

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Hesketh St., Chevy Chase	Meeting Date:	2/7/2018
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	1/31/2018
Applicant:	John and Vicky Duff (Jennifer Kirwan, Architect)	Public Notice:	1/24/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18F	Staff:	Michael Kyne
PROPOSAL:	Fenestration alterations		

STAFF RECOMMENDATION

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

- 1. The proposed new windows will have permanently affixed muntins and spacer bars.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: c. 1916-1927

PROPOSAL

The applicants propose the following fenestration alterations at the subject property:

- Reglaze and replace the glass in one original window.
- Replace an existing non-original window on the left elevation of the historic house.
- Install a new window on the left elevation of an existing rear addition.

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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

- or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 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 state three basic policies that should be adhered to, including:

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.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 c. 1916-1927 Dutch Colonial-style Outstanding Resource within the Chevy Chase Village Historic District. Although the house has relatively modest setbacks, its side elevations are clearly visible from oblique angles along Hesketh Street. Because of this, the proposed fenestration alterations should be reviewed with strict scrutiny, which is in accordance with the window guidelines for Outstanding Resources.

After review of the submitted information, staff fully supports the applicants' proposal, finding the following:

Reglazing/Glass Replacement

The applicants propose to reglaze and replace the glass of one original 9-over-1 window on the left elevation of the historic house. Although the window is original, the glass in it is not. The existing glass is obscured glass and the replacement glass will be similar. The proposed window reglazing and glass replacement is considered routine maintenance and is not subject to review by the HPC.

Window Replacement

The applicants propose to replace one non-original 1-over-1 window on the left elevation of the historic house (rearmost window on the second-floor) with a new 9-over-1 wood SDL window to closely match the original windows. The window to be replaced is in a wall plane of the historic house that experienced previous alterations when a rear addition was constructed in 1986. The proposed replacement window is larger than the existing window, and the existing non-original window opening will have to be enlarged to accommodate the new window; however, staff is not concerned about a potential loss of original materials, due to the aforementioned alterations. The proposed replacement window is compatible with the historic house and will not detract from the character-defining features of the subject property or surrounding streetscape.

Window Installation

The applicants propose to install one new window on the second-floor of the left elevation of an existing 1986 rear addition. The proposed new window will be a 9-over-1 wood SDL window to closely match the original windows of the historic house. The proposed new window is compatible with the historic house and will not detract from the character-defining features of the subject property or surrounding streetscape.

The application states that the proposed new windows will have 5/8" profile muntins to closely match the original windows of the historic house; however, while the submitted specifications indicate that the proposed windows are available with a variety of muntin/grille options, the applicants have not clearly

indicated which options they are proposing. In accordance with preservation best practices and the HPC's typical requirements for new SDL windows, staff recommends that the HPC approve the applicants' proposal, with the condition that the proposed new windows will have permanently affixed muntins and spacer bars.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), 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;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jennifer@menassaarchitecture.com Contact Person: Jennifer M. Kirwan, AIA
 Tax Account No.: _____ Daytime Phone No.: 301.503.0130
 Name of Property Owner: John & Vicky Duff Daytime Phone No.: 301.654.5181
 Address: 6 Hesketh St., Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: Precision Contractors: Tim Faff Phone No.: 410.320.0934
 Contractor Registration No.: MHIC 111428
 Agent for Owner: Menassa Architecture, LLC Daytime Phone No.: 301.503.0130

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: Hesketh Street
 Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy
 Lot: 9 & 10 Block: 25 Subdivision: Section 2
 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 estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
 2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Jennifer M. Kirwan AIA
 Signature of owner or authorized agent

1.17.18
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

825270

6

**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:

6 Hesketh St.: Outstanding Resource; Single Family Home w/ outbuilding located
in the Chevy Chase Village Historic District.

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

- Interior renovations of residence with no increase or changes to the exterior footprint of the residence.

- Add two new windows in non-historic portion of the home; Re-glaze one existing historic window (currently which has non-historic obscured glazing). Replace with single glazed (laminated) obscured glazing to match new adjacent window. (note: new adjacent window is located in previously altered, non-historic wall of the residence).

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.

