

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Hesketh St., Chevy Chase	Meeting Date:	1/22/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/15/2020
Applicant:	Deanne Ottaviano & David Evans (Shawn Buehler, Architect)	Public Notice:	1/8/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-20B	Staff:	Dan Bruechert
PROPOSAL:	Deck Alteration, Door Installation, Chimney Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: 15 Hesketh St. has a small chimney on the rear slope of the principal roof, not visible along Hesketh St.

PROPOSAL

The applicant proposes to reconfigure the rear deck, install a rear door, and remove a chimney.

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
- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have

- occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- *Roofing materials* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
 - 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 Contributing Structures 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
- (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 Interior's Standards for Rehabilitation

- 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.
- 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 applicant proposes making three changes to the historic house:

1. Expanding a rear deck,
2. Installing a new rear door in an existing window opening, and
3. Removing a chimney.

All of these changes are at the rear and will not have a significant impact on the historic character of the house or the surrounding district.

Rear Deck Alterations and New Rear Door

In order to provide a new access point at the rear of the house, the applicant proposes expanding the existing rear deck and adding a new door. These changes will not be visible from the public right-of-way.

The existing deck is a non-historic feature that appears to have been constructed at the same time as one of the rear additions. The proposed work will extend the deck adjacent to the rear of the house by approximately 10' (ten feet). This installation will occur above an existing areaway and a new access point to the basement will be added below the deck. The new deck detailing will match the existing, simply detailed, rear deck and railing. The applicant also proposes to introduce a metal shed roof at the rear of the house which will project from between 3' and 4' (three and four feet) from the rear wall. The roof will be supported by 6" × 6" (six inch by six inch) square post, wrapped in Boral trim. Staff finds that in this application, Boral, an extruded substitute material, is appropriate as it is millable and paintable on a feature that is not visible from the surrounding historic district. Staff finds that the proposed work is compatible with the existing and will not be visible from the surrounding district and its approval is supported by 24A-8(b)(2).

The applicant further proposes installing a new aluminum-clad wood, full-light door in an existing window opening. Staff finds the expanded decking and new door proposed are appropriate for two primary reasons. First, the change is at the rear and is not visible from the public right-of-way. The *Design Guidelines* state that this alteration should be subject to a very lenient review. Second, the rear of the house has been added on to and modified to the point that the rear of the house retains very little historic integrity. This new door will not impact the historic character of the house in a significant way, consistent with 24A-8(b)(2) and the *Design Guidelines*.

Chimney Removal

The subject property was constructed with two chimneys. On the right side of the house, there is an exterior brick chimney that penetrates the roof surface. There is also a smaller, simply detailed chimney that appears to be from a coal boiler or furnace on the rear-facing slope of the gable roof. This rear chimney is partially visible along Hesketh St. When the subject property is viewed from Irving St. the rear chimney can be seen from select views between houses.



Figure 2: The rear chimney can barely be seen above the roof ridge.



Figure 3: When viewed from Irving St. the rear chimney is more visible.

Staff finds that this simply detailed chimney is not a significant architectural feature to the house and is only partially visible from the surrounding district. The review of alterations to this feature should be given a lenient level of scrutiny. Staff finds that this chimney is not integral to the architectural design of the house in the way the right front chimney is. Staff finds that the removal of this chimney will not impact the historic character of the house or surrounding district and should be approved based on the guidance in the *Design Guidelines* and 24A-8(b)(2).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1),(2), and (d) and the *Chevy Chase Village Historic District Design 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*; the *Design Guidelines*; 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 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: shawn@bfmarch.com Contact Person: Shawn Buehler
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-00457030
Name of Property Owner: Deanne Ottaviano & David Evans Daytime Phone No.: 240-793-4816
Address: 15 Hesketh Street Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: NA Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Shawn Buehler Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PERMIT

House Number: 15 Street: Hesketh
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
Lot: P1 Block: 29 Subdivision: Pt 2 Cherry Chase Sec 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: Areaway

1B. Construction cost estimate: \$ 100,000⁰⁰

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AMENDMENTS

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.

[Signature]
Signature of owner or authorized agent

12.27.19
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

**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:

see attached memorandum

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

See attached memorandum

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.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

27 December 2019

To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 C/o Department of Permitting Services, Montgomery County

From: Shawn Buehler

Re: Historic Area Work Permit for the Contributing Resource at 15 Hesketh Street,
 Chevy Chase Village Historic District
 Addenda to HAWP: **Written Description of Project**

Addendum a. *Description of existing structure and environmental setting, including the historical features and significance.*

The house is a 2½-story wood frame colonial, with a full open front porch, in the Chevy Chase Village historic district, sited on a flat lot on a residential street with mature trees. The house was built in 1918 and is registered as a Contributing Resource. The gable roof features front and rear dormers. The house has multiple existing rear additions. The existing home and various additions all have wood siding exterior finish.

Addendum b. *General description of project and its effect on the historic resource, the environmental setting and, where applicable, the historic district.*

We are proposing to reconfigure the existing rear areaway, and existing deck above the reconfigured areaway, to accommodate a new covered rear entry to the first floor. No new building footprint is proposed.

New siding and trim will match existing in materials and profile. The new rear door will be a full light aluminum clad wood door.

