

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	30 Hesketh Street, Chevy Chase	Meeting Date:	5/22/2024
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/15/2024
Applicant:	Kristen Donoghue (Joe Heilman, Agent)	Public Notice:	5/8/2024
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1068788	Staff:	Dan Bruechert
Proposal:	Fence Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: 1920



Figure 1: The subject property is located at the edge of the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to install a gate and construct a trash enclosure.

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.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- 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.
- Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.
- 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 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 two-story Tudor Revival, oriented slightly off-center, with a left-side addition.¹ The applicant proposes two work items as part of this HAWP: constructing a wood trash/HVAC enclosure and installing a gate. Staff finds the cumulative effect of these two work items is minimal and recommends the HPC approve the HAWP.

The proposed trash enclosure is a 6' (six foot) tall vertical board enclosure with a lattice topper that measures approximately 10' × 10' (ten feet square) with a gate on the east side. It will be located directly behind the house's non-historic side addition, where it won't be visible from the public right-of-way. Staff finds the proposed design, materials and location are all appropriate under the *Design Guidelines*; Chapter 24A-8(b)(1), (2), and (d); and Standards 2, 9, and 10 and recommends the HPC approve the enclosure.

The second proposed change is a gate along the east property line (the project narrative says 'west'). The gate is 6' (six feet) tall and will match the trash/HVAC enclosure's design and materials. Typically, fences in front of the historic rear wall plane are limited to 48" (forty-eight inches) tall and must have an open picket design. These characteristics help to preserve the sense of openness and the district's overall park-like setting. However, this setting is unique because the house does not reinforce the street front pattern along Hesketh St., which creates a very narrow side setback and narrows to the south (see *Figure 2*, below). Because of this unique setting, Staff finds the proposed fence is compatible and will not detract from either the district's park-like setting or its sense of openness and Staff recommends the HPC approve the gate under the *Design Guidelines* and 24A-8(b)(2) and (d).



Figure 2: The house aligns with Cedar Parkway (left), not Hesketh St., approximate fence location in yellow.

¹ The side addition was approved by the HPC in 2005:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box064/35-13-05V_Chevy%20Chase%20Historic%20District_30%20Hesketh%20Street_10-26-2005.pdf.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP 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:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
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:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
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

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
Adjacent and confronting Property Owners mailing addresses	

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





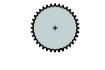

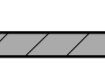
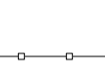

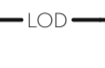






Description of Work Proposed: Please give an overview of the work to be undertaken:

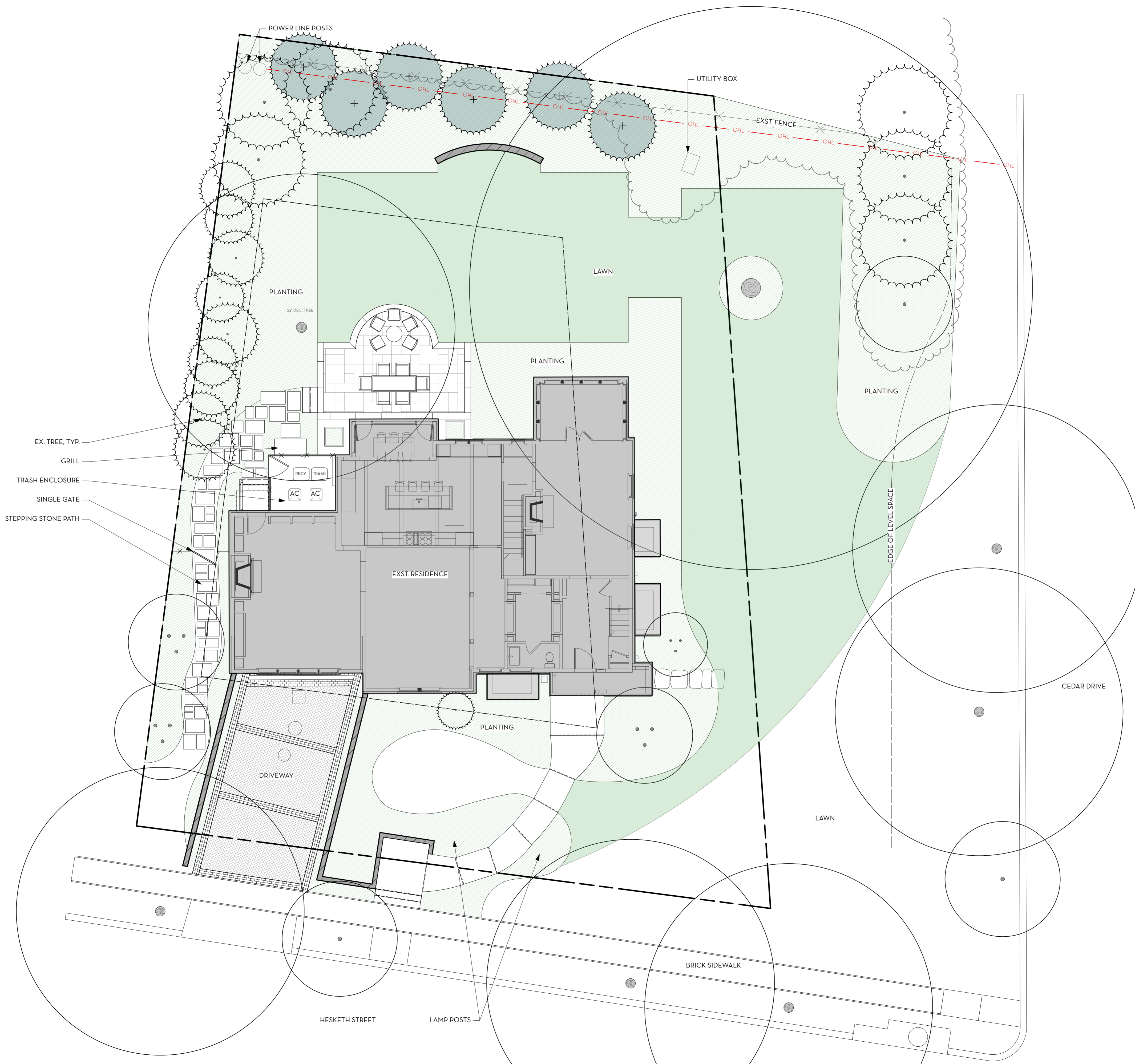
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

