

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

<b>Address:</b>	21 Grafton St., Chevy Chase	<b>Meeting Date:</b>	5/7/2019
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/30/2019
<b>Applicant:</b>	Duane and Paula Gibson (Doug Mader, Architect)	<b>Public Notice:</b>	4/23/2019
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Building Addition and accessory structure removal and construction, and other alterations		

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**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a HAWP or secondary preliminary consultation.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Historic District  
**STYLE:** Dutch Colonial  
**DATE:** c.1905

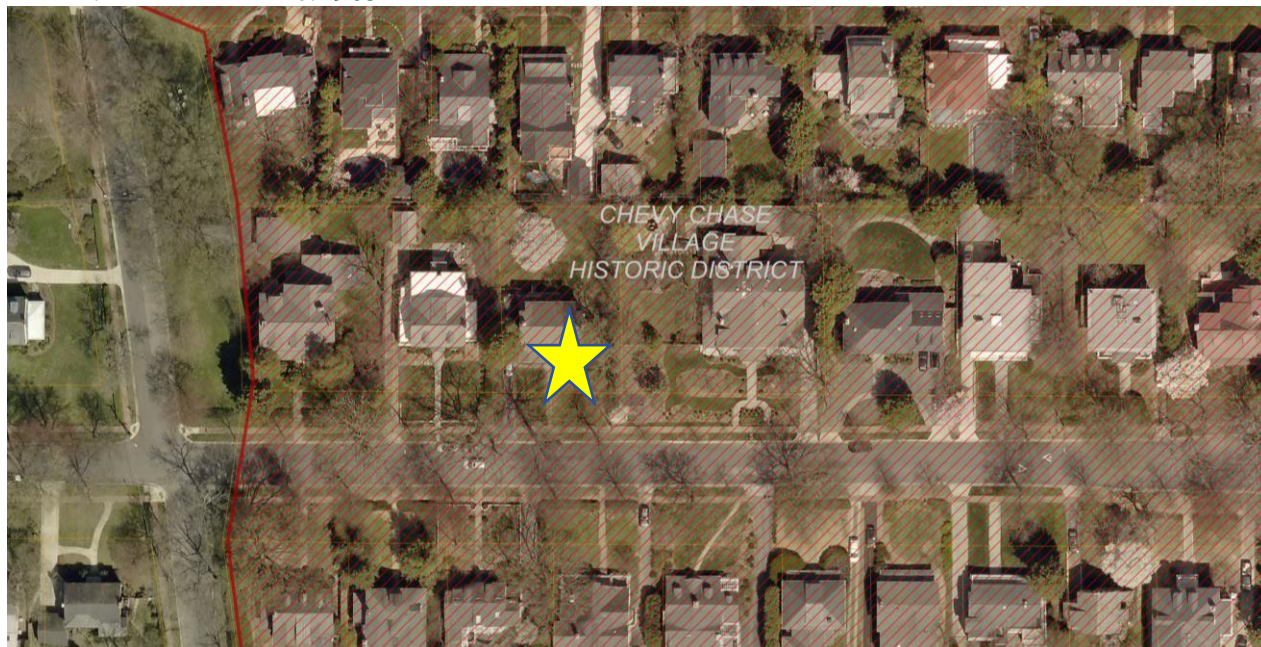


Figure 1: 21 Grafton St. near the edge of the Chevy Chase Village Historic District.

## **PROPOSAL**

The applicant proposes to construct an addition to the rear of the house, to demolish the existing garage and construct a new one in its place, and other alterations to the historic house.

## **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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these 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 ensure 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.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gutters are not currently subject to review and should not be reviewed.
- 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. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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. 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.
- 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 to 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.

***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
- (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.

***Secretary of Interior's Standards for Rehabilitation***

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 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 applicant proposes work in three areas. First, the applicant proposes to remove the non-historic screened-in porch and to construct a new rear addition and deck. Second the applicant proposes to demolish the existing garage/accessory structure and construct a larger one in the



same location. Third, the applicant proposes to make minor modifications to the existing historic house.

The existing house is a Dutch Colonial with a gambrel roof, stuccoed first floor, and shingle siding above. The full-width front porch has steep wood front steps and a sloping deck. The deck's slope appears to have been caused by settling of the porch piers. The house's six-over-six windows all appear to be historic and in working order. In the northwest corner of the house, there is a projecting one-story mud room or butler's pantry is a historic feature that, historically, was a rear porch that was probably reconfigured in 1977 when the current rear porch was added (see the 1927 Sanborn Map below).

### **Building Addition**

The most significant work under review for this preliminary consultation is the removal of the existing, non-historic, rear screened-in porch and the construction of a new rear addition. The applicant indicates that this porch was added in 1977, and while Staff was unable to confirm this, the design and materials of the porch demonstrate that it is not historic, and its removal will not negatively impact the historic character of the historic resource.

The applicant proposes to construct a new addition to the rear of the house. The addition will be 42' 4" × 18' 10" (forty-two feet, four inches by eighteen feet, ten inches) with a paired gambrel roof. The architectural details will match the historic house with a stuccoed first floor and Hardie shingles above. The roof will have an asphalt shingles. The rear windows will be a combination of wood sash, casement, and fixed windows. There will be a chimney on the west (left) elevation that will be constructed to mirror the historic chimney to the front.

The rear-facing roof of the addition, which is best described as a butterfly or double gambrel form, will match the height of the historic gambrel roof ridge. Staff remains uncertain as to the appropriateness of this roof form and height, and the impact it will have on the massing of the addition from the right-of-way. Typically roof additions should have ridgelines that are lower than that of the historic resource, and these additions should be designed so that newer or more elaborate roof forms are not introduced. Staff recommends the HPC request perspective drawings that show the view from the southeast and south west to better evaluate the massing of the proposed rear addition. This perspective drawing should be accompanied with a roof plan for the house.

Staff finds that the architectural details and design of the proposed addition is compatible with the historic architecture at 21 Grafton St. The lot coverage will be increased; however, no trees will be impacted by the proposal and Staff finds that an addition of this size will not have an adverse impact on the Village's open park like character (per the *Design Guidelines*).

The one outstanding issue is that the addition will be offset so that it projects to the right of the east (right) historic wall plane. The first-floor plan will project by 6' (six feet), but due to the gambrel overhang, the second will project by 7' 2" (seven feet, two inches). Due to the house placement on the lot and the topography this projection will be visible from the right-of-way when evaluated in the absence of vegetation.



*Figure 2: View of the east (right) side of the house, showing where the addition will project.*

The *Design Guidelines* state that additions should be placed to the rear, so they are less visible from the public right-of-way. This lot, however, presents a unique situation regarding the visibility of the new construction. The house to the east, 17 Grafton is on a double lot, which leaves a large open expanse between it and the subject property (see below). The 80' (eighty foot) setback between the subject property and its neighbor to the east will make any rear addition highly visible from the right-of-way.





Figure 3: View from in front of 17 Grafton St. looking west.

Staff finds that the size and massing of the proposed addition is compatible with the house and surrounding district. Staff, however, finds that the rectangular-shaped lot presents no challenges to placing any new construction directly behind the historic massing as detailed in the *Design Guidelines*.

The applicant has indicated a desire to retain the rear projection in the northwest corner of the house, which is why the design shifts the massing of the addition to the east (right). Staff could potentially support this justification; however, the Sanborn Map shows that the feature was a porch in 1927, and the house foundation changes from continuous stone to wood piers, suggesting change in construction. Staff has not fully evaluated the window in this room, but suspects that it could be identified as a non-historic wood window and was installed when the rear porch was enclosed. Staff welcomes additional information that could confirm that this feature is in its historic configuration, which would provide additional justification for retaining the space. In the absence of that information, Staff recommends that the one-story rear addition be removed, and the rear addition be shifted west so that it is fully behind the historic massing. The HPC typically requires that rear additions be inset from the historic wall planes to better differentiate the new construction from the historic and to ensure that the new construction does not overwhelm the historic.





Figure 4: Rear of the house showing the rear projection.

