

35/13-05H 22 Hesketh Street
Chevy Chase Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 377678

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

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

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

Applicant: John and Kathy Campanella

Address: 22 Hesketh St. Chevy Chase, MD 20815

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE MD 20850
246777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

* Please consider at
NEXT meeting! (April 13th)

APPLICATION FOR HISTORIC AREA WORK PERMIT RECEIVED

Contact Person: Kathy Campanella MAR 17 2005

Daytime Phone No.: 301-215-4151

Tax Account No.: 07-3298031

DIV OF CASE WORK MGM

Name of Property Owner: John + Kathy Campanella Daytime Phone No.: 410-802-0986

Address: 22 Hesketh St. Cherry Chase MD 20815
Street Number City State Zip Code

Contractor: THORNE RANKIN ASSOC. Phone No.: 202-537-0969

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22 HESKETH ST Street: _____

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PKWY

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # LANDSCAPING / SMALL (18") RETAINING WALL

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 1 feet 6 inches (Stone retaining wall)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

3/15/05
Date

Approved: 377678 ✓

Disapproved: _____ Signature: Julia O'Malley 4-14-05

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:

Regrading backyard soil to create one lower level and three stairs to a flat smaller upper level. A curved 18" retaining wall will separate the two levels. The existing deck will be slightly enlarged. The driveway pavers will be slightly altered for a smaller driveway area.

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

The backyard has almost no planting. We want to create beds along the fence line for trees + plants. We want to plant grass on the remaining flat areas.

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

No trees (of that size)

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22 Hesketh Street, Chevy Chase	Meeting Date:	04/13/05
Applicant:	John and Kathy Campanella	Report Date:	04/06/05
Resource:	Contributing Resource Chevy Chase Historic District	Public Notice:	03/30/05
Review:	HAWP	Tax Credit:	None
Case Number:	#35/13-05H	Staff:	Anne Fothergill
PROPOSAL:	Landscape alterations		
RECOMMEND:	Approval		

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in the Chevy Chase Historic District
 STYLE: Dutch Colonial
 DATE: c. 1916-1927

PROPOSAL:

The applicants are proposing landscape improvements at the rear of their property including installation a 1.5' tall stone retaining wall, slight enlargement of the existing brick patio, and alteration of the driveway pavers for an overall reduction of the driveway. There will be some slight grading to create an upper and lower section of the yard. No trees will be impacted by the work.

RECOMMENDATION:

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b):
 The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and

would not be detrimental thereto or to the achievement of the purposes of this chapter; or

_____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

_____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

_____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

_____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Lot: _____ Block: _____ Subdivision: _____

Label: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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- Move Install Wreck/Reze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # LANDSCAPING / SMALL (18") RETAINING WALL

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[Signature]
Signature of owner or authorized agent

