

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



May 22, 2002

MEMORANDUM

TO:	Robert Hubbard, Director
	Department of Permitting Services

FROM: Gwen Wright, Coordinator Historic Preservation

SUBJECT: Historic Area Work Permit HPC Case No: 35/13-021

DPS No.: 276370

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

x APPROVED

APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Lawrence C. & Anne C. Heilman

Address: 46 Grafton Street, Chevy Chase

subject to the general conditions pertinent to all Historic Area Work Permits that:

- 1. HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.
- 2. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant should arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

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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: DETACHED BAICK 2 CAR GARAGE - 14:25

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: <u>CARAGE ROOF HAS HOLE IN IT REQUIRING MUBE THAN 3255 PRICHING</u> <u>I.U. INDUE STALL THOAL SEPAIR. ESTLATE TO REPAIR (WITH SLATE PATCH)</u> <u>UP TO \$15000. TO REPLACE WITH FIBERCIASS - OFORMUL SIGGED</u> <u>WHOLE MOP</u>

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.

- 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 <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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. NEIGHBORS NEXT DOR: ANECADD 40 GRAFTON ST, 20815 MICHAEL DIRECTLY ACROSS: KELLEHER 25 GRAFTON 20245 ACROSS SIDE ST: TAYLOR 2000 CRAFTON NELGON NELGON BEHIND: SMITH: 3933 OLIVER ST. 20815 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 22, 2002

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator Historic Preservation Section

SUBJECT: Historic Area Work Permit Application Approval of Application /Release of Other Required Permits

HPC Case No. 35/13-021

DPS #: 276370

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!



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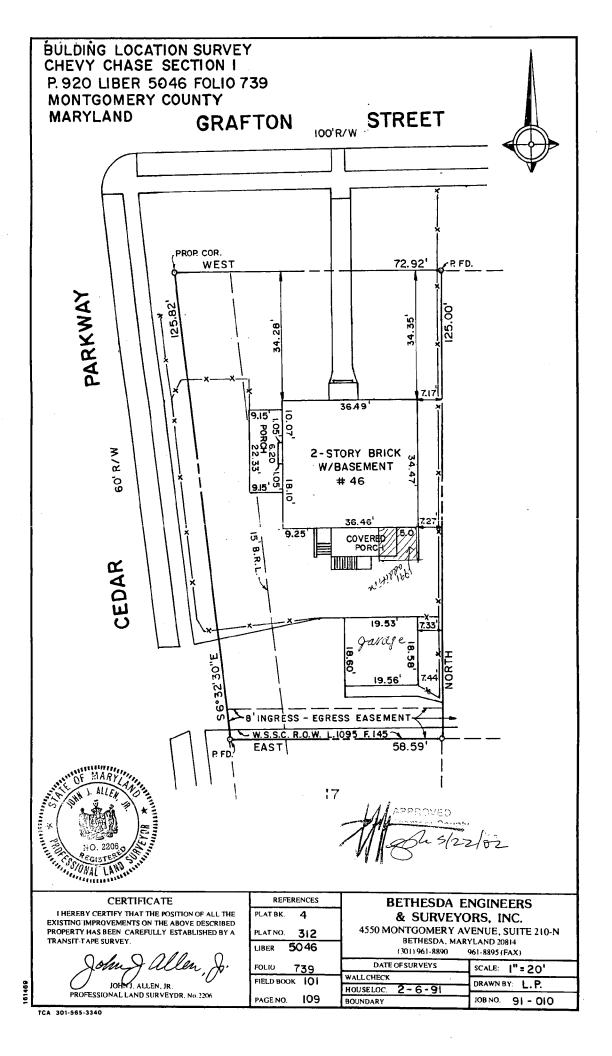
County Commission

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Marquis[™] Fiberglass Class A Asphalt Roof Shingles

- Rewest addition to the Sovereign Series product line, available in the Northeast, Mid-Atlantic and Midwest.
- F Super heavyweight, extra strong 3-tab shingle.
- 30-year Limited Warranty.
- E Easy to handle. Easy to install.
- * Available in the most popular Sovereign series colors.
- Features GAFLEX[®] all season handling feature and GAFGRIP[®], in some areas.

E Highest fire and wind protection — Class A from Underwriters Laboratories







HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	46 Gra	afton Street, Chevy Chase	Meeting Date	e:	05/22/02
Applicant:	Lawre	nce C. & Anne C. Heilman	Report Date:	;	05/15/02
Resource:	Chevy	Chase Village Historic District	Public Notice	e:	05/08/02
Review:	HAW	р	Tax Credit:		Yes
Case Number	r:	35/13-021	Staff:	Perry	Kapsch
PROPOSAL	•	Replace slate garage roof with aspha	lt shingled roo	f.	
RECOMME	ND:	Approve			

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Colonial Revival
DATE:	1927-1931

PROPOSAL

The applicant proposes to remove the slate shingles on the garage roof and replace them with asphalt shingles.

