

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17 Hesketh St., Chevy Chase	Meeting Date:	1/23/18
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/17/18
Applicant:	Charlet Wang	Public Notice:	1/10/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-18C	Staff:	Dan Bruechert
Proposal:	Building addition, accessory structure, and other alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with four (4) conditions** the HAWP application.

1. The proposed addition needs to be inset by 12" (twelve inches) on each side from the wall plane of the historic house.
2. The material appearance and profiles of the proposed new windows must be submitted for review and approval, with final approval authority delegated to Staff. If Staff determines the material is not acceptable an aluminum clad window in the proposed configuration is acceptable.
3. The windows must have fixed exterior and interior grilles.
4. The door and railing for the proposed new side entrance need to be submitted for review and approval with final approval authority delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Chevy Chase Village Historic District
STYLE: Classical Revival
DATE: c.1916

The subject property is a stucco, two stories tall, three bays wide house, with an asphalt-shingled side gable roof, in the "New Orleans Colonial" style. The house has a two-story, full width porch supported by four square columns. The windows on the house are a mixture of twelve-over-one, eight-over-one, and six-over-one sash windows, ten-lite French doors, and a centrally-located Palladian window. There is a small addition in the northeast (right-rear) of the house that has a shed roof with stucco siding to match the historic house. While a date for this addition is difficult to discern, its outline is not shown in the 1959 County Atlas, suggesting a date sometime after 1959.

There is a single bay garage/accessory structure to the rear with clapboard siding, exposed roof

rafter tails, and a single casement window.

PROPOSAL

The applicant is proposing to:

- Construct a new side entrance porch,
- Demolish the non-historic rear addition and wood deck,
- Construct a new two-story rear addition,
- Demolish the accessory structure,
- Construct a new accessory structure in the rear yard, and
- Construct a new rear deck

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 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.

- 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.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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.
- 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.
- 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
- 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.
- 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.

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 of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The applicant proposes to construct a new side porch and addition, demolish a small rear addition and construct a much larger addition in its place. Additionally, the applicant proposes to demolish an accessory structure and replace it with new one in approximately the same location. Staff is generally supportive of the proposal, but recommends several conditions for approval.

Side Porch Entrance

The applicants propose to construct a new side entrance into the right side of the historic house. This proposed change will remove the third window back from the front on the right side (an eight-over-one sash) and replace it with a door. The door will be accessed by a set of wood steps with a wood railing and landing. A shed roof with Hardi siding, matching the addition, and architectural shingles will provide some protection from the elements.

While the applicant has not provided adequate details for the railing or the replacement door, Staff believes that this new entrance is, when viewed under ‘moderate scrutiny,’ an acceptable alteration to the building and that the building will still contribute to the character of the surrounding district. The simple details of this new feature will not compete with the architectural composition of the historic house. Staff supports the approval of this new entrance, but recommends conditioning the approval on the review of the railing and door, with final approval delegated to staff.

Rear Addition

Based on the information in the application and Staff's records, the existing two-story addition was likely constructed some time after 1959. The addition's design and materials create a unified appearance with the historic massing of the house. The loss of this non-historic addition will have a minimal impact on the historic resource or the surrounding streetscape and Staff supports its demolition.

In place of the small addition, the applicant proposes to construct a 40' × 20' (forty feet by 20 feet) rear addition. This addition will extend to the wall planes of the historic house massing and will almost double the house footprint (the footprint of the historic house is 40' × 23'). The addition will be clad in Hardi siding with a 7" (seven inch) reveal with the smooth side facing out. The foundation will be red brick, which matches the exposed foundation on the rear of the house. The roof will be a rear-facing gable, with the addition's ridgeline set below the ridge of the historic side-facing gable. The roof will be covered in asphalt architectural shingles to match the existing shingles. The applicant proposes to use an Anderson 200 Series Vinyl-Clad windows, mostly in a six-over-one lite pattern. The applicant also proposes to use several four-over-one sash windows, in addition to several multi-lite French doors and three single-pane casement windows.

Staff finds that while the size of the addition is significant, it is not inconsistent with the size and scale found throughout the Chevy Chase Village Historic District. The roof cornice will carry through to the addition and create a uniform element that draws the two portions of the building together. This proposal would create a 43' (forty-three feet) deep, uninterrupted, wall plane. Staff believes that this new expanse would create an appearance that is inconsistent with the design of the historic house would negatively impact the integrity of the contributing structure (per the Chevy Chase Village *Design Guidelines*). As is common practice with rear additions, Staff recommends that the rear addition be inset from the historic wall plane by 12" (twelve inches) on each side. This relief creates a clearer division between the new and historic construction, and it will break up the massing of the side of the house, lessening its impact on the surrounding district. This inset will also reduce the visibility of the first floor of the right side of the addition, which has no windows.

The materials proposed for the exterior of the addition are compatible with the historic stucco and brick. Hardi siding has become a widely-accepted material for new construction in the Chevy Chase Village Historic District. The proposed red brick foundation is consistent with the foundation of the historic house. The house currently has an exposed brick foundation at the rear (see the photo below); and staff finds the proposed brick foundation on the new addition to be a compatible material and supports its approval. The proposed rear gable roof will have a minimal impact on the house and its shape and lower slope will minimize its impact from the public right-of-way. The proposed shingles will match what is currently on the house, which Staff believes will better integrate into the design of the historic house.



Staff finds the size and configuration of the proposed windows are compatible with the design of the historic house. The windows on the side elevations, which are subject to moderate scrutiny, will be six-over-one sash windows. The windows on the rear, which are subject to lenient scrutiny, are a variety of configurations, from sash to casement to French doors. The applicant is proposing to install Andersen 200 Series windows throughout the proposed addition. These are a vinyl clad window and will have fixed exterior and interior grilles. The *Design Guidelines* state, “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... Vinyl and aluminum windows (other than storm windows) should be discouraged.” These windows will be at least 64’ (sixty-four feet) from the public right-of-way and their visibility mitigated due to the narrow setback on the right side and the chimney obscuring the visibility of the left side of the addition. While the *Design Guidelines* state that vinyl and aluminum windows should be discouraged, their use in new construction has been accepted. There are two general challenges with vinyl clad windows. First, vinyl windows tend to have a very flat profile, where wood, and aluminum clad windows have significantly more. The profile breaks up the plane of the window and creates an appearance more consistent with a traditional true divided lite window. The second challenge for vinyl windows is that the material is much more reflective than a painted wood window or powder coated aluminum window so that it draws the eye to attract attention rather than blend in with the historic materials. As specifications for this proposed window were not provided, Staff can support the proposed size and configuration of the windows, but cannot support approval of the window material or profile. Staff recommends that the HPC either condition approval on the use of an acceptable aluminum clad window or the delegate the review and

approval of an Andersen 200 Series window to Staff only after a sample window has been examined.

Accessory Structure

The accessory structure in the right rear is a one-bay garage on a concrete slab. It is covered in wood clapboard and has a single six-lite casement window and an accordion-style vehicle door. The building is in generally poor condition and is showing significant signs of water damage. As this building is detached from the historic house any proposed changes to the garage should be subject to lenient scrutiny which requires “a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.” The applicant proposes to demolish the existing structure and construct a replacement in matching dimensions on the existing concrete pad.

Staff finds that the demolition of this accessory structure can be supported by using the liberal interpretation of preservation rules” as dictated in the requirements for “lenient scrutiny.” General preservation rules require the repair rather than replacement of historic features; however, this structure would require extensive repair/replacement to both the framing and the exterior materials. Staff finds that while it may be possible to repair this structure, the *Design Guidelines* support its demolition and reconstruction. The new accessory structure will match the dimensions of the existing, but will be clad in Hardi siding to match the addition and will have a painted wood garage door with lites, rather than the extant, opaque accordion-style doors. Staff supports this proposal and does not believe that this work will have a significant impact on the historic house or the surrounding district.

Deck

The applicant proposes to construct a new 12' × 17' (twelve feet by seventeen feet) deck to the rear of the house. This deck will be constructed out of wood and will match the design of the existing rear deck. Due to the change in slope and its placement behind the new addition, this deck will not be visible from the public right-of-way. The *Design Guidelines* state that alterations to the rear of a resource should be approved as a matter of course. This new deck will not detract from the historic resource or the surrounding district and staff supports its approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with four (4) condition** the HAWP application;

1. The proposed addition must be inset by at least 12” (twelve inches) on each side from the wall plane of the historic house.
2. The material appearance and profiles of the proposed new windows must be submitted for review and approval, with final approval authority delegated to Staff. If Staff determines the material is not acceptable an aluminum clad window in the proposed configuration is acceptable.
3. The windows must have fixed exterior and interior grilles.
4. The door and railing for the proposed new side entrance must be submitted 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: CWANG@ELLACORP.com Contact Person: Charlet Wang
Daytime Phone No.: 202-236-4388
Tax Account No.: _____
Name of Property Owner: Charlet Wang Daytime Phone No.: 202-236-4388
Address: 17 Hesketh St Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Charlet Wang/Bloom Development LLC Phone No.: 202-236-4388
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 17 Street: Hesketh
Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Village
Lot: P2 Block: 29 Subdivision: Sec 2
Liber: 12192 Folio: 302 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION 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: \$ _____

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 44" 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.

Charlet Wang
Signature of owner or authorized agent

12/26/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(9)

1. Written Description of Project

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

Circa 1916 New Orleans Colonial style stucco house features double deck front porch with two-story high columns. 17 Hesketh Street is located in the historical Chevy Chase Village.

Rear garden shed is, in poor condition, has galvanized metal siding and painted metal roof.

Rear fence installed by neighbor behind and partial picket fence installed by the neighbor on the right.

- b. *General description of project and its effect on the historical resources(s), and, where applicable, the historic district.*

ADDITION

Proposed 830 SF footprint two-story addition will take place in the rear of the property. Front of the property will be preserved only minor repair and paint (matching existing color) if necessary. The proposed exterior will be in Hardi Plank fiber cement horizontal siding, color coordinating with the existing stucco color.

GARDEN SHED

Replace existing rear garden shed with matching Hardi plank and asphalt shingle roof. The existing shed is composed in galvanized metal and painted metal roof.

The proposed garden shed will stay the same footprint, 18'3" x 18'1" in size. The window will be original windows recycle from the house. The double door size is 7'x7' from Amana Garage Doors, painted in white.

DRIVEWAY

Replace failing asphalt driveway with exposed-aggregate concrete driveway in the same location. New driveway will stop at front of house and not enter side or rear yards. No new curb cut.

FENCE

Install picket fence on each side the property, matching adjoining neighbor's style. Enclose back yard and provide one or two gates.

SIDE ENTRANCE

Install new side entrance to the new mudroom on the right hand of the house, enlarging the existing window opening in the kitchen. New entrance size, 4'x4'.

DECK

Replace deck on the rear with new deck attached to the house. Size 12" x 7"

ROOF

New addition roof will be asphalt shingled gable style as is the existing. It will have a shallower pitch than the main roof to be hidden from the front. Matching existing color.

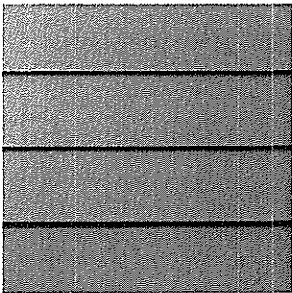
4. Materials Specifications

Addition will be typical residential construction materials, differentiated from the historic stucco and compatible in massing, size, scale, colors and architectural features.

a. Siding:

New Hardie plank lap siding will be installed for the new addition and garden shed, in smooth finish, 8 1/4", in Aged Pewter color, which will match the existing house.

www.jameshardie.com



b. Windows and doors:

All windows for the new addition will be in energy efficient double glazed, double hung windows, matching existing window styles. Repair and keep all windows and doors on the front and most windows on both sides. Repair and keep on the house all front shutters and all but one set of shutters on the side.

www.andersenwindows.com

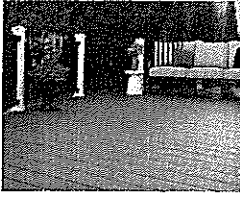
c. Rear Deck

The rear deck will be in pressure treated lumber, unpainted, unpainted. Size 12" x 7"

e. Side Entrance

Wood railing and steps in Trex material. Size, 4'x4'

www.trex.com



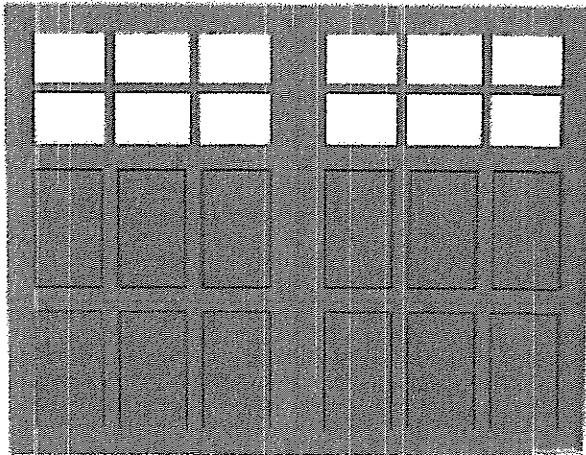
f. Fence

Picket cedar fence matching the existing style of the neighbors, unpainted.



g. Garden Shed Door

Solid wood door, painted white.