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

LEGEND:

-  EX. DECIDUOUS TREE
-  EX. CONIFEROUS TREE
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS SHRUB
-  PROPOSED EVERGREEN SHRUB
-  PROPOSED PLANTING BED
-  PROPOSED LAWN
-  PROPERTY LINE
-  EXISTING WALL
-  EXISTING FENCE
-  PROPOSED FENCE
-  SETBACK LINE
-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  LIMIT OF DISTURBANCE



If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.
 If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

NOTE: THE BASE PLAN IS DERIVED FROM ARCHITECTURAL DRAWINGS GENERATED BY THOMAS AND COOKE ARCHITECTS IN JULY 2023. FIELD MEASUREMENTS TAKEN BY CHLA AND GOOGLE EARTH AERIAL IMAGERY.

Consultants:

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Project #: 22353

DONOGHUE/HACKER RESIDENCE

30 Hesketh Street
 Chevy Chase, MD 20815

30 APRIL 2024

DESIGN DEVELOPMENT SET

No.	Date	Description

Drawn By: JH Proj. Manager: JH
 Approved By: KC

N
 Scale: 1/8" = 1'-0"

OVERALL SITE PLAN / KEY PLAN

L100

HESKETH STREET

EAST

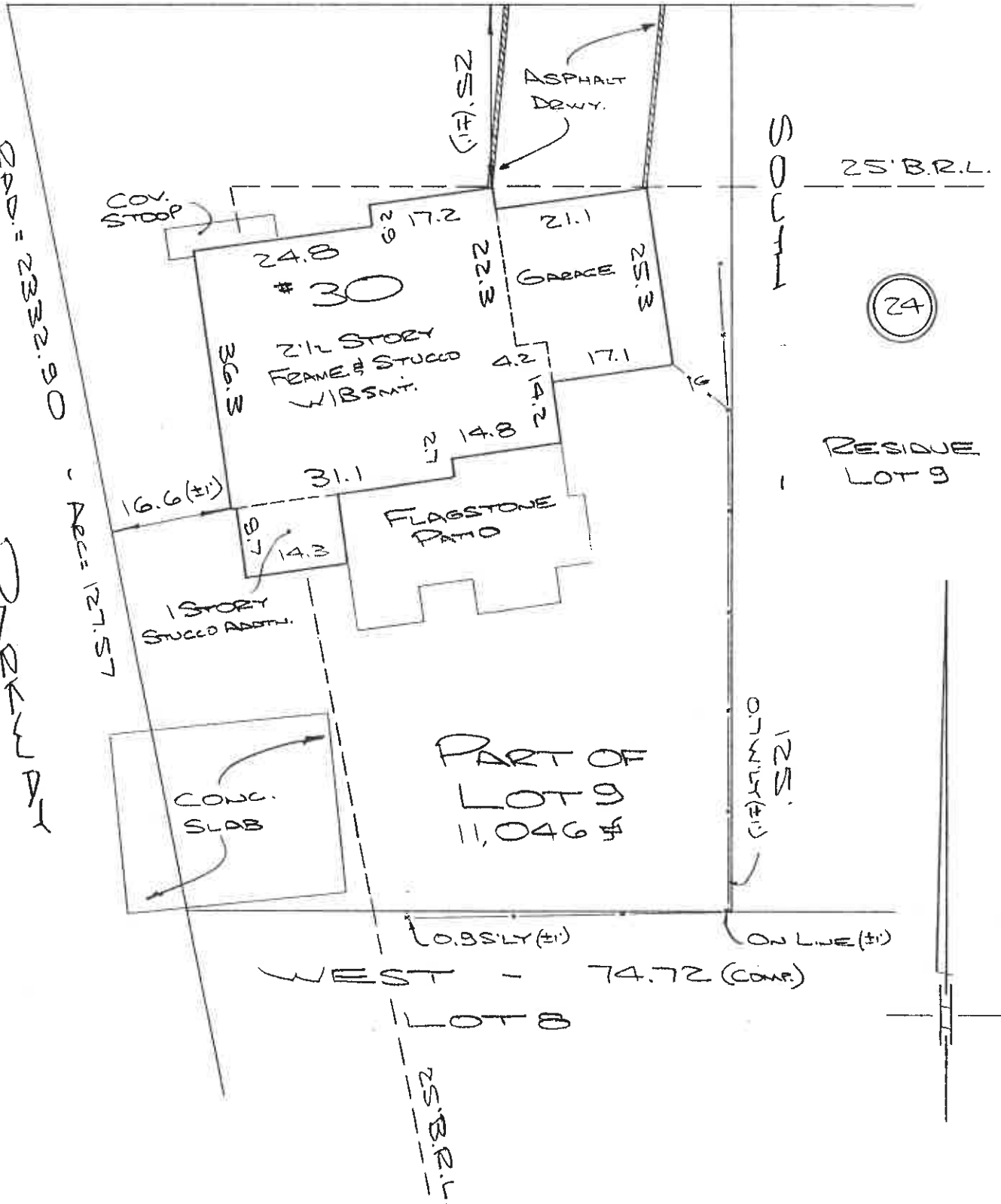
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CECORA

