

5 NEWLANDS STREET, CHEVYCHASE
[HPG CASE # 35713-137]
CHEVYCHASE HISTORIC DISTRICT



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: January 24, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Karen Theimer Brown, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #621792, roof replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with a condition** at the January 23, 2013 meeting.

Sound salvageable red slates from the house and garage are consolidated and reinstalled on the garage.

Applicant: Byron and Mary Anderson
Address: 5 Newlands Street, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

621792
12-11-12

Contact Email: banderson91@comcast.net Contact Person: Byron Anderson
Daytime Phone No.: 301-538-3592

Tax Account No.: _____

Name of Property Owner: Byron & Mary Anderson Daytime Phone No.: 301-951-0761
Address: 5 Newlands Street, Chevy Chase, MD 20815

Contractor: Wmayer Co., Inc. Phone No.: 301-984-7787

Contractor Registration No.: MHIC # 29489

Agent for Owner: Byron Anderson Daytime Phone No.: 301-951-0761

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Newlands
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
Lot: P1, 2 P3 Block: 54 Subdivision: Section 2 Chevy Chase
Liber: 15957 Folio: 703 Parcel: Plat Book 2 Plat Book 106

PART ONE: TYPE OF PAINT/ACTION/ANNUIS

- | | |
|--|--|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: <u>Roof</u> |

1B. Construction cost estimate: \$ 74,000.00

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 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/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.

Signature of owner or authorized agent _____ Date _____

Approved: X u/condition for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1/31/13

Application/Permit No.: 621792 Date Filed: 12/21/12 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:

This two-story, cross-gabled roof, yellow-painted stucco house, U-shaped, was built in 1907. It features regularly spaced window openings on the first and second floors, on the front of the house. The first floor windows in the front of the house are original, single-pane glass. Roof and garage are covered in original Italian red slate and is in disrepair. The house is similar in design to the stucco houses on either side of the property.

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

We propose to replace the original red slate roofs with the closest available match, a composite slate. The original slate has been unavailable for decades. Existing gutters and downspouts would be replaced with 6 1/2" round 16oz. copper gutters & 4" round copper spouts.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Material Specifications

- Inspire Red Synthetic Slate (slate specifications below)
- 30 lbs. roofing felt.
- Slate to be installed with stainless steel coil nails with the Inspire Slate.
- CoreVent ridge vent will be installed at Main ridges.
- new copper drip edge at eaves and step flashings where necessary.
- Chimney flashings with new 16 oz copper, cut into brick joint.
- new pipe and vent collars with new 16 oz copper.
- Installation of two (2) rows of EcoStar copper snow guards at eaves and on Main House
- Installation of new 6" ½ Round 16 oz copper gutters and 4" round copper spouts.
- Gutters to be hung with copper strap hangers placed under new Slate roof.

Inspire Red Synthetic Slate Specifications

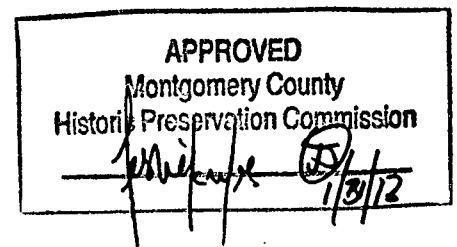
Rating Information of Composite Tile as manufactured by InSpire Roofing Products.

1. Hail Rating: Class 4, tested in accordance to UL 2218.
2. UV Exposure: Fade resistant with no trace of cracking, spalling or deformation after over 9,500 hours in Xenon Arch Chamber, tested in accordance with ASTM G 155.
3. Wind Driven Rain / Wind Uplift: Up to 110 MPH - no water infiltration through sheathing. No tile blow off or tearing when tested in accordance with Miami Dade County Protocol - TAS 100.
4. Freeze Thaw Cycle: No signs of damage or cracking after 350 cycles when tested in accordance with ASTM C 666 / C 666M.
5. Water Absorption: No appreciable weight gain when tested in accordance with ASTM C 272.
6. Water Permeation: Tile to be impermeable in accordance with ASTM E 96 / E 96M.
7. Tensile Strength: Average Tensile Strength: 1,957psi / Average Modulus of Elasticity: 366,312 when tested in accordance with ASTM D 638.

COMPOSITE SLATE TILES

A. Composite Slate Tiles: As manufactured by InSpire Roofing Products - The Tapco Group.

1. Construction: Polymer composite.
2. Height: 17.5 inches (445 mm).
3. Width: 12 inches (305 mm).
4. Weight: Class A - 1.52 lbs (0.70kg) per tile.
5. Weight: Class C - 1.52 lbs (0.70kg) per tile.
6. Sold in bundles; 25 tiles per bundle.
7. Exposure: 6 inches (152 mm).
 - a. Approximately 200 tiles per square.
 - b. Approximately 8 bundles per square.
8. Exposure: 6.5 inches (165 mm).
 - a. Approximately 185 tiles per square.
 - b. Approximately 7.39 bundles per square.
9. Exposure: 7 inches (178 mm).
 - a. Approximately 172 tiles per square.
 - b. Approximately 6.86 bundles per square.

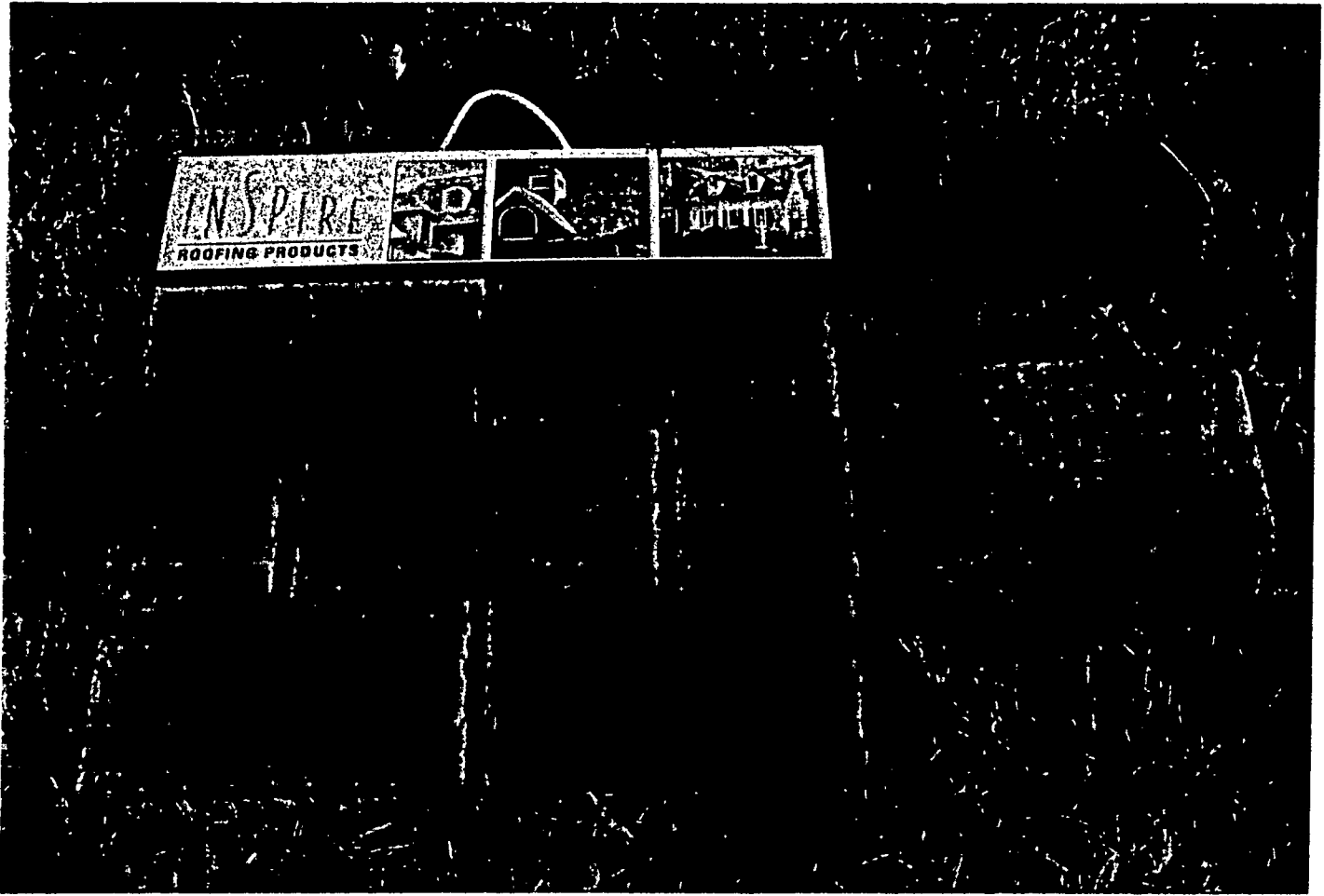


10. Exposure: 7.5 inches (191 mm).
 - a. Approximately 160 tiles per square.
 - b. Approximately 6.4 bundles per square.
11. Fire Resistance Classification: Class A.
12. Fire Resistance Classification: Class C.
13. Compression formed to eliminate flexing of roof tiles due to cambered design.
14. Service Temperature: No warping at temperatures in excess of 180F (82 C).
15. Chemical Compatibility: Minimal reactions, if any, when exposed to asphalt,

