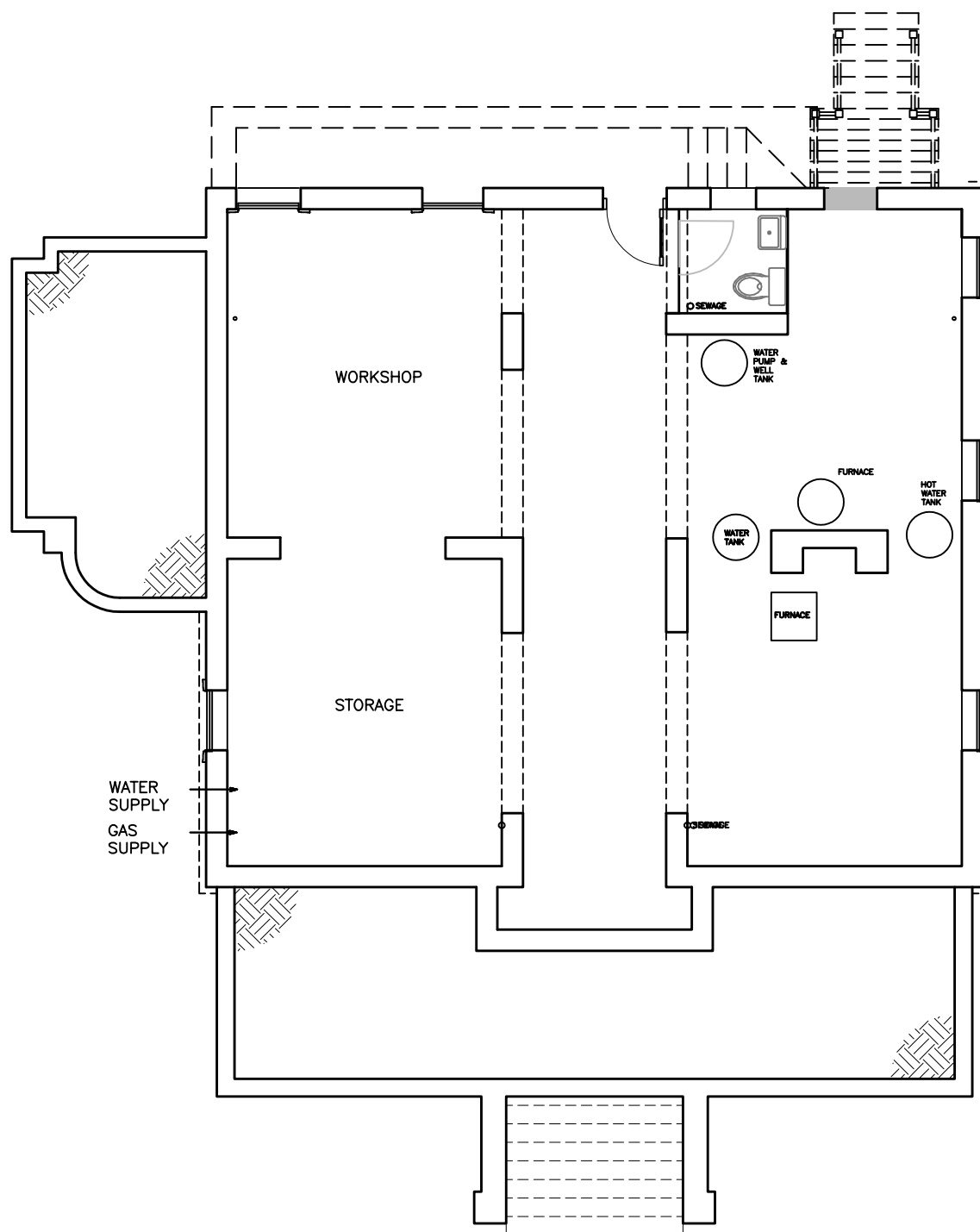
PLAT OF SURVEY  
BOUNDARY  
PART OF LOT 1 & LOT 19, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100, Fax 301/948-1286 WWW.SNIDERSURVEYS.COM	
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."   MATTHEW N. BRIEN MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21406 Expires: 06-08-2020		PLAT BK.	2		DATE OF LOCATIONS SCALE: 1" = 20'
		PLAT NO.	106		
		LIBER	4386	WALL CHECK:	DRAWN BY: M. PAGAN
		FOLIO	488	HSE. LOC.:	JOB NO.: 19-03525-B
		PROP. CORS.: 09-25-2019			



DRAFT  
PRINT

Not for Construction



## LOWER LEVEL

SCALE: 1/8" = 1'-0"



