

26 Hasketh Street, Cherry Chase
HPC Case # 35/13-08A
Cherry Chase Village Historic District



F

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: January 10, 2008

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #474187, side addition, fence and gate installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 9, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Joseph Howe & Mary Pearson
Address: 26 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: George Bott
Daytime Phone No.: 301 907 4535 ex 119

Tax Account No.: _____
Name of Property Owner: Lowe, Joseph G 3rd + Mary F Pearson Daytime Phone No.: 301 986 1847
Address: 26 Hesketh St Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: Anthony Wilder Design Build Phone No.: 301 907 0100
Contractor Registration No.: MD 2484
Agent for Owner: George Bott Daytime Phone No.: 301 907 4535 ex 119

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: Hesketh St
Town/City: Cherry Chase Nearest Cross Street: Magnolia Pky
Lot: P10 Block: 24 Subdivision: 9 Cherry Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 68,700

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.

George R Bott 12/6/07
Signature of owner or authorized agent Date

Approved: For Chairperson: Historic Preservation Commission
Disapproved: _____ Signature: JDS Date: 1/16/08
Application/Permit No.: 474187 Date Filed: 12/17/07 Date Issued: _____

PROJECT INFO

Project Location: 26 Hesketh Street, Chevy Chase, MD 20815
Lot Description: Chevy Chase Village, Map HN41, Subdivision 9, Block 24, Lot P10
Owner: Mary Frances Pearson and Joseph Howe
Year Built: 1930

LIST OF DRAWINGS

- 1 COVER SHEET
- 2 SITE PLAN
- 3 RENDERING - PROPOSED
- 4 PHOTOS - EXISTING
- 5 PHOTOS - EXISTING
- 6 PHOTOS - EXISTING
- 7 PLAN - EXISTING
- 8 PLAN - PROPOSED
- 9 ELEVATIONS - EXISTING
- 10 ELEVATIONS - PROPOSED
- 11 ELEVATION FENCE - PROPOSED

WRITTEN DESCRIPTION OF PROJECT

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

The existing house is a Craftsman / Arts & Crafts style house. It sits on a street with houses of varying styles. The area of the proposed addition sits on the side of the house towards the back. Its location is hidden from the street due to the house position which is slightly elevated from the street and the corner and side of the the house being heavily planted with large shrubs and evergreens.

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

The new addition has siding on the exterior similar to the siding on the rear of the house. We used separate windows with muntions and similar proportions to the rest of the houses windows versus the existing additions large square picture window. The new foundation's brick veneer ties into the brick of the house. The new fence and gate tie into the existing fence and match its existing board on board style.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Hesketh Street, Chevy Chase	Meeting Date:	01/09/2008
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	01/02/2008
Applicant:	Joseph Howe & Mary Pearson (George Bott, Agent)	Public Notice:	12/26/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08A	Staff:	Josh Silver
PROPOSAL:	Side addition, fence and gate installation		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Bungalow
DATE: 1916-1927

HISTORIC CONTEXT

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicants are proposing to remove a (non-historic) 9'0" x 2'5" picture window from the north (side) elevation of the house, and construct a one-story, 13'5" x 7'6" side addition in the same location. Materials for the side addition include: Hardi-plank siding, simulated divided light aluminum clad wooden windows, and brick. The proposed side addition is in compliance with the Chevy Chase Village code for side yard setbacks.

The applicants are also proposing to install a 4' high, wooden vertical board fence and gate on the north side of the house. The proposed fence will be 13 –linear feet and include a single-hung wooden gate. The proposed fence will face the public right-of-way and connect to an existing 6' high fence on the property.

APPLICABLE GUIDELINES:

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources 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 historic district as a whole.

Montgomery County Code; Chapter 24

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

Secretary of the Interior's Standards for Rehabilitation

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

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The proposed side addition will have minimal effect on the surrounding streetscape and landscape of the historic district. The removal of the non-historic picture window and construction of a slightly larger side addition in the same location will have no negative impact to the house. Although the side addition will be visible from the public right-of-way staff supports the proposed construction in this location for the following reasons:

- This is a non-contributing resource
- The original massing of the house will be preserved
- The location of the addition toward the rear of the house allows for reduced visibility from the public right-of-way
- The addition is only one-story, and is 0.7" lower than the existing (non-historic) picture window proposed for removal

- The proposed construction materials and window treatments are appropriate for a small side addition to a non-contributing resource.