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

Owner's mailing address Deanne Ottaviano & David Evans 15 Hesketh Street Chevy Chase, MD 20815	Owner's Agent's mailing address Shawn Buehler BFM Architects, Inc. 1400 Spring St., # 320 Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
Gordon Griffin & Meredith Gloger 11 Hesketh St Chevy Chase, MD 20815	Robert & Suzanne Mullins 17 Hesketh St. Chevy Chase, MD 20815
Judith & Perry Linder 18 Hesketh St. Chevy Chase MD 20815	Kristin Somerville Margaret Savarese 20 West Irving St. Chevy Chase, MD 20815
Andrew & Katharine Herman 22 W. Irving St. Chevy Chase, MD 20815	David F + C.K. Williams 24 W. Irving St. Chevy Chase, MD 20815



**Municipality Letter for
Proposed Construction Project**

Subject Property: 15 Hesketh Street, Chevy Chase, MD 20815
Property Owner: David Evans/Deanne Ottaviano
Project Manager/Contractor: Bennett Frank McCarthy Architects Inc.,
Shawn Buehler
Proposed Work: Replace rear entry door, reconfigure rear areaway,
extend to existing deck above reconfigured areaway,
interior kitchen remodel.

12/20/2019

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

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.

Sincerely,

Ellen Sands,
Chevy Chase Village Director of Municipal Operations

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

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RICHARD M. RUDA
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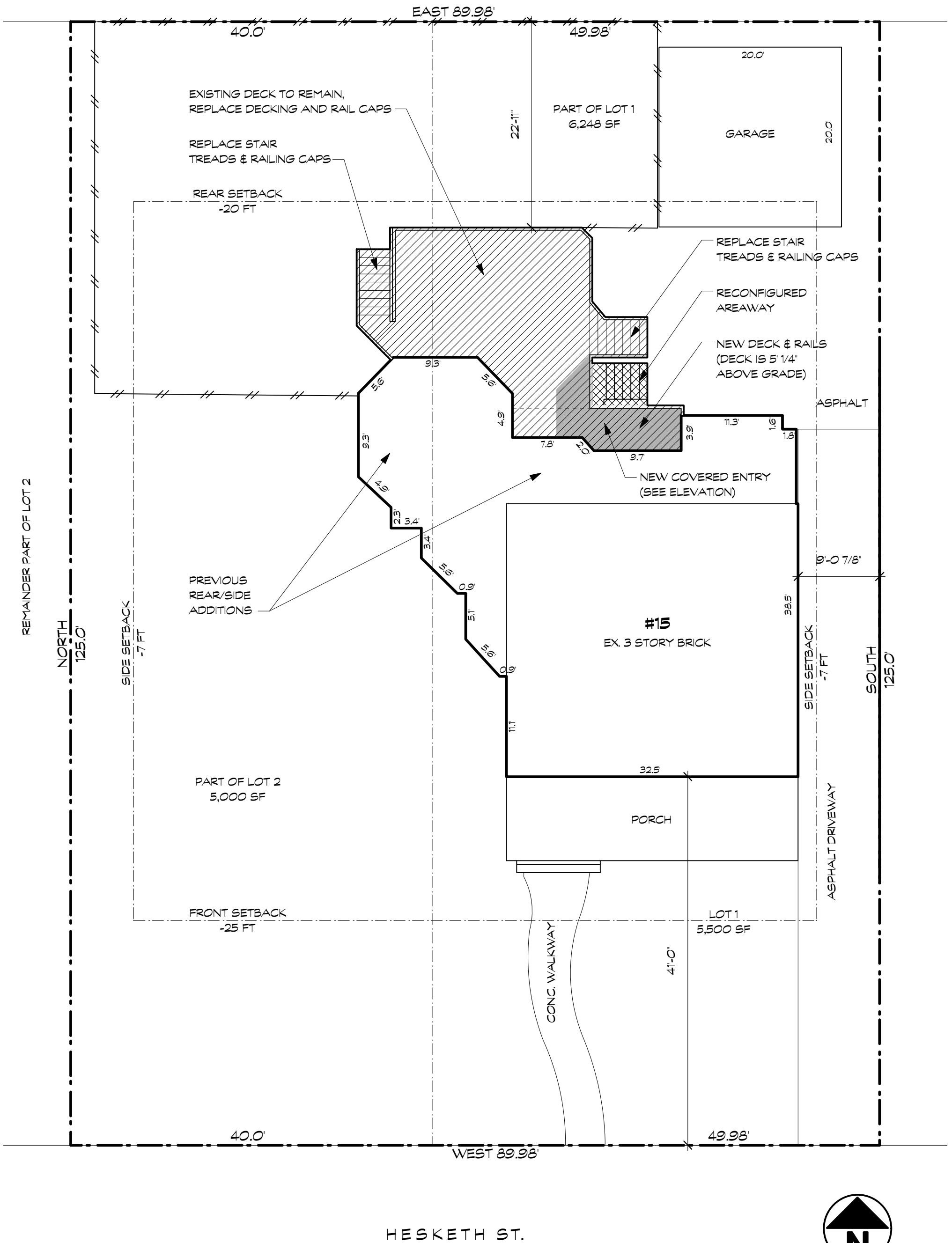
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LEGAL COUNSEL
SUELLEN M. FERGUSON