2332.90

127.57

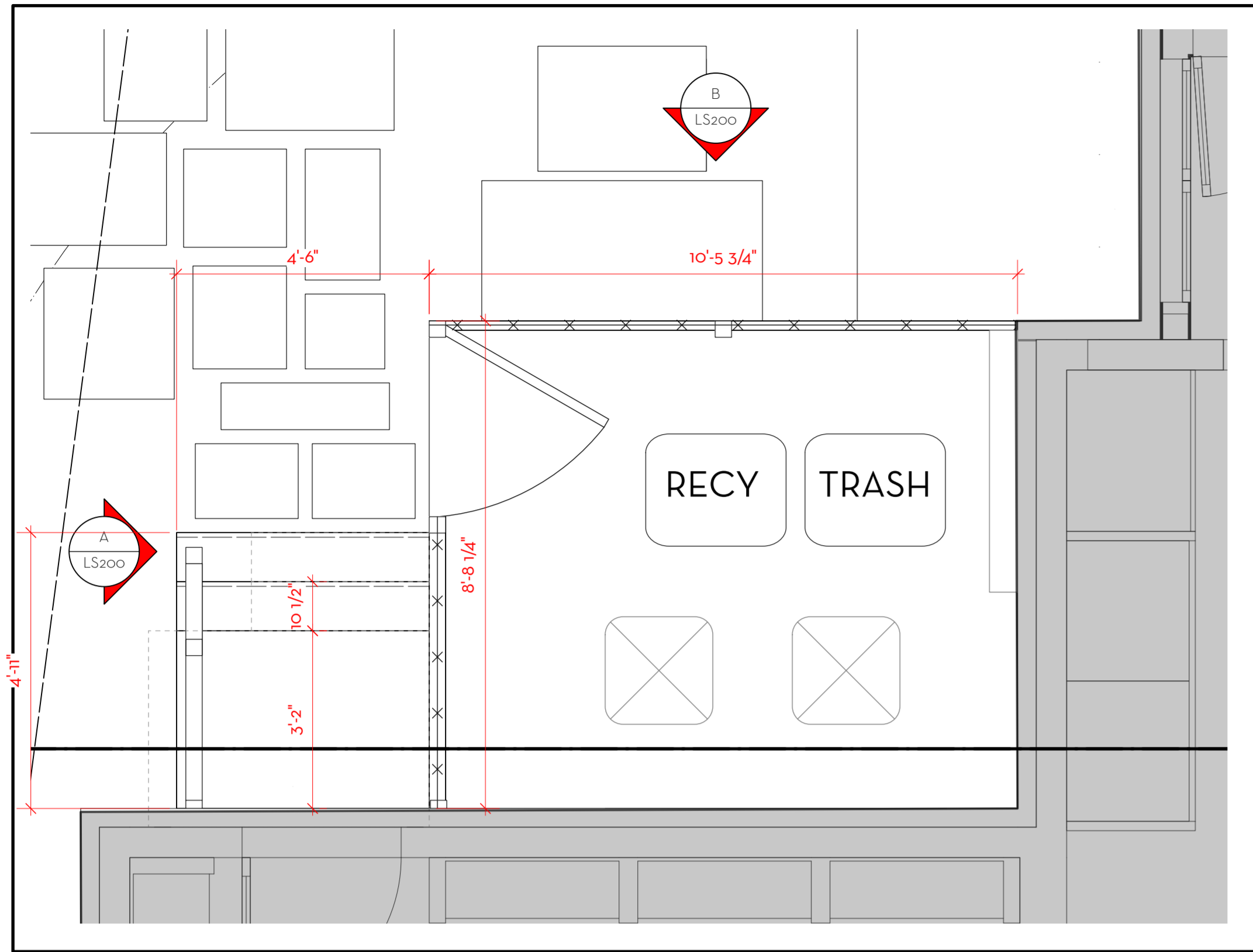
DARKWOOD



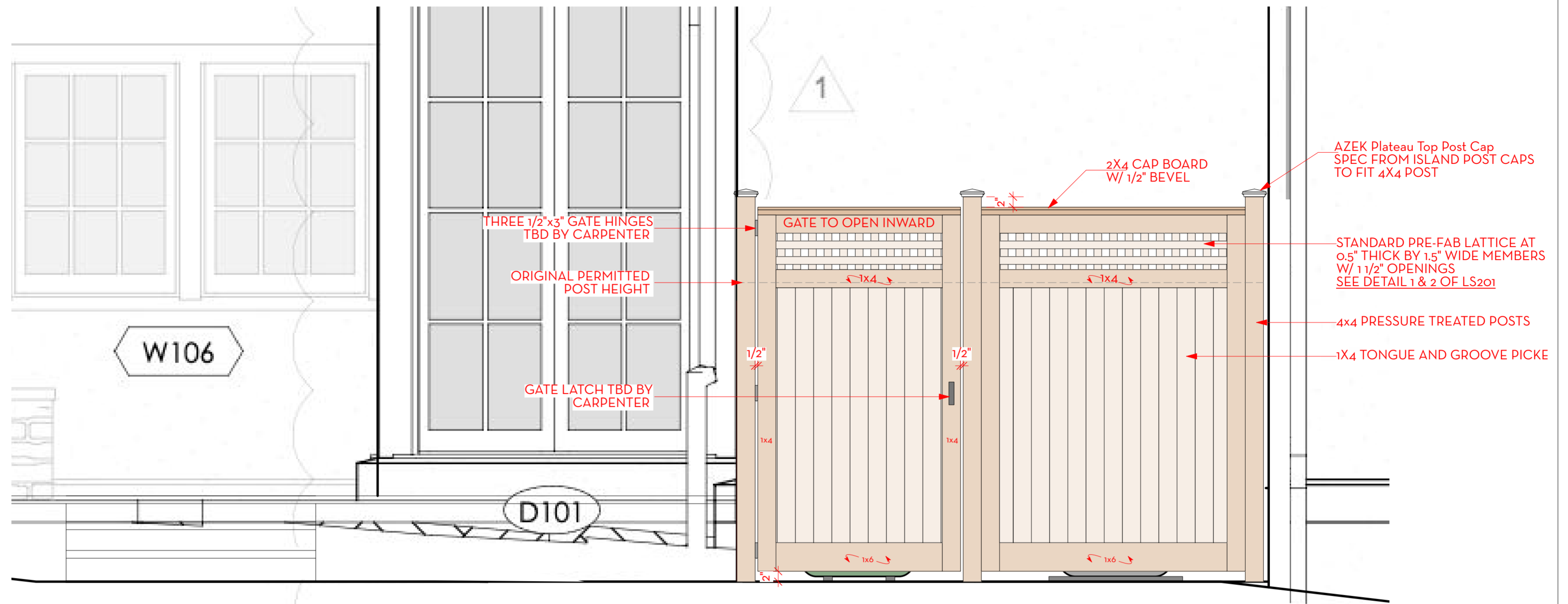
Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