<http://www.amanadoors.com/>

6. Three Survey

There are no trees will be affected in this project.

HAWP APPLICATION: MAILING ADDRESS FOR NOTIFYING
Adjust and Confronting Property Owner

Deanne M Ottaviano
15 Hesketh St
Chevy Chase, MD 20815

John Dugan
20 Hesketh St
Chevy Chase, MD 20815

Ross Weiner
Deanne M Ottaviano
21 Hesketh St
Chevy Chase, MD 20815

Margaret Marcus
Deanne M Ottaviano
22 Hesketh St
Chevy Chase, MD 20815

Dane Butswinkas
24 Hesketh St
Chevy Chase, MD 20815

Andrew Herman
22 W. Irving Street
Chevy Chase, MD 20815

David Williams
24 W. Irving Street
Chevy Chase, MD 20815

Carter Griffin
26 W. Irving Street
Chevy Chase, MD 20815

SERIES OPERATING AGREEMENT

FOR

BLOOM DEVELOPMENT LLC

**A DISTRICT OF COLUMBIA
LIMITED LIABILITY COMPANY**

THIS SERIES OPERATING AGREEMENT, dated as of November
27, 2017, by and among the undersigned parties, who by their execution of this Operating Agreement have become members of BLOOM DEVELOPMENT LLC, a District of Columbia limited liability company (the "Company"), as further defined under the series provisions hereunder, provides as follows:

RECITALS

The undersigned parties have caused the Company to be organized as a limited liability company under the laws of the District of Columbia effective as of the date hereof, and they wish to enter into this Operating Agreement to set forth the terms and conditions on which the management, business and financial affairs of the Company shall be conducted.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises, covenants and conditions herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

Article I. DEFINITIONS

Section 1.01 The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein):

- (a) "Act" shall mean the District of Columbia Limited Liability Company Act, DC Code §29-801 et seq., as amended and in force from time to time.
- (b) "Articles" shall mean the articles of organization of the Company, as amended and in force from time to time.
- (c) "Capital Account" shall mean as of any given date the amount calculated and maintained by the Company for each member as provided in Section 6.05 hereof.
- (d) "Capital Contribution" shall mean any contribution to the capital of the Company by a Member in cash, property or services, or a binding obligation to contribute cash, property or services, whenever made.

- (e) "Code" shall mean the Internal Revenue Code of 1986 or corresponding provisions of subsequent superseding federal revenue laws.
- (f) "Company" shall refer to BLOOM DEVELOPMENT, LLC, or in the event of a Member of a specific Series, the specific Series.
- (g) "Entity" shall mean any general partnership, limited partnership, limited liability company, corporation, joint venture, trust, business trust, cooperative or other association.
- (h) "Initial Capital Contribution" shall mean the initial contribution to the capital of the Company by a Member, as determined pursuant to Section 6.01 hereof.
- (i) "Member" shall mean each Person that is identified as an initial Member in Article III hereof or is admitted as a Member (either as a transferee of a Membership Interest or as an additional Member) as provided in Article VIII hereof. A Person shall cease to be a Member at such time as such Person no longer owns any Membership Interest.
- (j) "Membership Interest" shall mean the ownership interest of a Member in the Company, which may be expressed as a percentage equal to such Member's Capital Account divided by the aggregate Capital Accounts of all Members. The Membership Interests may be recorded from time to time on a schedule attached to this Operating Agreement.
- (k) "Operating Agreement" shall mean this Operating Agreement, as originally executed and as amended from time to time.
- (l) "Person" shall mean any natural person or Entity, and their heirs, executors, administrators, legal representatives, successors, and assigns of such Person where the context so admits.
- (m) "Series" shall mean a separate segment of the Company that operates pursuant to DC Code § 29-802.06.

Article II. PURPOSES AND POWERS

Section 2.01 *Purposes*. The purposes of the Company shall be to:

- (a) Purchase, hold, develop, construct, and/or renovate real estate, or as further described herein.
- (b) Engage in any other lawful business.

Section 2.02 *Powers*. The Company shall have all powers and rights of a limited liability company organized under the Act, to the extent such powers and rights are not proscribed by the Articles.

Article III. NAMES AND ADDRESSES OF INITIAL MEMBERS; PRINCIPAL OFFICE

Section 3.01 *Names and Addresses of Initial Members*. The names and addresses of the initial Members of the Company are as follows:

Charlet Wang
3922 Ingomar St NW
Washington, DC 20015

Steven Seelig
3922 Ingomar St NW
Washington, DC 20015

Section 3.02 *Principal Office*. The principal office of the Company shall initially be located at: 3922 Ingomar St NW, Washington DC 20015. The Members may change the principal office from time to time.

Section 11.13 *Creditors.* None of the provisions of this Operating Agreement shall be for the benefit of or enforceability by any creditor of the Company.


Section 11.14 *Counterparts.* This Operating Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Section 11.15 *Entire Agreement.* This Operating Agreement sets forth all of the promises, agreements, conditions and understandings among the parties respecting the subject matter hereof and supersedes all prior negotiations, conversations, discussions, correspondence, memoranda and agreements among the parties concerning such subject matter.

The Undersigned, being the sole Member of the Company, hereby agrees, acknowledges and certifies that the foregoing Operating Agreement constitutes the sole and entire Operating Agreement of the Company, adopted by the sole Member of the Company as of the date first written above.



Charlet Wang
Member, Bloom Development LLC
Member, Bloom Development LLC – 3812 Jocelyn Street Series
Member, Bloom Development LLC – 4905 Rodman Series 1
Member, Bloom Development LLC – Bloom Art Series 1
Member, Bloom Development LLC – 17 Hesketh Series 1



Steven Seelig
Member, Bloom Development LLC
Member, Bloom Development LLC – 3812 Jocelyn Street Series
Member, Bloom Development LLC – 4905 Rodman Series 1
Member, Bloom Development LLC – Bloom Art Series 1
Member, Bloom Development LLC – 17 Hesketh Series 1

Design Development

dd1 of 11 Architectural Site Plan
dd2 of 11 Lower Level Plan
dd3 of 11 First Floor Plan
dd4 of 11 Second Floor Plan
dd5 of 11 Third Floor Plan
dd6 of 11 Building Section
dd7 of 11 Front Elevation
dd8 of 11 Right Side Elevation
dd9 of 11 Rear Elevation
dd10 of 11 Left Side Elevation
dd11 of 11 Garden Shed

GRAPHICS KEY:

— G — FENCE & GATE
— EXISTING STRUCTURE TO REMAIN
--- STRUCTURE TO BE REMOVED
[Hatched Box] NEW ENCLOSED STRUCTURE

**DRAFT
PRINT**

Not for Construction

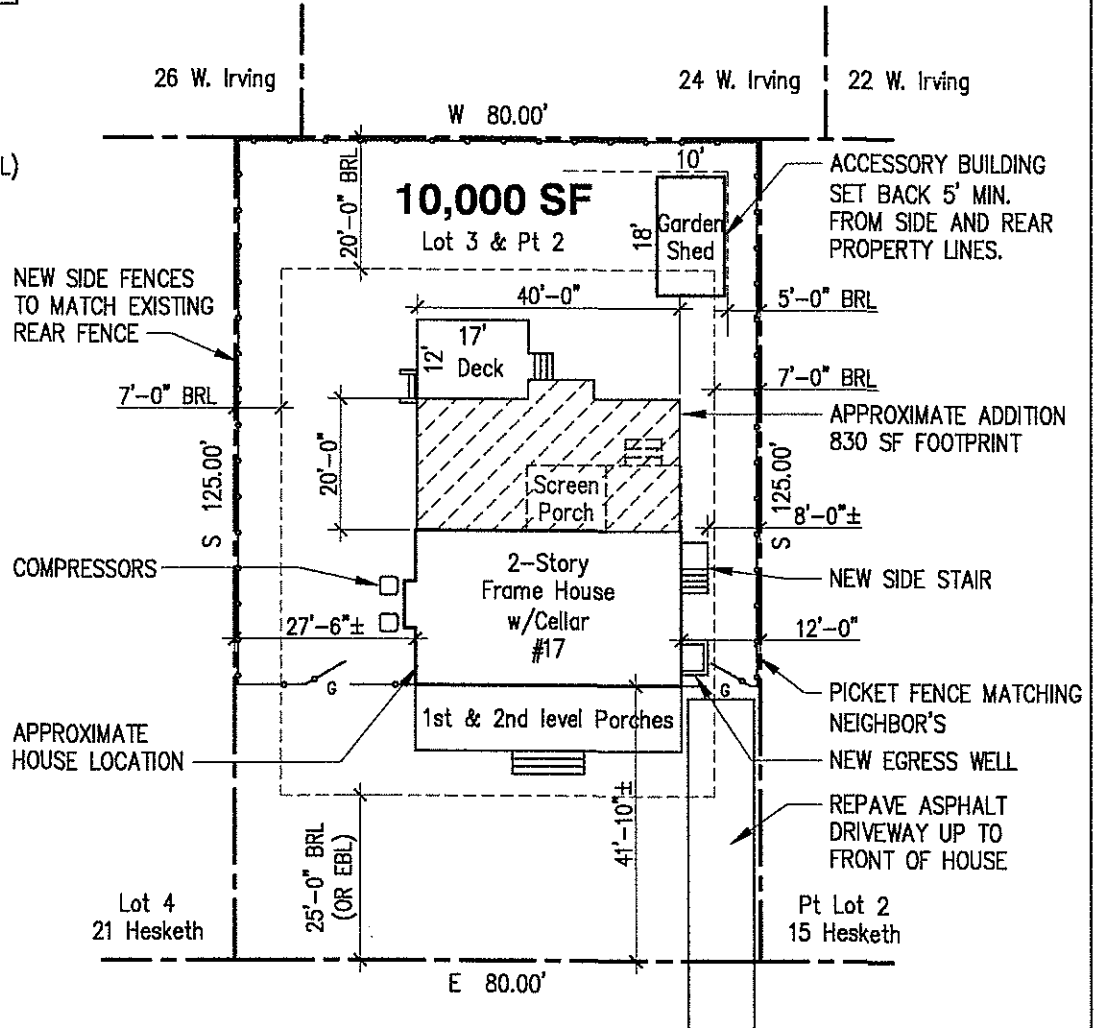
For Charlet Wang
Redeveloper

ZONE: R-60 SINGLE FAMILY RESIDENTIAL
MIN. FRONT YARD SETBACK = 25' (= EBL)
MIN. SIDE YARD = 5' (IN CC VILLAGE)
MIN. REAR YARD = 20'
MAX COVERAGE = 26% = 2,600 SF
MAX STORIES = 2 1/2 STORIES
MAX HEIGHT = 30 FT TO MIDPOINT

BAY WINDOWS UP TO 10' x 3' MAY
PROJECT INTO FRONT, REAR OR SIDE
YARDS.

PROJECT IS INTENDED TO PASS
HISTORIC COMMISSION GUIDELINES.

PROPOSED LOT COVERAGE: 1,905 SF



Hesketh Street

SITE INFORMATION TAKEN FROM 1909 PLAT
PLAN #106, 2017 TAX RECORDS, 10-21-89
FENCE STAKE-OUT BY REGISTERED
SURVEYOR #40: CHARLES A. SCHMIDT AND
11/20/17 PLAT BY LANDTECH ASSOCIATES,
INC. SHOWING EXISTING IMPROVEMENTS.