STAFF DISCUSSION

The garage and house are of a matching design and are constructed of the same materials – slate roof, dark red brick cladding and white painted wood framing, but the garage is not included in the description of the resource in the Chevy Chase Historic District database. Retention and repair (or replacement in kind) of the slate roof would be optimal in terms of good historic preservation practices, but is not required. The proposed change to the garage roofing are within the guidelines for garage modification on a contributing resource within the Chevy Chase Village historic district, and is compatible in terms of design and materials with the contributing resource where they are being installed.

A local tax credit (10%) can be applied for if the HAWP is approved. The applicant would need to check with the state tax credit office to determine if the project qualifies for the state tax credit (20%). Retention and repair – or replacement in kind – of the slate roof would generally qualify for both state and local tax credits.

STAFF RECOMMENDATION

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

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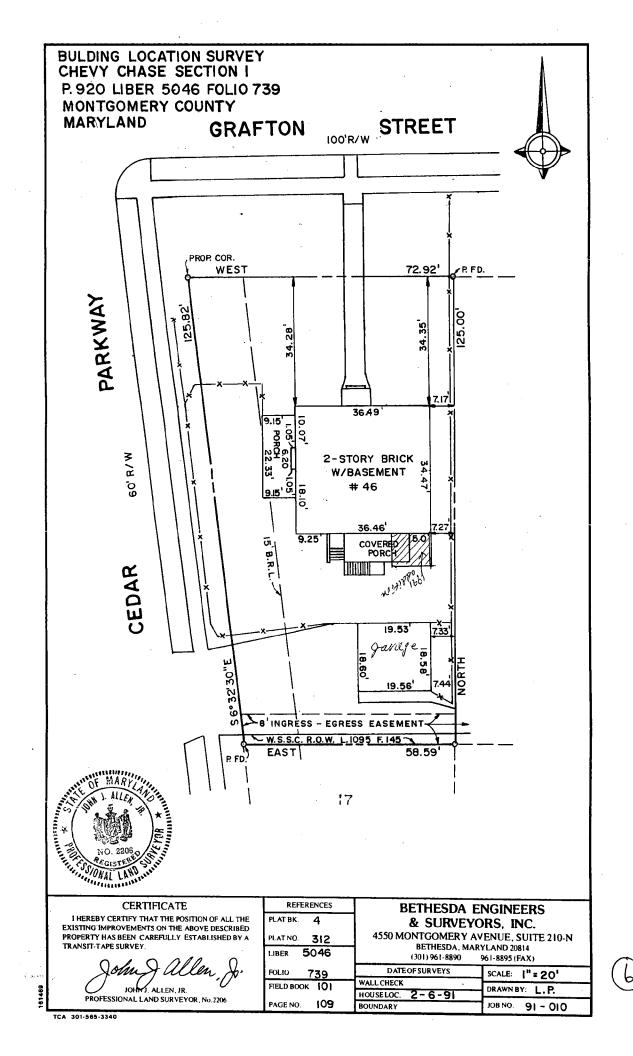
with the general condition applicable to all Historic Area Work Permits that <u>the applicant shall</u> <u>also present any permit sets of drawings to HPC staff for review and stamping prior to</u> <u>submission for permits</u> and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

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	BU 290 REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION
f	(1, 1, 0, 1) MISTORIC PRESERVATION COMMUSION 10 2
	1. WRITTEN DESCRIPTION OF PROJECT
	a. Description of existing structure(s) and environmental setting, including their historical features and significance:
	PRESENT SLATE ROOF HAS BEEN REPAIRED MANY TIMES DOES
	NOT HAVE UNIFORM APPEARANCE. A NEW GOF LOOKLA BE AN
'n	MEDIT SEVERAL YEARS THE FRONT OF HOUSE (ON GRAFTON) is SHILL
	BLATE THE GARAGE & BOHIND THE HOUSE FACING CEPAR PLANY.
	WE HAVE ADTICED OTHER CARENCEL IN THE HISTORIC ADEA LOITH FIBEOGIASS
	- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	CARAGE ROOF HAS HOLE IN IT REPUIRING MOLE THAN JUST PATCHING
	W TO SIST TO TO REPLACE WITH FIBERILASS & proved \$1960 Down and
	- W Will poor
	LOCATION OF FUILLING PARAMISE
	2. SITE PLAN H 1111 CONTROL DE STORE
	_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.
(নিয়েগের বির্বাহিত হারেই চন্দ্র হিন্দ্র হেল হেন্দ্র হ
بەر	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.
	1 Star and
	4. <u>MATERIALS SPECIFICATIONS</u> General description of materials and manufactured items proposed for incorporation in the work of tha project. This information may be included on your
	General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your for the second of
	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,
t ·	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. T <u>REE SURVEY</u> « «ماهمات» من شد الله عن الله المن المراجع والمستلك المناطقة ومن المن من عن المن من المن المن المن من المن من المن ال
	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
	1. ADDRESSES OF ADJACENT AND CONTROL FIND CONTROL
, ·!	For <u>ALL</u> 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 parcal in question, as well as the owner(s) of lot(s) or parcal(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street,
1. 19 19 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
.[PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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new roof matrial

