

22 Hesketh  
Cwmychame village HD

2012. Prelim

## Manarolla, Kevin

---

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>  
**Sent:** Wednesday, May 09, 2012 4:42 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP comments for HPC Hearing 5/9/12 - 3 Oxford; 28 Quincy; 22 Hesketh

The following are the LAP comments for items on the HPC agenda for May 9, 2012:

3 Oxford St  
Contributing Resource  
Driveway apron – replace concrete with brick'  
Staff recommended Expedited Approval

LAP concurs with staff recommendation

28 Quincy  
Contributing Resource  
Hardscape and fencing alterations  
Staff recommended Expedited Approval

LAP concurs with staff recommendation

22 Hesketh  
Contributing Resource  
Two story rear addition and second story side addition  
2<sup>nd</sup> Preliminary Consultation

Staff was supportive in April 2012 and continues to be supportive. Concern appeared to be primarily on the side addition as it was visible from the street. Staff recommended lowered roof line to differentiate new from old, and the applicant complied. Staff now recommends approval for applicant to proceed.

LAP concurs with Staff recommendation for approval and thanks the applicant for working with Staff. LAP suggests since the applicant has complied, that this be considered to be an approval rather than a "Consultation" or at least that the future application be "Expedited" to assist the applicant.

Submitted on behalf of LAP by  
Tom Bourke, Chair

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THOMAS K. BOURKE | VICE PRESIDENT | LAND ACQUISITION | WINCHESTER HOMES

6905 ROCKLEDGE DR, SUITE 800, BETHESDA, MD 20817  
OFFICE: 301-803-4901 | CELL: 301-252-9931 | [TOM.BOURKE@WHIHOMES.COM](mailto:TOM.BOURKE@WHIHOMES.COM)

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

<b>Address:</b>	22 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	5/9/12
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/2/12
<b>Applicant:</b>	Kathy and John Campanella (Anne Decker, Architect)	<b>Public Notice:</b>	4/25/12
<b>Review:</b>	<del>Preliminary Consultation</del> HAWP 35/13-12L	<b>Tax Credit:</b>	None
<b>Case Number:</b>	3/13-12L	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of two-story rear addition and second story side addition

**STAFF RECOMMENDATION**

Staff recommends that the applicants respond to the HPC's comments and return for a Historic Area Work Permit application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial Revival  
**DATE:** 1903

**BACKGROUND**

In April 2012 the applicants had a Preliminary Consultation with the HPC about their proposed two-story rear addition and second story side addition. Overall the HPC was very supportive of the proposal and recommended that the side addition on the second story have slightly more differentiation with the roofline lowered slightly. The plans from this meeting are in Circles 35-38.

**PROPOSAL**

The applicants are proposing to:

- Construct a two story addition at the rear left side (southeast side) of the house connecting to an existing two story rear addition
- Construct a second story addition above the enclosed porch/sunroom on the east side

See existing and proposed plans in Circles 11-21 and photos of existing conditions in Circles 24-34.

Chevy Chase Village has reviewed these plans.

**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:

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

### ***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**

The Commission was overall very supportive of the additions as proposed at the April 2012 Preliminary Consultation. The HPC recommended that the applicants lower the gambrel roof line slightly on the 2<sup>nd</sup> floor side addition for greater differentiation and the applicants have made that change. The roof over the second floor side addition is 1'4" lower than the main roof line and the front plane was also pushed back further than in the original plans.

Staff finds that this HAWP application is in accordance with the *Guidelines* and *Standards* and recommends that the HPC approve the project.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kcampanella@verizon.net
Contact Person: Kathy Campanella
Tax Account No.: 160703298031
Daytime Phone No.: 301/215-4151
Name of Property Owner: Kathy & John Campanella
Daytime Phone No.: 202/266-1183
Address: 22 Hesketh Street, Chevy Chase, MD 20815
Contractor: Mauck Zantzinger
Phone No.: 202-363-8501

LOCATION OF BUILDING/PREMISE

House Number: 22 Street: Hesketh Street
Town/City: Chevy Chase, MD Nearest Cross Street: Cedar Pkwy & Magnolia Pkwy
Lot: 20 Block: 24 Subdivision: Chevy Chase Village
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ 450,000
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 [X] WSSC 02 [ ] Septic 03 [ ] Other
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent: [Handwritten Signature]
Date: 4.18.12

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Application/Permit No.: 596525 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

**This 1918 Dutch Colonial #2 contributing structure has a rear 2-story addition that was added in 2000.** The dwelling is a 2-story, 3-bay, single family home with a detached garage/carriage house (ca.1927) located at back right of lot. Lot consists of house, garage, patio, 8 medium to large trees (see tree survey), clapboard exterior, 2 brick chimneys, and combination of composite, slate, and flat roofing. A brick retaining wall is located at front left of shared driveway. Front stairs and stoop are brick. Back patio is constructed of brick pavers. Driveway is combination of solid concrete and lattice concrete planted with grass.

**The sunporch at left side of home has been altered by previous owners. It was enclosed in 2000 and a wooden ballustrade was added.**

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

**The proposed 2-story addition located over the sunporch and at the rear of the home, consists of a kitchen on the first floor, and a master bedroom, closet, and bathroom on the 2nd level.**

- The proposed addition at the left side and rear is not easily visible from the public right of way.
- The addition above the sunroom is visible on the front facade and is in keeping with historical aesthetics.

*PLEASE NOTE: nearly half of the properties in the historic area of the West Village do currently have 2nd story additions over a side porch. Recent similar side-rear renovations in the Village have set a precedence for this type of addition to a historic home.*

**Proposed 2nd story addition above the sunporch:**

- Stepped back to reveal original form of house.
- Repeats the Dutch Colonial roof line with a smaller dormer complementing existing front main dormer.
- The left side of this proposed addition is not easily visible from the public right of way as it is behind a fence and obscured by two large trees.

**The original front facade and the right side of the home (which borders a shared driveway) are more visible from the public right of way.**

- The 2000 rear addition is stepped in at the right side to reveal the original form and structure of the home.
- The right side of home will remain untouched during construction.

**The proposed rear addition will be stepped in to reveal the original form of the home.**

- The rear facade of the home was altered by a previous owner.
- It is not be visible from the public right of way.
- The rear addition does not back up to a neighboring structure.
- It faces the garden side of a double lot.



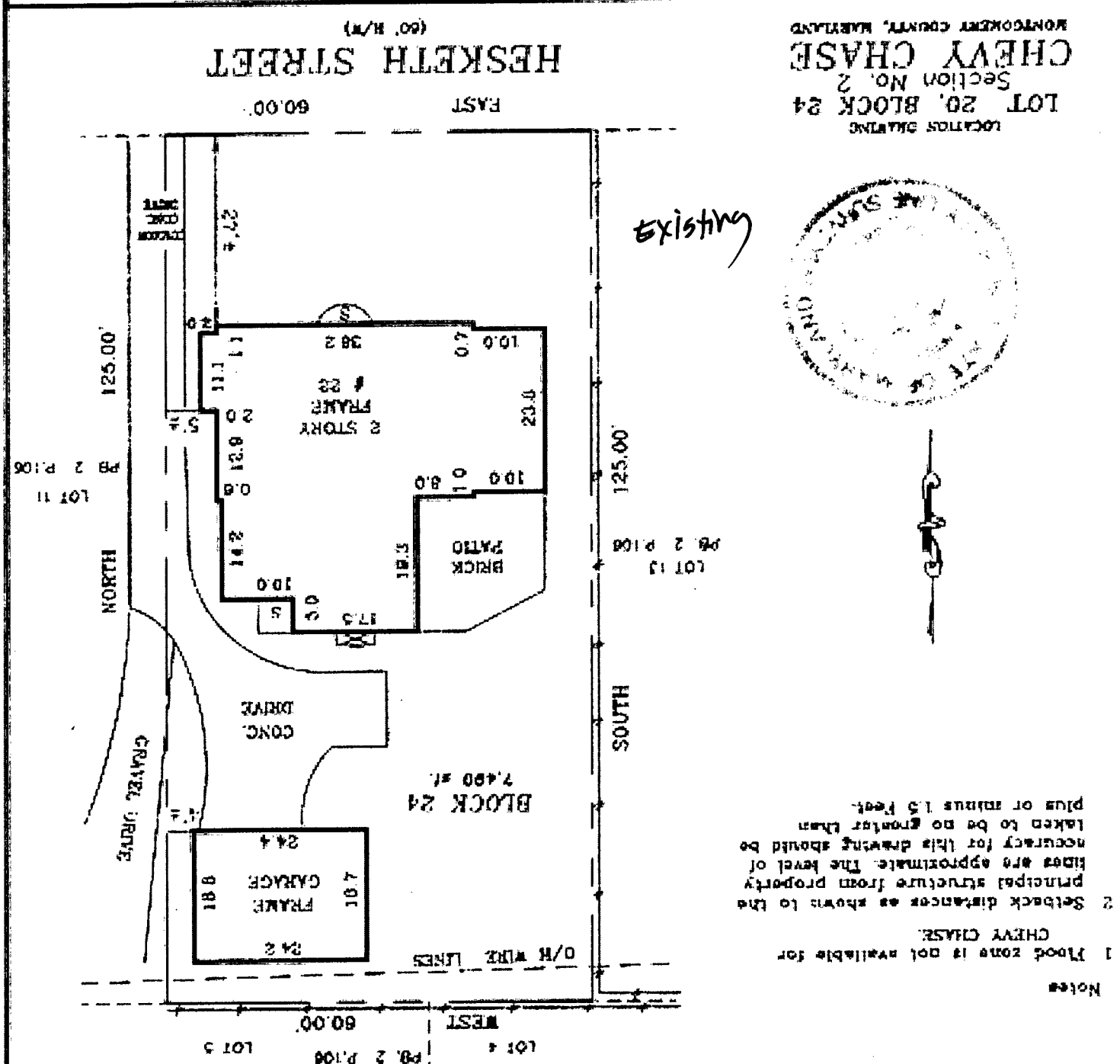
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>  Kathy & John Campanella 22 Hesketh Street Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Wendy & Billy Walsh 24 Hesketh Street Chevy Chase, MD 20815	John & Beth Dugan 20 Hesketh Street Chevy Chase, MD 20815
John & Susie Lively 23 Hesketh Street Chevy Chase, MD 20815	Mel & Ross Weiner 21 Hesketh Street Chevy Chase, MD 20815
Robin Heller 19 Grafton Street Chevy Chase, MD 20815	Robin Heller (Double Lot) 19 Grafton Street Chevy Chase, MD 20815

**SURVEYOR'S CERTIFICATE**  
 THE POSITION SPOON HOOK HAS BEEN ADJUST TO THE DEED OR PLAN OR RECORD, BEING UPON THE RESULTS OF A FIELD INSPECTION STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM POINTS MARKED FOUND ON THIS RECORD OR LINES OF ADJACENT OCCUPATION.

*John H. H. H.*  
 502

DATE OF LOCATIONS	05-11-2004
SCALE	1" = 20'
DRAWN BY	JA
JOB NO.	88-0314

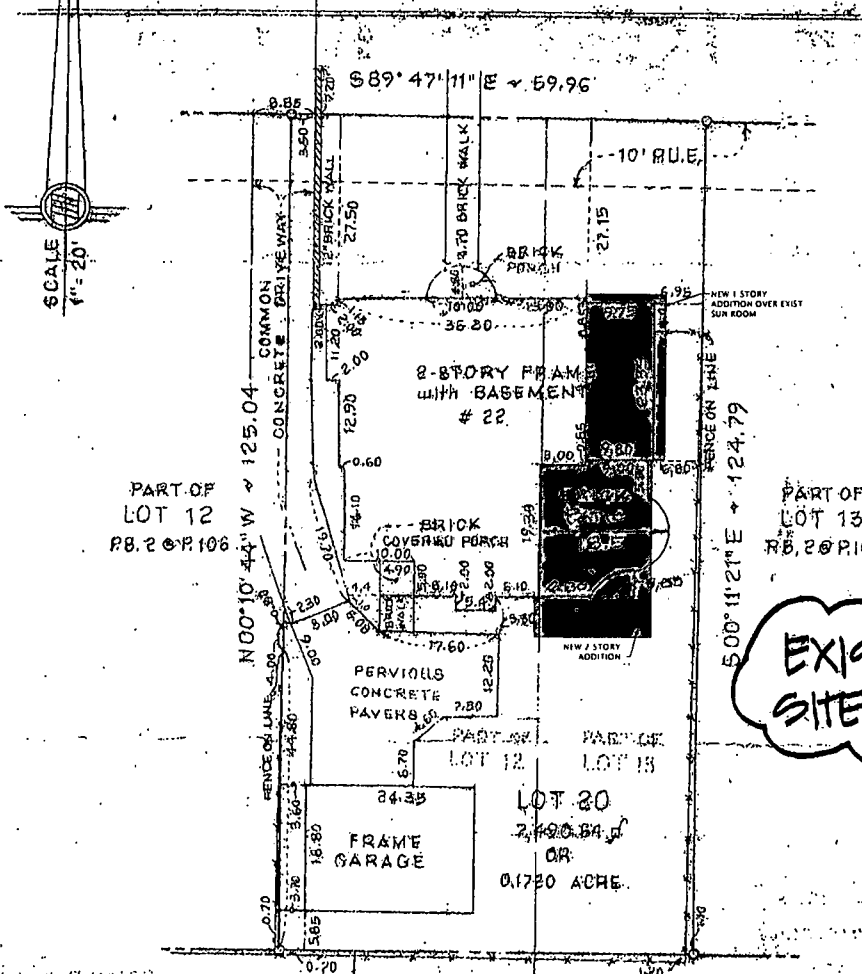


**CONSUMER INFORMATION NOTES**

- This plan is a benefit to a consumer insofar as it is required by a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Existing line and/or Flood Zone information is taken from available sources and is subject to interpretation of engineer.

Proposed

House Location  
Lot 20 Block 24 Section 2  
CHEVY CHASE  
Plat No. 21471 Montgomery Co., MD  
HESKETH (60' WIDE  
R.B. 2 @ P. 106) STREET

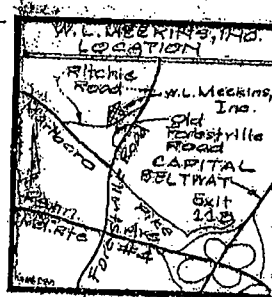


PART OF  
LOT 12  
R.B. 2 @ P. 106

PART OF  
LOT 13  
R.B. 2 @ P. 106

EXISTING  
SITE PLAN

LOT 20  
2,400.84 sq  
OR  
0.1720 ACRE



The property shown hereon is not within  
Zone A Special Flood Hazard Area per  
FEMA Flood Insurance Rate Maps

**SURVEYOR'S CERTIFICATES:**

I hereby certify that the position of the  
existing improvements on the above described  
property has been carefully established by a  
transit-tape survey and that unless otherwise  
shown, there are no visible encroachments.

Date: 10-2-08

I hereby certify that I have carefully surveyed  
the property as shown by this plat and iron  
pipes are in place as shown.

Date:

NOTE: House location surveys do not include setting  
iron pipes on property corners.

NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS  
OF RECORD OR OTHERWISE.

W.L. MEEKINS, INC.  
3101 Ritchie Road  
Forestville MD 20747-4434  
301-736-6387/5366

REGISTRATIONS  
MD # 2134 & # 10833  
VA # 576 D.C. L.S. # 900860  
www.meekins.net

\* These attached plans  
have been revised  
per the HPC Board  
recommendations at  
our Preliminary  
Hearing.

1.) Addition over  
Sunroom → roof lowered  
Six inches for total of  
1' 4" below main  
roof line.

2.) Addition over Sunroom  
stepped back further also.