Block 29 Lot 3 & Part of 2

CHEVY CHASE

Chevy Chase, MD
Montgomery County

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

0 15' 30'

(19)



NORTH

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Design Development
Architectural
Site Plan

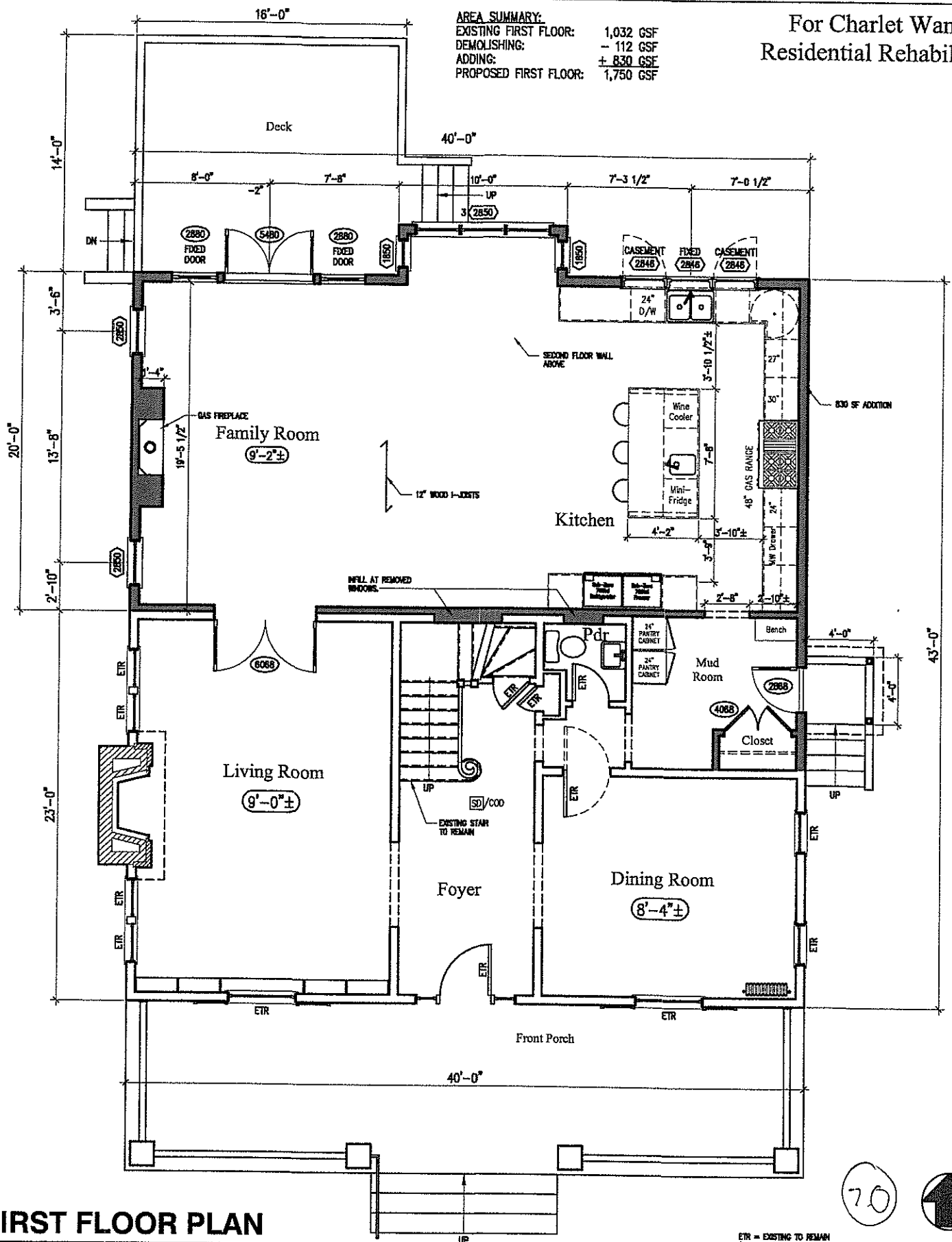
Job #: 17-27
Drawn by: DDM
Date: 12/27/17

dd1

1 of 11

For Charlet Wang,
Residential Rehabilitator

AREA SUMMARY:
EXISTING FIRST FLOOR: 1,032 GSF
DEMOLISHING: - 112 GSF
ADDING: + 830 GSF
PROPOSED FIRST FLOOR: 1,750 GSF



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,750 SF GROSS FLOOR AREA

ETR = EXISTING TO REMAIN
(OR BE REPLACED WITH
SIMILAR SIZE AND STYLE)

NORTH

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Design Development
First Floor Plan
Not for Construction

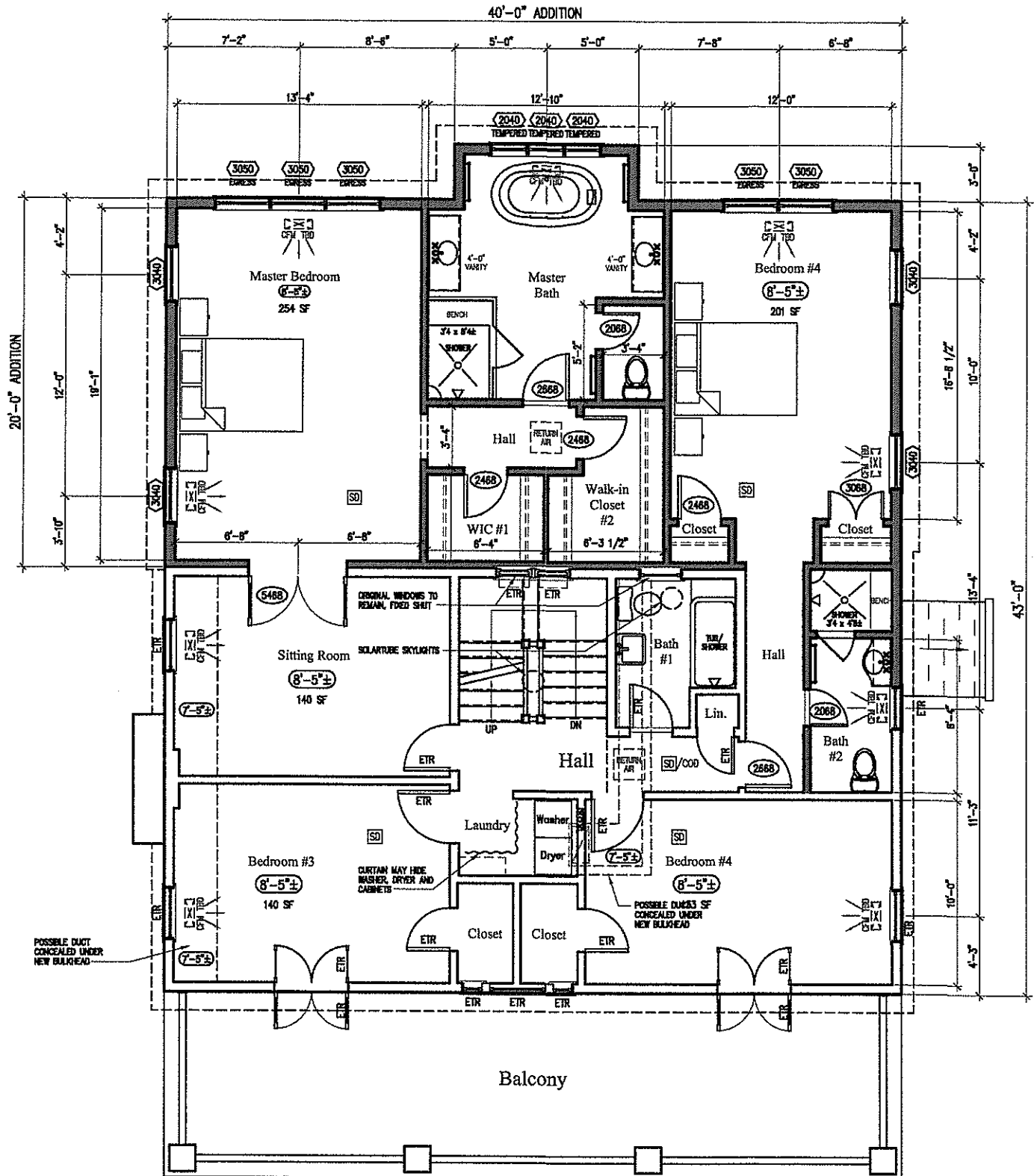
Job #: 17-27
Drawn by: DDM
Date: 12/27/17

dd3

3 of 11

AREA SUMMARY:
 EXISTING SECOND FLOOR: 989 GSF
 DEMOLISHING: - 69 GSF
 ADDING: + 830 GSF
 PROPOSED SECOND FLOOR: 1,750 GSF

For Charlet Wang,
 Residential Rehabilitator



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,750 SF GROSS FLOOR AREA

ETR = EXISTING TO REMAIN
 (OR BE REPLACED WITH
 SIMILAR SIZE AND STYLE)



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Design Development
 Second Floor Plan
 Not for Construction

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dd4

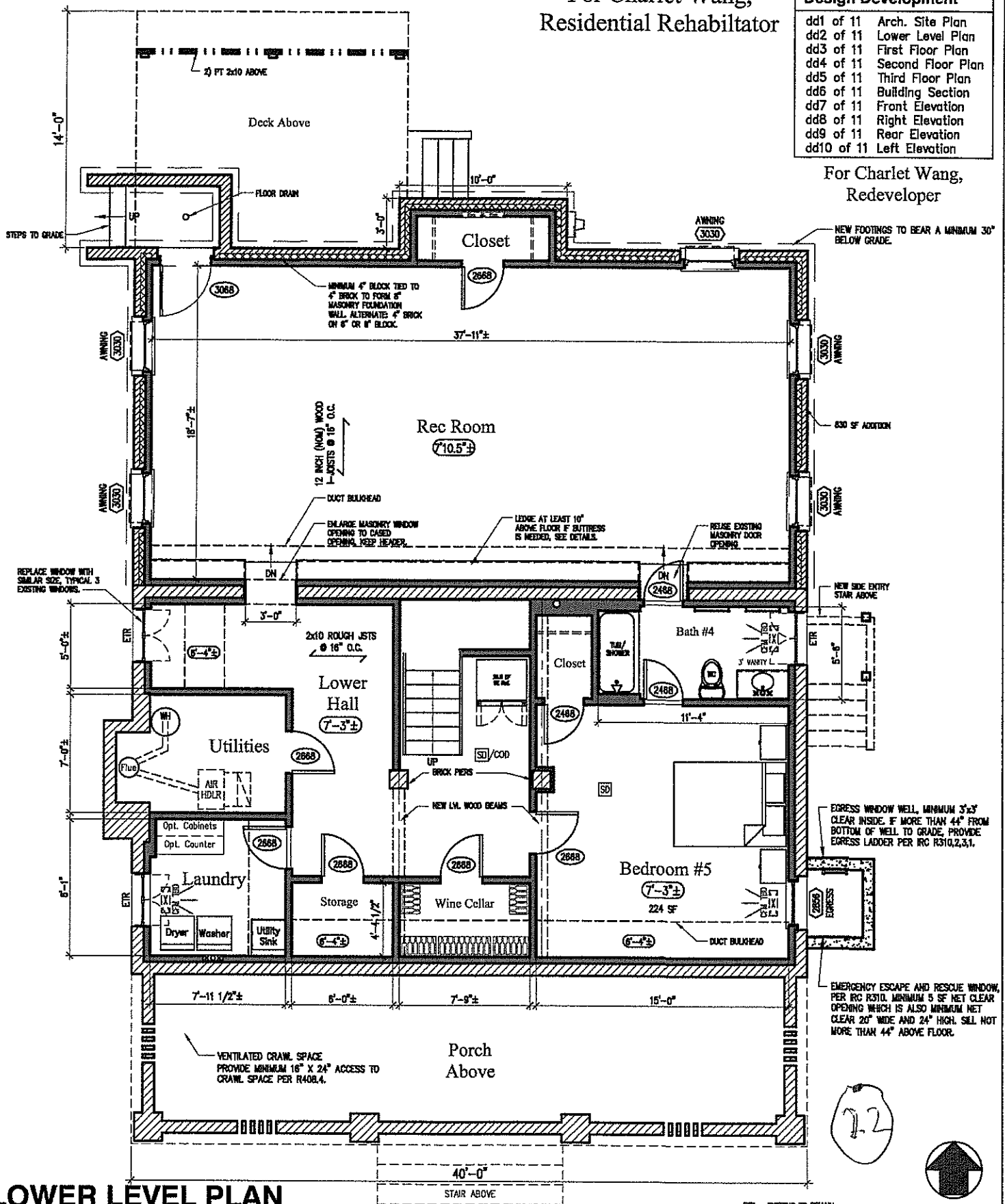
4 of 11

For Charlet Wang,
Residential Rehabilitator

Design Development

dd1 of 11 Arch. Site Plan
dd2 of 11 Lower Level Plan
dd3 of 11 First Floor Plan
dd4 of 11 Second Floor Plan
dd5 of 11 Third Floor Plan
dd6 of 11 Building Section
dd7 of 11 Front Elevation
dd8 of 11 Right Elevation
dd9 of 11 Rear Elevation
dd10 of 11 Left Elevation

For Charlet Wang,
Redeveloper



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" LOT COVERAGE: 1,720 SF HOUSE + 185
SF GARDEN SHED = 1,905 SF TOTAL

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Design Development

Lower Level Plan

Not for Construction

Job #:

17-27

Drawn by:

DDM

Date:

