

BACKGROUND

On July 10, 2019 the HPC reviewed and approved a HAWP by consent for this building for a rear addition and other alterations to the property.

The proposal was heard as a preliminary consultation on May 7, 2019. At that hearing, the HPC indicated that the proposed 22' × 28' (twenty-two by twenty-eight feet) one and a half story garage was too large for the surrounding district. The design has been revised.

PROPOSAL

The applicant proposes to demolish the existing accessory structure and construct a new structure and new associated paving.

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.

- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
 - Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
 - 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
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
 - 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

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 to demolish the existing accessory structure and construct a new two-car garage in the same location. The applicant further proposes to remove the asphalt drive and install a new paver drive to access the rear of the property.

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 below) shows a structure in this location and the 'A' indicates that it is an auto garage. Staff is unsure if the existing structure is the one identified on the map as the exterior materials are not consistent with a garage of this era. Staff finds that the accessory structure has significantly deteriorated and is likely beyond repair. Specifically, the slab has a significant crack and the corrugated metal siding shows rust and corrosion. Under the *Design Guidelines* detached accessory structures are to be reviewed under lenient scrutiny. Removing this structure would not significantly impact the scale and massing of the site or have a significant impact on the surrounding district, and under very lenient interpretation of preservation rules, the demolition should be supported. Staff recommends approval of the demolition of this structure.

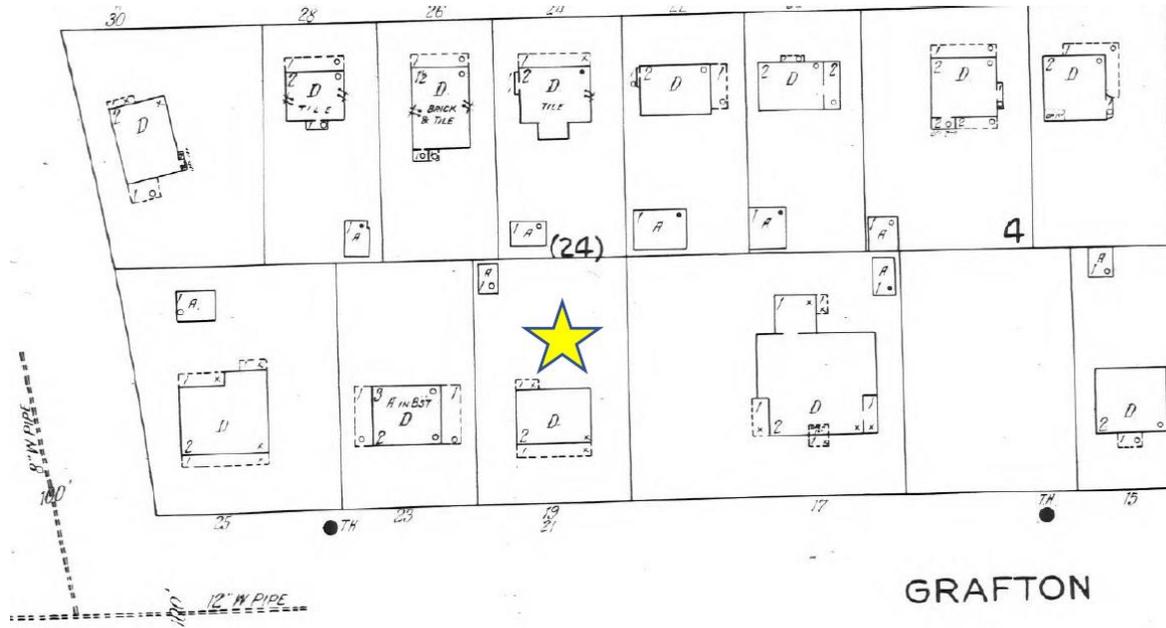


Figure 2: 1927 Sanborn Map showing the subject property and garage in the northwest corner of the lot.



Figure 3: Existing accessory structure (note, paving does not extend to the structure front).



Figure 4: View from driveway looking toward existing structure.

In place of the existing structure the applicant proposes to construct a new two-car garage on a concrete slab that will measure 24' × 24' (twenty-four feet by twenty-four feet). The design submitted has a side gambrel roof with a ridge height of 15' 11" (fifteen feet, eleven inches). The proposed garage will be fiber cement clapboard siding with PVC trim and an architectural shingle roof. The design and material proposed for the new garage will match the approved, rear building addition. There will be three four-lite, wood clad awning windows above the garage doors which will also match the approved windows in the approved rear addition. The garage doors will be wood carriage-style garage doors with lites in the uppermost panel. On the east (right) elevation, there is a wood half-lite main door and a six-over-one sash window, matching the windows approved in the rear addition.

Under the *Design Guidelines* for the Chevy Chase Village Historic District, detached accessory structures are to be reviewed under lenient scrutiny, but should be compatible with the historic building. Staff finds that the gambrel roof, materials, and windows make the proposed accessory structure compatible with the historic house and its approved addition. The remainder of the analysis focuses on the issue of massing and impact on the surrounding streetscape. Because this building is located at the rear of the lot at the minimum setback allowed by code, the proposed garage will have minimal visibility from the public right-of-way. Additionally, the rise from Grafton St. to the house will make the house less visible from the public right-of-way. Staff finds that the proposed garage is appropriate under the lenient scrutiny required and 24A-8(b)(2) and recommends approval.

New Paving

The existing driveway is non-historic asphalt that extends only as far back as the fence line just behind the rear wall plane. The applicant proposes to remove the asphalt and install a new paver drive, with an expansion in the rear where the current drive terminates. Staff finds that the proposal is appropriate with the historic house and surrounding district and recommends approval.

