

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3713 Underwood St., Chevy Chase	Meeting Date:	5/27/2020
Resource:	Clark House Individually Listed Master Plan Site	Report Date:	5/20/2020
Applicant:	Hannah Graae & Duke Schaeffer	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/75-20A	Staff:	Dan Bruechert
Proposal:	Hardscape alterations, fence installation, Stair replacements		

STAFF RECOMMENDATION

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

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.

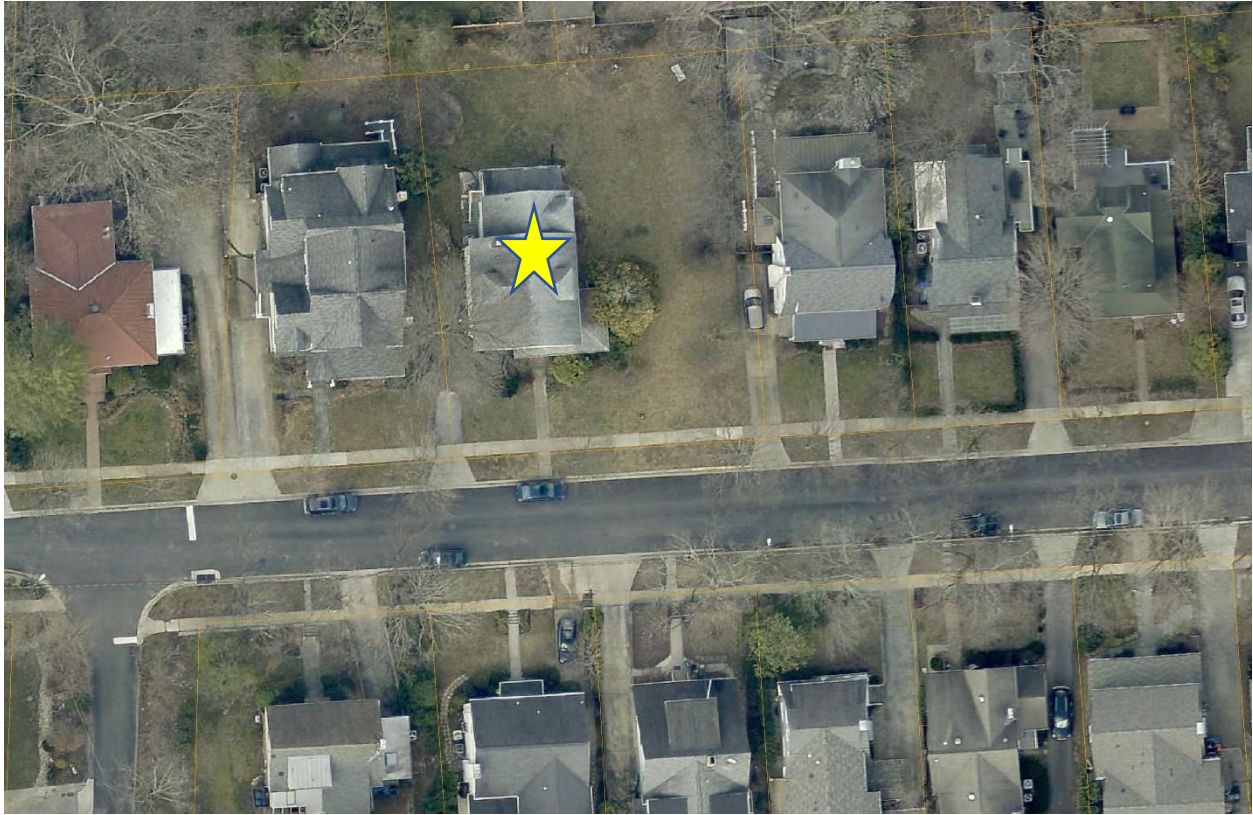


Figure 1: The Clark House is constructed on a double lot.

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 2: The Clark House sits prominently on its double lot.

PROPOSAL

The applicant proposes to make modifications to the existing hardscape, install a fence, and replace three sets of exterior stairs.

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.

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.

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.

STAFF DISCUSSION

The applicant proposes work in three areas of the house: alterations to the existing hardscape, installing a new fence, and replacing three staircases. Staff finds the cumulative effect of these changes is minor and recommends the approval of this HAWP.

Hardscape Alterations

The applicant proposes several small alterations to the existing property hardscape: Enlarging the existing parking pad, a new paver walk from the sidewalk to the front stairs, a new walk from the parking pad to the front stairs, a small trash pad, and a new stepping stone path at the front through the proposed pergola.

The existing carport parking pad will be removed and a new Belgian block parking pad, expanded by 51 ft² (fifty-one square feet), will be installed in its place. Staff finds the expansion to be acceptable and that the proposed material is more compatible with the house than the existing asphalt.

The applicant proposes to remove the existing front concrete walk and install a wider flagstone walkway. Additionally, the applicant proposes to install a walkway from the parking pad to the front stairs. While this work will reduce the amount of grass in front of the house, Staff does not find that the proposal is out of character with the site (per Standards 2 and 24A-8(b)(2)) and does not find the landscaping is historically significant.

The third proposed alteration to the hardscape is the installation of a new pad for trash collection on the west elevation. The proposed pad will be 28 ft² (twenty-eight square feet) and covered in flagstone to match the proposed walkways. Additionally, the trash area will be obscured from the right-of-way by a wooden screen. Staff finds the materials proposed to be appropriate and the size of the new pad is so small as to have only a minor impact on the visual character of the site. Staff supports the approval of the trash pad under Standard 2 and 24A-8(b)(2).

Finally, the applicant proposes to introduce a step-stone walkway from the front porch to the fence gate (discussed below). This walkway will be created by placing flagstones on the ground with a section of grass between the stones. Staff finds that the proposed walkway, with grass

between each stone, will preserve the character of the landscape (per 24A-8(b)(2) and Standard 2)).

Staff finds that the proposed hardscape alterations will not change the character of the historic Clark House and recommends approval of these changes under 24A-8(b)(2) and Standard 2.

Fence Installation

The side yard of the double lot is not fenced in. The applicant proposes installing a new 4' 6" (four foot, six-inch) wood picket fence to enclose the side yard. The fence is aligned with the rear of the front porch. At the center of the fence, the applicant proposes to install a wooden gate and a pergola.

Staff finds that the material and design are compatible with the historic resource. Typically, fences in front of the rear wall plane can be no more than 48" (forty-eight inches) tall. This height limitation is to preserve the open character of an environment and is applied most rigorously to historic districts, where the preservation of the streetscape is of primary importance. Staff finds that the placement of the proposed fence, set back from the front of the yard, will maintain views of the house from the surrounding area. Staff supports approval of the proposed fencing under 24A-8(b)(2) and Standard 2.