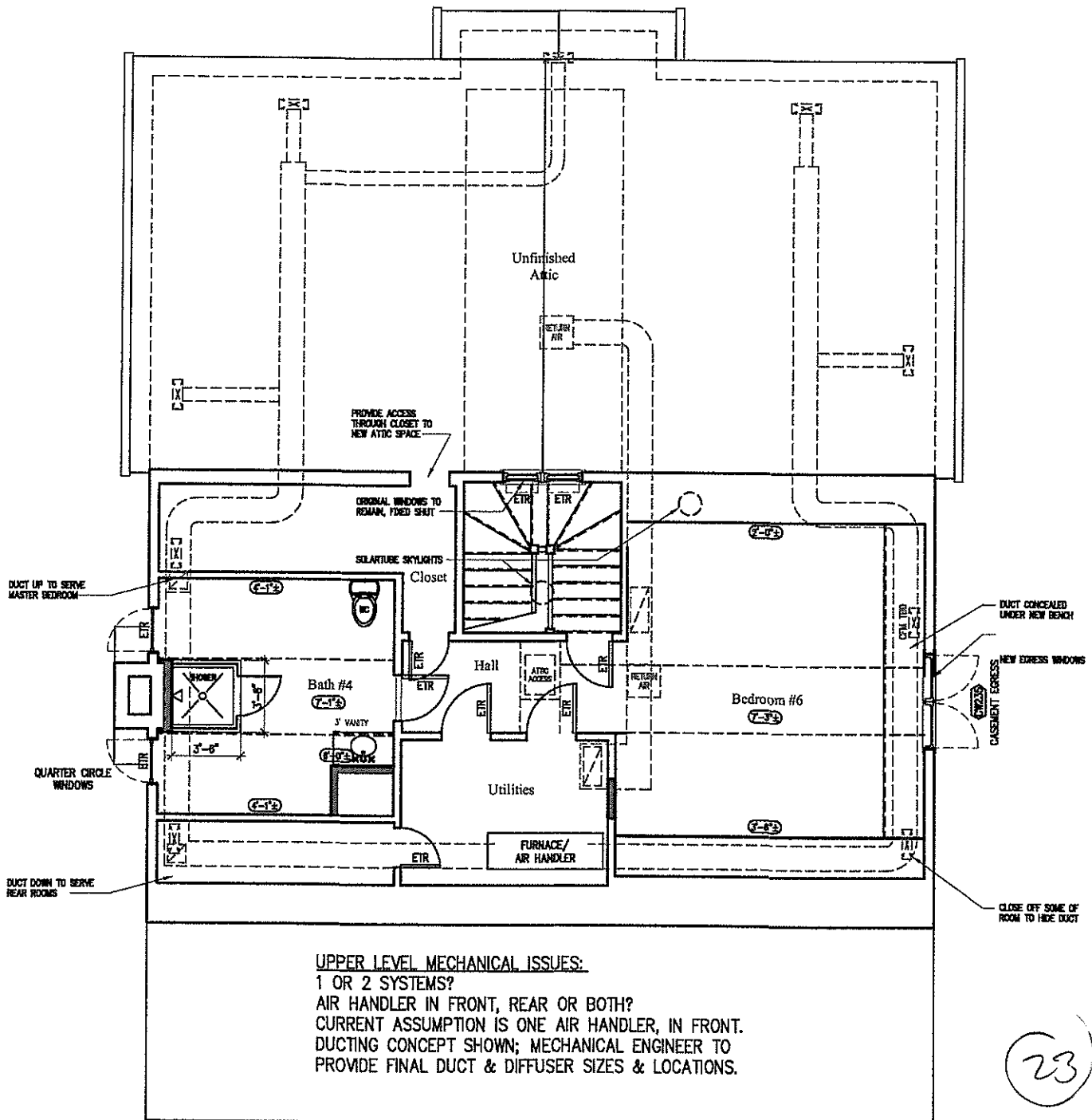
12/27/17

dd2

2 of 11

AREA SUMMARY:
 EXISTING THIRD FLOOR: 644 SF
 WALLING OFF: - 34 SF
 ADDING: ± 0 SF
 PROPOSED THIRD FLOOR: 610 SF

For Charlet Wang,
 Residential Rehabilitator



THIRD FLOOR PLAN

SCALE 1/8" = 1'-0" 610 SF AREA

ETR = EXISTING TO REMAIN
 (OR BE REPLACED WITH
 SIMILAR SIZE AND STYLE).

CFM TBD = CUBIC FEET PER
 MINUTE TO BE DETERMINED



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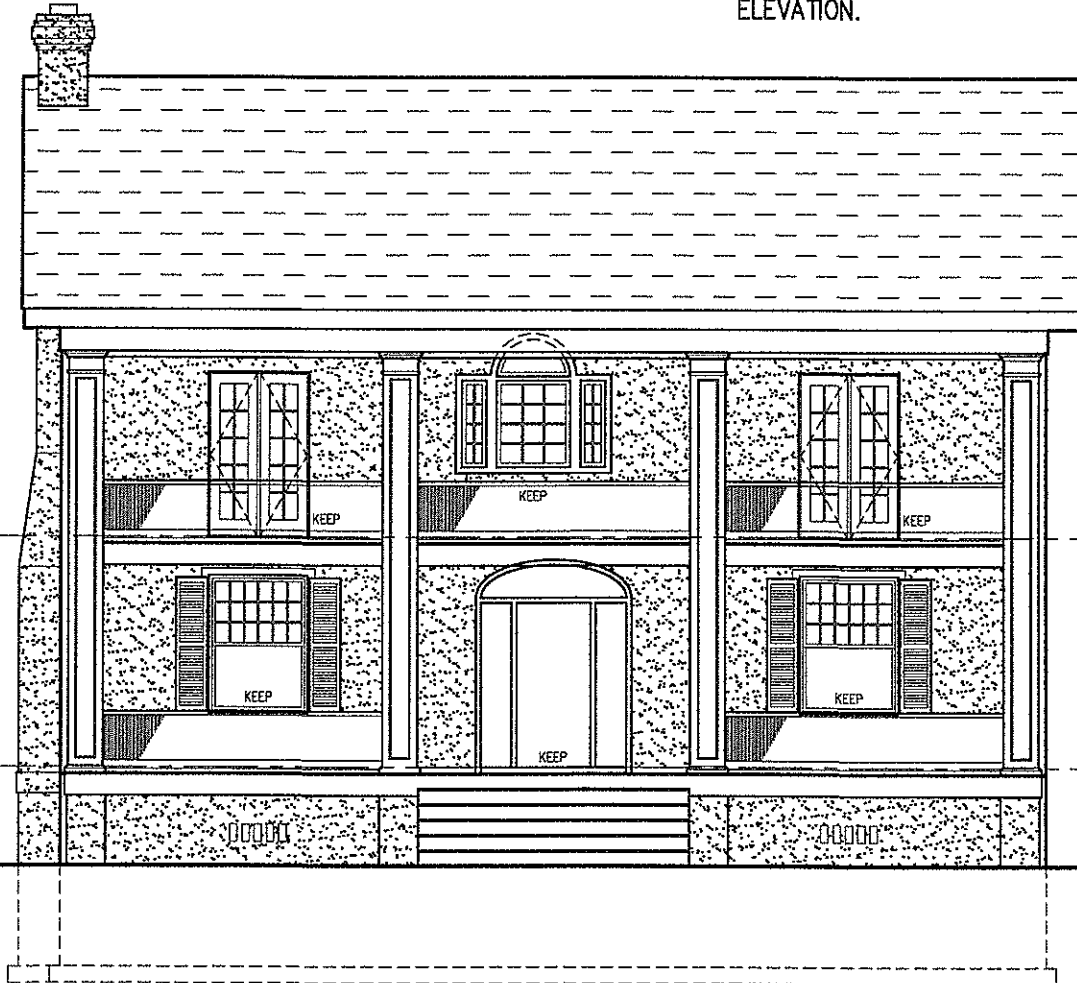
Design Development
 Third Floor Plan
 Not for Construction

Job #: 17-27
 Drawn by: DDM
 Date: 12/27/17

dd5
 5 of 11

For Charlet Wang,
Residential Rehabilitator

NO CHANGE PROPOSED TO FRONT
ELEVATION.



1
ec5

EXISTING FRONT ELEVATION

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

24

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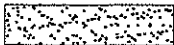
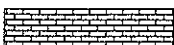

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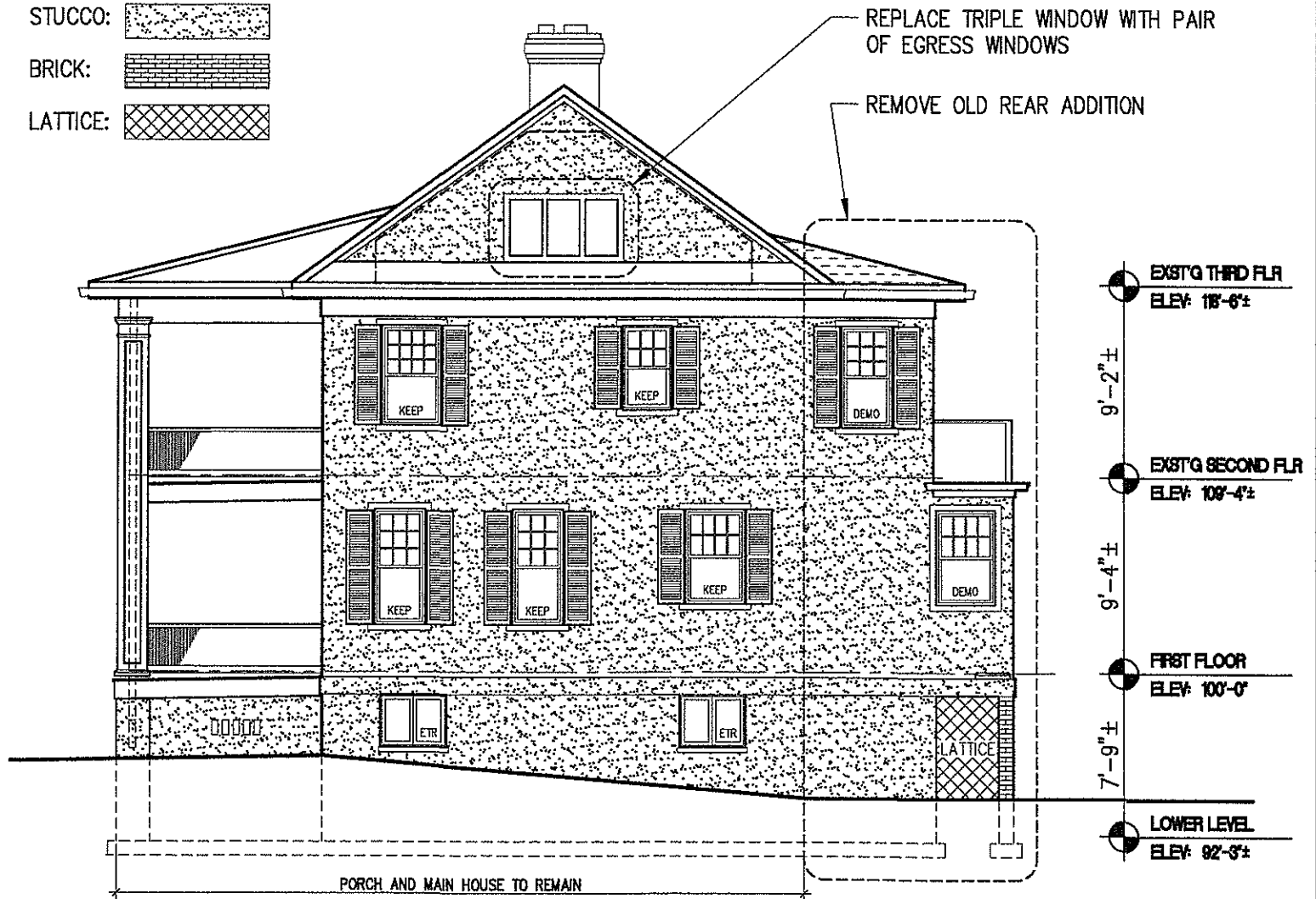
Existing Conditions
Front Elevation

Job # 17-27
Drawn by: DDM
Date: 12/26/17

ec5
5 of 8

GRAPHICS LEGEND:

STUCCO: 
BRICK: 
LATTICE: 



1 **EXISTING RIGHT ELEVATION**
ec6 **SCALE:** 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