The applicant proposes using a Belgard stone paver as a new driveway material. This material will provide a textured surface that will blend in with the historic house and surrounding district. The applicant has indicated that the driveway re-paving and expansion will not impact any trees. Staff has examined the proposal on site and concurs with that assessment. As the proposal will not impact any trees on the site, the *Design Guidelines* state driveways are to be reviewed under lenient scrutiny. From the public right-of-way, the change will be from severely degraded asphalt to manufactured pavers. Staff finds that this material will not have a negative impact on the historic house or surrounding district and is compatible with 24A-8(b)(2) and recommends approval for the driveway replacement.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPB-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phg5494@gmail.com Contact Person: PAULA GIBSON
Daytime Phone No.: 301-335-2465

Tax Account No.: N/A

Name of Property Owner: DUANE & PAULA GIBSON Daytime Phone No.: 301-693-7145
Address: 21 GRAPTON CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: VIA Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Douglas Mader, AIA Daytime Phone No.: (301)466-1378

PART ONE: LOCATION OF BUILDING/PREMISE

House Number: 21 GRAPTON Street _____
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: PTS 536 Block: 25 Subdivision: SECT. No. 2 - CHEVY CHASE
Lot: 52850 Folio: 271 Parcel: 106

PART ONE: TYPE OF PERMIT (CHECK ALL THAT APPLY)

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stps Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complies 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 RESTRICTION 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 FOR FENCE OR 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: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Note: This HAWP only extends to the work proposed on the garage and driveway. The work proposed on the house was approved at the July 10, 2019 HPC meeting.

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 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 FRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and fronting 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.

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

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 a modest 800 sq ft footprint). The new space is designed to remove a rear porch added in 1977, but to preserve an existing original rear west side 7 foot wide closet pantry feature by sliding the new space in the rear of the house to the east 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 under deck area, and the removal of the existing detached rusted corrugated metal shed with a cracked foundation (to be replaced by a 24 X 24 detached garage utilizing a gambrel design to maintain consistency with the existing style of house). Extension and leveling of a driveway section up to the new garage, which is to be brought up to grade, is also included. Other minor updating and maintenance-type improvements will include replacement of code compliant front wooden steps, adding wood railings(see railing detail attached); replacement of some or all of the 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 (but not identical) and cedar shake style Hardie plank shingles. Hardie Plank siding is added to new space to distinguish new from old. The existing the front and most side windows of the home will remain and be refurbished to maintain operability. Some windows are in bad condition (perhaps attic and existing kitchen) will be removed, reconditioned, and re-installed. Certain windows (front center and left elevation 2d floor left window may need to have the glass replaced with tempered glass due to county code. These windows will be removed, retrofitted, and reinstalled with code-compliant glass. New windows on the new space will be casement 6/1 complementing existing windows and awning style windows in other areas. Basement windows will be replaced, and egress west window and well along with north side (rear) French doors will be added to new space to exit basement onto lower porch.

Preliminary hearing comments and how they are addressed are summarized below:

- 1) **Massing and Scale.** The Prior Proposal involved two rear-facing gambrels the same height as existing structure. **The Revision drops the roof height of the rear-facing right gambrel by 6 inches (looking from rear of house), eliminates the left rear-facing gambrel, and adds a smaller, shorter side (east-facing) gambrel from the new space. Further adjustments were made to change the pitch of the roof facing east per HPC staff recommendations. This cleans up and squares the new structure with the old when viewed from the front. This removes Prior Proposal’s angular facings on the new space viewed from the front elevation.** This accommodates concerns of (a) massing and scale from the east side (and front), which are greatly reduced, (b) a duplicate fireplace smokestack, which is shortened substantially due to lower roof height and includes material change to stucco from stone (in direct response to commissioners’ comments), and (c) gambrel angles on the east side when viewed from the front. This also partially addresses how the new structure joins with the existing structure in a more cohesive way.
- 2) **Chimney.** The Prior Proposal involved addition of a second stone chimney of equal height. **The Revision with smaller east facing gambrel lowers chimney height noticeably. The firebox was moved partially inside of main addition so that it does not stick out to the east as far. Materials were changed from stone to stucco, which de-emphasizes the new structure and ensures that the existing chimney and new structure do not look like they were original (addressing comment of some commissioners).**
- 3) **Complexity.** The comments about the rear elevation was that it was “complex and confusing.” **The Revision with only one rear facing gambrel and the smaller side gambrel rectifies larger “the projection” to the east side and to the rear by its new, simpler nature. Additionally, the rear eating area “bump out” has been eliminated, further simplifying. A roofed screen porch and unroofed area were maintained (but stairs down from the porch are put behind the house, not on the east side). Materials also simplify and**

distinguish new from old: the entire addition is Hardie plank siding, except for the chimney that will be stucco.

- 4) Chevy Chase Historic Guidelines: Comments by Commissioners indicated that the Prior Proposal had “complexity where it [the addition] is visible” from the front and to the east side. **The Revision largely cleans up this complexity by bringing the right side height down by several (about 4) feet. This means less frontal exposure on the right side and simplification so that the angled gambrel reveal is not seen from the front.** This addresses comments that there is “A lot going on the east side bump out.” We addressed the statement of a commissioner that addition changes should be “compatible” but do not replicate the existing house by changing the east-facing gambrel to be different roof angles and narrower.
- 5) Garage. The Prior Proposal involved a higher gambrel 22x28 2-story garage. **The Revised Proposal scales the garage back includes a smaller 24x24 one story garage with second level non-walkable storage space. The garage complies with Chevy Chase Village code and is below 16 feet high.**

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: Hardie plank siding on structure and Hardie cedar-like shingles on window pop outs (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: double hung (wood), casement, and awning windows

Trim: Hardie plank

New Roof: Replace existing asphalt shingles with architectural asphalt shingles to match rear transition area. New structure and transition areas to have standing seam metal roof.

Handrails: Wood supported by wooden slats in front and rear to resemble existing design.

Doors: Wood above grade

The lot coverage of the proposed modifications do not exceed the maximum of 35% lot area. (Amount of coverage for the existing house, the addition, and garage is about 26%)

On balance, the addition keeps the existing structure almost entirely intact, except where it joins with the new addition in the rear. On each of the Moderate Scrutiny components—massing, scale and compatibility with the surrounding streetscape, and preserving the existing structure—the **Revised Proposal** adjusts and seeks to take into account comments of the commissioners at the preliminary consultation.

