

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Grafton St., Chevy Chase	Meeting Date:	7/10/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/3/2019
Applicant:	Duane and Paula Gibson (Doug Mader, Architect)	Public Notice:	6/26/2019
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-19DD	Staff:	Dan Bruechert
PROPOSAL: Building Addition and other alterations			

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP application with one (1) condition:

1. Shingles in the gambrels on the proposed addition need to be wood to match the shingles on the house.

ARCHITECTURAL DESCRIPTION

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

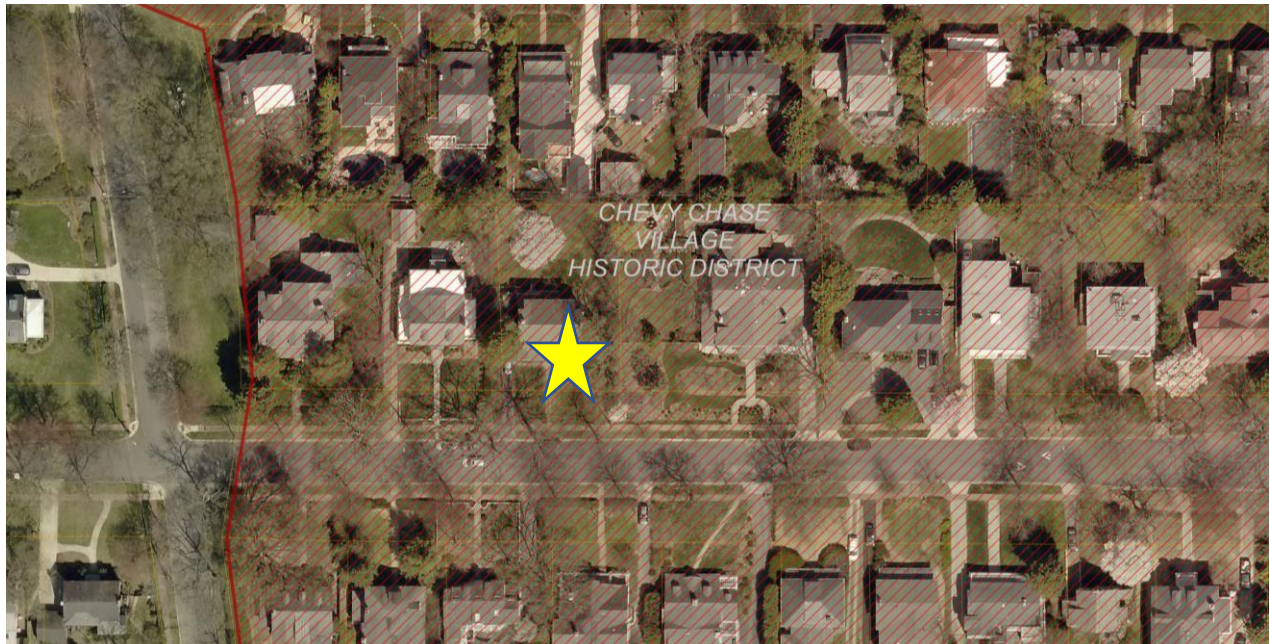


Figure 1: 21 Grafton St. near the edge of the Chevy Chase Village Historic District.

BACKGROUND

On May 7, 2019 the HPC heard a preliminary consultation for the subject property. HPC made several comments include the need to reduce the mass and simplify the design of the proposed rear addition, a revision to the proposed chimney, and a reduction in the size of the proposed garage.¹ That proposal for preliminary consultation also included the demolition and construction of a new outbuilding, but that proposal has been removed from the current application.

PROPOSAL

The applicant proposes to construct an addition to the rear of the house and undertake 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

¹ The Staff Report for the Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/04/III.A-21-Grafton-Street-Chevy-Chase.pdf>.

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

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 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 a historic feature, at the rear, and its removal will not negatively impact the historic character of the historic resource.

The applicant proposes to construct a new, two story addition at the rear of the historic house. The addition will be 42' 4" × 20' 6" (forty-two feet, four inches by twenty feet, six inches) with a side projecting gambrel and a larger rear-facing gambrel. The new gambrel roofs will be covered with standing seam metal. The applicant proposes cladding the addition in fiber cement siding with fiber cement shingles in the gambrels. The foundation and chimney will be covered in stucco matching the appearance of the historic house. The windows in the addition will be a combination of six-over-one sash, fixed, and six-lite casement aluminum clad wood windows.

The proposed addition will project to the east (right) of the existing wall plane by 6' (six feet). The HPC discussed this feature at some length at the preliminary consultation, without reaching a consensus as to the appropriateness of this proposal. The *Design Guidelines* state that additions should be placed to the rear, so they are less visible from the public right-of-way. The lot and house placement do present some mitigating elements that Staff finds sufficient to justify constructing this addition with a projection to the right. First, the subject building is not centered on its lot. It is only approximately 10' (ten feet) off of the property boundary to the left and 25' (twenty-five feet) off of the property boundary to the right. This means that any addition that projects to the rear at the left could impede access to a driveway in the rear. Second, the applicant has indicated their desire to construct an addition while retaining the sense of open space at the rear. The properties along Hesketh St. to the rear both have rear additions and accessory buildings that do not comply with current zoning requirements (these outbuildings were constructed before the current setback requirements).

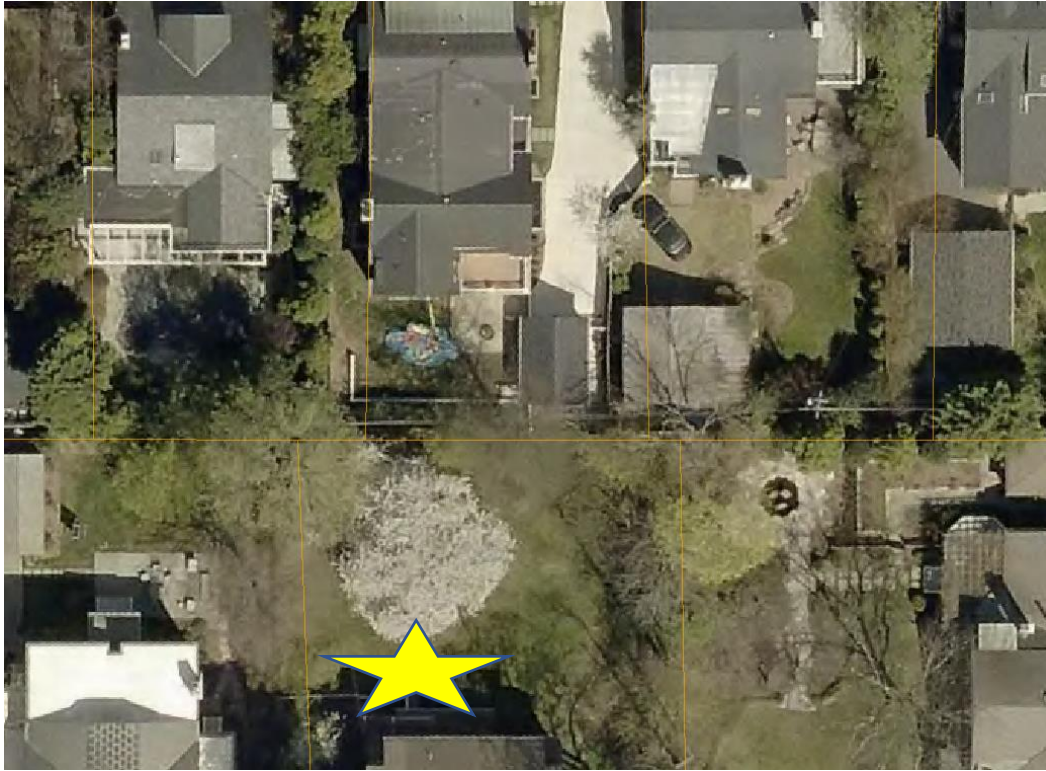


Figure 2: Rear lot of the subject property showing the encroachment of house additions and outbuildings at the rear.