NORTH

**Douglas Mader, AIA**

11307 Rokeby Avenue  
Bethesda, MD 20184-0187  
(301) 466-1378, DMaderAIA@aol.com

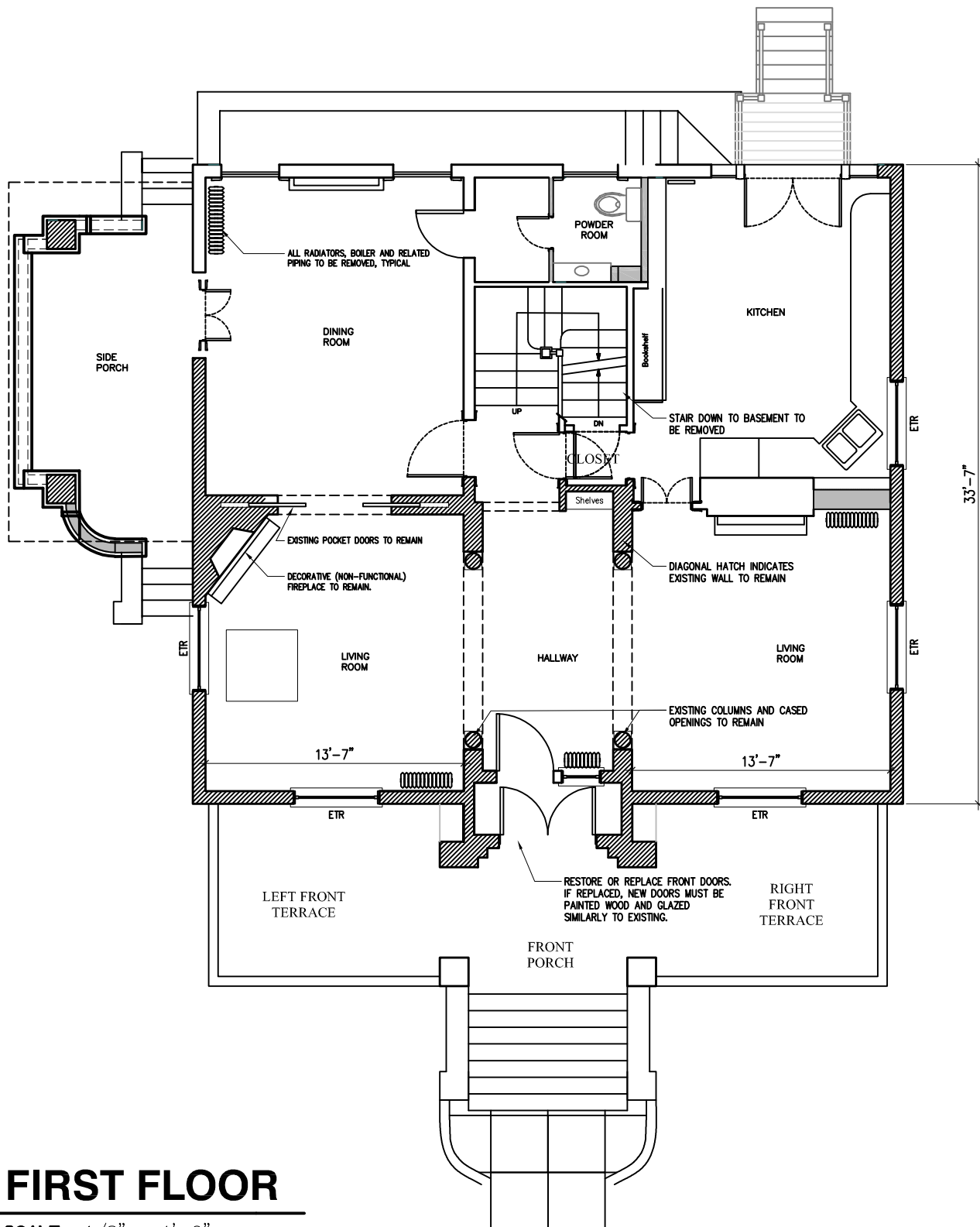
**13 Grafton**

13 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Lower Level Plan

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/20

**ec1**  
1 of 8



ETR = EXISTING TO REMAIN



# FIRST FLOOR

SCALE: 1/8" = 1'-0"

**Douglas Mader, AIA**  
 11307 Rokeby Avenue  
 Bethesda, MD 20184-0187  
 (301) 466-1378, DMaderAIA@aol.com

**13 Grafton**  
 13 Grafton Street  
 Chevy Chase, MD 20815  
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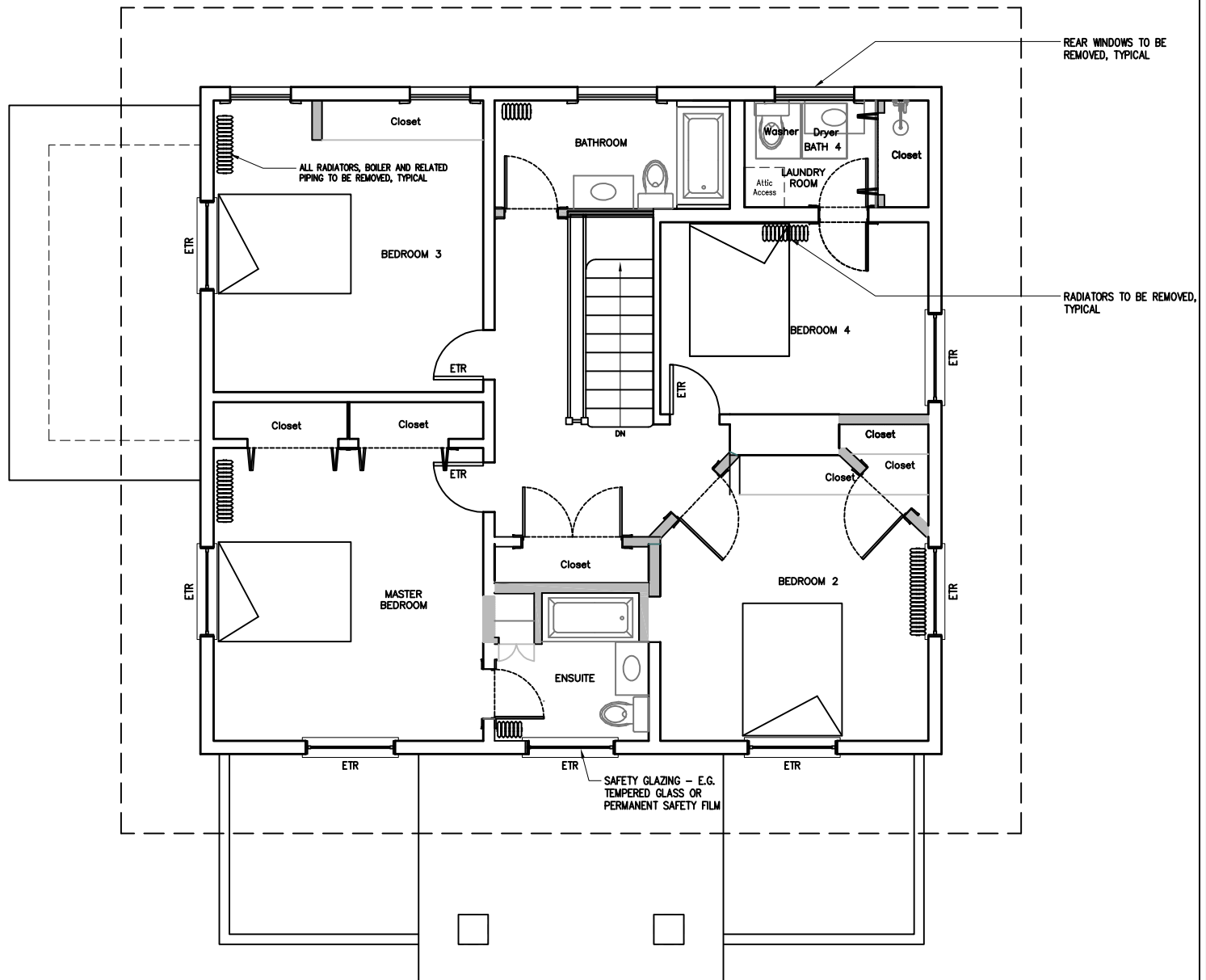
**Existing Conditions**  
**First Floor Plan**

