### EXPEDITED
### MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
### STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>Meeting Date:</th>
<th>5 Grafton Street, Chevy Chase</th>
<th>9/1/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Report Date:</td>
<td>Contributing Resource</td>
<td>8/25/2021</td>
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<tr>
<td>(Chevy Chase Village Historic District)</td>
<td>Public Notice:</td>
<td></td>
<td>8/18/2021</td>
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<tr>
<td>Applicant:</td>
<td>Tax Credit:</td>
<td>Mark Knebel</td>
<td>Partial</td>
</tr>
<tr>
<td>(Luke Olson, Architect)</td>
<td>Staff:</td>
<td>HAWP</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>Review:</td>
<td>Permit Number:</td>
<td>HAWP</td>
<td></td>
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<tr>
<td></td>
<td>963216</td>
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<tr>
<td>PROPOSAL:</td>
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<td>Front door replacement</td>
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### STAFF RECOMMENDATION:

- [X] Approve
- [ ] Approve with conditions

### ARCHITECTURAL DESCRIPTION:

- **SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District
- **STYLE:** Craftsman/Bungalow
- **DATE:** c. 1892-1916

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

The applicants propose to replace the existing front door and transom with a new two-panel, six-lite wood front door.

Staff notes that 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, but it now lacks historic integrity.

**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.

**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 ensure 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 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, as modified by the condition, 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, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Mark Knebel
Address: 5 Grafton Street
Daytime Phone: 202-215-5555

E-mail: mark@clemensbuilders.com
City: Chevy Chase
Zip: 20815

Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Luke Olson
Address: 7735 Old Georgetown Rd Ste 700
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com
City: Bethesda
Zip: 20814

Contractor Registration No.: 

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District?  Yes/District Name Chevy Chase

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: 5
Street: Grafton St

Town/City: Chevy Chase
Nearest Cross Street: Chevy Chase Circle
Lot: 3 & pt lot 4
Block: 25
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:

☐ New Construction  ☐ Deck/Porch
☐ Addition  ☐ Fence
☐ Demolition  ☐ Hardscape/Landscaping
☐ Grading/Excavation  ☐ Roof
☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ 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.

Luke Olson
Date: 08-11-2021

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

Existing 2-story shingle style home.

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

Replace existing double entry door and transom with new 4’ x 8’ std. wood entry door. Replace existing cedar shingle roof in-kind.
<table>
<thead>
<tr>
<th>Work Item 1:</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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<th>Work Item 2:</th>
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<th>Work Item 3:</th>
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<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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Adjacent and Confronting Properties:

Chevy Chase, MD 20815

3 Grafton Street
7 Grafton Street
8 Grafton Street

2 Hesketh Street
2 Magnolia Parkway
## Historic Area Work Permit Checklist of Application Requirements

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<td>Additions/Alterations</td>
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<td>Demolition</td>
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<td>Deck/Porch</td>
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<td>Fence/Wall</td>
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<td>Driveway/Parking Area</td>
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<td>Siding/Roof Changes</td>
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<td>Window/Door Changes</td>
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APPROVED FRONT ELEVATION

INCOMPLETE CORNER WINDOWS IN 1987 ADDITION

PROVIDE NEW AREAWAY TO BASEMENT, STONE WALLS AND FLAGSTONE TREADS TO MATCH EXISTING W/ PTG. METAL HANDRAIL. GUARDRAIL.

REPLACE BASEMENT DOOR UNIT WITH CLAD-WOOD SDL FRENCH PATIO DOOR.

ESG. TRIM TO BE SCRAPPED, REPAIRED AS REQD. AND PAINTED

ESG. CEDAR SIDING TO CLEANED, RESTORED, REPAIRED AS REQD AND STAINED W/ BENJAMIN MOORE ARBORCOAT OR EQ.

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

CEDAR SIDING HAS BEEN REPLACED AS PART OF PREVIOUS ADDITIONS RENOVATIONS

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN KIND

PREVIOUSLY APPROVED ELEVATION

REPLACE EXISTING BRACKETED COMPOSITE RAILING SYSTEM WITH PAINTABLE COMPOSITE RAILING SYSTEM WITH HIDDEN FASTENERS (ROUTED)

*REPLACE ALL EXISTING NON-HISTORIC WINDOWS AND DOORS WITH NEW CLAD-WOOD SDL WINDOWS AND DOORS, MATCH EXISTING MUNTIN STYLE AND LIGHT DIVISIONS IN HISTORIC SECTION OF HOUSE

TALLER EGRESS WINDOW TO ACCOUNT FOR NEW BASEMENT SLAB ELEVATION
VENEER CHIPPED OFF EXPOSING WOOD CORE
EXG. CEDAR ROOF
SPLIT, CUPPING
AND OVERGROWN
WITH MOSS