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ARCHITECTS

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Campanella  
Residence

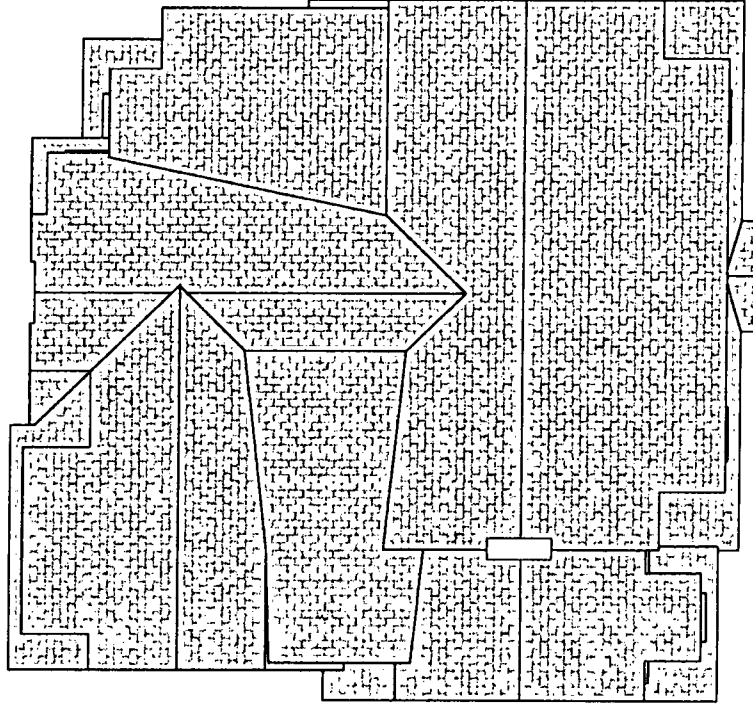
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HPC Preliminary  
Review

HPC Revision 17 APR 2012

A1-3



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

2

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Preliminary  
Pricing Set


Ex3

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

*existing*

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

*proposed*

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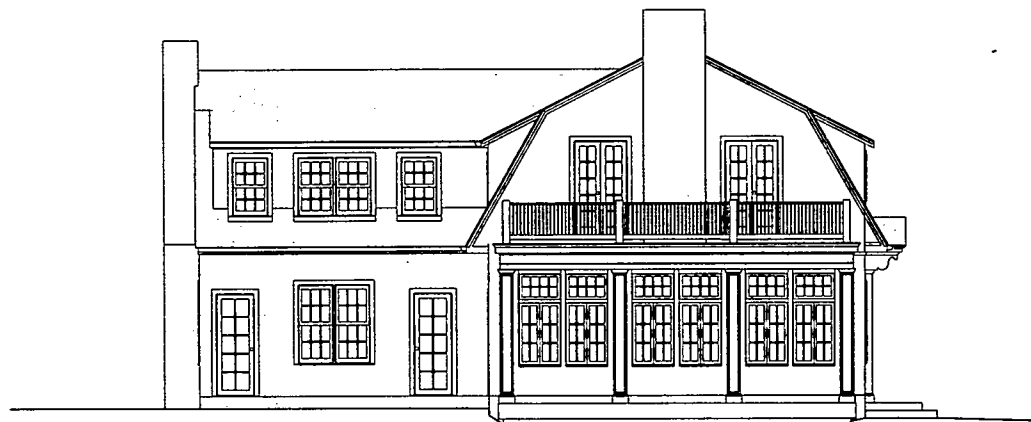
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A2-1

(13)

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

existing

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Ex4

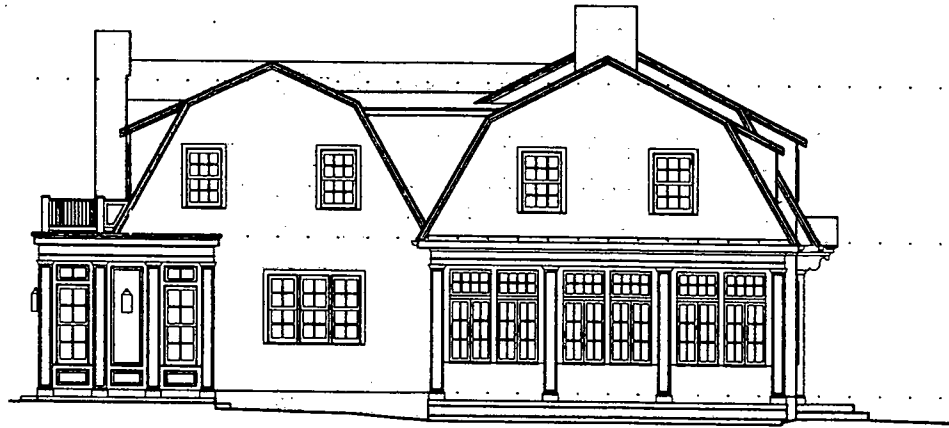
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**1** Left Elevation  
1/8" = 1'-0"

*proposed*

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

EXISTING

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Ex5





**1** Right Elevation

1/8" = 1'-0"

*Existing*

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

*proposed*

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Residence**

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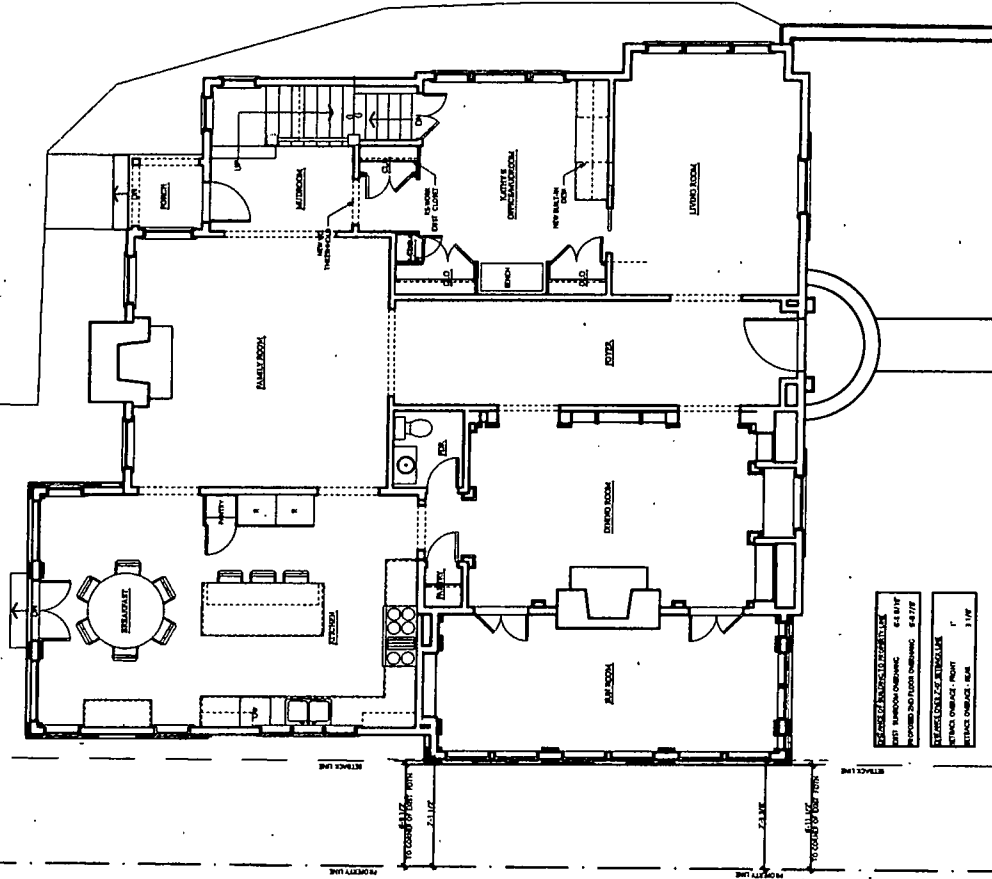
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8 MARCH 2012

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Review

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A1-1



OWNER: MR. & MRS. J. J. CAMPELLA	DATE: 04/18/12
DESIGNER: ANNE DECKER ARCHITECTS, LLC	PROJECT NO.: 12010101
SCALE: 1/8" = 1'-0"	DATE: 04/18/12

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

ANNE DECKER  
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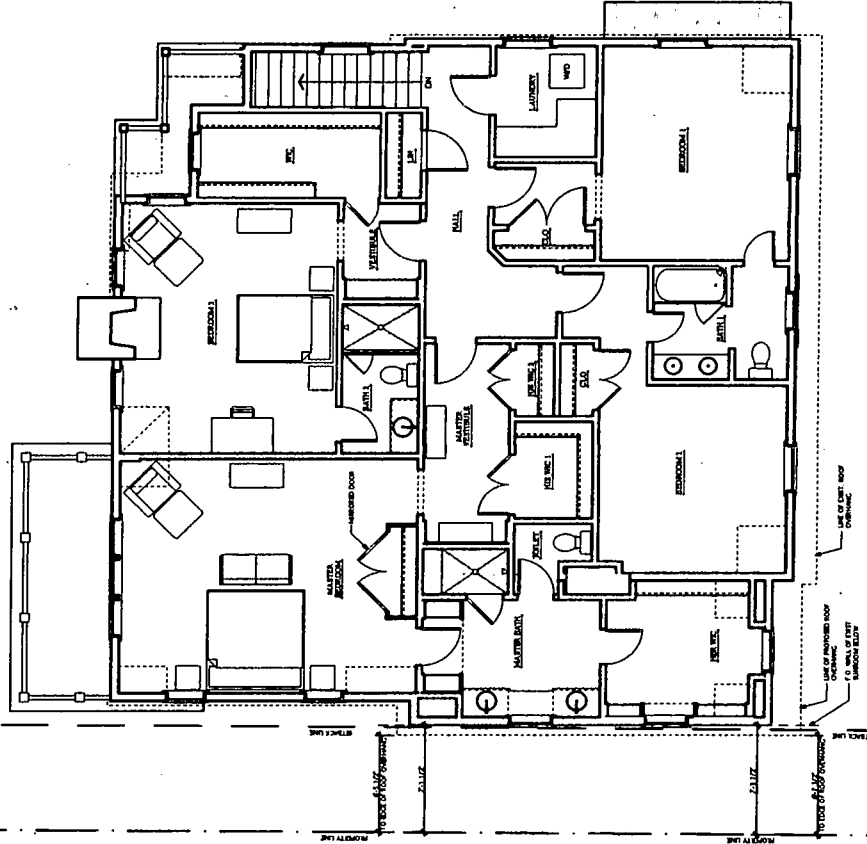
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HPC Preliminary  
Review

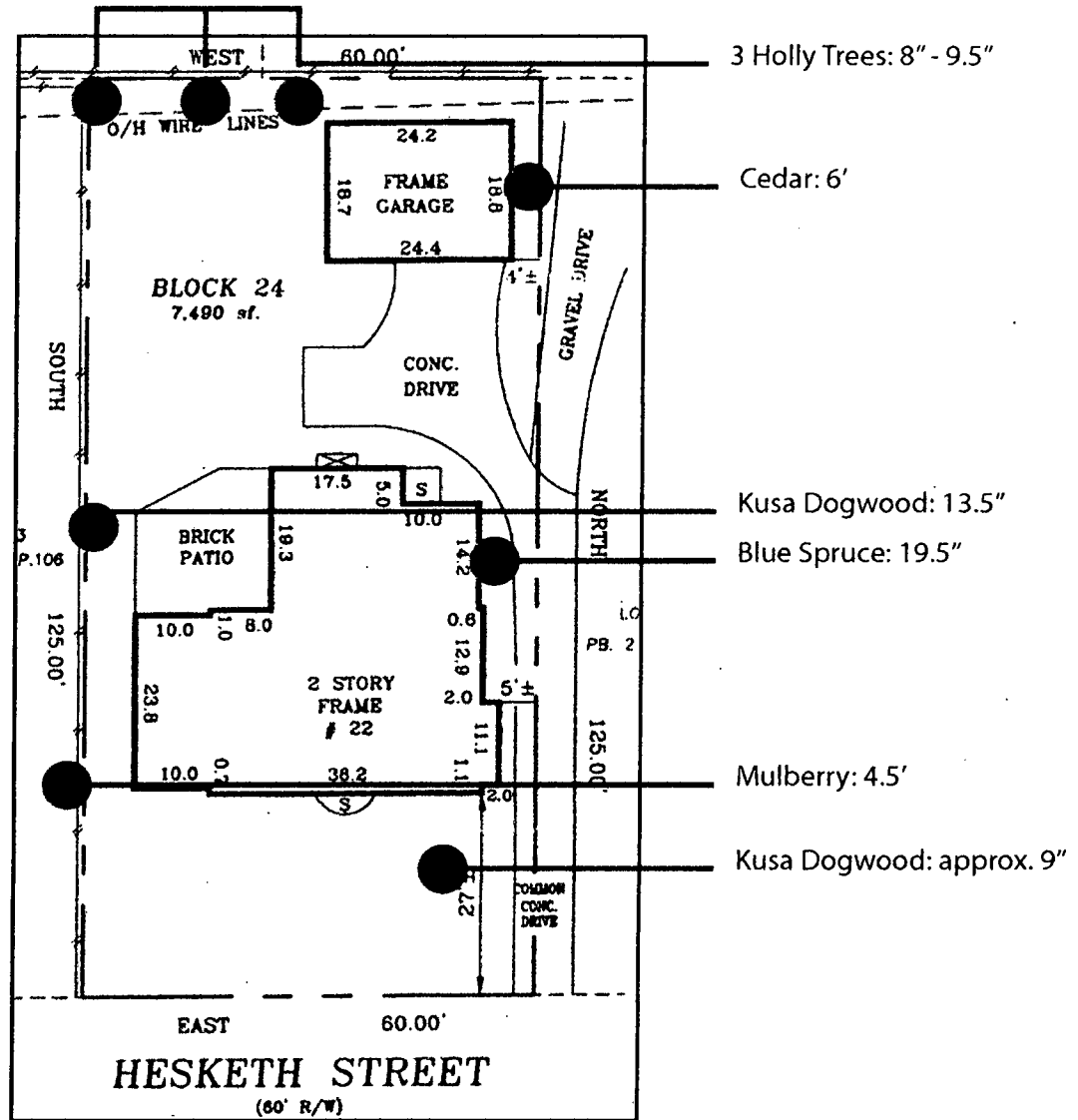
HPC Revision | 17 APR 2012

A1-2



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

# 2012 Tree Survey: Campanella, 22 Hesketh Street





Existing Property Condition Photographs (duplicate as needed)



Detail: Front of House: Sunporch on Left



Detail: Back of House: Patio and Sunporch on Right (site of proposed addition)

Existing Property Condition Photographs (duplicate as needed)



Detail: Right Side of House (2000 Rear Addition was stepped back from original structure)

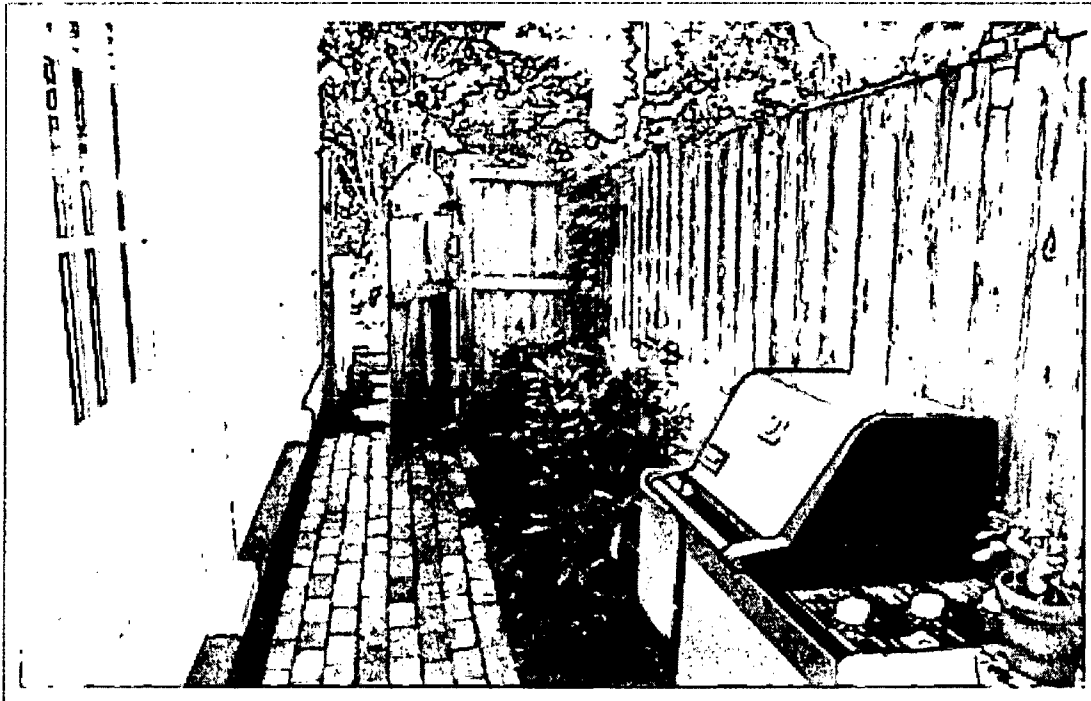


Detail: Right Side of House (2000 Rear Addition was stepped back from original structure)

Existing Property Condition Photographs (duplicate as needed)



Detail: **Left Front and Side of House:** Proposed addition located over this sunroom.  
*(Previous owners enclosed sunporch and added ballustrade in 2000.)*



Detail: **Side of Sunporch behind fence.**

Existing Property Condition Photographs (duplicate as needed)



Detail: Garage/Carriage House facing Southwest from patio



Detail: Back Yard facing Southeast toward Grafton Street

Existing Property Condition Photographs (duplicate as needed)



Detail: BackYard/Garage from back left corner of patio



Detail: Side of Garage looking toward backyard of Walsh home (24 Hesketh Street)

