

2 Westeth Street
Chay Chase Village H.D.

2012 Map



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 3/15/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #590123—hardscape alterations and shed installation

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 March 14, 2012.

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: Sydney Bath
Address: 7 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: laura.will@me.com Contact Person: Laura Will
Daytime Phone No.: 301.807.6398

Tax Account No.: _____
Name of Property Owner: Sydney Bath Daytime Phone No.: 301.654.3123
Address: 7 Hesketh St. Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Laura Will Daytime Phone No.: 301.807.6398
(landscape designer)

LOCATION OF BUILDING/PREMISE
House Number: #7 Street: Hesketh
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 2 & 19 Block: 28 Subdivision: section no. 2
Liber: _____ Folio: _____ Parcel: _____

parts of

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: patio driveway porch stairs

1B. Construction cost estimate: \$ 35,000.

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 fence: 6'-0"
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: retaining wall: 18"
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 1/19/2012 Date

Approved: [Signature] [Signature] Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/15/12
Application/Permit No.: 590123 Date Filed: 2/1/12 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

new driveway same location (asphalt/bluestone)
retaining wall (stone, bluestone cap)
steps from driveway to front walk (stone)
new front walk (blue stone + brick)
new stairs to front porch (stone/bluestone treads)
new fence & gate (to match existing)
new patio (bluestone)
fire pit
removal of some hardscape & turf (backyard)

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

landscape renovation

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7 Hesketh Street, Chevy Chase	Meeting Date:	3/14/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/7/12
Applicant:	Sydney Bath (Laura Will, Agent)	Public Notice:	2/29/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12C	Staff:	Anne Fothergill

PROPOSAL: Hardscape alterations and shed installation

STAFF RECOMMENDATION

- Approval
- Approval with conditions

The recommended condition of approval is:
The applicant will receive approval from the Village of Chevy Chase.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1926

PROPOSAL

The applicant is proposing to make the following hardscape installations:

- brick edging around existing asphalt driveway with bluestone edge along east side of driveway
- stone steps and walkway from driveway to front walk
- bluestone and brick front walk and stone front porch stairs with bluestone treads
- 18" stone retaining wall with bluestone cap along driveway and sidewalk
- bluestone and brick patio at the rear of the house
- stone firepit and stone tree bed at the rear of the house

The applicant also proposes to construct two freestanding wood storage sheds along the west side of house and to remove some of the existing hardscape.

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 with one condition** 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 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 to schedule a follow-up site visit.



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Liber: Folio: Parcel:

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1B. Construction cost estimate: \$ 35,000.
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Signature of owner or authorized agent: [Signature] Date: 1/19/2012

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 590123 Date Filed: 2/1/12 Date Issued:

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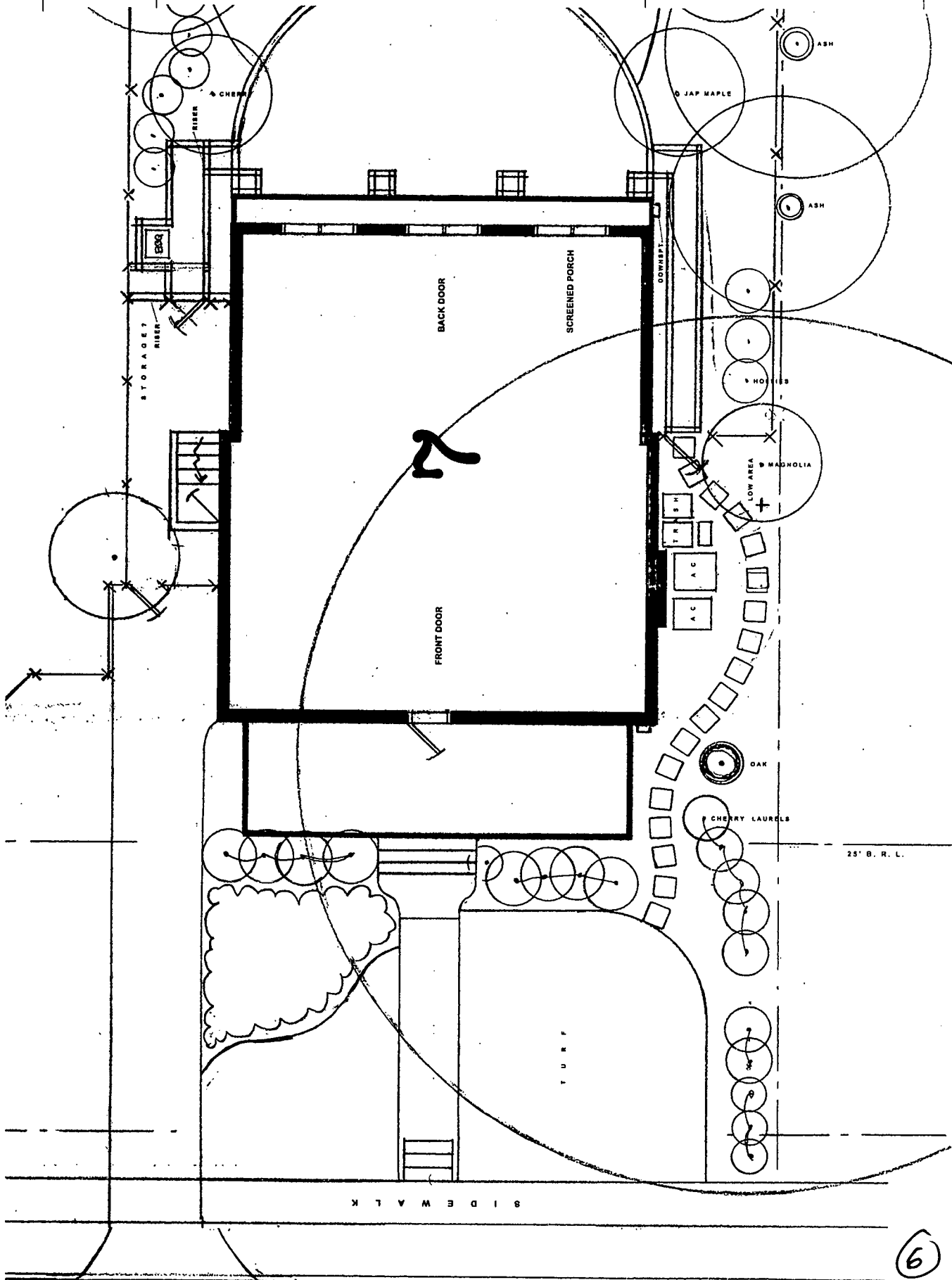
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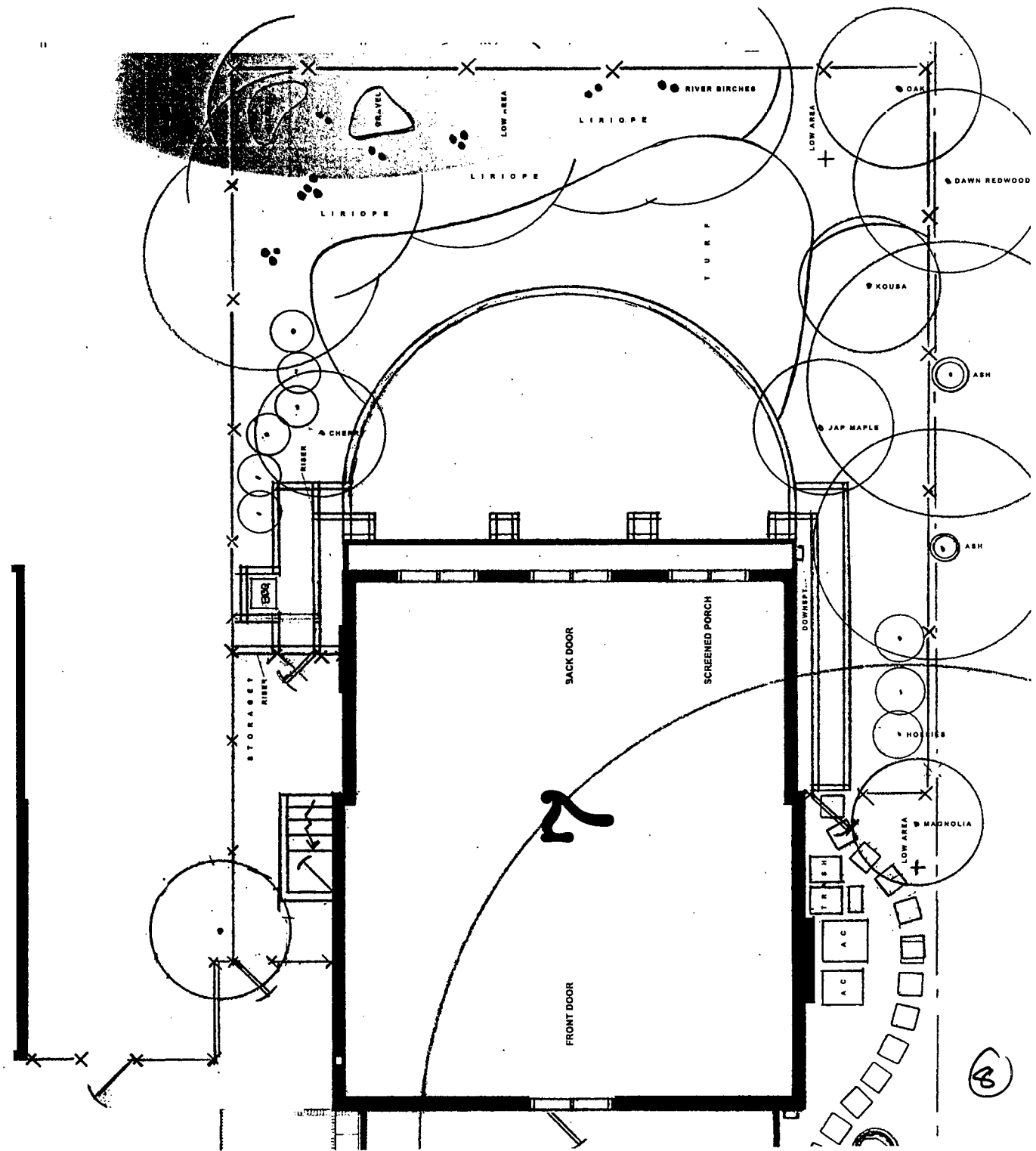
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EXISTING



