

25 members during course 35/13-07W
MAY 1971



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 13, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #457329, rear deck removal and patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 11, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: John & Beth Dugan
Address: 20 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.





HISTORIC PRESERVATION COMMISSION
301/583-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

✓ Tax Account No.: 00455020
 ✓ Contact Person: Beth DUGAN
 Daytime Phone No.: 301-986-0273
 Name of Property Owner: John & Beth Dugan Daytime Phone No.: 301-986-0273
 Address: 20 HESKETH ST. CHEVYCHASE MD 20815
Street Number City State Zip Code
 Contractor: PATIAENT HOLLOW LANDSCAPES, LLC Phone No.: 301-854-5175
 Contractor Registration No.: 12876
 Agent for Owner: JASON CREWSTON Daytime Phone No.: 301-343-7950

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: Hesketh St.
 Town/City: Chevy Chase Nearest Cross Street: Cedar Pkwy
 Lot: P13 Block: 24 Subdivision: 009
 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: Stone patio

1B. Construction cost estimate: \$ 361,296

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 8 feet 8 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.

✓ Beth Dugan June 20, 2007
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 7-12-07
 Application/Permit No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

457 329

**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:

Existing wooden deck is dilapidated and painted grey. It has no historical significance as it is.

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

Removal of existing wooden deck. To be replaced with natural stone patio on concrete. Natural stone by nature adds a timeless and historic feel as it has been used in construction since the dawn of man.

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 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.
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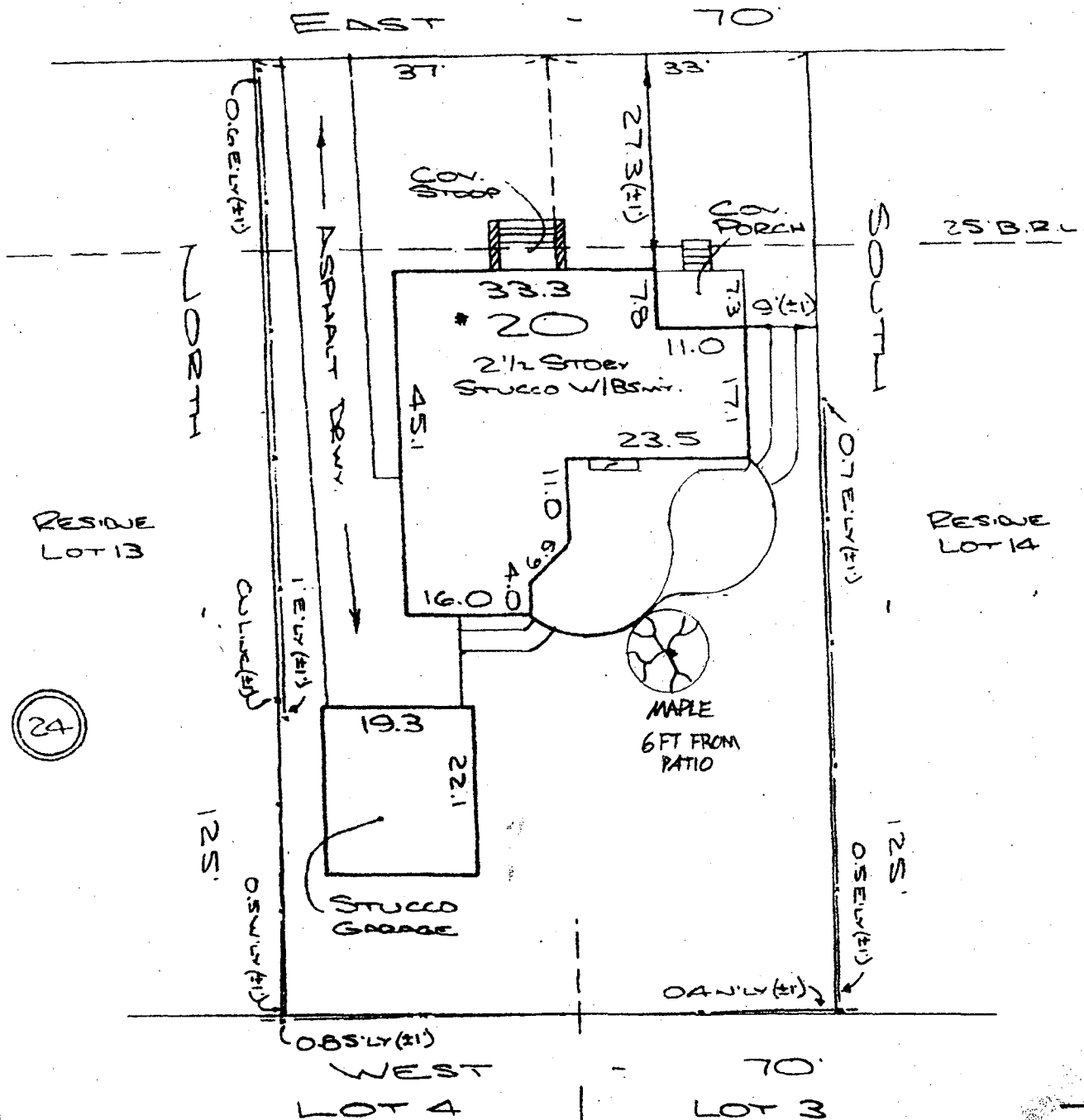
APPROVED
 Montgomery County
 Historic Preservation Commission

