

*Third Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4721 Essex Ave., Chevy Chase	<b>Meeting Date:</b>	6/14/2017
<b>Resource:</b>	<b>Primary (Pre-1915) Resource</b> (Somerset Historic District)	<b>Report Date:</b>	6/7/2017
<b>Applicant:</b>	Richard and Michelle Scurfield	<b>Public Notice:</b>	5/31/2017
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	3 <sup>rd</sup> Preliminary Consultation	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	N/A		

**PROPOSAL:** Rear addition, garage, hardscape, and tree removal

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**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset District  
**STYLE:** Queen Anne/Four Square  
**DATE:** c. 1900

**BACKGROUND**

The applicants previously appeared before the Commission for preliminary consultations at the November 16, 2016 and January 25, 2017 HPC meetings. At the January 25, 2017, the Commission expressed the following concerns regarding the applicants' proposal:

- The scale and massing of the proposed additions was too large and overwhelmed the historic house.
- The ridgeline of the proposed center addition exceeded that of the historic house and it should be lower than that of the historic house.
- The proposed additions were too large and would reduce the perceived open space, detracting from the streetscape.
- The proposed rear additions were too linear and should take visual cues and shapes from the historic house.

**PROPOSAL**

The applicants are proposing to the following work items at the subject property:

- Remove an existing one-story rear addition and rear deck
- Construct two-story additions at the rear of the historic house
- Extend and alter the existing driveway to the rear of the property
- Construct a one-story one-car detached garage at the rear of the subject property

- Replace the existing concrete front walkway
- Install new hardscaping features
- Tree removal

### **APPLICABLE GUIDELINES**

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

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

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

### ***Somerset Historic District Guidelines***

- The earliest portion of the Town of Somerset was founded in the late 19<sup>th</sup> Century as a trolley suburb. This area is significant as one of the first trolley suburbs in Montgomery County and is representative of the beginnings of suburbanization.
- Somerset was developed in 1890 by the Somerset Heights Colony Company. This group purchased approximately 50 acres of farmland with the goal of creating a clean, safe, residential community—far enough away from the dangers and dirt of the city, but close enough to commute to work by trolley.
- Five of the original partners of the Somerset Heights Colony Company were associated with the U.S. Department of Agriculture. By 1895, four of these five men had built large homes for themselves within the new community. Three of these houses are still standing.
- From the beginning, sales were brisk and, by 1910, there were 173 residences in Somerset.
- Of particular interest are a number of houses built by Richard and William Ough between 1900 and 1915. These structures were an early examples of standardization—they exhibit a number of common characteristics: mitred bay corner towers, wrap-around porches, and hipped roofs with a gable peak visible on the front façade.
- Houses which were built in Somerset during its primary period of architectural importance (1890 to 1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style. As a group, the early houses in Somerset represent one of the best concentrated collections of Victorian residential architecture in the County.
- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of existing houses, the relationship of houses to the street, the ample size lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.
- A map of the boundaries of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. The later structures in the district are mainly mid-20<sup>th</sup> Century architectural styles—many are Colonial Revival—although some very recent houses have replicated the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

### ***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.” 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 applicants previously appeared before the Commission for preliminary consultations at the November 16, 2016 and January 25, 2017 HPC meetings. At the January 25, 2017, the Commission expressed the following concerns regarding the applicants' proposal:

- The scale and massing of the proposed additions was too large and overwhelmed the historic house.
- The ridgeline of the proposed center addition exceeded that of the historic house and it should be lower than that of the historic house.
- The proposed additions were too large and would reduce the perceived open space, detracting from the streetscape.
- The proposed rear additions were too linear and should take visual cues and shapes from the historic house.

The applicants have returned with a revised proposal and have attempted to address the Commission's previous concerns. Specifically, the applicants have made the following revisions:

#### *Scale and Massing, Ridgeline, and Side Projections*

The square footage of the proposed rear additions has been reduced from 1,592 sf to 1,406 sf. The applicants have also attempted to reduce the perceived scale and massing by reorienting the center addition, eliminating the side projections at the extreme rear, and reducing the ridge height of the center addition, making it to the ridge height of the historic house. The proposed hyphen and extreme rear addition have flat roofs (in the previous iteration, only the hyphen had a flat roof), making them much lower than the historic house.

Staff finds that the proposed revisions have reduced the perceived scale and massing of the proposed additions, diminishing the potential for the scale and massing to detract from the historic district. Staff asks the Commission to provide any guidance that would further minimize the visual impact of the proposed additions.

Staff notes that a slight (10") projection is still proposed at the right side. There are also two stucco-clad chimneys proposed for the center addition (one on each side), and the chimney on the right side will project into the right-side yard and be clearly visible from the public right-of-way. Staff is concerned with the selected material for the proposed chimneys, as there are no instances of stucco cladding on the historic house and it may be incompatible. Staff asks for the Commission's guidance regarding the projecting chimneys and chimney materials.

