

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17 Hesketh Street, Chevy Chase	Meeting Date:	4/14/2021
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	4/7/2021
Applicant:	Suzanne Mullins	Public Notice:	3/31/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	945746	Staff:	Michael Kyne
PROPOSAL:	Hardscape alterations		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Classical Revival
DATE: c. 1892-1916

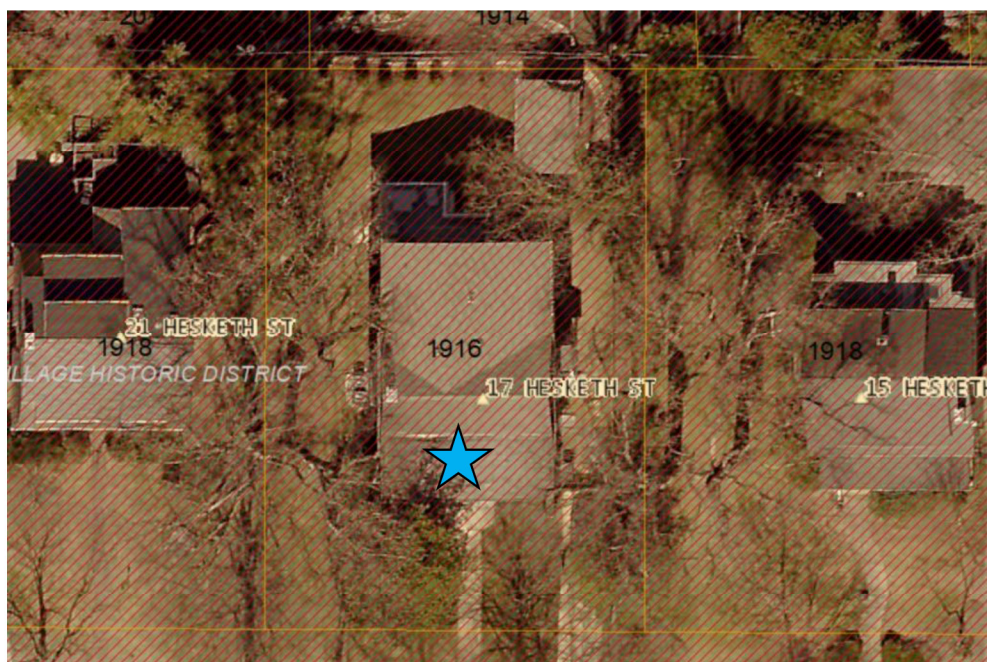


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Relocate the existing front walkway and change the walkway material.
 - The current walkway is centered with the house, while the proposed new walkway will turn to the east (right) and then return to the Village sidewalk.
 - The new walkway will be adjacent to the west (left) side of the driveway.
 - The existing walkway is concrete, while the proposed new walkway will be flagstone.
- Replace the existing concrete driveway at the east (right) side of the property with a cobblestone driveway in the same location.
 - The existing concrete apron will be replaced in-kind.
- Install a new lighted stone column with property address at the front of the property on the west (left) side of the driveway.
- Construct a new flagstone BBQ area at the rear of the house.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.
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.
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 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, as modified by the condition, 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, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 945746
DATE ASSIGNED _____

APPLICANT:

Name: Suzanne Mullins
Address: 17 Hesketh Street
Daytime Phone: 301 787 4196

E-mail: mullins_consulting@comcast.net
City: Chevy Chase Zip: 20815-4224
Tax Account No.: 00457688

AGENT/CONTACT (if applicable):

Name: N/A
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-13

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: #17 Street: Hesketh
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 3 + P. Lot 2 Block: 29 Subdivision: 2 Parcel: PN 106

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 type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

24 March 2021

Signature of owner or authorized agent

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:

17 Hesketh is a three-level, single-family residence located in the middle of the north side of the historic block of Hesketh Street. The original house is a stucco, Classic New Orleans Revival style home built in 1915 or 1916. The house was extensively renovated in 2018 and a large addition was added to the rear of the house with wood composite siding. During the construction, the building materials were placed under a large Southern Magnolia in the front yard. The health of the tree suffered due to compression of the root system.

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

We purchased the house after the 2018 remodel and have had an arborist treat the roots of the magnolia. This proposed project would relocate the existing concrete sidewalk away from the mature Southern Magnolia, turn towards the driveway and flank the driveway out to the existing village sidewalk. By flanking the sidewalk, we will not need to expand the width of the existing narrow driveway which often requires us to step on grass when getting out of the cars.

