

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

<b>Address:</b>	6403 Connecticut Ave., Chevy Chase	<b>Meeting Date:</b>	3/23/2022
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	3/16/2022
<b>Applicant:</b>	Jessica Killin	<b>Public Notice:</b>	3/9/2022
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	983046	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration and Pergola Construction		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Tudor Revival  
**DATE:** 1925



*Figure 1: 6403 Connecticut Ave.*

**PROPOSAL**

The applicant proposes to alter the hardscape in the rear yard of 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 the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***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
  - Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
  - Sidewalks should be subject to strict scrutiny with regard to their impact on the landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.
- 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) 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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (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.

***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, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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 Tudor Revival house, fronting Connecticut Ave. with a detached ADU in the back yard. The applicants propose several modifications to the existing hardscape in the rear including:

- Demolishing and reconstructing the rear patio;
- Installing a flagstone patio; and
- Installing a spa with decking adjacent to the detached ADU.

No trees will be impacted by the proposed work. Staff finds the proposed work will not be visible from the public right-of-way and will not significantly impact the character of the historic house or surrounding district.

**Demolishing and Reconstructing the Rear Patio**

To the rear of the house, there is a brick patio with a small retaining wall. The patio extends the full width of the house and is approximately 9' (nine feet) deep. This patio is not historic and its removal will not impact the historic character of the site.

In place of the existing patio, the applicant proposes constructing a flagstone on a concrete patio with a brick retaining wall and installing a new wood pergola with a canvas roof measuring 15' 5" × 17' 5" (fifteen feet, five inches by seventeen feet, five inches).

This is an expansion of the existing hardscaping, so consideration needs to be given to both the lot coverage and the appropriateness of the pergola. Staff finds that the new patio will not impact the park-like character of the district because it is adjacent to the house and will not be visible from the public right-of-way and does not impact any trees. As a garden structure that is not visible from the public right-of-way, the proposed pergola is subject to lenient scrutiny. Staff finds that the size, mass, and materials are all appropriate for the proposed pergola and it will not impact the character of the surrounding district. Staff recommends the HPC approve the new patio and pergola under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

### **Flagstone Patio**

In the northeast corner of the lot, the applicants propose to install a flagstone patio, 249 ft<sup>2</sup> (two hundred thirty-nine square feet) set on a dust base. The patio will be on grade and will not impact any of the existing trees in the corner of the lot.

Staff finds that because the proposed patio will not be visible from the public right-of-way and will not impact any trees, it should be reviewed under lenient scrutiny. Under this level of review, Staff finds that the size, material, and placement of the proposed patio are all appropriate. Staff recommends the HPC approve the proposed patio under the *Design Guidelines*, Chapter 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

### **Installation of Spa with Surrounding Decking**

Adjacent to the ADU, the applicant proposes to install a new spa/hot tub surrounded by wood decking with a low brick wall surrounding it. Planters will flank the spa to the left and right. As with the other work proposed in this HAWP, the spa will not be visible from the public right-of-way and will not impact any trees.

Staff finds under the *Design Guidelines* the proposed spa is most analogous to a swimming pool and should be reviewed under lenient scrutiny. Under this level of review, Staff finds that the proposed spa will not impact the surrounding streetscape and the size and mass will not overwhelm the house or adjacent ADU. Staff recommends the HPC approve the HAWP under the *Design Guidelines*, Chapter 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Chevy Chase Village Historic District Guidelines*, 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, 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

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

☐ 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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 type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Randy & Susan Denchfield  
3 Oxford Street  
Chevy Chase, MD 20815  
(301) 657-4544

Jen Jeffcoat & Matthew Kingsley  
2 Primrose Street  
Chevy Chase, MD 20815  
(301) 718-1698

Chevy Chase Club  
6100 Connecticut Ave.  
Chevy Chase, MD. 20815  
(301) 652-4100

5 Oxford Street  
Chevy Chase, MD 20815

4 Primrose Street  
Chevy Chase, MD 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:

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



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

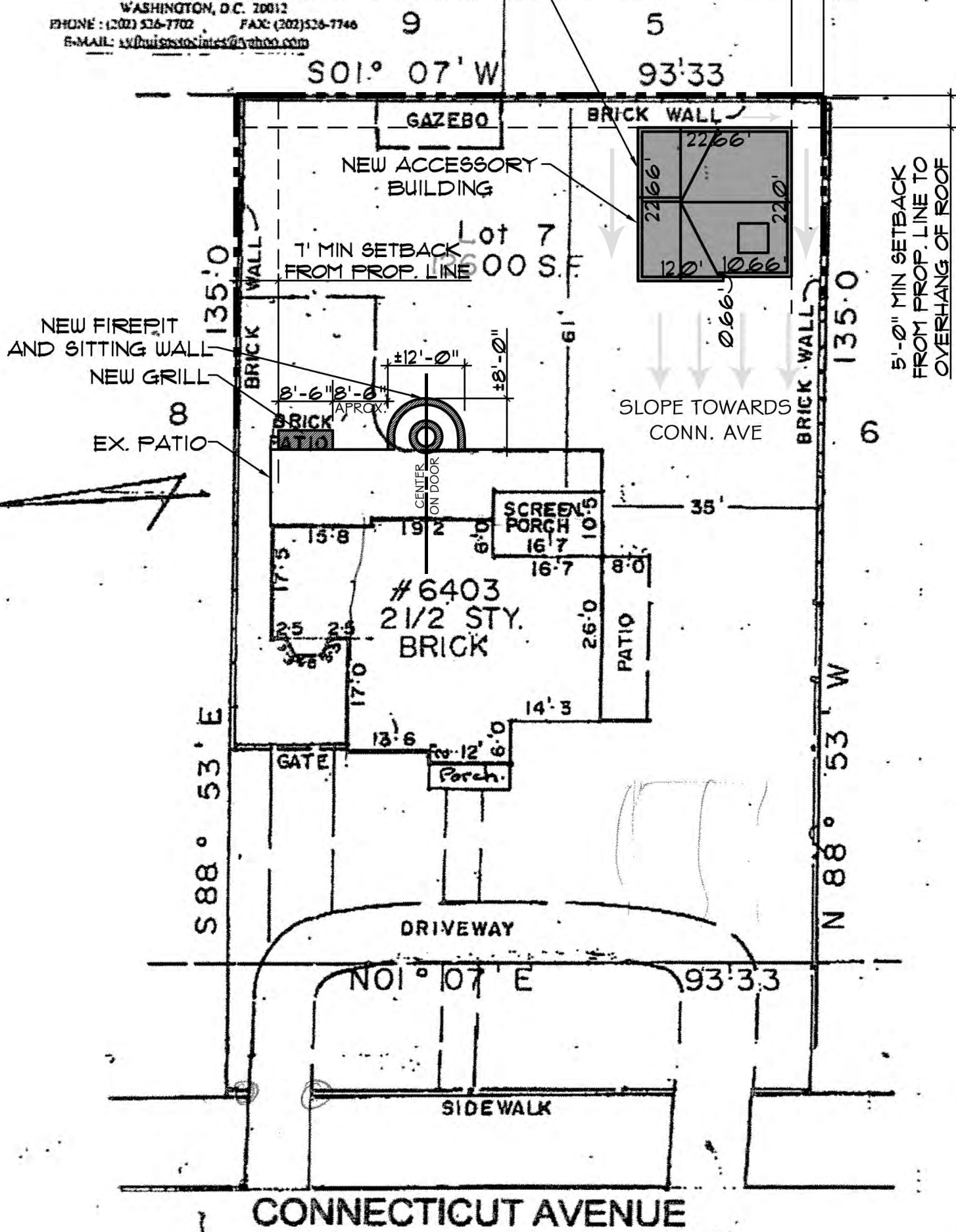
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**VYFHUIS & ASSOCIATES**  
**LAND SURVEYORS - ENGINEERS -**  
**PLANERS**  
 6318 BLAIR ROAD, N.W.  
 WASHINGTON, D.C. 20012  
 PHONE: (202) 526-7702 FAX: (202) 526-7746  
 E-MAIL: [vyfhuis@comcast.net](mailto:vyfhuis@comcast.net)