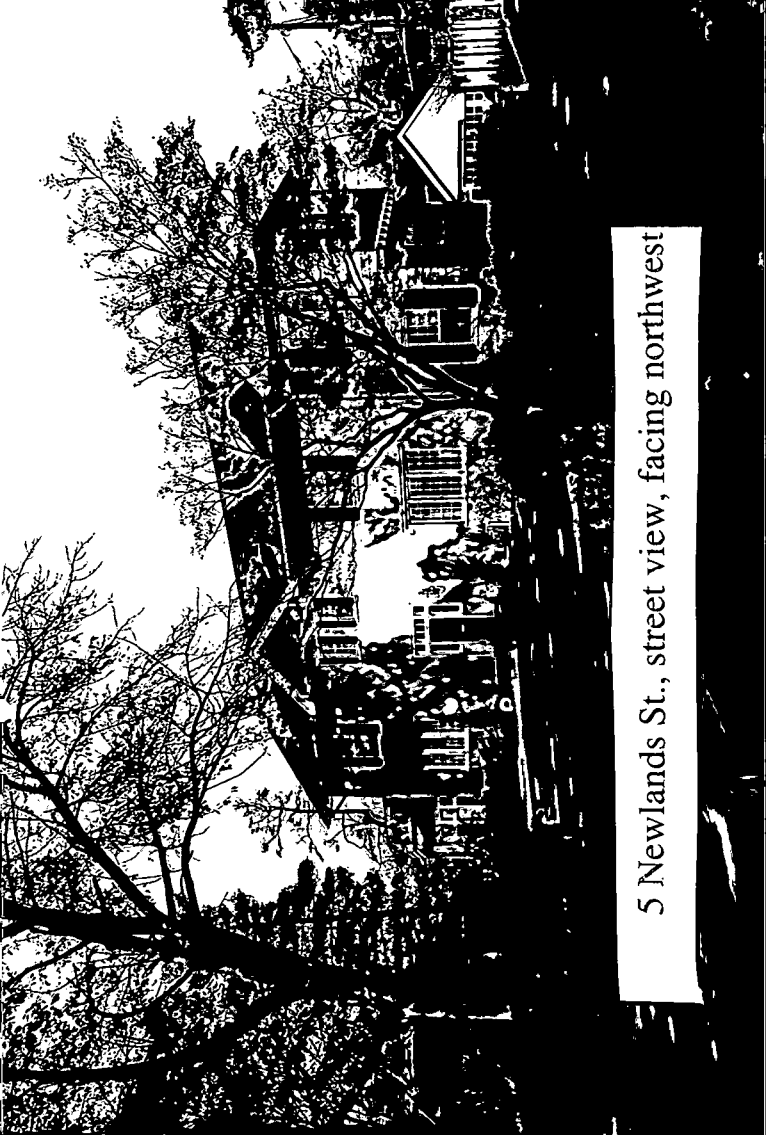
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5/17/13

5 Newlands Street, Chevy Chase, Maryland

Photo # 11, Proposed Inspire Red Brick Synthetic Replacement slate and piece of original slate



