

35/13-04Q 23 Hesketh Street
Chevy Chase Historic District

Just Say NO

- ventilation
 - 1918 - not needed
 - etc...
- copy pages

Call to
arrange site
visit,

Leola @ Urban
Forest Plan

Tania -
FYI
For the file.
Loren

~~BR~~
FILE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

July 19, 2004

Ms. Yvette Karaba
23 Hesketh Street
Chevy Chase, MD 20815

Re: HAWP Case #35/13-04Q

Dear Ms. Karaba:

Based upon the letter provided by your neighbor stating that there were shutters on the house as early as 1975, the Commission has given staff authority to approve the installation of shutters on the front of your home at 23 Hesketh Street. As discussed via email and as submitted in your original plans, the shutters will be operable, traditional, wood, 1 1/4 in louvered shutters with square tops and center mullions secured with shutter dogs.

If you have any questions please do not hesitate to contact me at 301-563-3400.

Sincerely,

Tania Georgiou Tully
Historic Preservation Planner



Tully, Tania

From: Karaba, Yvette [Yvette.Karaba@marriott.com]
Sent: Thursday, July 08, 2004 8:40 AM
To: Tully, Tania
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Tania,

Thank you for your email. Regarding the shutter specifications, we would like to use the same size traditional wood, 1 1/4 in louvered shutters with square top and center mullion in the original plans we submitted. Please let us know if you need us to fax you those specifications/drawings again. The shutters will be installed to be operable with black iron or steel Operable Shutter Hardware. We will use hinges appropriate to the style of the window and shutter, and we plan on using Shutter dogs of the S curve wrought steel type found on the web link below.

<http://www.diyshutters.com/Shutterdogs.HTM>

We have seen the S shape shutter dogs on other houses in the neighborhood and understand that historically shutter hardware was made locally so these may have been the style on the house.

Also, we've received the letter regarding the previous existence of shutters on our house from our neighbor Julie Davis, and Brian has faxed that to you this morning. We're going on vacation tomorrow night, so wanted to get you this information in hopes that it's everything you need before your meeting. Please let us know if you need any additional information.

We can't thank you enough for all of your help to date.

Kind Regards,

Yvette and Brian Karaba

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, July 07, 2004 3:12 PM
To: Karaba, Yvette
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Yvette-

Just movable is fine. The shutters just need to be half the width of each window in the pairs. The top center window will not have shutters.

I hope this helps.

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
Historic Preservation Section

7/8/2004

MARRIOTT INTERNATIONAL

FACSIMILE TRANSMITTAL SHEET

TO:	Tania Tully	FROM:	Brian Karaba
COMPANY:	Montgomery County Department of Park and Planning	DATE:	7/8/2004
FAX NUMBER:	301-563-3412	TOTAL NO. OF PAGES INCLUDING COVER:	2
RE:	Karaba Shutters	YOUR REFERENCE NUMBER:	301-380-7534

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Tania,

Attached please find the letter from Julie Davis, our neighbor, attesting to the existence of shutters on our house in the past.

Thanks very much for your help on this issue.

Thanks,

Brian

*Julie W. Davis
25 Hesketh Street
Chevy Chase MD 20815*

July 7, 2004

Brian and Yvette Karaba
23 Hesketh Street
Chevy Chase MD 20815

Re: 23 Hesketh Street

Dear Brian and Yvette:

I am writing to confirm that when I purchased my residence at 25 Hesketh Street in late Fall 1975, there were shutters on at least the front windows of your home at 23 Hesketh Street. (I can't remember whether there were shutters on any windows other than the front.)

At the time I moved next door to your house in early 1976, it was owned by an elderly couple and was in a state of general disrepair. 23 Hesketh was subsequently sold a year or so later to Mr. and Mrs. Stephen McGoughy, who did a substantial amount of renovation work on it over the next few years. As part of that work, the McGoughys removed the shutters from the front windows, which I thought was unfortunate. Most of the homes on Hesketh Street have shutters, and I thought the shutters on 23 Hesketh Street contributed to its character and its compatibility with the other houses on the street.

In any event, please feel free to share this letter with whoever is involved in processing your building permit application insofar as it relates to your proposals to put shutters back on the windows of 23 Hesketh Street. I am also available to testify concerning the prior existence of the shutters on 23 Hesketh Street at any hearing concerning that building permit application.

Yours very truly,


Julie W. Davis

Tully, Tania

From: Karaba, Yvette [Yvette.Karaba@marriott.com]
Sent: Thursday, July 08, 2004 3:53 PM
To: Tully, Tania
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Tania,

If it's not too much trouble- would you mind leaving us a message on the 15th on our cell phone with how the meeting turns out? We're very anxious to find out.

The number is 202-256-7977.

Thank you again,

Yvette

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Thursday, July 08, 2004 9:33 AM
To: Karaba, Yvette
Subject: RE: County Historic Preservation Tax Credit

Yvette-

Thank you for the additional information. the fax was waiting for me when I arrived. There is no need to re-send the shutter specs, I can use what we have. I will have an answer for you on the 15th.

Have a great vacation!

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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

From: Karaba, Yvette [mailto:Yvette.Karaba@marriott.com]
Sent: Thursday, July 08, 2004 8:40 AM
To: Tully, Tania
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Tania,

Tully, Tania

From: Karaba, Brian [Brian.Karaba@marriott.com]
Sent: Tuesday, June 29, 2004 2:19 PM
To: Tully, Tania
Cc: Karaba, Yvette
Subject: RE: County Historic Preservation Tax Credit

Tania,

Thanks very much, that sounds like great news. We will do everything we can to get Ms. Davis to write us a letter and to obtain the shutter specs by July 12. We will definitely be following up with you prior to that time.

Thanks,
Brian and Yvette

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Tuesday, June 29, 2004 1:08 PM
To: Karaba, Brian
Cc: Karaba, Yvette
Subject: RE: County Historic Preservation Tax Credit

Brian & Yvette-
Thanks for the update.

To proceed with the shutters I will need the following information.

1. A brief letter (or email) from your neighbor regarding the prior existence of shutters.
2. Specifications on the proposed shutters. They should be wood, operable shutters with historically appropriate hardware. The color is not an issue.

If you can get this information to me by July 12 I will discuss it with the Commission at the July 14th work session. It is likely that they will allow the shutters to be approved at the staff level without another hearing.
-Tania

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Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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

From: Karaba, Brian [mailto:Brian.Karaba@marriott.com]
Sent: Monday, June 28, 2004 12:27 PM
To: Tully, Tania

Tully, Tania

From: Karaba, Brian [Brian.Karaba@marriott.com]
Sent: Monday, June 28, 2004 12:27 PM
To: Tully, Tania
Cc: Karaba, Yvette
Subject: FW: County Historic Preservation Tax Credit

Tania,

Thanks very much for your help in identifying the garages that have been demolished. Based on the information you provided, and further consideration, we have decided not to appeal the removal of the contributing garage in our backyard. We are going to work with our landscape architect to amend the plans for the backyard.

However, we were excited to have recently received new information regarding the shutters on the front of our home. If you recall, our application was "approved with conditions", with one of the conditions (condition #4) being "Research to determine the prior existence of shutters will be completed." We now have support that there was prior existence of shutters on our house.

We have recently spoken with our neighbor, Julie Davis, a tax attorney who has lived in Chevy Chase Village her entire life and has lived in the house next to ours since 1975. She has told us there were definitely shutters on our house in the past and that she would be willing to testify to the prior existence of shutters on our home.

I am writing to ask about next steps in order to move forward with the addition of shutters to the front of our house. Would a letter from Ms. Davis regarding the shutters or a phone call from her be sufficient?

Thanks again for your help. We look forward to hearing from you as to how to proceed on this issue.

Thanks,
Brian and Yvette Karaba

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Wednesday, June 09, 2004 3:35 PM
To: Karaba, Yvette
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Yvette-

Below is what I found on each of the addresses you listed. Please keep in mind that the HPC has only been reviewing Chevy Chase Village since 1998 (6 years).

5612 Cedar Parkway - do you mean 5912? If so, garage was historic & there is a file with the garage demolition.

8 Grafton Street - garage contributing - there is no file regarding the garage demolition

3 East Irving Street - garage contributing- there is no file for garage demolition, construction of a new garage only

14 West Irving Street - non-contributing resource

19 West Kirke Street - garage not contributing - file with garage demolition approval and conditions

6/28/2004

14 Newlands Street - no outbuilding listed - there is no file regarding the garage demolition
15 Newlands Street - no outbuilding listed - there is no file regarding the garage demolition

It would best for you to come into the office to look at the files and decide which ones you feel are relevant to your case. At that time we can pull the transcripts from the meetings. You can then copy what you need. If you do appeal it is important that we not be seen as hampering your investigation.

I can be in the office to assist you on the following days:
10th pm, 11th am, 14th am, 15th pm, 16th pm, 17th all day, 18th am

Let me know what day you wish to come and I'll arrange to have the files pulled for you.

-Tania

Tania Georgiou Tully
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Montgomery County Department of Park and Planning
Historic Preservation Section
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www.mc-mncppc.org

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

From: Karaba, Yvette [mailto:Yvette.Karaba@marriott.com]
Sent: Tuesday, June 08, 2004 2:27 PM
To: Tully, Tania
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Tania,

We've finally gotten a hold of the list of garages within the historic district of Chevy Chase Village which have been removed in the past ten years:

14 Newlands Street

5612 Cedar Parkway
19 West Kirke Street
14 West Irving Street
8 Grafton Street
15 Newlands Street

We weren't able to obtain which of these garages were historic. Can we meet to discuss these or is there any way someone could send us copies of the meeting minutes regarding these garages which were approved? Of course we'd only need the ones where the garages were historic, which may make this list even smaller.

We did receive the package to move forward, but would like to find out if appealing is a reasonable option first.

Thanks as always for your help.

6/28/2004

Kind regards,

Yvette Karaba
301-380-8565

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]

Sent: Friday, May 14, 2004 11:49 AM

To: Karaba, Yvette

Subject: County Historic Preservation Tax Credit

Yvette-

It was a pleasure meeting you today. Here is the link to information about the County's Historic Preservation Tax Credit. Let me know if you have any questions.

http://www.mc-mncppc.org/historic/instructions/info_tax.shtm

Tania Georgiou Tully

Historic Preservation Planner

Montgomery County Department of Park and Planning

8787 Georgia Avenue

Silver Spring, MD 20910

301-563-3400

301-563-3412 (fax)

tania.tully@mncppc-mc.org

CHEVY CHASE VILLAGE LOCAL ADVISORY PANEL
C/O THOMAS K. BOURKE
36 QUINCY ST.
CHEVY CHASE, MD 20815

June 25, 2004

Ms. Yvette Karaba and Mr. Brian Karaba
23 Hesketh St
Chevy Chase, MD 20815

Dear Mr. and Ms. Karaba:

The Chevy Chase Village Local Advisory Panel (LAP) has noted that the Historic Preservation Commission (HPC) did not approve the demolition of your garage which was a significant part of your application for an Historic Area Work Permit. The LAP submitted comments to the HPC for the hearing on May 26, 2004 that supported your application as follows:

Agenda Item H: Karaba residence 23 Hesketh St
Contributing Resource
garage demolition, tree removals, other landscape modifications

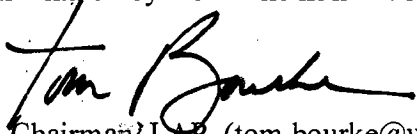
The LAP does not have great concern about the "historic" garage. We believe that with its location at the rear of the property its demolition will have no impact on the historic streetscape. One of our members noted specifically: "Demolition of the garage should be approved. The garage is not easily visible from the street and thus its removal would not change the character of the District. Repairing and leaving the garage on the present site would be expensive and intrude on the owner's preferred use of the space which would be to develop a landscaped area. Increasing green space would be an asset to the neighborhood."

As was noted by HPC staff, Chevy Chase Village also has tree removal guidelines which should be addressed by the resident and are not part of this review

Guidelines for the Chevy Chase Village Historic District were developed by the community and were written into the legislation at the time Chevy Chase Village became an historic district. The LAP was also integrated into the legislation and authorized to represent the community's viewpoint on applications for Historic Area Work Permits, based on interpreting the guidelines. The LAP is appointed by the Chevy Chase Village Board of Managers.

If you decide to appeal the decision of the HPC, the LAP will support your appeal. Please feel free to discuss this with us. Our suggestion is to communicate by email as that will ensure that everyone on the LAP will be informed.

Sincerely,



Tom Bourke, Chairman, LAP (tom.bourke@whihomes.com)

CC. Gwen Wright, Historic Preservation Staff

Tully, Tania

From: Tully, Tania
Sent: Wednesday, June 09, 2004 3:35 PM
To: 'Karaba, Yvette'
Cc: Karaba, Brian
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It would best for you to come into the office to look at the files and decide which ones you feel are relevant to your case. At that time we can pull the transcripts from the meetings. You can then copy what you need. If you do appeal it is important that we not be seen as hampering your investigation.

I can be in the office to assist you on the following days:

10th pm, 11th am, 14th am, 15th pm, 16th pm, 17th all day, 18th am

Let me know what day you wish to come and I'll arrange to have the files pulled for you.

-Tania

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Cc: Karaba, Brian
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Thanks as always for your help.

Kind regards,

Yvette Karaba

301-380-8565

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]

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Let me know if you have any questions.

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Tania Georgiou Tully

Historic Preservation Planner

Montgomery County Department of Park and Planning

8787 Georgia Avenue

Silver Spring, MD 20910

301-563-3400

301-563-3412 (fax)

tania.tully@mncppc-mc.org

Tully, Tania

From: Tully, Tania
Sent: Wednesday, July 07, 2004 3:12 PM
To: 'Karaba, Yvette'
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Yvette-

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I hope this helps.

-Tania

Tania Georgiou Tully
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Montgomery County Department of Park and Planning
Historic Preservation Section
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Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

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

From: Karaba, Yvette [mailto:Yvette.Karaba@marriott.com]
Sent: Tuesday, July 06, 2004 1:02 PM
To: Tully, Tania
Cc: Karaba, Brian
Subject: RE: County Historic Preservation Tax Credit

Hi Tania,

Hope you had a nice 4th of July weekend.

We are looking at shutters now, and have a quick question- when you say "operable", we understand the shutters should be able to go over the windows (ie. movable to cover windows vs. mounted to the wall of the house), so does this also require that these shutters cover the width of each window entirely, or does the moveable feature suffice?

Just wanted to confirm.

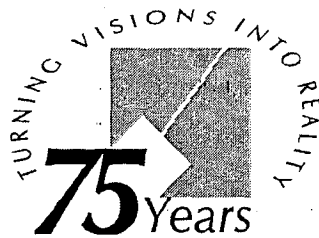
Thank you again for all of your help.

Yvette Karaba

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

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Tuesday, June 29, 2004 1:08 PM
To: Karaba, Brian
Cc: Karaba, Yvette

7/7/2004



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 27, 2004

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 27, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 343468 for garage demolition, tree removals, and other landscape modifications.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS.**

1. The historic garage is not demolished.
2. The applicant will work with the Chevy Chase Village Arborist.
3. Shutters are not added at this time.
4. Research to determine the prior existence of shutters will be completed.

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: Yvette Karaba

Address: 23 Hesketh Street, Chevy Chase Village Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant 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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 27, 2004

MEMORANDUM

TO: Local Advisory Panel/Town Government

FROM: Tania Georgiou Tully, Historic Preservation Planner
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit Application – HPC Decision

The Historic Preservation Commission reviewed this project on May 26, 2004. A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at 301-563-3400.



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

UPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

343468

Contact Person: YVETTE KARABA
Daytime Phone No.: 301-380-8565

Tax Account No.: _____

Name of Property Owner: YVETTE KARABA Daytime Phone No.: 301-380-8565

Address: 23 HESKETH ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: HESKETH STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 5 Block: 29 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: See attached PLAT Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Blaze
- 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: \$ 30,000.00

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: 5 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.

Yvette Karaba
Signature of owner or authorized agent

5/5/04
Date

Approved: ✓ with conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 5/26/04

Application/Permit No.: _____ 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:

Please see attached Description

I. Add a landing to existing porch.

II. Add fencing to rear yard.

III. Remove existing garage.

IV. Remove holly trees

V. Add flagstone patio

VI. Add wood shutters to 4 windows in front of house

VII. Change front door to 8 paneled wood colonial door.

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

Please see attached Specifications

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 7 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

DESCRIPTION

For the Project: **Karaba Residence**
 23 Hesketh Street
 Chevy Chase, MD 20815

Chevy Chase Village Colonial Revival home built in 1918. Features include wood shingle and stucco exterior with double hung windows, slate roof, one fireplace and chimney, and wood side porch.

After researching both the Chevy Chase Historical Society and the Chevy Chase Village documents, no prior pictures were found of the house. The project includes the following items:

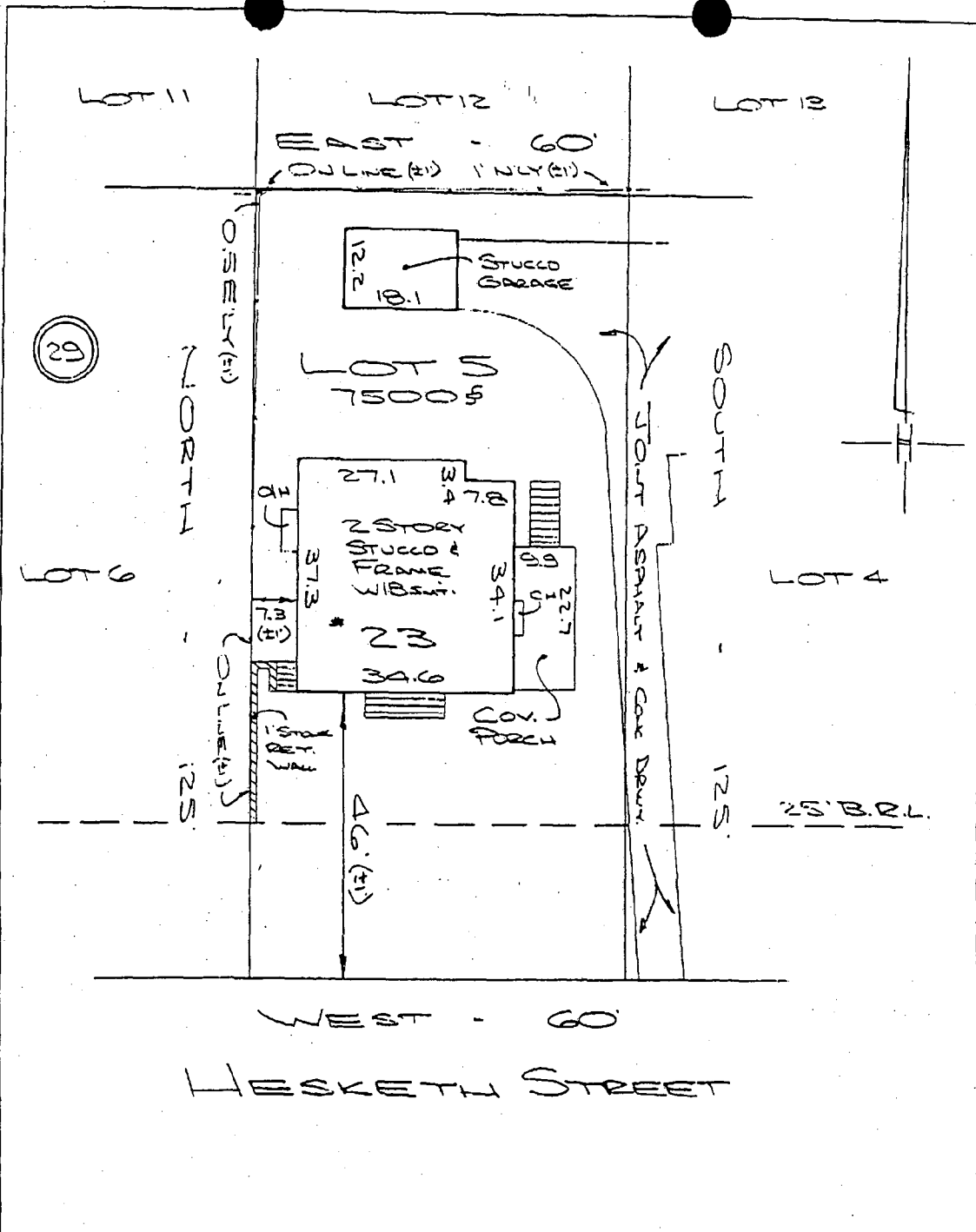
- I. Add a landing to existing side porch. The current steps are very steep and each step is very narrow; the steps do not meet today's building code requirements. With children aged 2 and 4, for safety concerns, a landing will be added and steps widened.

