

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 W. Irving St., Chevy Chase	Meeting Date:	10/24/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/17/2018
Applicant:	William Grace	Public Notice:	10/10/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-18GG	Staff:	Dan Bruechert
PROPOSAL:	Roof Replacement		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

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



Figure 1: 8. W. Irving St. is located mid-block near the intersection of W. Irving and Connecticut.

PROPOSAL:

The applicant proposes to replace the 3-tab shingles with architectural shingles.

APPLICABLE GUIDELINES:

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.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), 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 the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

Prelim



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: billgrace@comcast.NET Contact Person: William Grace
Daytime Phone No.: 301/452-2982
Tax Account No.: _____
Name of Property Owner: William Grace Daytime Phone No.: 301/452-2982
Address: 8 West Irving St., Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Prime Construction Corp Phone No.: 301/253-4300
Faithersburg, MD
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: West Irving St.
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
Lot: 7 Block: 27 Subdivision: 009
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: roof

1B. Construction cost estimate: \$ 27,000

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.

WJ
Signature of owner or authorized agent

9/18/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

*Requesting an in-kind determination
to replace roof with an identical roof*

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

Should have no effect at all

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

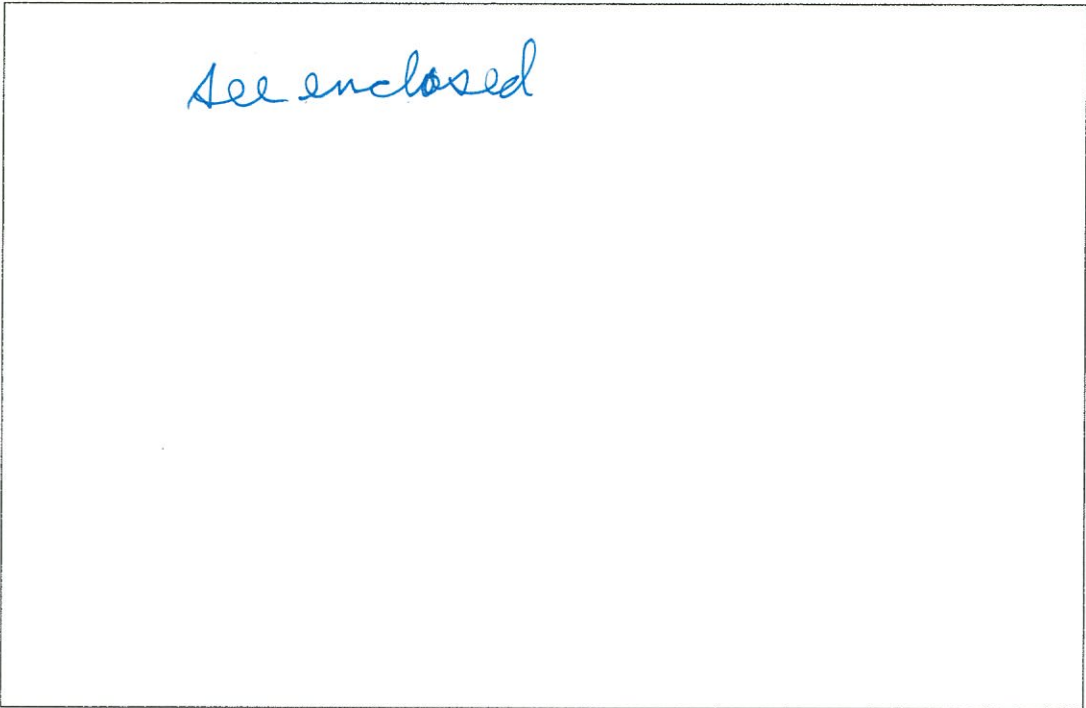
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