Existing

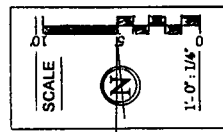


Proposed



P 2
 HARDSCAPE
 MASTER PLAN
 BACK YARD
 DETAILS

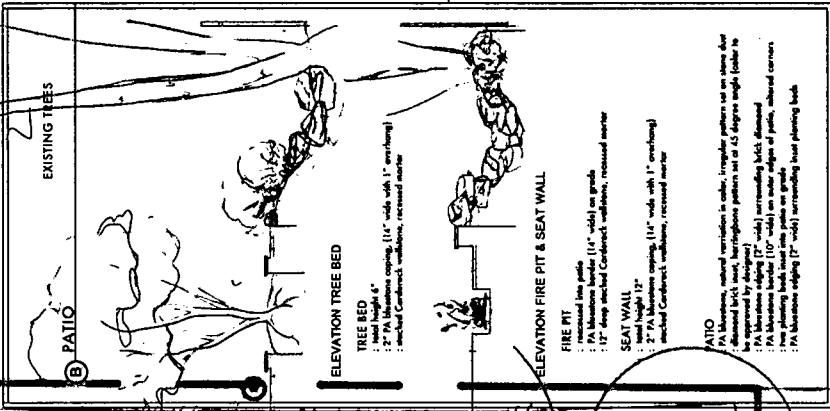
**SYDNEY BATH
 & HESKETH STREET
 CHEVY CHASE, MD 20818**