A-0

OTTAVIANO RENOVATION

15 Hesketh Street, Chevy Chase MD 20815

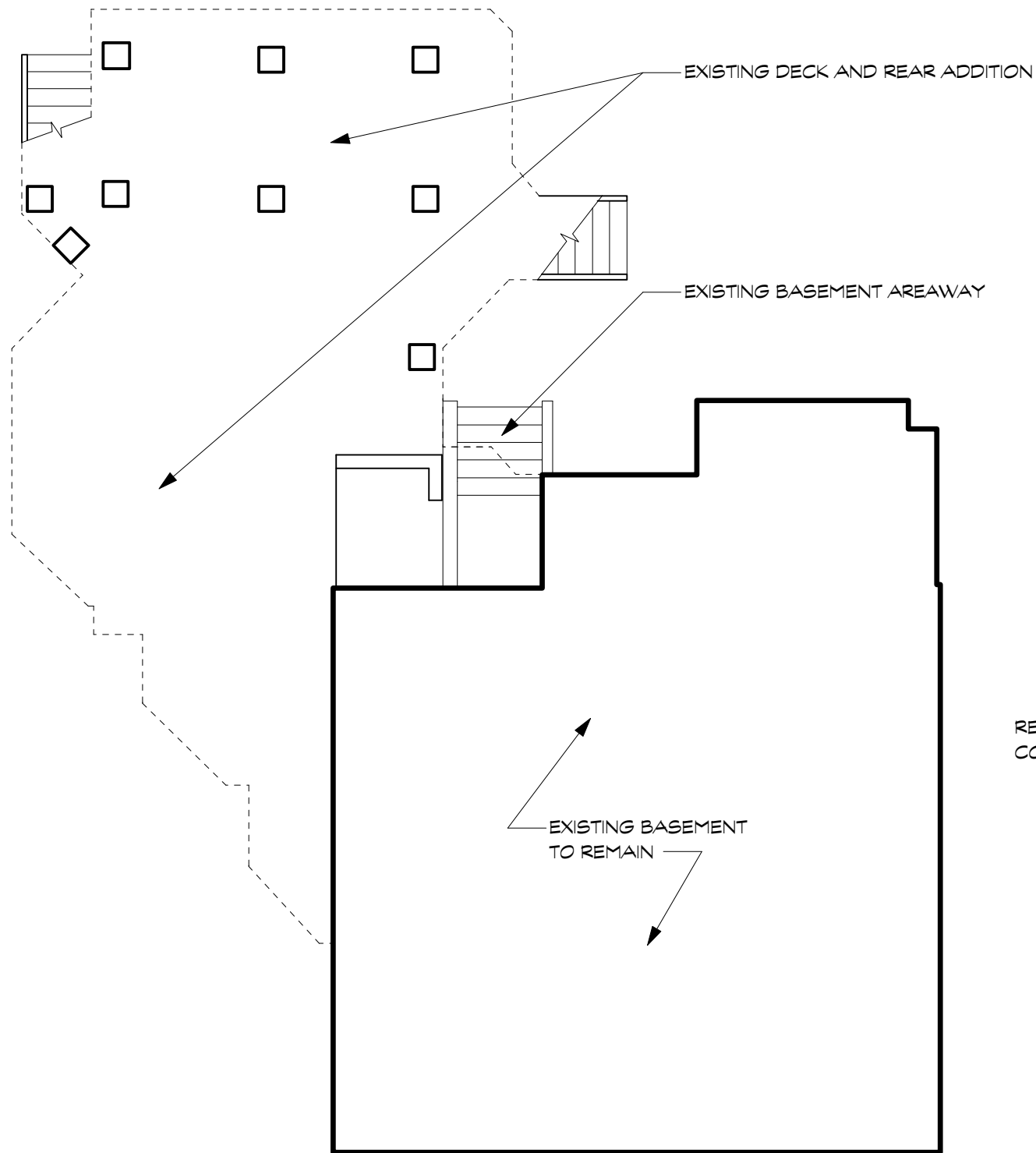
31 Dec. 2019

SITE PLAN
Scale: 1" = 10'

