

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

<b>Address:</b>	30 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	1/6/2021
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	12/30/2020
<b>Applicant:</b>	Kristen Donoghue and Jonathan Hacker (Neal Thomson, Architect)	<b>Public Notice:</b>	12/23/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	NA
<b>Permit Number:</b>	936072	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Partial demolition, roof replacement, fenestration alteration, and construction of a rear addition		

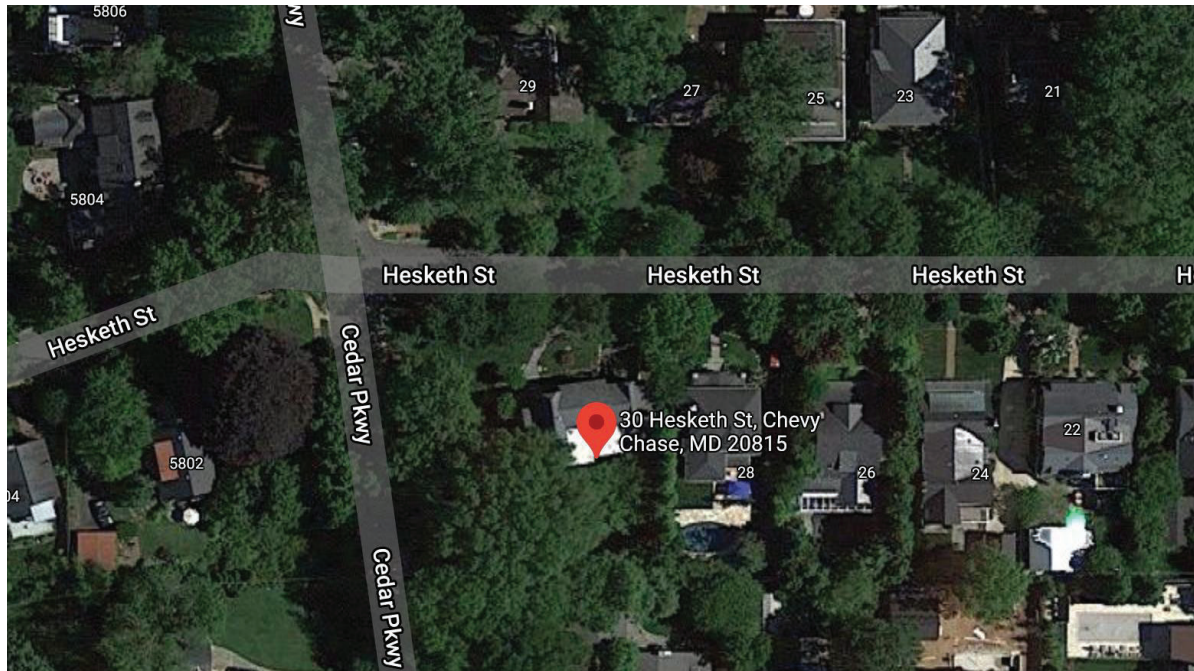
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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Tudor Revival  
**DATE:** c. 1916-27



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicants propose partial demolition, roof replacement, fenestration alteration, and construction of a rear addition at the subject property.

## **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.

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (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; [emphasis added] 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 the Interior's Standards for Rehabilitation:***

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will 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.

#10: New additions and adjacent or related new construction will 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.

### ***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 and 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 ensure 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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not

permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

**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. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

**Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

## **STAFF DISCUSSION**

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

- Partial removal of an existing rear addition.
- Construction of a new one-story addition at the rear.
  - The proposed new addition will have stucco siding to match the existing and prefinished metal windows and doors.
  - Dormers with shingle siding will be added above to accommodate the existing second-floor space.
- The ridge of the historic house roof will be extended to the rear, allowing the low sloped, flat seam metal roof above the existing rear addition to be removed and the altered rear roof slope to match the front roof slope.
  - The existing, non-original asphalt shingle roofing will be replaced with Alaskan yellow cedar shingle roofing.

Staff supports the applicants' proposal, finding it consistent with the *Guidelines*. The proposed addition is in the preferred location at the rear, and, due to its minimal size and location, it will not be visible from the public right-of-way. Accordingly, the addition and the proposed materials should be reviewed with lenient scrutiny. Staff also finds the proposed addition materials to be appropriate and compatible with the subject property and surrounding streetscape.

Staff finds that the proposed alteration to the ridge of the historic house roof is generally compatible with the subject property and surrounding streetscape. As viewed from the public right-of-way, the roof will retain its existing shape, form, and slope, and the scale and massing of the subject property house will remain consistent with the surrounding properties. With the proposed alteration, the property will continue to contribute to the district.

In accordance with *Standards #2 and #9*, the proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. Per *Standard #10*, the proposed additions and alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and the *Chevy Chase Village Historic District Guidelines* outlined above.

### **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), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, 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, #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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 936072  
DATE ASSIGNED

APPLICANT:

Name: Kristen Donoghue & Jonathan Hacker

E-mail:

Address: 30 Hesketh Street

City: Chevy Chase Zip: 20815

Daytime Phone:

Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Neal Thomson

E-mail: david@thomsoncooke.com

Address: 5155 MacArthur Blvd NW

City: Washington, DC Zip: 20016

Daytime Phone: (202) 686-6583

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village  
☐ No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 30 Street: Hesketh Street

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: P9 Block: 24 Subdivision: 0009 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction      | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition   | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input checked="" type="checkbox"/> Roof     | <input checked="" type="checkbox"/> Window/Door          |
|  |  | <input type="checkbox"/> Other:                          |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

*John Donoghue*

Signature of owner or authorized agent

12/10/2020

Date

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing two-story, single family home with cellar and attic and rear paved patio. The house does not appear on the 1916 Sanborn Map (see included PDF). The existing home has an non-original asphalt shingle main roof with a standing seam roof at a projecting breakfast room and low-slope roof over the central part of the house. The existing siding is stucco at the first floor and wood shake siding at the second floor and attic. The existing windows and doors on the rear elevation to be removed in the proposed work do not appear to be original to the house.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

A portion of a (presumably non-original) rear addition at the existing kitchen will be removed and a new, small addition will be added to the first floor footprint at this location. The existing patio will remain. The new addition will have a stucco finish to match existing. The existing non-original asphalt shingle roofing will be replaced with Alaskan Yellow Cedar. The existing ridge of the roof will be pushed back towards the rear of the house to remove the low slope, flat seam roof at the center of the house above the non-original rear addition and return the massing of the house to one more in keeping with the character of the neighborhood. The new windows and doors will be prefinished metal, possibly including a NanaWall or similar type system on the rear elevation.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/10/2020

Application No: 936072  
AP Type: HISTORIC  
Customer No: 1392150

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 30 HESKETH ST  
CHEVY CHASE, MD 20815

Othercontact Easterday (Primary)

## Historic Area Work Permit Details

Work Type ADD

Scope of Work Addition and interior renovation to existing two-story single family home with cellar and attic.

