

24 HESKETH STREET, CHAW CHASE
(HPC Case # 55/13-12 EEJ)

CHAW CHASE VILLAGE H.O.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: March 11, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #618987, rear addition and garage demolition and new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 19, 2012 meeting.

Applicant: Billy and Wendi Walsh

Address: 24 Hesketh Street, Chevy Chase





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NEAL@THOMSONCOOKS.COM Contact Person: NEAL THOMSON
 Daytime Phone No.: 202-747-4827
 Tax Account No.: _____
 Name of Property Owner: Billy & Wendy Walsh Daytime Phone No.: 301-379-4680
 Address: 24 HERBERT STREET CHESAPEASE MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: NEAL THOMSON Daytime Phone No.: 202-747-4823

LOCATION OF BUILDING/PREMISES

House Number: 24 Street: HERBERT STREET
 Town/City: CHESAPEASE Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 11 Block: 24 Subdivision: SECTION 2, CHESAPEASE VILLAGE
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PAINT ACTION/ALTER USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Reze
- 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: \$ 500,000

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

PART TWO: SANITATION, SEWER, WASTE, DRAINAGE, AND EXTERIOR 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.

Signature of owner or authorized agent

11/26/12
Date

Approved: Commissioner, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/11/13

Application/Permit No.: CP18987 Date Filed: 11/27/12 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24 Hesketh Street, Chevy Chase	Meeting Date:	12/19/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	12/12/12
Applicant:	Billy & Wendi Walsh (Neal Thomson, Architect)	Public Notice:	12/5/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12EE	Staff:	Josh Silver

PROPOSAL: Rear addition and garage demolition and new construction

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman/Bungalow
DATE: 1916-27

PROPOSAL

The applicants were approved for a HAWP permit in April 2012 to construct a 2 story addition and construction of a 2nd floor above an existing 1 story, non-historic addition at the rear of the house.

This HAWP application proposes the exterior demolition of a non-original 2 story addition and dormer at the rear and construction of a hyphen and 2 story addition in the rear yard.

The proposed material treatments for the addition consist of asphalt shingle, standing seam and cooper roofing, stucco cladding, wooden, simulated divided light (SDL), double-hung and casement windows and doors (no cladding, with permanently bonded interior/exterior mentions), and wood trim. All other materials, including railing details, pilasters and shutters will be fabricated from a paint grade wood.

The proposal also includes demolition of an existing 1 story, 1 car garage located in the rear yard and construction of a new 1 story, 1 car garage in the left rear side yard of the subject property. The materials for the proposed garage consist of shingle roofing, painted stucco and painted wooden carriage doors. The new garage will be accessed via an existing driveway.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County*

Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the 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.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Garages which are detached from the main house should be subject to lenient scrutiny but should be compatible with main building.

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

Lot coverage should be subject to strict scrutiny, in view of 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.

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. 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 considerations of these alternative solutions.

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 in the Village.

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

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.

Montgomery County Code; Chapter 24A-8

- (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 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously

impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the *Guidelines*, identified above.

The spirit of the revised proposal remains generally consistent with the HAWP application submitted by the applicants for construction of a 2 story rear addition, which the HPC reviewed and approved in April 2012. The proposed material treatments and design details are appropriate for construction of a rear yard addition to a Contributing Resource property.

Staff supports demolition of the existing garage in the rear yard and construction of a new garage in the left rear side yard. The existing garage has been extensively altered and is not readily visible from the public right-of-way. The proposed garage design is compatible with the main house and historic district. The proposal calls for using an existing driveway for access, and therefore no additional hardscape work is required.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NEAL@THOMSONCOOKS.COM Contact Person: NEAL THOMSON
 Tax Account No.: _____ Daytime Phone No.: 202-747-4827
 Name of Property Owner: BILLY & WENDI WALSA Daytime Phone No.: 301-379-4680
 Address: 24 HERBERTA STREET CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: NEAL THOMSON Daytime Phone No.: 202-747-4823

LOCATION OF BUILDING/PREMISES

House Number: 24 Street: HERBERTA STREET
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 11 Block: 24 Subdivision: SECTION 2, CHEVY CHASE VILLAGE
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 500,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

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.

[Signature] 11/26/12
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 618987 Date Filed: 11/27/12 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:

EXISTING 2 STORY WOOD FRAME AND STUCCO SINGLE
FAMILY RESIDENCE WITH SINGLE CAR GARAGE AT REAR
OF PROPERTY. PROPOSED WORK INCLUDES RENOVATION AND
ADDITION TO THE EXISTING STRUCTURE. ADDITION IS LIMITED
TO THE REAR OF THE RESIDENCE, PRESERVING THE ORIGINAL
STRUCTURE. EXISTING SINGLE CAR GARAGE IS TO BE
REMOVED AND REBUILT IN A LOCATION CONSISTENT W/
NEIGHBORING PROPERTIES AND ORIGINAL SITE PLAN FOR
CORN CANYON VILLAGE.

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

SEE ABOVE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

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

<p>Owner's mailing address BILLY & WENDI WALSH 24 HESKETH STREET CHEVA CHASE, MD 20815</p>	<p>Owner's Agent's mailing address NEAL THOMSON THOMSON COOK ARCHITECTS PLLC 5232 CHEVA CHASE PRIN NW WASHINGTON, DC 20015 20015</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MAGGIE & ROBERT MARCUS 22 HESKETH STREET CHEVA CHASE, MD 20815</p>	<p>MARY FRANCES & JOE PEARSON 20 HESKETH STREET CHEVA CHASE, MD 20815</p>
<p>SUSIE & JOHN LIVELA 23 HESKETH STREET CHEVA CHASE, MD 20815</p>	<p>WILLIAM & ELLEN MCKEE 21 GRAPTON STREET CHEVA CHASE, MD 20815</p>

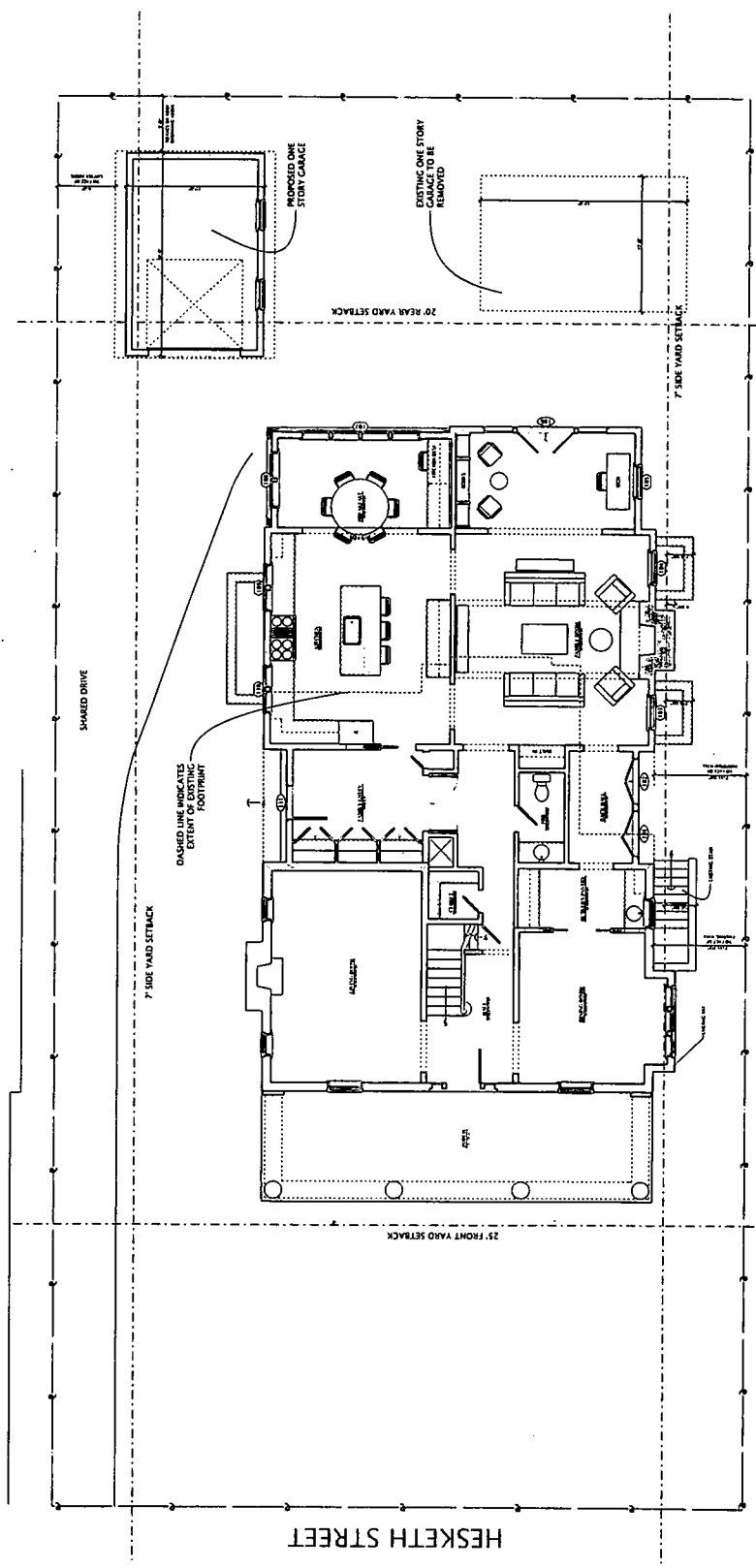
SK-2

Proposed Site Plan

Proposed Site Plan
3/32" = 1'-0"

THOMSON+COOKE Architects
5232 Chevy Chase Parkway NW
Washington, DC 20015
202.242.4823
www.thomsoncooke.com

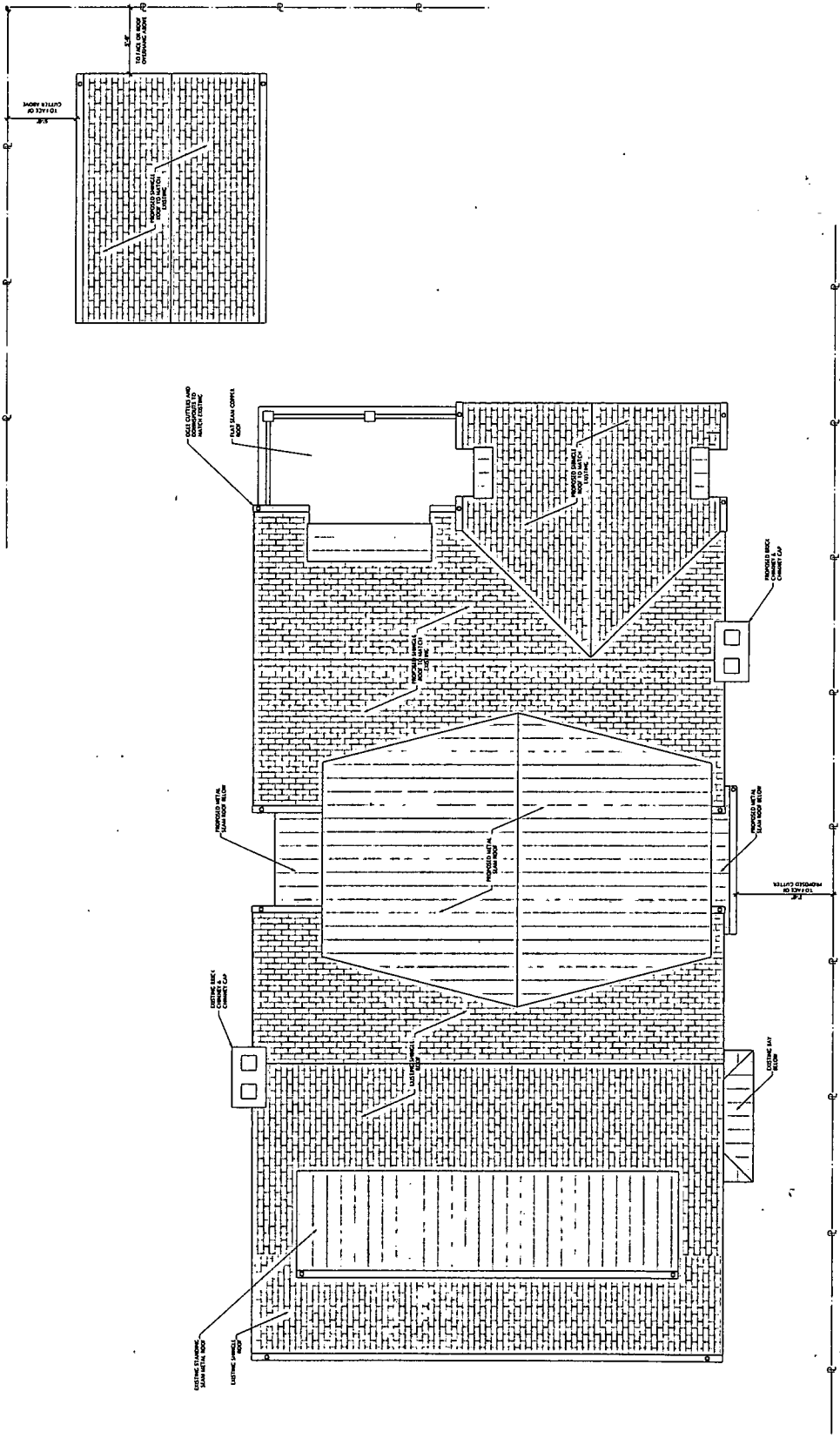
Walsh Residence
24 Hesketh Street
Chevy Chase, MD 20815
November 21, 2012
NOT FOR CONSTRUCTION



Proposed Roof
Plan

Walsh Residence
24 Hesketh Street
Chevy Chase, MD 20815
November 21, 2012
NOT FOR CONSTRUCTION

THOMSON+COOKE Architects
5232 Chevy Chase Parkway NW
Washington, DC 20015
302.542.4823
www.thomsoncooke.com



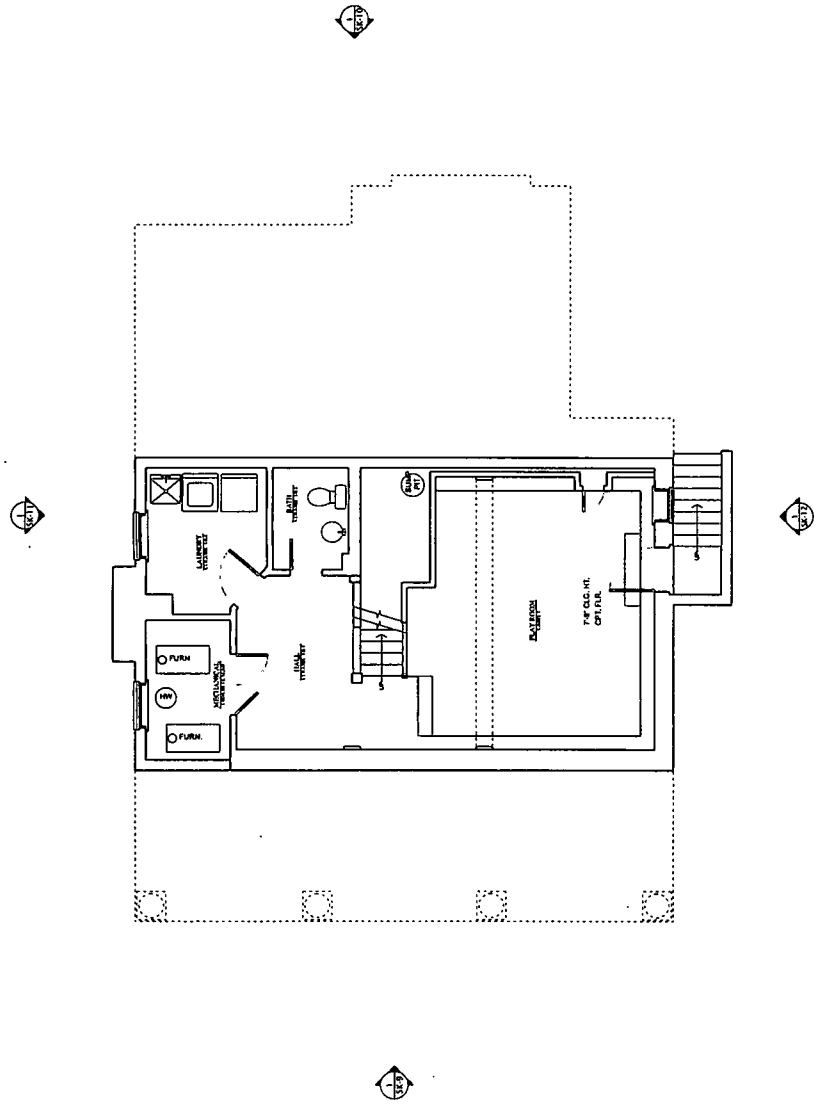
1 Proposed Roof Plan
1/8" = 1'-0"

SK-3

Existing Basement
Plan

Walsh Residence
24 Hesketh Street
Chevy Chase, MD 20815
NOT FOR CONSTRUCTION
November 21, 2012

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Washington, DC 20015
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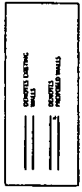
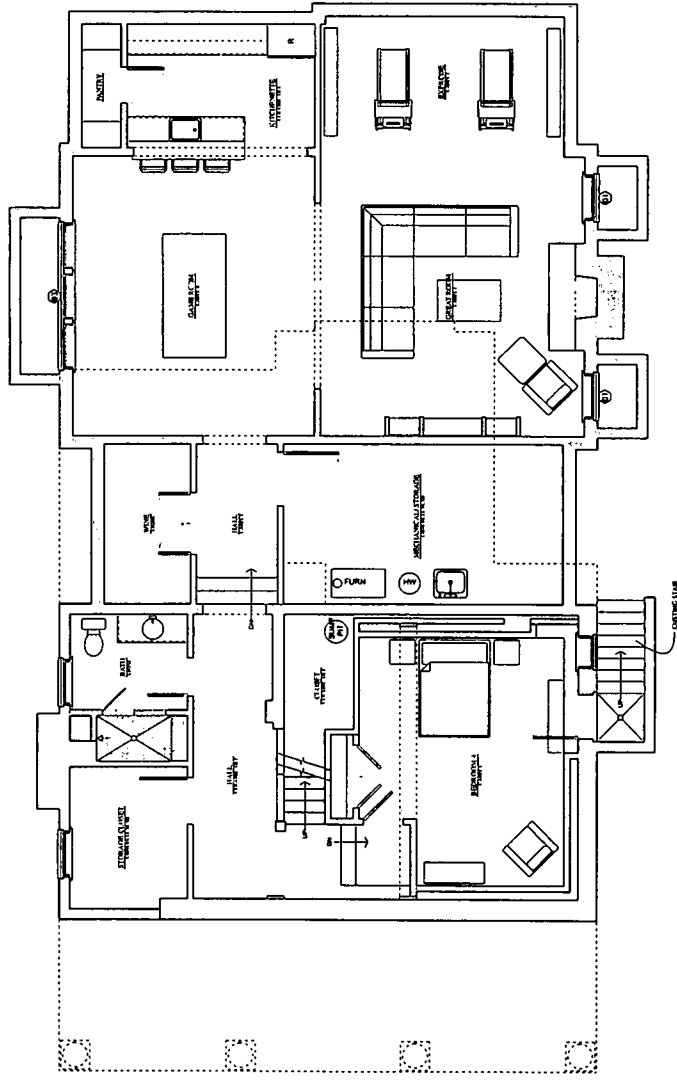
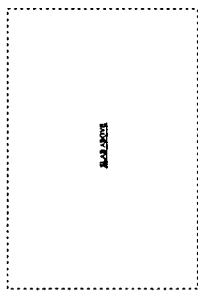
1 Existing Basement Plan
1/8" = 1'-0"

SK-3

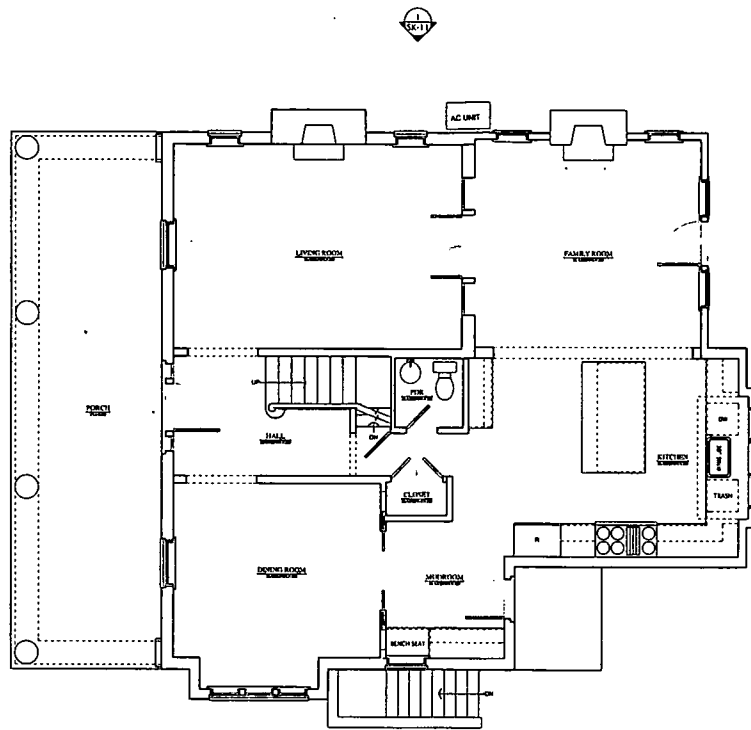
Proposed
Basement Plan

Walsh Residence
24 Hesketh Street
Chevy Chase, MD 20815
NOT FOR CONSTRUCTION
November 21, 2012