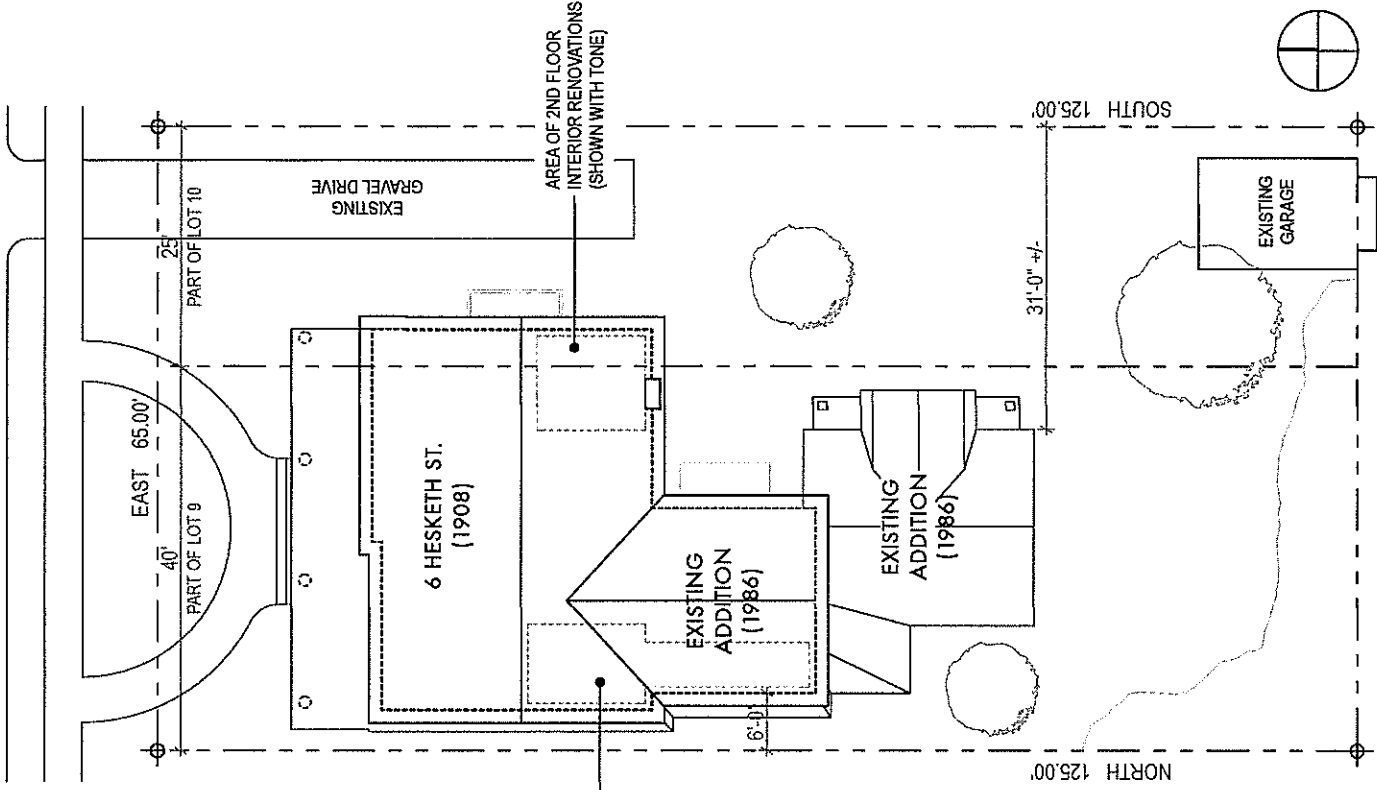
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

(7)

HESKETH STREET



NOTE: INTERIOR RENOVATIONS AT SECOND FLOOR
OF EXISTING RESIDENCE. NO INCREASE OR CHANGE
TO EXISTING FOOTPRINT OF RESIDENCE.

