MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3807 Bradley Lane, Chevy Chase	**Meeting Date:**	2/22/2017
Resource:	**Gherardi House** *Master Plan Site #35/66*	**Report Date:**	2/15/2017
Applicant:	Angie Yu	**Public Notice:**	2/8/2017
Review:	HAWP	**Tax Credit:**	Partial
Case Number:	35/66-17A	**Staff:**	Michael Kyne
PROPOSAL:	Rear addition and other alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with conditions** the HAWP application.

1. **The eaves of the proposed rear addition will be shallower in order to adequately differentiate the addition from the historic massing, with final review and approval delegated to staff.**
2. **The proposed garage door alterations are not approved. Final review and approval of the garage door alterations is delegated to staff.**
3. **The proposed fence at the swimming pool's perimeter will be wood, with final review and approval delegated to staff.**
4. **The proposed driveway alterations are not approved.**
5. **The proposed front walkway is not approved.**
6. **The proposed removal of the 15" dbh crabapple tree from the front yard is not approved.**
7. **The existing windows on the second-floor of the front elevation will be retained.**
8. **Details will be submitted for all new windows and doors, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Shingle Style
DATE: c. 1905

Excerpt from *Places from the Past*:

35/66 Gherardi House (1905) 3807 Bradley Lane

The Gherardi (pronounced Gare-AR-dee) residence was the first one constructed in what is now Section 3, on property purchased from the Land Company, yet constructed months before the section was platted. Walter Rockwell Gherardi and Neville Taylor Gherardi had the house built immediately after they purchased the 0.6 acre lot in October 1904. Neville's parents, Henry Clay and Mary McGuire Taylor, had purchased the adjacent land the same year. The Gherardi House was built one year before the Taylor-Britton House.

Like his father-in-law, Walter Rockwell Gherardi attained the prestigious rank of Rear Admiral in the U.S. Navy, and he served, in the 1930s, as Chief of the Navy's Bureau of Hydrography. At the time he built this house, Gherardi had already received signal distinction, receiving gold medal awards for heroism in the saving of human lives on four occasions. Gherardi was the son of Rear Admiral Bancroft Gherardi who was a Civil War hero instrumental in the capture of New Orleans. The house was owned by the Gherardi's until 1939 when Walter died just months short of his retirement.

The Gherardi House is an outstanding example of Shingle Style architecture, evidenced in its robust massing, smooth shingle cladding, strips of multi-pane windows, and stacked bays. The residence bears striking similarity in fenestration and sheathing with McKim, Mead, and White's Low House, in Rhode Island, which is recognized as a national landmark Shingle Style house.

BACKGROUND

The applicant previously appeared before the Commission at the December 7, 2016 HPC meeting for a preliminary consultation. At that time, the HPC voiced general support for the applicant's proposal, but expressed the following: several commissioners requested that a lower ridgeline for the addition be studied, though none indicated that a lower ridgeline would be required for approval; the majority of commissioners requested that shallower eaves be studied for the addition.

Although the majority of commissioners did not express a preference for the addition's windows (i.e., 6-over-1, 2-over-2, or 2-over-1), those who did express a preference offered different suggestions, with one suggesting that 2-over-1 or 2-over-2 windows may help differentiate the addition from the historic house, and one suggesting that 6-over-1 windows to match the historic would be more appropriate.

PROPOSAL

The applicant proposes to remove existing side and rear additions, construct a new two-story rear addition, restore the existing windows on the historic house, install interior storm windows on the historic house, replace the existing asphalt shingle roofing on the historic house with new asphalt shingles, construct a new dormer on the right side elevation of the historic ell, replace the existing brick and flagstone front porch with a wood front porch, install three new windows on the historic house and ell, install a swimming pool, with associated fencing and hardscaping, and convert the existing single-car garage into a pool house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several 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." Because the property is a Master Plan Site, the Commission's focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation.* The *Standards* are as follows:

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. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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

The applicant has returned with a HAWP application, which is mostly consistent with the previously reviewed proposal. At the preliminary consultation, the Commission requested that the applicant study a lower ridgeline for the proposed addition. The ridgeline of the proposed addition has not been lowered, and the applicant has not provided justification for retaining the previously proposed ridgeline. The Commission might find that the proposed ridgeline is consistent with the Criteria for Approval; however, if they do not, a condition of approval might be added, stipulating that the ridgeline will be lower, with final review and approval delegated to staff.

At the preliminary consultation, the majority of commissioners requested that shallower eaves be studied for the proposed rear addition. The eaves of the proposed rear addition have not been changed, and the applicant has not provided justification for retaining the previously proposed eave depth. Staff remains

concerned that the eaves of the addition are too deep, do not do enough to differentiate the addition from the historic massing, and are inconsistent with the Criteria for Approval. Staff recommends a condition of approval, stipulating that the eaves of the proposed rear addition will be shallower in order to adequately differentiate the addition from the historic massing, with final review and approval delegated to staff.

Regarding the windows for the addition, the applicant has revised their proposal, with many of the windows now being shown as 6-over-1 to match the historic. Staff fully supports the proposed window revisions, as the Commission did not voice a strong preference for the new windows at the preliminary consultation, and 6-over-1 windows are compatible with the Shingle Style historic house.

New aspects of the applicant's proposal include the following: a historic window on the second-floor of the right side elevation will be converted to a paired window; the door of the existing single-car will be removed, with one double-hung window installed in its place; the asphalt shingle roofing on the single-car garage will be replaced with standing seam metal roofing to match that proposed for the first-floor of the proposed rear addition; a 4' high black vinyl-coated chain link fence is proposed at the rear/right side of the property; a 4' high aluminum or wood fence is proposed around the pool's perimeter; the half-circle driveway at the front of the property will be moved closer Bradley Lane; a bluestone walkway will be added at the front, leading from the front entry to the half-circle driveway; and a total a five trees will be removed.

Regarding the new aspects of the applicant's proposal, staff finds the following:

New Window

At the preliminary consultation, the applicant proposed to convert an existing fixed or casement window on the second-floor of the right-side elevation of the historic house into a double-hung window. The Commission voiced support for the proposed window conversion, due to its general lack of visibility and the compatibility of the proposed new window.

The applicant currently proposes to replace the existing double-hung window on the same elevation (forward of the fixed or casement window) with a paired double-hung window. Due to its location and general lack of visibility, the proposed window replacement will not remove features that characterize the historic property, in accordance with the *Standards*.

Garage Alterations

The applicant proposes to remove the garage door from the front elevation of the existing single-car garage, installing a double-hung window in its place, and to replace the asphalt shingle roofing with standing seam metal roofing to match that proposed for the first-floor of the proposed rear addition.

The submitted photographs suggest that the existing garage door is non-historic, and staff would support a compatible replacement; however, the garage is highly visible from the public right-of-way, and, without evidence to suggest that it is not original to the house, staff recommends that the garage retain some semblance of its historic function. Staff suggests that a compatible fixed garage door with lites might be an appropriate solution, but acknowledges that there may be other appropriate solutions as well. Staff asks the Commission to add a condition of approval, delegating final review and approval of the garage door alterations to staff.

Staff supports the proposed change in roofing materials, finding that standing seam metal roofing is appropriate for an accessory structure and compatible with the historic house, in accordance with the *Standards*.

Fencing

The applicant proposes to install a 4' high black vinyl-coated chain link fence at the right side of the property. The proposed fence is being proposed to satisfy pool safety requirements. Although the Commission does not typically approve chain link fences that may be visible from the public right-of-way, staff supports the proposal, finding that, as proposed, it has minimal potential to detract from the subject property.

The proposed chain link fence will be screened by a hedge, and the fence will be black vinyl-coated, which will help it recede from view. Given the depth of the lot and the distance of the fence from the public right-of-way, staff finds that the proposed screening and vinyl-coating will successfully mitigate any visual impact that the fence might have on the subject property.

The applicant has stated that the 4' high fence proposed at the pool's perimeter will be either wood or aluminum. The Commission does not typically approve aluminum fencing, finding that it is an incompatible material, which does not accurately represent traditional metal fencing. On the other hand, wood fencing is compatible with the historic house, and, in accordance with the *Standards*, has less potential to detract from the spaces that characterize the property.

The proposed fence at the pool's perimeter will be entirely at the rear of the house, and may not be visible from the public right-of-way; however, given the amount of fencing required, there is a greater chance for this fence to detract from the historic character of the subject property. Staff recommends a condition of approval, stipulating that the proposed fence will be wood, with final review and approval delegated to staff.

Driveway/Front Walkway

The applicant proposes to reconfigure the half-circle driveway at the front of the property, moving it closer to Bradley Lane and installing a bluestone walkway from the front entrance to the driveway.

The applicant has provided no information that indicates that the existing driveway is not historic. Absent information to the contrary, staff finds that the half-circle driveway and its relationship to the house (i.e., proximity to the front entry) is a character-defining feature of the subject property, and that, in accordance with the *Standards*, it should not be altered. The proposed alterations will be highly-visible from the public right-of-way, and, aside from introducing a new relationship of the driveway to the house, will introduce new hardscaping and require the removal of two mature trees from the front yard.

Staff finds that the proposed driveway/front walkway alterations are inconsistent with the Criteria for Approval, as they will remove features and alter spaces that characterize the historic property.

Tree Removal

The applicant proposes to remove a total of five trees from the subject property. Three of the trees to be removed are 6" dbh arborvitae at the rear of the property. Staff finds that, in accordance with the *Standards*, these three trees can be removed without altering spaces that characterize the historic property.

Two of the trees to be removed are from the right-side of the front yard (the space confined within the half-circle driveway). The applicant provided our office information from a certified arborist, indicating that the 24" maple tree to be removed is dead, dying, or a hazard, and received approval to remove the tree on February 7, 2017.

Aside from the 24" maple tree, there is only one other mature tree on the right-side of the front yard. That tree, which the applicant also proposes to remove, is a 15" crabapple tree. Staff finds that the removal of the 15" crabapple tree is inconsistent with the *Standards*, as it will leave the subject property with no mature trees on the right side of the front yard, altering spaces that characterize the subject property.

Due to the proximity of the front yard to Bradley Lane and the relationship of front yard to the historic house, staff finds that alterations to this space should be reviewed with the highest level of scrutiny.

Other

At the preliminary consultation, the applicant proposed to restore all of the windows on the historic house, including those on the second-floor of the front elevation. In the current proposal, the applicant proposes replace the windows on the second-floor of the front elevation of the historic house.

The windows that are proposed to be replaced are character-defining and are the most visible windows on the historic house. In accordance with the *Standards*, staff finds that, without evidence to suggest that the existing windows are non-historic and incompatible with the historic house, the windows should be retained, as replacing them would be detrimental to the preservation of the historic house.

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* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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 to schedule a follow-up site visit.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ayu@cunninghamquill.com Contact Person: Angela Yu
Daytime Phone No.: 202.337.0090

Tax Account No.: 00459803

Name of Property Owner: Benjamin Rippeon Daytime Phone No.: 202.258.3902

Address: 6134 Nevada Ave. Chevy Chase 20815
Street Number City State Zip Code

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Angela Yu Daytime Phone No.: 202.337.0090

LOCATION OF BUILDING/PREMISE

House Number: 3807 Street: Bradley Ln.

Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.

Lot: Block: 2 Subdivision: 0010

Liber: 46279 Folio: 0006 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☑ Construct ☑ Extend ☑ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☑ Repair ☐ Revocable.

CHECK ALL APPLICABLE:

☑ A/C ☑ Slab ☑ Room Addition ☑ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☑ Single Family

☑ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☑ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☑ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

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

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

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

Signature of owner or authorized agent — Date: 1/21/2017

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

78212

(8)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   The Gherardi House is a 2.5 story, 3 bay frame dwelling with a T-shaped plan that is clad in wood shingles with a hipped roof featuring 3 shed roof dormers. This Shingle Style house was built in 1905 and is located in the Village of Chevy Chase, Section 3, on the North side of Bradley Lane one block east of Connecticut Avenue. The house is significant for its relationship with the adjacent Taylor-Britton House at 3815 Bradley Lane. Originally, both were 3 by 2 bay houses with rear ells. The South elevation features symmetrical 2-story projecting bays with an inset front door with side lights. Two chimneys cap each end of the principle mass of the house. The West elevation features a single-story porch with Doric columns.
   *information provided by the Maryland Historical Trust

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

   The current owners want to fully renovate the house inside and out. They will preserve the original 2-story T-shaped house and plan to remove the incompatible additions on the North and East sides. A new 2-story addition at the rear of the ell will feature a wrap around low roof that stops short of the primary mass of the house in order to fully read the original corners.

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.

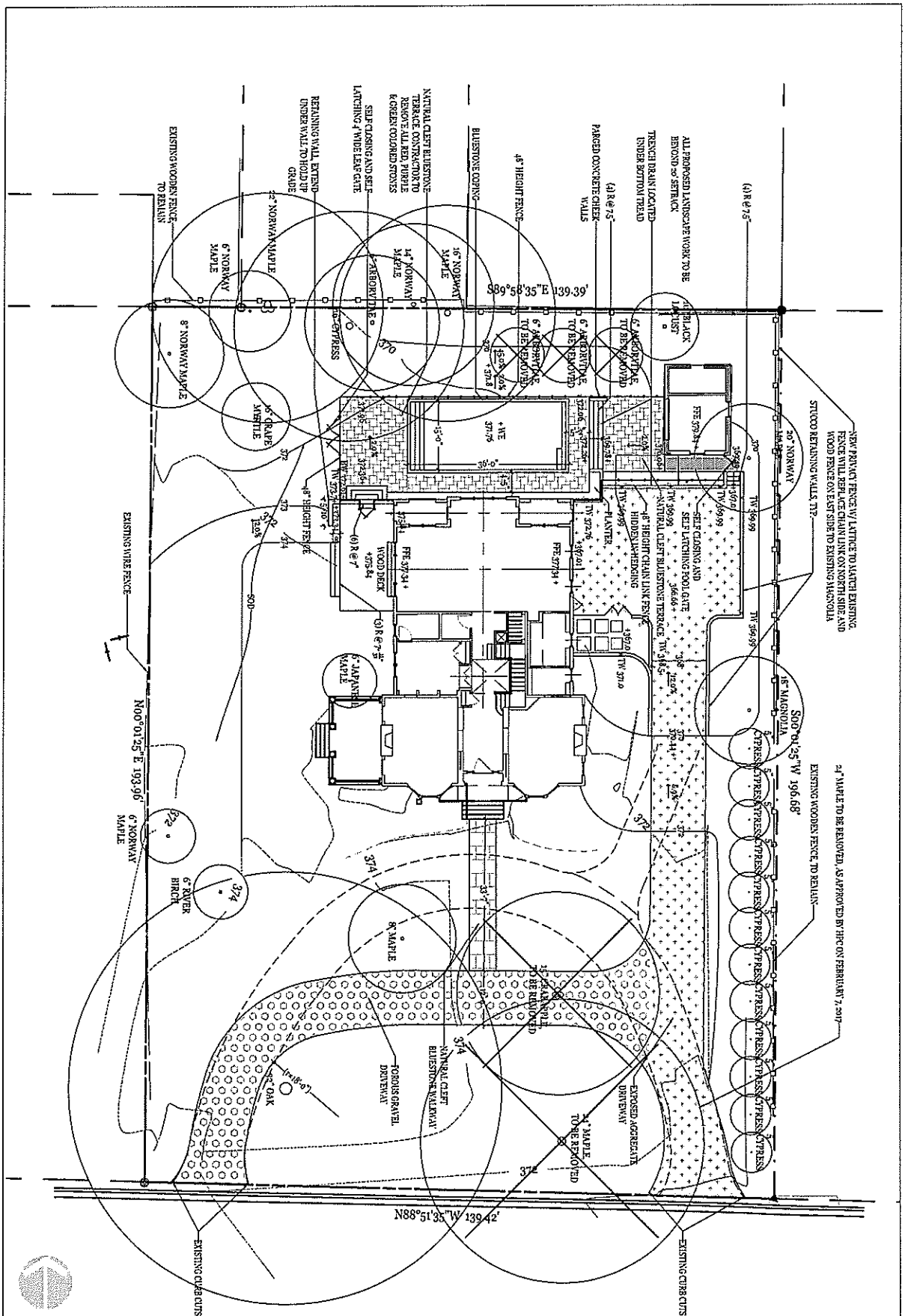
6. **TREE SURVEY**

   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.

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.

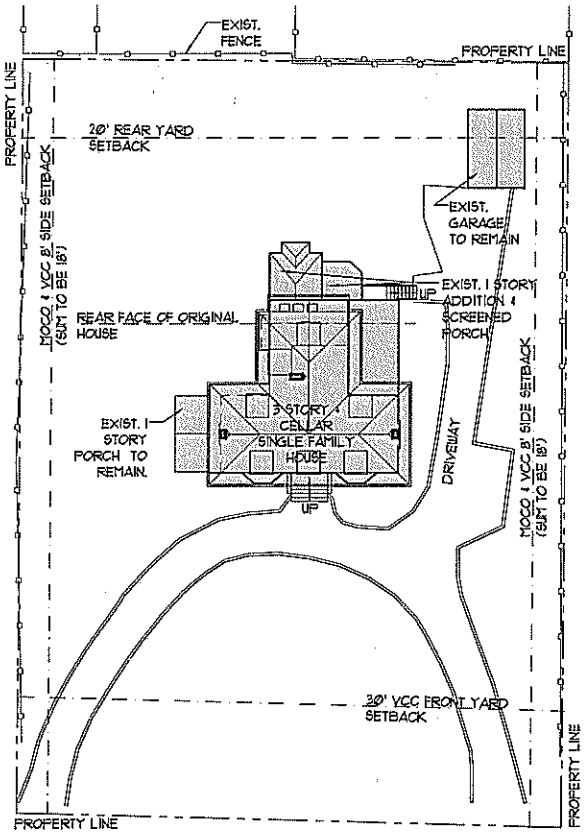


Revised Draft Plan L-200	Scale: 1"=20'-0" Issue Date: February 10, 2017 Drawn By: RH Checked By: Revisions:	RIPPEON RESIDENCE 3807 BRADLEY LANE CHEVY CHASE, MD	JENNIFER HORN *Landscape Architecture* 2221 S. Clark Street, 11th Floor Arlington VA 22202 202.573.7581 jenniferGhorn.com	This drawing and the design shown are the property of Jennifer Horn Landscape Architecture, LLC. Reproduction, copying, or other use of this drawing is prohibited without the written consent of the Landscape Architect.