The installation of a 4' high, wooden vertical board fence on the north side of the house will have no negative impact on the streetscape of the historic district. *Staff is recommending approval of this HAWP application.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the 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 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.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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Town/City: Chevy Chase Nearest Cross Street: Magnolia Pky
Lot: P10 Block: 24 Subdivision: 9 Chevy Chase Village
Liber: _____ Folio: _____ 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: \$ 68,700

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

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

George R Bott 12/6/07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 474187 Date Filed: 12/17/07 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:

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

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

PROJECT INFO

Project Location: 26 Hesketh Street, Chevy Chase, MD 20815
Lot Description: Chevy Chase Village, Map HN41, Subdivision 9, Block 24, Lot P10
Owner: Mary Frances Pearson and Joseph Howe
Year Built: 1930

LIST OF DRAWINGS

- 1 COVER SHEET
- 2 SITE PLAN
- 3 RENDERING - PROPOSED
- 4 PHOTOS - EXISTING
- 5 PHOTOS - EXISTING
- 6 PHOTOS - EXISTING
- 7 PLAN - EXISTING
- 8 PLAN - PROPOSED
- 9 ELEVATIONS - EXISTING
- 10 ELEVATIONS - PROPOSED
- 11 ELEVATION FENCE - PROPOSED

WRITTEN DESCRIPTION OF PROJECT

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address

26 Hesketh Street
Chevy Chase MD 20915

Owner's Agent's mailing address

Anthony Wilder Design / Build
7413 MacArthur Blvd
Cabin John MD 20918

Adjacent and confronting Property Owners mailing addresses

24 Hesketh St
Chevy Chase MD 20915

28 Hesketh St
Chevy Chase MD 20915

23 Hesketh St
Chevy Chase MD 20915

25 Hesketh St
Chevy Chase MD 20915

27 Hesketh St
Chevy Chase MD 20915

with whimsy
anthony wilder design build, inc.
 architectural & interior design new construction
 remodeling landscaping

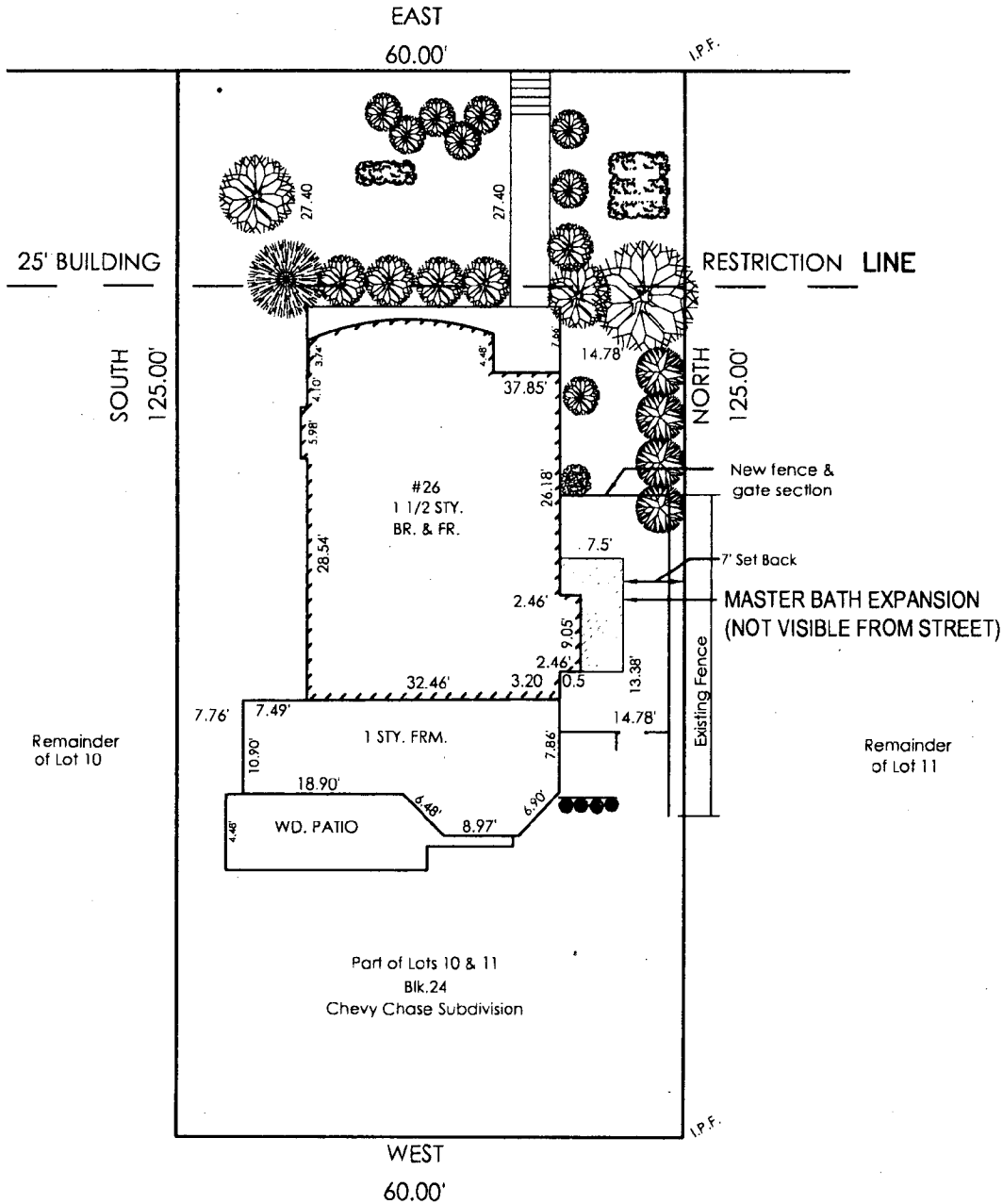
PEARSON / HOWE RESIDENCE

PROPOSED SITE PLAN

DATE: 12-20-07

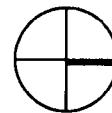
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HESKETH STREET