WASHINGTON D.C. VOL. 3  
**323**

**CHEVY CHASE MD.**

LAUREL

W. LENOX

W. KIRKE

**324**

MAGNOLIA  
PARKWAY

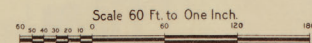
W. IRVING

HESKETH

GRAFTON

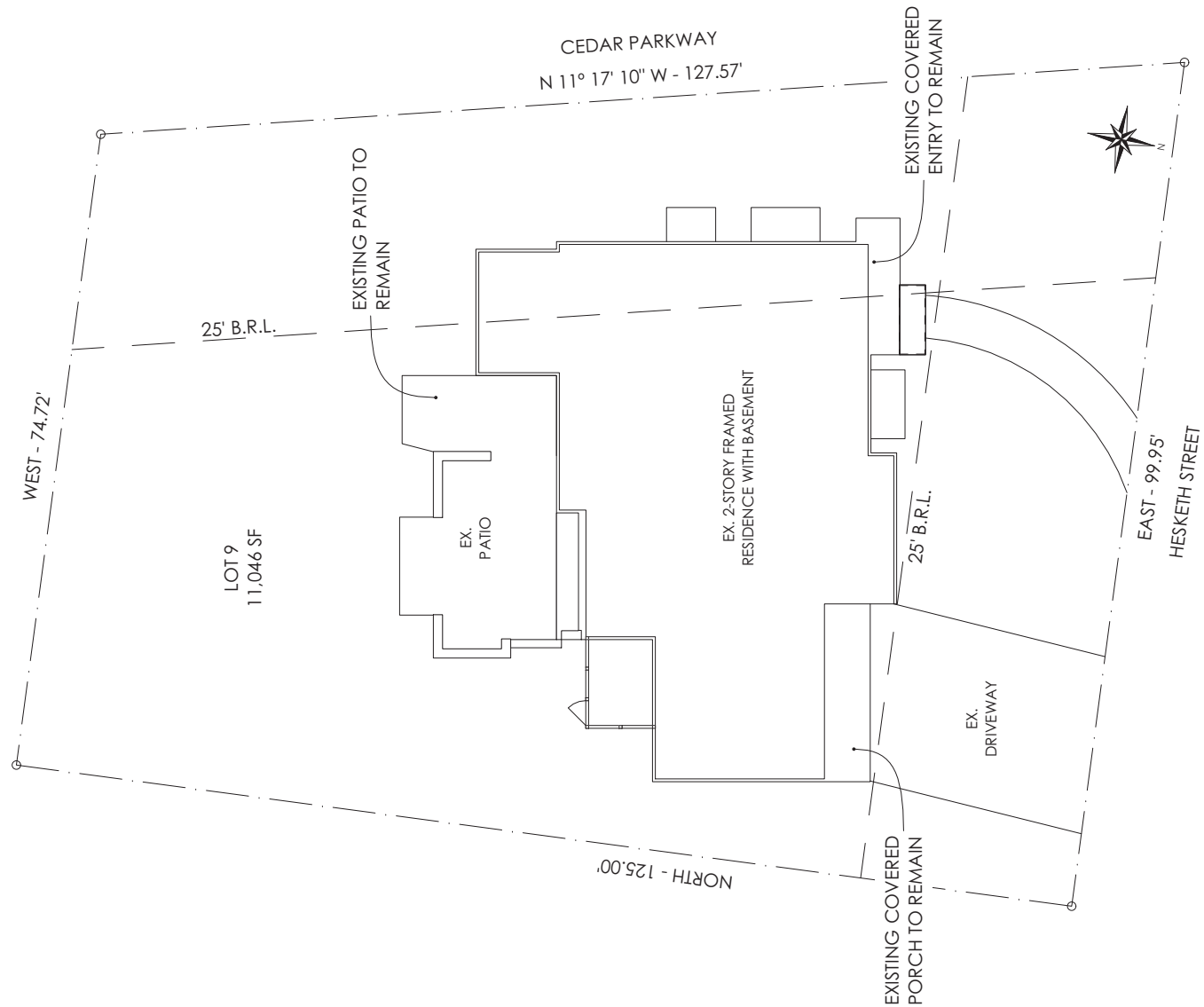
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PARKWAY

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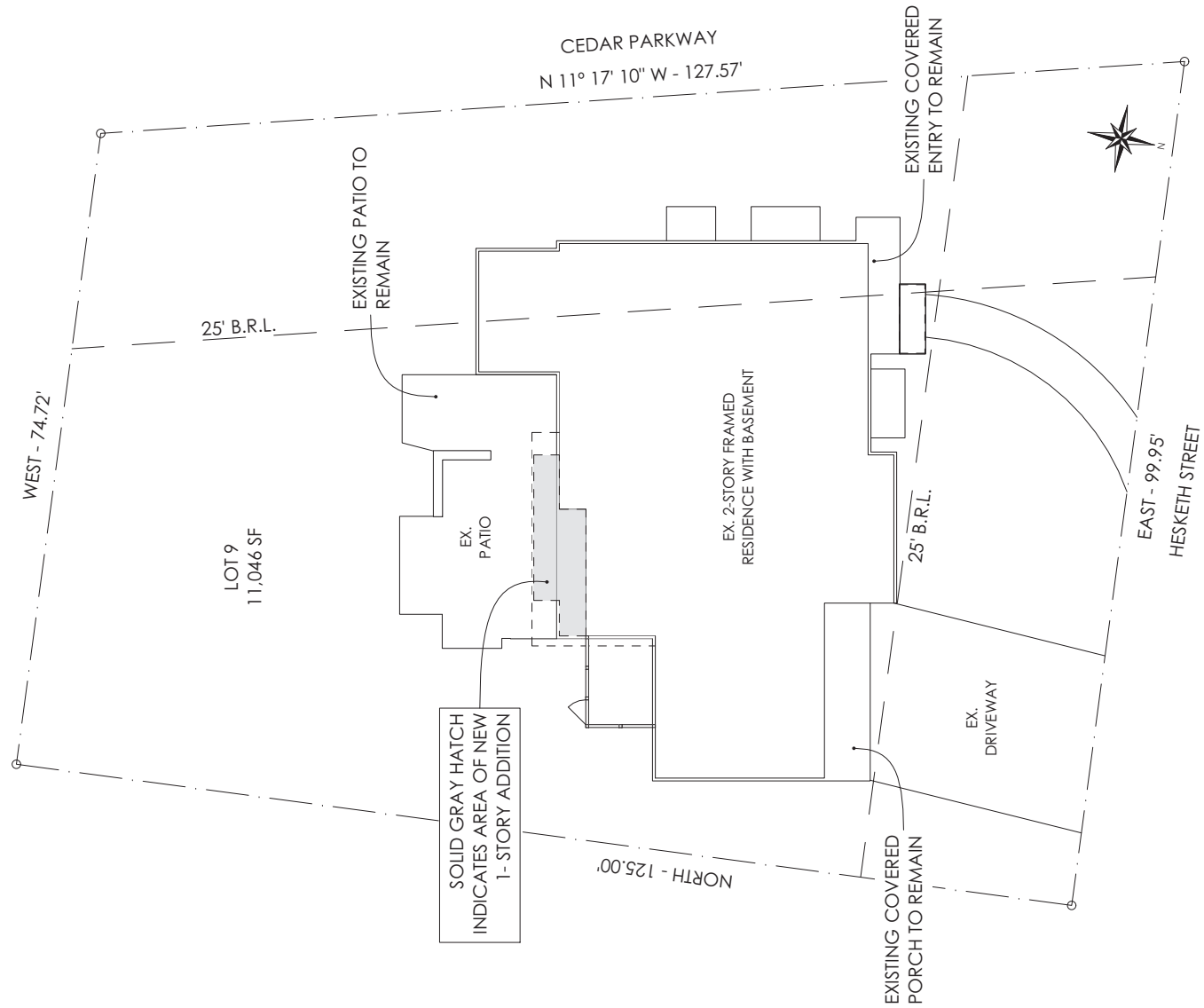
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Title	Existing Site Plan	
Scale	1" = 20'	Sheet Ref