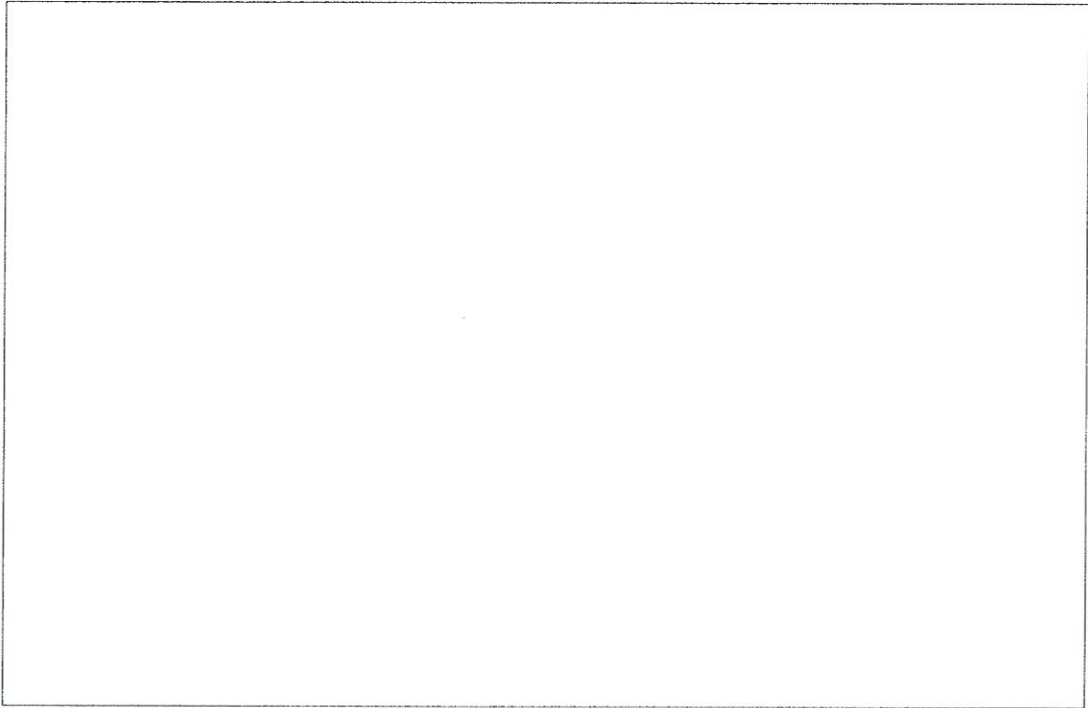
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 8 West Irving St. Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Thomas Howard 4 West Irving St.	Michael Fister 12 West Irving St.

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



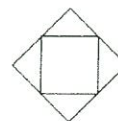
Detail: _____

Applicant: William Grace

Page: __

Site Plan

See enclosed



Shade portion to indicate North

Applicant: *William Grace*

Page: __



"Where Quality comes first"

24525 Woodfield Rd Gaithersburg M.D. 20882 (Office) 301-253-4300 (Toll Free) 888-786-6515 (Fax) 301-253-4312

PROPOSAL

Permanent # N/A
Proposal# 9966

Date: September 9, 2018

The following is a PROPOSAL for materials and labor to be supplied by the Contractor at the request and order of the homeowner.

HOMEOWNER'S NAME: MR. WILLIAM GRACE

ADDRESS: 8 W. IRVING ST
CITY: CHEVY CHASE

STATE: M.D.

ZIP CODE: 20815

CONSTRUCTION ADDRESS (if different)

CITY

STATE

ZIP CODE

CELL PHONE: (301) 518-5154

ADDITIONAL #'s:

DISCRIPTION OF WORK TO BE PERFORM:

Agree to perform, in accordance with the requirements of the specification to including furnishings and install all necessary labor, Material equipment to perform the following scope of work, but not limited to:

Scope of work

Roof project:

- Complete roof replacement includes shingles, flashing, drip edge, facets and skylight flashing.
- Remove and dispose of approximately 54 total squares (44 squares on main house roof, 10 squares on garage roof area.) of existing 3-tab shingles on predominantly 6/12 pitch roof.
- Inspect roof sheathing and notify owner of any replacement needed prior to new roof installation. (Each 4x8 sheet of plywood needing replacement cost \$65.00. NOT INCLUDED IN COST)
- Replace 19' of ridges.
- Replace 302' of hips on roof.
- Replace 96' of rakes on roof
- Replace 470' of eaves on roof.
- Replace 56' of valleys on roof.
- Replace 73' of flashing
- Replace 116' of step flashing
- Install #30 pound roof felt.
- Install ice and water shield 4' from Eaves around perimeter of roof line.
- Install approximately 54 square of GAF/CertainTeed or Tamko Architectural shingles. (Owner to choose shingle color)
- Replace pipe jack flashing.
- Replace flashing around chimney.
- While on roof, clean and remove any debris in gutters.
- Copper roof to be replaced with new copper roof.
- Prime Construction, Corp. provides all materials unless specified.
- Price includes all applicable discounts and promotions available for scope of work.

Roof project cost \$26,730.00

Work to be started on or before September 17, 2018 and be substantially completed on or before September 22, 2018. Unless there's imminent weather condition or incidents beyond our control such as availability of materials, building permit(s) delays, or acts of God. (WORK TO START AFTER CHEVY CHASE PERMIT AND HISTORIC DISTRICT TAX CREDIT ARE APPROVED)

BUYER'S RIGHT TO CANCEL

If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you signed this contract. The notice must be mail to. PRIME CONSTRUCTION, CORP at 24525 Woodfield

Rd Gaithersburg, M.D 20882. If you cancel, the seller may not keep any part of your cash down payment.

PAYMENT AGREEMENT

Total Amount \$26,730.00

Deposit \$8,910.00

Balance \$17,820.00

Balance of payments to be made as follows:

Deposit payment of \$8,910.00 is due when proposal is sign.

2nd payment of \$8,910.00 is due when scope of work begins & materials are on site.

3rd payment of \$4,455.00 is due when scope of work is 75% complete.

Final payment of \$4,455.00 is due when scope of work is completed.

GENERAL PROVISIONS

Prime Construction, Corp, is fully responsible for any damage related to scope of work while scope of work is performed.

Prime Construction Corp. charges a 1.5%, compounded monthly finance charge plus attorney fees to collect any unpaid balances. Nonpayment can result in stoppage of work at the discretion of Prime Construction, Corp.

Prime Construction, Corp. Warranties against poor workmanship defects & malfunctions for a period of One (1) year from the completion of the scope of work. Unless pre-existing damages or damage caused by negligence or poor homeowner maintenance. Warranty will be void immediately if work is perform by another contractor or homeowner without written authorization from Prime Construction, Corp.

Change orders shall be in writing and sign by both owner and Prime Construction, Corp. to make changes official. The completion time will be extended for changes to scope of work with applicable lapse to complete new changes.

Work days/times are Monday Thru Friday 8am to 6pm (Saturdays are optional for both the homeowner and crew.)

Clean area daily after each work day.

Remove and dispose of all trash related to scope of work.

Contractor cannot be liable for any delays due to circumstances beyond control including weather, acts of god, strikes, casualty or general unavailability or delay of materials.

All disputes shall be handle and resolved by binding arbitration in accordance with the rules of the American Arbitration association.

Homeowner is responsible for obtaining permits from HOA for scope of work to be perform. Prime Construction, Corp. can't be responsible for any changes required by HOA outside of scope of work once work has started.

Owner is responsible for moving any breakable/valuable items in the affected area(s) by the scope of work to be done. Prime Construction, Corp, can help homeowner move heavy items around with their permission if necessary but cannot be responsible for any damage caused in the process.

Incase projects get cancelled after the scheduled starting date. Homeowner is responsible For all cost of ordered materials, restocking fees (if applicable) permit fees (if applicable) and any other cost associated with the preparation(s) of the project.

DO NOT SIGN IN BLANK.

HOMEOWNER IS ENTITLED TO COPY OF THE CONTRACT (INCLUDING ANY ADDENDA) AT THE TIME HE OR SHE SIGNS. REQUIRED IF ADDITIONAL TERMS ON THE REVERSE SIDE: READ THE ADDITIONAL TERMS ON THE BACK BEFORE SIGNING.