22 Herketh



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22 Hesketh



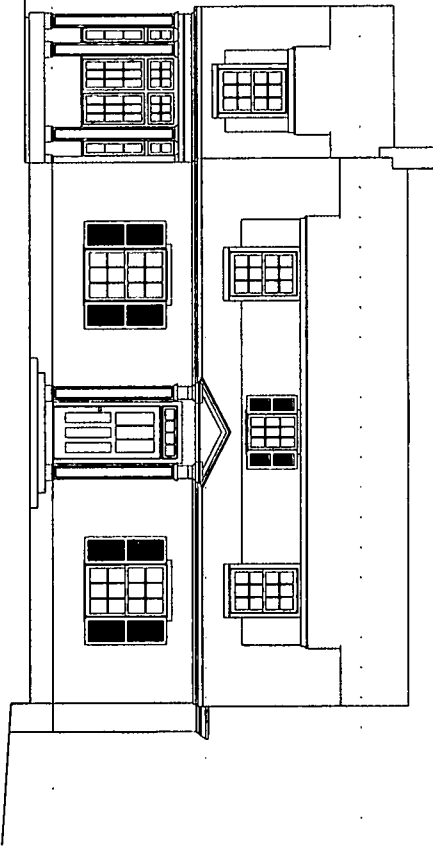




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Preliminary Consultation

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



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Campanella  
Residence

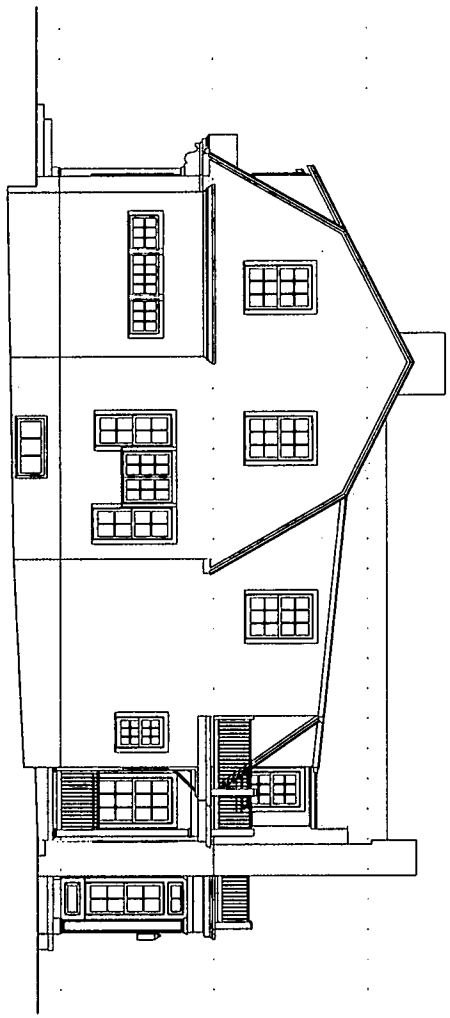
22 Hecketh St  
Cherry Chase, MD 20815

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HPC Preliminary  
Review

A2-1

Preliminary Consultation



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

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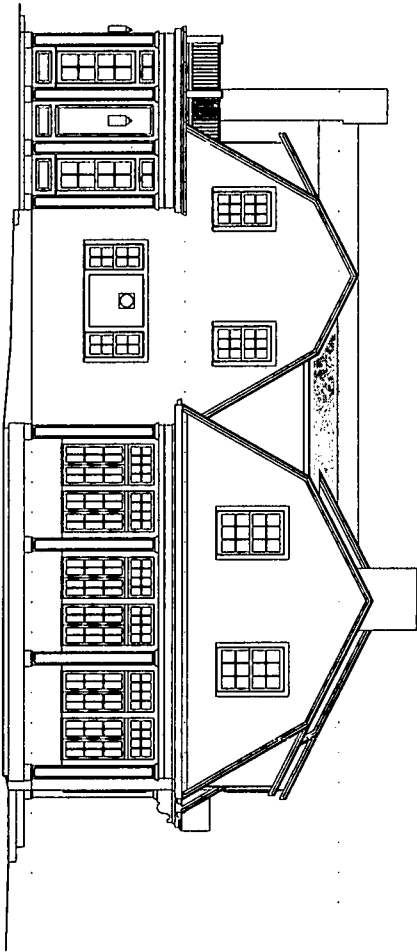
Campanella Residence  
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Chevy Chase, MD 20815

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HPC Preliminary Review

A2-4

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

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 Residence**

22 Hecketh St  
 Chevy Chase, MD 20815

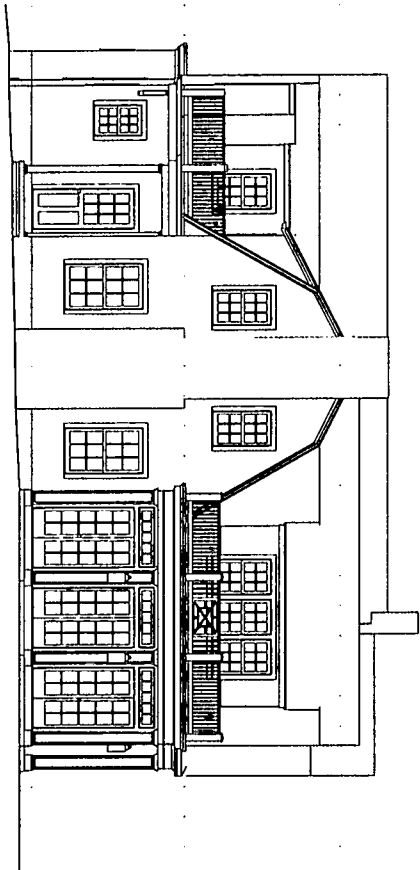
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HPC Preliminary  
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38

Preliminary Consultation



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

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Campanella  
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22 Hicketh's St.  
Crown Point, MD 20815

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A2-3

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

<b>Address:</b>	22 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	4/11/12
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/4/12
<b>Applicant:</b>	Kathy and John Campanella (Anne Decker, Architect)	<b>Public Notice:</b>	3/28/12
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of two-story rear addition and second story side addition

**STAFF RECOMMENDATION**

Staff recommends that the applicants respond to the HPC's comments and return for a Historic Area Work Permit application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial Revival  
**DATE:** 1903

**BACKGROUND**

In 2000 the HPC approved side and rear additions to this house which were constructed. In 2009 the HPC approved a one-story rear addition which was not constructed due to Chevy Chase Village setback issues (see approved plans in Circles 35-41).

**PROPOSAL**

The applicants are proposing to:

- Construct a two story addition at the rear left side (southeast side) of the house connecting to an existing two story rear addition
- Construct a second story addition above the enclosed porch/sunroom on the east side

The proposed materials for the two additions are wood siding and trim, wood windows and doors with simulated divided lights, and a synthetic slate roof to match the roofing on the existing house. The existing lot coverage is 31.86% and the proposed lot coverage is approximately 34.75%.

See existing and proposed plans in Circles 8-23 and photos of existing conditions in Circles 24-34.



Chevy Chase Village has reviewed these plans and the required variance will be reviewed on April 9, 2012.

## **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:

- 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.
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. (see draft report at 7.1) For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.

**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

In 2009 the applicants were approved to construct a one-story rear addition and staff and the Commission supported that proposal as being consistent with the review criteria. The applicants are now proposing a two-story rear addition as well as a new second story on the east side of the historic block. Staff is concerned with the cumulative encapsulation of the historic house. After these proposed additions are constructed, the only parts of the original block that will be visible will be the front elevation with the visible and differentiated side addition, the west side with the existing and differentiated addition, and a small part of the east side where the new addition will be differentiated since it is both inset and lower. At the rear, both additions are inset and lower than the historic form so the original corners and roof ridge will be visible.

Staff finds that the proposed materials are compatible and appropriate for this resource.

The existing lot coverage is 31.86% and the proposed lot coverage is approximately 34.75%. Using strict scrutiny, as the *Guidelines* require, the HPC will need to determine whether this increase adversely impacts the historic district's open park-like character. Staff finds that the proposed increase in lot coverage is in the rear yard so it will not impact open spaces between houses and it is a very small overall increase. However, the added two-story block at the rear left side of the house will be visible from the street. It should be noted that the HPC already approved essentially this exact same lot coverage increase in the previous HAWP in 2009 for a one-story addition.

Applying the moderate scrutiny principle as established in the *Guidelines*, the proposed additions may compromise the integrity of the house and substantially alter the exterior features of this historic resource and therefore may be inconsistent with the review criteria. However, the *Guidelines* specifically allow for second story expansion over the first floor footprint and rear additions and the Commission may find that this meets the moderate scrutiny standard and that the original form is visible and the integrity of the house is preserved.

The HPC should provide the applicants with clear guidance and direction regarding the overall proposal and whether it is in accordance with the *Guidelines* and *Standards* so they know how to proceed.

## STAFF RECOMMENDATION

Staff recommends that the applicants respond to the HPC's comments and return for a Historic Area Work Permit application.



Preliminary  
consultation

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Email: kcampanella@verizon.net Contact Person: Kathy Campanella  
 Daytime Phone No.: 301/215-4151  
 Tax Account No.: 160703298031  
 Name of Property Owner: Kathy & John Campanella Daytime Phone No.: 202/266-1183  
 Address: 22 Hesketh Street Chevy Chase, MD 20815  
Street Number City State Zip Code  
 Contractor: Mauck Zantzinger Phone No.: 202-363-8501  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 22 Street: Hesketh Street  
 Town/City: Chevy Chase, MD Nearest Cross Street: Cedar Pkwy & Magnolia Pkwy  
 Lot: 20 Block: 24 Subdivision: Chevy Chase Village  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Stab  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: \$ 450,000  
 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 of owner or authorized agent 3/15/12  
Date

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

5

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

**I. WRITTEN DESCRIPTION OF PROJECT**

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

**This 1918 Dutch Colonial #2 contributing structure has a rear 2-story addition that was added in 2000.** The dwelling is a 2-story, 3-bay, single family home with a detached garage/carriage house (ca.1927) located at back right of lot. Lot consists of house, garage, patio, 8 medium to large trees (see tree survey), clapboard exterior, 2 brick chimneys, and combination of composite, slate, and flat roofing. A brick retaining wall is located at front left of shared driveway. Front stairs and stoop are brick. Back patio is constructed of brick pavers. Driveway is combination of solid concrete and lattice concrete planted with grass.

**The sunporch at left side of home has been altered by previous owners. It was enclosed in 2000 and a wooden ballustrade was added.**

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

**The proposed 2-story addition located over the sunporch and at the rear of the home, consists of a kitchen on the first floor, and a master bedroom, closet, and bathroom on the 2nd level.**

- The proposed addition at the left side and rear is not easily visible from the public right of way.
- The addition above the sunroom is visible on the front facade and is in keeping with historical aesthetics.

*PLEASE NOTE: nearly half of the properties in the historic area of the West Village do currently have 2nd story additions over a side porch. Recent similar side-rear renovations in the Village have set a precedence for this type of addition to a historic home.*

**Proposed 2nd story addition above the sunporch:**

- Stepped back to reveal original form of house.
- Repeats the Dutch Colonial roof line with a smaller dormer complementing existing front main dormer.
- The left side of this proposed addition is not easily visible from the public right of way as it is behind a fence and obscured by two large trees.

**The original front facade and the right side of the home (which borders a shared driveway) are more visible from the public right of way.**

- The 2000 rear addition is stepped in at the right side to reveal the original form and structure of the home.
- The right side of home will remain untouched during construction.

**The proposed rear addition will be stepped in to reveal the original form of the home.**

- The rear facade of the home was altered by a previous owner.
- It is not be visible from the public right of way.
- The rear addition does not back up to a neighboring structure.
- It faces the garden side of a double lot.

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

**Owner's mailing address**

Kathy & John Campanella  
22 Hesketh Street  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Wendy & Billy Walsh  
24 Hesketh Street  
Chevy Chase, MD 20815

John & Beth Dugan  
20 Hesketh Street  
Chevy Chase, MD 20815

John & Susie Lively  
23 Hesketh Street  
Chevy Chase, MD 20815

Mel & Ross Weiner  
21 Hesketh Street  
Chevy Chase, MD 20815

Robin Heller  
19 Grafton Street  
Chevy Chase, MD 20815

Robin Heller (Double Lot)  
19 Grafton Street  
Chevy Chase, MD 20815

**CONSUMER INFORMATION NOTES**

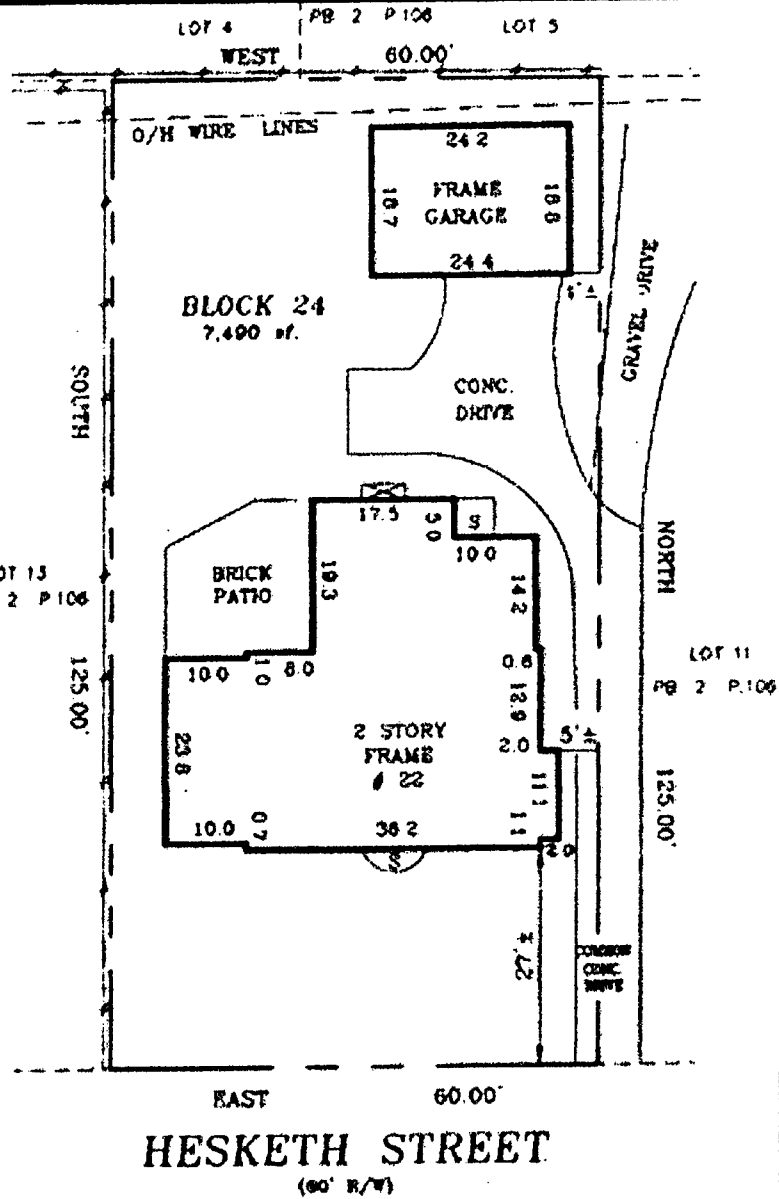
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Deed/ing line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

**Notes**

1. Flood zone is not available for CHEVY CHASE.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 Feet.



LOCATION DRAWING  
**LOT 20, BLOCK 24**  
 Section No. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND



<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>THE INFORMATION SHOWN HEREON HAS BEEN                  2) UPON THE RESULTS OF A FIELD INSPECTION                  ADJANT TO THE DEED OR PLAY OF RECORD. EXISTING                  STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED                  UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND                  ON FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>Jeffrey A. Foster</i>                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507</p>	<p><b>REFERENCES</b></p> <p>PLAY BK. 197                  PLAY NO. 21471</p>	<p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  2 Professional Drive, Suite 218                  Catheysville, Maryland 20879                  301/948-0100, Fax 301/948-1288</p>
	<p><b>DATE OF LOCATIONS</b></p> <p><b>SCALE:</b> 1" = 20'</p>	
<p><b>LENER</b></p> <p><b>TOLDO</b></p>	<p><b>WALL CHECK:</b></p> <p><b>USE LOC.</b> 06-11-2004</p>	<p><b>DRAWN BY:</b> F.A.</p> <p><b>JOB NO.</b> 99-2014</p>

ANNEX  
ARCHITECTS

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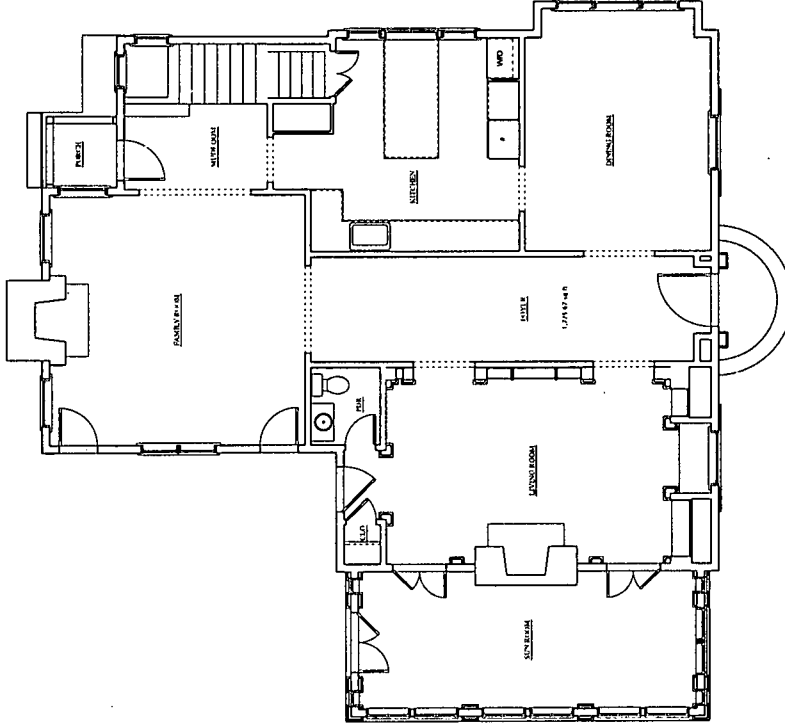
### Campanella Residence

