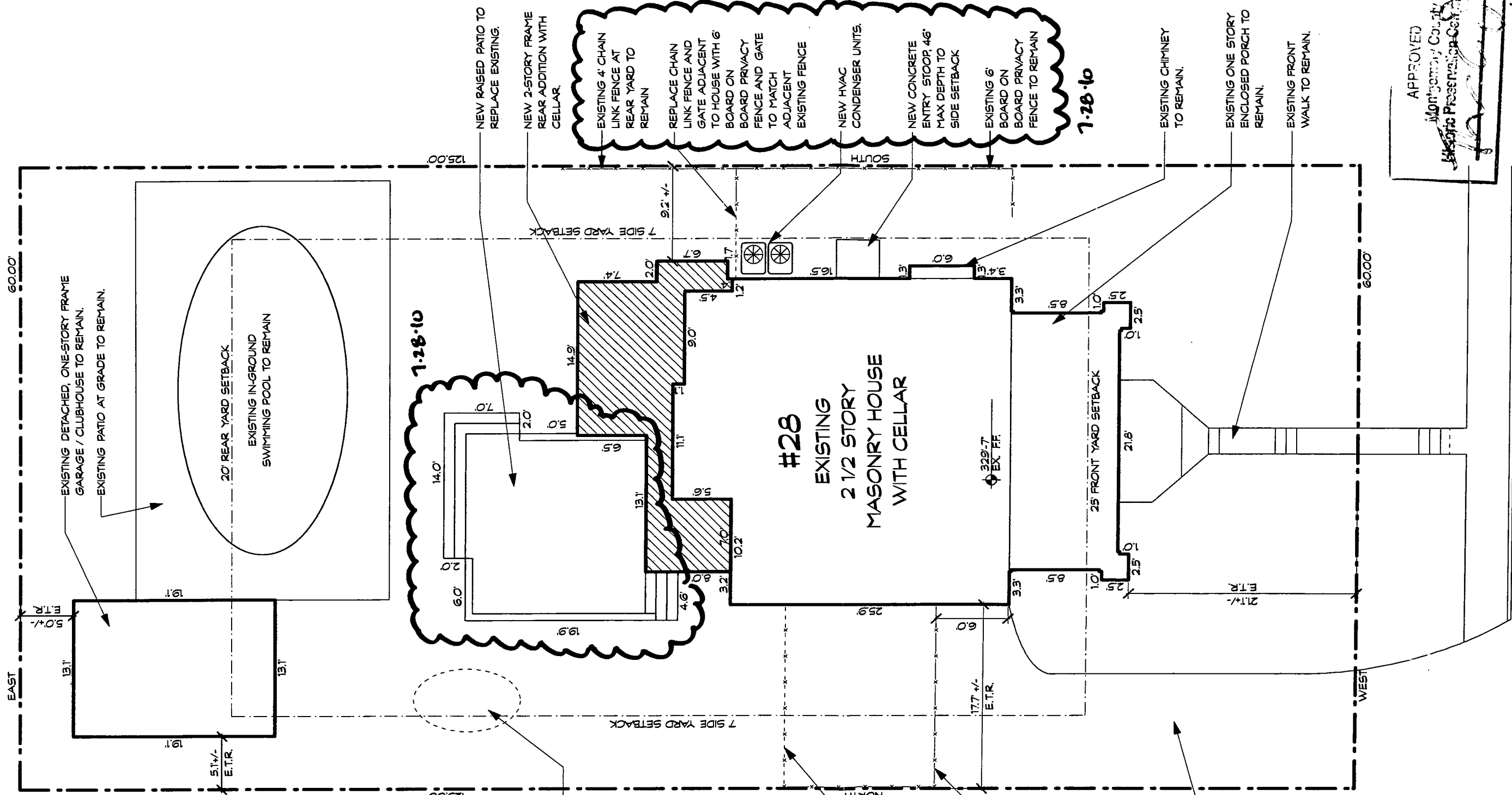


2F LOTS  
BLOCK 24,  
N NO. 2  
CHASE  
A: 7,500 SF



EXISTING FISH  
POND TO REMAIN  
7-28-10

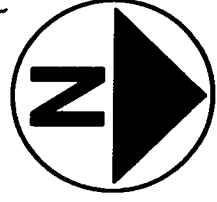
NEW 5' BOARD  
ON BOARD  
PRIVACY FENCE  
AND GATE TO  
MATCH EXISTING  
7-28-10

EXISTING 4' CHAIN  
LINK FENCE AT  
REAR YARD TO  
REMAIN  
REPLACE CHAIN  
LINK FENCE AND  
GATE ADJACENT  
TO HOUSE WITH 6'  
BOARD ON  
BOARD PRIVACY  
FENCE AND GATE  
TO MATCH  
ADJACENT  
EXISTING FENCE  
NEW HVAC  
CONDENSER UNITS.  
NEW CONCRETE  
ENTRY STOOP 46"  
MAX DEPTH TO  
SIDE SETBACK  
EXISTING 6'  
BOARD ON  
BOARD PRIVACY  
FENCE TO REMAIN  
7-28-10

EXISTING CHIMNEY  
TO REMAIN.  
EXISTING ONE STORY  
ENCLOSED PORCH TO  
REMAIN.  
EXISTING FRONT  
WALK TO REMAIN.

HORIZONTAL SITE &  
BOUNDARY INFORMATION  
BASED ON HOUSE LOCATION  
PLAT, DATED SEPT. 6, 1973,  
PREPARED BY WORTHINGTON  
& ASSOCIATES, INC.

APPROVED  
Montgomery County  
Historic Preservation Commission  
01/16/21  
7/16/21



1 ZONING SITE PLAN  
Scale: 1" = 10'-0"

STAFF ITEM  
May 26, 2010  
Anne Fothergill

The HPC approved a rear addition at 28 Hesketh, Chevy Chase in February 2010. The applicants proposed to relocate an existing 6' wood privacy fence forward approximately 15'. The HPC approved the new location but with a condition that the fencing be 4' tall.

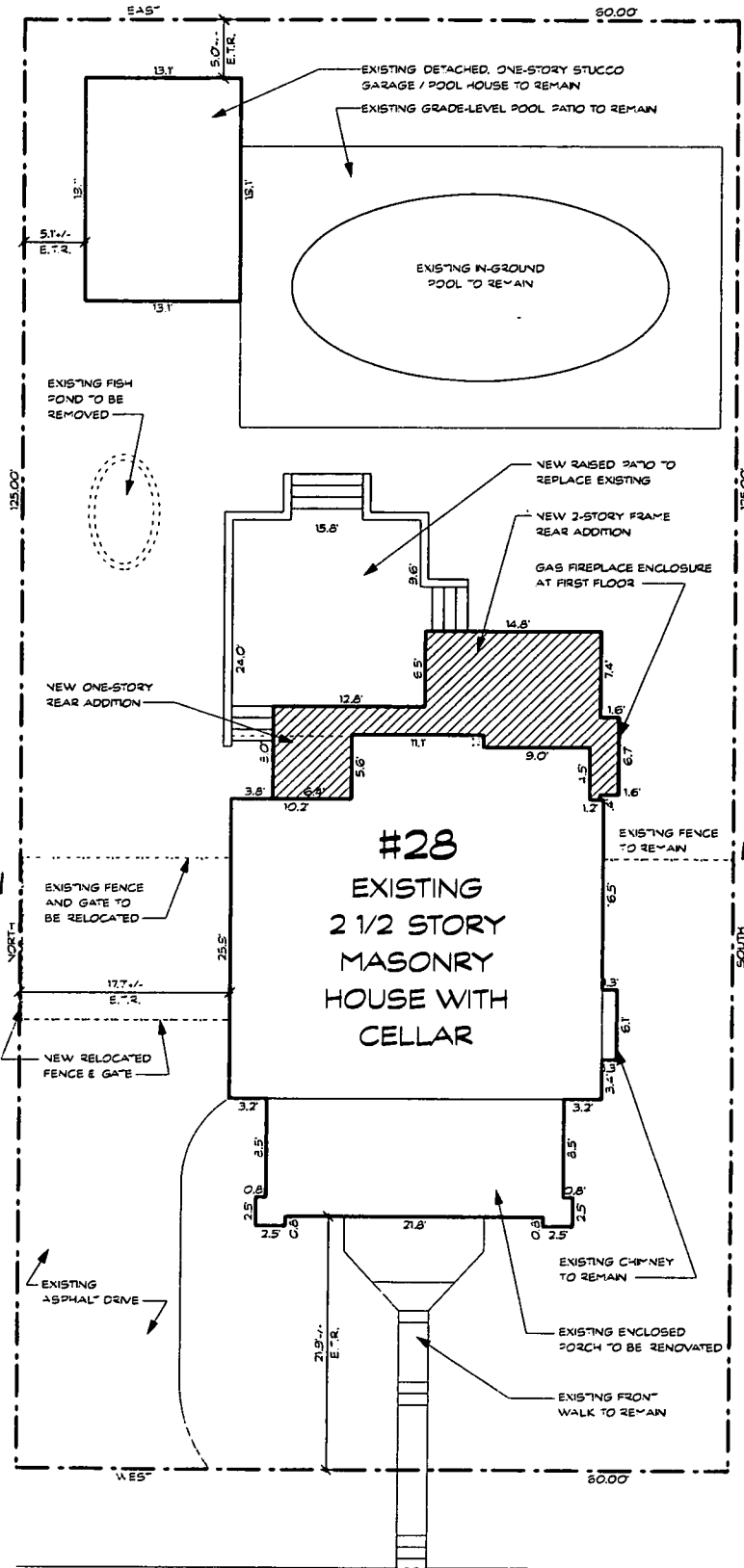
The applicants are now proposing:

- 1) The existing 6' privacy fence on the east side will be relocated to the west side of the house to replace the existing chain link fencing.
- 2) The new relocated wood fencing on the east side will be 5' tall, not 4', to meet Code for swimming pools.

While the HPC generally approves only 4' fencing until the rear plane of the house, exceptions for taller fences have been made on a case-by-case basis. Staff supports the 5' tall fencing in this location and requests that the HPC approve this change as a staff item.

