

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24 Hesketh Street, Chevy Chase	Meeting Date:	7/14/2021
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/7/2021
Applicant:	Paul Berman & Laura Dickinson	Public Notice:	6/30/2021
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	955412	Staff:	Dan Bruechert
Proposal:	Window Replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1923



Figure 1: 24 Hesketh Street.

PROPOSAL

The applicant proposes to replace two windows on the left elevation of the historic portion of the house and add two windows on the left side of the non-historic addition.

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.

- *Shutters* should be subject to moderate scrutiny if they are visible from the public right-of-way.
- *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. 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.
- 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 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 the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration 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.

STAFF DISCUSSION

The subject property is a 1923 Craftsman house with a 2012 rear addition. The applicant proposes to enlarge two historic window openings on the left side of the historic house and install new, taller windows. Additionally, the applicant proposes to add four second-floor windows on the left elevation of the non-historic addition (approved by the HPC in April 2012, with revisions approved in December 2012). The elevation drawings show two options for window replacement, however, only Option #2 is under consideration for this HAWP. Please note, that the description of the windows is for a wood TDL window. The applicant has revised the proposal so that the windows match the specs of the windows approved in the 2012 HAWP. The windows will be wood SDLs with ¾" (three-quarter inch) muntins. The approved window schedule is below.

WINDOW SCHEDULE

Walsh Residence

Provide shop drawings for Architect's review- include rough openings. All windows & doors to be low E argon gas glass, SDL, 3/4" muntins, mill spacer bar, provided as follows unless noted otherwise:

1. All windows to be Douglas fir, primed interior & exterior with historic sills
2. Exterior casing to match existing, U.N.O.
3. All window/door hardware to be unlacquered brass.
4. Confirm all lite divisions with elevations.
5. bronze alum exterior screens.

Qty	Label	Units	Window				Unit Size			Fin. Mull	Location	Note
			Type			Lite Cut	TG	Width	Height			
1	01	1	Casement			See elevation		2'-10"	3'-6"		Basement Great Room	
1	02	1	Casement			See elevation		2'-10"	3'-6"		Basement Great Room	
1	03	3	Casement			See elevation		2'-10"	3'-6"		Basement Game Room	
1	103	1	Double Hung			See elevation		2'-10"	5'-2"		Family Room	
1	104	1	Double Hung			See elevation		2'-10"	5'-2"		Family Room	
1	105	1	Double Hung			See elevation		2'-10"	5'-2"		Family Room	
1	108	2	2 part factory mull casement			See elevation		2'-4"	5'-6"	4 1/2"	Breakfast	
1	109	2	2 part factory mull casement			See elevation		1'-10"	3'-6"	4 1/2"	Kitchen	
1	110	2	2 part factory mull casement			See elevation		1'-10"	3'-6"	4 1/2"	Kitchen	
1	112	1	Double Hung			See elevation		2'-6"	4'-6"		Garage	
1	113	1	Double Hung			See elevation		2'-6"	4'-6"		Garage	
1	201	2	2 part factory mull casement			See elevation		2'-4"	3'-6"	4 1/2"	Playroom	
1	202	1	Double Hung			See elevation		2'-8"	5'-0"		Bedroom 3	Egress Window.
1	203	1	Double Hung			See elevation		2'-8"	5'-0"		Bedroom 3	
1	204	1	Double Hung			See elevation		2'-8"	4'-6"		Master Bath	
1	205	2	2 part factory mull Double Hung			See elevation		2'-10"	4'-6"	4 1/2"	Master Bath	
1	206	1	Double Hung			See elevation		2'-8"	4'-6"		Master Bath	
1	208	1	Double Hung			See elevation		2'-10"	4'-6"		Master Bedroom	
1	209	1	Double Hung			See elevation		2'-10"	4'-6"		Master Bedroom	
1	210	2	2 part factory mull casement			See elevation		1'-10"	3'-6"	4 1/2"	Laundry	
Qty	Label	Units	Door				Unit Size			Mull	Location	Note
			Type	Mfr.	Model	Hinge	Lite Cut	Width	Height			
1	101	1	Pair French Door				See elevation	Pair 2'-6"	6'-8"		Hall	Door to have safety glazing per IRC 2012 R308.3 and R308.4.
1	102	1	Pair French Door				See elevation	Pair 2'-6"	6'-8"		Hall	Door to have safety glazing per IRC 2012 R308.3 and R308.4.
1	106	1	Pair French Door w/ Sidelites				See elevation	Pair 2'-6"	7'-6"		Family Room	w/ 2'-6" sidelites both sides & 1'-4" high transom. See elevation. Door to have safety glazing per IRC 2012 R308.3 and R308.4.

