

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22 Hesketh St., Chevy Chase	Meeting Date:	09/06/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	09/30/17
Applicant:	Maggie & Robert Marcus	Public Notice:	08/23/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17DD	Staff:	Dan Bruechert
Proposal:	Additional construction and alterations to the detached garage		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application.

- The accompanying specifications included in the application indicate that there will be a new gate and fencing and 'driveway work' conducted as part of the larger rehabilitation project. Details and specifications for these items were not provided in the application packet and approval of this HAWP does not extend beyond the work specifically identified in this Staff report.
- Details for the replacement metal roof on the garage were not included with the application materials. Specifications for the metal roof must be submitted to for review and approval with final approval authority delegated to Staff.

ARCHITECTURAL DESCRIPTION

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

The subject property is a Dutch Colonial house, three bays wide, with clapboard siding, and a gambrel roof. A triangular pediment covers the front door. The windows throughout the house are all six-over-six sash windows. There is a one-story sun porch on the left side of the house.

In the rear of the property is a one-and-a-half story detached garage, clad in clapboards with windows that match the configuration of the historic house.

PROPOSAL:

The applicant is proposing to construct additions in several locations of the house:

- A second floor extension over the sun porch;
- An addition behind the sun porch in the rear of the house;
- Alterations to the roofline along the right rear of the house; and

- Replacing the garage doors and other repairs to the garage.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Guidelines

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

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

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

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

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
 - Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
 - Gutters are not currently subject to review and should not be reviewed.
 - 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.
 - 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.
 - Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
 - Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
 - Shutters should be subject to moderate scrutiny if they are 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.
 - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The proposed work as for this Historic Area Work Permit can be divided into four general areas, the second floor expansion above the sun porch, the two-story rear addition, the alteration to the roof at the rear, and changes to the garage. No trees will be impacted by the proposed work on the house site.

Second Floor Expansion Above the Sun Porch

To the left of the main historic house massing is a one-story sun-porch with a wood railing enclosing the roof deck above. The applicant proposes to construct a one-room addition above the existing sun-porch. The addition will have a gambrel roof matching the slope of the historic roof and dormer, but the roof will be inset by approximately 2' (two feet). Consequently, the dormer in the addition will also be approximately 2' (two feet) lower than the dormers in the historic house. The roof and dormer will use salvaged slate to match the appearance of the roof. To further differentiate the new construction from the historic, the applicant will clad the addition in wood siding in a 4" (four inch) reveal which is one-half of the 8" (eight inch) reveal in the historic massing. The windows on the front and side of the new addition will match the windows in throughout the historic house. The windows in the historic house were all replaced in 2012.

The *Design Guidelines* dictate that second story additions that do not exceed the footprint of the historic house, as is the case here, should be given moderate scrutiny. For this level of scrutiny proposed changes should be evaluated by considering scale and massing in addition to evaluating the impact on the integrity of the historic house.

This proposed change will obviously have an impact on massing of the house by constructing an addition at the front elevation. Staff recognizes that this is not the preferred location to construct an expansion, but believes there are several mitigating factors that may make this proposal approvable. First, Staff wants to recognize that the integrity of the historic house will be largely retained by this proposal. The framing of the historic house will remain and the inset of the roofline and the change in cladding reveal will allow the new construction to read as something

new while creating a cohesive design with the historic massing. Second, because of the rise in the slope of the lot and the 27' (twenty-seven foot) setback, this construction is far enough removed from the public right-of-way that it will not overwhelm this historic house or houses in the surrounding district. Third, the *Design Guidelines* acknowledge that a grander scale of construction than what is found elsewhere in the county may be appropriate in Chevy Chase and that the evaluation of second or third story expansions should be undertaken, "in view of the predominance of large scale houses in the Village." Lastly, Staff also feels that the applicants use of high-quality, compatible materials (i.e. natural slate roofing and wood clapboard siding) are in keeping with the *Guidelines* stated policy of architectural excellence.

Rear Addition

The applicants are proposing to construct a two-story addition that will measure approximately 27' 7" by 16' 4" (twenty-seven, feet seven inches by sixteen feet, four inches). The design of the new construction will match that proposed for the second story expansion at the front; a side gambrel roof, clapboard siding in a 4" (four inch) reveal, a slate roofing to match the historic, with six-over-six sash windows. The roof ridgeline will match the height of the second story expansion at the front, which is approximately 2' (two feet) lower than the historic gambrel roof ridge. The proposed rear addition will be inset 2' 3" (two feet, three inches) from the wall place of the sun porch and the proposed second floor expansion.

The appropriateness of this proposal is largely dependent on the evaluation of the second floor expansion. Because the rear proposal will be almost totally obscured by the second floor expansion, if the HPC determines that the second floor expansion is acceptable, then the proposed rear construction should be reviewed under lenient scrutiny, as it would have a minimal visual impact on the surrounding district. The photo shown on Circle 14 shows the only view where the rear addition would be visible. The side of the rear addition would have three six-over-six windows with a sun porch at the rear. The rear of the proposed addition would consist of a ground floor sun porch with a deck above. The deck will be accessed through a series of French Doors. The changes to the rear of the addition will not be visible from the public right-of-way and are to be given a "very lenient review" per the *Design Guidelines*.

While this addition is significant, Staff feels that this the design and details are in keeping with the historic house and that it will only have a minimal impact on the surrounding historic district. Staff initially questioned the applicant about the size of the new construction and what the total impact would be on the coverage of the lot. The current lot coverage of the historic house and the garage is approximately 29% (twenty-nine percent). After construction of the proposed addition the lot coverage will increase to 34.69% (thirty-four point six-nine percent), which is less than the maximum 35% (thirty-five percent) allowed in Chevy Chase. The *Design Guidelines* state that lot coverage is to be reviewed under strict scrutiny. Staff believes that, while the increase in lot coverage is significant, by massing the addition in its proposed location open space was retained to the greatest extent possible. Additionally, the addition in this location will have no impact on any trees on site and will largely retain the open, park-like setting identified in the *Design Guidelines*.

Rear Roof Reconfiguration

The right rear of the house was expanded sometime in the last few decades and is covered in a

shed roof with a small deck and overhang. The applicant is proposing to reconfigure the roof to mirror the gambrel on the rear addition, to add a second story window at the rear of the right elevation, and to create a new porch at the ground floor. The other architectural details will match the proposed construction (i.e. 4" (four inch) reveal on the clapboard siding, slate roofing, six-over-six windows).

The alteration to this non-historic portion of the house will only be minimally visible from the public right-of-way and will not alter the massing or scale of the house. The architectural detailing proposed will create a more cohesive appearance and Staff supports approval of this work.

Garage Alterations

The detached garage is obscured behind a large privacy fence. It has a front gable roof with a shed extension to the right side. The garage has simple architectural details including a single six-over-six sash window, a four lite window above the door, a two-panel garage opening with strap hinges, and a slate roof. The applicant is proposing to replace the slate roof with a new metal roof, replace the vehicular doors with overhead carriage-style vehicle doors, and other repairs.

The *Design Guidelines* state that detached accessory buildings are to be given lenient scrutiny. The proposed changes will not have an impact on the massing or scale of the building. The proposed garage doors are in keeping with the period of the historic house and are an appropriate change. There is a discrepancy in the proposal for the work on the garage roof between the plans and the narrative. The narrative states that the garage roof will be replaced with a metal roof, but the plans state that the existing roof will remain. The applicant indicated to Staff that the roof will be replaced with a metal roof and, as this element is subject to lenient scrutiny, Staff supports its approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two (2) condition** the HAWP application;

- The accompanying specifications included in the application indicate that there will be a new gate and fencing and 'driveway work' conducted as part of the larger rehabilitation project. Details and specifications for these items were not provided in the application packet and approval of this HAWP does not extend beyond the work specifically identified in this Staff report;
- Details for the replacement metal roof on the garage were not included with the application materials. Specifications for the metal roof must be submitted to for review and approval with final approval authority delegated to Staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jrill@rillarchitects.com Contact Person: JIM RILL
Daytime Phone No.: 202 254 4453
Tax Account No.: _____
Name of Property Owner: Maggie & Robert Marcus Daytime Phone No.: 202 254 4453
Address: 22 Hesketh St. Chevy Chase Maryland 20815
Street Number City State Zip Code
Contractor: NA Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22 Street: Hesketh St.
Town/City: Chevy Chase Nearest Cross Street: Cedar Pkwy.
Lot: 20 Block: 24 Subdivision: SECTION 2: Chevy Chase
Liber: _____ Folio: _____ Parcel: Plat No. 21471

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ 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: \$ 600,000

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.