Stair Replacement

The applicant proposes replacing three sets of stairs. Two of the sets of stairs are attached to the front porch (a brick set at the front stairs and a wood, rear loading set at the rear of the front porch). The other set of stairs is at the rear and provides access to the rear screened-in porch. None of the three staircases are historic.

At the front porch, the applicant proposes to install new wooden stairs. The proposed stairs at the front will be slightly wider than the existing stairs but will maintain the rise and run. New wood handrails will also be installed with the new stair sets. Staff finds that the proposed stairs on the front porch are architecturally compatible with the historic character of the house. Staff finds that the original stairs were likely wood, which makes the proposal compatible with Standard 5.

On the west (left) side of the house, there is a wooden staircase that provides exterior access to the rear screened-in porch. The applicant proposes to removing this set of stairs and to install a new side loading staircase on the east side of the porch. The proposed stairs will be wood with a wood handrail. Staff finds the existing stairs are not historically significant and their removal will not detract from the historic character or significance of the resource. Staff finds the proposed stairs are an appropriate material (wood) and are placed in a location that will not detract from the historic character of the house.

Staff supports approval of the proposed stair revisions under 24A-8(b)(1), (2), and Standards 2 and 5.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application:

Under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 5, 9, and 10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: HANNAH.GRAE@GMAIL.COM Contact Person: HANNAH GRAE
Tax Account No.: 07-00527793 Daytime Phone No.: 202-321-7543
Name of Property Owner: HANNAH GRAE & DUKE SCHAEFFER Daytime Phone No.: 202-321-7543
Address: 3713 UNDERWOOD STREET CITEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: NOT SELECTED YET Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: CHRISTOFFER GRAE Daytime Phone No.: 202-321-8590

LOCATION OF BUILDING PREMISE

House Number: 3713 Street: UNDERWOOD STREET
Town/City: CITEVY 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 ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

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

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 4 feet 6 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. Grae
Signature of owner or authorized agent

4/14/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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(s) and environmental setting, including their historical features and significance:

See attachment

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

See attachment

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

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

Owner's mailing address

HANNAH GRAAE & DUKE SCHAEFFER
3713 UNDERWOOD ST
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

CHRISTOPHER GRAAE
510 BAY VIEW POINT DRIVE
EDGEWATER, MD 21037

Adjacent and confronting Property Owners mailing addresses

THOMAS & CYNTHIA EASTMENT
3715 UNDERWOOD ST
CHEVY CHASE, MD 20815

BRIAN & RAMONA GALLAGHER
3709 UNDERWOOD ST
CHEVY CHASE, MD 20815

PHILIP & TRACI ZAMBOTTI
3712 UNDERWOOD ST
CHEVY CHASE, MD 20815

RALPH & KATRIN BAKER
3802 WILLIAMS LANE
CHEVY CHASE, MD 20815

GARLAND MILLER
3804 WILLIAMS LANE
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. We are only the third owner of this house, bought in 2017. The structure has remained largely unchanged with most of the original trim, siding, doors and windows. The front 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 a mix of original wood single pane with sash cord and weights and new historically accurate Marvin wood clad windows that replaced deteriorated units under a previous permit.

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 where appropriate or to restore historic conditions where possible. Renovations and restorations will be completed in phases as funds are available and Phase 1 was recently completed in 2018 under HAWP, Montgomery County and Chevy Chase Section 5 permits. This submission is for Phase 2 the scope of which is defined in the attached Drawings dated 1-20-20, Pages 1 through 5. The exterior work proposed includes the following:

1. **Hardscape** – Existing City built concrete sidewalks and driveway apron will remain.
 - a. The existing asphalt parking pad will be replaced and expanded by 51 sf with a permeable paving design.
 - b. The existing narrow concrete sidewalk leading from the street sidewalk to the porch steps will be replaced and expanded by 54 sf with non-permeable flagstone pavers that shed water to adjacent planting beds.
 - c. A new walkway of 51 sf will be added from the front porch walkway to the parking pad with non-permeable flagstone pavers that shed water to adjacent planting beds.
 - d. A new flagstone trash pad of 28 sf will be added to the west side of the house for dumpsters shedding water to the adjacent planting bed.
 - e. “Stepping Stone” spaced flagstone slabs with grass in between are shown in the front yard to the new east side gate and down the west side yard.
2. **New Fence** - A period-inspired white picket fence approximately 4’-6” high is proposed to enclose the rear yard – going from an alignment with one of the Front Porch Posts west to the west property line with a pergola and gate in the center. A small section of screen fence is proposed along the front facade on the east side to screen the dumpsters. A section of new fence is proposed at the rear East lot line connecting with existing fences along the north lot line.
3. **Replace non-original Front Porch Stairs** - The existing deteriorated brick and wood/plastic stairs at the front and back of the porch are not original to the house and will be removed and replaced with period designed wood stairs and railings, as shown in the detailed drawings provided. Some deteriorated floor boards will be replaced to match and the floor refinished.
4. **Back Screened Porch Stair** - The Back Screened Porch is not original and in usable condition, but with a deteriorated exterior stair that is proposed to be replaced and relocated to the opposite end to be able to relate to the large open side yard.

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
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Chevy Chase, MD 20815



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

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3713 Underwood Street - Non-original deteriorated brick front porch steps

Application for Montgomery County Historic Area Work Permit (HAWP)
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3713 Underwood Street – Non-original deteriorated front porch side stair

Application for Montgomery County Historic Area Work Permit (HAWP)
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3713 Underwood Street – Non-original front steps and walkway

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



3713 Underwood Street – Non-original deteriorated asphalt driveway pad

Application for Montgomery County Historic Area Work Permit (HAWP)
Duke Schaeffer & Hannah Graae
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3713 Underwood Street – East Elevation

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Duke Schaeffer & Hannah Graae
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Chevy Chase, MD 20815



3717 Underwood Street – North Elevation

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3713 Underwood Street
Chevy Chase, MD 20815



3713 Underwood Street – West Elevation

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Duke Schaeffer & Hannah Graae
3713 Underwood Street
Chevy Chase, MD 20815