Figure 3: Rear property boundary showing two accessory structures built almost to the property line.

Staff finds the impact of these buildings is not effectively transmitted in the map and photograph included in this Staff Report, but that it does create a sense of being closed in and an addition that projects further to the rear would only compound that sensation. Additionally, the

house to the east, 19 Grafton, is on a double lot, which leaves a large open expanse between it and the subject property (see Fig. 2, above). Regardless of whether the addition projects 6' (six feet) or is inset from the historic wall plane, it will be highly visible from the right-of-way to the east. 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. This partially frustrates the purposes of the *Design Guidelines* for requiring additions to be placed to the rear of the historic buildings to make them less visible from the right-of-way, because any addition to this house will be highly visible from the right of way.



Figure 4: View from in front of 17 Grafton St. looking west. Absent the vegetation, any rear addition would be highly visible.

The previous proposal called for a butterfly or double gambrel roof with a ridgeline that matched the historic ridge. In response to near unanimous feedback from the HPC that the form needed to be lowered to reduce the mass and be deferential to the historic construction, the applicant revised the form of the addition. The new form has a larger rear-facing gambrel that is one foot below the historic gambrel ridge. The right-facing gambrel is now 4' (four feet) lower than the historic gambrel to reduce its visual impact. To further explain the roof configuration, the applicant included the requisite roof plan.

At the rear of the proposed addition, the applicant is proposing to construct a screened in porch with a shed roof. The decking will be wood with simple wood posts supporting the shed roof. The simple porch design, at the rear is an element that should be approved as a matter of course.

Chevy Chase Village *Design Guidelines* require the proposed rear addition to be reviewed under ‘moderate scrutiny.’ Staff finds under this requirement, the massing, scale, and architectural capability of the proposed addition are compatible with the historic construction. Staff finds that the size of the proposed addition, with a footprint of roughly 800 ft² (eight hundred square feet) is in proportion of the subject property and surrounding historic district.

As the HPC did not reach a consensus on appropriateness of a right projection, Staff has analyzed the proposal and finds that the reduction in scale and mass in the design presented, along with the unique lot characteristics, make a side projection appropriate in this instance. Furthermore, the applicant worked with Staff to revise the design of the side-projecting gambrel form to a more compatible form that is closer in pitch to the historic gambrel. Staff finds nothing proposed in this HAWP would put the altered structure’s ‘contributing’ significance at risk.

Staff finds that the majority of architectural details and the design of the proposed addition is compatible with the historic architecture at 21 Grafton St. The use of fiber cement siding will introduce one new material to the building, but Staff finds it will sufficiently differentiate the new construction from the historic. Stucco on the foundation and chimney will tie the two phases of construction together. Staff, however, finds that fiber cement shingles in the gambrels will have too flat of an appearance to be compatible with the shingle siding on the house and should be a wood shingle. Staff recommends the HPC include a condition for approval that the shingles on the addition are wood, to be verified by Staff on the permitting plans.

Other proposed materials are compatible with the house and the *Design Guidelines*. Despite the language in the *Design Guidelines* that vinyl and aluminum windows are to be discouraged, the HPC has typically allowed aluminum clad windows on new construction and additions in the Chevy Chase Village Historic District. Staff finds that these windows are in an appropriate configuration and will not detract from the historic wood windows in the historic portion of the house. Finally, Staff finds the proposed sanding seam roof to be appropriate on the proposed addition. Reviewed under moderate scrutiny, Staff finds that an asphalt shingle or standing seam metal roof would be appropriate as a replacement or on an addition. As no specifications were submitted with the application materials, approval of this material only extends to a field-turned standing seam metal roof. A roof system will require either a Staff Item or an amended HAWP as the HPC sees fit.

Finally, lot coverage on historic buildings in the Chevy Chase Village Historic District are to be reviewed under strict scrutiny in view of the open, park-like setting. Lot coverage will be increased, but no trees will be impacted by the proposed addition and rear porch.

Staff recommends approval of the rear addition with the condition regarding the use of fiber cement shingles in the gambrels.

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 5: 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 show new stairs and a railing to match the existing railing. Staff finds that with this alteration will not have a significant impact on the historic character of the house or surrounding district (per 24A-8(b)(2)).

Third, the applicant proposes replacing the existing three-tab roof with an architectural shingle roof. Staff finds that under moderate scrutiny, a contributing resource may change the material on its roof and in this instance the change is appropriate. Staff recommends approval of the roof replacement.

Next, 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.” The HPC was nearly unanimous in its finding that the coal chimney could be removed without a significant impact on the historic character of the house or the surrounding district. Staff agrees with the HPC’s assessment 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 and recommends approval of the chimney removal.



Figure 6: 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. While some basement windows may be original to the house, many are not. A Staff on-site assessment of these windows showed some rot and many of them in a degraded condition. None of the windows are egress compliant. The applicant proposes to replace all of the existing basement windows with Pella Architect Series wood windows in matching configurations. The one exception will be the northernmost window on the east elevation, which the applicant proposes removing and converting into an egress-compliant window. The proposed egress window will be a six-over-six double hung Pella Architect Series wood window. This configuration is consistent with the windows found throughout the historic house. Half of this window will extend below grade into the window well. Staff finds the proposed basement window replacement will not impact the historic character and is not a substantial alteration to significant historic features of the house (24A-8(b)(1). Additionally, the window being

converted into the egress window is only minimally visible from the public right-of-way, because it is largely obscured by the historic stone chimney. The drawings show a new concrete window well to the east of the house. This feature will be below grade and will not be visible from the public right-of-way nor will it impact the historic character.

Staff recommends approving the proposed window replacement and the proposed window well.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. Shingles in the gambrels on the proposed addition need to be wood to match the shingles on the house;

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-88

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

LOCATION OF BUILDING/PROJECT

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 BUILDING/PROJECT

1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

☒ A/C ☒ Stairs ☒ Room Addition ☒ Porch ☒ Deck ☒ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ 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 CONSTRUCTION AND EXTENSION/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

**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 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 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. 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.

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.

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 and specifications for the rear basement steps and steps on west side of house; Steps 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**
- 2) 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).**
- 3) Rear patio will be made of flagstone and have a permeable crushed stone foundation.**
- 4) 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).**
- 5) 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.**
- 6) 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

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)

