

35/13-05V 30 Hesketh Street  
Chevy Chase Village Historic District

PORCH

35/13-05V 30 Hesketh Street  
Chevy Chase Village Historic District

SIDE ADDITION

CaseDesign.com



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**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	30 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	10/12/2005
<b>Applicant:</b>	Beverly & Robert Haller (David Vogt, Agent)	<b>Report Date:</b>	10/5/2005
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	9/28/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-05V	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Side Addition	<b>RECOMMENDATION:</b>	Approval with condition

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**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

- The cut sheets for the windows and doors (people and garage) for the new addition will be submitted for staff review at the time of drawings stamping. The windows and French doors will be wood, simulated, divided-light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

**PROJECT DESCRIPTION**

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

The subject resource was originally built as a simple frame dwelling facing Cedar Parkway in 1920. The house, including the basement garage and the front door all faced Cedar Avenue at this time. After 1927, the house underwent major changes, which included the removal of the basement garage, the relocation of the interior staircase, the major alteration of the interior room configurations, and the relocation of the front door to face Hesketh Street. Additionally, a large two-story addition was added to the east elevation of the house with a two-car garage addition, probably in the early 1960s. The current two-car garage addition was probably constructed in the late 1970s.

**PROPOSAL:**

The applicant proposes to construct a two-story side addition on top of the existing two-car garage. (The footprint of the house will not increase on the site.)

The two-story addition will attach onto the non-contributing 1962 side addition and will utilize materials and finishes that complement the existing style of the house including painted, true stucco or synthetic stucco on the first level and painted cedar shingles or fiber cement shingles on the second and capped with a fiberglass shingle roof to match the existing. All the trim and details will be wood. The new addition

was designed with a slightly lower roofline to differentiate this massing as a separate addition and the columns on the front façade are proposed to be a square Doric column or a chamfered column to provide a differentiation in this detail.

### **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 *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 below.

#### 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* that pertain to this project are as follows:

- If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions”.
- 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 streetscape, it should be subject to moderate scrutiny for contributing resources.
- The *Guidelines* state three basic policies that should be adhered to, including:

- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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 the property will be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

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

**STAFF DISCUSSION**

The proposed design meets the criteria outlined in the Chevy Chase Village Guidelines. The design does not negatively impact the streetscape, nor does it increase the existing lot coverage as it is being built on top of the existing two-car garage. Additionally, the addition is being attached onto a non-contributing 1962 addition, and therefore, will not be disrupting any potentially remaining original fabric on this currently very altered contributing resource. Finally, the applicant is proposing a slightly lower roofline for this addition that will differentiate this addition from the 1962 addition as well as from the original massing. Since this addition is a side addition, we support the use of complementary materials and the use of materials such as column details, lower rooflines, and French doors to differentiate this addition with the rest of the house. Otherwise, too much differentiation in materials could cause a negative effect and draw the eye away from the original massing. Staff recommends approval with the Commission's general condition for window and door specifications.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the above stated condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.


and with the *Secretary of the Interior's Standards for Rehabilitation*.

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

Date: December 1, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **398329 and 398330** for addition and entry stoop alterations

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on October 26, 2005. This application was **APPROVED with condition**. The conditions of approval were:

- The cut sheets for the windows and doors (people and garage) for the new addition will be submitted for staff review at the time of drawings stamping. The windows and French doors will be wood, simulated, divided-light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS.

Applicant: Beverly and Robert Haller (David Vogt, Agent)

Address: 30 Hesketh Street (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approved plans are made prior to the implementation of such changes to the project.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID VOGT  
Daytime Phone No.: 301-229-9380 EXT. 212

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: BEVERLY & ROBERT HALLER Daytime Phone No.: \_\_\_\_\_

Address: 30 HESKETH, CHEVY CHASE, MD 208  
Street Number City State Zip Code

Contractor: CASE DESIGN/REMODELING INC. Phone No.: 301-229-9380 - EXT 212

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: DAVID VOGT - CASE DESIGN Daytime Phone No.: 301-229-9380 EXT 212

### LOCATION OF BUILDING/PREMISE

House Number: 30 HESKETH Street: \_\_\_\_\_  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: PART OF 9 Block: 24 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  ~~Wreck/Raze~~  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: \_\_\_\_\_

entry/stoop  
modification

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature]  
Signature of owner or authorized agent

Aug 22, 2005  
Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10-26-05

Application/Permit No.: 398329 Date Filed: \_\_\_\_\_ 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:

~~THIS PROPERTY IS LOCATED @ THE CORNER OF HICKS ST &  
CENTRAL PARKWAY. IT IS CONSIDERED~~

SEE ATTACHED

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

SEE ATTACHED

**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 canopy 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 INTO MAILING LABELS.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
245 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
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DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID VOGT  
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Tax Account No.: \_\_\_\_\_

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Contractor: CASE DESIGN / REMODELING, INC. Phone No.: 301-229-9380 - EXT 212

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: DAVID VOGT - CASE DESIGN Daytime Phone No.: 301-229-9380 EXT 212

### LOCATION OF BUILDING/PREMISE

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Town/City: CHEVY CHASE 20817 Nearest Cross Street: \_\_\_\_\_

Lot: PART OF 9 Block: 24 Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

- Construct ADDITION
- Extend EXTERIOR SIDING
- Alter/Renovate EXTERIOR SIDING
- Move
- Install
- Wreck/Reaze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace GAS
- Woodburning Stove
- Single Family
- Fence/Well (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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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

AUG. 22, 2005  
Date

Approved: XW/CONDITION For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 10-21-05

Application/Permit No.: 398 330 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

- Addition -  
180 # FEET  
PER FLOOR  
2 FLOORS  
960 total  
SQ. FT.

(5)

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REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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1.A

The Property is located at 30 Hesketh Street, Chevy Chase MD 20815

It is considered a contributing resource in the historic district of the village of Chevy Chase. The original structure has had several prior additions that have occurred at different times of the years.

The house sits on a corner lot-the South/ East corner of the intersection of Hesketh & Cedar Parkway --- Being a corner lot the property should maintain two front yard set sets - the original structure is in a non-conforming location as it sets over the 25' BRL toward Cedar Parkway - the property line starts well back from the street curb - rough est. of 30'+/- between the property line and the curb (toward Cedar Parkway) rough est. of 15'+/- between property line and curb (toward Hesketh Street)

The existing structure has painted stucco for siding on the first floor & painted cedar shakes for siding on the second floor. The existing roof is a fiberglass shingle roof- some of the original windows have been replaced.

Please see the photos for specific style / features of the existing structure.

1.B

There are two applications for proposed work at this property this applications is for the stoop/ entry:

Part 2)

Front Stoop / Portico Work

We are proposing to extend the existing stoop to the left when viewed from Hesketh. There are several reasons we hope are proposing this work;

- 1) The existing stoop is **very low and shallow**- making it a very awkward space (bumping ones head & shoulder is common)
  - A) the depth of the porch structure is about 3 inches shallower than the width of the front door - so then storm/ screen door swings open is would hit the support beam of the structure- if it had not been notched to allow the upper corner of the door to swing below the beam.
  - B) The height of the support beam is in the 6'4" +/- ( stoop is not level) with the angled support brackets reducing the height and width even more.
- 2) The door location is offset from the column spacing (not sure if the stoop is an original structure ) 1962 plan shows only the outer most columns w/ bracing- one large opening not the two bay opening seen today—an indication that the structure may have been modified from its original design (if original).—
- 3) Based on the staff review of the house it was determined that the existing entry door location was not the original entry door location and that the property originally faced Cedar Parkway—there is some indication (based on an old plat that HPC obtained) that the porch roof structure at the existing entry door may not be original.

- 4) The existing entry is somewhat understated for the house existing structure - not giving the structure much street presence— the stoop is a bit undersized for the existing massing -
- 5) A good portion of the existing stoop is outside the 25" BRL - making modifications to the existing structure difficult in both permitting at Montgomery County and the Village of Chevy Chase.
- 6) the existing stoop structure adds some character to the structure but is ineffective as an entry.

Our goal is to make the Entry / Stoop workable - in its existing configuration the accessibility is severely compromised. We have had several meetings with the staff of HPC and the Village of Chevy Chase- to come up with a solution that meets all the constraints and agendas.

We have identified several options that may work to provide relief from the confined/ awkward accessibility to the house.  
See the following descriptions for the options:

1) We propose to leave the existing stoop in place & simply intend to extend it to the left- (as viewed from Hesketh street ) allowing for a slightly higher more balanced entry for the structure as a whole.  
- see elevation- 1 (in this proposal we would look to change the existing front door into a window)

We intend to blend the new structure materials and details as practical - with HPC input. We think the new location and detail/ design enhances the overall structure while maintain the original character of the design.

2) We propose to modify the left portion of the existing stoop - Relocate the a post and add a turn gable to increase the height and depth of the left side of the porch. We would also look to slide the existing door to the left so that it can be centered in the modified stoop.  
-see elevation 2--

We intend to blend the new structure materials and details as practical - with HPC input. We think the new location and detail/ design enhances the overall structure while maintain the original character of the design.

3) We propose to modify the left portion of the existing stoop - Relocate the a post and add increase the depth of the stoop ( we would end up with a different pitch at the left section- we would hope to raise the beam and increase the depth of the stoop) We would also look to slide the existing door to the left so that it can be centered in the modified opening.

-see elevation 3--

We intend to blend the new structure materials and details as practical - with HPC input. We think the new location and detail/ design enhances the overall structure while maintain the original character of the design.

1.A

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The house sits on a corner lot-the South/ East corner of the intersection of Hesketh & Cedar Parkway --- Being a corner lot the property should maintain two front yard set sets - the original structure is in a non-conforming location as it sets over the 25' BRL toward Cedar Parkway - the property line starts well back from the street curb - rough est. of 30'+/- between the property line and the curb (toward Cedar Parkway) rough est. of 15'+/- between property line and curb (toward Hesketh Street)

The existing structure has painted stucco for siding on the first floor & painted cedar shakes for siding on the second floor. The existing roof is a fiberglass shingle roof- some of the original windows have been replaced.

Please see the photos for specific style / features of the existing structure.

1.B

The proposed work is broken into two basic parts, 1) the addition & 2) the entry work.

Part 1)

We are proposing to construct a two story addition above an existing (2) car garage (the driveway is dug out - garage is at basement level) Note- the addition will not increase the lot coverage/ or require any additional foundation work. (we will be asking for a rear deck style landing at the rear of the addition see plat- plans elevations- small pier footings needed). We anticipate blending the exterior materials of the addition with those found on the existing structure - we will be coordinating final sections & details with the HPC.

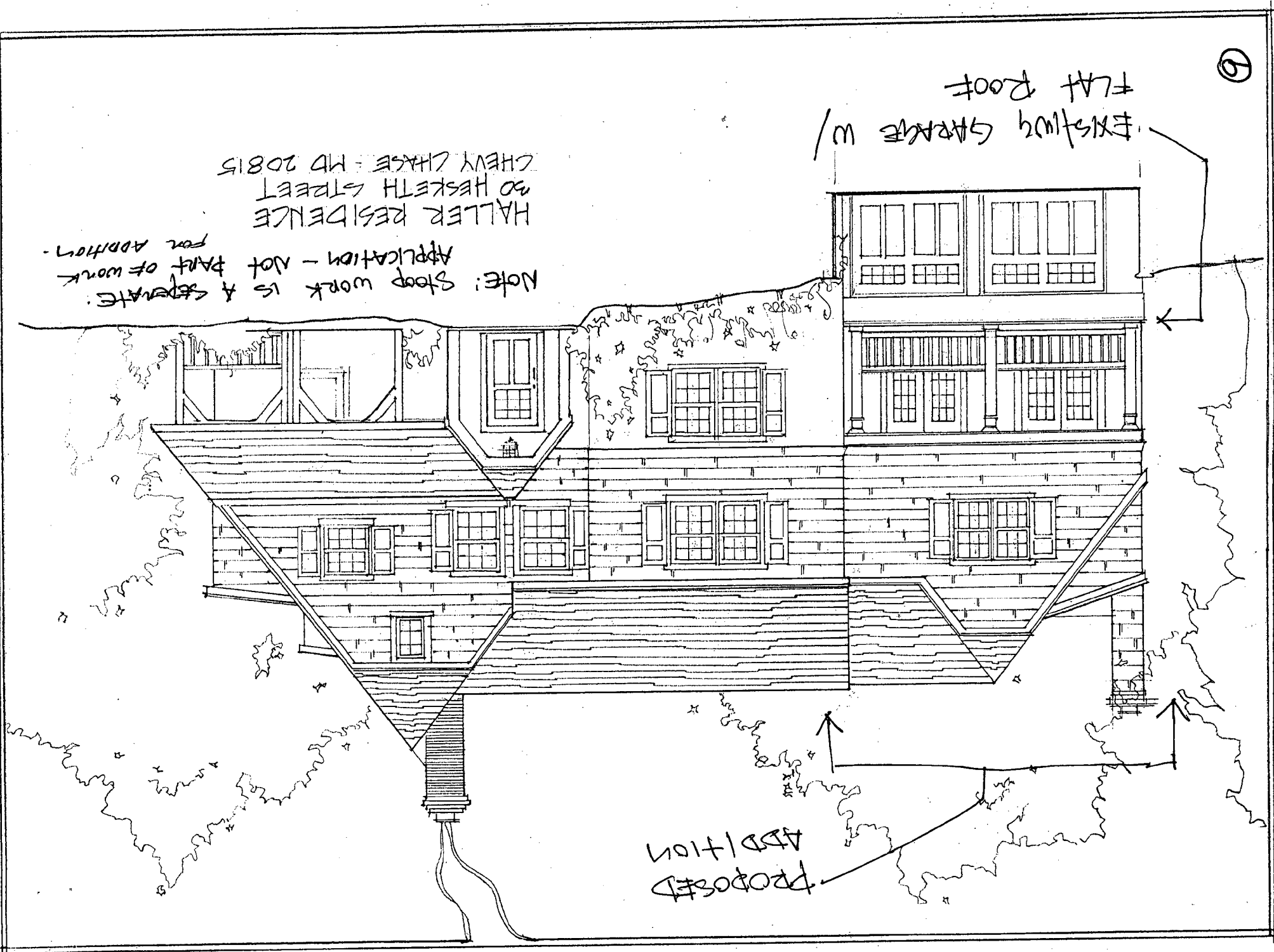
The addition will set to the left hand side of the property (as viewed from Hesketh Street) and will sandwich the previous two story addition between the original structure and the proposed work. See photos—The previous addition is a bit bland in its massing & has some strange detailing. (large plywood panels below windows). Our proposed addition take some design/ detailing clues from the original structure in hopes to unify the entire structure as a whole.

6

EXISTING GARAGE W/  
FLAT ROOF

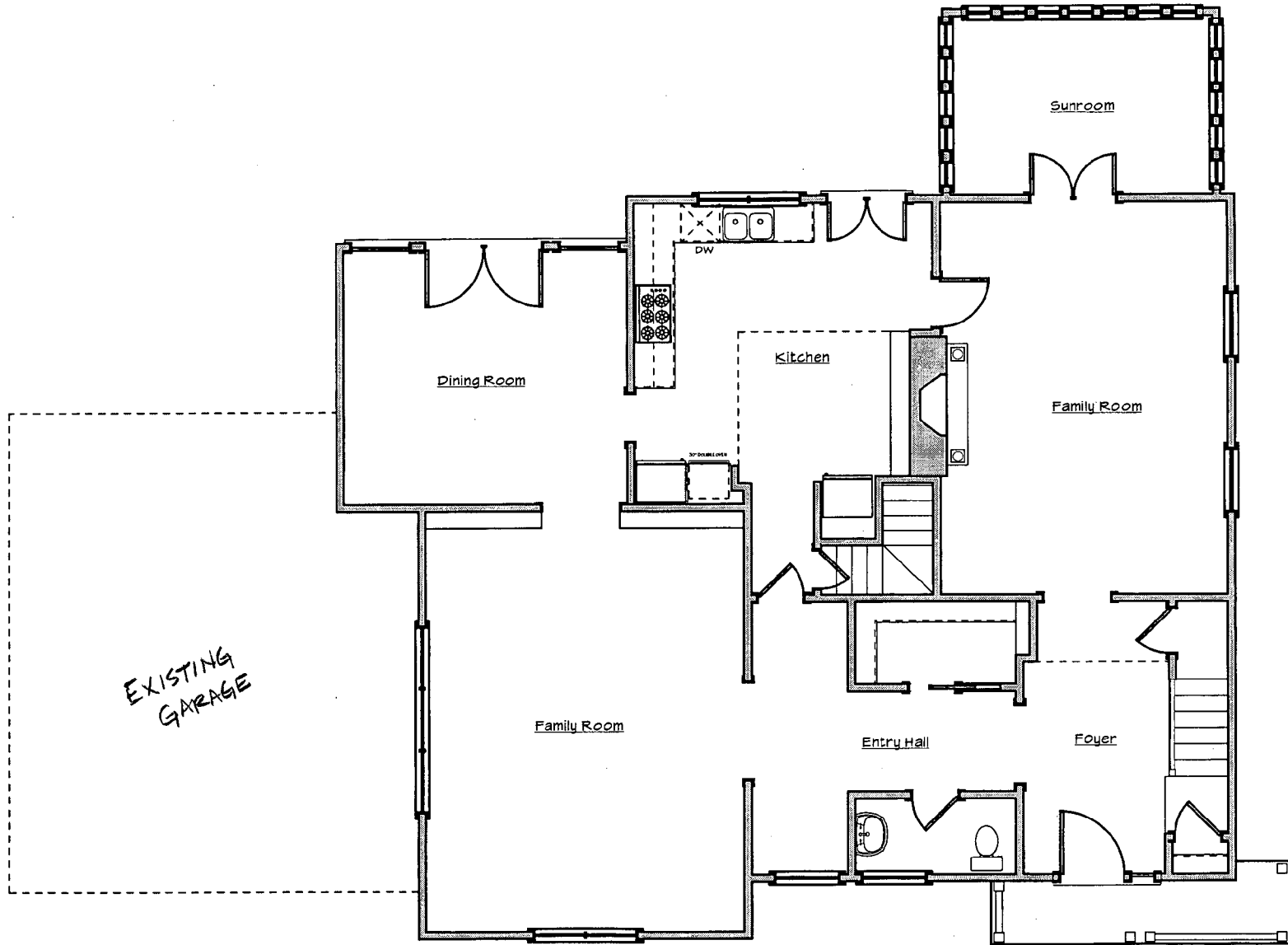
HALLER RESIDENCE  
30 HASKETH STREET  
CHEVY CHASE - MD 20815

Note: Stoop work is a SEPARATE  
APPLICATION - NOT PART OF WORK  
FOR ADDITION.



