

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3713 Underwood St., Chevy Chase	<b>Meeting Date:</b>	11/15/17
<b>Resource:</b>	Clark House <b>Individually Listed Master Plan Site</b>	<b>Report Date:</b>	11/08/17
<b>Applicant:</b>	Hannah Graae & Duke Schaeffer	<b>Public Notice:</b>	11/01/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	partial
<b>Case Number:</b>	35/75-17A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Window Replacement, Bay Window Addition, and Door Alteration		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. Storm window specifications must be submitted for review and approval with final approval authority delegated to staff.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Master Plan for Historic Preservation Site  
**STYLE:** Queen Anne  
**DATE:** 1898

The house is a two-and-a-half story clapboard house, three bays wide, with an asphalt shingled front gable roof and a single-story porch in the right front corner. The front façade contains one-over-one sash windows, while the remaining windows are two-over-two sash windows. There is a Palladian window in the front gable and the left front corner has a decorative scroll work. On the right side, there is a rectangular bay with a large central one-over-one window flanked by two narrower one-over-one sash windows. There is a screened-in back porch with a shed roof, supported by wood piers.

From *Places from the Past*:

“Like the Earll House, the Clark House was the residence of one of Otterbourne’s Founders. Eugene B. Clark built his house at 3713 Underwood in 1897. Clarke remained involved in the development of Otterbourne – investigating, for example, the best options for a community sewage disposal system. The Clark House is noteworthy for its continuity of ownership, having remained in the original family for 40 years.

“The Clark House was likely designed by or based on the designs of H. Galloway Ten Eyck, New Jersey architect. The exterior design bears striking similarities with his Design #52, and the floorplan is nearly identical with Design #61. Ten Eyck’s patternbook was discovered in Eugene

Clark’s personal papers which remained in the house after its 1953 sale. The Clarke House is noteworthy for its original double-lot setting.”



Figure 1: The Clark House sits prominently on its double lot.

## **PROPOSAL**

The applicant is proposing to repair 21 of the 38 existing historic windows, add a side bay window, and move the location of the rear door.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)* and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

### *Secretary of the Interior’s Standards for Rehabilitation*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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

### **STAFF DISCUSSION**

The applicant's proposal will repair several of the windows that have suffered from deferred maintenance, replace window sashes that have deteriorated beyond repair, construct a bay window on the right rear of the house, and relocate the rear door. Staff recommends the approval of this HAWP.

### **Window Repair/Replacement**

The house appears to have all of its historic wood windows in their historic configuration. The front-facing (South) façade is comprised of one-over-one wood sash windows; with two-over-two windows on the side and rear. The rectangular bay on the first floor is comprised of three one-over-one windows.

The condition of the windows varies, the glass appears to be intact in all of the windows, however, most windows have broken sash cords. Several of the windows have warped frames and meeting rails, while others show signs of extensive rot. The applicant proposes to repair the sashes, sand, prime, paint, and reinstall 21 of the 38 window openings. The applicant proposes to replace the sashes of the other 17 windows in their historic frames with new liners using a Marvin aluminum clad sash that matches the dimension and configuration of the historic. This proposed work is in keeping with Standard 6, which states that deteriorated historic features should be repaired "rather than replaced.... where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."

The applicant has further indicated that they are considering the installation of two-track, white aluminum storm windows and screens. Historic preservation best practices recommend the preservation of the historic wood windows and a storm window to improve thermal efficiency. While details for these storms was not provided, staff recommends that the HPC approve the

storm windows in concept and delegate final review and approval authority to Staff for the proposed storm windows.

### **Bay Window**

The applicant proposes to construct a bay window in the right side of the house at the rear. The side of the bay will be angled at 45° (forty-five degrees). The angled sides of the bay will have one-over-one aluminum clad sash windows and the central window will be a single-lite picture window. The new windows will be Marvin aluminum clad and the frames and sashes will match the dimensions and appearance of the historic. The exterior details of the proposed bay will match the historic house, with a three-tab hipped roof, matching cornice, and Queen Anne-styled brackets.

To accommodate the construction of the bay two two-over-two sash windows will be removed. The window openings will be filled in using clapboards that match the dimension of the historic siding. Staff feels that because these windows are at the rear of the side elevation their loss will not have a significant impact on the historic character. Additionally, the historic rectangular bay on the right-side elevation will aid in lessening the visual impact of the new bay.

Lastly, one of the two windows has a replacement upper sash which is already showing signs of rot. Were the bay window not proposed, one or both of these windows would need to be replaced due to its physical deterioration. Because of the deterioration of the historic fabric, the compatibility of the design of the proposed bay, and its placement at the back Staff supports approval of the proposed bay window.



*Figure 2: The new bay window will require the removal of the two first-floor windows to the right*

**Rear Door Relocation**

The applicant proposes removing the rear door and relocating it on the rear wall to accommodate their proposed kitchen renovation. The historic door is a half-lite wood door with three, lower panels. It appears to be original to the house. The historic opening will be covered with clapboards that match the appearance of the existing clapboard siding. As this proposal is not the rear of the house in the screened-in porch, and will not affect the historic character of the house (Standard 2), and is retaining the historic fabric (Standard 6), Staff recommends approval of the door relocation.

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. Storm window specifications must be submitted for review and approval with final approval authority delegated to staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: DSCHAEF@GMAIL.COM Contact Person: DUKE SCHAEFFER  
Daytime Phone No.: 202-746-1758  
Tax Account No.: 07-00527793  
Name of Property Owner: DUKE SCHAEFFER / HANNAH GRAAE Daytime Phone No.: 202-746-1758  
Address: 510 BAY VIEW POINT DR. EDGEWATER MD 21037  
Street Number City State Zip Code  
Contractor: NOT SELECTED YET Phone No.: N/A  
Contractor Registration No.: N/A  
Agent for Owner: CHRIS GRAAE Daytime Phone No.: 202-321-8590

LOCATION OF BUILDING/PREMISE

House Number: 3713 Street: UNDERWOOD ST  
Town/City: CHEVY CHASE Nearest Cross Street:  
Lot: 14+15 Block: 3 Subdivision: OTTERBOURNE  
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 5,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE ONLY 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.

Hannah M. Graae  
Signature of owner or authorized agent

10/3/2017  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

9/14/17  
HMS

6

**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 ATTACHMENT A

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

SEE ATTACHMENT B

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.
- 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 SEE ATTACHMENT C**

- 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.
- 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.

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

<p><b>Owner's mailing address</b></p> <p>DUKE SCHAEFFER &amp; HANNAH GRAAE          510 BAY VIEW POINT DRIVE          EDGEWATER, MD 21037</p>	<p><b>Owner's Agent's mailing address</b></p> <p>CHRIS GRAAE          510 BAY VIEW POINT DRIVE          EDGEWATER, MD 21037</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>THOMAS &amp; CYNTHIA EASTMENT          3715 UNDERWOOD ST.          CHEVY CHASE, MD 20815</p>	<p>GARLAND MILLER          3804 WILLIAMS LANE          CHEVY CHASE, MD 20815</p>
<p>BRIAN &amp; RAMONA GALLAGHER          3709 UNDERWOOD ST.          CHEVY CHASE, MD 20815</p>	<p>RALPH &amp; KATRIN BAKER          3802 WILLIAMS LANE          CHEVY CHASE, MD 20815</p>
<p>PHILIP &amp; TRACI ZAMBOTTI          3712 UNDERWOOD ST          CHEVY CHASE, MD 20815</p>	



Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815

## **ATTACHMENT A**

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

Listed in the Montgomery County Master Plan for Historic Preservation as an Individual Site (Survey No. M:35-75), the Clark House dates from 1897 on a double lot, mostly occupying lot 15 with the wrap around porch partially overlapping Lot 14. The structure has remained largely unchanged with most of the original trim, siding, doors and windows. The porch deck and some posts have been replaced; the roof membrane was replaced with asphalt shingles perhaps 15 years or more ago and at the same time the two main roof dormers sides – which presumably was bevel/clapboard siding – was covered or replaced with shingles as well. Windows are original wood single pane with sash cord and weights and are in generally inoperable condition with few if any sash cords intact and many with rotted sashes.

## ATTACHMENT B

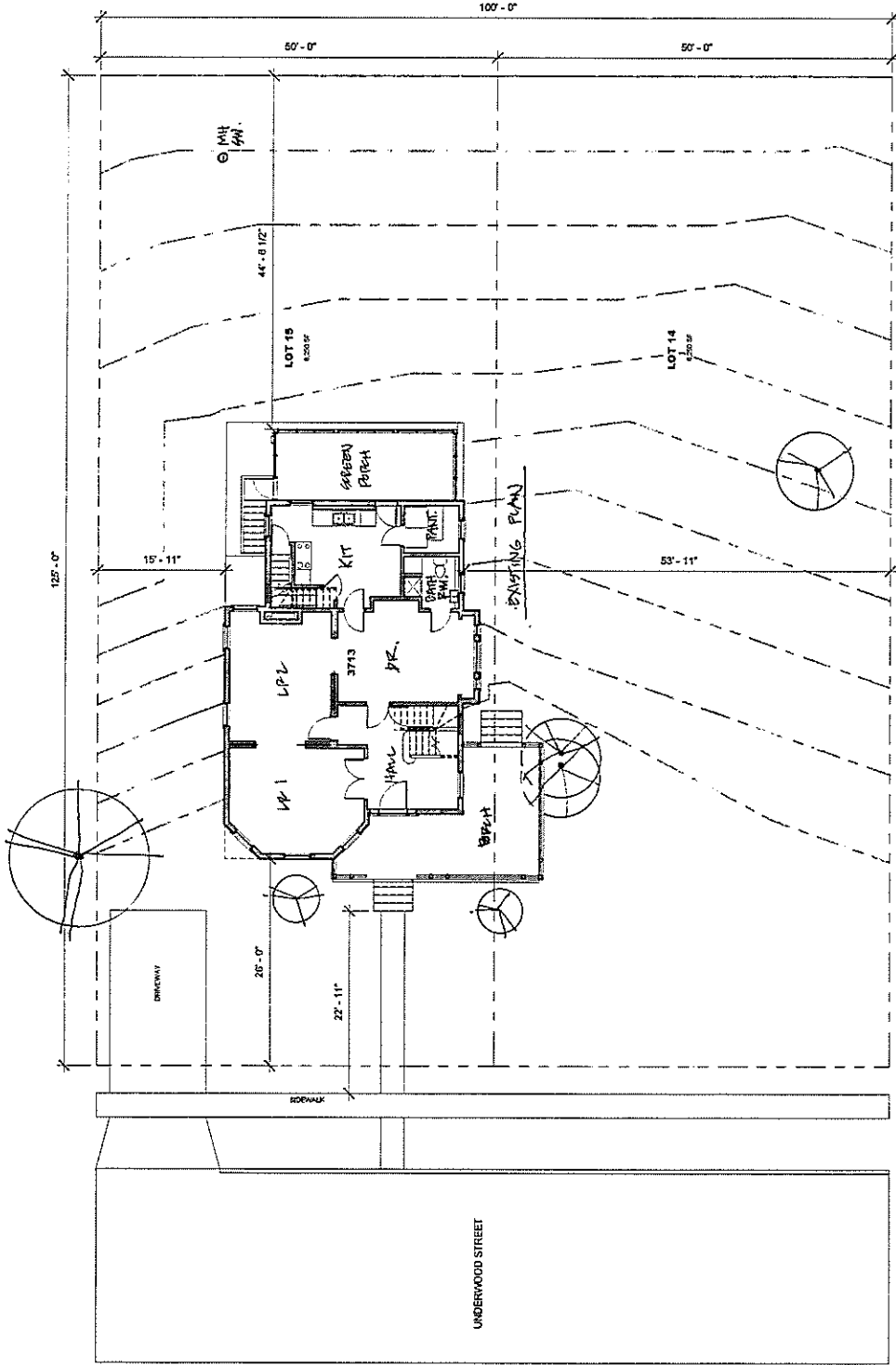
*1.b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:*

The renovation approach is to fully respect the historic exterior elements of this home by appropriate maintenance, repairs and replacement in kind, while providing renovations and improvements for the new Owners to appropriately re-occupy this fine home. The condition of the home will require extensive interior renovations, including replacement of bathrooms and the kitchen, the latter causing some proposed changes to the exterior to accommodate the new plan. These will include: the relocation of a north-facing back door onto the screened porch; installation of a relocated salvaged or new replacement window to match on the north wall, removal of two windows (unsalvagable) at the back end of the east side wall and replacement in their general area with a projecting Marvin Bay Window ((see attached Cut Sheets) with operable side windows at 45 degree angles and a fixed middle panel with Queen Anne period appropriate trim, detailing and brackets and architectural shingled roof to match existing.

Additional proposed exterior work will include windows as follows:

1. Windows that are salvageable and can be repaired (21 of the 38 existing windows on the first, second and third floors): sash cords replaced; tracks and hardware renovated/replaced; wood frames, sashes and trim prepped and painted; possible incremental addition over time of two-track, white aluminum storm windows with screens designed and manufactured for historic windows. All windows on the primary south street façade will be renovated.
2. Windows considered unsalvagable due to damaged or rotted sash frames replacement of (see designated openings on Elevations and accompanying photos - 17 of the 38 existing windows on the first, second and third floors): remove the top and bottom sashes and install Marvin or equal wood clad replacement insert top and bottom sashes and tracks within existing jamb, head and sill trim leaving interior and exterior trim undisturbed. These high quality windows (see attached Cut Sheets) are developed and manufactured to replicate historic windows with narrow profile sashes, matching simulated divided lite muntins with spacer bars in between high performance insulated glass. There is currently a mix of 1 over 1 windows (primarily on the front façade) and 2 over 2 (most of the other facades), and whenever replaced the new windows will match.

The existing roof will remain until it has reached the end of its useful service life. Any site improvements will be a part of a future Phase.



BUILDING AREA SIZES	
BASEMENT	10,876 UNFINISHED
FIRST (MAIN FLOOR)	10,876 FINISHED
SECOND	11,504 FINISHED
THIRD	4,100 UNFINISHED
FINISHED MAKE	22,411
UNFINISHED MAKE	14,876
TOTAL	37,287
TOTAL LOT AREA = 17,500 SF.	