Figure 2: Approved window schedule for the 2012 HAWP, approved by HP Staff on March 11, 2013.

There are two fixed, six lite windows on either side of the historic chimney on the left side of the house. The windows measure 1' 10" × 3' 6" (one foot, ten inches, by three feet, six inches). The applicant proposes to remove these windows and install larger six-over-six sash windows measuring 2' 10" × 5' (two feet, ten inches by five feet). The proposed windows will be wood, SDL windows to match the dimensions and profiles of the existing windows.

On the second floor of the rear addition, the applicant proposes to remove two six-over-six non-historic windows with shutters and install four taller new wood, SDL, six-over-nine sash windows flanked by a single shutter at either end. The existing windows measure 2' 6" × 4' 6" (two feet, six inches by four feet, six inches) and the proposed windows will be 2' 6" × 5' 6" (two feet, six inches by five feet, six inches).

Staff finds that enlarging the two windows at the front will not significantly impact the character of the house or the surrounding district. Under a Moderate Scrutiny review, Staff recognizes that the integrity of design will be impacted by this change. However, Staff finds the house will still contribute to the character of the surrounding district after this change. Finally, Staff finds the new TDL wood windows are compatible materials and finds the configuration appropriate as there are several other six-over-six windows throughout the house. Staff finds this change is appropriate under the *Design Guidelines* and chapter 24A-8(b)(2).

Staff finds that the proposal to remove the two non-historic windows is appropriate and should be approved as a matter of course because it is not impacting the historic fabric or historic design. The taller ganged windows will not substantially alter the character of addition which, while partially visible from

the right-of-way, will not substantially impact the house or surrounding district. Additionally, the new windows will match the details and materials of the windows approved by the HPC for this addition. Staff finds these replacement windows are also appropriate under the *Design Guidelines* under either Moderate or Lenient Scrutiny and Chapter 24A-8(b)(2) and (d). Staff finds the shutters should be eliminated from the scope of work as they could not effectively operate to cover the windows and are purely decorative. As this is an alteration to a non-historic addition, Staff does not find that eliminating the shutters as a condition for approval can be supported, only that it is a recommended revision to the proposal.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the *Chevy Chase Village Historic District 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;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 955412
DATE ASSIGNED _____

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

APPLICANT:

Name: PAUL BERMAN + LAURA DICKINSON E-mail: paulberman@gwu.edu
Address: 24 HESKETH ST City: CHEVY CHASE Zip: 20815
Daytime Phone: 202-569-6837 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ 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: 24 Street: HESKETH ST
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 11-12 Block: 24 Subdivision: _____ Parcel: _____

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 type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input 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.