PROPOSED SITE PLAN

1" = 20'



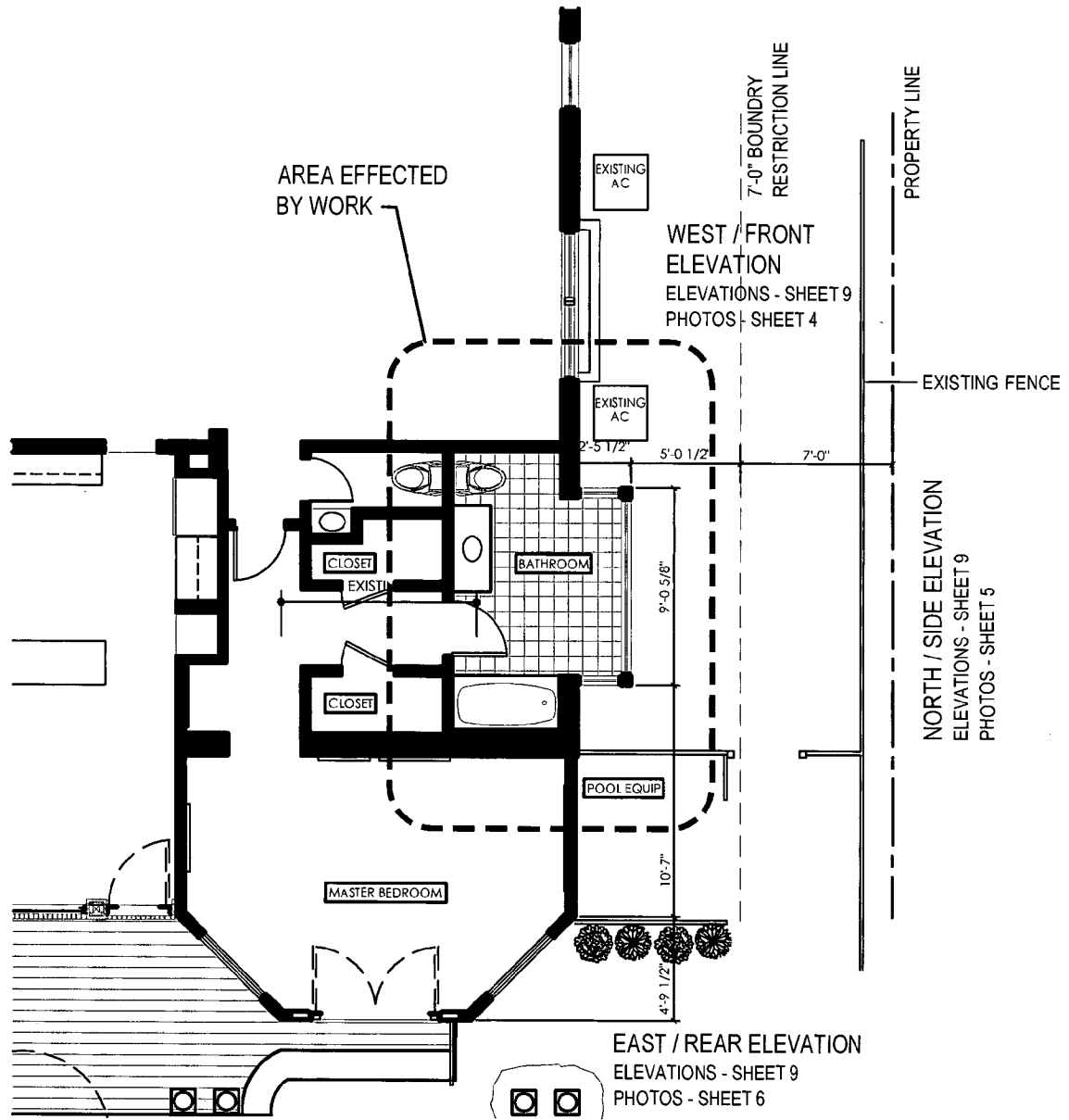
SHEET 2

PEARSON / HOWE RESIDENCE

PLAN - EXISTING

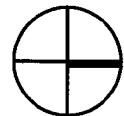
DATE: 12-06-07

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PLAN - existing

1/8" = 1'-0"