Date	12/10/2020

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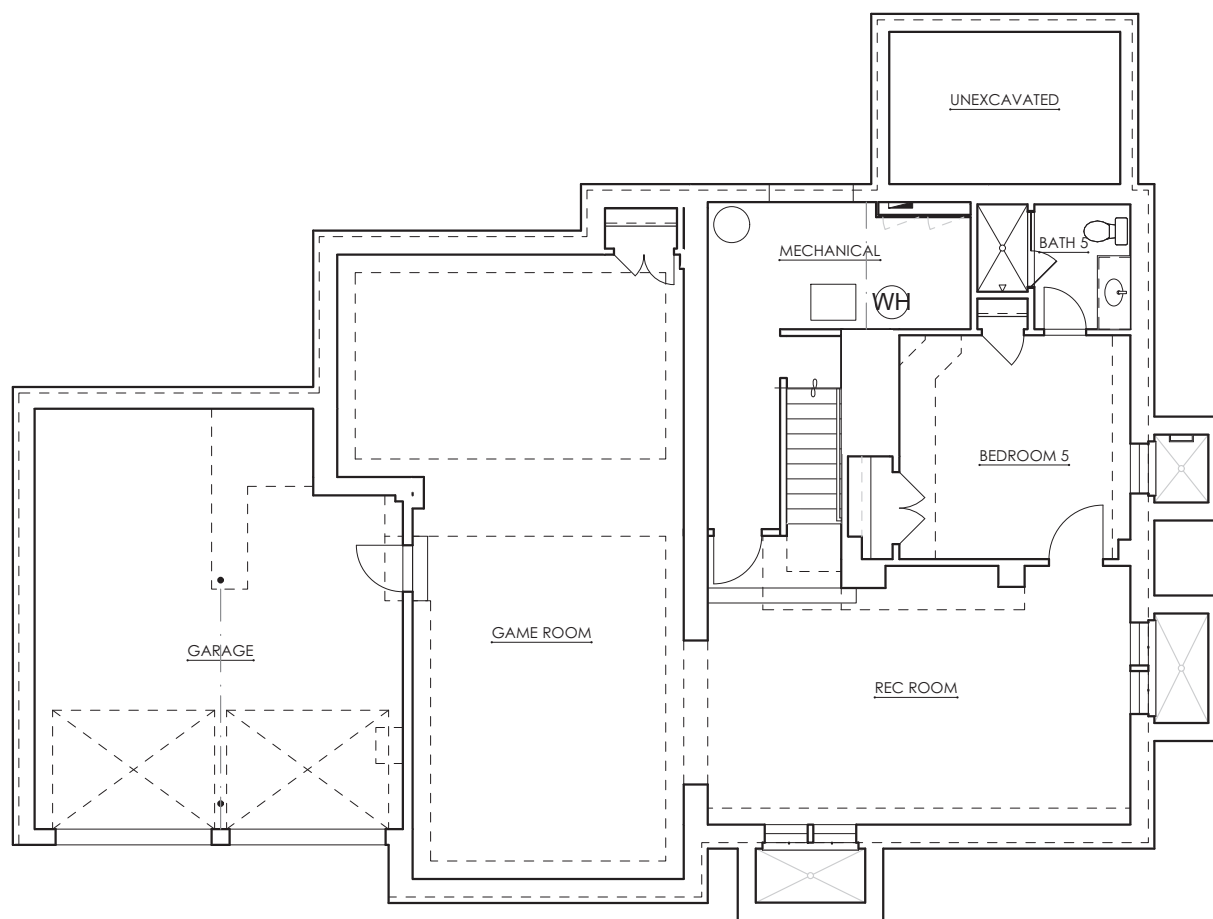


