

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 Grafton St., Chevy Chase	Meeting Date:	10/24/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/17/2018
Applicant:	Nicole Vanasse and James Guerra	Public Notice:	10/10/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-18FF	Staff:	Dan Bruechert
PROPOSAL:	Porch Railing Installation		

STAFF RECOMMENDATION

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

1. The proposed design of the proposed railing is appropriate, but the railing and its members must be wood.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District

STYLE: Dutch Colonial Revival

DATE: c.1892-1916

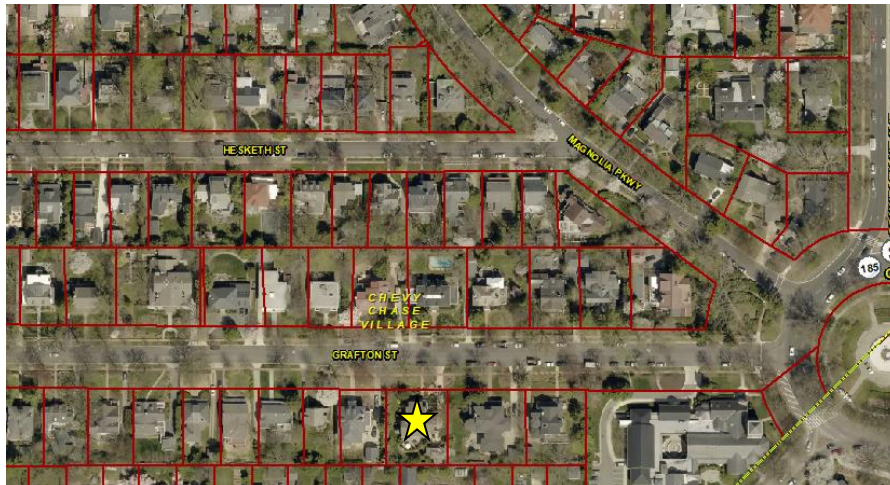


Figure 1: 14 Grafton St. is located to the west of Chevy Chase Circle.

BACKGROUND

In 2012, the homeowner applied for a HAWP to construct a front gate (attached). The description of work identified the gate as wood, however, the drawings included in the application identifies the material as Azek. This HAWP was approved by consent without a hearing. Because of the discrepancy between the applicant and Staff Report, Staff is unsure if it

was the HPC’s intent to approve Azek or wood for the proposed front gate. Prior to the completion of this Staff Report, Staff was unable to recall the previous approval from archives and will attempt to do so prior to the HPC meeting.

PROPOSAL

The applicant proposes to install an Azek stair railing on the front porch.

APPLICABLE GUIDELINES

When reviewing alterations and additions or new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- *Decks* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- *Exterior trim* (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

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

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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 or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The applicant proposes to construct a front porch handrail. The proposal is for a “Pendleton” railing system, constructed out of Azek, 4’ (four feet) tall, with a 4” (four inch) square posts with a top cap, with 1 ¼” × 1 ½” (one-and-a-quarter inch by one-and-a-half inch) spindles set between the top and bottom rails. The run of the railing will be sufficient to clear the four front steps to the front porch.

Staff finds the placement and design of the railing to be compatible with the historic house and the surrounding district. Staff has some reservations regarding the proposed material. The HPC has typically required either wood or metal for hand railings on primary facades in the Chevy Chase Village Historic District. This requirement is supported by the *Guidelines* that the property retain its integrity under “Moderate Scrutiny” and the policy of supporting design excellence throughout the district. Staff’s recommendation is based on this informal precedent. Azek is a material that can be milled and have identical dimensions to wood that can also be painted, however, it does not develop the same patina that wood would. This is why Azek can frequently be approved at the rear and in new construction but is often not appropriate on the primary façade.

The HPC could, however, find that under Moderate Scrutiny Azek is a compatible new material on a new feature and should be approved as proposed. The discrepancy between the previous Staff Report and application materials in the previous HAWP gives Staff some pause, but Staff believes that in instances such as this, Staff should adopt a more conservative approach absent a clear directions from the HPC.

STAFF RECOMMENDATION

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

1. The proposed design of the proposed railing is appropriate, but the railing and its members must be wood.

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.

