

35/13-01F 25 Hesketh Street P
(Chevy Chase Village HD)

5/3 - met ~/Suz -
no agreement on
A to porch inset.
they will look for
proof of wrap existing
filled for BOA

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

Case No. A-5628

APPEAL OF JULIE W. DAVIS AND JOHN R. METZ

RESOLUTION TO DISMISS APPEAL

(Resolution Adopted November 14, 2001)

(Effective Date of Resolution: January 14, 2001)

The Board of Appeals received a letter, dated November 7, 2001, from Julie W. Davis and John R. Metz. The letter encloses a document entitled 'Voluntary Dismissal of Appeal' and states in part:

"Enclosed for filing please find the Appellants Voluntary Dismissal of Appeal. The papers set forth the basis for dismissal at this time..."

The Voluntary Dismissal of Appeal also requests a refund of the Appellants' filing fee.

The Board of Appeals considered these requests at its worksession on November 14, 2001. Based upon the correspondence, and pursuant to Rule 1.6(b) of the Board's Rules of Procedure, the Board finds that the appeal should be dismissed, as withdrawn and that 50% of the filing fee can be refunded. Therefore,

BE IT RESOLVED BY THE BOARD OF APPEALS for Montgomery County, Maryland that the record in Case No. A-5628, Appeal of Julie W. Davis and John R. Metz, is hereby re-opened to receive Ms. Davis and Mr. Metz's November 7, 2001 letter, with attachment; and

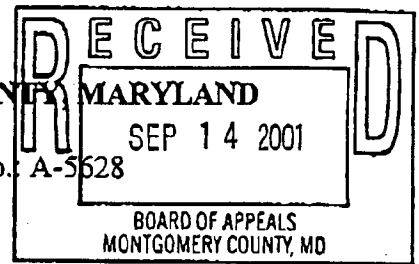
BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that Case No. A-5628, Appeal of Julie W. Davis and John R. Metz is dismissed, as withdrawn; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that 50% of the appeal filing fee, or \$75. shall be refunded.

On a motion by Louise L. Mayer, seconded by Donna L. Barron, with Angelo M. Caputo and Donald H. Spence, Jr., Chairman in agreement, the Board adopted the foregoing Resolution. Board member Allison I. Fultz was necessarily absent and did not participate in the Resolution.

BEFORE THE BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

IN RE: APPEAL OF JULIE W. DAVIS & JOHN R. METZ * Case No. A-5628

MOTION TO DISMISS APPEAL

The Respondent, Historic Preservation Commission of Montgomery County, Maryland, ("HPC"), by and through the undersigned counsel, moves to dismiss the above-captioned appeal and, in support thereof, states as follows:

On March 26, 2001, the Appellants filed an application for an Historic Area Work Permit ("HAWP") with the HPC so that the Appellants could "repair" their "existing porch" and "extend it along the right side of the house to meet up with" an enlarged family room and deck. (See Exhibit No. 1). On or about April 25, 2001, the HPC approved the application with the condition that the "proposed wraparound" porch "delineate the edge of the existing front porch." (See Exhibit No. 2). On May 3, 2001, the Department of Permitting Services issued the HAWP to the Appellants. (See Exhibit No. 3). On May 21, 2001, in a letter to the HPC, the Appellants proposed to meet the foregoing HAWP condition by "retaining the existing box-beam in the ceiling of the existing front porch" and by "using new granite for the new piers that will not match exactly the granite in the existing piers" (See Exhibit No. 4). The HPC accepted the Appellants' proposal because it satisfied the HAWP condition. (See Exhibit No. 5). On May 22, 2001, the Appellants inexplicably appealed the grant of the HAWP on the grounds that the HAWP should have been "issued without conditions." (See Exhibit No. 6). The HPC now moves to dismiss that appeal.


Section 24A-7(h) of the Montgomery County Code permits only a party who is "aggrieved" by a decision of the HPC to appeal that decision to this Board. Maryland law has

long recognized that even an aggrieved party "may waive his [or her] right of appeal." *Acting Director, Department of Forests and Parks v. Walker*, 271 Md. 711, 718, 319 A.2d 806 (1974). The "right to appeal may be lost by acquiescence in, or recognition of, the validity of the decision below from which the appeal is taken or by otherwise taking a position which is inconsistent with the right of appeal." *Id.*, (quoting *Rocks v. Brosious*, 241 Md. 612, 630, 217 A.2d 531 (1966)). See also *Dietz v. Dietz*, 351 Md. 683, 720 A.2d 298 (1998), and cases cited therein. Thus, "a litigant who acquiesces in a ruling is completely deprived of the right to complain about that ruling." *Osztreicher v. Juanteguy*, 338 Md. 528, 535, 659 A.2d 1278 (1995). "Acquiescence implies consent, although by no means express consent." *Id.*

In the instant case, it is doubtful that the Appellants are in any way "aggrieved" by the HPC's decision. Nevertheless, insofar as they are "aggrieved," the Appellants have unequivocally acquiesced in, and recognized the validity of, the HPC's decision. It bears repeating that the HPC did not deny the Appellants' application. The application was granted with one condition. The Appellants, through the May 21 correspondence, accepted that condition and, unilaterally proposed a method for satisfying that condition. The HPC, in turn, accepted the Appellants' proposal. The Appellants have thus been authorized to construct their porch in the manner that they chose. The HPC ruling serves as no obstacle to the Appellants' proposed project. Regardless of whether this appeal is characterized as moot, or whether the Appellants are estopped under the doctrine of acquiescence, this appeal should be dismissed.

Respectfully submitted,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY


Clifford L. Royalty
Associate County Attorney
Attorneys for the Respondent,
Montgomery County, Maryland
Office of the County Attorney
Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of September, 2001, a copy of the foregoing was mailed by first-class mail, postage prepaid, to:

Julie W. Davis and John R. Metz
25 Hesketh Street
Chevy Chase, Maryland 20815


Clifford L. Royalty

I:\RS\ROYALC\DAVIS-p-motion to dismiss.wpd

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25 Hesketh Street	Meeting Date:	04/25/01
Applicant:	Julie Davis & John Metz (Susan Schneider, Architect)	Report Date:	04/18/01
Resource:	Chevy Chase Village Historic District	Public Notice:	04/11/01
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-01F	Staff:	Perry Kapsch

PROPOSAL: Wraparound front porch, rear alterations, deck enlargement.

RECOMMEND: Approve with conditions.

CONDITIONS

1. The front porch is a character-defining feature that should be retained in its original configuration, and is not to be extended around to the side of the structure.
2. Modification of the side porch design – deleting the front porch extension – can be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: 1918.

The 2½-story, three-bay, side-gable residence has a full width front porch. The porch has Doric porch columns set on fieldstone supports. The elaborate front door on the left of the front façade has sidelights and transom. There is an exterior brick chimney on the right side façade. The windows are 6/1, and on the second level of the front façade are paired, with a 4/1-center window. There is a shed roof dormer with smaller paired 6/1 windows centered on the front roof plane. At the rear (north) is a 2-story addition installed in the 1940's. Also at the rear is a wood deck with inset picket railings and with stairs leading from the side of the porch down to grade

PROPOSAL

The applicant proposes to:

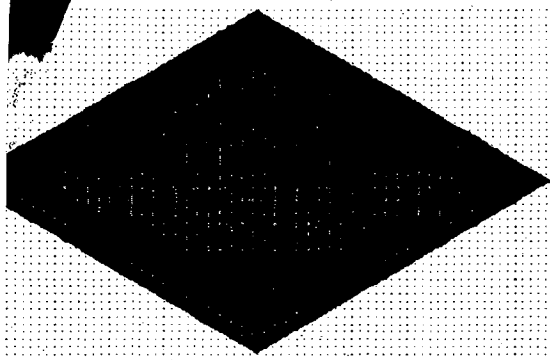
1. Extend the existing front porch around the right (east) side of the house back to



Front View From Hesketh Street

25 Hesketh Street
Chevy Chase, Maryland 20815

the time displayed on cover is PST



Facsimile Cover

To: 1-301-563-3412

From: Bourke, Tom

Fax Number: 1-301-563-3412

Subject: HPC hearing:

Date: April 24, 2001

Pages: 2

Note: Chevy Chase Village Local Advisory Panel Comments
For HPC hearing 4/25/01

25 Hesketh Street
Davis-Metz Residence
Contributing Resource
Request to add to front porch
Staff recommendation – disapproval of porch extension.

The LAP felt strongly that the proposal to repair and extend the front porch to join with the proposed side porch was consistent with the Guidelines. This is a "contributing" – not an "outstanding" resource, and the panel felt that the structure will continue to "contribute" to the character of the historic setting with or without the porch alteration. We feel that the HPC should recognize that needs of families within the historic district should be balanced against a reasonable need for preserving the historic character of the neighborhood. The staff argument that the porch alteration would lower the possible "status" of the property from "contributing" to "non-contributing", did not persuade the LAP. Many of the LAP were present as original designations were made by County staff, and many structures with far more invasive renovations were declared "outstanding" at that time.

The Guidelines specifically provide that porches should be subject to "moderate scrutiny" when they are visible from the public right-of-way. Moreover, the Guidelines' definition of "moderate scrutiny" specifically states that planned changes "should not be required to replicate [the structure's] architectural style." Therefore, the staff's recommendation directly conflicts with the Guidelines, which are an integral part of the Master Plan Amendment adopted by the County Council.

Therefore the LAP recommends approval without conditions.

3 Newlands

Butswinkas- Rupp Residence

Contributing resource: Install driveway

Staff recommends approval; LAP concurs.

In addition the LAP has two general comments:

1. The LAP consistently attempts to keep its comments as short as possible, and they are carefully worded to reflect the sentiment of the LAP. Therefore the LAP requests that the Staff report include the LAP comments in their entirety in their reports.

2. It appears that there has been a significant turnover of Commissioners recently and the LAP would like to stress to the new members that the County Council mandated that the HPC give significant weight to LAP recommendations when they approved the CCV amendment. The language in the Amendment to the Master Plan, adopted by the Council, says "The HPC, when reviewing a Historic Area Work Permit must give considerable weight to the recommendations of the Local Advisory Panel".

Respectfully submitted for the LAP by,
Thomas K. Bourke, Chair

**BOARD OF APPEALS
for
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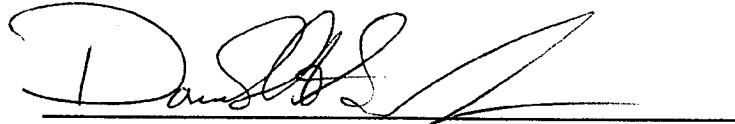
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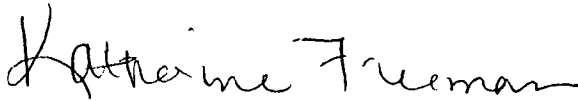
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A handwritten signature in black ink, appearing to read "Donald H. Spence, Jr.", written over a horizontal line.

Donald H. Spence, Jr.
Chairman, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 14th day of January, 2002.

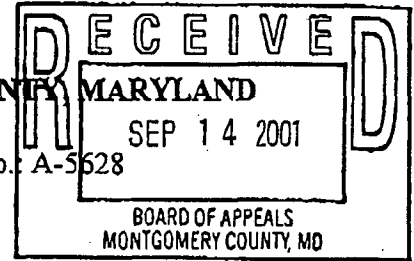
A handwritten signature in black ink, appearing to read "Katherine Freeman", written over a horizontal line.

Katherine Freeman
Executive Secretary to the Board

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.

BEFORE THE BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

IN RE: APPEAL OF JULIE W. DAVIS & JOHN R. METZ * Case No. A-5628

**MOTION TO DISMISS APPEAL**

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CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY


Clifford L. Royalty
Associate County Attorney
Attorneys for the Respondent,
Montgomery County, Maryland
Office of the County Attorney
Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850

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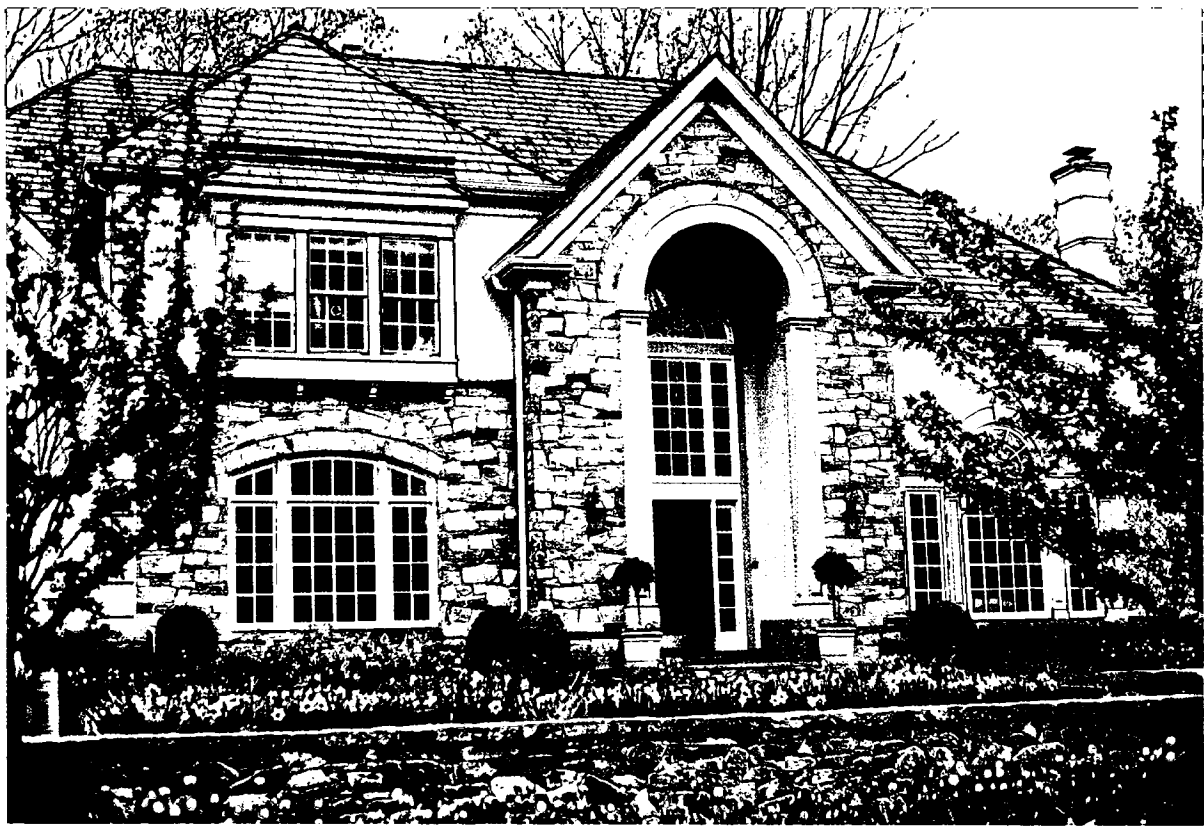
Julie W. Davis and John R. Metz
25 Hesketh Street
Chevy Chase, Maryland 20815


Clifford L. Royalty

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JULIE W. DAVIS
JOHN R. METZ
25 HESKETH STREET
CHEVY CHASE, MARYLAND 20815

September 12, 2001

VIA FACSIMILE 240-777-6615
Donald H. Spence, Jr., Chair
Historic Preservation Commission
Maryland National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Case A-5628

Dear Mr. Spence:

The above-referenced case is an appeal from a decision of the Historic Preservation Commission. The hearing is scheduled for a hearing on October 3, 2001. We are engaged in settlement conversations with the staff of the Historic Preservation Commission. We are hopeful that we will be able to resolve the issues and avoid the necessity of a hearing. However, it will not be possible to reach a conclusion of these discussions by October 3, 2001.

Therefore, we are requesting a continuance of the October 3, 2001 hearing to allow the parties to conclude their settlement discussions and determine whether a hearing is necessary.

Sincerely,


Julie W. Davis

cc: Gwen Wright (301-563-3412)

EXHIBIT A TO APPEAL CHARGING ERROR IN
ADMINISTRATIVE RULING OR ACTION FORM
OF JULIE W. DAVIS AND JOHN R. METZ

Error of fact, if any, involved in the ruling or action from which this appeal is made:

The Commission failed to make any findings of fact that would form the basis to deny the historic area work permit without conditions.

Error of law, if any, involved in the ruling or action from which this appeal is made:

The Commission failed to consider or apply Section 24A of the Montgomery County Code.

Question(s) of fact, if any, presented to the Board by this appeal:

Question(s) of law, if any, presented to the Board by this appeal:

Whether the proposed alteration would be "inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter."

Whether the proposed alteration "will not substantially alter the exterior features" of the house.

Whether the proposed alteration is entirely compatible in character and nature with the historical and architectural features of the Chevy Chase Village Historic District.

Whether the proposed alteration would aid in the private utilization of the owners in a manner consistent with the historical and architectural values of the Chevy Chase Village Historic District.

Whether denial of the application would deprive the owners of the reasonable use of their property.

BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(301) 217-6600

APPEAL CHARGING ERROR
IN ADMINISTRATIVE RULING OR ACTION

Please note instructions on reverse side.
Attach additional sheets if required for answers.

Docket No. A-5628
Date Filed 5-22-01
Hearing Date 10-3-01
Hearing Time 11:30 p.m.

Clifford Royalt

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1994, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made Historic Preservation Commission

Brief description of ruling or action from which this appeal is made (attach duplicate copy of ruling or document indicating such action): Grant of Historical Area Work Permit With Conditions

Date of that ruling or action: April 25, 2001

Brief description of what, in appellant's view, the ruling or action should have been: Grant of Historical Area Work Permit Without Conditions

Number of section, and subsection if any, of the Montgomery County Code 1994, as amended, or citation or other statutory provision, which appellant contends was misinterpreted: Chapter 24A, Historic Resources Preservation, Section 24A-8

Error of fact, if any, involved in the ruling or action from which this appeal is made: See Exhibit A

Error of law, if any, involved in the ruling or action from which this appeal is made: See Exhibit A

Question(s) of fact, if any, presented to the Board by this appeal: See Exhibit A

Question(s) of law, if any, presented to the Board by this appeal: See Exhibit A

Description of real property, if any, involved in this appeal: Lot 6, Block 29

Parcel Section 2, Subdivision 25 Hesketh Street

Town Chevy Chase Village, Zone

Appellant's present legal interest in above property, if any: ☒ Owner (including joint owner-ship).
☐ Lessee. ☐ Contract to lease or rent. ☐ Contract to purchase. ☐ Other
(describe)

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): The Historical Area Work Permit should have been issued without conditions as explained in the attached statement of the owners and

Further comments, if any: their architect (Exhibit B and Exhibit C, respectively).

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Signature of Attorney

Address of Attorney

Telephone Number

James W. Davis, Jr. P. Leb
Signature of Appellant(s)

25 Hesketh Street

Address of Appellant(s)

Chevy Chase, Maryland 20815

(301) 652-6415 (h)

Telephone Number

(301) 657-0746 (o) (Metz)

(OVER)

000340/120

Perry

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY

April 25, 2001

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

SS
SV
Jo.
NL
KW
DH
MD

PLEASE NOTE: The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.

II. NATIONAL REGISTER NOMINATION - 7:30 p.m. in MRO Auditorium

A. Davis-Warner House, at 8114 Carroll Avenue, Takoma Park (*Master Plan* Site #37/18).

KW-SV
6-0
DH 801

III. HISTORIC PRESERVATION MASTER PLAN EVALUATION - 7:45 p.m.

A. HPC worksession to formulate a recommendation on the potential historic designation of St. Luke's Episcopal Church (#23/78) in the Olney/Sandy Spring/Goshen area.

again

E
SV-MD

IV. HISTORIC AREA WORK PERMITS - 8:00 p.m. in MRO Auditorium.

continued

A. J.A.B. Joint Venture (Michael Alan Finn, Architect), for new construction at 11515 Mountain View Road, Damascus (HPC Case No. 10/24-01A) (*Locational Atlas Resource*, Purdum Historic District).

cont

B. Mary Ellen Ommundsen, for rear addition and deck at 3916 Washington Street, Kensington (HPC Case No. 31/6-01D) (Kensington Historic District).

6-0
1 abs
0'm

C. Nancy Moore, for rear porch at 7314 Willow Avenue, Takoma Park (HPC Case No. 37/3-01G)(Takoma Park Historic District).

D. Joyce Branda and Stanley Reed, for deck replacement at 7327 Baltimore Ave, Takoma Park (HPC Case No. 37/3-01H)(Takoma Park Historic District).

E. Dane Butswinkas and Megan Rupp, for driveway installation at 3 Newlands Street (HPC Case No. 35/13-01E) (Chevy Chase Village Historic District).

country r/w - 10' - but could dry to
100' wide get 9' r/w.
(OVER)

7.0
SV-MD.
3-3-DW
30
KW
F. Julie Davis and John Metz, for side addition and deck at 25 Hesketh Street, Chevy Chase (HPC Case No. 35/13-01F)(Chevy Chase Village Historic District)

G. William and Susan Kirby, for fence replacement at 102 East Lenox Street, Chevy Chase (HPC Case No. 35/13-01G)(Chevy Chase Village Historic District).

H. Catherine and Alex Triantis, (Rick Matus & April Case, Agents) for side addition at 3706 Bradley Lane, Chevy Chase (HPC Case No. 35/13-01H)(Chevy Chase Village Historic District).

I. William and Diana Conway (Tom Manion, Architect) for side alterations at 10600 River Road, Potomac (HPC Case No. 29/07-01A) (Master Plan Site #29/07, John McDonald House).

V. PRELIMINARY CONSULTATION - 9:00 p.m. in MRO Auditorium.

(Postponed) A. Richard Foster, Architect, for rear addition at 11 West Kirke Street, Chevy Chase (Chevy Chase Village Historic District).

B. Chevy Chase Village (Peter Horton, Agent), for rear addition and site alterations at 5906 Connecticut Avenue, Chevy Chase (Chevy Chase Village Historic District).

VI. SUBDIVISION - 9:45p.m. in MRO Auditorium.

A. Ruffin Maddox & Rory Coakley (David McKee, Agent), for proposed subdivision at Rotter Property, High Street, Brookeville (Brookeville Historic District).

VII. HISTORIC PRESERVATION TAX CREDIT REVIEW - 10:30 p.m. in MRO.

VIII. MINUTES

A. March 28, 2001

IX. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

X. ADJOURNMENT



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SUSAN SCHNEIDER

Daytime Phone No.: 301-913-0191

Tax Account No.: 458067

Name of Property Owner: JULIE DAVIS & JOHN MEIZ Daytime Phone No.: 202-862-5088

Address: 25 HESKETH ST CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: TO BE SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: SUSAN SCHNEIDER Daytime Phone No.: 301-913-0191

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: HESKETH ST

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PLANT

Lot: 6 Block: 29 Subdivision: SECTION 2

Liber: 16698 Folio: 383 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☒ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Susan Schneider
Signature of owner or authorized agent

March 26, 2001
Date

Approved: [Signature] Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/25/01

Application/Permit No.: 243845 Date Filed: 3/27/01 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

3 NEWLANDS IS A CRAFTSMAN STYLE RESIDENCE
BUILT IN 1912 WITH A DETACHED GARAGE OF THE
SAME AGE AND AN ASPHALT DRIVEWAY CROSSING
LOT 5.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

ADDITION OF A NEW DRIVEWAY FROM THE
EXISTING GARAGE TO NEWLANDS STREET.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25 Hesketh Street	Meeting Date:	04/25/01
Applicant:	Julie Davis & John Metz (Susan Schneider, Architect)	Report Date:	04/18/01
Resource:	Chevy Chase Village Historic District	Public Notice:	04/11/01
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-01F	Staff:	Perry Kapsch

PROPOSAL: Wraparound front porch, rear alterations, deck enlargement.

RECOMMEND: Approve with conditions.

CONDITIONS

1. The front porch is a character-defining feature that should be retained in its original configuration, and is not to be extended around to the side of the structure.
2. Modification of the side porch design – deleting the front porch extension – can be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: 1918.

The 2½-story, three-bay, side-gable residence has a full width front porch. The porch has Doric porch columns set on fieldstone supports. The elaborate front door on the left of the front façade has sidelights and transom. There is an exterior brick chimney on the right side façade. The windows are 6/1, and on the second level of the front façade are paired, with a 4/1-center window. There is a shed roof dormer with smaller paired 6/1 windows centered on the front roof plane. At the rear (north) is a 2-story addition installed in the 1940's. Also at the rear is a wood deck with inset picket railings and with stairs leading from the side of the porch down to grade

PROPOSAL

The applicant proposes to:

1. Extend the existing front porch around the right (east) side of the house back to

- the façade of the revised family room.
2. Widen the existing rear deck on the east side by 7'4" using materials to match those on the existing deck.
 3. Extend the family room at the rear of the house on the right (east) end. The extension is to be set on brick piers. The existing 6/1 windows are to be reused. The addition is to be clad in wood shingles.
 4. Install new wood doors from the family room to the deck at the rear and to the proposed porch at the front. Install new doors from the dining room to the proposed porch. The doors are to have wood muntins and true-divided lites.

STAFF DISCUSSION

Staff commends the applicant for the planned rehabilitation of the front porch. The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others.

The proposed extension of the front porch that is included as part of this project is highly controversial, and should not be approved. The centered front porch, typical for its time and house type, has a hip roof and round columns on fieldstone piers. The front porch is a character-defining feature that should be retained in its original configuration. From the front, the house retains its historic character, despite minor alterations such as the metal stair railing. Extending the porch around to the side is inconsistent with the principal that major alterations are to be concentrated toward the rear of the house. Since the street façade of the house is virtually intact, staff recommends that the porch design and roof shape not be altered.

Within the Chevy Chase Village Historic District, substantial alterations have the potential to move a property from outstanding to contributing and from contributing to non-contributing categories. Staff is concerned that the integrity of the Contributing Resource will be seriously compromised if the change to the front porch is implemented. The symmetrical Craftsman form of the structure is substantially intact at this point. Changing the porch would introduce a different style than that for which the house was included as a contributing resource in the designation of the historic district.

In the Chevy Chase Village Historic District, a Contributing Resource is one "if it is a *common or ubiquitous example of an architectural style that is important to the historic district*, or if it was an Outstanding Resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations." This property clearly falls in the former category. The Guidelines go on to say that in the historic district, a Non-Contributing Resource is defined as "a resource, which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or *because of major alterations that have eliminated most of the resource's original architectural integrity.*" In considering changes to a Contributing Resource, it is important that original architectural details not be modified nor conjectural features added. Replacement of the existing front porch with a wraparound porch changes the style of the house from a Craftsman style to more Victorian form.

The issues of need and individual taste (Evolving Eclecticism) do not appear to be relevant issues in this particular case. Evolving Eclecticism would be demonstrated in this case if the

modification of the property could be achieved without destroying the structure's contribution to the cohesive architectural image and historic street patterns of the historic district.

Changes to the rear, including elongation of the existing deck and family room, and the installation of new wood doors leading to the deck and proposed porch are non-controversial.

Construction of a side porch to connect the dining room and family room (that is, construction of only the rear section of the proposed front porch extension) would also be an appropriate modification of the historic resource. The applicant may want to consider installing steps at the front of the side porch.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #3, #9, and #10:

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, or elements from other historic properties, will not be undertaken.

New additions, exterior alterations, or related new construction will not destroy history 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 proportions, and massing to protect the integrity of the property and its environment.

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.

And with the conditions:

1. The front porch is a character-defining feature that should be retained in its original configuration, and is not to be extended around to the side of the structure.
2. Modification of the side porch design – deleting the front porch extension – can be approved at staff level.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SUSAN SCHNEIDER

Daytime Phone No.: 301-913-0191

Tax Account No.: 458067

Name of Property Owner: JULIE DAVIS & JOHN MEIZ Daytime Phone No.: 202-862-5088

Address: 25 HESKETH ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: SUSAN SCHNEIDER Daytime Phone No.: 301-913-0191

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: HESKETH ST

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PLANT

Lot: 6 Block: 29 Subdivision: SECTION 2

Liber: 14698 Folio: 383 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☒ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Susan Schneider
Signature of owner or authorized agent

March 26, 2001
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 243845 Date Filed: 3/27/01 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

THE LOT WAS RECORDED IN 1901 AND THE HOUSE BUILT IN 1918. THE EXTERIOR WALLS ARE BRICK, PEBBLE DASH STUCCO, AND CEDAR SHINGLES. THE ROOF HAS ASPHALT SHINGLES. IN THE FRONT THERE IS A LARGE FRONT PORCH WITH DORIC ROMAN COLUMNS ON GRANITE PIERS. IN THE REAR THERE IS A LARGE ADDITION AND DECK BUILT IN THE LATE 40'S THAT ALMOST DOUBLED THE SIZE OF THE HOUSE. THE HOUSE HAS BEEN CLASSIFIED AS A CONTRIBUTING RESOURCE AND MODIFICATIONS TO THE FRONT PORCH REQUIRE MODERATE SCRUTINY.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE ROOF OF THE EXISTING FRONT PORCH LEAKS AND CONSIDERABLE DAMAGE HAS BEEN CAUSED TO THE ROOF SHEATHING, POSSIBLY FRAMING, FASCIA, THE LEFT COLUMN, AND PORCH FLOORING. THE OWNERS WANT TO REPAIR THE EXISTING PORCH, & EXTEND IT ALONG THE RIGHT SIDE OF THE HOUSE TO MEET UP WITH AN ENLARGED FAMILY RM. & DECK. THE EXTENSIONS WOULD DUPLICATE THE DETAILS OF THE EXISTING HOUSE AND PROVIDE A LARGER FACADE FOR A HOUSE THAT HAS DOUBLED IN SIZE SINCE ITS ORIGINAL CONSTRUCTION. THE ADDITIONS WOULD HAVE NO SIGNIFICANT IMPACT ON THE HISTORIC

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: DISTRICT HAVE WRAP AROUND PORCHES

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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**Addresses of Adjacent & Confronting Property Owners
25 Hesketh Street**

Stephen E & SC McGaughey
23 Hesketh Street
Chevy Chase, Maryland 20815

Grace H Spring
27 Hesketh Street
Chevy Chase, Maryland 20815

Bokay LTD
22 Hesketh Street
Chevy Chase, Maryland 20815

Stanley J and SL Brown
24 Hesketh Street
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Joseph G Howe 3rd and Mary F Pearson
26 Hesketh Street
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Gregory K & ES Ingram
28 West Irving Street
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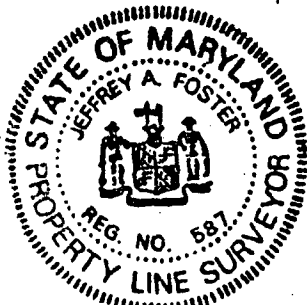
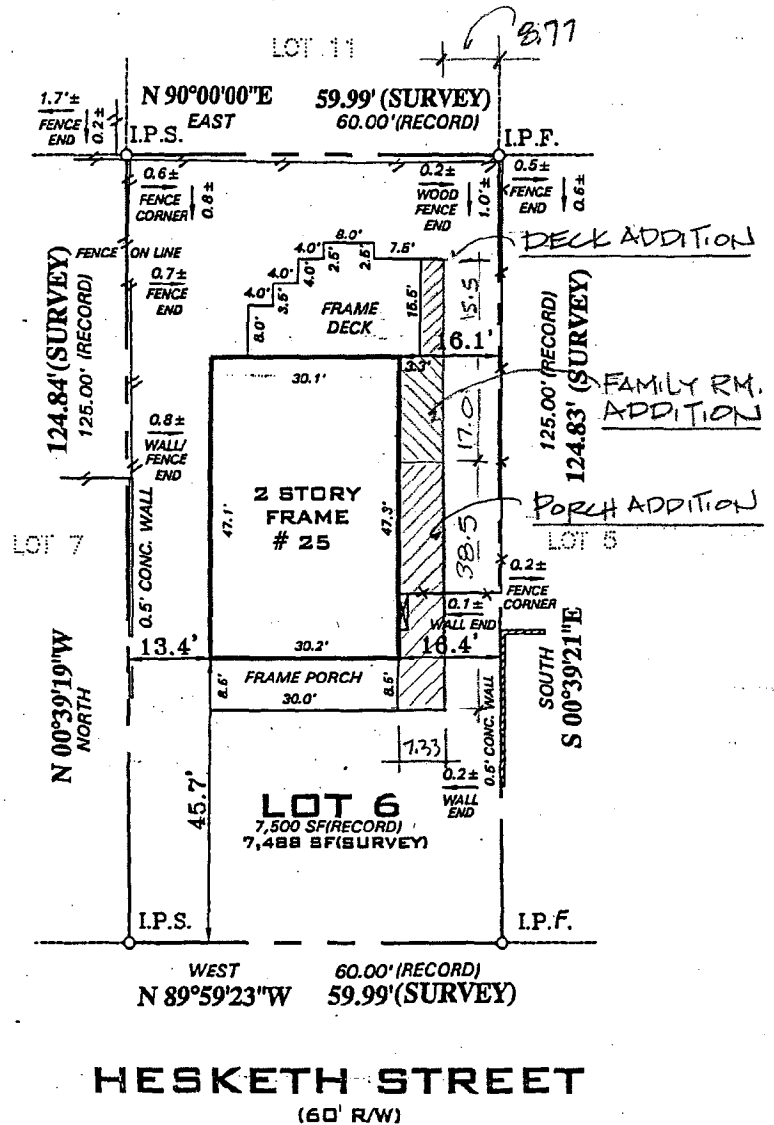
Mark H and MG Kovey
30 W Irving Street
Chevy Chase, Maryland 20815

Edward S Knight
32 West Irving Street
Chevy Chase, Maryland 20815

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect easements or encumbrances which may affect subject property.

Notes:

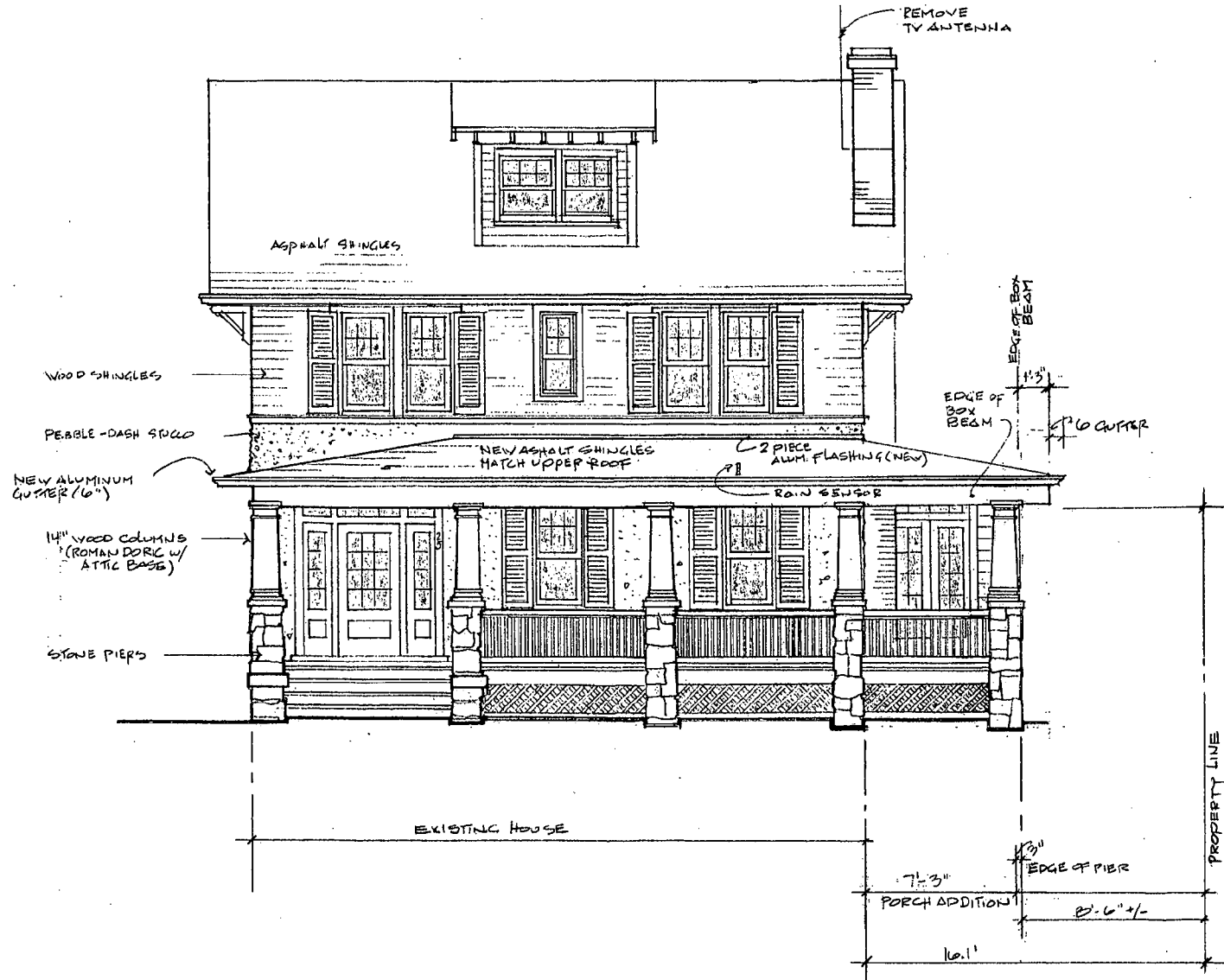
- 1) Flood zone "C" per H.U.D. panel No. 0175C
- 2) All property corners have been recovered or set and verified per field survey performed: DECEMBER 5, 2000
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.



PLAT OF SURVEY
LOT 6, BLOCK 29
SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

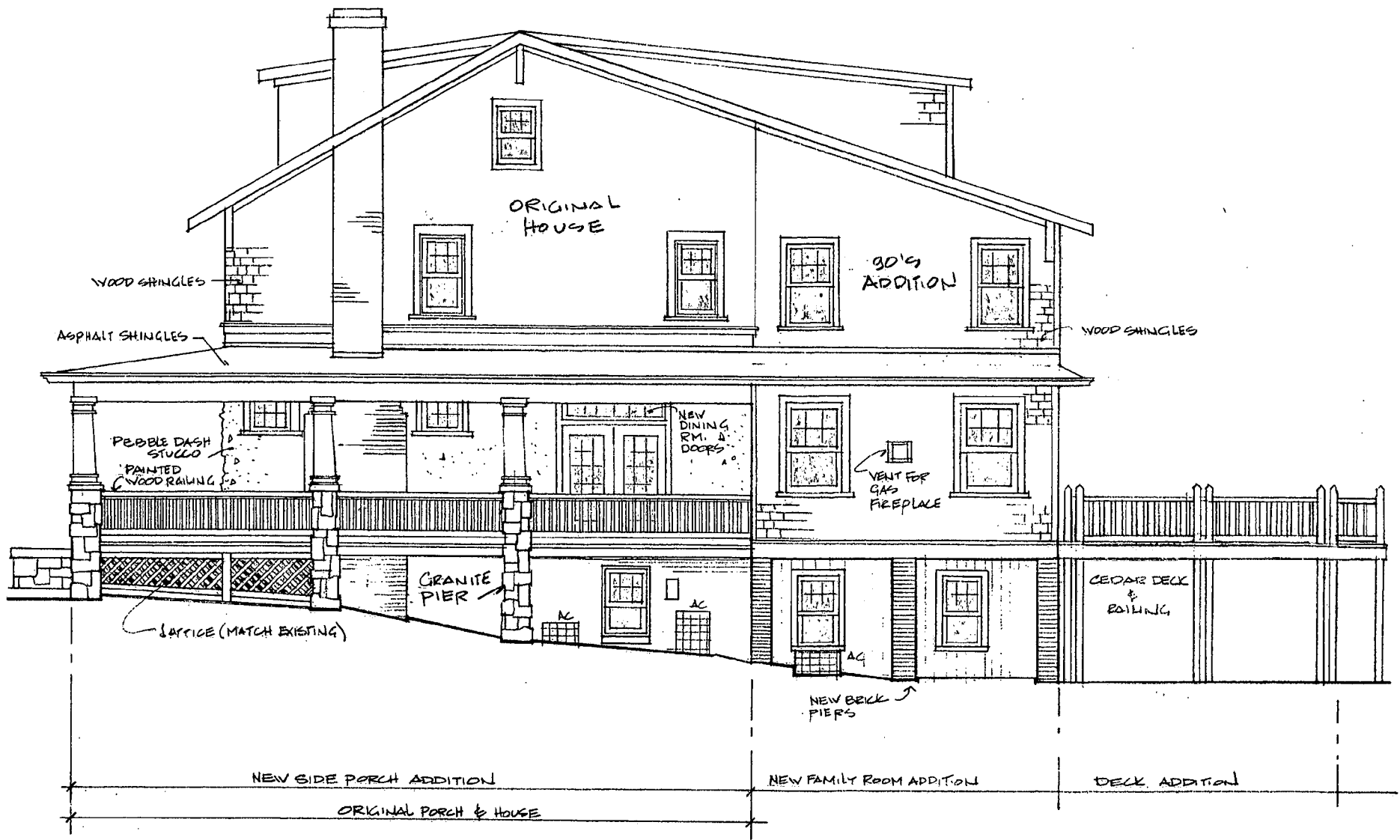
Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	2			
		PLAT NO.	108			
		LIBER	16698			
		FOLIO	383	DATE OF LOCATIONS		SCALE: 1"=30'
		MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		WALL CHECK:		DRAWN BY: F.A.
				HSE. LOC.: 12-05-2000		JOB NO.: 2000-3089b
				PROP. CORS.: 12-05-2000		



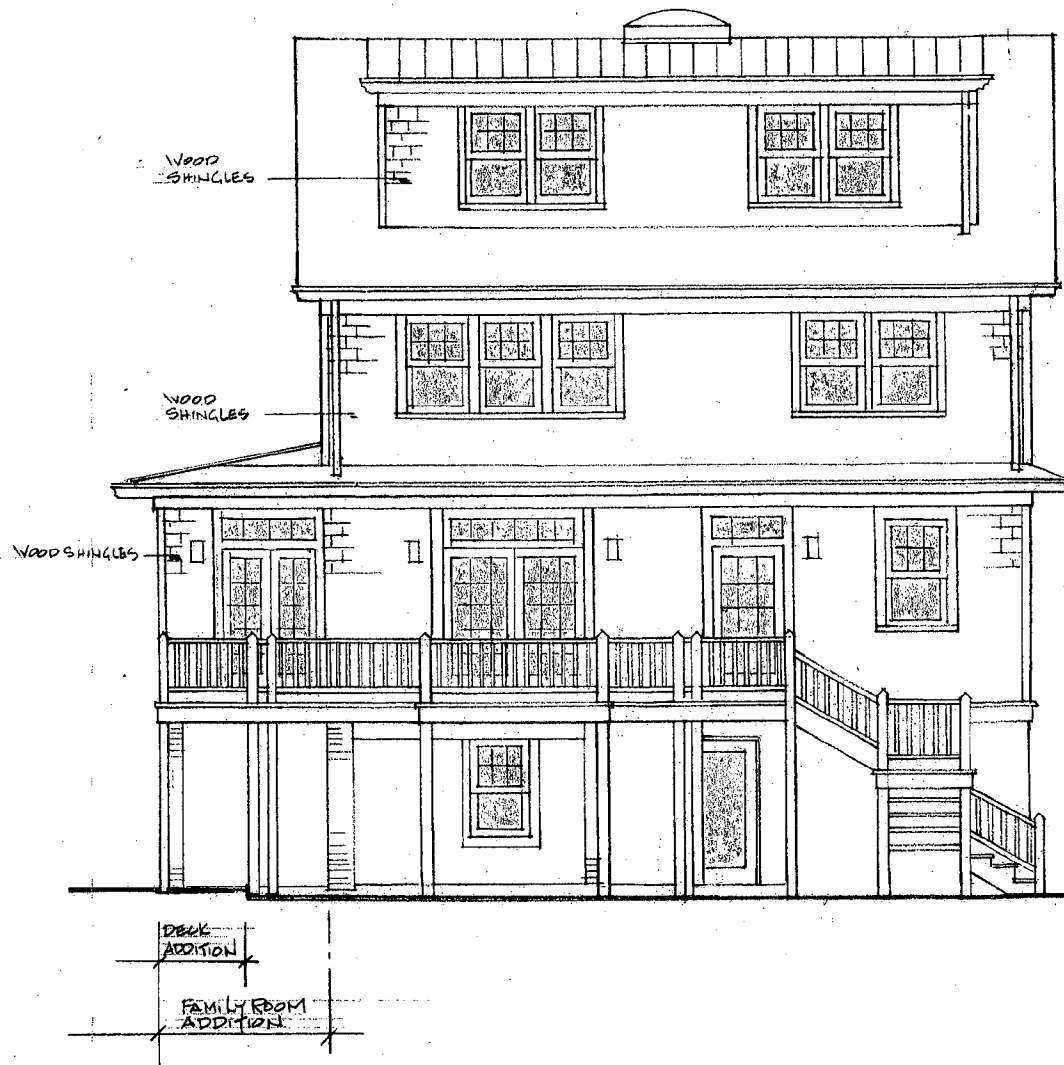
FRONT ELEVATION (SOUTH)

SCALE 1/8" = 1'-0"



