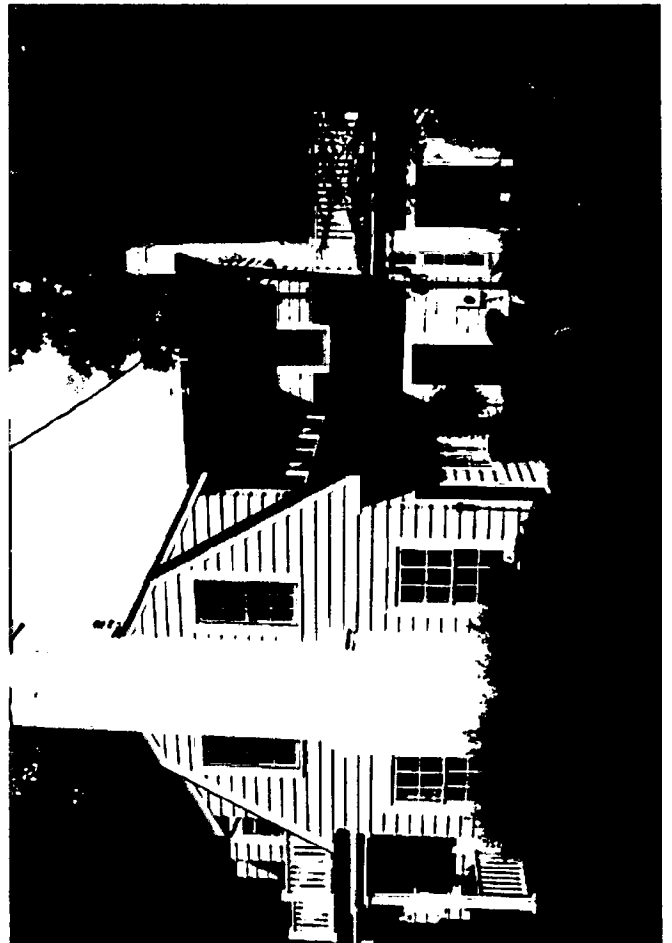


35/13-06T 22 Hesketh St 35/13-09C
Chevy Chase Village Historic District, 35/13

march 2009

owners called - over
lot coverage for CCV.

may apply for a
variance.



CASE NO. A-5517
Appeal of John J. Campanella and Kathleen M. Campanella
(Hearing held April 6, 2009)

DECISION OF THE BOARD OF MANAGERS

Summary of Case

This proceeding involves an application for a variance pursuant to Section 8-12(b) of the Chevy Chase Village Code (the "Village Code"). The applicants, John J. and Kathleen M. Campanella (the "Applicants"), propose to construct a rear one-story kitchen addition and a rear one-story mudroom addition. The proposed additions, combined with the existing house and detached garage, would result in lot coverage of 38.8 percent. The Village Code prohibits the lot coverage on any residentially zoned lot to exceed 35 percent. Accordingly, a variance is requested.

The subject property is known as Lot 20, Block 24, in the subdivision known as "Section 2, Chevy Chase," and is also known as 22 Hesketh Street, Chevy Chase, Maryland 20815 (the "Subject Property"). The Subject Property is in the historic preservation district.

Applicable Law

The application seeks a variance from the requirements of Section 8-17(n) of the Village Code, which provides, "The lot coverage on any residentially zoned lot shall not exceed thirty-five (35) percent."

Procedural History

By letter dated March 15, 2009, John J. and Kathleen M. Campanella requested a variance under Section 8-12(b) of the Village Code. Notice of the hearing was posted at the Village Hall, posted at the property, and mailed to all abutting and confronting property owners on March 26, 2009. The notice indicated that the Board of Managers would hold a public hearing in the Village Hall on April 6, 2009 at 7:30 p.m. to consider the Applicants' request.

On March 9, 2009, the Applicants were granted two variances in Case A-5496 to construct (a) a rear one-story kitchen addition, the cornice and gutter of which would encroach 0.9 feet into the 7-foot east side-yard setback, and (b) a fireplace in the proposed addition, with an exterior wall which would encroach .9 feet and a vent protruding from the exterior wall which would encroach 1.5 feet into the 7-foot east side-yard setback, and the cornice and gutter of which would encroach an additional 0.3 feet into the east side-yard setback for a total encroachment of 1.8 feet.

Summary of Evidence

The Applicants submitted the following materials in support of their request: (i) a letter explaining the basis of their request; (ii) a copy of their Building Permit Application; (iii) an email dated March 17, 2009 from Anne Fothergill, Planner Coordinator of the Historic Preservation Section, Urban Design and Preservation Division of the Montgomery County Planning Department; (iv) a house location drawing depicting existing conditions; (v) a house location drawing depicting the location of the proposed additions; (vi) several architectural renderings depicting existing and proposed lot coverage, floor plans, and elevations; (vii) photographs of the existing house and detached garage; and (viii) a copy of the covenants applicable to the Subject Property. Additional photographs of the Subject Property taken by Village staff were submitted for the record.

At the hearing, Ms. Campanella submitted a map showing the width of the lot compared to other nearby lots and the size of the detached garage compared to other garages in the neighborhood. In addition, Ms. Campanella submitted an undated letter from the following abutting and confronting property owners indicating their support for the request: Beth and John Dugan of 20 Hesketh Street; Mel Oncu and Ross Wiener of 21 Hesketh Street; John and Susie Lively of 23 Hesketh Street; Wendi and Billy Walsh of 24 Hesketh Street; Robin Heller of 19

Grafton Street, and Ellen McKee of 21 Grafton Street.

The application materials reflect that the Subject Property is rectangular-shaped, approximately 60 feet wide and approximately 125 feet in depth, comprising 7,490.64 square feet. According to the Applicants, the existing house and detached garage cover 2,721 square feet or 36.33 percent of the lot according to the Village definition of lot coverage. As applied to the Subject Property, the 35 percent lot coverage requirement of the Village Code prohibits the coverage of the buildings on the Subject Property from exceeding approximately 2,621 square feet. The Applicants request a variance to exceed the allowable lot coverage by 288 square feet, for a total lot coverage of 2,909 square feet or 38.8 percent.

The Applicants explain that, although they were previously granted two variances from the setback requirements to construct the additions, it was discovered that an additional variance from the lot coverage requirement of the Village Code was necessary. The Applicants' letter contains the following statement:

The project is being re-submitted due to a misunderstanding about lot coverage calculations. This project has always, and still does, conform to the Montgomery County lot coverage limit of 35%. However, we did not realize that, unlike Montgomery County, the Village definition of "footprint" includes overhangs, gutters, and all raised structures. So, when those items were added to the footprint, the lot coverage, by Village Standards, exceeds 35%. We are respectfully requesting a lot coverage variance due to unusual circumstances unique to our property that will be explained below."

The Applicants explain that they have "made the kitchen smaller by moving the side wall, eaves, and fireplace completely behind the 7' side yard setback." Thus, the variances previously granted by the Board to the Applicants in Case A-5496 would be no longer necessary. The Applicants assert, however, that a variance from the lot coverage requirement is necessary to facilitate the new design. In the letter, the Applicants further assert that the following conditions impose unusual and unique hardships limiting their ability to add extra living and storage space

onto their house that is necessitated by their growing family:

- a. Existing 3-bay barn/garage with tack room and overhangs, occupies 568 s.f., or 20.8% of the overall lot coverage;
- b. The barn is one-third as large as our entire house. The immense size of this historic pre-1927 structure is much larger than most accessory buildings in the Village;
- c. The removal of all or part of the barn and/or the truncating of eaves would not be supported by HPC in the opinion of Anne Fothergill since the barn is a contributing structure;
- d. Overhangs and raised brick structures encompass an excessive amount of the lot (approx. 600 s.f., or 22.7% of overall lot coverage); and
- e. 30% of the total lot coverage is only one-story (250 s.f. + 568 s.f. = 818 s.f.).”

The Applicants additionally assert that the requested variance is consistent with the policy goals of the Village building regulations. The Applicants’ letter contains the following statement:

“We believe our addition is sensitive to the concerns of the Village and is in-keeping with the general goals of the Ordinance in these ways:

- a. Our house is one of the smaller homes in the Village. With a footprint of 1661 s.f., our house has only three bedrooms, a small galley kitchen with NO eat-in space, and virtually no closets on the entire first floor. (We keep our coats and boots in a converted kitchen cabinet!).
- b. The stated goal of the lot coverage ordinance is to limit the mass of homes in the Village and to promote a “park-like” environment. The proposed addition is a one-story, mostly glass addition, tucked behind the existing house, and is nearly invisible from the public right of way. It does not add to the visible mass of the house. The resulting home is “neighbor-friendly” in that it does not loom over or impose upon neighbors or the public in any way.
- c. The proposed projections do not violate any covenants on the property (see attached document). There is a 25’-0” front yard covenant on the property. The side yard covenant is 5’-0”. Including the cornice overhangs, this would leave a 7.05’ side yard at the addition.

- d. The proposed projections are minor in dimension (both horizontally and vertically), and would not adversely affect the light and air of adjoining properties.
- e. At the variance hearing, we will present supporting letters from the most directly affected neighbors. (The neighbors have continually supported this project since 2006.)
- f. The proposed addition removes only a minor amount of green space and affects no trees as it would be built mostly over existing brick structure.
- g. The Village ordinance aspires to keep a "park-like" feel in the Village. Our lot is unique in that it backs up 19 Grafton Street which is a double lot. There is no house or structure directly behind our property thus providing an open "park-like" feel to our backyard. Even with the proposed addition, our backyard will still feel open and not over-crowded.
- h. The proposed addition will NOT result in the mansionization of 22 Hesketh Street. From the public right of way, our quaint Dutch Colonial home will appear virtually unchanged from its original 1918 design while at the same time providing much-needed storage and social space for a four-person 21st Century family."

Ms. Campanella appeared at the hearing and testified in support of the Applicants' request. She explained that the Applicants have attempted to reduce the size of the proposed kitchen addition in order to satisfy Village requirements, but a variance is still necessary. She reiterated that the Applicants' architect miscalculated the lot coverage requirement, and although the proposed project would satisfy the Montgomery County lot coverage requirement, it does not satisfy the Village lot coverage requirement because the Village includes eaves in the calculation of lot coverage and the County does not. According to the materials submitted with the application, the "eaves, steps & overhangs," not included in the calculation of "building coverage" by the County, constitute approximately 298 square feet (111.10 square feet of which represents the garage's eaves). Thus, the "building coverage" under the Montgomery County Code would be approximately 2,423 square feet or 32.35 percent. As noted above, however, the

Applicants request a variance for a total "lot coverage" of 2,909 square feet or 38.8 percent under the Village Code, which unlike the County's "building coverage" requirement, includes the square footage of those building features.

Ms. Campanella stated that there are approximately 16 lots nearby on Hesketh Street that are the same size as the Subject Property. Ms. Campanella submitted a map depicting the size of nearby lots. Ms. Campanella asserted that special conditions exist because the Subject Property is improved by an unusually large detached garage, which she referred to as a "barn." She stated that the garage is one-third the size of the existing house and takes up approximately 20 percent of the lot area. According to Ms. Campanella, the garage has 18-inch eaves around its perimeter which substantially contribute to its footprint for purposes of calculating lot coverage. She explained that HPC staff informed her that the garage was built around 1918 and has been rated as a "Number 2 Contributing Structure." Ms. Campanella stated that the Applicants would be willing to consider taking down the garage but that they have been advised that the HPC probably would not allow it.

The email from Ms. Fothergill contains the following statement:

"The Historic Preservation Commission reviews all proposed exterior alterations within the historic district. At the time of the Chevy Chase Village designation, certain garages/outbuildings (including the one at 22 Hesketh Street) were listed as "contributing" structures and those were specifically noted in the Master Plan Amendment, which we have provided to you. If someone wants to propose an alteration, relocation, or demolition of a contributing outbuilding, the HPC would need to review and approve the Historic Area Work Permit application. Generally, the HPC does not support demolition as their goal is the preservation and retention of a contributing structure, whether it is the main house or an ancillary structure. Please let me know if you have any additional questions."

Richard Zantzing of 5815 Cedar Parkway testified in support of the Applicants' request. Mr. Zantzing stated that having the large "barn," with its eaves, on the lot represents a hardship for the Applicants and that the requested variance should be granted.

In response to questions from the Board, Ms. Campanella stated that it might be possible to truncate the eaves of the garage or alter it in some fashion in order to reduce the lot coverage, but that she would rather not because the garage serves as storage space and is a charming structure. As noted above, Ms Fothergill's letter indicates that the HPC reviews requests for "alteration, relocation or demolition" concerning "contributing" structures, indicating that alteration might be possible.

No other correspondence or testimony was received in support of or in opposition to the Applicants' requests.

Findings of Fact

Based upon the testimony and evidence of record, the Board makes the following findings in connection with this matter:

1. Like all lots in the Village, the Applicant's property is subject to a 35 percent lot coverage requirement pursuant to Section 8-17(n) of the Village Code;
2. The Subject Property, comprising 7,490.64 square feet, is not unusually small compared to other nearby lots;
3. The Subject Property is rectangular in shape and the Applicants have not asserted that there are any unusual topographical conditions;
4. The Subject Property's detached garage is unusually large;
5. A lot coverage greater than 35 percent is expressly prohibited in the Village by Section 8-17(n) of the Village Code and the prohibition is prima facie evidence that the requested variance is inconsistent with the intent and purpose of the requirements of the Village Code;
6. The Board previously found in Case A-5496, in connection with the Applicants' variance requests from setback requirements, that the proposed kitchen addition would not

materially alter any views, sight lines, or the natural flow of light and air because of the elevation and proposed location of the kitchen addition. The Applicants' variance request that is the subject of this case, however, would be inconsistent with the intent and purpose of the lot coverage requirement which, among other things, limits the lot area covered by structures in order to preserve green space and pervious surfaces;

7. The Applicants have not discussed alternative methods of reducing the size of the garage with the HPC. Based on the evidence in the record, including Ms. Campanella's testimony, it may be possible to truncate the eaves or alter the garage in some manner so that the proposed additions can be built without the necessity of a variance or as large a variance from the lot coverage restriction; and

8. The letter from Ms. Fothergill states that the Historic Preservation Commission disfavors demolition, but does not rule out the possibility of alteration.

Conclusions

Based upon the foregoing findings, the Board concludes that the Applicants have failed to meet their burden of proving that:

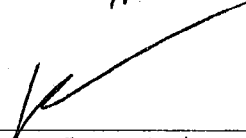
1. The proposed variance is required because special conditions exist whereby the enforcement of the requirements of the Village Code would result in unwarranted hardship and injustice to the owners; and

2. The proposed variance would most nearly accomplish the intent and purpose of the requirements of the Village Code;

Accordingly, the requested variance from the requirements of Section 8-17(n) of the Village Code, which provides, "The lot coverage on any residentially zoned lot shall not exceed thirty-five (35) percent" is DENIED.

The foregoing Decision to deny the variance requested was adopted by the Chevy Chase Village Board of Managers with the following members voting in favor: Gail Feldman, Robert Jones, Betsy Stephens, David Winstead, and Peter Yeo. Susie Eig voted to approve the variance. Douglas B. Kamerow was not present for the hearing in this matter and did not participate in this Decision.

I DO HEREBY CERTIFY, that the foregoing Decision was approved and adopted by the Chevy Chase Village Board of Managers on this 11TH day of May, 2009.



Robert Jones, Assistant Secretary
Board of Managers

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, February 22, 2012 4:47 PM
To: 'Josh Mohr'
Cc: Anne Decker
Subject: RE: New project at 22 Hesketh Street

Thanks for checking in with us before you get too far along in the plans, that is always a good way to start. We have plenty of time before the March 7th deadline to give you some feedback.

According to the file:

In 2000 the HPC approved side and rear additions to the house which were constructed (this is in Archives); **can you ask the owner if the east side sun room was an open porch that they enclosed or all new construction?**

In 2006 the HPC approved a one-story rear addition which was not constructed (this is in Archives)

In 2009 the HPC approved a one-story rear addition that connected to the house at the 2000 rear and side additions (it essentially tucked into open ell at the rear). I believe that after the HAWP was approved the owners found out that the Village would not allow them to construct this as designed. **Can you ask the owner if they have resolved the issues with the Village?**

I don't think that what is being proposed has ever gone to or gotten a positive reading from the HPC but the owner did email staff about a possible two-story addition in October 2011.

Can you show me on a plan what is the original block, what was built in 2000, and what additions are being proposed now. My concern is the overall impact to the historic house and how much will remain visible and readable with new two-story additions. The HPC will not want the original form enveloped in additions, and I am worried that is what is happening. The applicants are approved for a one-story addition and can build that without further review (a HAWP does not expire).

thanks,
Anne

From: Josh Mohr [<mailto:jmohr@annedeckerarchitects.com>]
Sent: Wednesday, February 22, 2012 2:12 PM
To: Fothergill, Anne
Cc: Anne Decker
Subject: New project at 22 Hesketh Street

Hi Anne,

We have recently begun developing schematic design drawings for a project at 22 Hesketh Street in the historic district of Chevy Chase Village. The owner is very eager to get started and is pursuing a very aggressive design schedule. We want to get your read on the proposed changes and how they might be received by the HPC. I have attached several documents to help orient you to the project. The first attachment contains the existing plans and exterior elevations based upon our field notes and measurements. The second attachment includes three pages. The first page is a photo of the existing front exterior elevation. The second page is a photo of the existing front elevation with the proposed addition photoshopped in by the owner to show what is being proposed. The third page shows hand sketches of the proposed front and rear elevations.

We were told that this project was given a positive reading from the HPC several years ago when the owners were working with another architect. Can you confirm that what we are proposing will be found acceptable? Also, can you let us know the next submission deadline for the upcoming HPC meetings? I know that there is a three week swing between the submission deadline and the meeting.

Let me know if you have any questions or need more information about the project.

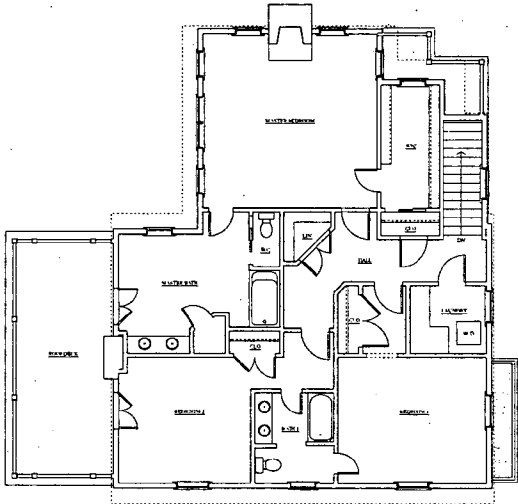
Thanks for your help with this,
Josh

Joshua Mohr, AIA
Anne Decker Architects, LLC

5019 Wilson Lane, 2nd Floor
Bethesda, MD 20814
t 301.652.0106
f 301.652.0125
AnneDeckerArchitects.com

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.annedeckerarchitects.com



2 Second Floor Plan

1/8" = 1'-0"

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

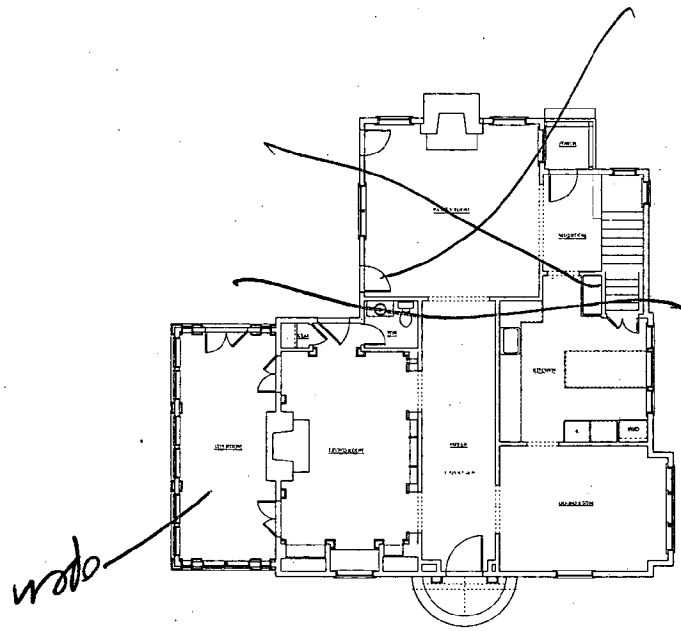
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14 FEBRUARY 2012

NOT FOR
CONSTRUCTION

2nd Floor Plan

A1-2



ANNE DECKER
ARCHITECTS

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Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.annedeckerarchitects.com

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

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14 FEBRUARY 2012

**NOT FOR
CONSTRUCTION**

1st Floor Plan

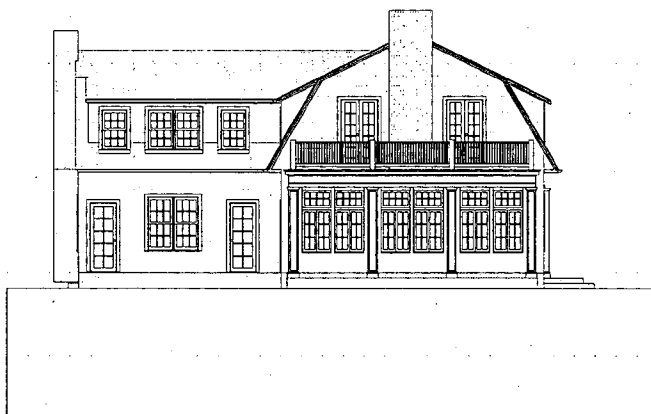
A1-1

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



- ↕ 20'-2" Atic
- ↕ 10'-0" 2nd Floor
- ↕ 0" 1st Floor
- ↕ 8'-0" Basement

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



- ↕ 20'-2" Atic
- ↕ 10'-0" 2nd Floor
- ↕ 0" 1st Floor
- ↕ 8'-0" Basement

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

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

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14 FEBRUARY 2012

**NOT FOR
CONSTRUCTION**

Rear & Left
Elevations

A2-2

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**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

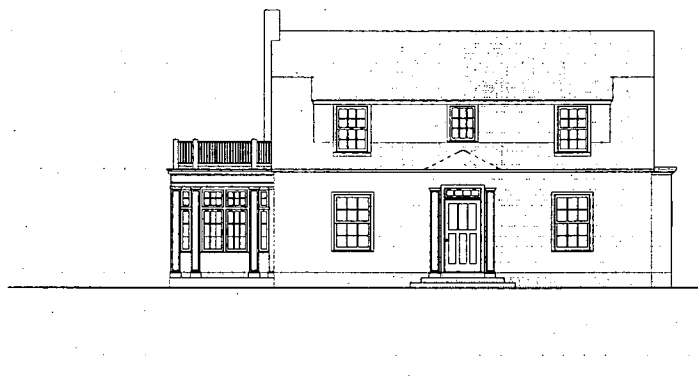
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14 FEBRUARY 2012

**NOT FOR
CONSTRUCTION**

Front & Right
Elevations

A2-1



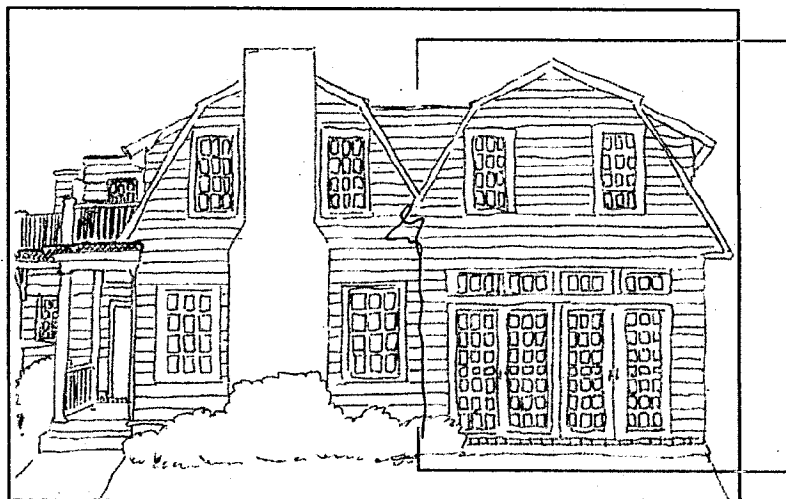
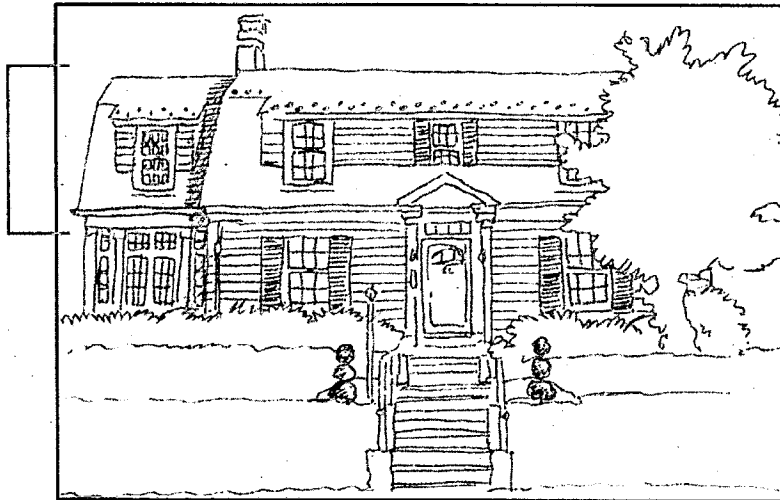
1 Front Elevation
1/8" = 1'-0"



