

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

<b>Address:</b>	5912 Cedar Parkway., Chevy Chase	<b>Meeting Date:</b>	1/25/2017
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	1/18/2017
<b>Applicant:</b>	Blake and Sydney Bath (Luke Olson, Architect)	<b>Public Notice:</b>	1/11/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-17B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Rear addition and other alterations		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Window and door details will be submitted, with final review and approval delegated to staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1916 -1927

**BACKGROUND**

The applicants previously appeared before the Commission at the December 21, 2016 HPC meeting for a preliminary consultation. At that time, the Commission was generally supportive of the applicants' proposal, but expressed the following concerns:

- The front elevation of the existing left side bump out should not be altered, as it is historic, character-defining, and highly visible from the public right-of-way.
- The proposed new chimney at the rear should be brick and not stone veneer, due to its potential visibility from the public right-of-way.

The applicants have returned with a HAWP application, responding to the Commission's previous concerns.

**PROPOSAL:**

- Construct a new covered entry on the left side elevation of an existing bump out at the left side of the historic house
- Remove an existing non-historic enclosed rear porch

- Construct a new two-story addition in place of the existing non-historic enclosed rear porch to be removed
- Construct a new left side rear addition/expansion with a gambrel roof that extends through the roof of the existing left side bump out and to the roof of the main house
- Alter the left side elevation of the existing left side bump out, emphasizing a gambrel roof form
- Construct a dormer on left side elevation of the existing left side bump out
- Construct a single-car garage at the rear/left side of the property

#### **APPLICABLE GUIDELINES:**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

#### *Sec. 24A-8. Same-Criteria for issuance.*

- (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; [emphasis added] or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

#### *Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 5, and 6 most directly apply to the application before the commission:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.
7. 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.

#### *Chevy Chase 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 and 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:

**Awnings** should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.

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

**Dormers** 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.

**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. 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 street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

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

**Second or third story additions or expansions** which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.

**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.

## **STAFF DISCUSSION**

The applicants previously appeared before the Commission at the December 21, 2016 HPC meeting for a preliminary consultation. At that time, the Commissions was generally supportive of the applicants' proposal, but expressed the following concerns:

- The front elevation of the existing left side bump out should not be altered, as it is historic, character-defining, and highly visible from the public right-of-way.
- The proposed new chimney at the rear should be brick and not stone veneer, due to its potential visibility from the public right-of-way.

The applicants have returned with a HAWP application, responding to the Commission's previous concerns. Specifically, the applicants have made the following revisions:

- The front elevation of the existing left side bump out will not be altered.
- In direct response to suggestions by the Commission, the proposed covered entry has been relocated to the left side elevation of the existing left side bump out.
- As revised, the proposed new chimney at the rear will have a brick veneer to match the existing chimneys on each end of the historic house.

New aspects of the applicants' proposal include:

- The rear roof/rear-facing gable of the c. 2000 right side addition will be converted to a hipped roof. At the preliminary consultation, the applicants presented two options – Option A, which included the proposed hipped roof alteration, and Option B, which retained the rear-facing gable. The Commission voiced support for both options, as the proposed alteration was at the rear, where it is not at all visible from the public right-of-way.
- The proposed fenestration for the rear addition has been revised, with four ganged double-hung windows with spread mulls replacing the previously proposed three double-hung windows on the second-floor, and with transom windows being proposed across the entire first-floor porch. Two new round windows are also proposed on the rear elevation – one that replaces the previously proposed square window in the gable of the proposed new rear-facing gambrel roof, and one on the second-floor above the proposed new rear porch.

The proposed fenestration revisions are on the rear elevation, where they are not at visible from the public right-of-way, and the Commission did not review the previously proposed alterations on the rear elevation with a great deal of scrutiny. Accordingly, staff supports the proposed fenestration revisions, finding that they will not detract from the subject property or surrounding historic district.

- The applicants also propose several new window alterations on the left elevation of the existing left side bump out: two basement-level windows will be infilled; the second-floor window, which was previously proposed to be infilled, will be permanently shuttered; the non-historic leaded glass window (c. 2000 renovations) will be infilled, with new ribbon windows installed above; and the previously proposed double-hung window at the rear corner will instead be paired double-hung windows with a spread mull and Azek surrounds and panelling.

Staff is generally supportive of the proposed alterations. Specifically, staff finds:

- The Commission has generally reviewed proposals to infill basement-level windows on side elevations with lenient scrutiny.
- Shuttering the second-floor window is a more appropriate approach, which will allow the location of the original window to be discerned. This revision was made at staff's suggestion.
- The applicants have provided the following information, indicating that the leaded glass window is non-historic: the window is not a true leaded glass window, but has an applied grid on the interior; the trim on the exterior of the window matches that on the c. 2000 right-side addition; the window is an integral part of the range, which

dates to c. 2000 interior renovations.

- The Commission was supportive of the previously proposed single double-hung window at the rear corner, which included similar surrounds and panelling, although the materials were not known at that time. Staff suggests that making this a paired window is a relatively minor alteration.

In the past, the Commission has allowed the use of Azek on additions and new construction, and the applicants have argued that, in this instance, the use of Azek will differentiate the proposed alterations from the original construction on the existing left side bump out. Staff suggests that, due to its location at the extreme rear of the side elevation and limited visibility from the public right-of-way, the use of Azek at the rear corner is unlikely to detract from the subject property or surrounding streetscape.

- The applicants propose to use stone veneer for the proposed new rear porch, which was implied in the elevations submitted for the preliminary consultation, although not explicitly stated.

In the past, the Commission has been reluctant to approve stone veneer, especially when visible from the public right-of-way. Due to the location of the proposed stone veneer, its limited visibility, at best, and the Commission's leniency toward the other proposed rear alterations, the Commission may find that, in this case, the stone veneer is unlikely to detract from the streetscape or surrounding historic district.

On the other hand, the Commission did previously express concerns over the use of stone veneer on the proposed new chimney at the rear and may have similar concerns regarding the use of stone veneer for the proposed new rear porch. Although staff reluctantly recommends approval of the proposed stone veneer, citing the aforementioned mitigation factors, the Commission may find that targeting or brick would be a more appropriate material in this location.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP

application at staff's discretion;

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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON  
Daytime Phone No.: 240-333-2021

CONTRACT PURCHASERS  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: BLAKE & SYDNEY BATH Daytime Phone No.: \_\_\_\_\_  
Address: 7 HESKETH ST CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: T.B.D. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

## LOCATION OF BUILDING/PREMISE

House Number: 5912 Street: CEDAR PARKWAY  
Town/City: CHEVY CHASE Nearest Cross Street: W KIRKE STREET  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 17900 Folio: 69 Parcel: P675

## 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: \$ T.B.D.

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature]

Signature of owner or authorized agent

01/03/17

Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ 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:

SEE ATTACHED

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

SEE ATTACHED

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.

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

The existing house is a 1920's era 2 ½ story center hall colonial with a two-story historic addition on the left side with a gambrel roof form and a two-story non-historic addition on the right side and the rear with gable roof forms. The main mass has stucco siding on the first floor with ptd. cedar shingle siding above. While the side additions are painted lap siding with ptd. cedar shingle siding above. The majority of the house has a brick veneer base and asphalt shingle roofing. There is a large one-story porch on the rear that was enclosed at some point and has a roof deck above. In 2003 a detached two-car garage was approved by the HPC for the lot but not built ( Case No. 35/13-03ZZ). There is an existing driveway on the left side of the property.

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

The scope of work includes altering the left side elevation of the existing two-story gambrel mass to complete the gambrel roof form on the rear of the mass, which will allow us to convert the second floor of the existing rear two-story wall plane into a gambrel roof form extending from the existing left side bump-out back towards the rear yard. There will be a dormer on the left side of the new gambrel roof. The existing non-historic enclosed rear porch will be removed, and in its place we propose to construct a two-story addition running from the new rear gambrel roof over to the existing gable roof on the right side, which will be converted into a hip roof form. Also included in the proposed addition/renovation are a new rear porch and a new detached one-car garage. Based on feedback provided by the HPC during our Preliminary Review we have relocated a proposed mudroom entry door from the front of the existing left side bump-out to the left side, with a small canopy over the entry for shelter from the weather.

We are proposing a modest addition entirely to the rear of the subject property including modifications to the existing left side elevation with the intent of providing some relief for an existing 42' long 2-story wall plane. The proposed addition/renovation is minimally visible from the public right-of-way and subordinate to the existing historic resource in scale and massing. We've specified materials on the addition that are compatible with the existing historic materials (stone foundation, fiber cement shingle & mitered lap siding, asphalt shingle & standing seam metal roofing, clad-wood divided light windows & doors, ptd. pvc trim & details.)

Date: January 3rd, 2017  
(Valid for ONE YEAR)

To Whom It May Concern,

By my signature on this statement, I, Sydney Bath Contract Purchaser authorize the following employee of GTM Architects to represent and sign building permit applications on my behalf, in Montgomery County, as the applicant, until this authorization is rescinded by me (in writing).

Sincerely,



Original Signature

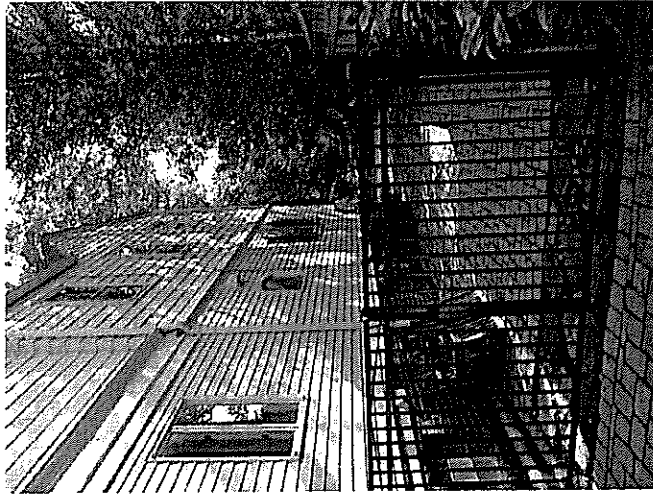
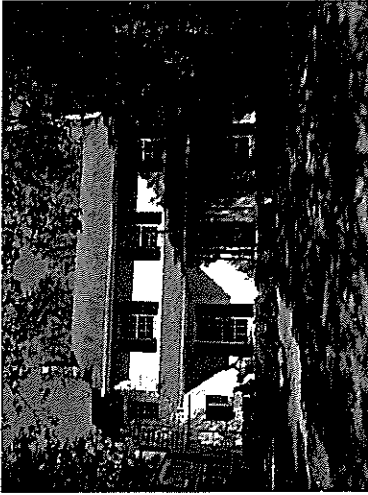
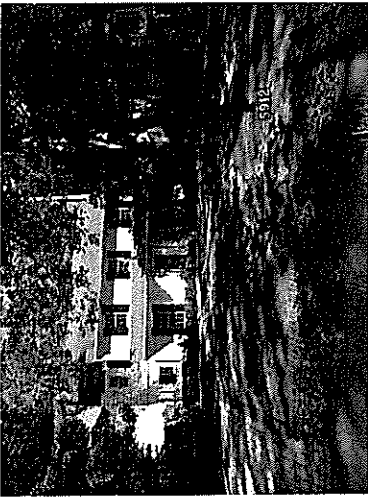
List of Authorized Representatives: LUKE OLSON

Authorized Representative's Original Signature



Print Name

LUKE OLSON



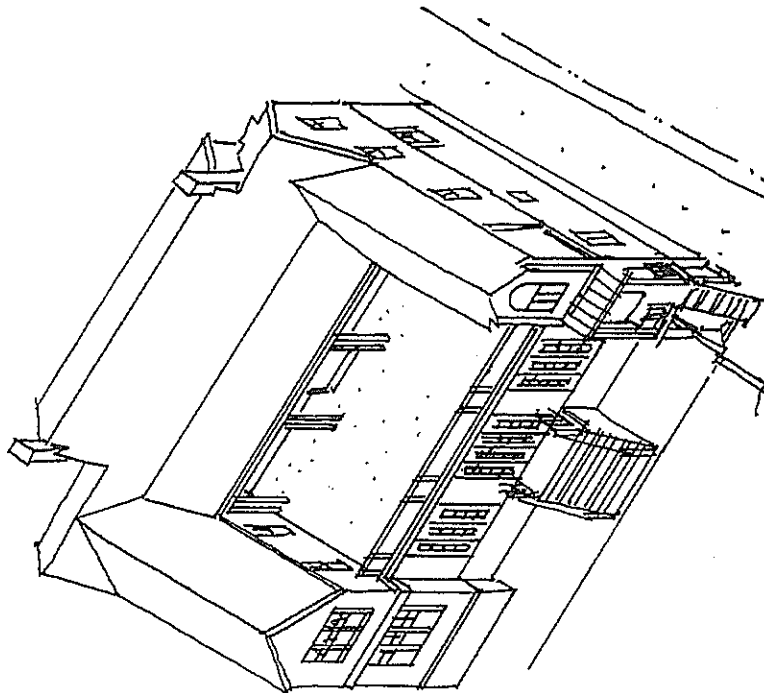
# BATH RESIDENCE

PROJECT #16.0417 5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814 1 - 3-17 COPYRIGHT 2017, GTM ARCHITECTS, INC. 7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

