

From *Places from the Past*:

“Alta Vista represents the farming heritage of the Bethesda area. The houses’ main block probably dates from the mid-1800s when the 145-acre property was a working farm. Louis Keiser is said to have updated and enlarged the house in 1880, giving it its present Queen Anne style appearance. By the late 1800s, a new streetcar line and Rockville Pike improvements made the Alta Vista farm prime for development. Between 1896 and 1907 the property changed hands several times, was subdivided and resubdivided into consecutively smaller lots, and gave the surrounding community its name. The house today is located on a 22,000 square foot parcel.”

PROPOSAL

The applicant proposed to remove the existing 3-tab shingle roof with a Timberline architectural shingle roof.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

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.