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5232 Chevy Chase Parkway NW
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202.742.4823
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PROPOSED
~~EXISTING~~ Basement Plan
1/8" = 1'-0"



1 Existing First Floor Plan
 1/8" = 1'-0"

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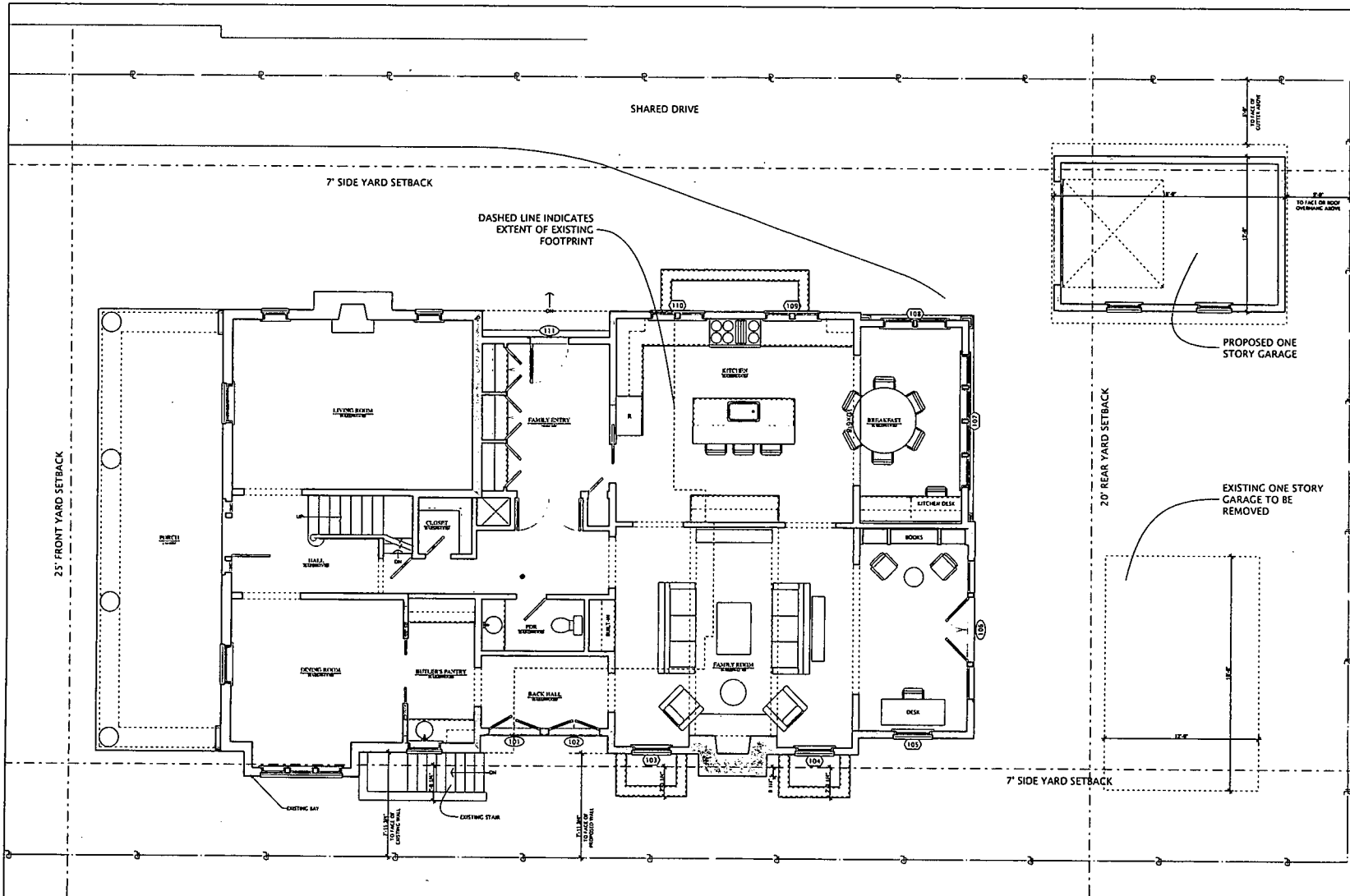
Walsh Residence

24 Hasketh Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing First Floor
 Plan

SK-4



1 Proposed First Floor Plan
 1/8" = 1'-0"

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Walsh Residence

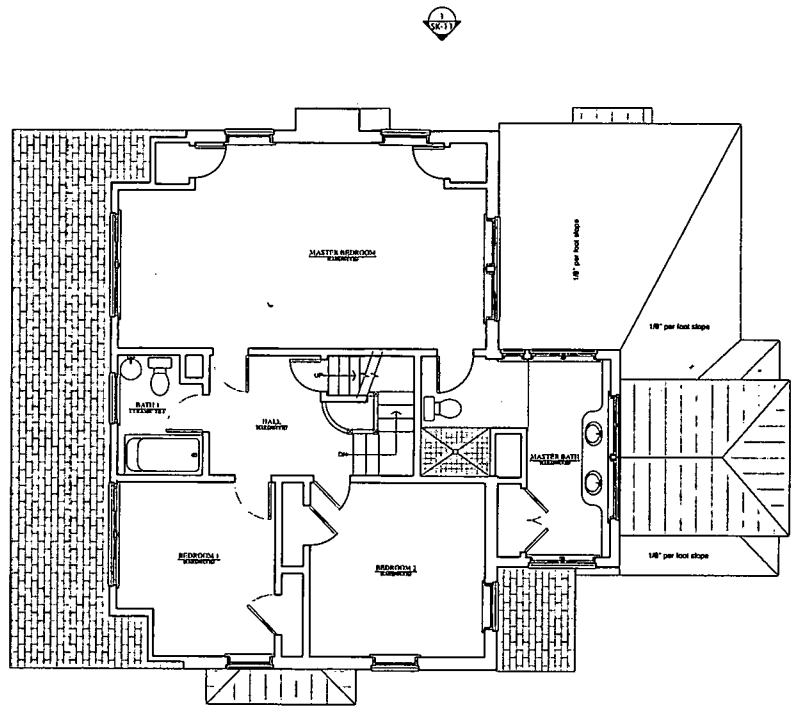
24 Hesketh Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Proposed First Floor Plan

SK-4

1 Existing Second Floor Plan
 1/8" = 1'-0"



SK-5

SK-11

SK-10

SK-12

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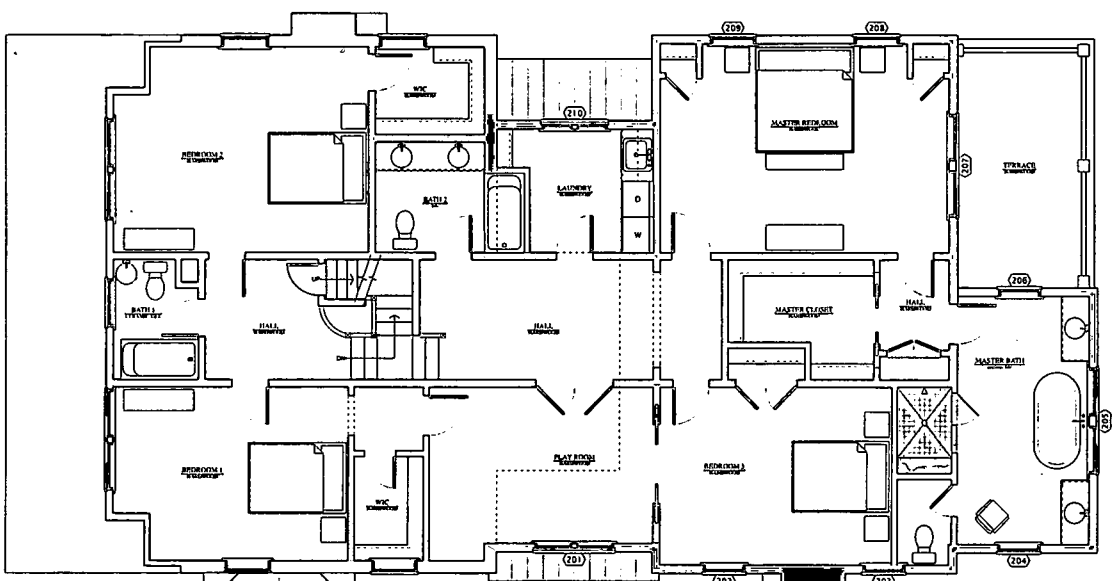
Walsh Residence

24 Hedden Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing Second
 Floor Plan

SK-5



1 Proposed Second Floor Plan
 1/8" = 1'-0"

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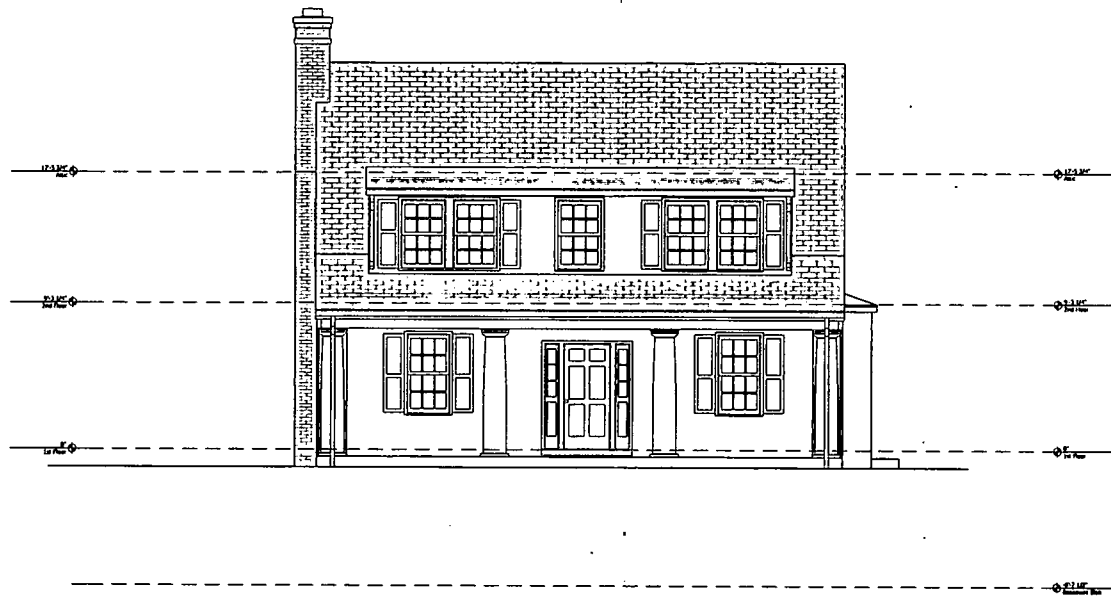
Walsh Residence

24 Hackett Street
 Cherry Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Proposed Second Floor Plan

SK-5



EXISTING
1 Front Elevation
 1/8" = 1'-0"

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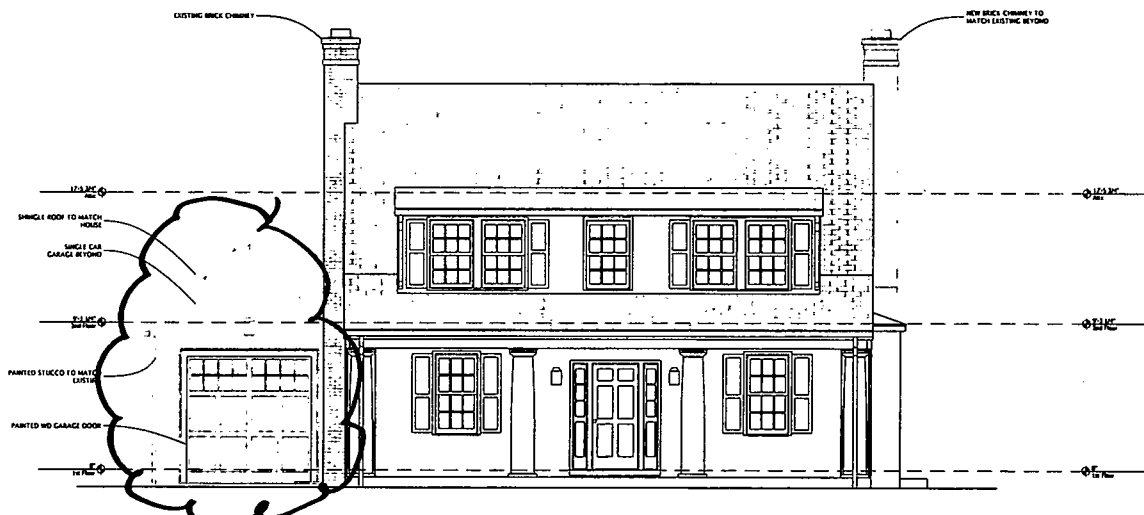
Walsh Residence

24 Hasketh Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing Front
 Elevation

SK-9



PROPOSED
1 Front Elevation
 1/8" = 1'-0"

• GARAGE

THOMSON+COOKE Architects

5332 Chevy Chase Parkway NW
 Washington, DC 20015
 202.745.4823
 www.thomsoncooke.com

Walsh Residence

24 Hedderth Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Front Elevation

SK-9



EXISTING
1 Rear Elevation
 1/8" = 1'-0"

THOMSON+COOKE Architects

5332 Chevy Chase Parkway NW
 Washington, DC 20015
 202.745.4823
 www.thomsoncooke.com

Walsh Residence

24 HedBeth Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing Rear
 Elevation

SK-10



PROPOSED

1 Rear Elevation

1/8" = 1'-0"

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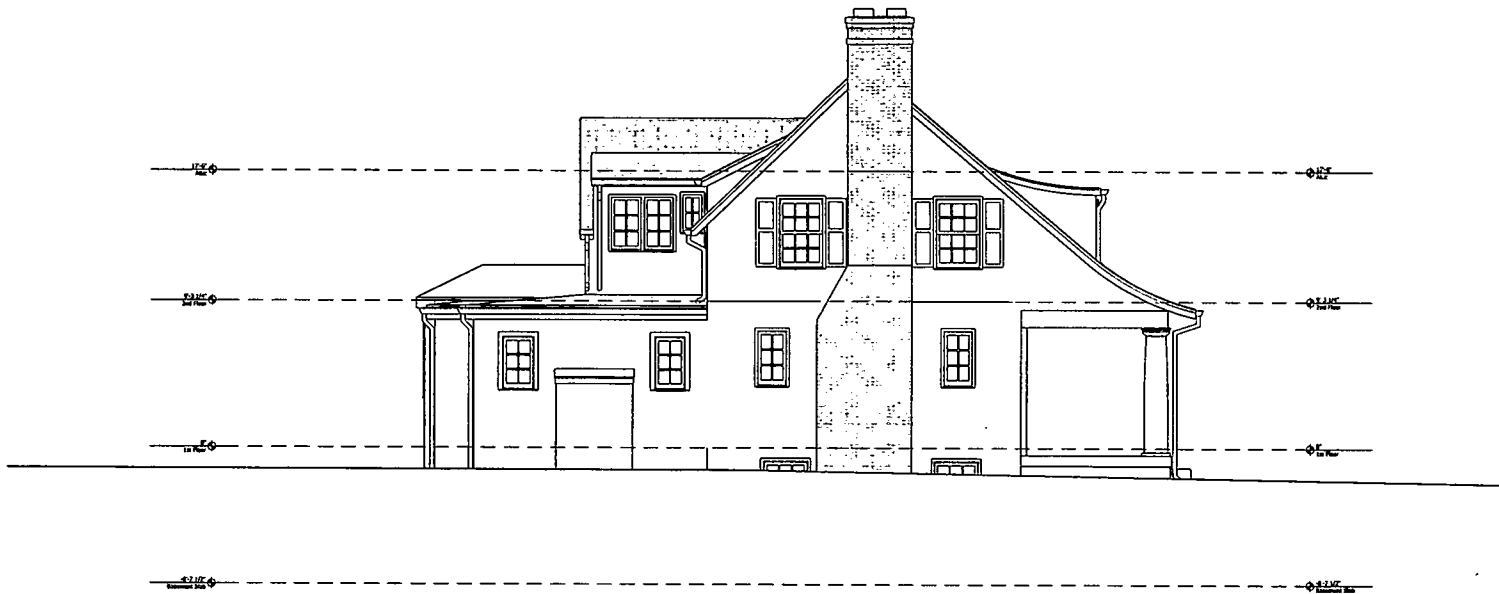
Walsh Residence

74 Hezekiah Street
Cherry Chase, MD 20815

NOT FOR CONSTRUCTION
November 21, 2012

Rear Elevation

SK-10



EXISTING
1 Left Elevation
 1/8" = 1'-0"

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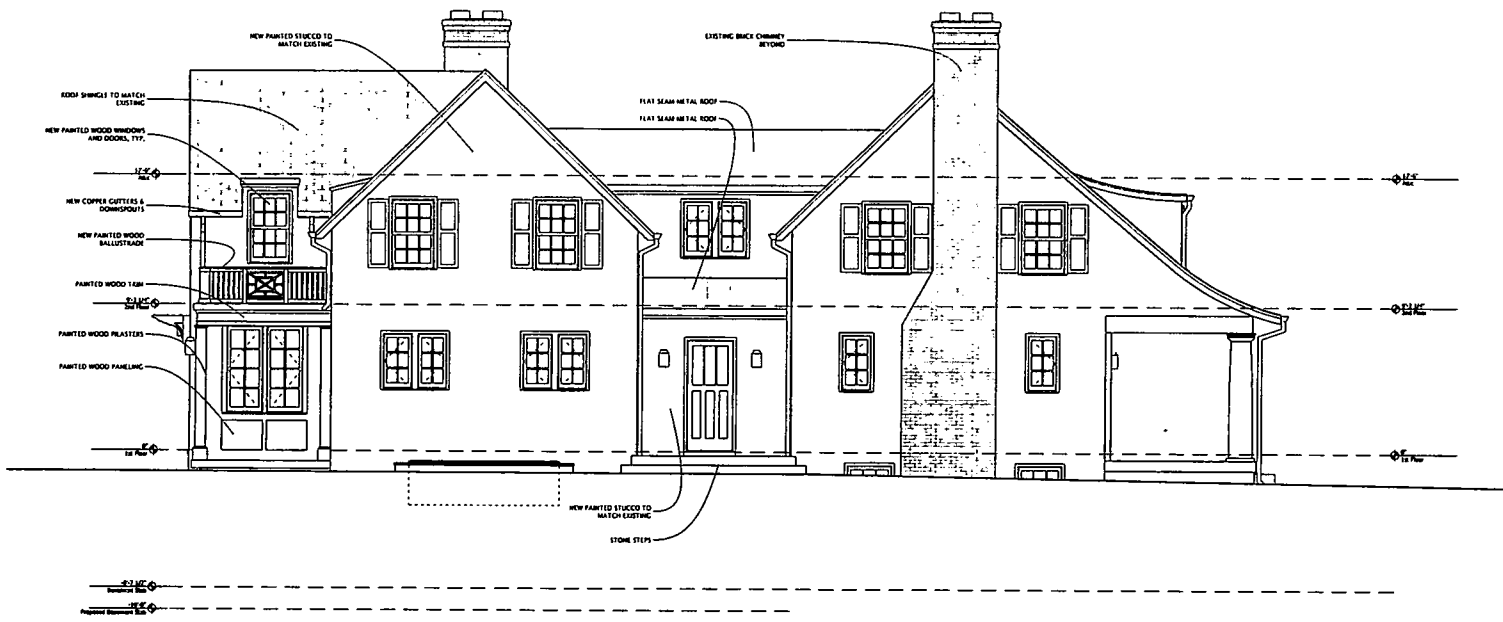
Walsh Residence

24 Hedges Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing Left
 Elevation

SK-11



PROPOSED
1 Left Elevation
 1/8" = 1'-0"

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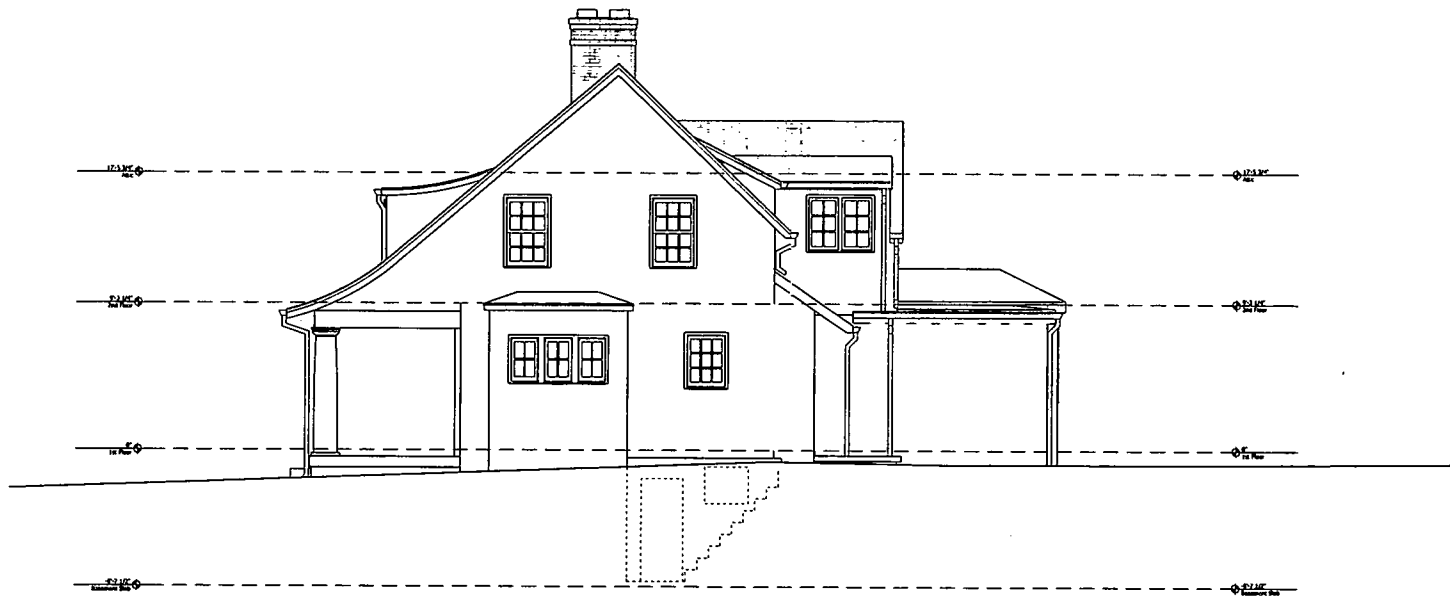
Walsh Residence