We would also replace the materials of the sidewalk and the existing driveway (i.e., off white concrete) with flagstone and cobblestone, respectively, to improve their appearance and complement the coloring of the stucco. The long part of the sidewalk would be 1" wider than the existing sidewalk.

As part of this landscaping project, our designer has also recommended adding a new stone pedestal column with address plate and lights (18" x 18" x 2'H) on private property at the beginning of the plantings next to the new sidewalk.

The plans also include adding a small flagstone BBQ area below the raised back deck at the rear of the property which cannot be viewed from the street.

No trees would be removed as part of this project and the Village Arborist has determined "no tree protection required to install the attached landscape plan" (See letter dated 22 MAR 2021)

See Proposed Landscaping Plan drawing.

Work Item 1: Sidewalk

Description of Current Condition: Off white concrete with larger pad near steps of porch, narrowing in landing strip 49" wide out to village brick sidewalk. Concrete in good condition. Age unknown

Proposed Work: Relocate the sidewalk to turn left from the large pad area toward the driveway, and flank the drive out to the village sidewalk.

New sidewalk would be made of flagstone material.

Work Item 2: Driveway

Description of Current Condition: Relatively narrow off white concrete, exposed aggregate look. Good condition age unknown. Bib of driveway in right of way is cracked from construction.

Proposed Work: Replace existing drive on private property with cobblestone drive in same location and size of existing.

Replace bib entrance of driveway in right of way with same size and materials of existing bib or as required by Village to repair current cracks.

Work Item 3: Column/Patio

Description of Current Condition: N/A

Proposed Work: Add new stone column with address plate and lights on private property in new plantings in front yard.

Add new small flagstone BBQ patio for grill below raised deck in rear of property.

**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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Suzanne Mullins
17 Hesketh Street
Chevy Chase, MD 20815

Historic Area Work Permit 945746

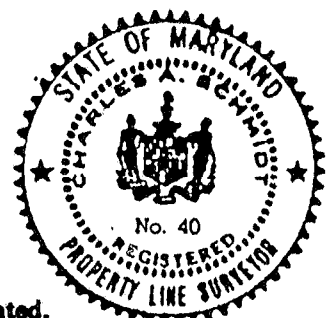
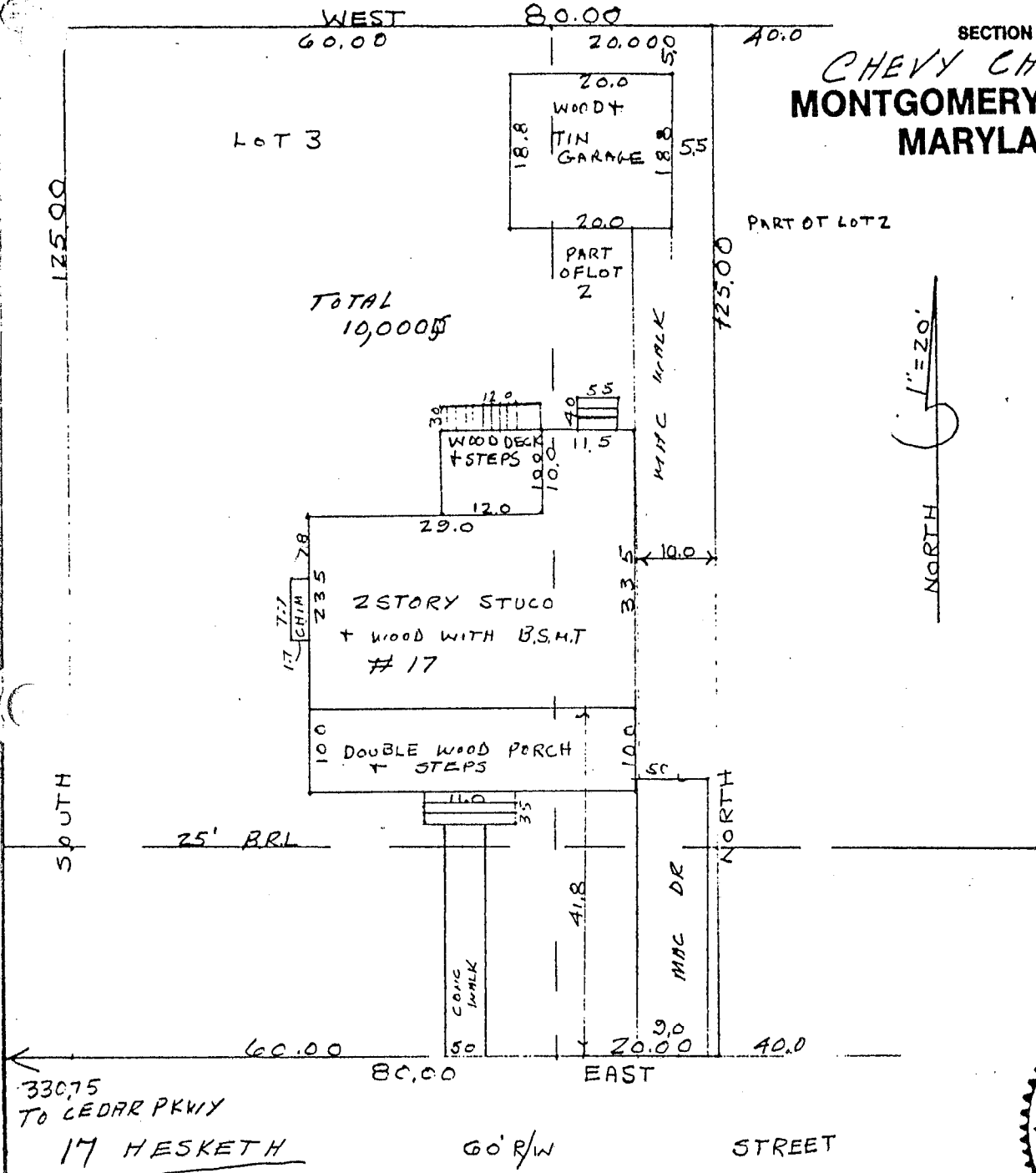
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Robert and Suzanne Mullins 17 Hesketh Street Chevy Chase, MD 20815 - 4224	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
David Evans/ Deanne Ottaviano 15 Hesketh Street Chevy Chase, MD 20815 - 4224	Perry and Judith Linder 18 Hesketh Street Chevy Chase, MD 20815 - 4224
John and Elizabeth Dugan 20 Hesketh Street Chevy Chase, MD 20815 - 4224	Ross Wiener / Mel Oncu 21 Hesketh Street Chevy Chase, MD 20815 - 4224
Robert and Maggie Marcus 22 Hesketh Street Chevy Chase, MD 20815 - 4224	