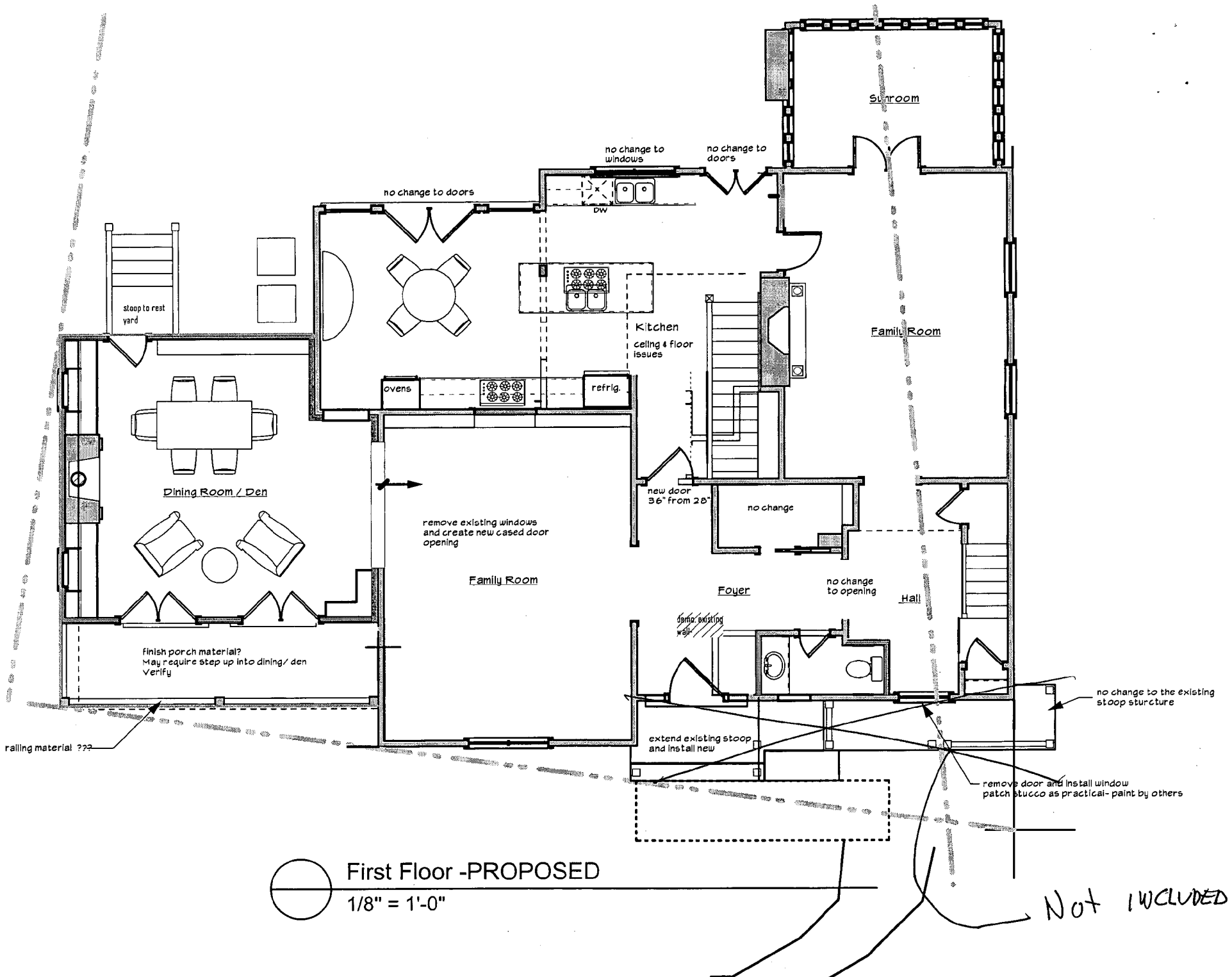
PROPOSED  
ADDITION





EXISTING  
GARAGE

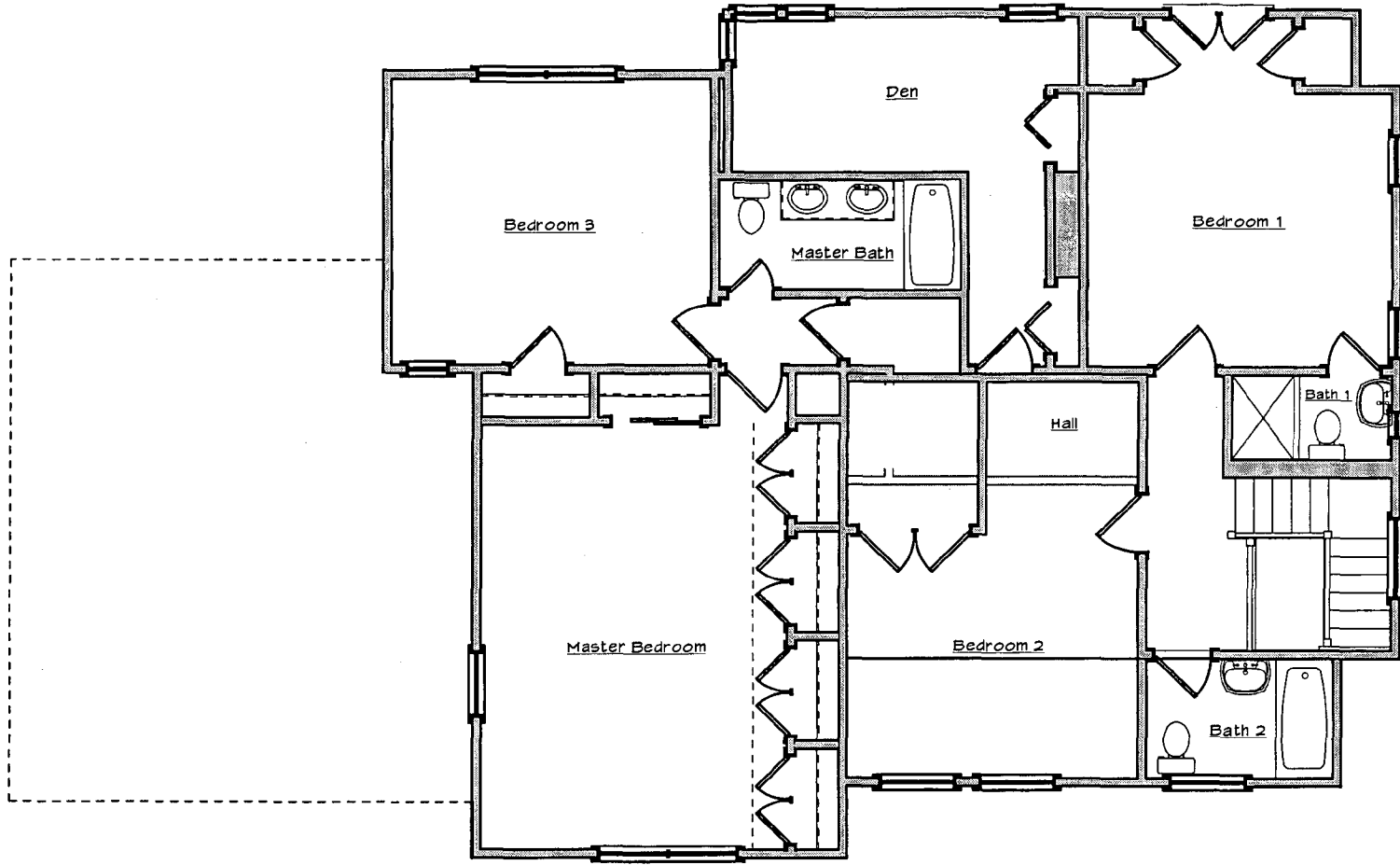
○ First Floor Existing  
1/8" = 1'-0"



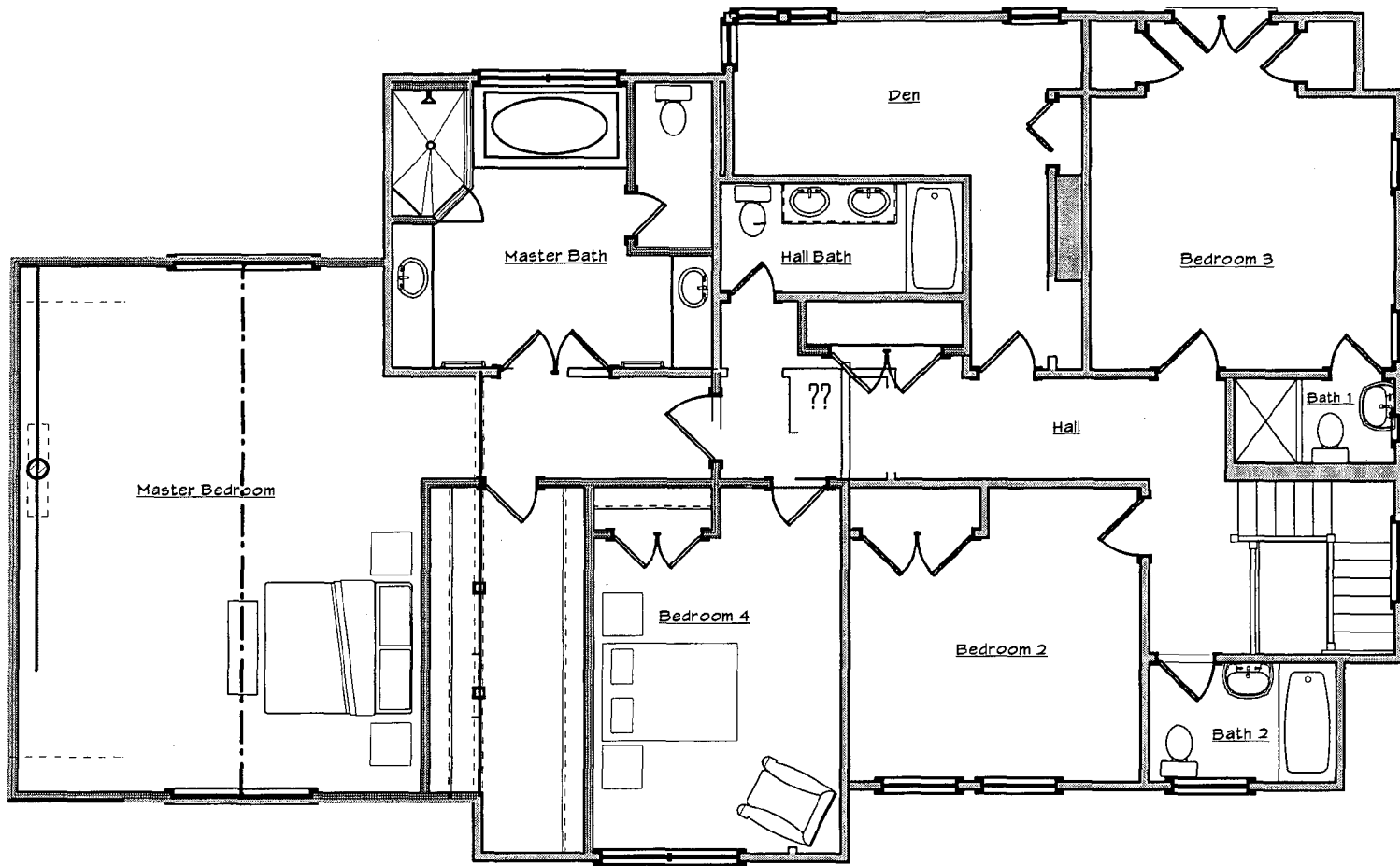
○ First Floor -PROPOSED  
 1/8" = 1'-0"

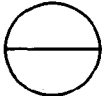
11

Not INCLUDED



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

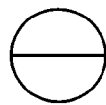



**Second Floor - PROPOSED**  
 1/8" = 1'-0"



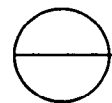
FILED AS SEPERATE PERMIT

PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



PROPOSED LEFT ELEVATION

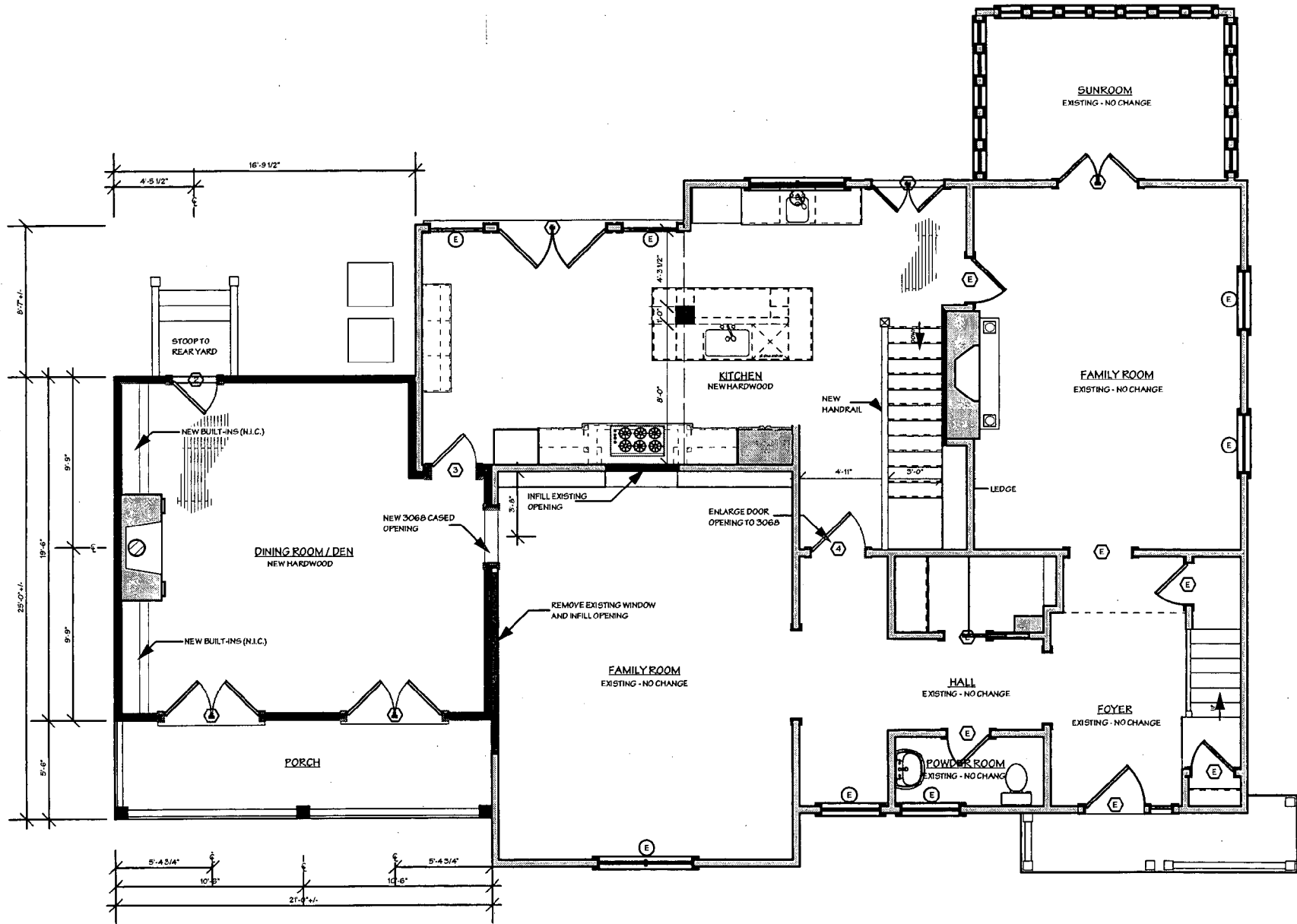
1/4" = 1'-0"



