

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Grafton Street, Takoma Park	Meeting Date:	1/22/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/15/2020
Applicant:	Duane & Paula Gibson	Public Notice:	1/8/2020
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

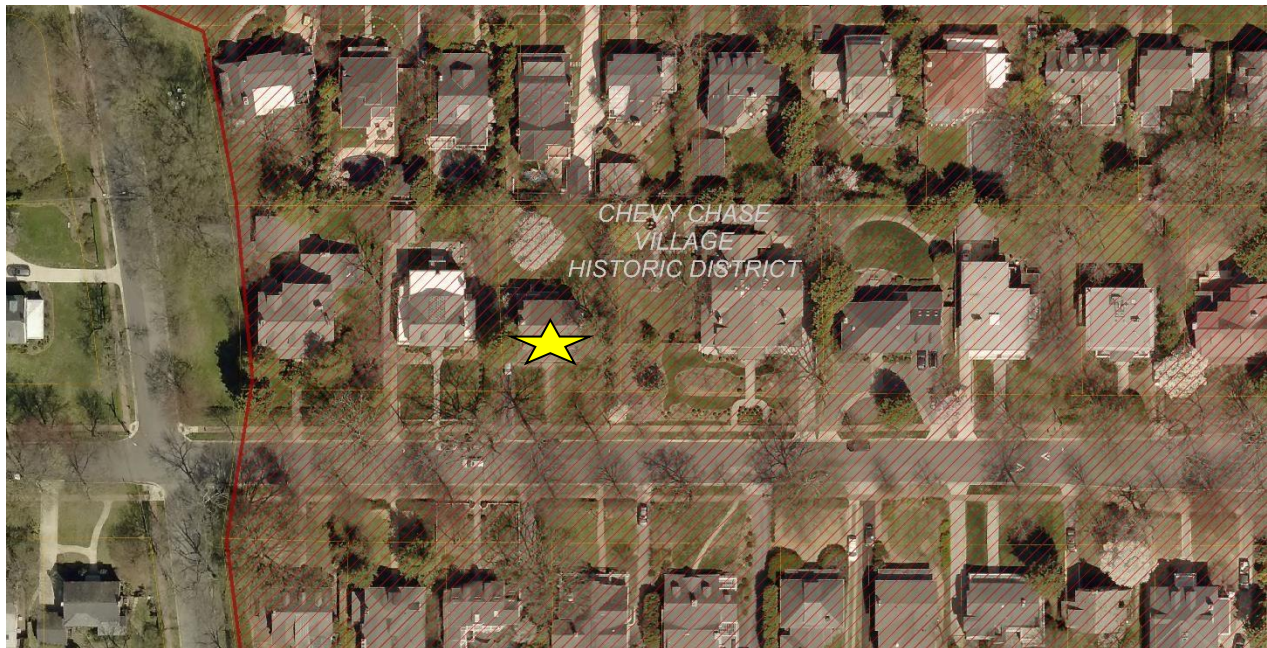


Fig. 1: 21 Grafton St. near the edge of the Chevy Chase Village Historic District.

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:

¹ The Staff Report for this HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/07/I.B-Grafton-Street-Chevy-Chase.pdf> and the recording of the hearing is located here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=62bbb12f-af0e-11e9-b703-0050569183fa.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-88

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/PERMIT

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/ALTERATION

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: COMPLETION OF 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: COMPLETION OF 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 (façades), 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 façade 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 façade 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.

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

Existing Property Condition Photographs (duplicate as needed)



