

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3 Hesketh Street **Meeting Date:** 7/14/04
Applicant: Ellen Donahue **Report Date:** 7/07/04
Resource: Contributing Resource **Public Notice:** 6/30/04
 Chevy Chase Village Historic District
Review: HAWP **Tax Credit:** Possible
Case Number: 35/13-04C REVISION **Staff:** Anne Fothergill

PROPOSAL: Deck removal, brick installation, and porch alterations

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

Three Hesketh Street is a two-and-a-half-story single family home in Chevy Chase Village built in 1908. The house has had at least two additions—one at the rear right side built in the 1930s and one at the rear left built in 1978. Some non-original window replacement was approved by the HPC in January 2004 as part of their interior kitchen renovation. The applicant now would like to expand the workscope as their project evolves.

PROPOSAL

The applicants are currently renovating their kitchen and are proposing the removal of their rear deck that was built in 1978. The removal of this feature would expose the brick steps that were installed as part of the 1930s expansion of the house. The applicants would like to use these steps again and extend them further across the whole width of the back of the house so as to access the yard from the kitchen door.

Additionally, the applicants would like to access the back yard from the side porch and are proposing removal of the back railing and installation of stairs from the back of the porch down to the back yard. The proposed materials would be slate steps to match the front stairs and a wood railing to match the existing porch railing.

STAFF DISCUSSION

A Contributing Resource in the Chevy Chase Village Historic District is subject to a moderate level of scrutiny and the *Guidelines* state that “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.”

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

The deck was built as part of the 1978 addition and its removal would expose the bricks that were installed as part of the 1930s addition and remain intact underneath the deck. The exposure and any rehabilitation (if needed) of these bricks may be tax credit eligible. The changes to the porch are at the back of the porch and would not be visible from the street. All the proposed materials are compatible and appropriate. Staff recommends approval.

STAFF RECOMMENDATION

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

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

DPS - 48

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ellen Donohue
Daytime Phone No.: 301 656 0193

Tax Account No.: 00455177

Name of Property Owner: Ellen Donohue Daytime Phone No.: 301 656 0193

Address: 3 Hesketh Street, Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: Kenwood Construction Phone No.: 301 519 2500

Contractor Registration No.: _____

Agent for Owner: Preston Havenstein Daytime Phone No.: 301 519 2500

LOCATION OF BUILDING/PREMISE

House Number: 3 Hesketh Street: St.
Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway
Lot: P1 Block: 28 Subdivision: PT LT3 E4 CH SEC. 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ \$ 5,000 (?)

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.

Ellen Donohue Signature of Owner or Authorized Agent
June 2, 2004 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 328653 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:

As shown this is a single family house, built 1908, located in the Chevy Chase Village historic district. It is a wood single and stucco house.

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

- ① Remove deck constructed in 1978 and extend brick steps to match existing brick steps that were covered over by deck and were to the 1930s addition as part of the renovation. ② Remove porch railing on back side of side porch to provide access to rear of garden. Stairs material to match front stairs material of railing to match existing scale of materials (wood).

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

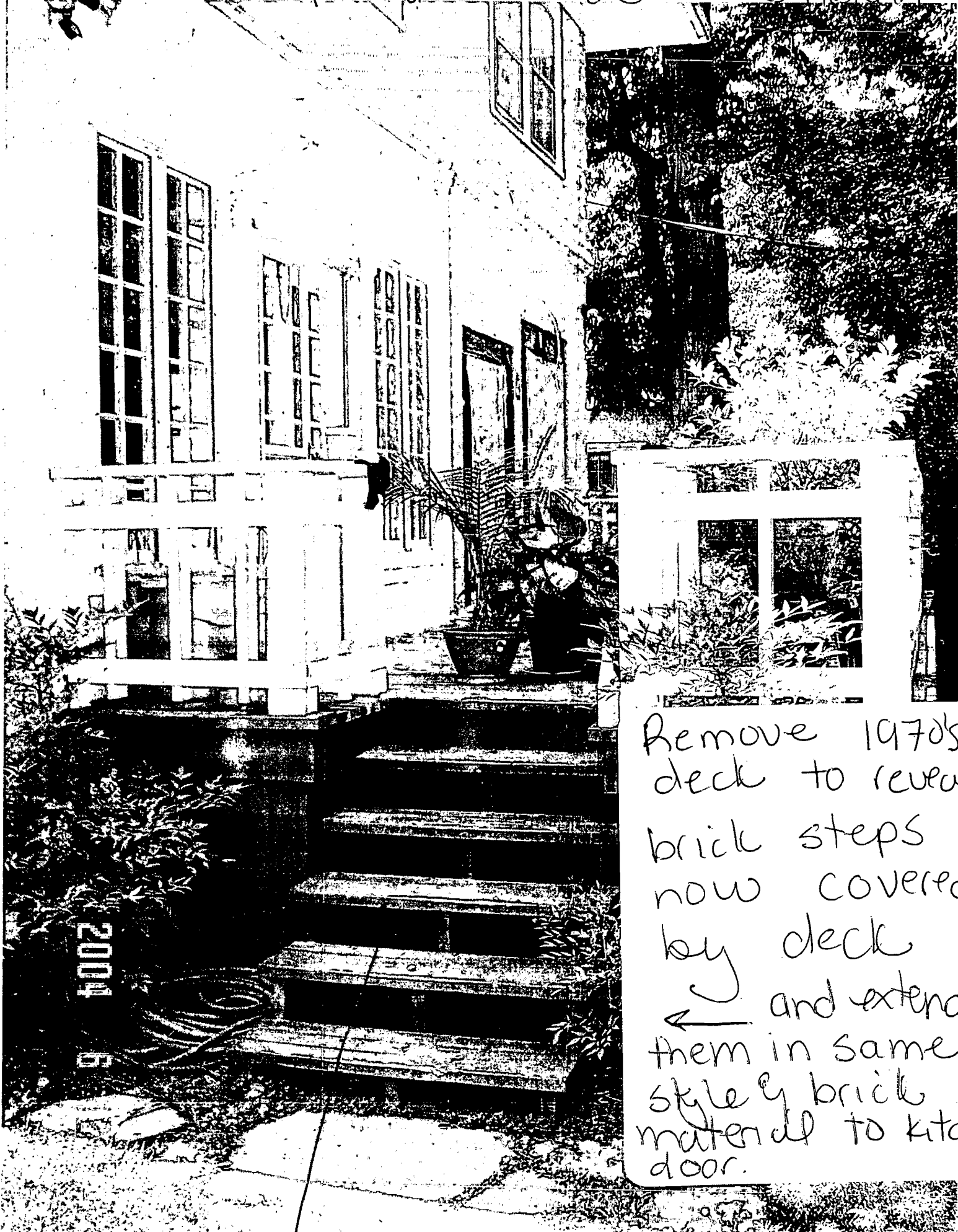
If you are proposing construction adjacent to or within the canopy of any tree 8" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

11-cw 110 m east side 3 Hasketh



Remove 1970's deck to reveal brick steps now covered by deck
← and extend them in same style of brick material to kitchen door.