Job #: 20-23  
 Drawn by: DDM  
 Date: 8/7/20

**ec2**  
 2 of 8

DRAFT  
PRINT

Not for Construction



## SECOND FLOOR

SCALE:  $1/8" = 1'-0"$

HEATED FLOOR AREA: 2,046 SF



NORTH

**Douglas Mader, AIA**

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**13 Grafton**

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Chevy Chase, MD 20815  
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Existing Conditions  
Second Floor Plan

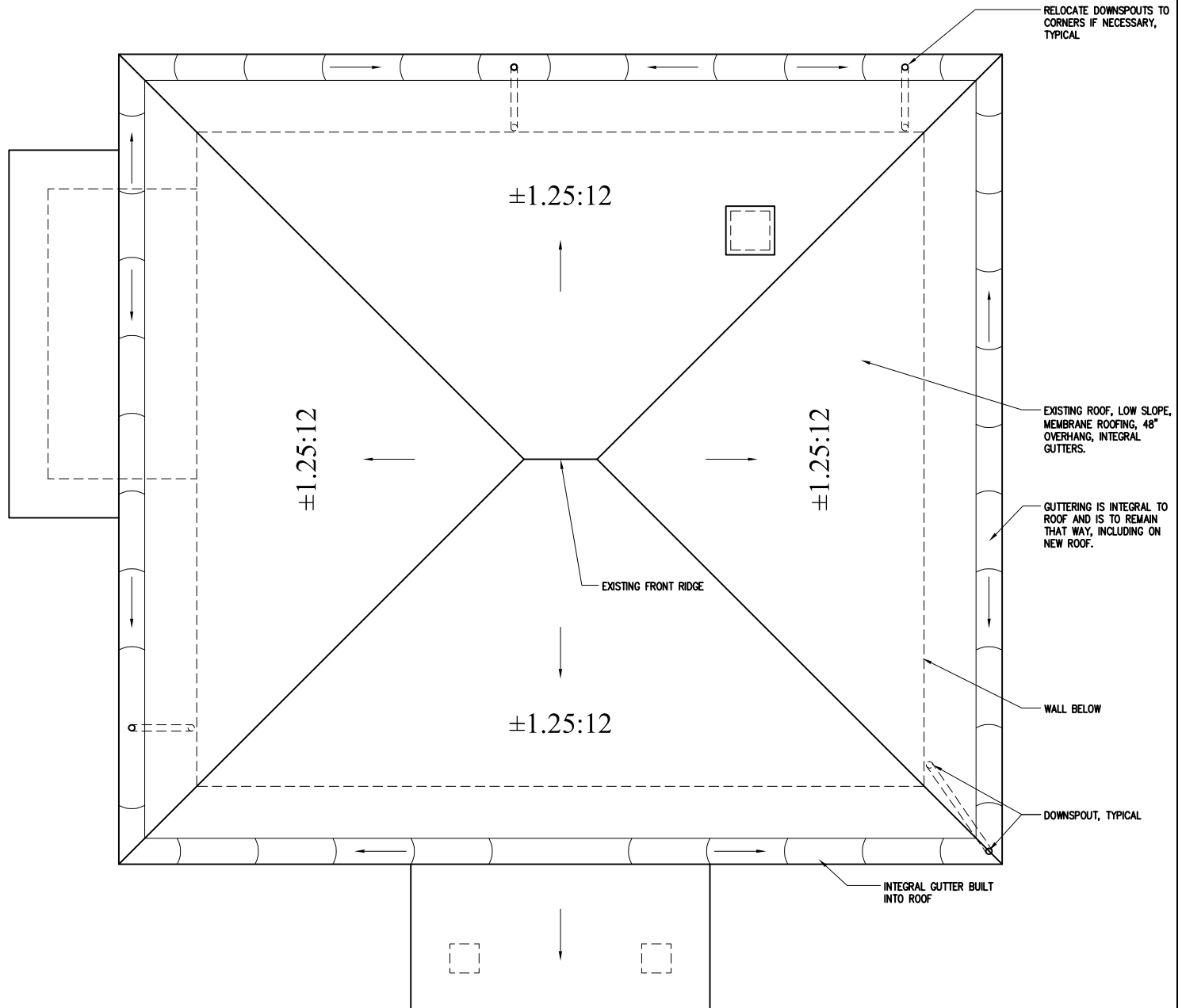
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Drawn by: DDM  
Date: 8/7/20

ec3  
16  
3 of 8



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PRINT

Not for Construction



## ROOF PLAN

SCALE:  $1/8" = 1'-0"$



NORTH

Douglas Mader, AIA

11307 Rokeby Avenue  
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(301) 466-1378, DMaderAIA@aol.com

13 Grafton

13 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Roof Plan

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/2017

ec4  
4 of 8

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Not for Construction



## FRONT ELEVATION

SCALE: 1/8" = 1'-0"

