

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22 Hesketh St., Chevy Chase	Meeting Date:	2/27/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/20/2019
Applicant:	Maggie & Robert Marcus	Public Notice:	2/13/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19E	Staff:	Dan Bruechert
Proposal:	Fencing and Hardscape Alterations		

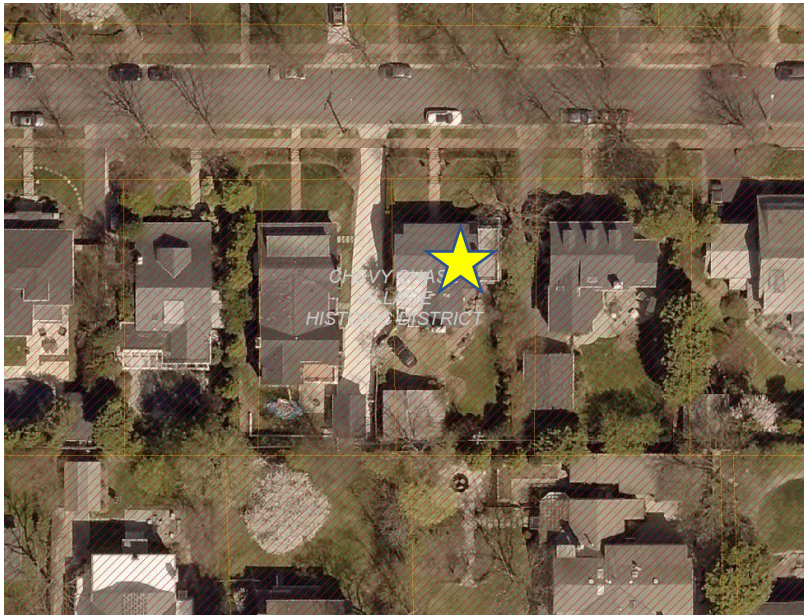
STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

The subject property is a Dutch Colonial house, three bays wide, with clapboard siding, and a gambrel roof. A triangular pediment covers the front door. The windows throughout the house are all six-over-six sash windows.



BACKGROUND

The HPC approved a large rear addition to this property at the September 6, 2017 HPC meeting. The current proposal will address some of the outstanding landscape and hardscape issues that were not addressed in that HAWP.

PROPOSAL

The applicant is proposing to extend an existing fence, construct a new driveway gate, and install a new raised bed.

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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Fences 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.
- 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 to 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)

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.

STAFF DISCUSSION

The applicant is proposing fencing and a gate along the right (west) side of the house. 22 Hesketh St. shares a driveway with 24 Hesketh St. All of the fencing proposed will be along the right (west) side of the house and will be visible from the public right of way.

The fencing falls into three categories:

- A 2' 2" (two-foot, two inch) tall enclosed raised planting bed;
- A 4' (four foot) tall cedar picket gate; and
- A new 10' (ten foot) wide, by 5' (five foot) tall cedar driveway gate flanked by brick piers.

Staff considers all of these elements to be 'fences' for purposes of evaluation within the *Chevy Chase Design Guidelines*. Fences are subject to moderate scrutiny if they are visible from the public right-of-way, which these are, meaning that the evaluation of massing, scale, materials, and architectural integrity need to be taken into account.

The materials proposed for these features are wood and brick. These materials are found throughout the house and grounds. The clapboard siding on the house is wood, and wood is seen as a historically appropriate fencing material. Additionally, there is extensive use of brick around the house in the front steps and retaining wall adjacent to the driveway. Staff finds the proposed wood and brick are appropriate for the house and surrounding district.

Staff further finds that the design of the three elements are appropriate with the house and will not threaten the integrity of the house. The raised bed will be low to the ground at a little more than 2' (two feet) tall and will not have a visual impact due to the lot's slope up from the street. The cedar picket fence is 4' (four feet) tall and is open enough that it provides for some transparency at the rear. The vehicular opening is generally consistent with what existed prior to the 2017/2018 rehabilitation project. Due to the shared driveway and placement of the garage, the vehicle gate needs to be installed at this oblique angle. The solid panels with lattice above will not obscure any historic resources and the decorative brick piers are consistent with the high styled Dutch Colonial Revival house.

