

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

<b>Address:</b>	24 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Carolyn Sullivan (Scott Freeman, Agent)	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-200	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Stair replacement and hardscape alterations		

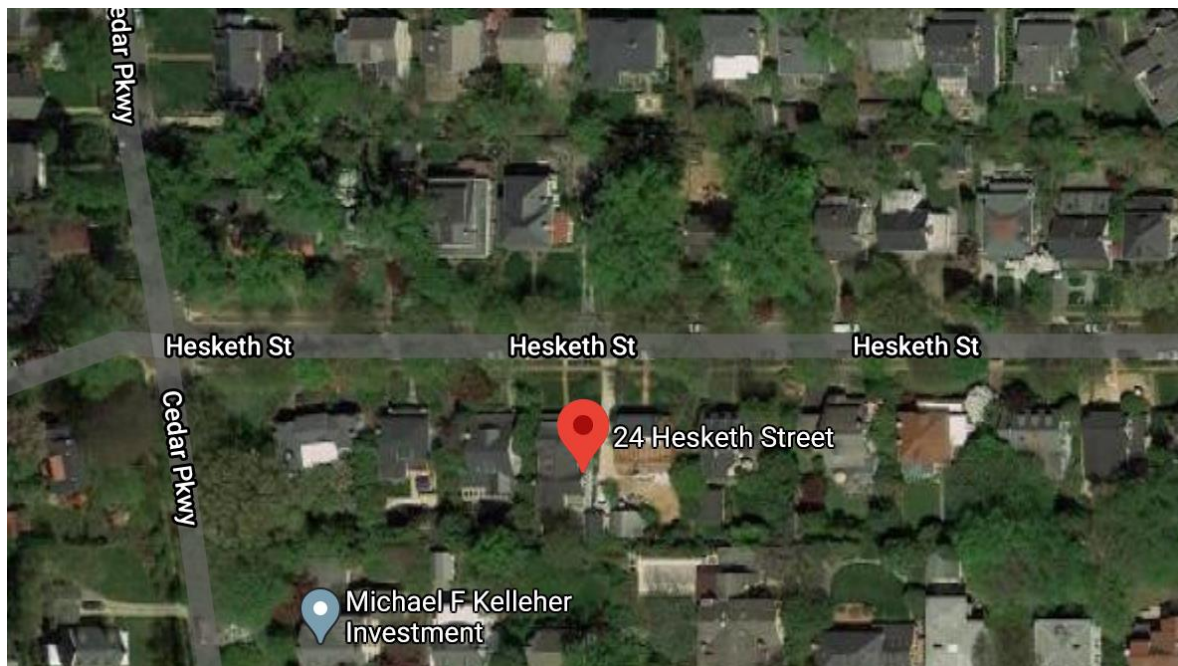
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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman/Bungalow  
**DATE:** c. 1916-27



*Fig. 1: Subject property.*

**PROPOSAL:**

The applicants propose to replace the existing concrete front walk stair and cheek walls with a new brick stair and cheek walls in the same footprint.

*Staff notes that no new handrails(s) have been included in this application, and any proposed new handrail(s) will require a separate HAWP application.*

**APPLICABLE GUIDELINES:**

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

11. 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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**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 #9;

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

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Carolynhobbssullivan@gmail.com Contact Person: Carolyn Sullivan  
Daytime Phone No.: 508-596-1721  
Tax Account No.: 07-00455986  
Name of Property Owner: Carolyn Sullivan Daytime Phone No.: 508-596-1721  
Address: 5509 Chamberlin Ave Cherry Chase, MD 20815  
Street Number City Street Zip Code  
Contractor: Rolling Acres Landscaping Phone No.: 301-421-9600  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Scott Freedman Daytime Phone No.: 301-758-3102

## LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Heskerh  
Town/City: Cherry Chase Nearest Cross Street: Cedar Pkwy  
Lot: P11 Block: 24 Subdivision: 0009  
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: Front Stairs

1B. Construction cost estimate: \$ 13,000

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.

Scott Freedman  
Signature of owner or authorized agent

4/23/20  
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:

The existing structure is a concrete staircase  
with cheek walls built into the hill between the  
public sidewalk and the front of the property.

- 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 a new staircase w/ cheek walls to  
be built using reclaimed brick. The stairs & walls will  
maintain the foot print of what is existing. Any effect on  
historic resources will be minimal since new materials  
will share common themes with the existing materials.