The addition is to the rear of the existing house and the great bulk of the addition is not seen from the street. The basic policies under the CCV historic guidelines are addressed: the addition preserves the integrity of the CCV historic district and the contributing resource, the addition contributes to the district (it is not modern and is not a duplicate in size, scale, or other features, but complements the current structure); ***Most windows in the main floors of the current house are kept and will be refurbished.*** Areas that are seen from the front are understated and appropriately treated, similar to other examples of resources in the historic district, so as to not overshadow the contributing resource.

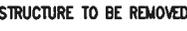
Other Details and Specifications

- 1) **Details of the areaway from driveway to garage (layout and materials).**
Driveway is currently asphalt up to the rear of the house. From the driveway to the current shed, the driveway material has decayed and is no longer usable. New garage will be brought up to a better grade to make driveway more level. We will seek to replace that section of the driveway (from the end of the asphalt to the new garage marked in RED on the site plan) with a paver material in the area depicted on the site plan where it flares out from the existing point to allow parking of two cars in front of the garage. Paver area will comply with CCV code for dimensions and driveway berm in compliance with CCV code may be added to tie in asphalt with pavers and slightly widen the driveway.
- 2) **Details and specifications for the rear basement steps and steps on west side of house; Setps coming out of the basement on the east side and steps coming out from the areaway under the porch will be concrete. Egress well will also be concrete. Railings on these will match the front railings and rear step railings**
- 3) **Specifications for the proposed rear deck, including stairs and railing. The rear deck will have a staircase to the right (looking from the rear elevation) made of the same materials as the deck and railings to match the front railings (slats and handrail).**
- 4) **Rear patio will be made of flagstone and have a permeable crushed stone foundation.**
- 5) **Garage drawing complies with CCV Code. Materials will be hearty siding and shingles with an asphalt roof.**
- 6) **Front porch repair will consist of replacing many or all of the existing old and rotting wooden floorboards. We will not know the extent of the replacement/repair until we get into the job. This area will be repainted. Front steps will be rebuilt and code compliant, including the addition of handrails (wooden) with slats supporting them, similar to the porch and other areas (shown in elevations).**
- 7) **Roofing material on the existing house will be replaced with like-kind asphalt shingles, except an architectural grade will be selected. Areas on the rear of the house may transition to standing seam metal roofing where it meets the new addition or flat metal roof for one section to the east between gambrels. The addition will be metal standing seam.**
- 8) **Basement window may be replaced as condition of windows and casings has deteriorated. Windows will be Anderson or comparable brand. Concrete, below grade window well will be needed as indicated on east elevation for an egress window.**

Design Development

- dd1 of 13 Architectural Site Plan
- dd2 of 13 Lower Level Plan
- dd3 of 13 First Floor Plan
- dd4 of 13 Second Floor Plan
- dd5 of 13 Third Floor Plan
- dd6 of 13 Roof Plan
- dd7 of 13 Building Section A-A
- dd8 of 13 Building Section B-B
- dd9 of 13 Building Section C-C
- dd10 of 13 Front Elevation
- dd11 of 13 Right Side Elevation
- dd12 of 13 Rear Elevation
- dd14 of 13 Left Side Elevation

GRAPHICS KEY:

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

DRAFT PRINT

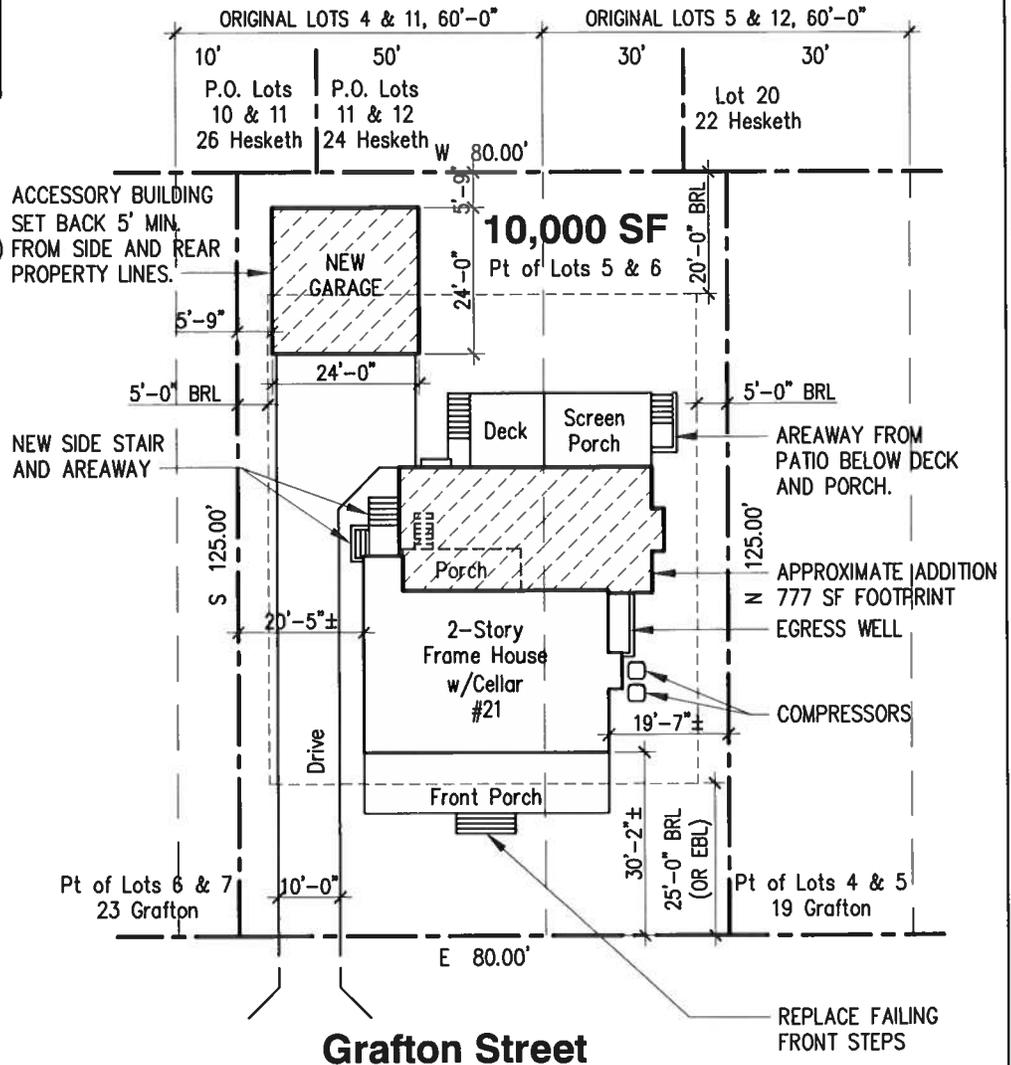
Not for Construction

For Homeowners, Paula & Duane Gibson

ZONE: R-60 SINGLE FAMILY RESIDENTIAL
 MIN. FRONT YARD SETBACK = 25' (= EBL)
 MIN. SIDE YARD = 5' (IN CC VILLAGE)
 MIN. REAR YARD = 20'
 MAX COVERAGE = 35% = 3,500 SF
 MAX HEIGHT = 30 FT TO MIDPOINT

PROJECT IS INTENDED TO PASS HISTORIC COMMISSION GUIDELINES.

PROPOSED LOT COVERAGE: 2,539 SF WHICH IS 25.39%
 (1,963 SF HOUSE + 576 SF GARAGE)



SITE INFORMATION TAKEN FROM 1909 PLAT PLAN #106, CURRENT TAX RECORDS, AND MARCH 2019 SURVEY BY GOODE SURVEYS, LLC.

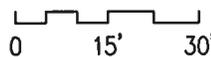
Block 24 Part of Lots 5 & 6

CHEVY CHASE

Chevy Chase, MD
 Montgomery County

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'



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: 6/25/19

dd1

1 of 13

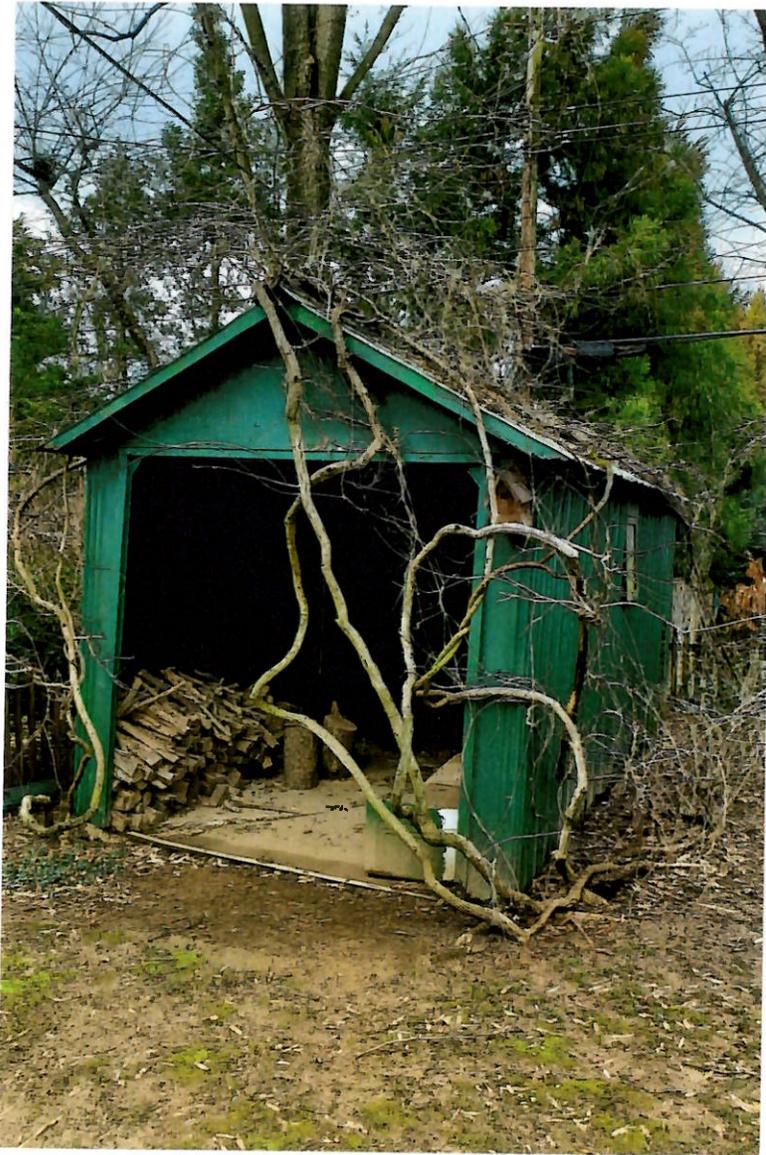
Existing Property Condition Photographs (duplicate as needed)



