

18 Grafton St.
Cherry Chase Village HD

2012-11-14



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 3/21/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #613583—additions and alterations to house and garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on October 24, 2012. The condition of approval is:

1. The front dormer will be reduced in scale to be proportionate to other similar front dormers in the neighborhood; final details will be reviewed and approved at the staff level.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: William and Lesley Atkins
Address: 18 Grafton Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Tax Account No.: 00456593
Name of Property Owner: WILLIAM & LESLEY ATKINS
Address: 18 GRAFTON STREET CHEVY CHASE MD 20815-0000
Contractor: TO BE SELECTED

LOCATION OF BUILDING/WORK
House Number: 18 Street: GRAFTON STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 18 Block: Subdivision:
Liber: 15955 Folio: 567 Parcel:

PART ONE: TYPE OF PERMIT/ACTION/WORK
1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, AC, Shb, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.
1B. Construction cost estimate: \$ 500,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ALTERATION
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 ONLY FOR FENCE/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/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 accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date
Approved: with one condition for Chairperson, Historic Preservation Commission
Signature: Date: 3/21/13
Application/Permit No.: 1013583 Date Filed: 10/31/12 Date Issued:

**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:

The existing house is a two and one-half story American Foursquare with a covered front stoop and covered porches on the left side and rear. The existing house has a stucco exterior with a stone base and wood trimwork and detailing. There is also an existing brick one-story garage in the rear yard with an asphalt drive.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The scope of work includes a two-story addition to the rear of the existing house, an interior renovation of the existing house, and enclosure of the existing side porch with screen panels. The addition steps in from the sides of the existing house to retain the significance of the original structure, and is subordinate in scale to the existing house. The addition will match existing materials, save for a parged or stucco base painted to blend in with the existing stone base, and will use traditional details in keeping with the historical character of the existing house. We are also proposing to raise the roof line & plate ht of the garage to accomodate an 8'-0" high garage door, provided that the existing side & rear yard setbacks are 5'-0" and the new ridge ht does not exceed 16'-0".

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18 Grafton Street, Chevy Chase	Meeting Date:	10/24/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/17/12
Applicant:	William and Lesley Atkins (Luke Olson, Agent)	Public Notice:	10/10/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12Z	Staff:	Anne Fothergill

PROPOSAL: Addition and alterations to house and garage

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1912

PROPOSAL

The applicants are proposing to:

- remove an existing two-story rear porch and construct a 530SF two-story rear addition; the rear addition will have stucco and synthetic slate roofing and wood windows with simulated divided lights
- remove non-original asphalt shingle roofing on historic house and install synthetic slate roofing
- install wooden screen panels on the existing east side porch
- remove a door to the east side porch and relocate it to east side of addition
- remove a window from rear elevation of historic block and relocate to east side of house inside screened porch (in location of door to be moved)
- remove an existing walkway around the west side of the house
- install flagstone on the front stairs and front walkway
- remove two front dormers and construct one centered dormer based on the design of the existing rear dormer; reuse slate from existing dormers on new dormer
- construct a 7' x 13' wood deck off the new addition with a wood railing to match the other porch railings and steps to a flagstone patio at grade
- make alterations to the non-historic garage including raising the roof line and plate height, painting the brick, and installing a new 8' tall garage door in enlarged opening
- remove two holly trees from back yard (approved by Chevy Chase Village arborist)

See existing and proposed plans in Circles 8-25.

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

The Guidelines define a Contributing Resource as “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* 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 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.

Specifically, the *Guidelines* state:

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.
- 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 streetscape, 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. Strict scrutiny should be applied to additions above existing front porches.
- 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.
 - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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 the Interior's Standards for Rehabilitation:

- #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 shall 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

The *Guidelines* state that “contributing resources add to the overall streetscape due to their size, scale, and architectural character” and staff finds that the *Guidelines* allow the proposed changes. The proposed addition is an appropriate scale and the design is compatible. The addition is inset at the sides and its roof is lower than the main roof ridge for clear differentiation from the historic block. The replacement of the door to the east side porch with a window salvaged from the rear elevation and the reuse of the door in the new addition are all allowable changes within the review criteria. The current door location is on a side elevation, partially obscured by the existing chimney, and will be further obscured by the screening of the porch. Salvaging these building materials and reusing them is a creative solution allowing them to remain in the house and the east side opening will be retained. The new synthetic slate roofing material for both the house and the addition is a compatible and appropriate material since the house originally may have had a slate roof (it currently has asphalt shingles) and the *Guidelines* specifically note that “materials differing from the original should be approved for contributing resources.”

Applying moderate scrutiny, the guidelines allow the construction of the proposed addition and the other proposed alterations to this house and garage. Staff finds that this HAWP application is in accordance with the *Guidelines* and recommends that the HPC approve the project.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Tax Account No.: 00456593
Name of Property Owner: WILLIAM & LESLEY ATKINS
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LOCATION OF BUILDING/PERMIT
House Number: 18 Street: GRAFTON STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 18 Block: Subdivision:
Liber: 15955 Folio: 567 Parcel:

PART ONE: TYPE OF PERMIT ACTION/WORK
1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable
CHECK ALL APPLICABLE: AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ 500,000
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other
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3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 1013583 Date Filed: 10/3/12 Date Issued:

5

**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:

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address BILL AND LESLEY ATKINS 3317 TENNYSON STREET, NW WASHINGTON, DC 20015	Owner's Agent's mailing address GTM ARCHITECTS 7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
ROBERT LEVIN 13 GRAFTON STREET CHEVY CHASE, MD 20815	LAWRENCE LANPHER 11 GRAFTON STREET CHEVY CHASE, MD 20815
GEORGE WILL 9 GRAFTON STREET CHEVY CHASE, MD 20815	JAMES GUERRA & NICOLE VANASSE 14 GRAFTON STREET CHEV CHASE, MD 20815
MARY CANDON 20 GRAFTON STREET CHEV CHASE, MD 20815	OLIVER DAVIDSON 3915 OLIVER STREET CHEVY CHASE, MD 20815
MARVIN & WENDY LUNDE 3911 OLIVER STREET CHEVY CHASE, MD 20815-3434	

