

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Grafton Street, Chevy Chase	Meeting Date:	9/22/2021
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	9/15/2021
		Public Notice:	9/8/2021
Applicant:	Jason Adams and Singey Steckel (Jordan Clough, Agent)	Tax Credit:	N/A
Review:	HAWP	Staff:	Michael Kyne
Permit Number:	965661		

PROPOSAL: Construction of new pool, fencing, and associated hardscaping, and alterations to existing garage

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman/Bungalow
DATE: 1909

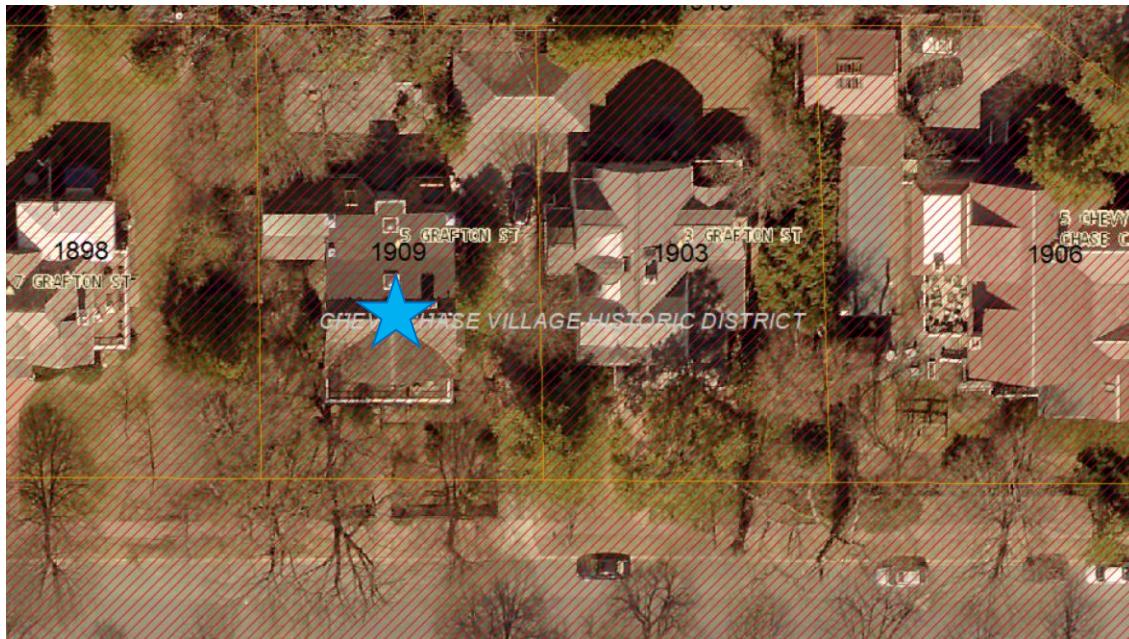


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicants propose construction of new pool, fencing, and associated hardscaping, and alterations to existing garage at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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 and 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.

The *Guidelines* that pertain to this project are as follows:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Garages and accessory buildings which are detached from the main house should be subject to lenient

scrutiny but should be compatible with the main building.

Swimming pools should be subject to lenient scrutiny.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is a Contributing Resource within the Chevy Chase Village Historic District. The house has been significantly altered with several previous additions, including a 1978 rear addition and bay enlargement (frontmost bay on the east/right elevation), a 1987 west (left) side addition, and a 2000 front porch replacement and front addition/2nd-story expansion. Prior to the 2000 alterations, the house exhibited characteristic features of craftsman/bungalow architecture. There is an existing garage at the northeast (rear/right, as viewed from the public right-of-way of Grafton Street) side of the property. The garage is non-historic, as evidenced by the 1927 Sanborn Fire Insurance Map (see *Fig.2* below).