Signature of owner or authorized agent

Date

8/16/2017

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

810303

6

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

Owner's mailing address

Maggie & Robert Marcus
12 Hesketh St.
Chevy Chase, Maryland
20815

Owner's Agent's mailing address

Bill Architects
4833 Rugby Ave.
Bethesda, Maryland 20814

Adjacent and confronting Property Owners mailing addresses

SEE ATTACHED

Historic Area Work Permit
22 Hesketh Street
Chevy Chase Maryland 20815

August 16th, 2017

Written Description of Project

- a. The existing house, built in 1918, is a two-story wood frame structure with an in-ground basement and includes a one story detached wood frame garage.
 - The design is a classic Chevy Chase Dutch Colonial; cottage with 8" lap siding with painted wood shutters, a gambrel roof with shed dormers, an enclosed side porch and 6/6 double hung windows (simulated divided light). The roof material is artificial slate.
 - The property includes a large detached garage with a simple gable roof.
 - In 1999 a rear addition was added to the house.
 - There are currently two existing a/c units in the front yard screened by an existing fence and shrubs.
 - The lot size is 7490 sq. feet including a rear terrace and a parking area/ driveway with pervious pavers. The current lot coverage including the garage is below the required 35%.
 - The house is considered to be a 'contributing resource' to Chevy Chase Village.
- b. The proposed improvements include a second story addition above the existing side porch, a two-story addition behind the existing house over the existing rear patio, a modification to the existing rear addition roof lines and repair/ update of the garage.
 - All alterations are proposed to relate in scale and pay homage to the original design.
 - The addition over the side porch includes, a gambrel style roof line set back noticeably from the existing façade and the existing porch entablature to the front and the side. Two skylights (2'x3') will be added to the roof in order to provide natural light to the existing Master Bath and will not be visible from the street. The siding will be 4" to the weather in order to distinguish it from the original house and to breakdown the scale of the addition. A single window shed dormer faces the street for added views and light. The windows, siding color, roof material, and all trim work will match the original house design. The proposed ridgeline of the new addition is significantly lower than the original house ridgeline. There are no proposed changes to the existing enclosed porch below.
 - The rear proposed addition is also a gambrel roof set back from the existing left side porch with the ridgeline matching the existing addition and also significantly lower than the original house roofline.

The addition is entirely in the rear yard set behind the original house. The first floor siding will be 8" to the weather to match the original house and the second floor will be 4" to the weather again to distinguish the addition from the original house and to break down the scale. The windows, siding color, roof material, and all trim work will match the original house design. There is a one story proposed bay to this addition that mimics the detailing of the existing side porch. A new stone terrace is also proposed for outdoor enjoyment.

- The proposed rear roof modification will simplify the massing from the existing crashing of multiple roofs which is an eye sore. This roof will match the proposed gambrel style of the rear addition. This modification again sits back from the main body of the house and the ridgeline noticeably lower than the original house. This simplification extends the existing rear entry porch. The columns on said porch will be changed to match the existing side porch. All materials will match the proposed rear addition.
- The repairs and updates to the original detached garage include: a new garage door (overhead, carriage style), repair of the existing siding and trim, new windows, and a new metal roof are included in this work. All other repairs will match existing detailing
- The lot coverage of the proposed modification do not exceed the required 35% lot coverage (34.69%).

Here is a list of the neighbors:

Mr. Dane Butswinkas
24 Hesketh Street
Chevy Chase, MD 20815

Mr. and Mrs. Dugan
20 Hesketh Street
Chevy Chase, MD 20815

Mr. Ross Wiener and Ms. Mel Oncu
21 Hesketh Street
Chevy Chase, MD 20815

Mr. and Mrs. Lively
23 Hesketh Street
Chevy Chase, MD 20815

17 Hesketh Street (unoccupied)
Chevy Chase, MD 20815

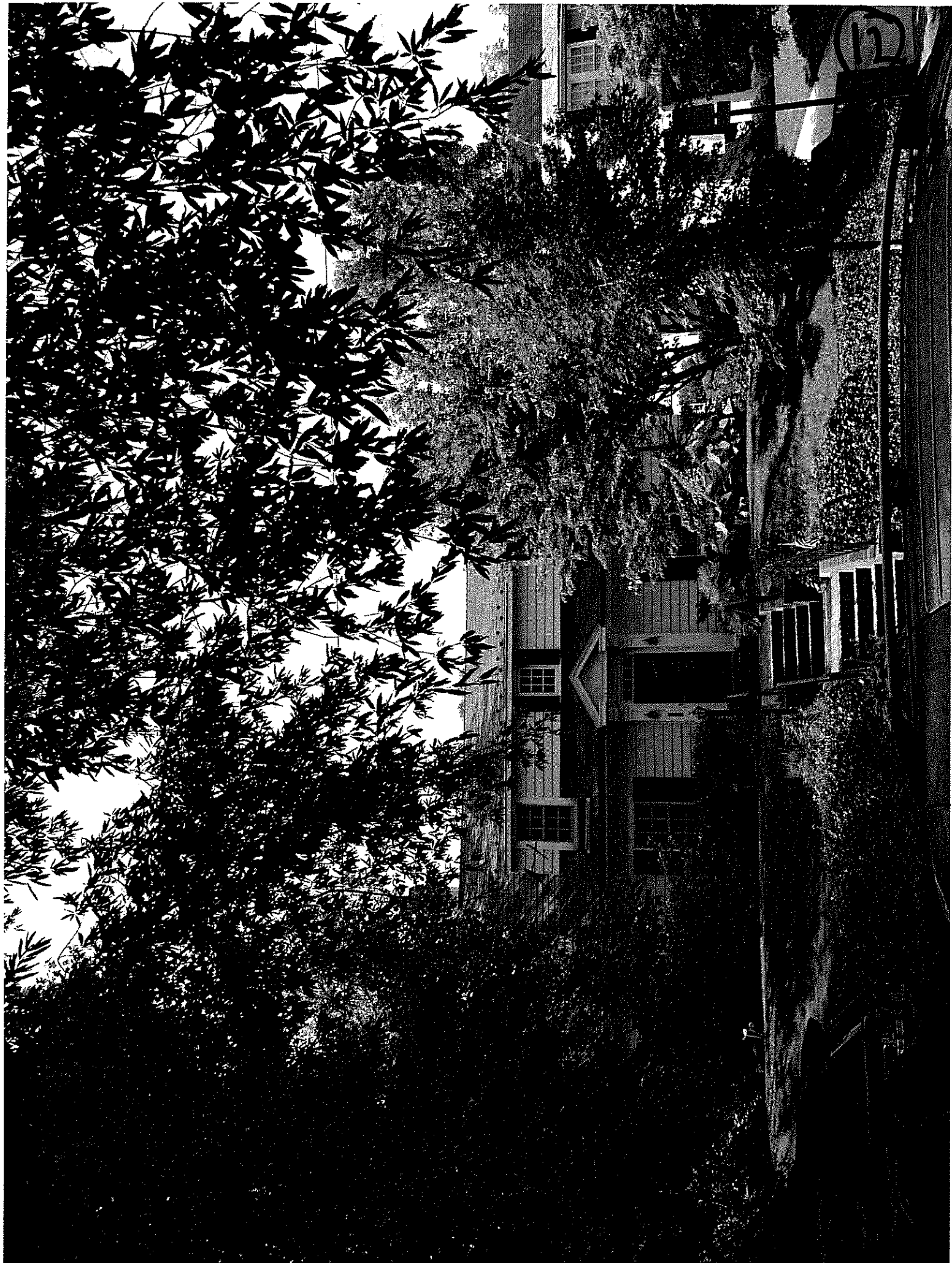
On Grafton

Mr. and Mrs. Schendt
or Current Resident
17 Grafton Street
Chevy Chase, MD 20815

Mr. Josh Bonnie
19 Grafton Street
Chevy Chase, MD 20815

Ellen L. McKee
or Current Resident
21 Grafton Street
Chevy Chase, MD 20815

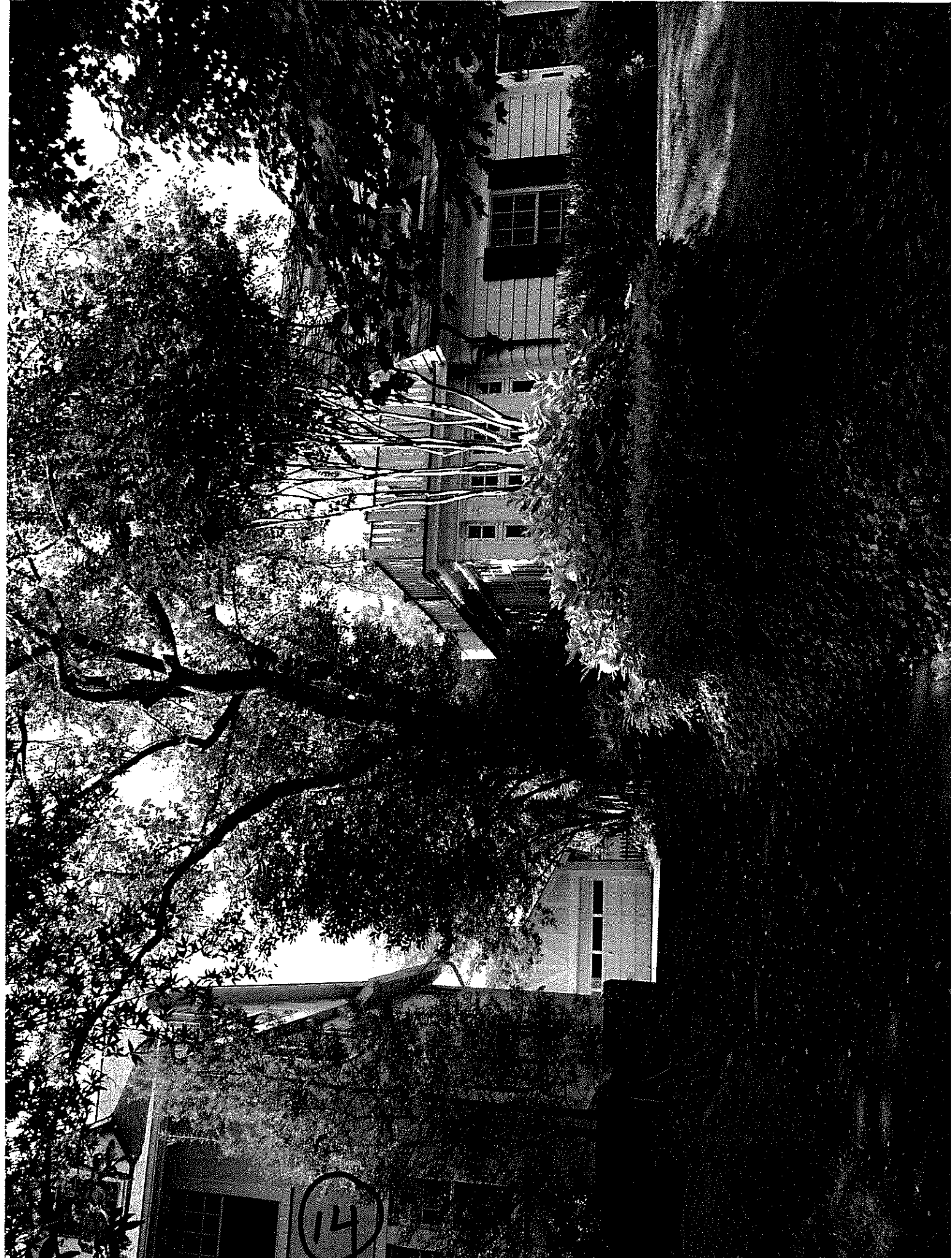




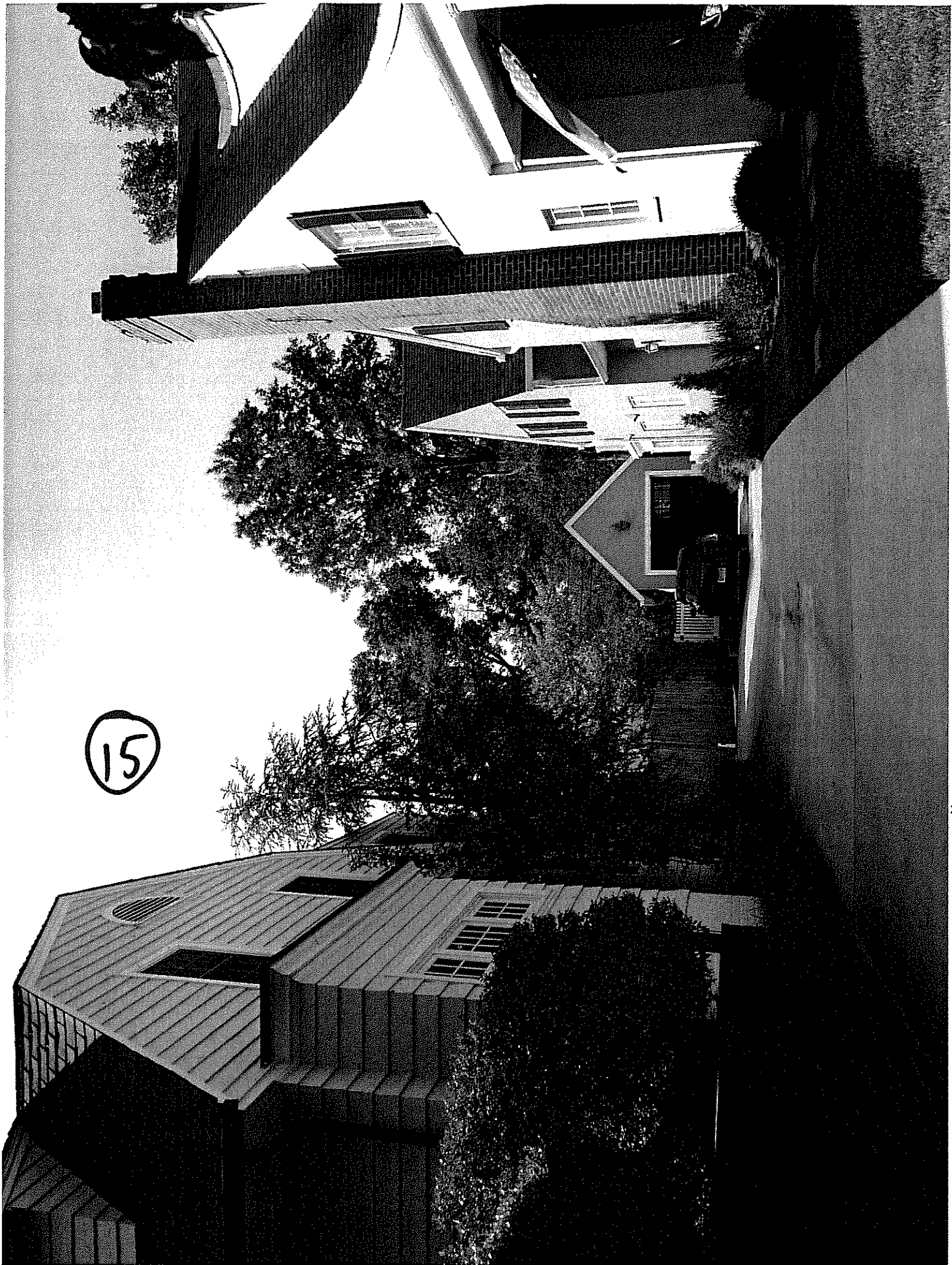
13



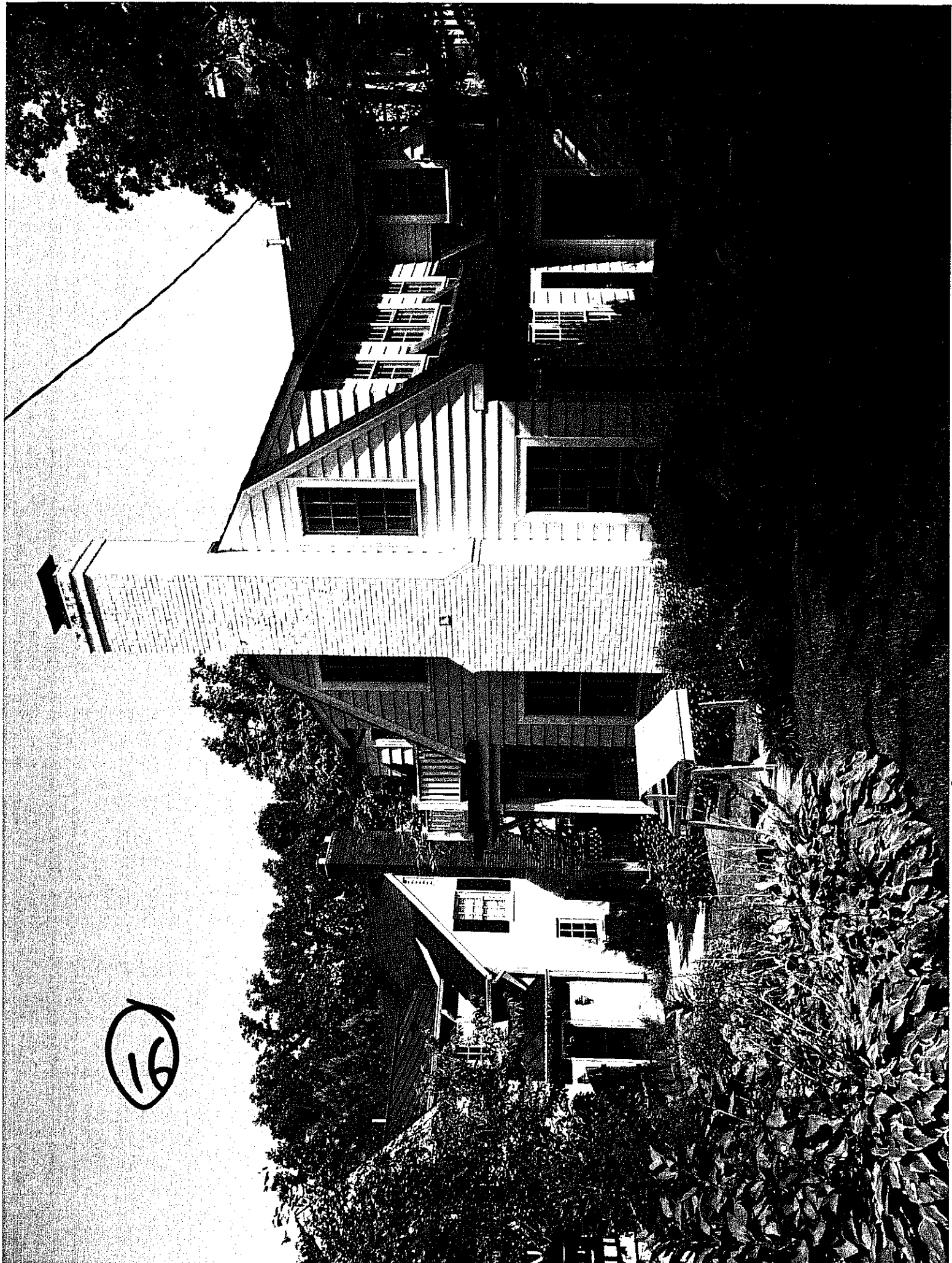
T
2
0
R
F



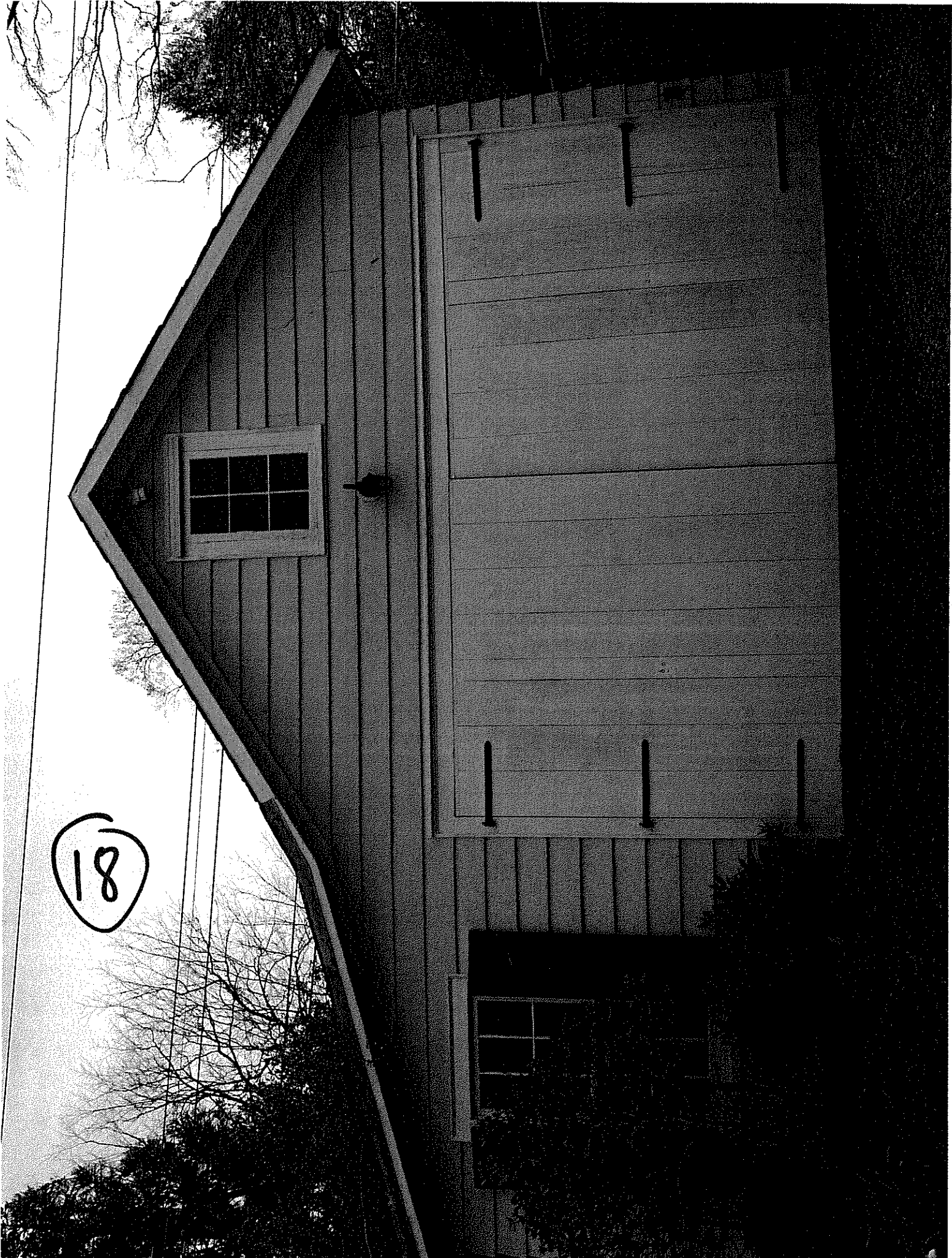
14



15







18



Rill Architects
4833 Rugby Avenue
Bethesda, MD 20814

August 16th, 2017

Material Specifications
Marcus Addition
Chevy Chase, Maryland

Project Description: Additions and renovations to an existing 2-story wood frame house with Basement.

Conditioned square footage included in this contract:

- First Floor square footage addition: 357
- First Floor square footage renovation: 200
- Second Floor square footage addition: 469
- Second Floor square footage renovation: 443
- Basement square footage addition: 350
- Basement square footage renovation: na
- **Total square footage: 1,819**

UTILITIES AND SITE WORK

1. Landscaping:
 - a. Provide Terrace per drawings.
 - b. Provide termite treatment.
 - c. New gate and fencing by Owner.
 - d. Driveway work by Owner.
 - e. Tree protection plan by Owner.
 - f. All planting by Owner.
2. Utilities:
 - a. General Contractor to coordinate and provide connections as required.
 - b. Confirm meter locations and condenser locations with Architect.
3. Electrical:
 - a. Provide and install outlets and switches per code. All outlets in baseboard UNO.
 - b. Stock painted square corner switch and outlet cover plates.
 - c. Recessed fixtures: Lightolier Model 1002 P1 frame-in kit with 1071 reflector. Use Type IC cans at exterior ceiling/attic locations - 21 units.
 - d. Surface fixtures: By Owner - 25 fixtures wired and installed by GC.