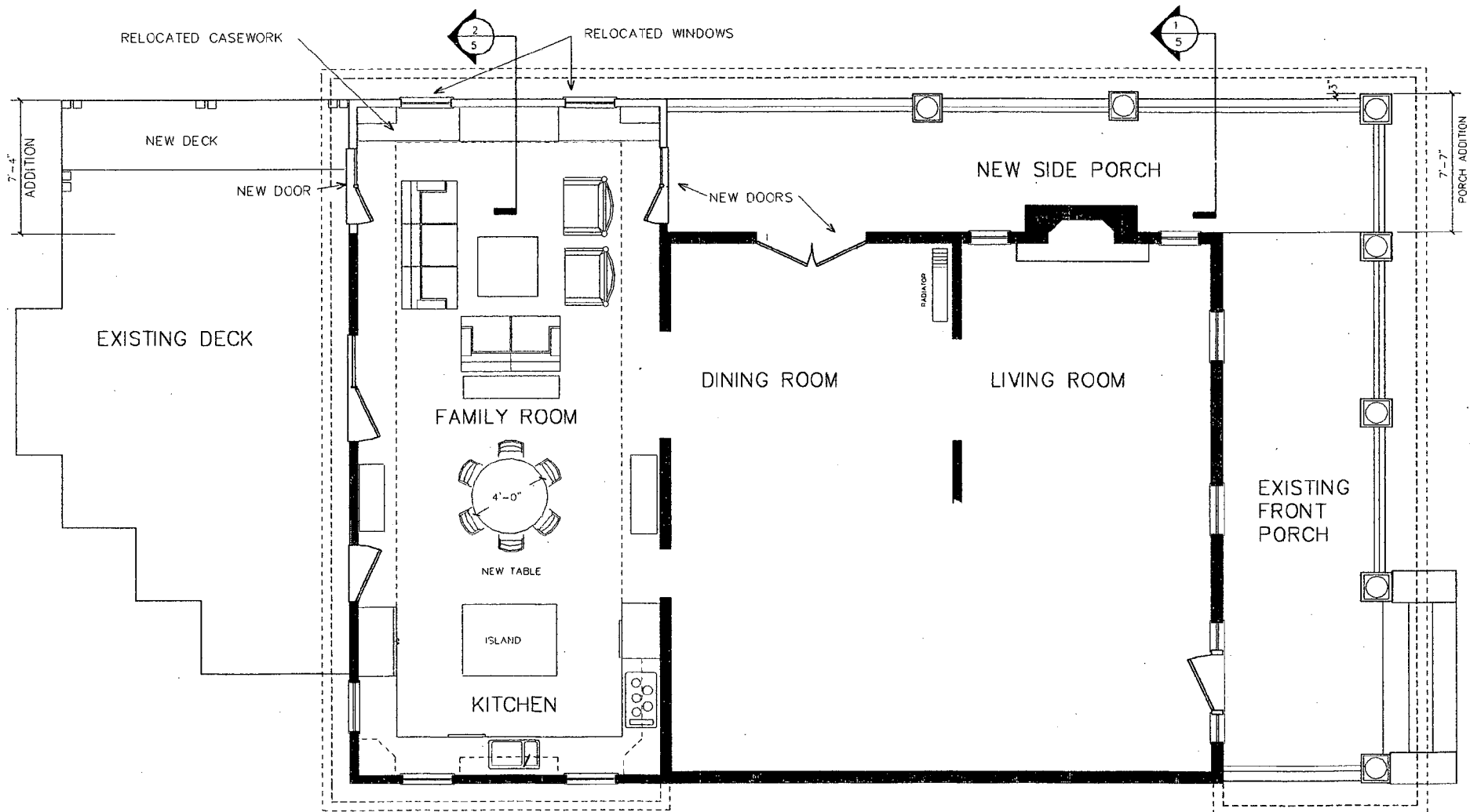
SIDE ELEVATION (EAST)

SCALE 1/8" = 1'-0"



REAR ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

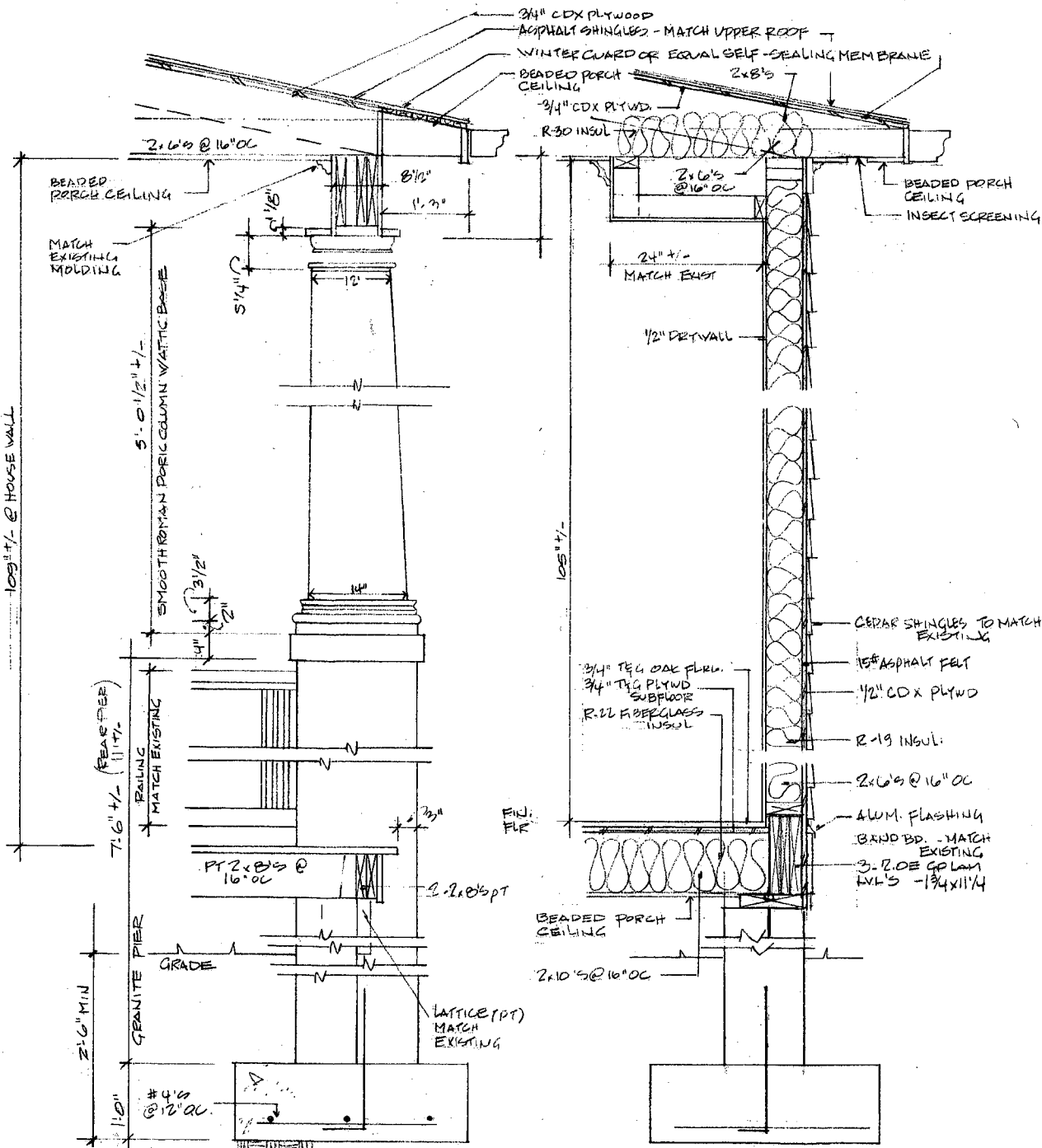


GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



Julie Davis & John Metz 25 Henketh Street Chevy Chase, MD 20815	2-18-01
	3-04-01
	3-28-01
Susan Schneider Architect	1



POURCH WALL SECTION

SCALE 1/2" = 1'-0"

1


5

FAMILY ROOM WALL SECTION

SCALE 1/2" = 1'-0"

2

5

Julie Davis & John Metz 35 Henrich Street Chevy Chase, MD 20815  Susan Schneider Architect	2-13-01
	3-28-01
	5



Front View From Hesketh Street

25 Hesketh Street
Chevy Chase, Maryland 20815

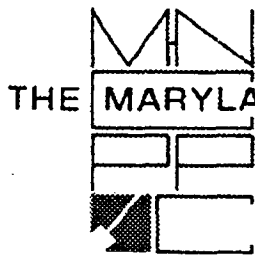


Left Side of Porch



Right Side of Porch

25 Hesketh Street
Chevy Chase, Maryland 20815



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 26, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwh*

SUBJECT: Historic Area Work Permit Application
Approval of Application /Release of Other Required Permits

HPC Case No. 35/13-01F DPS #: 243845

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

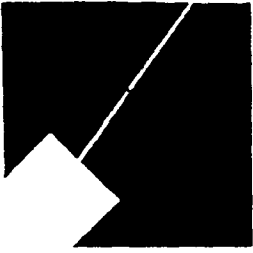
You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

See attached

The Historic Preservation Commission reviewed this project on 4-25-01.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

3 Newlands
25 Heshel

**Addresses of Adjacent & Confronting Property Owners
25 Hesketh Street**

Stephen E & SC McGaughey
23 Hesketh Street
Chevy Chase, Maryland 20815

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Front View From Hesketh Street

25 Hesketh Street
Chevy Chase, Maryland 20815



Left Side of Porch

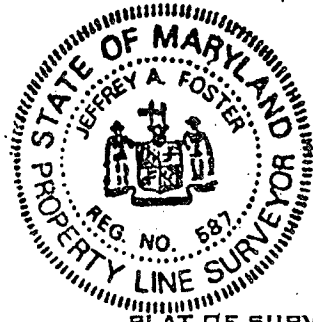
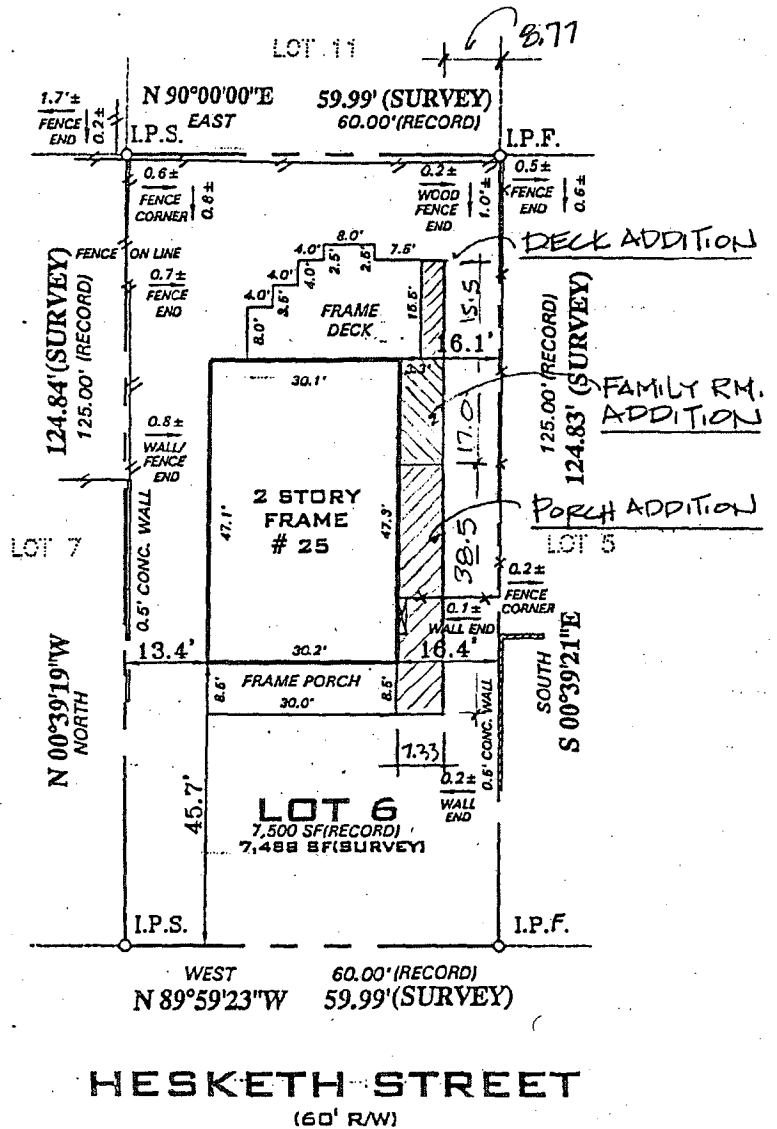
Right Side of Porch

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Chevy Chase, Maryland 20815

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Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0175C
- 2) All property corners have been recovered or set and verified per field survey performed: DECEMBER 5, 2000
- 3) I.P.F. Indicates iron pipe found.
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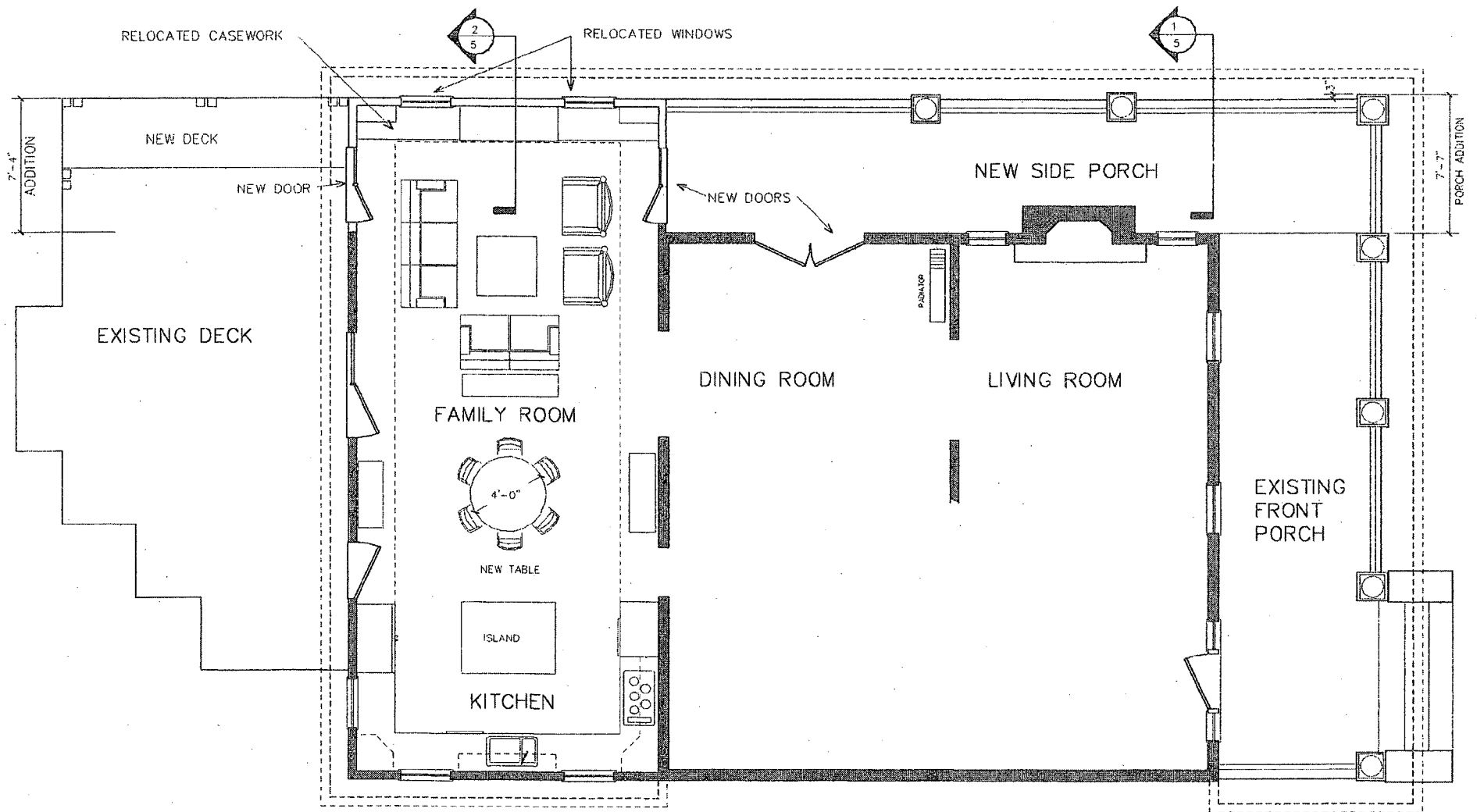


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LOT 6, BLOCK 29
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CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	2			
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MARYLAND/PROPERTY LINE SURVEYOR REG. NO. 587

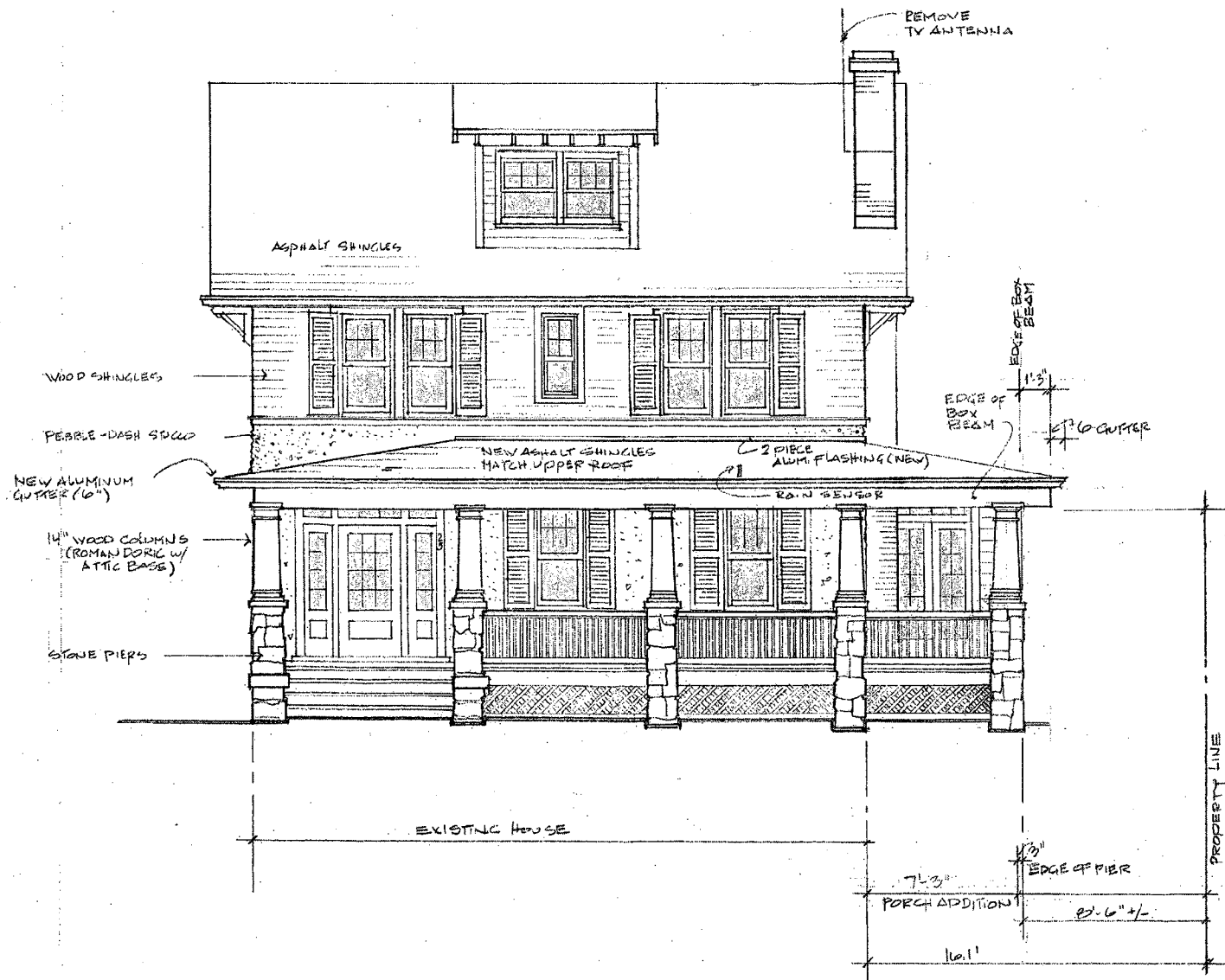


GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

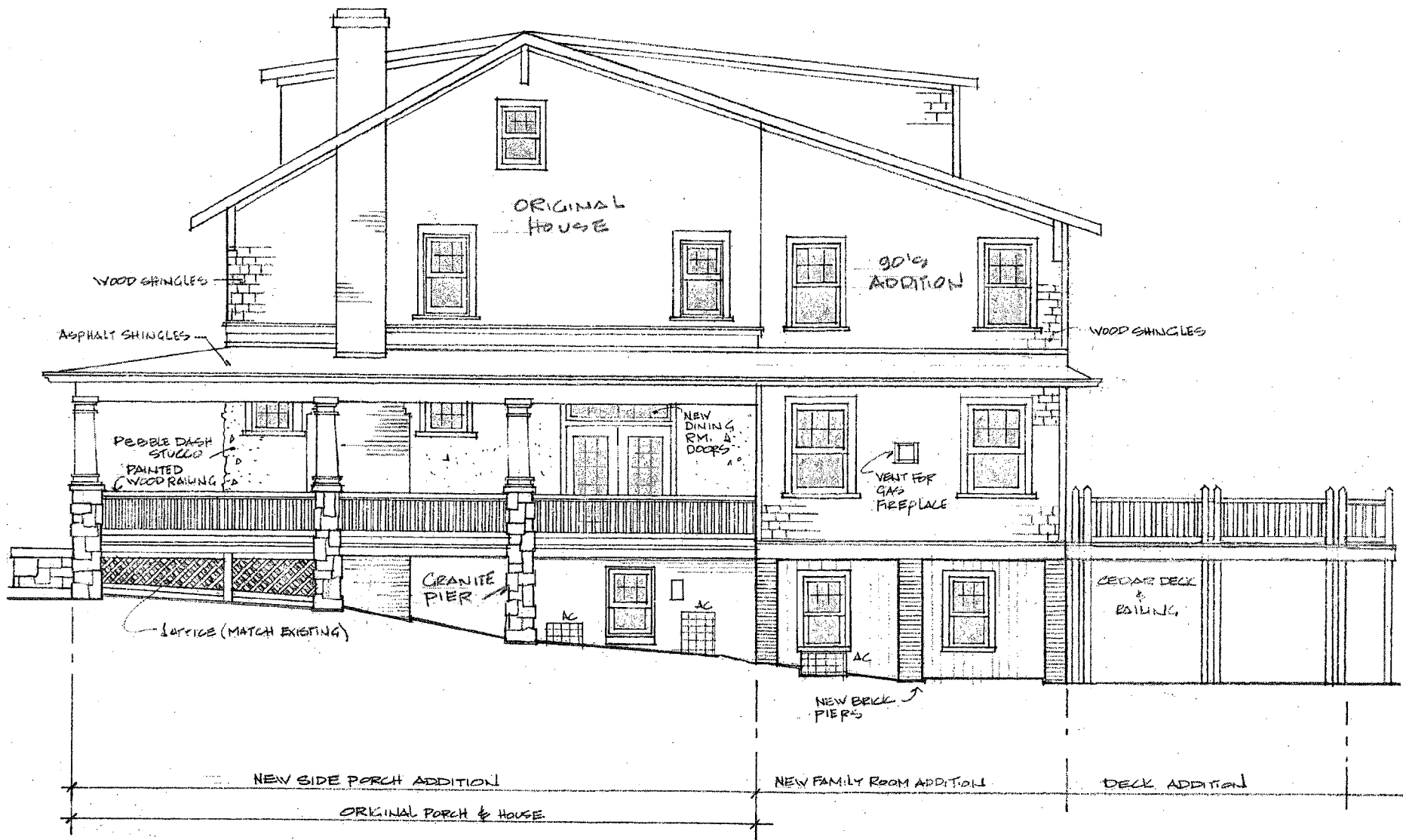


Julie Davis & John Metz	2-15-01
25 Hasketh Street	3-28-01
Cherry Chase, MD 20815	3-28-01
	1
Susan Schneider Architect	




FRONT ELEVATION (SOUTH)

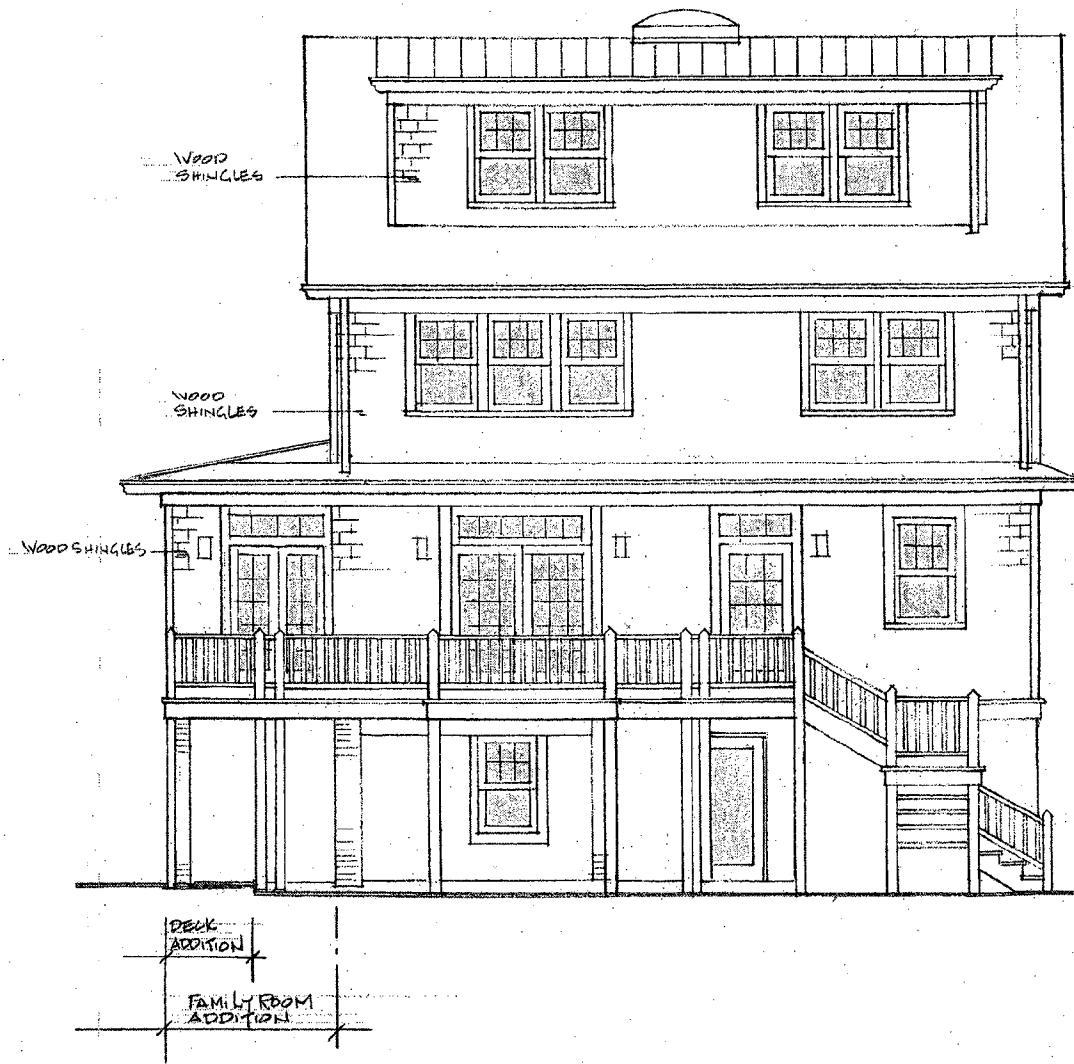
SCALE 1/8" = 1'-0"



SIDE ELEVATION (EAST)


SCALE 1/8" = 1'-0"

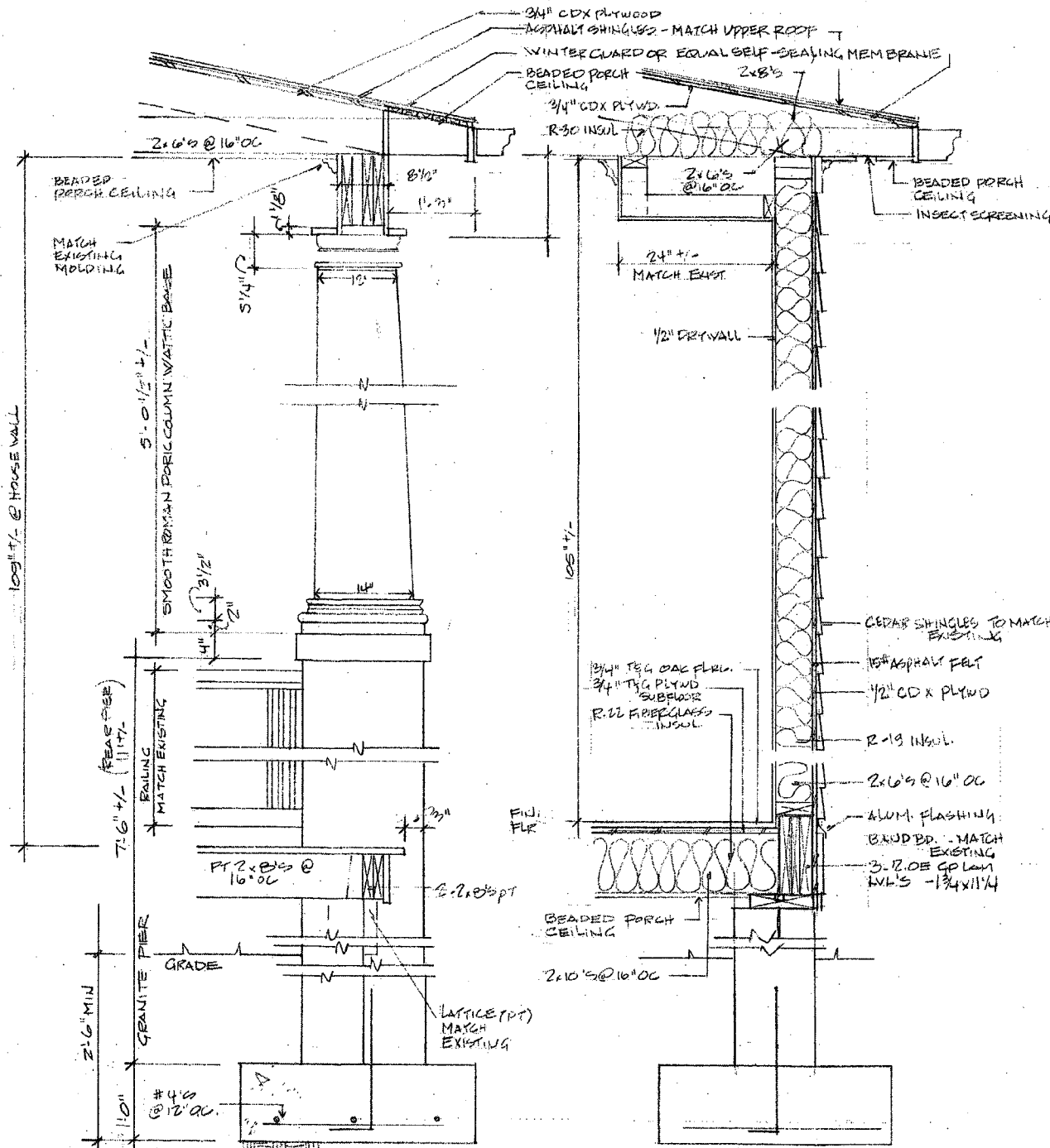
Julie Davis & John Metz	3-15-01
25 Hasketh Street	
Cherry Chase, MD 20815	3-26-01
	
Susan Schneider Architect	3



REAR ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

Julie Davis & John Metz	2-18-01
25 Hasketh Street	
Chesapeake, MD 20815	3-28-01
	
Susan Schneider Architect	4



POrch WALL SECTION


SCALE 1/2" = 1'-0"

1
5

FAMILY ROOM WALL SECTION

SCALE 1/2" = 1'-0"

2
5

Julie Davis & John Mota 25 Hicketh Street Chevy Chase, MD 20815  Susan Schindler Architect	2-19-01
	3-28-01
	5



Susan Schneider Architect

5508 Greystone Street, Chevy Chase, Maryland 20815 Tel. & Fax: 301-913-0191 email: schneiderarch@aol.com

25 Hesketh Street Chevy Chase, Maryland 20815

Description of the Project:

The lot was recorded in 1901 and the house built in 1918. The exterior walls are brick, pebbledash stucco, and cedar shingles. The roof has asphalt shingles. In the front there is a large front porch with Doric Roman columns on granite piers. In the rear there is a large addition built in the late 90's that almost doubled the size of the house.

The original footprint of the house was square (30' x 30'). On the second floor, there were four Bedrooms and a Bath. On the first floor, there was a Living Room, a Dining Room, a Kitchen, and a Front Porch. At one point there was a Garage in the rear. The Attic and the Basement were unfinished. The current footprint of the house is rectangular (30' x 47'). The Attic is now finished with 2 Bedrooms, a Sitting Room and a Bath. The second floor has 3 Bedrooms, a Study, and 3 Baths. The first floor has a Living Room, a Dining Room, a Powder Room, and a Kitchen - Family Room. The Basement is finished with an Office, a Bedroom, a Recreation room and 2 Baths. There is a cedar deck in the rear and a Front Porch. The front dormer is not original and was constructed in the late 90's when the attic was remodeled.

The Owners are currently applying to extend the Family Room and deck approximately 7' to the right, to repair the existing front porch, and to add a Side Porch that connects with the Family Room and Existing Front Porch. The Deck and Family Room will match materials used in the 90's additions. The Side Porch will replicate the Front Porch with respect to materials and proportions.

The Historic Preservation staff has recommended the Rear Addition, Deck, and Side Porch up to the chimney, and restoration of the existing Front Porch for approval. They do not support an extension of the Front Porch.

As the Owners' Architect, I believe that their entire application should be approved for the following reasons:

- 1) Extending the porch does not compromise the integrity of house as a Contributing Resource.
- 2) Extending the porch does not violate the principal that major alterations are to be concentrated toward the rear of the house.
- 3) Extending the Porch does not introduce a different style.
- 4) Extending the Front Porch is the best architectural solution for simultaneously satisfying the Owners' needs and preserving the historic character of Chevy Chase Village.

1. Integrity of the House as a Contributing Resource:

25 Hesketh Street has been identified as a Craftsman house and classified as a contributing resource where modifications to the front porch requires moderate scrutiny.

Over the years, only the shape of the front porch, the columns, 3 of the 6 piers, soffit details and some of the framing and roof decking have been maintained.

The current Owners have shored up several of the piers with massive concrete supports underneath the porch, replaced the middle pier to the right of the steps, and replaced the porch flooring and some framing. The original porch steps have been removed and replaced with flagstone and two short granite piers with flagstone tops have been added at the bottom of the steps. The porch decking is new, the stucco is new, the shingles are new, and the railings are new.

The roof of the existing front porch leaks and considerable damage has been caused to the roof sheathing, possibly framing, fascia, the left column, and porch flooring. These all need to be restored or replaced depending on the amount of damage revealed once the roof has been removed.

In summary, very little of the original house remains. Both the house and the front porch have been extensively remodeled over the years. On the front façade, only the columns, 3 of the piers, the door and Living Room Windows are original. However, the remodeling has consistently been contextually sensitive and has retained the character of the existing house. The Owners propose continuing in this spirit and do not believe that "the integrity of the Contributing Resource will be seriously compromised" by another change in the front porch and have serious doubts whether their property should have been originally classified as a Level 2 Resource.¹ If the extensive remodeling had not been contextually sensitive, the house probably would have been classified as a Level 3 Resource.

¹ Staff Report

The Owners are proposing to repair the existing porch and restore it as accurately as possible with modern materials. They are not proposing to change or alter the existing porch itself. They wish to add one additional bay to the existing porch. From the street, one would see one additional pier and column, and approximately 6' of picket railing. The shape of the porch roof would remain the same. This bay could be constructed so that it does not alter the existing construction or affect the remaining historical elements (columns, piers, roof, and soffits). This is not a major change.

2. Major Alterations are To Be Concentrated Toward The Rear of The House:

The Historic Preservation Staff has argued that extending the Front Porch around to the side is inconsistent with "the principal that major alterations are to be concentrated toward the rear of the House."² Major renovations have been concentrated toward the rear of the house. The four story addition in the rear, the deck, and the remodeling of the attic and basement have more than doubled the square footage of the house with the only impact on the front being the increased size of the front dormer. The house is no longer the house it once was. Now, the Owners wish to increase the size of their Family Room so that it meets their needs and it is commensurate with the size of the rest of the size. Again, in this current project, the largest percentage of the project, with the respect to cost, is assigned to the Family Room, Deck, and restoration of the existing Porch. The Side Porch only represents about 25% of the project.

3. Craftsman Style in Chevy Chase Village:

The Historic Preservation Staff maintains that wrapping the porch around the side represents a change in style. It would compromise "the symmetrical Craftsman form of the structure" and "introduce a different style than that for which the house was included as a contributing resource."³ By examining other properties in the neighborhood, I think that both these premises can be shown to be unnecessarily rigid.

Craftsman houses in the Chevy Chase Historic District were built between 1892 and 1916. They have gable and hip roofs, symmetrical dormers, different kinds of windows, shingles and stucco, symmetrical and asymmetrical facades, distinctive columns, symmetrical and asymmetrical front porches, wrap around porches, no porches, and decorative soffits with wide overhangs, craftsman-like motifs, and tend to be smaller houses than many of the houses identified as Colonial Revival and built between 1916 and 1927. On the following pages are 9 photographs of houses identified as Craftsman Houses. More evident than the characteristic of symmetry is that of variety.

² Staff Report

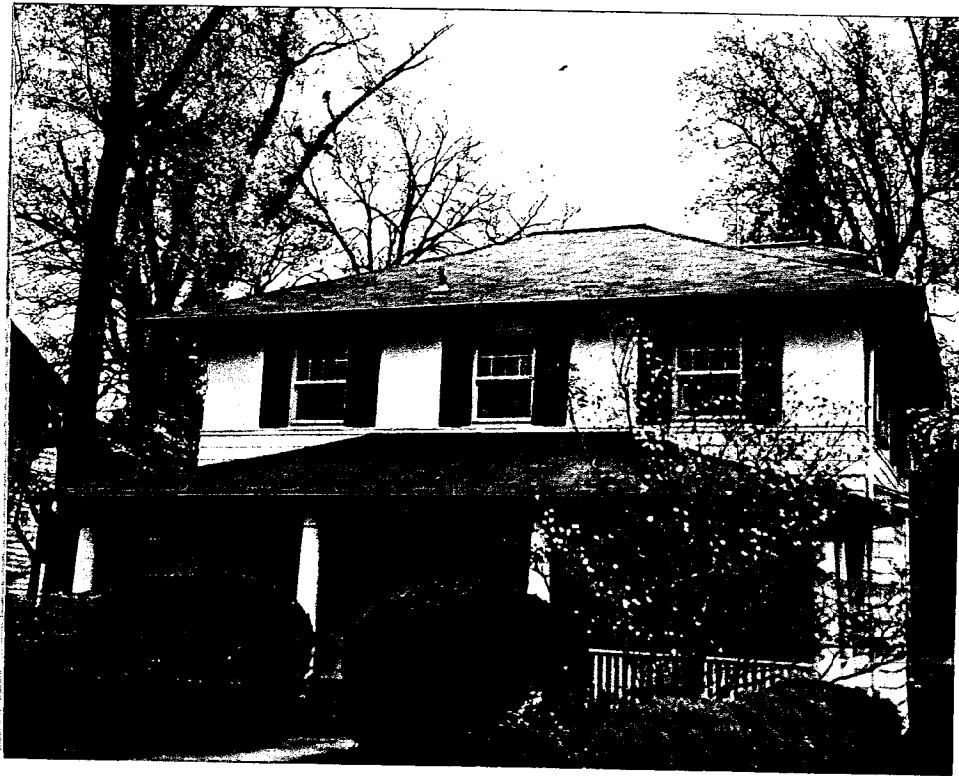
³ Staff Report



23 Hesketh Street



8 W Lenox Street



22 W Irving Street



~~26~~ 24 Hesketh Street



25 W Irving Street



37 W Lenox Street



16 Magnolia Street



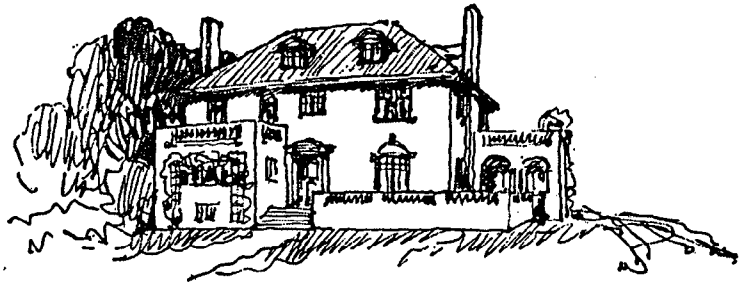
5910 Cedar Parkway



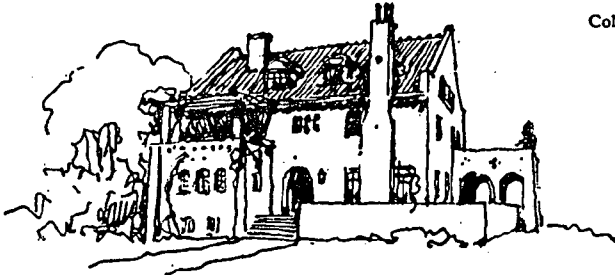
5906 Cedar Parkway

Variety is what one would expect to find in Craftsman houses. Historically the Craftsman movement was a rebellion against the formality of the Victorian period. Rather than relying on strict derivatives from England or ancient Rome or Greece, Craftsman architects found their inspiration in Nature, local materials, and craft traditions. This produced a whole variety of styles. This was an age of individualism and confidence. Pattern books encouraged homeowners and builders to pick a style that was best suited for their particular needs. I have included one example on the following page. Here, an architect provides one floor plan and shows how easily the house can be transformed into variations of English, Colonial, and Italian styles.⁴

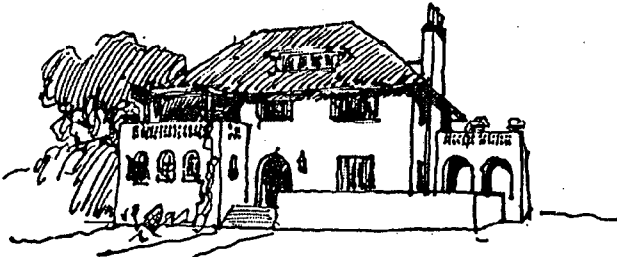
⁴ p.397 Images of American Living by Alan Gowns, "Studies for Different Exterior Treatment of the Same Plan, H.V. Von Holst., 1914.



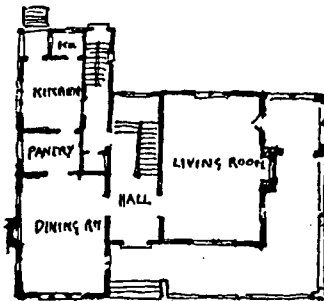
Colonial Type of House with Hip-Roof. This May Be Executed in Wood, Plaster, or Brick



This Design Has the Feeling of an English Country House of Brick or Plaster, with Small Windows



A Plaster or Brick Design. The Hip-Roof Combined with the Arches Gives It an Italian Feeling



First Floor Plan



A Colonial Design with Gable Ends—Brick Material

Studies of Different Exterior Treatments of the Same Plan



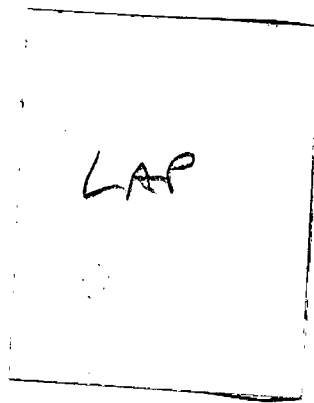
An English Type of House. Plaster or Brick Would Be Suitable Materials for This Design

Four houses on Hesketh Street demonstrate this pattern book principle. 25 Hesketh Street, 15 Hesketh Street, 9 Hesketh Street and 3 Hesketh Street were built at approximately the same time (c. 1916 - 1918) and with the same floor plan: 25 Hesketh, 15 Hesketh, and 9 Hesketh have classified as Craftsman houses. 3 Hesketh has been classified as Colonial Revival. However, these are not really different houses, nor different styles. Similar elements have merely been combined differently. Their similarities and differences are tabulated below:

	<u>Porch</u>	<u>Materials</u>	<u>Entrance</u>	<u>Roof</u>
25 Hesketh Craftsman	hip roof symmetrical Doric columns on granite piers	stucco & shingles	asymmetrical steps & entry	gable
15 Hesketh Craftsman	gable roof symmetrical Doric columns	shingles	asymmetrical steps & entry	gable
9 Hesketh Craftsman	hip roof symmetrical Doric columns on granite piers	stucco	symmetrical porch steps asymmetrical entry door	hip
3 Hesketh Colonial Revival	hip roof assymetrical Doric columns on stucco piers	shingles stucco	asymmetrical steps & entry	hip

25 Hesketh Street has pebbledash stucco on the first story and cedar wood shingles on the second story. The Front Porch has a white picket railing and Roman Doric columns on granite piers. The Front Porch is symmetrical with respect to the front elevation. Complete symmetry is offset however, by the asymmetrical placement of the entrance and entry steps on the left side of the house.

If the Front Porch were to be extended on 25 Hesketh, it would be almost identical to 3 Hesketh Street. The proportions of the porch and the columns on piers are almost identical. If the porch were wrapped on 25 Hesketh Street, would this turn a Craftsman house into a Colonial revival house? I don't think so.



note that time displayed on cover is PST

Facsimile Cover

To: 1-301-563-3412

From: Bourke, Tom

Fax Number: 1-301-563-3412

Subject: HPC hearing:

Date: April 24, 2001

Pages: 2

Note: Chevy Chase Village Local Advisory Panel Comments
For HPC hearing 4/25/01

25 Hesketh Street
Davis-Metz Residence
Contributing Resource
Request to add to front porch
Staff recommendation – disapproval of porch extension.

The LAP felt strongly that the proposal to repair and extend the front porch to join with the proposed side porch was consistent with the Guidelines. This is a "contributing" – not an "outstanding" resource, and the panel felt that the structure will continue to "contribute" to the character of the historic setting with or without the porch alteration. We feel that the HPC should recognize that needs of families within the historic district should be balanced against a reasonable need for preserving the historic character of the neighborhood. The staff argument that the porch alteration would lower the possible "status" of the property from "contributing" to "non-contributing", did not persuade the LAP. Many of the LAP were present as original designations were made by County staff, and many structures with far more invasive renovations were declared "outstanding" at that time.

The Guidelines specifically provide that porches should be subject to "moderate scrutiny" when they are visible from the public right-of-way. Moreover, the Guidelines' definition of "moderate scrutiny" specifically states that planned changes "should not be required to replicate [the structure's] architectural style." Therefore, the staff's recommendation directly conflicts with the Guidelines, which are an integral part of the Master Plan Amendment adopted by the County Council.

Therefore the LAP recommends approval without conditions.