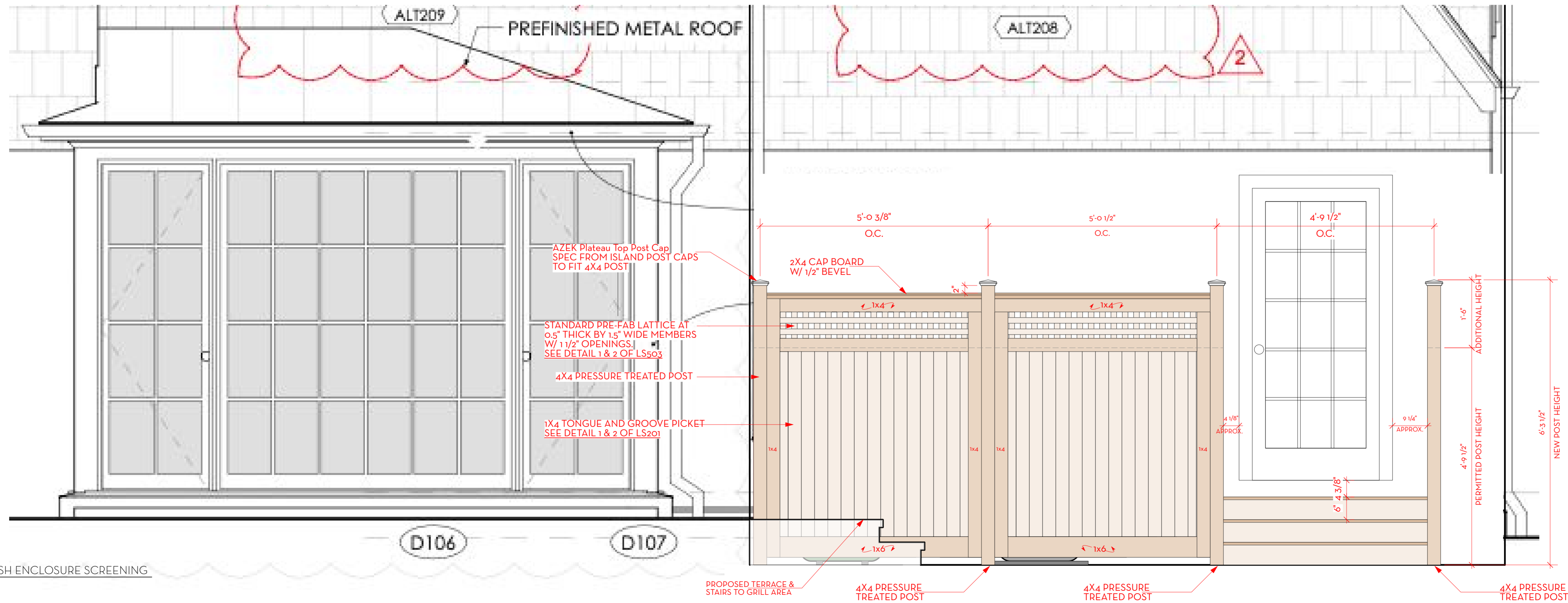
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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.