 - e. Provide lamps and bulbs for all fixtures per manufacturers' specifications.
 - f. Outdoor lighting by Owner.
 - g. Audio/media systems by Owner.
 - h. Provide Cat5/6 wiring and outlets - 4 locations.

20

4. Plumbing:
 - a. Fixture allowance: \$4,200.
 - b. High-efficiency fixtures and toilets.
 - c. PVC waste pipes and verticals.
 - d. Insulate supply and waste pipes, R-4 minimum.
 - e. Provide gas connection to MBR fireplace.
 - f. Provide gas connections to new gas powered kitchen appliances.
 - g. 2 new hose bibs (1 at the new balcony).
 - h. Provide new gas connection for exterior grill.
5. HVAC:
 - a. Provide (1) new heat pump high-efficiency for heating and cooling new areas.
 - b. Provide room-by-room load calculations.
 - c. Provide heat transfer ducts to balance zones as needed.
 - d. Provide shop drawings for ductwork.
 - e. Provide electric air filter unit.
 - f. Provide humidifier and dehumidifier unit.
 - g. Energy Star rated exhaust fans at all bathrooms.
 - h. Air-seal and insulate all HVAC ducts.

GENERAL CONSTRUCTION

1. Exterior Walls:
 - a. 2 x 6 studs 16" OC with R-19 insulation minimum.
 - b. 8" to the weather (V.I.F.) wood lap siding to match existing at all first floor walls and with 4" to the weather 'hard-i-plank' smooth lap siding at all second floor walls. (See elevations.)
 - c. Refinish all existing siding and trim – match all existing trim detailing.
 - d. Provide columns, pilasters and paneling per drawings.
2. Interior Walls:
 - a. 2x4 studs 16" OC, 1/2" GWB both sides UNO.
 - b. All low-VOC paints.
3. Foundation:
 - a. 12" Concrete walls with 12 x 24 concrete footings and brick veneer to match existing.
 - b. Continuous R-10 insulation
4. Floors:
 - a. 12" I-joists with 3/4" plywood glued and screwed.
5. Roof:
 - a. Traditional stick-framing.
 - b. Imitation slate to match existing.
 - c. Winter-guard rubber membrane at all eaves 48" up and at all roof pitches 4/12 or less.
 - d. Copper flashing at all porch roof-to-wall connections.
 - e. R-49 spray foam insulation.
6. Windows and Exterior Doors:
 - a. 'Marvin' Premium wood insulated SDL windows and doors.
 - b. Low-e argon insulated glass.