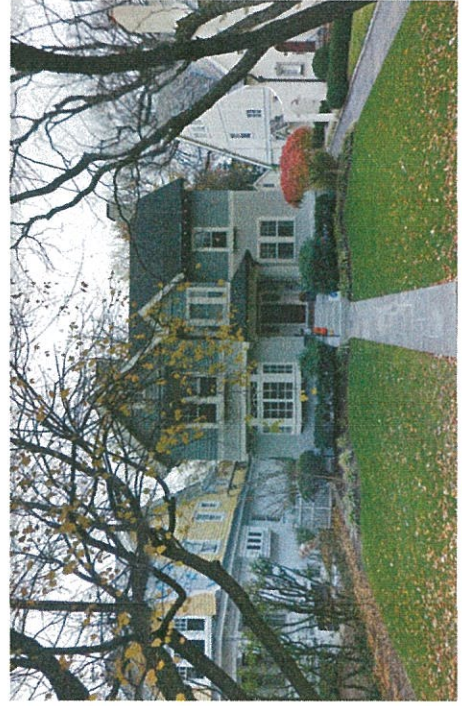
1



6 HESKETH - NORTH FACADE



4 HESKETH - NORTH FACADE



8 HESKETH - NORTH FACADE



6 HESKETH - VIEW FROM NORTHEAST



6 HESKETH - VIEW FROM NORTH-WEST



REAR FACADE - VIEW FROM SOUTH-WEST



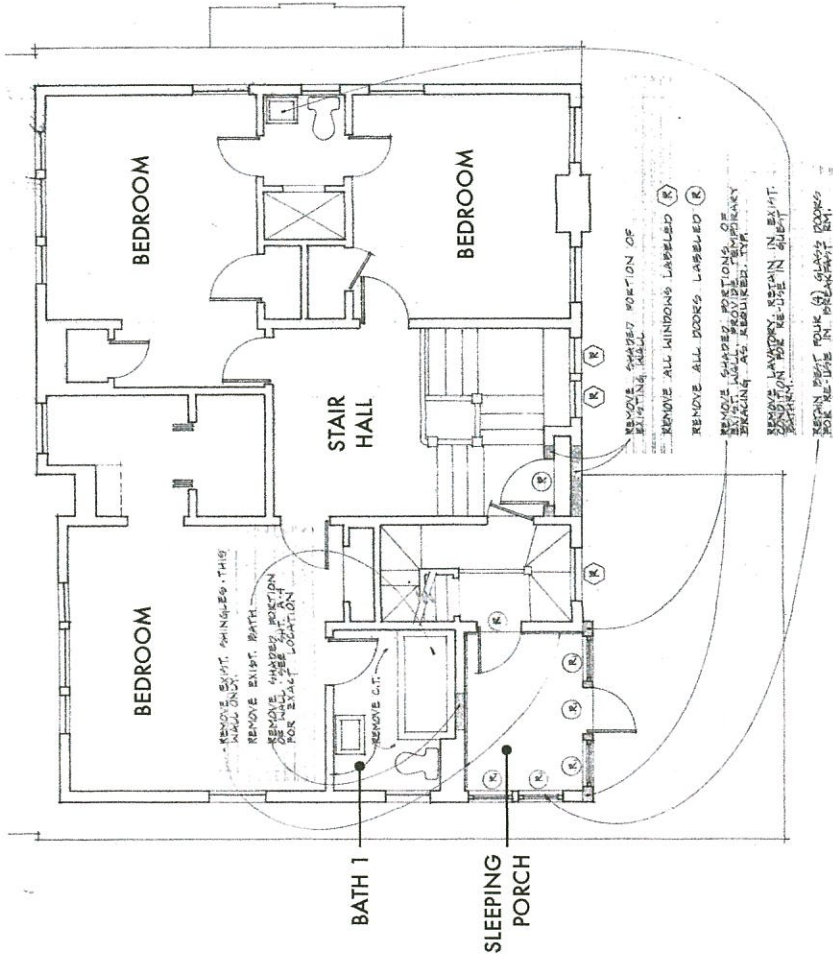
REAR FACADE - VIEW FROM SOUTH-EAST



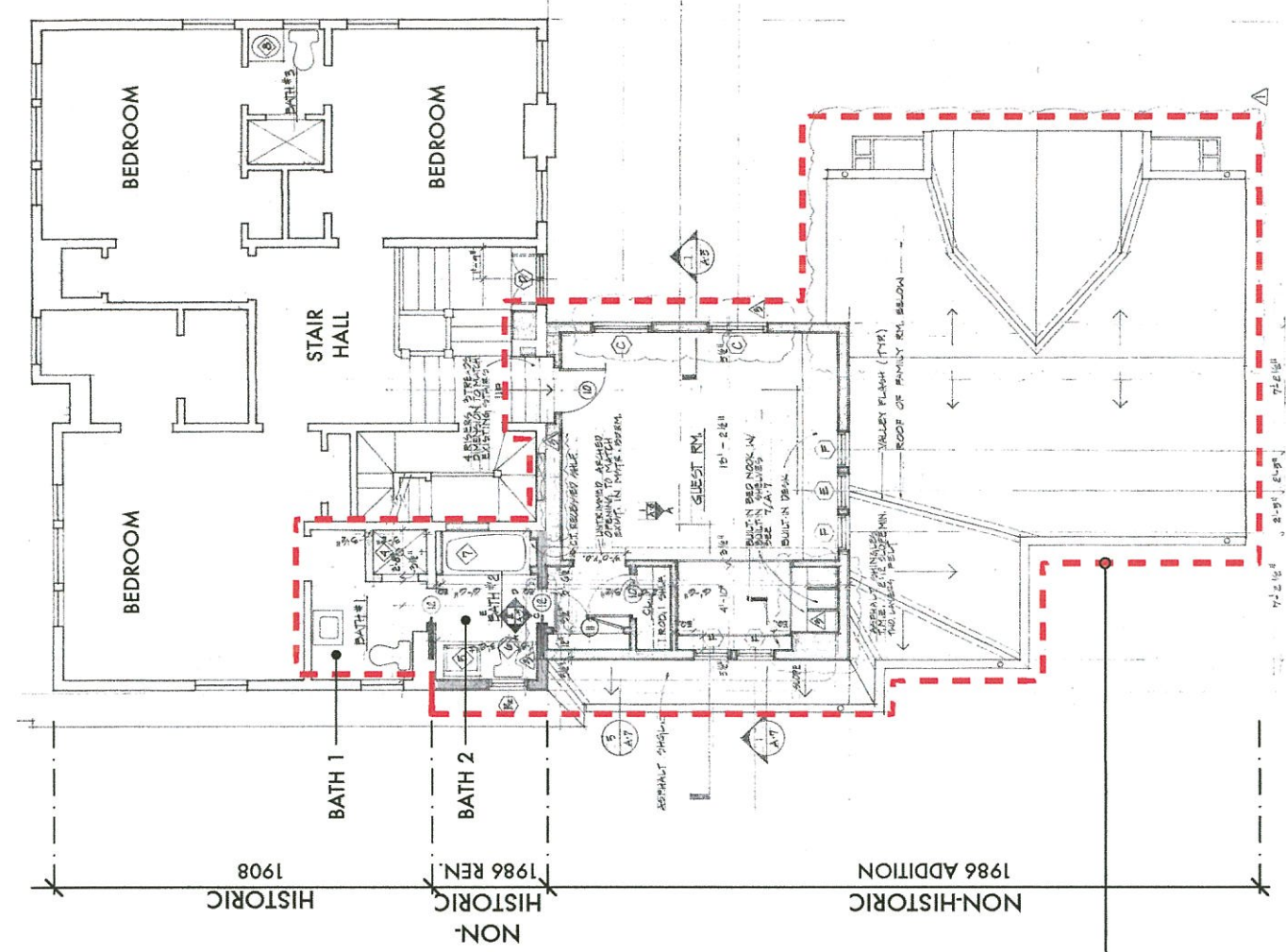
SIDE YARD - VIEW FROM SOUTH-EAST



SIDE YARD - VIEW FROM SOUTH-EAST

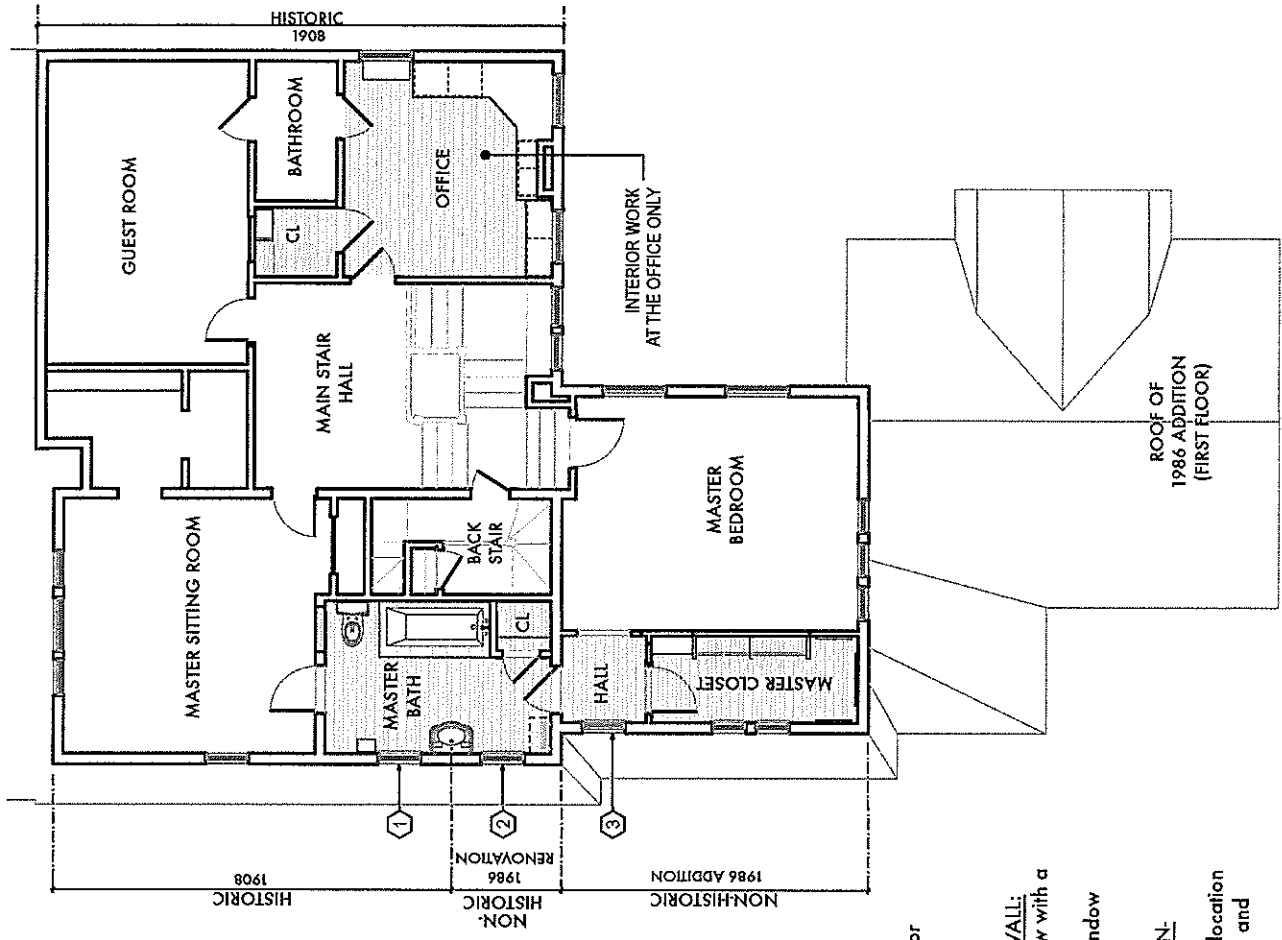