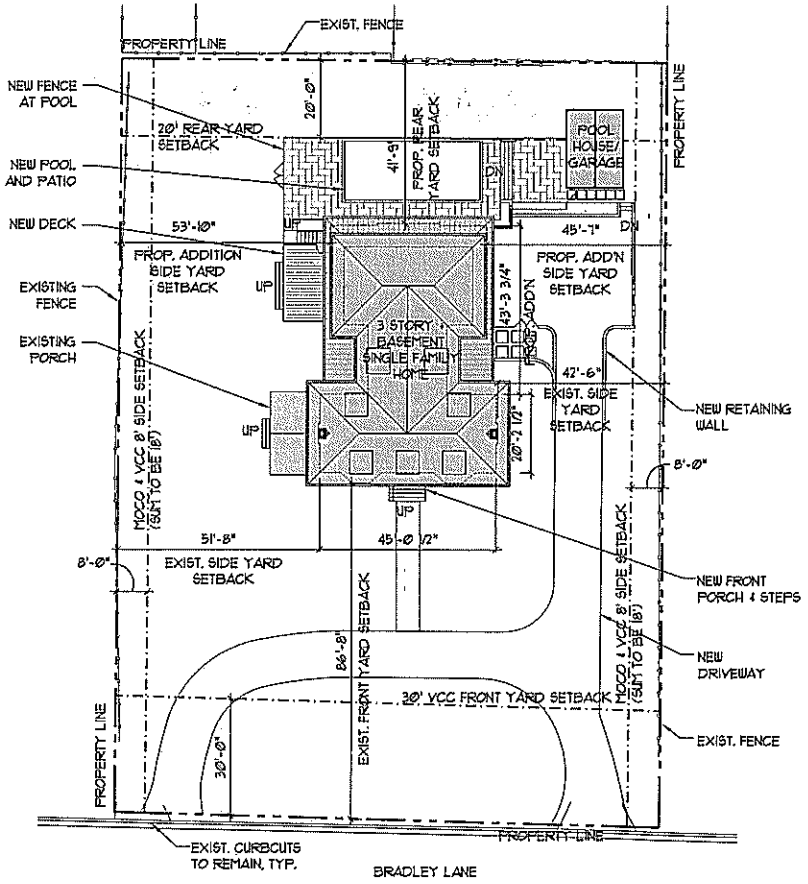
HAWP SUBMISSION

SITE PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

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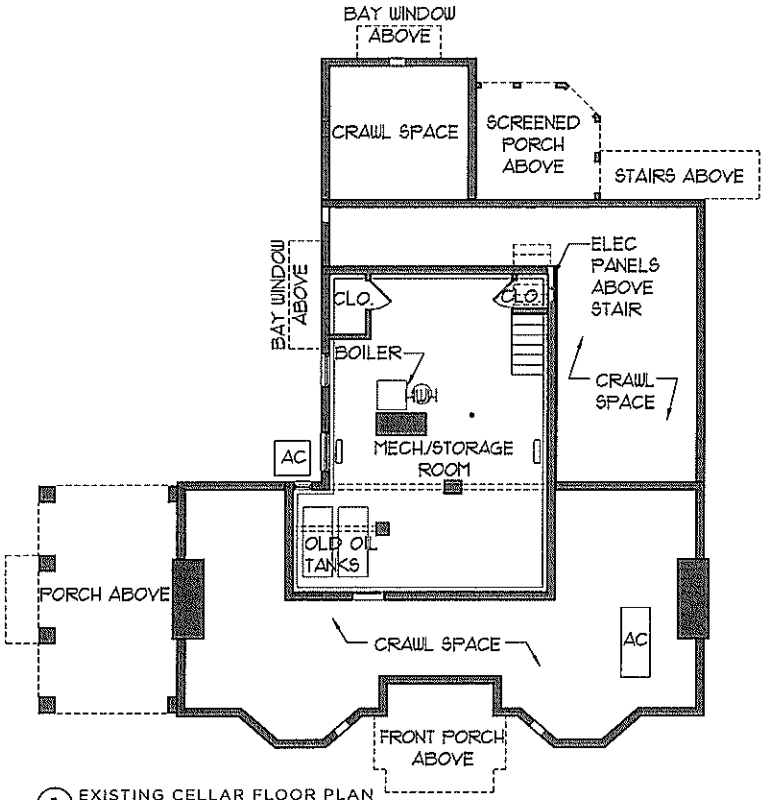
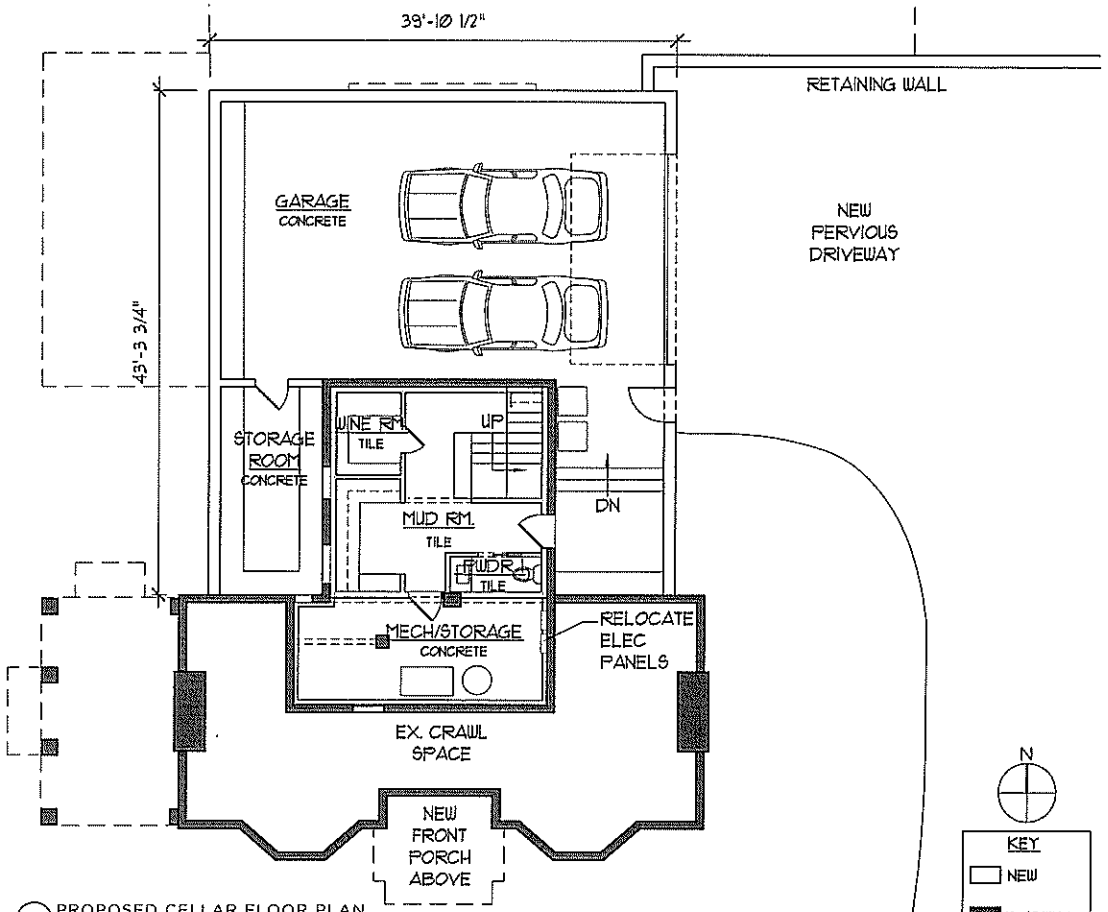
HAWP SUBMISSION

CELLAR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)

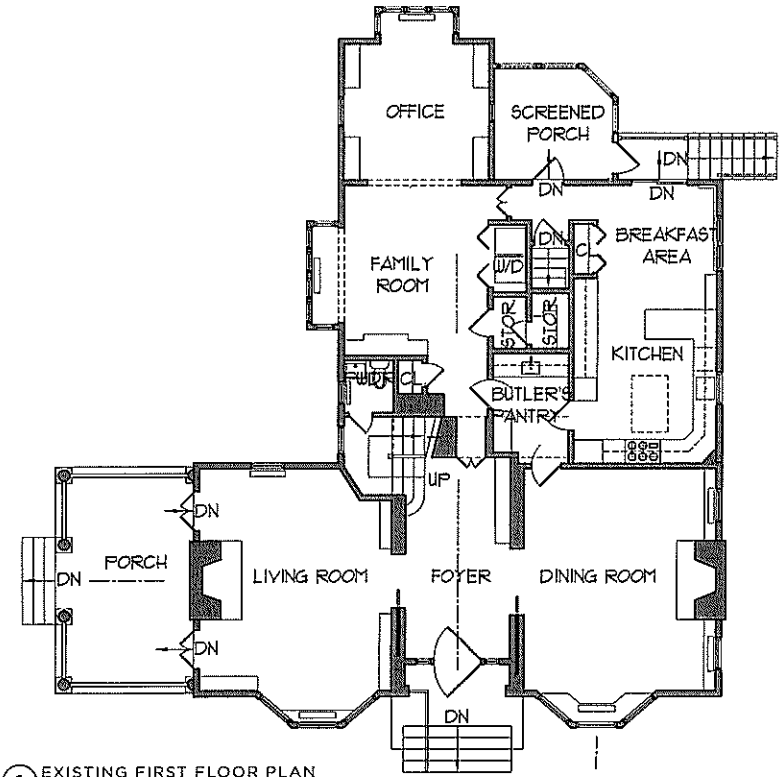


2 PROPOSED CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"

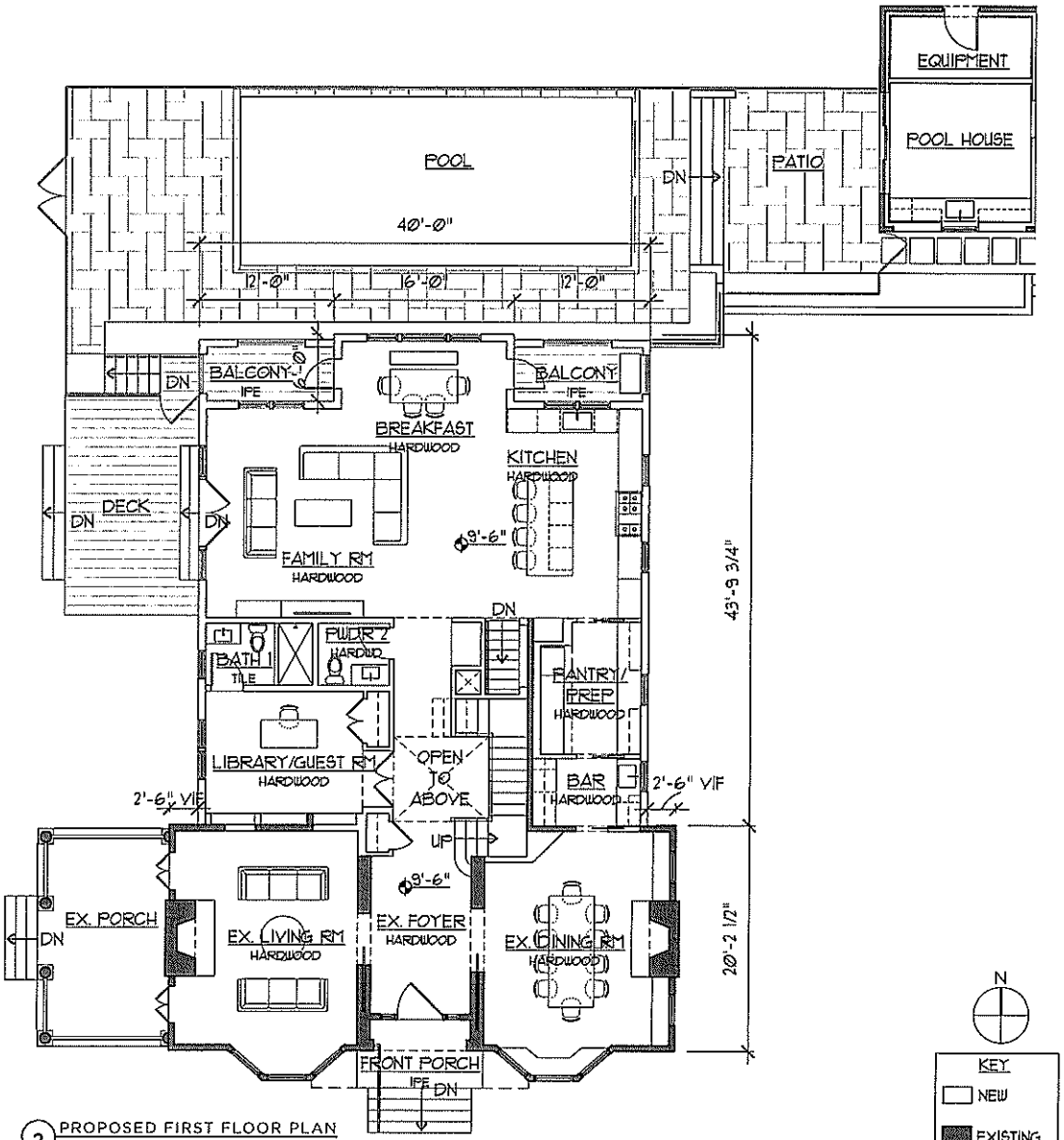
HAWP SUBMISSION

FIRST FLOOR PLAN - EXISTNG AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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KEY
NEW
EXISTING

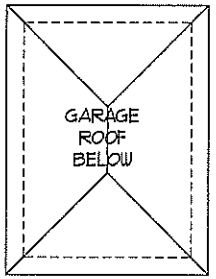
CUNNINGHAM | QUILL ARCHITECTS

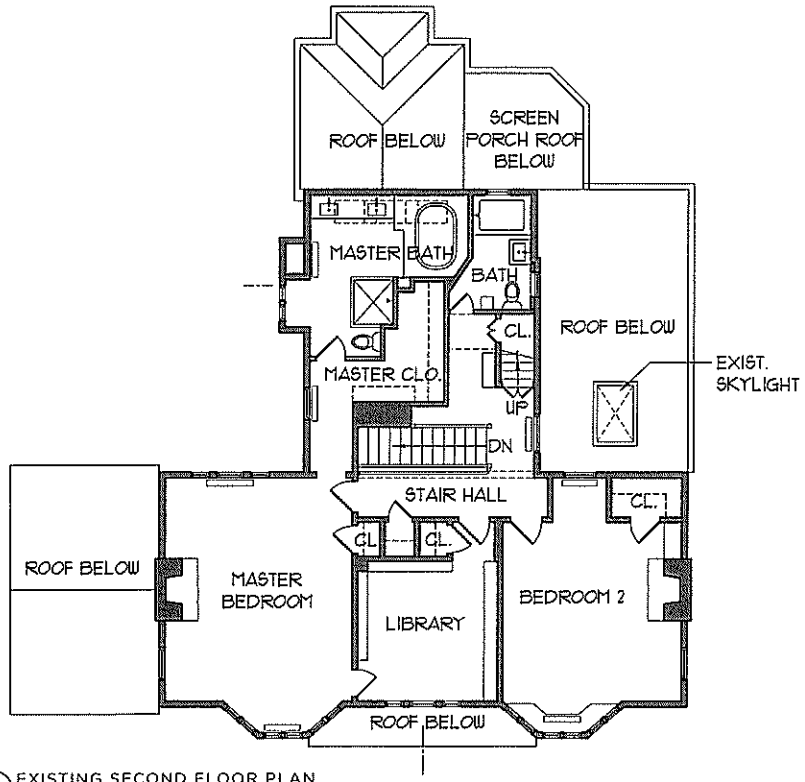
2.01.2017

HAWP SUBMISSION

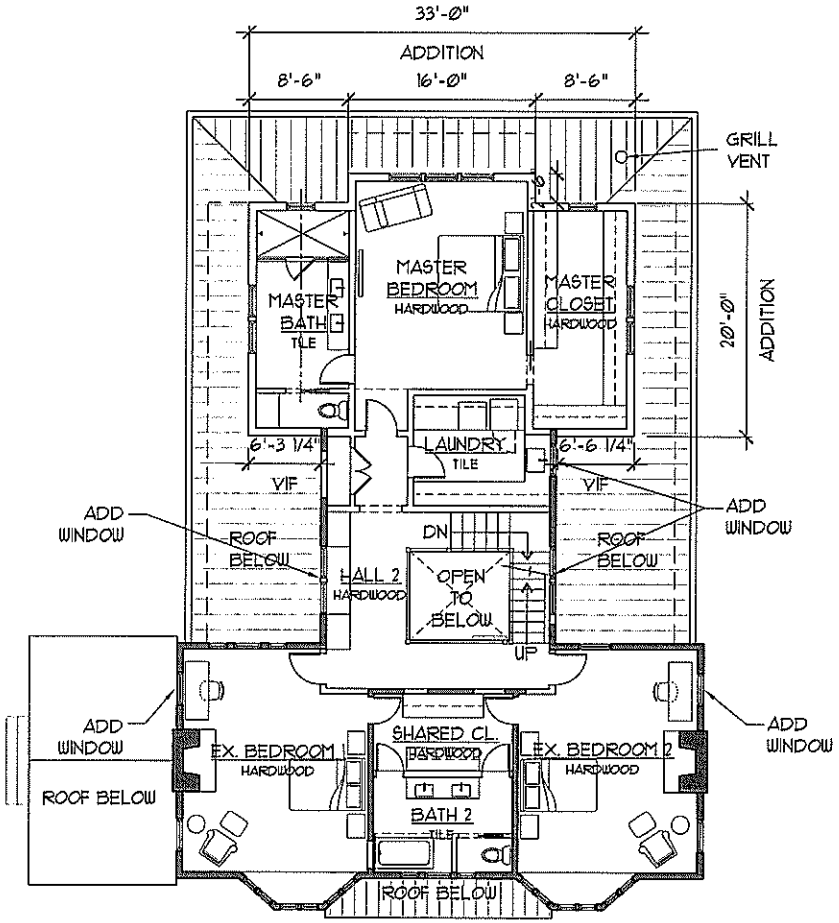
SECOND FLOOR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD

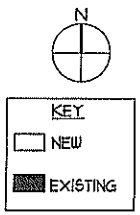




1 EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



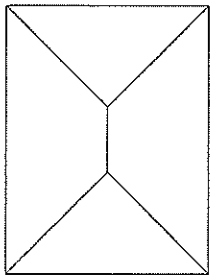
2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

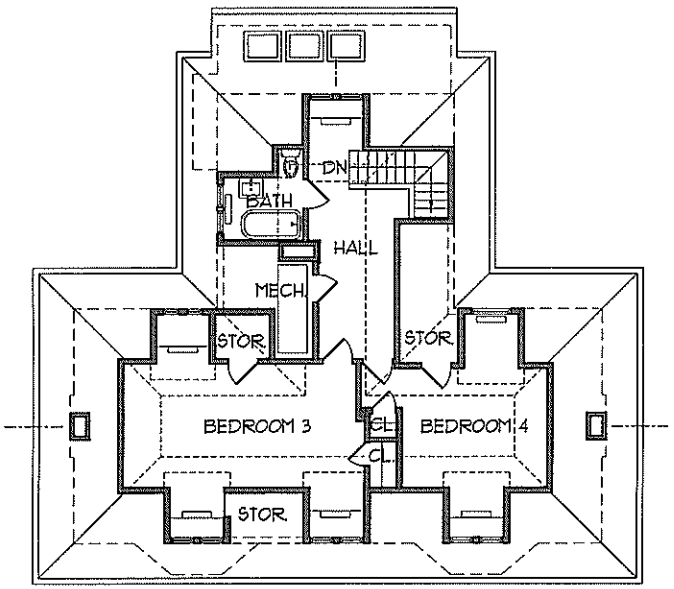


HAWP SUBMISSION

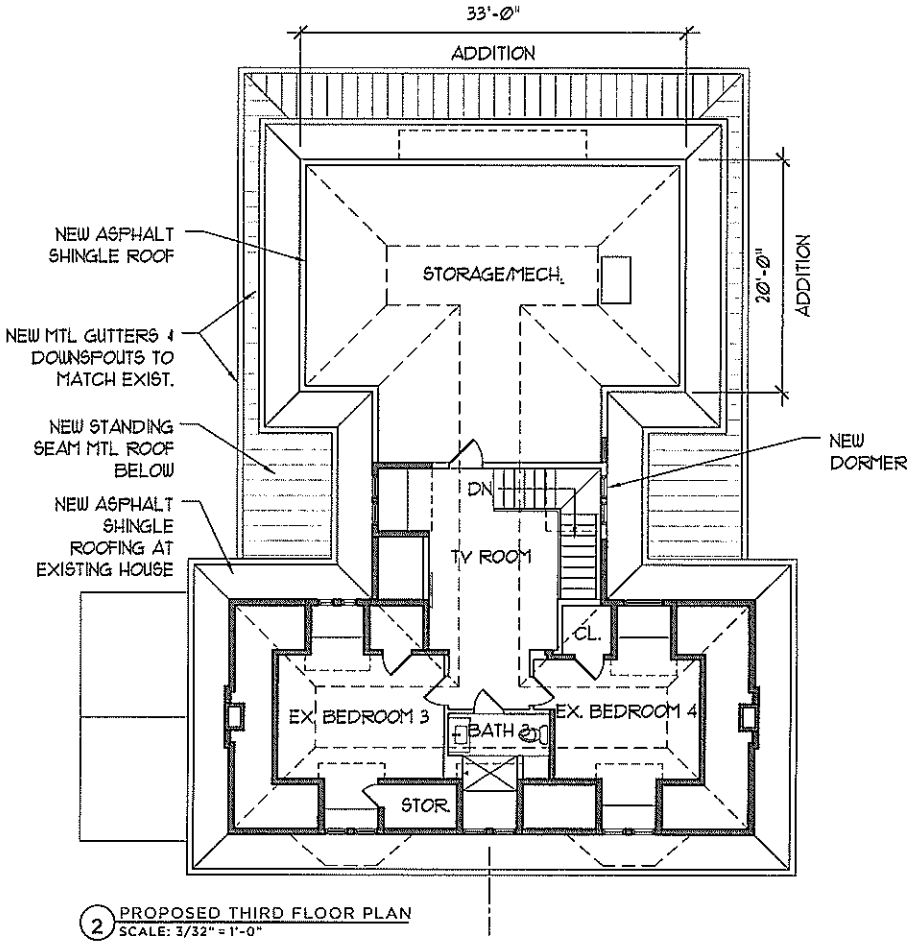
THIRD FLOOR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD

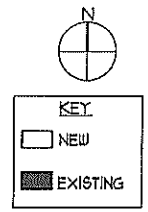




1 EXISTING THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



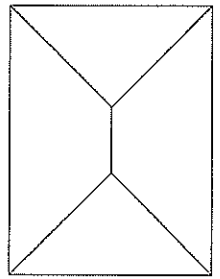
2 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