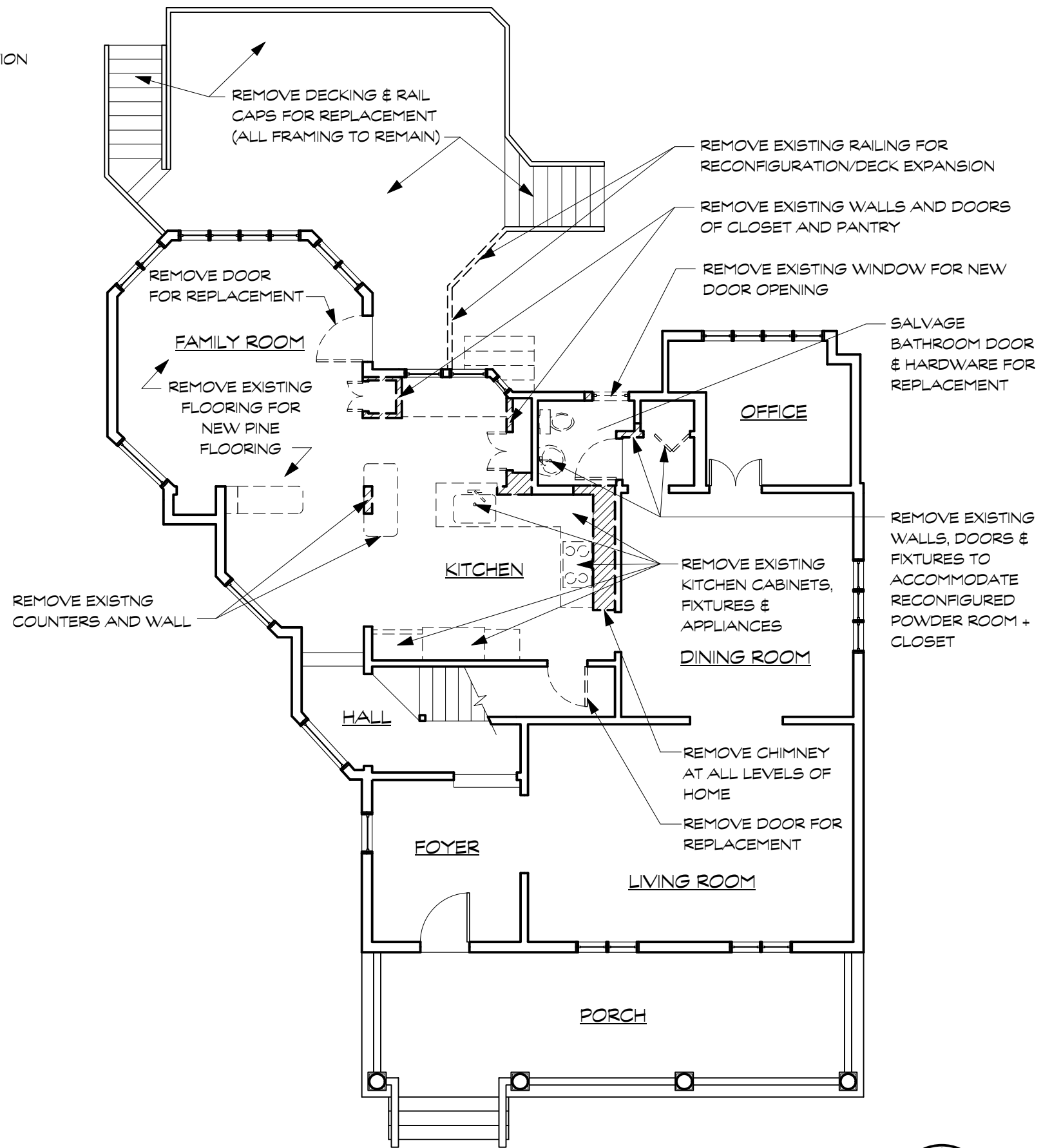
#1924

BENNETT FRANK McCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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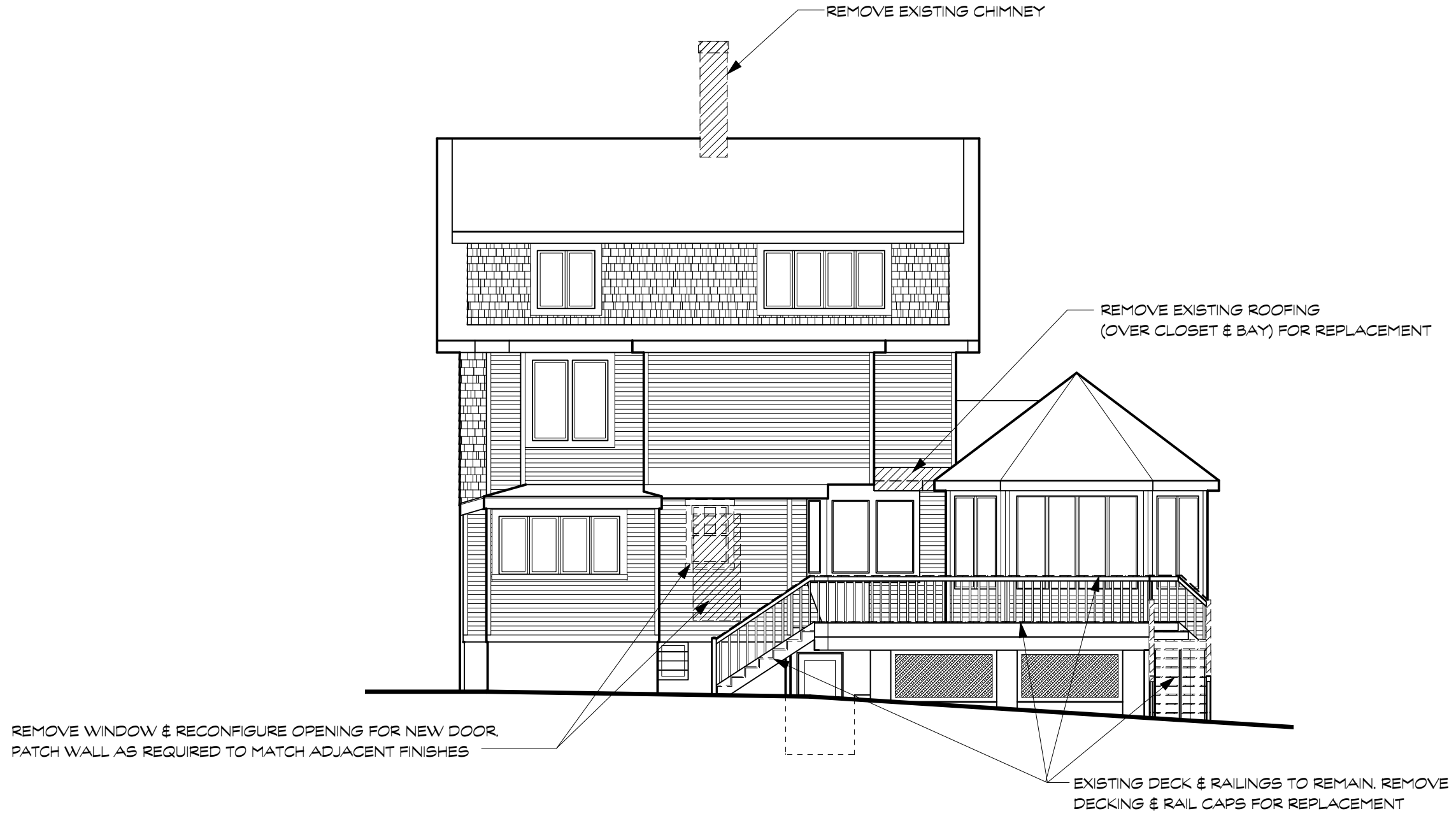