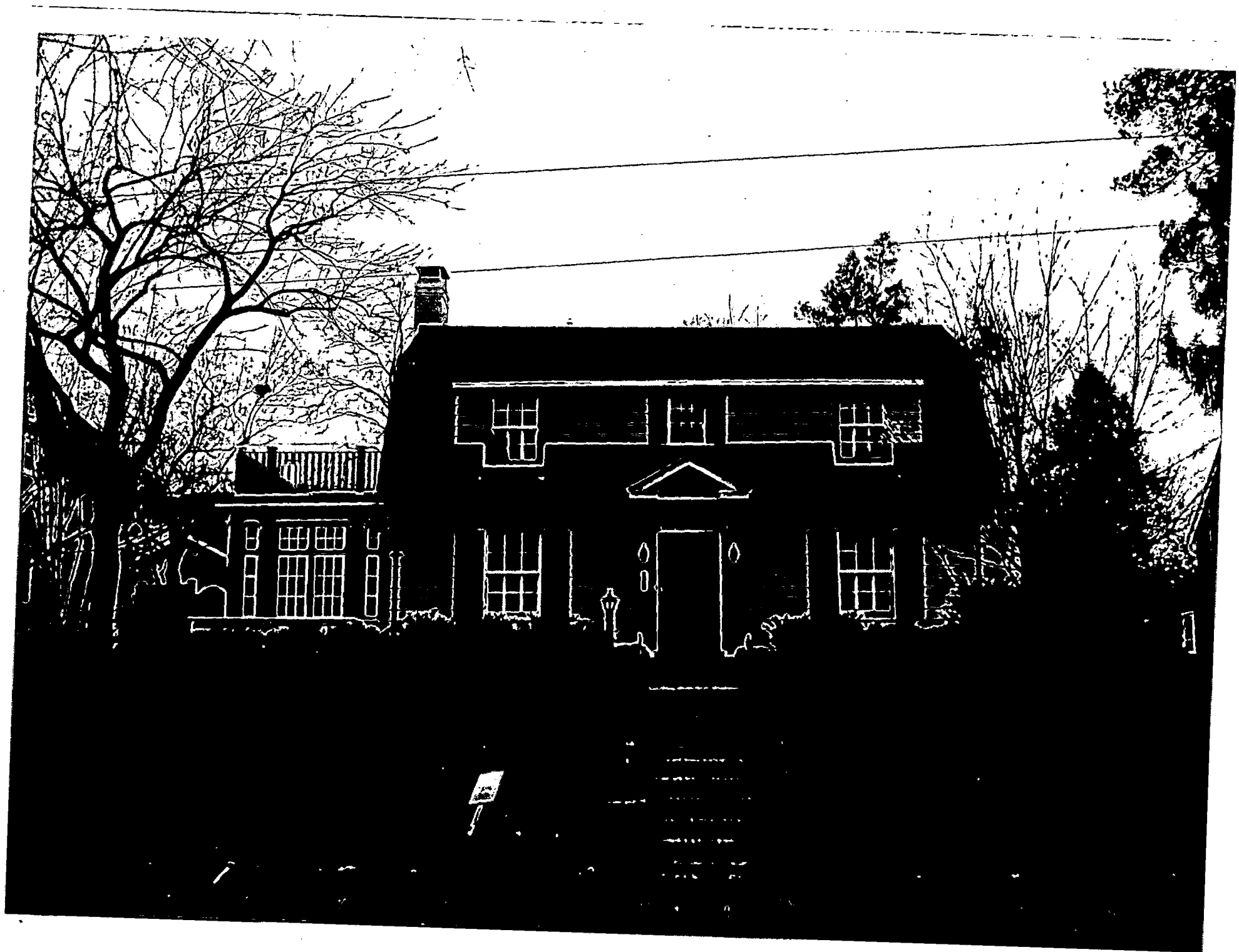
2 Right Elevation
1/8" = 1'-0"

Campanella
22 Hesketh Street

Proposed:
2nd story addition over sunporch
Two-story rear addition.







Fothergill, Anne

From: Kathy Campanella [kcampanella@verizon.net]
Sent: Saturday, November 05, 2011 6:45 AM
To: Fothergill, Anne
Subject: Re: 22 Hesketh

Hi Anne,

This is how I envision the addition over the sunporch. I created this Photoshopped sketch myself. We obviously need an architect to refine the proportions. This is just a starting point...

Any thoughts on whether or not something similar to this might be acceptable?

Thanks, Kathy

On Oct 19, 2011, at 11:11 AM, Fothergill, Anne wrote:

> Generally preservation review criteria don't support side additions but the CCV guidelines do say:
> "second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny..." and moderate scrutiny states that in addition to "issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account" and also discuss the use of compatible materials and compatible design.

>
> I would need to see your design to evaluate the proposed side addition's compatibility and massing and scale and whether you are impacting the integrity of the historic block of the house. If you are doing a rear 2nd floor addition in addition to the side addition, I would discourage you from enveloping the historic house in new additions and to be sensitive to that in your design. I think your idea of setting it back from the original front plane is a good idea so much of that original front left corner will remain visible. Also, the new roof line should be lower so that original gambrel roof line is still visible. If you have a schematic design, I would be happy to take a look at it.

>
> thanks,
> Anne

>
> -----Original Message-----
> From: Kathy Campanella [<mailto:kcampanella@verizon.net>]
> Sent: Tuesday, October 18, 2011 11:40 AM
> To: Fothergill, Anne
> Subject: 22 Hesketh

>
> Hi Anne,

>
> We Have a Historic Area Work Permit (#420179) for a one-story rear addition. We are now considering adding a second story as well. The majority of the second story would be located at the rear of the house and would not be visible from the street. However, one section WOULD be visible from the street. It would be located over the sunroom on the left side of the house. (See existing sunporch in attached photo.)

>
> I believe our Dutch Colonial home is designated as a number "2" historical structure. The addition over the sunroom would be set back slightly from the main portion of the house to align with the facade of the sunroom below. This second story addition would also follow the lines of the Dutch Colonial roof and would be in keeping with the existing scale of the home.

>
> In general, do you feel this type of addition/design would be acceptable to HPC? We would welcome any insight/feedback you may have,

>
> Many Thanks,
> Kathy & John Campanella





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>

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, October 19, 2011 11:12 AM
To: 'Kathy Campanella'
Subject: RE: 22 Hesketh

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"second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny..." and moderate scrutiny states that in addition to "issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account" and also discuss the use of compatible materials and compatible design.

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thanks,
Anne

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Subject: 22 Hesketh

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I believe our Dutch Colonial home is designated as a number "2" historical structure. The addition over the sunroom would be set back slightly from the main portion of the house to align with the facade of the sunroom below. This second story addition would also follow the lines of the Dutch Colonial roof and would be in keeping with the existing scale of the home.

In general, do you feel this type of addition/design would be acceptable to HPC? We would welcome any insight/feedback you may have,

Many Thanks,
Kathy & John Campanella



Anne.Fothergill

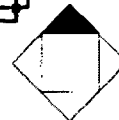
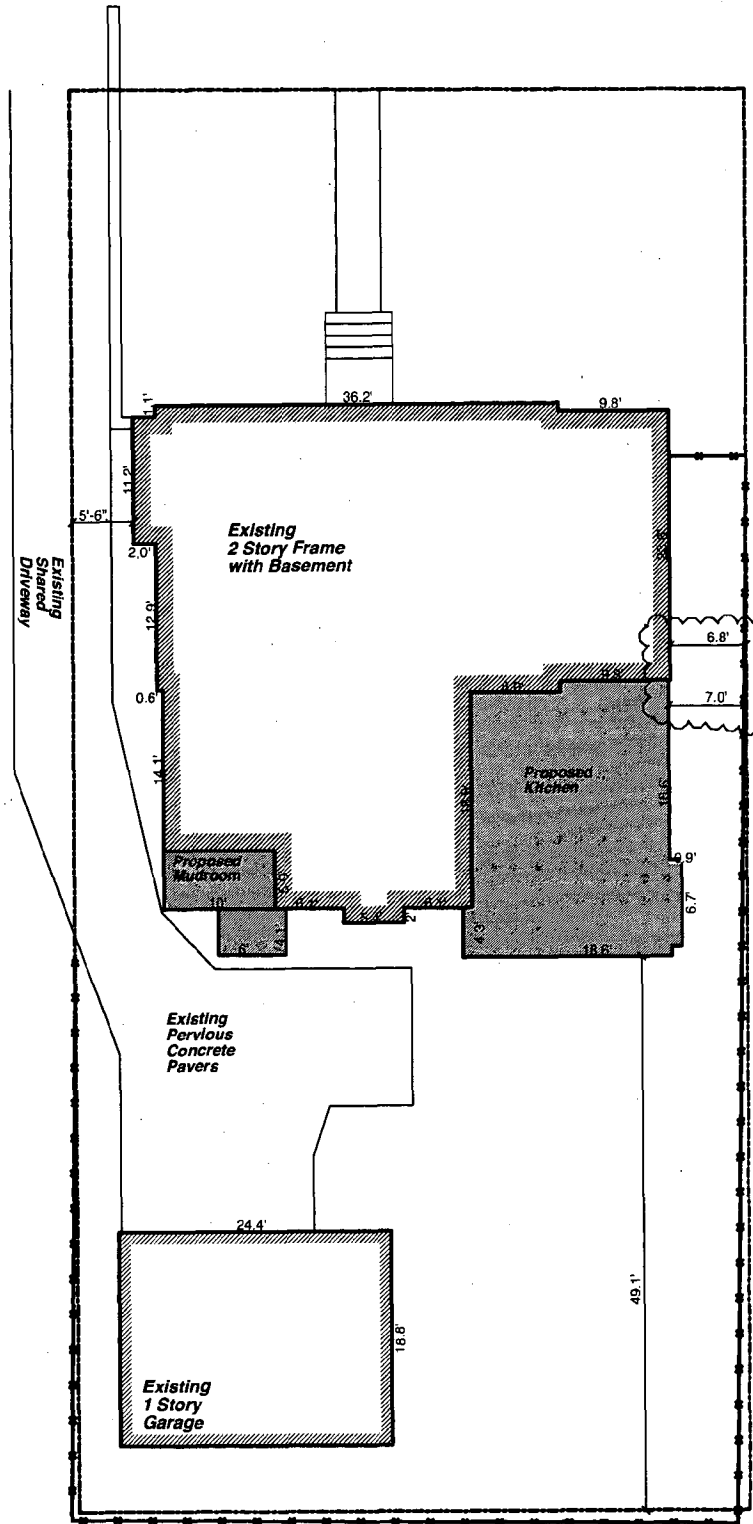
22 Hesketh
Case I-F

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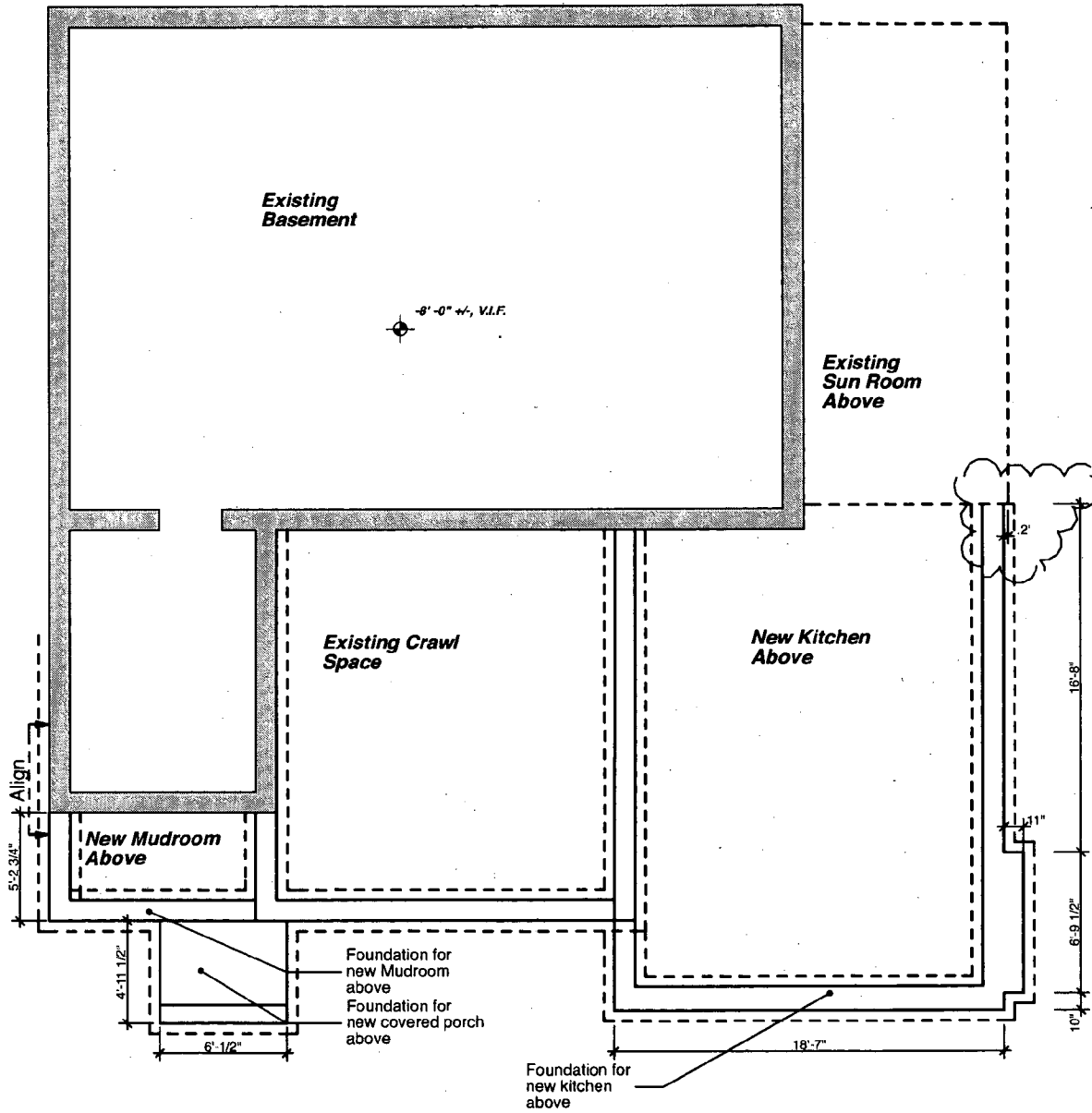
Kcampanella@
verizon.net

Plan



Shade portion to indicate North

Applicant: _____

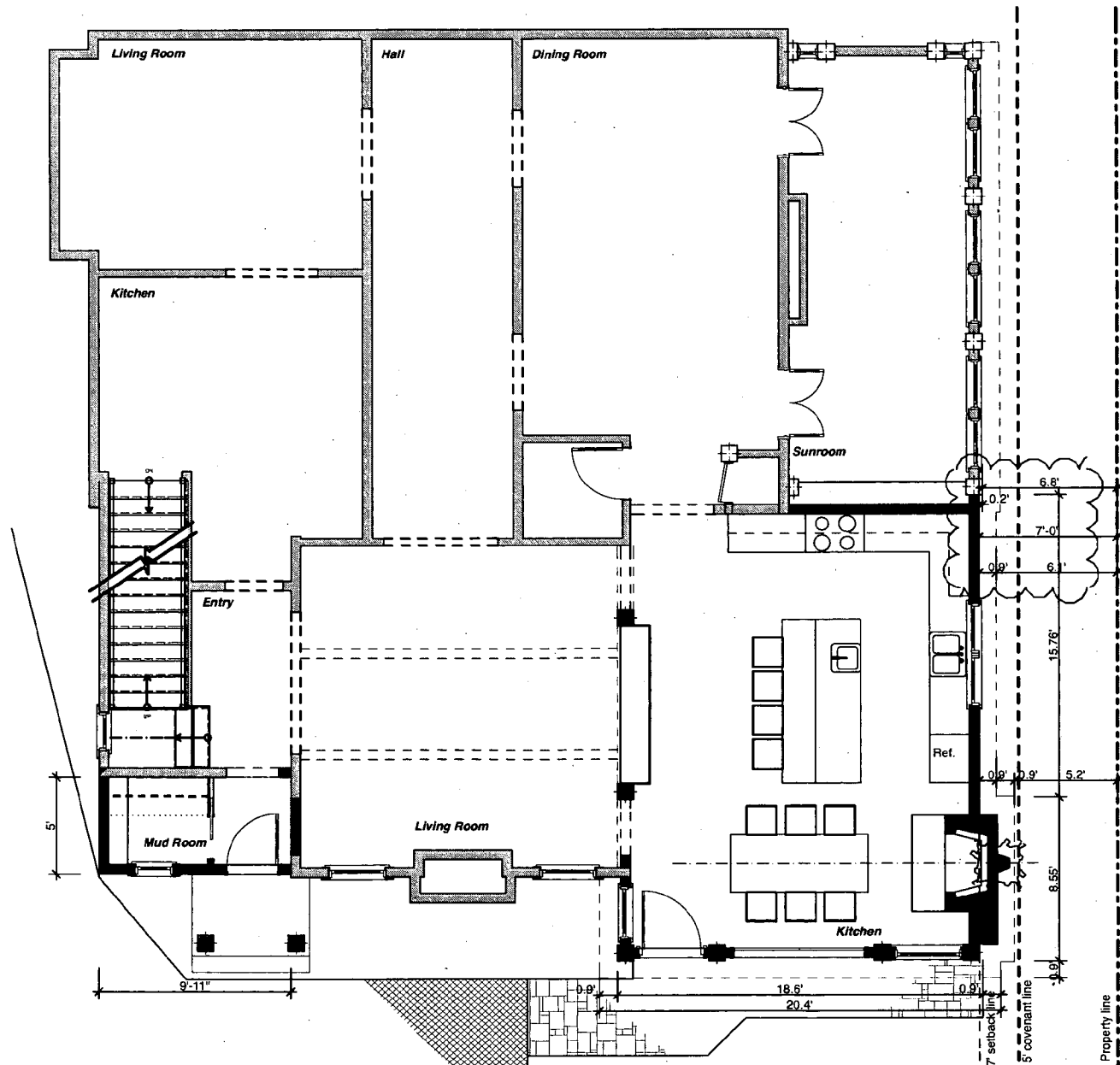


HAMILTON
SNOWBER

Architects

Basement Plan
Scale: 1/8" = 1'-0"
02/11/2009
Page 2 of 13

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



HAMILTON
SNOWBER

Architects

Proposed First Floor Plan

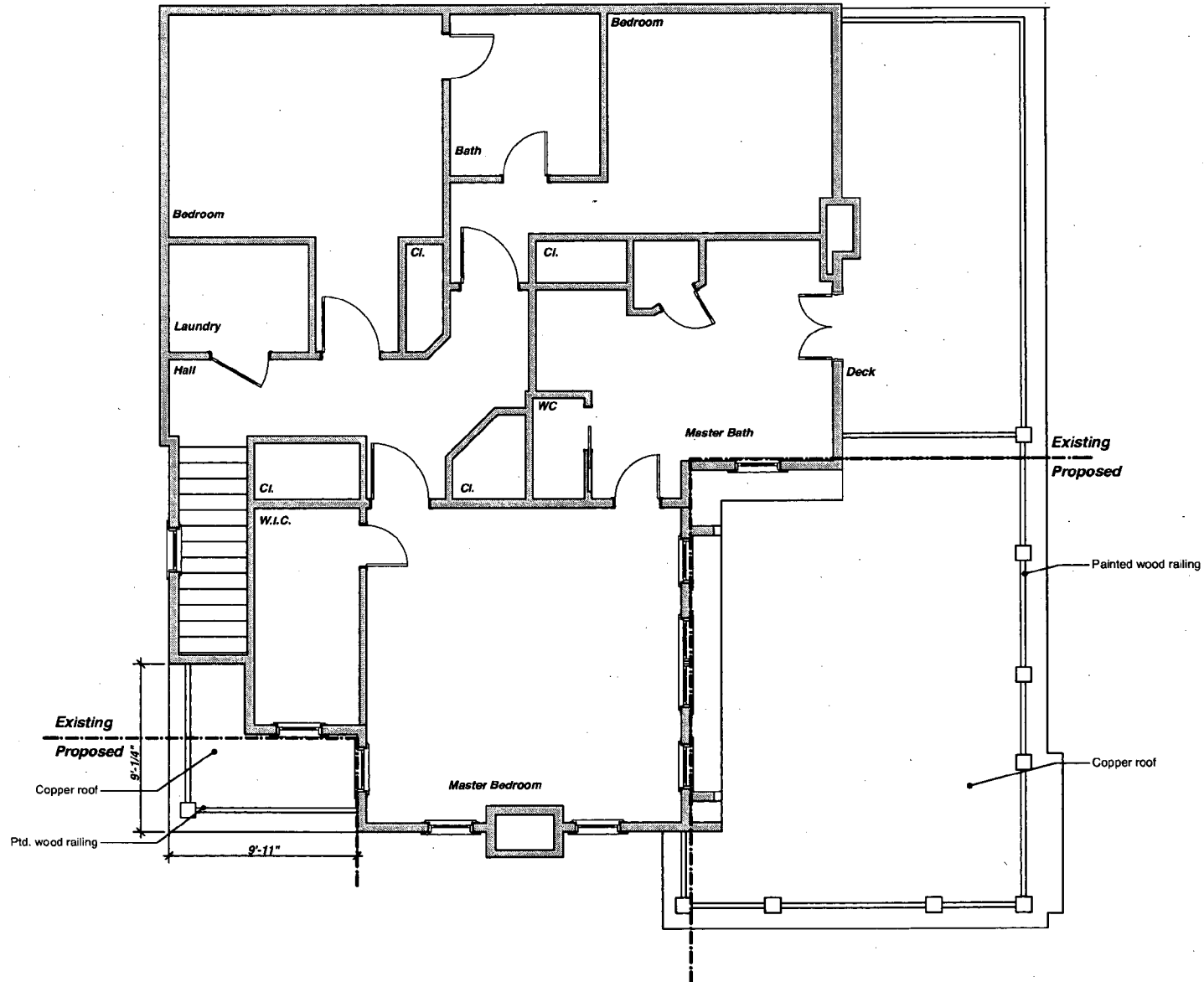
Scale: 1/8" = 1'-0"

02/11/2009

Page 3 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Second Floor Plan
Scale: 1/8" = 1'-0"
02/11/2009
Page 4 of 13

