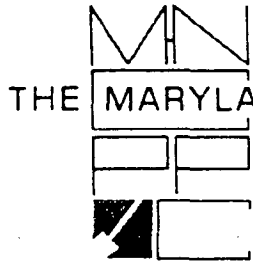


35/13-02Q 11 Grafton Street
(Chevy Chase Village HD)

C

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

Date: Sept. 11, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

DPS# 283038
HAWP# 35/13-02Q

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions: Save as many of the slates as possible

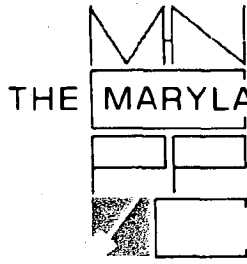
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Lawrence Coe Lampher

Address: 11 Grafton, Cherry Chase, MD 20815

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Date: Sept. 11, 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

DPS# 283038
HAWP# 35/13-02Q

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) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly 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 also 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 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: *Sept. 11, 2002*

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kapsch, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

DPS# 283038
HAWP# 35/13-02Q

The Historic Preservation Commission reviewed this project on *11 Grafton*.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-63

DPS #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lawrence Coe Lanpher

Daytime Phone No.: 202-778-9011 (office)

Tax Account No.: 00455304

Name of Property Owner: Lawrence Coe Lanpher & Claudia Lee Lanpher Daytime Phone No.: 301-652-4785 (home)

Address: 11 GRAFTON ST. Chevy Chase MD. 20815
Street Number City State Zip Code

Contractor: Reliable Roofers Phone No.: 301-309-0321

Contractor Registration No.: MHIC # 120608 (contract attached)

Agent for Owner: NONE Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: GRAFTON ST.

Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave / Chevy Chase Circle

Lot: 18 Block: 24 Subdivision: Chevy Chase Sec. 2

Liber: 15134 Folio: 160 Parcel: 7-9-455304

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/tear	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Roof of Garage</u>				

I.B. Construction cost estimate: \$ _____

I.C. 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.

Lawrence Coe Lanpher
Signature of owner or authorized agent

July 17, 2002
Date

Approved: With Conditions of _____ For _____, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: Sept 11, 2002

Application/Permit No.: 283038 Date filed: 5/18/02 Date Issued: _____

35/B-02Q

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	11 Grafton Street	Meeting Date:	09/11/02
Applicant:	Lawrence & Claudia Coe Lampher	Report Date:	09/04/02
Resource:	Chevy Chase Village	Public Notice:	08/28/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-02Q	Staff:	Corri Jimenez
PROPOSAL:	Garage Roof Replacement		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing
 STYLE: Craftsman
 DATE: 1892-1916

PROPOSAL

The applicant proposes to:

1. Remove red slate tiles on the back half of the roof and replace with red asphalt shingles. Repairs will be made on the roof rafters that have deteriorated due to water damage.

STAFF DISCUSSION

11 Grafton is a two-story, stucco-covered Craftsman with a long front columned porch and red slate roof. In the back is a stucco-covered, two-car garage that is a contributing resource to the district and matches the house. A red slate roof exists on the outbuilding and due to shifting slates or deteriorating nails, water damage has resulted in the wood roof system.

The applicant proposes to replace the rear, back slope of the garage with red, asphalt shingles, keeping the front half red slate. The rest of the salvaged slates will be stockpiled on site and reused on the main house. Upon inspection of the slate roof, Staff

found the slates in good condition although noticed that water damage was evident on the roof rafters and skip sheathing. According to the applicant and his roofer, Larry Farmer of Reliable Roofers, red slate has a 50-year warranty although research has also supported that red slate can have a lifespan of 125 years.

According to the Chevy Chase Village Master Plan, leniency is required on contributing resources that do not have a streetscape affect because it will only be visible to neighbors from the rear. Overall, this proposal is approved for an asphalt shingle roof to cover the back slope, however, Staff would like to recommend some research options that were uncovered during the writing of this staff report.

The red slate is a New York state slate, known as “true unfading slate,” which is available but costly because of both its unique color and the rareness of the stone quarry. Artificial rubber slates manufactured by EcoStar Products (www.premiumroofs.com) are available and come in red and are possibly alike the original at about a third of the price of real slates, approximately \$275-300 per square. Both of these products are obtainable locally at the Roof Center in Bethesda.