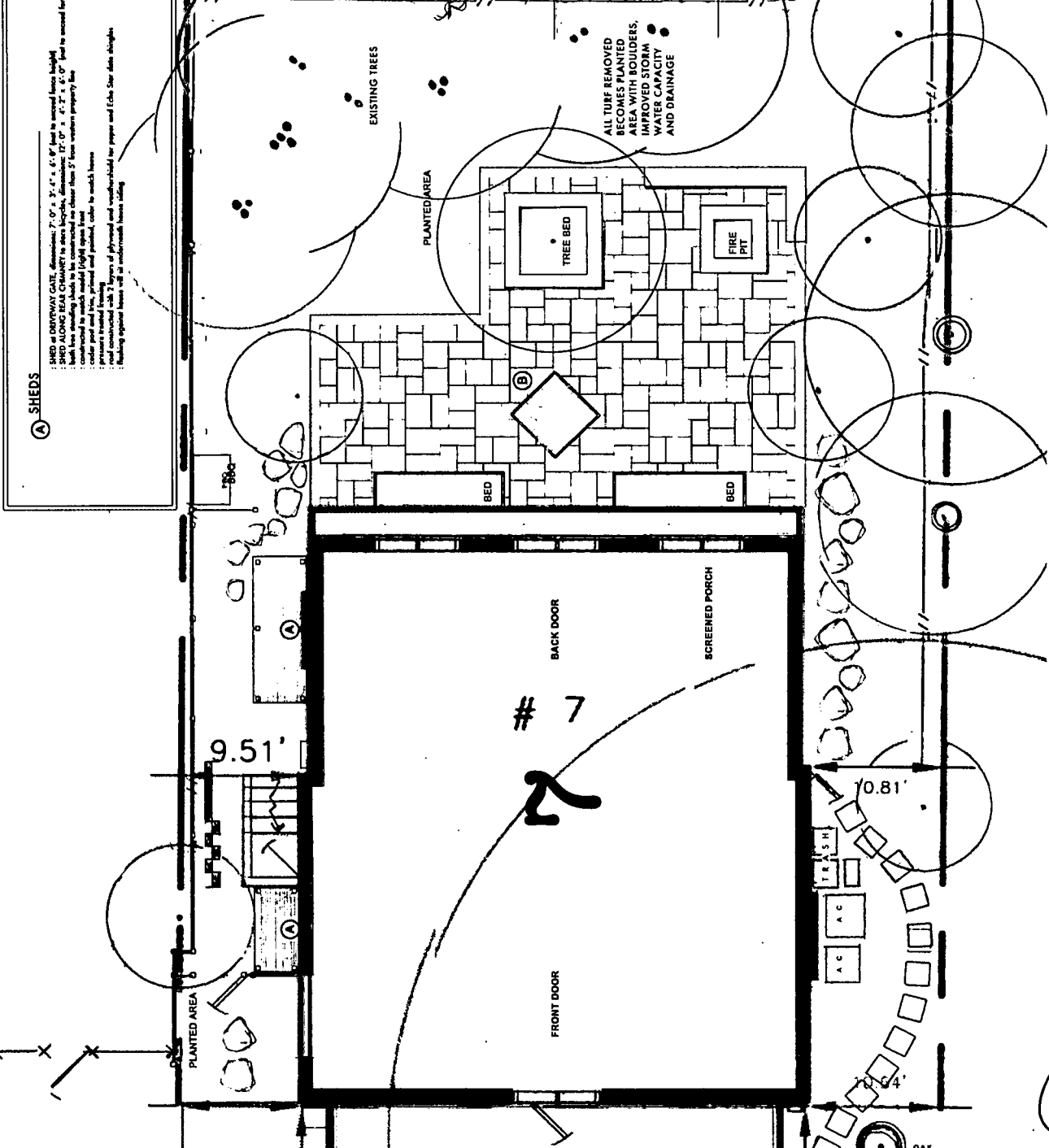
DATE	02/21/15
DESIGNER	
CLIENT	



(A) SHEDS
 SHED at DRIVEWAY GATE, dimensions: 7'-0" x 3'-0" x 6'-0" (not to exceed fence height).
 SHED at DRIVEWAY GATE, dimensions: 7'-0" x 3'-0" x 6'-0" (not to exceed fence height).
 Both shed foundations to be constructed on stone from 5' from western property line.
 Constructed to match existing (light grey) stone front.
 Cedar post and rail, painted and finished, color to match house.
 Shed roof to be constructed with 3" layers of plywood and waterproofed per paper and Echo Star data sheets.
 Backing support beams will be waterproofed house siding.