- II. Add fencing to rear yard. As cars frequently turn around in driveway and there is no boundary between the backyard and the parking area, a fence will provide safety for children playing in backyard from incoming cars. Fenced area will provide a secure play area for young children and significantly reduce the risk of the children wandering into the street or away from home.

- III. Remove existing garage. Allow adequate space for parking as well as for turn-around use of neighboring house (21 Hesketh), since driveway is shared. According to the inspection report commissioned by the previous owner of the home and based on personal observation, the garage is in a state of disrepair, as evidenced by past termite damage, leaking and damaged roof, missing slate roof tiles, and chipped stucco. The structure, given its current state, does not offer an aesthetically-pleasing perspective from either the rear of our house nor the rear of at least three of our neighbors' homes. Since the garage is not used for parking, the removal of the garage will not add to the amount of parking on the street (a parking space will be maintained in the rear of the house under the proposed plan). Considering that the garage is not currently used in any manner, it would not be cost-effective to upgrade the current condition of the garage. The proposed plan (i.e. garage replaced by professionally landscaped yard), however, would provide a much more serene use of the space and should be more pleasing to the adjacent neighbors. Moreover, and perhaps most importantly, the space would be better used as a safe and spacious play area for our young children and their friends within the community.

- IV. Holly trees will be removed to the extent they are in the fenced portion of backyard as the leaves are prickly and dangerous to step on and brush against as the children play in the backyard.

- V. Add flagstone patio, and ensure proper grading per specifications in backyard. Currently water stands near entrance to back door and ground is consistently muddy/wet.
- VI. Add wood shutters to four windows in front of house.
- VII. Change front door to eight paneled wood colonial door.



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

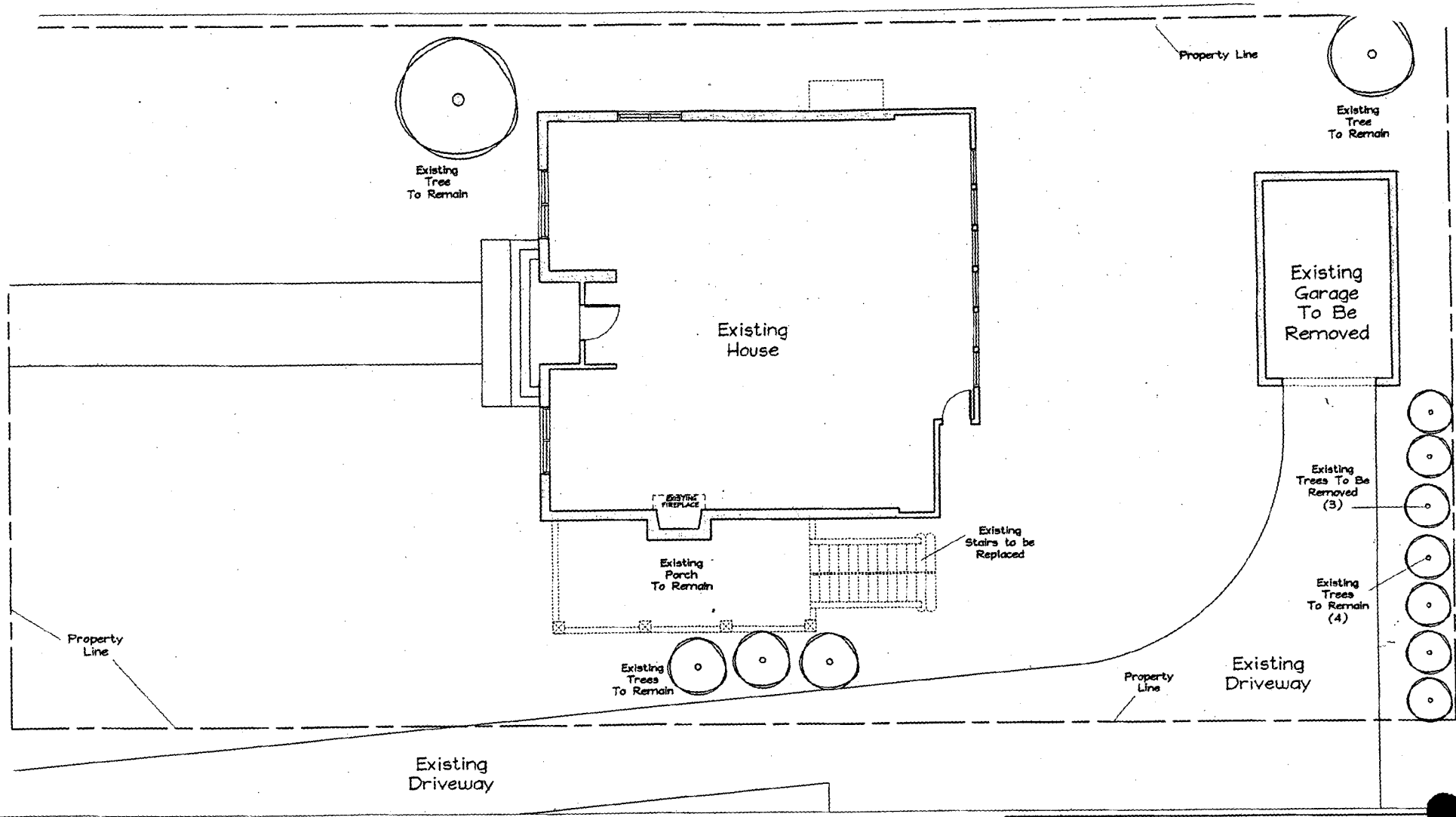
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and 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 refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.


LOCATION DRAWING
 LOT 5 BLOCK 29
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
 CASE: 3031-03 FILE: 75001
 DATE: NOVEMBER 19, 2003

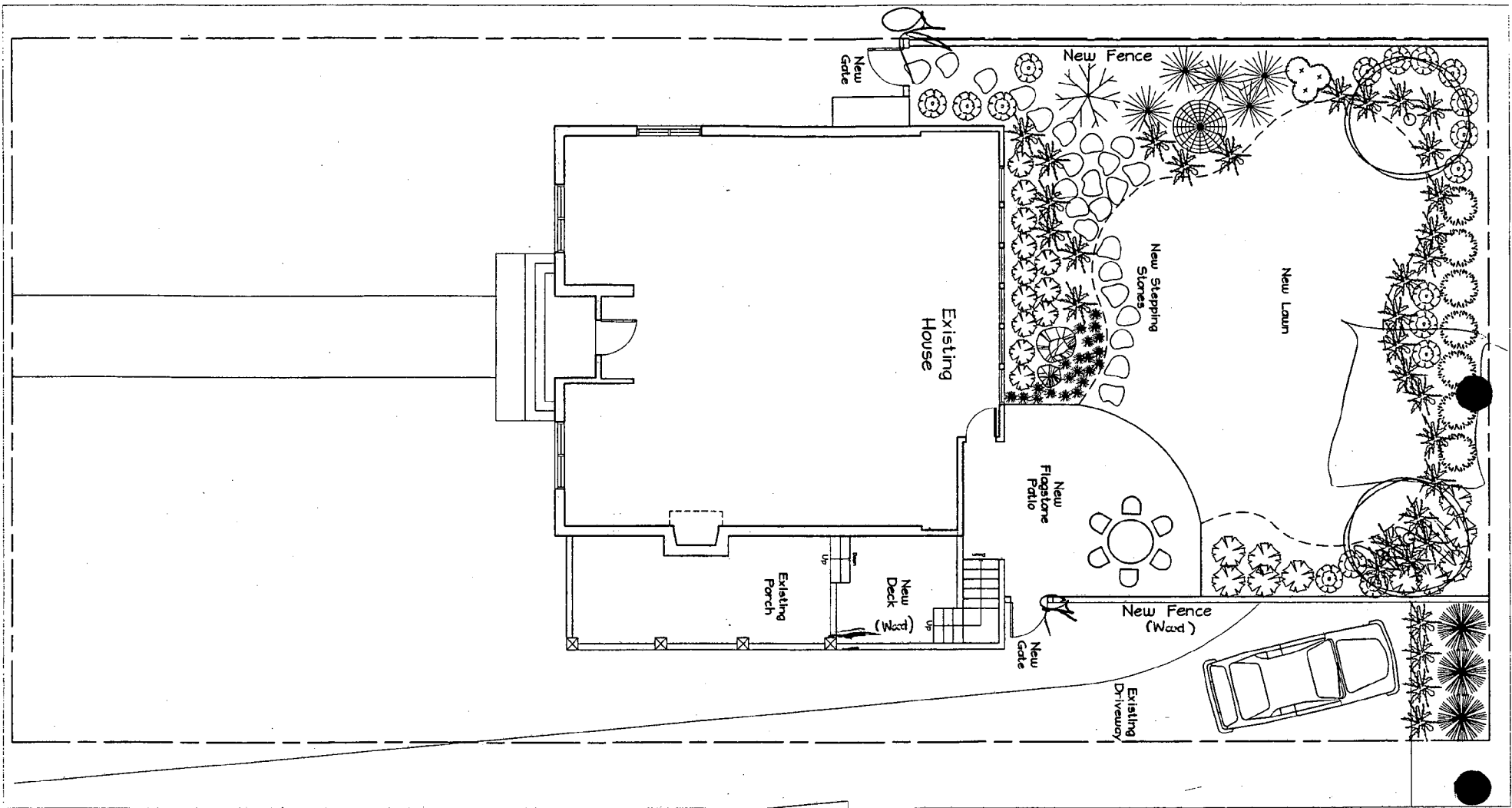
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.


Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

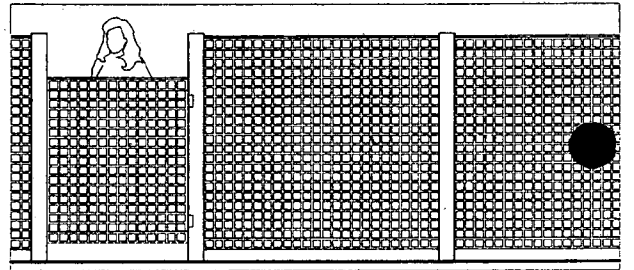
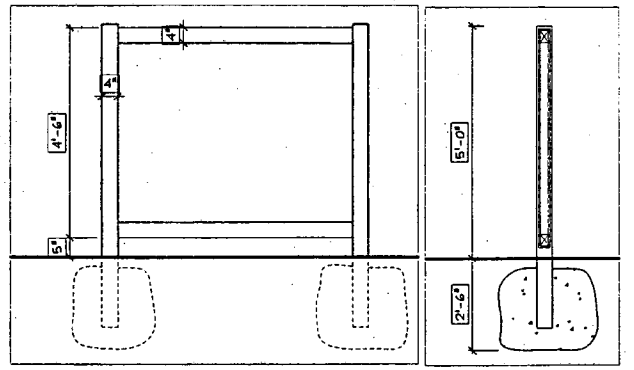
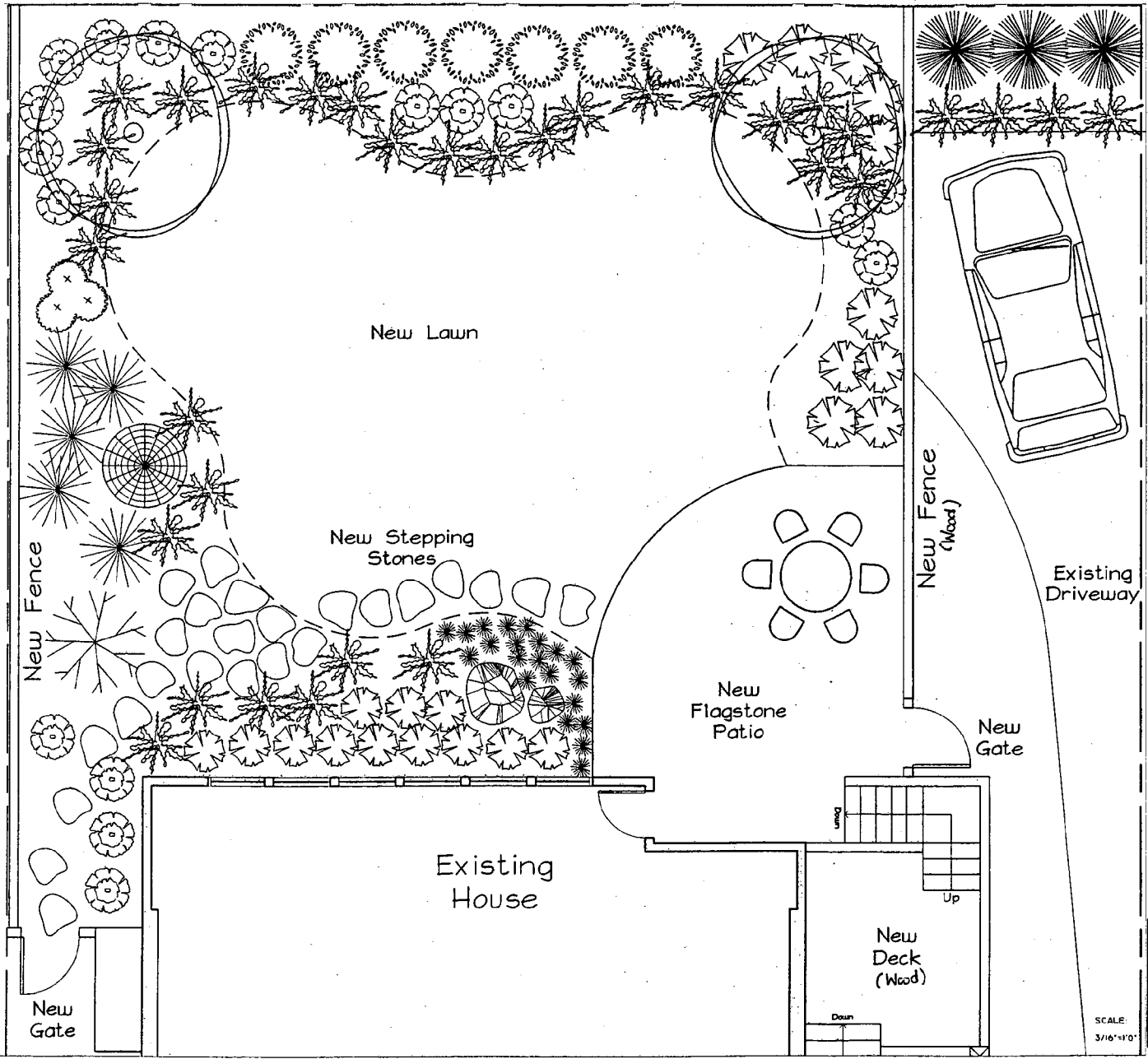


TERRA DESIGN STUDIO 11250 DAKTON RD DAKTON, VA 22124		PHONE: 501-650-7126 / 703-387-1906
SCALE: 1/8"=1'-0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	
	DATE: 04/20/06	TITLE: EXISTING SITE PLAN
	TYPE: LANDSCAPE	

L1

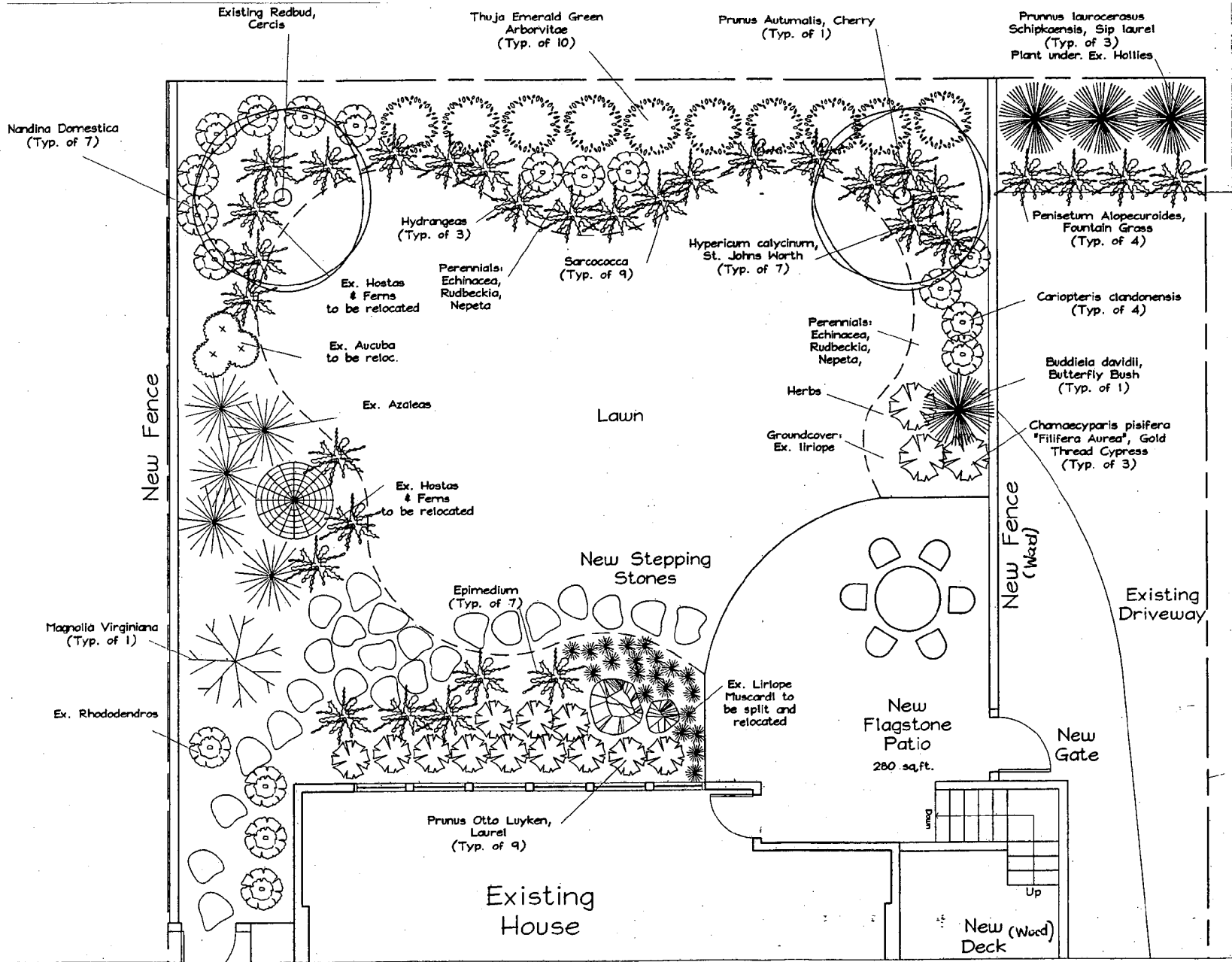


TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124		PHONE: 301-658-7129/ 703-385-1896	
SCALE: 1/8"=1'0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815		
	DATE: 05/20/04	TYPE: LANDSCAPE	TITLE: NEW PLAN
	L2		



