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

o 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.

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

o 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 of 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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: MaggieMotivs@gmail.com  Contact Person: Maggie Motivs

Tax Account No.: 07-03295034

Name of Property Owner: Margaret & Robert Motivs

Daytime Phone No.: 202-253-9200

Address: 22 Heskeith St, Chevy Chase, MD 20815

Contractor: Rolling Acres Landscaping

Contractor Registration No.: 1310-9281

Agent for Owner: Scott Friedman

Daytime Phone No.: 301-758-3100

LOCATION OF BUILDING PROJECT

House Number: 22

Street: Heskeith

Town/City: Chevy Chase

Nearest Cross Street: Cedar Pl

Lot: 20  Block: 24  Subdivision: 0009

Permit:

PART ONE: THE AREA PERMIT APPLICATION

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Alter

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Removable

☐ 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 AND SIGN THE APPLICATION

2A. Type of sewage disposal:

☐ 01 SE WSSC 02 Septic 03 ☐ Other:

2B. Type of water supply:

☐ 01 SE WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE THE FOLLOWING STATEMENT WALL

3A. Height: 8 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/assessment

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.

[Signature of owner or authorized agent]

[Date: 2/4/19]

Approved: ____________________________  For Chairperson, Historic Preservation Commission

Disapproved: ____________________________  Signature: ____________________________  Date: ____________________________

Application/permit No.: 865454  Data Filed: ____________________________  Date Issued: ____________________________

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 and 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 plot. 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. PHOTOGRAPHY
   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 labeled photographic prints of the resources 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 abut 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.
<table>
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<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tr>
<td>Maggie &amp; Robert Marcus</td>
<td>Scott Freedman</td>
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10' width Cedar Driveway Gate at 5' max height

2' x 2' x 4' height Brick Piers

4' height Cedar Picket Fence

2'2" height Cedar Raised Planting Bed
Existing Property Condition Photographs (duplicate as needed)

Detail: Looking towards proposed fencing from driveway

Detail: Looking towards proposed fencing from Hesketh

Applicant: Maggie Matjicas
Existing Property Condition Photographs (duplicate as needed)

Detail: View towards proposed Raised Planting Bed

Detail: View towards proposed Piers & Driveway Gate

Applicant: Maggie Matthews