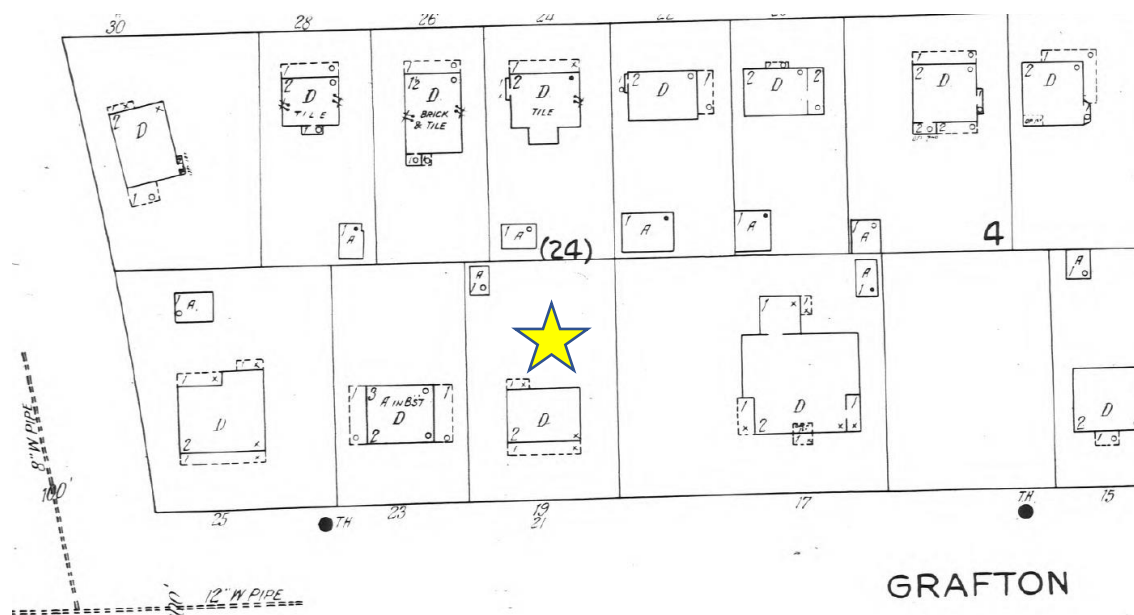
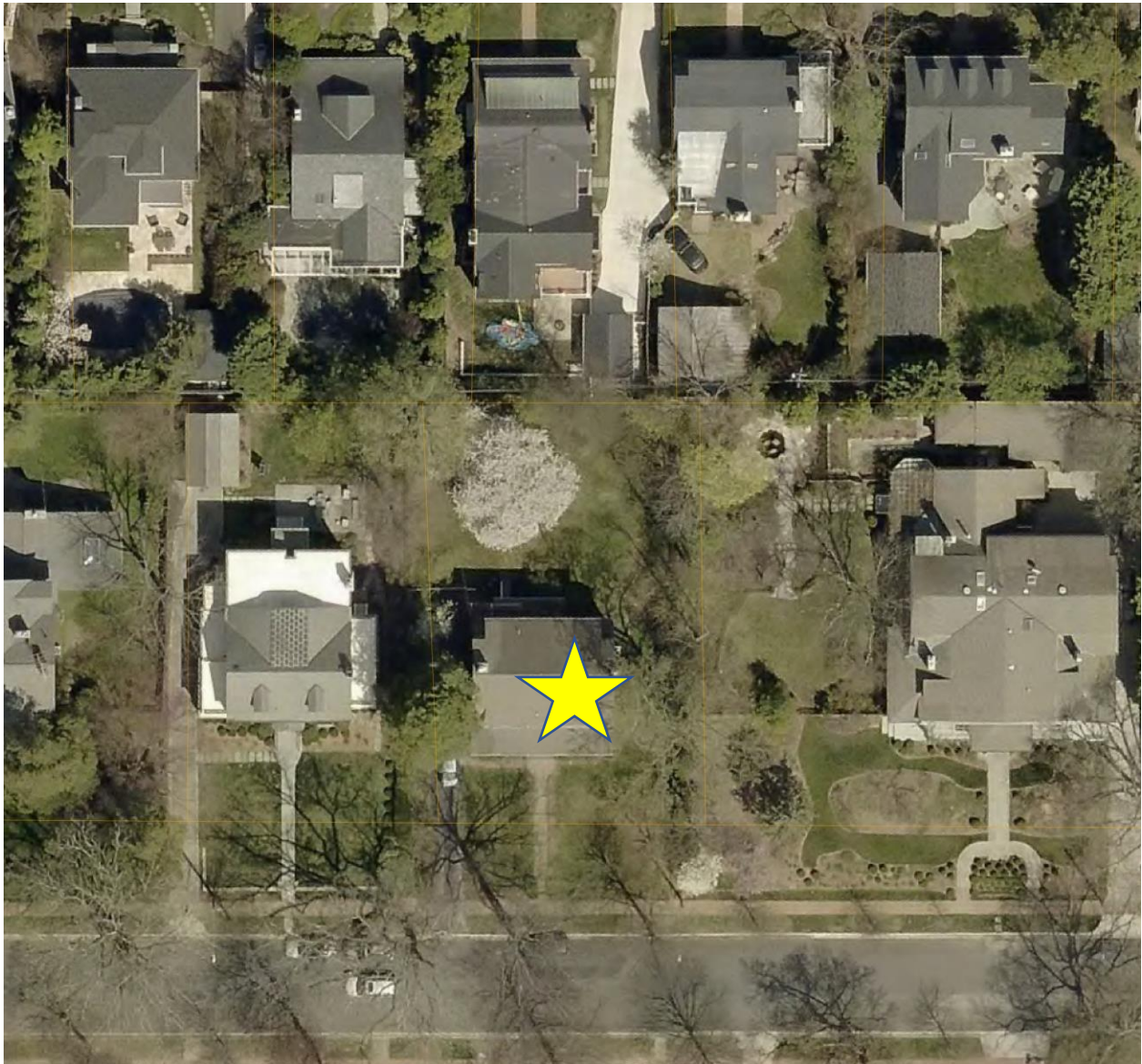


Figure 5: 1927 Sanborn map showing 21 Grafton St (co-listed as 19) with a porch projection in the northwest corner.

In consultation with Staff the applicant notes that their desire was to construct an addition that did not project further into the rear of the yard, because they desired to retain more rear yard and already felt constrained because the houses to the rear have rear additions and accessory structures constructed virtually at the property line. Staff can confirm that it appears as though the accessory structures to the rear were installed at less than the 5' setback currently required. This is detailed in the photos submitted with the application and in the aerial photo below. Staff finds that a deeper addition could have a negative impact on the park-like character of the surrounding district, but does not find this to be a sufficiently compelling argument to have an addition project beyond the historic wall plane.



*Figure 6: Detail of map showing the subject property and the surrounding buildings, their additions, and accessory structures.*

Staff requests the HPC provide feedback on the appropriateness of the side projecting rear addition of if the addition should be placed entirely behind the historic massing.

In addition to the feedback requested above, Staff recommends the following details be included in the submission for a second preliminary consultation:

- Details for the proposed areaway;
- Details and specifications for the rear basement steps at the rear and on the west side;
- Specifications for the proposed deck, including stairs and railing; and
- Specifications for the proposed patio.

### **Accessory Structure Demolition and Construction**

The existing accessory structure is a one-bay structure covered in corrugated metal siding and roofing. Staff is reluctant to call this structure a garage, as the driveway does not extend all the way back to this location. The Sanborn map (see above) shows a structure in this location, however, Staff is unsure if the existing structure is the one identified on the map. Staff finds that the accessory structure has significantly deteriorated and may be beyond repair. Specifically, the slab has a significant crack, the siding shows rust and corrosion. Staff would recommend demolition of this structure in a HAWP review.

In place of the existing structure the applicant proposes to construct a new two-bay garage that will measure approximately 28' × 22' (twenty-eight feet by twenty-two feet). The concept shown has a one-and-a-half story tall gambrel roof with some type of clapboard siding and carriage-style doors. The existing asphalt drive will need to be extended to provide access to this new structure. The *Design Guidelines* require that detached garages are to receive lenient scrutiny and that they should be approved unless there are major problems with the size, scale, and massing of the proposal.

Staff finds that the placement and architectural details of the proposed garage are appropriate but is unsure if the height is out of character with the house and surrounding district. The height of the proposed garage was not included with the submission which would help better evaluate the proposal. However, Staff's windshield survey of the surrounding district demonstrated that the majority of garages were only one-story and a garage taller than that may be out of scale with the surrounding district. Staff recommends that the applicant make revision to the garage concept so that it is only one story tall.

Staff request the HPC provide feedback on the proposed garage, including recommendations for any materials used on a new garage and a determination of whether extending the asphalt drive is appropriate or if some other material should be used to provide access to the rear.

### **Alterations to the Historic House**

There are several changes proposed for the house. The applicant proposes to replace the front porch decking, install code-compliant front porch stairs and railing, remove the historic furnace chimney, and replace the basement windows..

The existing front porch decking has a significant slope and needs to be replaced. Staff finds that this should be approved as a matter of course once details for the repair are submitted. Staff also notes that this repair would be eligible for the County Historic Preservation Tax Credit.





Figure 7: Slope of the front porch.

The second proposed change is to replace the front porch steps with code-compliant steps in wood. The submitted drawings only show that the staircase will have an additional step and do not detail a railing for this feature. Staff finds that with an appropriately detailed railing, this alteration would not have a significant impact on the historic character of the house or surrounding district. Staff recommends that a railing detail be submitted for review as part of a second preliminary consultation.

Finally, the applicant proposes removing the historic furnace chimney on the west side of the house. This is an interior chimney that was installed when the house still operated a coal furnace. The chimney is visible from the right-of-way; however, its prominence is diminished as it is placed behind the gambrel ridge. The *Design Guidelines* state that for exterior alterations not addressed by the *Guidelines* the changes should be evaluated so that alterations are consistent

with the, “two paramount principles... fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.” Staff finds that the removal of this chimney will not have a significant impact on the house or district’s historic character, the district’s park-like setting, or the architectural style of the house. No changes are proposed for the chimney on the east elevation will retain its prominent exterior stone detailing.



*Figure 8: Coal furnace chimney proposed for removal.*

Lastly, the applicant proposes to remove the existing basement windows and install new windows. The windows installed in the basement are all wood in a variety of configurations and sizes. The windows do not appear to be egress compliant. Staff request additional information regarding the proposed windows for the basement and if any window wells will need to be constructed. There was not enough information presented in the application materials to make a thorough evaluation of the proposed work in this area. Staff requests that in subsequent submission, the drawings reflect the condition of the windows and detailed specifications of the proposed window are included.

Staff request the HPC provide feedback as to the appropriateness of the proposed work on the historic house massing.

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a HAWP or secondary preliminary consultation.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phg5494@gmail.com Contact Person: PAULA GIBSON  
Tax Account No.: N/A Daytime Phone No.: 301-335-2465  
Name of Property Owner: DUANE & PAULA GIBSON Daytime Phone No.: 301-693-7145  
Address: 21 GRAFTON CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: N/A Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Douglas Mader, AIA Daytime Phone No.: (301) 466-1378

## LOCATION OF BUILDING/PREMISE

House Number: 21 GRAFTON Street: \_\_\_\_\_  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: PTS 546 Block: 25 Subdivision: SECT. No. 2 - CHEVY CHASE  
Liber: 52850 Folio: 271 Parcel: 106

## 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: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

Paula Gibson  
Signature of owner or authorized agent

4/19/19  
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:

*see attached*

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

*see attached*

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

Written Description of Project

a. The existing house, built in 1905, is a 2,550 square foot two-story pebble dash stucco and cedar shingle structure with an in-ground basement and a large front porch. The house is a classic Chevy Chase Dutch Colonial with painted wood shutters, a gambrel roof with shed dormers (with cedar shingles), an enclosed back porch (added in 1977) with 6/6 double hung windows that are simulated divided light. The roof material is asphalt shingles.

The property includes a detached small metal frame shed.

In 1977, a rear porch was added to the home. A/C was also added with a condenser unit on the east side.

The lot size is 10,000 square feet including a paved driveway that extends to the back of the home, but not to the shed. The current lot coverage including the shed is well below 35%. Houses to the rear and their accessory structures have been built or grandfathered very close to the rear property line on smaller lots, while the house to the west has an open lot of at least 7500 sq ft between its structure and the subject property.

The house is a 'contributing resource' to Chevy Chase Village.

b. The proposed improvements include a basement, main level, and second level (plus attic) addition to the rear of the existing house (which adds approximately 800 square feet to the existing house in addition to a 616 square foot shed/garage). The new space is designed to remove a rear porch added in 1977, but to preserve an existing original rear west side 7 foot closet pantry feature by sliding the new space in the rear of the house to the west side by a like distance, which also offsets the existing resource space from the new space. The improvements also include construction of a first floor screened porch and deck, and the removal of the existing detached rusted corrugated metal shed with a cracked foundation (to be replaced by a 22 X 28 detached garage utilizing a gambrel design to maintain consistency with the existing style of house. Extension of the driveway to the new garage is also included. Other minor updating and maintenance-type improvements will include replacement of code compliant front steps using in kind materials (wood); replacement of wood floor on front porch; and removal of existing unused coal burner chimney (located on the interior of the house and exiting to the rear of the roofline on the west side).