3 Newlands
Butswinkas- Rupp Residence
Contributing resource: Install driveway
Staff recommends approval; LAP concurs.

In addition the LAP has two general comments:

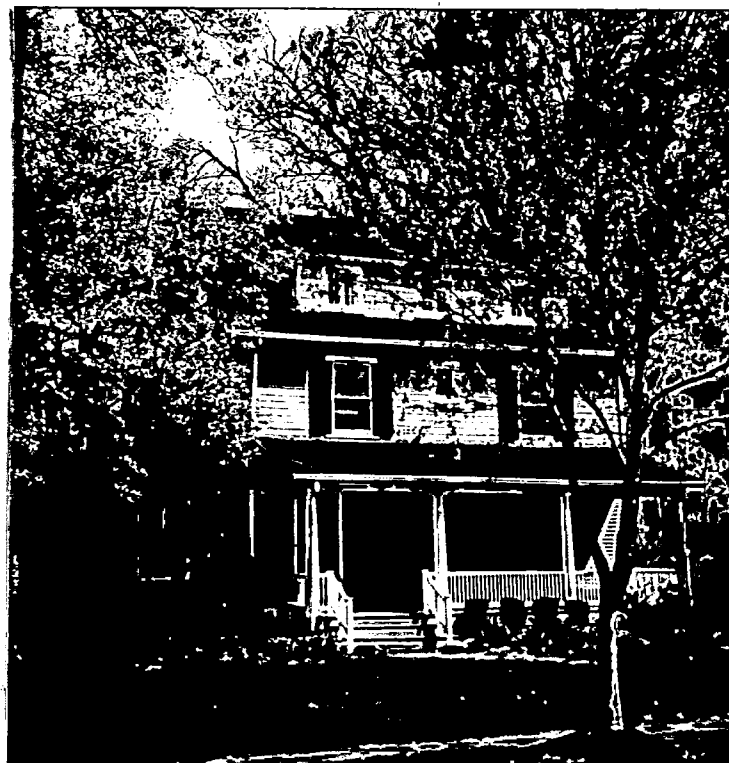
1. The LAP consistently attempts to keep its comments as short as possible, and they are carefully worded to reflect the sentiment of the LAP. Therefore the LAP requests that the Staff report include the LAP comments in their entirety in their reports.

2. It appears that there has been a significant turnover of Commissioners recently and the LAP would like to stress to the new members that the County Council mandated that the HPC give significant weight to LAP recommendations when they approved the CCV amendment. The language in the Amendment to the Master Plan, adopted by the Council, says "The HPC, when reviewing a Historic Area Work Permit must give considerable weight to the recommendations of the Local Advisory Panel".

Respectfully submitted for the LAP by,
Thomas K. Bourke, Chair



25 Hesketh Street



15 Hesketh Street



9 Hesketh Street



3 Hesketh Street

Other houses identified as Craftsman have wrap around porches. Several of these include 5906 Cedar Parkway, 5910 Cedar Parkway, 8 Lenox Street, and 16 Magnolia Street.



16 Magnolia Street



5906 Cedar Parkway



8 W Lenox Street

In addition, if one looks at many of the houses classified as Colonial Revival, there are many similar features to 25 Hesketh Street. Porch details, exterior finishes and details, asymmetry vs. symmetry, classical columns on granite piers are similar. A few examples include the following:

29 Primrose Street:

2 E Melrose Street

3 W Lenox Street

7 Newlands Street

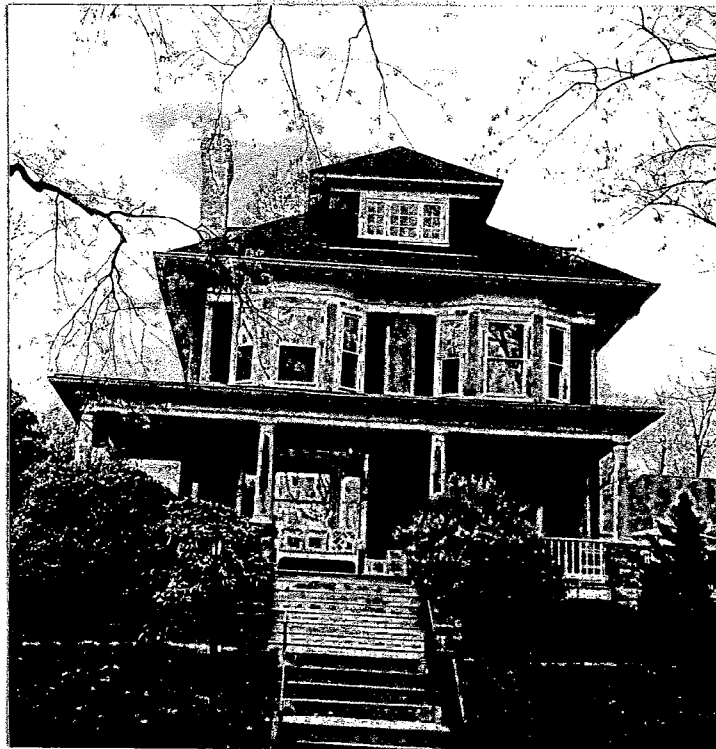
19 W Kirke Street



29 Primrose Street



3 E Melrose Street



3 W Lenox Street



7 Newlands Street



19 W Kirke Street

One might argue that 25 Hesketh Street has been misclassified and that it is much closer in style to many Colonial Revival houses than to many of the Craftsman houses. Probably it is more useful to recognize that it is difficult to classify these houses as builders freely chose different styles from the many available pattern books and mixed the styles quite freely and in different juxtapositions. The styles were not pure, but more a reflection of the growing individualism and self-confidence of the period.

25 Hesketh Street has some Craftsman characteristics and some Colonial Revival characteristics. Extending the Front Porch does not "introduce a different style."⁵ Rather it adds a similar element to an already eclectic house. From the street, one more identical column and pier and 6 feet of picket railing would be visible.

4. Historic Character of Chevy Chase Village:

Extending the Front Porch does not significantly alter the appearance of the front of the house with respect to the architectural fabric of the Historic District.

"Taken as a whole, the buildings in Chevy Chase Village represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb."⁶ Here the mission statement clearly states that homes are to be considered as a whole rather than as individual parts. In addition, the Amendment goes on to say that "Domestic architecture built between 1892 and 1930 is characterized by the combining of different architectural styles and forms. It is typical for buildings of this era to display elements of several different styles of ornamentation all on one structure."⁷

To date the Owner has not had the time or resources to determine whether the existing Front Porch extended around to the side. It seems at one time that it probably did. The Owners were told repeatedly by an elderly neighbor across the street that they ought to restore the house to its original condition with a side porch. Maybe a side porch was added and then removed when the Garage was added and then never added back after the Garage was removed.

The existing front porch has been extensively remodeled over the years and it's hard to tell exactly how the house looked. There are similar houses with wrap around porches in the Chevy Chase Village Historic District and almost identical houses in the surrounding area and similar suburbs.

Extending the Front Porch satisfies many of the Owner's personal needs as they have outlined in their memorandum. The Historic Preservation Staff has recommended that the Side Porch be stopped behind the chimney and steps added. While not satisfying, the Owners' needs, this is a somewhat bizarre architectural solution. Grade at this point is approximately 80" which would require a flight of stairs approximately 10' long and require a new walk out to the street. People would wonder which was the front entrance and who would walk up 12 steps when you have an option to walk up 3. This solution preserves the integrity of a porch which has been so

⁵ Staff Report

⁶Pg. 4, Synopsis of Architectural Character from the Amendment to the Master Plan For Historic Preservation.

⁷Pg. 3, Synopsis of Architectural Character from the Amendment to the Master Plan For Historic Preservation

extensively remodeled that it is no longer a pure historic element and it fails to maintain "the tradition of architectural excellence"⁸ that has been established in the Chevy Chase Village Historic District.

The porch extension satisfies all of the requirements for a project requiring moderate scrutiny. The integrity of the resource has been taken into account, and the new work is compatible with the structure's existing design.

The Amendment specifically states that "Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style." and in addition should foster "the Village's shared commitment to evolving eclecticism."⁹

Other new porches, have been built in the Historic District and I think that they contribute equally to overall atmosphere as the original porches. They include 18 W Irving St and ~~B~~ E Irving Street.



18 W Irving Street



~~B~~ E Irving Street

⁸ Pg 8, Implementation Issues, from the Amendment to the Master Plan For Historic Preservation.

⁹ Pg 9, Implementation Issues, from the Amendment to the Master Plan For Historic Preservation.

In 1999, a porch addition was approved under Historic Preservation for 16 W Irving Street. This house had no front porch at the time and a new front porch was approved and constructed. Evidence was found that there had once been a porch there and details were reproduced from a photograph. If a new porch can be reproduced than certainly an existing porch can be replicated and extended.

In conclusion, I recommend that the entire Project be approved. The Owners should be commended for the taste and restraint they have consistently shown in their remodeling projects over the years instead of being penalized for continuing in the same tradition.



16 W Irving Street

MEMORANDUM

TO: Montgomery County Historic Preservation Commission

FROM: Julie Davis and John Metz
(Susan Schneider, Architect)

DATE: April 23, 2001

RE:: Case No. 35/13-01F -- 25 Hesketh Street
(Chevy Chase Village Historic District)

We have received the report dated April 18, 2001, prepared by the Historic Preservation Commission Staff ("Staff Report") recommending approval of our application to extend the rear deck and the family room of our residence at 25 Hesketh Street, and to construct a new covered side porch adjacent to new family room addition that will open into that room and our dining room. We appreciate the Staff's recommendations with respect to those proposals. However, for the reasons set forth below, we urge the Commission to approve our plan in full which also includes our proposal to wrap our existing front porch around the east side of the house to meet the new side porch.

1. The Existing House

According to the Staff Report, 25 Hesketh Street is a house in the "Craftsman" style built in 1918.¹ It has been renovated and expanded through the years as have many homes in Chevy Chase Village. Originally, it had a classic "four-square" floor plan with an entry hall, parlor-type living room, dining room and kitchen on the first floor, and three and a half bedrooms and one bath on the second floor. It also had an unfinished attic and basement.

By the time I (Julie Davis) acquired 25 Hesketh Street in 1976, the attic and basement had been partially finished. In the 1990's, we added a four-story addition to the back of the house.² Today, the house has six bedrooms and five and one-half baths, with the attic and basement fully finished. Those additions also include a relatively small kitchen-family room and uncovered rear deck behind it.

2. The Need for Renovation and Additional Space

The most immediate problem involves the front porch. As described in our application, our existing front porch has suffered severe water damage over the years, with the result that

¹ On the original inventory of homes proposed for inclusion in the Chevy Chase Village Historic District, our house was identified as having been built in 1916.

² The Staff Report mistakenly states that the house has a "two-story addition installed in the 1940's."

the roof and several of the columns need to be substantially reconstructed. The prospect of this major reconstruction caused us to consider other needs that we would like our home to meet.

As 25 Hesketh Street has grown, so has our family. Most of the new space we added in the 1990's accommodates additional bedrooms and bathrooms for our "blended" family that now includes married children and grandchildren. We also seem to be a haven for young nieces, nephews and cousins who come to Washington to work during college summers and afterward. We are delighted to host family members and friends; however, our first floor living space is simply too small to accommodate them. While there are adequate bedrooms and bathrooms, up and downstairs, there is not enough living space, especially in the kitchen area. We need additional "gathering" space on the first level.

We also want to improve the usability of the house by creating better storage space closer to the front of the house. At present, there is no convenient, covered outside storage. Our lot slopes steeply to the back with the result that the basement opens to daylight at the rear. There is a large back deck at the rear of the first level and we have tried to use the area below as storage for things such as firewood and bicycles. However, rain passes through the deck so this area is perpetually dark and damp, and items like bicycles rust. It is also a very inconvenient area for access from the main living area. We would like to keep bicycles, strollers and big wheels, and some firewood in a covered area on the first floor level of the house in a space that is accessible to the front of the house.

3. The Proposed Addition and Renovation

In order to create the needed first floor "gathering" space, we propose to expand the kitchen-family room and deck on the east side (the right side as you face the house). This will address the need in several respects. It will create space for a large kitchen table in the family room. At present, there is only seating to eat around an island in the kitchen portion of the room. The addition of a kitchen table should provide another focus for the room by creating an additional area to congregate.

We also want to have a covered outdoor porch area that will provide additional living space that we can enjoy in nice weather. That porch will be adjacent to the new family room addition and will connect to both the family/kitchen room and to our dining room. In so doing, this proposal not only adds new space, but also improves the circulation so as to make better use of the existing dining area. The covered side porch will also address the need for effective, convenient outside storage. This covered porch will give us a place to keep the bicycles, big wheels, strollers, firewood and other household items that, for aesthetic reasons, we don't want on the existing front porch.

This brings us to our proposal to wrap our existing front porch around the east side of the house to tie into the new side porch. In considering the design of the new side porch, it seemed obvious to us that the front porch, which had to be reconstructed anyway, should tie into the new side porch. That wrap portion is important for several reasons. It will improve the view from the street by obscuring the addition to the family room. It will also provide us with a covered verandah with a good traffic flow through the house, as well as across the front

style home, but it more closely resembles the "Colonial Revival" features of 3 Hesketh Street, than it does many other homes the Commission has similarly classified as in the "Craftsman" style.

In addition, assuming our house is properly classified as a "Craftsman" style house, there is very little left of the original house, including very little of the original front porch. The front porch roof, railings, floor, steps and three of the stone columns are all new since I acquired the house in 1976. Also new are virtually all the windows, including several on the front, and all the shingles. It has also been restuccoed. The large third floor attic dormer was not added until 1998. We urge you not to apply an overly technical interpretation of early 20th century "Craftsman" style architecture to what is now a late 20th century house.

Second, in order to deny the permit, this Commission must make very specific findings. Section 24A-8(a) of the Montgomery County Code requires denial of an application for alteration of an historic resource only if the Commission finds, based on the evidence and information presented to it, that the proposed alteration would be "inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter." We do not believe that our proposal to wrap the existing front porch would in any way be inappropriate, inconsistent with or detrimental to our home, to Chevy Chase Village, or to the purposes of historic preservation within Montgomery County.

Finally, the Code affirmatively requires the Commission to issue a permit if any one of six criteria is present. We believe that our application meets at least four of the six criteria:

First, as Ms. Schneider's drawings show, extending the existing front porch by seven feet to wrap it around the east side of the house "will not substantially alter the exterior features" of the house. §24A-8(b)(1). Indeed, the wrap will obscure the new additions by tying them into the existing porch, which will give the front of the house a much more pleasing appearance from the street.

Second, as Ms. Schneider will also show, wrapped front porches are entirely compatible in character and nature with the historical and architectural features of the Chevy Chase Village Historic District. §24A-8(b)(2).

Third, for the reasons stated above, wrapping the porch to tie into the new side porch would aid in the private utilization of our home in a manner consistent with the historical and architectural values of the historic district in which it is located. §24A-8(b)(3).

Fourth, a denial of our proposal, which would give us much needed additional outdoor living and storage space, would deprive us of the reasonable use of our property. §24A-8(b)(5).

In sum, we think our proposal to wrap the front porch around the side of our house would be an attractive as well as functional addition of useable living space, that it would be consistent with and enhance the original architecture of the house, and that it is entirely compatible with the overall architecture of the Village. Accordingly, we request approval of our application.

Caplin & Drysdale
ATTORNEYS

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One Thomas Circle, NW, Suite 1100
Washington, DC 20005-5802
202-862-5000 202-429-3301 Fax
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Facsimile

To:	Gwen Wright Susan Schneider	Client Number:	9099
Fax Number:	301/563-3412 301/913-0191	Attorney Number:	94
Confirmation No:		Number of Pages:	3
From:	Julie Davis	Phone:	202/862-5088
Subject:		Date:	May 21, 2001
Time Sent:		Operator:	MP

COMMENTS:

FACSIMILE COVER PAGE

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FOR ASSISTANCE PLEASE CALL (202) 862-5044

*Julie W. Davis
John R. Metz
25 Hesketh Street
Chevy Chase, Maryland 20815*

May 21, 2001

BY TELECOPIER AND FIRST CLASS MAIL

Gwen Wright, Coordinator
Historic Preservation Section
Maryland National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: HPC Case No. 35/13-01E, DPS No. 244063, 25 Hesketh Street,
Chevy Chase, Maryland 20815

Dear Ms. Wright:

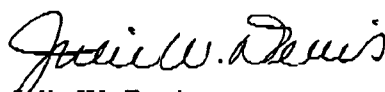
I am writing to confirm our telephone conversation of Friday, May 18, 2001, relating to the Historic Area Work Permit with conditions that was approved by the Montgomery County Historic Preservation Commission ("HPC") on April 25, 2001, for our proposed porch and family room addition. As you are aware, the HPC issued the subject Work Permit with the condition that: "The existing front porch is to be connected to the side porch using a design that is to be modified from the proposed wraparound to delineate the edge of the exiting front porch. The design modification can be developed and approved at the staff level."

In our conversation, we proposed and you agreed on behalf of the HPC staff that we can meet the conditions imposed by the Commission in issuing the above referenced work permit by (1) retaining the existing box beam in the ceiling of the existing front porch which will delineate the edge of the existing front porch, and (2) using new granite for the new piers that will not match exactly the granite in the existing piers, which will further delineate the edge of the existing porch. These modifications to the proposed design, as well as the asymmetrical distance in the proposed design between the existing east-most column and the new east-most column, should amply demonstrate to future architectural historians that the wraparound portion is new and was not part of the existing front porch.

Please confirm that our proposal to meet the condition of the HCP work permit is consistent with your understanding, and that our adherence to the above-described proposal will meet the condition imposed by the HPC. We appreciate your cooperation in this matter and look forward to receiving your confirmation at your earliest convenience. As I advised you in our telephone conversation on Friday, we are most anxious to get started with this project.

If you have any question concerning the above, you may reach me at my office at (202) 862-5088. You may also fax your response to this letter to me at (202) 429-3301.

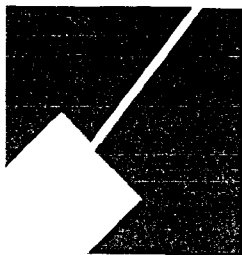
Yours very truly,



Julie W. Davis

Cc: Susan Schneider

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 24, 2001

Julie W. Davis and John R. Metz
25 Hesketh Street
Chevy Chase, Maryland 20815

Dear Ms. Davis and Mr. Metz:

Thank you for your letter of May 21, 2001, regarding your proposals for meeting the HPC's condition on your approved Historic Area Work Permit that the addition to your porch be differentiated from the existing front porch. These proposals include retaining the existing box beam in the ceiling of the existing front porch and using new granite for the new piers which will not match exactly the granite in the existing piers.

I have reviewed your proposals and feel that they are sufficient to meet the HPC's condition that the addition to your porch be differentiated from the existing front porch. In addition, I informally shared your letter with the Commission at their worksession yesterday and they also concurred that your proposals are sufficient to meet their condition.

Thus, you may proceed with developing your final construction drawings for this project based on the proposals noted above. Please plan on bringing your final drawings in to have them stamped by Historic Preservation Section staff before proceeding to file for your building permit at the Department of Permitting Services (DPS). DPS will require two sets of stamped plans and we would like to retain one set for our records, so your architect should bring in three sets for stamping. Please ask your architect to call before coming in to assure that there will be a staffperson available to review and stamp the plans.

Thank you and please contact me if you have any questions.

Sincerely,

Gwen Wright
Historic Preservation Coordinator

The Secretary of the Interior's Standards for Rehabilitation

Secretary of the Interior is responsible for establishing standards for all national preservation programs under departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

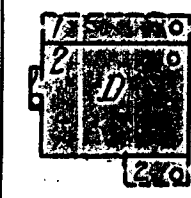
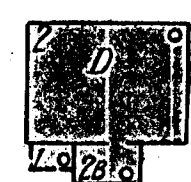
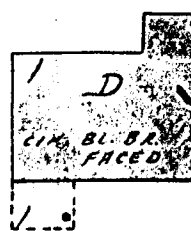
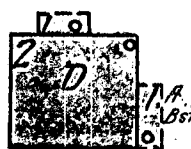
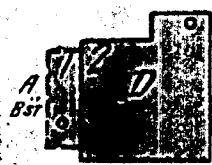
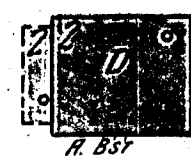
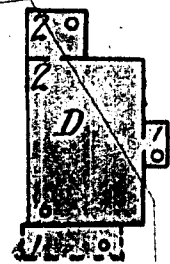
The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

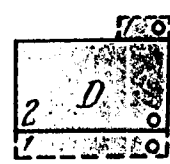
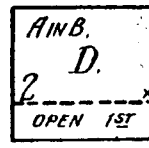
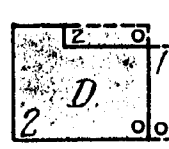
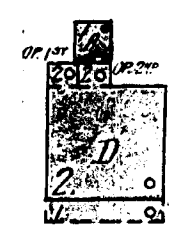
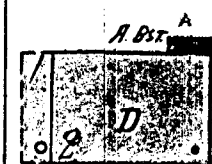
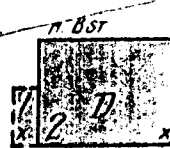
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.

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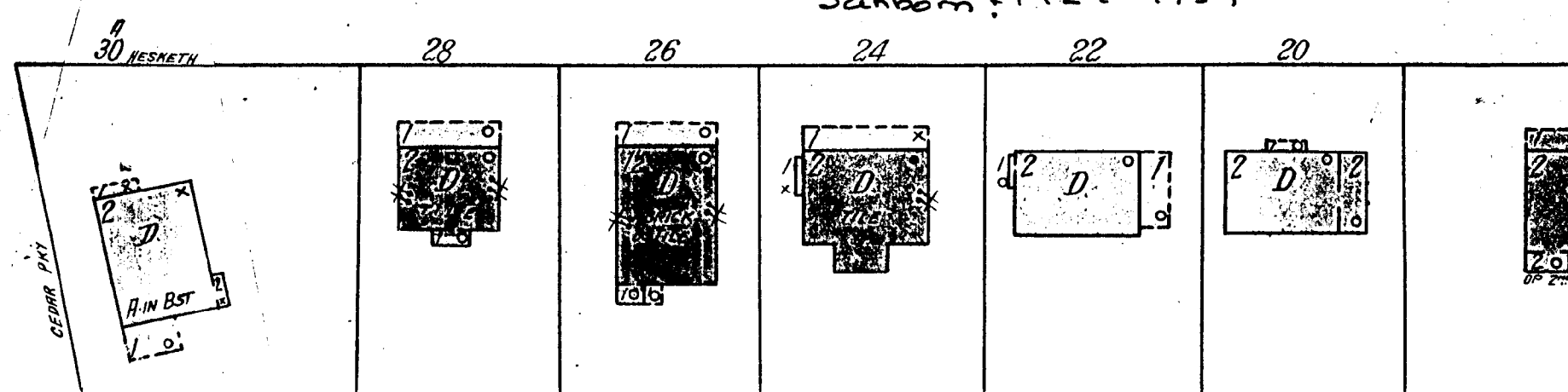


31 T.H. 29 27 HESKETH 25 23 21 17 HESKETH

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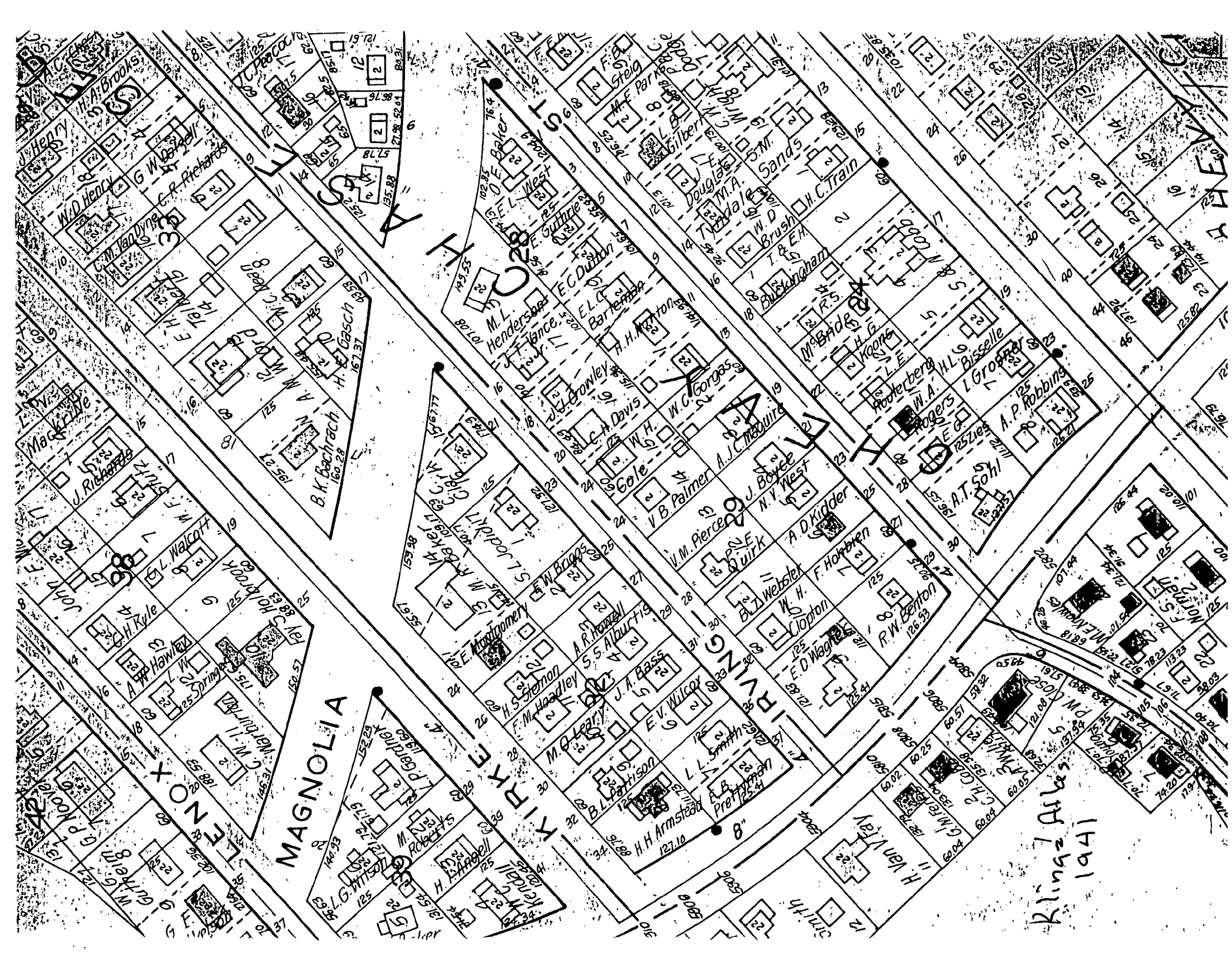
Sanborn: 1922-1934

HESKETH



100'

CEDAR PKY



1 MR. SPURLOCK: All those in favor raise your right
2 hand. All those opposed.

3 MS. LESSER: Mr. Chairman, given my --

4 MR. SPURLOCK: Abstaining?

5 MS. LESSER: -- prior relationship with the
6 applicant, I'm going to abstain from the group.

7 MR. SPURLOCK: Thank you. The motion passes six
8 in favor, Commissioner Lesser abstaining.

9 MR. SCHREFFLER: Thank you.

10 MR. SPURLOCK: Thank you. The next case on our
11 agenda is Case F.

12 MS. KAPSCH: Case F is also from the Chevy Chase
13 Village Historic District --

14 MS. WILLIAMS: Ma'am, your blueprint.

15 MS. KAPSCH: It's for modifications at 25 Hesketh
16 Street. The applicant is proposing rear alterations -- or,
17 actually, alterations -- two rear alterations; enlarging the
18 rear deck and modifying the front porch which is a full-
19 width front porch into a wraparound front porch.

20 For the most part, staff would recommend approval
21 of the application with the condition that the front porch
22 not be modified; that it be left as a full-width front porch
23 for a number of reasons which I'll give to you, and that the
24 modification of the side porch design, if you agree with
25 that condition, would be left for staff approval. It would

1 mean that side porch coming from the family room and leading
2 from the -- with doors leading from the family room and
3 dining room would be a side porch only and not part of a
4 wraparound.

5 The LAP from Chevy Chase has sent a letter in on
6 this. It should be noted that they didn't -- the letter did
7 not include anything about 3 Newlands. It only discussed 25
8 Hesketh Street and they asked that this be read into the
9 record. We have not gotten reports from the LAP recently,
10 so this is -- it's -- this was of great help to have them
11 weigh in on this case.

12 They said that they felt strongly that the
13 proposal to repair and extend the front porch to adjoin with
14 the proposed side porch was consistent with the guidelines,
15 which means the guidelines for the Chevy Chase Historic
16 District. This is a "contributing" non-outstanding resource
17 and the panel felt that the structure would continue to
18 contribute to the character of the historic setting with or
19 without the porch alteration.

20 "We feel that the HPC should recognize the needs
21 of families within the historic district should be balanced
22 against a reasonable need for preserving the historic
23 character of the neighborhood. The staff argument that the
24 porch alteration would lower the possible status of the
25 property from contributing to non-contributing did not

1 persuade the LAP. Many of the LAP were present as original
2 designations were made by the county staff and many
3 structures with far more invasive renovations were declared
4 outstanding at that time.

5 The guidelines specifically provide that porches
6 should be subject to moderate scrutiny when they are visible
7 from the public right-of-way. Moreover, the guideline's
8 definition of moderate scrutiny specifically states the
9 planned changes should not be required to replicate the
10 structure's architectural style. Therefore, the staff's
11 recommendation directly conflicts with the guidelines, which
12 are an integral part of the Master Plan Amendment adopted by
13 the County Council. Therefore, the LAP recommends approval
14 without conditions."

15 They also note two general comments. "The LAP
16 consistently attempts to keep its comments as short as
17 possible and they are carefully worded to reflect the
18 sentiment of the LAP. Therefore, the LAP requests that the
19 staff report include the LAP comments in their entirety in
20 their reports.

21 Secondly, it appears that there has been a
22 significant turnover of Commissioners recently and the LAP
23 would like to stress to the new members that the County
24 Council mandated that the HPC give significant weight to LAP
25 recommendations when they approved the Chevy Chase Village

1 Amendment. The language in the amendment to the Master Plan
2 adopted by the Council says the HPC when reviewing an
3 Historic Area Work Permit must give considerable weight to
4 the recommendations to the Local Advisory Panel." And
5 that's submitted by Thomas Burke, who is chair of the LAP.
6 And I'm starting with that because a number of issues have
7 been raised in the staff report. This came in yesterday
8 afternoon, but a number of the issues that were raised in
9 the staff report do -- are mentioned here and I thought it
10 would be useful to respond to the LAP comments. And a copy
11 of this would be included in the transcript in any case;
12 whether it was read into the record or not. And it has a
13 number of quotes in it so that it will be important that it
14 be not just an oral presentation.

15 The guidelines are where we always begin with the
16 Chevy Chase Village review. And one of the first things
17 that they talk about is the remarkably eclectic
18 architectural fabric of the proposed historic district --
19 or, of the historic district, and the great number of
20 styles. On Hesketh Street there are a remarkable number of
21 styles. Many of the houses are designated as contributing
22 resources, even if they have had modifications. But I think
23 when you look at Hesketh Street along this area, there are a
24 number of streets that are on very -- for the most part
25 quite narrow lots for Chevy Chase and so there are quite a

1 lot of houses along this street. And the houses that are
2 still considered contributing, even though they've had
3 modifications, which sometimes can be seen from the street.
4 For instance, there's a Mediterranean-style house which has
5 a very large block on the left-hand side of it, but the
6 house itself is still -- clearly reads as a Mediterranean
7 house. There is a Four Square with a wraparound porch, but
8 it's a Four Square with a wraparound porch.

9 In the case that's before you all tonight, this is
10 a Craftsman-style house. It has a very high degree of
11 integrity in the front. The back has had a family room and
12 a deck added. At the front, it is a Craftsman house. It's
13 a very distinctive style of Craftsman house. The first
14 Craftsman houses in California were very asymmetrical and
15 sprawling and this is the urban Craftsman style that was
16 developed as a design for suburban houses on tight lots over
17 -- between the time the Craftsman style started in the last
18 19th century and when they really fully evolved in the early
19 20th century and this is from around 1915-1918. It's a
20 period of significance for the Chevy Chase Village. It's a
21 time when there were a lot of different houses being built;
22 some on very large lots; some on very small.

23 The applicant is proposing to put a wraparound
24 front porch. This is something that is usually seen on a
25 Queen Anne house. The staff's concern is that evolving

1 eclecticism, which is a really important part of the Chevy
2 Chase Village guidelines, does not apply in this case. This
3 is not evolving eclecticism; this is not asking that a 21st
4 century or a 20th century modification be made on a house
5 that's from the period of significance. This is asking that
6 there be a retrogression back to a Queen Anne style on a
7 house that's very clearly from the early 20th century, and
8 staff feels that is not evolving eclecticism; that's simply
9 not good historic preservation. That's the loss of
10 integrity of the house.

11 Throughout the guidelines it talks about the
12 integrity of the resources. It talks about it at every
13 level; at the -- from -- for both outstanding and for
14 contributing resources. It says, "preserving the integrity
15 of a contributing resource in the district is an additional
16 basic policy that should be adhered to and should -- any
17 alterations should perpetuate the ability to perceive the
18 sense of time and place portrayed by the district." In this
19 case, by going back to a wraparound porch, you are not
20 perceiving the style of the house.

21 It is right on the street. This is a very tight
22 streetscape. The houses are very close to the street. They
23 can all be seen. The variety of the houses is one of the
24 really appealing and historically significant things about
25 this street, and I think it's why -- I wasn't there at the

1 designation, I wasn't part of the review staff, but it's
2 very clear that even with the modifications that could be
3 seen more toward the back, this streetscape is intact. And
4 we're asking -- and the houses that -- the house across the
5 street -- 26 Hesketh -- is an extremely -- bungalow that's
6 been modified and is now considered a non-contributing. The
7 house at 26 Hesketh is one of the ads that's in the book
8 that was written about Chevy Chase that shows what houses
9 were offered and that house, even though it has historic
10 documentation, is not a contributing because it's been so
11 modified.

12 We have -- when this street was designated, they
13 didn't just call all the houses contributing. You could see
14 that used to be a bungalow, but it's no longer a bungalow.
15 It has a lot of contemporary changes in the very front
16 facade. I'm concerned the same thing is happening here
17 where it's being changed for a wraparound.

18 A wraparound porch is usually seen on larger lots.
19 If it's a wraparound on a Queen Anne, it's to provide an
20 outdoor living space that's a transition between the garden
21 space -- you see that a lot in Kensington; you see it in
22 Chevy Chase -- it's a transition between the garden space
23 and the interior. In this case on a very narrow lot, a
24 wraparound porch makes no sense. The transition outside is
25 to the wall of the neighbor's house, which is directly

1 against the property line to the right.

2 I think if the applicant had come in for a Queen
3 Anne cupola or turret, there would have been no question
4 that this would have been deleted from the application --
5 deleted from the approval and staff feels that this
6 wraparound porch is doing the same thing. It's a Queen Anne
7 style on a house that's a Craftsman house. Four Squares you
8 see it; you don't see it on these houses that are notable
9 for the symmetry of the house and the balance of the house.
10 And so we've asked that it be kept as a condition for
11 approval that it be omitted.

12 We don't think it's a compatible structure for the
13 reasons I've given, which is also part of the guidelines.
14 The guidelines talk about porches and said they should be
15 subject to moderate scrutiny if they are visible from the
16 public right-of-way. Moderate scrutiny means that they be
17 scrutinized. It doesn't mean that they be looked at out of
18 one eye instead of two eyes. It means you have to look at
19 them, but this is -- this is going to have an effect on the
20 streetscape. It's certainly going to have an effect on the
21 integrity of the front facade of this house.

22 The applicant I expect is here and the applicant's
23 architect, who's been extremely cooperative about providing
24 designs and everything and has worked very hard to provide
25 an application that you all can read very easily, is also

1 here, I believe.

2 I have slides that show the house. The house is
3 to the left. It has the white columns and the rusticated
4 piers and here's the house. It's -- you can see it's quite
5 close to the house on the left, and there will be slides of
6 the right-hand side later.

7 The whole house is -- moves forward. It is not a
8 sideways house at all. It's -- everything is toward the
9 front. It is not a -- it doesn't have a pyramid or a hip
10 roof. It doesn't have dormers going out in all directions.
11 Every -- the direction of the architecture of the house is
12 forward toward the street.

13 You can see the house on the right -- on the left.
14 Here's the house. It has an extremely high degree of
15 integrity. The porch itself does not have a high degree of
16 integrity because part of -- the reason this came up is
17 because the porch is in terrible shape and the applicant is
18 being very responsible about replacing the porch.

19 This is the site of the proposed wraparound. The
20 bushes to the right -- and the applicant can correct me, but
21 I believe the bushes to the right are to mark the property
22 line.

23 This is another view of the houses; the subject
24 property on the left.

25 MR. SPURLOCK: Any questions of staff? Would the

1 applicants like to step forward, please?

2 MS. SCHNEIDER: I'll pass these out in a moment.
3 I'm Susan Schneider. I'm the architect -- I mean, the
4 owner's architect.

5 MS. DAVIS: I'm Julie Davis.

6 MR. METZ: And I'm John Metz.

7 MS. SCHNEIDER: And we have just disagreed with
8 the staff along -- all along, so we've prepared a
9 presentation which we hope will convince you. I think we're
10 going to read them and it's probably easiest if you just
11 follow along.

12 I'm going to go first because we've been talking
13 about architecture, so it probably -- the flow would go best
14 if I were to go next. Ms. Davis will discuss the legal
15 aspects and the third part of the package has a photograph
16 of the -- photographs of the house and the drawings of the
17 proposed work.

18 I'm going to read my argument just because I think
19 it's probably the most expeditious way to get through it.
20 If anyone has any questions as we go along, you can
21 interrupt or ask them at the end.

22 Basically, we disagree with the staff's
23 recommendation almost completely. My background, I'm a
24 licensed architect. I also have a degree in American Social
25 History and I did my senior thesis on streetcar suburbs. It

1 was in the Boston area, so I know more about that than this
2 area, but there are a lot of similarities.

3 Description of the project. The lot was recorded
4 in 1901 and the house built in 1918. The exterior walls are
5 brick pebbledash stucco and cedar shingles. The roof has
6 asphalt shingles. In the front, there's a large front porch
7 with Doric roman columns and granite piers. In the rear,
8 there's a large addition built in the late 90's that almost
9 doubled the size of the house. The original footprint of
10 the house was square, 30 by 30. On the second floor, there
11 were four bedrooms and a bath. On the first floor, there
12 was a living room, a dining room, a kitchen and a front
13 porch. At one point there was a garage in the rear. The
14 attic and the basement were unfinished. The current
15 footprint of the house is rectangular; 30 by 47. The attic
16 is now finished with two bedrooms, a sitting room and a
17 bath. The second floor has three bedrooms, a study and
18 three baths. The first floor has a living room, a dining
19 room, a powder room, and a kitchen/family room. The
20 basement is finished with an office, a bedroom, a recreation
21 room and two baths. There's a cedar deck in the rear and a
22 front porch. The front dormer is not original and was
23 constructed in the late 90's when the attic was remodeled.

24 The owners are currently applying to extend the
25 family room and deck approximately seven feet to the right,

1 to repair the existing front porch, and to add a side porch
2 that connects with the family room and existing front porch.
3 The deck and family room will match materials used in the
4 90's additions. The side porch will replicate the front
5 porch with respect to materials and proportions.

6 The Historic Preservation staff has recommended
7 the rear addition deck and side porch up to the chimney and
8 restoration of the existing front porch for approval. They
9 do not support an extension of the front porch. As the
10 owner's architect, I believe that their entire application
11 should be approved for the following reasons: one, extending
12 the porch does not compromise the integrity of the house as
13 a contributing resource; two, extending the porch does not
14 violate the principal that major alterations are to be
15 concentrated towards the rear of the house; three, extending
16 the porch does not introduce a different style; four,
17 extending the front porch is the best architectural solution
18 for simultaneously satisfying the owner's needs and
19 preserving the historic character of Chevy Chase Village.

20 Argument One: Integrity of the House as a
21 Contributing Resource. 25 Hesketh Street has been
22 identified as a Craftsman house and classified as a
23 contributing resource where modification to the front porch
24 requires some moderate scrutiny. Over the years only the
25 shape of the front porch, the column, three of the six

1 piers, soffit details, and some of the framing and roof
2 decking have been maintained. The current owners have
3 shored up several of the piers with massive concrete
4 supports underneath the porch, replaced the middle pier to
5 the right of the steps and replaced the porch flooring and
6 some of the framing. The original porch steps have been
7 removed and replaced with flagstone and two short granite
8 piers with flagstone tops have been added at the bottom of
9 the steps. The porch decking is new, the stucco is new, the
10 shingles are new, and the railings are new.

11 The roof of the existing front porch leaks and
12 considerable damage has caused -- has been caused to the
13 roof sheathing, possibly framing, fascia, the left column,
14 and porch flooring. These all need to be restored or
15 replaced, depending on the amount of damage revealed once
16 the roof has been removed.

17 In summary, very little of the original house
18 remains. Both the house and the front porch have been
19 expensively remodeled over the years. On the front facade
20 only the columns, three of the piers, the door and living
21 room windows are original. However, the remodeling has been
22 consistently been contextually sensitive and has retained
23 the character of the existing house. The owners propose
24 continuing in this spirit and do not believe that the
25 integrity of the contributing resource will be seriously

1 compromised by another change in the front porch and have
2 serious doubts whether their property should have been
3 originally classified as a Level II resource. If the
4 extensive remodeling had not been contexturally sensitive,
5 the house probably would have been classified as a Level III
6 resource.

7 The owners are proposing to repair the existing
8 porch and restore it as accurately as possible with modern
9 materials. They are not proposing to change or alter the
10 existing porch itself. They wish to add one additional bay
11 to the existing porch. From the street one would see one
12 additional pier and column and approximately six feet of
13 picket railing. The shape of the porch roof would remain
14 the same. This bay could be constructed so that it does not
15 alter the existing construction or affect the remaining
16 historical elements; the columns, piers, roof, and soffits.
17 This is not a major change.

18 Argument Two: Major Alterations are the be
19 Concentrated Towards the Rear of the House. The Historic
20 Preservation staff has argued that extending the front porch
21 around to the side is inconsistent with the principal that
22 major alterations should be concentrated towards the rear of
23 the house. Major renovations have been concentrated towards
24 the rear of the house. The four-story addition in the rear,
25 the deck, and the remodeling of the attic and basement have

1 more than doubled the square footage of the house with the
2 only impact on the front being the increased size of the
3 front dormer. The house is no longer the house it once was.
4 Now the owners wish to increase the size of their family
5 room so it meets their needs and it's commensurate with the
6 size of the rest of the house. Again, in this current
7 project, the largest percentage of the project with respect
8 to cost is assigned to the family room, deck, and
9 restoration of the existing porch. The side porch only
10 represents about 25% of the project.

11 Argument Three: Craftsman Style in Chevy Chase
12 Village. The Historic Preservation staff maintains that
13 wrapping the porch around the side represents a change in
14 style that would compromise the symmetrical Craftsman form
15 of the structure and introduce a different style than that
16 for which the house was included as a contributing resource.
17 By examining other properties in the neighborhood, I think
18 that both these premises can be shown to be unnecessarily
19 rigid. Craftsman houses in the Chevy Chase Historic
20 District were built between 1892 and 1916. They have gable
21 roofs and hip roofs, symmetrical dormers, different kinds of
22 windows, shingles and stucco, symmetrical and asymmetrical
23 facades, distinctive columns, symmetrical and asymmetrical
24 front porches, wraparound porches, no porches, and
25 decorative soffits with wide overhangs, Craftsman-like

1 motifs and tend to be smaller houses than many of the houses
2 identified as Colonial Revival and built between 1916 and
3 1927. On the following pages are nine photographs of houses
4 identified as Craftsman houses, more evident than the
5 characteristic of symmetry is that of variety.

6 23 Hesketh Street has no porch and a hip roof. It
7 has shingles and stucco. 8 W. Lenox Street has very
8 distinctive columns, it has a wraparound, a hip roof, stucco
9 and shingles, I think. 22 W. Irving; that to me would be a
10 more pure Craftsman-style house. It has the symmetrical
11 porch, it has a symmetrical renovation, and although -- it
12 does have a hip roof. Here's 26 Hesketh Street which they
13 mentioned before; has those distinctive Craftsman columns
14 and has the purely symmetrical front facade. It has a gable
15 roof with a big dormer.

16 Here's 25 W. Irving Street. It has a gable roof.
17 It has a symmetrical -- it has symmetrical windows, but it
18 has an asymmetrical entrance steps indoor. 37 W. Lenox
19 Street is asymmetrical. It has no front porch. 16 Magnolia
20 Street has a stucco and shingles again. It has a hip roof
21 and has a wraparound porch. 510 Cedar Parkway has a hip
22 roof and a wraparound porch. 5906 Cedar Parkway has a
23 wraparound porch and a symmetrical facade.

24 Variety is what one would expect to find in
25 Craftsman houses. Historically the Craftsman movement was a

1 rebellion against the formality of the Victorian period.
2 Rather than relying on stricter derivatives from England or
3 Ancient Rome or Greece, Craftsman architects found their
4 inspiration in nature, local materials, and craft
5 traditions. This produced a whole variety of styles. This
6 was an age of individualism and confidence. Patterns books
7 encouraged homeowners and builders to pick a style that was
8 best suited for their particular needs.

9 I've included one example on the following page.
10 Here an architect provides one floorplan and shows how
11 easily the house can be transformed into variations of
12 English, Colonial, and Italian styles. As you can see,
13 there's one floorplan and he came up with one, two, three,
14 four, five elevations, which builders and owners were
15 encouraged to choose what best suited them.

16 There are four houses on Hesketh Street that
17 demonstrate this -- principle; 25 Hesketh Street, 15 Hesketh
18 Street, 9 Hesketh Street, and 3 Hesketh Street were built at
19 approximately the same time; 1916 to 1918 and with the same
20 floorplan. 25 Hesketh, 15 Hesketh and 9 Hesketh have been
21 classified as Craftsman houses. 3 Hesketh has been
22 classified as Colonial Revival. However, these are not
23 really different houses; they're different styles. Similar
24 elements have merely been combined differently. The
25 similarities and differences are tabulated below.