2004

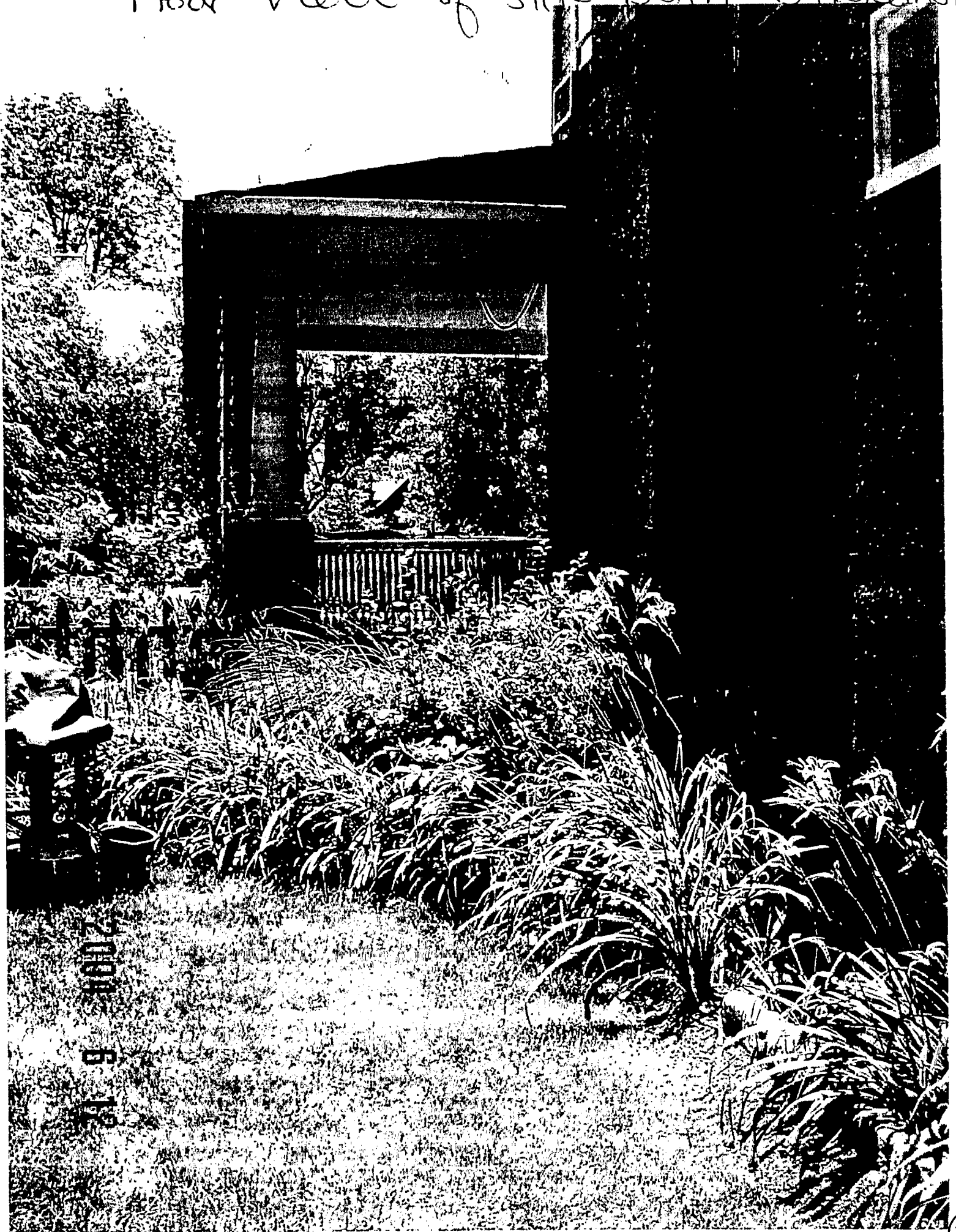
Brick stairs under deck

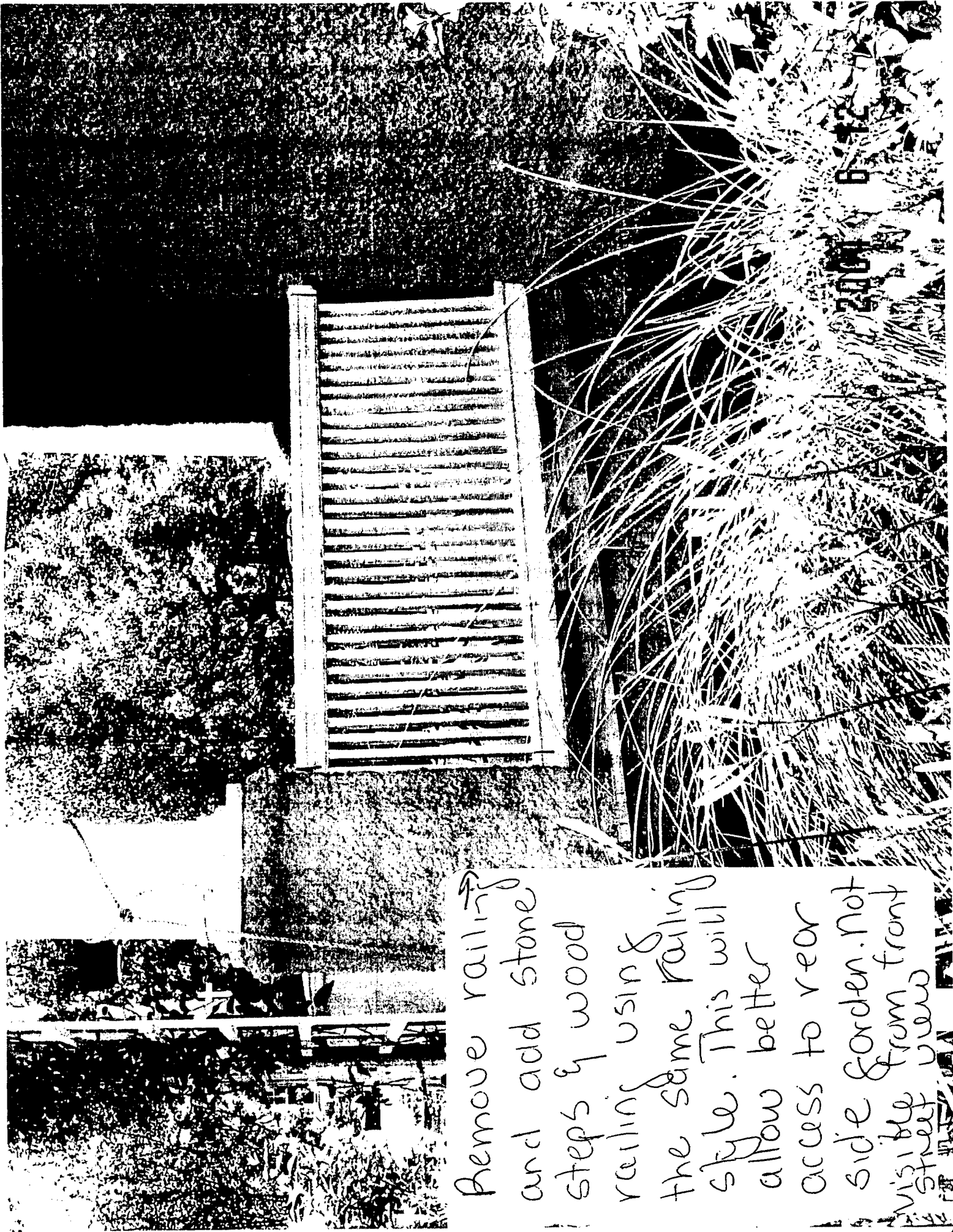
extend brick steps to back kitchen door!



2004 8 12

Near View of side porch of Hesicethst.





Remove railing →
and add stone
steps & wood
railing using
the same railing
style. This will
allow better
access to rear
side garden. Not
visible from front
street view

View of side porch from east side



New stairs would not be on from street

3 Hesketh



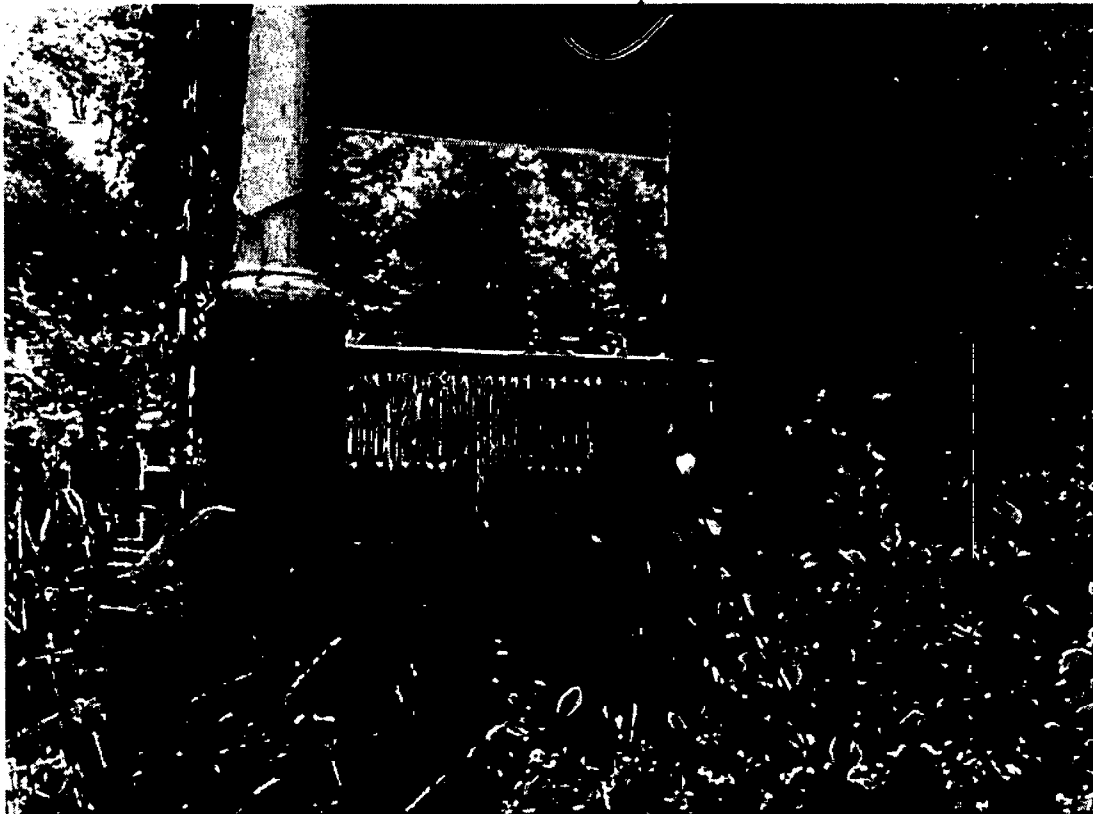
deck to be removed



location of brick steps underneath deck



location of new steps




Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, August 30, 2006 11:37 AM
To: 'Ellen Donahue'
Subject: Fencing replacement approval

Thanks for your email requesting staff level approval of your fencing replacement. Please accept this email as approval of your fence replacement based on the information you have provided below. You do not need to apply for a Historic Area Work Permit. We have talked to the adjacent neighbors at ~~X~~ Hesketh and they are in support of this fencing installation. If you have any questions, please contact me.