All alterations are proposed as modest in scale and pay homage to the original design, such as the gambrel roof style and the stucco and cedar shake style hearty



plank shingles. The existing the front and side windows of the home will remain, and will be re-furbished to maintain their operability. New windows on the new space will be wood hung and casement. Basement windows will be replaced.

The rear proposed addition will include a walk out deck on main level, a flagstone patio below accessed from the walk out basement, and a patio extended to the rear.

The rear proposed garage will have a gambrel roof to maintain consistency with the main house and addition, be wood frame on slab and include a large single garage door facing the driveway and a side door with an awning for access to interior garage space:

Materials for home:

Siding: stucco (below) and hearty plank cedar-like shingles (above first floor) separated by fascia board.

New Back Porch will be: supported on masonry pillars and consist metal shed roof over a screened porch

Windows: wood double hung, casement, and awning windows

Trim: fascia accent

New Roof: asphalt shingles to match

Handrails: Iron

Doors: Exterior back door—wood with glass transom

The lot coverage of the proposed modification will not exceed the 35% lot coverage restriction.

## Design Development

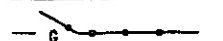



dd1 of 11	Architectural Site Plan
dd2 of 11	Lower Level Plan
dd3 of 11	First Floor Plan
dd4 of 11	Second Floor Plan
dd5 of 11	Third Floor Plan
dd6 of 11	Building Section A-A
dd7 of 11	Building Section B-B
dd8 of 11	Front Elevation
dd9 of 11	Right Side Elevation
dd10 of 11	Rear Elevation
dd11 of 11	Left Side Elevation

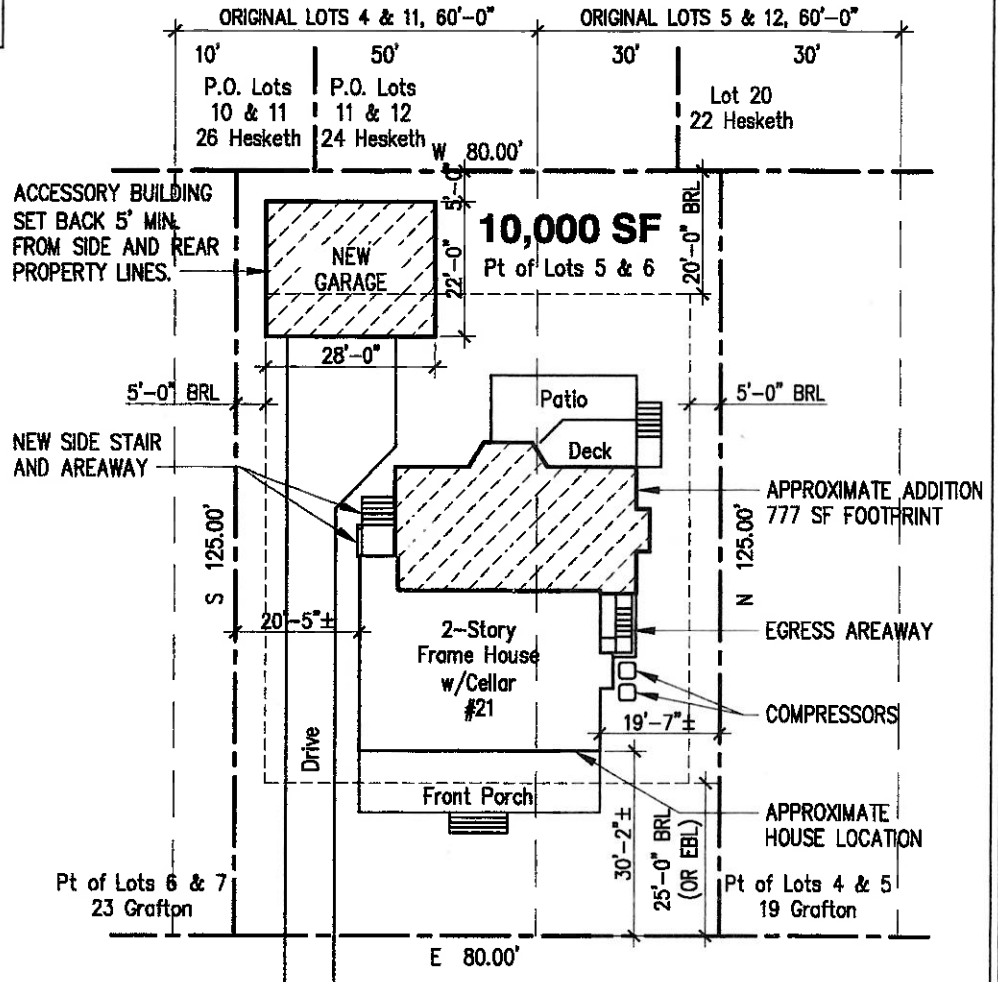
For Homeowners, Paula &  
Duane Gibson

PROJECT IS INTENDED TO PASS  
HISTORIC COMMISSION GUIDELINES.

PROPOSED LOT COVERAGE: 2,555 SF  
(1,939 SF HOUSE + 616 SF GARAGE)

### GRAPHICS KEY:

-  FENCE & GATE
-  EXISTING STRUCTURE TO REMAIN
-  STRUCTURE TO BE REMOVED
-  NEW ENCLOSED STRUCTURE



Grafton Street

SITE INFORMATION TAKEN FROM 1909 PLAT PLAN  
#108, CURRENT TAX RECORDS, AND MARCH 2019  
SURVEY BY GOODE SURVEYS, LLC.

Block 24 Part of Lots 5 & 6

**CHEVY CHASE**

Chevy Chase, MD  
Montgomery County

## ARCHITECTURAL SITE PLAN

SCALE 1" = 30'

0 15' 30'



NORTH

Douglas Mader, AIA

11307 Rokeby Avenue  
Garrett Park, MD 20896-0187  
(301) 466-1378, DMaderAIA@aol.com

**21 Grafton**

21 Grafton Street  
Chevy Chase, MD 20815  
Copyright 2018, ©Douglas Mader, AIA

Design Development  
Architectural  
Site Plan

Job #: 19-05  
Drawn by: DDM  
Date: 4/22/19

**dd1**

1 of 11

For Homeowners, Paula &  
Duane Gibson



1  
ec5

## EXISTING FRONT ELEVATION

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE  
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL  
WINDOW OR DOOR TO GOOD FUNCTION.

Douglas Mader, AIA

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21 Grafton

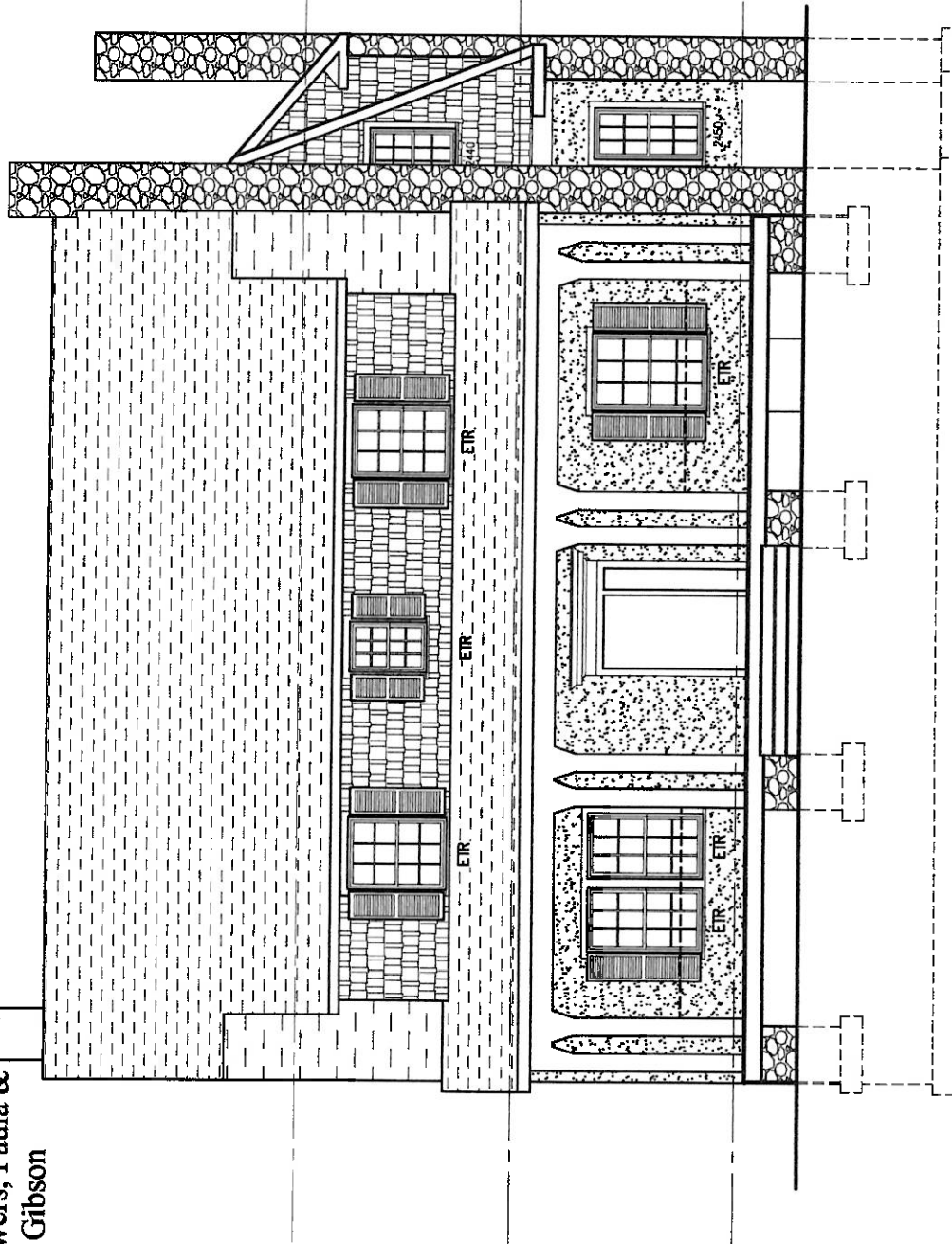
21 Grafton Street  
Chevy Chase, MD 20815  
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Existing Conditions  
Front Elevation

Job #: 19-05  
Drawn by: DDM  
Date: 4/4/19

ec5  
5 of 8

For Homeowners, Paula &  
Duane Gibson



ETR = EXISTING TO REMAIN OR BE  
REPLACE WITH SIMILAR SIZE AND STYLE.  
KEEP = RESTORE AND WEATHER-SEAL  
WINDOW OR DOOR TO GOOD FUNCTION.

