

4 Hesperethn street  
Cherry Chase Village N.D.

2011 HAWP

## Fothergill, Anne

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, December 07, 2011 3:14 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP comments for 12-7-11 HPC hearing - 3 New; 24 W Irv; 4 Hesketh

The following are the comments from the Chevy Chase Village LAP for items before the HPC at the hearing on 12/7/11:

3 Newlands St

Gorman Residence

Contributing Resource

Hardscape alteration and fencing installation

Staff gave Expedited Approval and LAP concurs with staff. As we have stated before we are very supportive of Staff's efforts to accelerate the process for appropriate applications with expedited Approvals

24 W Irving St

Williams residence

Contributing Resource

Fencing installation

Staff gave Expedited Approval and LAP concurs with staff. As we have stated above we are very supportive of Staff's efforts to accelerate the process for appropriate applications with expedited Approvals

4 Hesketh St

Hickey residence

Contributing resource

Partial demolition and construction of rear addition

Staff recommended approval based upon Moderate Scrutiny of work in the rear yard of the house. LAP fully supports Staff approval

Submitted on behalf of the LAP

by Tom Bourke, Chair



## HISTORIC PRESERVATION COMMISSION

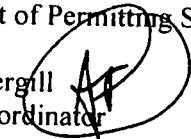
Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 12/19/11

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #584828—rear addition

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on December 7, 2011.

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: Jay and Darlene Hickey  
Address: 4 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 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: danmorales@gilday.com Contact Person: DANIEL MORALES  
 Tax Account No.: 00454548 Daytime Phone No.: (301) 565-4600 x95  
 Name of Property Owner: JAY & DARLENE HICKEY Daytime Phone No.: 301 656-3824  
 Address: 4 CHEY CHASE HESKETH STREET 20815  
Street Number City State Zip Code  
 Contractor: GILDAY CO. INC. Phone No.: (301) 565-4600 x95  
 Contractor Registration No.: 10131  
 Agent for Owner: DANIEL MORALES Daytime Phone No.: (301) 565-4600 x95

**LOCATION OF BUILDING/PREMISE**

House Number: 4 Street: HESKETH STREET  
 Town/City: CHEY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
 Lot: P10 Block: 25 Subdivision: 0009 HN41  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 1 (PTLII CHEYCHASE SEC 2)

**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:

- AC  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$150,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 \_\_\_\_\_ foot \_\_\_\_\_ 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/essament

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.

Daniel Morales  
Signature of owner or authorized agent

Nov. 14, 2011  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/19/11

Application/Permit No.: 587828 Date Filed: 11/15/2011 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

THE HOUSE DATES TO THE EARLY 20<sup>TH</sup> CENTURY BUILT IN A COLONIAL REVIVAL STYLE W/O MUCH ORNAMENT SAVE THE WIDE PORCH WHICH HAS SINCE BEEN REMODELED. THE FACADE IS SYMMETRICAL WITH A PAIR OF 9 OVER 1 GANGED WINDOWS AT EACH SIDE OF THE ELEVATION 2<sup>ND</sup> FLOOR. THERE'S A SIDE ENTRANCE ON THE DRIVWAY SIDE & AN INWARD CHIMNEY AT THE OPPOSITE SIDE. THE REAR HAS THE ORIGINAL 2<sup>ND</sup> FLOOR SLEEPING PORCH ABOVE AN ORIGINAL & NEW ONE STORY APENDAGES. THE HOUSE BY ITSELF IS UNREMARKABLE BUT AS A PART OF THE VILLAGE OF CHEVY CHASE'S FABRIC, IT'S AN ESSENTIAL PART OF THE HISTORIC DISTRICT'S CHARACTER.

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

WE ARE PROPOSING TO TAKE DOWN THE REAR SLEEPING PORCH AND ACCOMPANYING 1<sup>ST</sup> FLOOR APENDAGES, WHICH HAVE BOTH LACKED MAINTENANCE. WE PROPOSE REPLACING THEM WITH A ONE STORY FAMILY ROOM AND BREAKFAST ROOM TO THE SIDE. THE ADDITION IS MEANT TO BE IN KEEPING YET DEFERENTIAL TO THE MAIN HISTORIC STRUCTURE & NEIGHBORHOOD.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/278-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4 Hesketh Street, Chevy Chase	<b>Meeting Date:</b>	12/7/11
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/30/11
<b>Applicant:</b>	Jay and Darlene Hickey (Daniel Morales, Architect)	<b>Public Notice:</b>	11/23/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-11KK	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Partial demolition and construction of rear addition

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the application.

**PROPERTY DESCRIPTION**

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

**PROPOSAL**

The applicants are proposing to remove the rear sleeping porch and altered room below and construct a new one-story rear addition which will increase the overall footprint by 48 SF. The proposed addition will have fiber cement siding, fiber cement panels, paintable synthetic trim (e.g., Azek), wood doors and windows with simulated divided lights, asphalt shingle roofing, and metal roofing on the side section of the addition. Off the rear right side of the house will be a wood deck with an inset picket balustrade similar to the front porch. They propose no changes to the main block of the house except to remove an A/C unit and patch the aluminum siding to match.

**APPLICABLE GUIDELINES**

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

***Chevy Chase Village Historic District***

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has

lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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

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

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

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

Specifically, the *Guidelines* state:

- *Major additions* should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

**Montgomery County Code; Chapter 24A-8:**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

# 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The *Guidelines* state that major additions should be located at the rear of the house. The proposed addition is located at the rear of the house, one-story, and inset from the historic block allowing the original corners to be visible and clear differentiation between the old and new. The materials, massing and scale are compatible with the house. The section of the addition that extends 2'6" beyond the side plane of the house is relatively small and is located behind the historic block and staff finds it is approvable using moderate scrutiny and the review criteria.

Staff encourages the applicants to consider removing the aluminum siding which would be eligible for county tax credits. Overall, the proposal is in keeping with the *Standards* and *Guidelines* and staff recommends approval.

**STAFF RECOMMENDATION**

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

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

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

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](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: danmorales@gilday.com Contact Person: DANIEL MORALES  
 Tax Account No.: 00454548 Daytime Phone No.: (301) 565-4600 x95  
 Name of Property Owner: JAY & DARLENE HICKEY Daytime Phone No.: 301 656-3824  
 Address: 4 CHEY CHASE HESKETH STREET 20815  
Street Number City Street Zip Code  
 Contractor: GILDAY CO. INC. Phone No.: (301) 565-4600 x95  
 Contractor Registration No.: 10131  
 Agent for Owner: DANIEL MORALES Daytime Phone No.: (301) 565-4600 x95

**LOCATION OF BUILDING/PREMISE**

House Number: 4 Street: HESKETH STREET  
 Town/City: CHEY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
 Lot: P10 Block: 25 Subdivision: 0009 HN41  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 1/PTLT11 CHEYCHASE SEC2

**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  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$150,000

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: \_\_\_\_\_  
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**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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 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.

Daniel Morales Nov. 14, 2011  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 581828 Date Filed: 11/16/2011 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

THE HOUSE DATES TO THE EARLY 20<sup>TH</sup> CENTURY BUILT IN A COLONIAL REVIVAL STYLE W/O MUCH ORNAMENT SAVE THE WIDE PORCH WHICH HAS SINCE BEEN REMODELED. THE FACADE IS SYMMETRICAL WITH A PAIR OF 9 OVER 1 GANGED WINDOWS AT EACH SIDE OF THE ELEVATION 2<sup>ND</sup> FLOOR. THERE'S A SIDE ENTRANCE ON THE DRIVWAY SIDE & AN INBOARD CHIMNEY AT THE OPPOSITE SIDE. THE REAR HAS THE ORIGINAL 2<sup>ND</sup> FLOOR SLEEPING PORCH ABOVE AN ORIGINAL & NEW ONE STORY APENDAGES. THE HOUSE BY ITSELF IS UNREMARKABLE BUT AS A PART OF THE VILLAGE OF CHEVY CHASE'S FABRIC, IT'S AN ESSENTIAL PART OF THE HISTORIC DISTRICT'S CHARACTER.

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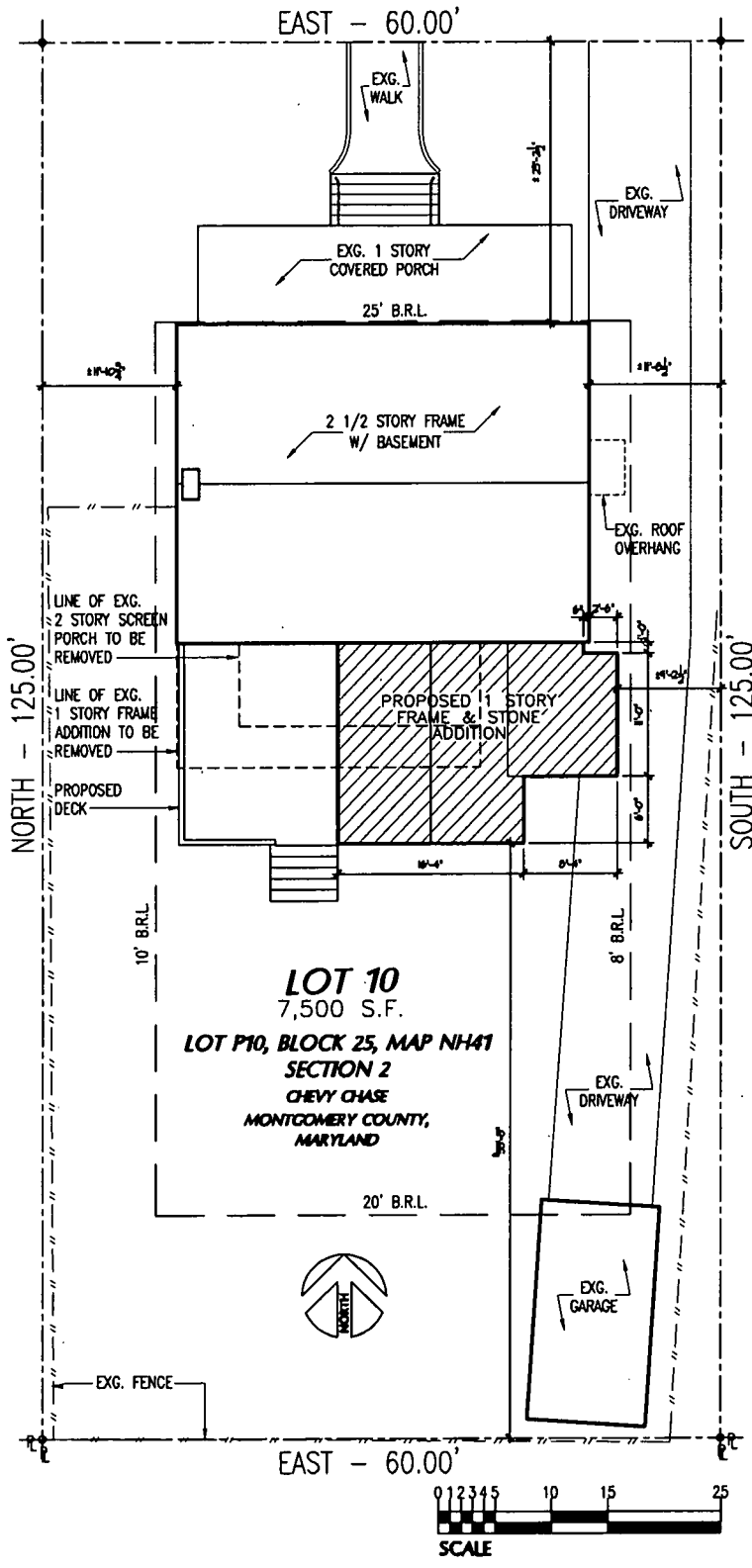
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARLING LABELS.

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

<p><b>Owner's mailing address</b>                  JAMES HICKEY                  4 HESKETH STREET                  CHEVY CHASE, MD. 20815</p>	<p><b>Owner's Agent's mailing address</b>                  GILDAY RENOVATIONS                  C/O DANIEL MORALES                  9162 BROOKVILLE ROAD                  SILVER SPRING, MD, 20910</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>ADAM WENNER                  2 HESKETH STREET                  CHEVY CHASE, MD. 20815</p>	<p>RICHARD PERLE                  5 GRAFTON STREET                  CHEVY CHASE, MD. 20815</p>
<p>BRUCE DICKSON                  6 HESKETH STREET                  CHEVY CHASE, MD. 20815</p>	<p>ROBERT JOSEPHS                  3 GRAFTON STREET                  CHEVY CHASE, MD. 20815</p>
<p>STEPHEN SACKS                  4 MAGNOLIA PKWY.                  CHEVY CHASE, MD. 20815</p>	<p>ROBERT BAPTISTE                  7 GRAFTON STREET                  CHEVY CHASE, MD. 20815</p>

# 4 HESKETH STREET



## ZONING REQUIREMENTS

ZONING DISTRICT:	R60
MINIMUM LOT AREA:	6000 SF
MINIMUM LOT WIDTH:	60 FT
STREET SETBACK:	E.B.L. OR 25 FT
CORNER LOT SIDE:	15 FT
SIDE SETBACK:	
ONE SIDE:	8 FT
SUM OF BOTH SIDES:	18 FT
REAR SETBACK:	20 FT
BUILDING HEIGHT:	35 FT, 2 1/2 STORIES
LOT COVERAGE:	35% (ACCESS. BLDG'S)

## PROJECT DATA SUMMARY

### DISTURBED AREA

TOTAL DISTURBED AREA	902 SF
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(INCLUDES DEMOLITION OF EXISTING ADDITION AND CONSTRUCTION OF PROPOSED ADDITION IN SAME AREA. NO CHANGE IN GRADING IS PROPOSED.)