OK

LOTS 9 & 10  
TOTAL AREA: 7,500 SF



*6' wood fence to be moved*

*new 5' tall wood fence*

*wood fence relocated from east side to here (remove chain link fence)*

*proposed changes*



HESKETH STREET

A-1

Eckert-Sperl Addition  
28 Hesketh Street, Chevy Chase MD 20815

**BENNETT FRANK McCARTHY**  
architects, inc.

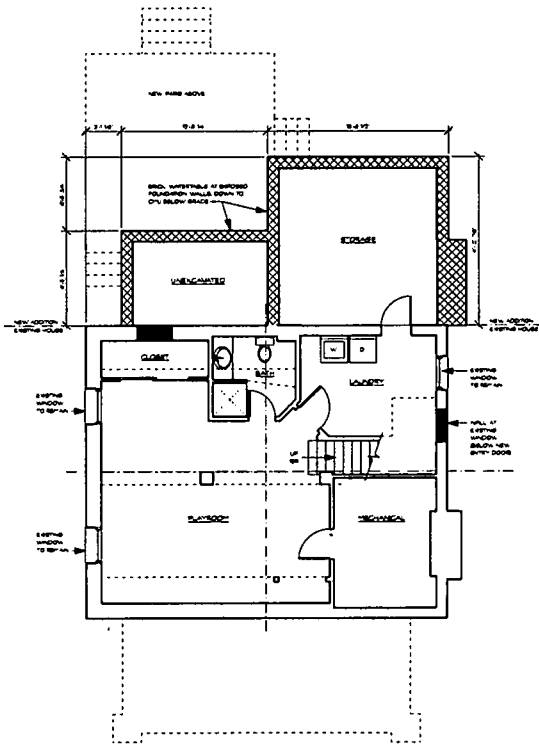
8 Feb 2010

Proposed Site Plan  
Scale: 1" = 10'

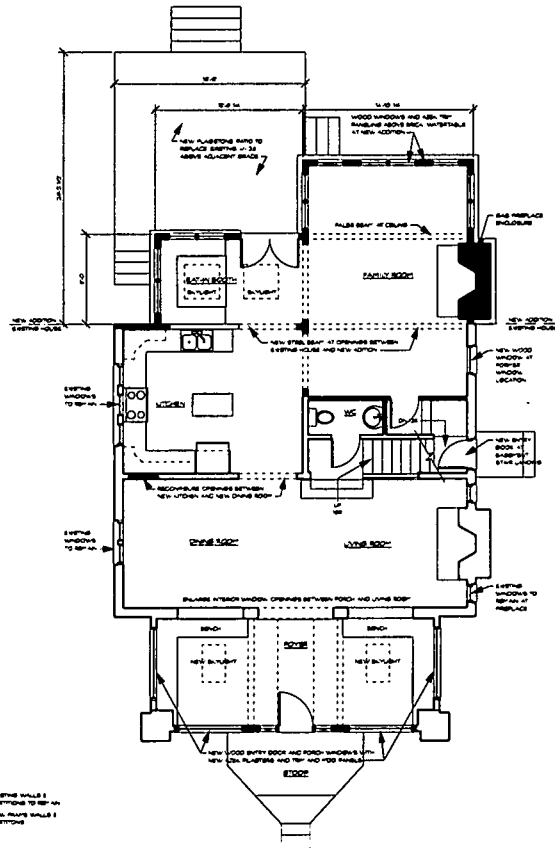
#0927

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222 www.bfmarch.com fax (301) 585-8917





PROPOSED CELLAR PLAN



PROPOSED FIRST FLOOR PLAN



**BENNETT FRANK MCCARTHY**  
 Architects, Inc.  
 1400 Spring Street, Suite 300, Silver Spring, Maryland 20910, 27155  
 (301) 565-2222 www.bfmarch.com Fax (301) 565-6911

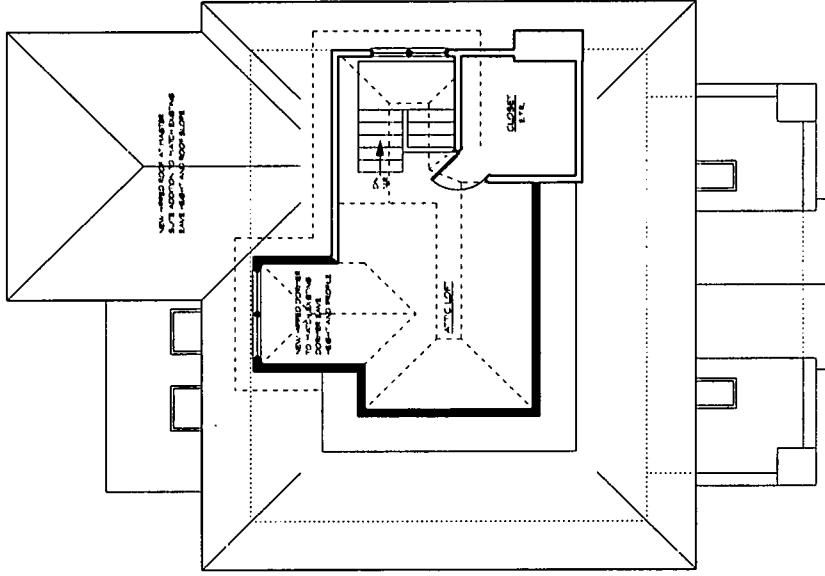
**Erckert-Sperl Addition**  
 28 Hesketh Street, Chevy Chase MD 20815  
 Proposed Cellar and First Floor Plans  
 Scale: 1/8" = 1'-0"

**A-5**  
 8 Feb 2010

#0927

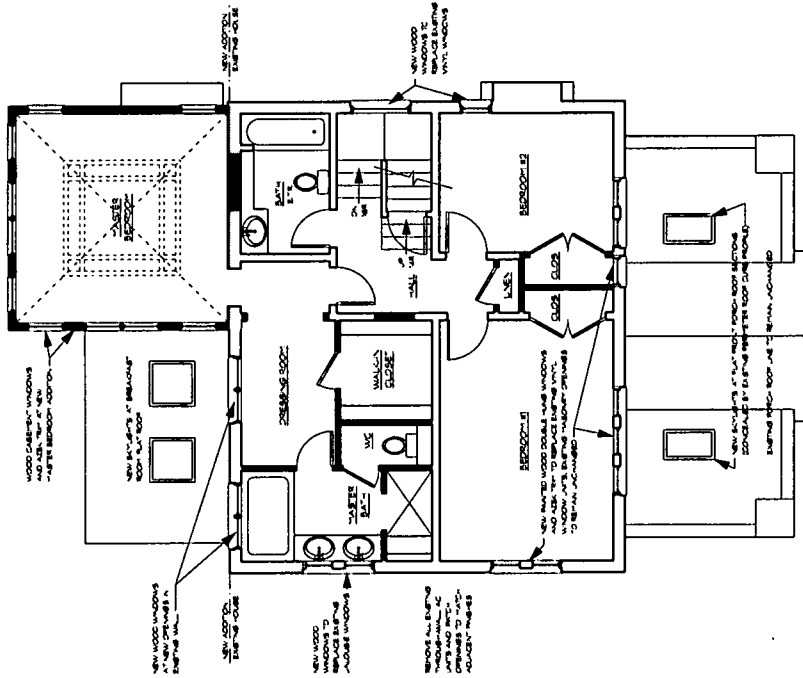


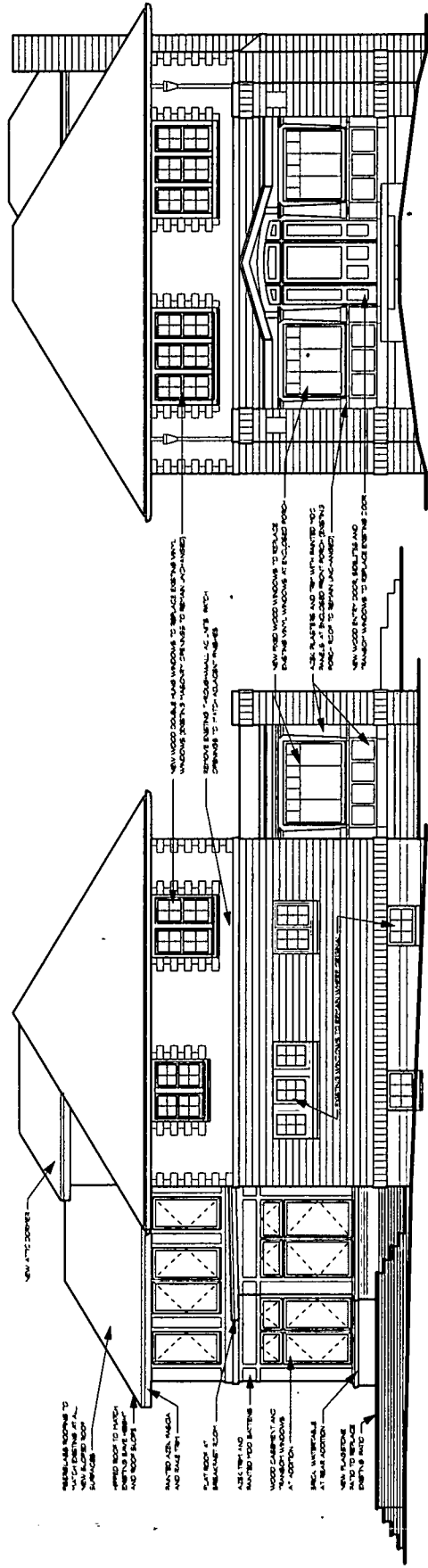
PROPOSED ATTIC PLAN



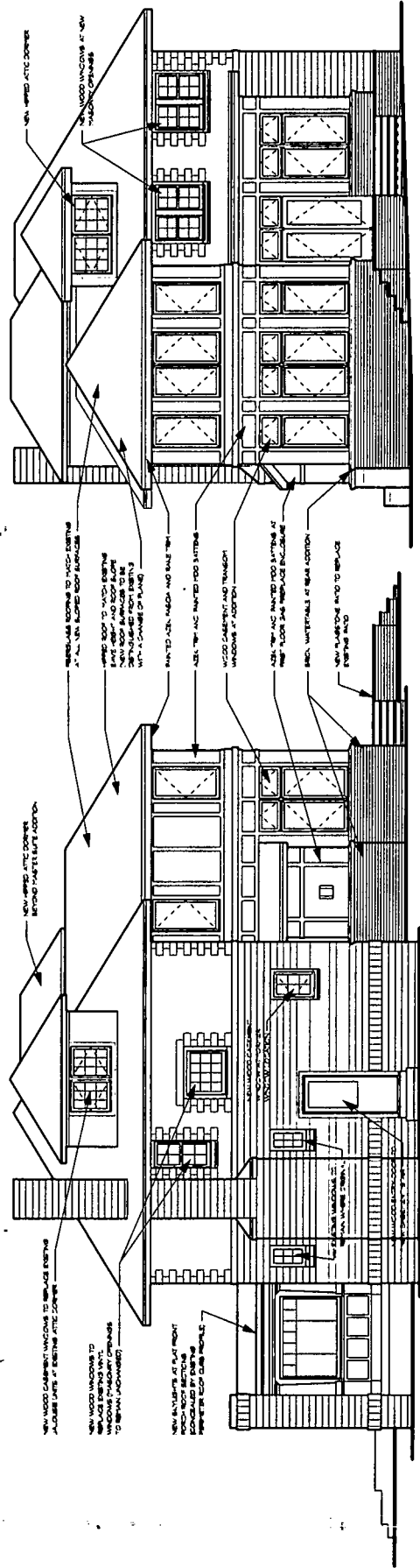
Second Floor  
 1/8" = 1'-0"  
 1/8" = 1'-0"

PROPOSED SECOND FLOOR PLAN





PROPOSED NORTH (FRONT) ELEVATION



PROPOSED SOUTH (REAR) ELEVATION

PROPOSED EAST (SIDE) ELEVATION

PROPOSED WEST (SIDE) ELEVATION



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: SHAWN BUEHLER  
Daytime Phone No.: 301-563-2222

Tax Account No.: 00457110

CONTRACT PURCHASER: CHRISTOPHER ECKERT + CHRISTOPHER SPETH Daytime Phone No.: 202-441-0053

Address: 1414 15TH STREET NW WASHINGTON DC 20005  
Street Number City State Zip Code

Contractor: T.B.D Phone No.: T.B.D

Contractor Registration No.: T.B.D

Agent for Owner: BENNET FRANK MCCARTHY ARCHITECTS Daytime Phone No.: 301-563-2222

LOCATION OF BUILDING/PREMISE

House Number: 28 Street: HESKETH STREET  
Town/City: CHEVY CHASE, MD Nearest Cross Street: LEDAP PARKWAY  
Lot: P.9/10 Block: 24 Subdivision: CHEVY CHASE SECTION 2  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  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: \$ 350,000  
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.