1 PLAN: HVAC/TRASH ENCLOSURE SCREENING
Scale: 1/2" = 1'-0"



A HVAC/TRASH ENCLOSURE SCREENING
Scale: 3/4" = 1'-0"



B HVAC/TRASH ENCLOSURE SCREENING
Scale: 3/4" = 1'-0"

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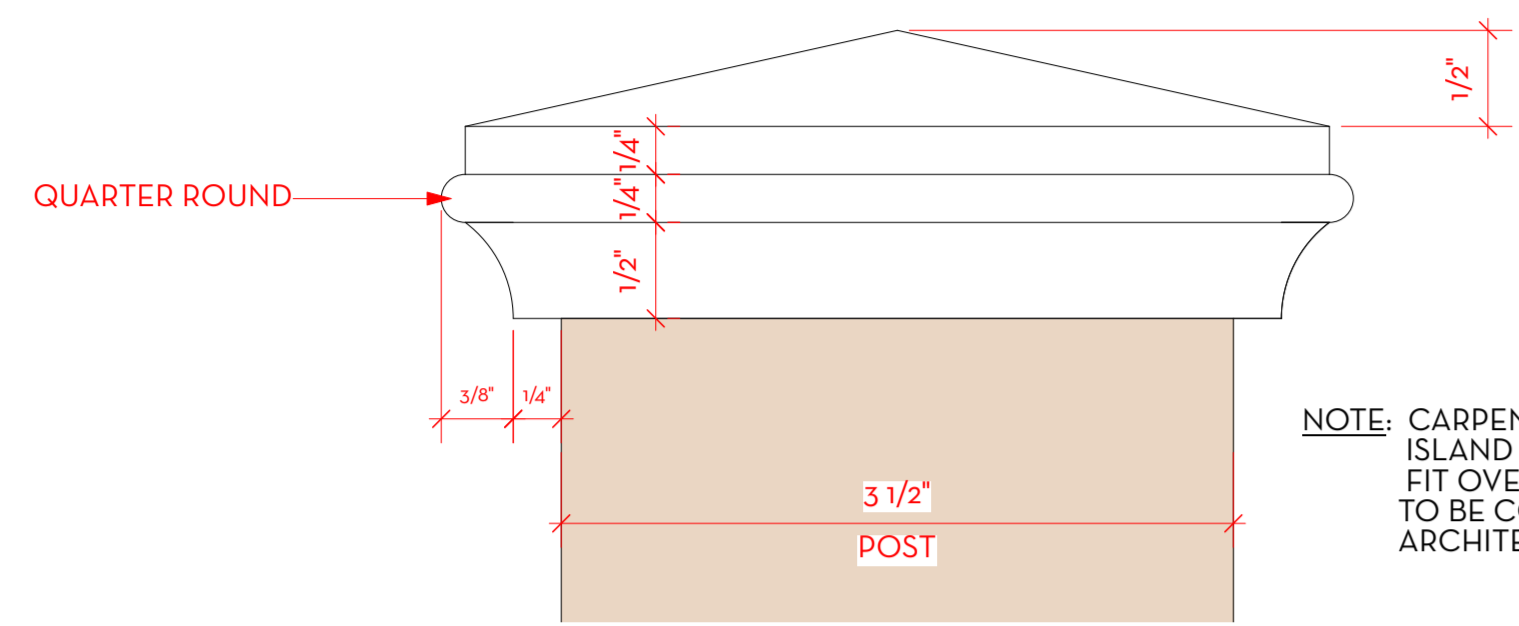
DESIGN DEVELOPMENT SET