Thanks,
 Anne

5 

Anne Fothergill
 Historic Preservation Planner
 Montgomery County Department of Park and Planning
 1109 Spring Street, Suite 801
 Silver Spring, MD 20910
 301-563-3400 phone
 301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

-----Original Message-----

From: Ellen Donahue [mailto:ellcdon@msn.com]
Sent: Thursday, August 24, 2006 11:47 AM
To: Fothergill, Anne
Subject: Re: Request for information

Good questions! The existing fence begins approx 6" back from the front steps begin so that 24" of the west side of the house will be much more visible when removed. The new fence will run straight along the existing property to the back of our lot.

Does this help? I don't have access to a digital camera at the moment.

----- Original Message -----

From: Fothergill, Anne
To: Ellen Donahue
Sent: Thursday, August 24, 2006 11:25 AM
Subject: RE: Request for information

Where does the fence start in terms of the house? Does it begin behind the house and run along the property line towards the back of the lot?

Thanks, Anne

Anne Fothergill
 Historic Preservation Planner
 Montgomery County Department of Park and Planning

1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

-----Original Message-----

From: Ellen Donahue [mailto:ellcdon@msn.com]
Sent: Thursday, August 24, 2006 11:12 AM
To: Fothergill, Anne
Subject: Request for information

Dear Anne,

I am writing you to clarify if I will need to go through the full Historic Area Work Permit process for the following project: remove and replace a dilapidated fence located on the property line between our house at 3 Hesketh Street and 5 Hesketh Street.

The project consists of 2 parts:

1. remove approx. 18 feet of 5 foot high wooden stockade fence.
2. remove approx. 94 feet of 5 foot high wooden stockade fence and install 94 ' 4' Gothic Spaced flat top wood picket fence that will be more compatible with the historic character of our neighborhood. Long Fence will be the contractor.

Thank you for your consideration. Please let me know if you require additional information

Ellen Donahue
301 656 0193
240 478 9913 (cell)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 19, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 328653 **REVISION**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This is a revision to an application that was approved in January 2004. This application was **APPROVED**.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Ellen Donahue

Address: 3 Hesketh Street, Chevy Chase, MD 20815

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

Attention: Anne Fothergill

10 JUL 2005 11:2
From 301 656 0193



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

DPS-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: _____
 Name of Property Owner: Ellen Donahue Daytime Phone No.: _____
 Address: 3 Hesketh St. Chevy Chase, MD Zip Code: _____
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Hesketh
 Town/City: _____ Nearest Cross Street: Magnolia Pkwy
 Lot: _____ Block: _____ Subdivision: _____
 Lot or Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extension	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Weld/Alter	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revisions	<input type="checkbox"/> Repair	<input type="checkbox"/> Replaceable	<input type="checkbox"/> Historic/Architectural Section 41			<input type="checkbox"/> Other: _____		

CHECK ALL APPLICABLE:

1B. Construction cost estimate: _____
 If this is a revision of a previously approved active permit, the Permit # 328653

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

I agree to 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 having jurisdiction and I hereby acknowledge and agree to be a condition for the issuance of this permit.

Ellen P. Donahue
Signature of Owner or Authorized Agent

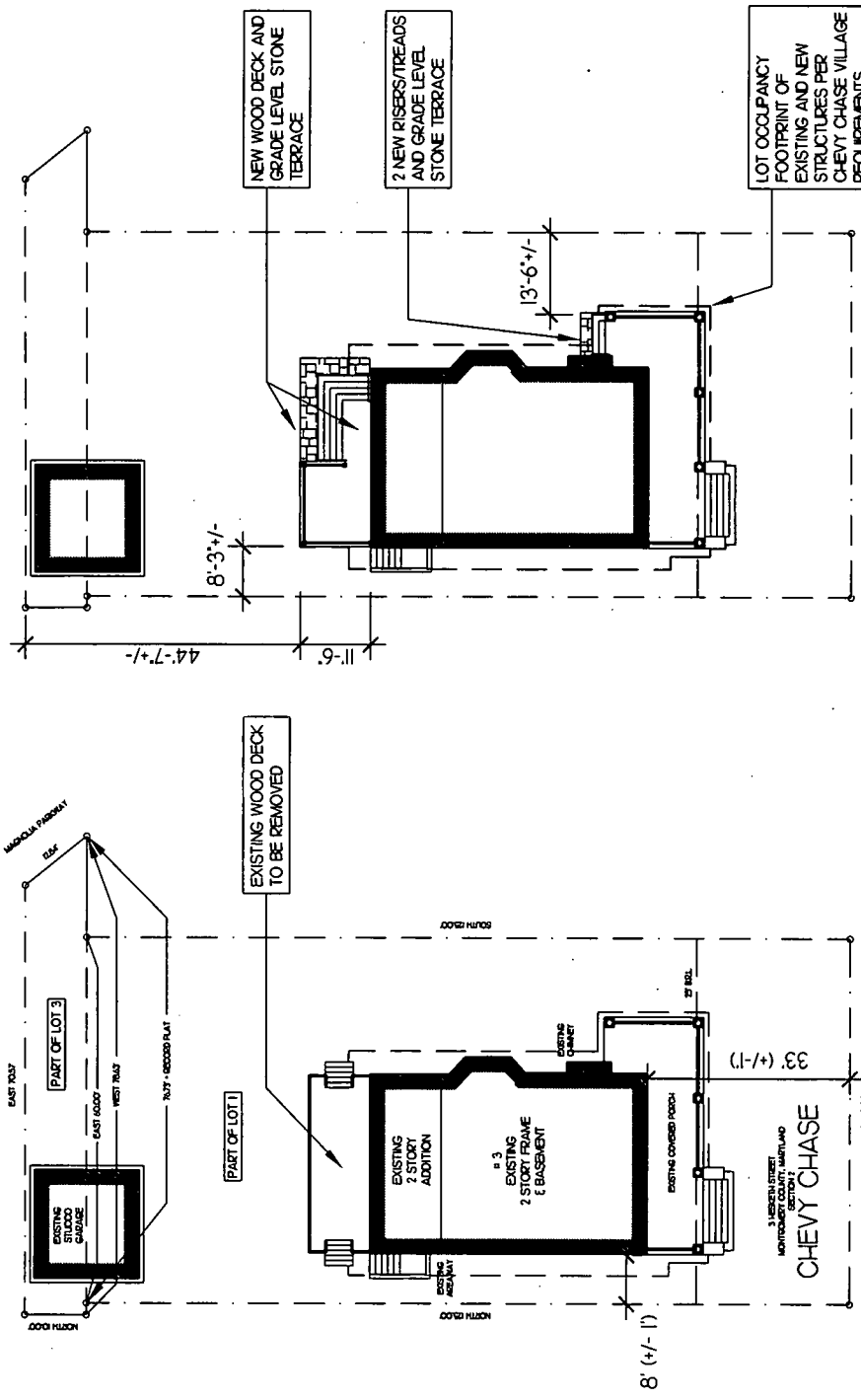
12/29/04
Date

Approved: _____
 Disapproved: _____ Signature: Julia O'Malley Date: 1-19-05
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Revised plans approved
by HPC.
- Anne Fothergill

Julia O'Malley (3)



NEW WOOD DECK AND GRADE LEVEL STONE TERRACE

2 NEW RISERS/TREADS AND GRADE LEVEL STONE TERRACE

LOT OCCUPANCY FOOTPRINT OF EXISTING AND NEW STRUCTURES PER CHEVY CHASE VILLAGE REQUIREMENTS
 TOTAL FOOTPRINT EQUALS 2,885.76 SQ.FT. OR 35% OF 8,246 SQ.FT. LOT