MAX. HEIGHT 15'-0"  
 ABOVE AVG. GRADE

5'-0" MIN SETBACK  
 FROM PROP. LINE TO  
 OVERHANG OF ROOF



# HOUSE LOCATION SURVEY

6403 Connecticut Avenue

LOT 7 BLOCK 57

SECTION No 2

CHEVY CHASE

Plat NO 106

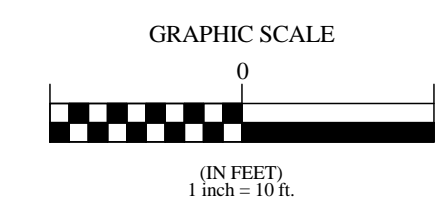
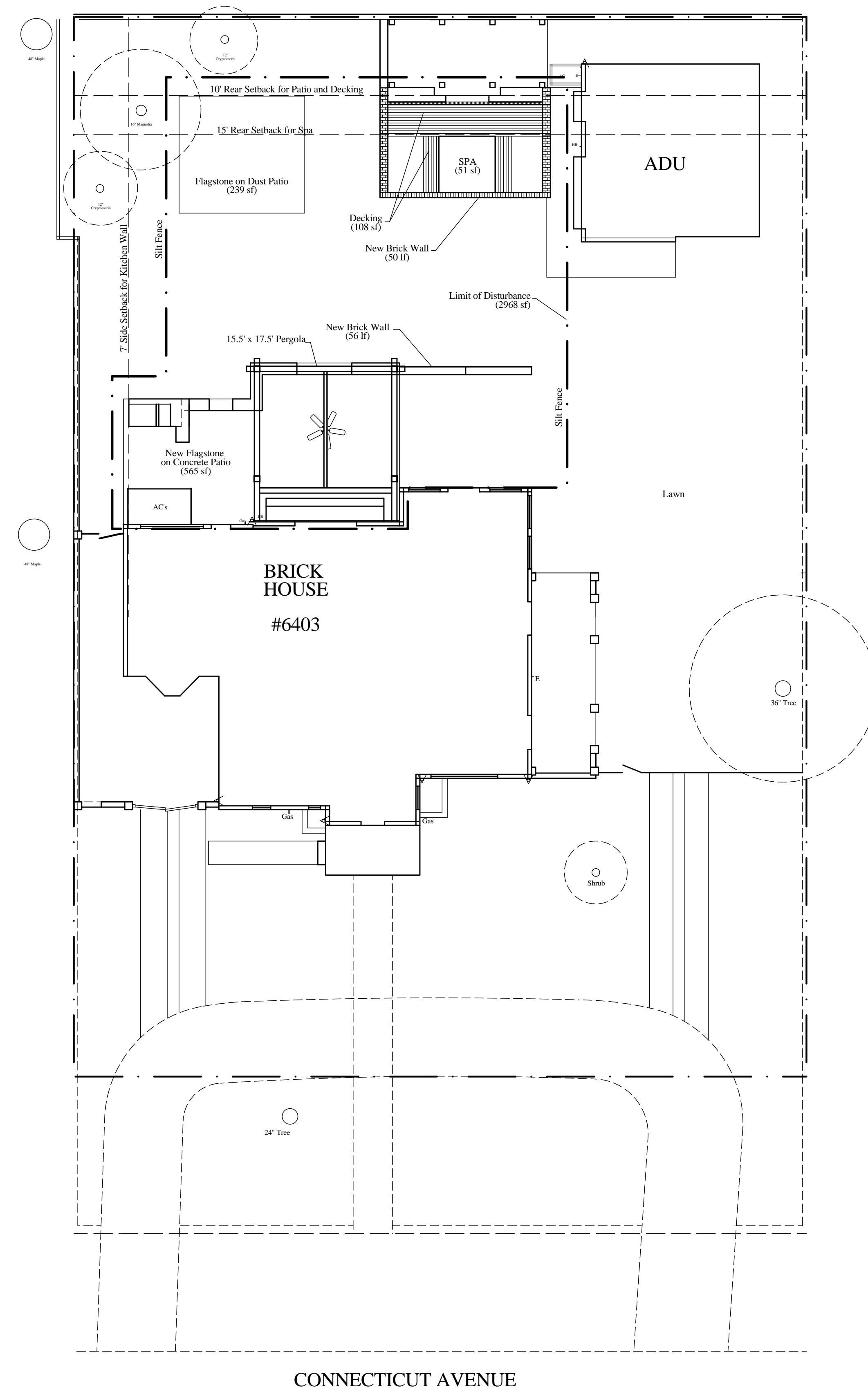
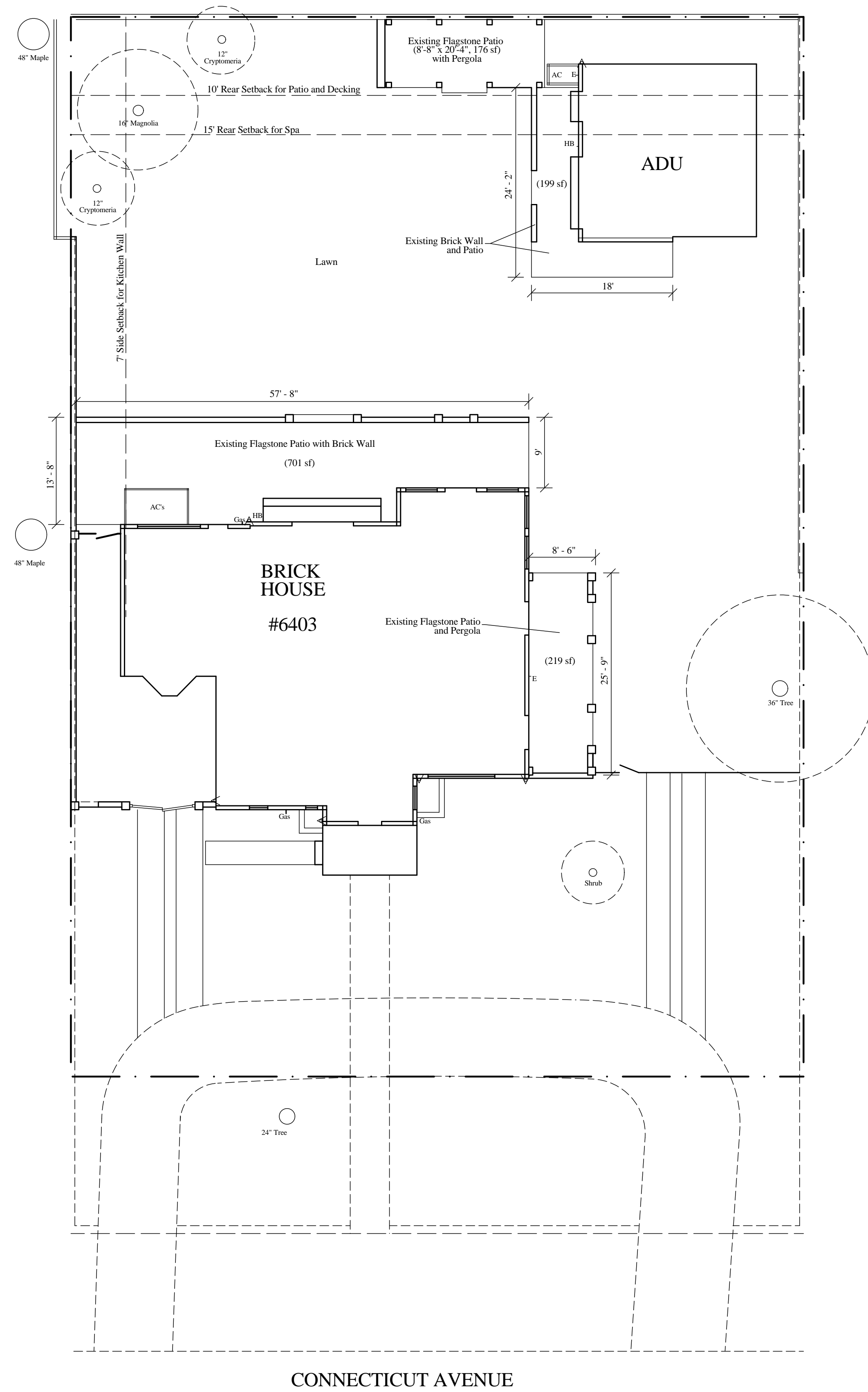
MONTGOMERY COUNTY

MARYLAND

SCALE 1"=20' DATE 10/12/15

**CERTIFICATION:** I hereby certify that the plan shown hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey.

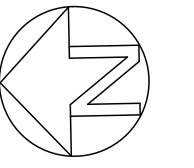
COMPTON G. VYFHUIS, PLS 182



**TITLE:** EX. & PROP. SITE PLANS  
**DATE:** 6-3-21, 7-26-21, 10-3-21, 10-18-21, 11-11-21,  
11-20-21, 1-20-22, 1-28-22

**KILLIN RESIDENCE**  
6403 Connecticut Ave  
Chevy Chase, MD

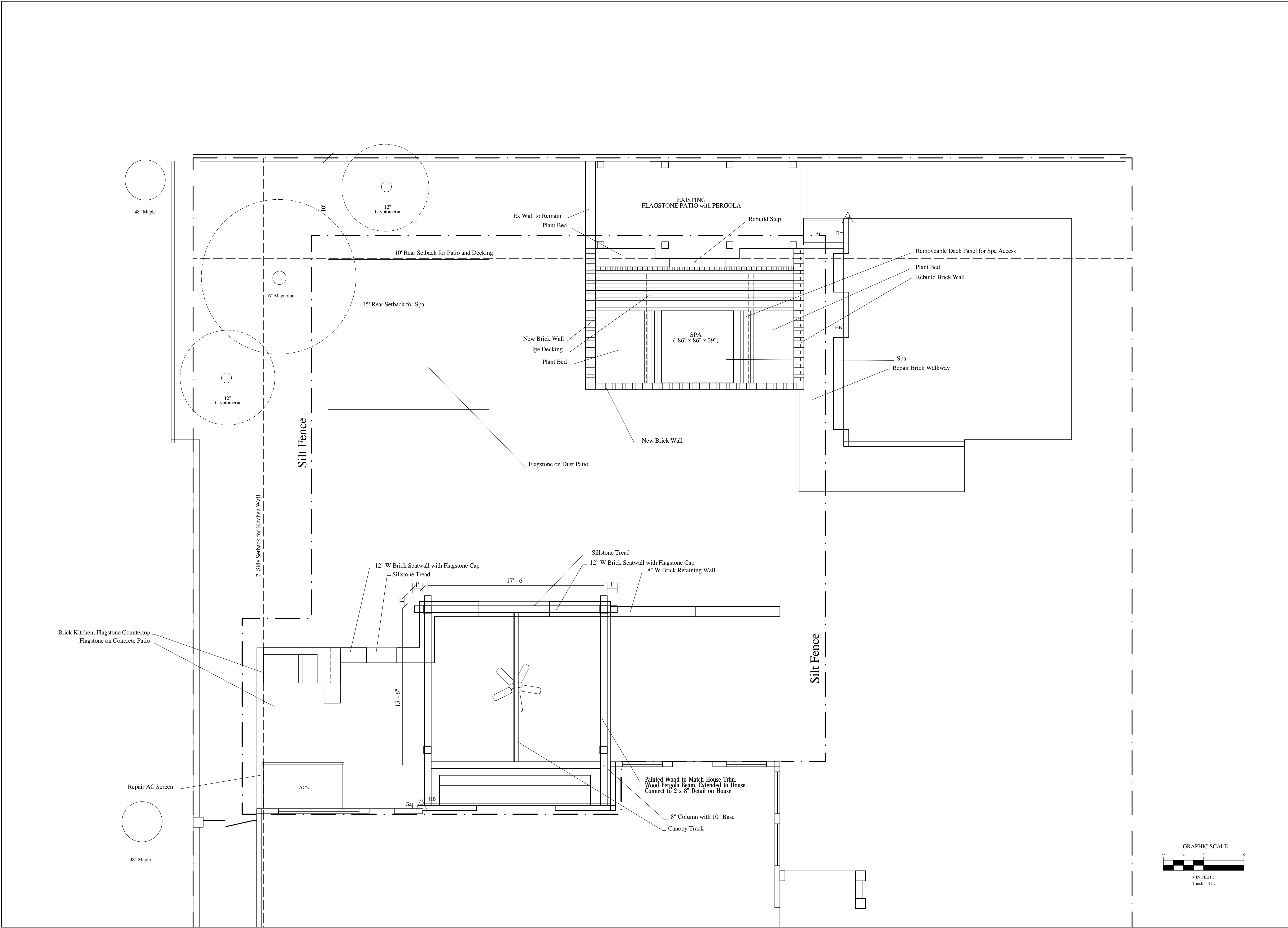
**SCALE:** 1" = 10'