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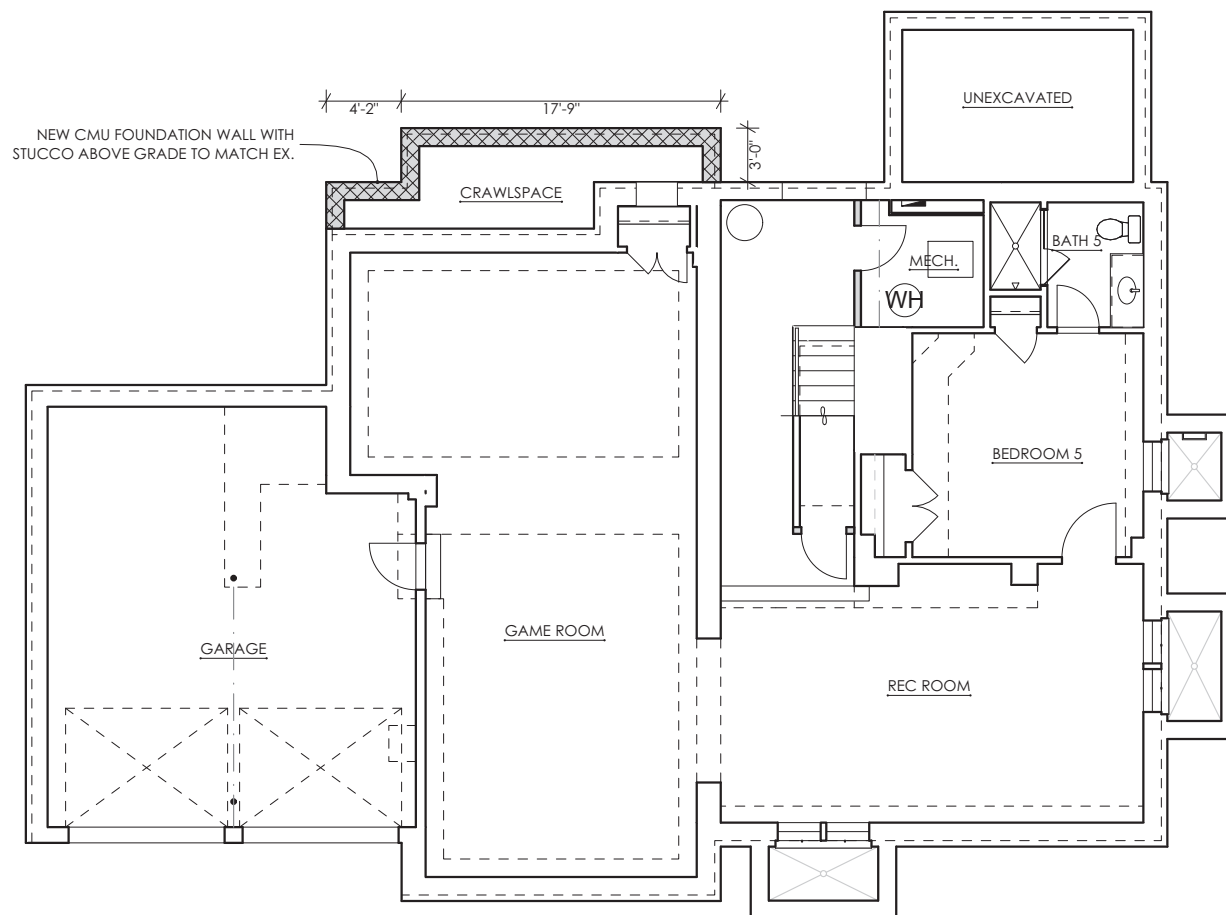
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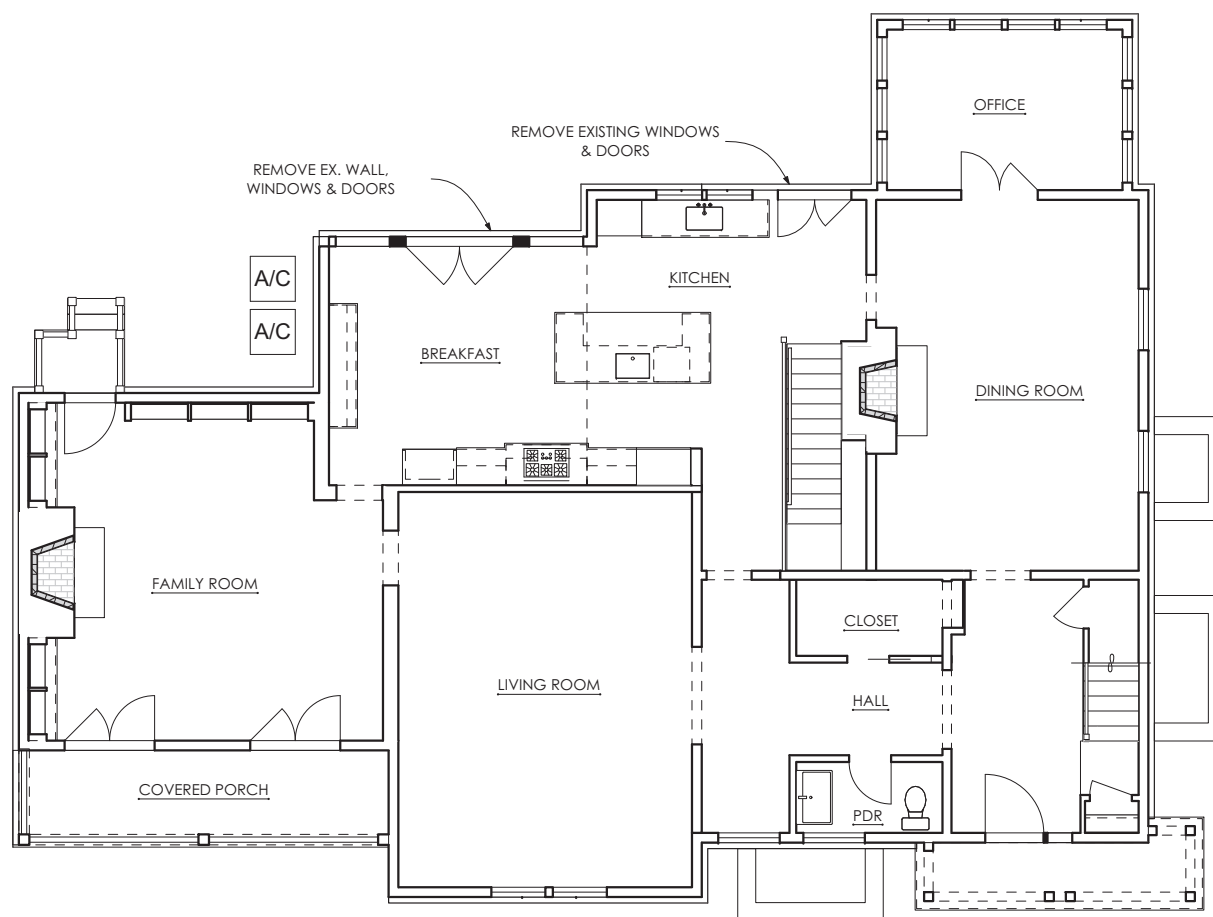
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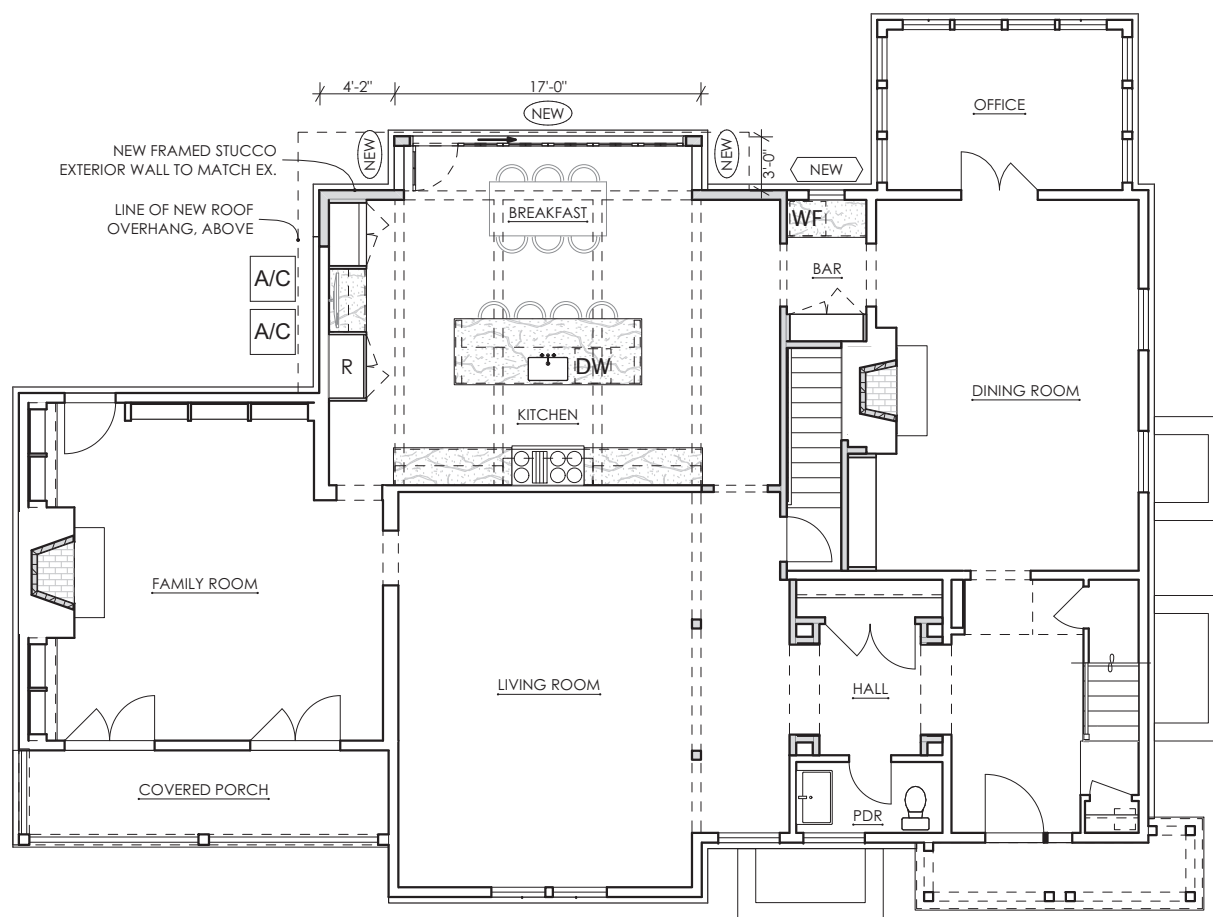