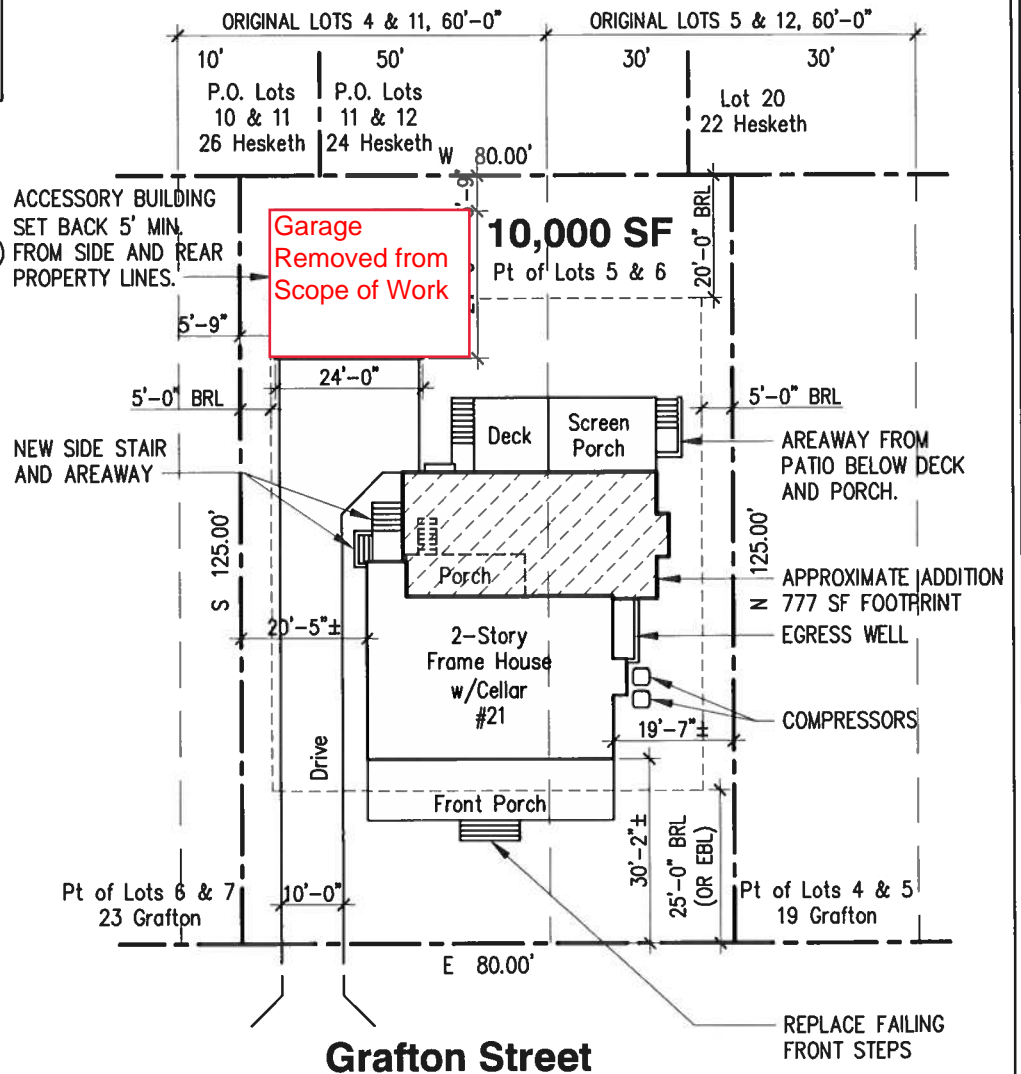
GRAPHICS KEY:

— G
FENCE & GATE
—
EXISTING STRUCTURE TO REMAIN

STRUCTURE TO BE REMOVED
[Hatched Box]
NEW ENCLOSED STRUCTURE

DRAFT
PRINT

Not for Construction



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'

0 15' 30'



NORTH

Douglas Mader, AIA

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Design Development
Architectural
Site Plan

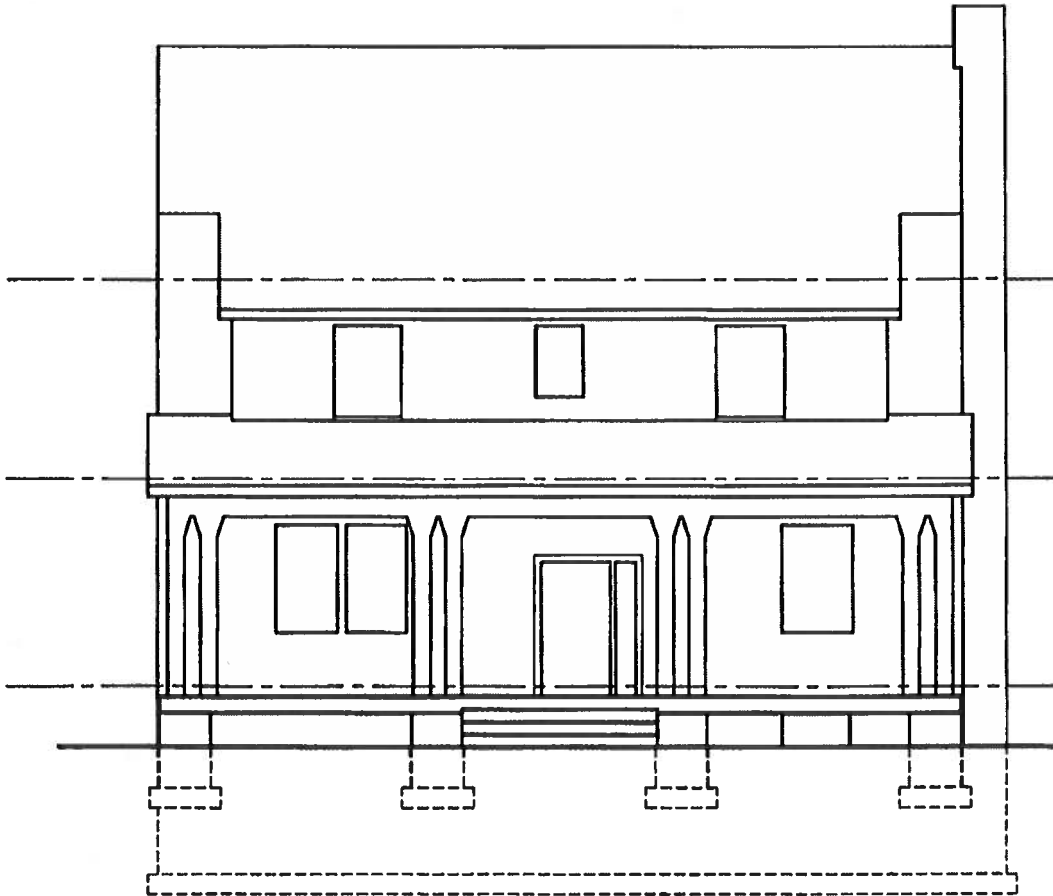
Job #: 19-05
Drawn by: DDM
Date: 6/25/19

dd1

1 of 13

19

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.

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**Existing Conditions
Front Elevation**