The foregoing terms, specifications and conditions are satisfactory and hereby agreed to. You are authorized to work as specified and payment will be made as outlined above. Upon signing this agreement, the homeowner represents and warrants the he or she is owner or the authorized agent of the aforesaid premises and that he or she has read this agreement.

Salesperson's Name: Anmer Agustin Fuentes MHIC License #126887 Date: September 9, 2018

Homeowner Acceptances: _____ Date: _____

This contract may be withdrawn if not accepted by Contractor within 7 days.

Contractor's Acceptance: _____ Date: _____

PAYMENT OPTIONS

PAYMENT TYPE Visa___ MC___ Amex___ Discover___ Check #___

Credit Card #_____ Exp. Date _____ Security Code_____

Name as it appears on the Credit Card _____

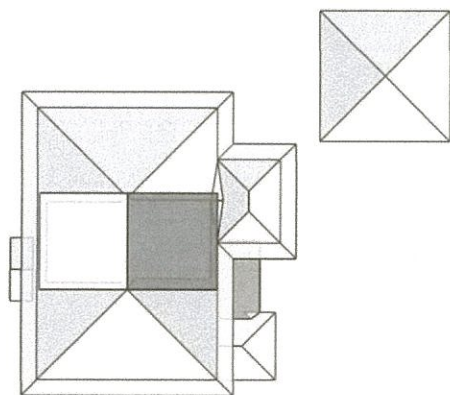
I hereby authorizes Prime Construction, Corp to charge my credit card above in according to the terms and conditions specified in the scope of work.

Credit card holder's signature _____

ALL CREDIT CARD PAYMENT(S) SUBJECT TO 2 1/2% CHARGES

8 W Irving St, Chevy Chase, MD 20815

Report: 24597792



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact: Agustin Fuentes
 Company: Prime Construction Corp
 Address: 24525 Woodfield Rd
 Gaithersburg, MD 20882
 Phone: 3012534300

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Report Summary	8

MEASUREMENTS

Total Roof Area =5,377 sq ft
 Total Roof Facets =31
 Predominant Pitch =6/12
 Number of Stories >1
 Total Ridges/Hips =321 ft
 Total Valleys =56 ft
 Total Rakes =96 ft
 Total Eaves =470 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

