

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Grafton Street, Chevy Chase	Meeting Date:	4/8/2026
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/1/2026
Applicant:	Scott and Meredith Raney (Eric Zuckerman, Agent)	Public Notice:	3/25/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1151195	Staff:	Laura DiPasquale
Proposal:	Replacement of slate roof with synthetic slate		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions required by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: 1927-31

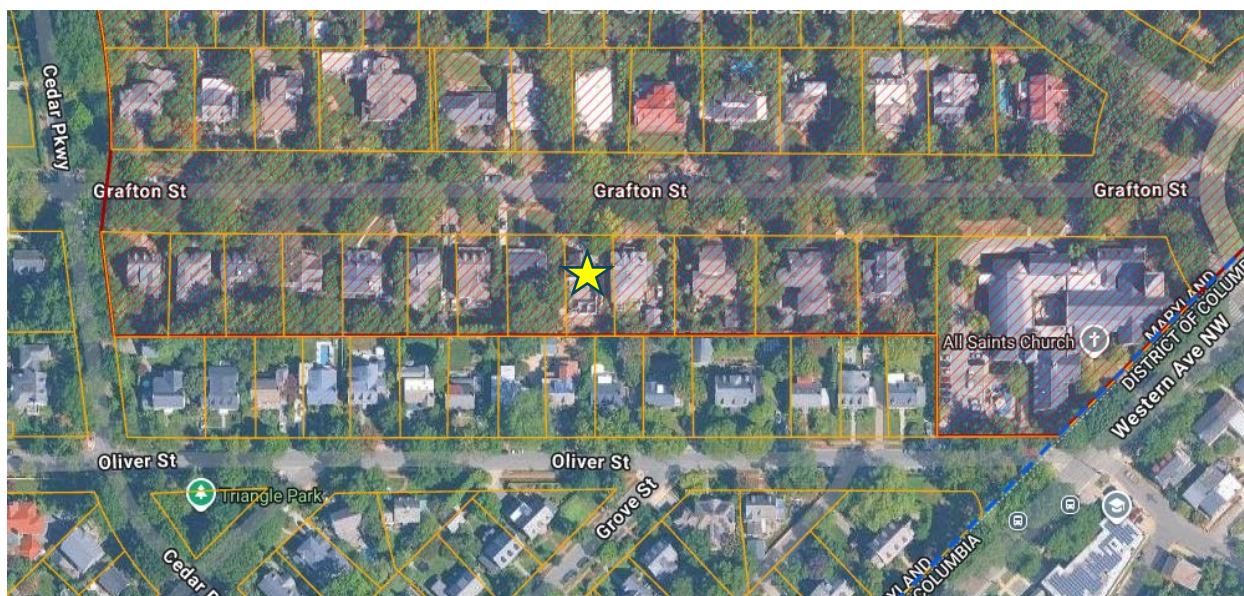


Figure 1: The subject property (shown with a yellow star) is located within the Chevy Chase Village Historic District.

PROPOSAL

The applicants propose to replace the original slate roofing on the main block of the house with Ecostar Majestic synthetic slate.



Figure 2: Front and partial west side elevation (March 2026, Historic Preservation Division). The existing slate on the main block would be replaced with synthetic slate to match that of the rear addition (shown with a red arrow).



Figure 3: Existing front and partial east side elevations (March 2026, Historic Preservation Division).



Figure 4: View of the juncture between the historic slate on the main block and the EcoStar Majestic synthetic slate on the non-historic rear addition (March 2026, Historic Preservation Division).

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 the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, 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

Contributing Resource:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state five basic policies that should be adhered to, including:

1. 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.
2. Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.

4. 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.
5. 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.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny for Outstanding and Contributing Resources:

“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 insure 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.