24 Heketh Street
 Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
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Left Elevation

SK-11



EXISTING
1 Right Elevation
 1/8" = 1'-0"

THOMSON+COOKE Architects

5332 Clivvy Chase Parkway NW
 Washington, DC 20015
 202.747.4823
 www.thomsoncooke.com

Walsh Residence

24 Hesketh Street
 Cherry Chase, MD 20815

NOT FOR CONSTRUCTION
 November 21, 2012

Existing Right
 Elevation

SK-12

THOMSON+COOKE Architects

5232 Chevy Chase Parkway NW
Washington, DC 20015
202.747.4823
www.thomsoncooke.com

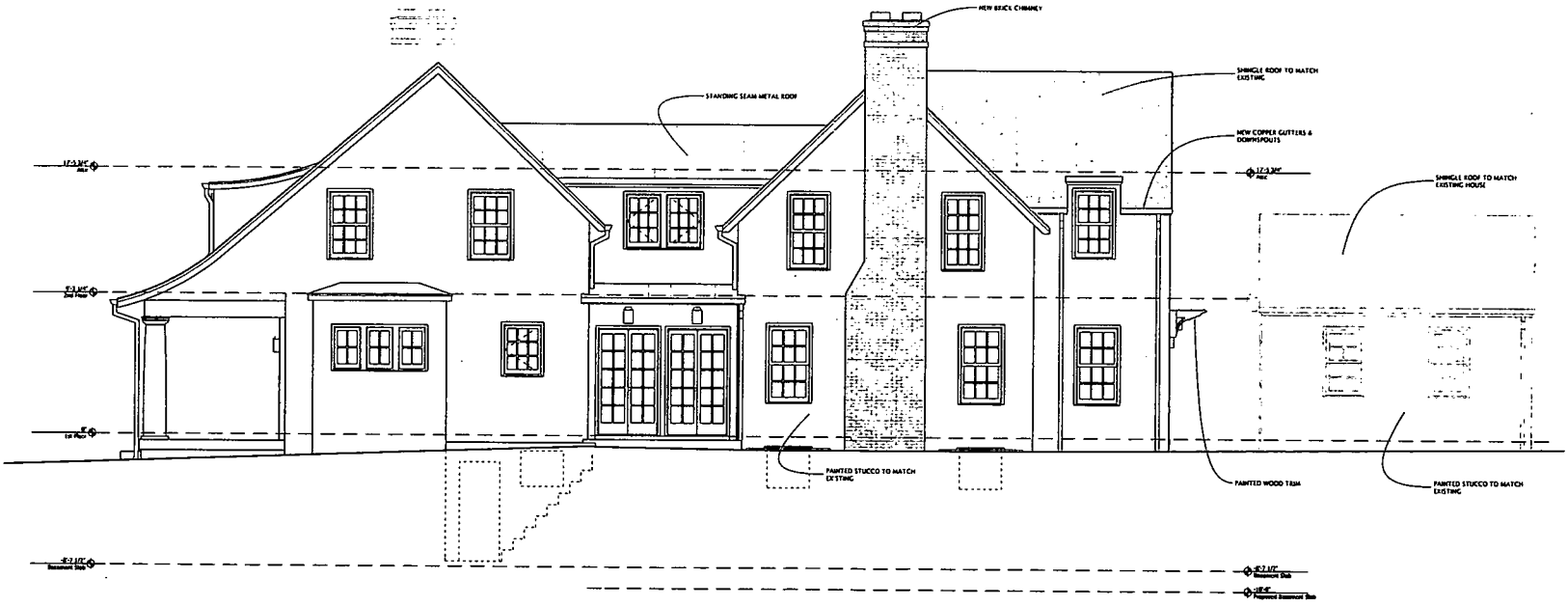
Walsh Residence

24 Hesketh Street
Chevy Chase, MD 20815

NOT FOR CONSTRUCTION
November 21, 2012

Right Elevation

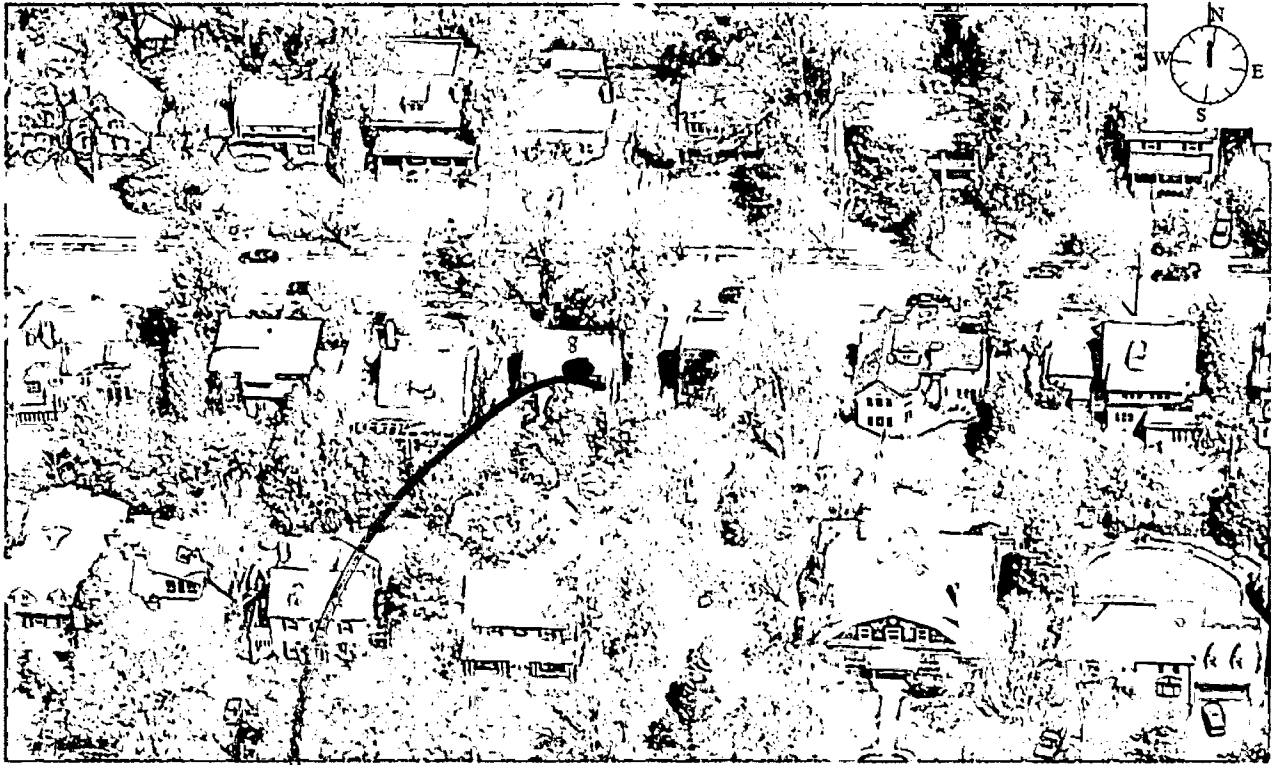
SK-12



PROPOSED
1 Right Elevation
 1/8" = 1'-0"



24 HESKETH



24 HESKETH



Existing Front Elevation



Existing Driveway Side



Existing Rear Elevation



Existing Rear Elevation



Existing Garage



Existing Garage



Existing Garage



Existing Garage

24 HASKOBYN STREET, Cherry Chase
HPC Case # 35/13-D II

Cherry Chase Village H.D.

SUBJECT: Revision to approved HAWP (HPC Case 35/13-09G) for installation of fencing and gates at 24 Hesketh Street, Chevy Chase, a Contributing Resource within the **Chevy Chase Village Historic District**

DATE: November 13, 2013

BACKGROUND: The HPC approved the installation of three wooden gates and one section of fencing at the subject property. The gates and fencing as approved were wooden, board-on-board, with lattice tops, and 4' high.

REVISED PROPOSAL: Since receiving HPC approval for construction of a rear addition and relocation of an existing garage in December 2012, the applicants removed the gates and section of fencing and installed new gates and fencing in order to enclose the rear yard. The new gates and fencing are 3'6" high, wooden, with open-pickets.

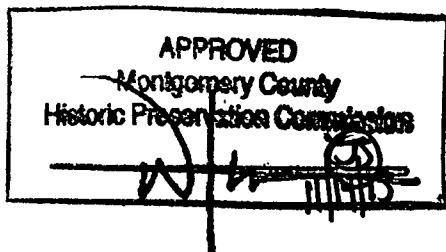
The applicant is requesting retroactive approval for the removal of the existing gates/fence and installation of new gates and one fence section per the attached site plan.

STAFF RECOMMENDATION: Staff finds the revised proposal described above as being consistent Chapter 24A-8(b) (1) & (2) and *Chevy Chase Village Historic District Guidelines* referred to below:

- (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

Staff recommends that the HPC approve the revised work scope and delegate final review and approval to staff.

HPC DECISION:



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24 Hesketh Street, Chevy Chase	Meeting Date:	4/25/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/18/12
Applicant:	William Walsh (Paul Jeffs, Agent)	Public Notice:	4/11/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12I	Staff:	Josh Silver
PROPOSAL: Rear addition			

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman/Bungalow
DATE: 1916-27

PROPOSAL

The applicant is proposing to construct a 2 story rear addition and add a 2nd level to an existing 1 story, non-historic addition section at the rear of the house. The proposed work is confined entirely to the rear of the historic massing and differentiated by a 6" inset on the right (west) elevation and lower (9") ridge height. The wall of the existing 1 story non-historic rear addition on the left (east) side elevation is coplanar with the historic massing. The applicant is proposing a 6" inset on the left (east) side elevation 2nd story addition section in this location.

The proposed material treatments for the addition consist of asphalt shingle roofing, stucco walls, simulated-divided light (SDL), double-hung wooden windows and doors (no cladding, with permanently bonded interior/exterior muntins), wood trim and shutters.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the 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:

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

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

Lot coverage should be subject to strict scrutiny, in view of 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.

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. 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 considerations of these alternative solutions.

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 in the Village.

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

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.

Montgomery County Code; Chapter 24A-8

- (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 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the following *Guidelines*;

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

- The proposed doors on the addition are confined to the rear elevation and not readily visible from the public right-of-way. The installation of wooden simulated-divided light doors is compatible with the surrounding streetscape. Most changes should be permitted unless there are major problems with the massing, scale and compatibility of the alteration.

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.*

- The proposed wooden exterior trim for the addition section is located on the side and rear elevation and not readily visible from the public right-of-way. The installation of wooden trim is compatible with the structures existing design, and should be permitted.

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

- No review required.

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

- A section of the proposed addition will be constructed over an existing 1 story rear addition building footprint. The remaining section of the addition is confined to the rear elevation and is inset within the wall planes of the historic massing. The planned changes do not compromise the integrity of any significant exterior architectural or landscaping features, and as such, the Villages' open park-like character will not be compromised.

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.*

- The proposed addition is confined to the rear of the existing structure.

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. 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 considerations of these alternative solutions.

- The proposed rear yard addition is not readily visible from the public right-of-way. The installation of asphalt shingles on the addition section is a compatible new material, and should be permitted.

***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 in the Village*

- The proposed second story addition exceeds the footprint of the first story. The proposed addition's massing and scale is designed as such, so that altered structure still contributes to the district. The proposed changes are compatible with structure's existing design. The proposed stucco exterior wall treatment and asphalt shingle roof is compatible with the historic massing. The installation of SDL, wooden windows and doors is compatible with the resource type and style.

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

- The proposed installation of one set of shutters on the second story right side elevation window is visible from the public right-of-way. The proposed shutters are compatible with the structure's existing design. The historic massing contains shutters in select locations. The proposed shutters are a similar two-panel design that is compatible with the shutters on the historic massing.

***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.*

The proposed windows in the addition are visible from the public right-of-way. The proposed installation of SDL, wooden, double-hung and casement windows are compatible with the structure's existing design. Consistent with the *Guidelines*, the use of compatible new materials, rather than original building materials, should be permitted.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

A/P # 595360

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: acadiapj@juno.com Contact Person: Paul Jeffs
 Daytime Phone No.: (240) 476-1127
 Tax Account No.: 00455986
 Name of Property Owner: William Walsh Daytime Phone No.: _____
 Address: 24 Hesketh St. Chevy Chase Hesketh 20851-422
Street Number City Street Zip Code
 Contractor: Acadia Contractors inc Phone No.: _____
 Contractor Registration No.: 22052
 Agent for Owner: Paul Jeffs Daytime Phone No.: 240 476-1127

LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Hesketh St.
 Town/City: Chevy Chase Nearest Cross Street: Cedar st
 Lot: 911 Block: 24 Subdivision: 9
 Liber: _____ Folio: _____ 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: Garage

1B. Construction cost estimate: \$ \$200,000.

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

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.

Paul Jeffs _____ 4/3/12
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 595360 Date Filed: 4/4/12 Date Issued: _____
Eve

**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:

Existing 2 story w/ basement stucco on frame single family home.
Rear of house has existing one story addition from
5+ years ago (also stucco).

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

New 6'6" x 15' 1st floor addition on right rear of house (not visible from street).
New 2nd story Bedroom and bathroom addition above existing and new
1st floor, rear. Exterior stucco to match existing. New wood
windows with simulated divided lights (matching lite cut of existing).
Wood trim to match existing.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

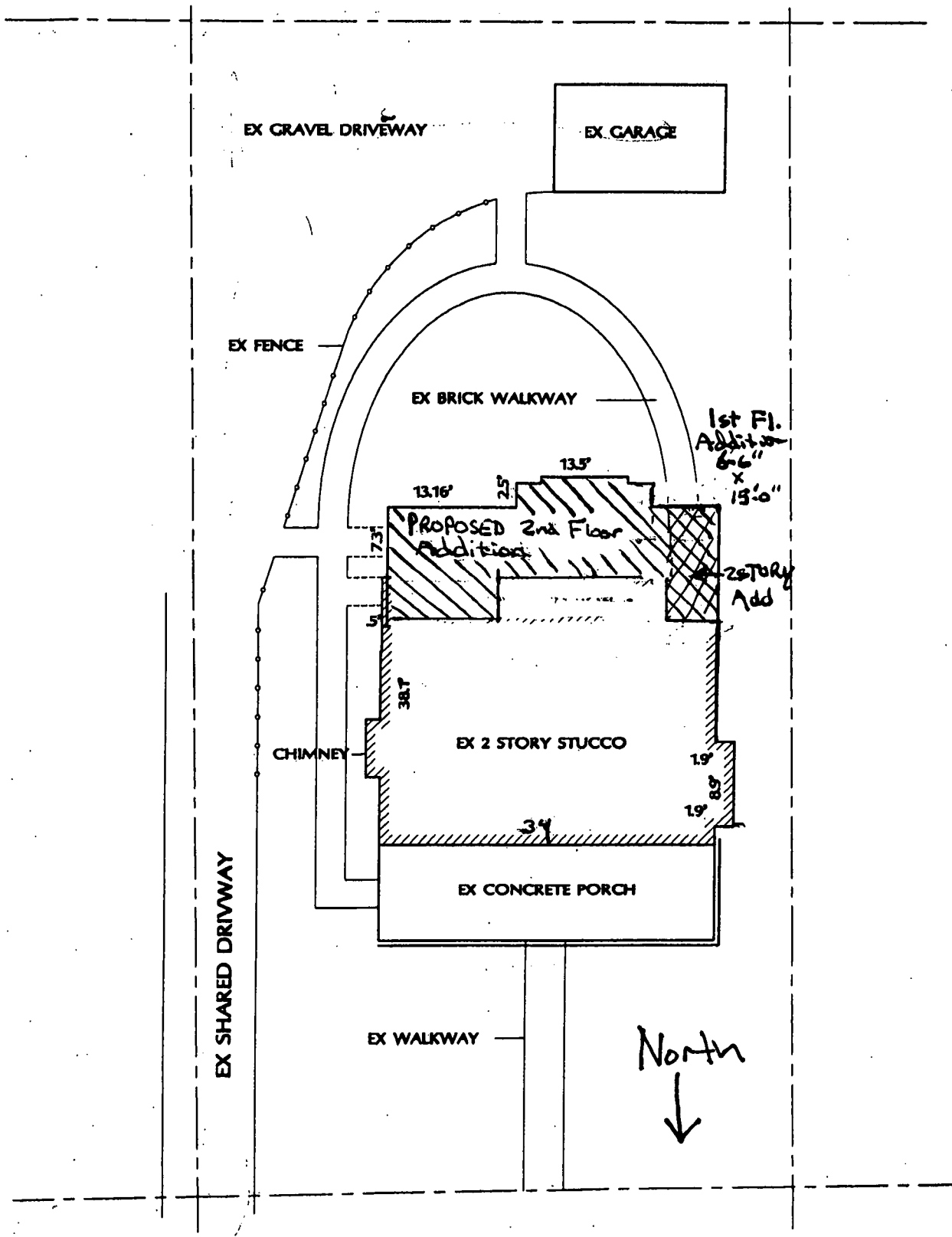
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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 MARLING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
24 HESKETH ST CHEVY CHASE MD 20815	Acadia Contractors Inc 6106 MacArthur Blvd. # 100 Bethesda, MD
Adjacent and confronting Property Owners mailing addresses	
26 HESKETH ST, CHEVY CHASE, MD. 20851	21 HESKETH ST CHEVY CHASE MD 20851
22 HESKETH ST. CHEVY CHASE, MD. 20851	25 HESKETH ST CHEVY CHASE MD 20851
23 HESKETH ST. CHEVY CHASE, MD. 20851	21 Grafton st Chevy chase MD 20851



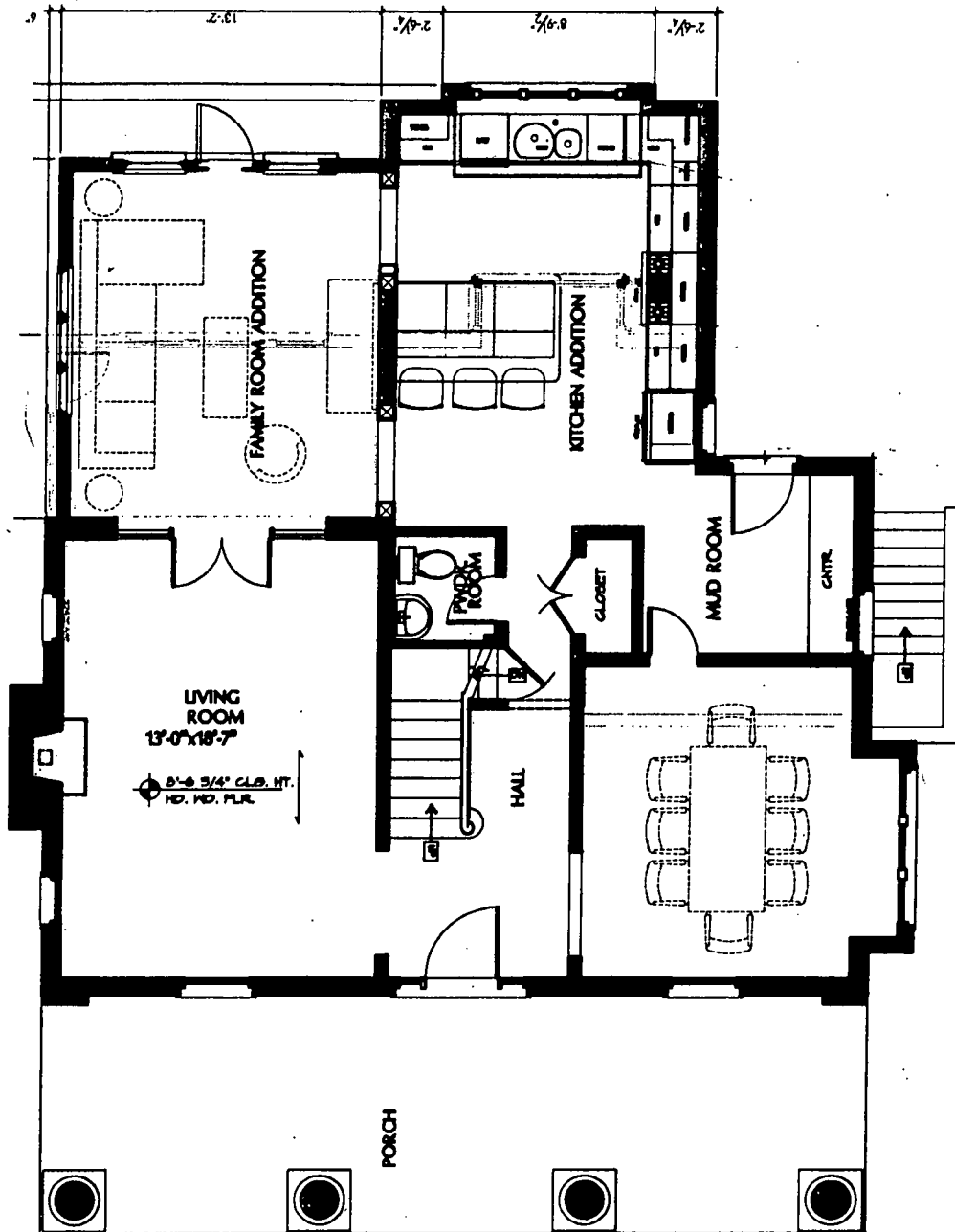
B 9

24 HESKETH STREET

SITE PLAN

S
SITE
PLAN

7



P6

24 HESKETH STREET

Existing 1st Floor Plan NOT TO SCALE

(B)