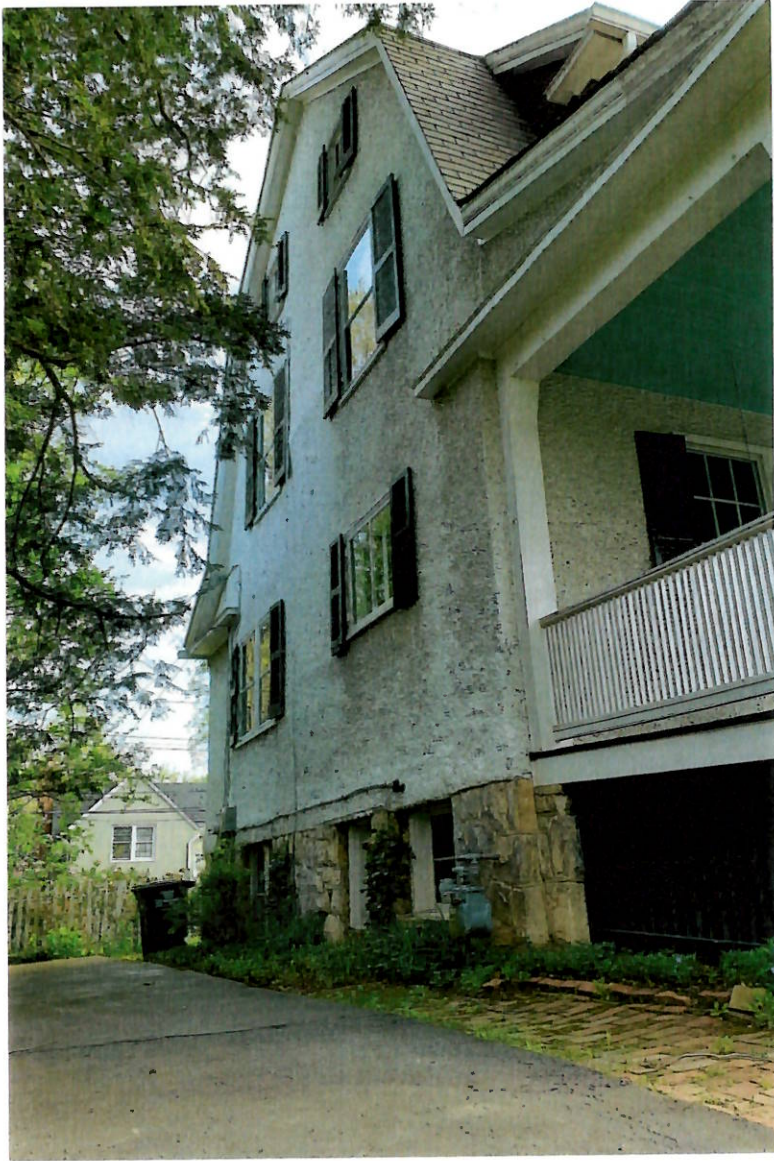
FRONT ELEVATION



REAR ELEVATION

Applicant: GIBSON

Page: _____



← WEST ELEVATION
(LEFT SIDE)



→
EAST ELEVATION
(RIGHT SIDE)