SCALE: 3/8"=1'0"

TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124 PHONE: 301-656-7126/ 703-385-1896			
SCALE: AS SHOWN	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	L3	
DATE: 04/20/04	TITLE: LANDSCAPE ENLARGED PLAN/DETAILS		



TERRA DESIGN STUDIO 11256 DARTON RD GAITHERSBURG, VA 22064 PHONE: 301-656-7267/783-385-9896

PROJECT: MRS. & MR. KARABA 23 KESWICK ST. CHEW CHASE, MD 20815

SCALE: 3/8"=1'-0"

TITLE: LANDSCAPE PLAN

DATE: 04/2014

DRAWN BY: [Signature]

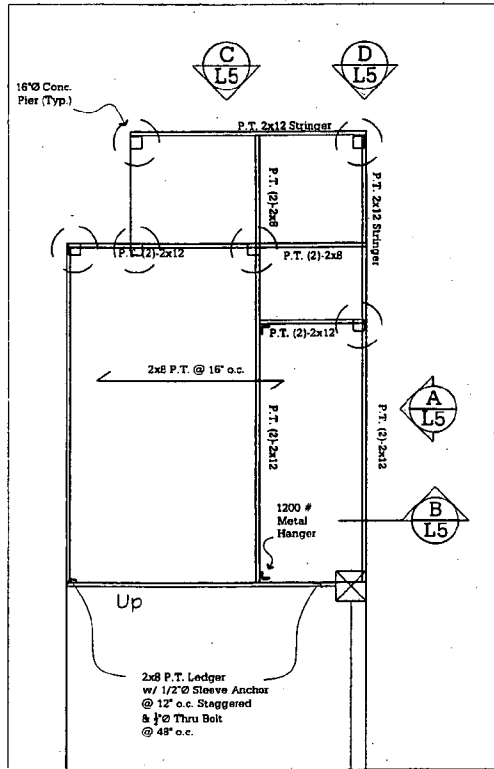
DATE: 04/2014

SCALE: 3/8"=1'-0"

TITLE: LANDSCAPE PLAN

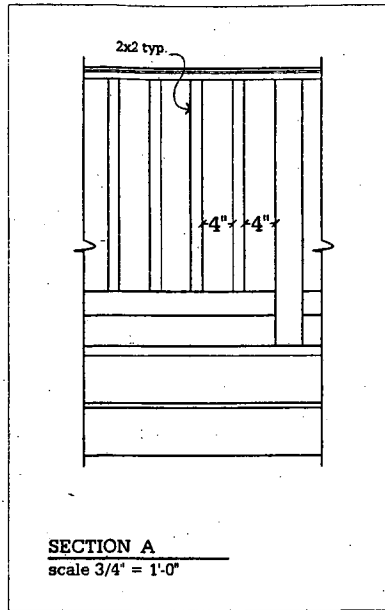
DATE: 04/2014

L4

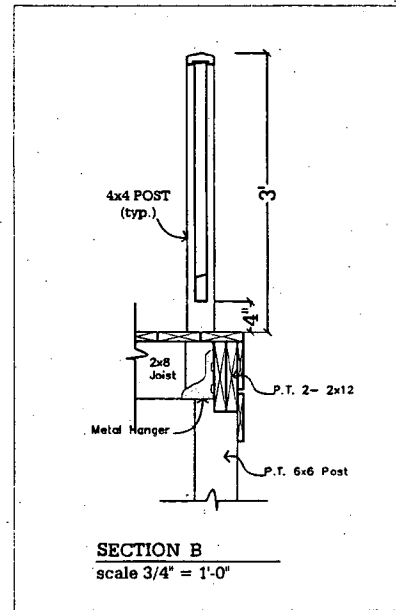


NOTE:
1. Provide 6x6 P.T. Post
w/ Simpson PB 66 (Typ.)

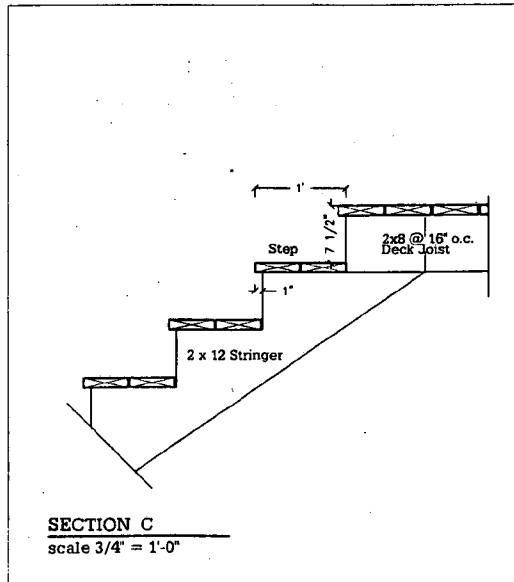
Deck Framing Plan
scale 1/4" = 1'-0"



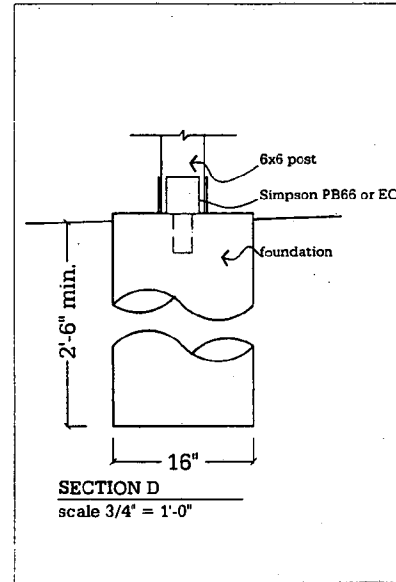
SECTION A
scale 3/4" = 1'-0"



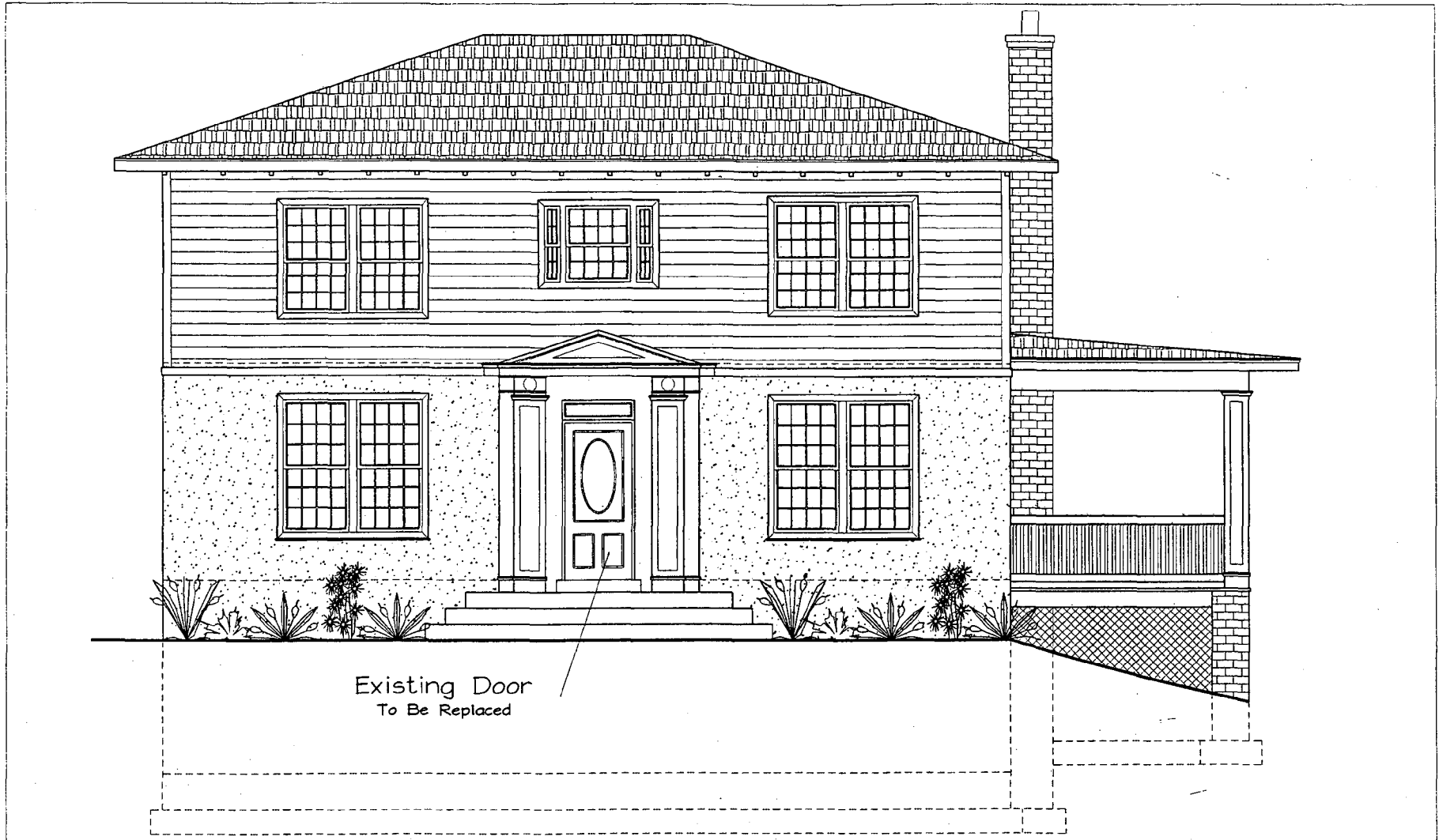
SECTION B
scale 3/4" = 1'-0"



SECTION C
scale 3/4" = 1'-0"



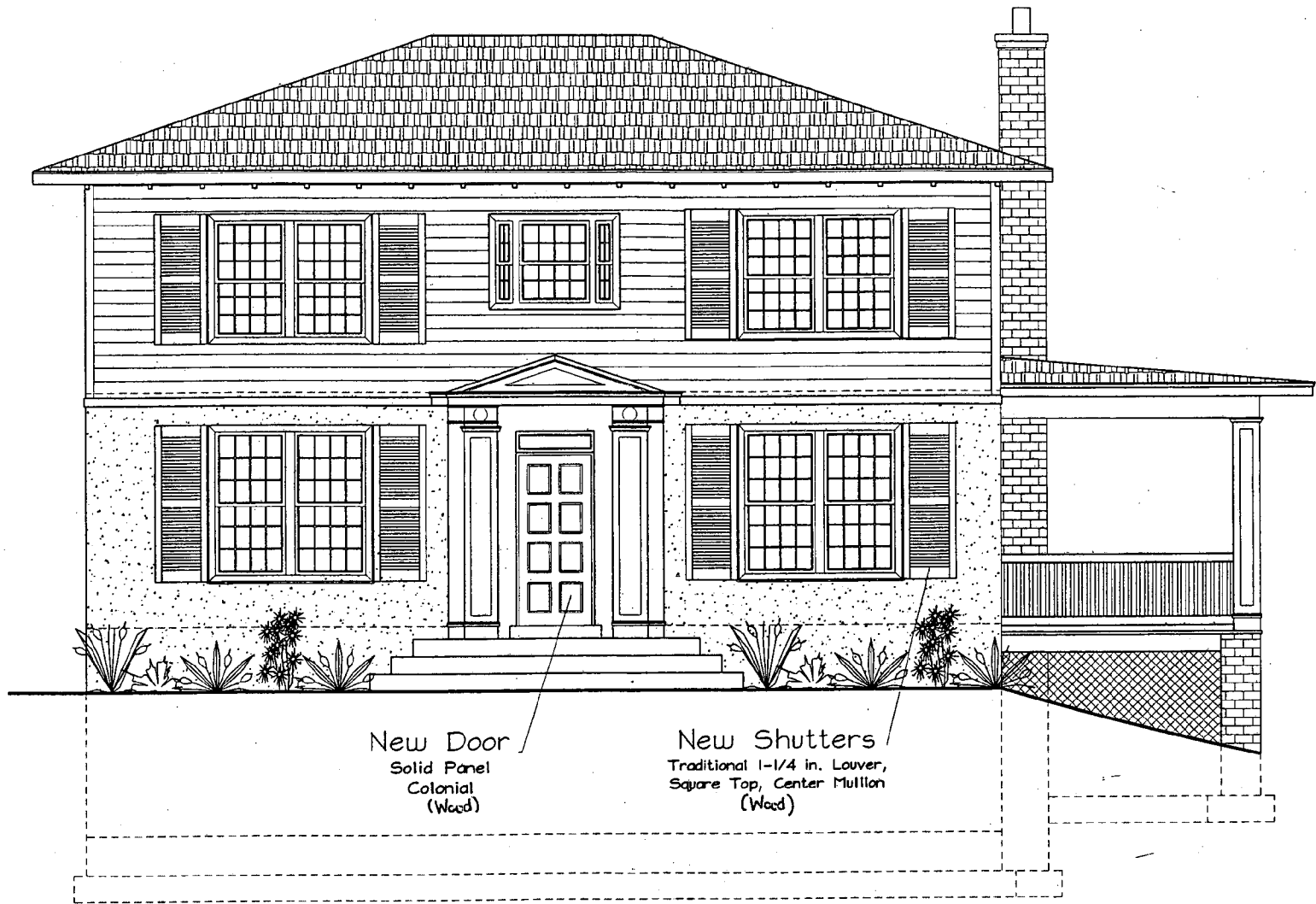
SECTION D
scale 3/4" = 1'-0"



Existing Door
To Be Replaced

TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124		PHONE: 301-654-7126 / 703-585-1896	
SCALE: 1/4"=1'-0"	PROJECT:	MRS. & MR. KARABA	
		23 KESKETH ST. CHEVY CHASE, MD 20815	
DATE: 06/20/06	TYPE: ARCHITECTURAL	TITLE: EXISTING ELEVATION	

A1



New Door
Solid Panel
Colonial
(Wood)

New Shutters
Traditional 1-1/4 in. Louver,
Square Top, Center Mullion
(Wood)

TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124 PHONE: 301-656-7126/ 703-385-8996			
SCALE: 1/4"=1'-0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	A2	
DATE: 04/2004	TITLE: ARCHITECTURAL NEW ELEVATION		

SPECIFICATIONS

For the Project: **Karaba Residence**
23 Hesketh Street
Chevy Chase, MD 20815

GENERAL REQUIREMENTS

Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor and Owner to insure compliance with said codes and modify the specifications as needed to comply with such codes.

SITE WORK

Site Clearing - Remove existing garage and driveway west of the new fence line. Dispose all resulting debris off site. Clear and grub site. Grade site with appropriate soils. Existing trees to remain shall be marked prior to clearing and protected to prevent damage. If any damage is done to walkways, driveways, etc, needed repairs shall be provided by the contractor.

Final Grading - Keep exterior finished grade a minimum of 4 1/2" below finished floor elevation. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation.

Driveway and Walks - Maintain existing driveway east of new fence.

Landscaping - Landscape site per construction documents with appropriate sod, plants, trees, and shrubs suitable for local climate and site requirements.

Quality Assurance: All plant material shall conform to the *American Standards for Nursery Stock*, unless noted otherwise herein.

All plant material shall be true to the species and variety/hybrid/cultivars specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Specimen's nursery-dug to be replanted shall have been freshly dug and properly prepared for planting.

Trees and shrubs: Shall be trained in development and appearance as to be superior in form, compactness and symmetry. Trees with multiple leaders, unless specified otherwise, and shrubs with damaged or cut main stem(s), will be rejected. Shall have healthy, well-developed root systems, and be free from physical damage or other hindrances to healthy growth.

Balled and burlapped plants shall be dug with solid balls of a diameter not less than that recommended by the *American Standards for Nursery Stock*, and of sufficient depth to include both fibrous and feeding roots. Balls shall be securely wrapped with burlap, and tightly bound with rope or twine. No plant shall be bound with rope or wire in such manner as to damage bark or break branches. The root flare should be within the top 2" (5.1 cm) of the soil ball. Balled and burlapped plants will not be accepted if the ball is dry, cracked, or broken before or during planting.

Containerized plants are to be well-established within the container, with a root system sufficiently developed to retain its shape and hold together when removed from the container. Soil within the

container should be held together by the roots, in form and whole. Plants shall not be pot-bound, nor have kinked, circling, or bent roots.

Herbaceous perennials, annuals and bulbs shall only be supplied from nurseries certified by state plant inspectors. Substitutes or collected material may be used if approved by Project Representative.

CONCRETE/FOUNDATIONS

Footings - Center all footings on columns of deck and at fence posts unless otherwise noted. All footings shall rest on undisturbed virgin soil, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at piers shall be a minimum of 12" below frost line and 16" in diameter, constructed of 3000 psi concrete. Footers shall bear on undisturbed soil and kept free from ground water.

Slab Foundations - Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel). Place slabs over well-compacted granular fill. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance.

EXTERIOR CARPENTRY

Decks, Porches, Fences - Exterior grade lumber shall be used for exterior decks, porches or fences. Provide and install galvanized joist hangers to connect 2"x 10" floor joists to the main structure every 16" on center (OC). All handrails shall be constructed so as to prevent passage of a 4" sphere. Provide handrail and detailing TME. Stain and seal wood a minimum of 6 months after installation to allow for proper curing. Wood type shall be: TME.