- *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. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

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;

Secretary of the Interior’s Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

This preliminary consultation review seeks feedback on the proposed replacement of the historic slate roofing with EcoStar Majestic synthetic slate, which was used on a rear addition to the property approved by the HPC in 2022.¹ For this replacement, staff recommends the HPC address three main questions:

1. Has the applicant demonstrated that the existing slate is beyond repair?
2. Should a substitute material be allowed versus an in-kind replacement for this Contributing resource in the Chevy Chase Village Historic District?
3. If so, is the proposed EcoStar Majestic synthetic slate an appropriate replacement material?

Prior to allowing for replacement, staff finds that the applicants must demonstrate that the historic roofing is beyond repair. Per *Standard 6*, “where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.” Staff finds that the existing slate roof is in poor condition and that there is evidence that repairs that have been made to the roof are insufficient in preventing further interior damage. Staff notes that historic slate roofing typically has a service life of 75-125+ years, and finds that at approximately 100 years old, the slate roof on 20 Grafton Street is within a normal range of replacement.



Figure 5: Detail of the existing slate roof showing the historic shape and color and areas of patching.

¹ https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/04-20-2022/20%20Grafton%20Street,%20Chevy%20Chase%20-%2020987802%20-%20Approval.pdf

Staff finds that, per the Guidelines, the replacement of roofing on this Contributing resource should be reviewed with moderate scrutiny. Under the definition of moderate scrutiny, the Guidelines note that, “use of compatible new materials, rather than the original building materials, should be permitted.” Under the section on roofing materials, the Guidelines note that, “as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to consideration of these alternative solutions.” As such, staff finds that both the Standards and Guidelines allow for – but do not require – approval of replacement of the historic slate roofing with a compatible substitute material that closely replicates the appearance of the original slate.

As submitted, the applicants propose to replace the existing slate with EcoStar Majestic synthetic slate to match that of the rear addition. Staff finds that the EcoStar Majestic synthetic slate more closely resembles slate than do other alternative materials, such as asphalt shingles, and that unlike other synthetic slate materials staff has seen, does not have an overly shiny or plasticky appearance on site. Staff notes that EcoStar Majestic synthetic slate comes in several different sizes, shapes, and colors and would be capable of replicating patterned slate designs. Staff would support the use of EcoStar Majestic synthetic slate in lieu of asphalt shingles where the original slate was absent, but has concerns about the precedent created by allowing replacement of existing slate with a synthetic material. Staff finds that, while the synthetic slate may be capable of approximating the appearance of new natural slate, it will not have the same subtle natural variance and will not weather the same way as natural slate, whose patina is one of its character-defining features.

Staff also has concerns with this application about having the proposed synthetic slate on the historic main block matching the slate on the non-historic addition, find that the compatibility but differentiation between the new and old is important under *Standard 9*. Staff notes that the proposed synthetic slate has a more rectangular shape than the existing slate, which has a more square exposure. However, should the HPC be open to allowing for replacement of the existing slate with EcoStar Majestic synthetic slate, staff recommends that applicants provide for review and match the dimensions of the existing slate exposure and color, regardless of the dimensions and color of the existing rear addition.



Figure 6: Detail of the existing slate roofing (left) and stock image of the EcoStar Majestic synthetic slate roofing (right).

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with an Historic Area Work Permit application.

Staff Requested HPC Feedback

- Appropriateness of the replacement of the existing roofing.
- Appropriateness of use of a synthetic slate in lieu of natural slate.
- Appropriateness of the proposed EcoStar Majestic synthetic slate.

Staff recommends the following additional items be submitted with the HAWP application:

- Existing slate exposure.
- Proposed material exposure and color.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Additional Application Requirements (per checklist)
for permit for roof for 20 Grafton Street Chevy Chase, MD