ATKINS RESIDENCE

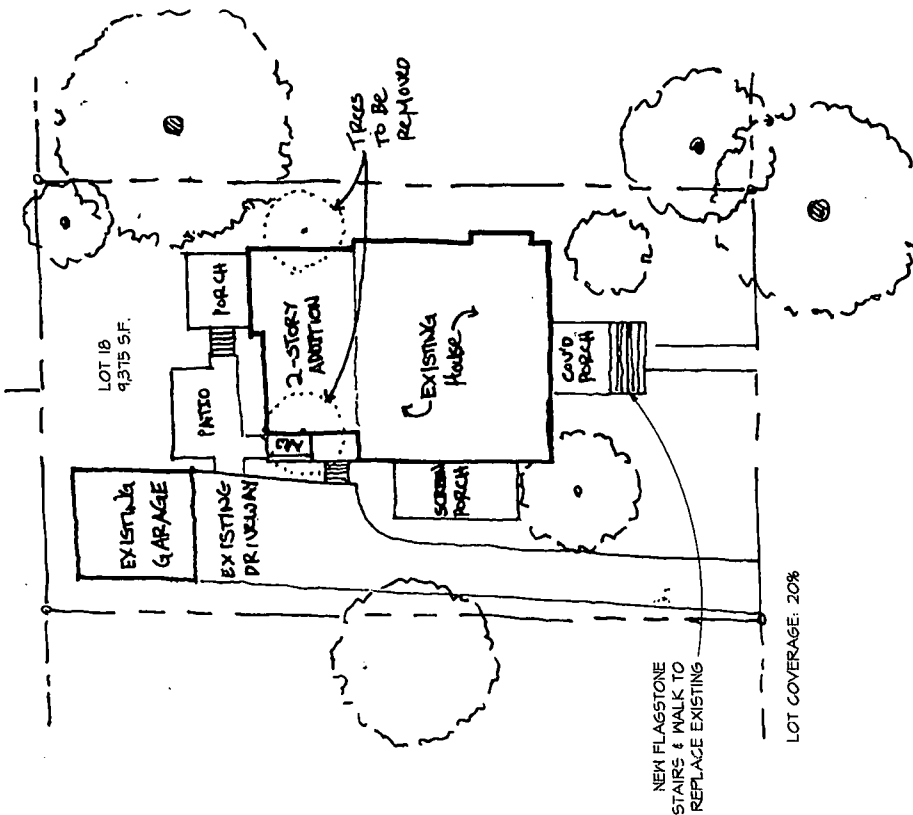
GTM ARCHITECTS

18 GRAFTON ST. CHEVY CHASE, MD
COPYRIGHT 2012, GTM ARCHITECTS, INC.
SCALE: 1" = 20'-0" (WHEN PRINTED ON IJIT)

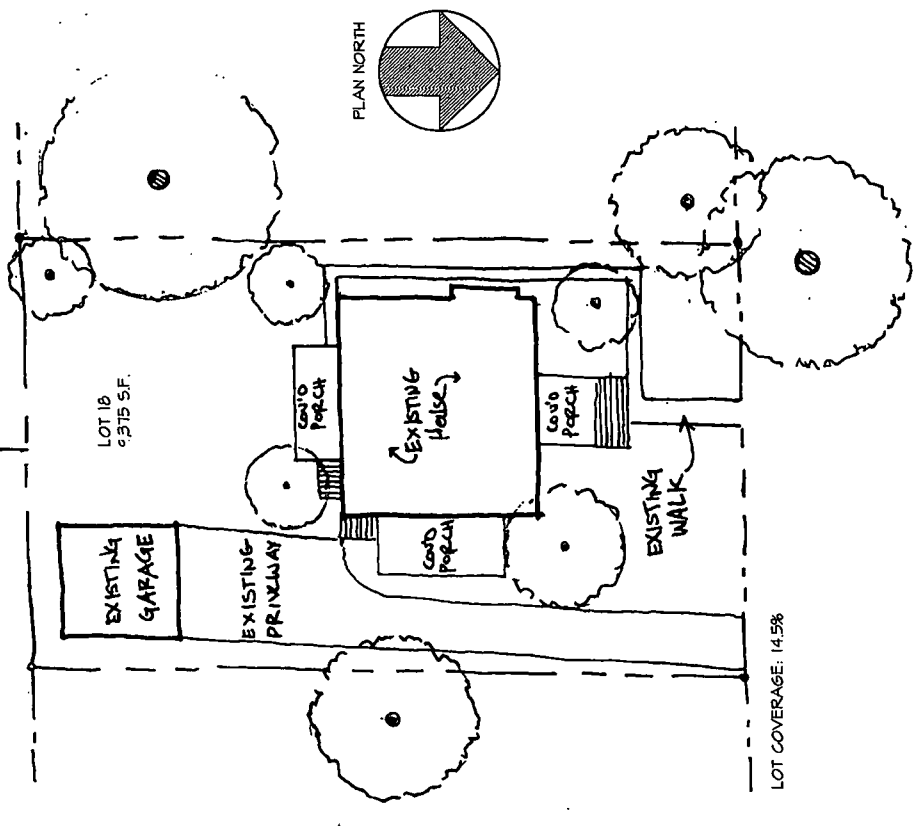
7735 OLD GEORGETOWN RD, SUITE 700
BETHESDA, MD 20814
TEL: (240) 333-2000
FAX: (240) 333-2001

GTM

A-1



PROPOSED SITE PLAN
1" = 20'-0"



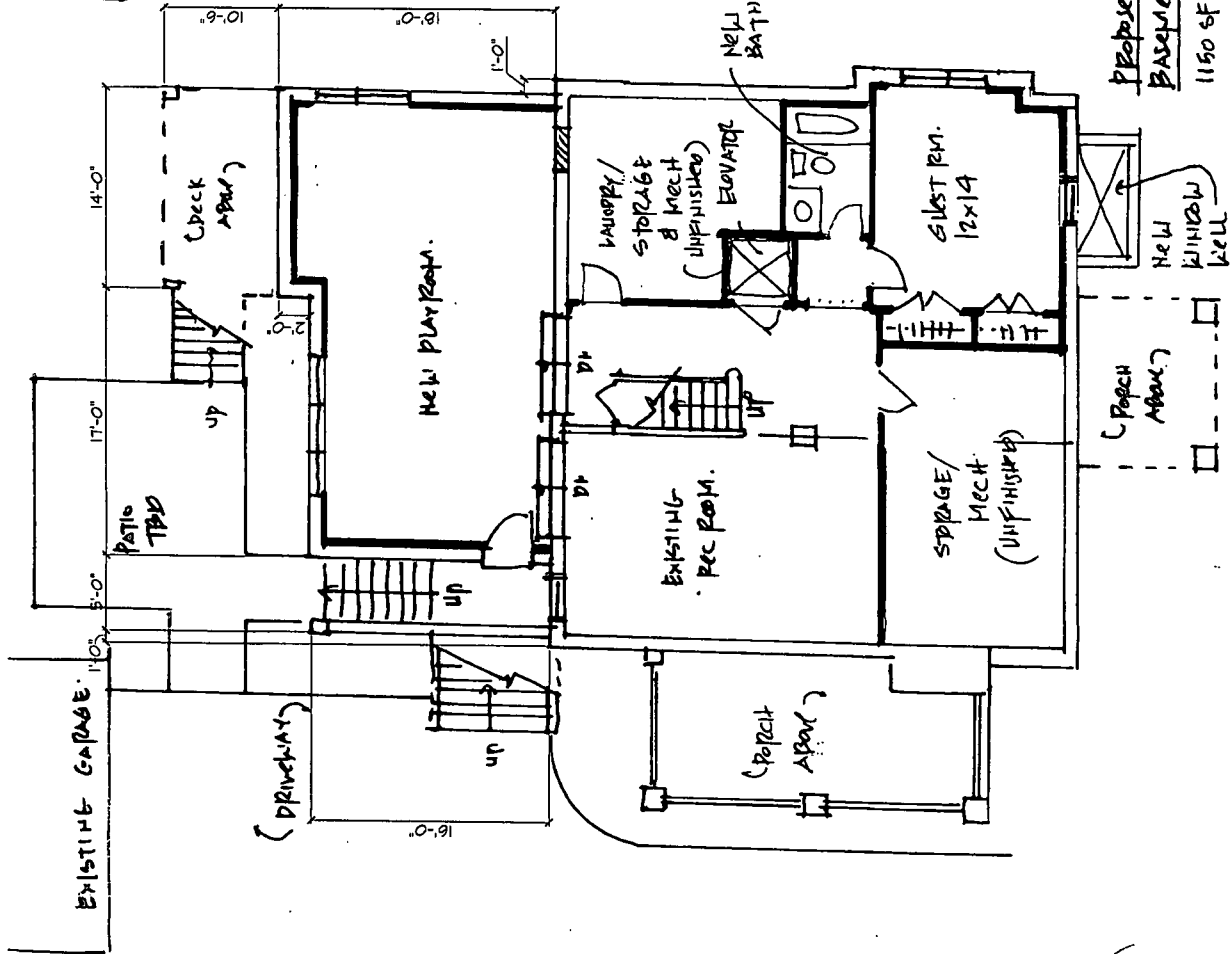
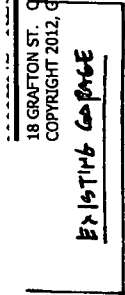
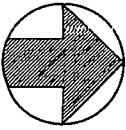
EXISTING SITE PLAN
1" = 20'-0"

EXISTING GARAGE



A-10

PLAN NORTH



DRIVEWAY

EXISTING BUILDING
NEW ADDITION

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up.

ALIKINS RESIDENCE
 18 GRAFTON ST. CHEVY CHASE, MD
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 BETHESDA, MD 20814
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A-11

EXISTING GARAGE

EXISTING GARAGE

EXISTING GARAGE

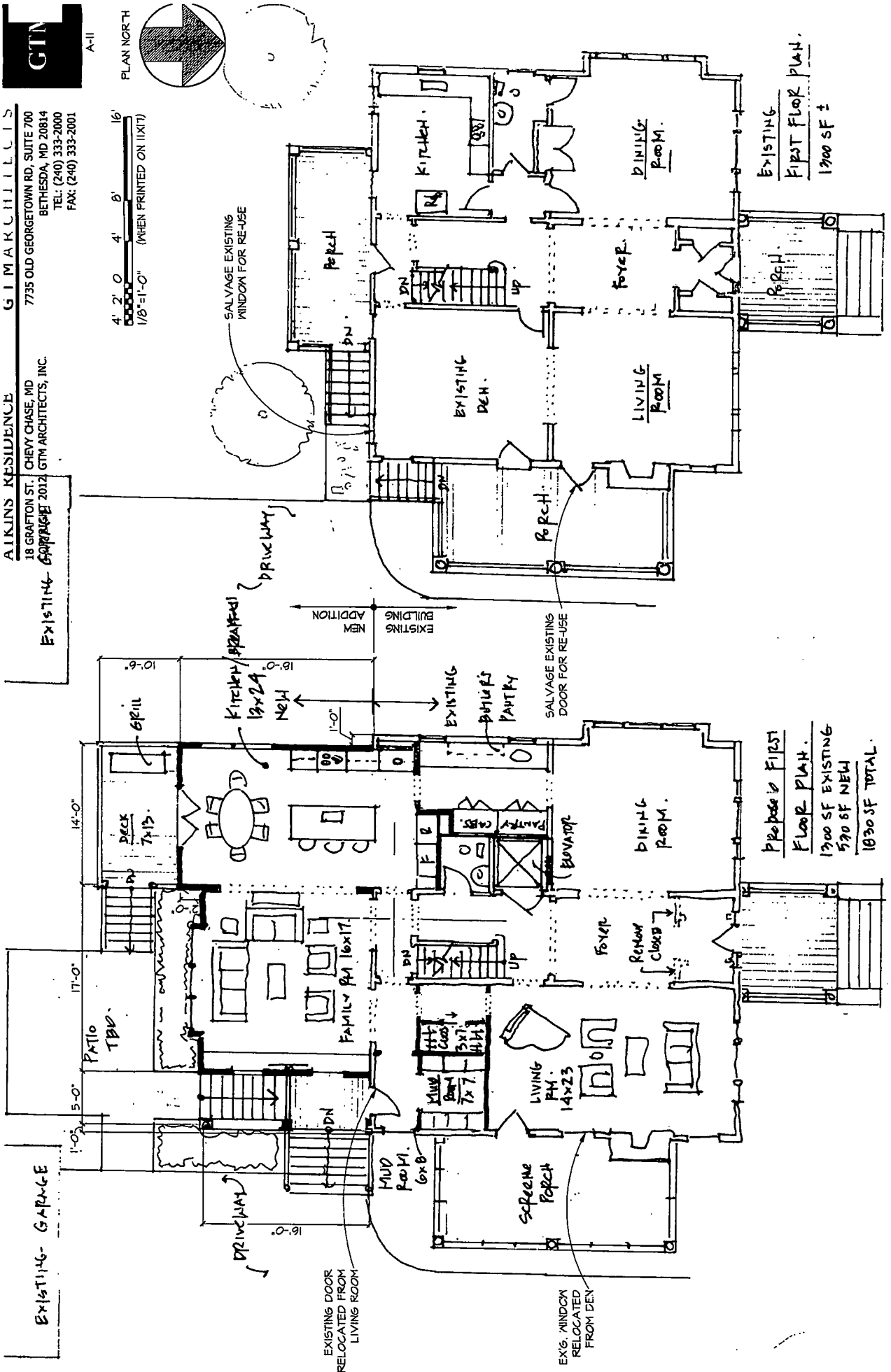
EXISTING GARAGE



A-11



PLAN NORTH



Proposed First Floor Plan.
 1300 SF EXISTING
 530 SF NEW
 1830 SF TOTAL.