SECOND FLOOR: BEFORE THE 1986 RENOVATION & ADDITION

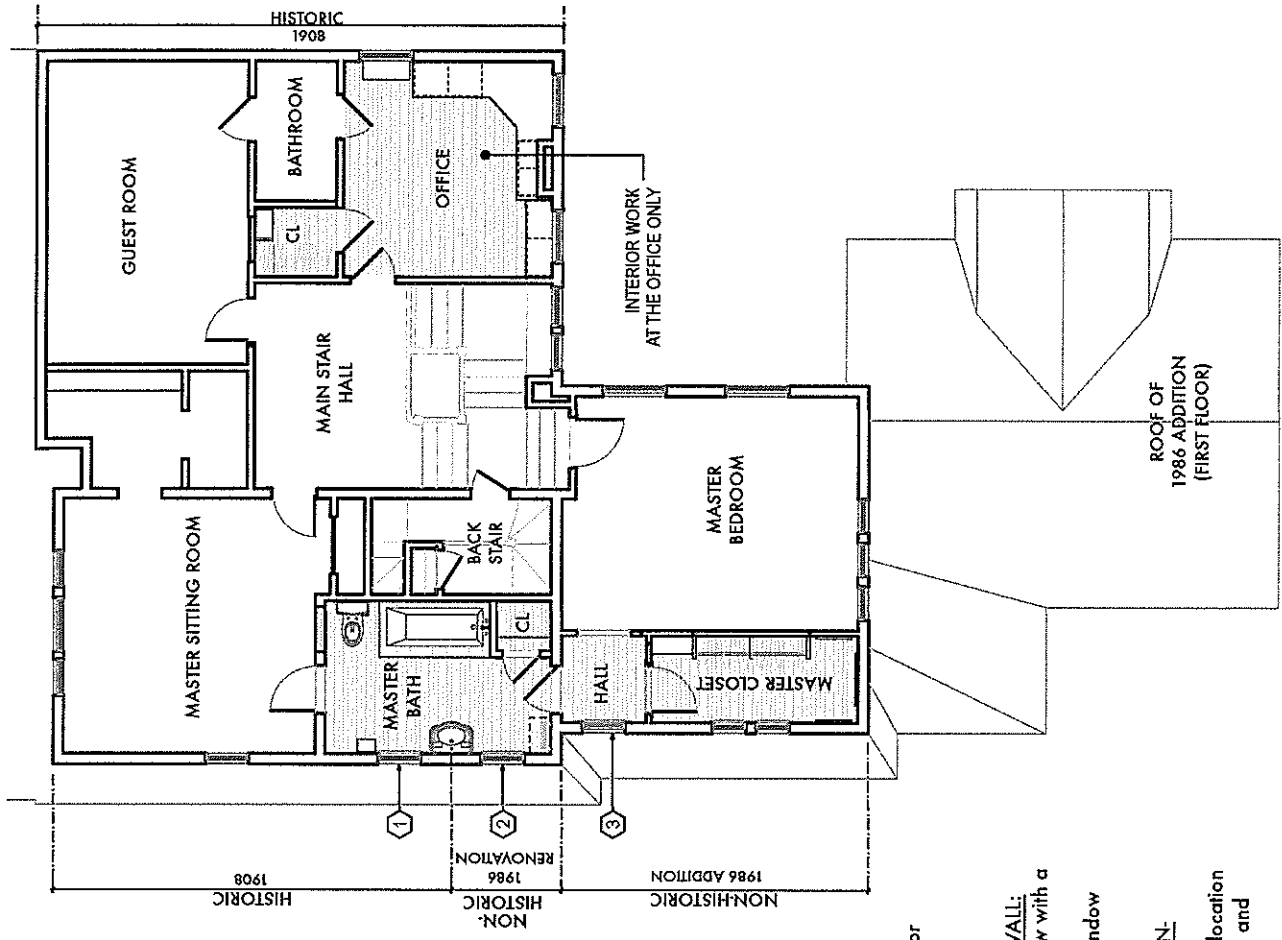


**NOTE: DRAWINGS PROVIDED BY OWNER
SHOWING SECOND THE FLOOR BEFORE &
AFTER THE 1986 RENOVATION.**

DASHED LINE REPRESENTS THE
EXTENT OF THE NON-HISTORIC
1986 ADDITION & RENOVATION



SECOND FLOOR: DEMOLITION PLAN



SECOND FLOOR: PROPOSED PLAN

PROPOSED SCOPE OF WORK:

HISTORIC WINDOW:

- ① Re-glaze existing window, no other alteration proposed for this window. (Refer to sheet 11 for interior view of existing window)
- ② New Glazing to be single glazed, laminated, obscured glass, to allow for privacy at the Master Bathroom.

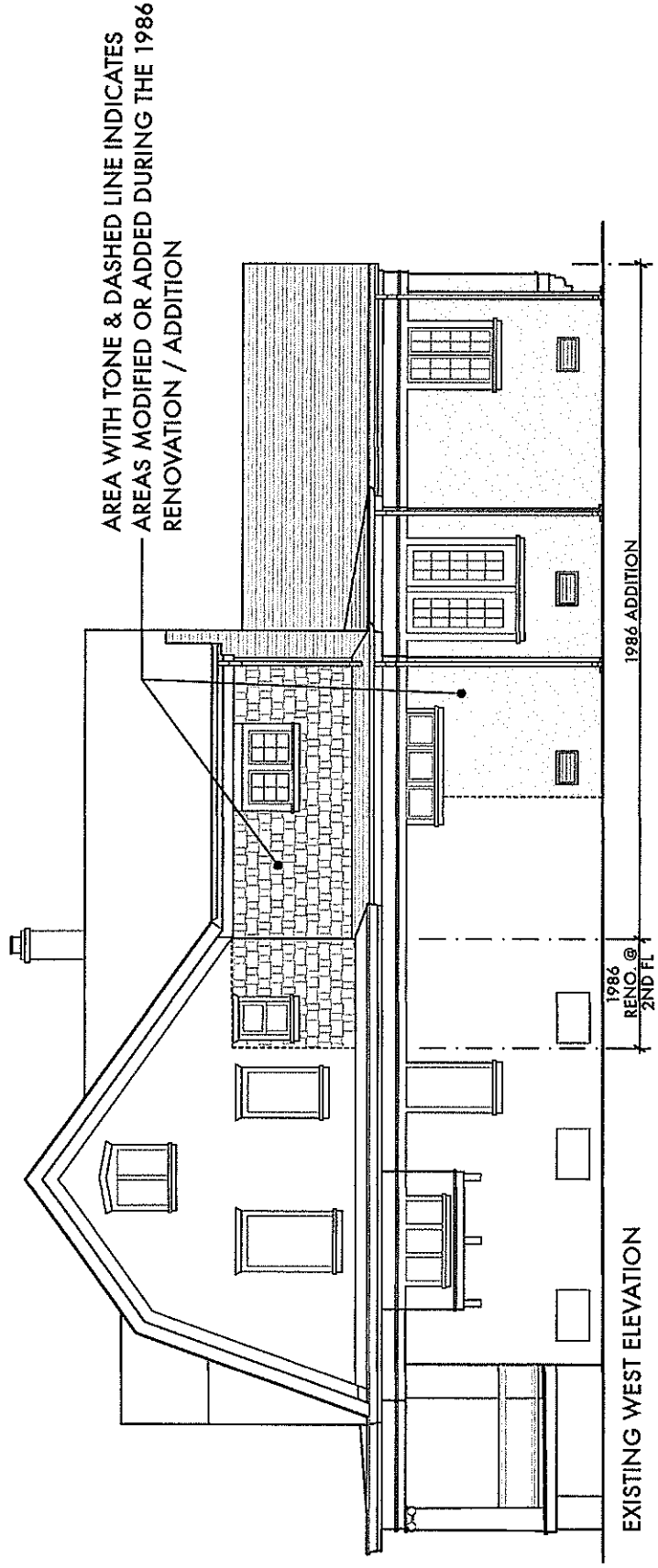
NEW WINDOW IN NON-HISTORIC (PREVIOUSLY ALTERED) EXTERIOR WALL:

- ③ Replace existing non-historic window with a new window which matches the size, proportion, and muntin pattern of Window '1' located within the same room.