**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]

<b>Owner's mailing address</b> Carolyn Sullivan 5509 Chamberlin Ave. Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b> Scott Freedman 19301 New Hampshire Ave. Brinklow, MD 20862
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Maggie Matcovs 22 Hesketh St. Chevy Chase, MD 20815	Joseph Howe or Current Resident 26 Hesketh St. Chevy Chase, MD 20815
Ross Weiner or Current Resident 21 Hesketh St. Chevy Chase, MD 20815	John Lively or Current Resident 23 Hesketh St. Chevy Chase, MD 20815
Ellen McKee or current resident 21 Grafton St. Chevy Chase, MD 20815	



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Hadi Mansouri  
*Acting Director*

## HAWP APPLICATION

Application Date: 4/20/2020

Application No: 911235  
AP Type: HISTORIC  
Customer No: 1306472

### Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 24 HESKETH ST  
CHEVY CHASE, MD 20815  
Othercontact Rolling Acres Landscaping (Primary)

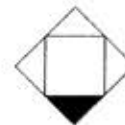
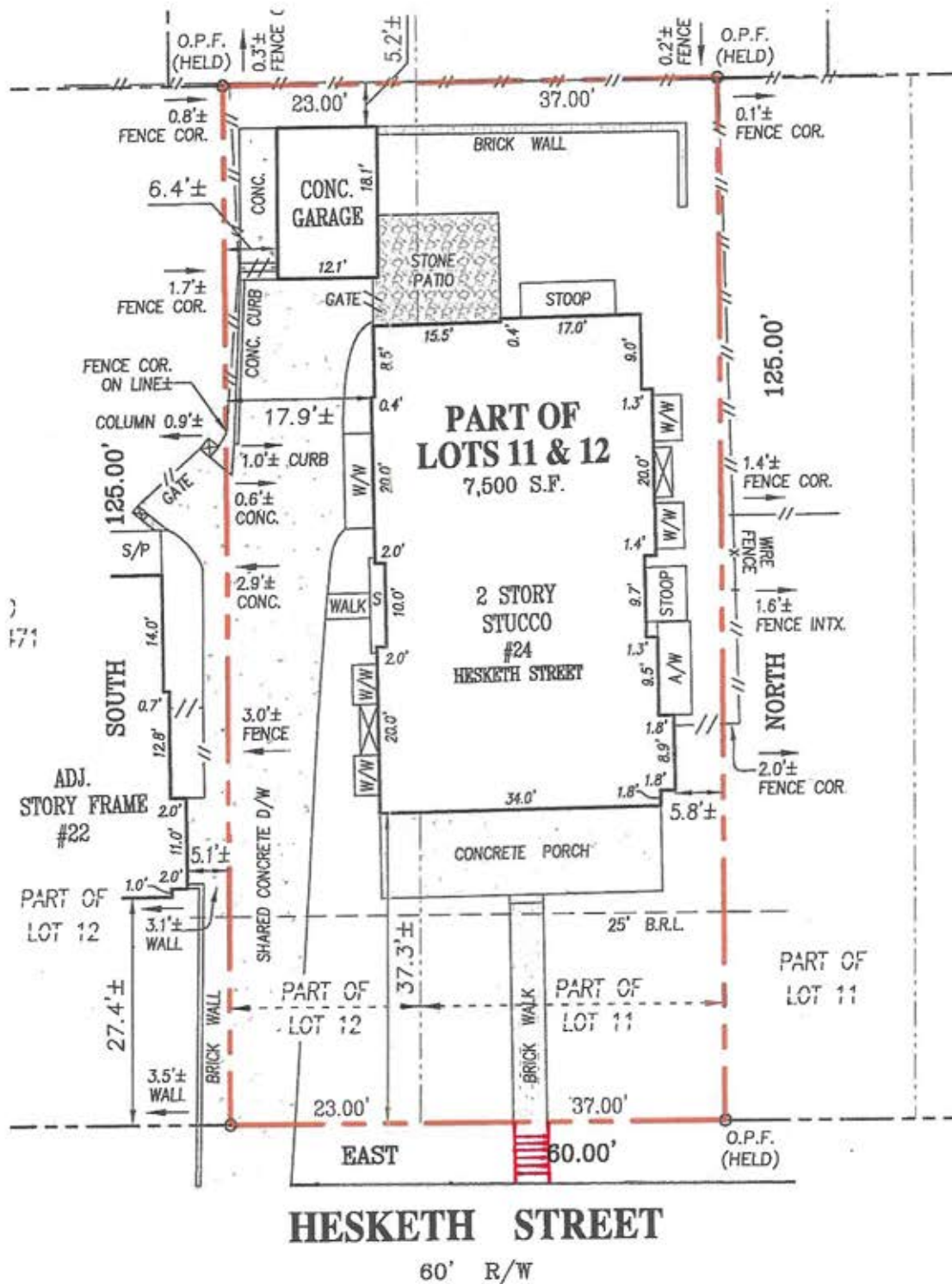
### Historic Area Work Permit Details

Work Type RESREP

Scope We will be replacing the existing concrete front steps and cheek walls along the front walkway with a new set of front steps and cheek walls to match the same dimensions of the existing. The facade materials used for the new steps and walls will be reclaimed brick to match the existing brick lead walk.