- c. Typical Hardware: Oil-rubbed bronze square hinges and knobs.
- 7. Exterior Trim:
 - a. Painted wood soffits, rakes, and eaves to match existing UNO.
 - b. Painted wood paneling per drawings.
 - c. Metal flashing at all head casings.
 - d. Door and window casings to match existing front windows.
 - e. Masonry opening casing: Match existing.
- 8. Ceiling heights UNO, framing dimensions:
 - a. First Floor: match existing.
 - b. Second floor: match existing.
 - c. Basement: match existing.
- 9. Interior Trim:
 - a. Painted wood crowns, casings, base boards to match existing UNO.
 - b. Doors and window casings, sills/stools to match existing.
 - c. See room descriptions for crowns and ceilings.
- 10. Painting:
 - a. Non-VOC paints, caulks, and fillers.
 - b. Primer and two finish coats UNO
 - c. Provide 7 2x2 sample panels for selections.
- 11. Interior Doors: 6'-8" (V.I.F.) painted solid wood six-panel doors to match existing with 'Emtek' hardware to match existing.
- 12. Wood Floors: Match existing.
- 13. Gutters & Downspouts:
 - a. Match existing gutters and downspouts.
 - b. Run all downspouts underground to grade in PVC leads and corrugated drain pipe. Provide PVC sleeves for downspouts through terraces as required.
- 14. Porches/Terraces:
 - a. Rear Porches: Random rectangular flagstone floor on 4" concrete slab as shown.
 - b. Stock fiberglass columns with painted soffits and cased beams.
 - c. Flagstone steps with brick risers.
 - d. Porch railing: Painted stock PVC.
 - e. Porch ceiling: Painted fir 1x4 beaded board typical.
- 15. Garden Walls: Provide garden walls at Terrace per drawings – 16" TOW.
- 16. Fireplaces:
 - a. MBR:
 - i. Vent free prefab unit.
 - ii. Drywall with custom surround floor to ceiling.
 - iii. Custom wood mantel.
 - iv. Flush stone slab.
 - b. Kid's Room:
 - i. Block up and eliminate.
- 17. Closets.
 - a. By Owner.

18. Existing detached garage (Provide separate pricing):
 - a. Review for structural integrity and shore up as required.
 - b. Patch and paint entire exterior.
 - c. V.I.F. all pre-existing water-leaks and repair.
 - d. Provide new concrete floor.
 - e. Provide new 'Clopay' garage door - \$3,500 allowance.
19. Terrace (See drawings):
 - a. Provide terrace as shown in drawings.
 - b. Provide random rectangular flagstone.

FIRST FLOOR

1. Kitchen/Breakfast Room:
 - a. Floors: Match existing.
 - b. Marble counters - \$12,000 allowance.
 - c. Appliances – by owner.
 - d. Cabinets – by owner.
 - e. Backsplash - \$10/sq. ft. tile allowance.
 - f. Provide 1-piece stock painted crown and 1x6 painted v-groove ceiling.
 - g. Provide built-in bench allowance - \$3,500.
 - h. Provide electric radiant heated floors.
2. Family Room:
 - a. Floors: refinish existing.
 - b. Add painted coffered beams integrated into existing.
 - c. Provide stock pilasters per plans.
3. Dinning Room:
 - a. Provide new built-in bar cabinets - \$2,000 allowance.
4. Mudroom (old Kitchen):
 - a. Cabinets by owner.
 - b. Painted 1-piece crown.
 - c. Relocate sink per plans and provide appliances installation.
 - d. Appliances by owner.

SECOND FLOOR

1. Master Bedroom:
 - a. Provide wood floor to match existing.
 - b. Provide new vent free fireplace: \$5,000 allowance.
 - c. Provide custom hearth and surround – see allowance.
2. Master Bath:
 - a. Modify per plans.
 - b. Relocate tub.
 - c. Save all finishes.
 - d. Provide two (2'x2') skylights per plans.
3. Closets:
 - a. Provide wood floors to match existing.

23

- b. Cabinet build-out by owners.
- 4. New Bedroom:
 - a. Wood floors to match existing.
 - b. Provide closet build-out allowance \$1,000.
- 5. Bath 1:
 - a. Tile floors & walls - \$5/ sq. ft. tile allowance.
 - b. Provide radiant heated floors.
 - c. Painted wood vanity with stone counter-top - \$2,500 allowance.
 - d. See plumbing fixture allowance.
- 6. Bath 2: (existing bath)
 - a. Provide all new finished and fixtures.
 - b. Tile floors & walls - \$5/ sq. ft. tile allowance.
 - c. Provide radiant heated floors.
 - d. Painted wood vanity with stone counter-top - \$2,500 allowance.
 - e. See plumbing fixture allowance.

BASEMENT

- 1. New Room:
 - a. Provide new entry doors per plans.
 - b. Carpet floor by owner.
 - c. Drywall walls and ceilings.
 - d. Casing to match existing.
- 2. Existing Recreation room:
 - a. Provide new self-leveling finished floor.



**Municipality Letter for
Proposed Construction Project**

Subject Property: 22 Hesketh Street, Chevy Chase, MD 20815
Property Owner: Maggie Marcus
Project Manager/Contractor: Rill Architects
Proposed Work: Construct rear addition

7/7/2017

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS
MICHAEL L. DINGER
Chair
ELISSA A. LEONARD
Vice Chair
DAVID L. WINSTEAD
Secretary
MINH LE
Assistant Secretary

GARY CROCKETT
Treasurer
ROBERT C. GOODWIN, JR.
Assistant Treasurer
RICHARD M. RUDA
Board Member

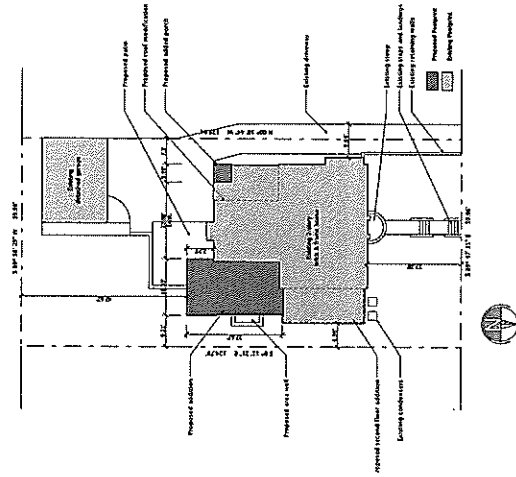
VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELLEN M. FERGUSON

25

The image contains three separate perspective drawings of a three-story building with a mansard roof. The building features multiple windows, some with shutters, and a prominent chimney on the side. The drawings are arranged horizontally, showing the front, side, and rear elevations of the structure. The style is a simple line drawing with some shading to indicate depth and form.



Standard Abbreviations

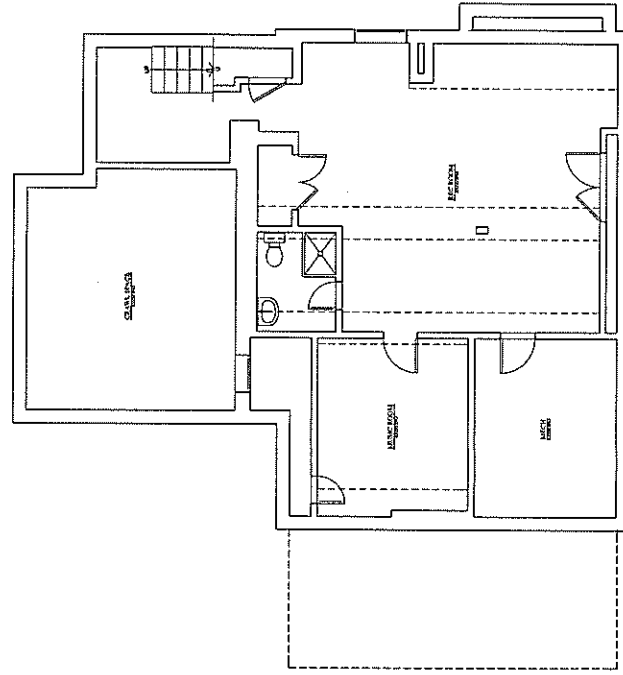


Site Plan

Surface Materials		Section Materials		Drawing Materials	
Asphalt Concrete		Asphalt Concrete		Asphalt Concrete	
Asphalt		Asphalt		Asphalt	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	
Gravel		Gravel		Gravel	

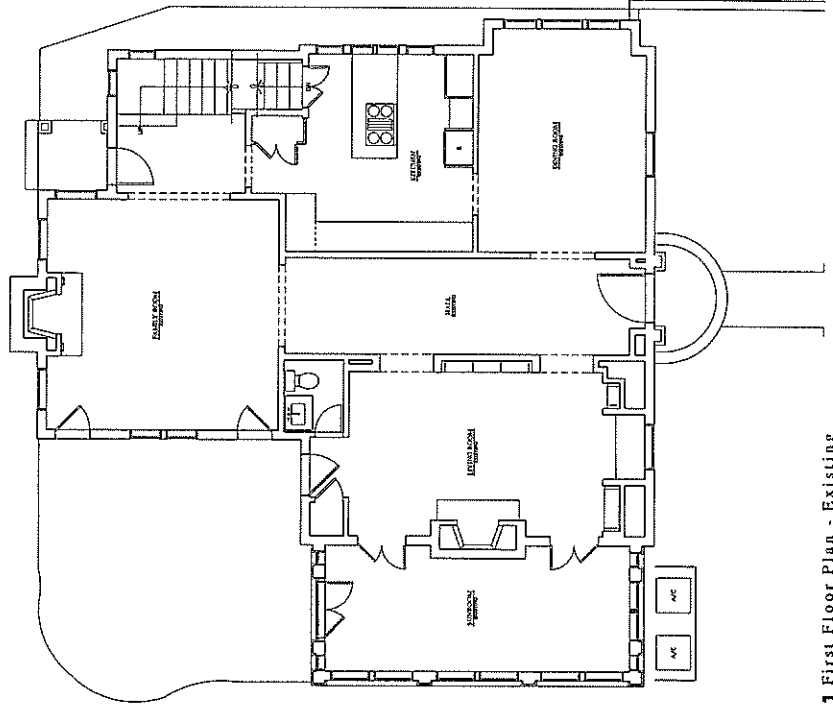
The image displays five horizontal staves, each filled with a dense, complex pattern of musical notation. The notation consists of numerous vertical stems and horizontal lines, creating a visual texture that resembles a musical score or a data visualization. The staves are arranged vertically, with each staff containing a single line of this complex notation. The overall effect is one of a highly detailed and intricate musical composition.