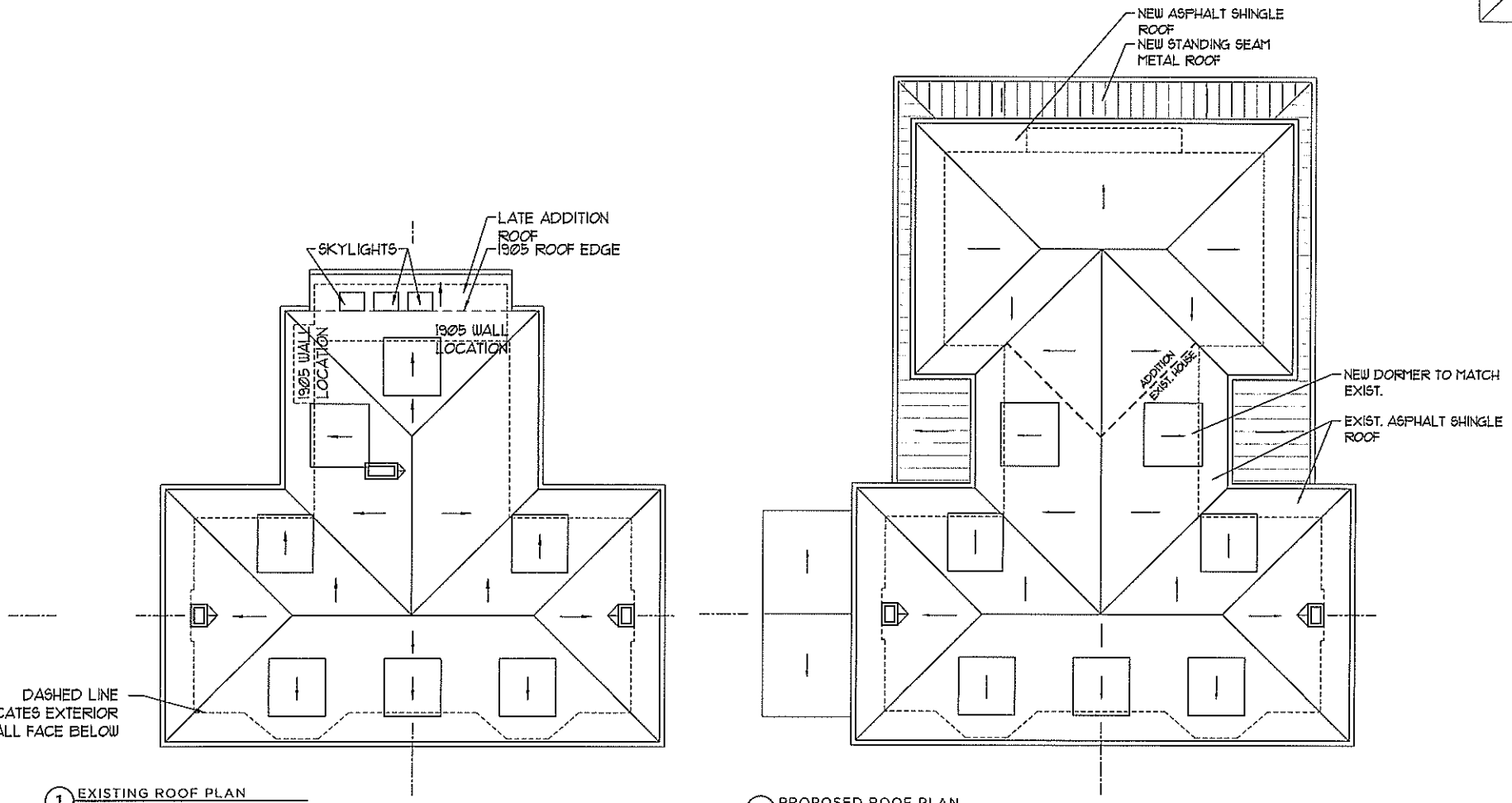


HAWP SUBMISSION

ROOF PLAN- EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD





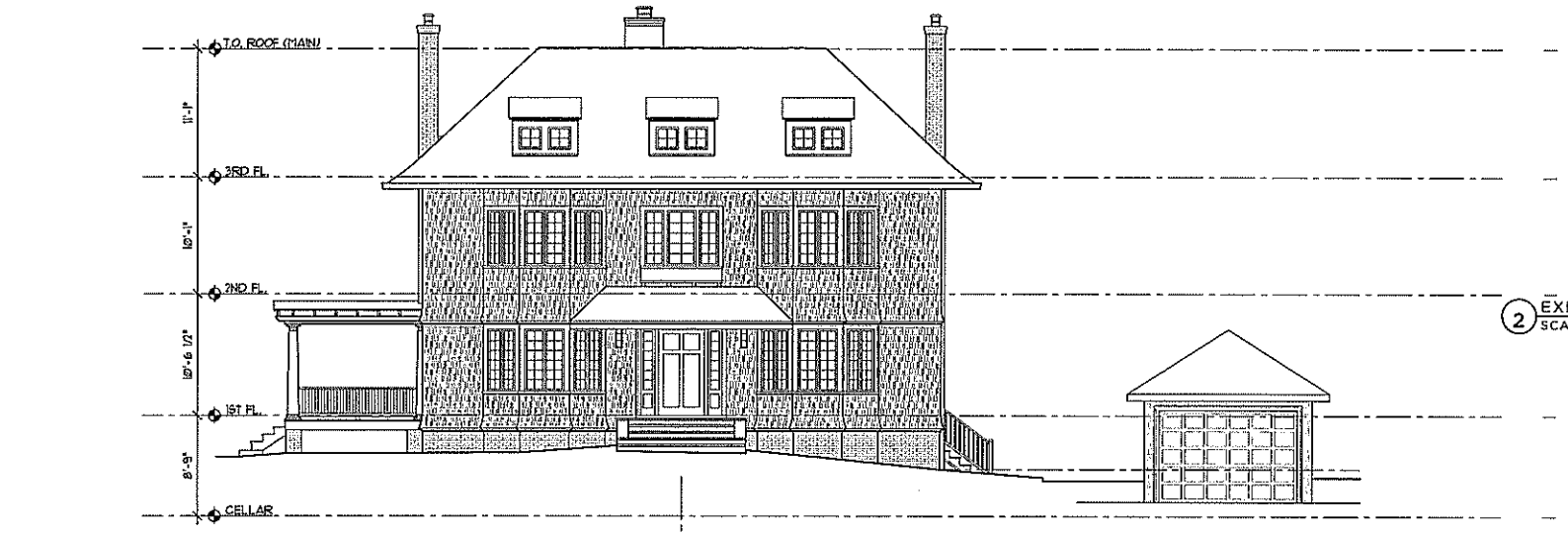
1 EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)

2 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)

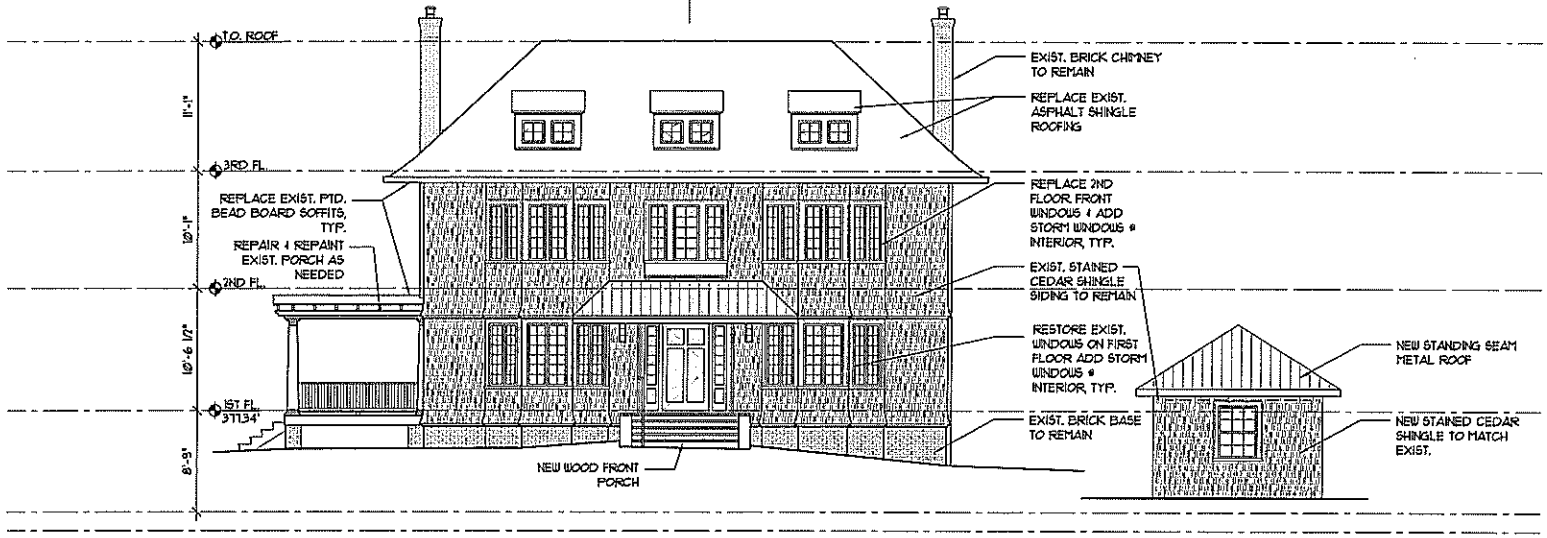
HAWP SUBMISSION

SOUTH ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



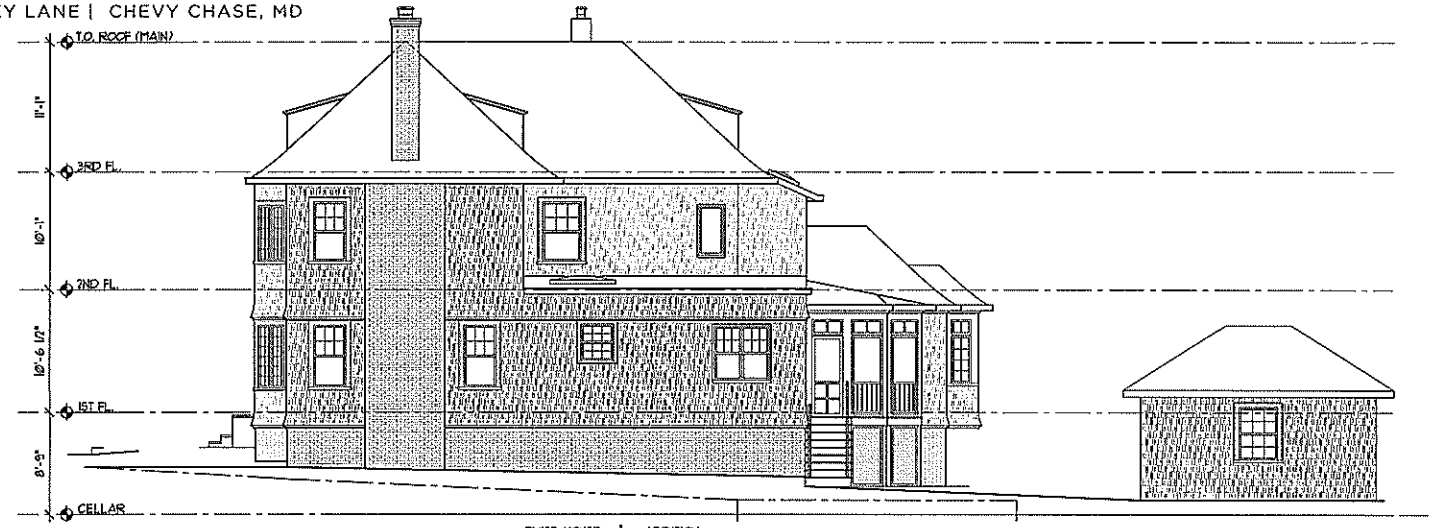
1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY:
EXISTING
PROPOSED

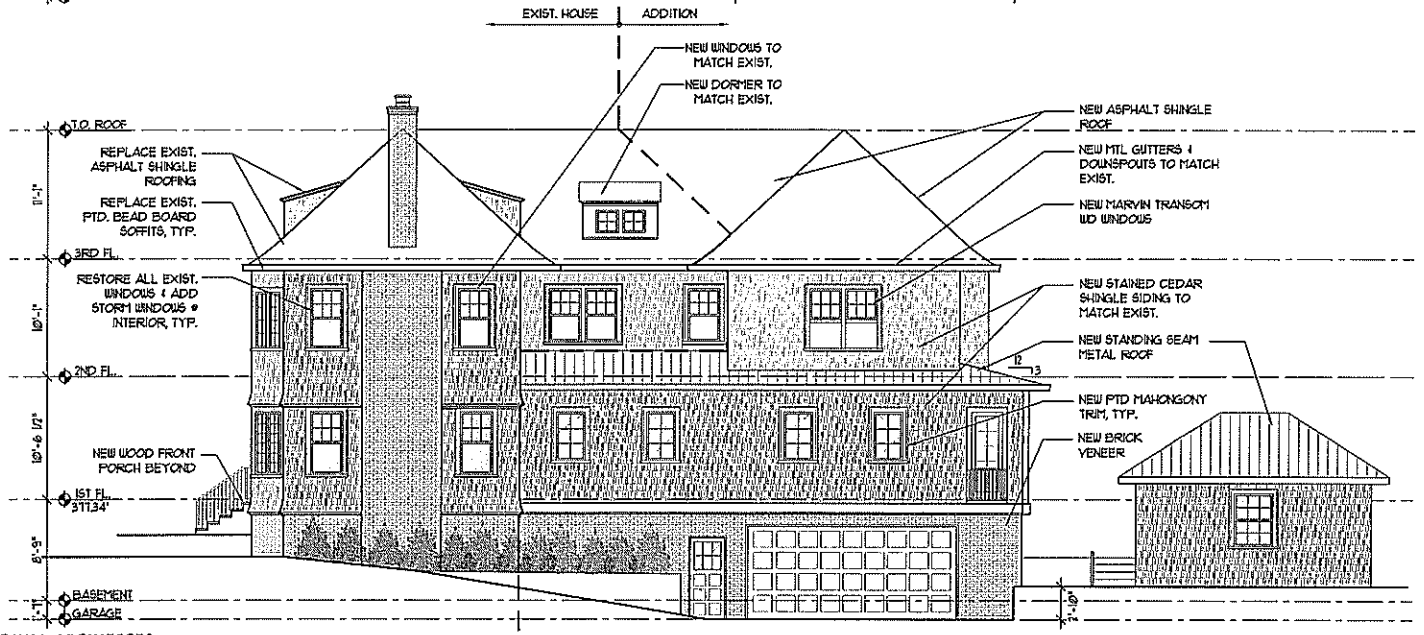
HAWP SUBMISSION

EAST ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



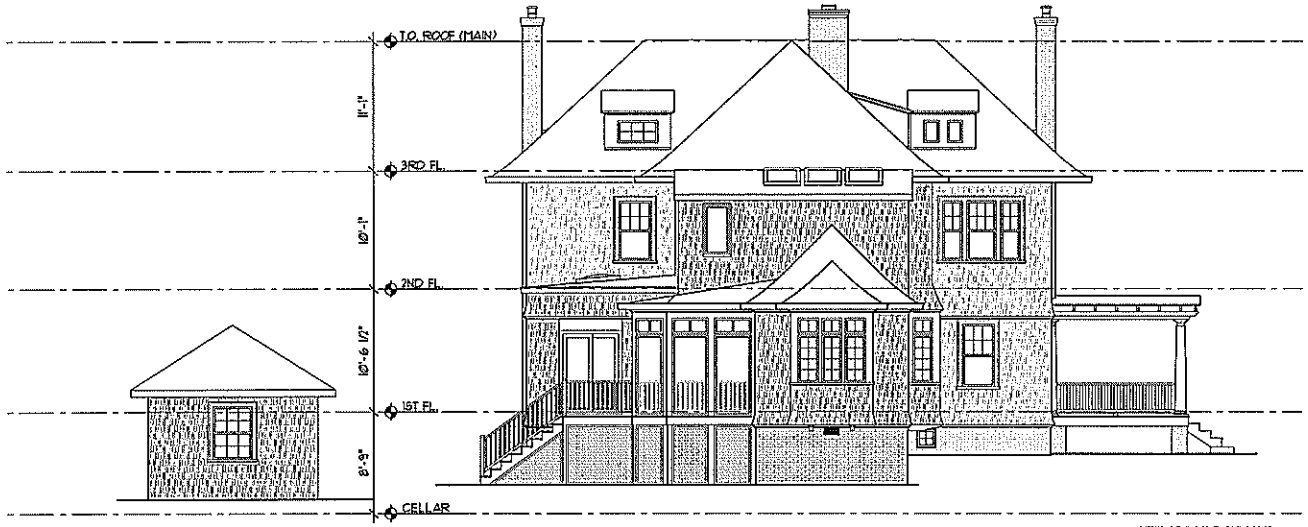
1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEY:
EXISTING
PROPOSED

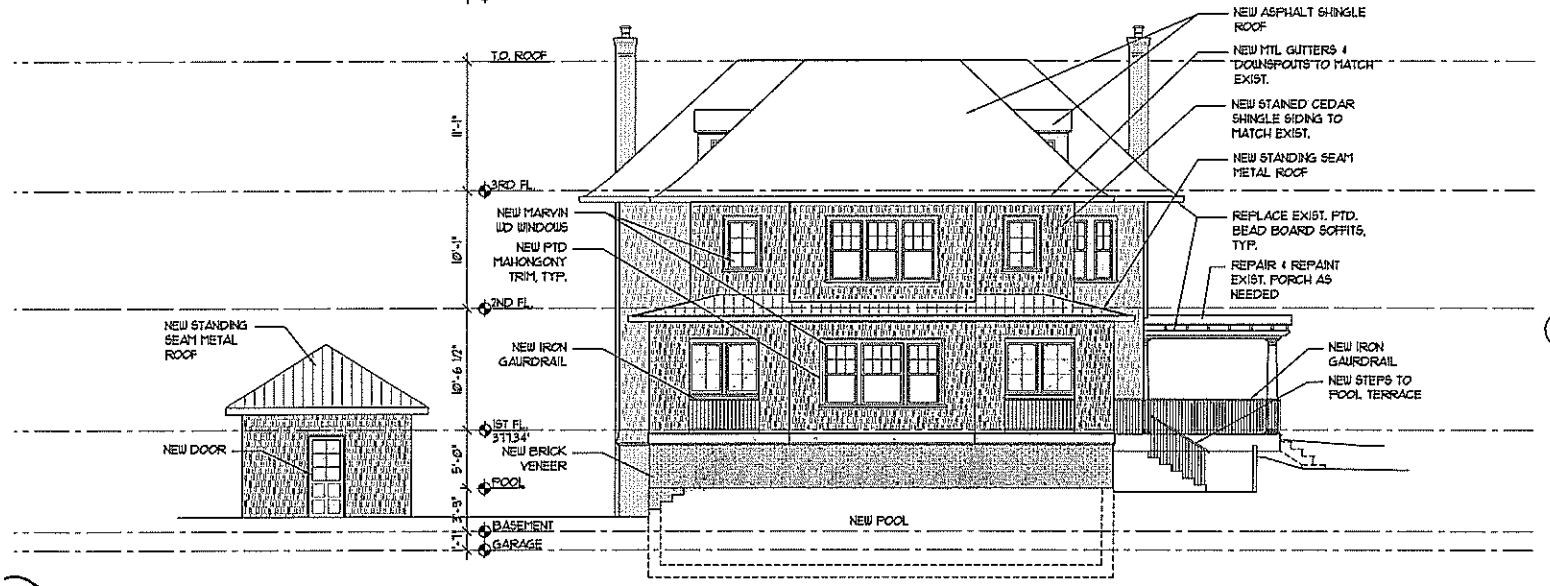
HAWP SUBMISSION

NORTH ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"



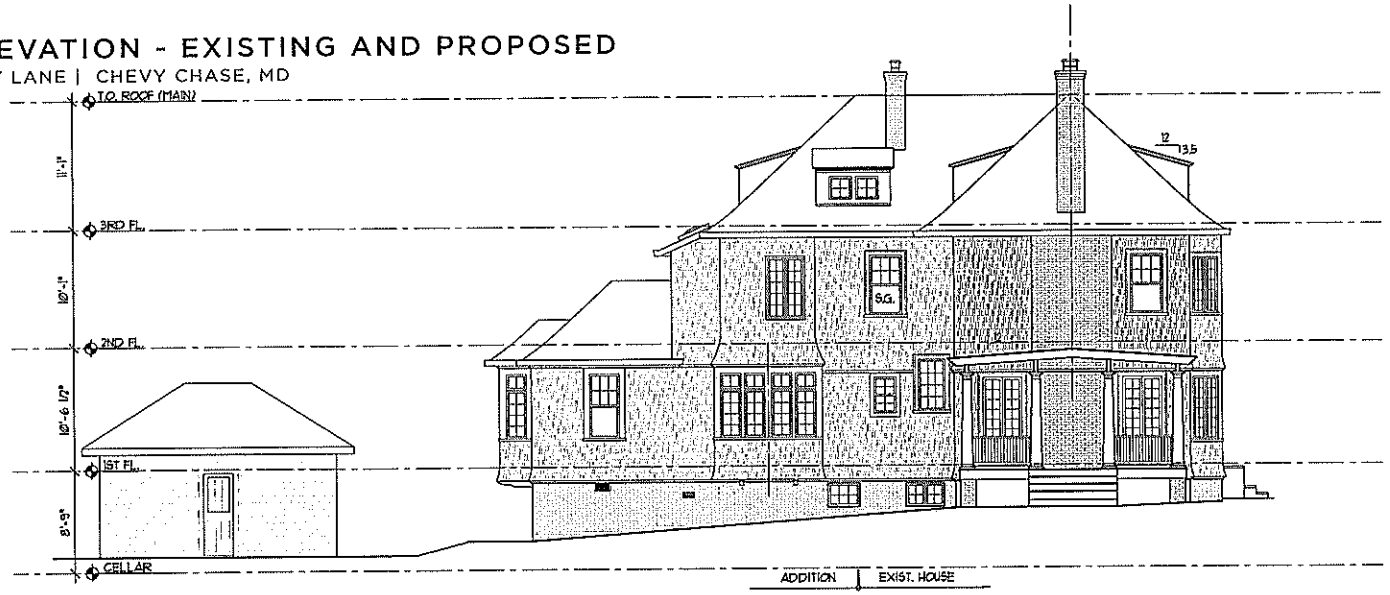
1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY:
EXISTING
PROPOSED