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Ex1



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



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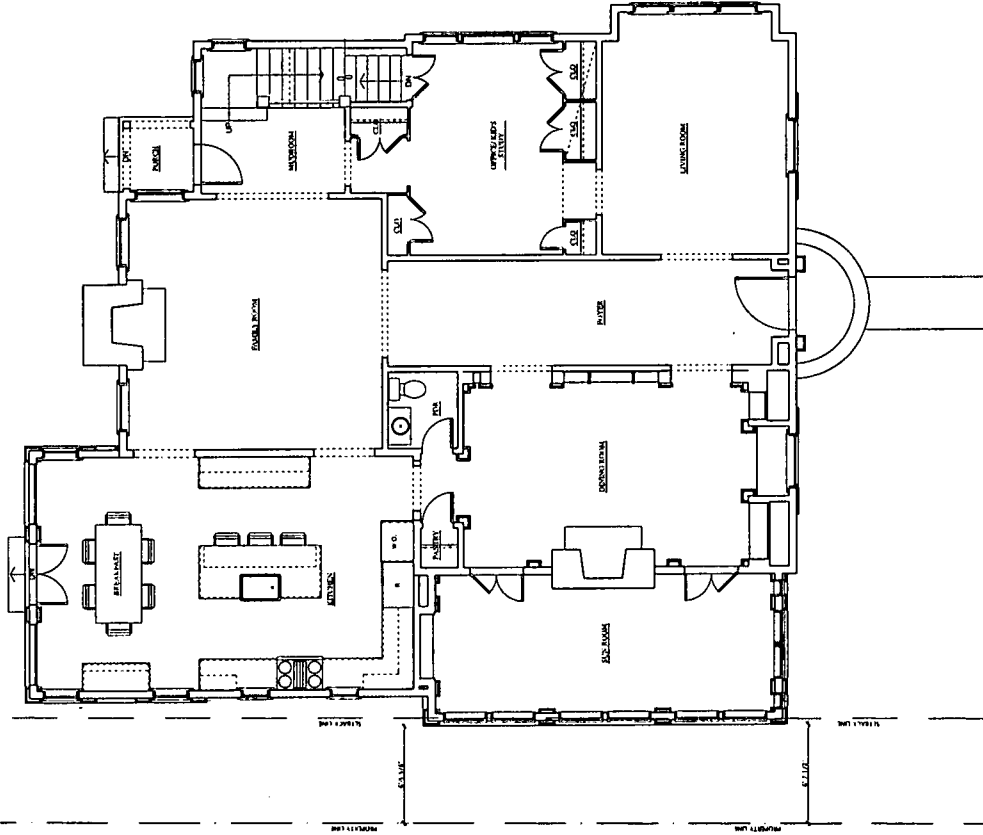
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A1-1



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

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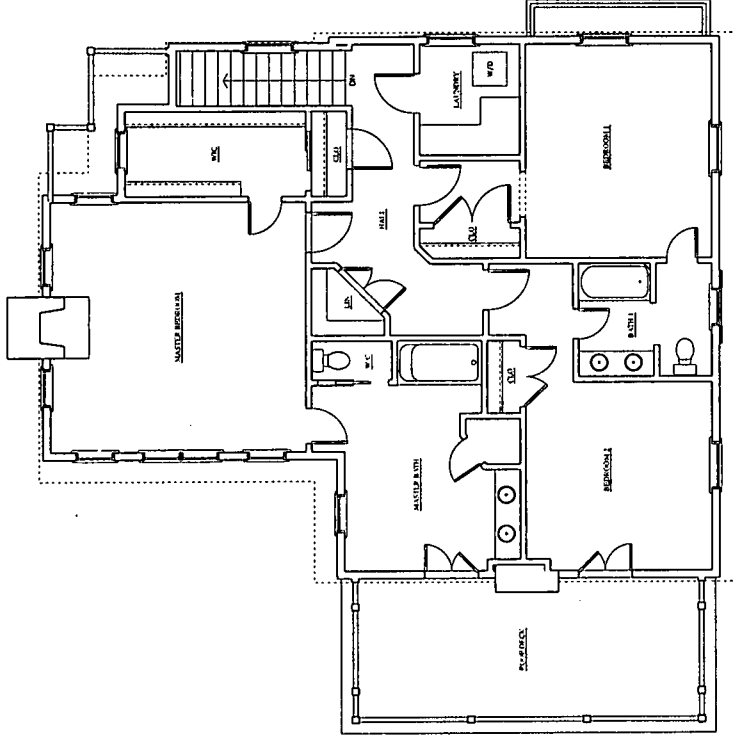
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Residence

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6-812 Anne Street Architects, LLC  
9 MARCH 2012

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Pricing Set

Ex2



**2** Second Floor Plan  
1/8" = 1'-0"

ANN D'AMICO  
ARCHITECTS

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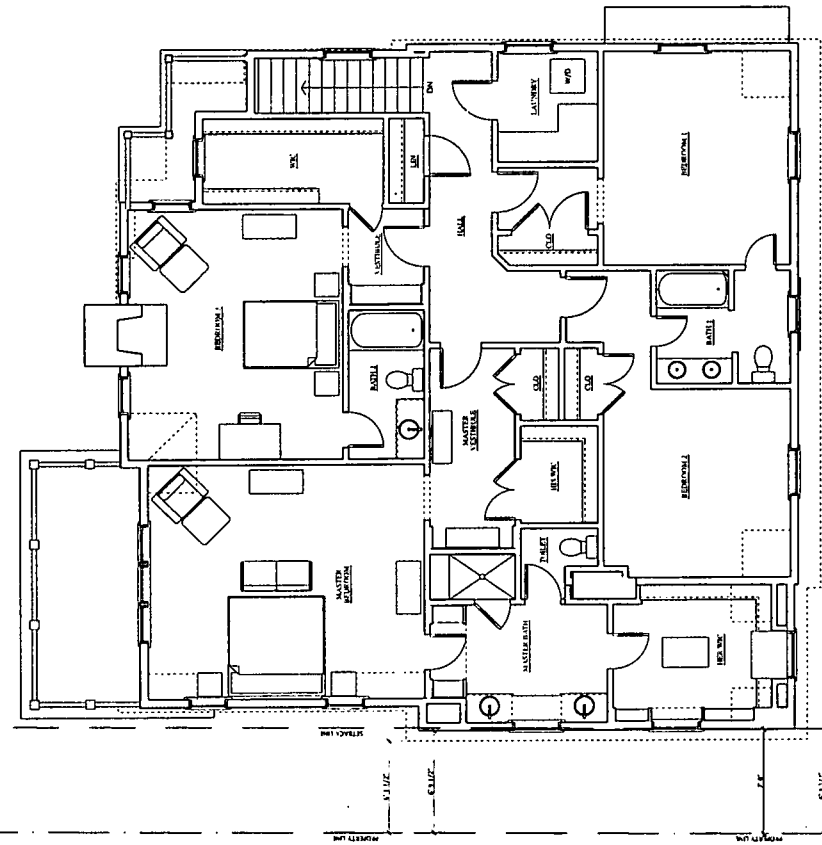
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A1-2



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

ARCHITECT

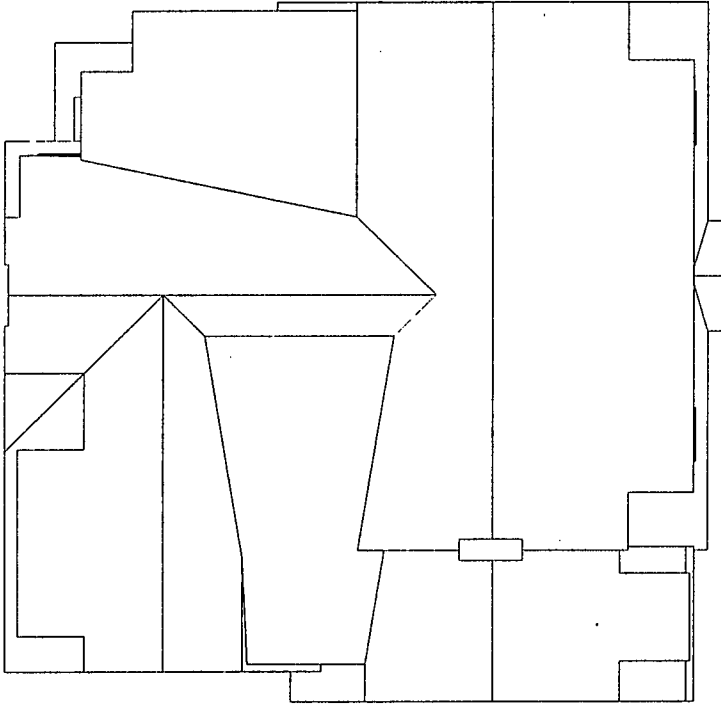
3019 Wilson Lane  
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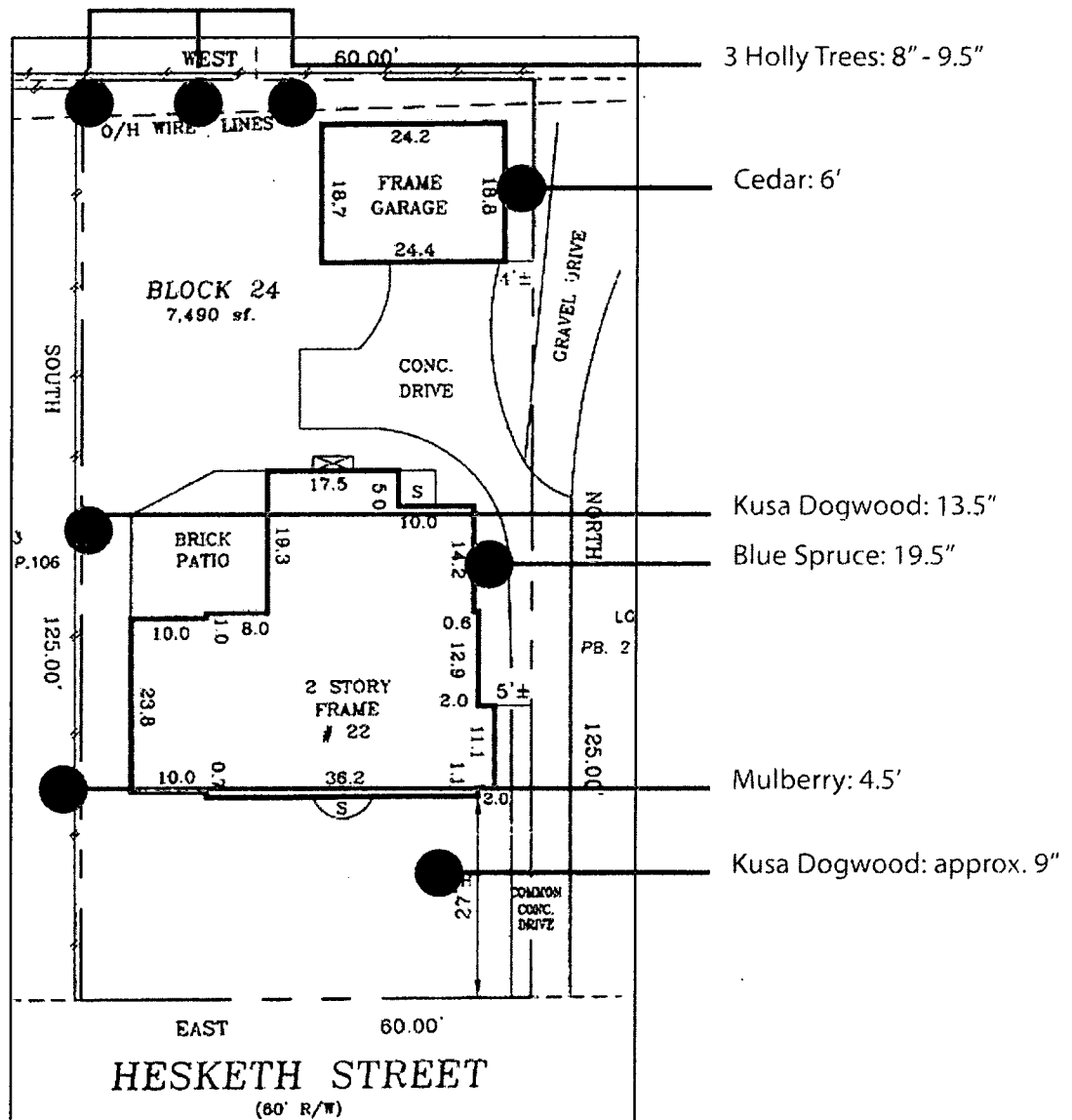
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A1-3