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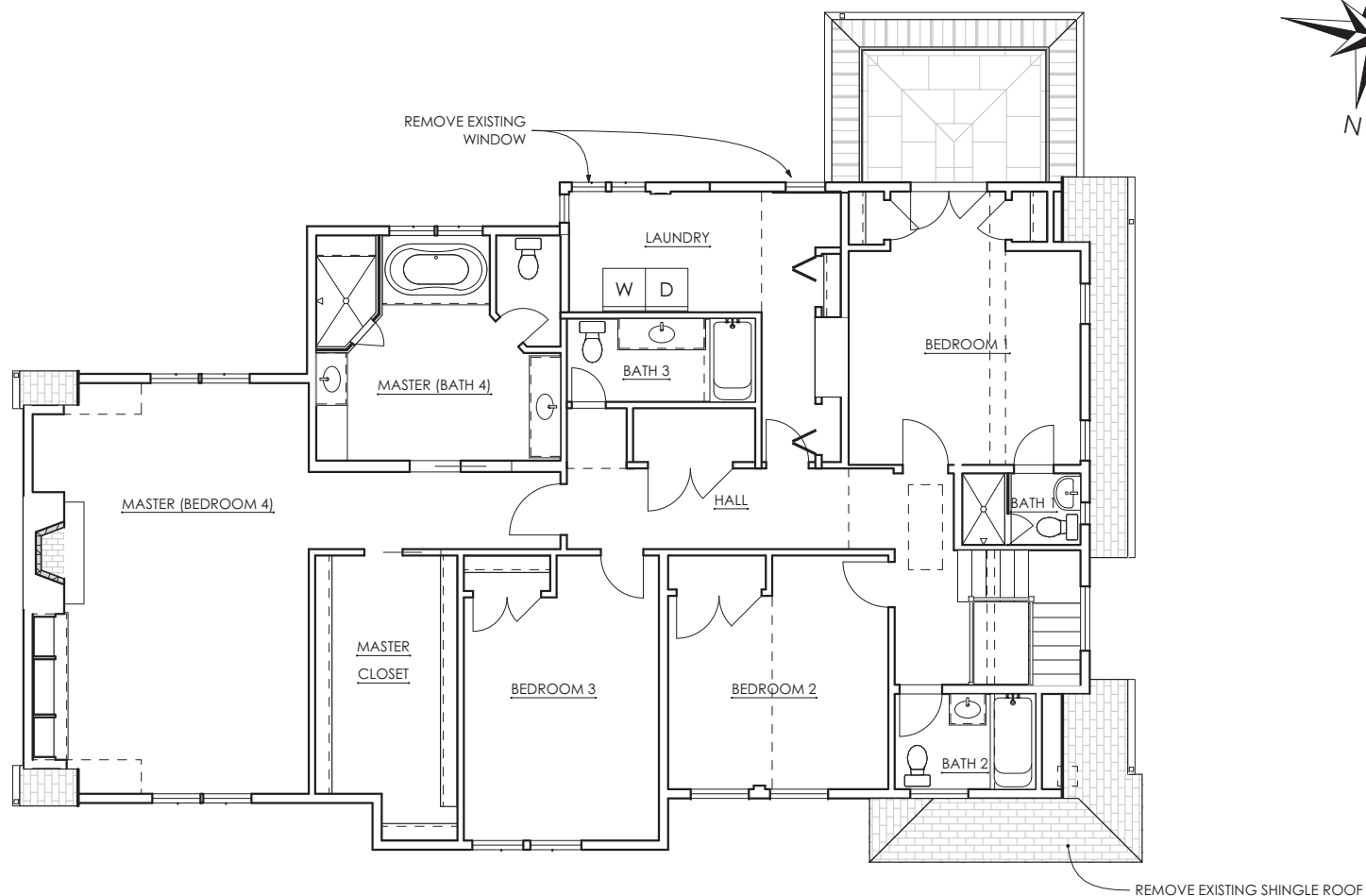
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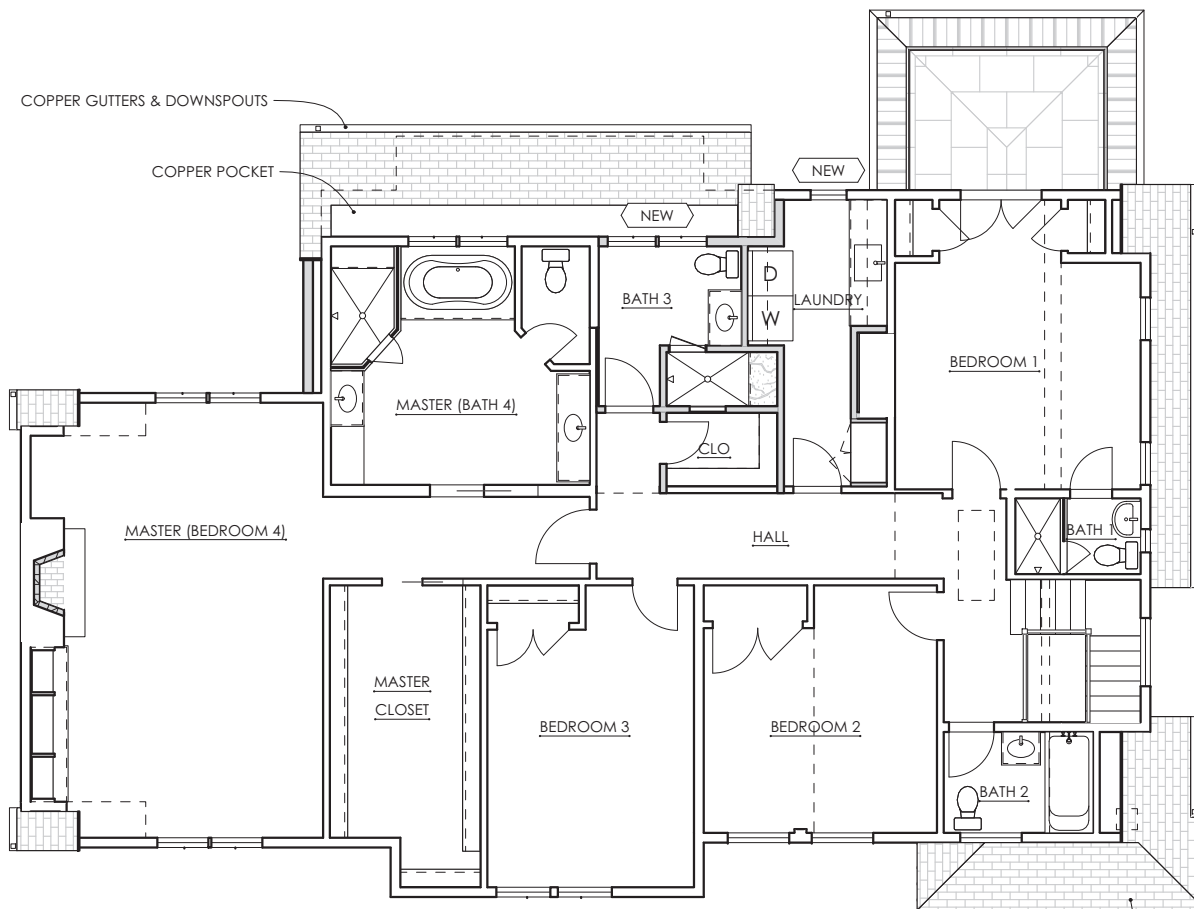
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NEW ALASKAN YELLOW CEDAR  
SHINGLE ROOF -TYPICAL