### EXISTING SITE COVERAGE

AREA OF LOT	7500 SF
EXISTING HOUSE	1658 SF
EXISTING GARAGE	207 SF
EXISTING SITE COVERAGE	1865 SF
PERCENT SITE COVERAGE (35% MAX)	24.87%

### PROPOSED SITE COVERAGE

EXISTING SITE COVERAGE	1865 SF
- DEMOLISHED EXISTING ADDITION	330.57 SF
+ PROPOSED ADDITION	342.55 SF
PROPOSED SITE COVERAGE	1426.98 SF
PERCENT SITE COVERAGE (35% MAX)	25.64%

NET INCREASE IN SITE COVERAGE	61.98 SF
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### TOTAL PROPOSED ROOF AREA

EXISTING TOTAL ROOF AREA	1881.78 SF
- DEMOLISHED EXISTING ADDITION	330.57 SF
+ PROPOSED ADDITION	341.56 SF
PROPOSED TOTAL ROOF AREA	1442.71 SF
PROPOSED NET INCREASE	60.99 SF

### 1 STORY ADDITION HEIGHT

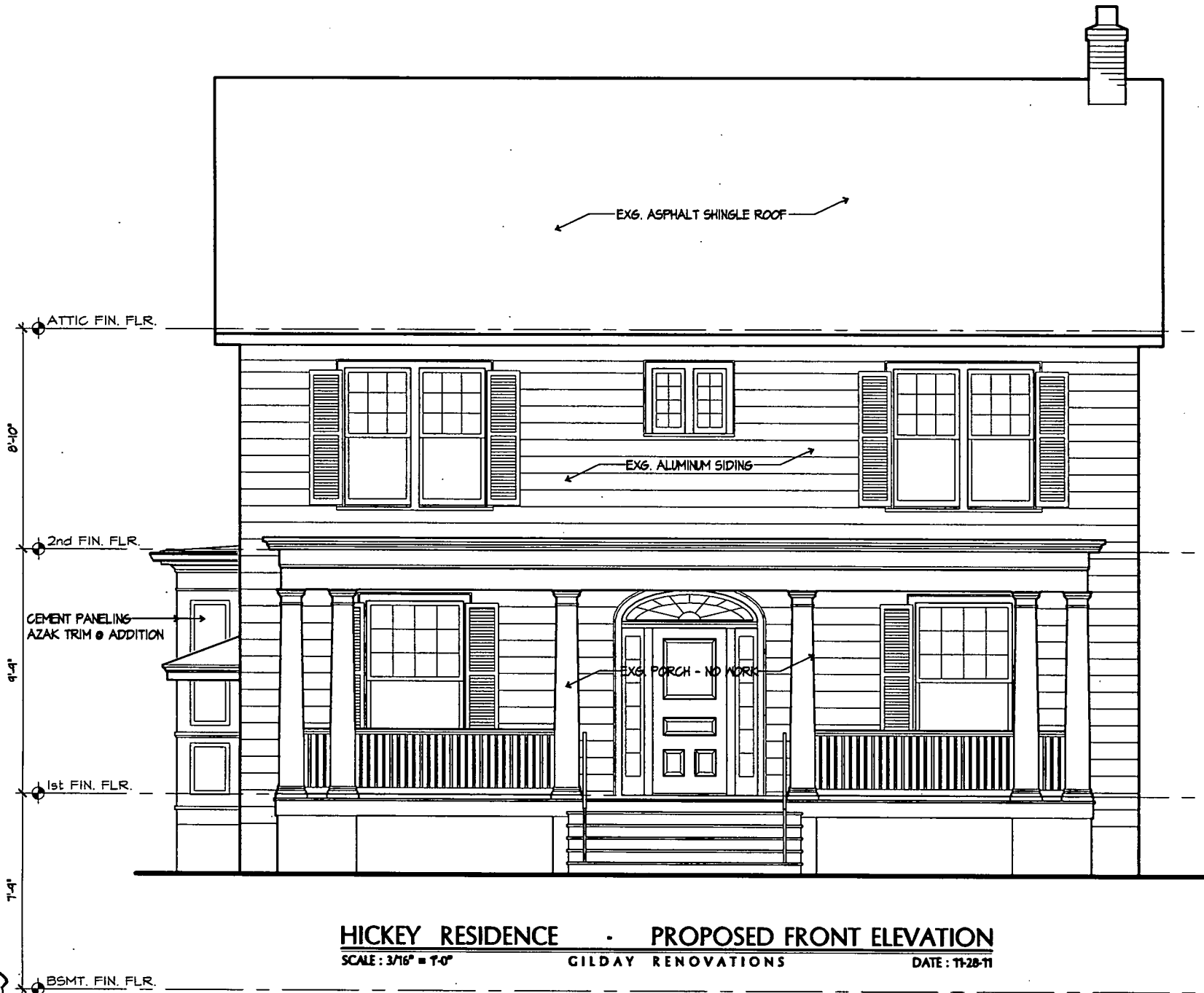
HEIGHT TO HIGHEST POINT OF ADDITION ROOF	16'-1"
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**4 HESKETH STREET, CHEVY CHASE MD. 20815 - SITE PLAN**  
**SCALE: 1/16" = 1'-0" GILDAY RENOVATIONS DATE: 11-28-11**



**HICKEY RESIDENCE - EXISTING FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"      GILDAY RENOVATIONS      DATE: 11-16-11

2



EXG. ASPHALT SHINGLE ROOF

ATTIC FIN. FLR.

8'-10"

EXG. ALUMINUM SIDING

2nd FIN. FLR.

CEMENT PANELING  
AZAK TRIM @ ADDITION

9'-4"

EXG. PORCH - NO WORK

1st FIN. FLR.

7'-4"

BSMT. FIN. FLR.

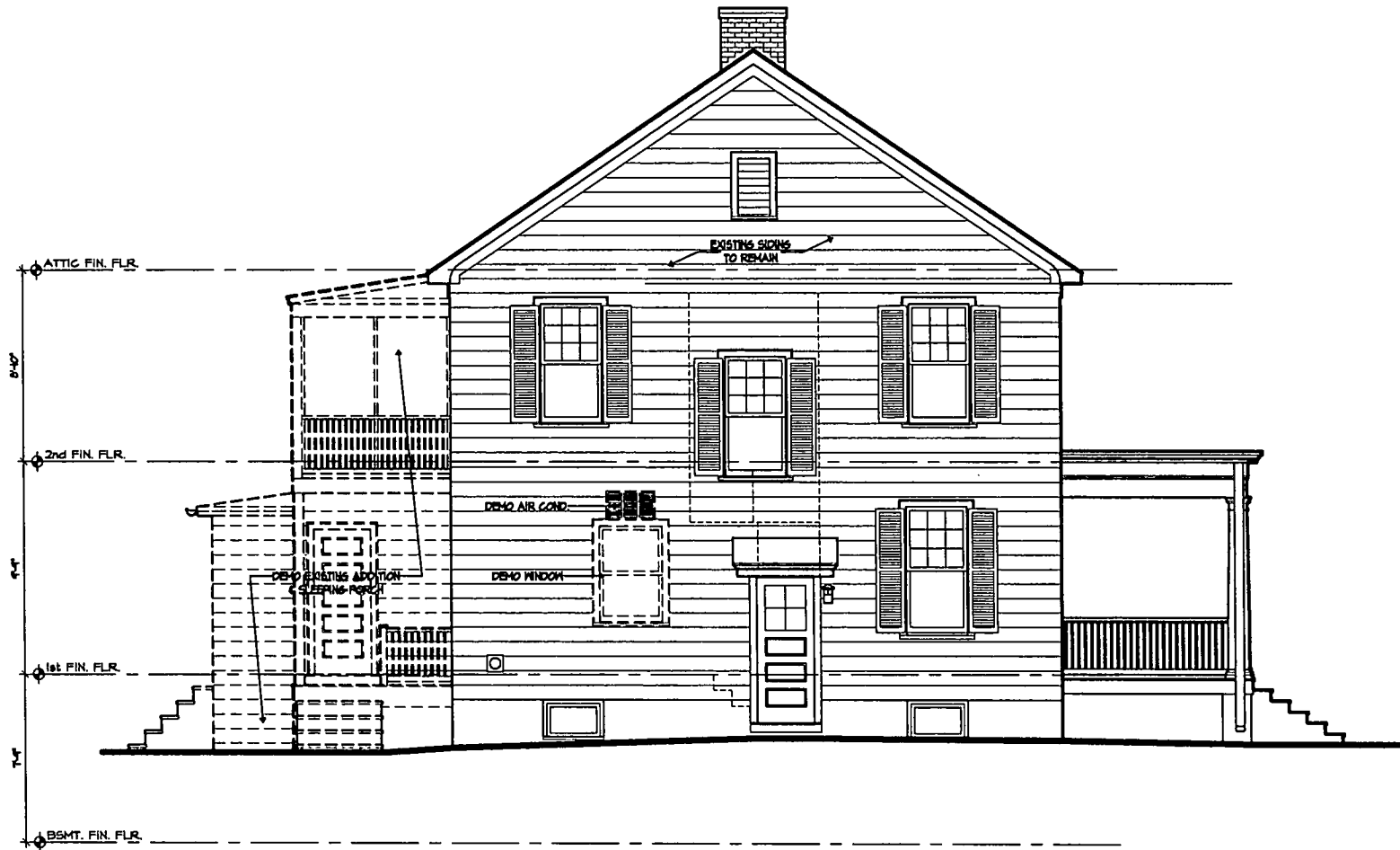
**HICKEY RESIDENCE - PROPOSED FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

GILDAY RENOVATIONS

DATE: 11-28-11

(b)



**HICKEY RESIDENCE - EXISTING LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"      GILDAY RENOVATIONS      DATE: 11-16-11



**HICKEY RESIDENCE - PROPOSED LEFT ELEVATION**

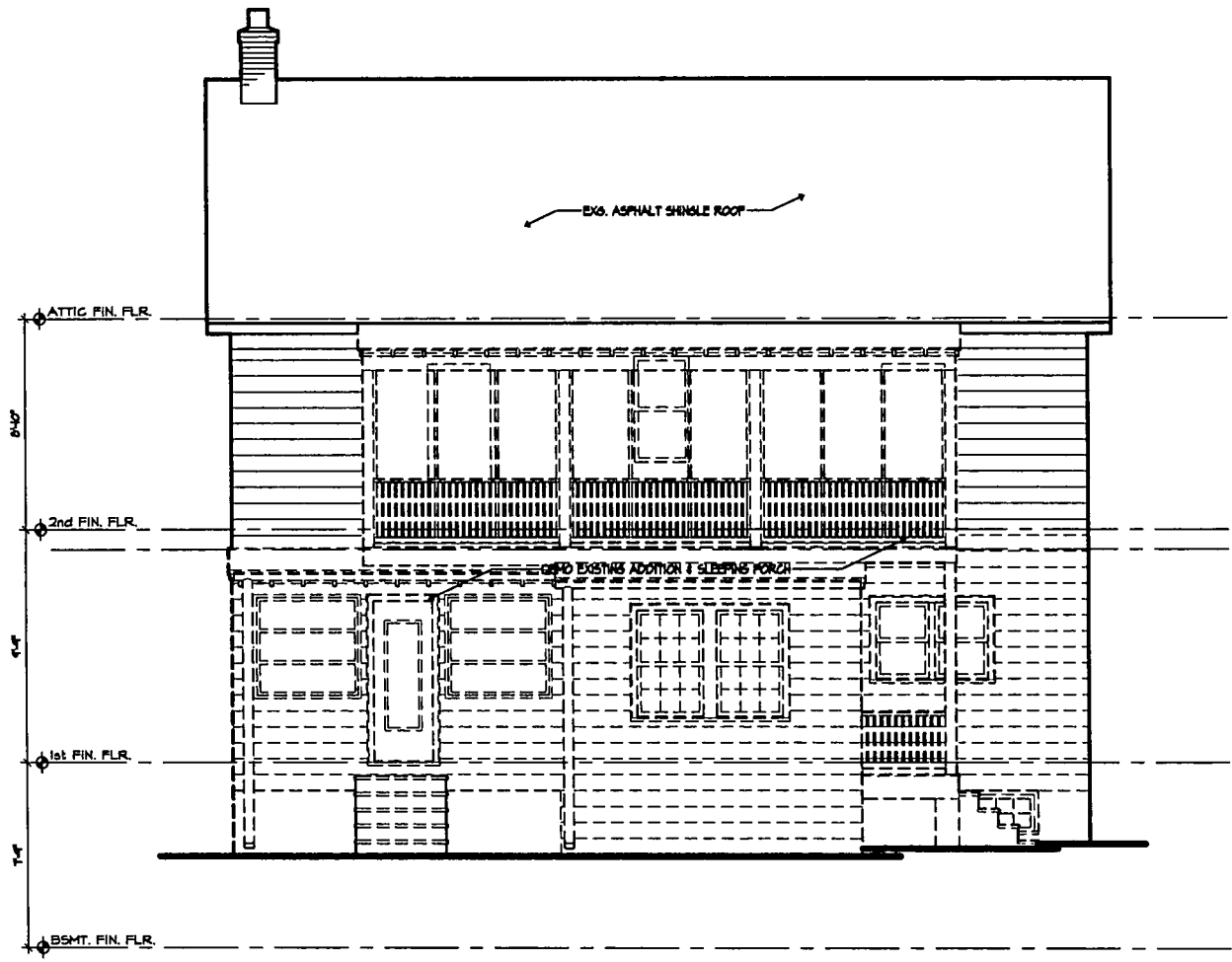
SCALE: 3/16" = 1'-0"