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
1/3/17



5 Newlands St., street view, facing northwest

5 Newlands St., garage view, facing east



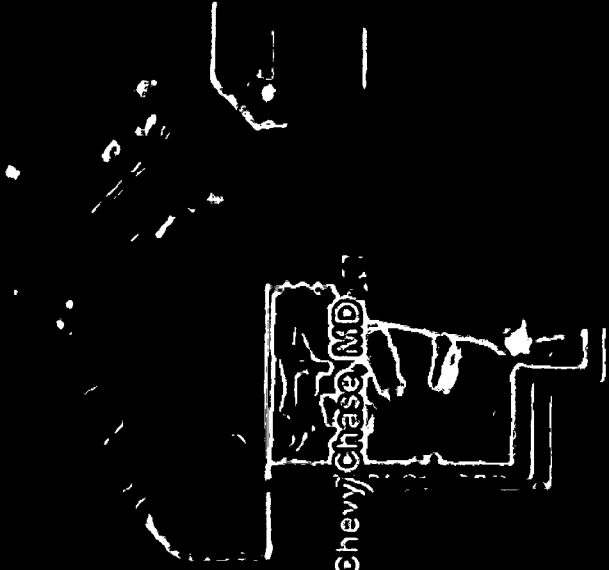




5 Newlands St., rear view of roof, facing
South

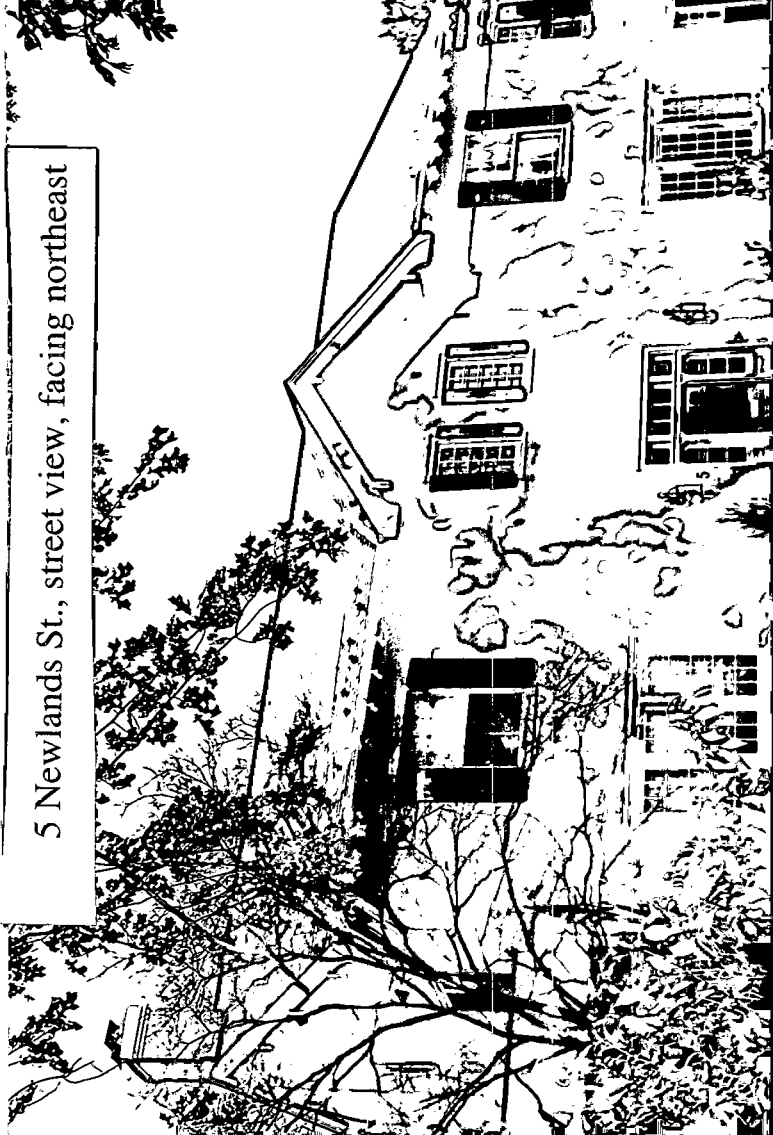


5 Newlands St., Aerial view of roof



5 Newlands St. Chevy Chase, MD

5 Newlands St., street view, facing northeast

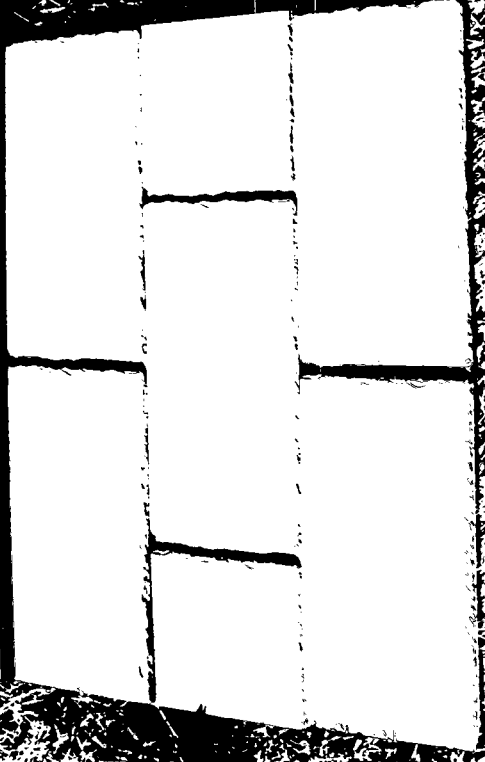


5 Newlands St., garage view, facing east



5 Newlands St., slate sample and old slate

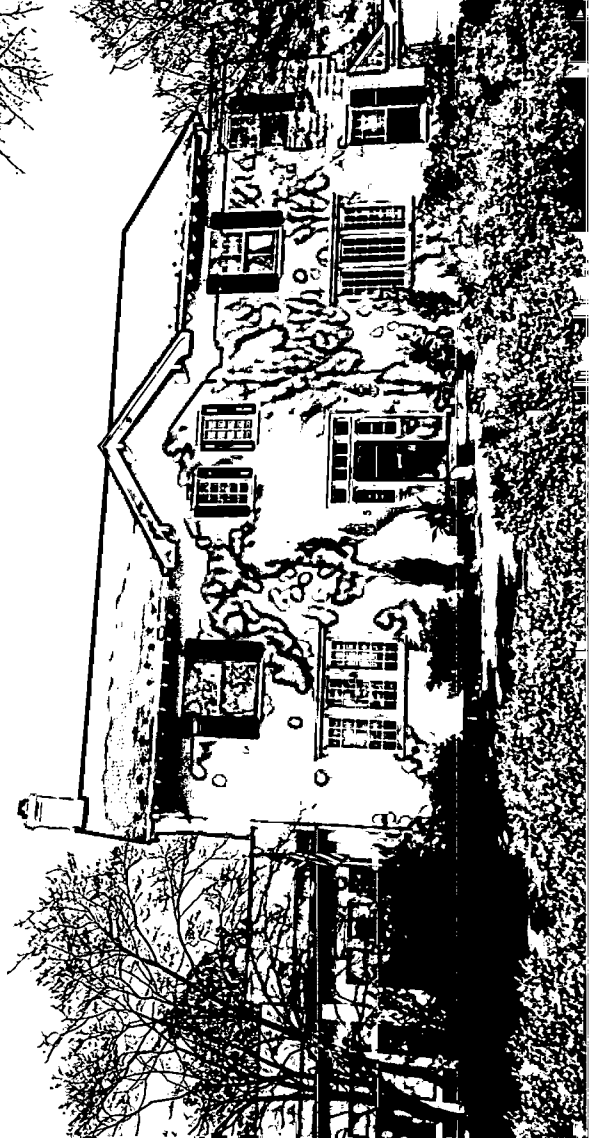
INSPIRE
ROOFING PRODUCTS



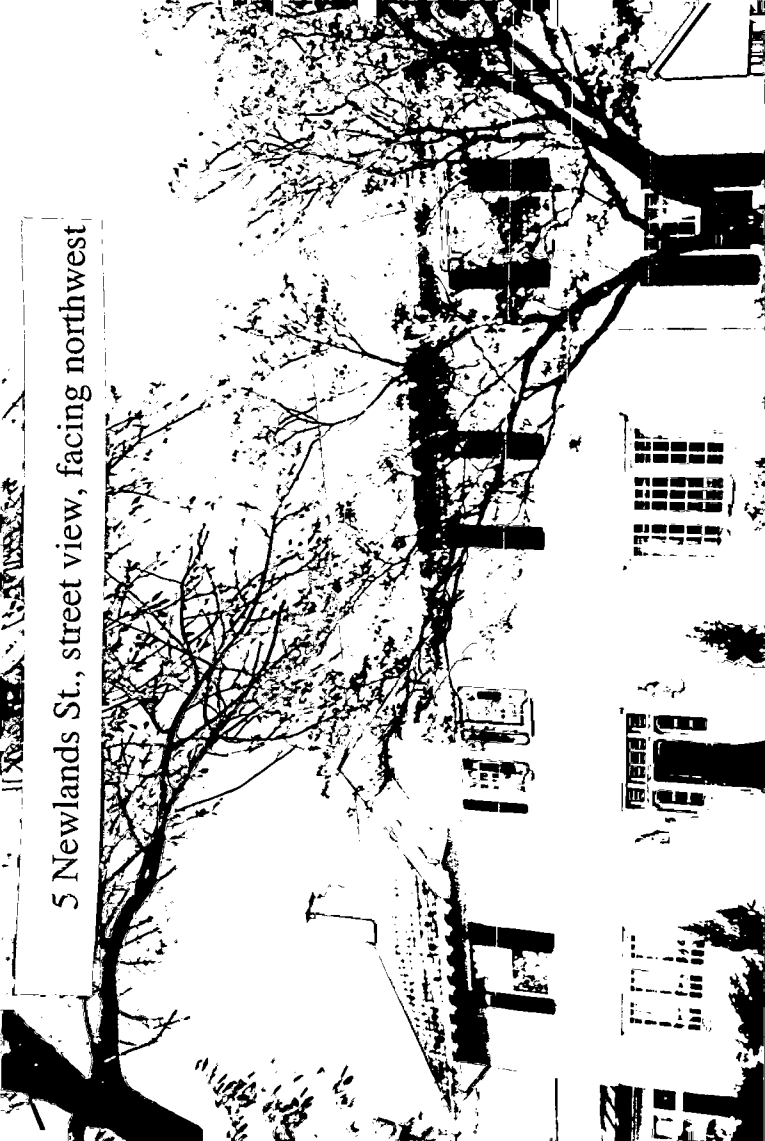
5 Newlands St., street view, facing north



5 Newlands St., street view, facing north



5 Newlands St., street view, facing northwest



5 Newlands St., street view, facing north



Manarolla, Kevin

From: Bourke, Tom.(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Tuesday, January 22, 2013 4:55 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 1/23/13: 5 Newlands

The following are the comments of the Chevy Chase Village LAP for items before the HPC on 1/23/13:

5 Newlands

Contributing Resource

Replacement of existing slate roof with composite slate

Staff recommends approval, but with retention of salvageable slate for use on the garage.

LAP believes that staff approval is appropriate for replacement with composite slate, but we do not see the need to reuse the old slate unless the owner has a preference to reuse it:

The staff's recommendation to "condition" approval of this application on using original building materials for the garage roof would be a direct violation of the Master Plan. The applicants' proposal to use compatible new materials is clearly and unequivocally permitted by the Master Plan guidelines quoted on page 2 of the staff's report, because the house and garage are contributing resources rather than outstanding ones. Therefore, the HPC has no authority to place any substantive condition on approval of any portion of the proposal, let alone a condition that itself directly conflicts with the Master Plan.

Even if the HPC had such authority, it would be inappropriate to do so here for three reasons. First, the garage is located at the rear of the property and most or all of its roof will not be visible from the public right-of-way. Second, there was historically a match between the roofing materials on the house and the garage, so it would be discordant to require a difference between the two. Third, the applicants have already shown laudable sensitivity to the character of the Village, at significant expense to them.

Submitted on behalf of the LAP by Tom Bourke, Chair

Silver, Joshua

From: banderson91@comcast.net
Sent: Wednesday, January 23, 2013 3:21 PM
To: Silver, Joshua
Subject: Re: LAP comments for HPC 1/23/13: 5 Newlands

Thank you for sharing this. I will follow-up with these folks to make sure they understand how I benefit from the garage roof treatment and how accomodating your office has been. I'm sure that they didnt understand the circumstances but will get it once its brought to their attention.
Byron

From: "Joshua Silver" <Joshua.Silver@montgomeryplanning.org>
To: "Byron Anderson (banderson91@comcast.net)" <banderson91@comcast.net>
Sent: Wednesday, January 23, 2013 2:05:12 PM
Subject: FW: LAP comments for HPC 1/23/13: 5 Newlands

Hi Byron,

Here are the comments I referred to during our phone conversation today. Thank you for your time and cooperation.

Best,
Josh

Joshua Silver, Senior Planner | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC
8787 Georgia Avenue, Suite 206 | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax | joshua.silver@montgomeryplanning.org | www.montgomeryplanning.org/historic/

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Sent: Tuesday, January 22, 2013 4:55 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Betsy
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Submitted on behalf of the LAP by Tom Bourke, Chair

Silver, Joshua

From: banderson91@comcast.net
Sent: Wednesday, January 23, 2013 2:57 PM
To: Silver, Joshua
Subject: Anderson Slate Replacement 5 Newlands Street, Chevy Chase Village
Attachments: Anderson - Slate Replacement.doc

Mr. Joshua Silver
Senior Planner | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC
8787 Georgia Avenue, Suite 206 | Silver Spring MD 20910
E-mail: joshua.silver@montgomeryplanning.org
Slate Replacement 5 Newlands Street, Chevy Chase Village

Re:

Joshua:

I wanted to follow-up on our conversation about my efforts to locate suitable slate to replace our original Italian Red slate. Last summer, our roofer, The Widmayer Co., was able to locate a quantity of Vermont Red Slate from a supplier in New York. At the time, there was not enough Vermont Red Slate on hand to cover our roof, so we did not get a formal cost estimate. In October 2012, Widmayer was notified by the New York company that adequate amounts of the Vermont Red Slate had become available but the cost for covering our roof in Vermont Red Slate was \$127,985.00 (see attached estimate). So our choice of the Inspire Red Synthetic Slate ended up being a preference based on cost and not the unavailability of the Vermont Red Slate. I hope that this explanation is helpful and please let me know if you have any questions.