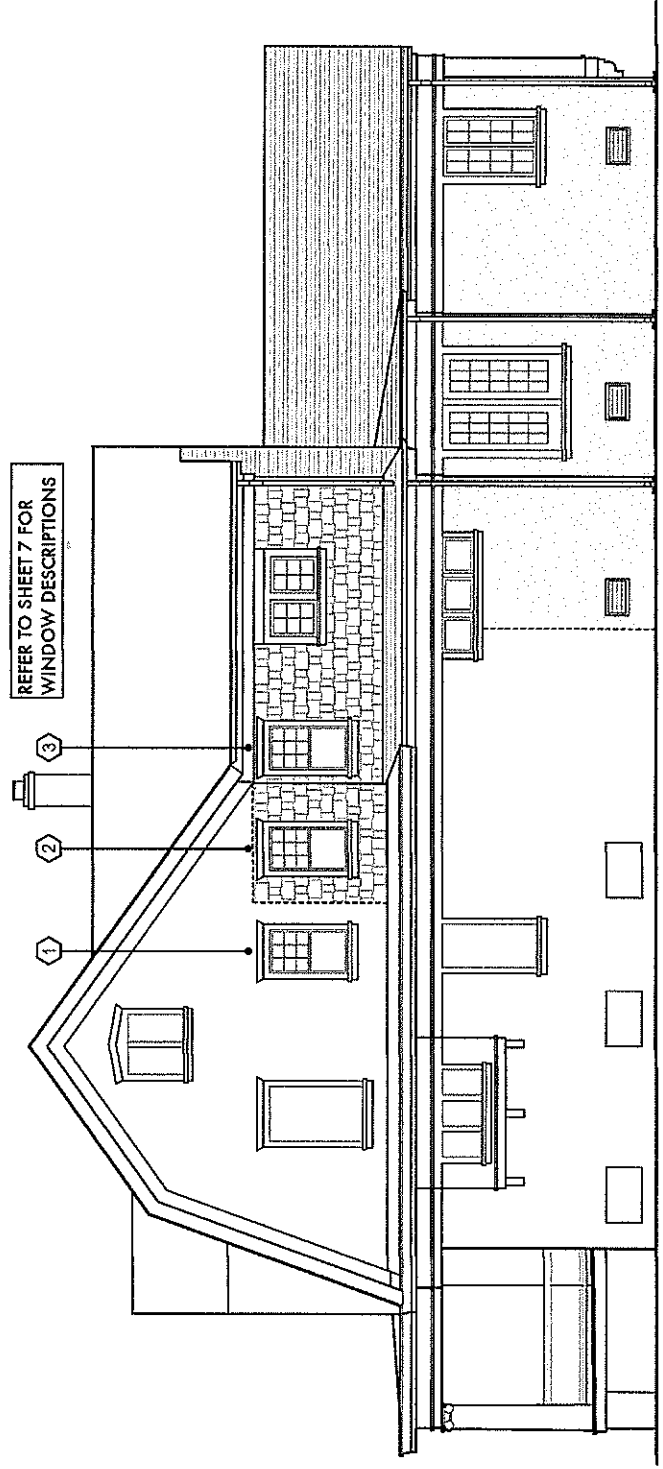
NEW WINDOW PROPOSED IN NON-HISTORIC 1986 ADDITION:

- ④ A new window is proposed for this location which will match the size, proportion, and muntin pattern of Window '1'.

Note: Windows '2' & '3' are new wood, double hung windows with weight & chain operation by Parrett Windows & Doors (Details on sheet 9 & 10)



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



WEIGHT & PULLEY UNITS

- Available in Single | Double | Triple Hung Units
- Custom Sizes and Shapes per Specification
- Full 1 3/4" Standard, 2 1/4" & Magnum Sash Options
- OGEE Lugs available in wood or clad

Standard Unit
Single Glaze Clear
Single Glaze Tint
Insulated Glaze Clear
Insulated Glaze Tint/Obscure
Insulated Glaze Low E
Available: Tempered
Available: Tempered Low E
Available: Numerous Wood Species

Interior Trim Arch & Complete Set
2 1/4 - 2 1/2" Numerous Wood Species
3 1/4 - 3 1/2" Numerous Wood Species

Standard Jamb Extensions
2" Numerous Species
2 1/16 - 5" Numerous Wood Species
Custom Jamb Extensions Available

Exterior Options
2-3 1/2" Flat Casing
3 9/16-5 1/2" Flat Casing
Multiple Wood Brickmould Profiles
Aluminum Clad 5/8", 3/4", 1-1/8"
Various Aluminum Casing Profiles
Aluminum Brickmould
Poly Painted Exterior

Grille Options
Grille in Air Space - 5/8" Flat Bar
Grille in Air Space - Contoured 11/16" Bar
Wood Grille No Surround
Wood Grille with Surround
SDL Primed with or without Spacer Bar
SDL Poly/Aluminum with Spacer Bar
TDL Primed
TDL Poly Painted

Wood Species Available
Alder
Appalachian Cherry
Birch
Black Walnut
Cypress
Douglas Fir
Hard White Maple
Hickory
Kroottv Alder
Kroottv Pine
Malibogany
Pine
Poplar
Red Oak
Western Hemlock
Western Red Cedar
White Oak
Others Upon Request

Glass Types Available
Single Glaze
Insulated Glaze
Low E
Decorative Glass
V-Grooved
Beveled Glass
Insul. Laminated
Vintage Glass
Laminated STC
Others Upon Request