Al [Signature]
 7-12-07

PROPOSED PATIO

6-19-07

FOOTPRINT
 WESKETH STREET



TOTAL AREA: 8750\$ (COMP)

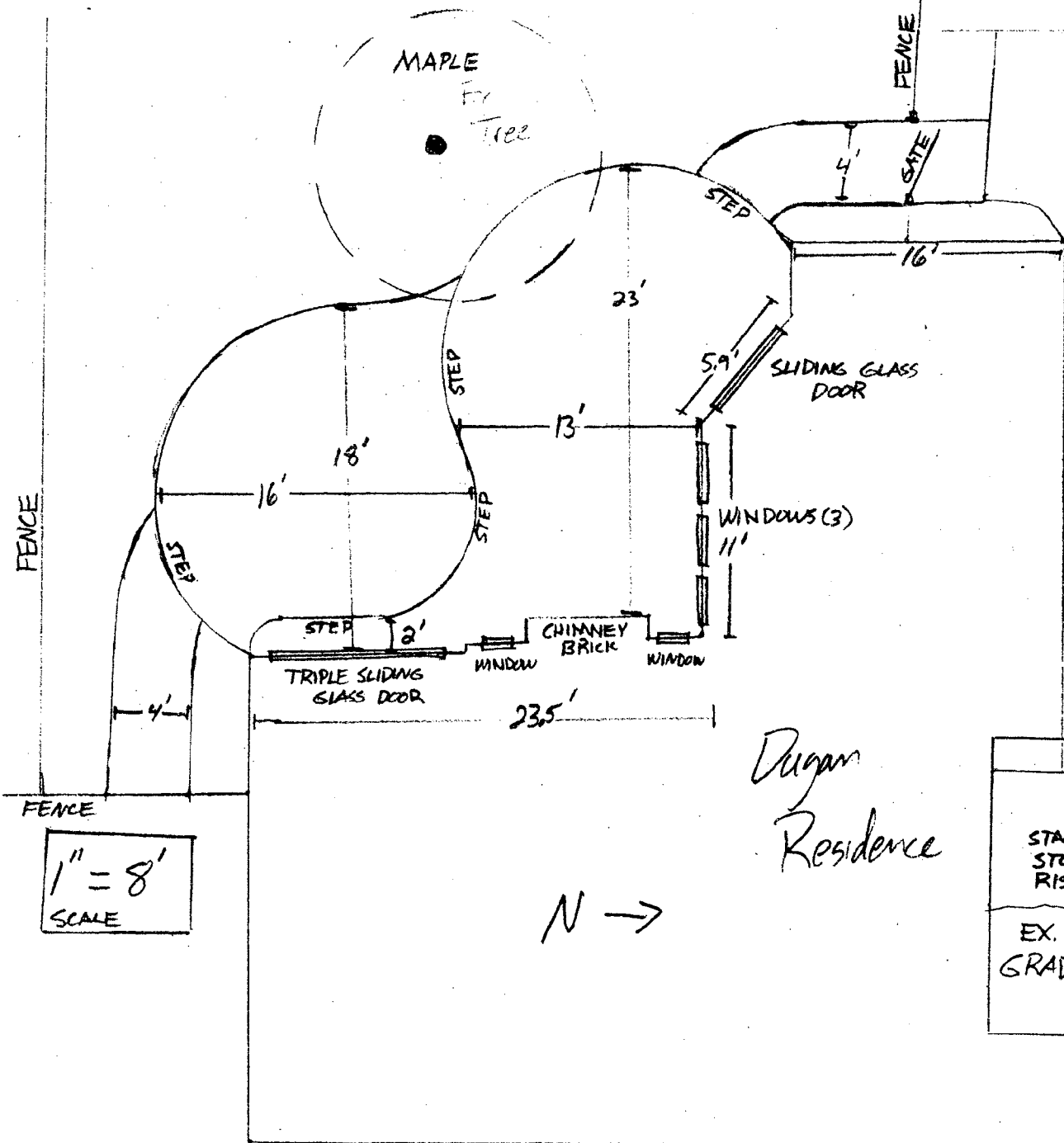
Capitol Surveys, Inc.

NOTES: Plat is of benefit to a consumer only insofar as it is required by lender or a title insurance company or its agent in connection with a plat transfer, financing or other transaction. This plat is not to be relied upon for any other purpose.