1 25 Hesketh is classified as a Craftsman house.
2 The porch has a hip roof, symmetrical doric columns on
3 granite piers. It has stucco and shingles, the entrance is
4 asymmetrical with respect to the steps, and it has a gable
5 roof.

6 15 Hesketh is identified as a Craftsman. It has a
7 gabled roof, the porch has a gabled roof and symmetrical
8 doric columns. There are shingles. The entrance is
9 assymetrical both with respect to the steps and entry and
10 has a gable roof.

11 9 Hesketh is identified as a Craftsman. It has a
12 hip roof, symmetrical doric columns on granite piers,
13 stucco, symmetrical porch steps, asymmetrical entry door.
14 It has a hip roof.

15 3 Hesketh Street has been classified as a Colonial
16 Revival, although it was built at the same time. It has a
17 hip roof, assymetrical doric columns on stucco piers. The
18 materials are stucco and shingle. It's entrance is
19 asymmetrical with respect to the steps and entry and has a
20 hip roof.

21 25 Hesketh Street has pebbledash stucco on the
22 first floor and cedar wood shingles on the second story.
23 The front porch has a white picket railing and Roman doric
24 columns on granite piers. The front porch is symmetrical
25 with respect to the front elevation. Complete symmetry is

1 offset, however, by the asymmetrical placement of the
2 entrance and entry steps on the left of the house. If the
3 front porch were to be extended on 25 Hesketh Street, it
4 would be almost identical to 3 Hesketh Street. The
5 proportions of the porch and the columns on the piers are
6 almost identical. If the porch were wrapped on 25 Hesketh
7 Street, would this turn a Craftsman house into a Colonial
8 Revival house? I don't think so.

9 Other houses identified as Craftsman have
10 wraparound porches. Several of these included 5906 Cedar
11 Parkway, 5910 Cedar Parkway, 8 Lenox Street, and 16 Magnolia
12 Street. In addition, if one looks at many of the houses
13 classified as Colonial Revival, there are many similar
14 features to 25 Hesketh Street. Porch details, exterior
15 finishes and details, asymmetry versus symmetry, classical
16 columns on granite piers are similar. A few examples
17 include the following -- and there are pictures of these --
18 29 Primrose Street, 2 E. Melrose Street, 3 W. Lenox Street,
19 7 Newlands Street, and 19 W. Kirke Street. Now, several of
20 these are later houses, but they're using similar materials,
21 and I think you get the same sort of feeling that you get
22 from the house at 25 Hesketh Street.

23 Who am I to argue that 25 Hesketh Street has been
24 misclassified, but it's much closer in style to many
25 Colonial Revival houses than to many of the Craftsman

1 houses. Probably, it's more useful to recognize that it's
2 difficult to classify these houses as builders freely chose
3 different styles from the many available pattern books and
4 mixed the styles quite freely and in different
5 juxtapositions. Styles were not pure, but more a reflection
6 of the growing individualism and self-confidence of the
7 period.

8 25 Hesketh Street has some Craftsman
9 characteristics and some Colonial Revival characteristics.
10 Extending the front porch does not introduce a different
11 style; rather it adds a similar element to an already
12 eclectic house. On the street one more identical column and
13 pier, a six foot picket railing would be visible.

14 Argument Four: Historic Character of Chevy Chase
15 Village. Extending the front porch does not significantly
16 alter the appearance of the front of the house with respect
17 to the architectural fabrics of the historic district.
18 Taken as a whole, the buildings in Chevy Chase Village
19 represent an important cultural expression of American
20 wealth and power in the early 20th century and reflect in
21 their designs the optimism and comfort considered essential
22 to the domestic architecture of the post-Victorian American
23 suburb.

24 Here the mission statement clearly states that
25 homes are to be considered as a whole rather than as

1 individual parts. In addition, the amendment goes on to say
2 that domestic architecture built between 1892 and 1930 is
3 characterized by the combining of different architectural
4 styles and forms. It's typical for buildings of this era to
5 display elements of several different styles of
6 ornamentation all in one structure.

7 To date, the owner has not had the time or
8 resources to determine whether the existing front porch
9 extended around to the side. It seems at one time that it
10 probably did. The owners were told repeatedly by an elderly
11 neighbor across the street that they ought to restore the
12 house to its original condition with a side porch. Maybe a
13 side porch was added and then removed when the garage was
14 added and then never added back after the garage was
15 removed.

16 The existing front porch has been extensively
17 remodeled over the years and it's hard to tell exactly how
18 the house looked. There are similar houses with wraparound
19 porches in Chevy Chase Village Historic District and almost
20 identical houses in the surrounding area and similar
21 suburbs. Extending the front porch satisfies many of the
22 owners' personal needs as they will outline in their
23 memorandum. The Historic Preservation staff has recommended
24 that the side porch be stopped behind the chimney and steps
25 added. While not satisfying the owners' need, this is a

1 somewhat bizarre architectural solution. Grade at this
2 point is approximately 80 inches, which would require a
3 flight of stairs approximately 10 foot long and require a
4 new walk out to the street. People would wonder which was
5 the front entrance, and who would walk up 12 steps when you
6 have an option to walk up three?

7 This solution -- the integrity of the porch which
8 has been so extensively remodeled that it is no longer a
9 pure historic element and it fails to maintain the tradition
10 of architectural excellence that has been established in
11 Chevy Chase Village Historic District. The porch extension
12 satisfies all of the requirements for a project requiring
13 moderate scrutiny. The integrity of the resource has been
14 taken into account and the new work is compatible with the
15 structure's existing design.

16 The amendment specifically states that planned
17 changes should be compatible with the structure's existing
18 design, but should not be required to replicate its
19 architectural style, and in addition, to foster the
20 village's shared commitment to evolving eclecticism.

21 Other new porches have been built in the historic
22 district and I think that they contribute equally to the
23 overall atmosphere as the original porches. They include 18
24 W. Irving Street and 4 E. Irving Street. In 1999 a porch
25 addition was approved under Historic Preservation for 16 W.

1 Irving Street. This house had no front porch at the time
2 and a new front porch was approved and constructed.
3 Evidence was found that there once had been a porch there
4 and details were reproduced from a photograph. If a new
5 porch can be reproduced, then certainly an existing porch
6 can be replicated and extended.

7 In conclusion, I recommend that the entire project
8 be approved. The owners should be commended for the taste
9 and restraint they've consistently shown in their remodeling
10 projects over the years, instead of being penalized for
11 continuing in the same tradition.

12 Thank you.

13 MR. SPURLOCK: Thank you. We typically allow
14 seven minutes for the applicant's presentation. If you'd
15 like to -- you know, your memorandum will be placed in the
16 record, but if you'd like to summarize some of the
17 highlights for us, that would be good.

18 MS. DAVIS: I appreciate you giving us the time
19 you have and I -- we will not really -- I don't think that
20 there's much point in trying to summarize if you put it in
21 the record. One of the things that's in the memorandum is
22 in more detail sort of the use reasons that we are
23 interested in extending the porch. Why we would use it, how
24 we would use it. And also the legal considerations that I
25 think you all need to meet in denying the application;

1 however, I'm hopeful that we will never have to get to that
2 point in this discussion.

3 We're here simply because we have an old house
4 that we dearly love. I've lived in Chevy Chase for my
5 entire life. I've lived in this house for 25 years. We
6 have spent an enormous amount of time and money trying to
7 preserve the integrity of this house and we wouldn't be here
8 tonight if we didn't believe that wrapping this porch around
9 to meet the family room and side porch addition to obscure
10 that addition and make it -- the integrity of the entire
11 house, we believe that this would contribute to the village,
12 it will contribute to Hesketh Street, our neighbors are
13 enthusiastic about it, the LAP is enthusiastic about it, I
14 think we've met all the standards and I would hope you all
15 would approve it because I don't think that we should be
16 penalized by some hyper-technical reading of what may or may
17 not be a Craftsman-style house and what may or may not have
18 been a contributing resource in our efforts to do what we
19 believe and the Chevy Chase Village community believes would
20 be an improvement to the community as well as the house
21 itself.

22 MR. SPURLOCK: Thank you.

23 MS. VELASQUEZ: I find myself pretty swayed by
24 your presentation, to tell you the truth, and I know Perry
25 has worked hard and diligently on this, but in looking

1 through the package you provided, I also don't see any
2 difference between your house and 3 -- and so on. I also
3 read through the memorandum that you -- thank you -- did not
4 read in its entirety into the record. And I'm intrigued by
5 the lady who said she grew up in your house --

6 MS. DAVIS: Across the street.

7 MS. VELASQUEZ: She grew up across the street from
8 your house or in your house?

9 MS. DAVIS: Across the street.

10 MS. VELASQUEZ: Across the street and she said
11 that traditionally it had this -- what do we call it --
12 offset, imbalanced porch --

13 MS. DAVIS: Yes, she did and she had lived there
14 since she was a little girl and at the time we moved in, she
15 was old -- much older and would sit out on her front porch
16 and we'd meet in the street, and she said that our house
17 originally had the same front porch as 3 Hesketh. And that
18 it had been -- the wraparound part had been removed when the
19 driveway was put in going down -- there's a slope to the
20 back -- to a garage, which is no longer there. The
21 driveway's not -- no longer there either. But she always
22 said, you know, the best thing we could do to the house
23 would be to put the wrap back because it really looked so
24 much better when it was there.

25 MR. SPURLOCK: Is there any evidence at the house

1 whatsoever?

2 MS. DAVIS: We've never looked into it. It could
3 be a good story, but she lived there all her life and she
4 thought the wraparound porch had been there. And I --

5 MR. SPURLOCK: Is there any evidence on your house
6 of the framing or a foundation or piers --

7 MS. DAVIS: I don't think we -- yeah, I've never
8 really looked.

9 MS. SCHNEIDER: There's a massive bamboo there now
10 so it would be -- it's a lot of work -- at this point.

11 MS. VELASQUEZ: I'm also swayed by the LAP
12 weighing in on this and I -- and I do think that we need to
13 acknowledge their statement whenever -- whenever they make
14 one and we haven't heard from them in a long time, as a
15 matter of fact. Right now my feeling is -- is this a HAWP
16 or is this a preliminary?

17 MR. SPURLOCK: It is a HAWP.

18 MS. VELASQUEZ: It is a HAWP, okay, to throw out
19 on discussion I would be willing to vote in favor of the
20 application.

21 MS. O'MALLEY: I have some questions. You're
22 saying that the wraparound was taken down for the driveway,
23 but that's on the other side of the house?

24 MS. DAVIS: No, we have no driveway. The driveway
25 in those photographs belong to the house to the west of us.

1 MS. SCHNEIDER: It was about 14 feet on that side.
2 It was be -- if the porch were added, it would be seven feet
3 and then approximately seven feet for the porch. So, if
4 there was a driveway, it went -- the porch was probably
5 before the driveway, unless it was a --

6 MS. KAPSCH: Could I interject, because I think
7 it's important if -- if this -- if there was an existing
8 porch, the reason the porch was allowed to be -- a full-
9 width porch was allowed on Irving Street was because there
10 was a picture of a porch. They could get a tax credit for
11 replacing a porch if there was an existing porch there. It
12 would certainly be inappropriate to say no to an historic
13 porch and so if there is evidence of a porch in the framing
14 or some other way of showing it, it's -- it shouldn't just
15 be approved; it should be approved with tax credits for
16 proposing it.

17 MS. VELASQUEZ: You need to do some more
18 research --

19 MS. KAPSCH: If it's not -- if there is no
20 evidence of a porch, then it becomes a conjectural feature
21 and then that is up to the Commission obviously to decide if
22 conjectural is all right. But it sounds like there might
23 have been a porch.

24 MS. DeREGGI: I feel that this presentation was
25 one of the best that I've heard since I've been on the

1 Commission and I really want to commend the applicant. She
2 did a beautiful job, and I also feel that your argument of
3 the wraparound porch leading in, you know, to the entrance
4 to the addition does carry. And I do live in a house from
5 the same period with a wraparound porch -- and we enjoy it
6 very much indeed.

7 I would really encourage you to investigate and
8 see if you can find any -- any evidence in the foundation or
9 anything on the -- under the siding on that side that would
10 show that the porch existed and take advantage of the tax
11 credits.

12 MS. DAVIS: Well, we're really not here for the
13 tax credits. It's not that we're indifferent to them, but
14 you know, it may -- your point about a conjectural addition,
15 you know to take the time and the expense and to go looking
16 for supports and all of that, you know we -- it may or may
17 not be there and we really would like to move along with
18 this and we -- and not have to postpone it and, you know,
19 assume worst case; that there are no, you know, existing --

20 MS. DeREGGI: It wasn't my intent to postpone it
21 by saying that. Ideologically, occupationally it's
22 interesting. It's a story that I think is worthwhile and if
23 you're doing a good job, this is the time to look for it;
24 not sometime, you know. Anything we can do to preserve and
25 to authenticate is helpful.

1 MR. HARBIT: I'm looking at the spacing between
2 the columns of the existing front porch and the spacing in
3 the columns of the proposed addition, and they seem to not
4 match.

5 MS. SCHNEIDER: Well, the spacing of the added
6 column is slightly less because of the setback requirements
7 of Chevy Chase Village requires seven feet from the edge of
8 the gutter to the edge of the property line. So --

9 MR. HARBIT: So, what is the distance between the
10 columns for the new and what are the existing -- I mean, I --
11 -- as I'm looking at Circle 8 --

12 MS. SCHNEIDER: I think it's approximately eight
13 feet between the existing ones and the new one would be
14 approximately six feet, give or take some inches one way or
15 the other. I didn't bring a scale with me.

16 MR. HARBIT: So it will read as a non -- an
17 unequal addition. The existing columns are very equally
18 spaced, is that correct? And the new addition isn't.

19 MS. SCHNEIDER: That's correct. Although one
20 could move the other two columns.

21 MR. HARBIT: That would be even worse.

22 MS. SCHNEIDER: Well, one of them is new anyway,
23 so --

24 MR. HARBIT: But it's in its original location.

25 MS. SCHNEIDER: Yes.

1 MS. DAVIS: The wrap porch is -- the number for
2 which you have photographs are not entirely symmetrical
3 either; ones that are in this, you know, presentation. For
4 example, 3 Hesketh Street which is up the street from us,
5 the columns are not evenly spaced across. The space between
6 the -- column is I would say several feet wider than the
7 space between the column at the -- by the stairs and the
8 middle column.

9 MR. HARBIT: Which street number are you talking
10 about?

11 MS. SCHNEIDER: Page five.

12 MS. KAPSCH: Susan, also I think you have -- you
13 show 26 Hesketh. It's 24 Hesketh, by the way.

14 MS. SCHNEIDER: I did that --

15 MS. DAVIS: Yes, you're right. It is. That is
16 24. That's the house with the elderly lady that I was
17 speaking of used to live in 24 Hesketh.

18 MR. HARBIT: And in your text on page nine, you
19 refer to 4 E. Irving Street, but the picture says 3 E.
20 Irving Street. Which is it?

21 MS. SCHNEIDER: It's 3, I think. It's 3. That's
22 an error.

23 MS. DAVIS: No, it's 4.

24 MS. SCHNEIDER: It's 4?

25 MS. DAVIS: Yes, it's on the far side -- opposite

1 side of the street from us:

2 MS. SCHNEIDER: It's 4 then.

3 MS. DAVIS: It's 4. That is another porch that
4 you can see the columns are unevenly spaced.

5 MS. SCHNEIDER: On 5906 Cedar Parkway, there's --
6 porch. Page four.

7 MR. SPURLOCK: Could -- well, on page five of the
8 -- of the applicant's submission that was read and six there
9 are four examples of houses nearby. The three that are
10 classified as Craftsman, they all have front porches only,
11 is that correct, and the one that has the wraparound is
12 Colonial Revival, is that correct?

13 MS. SCHNEIDER: Right.

14 MR. SPURLOCK: And on the following page, there
15 are several houses that you've mentioned that are also
16 classified as Craftsman, is that correct?

17 MS. SCHNEIDER: Correct.

18 MR. SPURLOCK: Are these -- and staff sort of give
19 me some -- are these -- would you consider these different
20 style Craftsman houses from the applicant's house?

21 MS. KAPSCH: I think they're on substantially
22 larger lots. I think they're making a different
23 architectural statement than the -- I mean, they're
24 fulfilling a different function than the houses that are in
25 the tight lots with the full-width front porch.

1 MR. SPURLOCK: And has the applicants' house
2 always been on this piece of property -- was it a larger
3 piece of property at some point in time?

4 MS. KAPSCH: It shows on the early atlas that the
5 houses -- that the integrity of the house is intact; that
6 the shape is the shape.

7 MR. SPURLOCK: I mean, but was the lot larger?

8 MS. KAPSCH: And the lot -- no, the lot --
9 basically the plat -- show the street -- existing street
10 line is the same as is shown on the early atlas.

11 MR. HARBIT: As I'm looking at 9 Hesketh, which is
12 on page six of the architect's submission, it looks to be a
13 very similar design, except that the front door -- the front
14 steps are in the center and not on the left.

15 MS. VELASQUEZ: And it's a hip roof.

16 MR. HARBIT: I guess my biggest concern is that
17 the proposed addition to the porch isn't going to be the
18 same width as the existing, which it seems to be a very
19 similar characteristic of Craftsman houses on very tight
20 lots; that they have very precise even dimensions between
21 the spacing of the columns. And then to have an addition
22 that doesn't do that just doesn't seem correct.

23 MS. DAVIS: Well, I believe that with the
24 exception of 16 Magnolia and 5906 Cedar Parkway --

25 MR. HARBIT: Could you tell me which page on

1 your --

2 MS. DAVIS: Page six.

3 MR. HARBIT: Page six, 16 --

4 MS. DAVIS: 16 Magnolia and 5906 Cedar Parkway, I
5 believe every one of the houses that you see photographs of
6 in this presentation -- no, 7 Newlands Street. 7 Newlands
7 Street, 5906 Cedar Parkway, and 16 Magnolia are houses set
8 on larger lots, but the four houses that are shown on
9 Hesketh Street, turning to page six, 8 W. Lenox, 29
10 Primrose, 3 Melrose, 3 W. Lenox, and 19 W. Kirke Street,
11 they're all on 6,000 square foot lots like ours with 60-foot
12 frontages.

13 MS. O'MALLEY: What page were you --

14 MR. HARBIT: You lost us with your quick page
15 turning.

16 MS. O'MALLEY: Yeah --

17 MS. DAVIS: I'm sorry. Starting on page six --
18 well, the four photographs opposite page five.

19 MS. LESSER: And of those four, you're saying
20 they're all on approximately the same size lots?

21 MS. DAVIS: Absolutely, they're all on 6,500.

22 MS. LESSER: And is 3 Hesketh the only one with a
23 wraparound?

24 MS. DAVIS: Of those four houses.

25 MS. LESSER: Of those four.

1 MS. DAVIS: And it's on the same size lot as ours.
2 The difference is that -- according to my late neighbor --
3 she was of the view that all of these houses were built
4 without -- had wraparound porches at one point in time, but
5 they all wound up with driveways going into garages.
6 Hesketh -- 3 Hesketh Street still has a wraparound porch
7 because the driveway to the garage for 3 Hesketh is around
8 on Magnolia Parkway and it doesn't have a driveway in the
9 yard. When I moved in to 25 Hesketh Street in 1976, the
10 garage by then was gone and there were two very narrow
11 concrete tracks in basically the front yard that went
12 nowhere because there was no garage. And we simply did some
13 landscaping and had those concrete tracks taken out. The
14 curbcut is still there so you can see that there definitely
15 was a driveway.

16 MS. KAPSCH: The problem is that both the atlas --
17 the -- 31 and the Sanmore 28, the wraparounds would have had
18 to been taken off before then because they both show without
19 wraparound porches for any of those houses. 3 Hesketh does
20 show a wraparound, but the others don't and this one does
21 not so the -- the empirical evidence was of no wraparound.

22 MS. DAVIS: Well --

23 MS. KAPSCH: If it had been, then of course I
24 wouldn't have recommended --

25 MS. SCHNEIDER: Sorry to interrupt, but I was

4 MS. DAVIS: And the interesting thing to us about
5 the four houses that are shown opposite page five on Hesketh
6 Street is that every one of those four houses had -- started
7 out with exactly the same floorplan. And to this day, at
8 least downstairs still has the same floorplan in terms of an
9 entry hall, a parlor, living room, dining room and so forth.

10 MR. SPURLOCK: We have two Commissioners who
11 haven't really said anything. Would you like to contribute
12 something?

MS. WILLIAMS: Sure. I guess my main concern here is that the house is very frontally oriented as it says in the staff report and by adding an extra bay and creating a wraparound porch, you are changing the aesthetic. Whether or not this is detrimental to the historic character of the neighborhood is questionable, since you have examples of houses very similar stylistically that also have wraparound porches.

21 So, my question -- or, my concern is the level of
22 review. I mean, this is -- should receive moderate scrutiny
23 and is it moderate to this specific house or is it moderate
24 to the neighborhood as a historic district?

25 MS. KAPSCH: My concern is that if all the

1 contributing resources came in with a front facade change
2 that was adding a bay or adding a wrap to the porch, then
3 you would have no more historic district. It's the nibbling
4 to death of historic districts with conjectural features and
5 I would hope that if the wraparound porch can be shown to
6 have existed, then that would be fine. But when you -- if
7 every contributing resource has something happen to its
8 front facade, you have no more contributing; you have a --
9 you might end up with a few outstanding resources that
10 become individual resources, but that is a problem.

11 MS. WRIGHT: Just to also make clear -- is a
12 definition of moderate scrutiny, and Perry maybe even read
13 it earlier, but just to reiterate, the definition of
14 moderate scrutiny is "...involves a higher standard of
15 review than lenient scrutiny, besides issues of massing,
16 scale and compatibility, preserving the integrity of the
17 resources taken into account. Alterations should be
18 designed so that the altered structure still contributes to
19 the district. Use of compatible new materials rather than
20 original building materials should be permitted. Planned
21 changes should be compatible with the structure's existing
22 design, but should not be required to replicate its
23 architectural style."

24 That's the definition of moderate scrutiny.

25 MS. VELASQUEZ: Mr. Chairman, I move we approve

1 the -- for 35/13-01F in Chevy Chase Village Historic
2 District with no conditions.

3 MS. DeREGGI: I second.

4 MR. SPURLOCK: All those in favor, raise your
5 right hand. Those opposed. We have a tie vote. The
6 Chairman's abstaining at the moment. Would you like to hear
7 other motions?

8 MS. O'MALLEY: Can I make a comment or --

9 MR. SPURLOCK: Please.

10 MS. O'MALLEY: My reading of the moderate scrutiny
11 where it discusses the scale and the compatibility and
12 preserving the integrity is what sticks in my mind, because
13 as I look at the house on that size lot, it doesn't seem
14 appropriate to have a wraparound porch which would then be
15 viewing the side of your neighbor's house. Your next house
16 is so close to your side line. It's not that there's a big
17 yard between you like some of the houses there.

18 MS. DAVIS: Well, I guess in response to that,
19 what I would urge you to do is, again, look at the
20 photographs of four houses on Hesketh Street opposite page
21 five. Look at 25 Hesketh Street and look at 3 Hesketh
22 Street. You -- what you see with 3 Hesketh Street -- and I
23 will tell you it is as close to the house next door to it as
24 ours is -- what you see at 3 Hesketh Street is just about
25 exactly what we would be looking at if we wrapped the front

1 porch. The materials would be the same, the look would be
2 the same. 3 Hesketh Street is on a lot exactly the same
3 size and it is as close to the house next door as ours. And
4 yet this to us does not seem to be something that would be
5 inconsistent with either our house or Chevy Chase Village
6 generally, and moderate scrutiny does not require you to
7 replicate what's there.

8 MR. HARBIT: I guess my concern -- I'm looking at
9 those exact same pictures, and your house -- all four of
10 those pictures; 25 Hesketh, 15, 9, and 3 Hesketh all have
11 four columns and the only way the wraparound porch was
12 achievable was by broadening the distance between the
13 columns -- those four columns. All four -- all four houses
14 have four columns. You're proposing five columns and that
15 the fifth column not be of equal dimension to the dimensions
16 between the other four. Am I correct? And that -- that, I
17 believe, is not appropriate. You will significantly alter
18 the presentation of your house from the street.

19 MS. KAPSCH: Would you all -- would the Commission
20 entertain the idea of a connection between the front porch
21 and the side porch that's not a true wraparound? We were
22 trying to come up with a --

23 MR. SPURLOCK: Are you referring to something
24 without a roof?

25 MS. KAPSCH: -- where it's offset back some and

1 simply acts as a connection between the two so that you
2 would have -- still have the flow between the two, but you
3 wouldn't have a full wrap so that it doesn't become a
4 significant architectural feature. And I'm not an architect
5 so I'm not proposing to design it, but we were -- the
6 architect next to me and I were looking at some reasonable
7 compromise.

8 MR. SPURLOCK: Are there any -- for a connecting
9 platform without roof or a setback platform that you can --

10 MS. SCHNEIDER: Well, there's one on Irving
11 Street. There's a deck that wraps the front porch --

12 MS. ZIEK: You know, we have -- we have seen decks
13 attached. For example, even in Kensington there was one --
14 came in to have a roof put on it on Washington Street. And
15 I think that there -- you know, the deck -- it wasn't a very
16 successful combination of a deck and a covered porch. But
17 what we were just thinking is if you -- we do setbacks all
18 the time with additions to help preserve original massing
19 and if this front porch addition part was set back say two
20 feet -- you know -- admit that I haven't really worked on
21 this project but let's just assume the front porch is
22 somewhere in the eight-foot deck. And if you set it back
23 two feet, you'd have still six foot connection there -- this
24 is all just all totally approximate, whether you'd be
25 interested in entertaining this or looking at it -- but

1 you'd have a setback which might preserve a massing. Of
2 course --

3 MR. SPURLOCK: I think the danger of that is it
4 gets to be so convoluted --

5 MS. DAVIS: Exactly.

6 MR. SPURLOCK: -- and it's -- you have to
7 introduce additional columns and the roofline's got -- I
8 mean, it loses --

9 MS. WRIGHT: I think one other thought just about
10 column spacing that you may want to entertain. I think one
11 of the things that is of concern that has been expressed is
12 we don't necessarily want to develop a porch that looks like
13 it was always there if it really wasn't always there. And
14 it's a little unclear from the evidence whether it was
15 historically there or not. If you're interested in a
16 wraparound porch -- in approving a wraparound porch, it may
17 be appropriate for it to be slightly different than a porch
18 that looks like it was always there.

19 So, in a sense you may want to even recommend that
20 the column spacing being six feet instead of eight feet
21 helps do that. You may want to recommend that, you know,
22 the base of the new columns not exactly replicate the
23 stonework of the old columns; maybe they're a slightly
24 different color stone or they're a slightly less rusticated
25 stone or something else that helps future historians

1 understand that this porch --

2 MS. VELASQUEZ: Was added.

3 MS. WRIGHT: -- was added in 2001. And so in a
4 sense I think the spacing of the columns may be a good thing
5 in the sense that it won't look like it was always
6 historically there and you may want to actually even go a
7 little farther in that direction and suggest a few other
8 ways to put subtle differentiation.

9 MR. SPURLOCK: Is that something that you would be
10 willing to entertain before we discuss it at great length?

11 MS. DAVIS: Well, I think it would -- the devil is
12 in the details as they say, and I think it would depend on
13 what those differences are. I agree that by having the
14 current bay be shorter or narrower than the first two, that
15 in and of itself is going to -- if symmetry is the issue,
16 make it different than the original porch.

17 As far as the granite piers go, we'll probably
18 plant in front of them anyway, just as we planted in front
19 of the existing ones.

20 MR. SPURLOCK: I think staff was -- there are
21 other subtle ways, and, you know, all of our ordinances and
22 things -- sort of the grandfather of all of those is the
23 Secretary of Interior's Guidelines for Historic
24 Preservation. And one of their tenets if that newer
25 additions be recognizable from existing work so that in the

1 future someone can come along and -- it may be very subtle,
2 it may not even be that noticeable to -- without some
3 scrutiny, but that there are -- the ability to come back at
4 some point in the future and distinguish one piece from
5 another.

6 MS. DAVIS: For what it's worth, the granite pier
7 -- the new granite pier that would be built, it will look
8 different because we replaced one of those granite piers
9 already and put two new ones in at the base of the stairs
10 and you can tell that those stones are different.

11 MS. WRIGHT: I mean, the piers were just a
12 suggestion. It might be that you have slightly different
13 column capitals. I mean, I didn't want to just focus on
14 piers --

15 MR. SPURLOCK: Right. I think there are subtle
16 details and I think that staff --

17 MS. LESSER: And one suggestion might be that you
18 not do granite on that last pier at all and you may want to
19 think about this -- that this wraparound is actually the
20 extension of the side porch as opposed to the extension of
21 the front porch, giving it a different -- making it seem
22 less like the side porch, but giving it a different look and
23 feel from the front facade. I think that would actually
24 accomplish everyone's --

25 MR. SPURLOCK: And that would still maintain the -

1 - I mean, you'd still have the same footprint, same size
2 piece. It would just be detailed in a slightly different
3 way.

4 (Discussion off the record.)

5 MS. LESSER: Let's try another motion. Mr.
6 Chairman, I would move that we approve staff report for Case
7 No. 35/13-01F with the condition that a wraparound porch be
8 permitted but with the delineation of that wraparound piece
9 to be approved at staff level so as to insure that the new
10 section is clearly delineated from the existing front porch.

11 MS. VELASQUEZ: I'll second.

12 MR. SPURLOCK: All those in favor, raise your
13 right hand. All those opposed. The motion passes
14 unanimously. You should check with Perry and she'll explain
15 to you if you have any questions.

16 MS. DAVIS: Thank you very much for your time and
17 I'm sorry we took so much of it.

18 MR. SPURLOCK: Thank you.

19 MS. LESSER: That's what we don't get paid for.

20 MS. DAVIS: I continually apologize to my friends
21 from Chevy Chase Village who had --

22 MR. SPURLOCK: That concludes the HAWPs. We have
23 one preliminary consultation.

24 MS. ZIEK: Chevy Chase Village -- the village as a
25 whole, the government and the citizens --

Single sided
original

**PUBLIC HEARING
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND**

CHEVY CHASE VILLAGE HISTORIC DISTRICT - EXPANSION

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1990 Bethesda-Chevy Chase Master Plan; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
March 1997

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

ABSTRACT

TITLE: Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion

DATE: March 1997

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: This document contains the text, with supporting maps, for a proposed amendment to the Master Plan for Historic Preservation in Montgomery County, being also an amendment to the 1990 Bethesda-Chevy Chase Master Plan and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment considers the expansion of an existing historic district, the Chevy Chase Village Historic District (Phase One) from 11 properties to 327 properties. If designated on the Master Plan, properties within the expanded district would be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

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MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Public Hearing (Preliminary) Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft of the amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the Public Hearing (Preliminary) Draft.

Planning Board (Final) Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Council for review. In addition, the County Executive is sent a copy and has sixty days in which to provide comments on the amendment.

The County Council typically schedules a public hearing on the Planning Board (Final) Draft Amendment. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the amendment.

Failure of the County Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on the Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

THE AMENDMENT

The purpose of this amendment is to consider the expansion of an existing historic district, the Chevy Chase Village Historic District (Phase One) from 11 properties to 327 properties. If designated on the Master Plan for Historic Preservation, properties within the expanded district would be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Site # Name

Boundaries

35/13 Chevy Chase Village Historic District

See Map on page 13.

STATEMENT OF SIGNIFICANCE

Summary:

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

The Chevy Chase Village Historic District, as delineated in this amendment, has a period of significance beginning in 1892, when the Village opened for sale, and continuing through the 1920s, a decade which marked the close of the majority of construction activity in this area. The potential district meets a number of the criteria for historic designation listed in the Historic Preservation Ordinance:

1(a) ...as a prototypical, turn-of-the-century streetcar suburb designed to provide upscale residences in a comprehensively planned environment.

1(c) ...for its association with Senators Francis G. Newlands and William M. Stewart.

1(d) ...as it exemplifies the development of Montgomery County as a suburban community with close ties to the growth of Washington D.C.

2(a) ...for its outstanding collection of late 19th and early 20th century residences, designed in the broad range of architectural styles popular during this period - including Shingle, Tudor, Colonial Revival, and Craftsman.

2(b) ...for its connection with prominent architects such as Lindley Johnson, Leon Dessez, Waddy B. Wood and Arthur B. Heaton.

2(d) ...as a collection of significant buildings which - as a whole - clearly evoke a sense of historic time and place.

Synopsis of History:

Chevy Chase is nationally recognized as a prototypical, turn-of-the-century streetcar suburb providing upscale residences in a comprehensively planned environment. The driving force behind the development of Chevy Chase was Senator Francis G. Newlands of Nevada. Newlands is recognized as one of the first entrepreneurs to appreciate the speculative implications of the streetcar.

Chevy Chase gets its name from a 560-acre tract of land patented here in 1751 by Colonel Joseph Belt, known as "Cheivy Chace." The name has historic associations with a 1388 battle between England and Scotland which involved a border raid, or "chevauchee," of hunting grounds, known as a "chace."

The Chevy Chase Land Company was incorporated in 1890 by Newlands and Senator William M. Stewart, also of Nevada. Newlands arranged for the purchase of land along the proposed extension of Connecticut Avenue from the built area of Washington on into the Maryland countryside. Under his plan, his associates, realtors Colonel George Augustus Armes and Edward J. Stellwagen, purchased the land which was then transferred to the Land Company. Landowners who appeared to be holding out for excessive profit were bypassed by a shift in the course of the road and trolley. This accounts for Connecticut Avenue's change in direction north of Chevy Chase Circle.

From the beginning, Newlands sought to develop a singular neighborhood of the finest quality. Newlands' comprehensive plan included zoning, architectural design guidelines, landscaping, and infrastructure. The Chevy Chase Land Company spent millions on infrastructure improvements, including the construction of the trolley line, known as the Rock Creek Railway. The company built trestle bridges over Rock Creek, graded Connecticut Avenue from Calvert Street to Chevy Chase Lake, installed water and sewer systems, and constructed a power house to provide electricity. The \$1,250,000 corporate investment in the infrastructure of the region was a remarkable statement of faith in the growth and progress of the national capital area and created the foundation for regional community building on an unprecedented comprehensive scale.

The Land Company hired talented designers, including architects and a landscape architect, to design the community. Nathan Barrett, a New York landscape architect, created wide streets, large lots, and parkland. Trees and shrubs were carefully selected to represent the best in contemporary style and taste.

Leon E. Dessez, appointed the company's architect, prepared strict building regulations. Houses fronting on Connecticut Avenue were to cost at least \$5000 and had required setbacks of 35 feet. Houses on side streets had to be worth at least \$3000 and have 25 foot setbacks. Individual lots in both areas had to be at least sixty feet wide. Rowhouses, commercial buildings, apartments, and alleys were prohibited. In addition, Dessez reviewed plans for proposed houses within the village.

The Land Company built the first four houses to set the tone for subsequent construction. Three of these still stand today. The Newlands-Corby Mansion (1894), 9 Chevy Chase Circle, was designed by Philadelphia architect Lindley Johnson, and was given its present Tudor Revival appearance by Arthur Heaton, c1909-1914. It is already designated on the Master Plan for Historic Preservation (#35/13-1). The other two original houses are 5804 Connecticut Avenue and 5900 Connecticut Avenue.

The first section of Chevy Chase to be developed was Section 2, now known as Chevy Chase Village, recorded in 1892 and opened for sale in 1893. Unfortunately, 1893 also marked the end of a real estate boom because of a national economic depression - the Panic of 1893 - and early sales in Chevy Chase were slow. By 1897, only 27 houses had been built and occupied. Most of the first houses were concentrated in the area immediately surrounding the Chevy Chase Circle. After the turn of the century, sales picked up. Approximately, 145 houses were constructed by 1916, and within the year, lots in Section 2 were largely sold out.

Civic and recreational amenities were integral to the planned development of Chevy Chase. In keeping with Newland's concern that the new subdivision have building of "community interest," a series of early efforts were made to plant educational, civic, and recreational institutions in this area. The Village Hall at 5906 Connecticut Avenue was built by the Land Company in 1896 and accommodated the post office, library, and fire apparatus. In addition, the Newlands and the Land Company supported the development of the Chevy Chase Club by subsidizing early fox hunting activities and, in 1894, acting as an intermediary in securing the lease of the original Bradley farmhouse as a headquarters for the club. Other efforts by the Land Company to provide full community amenities included construction of a two-room schoolhouse on Bradley Lane in 1898 and creation of a popular summer amusement park - Chevy Chase Lake.

As reflected in real estate advertisements of the period, Chevy Chase Village had emerged as an established, planned suburb by the early 1920s. Advertisements noticing sales of both new and existing houses identified the area as "Old Chevy Chase, Maryland" or the "Most Exclusive Section of Chevy Chase, Maryland."

Synopsis of Architectural Character:

Chevy Chase Village is an exceptional concentration of late nineteenth century and early twentieth century architectural styles, including the Colonial Revival, Neoclassical, Shingle, Tudor Revival, Italian Renaissance, and Craftsman. Many of the houses were designed by locally and nationally known architects.

Domestic architecture built between 1892 and 1930 is characterized by the combining of different academic architectural styles and forms. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure. "Academic Eclecticism" is a term often used to describe this type of architecture - not meaning that buildings were designed with little forethought, but rather that the exuberance of the period led designers to break with rigid stylistic rules and freely combine the best of different forms and decorative motifs.

The Chevy Chase Land Company built the first few residences, setting the architectural tone for later houses. These houses were designed by Lindley Johnson, a successful, sophisticated Philadelphia architect known for his large country estates and resort structures. The first house occupied in the community was the Prairie/Arts and Crafts style house at 5804 Connecticut Avenue, built for Edward Stellwagen around 1892. Another original "Land Company house" is a Tudor Revival house, at 5900 Connecticut Avenue, which held the community's first post office from 1893-96. Finally, the Newlands-Corby Mansion at 9 Chevy Chase Circle was constructed as a "gateway" to the new planned community of Chevy Chase. Several of these early buildings closely resemble the house sketches on an 1892 promotional map of Chevy Chase.

The residential architecture of Chevy Chase prior to World War I was characterized by large scale Shingle, Colonial Revival, and Tudor style houses usually built on sizeable lots. Many of the houses, owned by wealthy businessmen or professionals, were conservative and largely symmetrical shingled or stuccoed Four Squares or side-gabled Colonial Revival buildings with ample columned porches. With its maturing tree-bordered streets, the neighborhood conveyed an ideal spot for privacy and refuge from the city.

After the war, Chevy Chase benefited from the prosperity of the 1920s and the explosive growth of the federal government. Lot sales were so good in Chevy Chase by 1922 that the Land Company struggled to keep up with demand by opening several new sections - including Section 5, Section 1, and Section 1-A. Chevy Chase Village gradually evolved from a scattering of exclusive seasonal houses for the well-to-do who built large country residences on spacious lots to a solid, middle-class residential district of upscale houses mixed with smaller, less costly Period houses.

Outstanding landscape features which bear testimony to Nathan Barrett's original landscape plan, include the arched canopy of trees framing West Irving Street, and triangular parklike lots at Magnolia Parkway and Chevy Chase Circle, and at Laurel Parkway and Kirke Street. A major landscape feature - Chevy Chase Circle, located on the DC-Maryland border - unites the two jurisdictions and provide a gateway to Chevy Chase. The sandstone fountain, built in 1932 and dedicated to Newlands, was recently restored by the Chevy Chase Land Company.

Taken as a whole, the buildings in Chevy Chase Village - sited along the planned, curving street system and surrounded by mature landscaping - represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb.

RESOURCES

Database:

A database of the 327 properties in the potential Chevy Chase Village Historic District is included in this amendment. Each of the properties is identified by predominant architectural style, general period of construction, and category (see below). In addition, information about the current materials of the structure, the original architect and/or owner, outbuildings, more recent major alterations, and other comments are included in the database.

Categories of Significance:

Categorization of resources within historic districts has proved to be a useful tool in administering designated areas. Not all properties within a historic district are of equal significance, and the Historic Preservation Ordinance recognized this - Section 24A-8(d) of the law states that "...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."

Categorizing resources within historic districts during the designation process provides the Historic Preservation Commission (HPC) with guidance as to which structures within an area are of little historical or design significance, so that the HPC may apply the law appropriately.

The categories and their definitions which have been used in the database in this amendment to evaluate properties in Chevy Chase are as follows:

Outstanding Resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

BOUNDARY ANALYSIS

In looking at potential historic district boundaries, the existing designated Chevy Chase Village Historic District (Phase One) and the Newlands-Corby Mansion at 9 Chevy Chase Circle (Historic Site #35/13-1) serve as starting points. However, the rationale for expanded boundaries is based on 1.) looking at the first and earliest area of subdivision in Chevy Chase - which is also the first area which was developed; and 2.) an analysis of clear geographic confines within the area of early development which define logical district boundaries.

The first subdivision in Chevy Chase Village (dating from 1892) is a large area running from Chevy Chase Circle to Bradley Lane, on both sides of Connecticut Avenue. The major streets, platted in 1892, are oriented to the east and west of Connecticut Avenue. The Chevy Chase Land Company also intended a north/south road network arranged around a formal Baroque axis leading north from Chevy Chase Circle up Connecticut Avenue. A series of curved and heavily tree-lined parkways with the sylvan names of Linden, Laurel, Magnolia, Cypress, and Cedar flanked each side of the axis, although Linden and Cypress Parkways were never built. By 1909, Chevy Chase Village was re-subdivided and 64.643 acres had been leased and later sold to the Chevy Chase Club. However, the rest of the original plan and road alignments are largely intact.

The first houses in the community were constructed in this area near Connecticut Avenue for streetcar access to Washington D.C. Early maps show the majority of houses located on

Grafton, Kirke, Lenox, Newlands, and Quincy. Within the earliest platted area, there exists a high concentration of houses that define the emergence of Chevy Chase as a streetcar suburb and that date from the potential district's period of historic significance (1892-1930). Most of the area west of Cedar Parkway and to the east of Brookville Road was sparsely developed before 1930. Furthermore, these areas reflect a different philosophy of neighborhood development wherein building density increases, house design becomes more repetitious, and the houses' scale and ornamentation are more modest.

Based upon this developmental history, the proposed district boundaries extend from Chevy Chase Circle, north to include structures on the south side of Bradley Lane. On the east the boundary is proposed to be Brookville Road (including houses on both sides of the street). On the west side the boundary is proposed to be Cedar Parkway (including house on both sides of the street, north of Hesketh).

Cedar Parkway and Brookville Road the west and east sides of this core area create strong historic and visual boundaries that correlate with the Chevy Chase Land Company's holdings or timing of lot sales. There is a strong continuity of architecture and landscaping within the potential district boundaries. The historic core of Chevy Chase Village, built up before 1930, has retained its open, park-like character, large scale architecture, and broad streets with mature landscaping. There have been small numbers of intrusive modern buildings.

It should be noted that the district boundary that is delineated on the Chevy Chase Club property reflects the desire to include significant early buildings on the grounds within the historic district. However, this boundary needs further refinement. The significant buildings and/or architectural elements within the club complex include the main club building, the gazebo, an early stable (now used for storage) and the stone walls along Connecticut Avenue.

HISTORIC PRESERVATION POLICY GUIDELINES

The following guidelines were drafted by the Chevy Chase Village Historic Preservation Committee and are reproduced without changes in this amendment. The Committee was established by the Chevy Chase Village Board of Managers and represents a wide spectrum of views on the subject of historic designation. The Committee believes the guidelines would benefit the Village whether or not the County Council votes to enlarge the current historic district on West Lenox Street. These guidelines have not been endorsed by the Chevy Chase Village Board of Managers. As is true of the entire amendment, changes may be made to these guidelines - especially based on testimony received at public hearings.

Because of the unusual size, complexity and character of the proposed Chevy Chase Village Historic District, any amendment to the Master Plan for Historic Preservation designating such a district should include historic preservation policy guidelines to assist in the implementation of the historic designation.

The purpose of including historic preservation policy guidelines in any such amendment would be to provide the Historic Preservation Commission ("HPC") and other applicable agencies with guidance regarding the intent of any historic designation. In addition, the purpose of these guidelines is to provide the HPC with general direction in reviewing applications for Historic Area Work Permits ("HAWP'S") and in administering the district, if designated. It is acknowledged that policy guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application may present unique design issues and each will need to be reviewed individually.

The historic preservation policy guidelines which follow are intended to be broad and general in nature. They are not intended to be the final or ultimate design review manual for the proposed Chevy Chase Village Historic District. If the district is designated, it is strongly recommended that the HPC work closely with M-NCPPC staff, the Village Board of Managers, and Village residents to develop and adopt a specific set of design review guidelines, to be published and distributed throughout the Village, and to provide the HPC with specific direction in reviewing HAWP applications.

Alterations to Existing Structures

If the district is designated, the vast majority of Chevy Chase Village HAWP applications which will be reviewed by the HPC will involve exterior alterations, changes, and/or additions to existing structures.¹ In reviewing HAWP applications it is important for the HPC to recognize the "remarkably eclectic architectural fabric" of the proposed historic district. (See M-NCPPC Chevy Chase Village Historic District Study draft report at page 7.1.) Indeed, the architectural style most prominently identified with the proposed historic district is "Academic Eclecticism," accompanied by "many variants of the "Classical, Medieval, Colonial Revival, Arts and Crafts, Mediterranean and Prairie styles." (See draft report at page 8.8.) In addition, most of the "pivotal" and "outstanding" buildings within the proposed district have themselves undergone major exterior alterations, changes and/or additions throughout the twentieth century. Nevertheless, a "shared self consciousness" has enabled the Village to maintain and enhance its "cohesive" architectural image. (See draft report at page 8.8.) Residents in the past have given careful attention to historic and cultural resources in Chevy Chase Village; an appreciation of these resources has resulted in an informed stewardship of the Village and perpetuated its cohesive identity. It is of paramount importance that the HPC recognize and foster the Village's shared commitment to evolving eclecticism, which necessitates substantial deference to the judgement, creativity and individuality of Village residents.

Another critical characteristic of the proposed historic district is its "naturalistic landscape," with numerous and "massive" mature trees, a "remarkable park-like setting," and "dramatic canopies for the roads and houses." (See draft report at page 7.1.) This aspect of the Village began with the original plan, has been fostered by the Village Board of Managers through the Village's Urban Forest Ordinance and the work of the Village arborist and Tree Committee, and is largely responsible for its continued existence as "one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II." (See draft report at page 8.1.) Thus, it is also of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space. For most Village residents, these landscape and scale issues far outweigh questions of architectural style. In addition, this critical characteristic of the proposed historic district requires careful attention by appropriate agencies to nearby developments which could adversely impact the Village's open, park-like character.