PROPOSED REAR ELEVATION

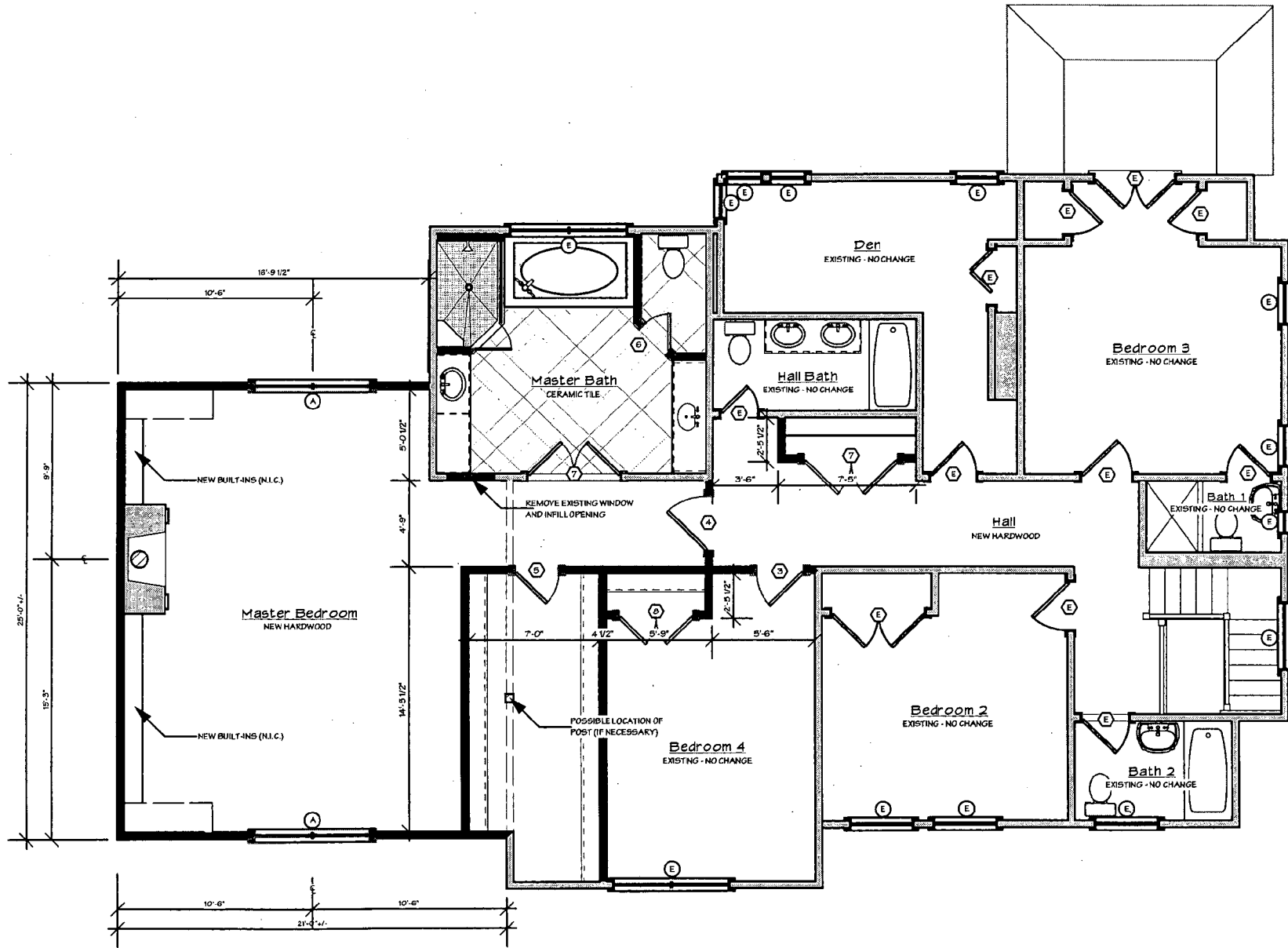
1/4" = 1'-0"

16



1 PROPOSED FIRST FLOOR PLAN  
 X Scale: 1/8" = 1'-0"

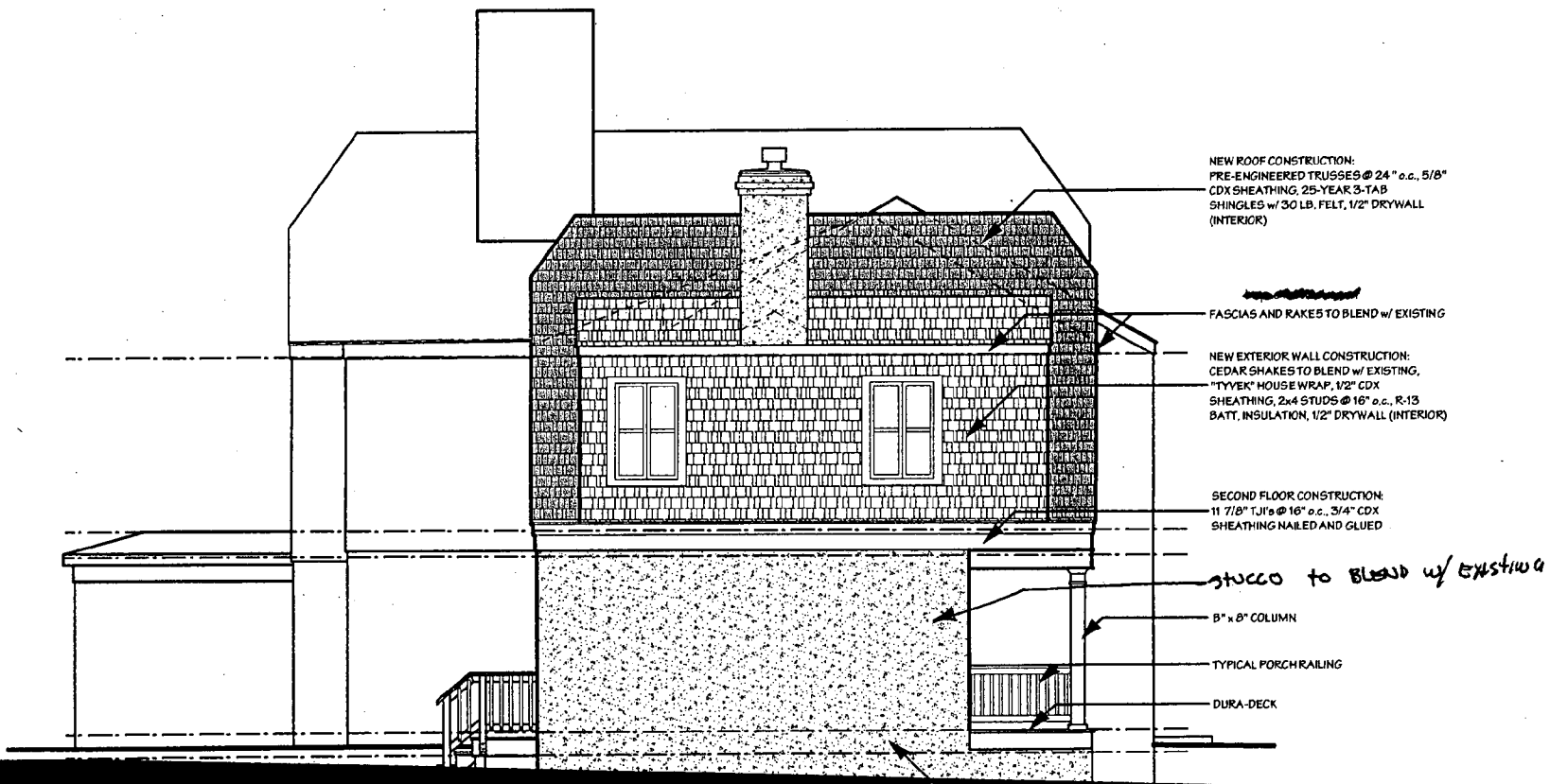




1 PROPOSED SECOND FLOOR PLAN  
 X Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
X Scale: 1/8" = 1'-0"



NEW ROOF CONSTRUCTION:  
 PRE-ENGINEERED TRUSSES @ 24" o.c., 5/8"  
 CDX SHEATHING, 25-YEAR 3-TAB  
 SHINGLES w/ 30 LB. FELT, 1/2" DRYWALL  
 (INTERIOR)

FASCIAS AND RAKES TO BLEND w/ EXISTING

NEW EXTERIOR WALL CONSTRUCTION:  
 CEDAR SHAKES TO BLEND w/ EXISTING,  
 "TYVEK" HOUSE WRAP, 1/2" CDX  
 SHEATHING, 2x4 STUDS @ 16" o.c., R-13  
 BATT. INSULATION, 1/2" DRYWALL (INTERIOR)

SECOND FLOOR CONSTRUCTION:  
 11 7/8" TJI's @ 16" o.c., 3/4" CDX  
 SHEATHING NAILED AND GLUED

STUCCO TO BLEND w/ EXISTING

6" x 6" COLUMN

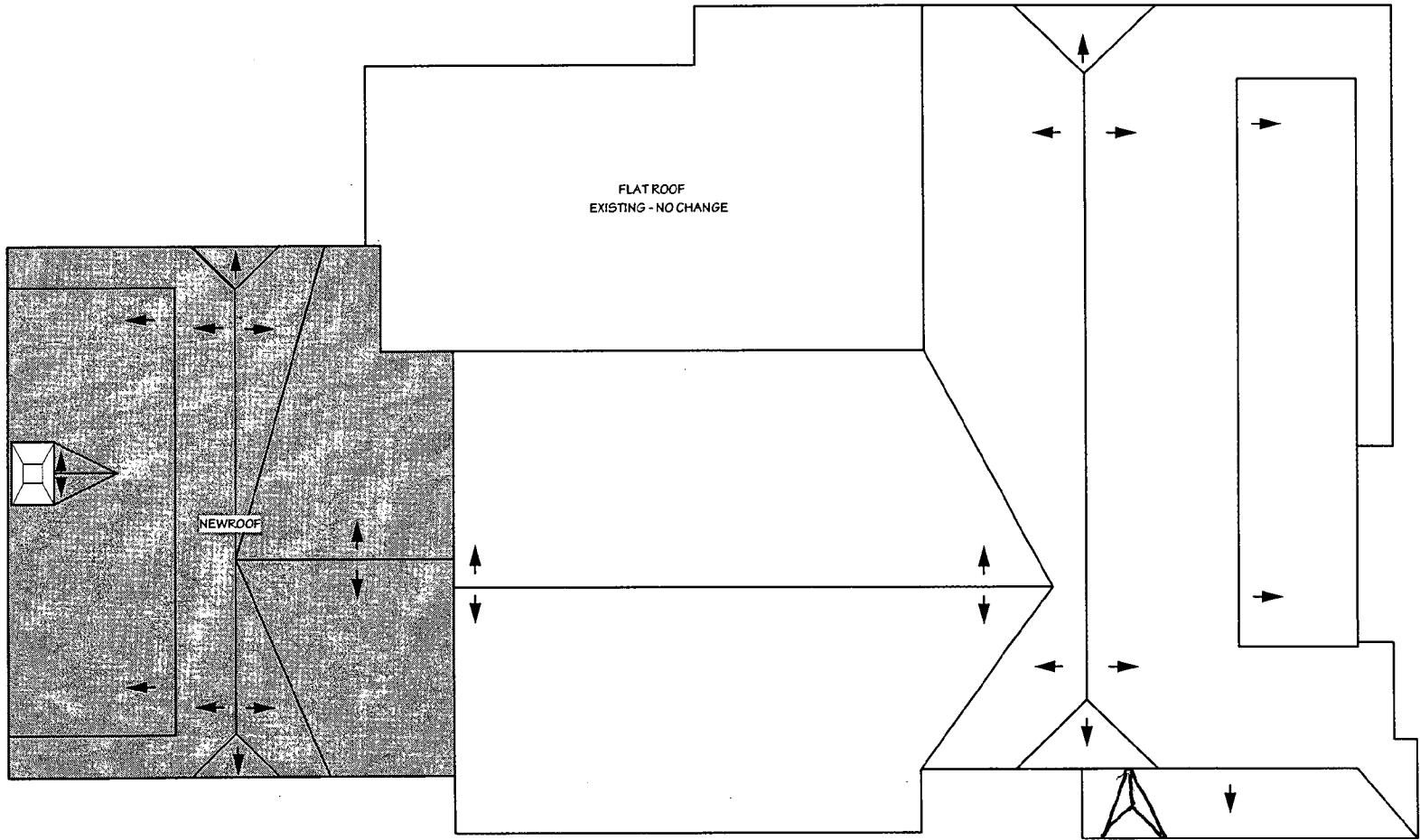
TYPICAL PORCH RAILING

DURA-DECK

APPROX. GRADE

EXISTING FIRST FLOOR CONSTRUCTION:  
 2x12 JOISTS @ 12" o.c.