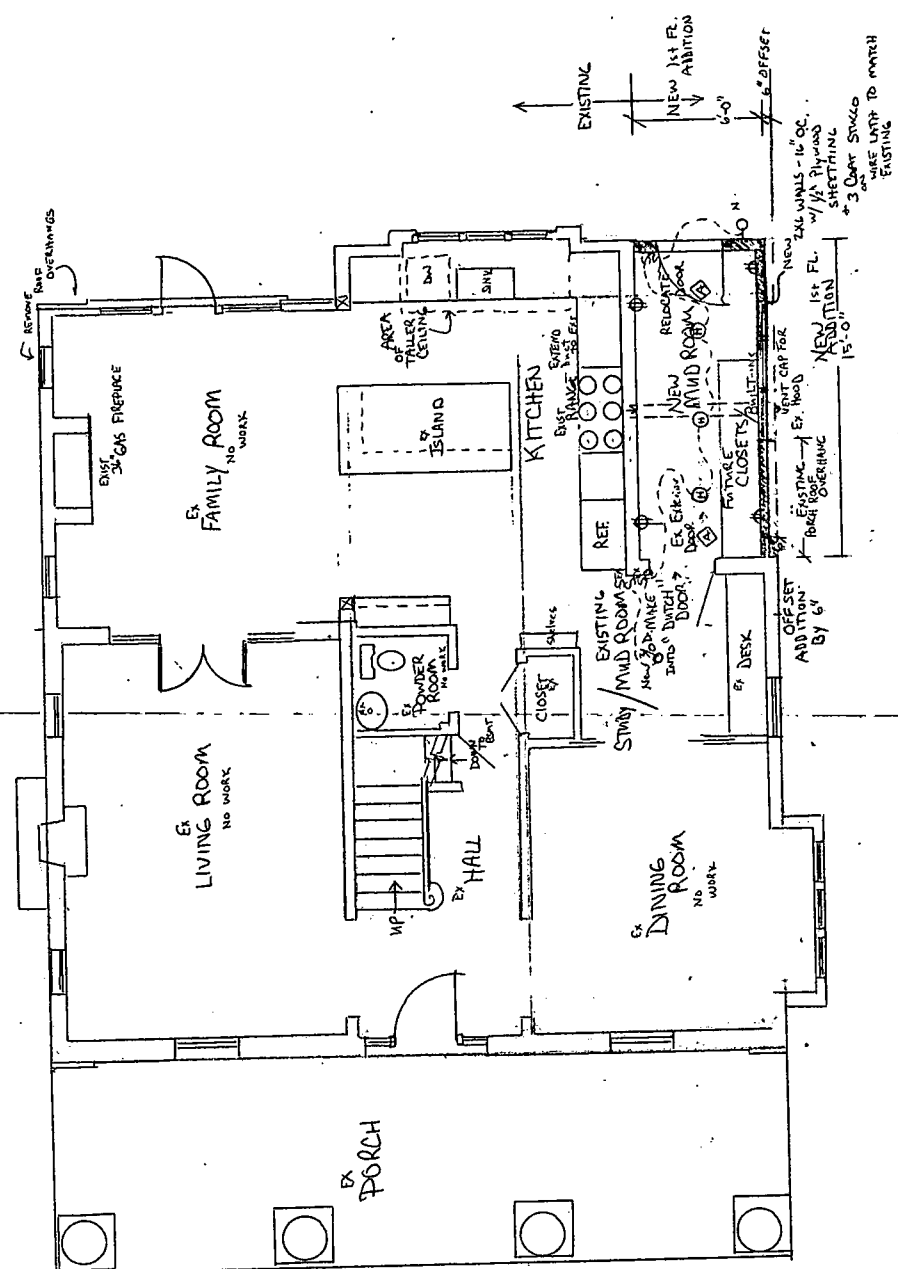
Addie Contractors
 106 McArthur Blvd
 Bethesda, MD 20814

WASH RESIDENCE

24 Hesketh St. Chevy Chase, Md.

1st Floor Plan
 New + Existing
 Revised 4/15/12

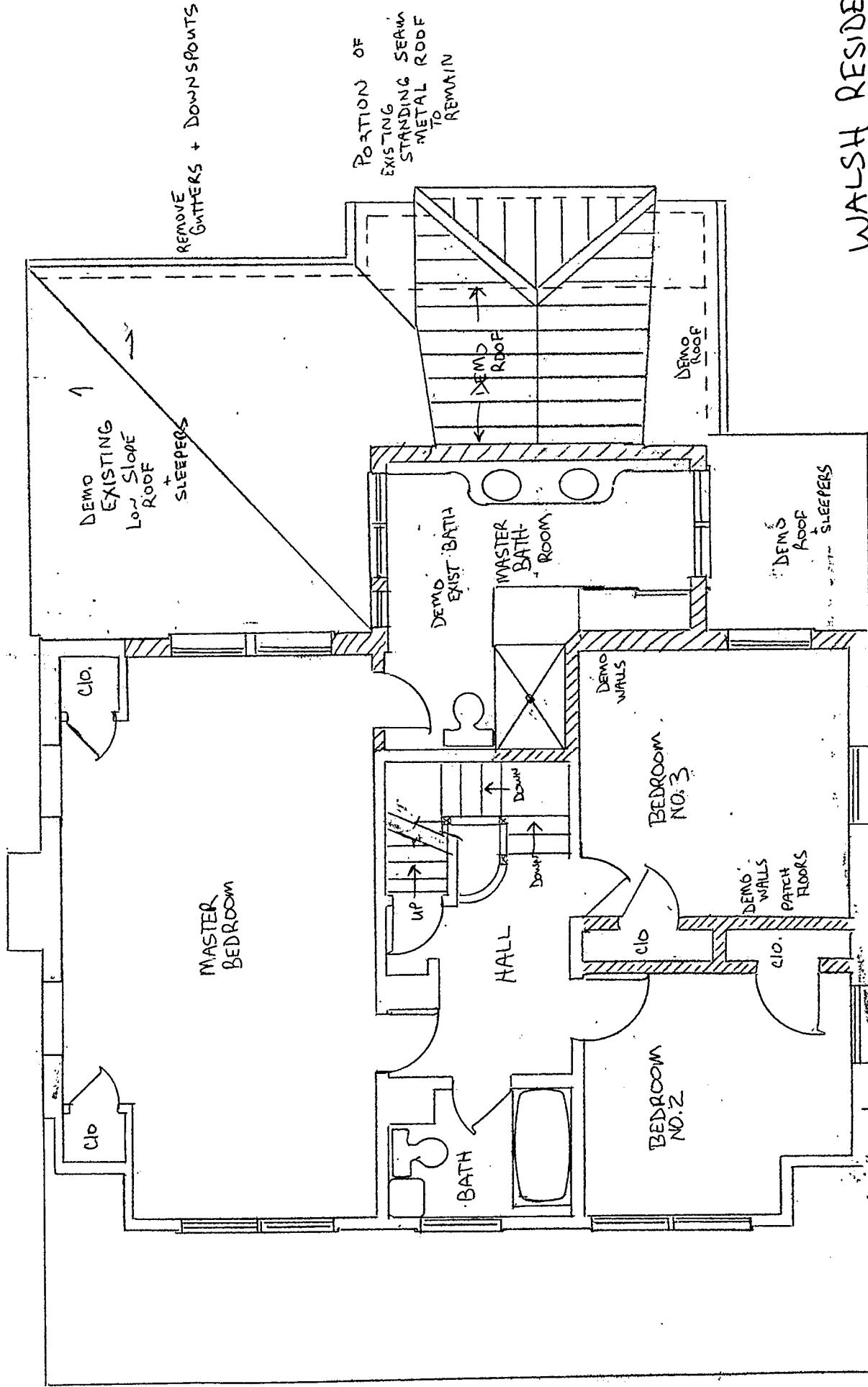
Fig 2



FIRST FLOOR PLAN EXISTING + NEW 1/4" = 1'

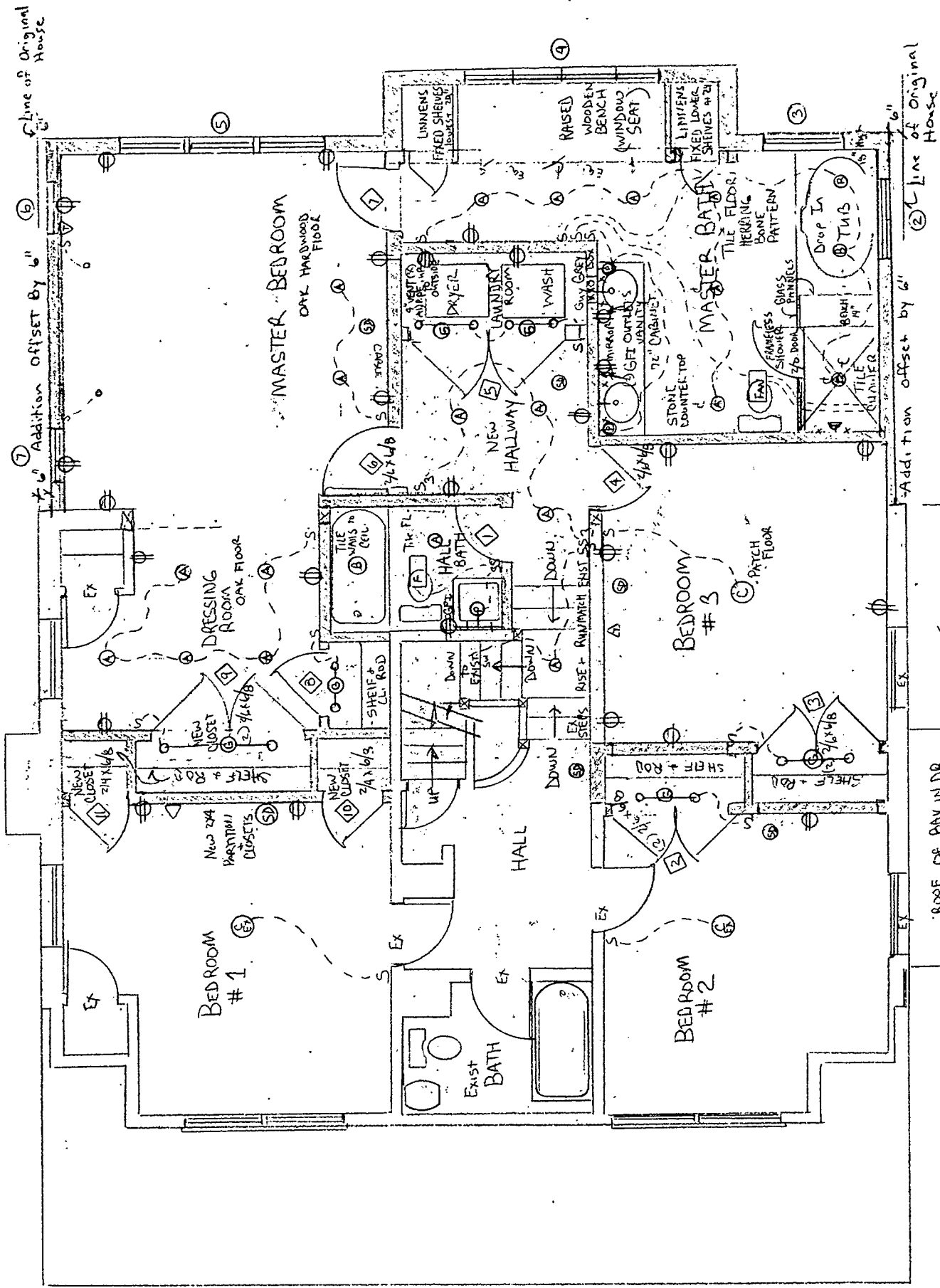
LEGEND	
---	EXISTING WALL TO REMAIN
----	NEW WALL
	EXTERIOR WALLS 2x4 @ 16" OC
----	INTERIOR WALL 2x4 @ 16" OC
S	SINGLE POLE SWITCH (4 WIRE)
S3	3 WAY SWITCH
⊕	DUPLEX OUTLET
⊕	GROUND FAULT INT. CIRCUIT
⊕	DEDICATED CIRCUIT
⊕	TELEPHONE
⊕	RECESSED LIGHTS UNIT, MDU
⊕	WATERPROOF RECESSED
⊕	EXISTING
⊕	EXHAUST FAN (BATH)
⊕	FLUORESCENT CLO. FIXTURE
R	CILING MOUNT. LIGHT
I	SWITCH BOX
P	SCIENCE LIGHT
SD	SMOKE DETECTOR
○	WINDOW #
◇	DOORS #

11



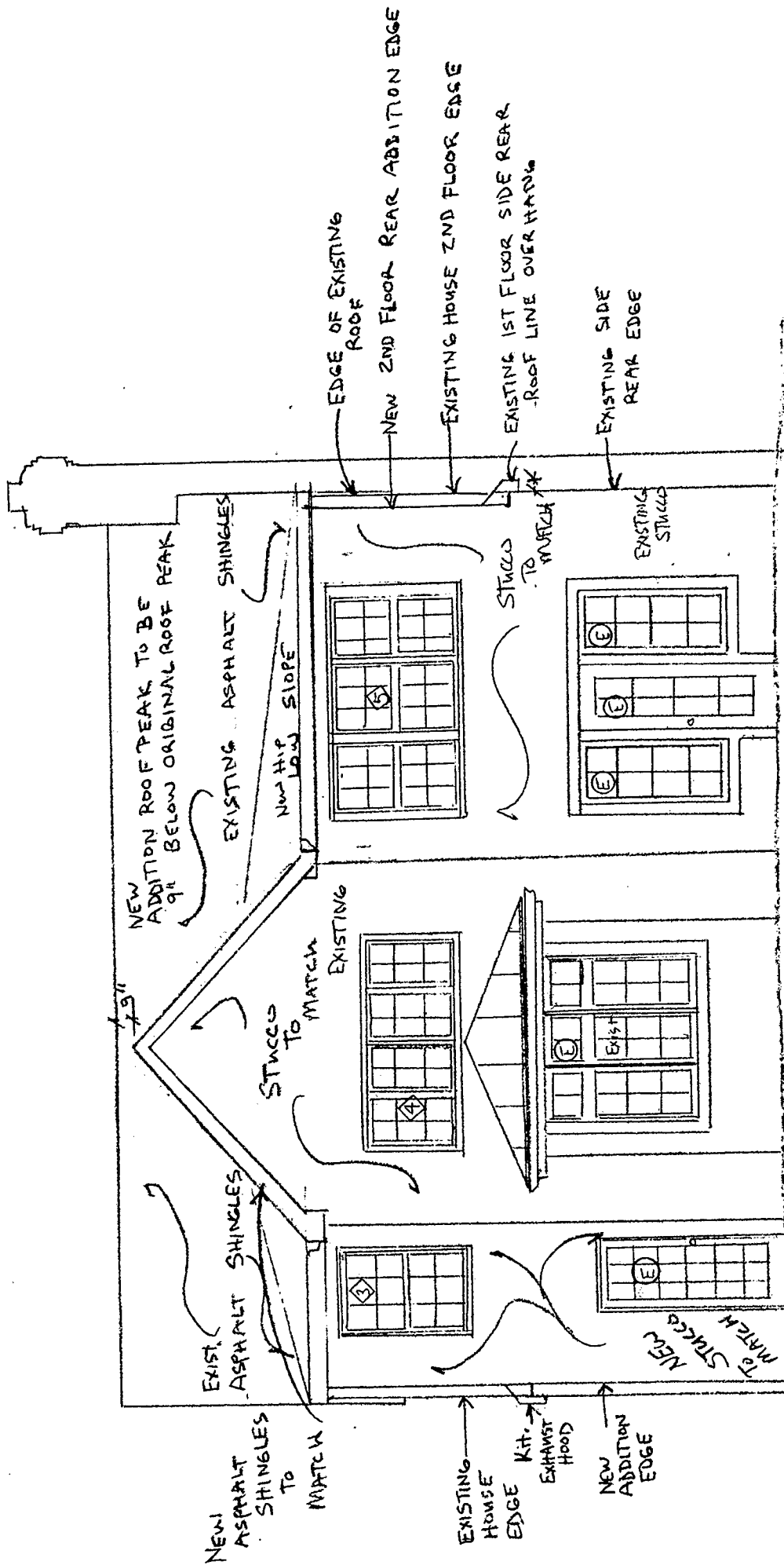
WALSH RESIDENCE
 24 HESKETH ST
 CHEVY CHASE MD
 Revised 4/15/12

SECOND FLOOR - EXISTING + DEMO PLAN
 1/4"=1'



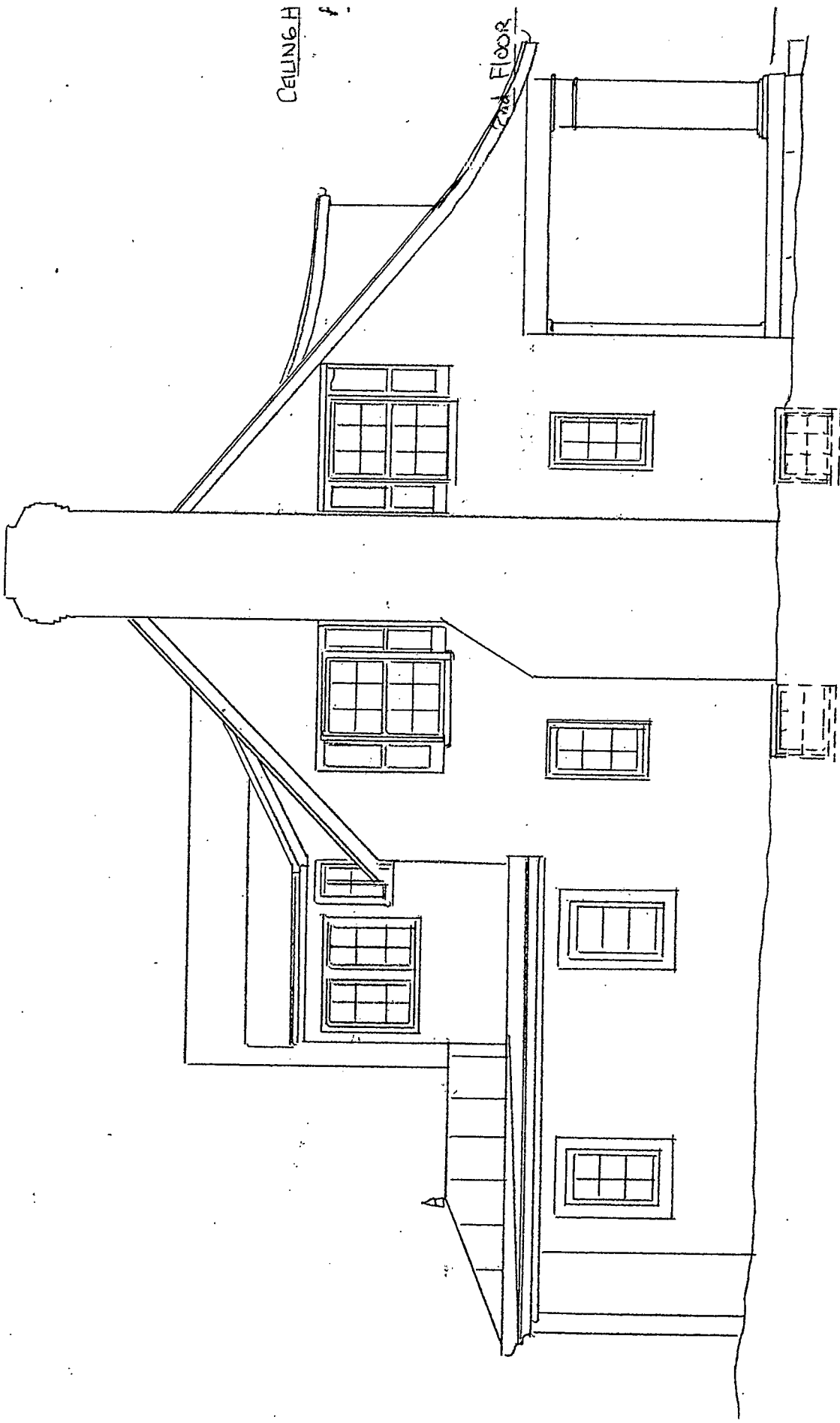
WALSH RESIDENCE
 24 Hesketh St.
 Chevy Chase MD
 Revised 4/15/12