Campanella
Residence
22 Hesketh St
Chey Chase, MD 20815

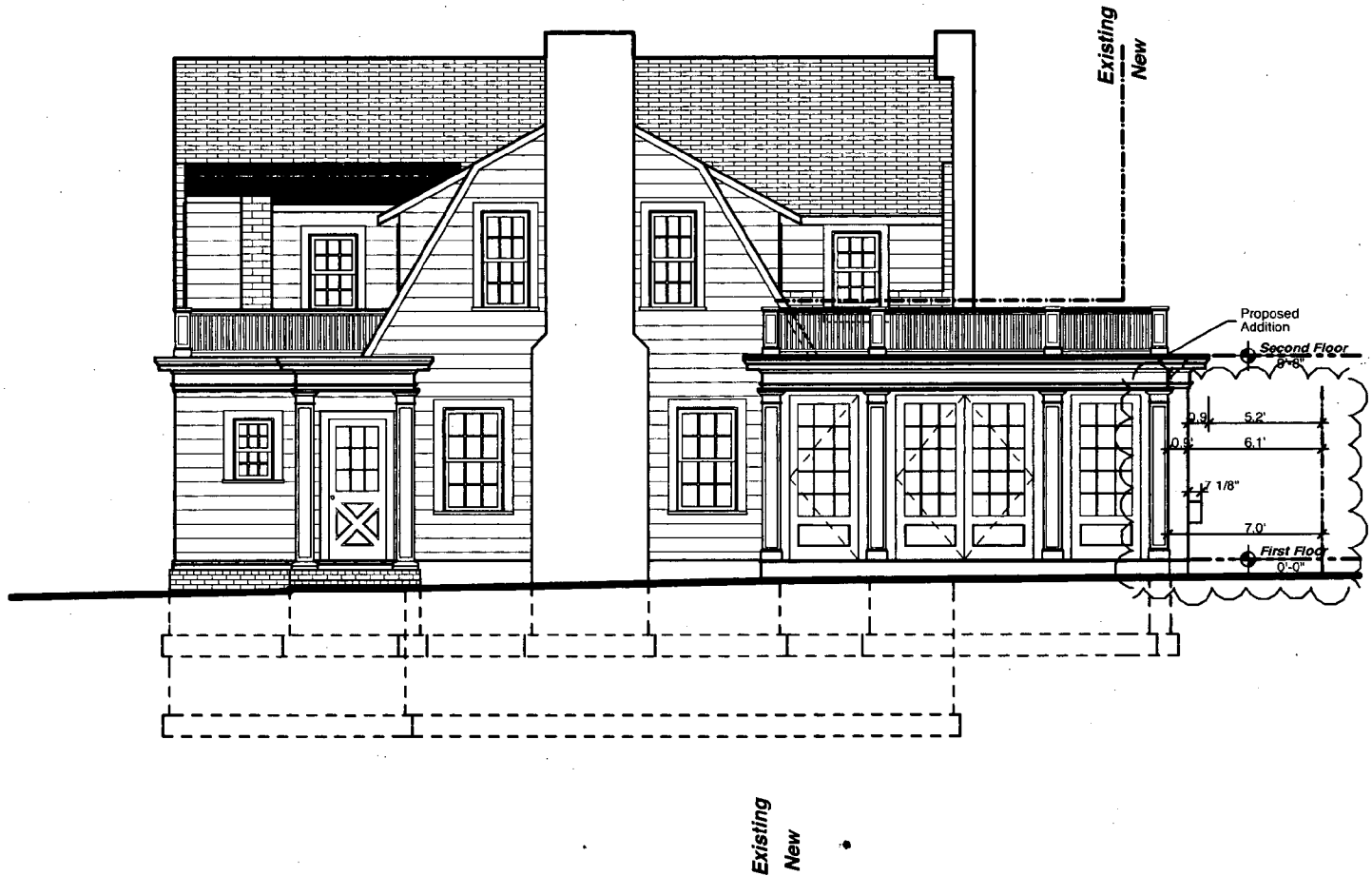


HAMILTON
SNOWBER

Architects

Existing South Elevation
Scale: 1/8" = 1'-0"
02/11/2009
Page 6 of 13

Campanella
Residence
22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Proposed South Elevation

Scale: 1/8" = 1'-0"

02/11/2009

Page 9 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Existing East Elevation

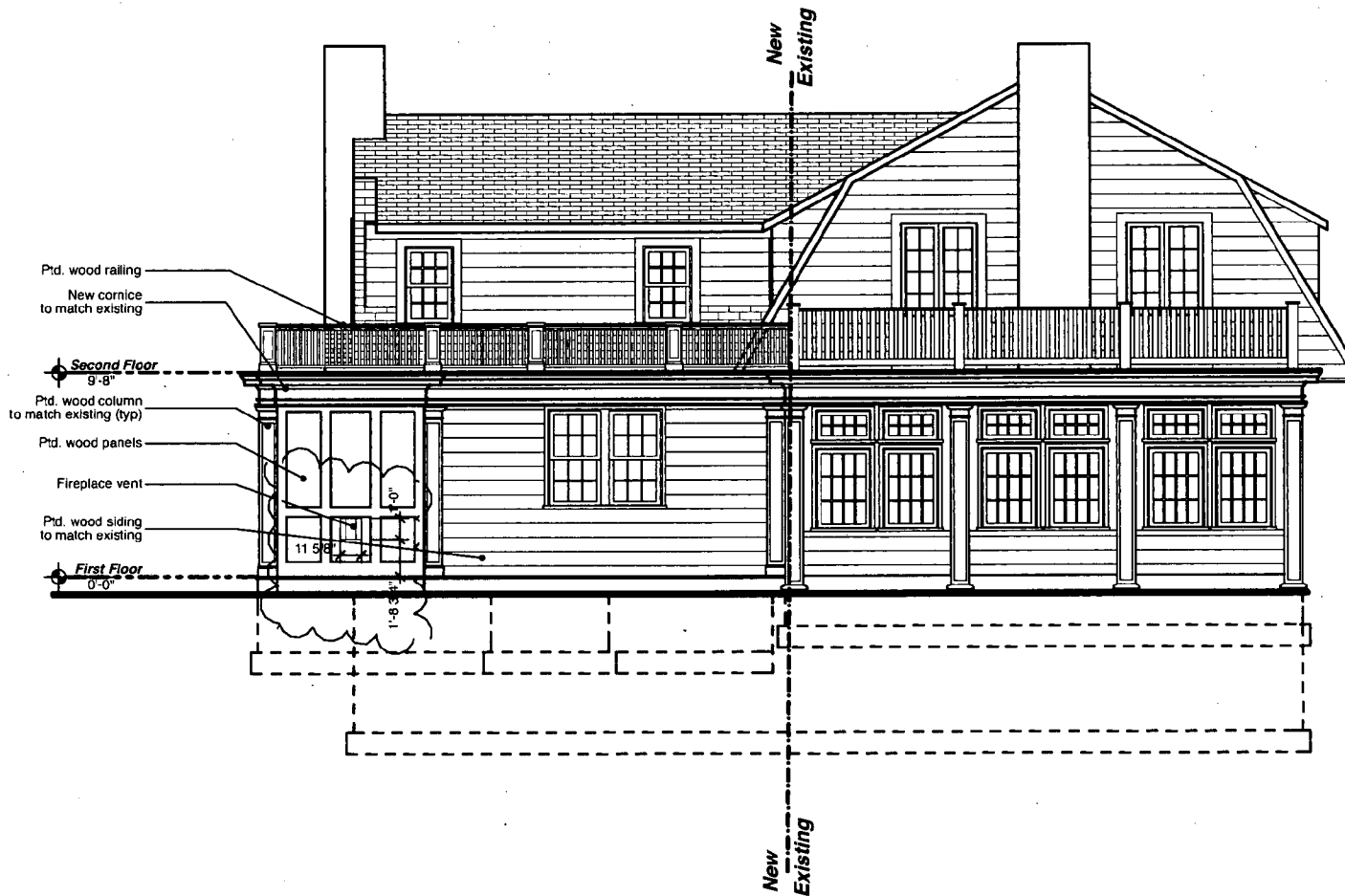
Scale: 1/8" = 1'-0"

02/11/2009

Page 7 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Proposed East Elevation

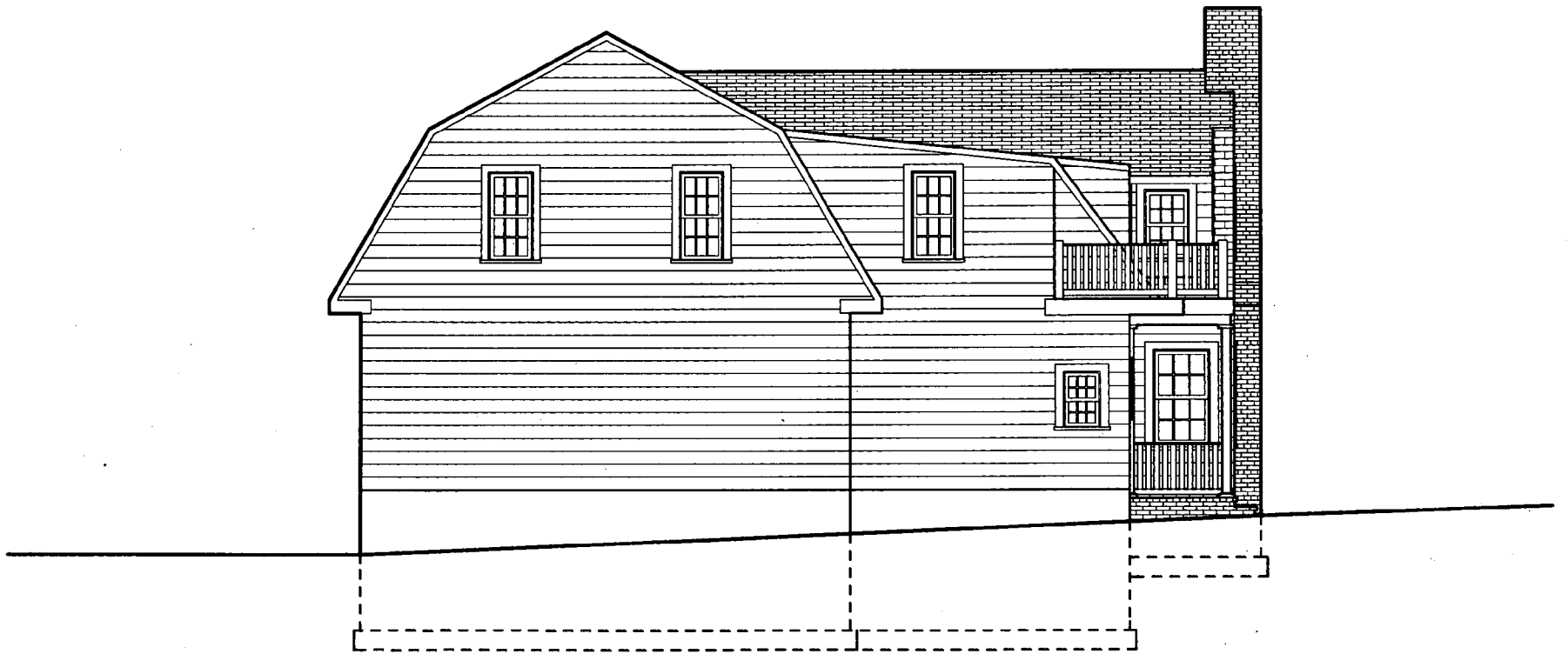
Scale: 1/8" = 1'-0"

02/11/2009

Page 10 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Existing West Elevation

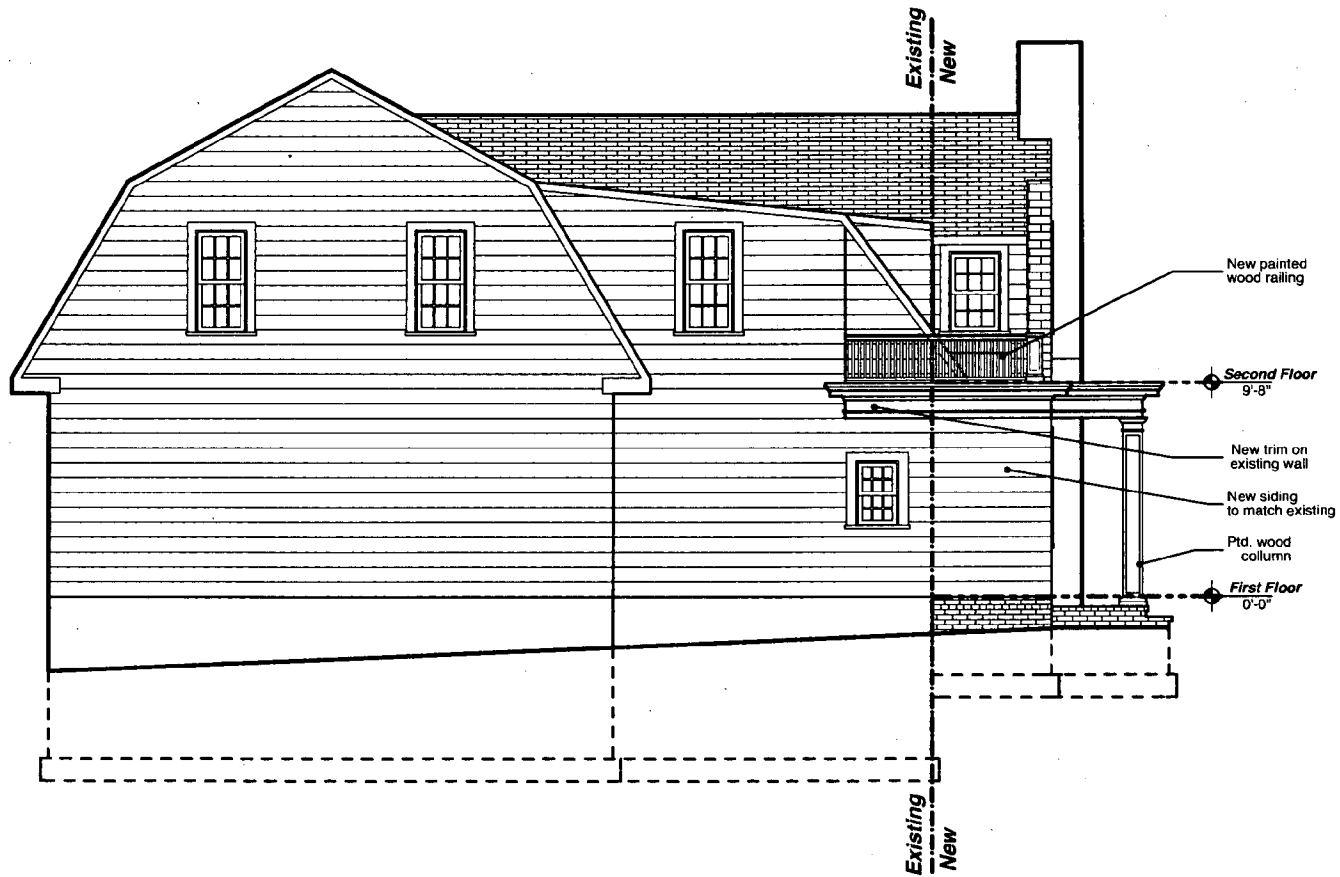
Scale: 1/8" = 1'-0"

02/11/2009

Page 5 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

Proposed West Elevation

Scale: 1/8" = 1'-0"

02/11/2009

Page 8 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

Fothergill, Anne

Subject: FW: HPC hearing 2/11/09: 3 W Irving; 22 Hesketh

LAP Comments case I-A and I-F

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]
Sent: Wednesday, February 11, 2009 10:48 AM
To: Kennedy, Rachel; Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: CCV@montgomerycountymd.gov; Bob Elliott; FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@verizon.net); Stephens, Betsy; Wellington, P. (ccv)
Subject: HPC hearing 2/11/09: 3 W Irving; 22 Hesketh

The following are the comments from the Chevy Chase Village LAP regarding items on the HPC agenda for 2/11/09:

3 West Irving St
Contributing Resource
Rear two-story addition, basement windows and window well
Staff recommends approval

LAP concurs with Staff recommendation for approval

22 Hesketh St
Contributing Resource
Rear additions
Staff recommends approval

LAP concurs with Staff recommendation for approval .
(We note that the Agenda lists the property as 24 Hesketh St, but 22 is correct.)

Submitted for the LAP by
Tom Bourke
Chair

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22 Hesketh Street, Chevy Chase	Meeting Date:	2/11/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/4/09
Applicant:	John and Kathleen Campanella	Public Notice:	1/28/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09C	Staff:	Anne Fothergill
PROPOSAL:	Construction of rear additions		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application.

ARCHITECTURAL DESCRIPTION

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

BACKGROUND

In 2000 the HPC approved side and rear additions to this house which were constructed. In 2006 the HPC approved a one-story rear addition which was never constructed. The addition was in the location of the existing brick patio at the rear left side of the house. The approved addition had a flat roof with a 3' wood balustrade to match the existing and connected to the house at the 2001 rear and side additions. See 2006 approved plans in Circles 22-25.

PROPOSAL

The applicants propose to construct a one-story rear addition where there is currently a brick patio at the rear left side of the house. The addition will have wood siding, wood columns, wood multi-lite doors, wood windows, and a copper roof with a low wooden balustrade to match the existing. The addition will connect to the house at the 2000 rear and side additions. The applicants also propose a new 50 SF mudroom at the rear right side of the house with a small entry porch with steps to grade. This mudroom also connects to a section of the house that is a later addition. See Circles 8-21 for proposed plans and photos of existing conditions.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for

the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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

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

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

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

Specifically, the *Guidelines* state:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation,

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

Secretary of the Interior's Standards for Rehabilitation:

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

One-story additions at the rear of a Contributing Resource are generally approvable within the Chevy Chase Guidelines. The proposed rear additions are compatible in design, massing, and materials and will hardly be visible from the public right-of-way, if at all. The proposed additions connect to the house at sections that were added to the house, not historic sections, and there would be minimal effect on the historic house. The proposed additions would not adversely impact the historic house, streetscape, or district. In 2006 the HPC approved essentially this same addition (same general massing, same location—see plans in Circles 22-25). Staff recommends approval.

STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; and,

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

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



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

Contact Person: Chris Swanson

Daytime Phone No.: 102-285-4984

Tax Account No.: 03298031

Name of Property Owner: John & Kathleen Campanella Daytime Phone No.: _____

Address: 22 Hesketh Street, Chevy Chase, MD 20815
Street Number City Street Zip Code

Contractor: Unknown Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Chris Swanson Daytime Phone No.: 102-285-4984

LOCATION OF BUILDING/PREMISE

House Number: 22 Street: Hesketh

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 20 Block: 24 Subdivision: 9

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|--|---|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>one story kitchen & bedroom additions</u> | | | | |

1B. Construction cost estimate: \$ 100,000.00

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 _____ feet _____ inches

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

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

Chris Swanson Signature of owner or authorized agent 1-22-09 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 502798 Date Filed: _____ Date Issued: _____

5

**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:

22 Hesketh Street, in the Village of Chevy Chase, is a 2-story wood framed structure built in 1918. The house is a wood-sided Dutch colonial with a simple center entry. To the east, there is a one-story porch which has been enclosed with glass. It has a painted wood railing at the second level that encloses a roof deck. To the rear, a two-story addition has been added in the last decade that extended the existing home towards the south, making a t-shaped plan. The addition was sympathetic to the materials and massing of the existing house. The t-shaped addition creates an exterior patio at the rear. A free-standing one-story garage sits at the rear of the property, at the end of the shared driveway.

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

The proposed project includes two elements added to the rear of the house: a one-story Kitchen/Breakfast Room to the east, and a one-story Mudroom at the southwest (rear) corner of the house. Both projects will have minimal impact on the public appearance of the building.

The Kitchen/Breakfast Room extends the massing and some of the detailing of the existing one-story enclosed porch, which is now a Sunroom. The cornice and architrave is extended, as are typical column/pilaster details. At the far south of the east elevation there is a paneled projection that contains a gas fireplace. The roof of the addition will be copper. The roof will be surrounded by a new railing similar to the existing, though lower, since the roof will not be accessible.

The Mudroom will fill in the southwest corner of the house with a small, wood-sided extension. A covered porch over a brick stoop will extend towards the rear. The materials and detailing of the porch will match the existing house.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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.

6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address

Campanella, John J & Kathleen M
22 Hesketh St
Chevy Chase, MD 20815

Owner's Agent's mailing address

CHRIS SNOWBER
2741 WOODLEY PLACE, NW
WASHINGTON, DC 20008

Adjacent and confronting Property Owners mailing addresses

Dugan, John C & E S
20 Hesketh St.
Chevy Chase, MD 20815

Deckelbaum, David A
19 Grafton St.
Chevy Chase, MD 20815

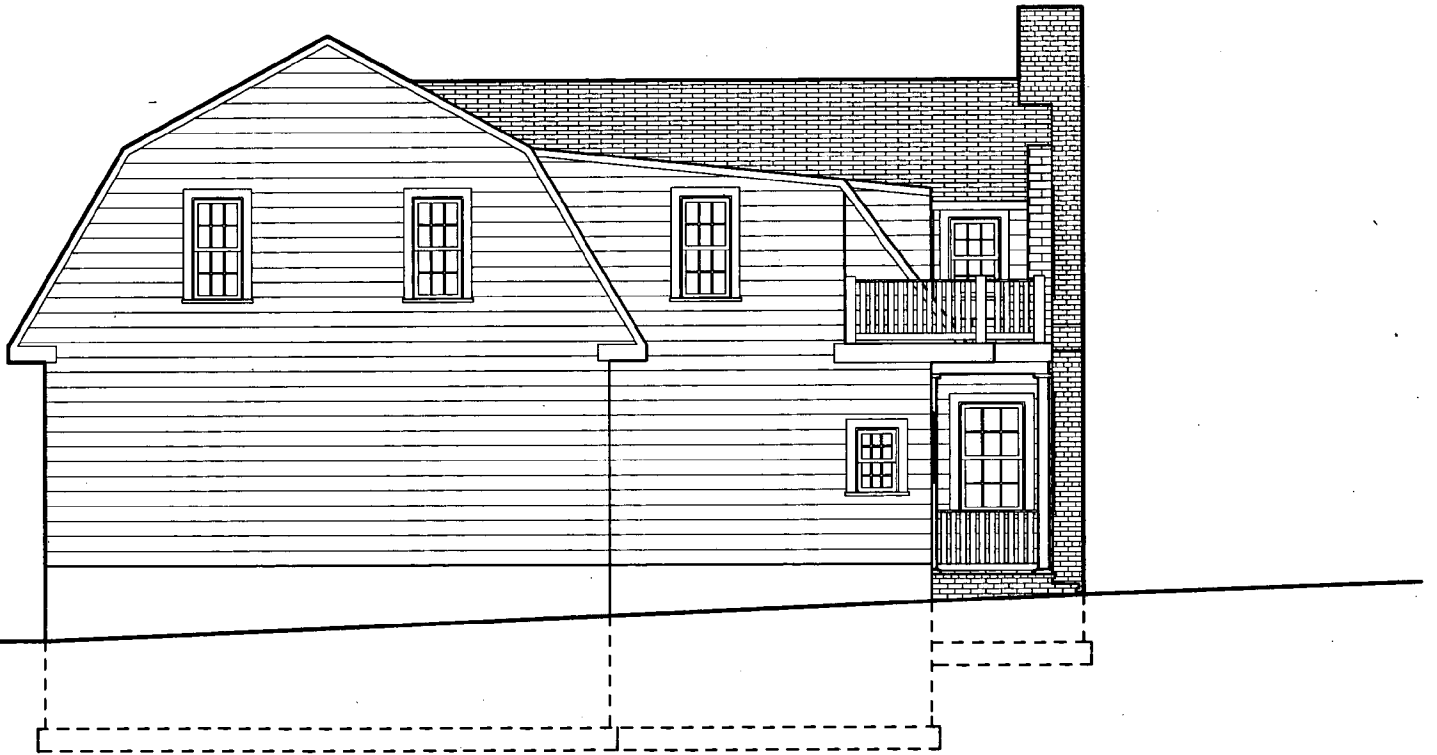
Walsh, William J 4th
24 Hesketh St.
Chevy Chase, MD 20815

McKee, William J
21 Grafton St.
Chevy Chase, MD 20815

Schurman, Joseph
17 Hesketh St.
Chevy Chase, MD 20815

Weiner, Ross & Melike Oncu
21 Hesketh St.
Chevy Chase, MD 20815

Lively, John J 3rd & Susan V
23 Hesketh St.
Chevy Chase, MD 20815



HAMILTON
SNOWBER

Architects

21

Existing West Elevation

Scale:

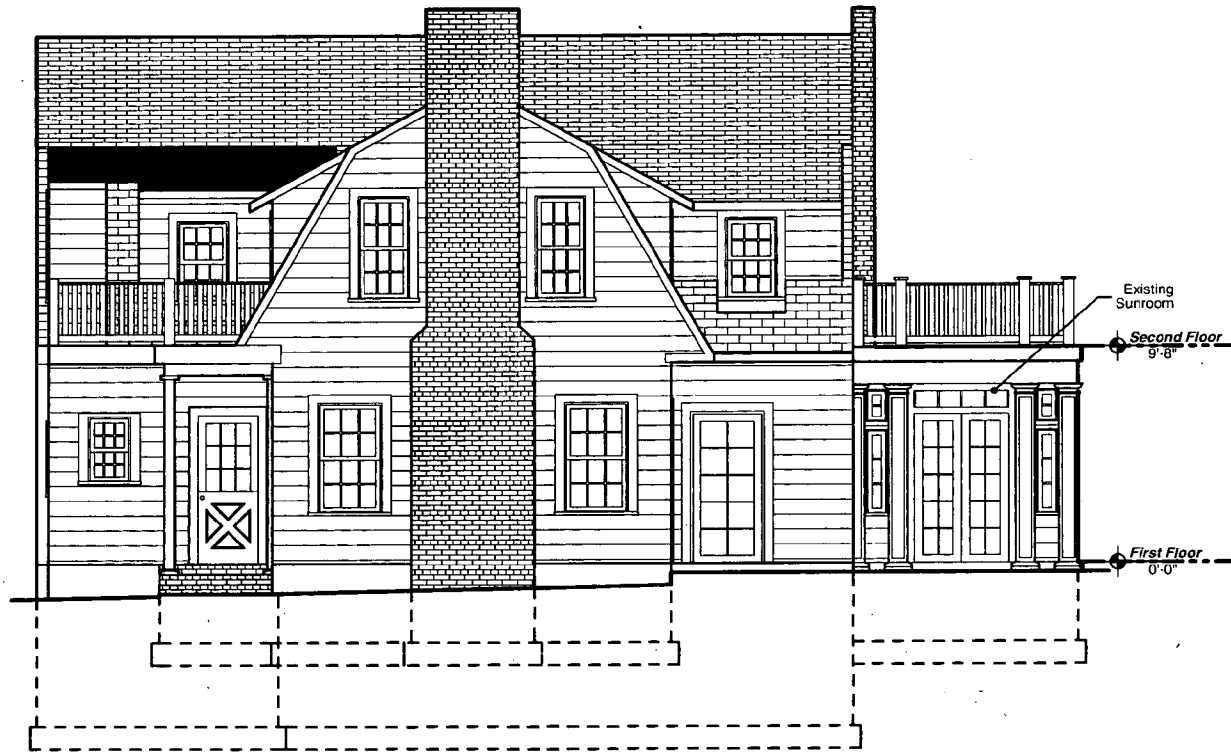
1/23/2009

Page 5 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

14

Existing South Elevation

Scale:

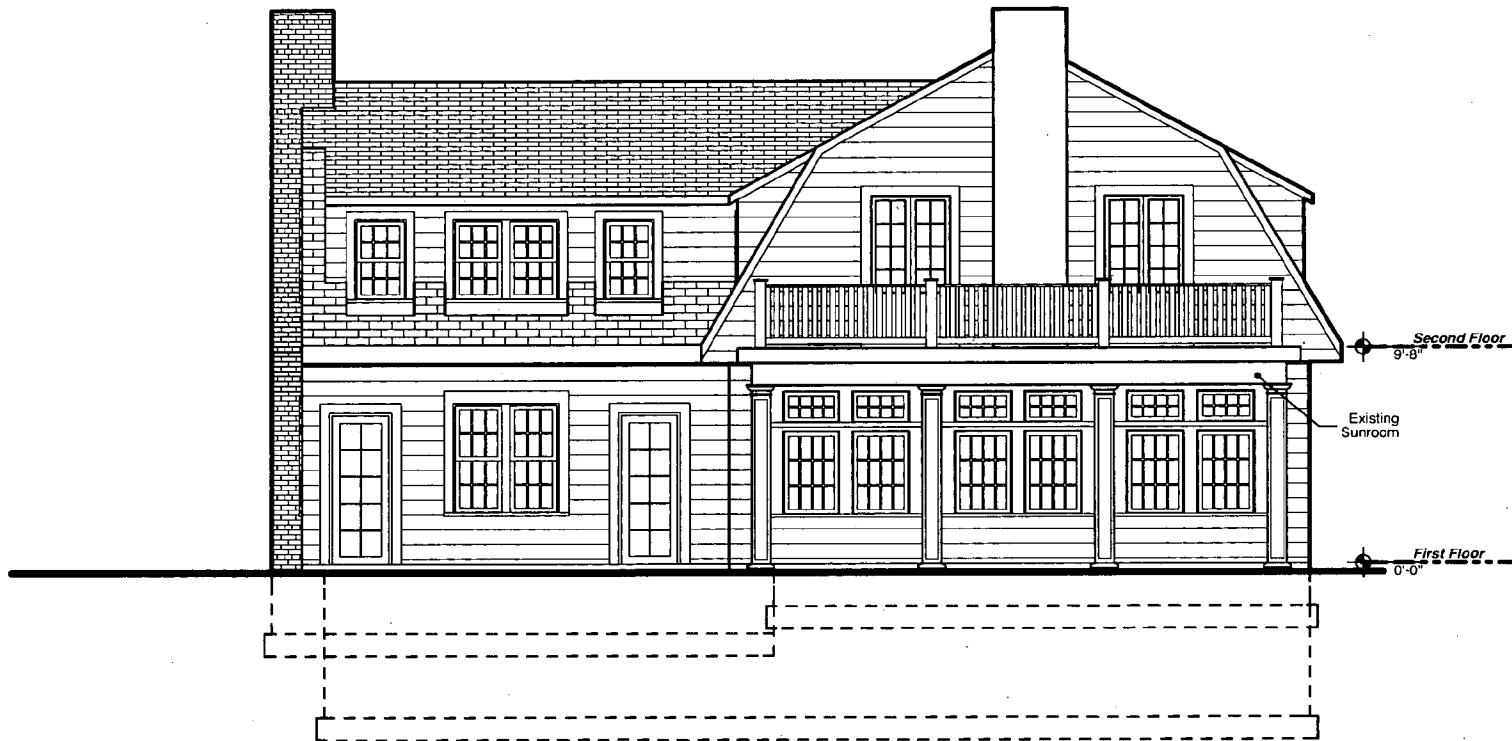
1/23/2009

Page 6 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

19

Existing East Elevation

Scale:

1/23/2009

Page 7 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set

Existing Property Condition Photographs (duplicate as needed)



Detail: View of SW Corner



Detail: View of SE Corner

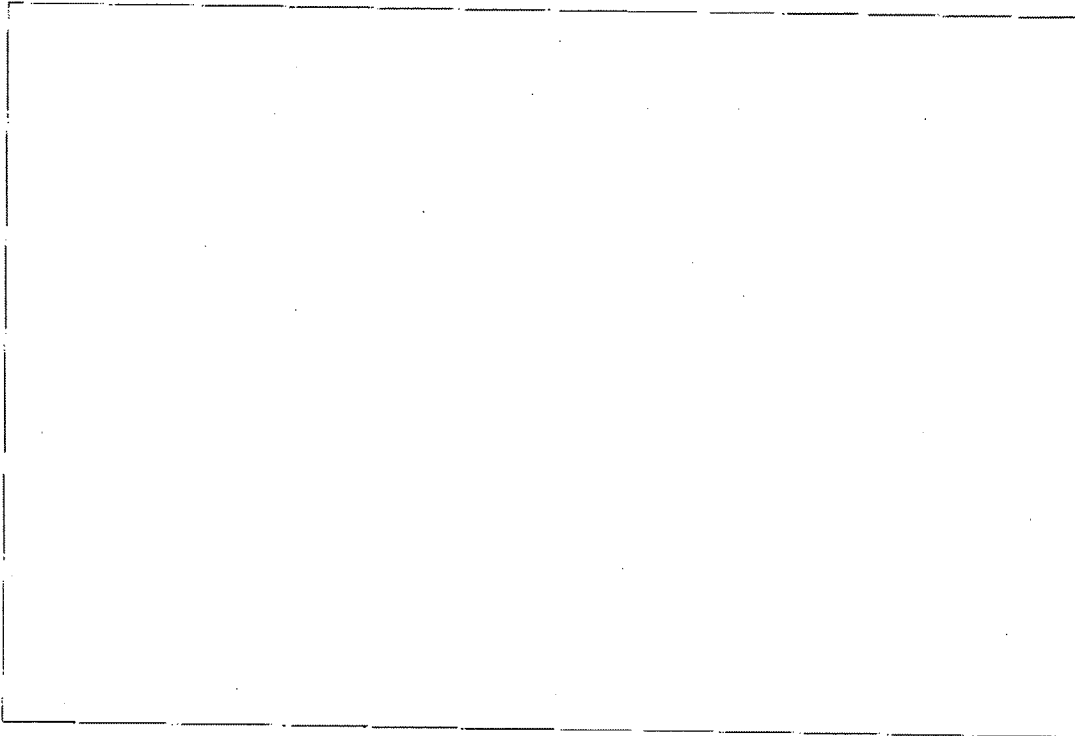
18

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: Front View

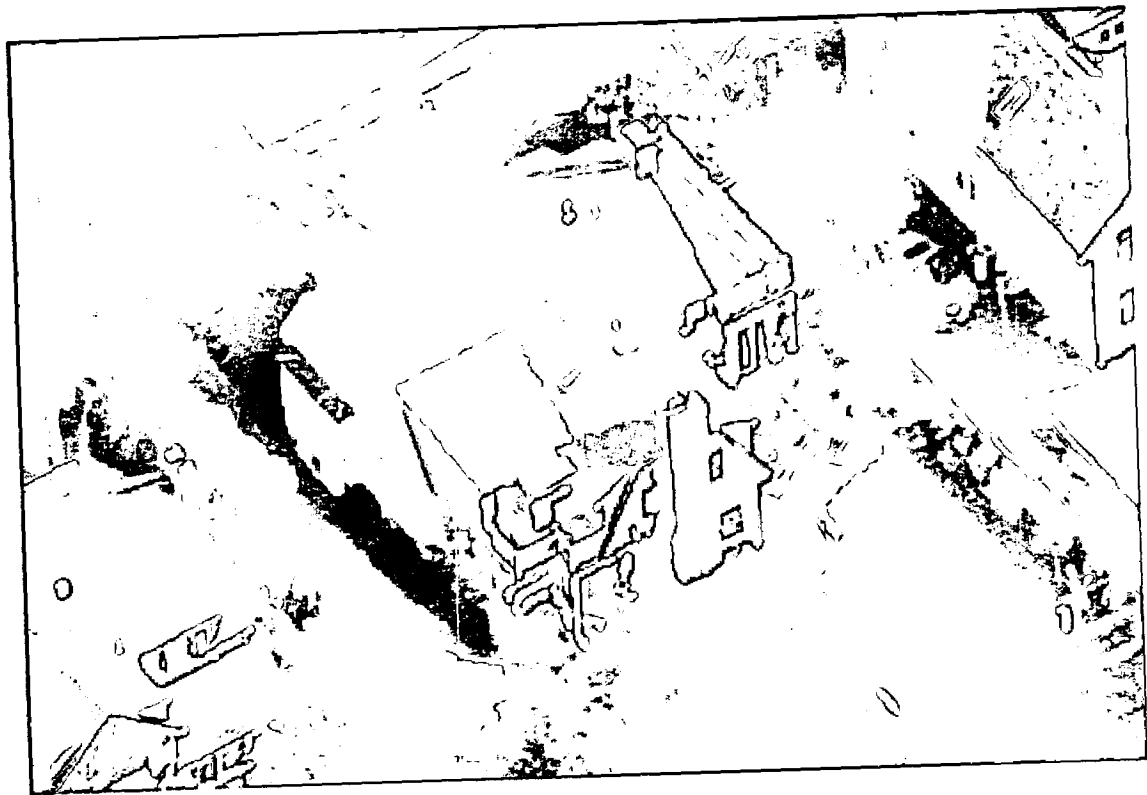


Detail: _____

19

Applicant: _____



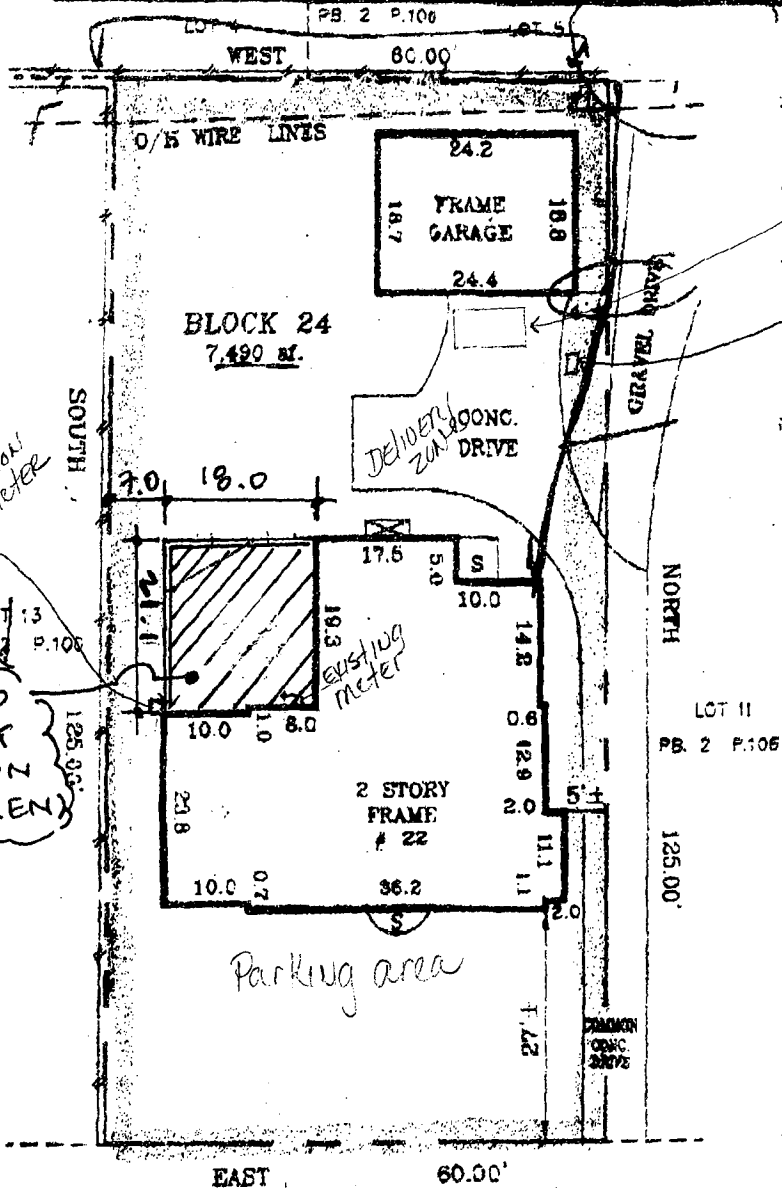


CONSUMER INFORMATION NOTES:

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.
 This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 Elevation and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

one is not available for
 VY CHASE.

distances as shown to the
 structure from property
 are approximate. The level of
 for this drawing should be
 no greater than
 minus 1.5 feet.




LOCATION DRAWING
 P. 20, BLOCK 24
 Section No. 2
EVY CHASE
 SOMERSET COUNTY, MARYLAND

HESKETH STREET
 (60' R/W)

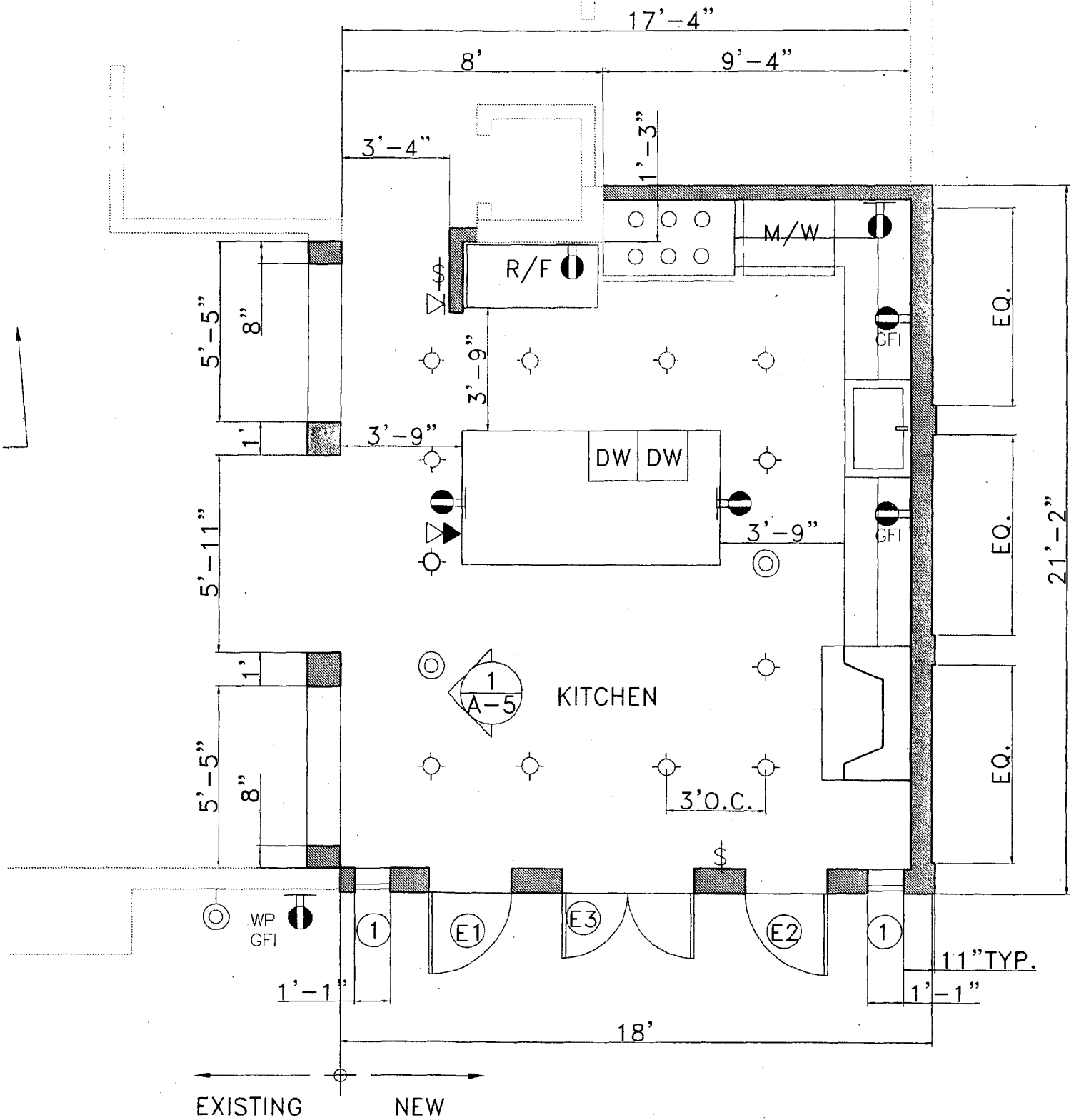
SURVEYOR'S CERTIFICATE
 INFORMATION SHOWN HEREON HAS BEEN
 THE RESULTS OF A FIELD INSPECTION
 THE DEED OR PLAT OF RECORD. EXISTING
 SHOWN HAVE BEEN FIELD LOCATED BASED
 ELEMENTS FROM PROPERTY MARKERS FOUND
 DENCE OF LINES OF APPARENT OCCUPATION.
A. Foster
 PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES	
PLAT BK.	197
PLAT NO.	21471
LIBRE	
FOLIO	

		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-8100, Fax 301/948-1888	
		DATE OF LOCATIONS	SCALE: 1" = 20'
WALL CHECK		DRAWN BY: P.A.	
HSE. LOC: 05-11-2004		JOB NO.: 99-2514	

2006 approved plans

22



2006 approved plan

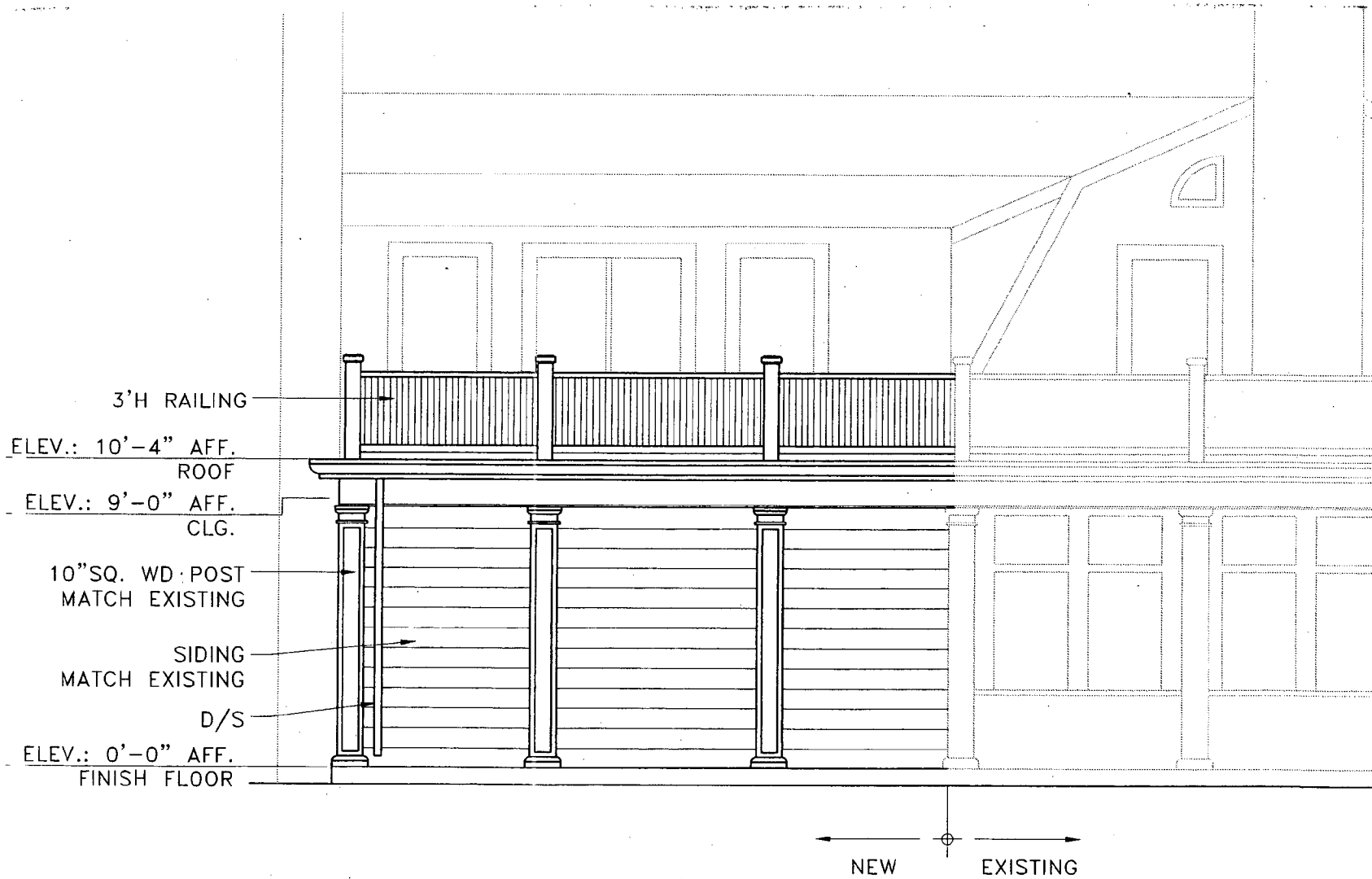
FLOOR PLAN

1"=1'-0"

23

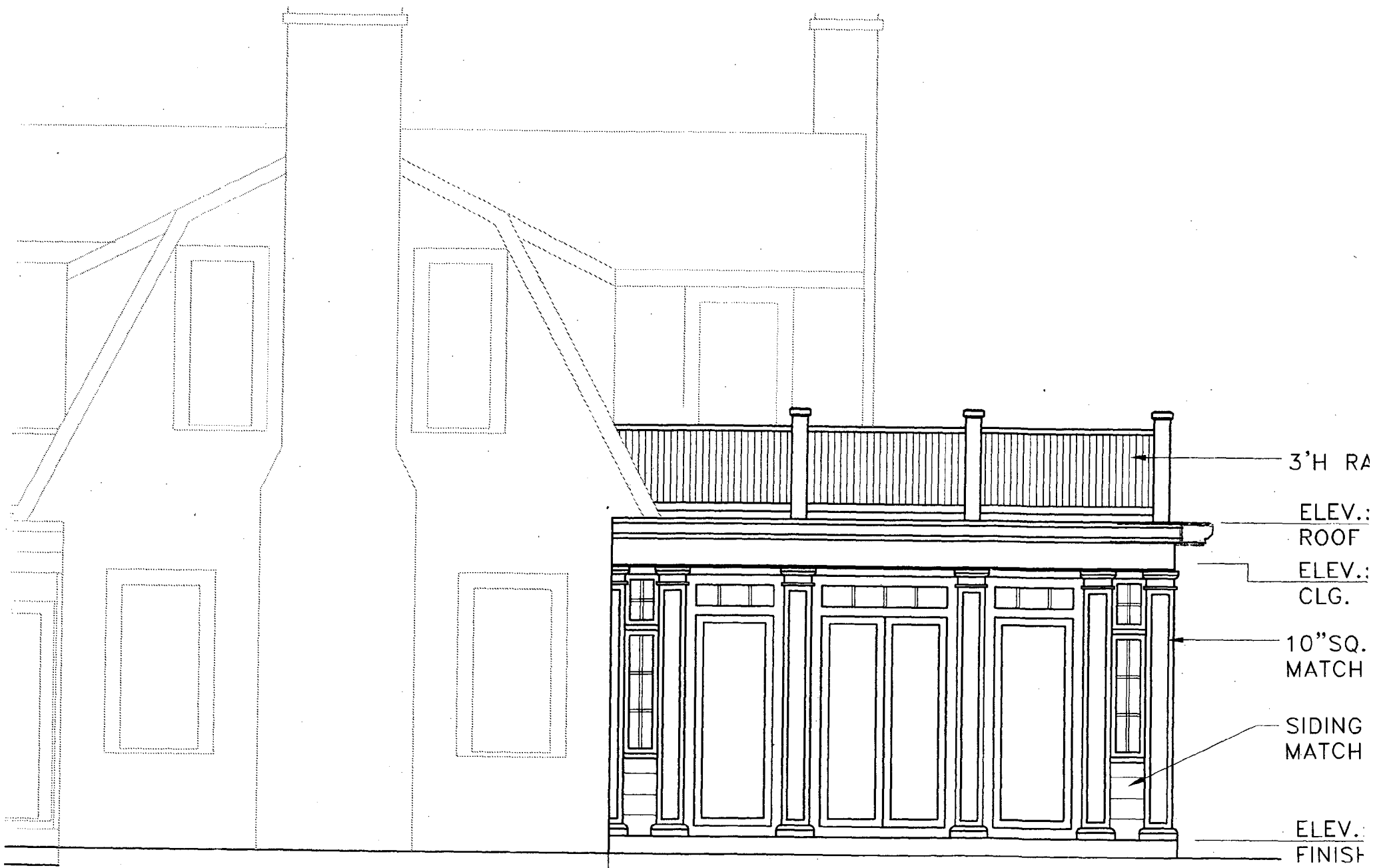
KITCHEN ADDITION

CAMPANELLA DESIGN



*East Elevation
2006 approved*

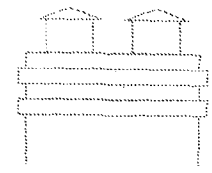
h2



25

← EXISTING NEW →

South Elevation 2006 approved





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

Contact Person: Chris Snowden
Daytime Phone No.: 102 285 4984

Tax Account No.: 03298031
Name of Property Owner: John & Kathleen Campagna Daytime Phone No.:
Address: 22 Hesketh Street, Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: Unknown Phone No.:
Contractor Registration No.:
Agent for Owner: Chris Snowden Daytime Phone No.: 102 285 4984

LOCATION OF BUILDING/PREMISE
House Number: 22 Street: Hesketh
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 20 Block: 24 Subdivision: 9
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 100,000.00

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

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

Chris Snowden 1.02.09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 502798 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:

22 Hesketh Street, in the Village of Chevy Chase, is a 2-story wood framed structure built in 1918. The house is a wood-sided Dutch colonial with a simple center entry. To the east, there is a one-story porch which has been enclosed with glass. It has a painted wood railing at the second level that encloses a roof deck. To the rear, a two-story addition has been added in the last decade that extended the existing home towards the south, making a t-shaped plan. The addition was sympathetic to the materials and massing of the existing house. The t-shaped addition creates an exterior patio at the rear. A free-standing one-story garage sits at the rear of the property, at the end of the shared driveway.