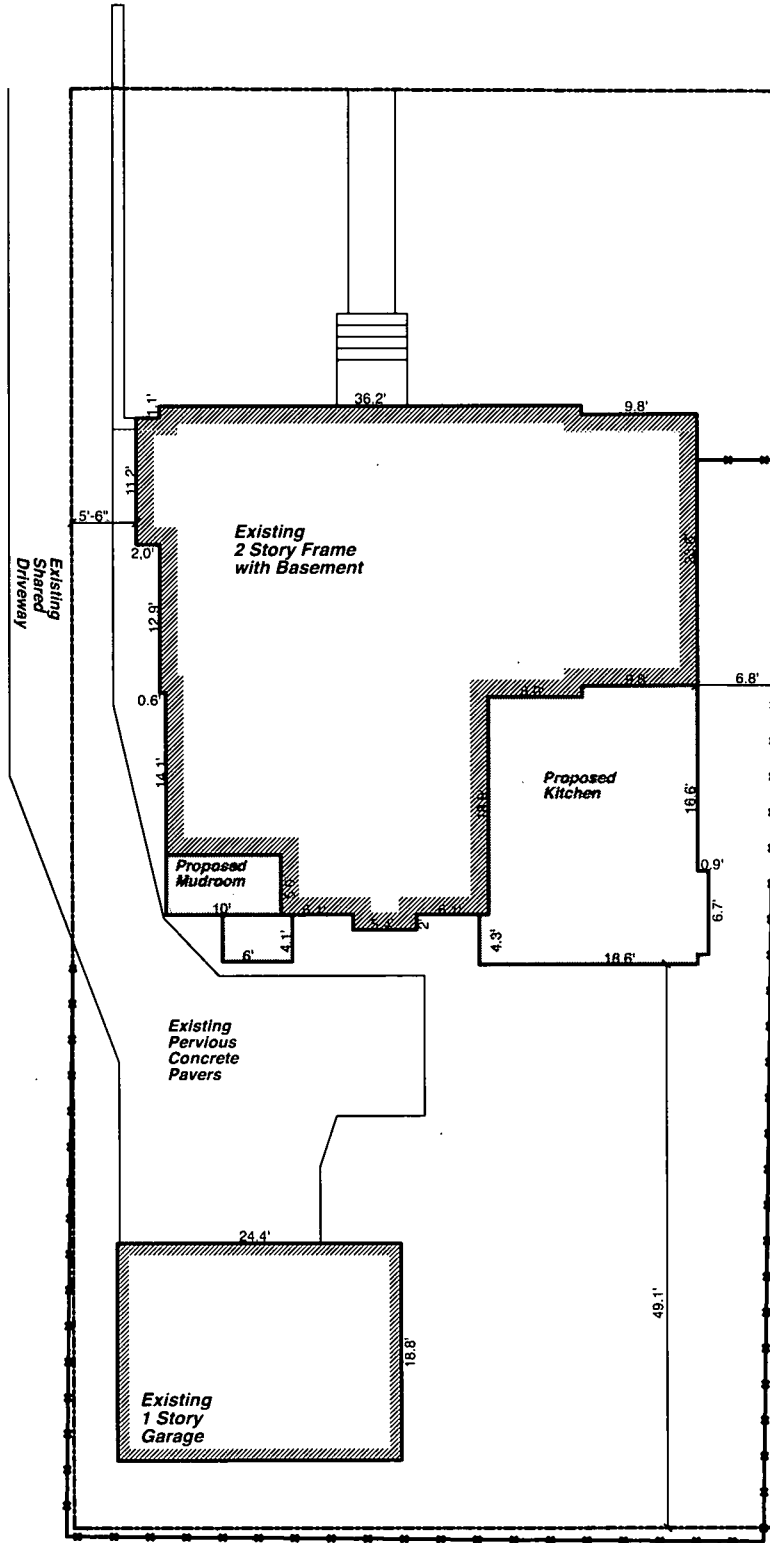


1 Roof Plan  
1/8" = 1'-0"

# 2012 Tree Survey: Campanella, 22 Hesketh Street



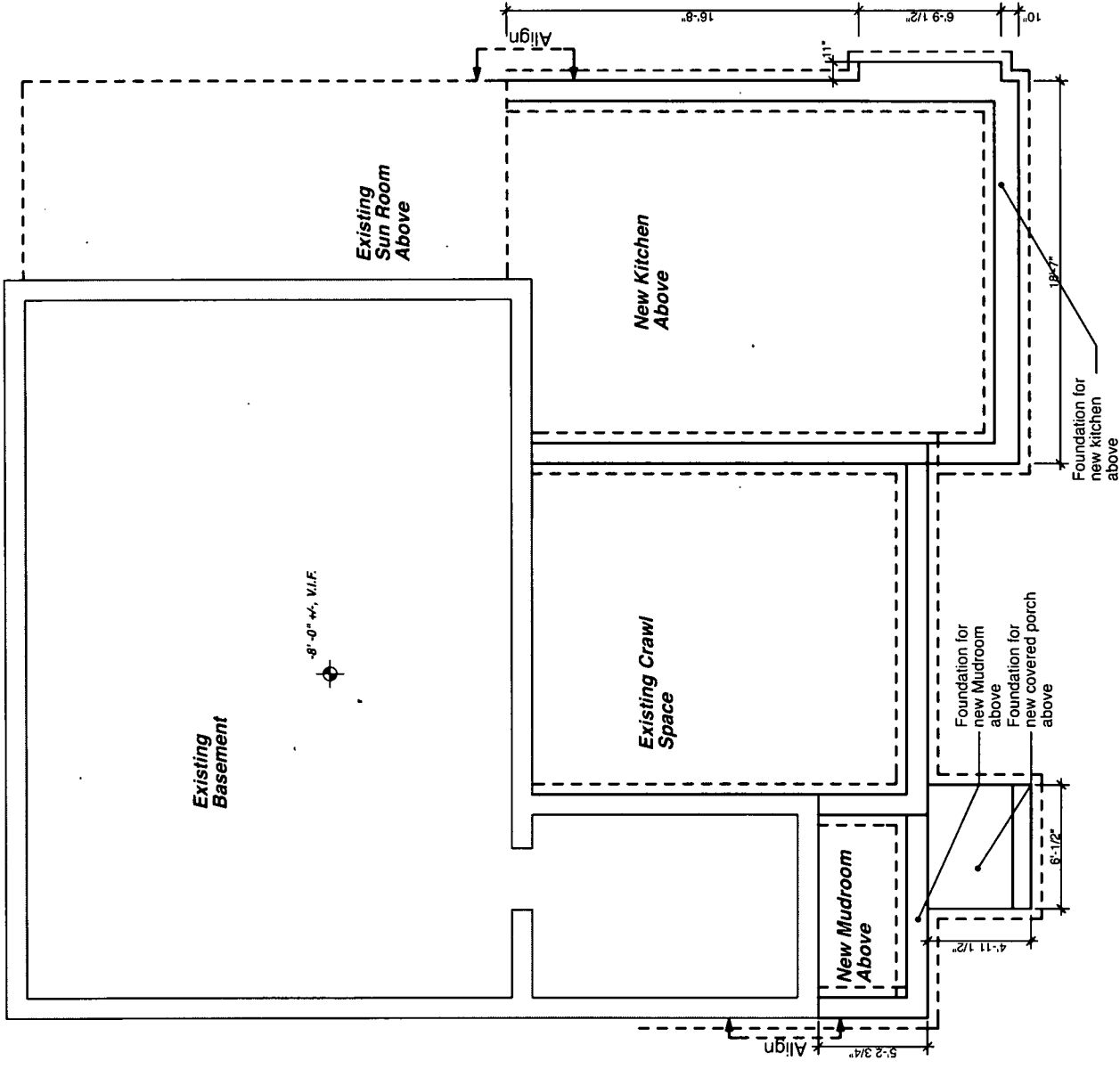
Plan



Shade portion to indicate North

Applicant: \_\_\_\_\_

35  
8

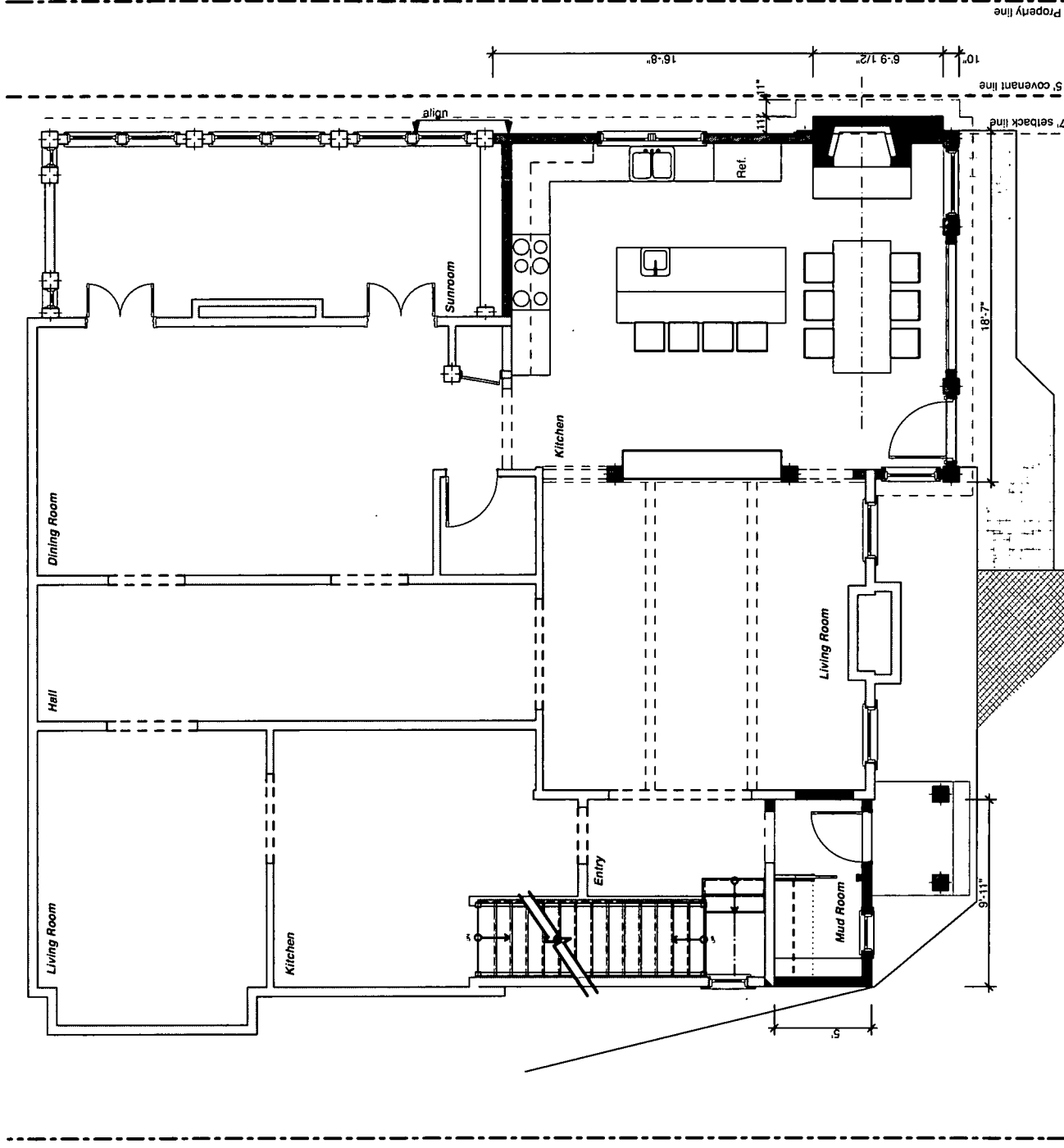


**Campanella  
Residence**  
22 Hesketh St  
Chevy Chase, MD 20815  
HAWP Set

**Basement Plan**  
Scale:  
1/23/2009  
Page 2 of 13

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9

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SNOWBER**  
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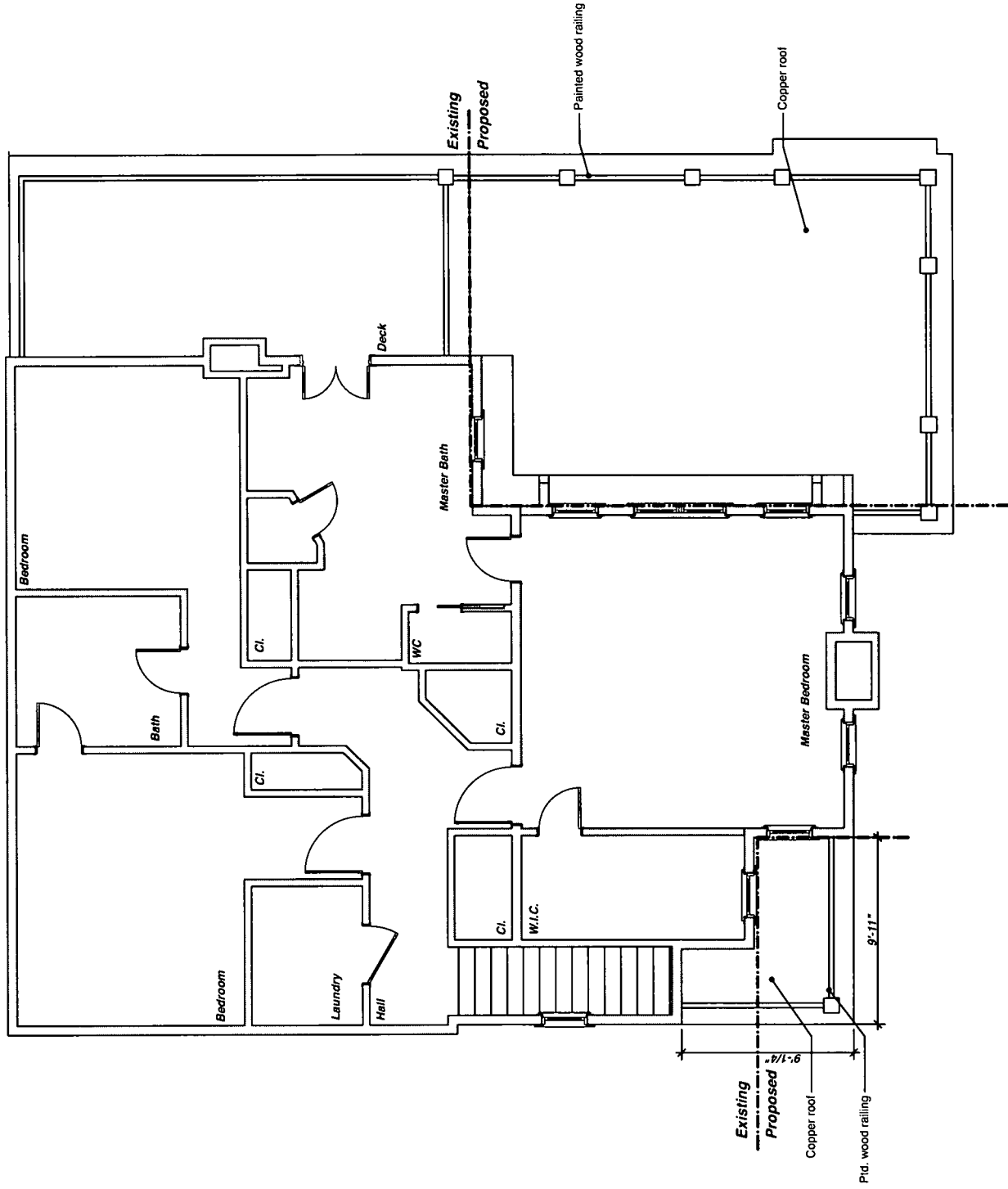
Campanella  
 Residence  
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 HAWP Set

Proposed First Floor Plan  
 Scale: 1/8" = 1'-0"  
 1/23/2009  
 Page 3 of 13

10 37

HAMILTON  
 SNOWBER  
 Architects



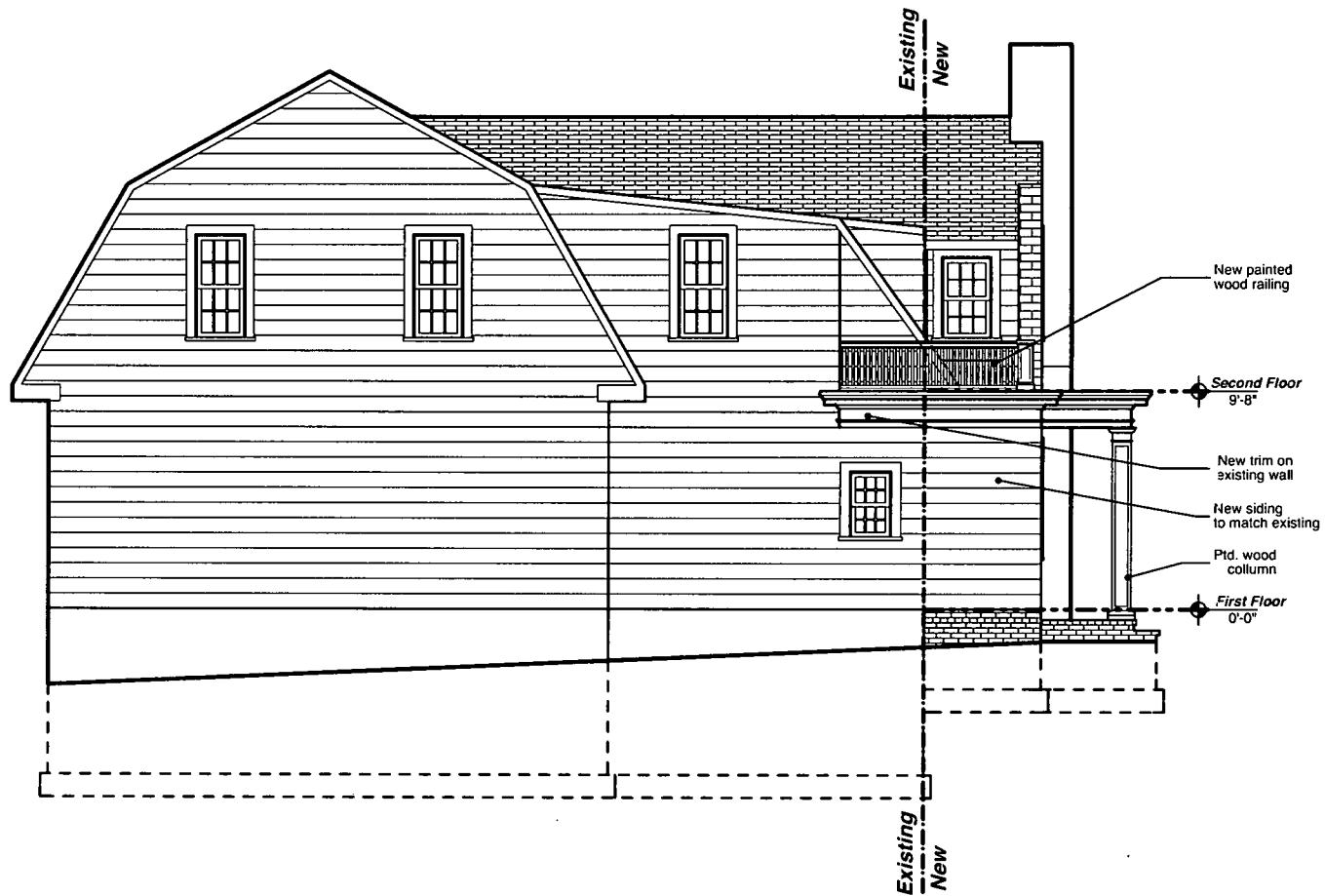


**Campanella  
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 22 Hesketh St  
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 HAWP Set