[Signature] Signature of owner or authorized agent 12-28-2009 Date

Approved: with three conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/31/10  
Application/Permit No.: 328579 WCR Date Filed: 12/28/09 Date Issued: \_\_\_\_\_





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: 3/31/10

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #528579—rear addition and alterations to house and garage

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with three conditions** by the HPC on February 10, 2010. The conditions of approval are:

- 1) The siding will be wood or fiber cement, not MDO plywood; final siding material to be reviewed and approved at the staff level.
- 2) The trim material will be wood, not Azek or other synthetic trim.
- 3) The fencing at the proposed location on the eastside will be lowered to 4' tall maximum or the existing fencing will not be relocated.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Christopher Erckert and Christopher Sperl  
Address: 28 Hesketh Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.



ANNIE -  
 28 HESKETH  
 - SHAWN

PORCH GABLE APPEARS TO BE  
 ORIGINAL TO HOUSE.

**PRE-SHOWING**  
 Overlooking Rock Creek Park  
 Just Off 16th St.  
 at Concord

**New, Brick, Detached**

**\$15,950**

5 rooms, 2 baths, de luxe kitchen, finished recreation room with open fireplace, finished attic, lavatory on 1st floor.

Built by  
**FRANK S. PHILLIPS**

OPEN DAILY AND SUNDAY  
 10 to 5:30 P. M.

**MEITZLER, Realtor**  
 1186 Vermont Ave. Dist. 6808  
 Wash. and N.Wash. Apts. 4023

**CHEVY CHASE, MD.**  
 (East West of the Circle)



**28 Hesketh Street**

Stated in advertisement and Chevy Chase, Md. is not a suburb, it is a town. The new house is built with the new material. The material is the best. The new house is built with the new material. The material is the best. The new house is built with the new material. The material is the best.

**\$12,500**

RESPECTABLE SURVIVAL IS TO BE HEATED AND LIGHTED

**THOMAS J. FISHER & COMPANY**  
 INCORPORATED

738 15th St. N.W. DL 6804

**NEW HOMES**  
**Glouer Park**  
 High Northwest Section

"The Hard to Find" Moderately Priced 4-Bedroom Home"

**2422 39th PL.**

Furnished by Helen Miller

Opens Daily Until 9 P. M.

7 rooms, reception hall, living room, large stone fireplace, dining room, kitchen, bathroom, and recreation room. Built on top. BRYANT AIR CONDITIONED HEAT FOR WINTER COMFORT.

Also attractive 6 room homes available in same group.

Liberal Terms Available

To Reach This Suburb as is shown, or drive to Chevy and Wisconsin Ave., west to this place. Open today and again.

For sale by Ann Gruver, or

**B. H. GRUVER**  
 Owner Investment Building Co. 1013 N.W. 1327

**FIRST SHOWING**  
**4518 Garrison St. N.W.**  
 Open Daily to 9 P. M.

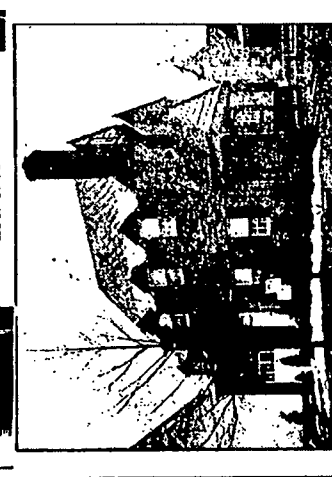
There has been a big demand for our moderate priced homes... 2 were sold this week, but we are happy to announce this complete new home.

This home is beautifully furnished for your pleasure. Living room with fireplace, dining room with large stone fireplace, and modern kitchen... 3 large bedrooms and bath on second floor... plenty of closets, floored attic, full basement, with laundry trays. Extra tables and gas furnace... large landscaped lot. Fine location near parks, schools and transportation.

Get With It! In River Road, left on River Road, left on Garrison St., left on 4518.

Three other beautiful homes now ready for your inspection.

**EM. 5700**



**HIGHWOOD**  
**CHEVY CHASE, D. C.**

A HOME OF DISTINCTION



**3353 RUNNYMEDE PL. N.W.**

This distinguished detached home with its bay windows is of the center hall plan. Living room, 13x24.6 is paneled with unusual wood paneling and has open fireplace, with large screened porch adjoining. 3 bedrooms, 2 baths. Second floor library, 17x17, finished in knotty pine with open fireplace. Finished attic. 2-car garage.

OPEN DAILY & SUNDAY

From Chevy Chase Circle, drive east on Wisconsin Ave. to Runnymede. Turn right to property.

**MILTON F. SCHWARZ, Sales**

OWNERS **G. F. Mikkelsen & Son** ANNANDALE  
 General Builders and Contractors, W. T. GARDNER & SONS

**Beautiful Kilmarock**  
**HOMES ARE SELLING FAST**

**101 Anne Street**  
 2 Homes Nearing Completion  
 4 More Under Construction

Every Home Has a Large Wooded Lot.

By purchasing now you may select your own wall papering and electric fixtures. These beautiful Kilmarock homes are the answer to your home-buying problems.

**\$8,750**

28 minutes drive from downtown on street car. Public Garage. Call for Home Plans. Also see 2 & 4 1/2 car garage. See THROCKMORTON INC. for details.

**CORTEY AND MASON**  
 Owners and Builders

**THROCKMORTON INC.**  
 Investment Bldg. DL 6892

**2901 29th St. N.W.**

Home containing 4 rooms, 2 baths, with beautiful landscaping. This is a beautiful view of the city. Call for details.

OPEN ALL DAY EVERY DAY  
 VISIT OUR OFFICE TODAY

**HERTY & ROSS, INC.**  
 1024 Vermont Avenue N.W.  
 Dist. 8141

**FIRST SHOWING**

Beautiful corner lot up to 150-foot frontage.

7 ROOMS  
 2 BATHS  
 1ST FLOOR LAVATORY

**J. M. CHESSE**  
 Builder-Owner  
 C.E. 2218

**6331 16th St. N.W.**

**A Home of Distinct Individuality**

**4631**

**CAN BE BOUGHT FOR \$1,000 DOWN AND ONLY \$85 PER MONTH**

**BRANDYWINE ST. N.W.**

OPEN TODAY 10 A. M. to 8 P. M.

Has large living room, spacious dining room, modern kitchen, 1st floor lavatory, 2nd floor shower, unique recreation room, screened sleeping porch and garage. FEATURES: 2 open fireplaces, random width floors, terraced stone porch, automatic heat and beautiful landscaping in 70x150 ft. lot. Put this home on your "Must See" list.

Our Massachusetts St. home left to home.

**FRANK S. PHILLIPS**

927 15th St. N.W. Dist. 1471

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Tuesday, February 09, 2010 3:06 PM  
**To:** 'Shawn Buehler'  
**Cc:** christopher erckert; Christopher Sperl  
**Subject:** RE: Case I-A 28 Hesketh  
**Attachments:** image001.jpg

Good news! The HPC has reviewed your HAWP application and delegated the approval to staff with the recommended conditions of approval. As I mentioned before, there is no HPC meeting tomorrow night due to the snow and your project is now officially approved. Shawn, when you have the three permit sets of drawings ready, please drop them off and I can review and stamp them and process the approval paperwork for DPS and Chevy Chase Village. Also, as Shawn knows, should there be any future changes to the plans, they will have to go back to the HPC for review and approval. If you have any questions, please let me know.

thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Urban Design | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax

<http://www.montgomeryplanning.org/historic>

OUR OFFICE MOVED--PLEASE NOTE NEW ADDRESS:

**Office Location:**

1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910

**Mailing Address:**

8787 Georgia Avenue  
Silver Spring, MD 20910

**From:** Shawn Buehler [mailto:Shawn@bfmarch.com]  
**Sent:** Tuesday, February 09, 2010 10:07 AM  
**To:** Fothergill, Anne  
**Cc:** christopher erckert; Christopher Sperl  
**Subject:** Re: Case I-A 28 Hesketh

Anne,

The home owners are willing to accept the conditions of approval in order to make the project eligible for administrative approval. We understand that our acceptance of the conditions does not guarantee approval by the board. Should the board request to review the project via hearing, I gather we will be on the calendar for the 24th, and we can revisit these conditions then.

Thanks.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	28 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	2/10/10
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	2/3/10
<b>Applicant:</b>	Christopher Erckert and Christopher Sperl (Shawn Buehler, Architect)	<b>Public Notice:</b>	1/27/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-10B	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Rear addition, window replacement, patio installation, garage door and window replacement			

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application with the following conditions:

- 1) The siding will be wood or fiber cement, not MDO plywood; final siding material to be reviewed and approved at the staff level.
- 2) The trim material will be wood, not Azek or other synthetic trim.
- 3) The fencing at the proposed location on the east side will be lowered to 4' tall maximum or the existing fencing will not be relocated.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
(noted as having "Poor Integrity" at the time of designation)

**STYLE:** Craftsman

**DATE:** 1926

**PROPOSAL**

The applicants are proposing to:

1. Remove existing, non-historic rear addition
2. Construct a two story addition with a basement at the rear right (west) side of the house. The addition is approximately 15' x 15'. The addition will have wood windows and the siding is MDO panels and battens with Azek trim
3. Construct an approximately 8' x 13' one-story addition at the rear left (east) side of the house. The addition will have wood windows, MDO panels and battens, Azek trim, two flat skylights, and wood doors to the new flagstone patio at the rear of the house
4. Construct a new hipped dormer at rear of existing roof
5. Renovate previously-enclosed front porch: install two flat skylights on porch roof, remove vinyl windows and replace with larger wood windows, install MDO panels beneath windows, add pilasters under porch gable, install wood front door with wood sidelights and arched transom.