GILDAY RENOVATIONS

DATE: 11-28-11

11





**HICKEY RESIDENCE • EXISTING REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"      GILDAY RENOVATIONS      DATE: 11-16-11

12

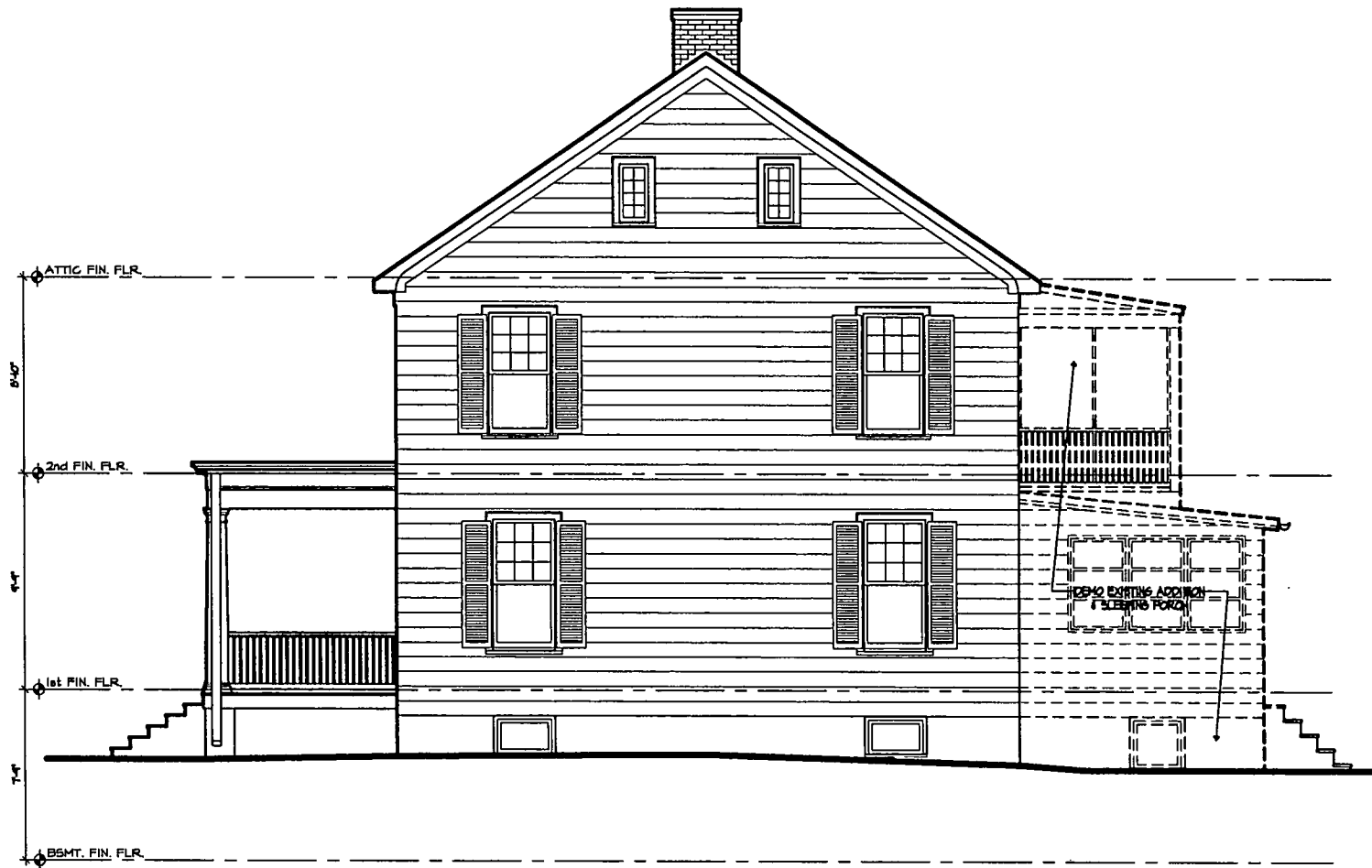


**HICKEY RESIDENCE - PROPOSED REAR ELEVATION**

SCALE: 3/16" = 1'-0"

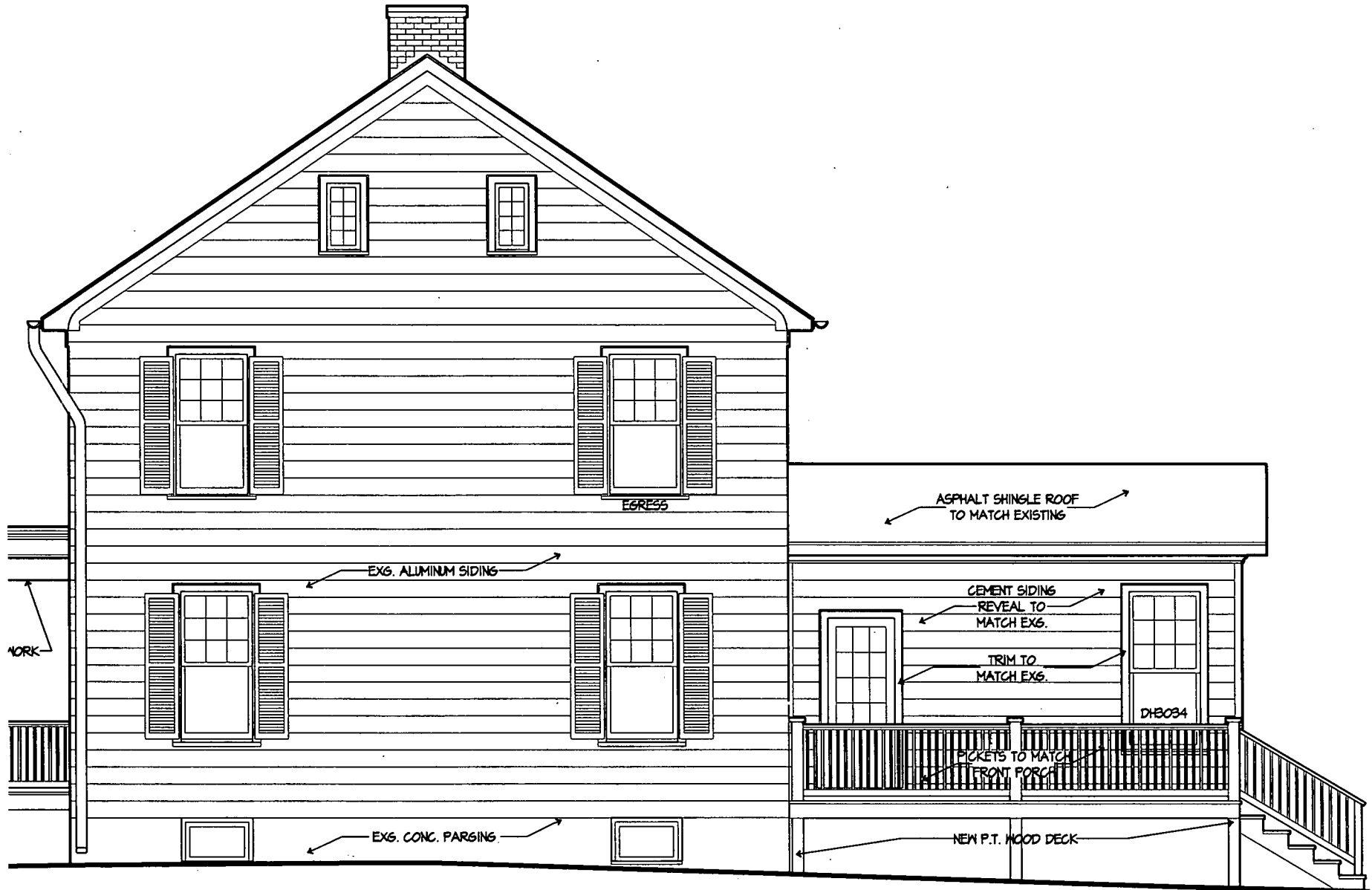
GILDAY RENOVATIONS

DATE: 11-28-11



**HICKEY RESIDENCE - EXISTING RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"      GILDAY RENOVATIONS      DATE: 11-16-11

(14)



15

**HICKEY RESIDENCE - PROPOSED RIGHT ELEVATION**

SCALE : 3/16" = 1'-0"

