

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-----------------------|--|-----------------------|---------------|
| Address: | 46 Grafton Street, Chevy Chase | Meeting Date: | 6/28/2023 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Report Date: | 6/21/2023 |
| Applicant: | Mary Beth & Douglas McDaniel | Public Notice: | 6/14/2023 |
| Review: | HAWP | Tax Credit: | No |
| Permit Number: | 1033253 and 1033398 | Staff: | John Liebertz |

PROPOSAL: Hardscape alteration and window replacement.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1929

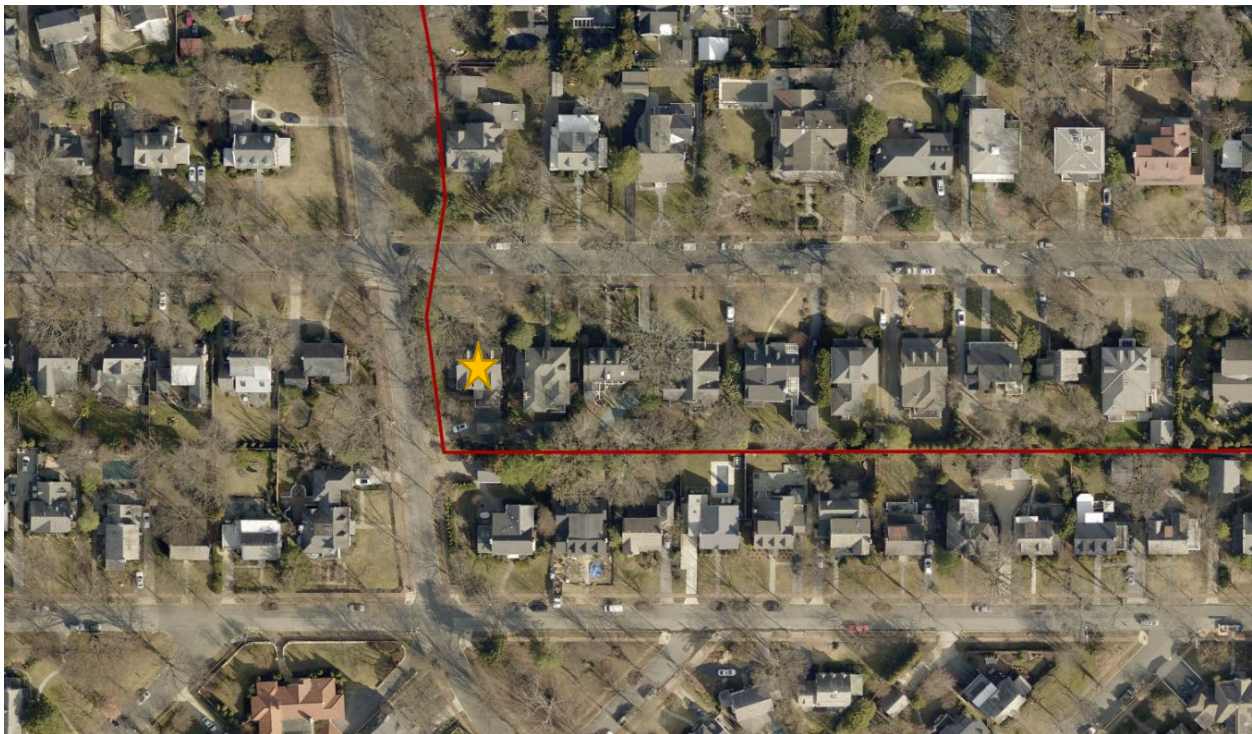


Figure 1: The subject property at 46 Grafton Street is located at the southeast corner of the intersection of Grafton Street and Cedar Parkway. The yellow star is the subject property and the red outline is the boundary of the historic district. Source: Montgomery Planning.

PROPOSAL

The applicant proposes the following alterations to the front yard: 1) demolish the existing concrete walkway and steps from the street to the front stoop; 2) widen the section of the walkway between the street and the brick sidewalk (which will remain intact) to 5'; and 3) install a Pennsylvania flagstone walkway and flagstone steps with stone veneer risers.