Staff finds these elements are appropriate in design, scale, and materials and recommends approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Maggiesmatcuse@gmail.com Contact Person: Maggie Matcuse
Daytime Phone No.: 202-253-2507
Tax Account No.: 07-03298031
Name of Property Owner: Margaret + Robert Matcuse Daytime Phone No.: _____
Address: 22 Hesketh St Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: Rolling Acres Landscaping Phone No.: 301-421-9600
Contractor Registration No.: _____
Agent for Owner: Scott Freedman Daytime Phone No.: 301-758-3100

LOCATION OF BUILDING/PERMIT

House Number: 22 Street: Hesketh
Town/City: Cherry Chase Nearest Cross Street: Cedar Pkwy
Lot: 20 Block: 24 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTIVITY

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: \$ 30,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATION

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 5 feet 0 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.

Scott Freedman
Signature of owner or authorized agent

2/4/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 865454 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The existing setting consists of a small foundation planting bed and a large concrete slab for dual driveway purposes.

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

We are proposing an extension of an existing fence to include a driveway gate + posts, as well as a timber raised planting bed. Any effect on historic resources will be minimal since new components will share common themes with existing elements.

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.

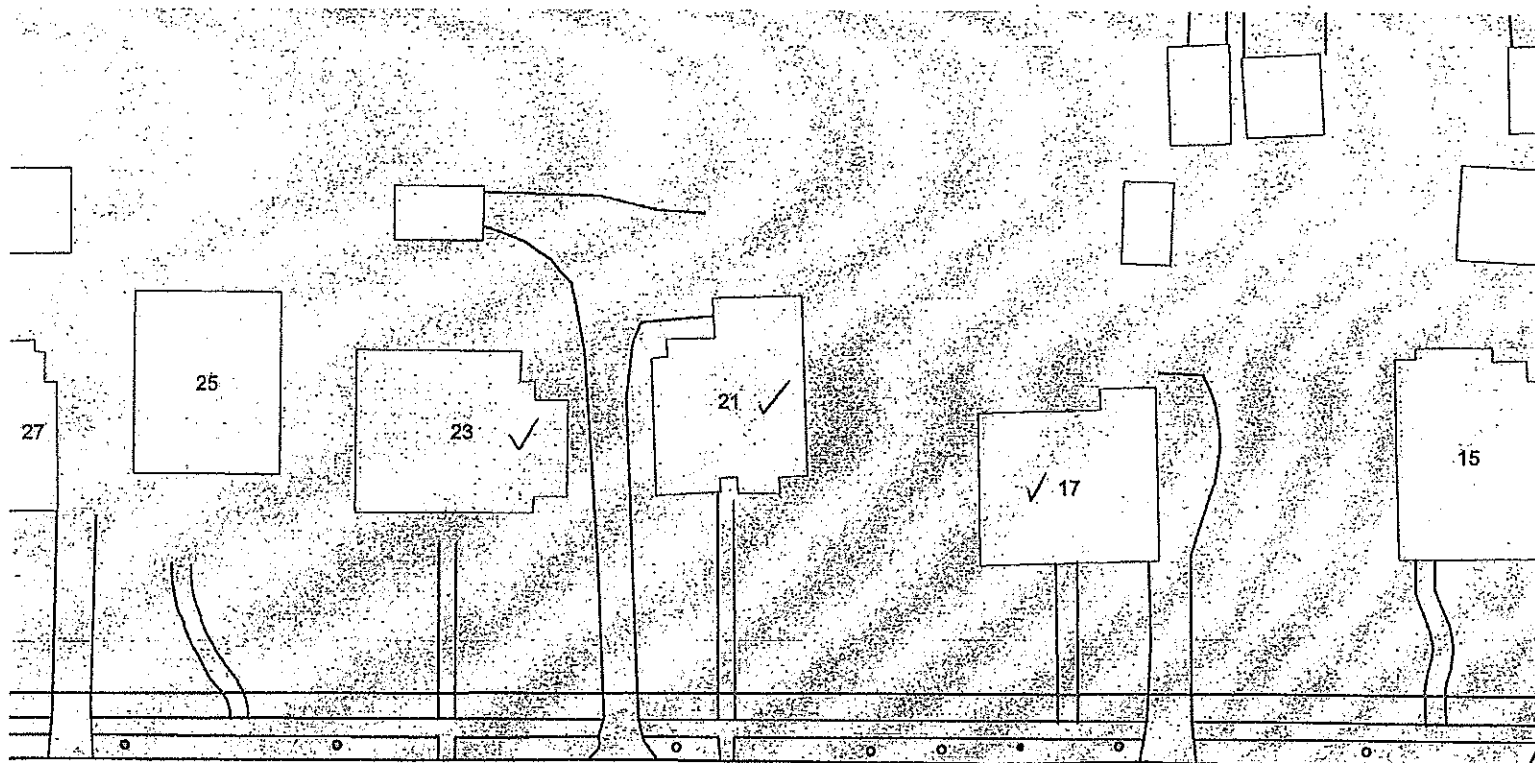
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