GILDAY RENOVATIONS

DATE : 11-28-11

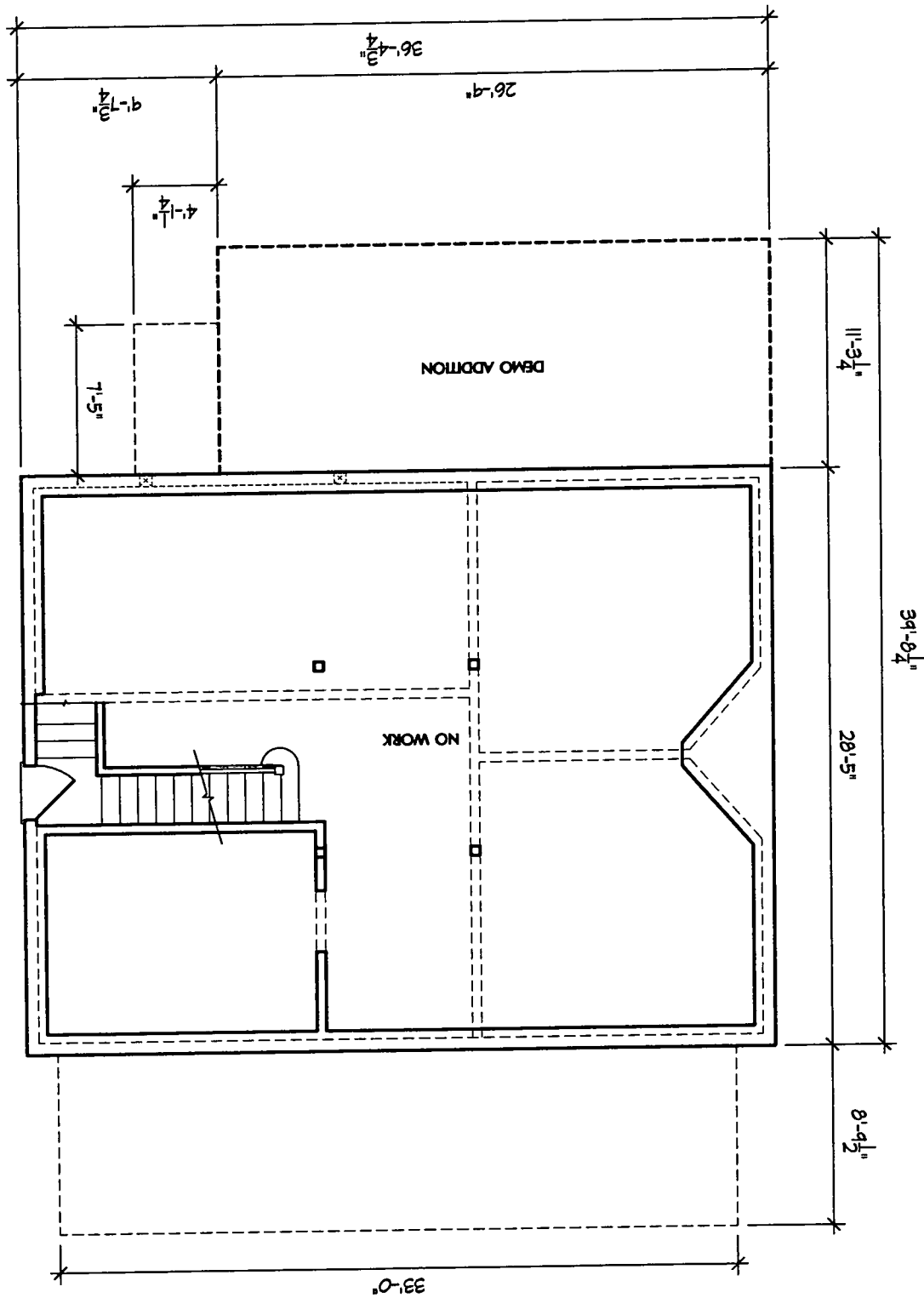
16

HICKEY RESIDENCE - BASEMENT DEMO PLAN

GILDAY RENOVATIONS

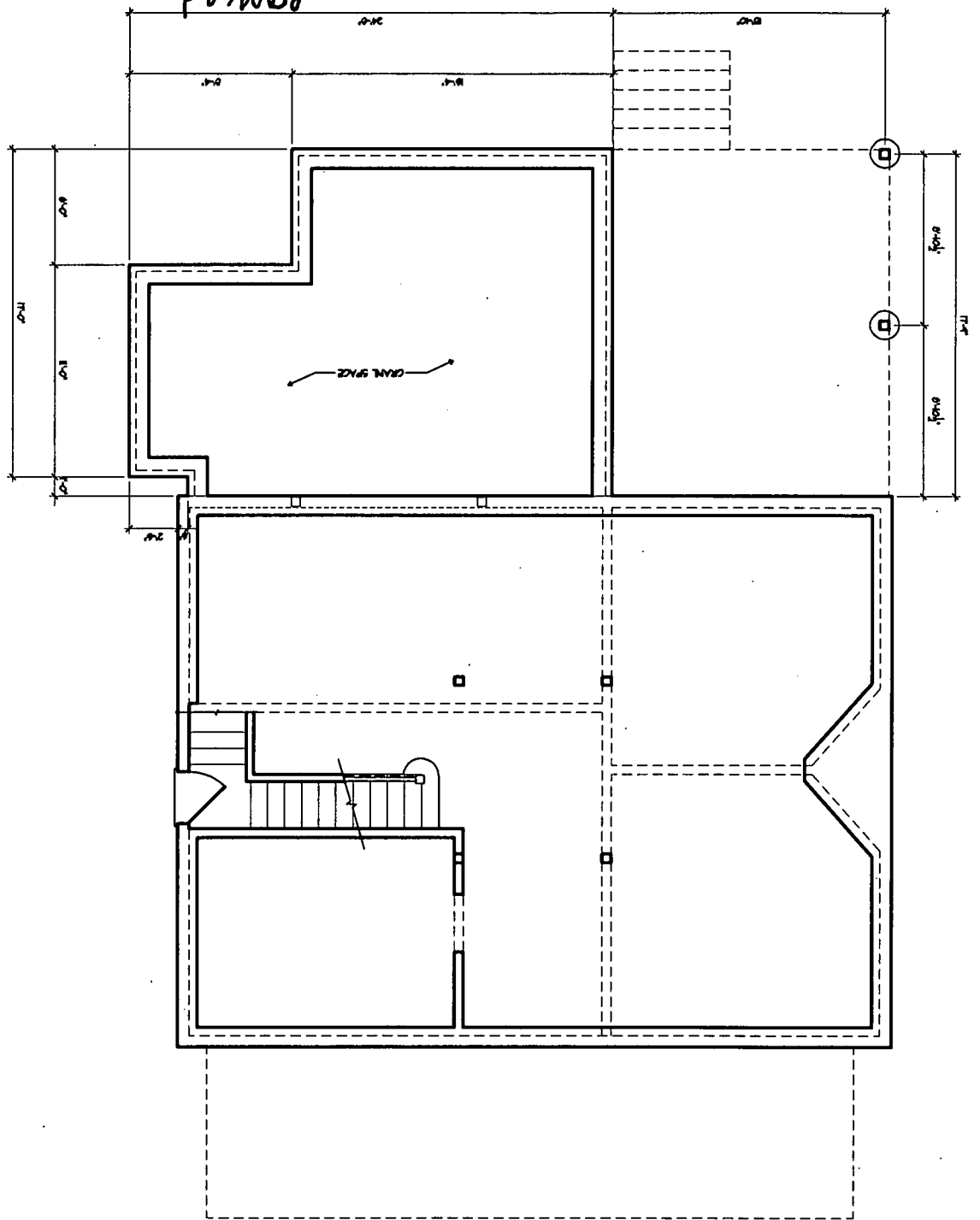
SCALE: 1/8" = 1'-0"

DATE: 11-16-11



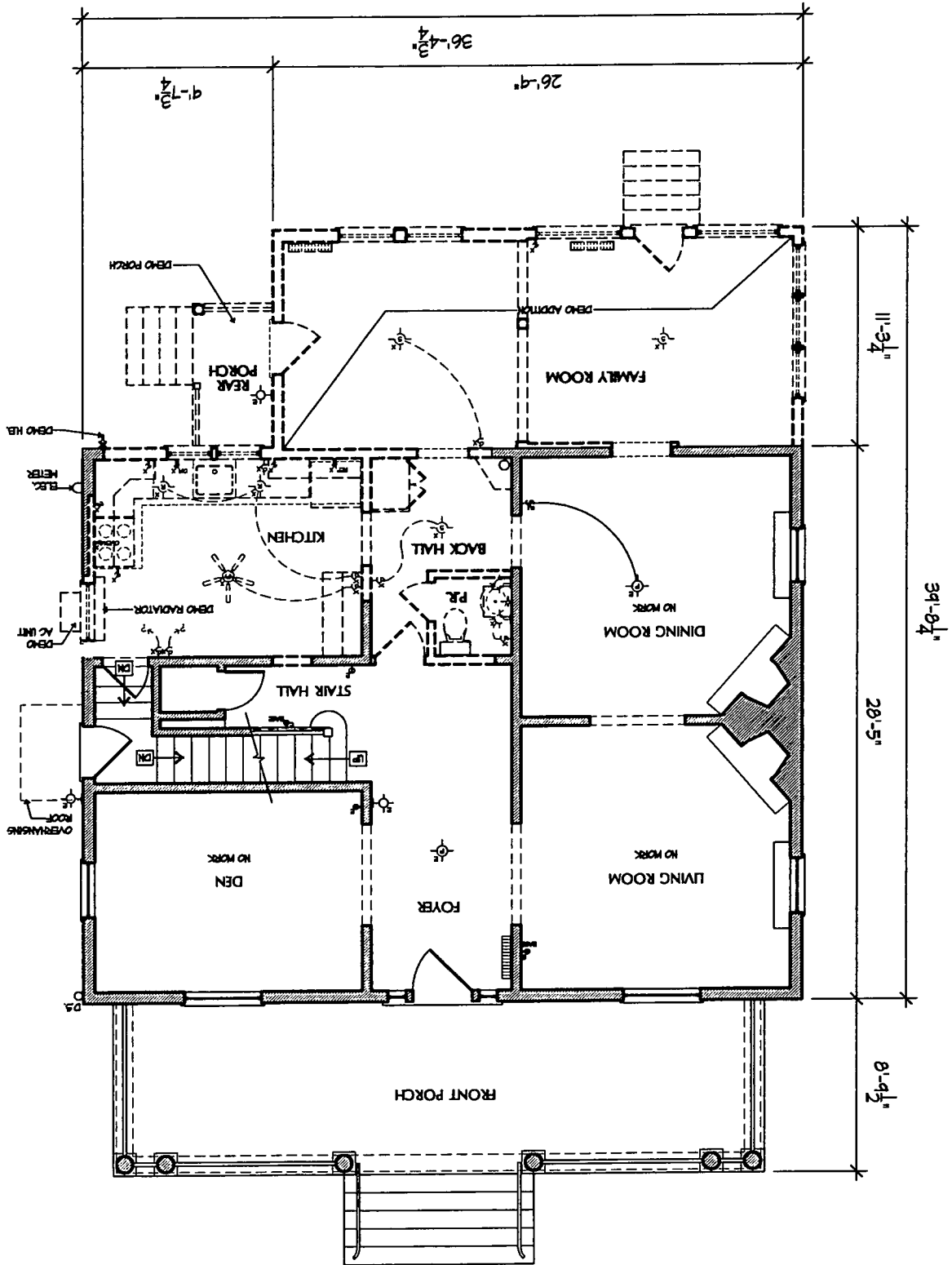
(17)

HICKEY RESIDENCE - BASEMENT DEMO PLAN  
GILDAY RENOVATIONS  
SCALE: 1/8" = 1'-0"  
DATE: 11-28-11



18

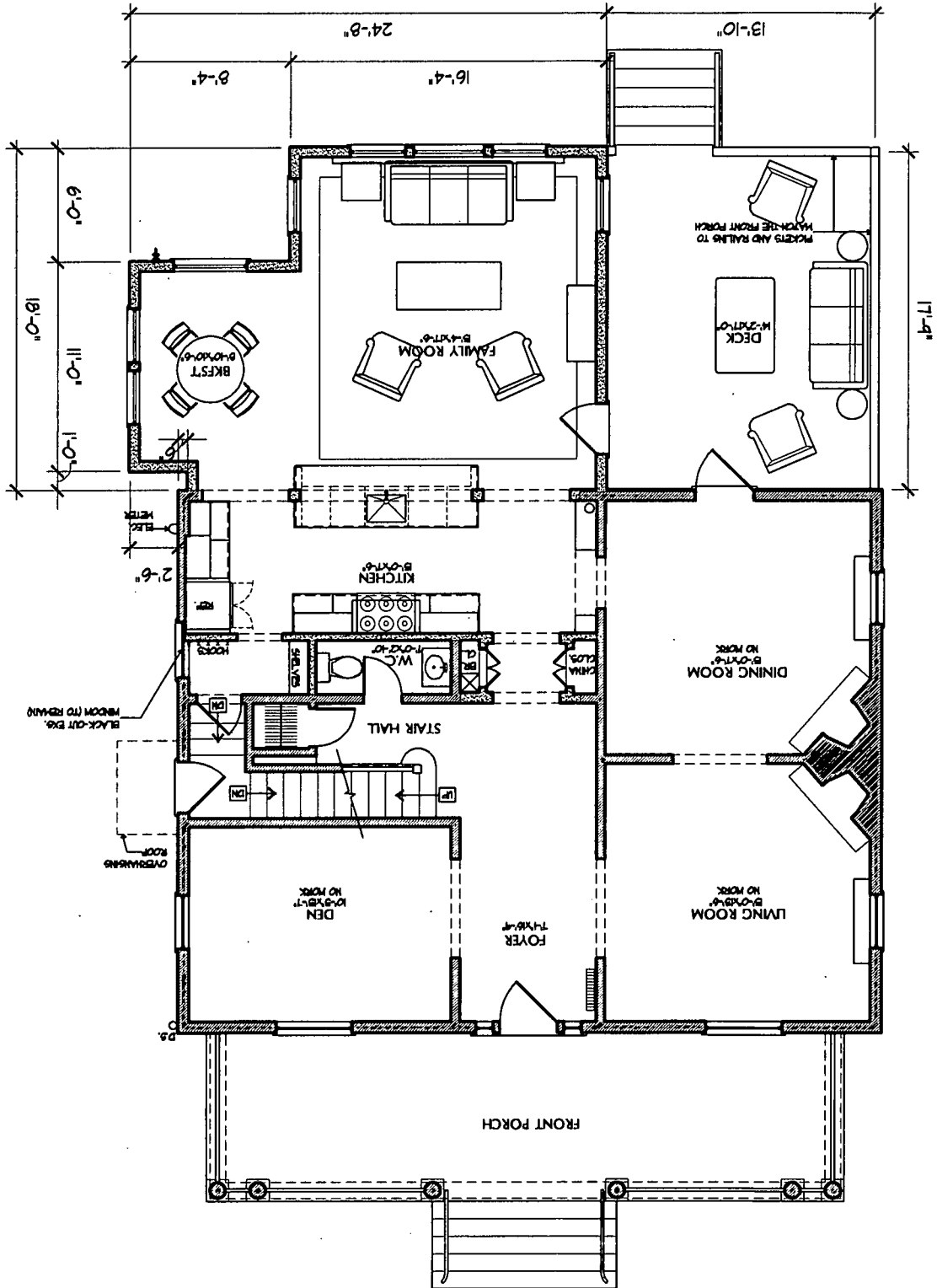
HICKEY RESIDENCE - DEMO FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GILDAY RENOVATIONS  
DATE: 11-16-11