Signature of owner or authorized agent

6/7/21
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address
PAUL BERMAN/LAURA DICKINSON 24 HESKETH ST CHEVY CHASE, MD 20815	/
Adjacent and confronting Property Owners mailing addresses	
MAGGIE & ROBERT MARCUS 22 HESKETH ST CHEVY CHASE, MD 20815	ONCU/WEINER 21 HESKETH ST CHEVY CHASE, MD 20815
JOSEPH HOWE MARY FRANCES PEARSON 26 HESKETH ST CHEVY CHASE, MD 20815	LIVELY 23 HESKETH ST CHEVY CHASE, MD 20815

Work Item 1: MASTER BEDROOM WINDOWS

Description of Current Condition:

CURRENTLY, THERE ARE TWO WINDOWS IN THE EAST WALL, 2^D FLOOR TOWARDS THE REAR OF THE PROPERTY

Proposed Work:

ENLARGE THE TWO EXISTING WINDOWS + ADD TWO. ALL WINDOWS TO BE DOUBLE-HUNG + TRUE DIVIDED TO MATCH EXISTING WINDOWS.

Work Item 2: LIVING ROOM WINDOWS

Description of Current Condition:

CURRENTLY THERE ARE TWO WINDOWS IN THE EAST WALL, 1ST FLOOR.

Proposed Work:

ENLARGE THE TWO EXISTING WINDOWS AS PER OPTION TWO ON PLANS. WINDOWS TO BE DOUBLE-HUNG + TRUE DIVIDED TO MATCH EXISTING WINDOWS

Work Item 3: _____

Description of Current Condition:

Proposed Work:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/7/2021

Application No: 955412
AP Type: HISTORIC
Customer No: 1409029

Comments

Windows will match existing windows with true divided look.

Affidavit Acknowledgement

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

Primary Applicant Information

Address 24 HESKETH ST
CHEVY CHASE, MD 20815

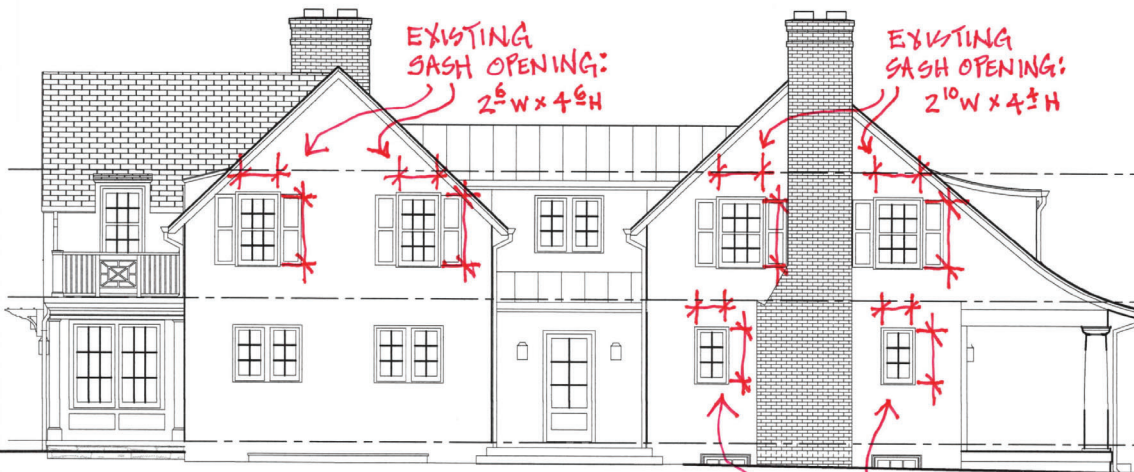
Homeowner Berman (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work We propose to change bedroom windows on the second floor east side of the house and living room windows on the ground floor east side of the house (two options shown for ground floor windows; our preference is to do what is labeled Option #2 on the architectural plans).