1 PROPOSED LEFT ELEVATION  
 X Scale: 1/8" = 1'-0"



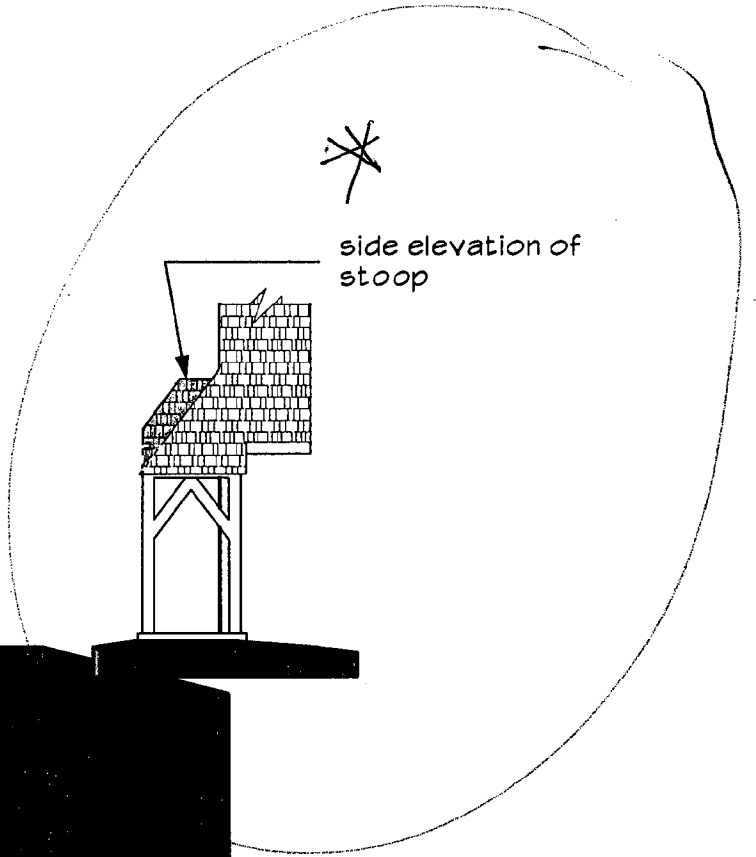
1 PROPOSED ROOF PLAN  
X ~~XXXXXXXXXX~~

of existing house

ridge of 1960's  
addition



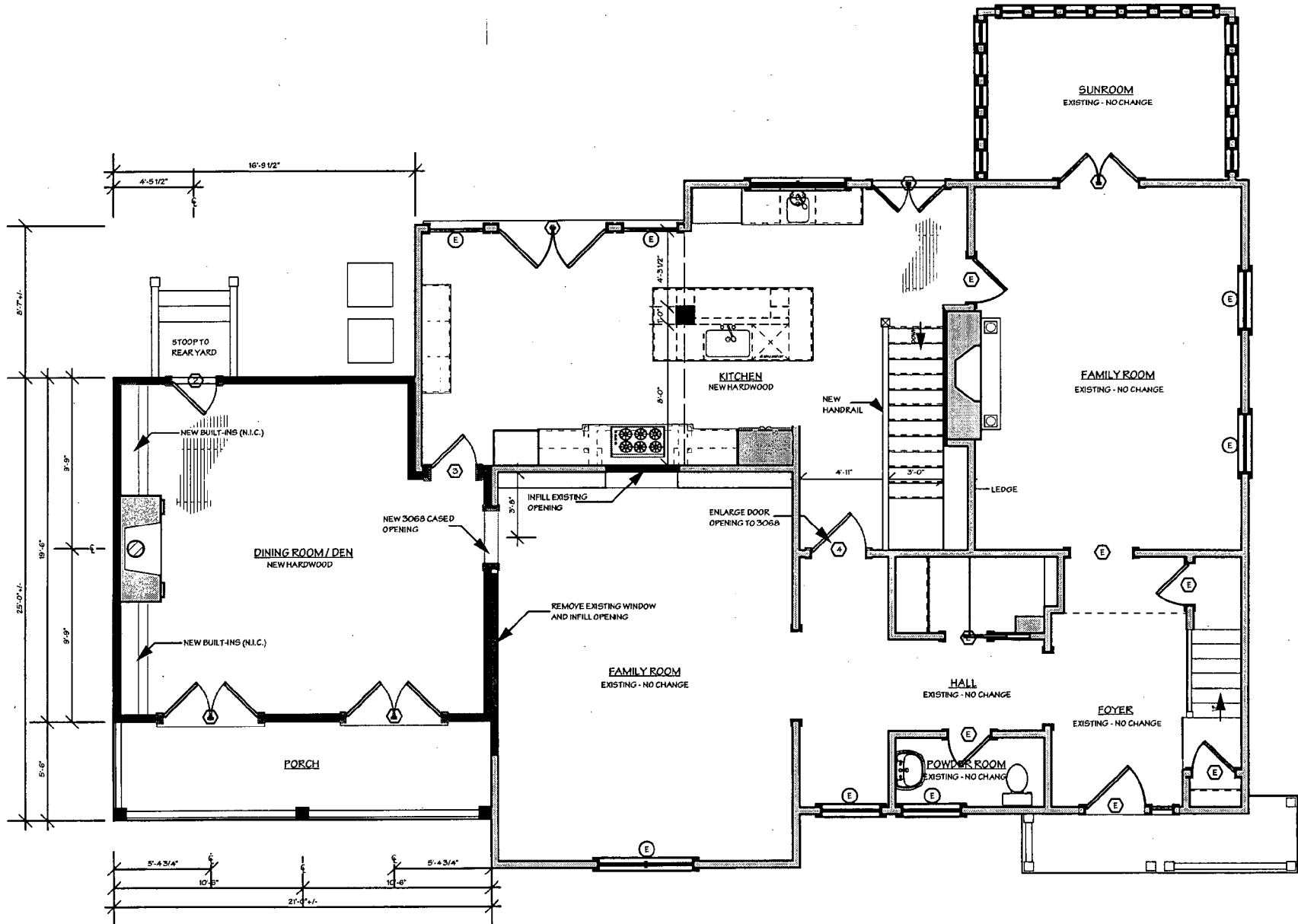
side elevation of  
stoop



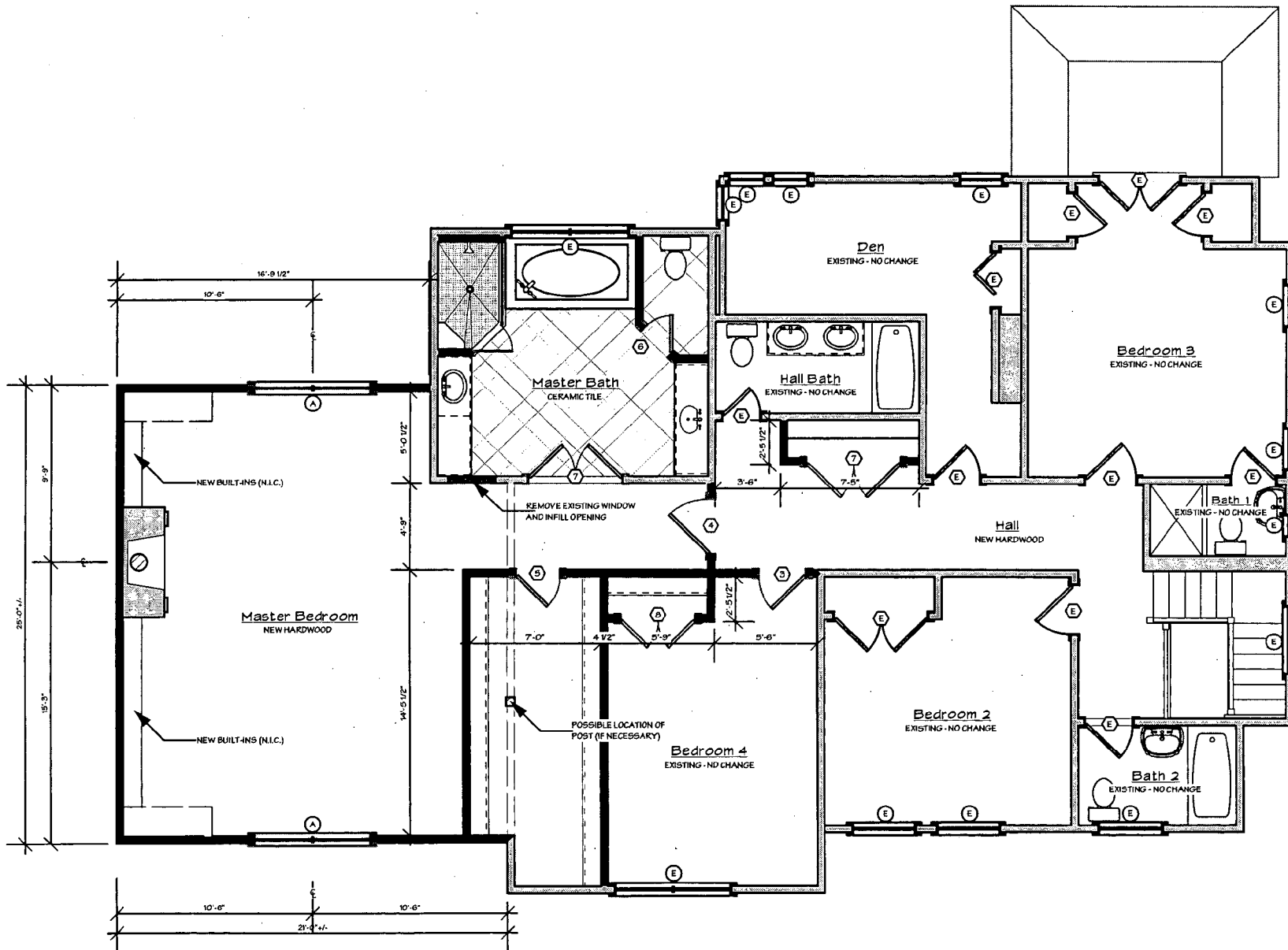
1  
X

PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
 X Scale: ~~1/8" = 1'-0"~~

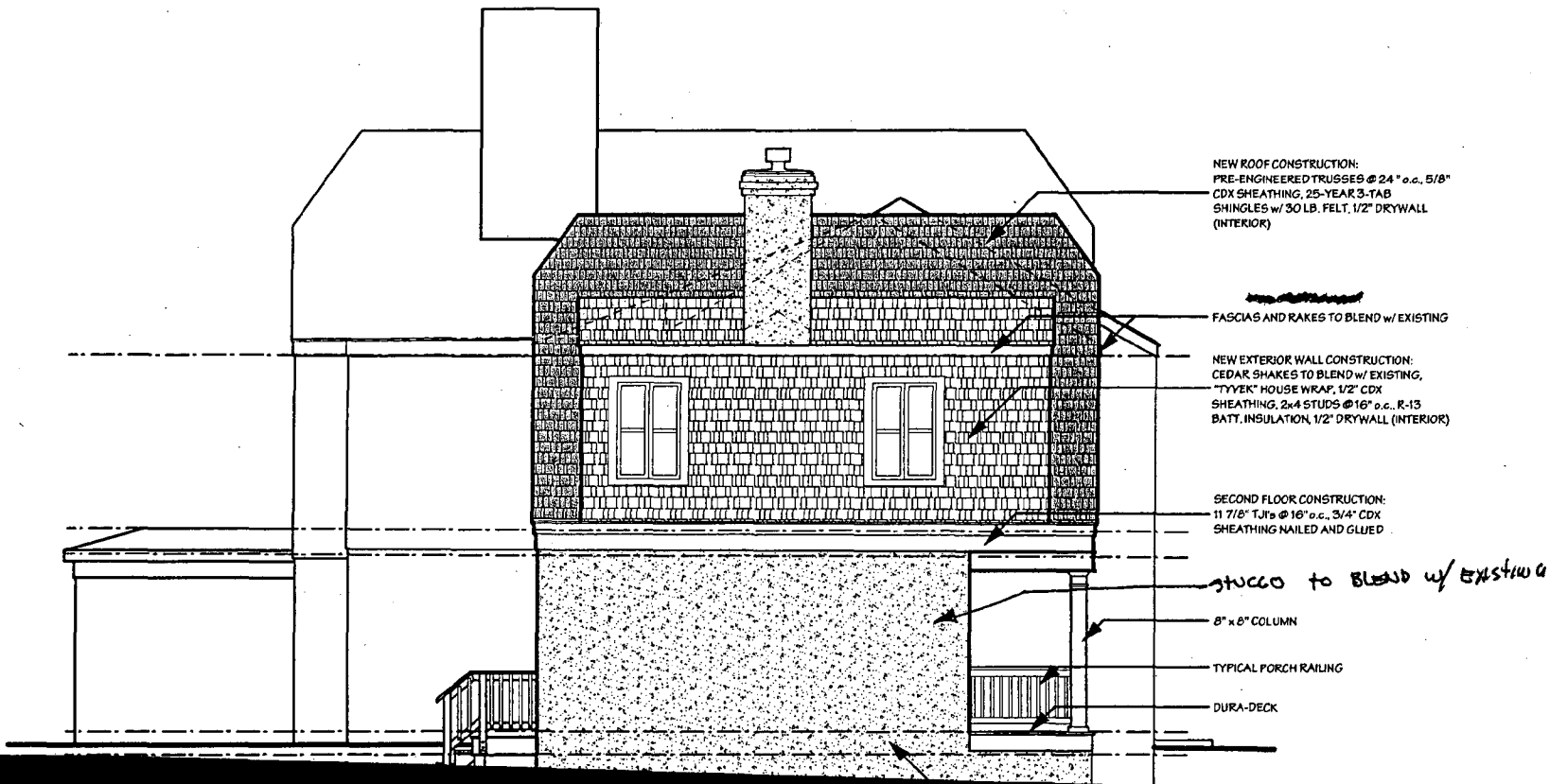


1 PROPOSED SECOND FLOOR PLAN  
X Scale:  $\frac{1}{8}'' = 1'-0''$



1 PROPOSED FRONT ELEVATION  
 X Scale: 1/8" = 1'-0"





NEW ROOF CONSTRUCTION:  
 PRE-ENGINEERED TRUSSES @ 24" o.c., 5/8"  
 CDX SHEATHING, 25-YEAR 3-TAB  
 SHINGLES w/ 30 LB. FELT, 1/2" DRYWALL  
 (INTERIOR)

FASCIAS AND RAKES TO BLEND w/ EXISTING

NEW EXTERIOR WALL CONSTRUCTION:  
 CEDAR SHAKES TO BLEND w/ EXISTING,  
 "TYVEK" HOUSE WRAP, 1/2" CDX  
 SHEATHING, 2x4 STUDS @ 16" o.c., R-13  
 BATT. INSULATION, 1/2" DRYWALL (INTERIOR)

SECOND FLOOR CONSTRUCTION:  
 11 7/8" TJS @ 16" o.c., 3/4" CDX  
 SHEATHING NAILED AND GLUED

STUCCO TO BLEND w/ EXISTING

8" x 8" COLUMN

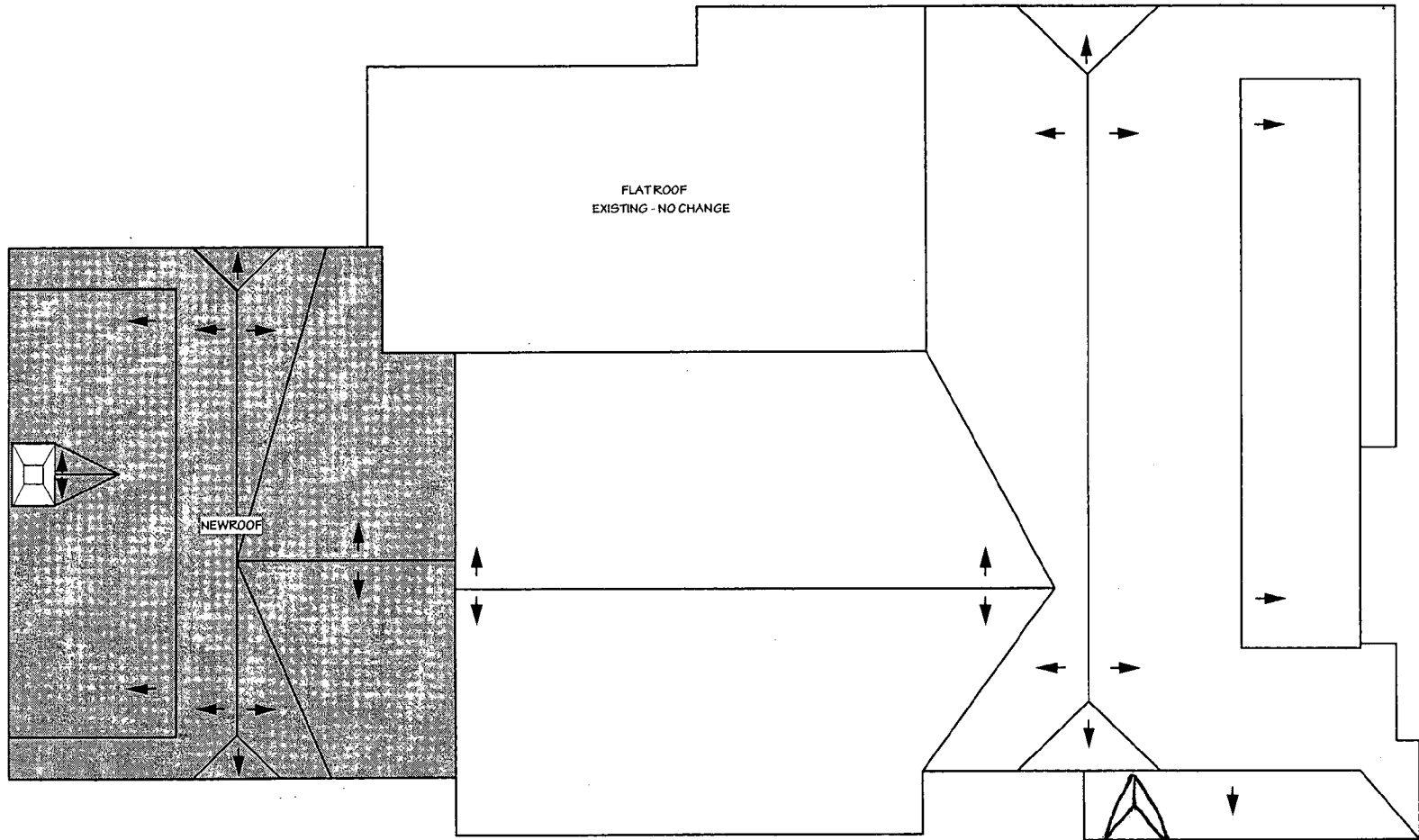
TYPICAL PORCH RAILING

DURA-DECK

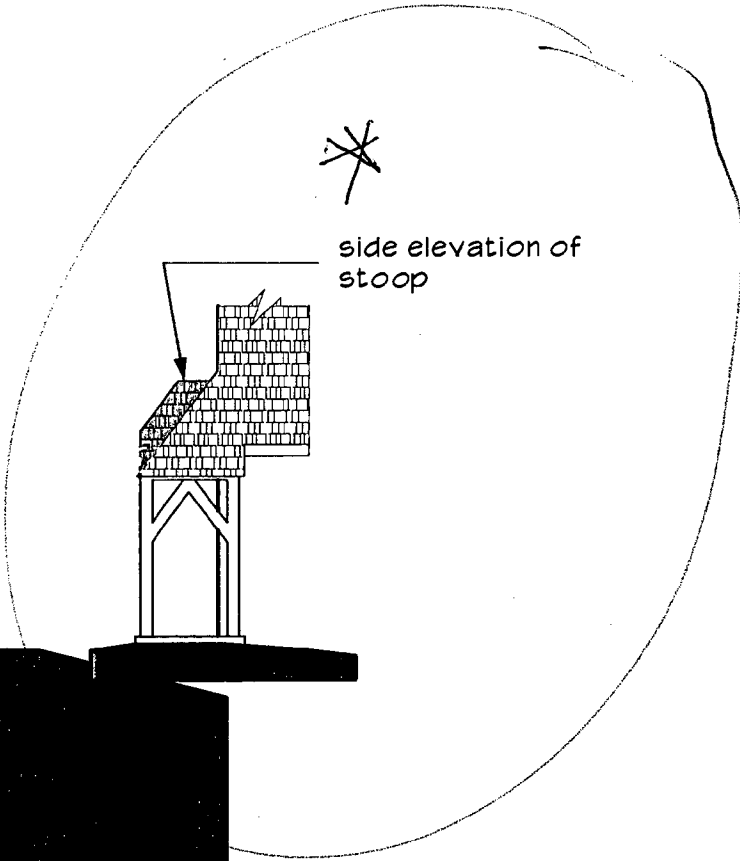
APPROX. GRADE

EXISTING FIRST FLOOR CONSTRUCTION:  
 2x12 JOISTS @ 12" o.c.

1 PROPOSED LEFT ELEVATION  
 X Scale: 1/8" = 1'-0"



1 PROPOSED ROOF PLAN  
X



1  
X

PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"

4311 Stanford over hot roof

4301  
corner Stanford + Maple Tudor w/ over hot roof

Front facade -

massing ends after second floor - second window -

Front door - Bathroom over front door - sill has been adjusted - to fit existing window -

side facade

large window  seems to be original

rear facade -

flat roof - newer section

two upper paired windows  
not originals - no window details -

new addition - corner blocks + moldings  
can be found

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	30 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	10/12/2005
<b>Applicant:</b>	Beverly & Robert Haller (David Vogt, Agent)	<b>Report Date:</b>	10/5/2005
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	9/28/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/15-05W	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Front porch alterations	<b>RECOMMENDATION:</b>	Approve with Conditions

**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

- Proposal #2 for the porch alterations is approved.
- The final drawings for the porch design are to be reviewed and approved by HPC staff.

**PROJECT DESCRIPTION**

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

The subject resource was originally built as a simple frame dwelling facing Cedar Parkway in 1920. The house, including the basement garage and the front door all faced Cedar Avenue at this time. After 1927, the house underwent major changes, which included the removal of the basement garage, the relocation of the interior staircase, the major alteration of the interior room configurations, and the relocation of the front door to face Hesketh Street. Additionally, a large two-story addition was added to the east elevation of the house with a two-car garage addition, probably in the early 1960s. The current two-car garage addition was probably constructed in the late 1970s.

**PROPOSAL:**

The applicant is proposing to make alterations to this porch due to the incompatibility of the porch with the front door. These incompatibilities are:

- The existing front porch roof is low and the width of the porch is very shallow. This makes is a very awkward space. The depth of the porch structure is about 3" shallower than the width of the front door - causing the storm door to hit the support bean of the structure if it is not notched to allow the upper corner to the door to swing below the beam.
- The height of the support beam is in the 6'4" range (stoop is not level) with the angled support brackets reducing the height and the width even more.

- o The door location is offset from the column spacing. 1962 Plan shows only the outer most columns with bracing – one large opening not the two-bay opening as seen today, which is an indication that the structure may have been modified from its original design (applicants will be bringing 1962 plans to HPC meeting).