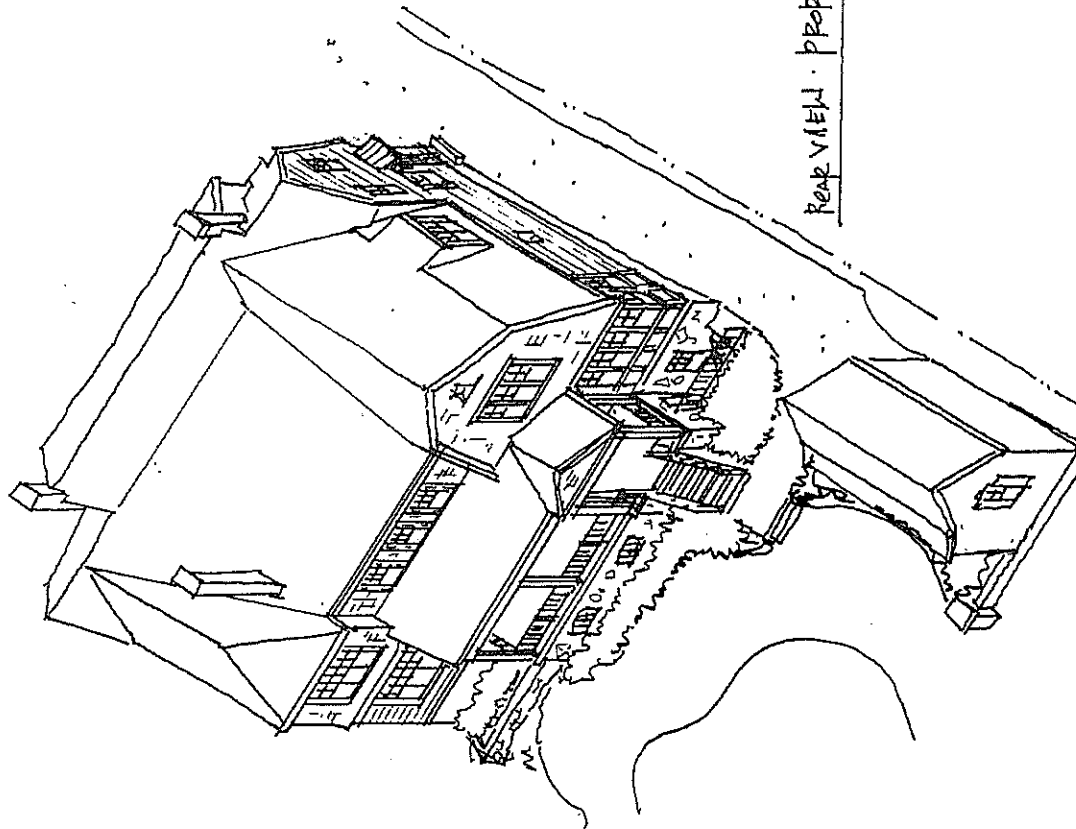
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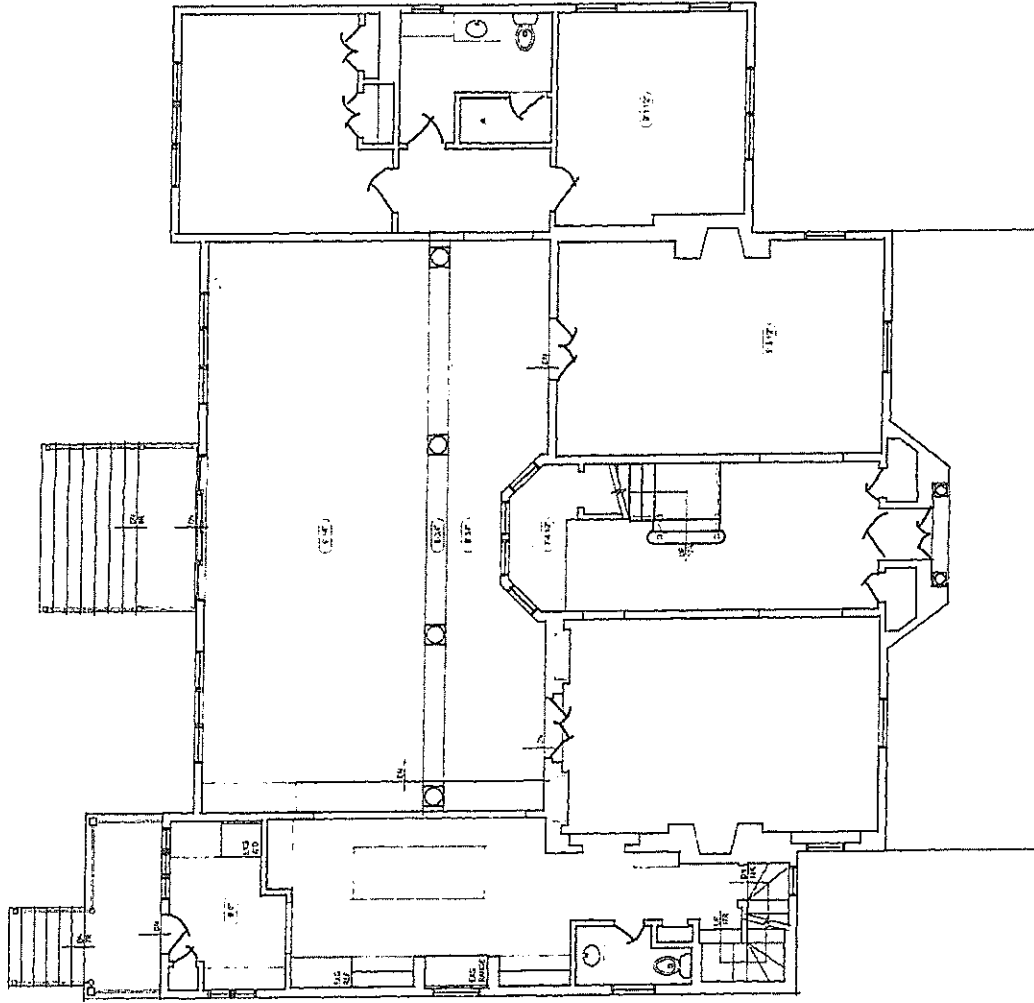
(13)



REAR VIEW - EXISTING



REAR VIEW - PROPOSED



GRAPHIC SCALE



# EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
 FINISHED AREA: +/- 2433 SF. REAR PORCH: +/- 63 SF.

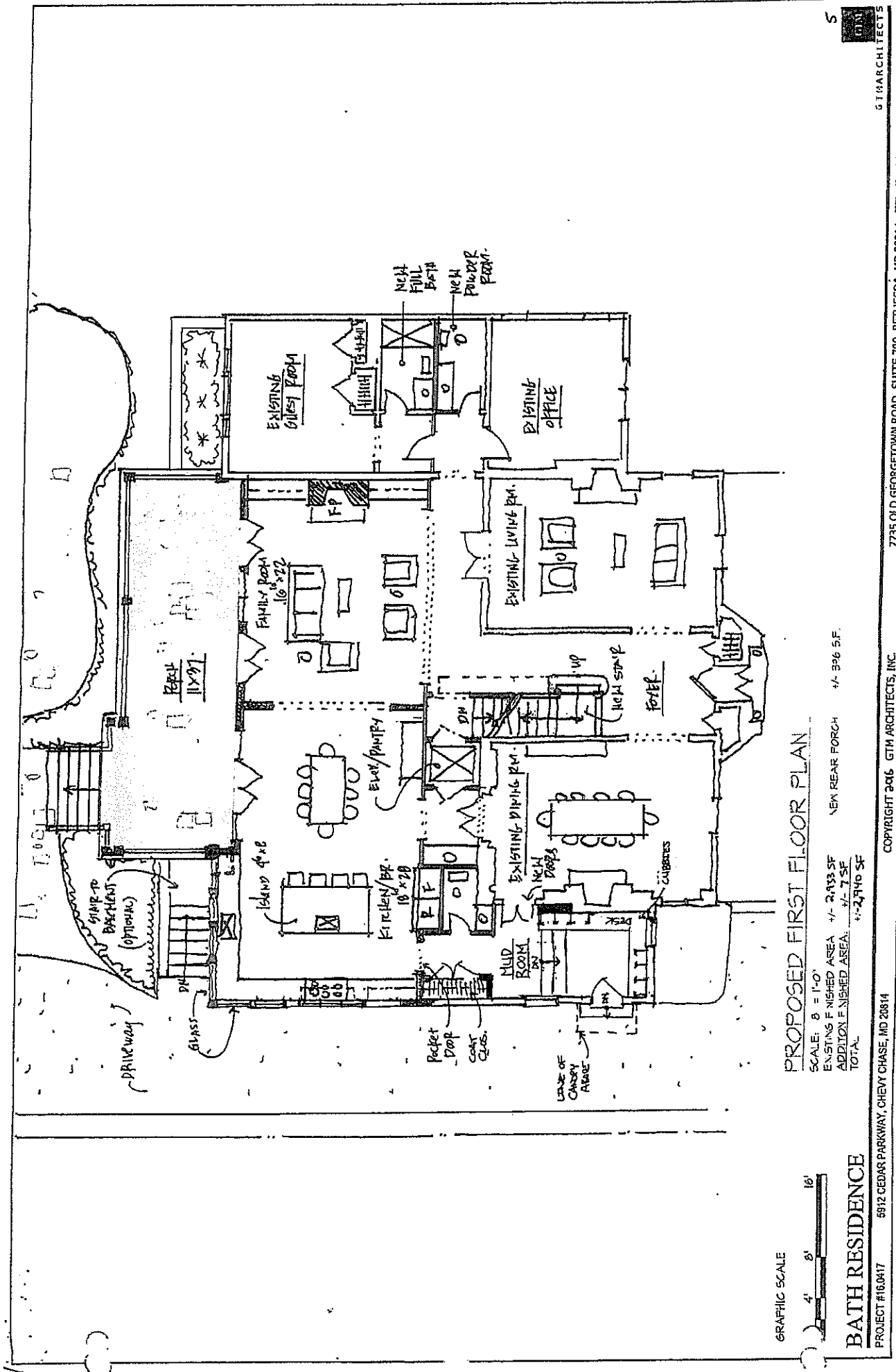
## BATH RESIDENCE

PROJECT #16.0417 5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

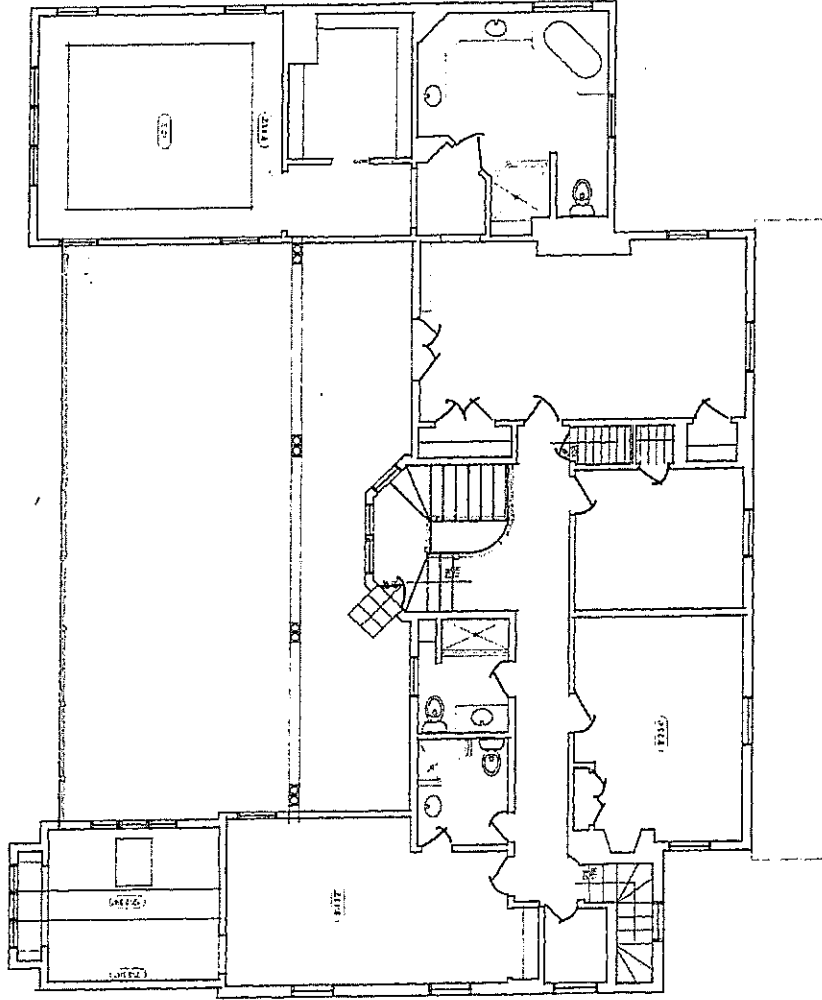
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# EXISTING SECOND FLOOR PLAN

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

FINISHED AREA: +/- 2,040 SF

REAR PORCH: +/- 274 SF

REAR DECK: +/- 579 SF

GRAPHIC SCALE



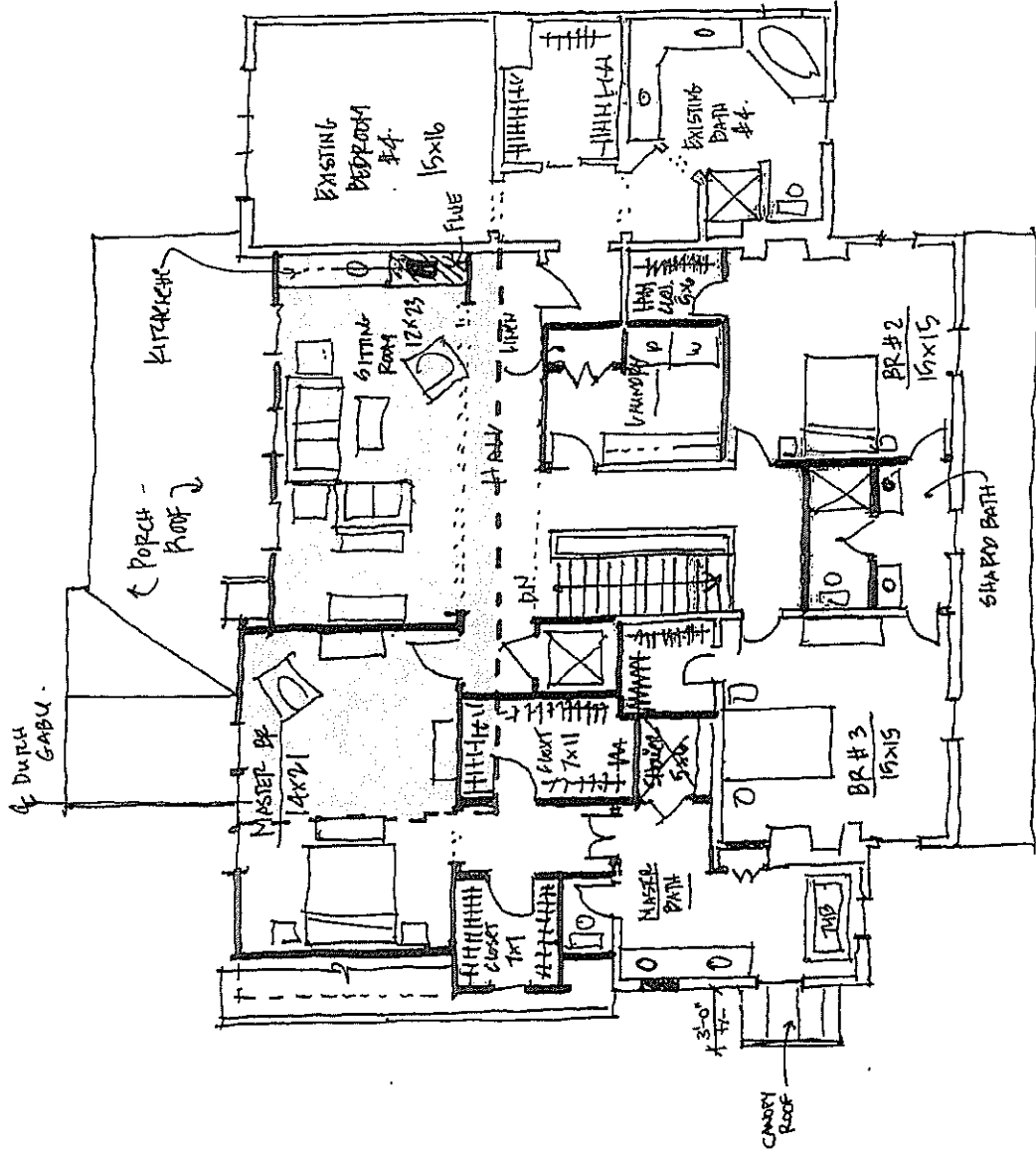
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PROPOSED SECOND FLOOR  
 15'2"1"0" EXISTING 14'2"3"4" SF  
 ADDITION 47'-5"7" SF  
 TOTAL 14'-2"1"1" SF