6. Remove one foundation level window on the west side and install a wood door to access the basement
7. Replace existing non-original vinyl and jalousie replacement windows with wood windows in existing openings on front (north), left (east), and right (west) sides of the house
8. Retain and restore ten original wood true divided light windows
9. Remove one window and install two wood windows in new openings on 2<sup>nd</sup> floor of rear (south) elevation
10. Remove through-wall air conditioning units on east and west sides and patch openings to match existing masonry and stucco exterior finish
11. Install one wood window on the right (west) side where there was a window that was previously removed and patched
12. Relocate existing fence approximately 15 feet forward at left (west) side of house
13. Replace non-original overhead garage door with wood arched carriage house style door, replace four non-original jalousie windows with two wood windows on east side, and install triple panel full light doors on the west side to access the existing pool

See existing and proposed plans in Circles 12-20, a description of the proposed changes in Circles 8-11, and photos of existing conditions in Circles 21-27.

### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Chevy Chase Village Historic District***

The *Guidelines* define a Contributing Resource as "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."

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.

Specifically, the *Guidelines* state:

- 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.
- 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.
- 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 at 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.
- 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.

***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 one 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:***

# 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

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

**STAFF DISCUSSION**

As noted in the Property Description section in Circle 1, this house was noted for its loss of integrity at the time of the *Master Plan* designation in 1998. The applicants are now proposing some changes to the historic massing that are more compatible and more appropriate. The loss of integrity notation definitely was referring to the front porch, which is very visible and at some point was inappropriately and incompatibly enclosed. The applicants researched and found a historic photo that shows the original porch (see Circle 9). They are proposing to install more glazing to recall the open porch as well as pilasters to resemble the original porch form as seen in the photo. The applicants also propose to remove all the vinyl and jalousie replacement windows that also were an incompatible change that added to the loss of integrity. The replacement of these windows with wood windows will be an overall improvement to this house. The retention of the original windows which are currently non-operable and the plan to restore them is commendable and the repairs would be tax credit eligible. Also, should those original windows need storm windows, that installation also would be eligible for tax credits.

The proposed addition is at the rear, which is recommended in the *Chevy Chase Village Guidelines*. It is lower than the historic house and clearly differentiated in materials and form. The new dormer is small and in keeping with the roof form of the house. The proposed alterations to the garage at the rear of the property are also sympathetic and approvable.

The proposal is consistent with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery, County, Maryland*, which recommends:

## 18.0 Design of New Additions

- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.2 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building

Staff had some concern about a few of the other proposed changes to the house and site. Generally the HPC does not support tall privacy fencing forward of the rear plane of a house and staff would recommend that the new fencing be lowered or that the applicants don't relocate the existing fencing.

Additionally, the Commission generally requires wood trim on the historic massing and allows more flexibility on a minimally visible rear addition. Staff recommends a condition that the applicants use wood trim on this house -- specifically on the historic massing. The Commission generally does not support the use of MDO panels on the front elevation of a Contributing Resource, and the applicants should consider a different siding material that is more compatible with the historic house. In terms of the rear addition, MDO panels and battens may be allowable or the applicants could consider fiber cement siding, which has been approved for other new additions.

Finally, staff was concerned about the proposed arched transom and sidelights around the front door since the design of the original front door is not known and this could be introducing a conjectural feature. The applicants have provided numerous examples of neighboring houses built around the same time with similar front entrance configurations (See Circle 11). Regarding "moderate scrutiny", the *Guidelines* state: "preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district...Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style." Since it is unknown what the original front door looked like, staff supports the proposed transom and sidelights as a compatible change to the previously altered front façade of this house.

Overall, the proposal is in keeping with the *Chevy Chase Village Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation*, and staff recommends approval with three conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with three conditions** as being consistent with Chapter 24A-8(b)(1) & (2);

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.





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: SHAWN BUEHLER  
 Daytime Phone No.: 301.585.2222

Tax Account No.: 00457110  
 CONTRACT PURCHASER: CHRISTOPHER ERCKERT + CHRISTOPHER SPETH 202.441.0053  
 Name of Property Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: 1414 15th STREET NW WASHINGTON DC 20005  
 Street Number City State Zip Code

Contractor: T.B.D Phone No.: T.B.D

Contractor Registration No.: T.B.D

Agent for Owner: BENNETT FRANK MCCARTHY ARCHITECTS Daytime Phone No.: 301.585.2222

**LOCATION OF BUILDING/PREMISE**

House Number: 28 Street: HESKETH STREET  
 Town/City: CHEVY CHASE, MD Nearest Cross Street: CEDAR PARKWAY  
 Lot: P.9/10 Block: 24 Subdivision: CHEVY CHASE SECTION 2  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 350,000

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.

[Signature] Signature of owner or authorized agent 12.28.2009 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 528579 WLR Date Filed: 12/28/09 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

SEE ATTACHMENT A (INCLUDED)

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

SEE ATTACHMENT A (INCLUDED)

**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 MAILING LABELS.

# BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

## 28 Hesketh Street, Chevy Chase – HAWP Application

### ATTACHMENT A

#### Written Description of Project:

The existing house at 28 Hesketh Street is a 2 1/2 story, single-family residence with a cellar. The exterior is 6" x 12" rough-faced block at the first floor, with stucco at the second floor. An existing front porch has been enclosed in a non-historic character, using "punched" window and door openings, and a smooth panel-board finish. Several original windows have been replaced with jalousie units, and some others with vinyl units. Other past improvements include the installation of through-wall cooling units in several locations, a rear addition including an exterior shower and first floor bath, and a roof dormer, which projects above the existing hipped ridge line. The property also includes a raised rear terrace, an in-ground pool, and a detached, one-car garage, which was previously converted into a pool house.

The project includes a renovation of the front porch, a two-story rear addition, replacement of the rear terrace, and a renovation of the detached garage. The project also includes general improvements, such as replacing all non-original windows, removal of the through-wall AC units, and repainting the exterior. These improvements are intended to upgrade the general appearance of the house, and to reverse several previous renovations, which have not been completed in the most sensitive character, most notably of which is the enclosed front porch. The new porch design includes a larger ratio of glass to simulate the character of a porch, and adds pilasters to provide visual support the existing gable at the center of the porch. The end result will be more appropriate to the character of Chevy Chase Village.

#### Addresses of Adjacent and Confronting Property Owners:

Martin Weinstein  
25 Hesketh Street  
Chevy Chase, MD 20815

Mary Pearson and Joseph Howe  
26 Hesketh Street  
Chevy Chase, MD 20815

Grace Spring  
27 Hesketh Street  
Chevy Chase, MD 20815

Dexter and L Bullard  
29 Hesketh Street  
Chevy Chase, MD 20815

Kristen Donoghue and Jonathan Hacker  
30 Hesketh Street  
Chevy Chase, MD 20815

William McKee  
21 Grafton Street  
Chevy Chase, MD 20815

C Thomson  
23 Grafton Street  
Chevy Chase, MD 20815

Michael and C Kelleher  
25 Grafton Street  
Chevy Chase, MD 20815

# BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

28 Hesketh Street, Chevy Chase Village, Maryland  
Description of Design Features:

## Enclosed Porch Renovation

The original house had an open front porch, which has since been enclosed. The original porch had a central gable flanked by a flat-roofed section to each side. A large masonry pier stood at each corner of the porch, and projected above the roofline. The following real estate ad from 1937 shows the porch with the central gable, and also indicates the porch beam is not continuous across the base of the gable, suggesting two intermediate columns would have once stood to either side of the gable.



28 Hesketh Street



This porch has since been enclosed and incorporated into the interior space of the house. The masonry piers and original roofline remain, and the ceiling of the enclosed space appears to be the original porch ceiling, with the gable expressed on the interior. Aside from these features, the rest of the porch character has been lost; smaller windows are detailed as punched openings and a single entry door appears undersized under the central gable.

The proposed renovation is designed to restore a porch-like character to this element, while keeping it enclosed. Pilasters are introduced on either side of the central gable, to provide visual support to the change in the roofline. The surfaces between the pilasters and the corner piers are filled with larger windows and an entry door, rather than using smaller windows in a solid wall. The horizontal porch beam is interrupted at the central gable by an arch, as the 1937 image suggests it once had been.

An entry door with sidelights and an arched transom are proposed to fill the space between the central pilasters. Three-part entry doors are found through out the neighborhood, including several on this block of Hesketh Street. Similarly, the arched transom is an element found frequently at entrances in this neighborhood, and on this block, commonly used in conjunction with the gable form as proposed here. Several examples of these features are provided, all taken within a one block of the subject property.

Two skylights are proposed for the flat roof portions of the enclosed porch. The current roofline includes a curb profile at the perimeter of these sections, which conceal the skylights from the street, regardless of the distance or elevation of the viewer. Given the grade differential between the north and south sides of Hesketh Street, it is unlikely these units would be visible even from the second floor rooms of the houses across the street.

### **Rear Addition**

The proposed massing of the exterior addition is intended to be sensitive to the existing house, by use of matching eave heights and a hipped roof form. The new roof slope will match the existing roof slope. The new eave depth will be shallower than the existing 38" eave overhangs, allowing the new roof surfaces to be distinguished from the existing roof with a modest plane change. Horizontal lines from the existing eave, window heads, and a band between the existing masonry and stucco finishes are all carried across the proposed addition, to create a more cohesive exterior composition.

### **Window Replacement**

Currently the house has a variety of window types. Many first floor windows appear to be original, single pane, true divided light windows. Many second floor and attic windows are jalousie units. The six second floor units facing the street are vinyl replacement windows. These units appear to be set inside the existing window jambs, leaving the units undersized for the masonry openings as viewed from the street.

The proposed design calls for new painted wood double hung and casement units by Jeldwen, to replace all vinyl and jalousie units (including 4 jalousie units at the existing detached garage). Units in the historic massing are shown with simulated divided lights (interior and exterior grilles, and spacers between the glass), and units in the addition are shown with no grilles. Ten existing single pane, true divided light windows at the first floor and basement will be retained, as these units are believed to be original to the house. None of these units are currently operable. The home owners will attempt to restore these windows to an operable condition.

### **Family Room Window**

The proposed design calls for a new window opening to be created in the historic massing of the house, at the southwest corner (on the west side) of the building. Inspection of the exterior finish leads us to believe a window was previously located here, and was subsequently removed. The 6" x 12" concrete block exterior appears to be patched in this location with masonry lines scored into a concrete parging finish. While larger windows are preferred (to match the glazing pattern of the proposed rear addition) a modest window has been proposed, consistent with the size of several other original windows on the first floor of the house.