The applicant has submitted three suggested proposals, however, they prefer proposal #2. The three proposals are as follows:

1. Leave the existing stoop in place and extend the roof to the left create a clipped-cross gable. The front door would move to this new bay and a window would be installed in the front door's previous location.
2. Relocate the post and add a clipped-cross gable to the existing porch to increase the height. Increase the depth of the left side of the porch by 12-18". The applicant would also desire to slide the front door down so that it would be centered within the new gable.
3. Relocate the post and add a shed roof to the existing porch to increase the height. Increase the depth of the left side of the porch by 12-18". The applicant would also desire to slide the front door down so that it would be centered within the new gable.

\*\*The materials and details for the new elements on the porch will complement and be compatible with the existing porch design and materials.

#### **APPLICABLE GUIDELINES:**

##### ***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Alterations within the Chevy Chase Village Historic District are reviewed under the *Chevy Chase Village Guidelines* adopted as part of the Amendment to the Bethesda-Chevy Chase Master Plan in 1997. 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* that pertain to this project are as follows:

- Porches should be subject to moderate scrutiny if they are visible from the public right of way.

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

- Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

### **STAFF DISCUSSION**

HPC staff, the applicants design team and the Chevy Chase Village Manager has spent many hours trying to solve this very challenging case. A considerable portion of the current front porch stoop is outside the 25' BRL (BRL is shown as double dashed line on first floor plan on circle 10). Initially, staff was very concerned with making any alterations to the porch, since there have been so many alterations to the house. The porch was the “last remaining untouched piece” and alterations to any remaining original features would be a detriment to this contributing resource. After additional research, it has been determined that the front porch has had alterations. The original porch, as seen on the 1927 Sanborn Map (circle 17), did not extend beyond the side elevation of the house, however, the current porch does wrap around the corner of the house. Additionally, the 1962 drawings show a more simplified version of the column spacing. This is probably the original configuration of the porch at the time of construction. It has also been established that the front door was relocated to its current location from the Cedar Parkway façade. With these elements in mind and given the fact that the porch structure is currently not a functional space for the owners, staff is recommending that we support the owner’s request to modify their front porch design with Proposal #2. The design of proposal #2 retains most of the existing materials in their current configuration, without relocation of the front door, while retaining the design and character of the original design. Staff recommends approval with a condition that the final design to be reviewed and approved by HPC staff.

### **STAFF RECOMMENDATION:**

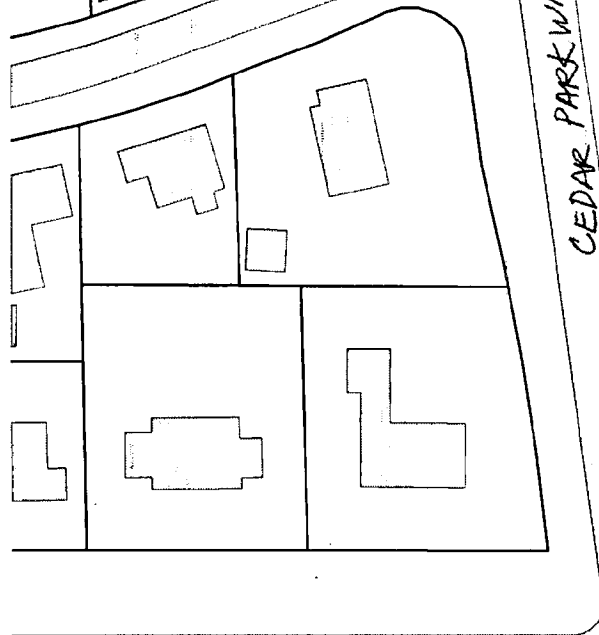
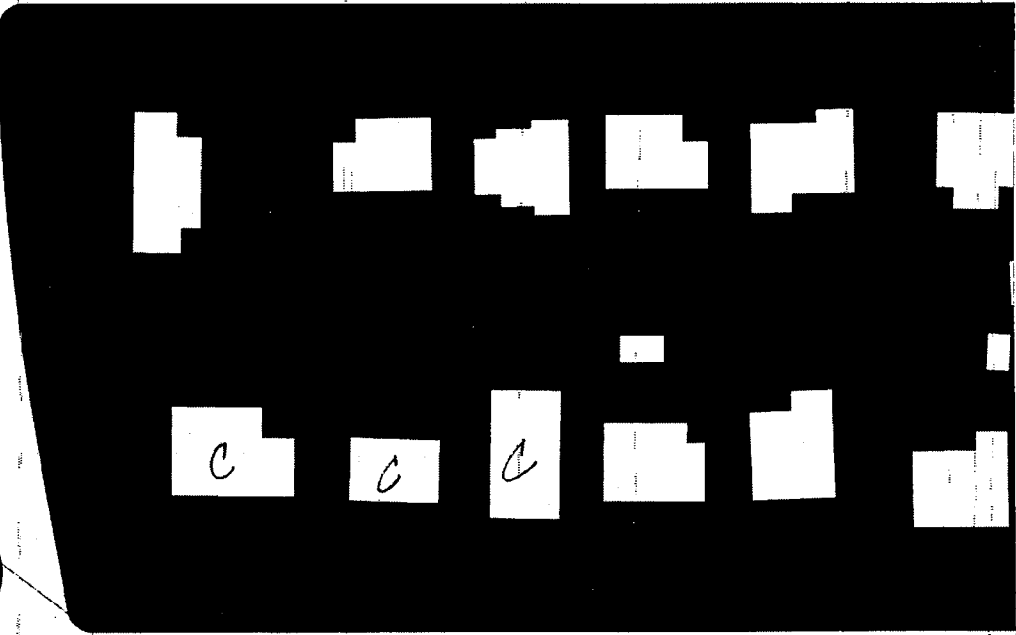
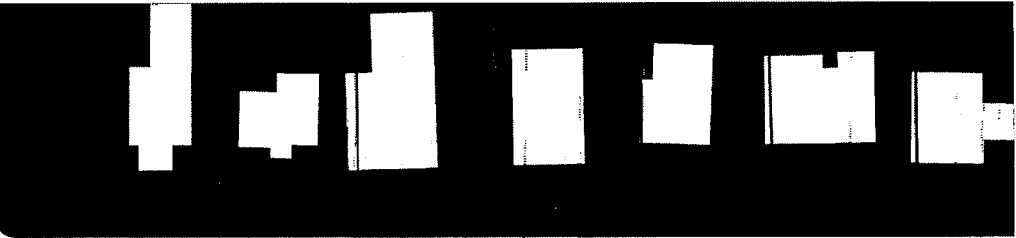
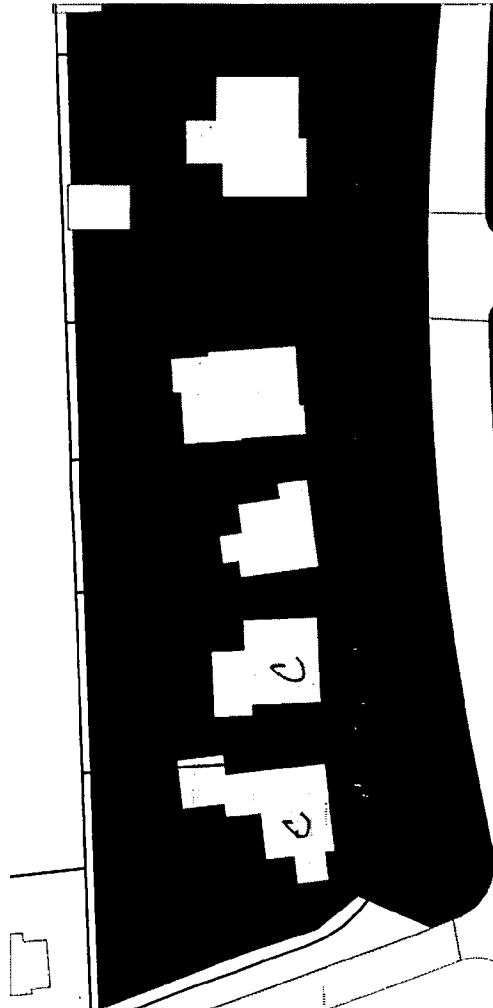
Staff recommends that the Commission **approve with the above stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

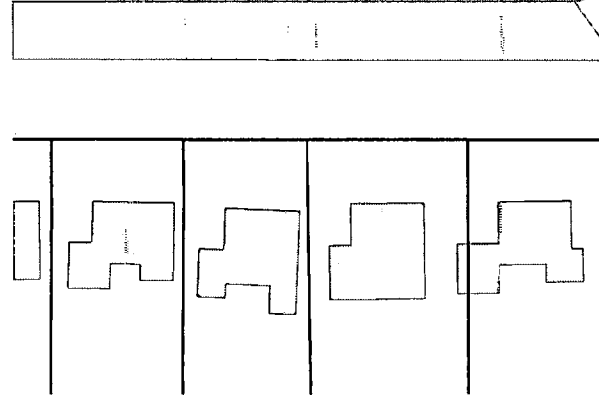
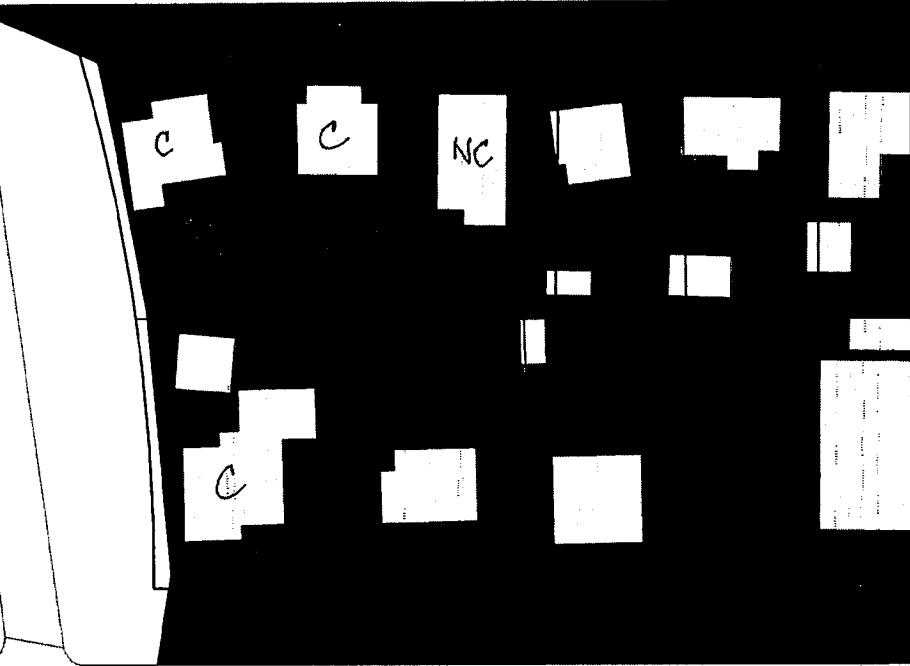
and with the *Chevy Chase Village Historic District Guidelines*.

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

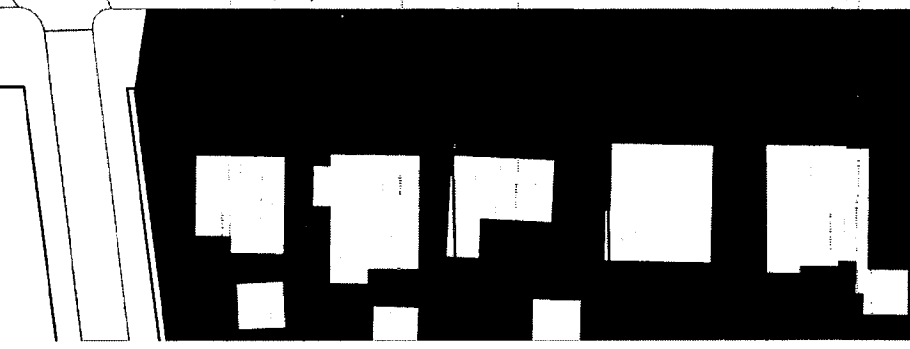


CEDAR PARKWAY

HESKETH



GRAFTON







CHANGE DOOR  
INTO WINDOW

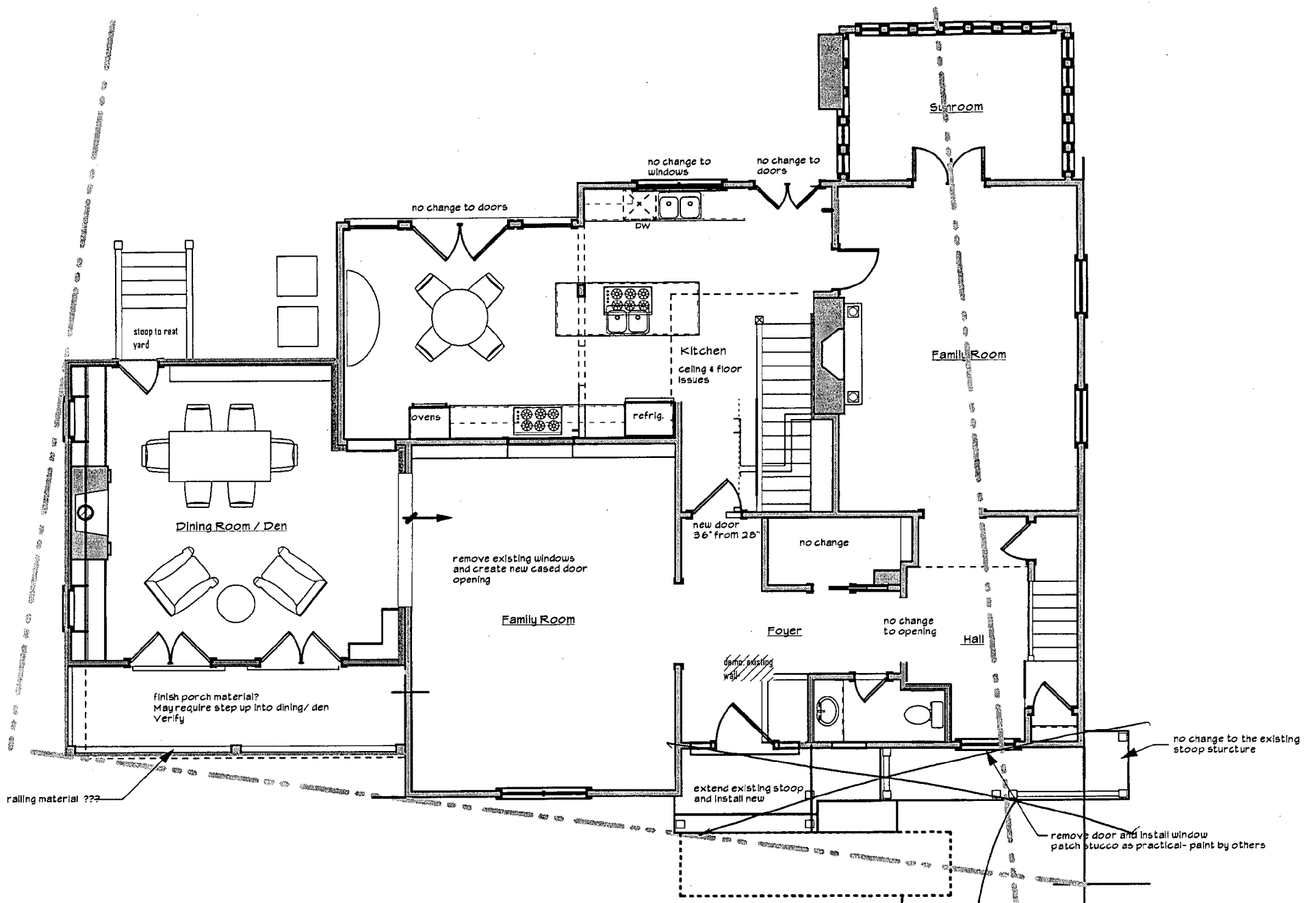
ADD TURN GABLE  
WITH INCREASED PITCH

EXTEND EXISTING SLOOP ROOF

HALLER RESIDENCE  
30 HESKETH STREET  
CHEVY CHASE - MD 20815

STOOD ELEVATION |

6



○ First Floor -PROPOSED  
 1/8" = 1'-0"

Not INCLUDED

FLOOR PLAN FOR  
STOOP ELEVATION I

10



INCREASE DEPTH OF  
THIS SECTION BY 12'-18"  
SLIDE DOOR DOWN  
TO CENTER ON NEW  
GABLE.