1.) Written Description

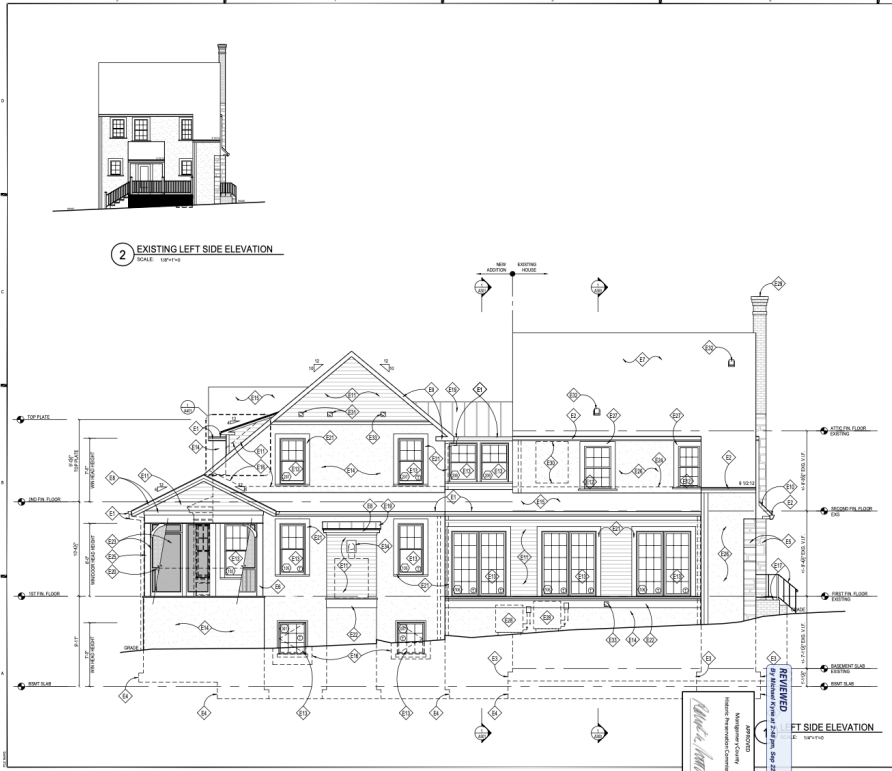
Proposal is to replace the existing slate roof on the front of the house (the original to the historic section of the home) with the roof material that was approved and used for the rear two story addition by MCHPC on 4/20/22 for HAWP #987802) The approved material matches the existing roof on the historic section of the house and is much more effective and long-lasting while fully in keeping with the look of the historic roof material. Per HAWP #987802 (and subsequent building permits), the material is "synthetic slate shingles, ecostar majestic or eq., matching existing slate roofing color & style". The roof needs to be fully replaced based on professional assessments because it is showing signs of serious wear and tear and water intrusion issues need to be avoided through replacement as soon as possible.

We noted that the CCV historic district guidelines states the following for roofing:

"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. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions."

"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."

20 Grafton is a contributing resource, not an outstanding resource, so the CCV guidelines indicate roofing replacement with differing materials (in keeping with appropriate style) should be allowed.



2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION NOTES

- 1. GUTTER & DOWNSPOUT, TO MATCH EXISTING. SEE ROOF PLAN, TYPICAL.
- 2. EXISTING GUTTERS & DOWNSPOUTS TO BE REPLACED IN KIND.
- 3. APPROX. LINE OF EXISTING FOUNDATION & FOOTINGS BELOW VENTY IN FIELD.
- 4. APPROX. LINE OF PROPOSED FOUNDATION FOOTINGS BELOW SEE FOUNDATION PLAN FOR EXISTENTIAL INFO.
- 5. EXISTING STONE VENEER, REPAIR & RETAIN AS REQ'D.
- 6. P.F.S. TO BORN, PLASTER TRIM TO MATCH COLUMN PROFILE.
- 7. P.F.S. EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY.
- 8. P.F.S. BORN, LAUNDRY ROOM, TRIM, SEE DETAILS.
- 9. EXISTING P.F.S. WEATHERING TRIM, MATCH EXISTING, SEE DETAILS.
- 10. EXISTING P.F.S. WEATHERING TRIM, MATCH EXISTING, SEE DETAILS.
- 11. P.F.S. WEATHERING TRIM, MATCH EXISTING, SEE DETAILS.
- 12. NEW WOOD, SEE WINDOW TRIM & EAVE DETAIL, MATCH P.F.S. EXISTENTIAL AND GUTTER REPLACEMENT FRONT TO FOLLOW R.C. 2014 SECTION 1.1.
- 13. NEW DOORS & WINDOWS AS SCHEDULED.
- 14. P.F.S. EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY.
- 15. NEW SYNTHETIC SLATE ROOFING TO MATCH EXISTING, SEE ROOF PLAN SHEET FOR EXISTENTIAL INFO.
- 16. P.F.S. WEATHERING TRIM, MATCH EXISTING, SEE DETAILS.
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GENERAL NOTES