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Approved By: KC

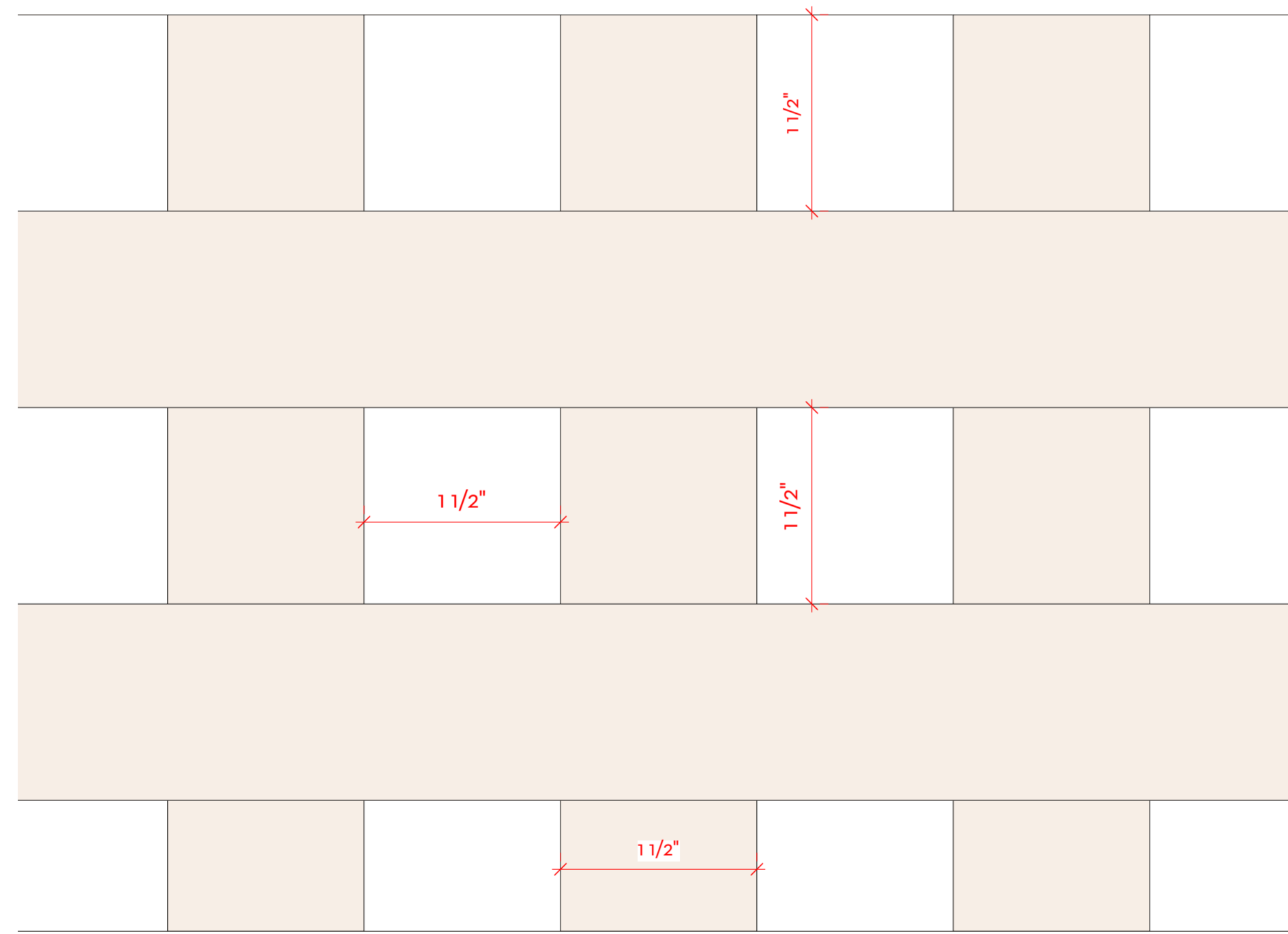
Scale: AS SHOWN

ELEVATIONS

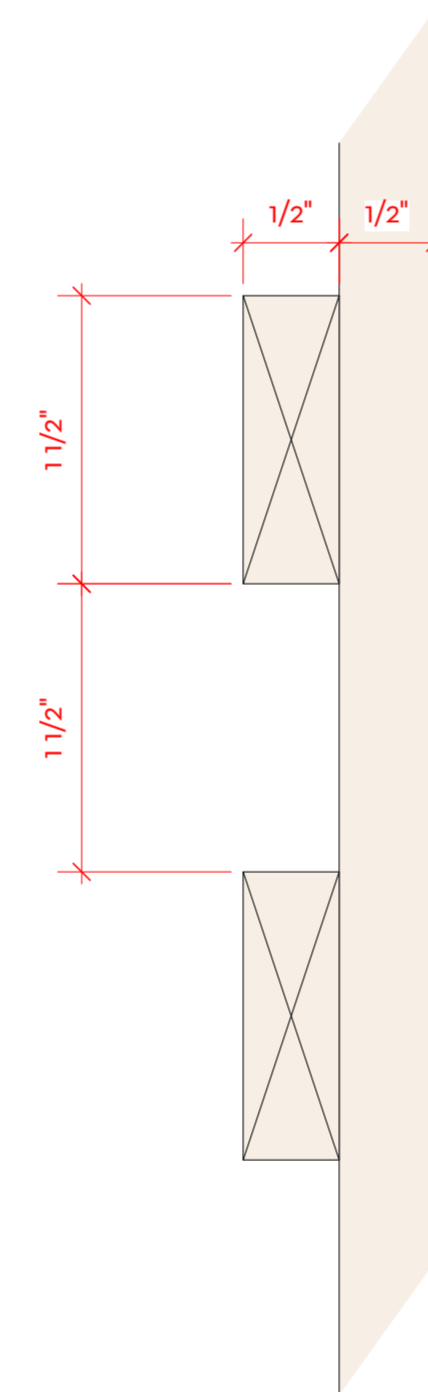


NOTE: CARPENTER TO USE PRE-FAB ISLAND POST CAPS PIECES THAT FIT OVER A 4x4 POST. SELECTION TO BE CONFIRMED WITH LANDSCAPE ARCHITECT.