**Douglas Mader, AIA**

11307 Rokeby Avenue  
Bethesda, MD 20184-0187  
(301) 466-1378, DMaderAIA@aol.com

**13 Grafton**

13 Grafton Street  
Chevy Chase, MD 20815  
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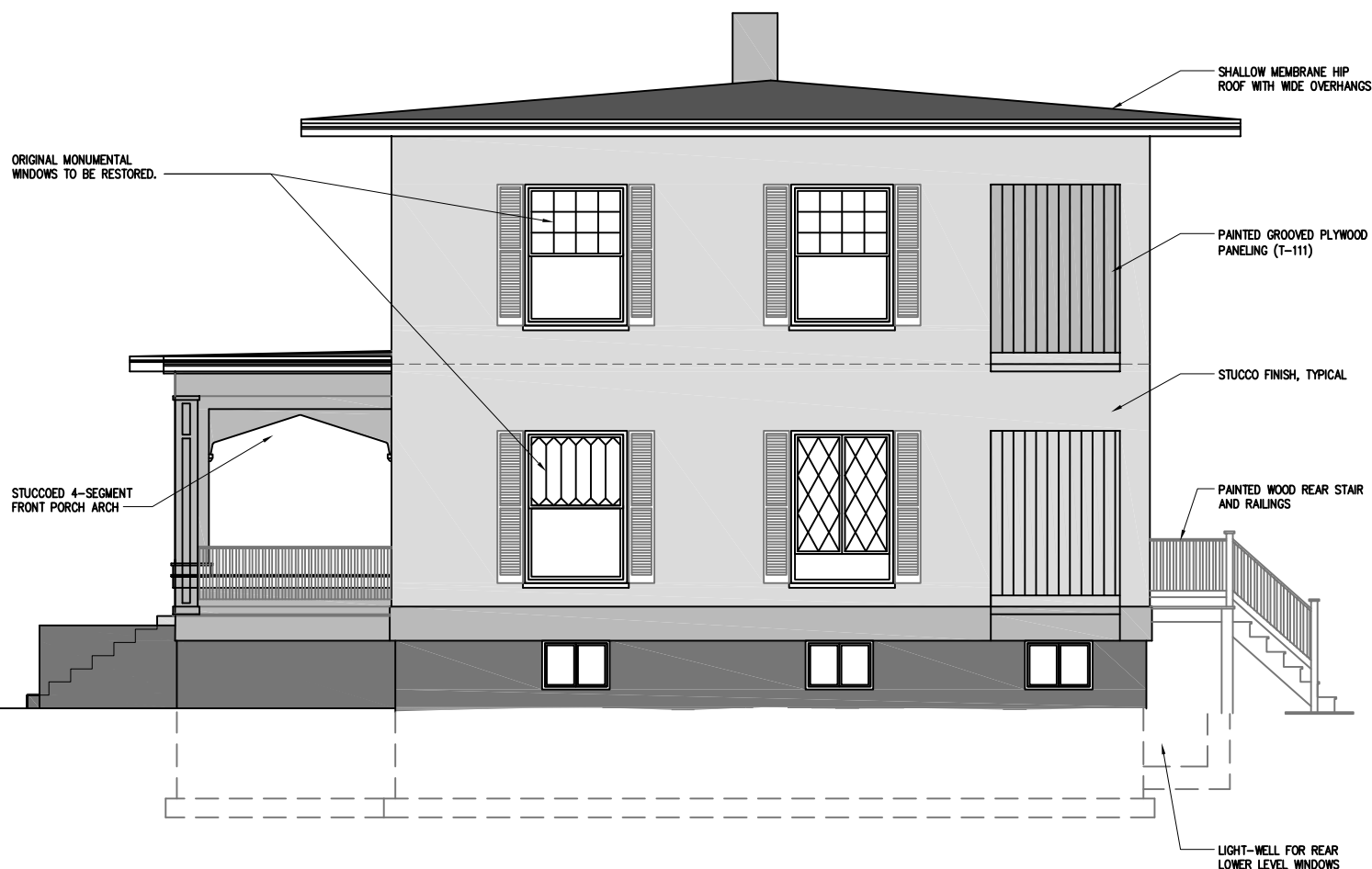
Existing Conditions  
Front Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/2018

**ec5**  
5 of 8

DRAFT  
PRINT

Not for Construction



## RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

**Douglas Mader, AIA**

11307 Rokeby Avenue  
Bethesda, MD 20184-0187  
(301) 466-1378, DMaderAIA@aol.com

**13 Grafton**

13 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Right Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/2019

**ec6**  
6 of 8

DRAFT  
PRINT

Not for Construction



## REAR ELEVATION

SCALE:  $1/8" = 1'-0"$

**Douglas Mader, AIA**

11307 Rokeby Avenue  
Bethesda, MD 20184-0187  
(301) 466-1378, DMaderAIA@aol.com

**13 Grafton**

13 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Rear Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/2020

**ec7**  
7 of 8

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## LEFT ELEVATION

SCALE:  $1/8" = 1'-0"$

**Douglas Mader, AIA**

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**13 Grafton**

13 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Left Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/7/2021

**ec8**  
8 of 8

## Design Development

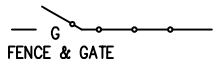
dd1 of 9	Architectural Site Plan
dd2 of 9	Lower Level Plan
dd3 of 9	First Floor Plan
dd4 of 9	Second Floor Plan
dd5 of 9	Roof Plan
dd6 of 9	Front Elevation
dd7 of 9	Right Side Elevation
dd8 of 9	Rear Elevation
dd9 of 9	Left Side Elevation