6-19-2007

PLAN

Garage



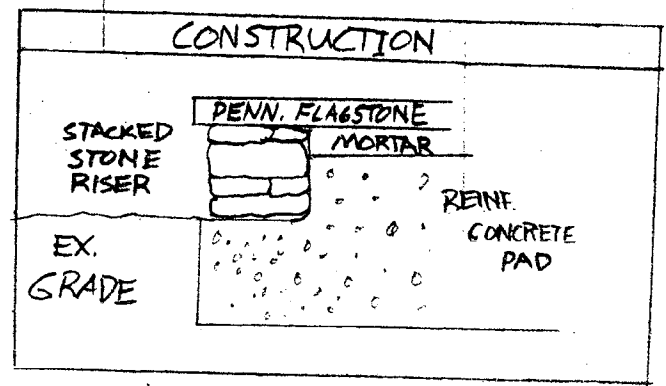
Drive way

APPROVED
 Montgomery County
 Historic Preservation Commission
Al F. ...
 7-17-07

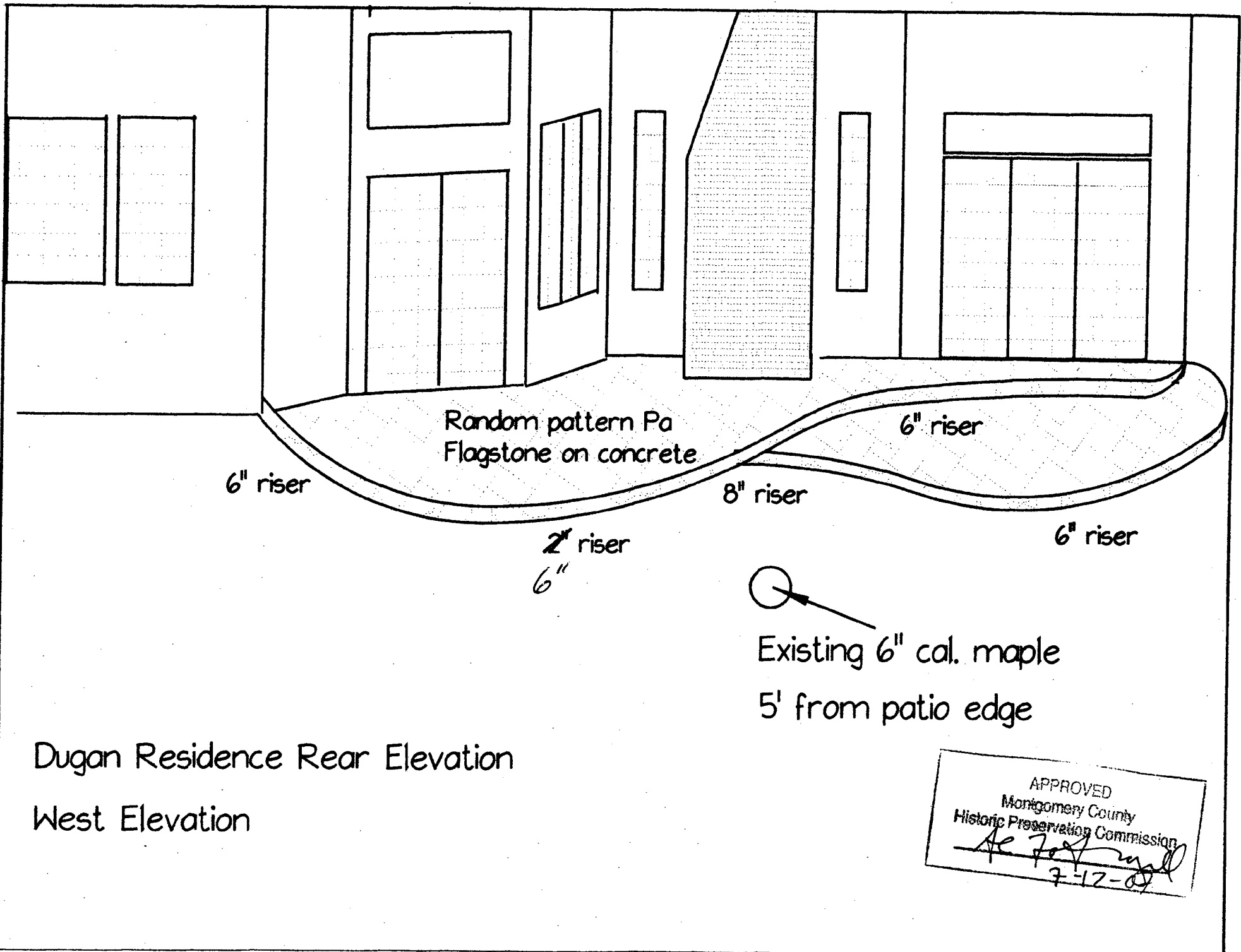
Dugan Residence

1" = 8'
SCALE

N →



* STACKED STONE TO BE PENNSYLVANIA FIELD STONE



Random pattern Pa
Flagstone on concrete

6" riser

6" riser

8" riser

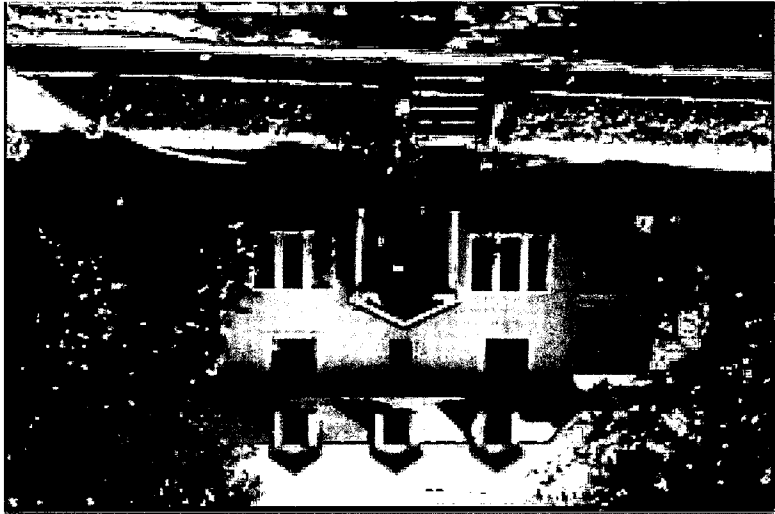
2" riser
6"

6" riser

Existing 6" cal. maple
5' from patio edge

Dugan Residence Rear Elevation
West Elevation

APPROVED
Montgomery County
Historic Preservation Commission
Al Foster
7-17-07



Originals

H.C

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 20 Hesketh Sreet, Chevy Chase **Meeting Date:** 7/11/2007
Resource: Contributing Resource **Report Date:** 7/4/2007
 Chevy Chase Village Historic District
Applicant: John and Beth Dugan **Public Notice:** 6/27/2007
Review: HAWP **Tax Credit:** None
Case Number: 35/13-07W **Staff:** Anne Fothergill
PROPOSAL: Rear deck removal and patio installation

STAFF RECOMMENDATION

- Approval**
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1912