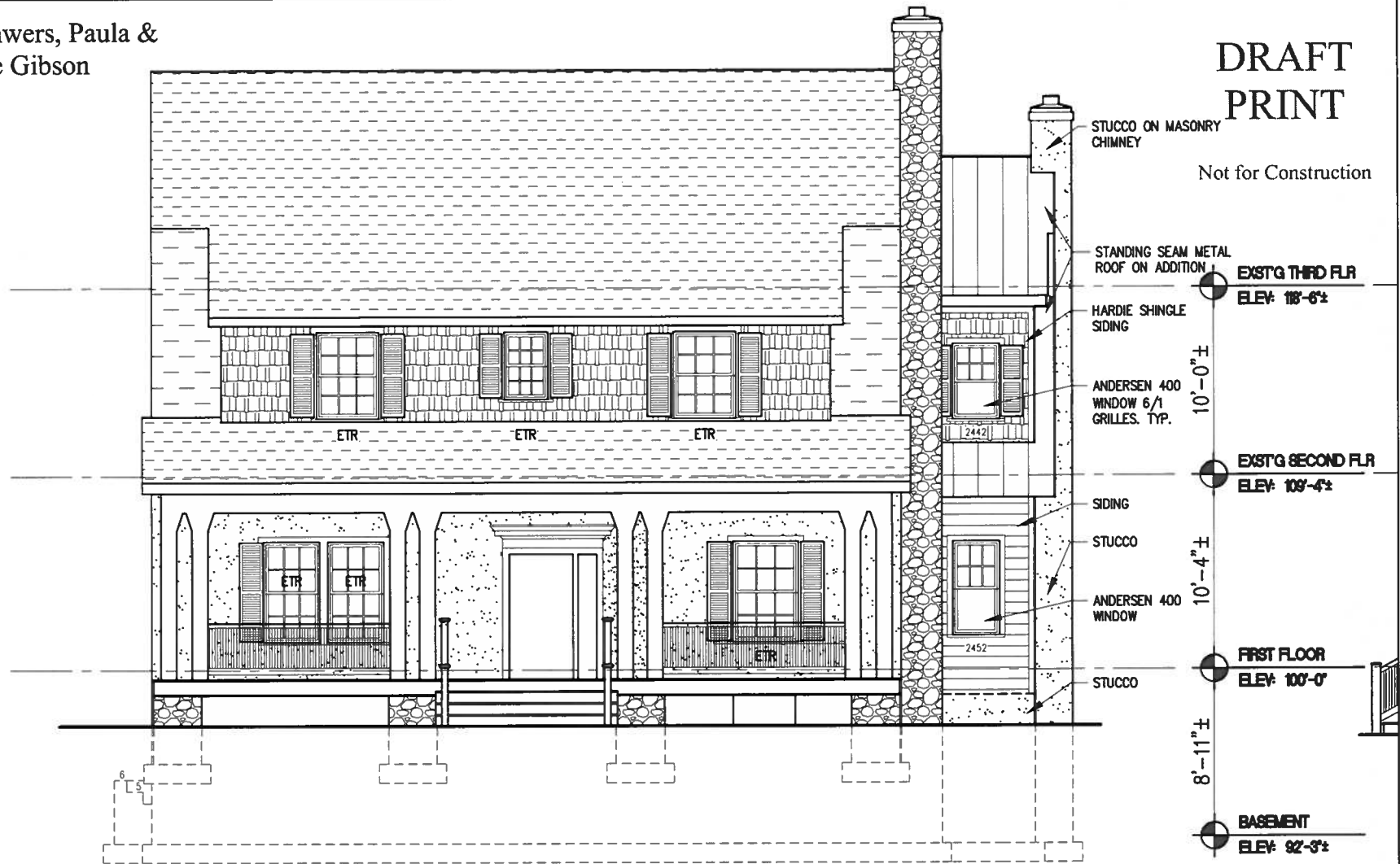
Job #
19-05
Drawn by:
DDM
Date:
4/4/19

ec5
5 of 8

For Homeowners, Paula &
Duane Gibson

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1
dd10

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.

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**Design Development
Front Elevation**

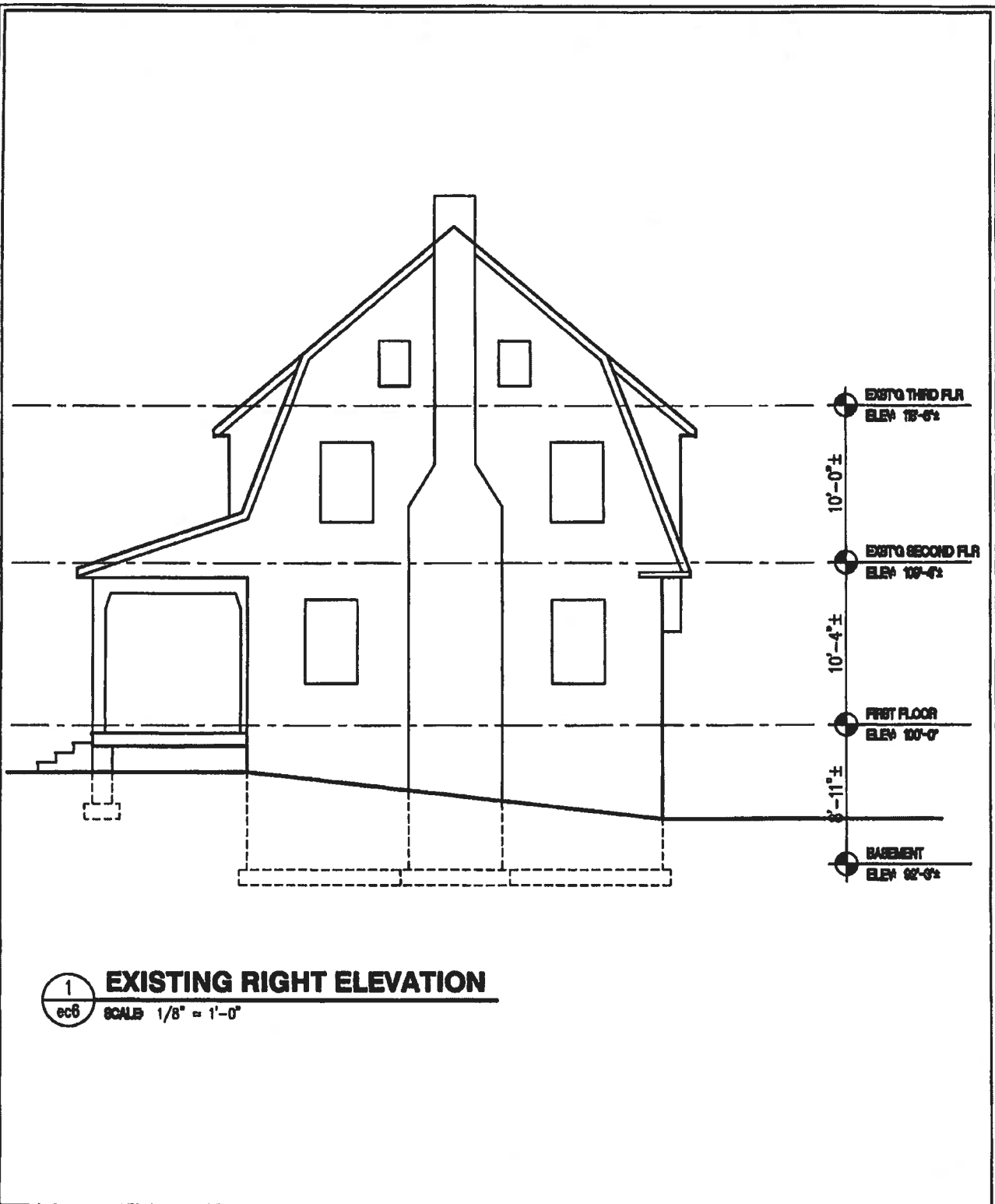
Job #: 19-05
Drawn by: DDM
Date: 6/24/19

Revisions:

dd10

10 of 13

21



1
ec6

EXISTING RIGHT ELEVATION

SCALE 1/8" = 1'-0"

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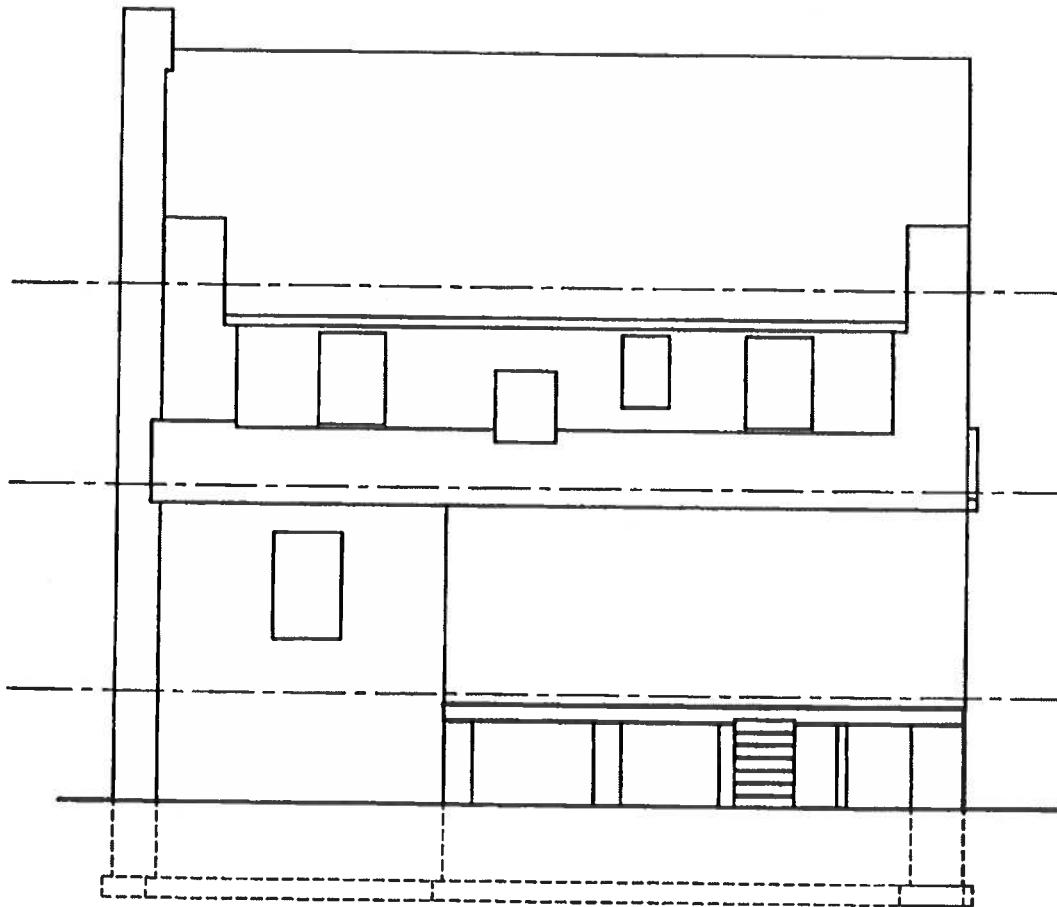
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**Existing Conditions
Right Elevation**