SHEET 7

10

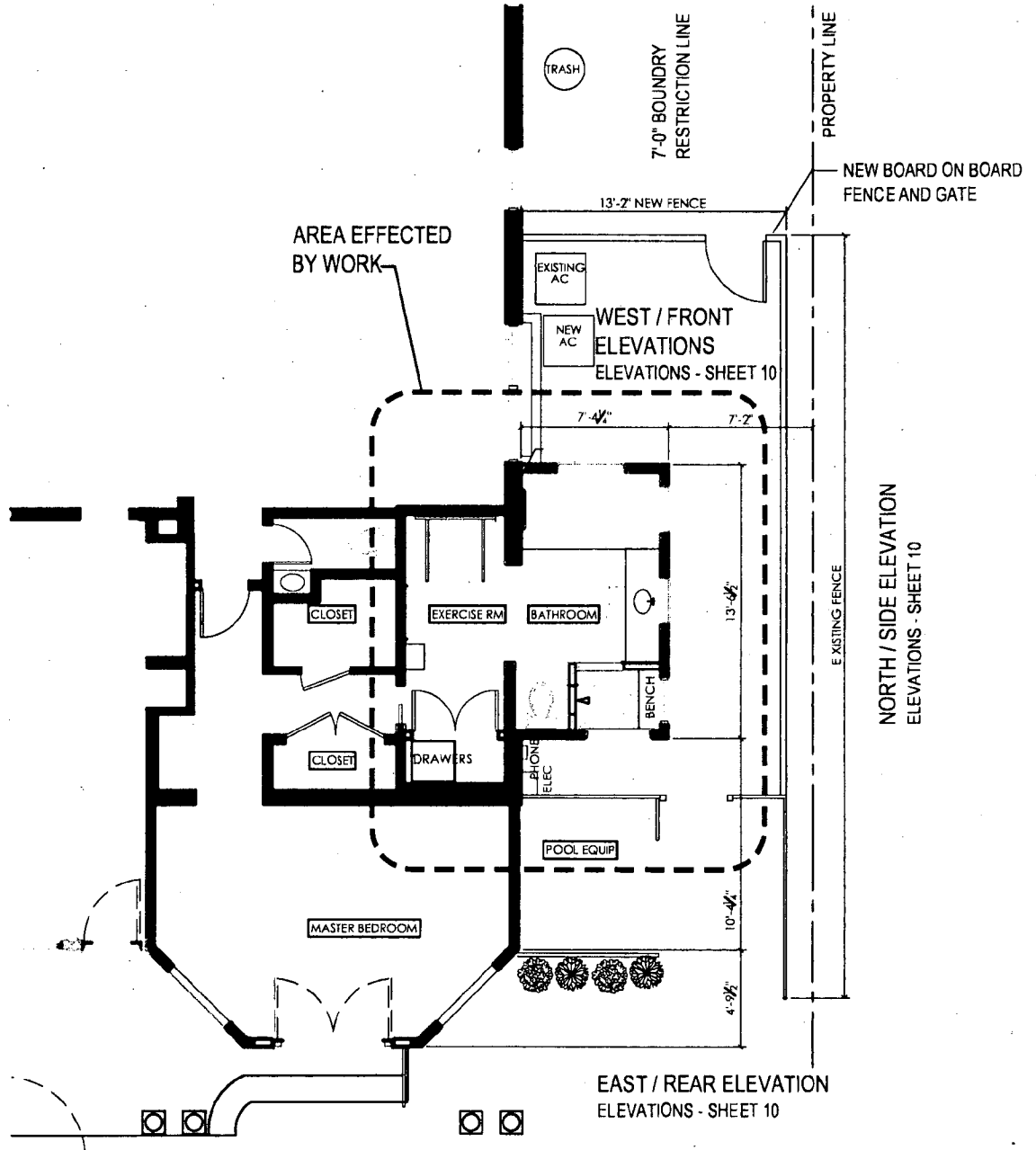
PEARSON / HOWE RESIDENCE

with whimsy
anthony wilder design build, inc.
architectural & interior design new construction
remodeling landscaping

PLAN - PROPOSED

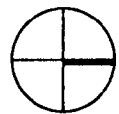
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PLAN - proposed

1/8" = 1'-0"