PROPOSAL

The applicants are proposing to remove the existing rear deck and construct a patio in the same location. The patio will be flagstone on concrete with stacked Pennsylvania field stone risers to the yard. Chevy Chase Village has reviewed and approved the proposal.

APPLICABLE GUIDELINES

Staff is recommending approval 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.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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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.

✓ Beth Dugan Signature of owner or authorized agent June 20, 2007 Date

Approved: _____ 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

DUGAN
20 Hesketh St
Chevy Chase MD
20815

Owner's Agent's mailing address

Patuxent Hollow Landscaping
3780 Woodbine Rd
Woodbine MD 21797

Adjacent and confronting Property Owners mailing addresses

Mr. and Mrs. John Campanella
22 Hesketh St.
Chevy Chase, MD 20815

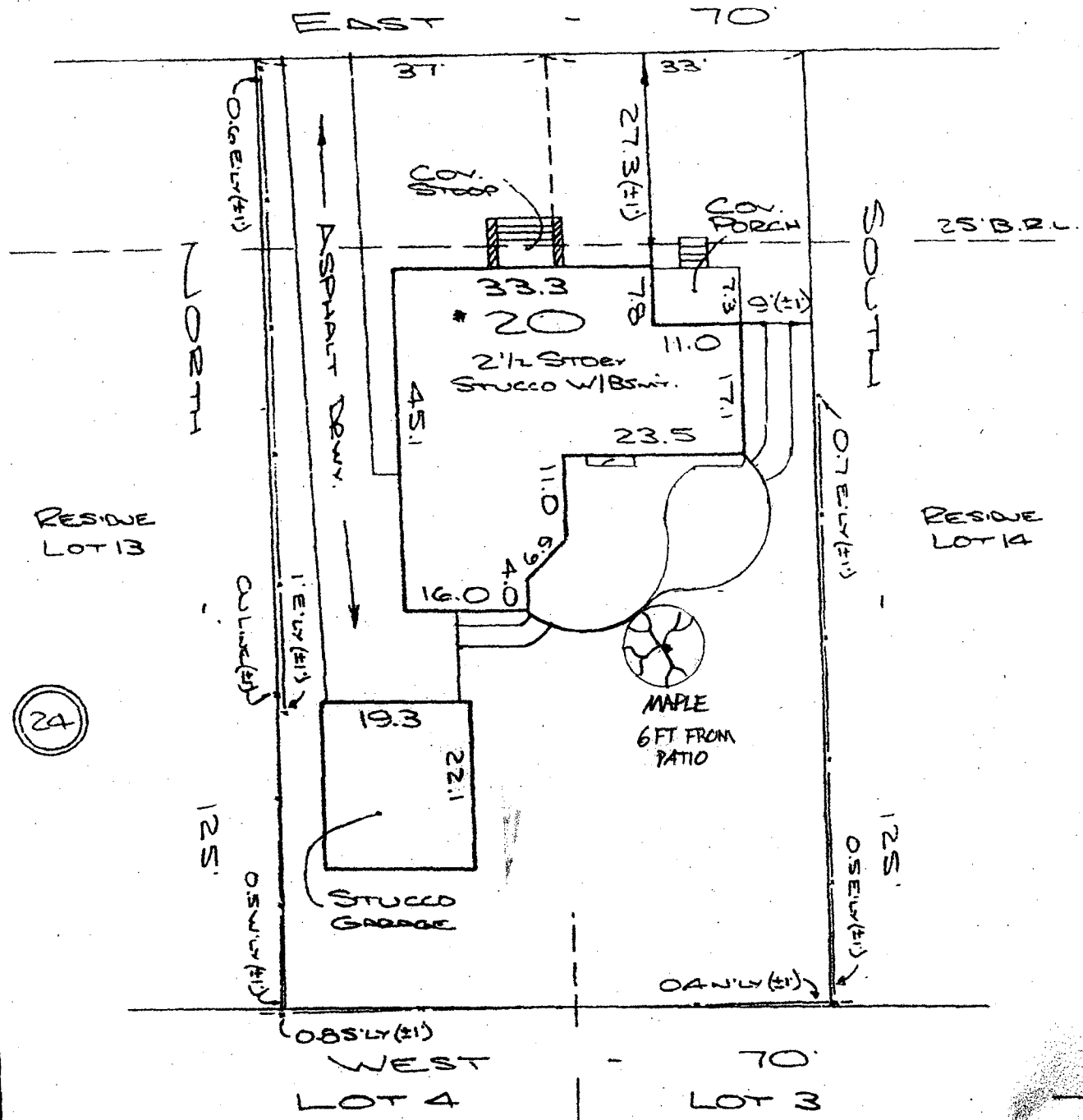
Mr and Mrs. Perry Linder
18 Hesketh St.
Chevy Chase, MD 20815