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

The proposed project includes two elements added to the rear of the house: a one-story Kitchen/Breakfast Room to the east, and a one-story Mudroom at the southwest (rear) corner of the house. Both projects will have minimal impact on the public appearance of the building.

The Kitchen/Breakfast Room extends the massing and some of the detailing of the existing one-story enclosed porch, which is now a Sunroom. The cornice and architrave is extended, as are typical column/pilaster details. At the far south of the east elevation there is a paneled projection that contains a gas fireplace. The roof of the addition will be copper. The roof will be surrounded by a new railing similar to the existing, though lower, since the roof will not be accessible.

The Mudroom will fill in the southwest corner of the house with a small, wood-sided extension. A covered porch over a brick stoop will extend towards the rear. The materials and detailing of the porch will match the existing house.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address

Campanella, John J & Kathleen M
22 Hesketh St
Chevy Chase, MD 20815

Owner's Agent's mailing address

CHRIS SNOWBER
2741 WOODLEY PLACE, NW
WASHINGTON, DC 20008

Adjacent and confronting Property Owners mailing addresses

Dugan, John C & E S
20 Hesketh St.
Chevy Chase, MD 20815

Deckelbaum, David A
19 Grafton St.
Chevy Chase, MD 20815

Walsh, William J 4th
24 Hesketh St.
Chevy Chase, MD 20815

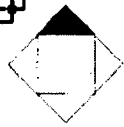
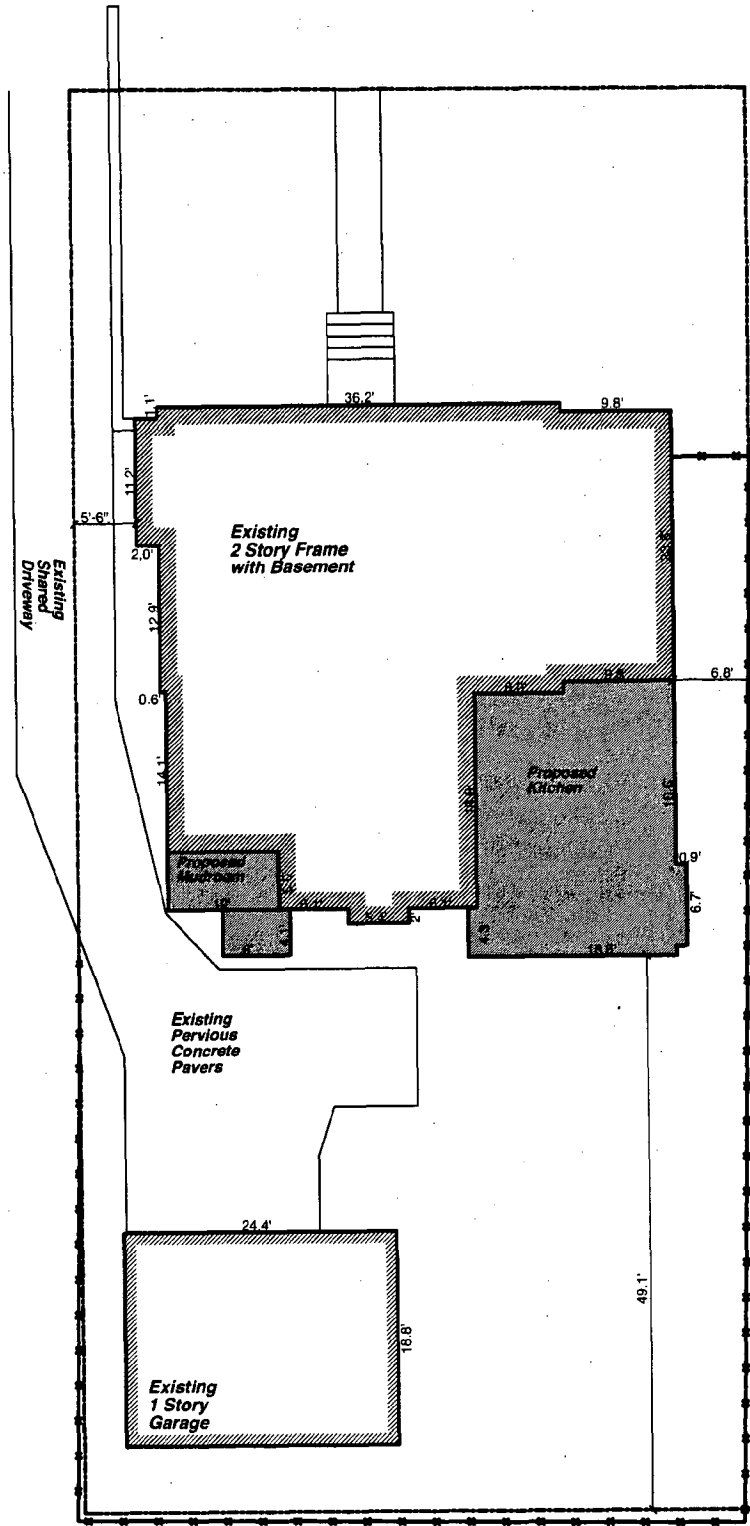
McKee, William J
21 Grafton St.
Chevy Chase, MD 20815

Schurman, Joseph
17 Hesketh St.
Chevy Chase, MD 20815

Weiner, Ross & Melike Oncu
21 Hesketh St.
Chevy Chase, MD 20815

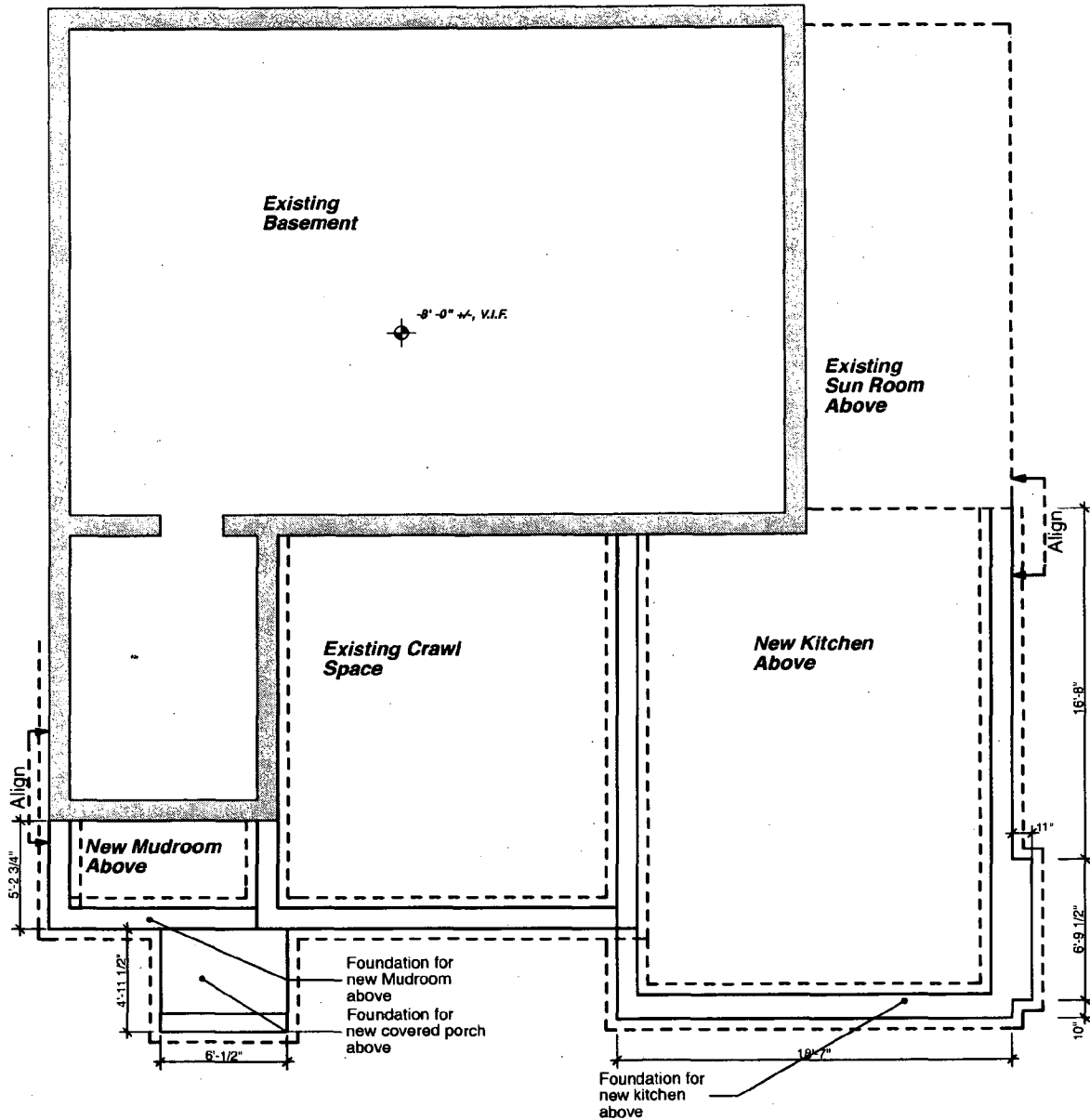
Lively, John J 3rd & Susan V
23 Hesketh St.
Chevy Chase, MD 20815

Plan



Shade portion to indicate North

Applicant: _____



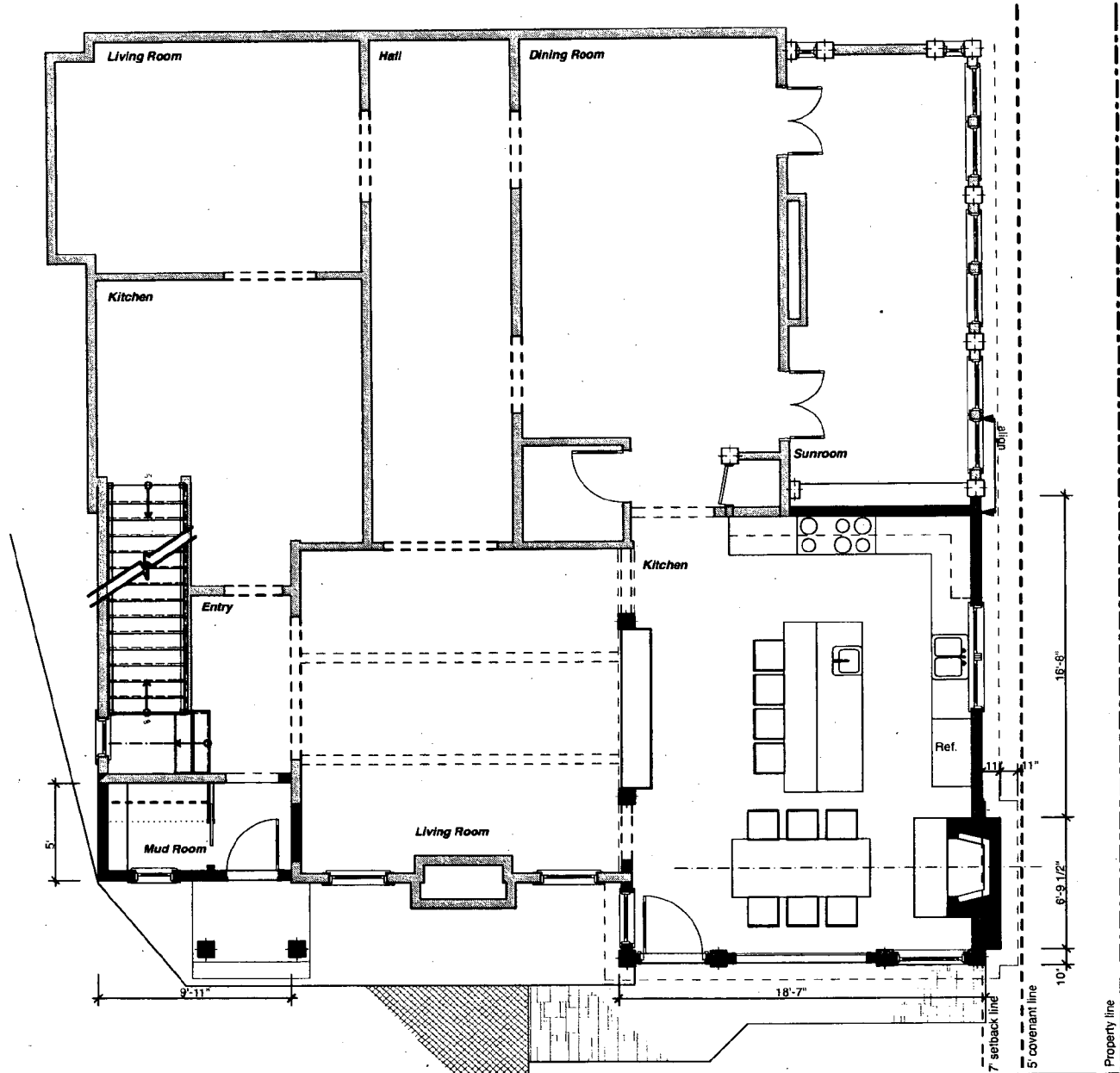
HAMILTON
SNOWBER

Architects

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

Campanella
Residence
22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Proposed First Floor Plan

Scale: 1/8" = 1'-0"

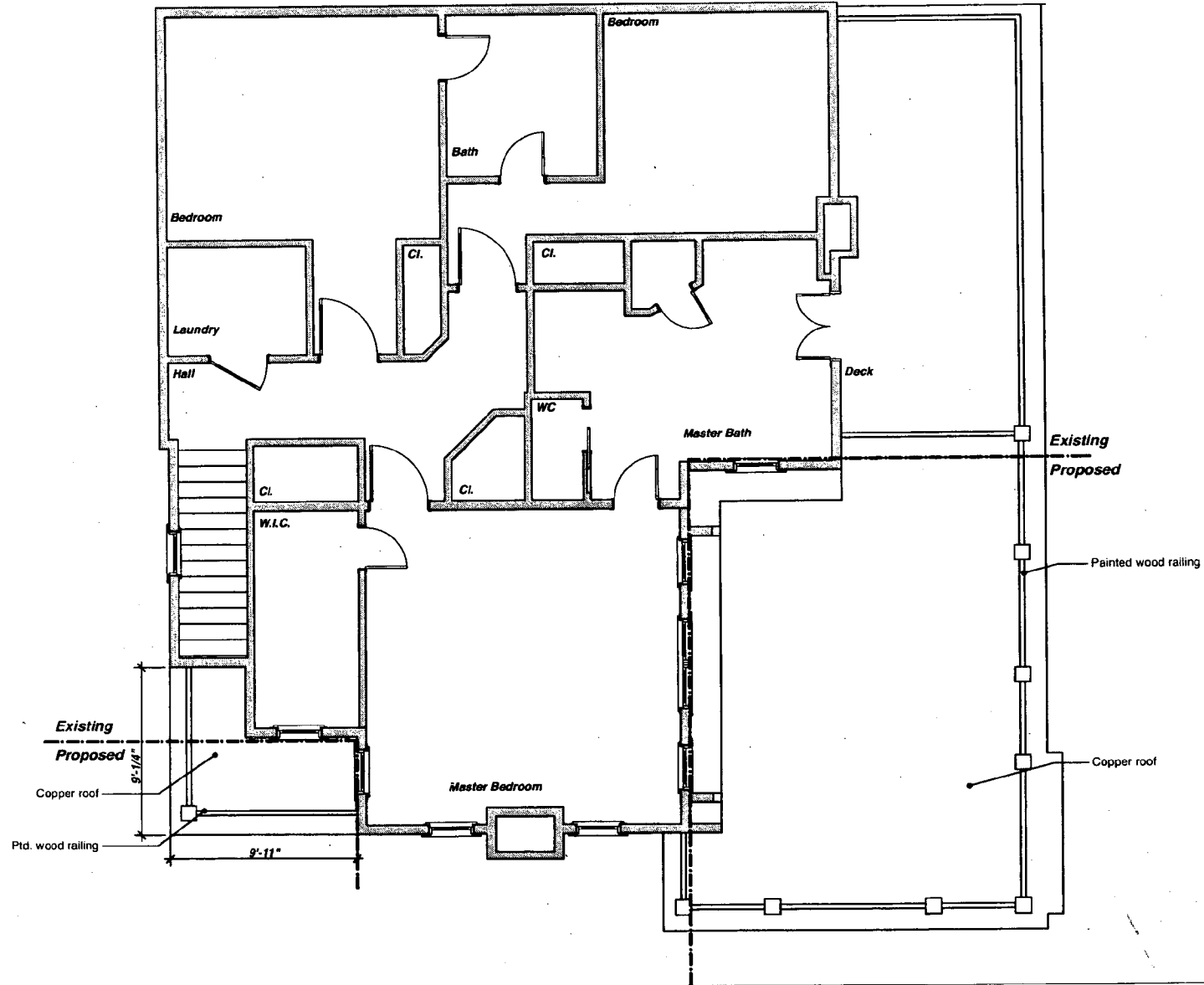
1/23/2009

Page 3 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Second Floor Plan

Scale:

1/23/2009

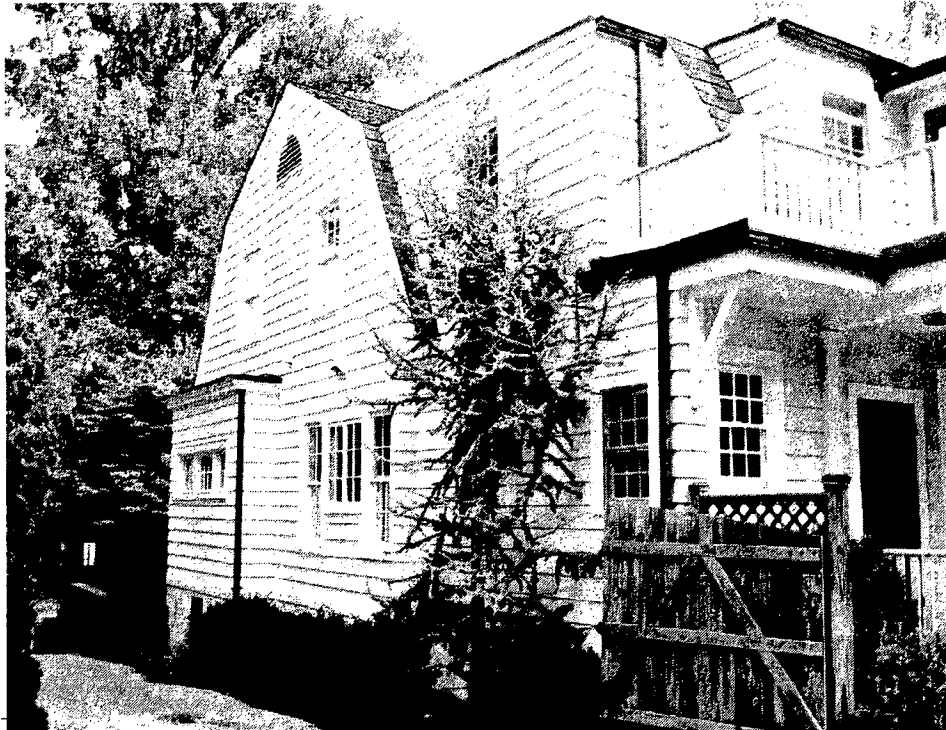
Page 4 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set

Existing Property Condition Photographs (duplicate as needed)



Detail: View of SW Corner



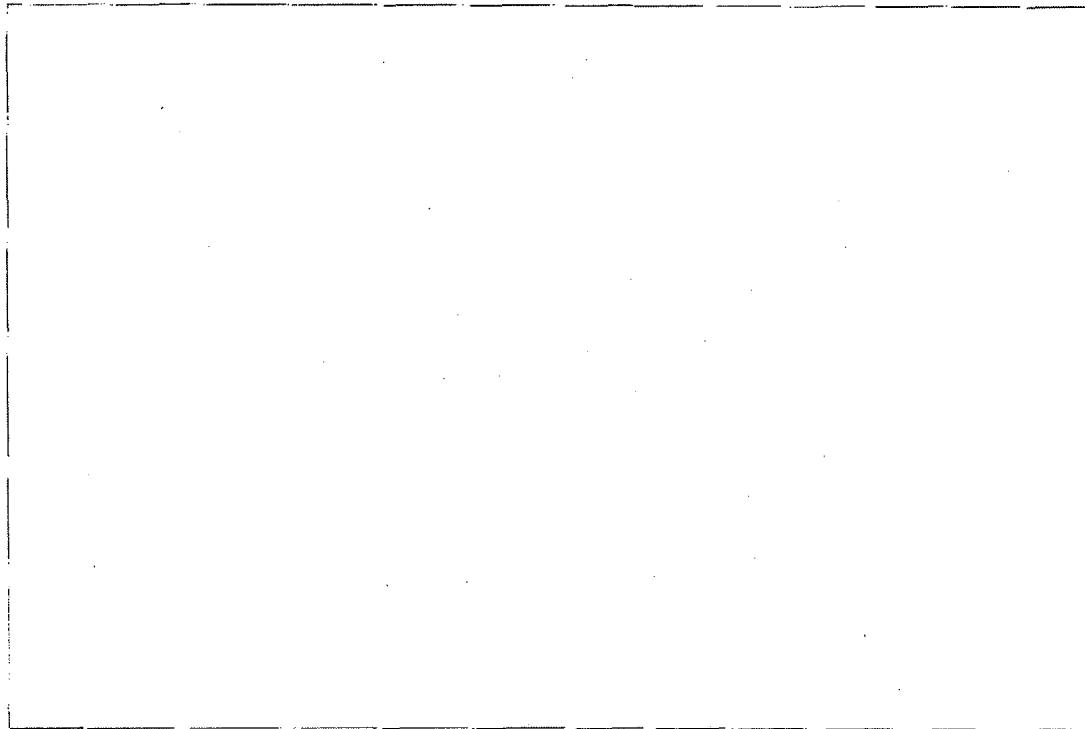
Detail: View of SE Corner

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)