WINDOW SIZE MARK-UP - 2021.06.25



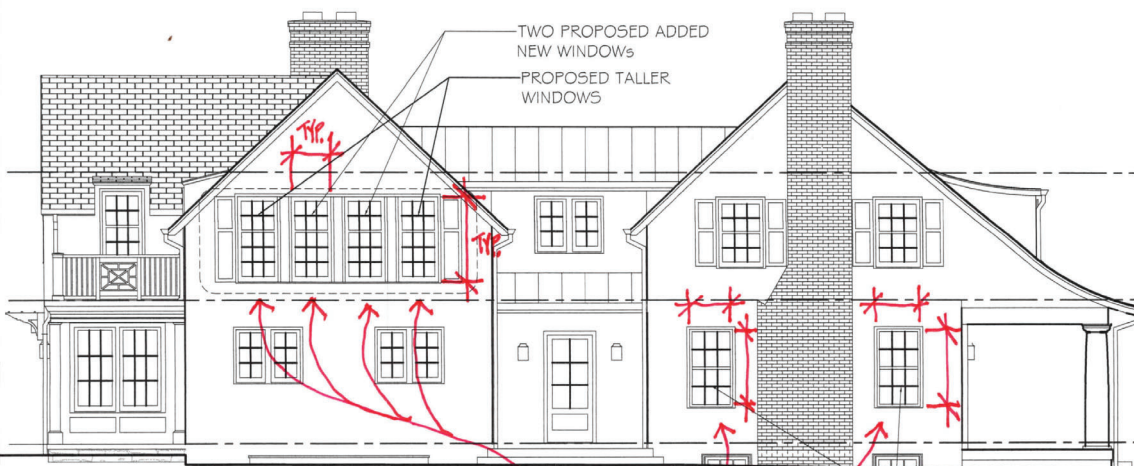
A EXISTING EAST (LEFT SIDE)
1/8" = 1'-0"

EXISTING SASH OPENING:
1 10 W x 3 5/8 H



B PROPOSED EAST - OPTION #1
1/8" = 1'-0"

OPTION #1
SAME WIDTH WINDOWS;
TALLER, W/ SHUTTERS



C PROPOSED EAST - OPTION #2
1/8" = 1'-0"

PROPOSED SASH OPENING: 2 5/8 W x 5 5/8 H

PROPOSED SASH OPENING: 2 10 W x 5 5/8 H

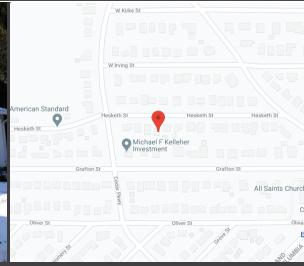
OPTION #2
WINDOWS SAME AS FRONT;
WIDER AND TALLER THAN EXIST.