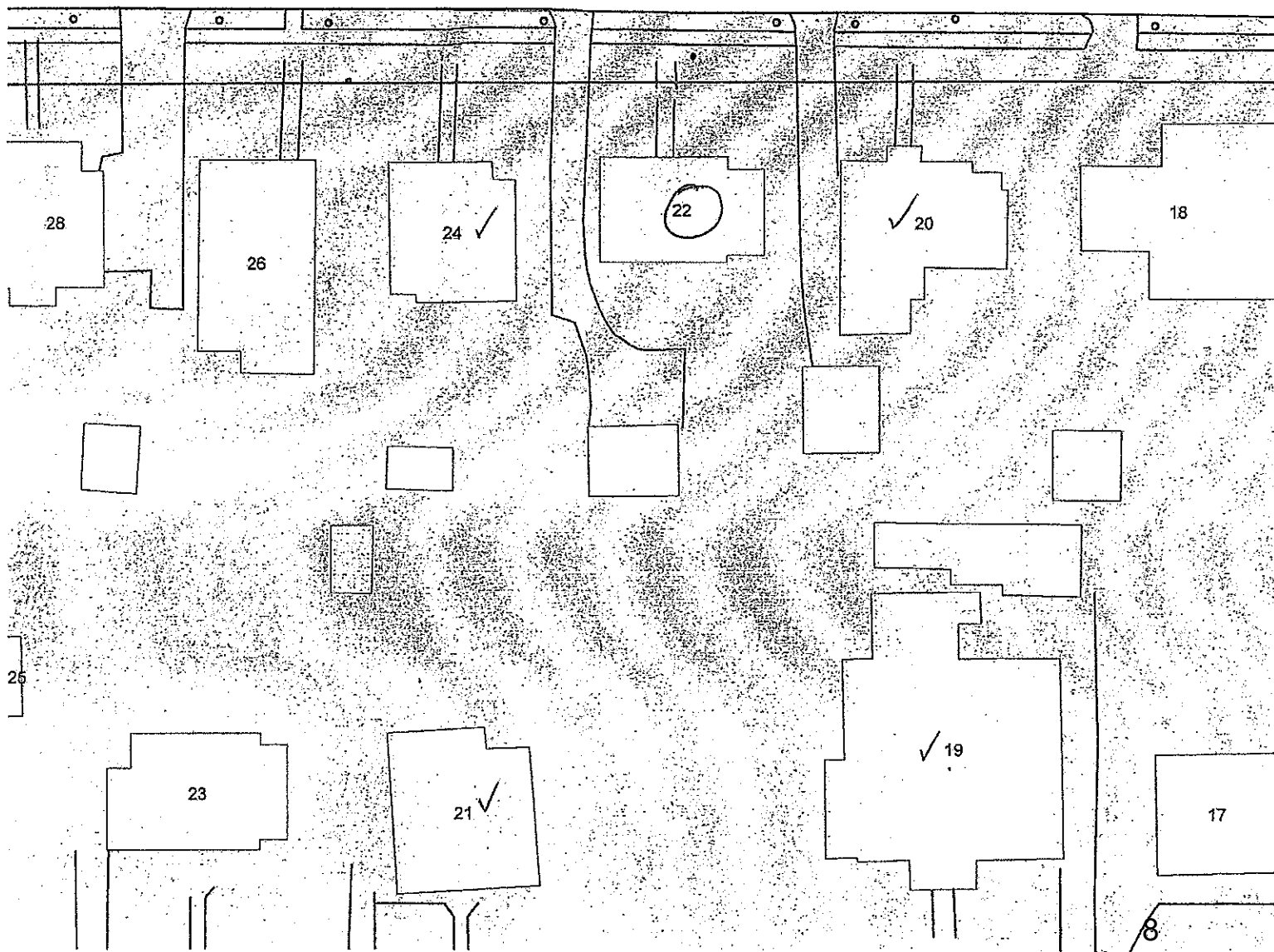
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Maggie + Robert + Marcus 22 Hesketh Street Chevy Chase, MD 20815	Owner's Agent's mailing address Scott Freedman 19301 New Hampshire Ave. Brinklow, MD 20862
Adjacent and confronting Property Owners mailing addresses	
John Dugan Or Current Resident 20 Hesketh Street Chevy Chase, MD 20815	Dane Butswinkas Or Current Resident 24 Hesketh Street Chevy Chase, MD 20815
Robert + Mollins Or Current Resident 17 Hesketh Street Chevy Chase, MD 20815	Ross Weiner Or Current Resident 21 Hesketh Street Chevy Chase, MD 20815
John Lively Or Current Resident 23 Hesketh Street Chevy Chase, MD 20815	Joshua Bonnie Or Current Resident 19 Grafton Street Chevy Chase, MD 20815