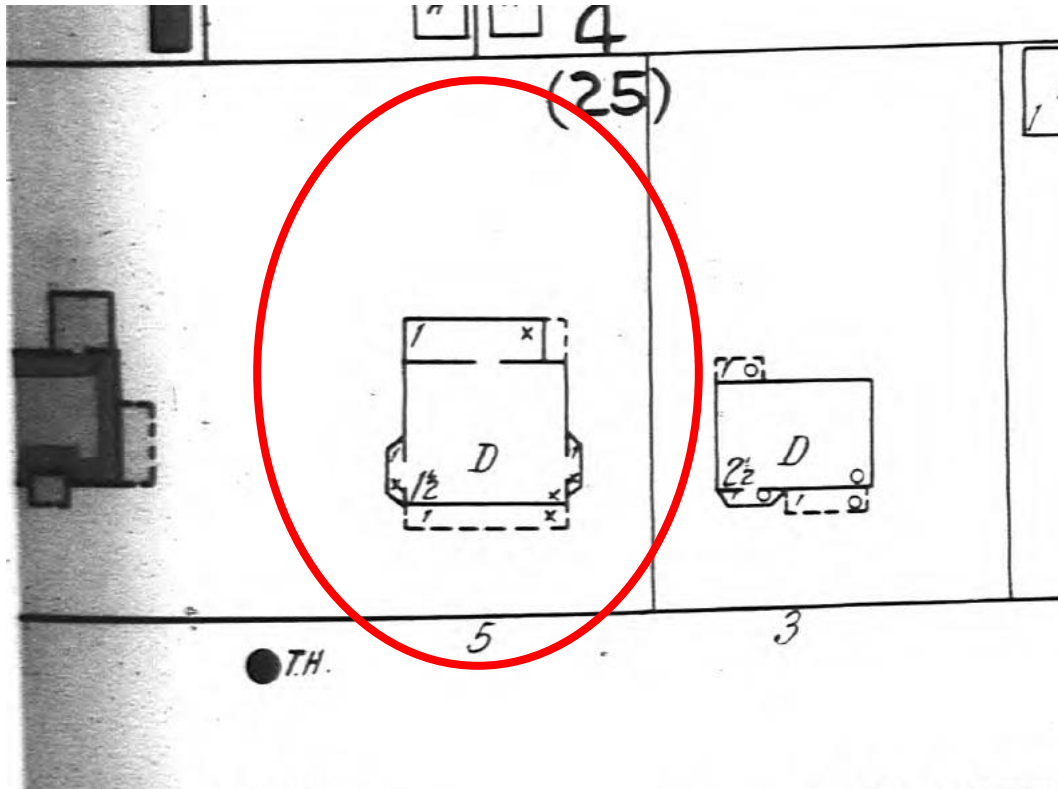


Fig.2: 1927 Sanborn Fire Insurance Map, with the subject property circled in red.

The applicants propose the following work items at the subject property:

- Removal of the existing patio at the north side (rear) of the house.
- Installation of a new brick paver patio at the north side (rear) of the house.
 - The proposed new patio will include a built-in counter and grill at the west (left) side.
- Installation of a new 16'-9" x 28'-9" swimming pool at the north side (rear) of the house.
 - The proposed new swimming pool will have stone coping and an automatic cover.
 - A pool storage area will be constructed at the northeast (rear/right) side of the proposed new patio.
- Installation of a new generator at the northeast (rear/right) side of the property (behind the existing garage).
- Removal of the existing fence at the north side (rear) of the property.
- Installation of a new 6' high wood vertical board fence at the north (rear) and northwest (rear/left) side of the property.
 - The proposed 6' high fence will return to the northwest (rear/left) corner of the house.
- Installation of a new approximately 2'-6" (30") high wood picket fence at the south (front), southeast (front/right), and southwest (front/left) sides of the property.
- Replacement of an existing lattice fence, connecting an existing wing wall at the northeast (rear/right) corner of the house to the existing garage.
 - The proposed new fence will match the 6' high vertical board fence at the north (rear) and northwest (rear/left) side of the property.
- Replacement in-kind of the existing wood lattice gate within the existing wing wall at the northeast (rear/right) corner of the house.
- Installation of new approximately 4' high trash enclosure at the northeast (rear/right) side of the house.
 - The proposed new trash enclosure will be constructed from wood picket fencing to

closely match the proposed picket fence at the south (front), southeast (front/right), and southwest (front/left) sides of the property.