SHEET 8

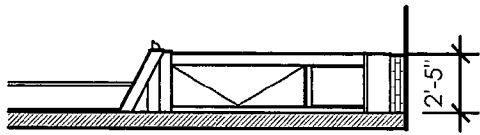


PEARSON / HOWE RESIDENCE

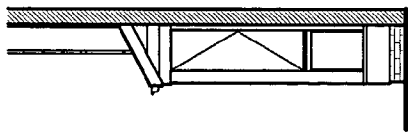
ELEVATIONS - EXISTING

DATE: 12-06-07

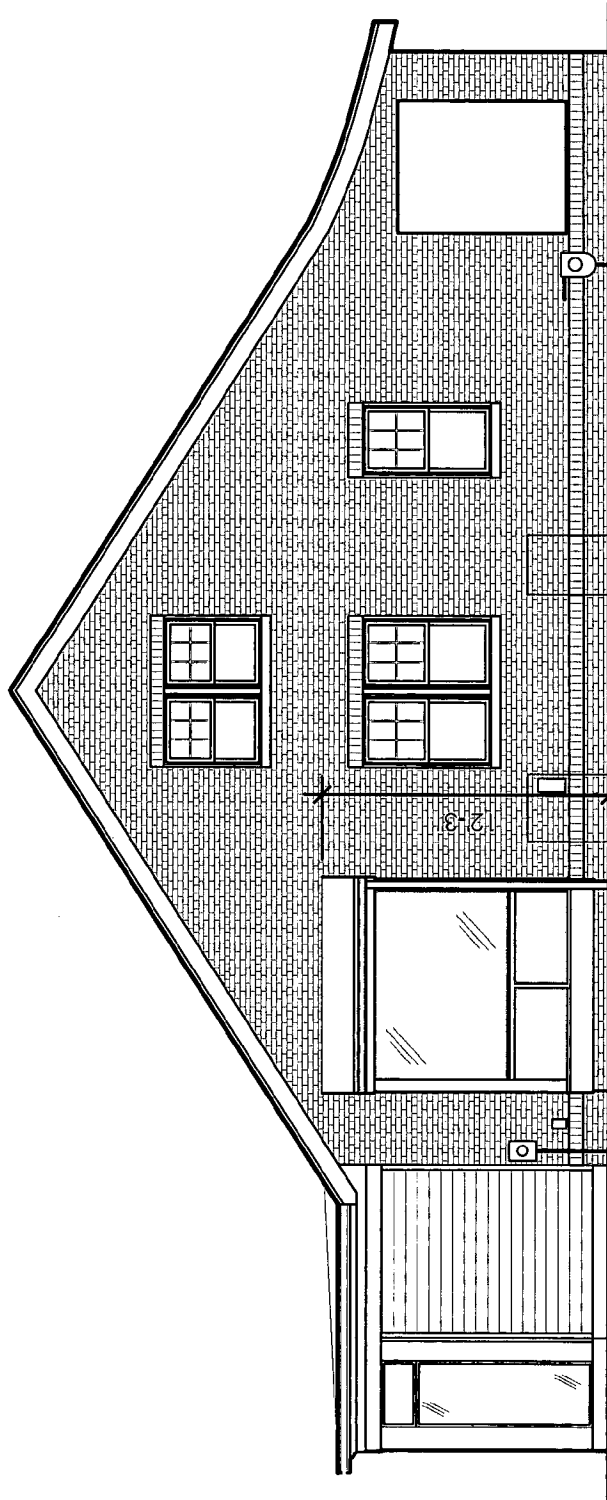
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REAR ELEVATION - existing
1/8" = 1'-0"



FRONT ELEVATION - existing
1/8" = 1'-0"



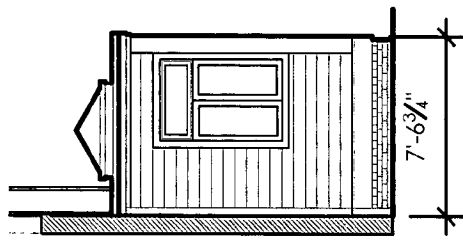
NORTH SIDE ELEVATION - existing
EXISTING 8'-11"
ADDITION 8'-11"
1/8" = 1'-0"