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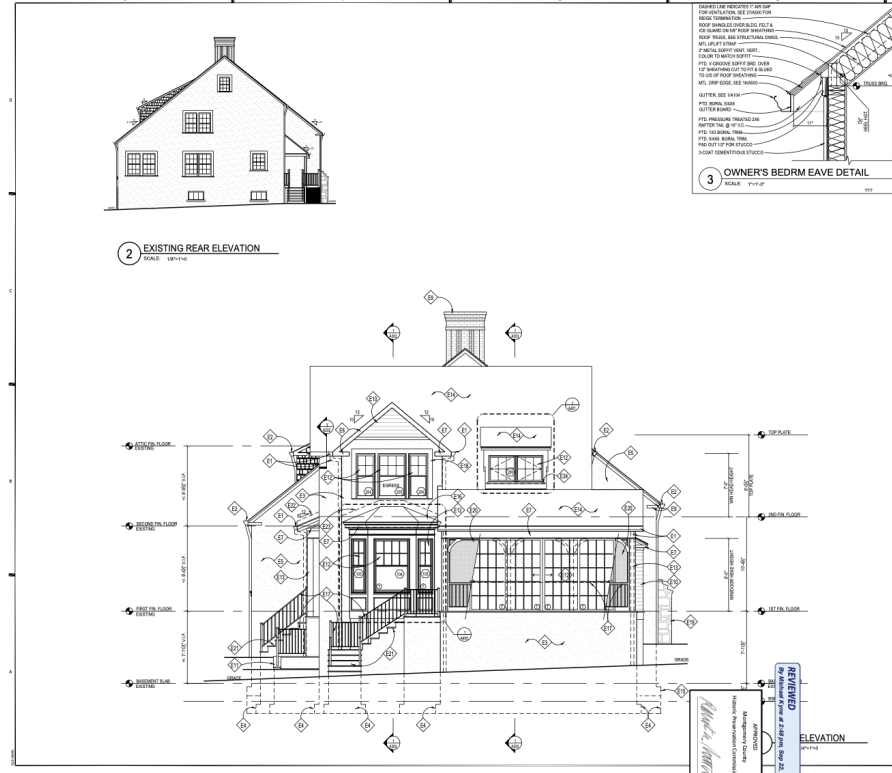
GTM ARCHITECTS

20 GRAFTON ST
CHEVY CHASE, MD 20815

Client: 22-0033
Checked By: GTM
Drawn By: LEONAS
Scale: AS NOTED

Sheet Title: LEFT SIDE ELEVATION

Sheet No: A203



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CHEVY CHASE, MD 20815

Client: 22-0033
Checked By: GTM
Drawn By: LEONAS
Scale: AS NOTED

Sheet Title: REAR ELEVATION

Sheet No: A202

4.) Material Specifications (from permit #1008016)



SYNTHETIC SLATE SHINGLES, ECOSTAR MAJESTIC OR EQ., MATCH EXISTING SLATE ROOFING COLOR & STYLE

The color used for the addition was Federal. It would be used again. Photo is below

5.) Photographs

Existing slate roof on front part of house (entire roof needs to be replaced):





B.) Photo of proposed material (same was what was approved for use on home ((from permit #1008016)