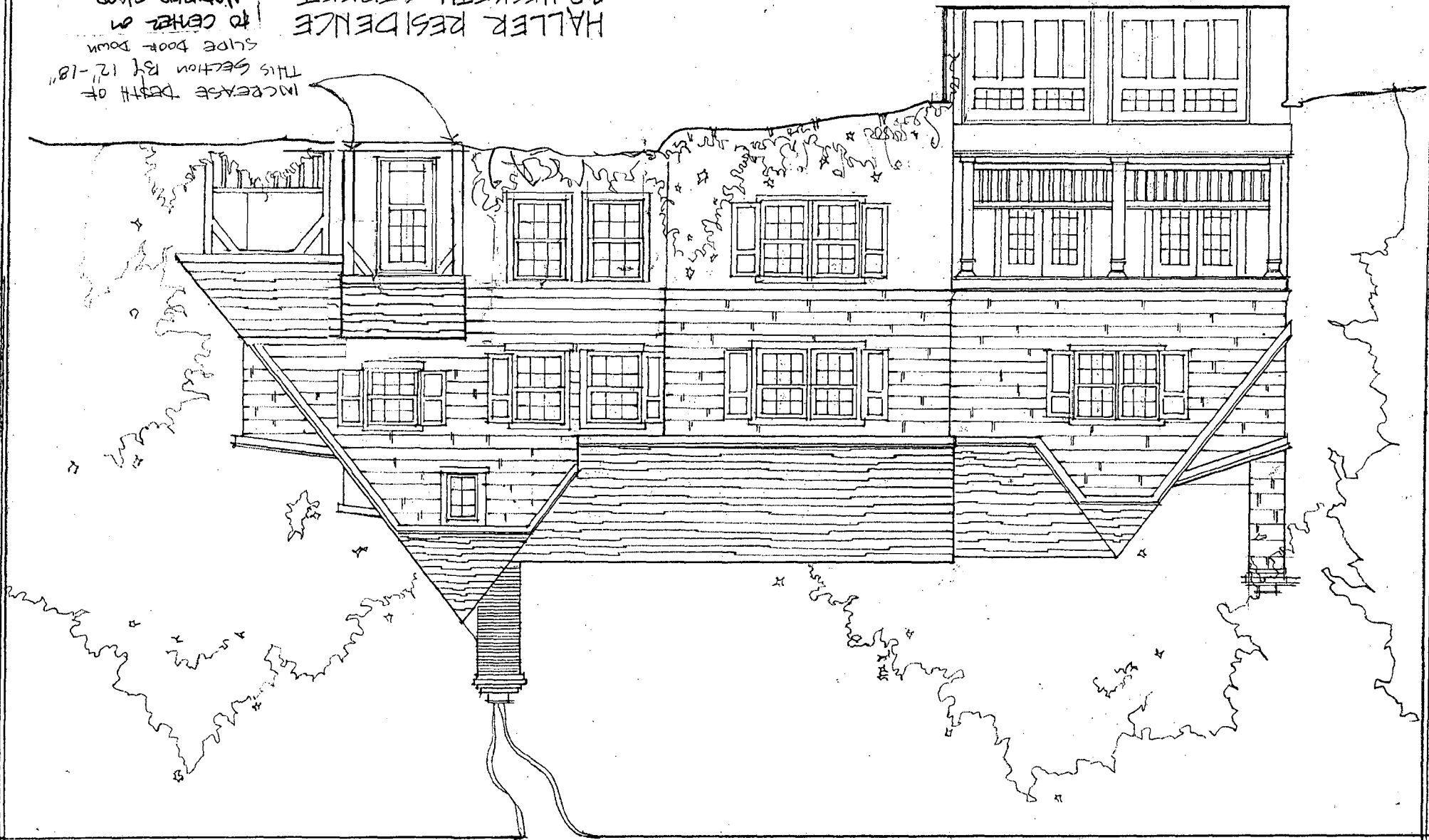
HALLER RESIDENCE  
30 HESKETH STREET  
CHEVY CHASE - MD 20815

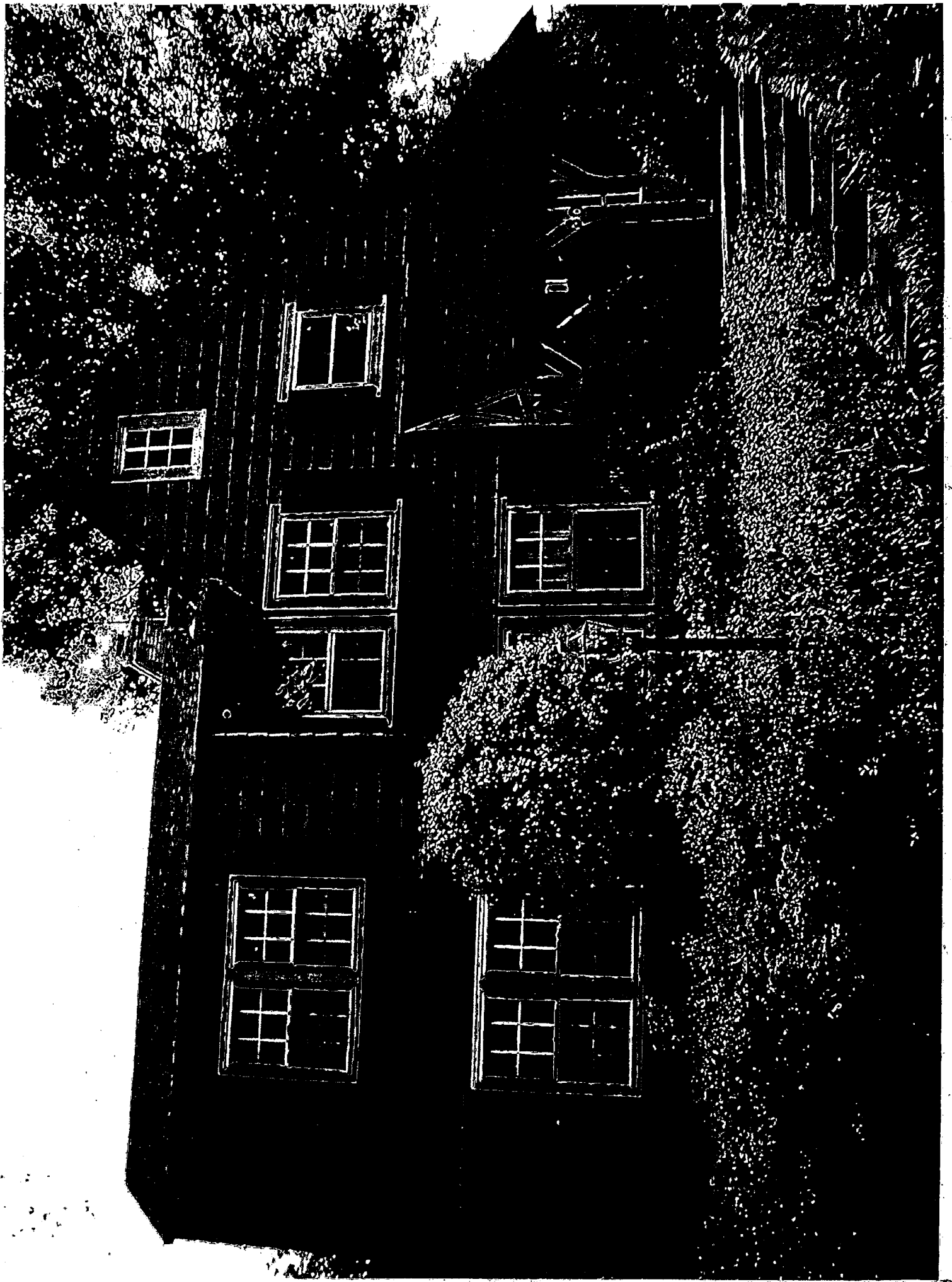
STOOP ELEVATION 2 \* OWNER PREFERENCES

(=)

STOP ELEVATION 3

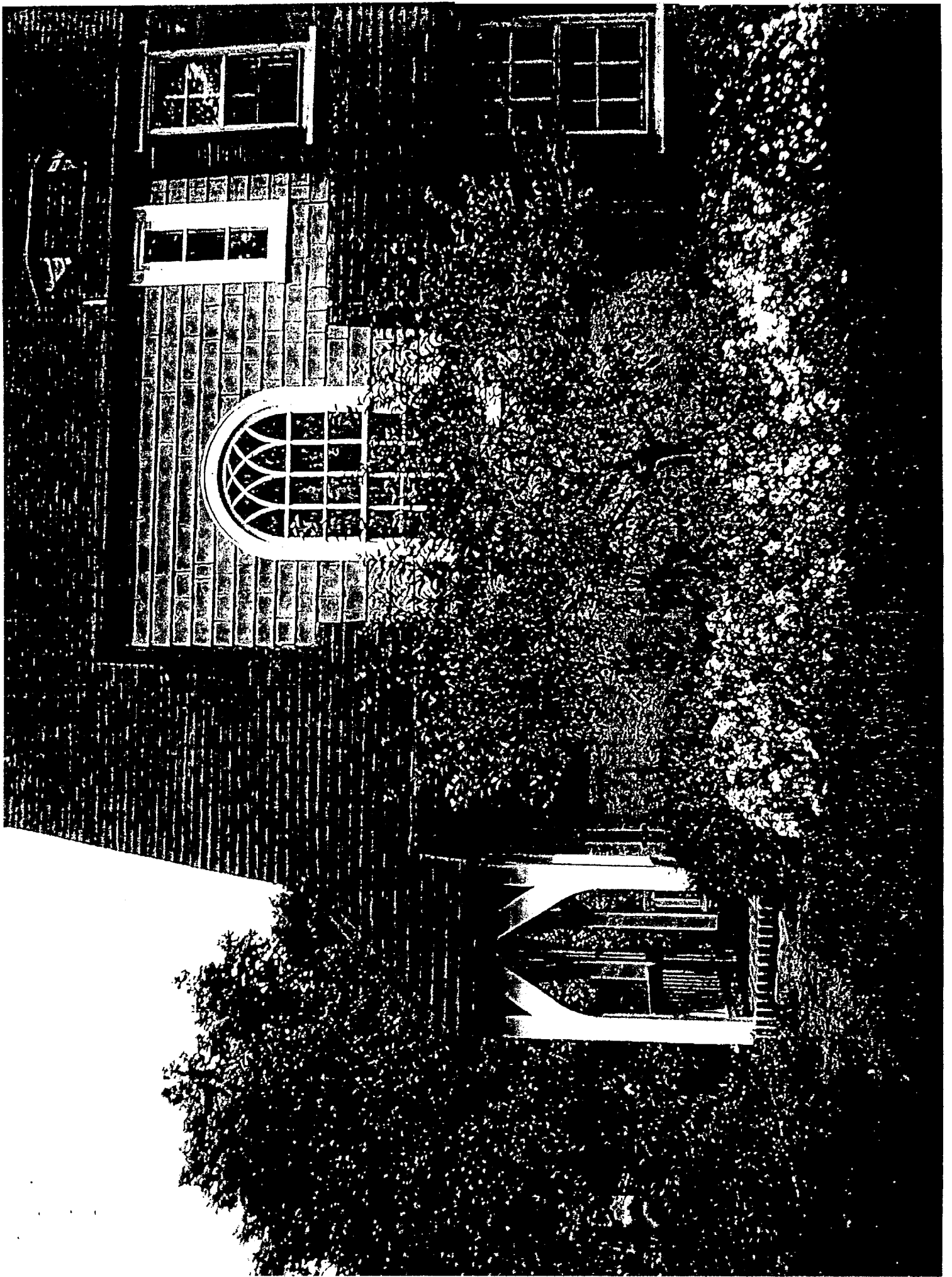
INCREASE DEPTH OF  
THIS SECTION BY 12'-18"  
SLICE DOOR DOWN  
TO CENTER ON  
NOTED SHOOP  
HALLER RESIDENCE  
30 HASKETH STREET  
CHEVY CHASE - MD 20815





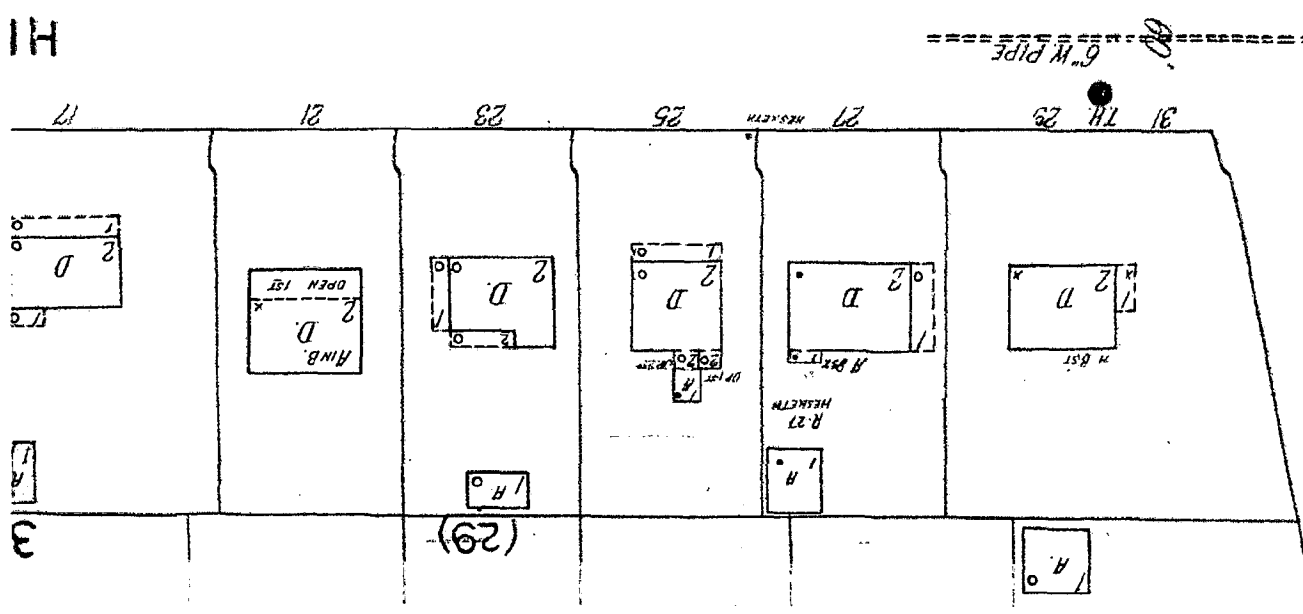
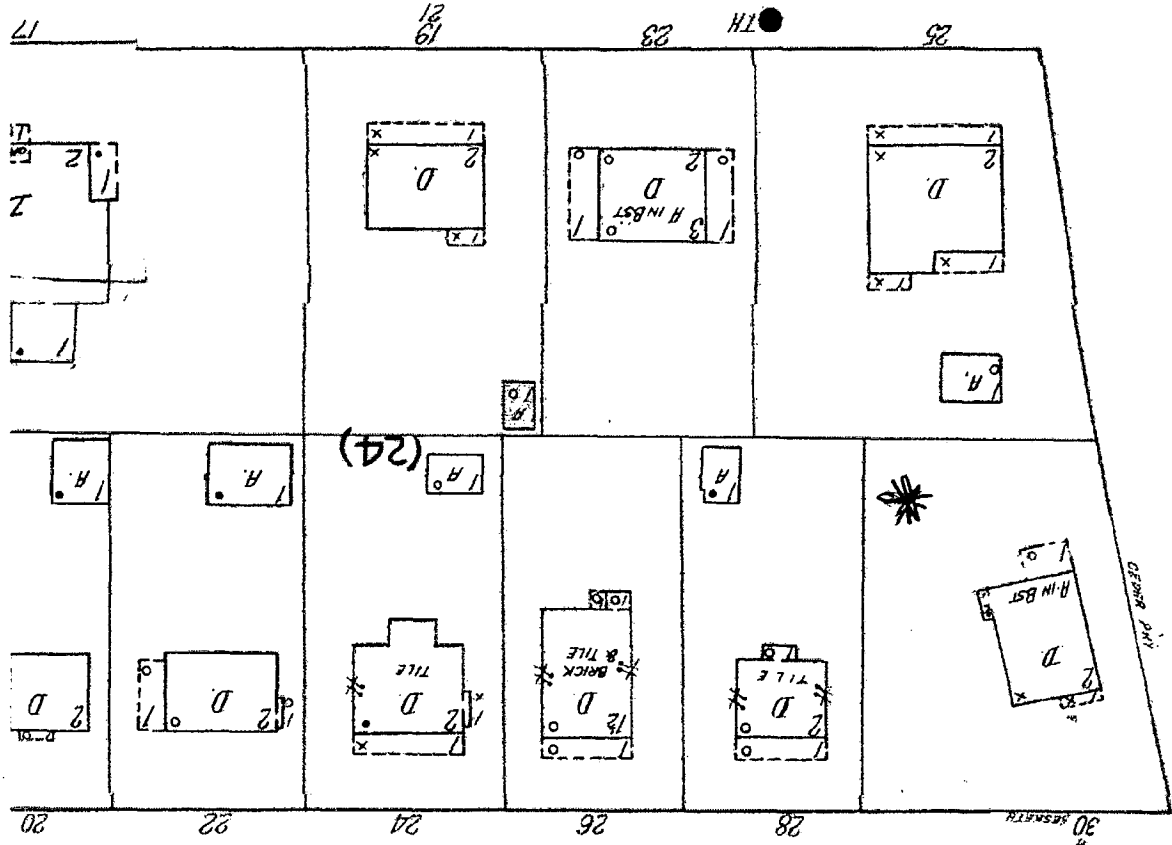
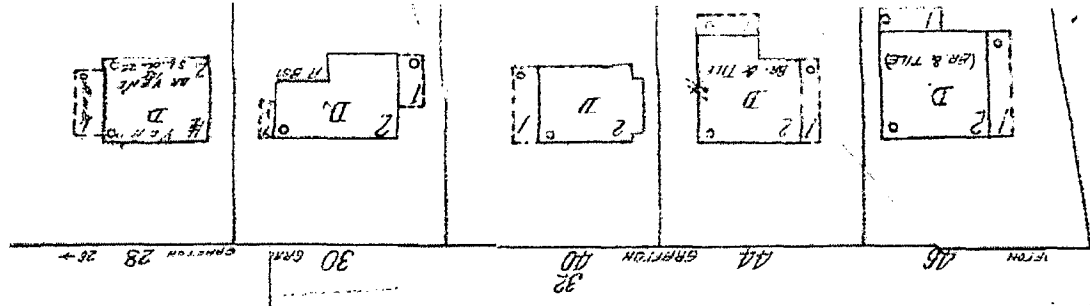








1927  
SANBORN



V.V.