# FRONT ELEVATION

1  
dd8

SCALE 1/8" = 1'-0"

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Design Development  
Front Elevation

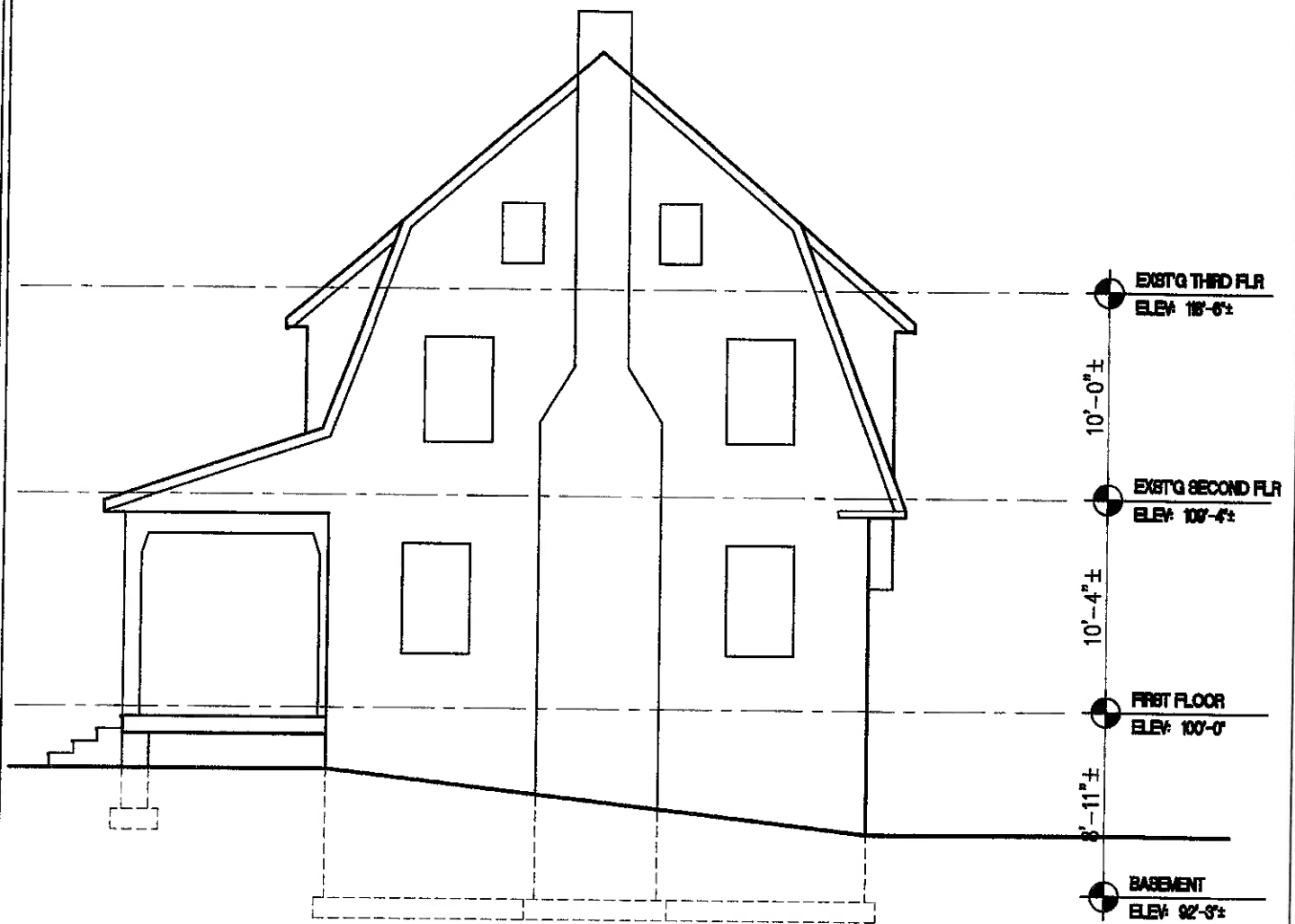
Job # 19-05

Drawn by: DDM

Date: 4/18/19

dd8

8 of 11



1 **EXISTING RIGHT ELEVATION**  
 ec6 SCALE 1/8" = 1'-0"

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 Bethesda, MD 20184-0187  
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**21 Grafton**

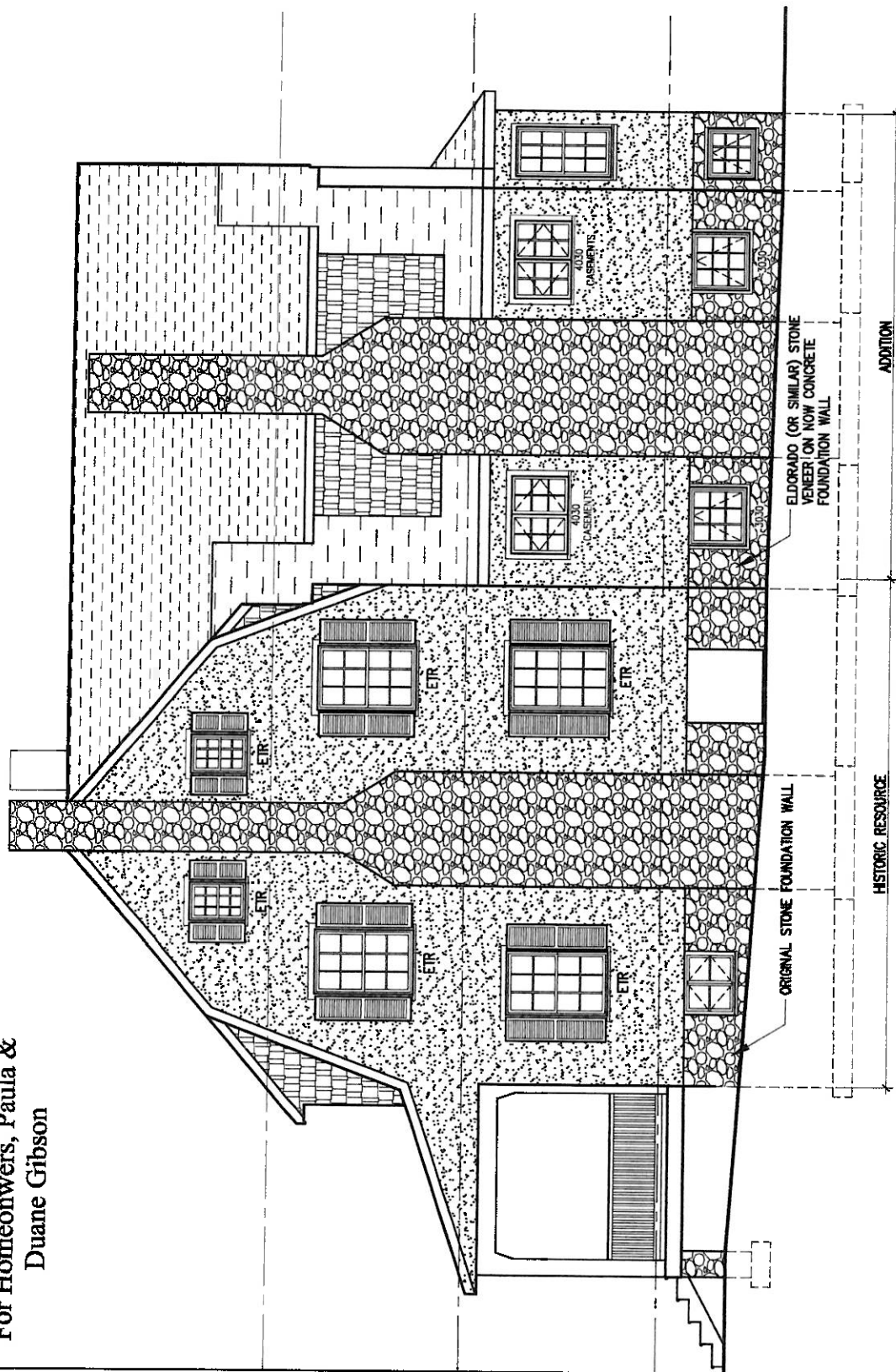
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**Existing Conditions  
 Right Elevation**

Job #: 19-05  
 Drawn by: DDM  
 Date: 4/4/19

**ec6**  
 6 of 8

For Homeowners, Paula &  
Duane Gibson



# RIGHT ELEVATION

SCALE 1/8" = 1'-0"

1  
dd9

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Design Development  
Right Elevation