[illegible]



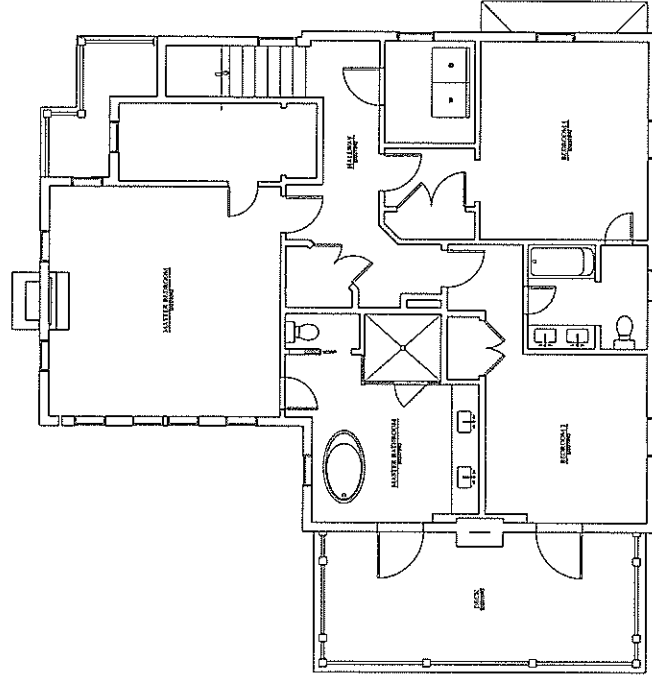
Basement Plan - Existing

27



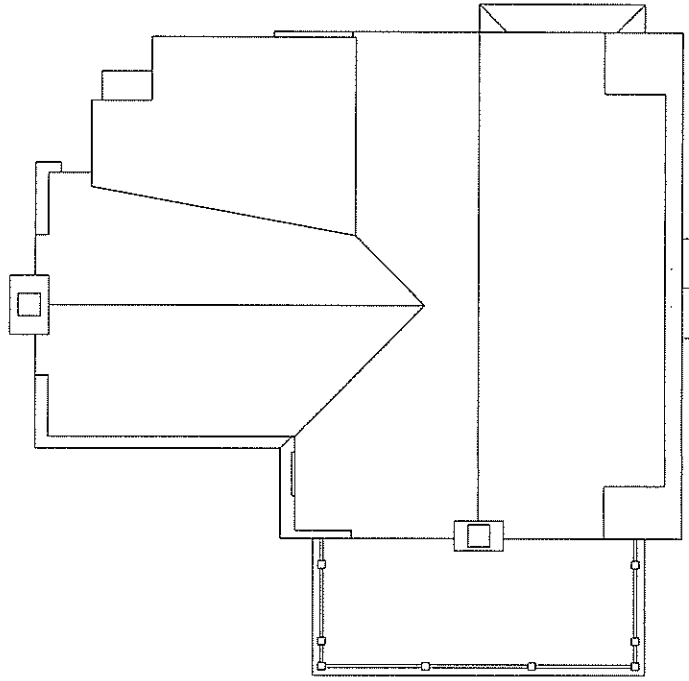
1 First Floor Plan - Existing
1/8" = 1'-0"

82



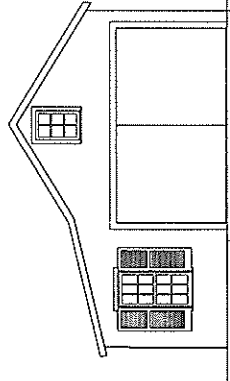
1 Second Floor Plan - Existing
1/4" = 1'-0"

