

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

<b>Address:</b>	6 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	12/4/2019
<b>Resource:</b>	Outstanding Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	11/27/2019
<b>Applicant:</b>	John and Viki Duff	<b>Public Notice:</b>	11/20/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-19SS	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Hardscape alterations		

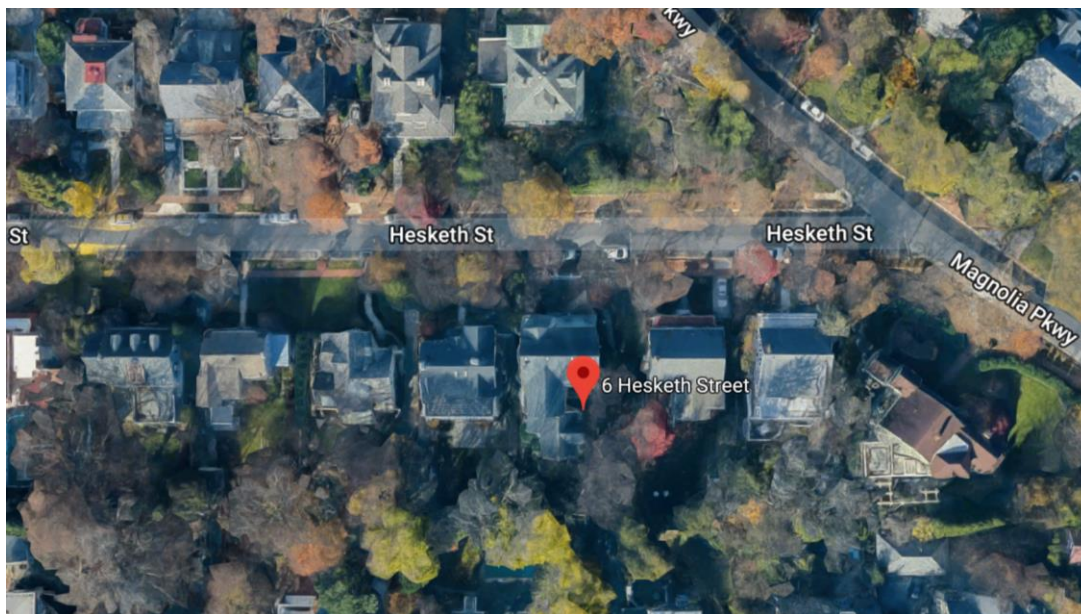
---

**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial  
**DATE:** c. 1892-1916



***Fig. 1: Subject property.***

**PROPOSAL:**

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

- Remove the existing tiered patio at the east side of the house.
- Construct a new flagstone patio at the east side of the house, with new steps from the house to the patio and from the patio to grade. The patio will have a 12" high stone border wall, which will be constructed to match the existing tiered border walls and reuse the existing stones.
- Construct a new landing at the base of the proposed patio.
- Continue an existing flagstone walkway at the east side of the house to meet the proposed new landing.
- Install flagstone pavers from the existing east side basement door to the proposed new landing.
- Install a new metal handrail at the proposed new steps, continuing from the house to grade.

**APPLICABLE GUIDELINES:**

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

**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.*)

***Secretary of 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.

**STAFF RECOMMENDATION:**

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

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: JDUFF@DAGLLC.COM Contact Person: JOHN M. DUFF JR  
Daytime Phone No.: 415 606 2515  
Tax Account No.: 07-009-00454958  
Name of Property Owner: JOHN + VIKI DUFF Daytime Phone No.: 301 654 5181  
Address: 6 HESKETH ST. Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: Fuentes Stone Work Phone No.: 240 481 0892  
Contractor Registration No.: 16-459970  
Agent for Owner: N/A Daytime Phone No.: N/A

## LOCATION OF BUILDING/PREMISE

House Number: 6 Street: HESKETH  
Town/City: Chevy Chase Nearest Cross Street: Magnolia  
Lot: P 9 Block: 25 Subdivision: Section 2, Chevy Chase  
Liber: 6411 Folio: 773 Parcel: District 07 / Sub 09 / Tax Class R019

## PART ONE: TYPE OF WORK/ACT/WORK/USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☒ Revision ☐ Repair ☐ Reversible

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Patio

1B. Construction cost estimate: \$ 50,000

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

## 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 FOR FENCE OR 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.

