

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3713 Underwood St., Chevy Chase	Meeting Date:	7/29/2020
Resource:	Clark House Individually Listed Master Plan Site	Report Date:	7/22/2020
Applicant:	Hannah Graae & Duke Schaeffer	Public Notice:	7/15/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/75-20B	Staff:	Dan Bruechert
Proposal:	Hardscape alterations		

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 construct a patio and retaining wall on the east (right) side of the house. The application materials include additional details regarding a French drain and repointing. Staff has reviewed that work and determined that the French drain will have no material effect on the resource and the brick repair work is an in-kind repair and does not require a HAWP.

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 to install a 15' × 25' (fifteen foot by twenty-five foot) stone terrace with a 2 ½' (two-and-a-half-foot) tall retaining wall to the right (east) of the historic house. Note: the drawings show a set of stairs from the deck to the proposed terrace. These stairs have been approved by a prior HAWP.

The proposed 375 ft² patio will be covered in bluestone flagstones. The front of the proposed patio will align with the historic rectangular bay. Because the grade slopes away from the house, in order to have a flat area to construct the patio, a retaining wall is required. The proposed retaining wall will be covered in the same bluestone flagstones as the patio and will vary in height, with a maximum height of 2 ½' (two-and-a-half-feet).

While it is often preferable to construct new hardscaping in the rear, Staff finds that in this instance, the proposal is acceptable. First, the slope of the lot is steeper toward the rear. This means a patio at the rear would require a larger retaining wall and significantly more re-grading. The HAWP proposal under consideration will have less impact on the site than construction in the rear. Second, because of the change in grade in the proposed location, Staff finds that the patio will not be highly visible from the right-of-way and will not detract from the visual character of the Clark House. Third, because of the low height of the retaining wall, its appearance will not detract from the open character of the right side of the double lot. Staff finds that the proposed work will not have a substantial impact on the Master Plan Site and recommends approval.

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.



FOR STAFF ONLY:
HAWP# 917763
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Hannah Graae and Duke Schaeffer

E-mail: hannahgraae@gmail.com

Address: 3713 Underwood Street

City: Chevy Chase Zip: 20815

Daytime Phone: 202-321-7543

Tax Account No.: 07-00527793

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-75

Is the Property Located within an Historic District? Yes/District Name

X No/Individual Site Name Clark House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

No

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. No

Building Number: 3713 Street: Underwood Street

Town/City: Chevy Chase Nearest Cross Street: Dalkeith

Lot: 14 & 15 Block: 3 Subdivision: Otterbourne Parcel: HN342

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Masonry repointing and waterproofing</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

/S/ Hannah Graae

6/19/2020

Signature of owner or authorized agent

Date

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

Owner's mailing address Hannah Graae 3713 Underwood Street Chevy Chase, Maryland 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Thomas and Cynthia Eastment 3715 Underwood Street Chevy Chase, Maryland 20815	Brian and Ramona Gallagher 3709 Underwood Street Chevy Chase, Maryland 20815
Philip and Traci Zambotti 3712 Underwood Street Chevy Chase, Maryland 20815	Ralph and Katrin Baker 3802 Williams Lane Chevy Chase, Maryland 20815
Garland Miller 3804 Williams Lane Chevy Chase, Maryland 20815	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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 dormer 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. The original brick foundation has deteriorated mortar and water infiltration issues.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed work includes restoration and repair of the original brick foundation, including excavation and repointing of the historic brick using appropriate materials as described in the provided scope documents. After repointing the foundation walls will be parge and waterproofing will be applied to prevent water infiltration. A foundation drain will be added. All downspouts will be trenched and drawn away from the house towards the existing storm drain at the back of the house. In addition to the drainage work described, a terraced patio will be added to the rear side yard. All work is described and shown in the attached scope documents.