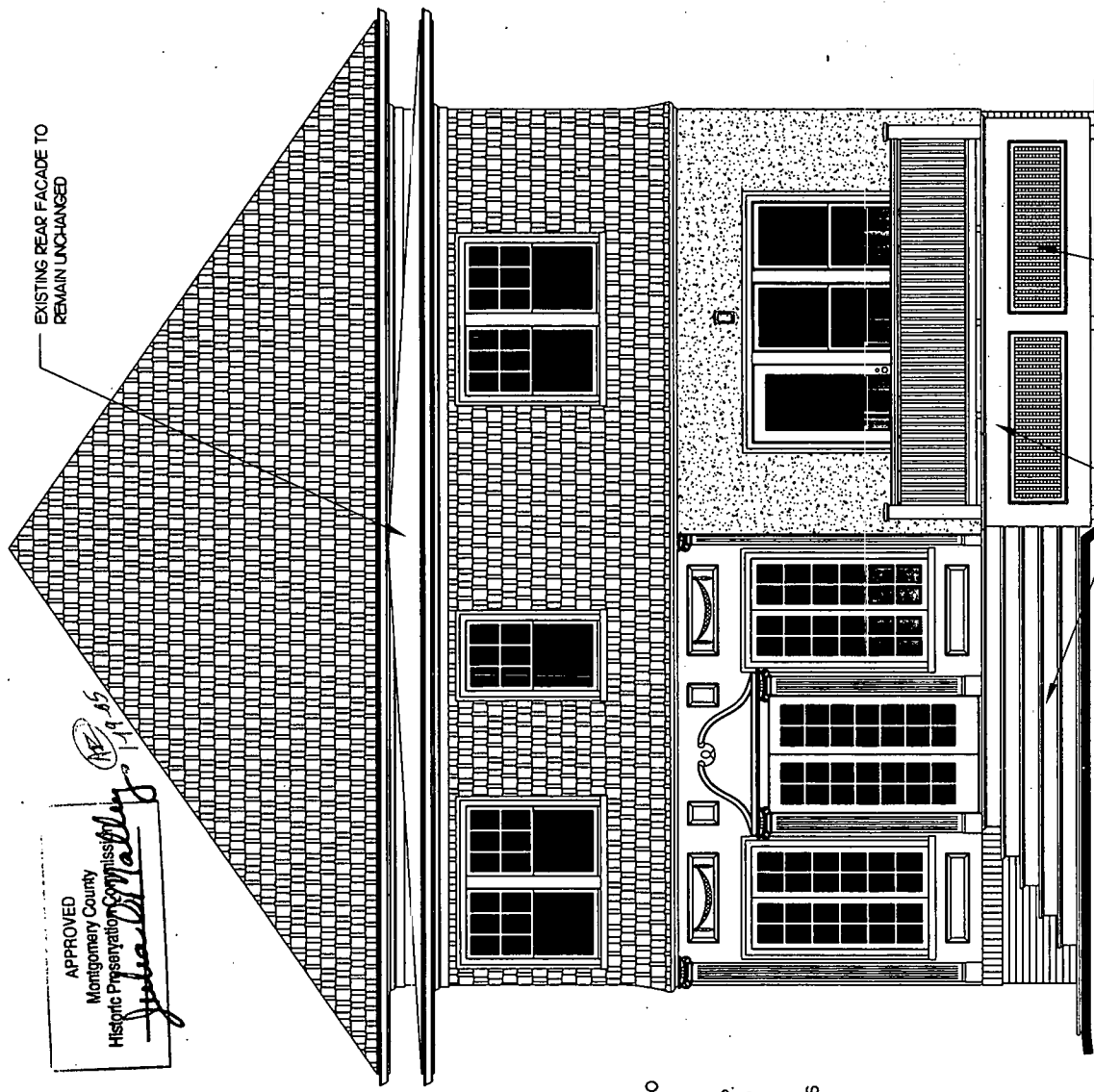
APPROVED
 Montgomery County
 Historic Preservation Commission
 1-19-05
 [Signature]

2 PROPOSED SITE PLAN
 A-1 SCALE 1" = 20'-0"

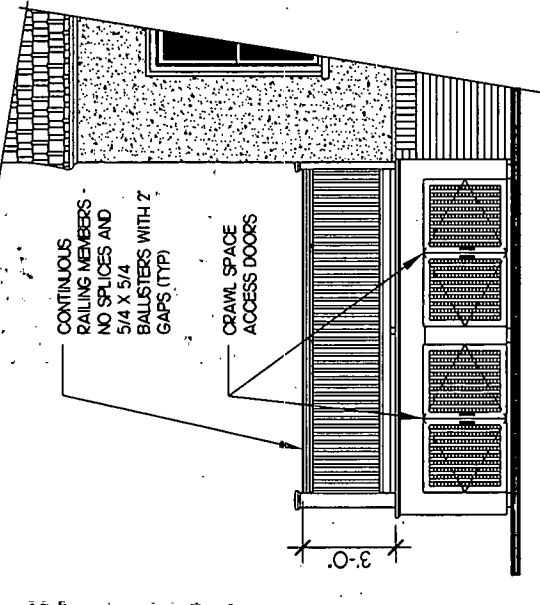
1 EXISTING SITE PLAN
 A-1 SCALE 1" = 20'-0"

HESKETH STREET

CHEVY CHASE



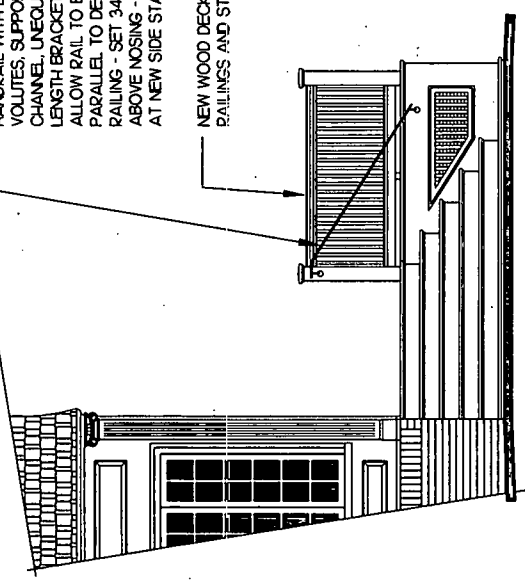
1 NORTH ELEVATION
 A-2 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
 A-2 SCALE 1/4" = 1'-0"

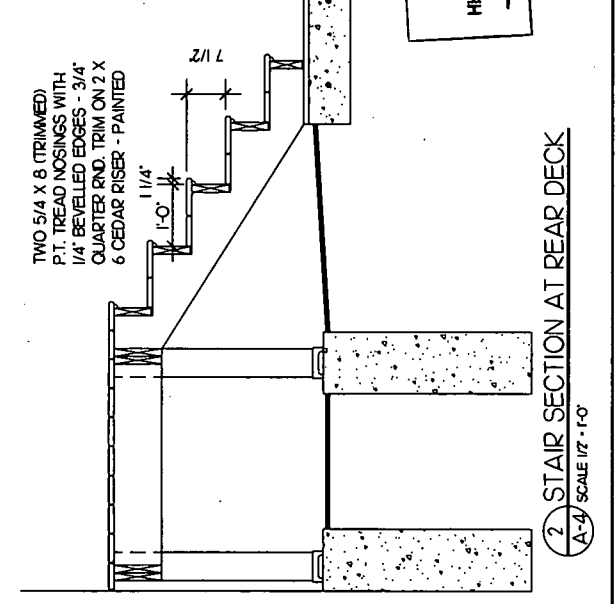
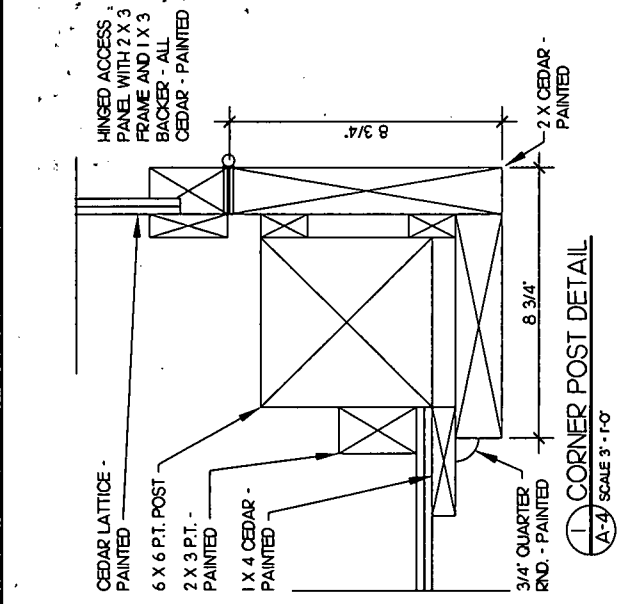
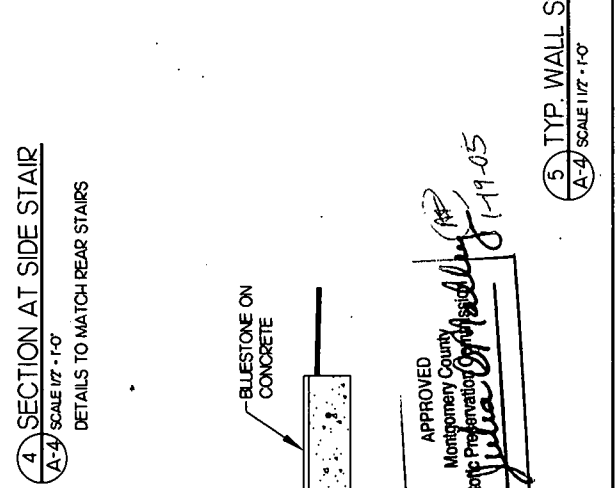
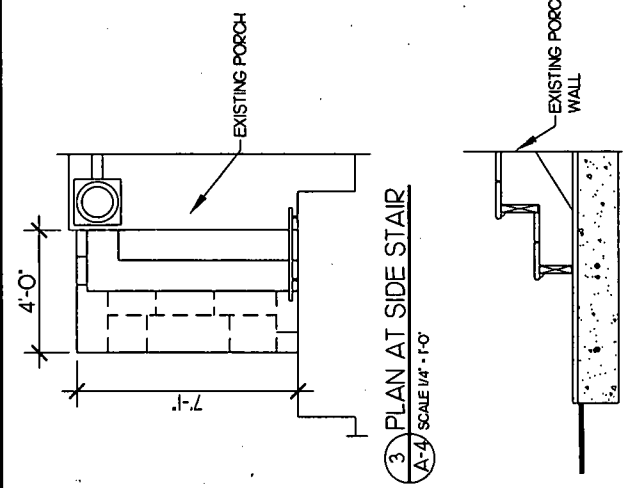
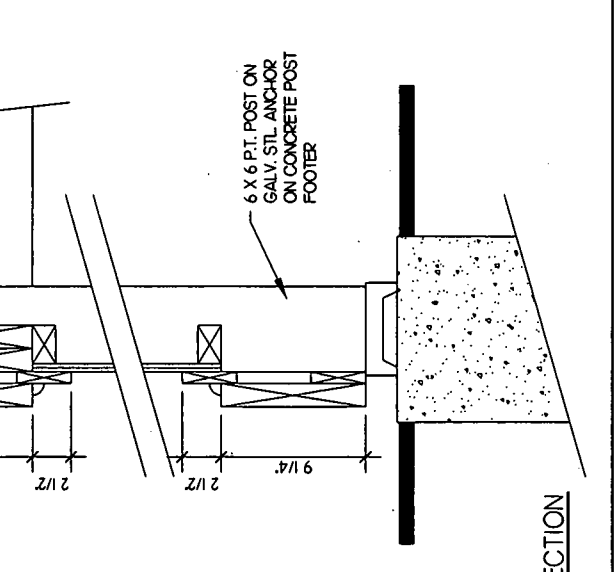
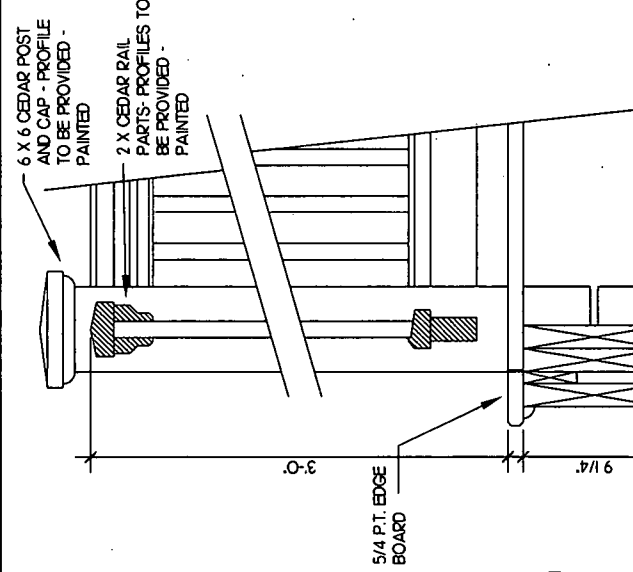
FLAT PLATE STEEL HANDRAIL WITH END VOLUTES, SUPPORT CHANNEL, UNEQUAL LENGTH BRACKETS TO ALLOW RAIL TO BE PARALLEL TO DECK RAILING - SET 34" ABOVE NOSING - TYP. AT NEW SIDE STAIRS