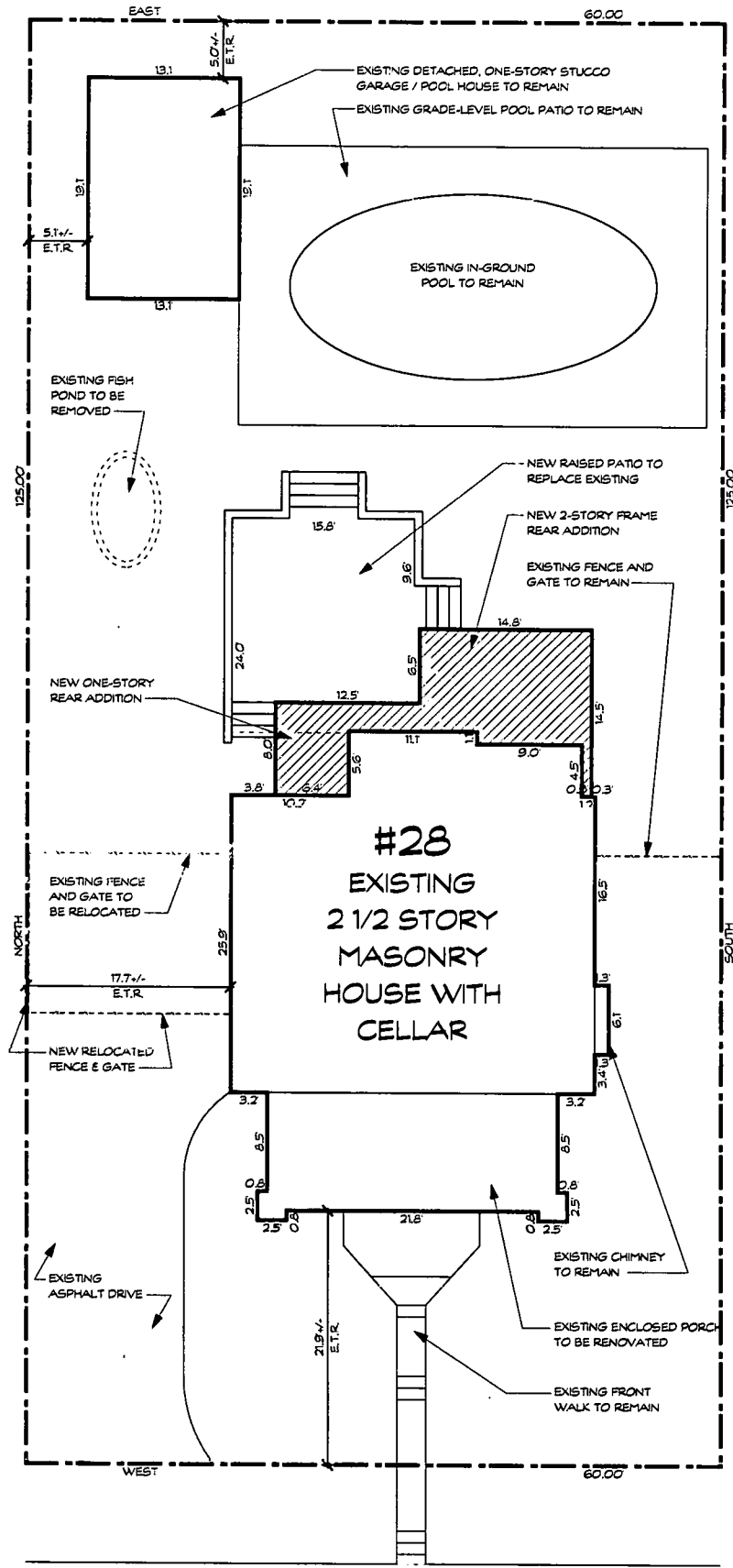
### **Garage Renovation**

The existing, detached one-car garage sits at the southeast corner of the property, behind a fence, and is not visible from the street. Past renovations to this building have included the addition of some doors and windows, interior partitions, and pool pump equipment. The proposed design for the garage includes replacing the arched overhead door (facing the street) with an arched carriage house style door, and adding a three-panel, full-light patio door facing the existing in-ground pool. As noted above, the design also includes replacing four jalousie window units with painted wood windows by Jeldwen.

Various entries found near 28 Hesketh Street:



LOTS 9 & 10  
TOTAL AREA: 7,500 SF



HESKETH STREET



A-1

Erckert-Sperl Addition  
28 Hesketh Street, Chevy Chase MD 20815

**BENNETT FRANK McCARTHY**

**ARCHITECTS, INC.**

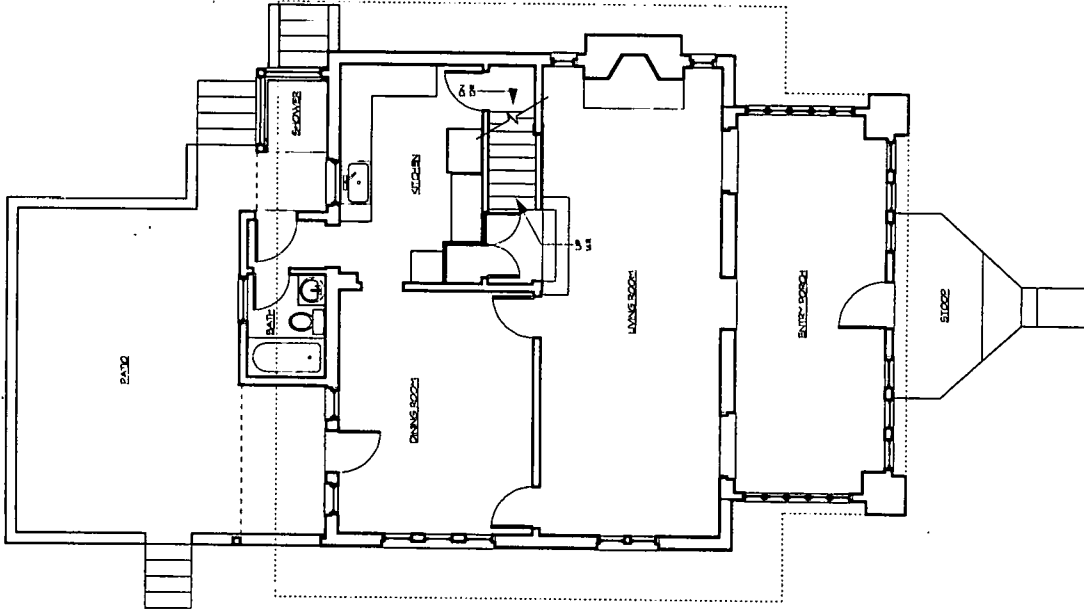
30 Dec 2009

Proposed Site Plan  
Scale: 1" = 10'

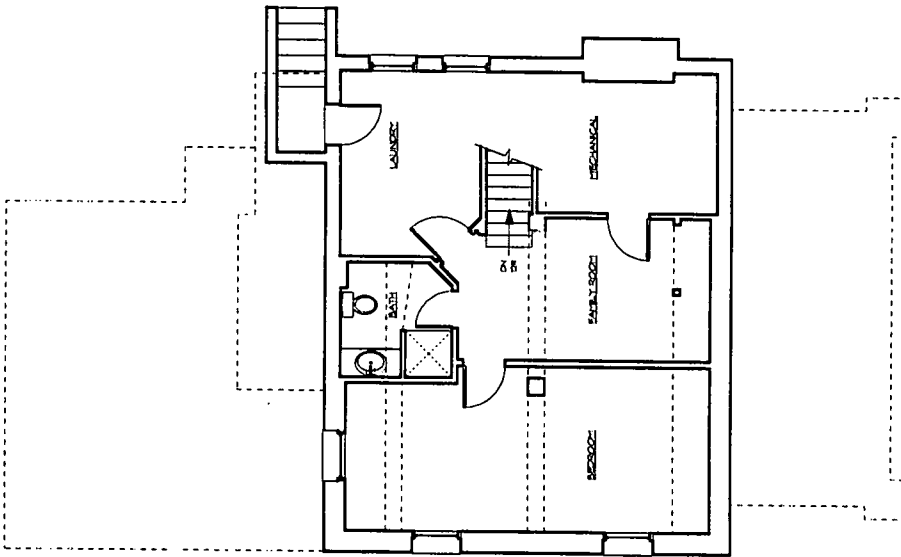
#0927

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755  
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

12

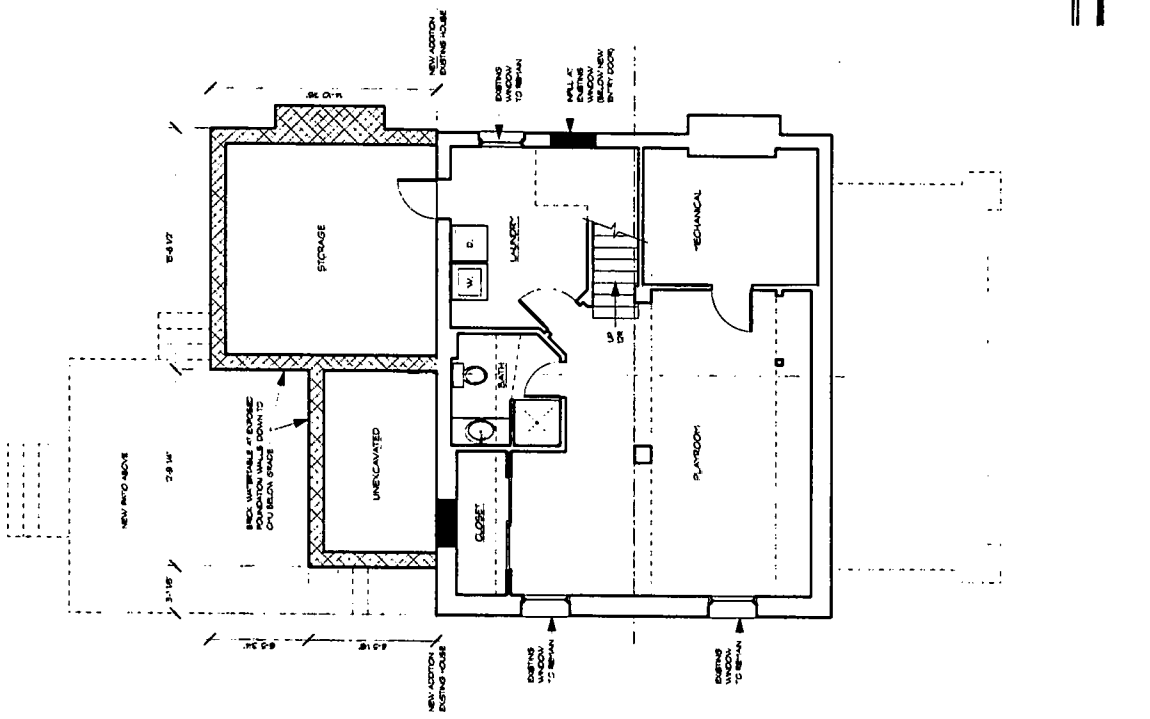
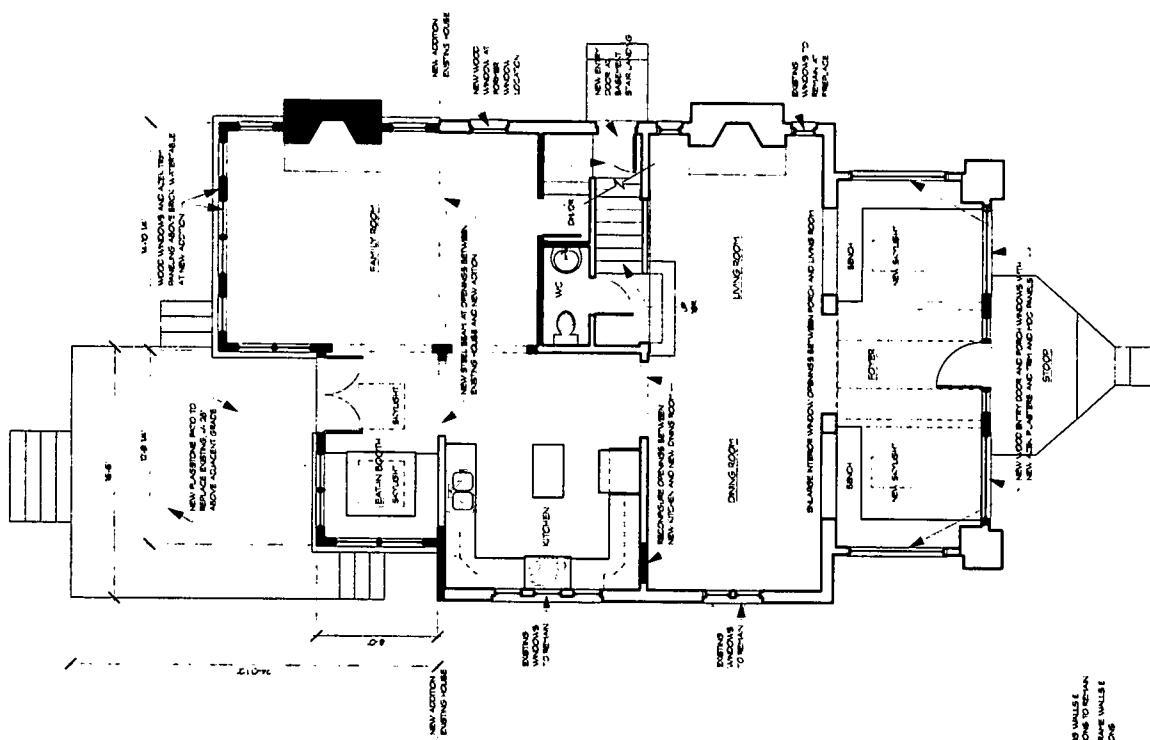