- Replacement of the existing driveway with a new gravel driveway.
 - The proposed new driveway will have a cobblestone border, transitioning to a bluestone border at the northeast (rear/right) side of the house.
- Replacement of the existing walkway at the south side (front) of the property with a new brick walkway.
 - The proposed new walkway will have a stone border
- Replacement of the existing entry door and window on the west (left) side of the existing non-historic garage with three new six-lite, one-panel doors.
 - The proposed new entry doors will accommodate interior garage alterations (addition of a bathroom and storage area).
- Addition of a brick landing with stone border at the front of the existing steps at the west (left) side of the house.
- Addition of a brick landing at the existing steps at the east (right) side of the house.
- Installation of a steppingstone path from the south (front) to the west (left) side of the house.
- Installation of a steppingstone path at the north side (rear) of the property, connecting the proposed swimming pool to the proposed pool storage area.
- Landscaping alterations throughout the property, including installation of planting beds, perennial border plantings, and tree screening at the north (rear) property line.

Staff supports the applicants' proposal. Aside from the proposed new fencing, all proposed work items should be subject to lenient scrutiny, in accordance with the *Guidelines*. The *Guidelines* state that 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 and compatibility." Staff finds the proposed alterations are compatible with the surrounding streetscape, and present no issues regarding massing, scale, or compatibility.

The *Guidelines* state that "[f]ences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not." Because portions of the proposed new fencing will be visible from the public right-of-way of Grafton Street, staff finds that it should be reviewed with moderate scrutiny.

Per the *Guidelines*, 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."

Staff finds that the proposed fencing is compatible with the structure's existing design, preserves the integrity of the resource, and will not affect the property's ability to contribute to the district, in accordance with the *Guidelines*. Additionally, the proposed fencing is consistent with the Commission's fencing requirements, in terms of style, material, and height (fences forward of the rear plane of the historic house must be no higher than 4', constructed from traditional materials, and have an open appearance, while fences behind the rear plane can be up to 6'-6" high and have a solid appearance).

The proposed alterations will not remove or alter character defining features of the subject property or surrounding streetscape, in accordance with *Standards* #2 and #9. Per *Standard* #10, the alterations can be

removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission staff finds the proposal, as revised, as being consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore 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, 9, and 10*;

and with the general condition that the applicant shall present an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 965661
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jason Adams & Singey Steckel
Address: 5 Grafton Street
Daytime Phone: _____

E-mail: jadams211@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Jordan Clough
Address: 4856 33rd Road N
Daytime Phone: 571 436 9195

E-mail: jordan@jrichardsonla.com
City: Arlington Zip: 22207
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Chevy Chase
No/Individual Site Name _____

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.

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.

Building Number: 5 Street: Grafton St
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle
Lot: 3 & pt lot 4 Block: 25 Subdivision: _____ Parcel: _____

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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" 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 checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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.

Jordan Clough

09-01-2021

Signature of owner or authorized agent

Date

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

Existing 2-story shingle style home.

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

Replace existing rear patio with new pool deck and patio to remain entirely within the footprint of the existing patio to minimize impact to existing lot/trees. New property fence and pool fence. Additional landscape and hardscape features per provided plan and details.

Remove existing garage door and window on left side of existing garage and replace with three new doors to provide additional storage space in garage.