Sincerely,

Byron Anderson

THE **Widmayer Co., Inc.**
ROOFING CONTRACTORS Washington since 1905

Tel 301-984-7787 Fax 301-984-7817
MHIC # 29489 DC # 01552
5465 Randolph Road, Unit H, Rockville, MD 20852

TO: Mr. Byron Anderson
#5 Newlands Street
Chevy Chase, MD 20815

October 3, 2012

PH: 202-615-8496
Email: banderson91@comcast.net

Job Location: Same as above

Preliminary Estimate

We propose to furnish all labor and material to complete the following work:

Roof Replacement – Main House and Garage (Flat Roofs and rear Flat Addition to Remain)

- 1) Remove existing Red Slate Roof and haul away debris.
- 2) Furnish and install a new EcoStar Synthetic Slate (Red), Inspire Synthetic Slate (Red), or Vermont Red Slate over 30 lb roofing felt.
- 3) Slate to be installed with stainless steel EcoStar nails, or stainless steel coil nails with the Inspire Slate. Vermont Slates to be hung with copper nails.
- 4) Skylight to remain and re-flashed with new copper as necessary.
- 5) Furnish and install ice and snow shield at all valleys and eaves as well as around perimeter of Chimney and skylight.
- 6) Furnish and install CoreVent ridge vent at Main ridges.
- 7) Furnish and install all new copper drip edge at eaves and step flashings where necessary.
- 8) Furnish and install Chimney flashings with new 16 oz copper, cut into brick joint.
- 9) Fabricate and install all new pipe and vent collars with new 16 oz copper.
- 10) Furnish and install two (2) rows of EcoStar copper snow guards at eaves if synthetic slate is chosen and on Main House (EcoStar snow guards to be installed with Inspire Slate also). Vermont Slate to have 3 rows of copper wire loop snow guards installed at eaves.
- 11) Run Yard magnet around perimeter of grounds after tear off to collect any metal debris.

The cost for this work in Symphony Synthetic Slate: \$ 65,490.00

The cost for this work in Inspire Synthetic Slate: \$62,975.00

The cost for this work in Vermont Slate: \$127,985.00

Gutter Replacement Main House and Garage Only – Flat Roof addition and flats roofs on Main House to remain unchanged

- 1) Remove existing gutters and downspouts and haul away debris.
- 2) Furnish and install new 6" ½ Round 16 oz copper gutters and 4" round copper spouts.
- 3) Gutters to be run seamless.
- 4) Gutters to be hung with copper strap hangers placed under new Slate roof. (Note gutters will be taken down before roofing begins so hangers may be properly installed)
- 5) All corners to be hand mitered.
- 6) All solder to be 50/50.

The cost for this work: \$ 12,010.00

Note: Any left over materials purchased by Widmayer are the property of the Widmayer Company and will be hauled away. WE will leave a bundle of Shingles with Homeowner upon their request, if there are shingles left over for future repairs. It is our policy to always over order and return unused materials as an efficiency measure. The over ordering is not reflected in the price above.

Any bad wood found after removal of roof will be repaired on a Time and Materials Basis at the following rates:

Labor: \$90.00 per Man hour

Materials: Builder's cost plus 20% overhead, plus 10% profit

**TWO (2) YEAR LABOR WARRANTY ON REPLACEMENT
MANUFACTURERS' WARRANTY ON MATERIAL**

**TERMS: ONE-THIRD DUE AT SIGNING OF CONTRACT AND
BALANCE DUE AT COMPLETION**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: _____ This proposal may be withdrawn by us if not accepted within ____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

After execution of this document, you have three (3) days to rescind the contract. No work will begin prior to this 3-day period.

Date of Acceptance: _____

Signature: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Newlands Street, Chevy Chase	Meeting Date:	1/23/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/16/13
Applicant:	Byron and Mary Anderson	Public Notice:	1/9/13
Review:	HAWP	Tax Credit:	Yes
Case Number:	35/13-13D	Staff:	Karen Theimer Brown
PROPOSAL: Roof Replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with the **condition** that sound salvageable red slates from the house and garage are consolidated and reinstalled on the garage.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1892-1916

PROPOSAL

The applicant is proposing to replace original red slate roof with a composite slate. See photos of existing conditions in Circles 18. The applicants also provided a photo of the replacement material. *The replacement material has been reviewed and approved by the Maryland Historical Trust for state tax credit.* The existing galvanized steel gutters and downspouts will be replaced with 6 ½" round 16oz. copper gutters and 4" round copper spouts.

APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

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:

- 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 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.

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

Preserving the integrity of the proposed 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 the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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.

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 1 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.)

STAFF DISCUSSION

The proposed roofing will be visible from the public right-of-way and is therefore subject to moderate scrutiny. As noted in Applicable Guidelines, the Guidelines for roofing materials dictate moderate scrutiny and specifically allow for “compatible new materials, rather than the original building materials.” The Guidelines state “in general, materials differing from the original should be approved for contributing resources.”

The applicant provided specifications for the Inspire Red Synthetic Slate and manufacturer information on composite slate tiles. The applicant will also be replacing the galvanized steel gutters and downspouts with 6 ½” round 16oz. copper gutters and 4” round copper spouts, and this style is appropriate to the house. Copper flashing, strap hangers, and snow guards will be installed.

Using the *Guidelines* and applying moderate level of scrutiny, staff supports the use of the proposed synthetic material (Inspire Roofing Products, Brick Red) as a compatible new building material within this historic district and appropriate for this Craftsman style house. Staff recommends approval.

STAFF RECOMMENDATION

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

Sound salvageable red slates from the house and garage are to be consolidated and reinstalled on the garage

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

621792
12-21-12

Contact Email: banderson91@comcast.net Contact Person: Byron Anderson
Daytime Phone No.: 301-538-3592
Tax Account No.: _____
Name of Property Owner: Byron & Mary Anderson Daytime Phone No.: 301-951-0761
Address: 5 Newlands Street, Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: Wmayer Co., Inc. Phone No.: 301-984-7787
Contractor Registration No.: MHIC # 29489
Agent for Owner: Byron Anderson Daytime Phone No.: 301-951-0761

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Newlands
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.
Lot: P1, 2 P3 Block: 54 Subdivision: Section 2 Chevy Chase
Liber: 15957 Folio: 703 Parcel: Plat Book 2 Plat Book 105

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Rocf
1B. Construction cost estimate: \$ 74,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 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/ 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.

Signature of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 621792 Date Filed: 12/21/12 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:

This two-story, cross-gabled roof, yellow-painted stucco house, U-shaped, was built in 1907. It features regularly spaced window openings on the first and second floors, on the front of the house. The first floor windows in the front of the house are original, single-pane glass. Roof and garage are covered in original Italian red slate and is in disrepair. The house is similar in design to the stucco houses on either side of the property.

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

We propose to replace the original red slate roofs with the closest available match, a composite slate. The original slate has been unavailable for decades. Existing gutters and downspouts would be replaced with 6 1/2" round 16oz. copper gutters & 4" round copper spouts.

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ON TO MAILING LABELS.

6

Byron and Mary Anderson

5 Newlands Street

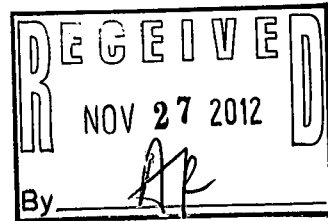
Chevy Chase, Maryland 20815

301.951.0761

E-mail: banderson91@comcast.net

November 23, 2012

Montgomery County Historic Preservation Commission
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850



Dear HPC Staff:

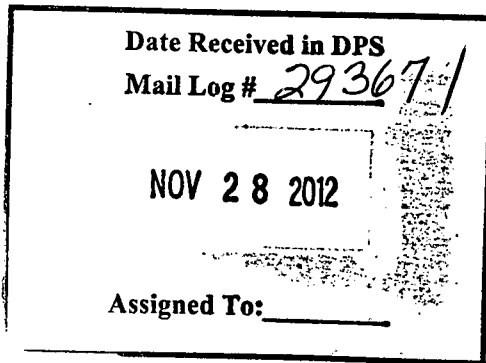
We are enclosing our application and materials for consideration for a Historic Area Work Permit. We would like to replace the gutters, downspouts, and original slate roof on our house. The slate roof is 105 years old. Our property is located within a historic district.

We have been trying for several years to locate the Italian red slate which covers our roof. Several roofing supply companies have told us that our slate has not been available for many decades. Roofing supply companies from as far away as Vermont and Michigan have assisted in our search. Our roofer, Widmayer Co., Inc. in Rockville, MD, has serviced the roof for us and for previous owners. Since they have been unable to locate the original red slate, over the years, they have been painting grey slate to replace broken original slate. The closest match to the original that we could find is a composite slate (photo and specifications enclosed). We would prefer the original slate but this is the closest match we can find. The cost of the composite slate is \$65,000 so we don't consider it a cost savings alternative to the original.

Thank you for considering this request and please let us know if you have any questions.