Drawing Scale: 1" = 10'-0"

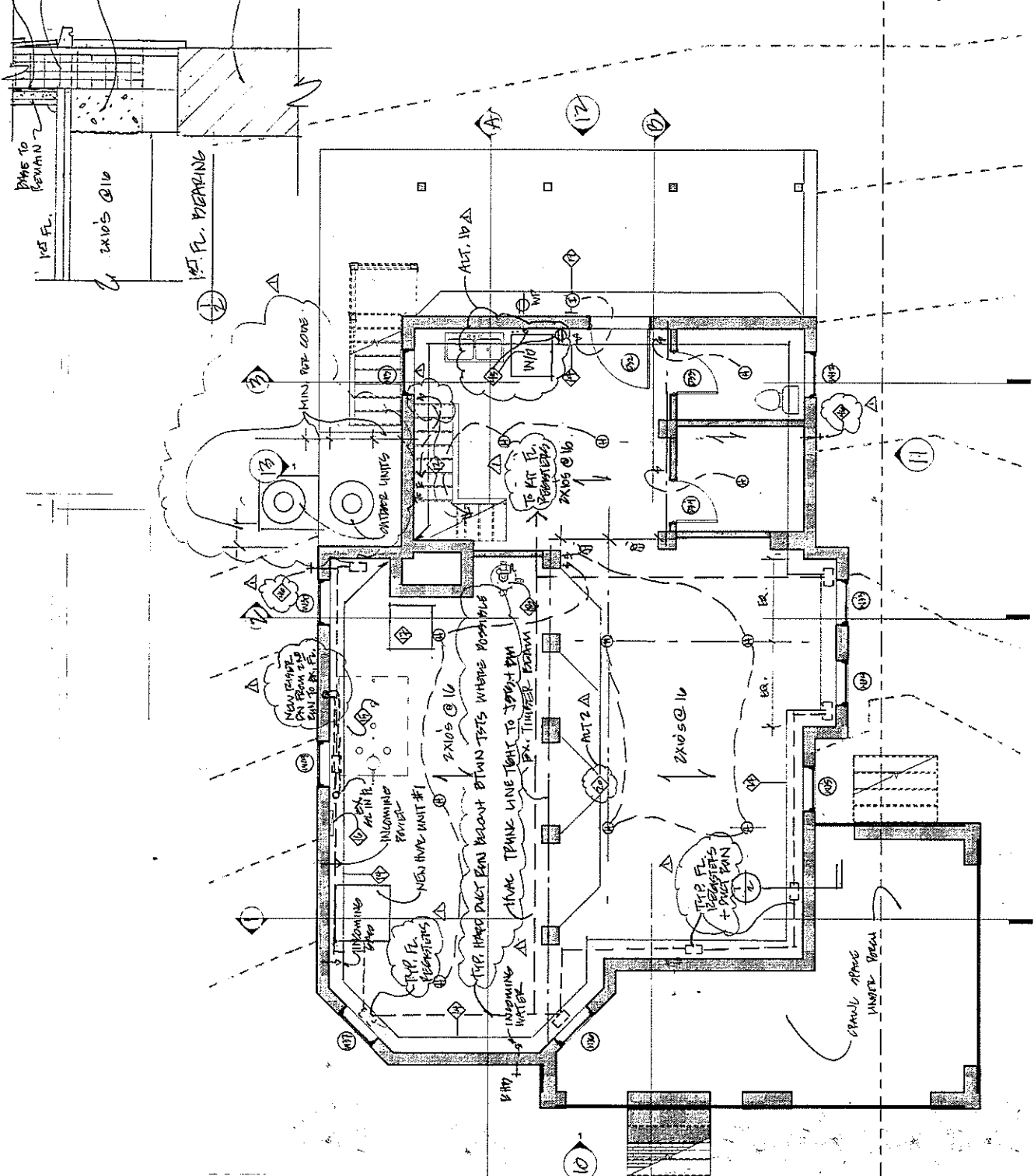


**SITE PLAN**

01.12.17 10.21.17 11.2.17

**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

CERTAIN-BEED MEMBRANE  
 AIR ENCAPSULATED 1/2" EPS  
 1/2" PKC WOOD 2x12  
 DOWN + TRAIT TO  
 ALL FLOOR. POIN TO  
 SLOPED 2% TO DRAIN  
 SLOPED 2% TO DRAIN  
 UNDEGRADE SHUTE TO  
 PLATE OR TO TOP OF  
 HANDED WALL FIGHT  
 WITH INSIDE FACE  
 WITH 2" MIN SPACES  
 SHUT AND AROUND  
 THE FL. BAND RD.  
 EX IS WHITE BRICK  
 FOUND WALL



Drawing Scale: 1/4" = 1'-0"



BASEMENT PLAN 2

11-21-17 11-21-17

Clark House  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Citey Chase, MD 20815

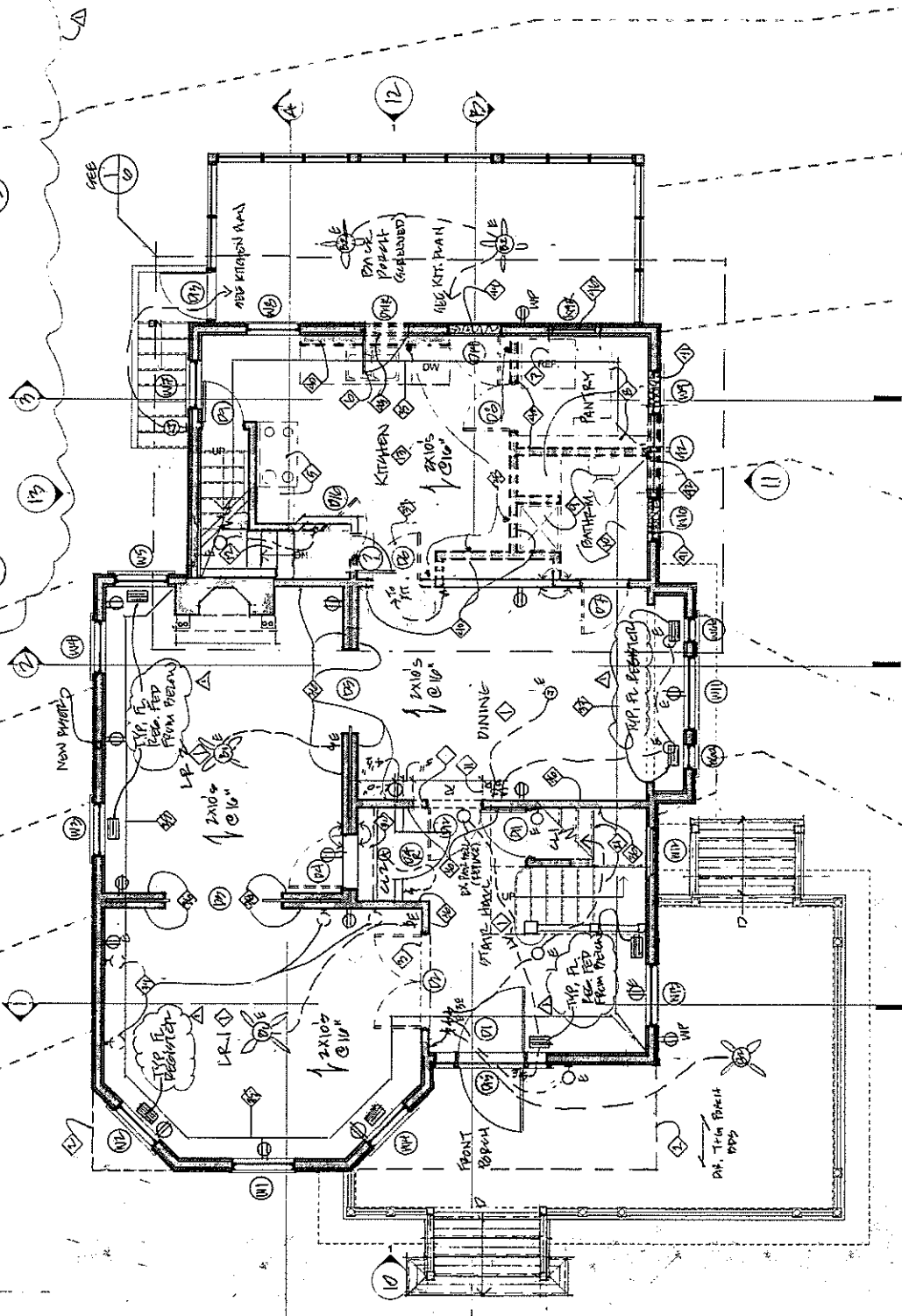
2017-01-Clark House

3/4" MINERAL WOOL  
 TRAFF BOND STUDS (114)  
 DX 3/4" DIA. STAIR 6  
 DX 1/2" 4" PROFILE  
 PD NO NOVEL STUDS  
 OR MEN TO HATCH  
 WHERE PER D.

ACTION FROM GUP TO BX PANTRY  
 FRML 2x4 STUDS @ 16" o.c.  
 1x DING SHEATHING  
 1/2" 4" PROFILE PD NO  
 BEVEL SPINDS  
 FANDED OUT 1/2" GMP  
 W/ COPTAIN TROD  
 W/ 2x4 BATTEN AIR  
 BATHING - TRUCK TIGHT  
 BEHIND BRIST  
 MISTICAL TRIM

1 EXIST. WALL SECTION  
 2 PROP. WALL SECTION

RAMPED + NO  
 LATH (REMOVE)

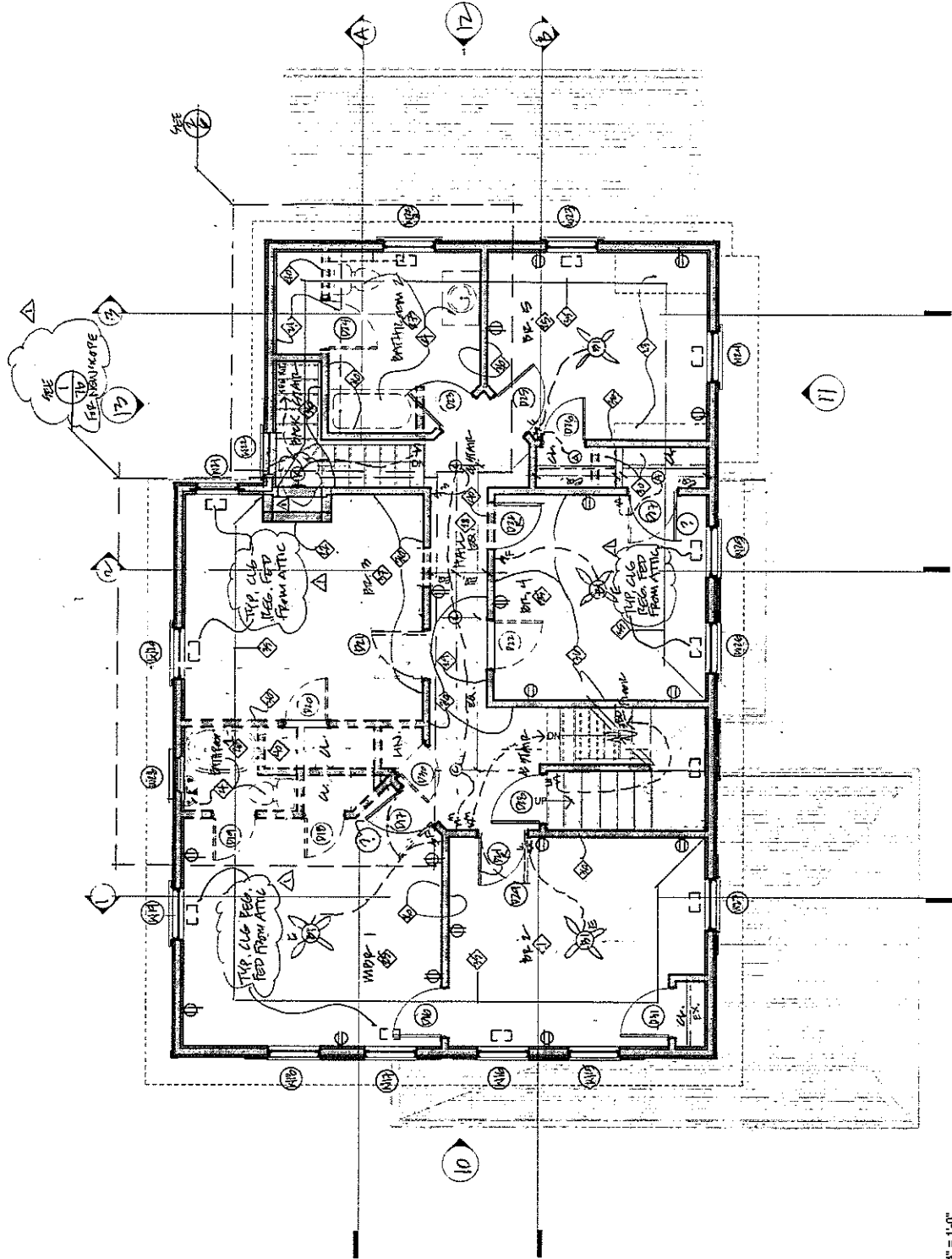


13

Drawing Scale: 1/4" = 1'-0"  
 0 2 4 8 16

9.12.17 10.2.17 11.2.17

**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815



Drawing Scale: 1/4" = 1'-0"