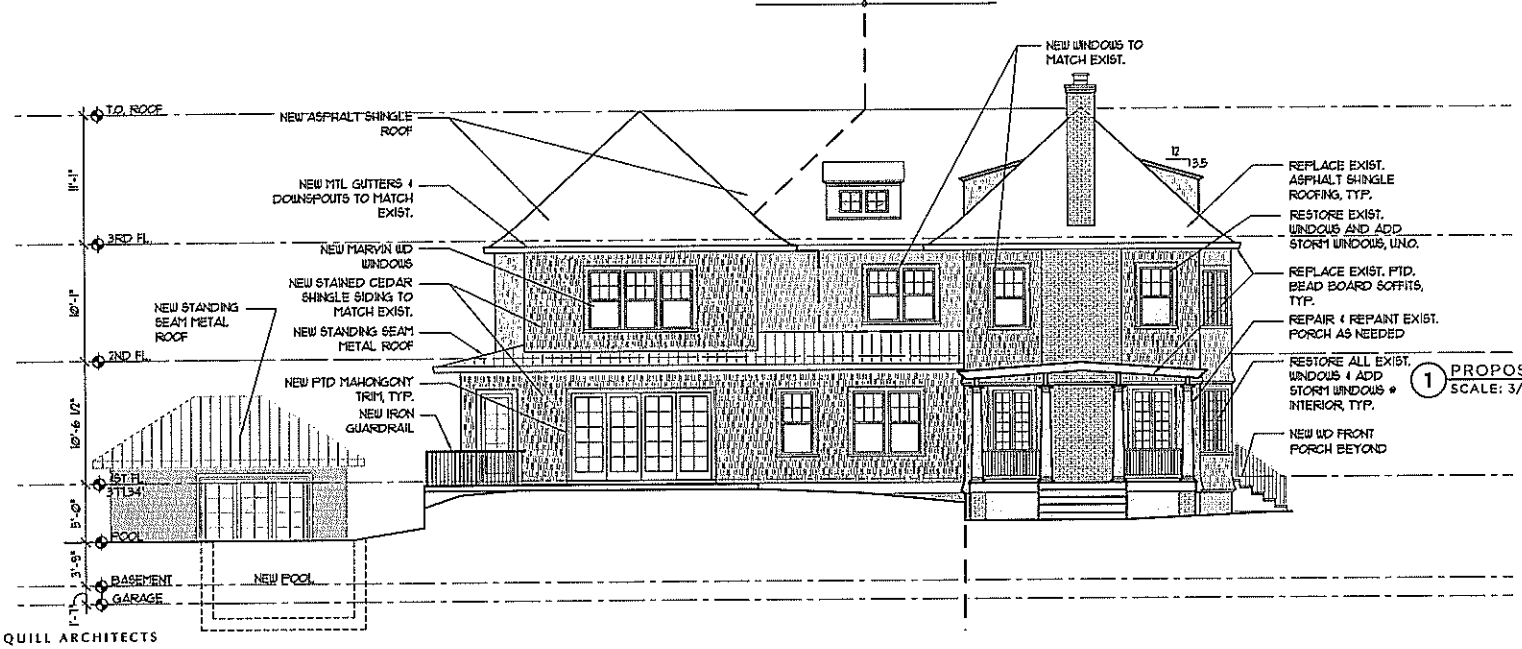
HAWP SUBMISSION

WEST ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"

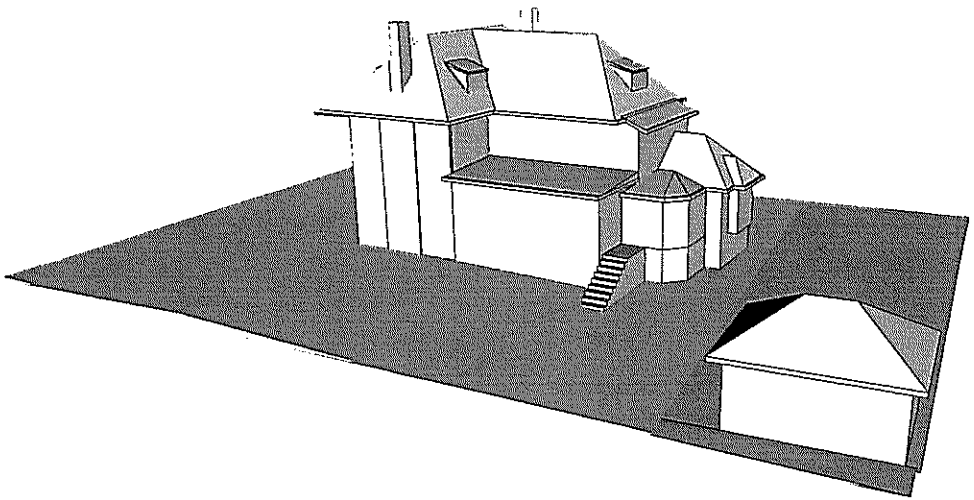


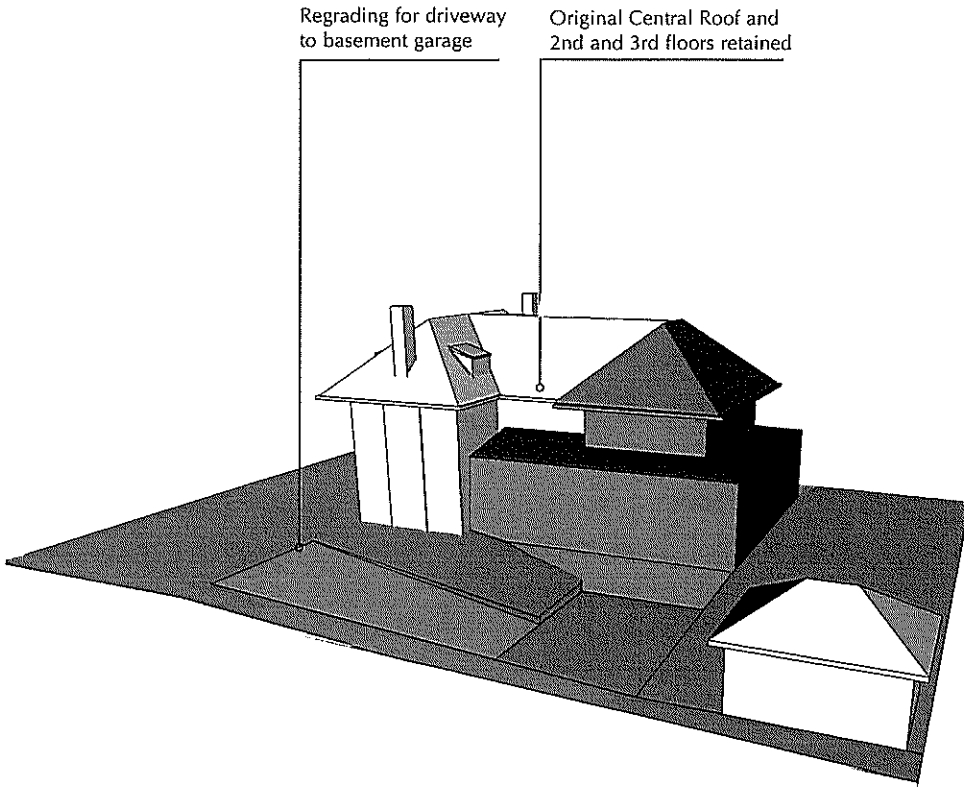
1 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