19

**HICKEY RESIDENCE - FIRST FLOOR RENOVATION PLAN**  
SCALE: 1/8" = 1'-0"  
CILDAY RENOVATIONS  
DATE: 11-28-11

*Proposed*





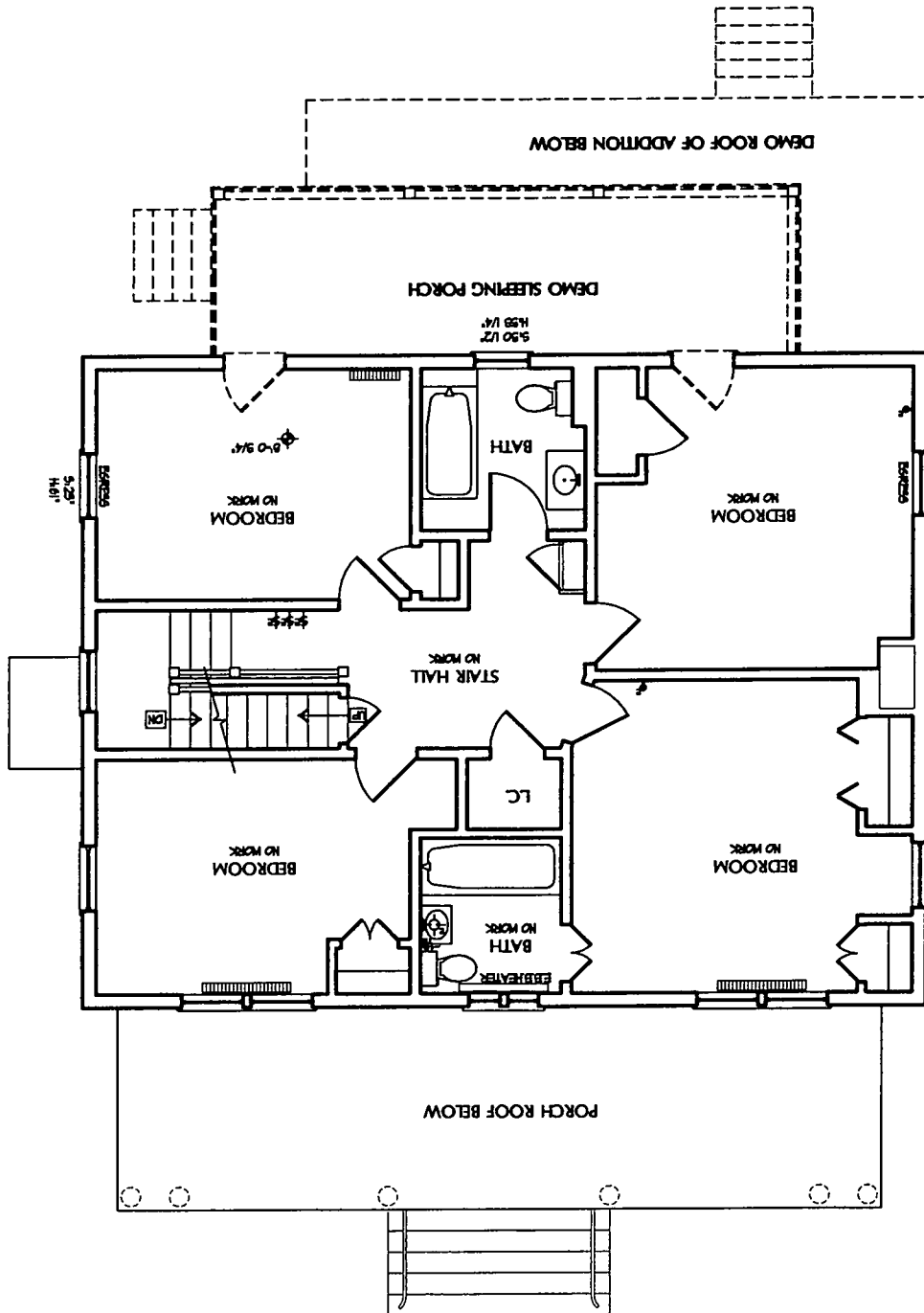
20

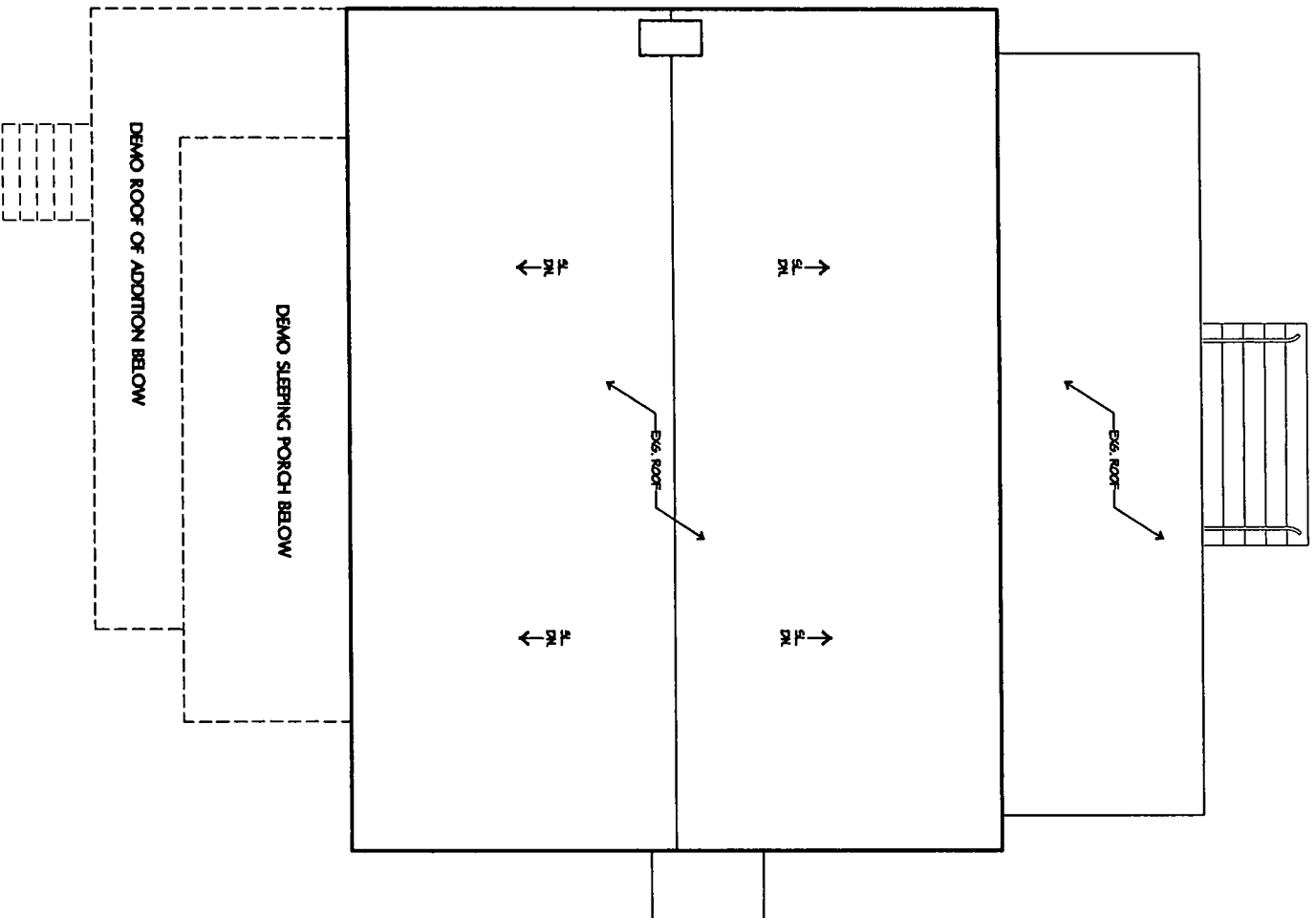
HICKEY RESIDENCE - DEMO SECOND FLOOR PLAN