Additional basic policies that should be adhered to are:

1. Preserving the integrity of the proposed 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

¹ Interior alterations, changes, etc. are not subject to review under the Historic Preservation Ordinance. Exterior paint color is also not subject to review.

district.²

2. Preserving the integrity of 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.³
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.⁴
4. 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.

The Historic Preservation Ordinance directs the HPC to be lenient in its judgment of plans for structures in historic districts which are of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historical or architectural value of surrounding historic resources or would impair the character of the historic district. The purpose of categorizing structures in the historic district as "outstanding," "contributing," and "non-contributing/out of period" is to provide the HPC with guidance as to the architectural and historical significance of various resources. Structures with the highest degree of importance should receive the most detailed level of design review for HAWPs, structures of little significance should receive the most lenient level of design review for HAWPs, etc.

HPC review of exterior alterations, changes, and/or additions to existing structures does not supersede other regulatory requirements. Chevy Chase Village regulations would continue to apply to any alterations, changes, and/or additions regulated by the Village.

Outstanding and Contributing Resources

The following principles should apply to HAWP applications for exterior alterations, changes, and/or additions to both types of resources, except where specific differences are stated for outstanding resources. These principles use the term "lenient scrutiny," "moderate scrutiny" and "strict scrutiny." These terms are defined as follows:

"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

² City and County of Denver. Denver Landmark Preservation Commission and Planning and Development Office. *Design Guidelines for Country Club Historic District*. May 1995. P. 9

³ Ibid. [The same page as in the preceding note.]

⁴ Ibid. [The same page as in the preceding note.]

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 proposed changes should be reviewed with extra care.

The following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

Awnings should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.

Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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. 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.

Dormers 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.

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.

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.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.⁵

Fire damage repair should be subject to lenient scrutiny. No one should be required, on grounds of historic preservation, to undertake fire damage repairs that would not result in a reasonable return on investment.

⁵ Although air-conditioning units are not subject to review under the Historic Preservation Ordinance, structures to reduce the noise emitted by such units are reviewed and should be subject to lenient scrutiny, so as not to discourage residents from erecting such structures.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."

Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Gutters are not currently subject to review and should not be reviewed.

Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

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.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

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.

Satellite dishes should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.⁶

Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses

⁶ TV antennas are not subject to review under the Historic Preservation Ordinance.

in the Village. (See draft report at 7.1.) For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.

Sheds should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Shutters 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, however, they should be subject to strict scrutiny if they are visible from the public right-of-way.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

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.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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.

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

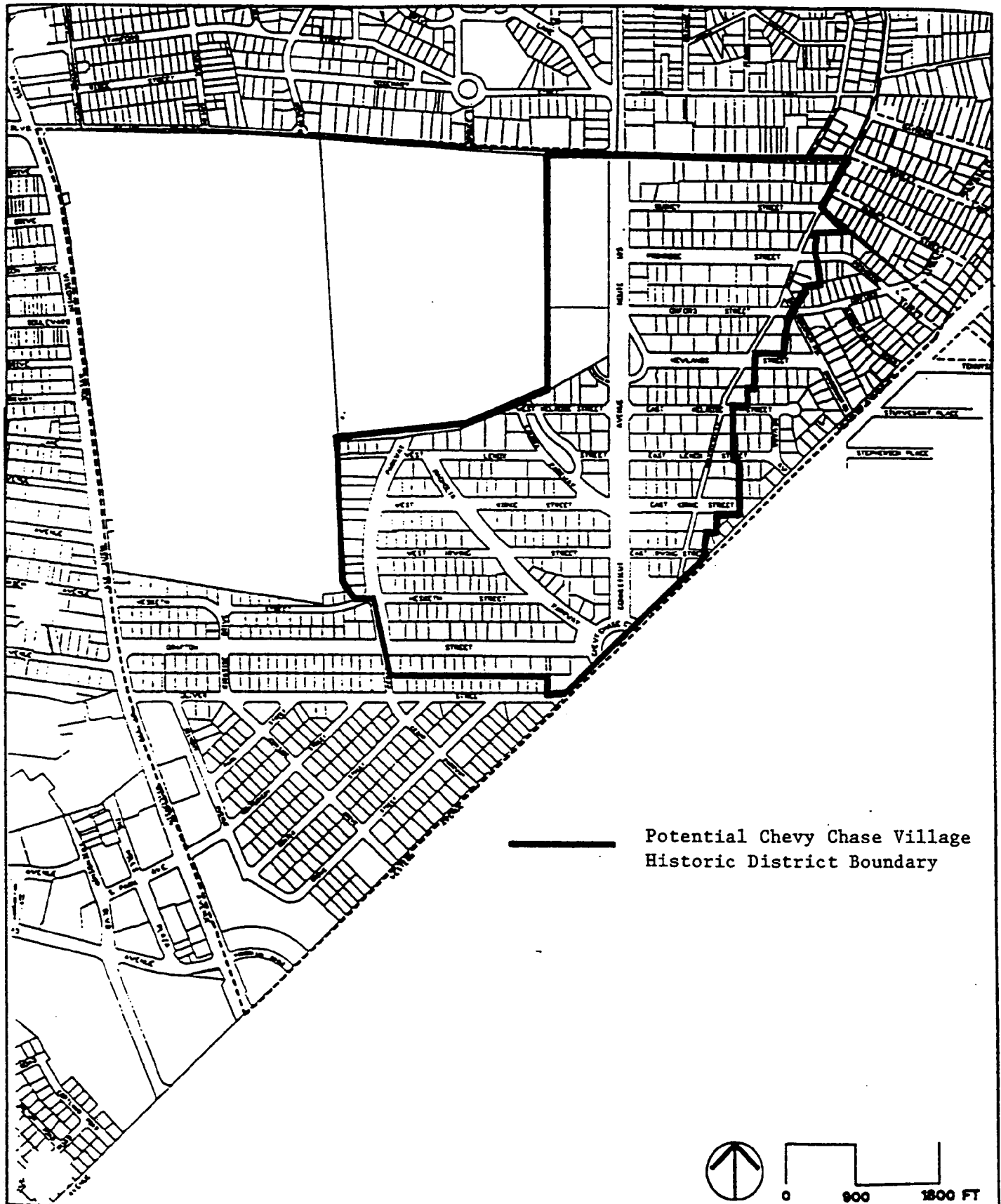
Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

CHEVY CHASE VILLAGE



CHEVY CHASE VILLAGE HISTORIC DISTRICT DATABASE

Address	Style	Date	Catgr	Story	Wall Material	Window Typ	Roof Shape	Roof Material	c. Date	Use	Architect/Historic Owner	Comments
3702 BRADLEY LANE	CRAFTSMAN/BUNGALOW	1892-1916	2	2	WOOD CLAPBOARD	1/1 DIAMOND	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-NC
3704 BRADLEY LANE	TUDOR REVIVAL	1916-27	2	3	BRICK	8/8	FRONT GABLE	SLATE		RESIDENCE		OUTBG-NC
3706 BRADLEY LANE	COLONIAL REVIVAL	1916-27	2	3	BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		2 STORY W WING
3708 BRADLEY LANE	COLONIAL REVIVAL	1916-27	2	3	WOOD CLAPBOARD	8/8	SIDE GABLE	SLATE		RESIDENCE		2 STORY E WING
3710 BRADLEY LANE	COLONIAL REVIVAL	1916-27	NC	3	STUCCO	1/1	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-NC
3712 BRADLEY LANE	MEDITERRANEAN REVIVAL/4SQ	1916-27	2	3	STONE	6/1 T	SIMPLE HIP	PANTILE		RESIDENCE		OUTBG-C
3718 BRADLEY LANE	COLONIAL REVIVAL/4SQ	1916-27	2	3	BRICK	6/1	PYRAMIDAL	ASPHALT	BY 1923	RESIDENCE	H. COPENHAVER	
3720 BRADLEY LANE	COLONIAL REVIVAL	1916-27	2	2	WOOD CLAPBOARD	8/8	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
3800 BRADLEY LANE	MODERN-NEO COLONIAL	1941-96	NC	2	WOOD CLAPBOARD	12/12	SIDE GABLE	WOOD SHINGLE	1983	RESIDENCE		REPLACED PRE-1915 BUILDING
3804 BRADLEY LANE	CRAFTSMAN	1892-1916	2	3	BRICK	1/1 T	SIDE GABLE	ASPHALT		RESIDENCE		COMPATIBLE E ADDITION
3810 BRADLEY LANE	COLONIAL REVIVAL	1892-1916	1	3	STUCCO	8/8	SIDE GABLE	ASPHALT		RESIDENCE	A. WOOD DONN & DEMING/ H. E. W. DONN	OUTBG-NC
6300 BROOKEVILLE RD	COLONIAL REVIVAL	1818-27	2	3	WOOD CLAPBOARD	6/1 T	SIDE GABLE	SLATE		RESIDENCE		
6400 BROOKEVILLE RD	COLONIAL REVIVAL	1916-27	2	3	WOOD CLAPBOARD	6/1 T	SIDE GABLE	SLATE		RESIDENCE		2 STORY S WING
6401 BROOKEVILLE RD	COLONIAL REVIVAL/CAPE COD	1941-96	NC	2	BRICK	8/8	SIDE GABLE	ASPHALT		RESIDENCE		
5804 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	3	BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		2 STORY S WING
5806 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	2	WOOD CLAPBOARD	FRNCH DOOR	SIDE GABLE	SLATE		RESIDENCE		
5808 CEDAR PKWY	TUDOR REVIVAL	1916-27	2	3	BRICK	8/8	FRNT GABLE OS	ASPHALT		RESIDENCE		
5810 CEDAR PKWY	TUDOR REVIVAL	1916-27	2	2	BRICK	CASEMENT	SIDE GABLE	SLATE		RESIDENCE		
5815 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	2	WOOD CLAPBOARD	6/8	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C; 2 STORY N WING
5904 CEDAR PKWY	CRAFTSMAN	1916-27	1	3	STUCCO	CASEMENT	SIMPLE HIP	SLATE	1909	RESIDENCE	A. MORRILL; H. HATHAWAY	OUTBG-C; PERGOLA
5906 CEDAR PKWY	COLONIAL REVIVAL/CRAFTSMAN	1892-1916	2	3	WOOD CLAPBOARD	6/1	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C
5908 CEDAR PKWY	CRAFTSMAN/4 SQ	1892-1916	2	3	STUCCO	1/1	PYRAMIDAL	ASPHALT		RESIDENCE		FULL WIDTH PORCH REMOVED
5910 CEDAR PKWY	CRAFTSMAN/4 SQ	1892-1916	2	3	STUCCO	1/1	PYRAMIDAL	SLATE		RESIDENCE		
5912 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	2	STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
5914 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	3	WOOD CLAPBOARD	6/6	CROSS GABLE	SLATE		RESIDENCE	ALTERATION TO PORCH, HEATON C1927	
5918 CEDAR PKWY	MODERN	1941-96	NC	2	BRICK	4/4	MANSARD	SLATE		RESIDENCE		
5821 CEDAR PKWY	COLONIAL REVIVAL	1916-27	2	3	ALUMINUM	8/1	SIDE GABLE	SLATE		RESIDENCE		
3 CHEVY CHASE CIRCLE	GOTHIC REVIVAL	1892-1916	1	2	STONE	FIXED	SIDE GABLE	SLATE	1901+	CHURCH	A. WOOD/HEATON; D. H. SMITH; DENTON	1926 & 1950 ADDITIONS
5 CHEVY CHASE CIR	CRAFTSMAN	1892-1916	1	3	STUCCO	1/1	SIDE GABLE	SLATE-RED	c1900	RESIDENCE	H. WILKINSON, HARRY	OUTBG-C; HOUSE USED AS RECTORY 1950-77
9 CHEVY CHASE CIR	TUDOR REVIVAL	1892-1916	1	3	STONE	CASEMENT	SIDE GABLE	SLATE	1894/1909	RESIDENCE	A. JOHNSON/HEATON; H. NEWLANDS; CORBY	GATEWAY 1915; GARAGE 1924, 1927
5906-19 CONNECTICUT AVE	CRAFTSMAN	1892-1916	1	1	STUCCO	PAIRED	SIMPLE HIP	ASPHALT	c1896+	VLLG HALL/PO		NORTH EXTENSION C1930S
5900 CONNECTICUT AVE	MODERN-SPLIT LEVEL	1941-96	NC	1.5/2.5	BRICK	6/6	SIDE GABLE	ASPHALT	c1960s	RESIDENCE		
5804 CONNECTICUT AVE	PRAIRIE	1892-1916	1	3	STUCCO	FRNCH DOOR	SIMPLE HIP	ASPHALT	c1893	RESIDENCE	A. JOHNSON/DESSEZ; H. STELLWAGEN/GATES/SOUTHGATE	OUTBG-C; LODGE BY 1918; SOUTHGATE
5808 CONNECTICUT AVE	MODERN-SPLIT LEVEL	1941-96	NC	1.5/2.5	BRICK	8/8	SIDE GABLE	ASPHALT	c1960s	RESIDENCE		
5819 CONNECTICUT AVE	MEDITERRANEAN REVIVAL	1916-27	1	3	BRICK	CASEMENT-D	PYRAMIDAL	PANTILE		RESIDENCE		OUTBG-C; FORMER JORDANIAN EMBASSY
5900 CONNECTICUT AVE	TUDOR REVIVAL	1892-1916	1	3	WOOD SHINGLE		SIDE GABLE	ASPHALT	c1892	RESIDENCE	A. JOHNSON/DESSEZ; H. CLAUDE	OUTBG-C
5903 CONNECTICUT AVE	TUDOR REVIVAL	1916-27	1	3	STONE	CASEMENT	SIMPLE HIP	SLATE		RESIDENCE	A. PORTER/BLACKIE; H. MOUNTFORD	N MOUNT FORD HOUSE
5904 CONNECTICUT AVE	COLONIAL REVIVAL	1916-27	2	3	STUCCO	CASEMENT	SIDE GABLE	ASPHALT		RESIDENCE		STONE COLUMNS @ ENTRANCE WALK
6000 CONNECTICUT AVE	COLONIAL REVIVAL	1892-1916	1	3	STONE/STUCCO	1/1	SIDE GABLE	SLATE	1903	RESIDENCE	H. CLEPHANE-MERRIGAN	
8100 CONNECTICUT AVE	NEOCLASSICAL	1892-1916	1	3	STONE	6/6	SIDE GABLE	SLATE	1911/1926	CLUB	A. D. SIBOUR, WADDOY WOOD	CHEVY CHASE CLUB
8403 CONNECTICUT AVE	TUDOR REVIVAL	1916-27	2	3	BRICK/STUCCO	CASEMENT	SIDE GABLE	SLATE		RESIDENCE		
3 GRAFTON ST	DUTCH COLONIAL	1892-1916	2	3	STUCCO	6/6	GAMBREL	SLATE	BY 1912	RESIDENCE	H. BROWNE	
5 GRAFTON ST	CRAFTSMAN/BUNGALOW	1892-1916	2	2	WOOD SHINGLE	6/6	SIDE GABLE	WOOD SHINGLE	BY 1912	RESIDENCE	H. EMERY (CHEMIST)	
7 GRAFTON ST	COLONIAL REVIVAL	1892-1916	1	3	BRICK	20/1	SIMPLE HIP	SLATE	BY 1912	RESIDENCE	H. AUSTIN, REV	OUTBG-C
9 GRAFTON ST	SHINGLE	1892-1916	1	3	WOOD SHINGLE	1/1	CROSS GABLE	ASPHALT	BY 1912	RESIDENCE	H. MOHUN (LAWYER)	OUTBG-C
9 GRAFTON ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD CLAPBOARD	6/6	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. SCAMMELL (GPO)	FENCE/FANLIGHTS
10 GRAFTON ST	PRAIRIE	1892-1916	2	3	STUCCO	1/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. SHOEMAKER (REAL ESTATE)	OUTBG-C
11 GRAFTON ST	CRAFTSMAN/BUNGALOW	1892-1916	2	2	STUCCO	9/1	SIDE GABLE	SLATE	BY 1912	RESIDENCE	H. BARNARD (LAWYER)	OUTBG-C
13 GRAFTON ST	PRAIRIE	1892-1916	2	2	STUCCO	1/1	FLAT		BY 1912	RESIDENCE	H. GATLEY (LAWYER)	OUTBG-C
14 GRAFTON ST	DUTCH COLONIAL/BUNGALOW	1892-1916	2	2	ALUMINUM	6/1	GAMBREL	WOOD SHINGLE	BY 1912	RESIDENCE	H. MUELLER (ENGINEER)	OUTBG-NC
15 GRAFTON ST	PRAIRIE	1892-1916	2	2	STUCCO	MULTI/1	FLAT		BY 1912	RESIDENCE	H. SWETT (CHEM PRDF)	OUTBG-C
17 GRAFTON ST	MODERN	1941-96	NC	2	BRICK	BAY	SIMPLE HIP	SLATE		RESIDENCE		
18 GRAFTON ST	COLONIAL REVIVAL	1892-1916	2	3	STUCCO	TRIPARTITE	SIMPLE HIP	ASPHALT		RESIDENCE		OUTBG-NC
19 GRAFTON ST	SHINGLE	1892-1916	1	2	WOOD CLAPBOARD	3/2	GAMBREL	ASPHALT	BY 1912	RESIDENCE	H. SOUTHGATE, COBB	OUTBG-C; Ch Ch Country Day School
20 GRAFTON ST	TUDOR REVIVAL	1927-41	2	2	STONE/STUCCO	CASEMENT	FRONT GABLE	SLATE	BY 1931	RESIDENCE		
21 GRAFTON ST	DUTCH COLONIAL	1892-1916	2	2	STUCCO	6/6	GAMBREL	ASPHALT		RESIDENCE		OAK TREE
22 GRAFTON ST	DUTCH COLONIAL	1916-27	2	2	WOOD CLAPBOARD	TRIPARTITE	GAMBREL	ASPHALT		RESIDENCE		
23 GRAFTON ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	CASEMENT-D	SIDE GABLE	SLATE		RESIDENCE		
24 GRAFTON ST	COLONIAL REVIVAL/CRAFTSMAN	1916-27	2	2	STUCCO	FRNCH DO	SIDE GABLE	SLATE		RESIDENCE		FRAME CONSTRUCTION
25 GRAFTON ST	CRAFTSMAN	1892-1916	2	3	STUCCO	8/2	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. RIDGEWAY	
26 GRAFTON ST	COLONIAL REVIVAL	1916-27	2	3	WOOD CLAPBOARD	TRIPARTITE	SIMPLE HIP	SLATE	BY 1920	RESIDENCE		OUTBG-C

28 GRAFTON ST	MODERN CAPE COD	1941-96	NC	2 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		MAJOR 1996
30 GRAFTON ST	TUDOR REVIVAL	1918-27	2	2 STUCCO	6/6	CROSS GABLE	SLATE		RESIDENCE		
40 GRAFTON ST	COLONIAL REVIVAL	1916-27	2	3 WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
44 GRAFTON ST	COLONIAL REVIVAL	1927-41	2	3 BRICK	8/8	SIMPLE HIP	ASPHALT	BY 1931	RESIDENCE		OUTBG-C
46 GRAFTON ST	COLONIAL REVIVAL	1927-41	2	3 BRICK	8/8	SIDE GABLE	SLATE	BY 1931	RESIDENCE		MATURE TREE
3 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	CASEMENT	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. THOMPSON	
2 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 WOOD-SHINGLE	6/6	SIDE GABLE	SLATE	BY 1912	RESIDENCE	H. RUCKMAN	OUTBG-C
4 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 ALUM/VINYL	12/1	SIDE GABLE	ASPHALT		RESIDENCE	H. NOBLE-JONES	OUTBG-C
5 HESKETH ST	COLONIAL REVIVAL/4SQ	1892-1916	2	3 STUCCO	BAY	PYRAMIDAL	SLATE		RESIDENCE	H. GUTHRIE	CEMENT CONSTRUCTION
6 HESKETH ST	DUTCH COLONIAL	1892-1916	1	2 STUCCO	9/1	GAMBREL	ASPHALT	BY 1912	RESIDENCE	A. DESSEZ/JOHNSON/HEATON, H. MOUNTFORD	
7 HESKETH ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	FRNCH DO	SIDE GABLE	SLATE		RESIDENCE	H. DUTTON	MATURE OAK
8 HESKETH ST	CRAFTSMAN	1892-1916	2	3 STUCCO	CASEMENT	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C
9 HESKETH ST	CRAFTSMAN/4 SQ	1892-1916	2	2 STUCCO	8/1	SIMPLE HIP	ASPHALT		RESIDENCE		
10 HESKETH ST	TUDOR REVIVAL	1916-27	2	3 BRICK	CASEMENT	CROSS GABLE	SLATE		RESIDENCE		OUTBG-C
11 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 STUCCO	TRIPARTITE	SIDE GABLE	SLATE	BY 1912	RESIDENCE		OUTBG-C
12 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 STUCCO	6/6	GAMBREL	ASPHALT		RESIDENCE		OUTBG-C
14 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-SHINGLE	TRIPARTITE	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. IMRIE	
15 HESKETH ST	CRAFTSMAN	1892-1916	2	3 WOOD-CLAPBOARD	9/1	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. POLLOCK	MATURE POPLARS
16 HESKETH ST	MEDITERRANEAN REVIVAL	1892-1916	2	3 STUCCO	8/1	PYRAMIDAL	PANTILE	BY 1912	RESIDENCE		STONE WALL
17 HESKETH ST	CLASSICAL REVIVAL	1892-1916	2	3 STUCCO	18/1	SIDE GABLE	ASPHALT	1915	RESIDENCE	H. MAGUIRE	
18 HESKETH ST	BUNGALOW	1892-1916	NC	3 WOOD-CLAPBOARD	BAY	SIDE GABLE	SLATE	BY 1904	RESIDENCE	H. BUCKINGHAM (NBS)	
20 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/1	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
21 HESKETH ST	DUTCH COLONIAL/BUNGALOW	1892-1916	2	2 STUCCO	FRNCH DO	GAMBREL	WOOD SHINGLE	c1915	RESIDENCE	H. BISSELLE	
22 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 WOOD-CLAPBOARD	6/6	GAMBREL	ASPHALT		RESIDENCE		OUTBG-C
23 HESKETH ST	CRAFTSMAN	1892-1916	2	2 STUCCO	12/12	SIMPLE HIP	SLATE	1916	RESIDENCE		OUTBG-C
24 HESKETH ST	CRAFTSMAN/BUNGALOW	1916-27	2	2 STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE	FLARED ROOF	BRICK CONSTRUCTION
25 HESKETH ST	CRAFTSMAN	1892-1916	2	3 STUCCO	8/1	SIDE GABLE	ASPHALT	1916	RESIDENCE		
26 HESKETH ST	BUNGALOW	1916-27	NC	2 BRICK	BAY	SIDE GABLE	SLATE		RESIDENCE		LOST INTEGRITY
27 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 WOOD-CLAPBOARD	TRIPARTITE	GAMBREL	ASPHALT	1917	RESIDENCE	H. HOHBEIN	OUTBG-C
28 HESKETH ST	CRAFTSMAN	1892-1916	2	2 STUCCO	CASEMENT	SIMPLE HIP	ASPHALT	1918	RESIDENCE	H. ZEIS	POOR INTEGRITY
29 HESKETH ST	COLONIAL REVIVAL	1916-27	2	3 WOOD-CLAPBOARD	12/12	GAMBREL	WOOD SHINGLE		RESIDENCE	A. JULIEN	
30 HESKETH ST	TUDOR REVIVAL	1916-27	2	3 STUCCO	6/6	FRONT GABLE	ASPHALT	1920	RESIDENCE	H. SOHL	E. ADD. ATTACHED GARAG
1 E. IRVING ST	COLONIAL REVIVAL	1927-41	NC	3 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		
1-A E. IRVING ST	COLONIAL REVIVAL	1927-41	NC	3 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C
3 E. IRVING ST	COLONIAL REVIVAL	1892-1916	1	3 WOOD-CLAPBOARD	8/2	SIDE GABLE	SLATE		RESIDENCE	A. H. DESSEZ	OUTBG-C, CCHS#865
4 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	1/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. KLEINSCHMEIDT	OUTBG-C
5 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	PYRAMIDAL	SLATE		RESIDENCE		SMAN INFLUENCE
6 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/1	SIMPLE HIP	SLATE	BY 1912	RESIDENCE	H. KRAM (PO AUDITOR)	OUTBG-C
7 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	GABLE ON HIP	ASPHALT		RESIDENCE		
8 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/6	SIDE GABLE	ASPHALT	1905	RESIDENCE	A. DESSEZ, H. WEDDERBURN (PATENTS)	OUTBG-C
11 E. IRVING ST	SHINGLE/4 SQ	1892-1916	2	3 WOOD-SHINGLE	3/1	SIMPLE HIP	SLATE		RESIDENCE		
1 W. IRVING ST	RENAISSANCE REVIVAL	1916-27	2	3 STUCCO	6/6	FRONT GABLE	SLATE		RESIDENCE		
3 W. IRVING ST	DUTCH COLONIAL/BUNGALOW	1892-1916	1	2 WOOD-CLAPBOARD	8/1	GAMBREL	WOOD SHINGLE	C1903	RESIDENCE	H. CUSHMAN (PATENTS)	
4 W. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	TRIPARTITE	FRONT GABLE	ASPHALT		RESIDENCE		
5 W. IRVING ST	CRAFTSMAN/BUNGALOW	1892-1916	2	2 WOOD-SHINGLE	12/1	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. DALZELL (LAWYER)	
6 W. IRVING ST	CRAFTSMAN	1892-1916	1	3 WOOD-SHINGLE	12/1	SIMPLE HIP	ASPHALT	C1895	RESIDENCE		
8 W. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	1/1	SIMPLE HIP	SLATE	BY 1912	RESIDENCE	H. RICHARDS (LAND OFFICE)	PENGE- freeze
9 E. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	GABLE ON HIP	ASPHALT		RESIDENCE		OUTBG-C
11 W. IRVING ST	COLONIAL REVIVAL	1892-1916	1	3 WOOD-CLAPBOARD	PAIRED	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. NEWBOLD (PASSENGER AGENT)	
12 W. IRVING ST	TUDOR REVIVAL	1916-27	2	3 BRICK	6/6	SIMPLE HIP	SLATE	BY 1924	RESIDENCE	H. PEACOCK	
13 W. IRVING ST	MODERN NEO COLONIAL	1941-96	NC	3 ALUMINUM/VINYL	6/9	SIMPLE HIP	WOOD-SHINGLE	1905	RESIDENCE		
14 W. IRVING ST	MODERN	1941-96	NC	2 ALUMINUM/VINYL	5/1	FRONT GABLE	ASPHALT		RESIDENCE		
15 W. IRVING ST	DUTCH COLONIAL	1916-27	2	2 STONE	9/1	GAMBREL	ASPHALT		RESIDENCE		
16 W. IRVING ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	CASEMENT	SIDE GABLE	ASPHALT	c1918	RESIDENCE	H. BETTISON	
17 W. IRVING ST	MODERN-VICTORIAN REVIVAL	1892-1916	NC	2 WOOD-CLAPBOARD	2/2	CROSS GABLE	ASPHALT	c1900+	RESIDENCE	A. H. JACOBSON (ADDITION), BY 1887	GAZEBO
18 W. IRVING ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	4/4	SIDE GABLE	ASPHALT		RESIDENCE		
20 W. IRVING ST	CRAFTSMAN/BUNGALOW	1916-27	2	2 WOOD-SHINGLE	9/1	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
22 W. IRVING ST	CRAFTSMAN	1892-1916	2	2 WOOD-SHINGLE	2	SIMPLE HIP	ASPHALT		RESIDENCE		OUTBG-C
23 W. IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/6	SIDE GABLE	SLATE		RESIDENCE		WEST MODERN ADDITION
24 W. IRVING ST	RENAISSANCE REVIVAL	1916-27	2	2 STUCCO	FRNCH DOOR	SIMPLE HIP	ASPHALT		RESIDENCE		
25 W. IRVING ST	CRAFTSMAN	1892-1916	2	3 STUCCO	6/1	SIDE GABLE	ASPHALT	c1914	RESIDENCE	H. JODIDI	
26 W. IRVING ST	MODERN-RANCH	1941-96	NC	1 BRICK	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
27 W. IRVING ST	CRAFTSMAN	1892-1916	2	3 STUCCO	12/1	SIDE GABLE	ASPHALT		RESIDENCE		2STORY ADD

28 W IRVING ST	COLONIAL REVIVAL	1916-27	2	2	WOOD CLAPBOARD	8/8	SIDE GABLE	ASPH		RESIDENCE		
29 W IRVING ST	DUTCH COLONIAL/REGENCY	1892-1916	2	2	WOOD-CLAPBOARD	TRIPARTITE	GAMBREL	SLATE		RESIDENCE		
30 W IRVING ST	CRAFTSMAN	1916-27	2	3	WOOD-SHINGLE	6/6	FRONT GABLE	SLATE	c1920	RESIDENCE		BOSS & PHELPS HOUSE
31 W IRVING ST	CRAFTSMAN/BUNGALOW	1892-1916	2	3	STUCCO	12/1	SIDE GABLE	ASPHALT	BY 1909	RESIDENCE	H. WILSON	
32 W IRVING ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	8/8	SIDE GABLE	SLATE	c1920	RESIDENCE	H. HEDGES	
33 W IRVING ST	CRAFTSMAN/4 SQ	1892-1916	2	3	WOOD-SHINGLE	CASEMENT	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. HENKLE (LIEUT)	
35 W IRVING ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	8/8	SIDE GABLE	SLATE		RESIDENCE		
37 W IRVING ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	6/6	GAMBREL	SLATE		RESIDENCE	H. PRETTYMAN	
1 E. KIRKE ST	DUTCH COLONIAL	1916-27	1	3	WOOD-CLAPBOARD	8/8	GAMBREL	SLATE	c1920	RESIDENCE	A. WARDMAN	STAR 1920
2 E. KIRKE ST	COLONIAL REVIVAL	1927-41	NC	3	BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		
3 E. KIRKE ST	MEDITERRANEAN REVIVAL	1892-1916	2	3	STUCCO	8/1	SIMPLE HIP	PANTILE		RESIDENCE		4 SQ FORM
4 E. KIRKE ST	COLONIAL REVIVAL	1927-41	NC	3	BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		OUTBG-NC
5 E. KIRKE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-SHINGLE	8/1	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	A. CLARK?; H. HAMLIN/HODGES	OUTBG-C; SIMILAR TO 3 E IRVING
6 E. KIRKE ST	CRAFTSMAN	1892-1916	2	3	STUCCO	16/1	SIDE GABLE	SLATE	c1911	RESIDENCE	A. HEATON; H. CORBY, ROBERT	ROBERT CORBY HOUSE
7 E. KIRKE ST	COLONIAL REVIVAL	1941-96	NC	3	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
9 E. KIRKE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	2/1	PYRAMIDAL	SLATE	c1893	RESIDENCE	A. DESSEZ; H. BIRNEY	BIRNEY HOUSE
19 E. KIRKE ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD-CLAPBOARD	6/1	SIMPLE HIP	SLATE	c1894	RESIDENCE	H. MCCUBBIN	ROBERTSON MEMORIAL
11 E. KIRKE ST	MODERN	1941-96	NC	2	BRICK	6/6	FRONT GABLE	ASPHALT		RESIDENCE		
101 E. KIRKE ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT	1899	RESIDENCE	A. HEATON; H. WEAVER	JOHN L. WEAVER HOUSE
102 E. KIRKE ST	CLASSICAL REVIVAL	1892-1916	1	3	STUCCO	3/1	SIDE GABLE	ASPHALT	BY 1910	RESIDENCE	H. KINGAN	OUTBG C/GATE
4 W. KIRKE ST	TUDOR REVIVAL	1892-1916	2	3	STONE	CASEMENT	FRONT GABLE	ASPHALT	c1895	RESIDENCE	H. DE LACY	
8 W. KIRKE ST	TUDOR REVIVAL	1892-1916	2	3	STONE	1/1	FRONT GABLE	WOOD SHINGLE	c1895	RESIDENCE	H. MURPHY	
7 W. KIRKE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	1/1	CROSS GABLE	SLATE	BY 1912	RESIDENCE	H. COLT	FREE CLASSIC ECLECTIC
9 W. KIRKE ST	COLONIAL REVIVAL	1892-1916	NC	2	ALUMINUM/VINYL	1/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. YELLOTT (REAL ESTATE)	
10 W. KIRKE ST	COLONIAL REVIVAL	1892-1916	NC	3	WOOD-CLAPBOARD	1/1	PYRAMIDAL	ASPHALT		RESIDENCE	H. HENRY	
11 W. KIRKE ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD-CLAPBOARD	6/6	SIMPLE HIP	SLATE	c1894	RESIDENCE	H. MACKRILL	OUTBG C/GATE; ROBERTSON MEMORIAL
12 W. KIRKE ST	COLONIAL REVIVAL/ECLECTIC	1892-1916	1	3	WOOD-CLAPBOARD	1/1	CROSS GABLE	SLATE	c1898	RESIDENCE	H. VAN DYNE	DEEDS
14 W. KIRKE ST	QUEEN ANNE	1892-1916	1	3	WOOD-CLAPBOARD	1/1	CROSS GABLE	ASPHALT	c1894	RESIDENCE	A. DESSEZ; H. COZZENS	OUTBG-C: COTTAGE 2, OFFUTT, ROBERTSON
15 W. KIRKE ST	DUTCH COLONIAL	1892-1916	2	3	STUCCO	CASE DOOR	GAMBREL	ASPHALT	BY 1912	RESIDENCE	H. EVANS (USMC)	CCHS#384
16 W. KIRKE ST	CLASSICAL REVIVAL	1892-1916	2	3	STUCCO	6/2	SIMPLE HIP	SLATE	c1895	RESIDENCE	H. ORD FAMILY	WRAP PORCH REMOVED
17 W. KIRKE ST	CRAFTSMAN	1892-1916	2	3	WOOD-SHINGLE	6/1	SIDE GABLE	ASPHALT	c1915	RESIDENCE		
19 W. KIRKE ST	MODERN NEO COLONIAL	1941-96	NC	3	BRICK	8/8	SIDE GABLE	ASPHALT	c1963	RESIDENCE		
19 W. KIRKE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	1/1	PYRAMIDAL	ASPHALT		RESIDENCE		OUTBG-NC
20 W. KIRKE ST	BUNGALOW	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
21 W. KIRKE ST	COLONIAL REVIVAL	1941-96	NC	2	WOOD-CLAPBOARD	1 BAY	SIDE GABLE	SLATE		RESIDENCE		
24 W. KIRKE ST	CRAFTSMAN	1892-1916	2	2	WOOD-SHINGLE	8/8	FRONT GABLE	ASPHALT		RESIDENCE		
25 W. KIRKE ST	TUDOR REVIVAL	1916-27	1	3	STONE	9/9	CROSS GABLE	SLATE		RESIDENCE	A. RODIER&KUNDZIN	
26 W. KIRKE ST	CRAFTSMAN	1892-1916	2	3	STUCCO	9/1	FRONT GABLE	SLATE		RESIDENCE	1921 SLEEPING PORCH BY HEATON; H. SLEMAN	OUTBG-C; PAULESLEMAN HOUSE
27 W. KIRKE ST	CLASSICAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	SLATE	c1919	RESIDENCE	H. GARDNER	FORMER LAB CONVERTED
28 W. KIRKE ST	COLONIAL/4 SQ	1892-1916	NC	3	ALUM/VINYL	8/1 MOD	PYRAMIDAL	ASPHALT		RESIDENCE		LDST INTEGRITY
29 W. KIRKE ST	CRAFTSMAN/4 SQ	1892-1916	1	3	STUCCO	1/1 PATTERN	SIMPLE HIP	ASPHALT		RESIDENCE		HIGH ARCHITECTURAL INTEGRITY
30 W. KIRKE ST	COLONIAL REVIVAL	1927-41	2	3	ALUM/VINYL	12/12	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
31 W. KIRKE ST	CRAFTSMAN	1892-1916	2	3	STUCCO	8/1	SIDE GABLE	SLATE		RESIDENCE	H. INGERBOLL	EAST ADD W/ BASE GAR
32 W. KIRKE ST	COLONIAL REVIVAL/CRAFTSMAN	1892-1916	2	3	STUCCO	8/1	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C
33 W. KIRKE ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	SLATE		RESIDENCE	H. TAYLOR (INSTRUMENTS)	ATTACHED GARAGE
34 W. KIRKE ST	BUNGALOW	1892-1916	2	2	BRICK	FIXED	SIDE GABLE	ASPHALT	c1915	RESIDENCE	H. HARTMAN, LAWRENCE (WRITER)	OUTBG-C
4 LAUREL PKWY	CRAFTSMAN	1892-1916	1	3	STONE	1/1	SIMPLE HIP	ASPHALT	c1896	RESIDENCE	A. MELINE; H. LEMLY (LIEUT)	S ADD PORCH ALTER
10 LAUREL PKWY	MODERN-SPIT LEVEL	1941-96	NC	3	WOOD-CLAPBOARD	8/8	CROSS GABLE	ASPHALT		RESIDENCE		GARAGE BUILT IN BASEMENT
1 E. LENOX ST	DUTCH COLONIAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	GAMBREL	SLATE		RESIDENCE		OUTBG-C
3 E. LENOX ST	CLASSICAL REVIVAL	1892-1916	1	2	WOOD-CLAPBOARD	6/6	CROSS GABLE	ASPHALT	BY 1894	RESIDENCE	A. DESSEZ; H. BUHRMEISTER/MCCAMON (ARMY)	CCHS#380 C1894
4 E. LENOX ST	MODERN NEO COLONIAL	1941-96	NC	3	BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		OUTBG-NC
6 E. LENOX ST	SHINGLE	1892-1916	2	3	WOOD-CLAPBOARD	CASEMENT	SIMPLE HIP	ASPHALT	c1896	RESIDENCE	A. HARDING	OUTBG-C
8 E. LENOX ST	SHINGLE	1892-1916	2	3	WOOD-CLAPBOARD	8/1	FRONT GABLE	ASPHALT	BY 1912	RESIDENCE	H. WEAVER/HEATON	OUTBG-C
9 E. LENOX ST	CRAFTSMAN	1892-1916	1	3	WOOD-CLAPBOARD	2/2	SIMPLE HIP	SLATE	c1894	RESIDENCE	A. DESSEZ; H. HITZ (LAWYER)	D.S. PORTER HOUSE
10 E. LENOX ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD-CLAPBOARD	6/1	SIDE GABLE	SLATE		RESIDENCE	H. BROWNE (LAWYER)	CCHS#703 C1904
11 E. LENOX ST	COLONIAL REVIVAL	1892-1916	2	3	ALUMINUM/VINYL	6/1	SIDE GABLE	ASPHALT		RESIDENCE	H. BRAINARD (REAL ESTATE)	
12 E. LENOX ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	1/1 CUSTOM	SIMPLE HIP	ASPHALT	c1899	RESIDENCE	H. GAILAND	CCHS#1492 C1915
13 E. LENOX ST	COLONIAL REVIVAL/ECLECTIC	1892-1916	2	3	WOOD-SHINGLE	1/1	CROSS HIP	SLATE	BY 1904	RESIDENCE	H. NORTHROP (LAWYER)	OUTBG-C; CCHS#83, #703
100 E. LENOX ST	MODERN-CAPE CDD	1941-96	NC	2	BRICK/ALUM/VIN	6/6	SIDE GABLE	SLATE		RESIDENCE		*FENCE
101 E. LENOX ST	COLONIAL REVIVAL	1892-1916	2	2	STUCCO	9/1	SIDE GABLE	SLATE	BY 1912	RESIDENCE	H. CLAUDE, TEWKSBURY	FACES BROOKVILLE
102 E. LENOX ST	VERNAICULAR	1916-27	2	2	WOOD-CLAPBOARD	6/6	FRONT GABLE	ASPHALT	BY 1927	RESIDENCE		FORMER CARRIAGE HOUSE
3 W. LENOX ST	COLONIAL REVIVAL/4 SQ	1892-1916	2	3	STUCCO	TRIPARTITE	SIMPLE HIP	ASPHALT		RESIDENCE	H. STEVENS (LAWYER) POTBURY (LAWYER)	OUTBG-C
5 W. LENOX ST	SHINGLE	1892-1916	2	3	WOOD-CLAPBOARD	MODERN	FRONT GABLE	WOOD-SHINGLE	BY 1912	RESIDENCE	H. BOWEN (COM & LAB)	

8 W. LENOX ST	CRAFTSMAN	1892-1915	NC	3	STUCCO	6/6	SIDE	G	RESIDENCE		GARAGE W/ LIVING SPACE
9 W. LENOX ST	COLONIAL REVIVAL/4SQ	1892-1915	2	3	BRICK	1/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	
11 W. LENOX ST	TUDOR REVIVAL	1916-27	1	3	WOOD-CLAPBOARD	6/6	SIMPLE GABLE	SLATE	1917	RESIDENCE	A. HEATON; H. WALKER
14 W. LENOX ST	POST-MODERN/CRAFTSMAN	1996	NC							RESIDENCE	1920s HOUSE DEMO 1996
15 W. LENOX ST	CRAFTSMAN	1892-1915	2	3	STUCCO	8/2	SIMPLE HIP	SLATE		RESIDENCE	WEST ADDITION
16 W. LENOX ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE	OUTBG-NC
18 W. LENOX ST	COLONIAL REVIVAL	1892-1915	1	3	STUCCO	6/6	SIDE GABLE	ASHPALT	c1913	RESIDENCE	OUTBG-NC
20 W. LENOX ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	9/1	SIDE GABLE	ASPHALT		RESIDENCE	OUTBUILDING
33 W. LENOX ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	8/8	SIDE GABLE	ASPHALT	1924	RESIDENCE	2 STORY ORIG WING
35 W. LENOX ST	COLONIAL REVIVAL	1916-27	1	3	BRICK	8/8	SIDE GABLE	SLATE	1926	RESIDENCE	
37 W. LENOX ST	CRAFTSMAN	1892-1915	2	3	ALUMINUM/VINYL	12/1	SIDE GABLE	ASPHALT		RESIDENCE	
43 W. LENOX ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	8/6	SIDE GABLE	SLATE		RESIDENCE	
45 W. LENOX ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	8/8	SIDE GABLE	SLATE		RESIDENCE	
47 W. LENOX ST	TUDOR REVIVAL	1916-27	2	2	STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE	
49 W. LENOX ST	MODERN	1941-96	NC	2	BRICK	CASEMENT	FRONT GABLE	ASPHALT		RESIDENCE	
51 W. LENOX ST	MODERN	1941-96	NC	2	STONE	GAMBREL	ASPHALT	ASPHALT		RESIDENCE	
2 MAGNOLIA PKWY	MODERN: VICTORIAN REVIVAL	1892-1916	NC	3	WOOD-SHINGLE	CASEMENT	FRONT GABLE	ASPHALT		RESIDENCE	1990S HOUSE REMODELED/ENLARGED
3 MAGNOLIA PKWY	MODERN	1941-96	NC	2	BRICK	8/8	SIDE GABLE	ASPHALT	c1965	RESIDENCE	
4 MAGNOLIA PKWY	CRAFTSMAN/4SQ	1892-1916	2	2	WOOD-SHINGLE	6/1	PYRAMIDAL	ASPHALT		RESIDENCE	H. BAKER
5 MAGNOLIA PKWY	MODERN	1941-96	NC	2	BRICK	8/6	SIDE GABLE	ASPHALT	c1965	RESIDENCE	PERGOLA
7 MAGNOLIA PKWY	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	6/1	SIDE GABLE	SLATE		RESIDENCE	25 STORY WING
8 MAGNOLIA PKWY	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	6/1	SIDE GABLE	SLATE		RESIDENCE	ADDITIONS POST 1927
9 MAGNOLIA PKWY	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	FRNCH DDOR	SIDE GABLE	SLATE		RESIDENCE	
11 MAGNOLIA PKWY	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	8/6	SIDE GABLE	SLATE		RESIDENCE	25 STORY WING, OUTBG-C
13 MAGNOLIA PKWY	DUTCH COLONIAL	1916-27	2	2	ALUMINUM/VINYL	6/6	GAMBREL	ASPHALT		RESIDENCE	
15 MAGNOLIA PKWY	DUTCH COLONIAL	1916-27	2	3	WOOD-CLAPBOARD	6/6	GAMBREL	SLATE		RESIDENCE	
16 MAGNOLIA PKWY	CRAFTSMAN	1892-1916	2	3	STUCCO	3/1	PYRAMIDAL	ASPHALT		RESIDENCE	
17 MAGNOLIA PKWY	BUNGALOW	1916-27	2	2	STONE	6/1	SIDE GABLE	SLATE		RESIDENCE	
20 MAGNOLIA PKWY	COLONIAL REVIVAL	1916-27	2	3	ALUMINUM/VINYL	6/6	SIDE GABLE	ASPHALT		RESIDENCE	
1 E. MELROSE ST	COLONIAL REVIVAL	1892-1916	2	2	WOOD-CLAPBOARD	CASEMENT	SIDE GABLE	ASPHALT		RESIDENCE	OUTBG-C
2 E. MELROSE ST	COLONIAL REVIVAL/4SQ	1916-27	2	3	STUCCO	1/1	SIMPLE HIP	SLATE		RESIDENCE	
3 E. MELROSE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-SHINGLE	1/1	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. RIDGEWAY (GEOL SURVEY)
5 E. MELROSE ST	SHINGLE	1892-1916	1	3	WOOD-SHINGLE	9/1	PYRAMIDAL	SLATE		RESIDENCE	OUTBG-C
7 E. MELROSE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	CASEMENT	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. KER (REAL ESTATE)
8 E. MELROSE ST	MODERN	1892-1916	NC	3	WOOD-CLAPBOARD	9/1	SIDE GABLE	WOOD SHINGLE		RESIDENCE	
9 E. MELROSE ST	COLONIAL REVIVAL	1941-96	NC	3	WOOD-CLAPBOARD	3/1	CROSS GABLE	WOOD SHINGLE	1891	RESIDENCE	
11 E. MELROSE ST	CRAFTSMAN	1892-1916	2	3	STUCCO	8/1	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. LANE (TREAS ARCHT)
12 E. MELROSE ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	CASEMENT	FRONT GABLE	ASPHALT		RESIDENCE	OUTBG-2
13 E. MELROSE ST	DUTCH COLONIAL	1892-1916	2	2	WOOD-SHINGLE	CASEMENT	GAMBREL	WOOD SHINGLE		RESIDENCE	OUTBG-C
15 E. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	2/2	SIMPLE HIP	ASPHALT		RESIDENCE	CUT OUT SHUTTERS, ADD GARAGE
16 E. MELROSE ST	CRAFTSMAN	1892-1916	2	3	WOOD-CLAPBOARD	1/1	PYRAMIDAL	ASPHALT	c1895	RESIDENCE	A. WOOD; H. OWENS
21 E. MELROSE ST	CRAFTSMAN	1916-27	2	3	WOOD-CLAPBOARD	TRIPARTITE	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	A. COOPER; H. WEAVER/RICHARDS
101 E. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	6/6	SIDE GABLE	SLATE		RESIDENCE	H. SPIER
102 E. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	2/2	SIDE GABLE	SLATE		RESIDENCE	
1 W. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	9/1	SIDE GABLE	ASPHALT		RESIDENCE	H. KAUFFMANN
4 W. MELROSE ST	TUDOR REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	1/1	HIP ON GABLE	SLATE	c1897	RESIDENCE	A. MELINE; H. LEWIS
5 W. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	3/1	PYRAMIDAL	SLATE		RESIDENCE	
6 W. MELROSE ST	DUTCH COLONIAL	1916-27	2	3	BRICK	3/1	GAMBREL	ASPHALT	BY 1924	RESIDENCE	H. ROBERTSON (PATENT LAWYER)
8 W. MELROSE ST	CRAFTSMAN	1916-27	2	3	STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE	H. WARNER
9 W. MELROSE ST	SHINGLE	1916-27	2	3	WOOD-SHINGLE	CASEMENT	PYRAMIDAL	SLATE		RESIDENCE	
11 W. MELROSE ST	COLONIAL REVIVAL	1916-27	2	3	STUCCO	1/1	SIDE GABLE	ASPHALT		RESIDENCE	H. MORGAN (NAVY)
2 E. NEWLANDS ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-SHINGLE	6/6	CROSS GABLE	SLATE	c1910	RESIDENCE	A. HEATON; H. WALSH (MGR)
3 NEWLANDS ST	CRAFTSMAN	1892-1916	2	3	STUCCO	CASEMENT	CROSS HIP	PANTILE	BY 1912	RESIDENCE	H. JOHNSON (LAWYER)
4 NEWLANDS ST	COLONIAL REVIVAL/CRAFTSMAN	1892-1916	2	3	WOOD-SHINGLE	6/6	SIDE GABLE	SLATE	c1910	RESIDENCE	A. HEATON; H. McNALLY
5 NEWLANDS ST	CRAFTSMAN	1892-1916	2	2	STUCCO	TRIPARTITE	SIDE GABLE	SLATE		RESIDENCE	H. HOEHLING
6 NEWLANDS ST	DUTCH COLONIAL	1941-96	NC	2	WOOD-CLAPBOARD	6/6	GAMBREL	WOOD SHINGLE	1986	RESIDENCE	
7 NEWLANDS ST	COLONIAL REVIVAL/4SQ	1892-1916	1	3	STUCCO		SIMPLE HIP	ASPHALT	c1910	RESIDENCE	H. NICHOLSON (JUSTICE OF PEACE)
8 NEWLANDS ST	DUTCH COLONIAL/BUNGALOW	1892-1916	2	2	ALUMINUM/VINYL	FRNCH DD	GAMBREL	COPPER-SHING		RESIDENCE	H. CLARK (CLERGY)
10 NEWLANDS ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-SHINGLE	6/1	SIDE GABLE	SLATE	BY 1912	RESIDENCE	A. HEATON; H. PARKER (MFG)
11 NEWLANDS ST	SHINGLE/BUNGALOW	1892-1916	2	2	WOOD-SHINGLE	9/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. WHITFORD (LAWYER)
14 NEWLANDS ST	BUNGALOW	1916-27	2	3	WOOD-SHINGLE	6/6	SIDE GABLE	WOOD SHINGLE	BY 1920	RESIDENCE	H. LATIMER (LAWYER)
15 NEWLANDS ST	COLONIAL REVIVAL	1892-1916	2	3	STUCCO	6/6	SIDE GABLE	SLATE		RESIDENCE	
16 NEWLANDS ST	DUTCH COLONIAL	1892-1916	2	2	STUCCO	6/6	GAMBREL	SLATE	BY 1912	RESIDENCE	H. MELLOTT (PATENT OFFICE)