Custom or Pre-fabricated Woodwork - Provide and install custom woodwork as described on construction documents.

Exterior Louvered Wood Shutters - Provide and install wood louvered shutters to front windows as indicated on plans. Wood species and grain shall match up and be free of defects.

DOORS AND WINDOWS

Exterior Doors - All exterior doors shall be solid core, insulated and swing inside with weather-tight thresholds. Install weather-stripping around all doors. Install pre-hung door units.

Front Door - Wood paneled door. No glass, per plans.

Door Hardware - Finish hardware shall include keyed deadbolt locksets at all exterior doors.

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

<p>Owner's mailing address BRIAN & YVETTE KARABA 23 HESKETH STREET CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>STANLEY BROWN 24 HESKETH STREET CHEVY CHASE, MD 20815</p>	<p>JOHN A LONG 26 WEST IRVING ST CHEVY CHASE, MD 20815</p>
<p>ERIC AND ELISE LEWIS 21 HESKETH STREET CHEVY CHASE, MD 20815</p>	<p>GREGORY K INGRAM 28 WEST IRVING ST CHEVY CHASE, MD 20815</p>
<p>JULIE DAVIS 25 HESKETH STREET CHEVY CHASE, MD 20815</p>	<p>MARK KOVEY 30 WEST IRVING ST CHEVY CHASE, MD 20815</p>

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23 Hesketh Street	Meeting Date:	05/26/04
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	05/19/04
Review:	HAWP	Public Notice:	05/12/04
Case Number:	35/13-04Q	Tax Credit:	No
Applicant:	Yvette Karaba	Staff:	Tania Tully
Proposal:	Garage demolition, tree removals, and other landscape modifications.		
Recommendation:	Approval with conditions		

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. The historic garage is not demolished.
2. The applicant will work with the Chevy Chase Village Arborist.
3. Shutters are not added at this time.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c.1916

The existing house is a three-bay, low-pitched hip roof stucco and shingle dwelling with a one-story covered side porch with square columns. The eaves are very wide and are detailed with rafter-ends. The first and second story are detailed with four paired, 12/12 double hung windows and one 8/8 double-hung window flanked by thin 2/2 double-hung window. The center entry is detailed with a pedimented door hood and simple paneled pilasters that match the side-porch columns. The front door is not original, but retains the original transom. The 12'x18' garage is of frame construction, sided with stucco, sits on a concrete slab, and has a slate roof. It is a contributing outbuilding to the District.

The current lot that the house is sited on is 60' wide and 125' deep. The house is sited roughly 46' from the street and 42' from the rear lot line. A shared asphalt and concrete driveway runs along the south property line. The garage is sited in the northwest portion of the rear yard approximately 30' from the south property line.

PROPOSAL:

The applicant is proposing to landscape the rear yard including the following specific items (See circles 8, 9 & 15):

1. Add a landing to the existing porch and re-build stairs.
2. Add a 5' wood lattice fence in the rear yard.

3. Remove the existing garage.
4. Remove Holly trees along the rear of the property.
5. Regrade and install a flagstone patio by rear porch.
6. Add shutters to the front of the house.
7. Replace front door with wood eight-paneled door.

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 Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

In addition, the *Guidelines* also note the following basic policies that are relevant to this application:

- Preserving the integrity of contributing structures in the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.

Montgomery County Code; Chapter 24A

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

- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

Staff completely supports the owners' desire to provide a safe fenced area in the rear yard of this historic resource. Additionally, we feel that the owners' needs can be achieved through retention of the historic garage either in situ or moved closer to the driveway. The proposed new landing and reconfiguration of the stairs on the back of the porch is compatible with the house, the regrading will address potential future foundation problems, the patio is proposed for the rear yard, the front door is not historic, and the applicant will work with the Village arborist. Staff recommends approval of these work items. However, in order to not adversely affect the character of the District, the setting of the house, the contributing garage, or the architectural design of the house, staff cannot recommend approval for the installation of shutters or demolition of the garage.

New Shutters: The applicant expressed willingness to wait on the consideration of the shutters until repainting the exterior. Staff concerns are that this Craftsman style house is unique on this street and represents the architectural diversity found in Chevy Chase including revival styles such as Dutch Colonial and Colonial that are more appropriate styles for shutters. Although this house has revival style elements such as the door surround

and the 12/12 windows, the overarching style is the Craftsman due to the low-pitched hip roof, wide-overhanging eaves with applied rafter ends, and the slight flare of the shingles at the stringcourse. Shutters are not typical of Craftsman houses.

Garage Demolition: The garage at 23 Hesketh Street is specifically cited as a contributing outbuilding in the approved and adopted amendment for the *Chevy Chase Village Historic District*. Although there is no specific guidance in the *Guidelines* regarding the demolition of outbuildings, it is not the intent of the document to allow for demolition of contributing buildings. In fact, one of the basic policies outlined in the *Guidelines* is "Preserving the integrity of contributing structures in the district." This includes contributing outbuildings, uncommon features in the Chevy Chase Village Historic District.

The homeowner expressed several concerns with the garage:

Termite damage - Based upon staff inspection, the damage is not sufficient to prohibit rehabilitation.

Small size - Staff discussed reuse options for the garage including use as a shed or playhouse.

Awkward placement - As the garage interferes with current plans to enlarge the lawn area, staff discussed the possibility of relocating the building closer to the driveway. Any relocation proposal must be presented to the Commission as a new HAWP.

Expense to repair - Staff explained the County tax credits and provided additional information via email.

Staff believes that demolition of the garage is inappropriate and recommends that the Commission strongly encourage the homeowner work with staff to develop appropriate alternatives.

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 *Secretary of the Interior's Standards for Rehabilitation #1 and #2*.

and with the three conditions that:

1. The historic garage is not demolished.
2. The applicant will work with the Chevy Chase Village Arborist.
3. Shutters will not be installed at this time.

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 prior to commencement of work and not more than two weeks following completion of work.

5

44 GRAFTON ST	COLONIAL REVIVAL	1916-27	2	3 WOOD-CLAPBOARD	6/6	SIDE GABLE	ASPHALT		RESIDENCE			
46 GRAFTON ST	COLONIAL REVIVAL	1927-41	2	3 BRICK	8/8	SIMPLE HIP	ASPHALT	BY 1931	RESIDENCE		OUTBG-C	
3 HESKETH ST	COLONIAL REVIVAL	1927-41	2	3 BRICK	8/8	SIDE GABLE	SLATE	BY 1912	RESIDENCE		MATURE TREE	
2 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	CASEMENT	PYRAMIDAL	ASPHALT	BY 1912	RESIDENCE	H. THOMPSON		
4 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 WOOD SHINGLE	6/6	SIDE GABLE	SLATE	BY 1912	RESIDENCE	H. RUCKMAN	OUTBG-C	
5 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 ALUMINUM VINYL	12/1	SIDE GABLE	ASPHALT		RESIDENCE	H. NOBLE-JONES	OUTBG-C	
6 HESKETH ST	COLONIAL REVIVAL/ASO	1892-1916	2	3 STUCCO	BAY	PYRAMIDAL	SLATE	BY 1912	RESIDENCE	H. GUTHRIE		CEMENT CONSTRUCTION
7 HESKETH ST	DUTCH COLONIAL	1892-1916	1	2 STUCCO	9/1	GAMBREL	ASPHALT	BY 1912	RESIDENCE	A. DESSEZ/JOHNSON/HEATON, H. MOUNTFORD		
8 HESKETH ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	FRNCH DO	SIDE GABLE	SLATE		RESIDENCE	H. DUTTON	MATURE OAK	
9 HESKETH ST	CRAFTSMAN	1892-1916	2	3 STUCCO	CASEMENT	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C	
10 HESKETH ST	CRAFTSMAN/4 SQ	1892-1916	2	2 STUCCO	6/1	SIMPLE HIP	ASPHALT		RESIDENCE			
11 HESKETH ST	TUDOR REVIVAL	1916-27	2	3 BRICK	CASEMENT	CROSS GABLE	SLATE		RESIDENCE		OUTBG-C	
12 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	2 STUCCO	TRIPARTITE	SIDE GABLE	SLATE	BY 1912	RESIDENCE		OUTBG-C	
13 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 STUCCO	6/6	GAMBREL	ASPHALT		RESIDENCE		OUTBG-C	
14 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD SHINGLE	TRIPARTITE	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. IMRIE		
15 HESKETH ST	CRAFTSMAN	1892-1916	2	3 WOOD-CLAPBOARD	9/1	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. POLLOCK	MATURE PDPLARS	
16 HESKETH ST	MEDITERRANEAN REVIVAL	1892-1916	2	3 STUCCO	8/1	PYRAMIDAL	PANTILE	BY 1912	RESIDENCE		STONE WALL	
17 HESKETH ST	CLASSICAL REVIVAL	1892-1916	2	3 STUCCO	18/1	SIDE GABLE	ASPHALT	1915	RESIDENCE	H. MAGUIRE		
18 HESKETH ST	BUNGALOW	1892-1916	NC	3 WOOD-CLAPBOARD	BAY	SIDE GABLE	SLATE	BY 1904	RESIDENCE	H. BUCKINGHAM (NBS)		
20 HESKETH ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/1	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C	
21 HESKETH ST	DUTCH COLONIAL/BUNGALOW	1892-1916	2	2 STUCCO	FRNCH DO	GAMBREL	WOOD SHINGLE	c1915	RESIDENCE	H. BISSELLE		
22 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 WOOD-CLAPBOARD	6/6	GAMBREL	ASPHALT		RESIDENCE		OUTBG-C	
23 HESKETH ST	CRAFTSMAN	1892-1916	2	2 STUCCO	12/12	SIMPLE HIP	SLATE	1916	RESIDENCE		OUTBG-C	
24 HESKETH ST	CRAFTSMAN/BUNGALOW	1916-27	2	2 STUCCO	6/6	SIDE GABLE	ASPHALT		RESIDENCE	FLARED ROOF	BRICK CONSTRUCTION	
25 HESKETH ST	CRAFTSMAN	1892-1916	2	3 STUCCO	6/1	SIDE GABLE	ASPHALT	1916	RESIDENCE			
26 HESKETH ST	BUNGALOW	1916-27	NC	2 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		LOST INTEGRITY	
27 HESKETH ST	DUTCH COLONIAL	1916-27	2	2 WOOD-CLAPBOARD	TRIPARTITE	GAMBREL	ASPHALT	1917	RESIDENCE	H. HOHBEIN	OUTBG-C	
28 HESKETH ST	CRAFTSMAN	1892-1916	2	2 STUCCO	CASEMENT	SIMPLE HIP	ASPHALT	1916	RESIDENCE	H. ZEIS	POOR INTEGRITY	
29 HESKETH ST	COLONIAL REVIVAL	1916-27	2	3 WOOD-CLAPBOARD	12/12	GAMBREL	WOOD SHINGLE		RESIDENCE	A. JULLIEN		
30 HESKETH ST	TUDOR REVIVAL	1916-27	2	3 STUCCO	6/6	FRONT GABLE	ASPHALT	1920	RESIDENCE	H. SOHL	E ADD. ATTACHED GARAG	
1 E IRVING ST	COLONIAL REVIVAL	1927-41	NC	3 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE			
1 A E IRVING ST	COLONIAL REVIVAL	1927-41	NC	3 BRICK	8/8	SIDE GABLE	SLATE		RESIDENCE		OUTBG-C	
3 E IRVING ST	COLONIAL REVIVAL	1892-1916	1	3 WOOD-CLAPBOARD	8/2	SIDE GABLE	SLATE		RESIDENCE	A. H. DESSEZ	OUTBG-C, CCHS#65	
4 E IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	1/1	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. KLEINSCHMEIOT	OUTBG-C	
5 E IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	PYRAMIDAL	SLATE		RESIDENCE		SMAN INFLUENCE	
6 E IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/1	SIMPLE HIP	SLATE	BY 1912	RESIDENCE	H. KRAM (PO AUDITOR)	OUTBG-C	
7 E IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	GABLE ON HIP	ASPHALT		RESIDENCE			
8 E IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/6	SIDE GABLE	ASPHALT	1905	RESIDENCE	A. DESSEZ; H. WEDDERBURN (PATENTS)	OUTBG-C	
11 E IRVING ST	SHINGLE/4 SQ	1892-1916	2	3 WOOD-SHINGLE	3/1	SIMPLE HIP	SLATE		RESIDENCE			
1 W IRVING ST	RENAISSANCE REVIVAL	1916-27	2	3 STUCCO	6/6	FRONT GABLE	SLATE		RESIDENCE			
3 W IRVING ST	DUTCH COLONIAL/BUNGALOW	1892-1916	1	2 WOOD-CLAPBOARD	6/1	GAMBREL	WOOD SHINGLE	C1903	RESIDENCE	H. CUSHMAN (PATENTS)		
4 W IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	TRIPARTITE	FRONT GABLE	ASPHALT		RESIDENCE			
5 W IRVING ST	CRAFTSMAN/BUNGALOW	1892-1916	2	2 WOOD-SHINGLE	12/1	SIDE GABLE	ASPHALT	BY 1912	RESIDENCE	H. DALZELL (LAWYER)		
6 W IRVING ST	CRAFTSMAN	1892-1916	1	3 WOOD-SHINGLE	12/1	SIMPLE HIP	ASPHALT	C1895	RESIDENCE			
9 W IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 WOOD-CLAPBOARD	1/1	SIMPLE HIP	SLATE	BY 1912	RESIDENCE	H. RICHARDS (LAND OFFICE)	FENCE	
10 W IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	TRIPARTITE	GABLE ON HIP	ASPHALT		RESIDENCE		OUTBG-C	
11 W IRVING ST	COLONIAL REVIVAL	1892-1916	1	3 WOOD-CLAPBOARD	PAIRED	SIMPLE HIP	ASPHALT	BY 1912	RESIDENCE	H. NEWBOLD (PASSENGER AGENT)		
12 W IRVING ST	TUDOR REVIVAL	1916-27	2	3 BRICK	6/6	SIMPLE HIP	SLATE	BY 1924	RESIDENCE	H. PEACOCK		
13 W IRVING ST	MODERN NEO-COLONIAL	1941-96	NC	3 ALUMINUM VINYL	6/9	SIMPLE HIP	WOOD-SHINGLE	1985	RESIDENCE			
14 W IRVING ST	MODERN	1941-96	NC	2 ALUMINUM VINYL	6/1	FRONT GABLE	ASPHALT		RESIDENCE			
15 W IRVING ST	DUTCH COLONIAL	1916-27	2	2 STONE	9/1	GAMBREL	ASPHALT		RESIDENCE			
16 W IRVING ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	CASEMENT	SIDE GABLE	ASPHALT	c1918	RESIDENCE	H. BETTISON		
17 W IRVING ST	MODERN-VICTORIAN REVIVAL	1892-1916	NC	2 WOOD-CLAPBOARD	2/2	CROSS GABLE	ASPHALT	c1900-	RESIDENCE	A. H. JACOBSON (ADDITION), BY 1987	GAZEBO	
18 W IRVING ST	COLONIAL REVIVAL	1916-27	2	2 WOOD-CLAPBOARD	4/4	SIDE GABLE	ASPHALT		RESIDENCE			
20 W IRVING ST	CRAFTSMAN/BUNGALOW	1916-27	2	2 WOOD-SHINGLE	9/1	SIDE GABLE	ASPHALT		RESIDENCE		OUTBG-C	
22 W IRVING ST	CRAFTSMAN	1916-27	2	2 WOOD-SHINGLE		SIMPLE HIP	ASPHALT		RESIDENCE		OUTBG-C	
23 W IRVING ST	COLONIAL REVIVAL	1892-1916	2	3 STUCCO	6/6	SIDE GABLE	SLATE		RESIDENCE		WEST MODERN ADDITION	
24 W IRVING ST	RENAISSANCE REVIVAL	1916-27	2	2 STUCCO	FRNCH DOOR	SIMPLE HIP	ASPHALT		RESIDENCE			
25 W IRVING ST	CRAFTSMAN	1892-1916	2	3 STUCCO	6/1	SIDE GABLE	ASPHALT	c1914	RESIDENCE	H. JODDI		
26 W IRVING ST	MODERN-RANCH	1941-96	NC	3 BRICK	6/6	SIDE GABLE	ASPHALT		RESIDENCE			
27 W IRVING ST	CRAFTSMAN	1892-1916	2	3 STUCCO	12/1	SIDE GABLE	ASPHALT		RESIDENCE		2STORY ADD	

From: Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, MD - Cherry Chase Village Historic District



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

343 468

Contact Person: YVETTE KARABA

Daytime Phone No.: 301-380-8565

Tax Account No.: _____

Name of Property Owner: YVETTE KARABA Daytime Phone No.: 301-380-8565

Address: 23 HESKETH ST CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: HESKETH STREET
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 5 Block: 29 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: See attached PLAT 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: _____

1B. Construction cost estimate: \$ 30,000.00

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: 5 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.

Yvette Karaba Signature of owner or authorized agent 5/5/04 Date

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

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**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:

- Please see attached Description
- I. Add a landing to existing porch.
 - II. Add fencing to rear yard.
 - III. Remove existing garage.
 - IV. Remove holly trees
 - V. Add flagstone patio
 - VI. Add wood shutters to 4 windows in front of house.
 - VII. Change front door to 8 paneled wood colonial door.

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

- Please see attached Specifications

2. SITE PLAN

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.