EXISTING TREES
 PLANTED AREA
 TREE BED
 FIRE PIT
 ALL TURF REMOVED
 BECOMES PLANTED
 AREA WITH BOULDERS,
 IMPROVED STORM
 WATER CAPACITY
 AND DRAINAGE





Existing Property Condition Photographs (duplicate as needed)



Detail: 7 Hesketh Street, existing condition



Detail: 7 Hesketh Street, existing condition

Existing Property Condition Photographs (duplicate as needed)



Detail: 7 Hesketh (existing) Driveway



Detail: 5 Hesketh - intend to install a path along length of driveway (materials will be bluestone with brick border edging)

Applicant: _____

see hardscape plan ①

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: 8 West Irving, model for stone stairs with pillars,
(but mortar will be recessed instead)



Detail: 15 Grafton, shows retaining wall
at edge of sidewalk (intend to build)

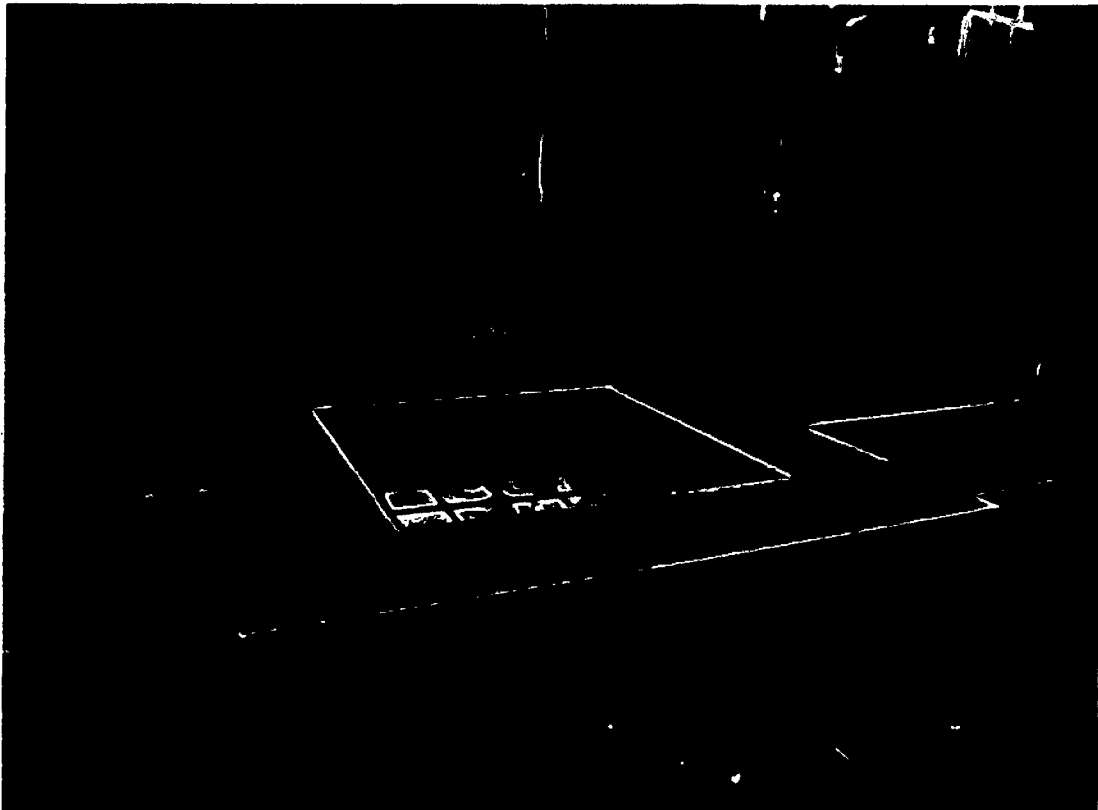
Applicant: _____

Page: _____

Existing



3614 Shepherd (Chevy Chase, MD) Model built by same contractors retaining wall with bluestone coping and bluestone walk along drive, intend to build with brick edging between driveway and walk