SECOND FLOOR, NEW



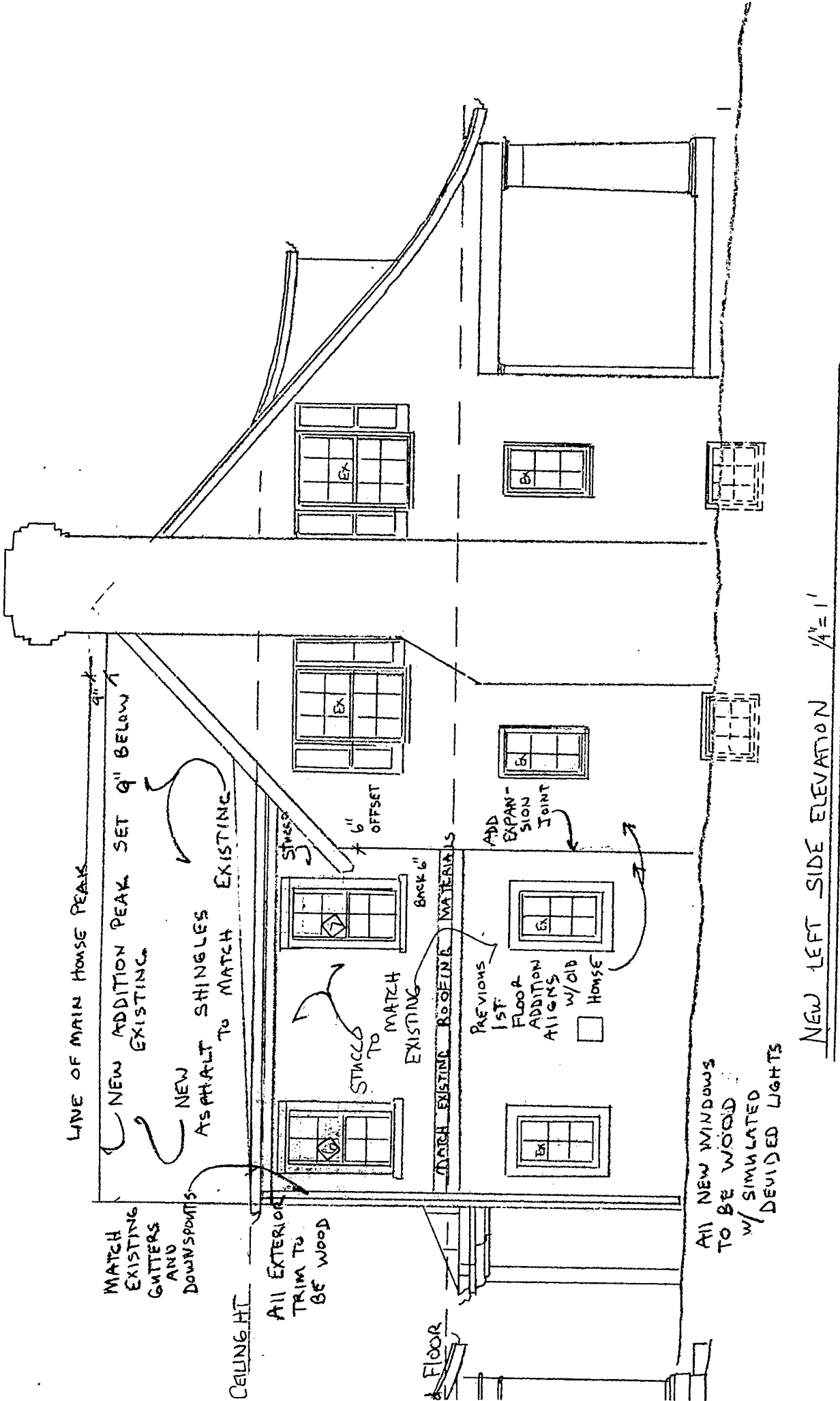
NEW REAR ELEVATION

WALSH RESIDENCE
 24 HESKETH ST.
 CHEVY CHASE, MD.
 Revised 4/15/12



EXISTING LEFT SIDE ELEVATION 1/4" = 1'

WALSH RESIDENCE
24 HESKETH ST
CHEVY CHASE MD
Revised 4/15/12



WALSH RESIDENCE
 24 HESKETH ST
 CHEVY CHASE, MD
 Revised 4/15/12

NEW LEFT SIDE ELEVATION 1/4" = 1'

LINE OF MAIN HOUSE PEAK
 NEW ADDITION PEAK SET 9" BELOW EXISTING
 NEW ASPHALT SHINGLES TO MATCH EXISTING

MATCH EXISTING GUTTERS AND DOWNSPOUTS

ALL EXTERIOR TRIM TO BE WOOD

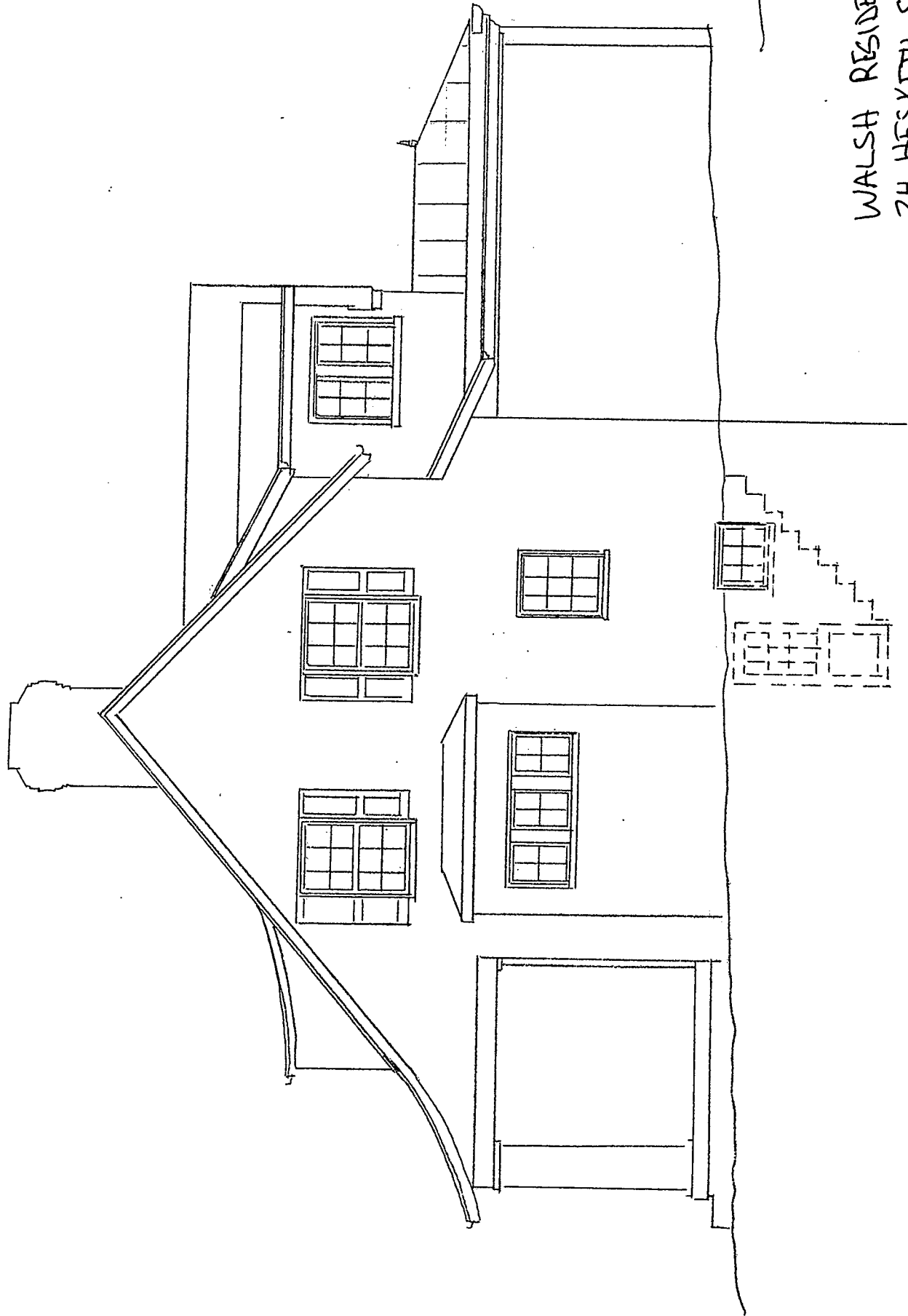
CEILING HT

FLOOR

STUCCO TO MATCH EXISTING
 6" OFFSET
 ADD EXISTING ROOFLINE MATERIALS

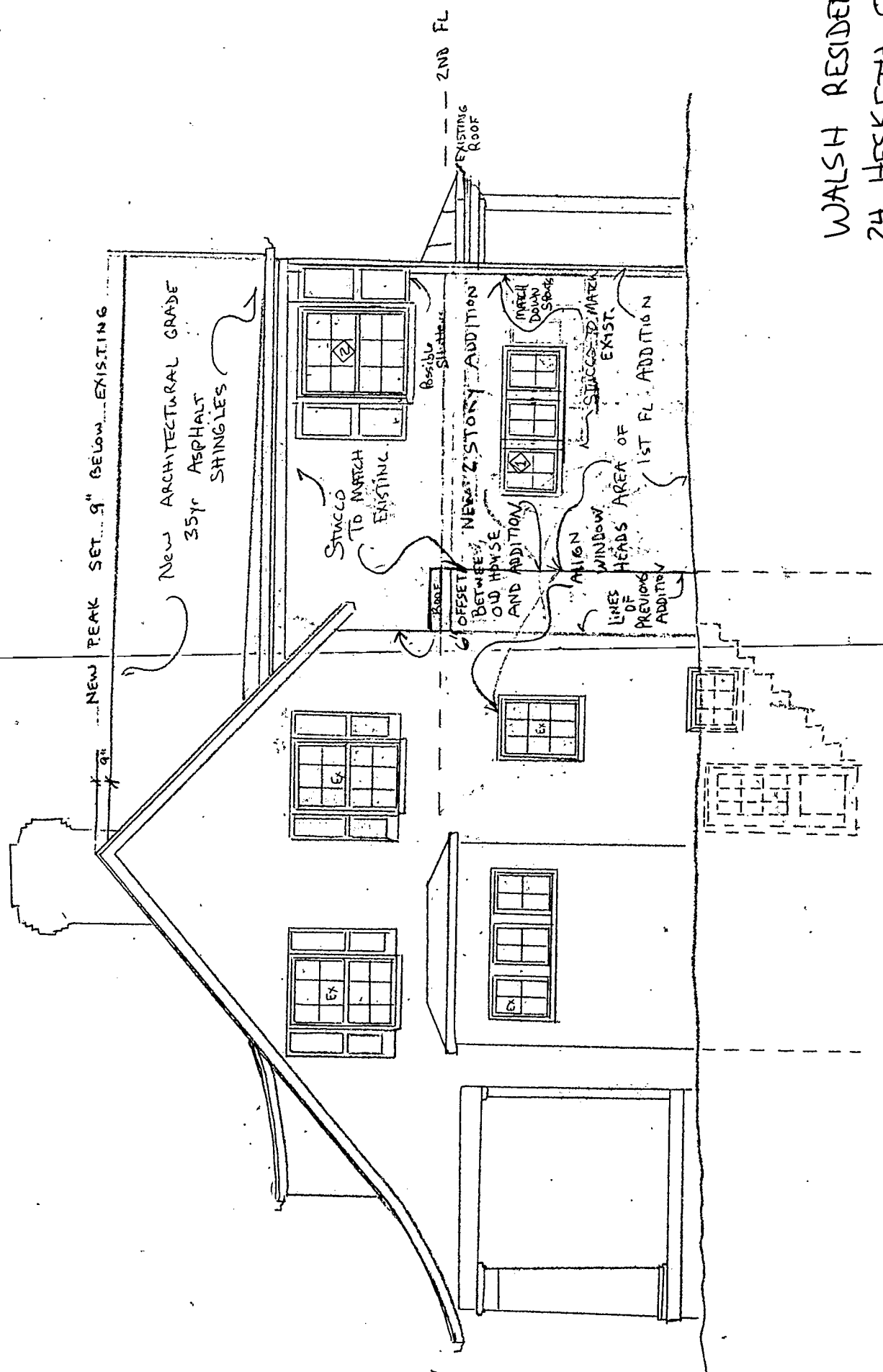
PREVIOUS 1ST FLOOR ADDITION ALIGNS W/Old HOUSE

ALL NEW WINDOWS TO BE WOOD W/ SIMULATED LIGHTS



WALSH RESIDENCE
24 HESKETH ST
CHEVY CHASE, MD
REVISED 4/15/12

EXISTING RIGHT SIDE ELEVATION 1/2"



WALSH RESIDENCE
 24 HESKETH ST
 CHEVY CHASE MD
 Revised 4/15/12

NEW RIGHT SIDE ELEVATION 1/4"=1'



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Front

North

Walsh Residence
24 Hesketh St
Chevy Chase, Md.



View of Left Side

Walsh Residence
24 Hesketh St.
Cherry Chase, Md.

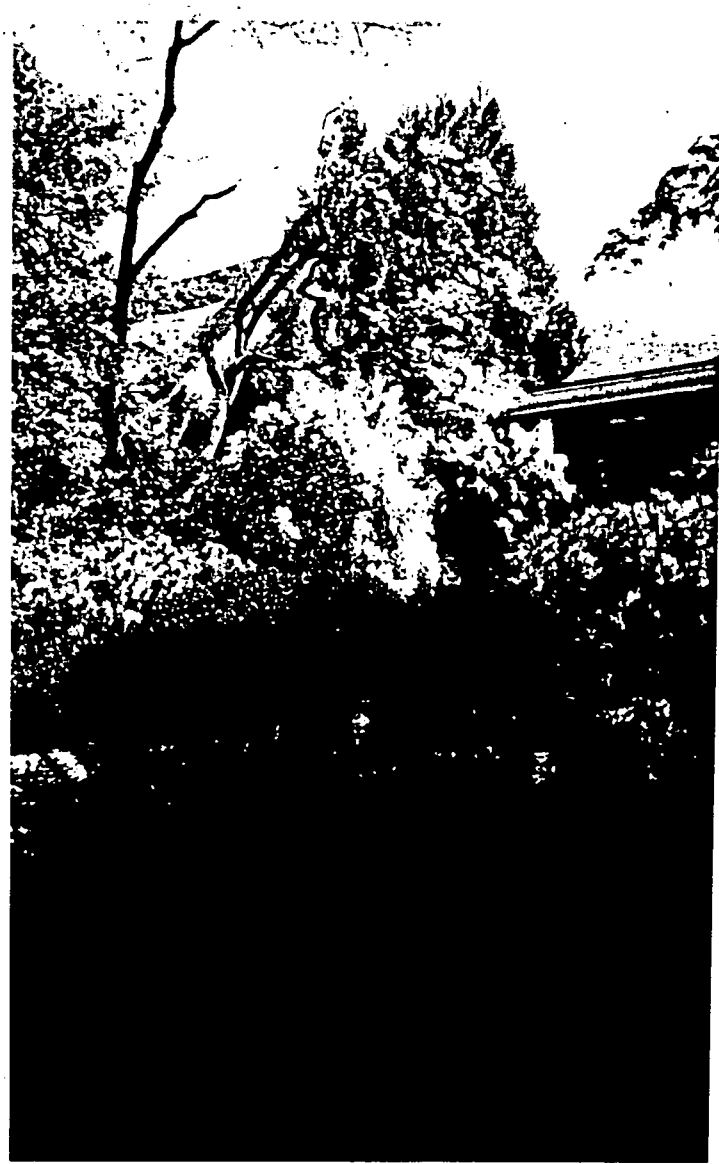


Left Side

East

P 12

(22)



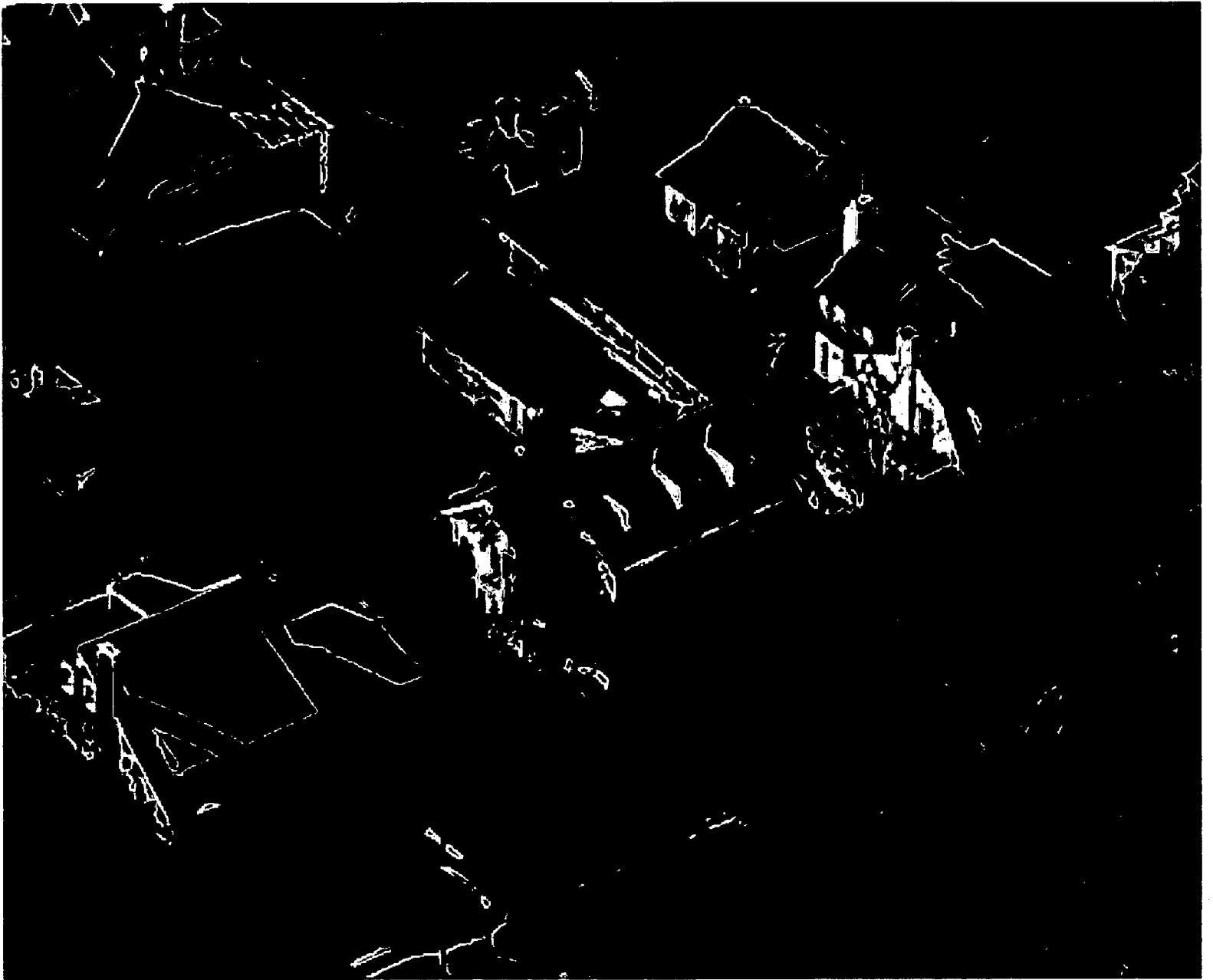
Obscured View
of
Right Side

Right Side

Walsh Residence
24 Hesketh St
Chevy Chase Md

P 13

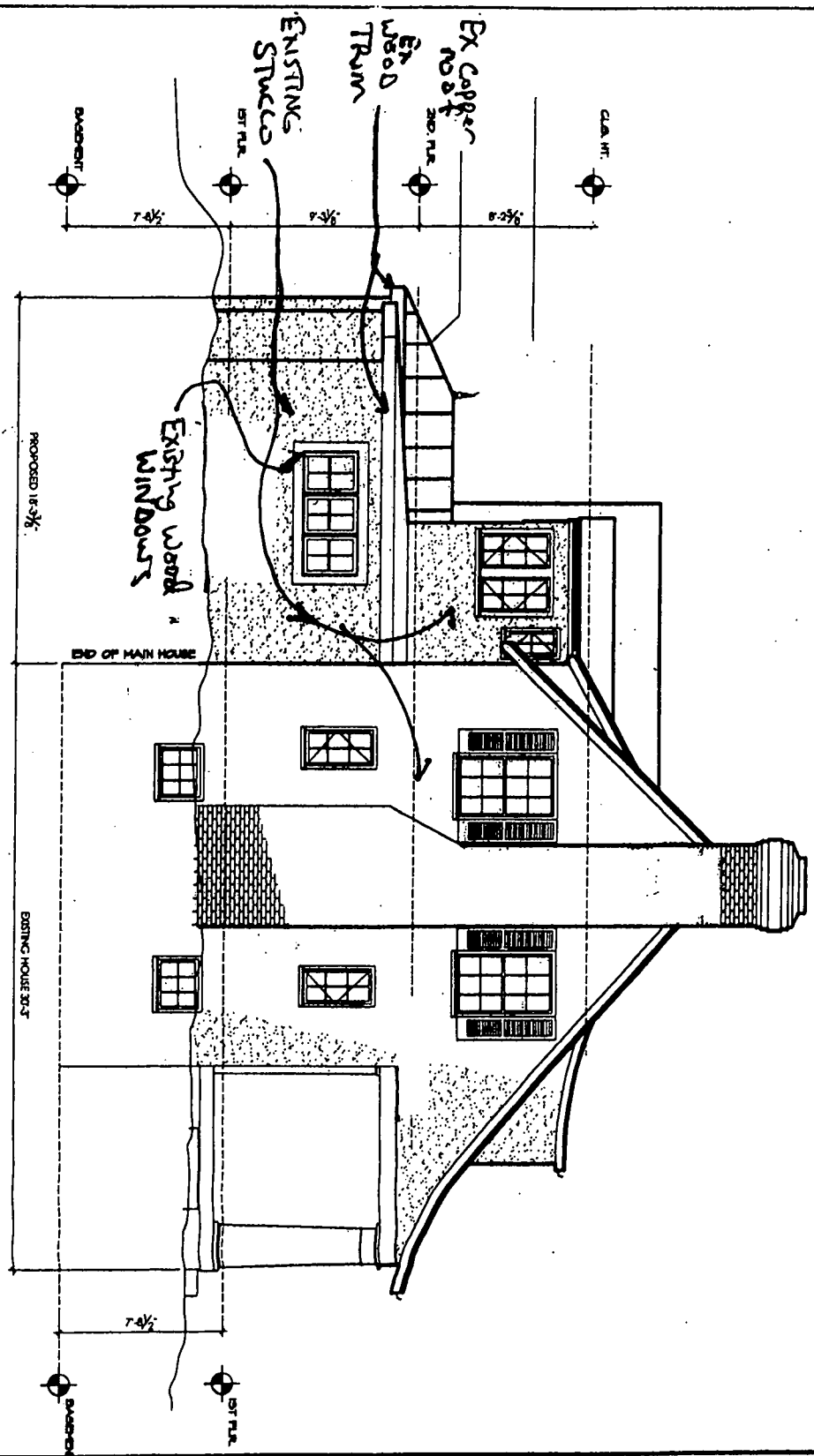
(23)