KEY:
- EXISTING
- PROPOSED

ADDITION DIAGRAM

3807 BRADLEY LANE | CHEVY CHASE, MD





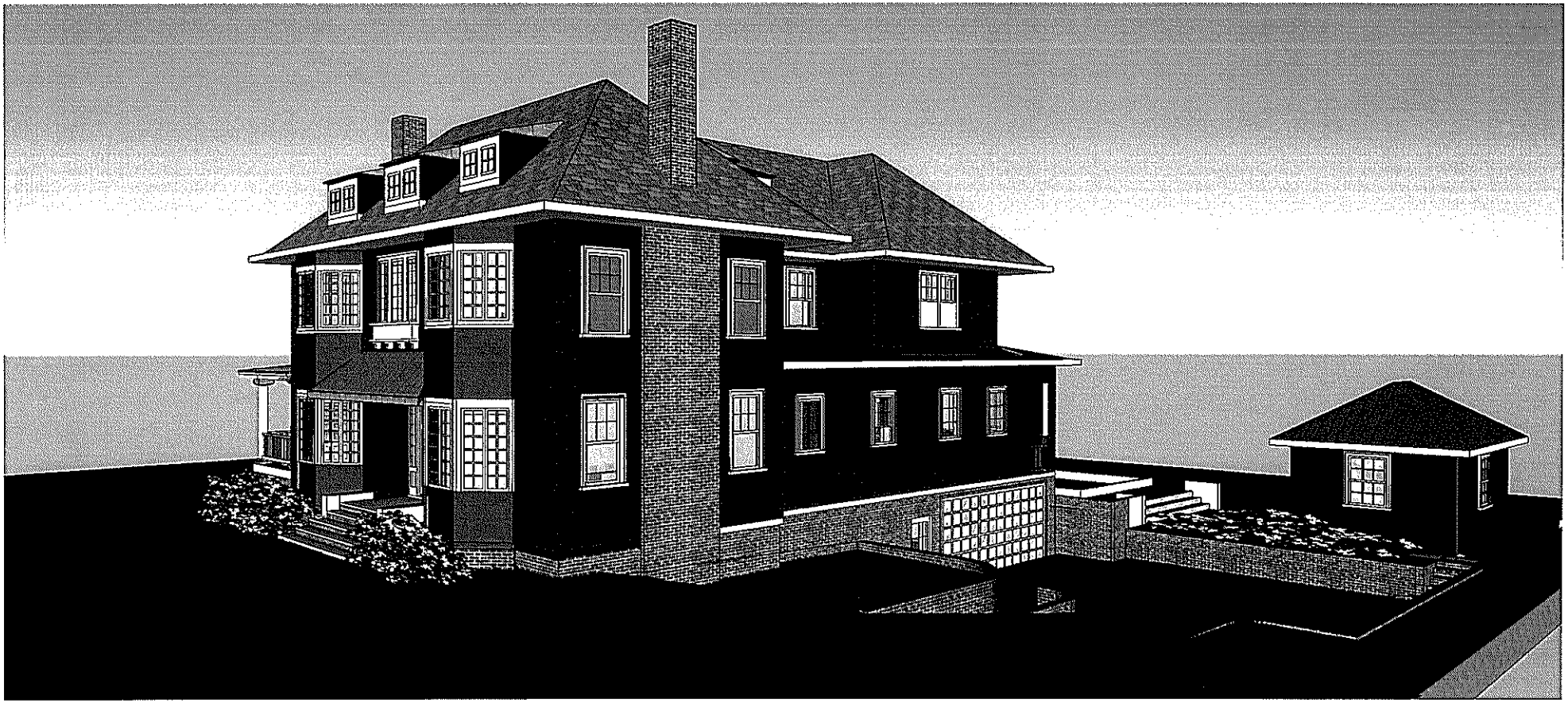
ORIGINAL STRUCTURE

NEW ADDITION

HAWP SUBMISSION

MODEL VIEW - SOUTHEAST

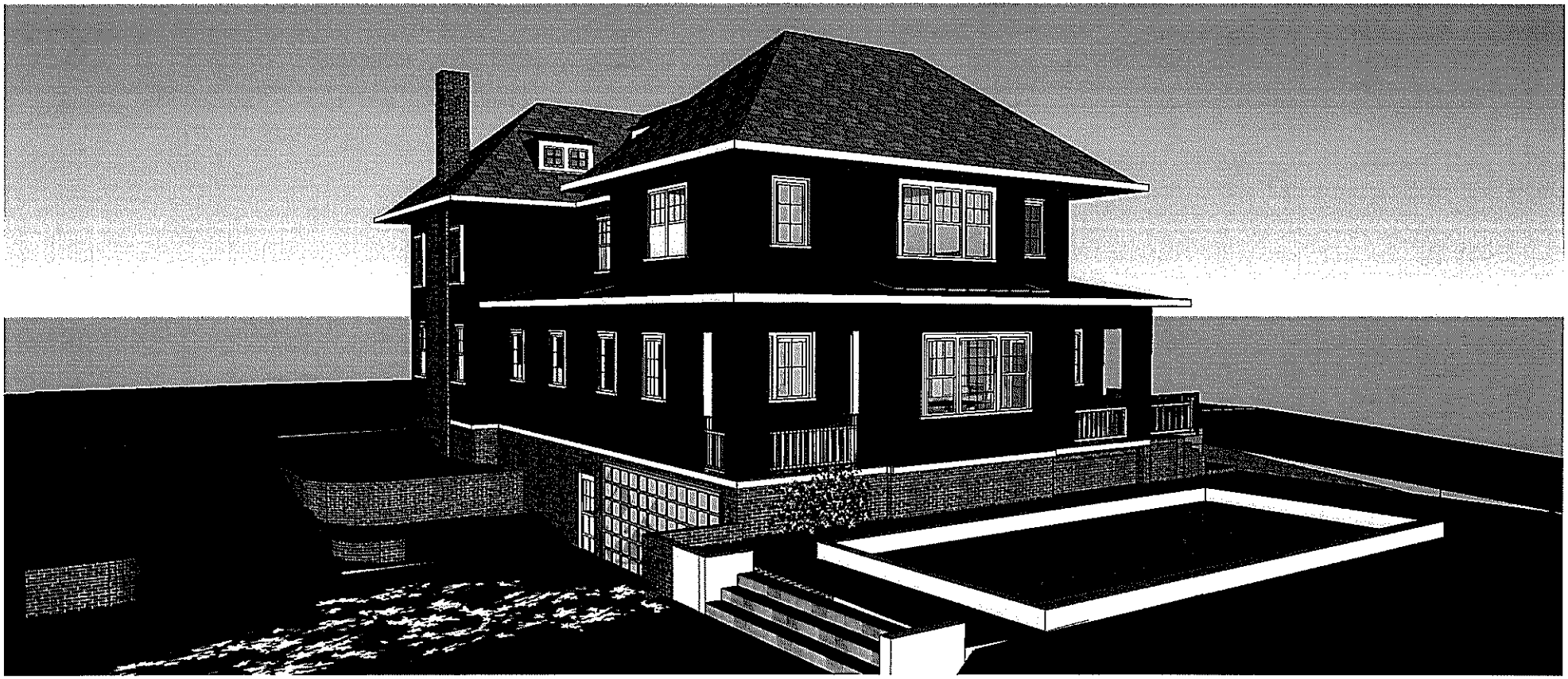
3807 BRADLEY LANE | CHEVY CHASE, MD



HAWP SUBMISSION

MODEL VIEW - NORTH EAST

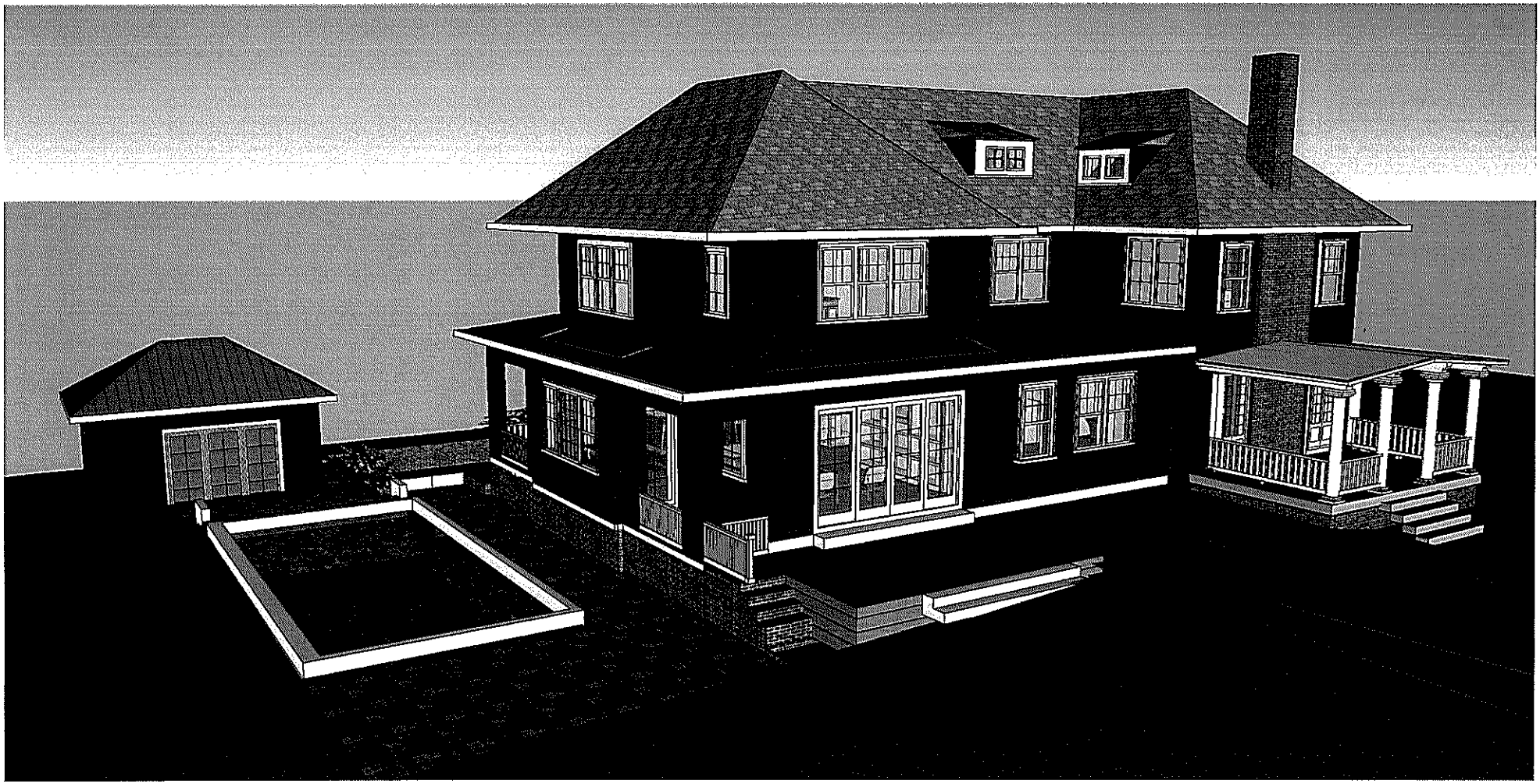
3807 BRADLEY LANE | CHEVY CHASE, MD



HAWP SUBMISSION

MODEL VIEW - NORTHWEST

3807 BRADLEY LANE | CHEVY CHASE, MD



HAWP SUBMISSION

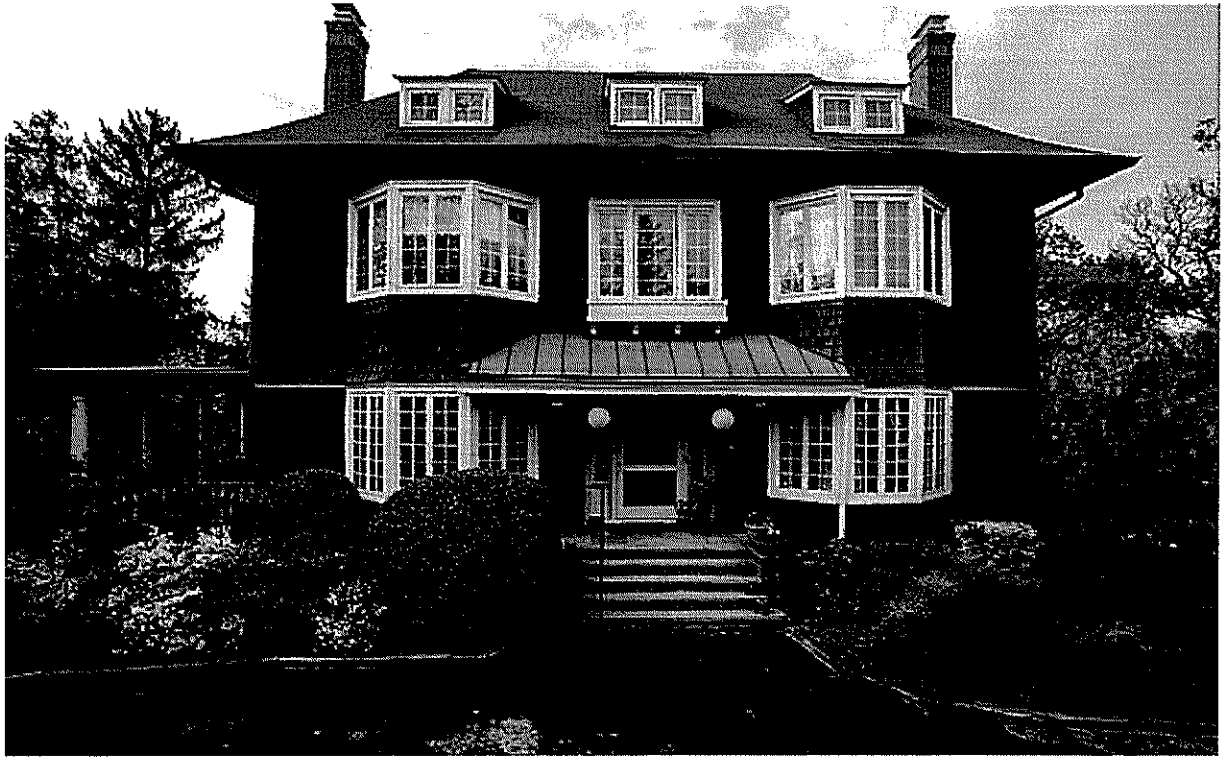
STREET VIEW

3807 BRADLEY LANE | CHEVY CHASE, MD

HAWP SUBMISSION

3807 BRADLEY LANE

CHEVY CHASE, MARYLAND | 11.16.2016



PROJECT NARRATIVE

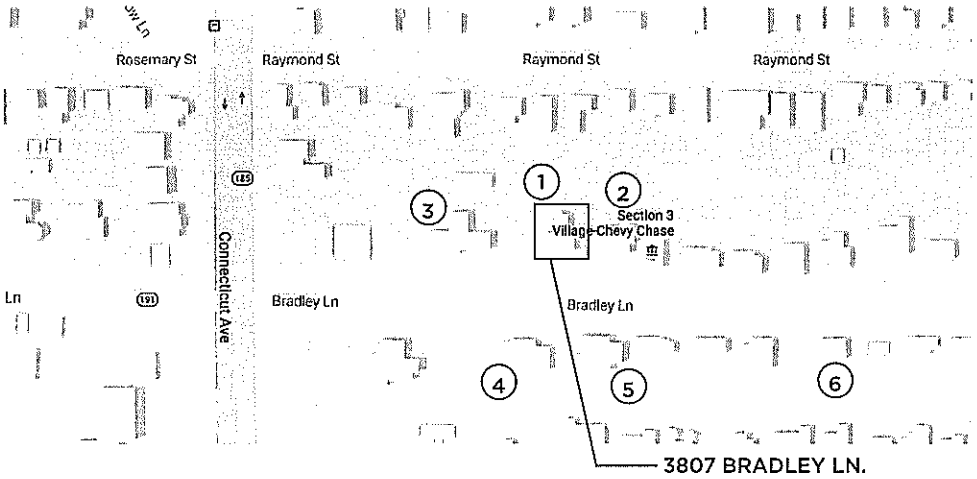
This is a proposal for the renovation of a 1905 Shingle Style house located in Section 3 of the Village of Chevy Chase. The proposed renovation will preserve the original two story T-shaped house while removing the incompatible additions on the north and east sides. A new two story addition on the north side will respect the original massing by featuring a wrap-around low roof that is set back so the original corners of the structure are clear. The final design retains the original intention of the historical design while adding a compatible addition.

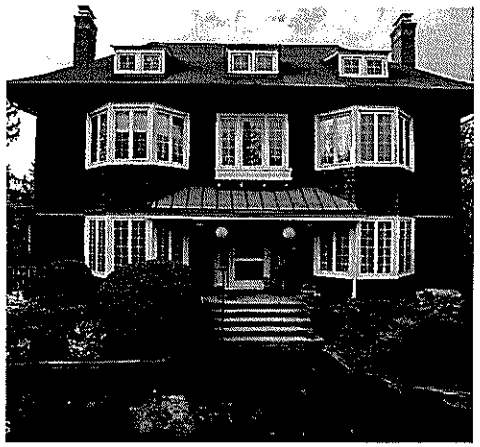
LIST OF DRAWINGS

HAWP SUBMISSION

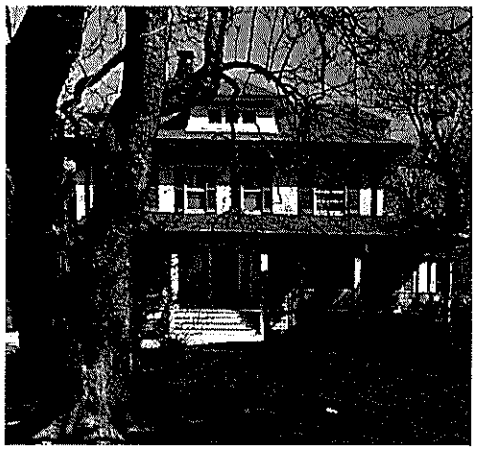
LOCATION PLAN AND CONTEXT PHOTOS

3807 BRADLEY LANE | CHEVY CHASE , MD





1 PROJECT SITE
3807 BRADLEY LANE

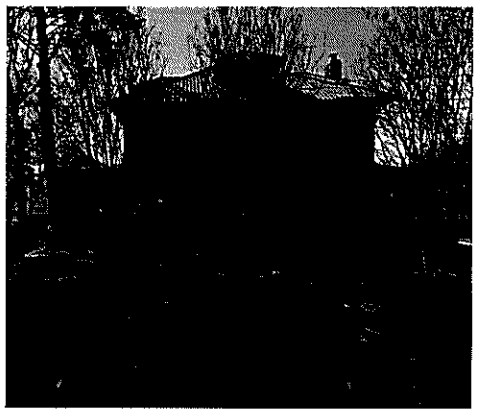


2 ADJACENT HOUSE
3803 BRADLEY LANE

3 ADJACENT HOUSE
3815 BRADLEY LANE

4 OPPOSITE HOUSE
3810 BRADLEY LANE

5 OPPOSITE HOUSE
3804 BRADLEY LANE



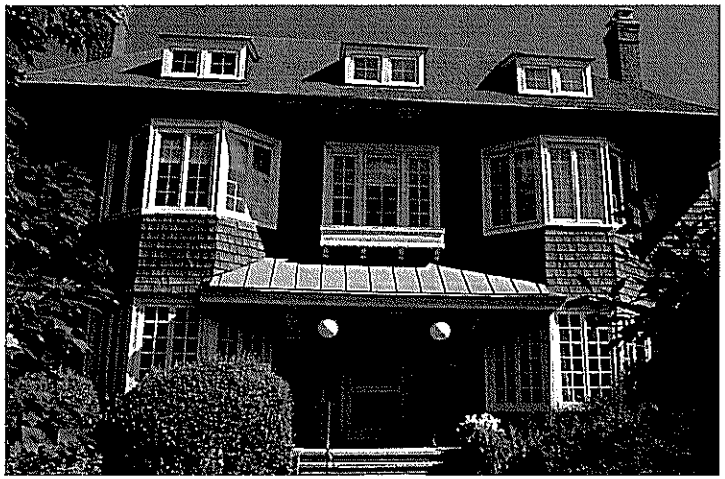
6 NEIGHBORING HOUSE
3712 BRADLEY LANE

HAWP SUBMISSION

EXISTING CONDITIONS AND PHOTOS

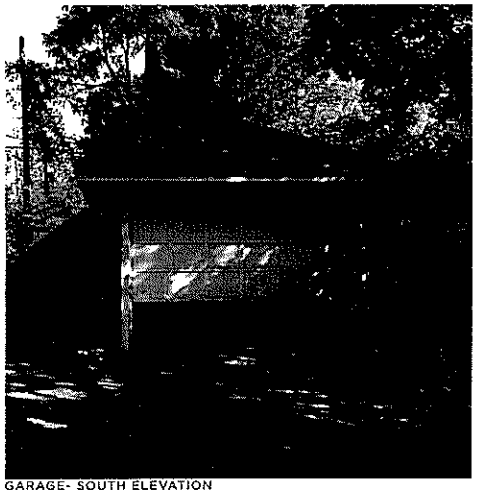
3807 BRADLEY LANE | CHEVY CHASE, MD

PARTIAL EAST ELEVATION



PARTIAL SOUTH ELEVATION

NORTH ELEVATION



GARAGE- SOUTH ELEVATION

VIEW FROM NORTH

VIEW FROM NORTHWEST

HAWP SUBMISSION

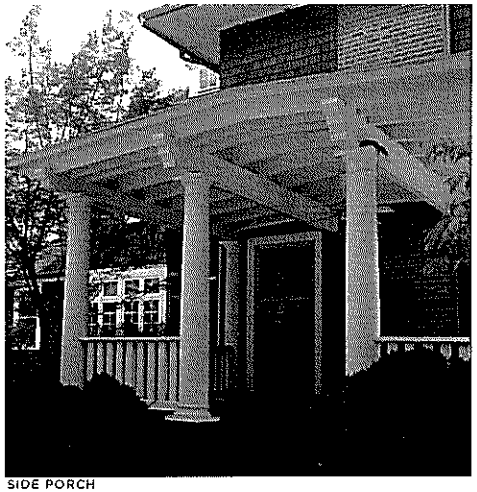
EXISTING CONDITIONS AND PHOTOS

3807 BRADLEY LANE | CHEVY CHASE, MD

VIEW FROM BRADLEY LANE

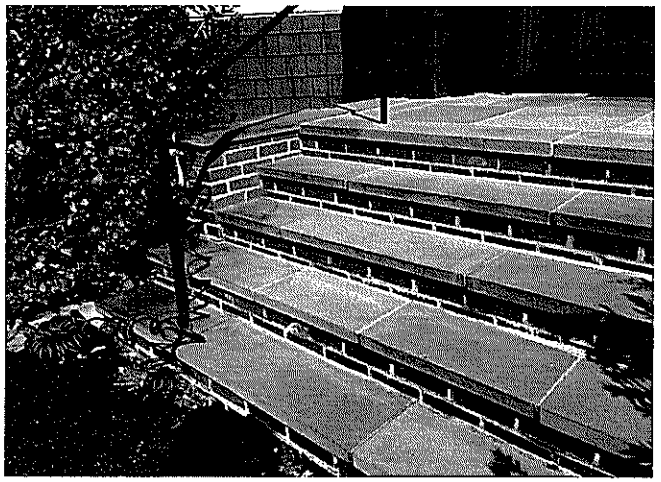
WEST ELEVATION OF GARAGE

EXISTING BAY AT WEST ELEVATION



SIDE PORCH

TYPICAL ROOF LINE AND ARCHITECTURAL FEATURES



EXISTING FRONT STEPS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

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

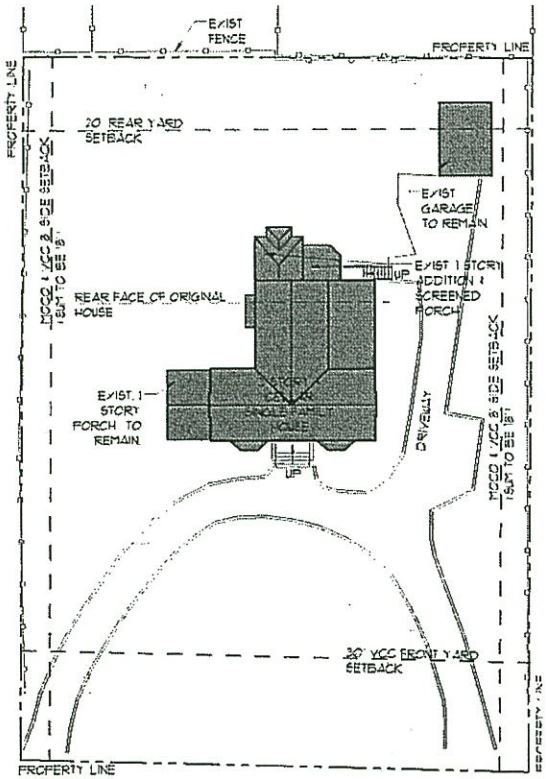
Owner's mailing address	**Owner's Agent's** mailing address
Benjamin and Nicolle Rippeon 6134 Nevada Avenue Chevy Chase, MD 20815	Angela Yu Cunningham | Quill Architects 1054 31st St. NW Ste. 315 Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Herbert and Barbara Buchanan 3803 Bradley Lane Chevy Chase, MD 20815	3815 Bradley Lane Revocable Trust 3815 Bradley Lane Chevy Chase, MD 20815
Stephen and Kristen Best 3810 Bradley Lane Chevy Chase, MD 20815	David Wodlinger and Elizabeth Dale 3804 Bradley Lane Chevy Chase, MD 20815

HAWP CONCEPT REVIEW

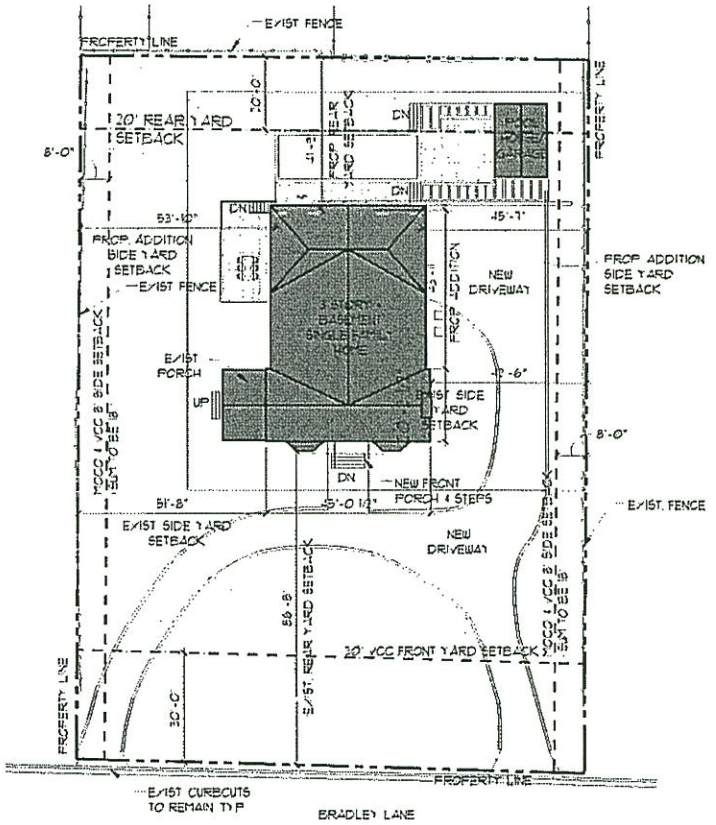
SITE PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD

PREVIOUS PROPOSAL



1 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

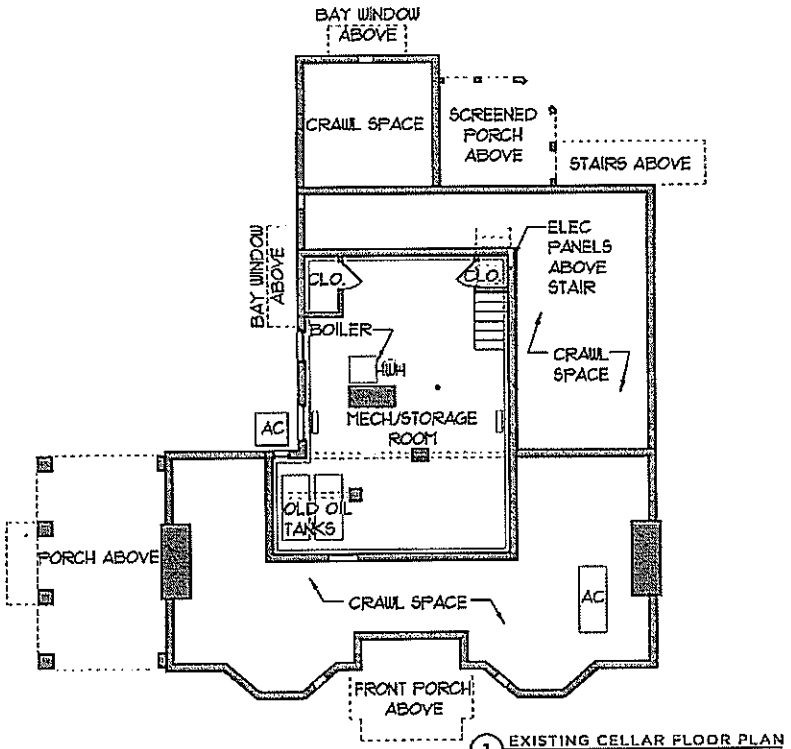
N

(12)