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

ATTACHMENT A



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



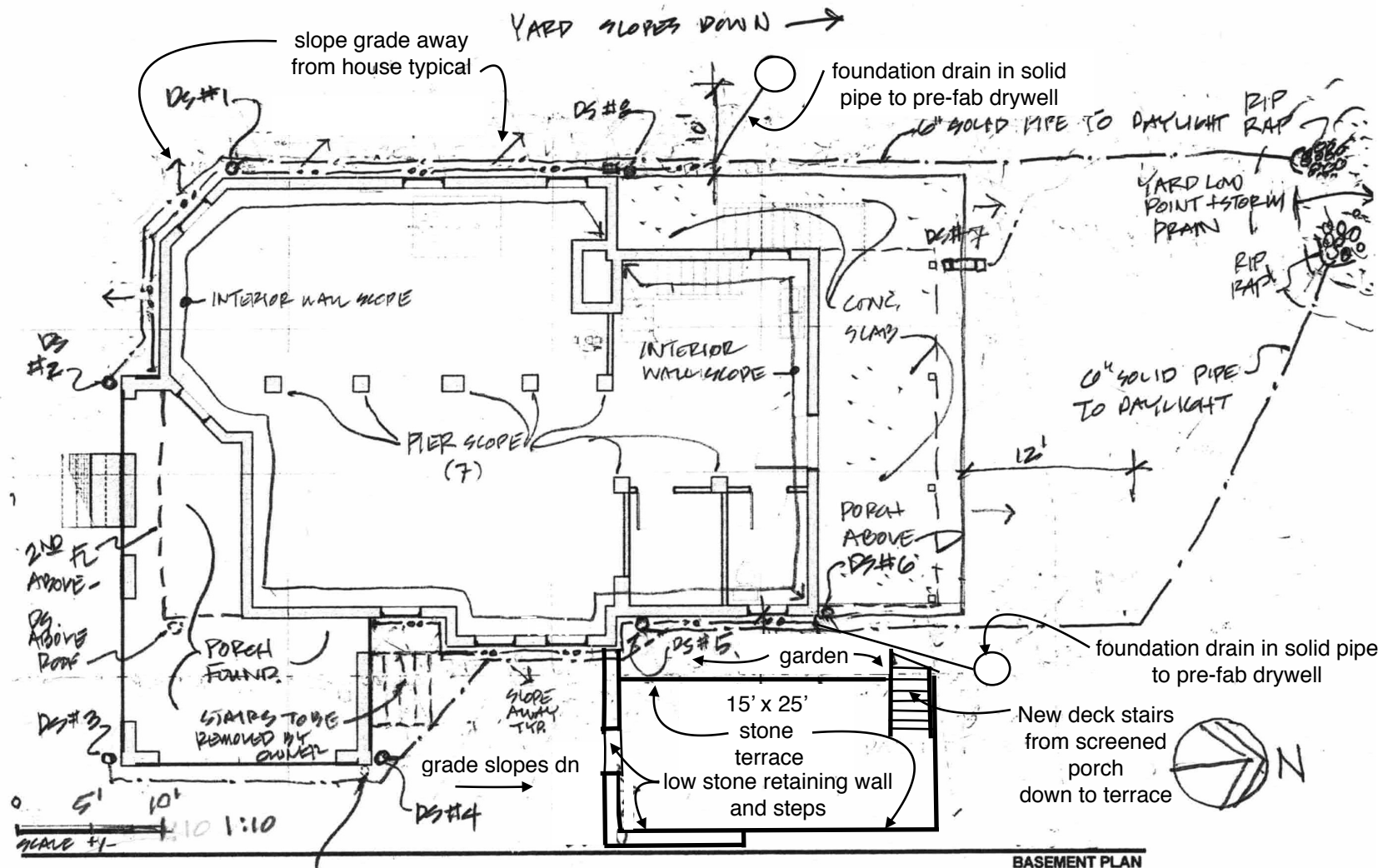
3717 Underwood Street – North Elevation



Sample foundation test pit showing deteriorated mortar and water infiltration areas.