#### *Shape and Orientation*

As noted, the proposed center addition has been reoriented, reducing the depth of the proposed additions. Overall, the depth of the additions has been reduced from the previously proposed 67'-4" to 57'-5 1/2". By reorienting the proposed center addition, the proposed addition has become a series of repeating shapes, taking cues from the foursquare historic house. Side gables are proposed for the center addition, providing some visual reference to the cross gables on the historic house.

Staff finds that the proposed revisions are generally compatible with the historic house in shape and orientation; however, Staff asks the Commission to provide any guidance regarding shape and orientation, which may make the proposed additions more compatible with historic house.

#### *Other*

The applicants previously proposed to extend the existing driveway to the rear of the property, where a one-car garage is proposed. The Commission did not express any concerns with the proposed driveway extension and/or garage construction at the previous preliminary consultation; however, the applicant has provided additional details and new features for the proposed driveway and garage, and staff asks for the Commission's guidance regarding the appropriateness of the proposed design and materials.

Driveway – The existing gravel and concrete driveway will be replaced with a driveway composed of exposed aggregate ribbons, with a center grass panel. A 5' deep cobblestone threshold will transition between the public sidewalk and the ribbons. A 26' long cobblestone strip is proposed between the ribbons at the front of the driveway adjacent to a proposed cobblestone turnaround. A second exposed aggregate turnaround is proposed at the rear adjacent to the proposed garage.

Garage – The proposed garage will be clad with wood Shou Sugi Ban siding and will have a standing seam metal roof. An aluminum and glass garage door is proposed at the left side of the garage.

The applicants propose to replace the existing concrete walkway at the front of the house with a bluestone/flagstone walkway. Bluestone/flagstone walkways are generally compatible with the Somerset Historic District.

Multiple other hardscape alterations/installation are proposed, including the replacement of an existing ornamental stacked stone planting bed wall will be rebuilt from fieldstone, with a more formal design; two landings with steps (fieldstone risers and bluestone/flagstone treads) are proposed at the left side of the proposed hyphen addition; similar landings are proposed on the right side of the hyphen and at the right side of the extreme rear addition; a raised terrace with steps is proposed at the right side of the proposed additions, and a dining terrace is proposed at the right side of the proposed garage; and stepping stone paths are proposed from the garage to the driveway and terraces.

Given the importance of open space in the Somerset Historic District (see *Guidelines*), staff asks for the Commission's guidance regarding the amount of proposed hardscaping and its potential to detract from the streetscape.

The applicants propose to relocate and rebuild an existing fence at the right side/front of the property. The existing fence is a 4' high wooden picket fence and is located at the approximate mid-point of the historic front porch. The proposed fence will also be a 4' high wooden picket fence, but will be coplanar with the front of the historic front porch. The proposed fence is generally compatible with the subject property and surrounding historic district.

The applicant proposes to remove five (5) mature trees to accommodate the construction of the proposed garage, turnarounds, and additions. A row of 22 hemlock trees is also proposed to be removed from the front of the property (adjacent to the sidewalk). The applicant has provided a plan to replace some of the trees that will be removed (see Circle 10). Given the importance of mature trees in the Somerset Historic District (see *Guidelines*), staff asks for the Commission's guidance regarding the proposed tree removals.

#### *LAP Comments*

The Town of Somerset reviewed the applicants' proposal at their June 5, 2017 meeting and recommended approval (see Circle 76).

#### **STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ANNE DECKER  
ARCHITECTS

HPC Preliminary Review Submission

14 June 2017

Scurfield Addition

4721 Essex Avenue  
Chevy Chase, MD 20815

PROJECT SUMMARY

Our Clients, Michelle and Rick Scurfield, would like to obtain preliminary approval for massing, square footage, and tree removal from the HPC to renovate and construct an addition to the existing structure at their home, 4721 Essex Avenue, Chevy Chase, MD 20815.

Per the feedback that we received at the MCHPC Meetings on November 16, 2016 and January 25, 2017, it appears that the Commission was generally in favor of our proposal and could ultimately approve such an addition on this property. However, since there was still concern that the addition overwhelmed the Historic Home, it was suggested that we explore options to minimize/disguise the overall apparent massing on-site before re-submitting our application.

1. Re-visit the use of the original Cross Gable Roof.
2. Consider the height of the ridge at the Cross Gable Roof.
3. Shrink the 8'-0" projection of the Addition past the existing house.

We spoke with our Clients, and although they still have concerns about whether or not the overall square footage will be able to give them the space they desire, we were able to convince them to make the necessary adjustments such that the addition is less visible from the Public Right of Way. The addition is now hidden behind the existing home, except for a very slight projection (10") of the Dining Room mass on the right side. This 10" projection, reduced from 8'-6 1/2" (per the original submission on November 16, 2016), will be barely noticeable from the Front Elevation and serve to shield the Kitchen mass at the rear of the home. We also shortened the "link" and reduced the length of the Cross Gable by 6'-11". Lastly, the height of the overall gable was reduced to align with the existing roofline and the chimney heights were lowered to align with the existing chimney height.