10" W PIPE

12" W PIPE

8" W PIPE

6" W PIPE

8" CEDAR

33

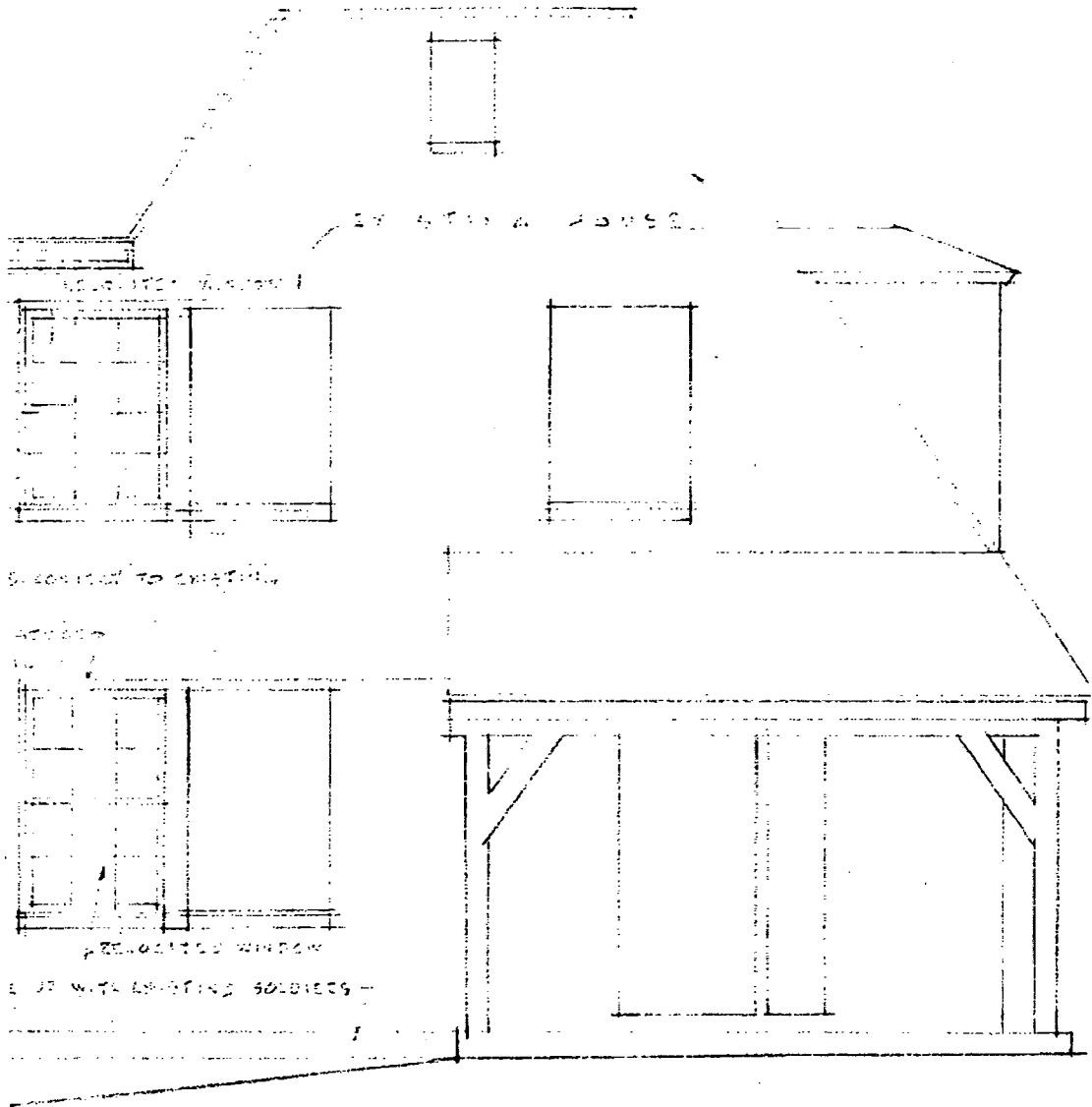
(4)

HALLER RESIDENCE

301-563-3412

30 HESKETH -

1962 DRAWING



NORTH ELEVATION  
SCALE 1/2" = 1'-0"

ARCHITECT  
TOP OF HOUSE

LEADING FROM EAST SIDE  
E. APPROX. 1/2" = 1'-0"  
... ..

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	30 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	10/26/2005
<b>Applicant:</b>	Beverly & Robert Haller (David Vogt, Agent)	<b>Report Date:</b>	10/19/2005
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	10/12/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/1 <del>3</del> -05VCONTINUATION	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Side Addition and porch alterations	<b>RECOMMENDATION:</b>	Approval with condition

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**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

- The cut sheets for the windows and doors (people and garage) for the new addition will be submitted for staff review at the time of drawings stamping. The windows and French doors will be wood, simulated, divided-light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

**BACKGROUND:**

The applicant and their designer were before the Commission at the October 12<sup>th</sup> public hearing. At this meeting, the Commission was concerned with the roof height detail in drawings that were shown in front elevations and not conveyed in the side elevation. Additionally the Commission wanted to see some modifications in the plans, which included:

- Installation of windows in the left elevation.
- A change of the chimney on the addition from siding to stucco or masonry and detailed with corbelling.
- Lower the ridgeline of the addition.
- Draft a roof plan.

\*\*\*All of these items have been addressed since the last submittal and are attached to this staff report.

**PROJECT DESCRIPTION**

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

The subject resource was originally built as a simple frame dwelling facing Cedar Parkway in 1920. The house, including the basement garage and the front door all faced Cedar Avenue at this time. After 1927, the house underwent major changes, which included the removal of the basement garage, the relocation of the interior staircase, the major alteration of the interior room configurations, and the

relocation of the front door to face Hesketh Street. Additionally, a large two-story addition was added to the east elevation of the house with a two-car garage addition, probably in the early 1960s. The current two-car garage addition was probably constructed in the late 1970s.

**PROPOSAL:**

The applicant proposes to:

1. Construct a two-story side addition on top of the existing two-car garage. (The footprint of the house will not increase on the site.) The two-story addition will attach onto the non-contributing 1962 side addition and will utilize materials and finishes that complement the existing style of the house including painted, true stucco or synthetic stucco on the first level and painted cedar shingles or fiber cement shingles on the second and capped with a fiberglass shingle roof to match the existing. All the trim and details will be wood. The new addition was designed with a slightly lower roofline to differentiate this massing as a separate addition and the columns on the front façade are proposed to be a square Doric column or a chamfered column to provide a differentiation in this detail.
2. Relocate the post and add a clipped-cross gable to the existing porch to increase the height. Increase the depth of the left side of the porch by 12-18". The applicant would also desire to slide the front door down so that it would be centered within the new gable.

**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 *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 below.

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* that pertain to this project are as follows:

- If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions”.
- 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 streetscape, it should be subject to moderate scrutiny for contributing resources.
- The *Guidelines* state three basic policies that should be adhered to, including:
  - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

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 the property will be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

massing to protect the integrity of the property and its environment.

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

### **STAFF DISCUSSION**

The proposed design meets the criteria outlined in the Chevy Chase Village Guidelines. The design does not negatively impact the streetscape, nor does it increase the existing lot coverage as it is being built on top of the existing two-car garage. Additionally, the addition is being attached onto a non-contributing 1962 addition, and therefore, will not be disrupting any potentially remaining original fabric on this currently very altered contributing resource. Finally, the applicant is proposing a slightly lower roofline for this addition that will differentiate this addition by 1' from the 1962 addition as well as from the original massing. Since this addition is a side addition, we support the use of complementary materials and the use of materials such as column details, lower rooflines, and French doors to differentiate this addition with the rest of the house. Otherwise, too much differentiation in materials could cause a negative effect and draw the eye away from the original massing. Staff recommends approval with the Commission's general condition for window and door specifications.

HPC staff, the applicants design team and the Chevy Chase Village Manager has spent many hours trying to solve this very challenging case. A considerable portion of the current front porch stoop is outside the 25' BRL. Initially, staff was very concerned with making any alterations to the porch, since there have been so many alterations to the house. After additional research, it has been determined that the front porch has had alterations. The original porch, shown in the 1927 Sanborn Map, did not extend beyond the side elevation of the house, however, the current porch does wraps around the corner of the house. Additionally, the 1962 drawings show a more simplified version of the column spacing. This is probably the original configuration of the porch at the time of construction. It has also been established that the front door was relocated to its current location from the Cedar Parkway façade. With these elements in mind and given the fact that the porch structure is currently not a functional space for the owners, staff is recommending that we support the owner's request to modify their front porch design. The design of proposal retains most of the existing materials in their current configuration, without relocation of the front door, while retaining the design and character of the original design.

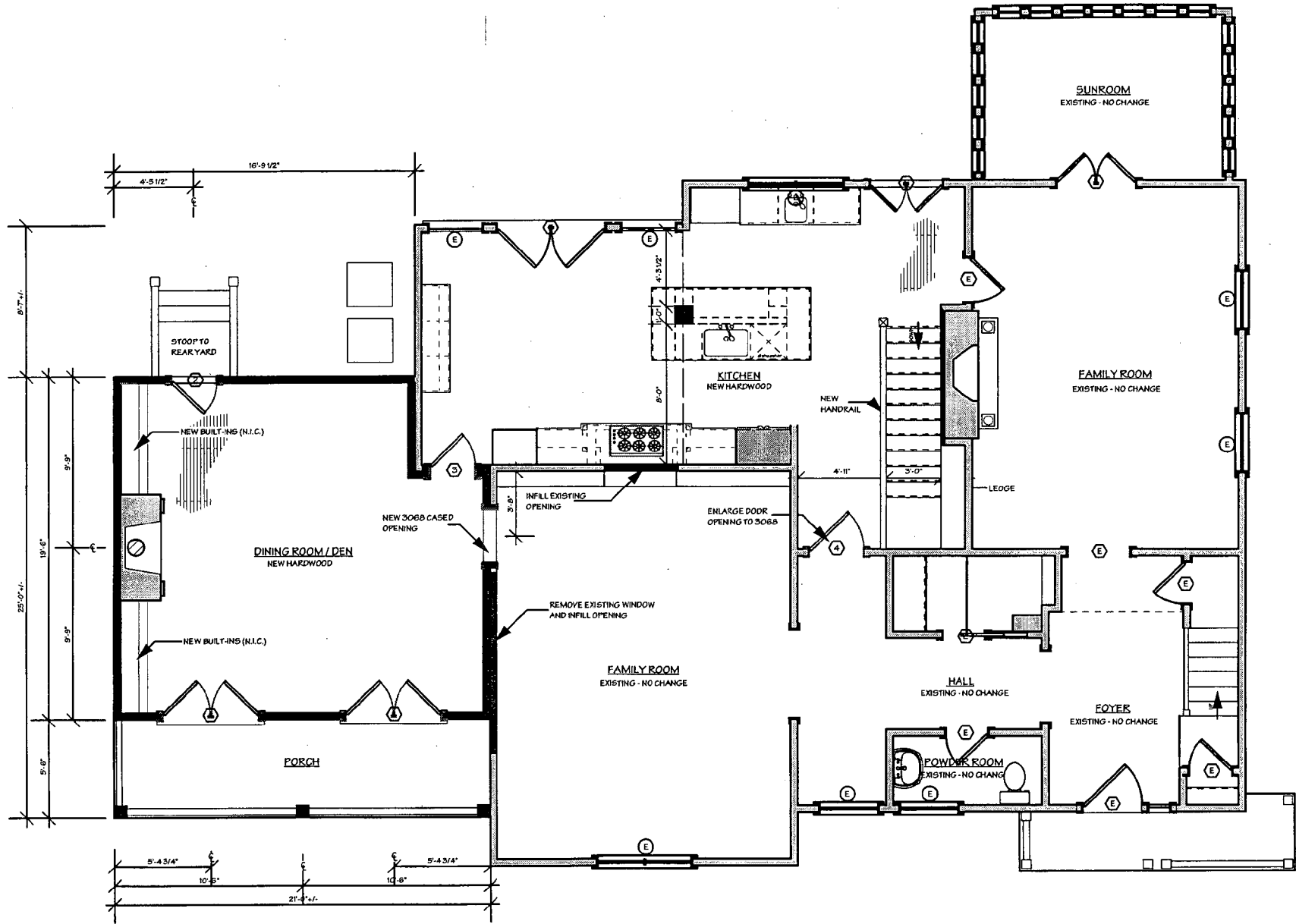
### **STAFF RECOMMENDATION:**

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

with the Chevy Chase Village Historic District Guidelines, Adopted in April 1998;

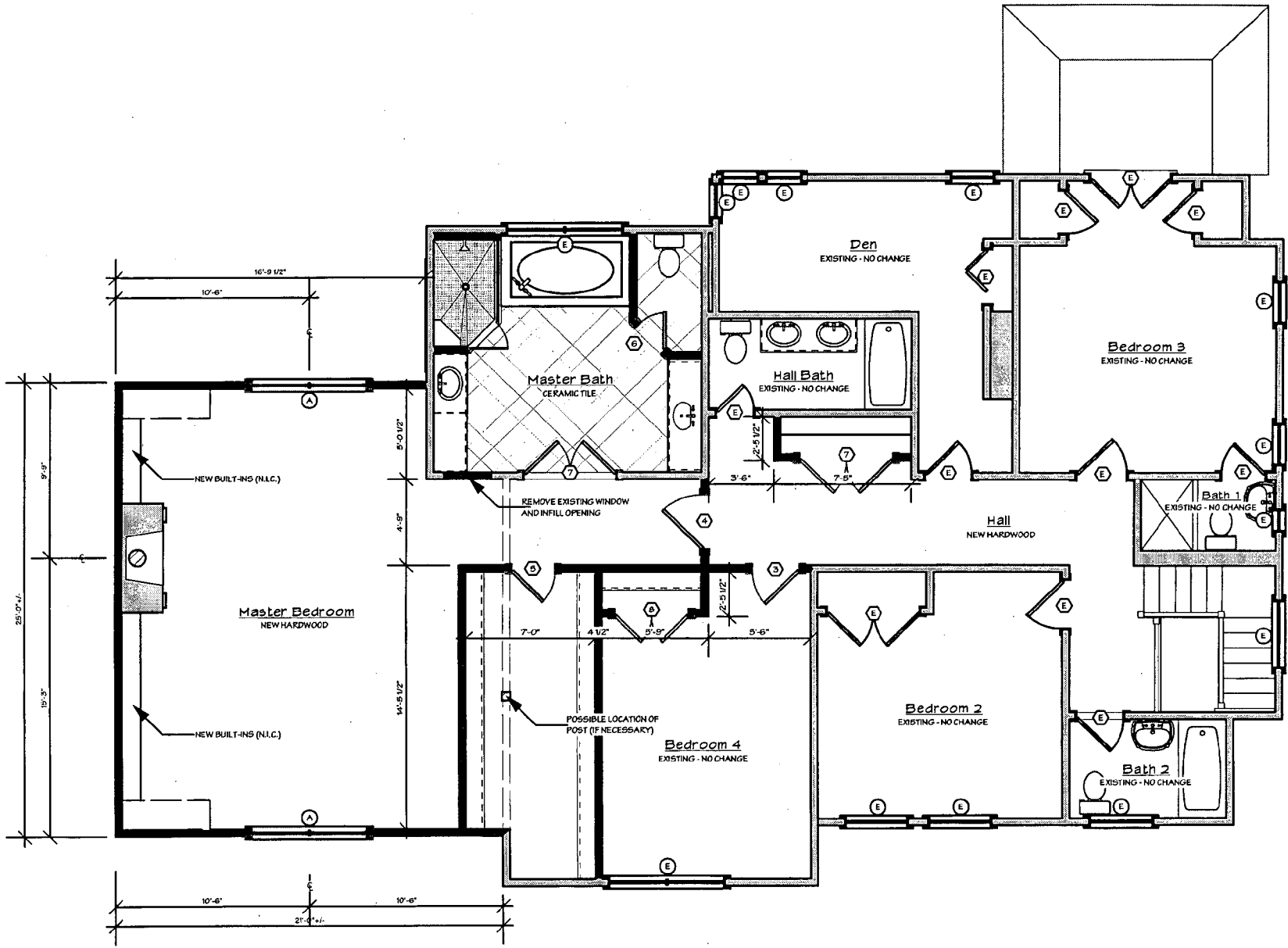
with the *Secretary of the Interior's Standards for Rehabilitation*;