29

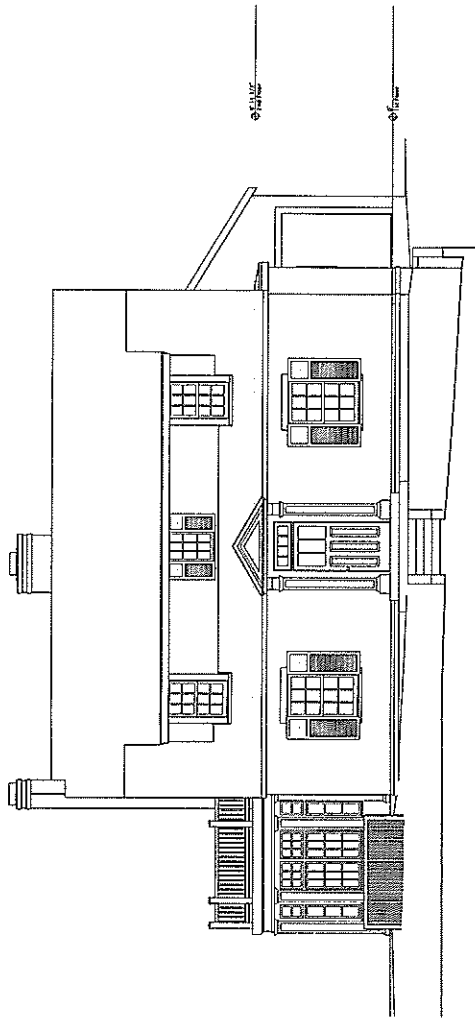


1 Roof Plan - Existing
1/8" = 1'-0"

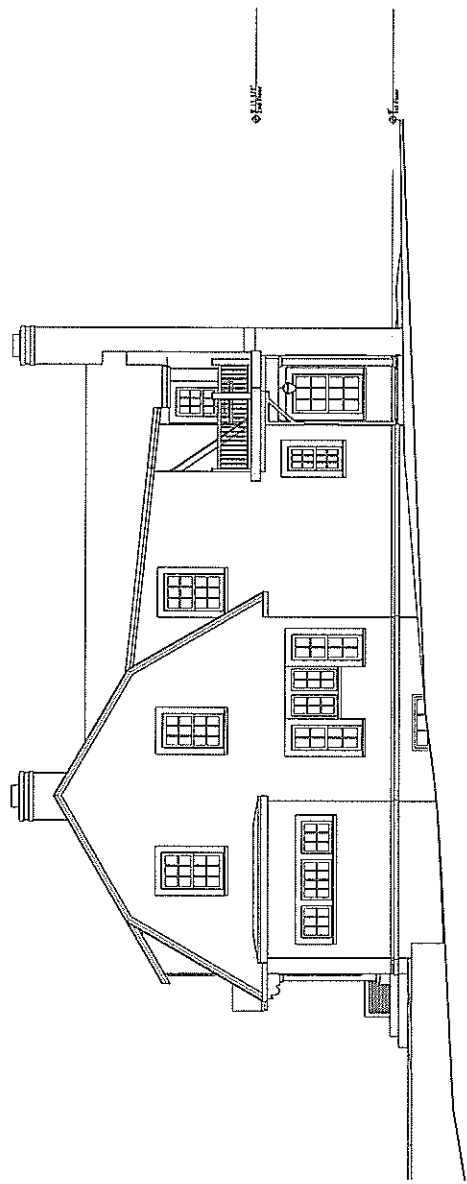
30



3 Garage Elevation - Existing
3/4" = 1'-0"

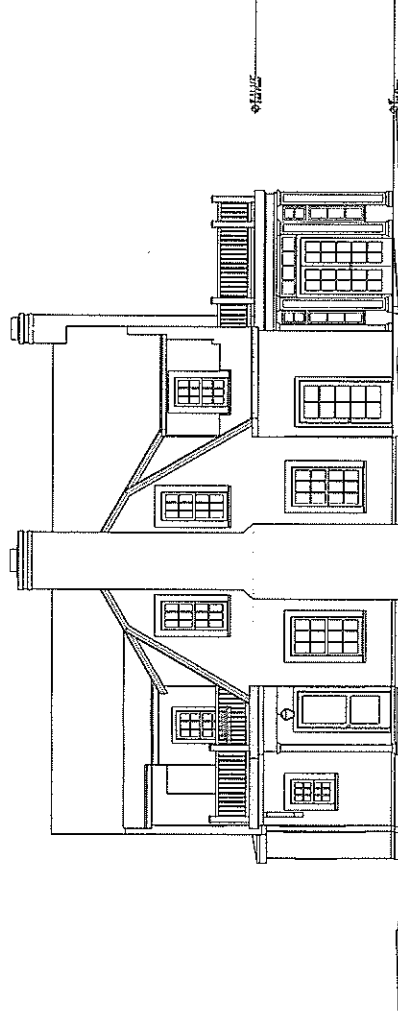


1 Front Elevation - Existing
1/4" = 1'-0"

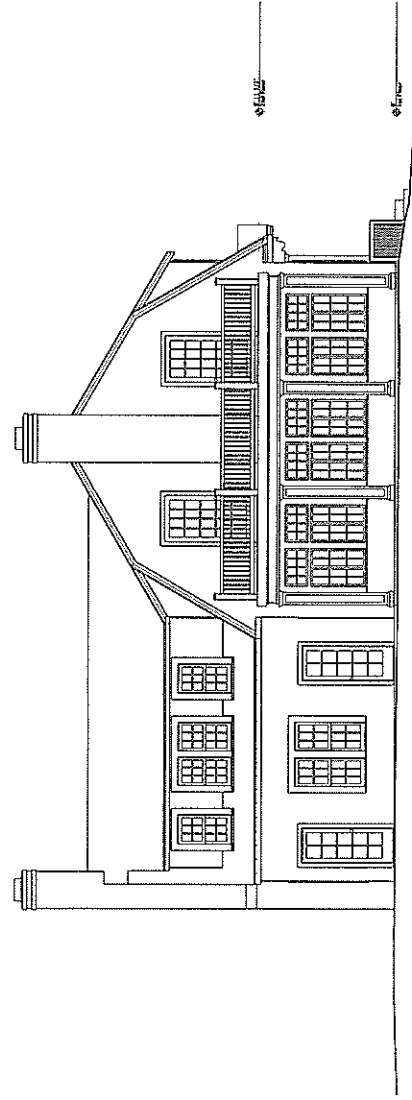


2 Right Elevation - Existing
1/4" = 1'-0"

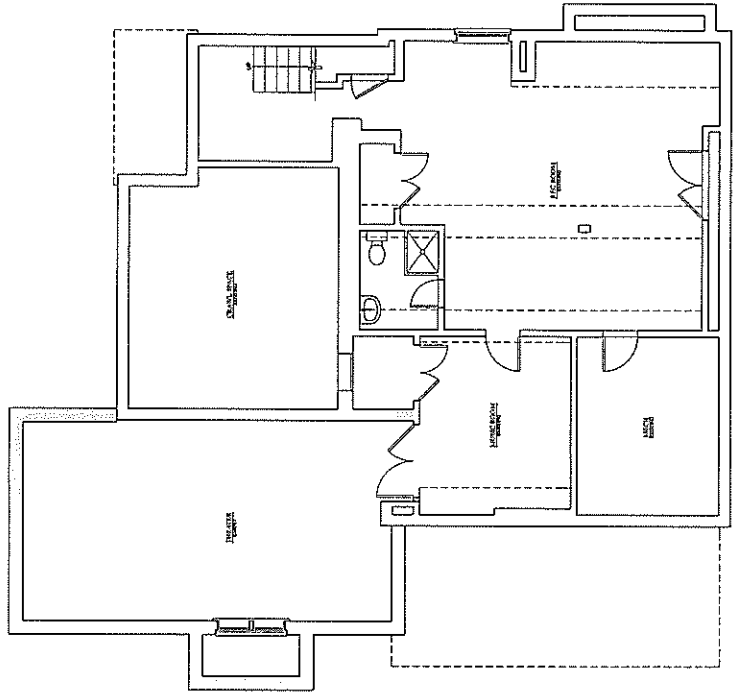
31



1 Rear Elevation - Existing
1/4" = 1'-0"