NEW WOOD DECK, RAILINGS AND STAIRS



3 EAST ELEVATION
 A-2 SCALE 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
 11/19/09



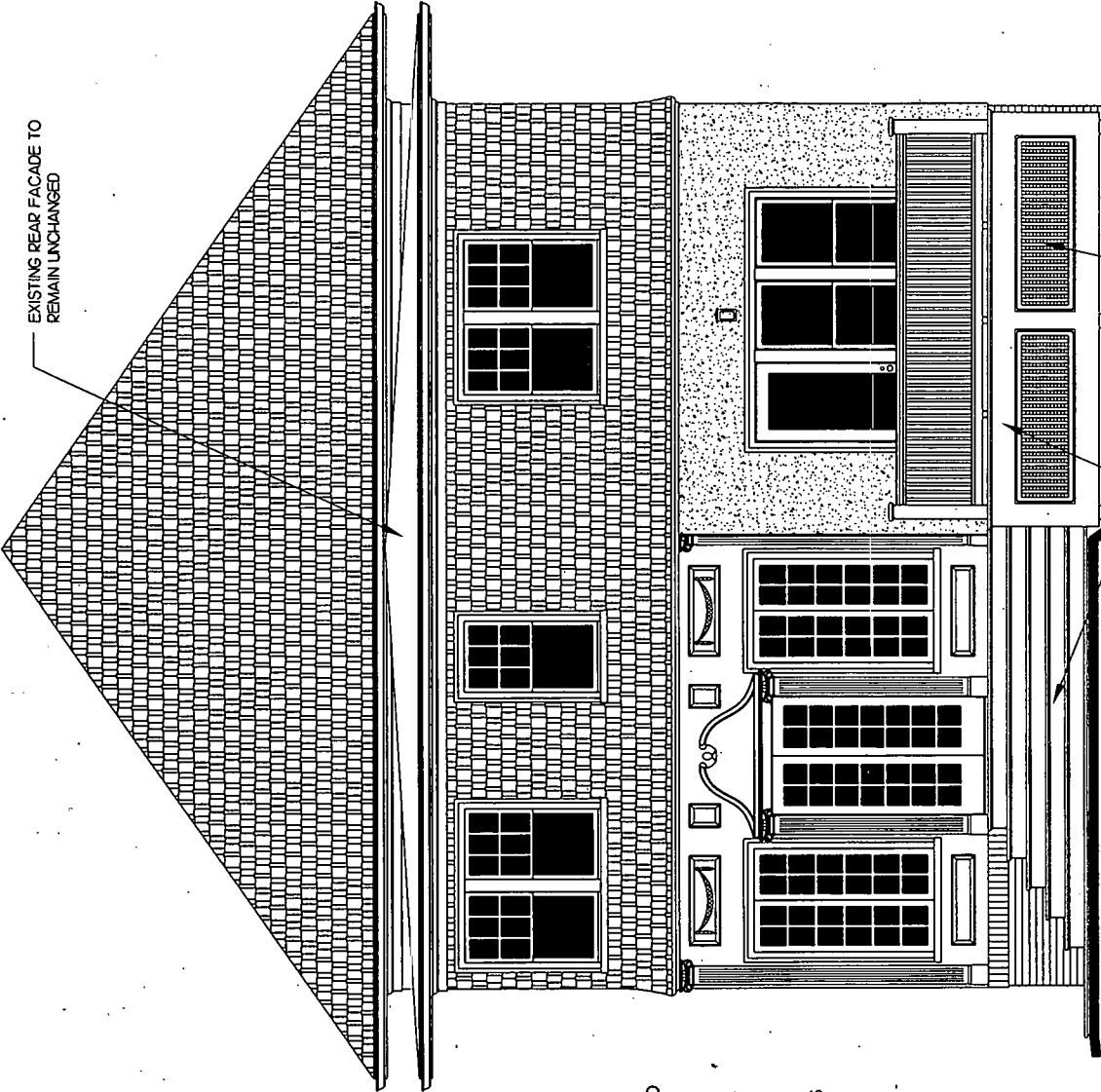
APPROVED
 Montgomery County
 Historic Preservation
Julia G. [Signature]
 1-19-05

5 TYP. WALL SECTION
 A-4 SCALE 1/2" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF MICHAEL HOLT ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF MICHAEL HOLT ARCHITECTS.

PROJECT NO. 2004
 23 NOVEMBER 2004

A-2

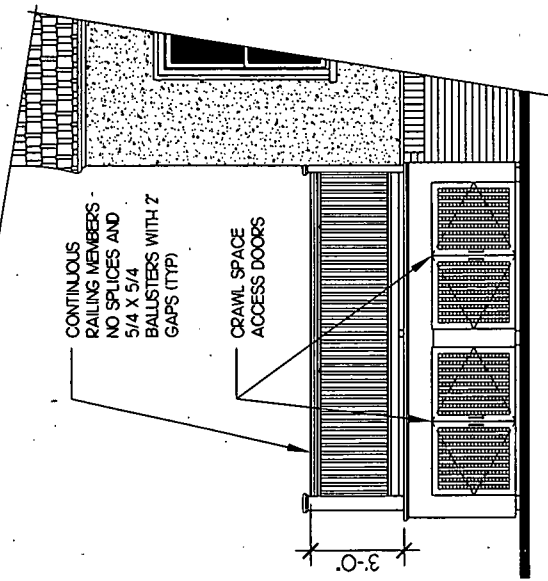


EXISTING DEAR FACADE TO REMAIN UNCHANGED

NEW WOOD DECK AND STAIRS

LATTICE PANELS (TYP)

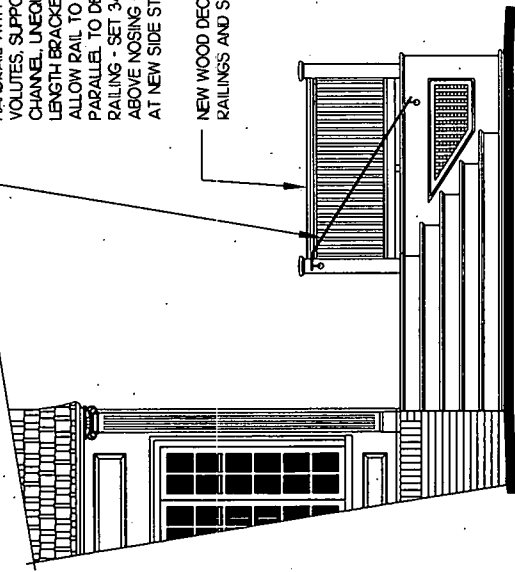
1 NORTH ELEVATION
 A-2 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
 A-2 SCALE 1/4" = 1'-0"