Finishing Options
Natural
Ultra Primed
Poly Painted
Stained and Clear Coated

9W | Parrett Window & Doors

Phone: 1-800-541-9527

Fax: 1-877-238-2452

Parrett Windows & Doors | 10W



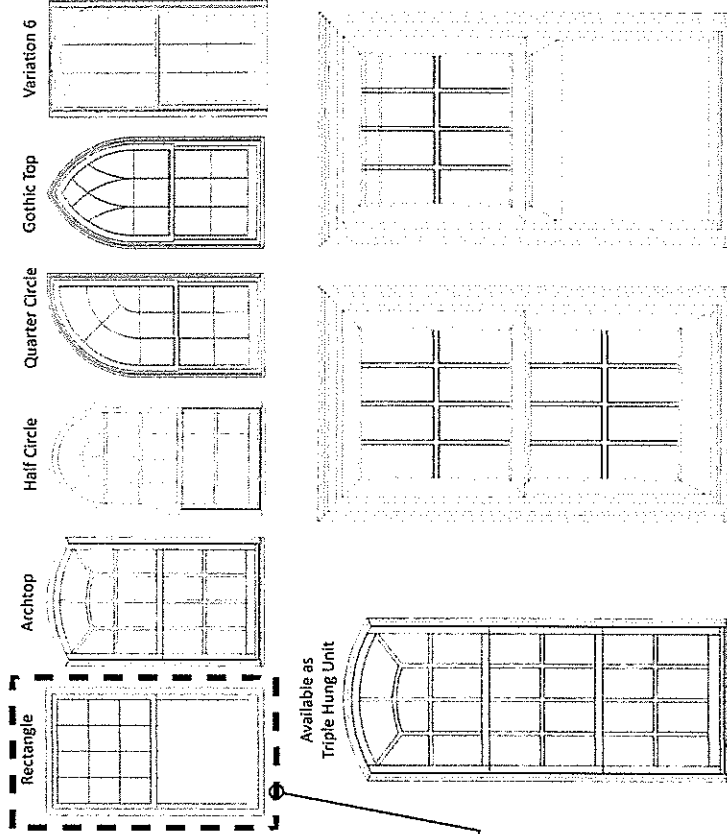
OPERATING WINDOWS

WEIGHT & PULLEY UNITS

- The windows are available in the following grille options. Other patterns available upon request.

Grille in Air Space 5/8" Flat Bar	Grille in Air Space Contoured 11/16" Bar	Wood Grille No Surround or with Surround	SDL Grille with or without Spacer Bar	SDL Poly / Aluminum w/ or w/out Spacer Bar	TDL Primed	TDL Poly
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MULTIPLE STYLES AVAILABLE



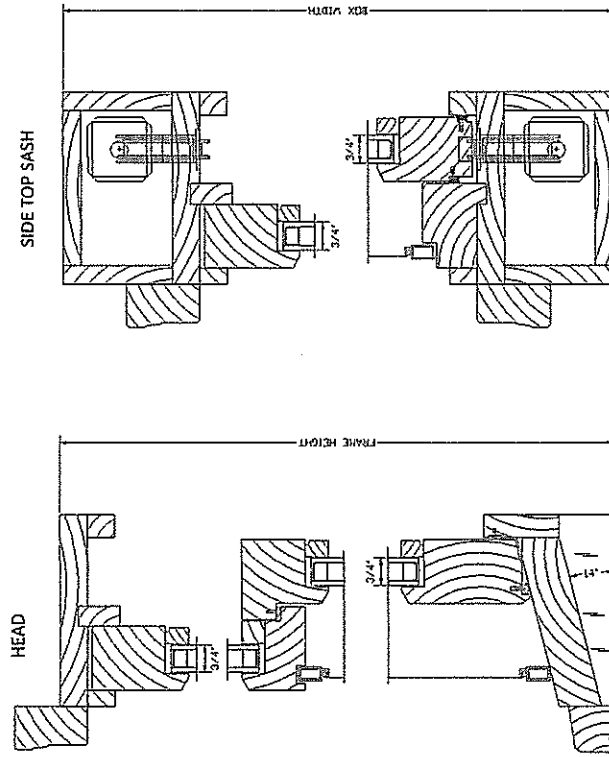
NEW WINDOW'S
'2' & '3'