**Second Floor Plan**  
 Scale:  
 1/23/2009  
 Page 4 of 13

**HAMILTON  
 SNOWBER**  
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38



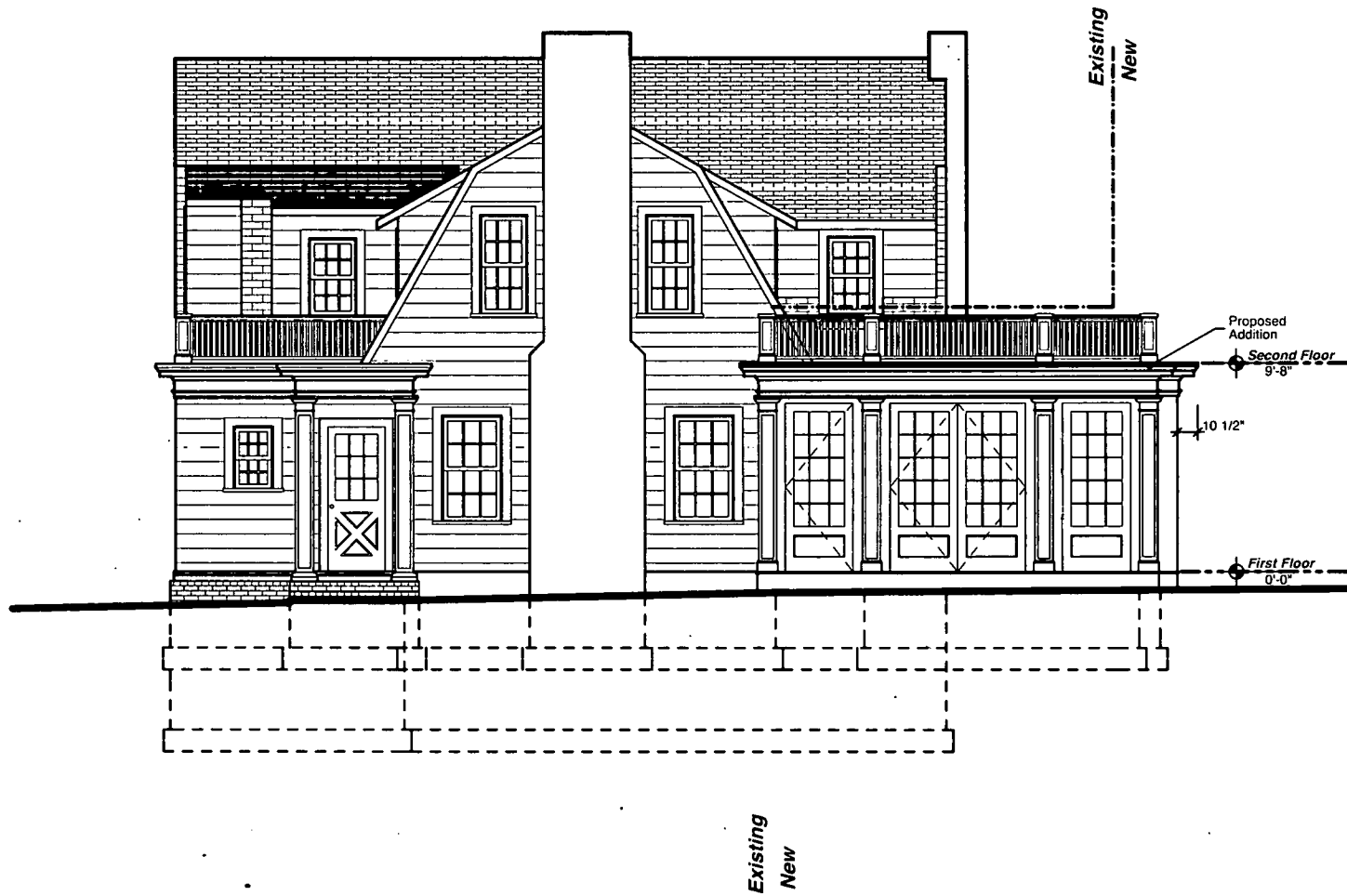
HAMILTON  
SNOWBER  
  
Architects

13  
39

**Proposed West Elevation**

Scale:  
1/23/2009  
Page 8 of 13

**Campanella  
Residence**  
22 Hesketh St  
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HAWP Set



HAMILTON  
SNOWBER

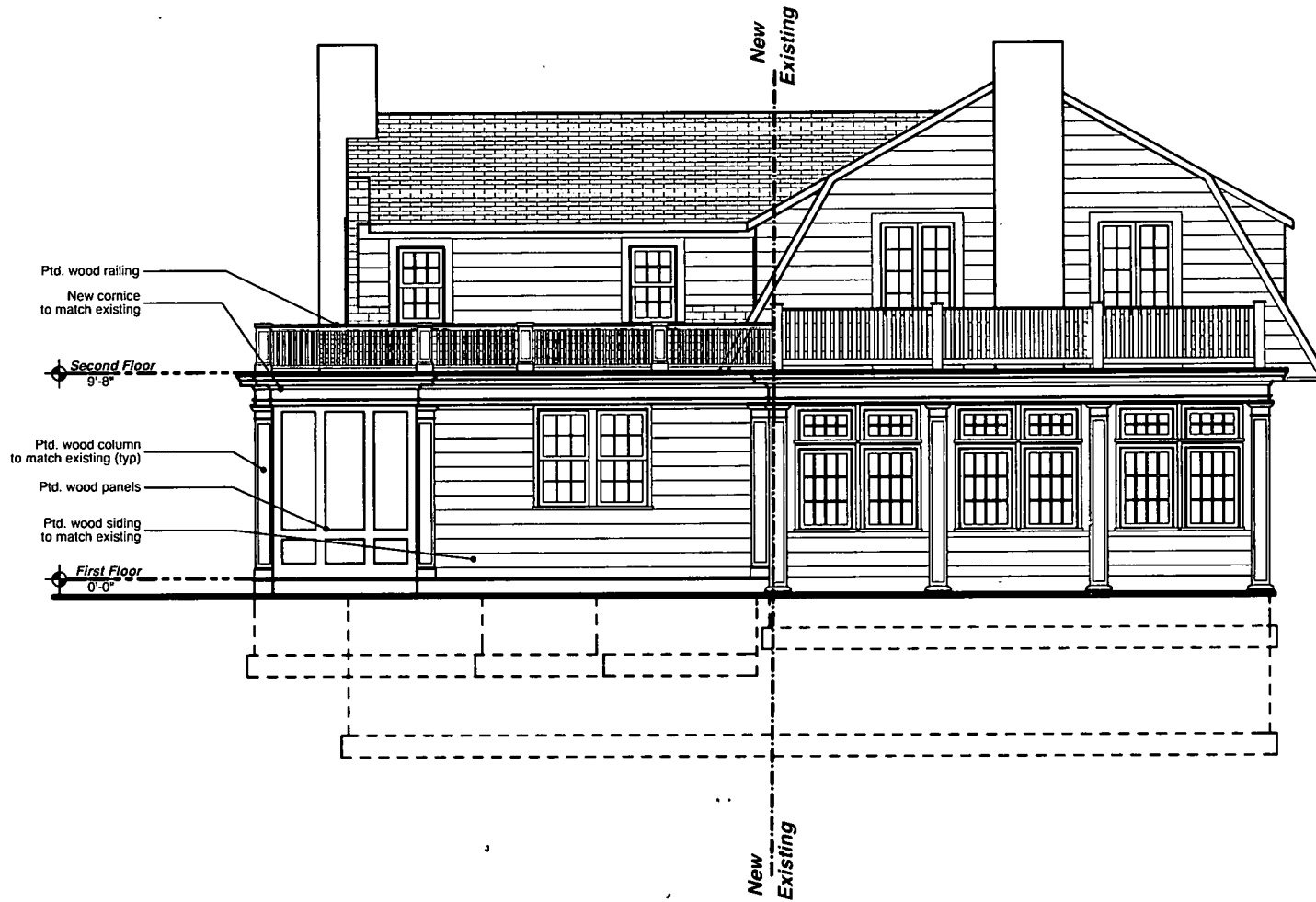
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Proposed South Elevation

Scale:  
1/23/2009  
Page 9 of 13

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Residence  
22 Hesketh St  
Chevy Chase, MD 20815  
HAWP Set



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**Proposed East Elevation**

Scale:  
1/23/2009  
Page 10 of 13

**Campanella  
Residence**

22 Hesketh St  
Chevy Chase, MD 20815

HAWP Set



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Bill Kirwan  
Acting Chairperson

Date: 4/25/13

### MEMORANDUM

TO: Diane Schwartz Jones, 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 #630475—fence installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on April 24, 2013.

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: Nancy Watters  
Address: 10 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: TEVERS LONG FENCE.COM Contact Person: TOM EVERS  
 Daytime Phone No.: 240 672-8042  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: NANCY WATERS Daytime Phone No.: \_\_\_\_\_  
 Address: 10 HESKETH ST CHEVY CHASE MA 20815  
Street Number City State Zip Code  
 Contractor: LONG FENCE Phone No.: 240 672-8042 CELL  
 Contractor Registration No.: 9615 ORC 301 261-3444  
 Agent for Owner: NANCY WATERS Daytime Phone No.: MM 301 657-7676  
CELL 617 803-5904

**LOCATION OF BUILDING/PERMITS**

House Number: 10 Street: HESKETH ST  
 Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
 Lot: P 8 Block: 25 Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

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

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

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

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

3A. Height 6 feet 0 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] 3/30/13  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairman, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/25/13  
 Application/Permit No.: 630475 Date Filed: 4/3/13 Date Issued: \_\_\_\_\_

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

TOM EVERS 240 672-8042  
 TEVERS @LONG FENCE.COM MHIC 103843 (4)

**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:

OLD WOOD FENCE IS FALLING DOWN

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

REPLACE WOOD/BROKEN FENCE WITH NEW CEDAR  
DETAILED ELEGANT FENCE

2. **SITE PLAN (J-A B C)**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

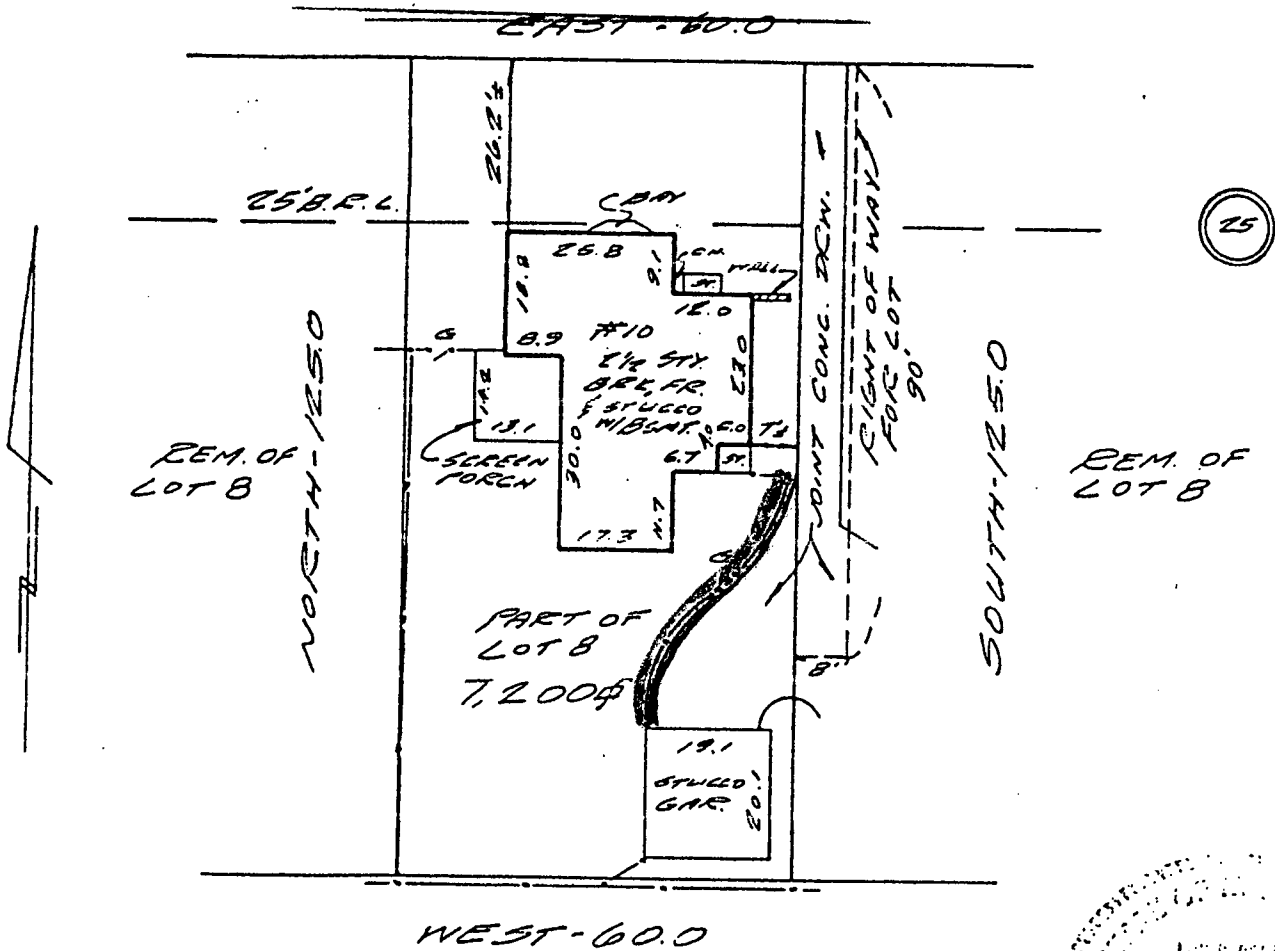
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

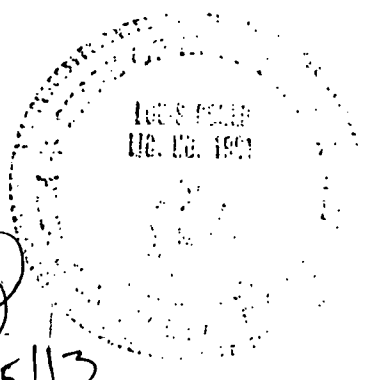
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

10 HESKETH STREET



Note: This property does not lie within the limits of a flood hazard area as determined on the maps of the national flood insurance program.

APPROVED  
 Montgomery County  
 Historic Preservation  
*[Signature]*  
 4/25/13



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines or the existence of corner monuments. All information shown hereon taken from the public records of the county or city in which the property is located.

HOUSE LOCATION  
 PART OF LOT B and BLOCK - 25  
 Part of LOT SECTION NO 2  
 17 (24)  
 CHEVY CHASE  
 MONTGOMERY COUNTY, MARYLAND  
 Recorded in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.  
*[Signature]*  
 LOUIS COHEN  
 Registered Land Surveyor  
 Maryland No. 1961

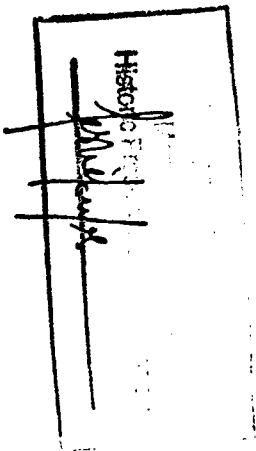
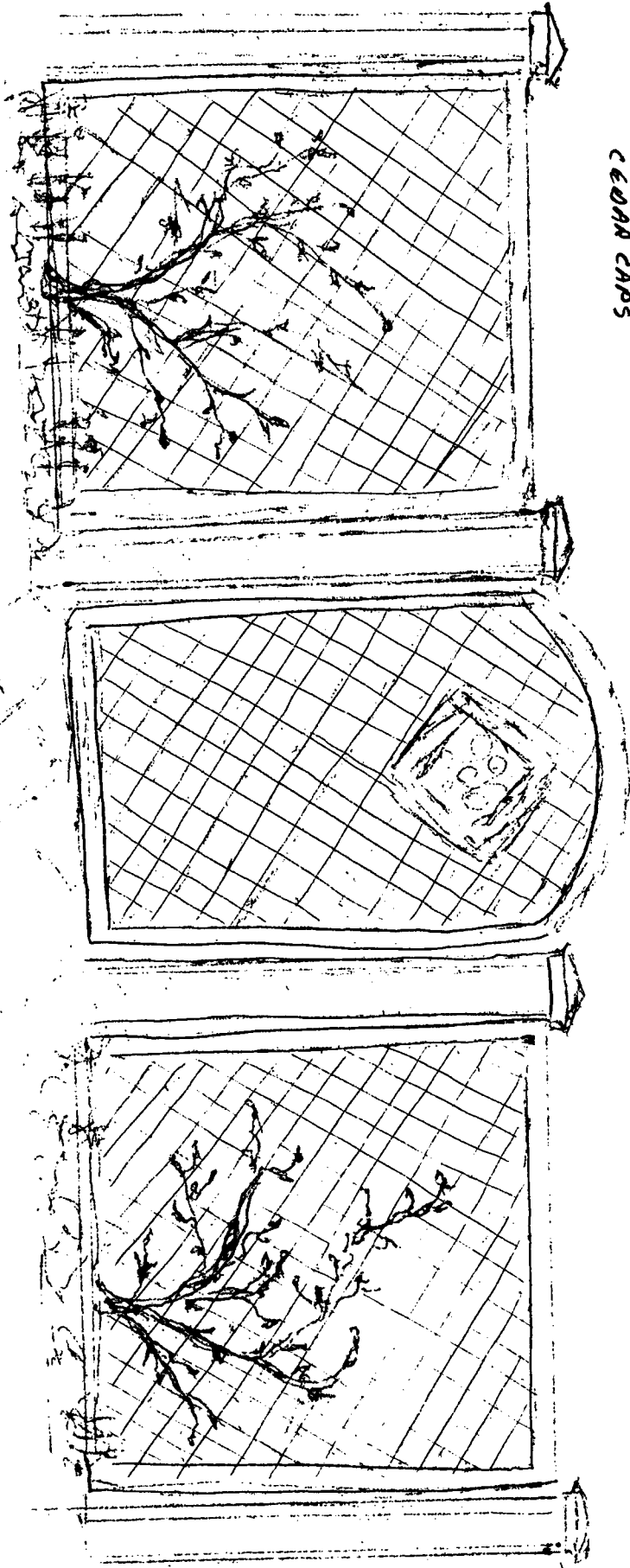
DATE: SEPT. 4, 1986