**NORTH:**

**EVERETT  
CONROY  
& LANDIS**  
GARDEN DESIGN

Contractor To Verify  
All Measurements in the Field



**EVERETT CONROY & LANDIS**  
GARDEN DESIGN  
Contractor To Verify  
All Measurements in the Field

**TITLE: HARDSCAPE, Rev.**

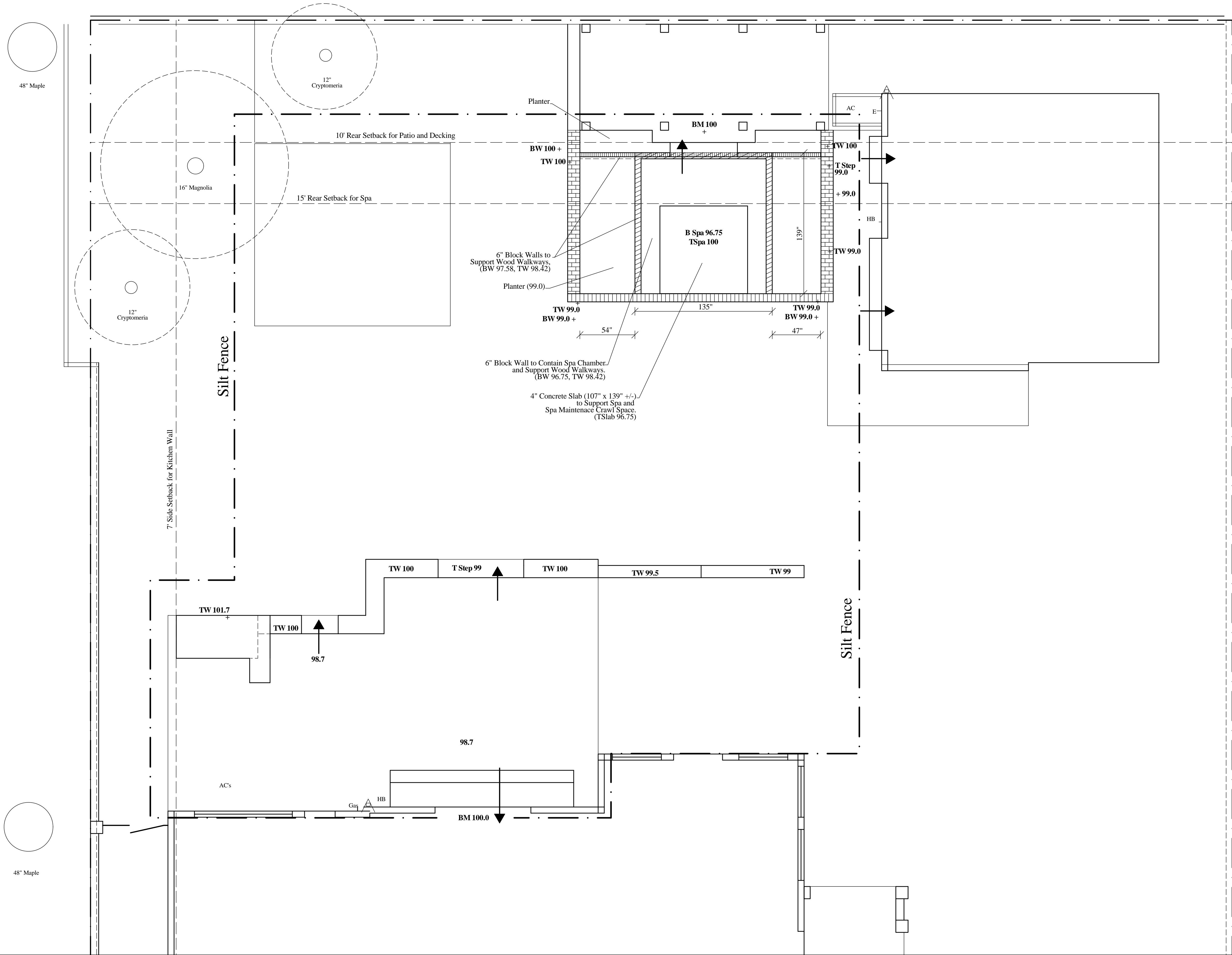
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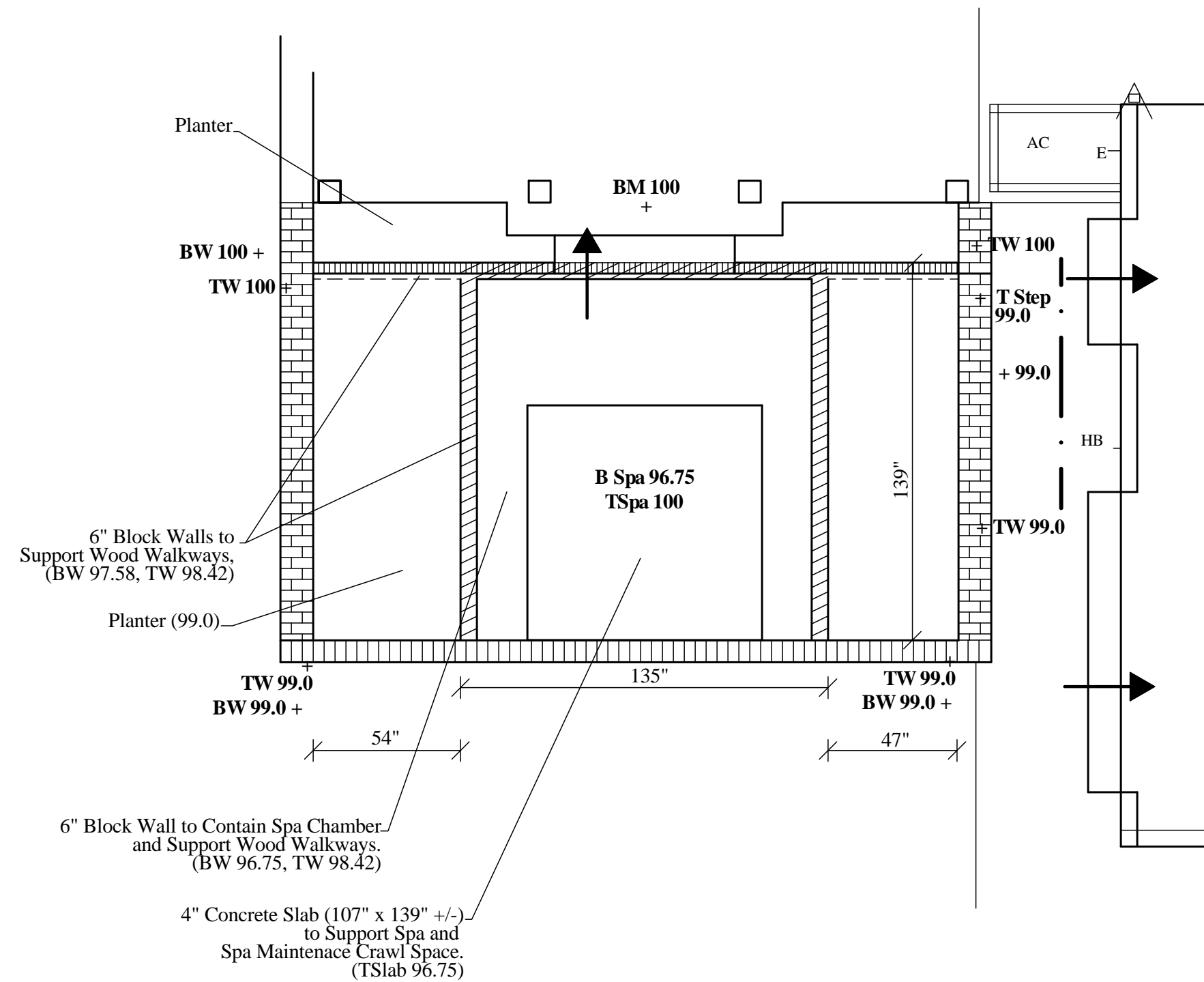
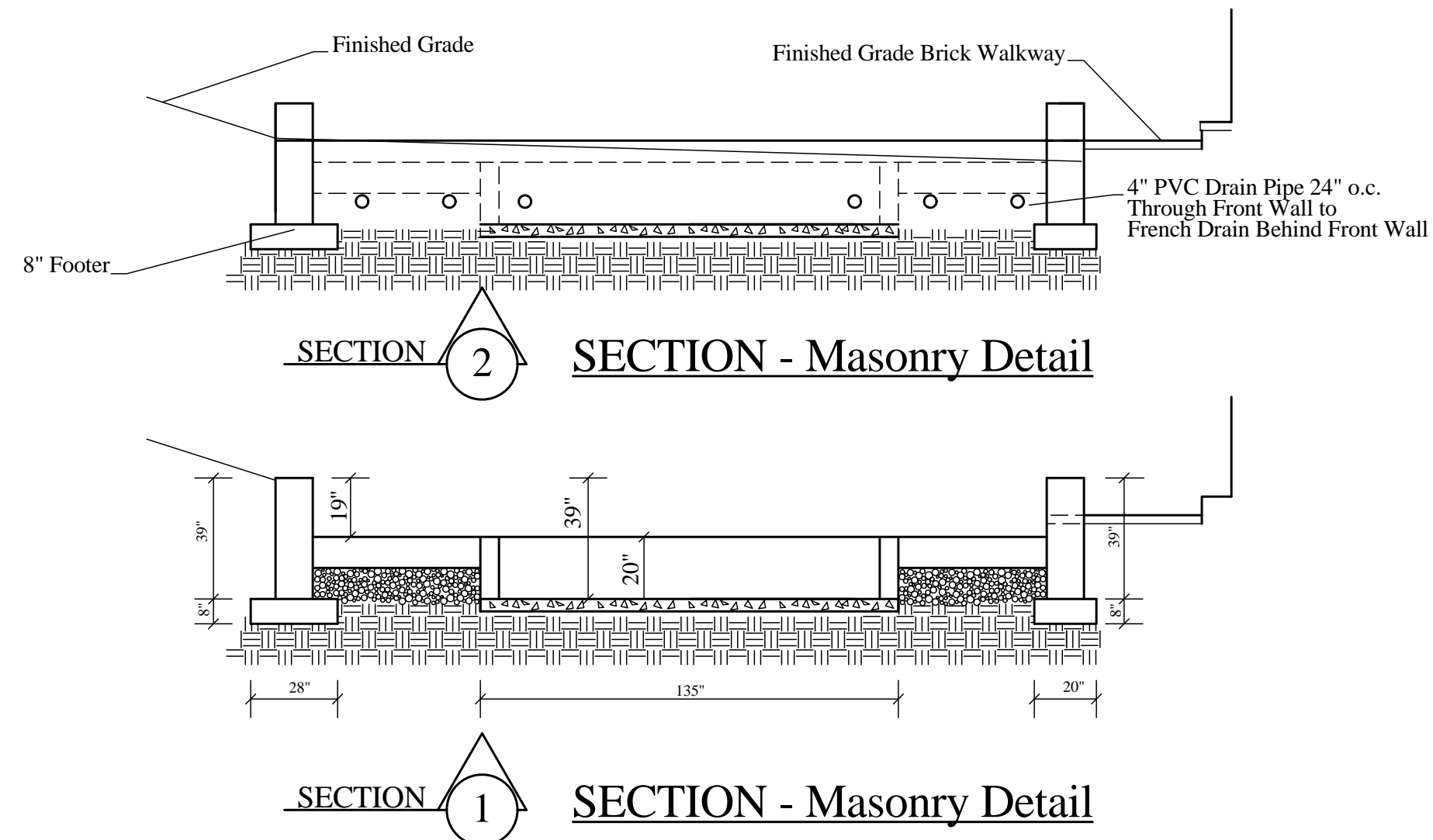
**KILLIN RESIDENCE**  
6403 Connecticut Ave  
Chevy Chase, MD