GILDAY RENOVATIONS

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

DATE: 11-16-11

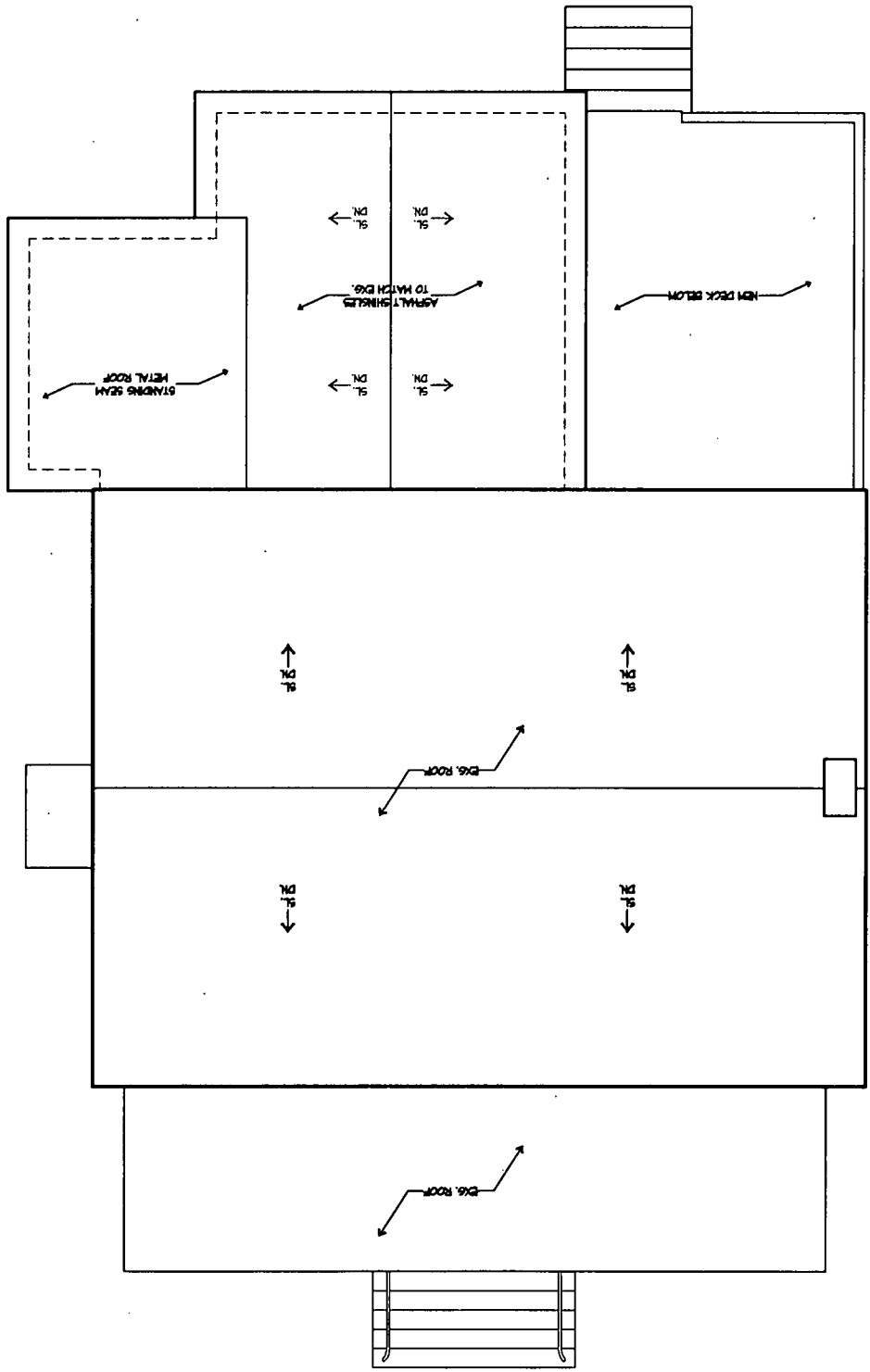




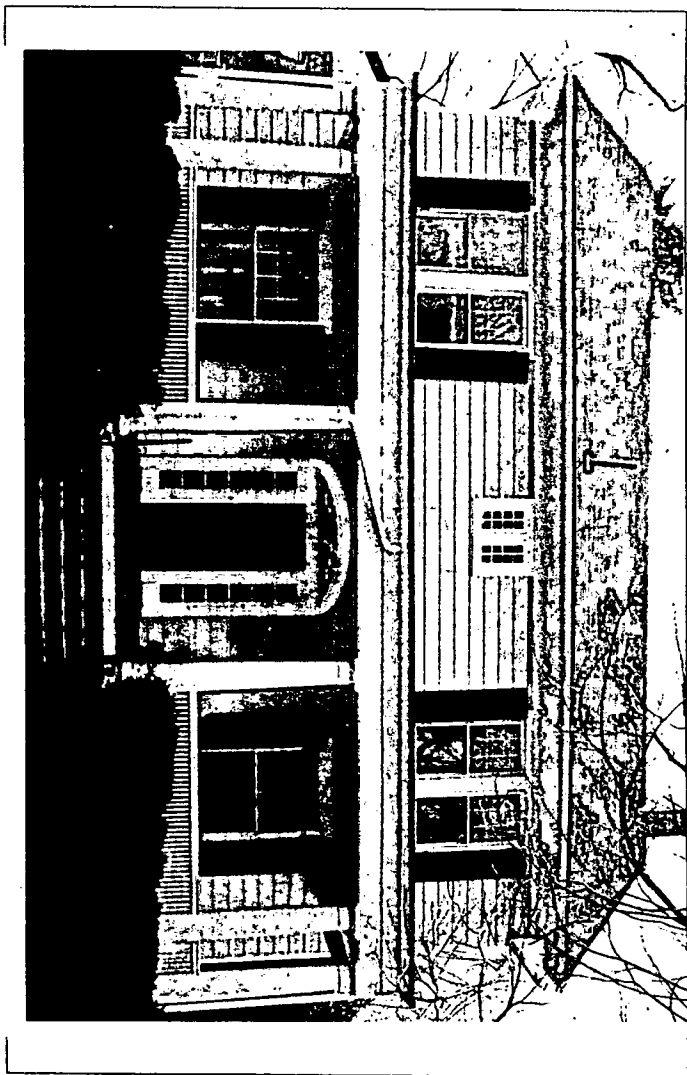
**HICKEY RESIDENCE - DEMO ROOF PLAN**

SCALE : 1/8" = 1'-0" CILDAY RENOVATIONS DATE : 11-16-11

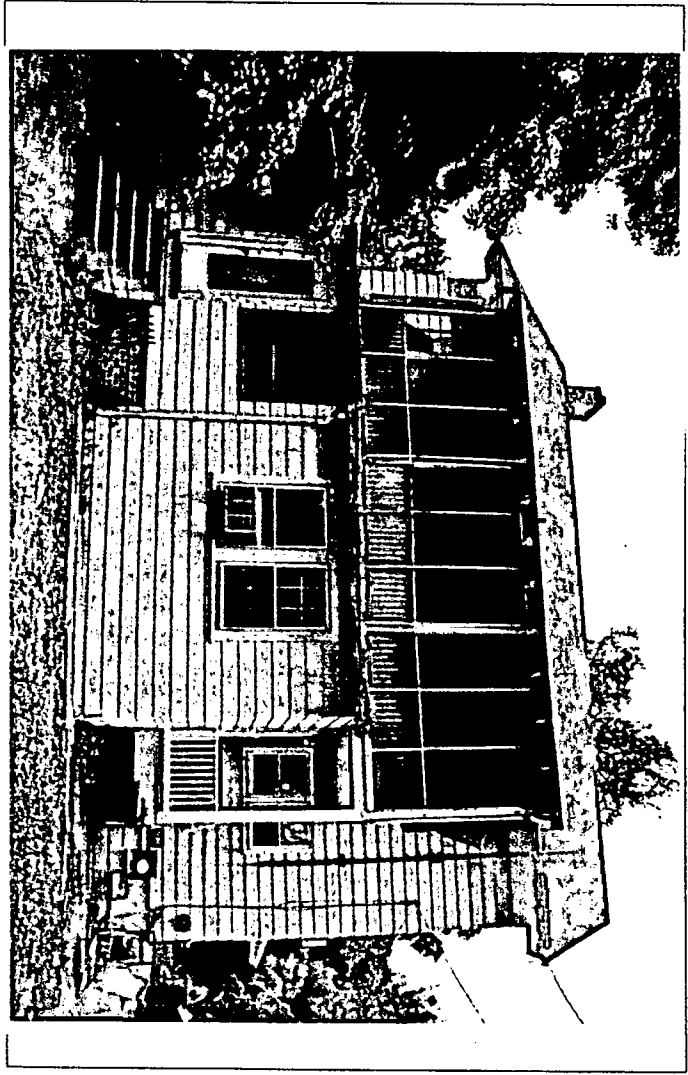
HICKEY RESIDENCE - PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"  
GILDAY RENOVATIONS  
DATE: 11-28-11



Existing Property Condition Photographs (duplicate as needed)

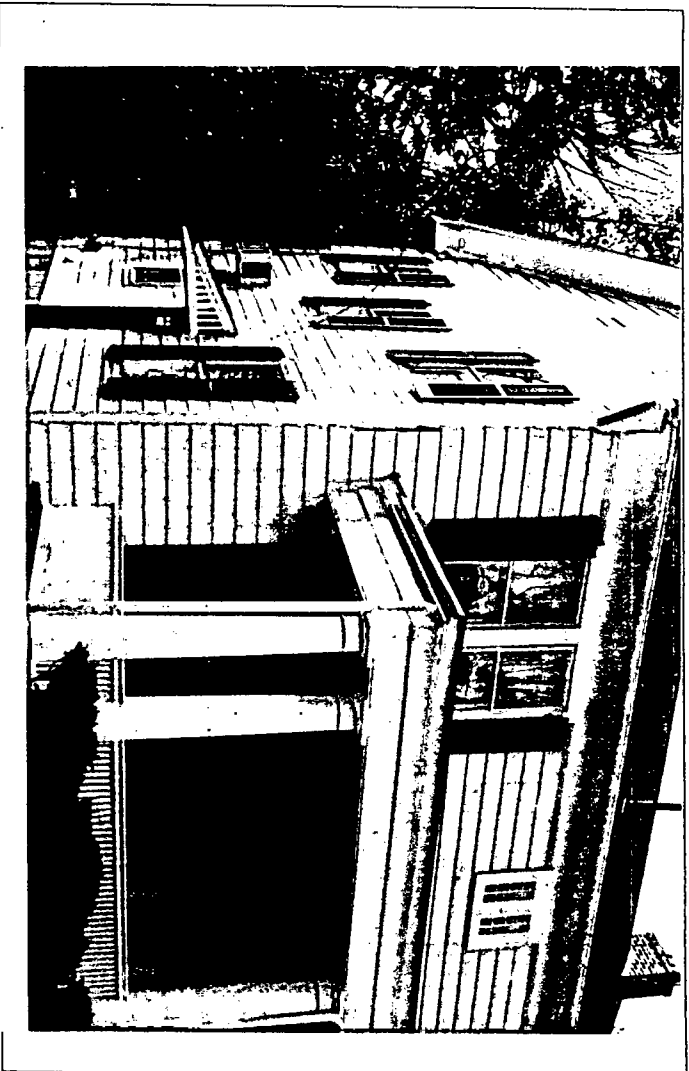


Detail: FRONT ELEVATION - FACING NORTH (#4 HESKETH ST.)

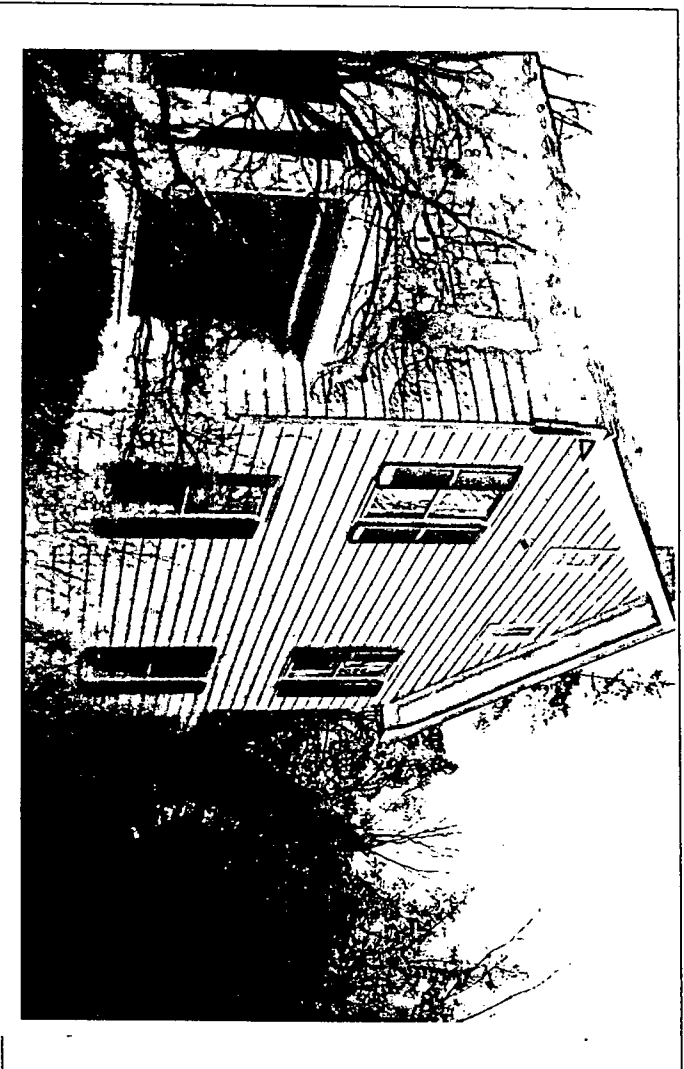


Detail: REAR ELEVATION - FACING SOUTH (#4 HESKETH ST.)

Applicant: GUDAY RENOVATIONS (DANIEL MORRIS)



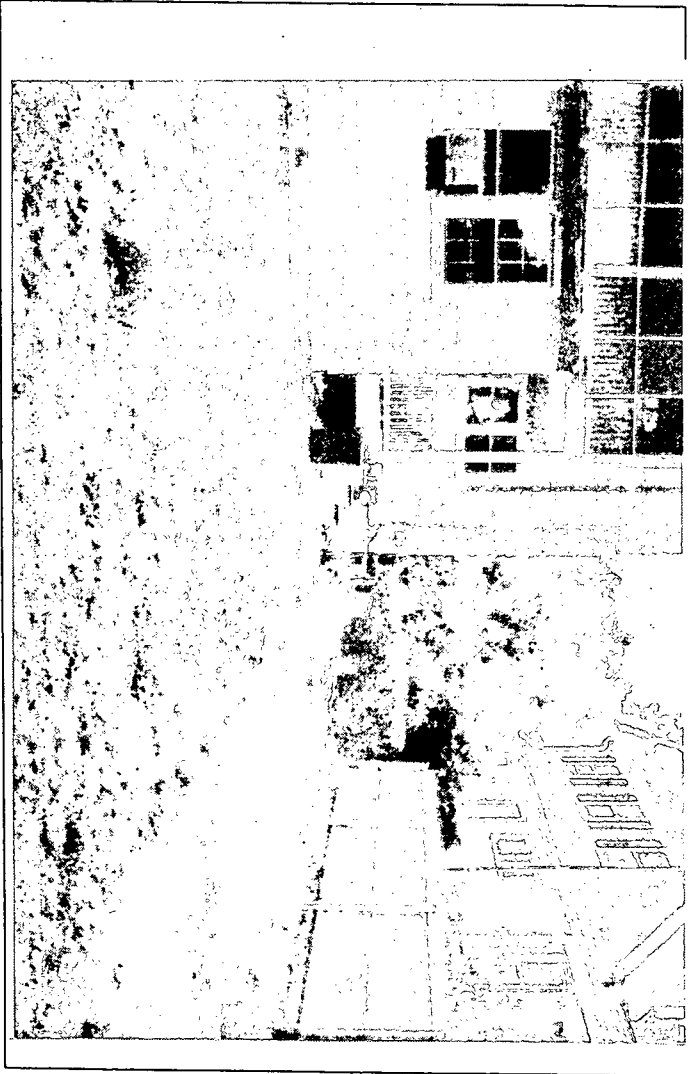
Detail: SIDE ELEVATION - FACING EAST (#4 HESKETH ST.)