Mrs. Joseph Schurmann
17 Hesketh St.
Chevy Chase, MD 20815

Ms. Robin Heller
19 Grafton St.
Chevy Chase, MD 20815

6-19-07

PROPOSED PATIO FOOTPRINT LESKETH STREET



24

6

TOTAL AREA: 8750\$ (COMP)

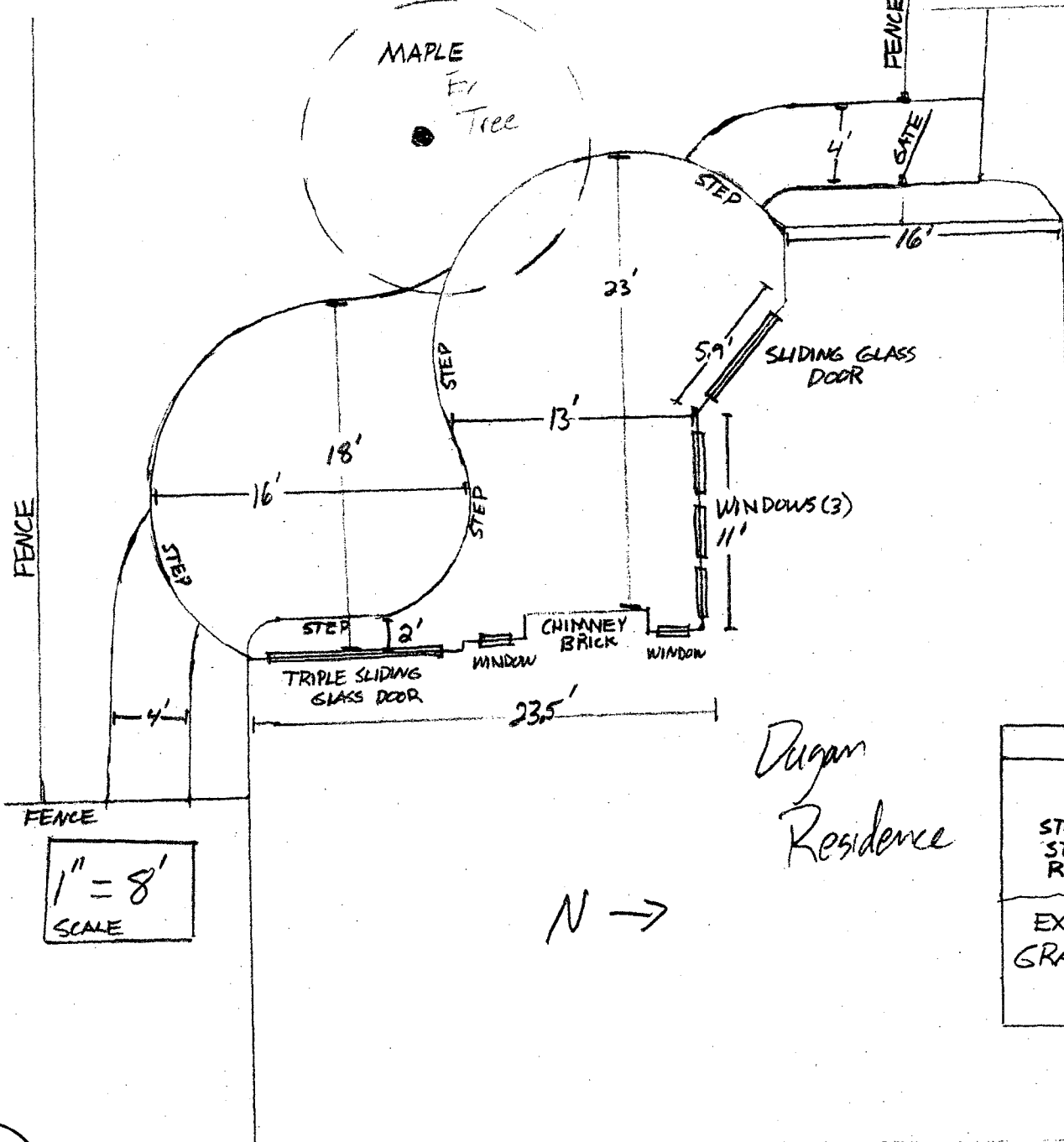
Capitol Surveys, Inc.