With that being said, Staff would like to encourage the applicant to think about imitation red slate instead of asphalt shingles as an economical option that is more compatible than asphalt shingles. Primarily, imitation slate is a more compatible substitute material and in order to meet the Secretary of Interior’s *Guidelines for Rehabilitating Historic Buildings* that state, “repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes.”

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by 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.



HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: Lawrence Coe Lanpher
 Daytime Phone No.: 202-778-9011 (office)

Tax Account No.: 00455304
 Name of Property Owner: Lawrence Coe Lanpher & Claudia Lee Lanpher Daytime Phone No.: 301-652-4785 (home)
 Address: 11 GRAFTON ST. Chevy Chase Md. 20815
Street Number City State Zip Code
 Contractor: Reliable Roofers Phone No.: 301-309-0321
 Contractor Registration No.: MHIC # 120608 (contract attached)
 Agent for Owner: NONE Daytime Phone No.: _____
 Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: GRAFTON ST.
 Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave / Chevy Chase Circle
 Lot: 18 Block: 24 Subdivision: Chevy Chase Sec. 2
 Liber: 15134 Folio: 160 Parcel: 7-9-455304

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/renovate AV Slab Floor Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Roof of Garage

1B. Construction cost estimate: \$ _____

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.

Lawrence Coe Lanpher July 12, 2002
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 283038 Date Filed: 7/18/02 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:

see attached

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

see attached

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (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. 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.

1. a.

The existing structure is a two-car garage, which we believe to have been constructed in approximately 1910. The garage has white stucco walls which are original and which have just been repainted. The main portion of the roof is covered with red slate, which we believe to be original from around 1910. A smaller portion of the roof, on the right side and the left side, is red asphalt shingles, which must have replaced original red slate sometime before we purchased the house in 1989. The garage is at the end of the driveway in the rear right hand corner of the property (as you face the property from Grafton Street). The original garage doors, which slid horizontally to open and close, were removed in approximately 1992 and replaced with doors that move vertically.

1. b.

The back half of the garage roof, which is not visible from Grafton Street, has leaks and is sagging. The contractor advises that we should remove the slate on the back half of the garage and remove all of the flooring on the roof rafters. The contractor will then put down new plywood on the rafters (after repairing the rafters where there is the sagging) and new tar paper. Then, the contractor will replace the original old red slate on the back half of the roof with new asphalt shingles. The new shingles will be designed to match the original color as closely as possible. The contractor advises that he cannot reuse the old slate, as it is cracked badly. He also advises that this sort of red slate either is not available to be purchased today or is prohibitively expensive. We will continue to have original slate on the front half of the garage roof (the portion visible from Grafton Street), since that portion of the roof is not sagging or leaking and seems in reasonable repair.

Note that in the attached photos (View 2), the back of our garage is only visible from our back neighbors' yards. View 2 is from between the garages of our two neighbors who live on Hesketh Street. Please note that both of these garages are constructed with stucco (similar to our garage) and neither has a slate roof. Each has asphalt shingles, which we presume to be replacements.

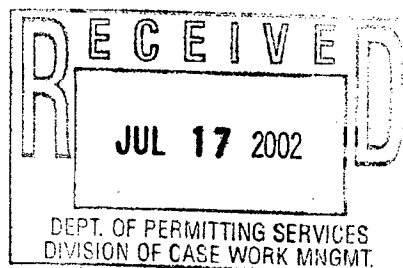
HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Lawrence and Claudia Lanpher 11 Grafton St. Chevy Chase, Md. 20815	
Adjacent and confronting Property Owners mailing addresses	
Judy and Bob Levin 13 Grafton St. Chevy Chase, Md. 20815 (next door)	Alan and Susan Lukens 18 Grafton St. Chevy Chase, Md. 20815 (over across street)
George and Mari Will 9 Grafton St. Chevy Chase, Md. 20815 (next door)	David and Lisa Ryan 8 Hesketh St. Chevy Chase, Md. 20815 (behind)
Wesley and Barbara Price 10 at Hesketh St. Chevy Chase, Md. 20815 (Behind)	