Therefore, we are hoping to receive preliminary approval for our new massing, footprint, and overall Site Plan, so that our Clients may move forward with a full HAWP Application.

For a complete account of these proposed changes, please refer to the floor plans, elevations, and images included in our application.

WRITTEN DESCRIPTION OF WORK: PROPOSED RENOVATION/ADDITION

4721 Essex Avenue is located on the southern border of the Town of Somerset Historic District. More specifically, the property is sited on the north side of the 4700 block of Essex Avenue, which is located between Surrey Street and Warwick Place on its west and east borders, respectively. Dorset Avenue is north of the property site.

In 1890, purchasers of a 50 acre parcel of tobacco farmland converted it into a residential community.<sup>1</sup> The first residence was completed in 1893 – and by 1905, a total of 35 families were living in the community, including on our Site, which was built in 1902.<sup>2</sup> Shortly thereafter, the Town of Somerset's Charter was issued (1906) and the municipality grew to eventually include almost 400 homes.<sup>3</sup>

Although the original fabric of the main body of the house remains largely intact today, there have been few updates to the home throughout its 114 year history. Currently, the home as it exists, does not meet the needs of a growing 21<sup>st</sup> century family with three (3) children. It is important to our Clients that the home continue to reflect its rich history, meet the needs of their family, as well as meet the desired square footage for a house at this price point in this neighborhood. Consequently, we believe a few key items such as (1) taking square footage cues from the neighborhood, (2) upgrading the existing building systems, (3) being sensitive to the overall site plan and building footprint, and (4) establishing a more functional interior, will efficiently remedy this.

In addition to interior renovation work, we are also proposing a two-story addition (with basement) behind the existing structure, which consists of a flat roofed, glass link (or "hyphen") to join the historic home to the new addition. This will require the removal of the haphazardly designed one-story addition added to the original house at some point in time, as well as the removal of a wooden rear deck, currently in disrepair.

By utilizing the link as a connector between old and new, the integrity of the old house is allowed to read intact while allowing the new addition to defer to the existing house. The new addition does not attempt to replicate the Victorian era house, but takes its cues from the old house in terms of overall massing parts and proportion and window size and rhythm. The new structure will reside under a simple gable roof that will take its cues from the pitch seen on the existing home. Stylistically, we are adding in a "warm" modern, transitional manner to compliment the historic home.

The addition will remain hidden behind the original structure except for a slight protrusion at the right side of the proposed massing. Those trees remaining on Site, in addition to the replacement trees proposed by Lila Fendrick Landscape Architecture & Garden Design will also help to conceal the addition as viewed from the public right of way. Our Clients are also very interested in reforesting the "implied" driveway zone where the existing trees will need to be removed for driveway access in addition to planting along the right elevation as shown on the proposed Site Plan.

Several trees will need to be removed to accommodate the new implied driveway and one-story, 1 car, detached garage which will be located at the rear corner of the property. (Please refer to drawings and narrative by Lila Fendrick Landscape Architecture & Garden Design, in addition to our photographic study for more information.) Also housed under a gable roof, this garage will be accessible from the original driveway and curb cut.

While our Clients plan to remain in this home for many years to come, they want to feel comfortable that they are making a sound investment. As a result, they are cautiously aware of the square footage and programmatic requirements that a potential buyer would be looking for, and believe that it is vital to implement these built changes to help the home hold its value for re-sale purposes. Thus, the design focuses on creating harmony between old and new, allowing appreciation – and celebration – of both, while meeting the Owners' desire for added living space and modern amenities for their growing family.

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<sup>1</sup> Wikipedia contributors. "Somerset, Maryland." *Wikipedia, The Free Encyclopedia*. Wikipedia, The Free Encyclopedia, 10 Jul. 2016. Web. 10 Jul. 2016.

<sup>2</sup> *Id.*

<sup>3</sup> *Guide to the Town of Somerset Collection* by Lesley Anne Simmons. (Rockville, MD: Montgomery County Historical Society, 2007).