FLAT PLATE STEEL HANDRAIL WITH END VOLUTES, SUPPORT CHANNEL, UNEQUAL LENGTH BRACKETS TO ALLOW RAIL TO BE PARALLEL TO DECK RAILING - SET 34" ABOVE NOSING - TYP AT NEW SIDE STAIRS

NEW WOOD DECK, RAILINGS AND STAIRS



3 EAST ELEVATION
 A-2 SCALE 1/4" = 1'-0"

Allen Dornayve
301 656 0193
ellicodon@aol.com

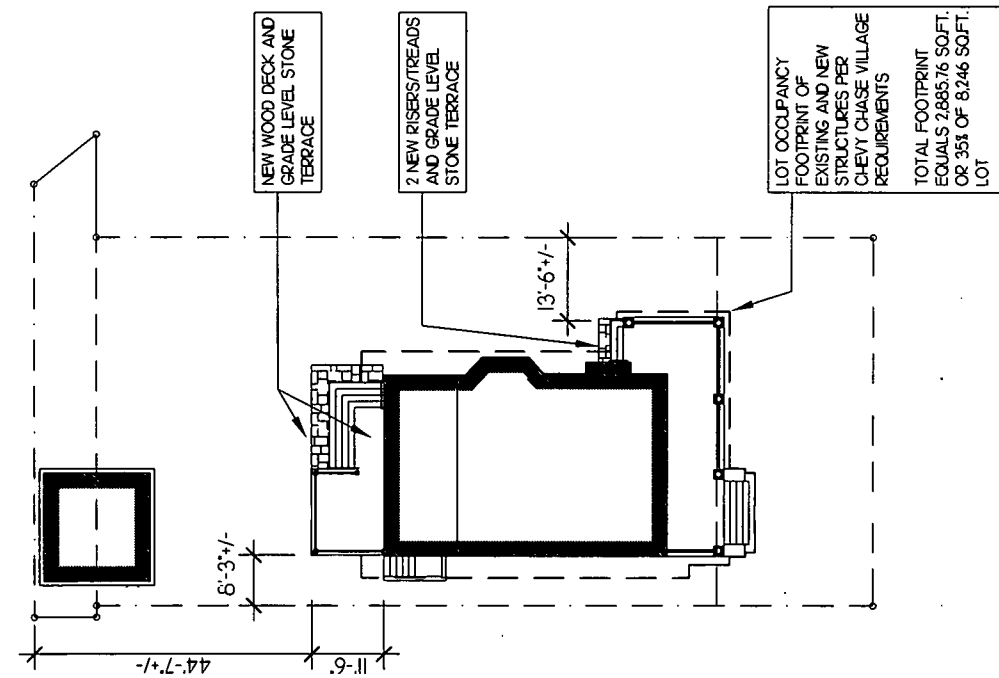
I can explain. It turns
out my house exceeds
the new requirements -
Call me when you
can - Thanks!

Dear Anne, F.Y.I -

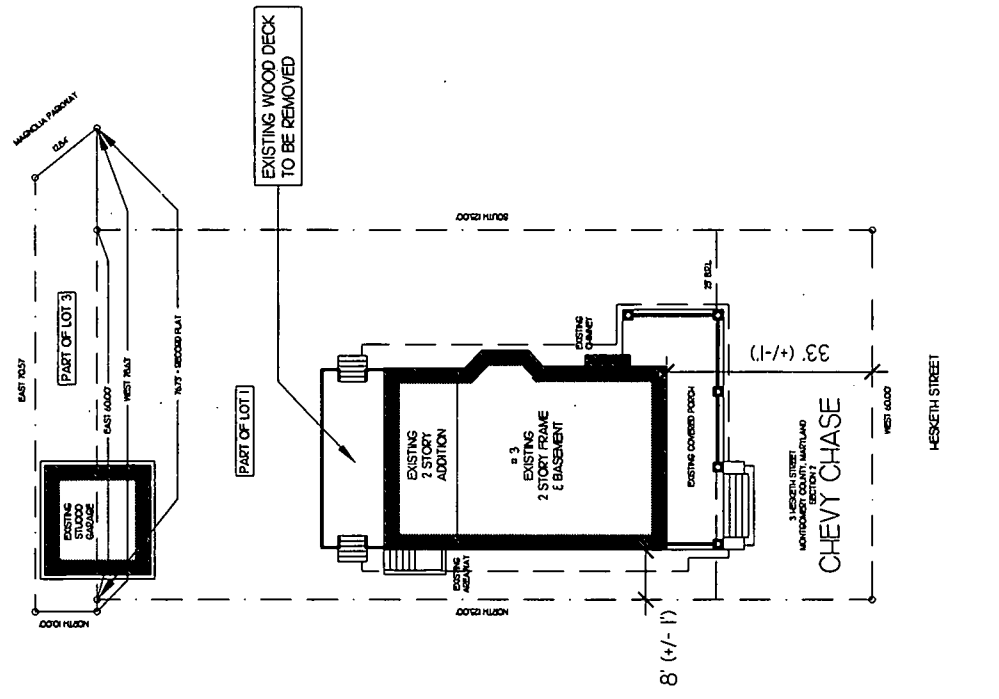
Here is the "revised plan" - Another problem we faced was the

Chevy Chase Village

Lot Occupancy requirements
- hence the stone terrace

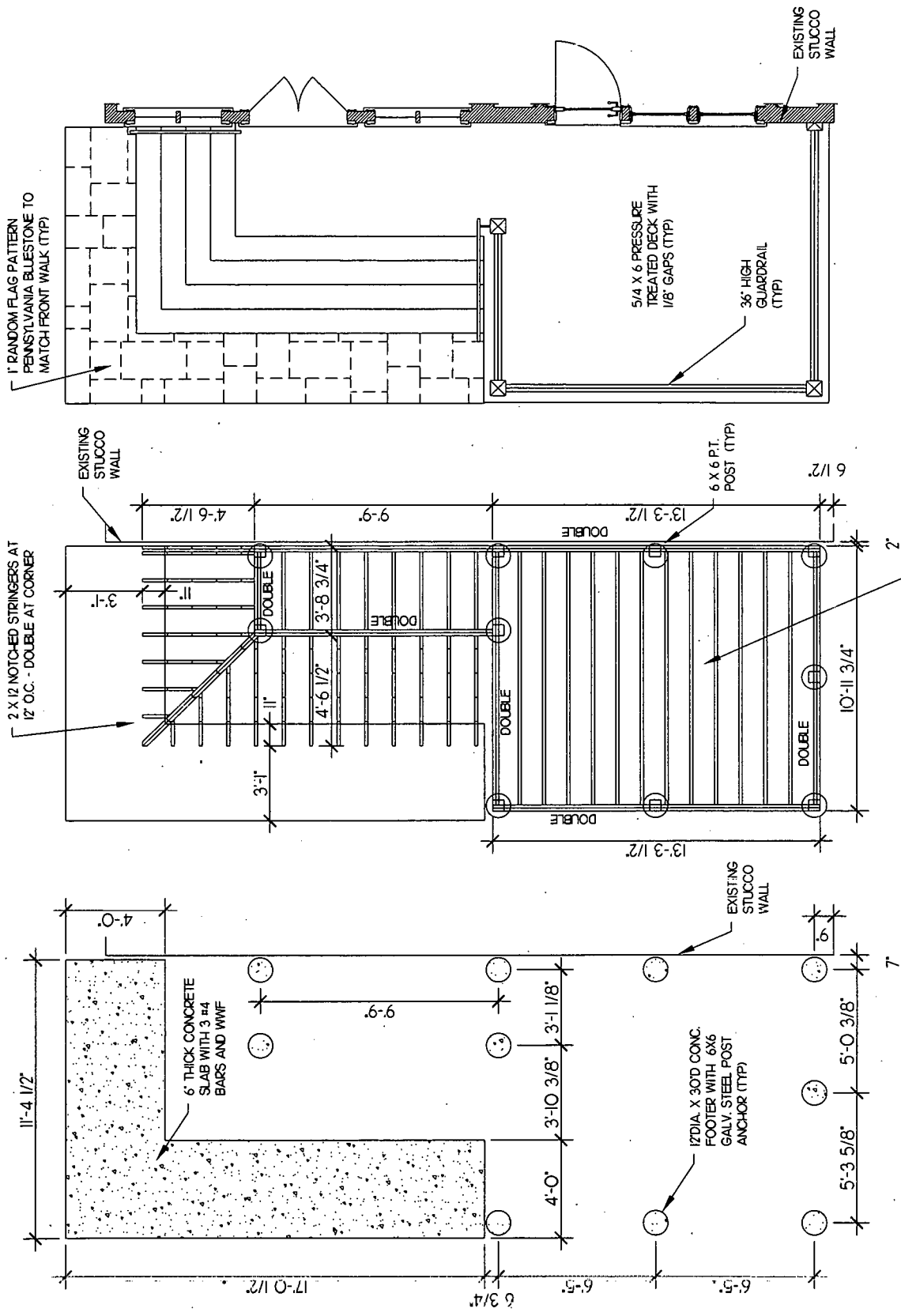


2. PROPOSED SITE PLAN
 A-1 / SCALE 1" = 20'-0"



1. EXISTING SITE PLAN
 A-1 / SCALE 1" = 20'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.





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.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3 Hesketh Street, Chevy Chase	Meeting Date:	01/12/05
Applicant:	Ellen Donahue	Report Date:	01/05/05
Resource:	Contributing Resource	Public Notice:	12/29/04
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-04C REVISION	Staff:	Anne Fothergill
PROPOSAL:	Rear deck installation	RECOMMENDATION:	Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

PROPOSAL:

In July 2004 the HPC approved the removal of the existing rear deck and other alterations to the house. The applicants would like to build a new wood deck with a wood railing in the same location as the existing deck with a small grade level stone terrace.