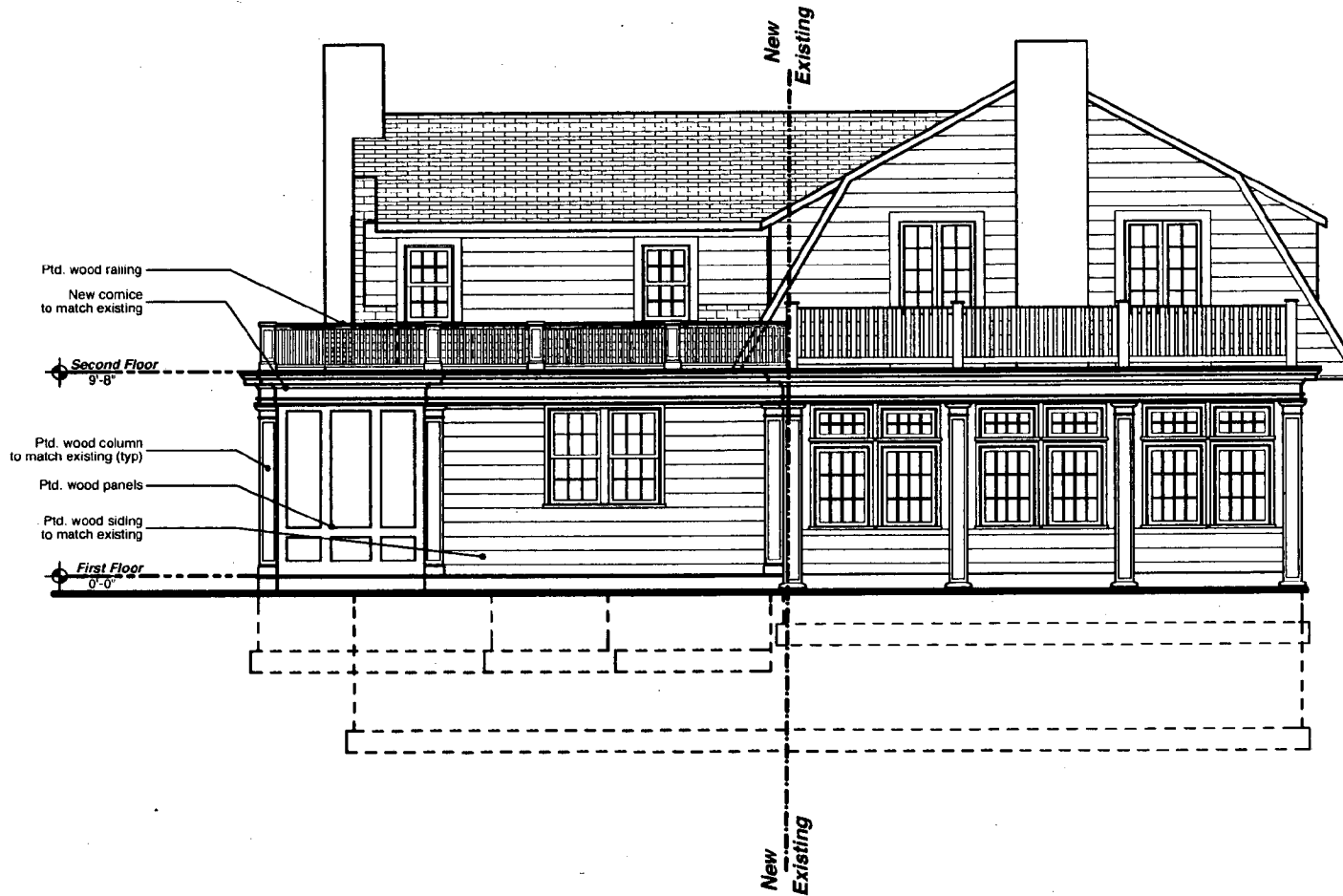


Detail: Front View



Detail: _____

Applicant: _____



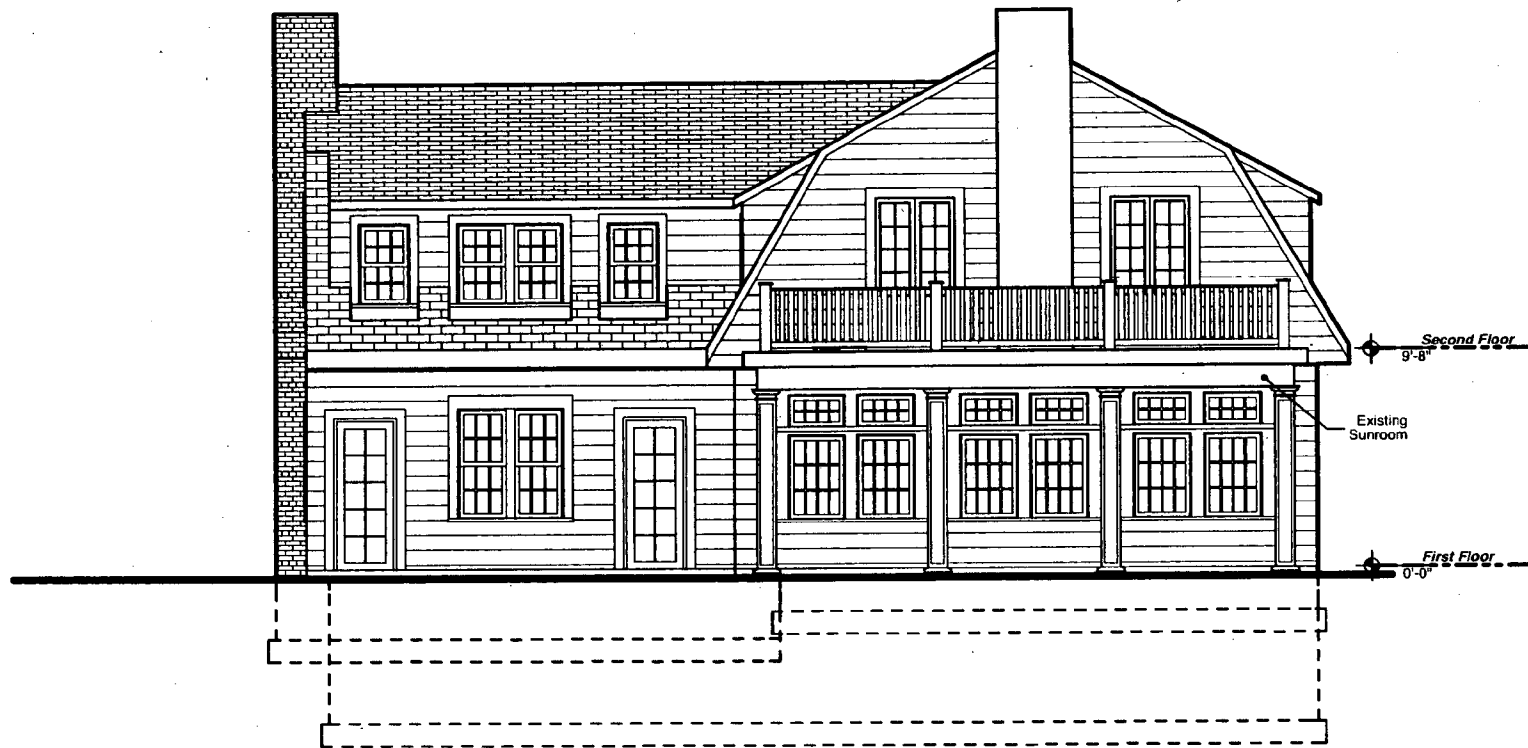
HAMILTON
SNOWBER

Architects

Proposed East Elevation
Scale:
1/23/2009
Page 10 of 13

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

HAWP Set



HAMILTON
SNOWBER

Architects

Existing East Elevation

Scale:

1/23/2009

Page 7 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Existing South Elevation

Scale:

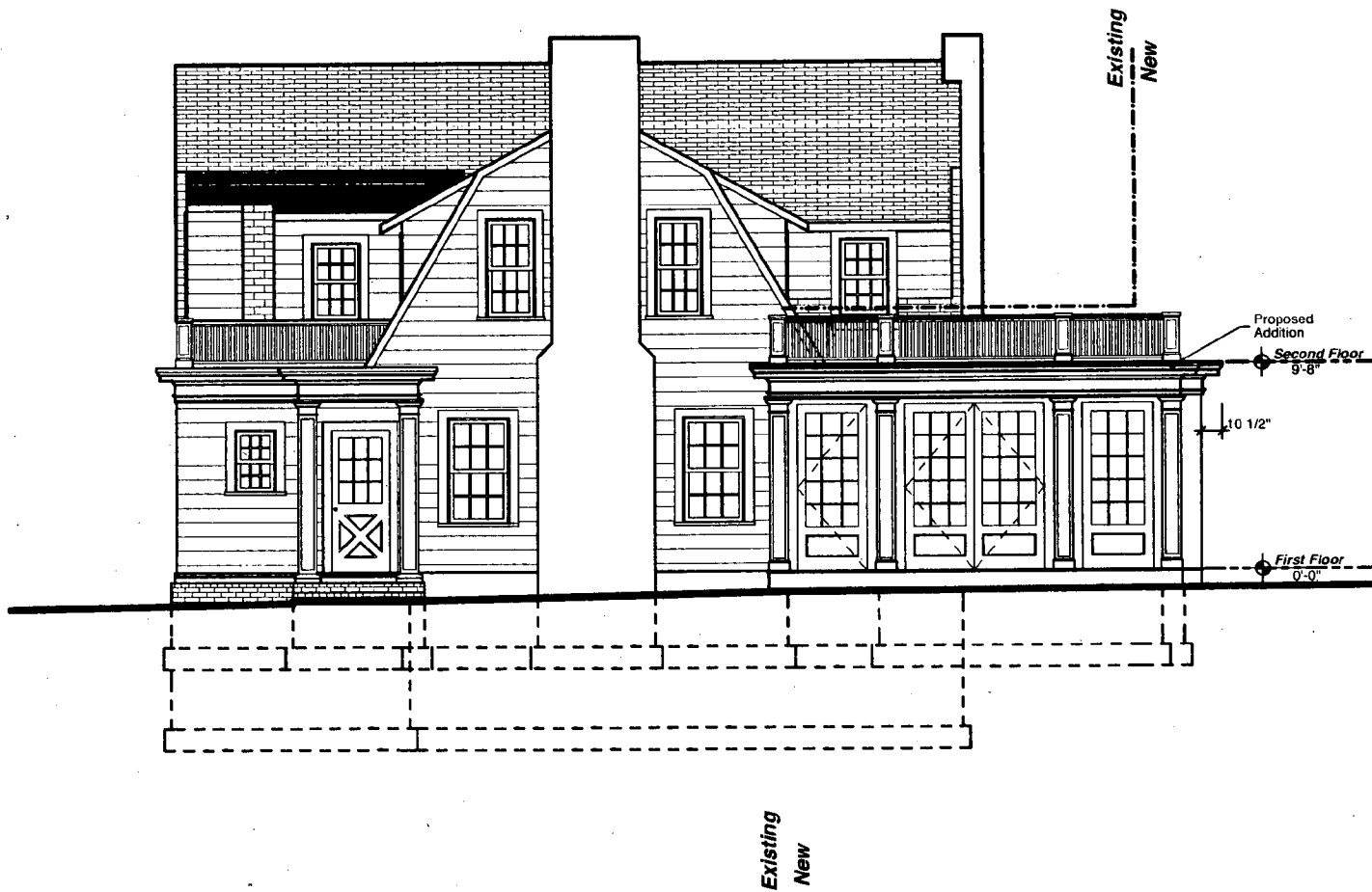
1/23/2009

Page 6 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Proposed South Elevation

Scale:

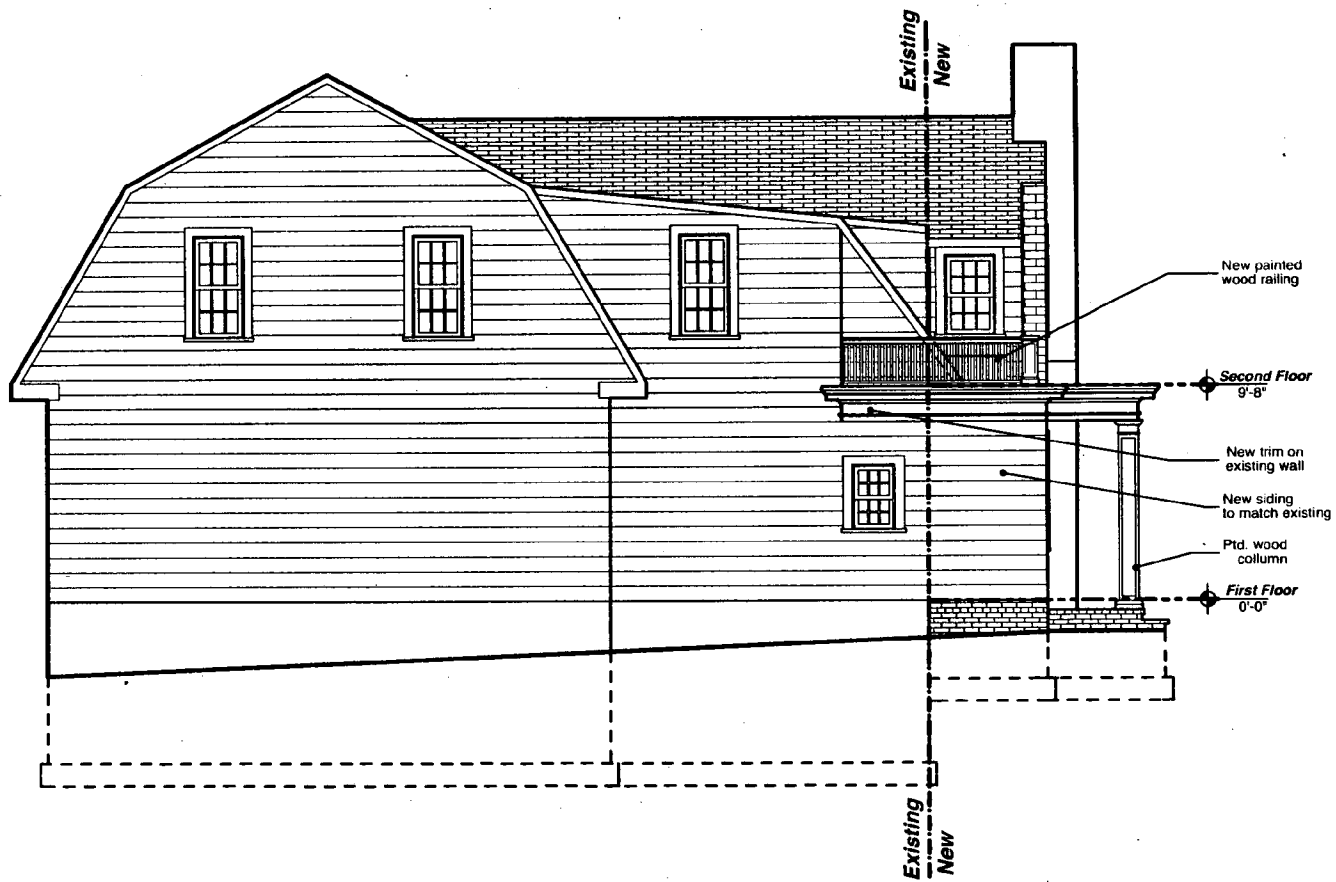
1/23/2009

Page 9 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Proposed West Elevation

Scale:-

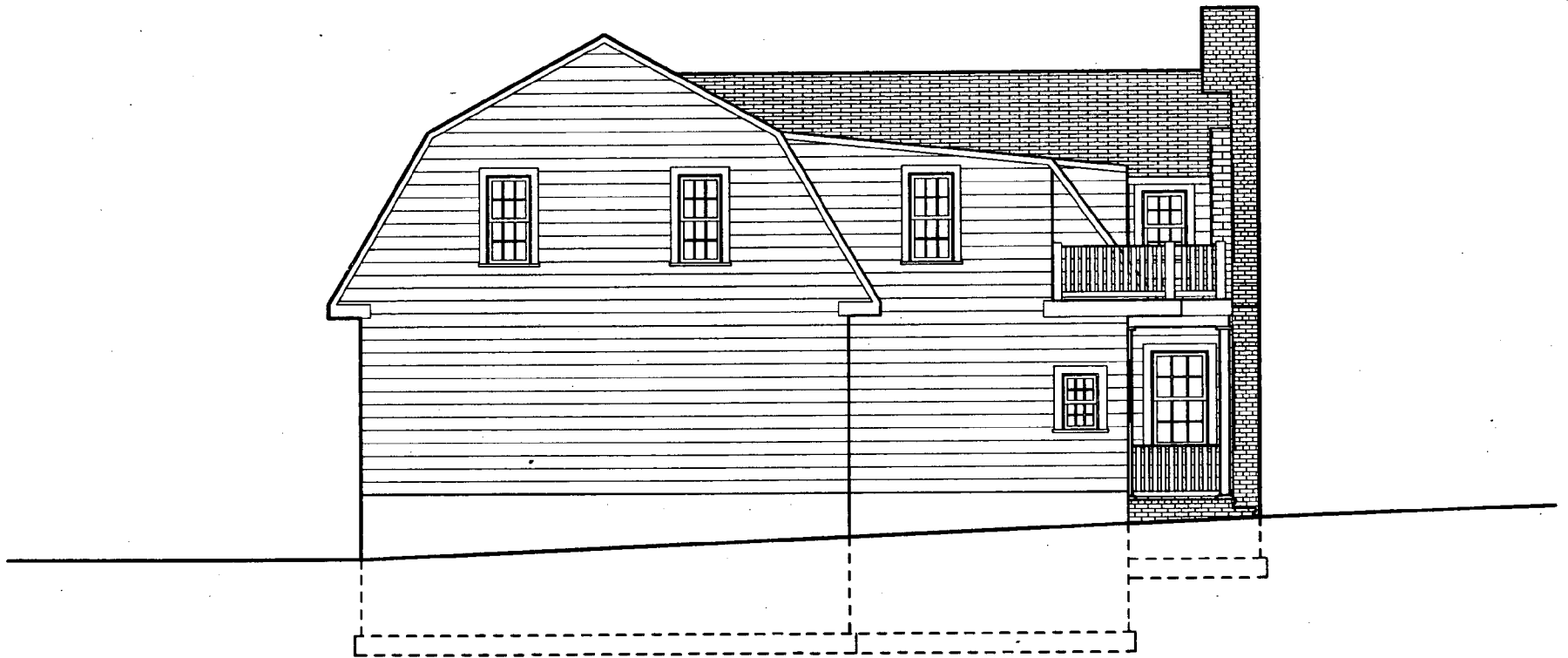
1/23/2009

Page 8 of 13

Campanella
Residence

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set



HAMILTON
SNOWBER

Architects

Existing West Elevation

Scale:

1/23/2009

Page 5 of 13

**Campanella
Residence**

22 Hesketh St
Chevy Chase, MD 20815

HAWP Set

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22 Hesketh Street, Chevy Chase	Meeting Date:	6/7/2006
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/31/2006
Applicant:	John Campanella	Public Notice:	5/24/2006
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-06T	Staff:	Anne Fothergill
PROPOSAL:	One-story rear addition		
RECOMMENDATION:	Approval		

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants propose to construct a one-story rear addition where there is currently a brick patio at the rear left side of the house. The addition will be 18' wide x 21' deep and will have wood siding, wood posts, wood doors across the back (applicants will reuse existing doors), and a flat roof with a 3' wood balustrade to match the existing. The addition will connect to the house where rear and side additions were built in 2001 with HPC approval. See Circles 7-17 for proposed plans and photos of existing conditions.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

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

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

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

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

Specifically, the *Guidelines* state:

- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- *Major additions* should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- *Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.
- *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Additionally, the *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most of the changes to the rear of the properties should be approved as a matter of course.

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.

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:

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

A one-story addition at the rear of a Contributing Resource is generally approvable within the Chevy Chase Guidelines. The proposed rear addition is compatible in design, massing, and materials and will hardly be visible from the public right-of-way, if at all. In 2000 the HPC approved a two-story rear addition and a rear extension to the left side porch enclosure. This proposed addition would connect to the house at the 2001 sections of the house, not historic sections, so there would be minimal effect on the historic house. Staff appreciates the reuse of the existing wood doors and recommends that the applicants consider some windows on the east elevation of the addition, but this is only a recommendation and not a recommended condition of approval.

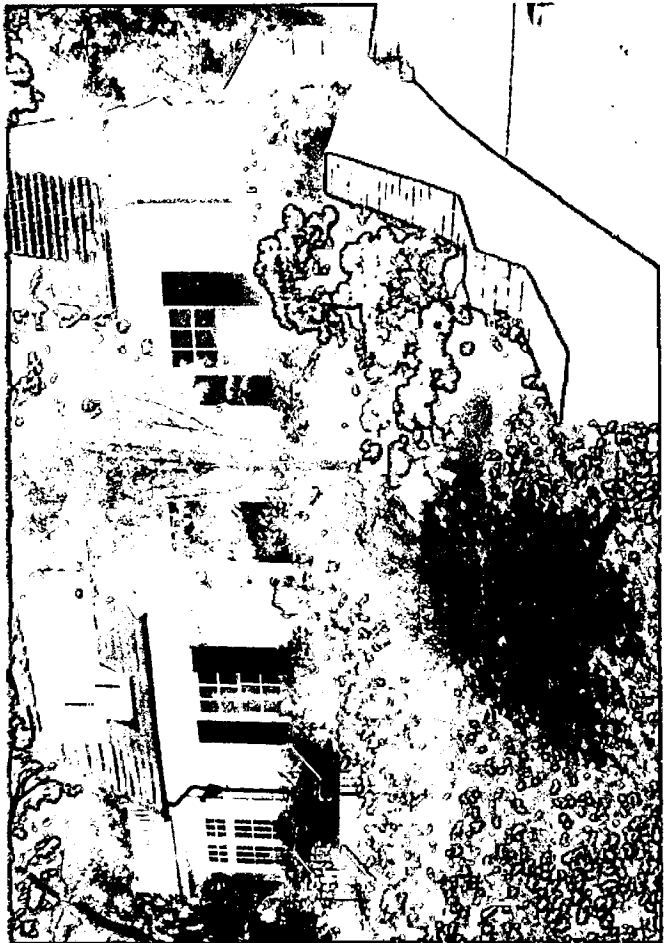
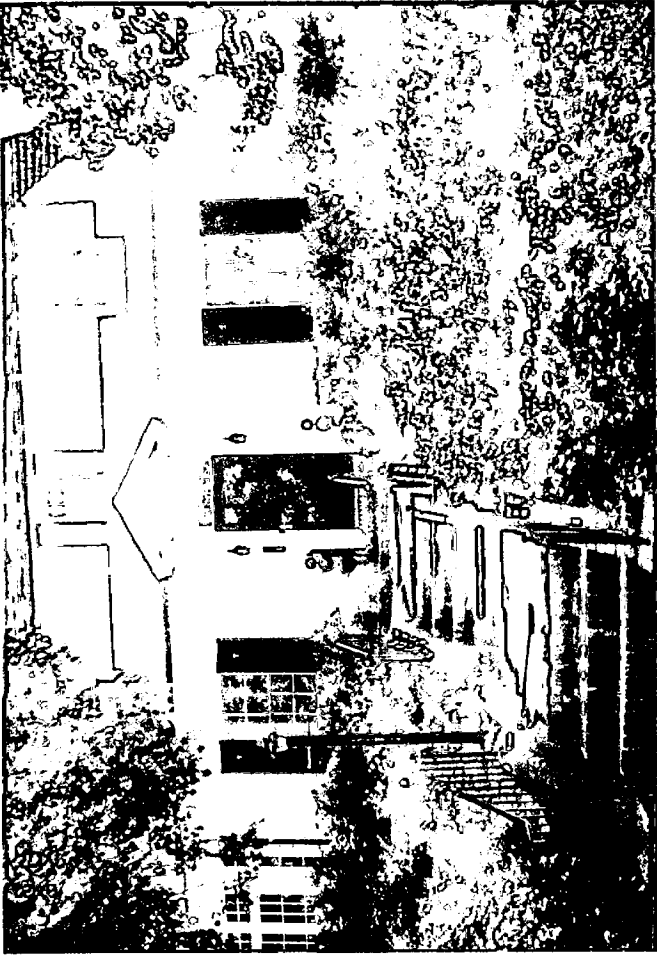
The proposed addition would not adversely impact the historic house, streetscape, or district. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation;*