**Lawrence Coe Lanpher
11 Grafton Street
Chevy Chase, Md. 20815
301/652-4785 (home)
202/778-9011 (office)**

July 12, 2002



Department of Permitting Services
250 Hungerford Drive (Route 355)
2nd Floor
Rockville, Md. 20850

Re: Historic Area Work Permit for 11 Grafton St., Chevy Chase, Md. 20815

Dear Sir or Madame:

My wife, Claudia Lanpher, and I reside at 11 Grafton Street, Chevy Chase, Maryland 20815. We submit with this letter two sets of documentation for an Application for a Historic Area Work Permit. Please forward these materials to the Historic Preservation Commission.

We understand that the Historic Preservation Commission generally schedules meetings for the second and fourth Wednesdays of each month. We respectfully request that a meeting on this Application be scheduled for the fourth Wednesday in August 2002, i.e., for Wednesday, August 28, 2002.

Let me briefly describe the work that is proposed. In the back right hand corner of our lot we have a two-car stucco garage. We believe it was constructed at approximately the same time as the house -- around 1910. The existing roof is red slate. The front part of the garage roof can be viewed from Grafton Street (see Views 1 and 5 on the photos that are attached as part of the Application). It is in good shape and other than some minor repairs, no work is planned on that.

The back part of the garage roof is not visible from Grafton Street. It is partially visible from the yards of our back neighbors, as shown in View 2 among the attached photos. The back of the garage roof is sagging due to some rotted rafters and the back of the roof also leaks. This needs to be repaired or there is a possibility that the entire back of the garage eventually could fall down.

Our contractor (Reliable Roofers; a copy of the draft contract is enclosed) proposes to remove the slate and plywood on the back of the roof. He will repair the rotten wood to

eliminate the sagging, put down new plywood and felt paper, and then put on new asphalt shingles, with a color that matches as closely as possible the red slate on the front of the garage roof. The contractor advises us that the existing red slate on the back of the roof is too old and cracked to be reused and that new red slate is probably not available (or is prohibitively expensive if it could be found).

Accordingly, the substantive alteration that is proposed is to replace the red slate shingles on the back of the garage with red asphalt shingles.

Thank you in advance for your consideration of this Application. Please contact me or my wife if you have any questions in advance of the meeting.