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

ec6
6 of 8



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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**Existing Conditions
Rear Elevation**

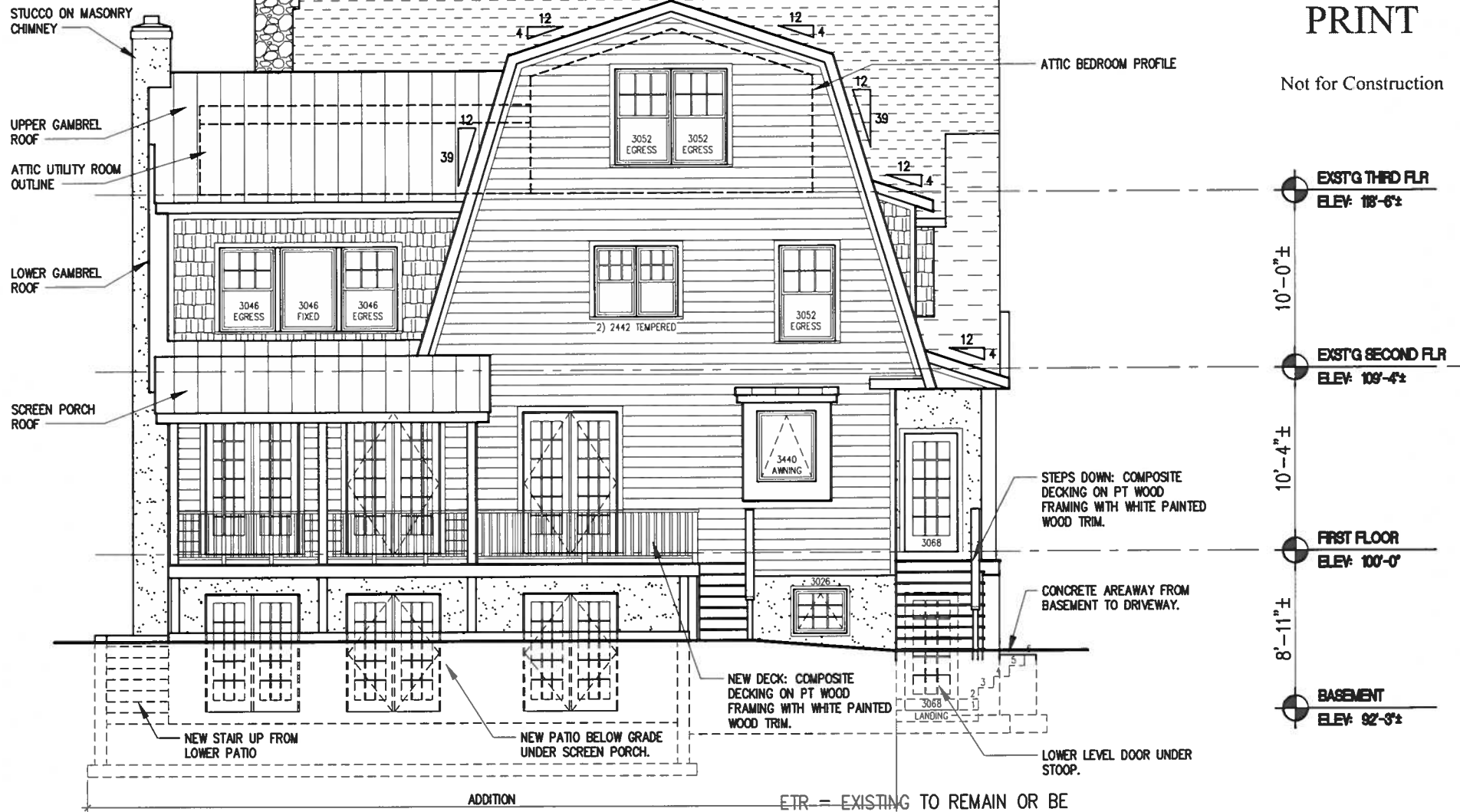
Job #: 19-05
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Date: 4/4/19

ec7
7 of 8

For Homeowners, Paula &
Duane Gibson

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1
dd12
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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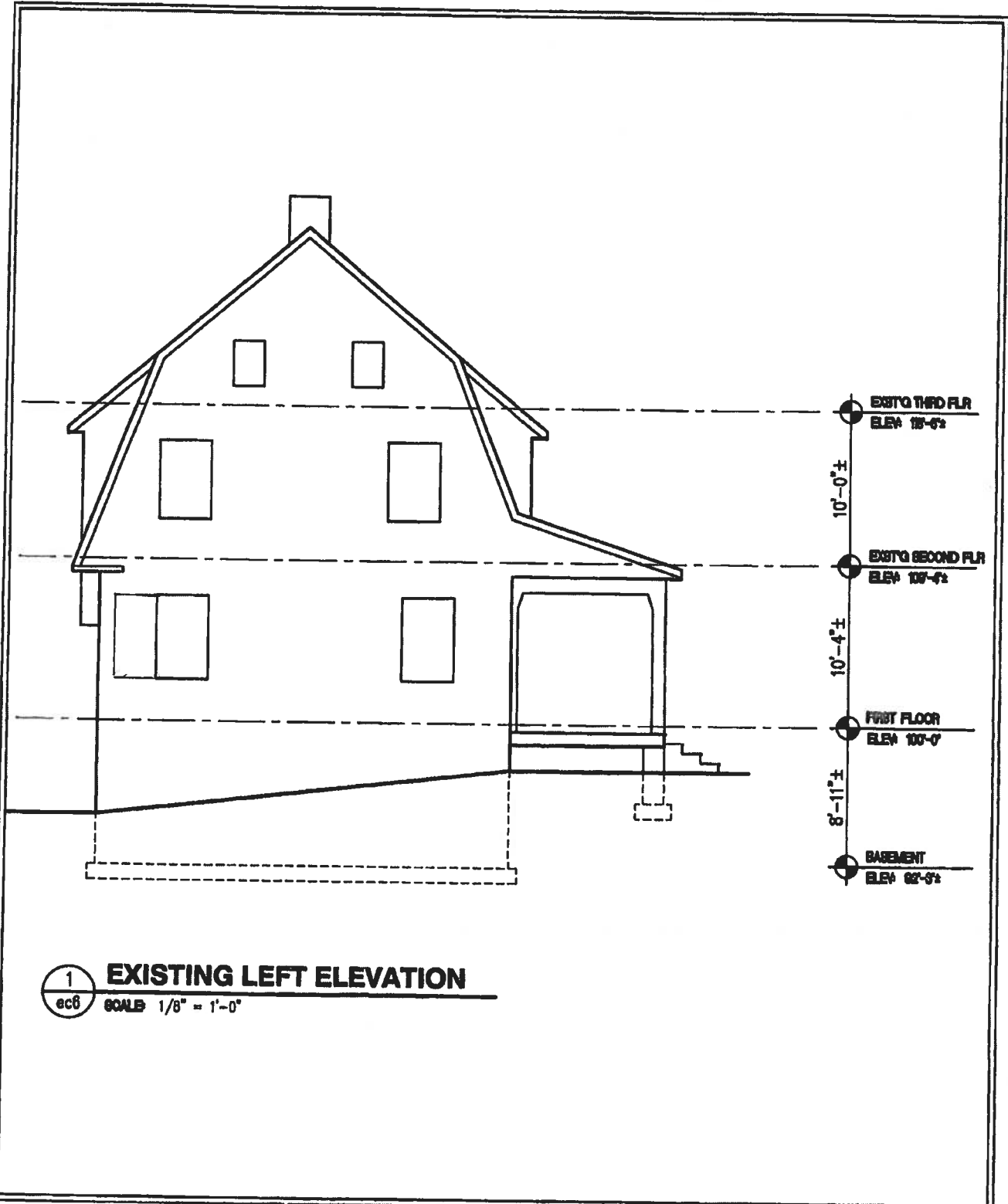
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Design Development
Rear Elevation