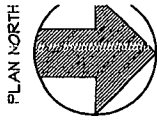
Existing First Floor Plan.
 1300 SF ±

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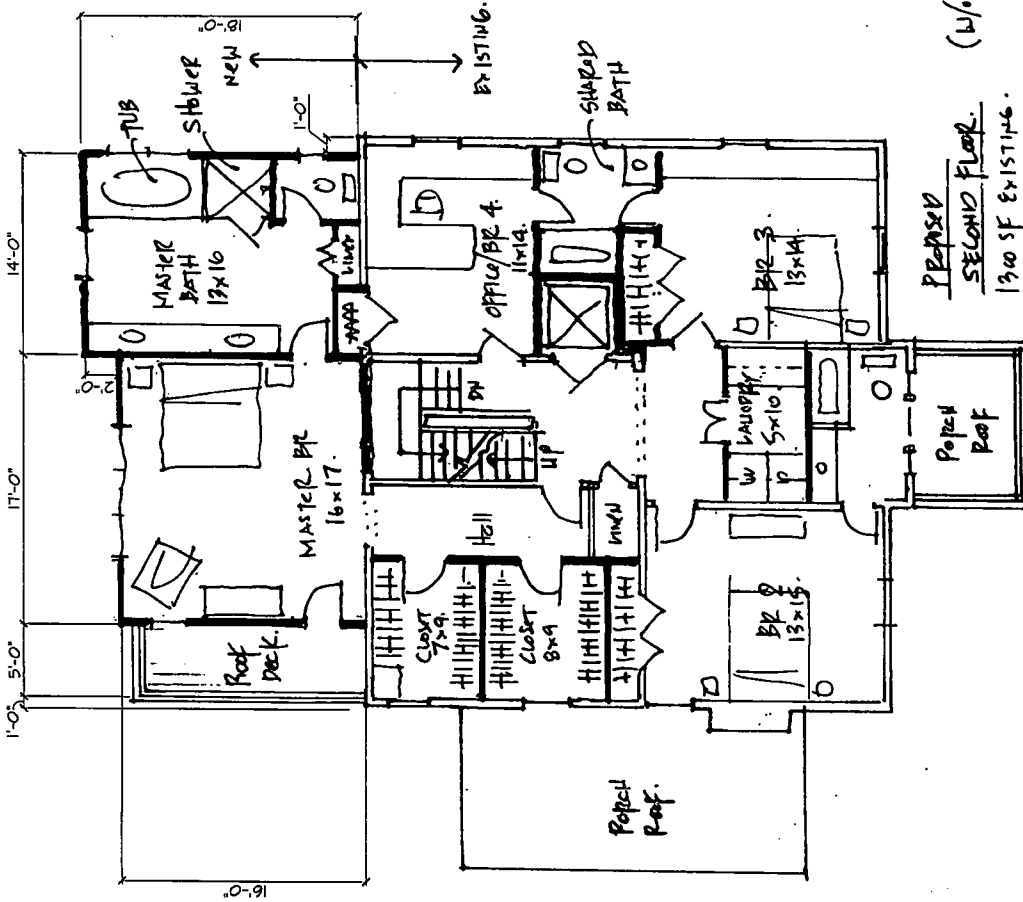
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 BETHESDA, MD 20814
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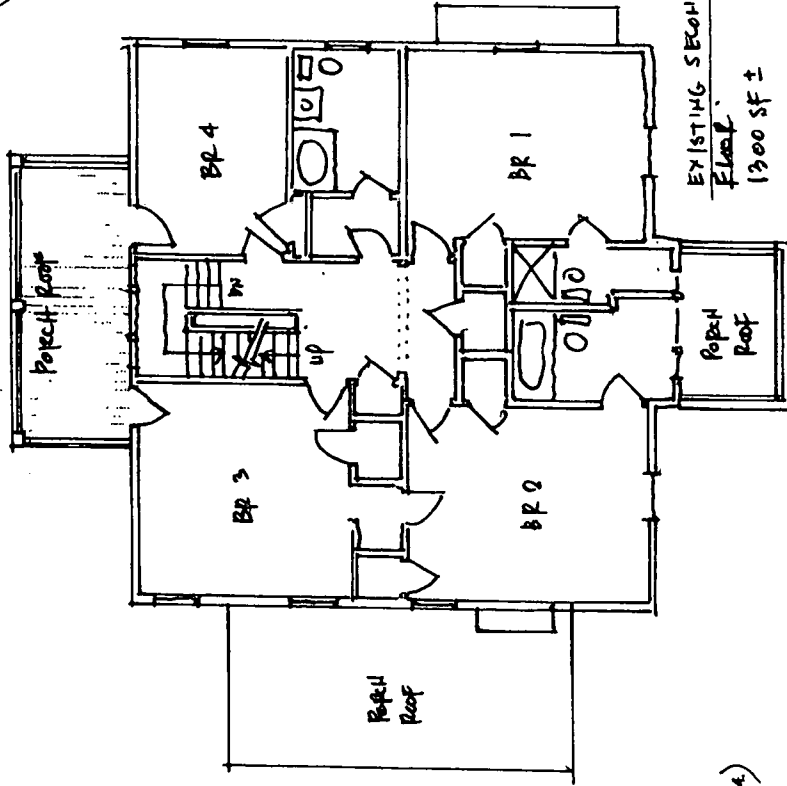
A-2



4' 2" 0 4' 8" 16'
 1/8" = 1'-0" (WHEN PRINTED ON 11X17)



PREPARED
 SECOND FLOOR
 1300 SF EXISTING
 590 SF NEW
 1890 SF TOTAL



EXISTING SECOND
 FLOOR
 1300 SF ±

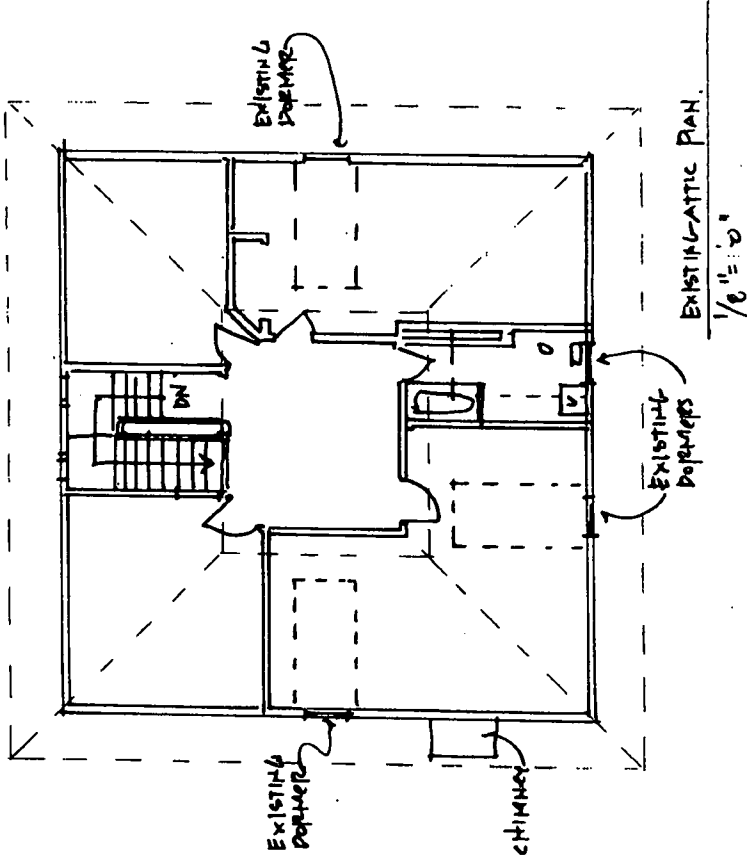
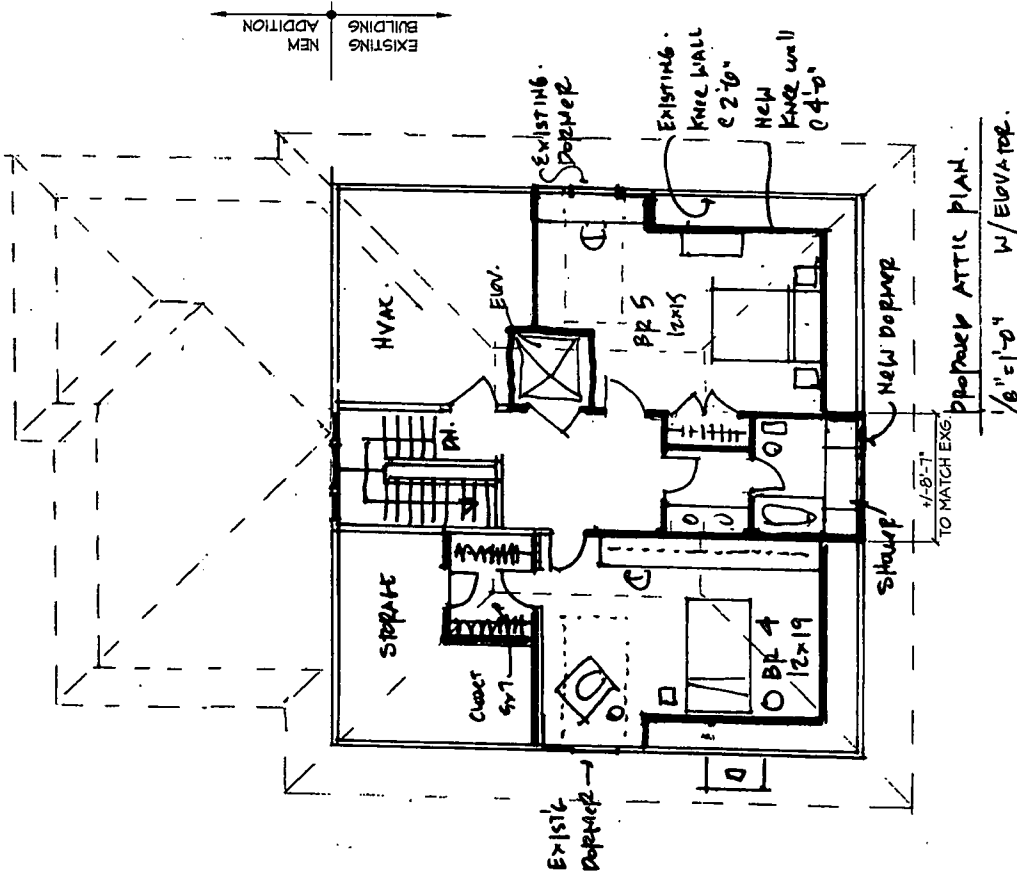
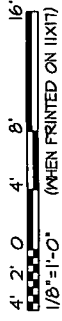