PEARSON / HOWE RESIDENCE

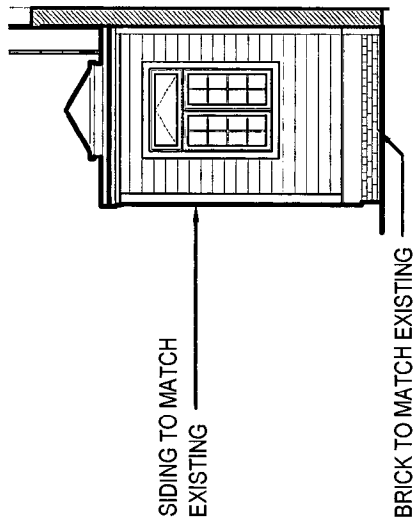
ELEVATIONS - PROPOSED

DATE: 12-06-07

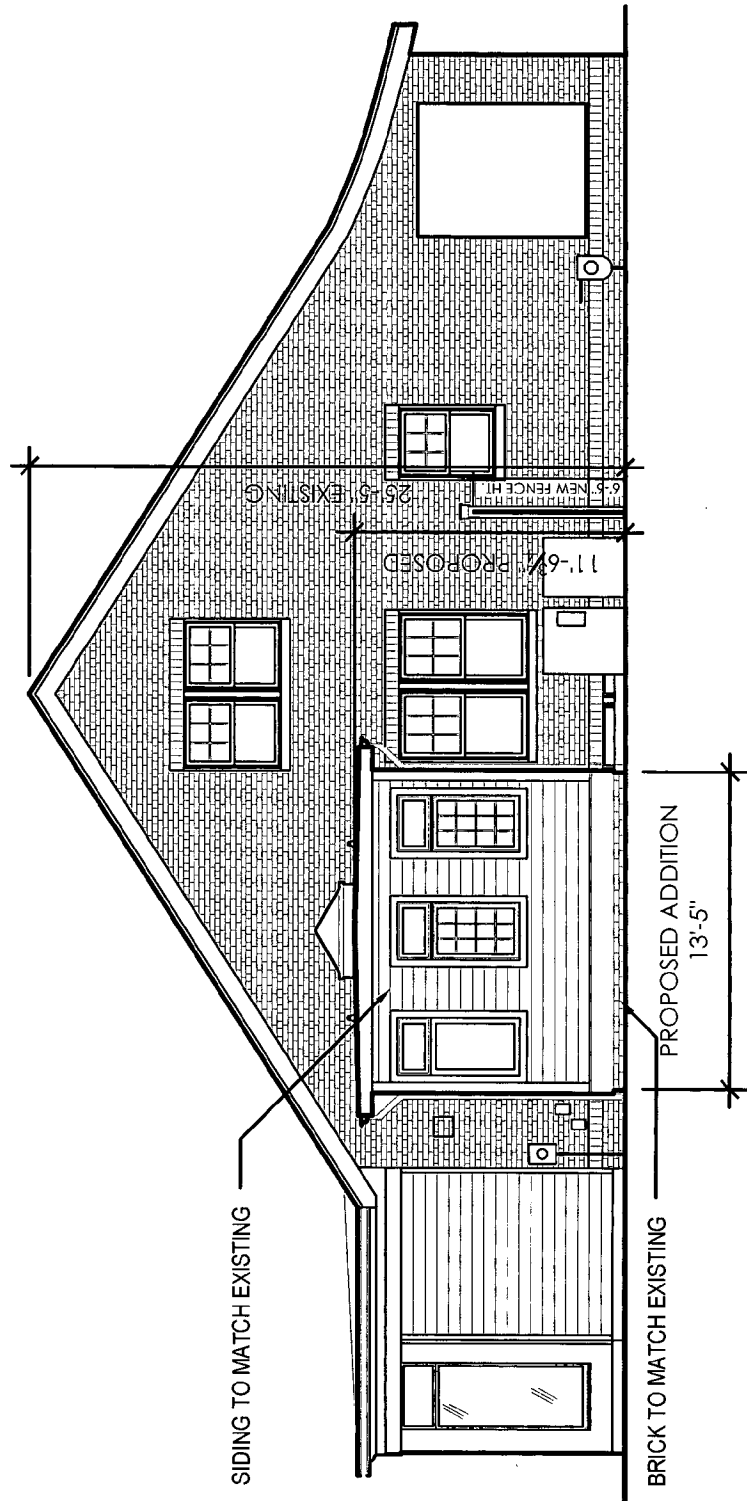
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REAR ELEVATION - proposed
1/8" = 1'-0"



FRONT ELEVATION - proposed
1/8" = 1'-0"



NORTH SIDE ELEVATION - proposed
1/8" = 1'-0"