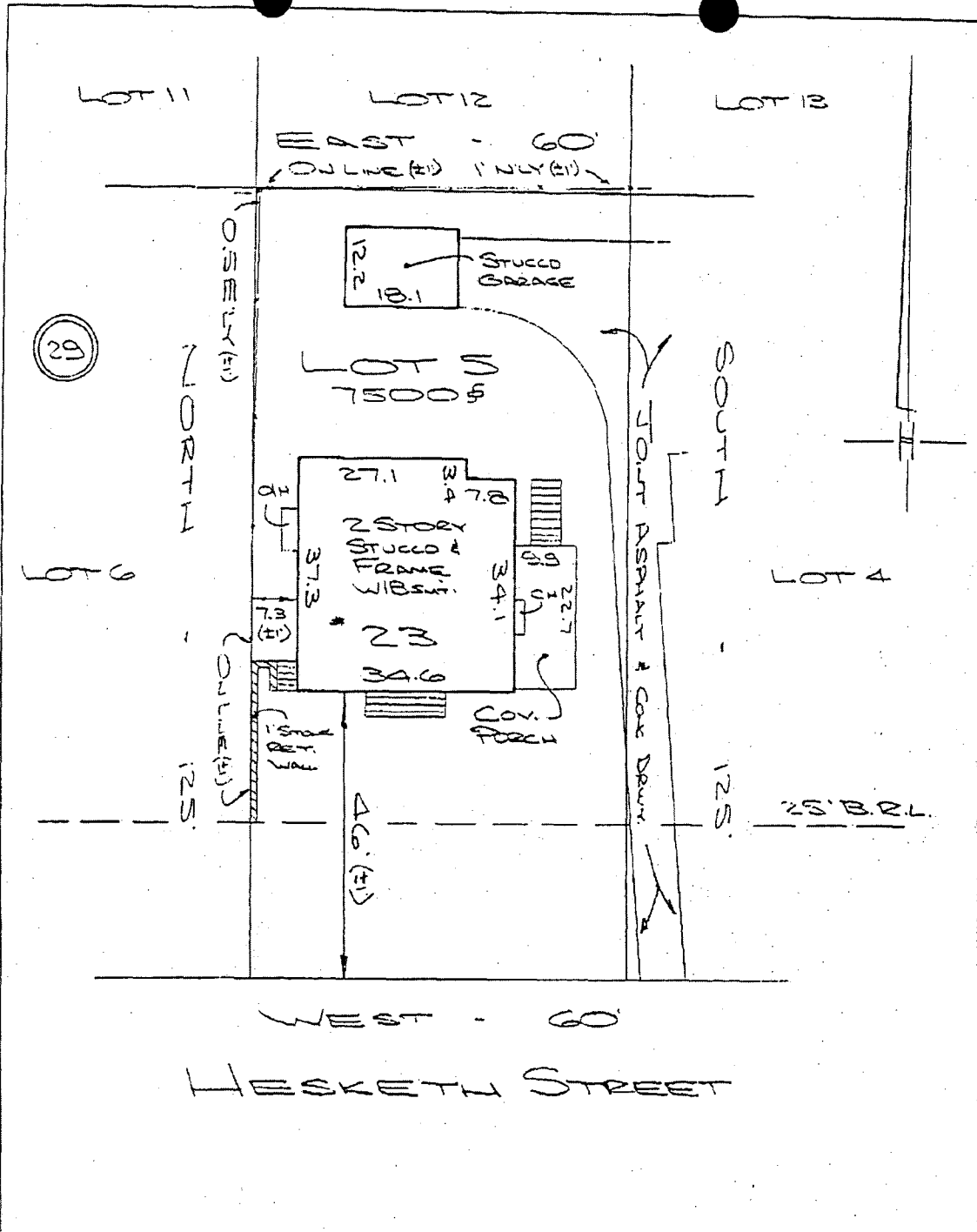
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

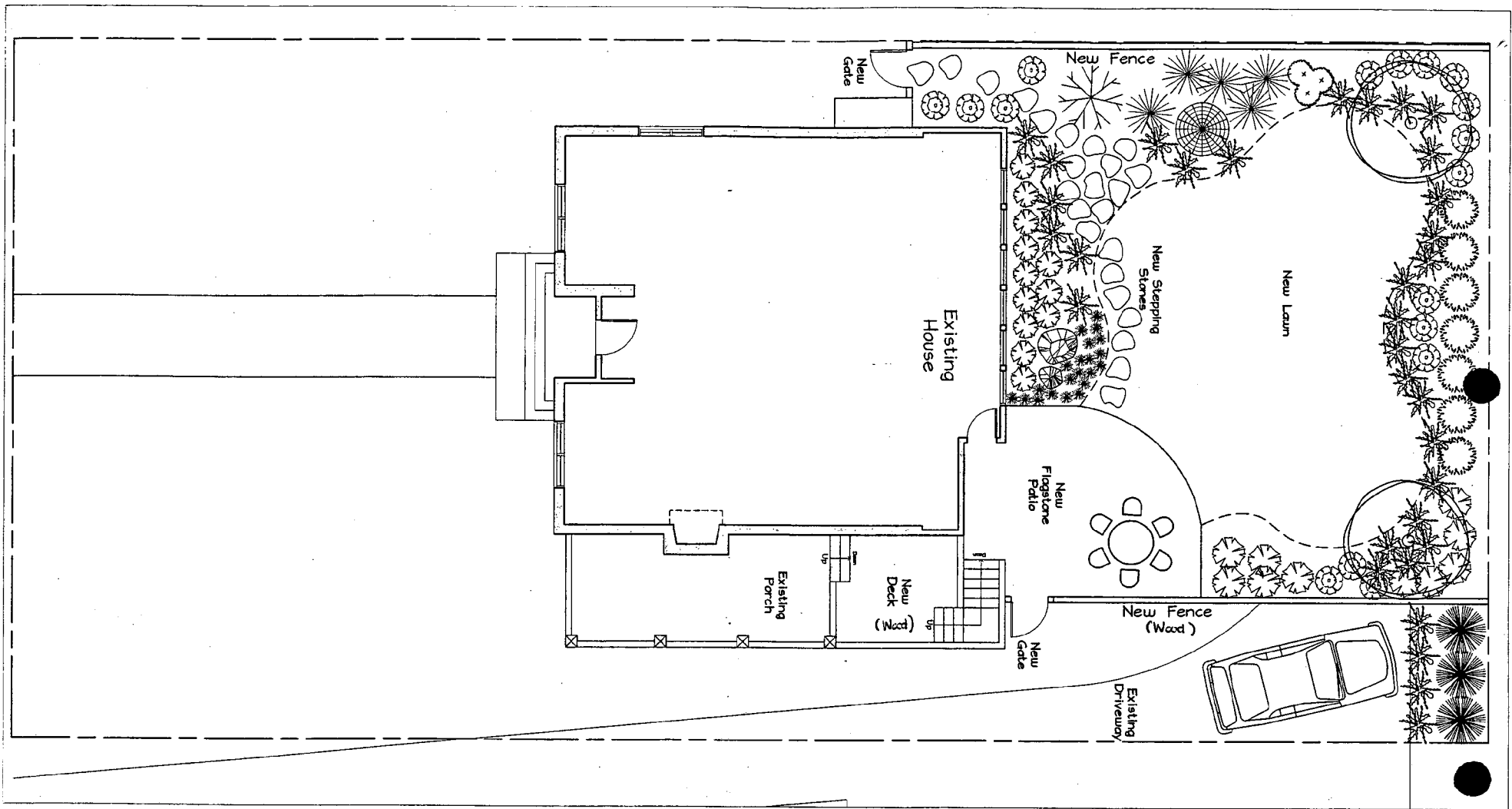
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and 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 refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 5 BLOCK 29
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
 CASE: 3031-03 FILE: 75001
 DATE: NOVEMBER 19, 2003



TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON VA 22124 PHONE: 501-656-7126/ 703-385-1896			
SCALE: 1/8"=1'-0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	L2	
DATE: 06/20/04	TYPE: LANDSCAPE		

9

DESCRIPTION

For the Project: **Karaba Residence**
 23 Hesketh Street
 Chevy Chase, MD 20815

Chevy Chase Village Colonial Revival home built in 1918. Features include wood shingle and stucco exterior with double hung windows, slate roof, one fireplace and chimney, and wood side porch.

After researching both the Chevy Chase Historical Society and the Chevy Chase Village documents, no prior pictures were found of the house. The project includes the following items:

- I. Add a landing to existing side porch. The current steps are very steep and each step is very narrow; the steps do not meet today's building code requirements. With children aged 2 and 4, for safety concerns, a landing will be added and steps widened.

- II. Add fencing to rear yard. As cars frequently turn around in driveway and there is no boundary between the backyard and the parking area, a fence will provide safety for children playing in backyard from incoming cars. Fenced area will provide a secure play area for young children and significantly reduce the risk of the children wandering into the street or away from home.

- III. Remove existing garage. Allow adequate space for parking as well as for turn-around use of neighboring house (21 Hesketh), since driveway is shared. According to the inspection report commissioned by the previous owner of the home and based on personal observation, the garage is in a state of disrepair, as evidenced by past termite damage, leaking and damaged roof, missing slate roof tiles, and chipped stucco. The structure, given its current state, does not offer an aesthetically-pleasing perspective from either the rear of our house nor the rear of at least three of our neighbors' homes. Since the garage is not used for parking, the removal of the garage will not add to the amount of parking on the street (a parking space will be maintained in the rear of the house under the proposed plan). Considering that the garage is not currently used in any manner, it would not be cost-effective to upgrade the current condition of the garage. The proposed plan (i.e. garage replaced by professionally landscaped yard), however, would provide a much more serene use of the space and should be more pleasing to the adjacent neighbors. Moreover, and perhaps most importantly, the space would be better used as a safe and spacious play area for our young children and their friends within the community.

- IV. Holly trees will be removed to the extent they are in the fenced portion of backyard as the leaves are prickly and dangerous to step on and brush against as the children play in the backyard.

- V. Add flagstone patio, and ensure proper grading per specifications in backyard. Currently water stands near entrance to back door and ground is consistently muddy/wet.
- VI. Add wood shutters to four windows in front of house.
- VII. Change front door to eight paneled wood colonial door.

SPECIFICATIONS

For the Project: **Karaba Residence**
23 Hesketh Street
Chevy Chase, MD 20815

GENERAL REQUIREMENTS

Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor and Owner to insure compliance with said codes and modify the specifications as needed to comply with such codes.

SITE WORK

Site Clearing - Remove existing garage and driveway west of the new fence line. Dispose all resulting debris off site. Clear and grub site. Grade site with appropriate soils. Existing trees to remain shall be marked prior to clearing and protected to prevent damage. If any damage is done to walkways, driveways, etc, needed repairs shall be provided by the contractor.

Final Grading - Keep exterior finished grade a minimum of 4 1/2" below finished floor elevation. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation.

Driveway and Walks - Maintain existing driveway east of new fence.

Landscaping - Landscape site per construction documents with appropriate sod, plants, trees, and shrubs suitable for local climate and site requirements.

Quality Assurance: All plant material shall conform to the *American Standards for Nursery Stock*, unless noted otherwise herein.

All plant material shall be true to the species and variety/hybrid/cultivars specified, and nursery-grown in accordance with good horticultural practices, and under climatic conditions similar to those of the site location. Specimen's nursery-dug to be replanted shall have been freshly dug and properly prepared for planting.

Trees and shrubs: Shall be trained in development and appearance as to be superior in form, compactness and symmetry. Trees with multiple leaders, unless specified otherwise, and shrubs with damaged or cut main stem(s), will be rejected. Shall have healthy, well-developed root systems, and be free from physical damage or other hindrances to healthy growth.

Balled and burlapped plants shall be dug with solid balls of a diameter not less than that recommended by the *American Standards for Nursery Stock*, and of sufficient depth to include both fibrous and feeding roots. Balls shall be securely wrapped with burlap, and tightly bound with rope or twine. No plant shall be bound with rope or wire in such manner as to damage bark or break branches. The root flare should be within the top 2" (5.1 cm) of the soil ball. Balled and burlapped plants will not be accepted if the ball is dry, cracked, or broken before or during planting.

Containerized plants are to be well-established within the container, with a root system sufficiently developed to retain its shape and hold together when removed from the container. Soil within the

container should be held together by the roots, in form and whole. Plants shall not be pot-bound, nor have kinked, circling, or bent roots.

Herbaceous perennials, annuals and bulbs shall only be supplied from nurseries certified by state plant inspectors. Substitutes or collected material may be used if approved by Project Representative.

CONCRETE/FOUNDATIONS

Footings - Center all footings on columns of deck and at fence posts unless otherwise noted. All footings shall rest on undisturbed virgin soil, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at piers shall be a minimum of 12" below frost line and 16" in diameter, constructed of 3000 psi concrete. Footers shall bear on undisturbed soil and kept free from ground water.

Slab Foundations - Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel). Place slabs over well-compacted granular fill. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance.

EXTERIOR CARPENTRY

Decks, Porches, Fences - Exterior grade lumber shall be used for exterior decks, porches or fences. Provide and install galvanized joist hangers to connect 2"x 10" floor joists to the main structure every 16" on center (OC). All handrails shall be constructed so as to prevent passage of a 4" sphere. Provide handrail and detailing TME. Stain and seal wood a minimum of 6 months after installation to allow for proper curing. Wood type shall be: TME.

Custom or Pre-fabricated Woodwork - Provide and install custom woodwork as described on construction documents.

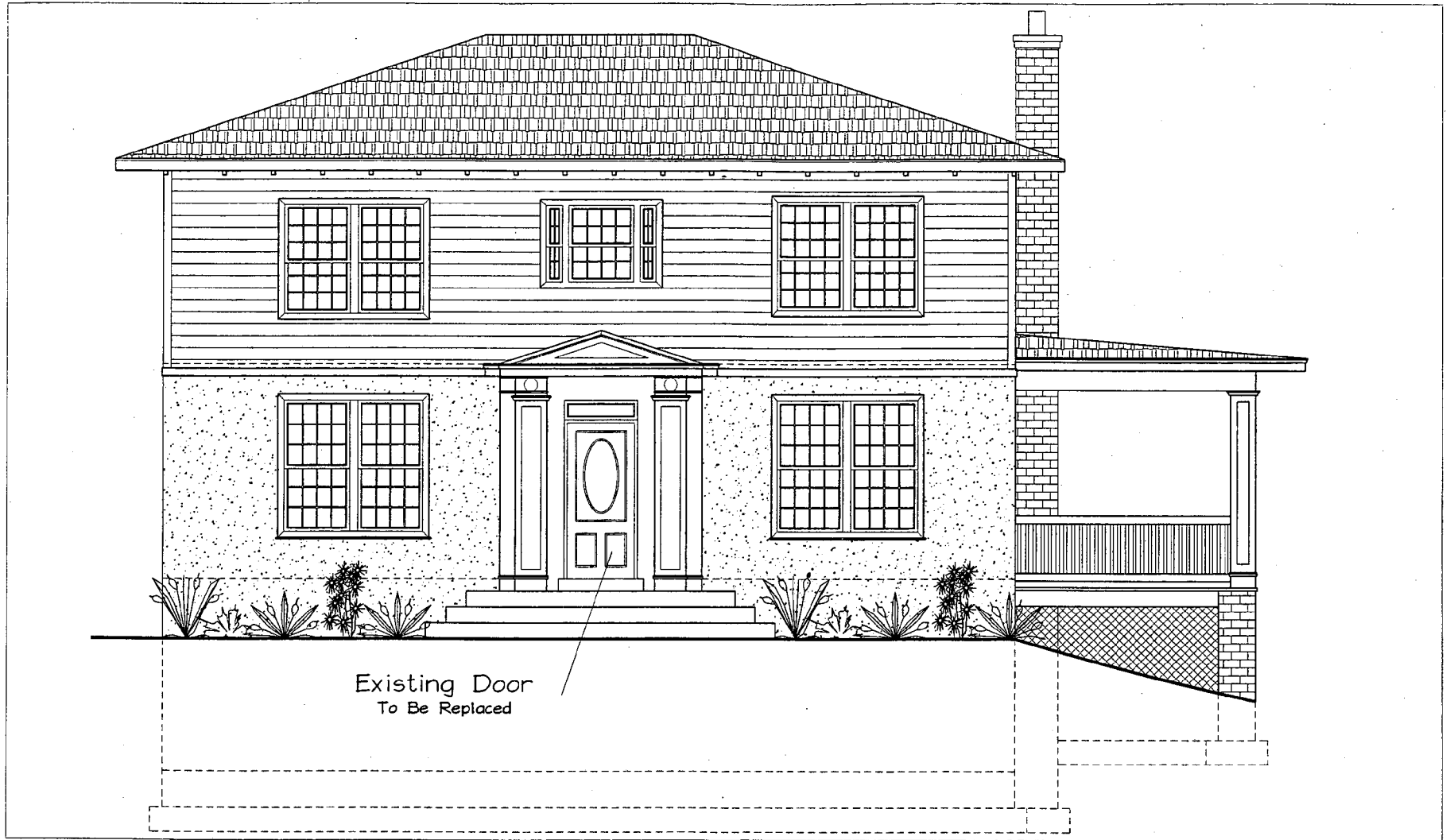
Exterior Louvered Wood Shutters - Provide and install wood louvered shutters to front windows as indicated on plans. Wood species and grain shall match up and be free of defects.

DOORS AND WINDOWS

Exterior Doors - All exterior doors shall be solid core, insulated and swing inside with weather-tight thresholds. Install weather-stripping around all doors. Install pre-hung door units.

Front Door - Wood paneled door. No glass, per plans.

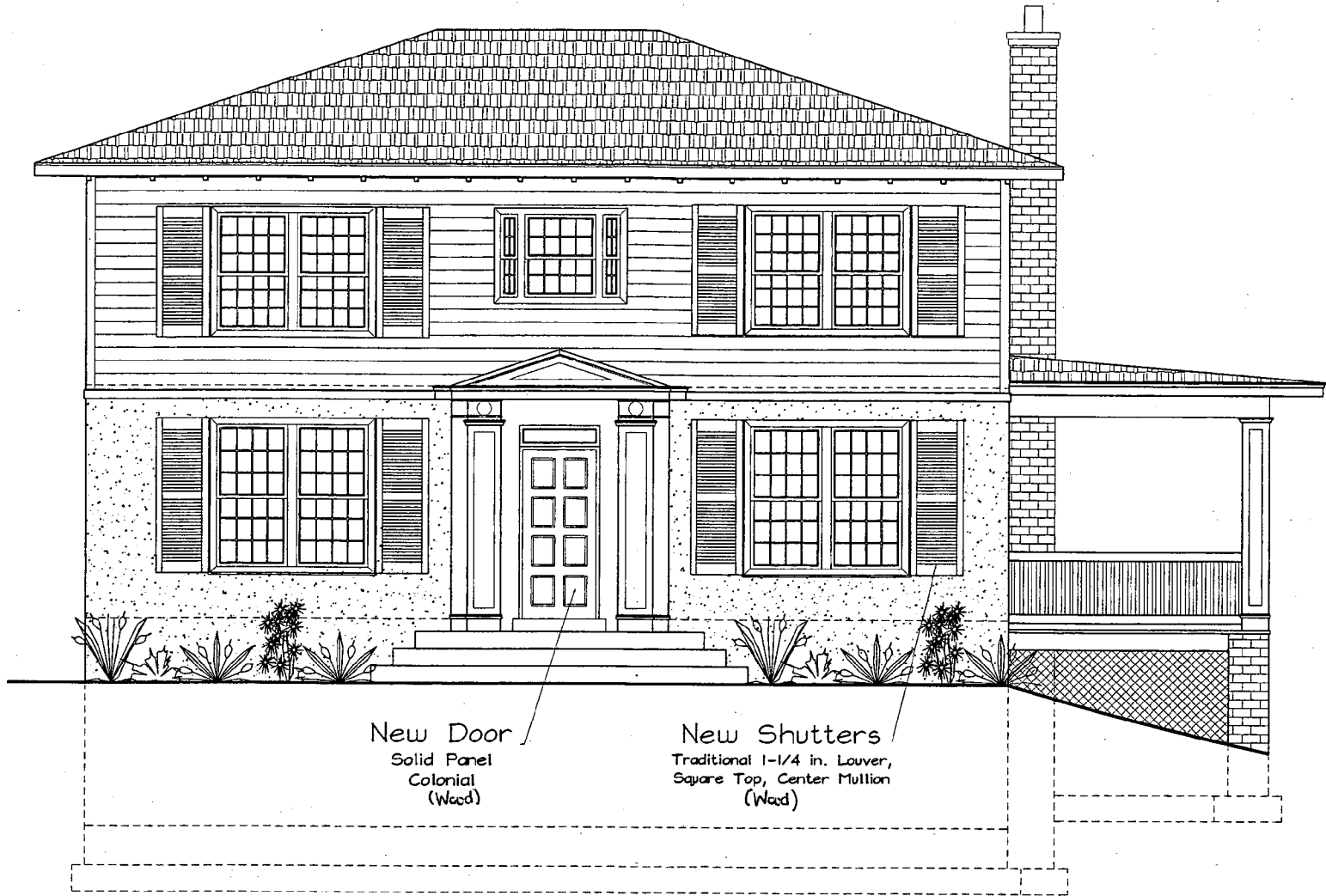
Door Hardware - Finish hardware shall include keyed deadbolt locksets at all exterior doors.