The applicant proposes the following alterations on the façade of the house: 1) remove the existing five, eight-over-eight, double-hung, wood-sash windows on the first and second stories and three, six-over-six, double-hung, wood-sash, dormer windows; 2) remove the existing storm windows and screens; and 3) install five, one-over-one (eight-over-eight simulated divided light with 5/8" muntins), double-hung, aluminum-clad, wood-sash windows on the first and second stories and three, one-over-one (with six-over-six simulated divided light with 5/8" muntins), double-hung, aluminum-clad, wood-sash dormer windows. These proposed windows feature integrated roll screens that would be visible only when open.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Chevy Chase Village Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase 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 three documents is outlined below.

Chevy Chase Village Historic District Guidelines

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 or 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 five basic policies that should be adhered to, including:

- Preserving the integrity of the 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.
- Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.

- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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

- Lot coverage should be subject to strict scrutiny. in view of the critical importance of preserving the Village's open park-like character.
- 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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny. whether visible from the public right-of-way or not.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (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.” The applicable *Standards* are as follows:

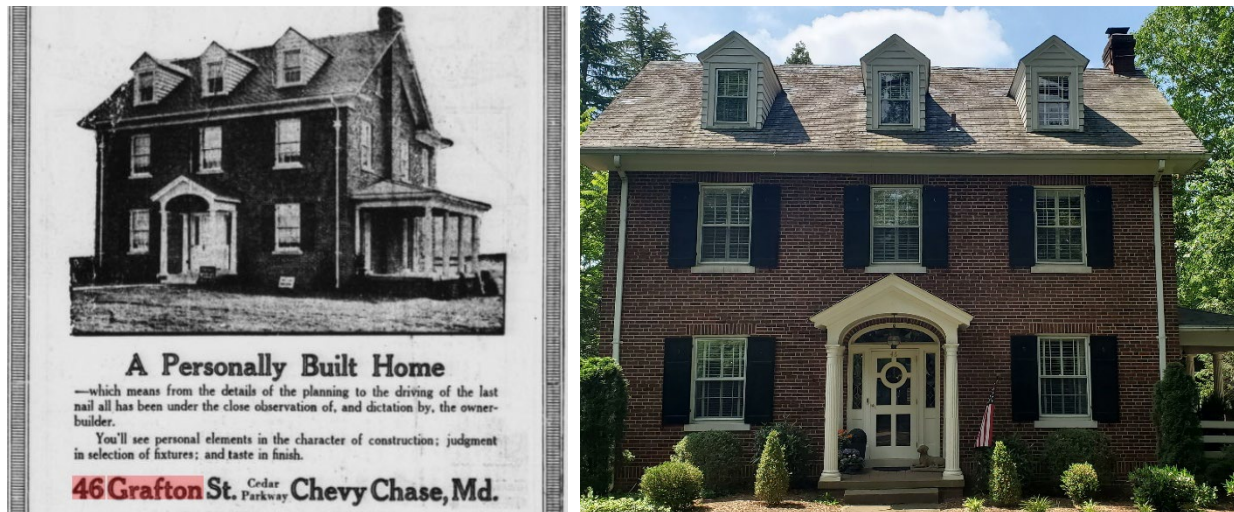
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that 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.

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 Contributing Resource in the Chevy Chase Village Historic District. The Colonial Revival-influenced, wood-frame house was constructed in 1929. Recent Historic Area Work Permits (HAWPS) approved by the HPC include the demolition of a non-historic addition and construction of one-story addition to the rear of the house.¹



*Figure 2: View of the façade of 46 Grafton Street, 1929 (left) and 2023 (right).
Source: *Chronicling America* and *Montgomery Planning*.*

Front Walkway

Staff finds the alterations to the front walkway to be consistent with the applicable guidelines and recommends approval. Staff reviewed the demolition of the concrete walkway and its replacement with a flagstone walkway with “strict scrutiny” per the guidelines. The expansion of the section of the walkway between the street and the sidewalk would allow the path to be a consistent 5’ width aptly corresponding to the strict symmetry evident in the design of the Colonial Revival-styled house. The new walkway would have no adverse effect on the character of the house or the district’s park-like character. In addition, the HPC regularly approves the use of flagstone, flagstone treads, and stone veneer (for the stair risers) in the Chevy Chase Historic District.