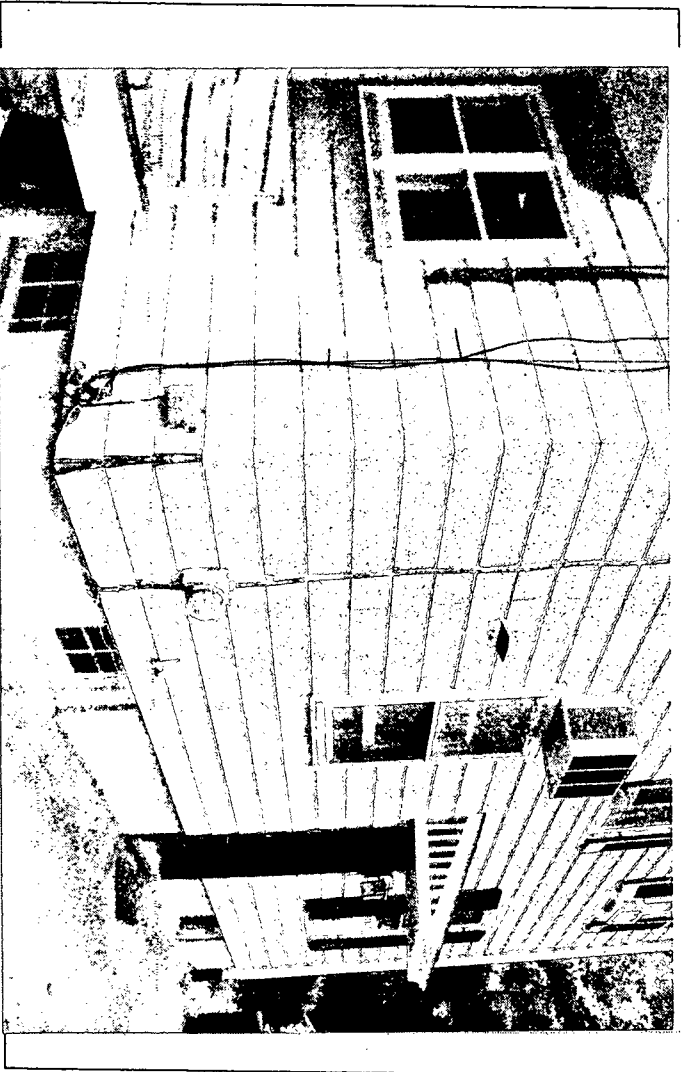
Detail: SIDE ELEVATION - FACING WEST (#4 HESKETH ST.)

Applicant: Quincy Reasoner's (Daniel Moras)

Existing Property Condition Photographs (duplicate as needed)



Detail: DETAIL OF REAR ELEVATION (#4 HESKETH ST.)

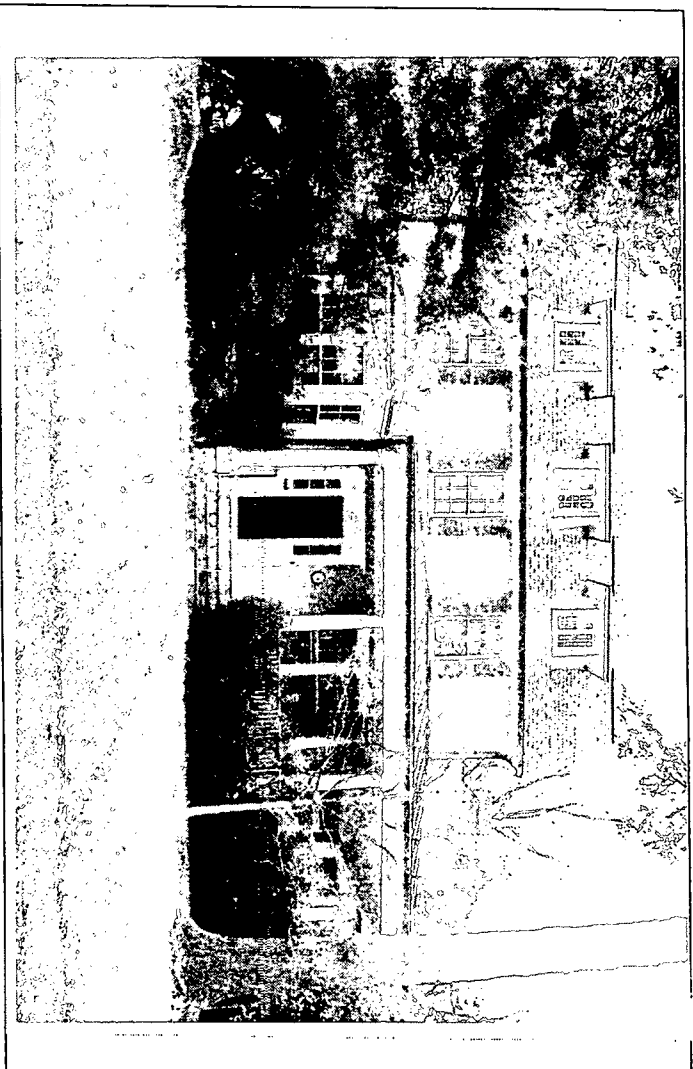


Detail: DETAIL OF SOUTHEAST CORNER (#4 HESKETH ST.)

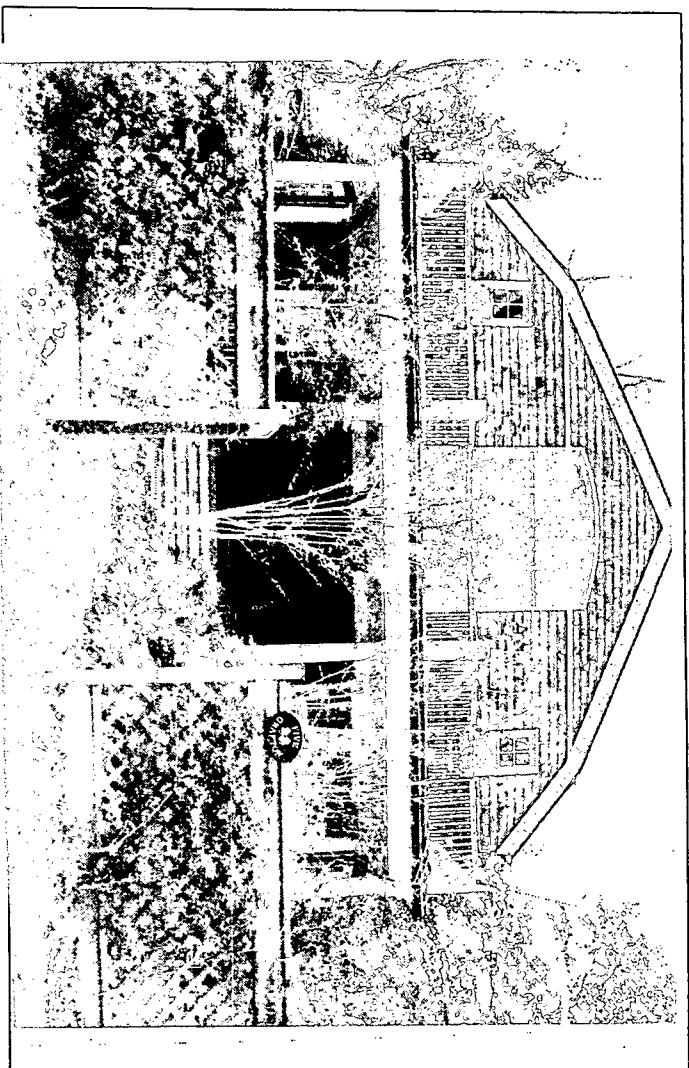
Applicant: GUDRAY RENOVATORS (DANIEL MORRIS)

Page: 3

Existing Property Condition Photographs (duplicate as needed)



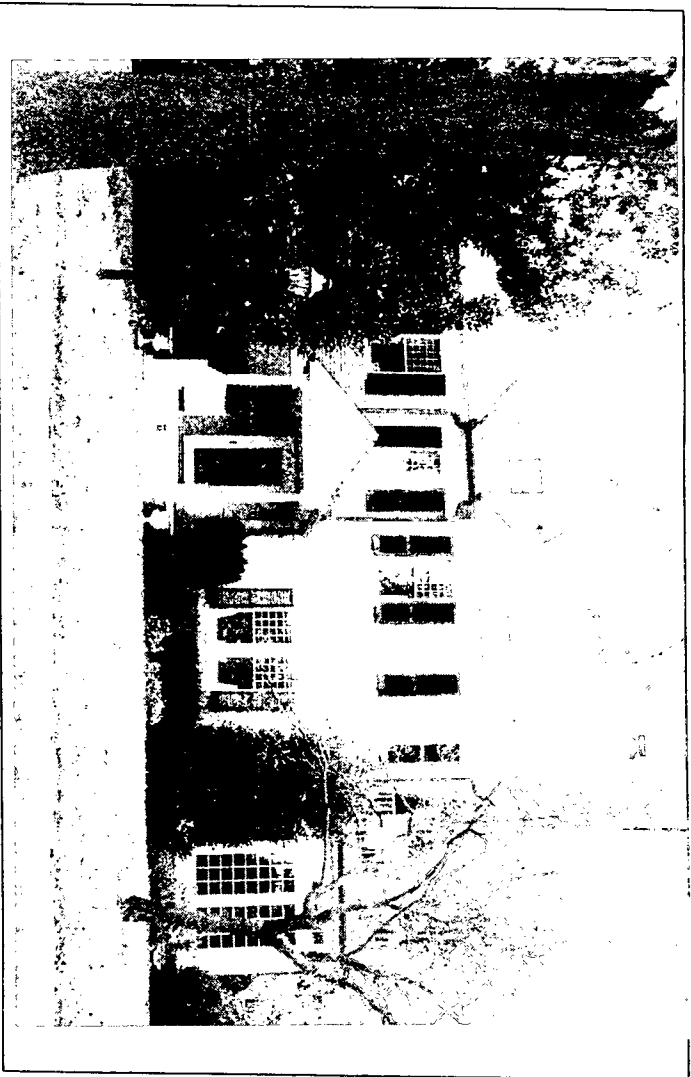
Detail: # 3 GRAFTON STREET



Detail: # 5 GRAFTON STREET

Applicant: STUART RENOVATIONS (DAMIEN MORRIS)

Existing Property Condition Photographs (duplicate as needed)



Detail: #7 GERTON STREET

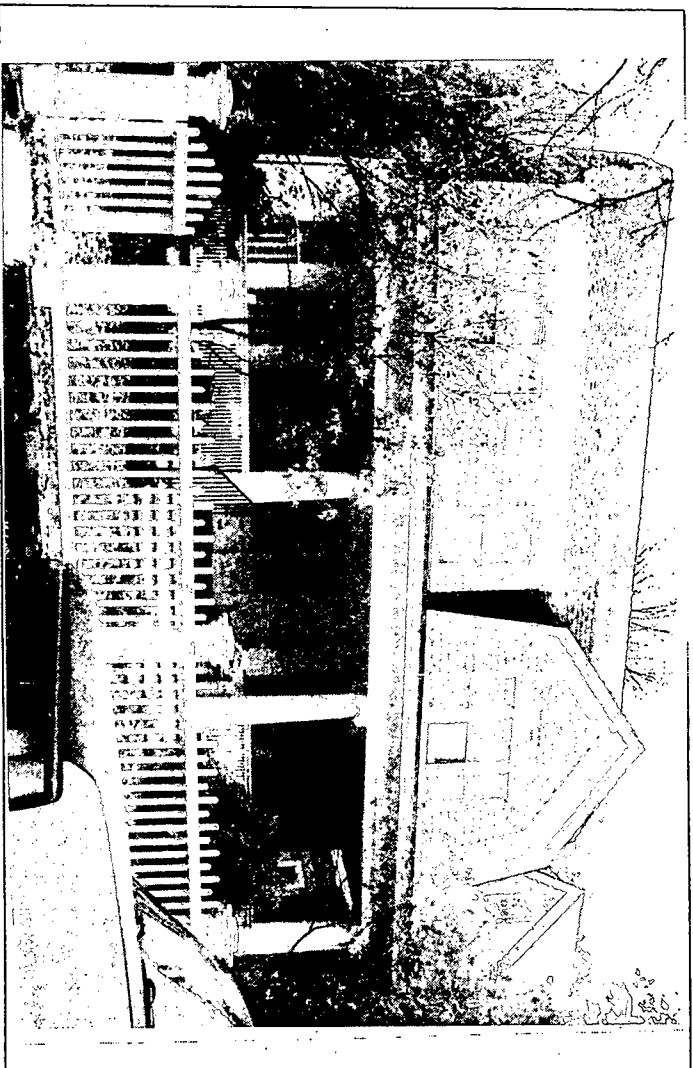


Detail: #4 MAGNOLIA PARKWAY

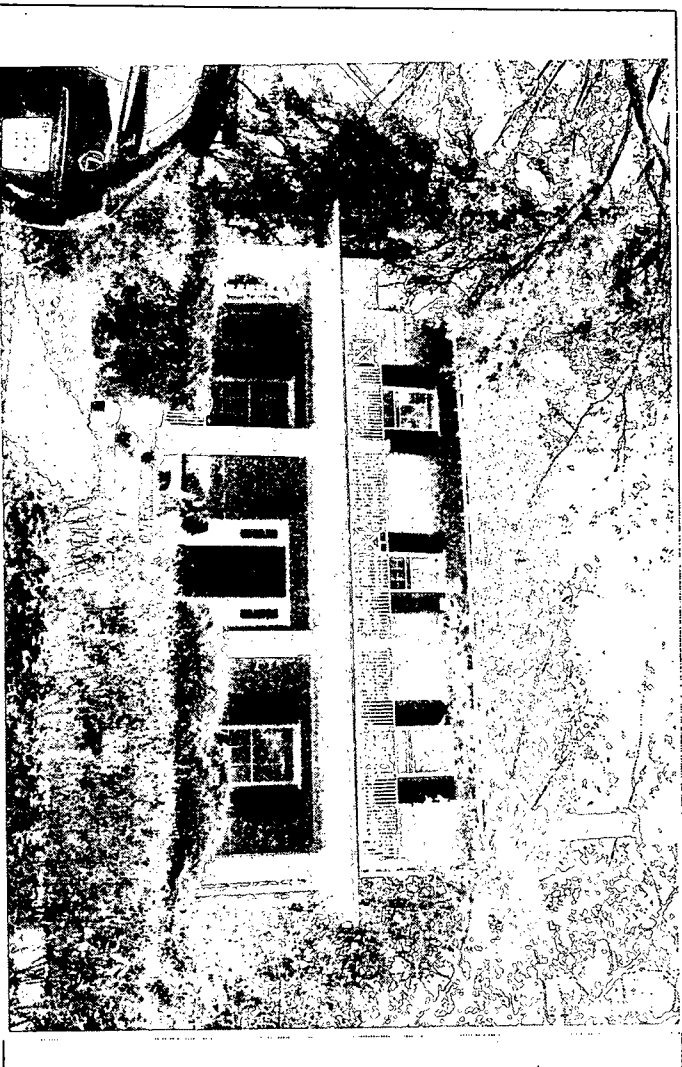
Applicant: GILDAY RENOVATIONS (DANIEL MARCUS)