WRITTEN DESCRIPTION OF WORK: PROPOSED HARDSCAPE/LANDSCAPE

*Per Lila Fendrick Landscape Architecture & Garden Design*

**Proposed Site Work:**

1. The existing front concrete sidewalk will be replaced with a 4'-0" to 5'-0" wide bluestone/flagstone walk. The existing concrete step at the bottom of the front wood porch steps will be replaced with a bluestone/fieldstone step (fieldstone to match the fieldstone curbs at front planting beds).
2. The existing gravel and concrete driveway will be replaced with a driveway built on the west side of the house. It will be composed of granite cobblestones and exposed concrete aggregate strips flanking a center lawn panel. A cobblestone threshold approximately 5'-0" deep will transition between the public concrete sidewalk and the exposed concrete aggregate strips. A 26'-0" long strip between the two aggregate strips will be paved in cobblestone, close to the turnaround space in the front yard. Beyond this area, the center strip between the concrete aggregate strips will be planted with grass. The driveway will lead to an exposed concrete aggregate turnaround at the northwest corner of the lot at the proposed garage. *Refer to Precedent Images 01 and 02.*
3. The 15' x 24' garage will be centered behind the house addition, and set back 12'-0" from the rear property line.
4. The low stacked curb/walls framing plantings at the base of the house will be rebuilt of the existing fieldstone and organized in a more geometric manner to frame the front porch.
5. Two landings and steps will extend off the west side of the house and meet the driveway. Steps and landings will be built of masonry (fieldstone risers, bluestone/flagstone treads).
6. A landing and steps will be built off the east side of the foyer, with materials matching those of the west-facing steps.
7. A landing off the dining room east-facing doors will meet a raised terrace off the east side of the kitchen/family room. The terrace will descend to the north garden via four steps (to be built of fieldstone and bluestone/flagstone).
8. Doors on the south-facing façade of the garage will open onto paths/steps connecting to the driveway, rear raised terrace, and dining terrace at end of garage.
9. A built-in grill will be built off the rear corner of the house for comfortable access from the kitchen and to the outdoor dining terrace.
10. The garden will be fenced for the family dog. The existing picket fencing off the east mid-point of the front porch will be shifted to the front right corner of the porch and will be rebuilt with an open picket fence. Fencing to be 4'-0" tall. Fencing will extend off the northwest corner of the addition and tie to the garage. Existing wood fencing at the property perimeter will complete the enclosure.

**Tree Removal and Tree Replacement:**

1. In addition to trees previously approved for removal as per Memo from Feather & Associates (dated November 2, 2016) per the original submission on November 16, 2016, we request that two trees (one originally scheduled to remain, and one not included in report) be permitted for removal on the west side in order to build the turnarounds and driveway:
  - a. A severely leaning 8" redbud tree, which branches horizontally 12" above grade, is in the footprint of the garage turnaround. We've labeled this as T-13 on our plan.
  - b. A twin dogwood, labeled as T-1 in the Feather Associates report of Nov. 2, 2016, should be removed to permit the construction of a second turnaround in the front of the house.
2. Two additional trees are requested to be removed elsewhere on site:
  - a. A severely leaning redbud is located on the east property line, where a replacement canopy tree is scheduled to be planted. We've labeled this as T-14 on our plan.
  - b. A 28" Tulip Poplar is located close to the northeast corner of the existing house. It is labeled T-12 in the Feather Associates report of Nov. 2, 2016. We believe the proposed construction and over-dig for the addition basement will jeopardize the health and stability of the tree.

3. Two trees were listed to be removed contingent on the root interference of the drive path. A 10" black cherry, T-3, is in the driveway pathway. This tree should be removed. A 15" American Holly, T-6, previously approved for removal, will remain.

Tree Removal and Tree Replacement, continued:

4. We request the removal of the row of 22 Hemlocks along the sidewalk, which we have labeled T-15. These are in poor condition and obstruct visibility.
5. Replacement trees are scheduled to include two evergreen trees, six flowering/ornamental trees and three shade trees. Two evergreen trees are to be planted along the east property line. Three flowering trees are scheduled to be planted along the front sidewalk and three more along the east property line. Three shade trees are to be planted along the rear, west, and east property lines.

## MATERIALS

We are in the early stages of the design process, but are considering the following building materials.  
*See attached precedent images for more information.*

### ***Existing House (To remain.)***

Main Body: Wood Siding with Brick Base.

Windows and Doors: Wood.

Roof: Asphalt. Possible replacement of existing roof with either asphalt, slate, or synthetic slate.

### ***New Garage***

Main Body: Shou Sugi Ban Vertical Siding w/Stone Base

Roof: Standing Seam Metal Roof (Hand Crimped).

Doors: Wood.

### ***New Addition***

Main Body: Wood Siding w/Stone Base. Shou Sugi Ban Vertical Siding w/Stone Base @ Mudroom Entry only.

Roof: Standing Seam Metal Roof (Hand Crimped) @ Cross Gable w/Rubber Membrane @ Flat Roofs

Windows and Doors: Wood with possible Steel/Aluminum @ Breakfast Bay.

### ***Landscape/Hardscape (including Driveway)***

*Refer to drawings by Lila Fendrick Landscape Architecture & Garden Design for Landscape and Hardscape plans.*



### ZONING INFORMATION

#### *Existing*

Existing House: 1,169 SF  
Existing Lot Coverage: 6.8%

#### *Proposed*

Lot Size per CAS Plan: 17,291 SF  
Existing house (SF to remain) + Addition: 2,546 SF  
Garage: 350 SF  
Total: 2,896 SF  
Lot Coverage: 16.75%

#### *Proposed w/Garage Adjustment (per Montgomery County Department of Permitting Services calculations)*

Lot Size per CAS Plan: 17,291 SF  
Existing house (SF to remain) + Addition: 2,546 SF  
Garage (Adjusted): 110 SF  
Total: 2,656 SF  
Lot Coverage: 15.36%

### PRECEDENT PROPERTY – SQUARE FOOTAGE COMPARISON

#### *Precedent Property*

4722 Dorset Avenue (Rear Neighbor)  
Historic House: 1,034 SF  
Addition: 2,590  
Total: 3,624 SF

Addition is 2.5x SF of Historic House.