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company to be filed in connection with a plat transfer, financing or other transaction. The plat is not to be relied upon for any other purpose.

6-19-2007

PLAN

Garage

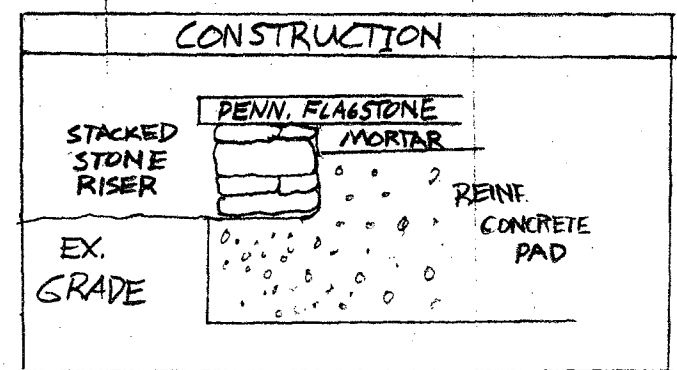


Perme wall

Dugan Residence

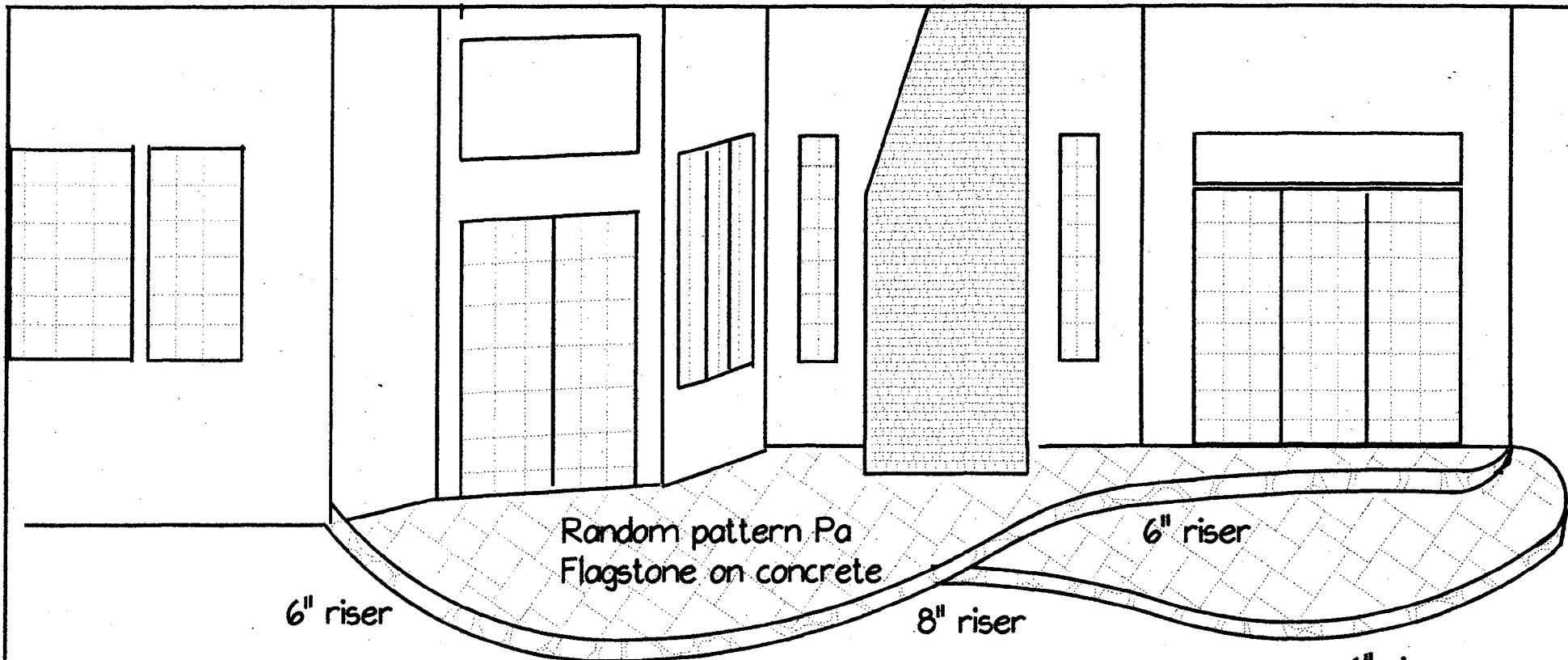
1" = 8'
SCALE

N →