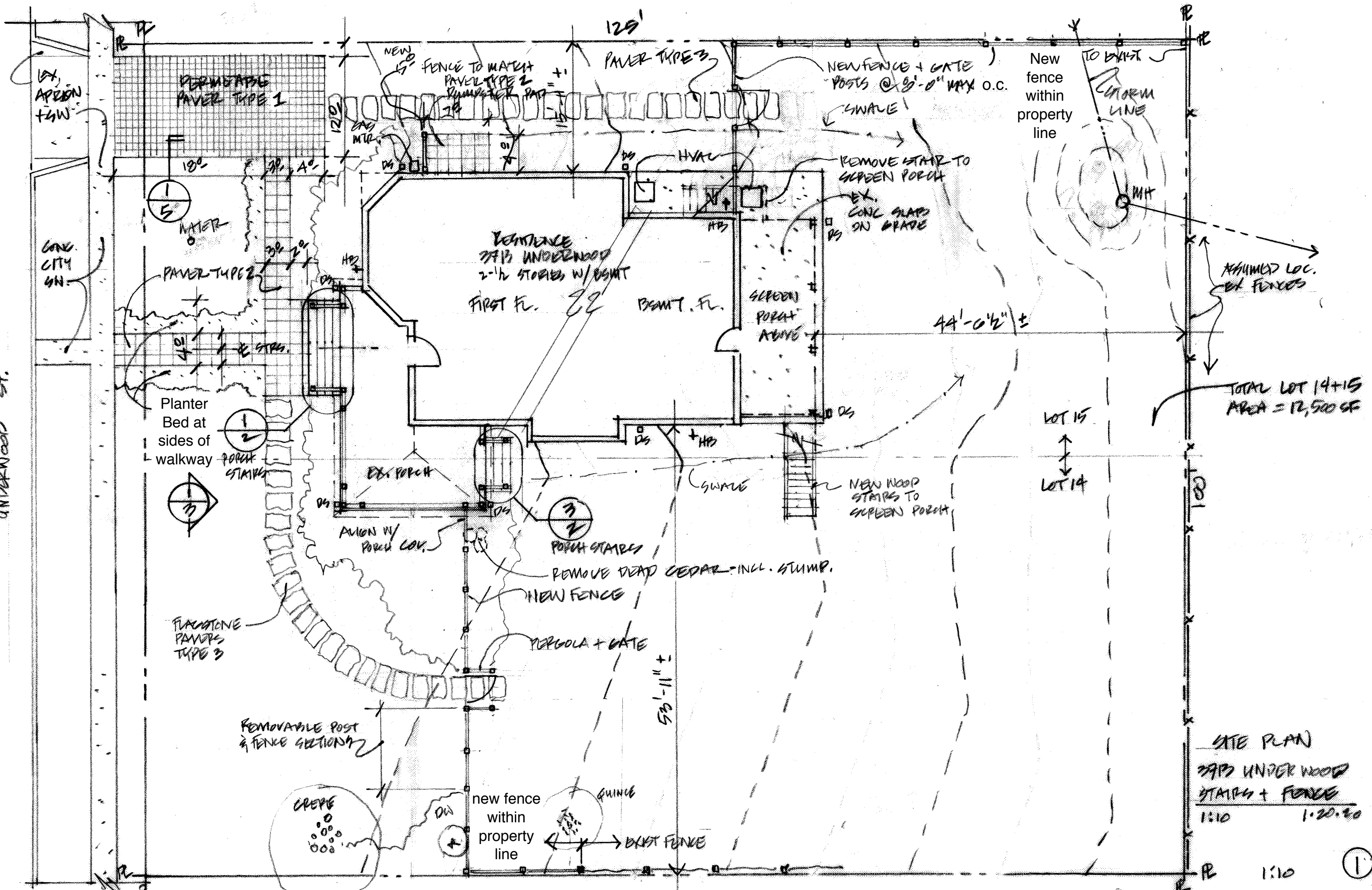
3713 Underwood Street – Deteriorated back porch stair