1 **EXISTING BASEMENT PLAN**
 Scale: 1/4" = 1'-0"

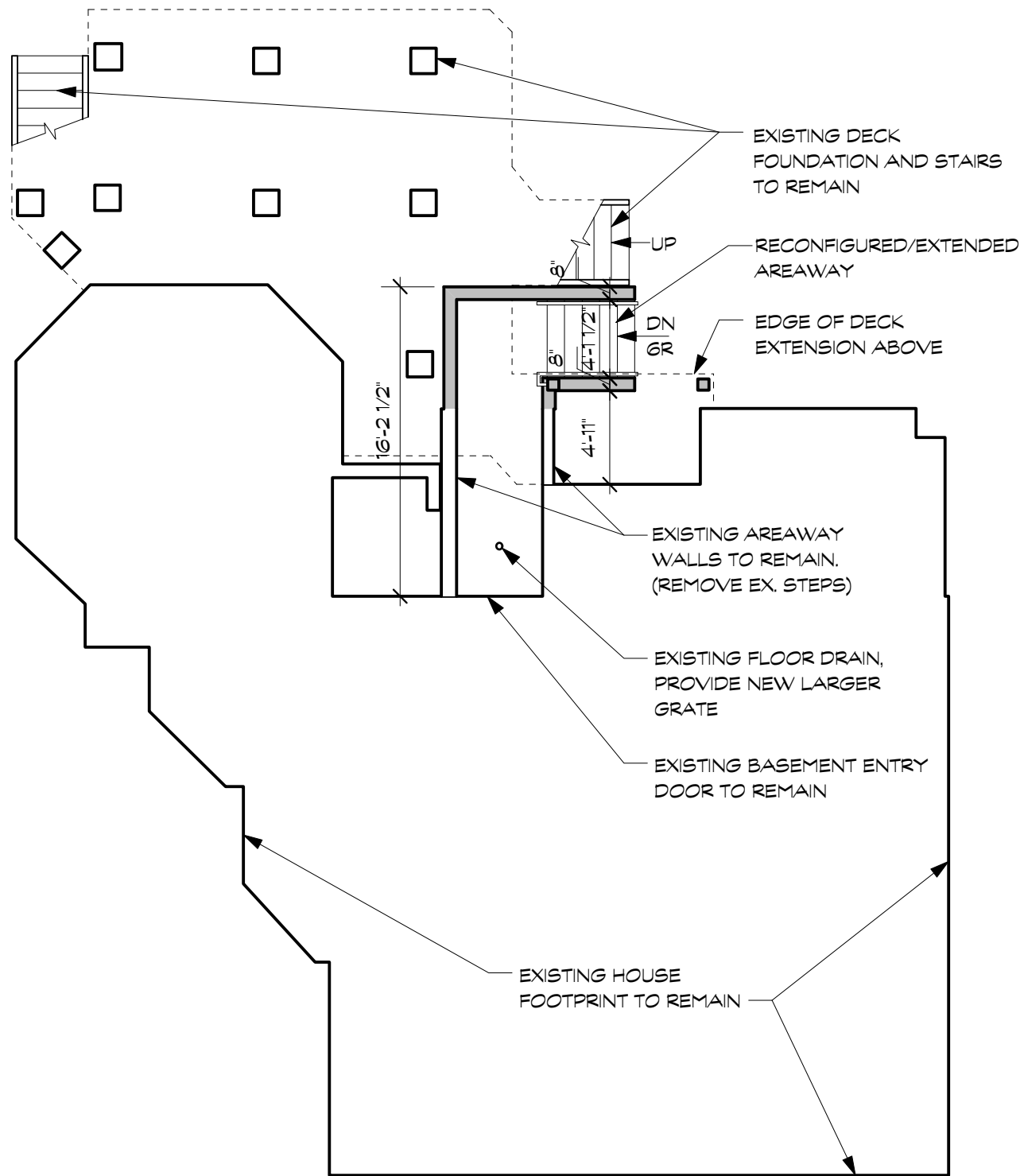


2 **EXISTING FIRST FLOOR PLAN**
 Scale: 1/4" = 1'-0"