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

3 Grafton Street

7 Grafton Street

8 Grafton Street

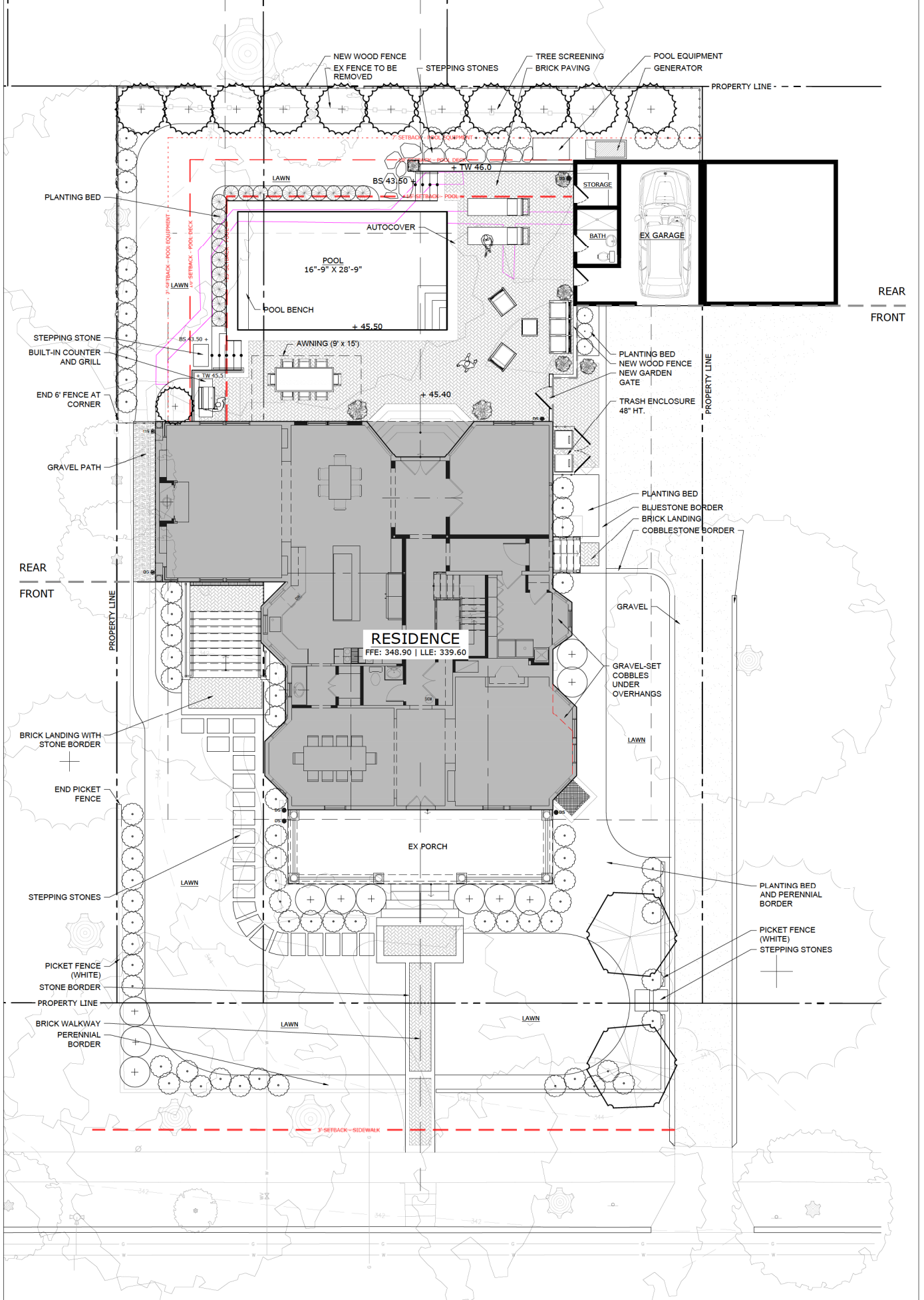
2 Magnolia Parkway

2 Hesketh Street

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	*	*	*	*	*		*



ADAMS RESIDENCE
5 GRAFTON STREET, CHEVY CHASE, MD
SCHEMATIC DESIGN

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

DATE	SEPTEMBER 2021
SCALE	AS NOTED
REVISIONS	
1	REVISED SCHEMATIC DESIGN
2	REVISED FOR PERMIT

13R

NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION

LANDSCAPE NARRATIVE

THE FOLLOWING SCOPE OF WORK INCLUDES REVISIONS TO THE PREVIOUSLY APPROVED SITE PLAN:

- 1. PAVED WALKWAY CONNECTION FROM FRONT DOOR TO SIDEWALK (AS SHOWN IN PLAN)
- 2. STEPPING STONES ALONG SIDE YARD (AS SHOWN IN PLAN)
- 3. GRAVEL DRIVEWAY WITH COBBLESTONE EDGE
- 4. PICKET FENCE, APPROX. 30" HT. SEE PLAN FOR EXTENTS OF NEW FENCE.
- 5. REAR PATIO AND POOL WITHIN FOOTPRINT OF FORMER PATIO.
- 6. REPLACEMENT OF SCREENING FENCE BETWEEN HOUSE AND GARAGE.
- 7. SCREENING TREES, FLOWERING TREES AND SHRUBS, AND PERENNIAL PLANTINGS.

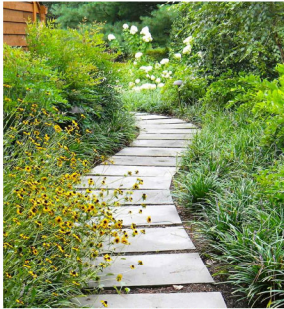
EXISTING CONDITIONS



HARDSCAPE



BRICK POOL DECK



STEPPING STONES - GARDEN



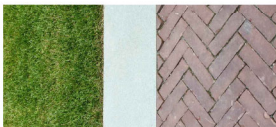
STONE STEPS, HIDDEN MORTAR WALL



GRAVEL PATH



GRAVEL DRIVEWAY WITH COBBLESTONE EDGE



HERRINGBONE BRICK WITH STONE BORDER/COPING

FENCING

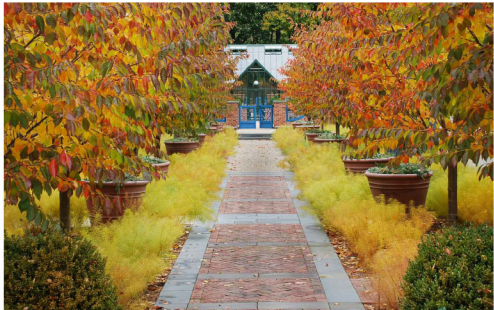


PICKET FENCE



VERTICAL BOARD FENCE

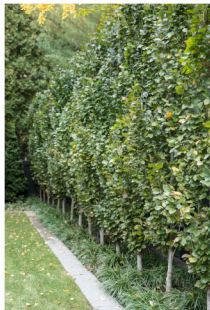