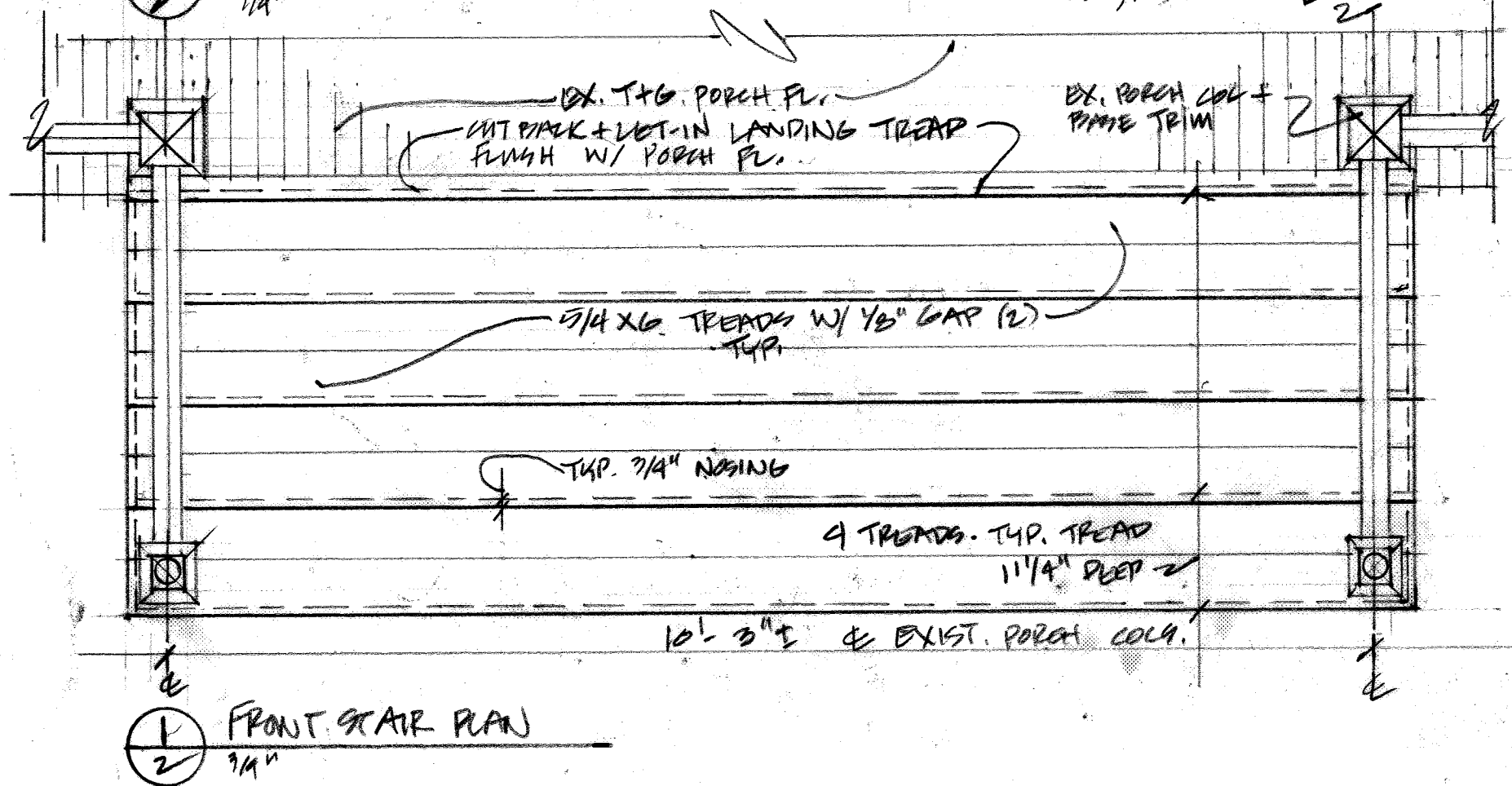
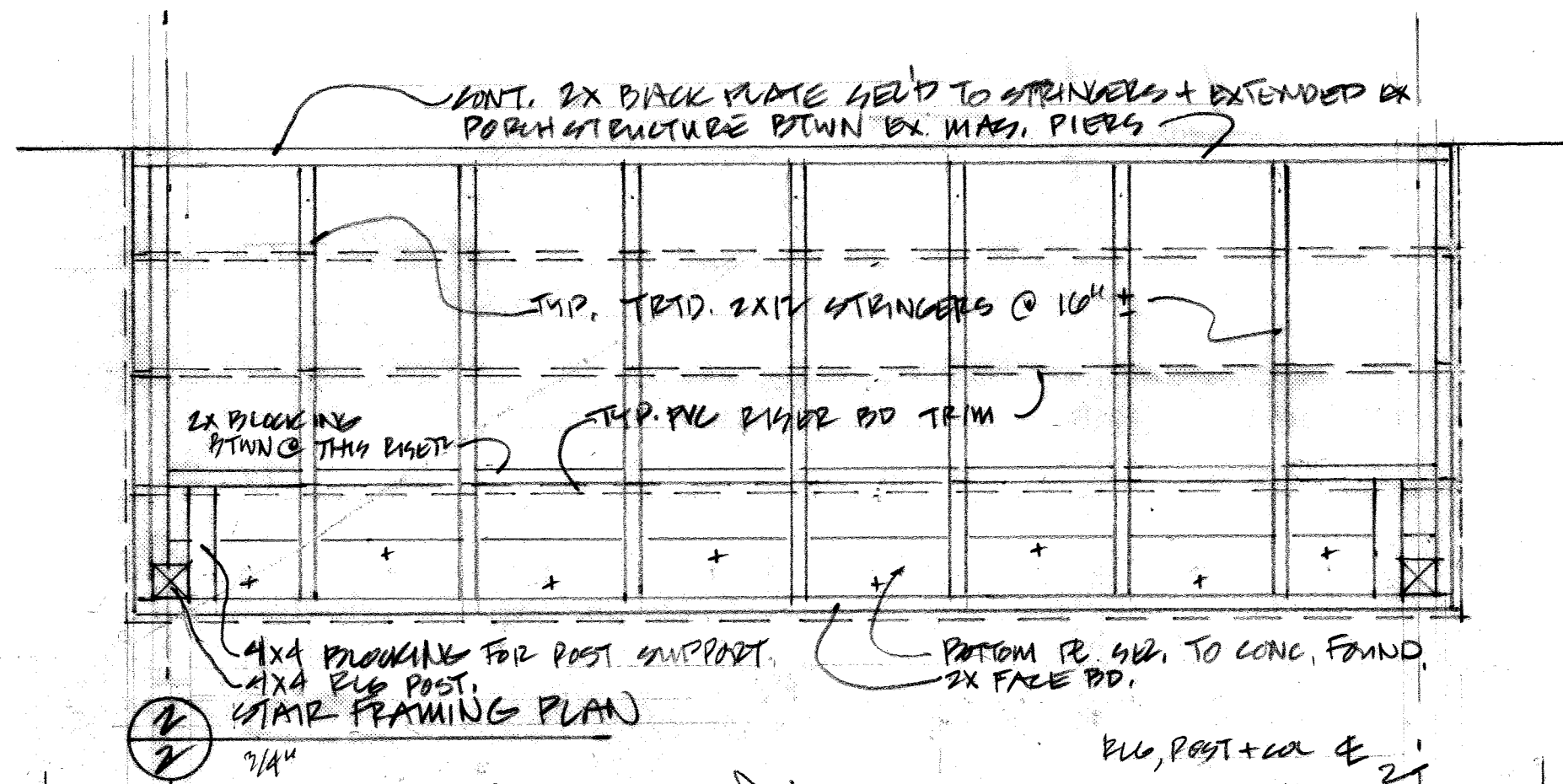
Application for Montgomery County Historic Area Work Permit (HAWP)
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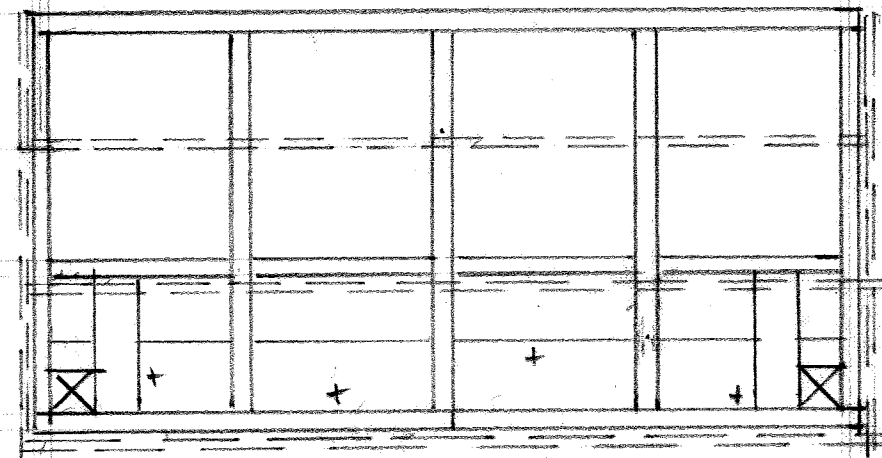
3713 Underwood Street – Deteriorated back porch stair

UNIONWOOD ST.