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A-B

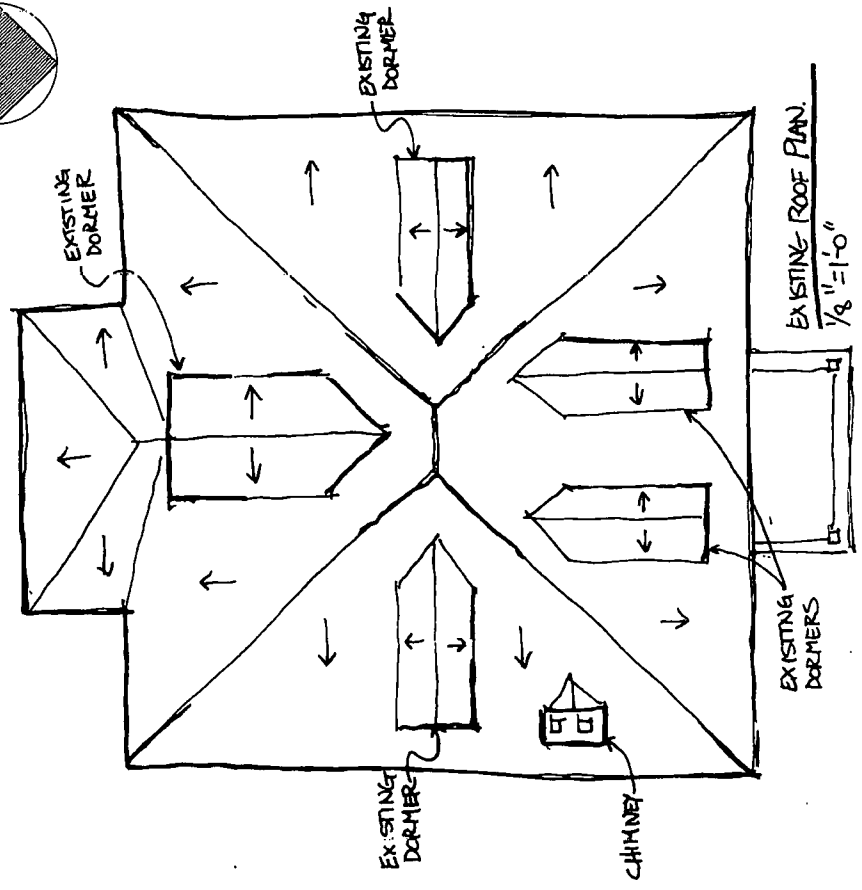
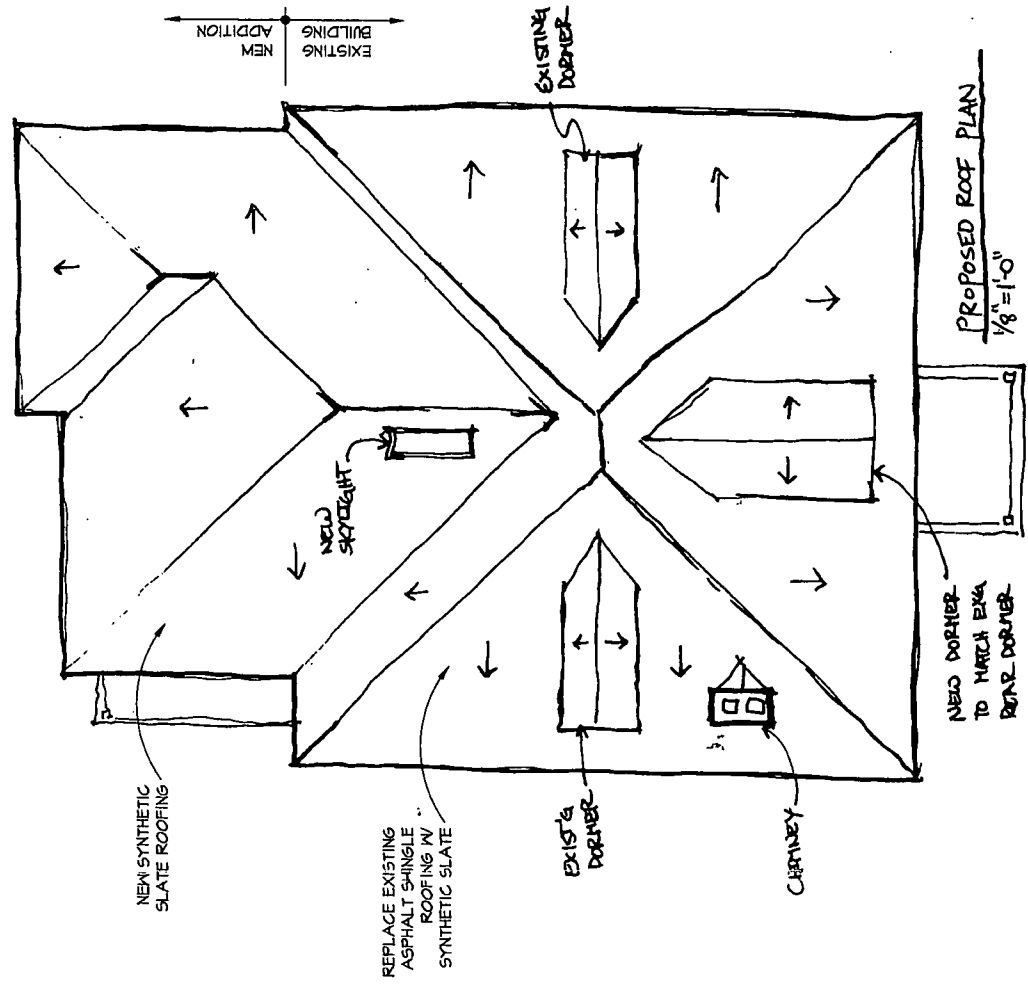
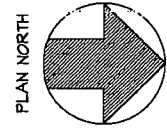


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A-14

4' 2" 0 4' 8" 16'
 1/8" = 1'-0" (WHEN PRINTED ON 11X17)