NOT IN A FLOOD
PLAINE AT THIS TIME

HOUSE LOCATION PLAT
#17 HESKETH STREET

LOT 3+ PLOT 2 BLOCK 29

SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY
MARYLAND



NOTE: Lot corners have not been set by this survey unless otherwise indicated.

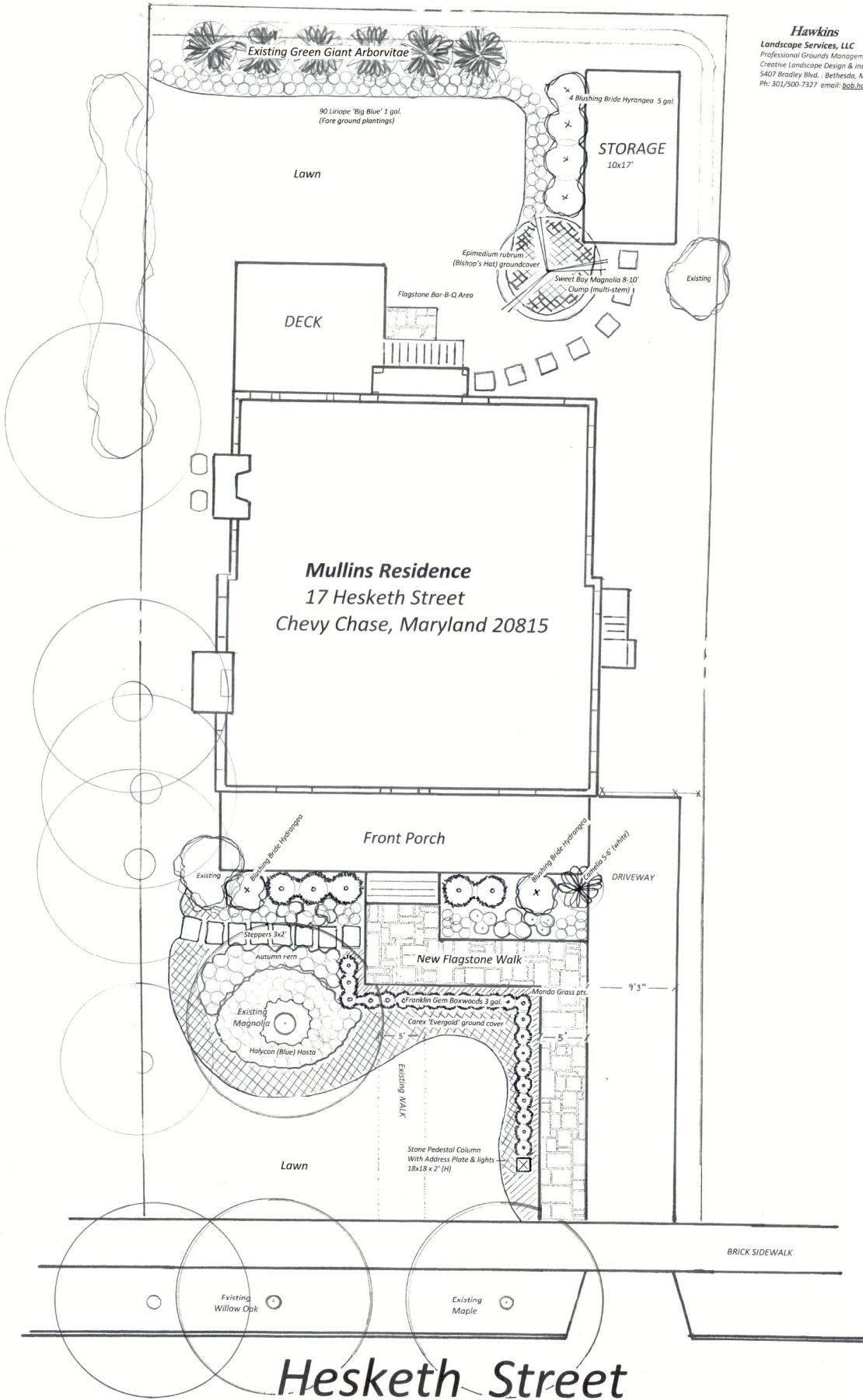
SURVEYOR'S CERTIFICATE I hereby certify that the location of all existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments. Charles A. Schmidt Md. Reg. No. 40 Albert Smith	REFERENCE PLAT BOOK Z PLAT NUMBER 106	HEATHER FENCE STAKE-OUT 5802 Rehling Street <i>Albert Smith</i> Temple Hills, Maryland 20748 894-4335 - Lic. Reg. Cert. No. 30	
	LIBER FOLIO	DATE: 10-21-89 WALL CHECK: 10-21-89 FINAL H. L.: 10-23-89	SCALE: 1" = 20' FIELD BOOK: H.L. DRAWN: AS

Conceptual Landscape Design

Design by: Bob Hawkins

September 2020

Hawkins
Landscape Services, LLC
Professional Grounds Management
Creative Landscape Design & Installation
5407 Bradley Blvd., Bethesda, Maryland 20814
Ph: 301/500-7327 email: bob.hawkins.hls@gmail.com



Suzanne Mullins
17 Hesketh Street
Chevy Chase, MD 20815
Photos of Construction Area

Historic Area Work Permit 945746





**Municipality Letter for
Proposed Construction Project**

Subject Property: 17 Hesketh Street, Chevy Chase, MD 20815
Property Owner: Suzanne Mullins
Project Manager/Contractor: Owner is contact
Proposed Work: Install features at grade to include cobble stone driveway, flagstone walkway, and flagstone grill pad, and to construct a lighted address post

3/16/21

Mitra Pedoeem, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Pedoeem,

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,

Shana R. Davis-Cook
Chevy Chase Village Manager