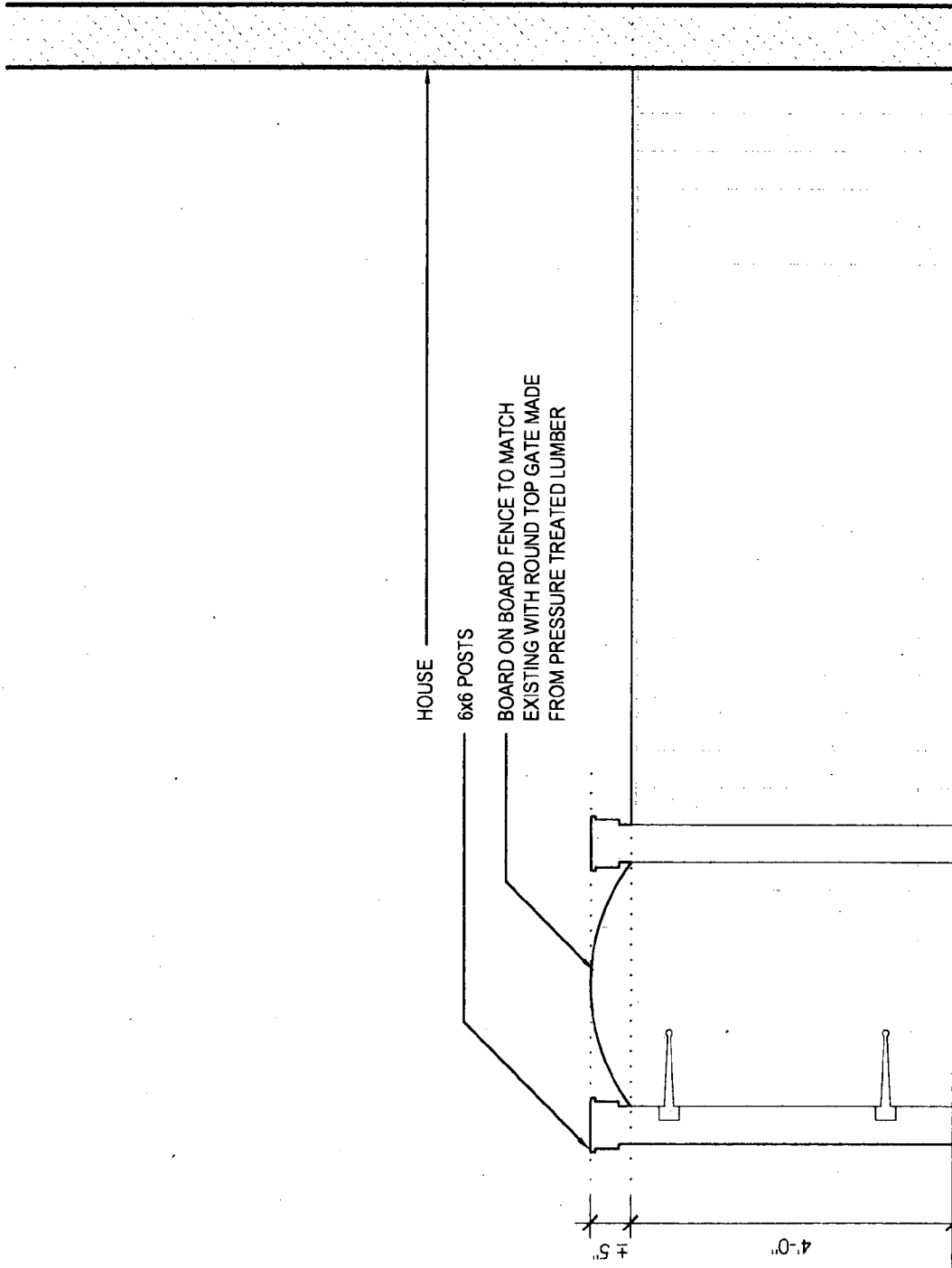
with whimsy
anthony wilder design build, inc.
architectural & interior design • new construction
remodeling • landscaping

PEARSON / HOWE RESIDENCE

ELEVATIONS - FENCE

DATE: 12-20-07

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FRONT / WEST FENCE ELEVATION - proposed

1/2" = 1'-0"

SHEET 11

PEARSON / HOWE RESIDENCE

PHOTOS - EXISTING

DATE: 12-06-07

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WEST / FRONT ELEVATION

SHEET 4

PEARSON / HOWE RESIDENCE

PHOTOS - EXISTING

DATE: 12-06-07

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NORTH SIDE ELEVATION



NORTH SIDE ELEVATION



NORTH SIDE ELEVATION

PEARSON / HOWE RESIDENCE

PHOTOS - EXISTING

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EAST / REAR ELEVATION



SOUTH SIDE ELEVATION

architecture
with whimsy
anthony wilder design/build, inc.
architectural & interior design | new construction
remodeling | landscaping

PEARSON / HOWE RESIDENCE

RENDERING - PROPOSED

DATE: 12-06-07

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SHEET 3

CHEVY CHASE VILLAGE

5906 CONNECTICUT AVENUE

CHEVY CHASE, MD 20815

Telephone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE

Village Manager

DAVID R. PODOLSKY

Legal Counsel

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11/7/2007

Property Owner Name:

Pearson/Howe

Contractor Name:

Anthony Wilder Design-Build

Location of Requested Building Permit:

Address:

26 Hesketh Street

City, State, Zipcode

Chevy Chase, MD 20815

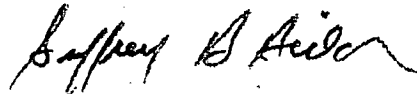
Proposed Scope of Work:

The proposed plan is to expand the existing master bathroom into the side yard—maintaining the required 7' side yard setback. Height of addition is one-story.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Geoffrey Biddle

Silver, Joshua

From: Davis-Cook, Shana [Shana.Davis-Cook@montgomerycountymd.gov]
Sent: Thursday, December 20, 2007 2:01 PM
To: Silver, Joshua
Subject: RE: Upcoming HAWPs

26 Hesketh Street—Yes, they have been in contact with me, and as originally submitted, the project complies with our Code. As long as the furthest protrusion from the addition continues to be at least 7-feet back from the side property line, they are in compliance with our Code.