8 W Irving St, Chevy Chase, MD 20815

Report: 24597792

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View

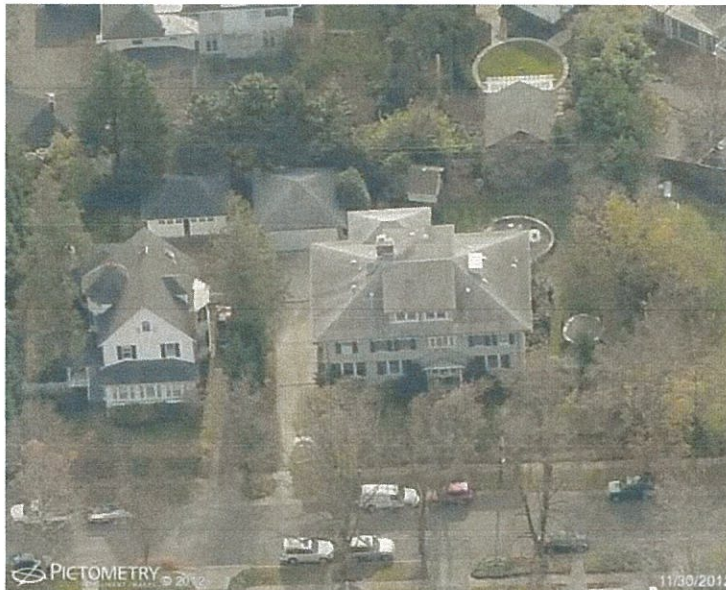


8 W Irving St, Chevy Chase, MD 20815

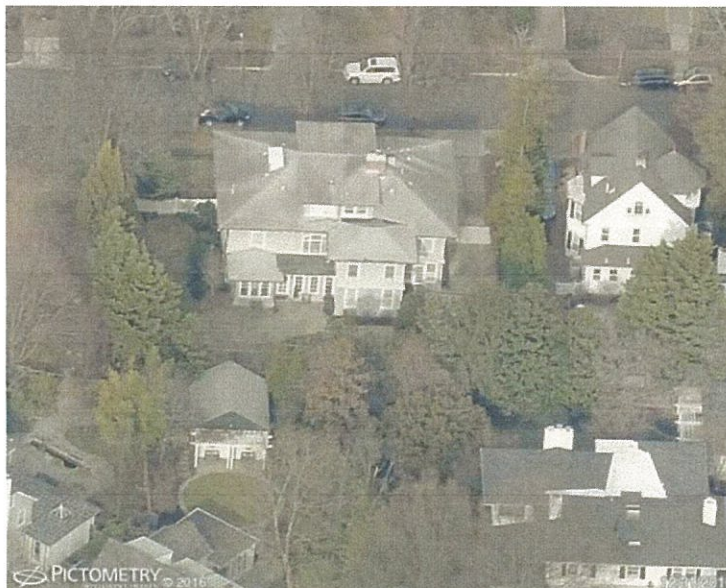
Report: 24597792

IMAGES

North Side



South Side



8 W Irving St, Chevy Chase, MD 20815

Report: 24597792

IMAGES

East Side

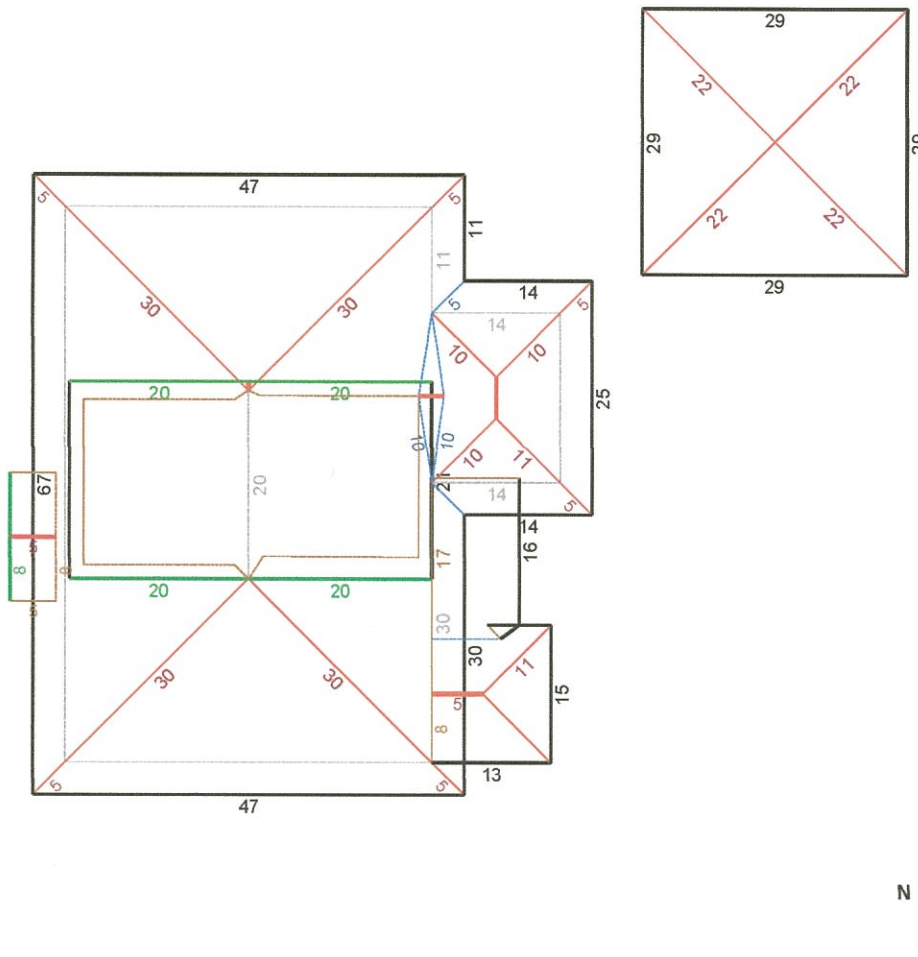


West Side



LENGTH DIAGRAM

Total Line Lengths:

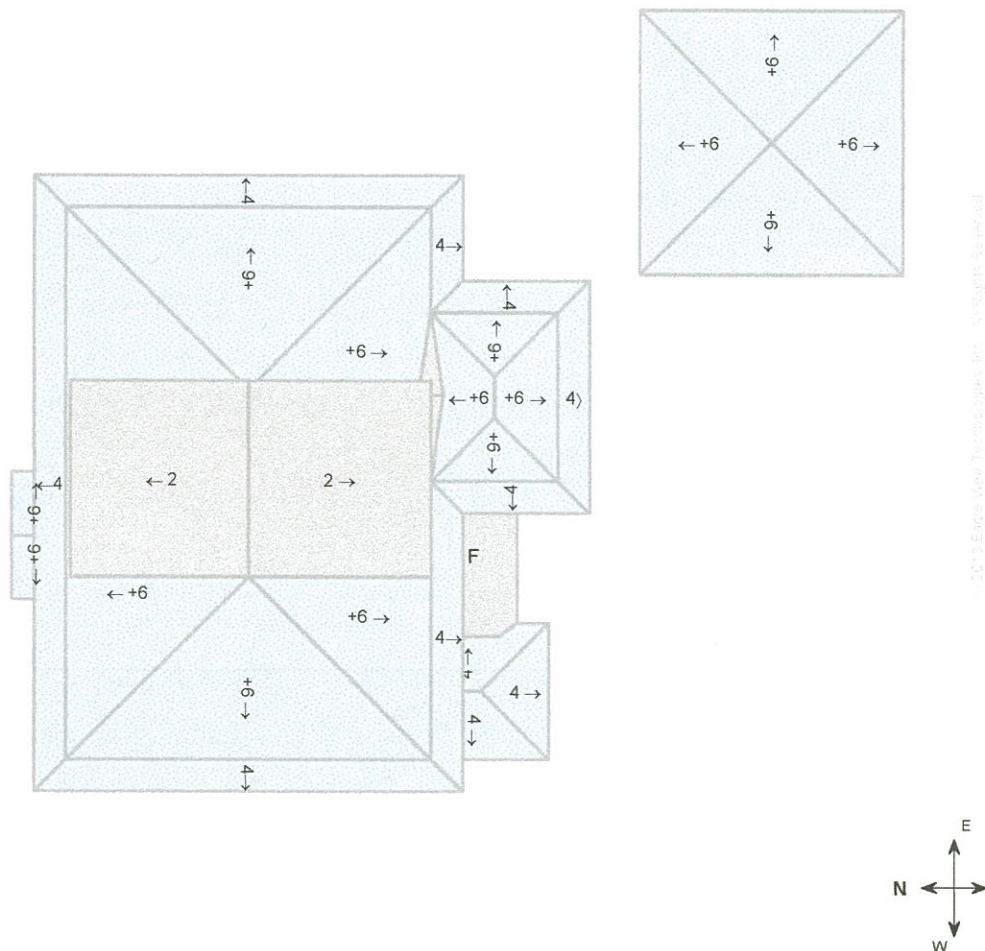
Ridges = 19 ft
Hips = 302 ft
Valleys = 56 ft
Rakes = 96 ft
Eaves = 470 ft
Flashing = 73 ft
Step flashing = 116 ft
Parapets = 0 ft


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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