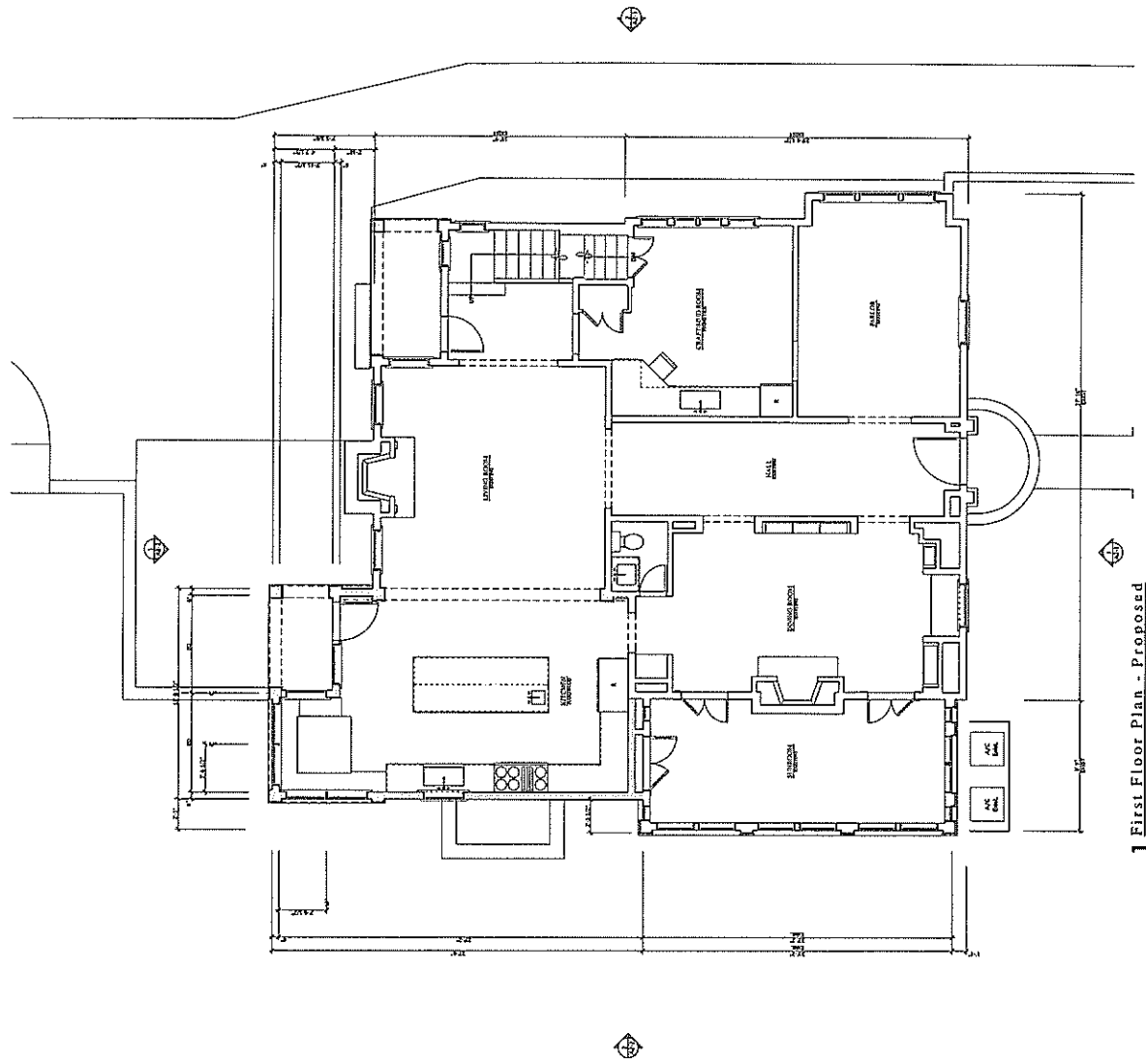


2 Left Elevation - Existing
1/4" = 1'-0"

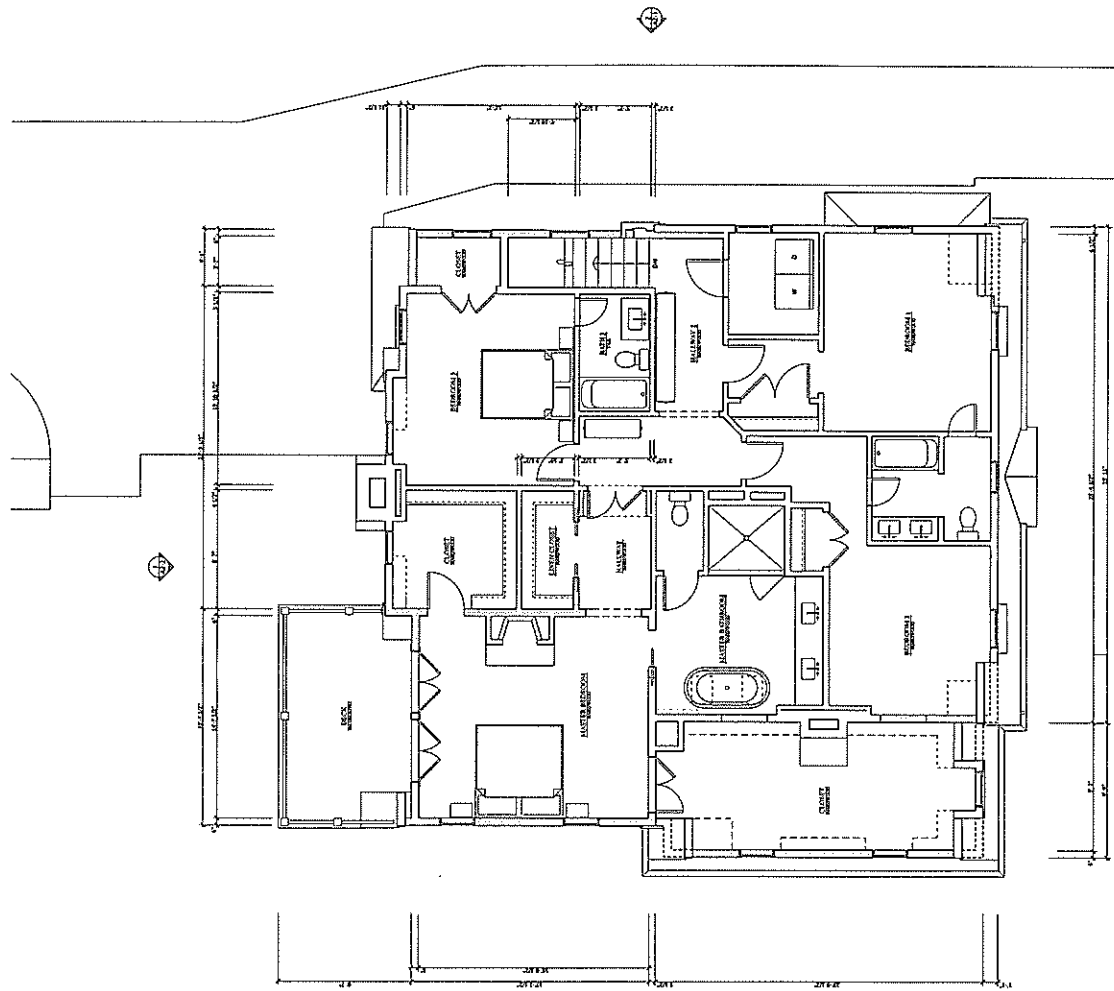


1 Basement Plan - Proposed
1/8" = 1'-0"

35

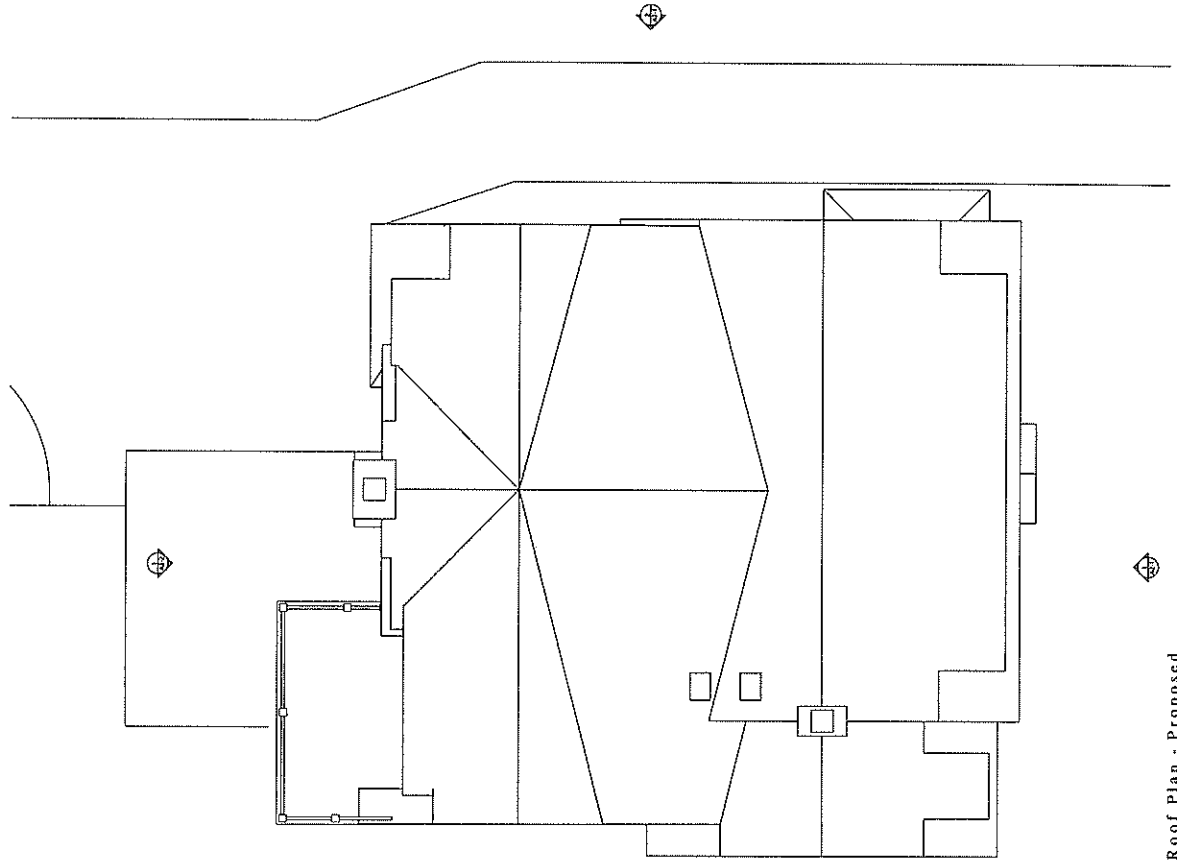


36



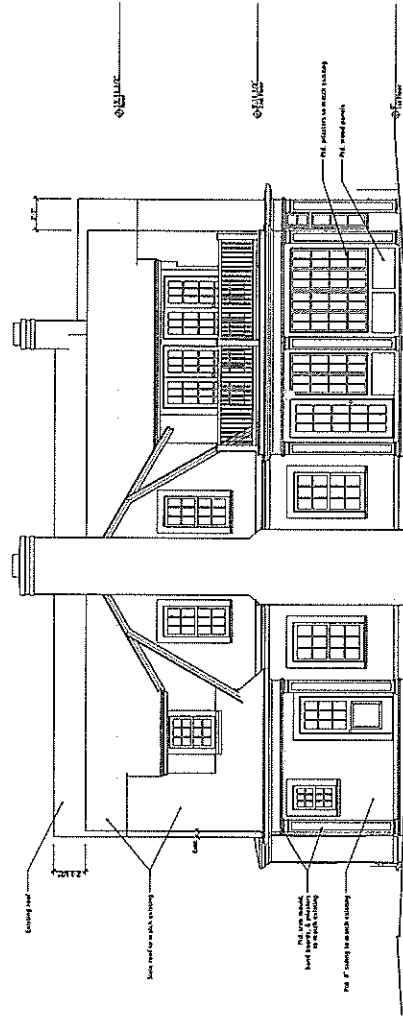
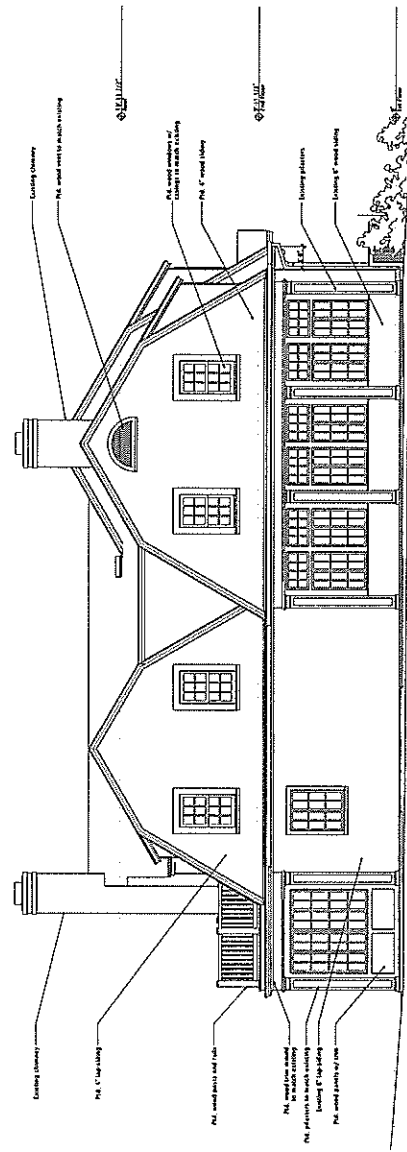
1 Second Floor Plan - Proposed
 1/8" = 1'-0"

37



1 Roof Plan - Proposed
 1/8" = 1'-0"

38

1 Rear Elevation - Proposed
1/4" = 1'-0"

2 Left Elevation - Proposed

40