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Random pattern Pa
Flagstone on concrete

6" riser

6" riser

8" riser

~~2~~ riser
6"

6" riser

Existing 6" cal. maple
5' from patio edge

Dugan Residence Rear Elevation
West Elevation

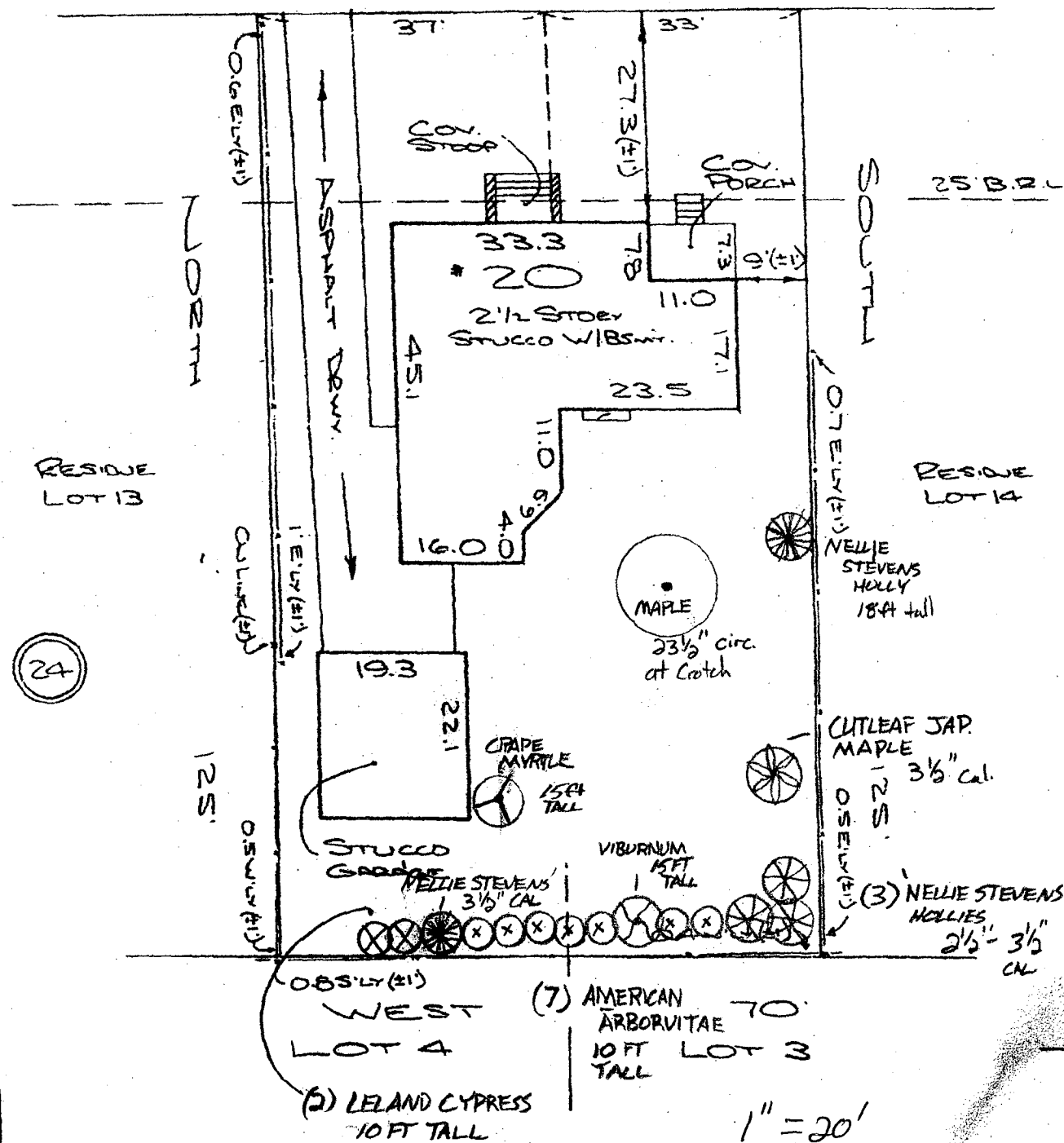
6-19-07

TREE SURVEY

LUKE MYERS TREE EXPERT # 1169

WESKETH STREET

EAST - 70'



TOTAL AREA: 8750\$ (COMP)

Capitol Surveys, Inc.