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



FRONT RIGHT SIDE VIEW FROM DRIVEWAY



FRONT VIEW FROM HESKETH STREET

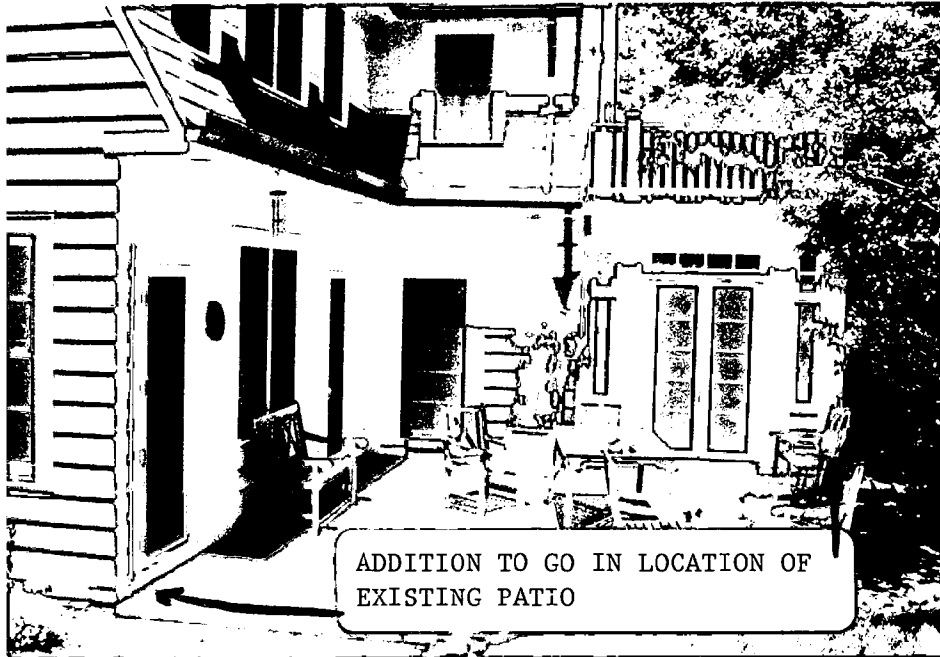


RIGHT SIDE OF HOUSE FROM REAR VIEW



FRONT VIEW FROM HESKETH STREET

VIEWS FROM WITHIN REAR LOT



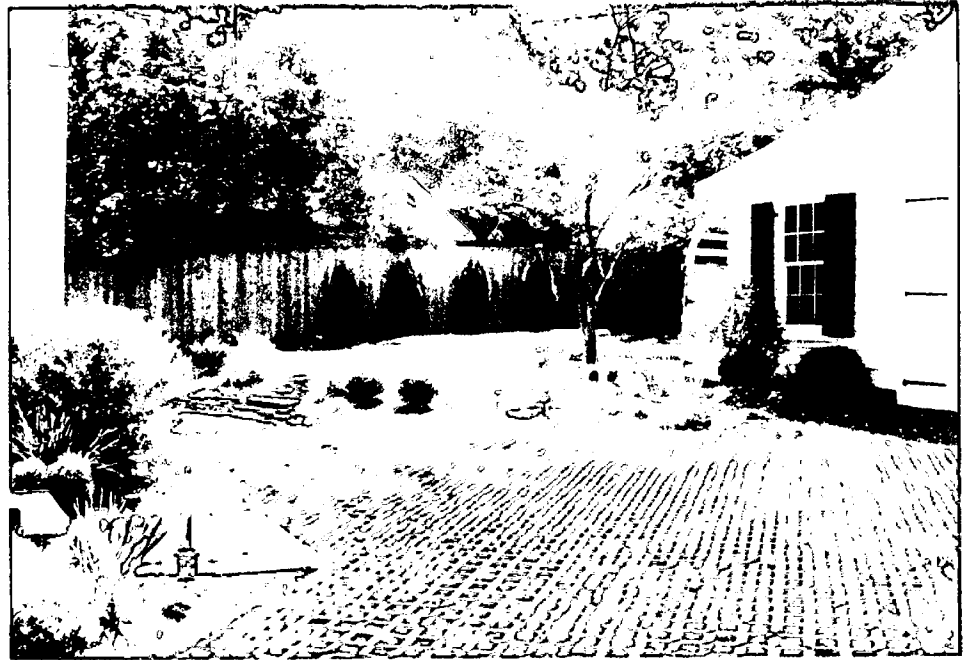
REAR VIEW OF HOUSE FROM WITHIN LOT



VIEW OF 2-CAR DETACHED GARAGE FROM WITHIN LOT



VIEW OF 2-CAR DETACHED GARAGE FROM WITHIN LOT



VIEW OF 2-CAR DETACHED GARAGE FROM DRIVEWAY

VIEW FROM NEIGHBOR ON LEFT SIDE OF HOUSE



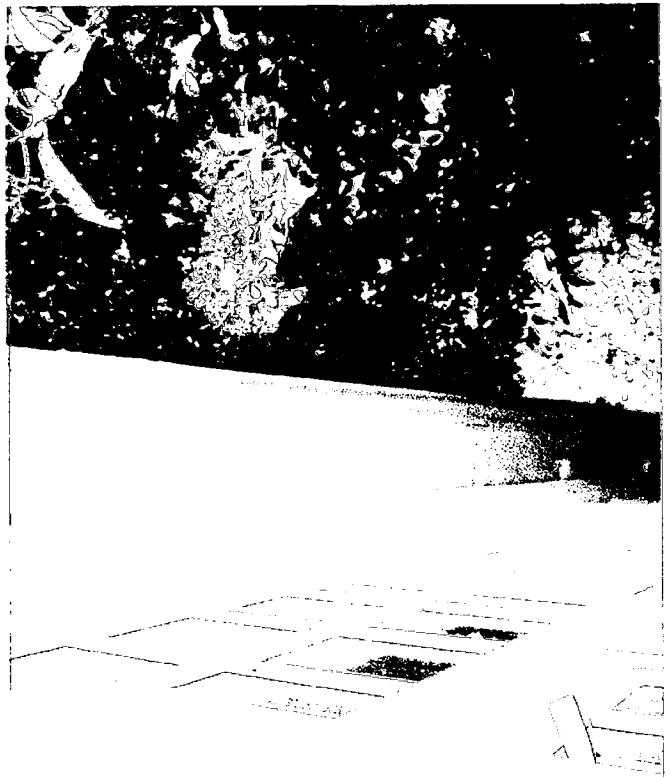
VIEW FROM NEIGHBOR ON RIGHT SIDE OF HOUSE

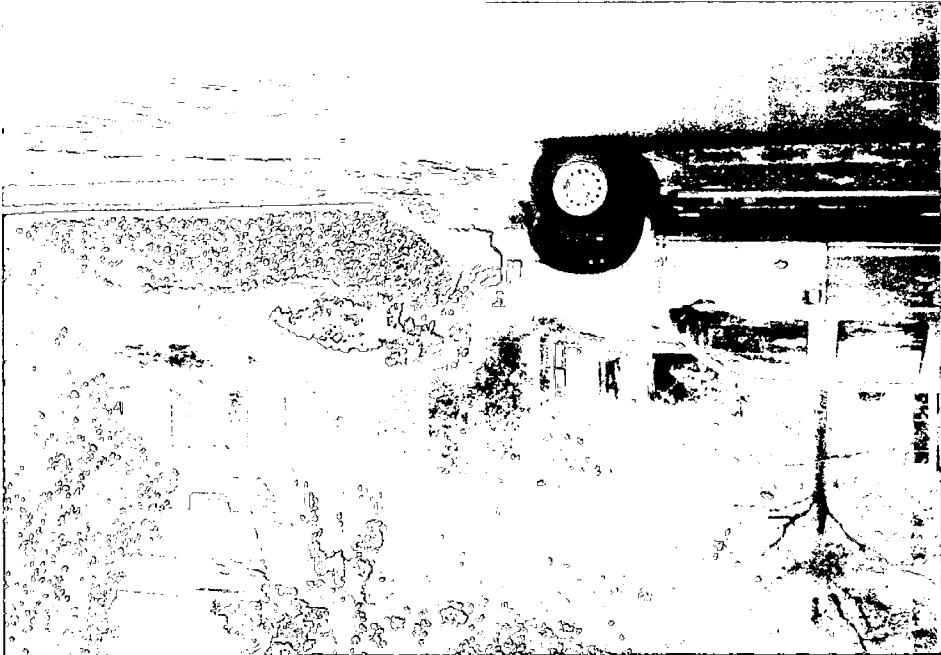


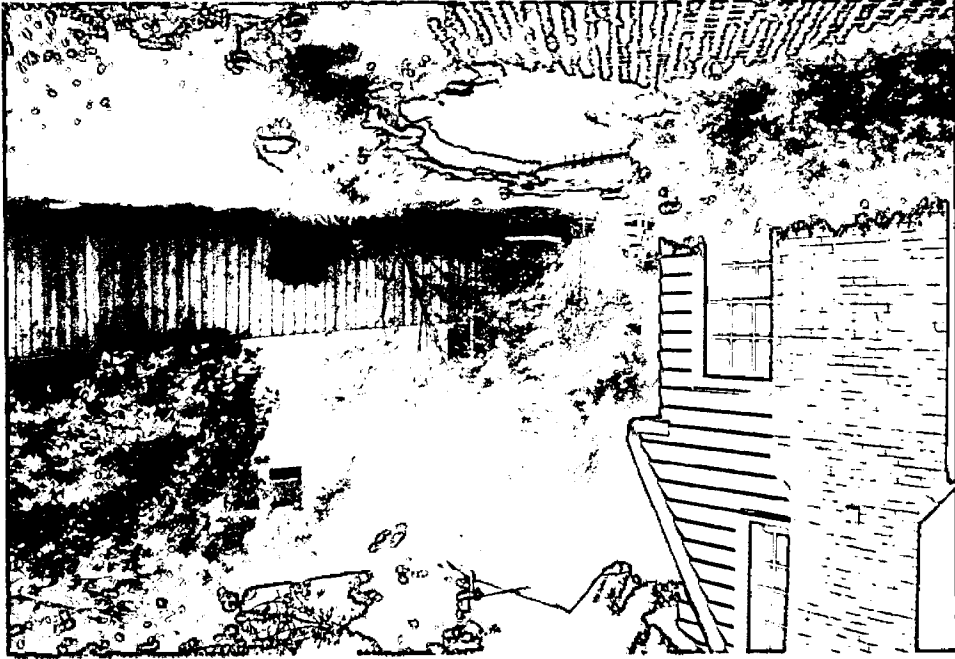
VIEW OF LEFT SIDE OF HOUSE FROM WITHIN LOT

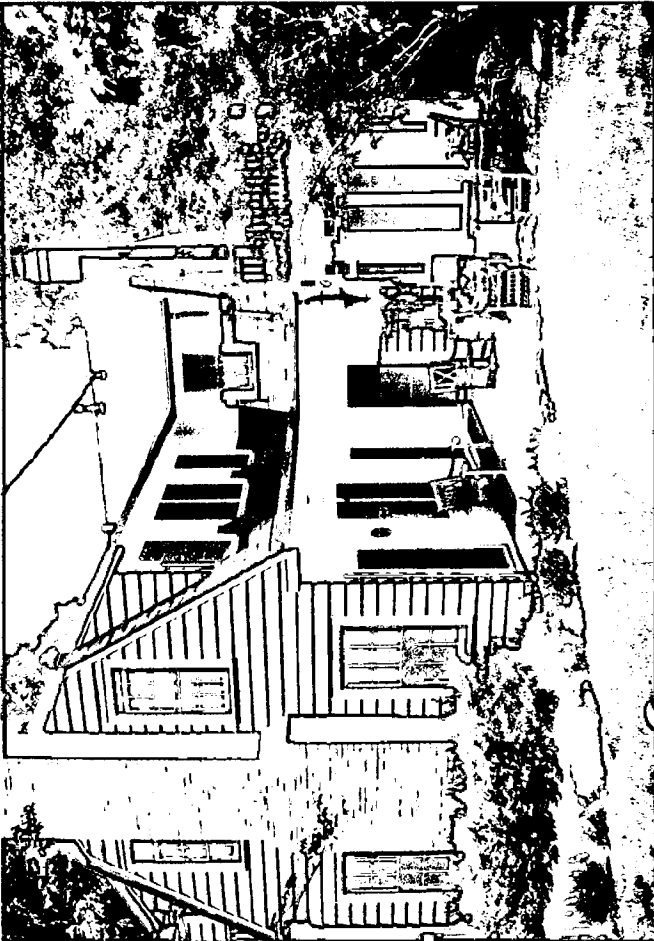


VIEW FROM NEIGHBOR ON LEFT SIDE OF HOUSE











HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 6/8/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #420179, one-story rear addition

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** at the 6/7/2006 meeting.

1. Any changes in plans will need to come back to the HPC for approval.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: John Campanella

Address: 22 Hesketh St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-0370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sean Reilly

Daytime Phone No.: 240-876-4000

Tax Account No.: 52-1891479

Name of Property Owner: John Campanella Daytime Phone No.: 301-215-4151

Address: 22 Hesketh Drive Chevy Chase, MD 20825
Street Number City Street Zip Code

Contractor: Steve Myers Quality Home Impr. Inc. Phone No.: 301-208-0989

Contractor Registration No.: 50700

Agent for Owner: Same as Contractor Daytime Phone No.: 301-208-0989

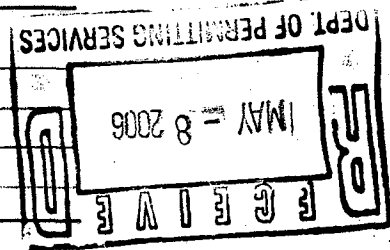
LOCATION OF BUILDING/PREMISE

House Number: 22 Street: Hesketh Drive

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: 20 Block: 24 Subdivision: Chevy Chase Village

Liber: _____ Folio: _____ Parcel: _____



PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reze
- 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: \$ 200,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Steve Myers
Signature of owner or authorized agent

5/5/06
Date

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia... Date: 6-8-06

Application/Permit No.: 420179 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Lot, structure, and environment is part of Chevy Chase Historic Preservation; Existing structure is 2-story single family home with 2-car detached garage. Lot consists of structure, two (2) large trees on right side of garage, and grass and small plants exist throughout the lot. Exterior of structure consists of wood siding, brick chimney, and slate roof. A retaining wall is located on front right side of driveway. Driveway is shared with an adjacent home.

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

Project consists of building new one-story addition (21'd and 18'w) on rear left side of existing structure, in location of existing patio; all materials used and construction design to exactly match existing structure to preserve its historical significance; overall effect is limited to enlargement of existing structure and removal of one (1) small tree (less than 6"wide) from rear of house;

2. **SITE PLAN**

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

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

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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.

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

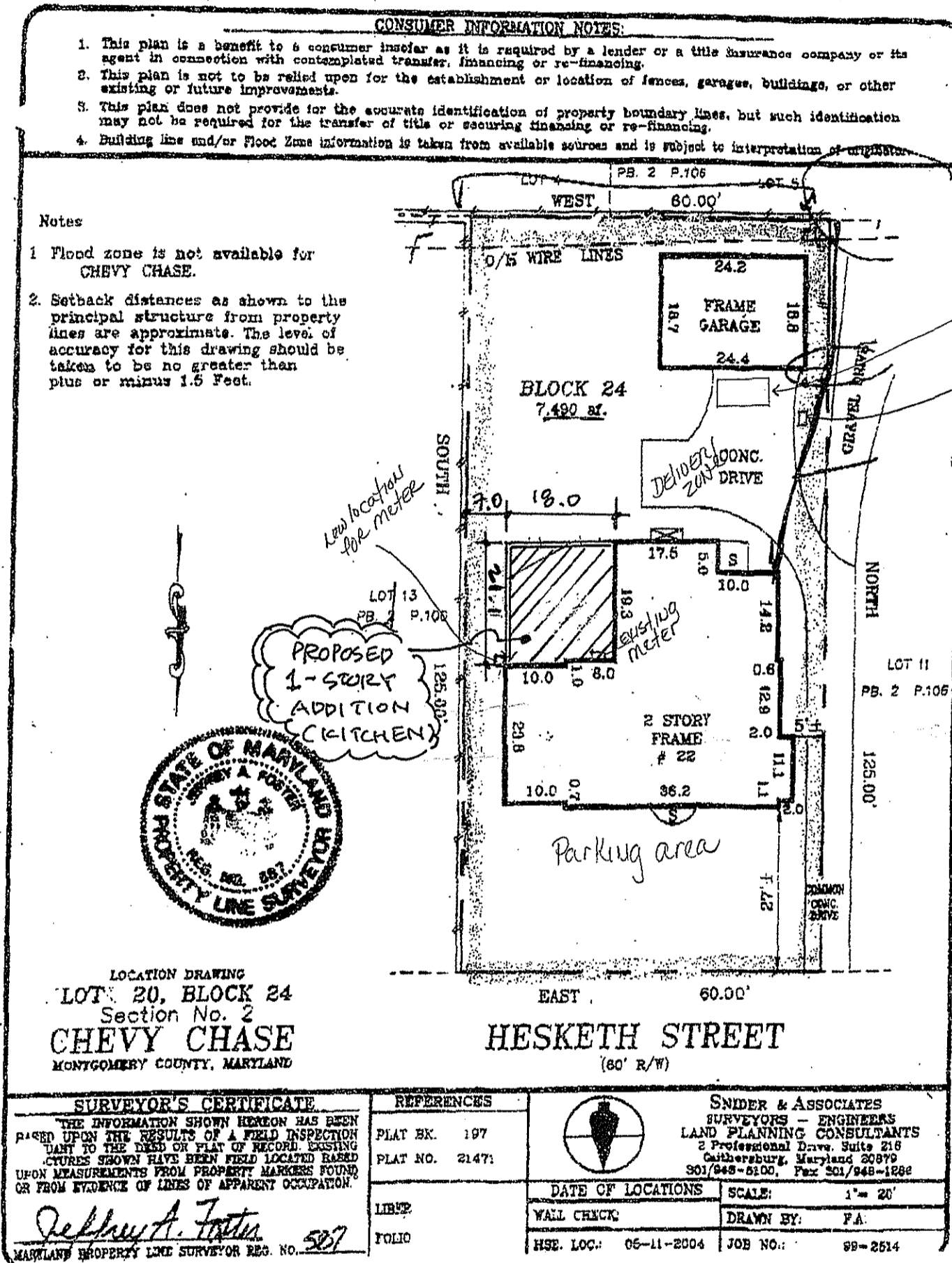
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

FROM :

FAX NO. :0000000000

Mar. 24 2006 09:29AM P2



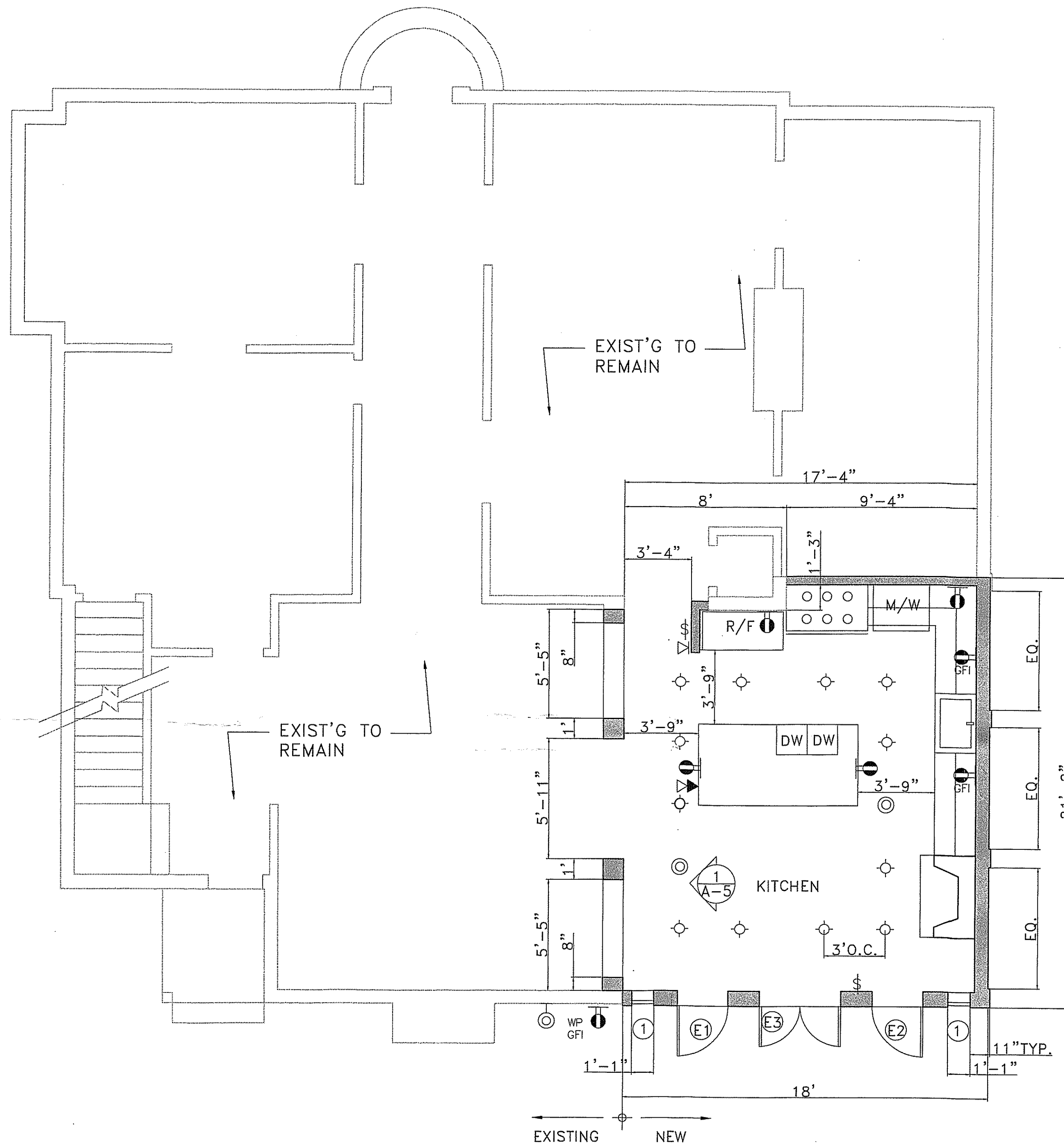
SHEET ORDER

- A0 PLOT W/ ADDITION & SHEET ORDER
- A1 FLOOR PLAN W/ ELECTRICAL & LIGHTING
- A2 ELEVATIONS
- A3 FOUNDATION/ FLOOR FRAMING/ ROOF PLAN
- A4 WALL SECTION
- A5 INTERIOR ELEVATION & DETAILS

APPROVED
Montgomery County
Historic Preservation Commission
Julie D. Malley 6-14-06 **A0**

KITCHEN ADDITION
CAMPANELLA RESIDENCE
22 HESKETH STREET
CHEVY CHASE, MARYLAND 20825

STEVE MYERS QUALITY
HOME IMPROVEMENTS
7926 CESSNA AVENUE
GAITHERSBURG, MARYLAND 20879



WALL LEGEND

- EXISTING WALL
- NEW WALL
- JUNCTION BOX
- DOWNLIGHT
- ELEC. OUTLET
- CLING. MOUNTED SPEAKERS
- EXTERIOR SPEAKERS
- TV OUTLET
- DATA/TELEPHONE OUTLET
- TELEPHONE OUTLET
- SWITCH