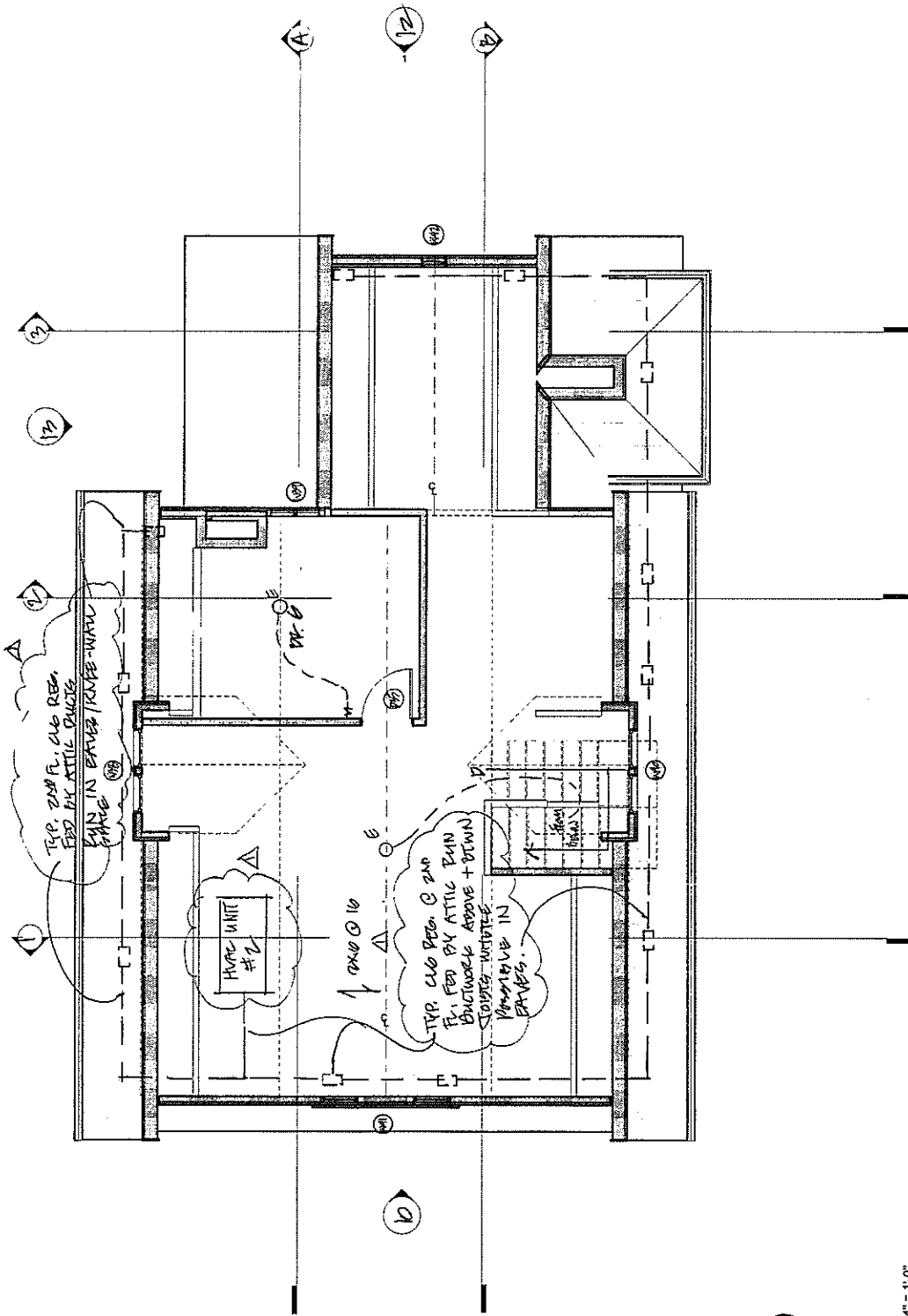


11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House

SECOND FLOOR

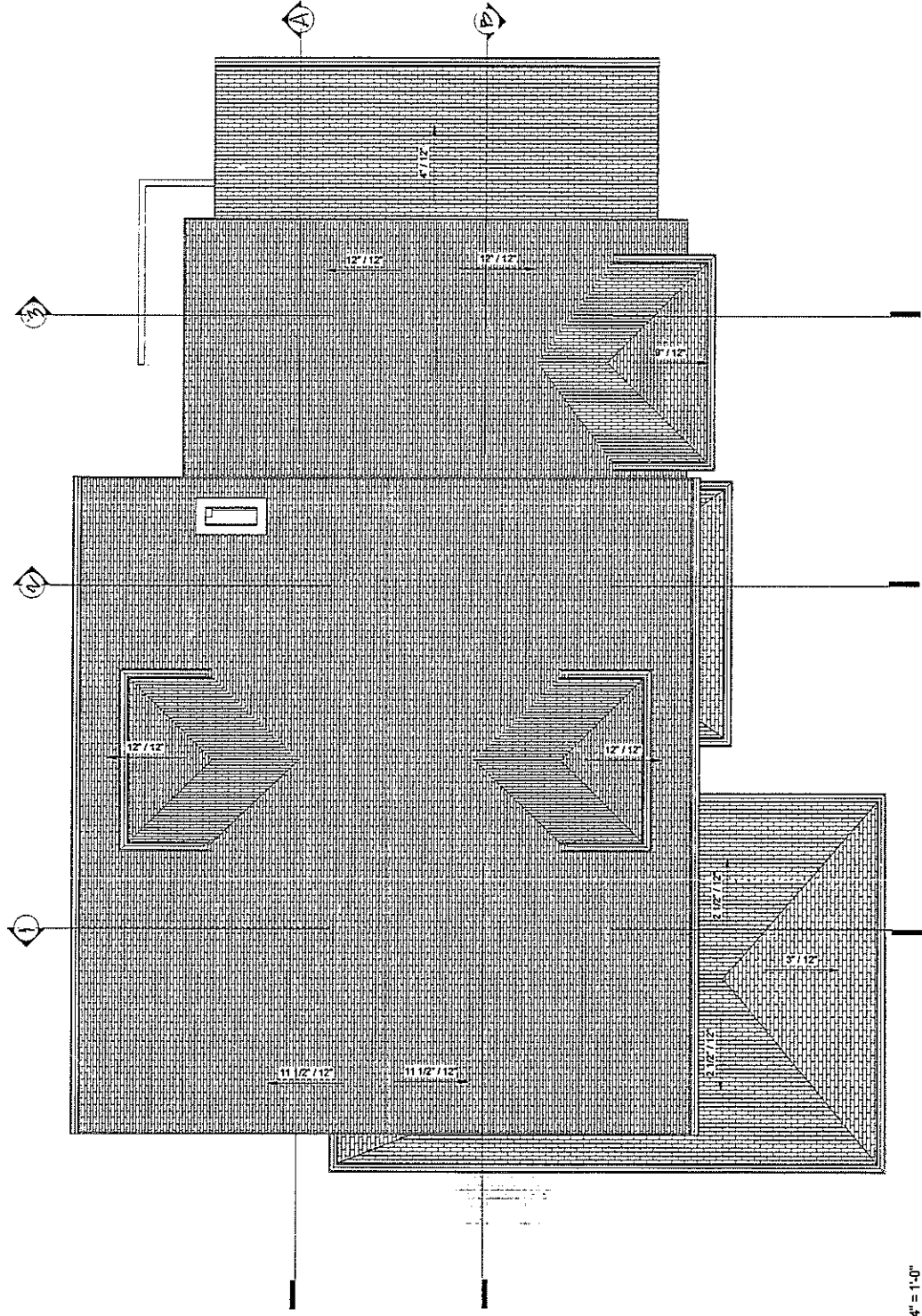


THIRD FLOOR

9.12.17 11:21 AM

Clark House  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House



16

Drawing Scale: 1/4" = 1'-0"



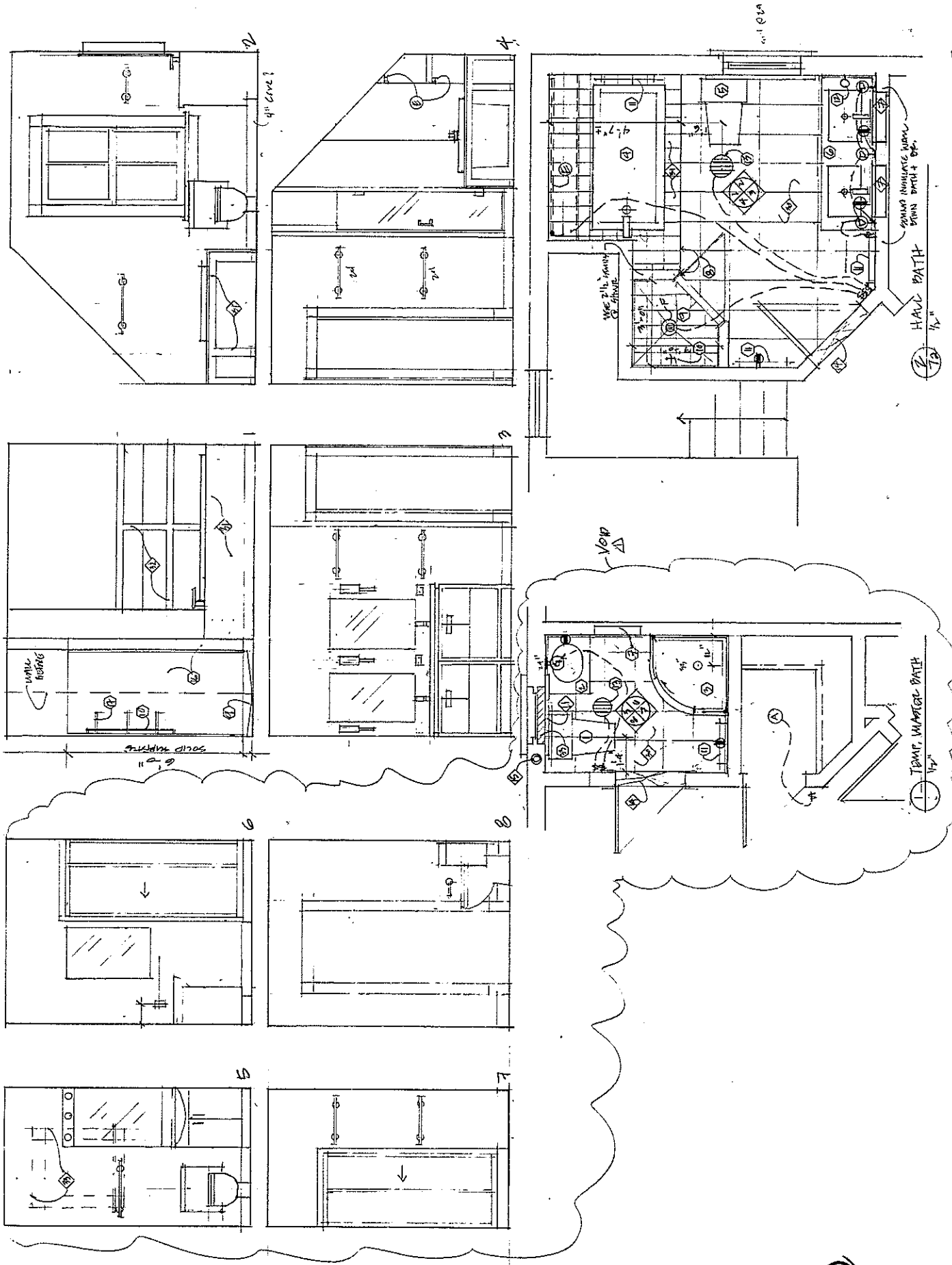
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**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House

ROOF





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(7)

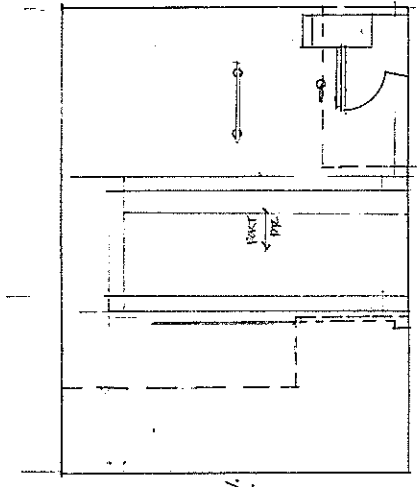
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Clark House

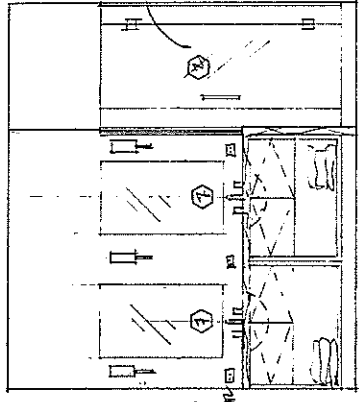
Duke Schaeffer & Hannah Graae

3713 Underwood St. Chevy Chase, MD 20815

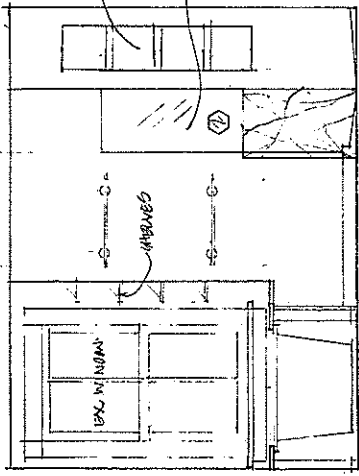
2017-01-Clark House



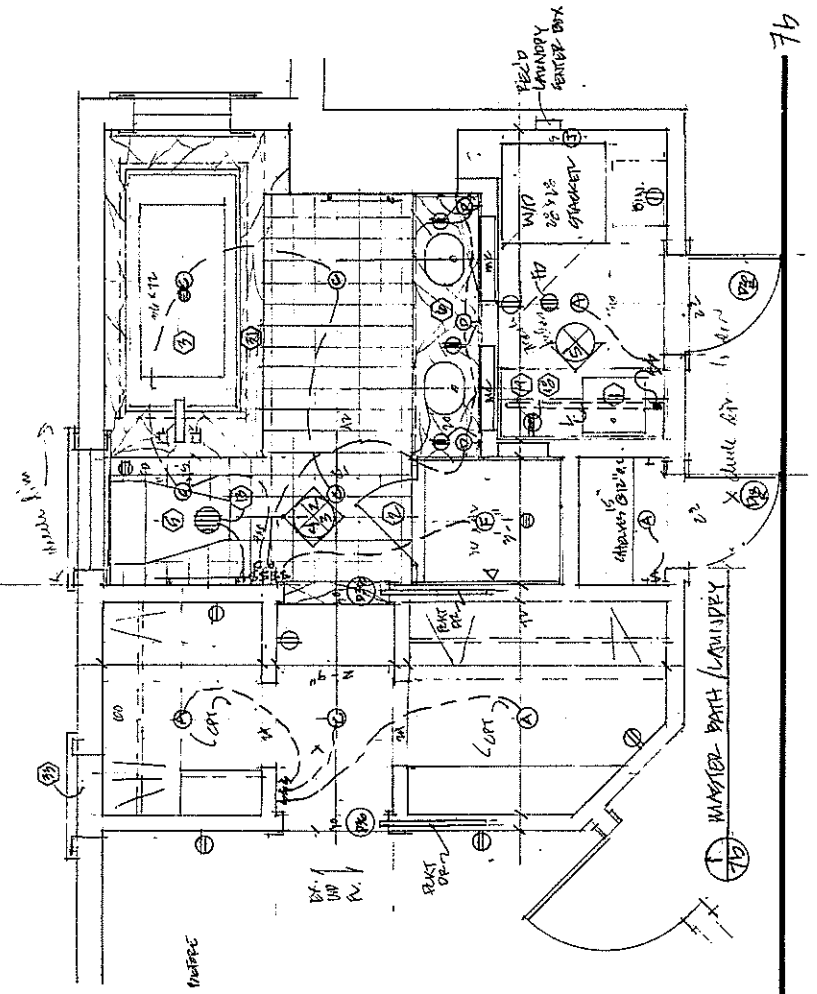
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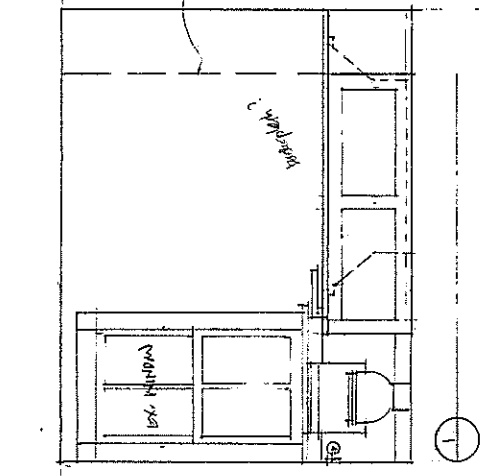
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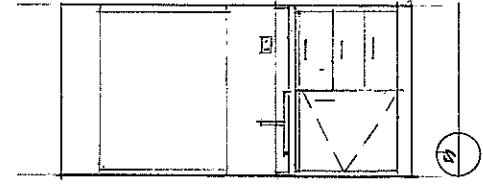
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74