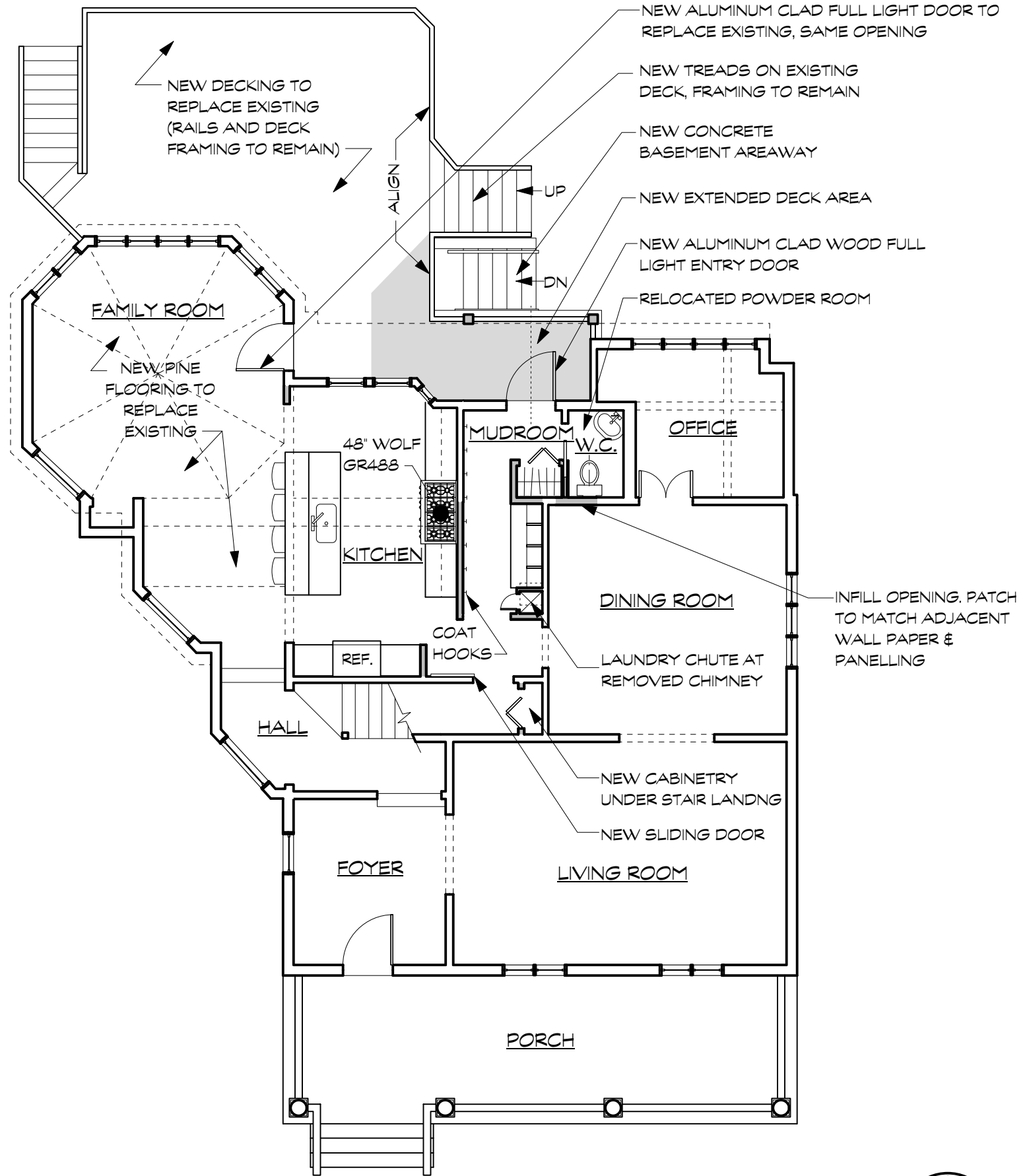




1 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



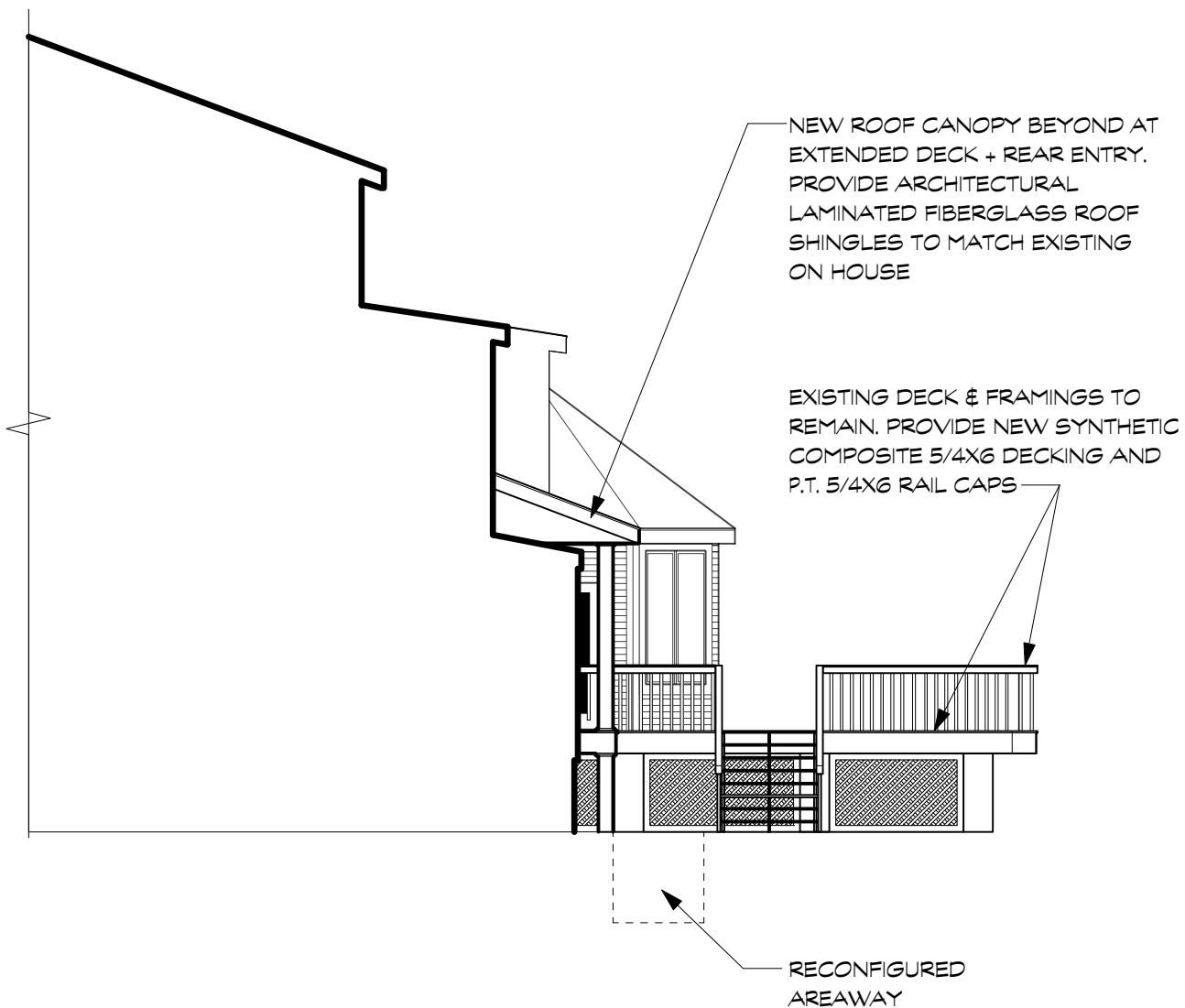
1 BASEMENT PLAN