25

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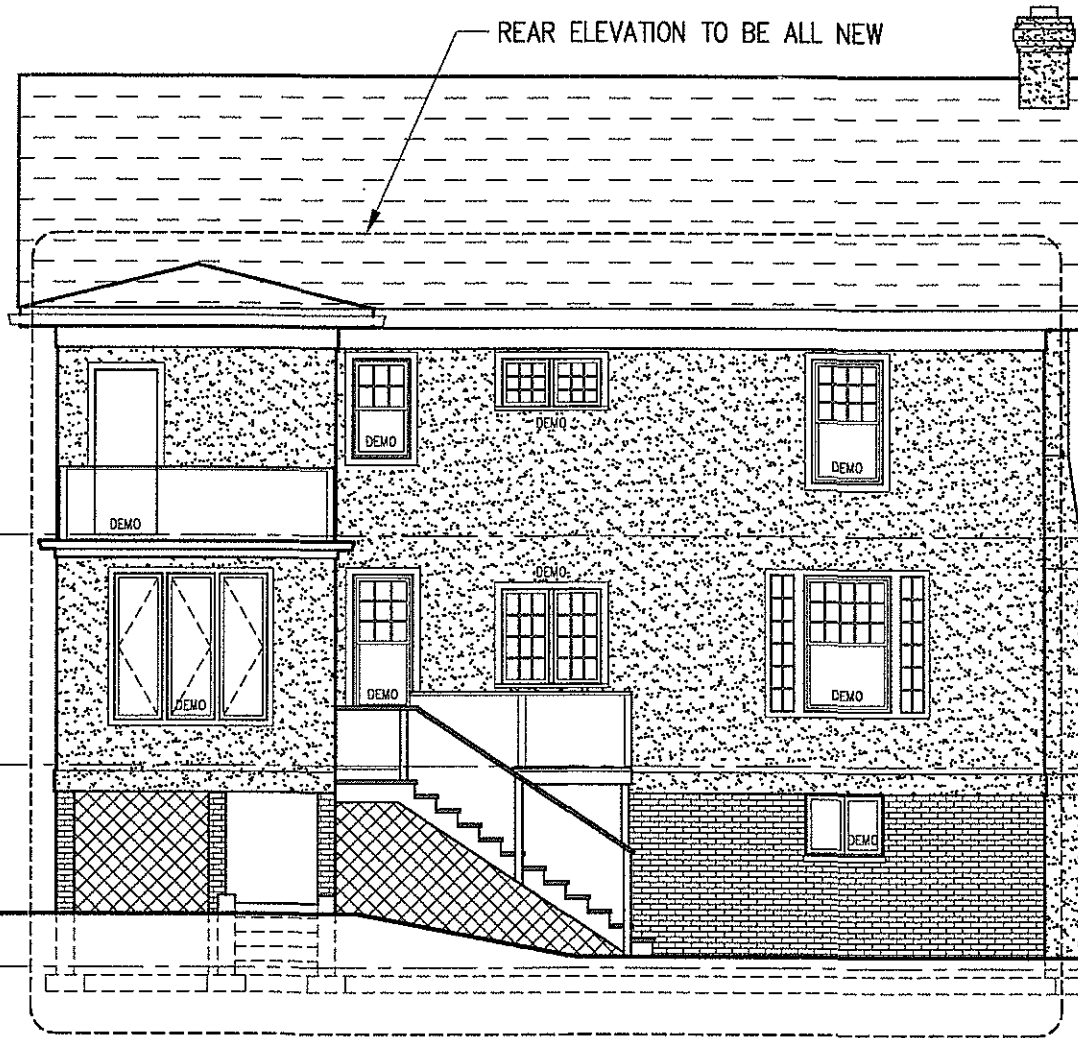
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Existing Conditions
Right Elevation

Job #
17-27
Drawn by:
DDM
Date:
12/26/17

ec6
6 of 8



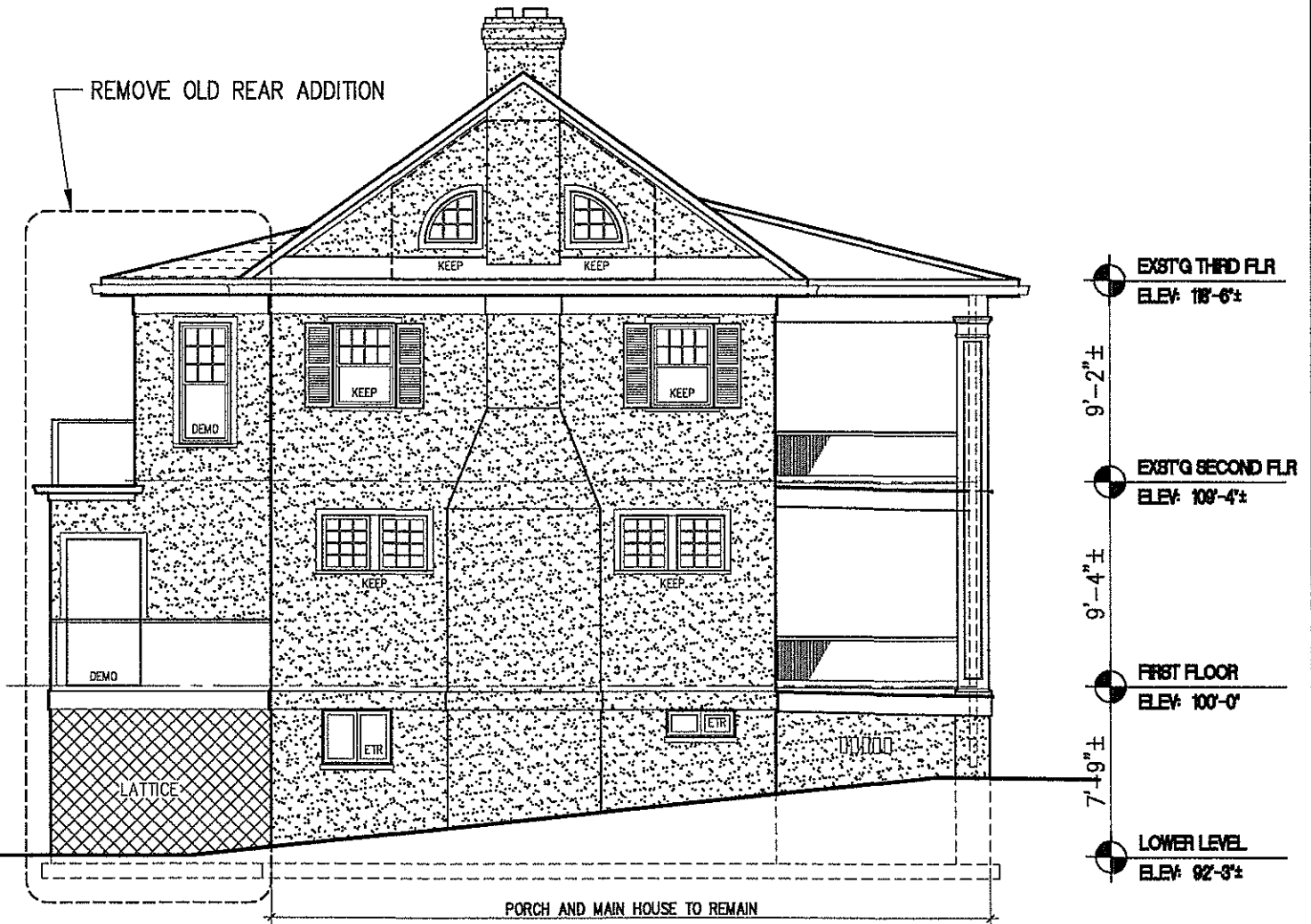
1
ec7 **EXISTING REAR ELEVATION**
SCALE: 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

26

For Charlet Wang,
Residential Rehabilitator



1 **EXISTING LEFT ELEVATION**
ec8 **SCALE:** 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

27

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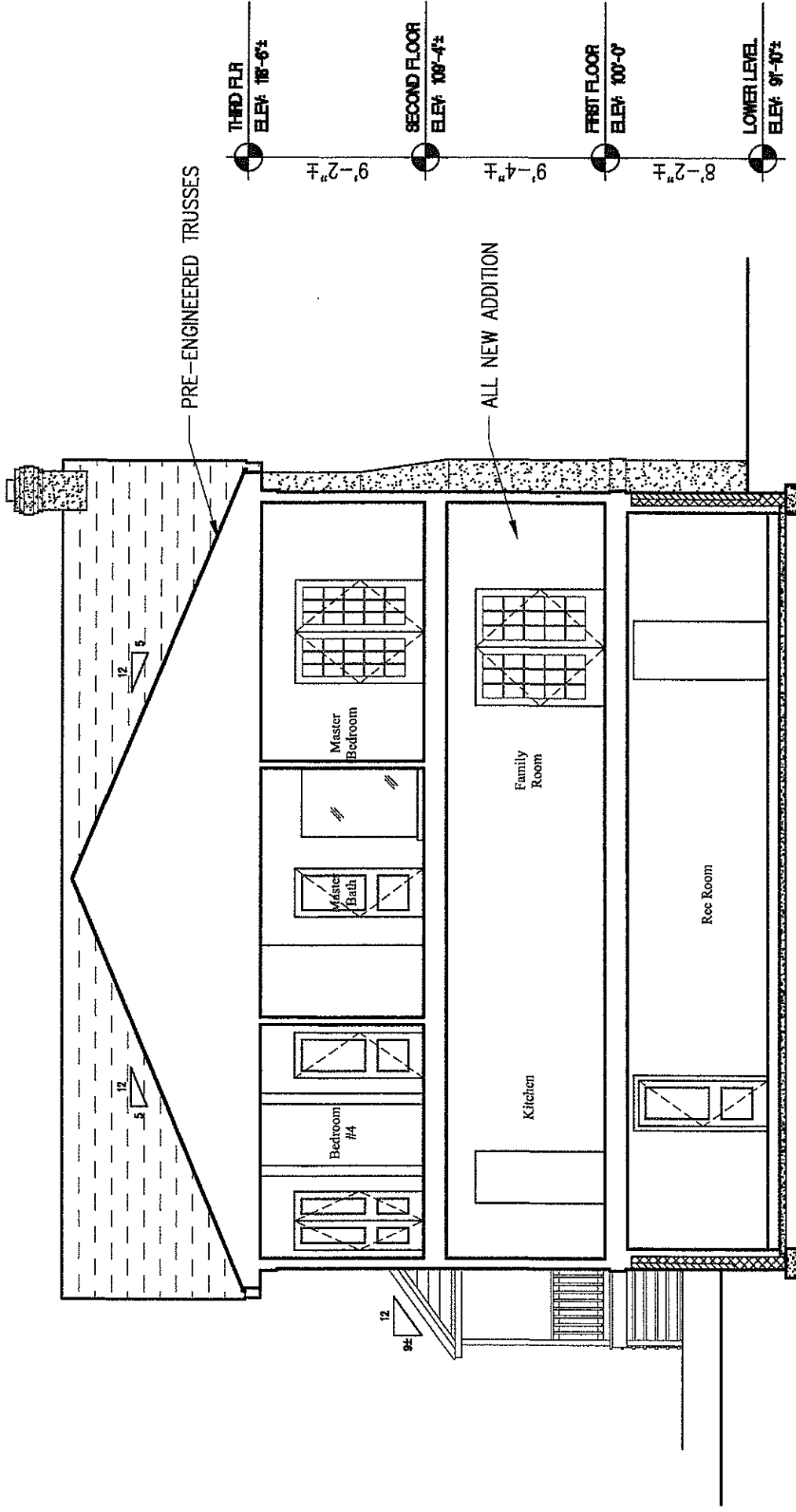
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Existing Conditions
Left Elevation

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Date: 12/26/17

ec8
8 of 8



THIRD FLR
ELEV. 18'-6 1/2"

SECOND FLOOR
ELEV. 108'-4 1/2"

FIRST FLOOR
ELEV. 100'-0"

LOWER LEVEL
ELEV. 91'-10 1/2"