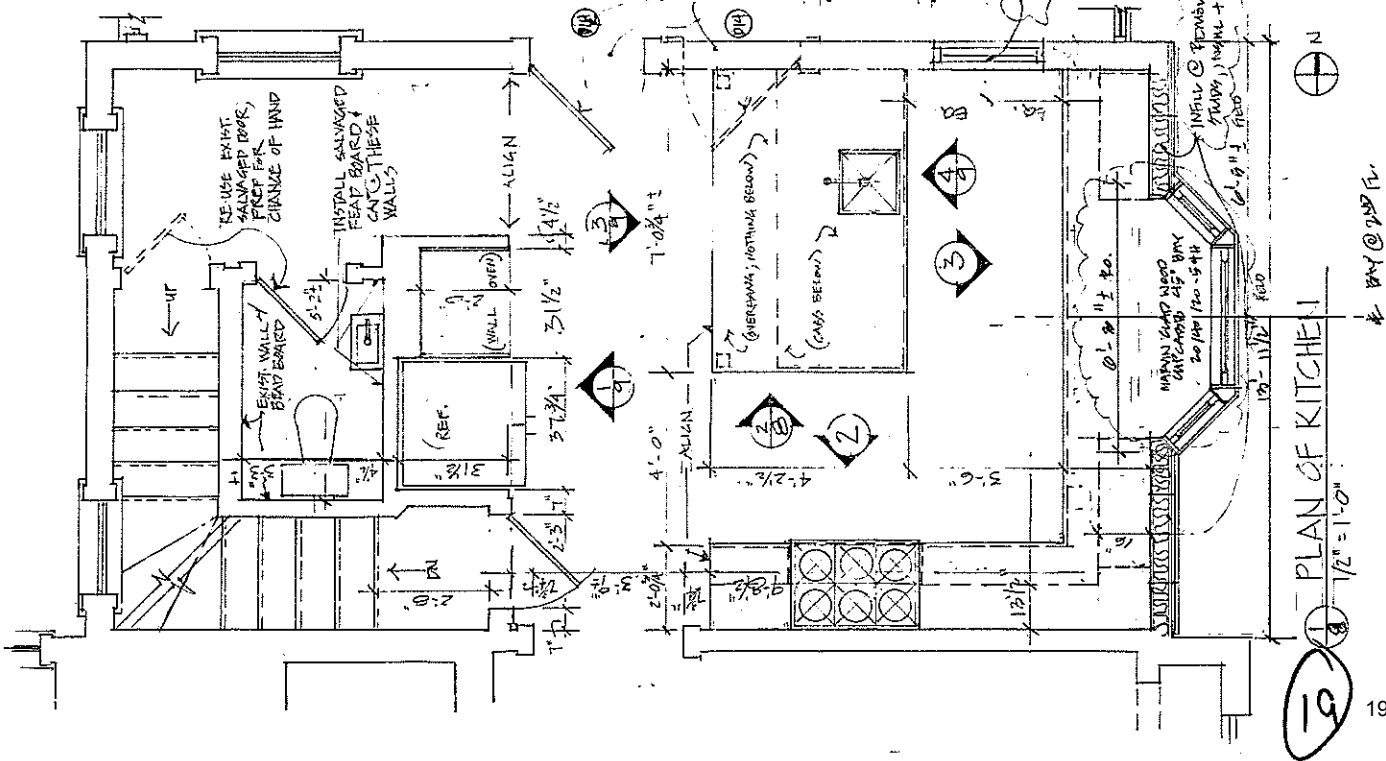


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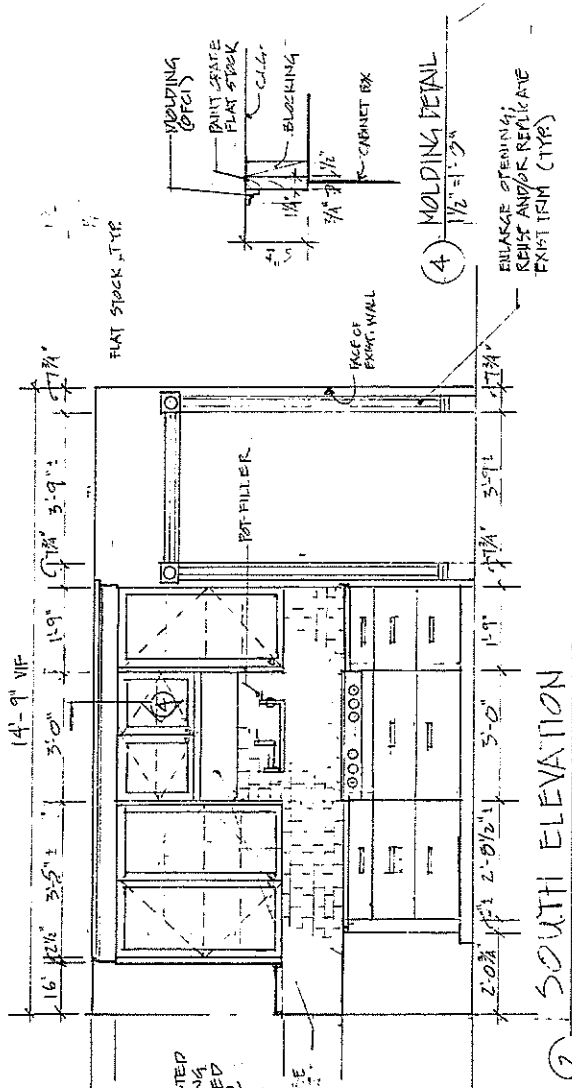


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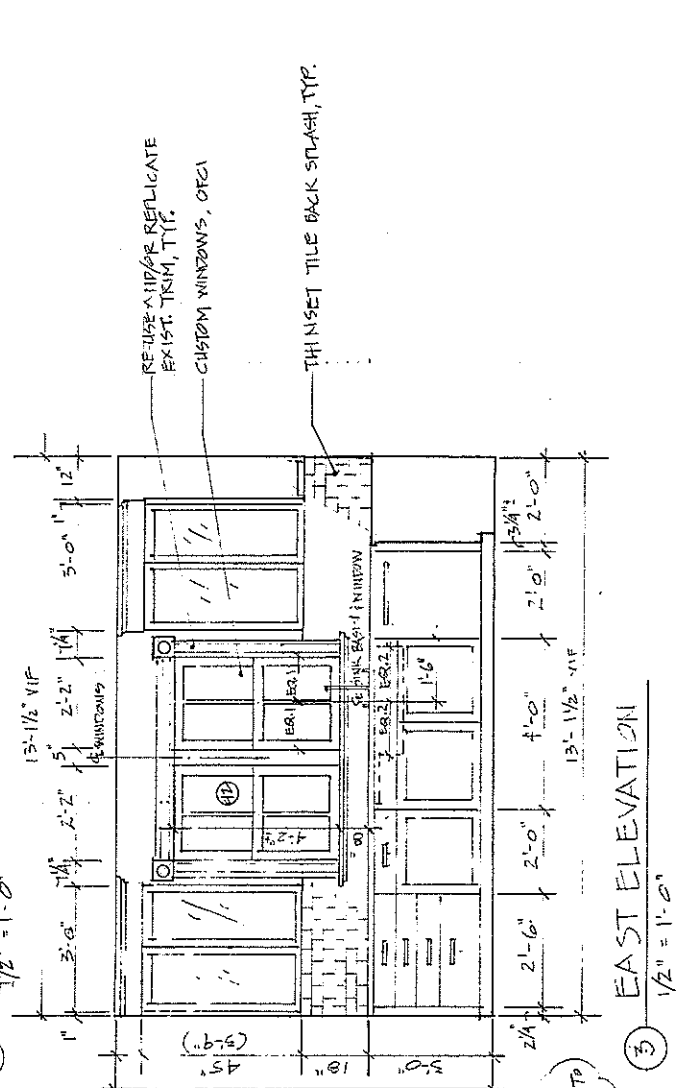
18



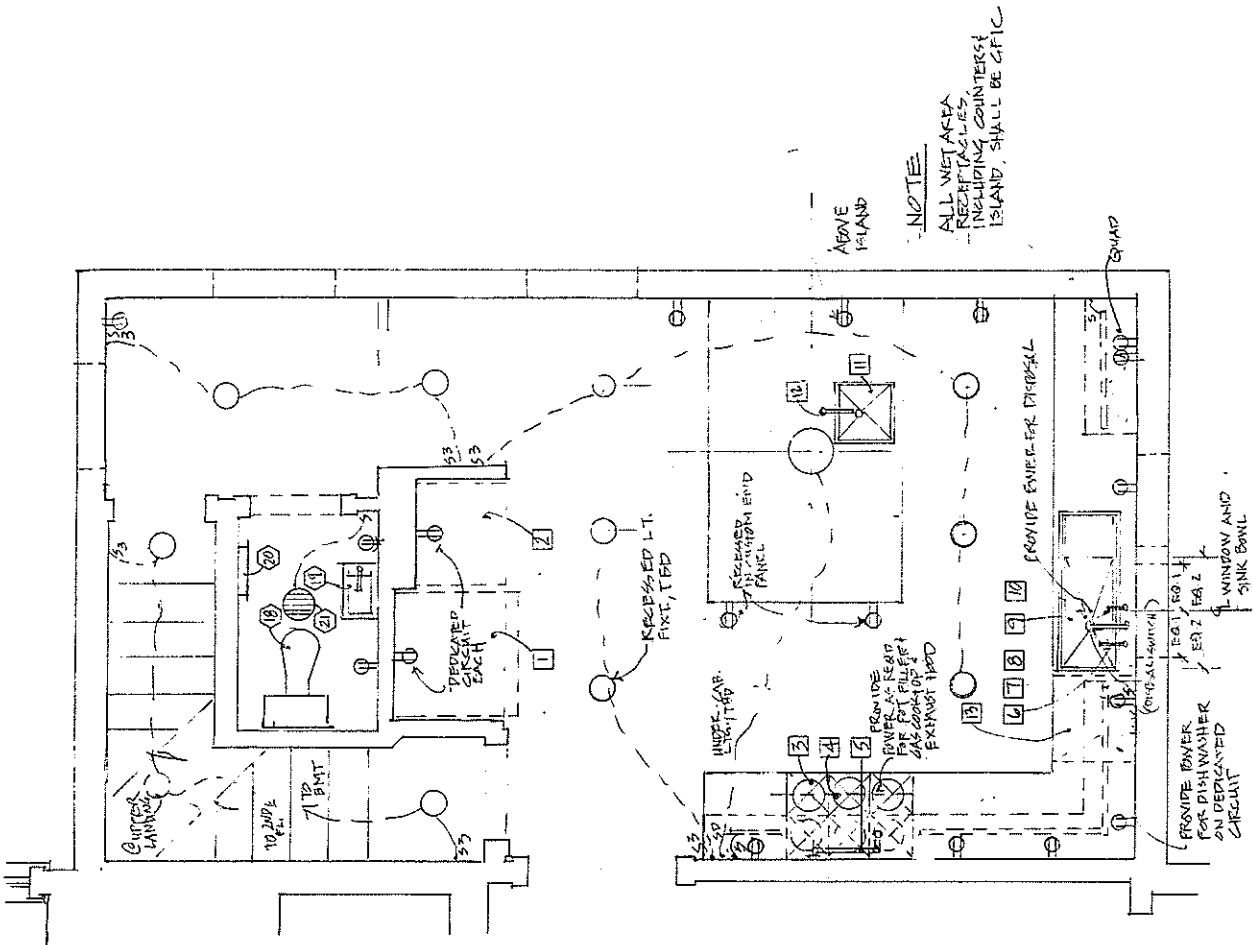
1 PLAN OF KITCHEN  
1/2" = 1'-0"



2 SOUTH ELEVATION  
1/2" = 1'-0"



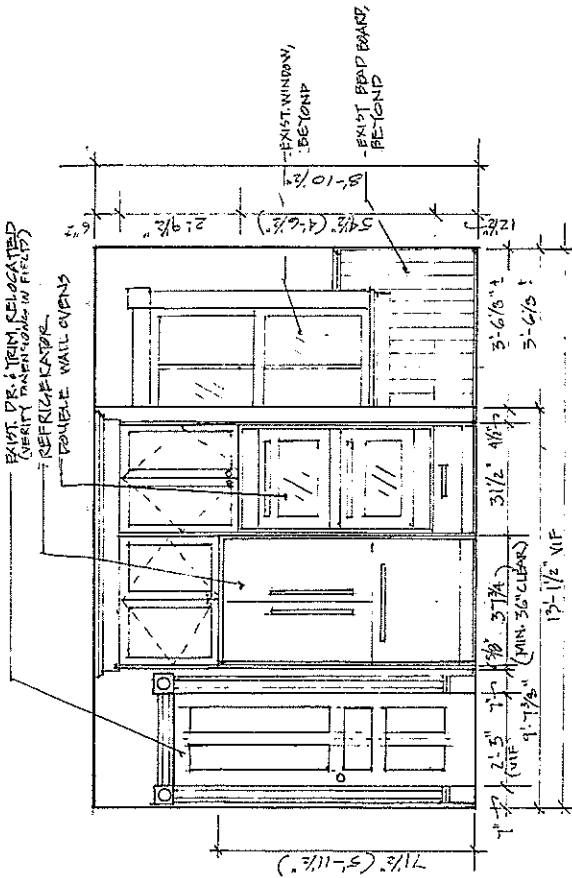
3 EAST ELEVATION  
1/2" = 1'-0"



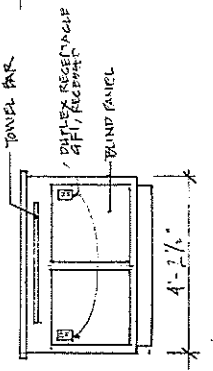
NOTE  
 ALL WEST ASPECT  
 REFLECTANCES  
 INCLUDING COUNTERTOP  
 ISLAND, SHALL BE CIRC.