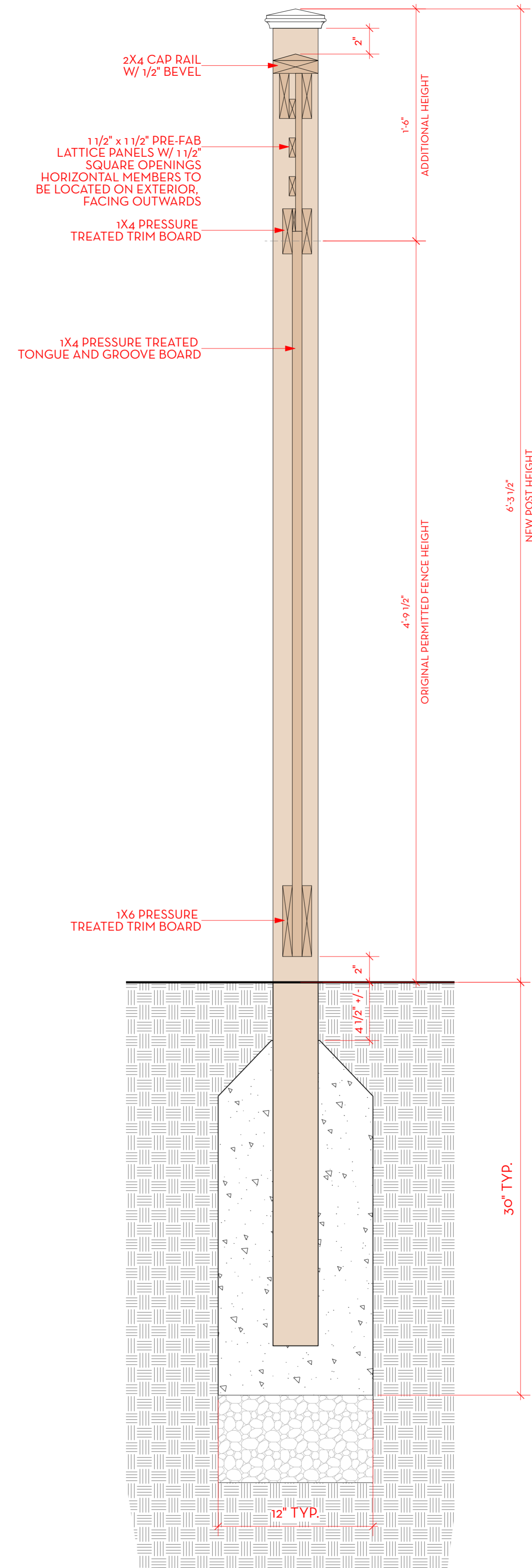
D DETAIL: ISLAND POST CAP DESIGN
Scale: Actual Size



A TYP. LATTICE SCREEN PRE-FAB. PIECE
Scale: Actual Size



B SECTION: TYP. LATTICE SCREEN PRE-FAB. PIECE
Scale: Actual Size



C SECTION: 4X4 POST TYP. W/ LATTICE & TONGUE AND GROOVE PICKETS
Scale: 2" = 1'-0"

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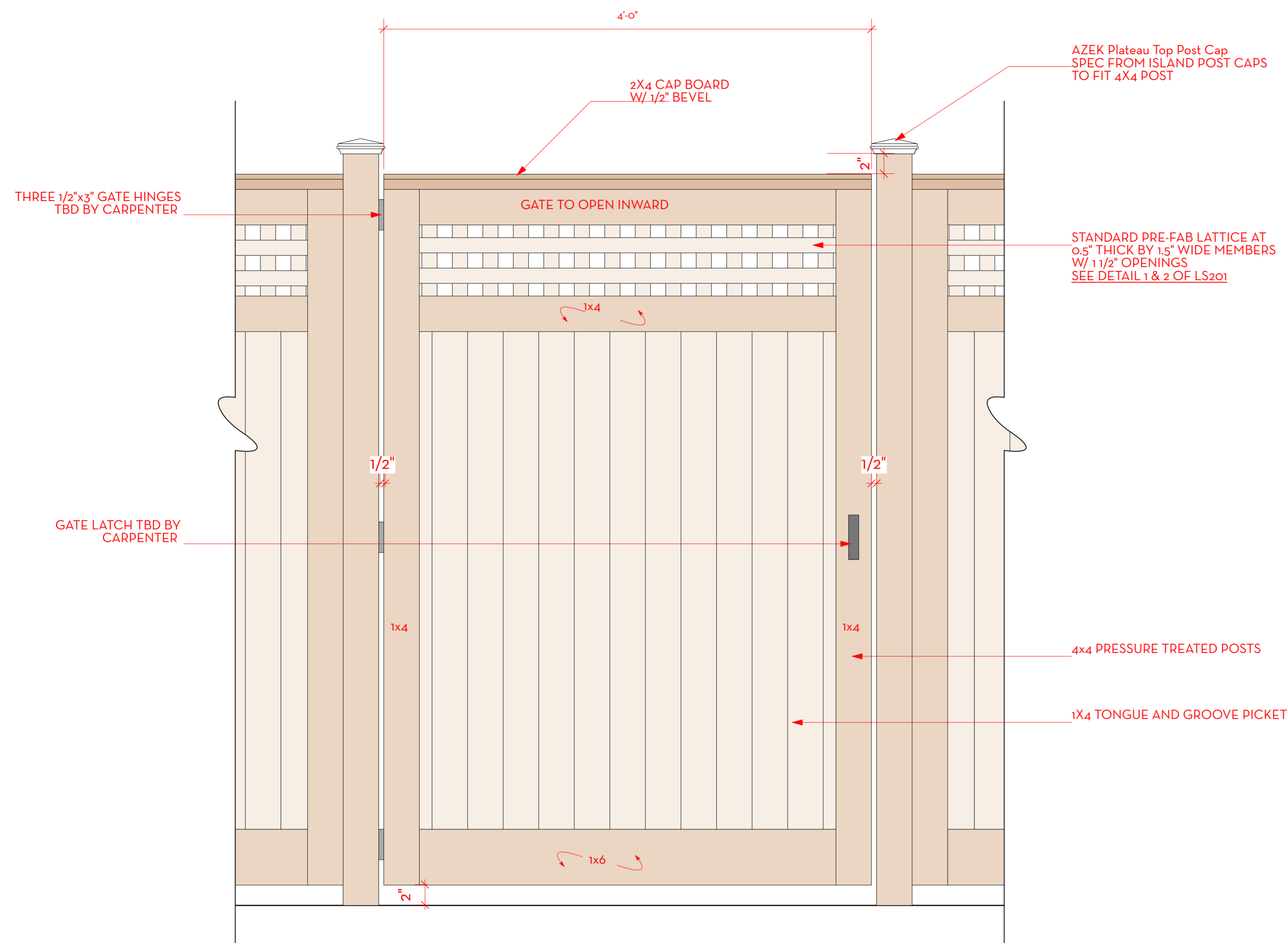
No.	Date	Description