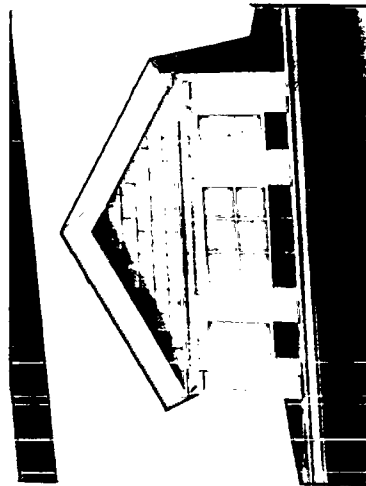
EXISTING FRONT ELEVATION

REPLACE EXISTING ASPHALT SHINGLE ROOFING W/ SYNTHETIC SLATE



NEW FLAGSTONE TREADS TO REPLACE EXISTING

PROPOSED FRONT ELEVATION



EXISTING REAR DORMER

A-15

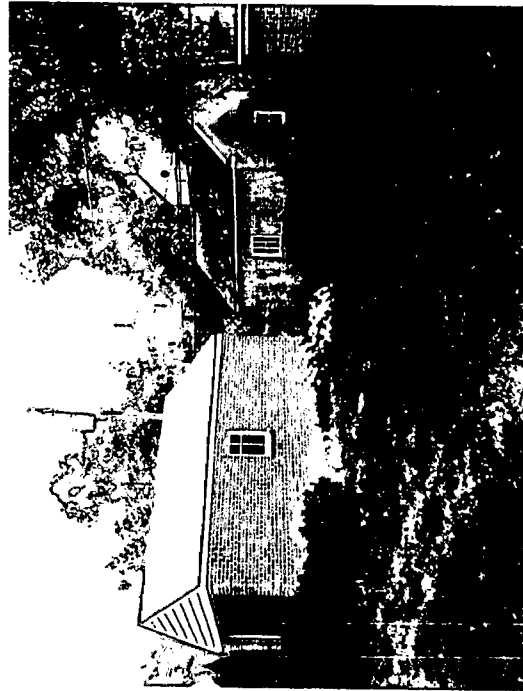


ATKINS RESIDENCE - HPRB MEETING 10/24/2012

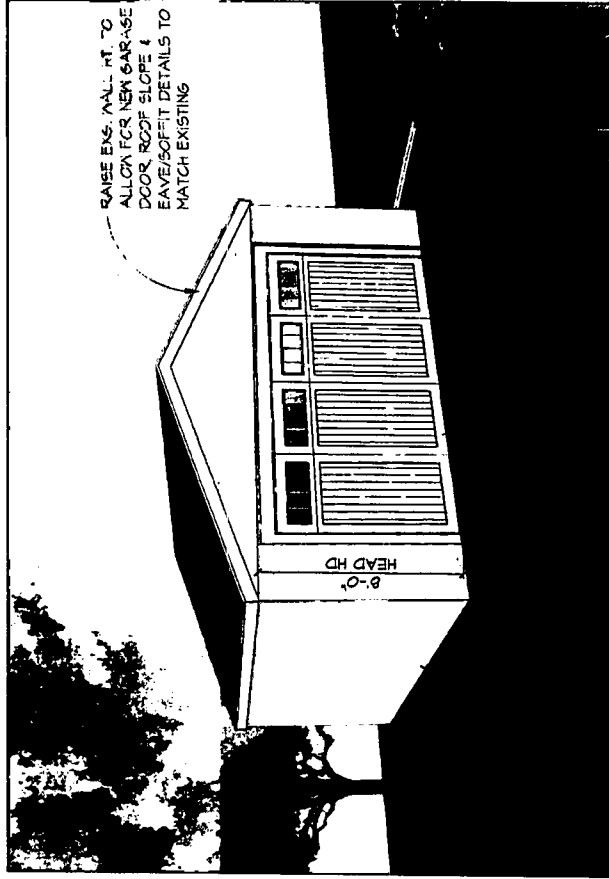
G T M



EXISTING GARAGE FRONT VIEW



EXISTING GARAGE RIGHT SIDE VIEW



PROPOSED GARAGE PERSPECTIVE VIEW

RAISE EX. WALL HT. TO
ALLOW FOR NEW GARAGE
DOOR, ROOF SLOPE &
EAVE/SOFFIT DETAILS TO
MATCH EXISTING

A-19



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18



EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW

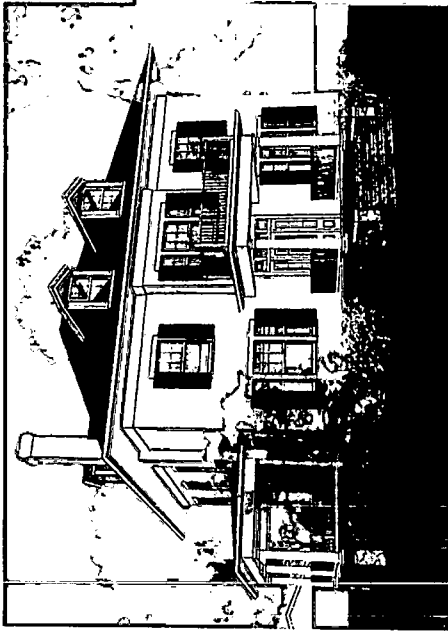
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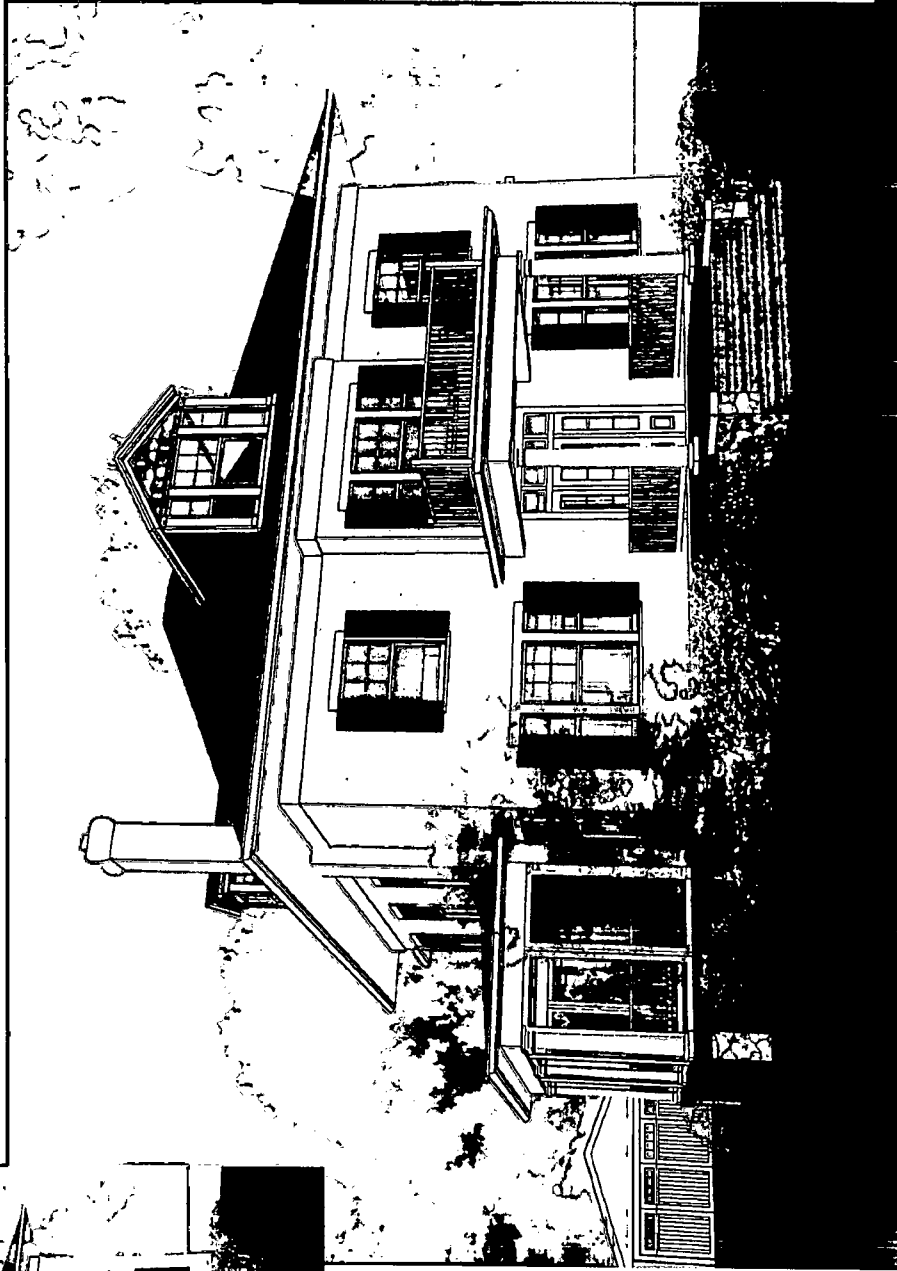
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EXISTING PERSPECTIVE VIEW



PROPOSED PERSPECTIVE VIEW



EXISTING REAR DORMER

A-3

GTM

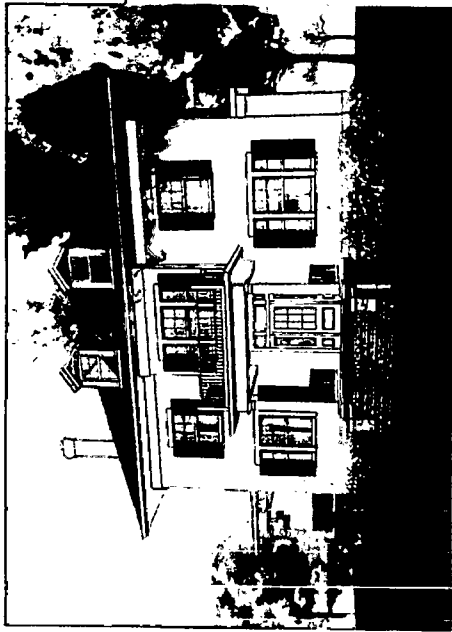
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GTM ARCHITECTS