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9



Patuxent Hollow Landscapes LLC
3780 Woodbine Road
Woodbine, Maryland 21797
301-854-5175
Email: phollow@msn.com

Beth Dugan
20 Kenseth St
Chevy Chase, MD

June 12

Patuxent Hollow Landscapes proposes the following:

1. Removal of existing deck \$ 1,000.00
2. Installation of drainage system including 2 downspouts
And 2 drain boxes \$ 1,600.00
3. Installation of tiered patio with retaining walls:

Natural stone walls with flagstone on concrete \$ 33,696.00

Total cost with natural stone on concrete: \$ 36,296.00

*** If you live in Chevy Chase proper you may need approval from
Chevy Chase Village

20 Hesketh

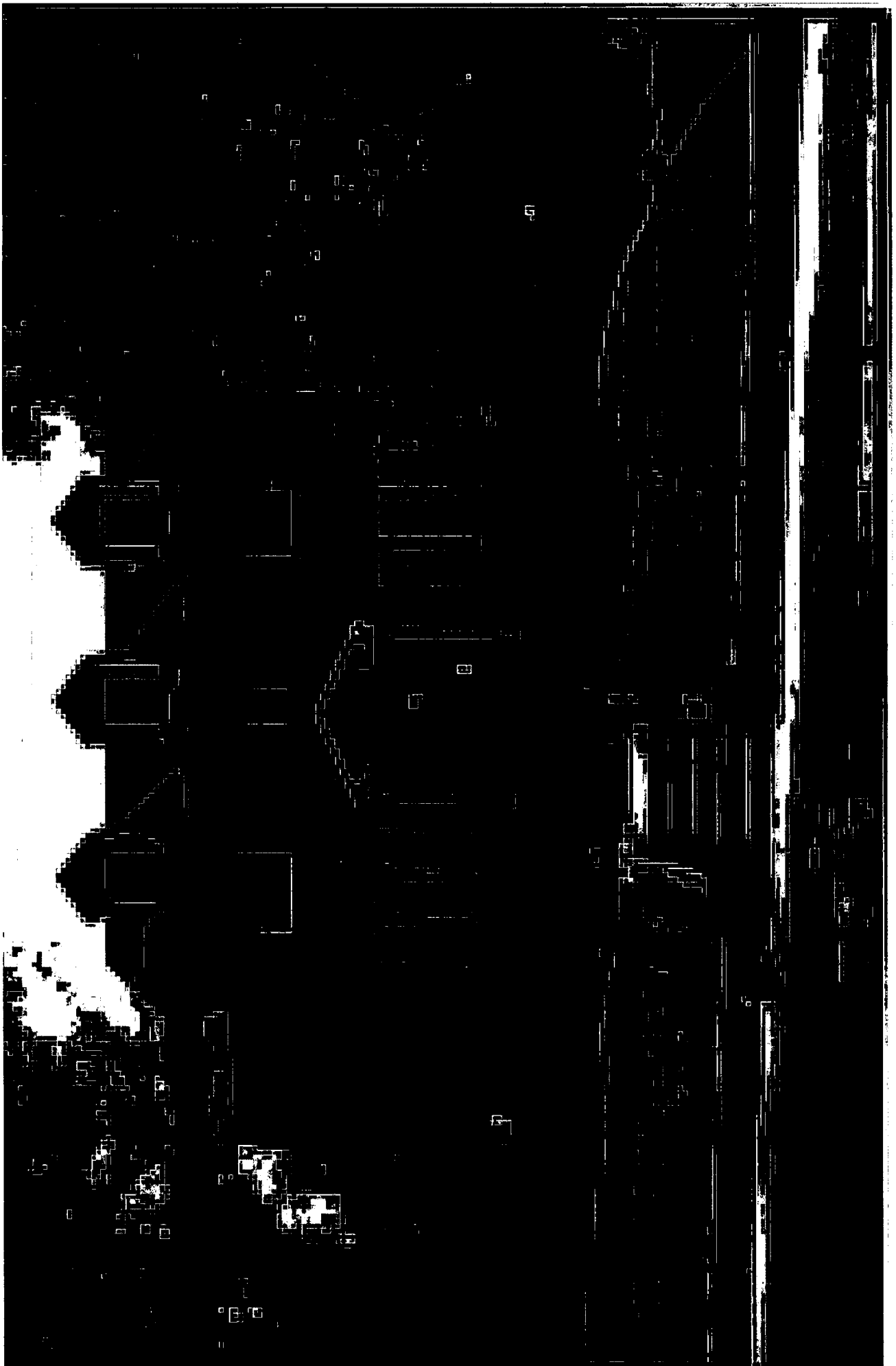




EXISTING WOODEN DECK



PRODUCT SAMPLE





EXISTING WOODEN DECK



PRODUCT SAMPLE