John M. Duff Jr.  
Victoria W. Duff  
Signature of owner or authorized agent

11/11/19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 896195 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

896195



**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:

*A stone patio was added to the side of the house around 1990. It has no historical features. Primary access to the patio is from the kitchen area. A wheelchair ramp had been removed at the time we purchased in 2016. That access then became difficult and we have been using the door to the basement for access to the patio. The patio was built without a foundation. The stones on the top of the patio were uneven and not stable and in need of repair.*

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

*The plan is to rebuild the patio with a foundation, using the same stones but using flag stones for the patio top. A replacement step is added to get from the kitchen to the patio and then four steps to get from the patio to the ground level, thereby eliminating layers of stone cascading to the ground. The space created will be used for new plantings. Our water drainage system - five drains taking water to the street - will be unimpaired, and may be helped by the increase in plantings.*

**2. SITE PLAN**

*The house is not affected by any of this*  
Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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 9 1/2" x 11" paper are preferred.

- 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.
- 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**

- 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.
- 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.

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

<b>Owner's mailing address</b> JOHN + VIKI DUFF 6 Hesketh Street Cherry Chase MD 20815	<b>Owner's Agent's mailing address</b> N/A
<b>Adjacent and confronting Property Owners mailing addresses</b>	
JAY + DARLENE HICKEY 4 HESKETH ST. Cherry Chase MD 20815	DREW + KRISTA FLOOD 8 HESKETH ST. Cherry Chase MD 20815
Steve + Helene Sacks 4 Magnolia Parkway Cherry Chase MD 20815	

**Existing Property Condition Photographs (duplicate as needed)**

Attached are three photos of the patio  
in its former condition. (Exhibits A-1, 2 & 3)

Detail: \_\_\_\_\_

Attached are two photos of the patio in its  
current condition (after work was stopped).  
(Exhibits B-1 and 2)

Detail: \_\_\_\_\_

Applicant: JOHN + VIKI DUFF

Page: \_\_\_\_\_

BEFORE - A-1



















Site Plan — Attached, prepared by Hugh Lapham, Grove to be Wild, Brandywine MB 20613

The plan is described in six sections (A-F):

A. — A new flagstone top will be placed on the patio (to make the patio easier to walk on and hold chairs and a table). Flagstone is used to be consistent with the flagstone used in the path from the front of the house to the patio area. A replacement Steps will be added to permit access to the patio from the house via the family room in the back of the house.

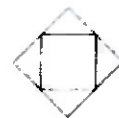
B. — A replacement step (not two as shown in the drawing) will be added to provide access from the kitchen to the patio.

C. — Four steps plus a landing will be added to provide access from the patio to the ground level. This will free up ground area to be used for additional plantings.

D. — 13 flagstone steps will be added to connect to the existing flagstone path from the ~~basement door~~ landing referred to in C above.

E. — New flagstone will be added to create a smooth path from the basement door to the landing referred to in C above.

F. — A railing will be added on the north side of the patio (nearest the basement door) and continuing down the four steps to the landing referred to in C above.