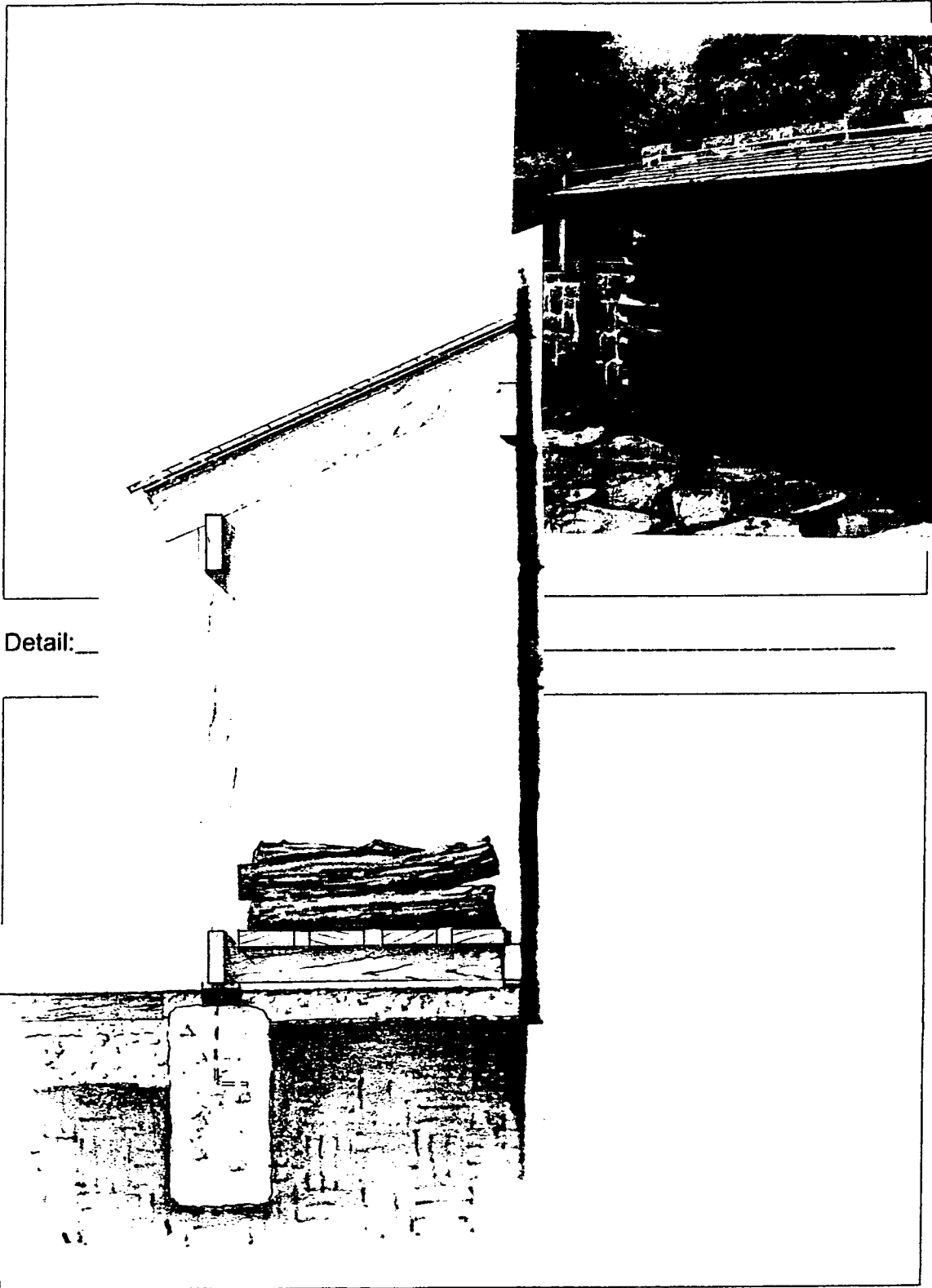
Detail:

3614 Livingston (Chevy Chas, DC) model built by same contractor shows recessed firepit, but will not be built with steps as above

Applicant: _____

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

Detail: Models for storage shed, to be built the same as above, but with sides - see hardscape master plan for details

Applicant: _____

Page: _____