

9 HENRY ST.
CHEM CHASE

35/13-08Z
HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12/04/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #499815-Landscape and hardscape alterations

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 December 3, 2008 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: Christopher and Alison Marvin
Address: 9 Hesketh Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppe-mc.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT

A

Contact Person: Christopher + Allison Marin

Daytime Phone No.: (301) 654-2027

Tax Account No.: 00454834

Name of Property Owner: Christopher + Allison Marin Daytime Phone No.: (301) 654-2027

Address: 9 Hesketh Street Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: Phillips Landscape Contractors Phone No.: (301) 368-3636

Contractor Registration No.: MHIC# 48845

Agent for Owner: NAC Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: Hesketh Street

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

Lot: 1 and 19 Block: 79 Subdivision: Section 2

Liber: 3220 Folio: 39B Parcel: unknown

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|--|--|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input checked="" 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 type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>landscape and hardscape in front yard and side yard</u> | | | | |

1B. Construction cost estimate: \$ 27,000

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.

Allison G. Marin
Signature of owner or authorized agent

11/10/08
Date

Approved: A/P 499815 11-10-08 AP RMB
For Chairperson, Historic Preservation Commission

1. WRITTEN DESCRIPTION OF PROJECT

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

Residence built in 1918. Three stories, including finished basement. Attic is storage only. Stucco facade, front porch with overhang and pillars, and matching stone pillar bases and step wall columns. Central walkway from sidewalk to front steps. Side walkways from front steps to driveway and to backyard. Tree-lined, residential street. Abundance of trees and plants on property. Residence added onto circa 2000 (kitchen and bedrooms above kitchen expanded - NW corner of residence).

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

Re-landscape front yard: replace existing design with 75% grass and 25% plant beds along borders; remove Japanese Dogwood to left of front steps and replace with comparably sized, multi-trunk tree, such as Acrona dogwood, Red Bud or Amelanchier (to be spaced farther away from porch). Replace hardscape in front yard: central walkway and side walkway to driveway; steps, wall column caps, driveway and

2. SITE PLAN apn. All replacement materials the same as current materials except: ① asphalt apn → concrete apn (per Mont. city requirements)

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

Attached

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. Walkways + step

② concrete steps → capped in blue flagstone
③ wall column concrete caps → blue flagstone caps (to match)

Add Hardscape: walkway on eastern side of residence, using blue flagstone from

3. PLANS AND ELEVATIONS

N/A

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. Current central walkway

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.

Drainage: connect 2 downspouts + 2 sump pump lines and run to front lawn panels with pop up heads.

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

please see site plan, proposed scope of work in letter from Cherry Chase Village + 7b above.

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

Attached

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed 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 front of photographs.

6. TREE SURVEY

N/A (KPC representative instructed Cherry Chase Village office - not to file)

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 ft. 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

Att. 1. 1

Christopher + Allison Martin

Landtech Associates Inc.