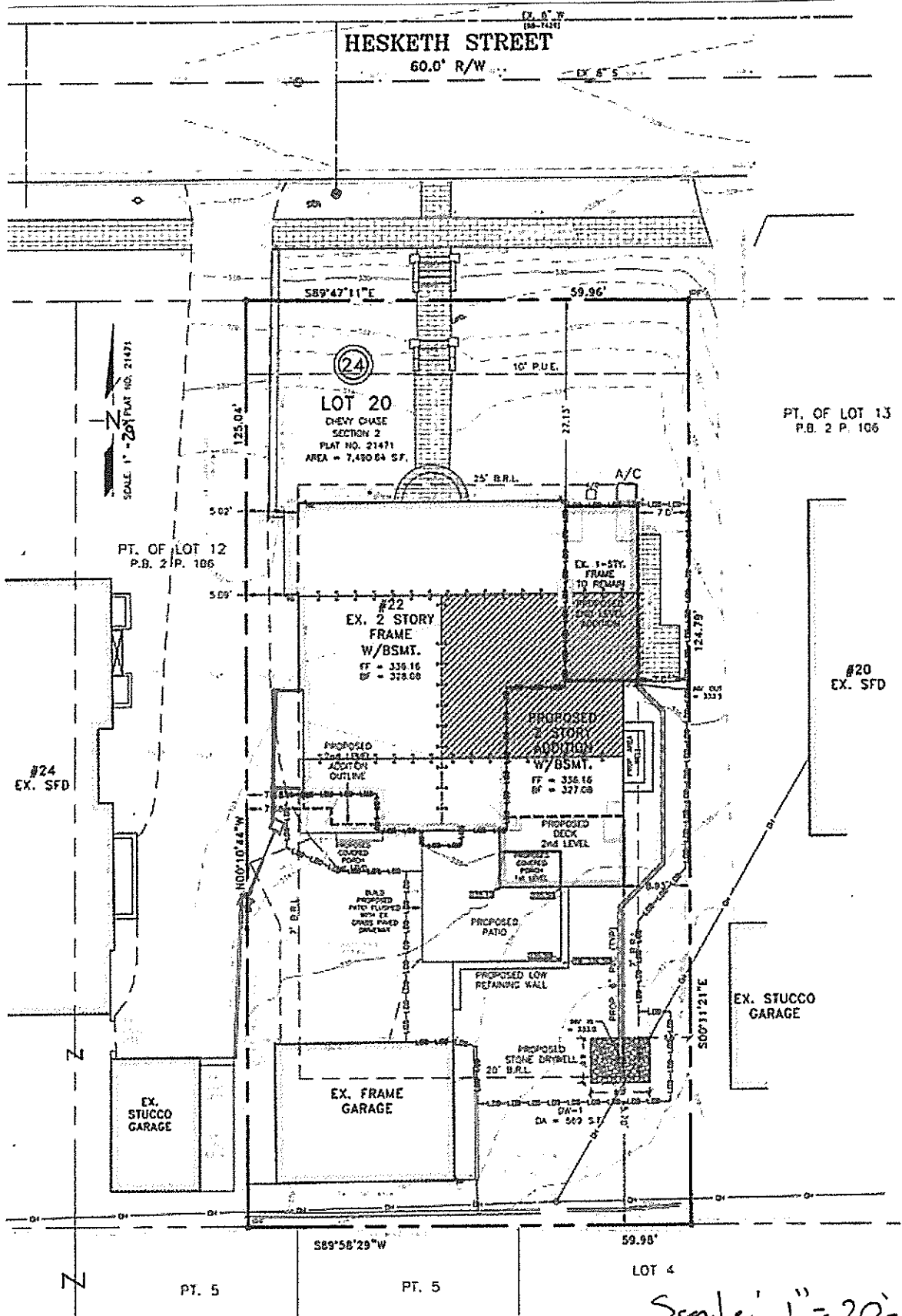
Ellen McKee
Or Current Resident
21 Grafton Street
Chevy Chase, MD 20815