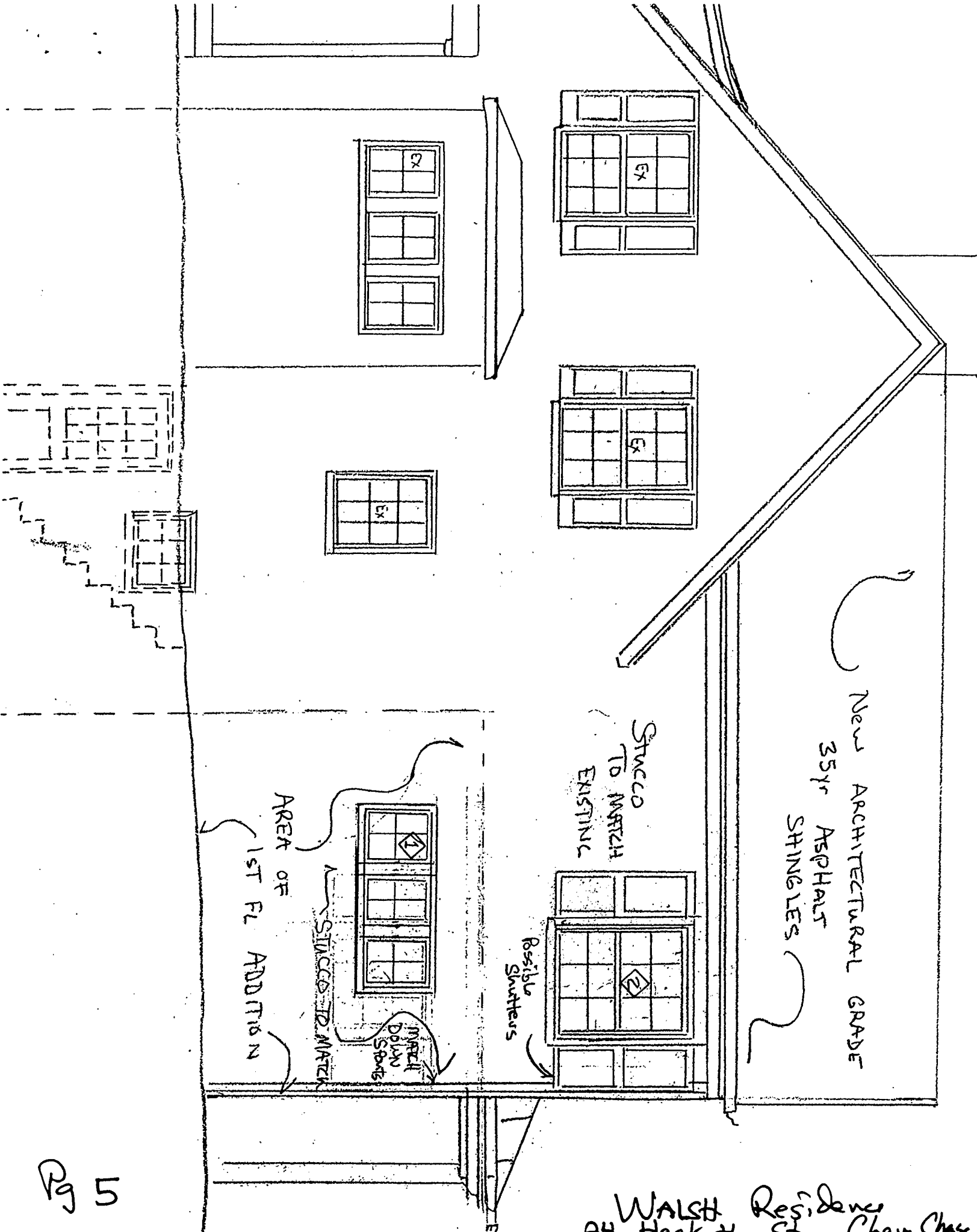
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67

24 HESKETH STREET EXISTING EAST ELEVATION




EAST ELEVATION
 ARCHITECTS



New ARCHITECTURAL GRADE
35yr ASPHALT
SHINGLES

STUCCO
TO MATCH
EXISTING

Possible
Shutters

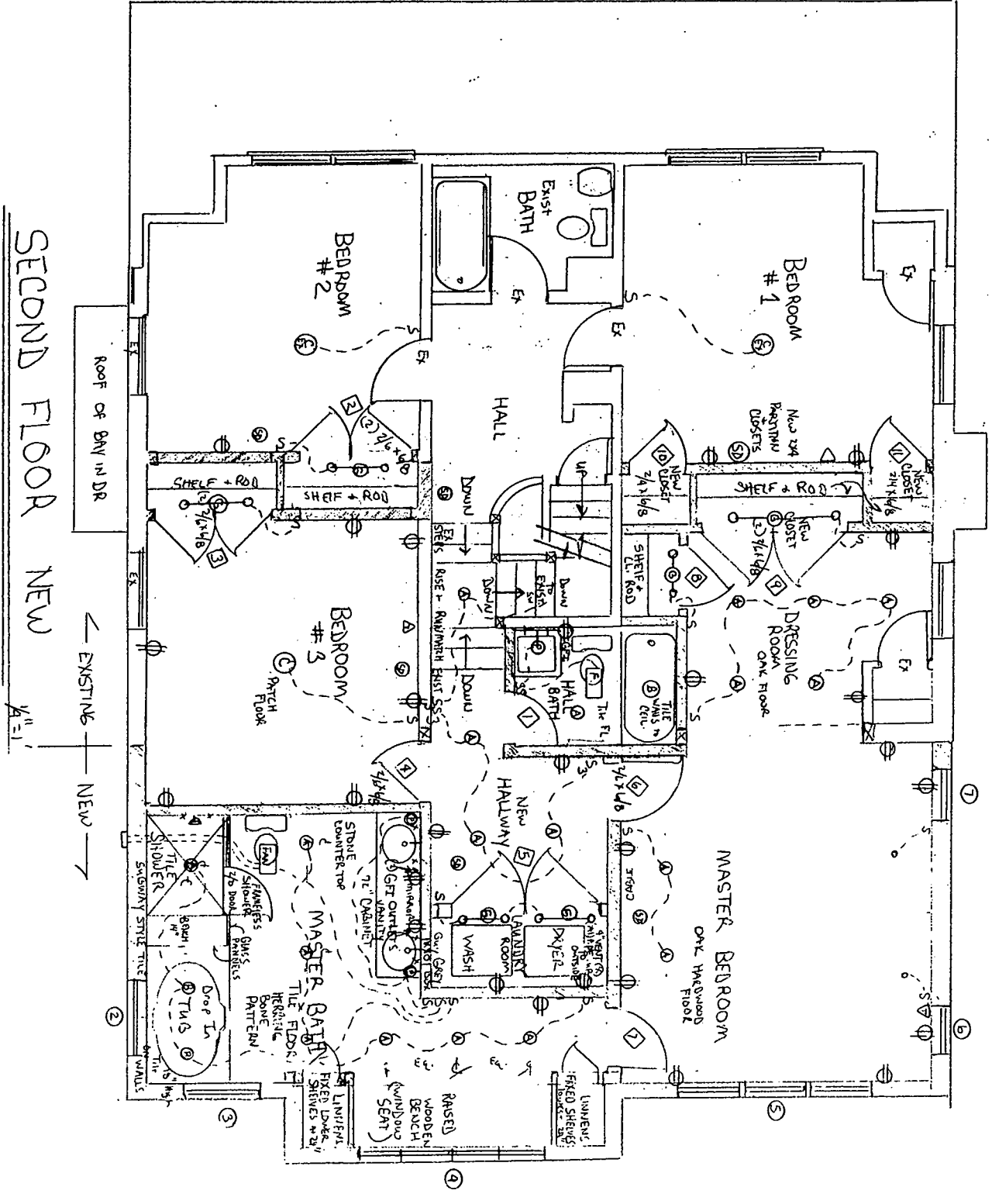
STUCCO TO MATCH

INSTALL
DOWN
SPOTS

AREA OF
1ST FL. ADDITION

DW WALSH
Residence
Chain Chase

5
R



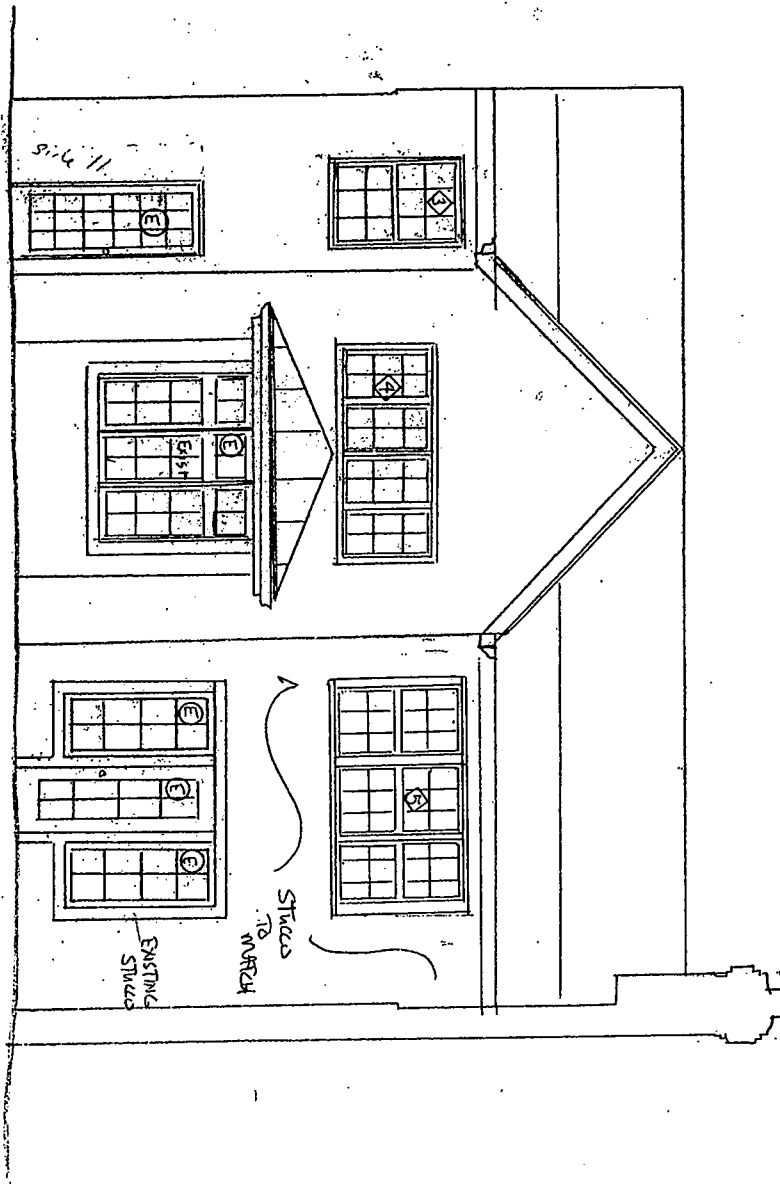
SECOND FLOOR NEW

← EXISTING
NEW →

Walsh Residence
24 Hesketh St
Chever Chase, Md

4/3/12

293



Walsh Residence
24 Hesketh Street Chevy Chase, Md

P.1
South
Elevation (Rear)

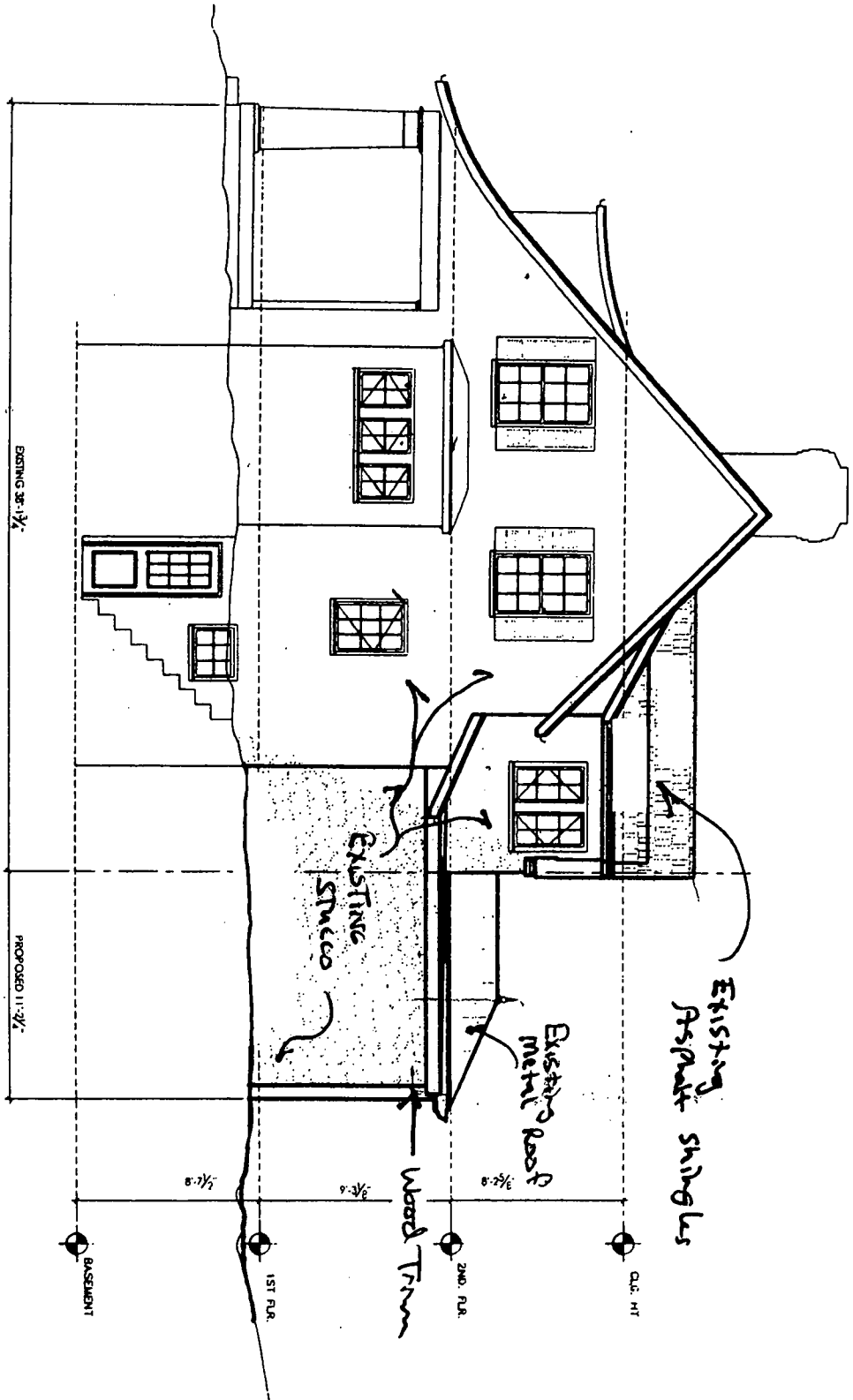
4/3/12

P. 8

24 HESKETH STREET

EXISTING RIGHT SIDE ELEVATION

NOT TO SCALE



WEST ELEVATION
1/8" = 1'-0"

EXISTING 36'-1 1/2"

PROPOSED 11'-2 1/2"

CL. FT.
2ND. FLR.
1ST. FLR.
BASEMENT

LEGEND	
EXISTING WALL TO REMAIN	EXISTING WALL TO REMAIN
NEW WALL	NEW WALL
INTERIOR WALL 2x4-11" OC	INTERIOR WALL 2x4-11" OC
3 WAY SWITCH	3 WAY SWITCH
2-PIECE OUTLET	2-PIECE OUTLET
GROUND FAULT INT. CIRCUIT	GROUND FAULT INT. CIRCUIT
DEDICATED CIRCUIT	DEDICATED CIRCUIT
TELEPHONE	TELEPHONE
RECESSED LIGHT FIXTURE	RECESSED LIGHT FIXTURE
WATERPROOF RECESSED	WATERPROOF RECESSED
EXISTING	EXISTING
EXISTING FAN (CONT.)	EXISTING FAN (CONT.)
FLUORESCENT CLO. FIXTURE	FLUORESCENT CLO. FIXTURE
GRAND MOUNT LIGHT	GRAND MOUNT LIGHT
SWITCH BOX	SWITCH BOX
SMOKE LIGHT	SMOKE LIGHT
SMOKE DETECTOR	SMOKE DETECTOR
WINDOW #	WINDOW #
DOORS #	DOORS #