10260 Old Columbia Road Rivers Center-Suite J

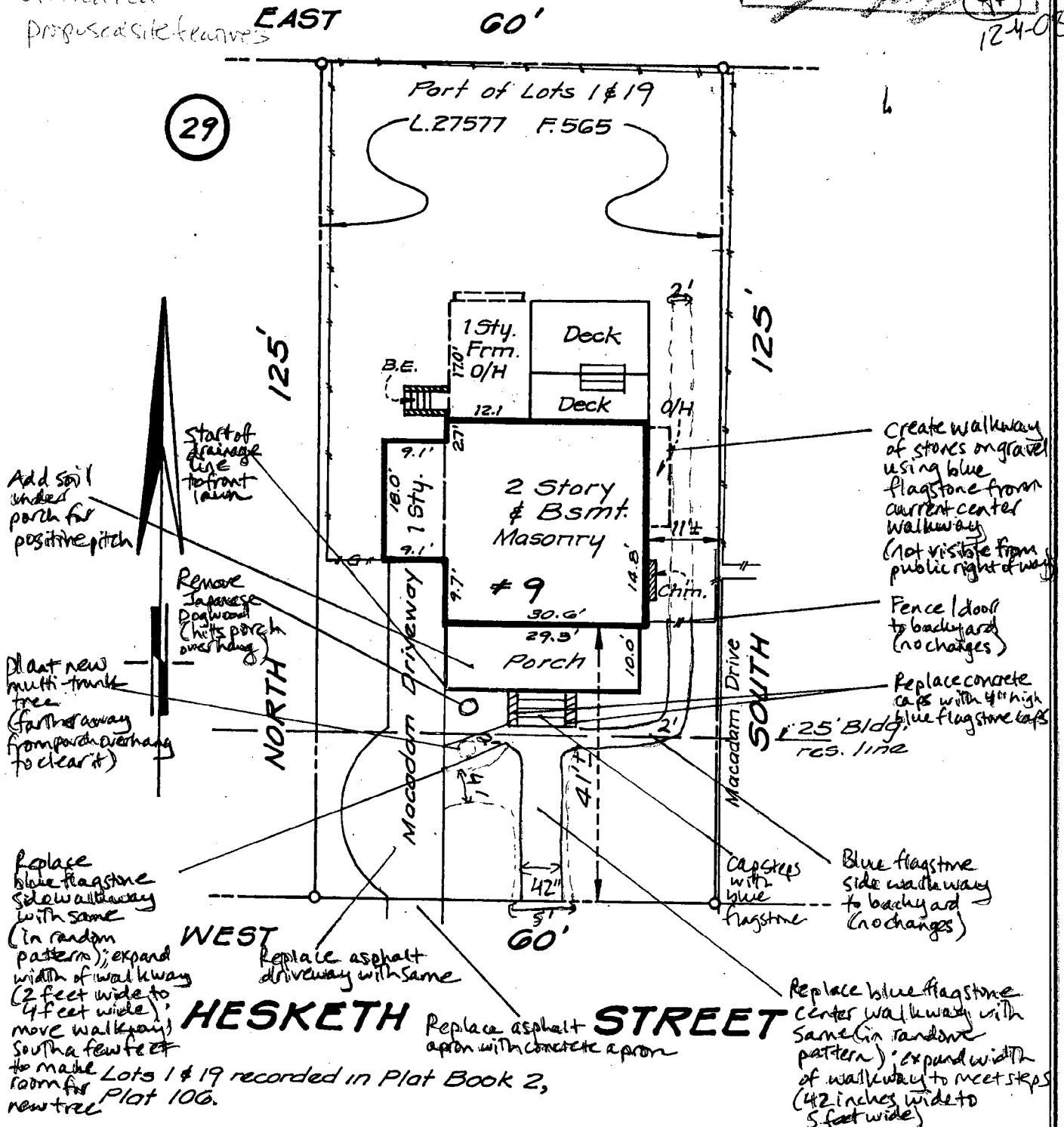
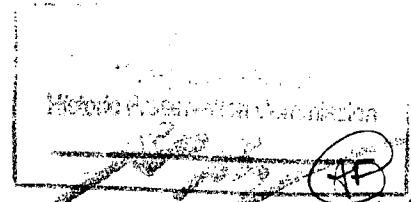
Columbia, MD 21046

Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

Solid blue =
Current site features

dotted red =
proposed site features



1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.



Fothergill, Anne

Subject: FW: 9 Hesketh, 3702 Bradley -- HPC Hearing 12/3/08

LAP Comments for Cases I-B and I-E

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]
Sent: Wednesday, December 03, 2008 3:09 PM
To: Kennedy, Rachel; Fothergill, Anne; Ken Usab (mra); 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: 9 Hesketh, 3702 Bradley -- HPC Hearing 12/3/08

The following are the comments from the Chevy Chase Village LAP for items on the HPC Agenda for 12/3/08:

9 Hesketh St - landscape alterations
Contributing Resource

Resident is proposing landscaping renovations for front and side yards
hardscape replacement materials are proposed to match existing; blue flagstone lead walk, replace asphalt driveway with same, flagstone column caps, cover concrete steps with blue flagstone

Staff recommended Expedited Approval and LAP supports such approval, and we encourage the use of the Expedited process whenever possible

3702 Bradley - window replacement
Contributing Resource
west side widows on kitchen - facing adjacent house

Staff recommended approval citing the proposed design and that this window is only "slightly visible from the street". LAP would also support approval of the proposal. Our Guidelines would permit replacement of even more prominent, visible windows with compatible new materials.

Submitted on behalf of LAP by
Tom Bourke
Chair

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Hesketh Street, Chevy Chase	Meeting Date:	12/03/08
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/26/08
Applicant:	Christopher and Allison Marvin	Public Notice:	11/19/08
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08Z	Staff:	Anne Fothergill
PROPOSAL:	Landscape alterations		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Craftsman Four Square
 DATE: 1918

PROPOSAL

The applicants are proposing a number of landscape and hardscape alterations including:

- Remove one tree in front of house*
- Plant one tree in front of house*
- Replace existing blue flagstone walkway with new blue flagstones and expand width of walkway
- Install new walkway along right side of house from existing walkway to back yard
- Cap concrete steps with flagstone
- Replace concrete caps on stone step column with blue flagstone caps
- Replace asphalt driveway in-kind and with same dimensions (no HAWP required)

*The applicants are currently working with the Chevy Chase Village Arborist on the proposed tree removal and tree replacement as well as any needed tree protection.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

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

inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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

