EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 21 Grafton Street, Takoma Park  Meeting Date: 1/22/2020
Resource: Contributing Resource  Report Date: 1/15/2020
          Chevy Chase Village Historic District  Public Notice: 1/8/2020
Applicant: Duane & Paula Gibson
Review: HAWP  Tax Credit: No
Case Number: 35/13-19FF REVISION  Staff: Dan Bruechert
PROPOSAL: Roof Alteration

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c.1905

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

The HPC approved a HAWP for a rear addition, accessory building demolition, and accessory building construction on July 24, 2019.¹

PROPOSAL

The applicant proposes to change the roofing material of the approved, rear-facing gambrel roof. The approved roof material is standing seam metal. The applicant proposes to change that to roofing to architectural shingles to match the historic roof (bubbled on the submitted elevations). No other changes are proposed.

Staff finds that the architectural shingles are a better match for the house than the approved, more reflective metal roofing. Staff recommends approval of the revised HAWP.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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

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

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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. (Ord.No.9-4, § 1; Ord.No.11-59)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant Standards are as follows:

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.

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.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* #2 and 9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or **dan.bruechert@montgomeryplanning.org** to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAULA GIBSON
Daytime Phone No.: 301-325-2465

Tax Account No.: N/A

Name of Property Owner: DUANE & PAULA GIBSON
Daytime Phone No.: 301-643-7145

Address: 21 GRAPTON
CHEVY CHASE
MD
20815

Contractor: VIA

Contractor Registration No.: 

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

LOCATION OF PROPOSED PERMIT

House Number: 21 GRAPTON

Street/Block:

CHEVY CHASE

Cedar Park Dr

Lot 636

Block: 25

Subdivision: SECT. NO. 2 - CHEVY CHASE

Lib: 52050

File: 271

Permit No: 106

PART A. TYPE OF PROPOSED ALTERATION

1A. CHECK ALL APPLICABLE:

   □ Construct □ Extend □ Alter/Remodel □ A/C □ Wall
   □ Room Addition □ Porch □ Deck □ Shed
   □ Move □ Infill □ Wood/Frame □ 1 Solar Panel
   □ Wood/Masonry □ 2 Stories □ Single Family
   □ Revision □ Repair □ Reversible □ Fence/Wall (complete Section 4)
   □ Other: ________________________________

1B. Construction cost estimate: $ ______________________

1C. If this is a renewal of a previously approved active permit, see Permit # ______________________

PART B. COMPLETE IF NEW CONSTRUCTION AND EXISTING CONSTRUCTION

2A. Type of sewage disposal:
   □ On property
   □ Off property
   □ Other ________________________________

2B. Type of water supply:
   □ On property
   □ Off property
   □ Other ________________________________

PART C. NUMBERS CONSTITUTE ONLY FOR PERMIT APPLICATION

3A. Height ________ feet ________ inches

3B. Indicate whether the fence or retaining wall is to be constructed on any of the following locations.
   □ On property/real property line
   □ Entirely on land of owner
   □ On public right-of-way/assessment

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 except that to be a condition for the issuance of this permit.

[Signature]

Date: 4/19/19

For Chairperson, Historic Preservation Commission

Approvals: ____________________________

Signature: ____________________________

Date: ____________________________

Application/Permit No: ____________________________

Data Filed: ____________________________

Data Issued: ____________________________

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 districts:
      see attached

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the site, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. see features such as walkways, driveways, fences, porches, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLAN AND ELEVATIONS
   You must submit 2 copies of the plan 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 resources and the proposed work.
   b. Elevations (facade), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All existing and features proposed for the elevation must be noted on the elevation drawings. An existing and a proposed elevation/drawing of each facade affected by the proposed work is required.

4. MATERIAL 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. PHOTOGRAPHER
   a. Clearly labeled photographic prints of each facade of existing resources, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly labeled 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 adjoins to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the tree, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFLICTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and conflicting 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duane &amp; Paula Gibson</td>
<td>Douglas Mader</td>
</tr>
<tr>
<td>21 Grafton St.</td>
<td>11307 Rokeby Ave.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>Garrett Park MD 20896-0187</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Howe/Pearson Residence</td>
</tr>
<tr>
<td>26 Hesketh St.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bonnie Residence</th>
<th>The Ford Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 Grafton St.</td>
<td>23 Grafton</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Horwitz /Markman Residence</th>
<th>Ms. Nancy Crisman</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Grafton St.</td>
<td>40 Grafton St.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

FRONT ELEVATION

REAR ELEVATION

Applicant: GIBSON
Detail: ________

Detail: ________

 Applicant: GIBSON

← 1977 porch addition (to be removed)