853587



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: vanasse@comcast.net Contact Person: NICOLE A. VANASSE
Daytime Phone No.: 240 472 3974

Tax Account No.: _____
Name of Property Owner: NICOLE VANASSE/JAMES GUERRA Daytime Phone No.: 240 472 3974
Address: 14 GRAFTON ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: WALPOLE OUTDOORS Phone No.: 202 367 1455

Contractor Registration No.: _____

Agent for Owner: STEPHEN MEAD Daytime Phone No.: _____
Project

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: GRAFTON

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY

Lot: _____ Block: _____ Subdivision: 009

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
- Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 4,000

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.

Nicole Vanasse
Signature of owner or authorized agent

10/01/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 853587 Date Filed: _____ 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

14 Grafton Street sits in the historic setting of Chevy Chase Village, section 2. Over the years we have added touches to the surrounding property which have been approved by the HPC and constructed by Walpole Outdoors, such as a front and side yard gates, driveway gates, and a garden arbor.

b. Description of project and effect

Now we are facing the need to add front stair railings for the safety of our family and friends. We have once again called upon Walpole Outdoors to help us design and install product which will complement the property as well as serve a very important purpose.

The following pages contain photos of the front of the property, an attempt to illustrate how the railing might look after installation, and a drawing by Walpole with specifications for size and materials.

We propose using the Pendleton style which is very simple and elegant. The spindles will be 1 1/4" and spaced every 2 1/4" inches to match the original railings on the porch. The 4 posts which secure the railings will be 4" square, which is smaller by 2" from the gate posts. The caps on the posts will match the caps on the existing front gate.

It is our great wish to have this installed by the holidays so that we may all be safe and secure.

Thank you.

Existing Property Condition Photographs



Existing front stairs without railings.

Seeking to add Walpole railings for consistency with the gates and arbor already created and installed on the property. (all approved in earlier documentation)

View from front walk with another featured Walpole product, the front gate.



Customer #	Date	Order #	Cust. Street	Salesman
	9/20/18		14 GRAFTON ST	375
NICOLE VANASSE			City, State CHEVY CHASE MD	
Digsafe #	Underground pipe or wire	Clear Fence Line	Wire on Fence In	Outside
Extra Long posts	Paved Areas	Core Drilling	Trees / Stumps in Fence line	Ledge / Rock
				Fence on Wall

GRADE

RACK STEP BOTTOM-LEVEL TOP BOTTOM-STEP TOP LEVEL TOP & BOTTOM

Select one:

***** Show grades and curves from face side of fence *****

CURVES

HL HR Straight Rail Curved Rail Notes:

SCALLOPS Top depth inches Straight Rail Curved Rail Notes:

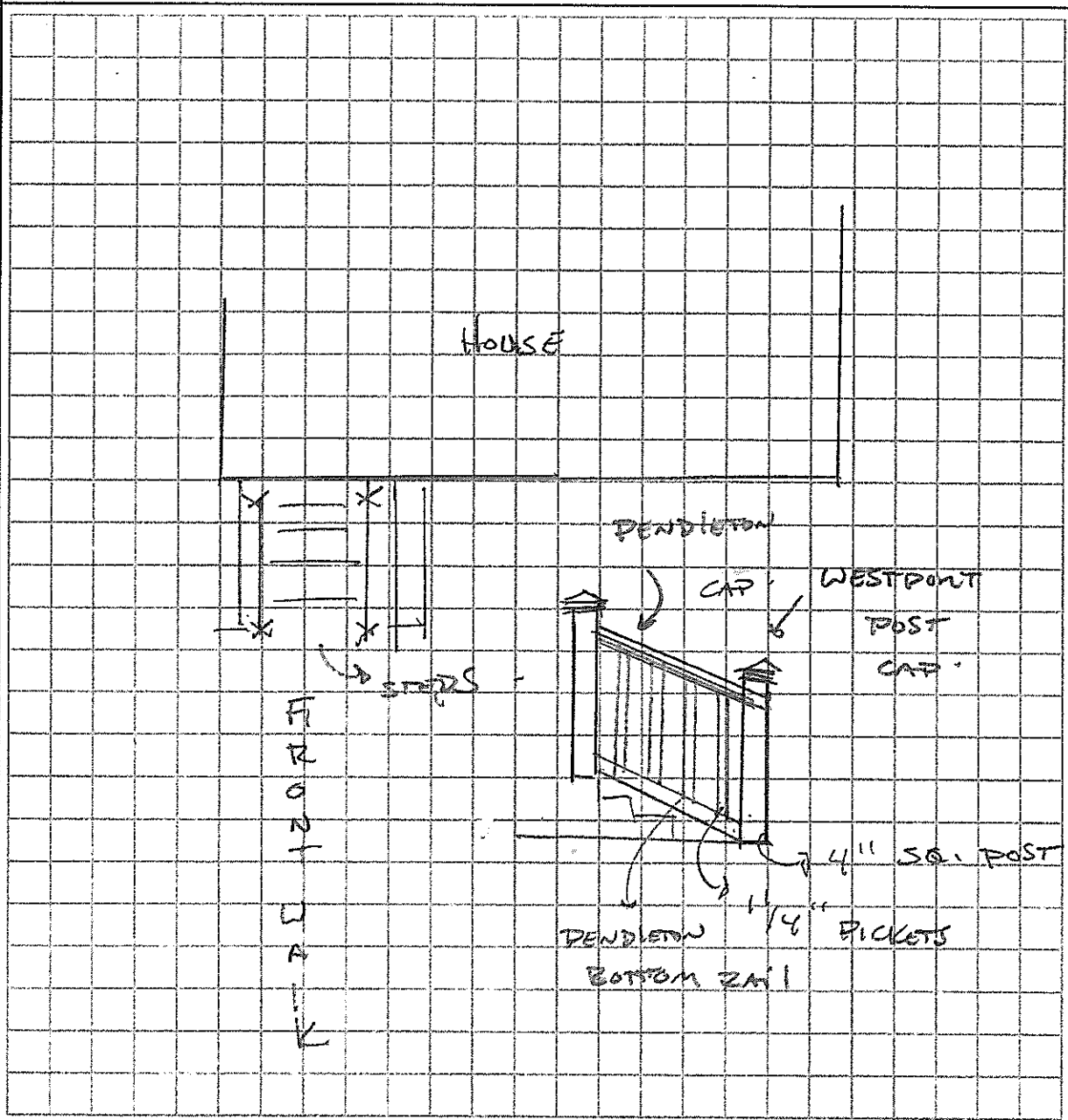
The curves shown here are high/left

HL or HR HL or HR HL or HR HL or HR

LONG SHORT SHORT END LONG END

SMOOTH ANNUSQUAM CH. HILL REVERSE

Select one: Select one:



Special Travel Considerations

Payment Arrangements

SOI DEPOS IT.
SOI COMPLETION

Is Job Pinned?
Yes NO

Drive Time? _____ Hours

Start Time _____

Stop Time _____

Length of Carry _____

Any other Special Equipment?
CORE DRILL

Power and Water Location.
Show them on layout

Where do we Park?

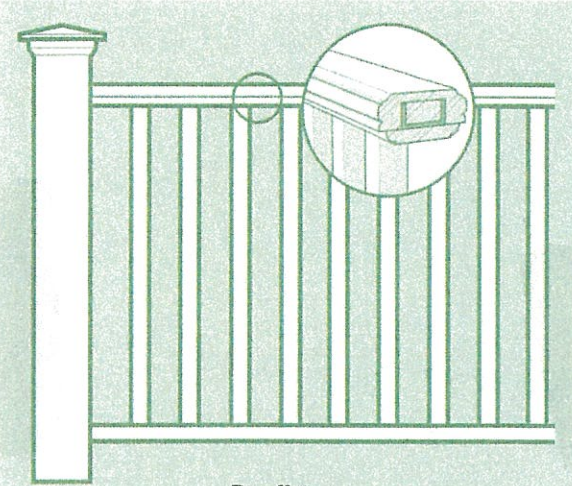
WALPOLE OUTDOORS

80+ years Walpole Outdoors®

STEVE MEAD
PO BOX 59701
POTOMAC MD 20959

CUSTOMER #	DATE	ORDER #	BRANCH	CUSTOMER 1
	9/28/18		18	01 03
PROJECT (DEAL) NAME			PTA #	

BILL TO NAME			SHIP TO NAME	
NICOLE VANASSE			SAME	
STREET / P.O. BOX			SHIP TO STREET	
14 GRAFTON STREET			SAME	
CITY	STATE	ZIP	CITY	
CHEVY CHASE	MD		SAME	
CONTACT NAME		MAIN PHONE	OTHER PHONE	CUSTOMER E-MAIL
NICOLE VANASSE		240-472-3974		VANASS



Pendleton
Square spindles: 1 1/4", 1 1/2", and 3/4" x 1 1/4"; or a 2 1/2" turned balusters in 3 profiles. 5 1/2" sq. posts. 36" and 42" H from deck surface. 4, 6, and 8 foot preassembled sections.