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For Homeowners, Diogo &  
Norah Coelho

### GRAPHICS KEY:



EXISTING STRUCTURE TO REMAIN

STRUCTURE TO BE REMOVED



NEW ENCLOSED STRUCTURE

### ZONE: R-60 SINGLE FAMILY RESIDENTIAL

MIN. FRONT YARD SETBACK = 25' (= EBL)  
MIN. SIDE YARD = 7' MINIMUM  
MIN. REAR YARD = 20' MINIMUM  
MAX COVERAGE = 37.3% = 2,384 SF  
MAX HEIGHT = 30 FT TO MIDPOINT

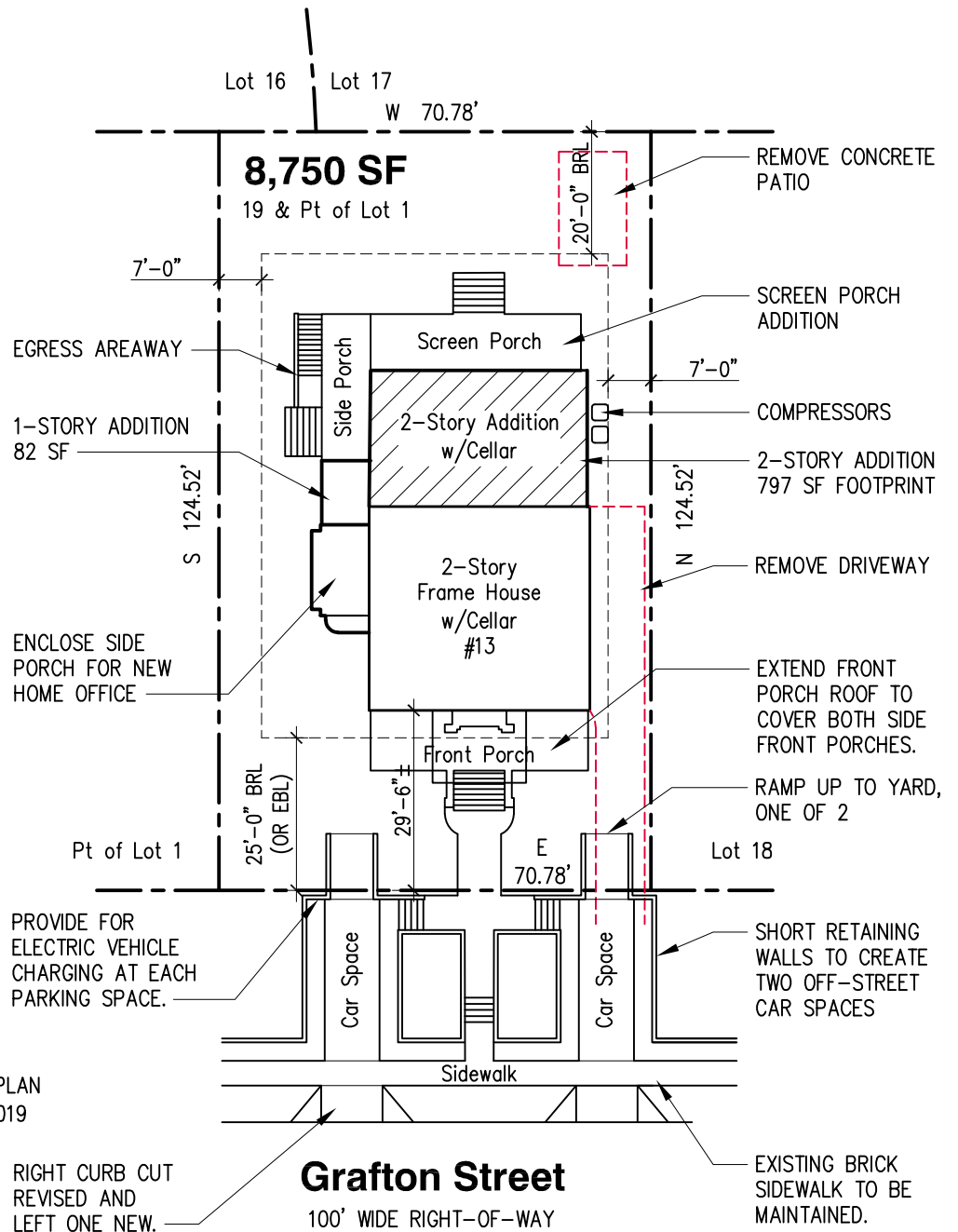
PROJECT IS INTENDED TO PASS  
HISTORIC COMMISSION GUIDELINES.

PROPOSED LOT COVERAGE: 2,247 SF  
WHICH IS 28.0% (1,209 SF HOUSE +  
1,038 SF ADDITION)

SITE INFORMATION TAKEN FROM 1909 PLAT PLAN  
#106, CURRENT TAX RECORDS, AND 9/25/2019  
SURVEY BY SNIDER & ASSOCIATES

## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'  
0 15' 30'