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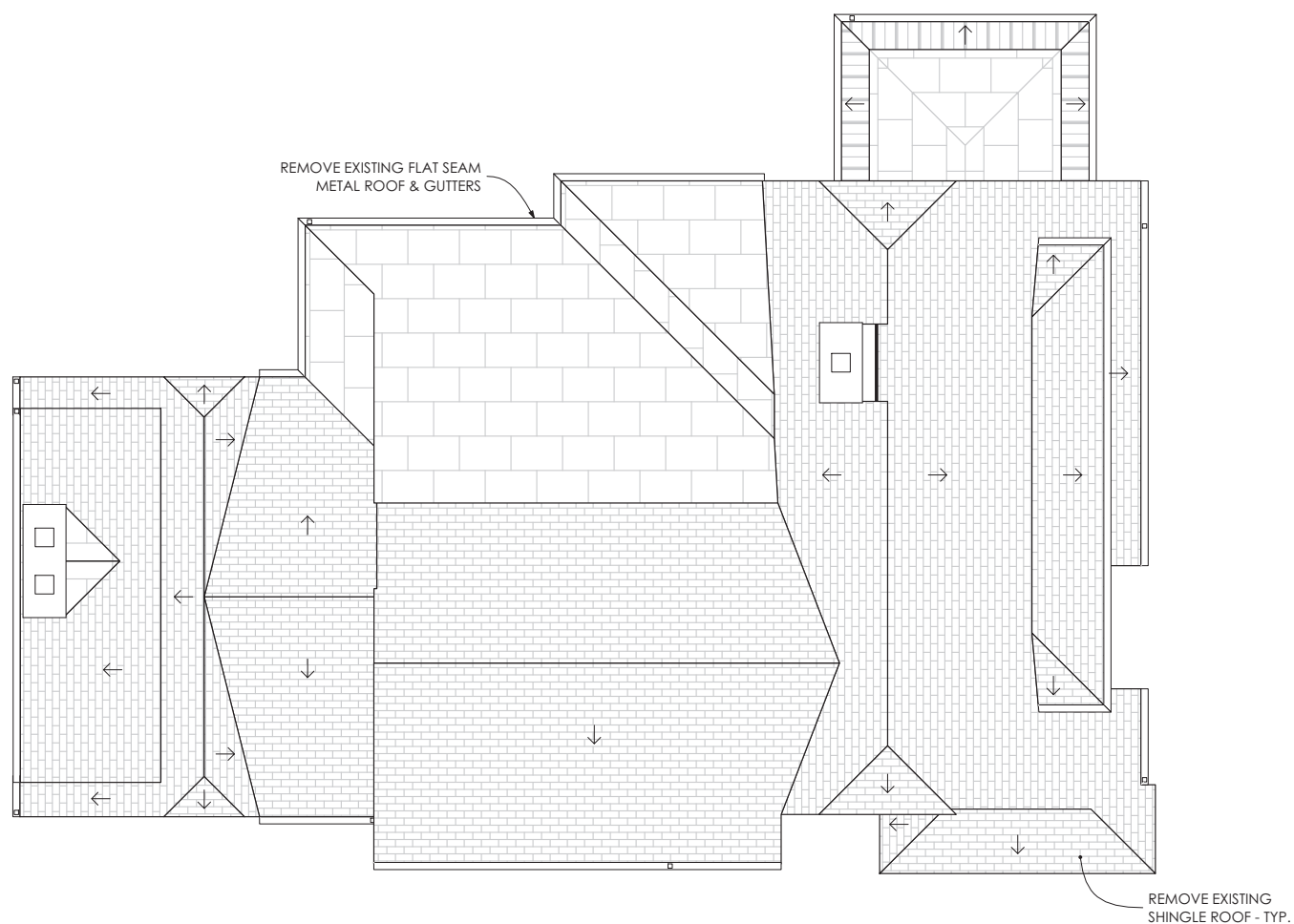
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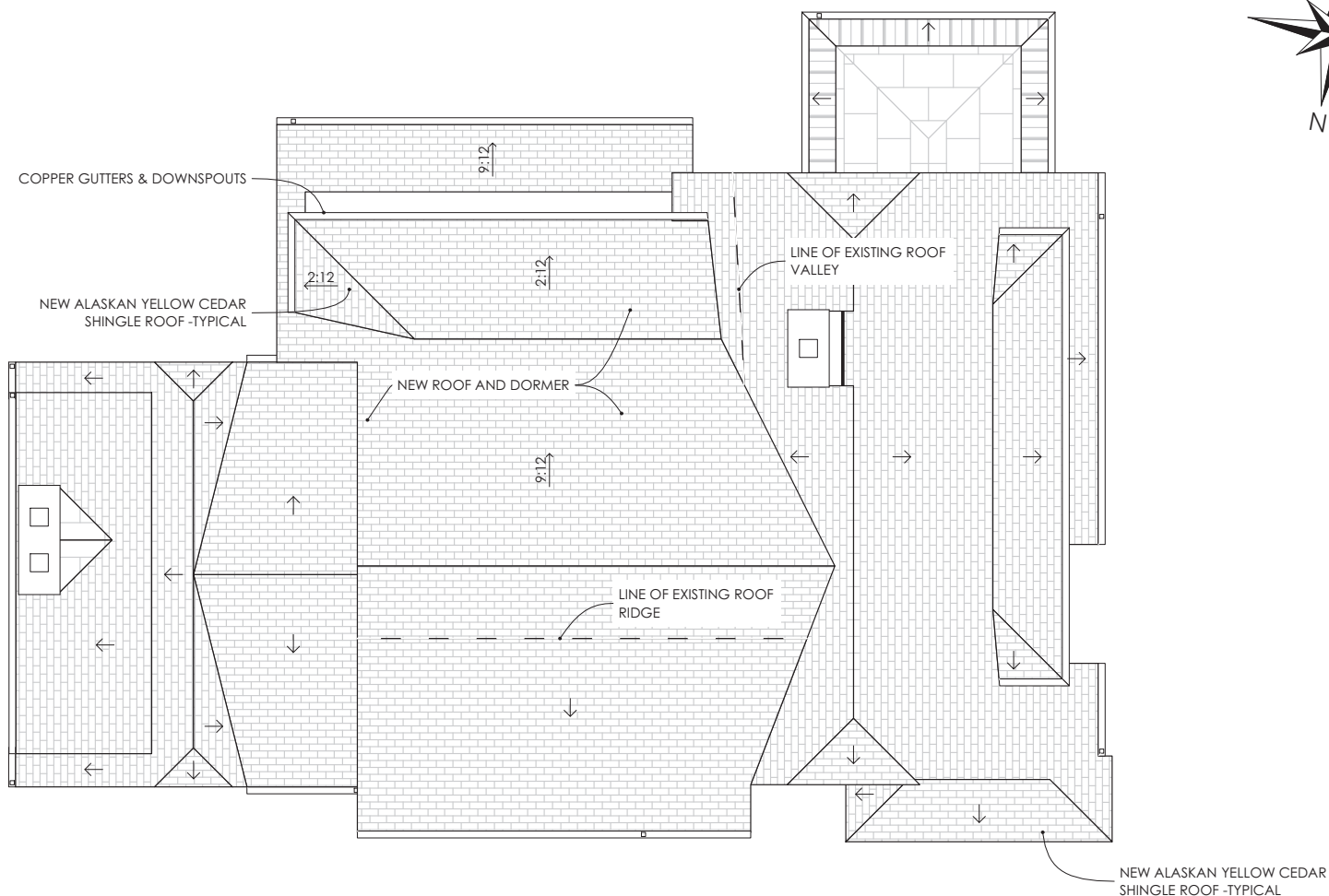


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Title **Existing Front Elevation**