OF
2

BERMAN / DICKINSON
24 HESKETH STREET
CHEVY CHASE, MD 20815

HAWP APP
EAST SIDE WINDOWS
SCALE NOTED
2021.06.07

TREACY & EAGLEBURGER
ARCHITECTS
2737 MACOMB STREET, NW WASHINGTON, DC 20008
WWW.TREACYEAGLEBURGER.COM 202-362-5226



PROPERTY ADDRESS: 24 HESKETH STREET, CHEVY CHASE, MARYLAND 20815

SURVEY NUMBER: 2101.5140

2101.5140

LOCATION DRAWING

PART LOTS 11 AND 12, BLOCK 24

SECTION NO. 2, CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND

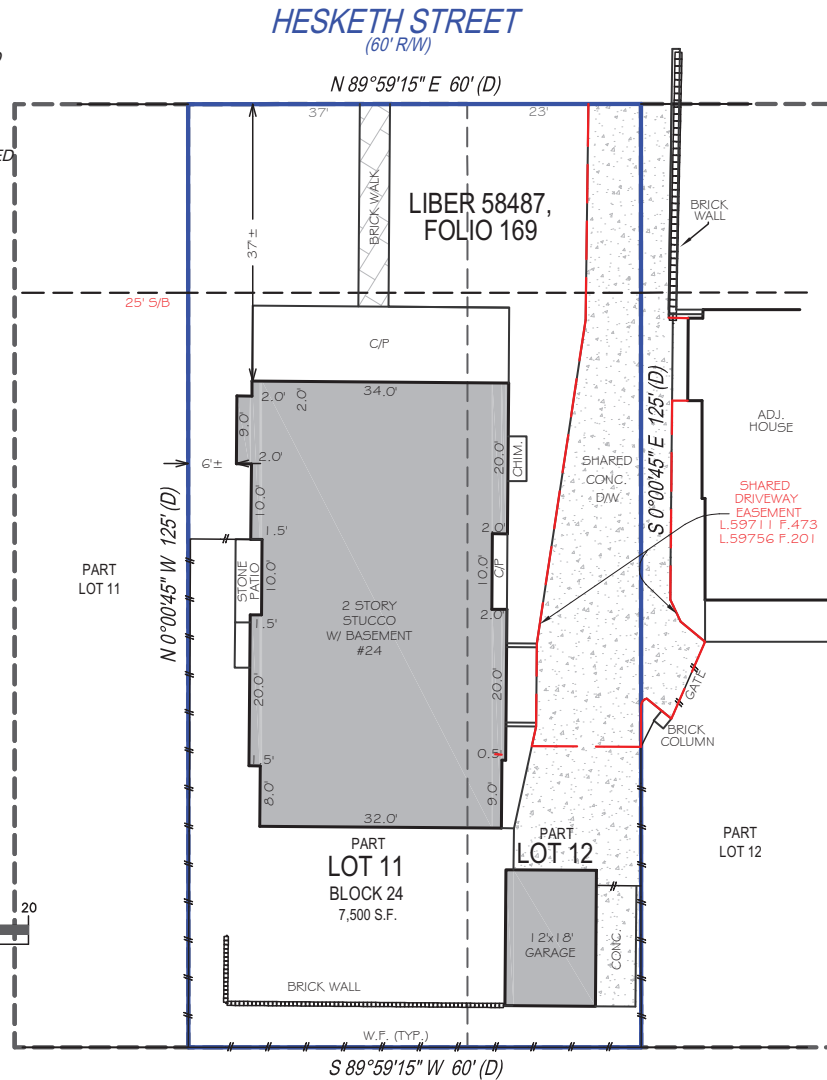
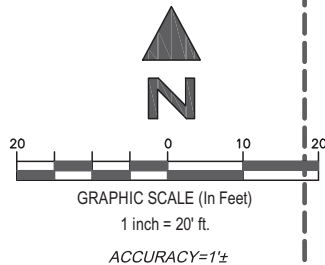
02-10-2021 SCALE 1"=20'

03-16-2021 REVISED SURVEY

THE PROPERTY WAS SNOW COVERED
AT THE TIME OF THE SURVEY.
IMPROVEMENTS MAY EXIST THAT
ARE NOT SHOWN.

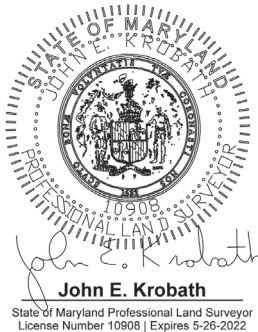
PLEASE NOTE

This House Location Drawing is for
informational purposes only. Per
Maryland State Code it may not be
relied upon to determine property
boundaries and may not be used
for building permits or construction.



SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED
THIS DRAWING OR WAS IN RESPONSIBLE
CHARGE OVER ITS PREPARATION AND THE
SURVEYING WORK REFLECTED IN IT, ALL IN
COMPLIANCE WITH REQUIREMENTS SET
FORTH IN REGULATION .12 OF CHAPTER
09.13.06 OF THE CODE OF MARYLAND
ANNOTATED REGULATIONS.



POINTS OF INTEREST:

THE DRIVEWAY APPEARS TO BE SHARED.



Exacta Land Surveyors, LLC
LB#21635
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014



www.ParagonTitle.com | 301.986.1114

DATE OF SURVEY: 02/10/21

FIELD WORK DATE: 3/16/2021

REVISION DATE(S): (REV.1 3/16/2021) (REV.1 2/10/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