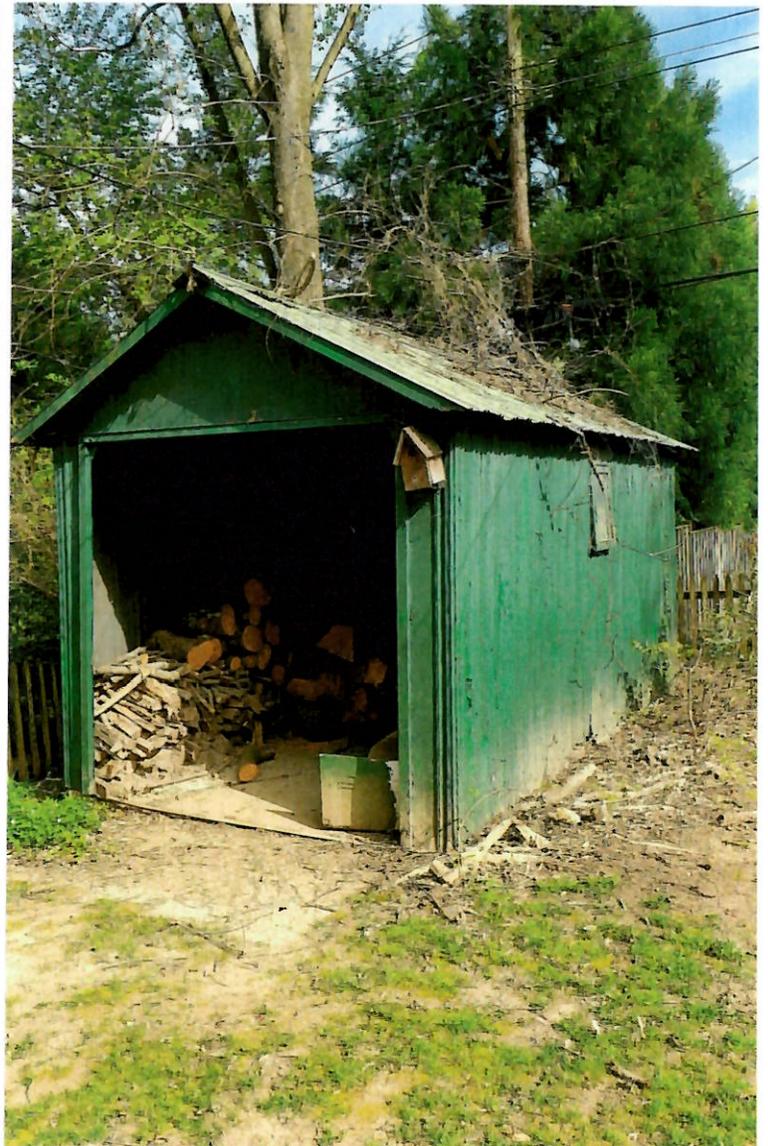
FRONT ELEVATION



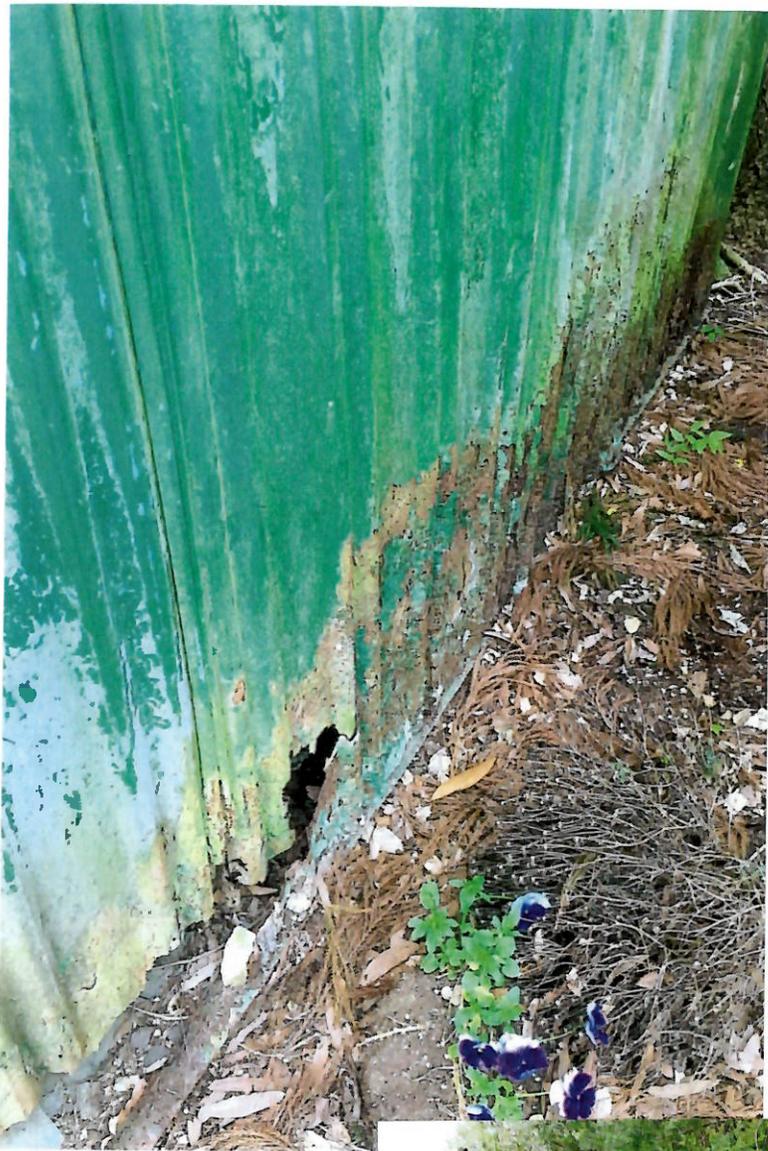
REAR ELEVATION



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



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

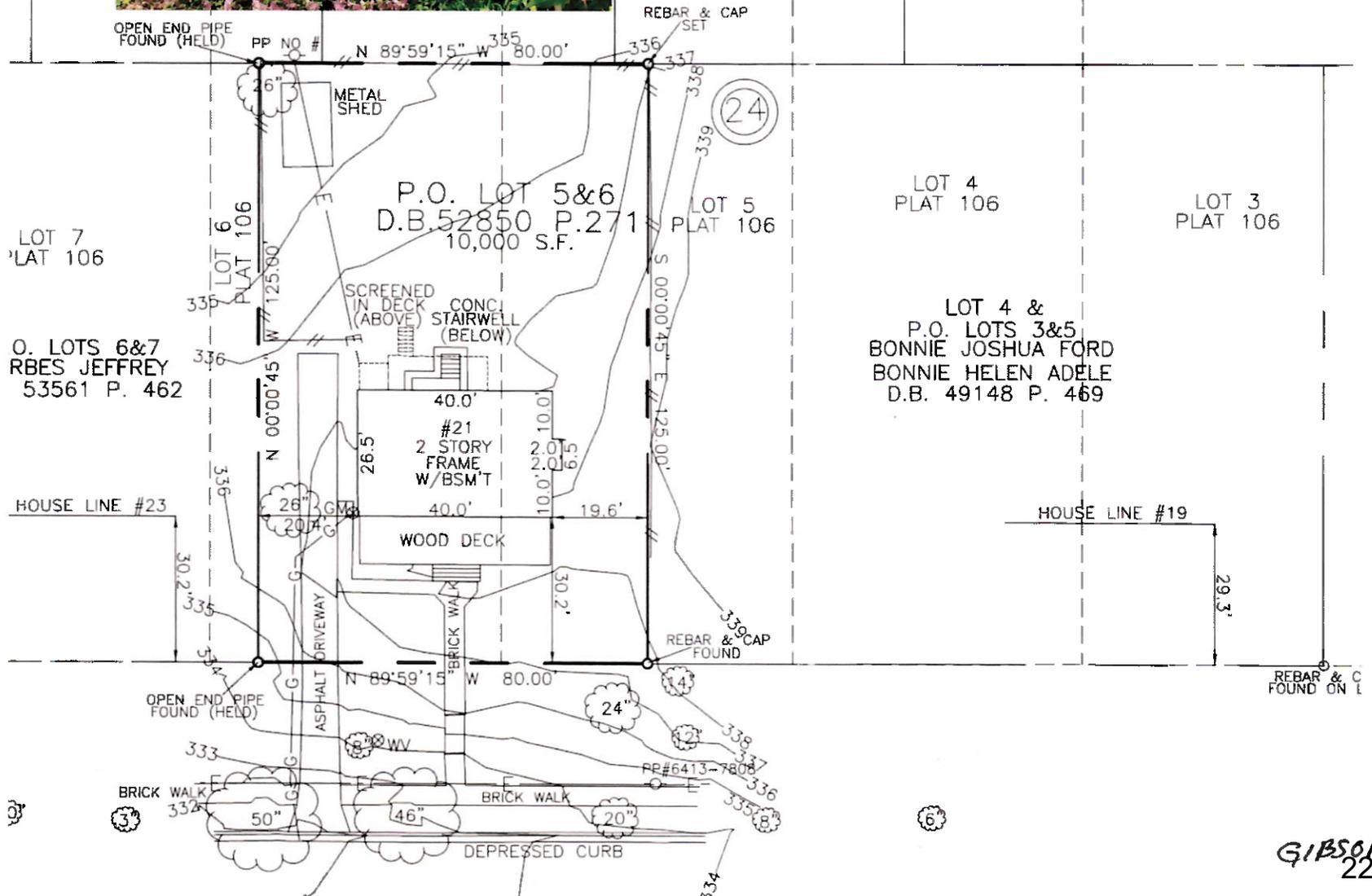