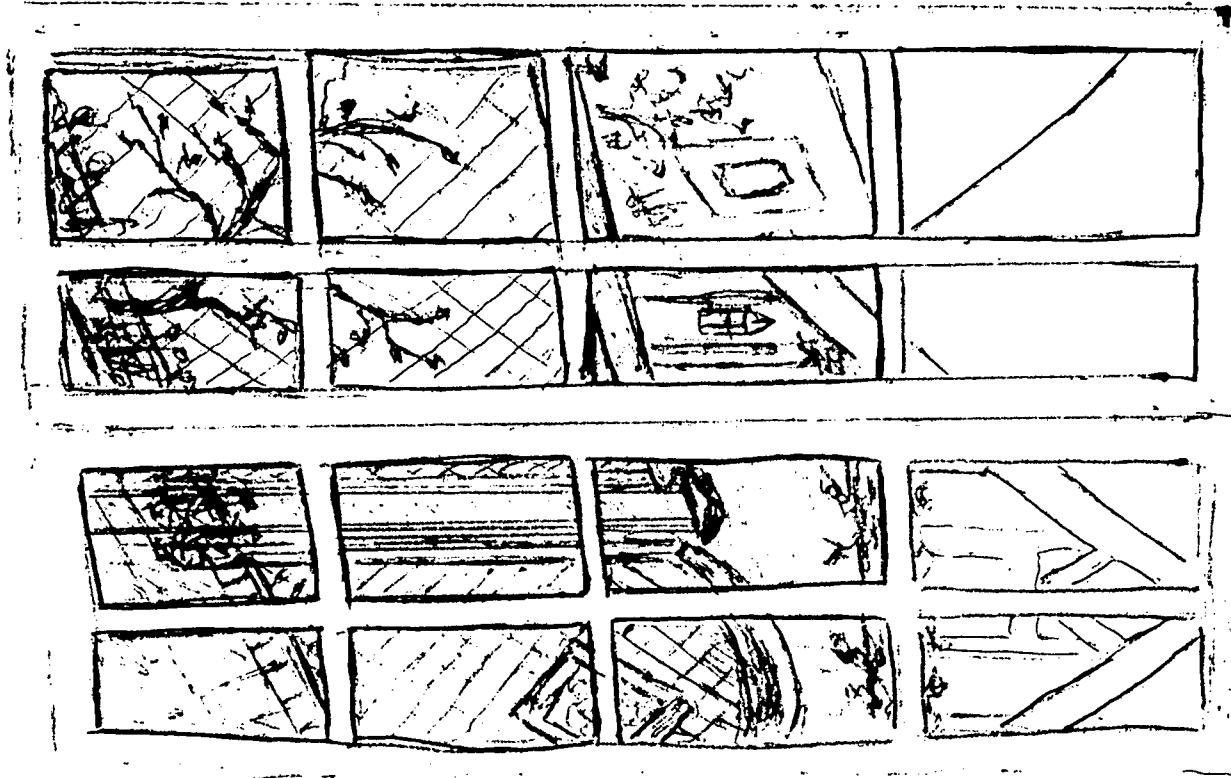
CASE: 1032-86

FILE: 74157



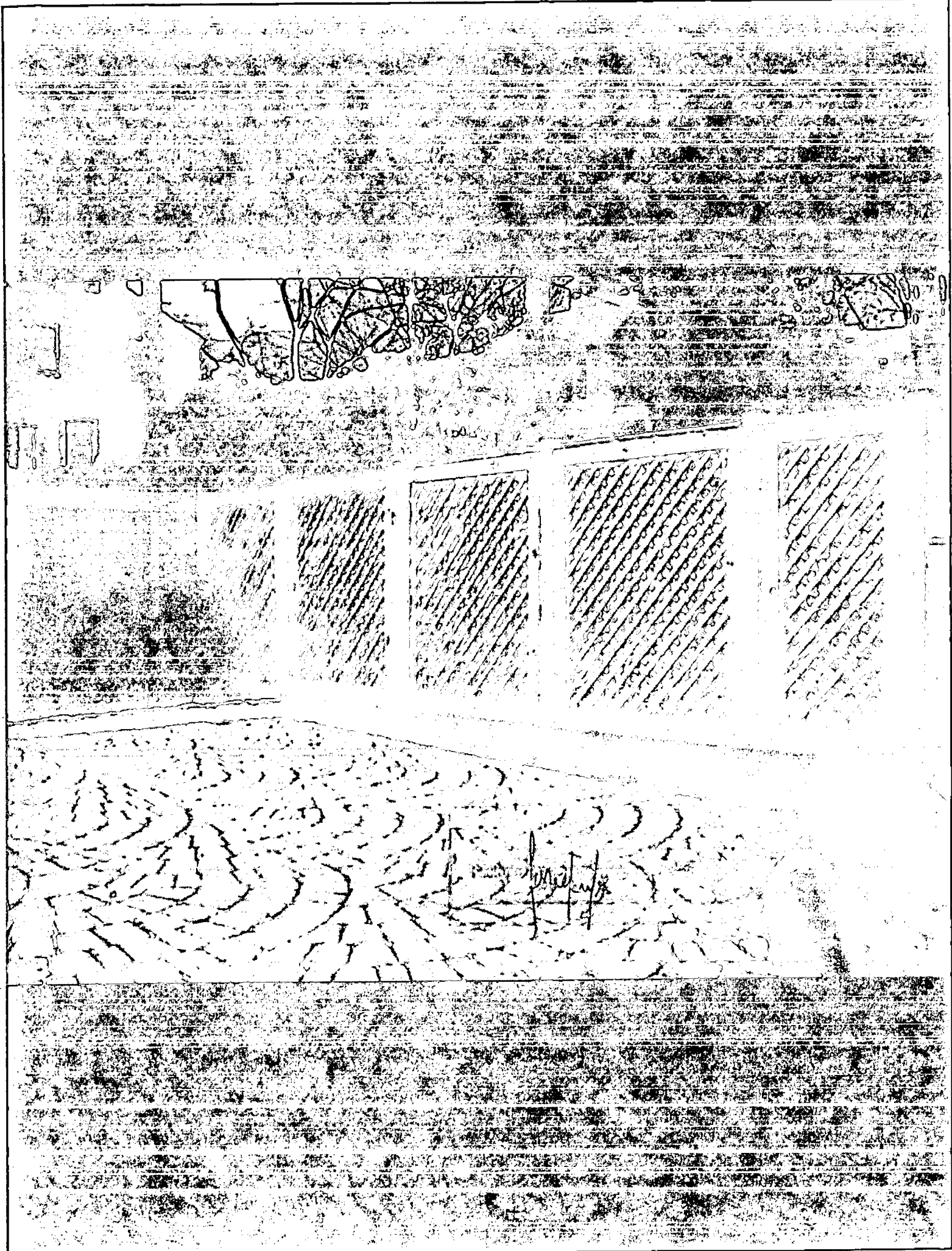
6' TALL  
CEDAR LATTICE 1' GAP  
CEDAR WRAPPED POSTS  
CEDAR CAPS





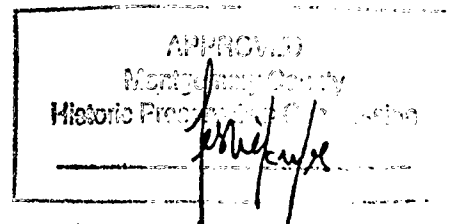
NEW FENCE - VIEW FROM INSIDE HOUSE

Field  
*[Handwritten signature]*



## MATERIALS

- 6' TALL WESTERN RED CEDAR PREMIUM 2 OR BETTER GRADE LATTICE 1" SPACE
- 6x6 PRESSURE TREATED LINE + GATE POSTS WRAPPED IN 2 OR BETTER GRADE CEDAR
- ALL POSTS SET IN CONCRETE
- ALL FRAMING 2 OR BETTER CEDAR



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

<b>Address:</b>	10 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	4/24/2013
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/17/2013
<b>Applicant:</b>	Nancy Watters	<b>Public Notice:</b>	4/10/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-13P	<b>Staff:</b>	Karen Theimer Brown
<b>PROPOSAL:</b>	fence replacement		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to Chevy Chase Village Historic District  
**STYLE:** Tudor Revival  
**DATE:** c. 1916-1927

**PROPOSAL**

The applicant is proposing to remove the existing 6' high and 42' long privacy fence that is in poor condition with a new fence in the same location and of the same dimensions. The proposed replacement fence will be constructed of western red cedar (premium 2 or better grade) with 1" lattice. The 6x6 pressure treated line and gate posts, caps, and framing will also be constructed of premium 2 or better grade cedar. A gate will provide access to the rear fenced back yard. It will be in the same location as the existing gate and will include a diamond shaped detail. A small portion of the fence will be visible from Hesketh Street and is situated towards the rear of the property on the left hand side.

**APPLICABLE GUIDELINES**

***Montgomery County Code; Chapter 24A-8***

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
  - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

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

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

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 240 672-8043  
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Name of Property Owner: NANCY WATERS Daytime Phone No.: \_\_\_\_\_  
Address: 10 HESKETH ST CHEVY CHASE MA 20815  
Street Number City State Zip Code  
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Contractor Registration No.: 9615 ORC 301 361-3444  
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LOCATION OF BUILDING/PREMISES

House Number: 10 Street: HESKETH ST  
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Lot: P 8 Block: 25 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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\* [Signature] [Signature] 3/30/13  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 630475 Date Filed: 4/3/13 Date Issued: \_\_\_\_\_

TOM EUERS 240 672-8042  
TEVERS @LONG FENCE.COM

MHIC 103843

3

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

**Owner's mailing address**

10 HESKETH ST  
 CHEVY CHASE MD 20815

**Owner's Agent's mailing address**

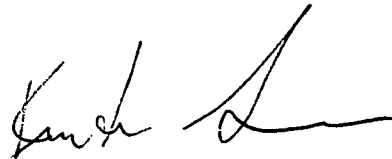
LONG FENCE  
 TOM EVERS  
 9520 URBANA PIKE  
 JAMSVILLE MD.

**Adjacent and confronting Property Owners mailing addresses**

SIGNATURE

3 HESKETH ST  
 CHEVY CHASE MD 20815

\*



8 HESKETH ST  
 CHEVY CHASE MD 20815

5 HESKETH ST  
 CHEVY CHASE MD 20815

OUR CLIENT  
 10 HESKETH ST  
 CHEVY CHASE MD 20815

7 HESKETH ST  
 CHEVY CHASE MD 20815

12 HESKETH ST  
 CHEVY CHASE MD 20815



## MATERIALS

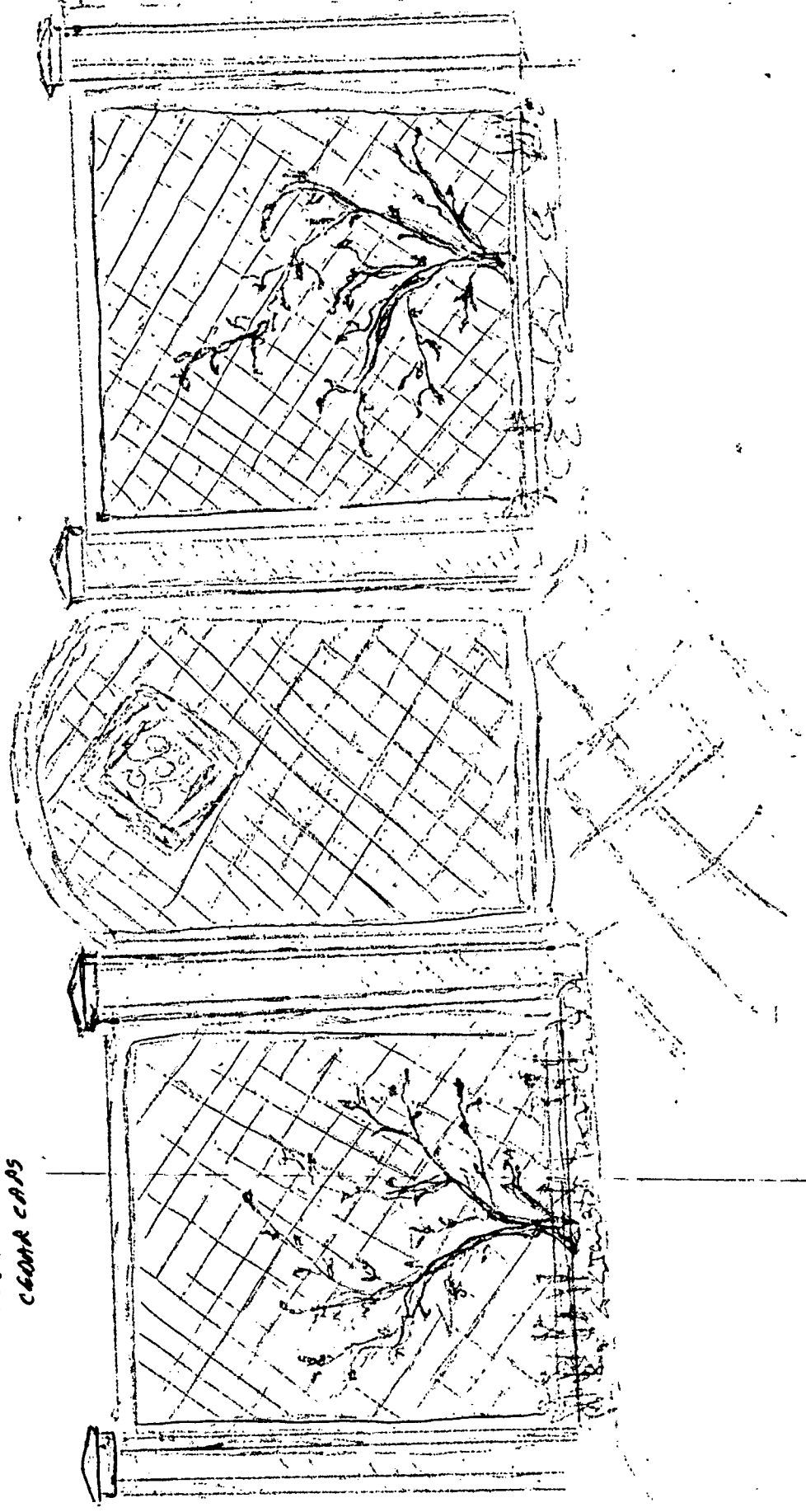
- 6' TALL WESTERN RED CEDAR PREMIUM 2 OR BETTER GRADE LATTICE 1" SPACE
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- ALL POSTS SET IN CONCRETE
- ALL FRAMING 2 OR BETTER CEDAR