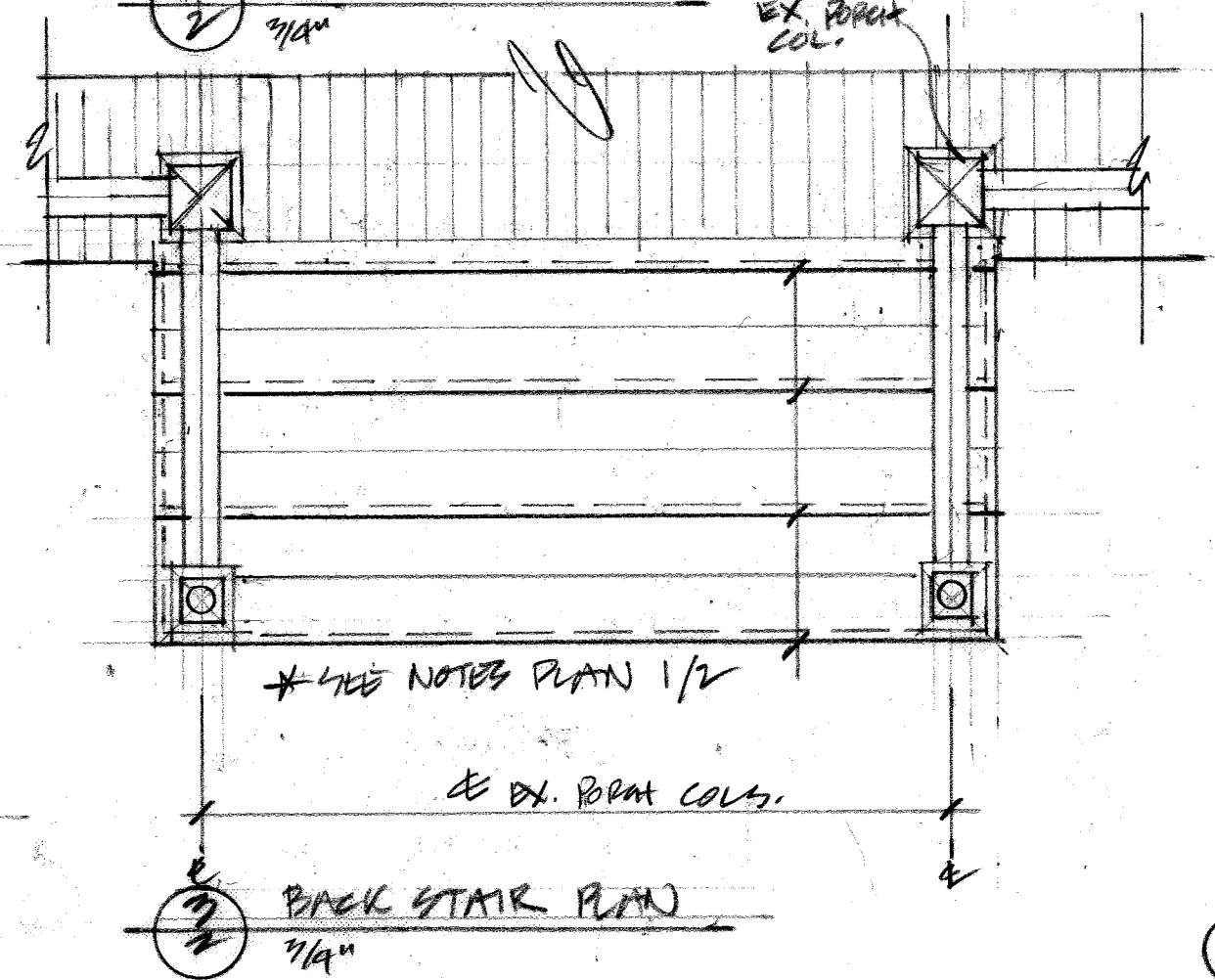




*SEE NOTES PLAN 2/2



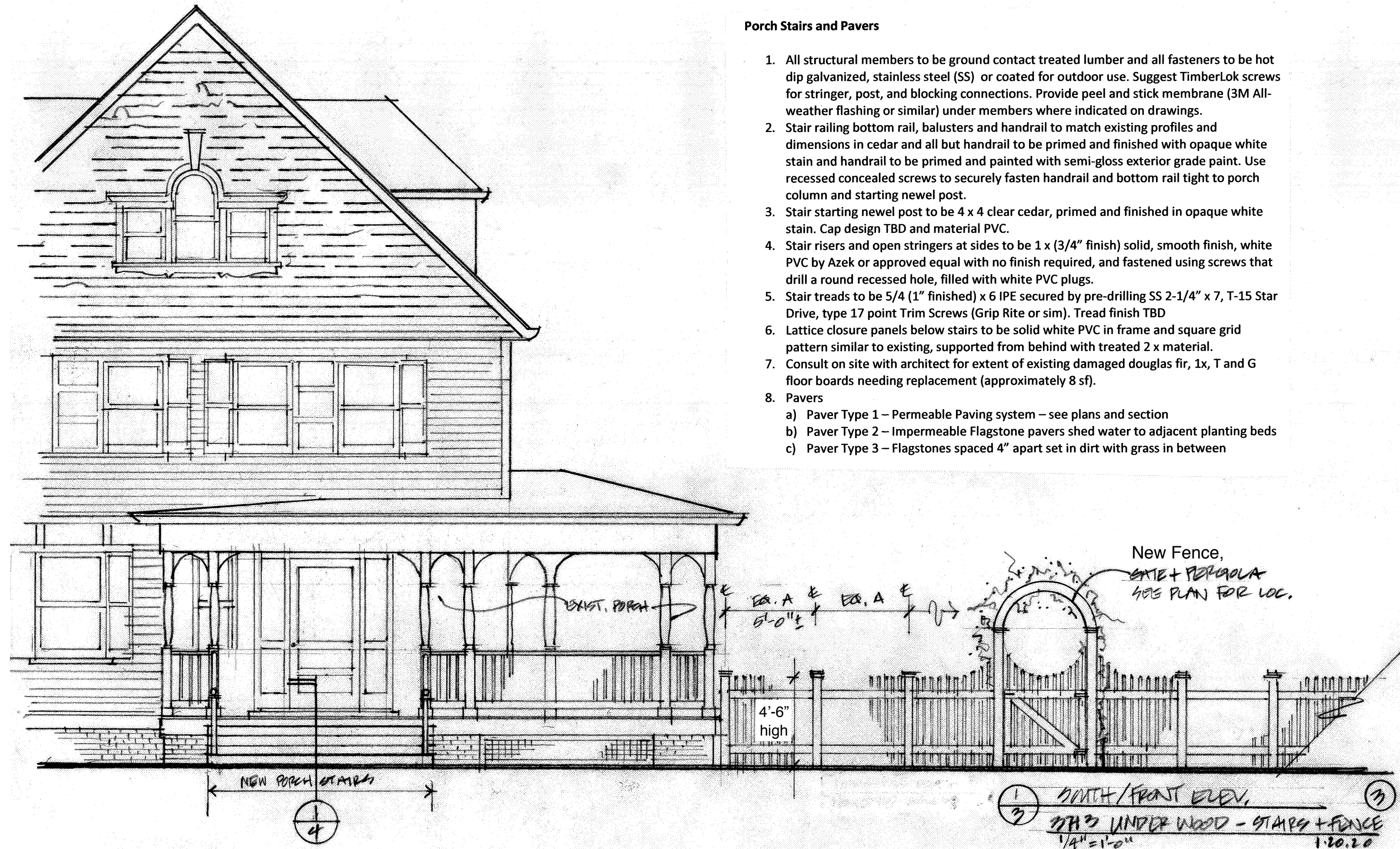
4 STAIR FRAMING PLAN