Job #:	19-05	Revisions:	
Drawn by:	DDM		
Date:	6/25/19		

dd12
12 of 13



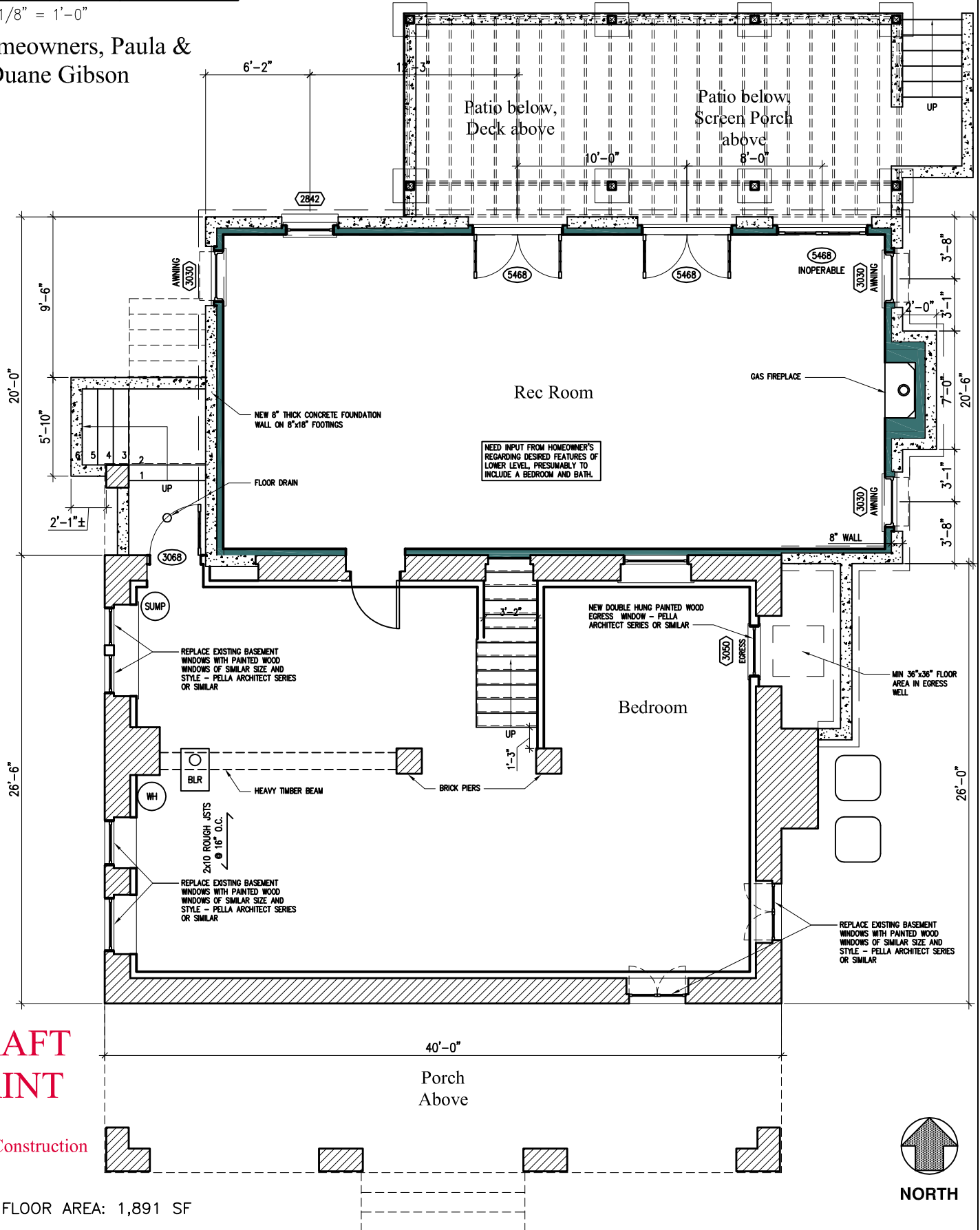
Douglas Mader, AIA 11307 Rokeby Avenue Bethesda, MD 20184-0187 (301) 486-1378, DMaderAIA@aol.com	21 Grafton 21 Grafton Street Chevy Chase, MD 20815 Copyright 2018, © Douglas Mader, AIA	Existing Conditions Left Elevation	Job #: 19-05 Drawn by: DDM Date: 4/4/19	ec8 8 of 8
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27 13 of 13

LOWER LEVEL PLAN

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

For Homeowners, Paula &
Duane Gibson



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GROSS FLOOR AREA: 1,891 SF

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Design Development
Lower Level Plan

Job #:

19-05

Drawn by:

DDM

Date:

7/2/19

dd2

2 of 13

FIRST FLOOR PLAN

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

For Homeowners, Paula & Duane Gibson

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SECOND FLOOR OVERHANG
Not for Construction