STAFF RECOMMENDATION

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

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

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: (301) 654-2027

Tax Account No.: 00454834

Name of Property Owner: Christopher + Allism Marin Daytime Phone No.: (301) 654-2027

Address: 9 Hesketh Street Chery Chase MD 20815
Street Number City State Zip Code

Contractor: Phillips Landscape Contractors Phone No.: (301) 368-3636

Contractor Registration No.: MHIC# 48845

Agent for Owner: NAC Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: Hesketh Street

Town/City: Chery Chase Nearest Cross Street: Magnolia Parkway

Lot: 1 and 19 Block: 79 Subdivision: Section 2

Liber: 3220 Folio: 39B Parcel: unknown

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|--|---|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input checked="" 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 type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>landscape and hardscape in front yard and side yard</u> | | | | |
- 1B. Construction cost estimate: \$ 27,000
- 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.

Allism G. Marin
Signature of owner or authorized agent

11/10/08
Date

Approved: A/P 499815 11-10-08 RM
For Chairperson, Historic Preservation Commission

1. WRITTEN DESCRIPTION OF PROJECT

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

Residence built in 1918. Three stories, including finished basement. Attic is storage only. Stucco facade, front porch with overhang and pillars, and matching stone pillar bases and step wall columns. Central walkway from sidewalk to front steps. Side walkways from front steps to driveway and to backyard. Tree-lined, residential street. Abundance of trees and plants on property. Fence added onto circa 2000 (kitchen and bedroom above kitchen expanded - NW corner of residence).

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Re-landscape front yard: replace existing design with 75% grass and 25% plant beds along borders; remove Japanese Dogwood to left of front steps and replace with comparably sized, multi-trunk tree, such as Acorn dogwood, Red Bud or Amelanchier (to be spaced further away from porch). Replace hardscape in front yard: central walkway and side walkway to driveway; steps, wall column caps, driveway apron.

2. SITE PLAN

apron. All replacement materials the same as current materials except: ① asphalt apron → concrete apron (per Mont. City requirements). Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

Attached

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. Walkways + step.

② concrete steps → capped in blue flagstone
③ wall column concrete caps → blue flagstone caps (to match)

3. PLANS AND ELEVATIONS

N/A

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. Add hardscape: walkway on eastern side of residence, using blue flagstone from current central walkway.

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. Drainage: connect 2 downspouts + 2 sump pump lines and run to front lawn panels with pop up heads.

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5. PHOTOGRAPHS

Attached

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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

N/A

(HPC representative instructed us - via Cherry Chase Village office - not to file a 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

Attached

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

<p>Owner's mailing address Christopher + Allison Martin 9 Hesketh Street Cherry Chase, MA 20815</p>	<p>Owner's Agent's mailing address Same as owner</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Blake + Sidney Bath 7 Hesketh Street Cherry Chase, MA 20815 (adjoining)</p>	<p>Antoinette Ruppert 11 Hesketh Street Cherry Chase, MA 20815 (adjoining)</p>
<p>David Cushing + Julie Chapman 14 Hesketh Street Cherry Chase, MA 20815 (confronting)</p>	<p>Richard Fishman + Dina Lessard 16 Hesketh Street Cherry Chase, MA 20815 (confronting)</p>

Existing Property Condition Photographs (duplicate as needed)