QUANTITY	DESCRIPTION
1	4' LONG X 36" TALL SECTIONS OF CUSTOM PENDLETON RAILING -- 1 1/4" PICKETS
4	4" SQUARE POSTS WITH STEEL PIPE FOR CORE DRILL INTO STEPS - 42" TALL
4	4" SQUARE WESTPORT STYLE POST CAPS
PROFESSIONALLY INSTALLED BY WALPOLE OUTDOORS	
FACTORY FINISH SHERWIN WILLIAMS WHITE	
20% END OF SUMMER SALE INCLUDED IN PROPOSAL	
<i>PENDING APPROVAL FROM MONTGOMERY COUNTY HISTORIC PRESERV.</i>	
Quotation is valid for 30 days	

MATERIALS	CEDAR <input type="checkbox"/>	LIFE GUARD <input type="checkbox"/>	SOLID CELLULAR VINYL <input checked="" type="checkbox"/>	STEEL <input type="checkbox"/>	ALUMINUM <input type="checkbox"/>	EXTRUDED VINYL <input type="checkbox"/>
	TWO COATS OF SHERWIN-WILLIAMS FACTORY FINISH <input checked="" type="checkbox"/>			COLOR <input checked="" type="checkbox"/>	WHITE	NATURAL <input type="checkbox"/>
INSTALLATION	TAKE DOWN EXISTING <input type="checkbox"/>	DISPOSE OF EXISTING <input type="checkbox"/>				
	INSTALL BY WALPOLE <input checked="" type="checkbox"/>	MATERIALS ONLY - DELIVERED TO SITE <input type="checkbox"/>				
APPROVALS	APPROVAL DRAWINGS REQUIRED <input type="checkbox"/>	FINANCED <input type="checkbox"/>				

Deposit Method	Amount	Payment Policy	CONTRACT TOTALS	
CA CK# CC	\$2,018.00	One-Half with order, Balance C.O.D upon completion.	Charges	\$3,910.40
		FINANCE CHARGES WILL BE ADDED TO ALL DELINQUENT ACCOUNTS and will be computed at a periodic rate of 1-1/2% PER MONTH, WHICH IS AN ANNUAL RATE OF 18%. The customer agrees to pay all costs and expenses, including, without limitation, all reasonable attorney's fees, costs and expenses, which might be incurred in the collection of any amount hereunder.	-Tax	\$126.62
Changes			Contract Price	\$4,037.02
Balance Due	\$2,019.02			

The customer is responsible for establishing property lines and fence lines, for clearly marking all underground and/or concealed objects, and for conforming with local zoning by-laws; the customer is responsible for any damages resulting from failure to do so. This quotation is subject to conditions beyond our control and does not include costs arising from extraordinary conditions; for example, striking ledge which requires the cementing of posts or the use of compressor for drilling and pinning posts, or clearing trees, brush or other obstructions from the working area. This agreement along with all documents and drawings incorporated herein by reference, constitutes the entire agreement between Walpole Outdoors LLC and the customer and there are no verbal agreements or representations in connection therewith. This agreement shall not be modified other than in writing by an authorized representative of each party and neither party shall have the authority to waive this prohibition.

All sales subject to approval of Walpole Outdoors LLC		You may cancel this agreement if it has been signed at a place other than Walpole's normal place of business, provided you notify Walpole in writing at our main office or branch office by fax, email, delivery or ordinary mail posted not later than midnight of the third business day following the signing of this agreement. If cancelled beyond this period Walpole has the right to recover costs incurred for engineering, special materials or manufacturing costs.	Foman
Walpole Outdoors	Date		Date Compl.
Accepted by Customer	Date		Tag installed date

By signing this agreement the customer acknowledges having read and understood the terms and conditions listed on the front of this agreement

"ROUGHED IN" ILLUSTRATION *



*FOR PLACEMENT ONLY

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

<p>Owner's mailing address NICOLE A. VANASSE 14 GRAFTON ST CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>The Barry's 10 GRAFTON STREET CHEVY CHASE MD 20815</p>	
<p>The Atkin's 18 GRAFTON STREET CHEVY CHASE MD 20815</p>	
<p>The Will's 9 GRAFTON STREET CHEVY CHASE MD 20815</p>	