1
dd6


BUILDING SECTION


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


28

dd6 6 of 11	
Job # 17-12 Drawn by: DDM Date: 12/27/17	Revisions:
Design Development Building Section Not for Construction	
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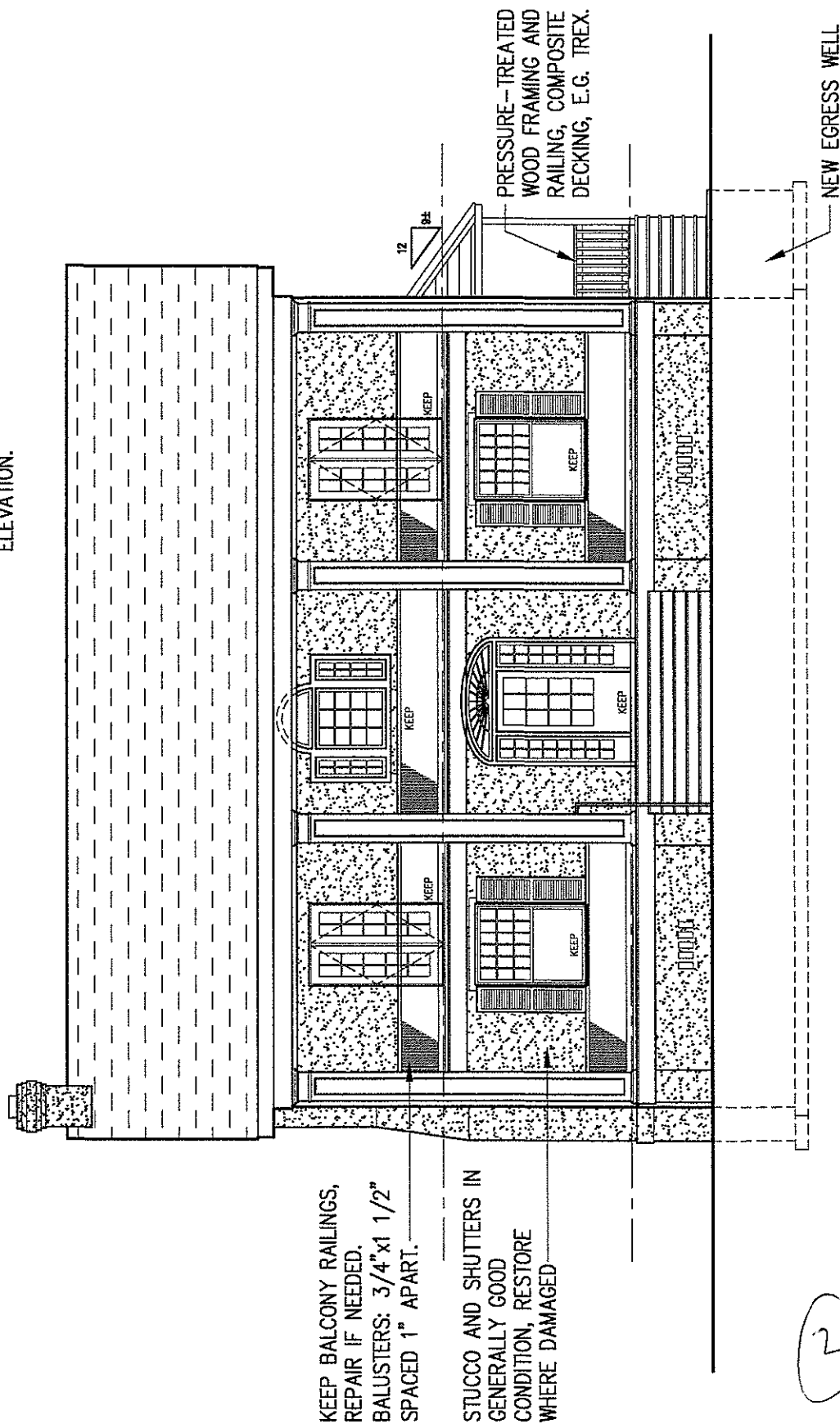
STUCCO: 

BRICK: 

ROOFING: 

SIDING: 

NO CHANGE PROPOSED TO FRONT ELEVATION.



ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.
KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

PROPOSED FRONT ELEVATION

SCALE: $1/8^{\text{th}} = 1'-0''$

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Design Development
Front Elevation
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Revisions:

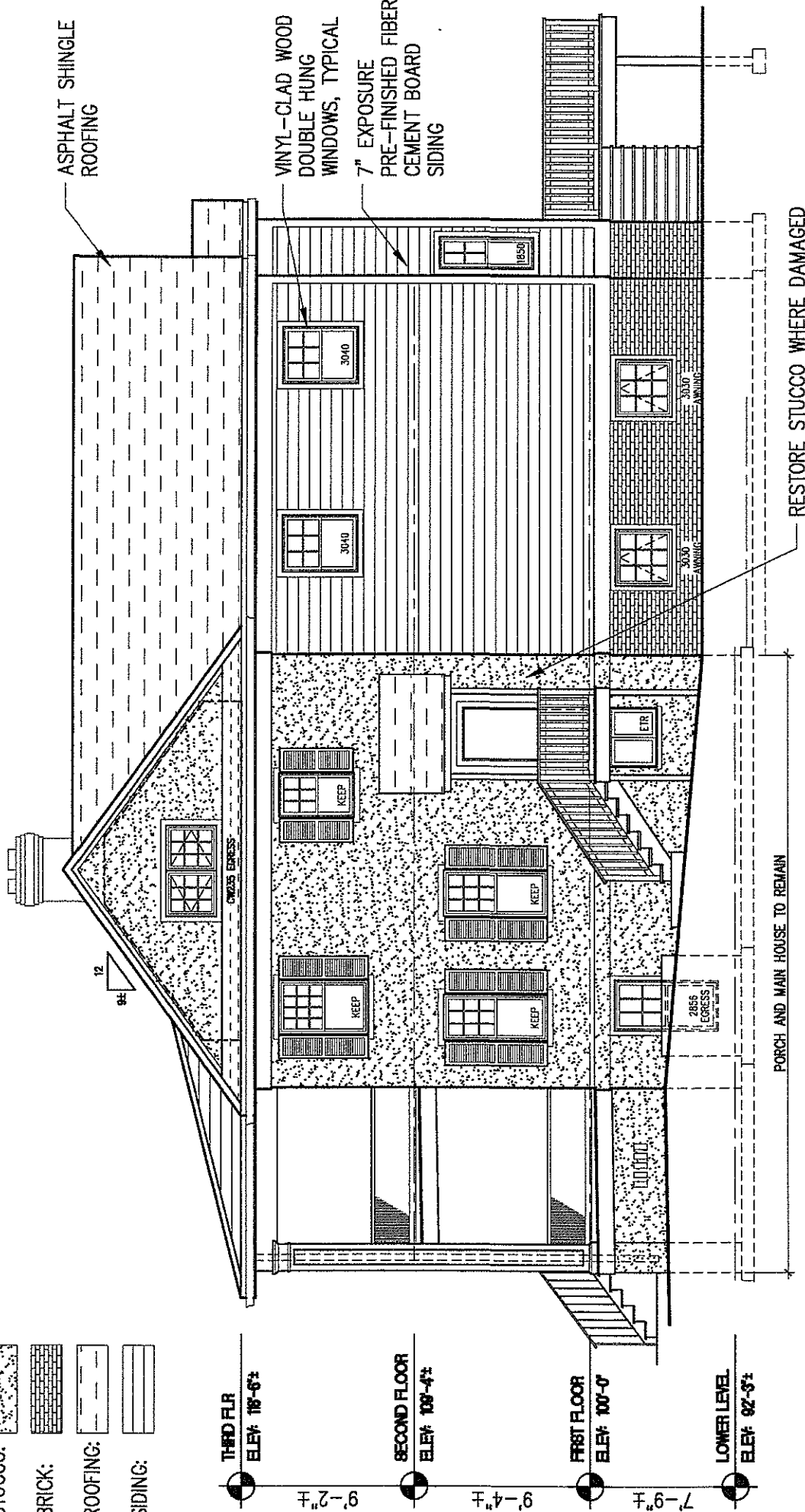
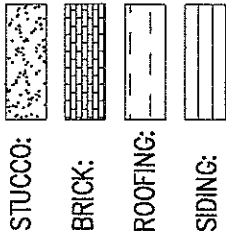
Job #: 17-12

Drawn by: DDM

79

7 of 11

GRAPHICS LEGEND:



PROPOSED RIGHT ELEVATION

1
dd8

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.
KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

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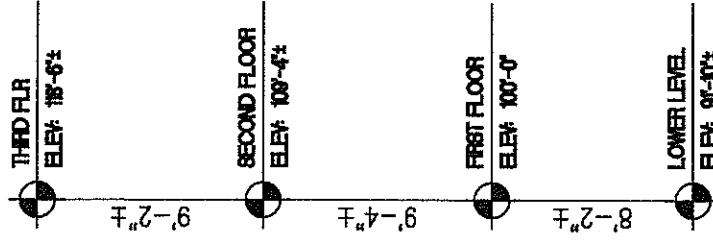
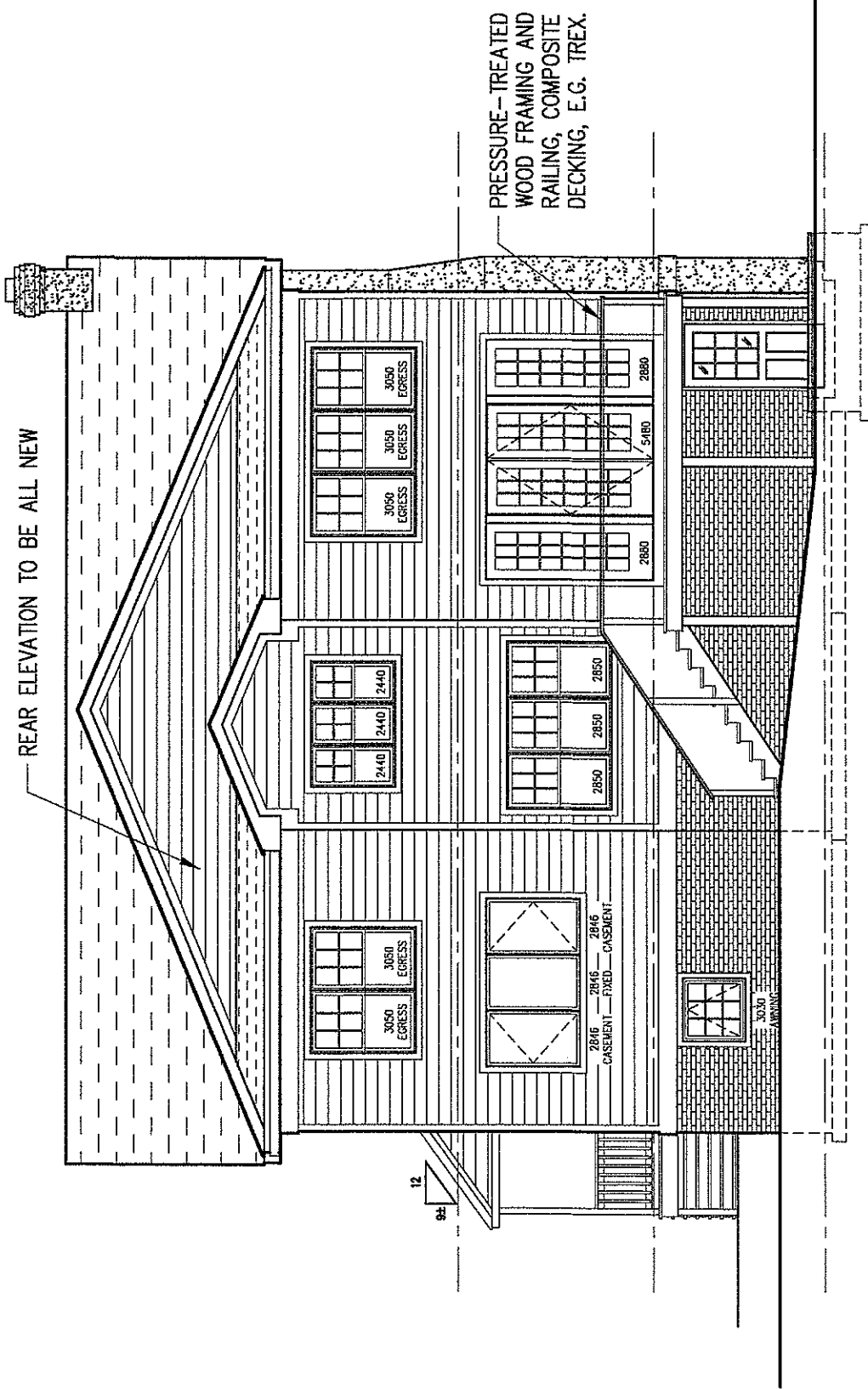
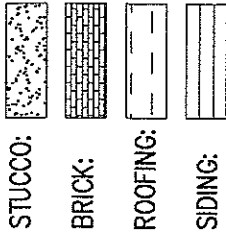
Design Development
Right Elevation
Not for Construction

Job #	Revisions:
17-12	
Drawn by: DDM	
Date: 12/27/17	

dd8

8 of 11

GRAPHICS LEGEND:



ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.
KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

PROPOSED REAR ELEVATION

SCALE 1/8" = 1'-0"

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Design Development
Rear Elevation
Not for Construction