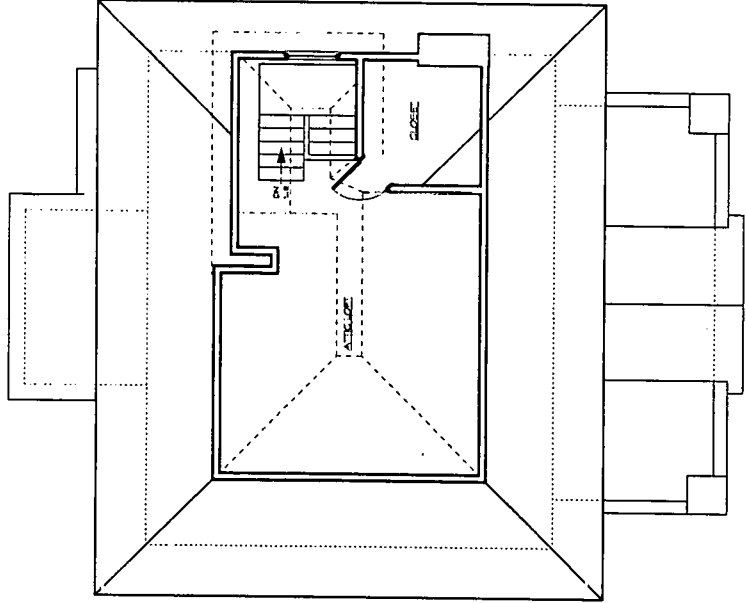
EXISTING FIRST FLOOR PLAN



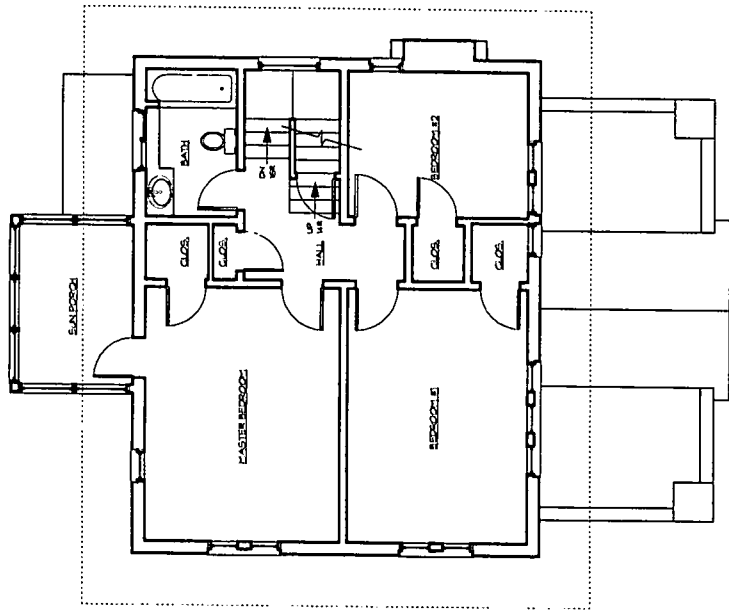
EXISTING CELLAR PLAN



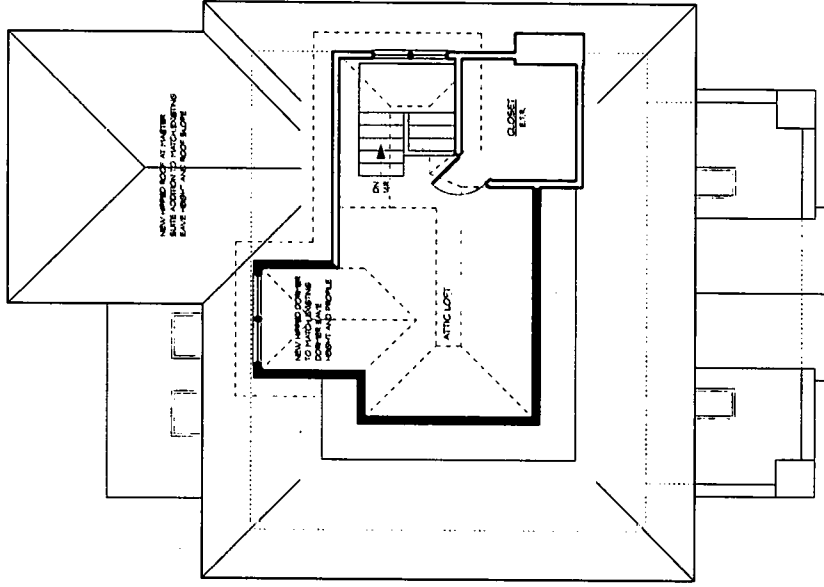




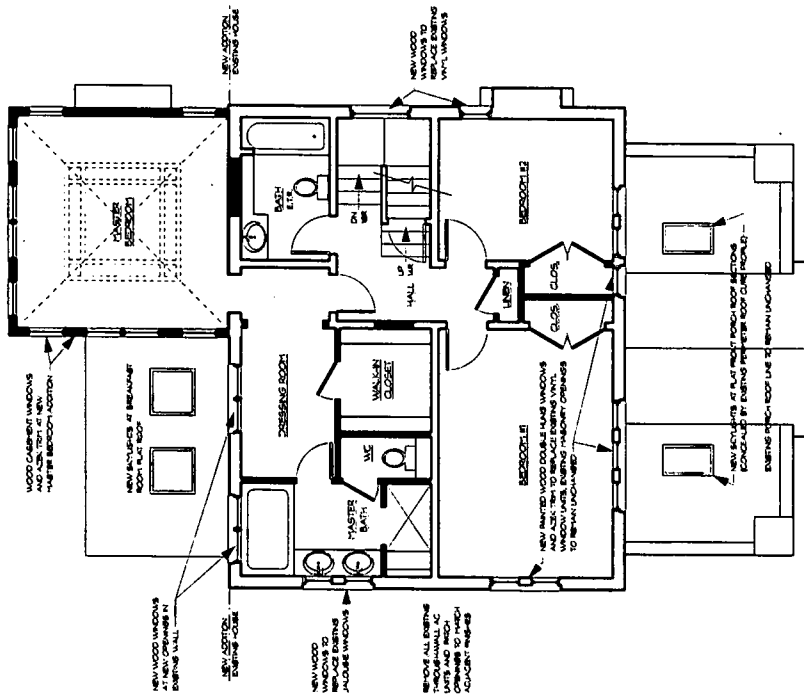
EXISTING ATTIC PLAN



EXISTING SECOND FLOOR PLAN

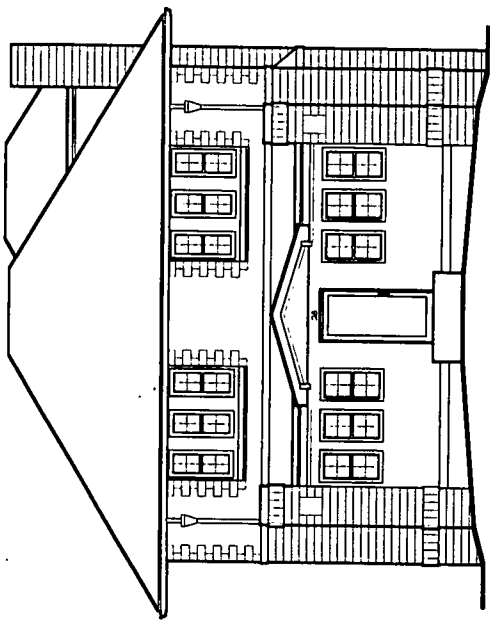


PROPOSED ATTIC PLAN

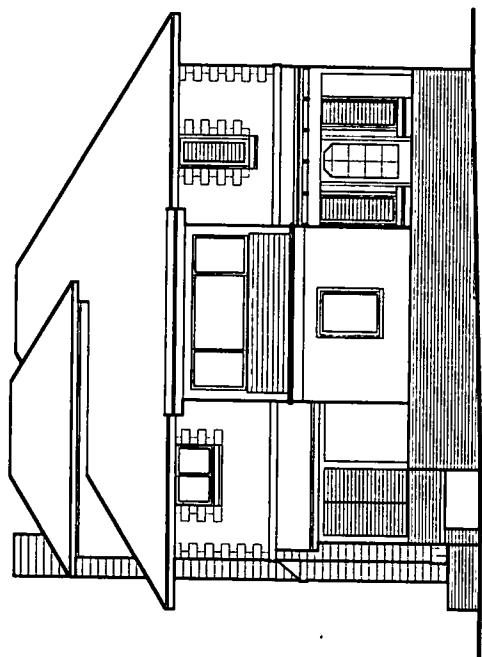


PROPOSED SECOND FLOOR PLAN

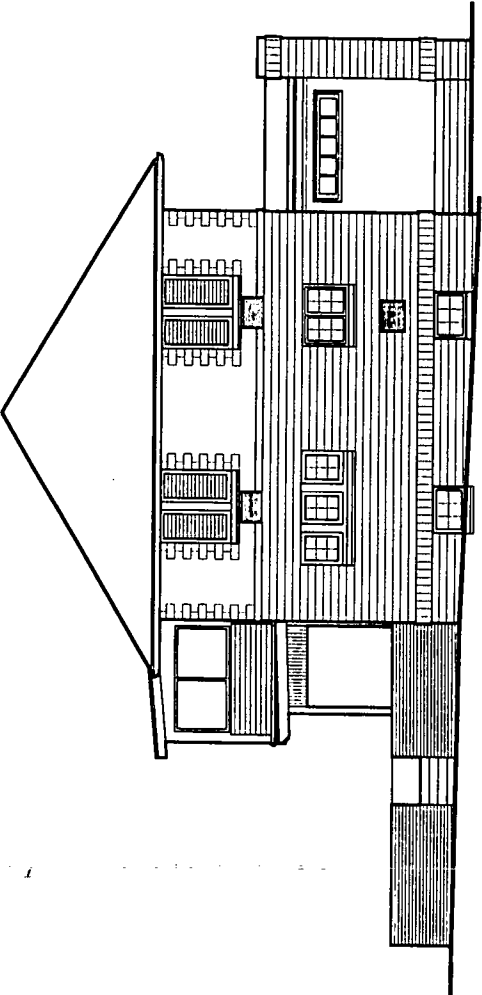
EXISTING WALLS  
 ATTIC & 2ND FLOOR  
 NEW WALLS  
 PARTITIONS



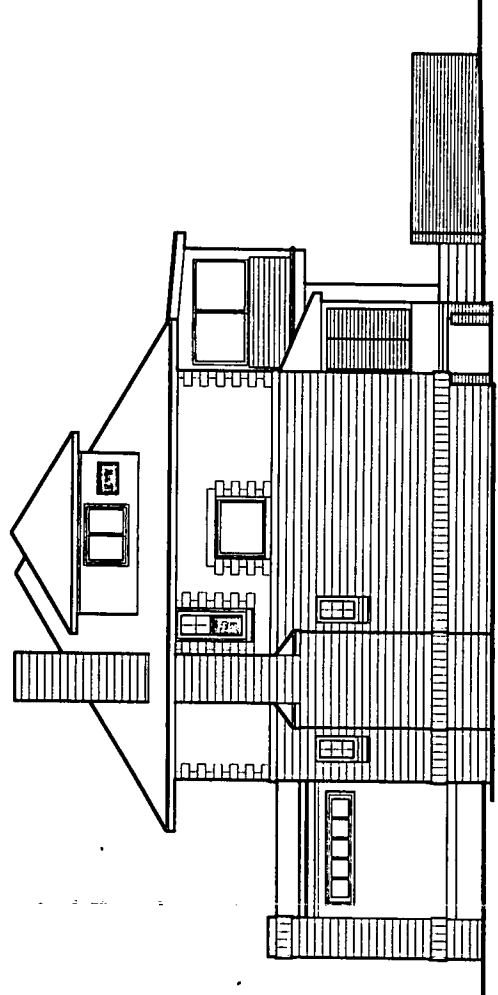