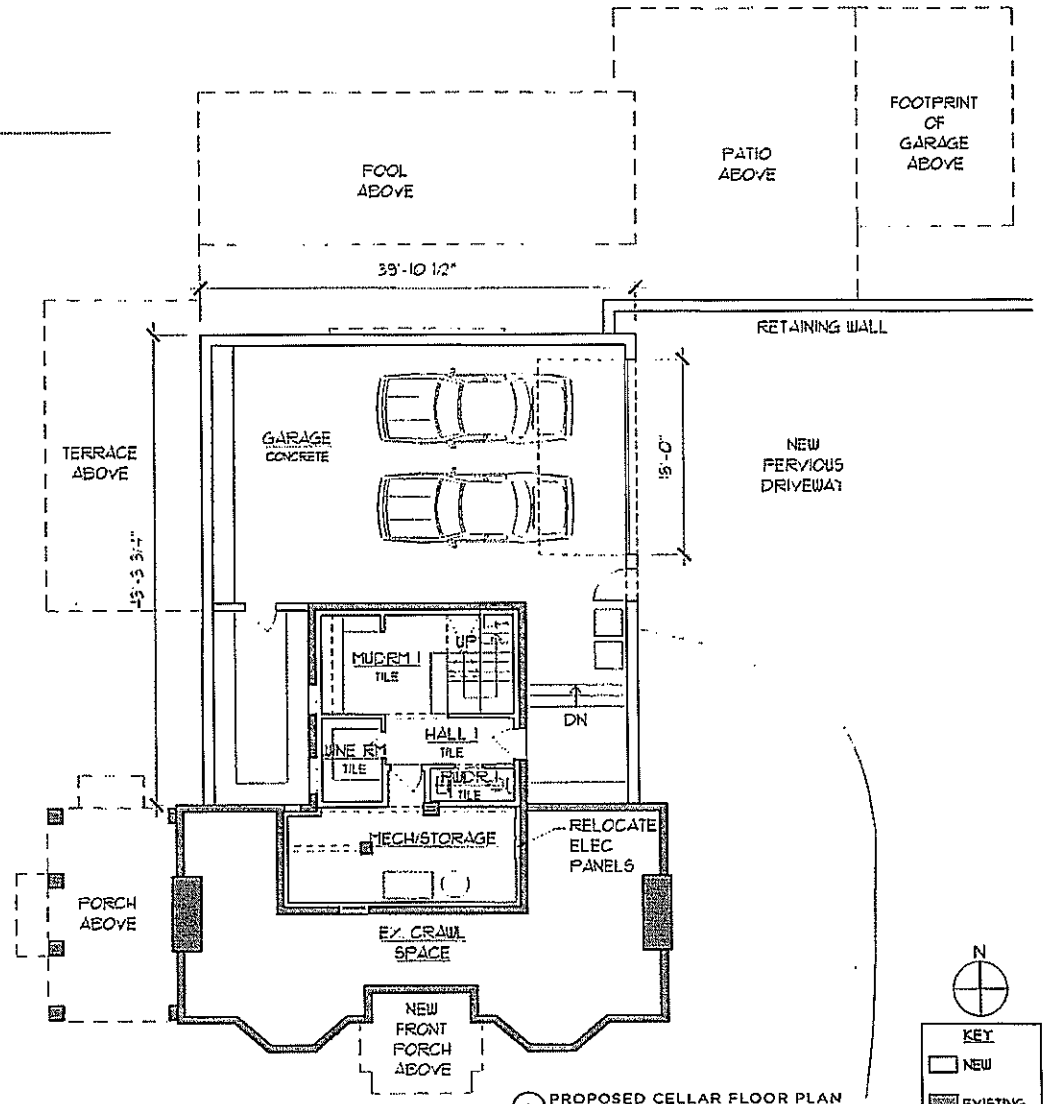
HAWP CONCEPT REVIEW

CELLAR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



2 PROPOSED CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"

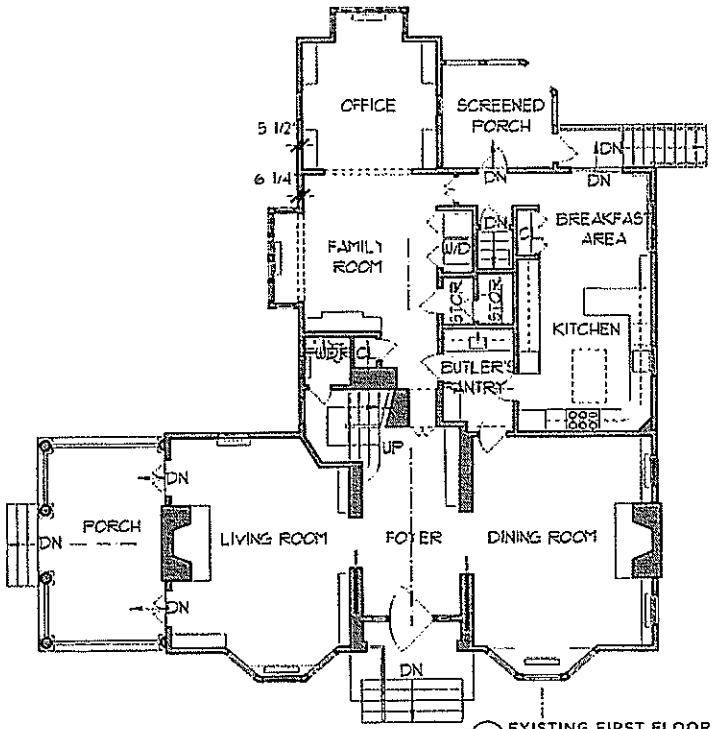
CUNNINGHAM | QUILL ARCHITECTS

11.21.2016 ⊠ 6 ⊠

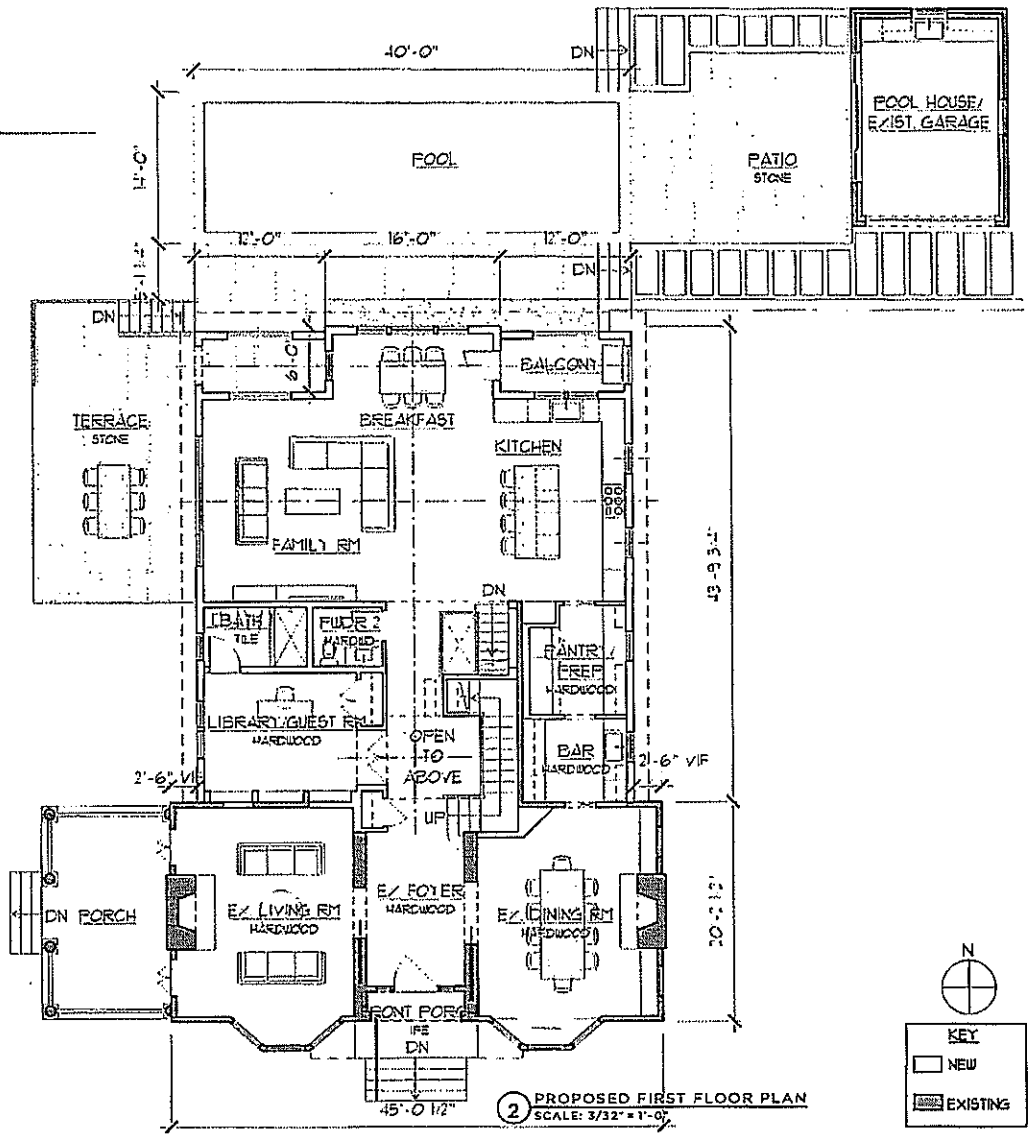
HAWP CONCEPT REVIEW

FIRST FLOOR PLAN - EXISTNG AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEY
NEW
EXISTING

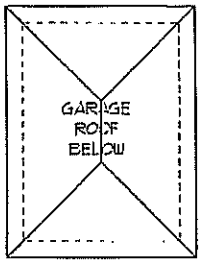
11.21.2016 ℞ 7 ℳ

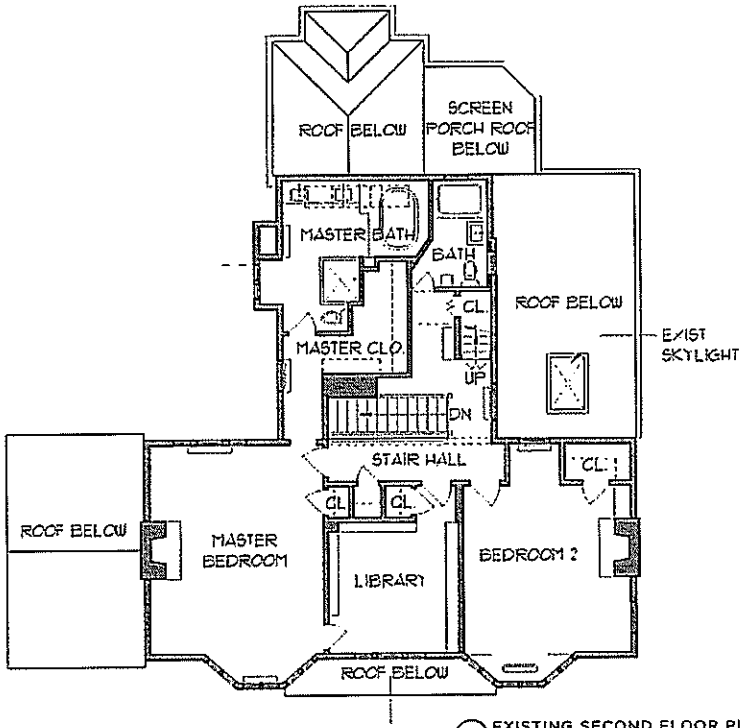
CUNNINGHAM | QUILL ARCHITECTS

HAWP CONCEPT REVIEW

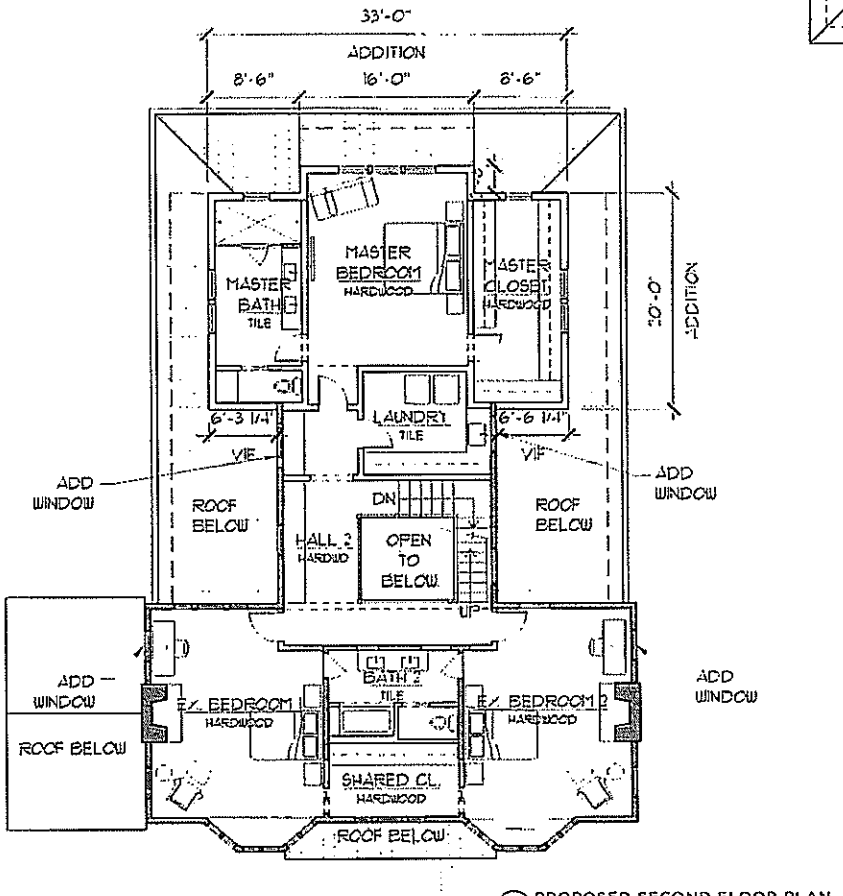
SECOND FLOOR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD

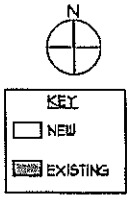




1 EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



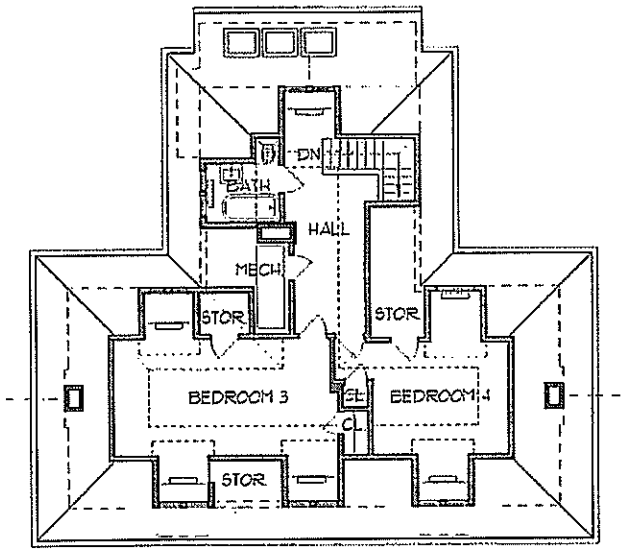
CUNNINGHAM | QUILL ARCHITECTS

11.21.2016 # 8 #

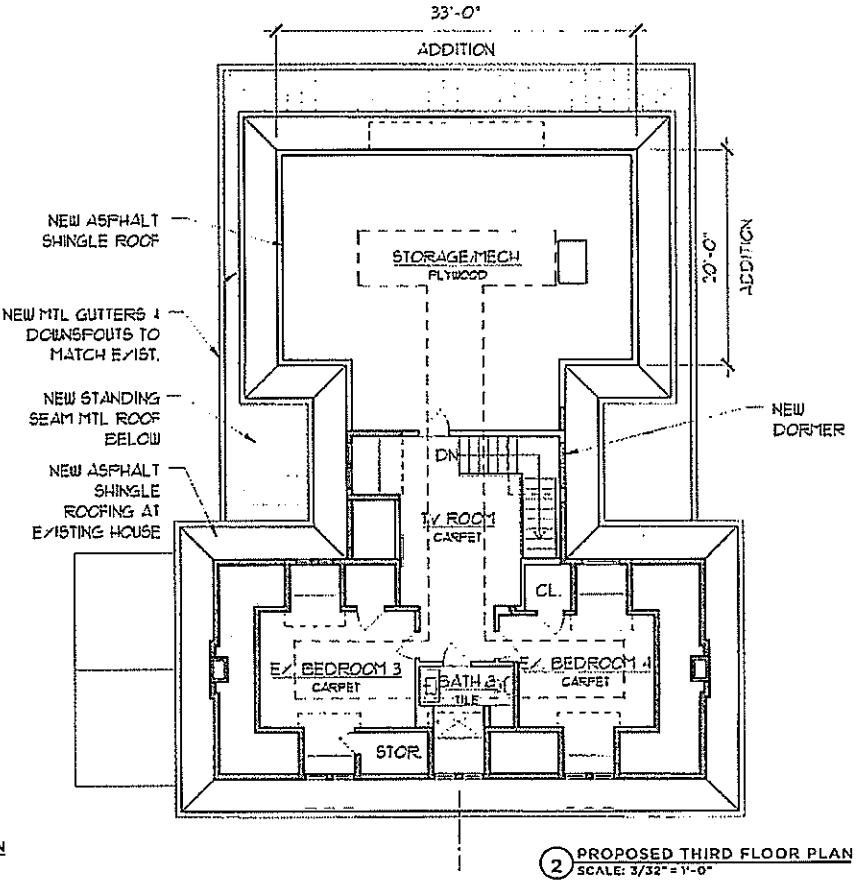
HAWP CONCEPT REVIEW

THIRD FLOOR PLAN - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



1 EXISTING THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
(GARAGE NOT SHOWN)



2 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

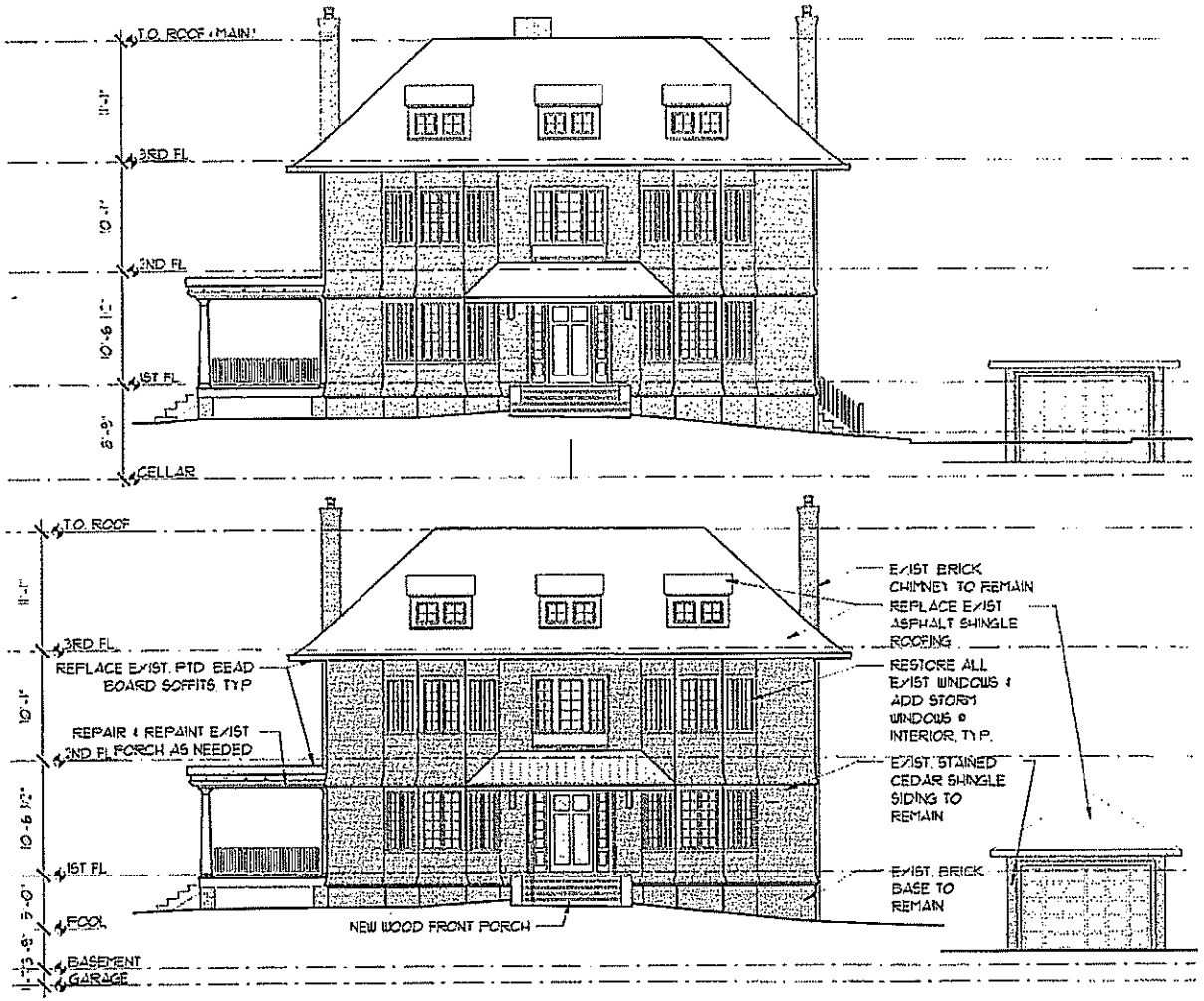
KEY
NEW
EXISTING

11.21.2016

HAWP CONCEPT REVIEW

SOUTH ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

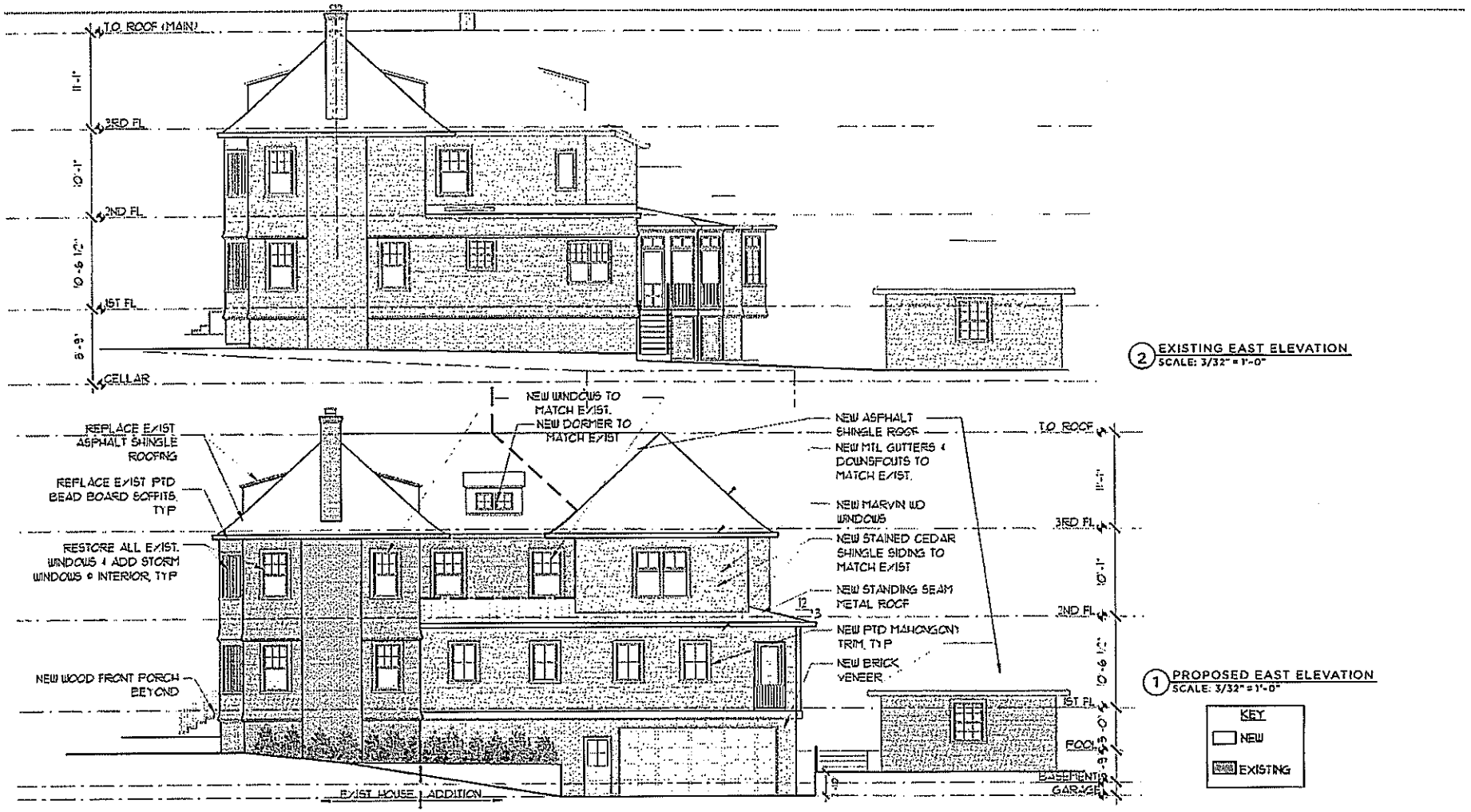
1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY
NEW
EXISTING