Available as
Triple Hung Unit

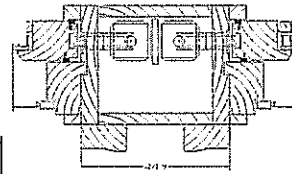


OPERATING WINDOWS

SINGLE HUNG WEIGHT & PULLEY



SIDE BOTTOM SASH

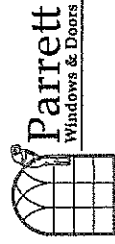


HORIZONTAL MULL

SILL

11W | Parrett Window & Doors

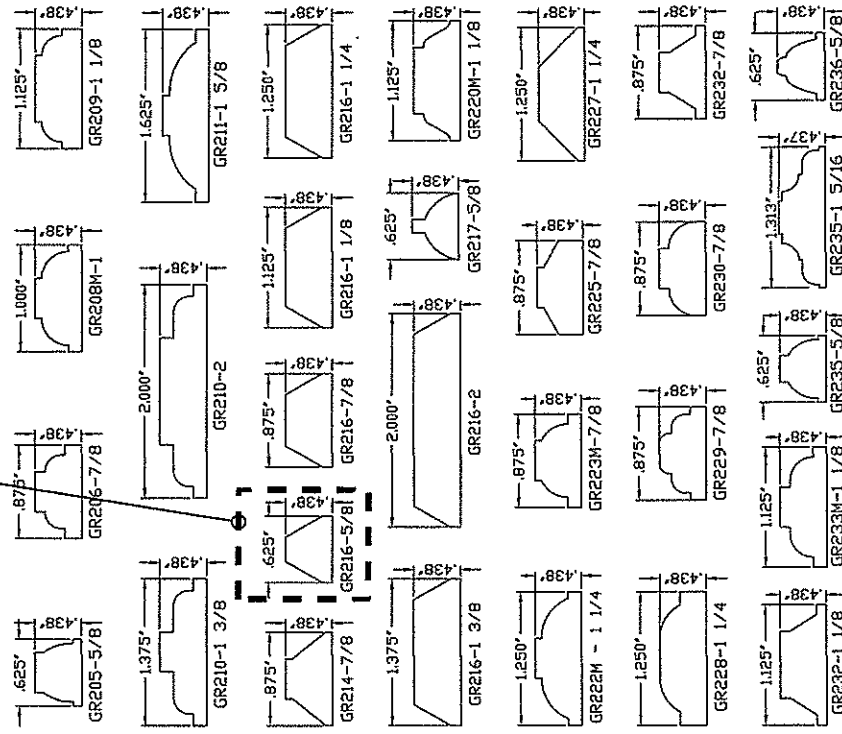
Phone: 1-800-541-9527



ACCESSORIES

EXTERIOR MUNTIN PROFILE FOR
WINDOWS '2' & '3', SELECTED TO MATCH
TYPICAL WINDOW @ EXISTING RESIDENCE.

WOOD SDL BARS (CONT)

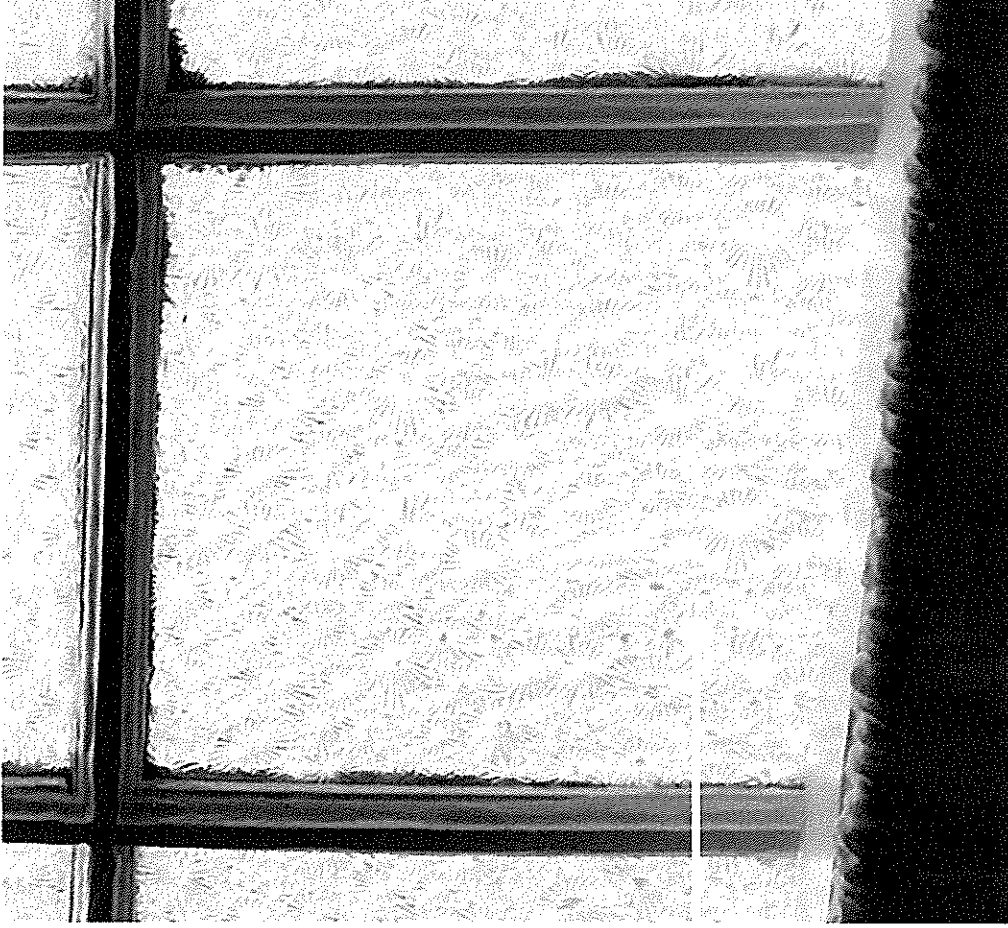


Fax 1-877-238-2452

Parrett Manufacturing, Inc. | 20A



WINDOW '1': HISTORIC WINDOW (VIEW FROM INTERIOR)
 PROPOSED WORK: RE-GLAZE EXISTING WINDOW AND REPLACE
 WITH NEW SINGLE PANE LAMINATED OBSCURED GLASS; NO
 OTHER ALTERATION OF WINDOW IS PROPOSED.



WINDOW '1': ENLARGED DETAIL OF EXISTING GLAZING

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

Owner's mailing address

John & Vicky Duff
6 Hesketh St.,
Chevy Chase, MD 20815

Owner's Agent's mailing address

Jennifer M Kirwan, AIA
Menassa Architecture, LLC
8106 Park Crest Dr.,
Silver Spring, MD 20910

Adjacent and confronting Property Owners mailing addresses

Jay & Darlene Hickey
6 Hesketh St.
Chevy Chase, MD 20815

John & Krista Flood
8 Hesketh St.
Chevy Chase, MD 20815

Helene & Stephen Sachs
4 Magnolia Pkwy.
Chevy Chase, MD 20815

George & Marie Will
9 Grafton St.
Chevy Chase, MD 20815

Bob and Patricia Baptiste
7 Grafton St.
Chevy Chase, MD 20815