Job # 19-05

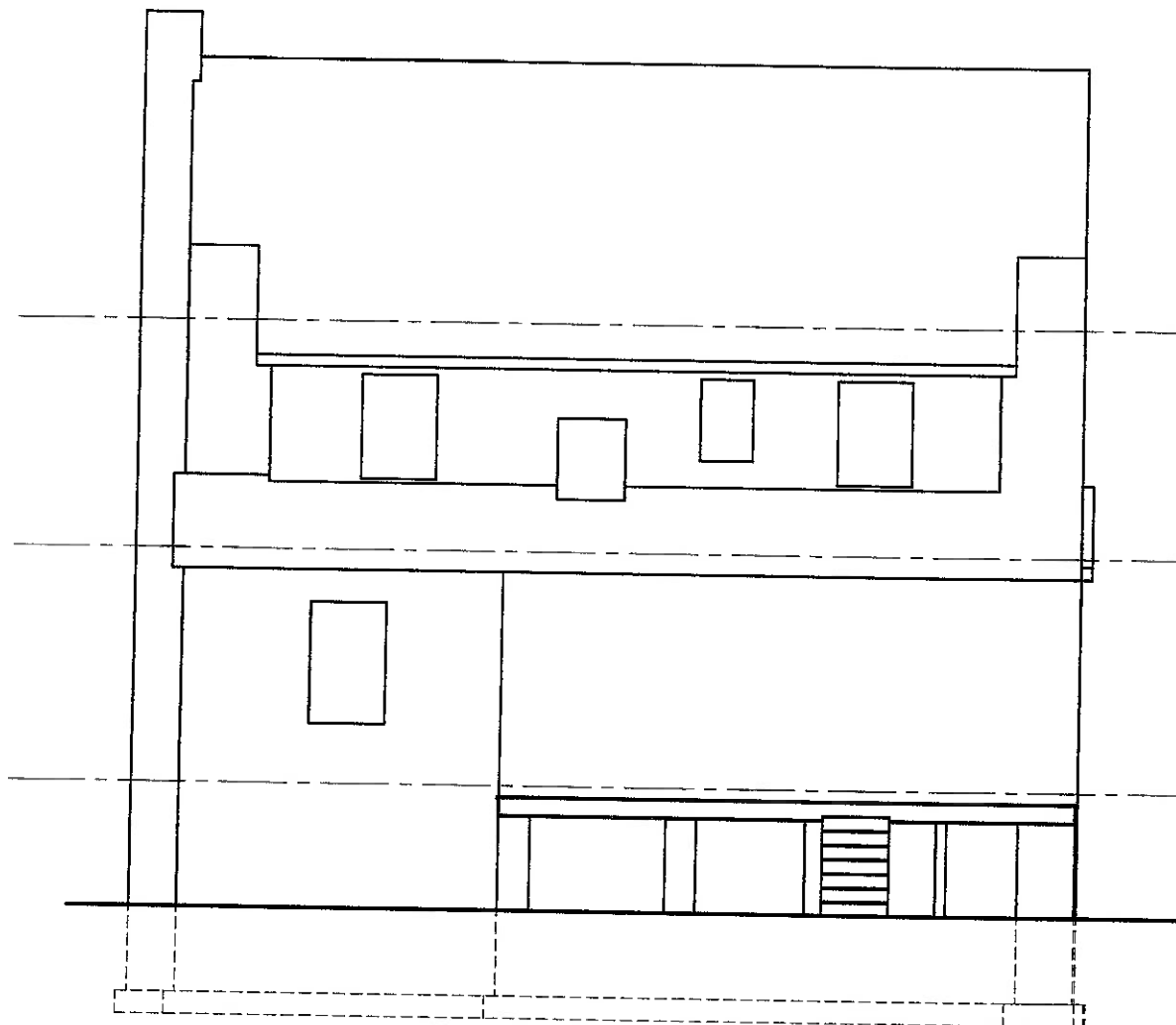
Drawn by: DDM

Date: 4/18/19

dd9

9 of 11





1  
ec7

## EXISTING REAR ELEVATION

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE  
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL  
WINDOW OR DOOR TO GOOD FUNCTION.

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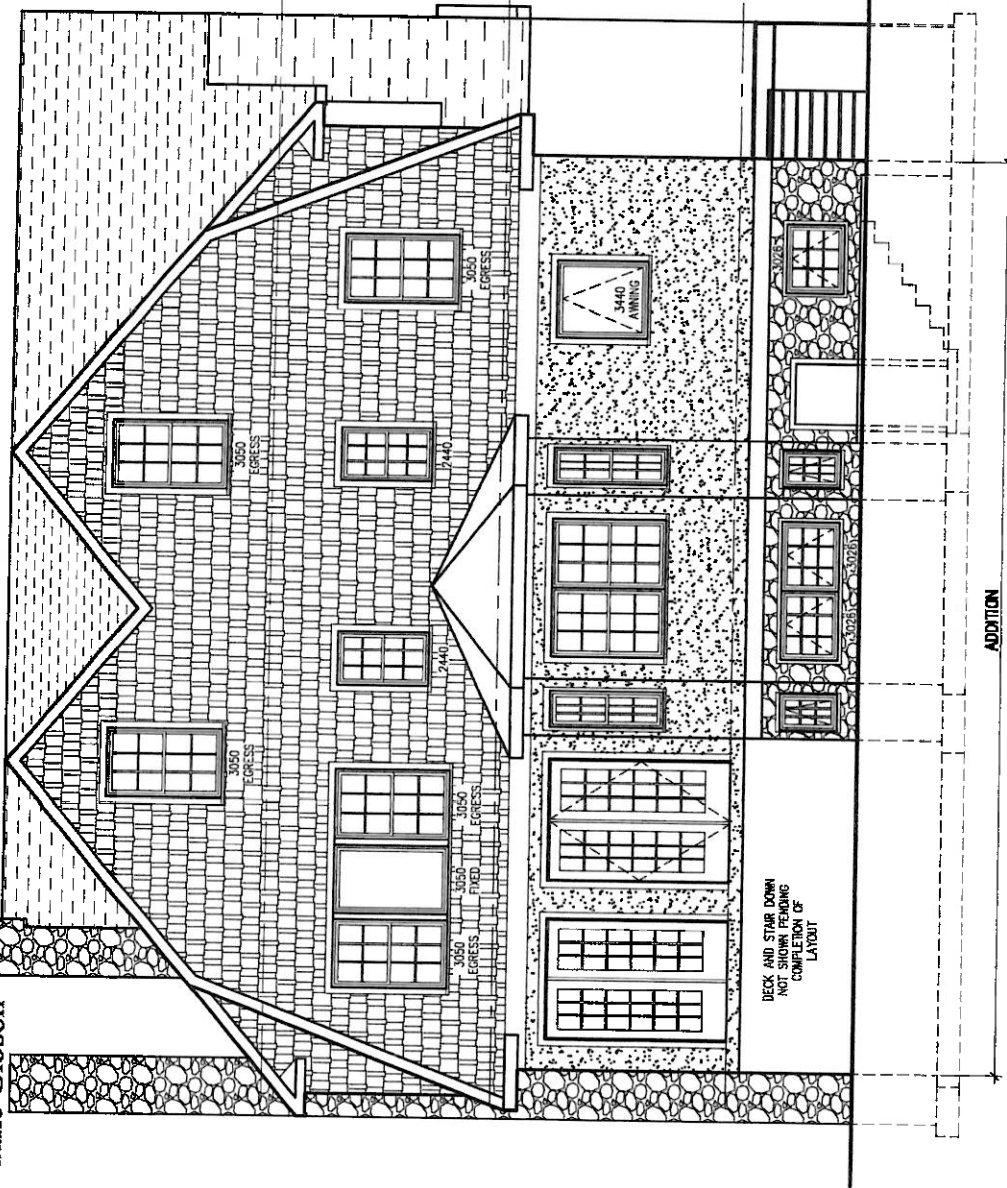
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**Existing Conditions  
Rear Elevation**

Job #: 19-05  
Drawn by: DDM  
Date: 4/4/19

**ec7**  
7 of 8

For Homeowners, Paula &  
Duane Gibson



ETR = EXISTING TO REMAIN OR BE  
REPLACE WITH SIMILAR SIZE AND STYLE.  
KEEP = RESTORE AND WEATHER-SEAL  
WINDOW OR DOOR TO GOOD FUNCTION.

# REAR ELEVATION

1  
dd10 SCALE 1/8" = 1'-0"

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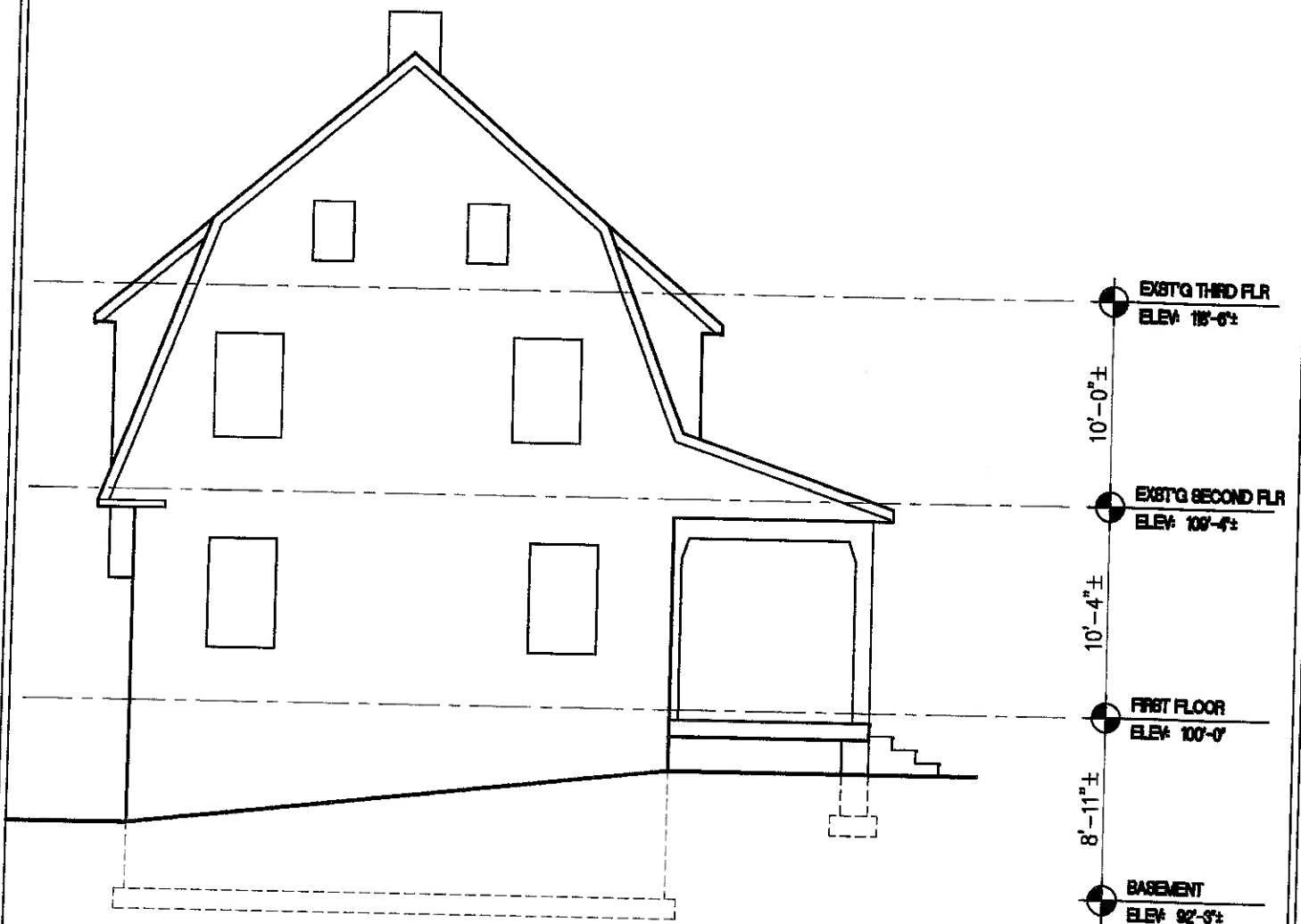
21 Grafton  
21 Grafton Street  
Chevy Chase, MD 20815  
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Design Development  
Rear Elevation

Job #	19-05	Revisions:
Drawn by	DDM	
Date	4/18/19	

dd10

10 of 11



1 **EXISTING LEFT ELEVATION**  
 ec6 SCALE 1/8" = 1'-0"