Site Plan



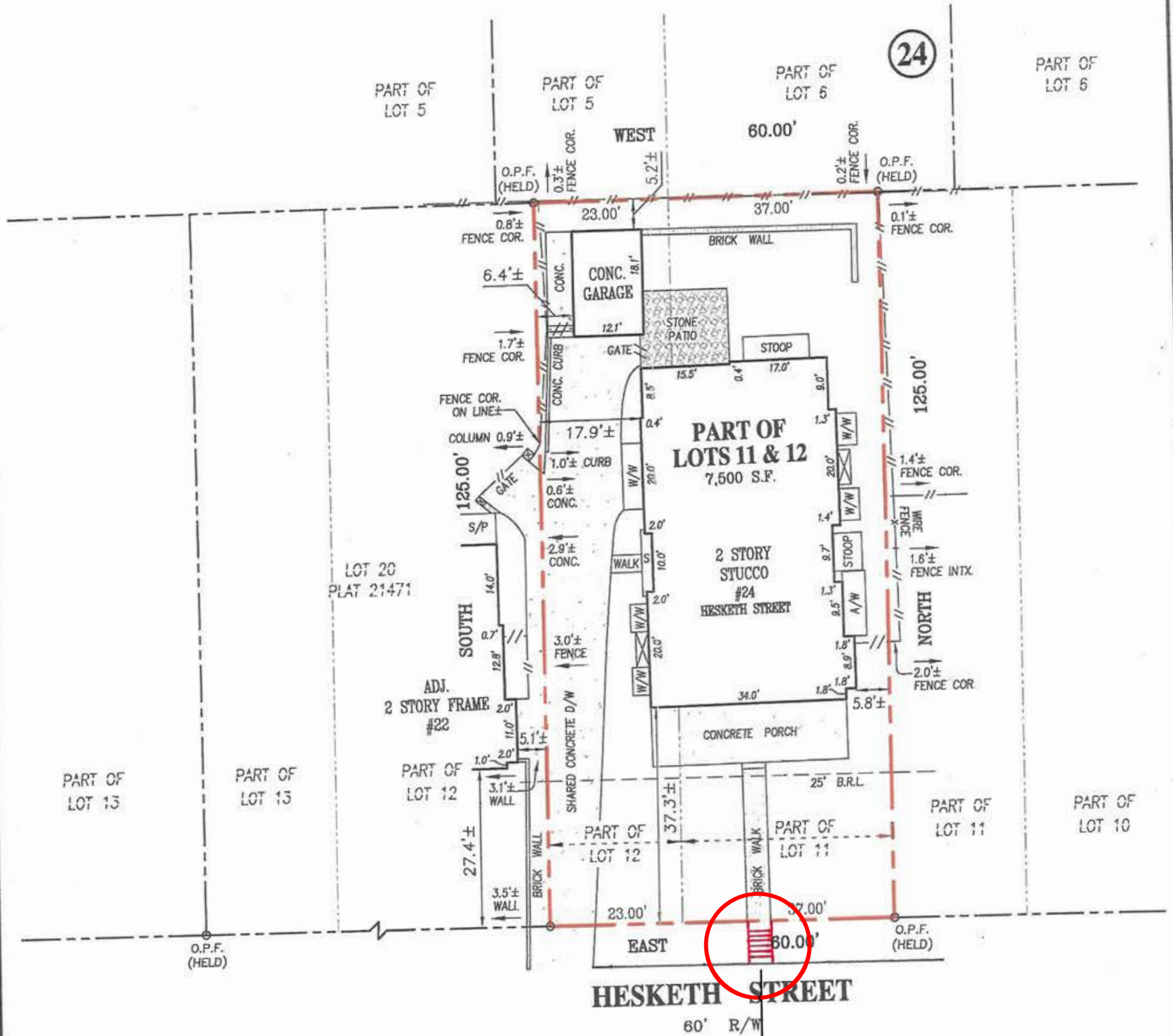
Shade portion to indicate North  
Scale: 1"=20'-0"



# **GENERAL NOTES:**

1. The property is shown in Montgomery County Tax Assessment Map HN-41.
2. Premises Address: 24 Hesketh Street, Chevy Chase Maryland 20815.
3. All property corners have been recovered or set and verified per a field survey performed: October 10, 2019.
4. The property is recorded among the land records of Montgomery County in Plat Book 2, Plat 106 and as described in Liber 50749 at Folio 94.
5. The information shown hereon has been prepared without benefit of a title report, and therefore may not reflect all easements or encumbrances which may affect subject property.
6. P.O.L. indicates a point set on the property line.  
O.P.F. indicates an Open Pipe Found.