**SCALE:** 1/4" = 1'

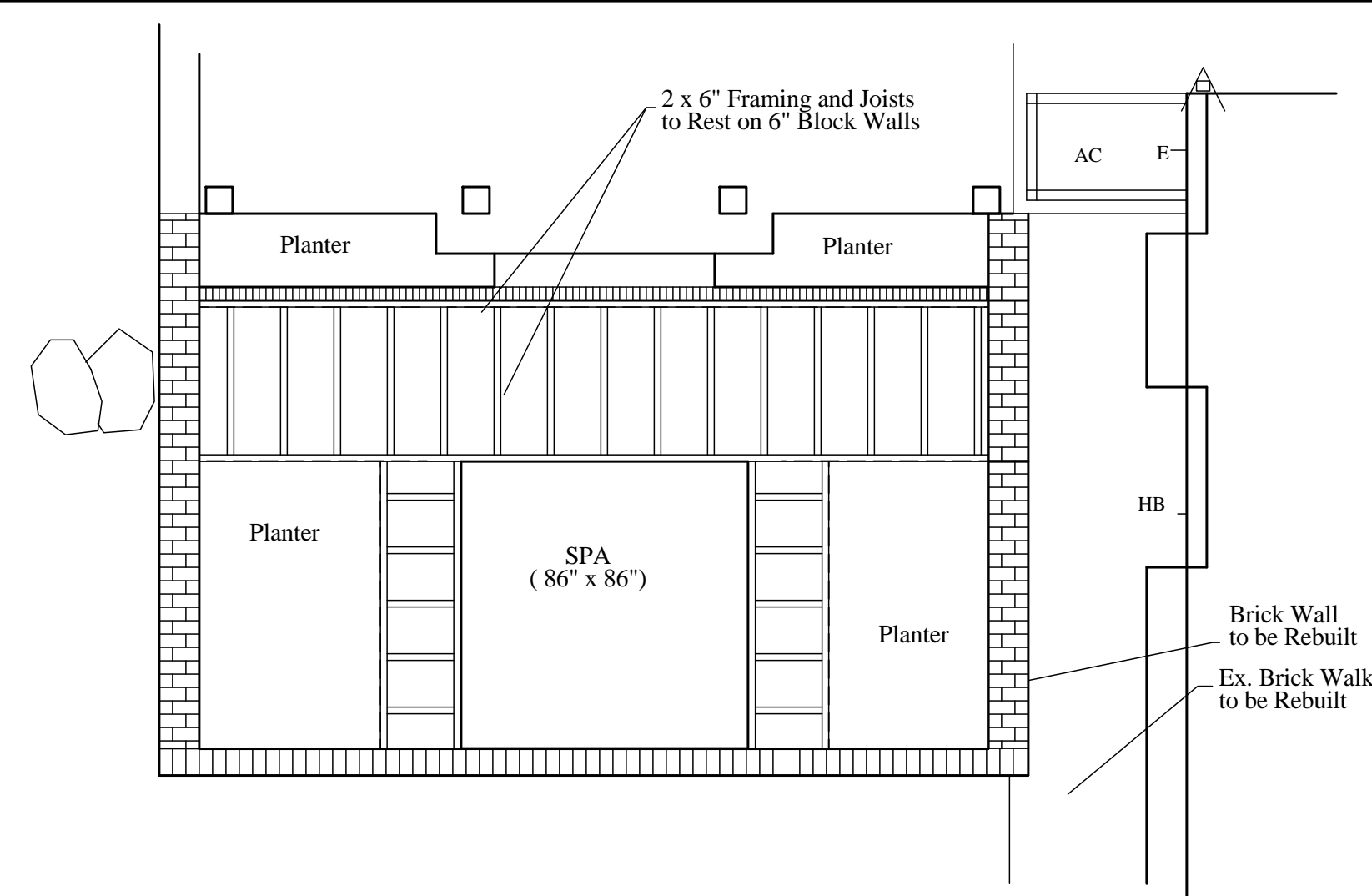
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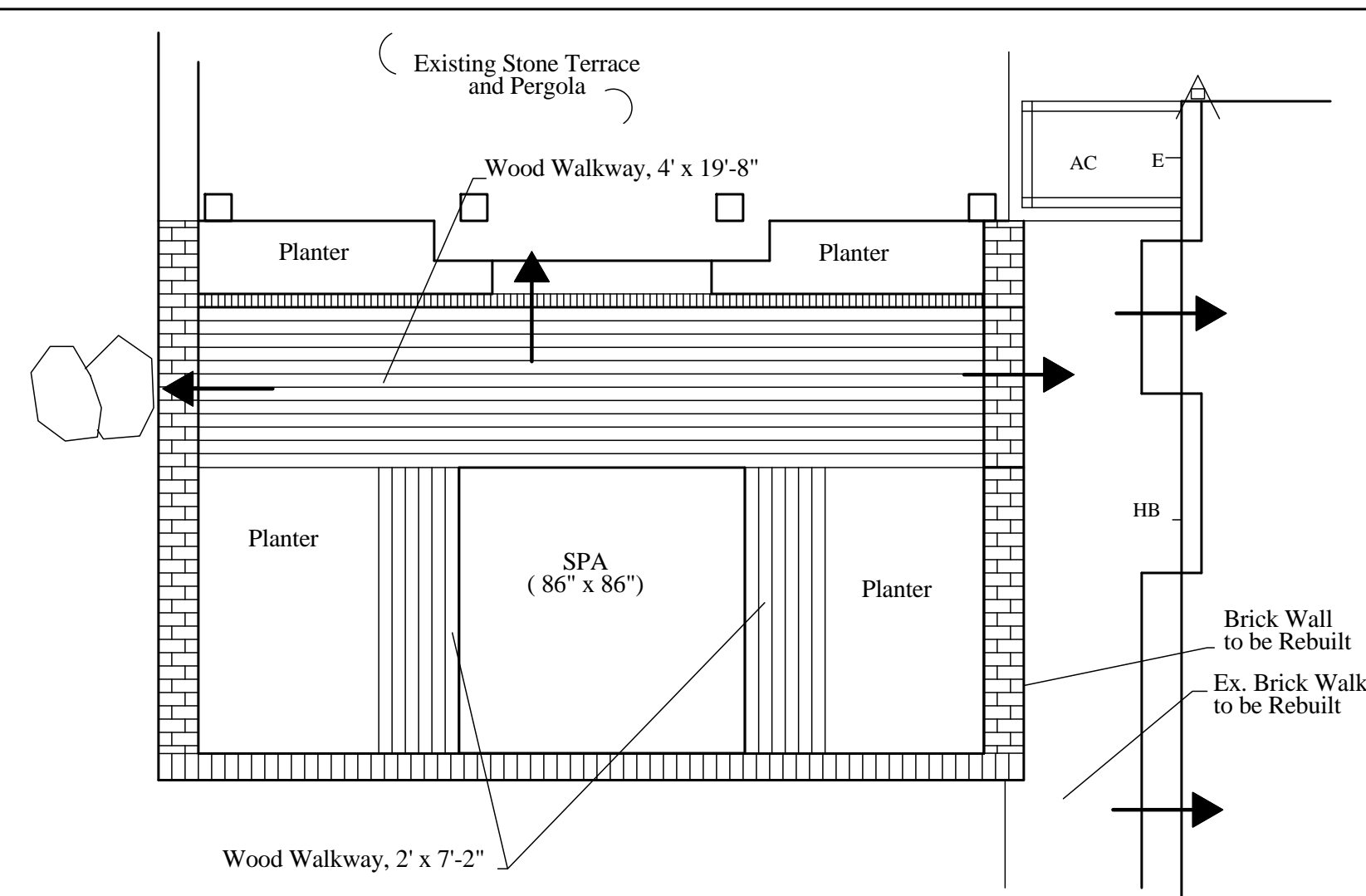