PLANTING



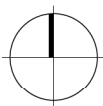
PERENNIAL MASSING, NATIVE PLANTS



MIXED PERENNIALS



SCREENING TREES



ADAMS RESIDENCE

5 GRAFTON STREET, CHEVY CHASE, MARYLAND

CCV HISTORIC REVIEW - PHOTOS

JOSEPH RICHARDSON

LANDSCAPE ARCHITECTURE

WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

DATE
AUGUST 2021

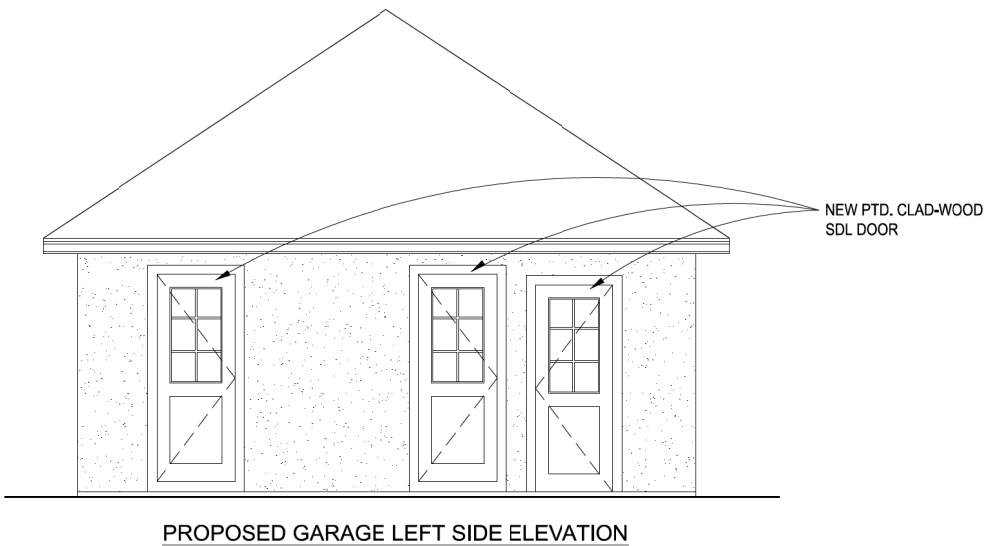
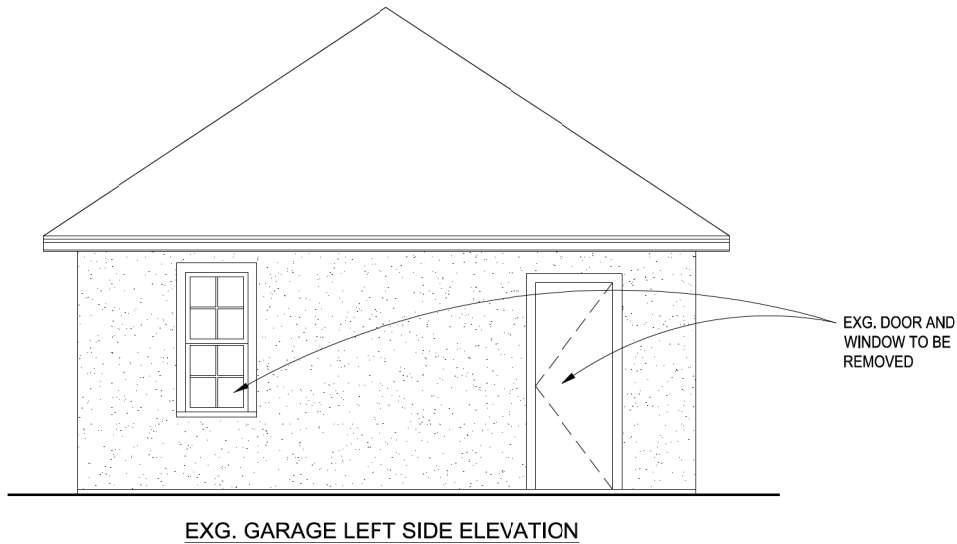
SCALE
N/A

1 CCV HISTORIC REVIEW 08.23.21

R

14

NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION



EXISTING SHARED GARAGE PHOTOS

20.0233 - 5 GRAFTON STREET

5 GRAFTON ST. CHEVY CHASE, MD 20816 8/19/2020 HAWP SET REVISED 03/02/2021

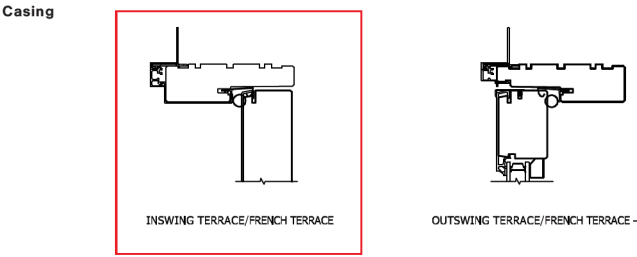
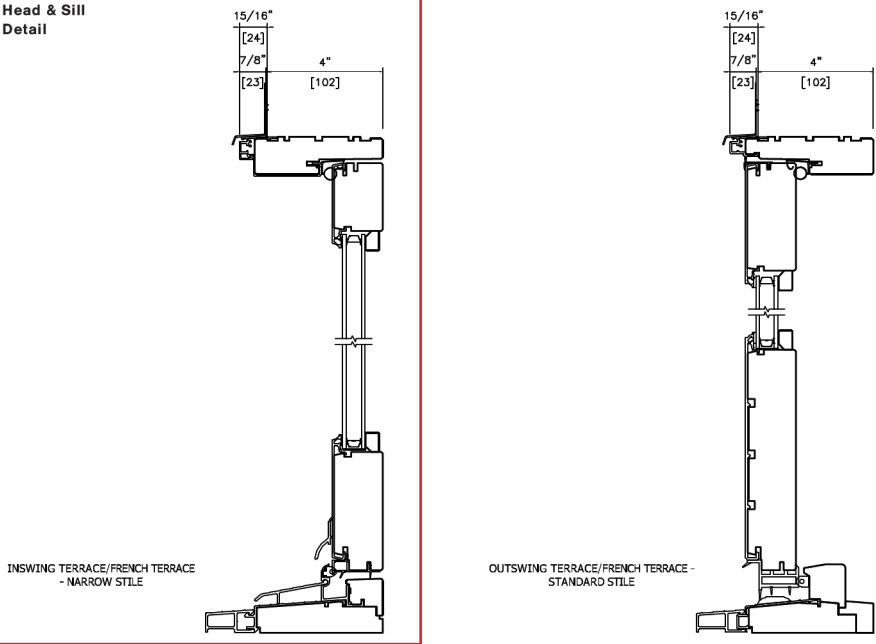
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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