Detail: _____

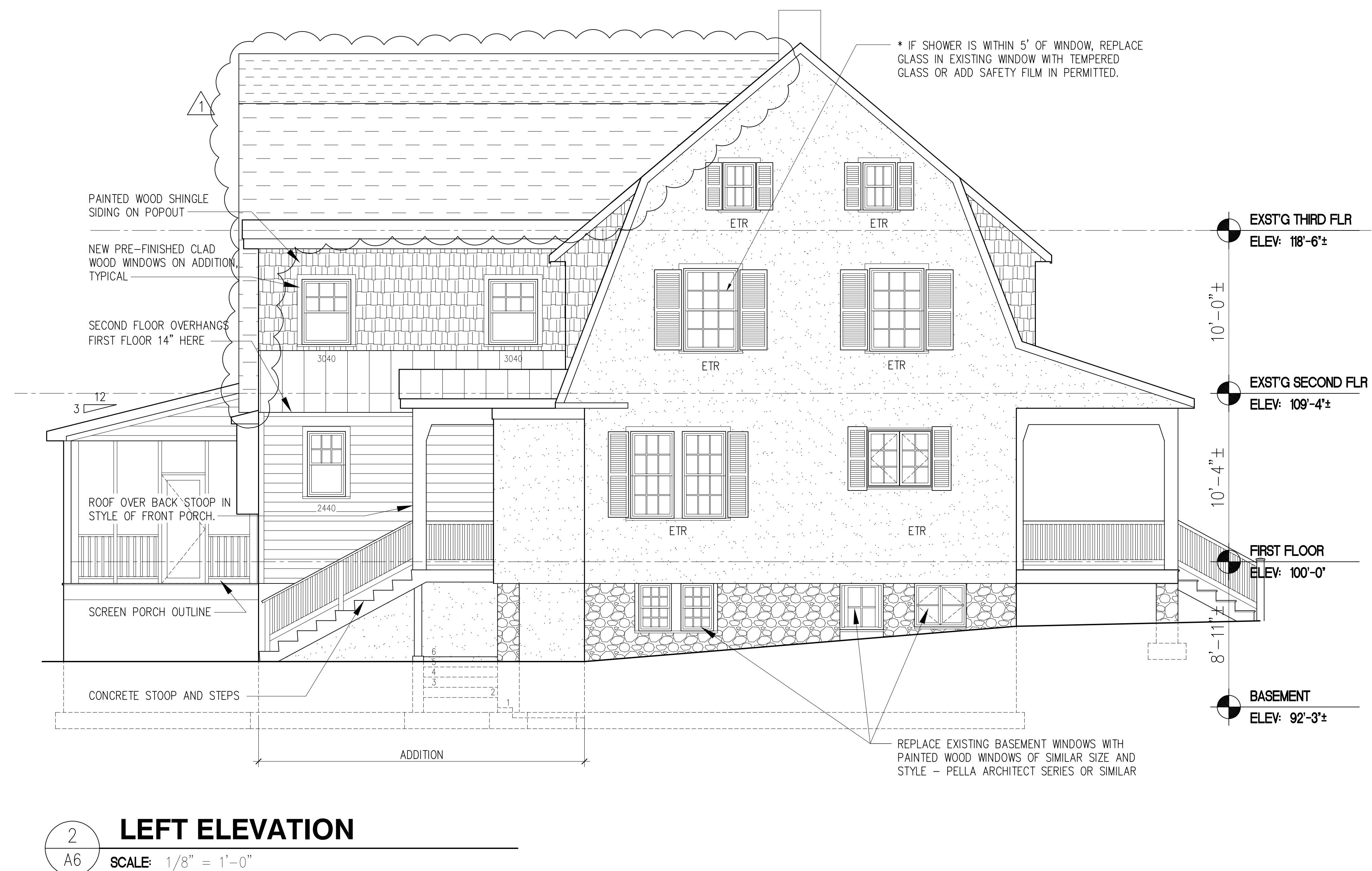
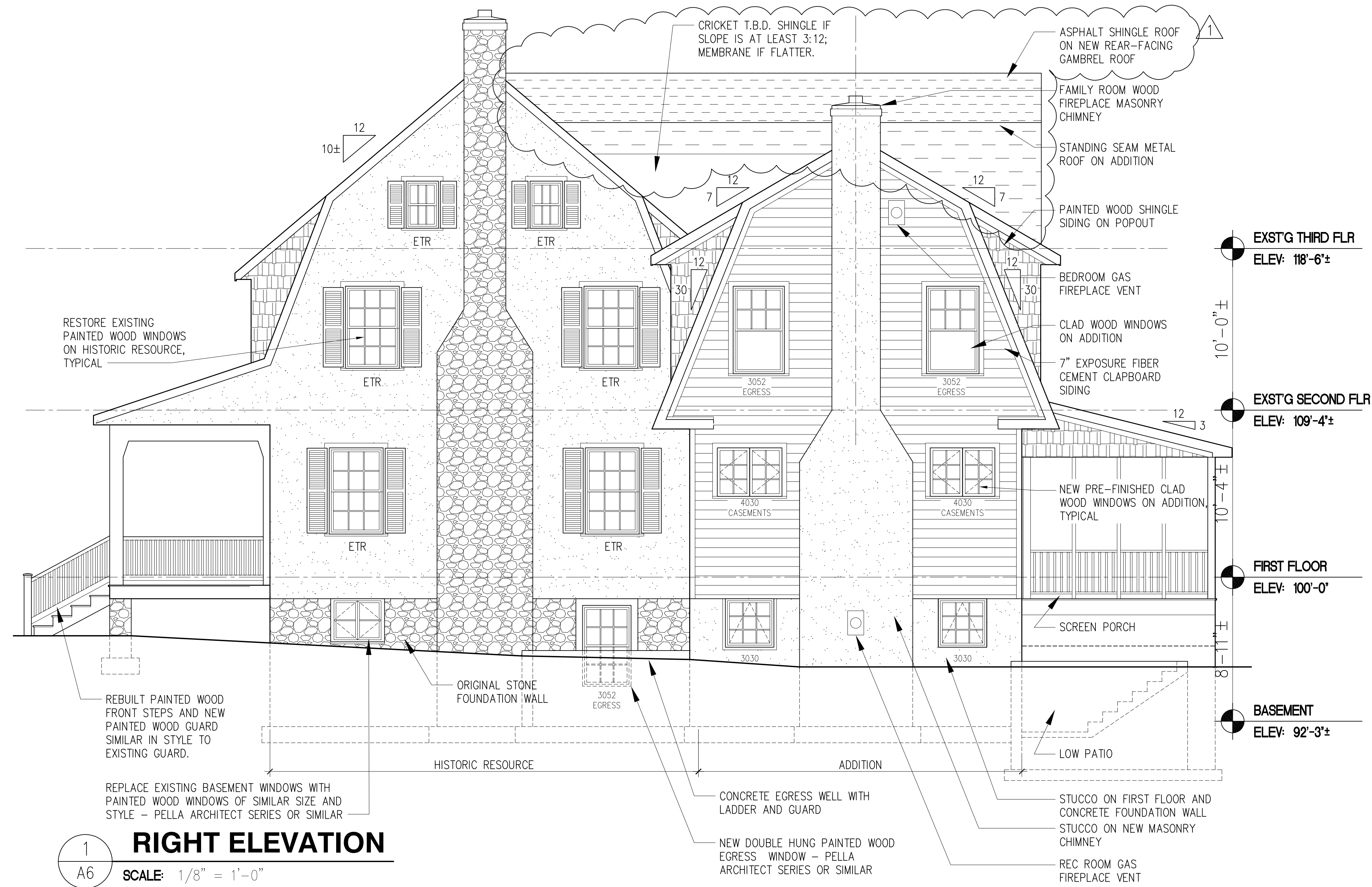