○ ↑ North



Site Plan

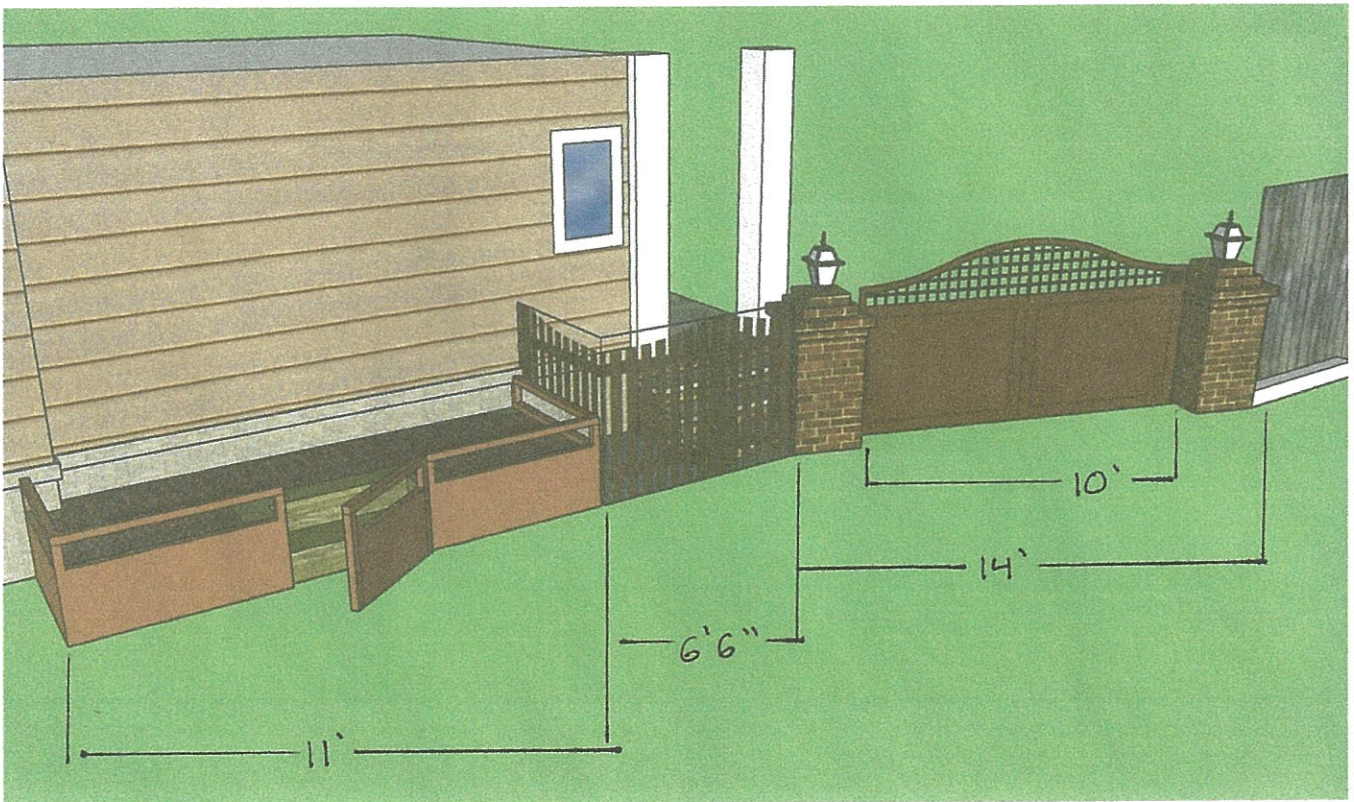