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



1 PROPOSED FIRST FLOOR PLAN  
 X Scale: ~~1/8" = 1'-0"~~

57



1 PROPOSED SECOND FLOOR PLAN  
 X Scale: 1/8" = 1'-0"

6



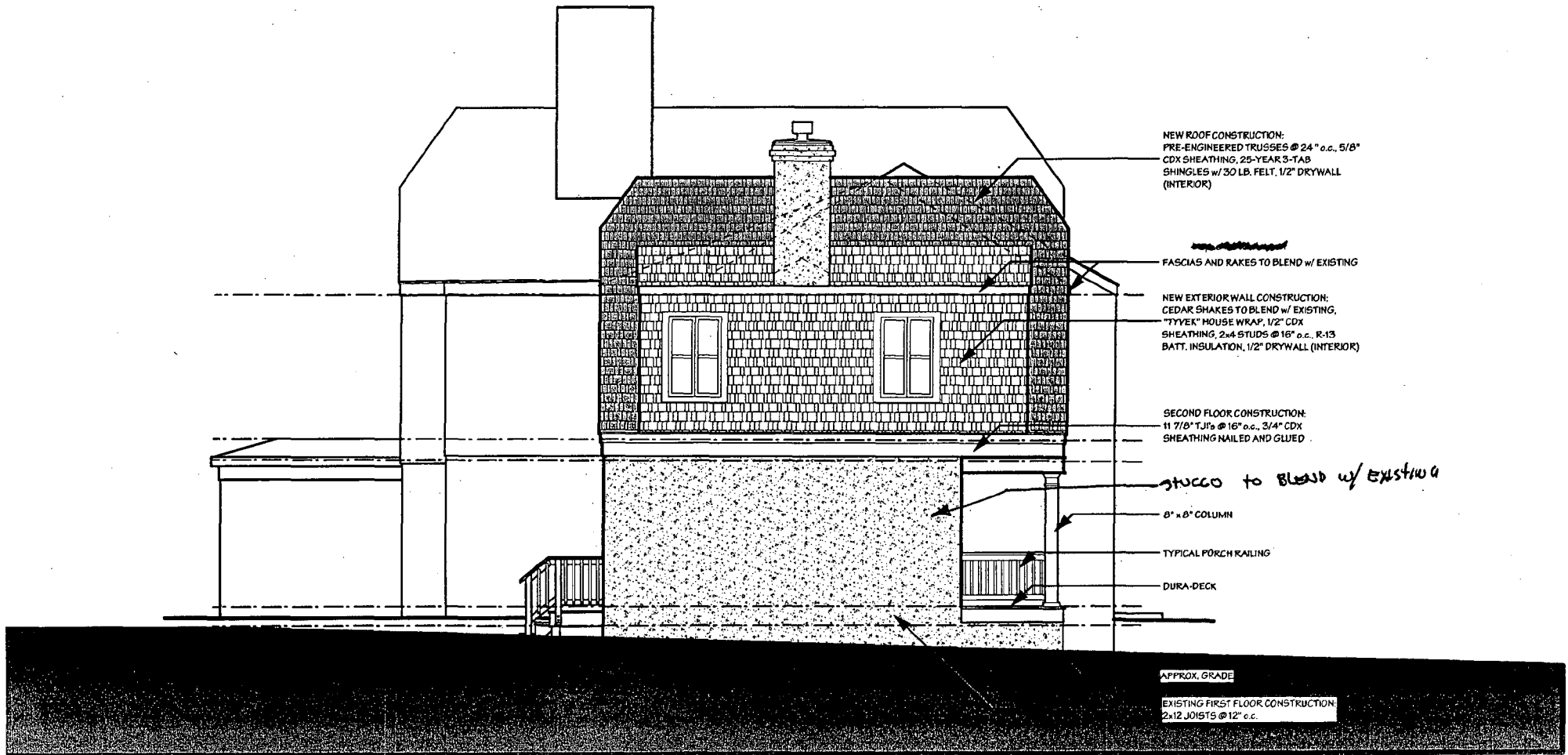


1  
X

PROPOSED FRONT ELEVATION

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

5



NEW ROOF CONSTRUCTION:  
 PRE-ENGINEERED TRUSSES @ 24" o.c., 5/8"  
 CDX SHEATHING, 25-YEAR-3-TAB  
 SHINGLES w/ 30 LB. FELT, 1/2" DRYWALL  
 (INTERIOR)

FASCIAS AND RAKES TO BLEND w/ EXISTING

NEW EXTERIOR WALL CONSTRUCTION:  
 CEDAR SHAKES TO BLEND w/ EXISTING,  
 "TYVEK" HOUSE WRAP, 1/2" CDX  
 SHEATHING, 2x4 STUDS @ 16" o.c., R-13  
 BATT. INSULATION, 1/2" DRYWALL (INTERIOR)

SECOND FLOOR CONSTRUCTION:  
 11 7/8" TJs @ 16" o.c., 3/4" CDX  
 SHEATHING NAILED AND GLUED

STUCCO TO BLEND w/ EXISTING

8" x 8" COLUMN

TYPICAL PORCH RAILING

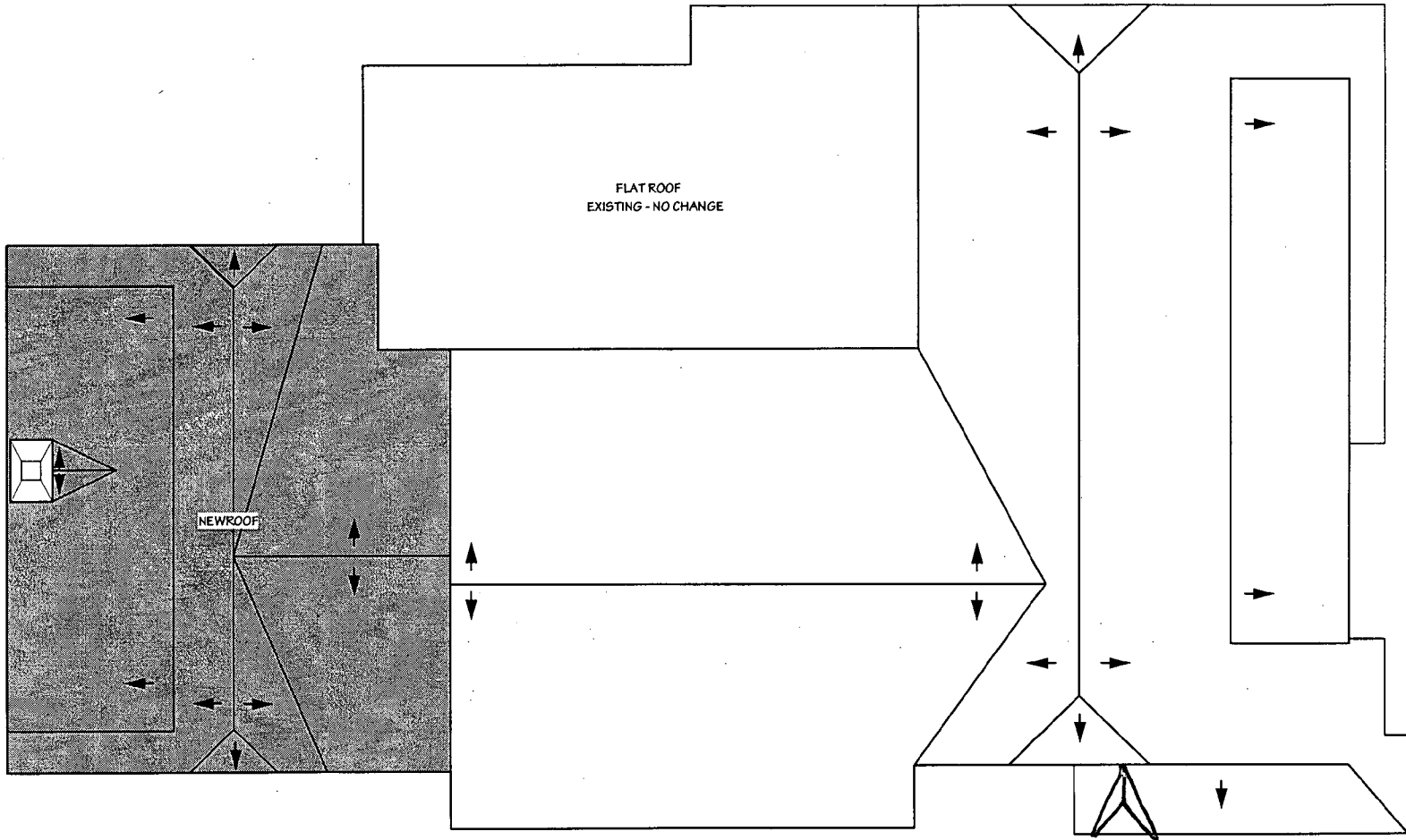
DURA-DECK

APPROX. GRADE

EXISTING FIRST FLOOR CONSTRUCTION:  
 2x12 JOISTS @ 12" o.c.

1 PROPOSED LEFT ELEVATION  
 X Scale: 1/8" = 1'-0"

2



1 PROPOSED ROOF PLAN  
 X ~~XXXXXXXXXX~~

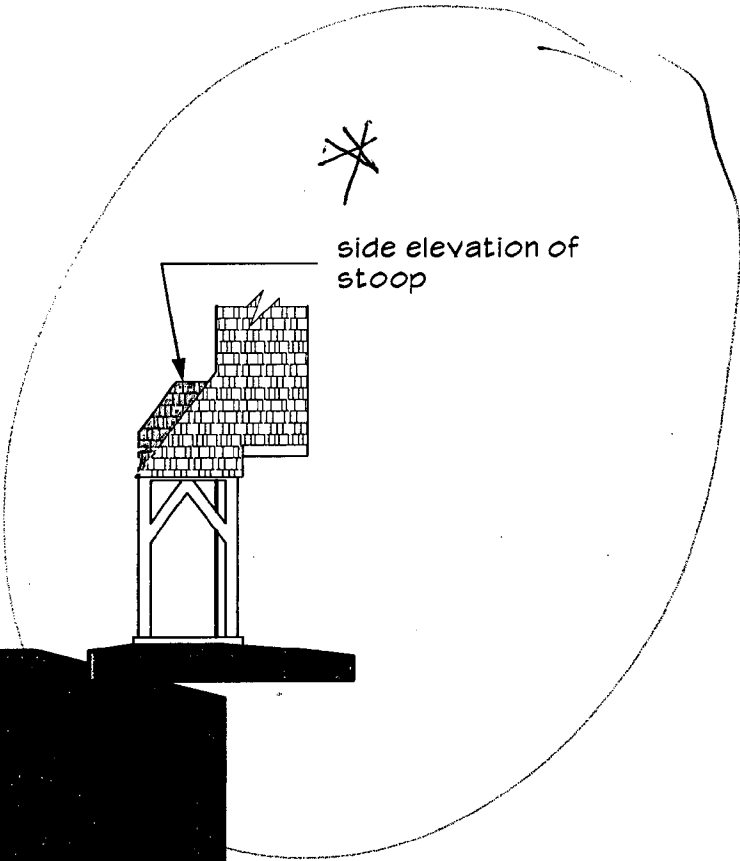
9

of existing house

ridge of 1960's  
addition



side elevation of  
stoop



1  
X

PROPOSED FRONT ELEVATION

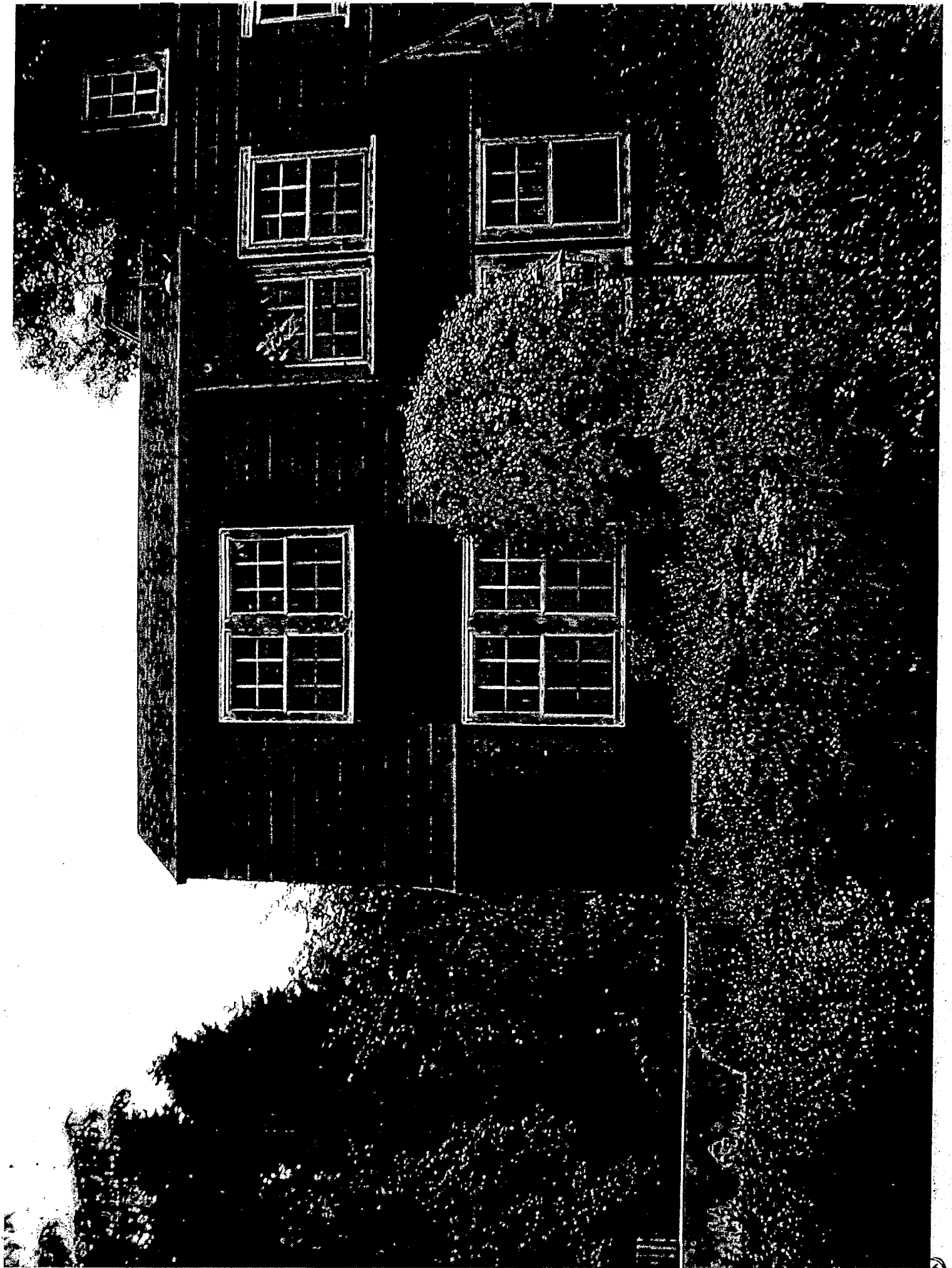
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cal

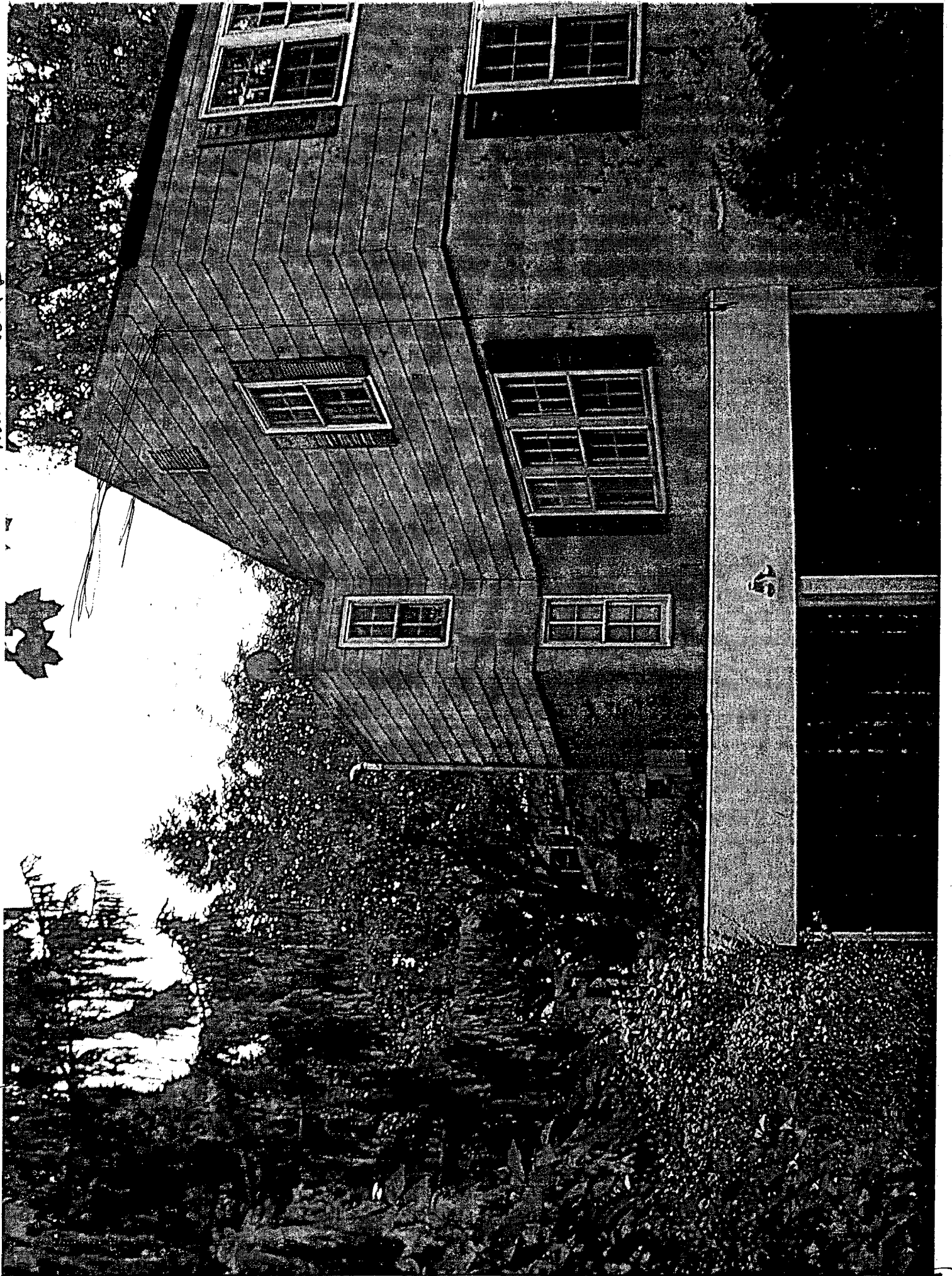




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