RECOMMENDATION:

Approval
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

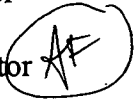


THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 328653

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mrs. Ellen Donahue

Address: 3 Hesketh Street, Chevy Chase, MD **20815**

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DR RECEIVED

DEC 0 2003

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Ellen Donahue
 Daytime Phone No.: 301 656 0193
 Tax Account No.: 00455177
 Name of Property Owner: Ellen Donahue Daytime Phone No.: 301 656 0193
 Address: 3 Hesketh St, Chevy Chase MD 20815
Street Number City Street Zip Code
 Contractor: not yet selected Phone No.: ---
 Contractor Registration No.: ---
 Agent for Owner: n/a Daytime Phone No.: ---

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Hesketh Street
 Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway
 Lot: P1 Block: 28 Subdivision: PT LT3 JCHCH SEC 2
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 85,000

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 n/a
 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.

Ellen Donahue
Signature of owner or authorized agent

Dec. 3 2003
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: Jan. 29, 2004
 Application/Permit No.: 328653 Date Filed: 12-30-03 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 is a single family house built 1908 located in the Chevy Chase Village Historic District. It is wood single and stucco house

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

Renovation of kitchen requires replacing 4 non original windows and one non original set of doors which were part of a 1978 addition. The replacement windows and door will be more architectural compatible to the original style of the house.

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. *attached to drawings page 3 & 4*
- 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 drieline 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. *n/a*

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).

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3 Hesketh Street	Meeting Date:	1/28/04
Applicant:	Ellen Donahue	Report Date:	1/21/04
Resource:	Contributing Resource Chevy Chase Village Historic District	Public Notice:	1/14/04
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-04C	Staff:	Anne Fothergill

PROPOSAL: Non-original window replacement

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

Three Hesketh Street is a two-and-a-half-story single family home in Chevy Chase Village built in 1908. The house has had at least two additions—one at the rear right side built in the 1930s and one at the rear left built in 1978.

PROPOSAL

The applicants are renovating their kitchen and are proposing replacement of 4 windows and one set of doors that were all installed as part of the 1978 rear addition. The proposed new windows are wood double-hung windows and a wood door.

STAFF DISCUSSION

A Contributing Resource in the Chevy Chase Village Historic District is subject to a moderate level of scrutiny and the *Guidelines* state that “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.”

The Chevy Chase Village Historic District *Guidelines* also state: “Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.”

All of the windows and doors are non-original and are from the 1978 addition. Initially the applicant had proposed replacement of three original windows and staff appreciates that they have revised their plans to preserve those windows.

The window that will be replaced on the left side elevation is the only window that would be possibly visible from the public right-of-way. The proposed new window is more compatible with the existing original windows in terms of size and location. The other new windows and door proposed for the rear of the house are all appropriate and compatible materials choices and because they are located in the rear only receive lenient scrutiny.

Staff recommends approval.

STAFF RECOMMENDATION

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

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address

Ellen Donahue
 3 Hesketh Street
 Chevy Chase MD
 20815

Owner's Agent's mailing address

← same

Adjacent and confronting Property Owners mailing addresses

Mr. Jerry M. Gudis &
 Mrs. Annie G. Gudis
 5 Hesketh Street
 Chevy Chase MD
 20815

Mr. David P. & Mrs. Lisa
 N. Ryan
 8 Hesketh Street
 Chevy Chase MD
 20815

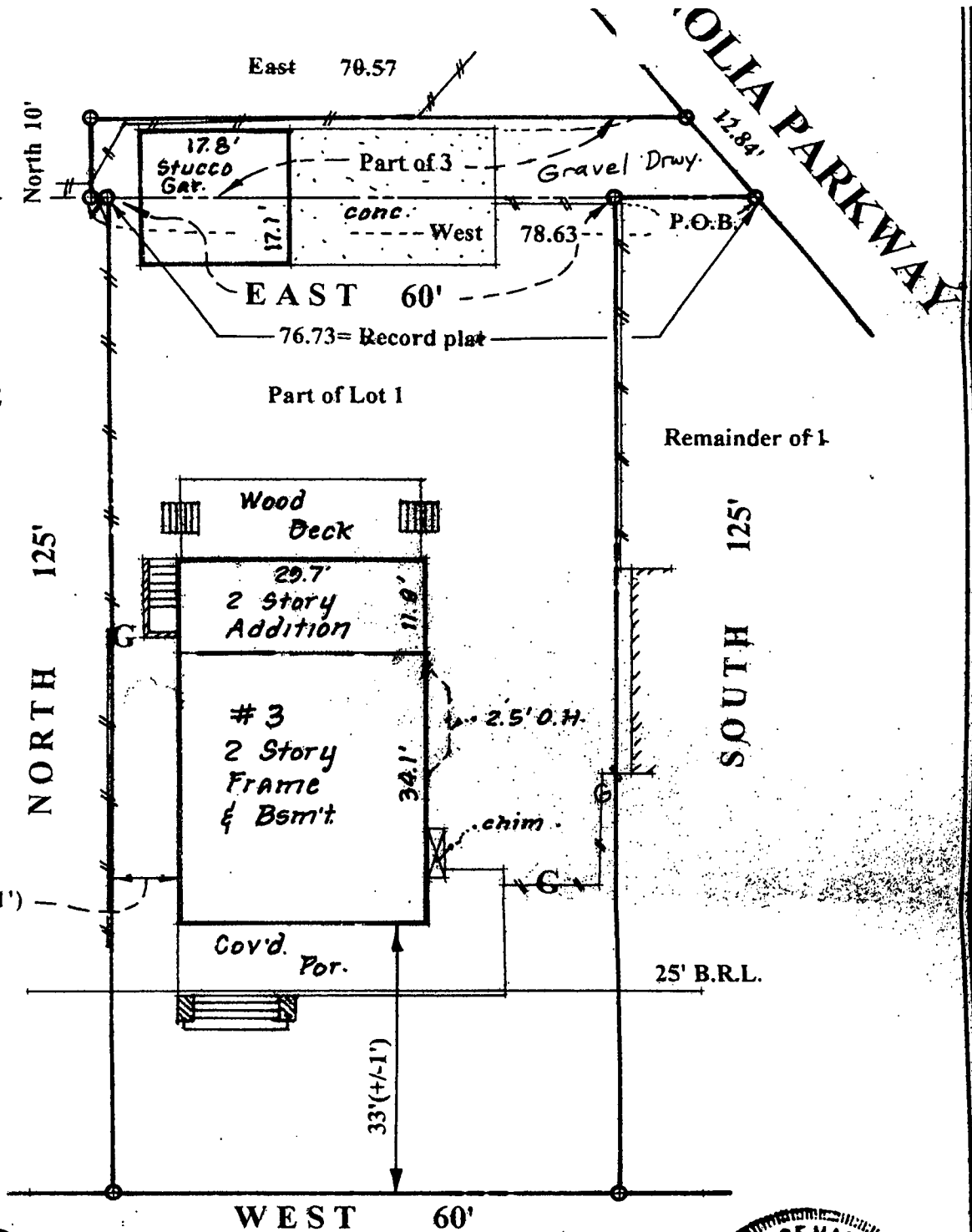
Mr. Stephen & Mrs.
 Hene Sacks
 4 Magnolia Parkway
 Chevy Chase MD
 20815

Dr. G. Wesley & Mrs.
 Barbara Price
 10 Hesketh Street
 Chevy Chase MD 20815

Mr. Christopher &
 Mrs. Patricia B. Abell
 8 Magnolia Parkway
 Chevy Chase MD
 20815

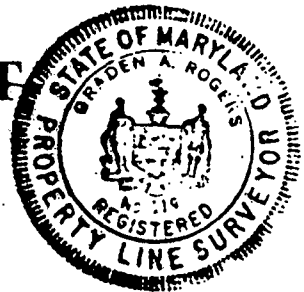
Mr. William A &
 Mrs. Janet A Rivers
 15 Magnolia Parkway
 Chevy Chase MD
 20815

Fax to David Sherman
 From: Lars Jewling (28)
 301 656 6149²



NOTES:

The plat is of benefit to a consumer only 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.
 The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 The plat 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.