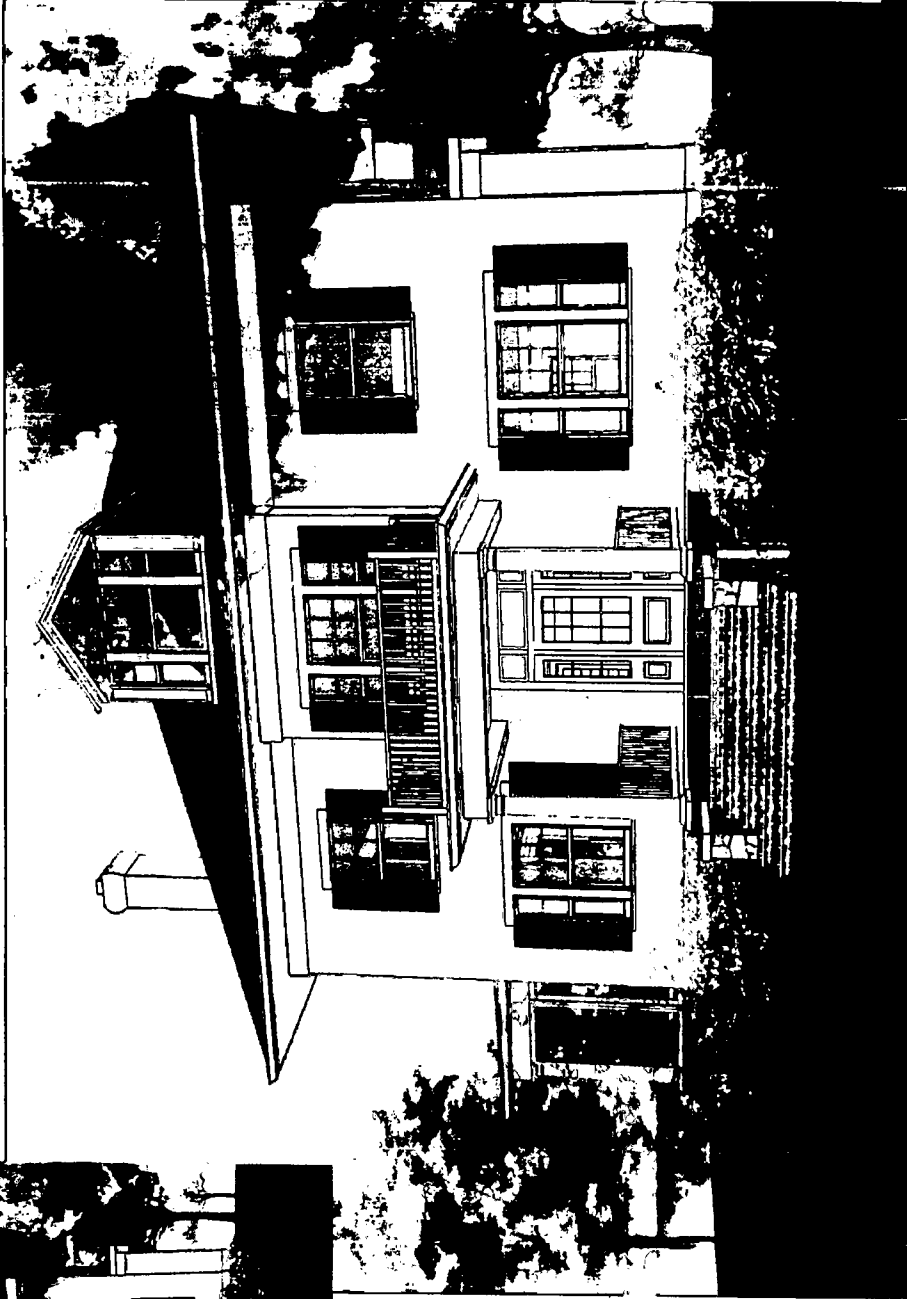
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EXISTING PERSPECTIVE VIEW



PROPOSED PERSPECTIVE VIEW

A-4

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EXISTING PERSPECTIVE VIEW



PROPOSED PERSPECTIVE VIEW

A-5

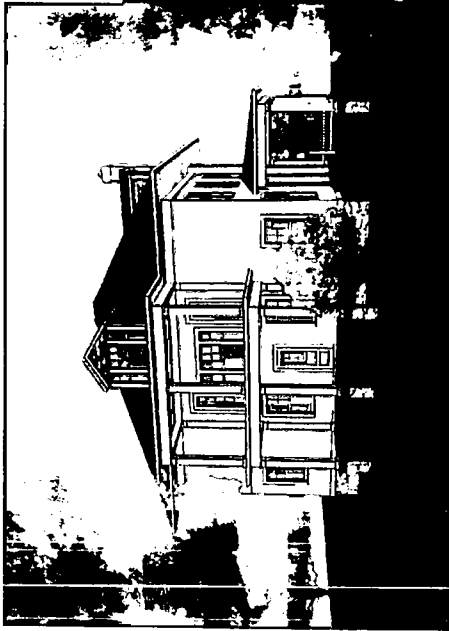
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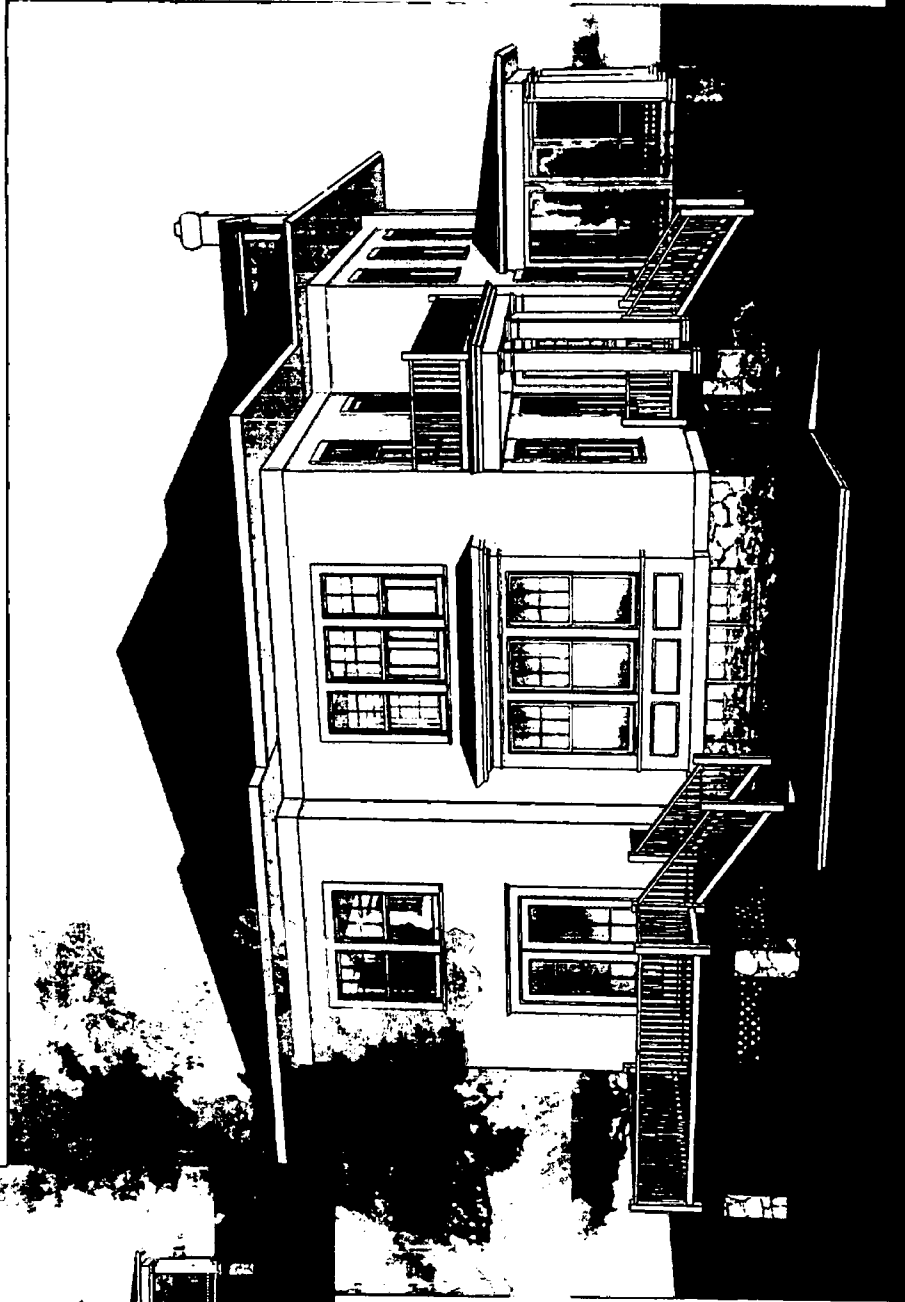
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EXISTING PERSPECTIVE VIEW



PROPOSED PERSPECTIVE VIEW

A-6

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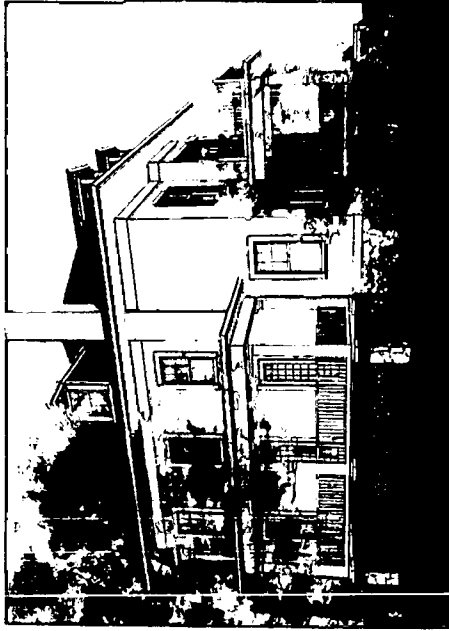
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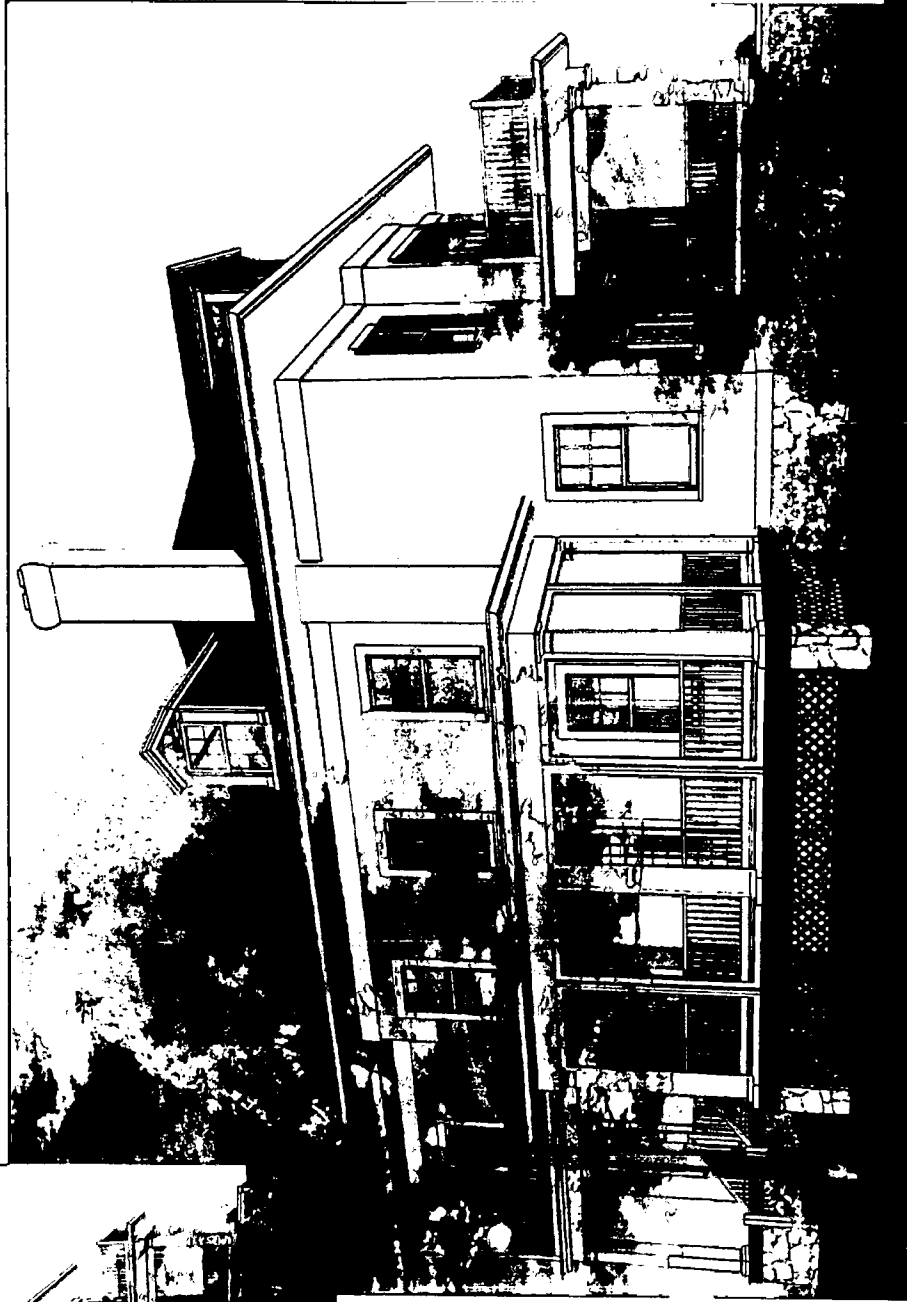
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EXISTING PERSPECTIVE VIEW