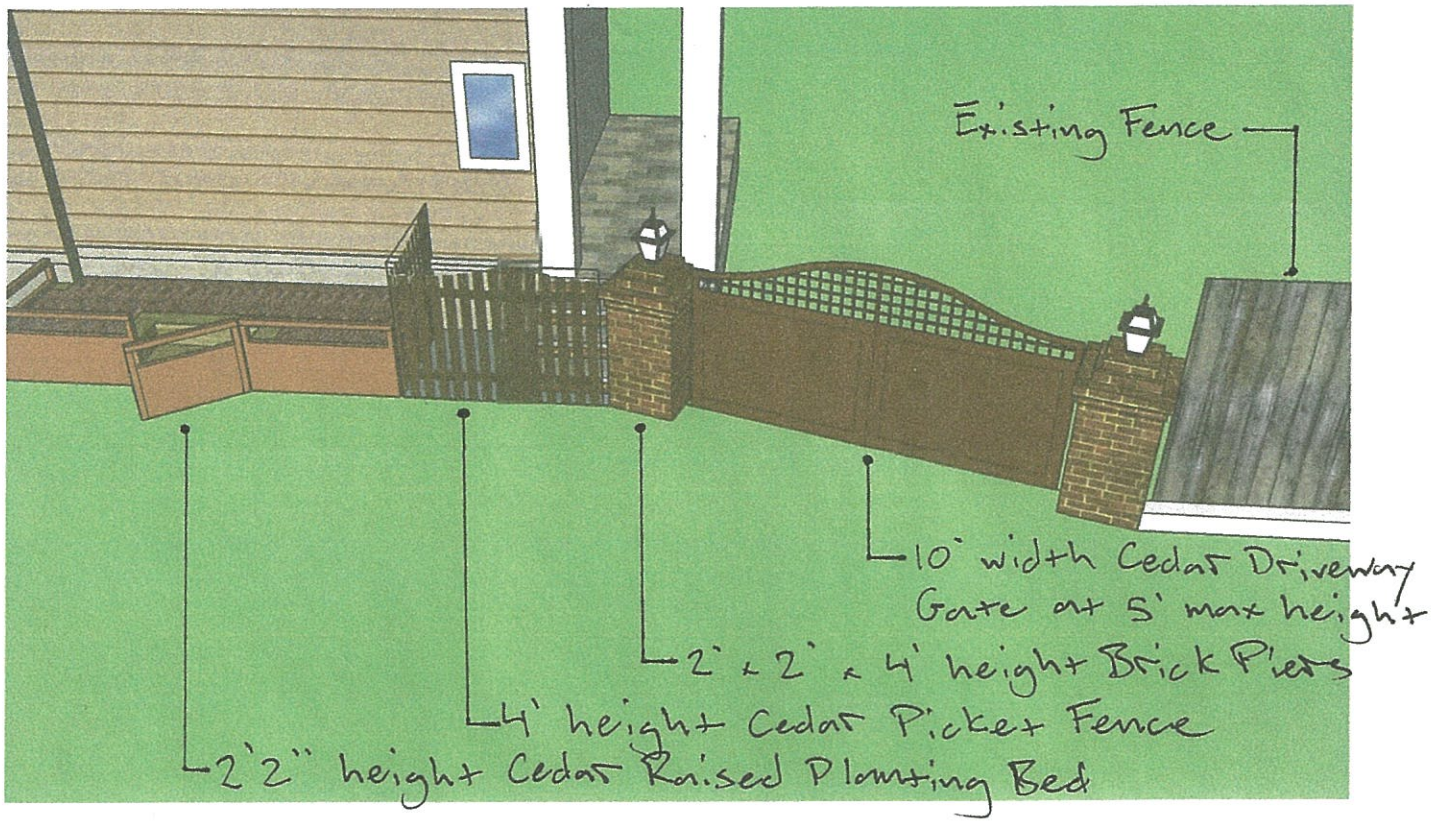