3/15/05
Date

Approved: 377678 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

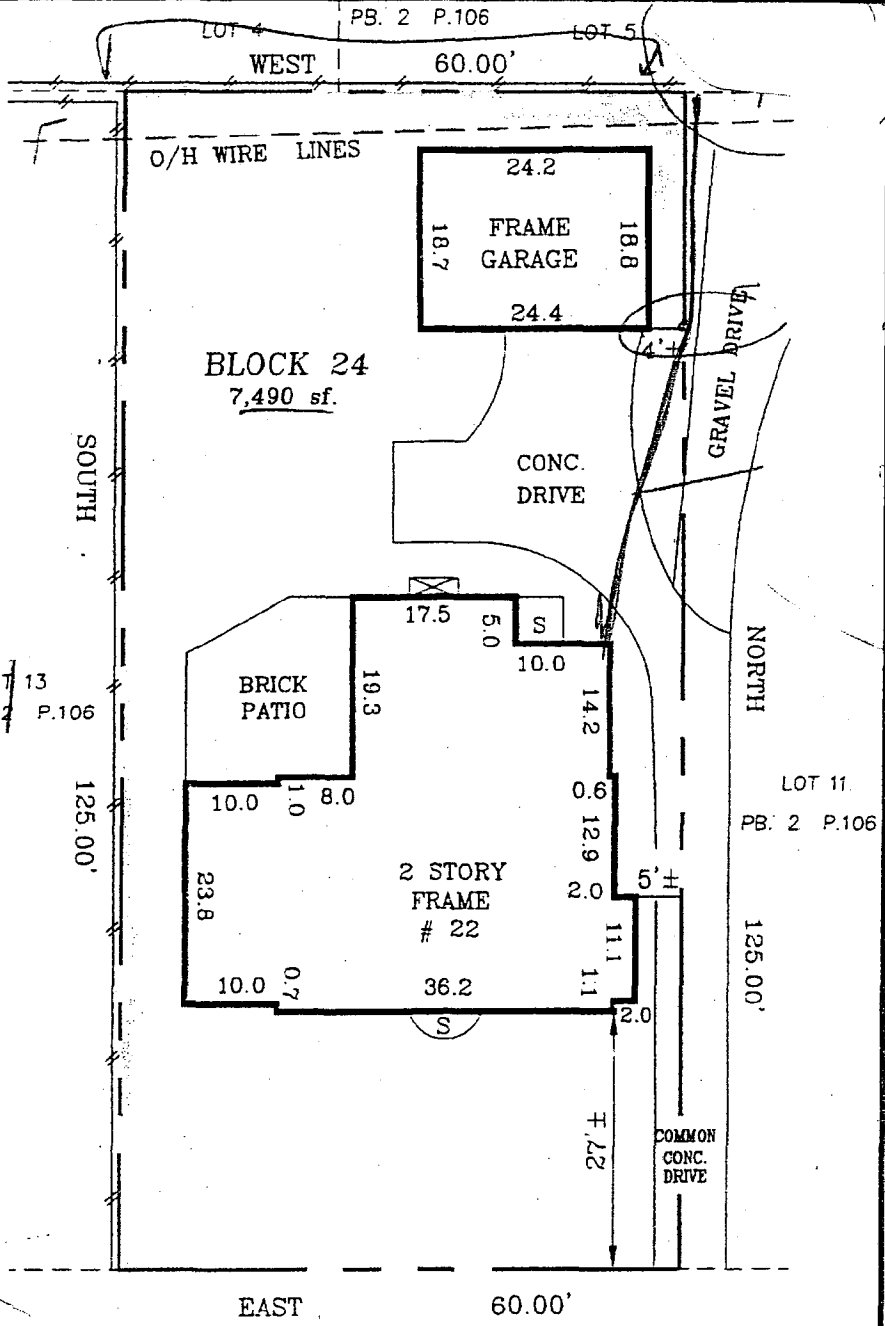
Owner's mailing address	Owner's Agent's mailing address
John Camporelli 22 Hesketh St Chevy Chase Md 20815	
Adjacent and confronting Property Owners mailing addresses	
Steve + Susan Brown 24 Hesketh St Chevy Chase 20815	Brian + Yvette Karaba 23 Hesketh Street Chevy Chase, MD 20815
John + Bethi Dugan 20 Hesketh St Chevy Chase 20815	
Eric Lewis + Elise Hoffmann 21 Hesketh Street Chevy Chase, MD 20815	

CONSUMER INFORMATION NOTES:

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

Notes

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



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

HESKETH STREET
 (60' R/W)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PERTAINING TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Kerry A. Foster