#### *Project Site*

4721 Essex Avenue  
Historic House: 1,140 SF (w/29 SF to be removed in proposed scheme.)  
Addition: 1,406 SF  
Total: 2,546 SF

Addition is 1.2x SF of Historic House. It is 1.23x SF of Historic House w/29 SF to be removed in proposed scheme.)

**Precedent Image 01:**  
**Preliminary Driveway Materials:** Exposed Aggregate and Grass Strip  
*Image to be used for stylistic reference only.*



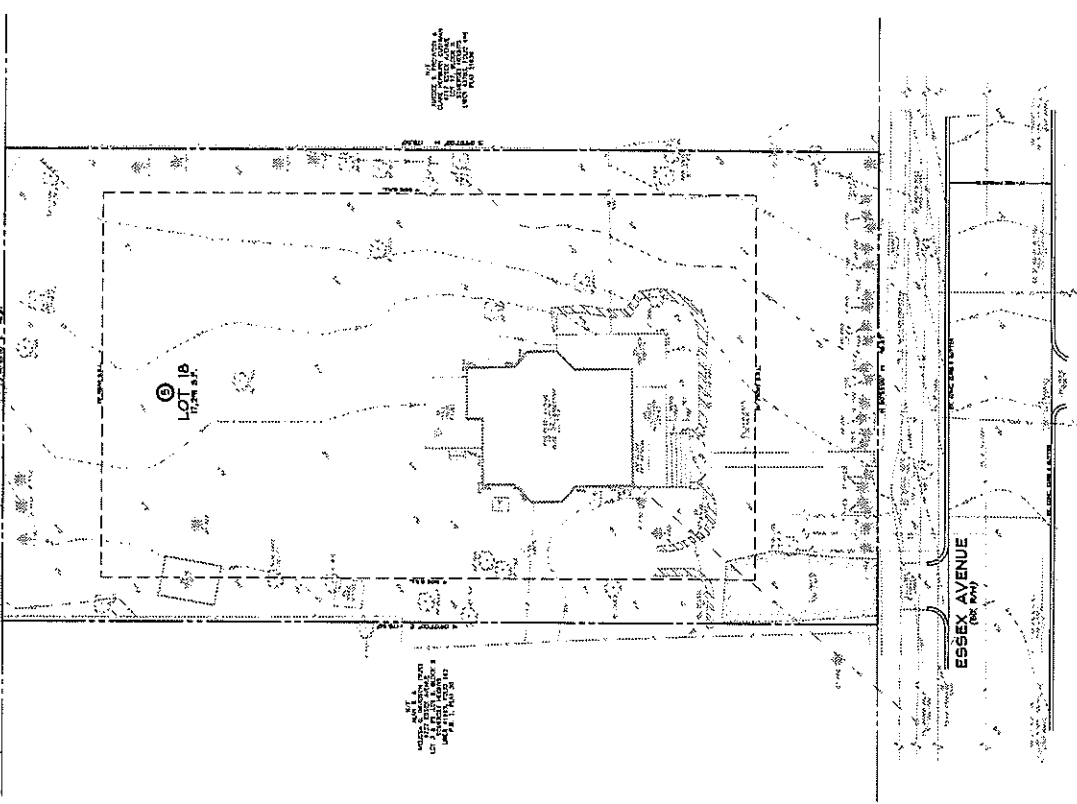
**Precedent Image 02:**  
**Preliminary Driveway Materials: Cobblestone and Grass**  
*Image to be used for stylistic reference only.*



ANNE DECKER ARCHITECTS  
4721 ESSEX AVENUE, CHEVY CHASE, MD 20815  
HISTORIC AREA WORK PERMIT: APPLICATION FOR PRELIMINARY REVIEW  
Page 9 of 9

-End of Written Description-

**VICINITY MAP**  
MAP 1022, GRID Z-A, SCALE: 1"=200'

[illegible]