PLAT BOOK 2, PLAT 106



Replacement of existing steps and cheek walls



PLAT OF SURVEY  
BOUNDARY  
PART OF LOTS 11 & 12, BLOCK 24  
SECTION No. 2  
**CHEVY CHASE**  
MONTGOMERY COUNTY, MARYLAND

CASE: 1675-19/GREEN

## **SURVEYOR'S CERTIFICATE**

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND."

*Matthew N. Brien*  
MATTHEW N. BRIEN  
MARYLAND PROFESSIONAL LAND SURVEYOR, MARYLAND REG. NO. 21408  
Expires: 06-08-2020

## **REFERENCES**

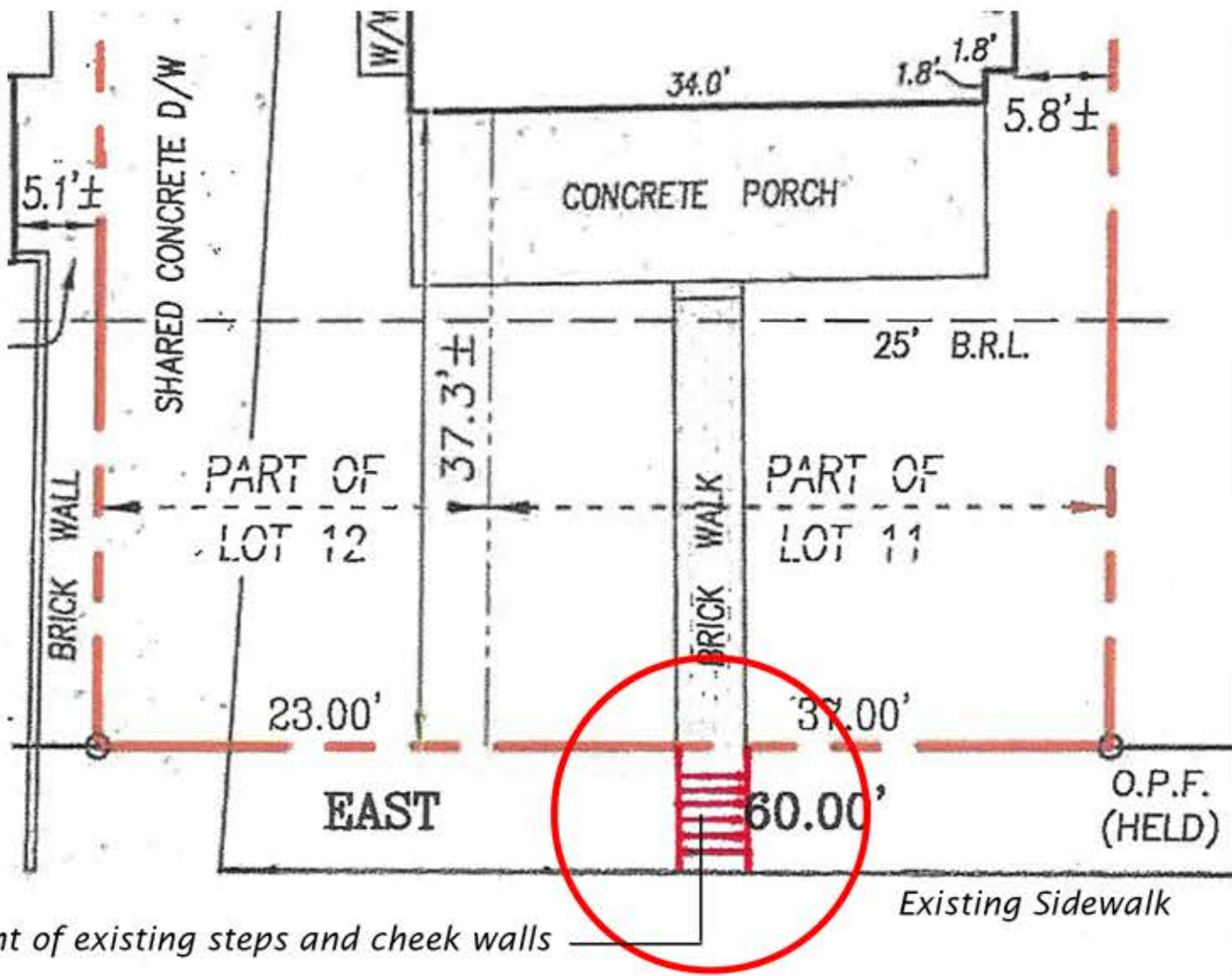
PLAT BK. 2  
PLAT NO. 106  
  
LIBER 50749  
FOLIO 94



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-6100, Fax 301/948-1286  
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: M. PAGAN
HSE. LOC.:	JOB NO.: 19-25135-B
PROP. CORs.: 10-10-2019	





# HESKETH STREET

Existing Site Conditions



Existing Site Conditions