Marquis[™] Fiberglass Class A Asphalt Roof Shingles

- Newest addition to the Sovereign Series product line, available in the Northeast, Mid-Atlantic and Midwest.
- E Super heavyweight, extra strong 3-tab shingle.

MARQUIS

SOVEREIGN[®] SERIES

- The second secon
- Easy to handle. Easy to install.
- Available in the most popular Sovereign series colors.
- Features GAFLEX[®] all season handling feature and GAFGRIP[®], in some areas.
- K Highest fire and wind protection Class A from Underwriters Laboratories.

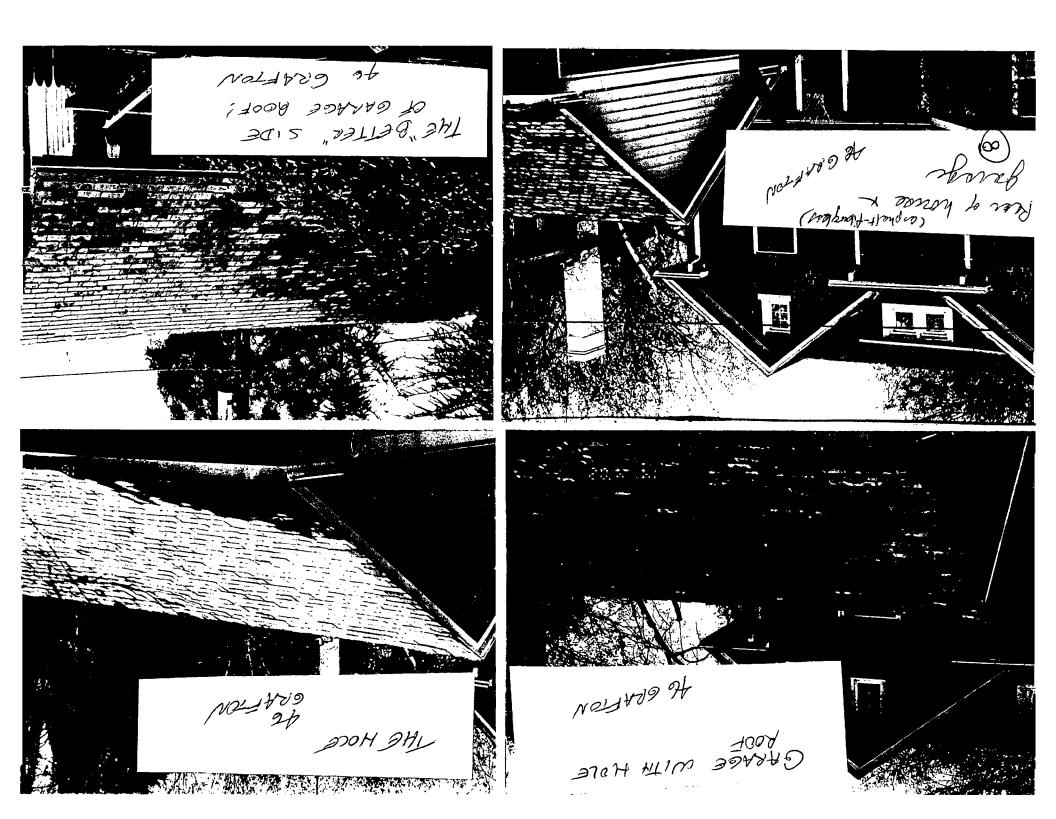
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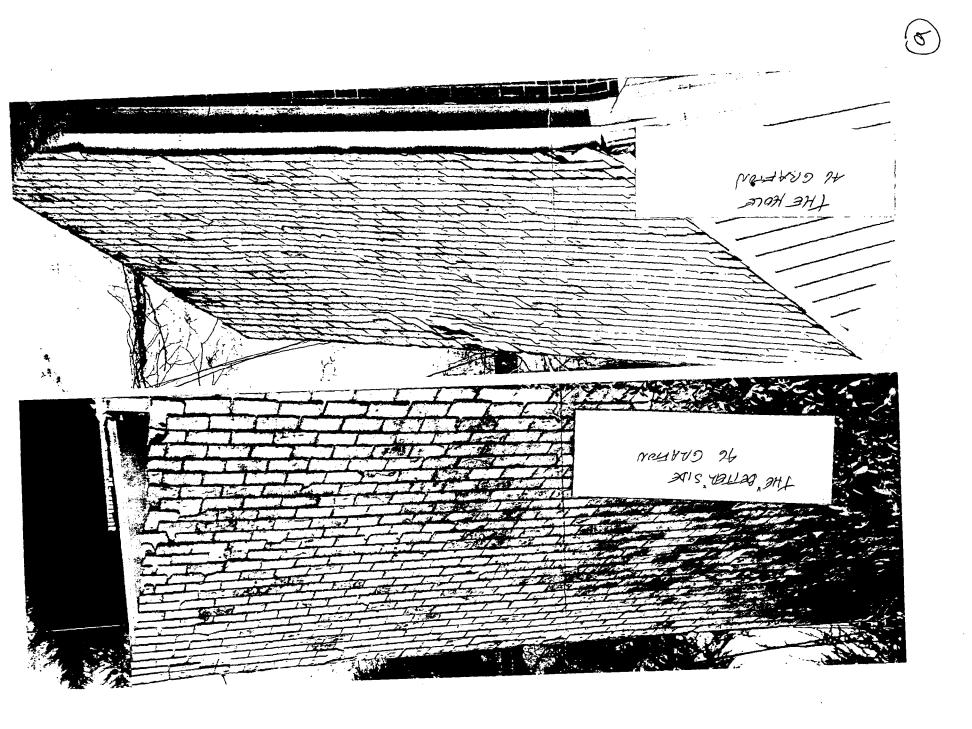
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	46 Graft	on Street, Chevy Chase	Meeting Date	: 05/22/02
Applicant:	Lawrenc	ce C. & Anne C. Heilman	Report Date:	05/15/02
Resource:	Chevy C	Chase Village Historic District	Public Notice	: 05/08/02
Review:	HAWP		Tax Credit:	Yes
Case Numbe	r: 3	35/13-02I	Staff:	Perry Kapsch
PROPOSAL	: F	Replace slate garage roof with aspha	It shingled roof	-