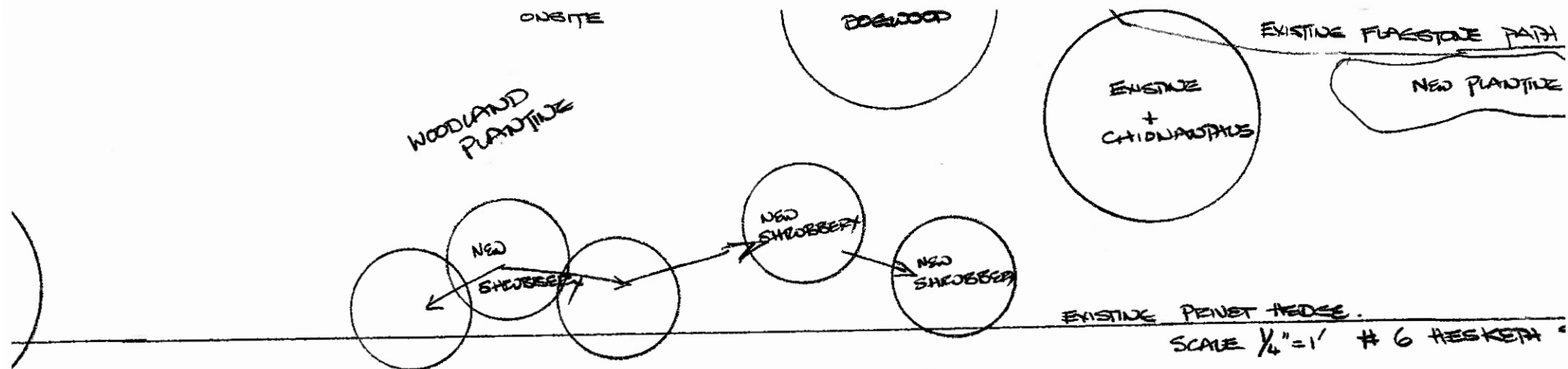


Shade portion to indicate North

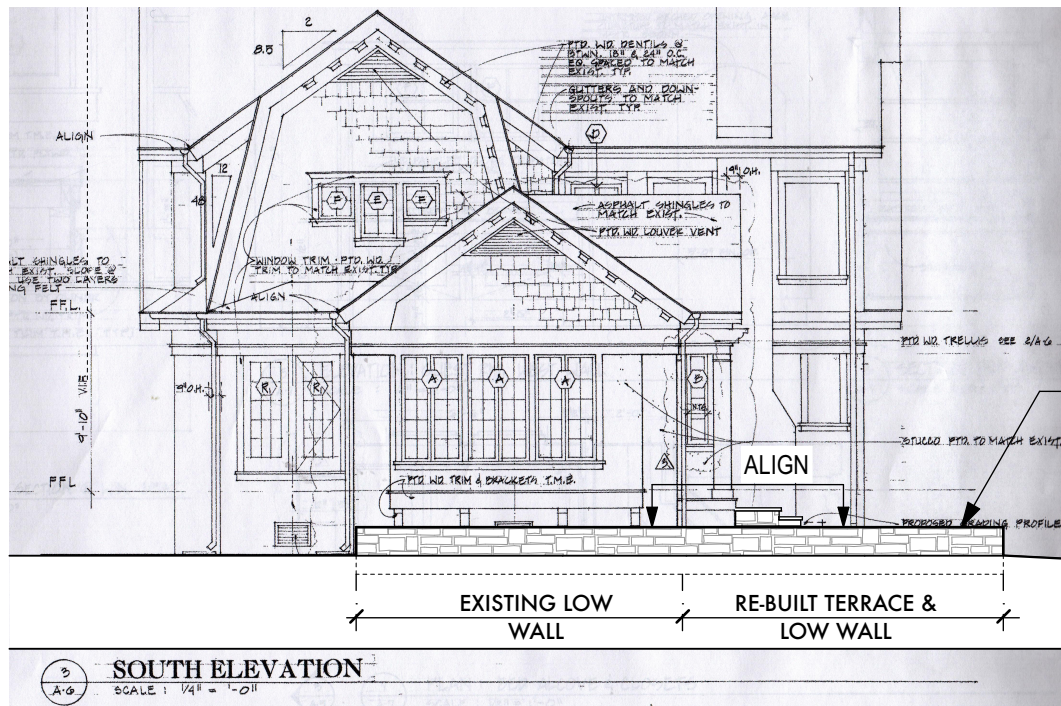
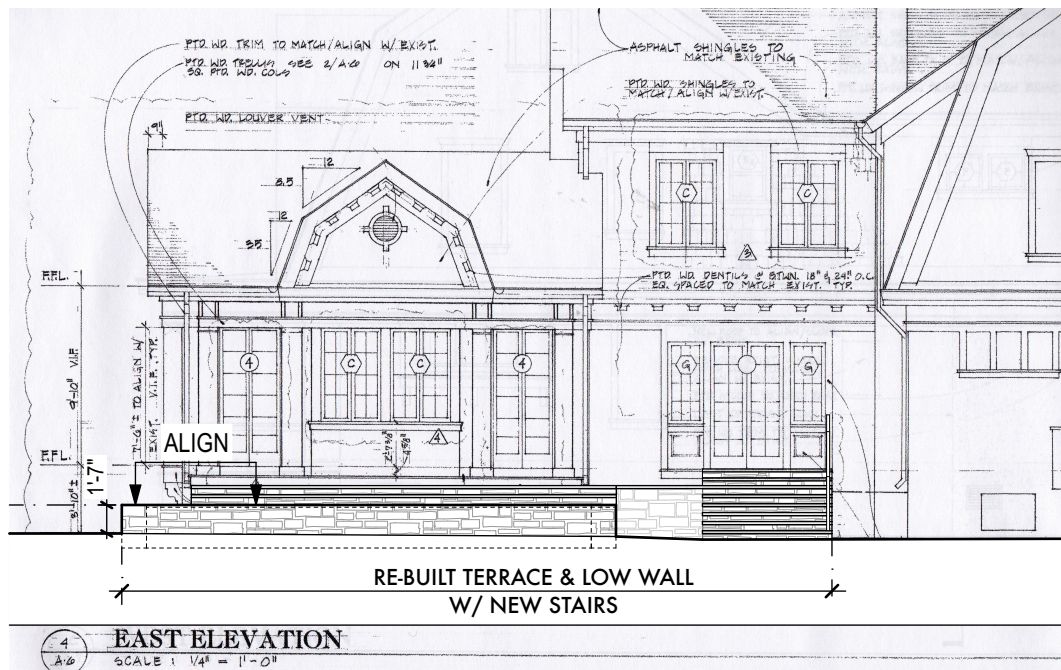
Applicant: John + Vicki Duff