Existing Door
To Be Replaced

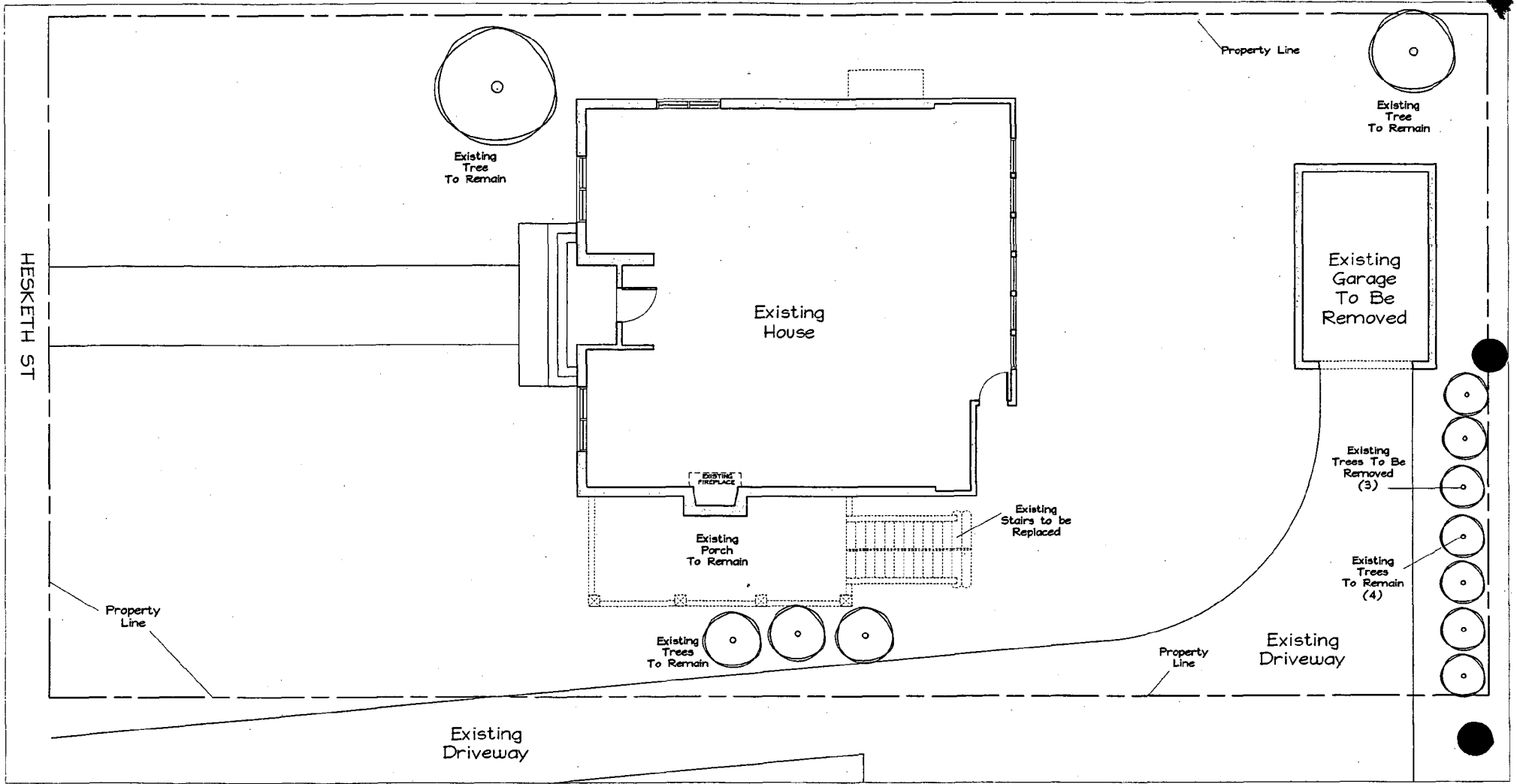
TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124 PHONE: 501-654-7126/ 703-385-4896			
SCALE: 1/4"=1'-0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	A1	
DATE: 3/1/2004	TYPE: ARCHITECTURAL		

17



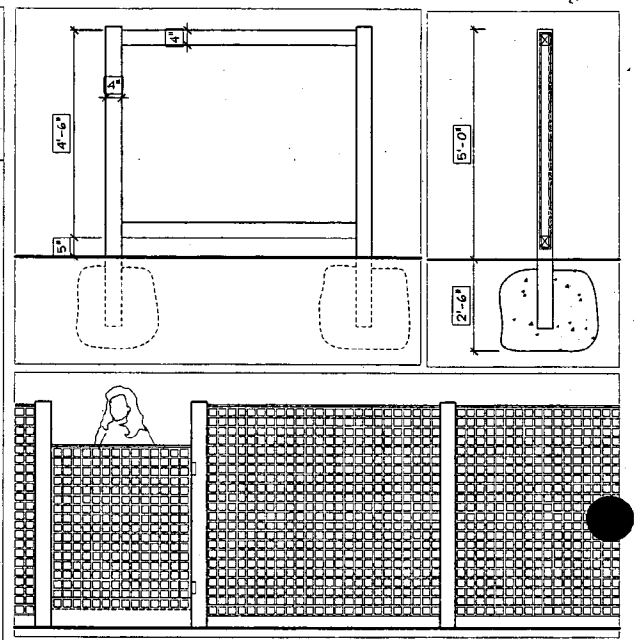
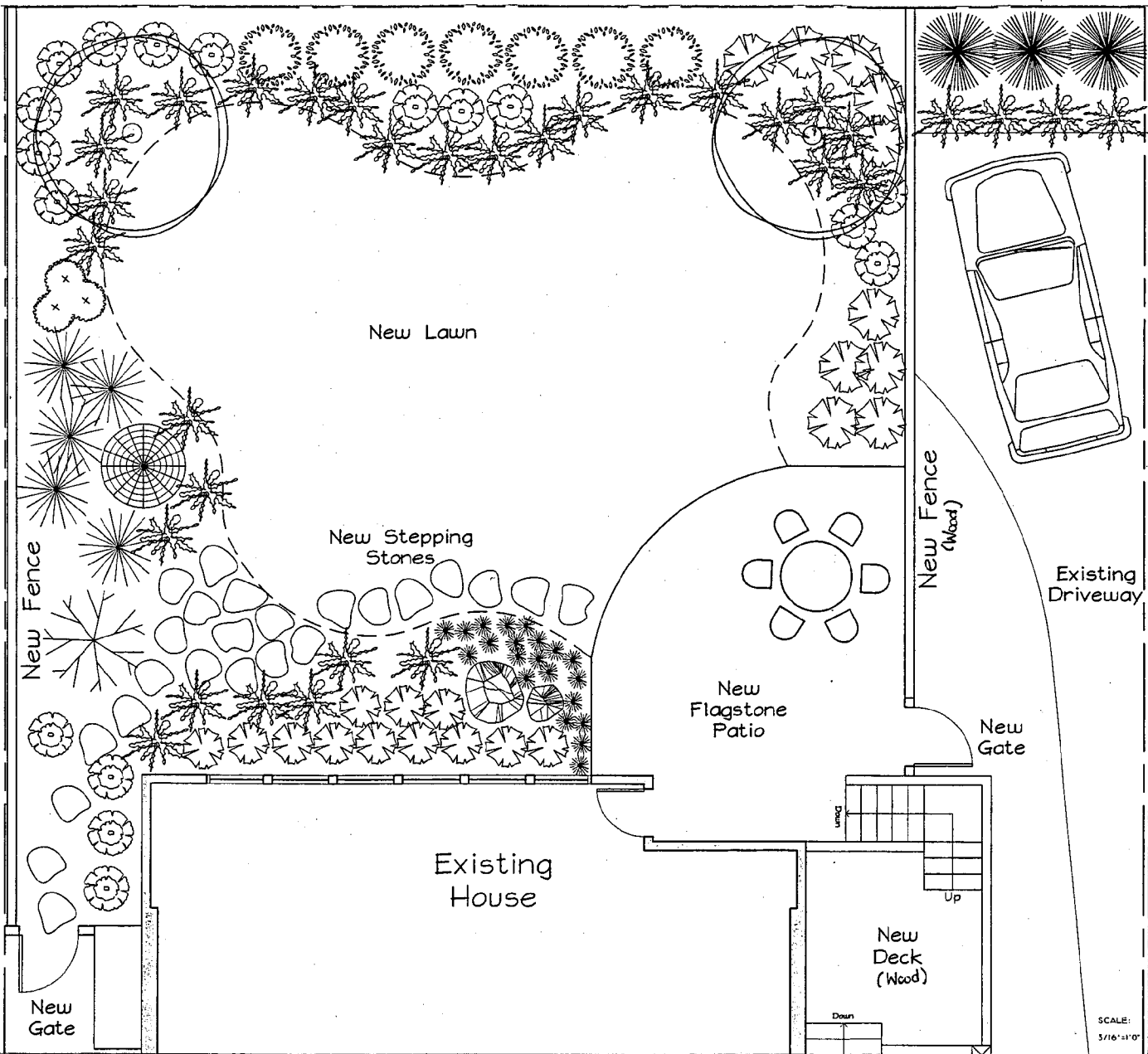
TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124 PHONE: 301-656-7126 / 703-385-1896			
SCALE: 1/4" = 1'-0"	PROJECT:	MRS. & MR. KARABA	
	23 KESKETH ST. CHEVY CHASE, MD 20815		A2
	DATE: 04/20/04	TYPE: ARCHITECTURAL	

15



TERRA DESIGN STUDIO		#250 OAKTON RD OAKTON, VA 22124		PHONE: 501-656-7126 / 703-585-1896	
SCALE:	PROJECT:	MRS. & MR. KARABA			
1/8"=1'0"		23 HESKETH ST, CHEVY CHASE, MD 20815			
	DATE:	TYPE:	TITLE:	L1	
	04/20/06	LANDSCAPE	EXISTING SITE PLAN		

16

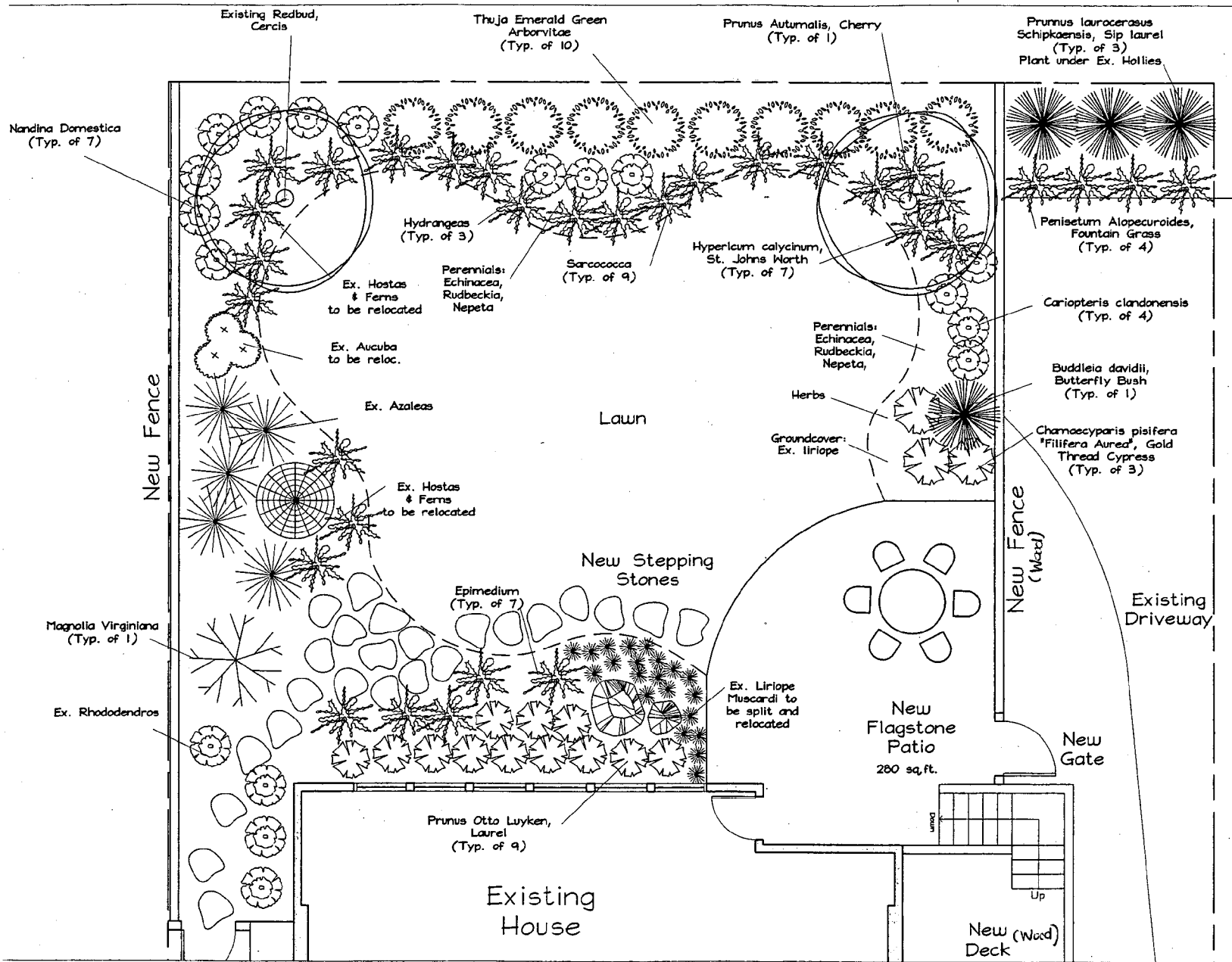


SCALE: 3/8"=1'0"

TERRA DESIGN STUDIO 11250 GANTON RD GANTON, VA 22124 PHONE: 501-654-7126/ 703-385-1896			
SCALE: AS SHOWN	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	L3	
DATE: 04/20/04	TITLE: ENLARGED PLAN/DETAILS		
TYPE: LANDSCAPE		TITLE: ENLARGED PLAN/DETAILS	

SCALE:
5/16"=1'0"

17



18

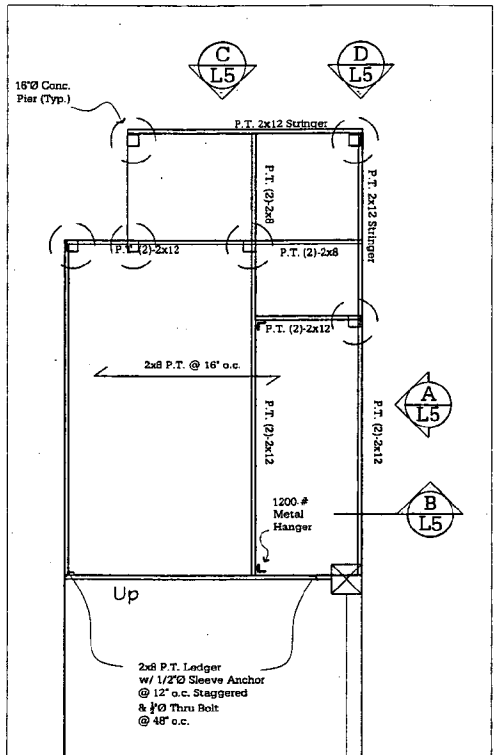
TERRA DESIGN STUDIO 4250 DARTON RD DARTON, VA 22024 PHONE: 301-656-7126/703-355-8866

PROJECT: MRS. & MR. KARABA 23 KENNETH ST. CHEVY CHASE, MD 20815

SCALE: 3/8"=1'-0"

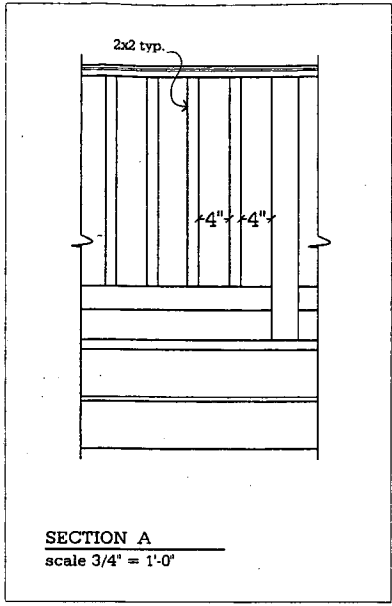
TITLE: LANDSCAPE PLAN

L4

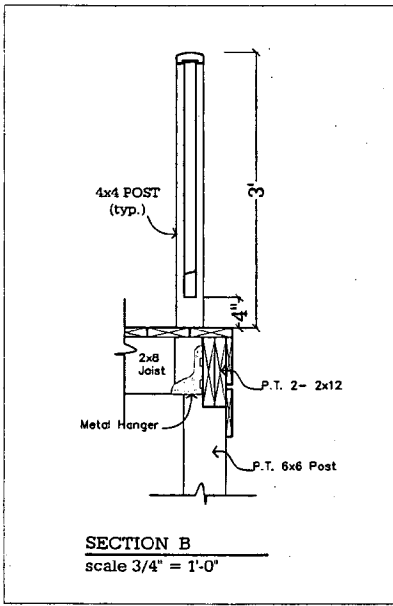


NOTE:
1. Provide 6x8 P.T. Post
w/ Simpson PB 66 (Typ.)