SITE PLAN
SCALE: 1" = 20'

Scale: 1" = 20'-0"
 ↑ North
 2/6/19

Applicant: Maggie Marcus

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Existing Property Condition Photographs (duplicate as needed)



Detail: Looking towards proposed fencing from driveway



Detail: Looking towards proposed fencing from Hesketh

Existing Property Condition Photographs (duplicate as needed)



Detail: View towards proposed Raised Planting Bed



Detail: View towards proposed Piers + Driveway Gate

Applicant: Maggie Matews

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Existing Site Conditions



Existing Site Conditions

Raised Vegetable Garden w/ Screening and Gate
11' length x 4' width x 2'2" height

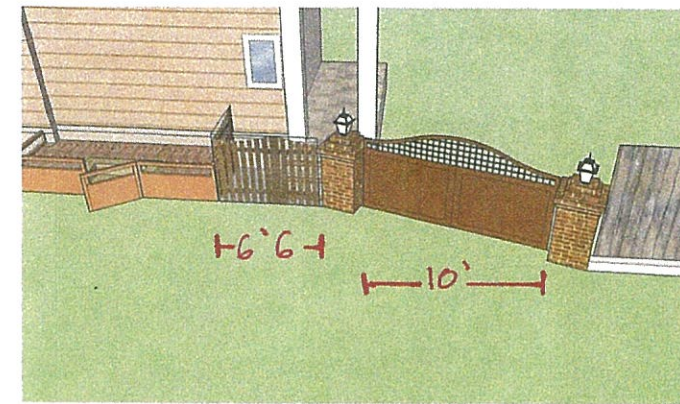
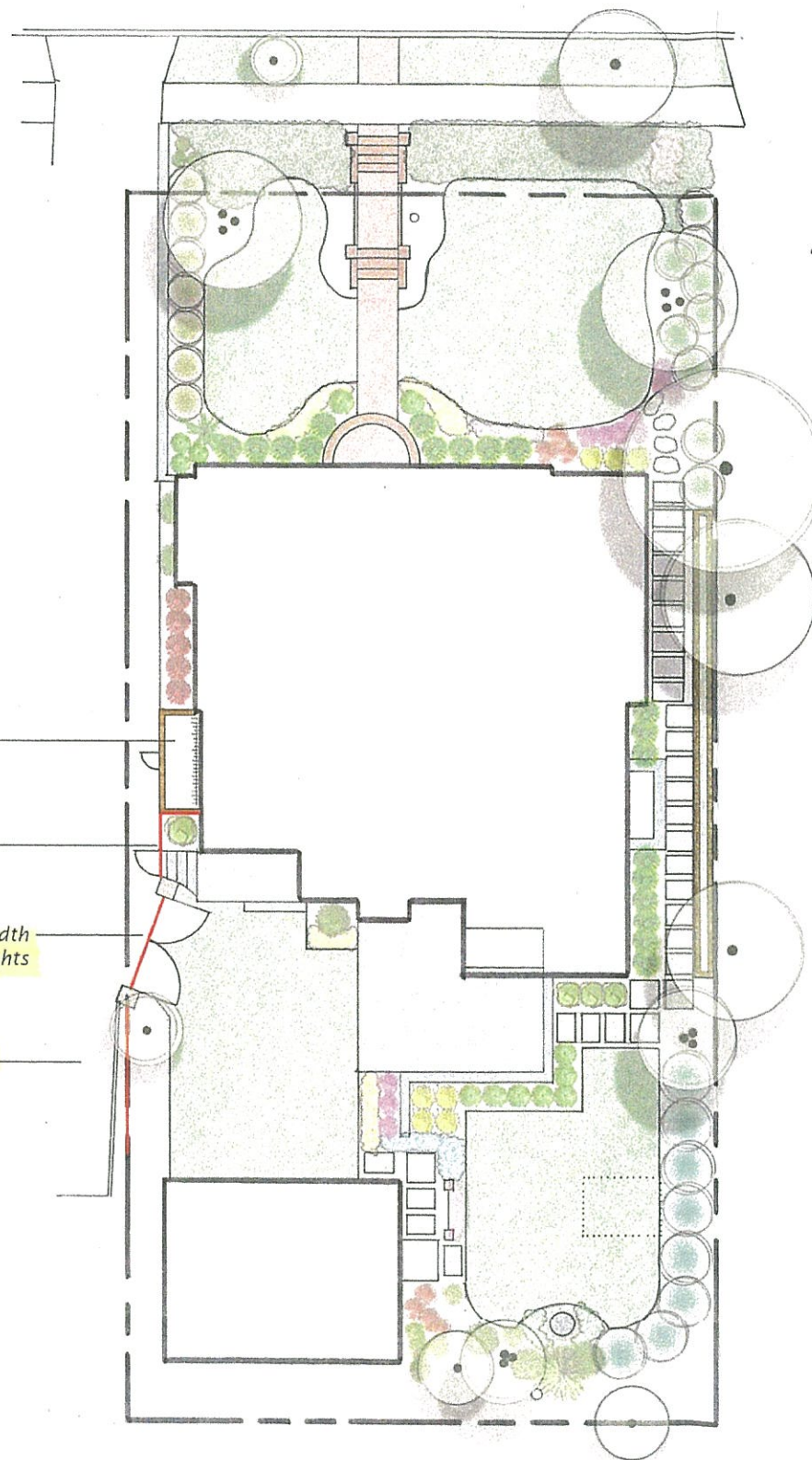
Cedar Picket Fence and Gate
4' height