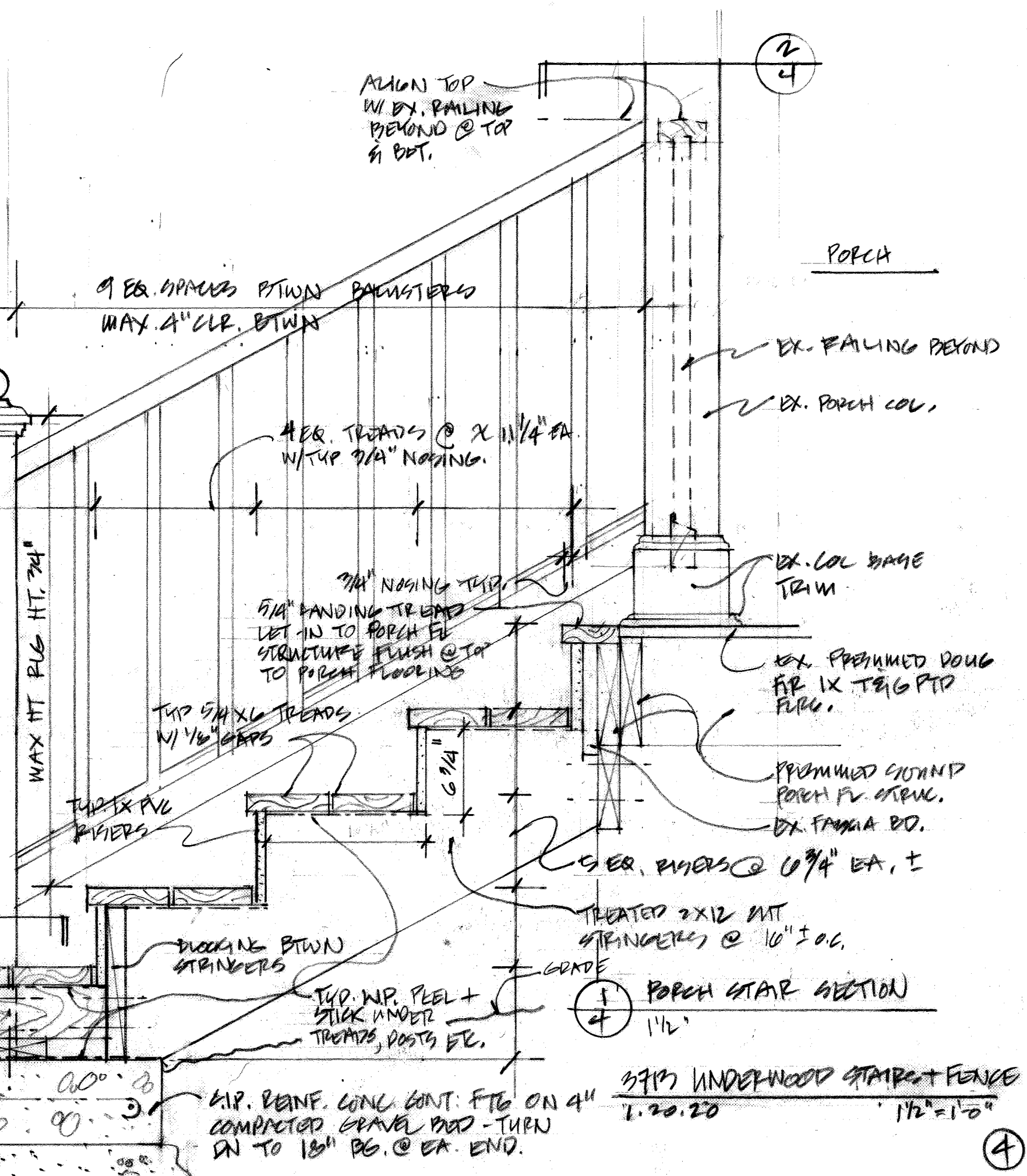
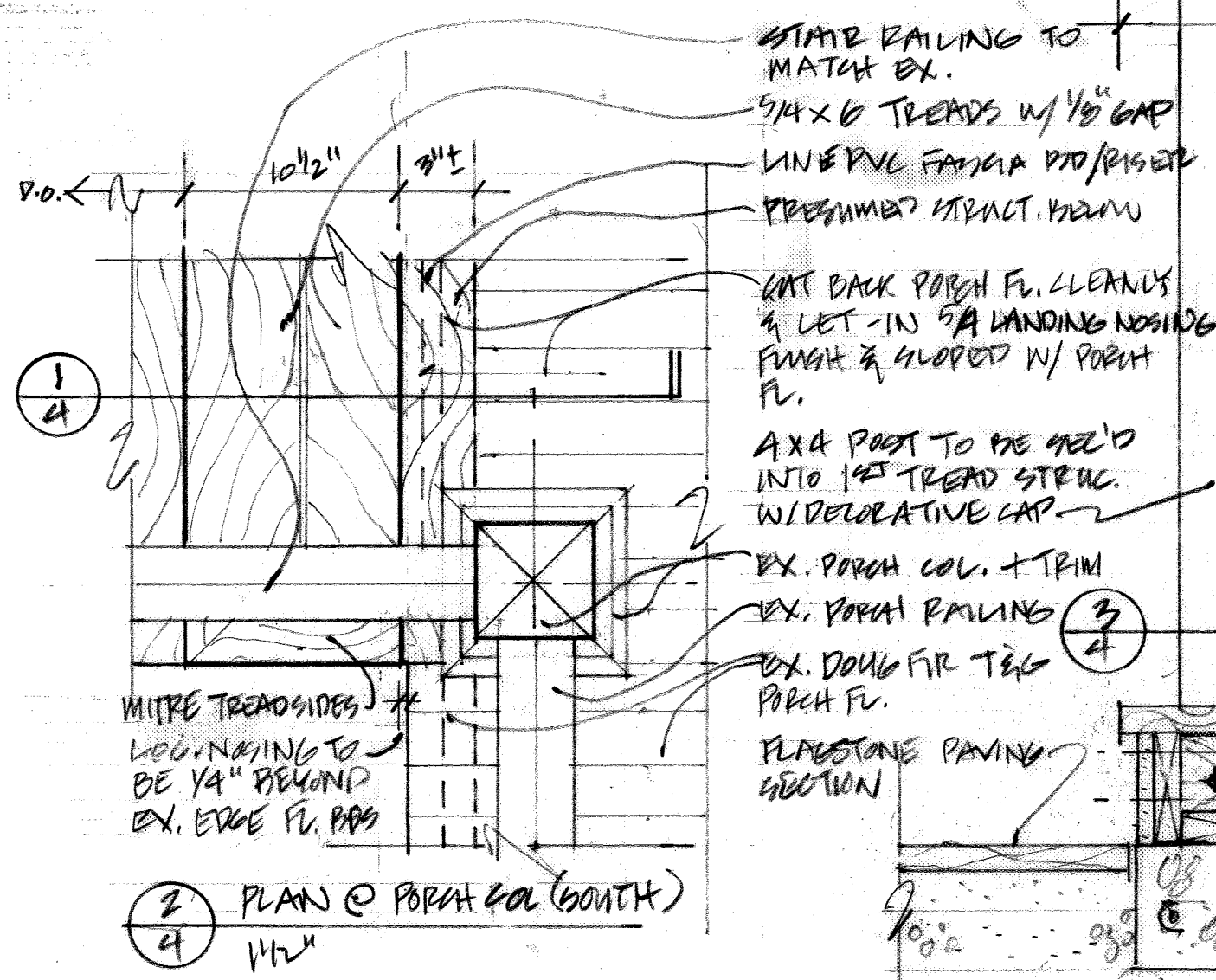
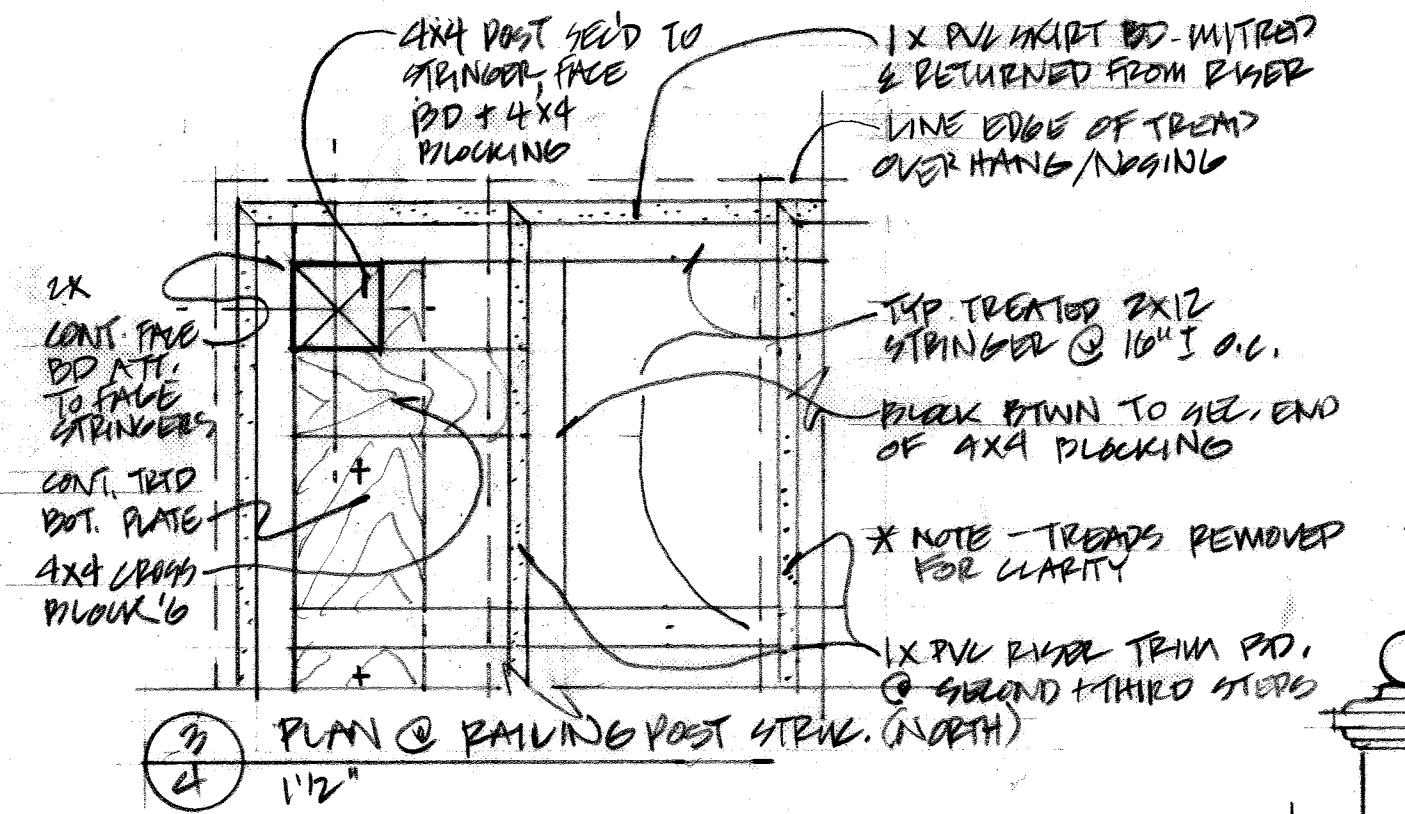