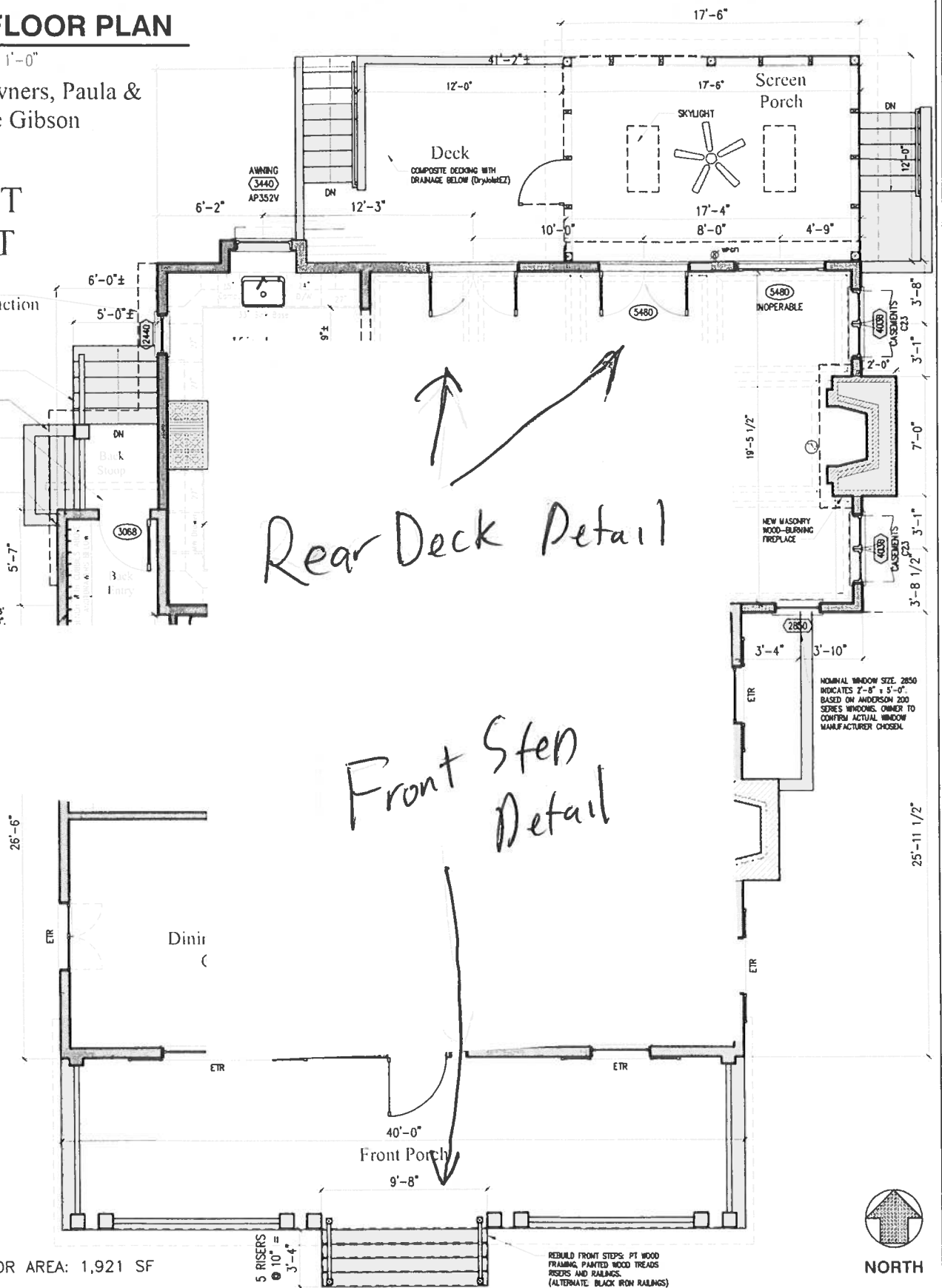
IRON GUARD AND HANDRAIL,
SEE ELEVATION

NEW STOOP, COLUMN, STEPS,
ROOF

2'-8" x 6'-8" DOOR WITH
2'-8" x 1'-4" GLAZED
TRANSOM

EXISTING PANTRY
PRESERVED AS A
NEW BACK ENTRY

BUILT-IN SINK, 15" BENCH
W/7/8" DRAWERS BELOW, TWO
OVERHEAD CABINETS TOTALING 6"
ABOVE. NINE COAT HOOKS @ 8".



NORTH

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Design Development
First Floor Plan

Job #: 19-05

Drawn by: DDM

Date: 6/25/19

dd3

3 of 13

29

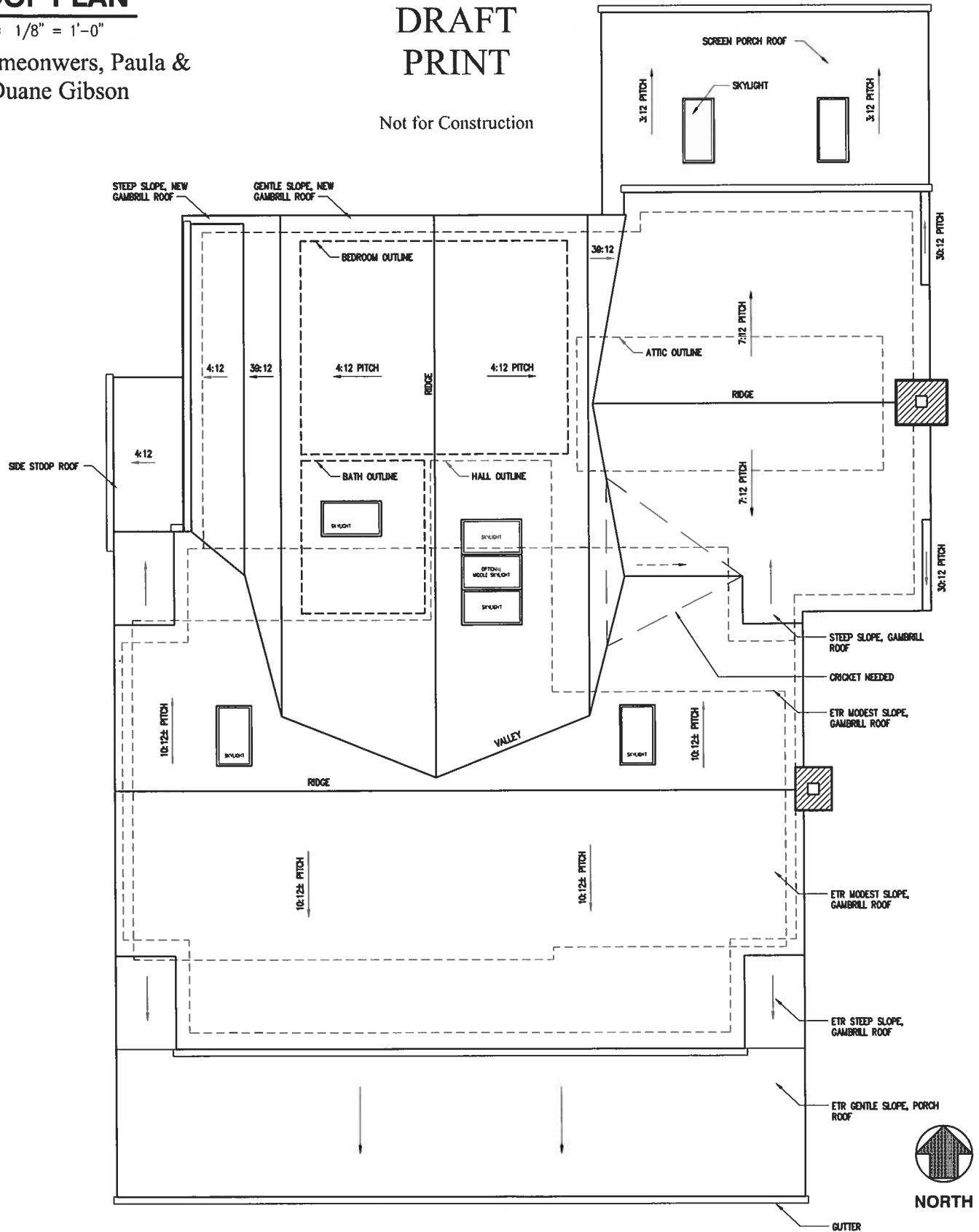
ROOF PLAN

SCALE 1/8" = 1'-0"

For Homeowners, Paula &
Duane Gibson

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Design Development
Roof Plan