Sincerely,

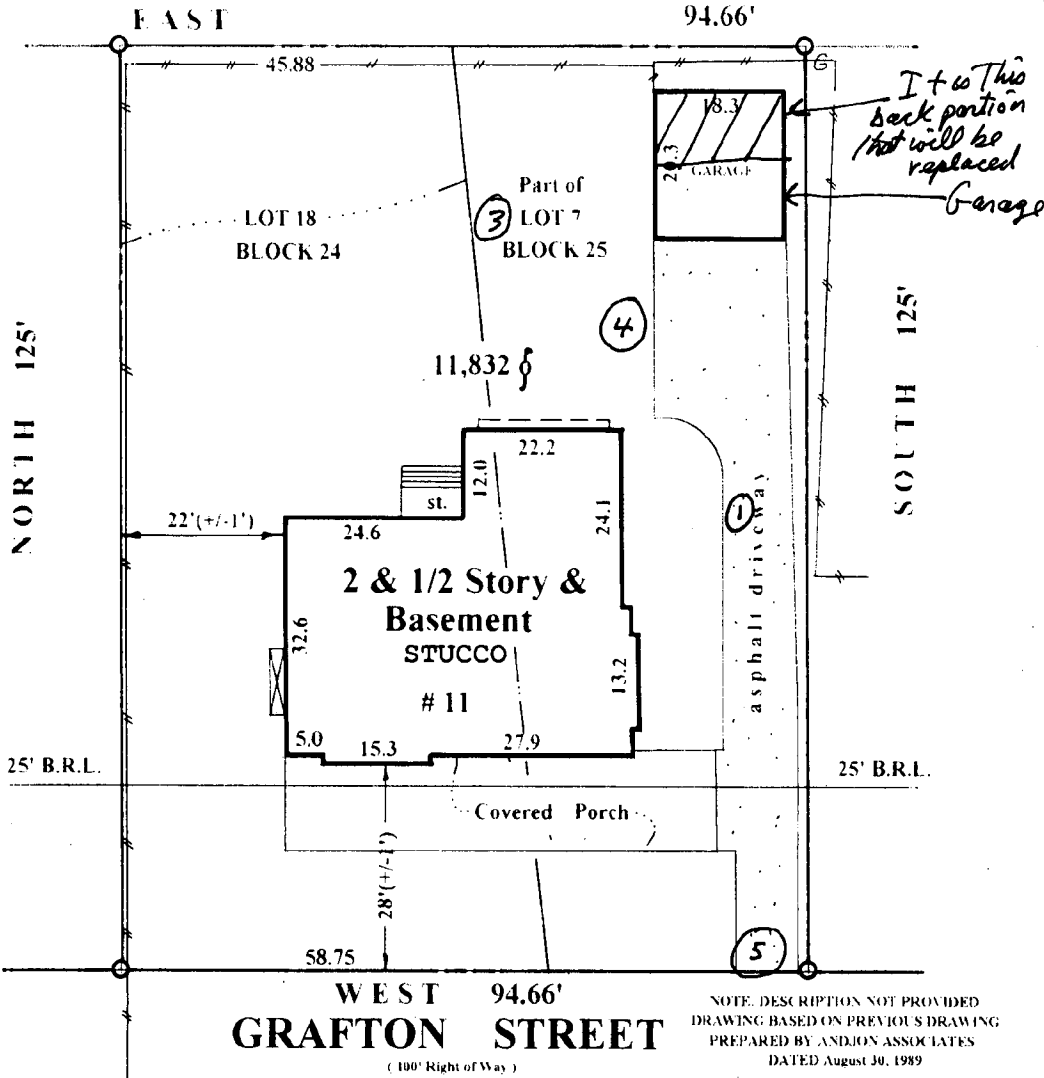
A handwritten signature in cursive script that reads "Lawrence Coe Lanpher". The signature is written in black ink and is positioned above the printed name.

Lawrence Coe Lanpher

Enclosures

Landtech Associates, Inc.

7307 Baltimore Avenue Suite 214
College Park, MD 20740
301-277-8878



WEST 94.66'
GRAFTON STREET
(100' Right of Way)

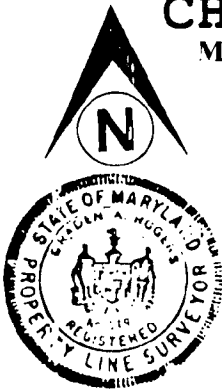
NOTE: DESCRIPTION NOT PROVIDED
DRAWING BASED ON PREVIOUS DRAWING
PREPARED BY ANDJON ASSOCIATES
DATED August 30, 1989

Location Drawing of:
#11 Grafton Street
SECTION NO. 2

LOT: 18 BLOCK: 24
LOT: Part of 7 BLOCK: 25
PLAT BK: 2 PLAT#: 106
DATE: 8-26-97 SCALE: 1"=20'
CASE NUMBER: T-7554
FILE NUMBER: SC-97121

CHEVY CHASE
Montgomery County, MD

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NOTES:

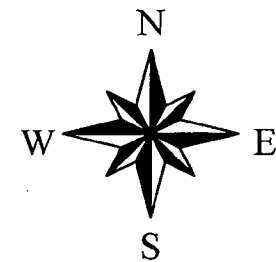
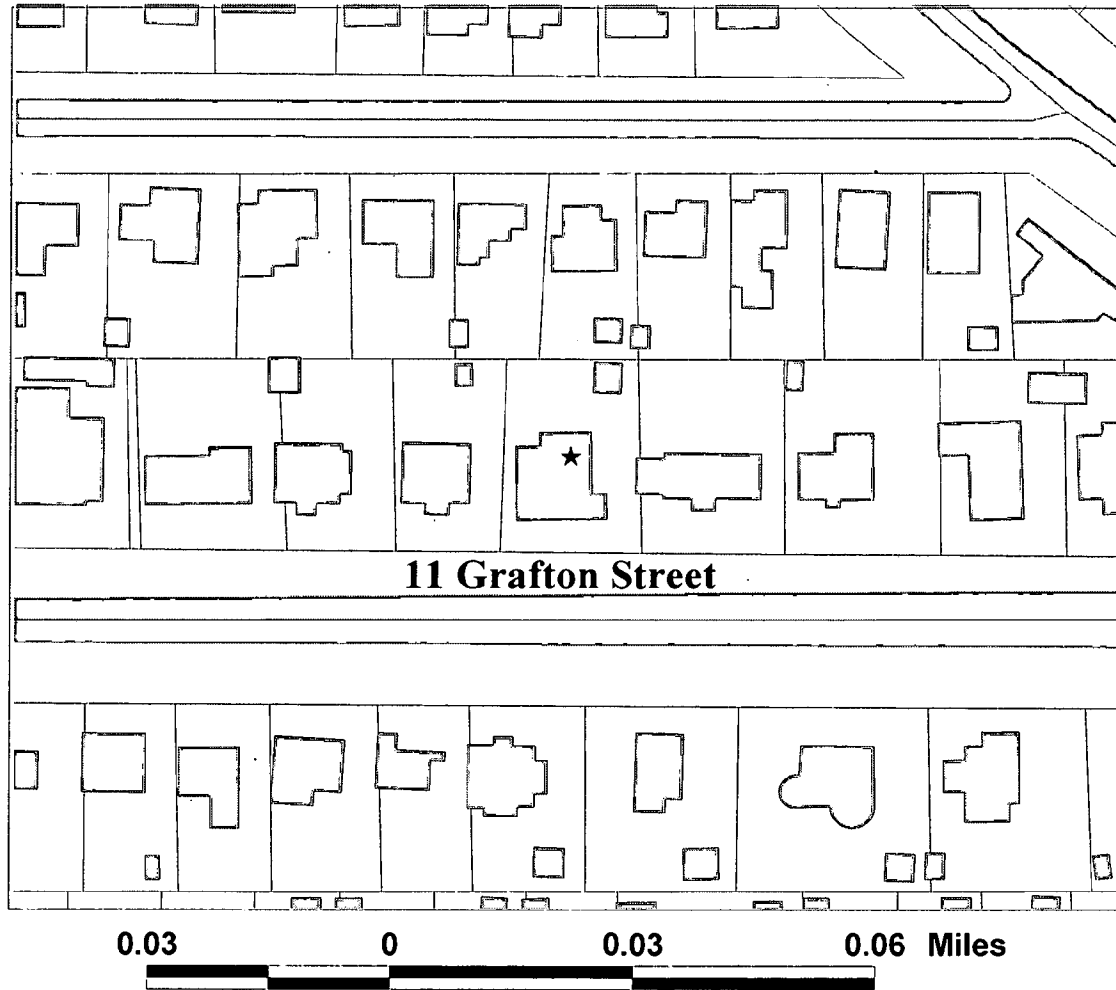
1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NO TITLE REPORT FURNISHED

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers
GRADEN A. ROGERS — PROF. L.S. MD. LIC. NO. 129

Chevy Chase Village Historic District



MHIC#120608

RELIABLE ROOFERS

3540 CRAIN HIGHWAY #173

BOWIE, MD 20716

PH# 301-309-0321

1-877-525-8595

FAX# 301-464-3721

PROPOSAL SUBMITTED TO: Ms Lanpher

Date 5-6-02

JOB ADDRESS - STREET: 11 Grafton St.

CITY, STATE, ZIP: Chevy Chase Md

PHONE: 301-652-4785

RELIABLE ROOFING OFFERS THE FOLLOWING:

1. Remove all slate from the back of the garage only.
2. Remove any existing damaged or rotted plywood at a rate of \$45.00 per 4' X 8' sheet or \$4.50 per linear foot on plank 1" X 6". (additional to contract price)
3. Install 15lb. felt.
4. Install new 30 year certainteed shingles - color (*match existing*) Manufacture _____
5. Remove slate, as necessary from the front of the gargee to repair, using left over slate from the rear.
6. Reinstall slate and seal.
7. Install new fascia on front and paint.

Note: Replacement of Rottery Ratfer will be \$100.00 per Rafter. This will be an additional cost to the contract.