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Colonial Revival
DATE:	1927-1931

PROPOSAL

The applicant proposes to remove the slate shingles on the garage roof and replace them with asphalt shingles.

STAFF DISCUSSION

The garage and house are of a matching design and are constructed of the same materials – slate roof, dark red brick cladding and white painted wood framing, but the garage is not included in the description of the resource in the Chevy Chase Historic District database. Retention and repair (or replacement in kind) of the slate roof would be optimal in terms of good historic preservation practices, but is not required. The proposed change to the garage roofing are within the guidelines for garage modification on a contributing resource within the Chevy Chase Village historic district, and is compatible in terms of design and materials with the contributing resource where they are being installed.

A local tax credit (10%) can be applied for if the HAWP is approved. The applicant would need to check with the state tax credit office to determine if the project qualifies for the state tax credit (20%). Retention and repair – or replacement in kind – of the slate roof would generally qualify for both state and local tax credits.

STAFF RECOMMENDATION

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

with the general condition applicable to all Historic Area Work Permits that <u>the applicant shall</u> also present any permit sets of drawings to HPC staff for review and stamping prior to <u>submission for permits</u> and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

5 17 17 17	RETURN TO: DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850 240/777-6370 HISTORIC PRESERVATION COMMISSION 3 0 2002	#8
MARYLAND		
	APPLICATION FOR	
HIST	ORIC AREA WORK PERMIT	
	Contact Person: AUNIS/LARAY HEILMAN	
	Daytime Phone No.: <u>301_651-3453</u>	
ax Account No.:0045	5771	
lame of Property Owner:Av	WRENCE C. ANNE C. HEILMAN Davime Phone No.: 301 657-3953	
uddress: <u> </u>	AFTON ST. CHENY CHASE Mi). 20815 City Steet Zip Code	<u> </u>
	A SHEET :NETAL Phone No.: 301 656-4300	
Contractor Registration No.:	Hic # 2808	
Agent for Owner:	Daytime Phone No.:	
OCATION OF BUILDING/PREI	MISE	
louse Number: <u>46</u> GR	RAFTON ST. Street GRAFTON HN 41	
own/City: CHEVY CM	115E Nearest Cross Street: DEDAR PARIE WAY 4 Subdivision: CHETY CHASE VILLAGE 739 Parcel: See exclored flat	 .
.ot: 312 Block:	4 Subdivision: CHELY CHLASE VILLAGE	
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THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