Window Replacement

Staff finds that the replacement of the original windows on the façade of the house to be consistent with the applicable guidelines and recommends approval. Staff reviewed the replacement of the windows with “moderate scrutiny” per the guidelines which permits the use of “new compatible materials.” While the guidelines discourage the installation of “vinyl and aluminum windows,” aluminum-clad wood windows are a superior product than originally the referenced “aluminum windows” and should not be considered in a similar light. The replacement of the original wood windows with simulated divided light, aluminum-

¹ For more information see, <https://montgomeryplanning.org/wp-content/uploads/2018/11/I.E-46-Grafton-Street-Chevy-Chase.pdf>.

clad, wood-sash windows would diminish the historic integrity (materials, design, and workmanship) of the contributing resource, but not to the extent that it would change the property's classification to non-contributing. The proposed windows would retain the existing fenestration pattern, size of the opening, and design of the windows. Therefore, the windows would be compatible with the architectural features of the site and historic district. In a similar case, the Board of Appeals of Montgomery County found that the HPC incorrectly denied an applicant's request to replace original wood windows with similar aluminum-clad wood windows at 22 Hesketh Street—a Contributing Resource in the Chevy Chase Historic District—in 2013.²

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (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 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.

² Board of Appeals of Montgomery County, Case No. A-6402, Appeal of Margaret S. Marcus, May 8, 2013. For more information, <https://mcatlas.org/filetransfer/HistoricPreservation/Temp%20Files/22%20Hesketh%20Street.%20Chevy%20Chase%20Appeal%20-%20-%20A-6402%20Decision.pdf>.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 1033253

DATE ASSIGNED _____

APPLICANT:

Name: Doug Mary Beth McDaniel

E-mail: mbmcd46@gmail.com

Address: 46 Grafton St.

City: Cherry Chase Zip: 20815

Daytime Phone: 301-529-1797

Tax Account No.: 136537

Pella
MIO Atlantic ↑

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 46 Grafton St., cc MD.
20815

Is the Property Located within an Historic District? Yes / District Name Cherry Chase Village
 No / Individual Site Name McDaniel

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: 1033253 Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 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 checked="" type="checkbox"/> <u>Window/Door</u> |
| | | <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.

Mary Beth McDaniel
Signature of owner or authorized agent

6-2-23
Date

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

| | |
|--|--|
| <p>Owner's mailing address</p> <p>46 Grafton St. Chevy Chase, Md 20815</p> | <p>Owner's Agent's mailing address</p> <p>Stone Art LLC 5407 Christy Dr. Bethesda, Md 20816</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>23 Grafton St. Chevy Chase, Md 20815</p> | <p>25 Grafton St. Chevy Chase, Md 20815</p> |
| <p>101 Grafton St. Chevy Chase Md 20815</p> | <p>100 Grafton St. Chevy Chase, Md 20815</p> |
| <p>44 Grafton St. Chevy Chase, Md 20815</p> | <p>5700 Cedar Pkwy Chevy Chase Md 20815</p> |
| <p>3933 Oliver St. Chevy Chase, Md 20815</p> | <p>3931 Oliver St. Chevy Chase, Md 20815</p> |

Work Item 1: _____

Description of Current Condition:

Rotten Wood -
Trim -
Windows

Proposed Work:

Replace Rotten Wood
where needed

Replace Windows on
front of house
with Double Hung
True Divided Light

Work Item 2: _____

Description of Current Condition:

Windows
from Pella -

Proposed Work:

Read attached
Description

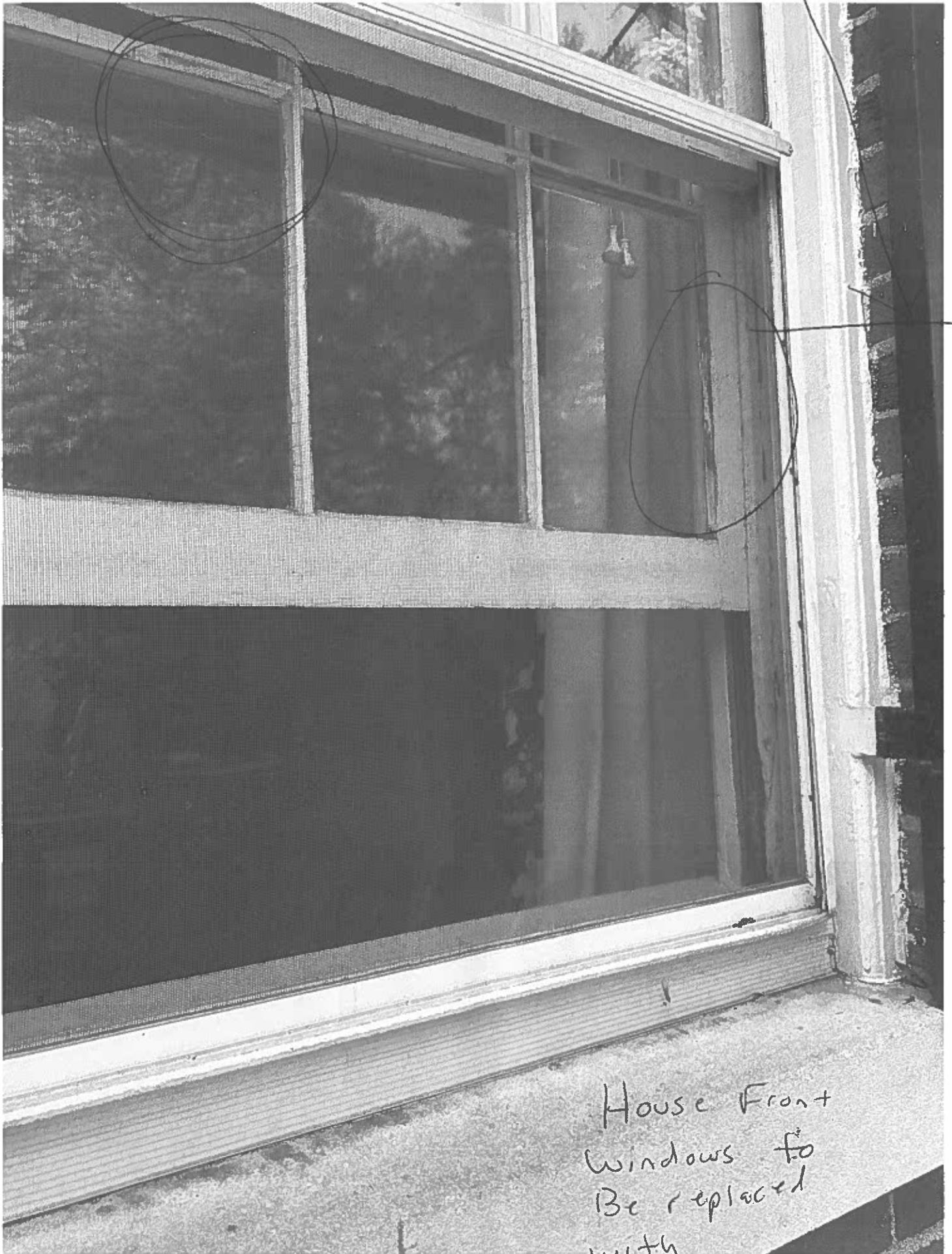
Thank you -

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Rotten Wood



House Front
Windows to
Be replaced
with

Like kind - "True Divided"

Light by Pella

Dormer Rotten wood trim, windows & trim



Dormer Trim has rotten Areas, & Window is Rotten





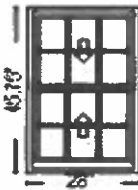


Contract - Detailed

Pella Window and Door Showroom of Lutherville-Timo
2066 York Rd Suite A
Lutherville-Timonium, MD 21093
Phone: (301) 354-3633 Fax:

Sales Rep Name: Kalmus, Danny
Sales Rep Phone: 443-223-8234
Sales Rep Fax: 877-364-3906
Sales Rep E-Mail: dkalmus@pellamidatlantic.com

| Customer Information | Project/Delivery Address | Order Information |
|--|---|--|
| <p>Pinehurst Design Build 11716 Parklawn Dr</p> <p>NORTH BETHESDA, MD 20852-2533 Primary Phone: (301) 3831600 Mobile Phone: Fax Number: E-Mail: Contact Name:</p> <p>Great Plains #: 1006689973 Customer Number: 1010493428 Customer Account: 1006689973</p> | <p>46 Grafton Street 46 Grafton Street</p> <p>Lot # CHEVY CHASE, MD 20815 County: MONTGOMERY Owner Name: Owner Phone:</p> | <p>Quote Name: quote</p> <p>Order Number: 060 Quote Number: 16812823 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: MARYLAND8 Cust Delivery Date: None Quoted Date: 5/8/2023 Contracted Date: Booked Date: Customer PO #:</p> |

| Line # | Location: | Attributes | | | |
|--------|-----------------|--|-------------------|------------|--------------------|
| 20 | front 3rd floor | Pella® Reserve, Traditional, Double Hung, 28 X 45.75, White | <u>Item Price</u> | <u>Qty</u> | <u>Ext'd Price</u> |
| | | | \$1,931.37 | 3 | \$5,794.11 |
| | |  <p>Viewed From Exterior</p> <p>PK # 2133</p> <p>1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 28 X 45 3/4 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Integrated Rolscreen® Lower Sash Only Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 24.625, Clear Opening Height 18.437, Clear Opening Area 3.152855, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: ILT, No Custom Grille, 5/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 148".</p> | | | |
| | | Rough Opening: 28 - 3/4" X 46 - 1/2" | | | |

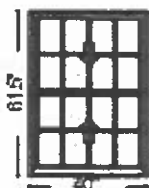
| Line # | Location: | Attributes | | | |
|--------|------------------|---------------------------------------|-------------------|------------|--------------------|
| 25 | labor to install | RPSETT30 - Trade Install Setup | <u>Item Price</u> | <u>Qty</u> | <u>Ext'd Price</u> |
| | | | \$4,950.03 | 1 | \$4,950.03 |

Customer Notes: labor to install 8 windows as pocket inserts, leaving existing frames and interior trim, has operable shutters, only wrap around stop bead on exterior with lead safe install

| | | |
|--|-----|---|
| RIWLSF10 - Lead Safe Installation per opening | Qty | 8 |
| RIW2215 - Standard Pocket Install | Qty | 8 |

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

| | | | | | |
|----|--------------------|---|-------------------|------------|--------------------|
| 10 | dining,living,beds | Pella® Reserve, Traditional, Double Hung, 40 X 61.5, White | <u>Item Price</u> | <u>Qty</u> | <u>Ext'd Price</u> |
| | | | \$2,507.68 | 4 | \$10,030.72 |



PK #
2133

Viewed From Exterior

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 40 X 61 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Lower Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-01143-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 36.625, Clear Opening Height 26.312, Clear Opening Area 6.692202, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 5/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 203".

Rough Opening: 40 - 3/4" X 62 - 1/4"

Customer Notes: JUST FRONT OF HOME

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

| | | | | | |
|----|------------|---|-------------------|------------|--------------------|
| 15 | front bath | Pella® Reserve, Traditional, Double Hung, 40.5 X 61.5, White | <u>Item Price</u> | <u>Qty</u> | <u>Ext'd Price</u> |
| | | | \$2,684.73 | 1 | \$2,684.73 |



PK #
2133

Viewed From Exterior

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 40 1/2 X 61 1/2
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Satin Brass, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Integrated Rolscreen® Lower Sash Only
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-232-01147-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 37.125, Clear Opening Height 26.312, Clear Opening Area 6.783563, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: ILT, No Custom Grille, 5/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 204".