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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LEGAL COUNSEL
SUELLEN M. FERGUSON

Feather & Assoc.

Tolbert V. Feather, Ph.D.

*Advisors for: Landscape Development
Landscape Management, Plant Pest Management*

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

March 22, 2021

Tree Preservation Plan – 17 Hesketh Street

I recommend issuance of the Building Permit conditioned on the Owner's compliance with the tree preservation plan shown on the attached sheet and as stated below.

Attached is a map of the tree preservation plan for the residence 17 Hesketh Street

No tree protection required to install the attached landscape plan.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/17/2021

Application No: 945746
AP Type: HISTORIC
Customer No: 1400504

Comments

The straight part of the sidewalk would be 1" wider than the current sidewalk (i.e., 60" vs 59"). All proposed work is on our private property. See Municipality Letter for Proposed Construction Project from Chevy Chase Village.

Affidavit Acknowledgement

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

Primary Applicant Information

Address 17 HESKETH ST
CHEVY CHASE, MD 20815

Homeowner Mullins (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope We would like to change the materials of our existing concrete sidewalk and driveway and relocate the sidewalk as follows: 1. The new cobblestone of driveway would be in the same location and size of the existing driveway. 2. The new flagstone sidewalk would immediately curve away from the roots of our mature Southern Magnolia and turn to flank the driveway until ending at the existing village brick sidewalk.