Sincerely,

Byron Anderson
Byron Anderson

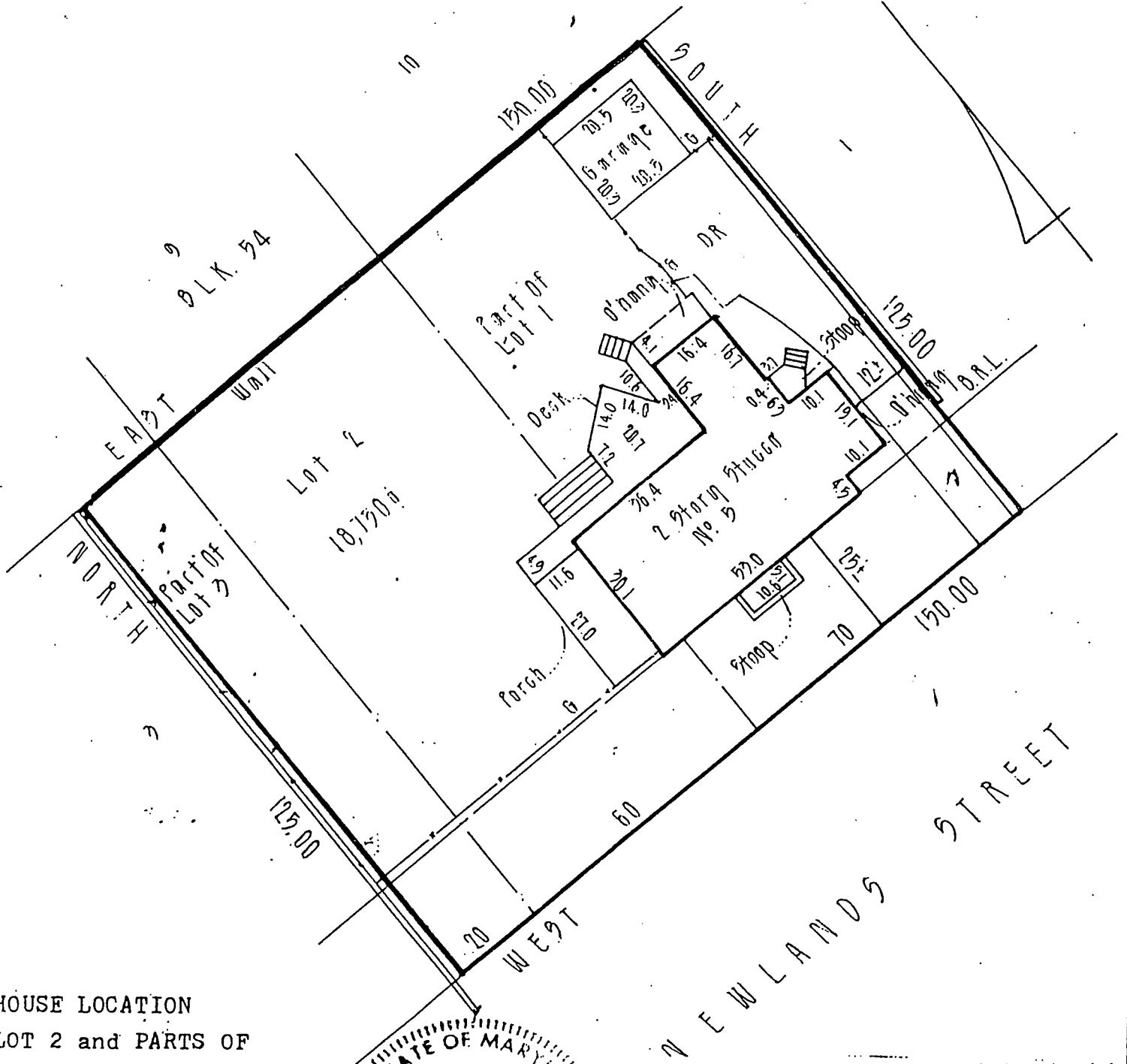


Enclosed please the following items:

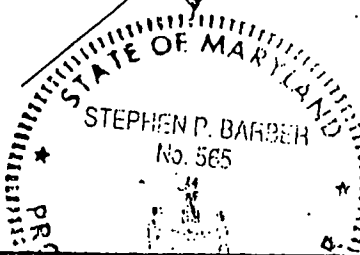
- Completed Historic Area Work Permit Application
- Copy of Platt of property
- Front and Rear land elevations of the property
- Material Specifications
- Mounted photos of the property and materials
- Labeled Photos of property

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

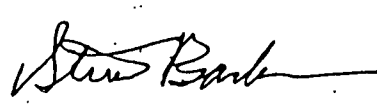
<p>Owner's mailing address Byron and Mary Anderson 5 Newlands Street Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Dan Pryor, owner of unoccupied adjacent house 7 Newlands Street E-mail: mail@danpryor.com</p>	<p>Tony & Kathryn Everett 3 Newlands Street (H) - 301-654-2604</p>
<p>John C., Jr. and Marie Murphy 6 Newlands Street (H) - 301-986-8477</p>	<p>Christopher Dunn & Christine Vaughn 8 Newlands Street (H) - 301-652-6855</p>
<p>Edward and Merriellou Symes 10 Newlands Street (H) - 301-656-2030</p> <p>Emmett & Elizabeth Lewis 6 Oxford St. (H) 301-657-9790</p>	<p>Porter and Mary Wheeler 4 Oxford Street (H) - 301-657-7531</p> <p>Charles and Kathleen Buffon 8 Oxford St. (H) 301-654-1516</p>



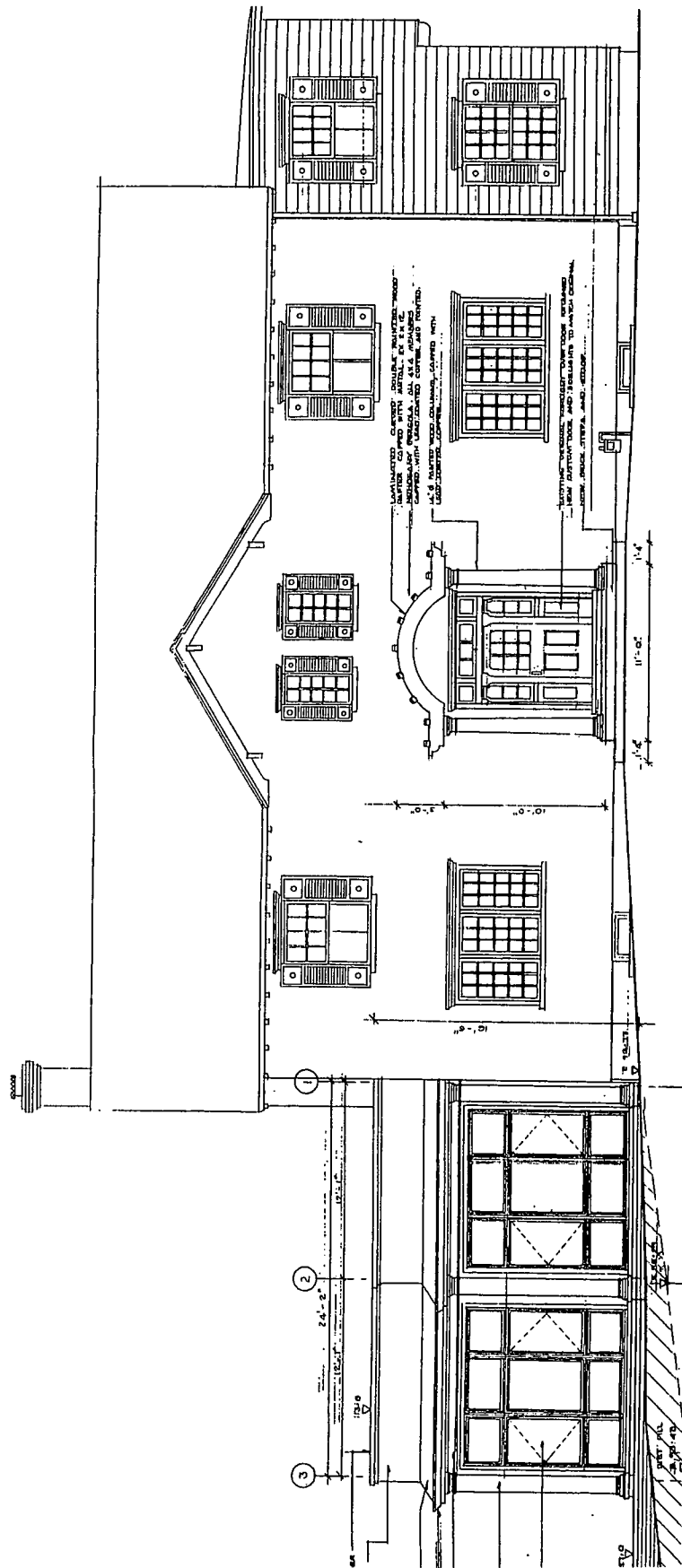
HOUSE LOCATION
 LOT 2 and PARTS OF
 LOTS 1 and 3, BLOCK 54
 SECTION NO. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MD



NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and this plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title, securing financing or refinancing. The property shown hereon is not in a flood plain per existing records unless otherwise indicated.