3 A EXISTING

6'  
TALL

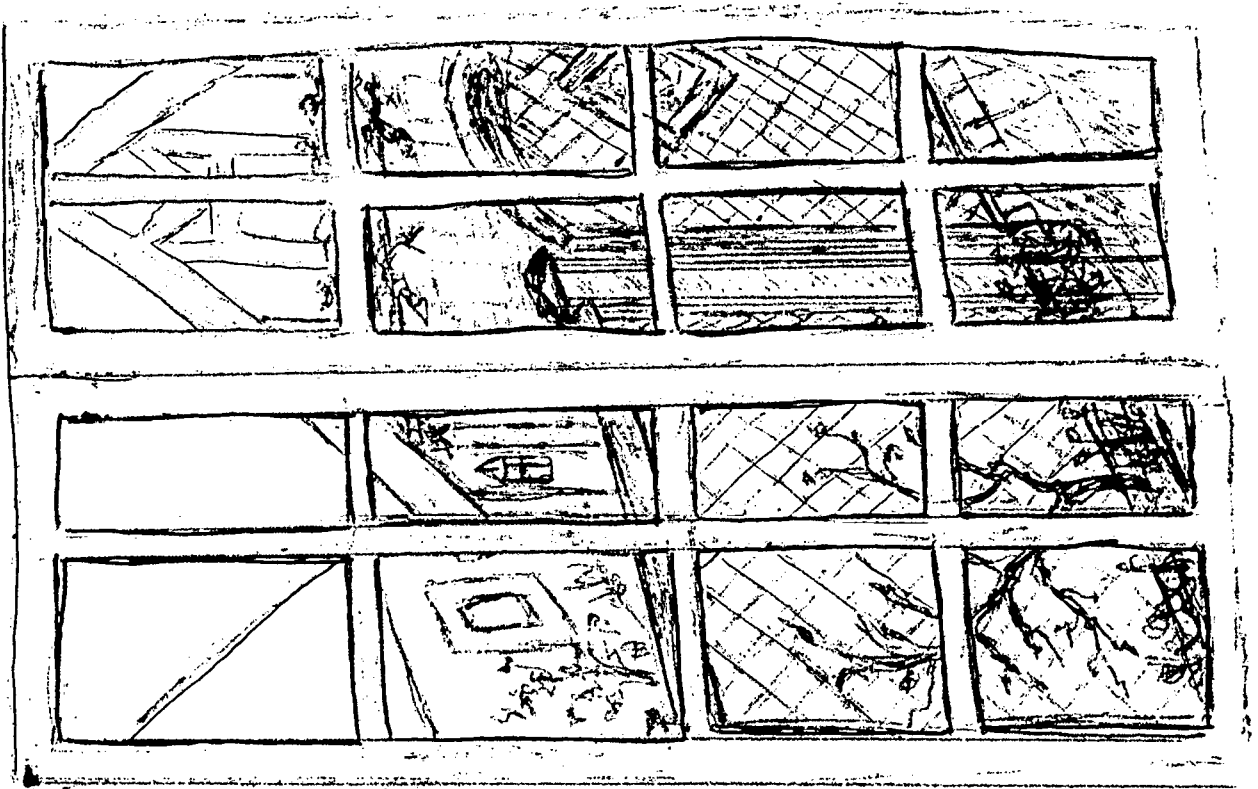


6' TALL  
CEDAR LATTICE 1" GAP  
CEDAR WRAPPED POSTS  
CEDAR CAPS





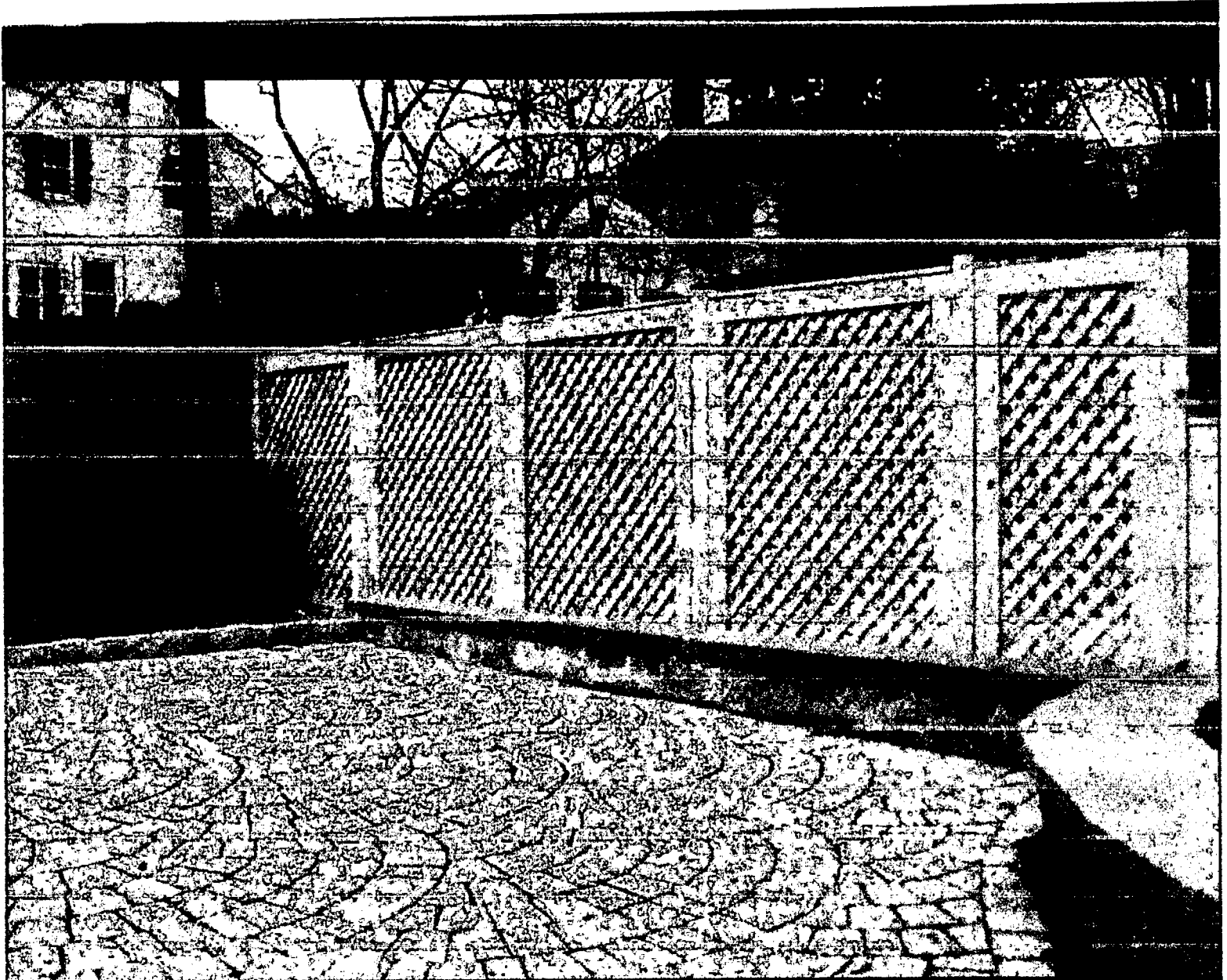
NEW FENCE - VIEW FROM INSIDE HOUSE



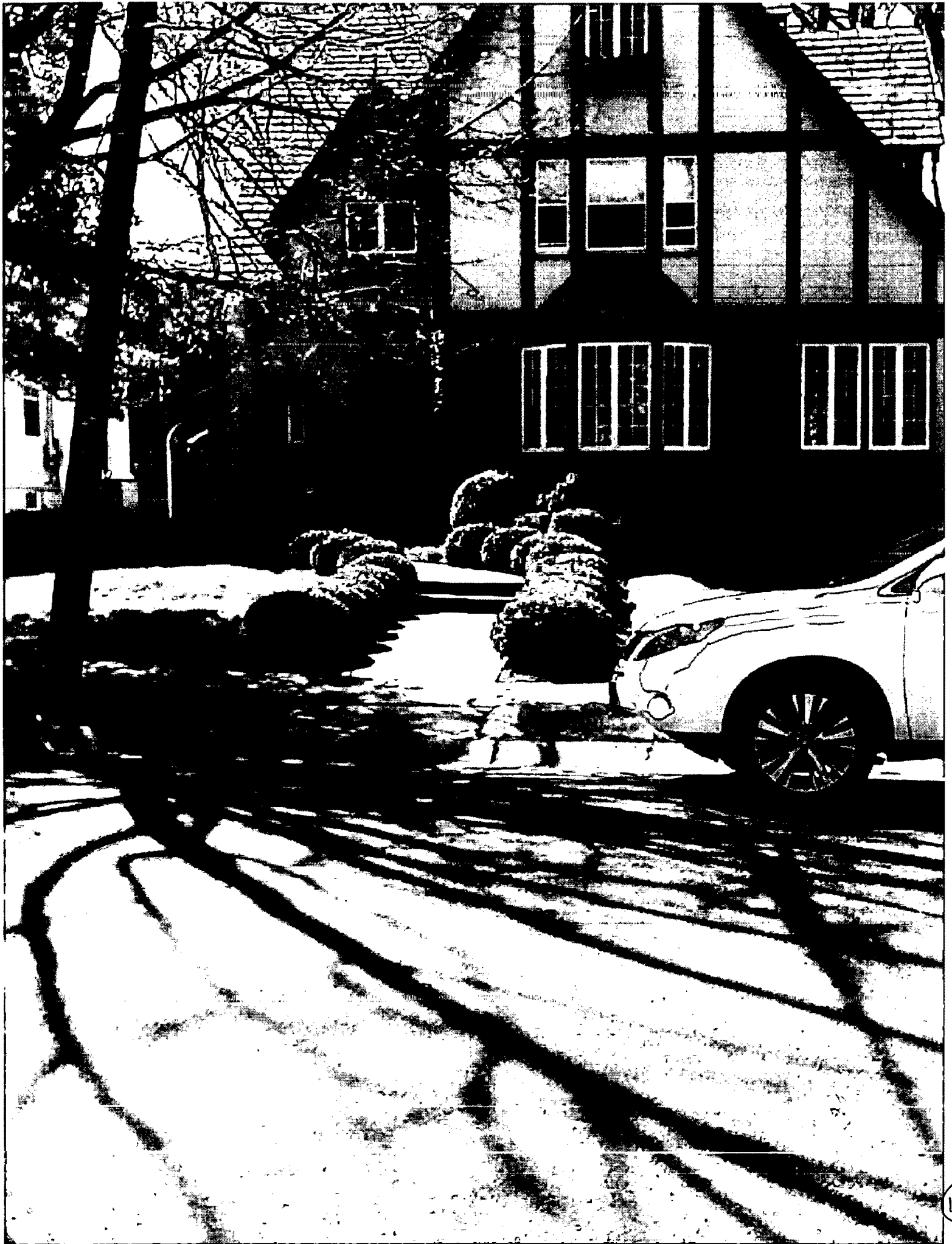
3 B PROPOSED

11

3 PROPOSED  
LATTICE







EXISTING FRONT OF HOUSE FACE NOT VISIBLE

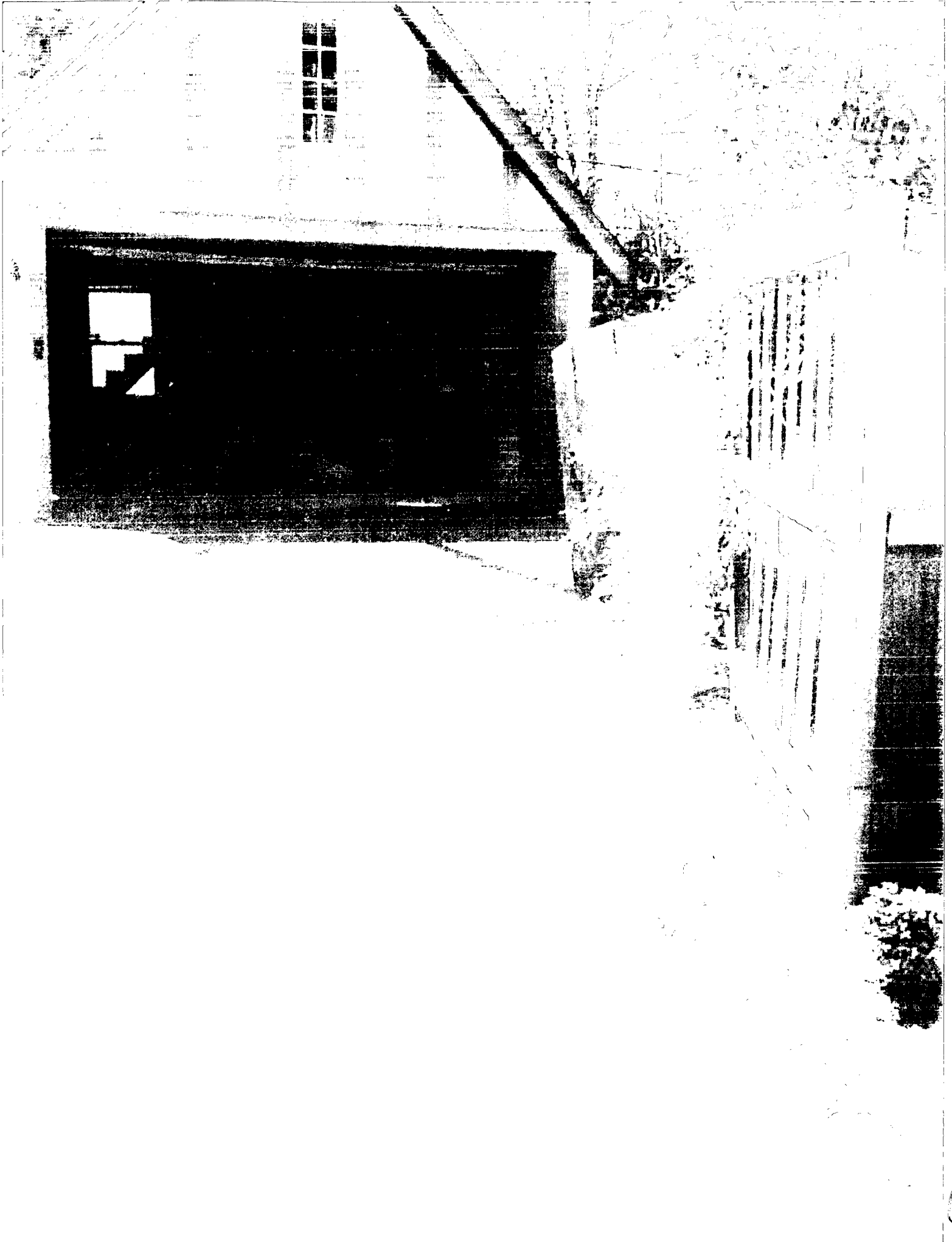
13



EXITING FRONT LOOKING DOWN DRIVEWAY



EXISTING HOUSE Looking from driveway

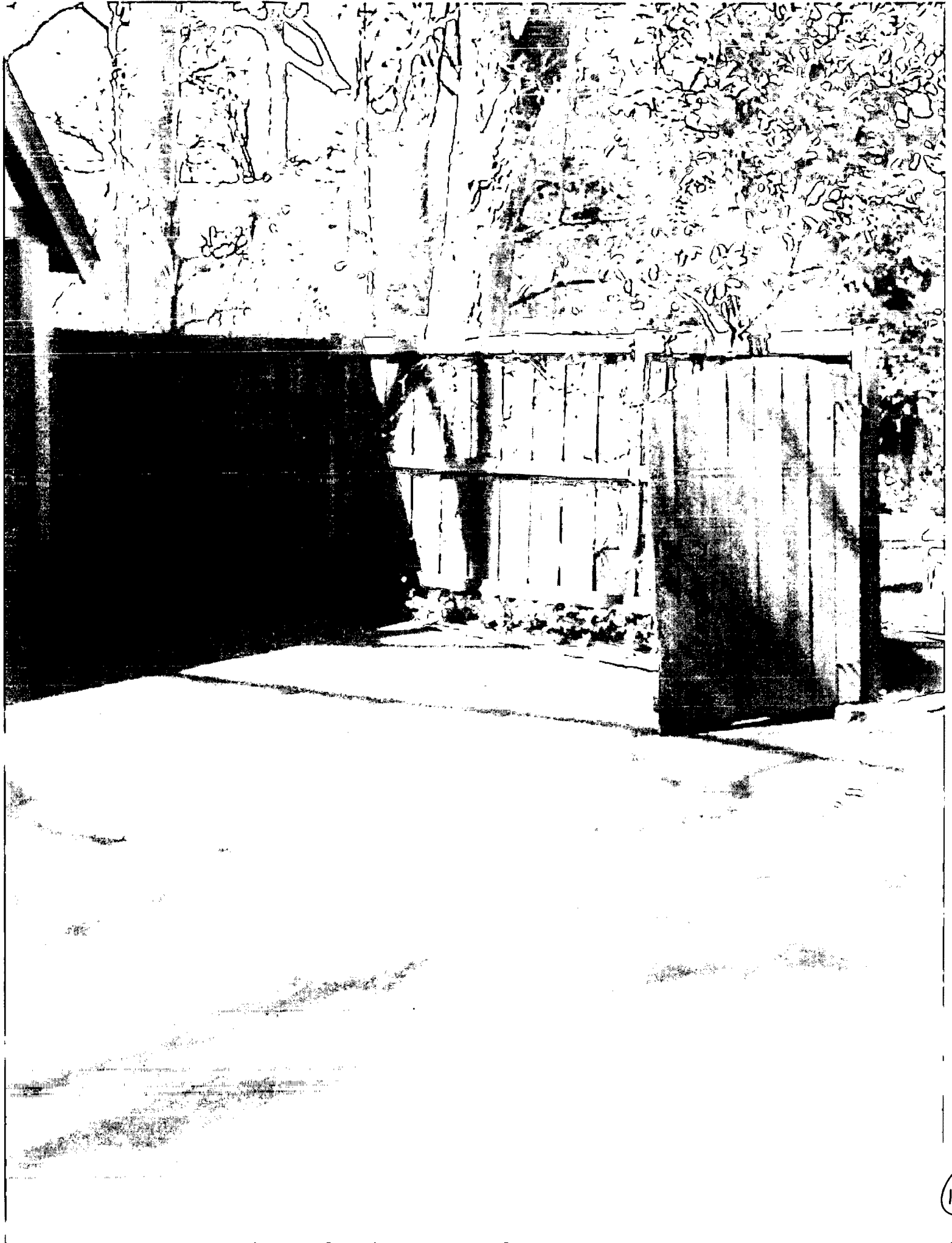


PRISTON FENCE

LOOKING NEAR DRIVEWAY



EXISTING FENCE LOOKING FROM NEIGHBORS ACROSS DRIVEWAY



(18)

EXISTING FRACK LOOKING FROM NE. GARAGE ACROSS DRIVE

10 Hesketh



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