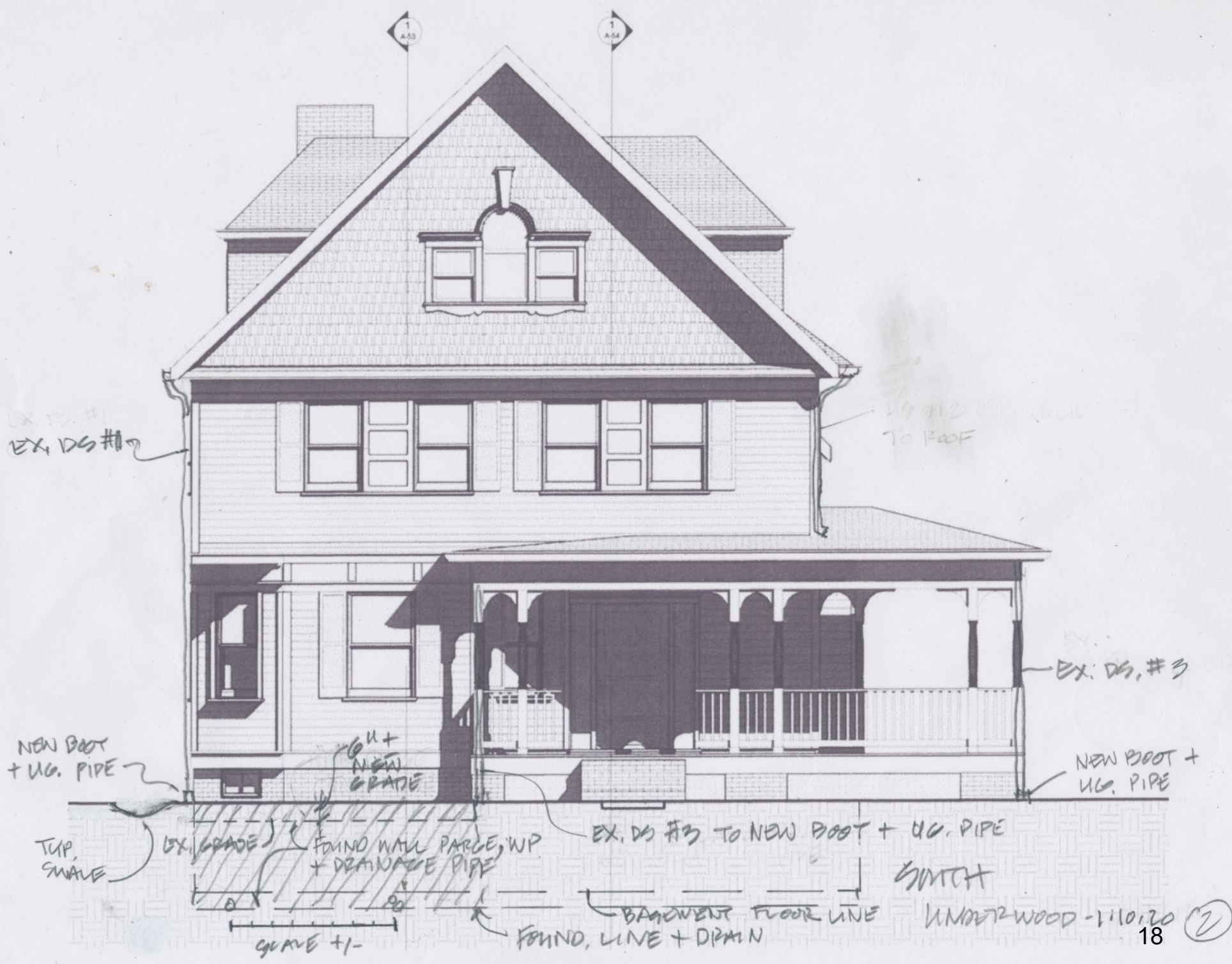
Sample foundation test pit showing deteriorated mortar and water infiltration areas.