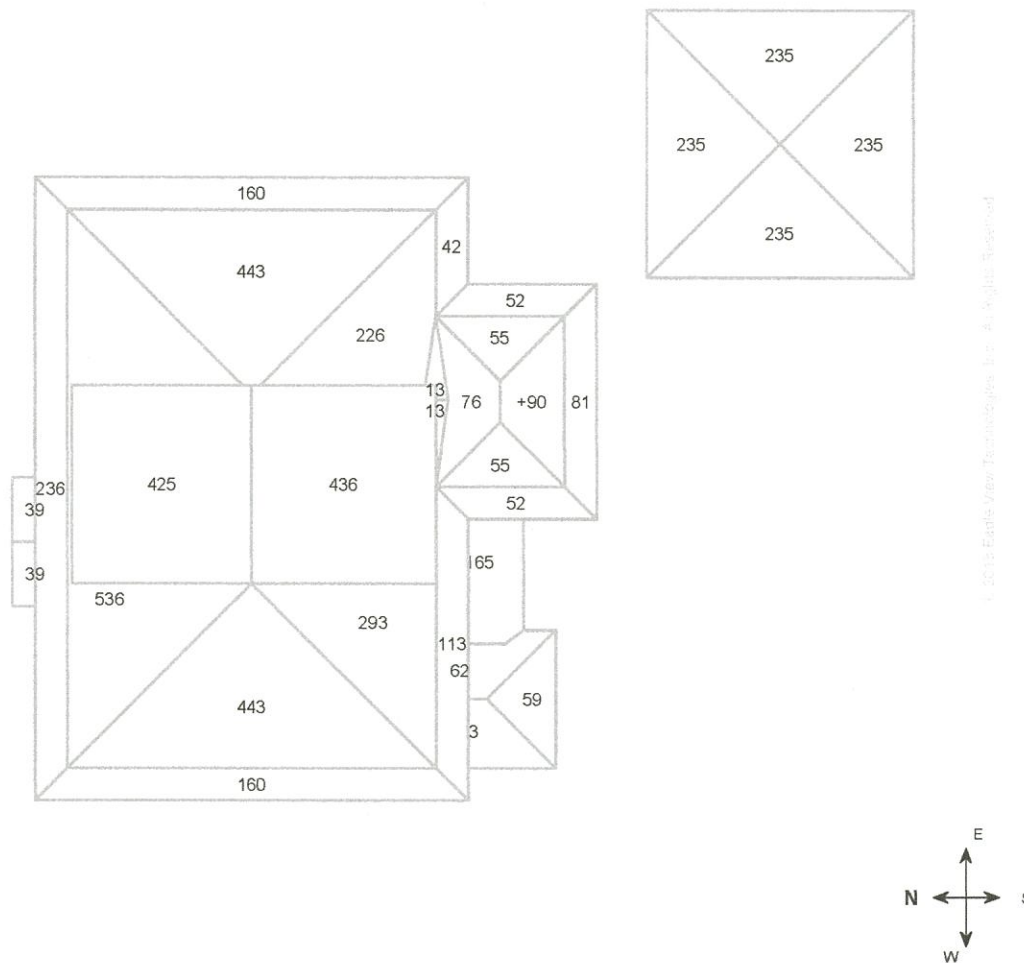
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