ABOVE  
 ISLAND

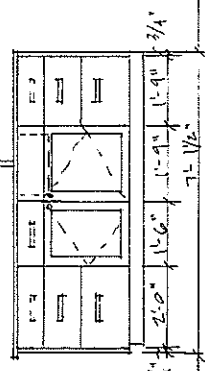
POWER LIGHTING PLAN, KITCHEN  
 1/2" = 1'-0"



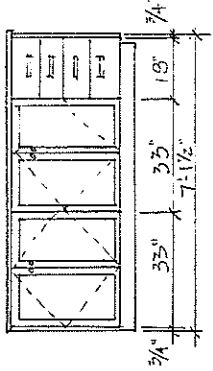
WEST ELEVATION  
 1/2" = 1'-0"



ISLAND, S. ELEVATION  
 1/2" = 1'-0"

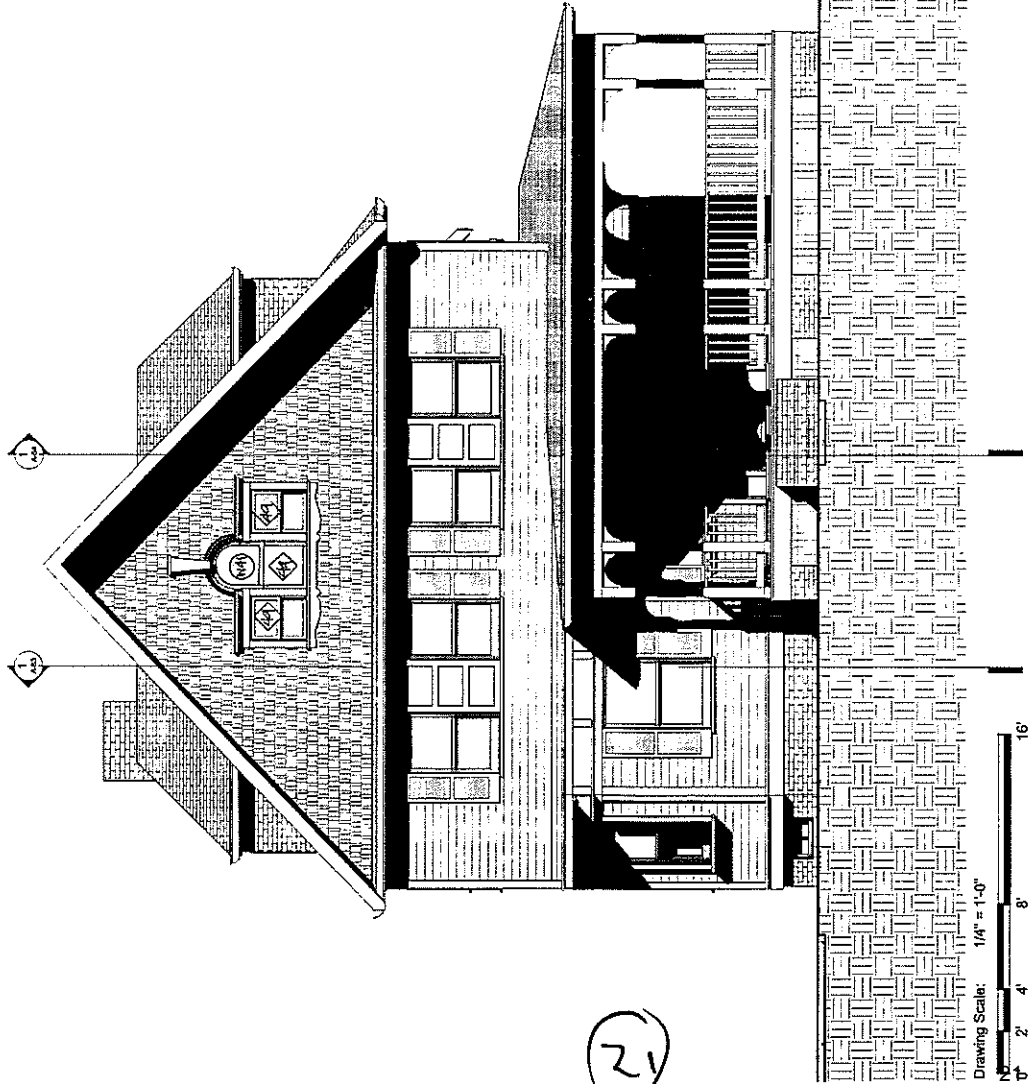


ISLAND, E. ELEVATION  
 1/2" = 1'-0"



ISLAND, W. ELEVATION  
 1/2" = 1'-0"

20



21

Drawing Scale: 1/4" = 1'-0"

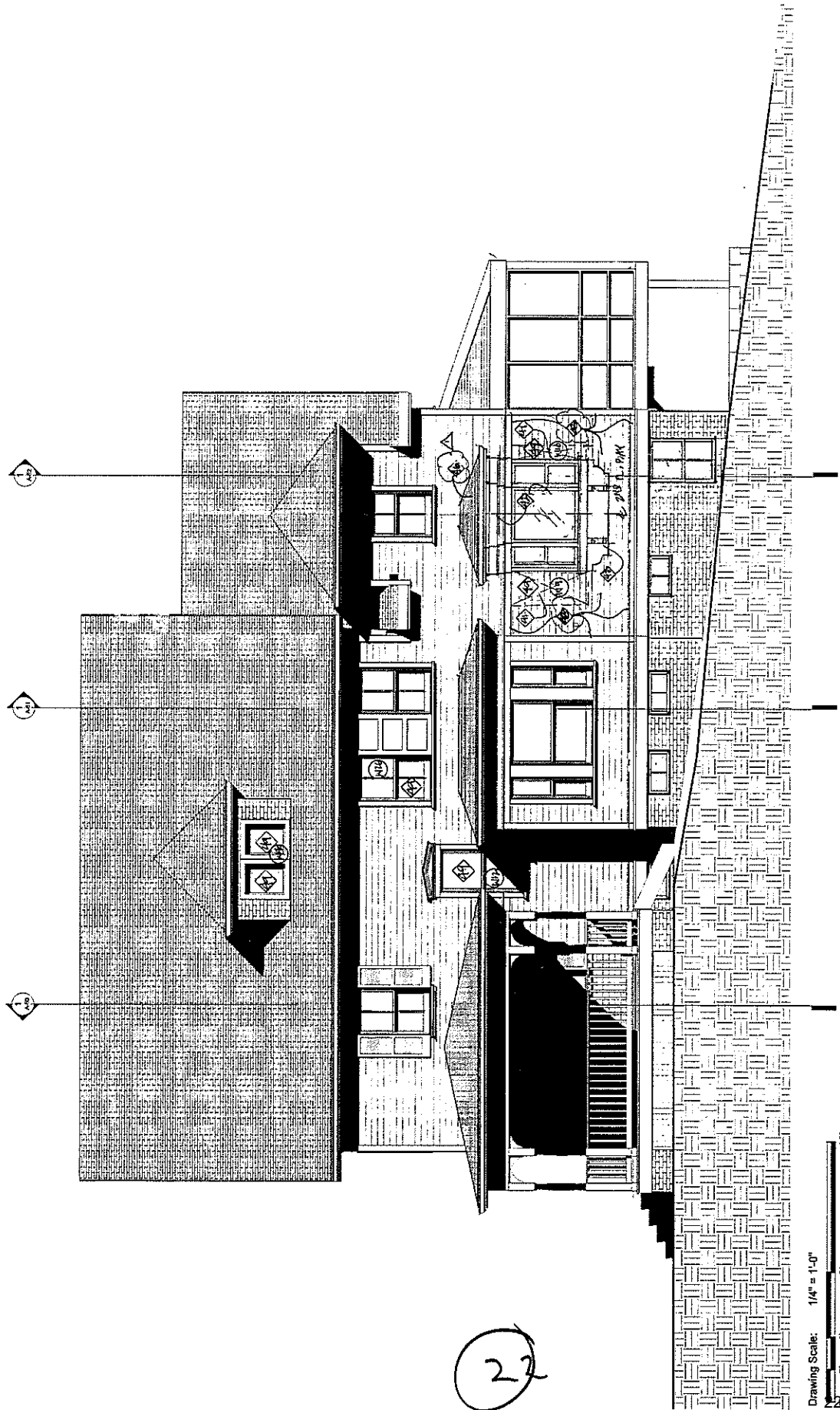


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SOUTH ELEVATION

Clark House  
Duke Schaeffer & Hannah Graae  
3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House



22

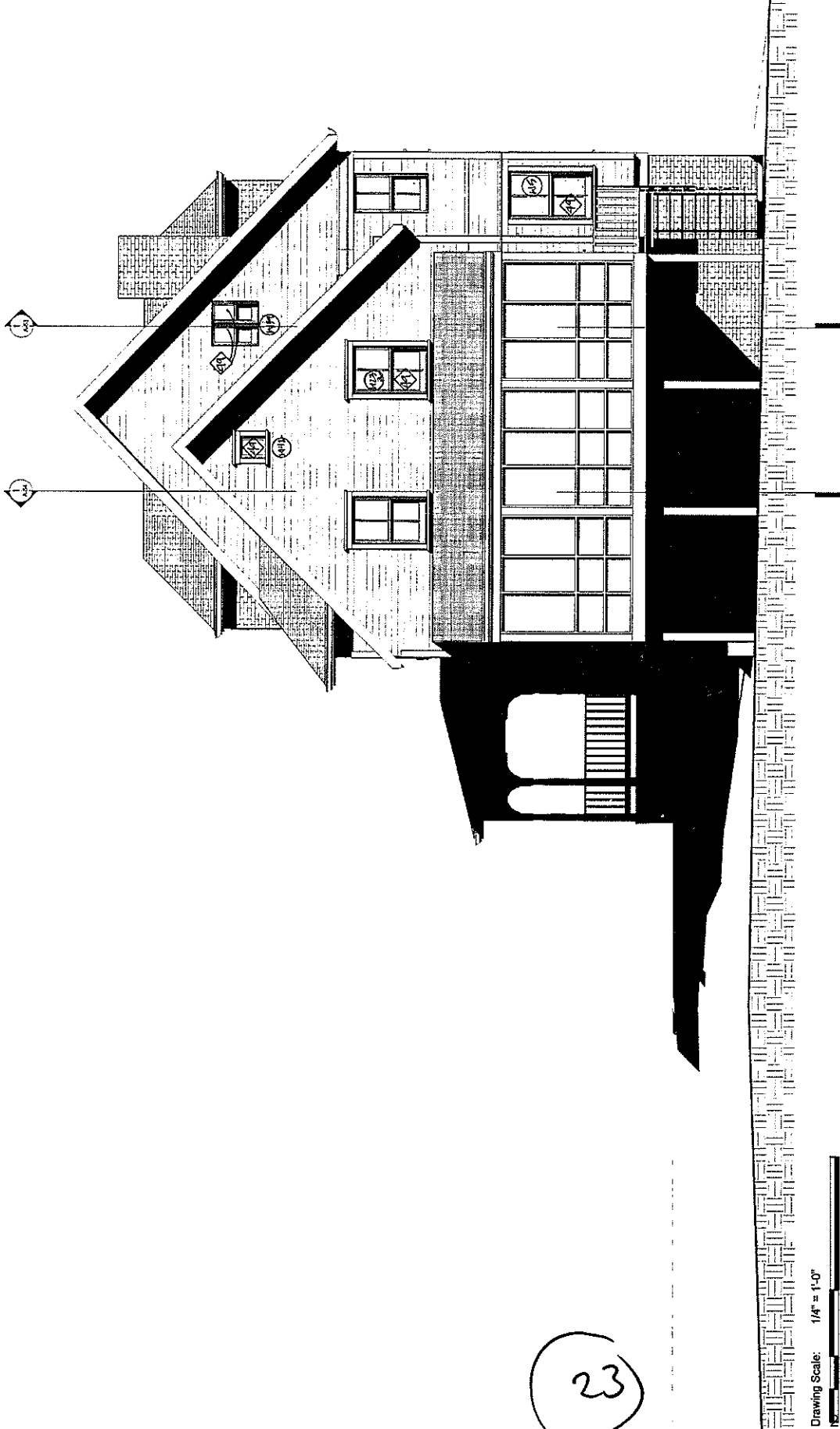
Drawing Scale: 1/4" = 1'-0"  
0 2 4 8 16

EAST ELEVATIONS

2017-01-Clark House

Clark House  
Duke Schaeffer & Hannah Graae  
3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House



23

Drawing Scale: 1/4" = 1'-0"  
0' 2' 4' 8' 16'