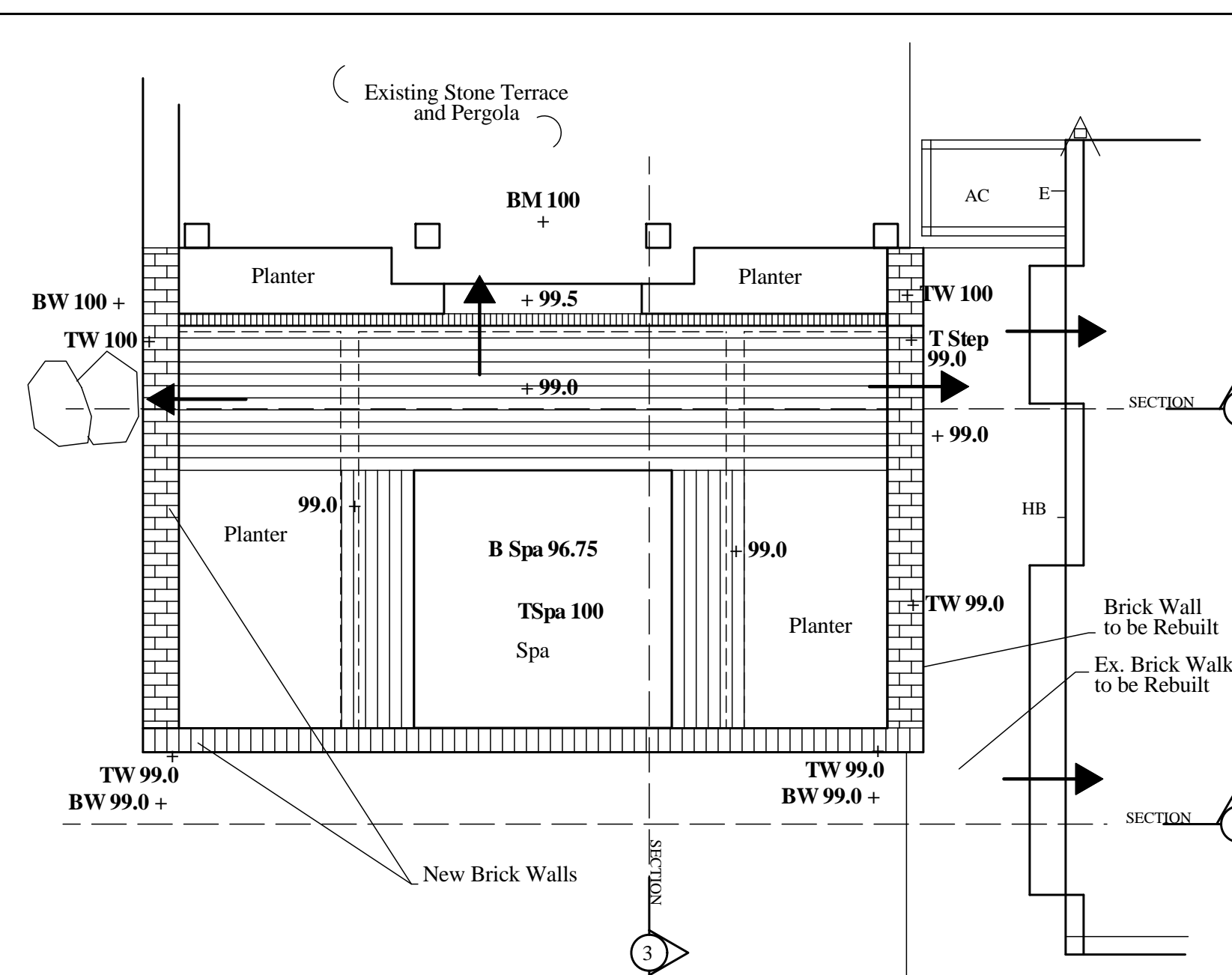
PLAN VIEW - Excavation



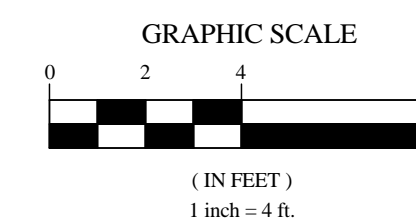
PLAN VIEW - Walkway Framing



PLAN VIEW - Planters and Wood Walkways



PLAN VIEW - Proposed Spot Elevations

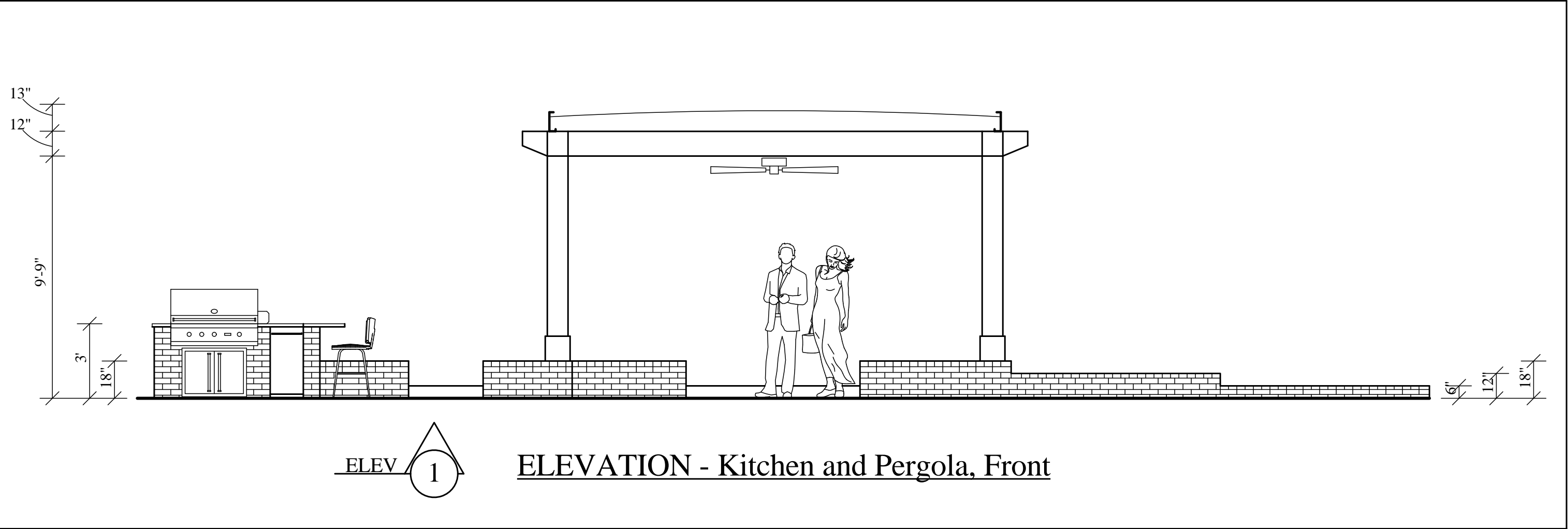


**KILLIN RESIDENCE**  
6403 Connecticut Ave  
Chevy Chase, MD

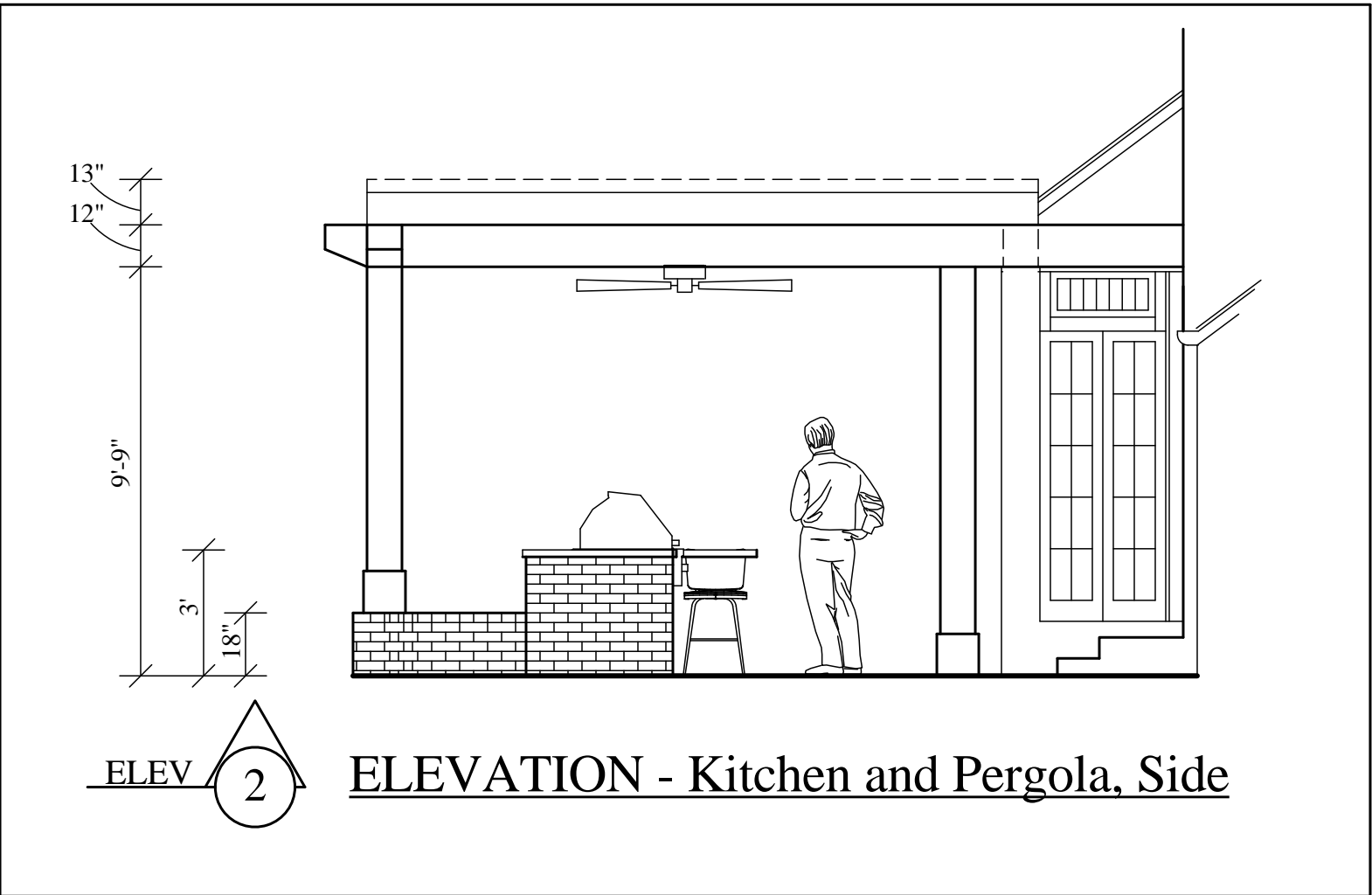
**TITLE: SECTIONS and DETAILS**  
**DATE: 6-3-21, 7-26-21, 10-3-21, 10-18-21, 11-11-21, 11-20-21, 1-20-22, 1-28-22**

**EVERETT CONROY & LANDIS**  
GARDEN DESIGN  
Contractor To Verify  
All Measurements in the Field

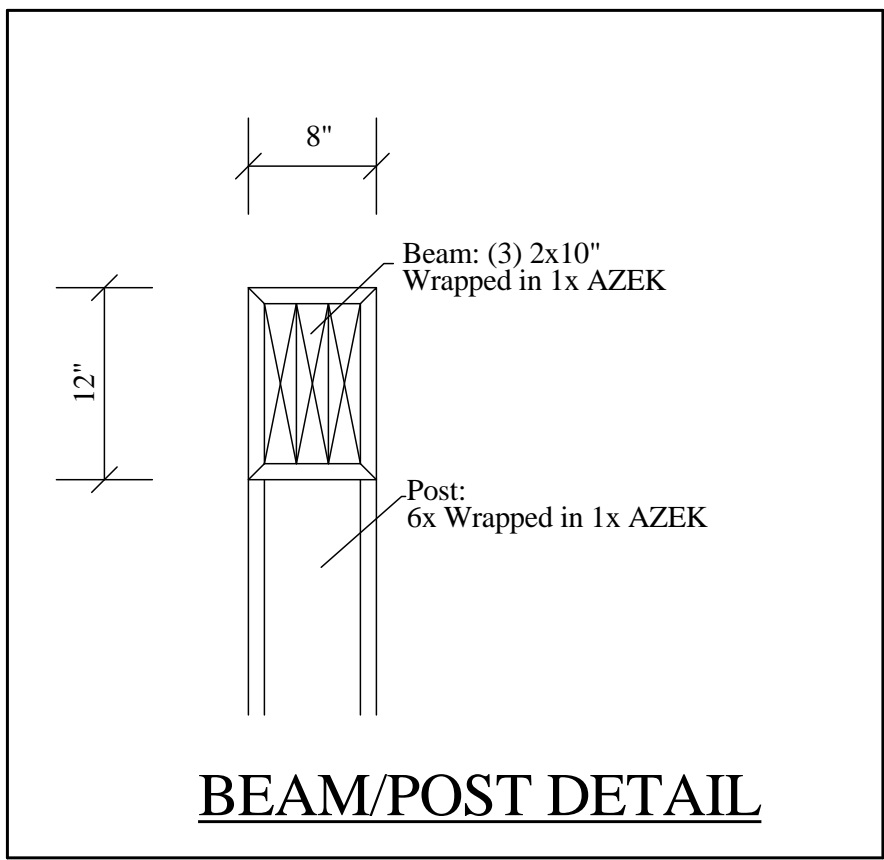
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**NORTH:**