Page:





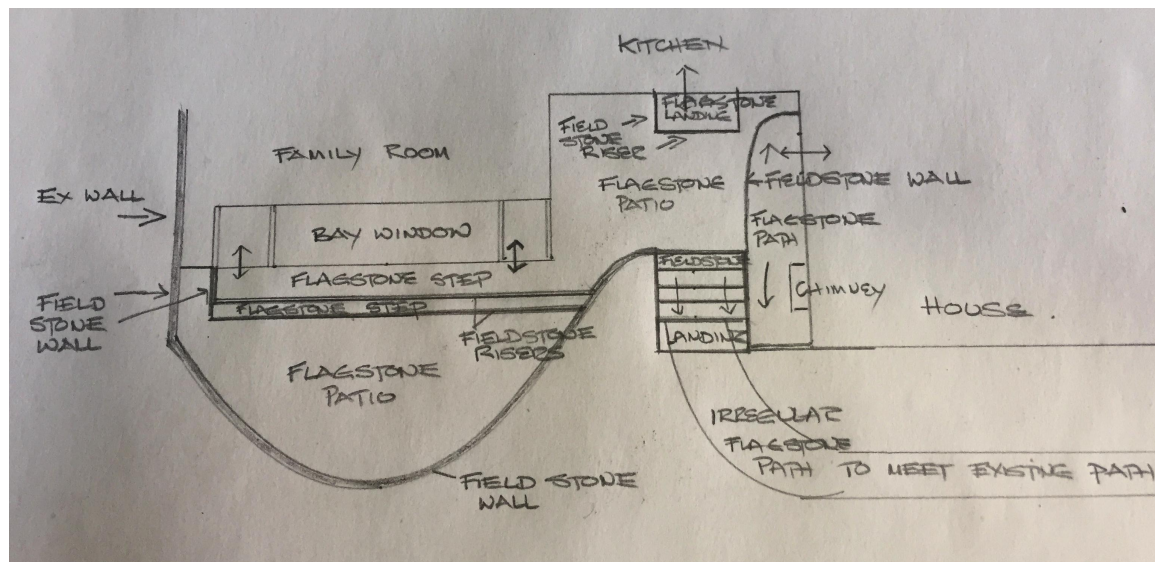
- (A) PATIO 40' ON STONEDUST. FLAGSTONE NEW STONE BORDER OF 12" - USING ON-SITE STONE. PATIO APPROX 16' RADIUS
- TWO RISES  
 1 12" TREAD BY 27' - BY PATIO.  
 2 30" TREAD BY 27' - BY HOUSE.
- (B) 1 STEP 5' x 14" TREAD BY DOOR  
 PATIO APPROX 14' x 13'  
 12" BORDER WALL
- (C) 4 NEW STEPS  
 14" TREAD 5' WIDE  
 1 LOWER LANDING  
 5' x 4' NEW FLAGSTONE
- (D) 13 FLAGSTONE STEPS 2' x 3' x 1 1/2"  
 TO MEET EXISTING PATH.
- (E) NEW FLAGSTONE FROM BASEMENT DOOR  
 TO LANDING AT BOTTOM OF STEPS.
- (F) NEW METAL RAILING FROM LEFT OF KITCHEN DOOR  
 TO CONTINUE TO NEW LANDING AT  
 BOTTOM OF NEW STEPS.



NEW LOWER TERRACE WALL TO ALIGN WITH EXISTING GARDEN WALL AT HOUSE. EXISTING STONE TO BE REUSED AT NEW TERRACE.

EXISTING ELEVATIONS TAKEN FROM 1986 PERMIT SET BY MUSE ARCHITECTS





SKETCH ILLUSTRATES EXISTING WALL AND THE ALIGNMENT (& HEIGHT) OF THE NEW FIELD STONE WALL



EXISTING WALL (LEFT); NEW WALL (RIGHT)



EXISTING WALL (BEYOND); NEW WALL (IN FOREGROUND)



SKETCH: N.T.S.

DUFF RESIDENCE:

PROPOSED PLAN & PHOTOGRAPHS



NEW RAIL TO MATCH EXISTING METAL RAIL  
@ FRONT STEPS TO HOUSE (SHOWN ABOVE)