103 NEWLANDS ST	COLONIAL REVIVAL/4SQ	1892-1916	1	3	STUCCO	1/1	PYRAMIDAL	ASPHALT	1922	RESIDENCE	H: NICHOLSON	LANDSCAPE, FENCE; NICHOLSON MEMOIR
2 W. NEWLANDS ST	COLONIAL REVIVAL/ELECTIC	1941-96	NC	3	WOOD-CLAPBOARD	12/1	CROSS GABLE	WOOD SHINGLE	c1994	RESIDENCE	A: MITCHELL BEST, VISMIC	2/1/95 GAZETTE ARTICLE R-14
1061 OLIVER ST	COLONIAL REVIVAL	1941-96	NC	1	STUCCO		CASEMENT	SIMPLE HIP		RECTORY		ATTACHED GARAGE
2 OXFORD ST	COLONIAL REVIVAL	1916-27	2	2	STONE	6/6	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C
3 OXFORD ST	TUDOR REVIVAL	1916-27	2	2	BRICK/STUCCO		CASEMENT	SIDE GABLE		RESIDENCE		CRAFTSMAN INFL OF PORCH
4 OXFORD ST	COLONIAL REVIVAL	1892-1916	2	2	STUCCO	6/6	SIDE GABLE	ASPHALT	1911	RESIDENCE	A: WOOD, H: DEMING (ARCHT)	
4-A OXFORD ST	MODERN NEO-COLONIAL	1941-96	NC	3	BRICK	9/9	SIMPLE HIP	WOOD SHINGLE	1990	RESIDENCE		
5 OXFORD ST	DUTCH COLONIAL	1892-1916	2	3	WOOD-SHINGLE	FRNCH DO	CROSS GABLE	SLATE		RESIDENCE	H: HUNTER (G W MED SCHOOL)	CRAFTSMAN INFL
6 OXFORD ST	MODERN NEO COLONIAL	1941-96	NC	2	BRICK	8/8	SIDE GABLE	ASPHALT		RESIDENCE		ATTACHED GARAGE
7 OXFORD ST	COLONIAL REVIVAL	1892-1916	2	3	WOOD-CLAPBOARD	FRNCH DOOR	CROSS GABLE	SLATE		RESIDENCE	H: JACKSON (CHEMIST NBS)	
8 OXFORD ST	RENAISSANCE REVIVAL	1892-1916	1	2	STUCCO	6/6	SIMPLE HIP	ASPHALT	1911	RESIDENCE	A: WOOD; H: MINNEGERODE	
10 OXFORD ST	MODERN	1941-96	NC	2	WOOD-CLAPBOARD		CASEMENT	SIDE GABLE		RESIDENCE		
11 OXFORD ST	COLONIAL REVIVAL	1916-27	2	2	BRICK	6/6	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
12 OXFORD ST	BUNGALOW	1916-27	2	3	STUCCO/BRICK	6/6	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C
13 OXFORD ST	DUTCH COLONIAL	1916-27	2	2	STUCCO	6/6	GAMBREL	ASPHALT	c1922	RESIDENCE	A: HEATON; H: JAMESON	JAMESON RESIDENCE
14 OXFORD ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
15 OXFORD ST	DUTCH COLONIAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	GAMBREL	WOOD SHINGLE		RESIDENCE		2STORY W ADDITION
16 OXFORD ST	COLONIAL REVIVAL	1916-27	2	2	STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE		WRAP PORCH W/PENT ROOF; BUNGALOW INFLNC
17 OXFORD ST	DUTCH COLONIAL	1916-27	2	2	STUCCO	TRIPARTITE	GAMBREL	ASPHALT		RESIDENCE		
18 OXFORD ST	CRAFTSMAN/BUNGALOW	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
20 OXFORD ST	TUDOR REVIVAL	1916-27	2	3	BRICK/STUCCO	6/6 CASE	FRONT GABLE	ASPHALT		RESIDENCE		
25 OXFORD ST	MODERN	1941-96	NC	2	BRICK		CASEMENT	SIMPLE HIP		RESIDENCE		
26 OXFORD ST	MODERN-NEO COLONIAL	1941-96	NC	2	WOOD-CLAPBOARD	6/6	FRONT GABLE	ASPHALT		RESIDENCE		
31 OXFORD ST	CRAFTSMAN	1916-27	2	3	ALUMINUM/VINYL	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
33 OXFORD ST	VERNAICULAR	1916-27	2	3	WOOD-CLAPBOARD	6/1	CROSS GABLE	SLATE		RESIDENCE		
35 OXFORD ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	FRNCH DOOR	SIDE GABLE	SLATE		RESIDENCE		
37 OXFORD ST	CRAFTSMAN	1916-27	2	2	WOOD-SHINGLE	8/1	SIDE GABLE	SLATE		RESIDENCE		
1 PRIMROSE ST	FRENCH	1827-41	1	2	BRICK		CASEMENT	CROSS HIP	c1930	RESIDENCE		OUTBG-C/TOWER
2 PRIMROSE ST	DUTCH COLONIAL	1916-27	2	2	STUCCO	TRIPARTITE	GAMBREL	SLATE		RESIDENCE		BASEMENT GARAGE
3 PRIMROSE ST	TUDOR REVIVAL	1916-27	2	3	STUCCO	CASEMENT	CROSS GABLE	SLATE		RESIDENCE		
4 PRIMROSE ST	COLONIAL REVIVAL	1892-1916	2	2	STUCCO	6/1	SIDE GABLE	ASPHALT		RESIDENCE		
5 PRIMROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	6/6	SIDE GABLE	WOOD SHINGLE		RESIDENCE		
6 PRIMROSE ST	COLONIAL REVIVAL	1892-1916	2	3	STUCCO	8/1	GAMBREL	SLATE		RESIDENCE		OUTBG-C; PEBBLEDASH FRAME
7 PRIMROSE ST	COLONIAL REVIVAL/4SQ	1916-27	2	2	STONE	6/6	PYRAMIDAL	SLATE	BY 1924	RESIDENCE	H: BROOKINGS/MERRING	OUTBG-C
8 PRIMROSE ST	MEDITERRANEAN REVIVAL	1916-27	2	3	STUCCO	6/1	SIMPLE HIP	PANTILE		RESIDENCE		
9 PRIMROSE ST	CRAFTSMAN/4SQ	1892-1916	2	3	STUCCO	10/1	PYRAMIDAL	SLATE		RESIDENCE		FRAME CONSTRUCTN; PEBBLEOASH BY 1916
11 PRIMROSE ST	COLONIAL REVIVAL/4SQ	1892-1916	2	3	ALUMINUM/VINYL	1/1	SIMPLE HIP	SLATE		RESIDENCE		
12 PRIMROSE ST	RENAISSANCE REVIVAL	1916-27	2	3	STUCCO	8/1	SIMPLE HIP	SLATE		RESIDENCE		OUTBG-C
15 PRIMROSE ST	TUDOR REVIVAL	1916-27	2	3	STUCCO	CASEMENT	SIDE GABLE	SLATE		RESIDENCE		
16 PRIMROSE ST	MEDITERRANEAN REVIVAL	1916-27	2	3	STUCCO	PAIR ARCH	SIDE GABLE	PANTILE		RESIDENCE		OUTBG-C
17 PRIMROSE ST	COLONIAL REVIVAL	1892-1916	1	3	WOOD-SHINGLE	6/6	SIMPLE HIP	THIN SLATE	c1911	RESIDENCE	A: HEATON; H: OGILBY (LAWYER)	OUTBG-C
21 PRIMROSE ST	COLONIAL REVIVAL/4 SQ	1892-1916	2	3	STUCCO	TRIPARTITE	PYRAMIDAL	ASPHALT		RESIDENCE		OUTBG-C
22 PRIMROSE ST	MODERN-DUTCH COLONIAL	1841-96	NC	2	WOOD-CLAPBOARD	9/9	GAMBREL	WOOD-SHINGLE		RESIDENCE		EAST ADDITION
23 PRIMROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-SHINGLE	6/6	SIDE GABLE	THIN SLATE		RESIDENCE	H: CORBY, KARL	OUTBG-C
26 PRIMROSE ST	TUDOR REVIVAL	1916-27	2	3	BRICK	9/1	SIDE GABLE	PANTILE		RESIDENCE		FORMERLY #26
25 PRIMROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	8/12	SIDE GABLE	THIN SLATE		RESIDENCE		OUTBG-NC
27 PRIMROSE ST	CRAFTSMAN	1892-1916	2	3	STUCCO	1/1	SIDE GABLE	THIN SLATE	BY 1912	RESIDENCE	H: HEISTER	OUTBG-C; PERGOLAS; TILE CONSTRUCTN
29 PRIMROSE ST	COLONIAL REVIVAL/4SQ	1892-1916	2	3	STUCCO	6/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H: PIMPER	LANDSCAPING
36 PRIMROSE ST	COLONIAL REVIVAL/CRAFTSMAN	1916-27	2	3	WOOD-SHINGLE	6/6	CROSS GABLE	ASPHALT		RESIDENCE	H: MAHR (LAWYER)	OUTBG-C
100 PRIMROSE ST	MODERN RANCH	1941-96	NC	1	BRICK	PICT/LOU	SIDE GABLE	ASPHALT		RESIDENCE		
101 PRIMROSE ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD	4/2	FRONT GABLE	ASPHALT		RESIDENCE		
1 QUINCY ST	COLONIAL REVIVAL/CRAFTSMAN	1892-1916	1	3	STUCCO	CASEMENT	CROSS HIP	THIN SLATE	1909	RESIDENCE	H: MOROAN	'DUDLEA' OUTBG-C
2 QUINCY ST	MEDITERRANEAN REVIVAL	1916-27	1	3	STUCCO	CASEMENT	SIMPLE HIP	PANTILE		RESIDENCE	H: ROGERS	OUTBG-C
3 QUINCY ST	MODERN	1941-96	NC	1	BRICK	CASEMENT	SIMPLE HIP	THIN SLATE	c1970	RESIDENCE		
4 QUINCY ST	MODERN	1941-96	NC	2	BRICK	CASEMENT	SIDE GABLE	ASPHALT		RESIDENCE		
5 QUINCY ST	COLONIAL REVIVAL/CRAFTSMAN	1892-1916	2	3	WOOD-CLAPBOARD	MULTI-TRIP	SIDE GABLE	THIN SLATE		RESIDENCE		OUTBG-C
6 QUINCY ST	COLONIAL REVIVAL	1892-1916	1	3	BRICK	6/6	SIDE GABLE	THIN SLATE		RESIDENCE	A: HEATON	
8 QUINCY ST	DUTCH COLONIAL	1892-1916	2	3	STONE	6/6	GAMBREL	THIN SLATE		RESIDENCE	H: GATLEY	OUTBG-C
10 QUINCY ST	MEDITERRANEAN REVIVAL/ELECTIC	1892-1916	2	3	STUCCO	6/6	SIDE GABLE	PANTILE	c1912	RESIDENCE	H: ADKINS	BRICK ON 1ST IN 1927
11 QUINCY ST	MODERN RANCH	1941-96	NC	1	BRICK	MOD SASH	SIDE GABLE	ASPHALT		RESIDENCE		ADDITIONS
19 QUINCY ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE		
21 QUINCY ST	CRAFTSMAN	1892-1916	2	3	WOOD-CLAPBOARD	6/1	SIMPLE HIP	THIN SLATE		RESIDENCE		
24 QUINCY ST	MODERN	1941-96	NC	2	BRICK	9/9	SIDE GABLE	THIN SLATE		RESIDENCE		

25 QUINCY ST	MEDITERRANEAN REVIVAL	1916-27	2	3	BRICK	6/1	SIDE GABLE	PAN	RESIDENCE	OUTBG-C
26 QUINCY ST	COLONIAL REVIVAL	1892-1916	2	3	STUCCO	1/1	SIDE GABLE	THIN SLATE	RESIDENCE	OUTBG-C
27 QUINCY ST	MEDITERRANEAN REVIVAL	1916-27	2	3	STUCCO	6/1	SIMPLE HIP	PANTILE	1920 RESIDENCE	OUTBG-C
28 QUINCY ST	CRAFTSMAN	1892-1916	2	3	WOOD-CLAPBOARD	1/1	SIMPLE HIP	THIN SLATE	RESIDENCE	OUTBG-C
29 QUINCY ST	COLONIAL REVIVAL/CRAFTSMAN	1916-27	2	3	BRICK	6/1	SIDE GABLE	THIN SLATE	1920 RESIDENCE	OUTBG-C
30 QUINCY ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-CLAPBOARD	PICT/DUVE	SIDE GABLE	ASPHALT	RESIDENCE	H: JULLIEN (ARCHITECT)
31 QUINCY ST	COLONIAL REVIVAL	1916-27	2	2	WOOD-SHINGLE	6/6	SIDE GABLE	ASPHALT	RESIDENCE	OUTBG-C
32 QUINCY ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-SHINGLE	8/8	SIDE GABLE	ASPHALT	RESIDENCE	OUTBG-C
33 QUINCY ST	MODERN	1941-96	NC	2	BRICK	8/8	SIDE GABLE	THIN SLATE	RESIDENCE	
34 QUINCY ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD <i>shingle</i>	CASEMENT	SIDE GABLE	THIN SLATE	1922 RESIDENCE	A: JULLIEN
35 QUINCY ST	MEDITERRANEAN REVIVAL	1927-41	2	3	STUCCO	CASEMENT	SIDE GABLE	ASPHALT	BY 1931 RESIDENCE	
36 QUINCY ST	COLONIAL REVIVAL	1916-27	2	3	WOOD-CLAPBOARD <i>shingle</i>	6/6	SIDE GABLE	ASPHALT	RESIDENCE	
37 QUINCY ST	MODERN RANCH	1941-96	NC	1	BRICK	8/12	SIDE GABLE	ASPHALT	RESIDENCE	
6000 WESTERN AVE	TUDOR REVIVAL	1916-27	1	3	STUCCO	CASEMENT	CROSS GABLE		RESIDENCE	ATTACHED GARAGE

Chapter 24A. HISTORIC RESOURCES PRESERVATION.*

§ 24A-1. Purpose.

§ 24A-2. Definitions.

§ 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

§ 24A-4. Historic preservation commission.

§ 24A-5. Same—Powers and duties.

§ 24A-6. Historic area work permits—Generally.

§ 24A-7. Historic area work permits—Application procedures; appeals.

§ 24A-8. Same—Criteria for issuance.

§ 24A-9. Demolition by neglect.

§ 24A-10. Moratorium on alteration or demolition.

§ 24A-11. Violations and penalties.

§ 24A-12. Severability.

§ 24A-13. Historic preservation easement program.

Sec. 24A-1. Purpose.

It is the purpose of this chapter to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement, of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historical areas, foster civic beauty and to preserve continued utilization and pleasure of the citizens of the county, the state, and the United States of America. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

*Cross reference—Historic preservation tax credit, § 52-41 et seq.

Sec. 24A-2. Definitions.

For the purposes of this Chapter, the following words and phrases have the following meanings:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located an historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Board: The County Board of Appeals of Montgomery County.

Commission: The historic preservation commission of Montgomery County as described hereinafter.

Demolition by neglect: The failure to provide ordinary and necessary maintenance and repair to an historic site or an historic resource within an historic district, whether by negligence or willful neglect, purpose or design, by the owner or any party in possession of such a site, which results in any of the following conditions:

- (a) The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.
- (b) The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of or to the exterior features.

Director: The Director of the Department of Permitting Services, or the Director's designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type of style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic district: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County."

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Permit: An historic area work permit issued by the Director authorizing work on an historic site or an historic resource located within an historic district.

Planning Board: The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Preservation easement means an easement held by the County to protect, maintain, or otherwise conserve an historic resource. (Ord. No. 9-4, § 1; 1989 L.M.C., ch. 4, § 1; Ord. No. 11-59; Ord. No. 13-37, § 1; Ord. No. 13-114, § 1.)

Editor's note—Section 1 of Ord. No. 13-114, amending Section 5 of Ord. No. 13-37 states: "Sunset. On July 1, 2001, any function transferred by this Ordinance to the Department of Permitting Services reverts to the Department of Environmental Protection."

Sec. 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

- (a) As part of the general plan for the physical development of that portion of the county within the Maryland-Washington Regional District, there shall be prepared, adopted and approved a master plan for historic preservation which shall constitute an amendment to the general plan for the Maryland-Washington Regional District. Such plan shall designate historic sites and historic districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.
- (b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:
 - (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;

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- c. Is identified with a person or a group of persons who influenced society;
or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.
- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Sec. 24A-4. Historic preservation commission.

- (a) *Created.* There is hereby created a commission to be known as the "historic preservation commission of Montgomery County, Maryland."
- (b) *Membership.* The commission shall consist of 9 members appointed by the county executive with the confirmation of the county council. Each member must be a resident of the county. The 4 fields of history, architecture, preservation and urban design shall be represented by a minimum of 1 member qualified by special interest, knowledge or training. The remaining members of the commission shall, to the extent possible, be selected to represent the geographical, social, economic and cultural concerns of the residents of the county.
- (c) *Officers.* The county executive shall appoint the chairman and vice-chairman of the commission, who shall serve at his pleasure, but such appointments occurring after the commission's first year of operation shall be made after due consideration has been given to the recommendation of the commission.
- (d) *Term.* The terms of the members of the commission shall be for a three-year period and members shall continue to serve until their successors are appointed and qualified.

- (e) *Vacancy.* Any vacancy in the membership of the commission caused by the expiration of a term, by resignation or death, by a superseding incapacity to discharge duties, by a removal for cause, or by any other cause creating such vacancy, shall be filled for a new term, or for the remainder of the term for which there is a vacancy as the case may be, in the same manner as provided herein for the nomination and appointment of the initial members of the commission.
- (f) *Removal for cause.* A member may be removed for cause from the commission by the county executive.
- (g) *Compensation.* The members of the commission serve without compensation.
- (h) *Regulations.* The commission must adopt, under method (2) of Section 2A-15 of this Code, rules, guidelines and regulations that are necessary for the proper transaction of the business of the commission. This includes provisions governing contested cases before the commission.
 - (1) *Meetings.* The commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Such meetings shall be open to the public.
 - (2) *Staff.* There may be appointed and assigned to the commission such employees, and the chief administrative officer shall make available to the commission such services and facilities of the county, as are necessary or appropriate for the proper performance of its duties, and the county attorney shall serve as counsel to the commission. (Ord. No. 9-4, § 1; 1984 L.M.C., ch. 24, § 26; Ord. No. 11-59; FY 1991 L.M.C., ch. 9, § 1.)

Cross reference—Boards and commissions generally, § 2-141 et seq.

Sec. 24A-5. Same—Powers and duties.

The commission has the following powers and duties:

- (a) To research historic resources and to recommend to the planning board that certain of them be designated as historic sites or historic districts on the master plan for historic preservation and, hence, be subject to the provisions of this chapter.
- (b) To recommend to the planning board, as needed, any update to the inventory of historic resources which is contained in the "Locational Atlas and Index of Historic Sites in Montgomery County."

- (c) To act upon applications for historic area work permits and other matters referred to it for action pursuant to the provisions of this chapter.
- (d) To appoint members to local advisory panels to assist and advise the commission on the performance of its functions.
- (e) To recommend programs and legislation to the council and the planning board to encourage historic preservation in the Maryland-Washington Regional District.
- (f) To review any legislation and proposals affecting historic preservation, including preparation of master plans, and to make recommendations on such legislation and proposals to appropriate authorities.
- (g) To serve as a clearinghouse for information on historic preservation for county government, individuals, citizens' associations, historic societies and local advisory committees; to provide information and educational materials for the public; and to undertake activities to advance the goals of historic preservation in the county.
- (h) To employ or hire consultants or other temporary personnel, consistent with county contract provisions, as deemed necessary to assist the commission in the accomplishment of its functions; such consultants or other personnel shall be compensated as may be provided for in the county budget.
- (i) To administer an historic preservation easement program and any revolving funds or grant programs to assist in historic preservation.
- (j) To advise the planning board, in the event of subdivision of land containing an historic resource, on the appurtenances and environmental setting necessary to preserve it.
- (k) To delineate the extent of appurtenances and environmental setting associated with an historic site or resource. (Ord. No. 9-4, § 1; 1989 L.M.C., ch. 4, § 1; Ord. No. 11-59.)

Sec. 24A-6. Historic area work permits—Generally.

- (a) *Required.* An historic area work permit for work on public or private property containing an historic resource must be issued pursuant to the provisions of this chapter before:
 - (1) Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing or altering the exterior features of any historic site or any historic resource located within any historic district.

- (2) Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
 - (3) Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within any historic district.
- (b) *Exceptions.* Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.
- (c) *Disclosure requirements.*
- (1) Applicants for permits to demolish or substantially alter the exterior features of any historic site or historic resource located within an historic district are required to disclose its identification as such in writing on any application therefor.
 - (2) Any person who shall undertake any work as stated in subsection (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.
- (d) *Advice of commission prior to application.* The commission shall adopt procedures to encourage owners of historic resourcesto seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation or any other matter under this chapter affecting the issuance of a permit. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Sec. 24A-7. Historic area work permits—Application procedures; appeals.

- (a) *Applications.* An applicant for an historic area work permit must file an application with the Director. The application must contain all information the Commission requires to evaluate the application under this Chapter.

- (b) *Referral of application.* Within 3 days after the application is complete, the Director must forward the application to the Commission for review.
- (c) *Public meeting.* When the Commission receives the application, the Commission must schedule a public meeting to consider the application.
- (d) *Notice.* The Commission must notify the Director and any citizen or organization that the Commission reasonably determines has an interest in the application of the time and place of the public meeting.
- (e) *Conduct of Commission meeting.* The public meeting on the application must be informal and formal rules of evidence do not apply. The Commission must encourage interested parties to comment and must keep minutes of the proceedings on the application.
- (f) *Action by the Commission.*
 - (1) The Commission must make a public decision on the application under paragraph (2) not later than 45 days after the applicant files the application or 15 days after the Commission closes the record on the application, whichever is earlier.
 - (2) The Commission must instruct the Director to issue or deny the permit. The Commission may require the Director to issue the permit with reasonable conditions necessary to assure that work under the permit does not harm the historical, architectural, archeological or cultural value of the historic resource.
 - (3) If the Commission instructs the Director to deny the permit, the Commission must notify the applicant in writing why the Commission denied the application.
 - (4) The commission must instruct the Director to issue the permit if the Commission finds that:
 - (A) denial of the permit would prevent the reasonable use of the property or impose undue hardship on the owner; and
 - (B) within 120 days after the finding in subparagraph (A), no person seeking preservation has submitted an economically feasible plan for preserving the structure.
 - (5) If the Commission does not act on an application within the time periods provided in this subsection, the application is approved, unless the applicant agrees to extend the deadline for Commission action.

(g) *Miscellaneous provisions.*

- (1) The applicant for a permit has the burden of production and persuasion on all issues the Commission determines. If another historic preservation organization holds a deed of easement for the property in the application, the applicant must submit proof to the Commission that the organization conducted an exterior architectural review and approved the action for which the applicant is seeking a permit.
- (2)
 - (A) The Commission may, by regulations issued under method (2), delegate authority to a County employee qualified in historic preservation and assigned to staff the Commission to review and approve an application for work that commonly has no more than an insignificant effect on an historic resource.
 - (B) The regulations:
 - (i) must describe the types of work that staff can review and approve, and require the Commission to review any application that is not clearly subject to staff approval; and
 - (ii) may waive the public meeting and notice requirements of subsections (c) and (d) for applications clearly subject to staff approval.
 - (C) If the staff denies or does not act on an application within 5 days after the Commission received the application from the Director, the Commission must review the application *de novo*.
 - (D) Staff must report monthly to the Commission and each appropriate Local Advisory Panel about any application reviewed by the staff in the previous month, including the disposition of the application.
- (3) A permit may impose conditions that require waiver of a provision of the building code if the waiver is allowed under the "historic structures" provision of the building code adopted under Section 8-14 and the code inspector determines that waiver is appropriate for the specific work covered by the permit.
- (4) The Director must enforce this Chapter.

(h) *Appeal.*

- (1) Within 30 days after the Commission makes a public decision on an application, an aggrieved party may appeal the Commission's decision to the Board of

Appeals, which must review the decision *de novo*. The Board of Appeals may affirm, modify, or reverse any order or decision of the Commission.

- (2) A party may appeal a decision of the Board of Appeals under Section 2-114. (Ord. No. 9-4, § 1; Ord. No. 11-59; Ord. No. 13-111, § 1.)

Sec. 24A-8. Same—Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 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.)

Sec. 24A-9. Demolition by neglect.

In the event of a case of demolition by neglect of an historic resource on public or private property, the following provisions shall apply:

- (a) If the historic resource has been designated on the master plan as an historic site or an historic resource within an historic district, the director shall issue a written notice to all persons of record with any right, title or interest in the subject property, or the person occupying such premises, of the conditions of deterioration and shall specify the minimum items of repair or maintenance necessary to correct or prevent further deterioration. The notice shall provide that corrective action shall commence within 30 days of the receipt of such notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the subject property, or any person of record with any right, title or interest therein, may, within 10 days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in such notice. In the event a public hearing is requested, it shall be held by the commission upon 30 days' written notice mailed to all persons of record with any right, title or interest in the subject property and to all citizens and organizations which the director feels may have an interest in the proceedings.
 - (1) After a public hearing on the issue of necessity of improvements to prevent demolition by neglect, if the commission finds that such improvements are necessary, it shall instruct the director to issue a final notice to be mailed to the record owners and all parties of record with any right, title or interest in the subject property advising of the items of repair and maintenance necessary to correct or prevent further deterioration. The owners shall institute corrective action to comply with the final notice within 30 days of receipt of the revised notice.
 - (2) In the event the corrective action specified in the final notice is not instituted within the time allotted, the director may institute, perform and complete the necessary remedial work to prevent deterioration by neglect and the expenses incurred by the director for such work, labor and materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be

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amortized over a period of 10 years subject to a public sale if there is a default in payment.

- (3) Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that such violation continues and shall be punishable as set forth in section 24A-11.
 - (4) In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).
- (b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to such atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.
- (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of article 28 of the Annotated Code of Maryland.
 - a. In the event that such amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.
 - b. Such notice shall provide that such stabilization work shall commence within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.

- c. In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the director may institute, perform and complete the necessary stabilization work and the expenses incurred by the director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Sec. 24A-10. Moratorium on alteration or demolition.

- (a) *Application for permits for historic resources on locational atlas.* Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to that atlas, published by the Maryland-National Capital Park and Planning Commission, but which is not designated as an historic site or historic district on the master plan for historic preservation, must disclose that fact on the application. If the historic resource is located in an area under review for designation as an historic district and is not under review for designation as an historic site, the application must be reviewed under the procedure in Section 24A-7 if the applicant seeks review under that Section.
- (b) *Referral to the planning board.* If the applicant does not seek review under Section 24A-7, the Director must promptly forward the permit application to the Planning Board to make a finding, after a public hearing, as to the significance of the historic resource and to determine whether, after considering the recommendations of the Commission, the property will be designated as an historic site or an historic resource within an historic district, listed in the master plan for historic preservation. The Planning Board's public hearing on an application to demolish or substantially alter any historic resource listed in the locational atlas satisfies the requirements of section 33A-6 for a public hearing on a preliminary draft amendment to the historic preservation master plan if all notice requirements of that section are met.
- (c) *Determination by the planning board.*
 - (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, the director shall forthwith issue the permit.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the director shall withhold issuance of the permit once for a maximum period of 195 days from the date the application for demolition is filed. If, as a result of the master plan process, the property is designated an historic site or an historic resource within

an historic district, the application shall be governed by the procedures established in section 24A-7.

If, after a public appearance as provided for in section 24A-7, the commission determines that failure to grant the permit applied for will have the effect of denying the property owner of all reasonable use of his property or causing him to suffer under hardship, then the commission must instruct the director to issue the permit subject to such conditions, if any, as are found to be necessary to insure conformity with the purposes and requirements of this chapter.

(d) *Time limits for planning board action.*

- (1) Within 60 days after the filing of an application, or within 15 days after the closing of the record following a public hearing, whichever occurs later, the planning board shall render its findings and determinations with respect to an application.
- (2) Failure to adhere to the limits specified in section 24A-10 shall cause the permit to issue by operation of law, except in the event of a finding and further proceedings as provided in subsection (c)(2) of this section. (Ord. No. 9-4, § 1; Ord. No. 11-59; Ord. No. 13-99, § 1.)

Editor's note—Section 2 of Ord. No. 13-99 states: "Effective date and applicability. This ordinance takes effect on the date of Council adoption and applies to any permit application under Section 24A-10(a) of the Code that was not decided before the date this ordinance takes effect."

Sec. 24A-11. Violations and penalties.

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord. No. 9-4, § 1; 1983 L.M.C., ch. 22, § 28; Ord. No. 11-59.)

Sec. 24A-12. Severability.

The provisions of this chapter are severable and if any provisions, clause, sentence, section, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts of the chapter or their applications to other persons or circumstances. It is hereby declared to be the legislative intent that this chapter would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, section, word or part had not been included therein, and if the person or circumstance to which the chapter or part thereof is inapplicable had been specifically exempted therefrom. (Ord. No. 9-4, § 1; Ord. 11-59.)

Sec. 24A-13. Historic preservation easement program.

- (a) There is a county easement program to preserve historic resources in Montgomery County. The commission must administer the program in accordance with this section.
 - (b)
 - (1) An owner of an historic resource may offer the county a preservation easement to protect or conserve interior or exterior features of the historic resource and its environmental setting or appurtenances by making application to the commission.
 - (2) Upon receipt of an application, the commission must immediately forward the application for review and comment to:
 - (A) the planning board if the historic resource is located within the Maryland-Washington Regional District; and
 - (B) the appropriate agency of a municipality if the historic resource is located within a municipality.

Review and comment under this paragraph must be made within 45 days and should include an evaluation of the proposal using the criteria specified in this section as well as identification of competing or supporting land use priorities or other relevant factors or issues. Recommendations may include proposed easement terms and conditions.

 - (3) The commission must review the application to determine if acceptance of the preservation easement would further the county's historic preservation goals. In making its determination, the commission should consider, among other relevant factors:
 - (A) the relative significance of the historic resource;
 - (B) the structural condition;
 - (C) the owner's planned or completed preservation efforts;
 - (D) the existing zoning and nature of the surrounding neighborhood; and
 - (E) whether an easement will promote long-term survival of the historic resource.
- (c) If the historic resource is designated as an historic site in the county master plan for historic preservation, either as an individual site or located within an historic district, the

county may acquire an easement upon positive recommendation of the commission and approval of the county executive. If the historic resource is not designated as an historic site in the master plan, the additional approval of the county council is required prior to any acceptance by the county. The commission must forward any comments received under subsection (b)(2) to the county executive and the county council, as appropriate.

- (d) A preservation easement under this section should be granted in perpetuity and include appropriate terms and conditions that:
 - (1) restrict changes and alterations;
 - (2) require maintenance, repairs, and administration;
 - (3) authorize public access;
 - (4) provide a right of governmental inspection;
 - (5) provide for a right of assignment to the Maryland Historical Trust or other appropriate agency or entity; and
 - (6) establish enforcement remedies.
- (e) The county may hold a preservation easement jointly with the Maryland Historical Trust.
- (f) A preservation easement must be recorded by the grantor among the land records of the county at the grantor's cost. The grantor must notify the supervisor of assessments and the Office of the Public Tax Advocate of the recordation of the preservation easement.
- (g) Reserved.*

*Editor's note—As originally enacted, 1989 L.M.C., ch. 4, contained no subsection (g).
- (h) A preservation easement may be extinguished by judicial proceeding if an unexpected change in the conditions applicable to the property, such as casualty, make it impossible or impractical to continue to use it for preservation purposes. The terms of an easement related to extinguishment should identify appropriate changes in condition, provide that the county share in any proceeds from a subsequent sale or exchange of the property after the easement is extinguished, and be in accordance with any applicable executive regulations. The sharing in proceeds may include the recapture of property taxes saved by the grantor or its successor in interest, either in part or in full, as a result of the easement.

- (i) The commission may enter into a cooperative agreement with the Maryland Historical Trust or other appropriate agencies or entities for technical assistance in administering the historic easement program. This may include assistance in property evaluation, negotiation, and inspection.
- (j)
 - (1) The easement program authorized under this section is in addition to, and does not supersede or otherwise affect, any other county or municipal program or policy requiring the donation of a preservation easement as a condition of financial assistance. It must operate in conjunction with other county or municipal easement programs.
 - (2) The grant of an easement under this section does not eliminate or otherwise alter any county or municipal regulatory requirement applicable to the historic resource, including any requirement to obtain an historic area work permit.
- (k) The county executive, with the advice of the commission, may adopt regulations under method (2) to administer the historic preservation easement. (1989 L.M.C., ch. 4, § 1; Ord. No. 11-59.)

Editor's note—Section 24A-13, relating to the applicability of this chapter within incorporated municipalities, derived from Ord. No. 9-4, § 1, was repealed by § 15 of 1985 L.M.C., ch. 31. See § 2-96. Subsequently, § 1, of 1989 L.M.C., ch. 4, added a new § 24A-13. Section 2 of that act reads as follows:
Sec. 2. To assist the County in its administration of the historic preservation easement program, the supervisor of assessments is requested to maintain records of both the assessment of the property as restricted under this program by easement and the assessment that would apply if the property was not subject to an easement.

Resolution No: 13-1096
Introduced: November 4, 1997
Adopted: November 4, 1997

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

Subject: Approval of Historic Preservation Commission Regulation 27-97, Historic Preservation Commission: Rules Guidelines, and Procedures

Background

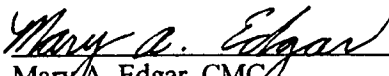
1. On October 14, 1997, the County Council received Historic Preservation Commission Regulation No. 27-97, Historic Preservation Commission: Rules, Guidelines, and Procedures under Method (2) of Code § 2A-15.
2. The Regulation was advertised in the *Montgomery County Register* in the month of June, 1997.
3. Under Method (2), the County Council by resolution may approve or disapprove, in whole or in part, the proposed regulation.
4. On October 27, 1997, the Planning, Housing, and Economic Development Committee reviewed Historic Preservation Commission Regulation 27-97 and recommended that the Historic Preservation Commission Regulation be submitted for consideration by the full Council.
5. The County Council reviewed Historic Preservation Commission Regulation 27-97, on November 4, 1997.

Action

The County Council for Montgomery County, Maryland, approves the following resolution:

Historic Preservation Commission Regulation 27-97, Historic Preservation Commission: Rules, Guidelines, and Procedures is approved.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Secretary of the Council



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION REGULATION

8787 Georgia Avenue • Silver Spring, Maryland 20910

Subject	HISTORIC PRESERVATION COMMISSION: RULES, GUIDELINES, AND PROCEDURES	Number	27-97
	Historic Preservation Commission	Effective Date	November 4, 1997

HISTORIC PRESERVATION COMMISSION RULES, GUIDELINES, AND PROCEDURES

Issued by: Montgomery County Historic Preservation Commission
Regulation No. 27-97

Authority Code Section: 24A-4(h)
Supersedes: 27-97T

Council Review: Method (2) Under Code Section 2A-15
Register Vol. 14, Issue No. 6

Effective Date: November 4, 1997

SUMMARY: This regulation establishes rules, guidelines, and procedures that are necessary for the proper transaction of the business of the Historic Preservation Commission.

GENERAL PROCEDURES FOR MEETINGS

- (a) All meetings of the Commission shall be public. However, the Commission may, at its discretion, hold closed sessions subject to the State Government Article, Annotated Code of Maryland Section 10-501 et.seq.
- (b) Regular meetings generally shall be held on the second and fourth Wednesday of each month at 7:30 p.m. at a site to be determined and to be announced in a newspaper of general circulation in the county approximately two (2) weeks prior to the meeting.



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- (c) Special and/or emergency meetings may be called by the Chairman upon the appropriate notification of each Commissioner.
- (d) A quorum shall consist of five (5) members of the Commission. No decision will be made in the absence of a quorum.
- (e) The agenda for each meeting shall be established under the Chairman's direction and mailed to each Commissioner approximately two (2) weeks prior to the meeting date.
- (f) Questions put to a vote shall be decided by a majority. A tie vote shall result in the defeat of the motion. Proxy voting will not be allowed.
- (g) It shall be the duty of the Commission's staff to keep a true and accurate record of all proceedings at all meetings and public appearances and/or hearings. This may include summary minutes or verbatim transcripts of all meetings. All meeting records shall be distributed to Commission members for their approval and shall be maintained by the staff.
- (h) In all matters not provided for in these regulations, the latest published edition of Roberts Rules of Order governs. Failure to use Roberts Rules of Order shall not invalidate any procedure or action taken by the Commission, that is otherwise valid.



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HISTORIC AREA WORK PERMITS

Section 1.0 Purpose

This regulation is established for the proper transaction of the business of the Montgomery County Historic Preservation Commission (Commission), pursuant to Section 24A-4(h) of the Montgomery County Code (1994), as amended. As required by Section 24A-7(c), upon receipt of a completed application for the issuance of an Historic Area Work Permit, the Commission must schedule a public appearance at a Commission meeting, at which time it will consider the application. This regulation shall govern the receipt, processing, hearing, and final disposition of all applications for the issuance of an Historic Area Work Permit.

Section 1.1 Definitions

For the purposes of this regulation, the following words and phrases have the meaning assigned to them below, except where otherwise indicated in this regulation.

- (a) Local Advisory Panel (LAP) - A group of individuals appointed by the Commission to assist and advise the Commission in the performance of its functions.
- (b) Applicant - Any person that files an application for the issuance of an historic area work permit. The applicant must be the owner, contract purchaser, or authorized agent of the subject historic site or historic resource within an historic district.
- (c) Application - A request for the issuance of an historic area work permit for



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work as described in Sections 24A-6(a)(1)-(3). The application shall be in such form and contain such information as may be required to provide information as shall be necessary for the Commission to evaluate and act upon such application in accordance with the provisions of Chapter 24A.

- (d) Party - Any person identifying himself to the Commission in the official record as having an interest in the outcome of an application being considered.
- (e) Person - Any individual, business entity, whether incorporated or not, association, or any other group of individuals, however organized.
- (f) Ordinary Maintenance - Work on an historic site or an historic resource within a historic district which does not alter in any way the exterior features of the subject property, including the architectural style, design, and general arrangement of the exterior, as well as the nature, texture, details, and dimensions of building materials, windows, doors, siding, etc. This definition applies, whenever appropriate, to the appurtenances and environmental setting of an historic site or resource, as well as to the building, structure, or object itself.

Section 1.2 Submission of Application

- (a) Filing - Applications must be filed with the director as required by Section 24A-7(a), with the exceptions noted in 24A-6(b) and with the definition of Ordinary Maintenance found in Section 1.1 (f) above.
- (b) Scheduling - In order to be considered at a regularly scheduled public



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appearance, applications shall be filed with the director three (3) weeks prior to the meeting date for which it is to be scheduled.

- (c) Completeness - Upon receipt by the director, each application will be evaluated for completeness. Those judged to be complete, based upon the submission requirements specified by the Commission and listed on the application, will be promptly forwarded to the Commission. Any application deemed incomplete by the director or by the Commission's staff will not be accepted for filing. Incomplete applications shall be promptly returned to the applicant, either by return mail or by hand if the applicant is present at the time of the determination.
- (d) Application Date - Complete applications shall be deemed filed upon acceptance by the director.

Section 1.3 Notice of Public Appearance

- (a) Publication - Before an application may be considered at a public appearance, the Commission must publish notice of the public appearance approximately fourteen (14) calendar days prior to the date of the public appearance in a newspaper of general circulation within the county. The notice must specify the name and address of the applicant, the address of the property, and the fact that an application is pending for work upon the property. The notice must also specify the date, time and place of the public appearance.
- (b) Notification by Mail - Approximately fourteen (14) calendar days before the



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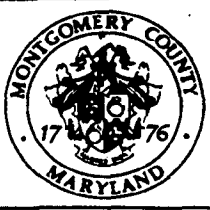
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public appearance on an application, the Commission shall mail notice of the date, time, and place of the public appearance to the applicant, any existing LAP (if the property is located within a master plan historic district with an LAP), and, as specified by the applicant at the time of filing, adjoining and confronting property owners, and other interested parties.

- (c) Emergency Applications Added to Agenda - At the Chairman's discretion, emergency applications may be added to the agenda of a public appearance. It shall be the responsibility of the applicant to hand deliver notices of the emergency application to all adjacent and confronting property owners, LAPs, and other interested parties. The applicant shall obtain written verification that such notices were received and shall present these verifications to the Commission's staff prior to the public appearance.

Section 1.4 Public Appearances

- (a) Time and Place - A public appearance before the Commission shall be held at the date, time, and place designated in the notice, except for public appearances which are continued. However, where circumstances require a change in the date, time, or place of the public appearance after notice has already been given, the Commission shall make reasonable efforts to notify the public of the change.
- (b) Official Record
- (1) In General - The Commission shall prepare, maintain, and supervise



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the custody of an official record for each application. The official record shall include the application, exhibits, and minutes or transcript of the public appearance. The official record shall be opened upon the filing of a completed application with the director. Documentary evidence may be received in the form of copies, excerpts, photographic reproductions, models, or by incorporation by reference.

- (2) Inspection of Official Record - Subject to the provisions of the Maryland Public Information Act, and upon reasonable notice, any person shall have the right to review the official record at reasonable hours at the Commission's office. Any person may, at his own expense, request a copy of the written transcript of any public appearance.

(c) Ex Parte Communication

- (1) This rule applies to any ex parte or private communication, written or oral, received by a Commissioners if:
- a. The communication related to an application before the Commission;
 - b. All appellate rights regarding the application have not been exhausted; and
 - c. The Commission is required by law to make an administrative decision on the matter based on the record.