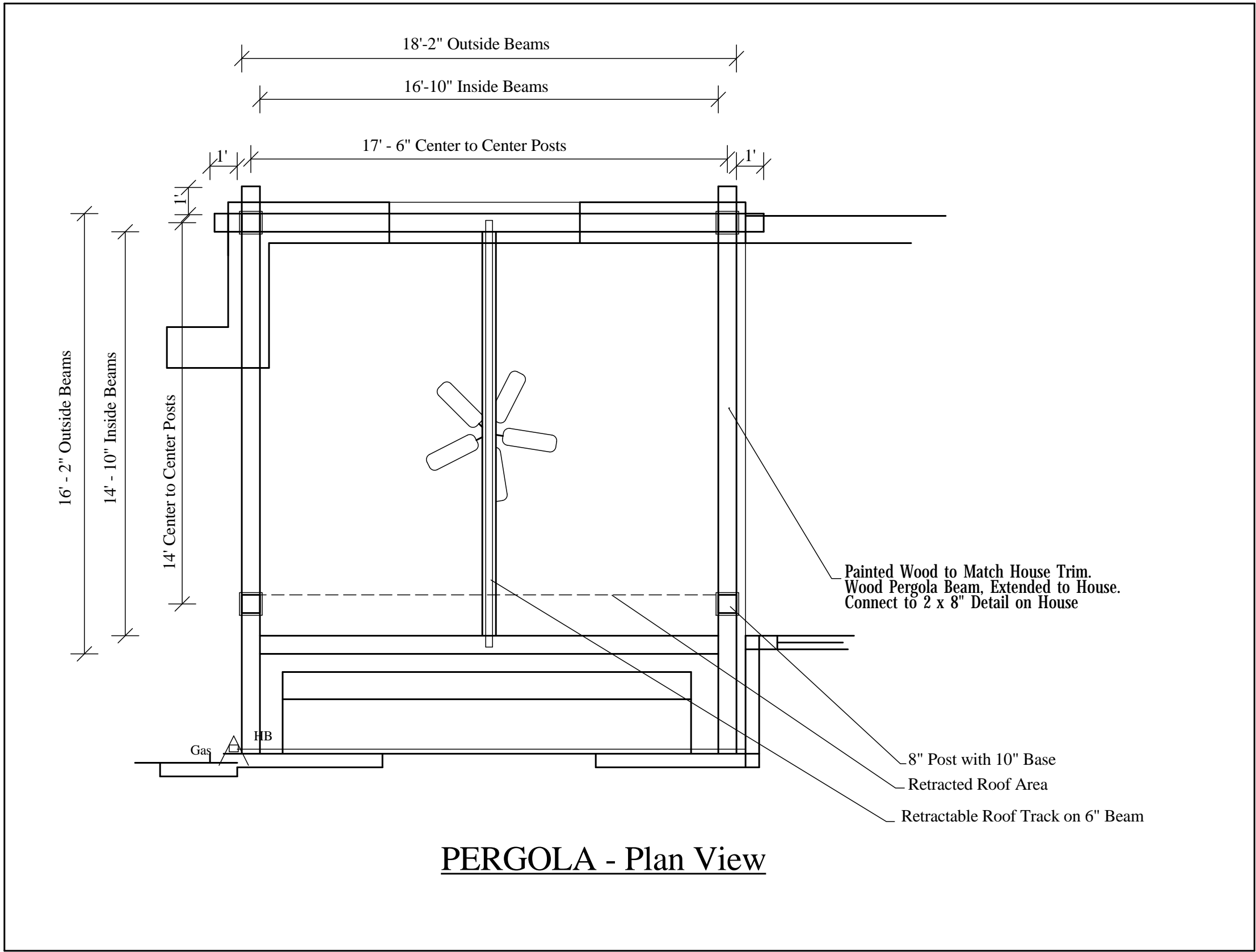
ELEV 1 ELEVATION - Kitchen and Pergola, Front



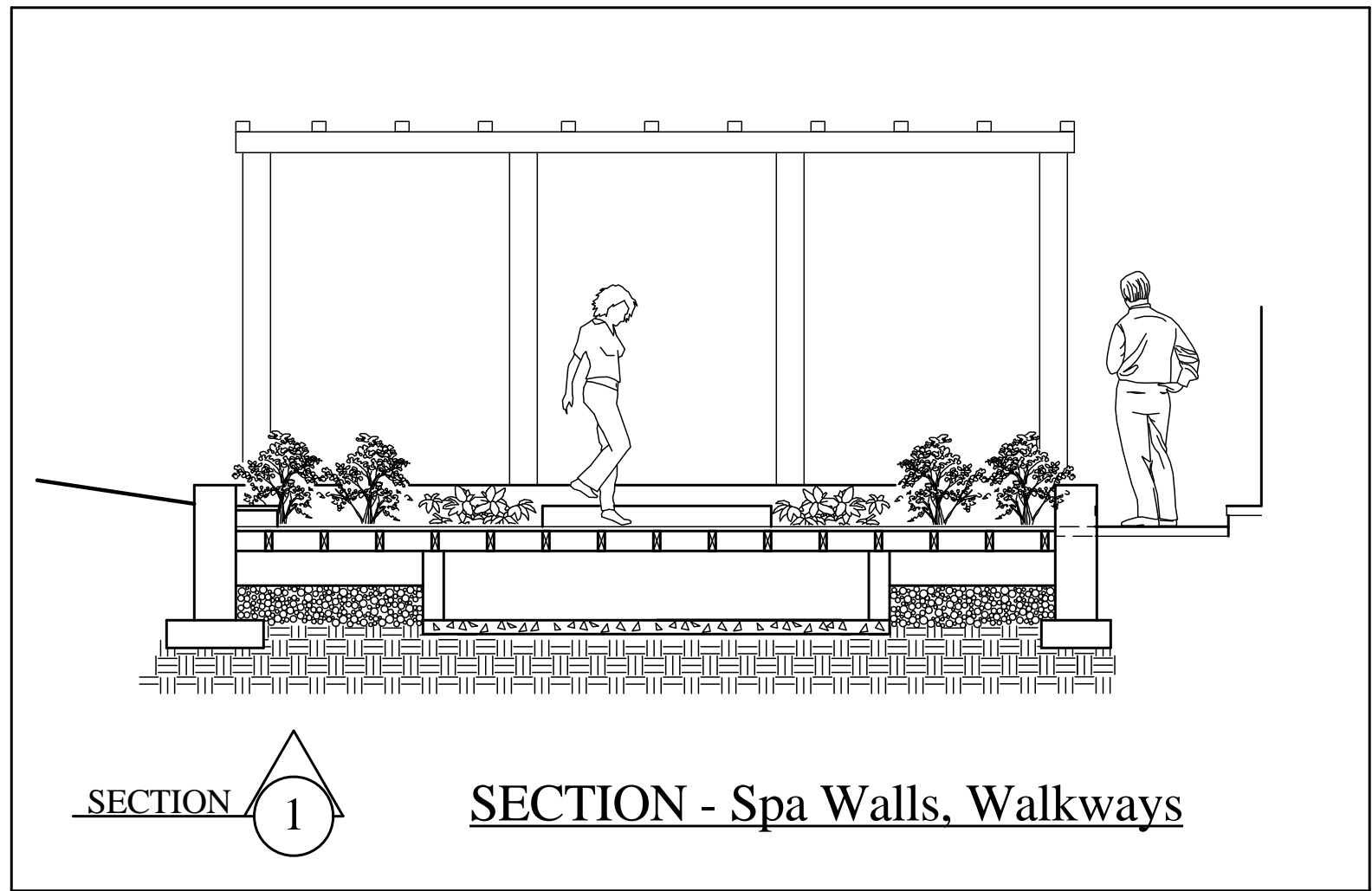
ELEV 2 ELEVATION - Kitchen and Pergola, Side