EXISTING NORTH (FRONT) ELEVATION



EXISTING SOUTH (REAR) ELEVATION



EXISTING EAST (SIDE) ELEVATION



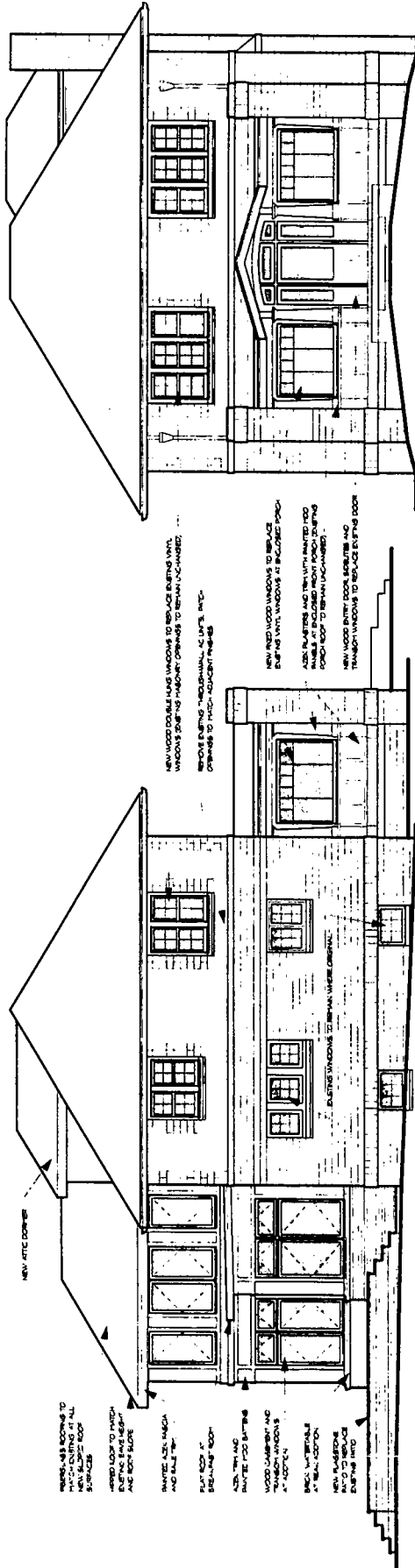
EXISTING WEST (SIDE) ELEVATION

25 Jan 2010

Proposed Exterior Elevations  
Scale: 1/8" = 1'-0"

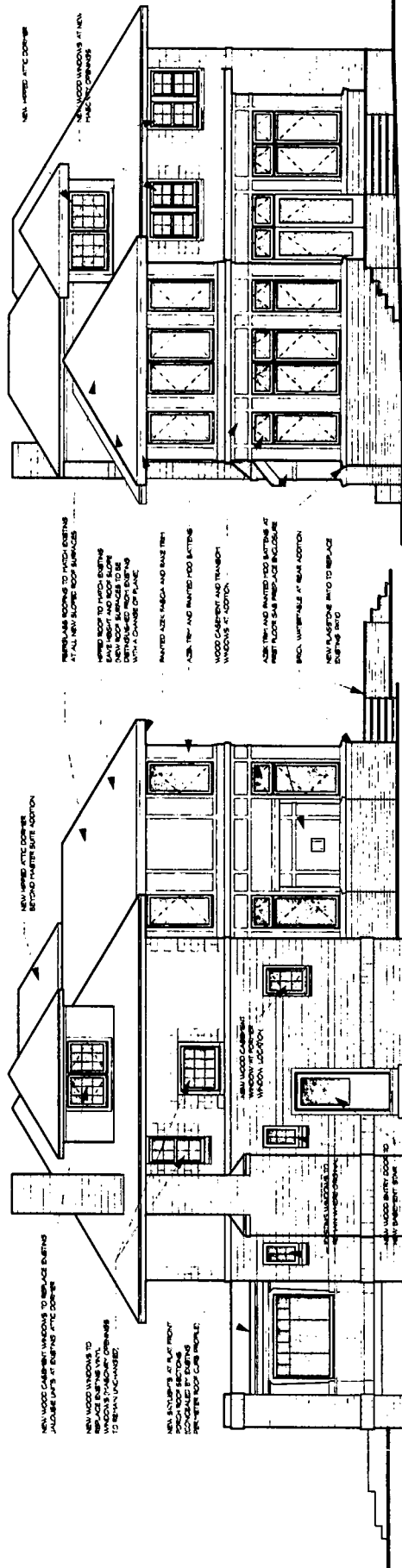
#0927  
28 Hesketh Street, Chevy Chase MD 20815  
ERCKERT-SPEER ADDITION  
BENNETT FRANK MCCARTHY ARCHITECTS, INC.  
www.bfrank.com (301) 585-2222  
1400 Spring Street, Suite 220, Silver Spring, Maryland 20910-2755  
fax (301) 585-8917