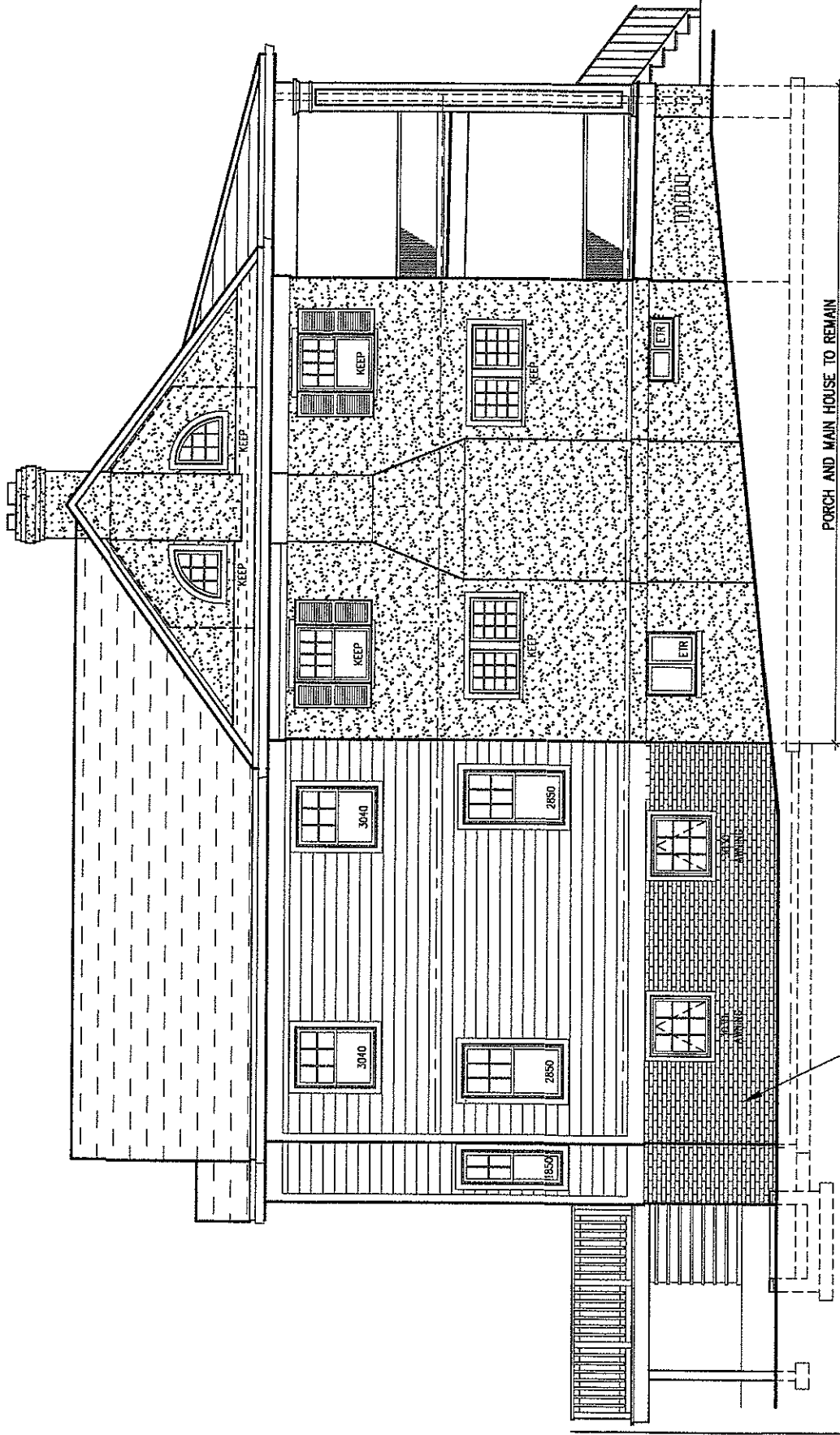
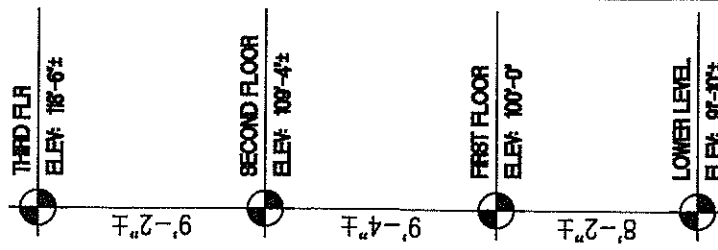
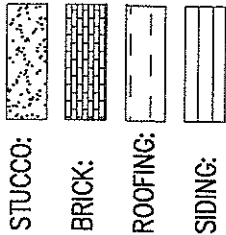
Revisions:

Job #	17-12
Drawn by	DDM
Date	12/27/17

dd9

9 of 11

GRAPHICS LEGEND:



NEW EXPOSED BRICK
FOUNDATION WALLS

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

PROPOSED LEFT ELEVATION

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

1
dd10

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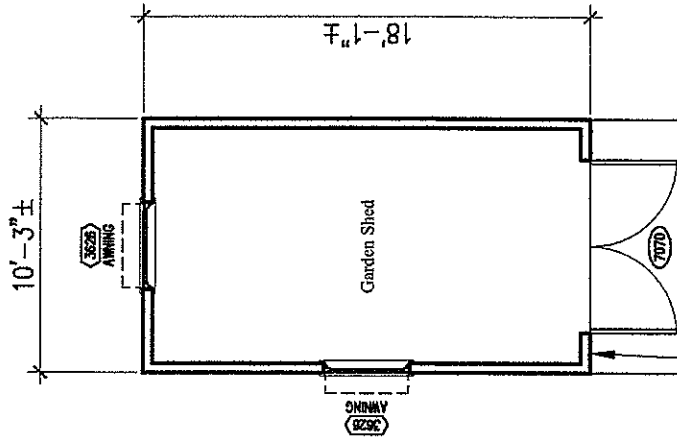
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Left Elevation
Not for Construction

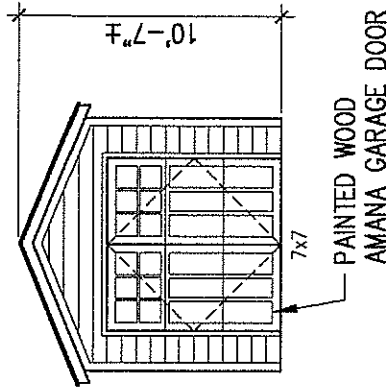
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Drawn by:	DDM	
Date:	4/2/2017	

dd10
10 of 11



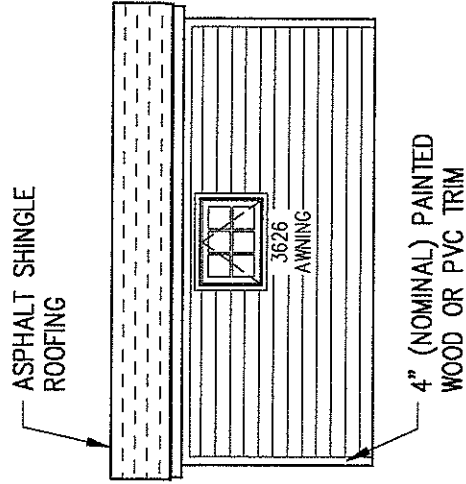
GARAGE PLAN

SCALE 1/8" = 1'-0"



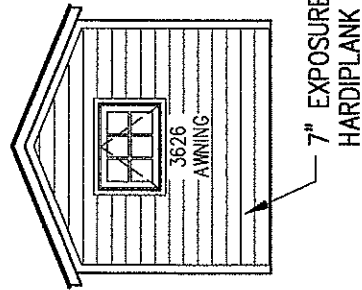
GARAGE FRONT

SCALE 1/8" = 1'-0"



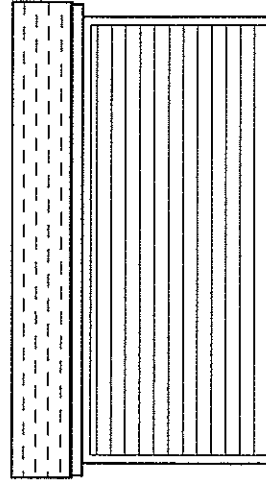
GARAGE RIGHT

SCALE 1/8" = 1'-0"



GARAGE REAR

SCALE 1/8" = 1'-0"



GARAGE LEFT

SCALE 1/8" = 1'-0"

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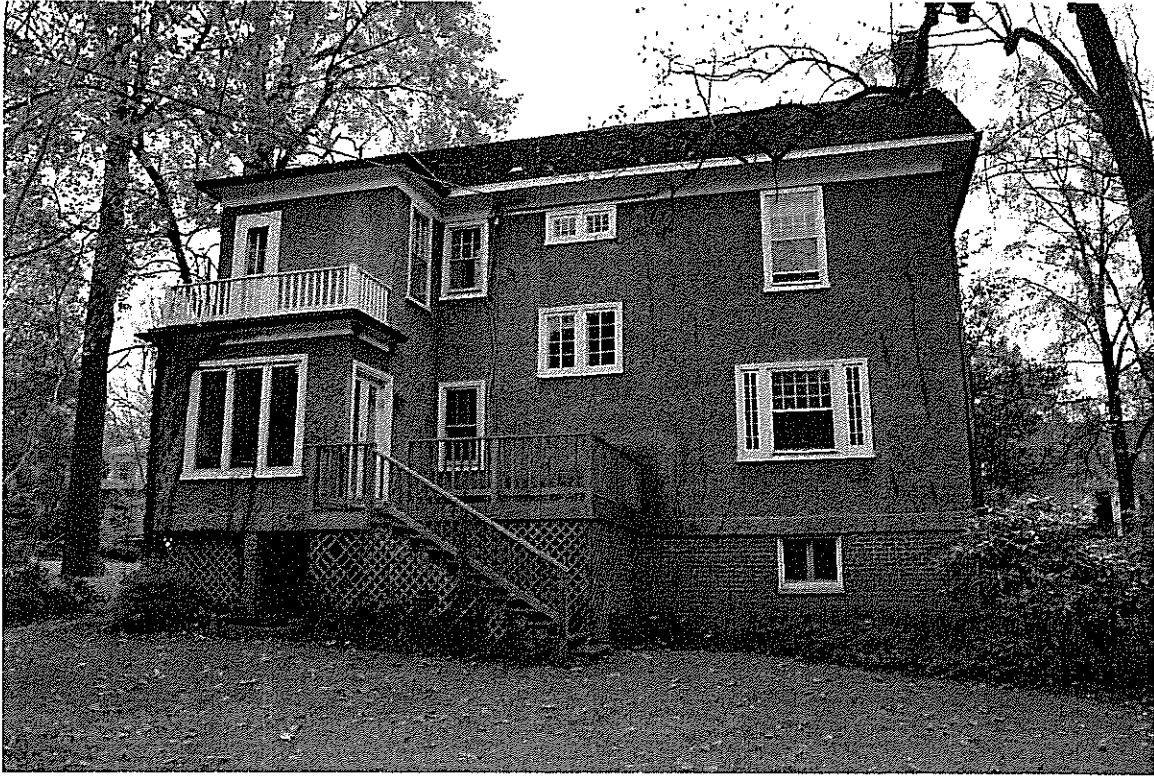
Design Development
Garden Shed
Not for Construction

Revisions:

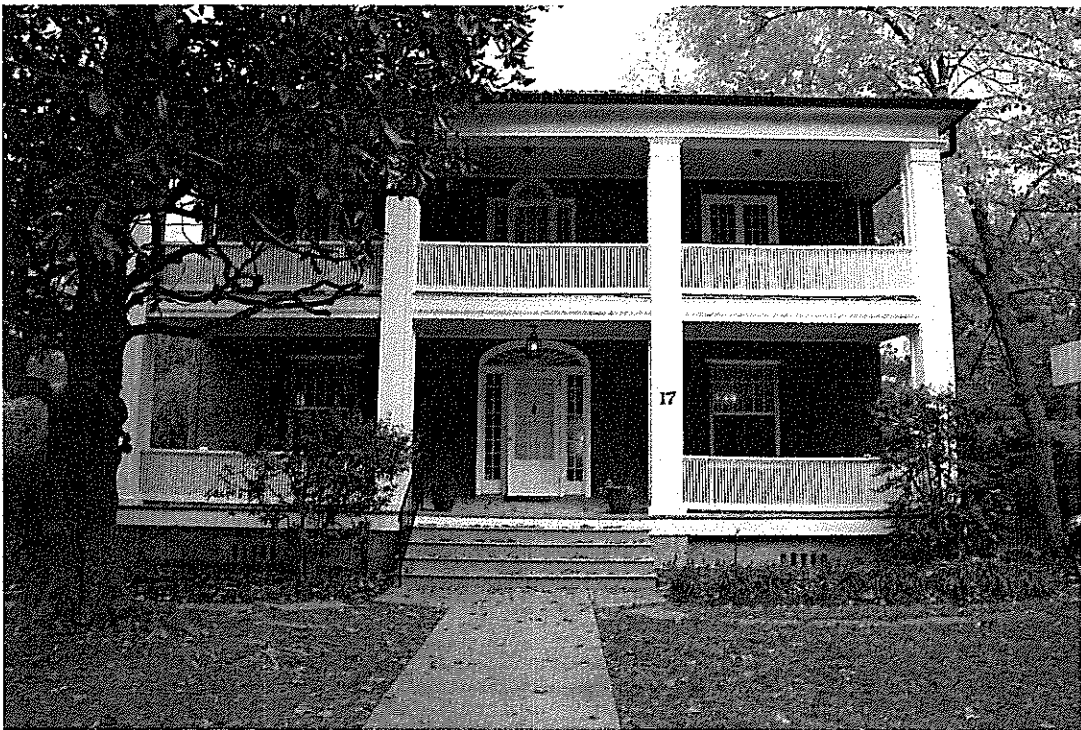
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Date:	12/27/17