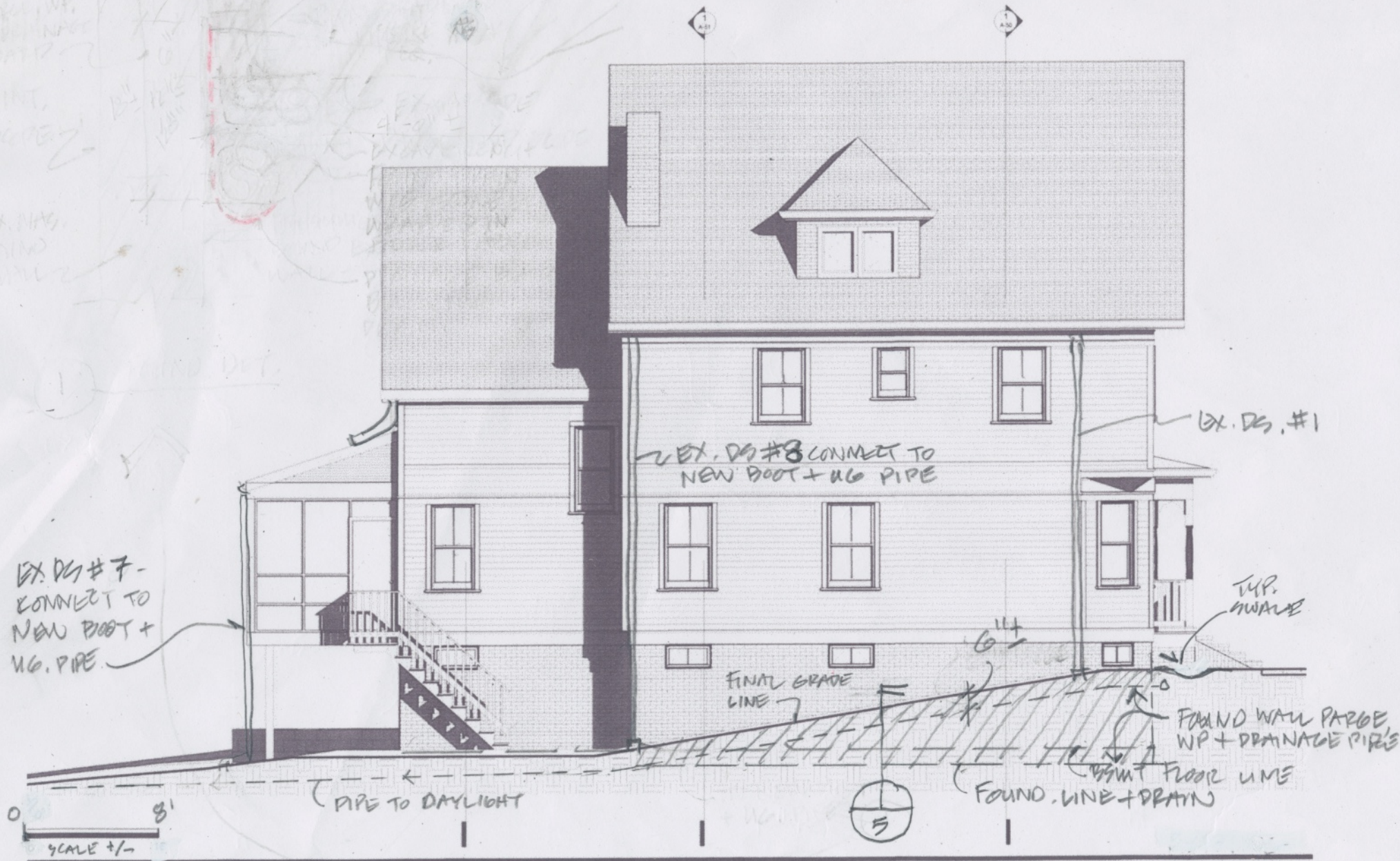
- PVC UG PIPE FOR DOWNSPOUTS
- - - FOUNDATION DRAINAGE PIPE
- ⊙ PREFAB DRYWELL FOR FOUND. DRAINS