**BATH RESIDENCE**



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

**BATH RESIDENCE**

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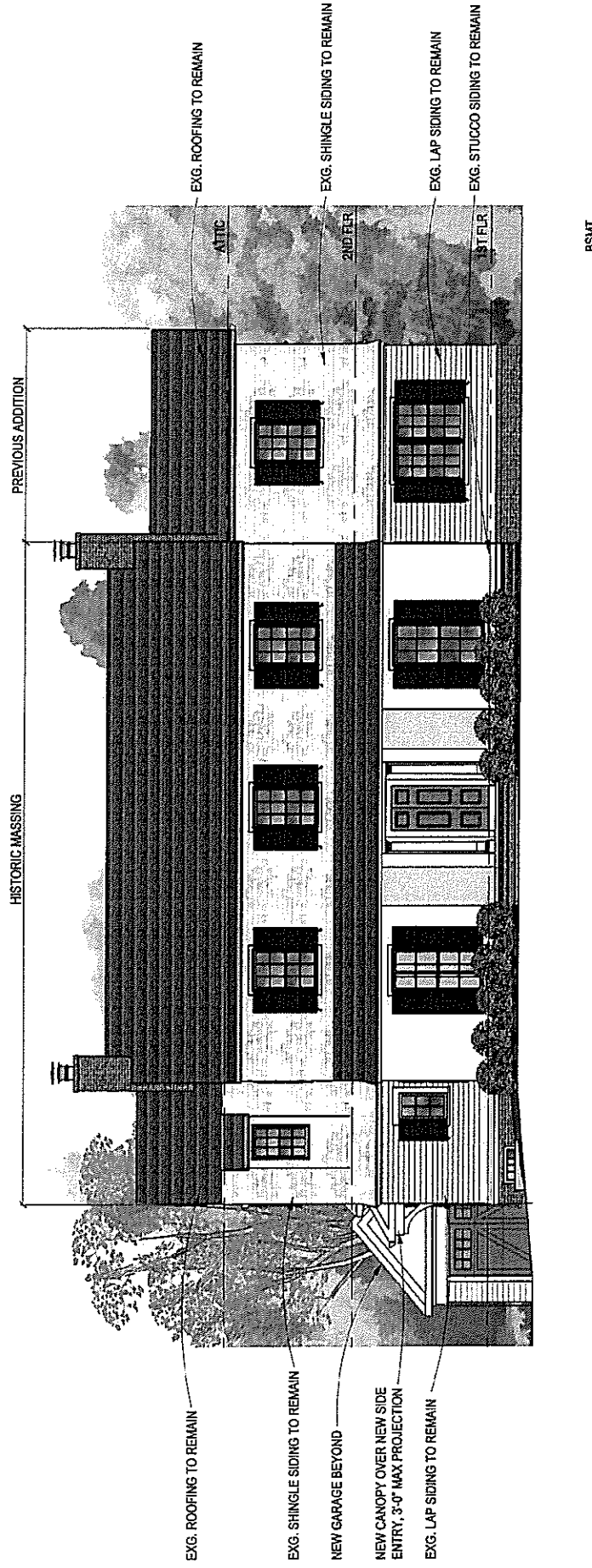
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8

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM  
DETAILS AS NECESSARY. IF EXISTING TRIMS/SIDING CANNOT  
BE PRESERVED AND REHABILITATED, REPLACE "IN KIND"  
WITH NEW TRIMS/SIDING MATCHING IN SCALE, TEXTURE,  
MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS  
TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



## PROPOSED FRONT ELEVATION

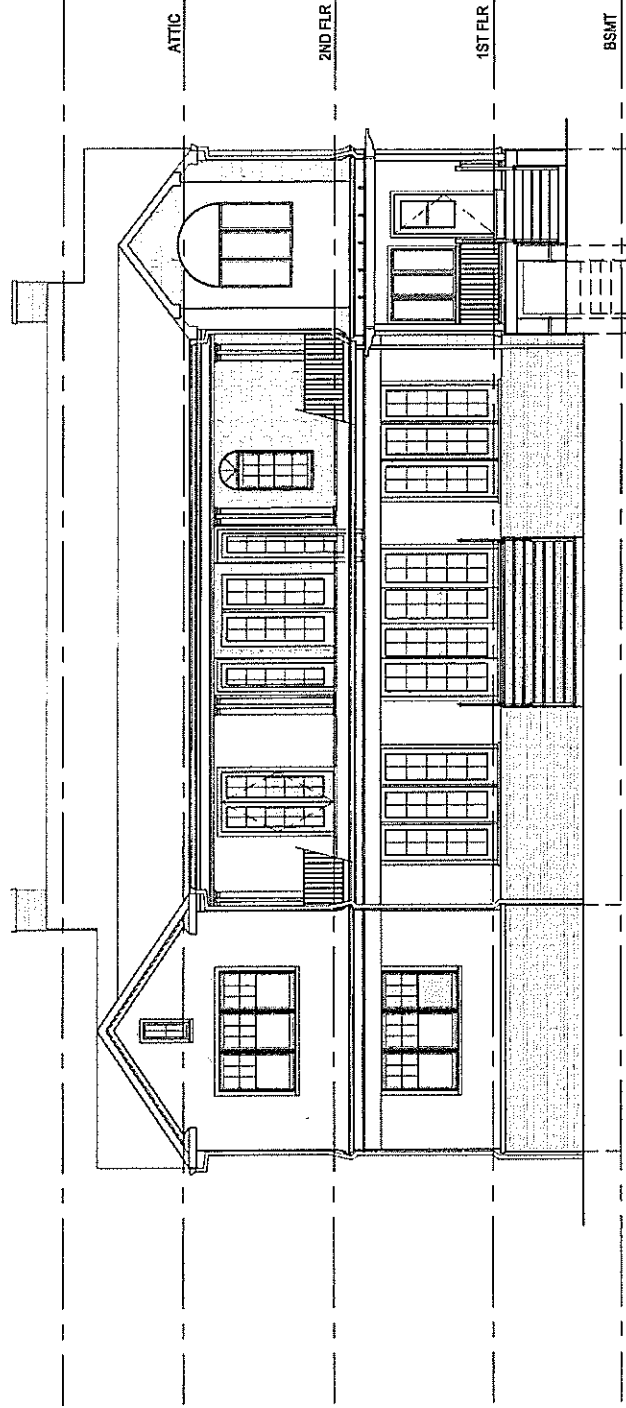
SCALE: 1/8" = 1'-0"

## BATH RESIDENCE

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EXISTING REAR ELEVATION

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

BATH RESIDENCE

PROJECT #16.0417 5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

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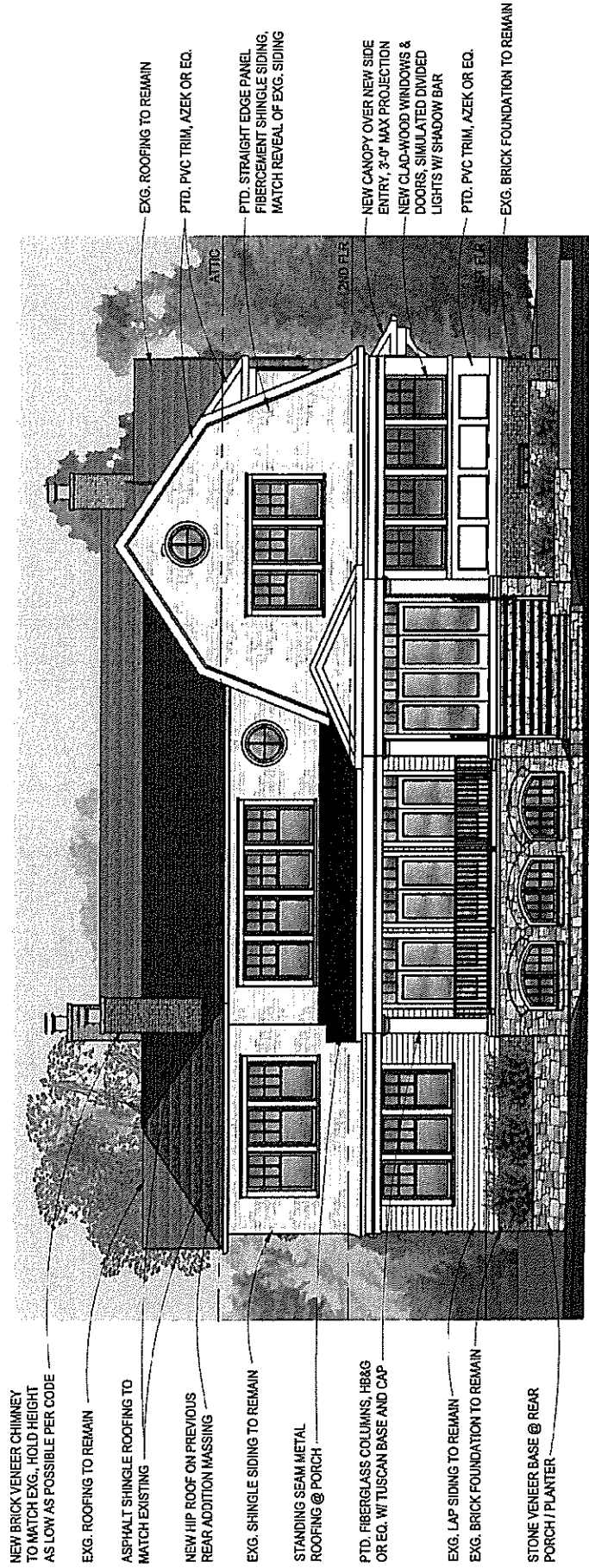
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GTM

10

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM  
DETAILS AS NECESSARY. IF EXISTING TRIMS/SIDING CANNOT  
BE PRESERVED AND REHABILITATED, REPLACE "IN KIND"  
WITH NEW TRIMS/SIDING MATCHING IN SCALE, TEXTURE,  
MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS  
TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



PROPOSED REAR ELEVATION

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

# BATH RESIDENCE

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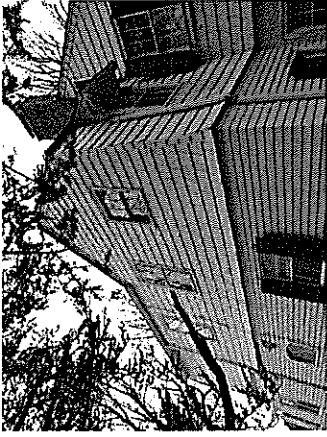
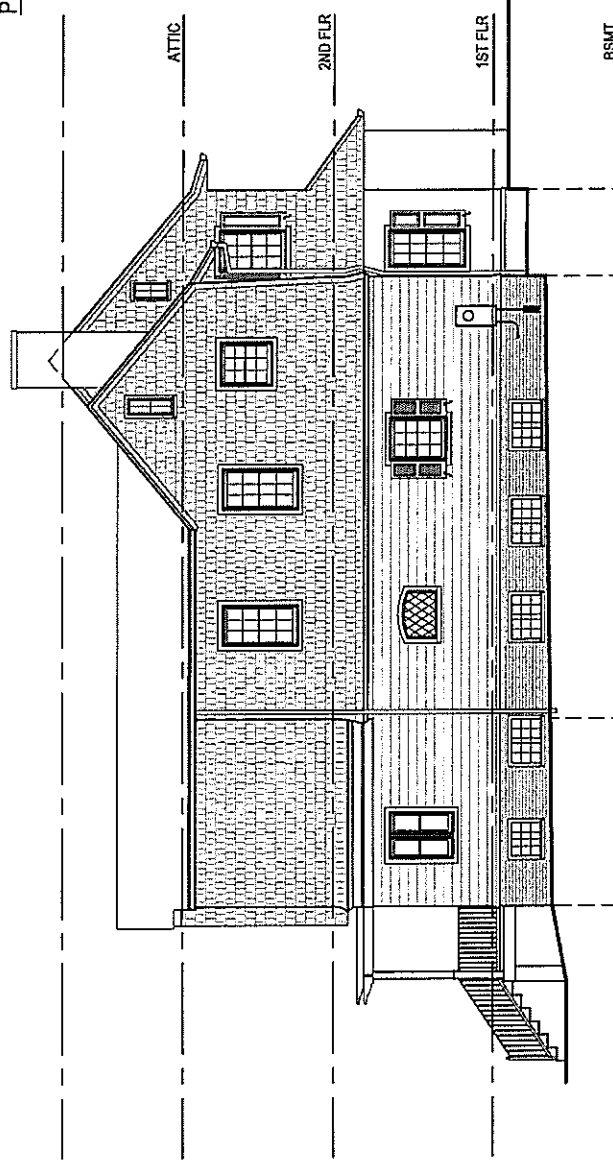


PHOTO OF EXG. LEFT SIDE ELEV.



EXISTING LEFT ELEVATION

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

BATH RESIDENCE

PROJECT #16.04.17 5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

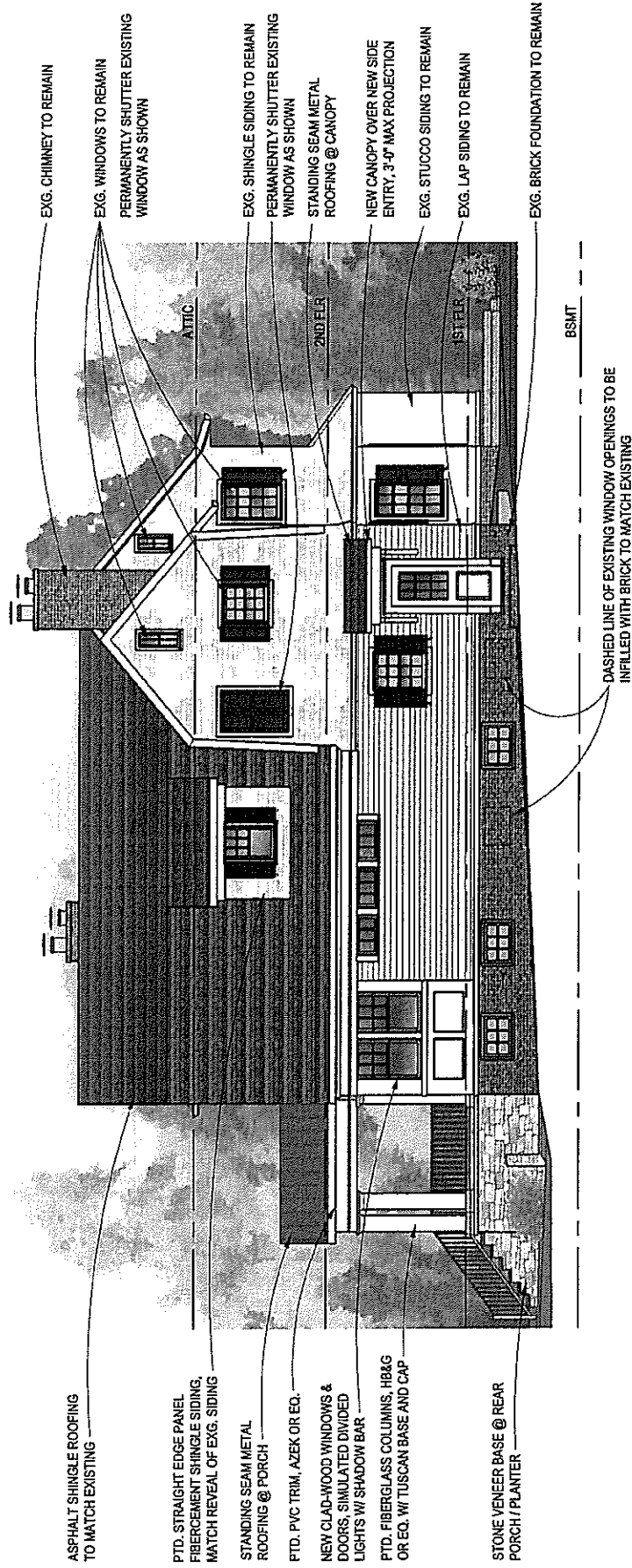
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# PROPOSED LEFT ELEVATION