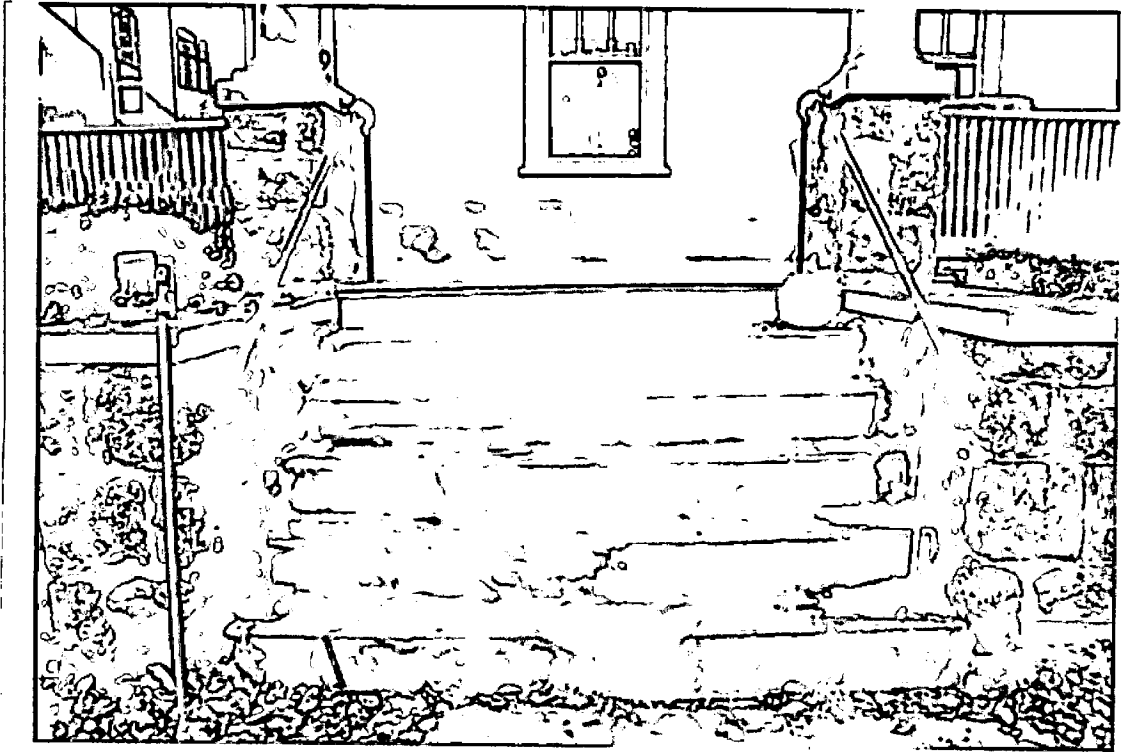


Detail: from adjoining property west of home (11 Hesketh Street)

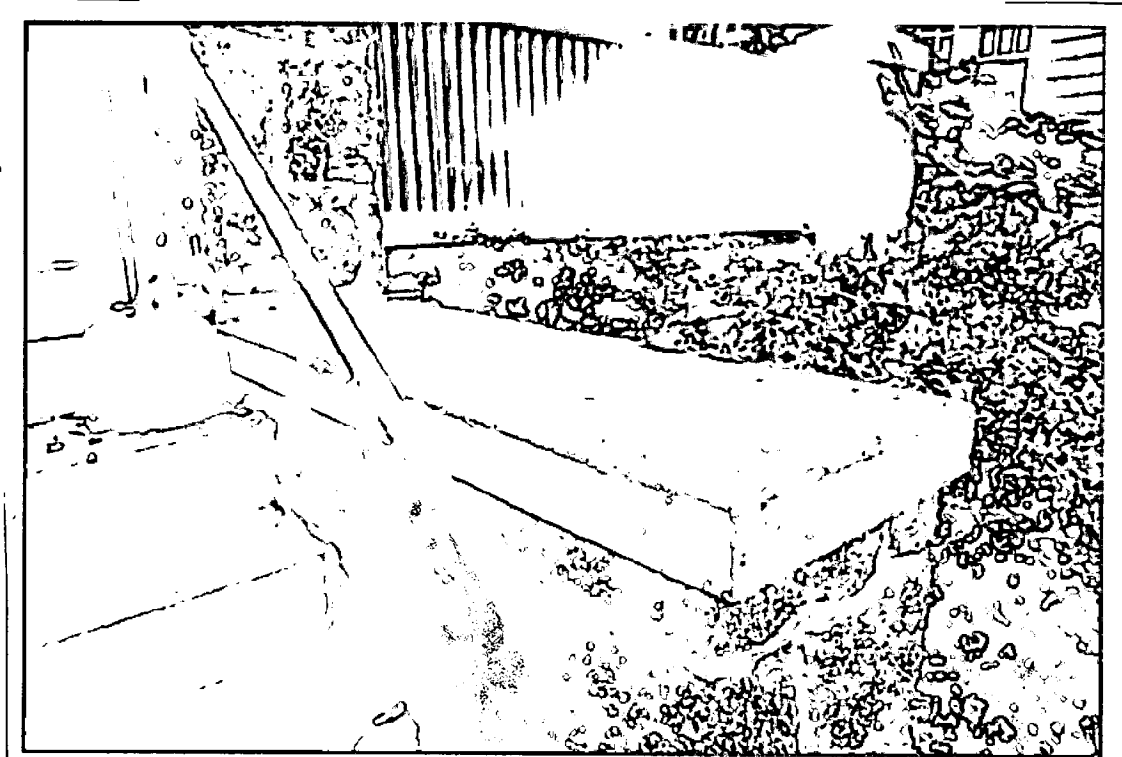


Detail: from adjoining property east of home (7 Hesketh Street)

Existing Property Condition Photographs (duplicate as needed)



Detail: Front steps



Detail: column and cap (one of two on side of front steps)

Existing Property Condition Photographs (duplicate as needed)



Detail: Side walkway from front steps to driveway



Detail: backyard fence + door showing path for new walkway
(using blue flagstone from current center walkway)

Existing Property Condition Photographs (duplicate as needed)



Detail: Driveway and apron



Detail: Underneath porch

Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade ; from public right of way + confronting properties (14 + 16 Hesheth Street)



Detail: _____