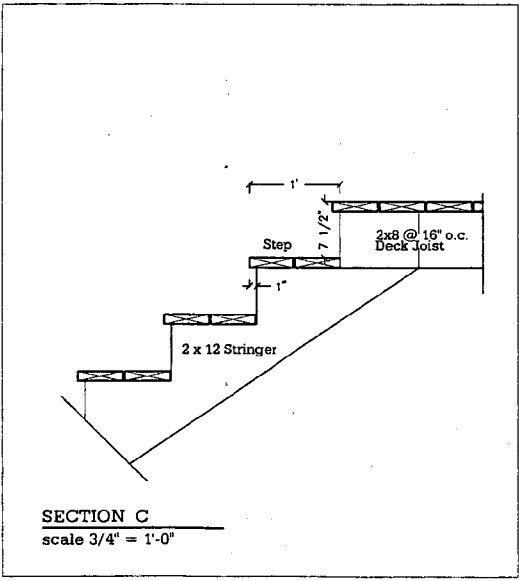
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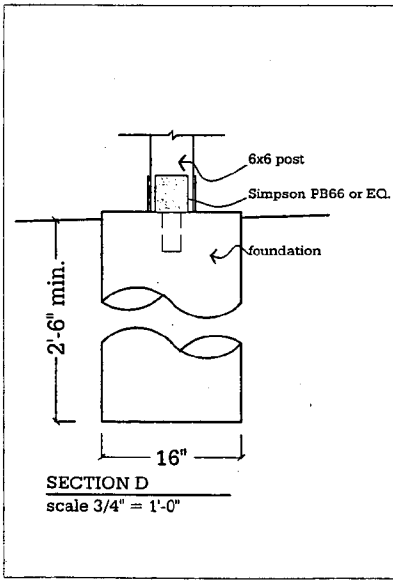
SECTION A
scale 3/4" = 1'-0"



SECTION B
scale 3/4" = 1'-0"



SECTION C
scale 3/4" = 1'-0"



SECTION D
scale 3/4" = 1'-0"

19

TERRA DESIGN STUDIO 1125 DARTON RD DARTON, VA 22424 PHONE: 504-655-7126 / 703-355-1894

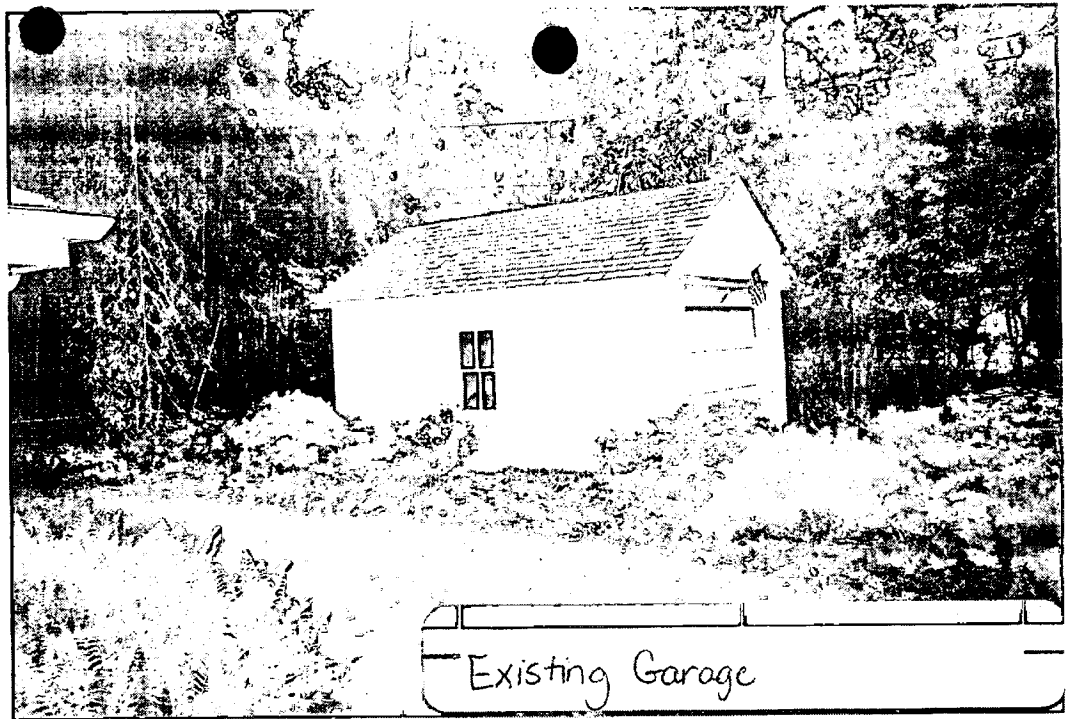
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MRS. & M.R. KARABA 23 KENNETH ST. CHEY CHASE, MD 20815

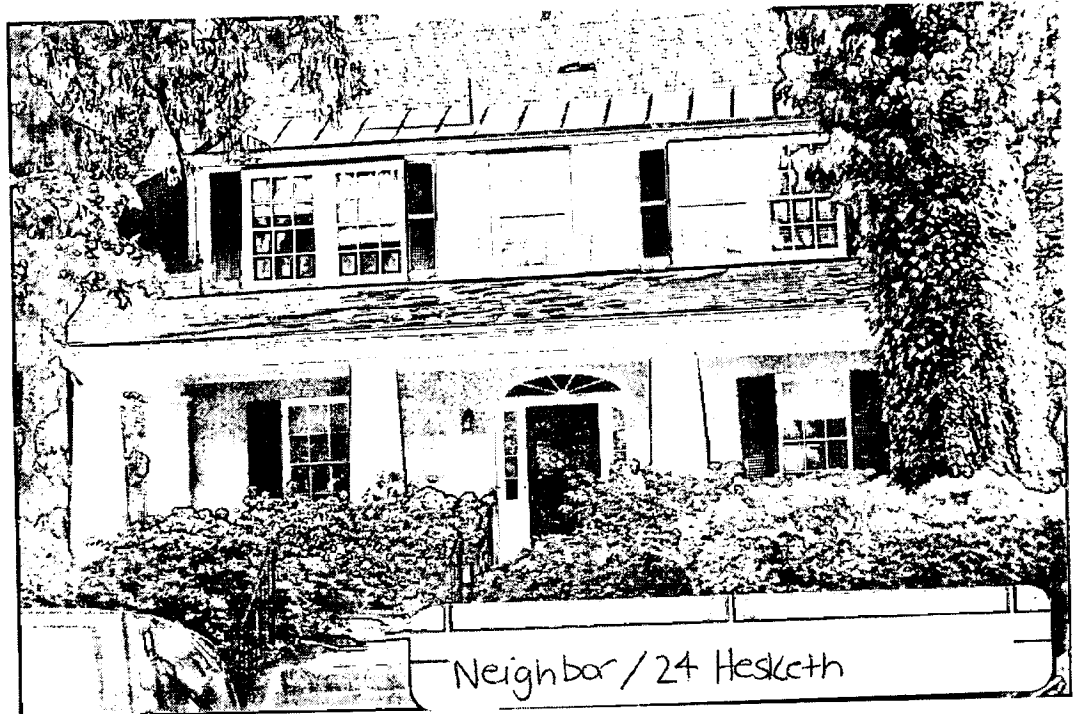
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L5

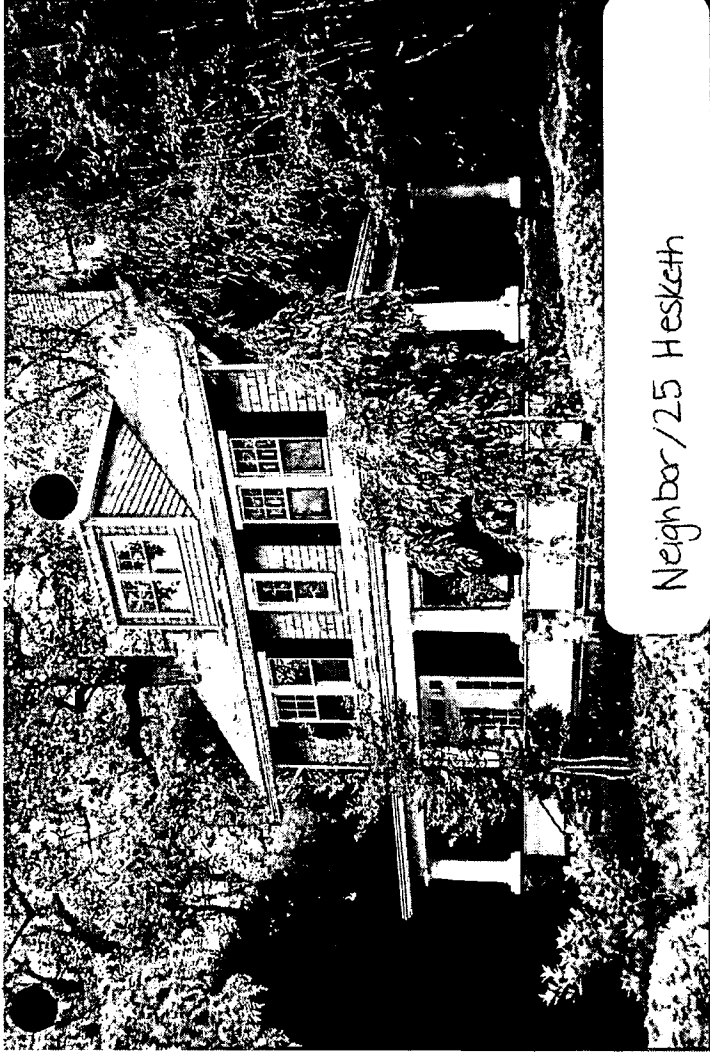




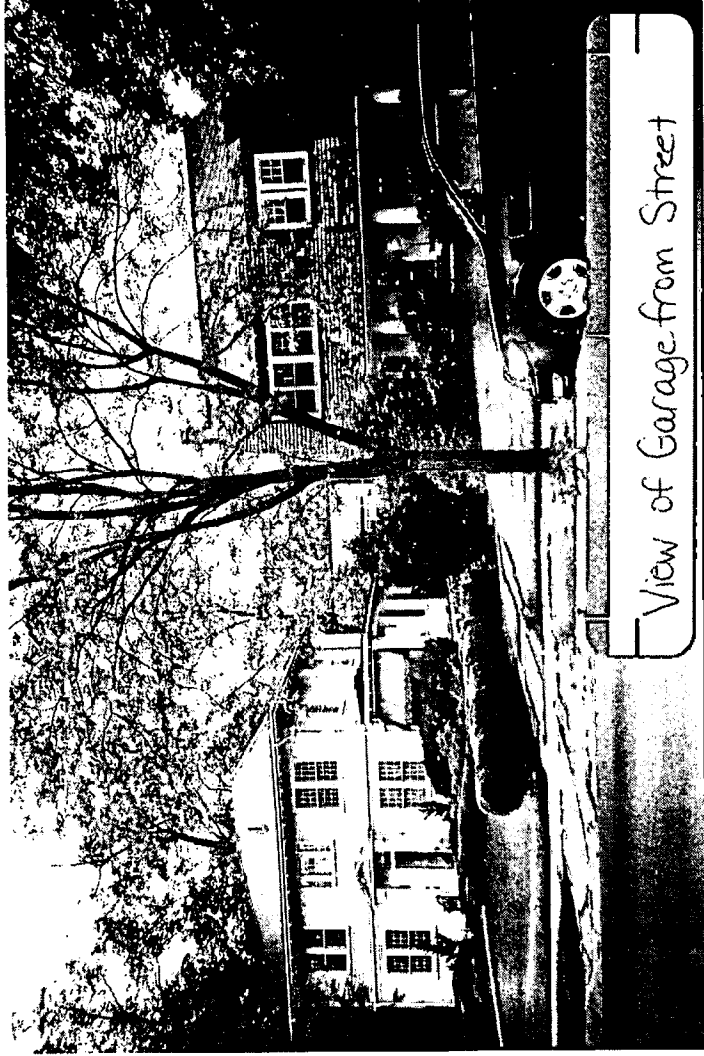
Existing Garage



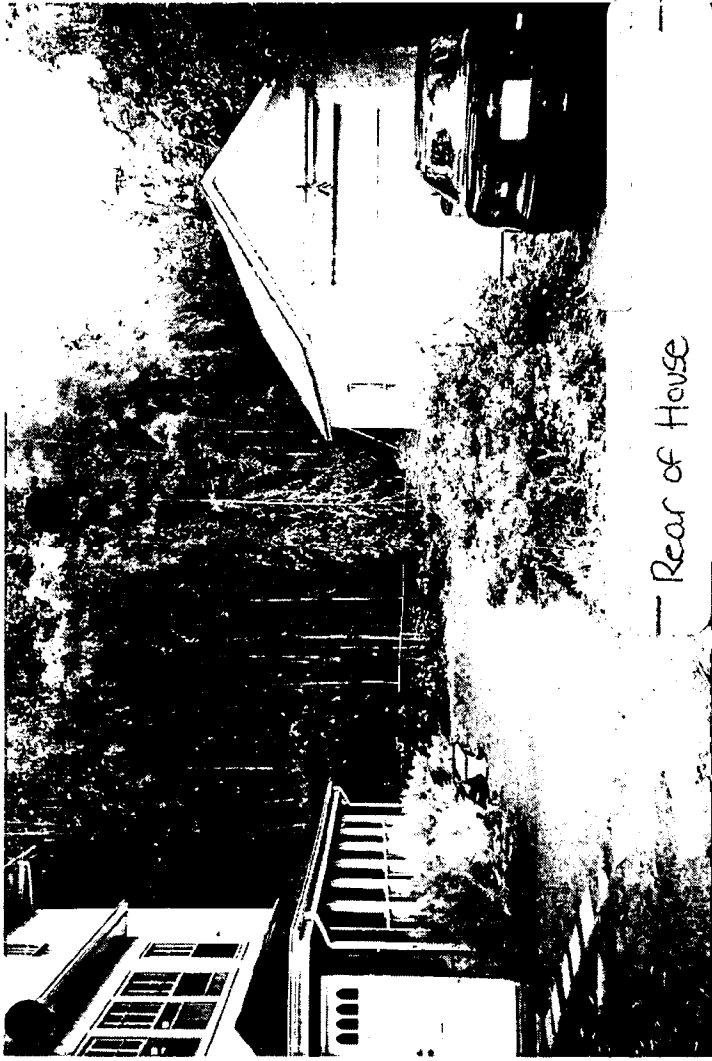
Neighbor / 24 Hesketh



Neighbor / 25 Hesketh



View of Garage from Street



Rear of House

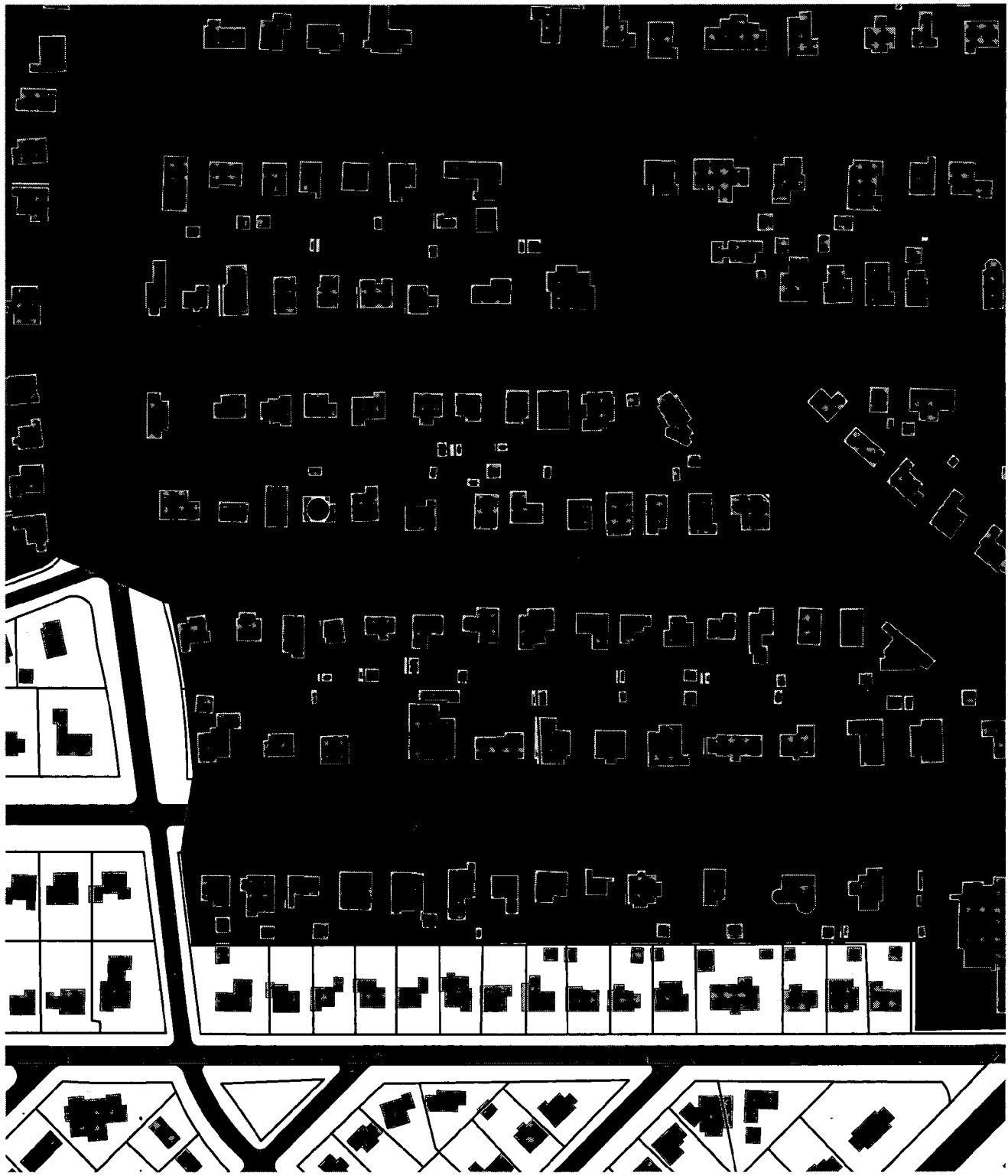


Existing Side Porch Steps

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

Owner's mailing address BRIAN & YVETTE KARABA 23 HESKETH STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
STANLEY BROWN 24 HESKETH STREET CHEVY CHASE, MD 20815	JOHN A LONG 26 WEST IRVING ST CHEVY CHASE, MD 20815
ERIC AND ELISE LEWIS 21 HESKETH STREET CHEVY CHASE, MD 20815	GREGORY K INGRAM 28 WEST IRVING ST CHEVY CHASE, MD 20815
JULIE DAVIS 25 HESKETH STREET CHEVY CHASE, MD 20815	MARK KOVEY 30 WEST IRVING ST CHEVY CHASE, MD 20815

23 HESKETH STREET



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Casual User Application



M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



25

Naru, Michele

From: Bourke, Tom [tom.bourke@whihomes.com]
Sent: Wednesday, May 26, 2004 2:45 PM
To: Hist Pres fax; Fothergill, Anne; Wright, Gwen; Naru, Michele
Cc: Bourke email file; Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy
Subject: HPC hearing 5-26-04: 23 Hesketh St; 6 Primrose St; 5 West Melrose St

The following are the comments of the Chevy Chase Village Local Advisory Panel for projects on the HPC agenda for 5/26/04:

Agenda Item D:
McMackin Residence 5 W Lenox
Contributing Resource
asphalt drive replacement, retaining wall installation, fence extension

Staff recommends approval with conditions: driveway to remain same configuration in plan, fence to be 4' max height, maintain front porch materials
LAP feels lenient scrutiny should be applied; the modifications are primarily to the side and rear and are subject to lenient scrutiny. The LAP understands that the step replacement request has been withdrawn, however we feel that if the resident had strongly desired replacement of front steps with bluestone then that this should be permitted. We would also support a higher than 4' fence if that is required to screen the air conditioner unit.