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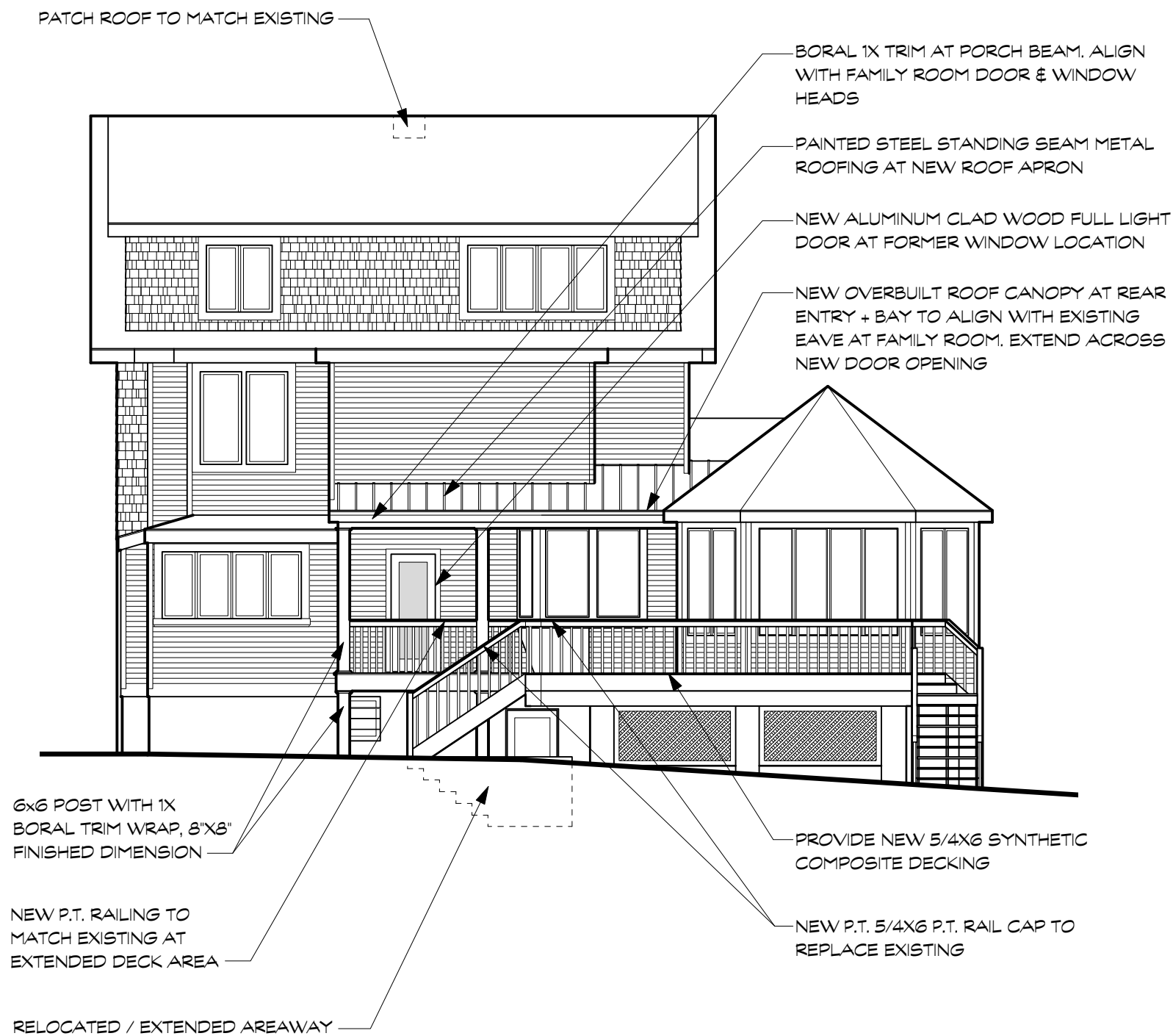
2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 SIDE ELEVATION
Scale: 1/4" = 1'-0"