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HOWIE

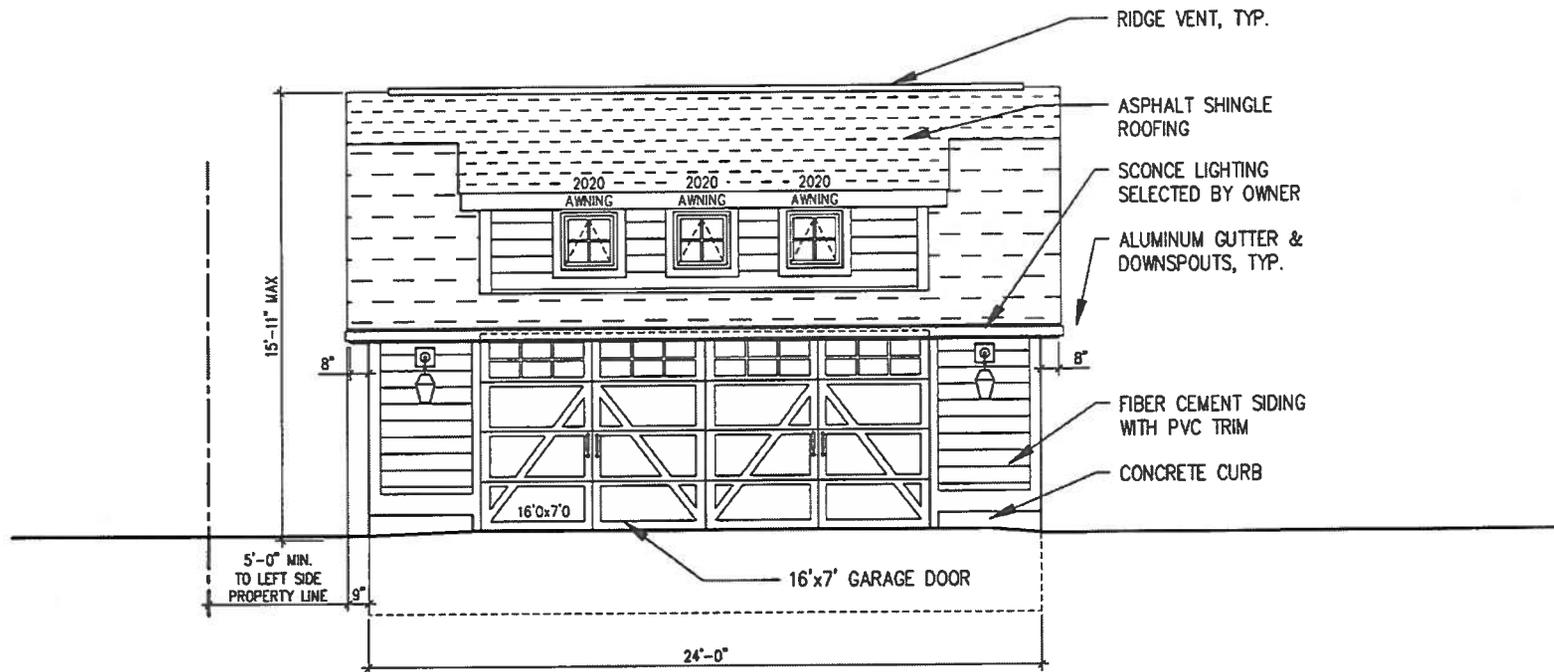
MA
D.B.



LOT 20
PLAT 21471



GIBSON
22



FRONT ELEVATION

SCALE 1/4" = 1'-0"

RIDGE VENT, TYP.

ASPHALT SHINGLE ROOFING

SCONCE LIGHTING SELECTED BY OWNER

ALUMINUM GUTTER & DOWNSPOUTS, TYP.