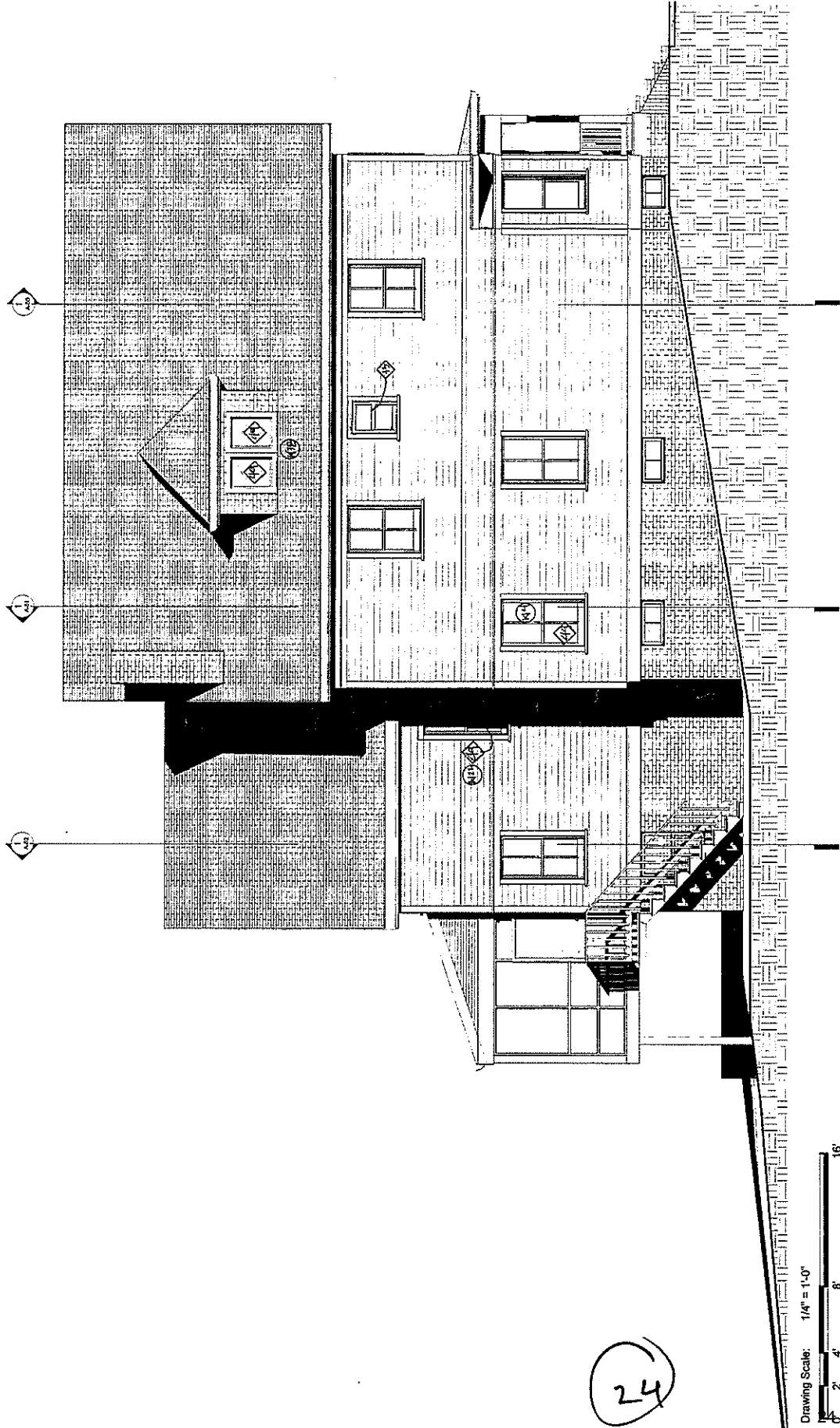
9.12.17 10.2.17 11.2.17

NORTH ELEVATION

12

**Clark House**  
Duke Schaeffer & Hannah Graae  
3713 Underwood St, Chevy Chase, MD 20815

2017-01-Clark House



24

Drawing Scale: 1/4" = 1'-0"



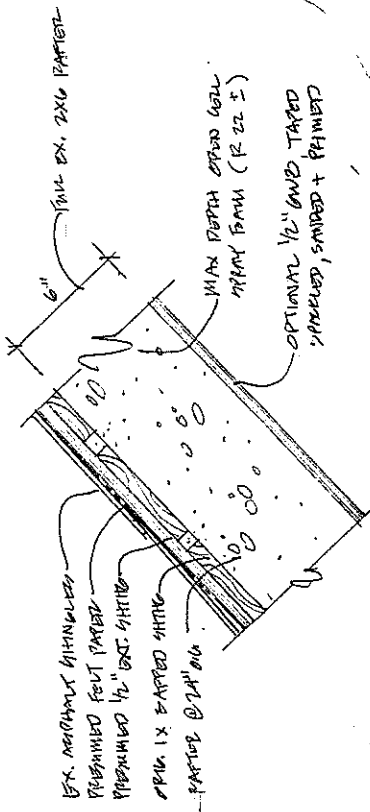
WEST ELEVATION

01.12.17 10.12.17 11.2.17

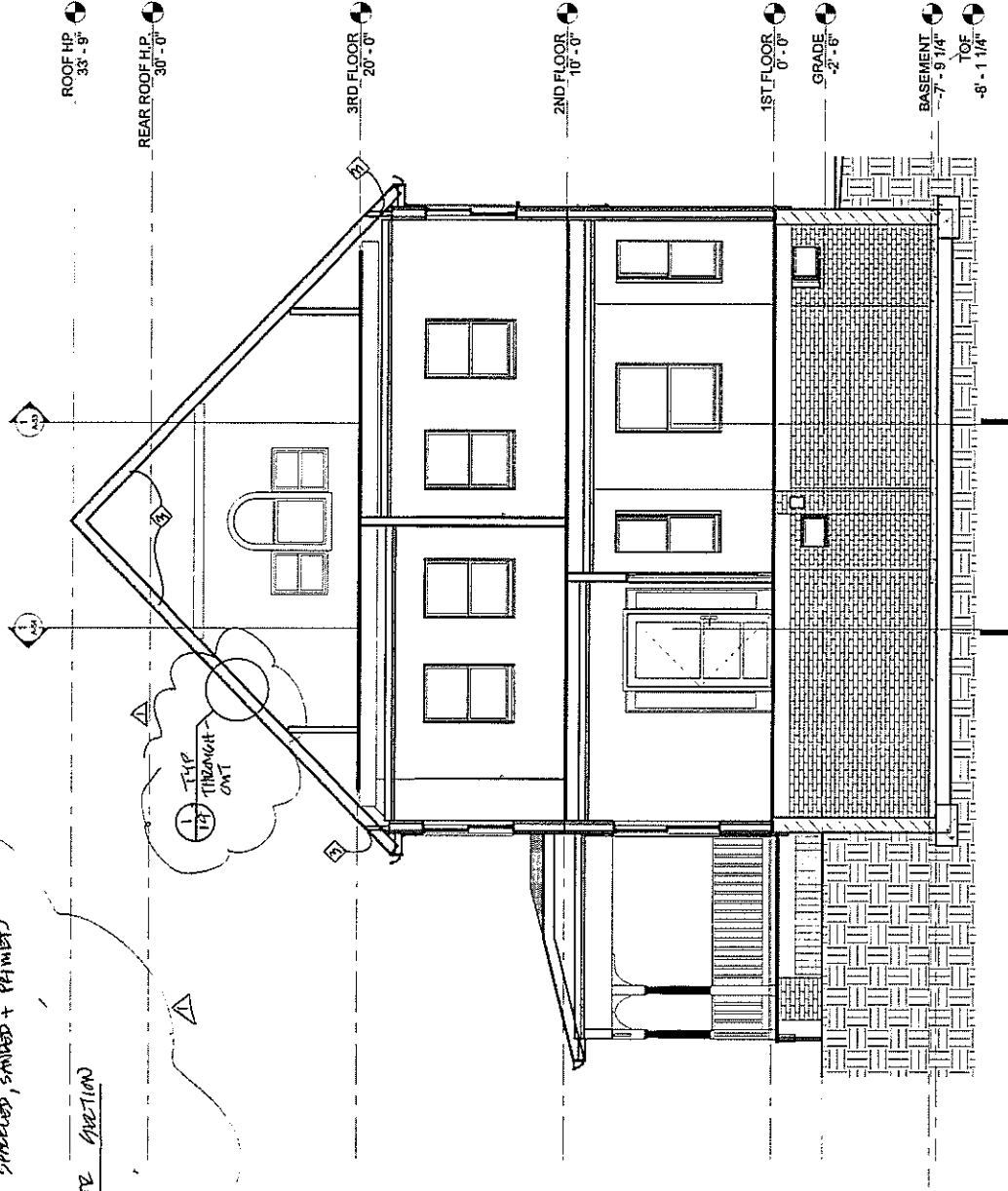
Clark House  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House

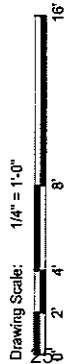




1 1/4" TYPICAL IMPROVED ROOF PAFLE SECTION



25

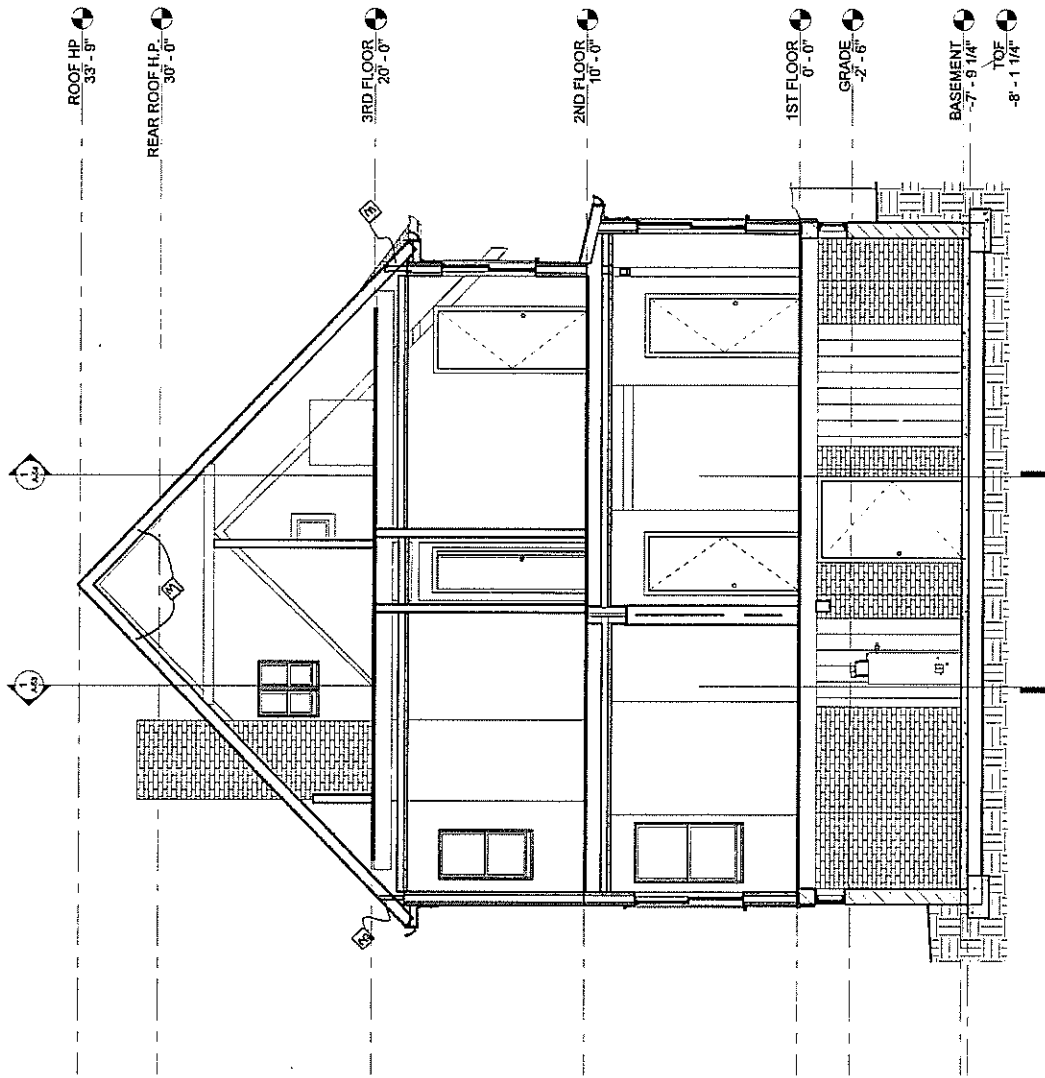


SECTION 1

9.12.17 10.12.17 11.12.17

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 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House



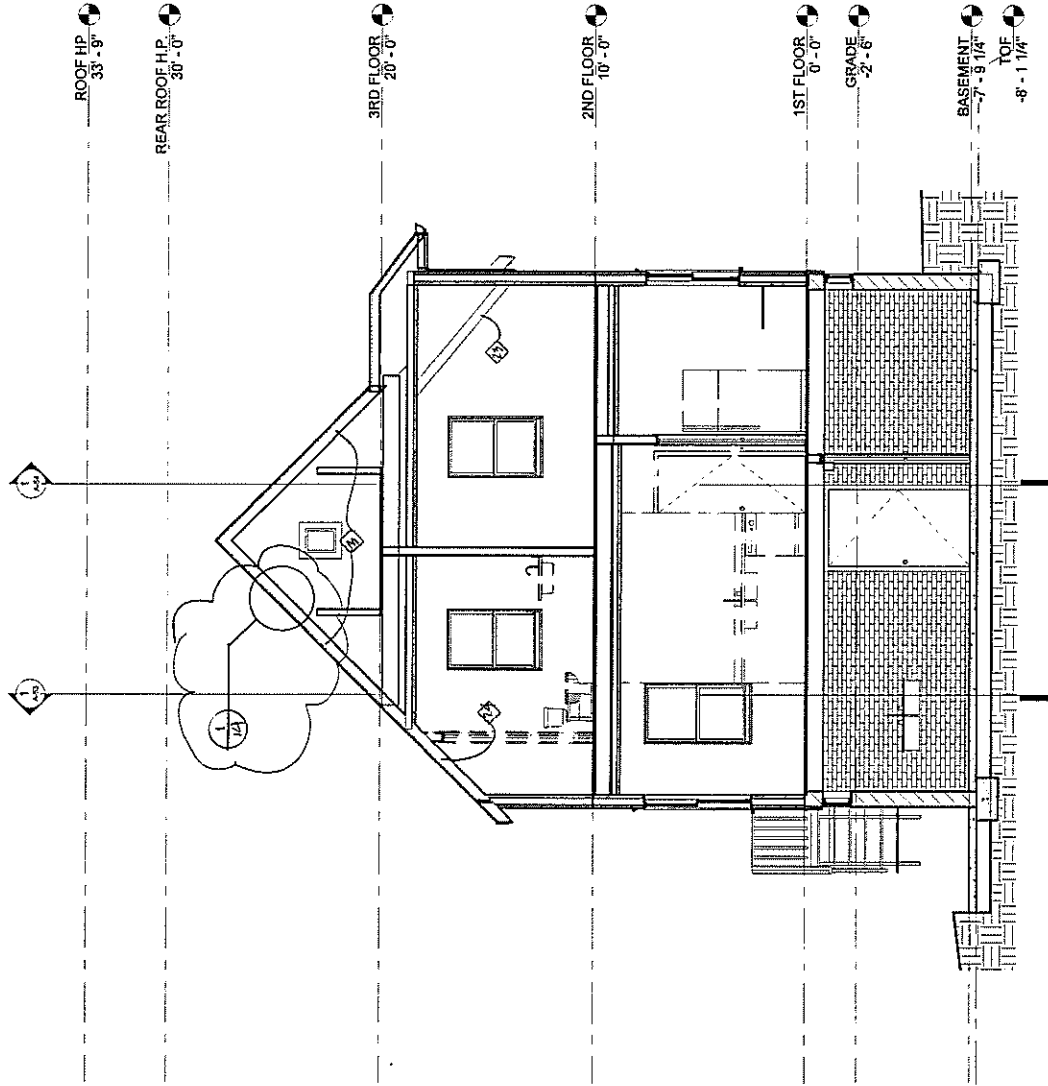
26

Drawing Scale: 1/4" = 1'-0"  
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9/12/17 11:21:17 A