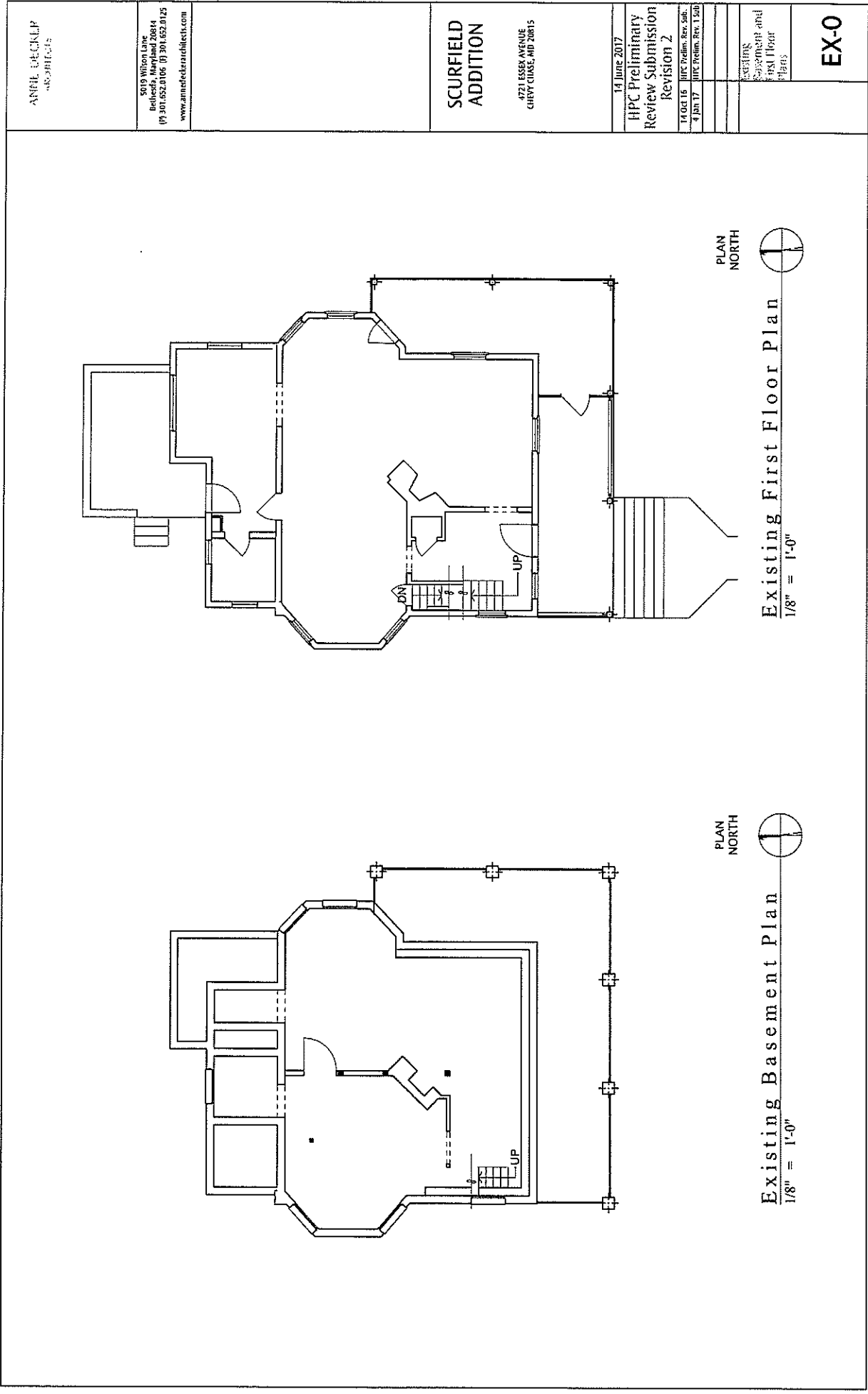
HAVE BEEN INDICATED BASED ON BUSINESS ADDITION CRITERIA.

2010 RELEASE UNDER E.O. 14176	UNITED STATES DISTRICT COURT DISTRICT OF COLUMBIA	Case No. 10-11001 Document No. 10-11001-1	Page 1 of 1
	Case No. 10-11001 Document No. 10-11001-1	Case No. 10-11001 Document No. 10-11001-1	Case No. 10-11001 Document No. 10-11001-1

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SCURFIELD  
ADDITION  
4721 ELSSEX AVENUE  
CHEVY CHASE, MD 20815

14 June 2017  
HPC Preliminary  
Review Submission  
Revision 2

14 Oct 16 HPC Prelim. Rev. Sub.  
4 Jan 17 HPC Prelim. Rev. 1 Sub.

Existing  
Basement and  
First Floor  
Plans

EX-0

PLAN  
NORTH



Existing First Floor Plan  
1/8" = 1'-0"

PLAN  
NORTH



Existing Basement Plan  
1/8" = 1'-0"