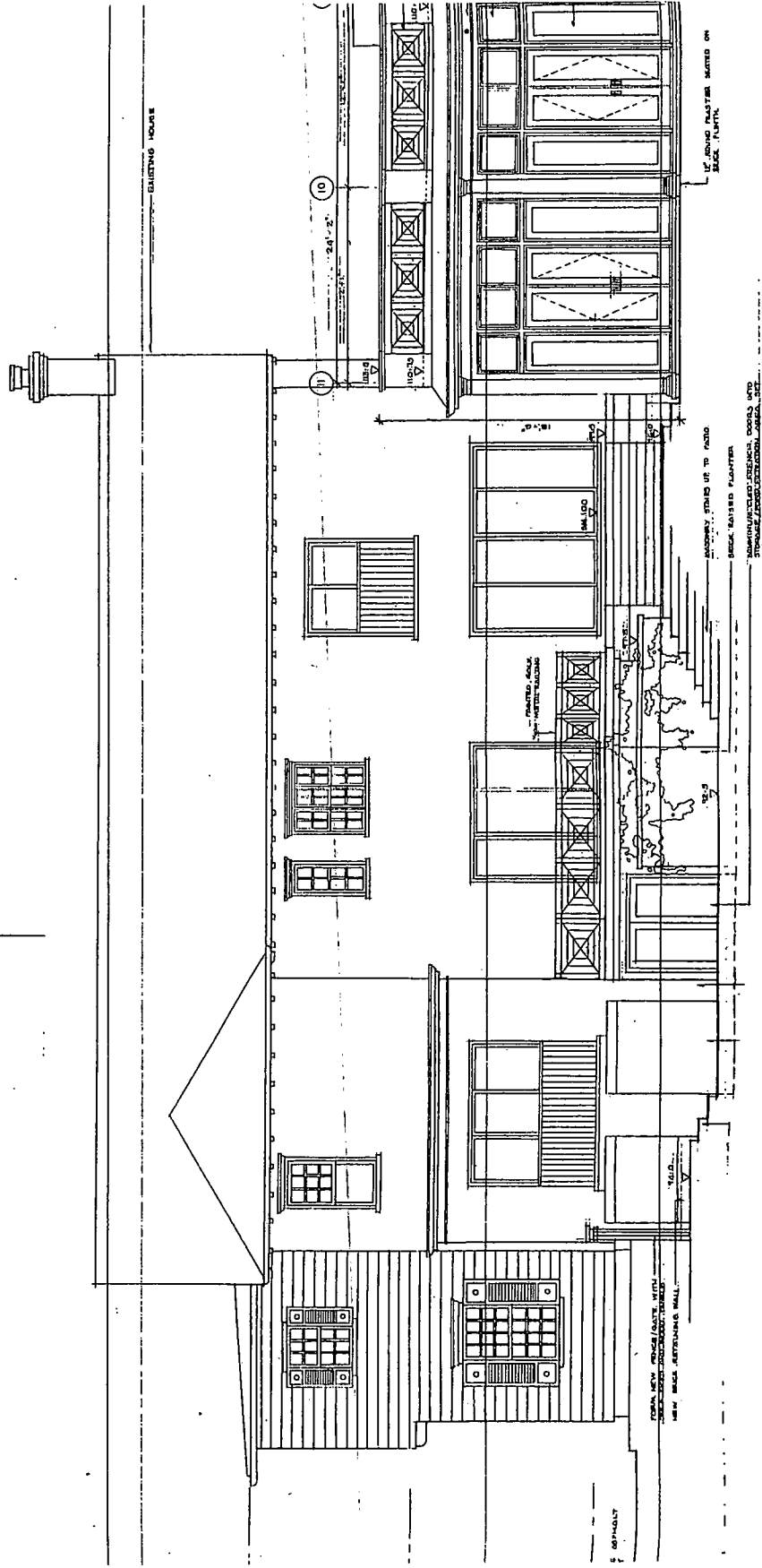
SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  REGISTERED LAND SURVEYOR MARYLAND # 565	REFERENCES		ANDJON ASSOCIATES 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010	
	PLAT BK	2		
	PLAT NO.	106		
	FIBER	DATE OF SURVEYS		SCALE: 1" = 30'
	FOLIO	WALL CHECK:		DRAWN BY:
	HSE. LOC.: 5-26-98	JOB NO.: 11598		
	BOUNDARY:			

Anderson, 5 Newlands Street, Chevy Chase Village



Front Elevation (facing north)

Anderson, 5 Newlands Street, Chevy Chase Village



Rear Elevation (facing south)

Material Specifications

- Inspire Red Synthetic Slate (slate specifications below)
- 30 lbs. roofing felt.
- Slate to be installed with stainless steel coil nails with the Inspire Slate.
- CoreVent ridge vent will be installed at Main ridges.
- new copper drip edge at eaves and step flashings where necessary.
- Chimney flashings with new 16 oz copper, cut into brick joint.
- new pipe and vent collars with new 16 oz copper.
- Installation of two (2) rows of EcoStar copper snow guards at eaves and on Main House
- Installation of new 6" ½ Round 16 oz copper gutters and 4" round copper spouts.
- Gutters to be hung with copper strap hangers placed under new Slate roof.

Inspire Red Synthetic Slate Specifications

Rating Information of Composite Tile as manufactured by InSpire Roofing Products.

1. Hail Rating: Class 4, tested in accordance to UL 2218.
2. UV Exposure: Fade resistant with no trace of cracking, spalling or deformation after over 9,500 hours in Xenon Arch Chamber, tested in accordance with ASTM G 155.
3. Wind Driven Rain / Wind Uplift: Up to 110 MPH - no water infiltration through sheathing. No tile blow off or tearing when tested in accordance with Miami Dade County Protocol - TAS 100.
4. Freeze Thaw Cycle: No signs of damage or cracking after 350 cycles when tested in accordance with ASTM C 666 / C 666M.
5. Water Absorption: No appreciable weight gain when tested in accordance with ASTM C 272.
6. Water Permeation: Tile to be impermeable in accordance with ASTM E 96 / E 96M.
7. Tensile Strength: Average Tensile Strength: 1,957psi / Average Modulus of Elasticity: 366,312 when tested in accordance with ASTM D 638.

COMPOSITE SLATE TILES

A. Composite Slate Tiles: As manufactured by InSpire Roofing Products - The Tapco Group.

1. Construction: Polymer composite.
2. Height: 17.5 inches (445 mm).
3. Width: 12 inches (305 mm).
4. Weight: Class A - 1.52 lbs (0.70kg) per tile.
5. Weight: Class C - 1.52 lbs (0.70kg) per tile.
6. Sold in bundles; 25 tiles per bundle.
7. Exposure: 6 inches (152 mm).
 - a. Approximately 200 tiles per square.
 - b. Approximately 8 bundles per square.
8. Exposure: 6.5 inches (165 mm).
 - a. Approximately 185 tiles per square.
 - b. Approximately 7.39 bundles per square.
9. Exposure: 7 inches (178 mm).
 - a. Approximately 172 tiles per square.
 - b. Approximately 6.86 bundles per square.

10. Exposure: 7.5 inches (191 mm).
 - a. Approximately 160 tiles per square.
 - b. Approximately 6.4 bundles per square.
11. Fire Resistance Classification: Class A.
12. Fire Resistance Classification: Class C.
13. Compression formed to eliminate flexing of roof tiles due to cambered design.
14. Service Temperature: No warping at temperatures in excess of 180F (82 C).
15. Chemical Compatibility: Minimal reactions, if any, when exposed to asphalt,

5 Newlands Street, Chevy Chase Village

Photo #1, front view (facing north)