**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

**SECTION 2**



ROOF HP  
33'-9"

REAR ROOF H.P.  
30'-0"

3RD FLOOR  
20'-0"

2ND FLOOR  
10'-0"

1ST FLOOR  
0'-0"

GRADE  
-2'-6"

BASEMENT  
TOP  
-7'-9 1/4"

-8' - 1 1/4"

27

Drawing Scale: 1/4" = 1'-0"  
0 2 4 8 16'

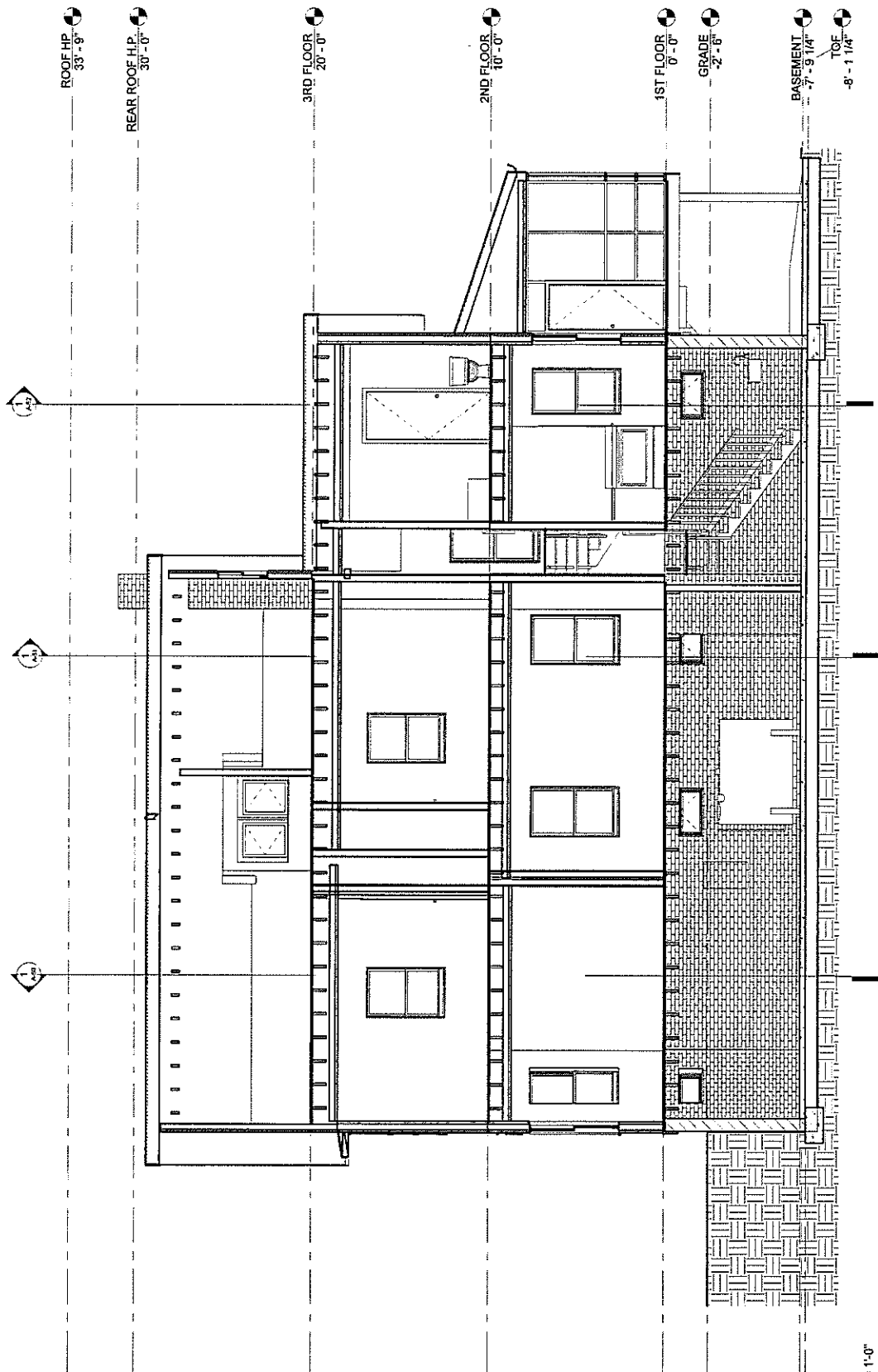
11.12.17 10.12.17 11.2.17

SECTION 3

Clark House  
Duke Schaeffer & Hannah Graae  
3713 Underwood St, Chevy Chase, MD 20815

2017-01-Clark House

16



28

Drawing Scale: 1/4" = 1'-0"  
 0 2 4 8 16'

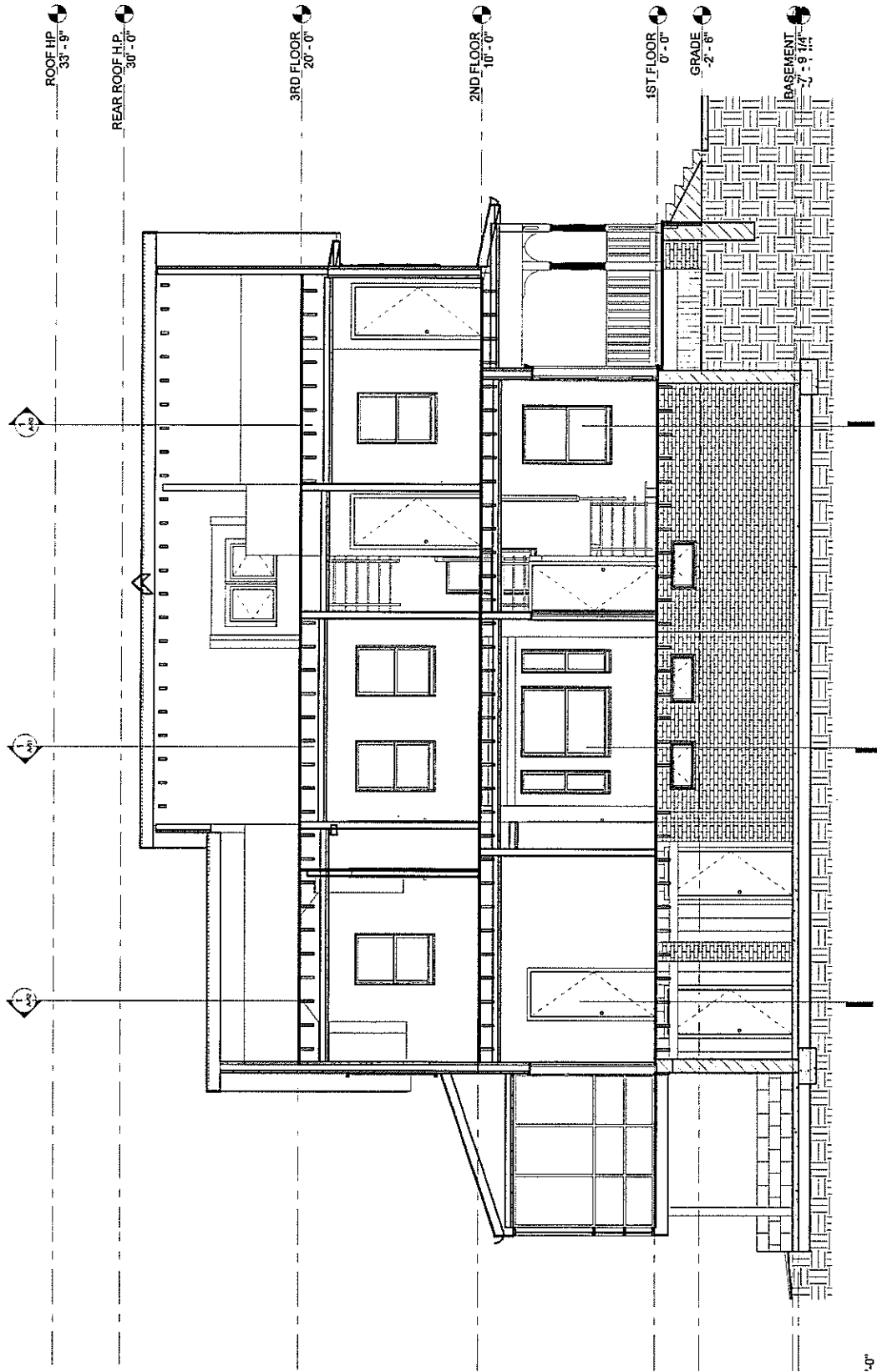
SECTION A

2.112.17 11-2-17

**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

2017-01-Clark House

17



29

Drawing Scale: 1/4" = 1'-0"



**Clark House**  
 Duke Schaeffer & Hannah Graae  
 3713 Underwood St. Chevy Chase, MD 20815

9-17-17 11-2-17

2017-01-Clark House

SECTION B

18

**3713 Underwood Drawing Notes**  
9-13-17, revised 11-2-17

**General**

1. These notes dated 11-2-17 and the Drawings dated 11-2-17 are a combined Construction Documents set.
2. All power outlets, switches and light locations are to be confirmed on-site before installation.
3. Unless noted otherwise assume existing outlets, switches and lights are to be removed - but will be confirmed per note 1 above.
4. Demo any piping of old gas lighting throughout house wherever accessible/exposed including between joists and studs.
5. Provide detailed/required delivery dates for OFCU items based on sequence of construction schedule.
6. Run all plumbing lines, electrical wiring, ductwork etc. concealed within existing studs, joists or rafters. In exposed first floor structure in basement and attic confirm with Architect where runs - if any - will have to run below joists or rafters.
7. Electrical -
  - a. Upgrade existing 150 Amp panel to match incoming 200 Amp service and provide a sub panel up in the attic/third floor location TBD with Architect for new HVAC use and future Renovation of that floor. Both panels to be protected with AFCI's.
  - b. Provide code required hard-wired smoke detectors throughout (this item OFCU - suggest First Alert BRK 31208 Dual Photoelectric and Ionization Sensor) with additional carbon monoxide unit in kitchen and basement.
  - c. Provide live cable outlets at locations TBD with Home run location in basement for connection to Owner selected network provider.
  - d. Window restoration/replacement will be a separate scope to be issued as soon as completed.
  - e. Review with Architect the disposition of all removed unused doors, trim, flooring, plumbing, equipment etc. as to: retention and storage in designated location in the house, or for pick up by salvage company, or for trash.
  - f. For all trim, architectural features, doors, windows, and bead board that are scheduled to be removed, Contractor shall remove items with care, for re-use and or as record of historic fabric. All existing architectural features are to be considered historic fabric and shall be handled as such.
  - g. Review with Architect the disposition of all removed unused doors, trim, flooring, plumbing, equipment etc. as to: retention and storage in designated location in the house, or for pick up by salvage company, or for trash.

- h. All new trim, except where noted otherwise, shall be existing, re-used if in good condition, or shall replicate exactly the existing. Architect will determine what is acceptable for re-use. Replica millwork will be OFCU. Contractor will estimate quantities and give notes of schedule requirements for millwork.

**specific Keyed Note Items**

1. Living Rooms, Dining Room, BR 2, and Stair Hall Wood floors - After finishes demo, and repair/replacement of wall and ceiling finishes and painting is complete:
  - a. Remove painted shoe mold for reuse (or replace to match later), remove all carpet and tack strips, patch any holes or gaps with matching floor boards.
  - b. Repair or replace painted wood base and cap for closed gaps and light inside/outside corners all around. Delay finish painting with semi-gloss at all base molding until after floor finishing.
  - c. Screw trim from below any significant squeaky floor boards.
  - d. Refinish wood floors with light stain (TBD), and three coats satin polyurethane.
  - e. Reinstall or replace shoe molding and finish paint along with the rest of the base molding.
  - f. At Stair Hall apply same protocol as above except using stained base elements to match stain-grade.
  - g. At LR 1, 2 and Dining Room provide minor patching (taped, spackled, sanded and primed ready for finish painting).
  - h. At Stair Hall remove and replace ceiling with furred down GWB after structural inspection.
2. Line of second floor above.
3. After removal and storage of doors and hinges, remove transom panel and match any damaged trim.
4. Remove all fixtures and store in basement where designated.
5. Remove base cabinet and stove and store in basement where designated.
6. Remove base and wall cabinets, sink and DW and store in basement for salvage contractor where designated, remove furred out plumbing wall.
7. Remove and discard Refrigerator.
8. Remove shelves and worktops and store in basement where designated.
9. Remove toilet and store in basement where designated, discard shower unit.
10. Remove dropped ceiling complete in bathroom.
11. Hold this existing jamb and trim location, widen opening going west and apply salvaged trim across new head and jamb for a cased opening. Stain vs painted?
12. Remove stair treads and stringer and replace with new stair stringer, treads and risers in place - confirm rise to run and start and stop locations (while maintaining 6'-6" head clearance) with architect.