Agenda Item H: Karaba residence 23 Hesketh St
Contributing Resource
garage demolition, tree removals, other landscape modifications

The LAP does not have great concern about the "historic" garage. We believe that with its location at the rear of the property its demolition will have no impact on the historic streetscape. One of our members noted specifically: "Demolition of the garage should be approved. The garage is not easily visible from the street and thus its removal would not change the character of the District. Repairing and leaving the garage on the present site would be expensive and intrude on the owner's preferred use of the space which would be to develop a landscaped area. Increasing green space would be an asset to the neighborhood."
As was noted by HPC staff, Chevy Chase Village also has tree removal guidelines which should be addressed by the resident and are not part of this review

Agenda Item L: Camper Residence 6 Primrose
Contributing resource
Landscaping alterations

Staff recommends approval and LAP concurs

Submitted for the LAP by
Tom Bourke, Chair

tom.bourke@whihomes.com
tel: 301.803.4901
fax: 301.803.4929
cell: 301.252.9931

5/26/2004





Existing Side Porch Steps







View of Garage from Street



Existing Door

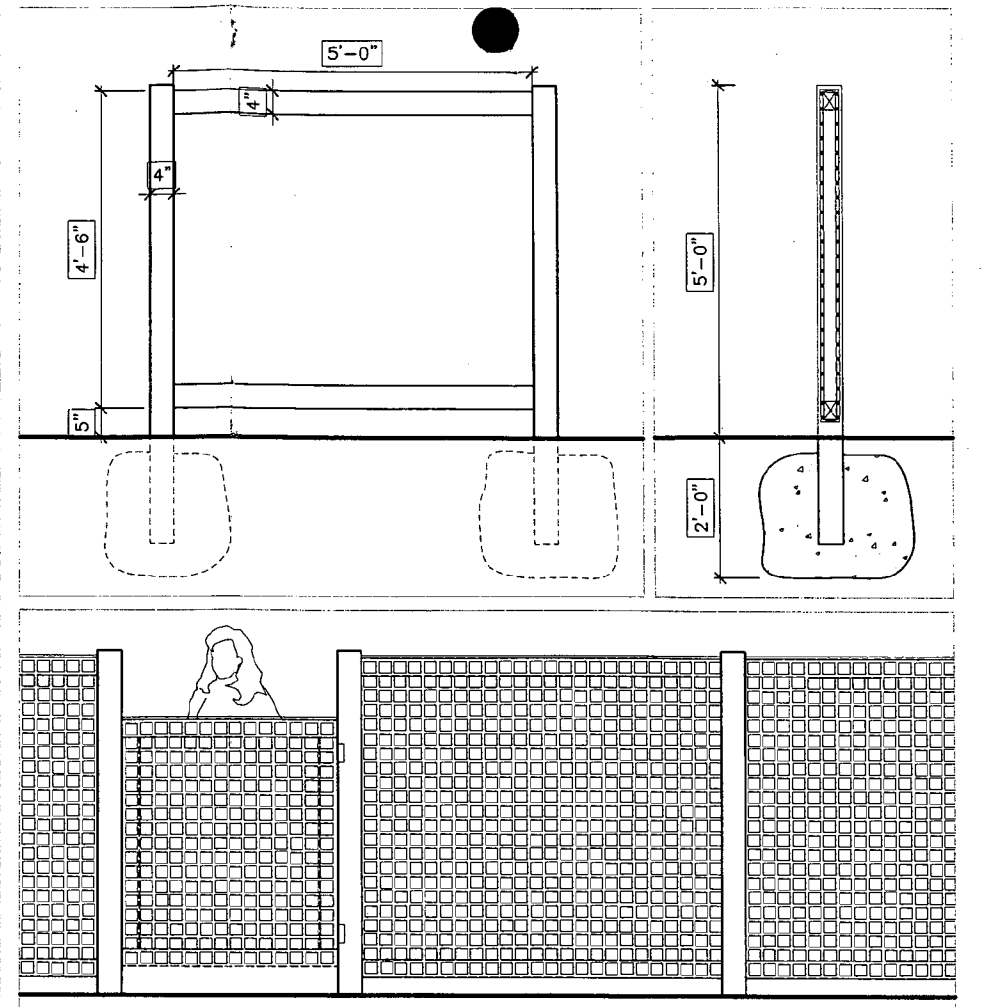
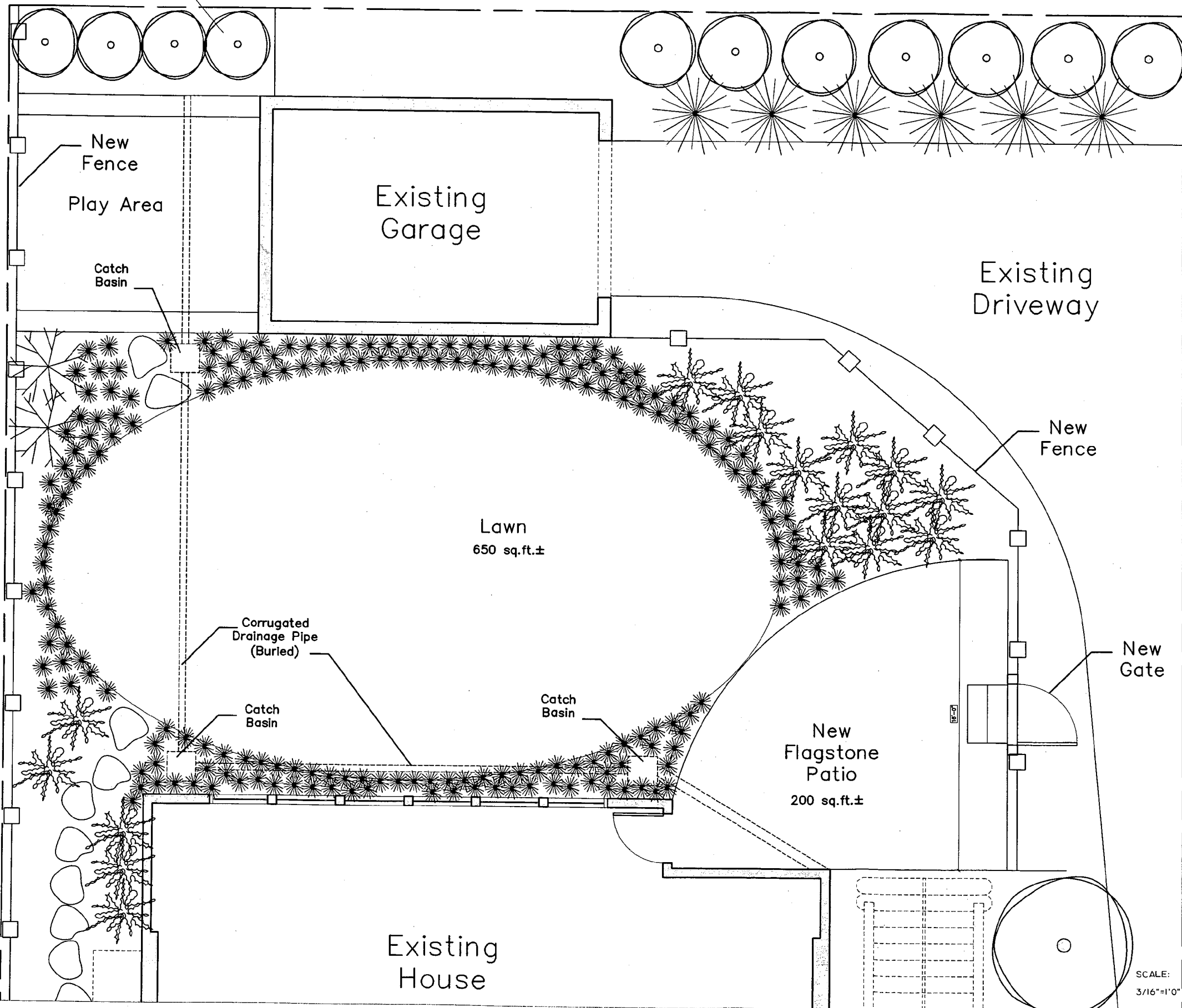


Neighbor/25 Hesketh



Neighbor / 24 Hesketh

Thuja Emerald Green Arborvitae
(Typ. of 4)

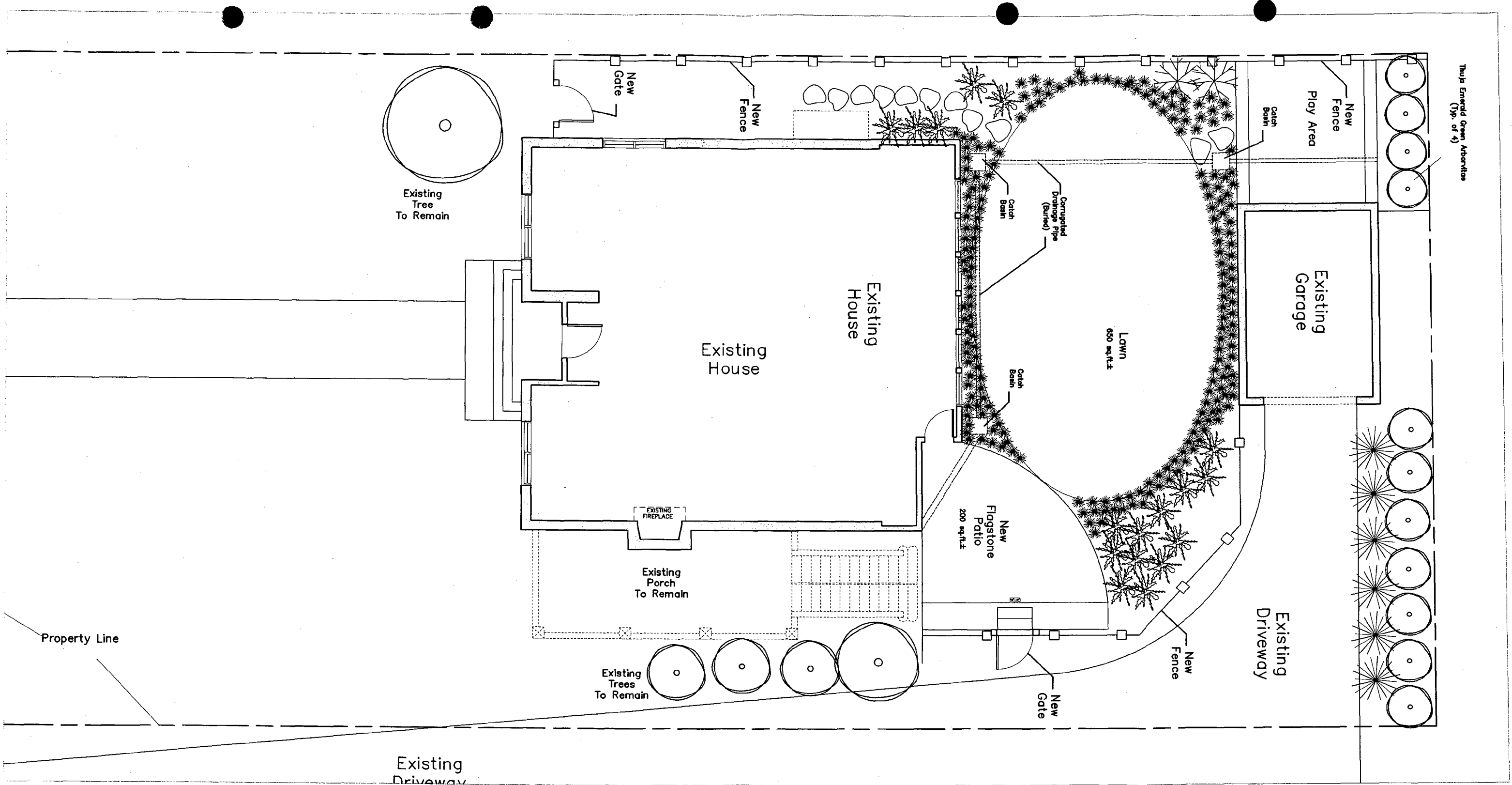


SCALE: 3/8"=1'0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/4/04

TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124		PHONE: 301-656-7126/ 703-385-1896	
SCALE: AS SHOWN	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	L2	
DATE: 10/04/04	TITLE: ENLARGED PLAN/DETAILS		
TYPE: LANDSCAPE			

SCALE:
3/16"=1'0"



Thuja Emerald Green Arborvitae
(Typ. of 4)

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 10/10/04

TERRA DESIGN STUDIO 11250 OAKTON RD OAKTON, VA 22124		PHONE: 301- 656-7126/ 703-385-1896
SCALE: 1/8"=1'0"	PROJECT: MRS. & MR. KARABA 23 KESKETH ST. CHEVY CHASE, MD 20815	L1
DATE: 10/04/04	TYPE: LANDSCAPE	

APP

MEMO

new drawing for stamping

IV-H

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23 Hesketh Street Meeting Date: 05/26/04
 Resource: Contributing Resource Report Date: 05/19/04
 Chevy Chase Village Historic District
 Review: HAWP Public Notice: 05/12/04
 Case Number: 35/13-04Q Tax Credit: No
 Applicant: Yvette Karaba Staff: Tania Tully
 Proposal: Garage demolition, tree removals, and other landscape modifications.

Recommendation: Approval with conditions

Board of Appeals ✓
240 777 6600

A

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. The historic garage is not demolished.
2. The applicant will work with the Chevy Chase Village Arborist.
3. Shutters are not added at this time.

4. Research be done to see if doc of shutters

①

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
 STYLE: Craftsman
 DATE: c.1916

The existing house is a three-bay, low-pitched hip roof stucco and shingle dwelling with a one-story covered side porch with square columns. The eaves are very wide and are detailed with rafter-ends. The first and second story are detailed with four paired, 12/12 double hung windows and one 8/8 double-hung window flanked by thin 2/2 double-hung window. The center entry is detailed with a pedimented door hood and simple paneled pilasters that match the side-porch columns. The front door is not original, but retains the original transom. The 12'x18' garage is of frame construction, sided with stucco, sits on a concrete slab, and has a slate roof. It is a contributing outbuilding to the District.

The current lot that the house is sited on is 60' wide and 125' deep. The house is sited roughly 46' from the street and 42' from the rear lot line. A shared asphalt and concrete driveway runs along the south property line. The garage is sited in the northwest portion of the rear yard approximately 30' from the south property line.

②

PROPOSAL:

The applicant is proposing to landscape the rear yard including the following specific items (See circles 8, 9 & 15):

1. Add a landing to the existing porch and re-build stairs.
2. Add a 5' wood lattice fence in the rear yard.

3. Remove the existing garage.
4. Remove Holly trees along the rear of the property.
5. Regrade and install a flagstone patio by rear porch.
6. Add shutters to the front of the house.
7. Replace front door with wood eight-paneled door.

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 Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"Moderate Scrutiny" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"Strict Scrutiny" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

In addition, the *Guidelines* also note the following basic policies that are relevant to this application:

- Preserving the integrity of contributing structures in the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.

and the 12/12 windows, the overarching style is the Craftsman due to the low-pitched hip roof, wide-overhanging eaves with applied rafter ends, and the slight flare of the shingles at the stringcourse. Shutters are not typical of Craftsman houses.

Garage Demolition: The garage at 23 Hesketh Street is specifically cited as a contributing outbuilding in the approved and adopted amendment for the *Chevy Chase Village Historic District*. Although there is no specific guidance in the *Guidelines* regarding the demolition of outbuildings, it is not the intent of the document to allow for demolition of contributing buildings. In fact, one of the basic policies outlined in the *Guidelines* is "Preserving the integrity of contributing structures in the district." This includes contributing outbuildings, uncommon features in the Chevy Chase Village Historic District.

The homeowner expressed several concerns with the garage:

Termite damage - Based upon staff inspection, the damage is not sufficient to prohibit rehabilitation.

Small size - Staff discussed reuse options for the garage including use as a shed or playhouse.

Awkward placement - As the garage interferes with current plans to enlarge the lawn area, staff discussed the possibility of relocating the building closer to the driveway. Any relocation proposal must be presented to the Commission as a new HAWP.

Expense to repair - Staff explained the County tax credits and provided additional information via email.

Staff believes that demolition of the garage is inappropriate and recommends that the Commission strongly encourage the homeowner work with staff to develop appropriate alternatives.

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 *Secretary of the Interior's Standards for Rehabilitation #1 and #2.*

and with the three conditions that:

1. The historic garage is not demolished.
2. The applicant will work with the Chevy Chase Village Arborist.
3. Shutters will not be installed at this time.

Caroline - not adding conjectural features not consistent w/ Sec Stand

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 prior to commencement of work and not more than two weeks following completion of work.

Kim 2nd

Kim - see leniency for moving, not demol. eclectic quality of neighborhood

LAP Comments no concern about garage

Shutters obscure the structures Craftsman Gwen - need preservation reason for demolition. For contrib of any kind Tells Comm to stick to the pres. standards.

Jeff - ? re moving

Steven - can't see garage from street wants to be permanent

Montgomery County Code; Chapter 24A

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

- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

Staff completely supports the owners' desire to provide a safe fenced area in the rear yard of this historic resource. Additionally, we feel that the owners' needs can be achieved through retention of the historic garage either in situ or moved closer to the driveway. The proposed new landing and reconfiguration of the stairs on the back of the porch is compatible with the house, the regrading will address potential future foundation problems, the patio is proposed for the rear yard, the front door is not historic, and the applicant will work with the Village arborist. Staff recommends approval of these work items. However, in order to not adversely affect the character of the District, the setting of the house, the contributing garage, or the architectural design of the house, staff cannot recommend approval for the installation of shutters or demolition of the garage.

New Shutters: The applicant expressed willingness to wait on the consideration of the shutters until repainting the exterior. Staff concerns are that this Craftsman style house is unique on this street and represents the architectural diversity found in Chevy Chase including revival styles such as Dutch Colonial and Colonial that are more appropriate styles for shutters. Although this house has revival style elements such as the door surround

23 Hesketh 5/14/04

7516 Carroll

garage location - awkward
yvette.karaba@marriott.com tax credits

garage in fine shape, could be
re-used or possibly re-located

shutts a no go
pent down non-historic

rear steps to porch - add small
deck/landing - re-design to
come in from column
fence ok work w/ arborist