FIBER CEMENT SIDING WITH PVC TRIM

CONCRETE CURB

16'x7' GARAGE DOOR

16'0"x7'0"

5'-0" MIN. TO LEFT SIDE PROPERTY LINE

15'-11" MAX

8"

8"

9"

24'-0"

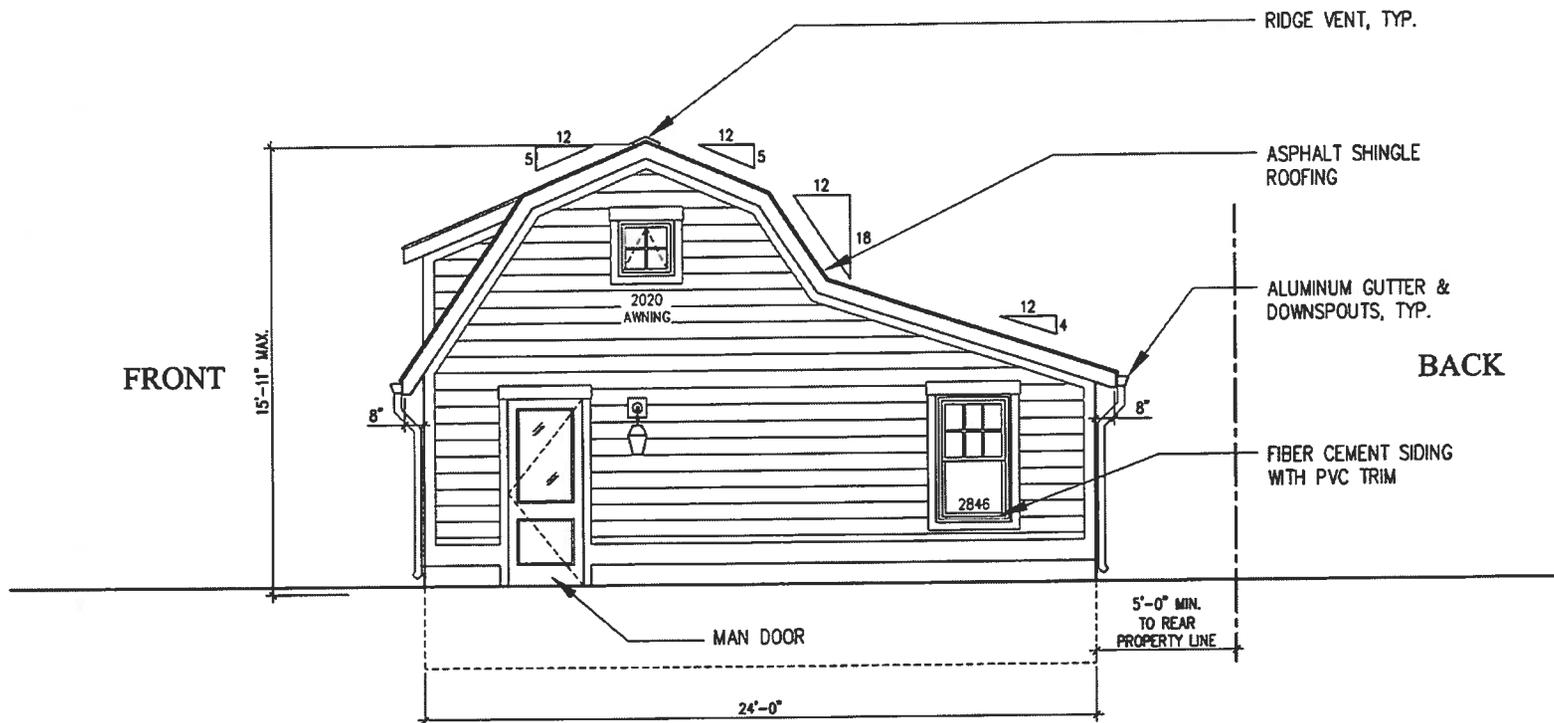
Douglas Mader, AIA
 11307 Robby Avenue, Carroll Park, MD 20895-0187
 (301) 933-2880, (301) 466-1378 cell, DMAM@aol.com

21 Grafton St. Garage
 21 Grafton Street
 Chevy Chase, MD 20815
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Front Elevation

Job # 19-05
 Drawn by DDM
 Date: 5/29/19
 Revisions:

A3
 4 of 11



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION
 I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214, Expiration Date: 8/24/2019. Seal below:

Douglas Mader Date

Douglas Mader, AIA
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Right Elevation