## Grafton Street

100' WIDE RIGHT-OF-WAY

Block 24 Lot 19 & Part of Lot 1

## CHEVY CHASE

Chevy Chase, MD  
Montgomery County



NORTH

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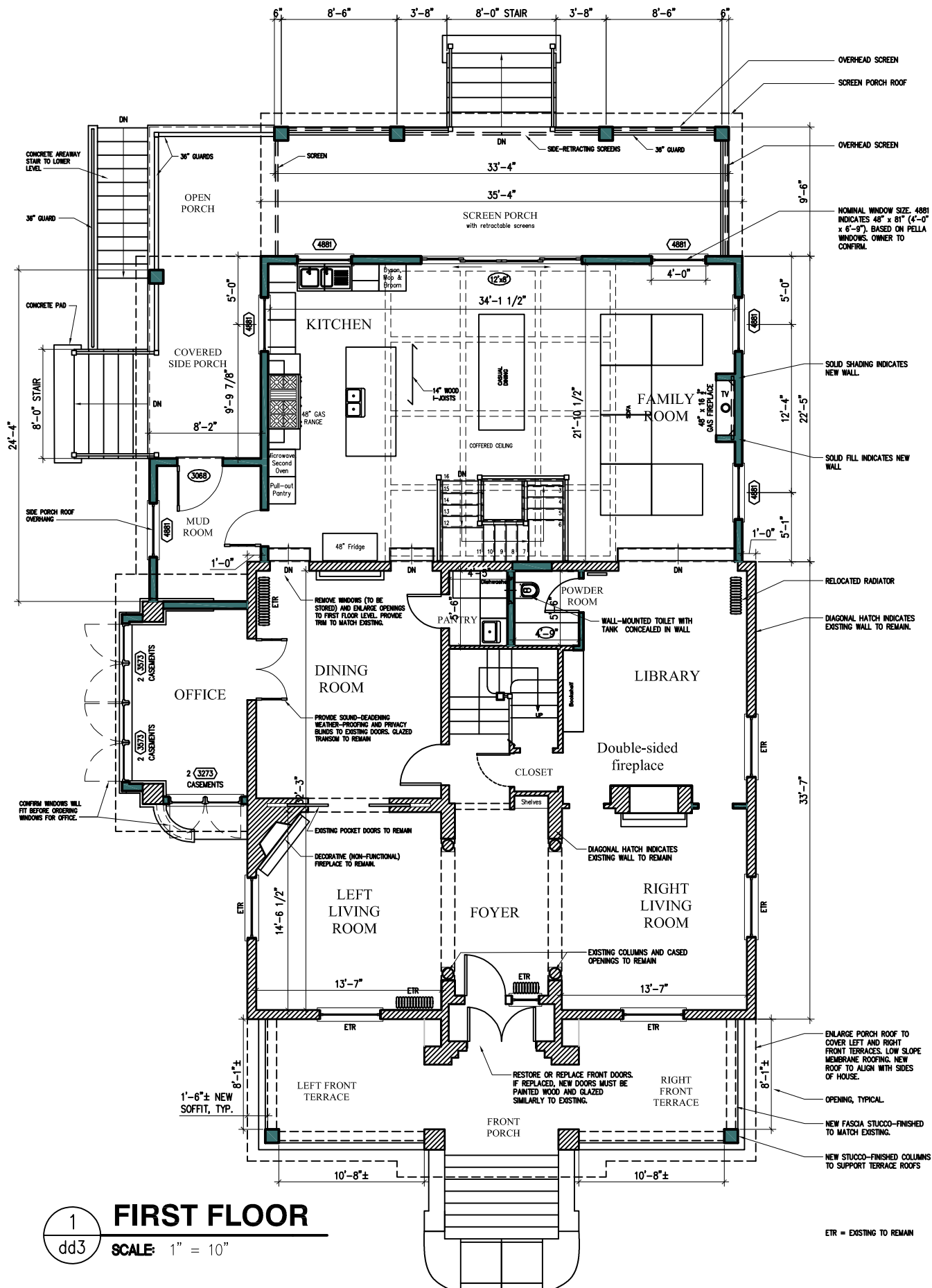
Design Development  
Architectural  
Site Plan