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**21 Grafton**

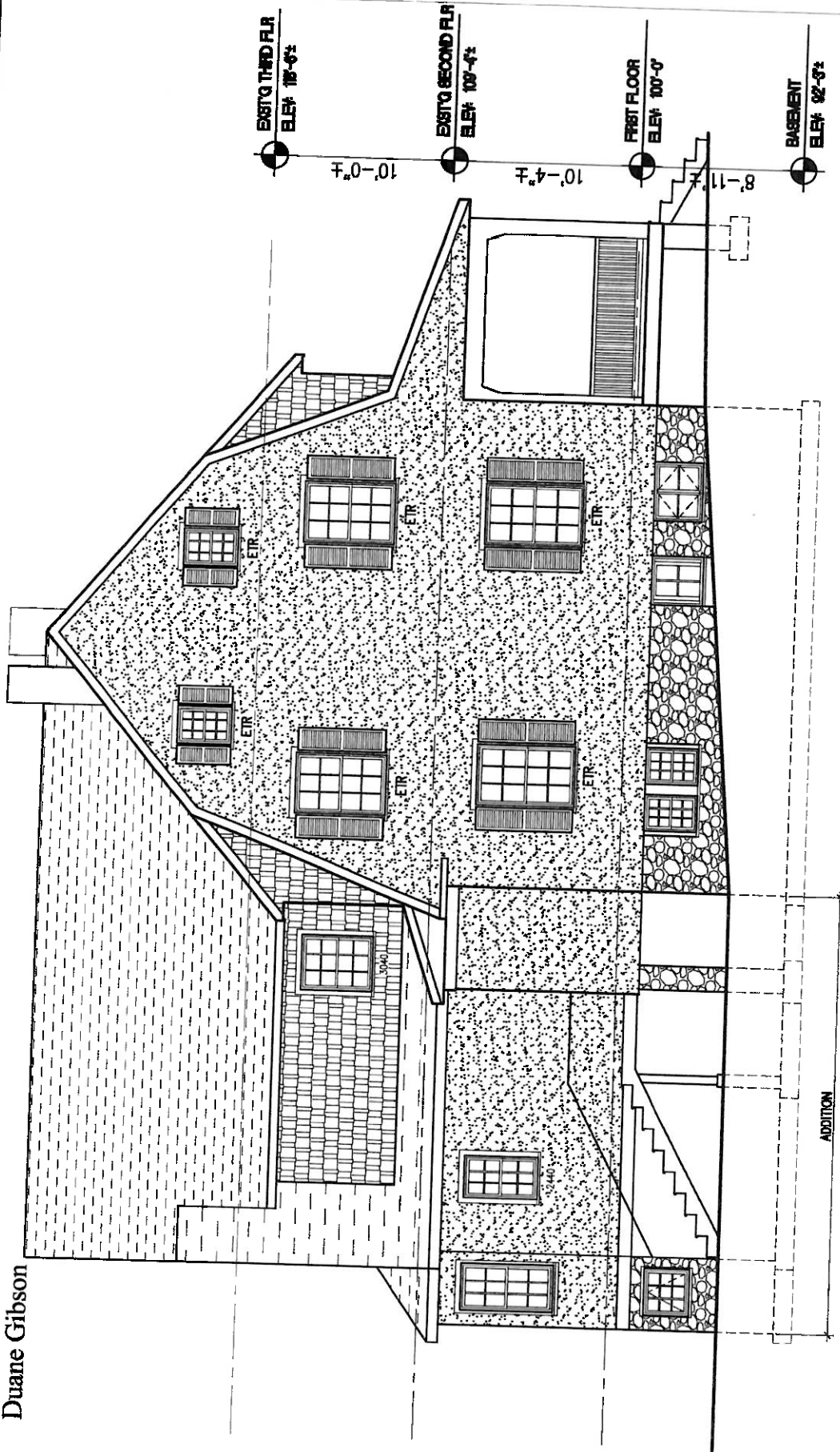
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**Existing Conditions  
 Left Elevation**

Job #: 19-05  
 Drawn by: DDM  
 Date: 4/4/19

**ec8**  
 8 of 8

For Homeowners, Paula &  
Duane Gibson



# LEFT ELEVATION

SCALE 1/8" = 1'-0"

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**21 Grafton**

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Chevy Chase, MD 20815

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Design Development  
Left Elevation

Revisions:

Job # 19-05

Drawn by: DDM

Date: 4/18/19

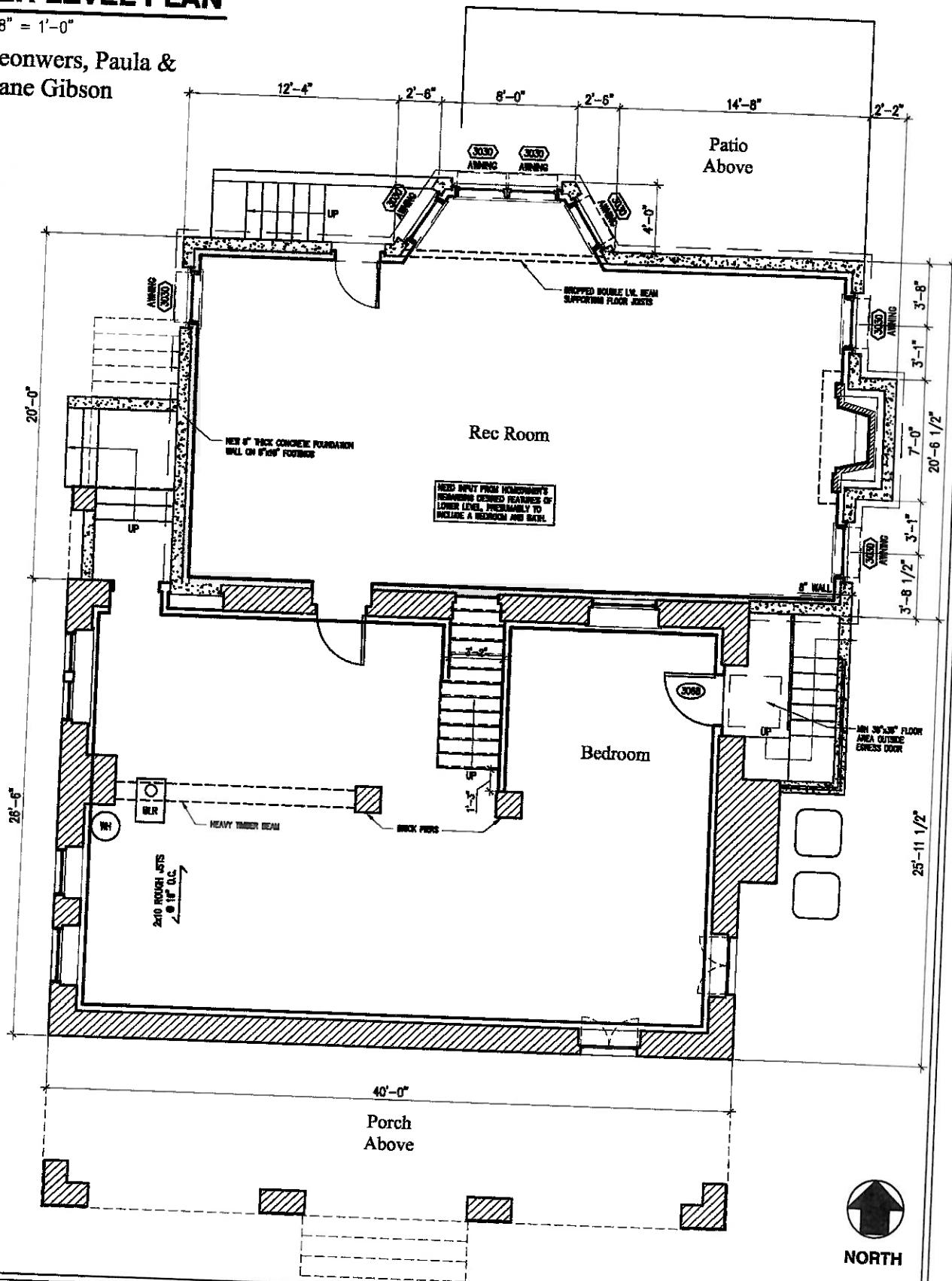
ddl1

11 of 11

# LOWER LEVEL PLAN

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

For Homeowners, Paula & Duane Gibson



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Design Development  
Lower Level Plan

Job #: 19-05  
Drawn by: DDM  
Date: 4/22/19

dd2

2 of 11

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

**SEEN GUARD AND HANDEAR, SEE ELECTION** \_\_\_\_\_

2'-5' x 5'-5' DOOR WITH  
2'-5' x 1'-5' GLASS

**EXISTING PANTRY**  
**PREPARED AS A**

BUILT-UP SHOWN: 18" DEEP  
W/ FIVE CHAMBERS BELOW, TWO  
OVERHEAD CLIMBERS TOTALING 6"  
ABOVE. NINE COAT HOODS @ 8".  
RECOMMEND PARKED V-ENGINE  
SEDS ON BILLS.

(Remove)  
EXISTING CHIMNEY  
TO BE REMOVED



**NORTH**

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Chevy Chase, MD 20815

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Job #:	19-05
Drawn by:	DDM
Date:	4/22/19