Pioneers in Sustainable Roofing Since 1993

Traditional Slate



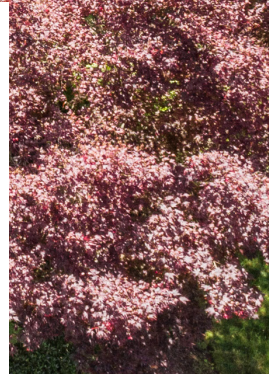
Midnight Gray



Midnight Gray, Mountain Plum and Chestnut Brown (Beavertail)



Stormy Gray Blend



Federal Gray

Highly Sustainable | Highest Testing Performance | Proven Longevity | Uncompromised Beauty



Traditional Salte in Stone Red, Federal Gray, and Smoke Gray

Traditional Slate

Natural slate, considered one of the most appealing roofing choices, combines unmatched durability with superior aesthetic appeal. However, the cost of natural slate, as well as its weight and difficulty in finding a qualified slate installer, often makes its use prohibitive. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, combines classic appeal with modern technology to offer **the** lightweight and affordable alternative.

EcoStar Slate, an environmentally-conscious, lightweight, and easy-to-install roofing product, provides the appearance of natural slate with lower application costs. Available in multiple widths and designer accents, this slate alternative offers endless possibilities for residential and commercial buildings. Our extensive color palette enhances the architectural detail of both historic and new construction projects.

Advantages

- Weighs 1/3 to 1/2 as much as natural slate
- Easy application keeps installation costs down
- Factory pre-blended for color & width
- Designed with up to 6" headlap for installation integrity
- Significant property insurance discounts may be available when upgrading or building a roof to protect against the elements

Architectural Flexibility

- Enhances the historical look in both residential and commercial buildings
- Staggered and offset installations accentuate roof texture and depth
- Designer Series tiles can be blended together to add personal style to your home

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include fire, wind, hail and wind driven rain
- 18" length provides 4" (Class C) or 2" (Class A) of headlap protection against wind-driven rain and ponding snow melt (at maximum reveal)
- Significant life cycle savings

Environmental Sustainability

- Manufactured with post-industrial recycled plastics and/or rubber (not tires)

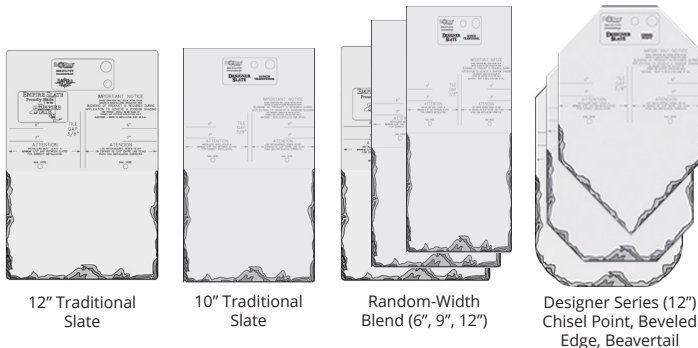
Technical Information

- Division 7 Building Codes per UL ER18920-01 / -02
- State of Florida Evaluation Report FL 30713-R1
- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
- Texas Dept. of Insurance Evaluation (RC-135)
- Canadian Code Compliance Evaluation (CCMC-14174-R)
- UL listed Class C or Class A fire resistance (UL 790)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- Prolonged UV Exposure (ASTM G155)
- Resistant to algae, fungus or mold growth
- Job lot control produces uniform roof tile weathering
- ISO 9001:2015 Quality Management Standards

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available

Traditional Slate Profiles:



Fire Rating	Class C	Class A
Recycled Material	80%	25%
Tile Width	12", 10", 9", 6"	
Profile	Solid	
Tile Thickness	1/4"	
Maximum Reveal	7" (6")	8" (7", 6")
Weight/Sq at Max. Reveal	275 lbs.	308 lbs.
Impact Rating	Class 4	
Miami-Dade	No	Yes
Standard Colors	14 (12 available as Cool Colors)	
Factory Blends	10	