Cedar Driveway Swing Gate at max 5' height (in center) x 10' width
w/ 2' x 2' x 4' Brick Piers and Post Cap Lights

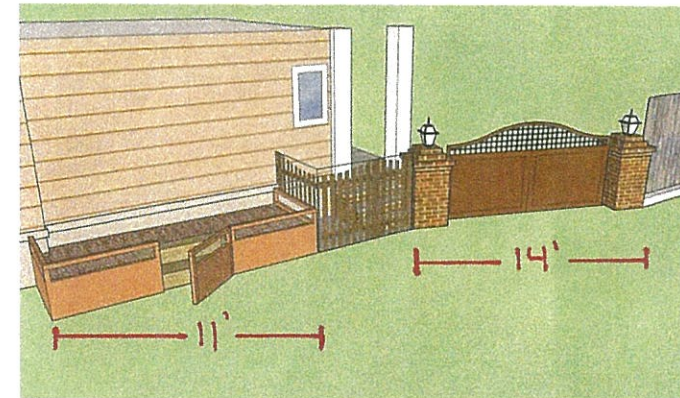
Existing Driveway



Existing Site Conditions



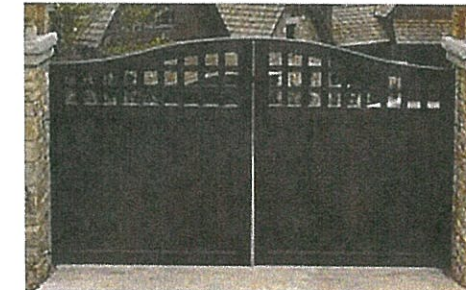
Perspective of Proposed Components



Perspective of Proposed Components



Raised Vegetable Garden w/ Screening and Gate- Height: 2' 2"



Cedar Driveway Gate
Height: 4' on sides and 5' in middle



Cedar Picket Fence and Gate
Height: 4'



Post Light on Driveway Piers
Pier Height: 4' (not including Light)

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FROM ROLLING ACRES LANDSCAPING, INC.



19301 New Hampshire Avenue • Brinklow, MD 20862
ph. 301.421.9600 • www.RollingAcresLandscaping.com

Marcus Residence
22 Hesketh Street
Chevy Chase, MD 20815

PREPARED BY:



Scott Freedman R.L.A.

DRAWING TITLE:
Permit Set

REVISIONS:

No.	Description	Date



SCALE:

NTS

PLOT DATE:

November 30, 2018