13. Remove kitchen and pantry ceiling plaster and lath complete. Remove kitchen, pantry and bathroom floor notes????
14. Insulate First Floor band board all around building - see detail sheet 2 for conditions.
15. Remove abandoned oil tank and associated interior and exterior piping and discard per code.
16. Provide new 200 amp panel for new service to building existing and new power requirements using existing incoming power supply.
17. Existing gas-fired boiler - ?
18. Existing DHW tank to be replaced.
19. Provide galv. 3/8" carriage bolts through existing porch joist ledger and existing band board staggered at 24" o.c.
20. Remove loose mortar and repoint all sides of masonry piers Bid Alternate #2.
21. Front stair repairs - Architect will consult with flooring sub for potential scope.
22. Remove stove flue collar and close up with insulation and GWB and blend into plaster wall.
23. In BR 5 remove plaster and lath at sloped ceiling and sides, insulate with Rockwool and air barrier and refinish with GWB blended into adjacent walls.
24. In Bathroom 2 remove plaster and lath at sloped ceiling portion and install Rockwool insulation and plastic vapor barrier at bathroom. Patch and repair balance of remaining flat ceiling.
25. In Bedrooms 1,2,4 & 5
  - a. Remove painted shoe mold for reuse (or replace to match later), remove resilient sheet flooring in BR 5.
  - b. Repair or replace painted wood base and cap for closed gaps and tight inside/outside corners all around. Delay finish painting with semi-gloss at all base molding until after floor finishing.
  - c. Using spiral floor nails at significant squeaky floor boards.
  - d. Refinish wood floors with light stain (TBD), and three coats satin polyurethane.
  - e. Reinstall or replace shoe molding and finish paint along with the rest of the base molding.
  - f. Laminate X GWB to dg, fiberglass taped, spackled, sanded and primed ready for finish painting.
  - g. At BR 3&4 patch existing ceiling cracks with fiberglass taped, spackled, sanded and primed ready for finish painting.
26. In Bathroom 1 remove floor finishes - see enlarged plans for new scope.
27. In Bathroom 2 remove ceramic tile floor and wainscot, remove wall covering - see enlarged plans for new scope.
28. In hallway remove Masonite floor covering down to original wood floor and follow line item 1a thru f.
29. Old speaking tube to remain.
30. CT floor and cove base

30

11-2-17

31. Provide framing and ext grade plywood deck and front for support of tub and apply 1/2" solid surface material for finish and drop in tub.

32. Shelving NIC

33. Remove window sashes, retain exterior trim and frame, close up exterior with recessed exterior grade plywood panel with raised panel trim - painted, stud in behind and insulate, remove frame and interior trim and flush off with GWS blended into adjacent wall finishes

34. Demo wall lights and wiring

35. Exterior Wall Interior Finishes Demo and Replacement Scope

Demolition

a. Retain all existing-to-remain window and door trim  
b. Remove ege base cap only, for re-install or replacement in kind later.  
c. Provide a clean cut at inside corners at walls and ceilings between existing plaster and lath to remain and existing to be removed.

d. Remove plaster, lath and any remaining fasteners continuous between all inside corners, to base and around windows.

New

a. Install designated outlets switches and lights and wire back to main panel in basement per code. Install any new plumbing where designated in wall. Get close-in inspections as required.

b. Foam all gaps around windows between window frames and adjacent structural framing. Once window head framing is exposed Architect will determine if a new header should be installed and this scope will be negotiated and added to contract on a unit-by-unit basis.

c. Install 3-1/2" x 1. R-15 Rockwool continuous, cutting and fitting tight into all openings, around window frames, around and behind back boxes and down behind base molding and at first floor down to sill plate, etc.

d. Install continuous Certainteed MemBrain air barrier, wrapped and taped at windows and outlets per manufacturers recommendations.

e. Furr-out new 1/2" GWS as required to be at same plane as original plaster and tucked behind window trim, Fiberglass taped, spackled, sanded and fully primed. Use Fiberglass tape at corners and carefully blend into adjacent walls and ceilings.

f. Prep window and base trim/moldings, caulk with minimum bead neatly into GWS, ready for future painting.

36. Interior Wall Finishes Demo and Replacement

a. As an alternate to patching with Fiberglass, tape and carefully blending patch into existing plaster walls, remove and replace finishes per notes 35a, e and f.

37. BR #3: remove vinyl (probably VAT) flooring and wood floor and subfloor to the extent necessary to install plumbing rough in and electrical from above for new Master Bath and Laundry, patch back subfloor to receive new floor finishes. Take care to protect existing plaster ceiling below.

38. Carefully remove bead board and trim, scheduled for removal, in kitchen. Re-use in renovated kitchen and powder room, and return remainder to owner. Coordinate extent of removal with Architect.

39. See Kitchen Plan for doorway opening information.

41. Remove two existing damaged windows, salvage all trim for potential re-use. Provide new bay window rough opening (approximately 6'-3") with double LVJ header and new double studs at jamb and fill in openings with studs. Install continuous interior air barrier and GWS at inside, insulate with 3-1/2" rockwool, and apply sheathing to maid existing wall plane at abandoned openings, ready to receive exterior siding.

42. New Marvin 45 degree Bay window unit, 20/40/20, 4'-7" RO height, trimmed inside and out, 2/12 min, insulated sloped roof with matching shingles, flashed into new siding to match, insulated wood base. Windows OFCI, fully sealed with foam. Provide matching trim and eave details similar to Dining Room Bay.

43. New door opening with stud re-framing, double header, sill and re-installed salvaged trim - patch and repaired sheathing, and siding.

44. Remove door and frame for re-use, fill opening with studs, install interior GWS flush to existing, insulation between and sheathing and patch siding on exterior. Trim out inside and outside with re-used materials.

45. Provide rated power and device, waste line and C and H water for stacked Washer/Dryer (OFCI).

46. Provide new sloped roof framing, sheathing, continuous ice and water shield membrane and asphalt three-tab shingles to match existing, flashed into siding above.

47. Provide new painted wood decorative backboard and brackets (historic salvaged OFCI)

48. For the exterior wall plane - from the bottom band board to the top trim board and from corner board to corner board - install continuous Tyvek over existing and new sheathing and install wood bevel siding to match existing, caulked and painted two satin finish coats to match exterior color.

49. Designated window with damaged sashes considered beyond repair and suggested for replacement with Marvin wood, clad exterior, replacement insert unit, insulated glass, simulated divided lites (SDL) with spacer inserts to match historic profiling and muntins.

#### Lighting Schedule

General

1. All lighting switches and outlet devices, lights and fans will be OFCI.

Type

A - surface closet light.

B1 - combo indoor light and fan run by two wall switches

B2 - combo outdoor light and fan run by two wall switches.

C - recessed LED downlight.

D - wall mounted bracket bathroom light  
E - LED LVJ strip in shelving unit  
F - damp label LED semi-recessed shower light  
G - wall-mounted bracket bathroom light  
H - porcelain socket - surface mounted  
I - exterior bracket light mounted to deck ledger.  
J - exterior bracket light on recessed box into exterior wall.  
K - bracket wall light  
L - Undercabinet LED strip light

#### Bathroom Equipment Schedule

General

1. All plumbing fixtures and finished fittings, tile, glass walls/doors, bathroom accessories, vanities, fans, lights etc are OFCI. Contractor to provide all plumbing connectors and accessories that do not come standard with the fixtures or fittings. Model selections are for bidding information only and may change.

2. Plumbing laterals in Master Bathroom Suite to be installed from above - see note removed completely to run plumbing and other kitchen utilities between and above bottom of second floor joists and new GWS ceiling installed.

Item

1 - Undermount fiberglass laundry sink with goose-neck faucet

2 - All-glass shower walls and doors with patch hardware.

3 - Kohler Underscore 6" Bath K-1834 Undermount Fiberglass tub with Kenzo 2-handle Roman Tub faucet trim kit and deck mounted separate hand shower (valve not included).

4 - Kohler Underscore 5" Bath K-1121 Undermount Fiberglass tub with Kenzo 2-handle Roman Tub faucet trim kit and deck mounted separate hand shower (valve not included).

5 - eco dual flush toilet

6 - dual undermount sinks, stone top with vanity

7 - recessed medicine cabinet with full mirror doors

8 - all glass door with polished SS patch hardware and handle and drip gaskets at jamb and door bottom

9 - 36"x 36" acrylic neo angle shower base - Dressline Slimline

10 - wall mounted shower control with separate hand shower

11 - wall mounted towel bar

12 - wall mounted towel ring

13 - bathroom recessed ceiling exhaust fan and light - Panasonic FV-11VQC06 with main light switched outside of bathroom and nightlight and fan switch at wall panel inside bathroom. Run fan exhaust between and above bottom of joists to outside weatherproof, self-closing louvered wall cap.

14 - marble threshold

15 - replace cracked riser with insulated PVC - location in exterior wall TBD with Architect.

11/21/17

TRAINING NOTES

- 16 - 1/2" thick solid surface panels at sides and jambs of shower stall
- 17 - three triangular solid surface shelves in corner.
- 18 - Corian top with backsplash and vanity below
- 19 - Wall cabinet above

**Kitchen Equipment Schedule**

**General**

1. All plumbing fixtures and finished fittings, kitchen equipment, accessories, fans, lights etc are OFCI. Contractor to provide all plumbing connectors and accessories that do not come standard with the fixtures or fittings. Model selections are for bidding information only and may change.
2. Run all new kitchen utilities between and above first floor joists - which are exposed below.
3. Provide an all-inclusive bid breakout for Kitchen scope.
4. Run Cooktop exhaust vent hood duct above first floor ceiling, in joist space, ducted to exterior wall. Provide wall cap. Coordinate routing and exterior vent location with Architect.
5. Provide an all-inclusive bid breakout for Kitchen scope.

**Item**

- 1- GE French Door refrigerator Model GNE296SKSS
- 2- GE Cafe Series 30" Built-in Double Oven, Model CFP95SDHSS
- 3- KitchenAid 36" drop-in cooktop, Model S65X36SFS
- 4- 36" Exhaust Hood, TBD
- 5- Blanco Canara EWall Mounted Pot Filler
- 6- Filtered water faucet, TBD
- 7- Blanco 157-146-CR Meridian Semi Professional Kitchen Faucet, Chrome finish
- 8- Liquid soap dispenser, TBD
- 9- Koehler Under-mount Kitchen Sink, Model K-3761
- 10- Garbage Disposal, TBD
- 11- Elkay Castdown Stainless Steel 18 1/2" x 18 1/2" x 9" single bowl under mount sink kit, Model ECTNU3179DBG
- 12- Faucet, TBD
- 13- Bosch 24" Bar Handle Dishwasher, Ascenta Series, Stainless Steel, Model SHX3AR75UC

**Interior Painting Scope for First and Second Floors**

1. Assume plaster and/or new drywall walls and ceilings are patched, sanded and primed ready for finish coats.

7

2. Provide two finish coats throughout at walls and ceilings and assume up to six room color choices, ceilings in flat and walls in eggshell, except bathrooms semi-gloss. Provide smallest possible paintable caulk bead at trim to walls.
3. Provide prep of doors and windows - base molding, widow sashes, frames, sill, jamb, head and apron; door frames and trim - ready to receive primer (where stained) and finish coats; prime, and apply two finish coats semi-gloss building standard white. Doors, NIC.

**Insulation Scope:**

1. All exterior stud walls - to receive mineral wool insulation and interior warm-side air barrier per notes
2. First Floor Band Board - to receive mineral wool and closed cell foam closure all around per notes
3. Roof Rafters -
  - a. All exposed attic 2x6 rafters to receive open cell foam throughout kept flush with bottom of rafters for future drywall installation. Apply liquid fire-retardant product over finished foam installation if no application of GWB. Provide Add Alternate to install 1/2" GWB, taped spackled, sanded and primed.
  - b. At finished sloped ceilings in Bathroom 2 and Bedroom 5 remove plaster and lath and apply insulation per item a above, air barrier and new drywall per notes

**HVAC Scope:**

Existing boiler, associated piping, hot water distribution lines and radiators to be removed and disposed of right before start of installation of new systems for minimum downtime. Assume two new units, with thermostatically controlled split zones (for the four levels served), one 3 ton unit in attic to serve 2nd and attic and one 4 ton in basement to serve that and first floor, gas fired. HVAC contractor to confirm the loads using manual J with the assumption of insulation values as written in the drawing notes - related to the first floor band board, the exterior walls, and the attic rafters (and currently single pane windows). Systems to be high efficiency 16:1 B SEER, provided with air cleaners / scrubbers, humidifiers. Also replace the existing old water heater with a gas-fired high efficiency unit sized appropriately (min 50 gal) for the house (two full bathrooms, 1/2 bath on first and basement, and anticipating a future bathroom on the third floor).

**Legend**

- OFCI - Owner furnished Contractor installed
- OFDI - Owner furnished and Owner installed
- NIC - not in contract

8

32

1. 2. 17

DRAWING NOTES



Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815

## ATTACHMENT C



3713 Underwood Street - South Elevation (front of house)

Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815



3717 Underwood Street – South Elevation v2 (front of house)

Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815



3713 Underwood Street – East Elevation

Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815



3717 Underwood Street – North-East Elevation

Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815



3717 Underwood Street – North Elevation

Application for Montgomery County Historic Area Work Permit (HAWP)  
Duke Schaeffer & Hannah Graae  
3713 Underwood Street  
Chevy Chase, MD 20815



3713 Underwood Street – West Elevation

3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment E – Back Door Photographs

Back door to screen porch:



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey

Window W41





3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Window W40



Window W26





3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey

Window W12





3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Window W9





3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Window W10



Window W39





3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey

Window W42



3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey

Window W23a



Historic Area Work Permit  
Attachment D – Window Survey



Window W5



Historic Area Work Permit  
Attachment D – Window Survey



Historic Area Work Permit  
Attachment D – Window Survey



Window W4







3713 Underwood Street  
Chevy Chase, MD 20815

Historic Area Work Permit  
Attachment D – Window Survey



Window W22





Historic Area Work Permit  
Attachment D – Window Survey



Window W38



Window W33