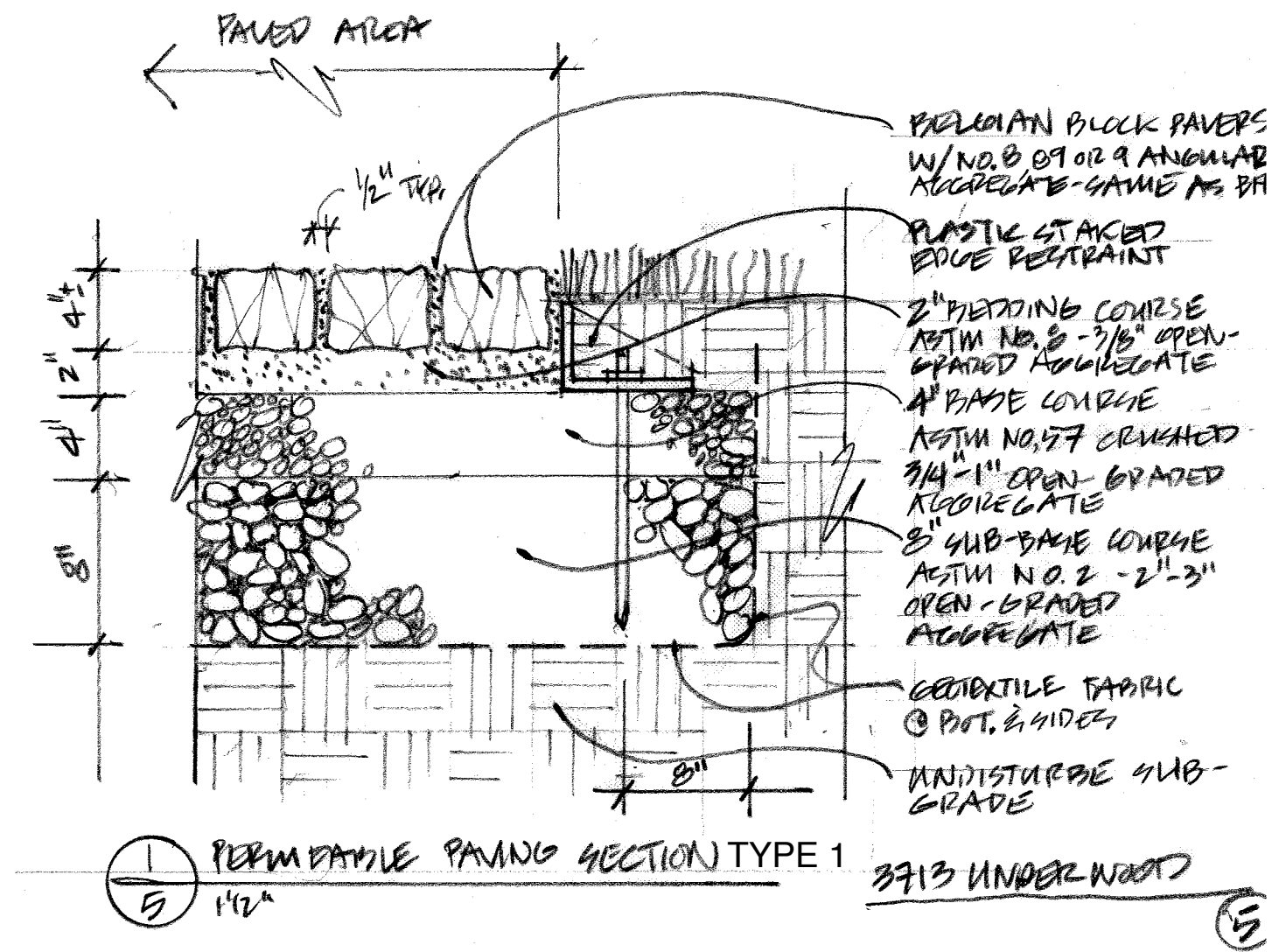
STAIRS UNDER WOODS STAIRS + FENCE
1/20.20