UNDERWOOD - 1.10.20
4.30.20
6-16-20

①







WEST ELEVATION

nnah Graae
hevy Chase, MD 20815

2017-01-Clark House

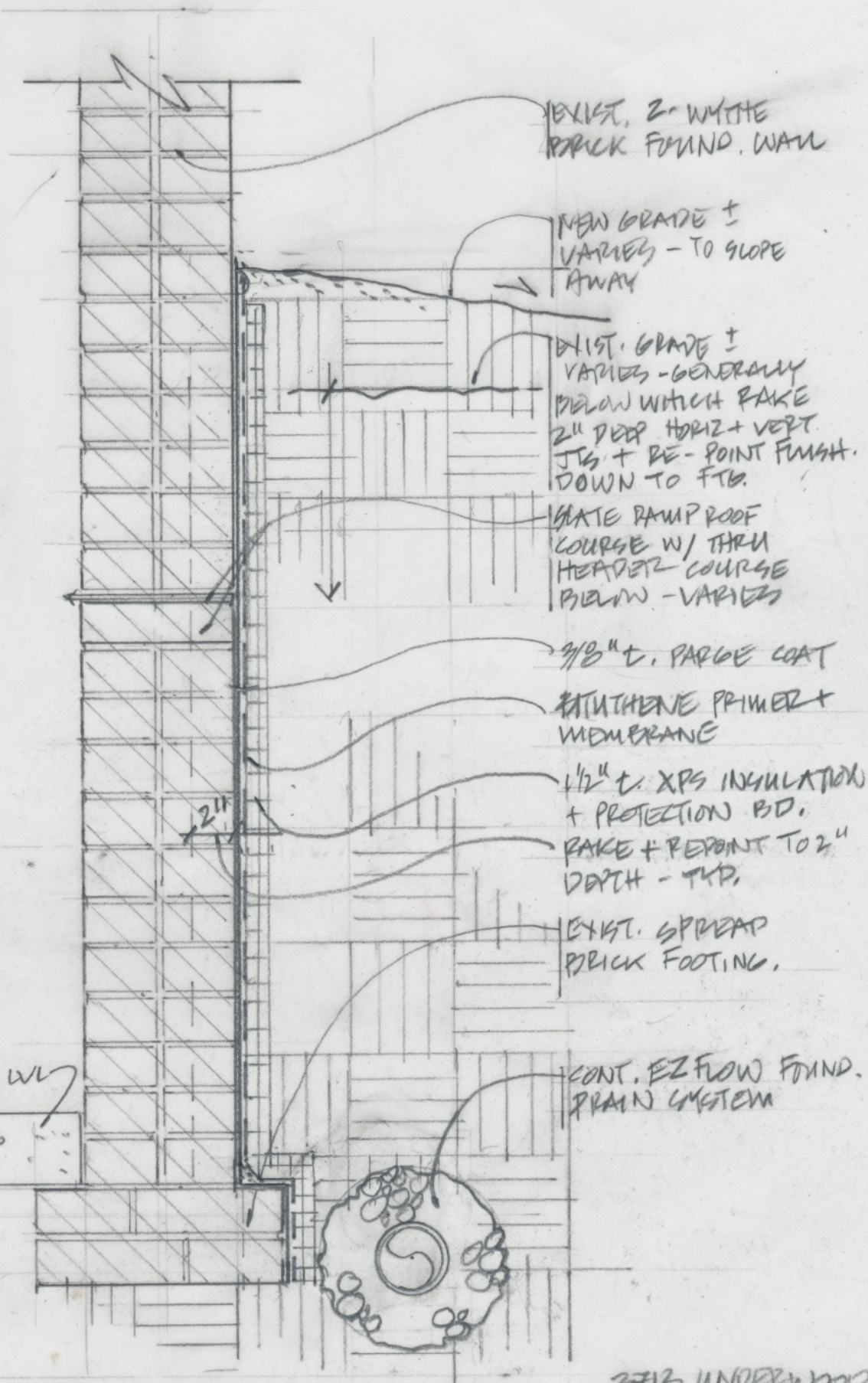
UNDERWOOD 1.10.20

4

BASEMENT

APPROX SLAB W/

9" ±



(1) WALL SECTION
1 1/2" = 1'-0"

3713 UNDERWOOD
1.10.20

(5)

3713 Underwood Street, Chevy Chase, MD
Wall Repair and Waterproofing Sequence Scope
4-30-20

Basement Foundation Wall

(refer to Drawing #5 – Wall Section for additional information)

1. Excavate dirt down to bottom of footing (but not below the bottom), chip off slate damp proofing course where projecting beyond brick face and clean off dirt, roots etc. down to footing. Pile up dirt for re-use.
2. Rake all vertical and horizontal joints to 2" depth, leaving square corners at the back of the cut, throughout below-grade walls and footings, and at a few areas above-grade where required, vacuum out and clean joints ready to receive mortar. Confirm masonry is at proper moisture content before repointing.
3. Re-point the full 2" depth/bedding and finish flush with brick face using Type O mortar.
4. Final brush and clean wall with very low volume fine water spray
5. Let wall dry out and mortar to cure to appropriate hardness before proceeding
6. Apply 3/8" continuous coating of parging cement with low Portland/high Lime content, compatible with and similar to mortar mix, to all exposed walls, over footing and down the front face
7. Let cure to manufacturer's recommended condition
8. Apply Bituthene Primer from footing face and top, up to top of wall to 1" below finished grade.
9. Apply Bituthene Liquid Membrane at base of wall-to-footing inside corner
10. Apply Bituthene 3000 membrane from face and top of footing, up to top of wall to 1" below finished grade.
11. Apply continuous Bituthene Liquid Membrane termination at top and bottom of wall and footing application
12. Let cure to manufacturer's recommended condition