A-8

PROPOSED PERSPECTIVE VIEW

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EXISTING PERSPECTIVE VIEW



PROPOSED PERSPECTIVE VIEW

A-7

GTM

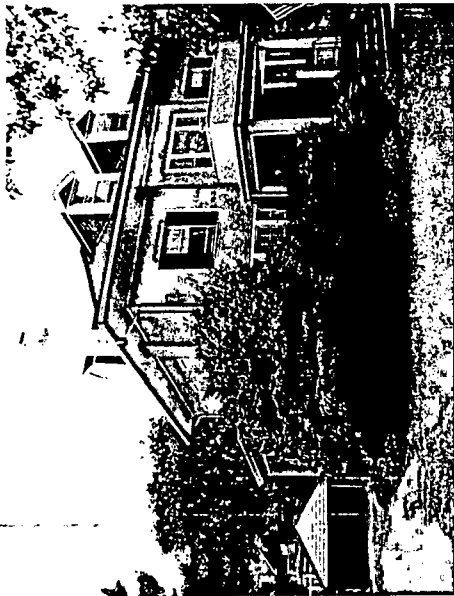
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VIEW OF FRONT & PARTIAL LEFT SIDE



VIEW OF FRONT



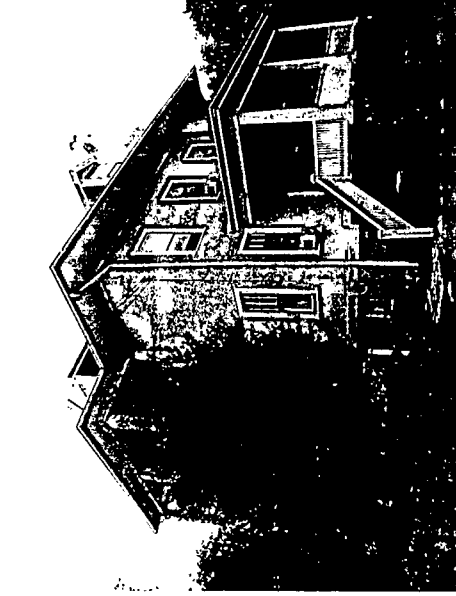
PARTIAL VIEW OF RIGHT SIDE



PARTIAL VIEW OF RIGHT SIDE



VIEW OF REAR



VIEW OF REAR & PARTIAL LEFT SIDE

A-1

26

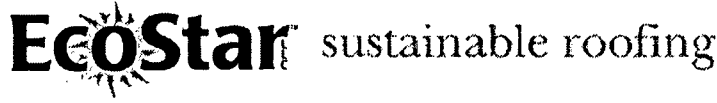


18 Grafton



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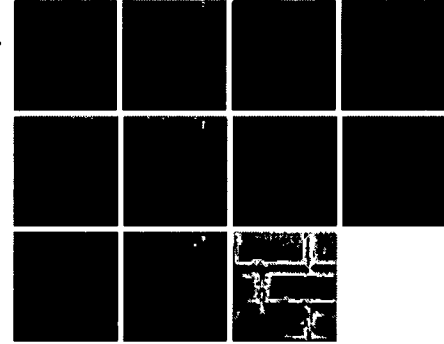
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Majestic Slate™

Majestic Slate tiles offer the natural beauty of slate while providing enhanced strength and durability. Featuring a 50-year Gold Star or Limited Materials Warranty and available with a 100 mph wind warranty, Majestic Slate tiles provide enhanced resistance to harsh weather conditions, including wind, driving rain and hail. Manufactured from 80% post-industrial recycled rubber and plastic, Majestic Slate tiles offer an environmentally friendly, lightweight alternative to traditional slate roofing products. Majestic Slate tiles are available in eleven colors: Stone Red, Earth Green, Chestnut Brown, Cedar Brown, Mountain Plum, Smoke Gray, Federal Gray, Midnight Gray, Black, Sage Green and Driftwood.

Majestic Slate tiles are available in eleven colors:
 Stone Red, Earth Green, Chestnut Brown, Cedar Brown, Mountain Plum, Smoke Gray, Federal Gray, Midnight Gray, Black, Sage Green and Driftwood.



[> Go To Majestic Slate Gallery](#)

Resources

click to download pdf file:

- [Majestic Slate™ 10" Traditional Technical Data](#)
- [Majestic Slate™ Cut Sheet](#)
- [Majestic Slate™ Designer Series Cut Sheet](#)
- [Majestic Slate™ Hip & Ridge Technical Data](#)
- [Majestic Slate™ Technical Data](#)

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Majestic Slate Traditional

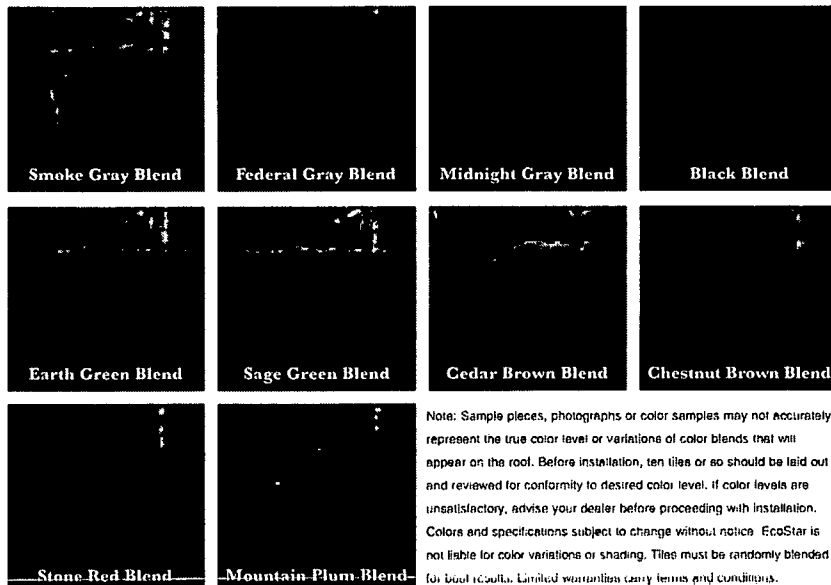


Historically, natural slate is one of the most appealing roofing choices, combining unmatched durability with aesthetics. The cost of natural slate, as well as its weight, often makes this roofing choice prohibitive. EcoStar LLC, the leading manufacturer of premium steep-slope roofing products, combines historic appeal with modern technology to offer the lightweight and affordable alternative – Majestic Slate.

Created with recycled rubbers (EPDM) and plastics (TPO), Majestic Slate offers the same look and sustainability of natural slate, but adds significantly less weight to the roof. Easy application keeps the installation costs lower than natural slate, also making Majestic Slate an economical choice. Available in ten colors and two widths, Majestic Slate offers endless possibilities to enhance historic and new construction on both residential and commercial buildings.

Curb appeal is everything when it comes to the look of your home, but protection from the elements must be a priority. Majestic Slate offers both.

Majestic Slate Color Blends



Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranty apply terms and conditions.