dd11

11 of 11



Rear

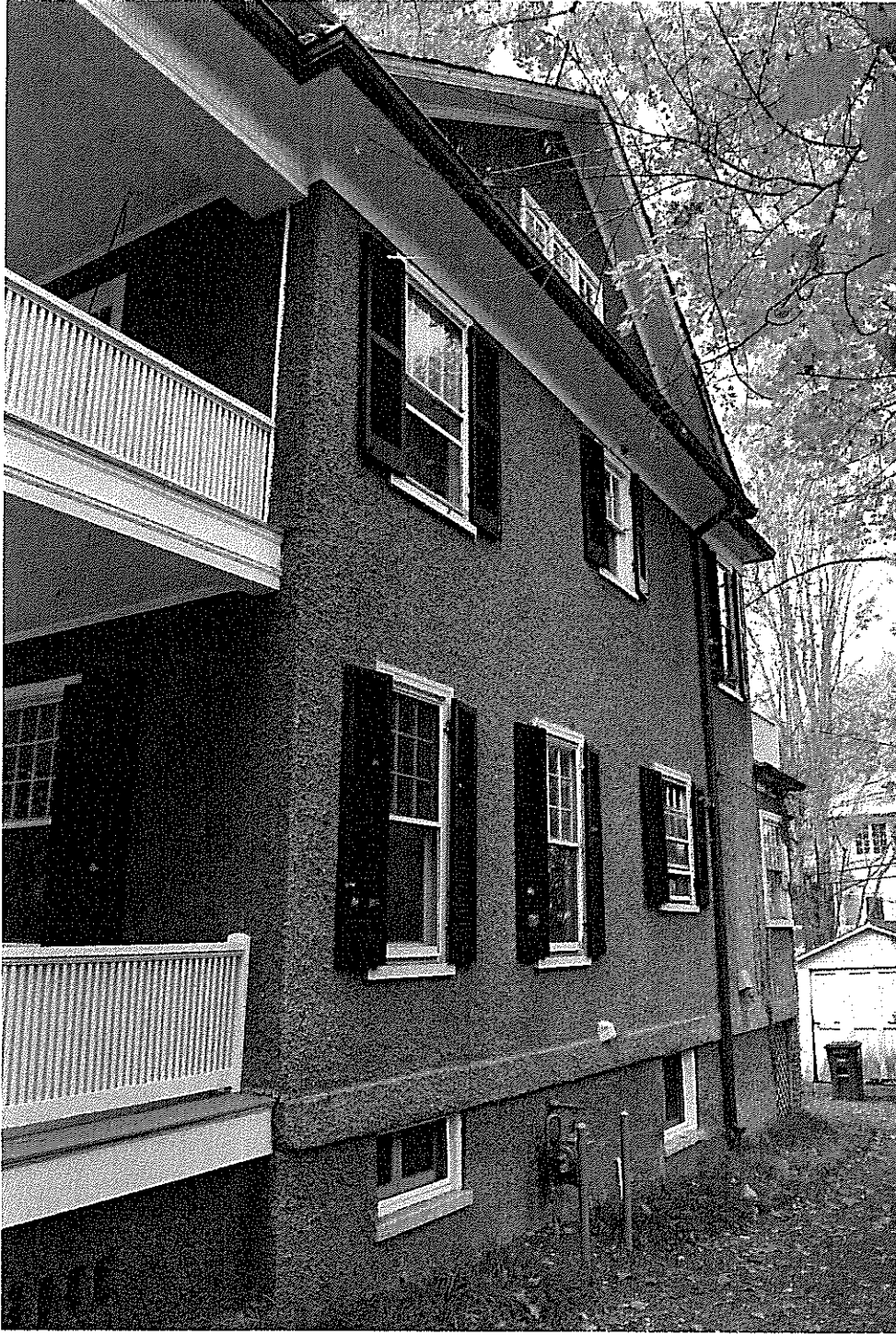


Front

24

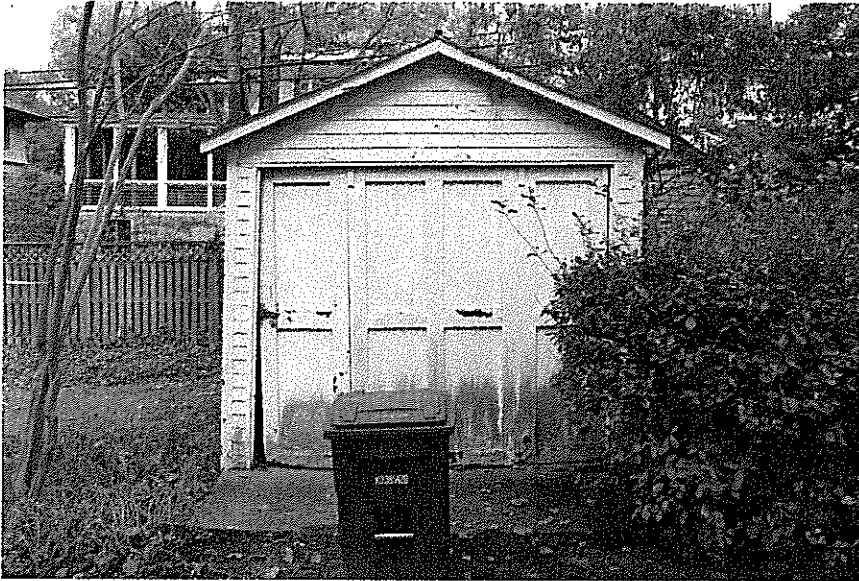


left side

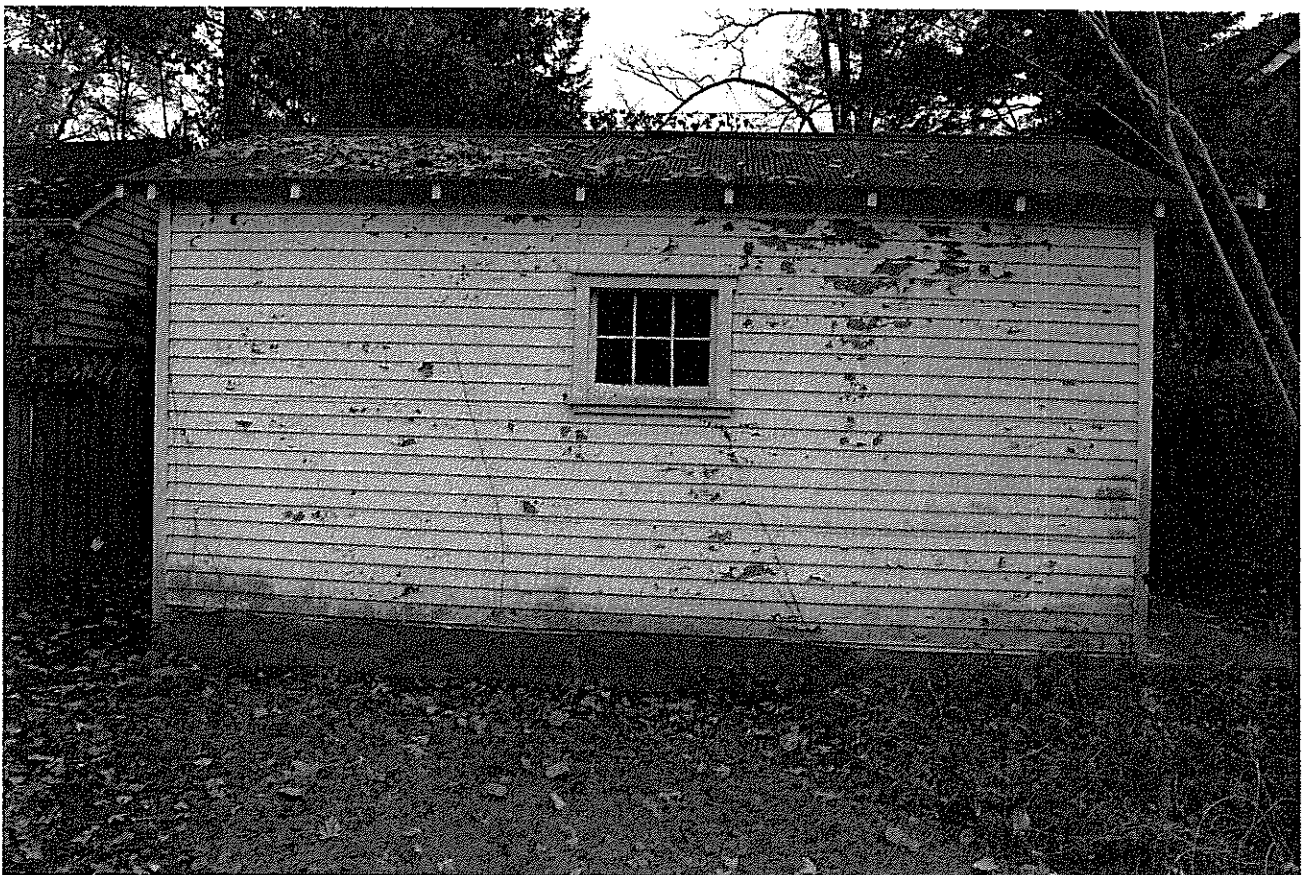


right side

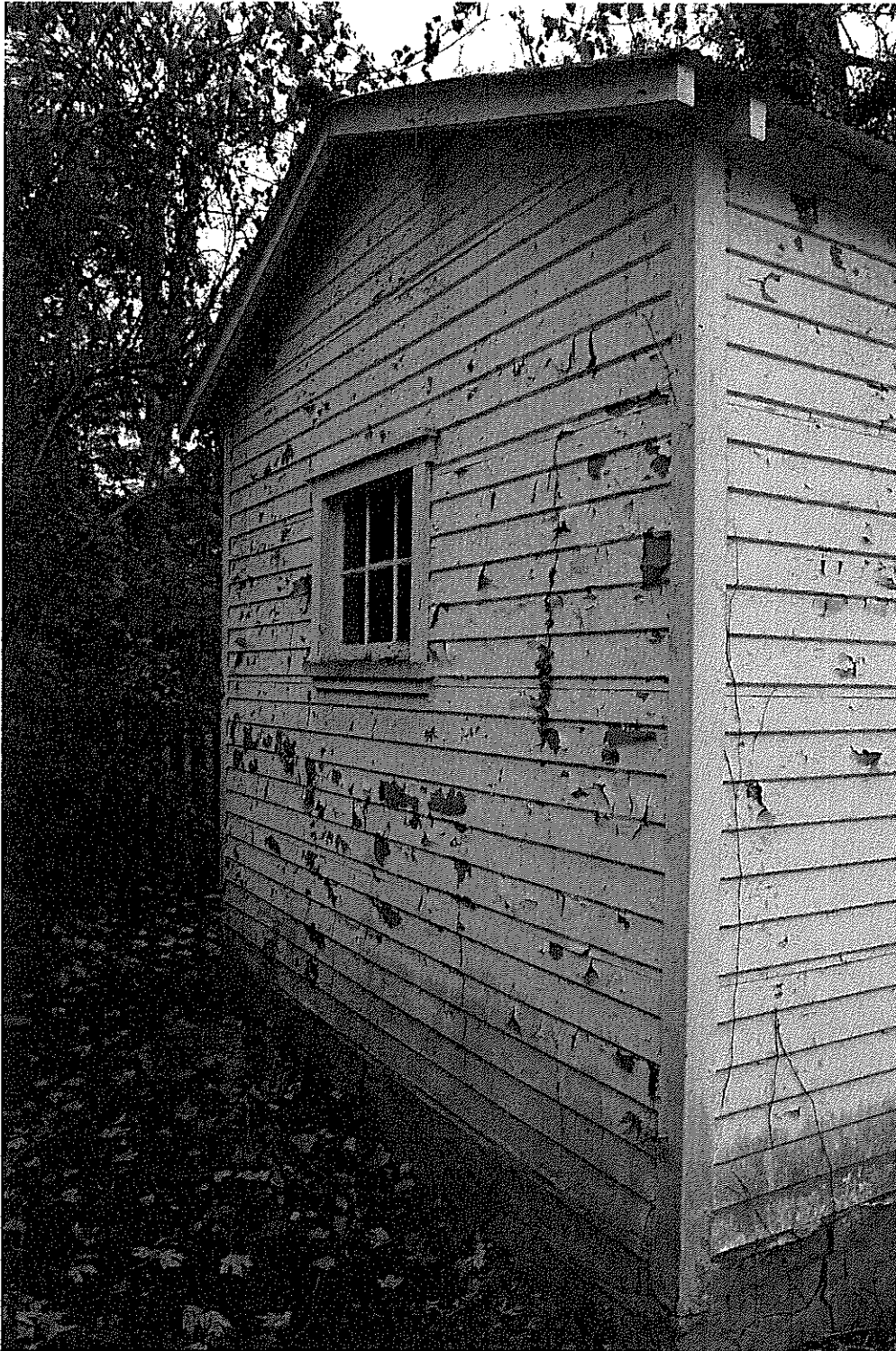
30



Garden shed, front



Garden shed, left side, facing the back yard



Garden shed, rear

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