13. Apply protection board (1-1/2 XPS foam board) snug to the Membrane continuous throughout, cut around footing top and face and up to 2" below final finished grade.
14. Install EZFlow pre-fab Foundation drainage system (<https://www.ndspro.com/ezflow-10-x-10-with-4-pipe.html>) at bottom of footing sloped to drain and connected to runouts into prefab drywells.

15. At basement wall trench, using existing salvaged soil (with any stones or roots etc. removed) fill to approximately 1 foot below grade and fill the balance with new clean topsoil/compost, raised, finished and tamped down up to designated grade-typically approximately 6" higher than original grade height to achieve positive slope away from building.

Assume Owner will provide and have on site the following for use and installation by Contractor (all other materials provided by Contractor):

1. 6 CY mix of clean topsoil and compost (more than should be needed for trenches).
2. 1-1/2" thick x 4' x 8' XPS Foam insulating protection board
3. 90 ft. of NDS EZ-Flow (<https://www.ndspro.com/ezflow-10-x-10-with-4-pipe.html>) 10" diameter mesh wrapped drainage material with 4" internal corrugated perforated pipe in 10' lengths plus couplings and end caps. Contractor to provide solid 4" pipe run-outs, prefab drywells and connections as required.

BASEMENT/FOUNDATION WALL REPAIRS - SCOPE OF WORK

1

For Hannah Graae & Duke Schaeffer
3713 Underwood Street, Chevy Chase, MD
By Christoffer Graae, FAIA
202-321-8590
1-20-20
Update 4-30-20

General Scope:

The two building elements that are a part of this scope are the original exterior basement foundation walls below the first-floor joists and the masonry piers that support the interior structural heavy-timber beams. These specification notes accompany the associated plan, elevations and wall section drawings 1 thru 5 dated 4-30-20 and the Waterproofing Sequence Scope.