1

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

BEEN REPAIRED MANY THES DOES SLATE ROOF HAS VOESEUT A ROOF LOOULD NOT HAVE ILNIFORM AFPEARANKE. A NEID BU IN FIBELCCASS REPLACE-HOUSE LOHICH HAD SEVERAL YEARS HOD. THE FRONT OF HOUSE (ON GRAFTON) IS SALL GARACE & BAHIND THE HOUSE FACING CEPAR PRIMY. HAVE NOTICED OTHER GARAGES IN THE HISTORIC AREA WITH FIBERGIASS ROOTC - SOME GRUTE RECENT.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: <u>CARAGE RUOF HAS HOLE IN IT REQUIRING MORE THAN JUST PATCHING</u> <u>I.e. INDUE STRUCTUEAL REPAIR. ESTIMATE TO REPAIR (wITH SLATE PATCH)</u> <u>UP TO BISCO W. TO REPURCE WITH FIBERCIASS + O COZINA SIGNO</u> <u>WILLE APOF</u>

2. SITE PLAN

Site and environmental setting, drawn to scale. You may usa 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. Schemetic 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 axisting 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. PHDTDGRAPHS

- 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

2.

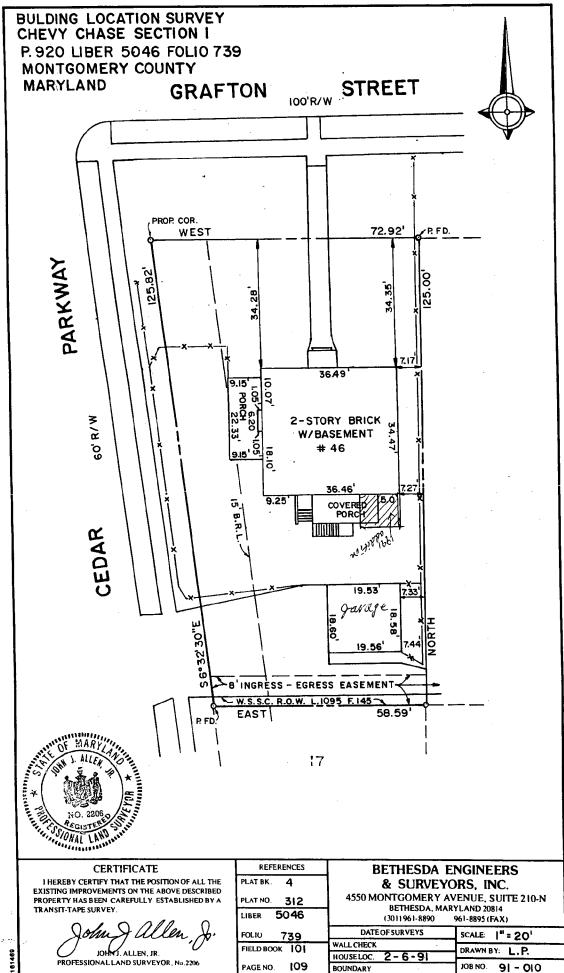
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY DWNERS

For <u>ALL</u> 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 ownar(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

NEIGHBORS NEXT DOOR: ANELAOD 40 GRAFTON ST. 20815 MICHAEL KELLEHER DIRECTLY ACROSS: 25 GRAFTEN 20815 NAYDAY TAYLOR ACLOSS SIDE ST: 20100 GRAFTON 20815 NELSON SMITH: 3933 OLIVER ST. BEHIND : 20815



TCA 301-565-3340



proposed new roof inattitial

7

Marquis[™] Fiberglass Class A Asphalt Roof Shingles

- The Newest addition to the Sovereign Series product line, available in the Northeast, Mid-Atlantic and Midwest.
- E Super heavyweight, extra strong 3-tab shingle.

30-year Limited Warranty.

Easy to handle. Easy to install.

Available in the most popular Sovereign series colors.

■ Features GAFLEX[®] all season handling feature and GAFGRIP[®], in some areas.

E Highest fire and wind protection — Class A from Underwriters Laboratories.



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