Job #: 20-23  
Drawn by: DDM  
Date: 8/19/2022

**dd1**

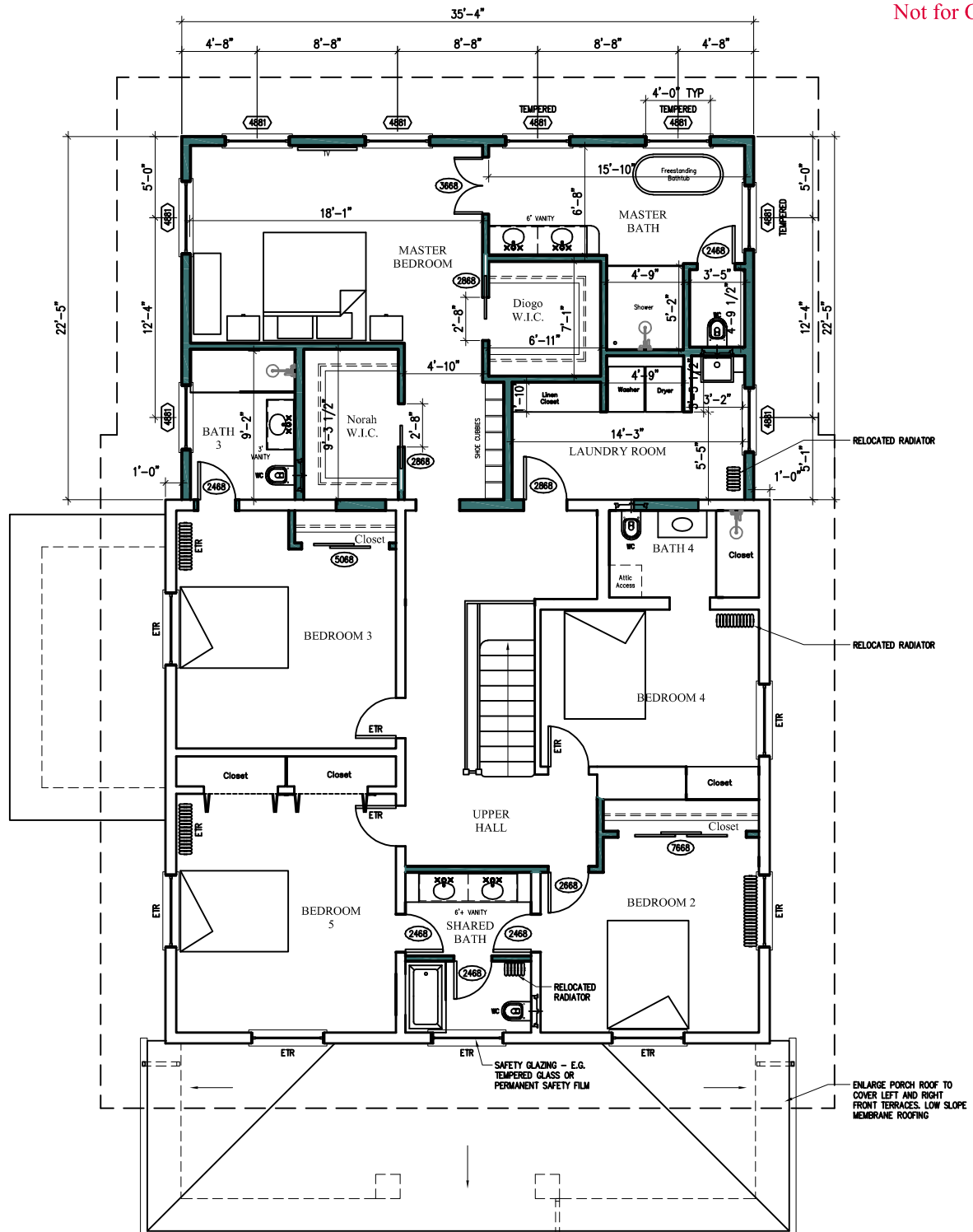
1 of 9





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1  
dd4

## SECOND FLOOR

SCALE: 1" = 10"

HEATED FLOOR AREA: 2,046 SF



NORTH

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Design Development  
Second Floor Plan

Job #: 20-23  
Drawn by: DDM  
Date: 8/18/2024

**dd4**

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GROSS FLOOR AREA:  
1,891 SF

## LOWER LEVEL

1

dd2

**SCALE:** 1" = 10'

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Job #:

20-23

Drawn by:

---

Date:

7

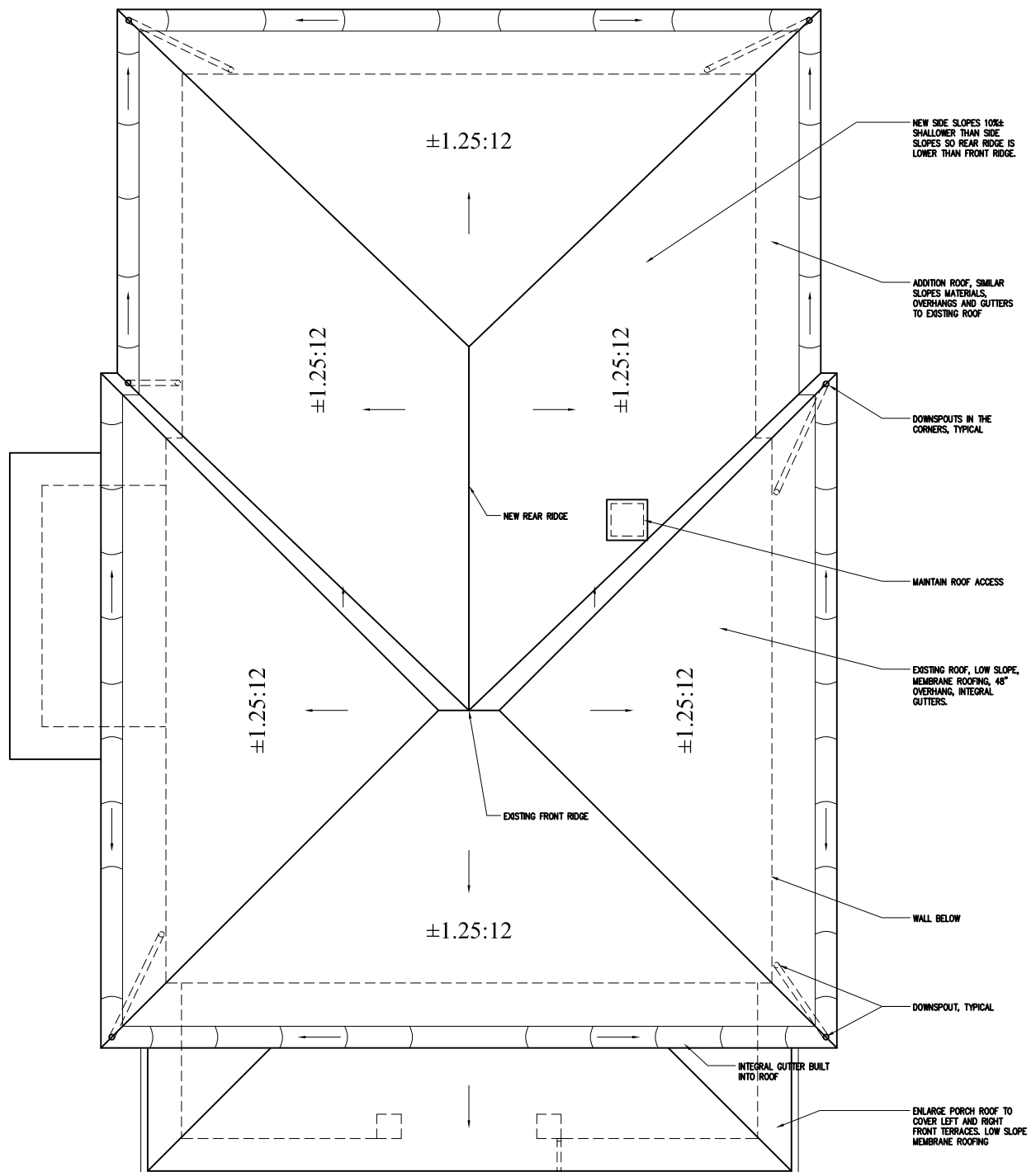
8/19/20

dd2

2 of 9

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**1**  
dd5 **ROOF PLAN**  
SCALE: 1" = 10"