The solid, two-wythe brick foundation walls are original from 1898 and are partially below grade at about 4 feet above the basement slab at the front of the house and with the grades on both sides sloping down to the rear such that the back is almost at grade with a step up at the back door. These walls are sound structurally – except for the walls at the sides and sill of the noted northernmost window on the east side in the bathroom (Item C3c). All areas exhibit some level of deterioration from water infiltration over the decades in the form of mineral deposits, some mold and deteriorating mortar joints see Test Pit Photos attached.

The seven brick piers are also overall structurally sound, but exhibit deteriorated mortar joints and the re-pointing of where necessary will assure their integrity.

The overall intention of exterior repairs is to effectively carry water infiltration away from the building by conduiting existing Roof Drains into new laterals below grade, installing a new perimeter Foundation Drainage System, make necessary masonry mortar repointing and waterproofing repairs and sloping all final grades away from the building. The interior scope is to remove any mineral deposits/mold that is readily removable, repoint interior walls and piers where necessary and apply a sealer to the inside walls (the latter Bid Add Alternate #2).

A. General Notes

1. Recommend brick masonry interior coatings/sealers/paints from Conproco, Prosoco, or Keim. Any sealers/coatings on the interior surface of the walls must be vapor permeable (Bid Add Alternate Item #2).
2. Provide all necessary MoCo and Chevy Chase Section 5 permits .
3. Submit all material specifications to Architect/Owner for review and approval. Once layout and locations are chalked review with Architect/Owner for approval before proceeding.
4. Interior dust generation will be kept to a minimum as much as possible, with regular cleanup.
5. On the site visit for bid preparation with the Architect/Owner:
 - a. The total sf area for the interior re-pointing part of the scope will be agreed upon and chalked out to form the Base Bid. Then an sf unit cost will be negotiated if less or more area is determined and agreed upon in advance during construction.
 - b. The run, location, distance and discharge for the Foundation Drainage pipe system and the Roof Drainage System will be reviewed and agreed upon to form the basis of the Base Bid, beyond which an sf unit cost will be negotiated.
 - c. Contractor to verify all dimensions, quantities and lengths on-site as required to confirm appropriate materials required for the project.

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BASEMENT/FOUNDATION WALL REPAIRS - SCOPE OF WORK

2

For Hannah Graae & Duke Schaeffer
3713 Underwood Street, Chevy Chase, MD
By Christoffer Graae, FAIA
202-321-8590
1-20-20
Update 4-30-20

- d. The exterior wall repair is to encompass the whole wall down to the bottom of the existing footing (see Test Pit Photos) to assure complete wall coverage.
- e. Keep site and interior regularly clean and neat during and at conclusion of work and repair any damage to lawn areas.
- f. The Contractor Is to schedule the following site inspections with the Architect/Owner at: Bidding; start of construction/layout; completion of excavation; completion of exterior masonry repairs; completion of waterproofing membrane and install of Foundation Drainage system; final grading.