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

## BATH RESIDENCE

PROJECT #16.0417 9912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

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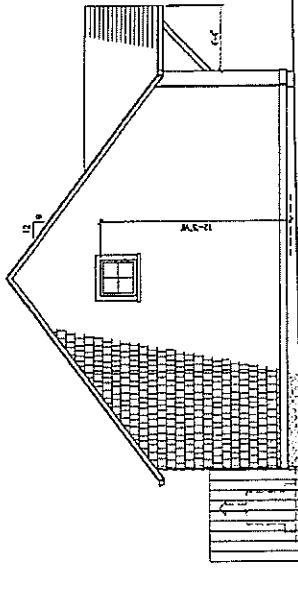
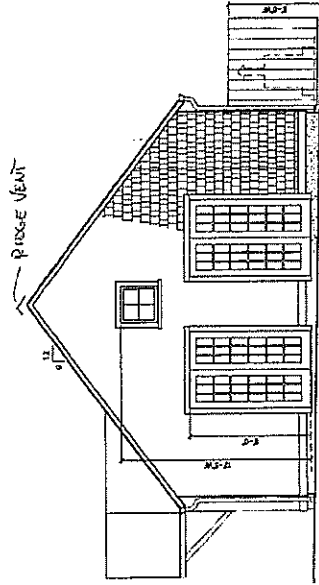
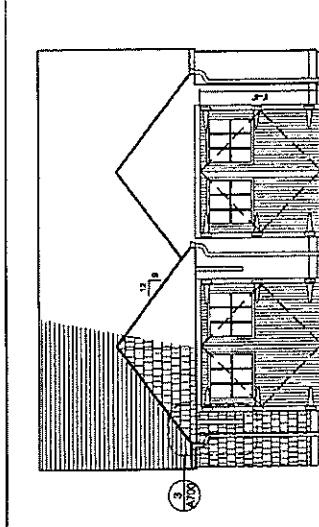
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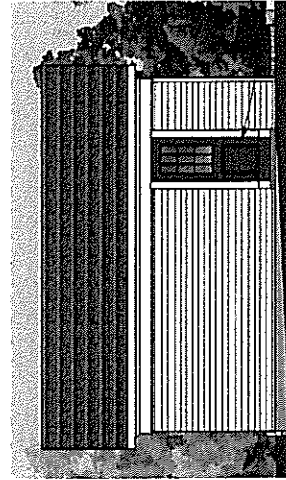
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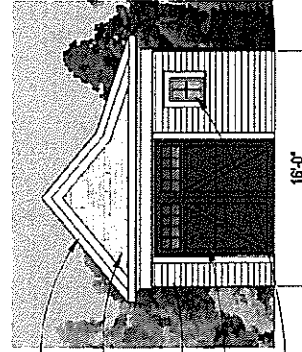




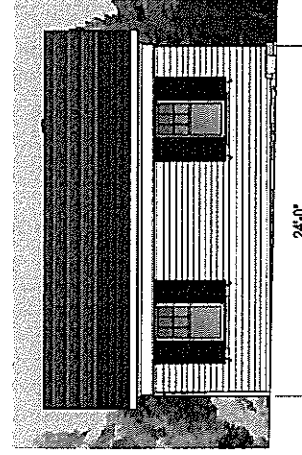
# HPC APPROVED GARAGE MASSING



LEFT SIDE



FRONT



RIGHT SIDE

GRADE	8'-0"	TYP. WIND.DR.	3'-2"	HEAD HT.	4'-12'-4"	MID POINT OF ROOF	4'-15'-6"	PEAK OF ROOF
			3'-2"					

## BATH RESIDENCE

## PROPOSED GARAGE ELEVATIONS

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

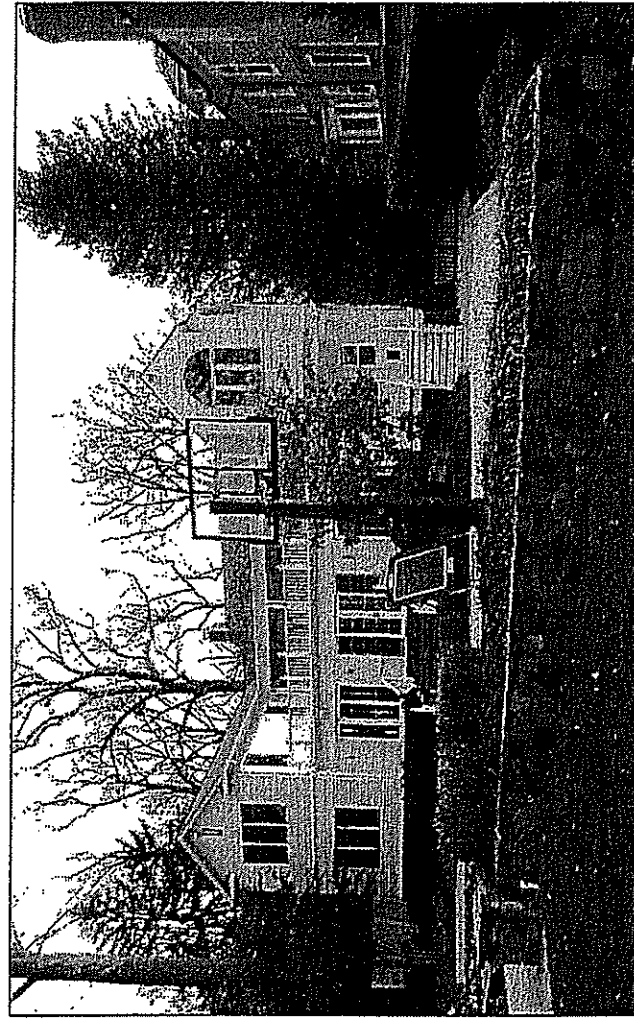
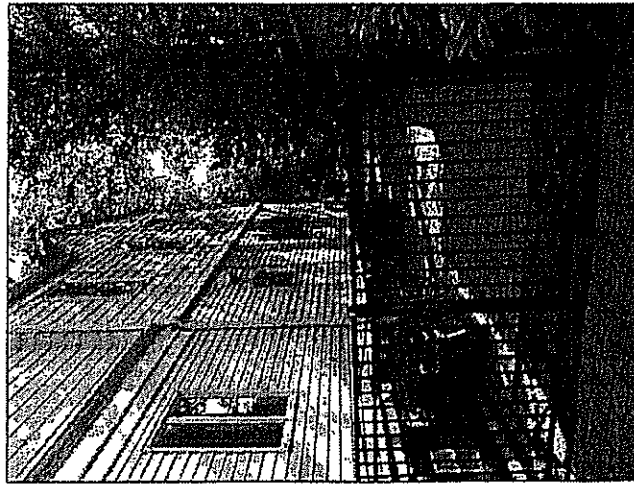
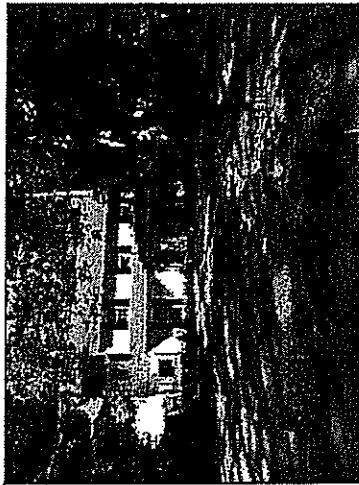
**CONTRACT PURCHASERS'**

<del>Contract</del> 's mailing address BLAKE & SYDNEY BATH 7 HESKETH STREET CHEVY CHASE MD 20815	Owner's Agent's mailing address LUKE OLSON 7735 OLD GEORGETOWN RD STE 700 BETHESDA, MD 20814
---	--

**Adjacent and confronting Property Owners mailing addresses**

CHARLES HOBBS 33 W KIRKE ST CHEVY CHASE MD 20815	JOHN & KATHLEEN CAMPANELLA 5910 CEDAR PARKWAY CHEVY CHASE MD 20815
THOMAS & MELISSA DANN 34 W KIRKE ST CHEVY CHASE MD 20815	JOHN MONTGOMERY 5914 CEDAR PARKWAY CHEVY CHASE MD 20815
CHEVY CHASE CLUB INC 6100 CONNECTICUT AVE CHEVY CHASE MD 20815	

# PREVIOUS



## BATH RESIDENCE

PROJECT #16.0417

5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

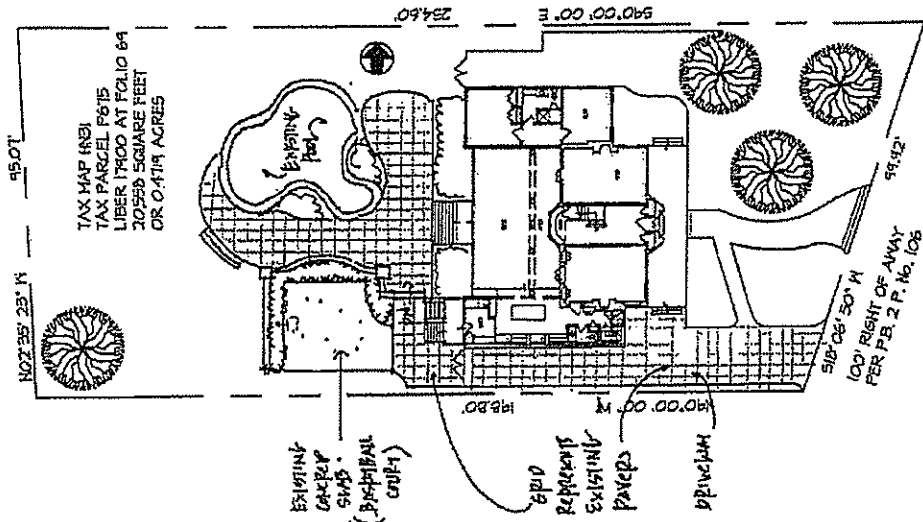
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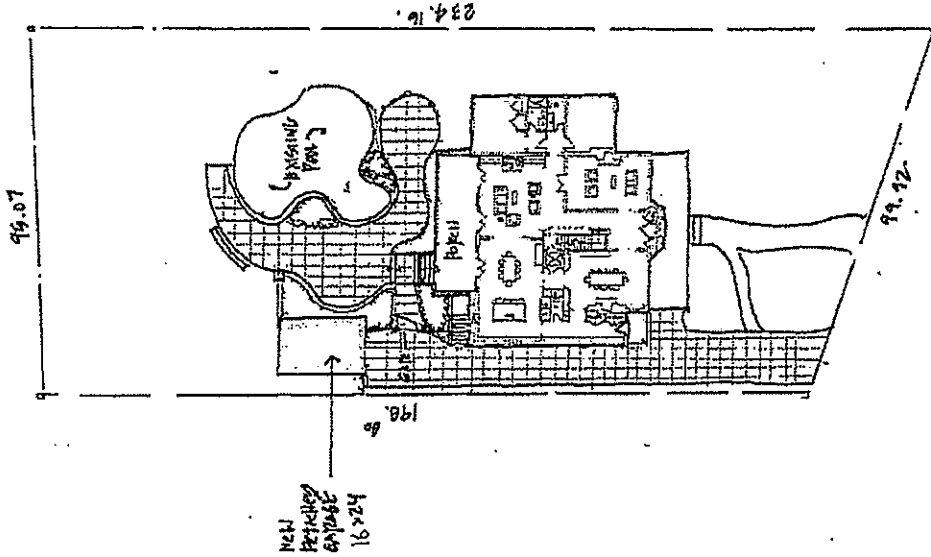


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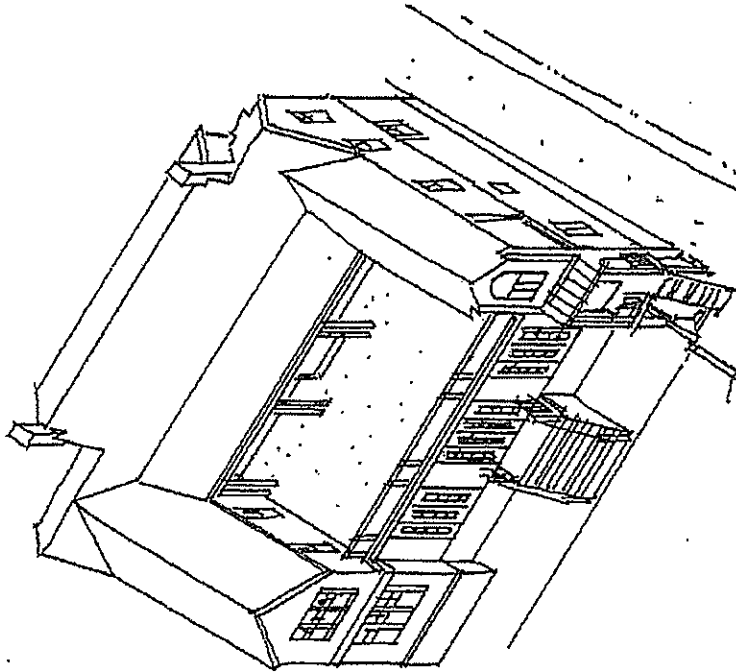


**EXISTING SITE PLAN**  
SCALE: 1"=30'

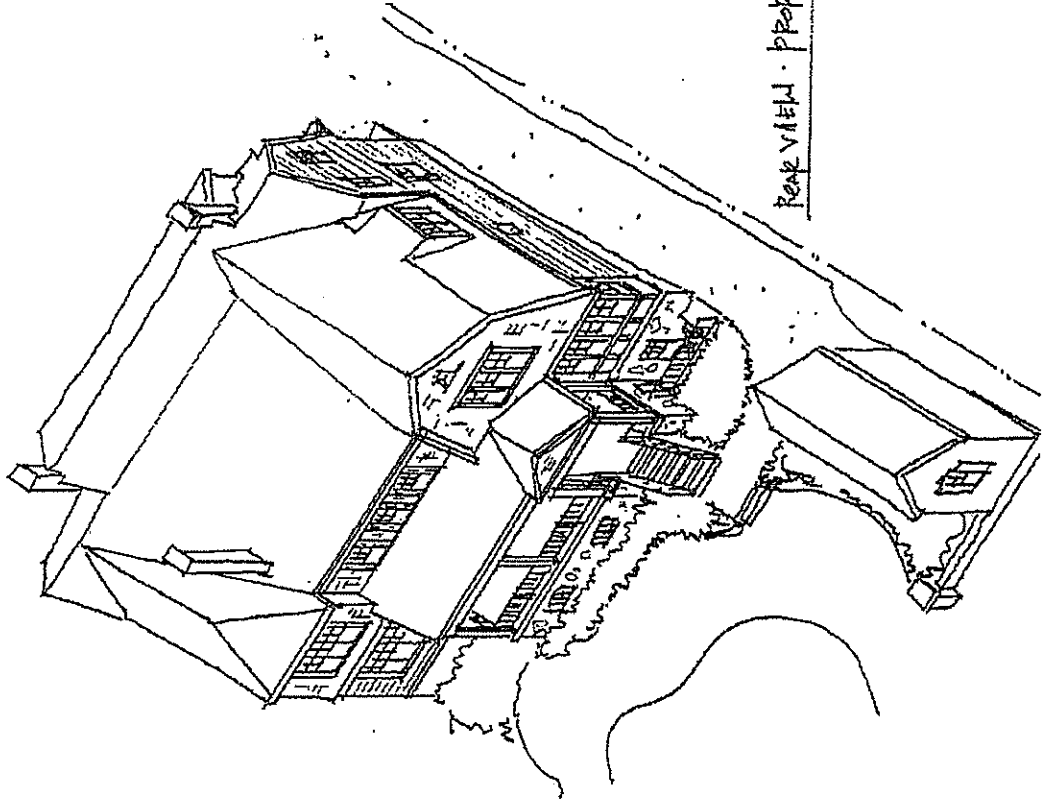


**PROPOSED SITE PLAN**  
SCALE: 1"=30'

- ZONED R-60
- LOT SIZE: 20,558 SF
- EXISTING LOT COVERAGE = 2,133 SF (10.3%)
- APPROVED LOT COVERAGE PER HRC CASE NO. 35/13-0322 = 3,635 SF (17.7%)
- PROPOSED LOT COVERAGE = 3,700 SF (18.1%)
- ALLOWABLE LOT COVERAGE = 6,167.4 SF (30%)