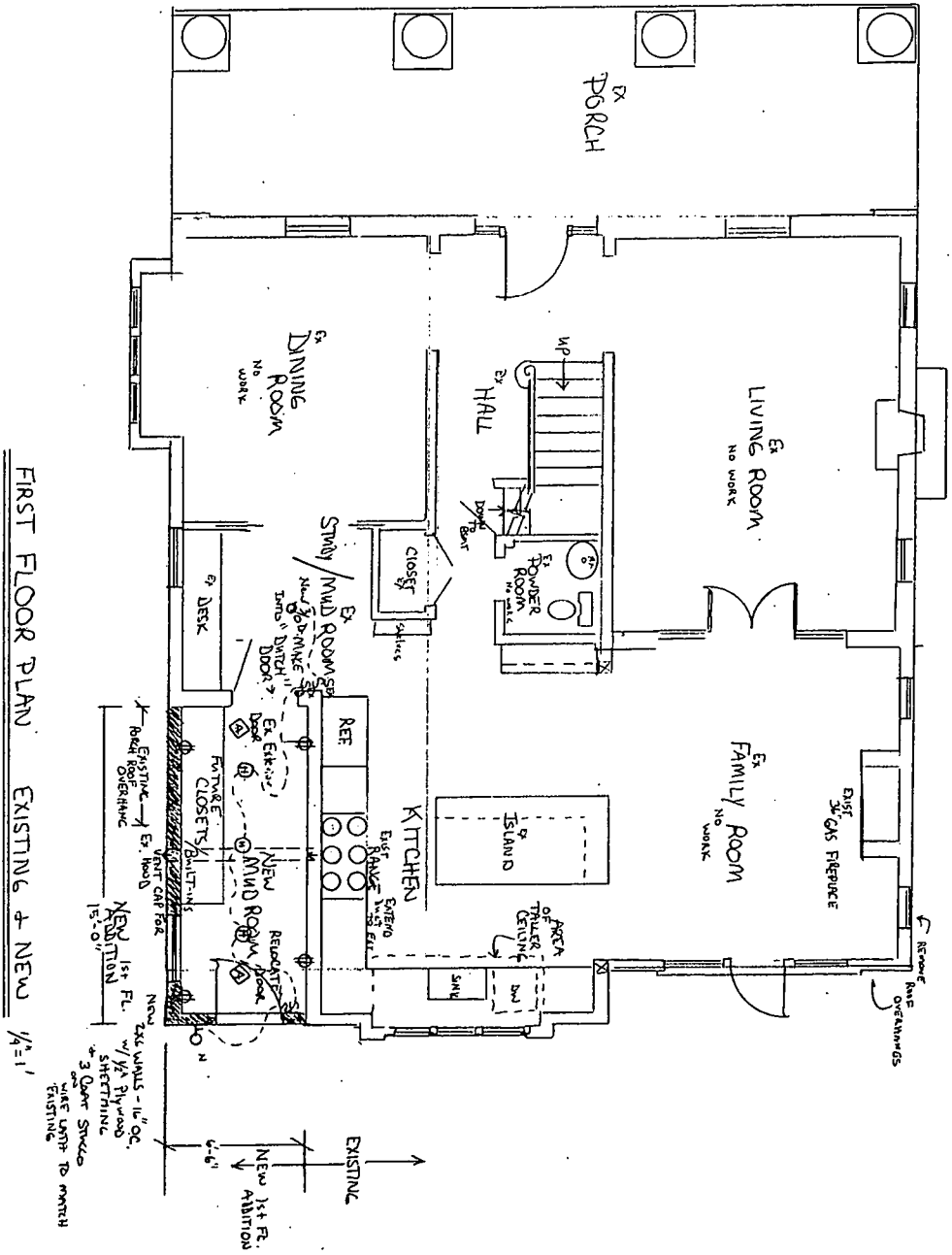


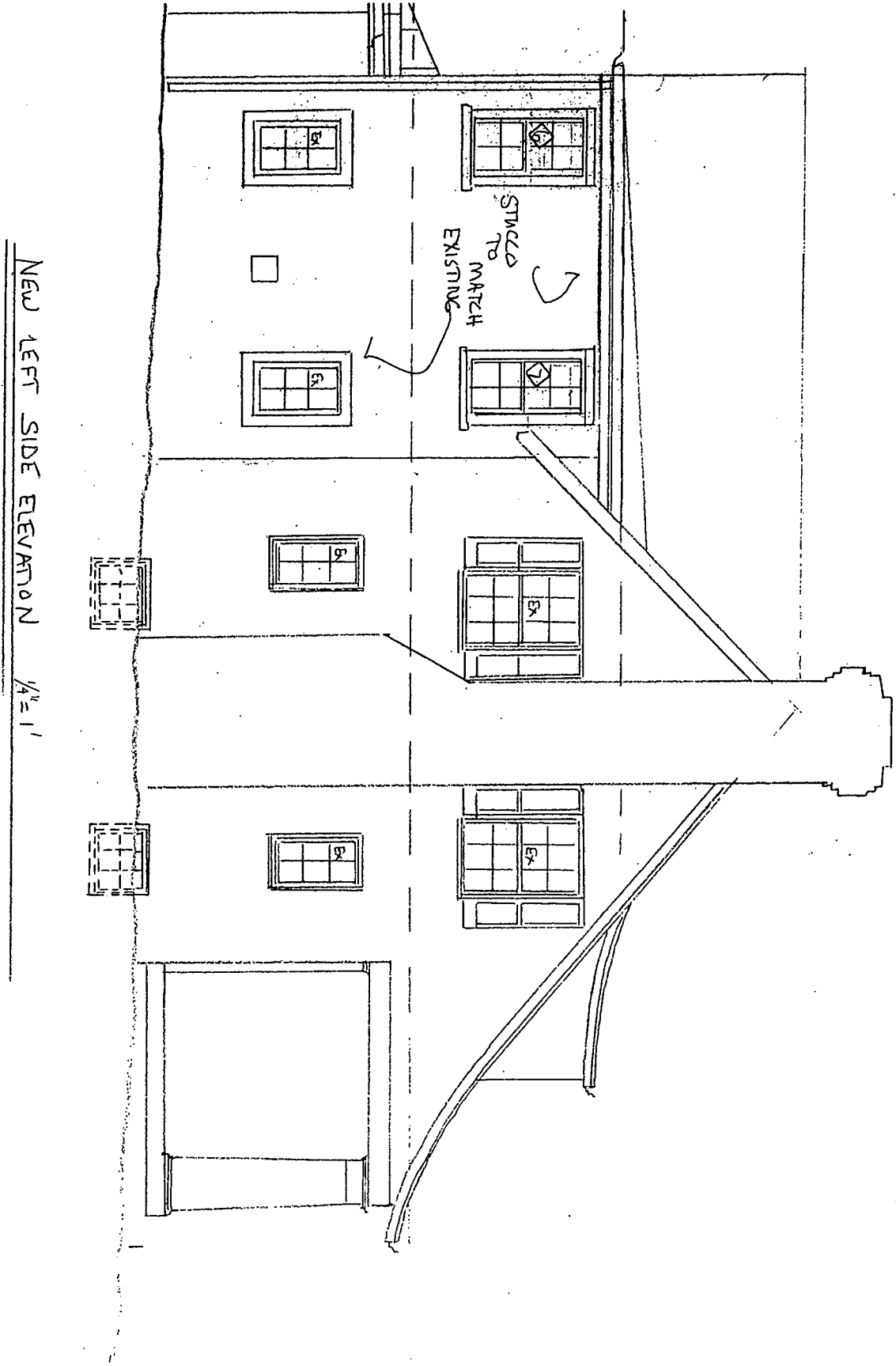
Fig. 2

1st Floor Plan
New + Existing Demo

WALSH RESIDENCE
24 Hesketh St. Chevy Chase, Md.

Acadia Contractors
4106 MacArthur Lane
Bethesda, MD
20814

4/3/12



Walsh Residence
 24 Hesketh St. Chevy Chase, Md

Left + Right Side
 Elevations

4/3/12

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**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:

Existing 2 story w/ basement stucco on frame single family home.
Rear of house has existing one story addition from
5+ years ago (also stucco).

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

New 6'6" x 15' 1st floor addition on right rear of house (not visible from street).
New 2nd story Bedroom and bathroom addition above existing and new
1st floor, rear. Exterior stucco to match existing. New wood
windows with simulated divided lights (matching lite cut of existing).
Wood trim to match existing.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.



Left Side

East

P 12

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the 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.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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

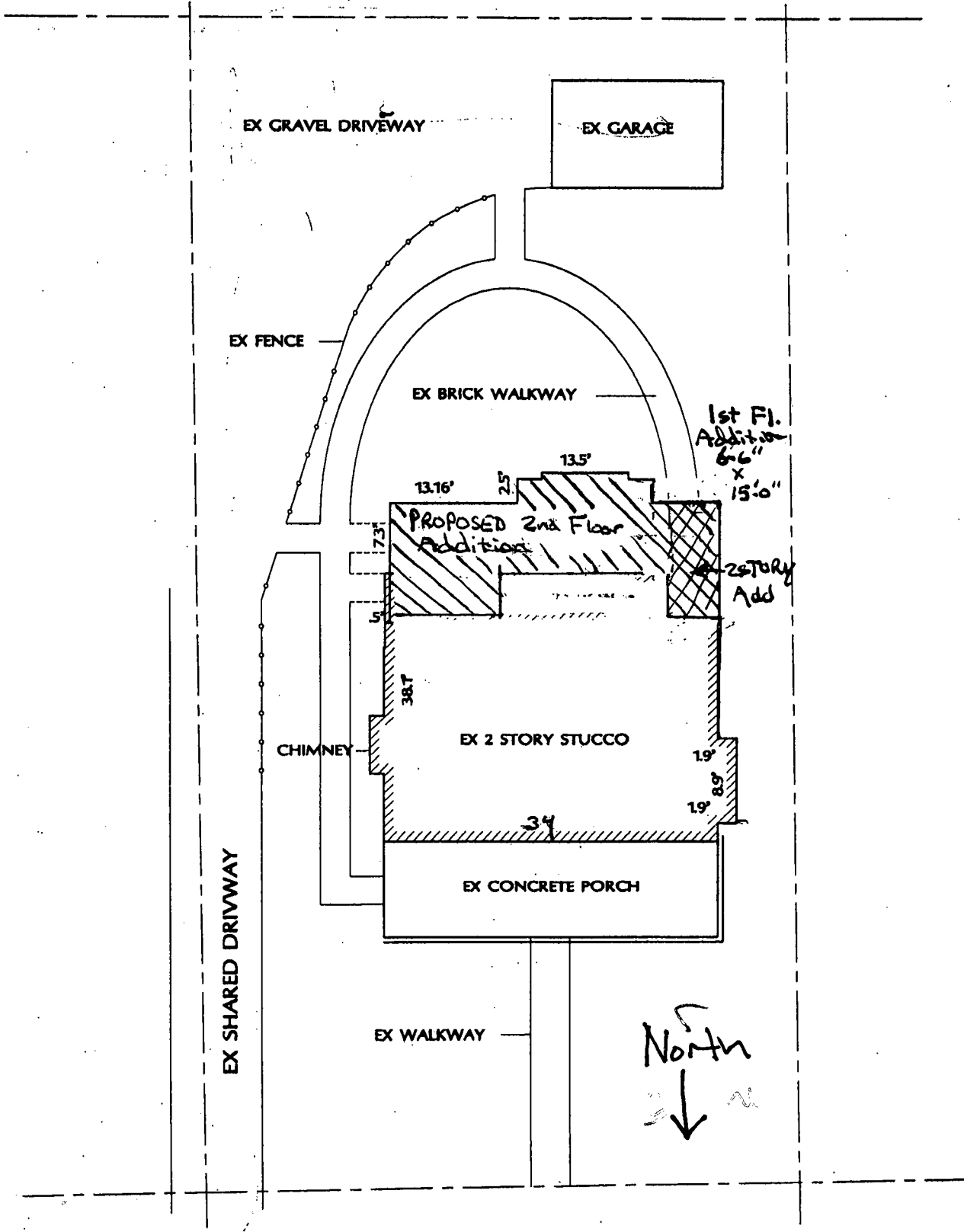
Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

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

Lot coverage should be subject to strict scrutiny, in view of 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.

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. 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



B 9

24 HESKETH STREET

SITE PLAN

S
SITE PLAN



Front

North

Walsh Residence
24 Hesketh St
Chevy Chase, Md.

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

<p>Owner's mailing address 24 HESKETH ST CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address Acadia Contractors Inc 6106 MacArthur Blvd. #100 Bethesda, MD</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>26 HESKETH ST, CHEVY CHASE, MD. 20851</p>	<p>21 HESKETH ST CHEVY CHASE MD 20851</p>
<p>22 HESKETH ST. CHEVY CHASE, MD. 20851</p>	<p>25 HESKETH ST CHEVY CHASE MD 20851</p>
<p>23 HESKETH ST. CHEVY CHASE, MD. 20851</p>	<p>21 Grafton st Chevy chase MD 20851</p>



Obscured View
of
Right Side

Right Side

Walsh Residence
24 Hesketh St
Chevy Chase Md

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HISTORIC PRESERVATION COMMISSION
301/563-3400

A/P # 595360

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: acadiapj@juno.com Contact Person: Paul Jeffs
Daytime Phone No.: (240) 476-1127

Tax Account No.: 00 455 986

Name of Property Owner: William Walsh Daytime Phone No.: _____

Address: 24 Hesketh St. Chevy Chase Hesketh 20851-422
Street Number City Street Zip Code

Contractor: Acadia Contractors inc Phone No.: _____

Contractor Registration No.: 22052

Agent for Owner: Paul Jeffs Daytime Phone No.: 240 476-1127

LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Hesketh St.
Town/City: Chevy Chase Nearest Cross Street: Cedar st
Lot: P 11 Block: 24 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Garage

1B. Construction cost estimate: \$ 200,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

[Signature]
Signature of owner or authorized agent

4/3/12
Date

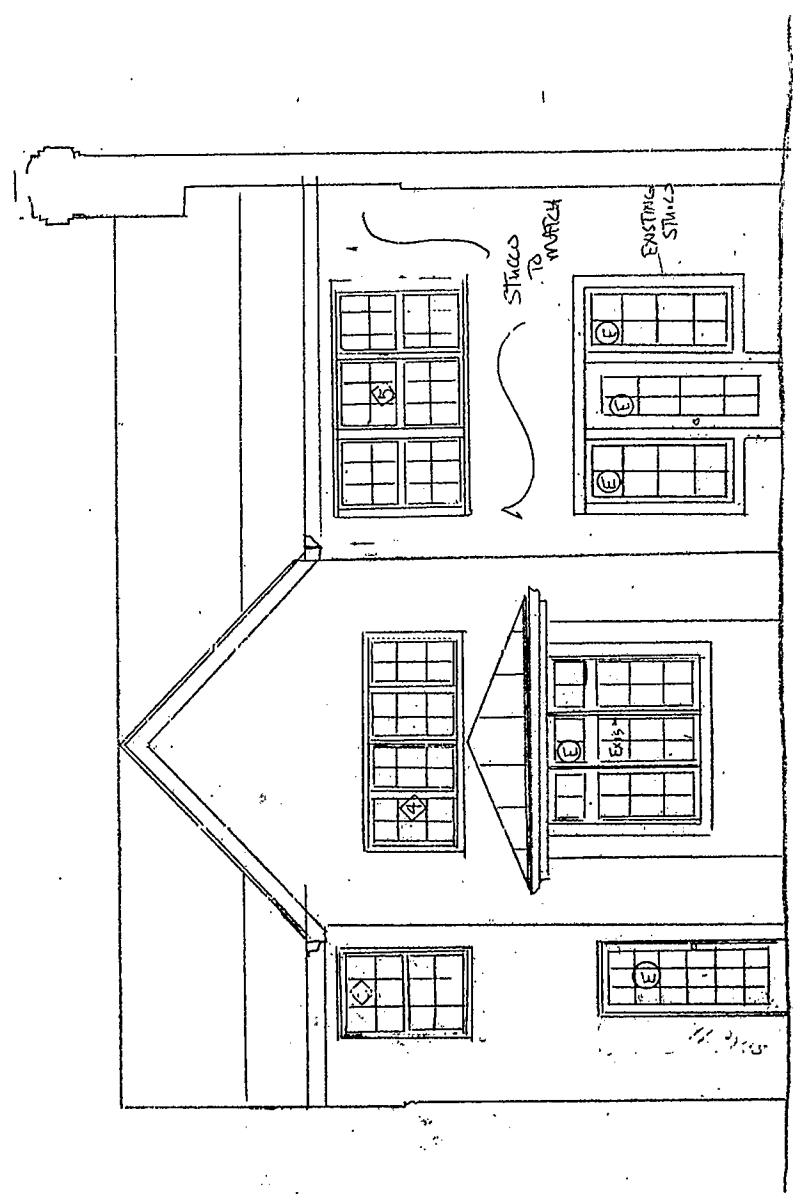
Approved: _____ For Chairperson, Historic Preservation Commission

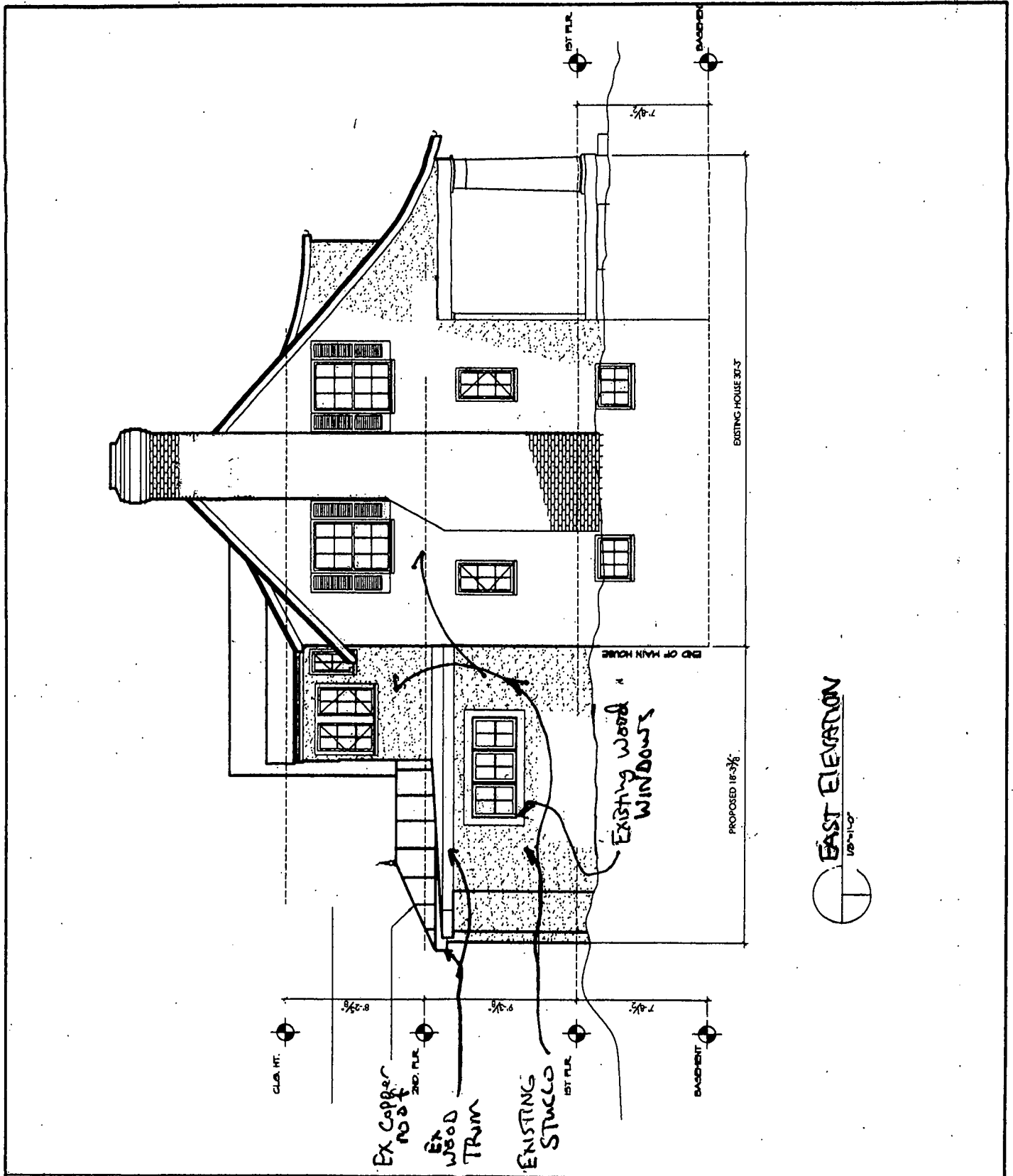
Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 595360 Date Filed: 4/4/12 Date Issued: _____
Eme