B. Drainage (Bid Breakout #1)

1. Excavation down to bottom of wall foundation along wall portions indicated to a minimum width for proper access and installation – protected from any significant rain as required until cope is completed (Bid Add Alternate #1 – owner may procure separately and coordinate with contractor).
2. Gutters and downspout cleaning and adjustments will be by Owner. New boots and underground piping is in contract.
3. Achieving positive surface grade slope away from building - Note what the existing adjacent grade level is approximately 3 feet away from the foundation wall at all elevations, calculate a 2% min slope between these two locations perpendicular to the wall, mark at every 2 feet or so, and connect these points by snapping a continuous line along the length of the wall. This will be the guide used to establish how far up the parging will go (to just below grade) and the final grades as required after completion of wall repairs and piping scope in order to assure that water runoff is directed away from house. This should create a swale along the east and west elevations at approximately 3-4 feet from the building directing surface flow towards the low points.
4. Additional soil will be necessary to achieve new grades in addition to whatever excavated material is not needed for backfill of trenches and shall be of the quality and smoothly graded to support grass seed and landscaping (the latter by Owner).
5. Roof Drainage Downspout UG Piping System - This scope will include running all existing downspouts into hard boots (white PVC or metal such as: <http://www.downspoutboots.com/ninety.php><https://downspoutboots.com/>), approximately 4" above finished grade and connecting to a new underground piping system, which - as long as this system is in a leak-tested, sloped-to-drain (min ¼"/ft fall if possible), dedicated solid and closed piping system with cleanouts - can run wherever possible in the same trench ideally a minimum of 18" below the finished grade above the Foundation Drainage System (which is down at the bottom of the Foundation Wall footings), thus saving trenching and backfill. Scope to include the portion of the south elevation (Elevation Drawing #2) starting at the front porch intersection and thence down the west side yard (Elevation Drawing #4) and run out to daylight outlet into rip rap where indicated on site plan. The east side (Elevation Drawing #3) downspout drainage system will be run in a similar manner to the west side. Final Downspout UG drainage pipe size/capacity is to be confirmed based on service load (to be solid, Schedule 40 between 4" and 6" diameter).

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BASEMENT/FOUNDATION WALL REPAIRS - SCOPE OF WORK

3

For Hannah Graae & Duke Schaeffer
3713 Underwood Street, Chevy Chase, MD
By Christoffer Graae, FAIA
202-321-8590
1-20-20
Update 4-30-20

6. Foundation Wall Drainage UG Piping System – along the three elevations outlined on the Site Plan Drawing #1, after final grade elevation is established, all wall repairs, parging and waterproofing is completed, install foundation drainage piping at the bottom of the newly parged wall. See Wall Section Detail Page 5 and Waterproofing Sequence Scope for detailed information.

C. Masonry Repairs (Bid Breakout #2)

1. Interior piers: (Bid Breakout #2a)
 - a. Clean and remove loose materials using wire brush attachments.
 - b. Rake out depth to sound mortar (min. 1 " deep) and repoint all areas of deteriorated and missing mortar, repair cracks.
 - c. Use Type O mortar for repointing/repair of masonry piers.
 - d. Piers are planned to be exposed and to improve housekeeping/dust apply masonry consolidant and dustproofing coating (<https://prosoco.com/product/interior-masonry-dustproofer/>) – (Bid Add Alternate #2)
2. Interior walls: (Bid Breakout #2b)
 - a. Clean and remove loose material out of joints and along face of brick walls using wire brush attachments throughout all interior sides of exterior basement walls and thoroughly clean space before further scope.
 - b. Use Type O mortar for any repointing or repair/patch interior surface of brick masonry foundation walls.
 - c. Walls are planned to be exposed and to improve housekeeping/dust apply masonry consolidant and dustproofing coating (<https://prosoco.com/product/interior-masonry-dustproofer/>) – (Bid Add Alternate #2)
3. Exterior Repairs (Bid Breakout #2c)
 - a. Use Type O mortar for any masonry repointing and repairs/patching for masonry wall at or below grade.
 - b. Rake out 2" and repoint deteriorated mortar joints at and above grade. See Wall Section Detail Page 5 and Waterproofing Sequence Scope for detailed information.
 - c. At NE basement window, remove and discard window, remove and replace damaged/bowing bricks at the sides and below sill through both wythes as required and tooth into existing sound adjacent brick walls and install new sloped brick sill after verification of measurements of Owner-provided window. Install sill dam flashing and window and trim, backer-rod and caulk. Fully parge and waterproof exterior walls below grade adjacent this window per previous specifications. Coordinate with dampproofing/waterproofing scope of work.

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