Job #: 19-05
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Date: 6/24/19

dd6

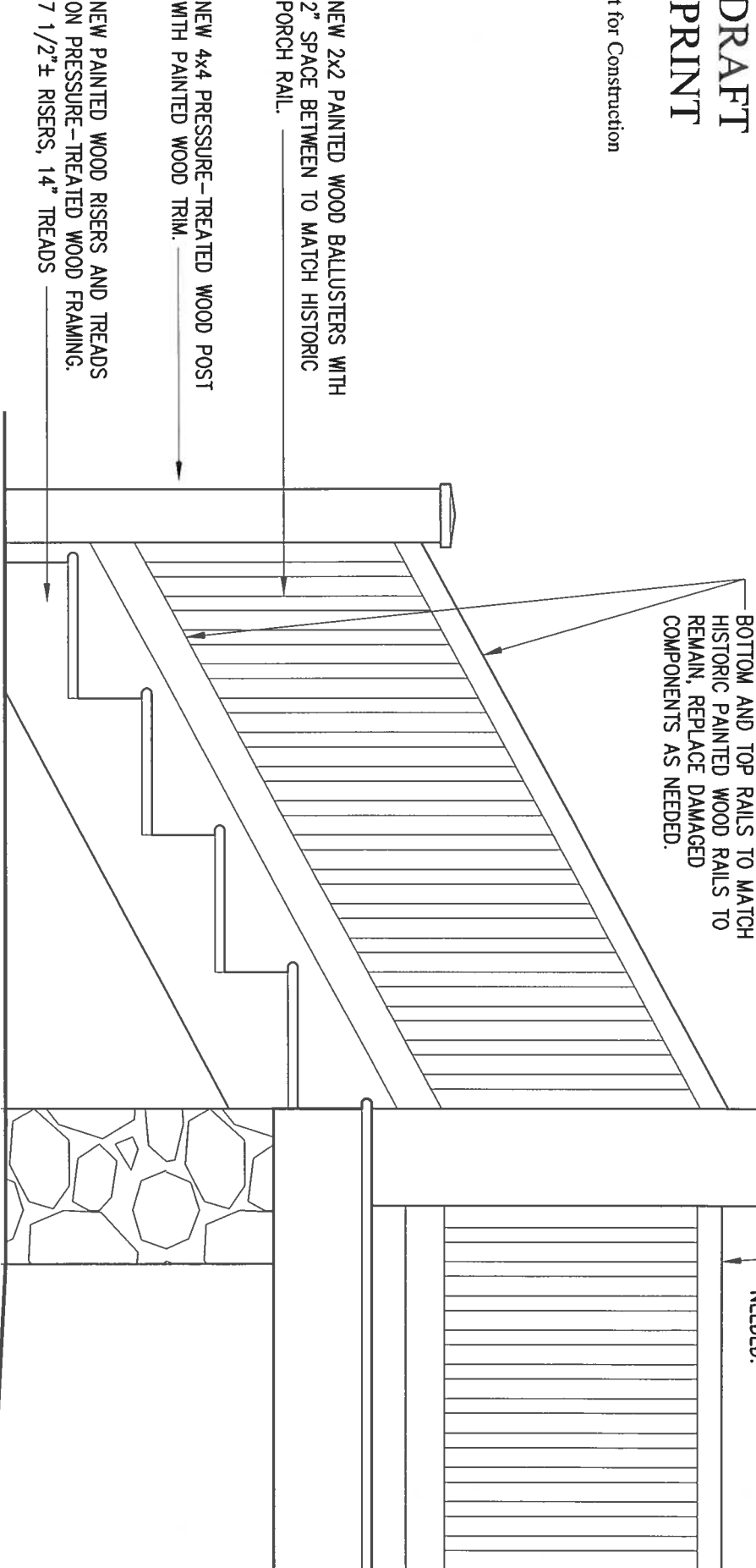
6 of 13

30

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Duane Gibson

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Design Dev. Detail
New Stair Detail

Job #:	19-05	Revisions:
Drawn by:	DDM	
Date:	6/26/19	

1
1 of 1

Existing Property Condition Photographs (duplicate as needed)



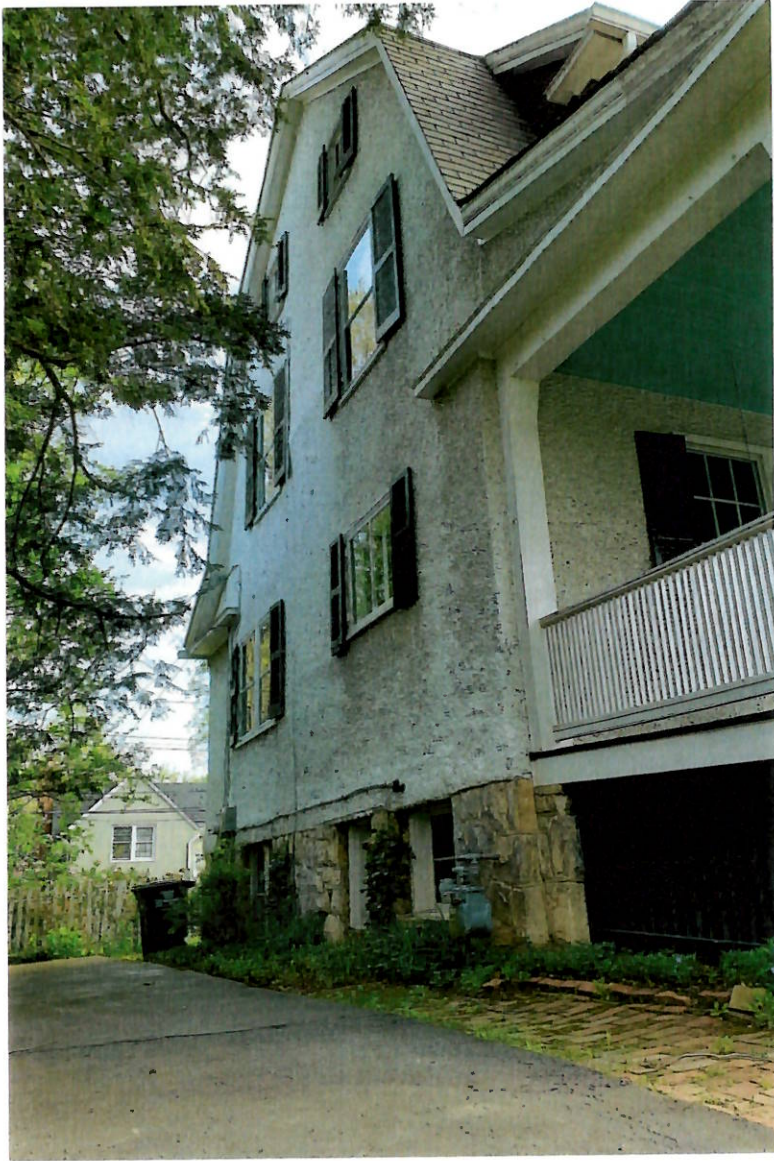
FRONT ELEVATION



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

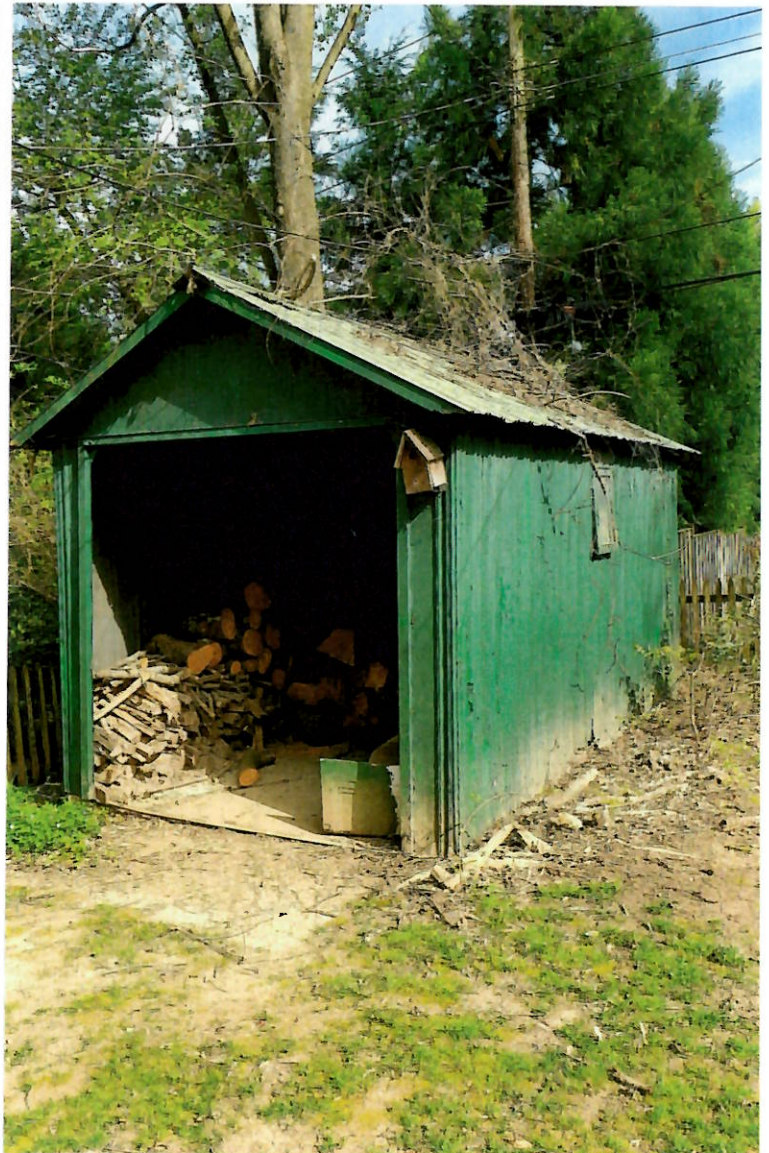
GIBSON



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



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



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