

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18 Hesketh Street, Chevy Chase	Meeting Date:	2/7/2024
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/31/2024
Applicant:	Robert DiGiovini	Public Notice:	1/24/2024
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1055248	Staff:	Dan Bruechert
Proposal:	Hardscape Alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908



Figure 1: The subject property is located mid-block in the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to remove the remainder of the concrete driveway in front of the existing garage/shed and install a new gravel and stone walkway and patio.

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.

- *Driveways* should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards 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 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

In the rear of the house, there is an exposed aggregate concrete walkway and a vestige of the historic driveway from a time before the existing attached garage was constructed. The existing concrete is cracked and has been selectively patched over the years. The applicant proposes to remove the concrete and install new gravel and stone walkway and patio. The proposed patio appears to be slightly larger than the existing concrete. No trees will be impacted by the proposed work.

Staff finds the proposed changes will not at all be visible from the right-of-way, because the detached garage and change in grade from the street block visibility of the rear yard. Staff finds the existing concrete has significantly deteriorated and its removal will not detract from the character of the site or surrounding district. Finally, Staff finds gravel and stone are preferred materials for hardscaping features in the Chevy Chase Village Historic District because they reinforce the district's characteristic park-like setting. Staff recommends the HPC approve the HAWP under 24A-8(b)(1),(2), and (d); and Standards 2, 9, and 10.

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), 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.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Robert DiGiovanni
Address: 18 Hesketh st
Daytime Phone: 7034073255

E-mail: digiovanni@dfsconstruction.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name not sure
 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 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.

[Signature] _____ 1/8/29 _____
Signature of owner or authorized agent Date

Permit App # 1055248

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 18 Hesketh Street Chevy Chase MD, 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
John & Beth Dugan 20 Hesketh street Chevy Chase, MD 20815	17 Grafton Street Chevy Chase, MD 20815
Dina Lassow 16 hesketh street Chevy Chase Md 20815	19 Grafton Street Chevy Chase, MD 20815
11 Hesketh Street Chevy Chase, MD 20815	15 Hesketh Street Chevy Chase, MD 20815

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

There is a carriage house in the backyard on the property and there was a concrete patio in front of the carriage house

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

Remove the broken concrete in front of the carriage house in the back yard and replace it with gravel and add one stone step and a walk way to conect to the existing walkway.

Work Item 1: remove concrete and replace with gravel

Description of Current Condition:
100 year old concrete which is cracked and sperated with multiple previous repairs failing in the back yard

Proposed Work:
remove the concrete and replace with gravel and a stone step to contain the gravel and add a walkwat to connect to existing walkway

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

2

S76°14'18"W 87.00'

6' CHAIN LINK FENCE

P/O 16

15

AREA: 10,875 s.f.

SHED

P/O 14

P/O 14

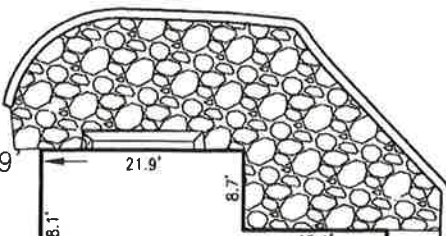
MARYLAND STATE PLANE COORDINATES MAD 83/(2011)
SCALE: 1"=20'

N13°45'42"W 125.00'

WOOD FENCE

N13°45'42"W 125.00'

WOOD FENCE



#18

2 STORY FRAME

ASPH

409.5' TO A CORNER AT CEDAR PKWY

70' TO AN IP AT LOT 20

S76°14'18"W 87.00'
STONE RET WALL

CHEVY CHASE
SECTION 2
P.B. 2 No. 106



HESKETH STREET
60' R/W

SURVEYORS CERTIFICATE

I hereby certify that the position of the existing improvements shown hereon have been carefully established under my responsible charge using accepted land surveying practices. The plan is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, easements, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. Dimensions to property lines shown are plus or minus 0.2'. This drawing was prepared w/o the benefit of a title report. This drawing and the survey on which it is based are in compliance with COMAR Reg. 9.13.06.06 and 9.13.06.12

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MD. No. 21072 EXP. 02/08/2015

HOUSE LOCATION SURVEY
CHEVY CHASE
SECTION 2

CHEVY CHASE
BETHESDA 7th DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT	JOHN HENRY LIST 1825 EIGHTH ST CHEVY CHASE MD 20815	PROJECT NO	18-010	SHEET NO	1
DATE	10/27/14	SCALE	1"=20'	FILE NO	44-050-910

2

S76°14'18"W 87.00'

6' CHAIN LINK FENCE

P/O 16

15

AREA: 10,875 s.f.

SHED

P/O 14

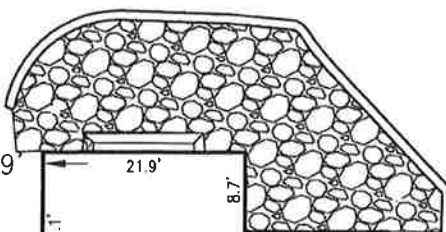
P/O 14

MARYLAND STATE PLANE COORDINATES MAD 83/(2011)
SCALE: 1"=20'

New
Gravel
Walkway

WOOD FENCE
N13°45'42"W 125.00'

WOOD FENCE
N13°45'42"W 125.00'



#18

2 STORY FRAME

ASPH

409.5' TO A
CORNER AT
CEDAR PKWY

STONE RET WALL
S76°14'18"W 87.00'

70' TO AN IP
AT LOT 20

CHEVY CHASE
SECTION 2
P.B. 2 No. 106



776413-8734

HESKETH STREET
60' R/W

HOUSE LOCATION SURVEY
CHEVY CHASE
SECTION 2

CHEVY CHASE
BETHESDA 7th DISTRICT
MONTGOMERY COUNTY, MARYLAND

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CLIENT: NORTH HESKETH DISTRICT 16100 HESKETH STREET CHEVY CHASE, MD 20815	PLOT: 15-14-24	SHEET: 1	COUNT: 1
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Robert DiGiovanni

From: Robert DiGiovanni
Sent: Monday, January 08, 2024 3:03 PM
To: Robert DiGiovanni



Sent from my iPhone