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Design Development  
Roof Plan

Job #: 20-23  
Drawn by: DDM  
Date: 8/18/2026

**dd5**

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## FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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Design Development  
Front Elevation

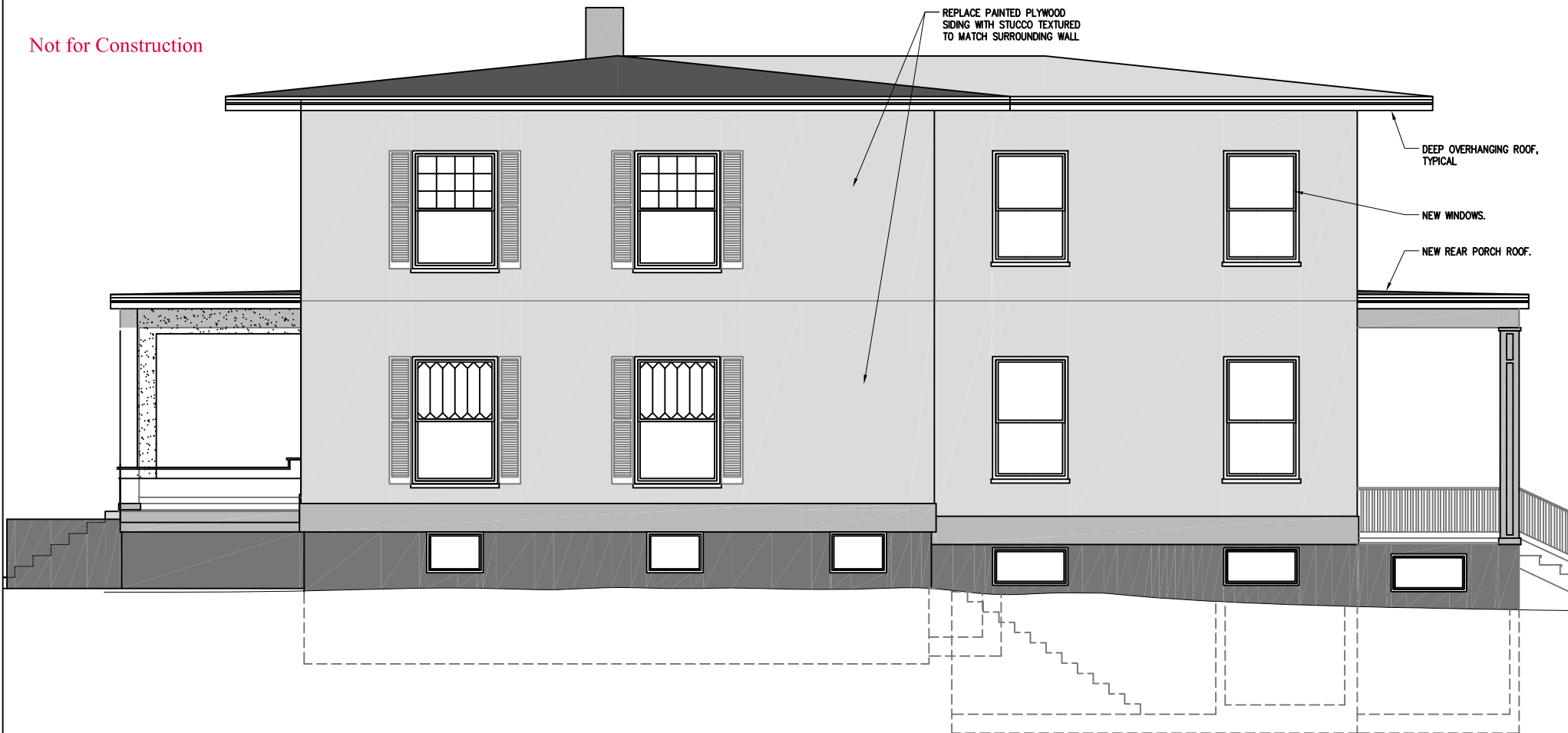
Job #:	20-23	Revisions:
Drawn by:	DDM	
Date:	8/19/20	27

**dd6**

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## RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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Design Development  
Right Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/19/20

Revisions:

**dd7**

28 7 of 9



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## REAR ELEVATION

SCALE:  $1/8" = 1'-0"$

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Design Development  
Rear Elevation

Job #:	20-23	Revisions:
Drawn by:	DDM	
Date:	8/19/20	

**dd8**

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## LEFT ELEVATION

SCALE:  $1/8" = 1'-0"$

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Design Development  
Left Elevation

Job #: 20-23  
Drawn by: DDM  
Date: 8/19/20

Revisions:

30

dd9

9 of 9

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

13 Grafton St, Chevy Chase, MD

South Façade





13 Grafton St, Chevy Chase, MD

South Façade & Front Lawn





13 Grafton St, Chevy Chase, MD

Driveway





13 Grafton St, Chevy Chase, MD

13 Grafton St and its twin house, 15 Grafton St





13 Grafton St, Chevy Chase, MD

East Façade





13 Grafton St, Chevy Chase, MD

North Façade





13 Grafton St, Chevy Chase, MD

Concrete foundation in backyard





13 Grafton St, Chevy Chase, MD

West Façade





13 Grafton St, Chevy Chase, MD

Front Porch





13 Grafton St, Chevy Chase, MD

Front Porch





13 Grafton St, Chevy Chase, MD

Roof