dd3

3 of 11



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

### 42'-4" ADDITION



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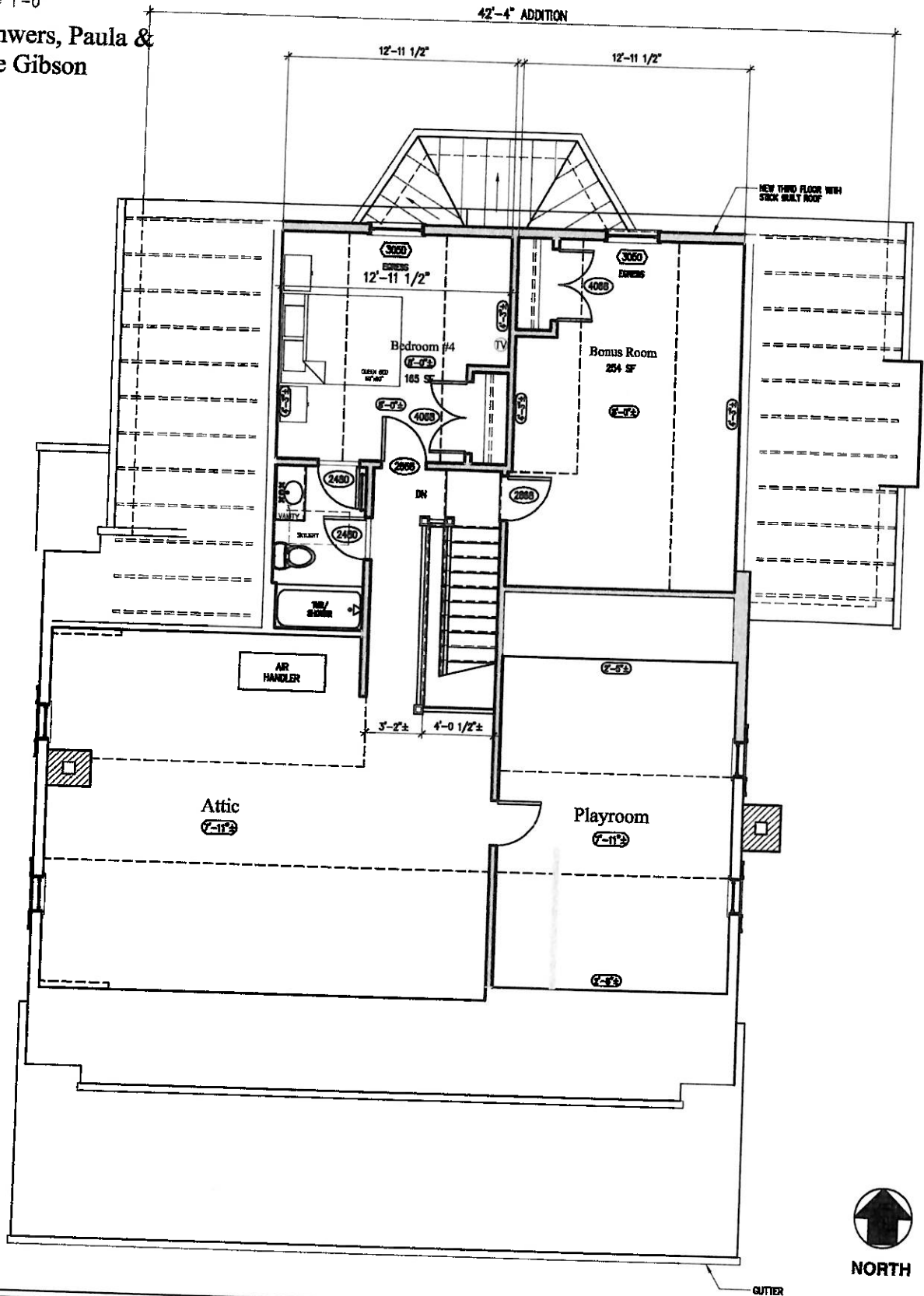
Job #:	19-05
Drawn by:	DDM
Date:	4/22/19

4 of 11

# THIRD FLOOR PLAN

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

For Homeowners, Paula & Duane Gibson



NORTH

Douglas Mader, AIA

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Design Development  
Third Floor Plan

Job #: 19-05  
Drawn by: DDM  
Date: 4/22/19

dd5

5 of 11

Existing Property Condition Photographs (duplicate as needed)



FRONT ELEVATION

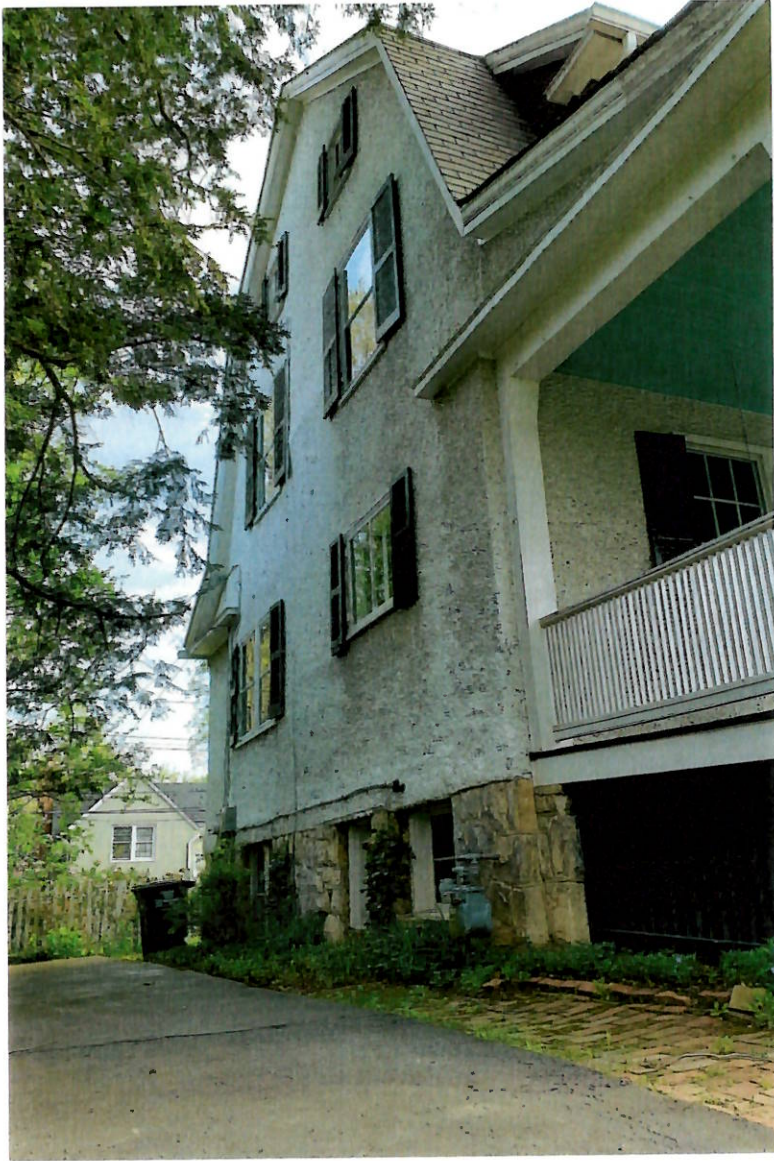


REAR ELEVATION

Applicant: GIBSON

Page: \_\_\_\_\_





← WEST ELEVATION  
(LEFT SIDE)



→  
EAST ELEVATION  
(RIGHT SIDE)





Detail: \_\_\_\_\_



← 1977  
porch  
addition  
(to be  
removed)

Detail: \_\_\_\_\_

Applicant: GIBSON

Page: \_\_\_\_\_





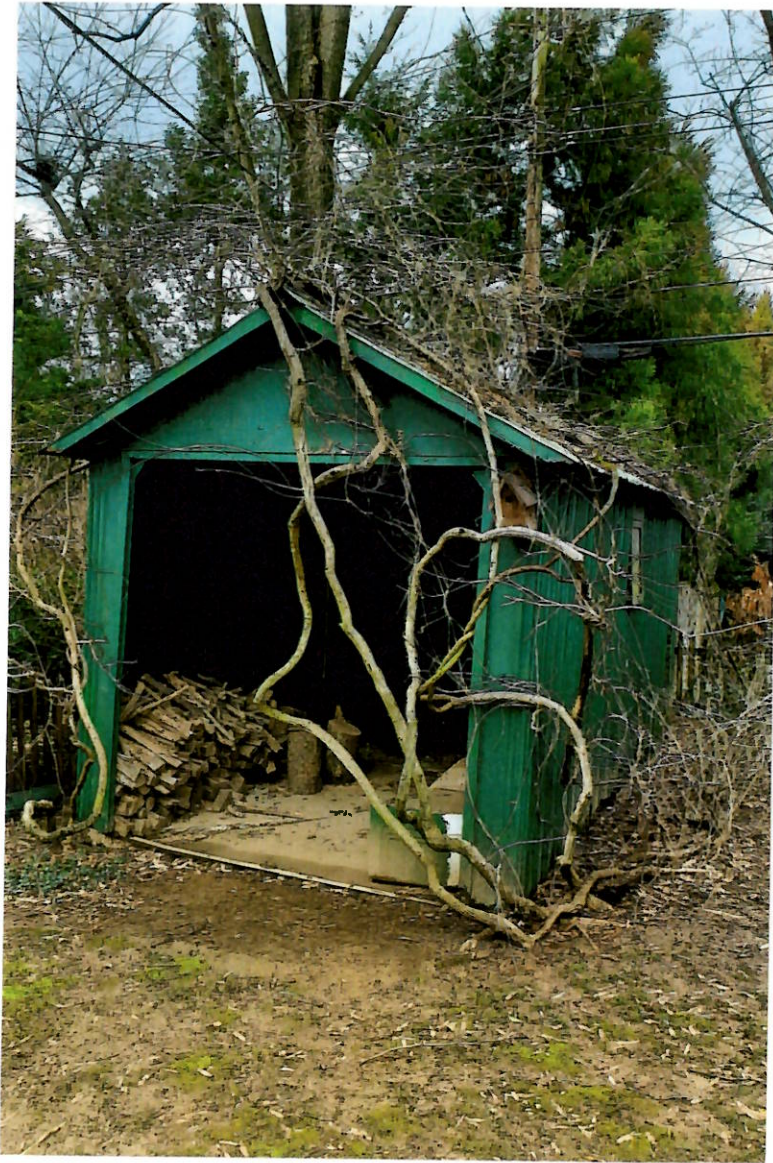
Shows coal chimney on rear side of roof peak.  
Shows pantry bump out feature to be preserved for entry way