A-7



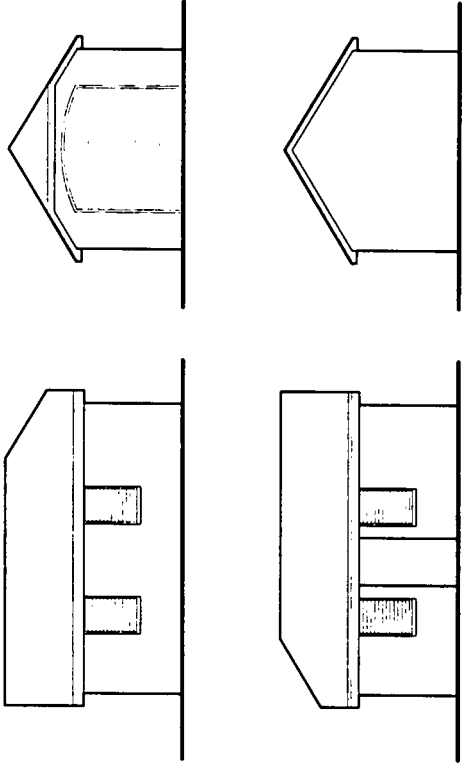
PROPOSED NORTH (FRONT) ELEVATION

PROPOSED EAST (SIDE) ELEVATION

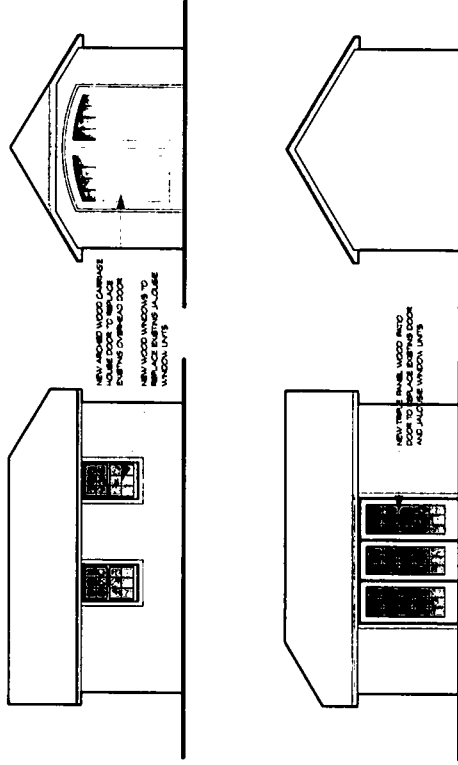


PROPOSED SOUTH (REAR) ELEVATION

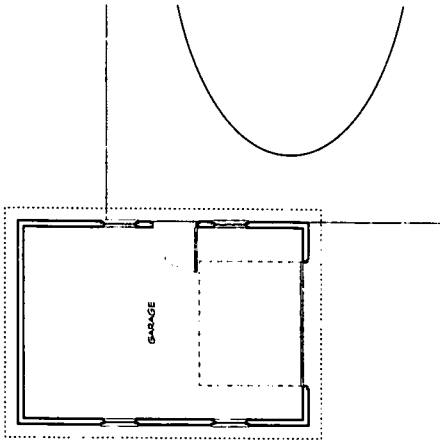
PROPOSED WEST (SIDE) ELEVATION



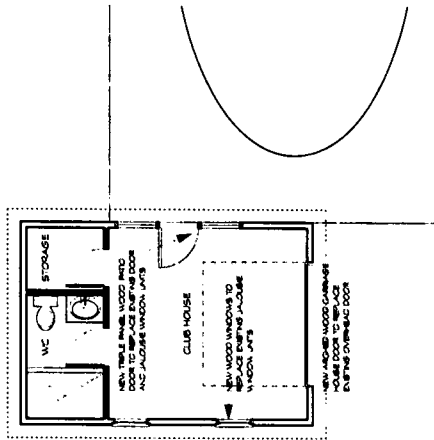
EXISTING GARAGE ELEVATIONS



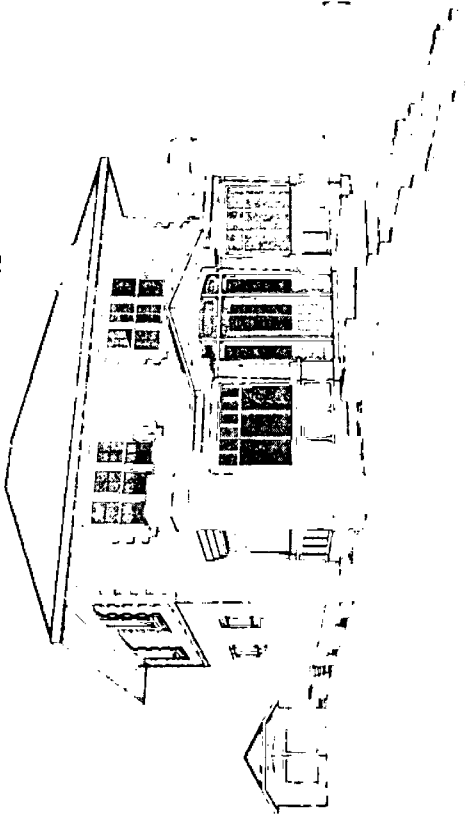
PROPOSED GARAGE ELEVATIONS



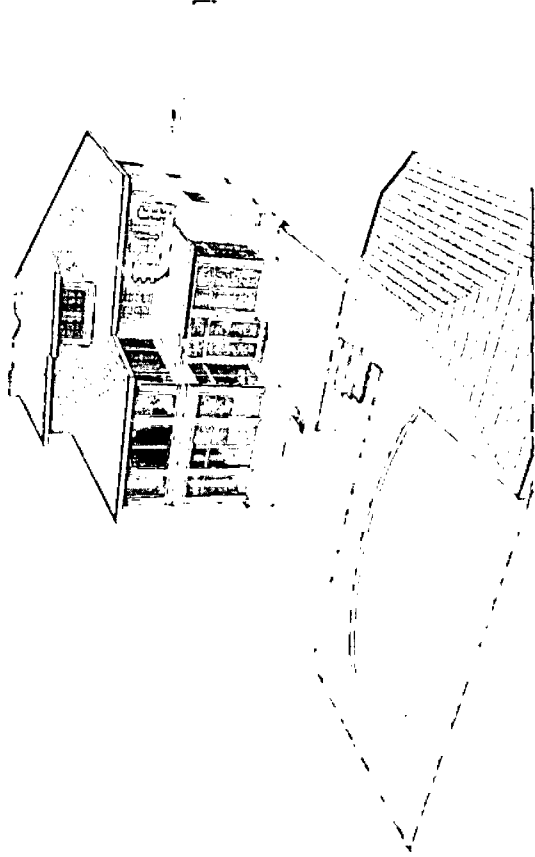
EXISTING GARAGE PLAN



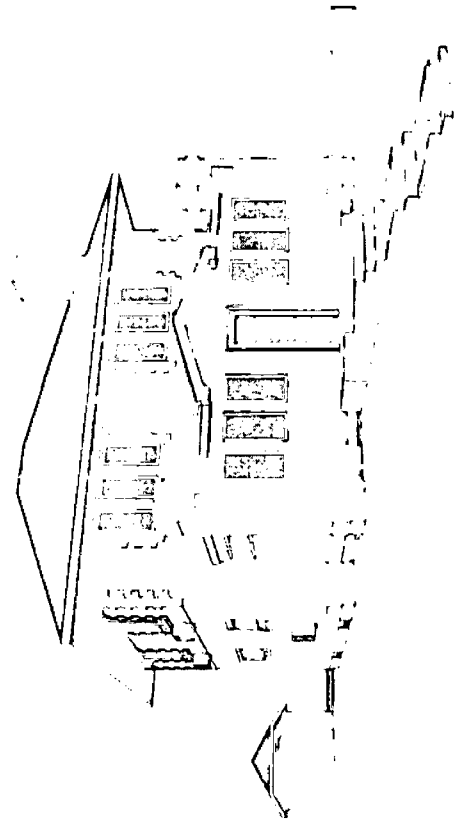
PROPOSED GARAGE PLAN



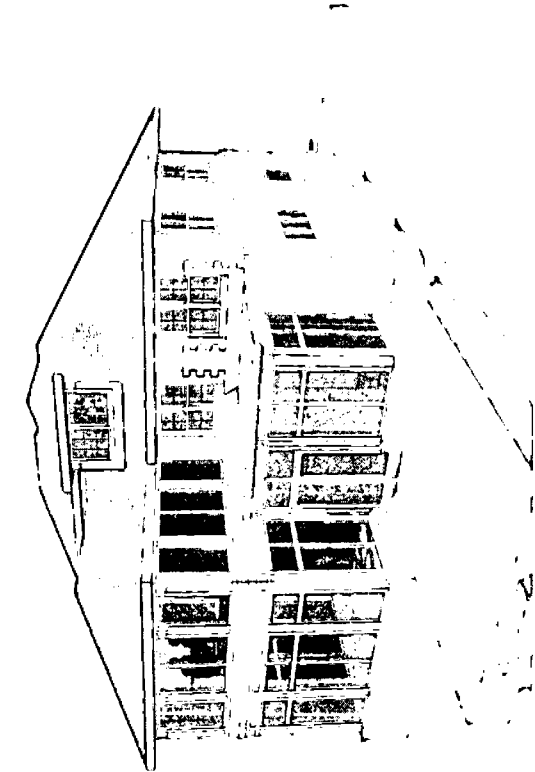
PROPOSED STREET FACADE



PROPOSED REAR AERIAL VIEW



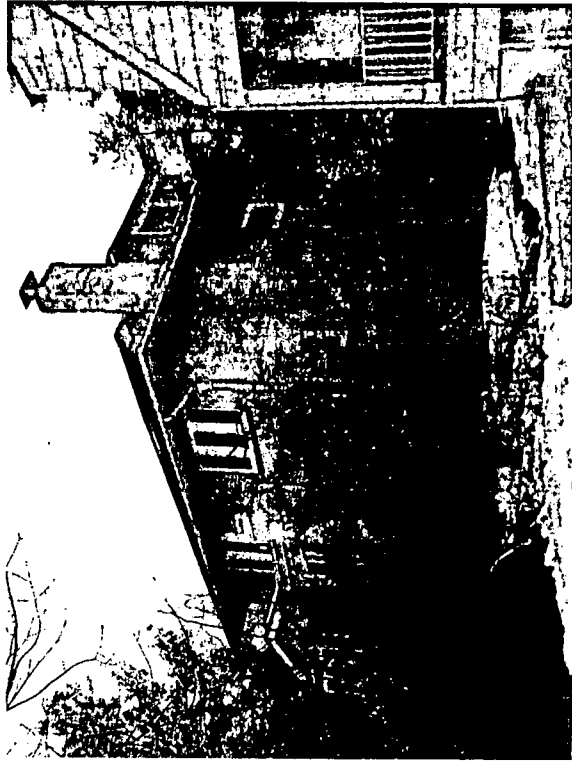
EXISTING STREET FACADE



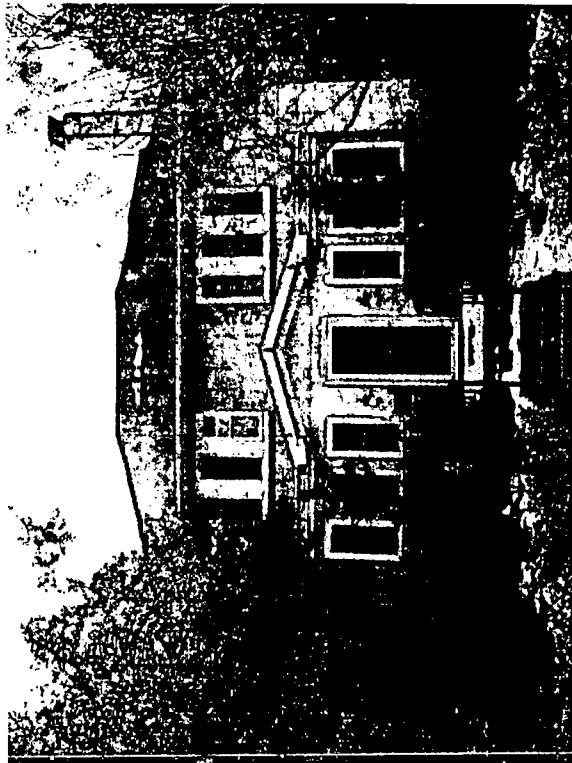
PROPOSED REAR MASSING



LEFT FACADE (EAST)



RIGHT FACADE (WEST)



STREET FACADE (NORTH)

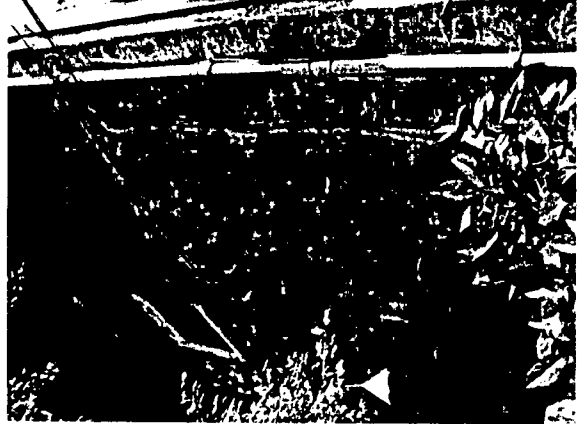


REAR FACADE (SOUTH)





GARAGE SIDE FACADE (WEST)



KITCHEN WINDOW DETAIL



GARAGE FRONT FACADE (NORTH)



REAR DORMER DETAIL

28 Hesketh