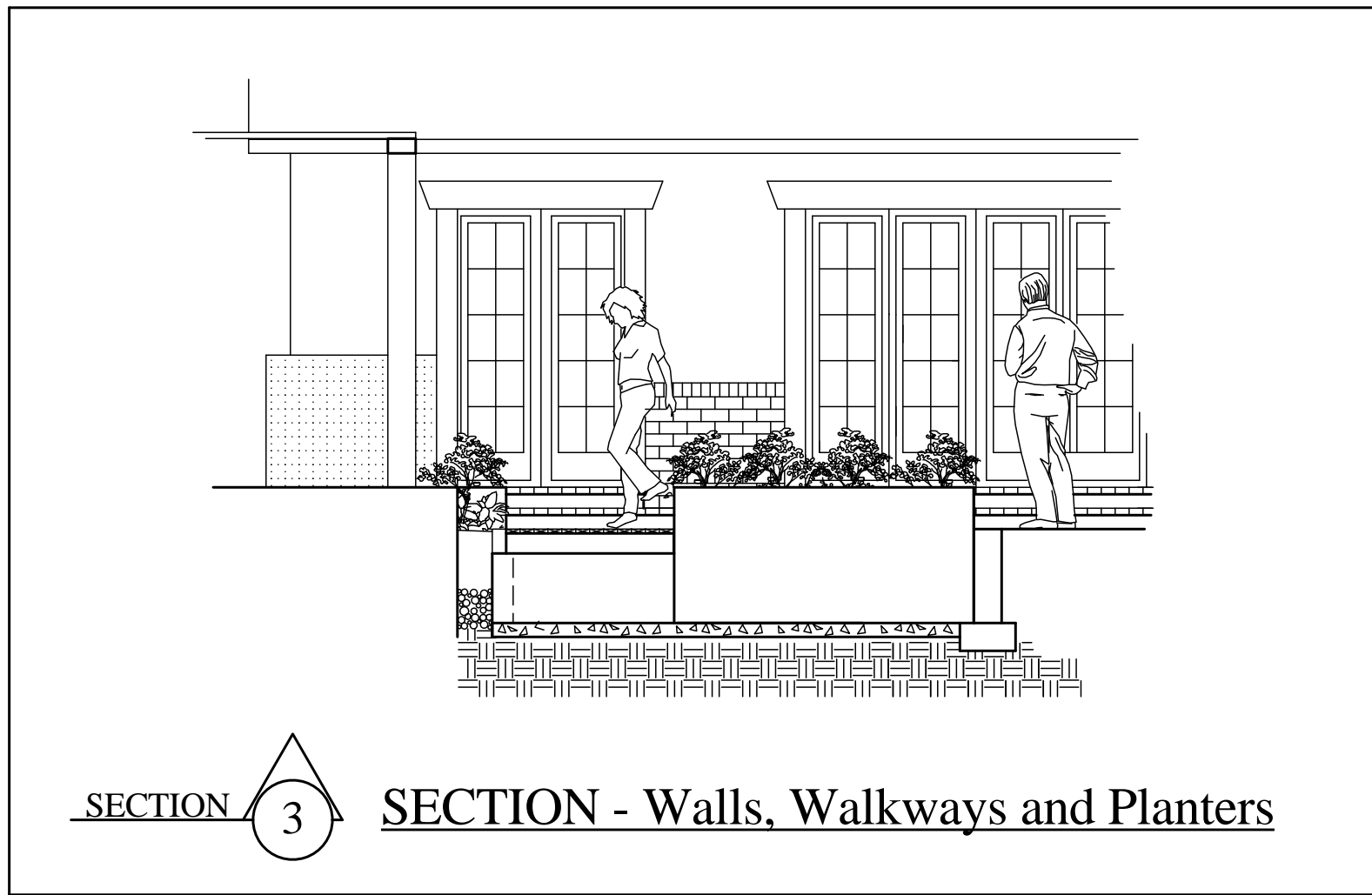
BEAM/POST DETAIL



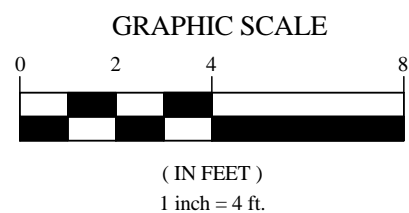
PERGOLA - Plan View



SECTION 1 SECTION - Spa Walls, Walkways



SECTION 3 SECTION - Walls, Walkways and Planters



SCALE: 1/4" = 1'  
NORTH:

KILLIN RESIDENCE  
6403 Connecticut Ave  
Chevy Chase, MD

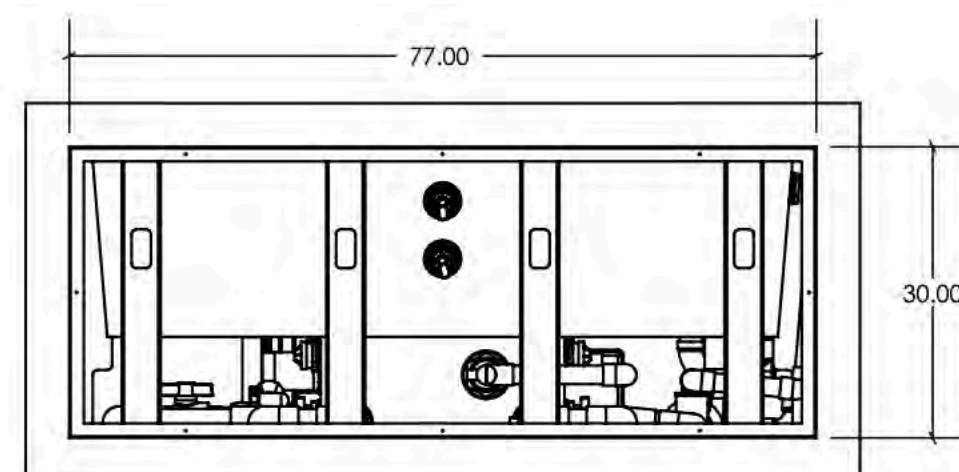
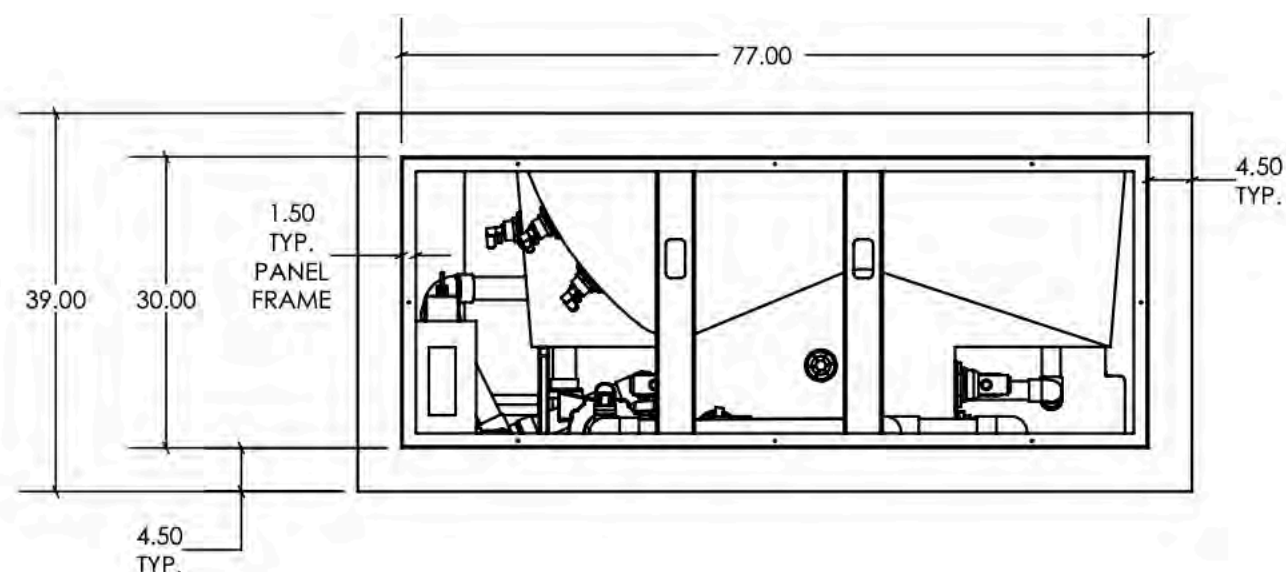
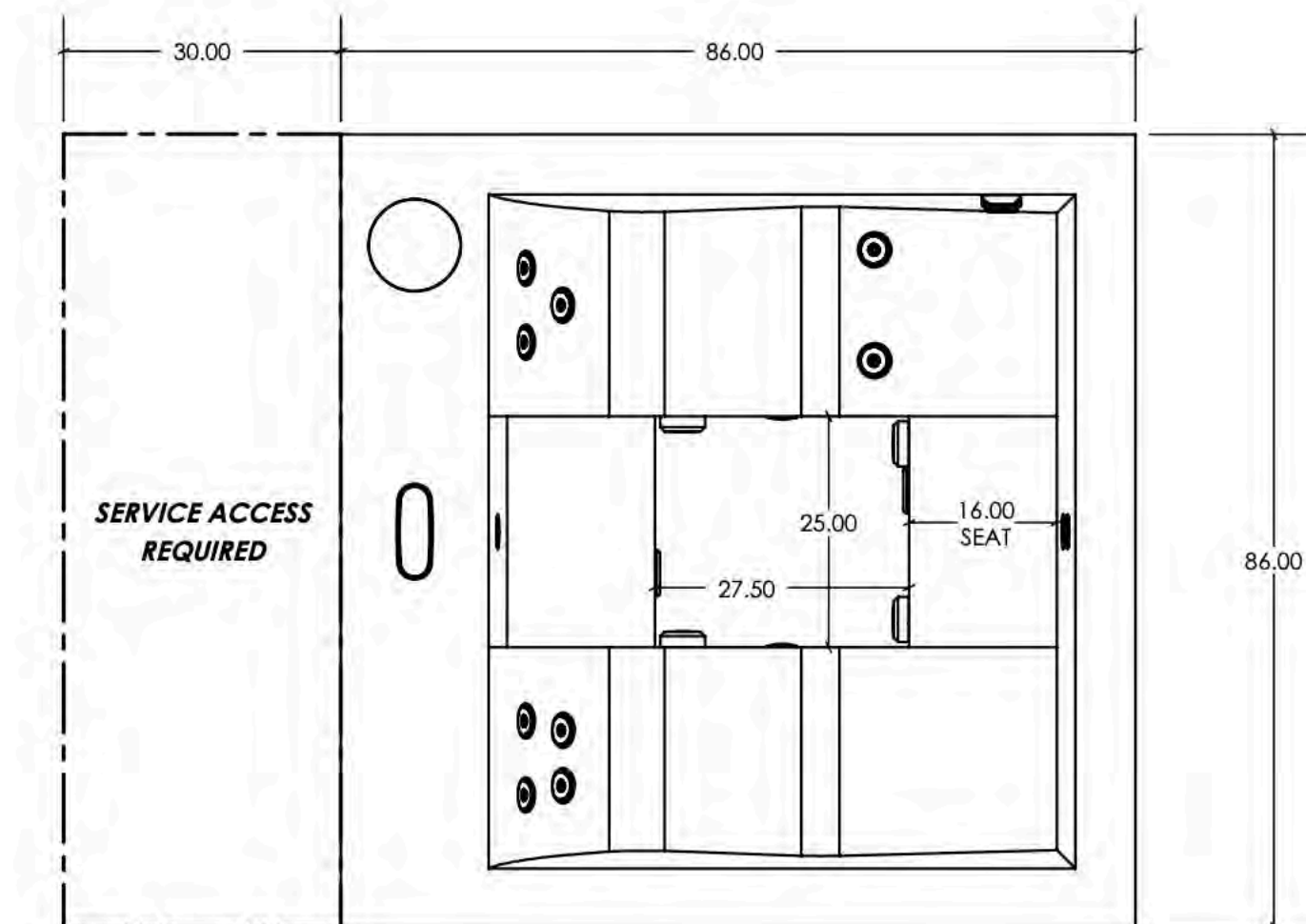
TITLE: ELEVATIONS and SECTIONS  
DATE: 6-3-21, 7-26-21, 10-3-21, 10-18-21, 11-11-21,  
11-20-21, 1-24-22, 1-28-22

EVERETT  
CONROY  
& LANDIS  
GARDEN DESIGN  
Contractor To Verify  
All Measurements in the Field



EVERETT  
CONROY  
& LANDIS  
GARDEN DESIGN

17



- SPA SURFACE AREA = 31 SQ. FT.
- SPA CAPACITY = 312 GALLONS
- SPA WATER WEIGHT = 2605 LBS.
- SPA SHELL WEIGHT = 1240LBS.
- SPA TOTAL WEIGHT = 3845 LBS.