REFERENCES

PLAT BK. 197
 PLAT NO. 21471

LIBER



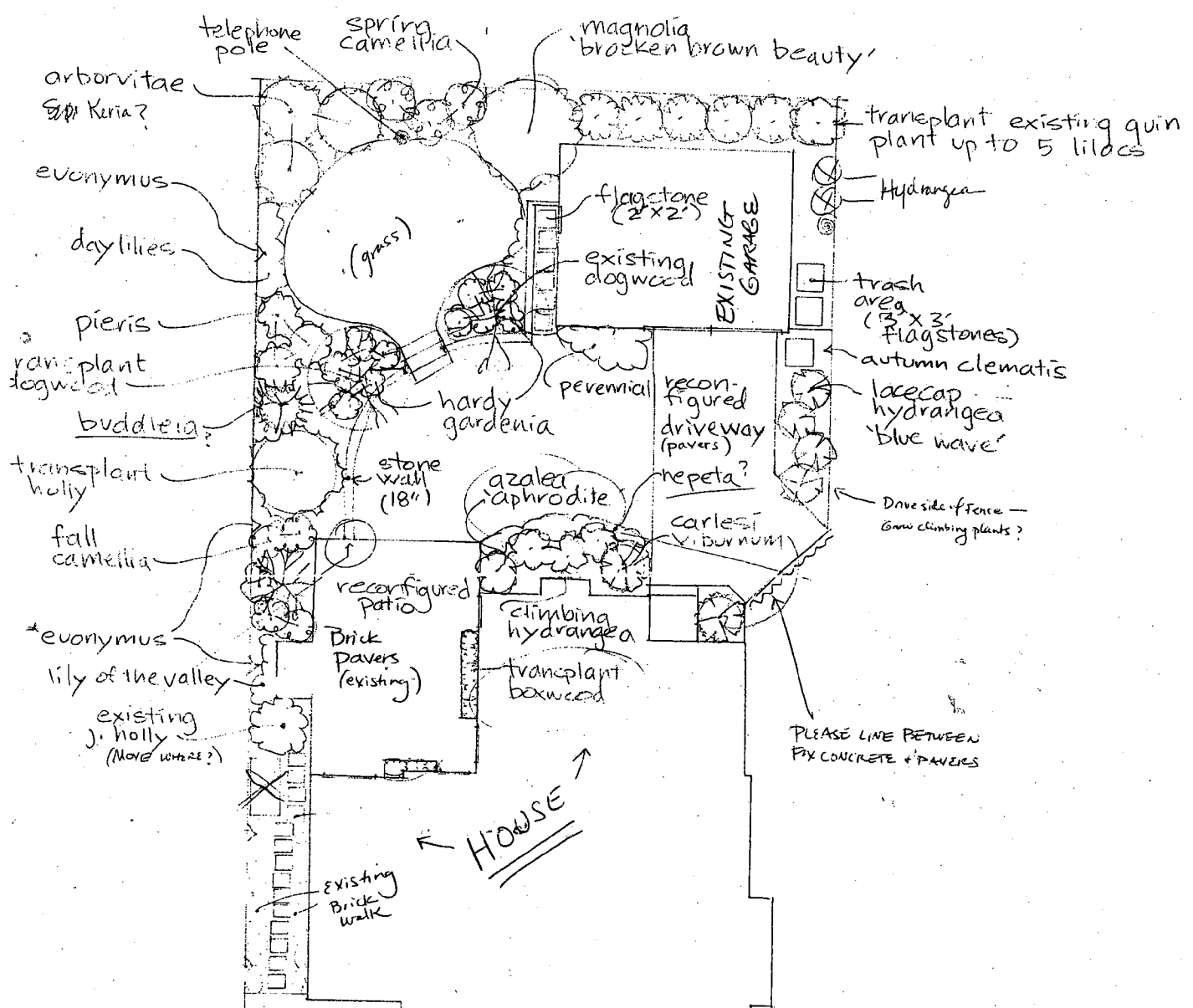
SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20879
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: F.A.



STONE WALL:
18" HIGH

PATIO, DRIVEWAY,
AND GRASS AREA ARE
ALL ONE LEVEL

3 STAIRS UP TO
2nd LEVEL at Back LEFT

THORNE RANKIN & ASSOCIATES LLC
LANDSCAPE DESIGN
3801 Northampton St., NW, Suite 2
Washington, DC 20015

LANDSCAPE DESIGN FOR
Campanella
22 Hesketh St. Chevy Chase, MD
301-215-4151

(202-537-0969)



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