REAR VIEW - EXISTING



REAR VIEW - PROPOSED

# BATH RESIDENCE

PROJECT #18.D417

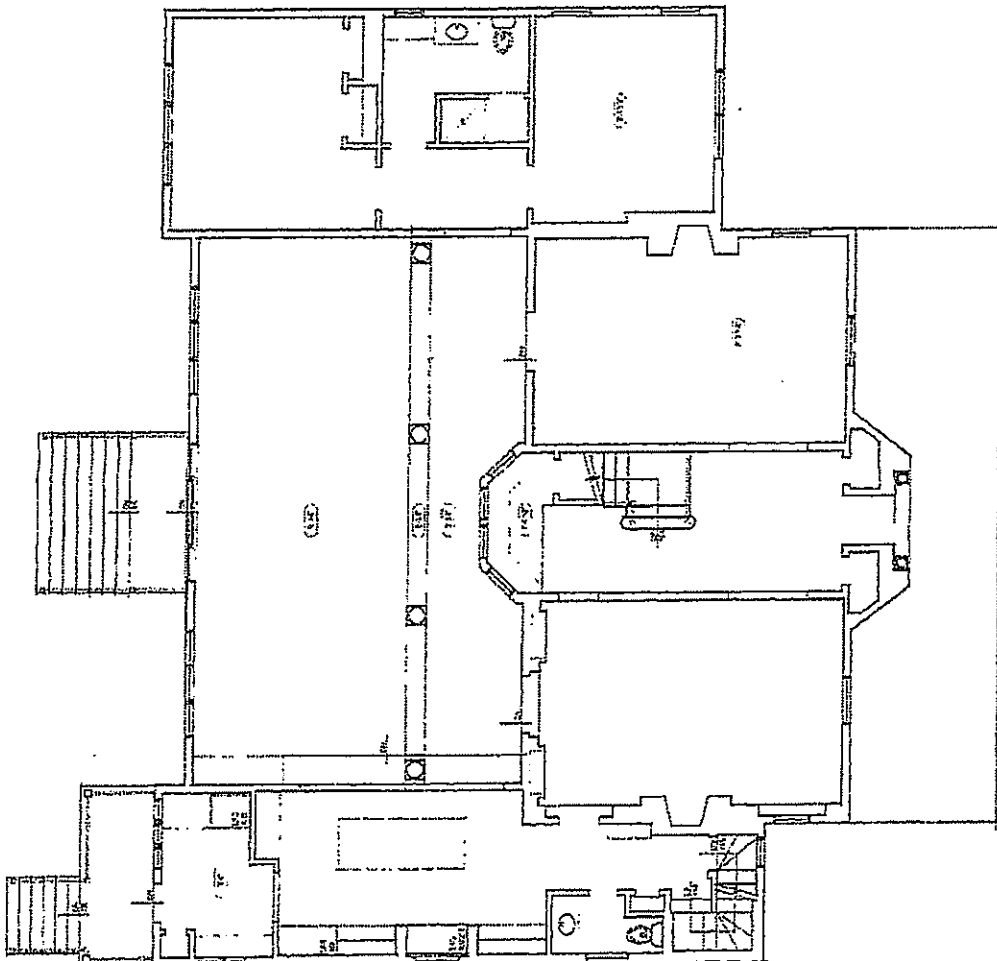
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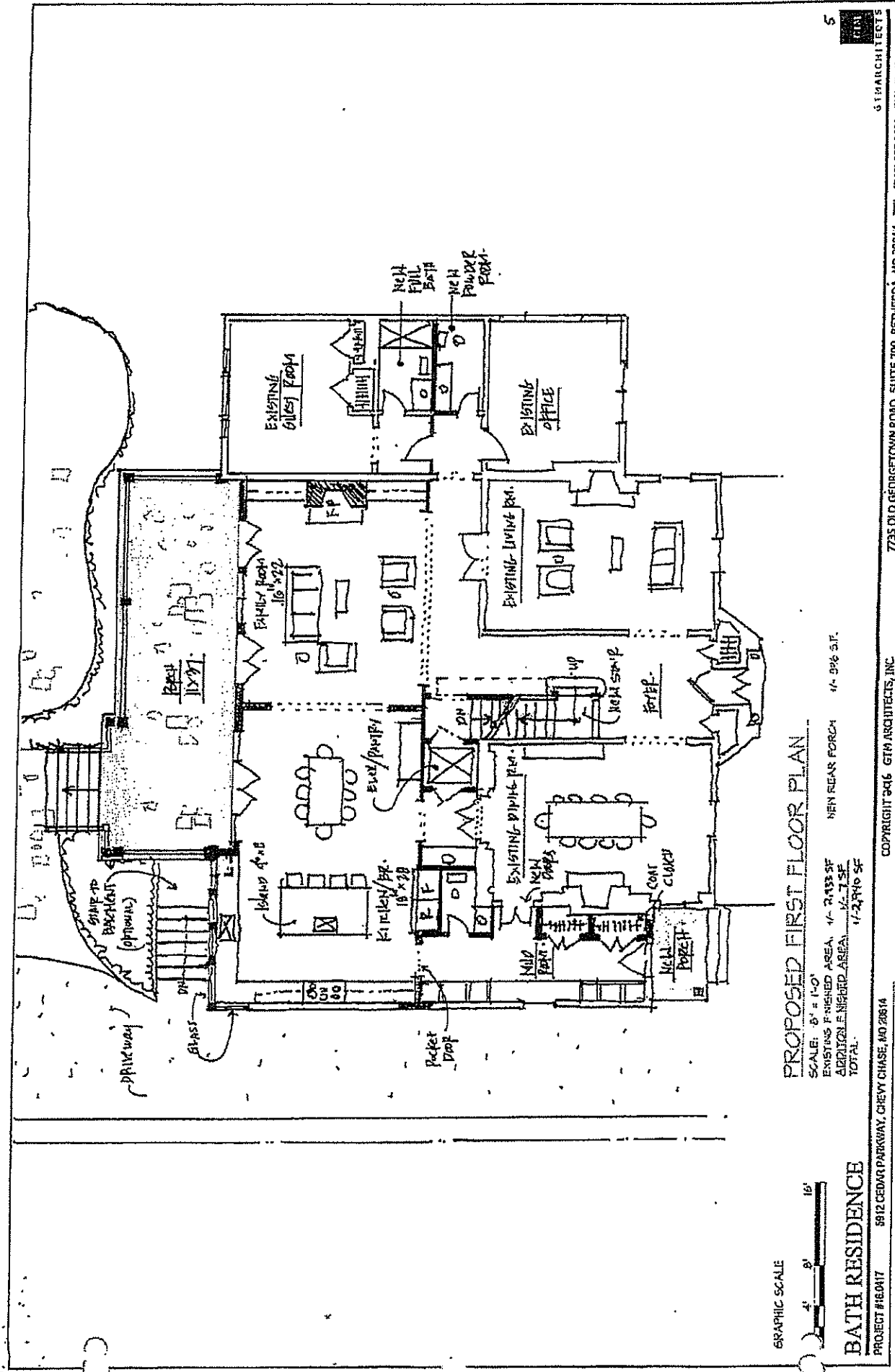
*[Handwritten mark]*



EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 FINISHED AREA: 2433 SF REAR PORCH: 4-63 SF.



BATH RESIDENCE



# PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"  
 EXISTING FINISHED AREA: 14'-2,133 SF  
 ADDITIONAL FINISHED AREA: 14'-167 SF  
 TOTAL: 14'-2,300 SF

NEW REAR PORCH 14'-09 1/2 SF

GRAPHIC SCALE



## BATH RESIDENCE

PROJECT #160417

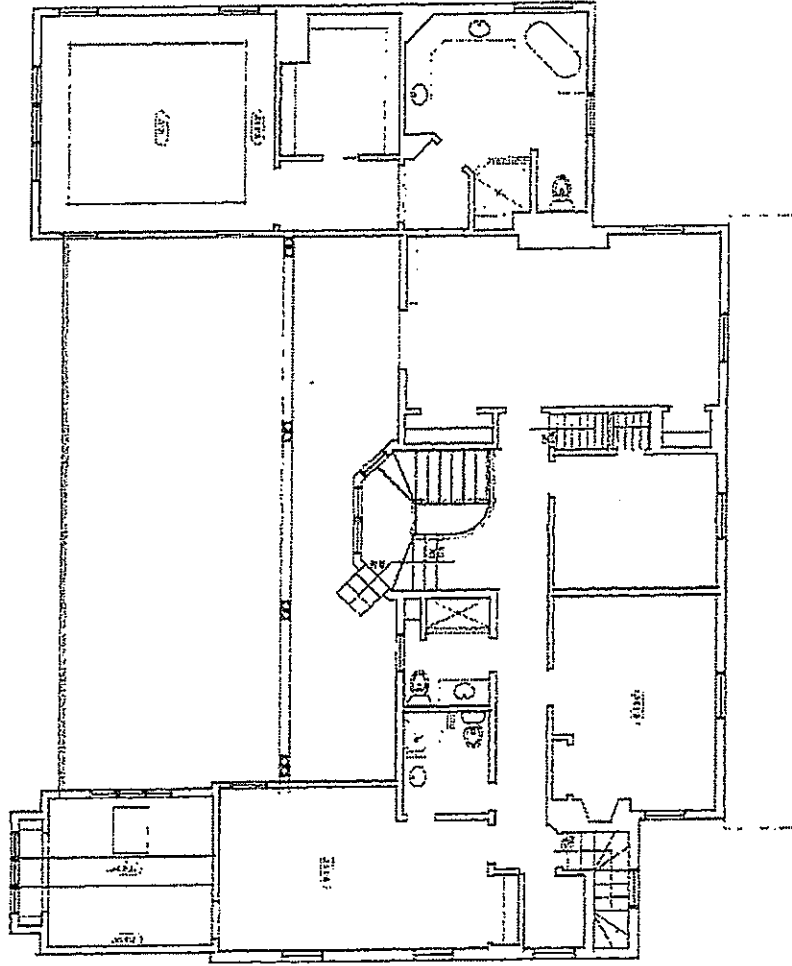
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31 MARCH 2017

5



# EXISTING SECOND FLOOR PLAN

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

FINISHED AREA 41-2,046 SF

REAR PORCH 41-276 SF

REAR DECK 41-579 SF

GRAPHIC SCALE



## BATH RESIDENCE

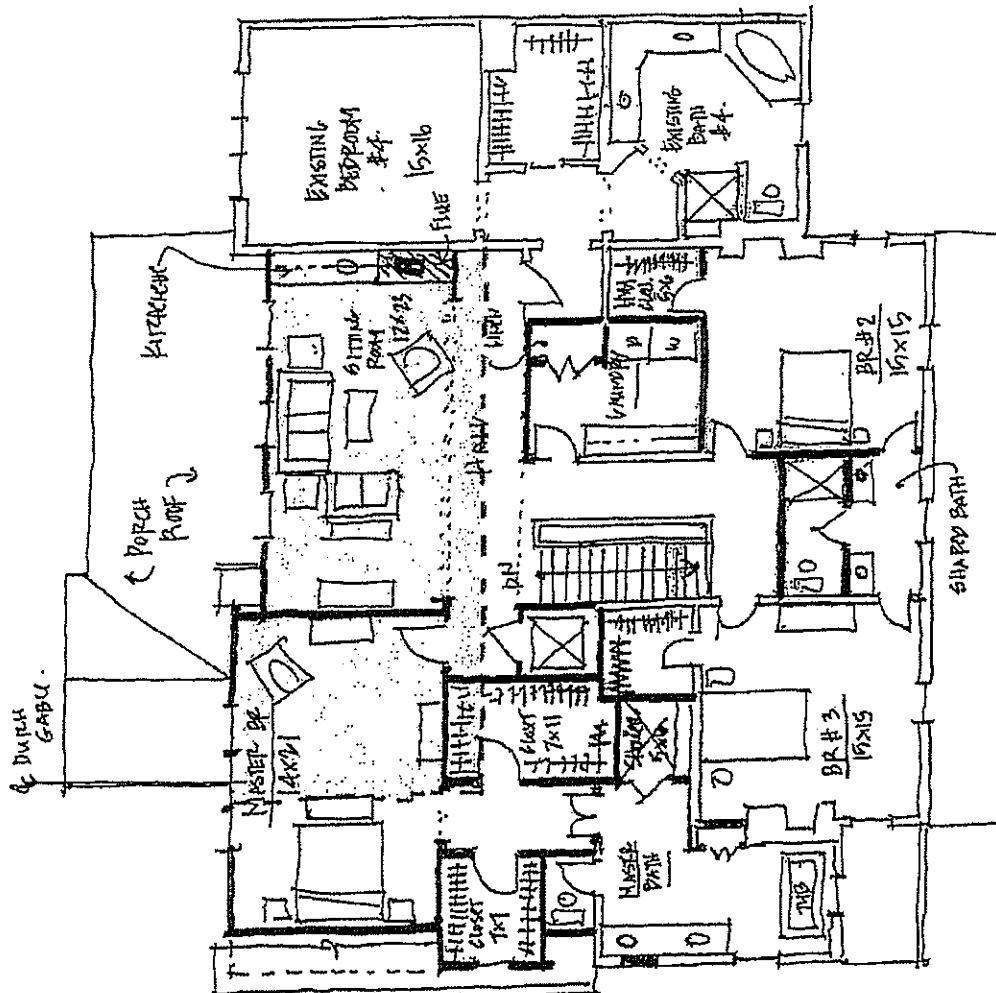
PROJECT #160417 5812 CEDAR PARKWAY, CHEVY CHASE, MD 20814