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Approved By: KC

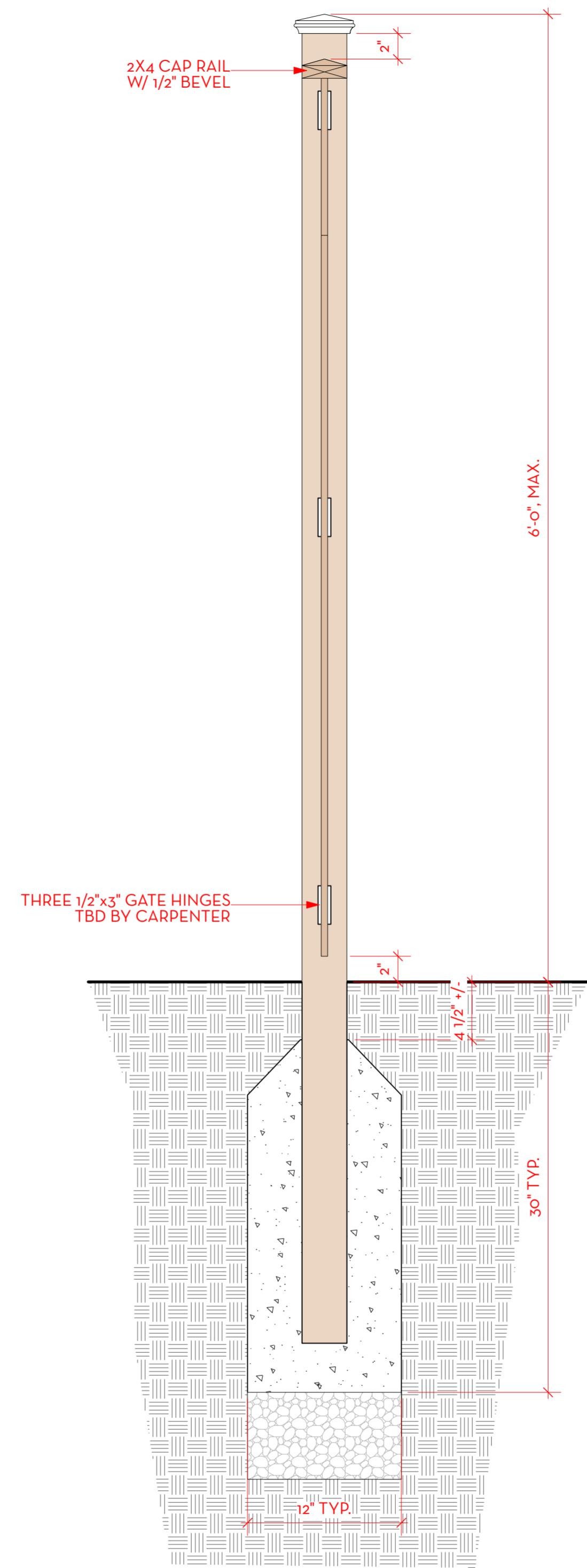
Scale: AS SHOWN

HARDSCAPE DETAILS - STRUCTURES

LS201



ELEVATION



SECTION

A GARDEN GATE
Scale: 1/2" = 1'-0"

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O: 410.280.8850 campionhruby.com

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No.	Date	Description

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Approved By: KC

Scale: AS SHOWN

HARDSCAPE DETAILS - GATE

LS504