DIMENSIONS ARE IN INCHES  
TOLERANCES:

FRACTIONAL  $\pm 1/4"$

TWO PLACE DECIMAL  $\pm 0.25"$

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES. DO NOT SCALE DRAWING
MATERIAL
304 / 316 L STAINLESS STEEL
FINISH
Rotary Hand Brushed

SHEET 2 OF 9

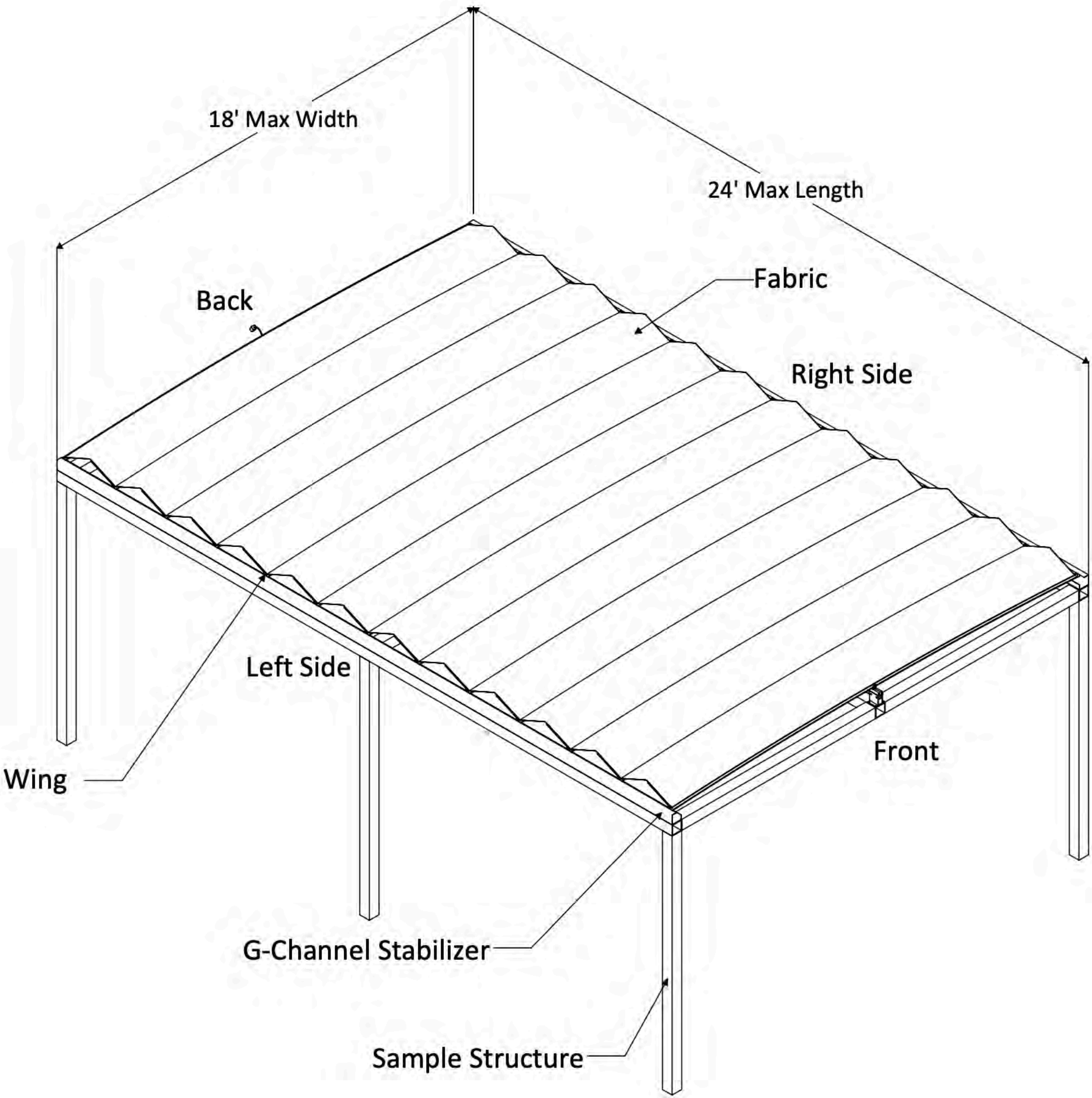


**4409 Coriolis Way  
Frederick, CO 80504  
ph. 720-864-9115  
1-800-951-SPAS  
fax. 1-866-605-2358**

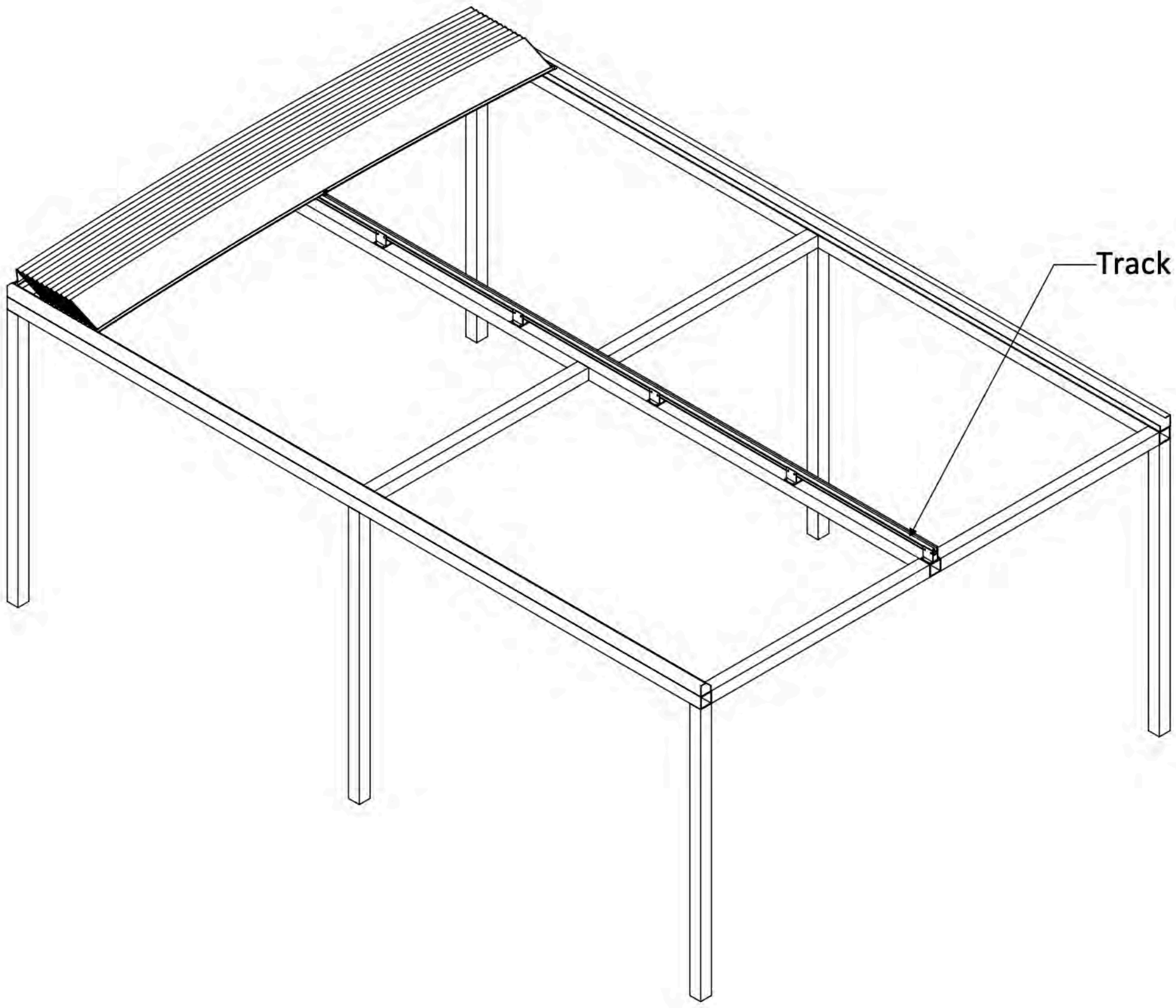
- due to the custom nature and welding processes involved in fabrication, there may be some distortion, warping and or pitting of the flat surfaces on our products.
- all inside weld seams will be visible.
- spa will be insulated with a 2-part polyurethane foam.



# MOTOR OPERATED RETRACTABLE ROOF SYSTEM



**Roof Extended**



**Roof Retracted**





**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 6403 Connecticut Avenue, Chevy Chase, MD 20815  
**Property Owner:** Jessica Killin  
**Project Manager/Contractor:** Everett, Conroy & Landis Garden Design  
**Proposed Work:** Exterior hardscape; pergola and outdoor spa

1/19/22

Mitra Pedoeem, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Pedoeem,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

**CHEVY CHASE VILLAGE**  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

**BOARD OF MANAGERS**  
ELISSA A. LEONARD  
*Chair*  
ROBERT C. GOODWIN, JR.  
*Vice Chair*  
DAVID L. WINSTEAD  
*Secretary*  
LINDA J. WILLARD  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*  
NANCY E. WATTERS  
*Assistant Treasurer*  
LOU MORSBERGER  
*Board Member*

**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK  
**LEGAL COUNSEL**  
SUELLEN M. FERGUSON



6403 Connecticut Ave. Chevy Chase, MD. 20815  
Documentation for Historic Permit # 980186  
Back (East Facing) Yard





Side (South Facing) Yard





6403 Connecticut Ave. Chevy Chase, MD 20815  
Proposed Spa & Pergola images  
Diamond Stainless Steel Spa with Ipe floating deck surround:





Proposed Pergola with Shade FX Retractable Canvas Roof:



Pergola Style will not include rafters





6403 Connecticut Ave. Chevy Chase, MD. 20815 (Killin)  
Proposed examples of Brick & Flagstone patios & Masonry Kitchen  
Dining Patio & Firepit Area patio Examples



Exterior masonry kitchen (brick) with flagstone counter Example