Photo #2, front view from the street



5 Newlands Street, Chevy Chase Village

Photo #3, front view from street



Photo #4, front view from street



5 Newlands Street, Chevy Chase, Village

Photo #5, front view from street



Photo #6, front view from street



5 Newlands Street, Chevy Chase Village

Photo #7 rear view, facing south

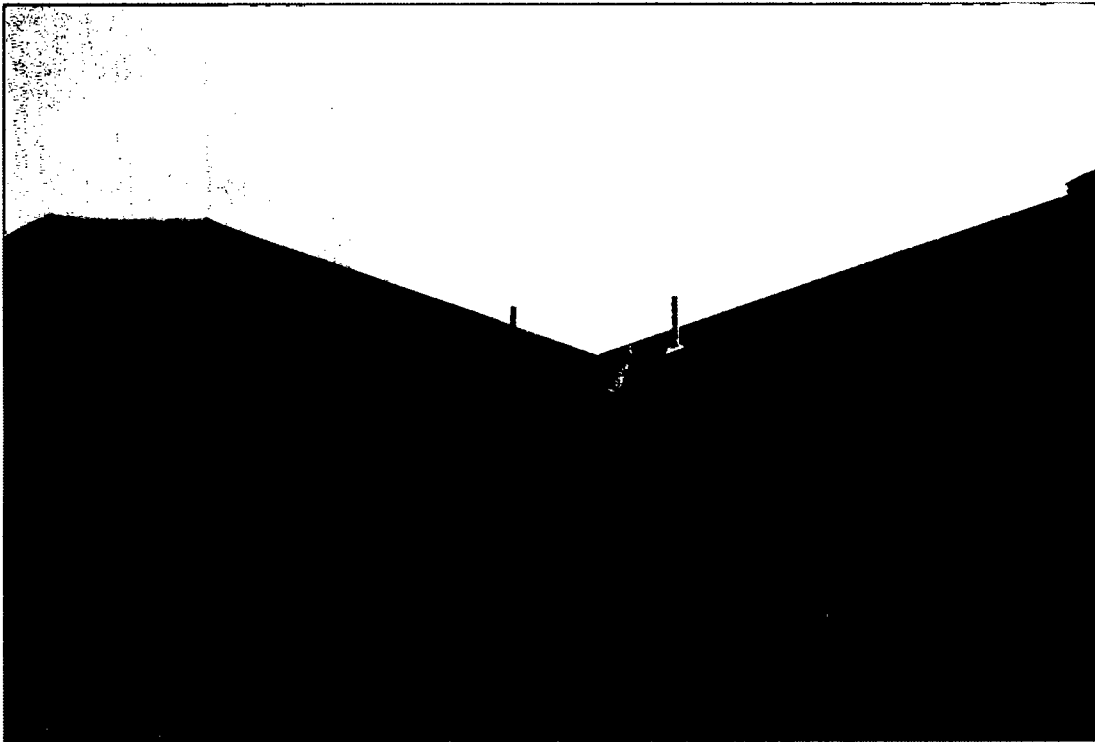
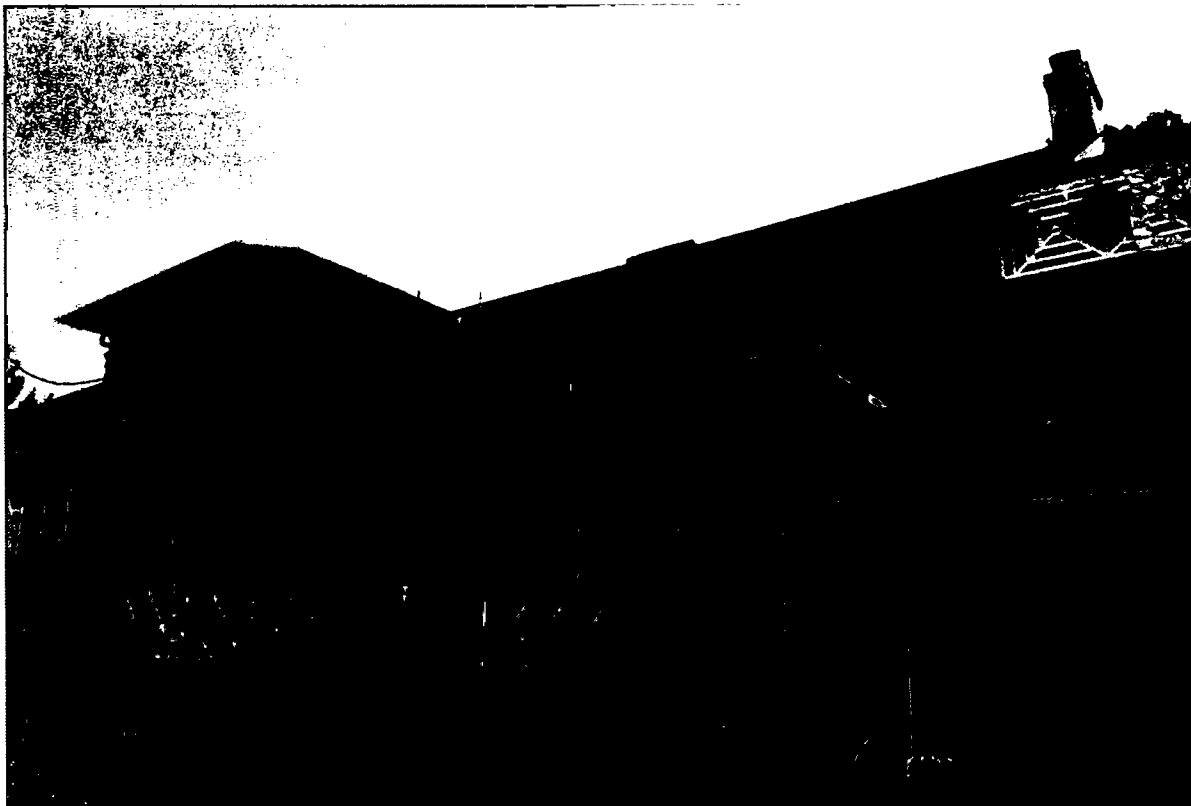


Photo #8, rear view



5 Newlands Street, Chevy Chase Village

Photo #9, garage roof facing East

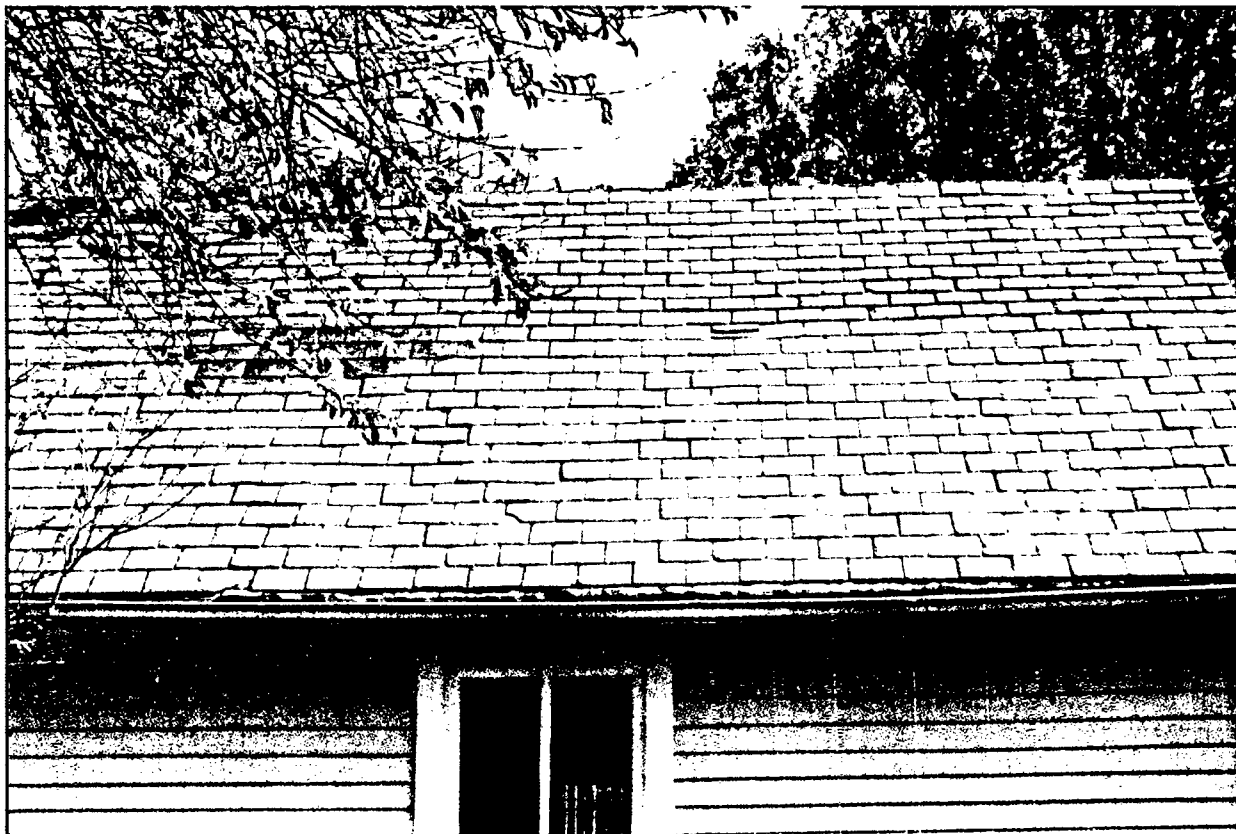
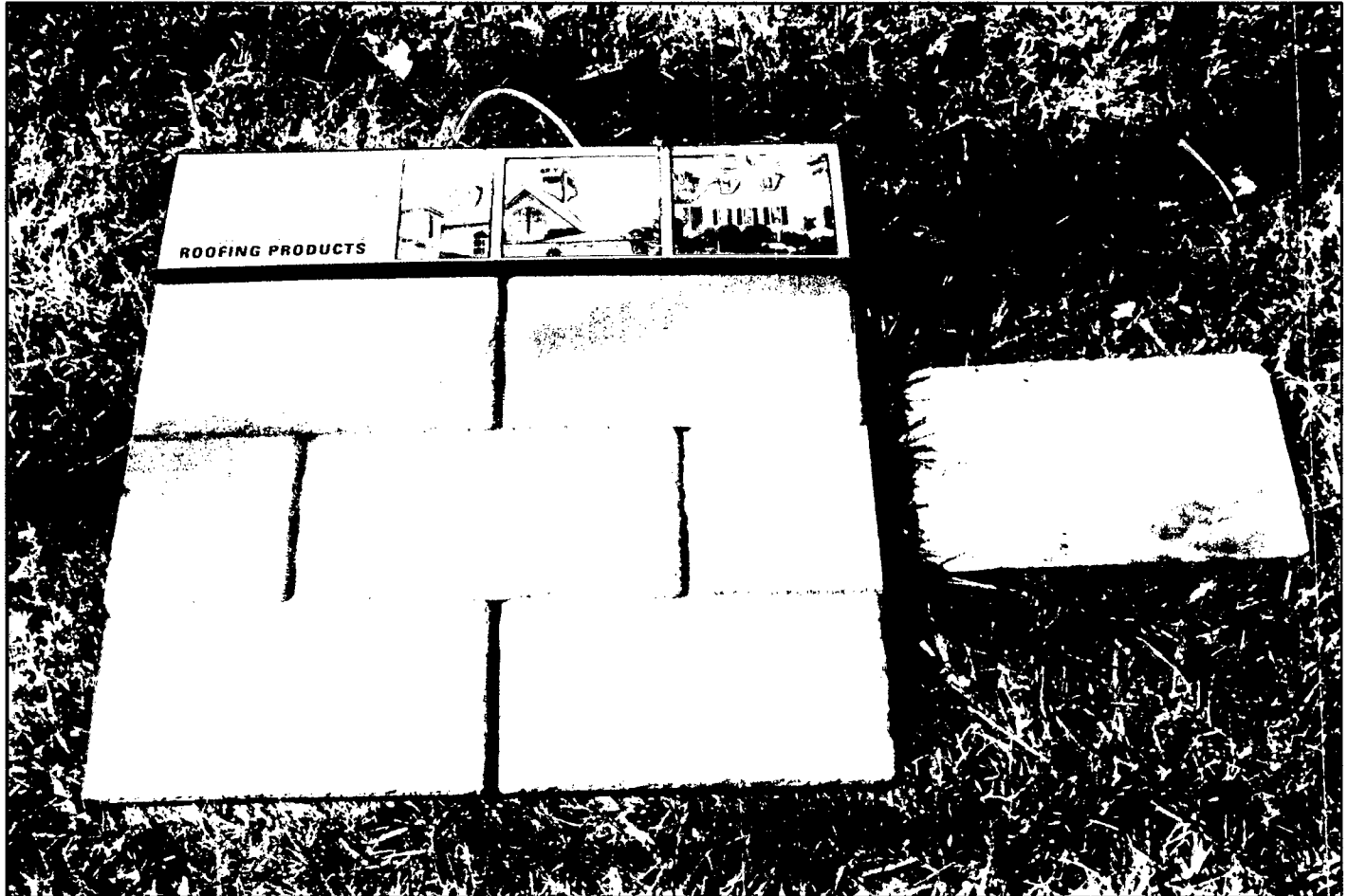