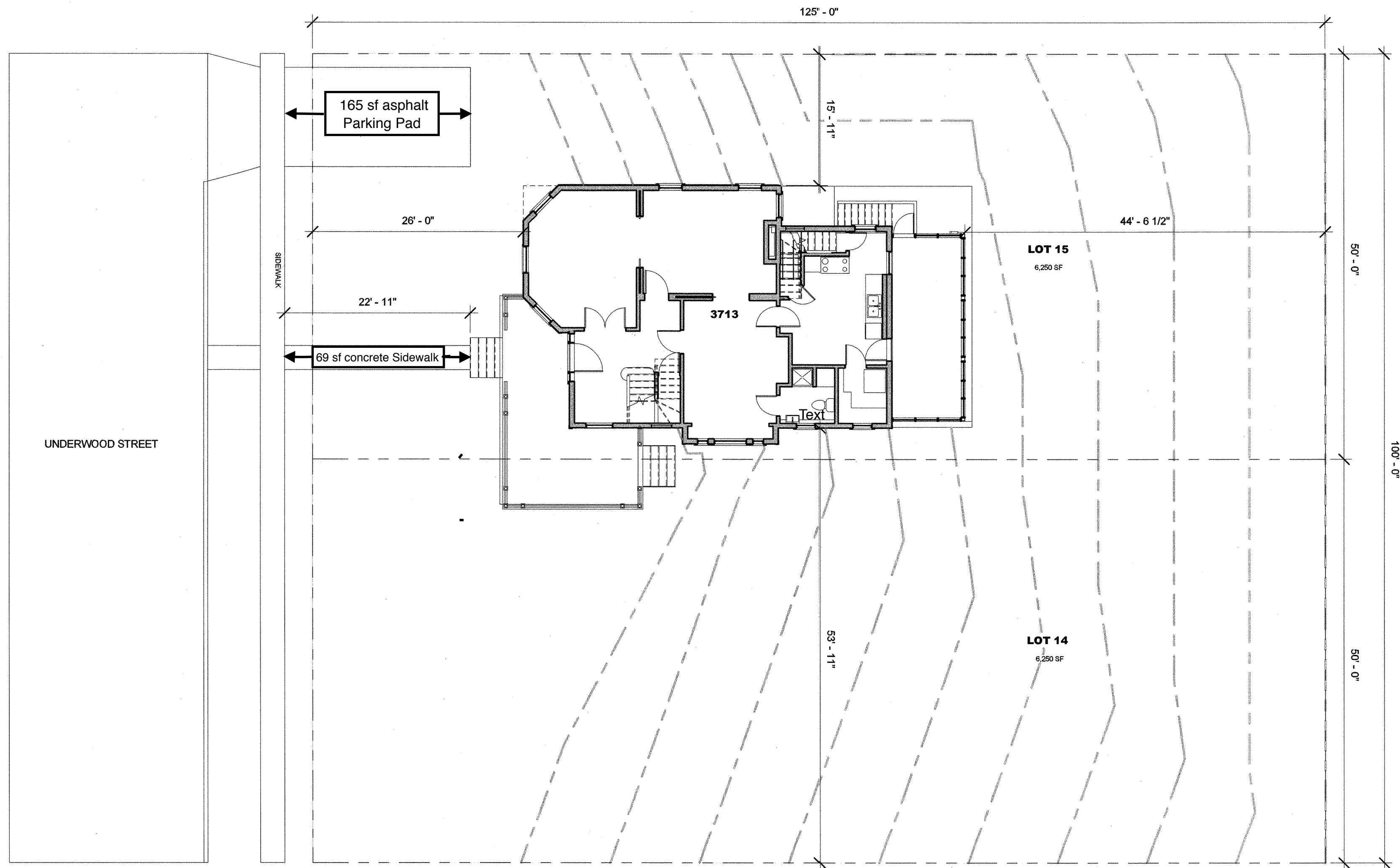
Porch Stairs and Pavers

1. All structural members to be ground contact treated lumber and all fasteners to be hot dip galvanized, stainless steel (SS) or coated for outdoor use. Suggest TimberLok screws for stringer, post, and blocking connections. Provide peel and stick membrane (3M All-weather flashing or similar) under members where indicated on drawings.
2. Stair railing bottom rail, balusters and handrail to match existing profiles and dimensions in cedar and all but handrail to be primed and finished with opaque white stain and handrail to be primed and painted with semi-gloss exterior grade paint. Use recessed concealed screws to securely fasten handrail and bottom rail tight to porch column and starting newel post.
3. Stair starting newel post to be 4 x 4 clear cedar, primed and finished in opaque white stain. Cap design TBD and material PVC.
4. Stair risers and open stringers at sides to be 1 x (3/4" finish) solid, smooth finish, white PVC by Azek or approved equal with no finish required, and fastened using screws that drill a round recessed hole, filled with white PVC plugs.
5. Stair treads to be 5/4 (1" finished) x 6 IPE secured by pre-drilling SS 2-1/4" x 7, T-15 Star Drive, type 17 point Trim Screws (Grip Rite or sim). Tread finish TBD
6. Lattice closure panels below stairs to be solid white PVC in frame and square grid pattern similar to existing, supported from behind with treated 2 x material.
7. Consult on site with architect for extent of existing damaged douglas fir, 1x, T and G floor boards needing replacement (approximately 8 sf).
8. Pavers
 - a) Paver Type 1 – Permeable Paving system – see plans and section
 - b) Paver Type 2 – Impermeable Flagstone pavers shed water to adjacent planting beds
 - c) Paver Type 3 – Flagstones spaced 4" apart set in dirt with grass in between



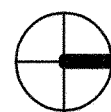






Drawing Scale: 1" = 10'-0"

0' 10' 20' 40' 80'



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

9.12.17

2017-01-Clark House

SITE PLAN 1