WAISH Residence
24 Hesketh Street Chevy Chase, MD

4/3/12



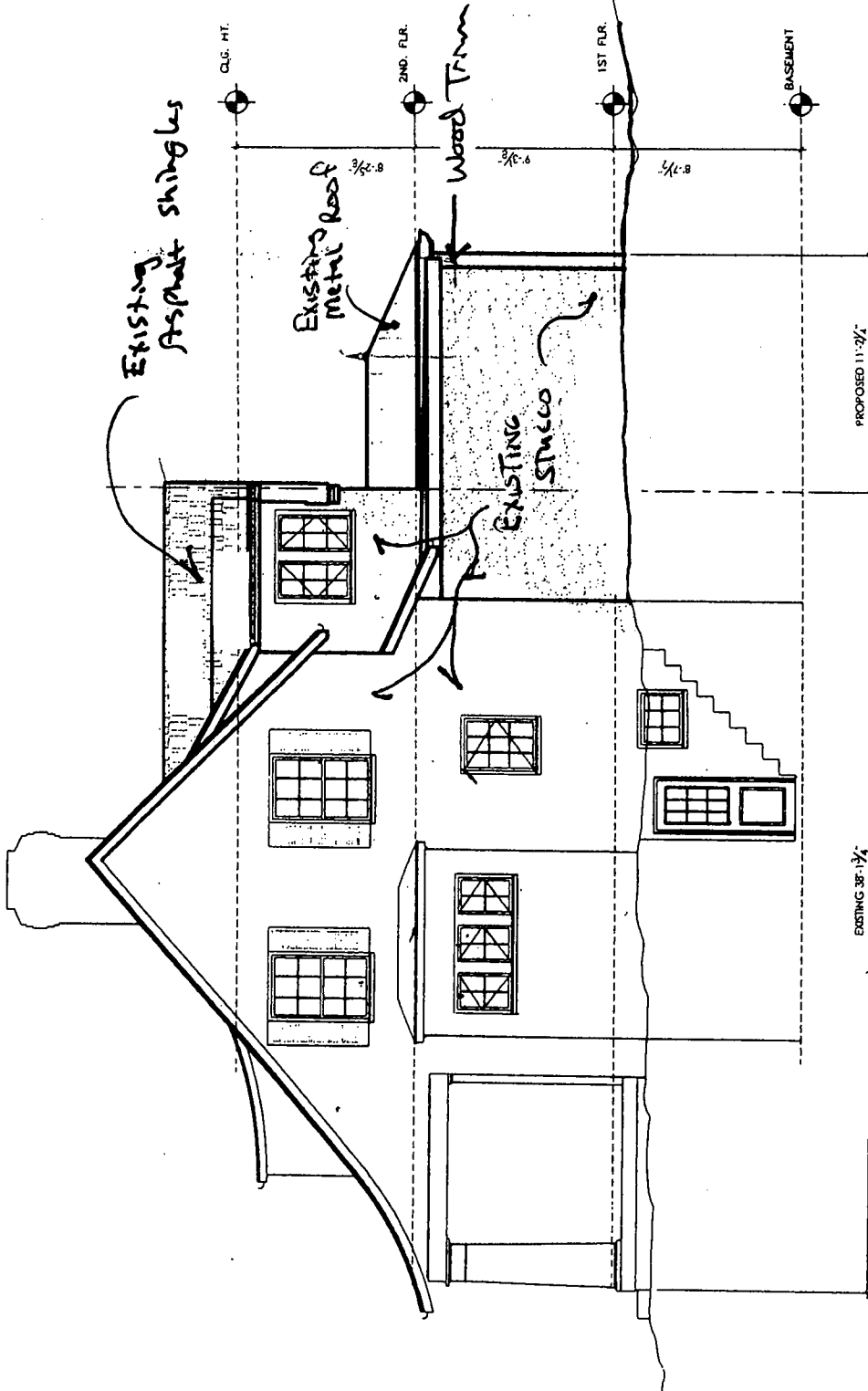


EAST ELEVATION
1/28/11/07

197

24 HESKETH STREET

EXISTING EAST ELEVATION NTS



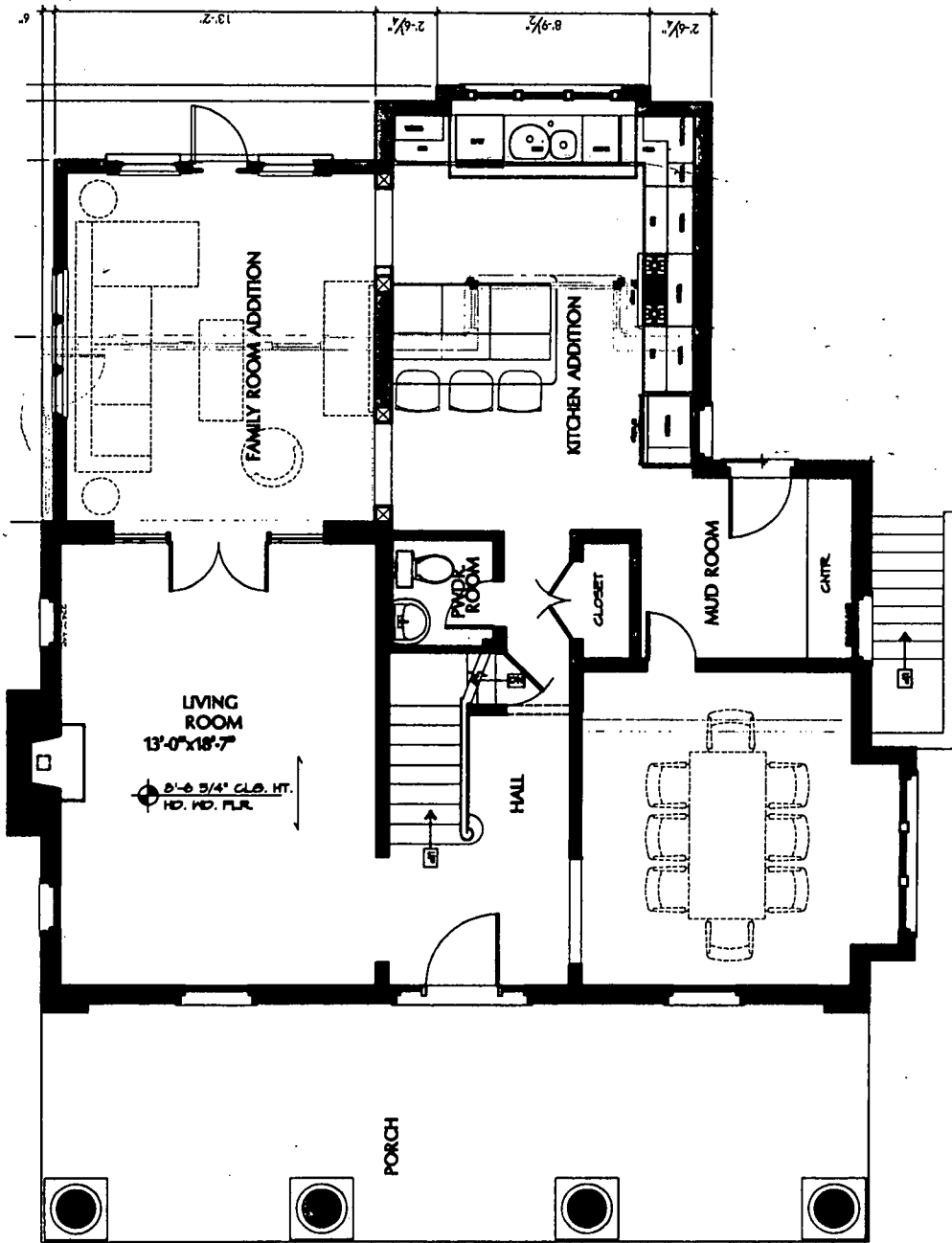
WEST ELEVATION
 1/8"=1'-0"

P 8

24 HESKETH STREET

EXISTING RIGHT SIDE ELEVATION

Not To Scale

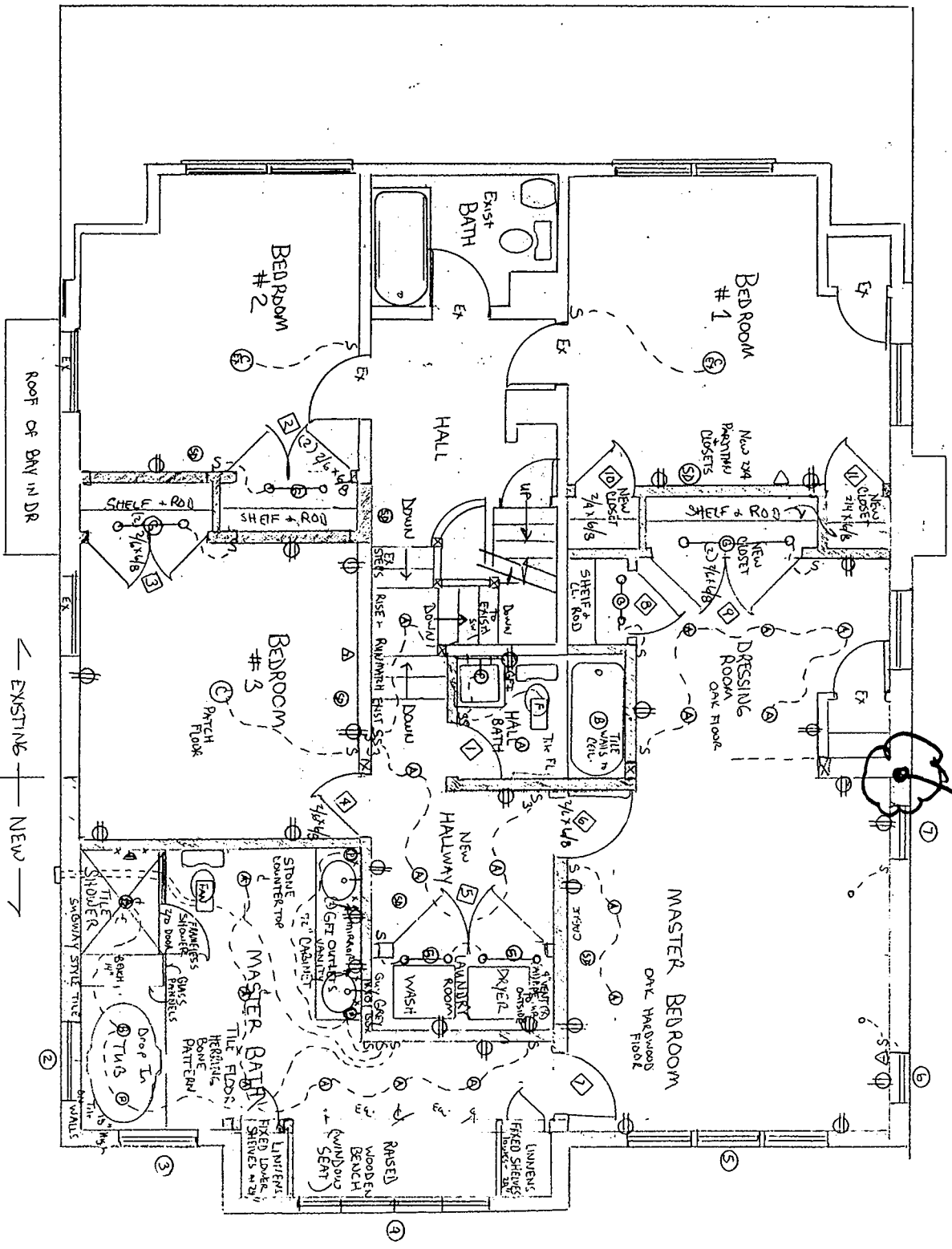


P6

24 HESKETH STREET

Existing 1st Floor Plan Not To Scale

SECOND FLOOR NEW



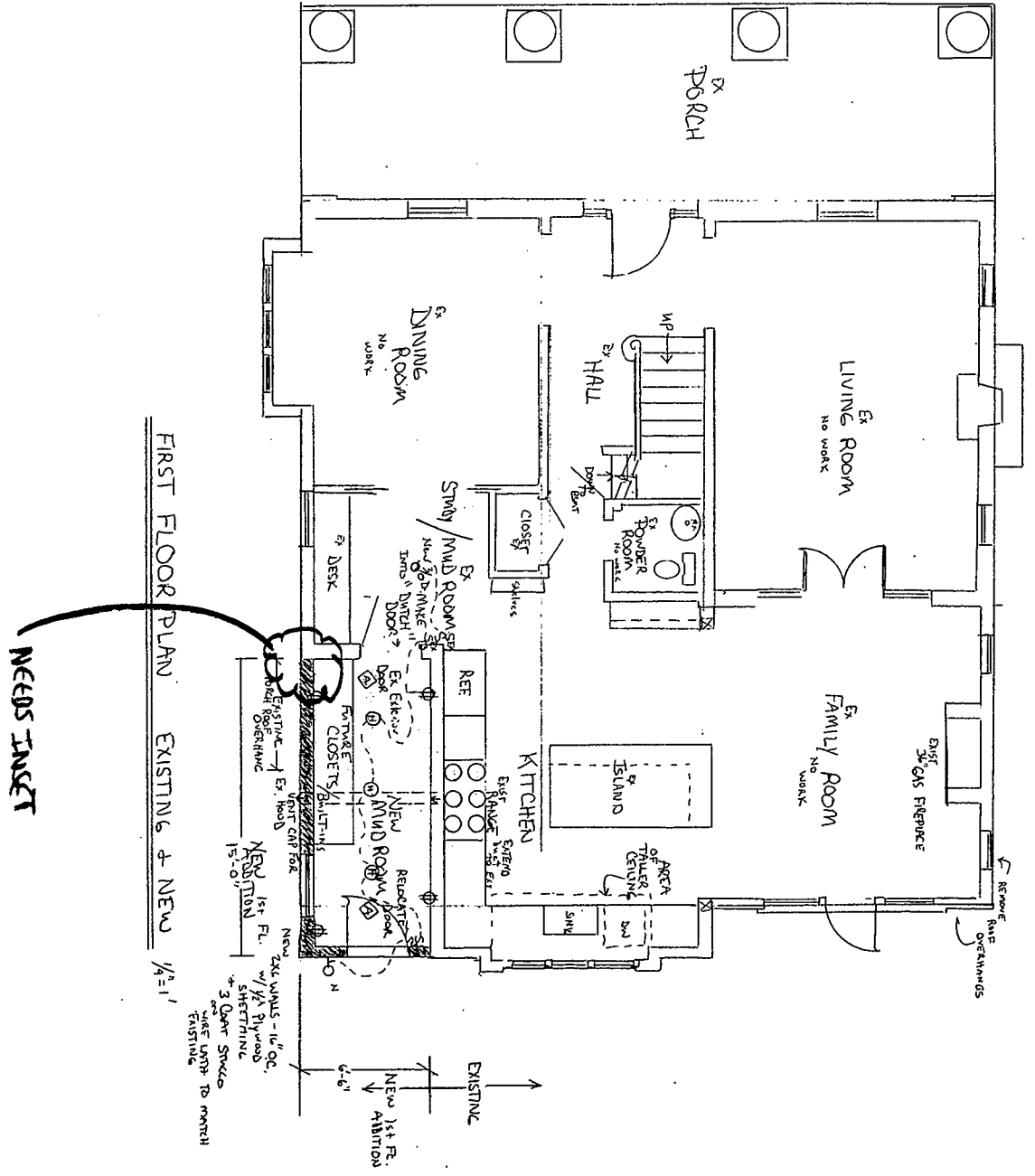
NEEDS INSERT

Walsh Residence
 24 Hesketh St
 Chevy Chase, Md

4/3/12

257
 3

LEGEND	
EXISTING WALL TO REMAIN	---
NEW WALL	=====
DEMO	----
EXTERIOR WALLS 2X4-16" OC	=====
ZONES FOR WALL 2X4-16" OC	=====
SINGLE POLE SWITCH (2-wire)	S ₁
3-WAY SWITCH	S ₃
2-POLE SWITCH	S ₂
GROUND FAULT INT. CIRCUIT	GFI
DEDICATED CIRCUIT	Ⓧ
TELEPHONE	Ⓜ
4000-1/2" LED	Ⓟ
RECESSED HALL LIGHT	Ⓟ
WATERPROOF RECESSED	Ⓟ
EXISTING	Ⓟ
EXISTING FAN (60W)	Ⓟ
FLUORESCENT Q.U. FIXTURE	Ⓟ
CEILING MOUNT LIGHT	H
SMOKE BOX	H
SMOKE LIGHT	P
SMOKE DETECTOR	SD
WINDOW #	○
DOORS #	◇



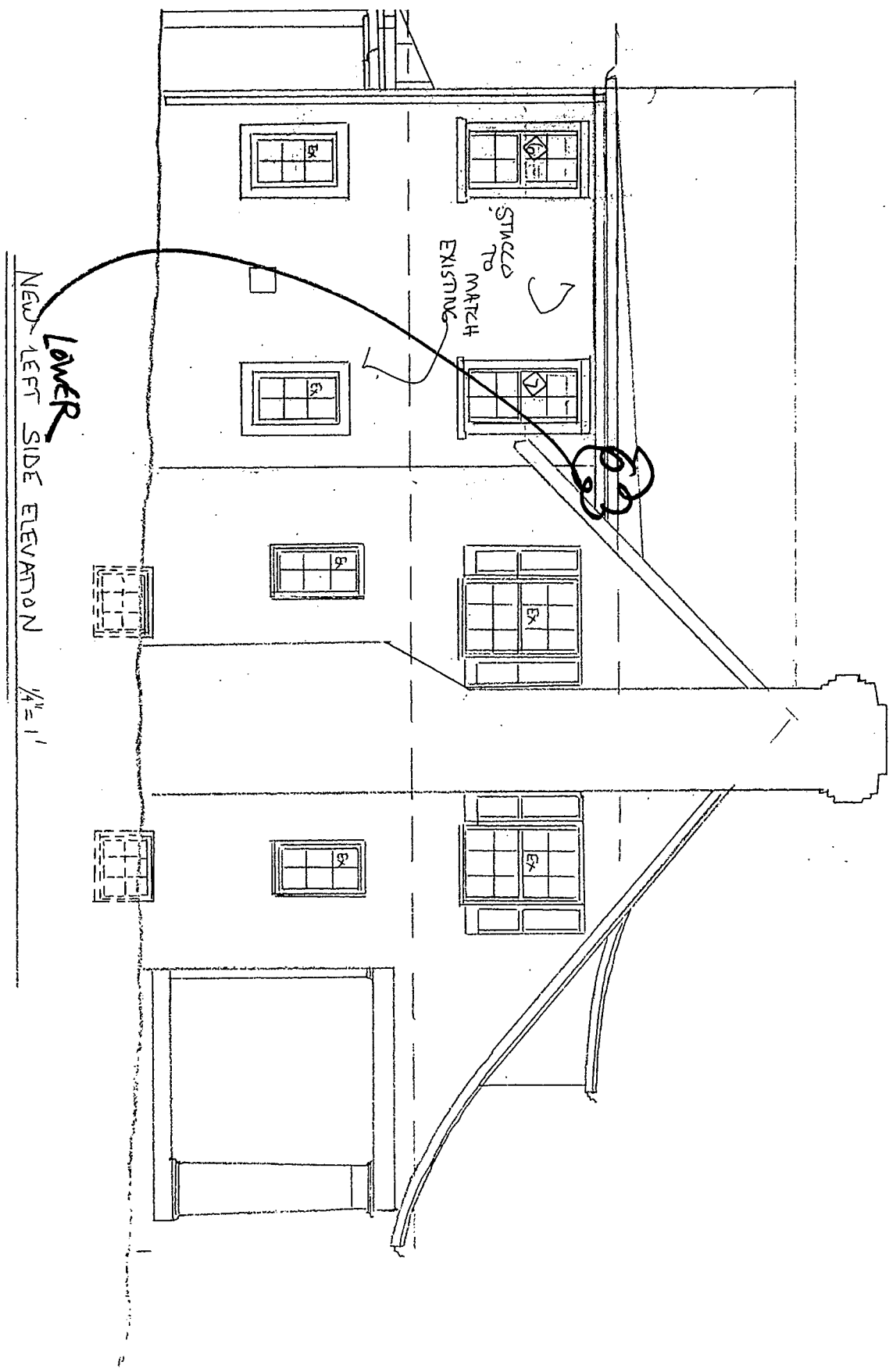
FIRST FLOOR PLAN EXISTING & NEW 1/4"=1'

NEEDS INSET

Pg. 2 1st Floor Plan
New + Existing Demo

WALSH RESIDENCE
24 Hesketh St. Chevy Chase, Md.

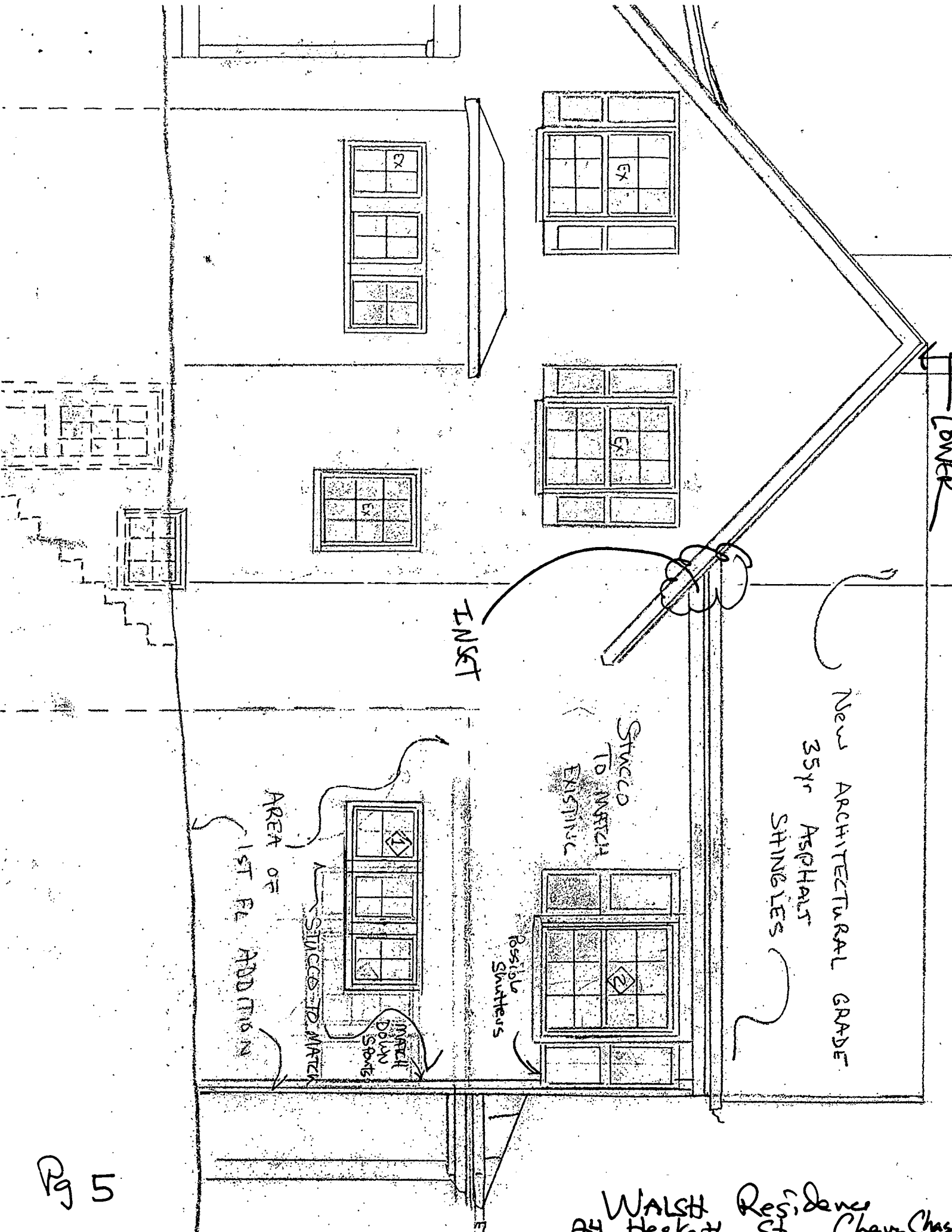
Acadia Contractors
4106 MacArthur Blvd.
Bethesda MD
20814
4/3/13



Walsh Residence
 24 Hesketh St. Chevy Chase, Md
 Left + Right Side
 Elevations

Pg 4

4/3/12



LOWER

NEW ARCHITECTURAL GRADE
35yr ASPHALT
SHINGLES

STUCCO
TO MATCH
EXISTING

Reside
Shutters

INSET

AREA OF
1ST FL. ADDITION

STUCCO TO MATCH

MATCH
DOWN
SPOTS

P 5

WALSH Residence
24 Hesketh St. Chevy Chase



View of Left Side

Walsh Residence
24 Hesketh St.
Cherry Chase, Md.

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, April 25, 2012 3:54 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC hearing 4-25-12 - 25 Hesketh

The following are the comments of the Chevy Chase Village LAP for items before the HPC on 4/25/12:

25 Hesketh St
Contributing Resource
Rear addition.
Staff recommends approval

Addition is 2-story rear addition and add a 2nd level to an existing 1-story non-historic addition in the rear of the house.

LAP concurs with Staff recommendation for approval

Submitted for the LAP by
Tom Bourke
Chair