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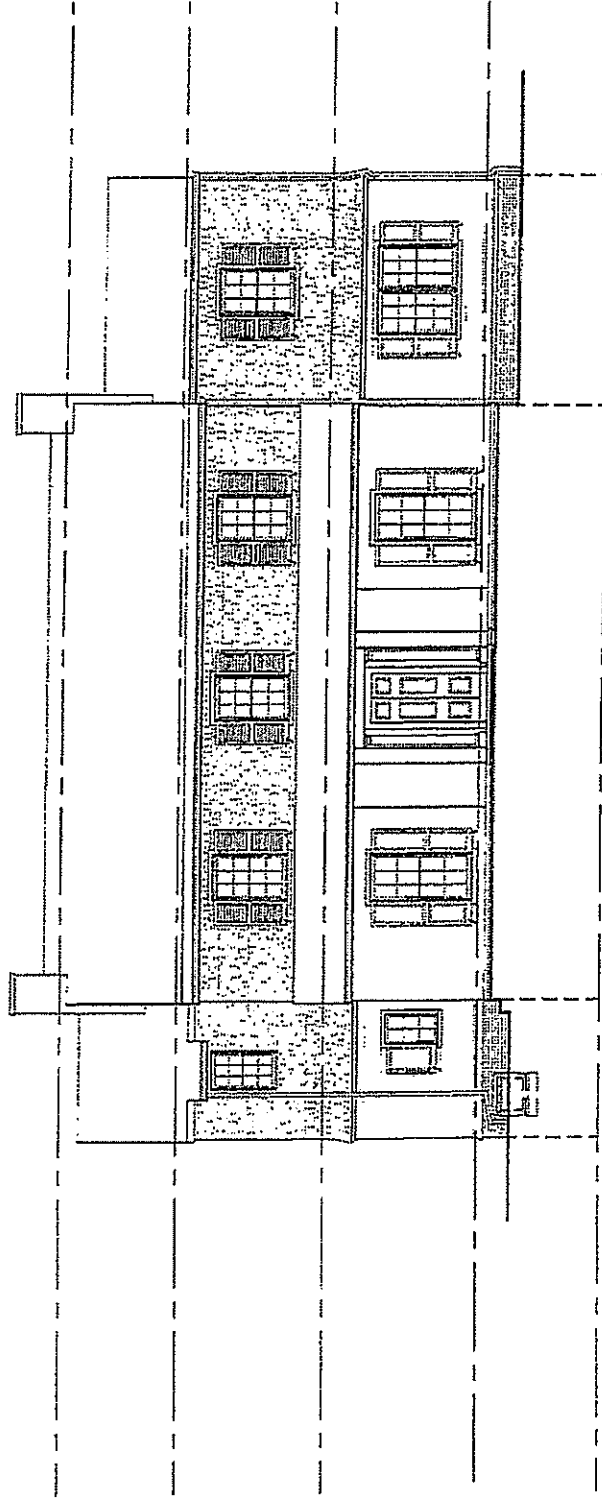






PROPOSED SECOND FLOOR  
 18' x 16' EXISTING: 12,234 SF  
 ADDITION: 42,547 SF  
 TOTAL: 54,781 SF

# BATH RESIDENCE



# BATH RESIDENCE

PROJECT #16.0417

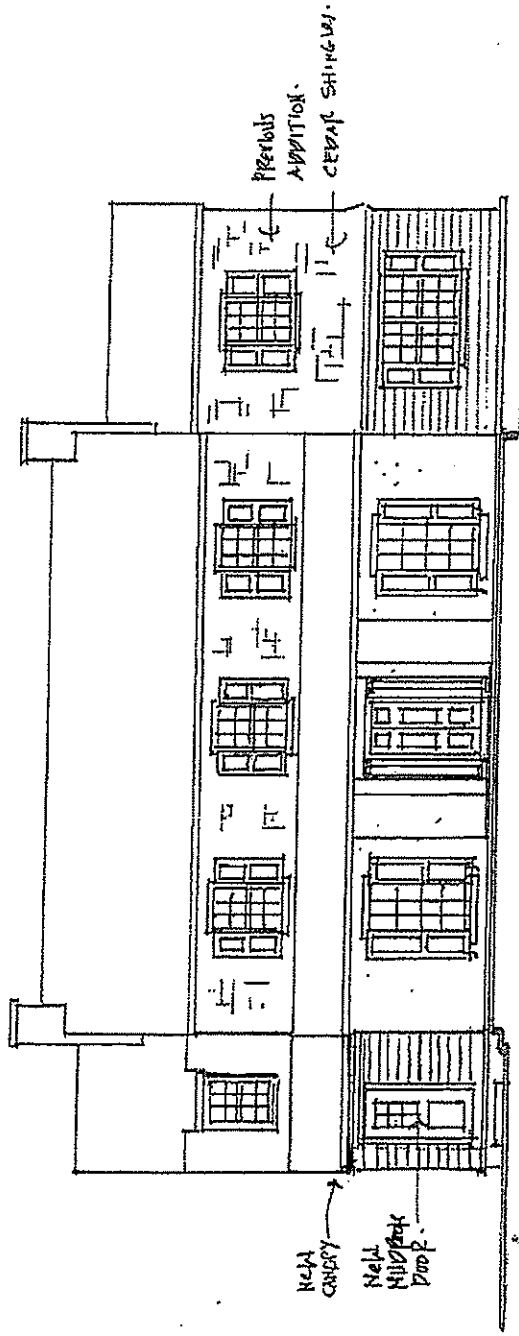
5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

## EXISTING FRONT ELEVATION

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

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FRONT ELEVATION - PROPOSED.

# BATH RESIDENCE

PROJECT #16-017

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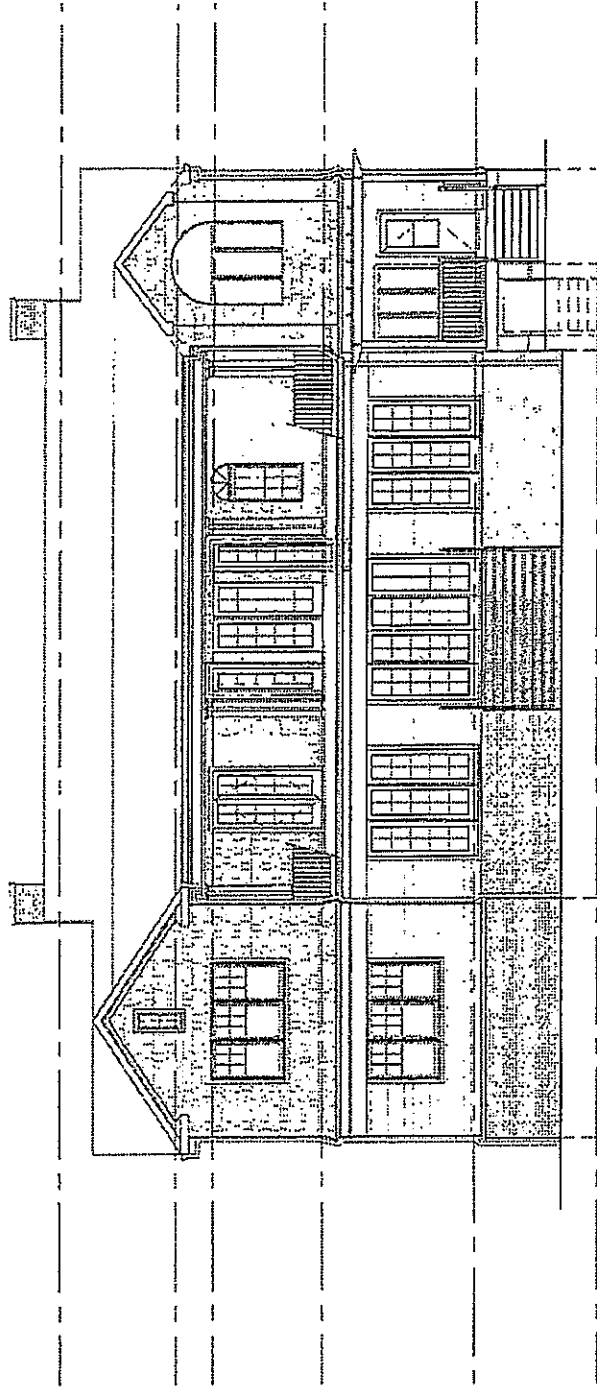
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*[Handwritten signature]*



# BATH RESIDENCE

PROJECT #160417

5912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

## EXISTING REAR ELEVATION

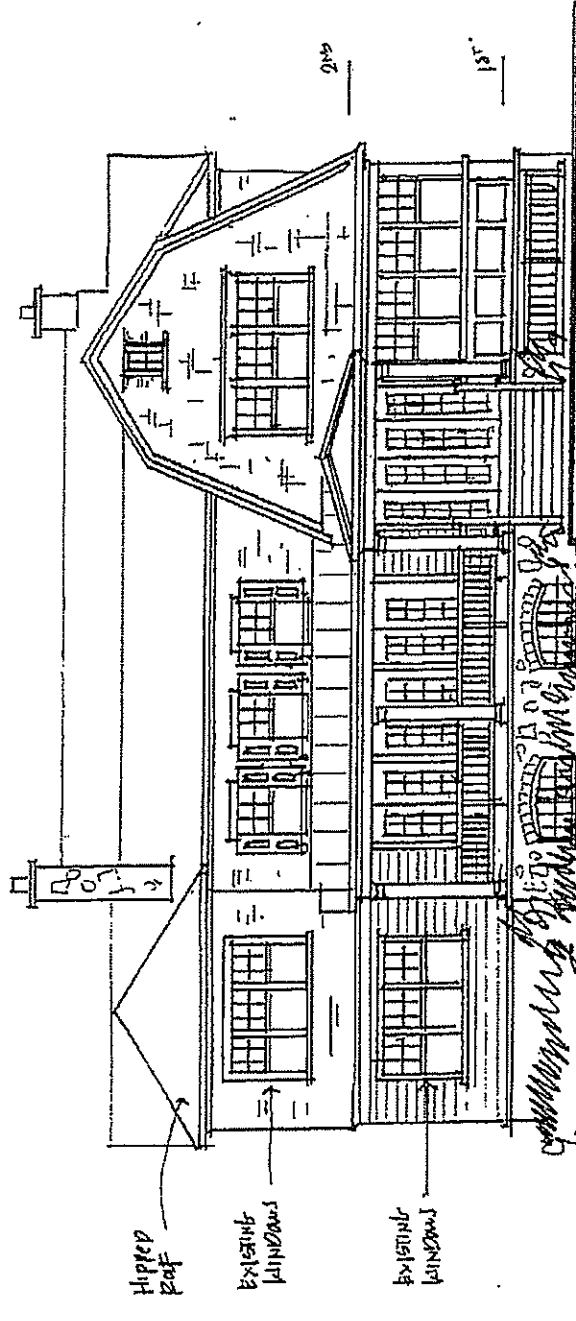
SCALE: 1/8" = 1'-0"

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REAR ELEVATION  
OPT A

# BATH RESIDENCE

PROJECT #16.0417 6912 CEDAR PARKWAY, CHEVY CHASE, MD 20814

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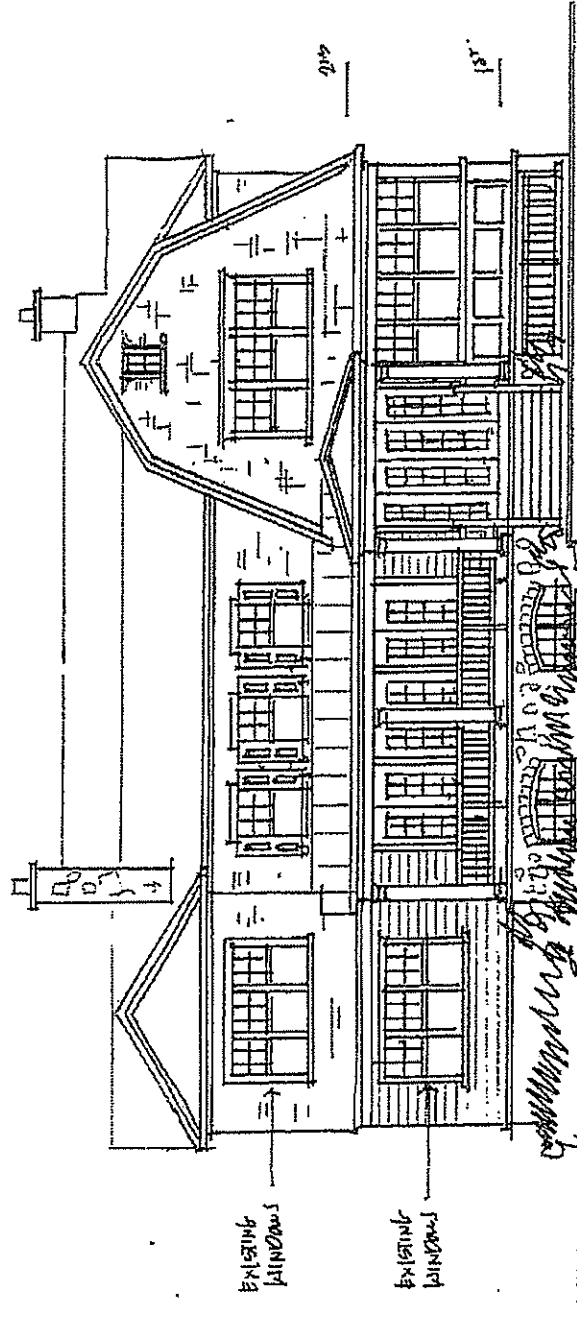
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GTH ARCHITECTS



11A





REAR ELEVATION  
OPT B

# BATH RESIDENCE

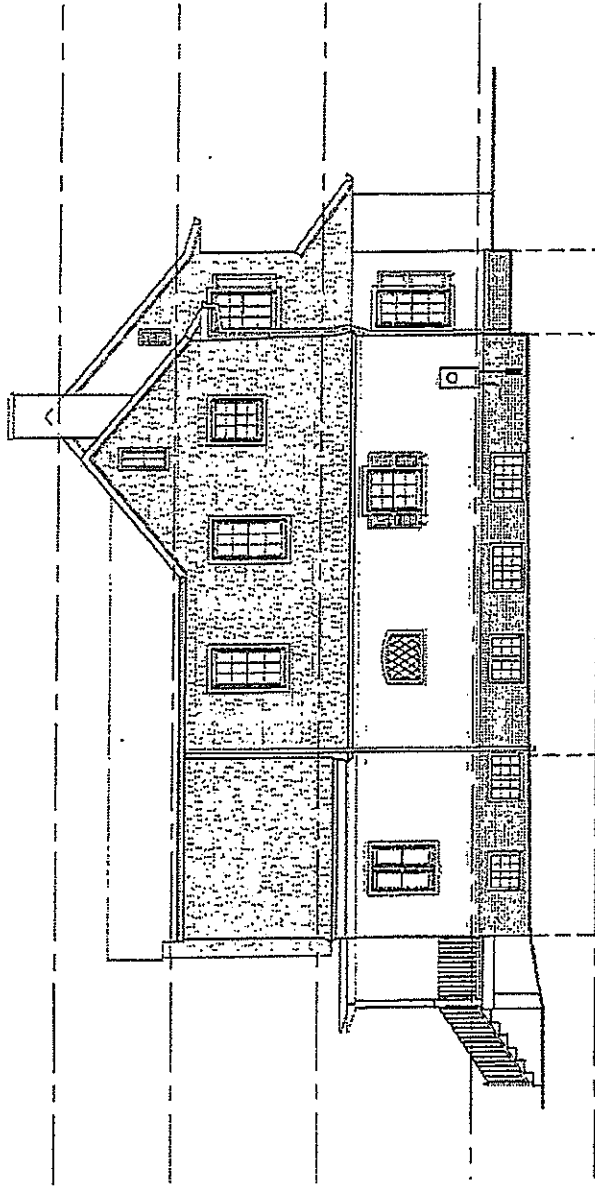
PROJECT #16.017 5012 CEDAR PARKWAY, CHEVY CHASE, MD 20814