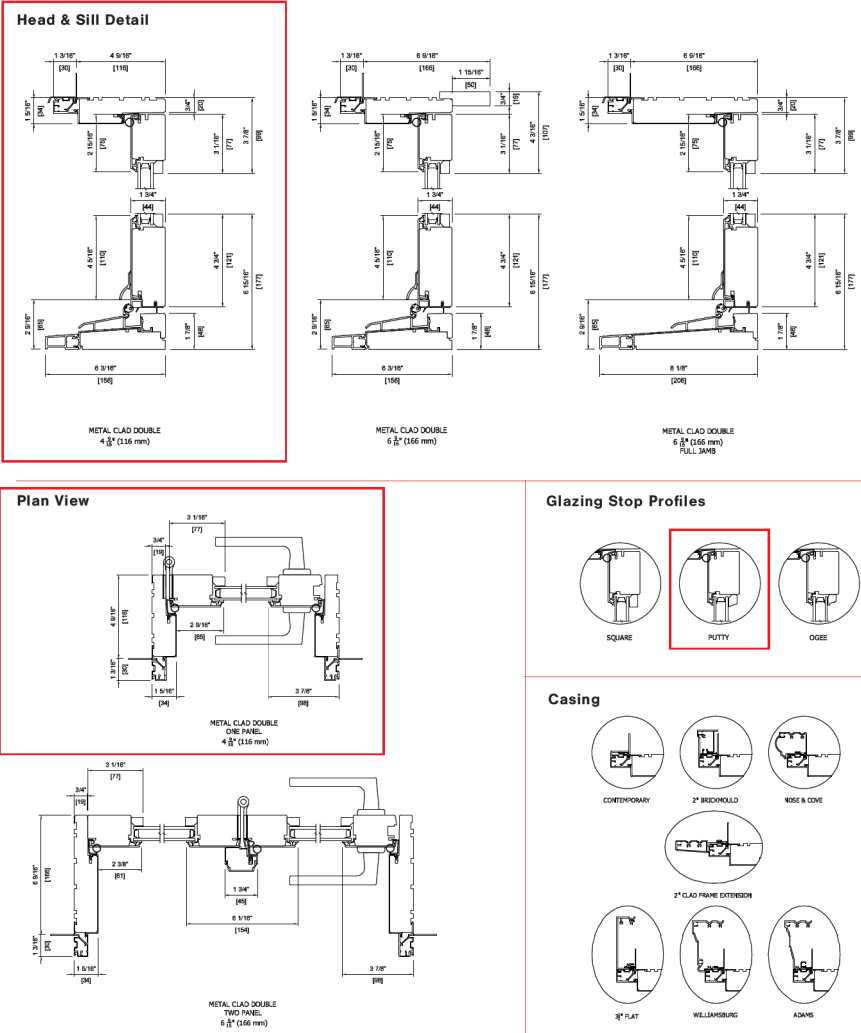
GTM

GTM ARCHITECTS

Contemporary Frame Cladding Detail

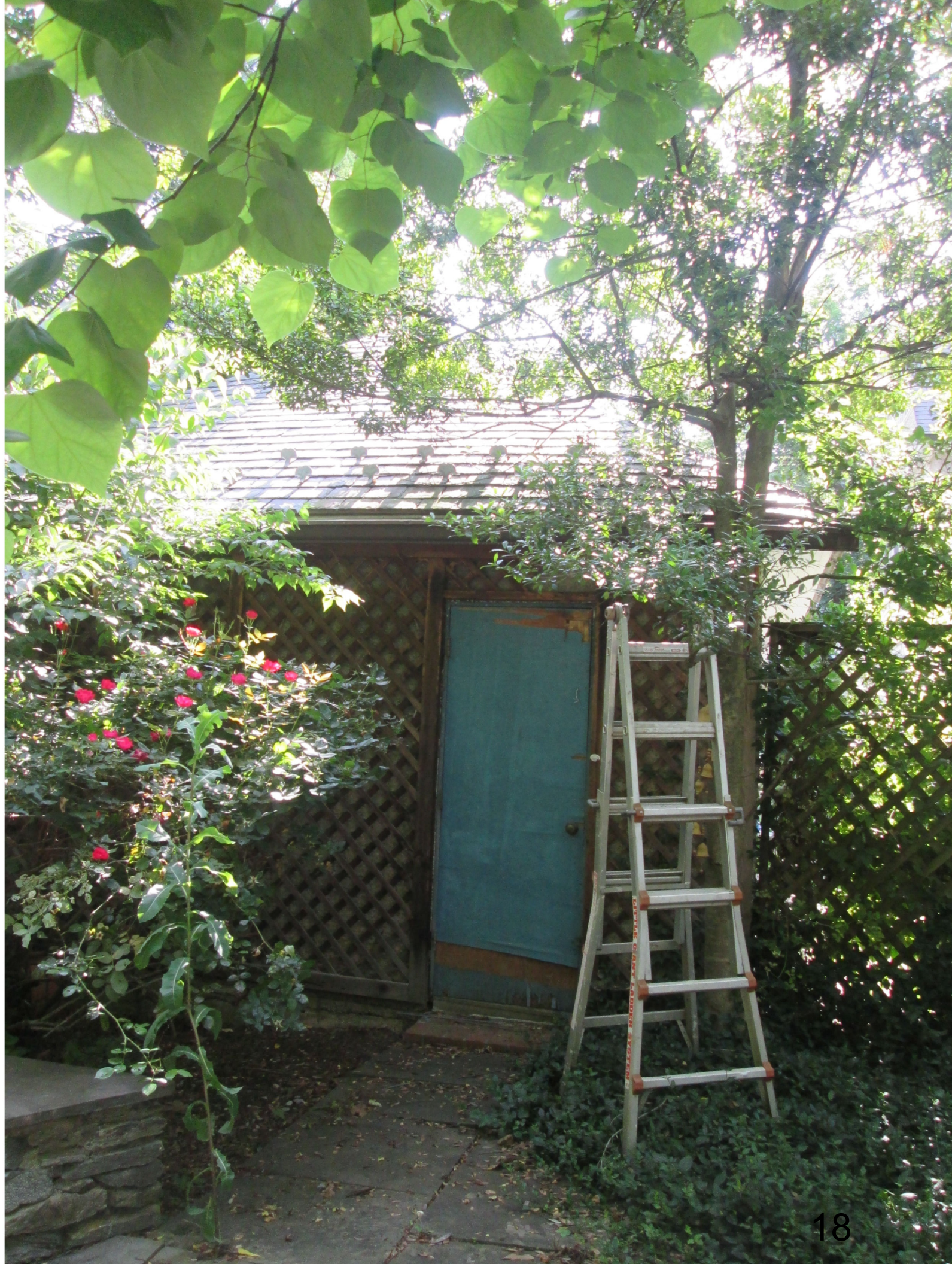


Inswing 3" Narrow Stile Terrace Door Detail



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.











**Proposed
Garage Doors Example**