EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 24 Hesketh Street, Chevy Chase  
Meeting Date: 5/27/2020

Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Report Date: 5/20/2020

Applicant: Carolyn Sullivan  
(Scott Freeman, Agent)  
Public Notice: 5/13/2020

Review: HAWP  
Tax Credit: No

Case Number: 35/13-200  
Staff: Michael Kyne

PROPOSAL: Stair replacement and hardscape alterations

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 handrail(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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Carolynhabbssullivan@gmail.com
Contact Person: Carolyn Sullivan
Daytime Phone No.: 301-596-1721

Tax Account No.: 07-00455986

Name of Property Owner: Carolyn Sullivan
Address: 8509 Chamberlain Ave, Chevy Chase, MD 20815
Street Number: 8509
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor: Rollyng Aces Landscaping
Phone No.: 301-421-9600

Agent for Owner: Scott Friedman
Daytime Phone No.: 301-736-3100

LOCATION OF BUILDING/ PREMISE

House Number: 24
Street: Heckscher
Town/City: Chevy Chase
Nearest Cross Street: Cedar Pkwy
Lot: PII
Block: 24
Subdivision: 00009

PART ONE. TYPE OF PERMIT/ APPLICATION AND USE

A. CHECK ALL APPLICABLE:
   - Construct
   - Extend
   - Alter/Renovate
   - A/C
   - Stab
   - Room Addition
   - Porch
   - Deck
   - Shed
   - Move
   - Install
   - Rework/Raze
   - Solar
   - Fireplace
   - Woodburning Stove
   - Single Family
   - Revision
   - Repair
   - Revocable
   - Fence/Wall (complete Section 4)
   - Other: Front Driveway

   Completion Date: 12-00-00

B. Construction cost estimate: $15,000

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

PART TWO. COMPLETE FOR NEW CONSTRUCTION AND EXTENSION 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/estate

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: [Signature]
Date: 4/23/20

Approved: [Signature] For Chairperson, Historic Preservation Commission

Date Filed: Date Issued:

Applications/Permit No.: [

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 with cheek walls to be built using reclaimed brick. The stairs and walls will maintain the footprint 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 resources 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 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 resources, 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carolyn Sullivan</td>
<td>Scott Freedman</td>
</tr>
<tr>
<td>5509 Chamberlin Ave.</td>
<td>19301 New Hampshire Ave.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Brinklow, MD 20862</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maggie Marcus</td>
</tr>
<tr>
<td>22 Hesketh St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Ross Weiner</td>
</tr>
<tr>
<td>or Current Resident</td>
</tr>
<tr>
<td>21 Hesketh St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Ellen Makee</td>
</tr>
<tr>
<td>or Current Resident</td>
</tr>
<tr>
<td>21 Grafton St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
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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.
GENERAL NOTES:

1. The property is shown in Montgomery County Tax Assessment Map MI-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 60749 at Folio 94.

5. The information shown herein 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. includes an Open Pipe Fence.

Replacement of existing steps and cheek walls
Marcus Residence
24 Hesketh Street
Chevy Chase, MD 20815

Proposed New Steps and Check Walls to match existing location, size, and dimension, built using reclaimed brick to match existing front walkway.

Replacement of existing steps and check walls.

Existing Site Conditions

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Existing Site Conditions
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