NOTE: SWITCH DESIGNATION TO BE CONFIRMED

WINDOW SCHEDULE		
NO.	SIZE	REMARKS
1	1'-1"X4'-0"	W/ 1'-1"X1'-8" TRANSOM
2	1'-1"X4'-0"	W/ 1'-1"X1'-8" TRANSOM

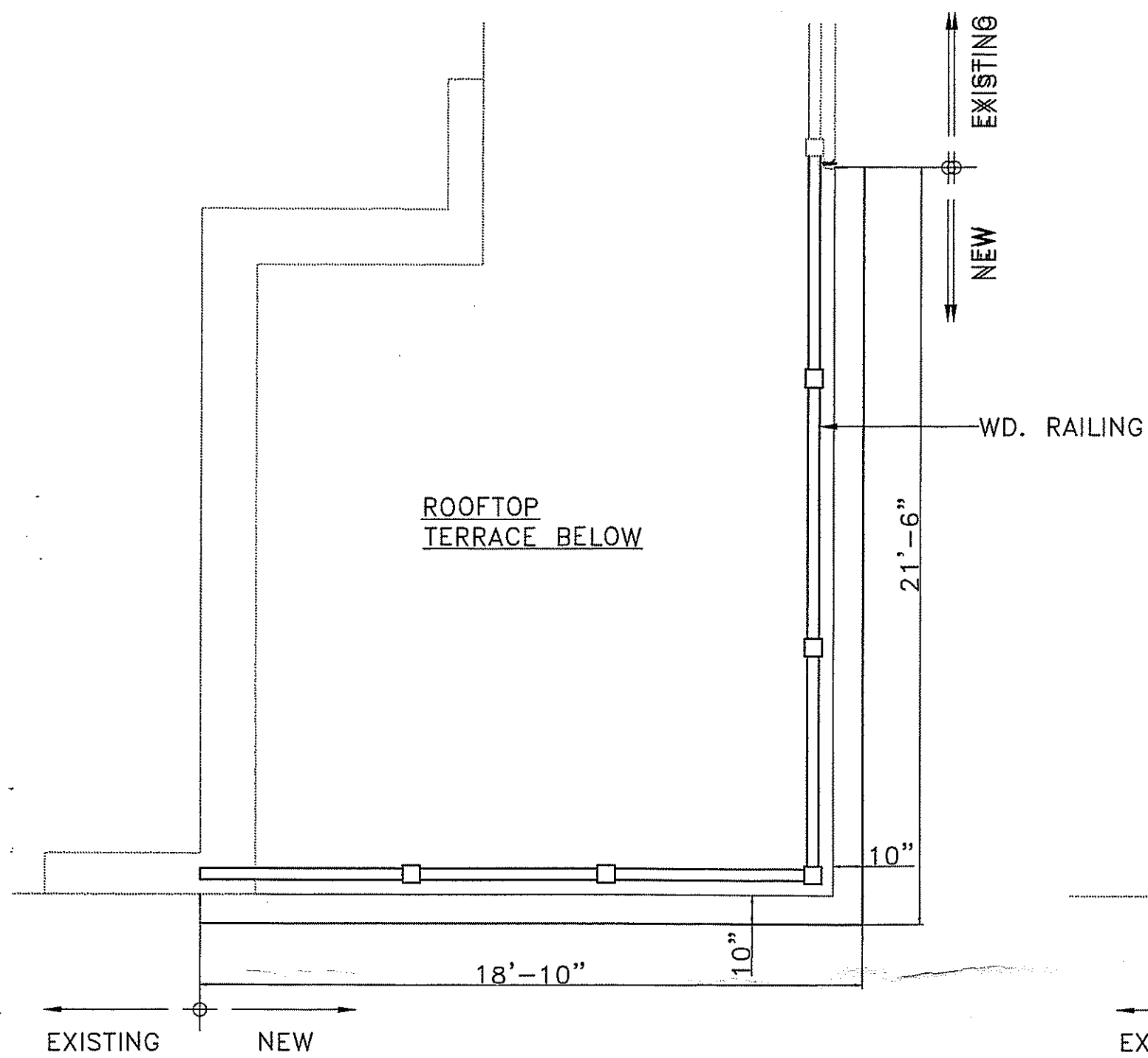
DOOR SCHEDULE		
NO.	SIZE	REMARKS
E1	EXIST. TO REUSE	W/ 1'-4"X3'-2" TRANSOM
E2	EXIST. TO REUSE	W/ 1'-4"X3'-2" TRANSOM
E3	EXIST. TO REUSE	W/ 1'-4"X4'-8" TRANSOM

NOTE:
GLAZING TO BE DOUBLE PANE INSULATING GLASS WITH LOW "E" INSULATING GLASS OR EQUAL

1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

A1

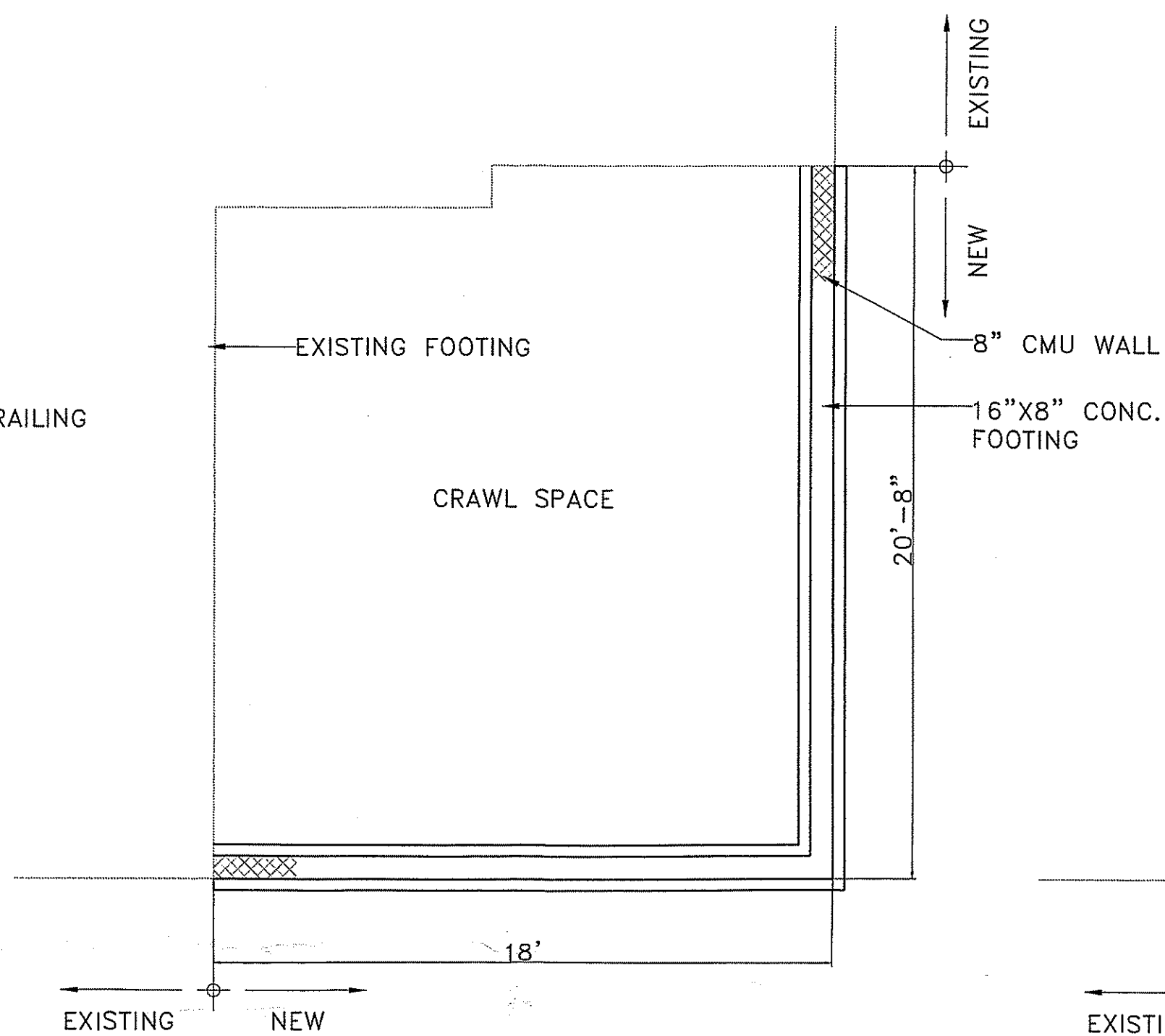
<p>KITCHEN ADDITION CAMPANELLA RESIDENCE 22 HESKETH STREET CHEVY CHASE, MARYLAND 20825</p>	<p>STEVE MYERS QUALITY HOME IMPROVEMENTS 7926 CESSNA AVENUE GAITHERSBURG, MARYLAND 20879</p>
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1

ROOF PLAN

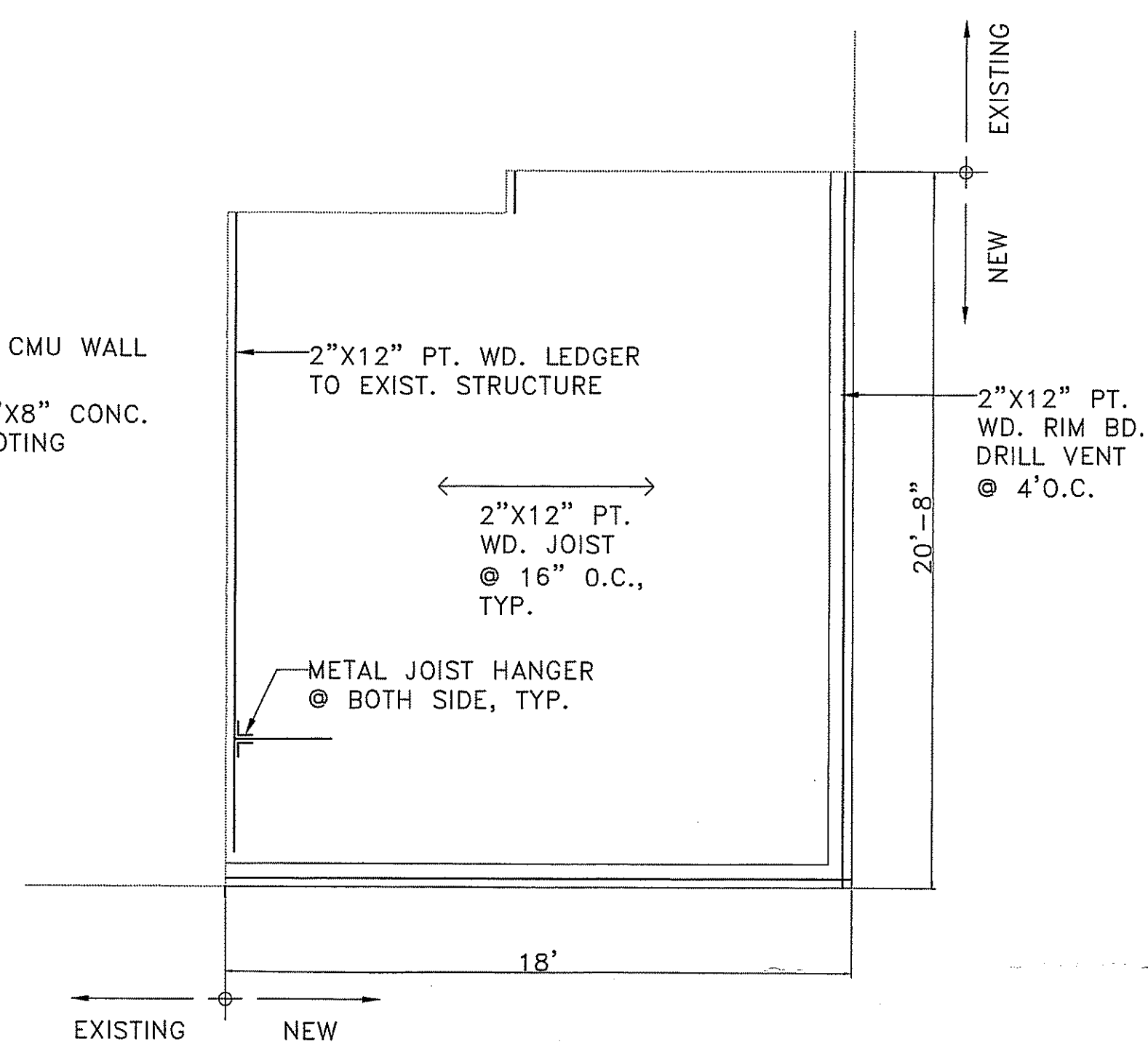
SCALE: 1/4"=1'-0"



2

FOUNDATION PLAN

SCALE: 1/4"=1'-0"



3

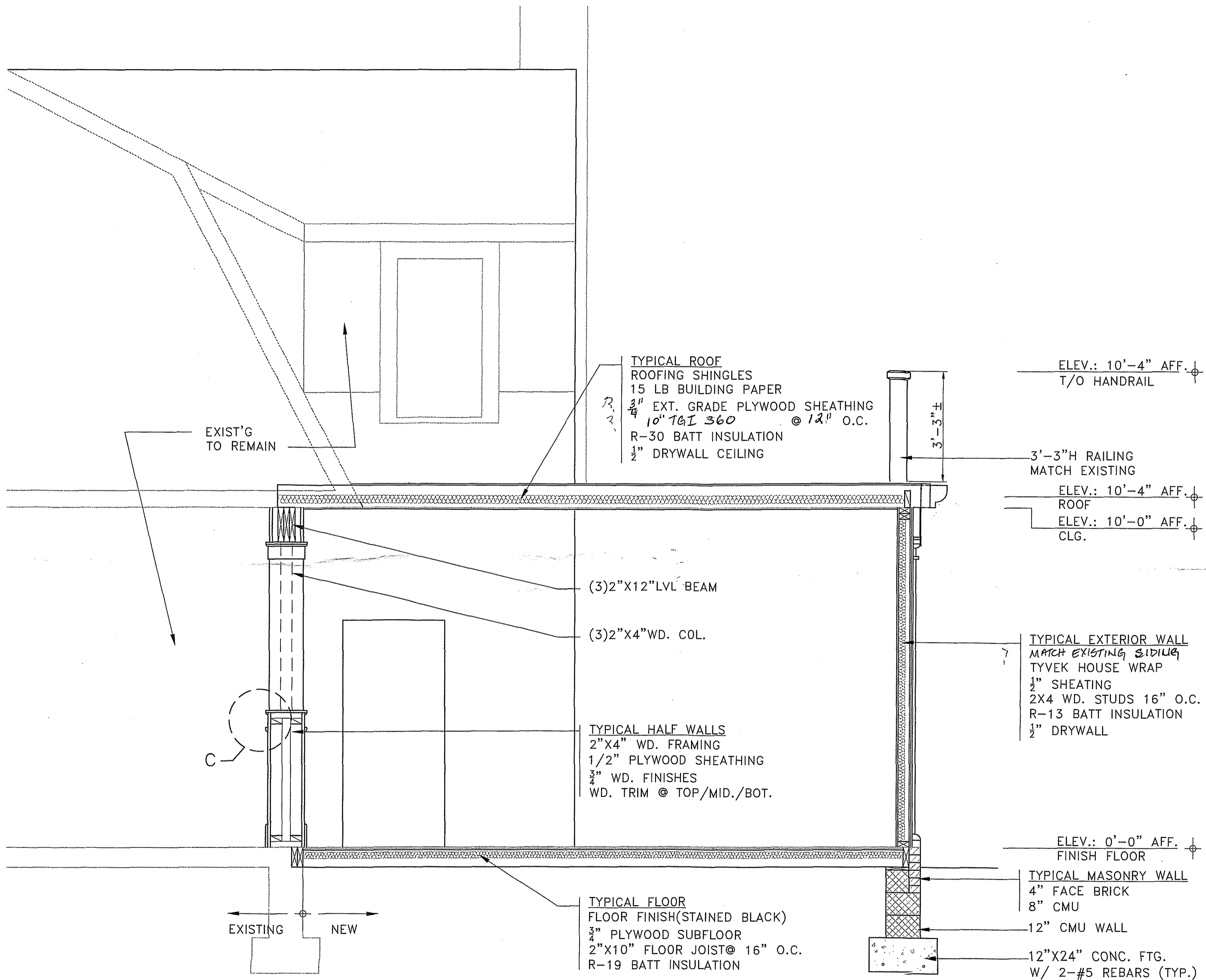
FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

A3

KITCHEN ADDITION
 CAMPANELLA RESIDENCE
 22 HESKETH STREET
 CHEVY CHASE, MARYLAND 20825

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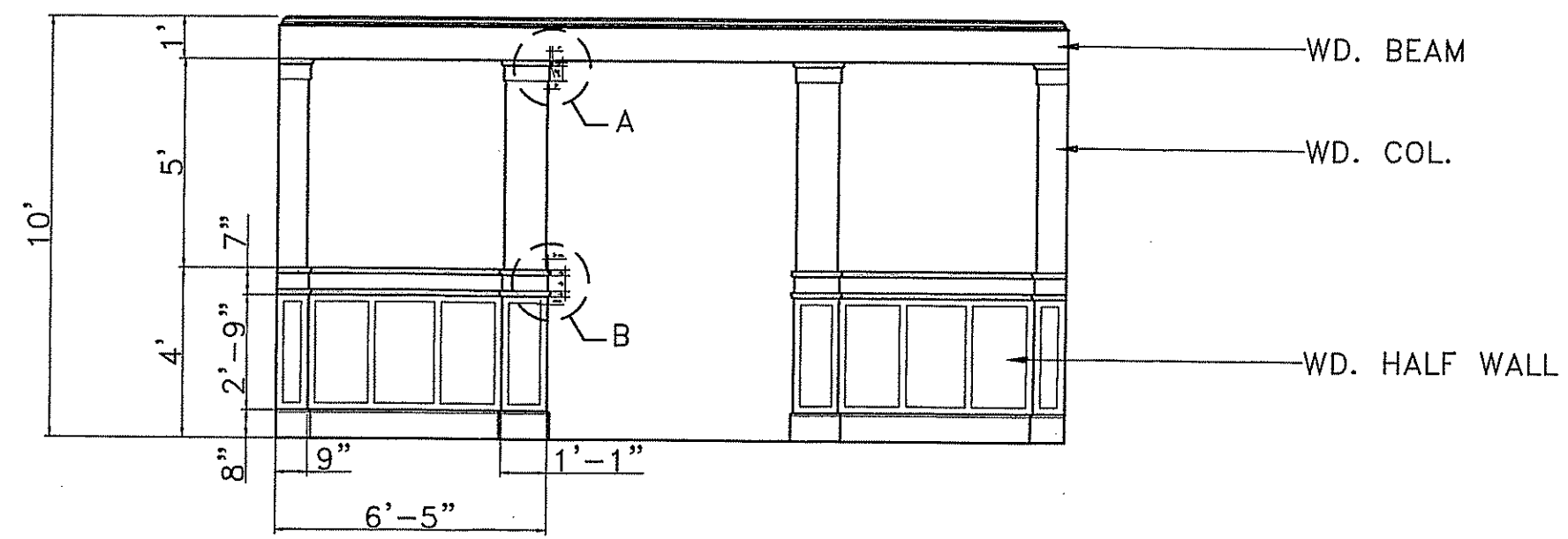


2 WALL SECTION
SCALE: 1/4"=1'-0"

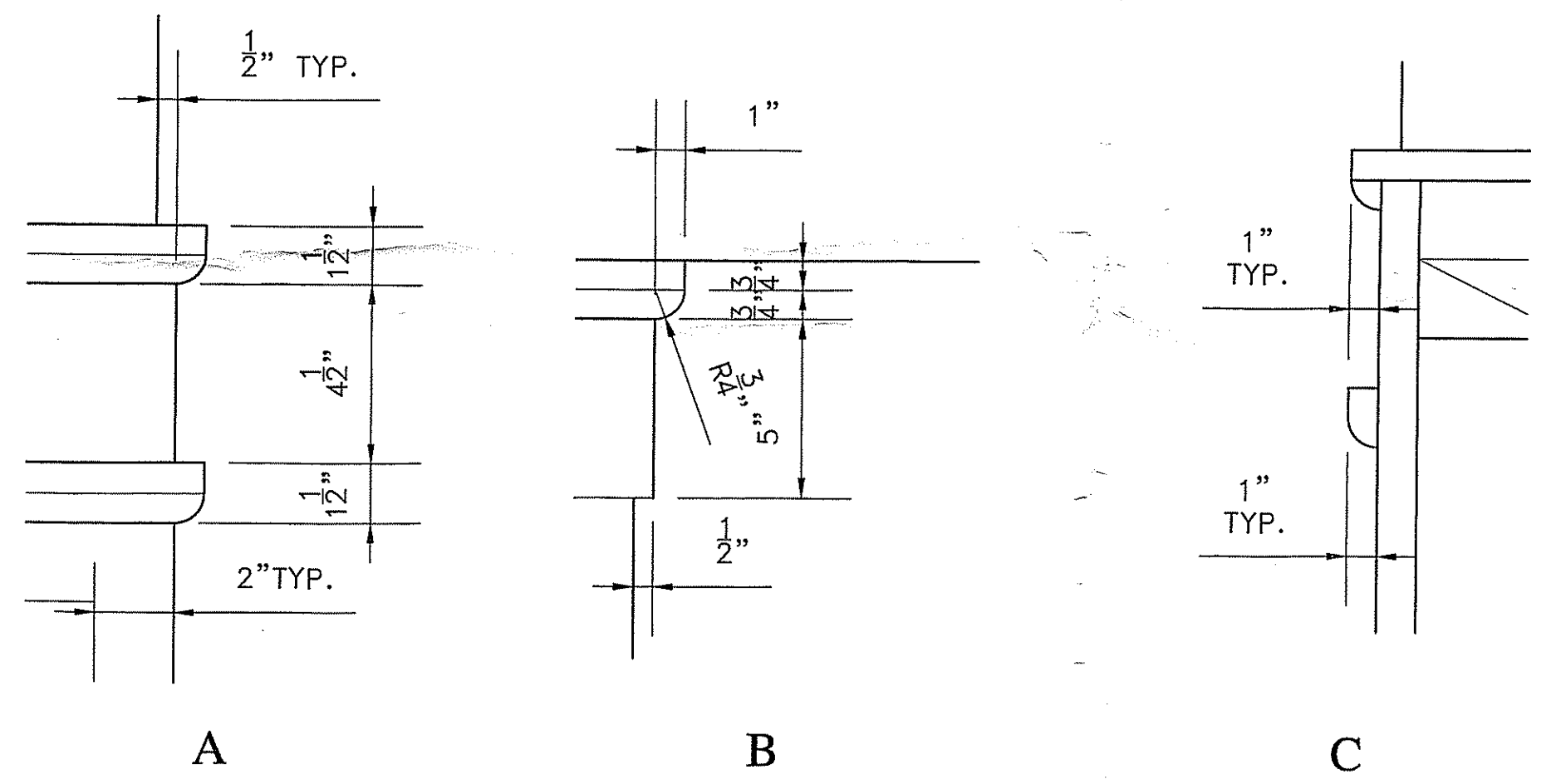
KITCHEN ADDITION
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1 INT. ELEVATION
SCALE: 1/4"=1'-0"



2 DETAILS
SCALE: 1/4"=1'-0"

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A. DESIGN LOADS:

ROOF: 30PSF LIVE	FLOOR: 40PSF LIVE
10PSF DEAD	10PSF DEAD
40PSF TOTAL	50PSF TOTAL

FRAMING LUMBER (ROOF STRUCTURE)
 FRAMING LUMBER SHALL BE NUMBER 2 HEM-FIR OR EQUAL
 MINIMUM REQUIRED WORKING STRESS SHALL BE AS FOLLOWS

1. STRUCTURAL LUMBER
- | | |
|-------------------------------------|--------------|
| EXTREME FIBER IN BENDING SINGLE/REP | Fb=1325PSI |
| HORIZONTAL SHEAR | Fv= 90PSI |
| COMPRESSION PERPENDICULAR TO GRAIN | Fc= 975PSI |
| MODULUS OF ELASTICITY | E =1.8X10PSI |
| TENSION PARALLEL TO GRAIN | Ft= 650PSI |
| COMPRESSION PARALLEL TO | F= 565PSI |

B. SOIL VALUE

Q_a=2000PSF ON COMPACTED GRANULAR CONTROLLED FILL ALL
 EXTERIOR FOOTINGS ON UNDISTURBED SOIL SHALL A MINIMUM OF
 2'-6" BELOW FINISHED GRADE

C. FILLS

UNLESS OTHERWISE SPECIFIED ALL FILL UNDER SLABS SHALL BE
 GRADE MIXTURES OF GRANULAR MATERIAL WELL COMPACTED BY
 APPROPRIATE TYPE OF COMPACTION EQUIPMENT IN SUCCESSIVE
 LAYERS NOT GREATER THAN 6" THICK TO A DENSITY NOT LESS
 THAN 95% OF THE MAX. DENSITY AT OPTIMUM MOISTURE CONTENT.

1. STRUCTURAL CONCRETE SHALL CONFORM TO ACI318-89
2. CONCRETE SHALL CONFORM TO THE TYPE OF MIX.
 DESIGNATED BELOW AND SHALL DEVELOP THE MINIMUM ULTIMATE
 IN 28 DAYS COMPRESSIVE STRENGTH.
 F_c3000 PSI STONE MIX-TYPICAL UNLESS OTHERWISE NOTED.

1 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



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

A2

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