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# BATH RESIDENCE

PROJECT #160417

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## EXISTING LEFT ELEVATION

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

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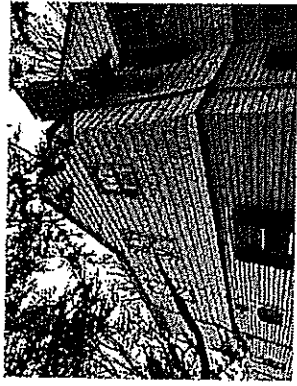
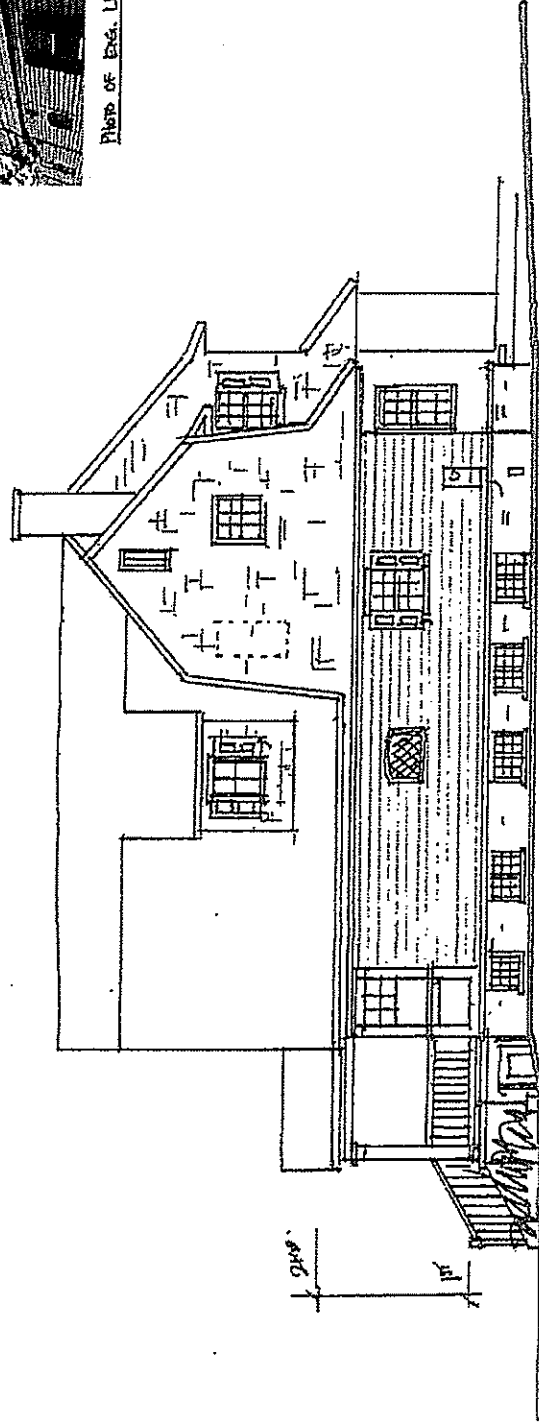


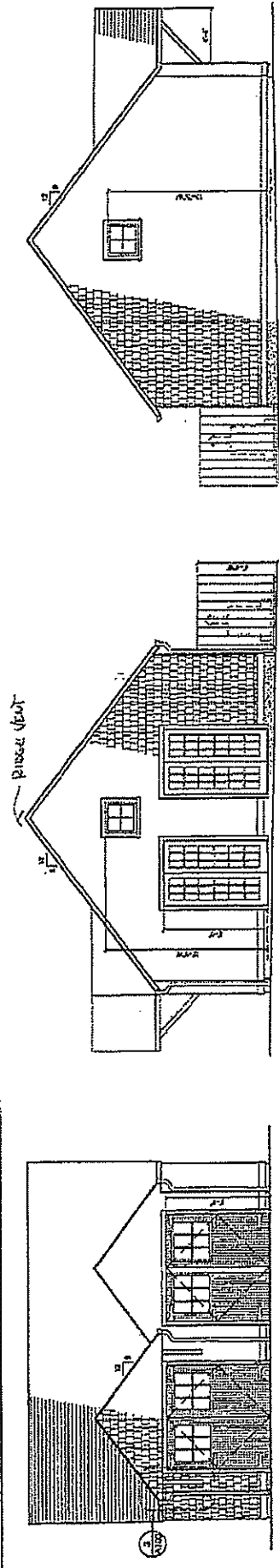
PHOTO OF EXIST. LEFT SIDE ELEVATION



LEFT SIDE (DRIVEWAY) ELEVATION - PROPOSED







HPC APPROVED GARAGE MASSING



PROPOSED GARAGE MASSING



**BATH RESIDENCE**

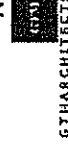
PROJECT #18.0417

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1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X

5 :

6 HISTORIC AREA WORK PERMIT - : Case No. 28/11-003-16A

7 16923 Norwood Road :

8 :

9 - - - - - :

10 PRELIMINARY CONSULTATION - :

11 5912 Cedar Parkway :

12 :

13 - - - - - X

14

15 A meeting in the above-entitled matter was held on  
16 December 21, 2016, commencing at 7:32 p.m., in the MRO  
17 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
18 20910, before:

19

20 COMMITTEE MEMBERS

21

22 Bill Kirwan, Chair

23 Sandra Heiler

24 Brian Carroll

25 Marsha Barnes

Kathleen Legg

Richard Arkin

Saralyn Salisbury-Jones

Eliza Voigt

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**Deposition Services, Inc.**

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

1           MR. KIRWAN: Any discussion? All in favor, please  
2 raise your right hand.

3           VOTE.

4           MR. KIRWAN: All opposed?

5           VOTE.

6           MR. KIRWAN: If any, abstentions?

7           VOTE.

8           MR. KIRWAN: So the motion passed with how many  
9 are we tonight, four, eight. So the motion passes 7 to 1.  
10 Thank you. And for next steps, you'll talk to Staff.

11           The next item on our agenda this evening is a  
12 preliminary consultation at 5912 Cedar Parkway in Chevy  
13 Chase. Do we have a Staff Report?

14           MR. KYNE: Yes, we do have a Staff Report. As you  
15 noted, this is 5912 Cedar Parkway, Chevy Chase. A  
16 Contributing Resource within the Chevy Chase Village  
17 Historic District, Colonial Revival, circa 1916 to 1927.  
18 And the proposal, construct a new covered entry on the front  
19 elevation of an existing bump-out at the left side of the  
20 historic house; remove an existing non-historic enclosed  
21 rear porch; construct a new two-story addition in place of  
22 the existing non-historic enclosed rear porch to be removed;  
23 construct a new left side rear addition/extension with a  
24 gambrel roof that extends through the roof of the existing  
25 left side bump-out into the roof of the main house; alter

1 the left side elevation and the existing left side bump-out  
2 emphasizing a gambrel roof form; construct a dormer on the  
3 left side elevation of the existing left side bump-out; and  
4 construct a single car garage at the rear/left side of the  
5 property.

6           And I have quite a few photographs here, and we'll  
7 just sort of walk around the property. This is looking  
8 directly from the opposite side of Cedar Parkway. Again,  
9 I'll just walk around the property a bit. And then walking  
10 up the drive, and backing up for a moment, this is just sort  
11 of demonstrating the visibility of that left side bump-out  
12 from the public right-of-way. This is standing at the  
13 sidewalk. So not entirely visible, but partially,  
14 obviously.

15           And this is moving closer to the house. And so,  
16 that left side bump-out that I kept referring to is what  
17 you're seeing right here, the most prominently displayed  
18 feature in front of you. And then looking back, and what  
19 I'm trying to demonstrate here is the existing second story  
20 expansion at that extreme rear. So, the 1927 Sanborn Fire  
21 Insurance Maps indicate that this left side bump-out was  
22 there at that time. So, in 1927 it included that one-story  
23 section at the extreme rear. And, of course, that would  
24 make the second story section at the extreme rear a later  
25 addition.

1           And this is just looking, trying to show you that  
2 somewhat gambrel form of that roof on the left side. Again,  
3 looking at that second story expansion. This is looking at  
4 the house directly at the rear, and the center section there  
5 is that existing enclosed porch which will be removed, and  
6 that entire middle section in-filled with a two-story rear  
7 addition. And looking at what is the left side when viewed  
8 from Cedar Parkway. So this is where the two-story addition  
9 with the gambrel roof will be at the rear. And then looking  
10 at this existing addition, which dates to 2000.

11           And I have all of the plans here should we need to  
12 reference them. And, I will point out that we do have two  
13 options here, Option A and Option B, and the only difference  
14 that I was able to find was the -- if you look at the left  
15 side in this image, we have a hipped roof, and in Option B  
16 we have a gable end roof. And it currently does have a  
17 gable end roof, but there is no window in the proposal.

18           And here, I want to point out the embellishment  
19 added to sort of emphasize that gambrel roof form of that  
20 left side bump-out. And the applicable guidelines are the  
21 Chevy Chase Village Historic District Guidelines, and the  
22 Secretary of Interior Standards for Rehabilitation. And, on  
23 to the discussion.

24           I'm asking for your guidance on the following, the  
25 covered front entry. So, as we noted, the applicant does

1 propose to construct a new covered entry on the front  
2 elevation of the existing bump-out at the left side. As  
3 proposed, the existing first floor window on the front  
4 elevation of the bump-out will be removed. A new door will  
5 be installed in the same approximate location, not the exact  
6 location, but approximate location. And an awning will be  
7 constructed over the new door. And the proposed awning will  
8 be similar to those on the main house, and on the second  
9 story of the bump-out. So those awnings then will be  
10 mimicking are historic.

11           And again, Staff consulted the 1927 Sanborn Fire  
12 Insurance Map, which showed that bump-out. As discussed  
13 earlier, it's two stories in this image, until we get to  
14 that extreme rear where it's one story. Staff asks for the  
15 Commission's guidance regarding the appropriateness of the  
16 proposed new covered front entry, particularly given the  
17 fact that the left side bump-out is historic, and that the  
18 proposed alterations will be highly visible from the public  
19 right-of-way. And, in accordance with the Guidelines, the  
20 Commission should review the proposed awning, window and  
21 door alterations with moderate scrutiny.

22           One thing I do want to point out quickly, so the  
23 Sanborn Fire Insurance Map that we consulted based in 1927,  
24 so we know that that left side bump-out was there at that  
25 time. Though, the tax records indicate that the house was

1 actually constructed in 1908. So it may not be original to  
2 the house though, while certainly, in my opinion, I think  
3 that it is. But, I would still say that it is historic.

4           The enclosed rear porch removal and two-story rear  
5 addition. Staff fully supports the removal of the existing  
6 non-historic enclosed porch from the rear elevation, and the  
7 construction of the new addition. The proposed alterations  
8 are at the rear. They will not be visible from the public  
9 right-of-way at all, and they have no potential to impact  
10 the surrounding district. The proposed two-story addition  
11 will remain within the same approximate footprint as the  
12 enclosed porch to be removed.

13           Something that I didn't discuss in the Staff  
14 Report, there is a new porch at the rear which perhaps you  
15 have some guidance on. But, my opinion is that it will not  
16 be visible from the public right-of-way. The submitted  
17 elevations indicate that a new chimney is proposed on the  
18 right side, and that's as viewed from Cedar Parkway of the  
19 proposed two-story addition. And I'm asking for your  
20 guidance regarding the appropriateness of the chimney given  
21 its potential visibility from the right-of-way.

22           The left side rear addition and expansion. The  
23 applicant proposes to construct a new addition expansion at  
24 the rear of the historic left side bump-out, which we spent  
25 quite a bit of time on thus far. That addition expansion

1 will have a gambrel roof form, taking cues from the somewhat  
2 gambrel roof form of the historic left side bump-out. And  
3 the proposed gambrel roof will be extended through the rear  
4 portion of the left side bump-out with its ridge extending  
5 to the main house. And the ridge of the gambrel roof will  
6 remain below that of the main house.

7           The roof of the historic left side bump-out will  
8 be embellished, emphasizing its somewhat gambrel form, which  
9 we saw on the plans. A dormer is also proposed on the left  
10 elevation of the bump-out. And, consulting the 1927 Sanborn  
11 Fire Insurance Map, shows a one-story feature at the rear of  
12 the bump-out. We've already discussed this but, I just want  
13 to emphasize this again. A second story expansion has  
14 previously been added here.

15           The location of the -- again, it's clear from the  
16 photographs and the elevations submitted by the applicant,  
17 and we can clearly see in the 1927 map that it was a one-  
18 story feature at that time. Staff suggests that the gambrel  
19 roof approach could minimize the perceived massing from the  
20 public right-of-way, which is important because, as  
21 proposed, the addition is coplanar with the historic left  
22 side bump-out. However, the proposal would make the  
23 original form of the historic bump-out nearly indiscernible  
24 detracting from the subject property and surrounding  
25 historic district.



1           And, I also note that the left side bump-out does  
2 not have a true gambrel roof form. And, in accordance with  
3 the Standards, it is likely inappropriate to embellish this  
4 feature which could create a false sense of history. On to  
5 the garage, the applicant proposes a one car garage at the  
6 rear left side. The proposed garage will be at the end of  
7 an existing driveway, and is entirely consistent with other  
8 garages in the district. According to the 1927 Sanborn Map,  
9 there was originally a detached garage in the same  
10 approximate location at the rear left side. And in  
11 accordance with the Guidelines, garages and accessory  
12 buildings which are detached from the main house should be  
13 subject to lenient scrutiny, but should be compatible with  
14 the main building. Which, in my opinion, the proposed is.

15           And other. And this stage, the applicant has not  
16 provided materials for the proposed alterations. And, I ask  
17 your guidance on the appropriate materials for the various  
18 aspects, including the windows, doors, siding, roofing, and  
19 rear porch materials. And we discussed earlier Option A and  
20 Option B which, at the rear, we see the hipped roof and the  
21 gambrel roof. So, any guidance on that would be  
22 appreciated. I am in support of both options. However, I  
23 do note that there are no existing hipped roofs on the  
24 house. And with that, I will take any questions you have  
25 for me.

1 MR. KIRWAN: Any questions for Staff?

2 MS. HEILER: I think you indicated that there  
3 would be a new chimney that would be visible from the public  
4 right-of-way. Can you point out where that is?

5 MR. KYNE: In this elevation. So, this is the  
6 proposed rear. So the chimney in question is the one, if  
7 you look, focus on the screen here. This is the chimney, and  
8 that's Option A and Option B. But we can see that it's not  
9 there in --

10 MS. HEILER: So that's in addition to the two  
11 chimneys that already exist on the house?

12 MR. KYNE: That's my understanding, yes.

13 MS. HEILER: Okay.

14 MR. KYNE: We can check with the applicants, but  
15 that's my understanding of the proposal.

16 MS. HEILER: Thank you.

17 MS. LEGG: And just to confirm, I also have a  
18 chimney question. The materials for that have not been  
19 decided, that's correct?

20 MR. KYNE: They have not. It appears, perhaps,  
21 that it's going be stone, but I'm not sure what they're  
22 actually proposing.