APRIL BACKLIP  
AS SHOWN

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## SCURFIELD ADDITION

4221 ESSEX AVENUE  
CHIEFTY CRANE, MD 20815

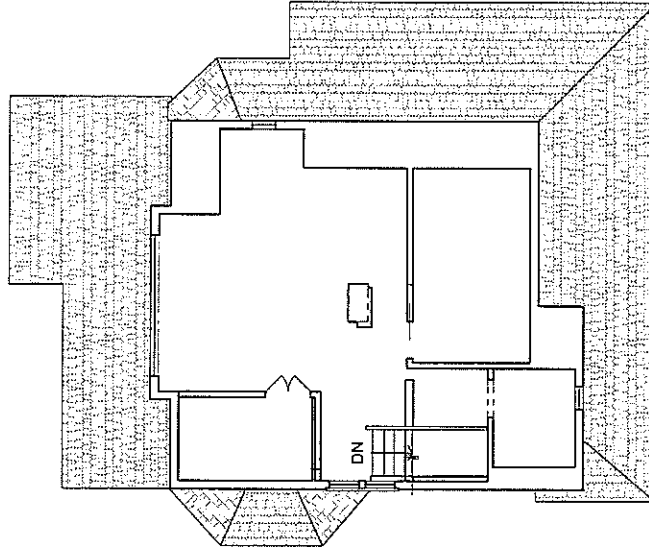
14 June 2017

HPC Preliminary  
Review Submission  
Revision 2

14 Oct 16 HPC Prelim. Rev. Sub.  
14 Jan 17 HPC Prelim. Rev. 1.905

Existing Second  
Floor and Attic  
Plans

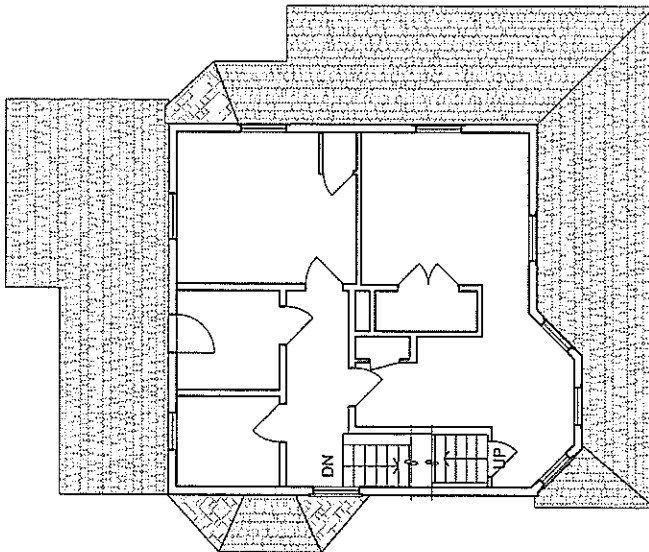
EX-1



PLAN  
NORTH



Existing Attic Plan  
 $\frac{1}{8"} = 1'-0"$



PLAN  
NORTH



Existing Second Floor Plan  
 $\frac{1}{8"} = 1'-0"$

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SCURFIELD  
ADDITION

4021 ESSER AVENUE  
CHRYST CHASE, MD 20815

14 June 2017

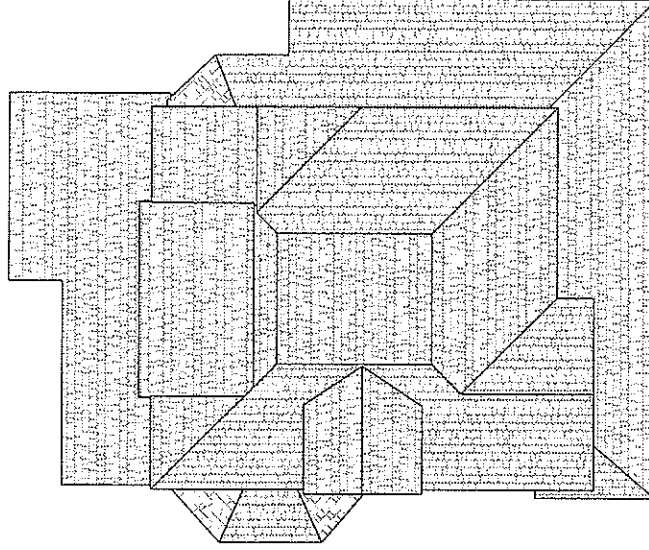
HPC Preliminary  
Review Submission  
Revision 2

14 Oct 16 HPC Prelim. Rev. Sub.

4 Jan 17 HPC Prelim. Rev. 1 Sub.

EXISTING ROOF  
PLAN

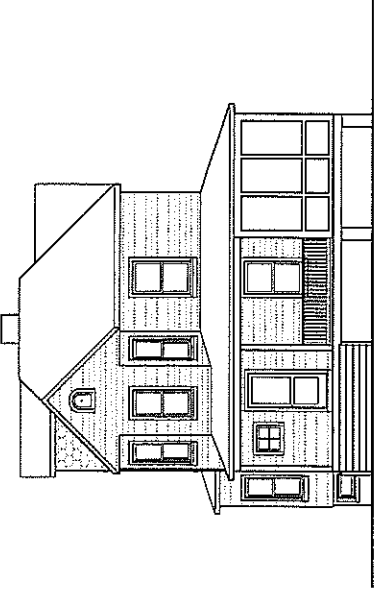
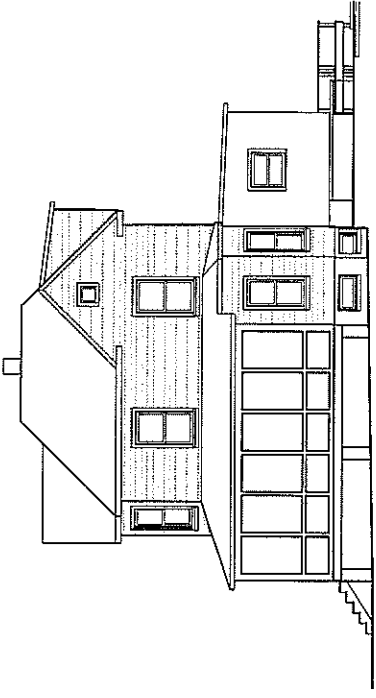
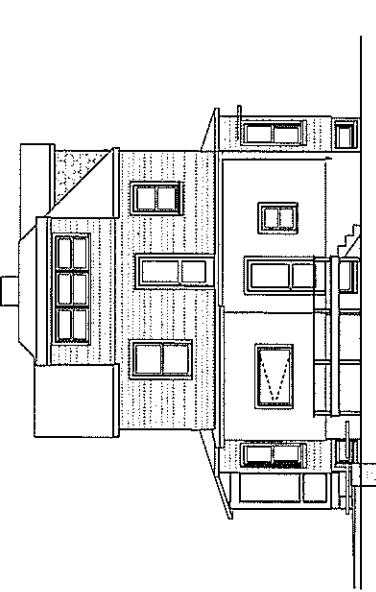
EX-2