Photo #10, garage roof facing East



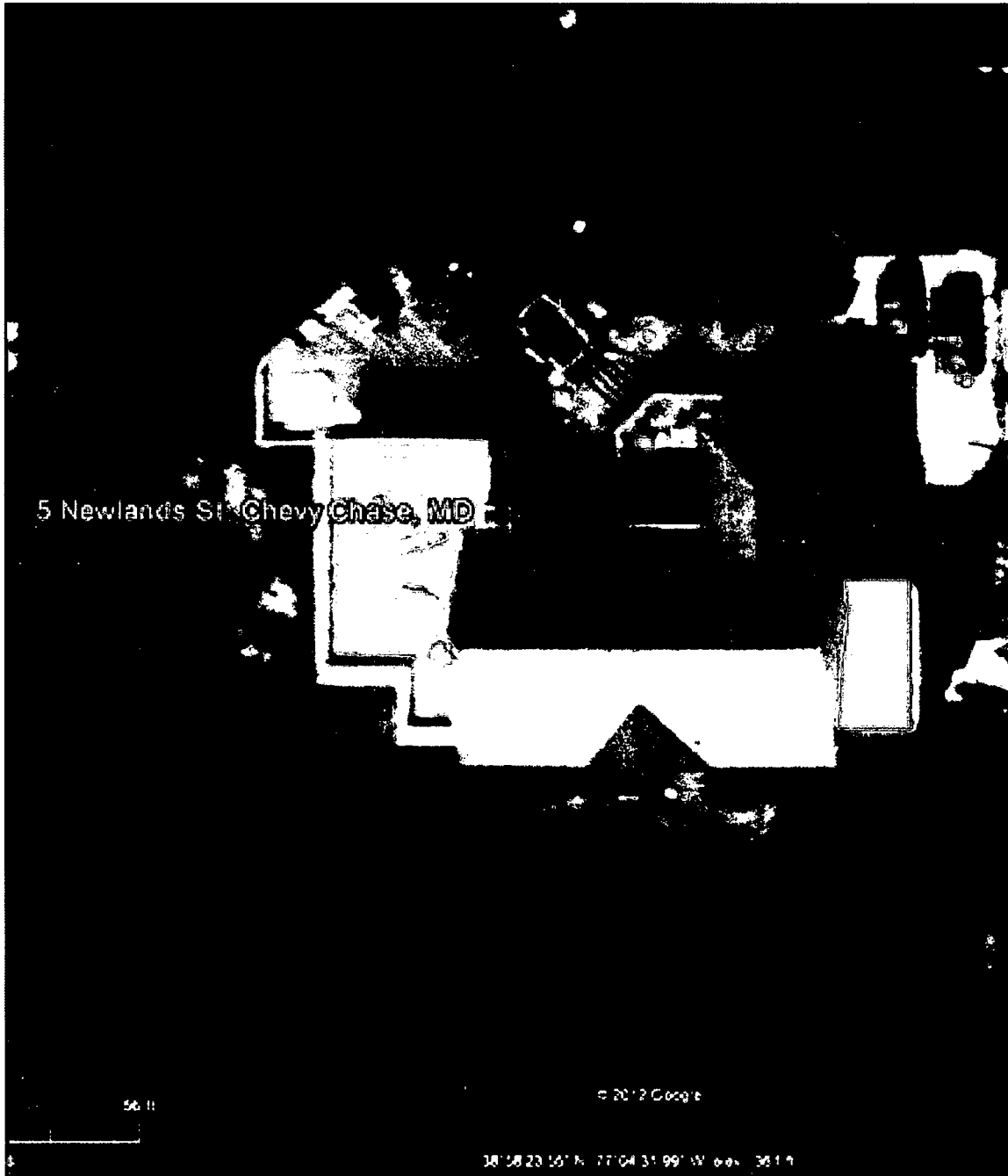
5 Newlands Street, Chevy Chase, Maryland

Photo # 11, Proposed Inspire Red Brick Synthetic Replacement slate and piece of original slate



5 Newlands Street, Chevy Chase Village

Photo #12 Aerial View of Roof and property



MARYLAND DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST
MARYLAND SUSTAINABLE COMMUNITIES
REHABILITATION TAX CREDIT APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION

NOV 9 2012

2012-200

MHT Project No. (MHT Office Use Only)

Instructions: Please refer to the instructions prior to completing this application. A determination by the Maryland Historical Trust with respect to certification of rehabilitation plans for a proposed project is made on the basis of this application form. In the event of any discrepancy between the information in this application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property (if applicable): Byron and Mary Anderson State Legislative District: 18
Address of property: Street: 5 Newlands Street
City/Town: Chevy Chase County: Montgomery Zip: 20815

- CHECK ALL Listed as individually designated on the National Register of Historic Places; give date of listing: _____
- THAT APPLY: Located in a National Register Historic District; name of district: _____
- Designated individually under local law or located in a local historic district; name of local district: Chevy Chase Village
- Pending National Register or local designation (final designation must be in place by the end of the calendar year in which the rehabilitation project is completed)

Has a Part 1 Application (Certification of Significance) been submitted for this property within the last five years? Yes No (If no, refer to "Completing Part 1" in the Homeowner Application Instructions for information on how to proceed with submitting a new Part 1)

2. Data on proposed rehabilitation project:

CHECK ONE OF THE FOLLOWING FOR BUILDING USE DESCRIPTION:

- Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit

("A 'single-family, owner-occupied residence' means a structure or a portion of a structure occupied by the owner and owner's immediate family as their primary or secondary residence")

Floor area in square feet before rehab: 5,469 Floor area in square feet after rehab: 5,469 Date building was originally constructed: 1907

Is this a phased project? Yes No (If yes, a separate Part 2 application must be submitted for each 24-month phase)

Est. project start date: 12/17/2012 Est. project completion date: 1/12/2013 Estimated Qualified Rehabilitation Expenditures Total: \$ \$74,985

Note: Final Qualified Rehabilitation Expenditures and receipts must be itemized by work item on the Part 3 Application "Itemized Expense Spreadsheet". (Refer to the Homeowner Application Instructions for more information)

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT:

- Insurance claim reimbursement funds Other local and/or state financial incentives (i.e. grants, loans, energy tax credits)*

*Specify type of funding and source (if applicable): Montgomery County Historic Preservation Tax Credit

(Refer to the Homeowner Application Instructions for more information on the effect of additional/non-private funding on rehabilitation expenditures eligible for the tax credit)

3. Owner:

I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Byron E. Anderson

Name(s): Mary L. Anderson Authorized Signature(s): Byron E. Anderson Mary L. Anderson Date: 11-17-12

Social Security Number (or Taxpayer Identification Number): 183-46-8389, 579-60-9599

Street: 5 Newlands Street City/Town: Chevy Chase State: MD Zip: 20815

Daytime telephone number: 301-951-0761 E-mail address: banderson91@comcast.net

MHT Office Use Only:

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Rehabilitation Tax Credit Application - Part 2" for the above-named property and has determined:

- that the proposed rehabilitation project described herein meets the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- that the proposed rehabilitation project described herein will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- that the proposed rehabilitation project described herein does not meet the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied. Details attached.

11/29/12
Date

[Signature]
Maryland Historical Trust Authorized Signature

MARYLAND HISTORICAL TRUST

100 Community Place, Crownsville, Maryland 21032 <http://mht.maryland.gov>

CONDITIONS SHEET

Heritage Preservation Certification Application

MHT Project Number: 2012-200

Property Name and Address 5 Newlands Street, Chevy Chase, MD 20815

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

If possible, sound salvageable Italian red slates from the house and garage should be consolidated and reinstalled on the garage. If there are not enough salvageable slates to cover the garage roof, please contact MHT in advance for approval to install composite shingles on the garage.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

Date

12/3/12

Maryland Historical Trust Authorized Signature