Rough Opening: 41 - 1/4" X 62 - 1/4"

Customer Notes: TEMPERED

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 136537
MESSAGE(S):

PELLA MID-ATLANTIC, INC

6342 06-07-2022



LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION
CERTIFIES THAT:

PELLA MID-ATLANTIC, INC
PELLA MID-ATLANTIC, INC
05-136537
12100 BALTIMORE AVE. STE 1
BELTSVILLE MD 20705

IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)

LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
136537 07-11-2024 N/A 5896619

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 136537

5,896,619

MARYLAND HOME IMPROVEMENT COMMISSION
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651









PELLA MID-ATLANTIC, INC
PELLA MID-ATLANTIC, INC
05-136537
12100 BALTIMORE AVE. STE 1
BELTSVILLE MD 20705

08 05 136537

| | | | |
|--|---|------------------------------------|-------------------|
| | LICENSE * REGISTRATION * CERTIFICATION * PERMIT | Lawrence J. Hogan, Jr. Governor | |
| STATE OF MARYLAND | STATE OF MARYLAND | Boyd K. Rutherford Lt. Governor | |
| MARYLAND DEPARTMENT OF LABOR | MARYLAND DEPARTMENT OF LABOR | Tiffany P. Robinson Secretary | |
| MARYLAND HOME IMPROVEMENT COMMISSION | | | |
| CERTIFIES THAT: | | | |
| PELLA MID-ATLANTIC, INC | | | |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART) | | | |
| <u>LIC/REG/CERT</u> | <u>EXPIRATION</u> | <u>EFFECTIVE</u> | <u>CONTROL NO</u> |
| 136537 | 07-11-2024 | N/A | 5896619 |
| Signature of Bearer | | Secretary | |



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joseph.kozlowski@montgomerycountymd.gov

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Your HAWP Permit application has been created successfully!

The permit application number is **1033253**.


Please write down this number for future reference.

You will be notified by email when the permit is ready to be issued.

We value your feedback regarding our online application process! Please take a moment to complete a brief survey
DO NOT PROCEED UNTIL PERMIT IS ISSUED.

**** You MUST complete the HAWP form below. Incomplete forms will not be considered by the Historic Preservation Commission***
[Link to fillable PDF HAWP form.](#)

****Your completed HAWP form and any supporting documents must be emailed to HAWP@montgomeryplanning.org.***

VISITING DPS?  2425 Reedie Drive, 7th Floor, Wheaton, MD 20902 |  Parking & Directions |

 Accessibility |  7:30am - 4pm, Mon- Fri |  240-777-0311

DIVISIONS

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Zoning and Code Compliance

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**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY: 1033398
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Douglas McDaniel

E-mail: wwa116@msn.com

Address: 46 Grafton St.

City: Cherry Chase Zip: 20815

Daytime Phone: 301-529-2078

Tax Account No.: n/a

AGENT/CONTACT (if applicable):

Name: James Oliver Wright

E-mail: oliver.wright@stoneartllc.com

Address: 5407 Christy Dr.

City: Bethesda Zip: 20816

Daytime Phone: 301-257-6254

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 46 Grafton St.

Is the Property Located within an Historic District? Yes/District Name _____
 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. NO

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 NO supplemental information.

Building Number: 46 Street: Grafton St.

Town/City: Cherry Chase Nearest Cross Street: Cedar Pkwy

Lot: _____ Block: _____ 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 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 checked="" type="checkbox"/> Other: <u>front walkway</u> |

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

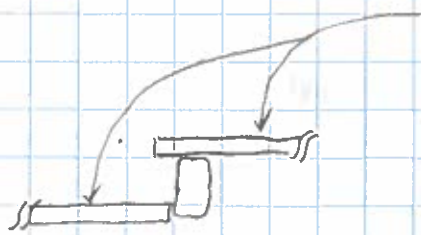
Date 5.8.2023

46 Grafton St.

Description of job:

Remove existing walkway and steps from stoop to street, leaving the brick sidewalk as is. Replace in the same footprint with the exception that the walkway will be widened to five feet between the sidewalk and street. Replace with Pennsylvania (PA) flagstone and "*Carderock*" veneer wall stone for the step risers, all mortared to a new concrete base.

46 Grafton St.



flagstone
tread $1\frac{1}{4}$ " thick
 $1\frac{1}{4}$ " overhang
step rise $\approx 5\frac{1}{2}$ "

step elevation

Material specs

Flagstone: Pennsylvania (PA) flagstone in full color range. Approximately one inch thick except step edges will be 1.25 inches thick.

Veneer: *Carderock* wallstone from Tristate Building Supplies. The veneer will be "thick" 3-5 inches. Full color range.

Grout: 3:1 mixture of masonry sand and Portland cement respectively.