**10 year workmanship warranty provided by Reliable Roofers, Inc.
30 year warranty from shingle Manufacture**

WE PROPOSE HEREBY OFFERS TO FURNISH MATERIALS AND LABOR COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	
TERMS: 1/3 DEPOSIT REQUIRED AT SIGNING: \$ 630.00 BALANCE DUE AT COMPLETION: \$1260.00	TOTAL: \$1890.00
SERVICE CHARGE OF 1 1/2 % PER MONTH WILL BE APPLIED TO ALL PAST DUE ACCOUNTS. (ANNUAL PERCENTAGE RATE OF 18%.) NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN _____ DAYS.	
AUTHORIZED SIGNATURE: _____	
ACCEPTANCE OF THIS CONTRACT THE ABOVE PRICES, SPECIFICATION AND CONDITIONS ARE SATISFACTORY AND HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO WORK SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.	
SIGNATURE _____	SIGNATURE _____
DATE OF ACCEPTANCE _____	
PLEASE READ REVERSE SIDE PRIOR TO SIGNING.	



View 1

Front of garage
from driveway
Existing slate
remains

existing
roof does not
change except
for minor
repairs



This roof is
sagging
and needs
replacement.

View 2

Back of our
garage, from
between ~~next~~
neighbors'
garages. Shows
the roof to be
repaired.



View 3

Shows portion of general
roof with asphalt

shingles



View 4

asphalt
shingles

front of roof.

State to remain.



View 5

Front of garage from
Grafton Street



11 Grafton Street (front elevation)



Front elevation of 2-car garage



Rear of garage (visible water damage)



Interior water damage

Hearing on Application

Lanpher, Lawrence Coe

From: Lanpher, Lawrence Coe
Sent: Monday, July 29, 2002 10:06 AM
To: Corri Jimenez (E-mail)
Subject: Hearing on Application

Dear Ms. Jimenez:

This e-mail confirms our discussion on the phone earlier today.

On July 12, 2002, my wife and I filed an application for a Historic Area Work Permit for our home at 11 Grafton Street, Chevy Chase, Maryland 20815. The permit, if granted, would permit us to replace the slate shingles on the back half of our garage roof with asphalt shingles. We requested an August 28 hearing date. You have informed me that the Historic Preservation Commission will not be meeting on August 28. You also informed me that the August 14 calendar is quite full and I informed you that my wife and I will be away on August 14.

In view of the foregoing, please accept this e-mail as our consent to postponement of consideration of our permit application until September 11, 2002.

While I am writing, I want you to know that I was quite disappointed to hear you state that you would likely recommend AGAINST our permit application. I do not want to debate the merits at this time. Suffice it to state, however, that roofers have informed us that to replace the roof with slate or to reuse the existing slate would be very expensive. Given that the portion of the roof that we seek to replace cannot be viewed from the street (and can barely be viewed from behind the garage), I respectfully submit that this makes no sense. I am all for preserving our heritage, and I think you can tell from the condition of our residence that we have devoted a great deal of attention to that. But to require the Lanphers to invest a whole bunch of money when (i) the roof is basically invisible and (ii) there are some asphalt shingles on the garage already, just does not make sense to me.

I respectfully hope that you will reconsider your tentative position.

Sincerely,

Lawrence Coe Lanpher
11 Grafton Street
Chevy Chase, Md. 20815
301/652-4785 (home)
202/778-9011 (office)

07/30/2002

**Kirkpatrick & Lockhart LLP**

1800 Massachusetts Avenue, NW
Second Floor
Washington, DC 20036-1800
202.778.9000
Fax: 202.778.9100
Fax: 202.778.9200

FAX

Date • July 30, 2002

No. of Pages, 2
including
coversheet •

Transmit To •

Name	Company	Phone	Fax
Corri Jimenez	The Maryland-national Capital Park and Planning Commission	301/563-3400	301/563-3412

From • Lawrence Coe Lanpher
Secretary • Renee Petty

Phone • 202/778-9011
Phone • 202/778-9370

Client/Matter Name	Client/Matter Number	Attorney Number
	950000.102	3063

COMMENTS:

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