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- (2) This rule does not apply to:
 - a. Legal or technical advice rendered at the request of the Commission; or
 - b. Any communication about the status or procedure of a pending application.
- (3) If a Commissioner receives an oral ex parte or private communication, that Commissioner shall reduce the substance of the communication to writing within reasonable time after receipt of the communication and include it in the official record.
- (4) The Commission shall include the ex parte or private communication in the official record and may:
 - a. Consider the communication as a basis for its decision after giving all parties an opportunity to respond to the communication; or
 - b. Decide the matter if the Commission expressly finds that it has not considered the communication as a basis for its decision.
- (d) Evidence - The Commission may admit and give appropriate weight to evidence which possesses probative value commonly accepted by reasonable and prudent persons in the conduct of their affairs, including hearsay evidence which appears to be reliable in nature. It shall give effect to the rules of privilege recognized by law. Evidence must be competent, material, and relevant to all matters at issue. The Commission may exclude incompetent,



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unreliable, irrelevant or unduly repetitious evidence, or produce evidence at its own request. The Commission may take official notice of commonly cognizable facts, facts within each Commissioner's particular realm of professional expertise, and documents or matters of public record.

- (e) Cross-Examination - Every party has the right of reasonable cross-examination of witnesses who testify, and may submit rebuttal evidence. Repetitious questions and examination on irrelevant matters is not permitted. Cross-examination is subject to reasonable regulation by the Commission including the designation of specific persons to conduct cross-examination on behalf of other parties.
- (f) Right to Counsel - In any case governed by these procedures, all parties have the right to be represented by themselves or by an attorney of their choice.
- (g) Powers of the Commission in Conducting a Public Appearance - In addition to any of the powers granted to the Commission by Chapter 24A, the Commission may, at their discretion, undertake the following so as to achieve the orderly and efficient conduct of business:
 - (1) Regulate the course of a public appearance and allow the official record in a public appearance to remain open;
 - (2) Dispose of procedural requests or similar matters, including requests for a continuance;
 - (3) Call, examine, and cross-examine witnesses and obtain and introduce



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into the official record documentary or other evidence;

- (4) Request the parties at any time during the public appearance to state their respective positions or theory concerning any issues in the application;
- (5) Take any action authorized by law or necessary to a fair disposition of an application;
- (6) Accept evidence by stipulation of facts;
- (7) Schedule, suspend, or continue a public appearance to a date and time certain with notification as provided for in this regulation;
- (8) Require the designation a spokesperson for any group of parties either supporting or opposing an application who shall conduct any opening, direct examination, cross-examination, closing or testimony in general, so as to achieve the orderly presentation of a case.

(h) Public Appearance Conduct and Procedure

- (1) Unless otherwise provided by law:
 - a. A quorum of the Commission must be present to conduct a public appearance or hearing.
 - b. All public appearances and hearings shall be de novo before the Commission.
 - c. The members of the Commission shall be subject to disqualification for conflict of interest as defined by Section 410 of the Montgomery



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County Charter, and Chapter 19A of the Montgomery County Code. Suggestions for disqualification of any Commissioner may be made on petition of any party. A motion for disqualification shall be resolved by the Commissioner whose disqualification is sought.

- (2) The Commission may establish reasonable time limitations and registration requirements for witnesses and speakers, so that all may have an opportunity to be heard. In general, these time limits will be:

HAWP applicant's presentation:	7 minutes
Comment by adjacent owners/interested parties:	3 minutes
Comment by citizen associations/interested groups:	5 minutes
Comment by elected officials/government representatives:	7 minutes

The Commission may waive these time limits and may decide whether speakers will be required to register in advance or at the meeting, depending on the complexity of the case. Direction as to when and how to register to speak on an issue will be made clear in the notice for the meeting.

- (3) All exhibits accepted shall be held or referenced in the official record. Those exhibits whose admission is rejected shall either be returned to the offering party or retained in the official record with appropriate notations reflecting that the material was rejected as an exhibit.
- (4) Rulings on motions, petitions, and objections made during the course of a public appearance shall be ruled on as received or as soon thereafter



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as practicable.

- (5) The ordinary, but not mandatory, order or procedure for the conduct of a public appearance and the presentation of evidence is as follows, subject to waiver or such reasonable changes as may be ordered by the Commission or by law:
 - a. Disposition of all outstanding preliminary motions and preliminary matters.
 - b. Presentation by Commission staff.
 - c. Opening statement and presentation of factual case of the applicant.
 - d. Presentation of factual case and statements of other parties.
 - e. Presentation of rebuttal evidence of the applicant.
 - f. Closing arguments of the applicant.
 - g. Closing arguments of other parties opposing the application.
 - h. At the end of each presentation, any party, upon recognition by the chair, may briefly cross-examine any speaker.
- (6) During regularly scheduled public appearances, the Commission may review applications on an expedited basis - that is without presentations by staff, applicant, or other parties - if there are not parties opposing the application.
- (7) Unless otherwise determined by the Commission, the record shall remain open until the final decision is made. Once the record is closed,



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no additional information will be received except for good cause shown and a showing that it is material.

- (i) Failure to Appear - Upon the failure of an applicant to appear at a public appearance, and upon finding that such party had timely legal or actual notice of the appearance, the Commission may receive evidence and decide the case as if all parties were present.

Section 1.5 Criteria for Approval

- (a) The Commission shall be guided in their review of Historic Area Work Permit applications by:
- (1) The criteria in Section 24A-8.
 - (2) The Secretary of the Interior's Standards and Guidelines for Rehabilitation.
 - (3) Pertinent guidance in applicable master plans, sector plans, or functional master plans, including categorization of properties in historic districts by level of significance - if applicable. Such categories will be defined and explained clearly in the applicable plans.
 - (4) Pertinent guidance in historic site or historic district-specific studies. This includes, but is not limited to, the 1992 Long Range Preservation Plans for Kensington, Clarksburg, Hyattstown, and Boyds.
- (b) Where guidance in an applicable master plan, sector plan, or functional master plan is inconsistent with the Secretary of the Interior's Standards and



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Guidelines for Rehabilitation, the master plan guidance shall take precedence.

Section 1.6 Decisions

- (a) Content - All decisions of the Commission, except rulings on preliminary matters or on motions or objections, must be based on the evidence contained in the official record. Written decisions - containing findings of fact, conclusions of law, and an appropriate decision and order - will be issued on all denials. In all cases, each decision will conclude with instructions to the director to:
- (1) Issue the permit as described in the application, including amendments to the application that may have occurred subsequent to its initial filing;
 - (2) Issue the permit subject to the conditions stipulated in the decision; or
 - (3) Deny the permit.
- (b) Voting Requirements - Every decision must have the concurrence of a majority of the voting members of the Commission. Members of the Commission absent during a public appearance may vote upon a matter upon written certification that they have reviewed the verbatim transcript of the appearance, and reviewed the evidence contained in the official record.
- (c) Notification of Decision - All decisions of the Commission must be made public and mailed to the applicant.



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PRELIMINARY CONSULTATIONS

Section 2.0 Purpose

Section 24A-6(d) encourages owners of historic properties to seek advice from the Commission prior to filing an application for an Historic Area Work Permit. Informal consultations, to obtain input and advice from the Commission on potential future Historic Area Work Permit applications, may be scheduled as part of the regular agenda of a Commission meeting.

Section 2.1 Submission of Preliminary Consultation

- (a) Filing - Preliminary Consultation requests may be filed directly with Commission staff. Requesting a Preliminary Consultation is at the discretion of the applicant.
- (b) Scheduling - In order to be considered at a regularly scheduled public appearance, requests shall be filed with staff three (3) weeks prior to the meeting date for which it is to be scheduled.
- (c) Completeness - Upon receipt by staff, each request will be evaluated for sufficiency. Requests for Preliminary Consultations do not need to contain finished plans and specifications; however, there must be sufficient information submitted to adequately communicate the scope and nature of the proposed work. Those requests judged by staff to be sufficient, will be promptly scheduled for discussion before the Commission.

Section 2.2 Notice of Public Appearance



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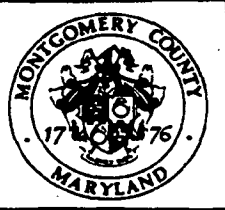
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- (a) Publication - Before a Preliminary Consultation may be considered at a public appearance, the Commission must publish notice of the public appearance approximately fourteen (14) calendar days prior to the date of the public appearance in a newspaper of general circulation within the county. The notice must specify the name and address of the applicant and the address of the property. The notice must also specify the date, time and place of the public appearance.
- (b) Notification by Mail - Approximately fourteen (14) calendar days before the public appearance on a Preliminary Consultation, the Commission may - at its discretion - mail notice of the date, time, and place of the public appearance to the applicant, any existing LAP (if the property is located within a master plan historic district with an LAP), adjoining and confronting property owners, and other interested parties.

Section 2.3 Public Appearances

- (a) Time and Place - A public appearance before the Commission shall be held at the date, time, and place designated in the notice, except for public appearances which are continued. However, where circumstances require a change in the date, time, or place of the public appearance after notice has already been given, the Commission shall make reasonable efforts to notify the public of the change.
- (b) Public Appearance Conduct and Procedure for Preliminary Consultations



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- (1) The Commission may establish reasonable time limitations and registration requirements for witnesses and speakers, so that all may have an opportunity to be heard. In general, these time limits will be:

Applicant's presentation:	7 minutes
Comment by adjacent owners/interested parties:	3 minutes
Comment by citizen associations/interested groups:	5 minutes
Comment by elected officials/government representatives:	7 minutes

The Commission may waive these time limits and may decide whether speakers will be required to register in advance or at the meeting, depending on the complexity of the case. Direction as to when and how to register to speak on an issue will be made clear in the notice for the meeting.

- (2) The ordinary, but not mandatory, order or procedure for the conduct of a public appearance on Preliminary Consultations is as follows:
- a. Presentation by Commission staff.
 - b. Opening statement and presentation of proposal by the applicant.
 - c. Statements of other parties.
 - d. Commission Guidance, as set forth in Section 2.5 below.

Section 2.4 Criteria to Guide Discussion

- (a) The Commission shall be guided in their discussion of Preliminary Consultation requests by:
- (1) The criteria in Section 24A-8.



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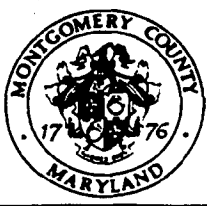
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- (2) The Secretary of the Interior's Standards and Guidelines for Rehabilitation.
- (3) Pertinent guidance in applicable master plans, sector plans, or functional master plans, including categorization of properties in historic districts by level of significance - if applicable. Such categories will be defined and explained clearly in the applicable plans.
- (4) Pertinent guidance in historic site or historic district-specific studies. This includes, but is not limited to, the 1992 Long Range Preservation Plans for Kensington, Clarksburg, Hyattstown, and Boyds.
- (b) Where guidance in an applicable master plan, sector plan, or functional master plan is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the master plan guidance shall take precedence.

Section 2.5 Commission Guidance

- (a) No vote shall be taken or formal decision made on any Preliminary Consultation.
- (b) Each Commissioner shall have an opportunity to address a proposal made in a Preliminary Consultation and to offer their individual comments and advice.
- (c) An effort will be made to communicate the Commission's consensus on the proposal and to give the applicant clear direction in regard to filing an Historic Area Work Permit application.



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MASTER PLAN DESIGNATIONS

Section 3.0 Purpose

Section 24A-5(a), empowers the Commission to research historic resources and to recommend to the Planning Board that certain of them be designated as historic sites or historic districts on the Master Plan for Historic Preservation. Under 24A-5(b), the Commission may also recommend to the Planning Board, as needed, any update to the inventory of historic resources which is contained in the Locational Atlas and Index of Historic Sites. These recommendations are, by law, advisory in nature and do not constitute administrative decisions. This regulation is established to provide a process for formulation of these advisory recommendations.

Section 3.1 Master Plan Designations

- (a) The Commission must review all nominations for designation on the Master Plan for Historic Preservation to determine that a completed MHT Inventory Form and other available background information is included that is necessary for the Commission to evaluate such nominations.
- (b) The Commission must schedule a public appearance and worksessions on each proposed nomination. The public appearance and worksessions may be on the same date or on separate dates. Such an appearance and worksessions may be scheduled during the Commission's regular agenda or at a special meeting.
- (c) The public appearance shall be publicized to the extent possible as follows:
 - (1) Notice to affected property owners mailed at least three (3) weeks prior



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to the date of the appearance.

- (2) Notice to citizens or organizations which have requested notices of public appearances mailed at least three (3) weeks prior to the date of the appearance.
- (3) The Commission must publish notice of the public appearance approximately fourteen (14) calendar days prior to the date of the public appearance in a newspaper of general circulation within the county. The notice must specify the date, time and place of the public appearance.
- (d) If scheduled for a date different than the date of the public appearance, the worksession(s) will be publicized through publication of a notice approximately fourteen (14) calendar days prior to the date of the worksession in a newspaper of general circulation within the county. The notice must specify the date, time and place of the worksession. In addition, the Commission will make every effort to assure that citizens who testified at a public appearance are aware of the date of the associated worksession.
- (e) The staff recommendation on a nomination will be available seven (7) days prior to the worksession on a nomination and copies may be obtained in the offices of the Historic Preservation Commission. The staff recommendation will be available seven (7) in advance of the worksession whether the public appearance and worksession are held on the same date or on different dates.



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- (f) The order of business at the public appearance and at any subsequent worksessions shall be as follows:
- (1) Introduction of the nomination by staff.
 - (2) Comment by affected property owners, municipalities, and HOAs.
 - (3) Public comment.
 - (4) Presentation of staff recommendation.
 - (5) Questions by Commission of staff.
 - (6) Consideration by Commission.
- (g) The conduct of business at a scheduled appearance shall reflect the following:
- (1) Preliminary action. Upon convening the meeting, the presiding officer shall give a brief explanation of the purpose of the appearance and shall cause to be presented any information or data which is required before public discussion and comments begin.
 - (2) Information from public. Each member of the public who wishes to speak should, after recognition by the presiding officer, come forth and state the following information:
 - a. Name
 - b. Home address
 - c. Person or organization he/she represents, or that he/she is speaking as a private citizen.
 - (3) The Commission may establish reasonable time limitations and registration requirements for speakers so that all may have an



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opportunity to be heard. In general, these time limits will be:

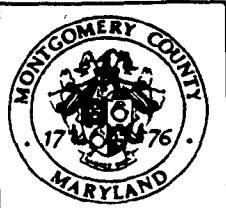
Comment by affected individual property owners:	3 minutes
Comment by adjacent owners/interested parties:	3 minutes
Comment by citizen associations/interested groups:	5 minutes
Comment by elected officials/government representatives:	7 minutes

The Commission may waive these time limits and may decide whether speakers will be required to register in advance or at the meeting, depending on the complexity of the nomination. Direction as to when and how to register to speak on an issue will be made clear in the notice for the public appearance.

- (4) Questions. Any member of the Commission, upon recognition of the Chair, may briefly question any speaker. Members and speakers shall be requested not to debate over these questions.
- (h) Recommendation. At the close of either the public appearance or a worksession, the Commission will formulate its recommendation on each proposed nomination. This recommendation may be put to a vote and decided by a majority of Commissioners. This recommendation will be forwarded to the Planning Board, County Executive, and County Council in a timely fashion.
- (i) Criteria. In formulating a recommendation on designation, the Commission shall utilize the criteria listed in 24A-3(b).

Section 3.2 Update of and Addition to Locational Atlas

- (a) The Commission must review all nominations for additions to the Locational



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Atlas and Index of Historic Sites to determine that a completed MHT Inventory Form and other available background information is included that is necessary for the Commission to evaluate such nominations.

- (b) The Commission must schedule a public appearance and worksessions on each proposed nomination. The public appearance and worksessions may be on the same date or on separate dates. Such an appearance and worksessions may be scheduled during the Commission's regular agenda or at a special meeting.
- (c) The public appearance shall be publicized to the extent possible as follows:
 - (1) Notice to affected property owners mailed at least one (1) week prior to the date of the appearance.
 - (2) Notice to citizens or organizations which have requested notices of public appearances mailed at least one (1) week prior to the date of the appearance.
- (d) The staff recommendation on a nomination will be available seven (7) days prior to the worksession on a nomination and copies may be obtained in the offices of the Historic Preservation Commission. The staff recommendation will be available seven (7) in advance of the worksession whether the public appearance and worksession are held on the same date or on different dates.
- (e) The order of business at the public appearance and at any subsequent worksessions shall be as follows:
 - (1) Introduction of the nomination by staff.
 - (2) Comment by affected property owners, municipalities, and HOAs.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION REGULATION

8787 Georgia Avenue • Silver Spring, Maryland 20910

Subject	HISTORIC PRESERVATION COMMISSION: RULES, GUIDELINES, AND PROCEDURES	Number 27-97
	Historic Preservation Commission	Effective Date November 4, 1997

- (3) Public comment.
- (4) Presentation of staff recommendation.
- (5) Questions by Commission of staff.
- (6) Consideration by Commission.
- (f) The conduct of business at a scheduled appearance shall reflect the following:
 - (1) Preliminary action. Upon convening the meeting, the presiding officer shall give a brief explanation of the purpose of the appearance and shall cause to be presented any information or data which is required before public discussion and comments begin.
 - (2) Information from public. Each member of the public who wishes to speak should, after recognition by the presiding officer, come forth and state the following information:
 - a. Name
 - b. Home address
 - c. Person or organization he/she represents, or that he/she is speaking as a private citizen.
 - (3) The Commission may establish reasonable time limitations and registration requirements for speakers so that all may have an opportunity to be heard. In general, these time limits will be:

Comment by affected individual property owners:	3 minutes
Comment by adjacent owners/interested parties:	3 minutes
Comment by citizen associations/interested groups:	5 minutes



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION REGULATION

8787 Georgia Avenue • Silver Spring, Maryland 20910

Subject	HISTORIC PRESERVATION COMMISSION: RULES, GUIDELINES, AND PROCEDURES	Number	27-97
	Historic Preservation Commission	Effective Date	November 4, 1997

Comment by elected officials/government representatives: 7 minutes

The Commission may waive these time limits and may decide whether speakers will be required to register in advance or at the meeting, depending on the complexity of the nomination. Direction as to when and how to register to speak on an issue will be made clear in the notice for the public appearance.

- (4) Questions. Any member of the Commission, upon recognition of the Chair, may briefly question any speaker. Members and speakers shall be requested not to debate over these questions.
- (g) Recommendation. At the close of the public appearance, the Commission will formulate its recommendation on each proposed nomination. This recommendation may be put to a vote and decided by a majority of Commissioners. This recommendation will be forwarded to the Planning Board in a timely fashion.
- (h) Criteria. In formulating a recommendation, the Commission shall utilize the criteria listed in 24A-3(b).

George Kousoulas
Chairperson
Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	25 Hesketh Street	Meeting Date:	04/25/01
Applicant:	Julie Davis & John Metz (Susan Schneider, Architect)	Report Date:	04/18/01
Resource:	Chevy Chase Village Historic District	Public Notice:	04/11/01
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-01F	Staff:	Perry Kapsch

PROPOSAL: Wraparound front porch, rear alterations, deck enlargement.

RECOMMEND: Approve with conditions.

CONDITIONS

1. The front porch is a character-defining feature that should be retained in its original configuration, and is not to be extended around to the side of the structure.
2. Modification of the side porch design – deleting the front porch extension – can be approved at staff level.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: 1918.

The 2½-story, three-bay, side-gable residence has a full width front porch. The porch has Doric porch columns set on fieldstone supports. The elaborate front door on the left of the front façade has sidelights and transom. There is an exterior brick chimney on the right side façade. The windows are 6/1, and on the second level of the front façade are paired, with a 4/1-center window. There is a shed roof dormer with smaller paired 6/1 windows centered on the front roof plane. At the rear (north) is a 2-story addition installed in the 1940's. Also at the rear is a wood deck with inset picket railings and with stairs leading from the side of the porch down to grade

PROPOSAL

The applicant proposes to:

1. Extend the existing front porch around the right (east) side of the house back to

- the façade of the revised family room.
2. Widen the existing rear deck on the east side by 7'4" using materials to match those on the existing deck.
 3. Extend the family room at the rear of the house on the right (east) end. The extension is to be set on brick piers. The existing 6/1 windows are to be reused. The addition is to be clad in wood shingles.
 4. Install new wood doors from the family room to the deck at the rear and to the proposed porch at the front. Install new doors from the dining room to the proposed porch. The doors are to have wood muntins and true-divided lites.

STAFF DISCUSSION

Staff commends the applicant for the planned rehabilitation of the front porch. The property is a contributing resource in the Chevy Chase Village Historic District, and as such is subject to a moderate level of review for some changes and strict scrutiny for others.

The proposed extension of the front porch that is included as part of this project is highly controversial, and should not be approved. The centered front porch, typical for its time and house type, has a hip roof and round columns on fieldstone piers. The front porch is a character-defining feature that should be retained in its original configuration. From the front, the house retains its historic character, despite minor alterations such as the metal stair railing. Extending the porch around to the side is inconsistent with the principal that major alterations are to be concentrated toward the rear of the house. Since the street façade of the house is virtually intact, staff recommends that the porch design and roof shape not be altered.

Within the Chevy Chase Village Historic District, substantial alterations have the potential to move a property from outstanding to contributing and from contributing to non-contributing categories. Staff is concerned that the integrity of the Contributing Resource will be seriously compromised if the change to the front porch is implemented. The symmetrical Craftsman form of the structure is substantially intact at this point. Changing the porch would introduce a different style than that for which the house was included as a contributing resource in the designation of the historic district.

In the Chevy Chase Village Historic District, a Contributing Resource is one "if it is a *common or ubiquitous example of an architectural style that is important to the historic district*, or if it was an Outstanding Resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations." This property clearly falls in the former category. The Guidelines go on to say that in the historic district, a Non-Contributing Resource is defined as "a resource, which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or *because of major alterations that have eliminated most of the resource's original architectural integrity.*" In considering changes to a Contributing Resource, it is important that original architectural details not be modified nor conjectural features added. Replacement of the existing front porch with a wraparound porch changes the style of the house from a Craftsman style to more Victorian form.

The issues of need and individual taste (Evolving Eclecticism) do not appear to be relevant issues in this particular case. Evolving Eclecticism would be demonstrated in this case if the

modification of the property could be achieved without destroying the structure's contribution to the cohesive architectural image and historic street patterns of the historic district.

Changes to the rear, including elongation of the existing deck and family room, and the installation of new wood doors leading to the deck and proposed porch are non-controversial.

Construction of a side porch to connect the dining room and family room (that is, construction of only the rear section of the proposed front porch extension) would also be an appropriate modification of the historic resource. The applicant may want to consider installing steps at the front of the side porch.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #3, #9, and #10:

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, or elements from other historic properties, will not be undertaken.

New additions, exterior alterations, or related new construction will not destroy history 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 proportions, and massing to protect the integrity of the property and its environment.

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.

And with the conditions:

1. The front porch is a character-defining feature that should be retained in its original configuration, and is not to be extended around to the side of the structure.
2. Modification of the side porch design – deleting the front porch extension – can be approved at staff level.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SUSAN SCHNEIDER

Daytime Phone No.: 301-913-0191

Tax Account No.: 498067

Name of Property Owner: JULIE DAVIS & JOHN MEIZ Daytime Phone No.: 202-862-5088

Address: 25 HESKETH ST CHEY CHASE MD 20815
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: SUSAN SCHNEIDER Daytime Phone No.: 301-913-0191

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: HESKETH ST

Town/City: CHEY CHASE Nearest Cross Street: CEDAR PLANT

Lot: 6 Block: 29 Subdivision: SECTION 2

Libert: 16098 Folio: 383 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A.C. ☐ Slab ☒ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Susan Schneider
Signature of owner or authorized agent

March 26, 2001
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature _____ Date: _____

Application/Permit No. 343545 Date Filed: 3/17/01 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The lot was recorded in 1901 and the house built in 1918. The exterior walls are brick, pebble dash stucco, and cedar shingles. The roof has asphalt shingles. In the front there is a large front porch with Doric Roman columns on granite piers. In the rear there is a large addition and deck built in the late 40's that almost doubled the size of the house. The house has been classified as a contributing resource and modifications to the front porch require moderate scrutiny.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The roof of the existing front porch leaks and considerable damage has been caused to the roof sheathing, possibly framing, fascia, the column, and porch flooring. The owners want to repair the existing porch, extend it along the right side of the house to meet up with an enlarged family rm. & deck. The extensions would duplicate the details of the existing house and provide a larger facade for a house that has doubled in size since its original construction. The additions would have no significant impact on the historic

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: DISTRICT HAVE WRAP AROUND PORCHES

- a. the scale, north arrow, and date;

- b. dimensions of all existing and proposed structures; and

- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

Aug 8 - 01

3 May - 01

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

**Addresses of Adjacent & Confronting Property Owners
25 Hesketh Street**

Stephen E & SC McGaughey
23 Hesketh Street
Chevy Chase, Maryland 20815

Grace H Spring
27 Hesketh Street
Chevy Chase, Maryland 20815

Bokay LTD
22 Hesketh Street
Chevy Chase, Maryland 20815

Stanley J and SL Brown
24 Hesketh Street
Chevy Chase, Maryland 20815

Joseph G Howe 3rd and Mary F Pearson
26 Hesketh Street
Chevy Chase, Maryland 20815

Gregory K & ES Ingram
28 West Irving Street
Chevy Chase, Maryland 20815

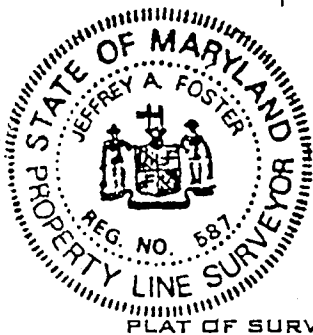
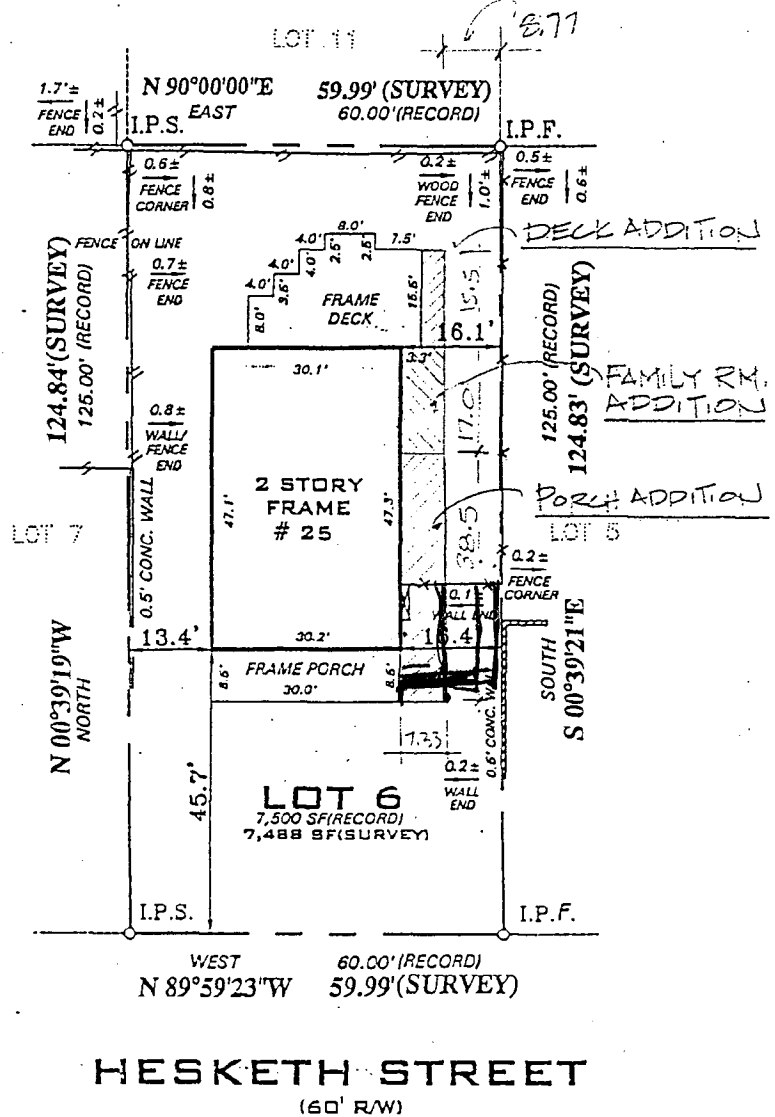
Mark H and MG Kovey
30 W Irving Street
Chevy Chase, Maryland 20815

Edward S Knight
32 West Irving Street
Chevy Chase, Maryland 20815

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect easements or encumbrances which may affect subject property.

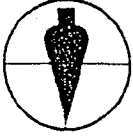
Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0175C
- 2) All property corners have been recovered or set and verified per field survey performed: DECEMBER 5, 2000
- 3) I.P.F. Indicates iron pipe found.
I.P.S. Indicates iron pipe set.

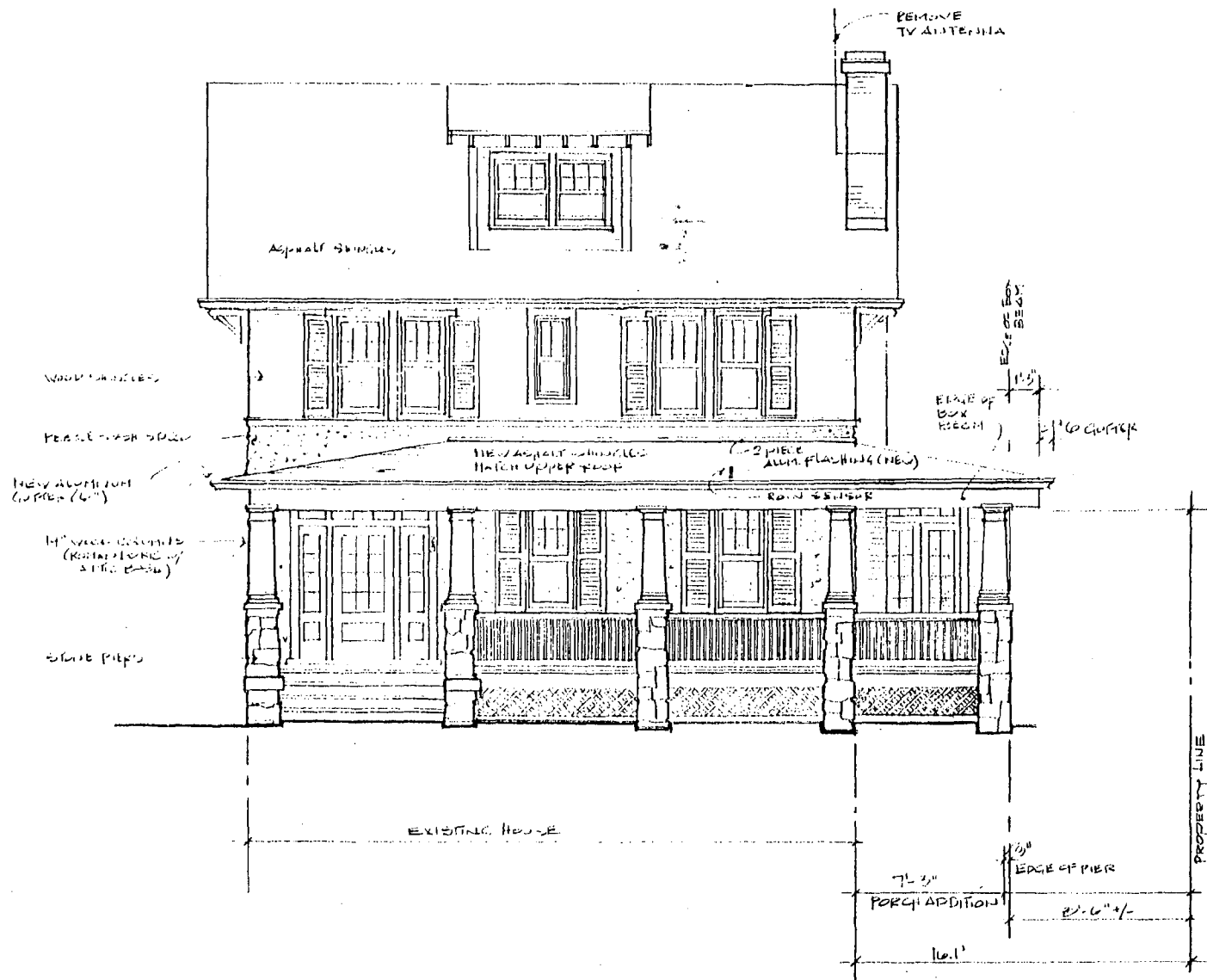


PLAT OF SURVEY
LOT 6, BLOCK 29
SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.


SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	2		
		PLAT NO.	106		
		LIBER	18898	DATE OF LOCATIONS	SCALE: 1"=30'
		FOLIO	383	WALL CHECK:	DRAWN BY: F.A.
				HSE. LOC.: 12-05-2000	JOB NO.: 2000-3089b
				PROP. CORS.: 12-05-2000	

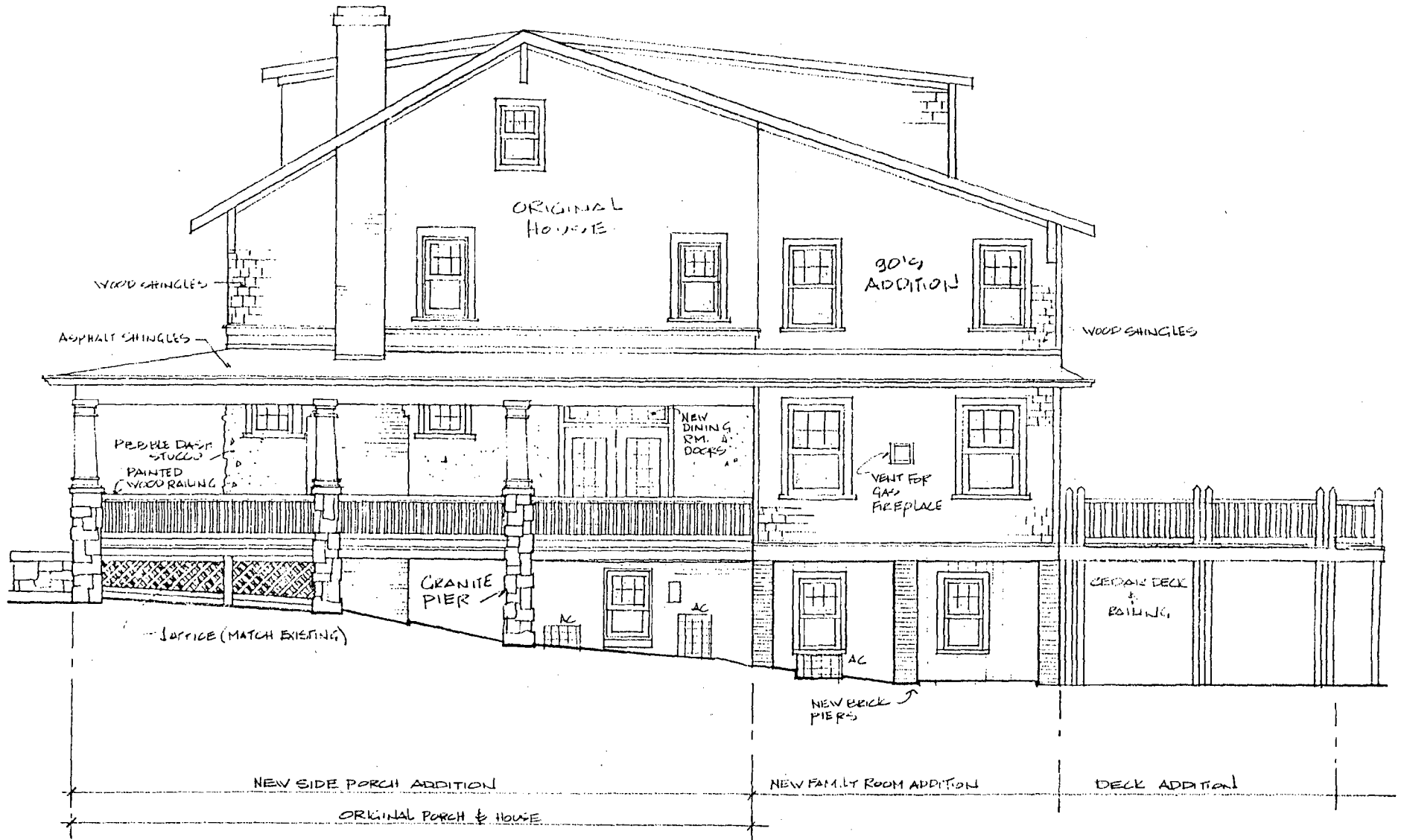
Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587



FRONT ELEVATION (SOUTH)


SCALE 1/8" = 1'-0"

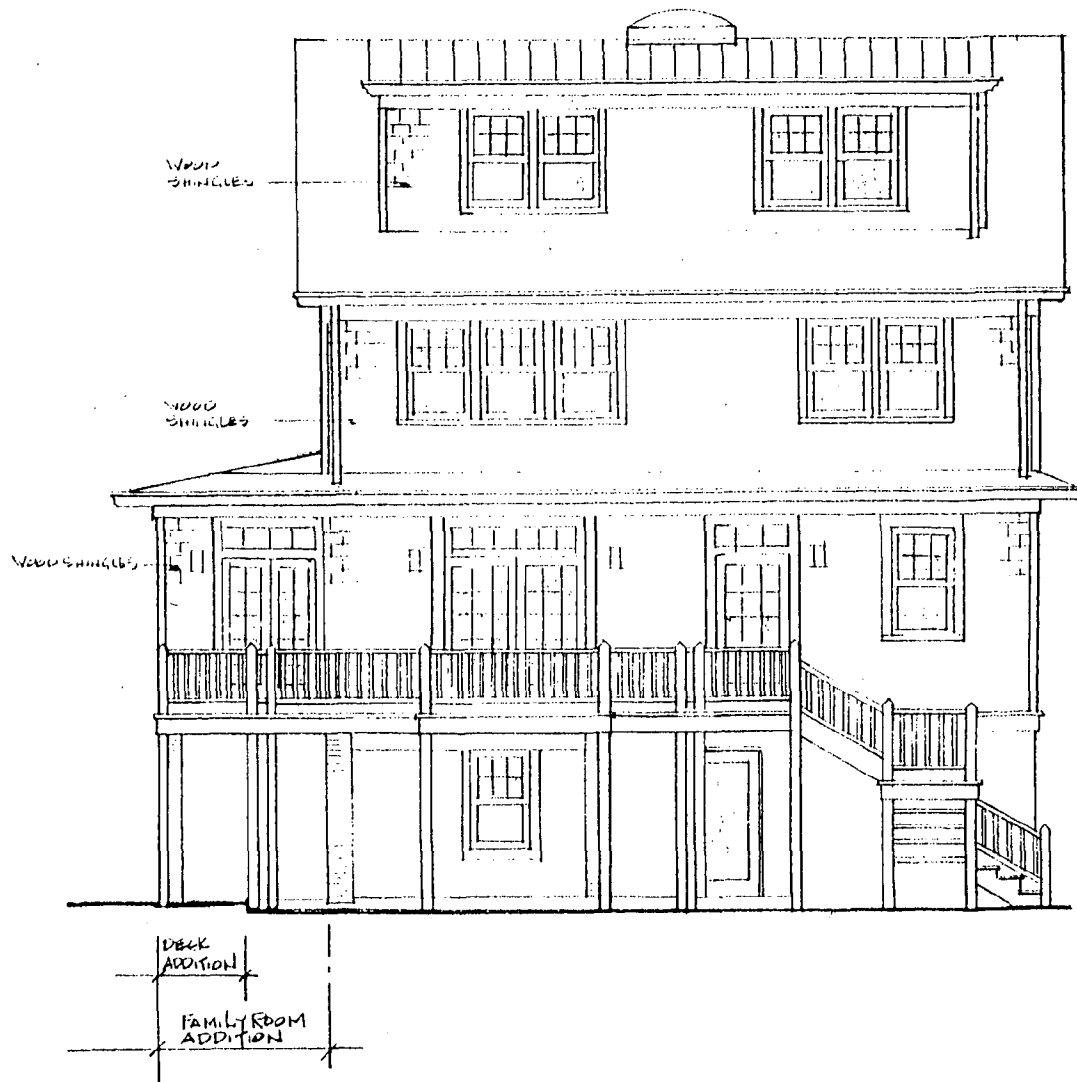
Julie Dorte & John Mela 25 Hasketh Street Chevy Chase, MD 20815	7-18-92 3-28-01
 Susan Schuster Architects	2



SIDE ELEVATION (EAST)


SCALE 1/8" = 1'-0"

Julie Davis & John Metz 25 Henseth Street Chevy Chase, MD 20815  Susan Schneider Architect	2-18-00
	3-28-01
	3



REAR ELEVATION (NORTH)

SCALE 1/8" = 1'-0"

Jude Thode & John Melz	3-28-01
25 Hawthorn Street	
Olney Grove, MI 49815	3-28-01
	
Bruce R. Melz Architect	4



Front View From Hesketh Street

25 Hesketh Street
Chevy Chase, Maryland 20815



Left Side of Porch



Right Side of Porch

25 Hesketh Street
Chevy Chase, Maryland 20815

74



Front View From Hesketh Street

25 Hesketh Street
Chevy Chase, Maryland 20815



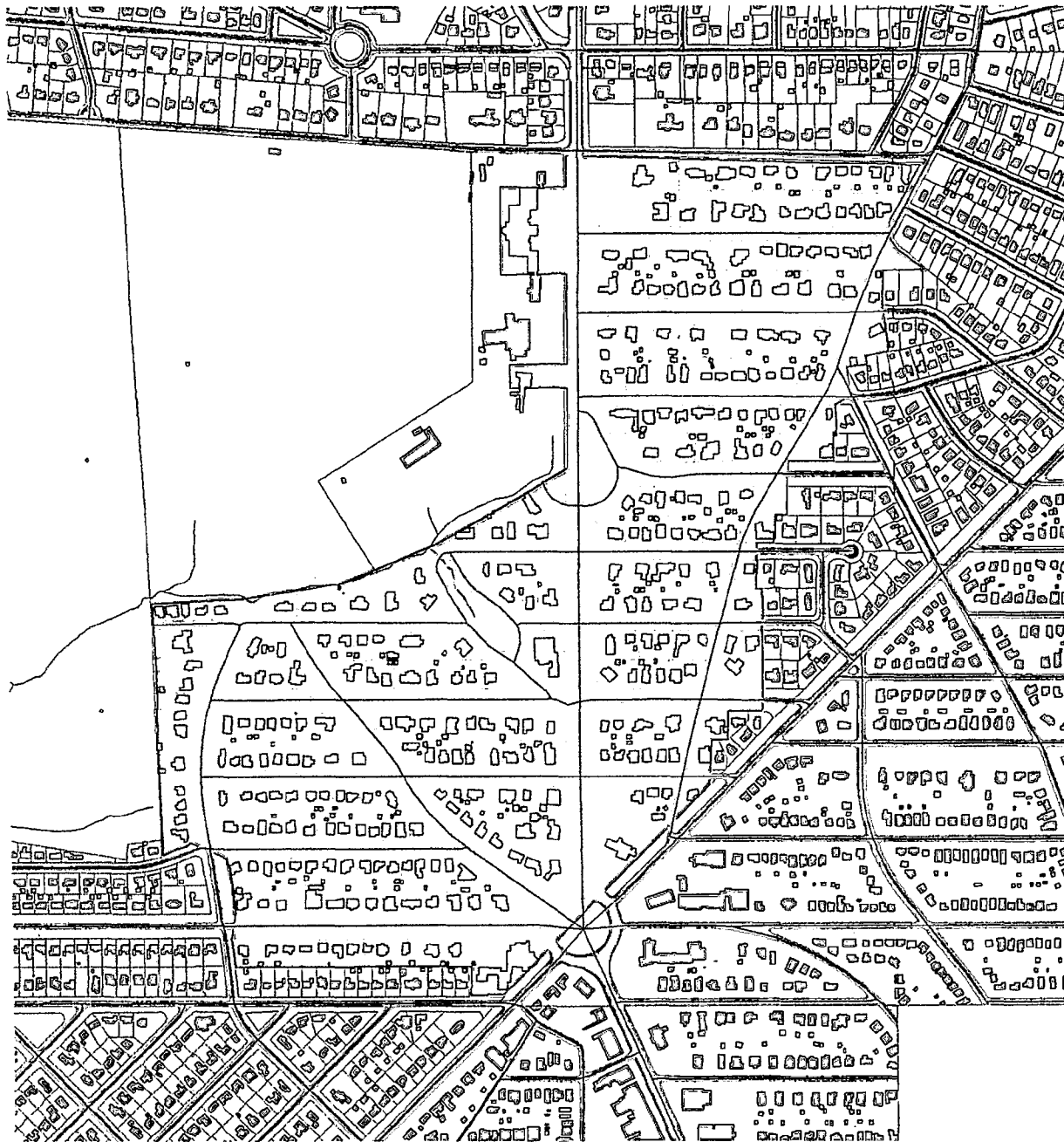
Left Side of Porch



Right Side of Porch

25 Hesketh Street
Chevy Chase, Maryland 20815

CHEVY CHASE VILLAGE HISTORIC DISTRICT #35/13



Casual User Application

Notice:

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from MNCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14,000 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