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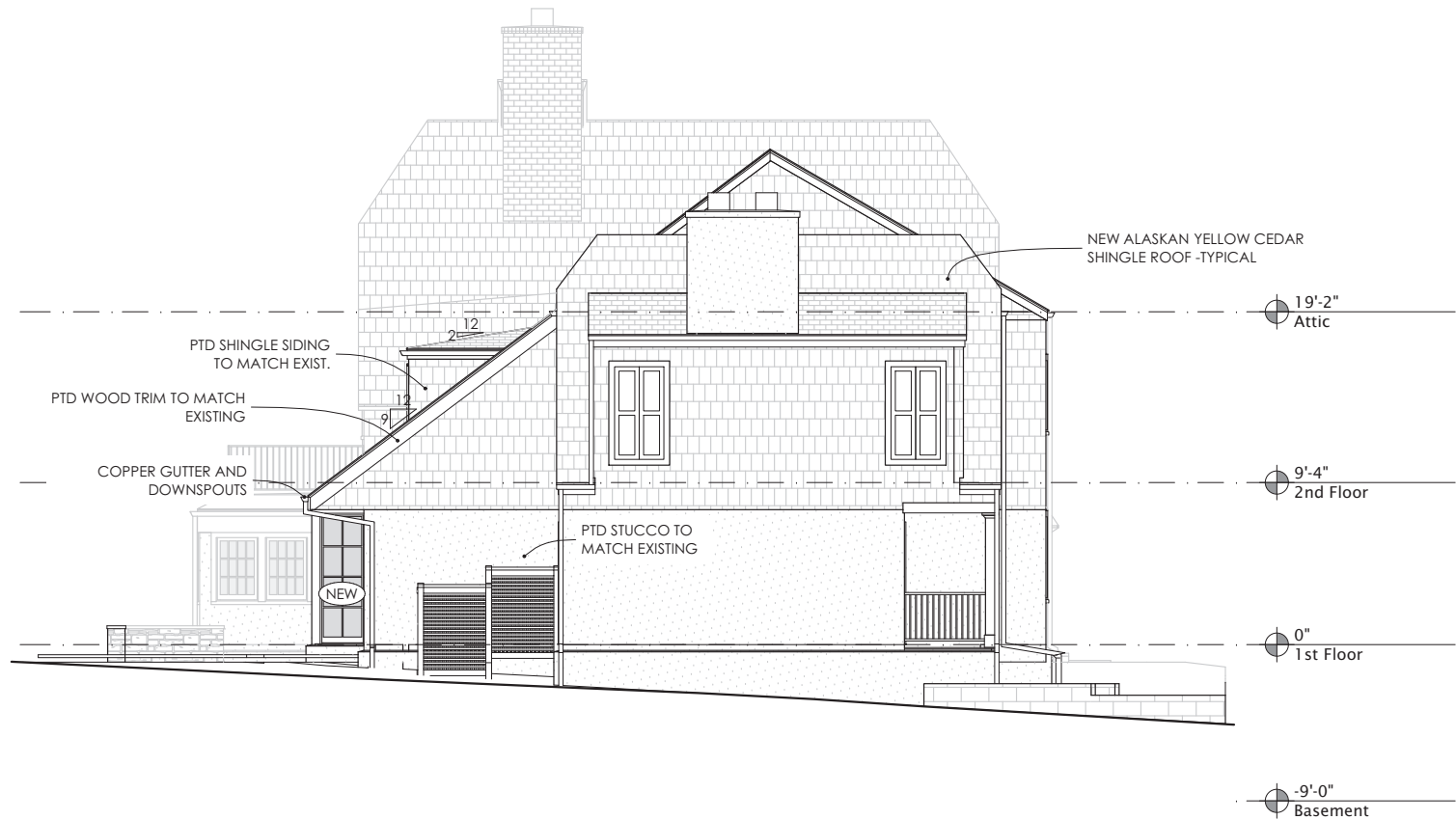
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Title	Proposed Left Elevation		Date	12/10/2020
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Title	Existing Rear Elevation		Date	12/10/2020
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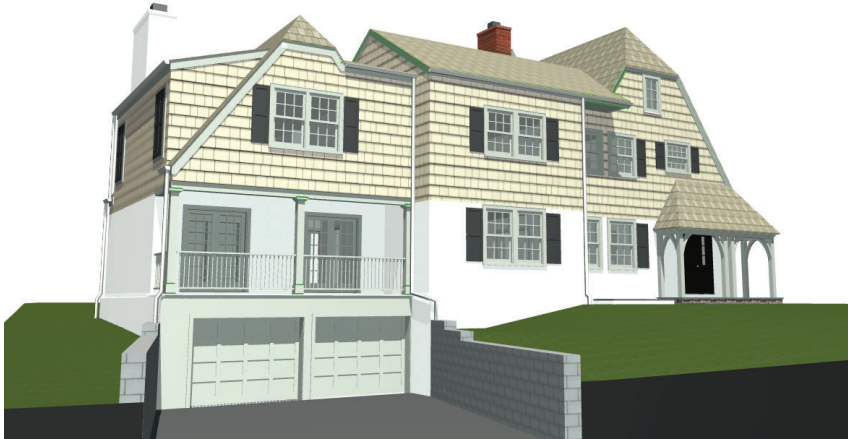


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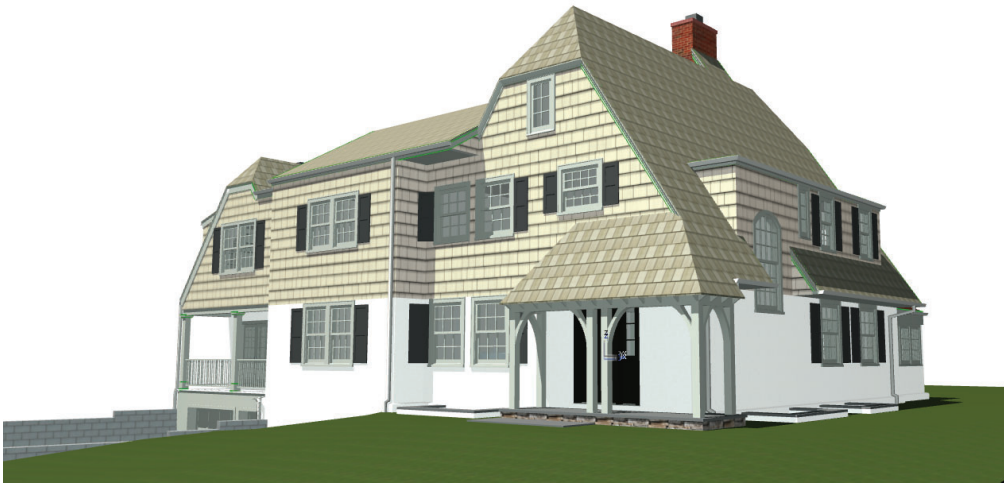
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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815		18	
Title	Proposed Right Elevation		Date	12/10/2020
Scale	3/32" = 1'-0"	Sheet Ref		