← 1977
porch
addition
(to be
removed)

Detail: _____

Applicant: GIBSON

Page: _____



Douglas Mader, AIA
Garrett Park, MD (301) 466-1378, DMaderAIA@aol.com

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

Kool Flair and Side Elevations

Job #:	19-05
Drawn by:	DDM
Date:	8/12/19
Revisions:	10/28/19

A6
of 15

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: 8/24/2021.

Digital Signature above for Douglas Mader, AIA

SHINGLES

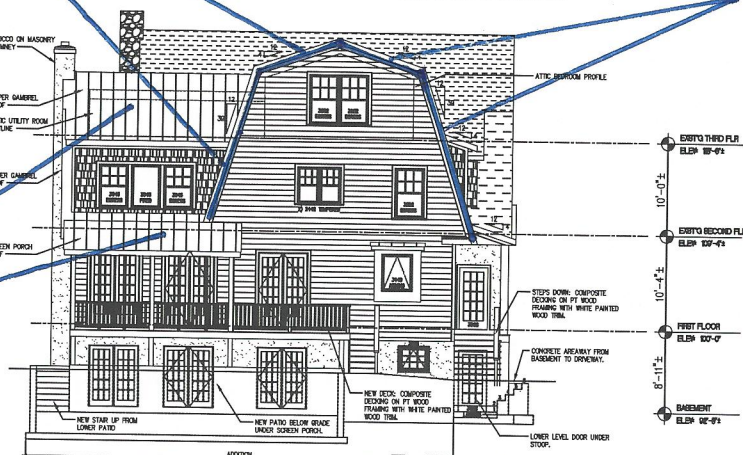
METAL



FRONT ELEVATION

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

SHINGLES



REAR ELEVATION

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

METAL

APPROVED
Margaret County
Historic Preservation Commission

REVIEWED
By Dan Brundage at 4:39 pm, Aug 12, 2019



Douglas Mader
Digitally signed by
Douglas Mader
Date: 2019.08.12
153722-0400
Digital Signature done for Douglas Mader, AIA

<p>Douglas Mader, AIA Garrett Park, MD (301) 468-1378, DM@dmad.com</p>	
<p>21 Grafton Cherry Chase, MD Copyright 2018, © Douglas Mader, AIA</p>	<p>Front and Rear Elevations</p>
<p>19-05 DDM 8/12/19</p>	<p>A5 8 of 15</p>