Copyright ©1998



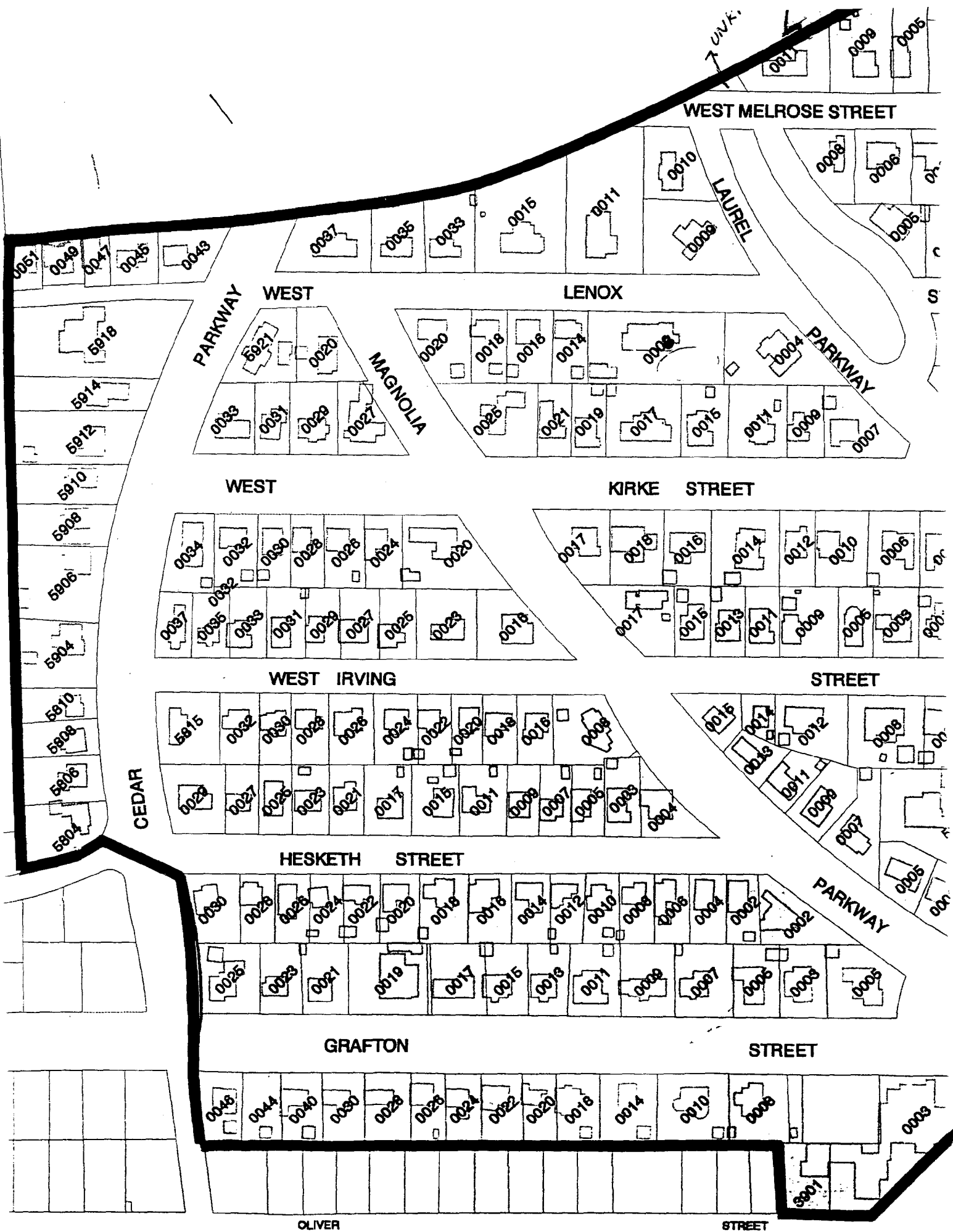
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
1717 George Avenue • Silver Spring, Maryland 20910-1717



Scale: 1" = 700'

Legend

[Symbol]	Boundary
[Symbol]	Building
[Symbol]	Canal
[Symbol]	Contour
[Symbol]	Drainage
[Symbol]	Electric
[Symbol]	Gas
[Symbol]	Highway
[Symbol]	Iron
[Symbol]	Landmark
[Symbol]	Lot
[Symbol]	Map
[Symbol]	Property
[Symbol]	Right of Way
[Symbol]	Shaded
[Symbol]	Street
[Symbol]	Topography
[Symbol]	Water
[Symbol]	Waterway
[Symbol]	Wood
[Symbol]	Zone



CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # _____

ADDRESS

2 HESKETHContact Sheet # 20-16

ARCHITECTURAL STYLE

CATEGORY: 1 _____ 2 ☒ NC _____ OOP _____

- | | |
|------------------------|---------------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other <u>Shingle?</u> |

NUMBER OF STORIES

1 _____ 1.5 _____ 2 ☒ 2.5 _____ 3 or more _____
(indicate #)

NUMBER OF BAYS

1 _____ 2 _____ 3 ☒ 4 _____ 5 _____ 6 or more _____
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|----------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other _____ |

2nd story

- | | | | |
|---------------------|----------|-------------------|----------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other _____ |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other _____

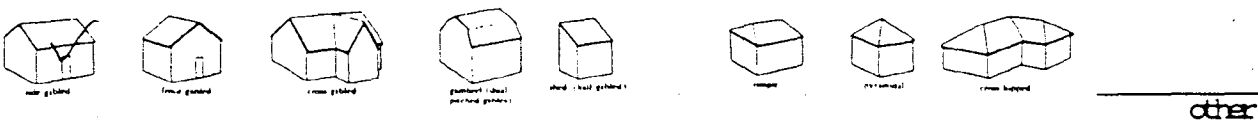
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other _____

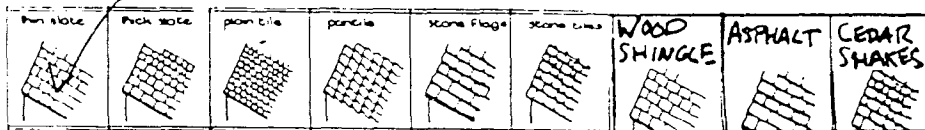
ROOF SHAPE

Gabled:

Hipped:



ROOF MATERIALS



DATE/ERA OF CONSTRUCTION

pre-1916 _____ 1916-27 _____ 1927-45 _____ post-45 _____ unknown _____

notes on back _____

2 bays garage front gable - rear

00457507

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # _____

ADDRESS

4 HESKETH

Contact Sheet # 20-17

ARCHITECTURAL STYLE

CATEGORY: 1 _____ 2 _____ NC _____ OOP _____

- | | |
|------------------------|--------------------|
| 1. Gothic Revival | ⑦ Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | ⑨ Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other _____ |

NUMBER OF STORIES

 1 _____ 1.5 _____ 2 ☒ 2.5 _____ 3 or more _____
 (indicate #)

NUMBER OF BAYS

 1 _____ 2 _____ 3 ☒ 4 _____ 5 _____ 6 or more _____
 (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|--------------------|----------|------------------|----------------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | ⑥ Aluminum/Vinyl | 8. Other _____ |

2nd story

- | | | | |
|--------------------|----------|------------------|----------------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | ⑥ Aluminum/Vinyl | 8. Other _____ |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 12/1

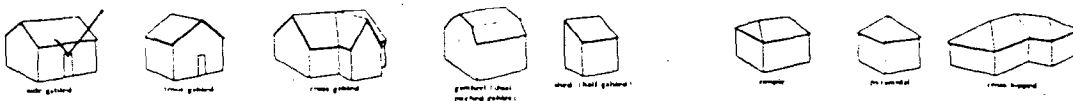
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. ⑨ 9/1 f. Casement g. Other _____

ROOF SHAPE

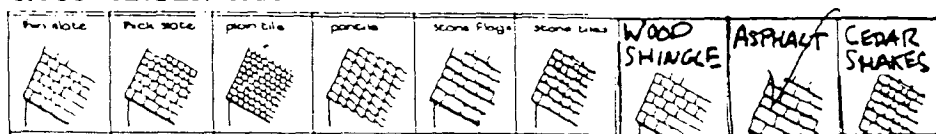
Gabled:

Hipped:



other _____

ROOF MATERIALS



other _____

DATE/ERA OF CONSTRUCTION

pre-1916 _____ 1916-27 _____ 1927-45 _____ post-45 _____ unknown _____

notes on back

near garage

Hesketh street seems to possess a great deal of modernized, stuccoed houses, neither it nor Grafton have especially strong streetscapes w some notable exceptions

5458502

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

5 HESKETHContact Sheet # 20-14

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival - Four Square
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other bay window

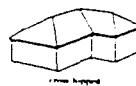
2nd Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other 2/2

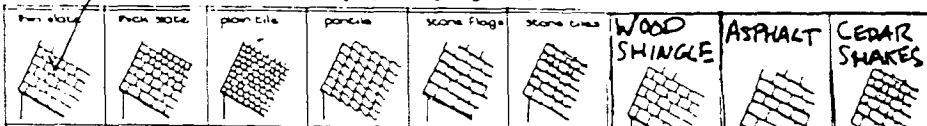
ROOF SHAPE

Gabled:

Hipped:

other

ROOF MATERIALS

Snow catchesother

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 1927-45 post-45 unknown

notes on back

shed roof
Enclosed front porch, entrance a set of
screened-in
house

0455760

Orig front gable garage



CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # _____



ADDRESS

6 HENKETH

Contact Sheet # 20-18

ARCHITECTURAL STYLE

CATEGORY: 1 7 2 NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

High style

Complex mix

NUMBER OF STORIES

 1 1.5 ✓ 2 ✓ 2.5 3 or more
 (indicate #)

NUMBER OF BAYS

 1 2 3 ✓ 4 5 6 or more
 (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

2nd story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other
- 12/1

many tips

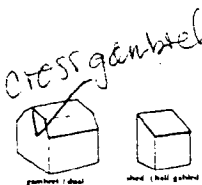
2nd Story

- a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other
- 12/1

ROOF SHAPE

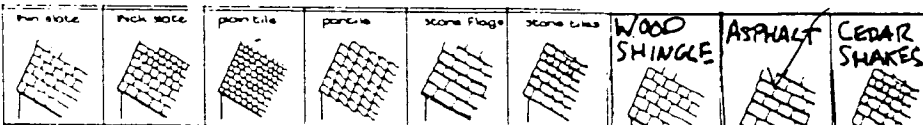
Gabled:

Hipped:



other

ROOF MATERIALS



DATE/ERA OF CONSTRUCTION

 pre-1916 1916-27 1927-45 post-45 unknown

notes on back

 interesting mix of stylistic elements
 Notable fence of paneled posts

00454958

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # _____



ADDRESS

7 MEKETH

Contact Sheet # 20-13

ARCHITECTURAL STYLE

CATEGORY: 1 _____ 2 ☒ NC _____ OOP _____

- | | |
|------------------------|--------------------|
| 1. Gothic Revival | ⑦ Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other _____ |

NUMBER OF STORIES

1 _____ 1.5 _____ 2 ☒ 2.5 _____ 3 or more _____
(indicate #)

NUMBER OF BAYS

1 _____ 2 _____ 3 ☒ 4 _____ 5 _____ 6 or more _____
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|--------------------|----------|-------------------|----------------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other _____ |

2nd story

- | | | | |
|--------------------|----------|-------------------|----------------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other _____ |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other ^{paired} French doors

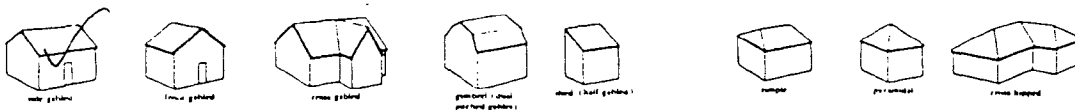
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other ^{single} French door

ROOF SHAPE

Gabled:

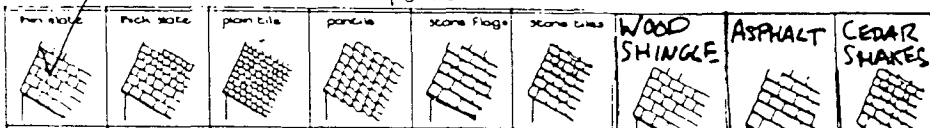
Hipped:



other _____

ROOF MATERIALS

w/ snow catches?



other _____

DATE/ERA OF CONSTRUCTION

pre-1916 _____ 1916-27 ☒ 1927-45 _____ post-45 _____ unknown _____

notes on back

railing not original
 porch w/ balustrade across front → already
 meant for use as top
 large oak tree east side of house

00455895

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2ADDRESS 8 MEYERContact Sheet # 20-19

ARCHITECTURAL STYLE

CATEGORY: 1 2 ☒ NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

NUMBER OF STORIES

1 1.5 2 2.5 ☒ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ☒ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

2nd story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

PRINCIPAL WINDOW TYPE - 1st Story

- | | | | | | | |
|--------|--------|--------|--------|--------|-------------|----------|
| a. 1/1 | b. 8/8 | c. 6/1 | d. 6/6 | e. 9/1 | f. Casement | g. Other |
|--------|--------|--------|--------|--------|-------------|----------|

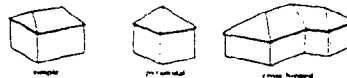
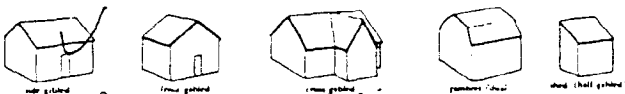
2nd Story

- | | | | | | | |
|--------|--------|--------|--------|--------|-------------|----------|
| a. 1/1 | b. 8/8 | c. 6/1 | d. 6/6 | e. 9/1 | f. Casement | g. Other |
|--------|--------|--------|--------|--------|-------------|----------|

ROOF SHAPE

Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 1927-45 post-45 unknown notes on back

orig. 1st story front gable garage

00455428

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

9 HESKETH

Contact Sheet # 20-12

ARCHITECTURAL STYLE

CATEGORY: 1 2 ☒ NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival

~~8. Four Square~~9. Craftsman - *Few Square*

10. Bungalow

11. Art Deco

12. Other

Modernized/Modified/Stucco

NUMBER OF STORIES

1

1.5

2 ☒

2.5

3 or more

(indicate #)

NUMBER OF BAYS

1

2

3 ☒

4

5

6 or more

(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

2nd story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

f. Casement

g. Other

2nd Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

f. Casement

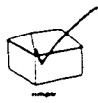
g. Other

ROOF SHAPE

gabled

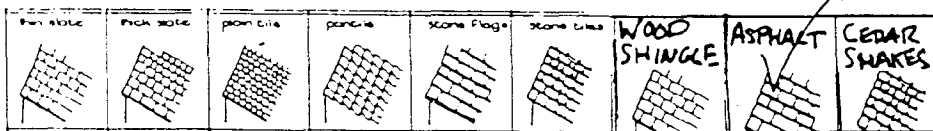
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916

1916-27

1927-45

post-45

unknown

notes on back

Attached west side garage

50454834

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2



ADDRESS

10 HESKETH

Contact Sheet # 20-20

ARCHITECTURAL STYLE

CATEGORY: 1 2 ☒ NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| ③ 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

NUMBER OF STORIES

1 1.5 2 2.5 ☒ 3 or more (indicate #)

NUMBER OF BAYS

1 2 3 ☒ 4 5 6 or more (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard	③ 3. Brick	5. Concrete	7. Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other

2nd story

1. Wood - clapboard	③ 3. Brick	5. Concrete	⑦ 7. Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

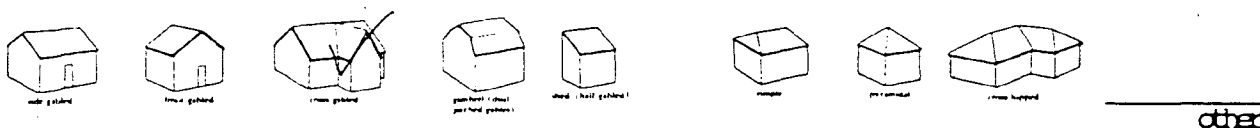
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

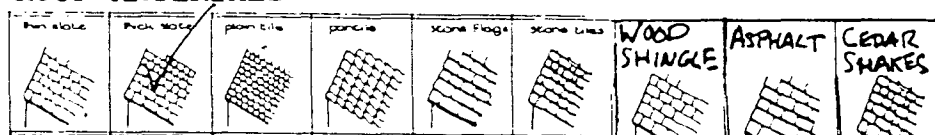
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 1927-45 post-45 unknown

notes on back

orig 2 bay half timber garage
 noteworthy arch. details in early bay

00458568

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2

ADDRESS

11 HESKETHContact Sheet # 20-11

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|------------------------|---------------------------------------|
| 1. Gothic Revival | <u>7</u> Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | <u>9</u> Craftsman - <u>124</u> |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other <u> </u> |

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard	3. Brick	5. Concrete	<u>7</u> Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other <u> </u>

2nd story

1. Wood - clapboard	3. Brick	5. Concrete	<u>7</u> Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other <u> </u>

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other trigantite
colonial rock

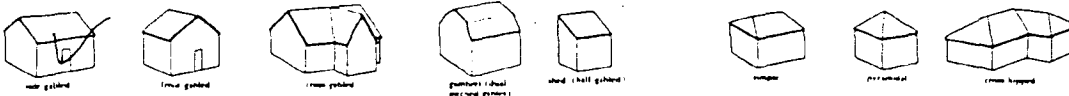
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 12/1

ROOF SHAPE

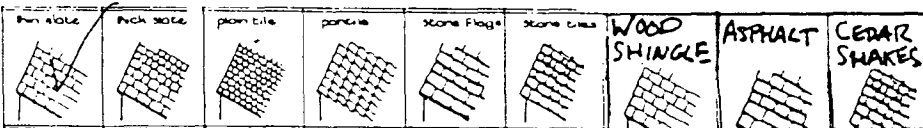
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 ✓ 1916-27 1927-45 post-45 unknown notes on back

Front doorway same as #23
East porch covered in
orig 1st story front gable porch

00455304

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

12 HESKETH

Contact Sheet # 20-21

ARCHITECTURAL STYLE

CATEGORY: 1

2

NC

OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

NUMBER OF STORIES

1

1.5

2

2.5

3 or more

(indicate #)

NUMBER OF BAYS

1

2

3

4

5

6 or more

(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

Quoins at ends + corners

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

PRINCIPAL WINDOW TYPE - 1st story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other

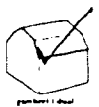
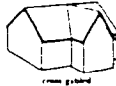
2nd Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other

ROOF SHAPE

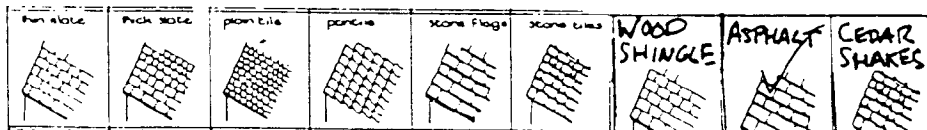
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 1927-45 post-45 unknown

notes on back

Panel shutters w/ half round cutouts
Front gable stone garage

00453625

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

14 MESKETHContact Sheet # 20-22

ARCHITECTURAL STYLE

CATEGORY: 1 2 ✓ NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 ✓ 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other trigantite
Colonial rock

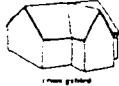
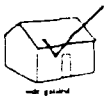
2nd Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement
- g. Other

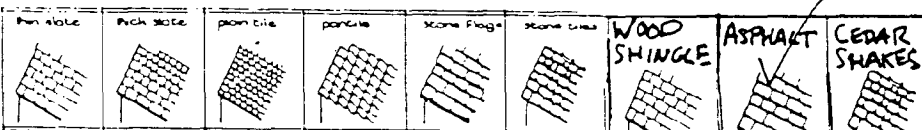
ROOF SHAPE

Gabled:

Hipped:

other w 3 dormers w/ slate shingles on side walls

ROOF MATERIALS

other

DATE/ERA OF CONSTRUCTION

pre-1916 ✓ 1916-27 1927-45 post-45 unknown

notes on back

likely addition - west side
→ original 1st story porch w/ 11th space built over a 2nd

(045494)





CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2

ADDRESS

15 HESKETHContact Sheet # 20-9, 20-10

ARCHITECTURAL STYLE

CATEGORY: 1 2 ✓ NC OOP

- | | |
|------------------------|-----------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. <u>Craftsman</u> |
| 4. Classical Revival | 10. <u>Bungalow</u> |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other <u> </u> |

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|----------------------------|----------|-------------------|----------------------|
| 1. <u>Wood</u> - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

2nd story

- | | | | |
|--------------------------|----------|-------------------|----------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. <u>Wood</u> - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

2nd Story

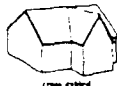
a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

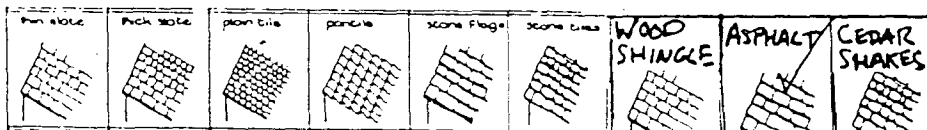
Casement windows in 1/2 story / dormer

Gabled:

Hipped:

other

ROOF MATERIALS

otherDATE/ERA OF CONSTRUCTION 1916-27pre-1916 ✓ 1916-27 1927-45 post-45 unknown notes on back

Northwest rear addition w/ garage like section
huge poplar trees west of house

00457030

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # _____



ADDRESS

16 HESKETHContact Sheet # 20-23, 20-24

ARCHITECTURAL STYLE

CATEGORY: 1 _____ 2 _____ NC _____ OOP _____

1. Gothic Revival
 ② Renaissance Revival
 3. Tudor Revival
 4. Classical Revival
 ⑤ Mission
 6. Dutch Colonial

7. Colonial Revival
 ⑧ Four Square
 ⑨ Craftsman
 10. Bungalow
 11. Art Deco
 ⑫ Other

MEOTERNAETHA
 looks like a 4-square given a
 Renaissance makeover

NUMBER OF STORIES

1 _____ 1.5 _____ 2 _____ 2.5 ☒ 3 or more _____
 (indicate #)

NUMBER OF BAYS

1 _____ 2 _____ 3 ☒ w/ east side addn 4 ☒ 5 _____ 6 or more _____
 (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard 3. Brick 5. Concrete ⑦ Stucco
 2. Wood - shingle 4. Stone 6. Aluminum/Vinyl 8. Other _____

2nd story

1. Wood - clapboard 3. Brick 5. Concrete ⑦ Stucco
 2. Wood - shingle 4. Stone 6. Aluminum/Vinyl 8. Other _____

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 8/1

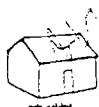
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 8/1

ROOF SHAPE

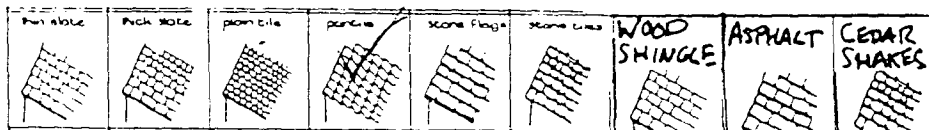
Gabled:

Hipped:



other _____

ROOF MATERIALS



other _____

DATE/ERA OF CONSTRUCTION 1912-2

pre-1916 ☒ 1916-27 _____ 1927-45 _____ post-45 _____ unknown _____

notes on back

Hydrant Stone retaining wall at sidewalk + up steps

00454280

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2

ADDRESS

17 MESKETHContact Sheet # 20-8

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|----------------------------|---------------------------|
| 1. Gothic Revival | <u>2</u> Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| <u>4</u> Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

Modified from Crafts - collar?

NUMBER OF STORIES

1 1.5 2 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | <u>7</u> Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

2nd story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | <u>7</u> Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 18/1

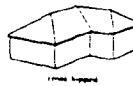
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other Modern wdg. in master
French doors

ROOF SHAPE

Gabled:

Hipped:

other

ROOF MATERIALS

other

DATE/ERA OF CONSTRUCTION

1915pre-1916 1916-27 1927-45 post-45 unknown

notes on back

Prominent 2-story front porch with late addition
Full Pacific
W/ balcony on 2nd level
Gray #
Tulip
Poplars
00457688

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2

ADDRESS

18 HESKETHContact Sheet # 20-25 21-1

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

Modified w enclosed porch

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)NUMBER OF BAYS 21 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

2nd story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1 b.
- 8/8
- c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other
- Porch enclosed, given bay window

2nd Story

- a. 1/1 b.
- 8/8
- c. 6/1 d.
- 6/6
- e. 9/1 f. Casement g. Other
-

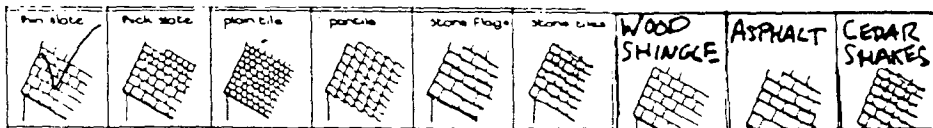
ROOF SHAPE

Gabled:

Hipped:

otherw prominent shed roof downer

ROOF MATERIALS

other

DATE/ERA OF CONSTRUCTION

pre-1916 ✓ 1916-27 1927-45 post-45 unknown notes on back Heavily altered Craftsman cottage

00457531

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2



ADDRESS

20 HESKETH

Contact Sheet #

21-2

ARCHITECTURAL STYLE

CATEGORY: 1

2

NC

OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

NUMBER OF STORIES

1

1.5

2

2.5

3 or more

(indicate #)

NUMBER OF BAYS

1

2

3

4

5

6 or more

(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

2nd story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

f. Casement

g. Other

2nd Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

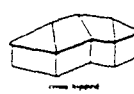
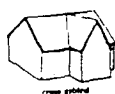
f. Casement

g. Other

ROOF SHAPE

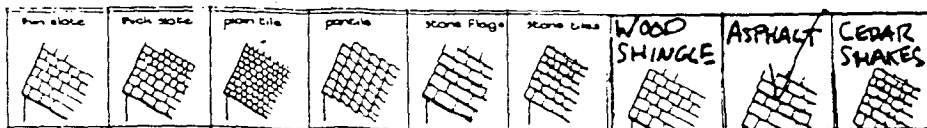
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916

1916-27

1927-45

post-45

unknown

notes on back

2 story sympathetic addition on east side

Front Gable Two Bay

Garage Stucco w/ modern

00455020



CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

21 HENKETHContact Sheet # 20-7, 20-6

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| ⑥ 6. Dutch Colonial | 12. Other |

Art Deco influence

NUMBER OF STORIES

1 1.5 2 ✓ 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | ⑦ 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

2nd story

- | | | | |
|---------------------|----------|-------------------|---------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u>N/A</u> |

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other
- French doors

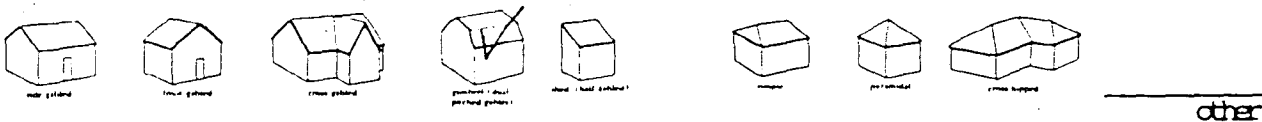
2nd Story

- a. 1/1 b. 8/8 c. ⑥ 6/1 d. 6/6 e. 9/1 f. Casement g. Other
-

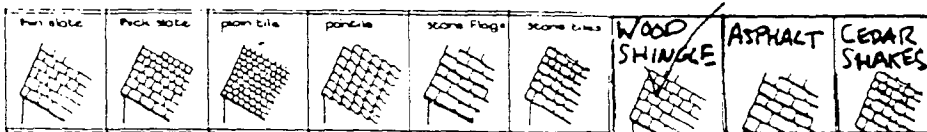
ROOF SHAPE

Gabled:

Hipped:

other

ROOF MATERIALS

other

DATE/ERA OF CONSTRUCTION

1915pre-1916 ✓ 1916-27 1927-45 post-45 unknown notes on back porch set in under roof like bungalow

00456057

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2



ADDRESS

22 HESKETH

Contact Sheet # 21-3

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

CEP
somewhat significant in appearance

NUMBER OF STORIES

 1 1.5 2 ☒ 2.5 3 or more
 (indicate #)

NUMBER OF BAYS

 1 2 3 ☒ 4 5 6 or more
 (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

2nd story

- | | | | |
|---------------------|----------|-------------------|-----------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

PRINCIPAL WINDOW TYPE - 1st story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

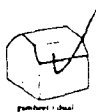
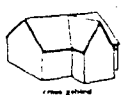
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

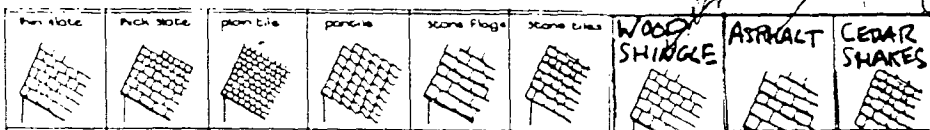
Gabled:

Hipped:



other

ROOF MATERIALS



Put in like wood

DATE/ERA OF CONSTRUCTION

of unsure

pre-1916 1916-27 ☒ 1927-45 post-45 unknown

notes on back

enclosed east side porch

*one-story
 Two Bay Front Gable
 Garage*

00455257

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2



ADDRESS

23 HESKETH

Contact Sheet # 20-5

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

Great integrity

Col Rev doorway

NUMBER OF STORIES

 1 1.5 2 ☒ 2.5 3 or more
 (indicate #)

NUMBER OF BAYS

 1 2 3 ☒ 4 5 6 or more
 (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 12/12

2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other 12/12

ROOF SHAPE

Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

 pre-1916 ☒ 1916-27 1927-45 post-45 unknown

notes on back

 orig. two-garage - front gable 1 story
 shared driveway 4/4/21

00458557

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

24 MESKETHContact Sheet # 21-4

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman — Bungalow
10. Bungalow
11. Art Deco
12. Other

NUMBER OF STORIES

1 1.5 2 ✓ 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other N/A

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

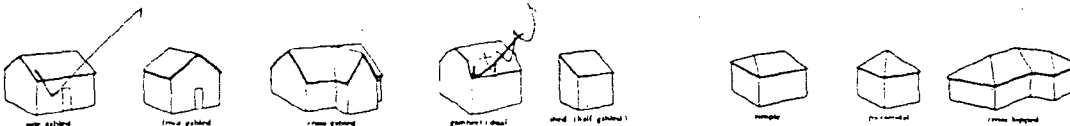
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

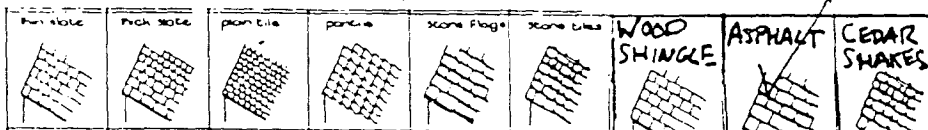
Gabled:

Hipped:



Flared
other over porch

ROOF MATERIALS



DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 ✓ 1927-45 post-45 unknown notes on back

00455986

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

25 HESKETH

Contact Sheet #

20-4

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more (indicate #)

NUMBER OF BAYS

1 2 3 ✓ 4 5 6 or more (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard	3. Brick	5. Concrete	7. Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other

2nd story

1. Wood - clapboard	3. Brick	5. Concrete	7. Stucco
2. Wood - shingle	4. Stone	6. Aluminum/Vinyl	8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

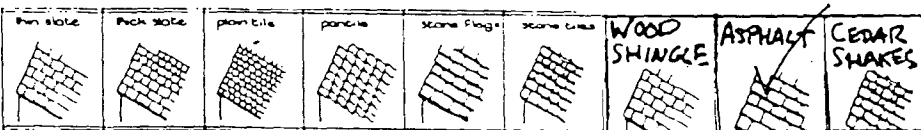
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 ✓ 1916-27 1927-45 post-45 unknown

notes on back

Owner has seen several houses like this
w/ stucco, shingle + stone - some floorplan

00458067





CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

26 HERKETH

Contact Sheet #

21-5

ARCHITECTURAL STYLE

CATEGORY: 1

2 ☒NC ☒

OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other

heavily modified

NUMBER OF STORIES

1

1.5 ☒

2

2.5

3 or more

(indicate #)

NUMBER OF BAYS

1

2 ☒

3

4

5

6 or more

(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

2nd story

1. Wood - clapboard
2. Wood - shingle
3. Brick
4. Stone
5. Concrete
6. Aluminum/Vinyl
7. Stucco
8. Other

modern style porch

PRINCIPAL WINDOW TYPE - 1st Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement

g. Other

2nd Story

- a. 1/1
- b. 8/8
- c. 6/1
- d. 6/6
- e. 9/1
- f. Casement

g. Other

Broad parabolic median bay window in front

ROOF SHAPE

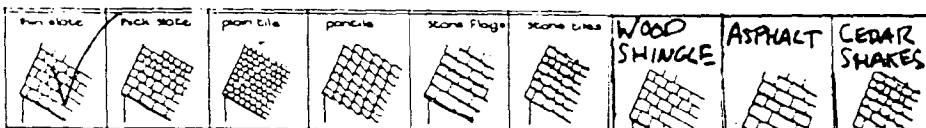
Gabled:

Hipped:



other

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916

1916-27

☒

1927-45

post-45

unknown

notes on back

Lost integrity

00455144



CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

27 HESKETH

Contact Sheet #

20-3

ARCHITECTURAL STYLE

CATEGORY: 1 2 ☒ NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| ⑥ Dutch Colonial | 12. Other |

NUMBER OF STORIES

1 1.5 2 ☒ 2.5 3 or more (indicate #)

NUMBER OF BAYS

1 2 3 ☒ 4 *w/ story west wing* 5 6 or more (indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|--------------------|----------|-------------------|-----------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

2nd story

- | | | | |
|--------------------|----------|-------------------|-----------|
| ① Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other |

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other *tripartite**Colonial rock*

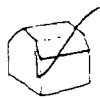
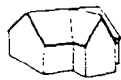
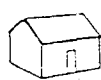
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. ⑥/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

Gabled:

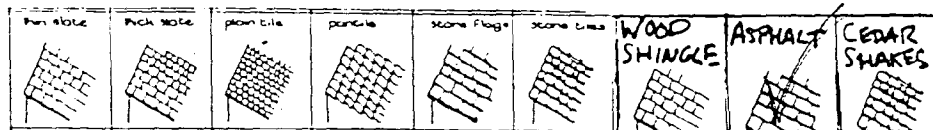
Hipped:



other

w/ shed roof dormer

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 ☒ 1927-45 post-45 unknown

notes on back

Altered front gable garage converted to living space - 1991

0454355

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2ADDRESS 28 MESKETHContact Sheet # 21-b

ARCHITECTURAL STYLE

CATEGORY: 1 2 ☒ NC OOP

- | | |
|------------------------|---------------------|
| 1. Gothic Revival | 7. Colonial Revival |
| 2. Renaissance Revival | 8. Four Square |
| 3. Tudor Revival | 9. Craftsman |
| 4. Classical Revival | 10. Bungalow |
| 5. Mission | 11. Art Deco |
| 6. Dutch Colonial | 12. Other |

Likely heavily modified

NUMBER OF STORIES

1 1.5 2 ☒ 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 ☒ 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

2nd story

- | | | | |
|---------------------|----------|-------------------|--------------------|
| 1. Wood - clapboard | 3. Brick | 5. Concrete | 7. Stucco |
| 2. Wood - shingle | 4. Stone | 6. Aluminum/Vinyl | 8. Other <u> </u> |

PRINCIPAL WINDOW TYPE - 1st Story

- | | | | | | | |
|--------|--------|--------|--------|--------|-------------|--------------------|
| a. 1/1 | b. 8/8 | c. 6/1 | d. 6/6 | e. 9/1 | f. Casement | g. Other <u> </u> |
|--------|--------|--------|--------|--------|-------------|--------------------|
- single pane

2nd Story

- | | | | | | | |
|--------|--------|--------|--------|--------|-------------|--------------------|
| a. 1/1 | b. 8/8 | c. 6/1 | d. 6/6 | e. 9/1 | f. Casement | g. Other <u> </u> |
|--------|--------|--------|--------|--------|-------------|--------------------|
- or lowered?

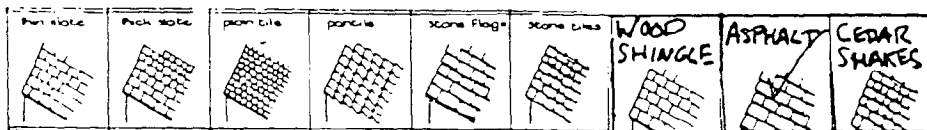
ROOF SHAPE

Gabled:

Hipped:

other

ROOF MATERIALS

otherDATE/ERA OF CONSTRUCTION 1916pre-1916 ☒ 1916-27 1927-45 post-45 unknown

notes on back

lost integrityTurban head 1-bay 1-story
modern door
some materials as
house

004157110

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

2

ADDRESS

29 MESKITH ST

Contact Sheet #

20-2

ARCHITECTURAL STYLE

CATEGORY: 1

2 ☒

NC

OOP

1. Gothic Revival

2. Renaissance Revival

3. Tudor Revival

4. Classical Revival

5. Mission

6. Dutch Colonial

7. Colonial Revival

8. Four Square

9. Craftsman

10. Bungalow

11. Art Deco

12. Other

Colonial Mix - Dutch Colonial w/ side
section

NUMBER OF STORIES

1

1.5

2 ☒2.5 ☒

3 or more

(indicate #)

NUMBER OF BAYS

1

2

3

4 ☒

5

6 or more

(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

2nd story

1. Wood - clapboard

3. Brick

5. Concrete

7. Stucco

2. Wood - shingle

4. Stone

6. Aluminum/Vinyl

8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

f. Casement

g. Other

12/12

2nd Story

a. 1/1

b. 8/8

c. 6/1

d. 6/6

e. 9/1

f. Casement

g. Other

ROOF SHAPE

Gabled:

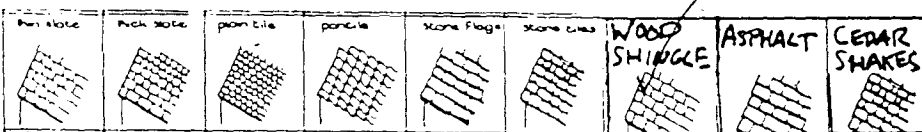
Hipped:



other

complex: gambrel section v. cross-gable section

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916

1916-27 ☒

1927-45

post-45

unknown

notes on back

Attached 2 bay garage off Cedar pkwy

00454504

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 2ADDRESS 30 MESKETHContact Sheet # 21-7, 21-8, 21-9

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

1. Gothic Revival
2. Renaissance Revival
3. Tudor Revival
4. Classical Revival
5. Mission
6. Dutch Colonial

7. Colonial Revival
8. Four Square
9. Craftsman
10. Bungalow
11. Art Deco
12. Other



*Complex Mix - Modern Modified
Bungalow?*

NUMBER OF STORIES

1 1.5 2 2.5 ✓ 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 X 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

1. Wood - clapboard 3. Brick 5. Concrete 7. Stucco
2. Wood - shingle 4. Stone 6. Aluminum/Vinyl 8. Other

2nd story

1. Wood - clapboard 3. Brick 5. Concrete 7. Stucco
2. Wood - shingle 4. Stone 6. Aluminum/Vinyl 8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

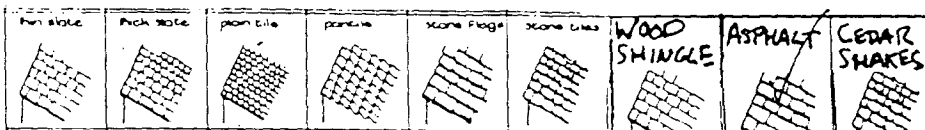
ROOF SHAPE

Gabled:



*Front gable with
jerkin-head with side gable modern det. on east
jerkin-head gable
other
w gable all*

ROOF MATERIALS



other

DATE/ERA OF CONSTRUCTION

pre-1916 1916-27 ✓ 1927-45 post-45 unknown

notes on back

*Attach two bay garage -
flat roof east side of
house
below grade*

00456092

FAX



Susan Schneider Architect

5508 Greystone Street, Chevy Chase, Maryland 20815 Tel. & Fax: 301-913-0191 email: schneiderarch@aol.com

Date: May 9, 2001

To: Perry Kephart Kapsch

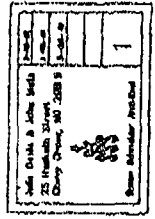
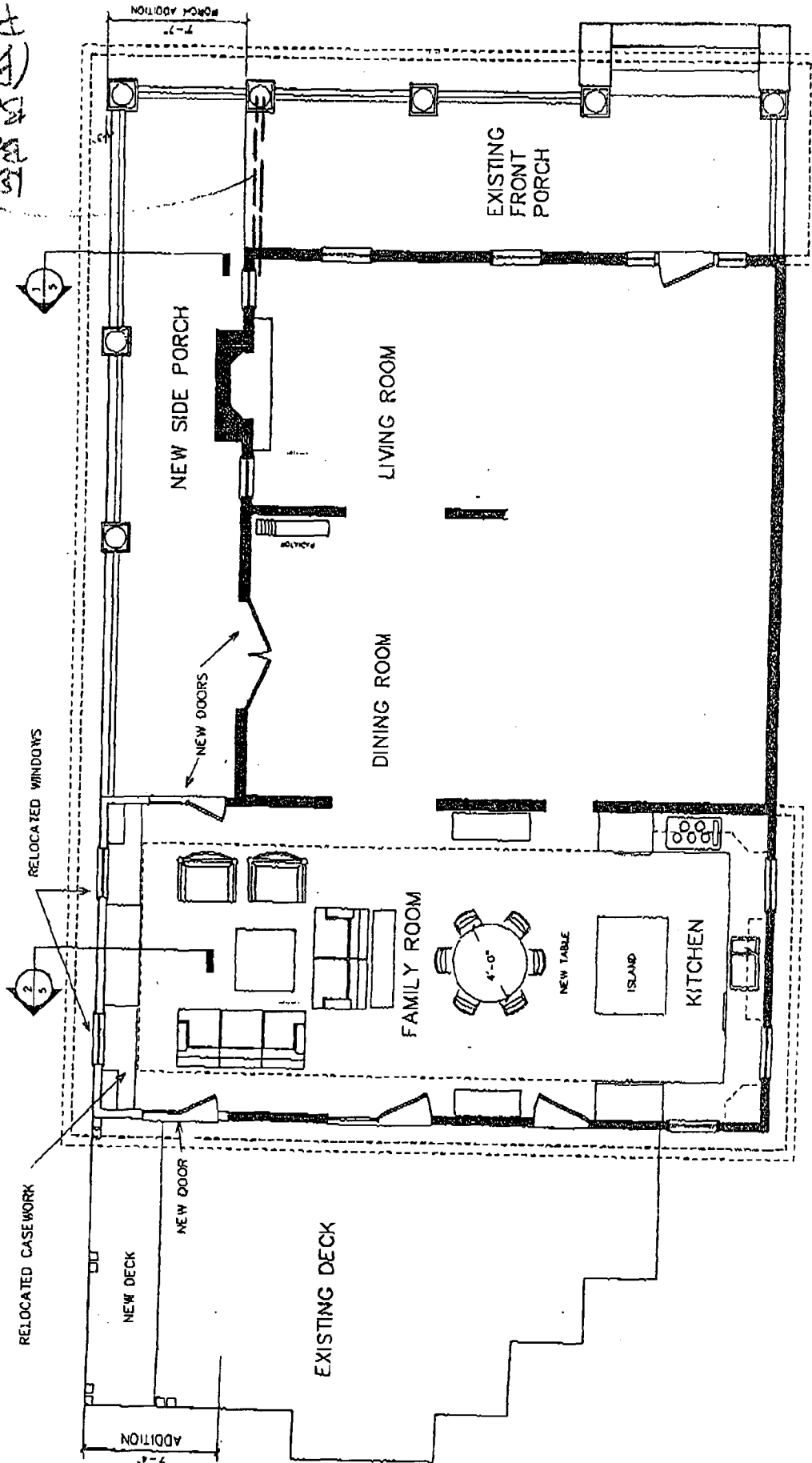
Fax: 301-563-3412

Subject: 25 Hesketh Street

Message:

Plan & Elevation for 25 Hesketh Street

LEAVE EXIST.
BOX
BEAM IN
(BREAK IN
FLOOR)
(CEILING)



GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: April 25, 2001

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: IV. F

NAME: Julie Davis and John Matz

COMPLETE MAILING ADDRESS: 26 Hesketh Street
Cherry Chase MS 20810

REPRESENTING (INDIVIDUAL/ORGANIZATION): themselves

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

HAWP applicant's presentation.....	7 minutes
Comment by affected property owners on Master Plan designation.....	3 minutes
Comment by adjacent owners/interested parties.....	3 minutes
Comment by citizens association/interested groups.....	5 minutes
Comment by elected officials/government representatives.....	7 minutes

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

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DATE: APRIL 25

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: F

NAME: SUSAN SCHNEIDER

COMPLETE MAILING ADDRESS: 5508 GREYSTONE ST

CHEVY CHASE, MD 20815

REPRESENTING (INDIVIDUAL/ORGANIZATION): ARCHITECT FOR

JULIE DAVIS & JOHN METZ

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

HAWP applicant's presentation.....	7 minutes
Comment by affected property owners on Master Plan designation.....	3 minutes
Comment by adjacent owners/interested parties.....	3 minutes
Comment by citizens association/interested groups.....	5 minutes
Comment by elected officials/government representatives.....	7 minutes

not compatible/moderate. . . element - maj probs w/ missing/scale/consist. with

→ preserving integrity
would not add a cupola or a bay.

people like wraparound porch - is unpopular / goes against
american. OA look - not a so sheet.
down & conti. - not compatible w/ craftsmanship on narrow lot.

1. Trying to be a 1st seq. w/ cut the
corners, hipped / pyramidal roof.

2. Very sym. so can't be a Queen Anne -
- OA works best to have ^{porch} not element as
w/ bay element to call attention to front end.

3. not evolving Eclecticism because it
is adding an older style element -
19th c - not 21st c. no evolution

4) wraparound often on double lots -
why they ~~make~~ make now sense in
Kensington or on wider lots.
Described street pattern - notably
flush front facade w/ uniform
size & shape. see street ~~size~~ footprint

5) wraparound there to create garden
coming up. dbb lots & rural bldgs.
it was place to ~~have~~ ^{have} a side yard
Here there is no side yard -
(flow w/ side porch w/ 2 doors) .?

6) ~~Described~~ Described:
~~Described~~ - 1 lot street patterns
w/ many distinct styles.
street size - front facade

street patterns

7) isn't that this is only house of its type.
but w/ in the district it is imp / conti. as to style,
connected in area. How sites are more in scale.

style in changes & changes in 21st c.

↑

2/4 magnified

2	2 - CR 3 Bay 1912 F/W	^A 3	2 - Porch enlarged	4	2 1912
4	2 CR 3 B 1912 F/W	^{A?} 5	2 - Dormer Δ Cr2 w/c man		wraps
6	1 outstanding Dutch Colonial	7	42 such porch		
8		9			
10		11			
12					
14		15			
16					
18		17			
20		21			
22		23			
24		25			
26		27			
28		29			
30					
30					