GIBSON

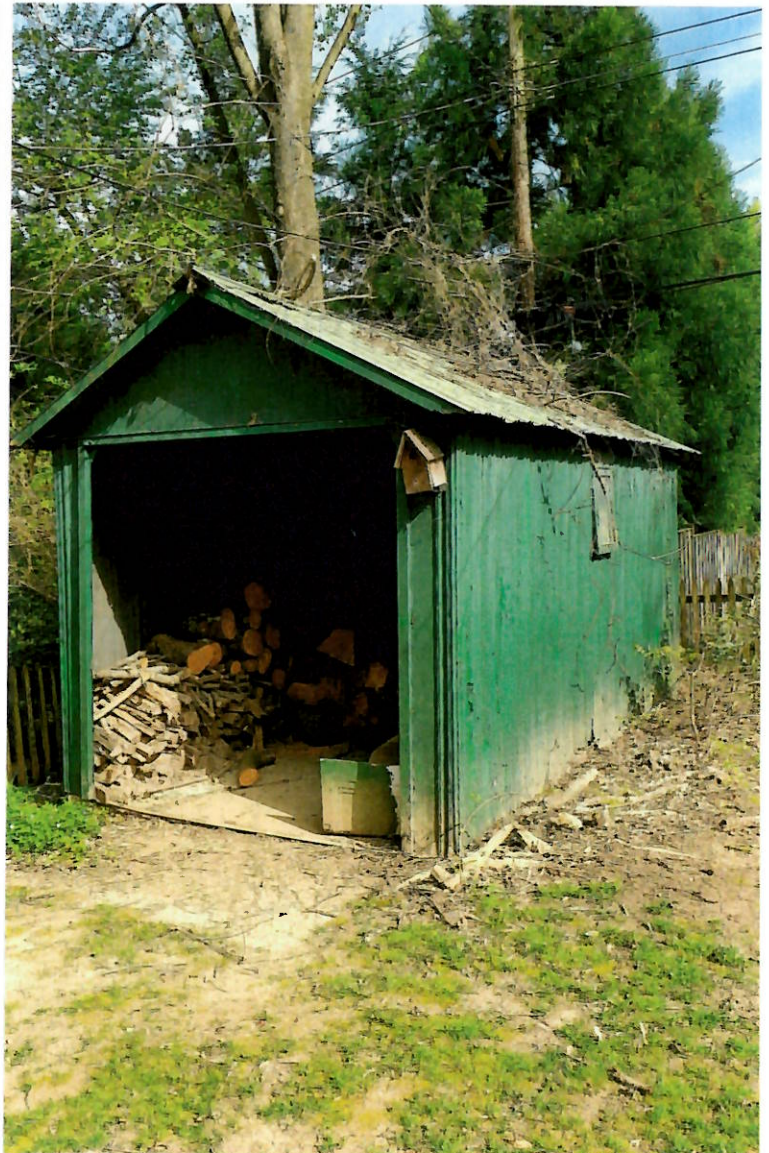


Rear Chimney shown via back/west elevation (left side)





EXISTING METAL GARAGE/SHED  
FRONT ELEVATION



SIDE ELEVATION





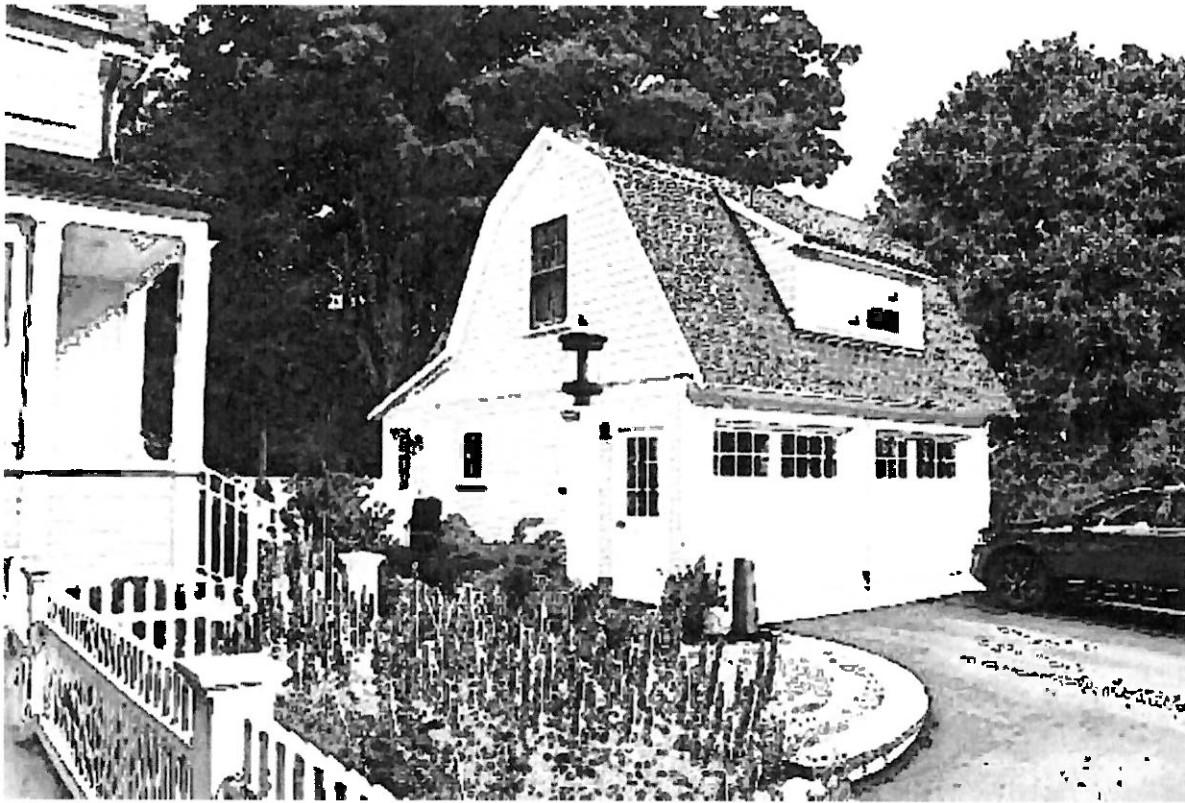
← Rotting & Deteriorating  
Metal shed/garage  
(BACK SIDE)

↓ Varying fence heights  
of neighboring yards

Deteriorating  
Right Side of  
shed/garage







POSSIBLE SHED/GARAGE DESIGN



Rear yard - note close locations of additions,  
garages, and homes





P.O. LOTS 10&11  
 HOWIE JOSEPH G 3RD  
 &  
 MARY F PEARSON  
 D.B. 12932 P. 36

P.O. LOTS 11&12  
 BUTSWINKAS DANE H  
 RUPP MEGAN ELIZABETH  
 D.B. 50749 P. 94

LOT 20  
 PLAT 21471

LOT 7  
 PLAT 106

O. LOTS 6&7  
 RBES JEFFREY  
 53561 P. 462

LOT 6  
 PLAT 106

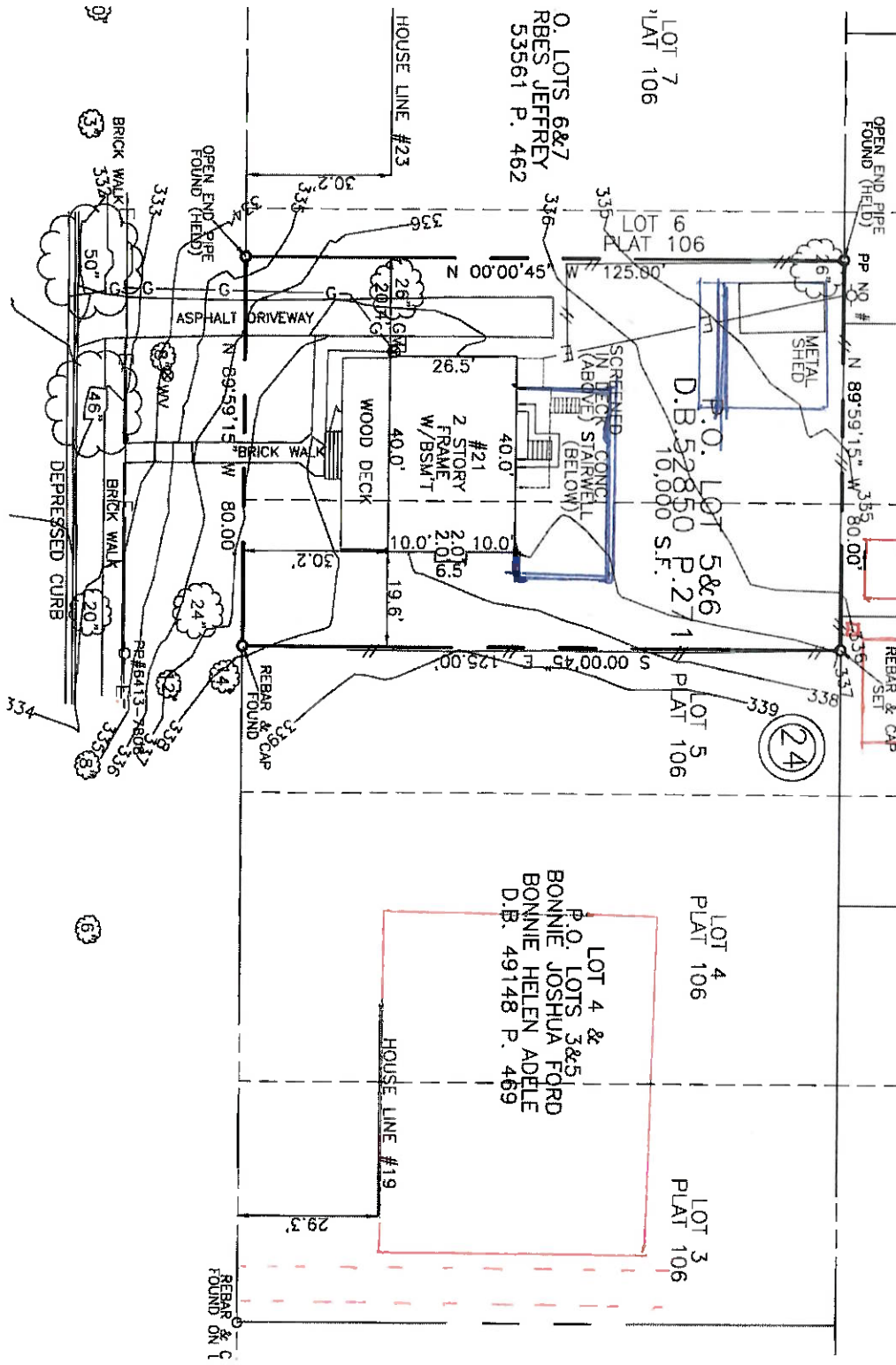
P.O. LOT 5&6  
 D.B. 52850 P. 271  
 10,000 S.F.

LOT 5  
 PLAT 106

LOT 4  
 PLAT 106

LOT 4 &  
 P.O. LOTS 3&5  
 BONNIE JOSHUA FORD  
 BONNIE HELEN ADELE  
 D.B. 49148 P. 469

LOT 3  
 PLAT 106







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

**Owner's mailing address**

Duane & Paula Gibson  
 21 Grafton St.  
 Chevy Chase MD 20815

**Owner's Agent's mailing address**

Douglas Mader  
 11307 Rokeby Ave.  
 Garrett Park MD 20896-0187

**Adjacent and confronting Property Owners mailing addresses**

Howe/Pearson Residence  
 26 Hesketh St.  
 Chevy Chase MD 20815

Dane Butswinkas  
 24 Hesketh St.  
 Chevy Chase MD 20815

Bonnie Residence  
 19 Grafton St.  
 Chevy Chase MD 20815

The Ford Residence  
 23 Grafton  
 Chevy Chase MD 20815

Horwitz / Markman Residence  
 30 Grafton St.  
 Chevy Chase MD 20815

Ms. Nancy Crisman  
 40 Grafton St.  
 Chevy Chase MD 20815