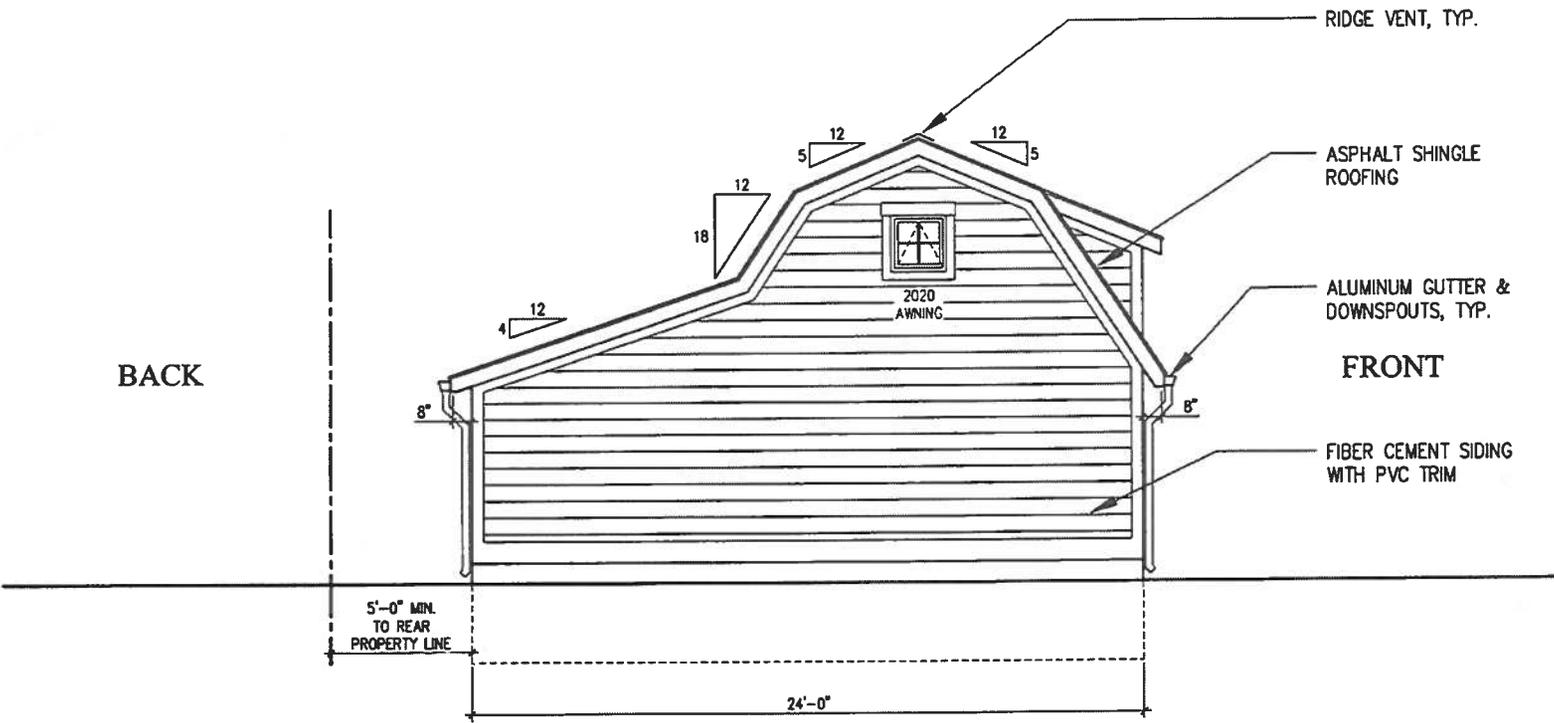
Job # 19-05

Drawn by DDM

Date: 5/17/19

Revisions

A4
 5 of 11



LEFT ELEVATION
 SCALE 1/4" = 1'-0"

PROFESSIONAL CERTIFICATION
 I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 12214, Expiration Date: 8/24/2019. Seal below.

 Douglas Mader Date

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Left Elevation

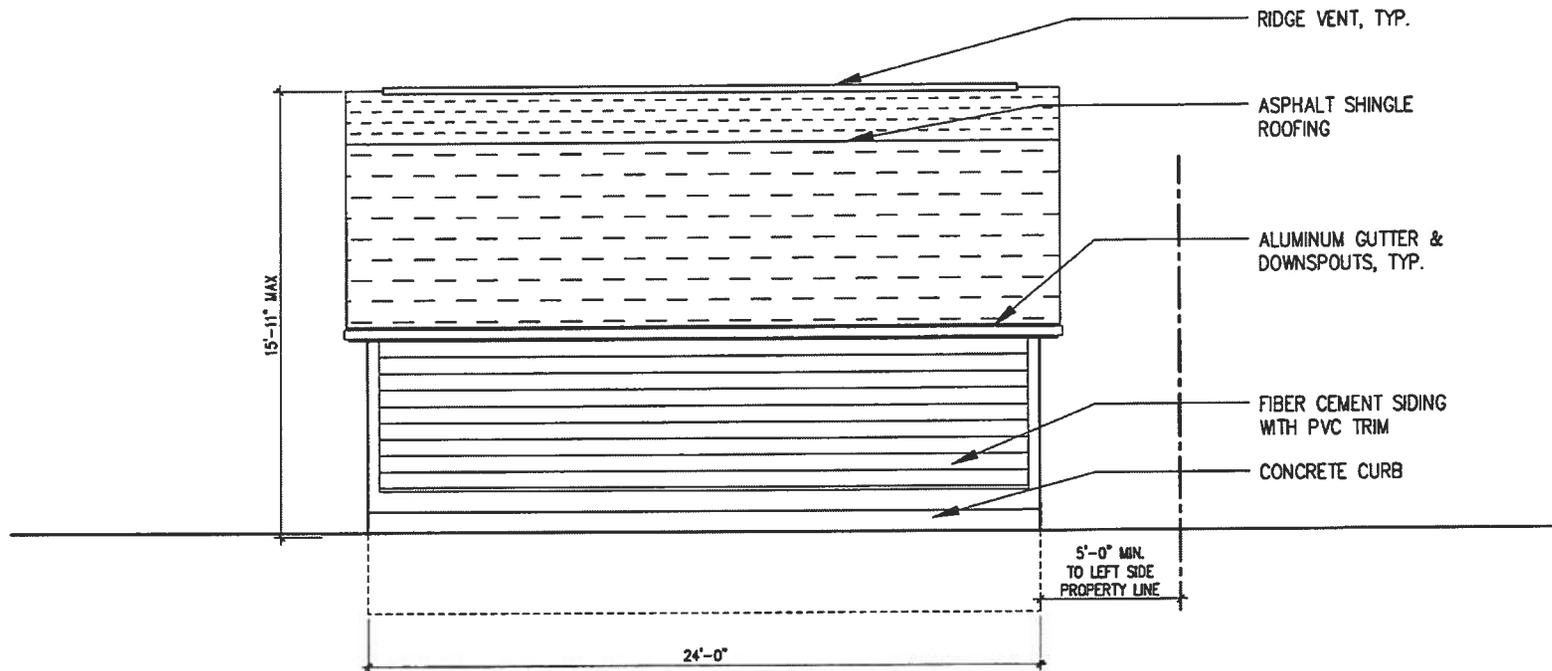
Job # 19-05

Drawn by: DOM

Date: 5/17/19

Revisions:

A6
 7 of 11



REAR ELEVATION

SCALE 1/4" = 1'-0"

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Rear Elevation

Job # 19-05

Drawn by DDM

Date 5/17/19

Revisions

A5
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