HAWP CONCEPT REVIEW

EAST ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"

1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEY
NEW
EXISTING

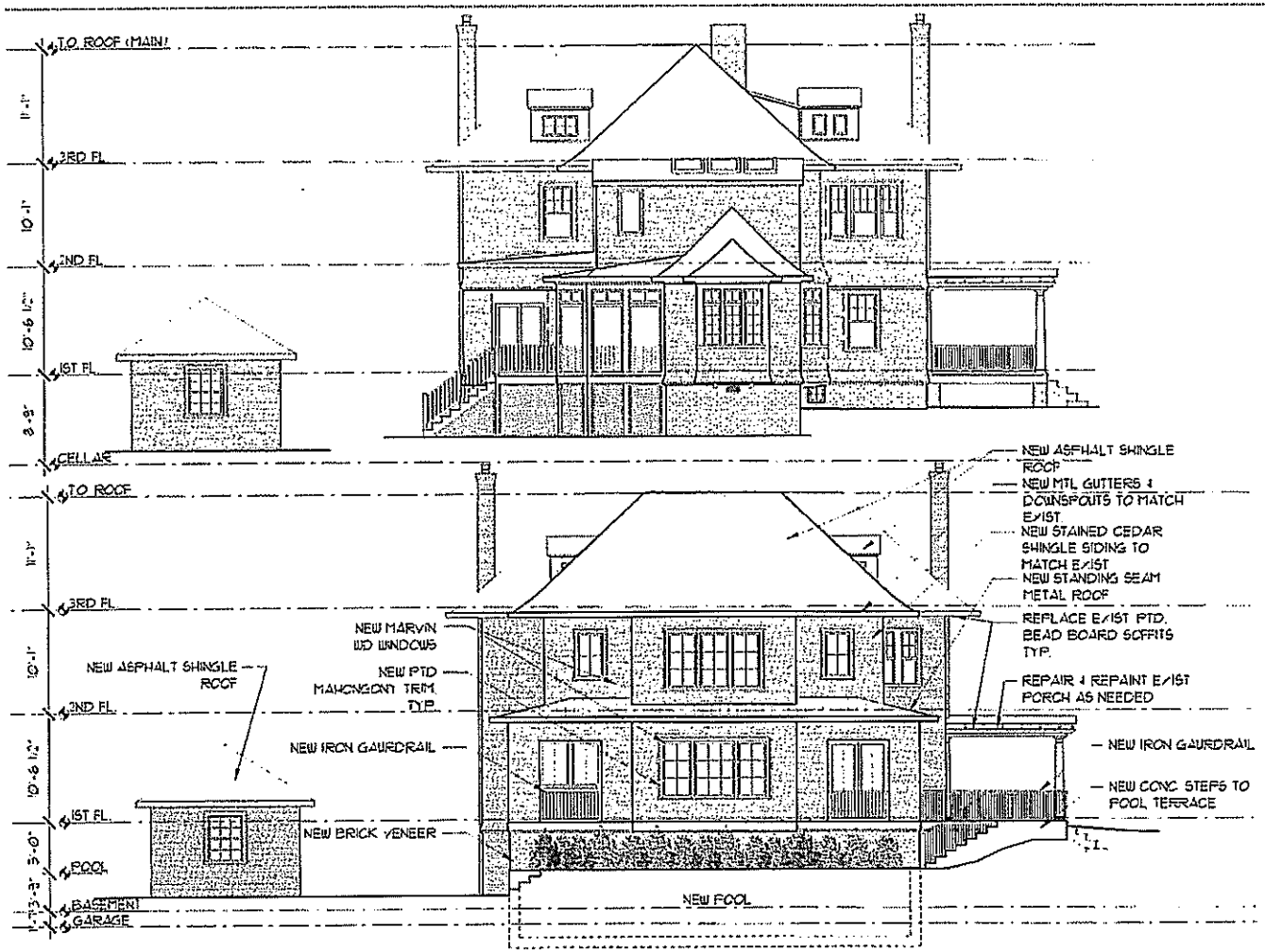
CUNNINGHAM | QUILL ARCHITECTS

11.21.2016

HAWP CONCEPT REVIEW

NORTH ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



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1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

KEY
NEW
EXISTING

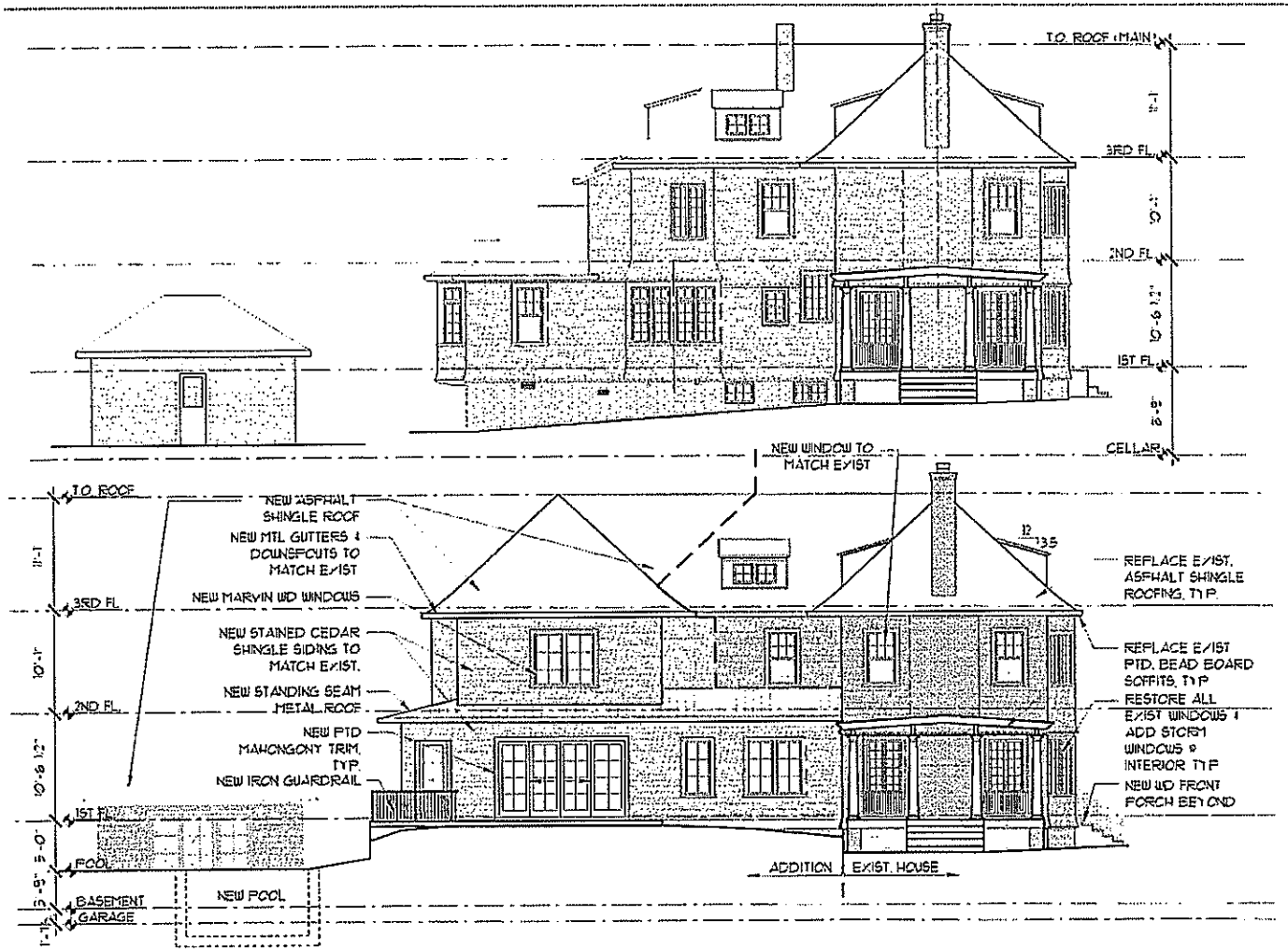
CUNNINGHAM | QUILL ARCHITECTS

11.21.2016

HAWP CONCEPT REVIEW

WEST ELEVATION - EXISTING AND PROPOSED

3807 BRADLEY LANE | CHEVY CHASE, MD



2 EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"

1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEY
NEW
EXISTING

CUNNINGHAM | QUILL ARCHITECTS

11.21.2016 #13 #

HAWP CONCEPT REVIEW

ADDITION DIAGRAM

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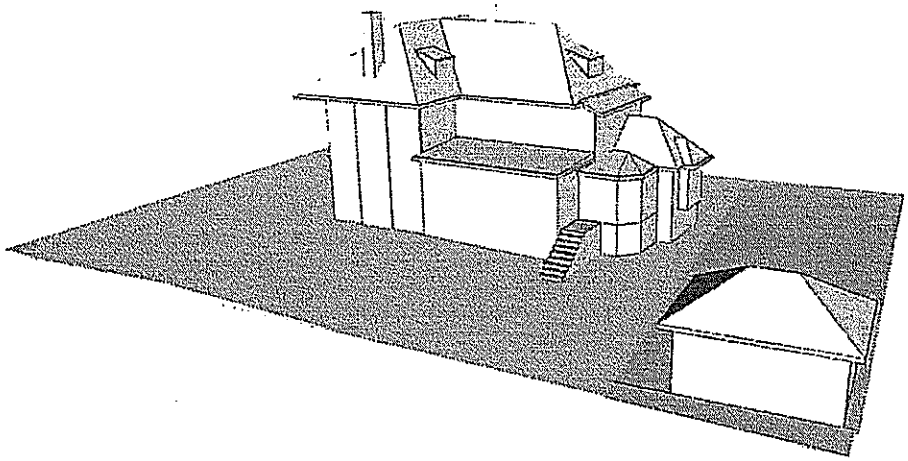

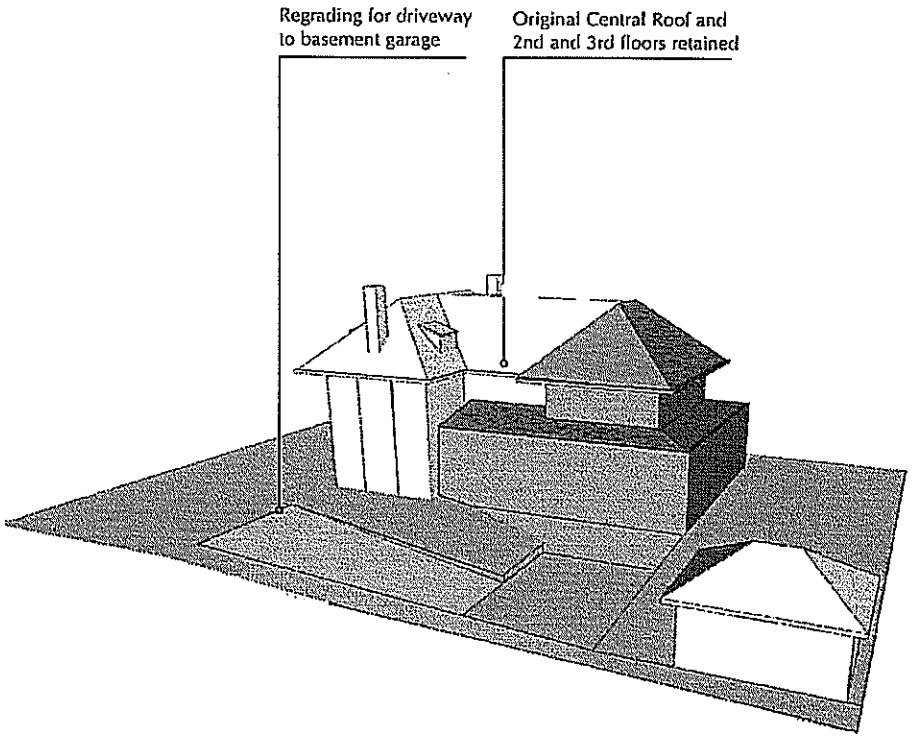

ORIGINAL STRUCTURE

NEW ADDITION

HAWP CONCEPT REVIEW

MODEL VIEW - SOUTHEAST

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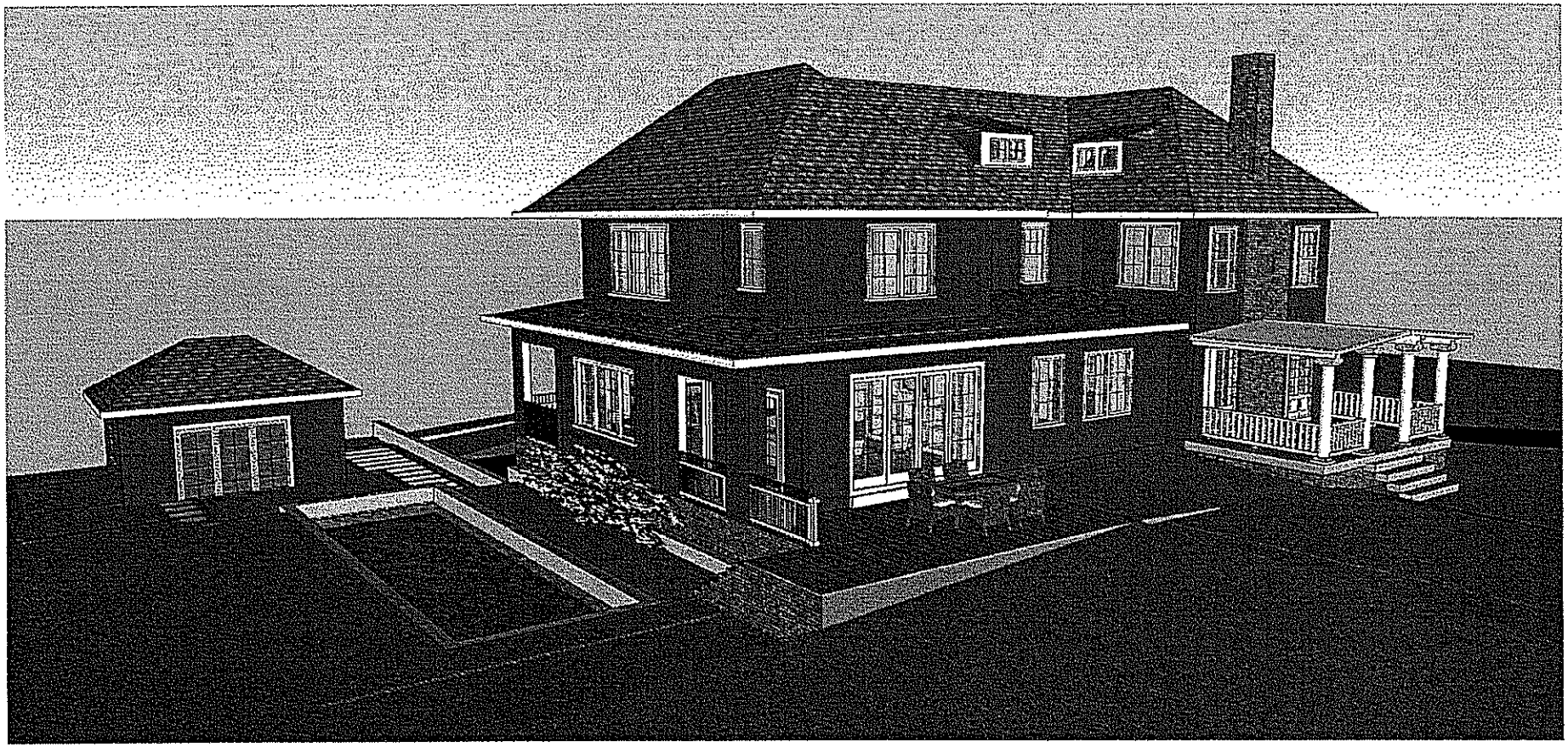
HAWP CONCEPT REVIEW

MODEL VIEW - NORTHWEST

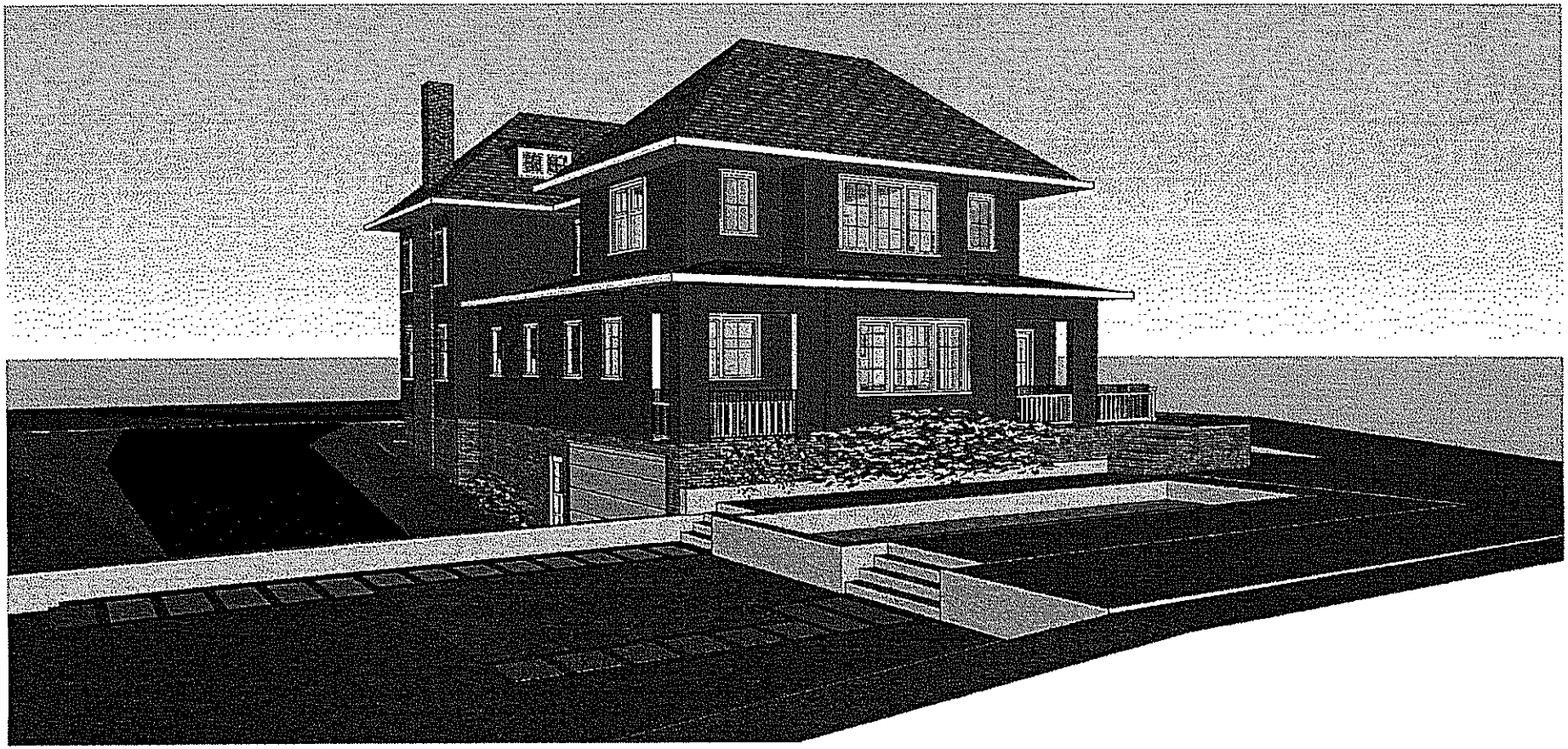
3807 BRADLEY LANE | CHEVY CHASE, MD



HAWP CONCEPT REVIEW

MODEL VIEW: - NORTH

3807 BRADLEY LANE | CHEVY CHASE, MD



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

HISTORIC AREA WORK PERMIT - 7272 Wisconsin Avenue	HPC Case No. 35/14-007A-16A
PRELIMINARY CONSULTATION - 3807 Bradley Lane	
PRELIMINARY CONSULTATION - 12 Hesketh Street	

A meeting in the above-entitled matter was held on December 7, 2016, commencing at 7:36 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE MEMBERS

Bill Kirwan, Chair
Sandra Heiler
Brian Carroll
Marsha Barnes
Kenneth Firestone
Kathleen Legg
Richard Arkin
Eliza Voigt

up?