Proposed New Steps and Cheek Walls to match existing location, size, and dimension, built using Reclaimed Brick to match existing front walkway.

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 DESIGNS AND INFORMATION SHOWN  
 MAY NOT BE USED WITHOUT  
 EXPRESSED WRITTEN CONSENT  
 FROM ROLLING ACRES LANDSCAPING, INC.

**ROLLING ACRES**  
 LANDSCAPE CONSTRUCTION  
 SPECIMEN NURSERY

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

Marcus Residence  
 24 Hesketh Street  
 Chevy Chase, MD 20815

PREPARED BY:

Scott Freedman R.L.A.

DRAWING TITLE:

Permit Set

REVISIONS:

No.	Description	Date

SCALE:  
  
 Scale: 1"=10'-0"

PLOT DATE:

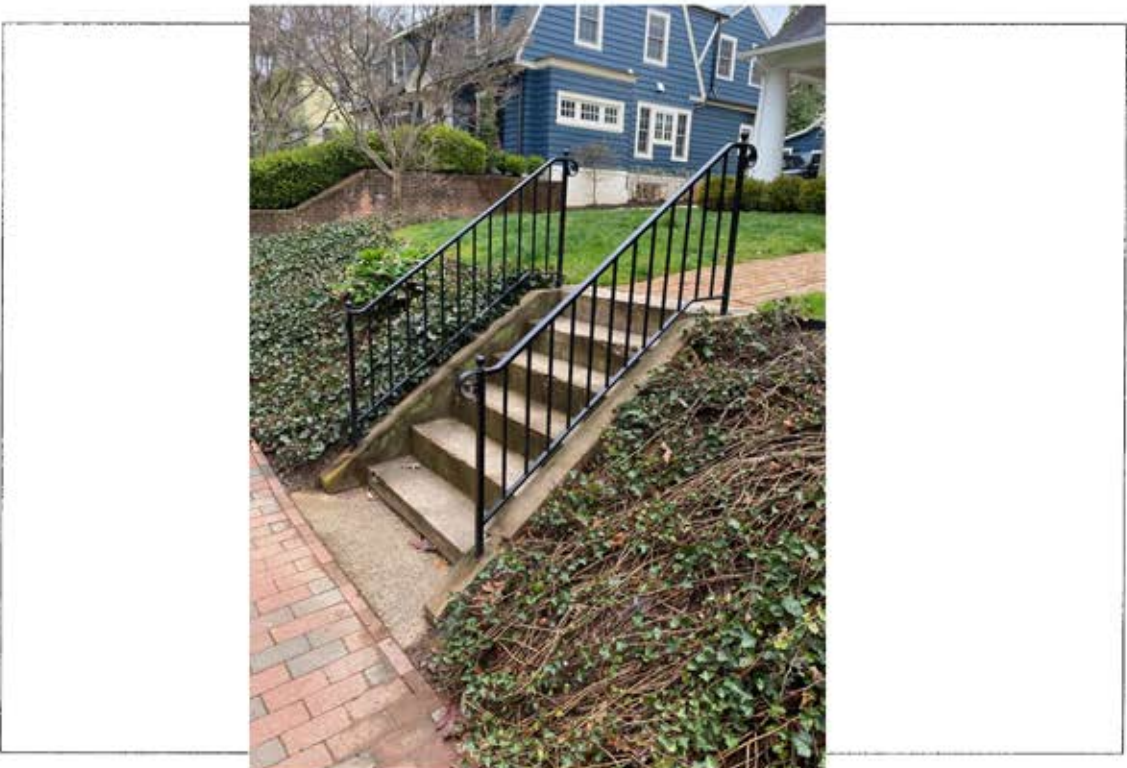
April 21, 2020



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



Detail: View of the existing Steps from the street curb



Detail: View of the existing Steps from the sidewalk