Existing Property Condition Photographs (duplicate as needed)



Detail: # 6 HESKETH STREET



Detail: # 2 HESKETH STREET

Applicant: GILSON REPAIRS (DANIEL MORAVS)



4 Hesketu

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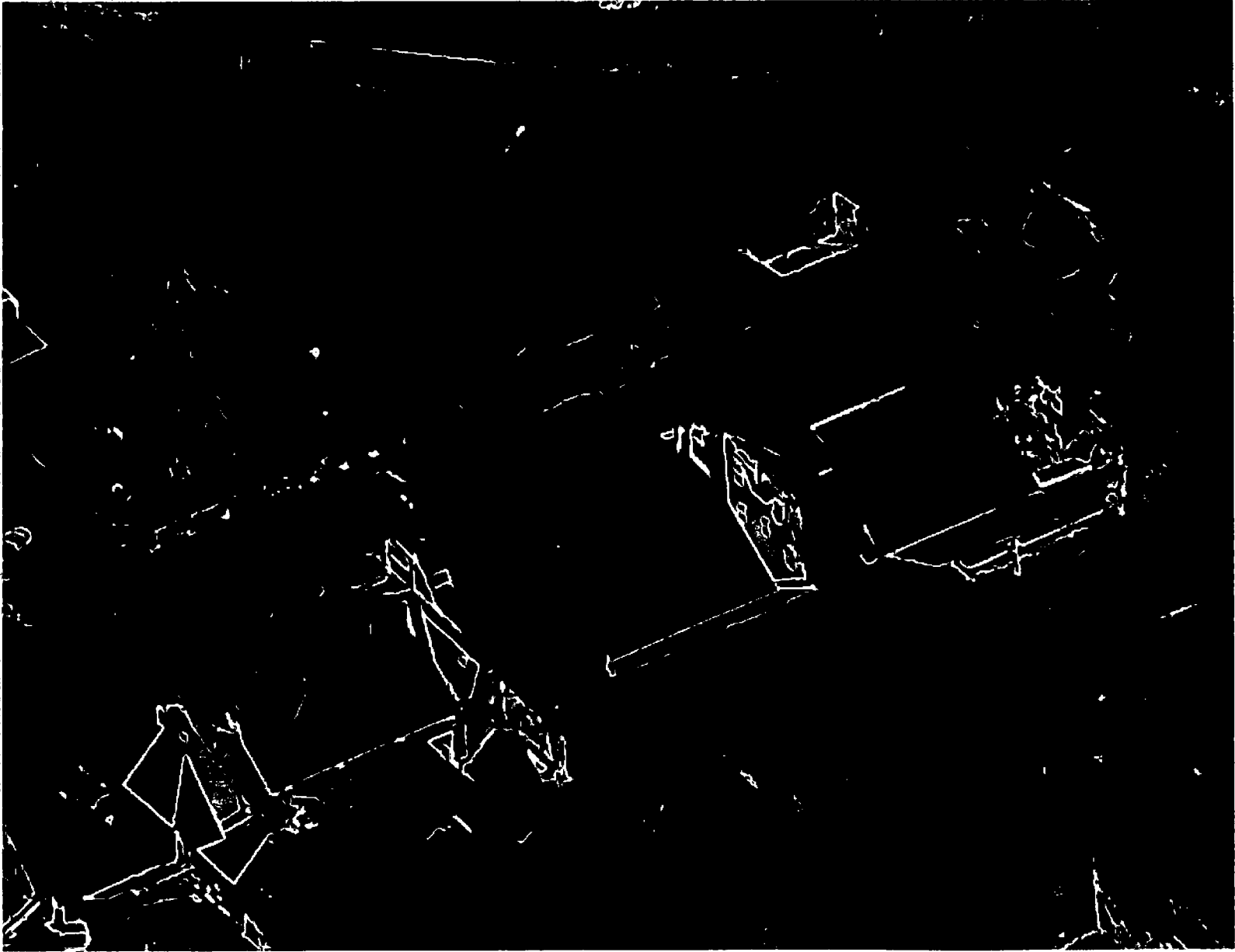


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4 Mesketh





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Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT ELEVATION - FACING NORTH (#4 HESKETH ST.)



Detail: REAR ELEVATION - FACING SOUTH (#4 HESKETH ST.)

Existing Property Condition Photographs (duplicate as needed)

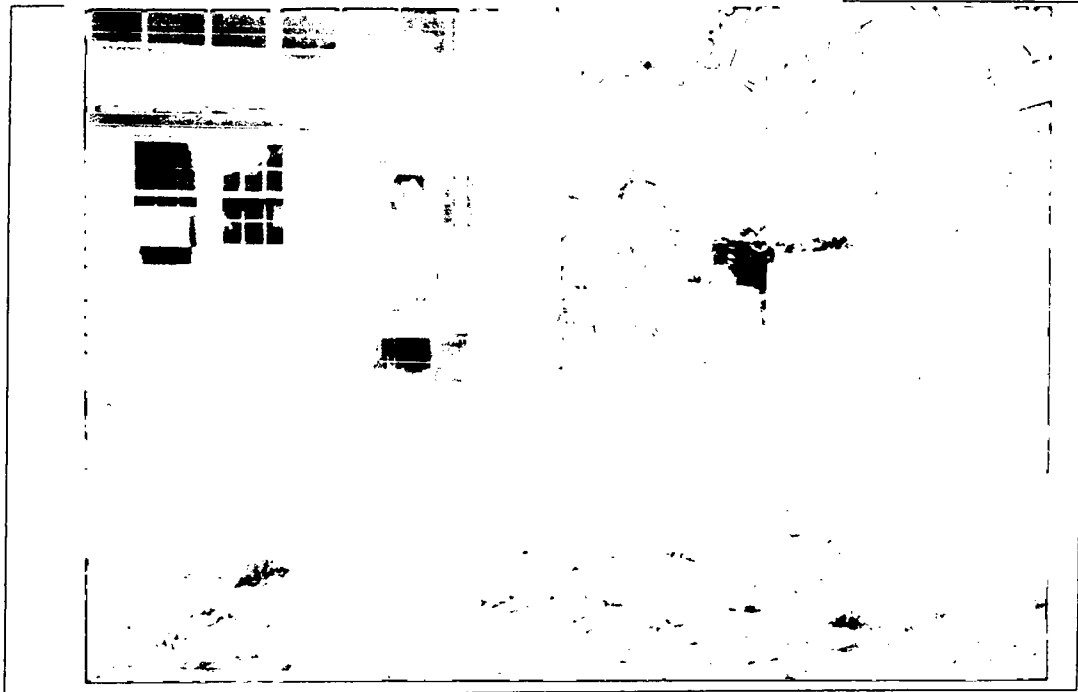


Detail: SIDE ELEVATION - FACING EAST (#4 HESKETH ST.)



Detail: SIDE ELEVATION - FACING WEST (#4 HESKETH ST.)

Existing Property Condition Photographs (duplicate as needed)



Detail: DETAIL OF REAR ELEVATION (#4 HESKETH ST.)



Detail: DETAIL OF SOUTHEAST CORNER (#4 HESKETH ST.)

Existing Property Condition Photographs (duplicate as needed)



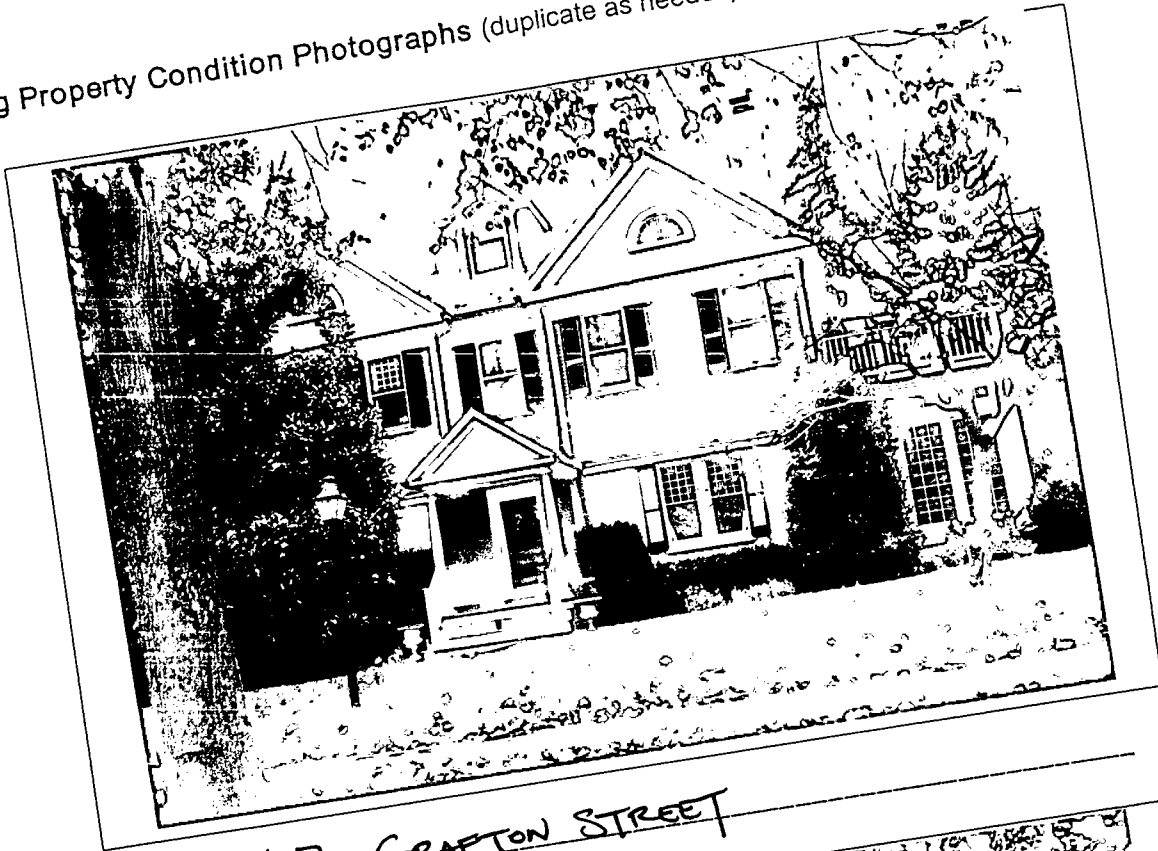
Detail: # 3 GRAFTON STREET



Detail: # 5 GRAFTON STREET

Applicant: GILDAY RENOVATIONS (DANIEL MORALES)

Existing Property Condition Photographs (duplicate as needed)



Detail: # 7 GRAPTON STREET



Detail: # 4 MAGNOLIA PARKWAY

Applicant: GILDAY RENOVATIONS (DANIEL MORALES)

Existing Property Condition Photographs (duplicate as needed)



Detail: # 6 HESKETH STREET



Detail: # 2 HESKETH STREET

Applicant: GILDAY RENOVATIONS (DANIEL MORALES)