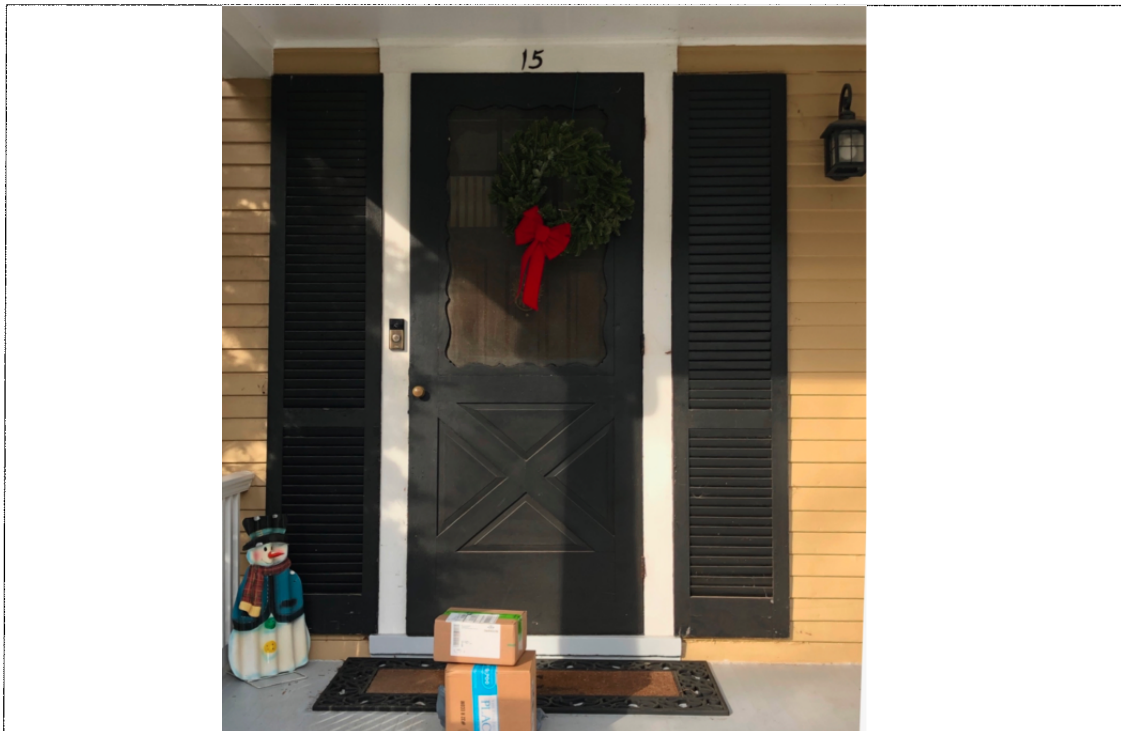
2 REAR ELEVATION
Scale: 1/4" = 1'-0"



Existing Property Condition Photographs (duplicate as needed)



Detail: 15 Hesketh St. - Front Elevation



Detail: 15 Hesketh St. - Front entry door at front elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 15 Hesketh St. - Right side elevation



Detail: 15 Hesketh St. - Right side elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 15 Hesketh St. - Rear elevation



Detail: 15 Hesketh St. - Rear elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 15 Hesketh St. - Left side elevation



Detail: 15 Hesketh St. - Left side elevation