23 MR. KIRWAN: Any other questions for Staff? All  
24 right, if not, ask the applicant to please come forward. We  
25 can give you seven minutes for your testimony. And, before

1 you speak, just make sure you speak into a live microphone  
2 and state your name for the record.

3 MR. OLSEN: Luke Olsen, GTM Architects.

4 MR. BATH: Blake Bath.

5 MR. OLSEN: So, I just wanted to highlight a  
6 couple of things that are in the Staff Report. Actually,  
7 these are things that you already know but. Per the Chevy  
8 Chase Historic District Guidelines, the property is a  
9 Contributing Resource, so is subject to moderate scrutiny,  
10 which involves things like alterations should be designed so  
11 that the structure still contributes, and use compatible and  
12 new materials rather than original materials should be  
13 permitted. And plan changes should be compatible with the  
14 structure's existing design, but they don't necessarily need  
15 to replicate its architectural style.

16 In addition, there is three main tenets that they  
17 ask that we adhere to. That we preserve the integrity of  
18 the contributing structures in the district, and that  
19 alterations to contributing structures should be designed in  
20 such a way that the altered structure still contributes.  
21 The design should be restricted to changes that will be  
22 visible from the front and/or side public right-of-way, or  
23 that would be visible in the absence of vegetation or  
24 landscaping. And that alterations to the portion of the  
25 property that are not visible, should be subject to very

1 lenient review. Most changes to the rear of the property  
2 should be approved as a matter of course.

3 I believe what we are proposing is a modest  
4 addition, entirely to the rear of the subject property,  
5 including a few modifications to the existing left side  
6 elevation with the intent of relieving what is essentially a  
7 42 foot long two story wall plane that's not very visible  
8 from the public right-of-way. In fact, I believe, the  
9 photos that Staff has shown, it is very, very hard to see  
10 anything along that left side from the street. This is  
11 actually up the driveway a little ways from where we're  
12 standing right here.

13 We feel that given the degree of previous  
14 additions and alterations made to the property, the  
15 subordinate scale and massing of our proposed addition, and  
16 the minimal impact to the historic resource visible from the  
17 public right-of-way, our proposal meets the tenets of the  
18 historic district. That being said, we are welcome to  
19 answer any questions that you might have.

20 MR. KIRWAN: Thank you. Any questions for the  
21 applicant?

22 MS. HEILER: Can you tell us what the material of  
23 this third chimney will be? I think the existing chimneys  
24 are brick.

25 MR. OLSEN: It wouldn't be brick, unless we did a

1 natural masonry chimney. Are you looking to do a wood  
2 burning chimney?

3 MR. BATH: We would like a wood burning chimney.

4 MR. OLSEN: We're open to a suggestion from Staff  
5 on that. But more than likely, brick to match the existing,  
6 but not exactly would be appropriate.

7 MS. HEIELR: And is it the same height as the  
8 existing chimneys, or would it be -- I guess my question is,  
9 has to do with whether it's going to be visible from the  
10 road?

11 MR. OLSEN: Well, when you look at it from the  
12 street, it is stacked directly behind an existing chimney,  
13 and the height is going to be as low as we can possibly make  
14 it per code, without being a fire danger. So it's usually  
15 two feet above, 10 feet away from a roof plane or two feet  
16 above the gable. I believe the existing chimneys are  
17 approximately that high, so we'd probably be at that same  
18 height. But we'll hold it as low as we can.

19 MS. BARNES: My question relates to the proposed  
20 mud room entry, and the alteration of the front facade by  
21 putting in a door and a canopy over the door. And I'm  
22 curious as to whether, because you just referred to the  
23 issue of sort of breaking up the very long wall, which is  
24 not visible from the street. Was any thought given to an  
25 entry into the mudroom, not in the front of the house, but

1 on the side?

2 MR. OLSEN: The issue that we've kind of  
3 encountered with that, number one, this house is set back  
4 pretty far from the street, so any mudroom entry that far  
5 back would be even further back. It's a pretty long  
6 distance to have to go to enter your house. It's also very  
7 tight on that side. So, if you're trying to park a car and  
8 get up steps into a mudroom entry, it's going to project  
9 even further into that space and just be very uncomfortable.  
10 And so this seems like the most logical place to have a  
11 mudroom entry, given kind of the siting and the plan of the  
12 house.

13 MS. BARNES: It may be a logical place, but if one  
14 is looking at the question of an alteration to a historic  
15 resource, and one that's visible from the street, the  
16 changing from a small window to a door with steps and a  
17 canopy, represents a substantial change. So, that is for me  
18 an issue, and that's why I was curious to hear if there had  
19 been thought given to some other approach. I appreciate  
20 what you're saying about convenience.

21 MR. OLSEN: Well, it's not just a matter of  
22 convenience. Sorry to interrupt. To be able to actually  
23 drive back to this garage that we'd like to put in, if you  
24 put a mudroom entry on that side without significantly  
25 stepping back the footing, and then you further impacting

1 kind of the existing design of the house, would render that  
2 driveway essentially useless. And then you'd be parking  
3 cars in the front rather than in the rear at a driveway.  
4 And so we really can't get it anywhere in that side. So  
5 then you're putting it all the way to the rear of the house.

6 MS. VOIGT: What is the width there of the  
7 driveway?

8 MR. OLSEN: It looks like it might be 10 or 12  
9 feet.

10 MR. BATH: It may be a little bit more than that.  
11 It's my guess it's 15.

12 MR. OLSEN: What we're kind of trying to do is  
13 minimize the impact not only to the house, but the site as  
14 well. A single door for a window, and as minimal of a porch  
15 that we can get there. Just some sort of covering to  
16 protect it, is much different than changing the entire  
17 hardscape of this property. And the functionality of the  
18 existing house, how it's used.

19 MS. LEGG: I see a fence there. Do you often  
20 drive your car all the way back, or do you stop before the  
21 fence?

22 MR. BATH: I'm sorry. We don't live in this house  
23 right now. I live in the neighborhood. I've lived there  
24 for 25 years.

25 MS. VOIGT: I have a quick question. On page 12,

1 on Circle 12. So in looking at the rear view of the  
2 proposed addition, so that it's all hidden behind the  
3 existing house. So looking at from the front, and I'm  
4 talking about the right hand side. That roof, the new  
5 gambrel roof, is lower -- it's hard for me to tell -- is  
6 lower than the existing front roof now?

7 MR. OLSEN: It is, yes.

8 MS. VOIGT: And it's set in from -- that's a new  
9 bump-out in front of it?

10 MR. OLSEN: That's an existing bump-out in front  
11 of it. What we're essentially doing is, there's a two story  
12 portion right here, that's this whole 42 foot two story wall  
13 plane that I was referring to.

14 MS. VOIGT: Right.

15 MR. OLSEN: This portion, rather than having it be  
16 wall plane, we're converting that to part of a gambrel roof,  
17 retaining everything from this point forward.

18 MS. VOIGT: And bumping out that window on the  
19 side?

20 MR. OLSEN: Yeah, and providing a dormer as part  
21 of that gambrel roof. So, you know, that portion of what  
22 was essentially existing wall plane would remain, to be  
23 rebuilt as a dormer rather than wall.

24 MS. VOIGT: So basically from the back of the  
25 house, so that that addition is not seen from the front of



1 the street?

2 MR. OLSEN: It should not be, no. It's pretty far  
3 back there, and we're trying to retain as much as we can of  
4 that front mass, and incorporate it into a way that makes  
5 sense given the existing design of the house.

6 MR. KIRWAN: Any other questions for the  
7 applicant? All right, if not, you can turn off your  
8 microphone. We'll give you our thoughts on the case.  
9 Anybody want to kick things off?

10 MR. CARROLL: I just want to kick this off and say  
11 that, when I was looking through this earlier today, I was  
12 thinking, you know, it's nice to see you, but this is really  
13 one of the simpler prelims I've ever seen. Just given the  
14 fact that you took that 42 foot wall, tipped it back behind  
15 the existing massing, the front of the house. We very  
16 rarely see additions that actually move the massing back in  
17 behind the house. Everything else filled in to the rear of  
18 the house.

19 I don't have a problem with the covered entryway.  
20 The fact the garage in the 1927 Sanborn Map, and all of this  
21 is in the rear of the house, I just don't see any problems  
22 with this. I'd like to know, you know, about materiality,  
23 but like I said, it's very rare that we see an addition that  
24 actually makes the house appear a little bit smaller from  
25 the street. So, pretty simple for me.

1           MR. KIRWAN: I'll just jump in. I agree with  
2 Commissioner Carroll on everything except the mudroom  
3 entrance. I think I do have a problem with the mudroom  
4 entrance on that front left side projecting wing. I think  
5 there are ways to solve the dilemma of entering the mudroom  
6 from the driveway. I mean the entrance could be within the  
7 volume of the addition. You could step into something and  
8 take stairs up into the mudroom a different way. So there  
9 are ways to still have your cake and eat it to in that  
10 regard. So, I don't -- so given that, I think I, you know,  
11 it leads me to believe there are possible solutions that  
12 would allow us to preserve that front facade the way it is.  
13 So, that's the only component for me that I think needs to  
14 be worked on.

15           MR. OLSEN: Would I be able to just -- there's one  
16 thing I kind of forgot to mention as part of that. So one  
17 of the things that we're also trying to do with that front  
18 entry and canopy is, what Staff has been referring to as a  
19 gambrel like form, to me as an architect, is a gambrel.  
20 It's a very poor gambrel, but it is clearly a gambrel, and I  
21 would think that the embellishment ever so much would  
22 improve that form and make it more pleasing to, and more  
23 suitable for the historic district. And while I understand  
24 it's a change that is visible from the public right-of-way,  
25 that's something we're likely to do. That being said, doing

1 that and then also finding a different location for the door  
2 opening, to exploring that.

3 MS. HEILER: I would like to agree with the  
4 Chairman. I think you've made a great improvement by  
5 continuing the gambrel on the side. Everything on the back  
6 is just fine. I agree with you that it would probably  
7 improve the appearance of the house, but there are lots of  
8 historic houses that could be improved by changing them, and  
9 our goal is to preserve them, even with their less than  
10 gorgeous side additions. And so, I could not agree to the  
11 awning or the change to a door. I think you would do  
12 wonders for that house just to complete that gambrel on the  
13 side, and certainly your proposals for the rear are great.

14 I think also the additional chimney is not going  
15 to be a big deal as long as it's brick, and it's no taller  
16 than the -- or no wider, bigger than the existing chimneys.

17 MS. LEGG: First, thanks for coming in for a  
18 prelim. I think it's really helpful, and it should make for  
19 a speedy HAWP when you come back in. I, too, would like to  
20 see just some things on materials, the door, the chimney,  
21 and maybe some drawings, like straightforward or just a  
22 little sketch to see how it reads from the street. I align  
23 myself with the Chairman on the door in the front. I think  
24 it's a big change, and it's not something you'd see in that  
25 neighborhood a lot. And so, I would encourage you to try to

1 find another solution for it. Everything in the back I'm  
2 fine with. That's it.

3 MS. SALISBURY-JONES: I don't have a whole lot to  
4 add to what's been said. I agree with the Chairman. I  
5 would like to see some possible solutions for the mudroom  
6 entrance. But other than that, everything looks good.

7 MR. ARKIN: I'm going to suggest a revision to a  
8 prior speaker who was talking about less than gorgeous. I  
9 prefer to think of eccentricities or unique qualities. And,  
10 I think this house has got plenty of those. I don't have  
11 much to add. I think this is -- you're making some very  
12 constructive changes to, I think, a charming house. And, I  
13 do think you need to do a bit more work on the mudroom.  
14 But, I'm glad you came in. Appreciate your coming in, and  
15 I'm looking forward to seeing this in a HAWP in the very  
16 near future.

17 MS. BARNES: You heard me in the very beginning  
18 raise the question of the door to the mudroom. That is, for  
19 me, a serious problem. I notice that you were using a  
20 window aperture to turn it into a door. There is a current  
21 window aperture on the side, now I think went to a powder  
22 room. That perhaps offers you the opportunity to do a door  
23 on the side for your mudroom. And, I take the point that it  
24 would be better to have it closer to the front rather than  
25 far in the back.

1           I am supportive of what you are proposing in the  
2 rear. I share views of the other Commissioners about the  
3 chimney. Then need for it to be compatible with the  
4 existing chimneys, both in material and in height. I would  
5 favor the gable rather than the hipped roof where you had  
6 Option A or Option B. And, I'm sorry, I don't remember  
7 which one was which. But, I prefer the gable, which I think  
8 is more in keeping rather than introducing yet one other  
9 element. And that's it.

10           MS. VOIGT: I agree pretty much with the  
11 Commissioners. I think, you know, we're supposed to pretty  
12 much review from the public right-of-way and the impact to  
13 the historic building. I think that your addition is hidden  
14 behind the existing house. But I certainly agree with that  
15 front door, the mudroom door. I thought when we looked at,  
16 that it could kind of in some way be switched to the side  
17 for access. It seemed easy to me when I looked at it to  
18 switch to the driveway. So, that's about it, and thanks for  
19 coming.

20           MR. KIRWAN: So, I think you heard some pretty  
21 consistent comments and suggestions. So I think, you know,  
22 you'll get some very good interpretation of those from  
23 Staff, and you should be well on your way to a solution. Do  
24 you have a comment?

25           MR. BATH: I was just going to say, thank you all

1 for your comments. The only point I was going to make, and  
2 I apologize if I'm out of order in any way but, part of the  
3 rationale for the placement of that door was there is a  
4 slope, a slight slope of the driveway backward. And so, I  
5 originally wanted the mudroom entrance on the side as you  
6 all did. I've lived in that neighborhood for a long time.  
7 There will be steps up to that, you know, which will now be  
8 visible from the street.

9 MR. KIRWAN: Well, not necessarily. There's a  
10 solution where that happens inside. So, I mean, there's  
11 creativity that I think they can happen there, that maybe  
12 gives everybody what they want.

13 MS. HEILER: You had questioned did we prefer  
14 option A or B. And, I think because it's invisible, it's  
15 your choice.

16 MR. KIRWAN: Very good, thank you. We look  
17 forward to seeing you come back for a HAWP. The next item  
18 on our agenda are meeting minutes. Do we have any minutes  
19 to approve?

20 MS. SALISBURY-JONES: I move that we approve the  
21 June 8th minutes.

22 MR. KIRWAN: Is there a second?

23 MS. HEILER: I second the motion.

24 MR. KIRWAN: All in favor, please raise your right  
25 hand.

1 VOTE.

2 MR. KIRWAN: The June 8th minutes are approved.  
3 Were there any other minutes? No, that's it? And, do we  
4 have a volunteer for this evening? Thank you, Commissioner  
5 Arkin, appreciate that. And, are there any Commission  
6 items? No? Then we have a Staff item, I believe. Join us  
7 up front, Mr. Whipple.

8 MR. WHIPPLE: We have one Staff item for you that  
9 we shared with you previously for 7 East Irving Street in  
10 Chevy Chase.

11 MR. KIRWAN: Yes, we looked at that upstairs, and  
12 we approved that. Great. All right, there's no other  
13 items, and with that, best wishes for a very happy holiday.  
14 We're adjourned.

15 (Whereupon, at 8:49 p.m., the meeting was  
16 adjourned.)

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% Digitally signed by Keena Lukacinsky

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DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

A handwritten signature in black ink, appearing to read 'Keena', followed by a long horizontal line extending to the right.

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Keena Lukacinsky

December 29, 2016