MS. VOIGT: Oh, I'm sorry.

MR. KIRWAN: Please keep your hands up a second. One, two, three, four, five, six. Okay. All opposed?

VOTE.

MR. KIRWAN: And there were no abstentions, so the motion passes 6 to 2. Thank you for your work on this, and clearly there's a little bit more work to do on the site plan. We do encourage you to continue your discussions with the Middleton Lane neighbors, and you'll be bringing things back to Staff for their final review and approval. Thank you.

MR. HARRIS: Yes, indeed. Thank you for all your time and for your compliments as well.

MR. WHIPPLE: And, Mr. Chairman, I just want the record to reflect that the motion was made based on the findings that were outlined in the Staff Report, findings of fact that were outlined in the Staff Report. Thank you.

MR. KIRWAN: Very good. The next item on our agenda are preliminary consultations. The first one is II.A at 3807 Bradley Lane in Chevy Chase. Do we have a Staff Report?

MR. KYNE: Yes, we do have a Staff Report. Again, this is 3807 Bradley Lane, Chevy Chase, a Master

Plan Site for the Gherardi House. It's a single style house, circa 1905. The proposal before us tonight is to remove existing siding on the additions, constructing a new two-story rear addition, restore existing windows on the historic house, install interior storm windows on the historic house, in-kind replacement of the existing asphalt shingle roof on the historic house and garage, construct a new dormer on the east right elevation of the historic Ell. Replace the existing brick and flagstone front porch with a wood front porch, and install three new windows on the historic house and ell.

~~Se~~So, I have photographs, and I'll walk you around the property, starting in the driveway on the left side. Now, standing on the rear/right side looking back at the house. Almost directly behind. Opposite side. This is looking at the left side as viewed from the street. Straight on at the left side. This is the porch to be replaced. And, if you could, please note the brick on the porch versus the brick on the foundation of the house.

MR. CARROLL: The note is for?

MR. KYNE: I'm sorry?

MR. CARROLL: Note it for what characters?

MR. KYNE: The brick on the porch versus the brick on the foundation of the house. Just the

differences. And this is the existing garage, which we will discuss briefly. And, this photograph was taken from the opposite side of the street looking toward the side of the house where there'll be a new below grade garage. Demonstrating the minimal visibility. And, I have the plans here if we need to reference them.

The applicable guidelines in this case are the Secretary of Interior Standards for Rehabilitation. And Staff discussion regarding the additions. For the removal, Staff suggests that the removal of the existing additions on the north rear, east right side elevations are unlikely to detract from the subject property. And removing the existing addition from the east elevation, the northeast corner of the historic house will be revealed, making the historic massing discernible.

And construction of the new addition. The proposed new two-story addition will be at the rear of the historic center Ell, with the roof on the historic house being extended to connect to the new addition. And the addition will include a one-story wraparound that is inset from each side of the historic house. Due to the location of the proposed addition and the large setback of the historic house, the proposed addition will likely not be visible from the public right-of-way.

Staff asks for the following -- for the

Commission's guidance regarding the following. The eaves of the proposed new addition. The applicant has attempted to match the depth of the eaves on the historic house, but because the addition is much narrower than the historic house, shallower eaves may be more appropriate. The east elevation garage door. Staff asks the Commission's guidance regarding the appropriate style and material for this door. Well, we did previously see the minimal visibility for the door.

And, materials. Staff asks for the Commission's guidance regarding the appropriateness of the proposed materials for the addition, focusing on the windows and standing steam metal roof of the property. And in this case, the windows, because they are different than what is in the historic house. Onto the new dormer. The proposed new dormer on the east elevation of the historic Ell will match the three existing dormers on the front elevation of the historic house, and a single dormer on the west elevation of the historic house. And the proposed new dormer will likely not be visible from the public right-of-way.

Front porch replacement. Evidence suggests that the existing front porch may not be historic as the bricks of the porch do not match those of the historic house's foundation, as demonstrated per what we looked at earlier.

Staff suggests that a wood front porch is generally compatible with the resource, although at this time, no photographs or physical evidence have been located to indicate that the subject property previously had a wood porch.

And, new windows. The proposed new windows, while on the east elevation of the historic house, on the east elevation of the historic center Ell, and one on the west elevation of the historic house, will be six-over-one wood windows to match the existing windows on the historic house. The applicant has not specified whether the proposed windows will be SDL or true-divided light. And Staff asks for the Commission's guidance regarding the appropriateness of each. And the proposed new windows will be minimally visible from the public right-of-way at best.

And with that, I recommend that the applicants make any revisions based upon your recommendations and return for a HAWP. And, I would be happy to take any questions you might have for me.

MS. BARNES: Michael, I have two questions. I hope you could tell me -- when you were walking around the building, you had some good photographs, and I was having some difficulty understanding the additions that were to be removed. And I wondered also if you could comment on

when we think they date from? So, first help me by guiding me on the ones that are to be removed, and anything you can tell me about them, please.

MR. KYNE: I will start by saying, I don't recall the date of the additions, but it may be in the description of the property from Places from the Past. So I'll take a look at that in a moment. But the addition is to be removed on the east right side. You can see part of it here. If you look at the -- well, it's hard to see. But this area, and then as we move to the side, you can see it more clearly. And, that section here, this corner of the historic massing is what I was referring to would be revealed by the removal of this addition.

And then the north addition, I understand, is this.

MS. BARNES: So this portion with the little -- I don't' know what the proper term is -- with the little flip above the windows on the first floor is part of the original structure? The little sort of ski jump.

MR. KYNE: So, let me show you. So, this part of the house, of course, the front massing and then the center Elle, which we can see, it's sort of surrounded by the rear addition, and, on the right side. So, does that answer your question?

MS. BARNES: So the dormers that are -- there

are three dormers. And as I'm looking at this photograph, two dormers on either side of the chimney are on part of the original house. Is that correct?

MR. KYNE: That is my understanding, yes.

MS. BARNES: Okay, thank you.

MR. KIRWAN: Commissioner Arkin?

MR. ARKIN: I don't understand one of your comments, Michael, on Circle 4. Under Staff discussion, the fifth paragraph. Could you explain, expand on your explanation about the depths of these and the new additions? Depth is meaning from the wall to the center part of the roof, or --

MR. KYNE: Correct. From the wall to the outer edge of the roof. For lack of a better description, we look at this as the building is sort of looking like wearing a hat if you look here. And it appears to be because they are matching the depth of the eaves on the historic house, which you see here on the edge. And perhaps that could be a little more subtle, was my suggestion in the Staff Report.

MR. WHIPPLE: Commissioner Arkin if you look at Circle 22 or 23 in your Staff Report, it was Staff's view -- it appeared, at least in this rendering, that the eaves in the addition which are of smaller scale than the main mass, it appeared that the eaves were projecting at

roughly the same amount, which seemed to us to not be the right relationship. And we were wondering if the eaves in the addition should be scaled back to be more -- to fit the proportions a little bit differently.

MR. ARKIN: Well, not only do they -- does it look bigger, I think they are deeper.

MR. KIRWAN: We can discuss that with the applicant when they come up.

MR. ARKIN: Thank you.

MR. KIRWAN: I had a question, Michael. The new windows that are proposed on the east and west elevations of the historic mass of the house, it seems oddly deliberate. Not oddly, but it seems deliberate that those two flanking sections of the house did not contain windows originally. Did you have any thoughts on that? And, is Staff supportive of those windows being inserted in the historic mass, or is?

MR. KYNE: Staff is supportive of the windows being inserted in the historic mass. I think you may be on to something with your comment, but also, if you refer back to the photos, I felt that given the setback, that the windows on the side elevations would be minimally visible and have less potential impact of the property from the public right-of-way.

MR. KIRWAN: Could you show us one of your

photos from the street, so we can see?

MR. KYNE: Sure. So here you can see the chimney on that side obscures -- that's the most oblique angle that I was able to stand and take a photograph of the house. And, as you can see the chimney obscures the location of that first window, and then --

MR. KIRWAN: Go back one.

MR. KYNE: That's standing in the driveway.

MR. KIRWAN: Yeah. So the chimney only comes out from the face of the shingles of four or six inches?

MR. KYNE: Right. And that, again, was based upon the view from this angle, which could be misinterpreted.

MR. KIRWAN: Thanks. Any other questions for Staff? All right. We invite the applicant to please come forward. You have seven minutes to provide us with your testimony. And, before you speak, please state your name for the record.

MR. CUNNINGHAM: Good evening, I'm Ralph Cunningham from Cunningham Quill Architects. With me is Angela Yu, who is the project architect for the project.

MR. KIRWAN: Do you have any comments or testimony?

MR. CUNNINGHAM: Sure. First, let me say, we agree entirely with the Staff Report. The Staff Report,

asks you a number of questions regarding window types, materials, the front porch, which we think was probably wood originally. We can -- Angie, do you remember the dates of the addition, because that was one of the questions that came up?

MS. YU: Yes. Hi, there were --

MR. KIRWAN: State your name. You need to state your name for the record.

MS. YU: Angela Yu, Cunningham Quill. There was a couple photographs that the owners had shown us, very tiny, black and white photographs. One was dated '64, I believe. And, in that photo, there's no kitchen addition. ~~Se~~So, that first floor addition on the right side of the house. And ~~se~~so, that's -- you know, there are some old original blueprints. Well, not original but, that survived through the years. But nothing of that addition and when that was actually built. The addition on the back of the house was, I'm trying to remember, I think it was in the '90's, not much later. And the side addition, on the left side of the house, that looks like a bay really, and it's cut off at the first floor. That was from, I believe the '80's.

MR. CUNNINGHAM: So, it's important to recognize that the original house was a T. And so, in our scheme, what we're doing is preserving that T, adding a rear

addition to make the house more H like, if that makes sense. And also, I think very important in the Staff Report, is that, if you could go to the other side of the house, we, and that bush doesn't help us. But, the way that addition is just so perfectly aligned with the house, offends us as preservationists, because it removes the sense of the original T. ~~Se~~So, we think that giving the house back its corners is very important.

And, you know, it's a kind of a ramshackle one-story kitchen addition that is pretty falling apart.

MS. YU: Right. Hasn't been touched.

MR. CUNNINGHAM: The house had been owned by the previous owner, I think, for 40 years or something like that?

MS. YU: Yeah. They were the second owners.

MR. CUNNINGHAM: So, they clearly made many, many changes over the years.

MR. KIRWAN: Very good. Thank you. I have a couple of questions for you. Could you speak to the roof overhang question that Staff raised about the depth?

MR. CUNNINGHAM: Sure. What is controlling that is the -- is that exact corner that I was talking about. We could certainly shorten it a little bit. Angie, maybe you can talk about how deep it is?

MS. YU: Yeah. It's about three feet in terms

of at the second floor, the main eave of the original house. And I think we were trying to, or happy to adjust that at the second floor if you find that, you know, a slightly smaller eave would be more appropriate. Right. And Ralph's correct, at the first floor with the wraparound roof, right, we just thought it was most important to expose that corner. ~~Se~~So, that's why it's much more modest.

MR. KIRWAN: And just to make sure everybody understands the proposed site plan on Circle 12, that's not the actual roof plan of the addition, right? That's showing a much broader sloped roof. So, what that drawing is missing is the upper roof plan of the T, right? And the preservation of the dormers, which it also doesn't show.

MR. CUNNINGHAM: Excuse me, that plan is not the right plan.

MR. KIRWAN: Right, right. ~~Se~~So, I just want to make sure that what we are looking as is --

MR. CUNNINGHAM: Thank you very much, Mr. Chairman. It's not that fat.

MR. KIRWAN: Right. Very good. And lastly, what is the proposal for the metal roof material?

MR. CUNNINGHAM: So, we're thinking of something like Gavalume. It's a natural Gavalume.

MR. KIRWAN: Any more questions? Yes, Commissioner Barnes?

MS. BARNES: Could you help me on Circle 18, which I think you have the Staff Report. Right there, when you have your proposed east elevation, could you help me understand where the roofline is? I see that you're proposing a new dormer. And so, is the roofline --

MR. CUNNINGHAM: So, the original roofline of the house is that relatively dark dashed line that you see there.

MS. BARNES: Okay.

MR. CUNNINGHAM: Does that answer your question?

MR. KIRWAN: And you're extending the existing ridge --

MR. CUNNINGHAM: That's correct.

MR. KIRWAN: -- to complete the T and reach out to your -- the leg of your H.

MS. BARNES: So we're coming all the way across to the two peaks?

MR. CUNNINGHAM: Right. ~~So~~So, we're making, as I said earlier, an H where there are two similar but compatible friends, in our view.

MR. KIRWAN: So, for instance, we often will look for additions to lower their ridge line, but in this case, they're proposing, they're belief is it's better to

just continue that.

MS. BARNES: Thank you.

MR. KIRWAN: Commissioner Voigt, go ahead.

MS. VOIGT: And in 18, so the addition, so you're going, the garage is underneath in the addition, is that it?

MR. CUNNINGHAM: Yeah, the garage is entirely under the addition. It's not under the existing house.

MS. VOIGT: Right. And so, but the other building remains?

MR. CUNNINGHAM: The other garage remains and becomes a playhouse. The pool house, playhouse. The couple has two very young children. ~~Se~~So, we thought it'd be a great little building to keep.

MS. VOIGT: And then one other question. On 14, the ~~first floor~~first-floor plan. So, in the proposed first floor plan that is showing, this is where you reflect that the position is inset, is that correct?

MR. CUNNINGHAM: Correct. When you look -- so if you look at the darkened parts of front of the house, you see that inset.

MS. VOIGT: So, is that the two foot, six inches?

MR. CUNNINGHAM: Yes, that's correct.

MR. CARROLL: Quick question. The front

elevations at Circle 17, the existing garage becomes a playhouse. Is there any, you know, you're talking about putting shingles on the outside of it. Will the garage door remain?

MR. CUNNINGHAM: I think it will. I think it might as well.

MR. CARROLL: Okay, thank you.

MR. KIRWAN: Yes, Commissioner Arkin?

MR. ARKIN: Thank you, Mr. Chairman. Going back to Circle 18. Would it be possible to lower the ridge line of the center part of the H, or does that become just to complex?

MR. CUNNINGHAM: It would be possible to lower it. We, you know, have this debate with preservation people all the time about ridge lines. My own personal belief is that to stretch it is better. But, we could lower it if we needed to, on your guidance.

MR. ARKIN: Do you think that would -- from the side, at least, it looks like a very massive addition. Do you think that would diminish the appearance of massiveness?

MR. CUNNINGHAM: I think that, you know, we could, if we were going to lower it, I would actually lower it quite a bit. Not so that it just misses. And that's about -- because there's no program up there. It's

only mechanical.

MR. KIRWAN: So in lowering it, you would still maintain the coplanar roof surface, and there'd be some sort of a flat roof, is what you're thinking?

MR. CUNNINGHAM: Yeah.

MR. KIRWAN: Okay. So, if that happened, you would still lose the original tip of the T, because the roof would be coplanar. You would just simply get a little dip in the ridge or some dip in the ridge.

MR. ARKIN: And the ridge lines on the cross gable would remain high?

MR. CUNNINGHAM: We think, in our esthetic opinion, we think that the house looks better when the original legs of the T have a friend in the backyard.

MR. ARKIN: Thank you.

MR. CUNNINGHAM: But, you do notice that, you know, what we've done architecturally is to make a large part of the first floor one story, which is in order to preserve the sense of the T.

MR. KIRWAN: Any other questions for the applicant? If not, we thank you for your testimony and your presentation. I think we want to -- preliminary consultation itself, you'll hear from all of us, so when they come back they have a good sense of our view on the case when they come in for a HAWP. Commissioner Arkin,

I'm going to ask you to get started with some thoughts on the case, please.

MR. ARKIN: Well, I would like to see you take a crack at lowering the ridge line on the long hyphen. I don't know that that's where we'll end up at the end of things, but I think that would be useful to see what that would look like. I also think it makes sense to minimize a little bit the overhang on the back of the house. I have no position on the garage door. I think the materials as you describe them would look good. That's really all I have to offer at the moment. Thank you.

MS. VOIGT: Hi. I actually think this is a beautiful house. And I always drive by it and I'm kind of impressed by it. In terms of the addition, I think that insetting it is very important from the -- as you look at the front of the house. I think this will help differentiate the addition, because it is a kind of massive addition. But, I think that, as you said, that that first story, is primarily first story, I think that helps as well. I think lowering the roof, I know that you think that adds to the design, but I think that will differentiate the addition, which is always important when a house as beautiful as this. I think that's about it.

MR. FIRESTONE: I don't have too much to add. As far as the ridge line goes, I guess, you know, I'd like

to see it in comparison at some point. It may be an improvement, it may not. I think the eaves definitely should be brought in more. And other than that, I think you're on the right track with this.

MR. CUNNINGHAM: Thank you.

MS. BARNES: I agree with the idea of trying to reduce the eaves. I got myself a little confused about the windows. And I think that the majority of those in the house now are six-over-one, and so I would encourage using those. And, I have no problem with the use of another roof on the wraparound portion. And, I am glad to hear you're going to work on the front porch. I think that will make a difference. And, thank you for coming in for a preliminary. It looks like a very wonderful house.

MR. CUNNINGHAM: Thank you.

MS. HEILER: So, I actually don't have a problem with the roofline. I think, repeating the shape of that roof from the original to the new addition is a very nice touch. I think it gives this -- it makes the addition more compatible with the house. Setting it in in some sense distinguishes it. I'm not sure that it will be a hundred percent successful in distinguishing the addition from the house since it is the same roof material, and the same shingles on the walls. The use of the different muntin pattern will help to distinguish it. I don't know

if that's enough. But certainly, the two-over-one, or two-over-two, I think is a good idea. It may be that if you keep that roofline, which I think especially benefits this whole design, then you may need to distinguish the addition from the main house in some additional way. I think the garage is just fine. And putting the new garage under the house, I think, is beneficial. And as Commissioner Barnes has said, good idea to change that porch.

MR. KIRWAN: I think it's a very nice proposal. I was a little initially concerned about the scale of the garage door on that facade, but I think I'm convinced that that's not really going to be an issue. ~~Se~~So, I think if you want to maintain one very large garage door, I don't have an issue with that. I'm fine with all of the materials you've proposed, and I would probably agree that the eaves should be studied as a slight reduction from the existing. But I do not have an issue with extending the existing ridge and the roof forms as proposed.

MS. LEGG: Thanks for coming in. I'm sorry it's so late. I'll be brief. I am generally supportive of this preliminary drawing. I think the overhang on the addition could be brought in a little bit, and that will help with differentiation. I think my Commissioners will be surprised to hear me say this, I actually think the

metal seam roof is really appropriate for this, because it kind of -- I know, I know, I can't believe I'm saying this -- but I think it differentiates the addition from the original. The only thing I'm torn on, and I'm torn because I personally like using the same materials and the same color for the addition. I think it's great for this house. I just wonder if it's different enough? And that's something that we have to look at. But the thing is, I personally think it's very beautiful this way. So, I'm really torn on that. But that's my only hesitation.

MR. CARROLL: I want to thank you for coming in. The one thing I would say is, please, that drawing on the right side of page 12, just, I almost choked the first time I saw it. It makes it look like it's this massive addition. I get it, it's just a drawing there. But, I saw it, and I just spit my coffee out. I think the wood porch is going to be nice. It's going to be a little bit lighter. With that floating roof over it, I think it's going to be terrific. I have no problem with the addition of the windows behind the chimney. I think it's, you know, it's not going to change the mass of the house a lot.

I think keeping the eaves in proportion to the addition may help it minimize that a little bit, because it really is that front block of the house is really a

kind of high note, and I don't want anything to detract from that. I have no problem with extending the roof. I think the geometry you're trying to drop that ridge line going to the back would be enormously complicated and, you know, as one of my favorite professors used to say, don't do this.

And I think that the, you know, it's subtle, but I think the really high note for this, for me, is bringing the corners of the building back on both sides. Keeping that flair, I understand what they did with the addition before, they tried to keep it going all the way down because they thought that was picking up the queues of the house, and I just think that was not right so thank you for putting the corners back. I think that really is a very nice touch. So, thank you. I'm really in support of this. I'm looking forward to seeing it.

MR. KIRWAN: So, I think you've heard some unanimous support for the project, so I think you're ready to come back with a HAWP, and we look forward to seeing you come back then.

MR. CUNNINGHAM: Thank you all, it's been a pleasure.

MR. KIRWAN: Great. Thank you. All right, the next preliminary consultation is Case II.B at 12 Hesketh Street in Chevy Chase. Do we have a Staff Report?