NO TITLE REPORT FURNISHED

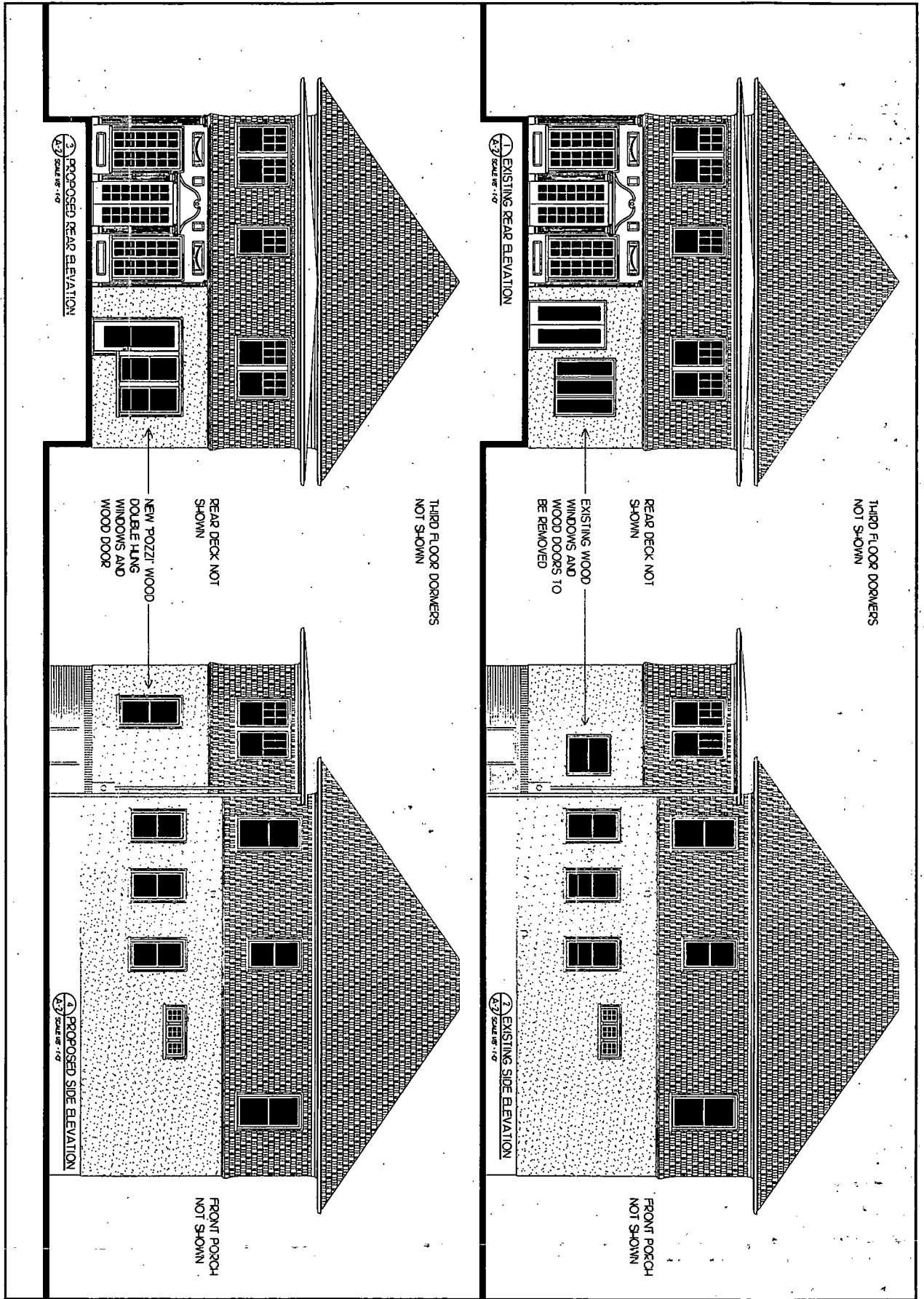
LOCATION PLAT OF:

3 Hesketh Street
 Montgomery County, Maryland
 DIVISION Section 2

HEVY CHASE

LOT: Part Lot 1 & Part Lot 3
 PLAT BOOK: 2
 DATE: 7-1-98
 CASE NO: CC 20837

BLOCK: 28
 PLAT NO: 106
 SCALE: 1" = 20'
 FILE NO: RC 98160



A-2

DATE: 11/10/2010
 PROJECT NO. 2010-001
 SHEET NO. 2010-001-002
 3 NOVEMBER 2010

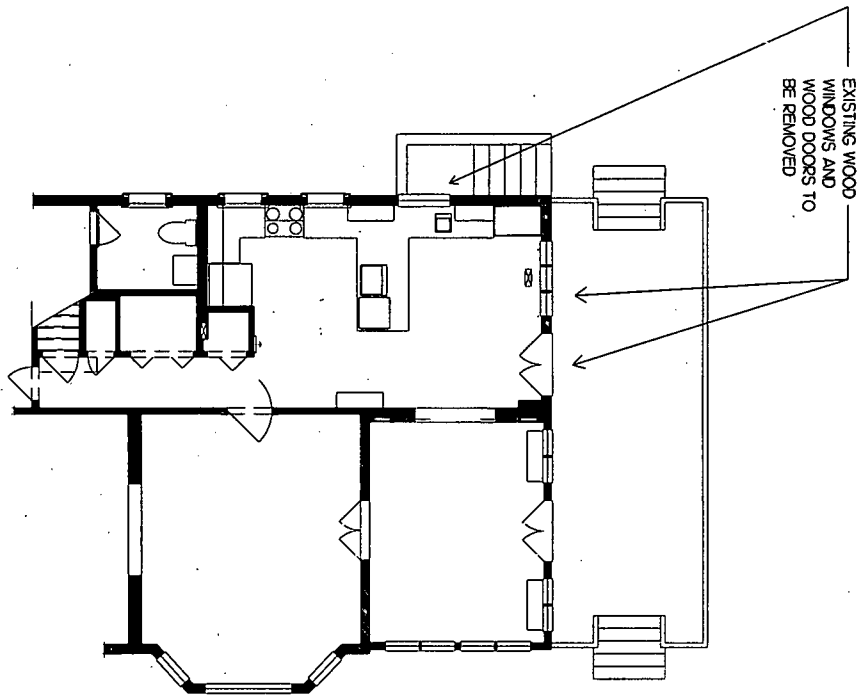
CONCEPT DESIGN AND
 PRELIMINARY PERMITS
 PREPARED BY MICHAEL HOLT / ARCHITECTS
 1701 N STREET, NW
 WASHINGTON, DC 20036
 PHONE: 202-234-4973 FAX: 202-295-3093

DONAHUE / JEURLING RESIDENCE
 PARTIAL FIRST FLOOR INTERIOR RENOVATIONS
 PARTIAL FIRST FLOOR WINDOW RECONFIGURATION

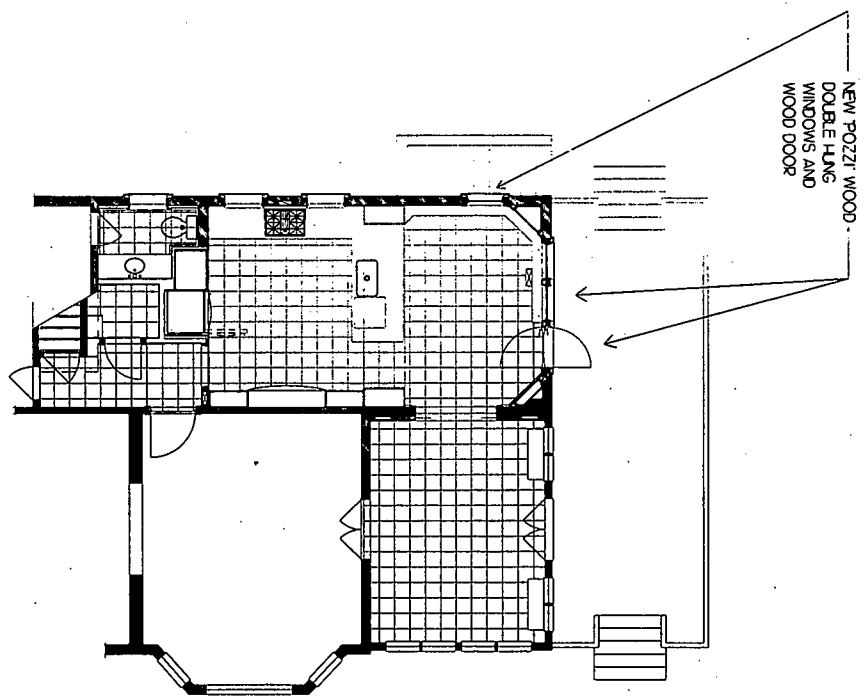
3 HESKETH STREET, CHEVY CHASE, MARYLAND 20815

Michael Holt / Architects

1701 N Street NW Washington, DC 20036
 Telephone 202-234-4973 Fax 202-295-3093



1 PARTIAL EXISTING FIRST FLOOR PLAN
Scale: 1/8"




2 PARTIAL PROPOSED FIRST FLOOR PLAN
Scale: 1/8"

A-1

ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S OBTAINING PERMITS OR INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MATERIALS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE ELEMENTS.

DONAHUE / JEURLING RESIDENCE
PARTIAL FIRST FLOOR INTERIOR RENOVATIONS
PARTIAL FIRST FLOOR WINDOW RECONFIGURATION
3 HESKETH STREET, CHEVY CHASE, MARYLAND 20815


MICHAEL HOLT / ARCHITECTS
1701 N Street NW Washington, DC 20036
Telephone 202-234-4972 Fax 202-293-3093