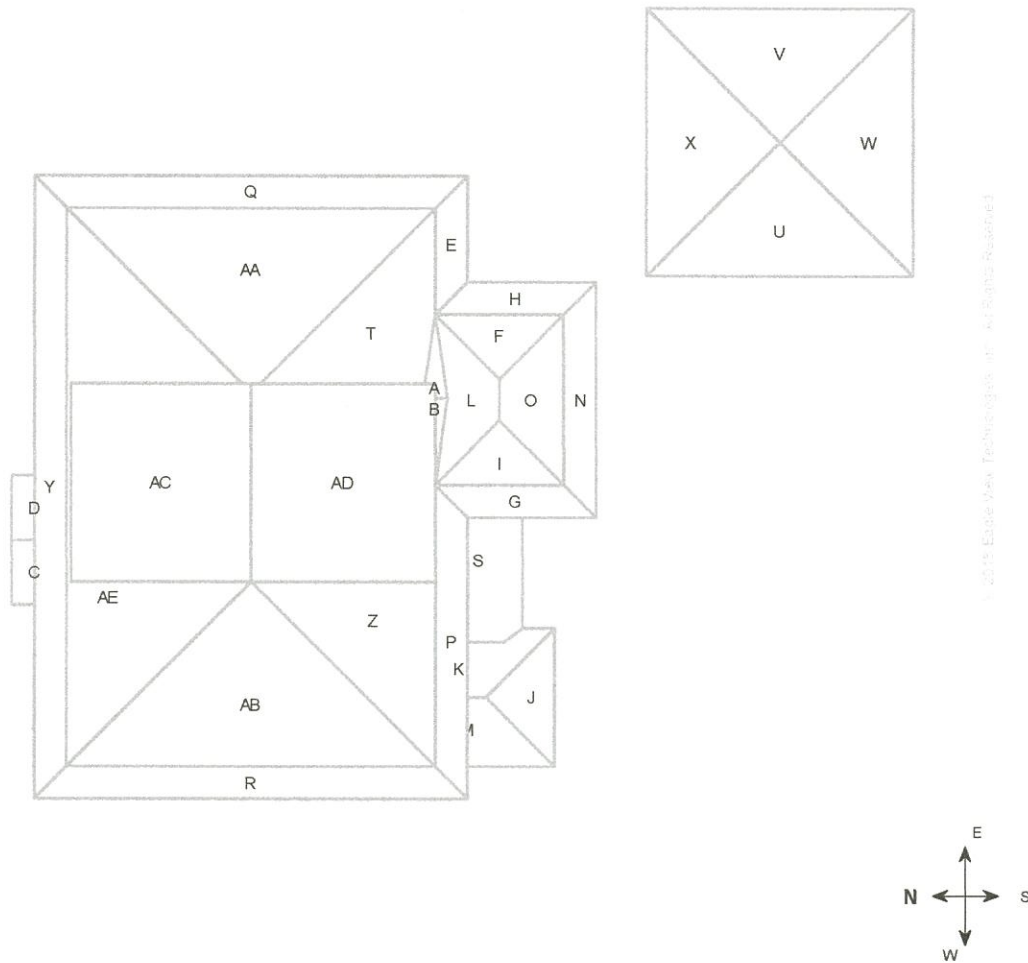
Total Area = 5,377 sq ft, with 31 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



REPORT SUMMARY

Areas per Pitch

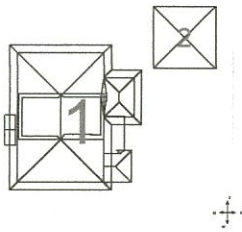
Roof Pitches	0/12	1/12	2/12	4/12	6/12
Area (sq ft)	164.7	25.6	860.9	1091.5	3234.6
% of Roof	3.1%	0.5%	16%	20.3%	60.2%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	5,377	5,915	6,022	6,184	6,291	6,452	6,560
Squares	53.8	59.1	60.2	61.8	62.9	64.5	65.6

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.



Total Roof Facets = 31

Lengths, Areas and Pitches

Ridges = 19 ft (5 Ridges)
 Hips = 302 ft (20 Hips).
 Valleys = 56 ft (7 Valleys)
 Rakes* = 96 ft (6 Rakes)
 Eaves/Starter** = 470 ft (19 Eaves)
 Drip Edge (Eaves + Rakes) = 566 ft (25 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 73 ft (6 Lengths)
 Step flashing = 116 ft (13 Lengths)
 Total Area = 5,377 sq ft
 Predominant Pitch = 6/12

Property Location

Longitude = -77.0782644

Latitude = 38.9691241

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

Measurements by Structure

Structure	Area (sq ft)	Ridges (ft)	Hips (ft)	Valleys (ft)	Rakes (ft)	Eaves (ft)	Flashing (ft)	Step Flashing (ft)	Parapet s (ft)
1	4437	19	215	56	96	354	73	117	0
2	940	0	87	0	0	116	0	0	0

* Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

8 W Irving St, Chevy Chase, MD 20815

Report: 24597792

All values in this table are rounded up to the nearest Foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=8+W+Irving+St,Chevy+Chase,MD,20815

Directions from Prime Construction Corp to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=24525+Woodfield+Rd,Gaithersburg,MD,20882&daddr=8+W+Irving+St,Chevy+Chase,MD,20815