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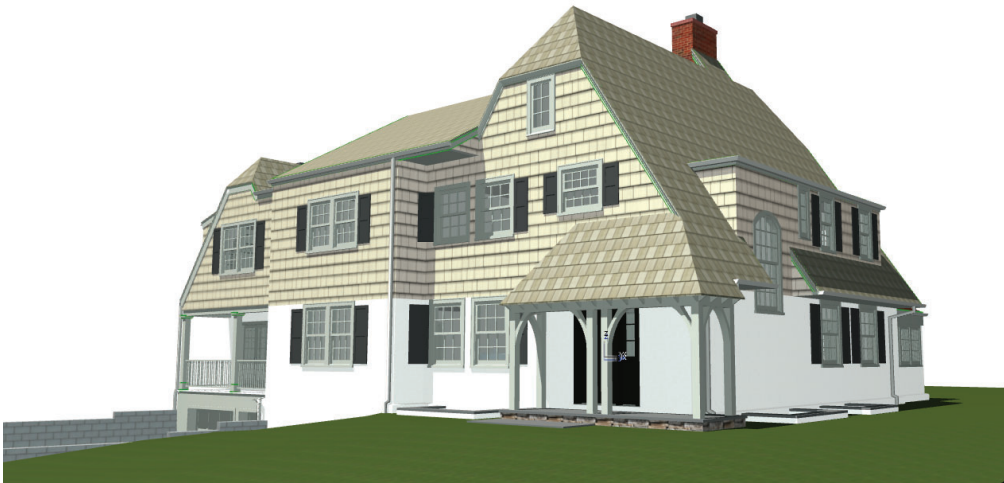
Northeast Perspective - Existing



Northwest Perspective - Existing



Northeast Perspective - Proposed



Northwest Perspective - Proposed

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815			21	
Title	Perspectives			Date	12/18/2020
Scale		Sheet Ref			



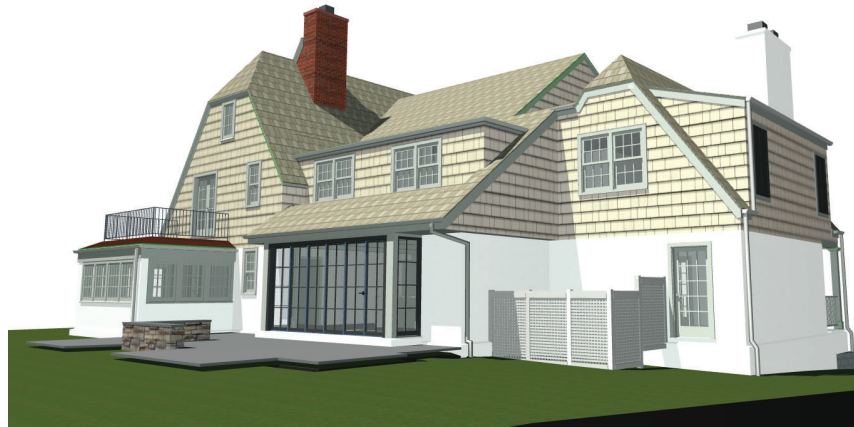
Southwest Perspective - Existing



Southeast Perspective - Existing



Southwest Perspective - Proposed



Southeast Perspective - Proposed

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Title	Perspectives		Date	12/18/2020
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View of Front Door



View of Side from Cedar Parkway



View of Rear Patio



View of Rear Entry

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Project	Donoghue Hacker Residence			19	
	30 Hesketh Street Chevy Chase MD 20815				
Title	Existing Photos			Date	12/10/2020
Scale	1:15.2727	Sheet Ref			

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View of Front from Hesketh Street



View of Front from Hesketh & Cedar Parkway Intersection



View of Rear from Cedar Parkway

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Project	Donoghue Hacker Residence 30 Hesketh Street Chevy Chase MD 20815		20	
Title	Existing Photos		Date	12/10/2020
Scale	1:15.2727	Sheet Ref		

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**Donoghue Hacker Residence**

30 Hesketh Street  
Chevy Chase MD 20815

December 10, 2020

**PRELIMINARY SPECIFICATIONS**

DESCRIPTION: Addition and renovation to existing two- story house with attic and basement:

- First Floor: Ceiling height: 8'-2"  
Foyer, Hallway, Living Room, Basement Stair, Kitchen, Bar, Dining Room & Family Room
- Second Floor: Ceiling height: 8'-11-1/2"  
Storage, Bath 3 & Laundry
- Basement: Ceiling height: 8'-0"  
Stair Hallway & Mechanical Room
- Outdoor Space: Minimal repair work to existing paved patio due to damage created by rear addition construction.

**UTILITIES AND SITE WORK**

1. Landscaping:
  - a. All planting and final grading by owner.
  - b. Landscape plan TBD.
2. Utilities: General Contractor to coordinate and provide connection to existing utilities, to remain.
3. Electric:
  - a. Contractor to verify existing electrical panel and advise if replacement is required.
  - b. Provide and install outlets and switches, per code – dimmers throughout.
  - c. Provide \$6,000 decorative light fixture allowance.
  - d. Provide lamps and bulbs for all fixtures, per manufacturers' specifications.
  - e. Home security system, intercom and audio/visual system by Owner.
  - f. Provide telephone, cable, & CAT6 wiring at locations shown on plans.
  - g. Provide recessed lights and wall washers as shown, white trim & baffle. Provide allowance.
  - h. *Hafele Loox 2037* LED under cabinet strip lighting, utilitarian lighting and exhaust fans not included in above allowance.
4. Plumbing:
  - a. See individual rooms.
  - b. Provide supply pipes for indoors to match existing (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes.
5. HVAC:
  - a. Extend existing systems, to remain, into renovated spaces. Provide allowance.
  - b. Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
  - c. Provide electric air filters/ unit.
  - d. All ceiling and wall registers to be by *Reggio Register*, painted aluminum with scroll design. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by *Architectural Grille*.

GENERAL

1. Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance method requirements of local jurisdiction and 1/2" plywood with *Block-It* house wrap. Exterior to be ptd. stucco or ptd shingle siding to match existing. Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
2. Foundation: 12" concrete walls with painted stucco to match existing above grade. Conditioned crawlspace.
3. Roof: Framing per structural with 5/8" plywood sheathing. Provide *Icynene* spray foam insulation to R-49 thickness. **See roof plan for augmented roof lines and Bid Summary Sheet for roofing options.**
4. Windows and Exterior Doors: New windows & doors to be *Loewen or equal* painted wood SDL w/ 3/4" grill, insulated glass, white jamb liners and screens with oil rubbed bronze hardware.
5. Exterior Trim: Ptd siding to match existing.
6. Interior Trim: Provide allowance on entire trim package as shown on plans. Match exist trim. Note: All painted interior trim, baseboard, crown, etc. to be clear poplar with no finger joints. Decorative beams where noted to be stain-grade solid wood or salvaged wood - provide allowance.  
  
Note: See individual room descriptions for additional trim details.
7. Interior Doors: All new doors panels to be solid core finish and match existing. Door hardware to match existing, \$150 allowance per door.
8. Cabinet Hardware: Provide \$5,000 allowance for all cabinet hardware.
9. Stairs: New stained treads and painted risers to match existing. New continuous wall-mounted wood rails.
10. Gutters & Downspouts: Copper half round gutters and full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes.
11. Terrace(s): Repair and match existing.
12. Exterior Walks: Landscape plan TBD.
13. Painting: Low VOC spec. *Benjamin Moore* throughout.
14. Hardwood Floors: Match existing flooring- (3) coats oil based polyurethane, satin finish. Provide flooring no less than 4'-0" in length.
15. Allowances:
  - a. General:
    1. Contract sum shall include all allowances.
    2. Amount of allowances includes the following:
      - i. Cost of product to contractor, less any trade discounts.
      - ii. Delivery to site.
      - iii. Applicable taxes.
    3. In addition to amount of each allowance, contract sum shall include Contractor's costs for the following:
      - i. Labor for installation and finishing.
      - ii. Handling at site.
      - iii. Other expenses to complete installation.
      - iv. Contractor's and Subcontractor's overhead and profit.