Architectural Flexibility

- Both Majestic Slate widths (10" and 12") can be blended together to create texture and depth
- Staggered and offset installations can also enhance roof texture and depth
- Available in ten different color choices
- Natural appearance of real slate roofing
- Enhance historical look in both residential and commercial buildings

Advantages

- Weighs significantly less than natural slate
- Easy application keeps installation costs down

Strength & Durability

- Recycled content provides improved flexibility, providing superior protection from the harshest weather conditions, including wind, hail and driving rain
- Significant life cycle savings

Warranty Coverage

- 50-Year Gold Star Labor & Material Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled rubber and plastics



Technical Information

- Two widths – 10" & 12"
- UL listed Class A fire resistance available (UL 790)
- UL listed Class C fire resistance (UL 790)
- Nail pull through ASTM D3163
- Class 4 impact resistance UL listed (UL 2218)
- Prolonged UV Exposure ASTM G26-95
- 110-mph wind warranty available



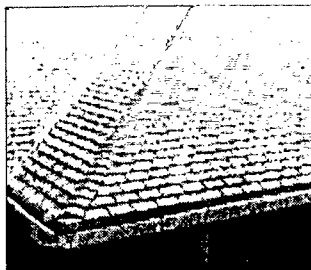
42 Edgewood Drive | Holland, NY 14080
Tel: 800.211.7170 | www.ecostarllc.com

EcoStar[™]

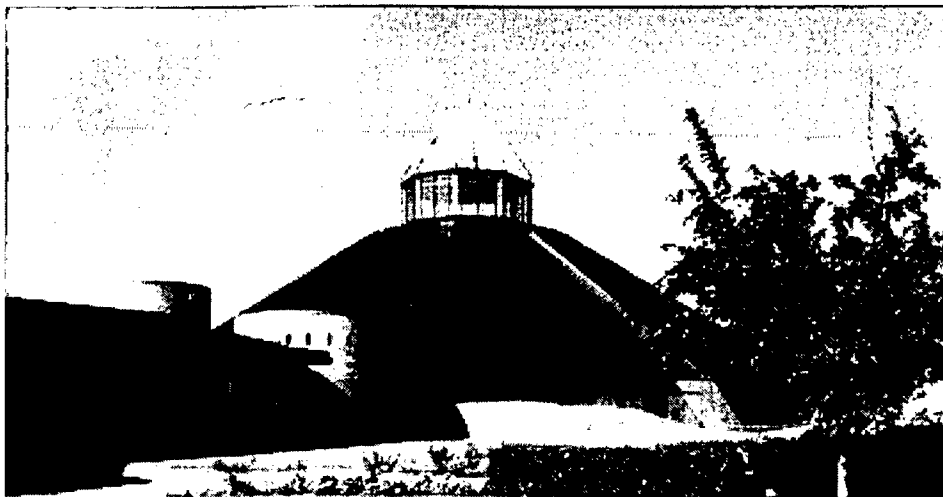
Sustainable Roofing



Majestic Slate Traditional



Majestic Slate Designer Series



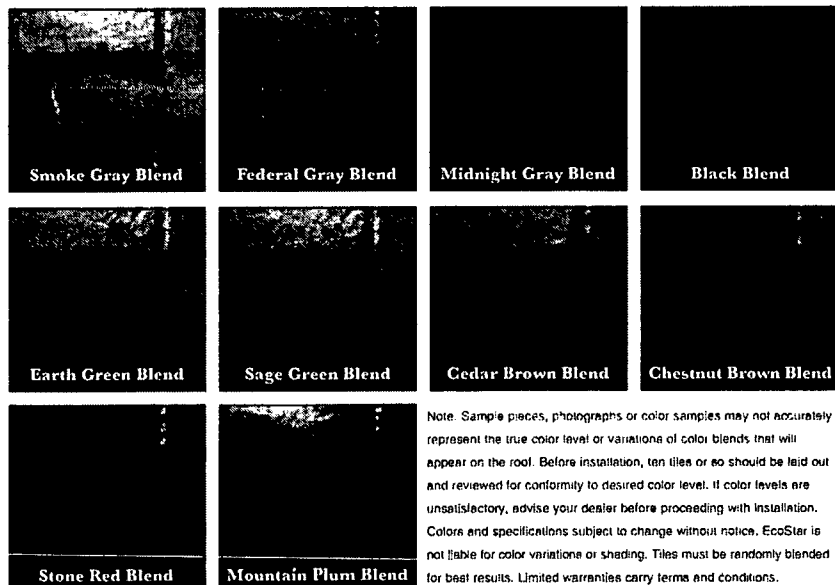
Many unique shapes and designs have been seen in slate roofing throughout history. It has become increasingly hard though to find some of these classic styles to match existing roofing or to create dynamic new construction. EcoStar LLC, the leading manufacturer of premium steep-slope roofing products, offers three additional shapes as part of its Majestic Slate™ Designer Series. Made with the same formula and offering the same benefits of EcoStar's Majestic Slate, Designer Series offers unlimited creative possibilities.

Beaver Tail: The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.

Beveled Edge: The look of scalloped edges in a hexagonal pattern makes Beveled tiles a classic. This rare style can be intermixed with traditional slate tiles or used separately for historical applications.

Chisel Point: The Chisel Point tile forms a beautiful diamond pattern on the roof, reminiscent of European roof designs.

Majestic Slate Color Blends



Architectural Flexibility

- The different styles of the Majestic Slate Designer Series can be blended together with Majestic Slate Traditional tiles to create unique designs.
- Special shapes replicate those found in historic, carriage house and European architecture
- Available in ten different color choices and three different shapes, Beaver Tail, Beveled Edge and Chisel Point
- Natural appearance of real slate roofing

Advantages

- Weighs significantly less than natural slate
- Easy application keeps installation costs down

Strength & Durability

- Recycled content provides improved flexibility, providing superior protection from the harshest weather conditions, including wind, hail and driving rain
- Significant life cycle savings

Warranty Coverage

- 50-Year Gold Star Labor & Material Warranty available

Environmental Sustainability

- Manufactured with post-industrial recycled rubber and plastics



Technical Information

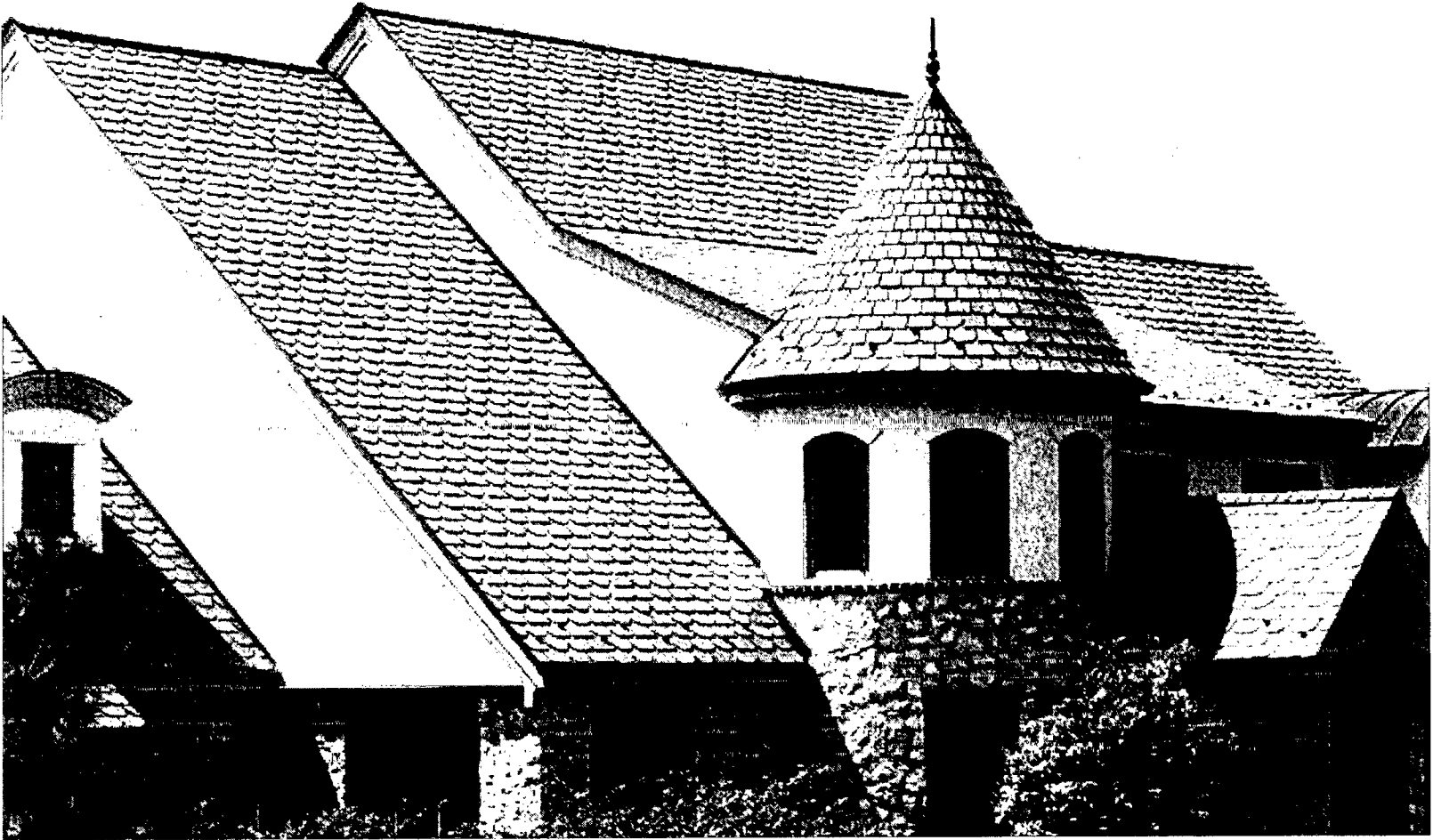
- Available in three shapes
- UL listed Class A fire resistance available (UL 790)
- UL listed Class C fire resistance (UL 790)
- Nail pull through ASTM D3163
- Class 4 impact resistance UL listed (UL 2218)
- Prolonged UV Exposure ASTM G26-95
- 110-mph wind warranty available

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LLC

Sustainable Roofing



Majestic Slate Designer Series

Beaver Tail

Beveled Edge

Chisel Point