33 Quincy Street—The Village does not require a permit to replace a roof, so they are free to proceed with you.

Take care, and Happy Holidays to you and yours too!

Shana R. Davis-Cook
Manager of Administration
Chevy Chase Village
shana.davis-cook@montgomerycountymd.gov

From: Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]
Sent: Thursday, December 20, 2007 12:37 PM
To: Davis-Cook, Shana
Subject: Upcoming HAWPs

Good afternoon,

We received two new HAWP applications for the January 9th HPC meeting.

26 Hesketh Street, Howe/Pearson residence- for fence installation and new side addition. (They evidently have been in contact with you, but I just wanted to make sure everything their proposing is alright on you end).

33 Quincy, Williams residence- for roof replacement.

Thanks, and Happy Holiday's.

Josh

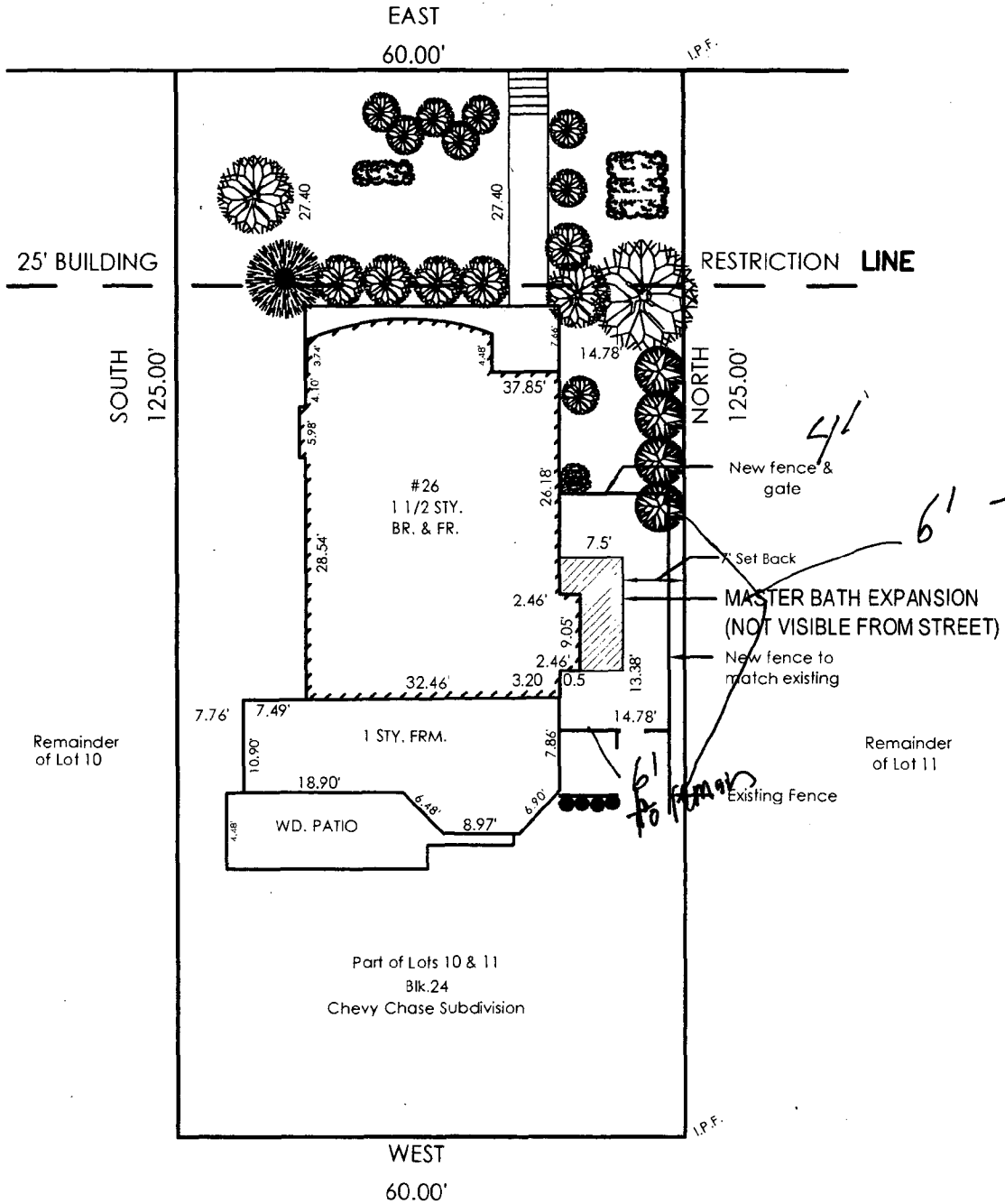
PEARSON / HOWE RESIDENCE

PROPOSED SITE PLAN

DATE: 12-06-07

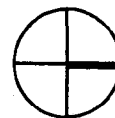
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HESKETH STREET



PROPOSED SITE PLAN

1" = 20'



OLD PLANS