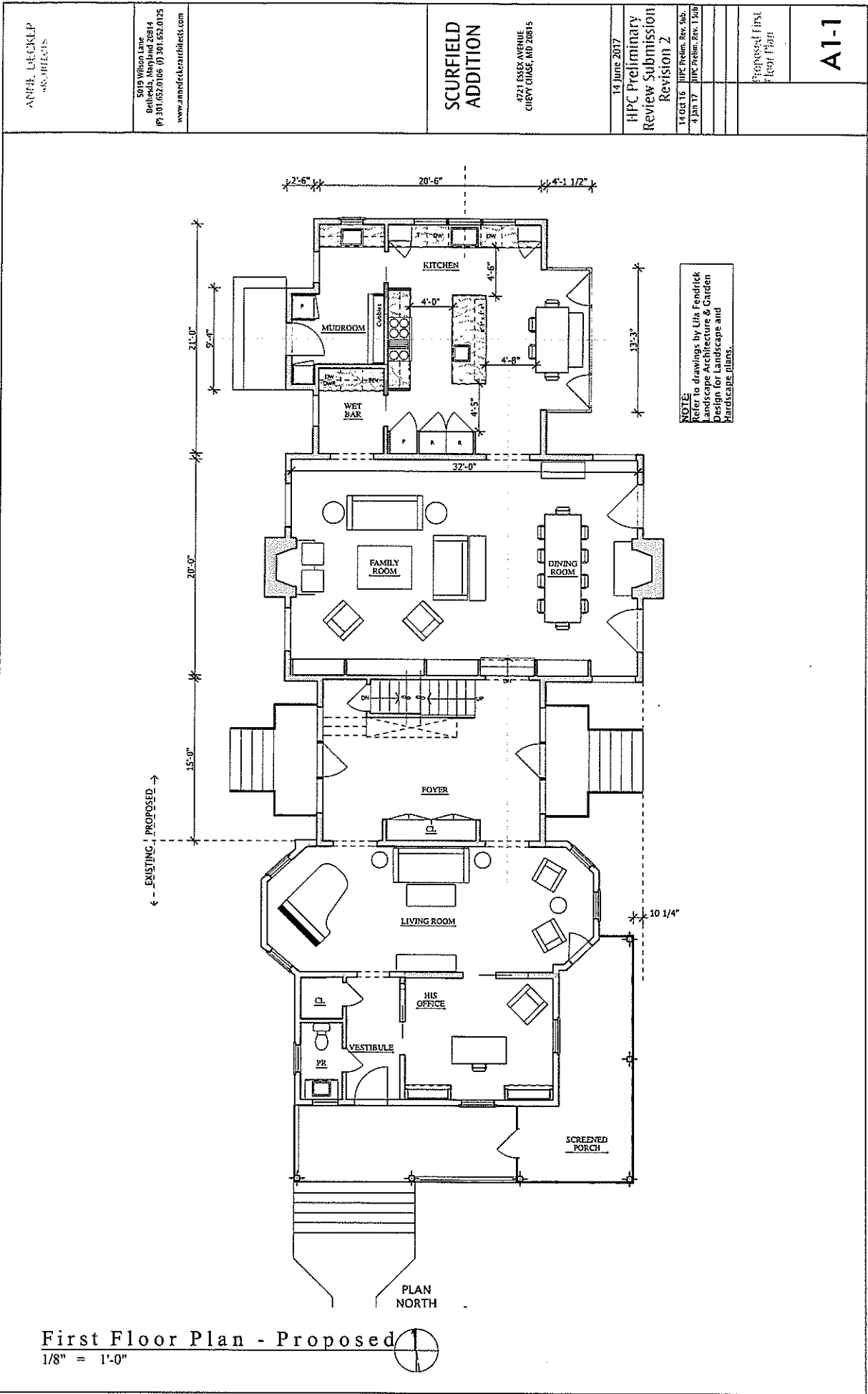


PLAN  
NORTH



Existing Roof Plan  
1/8" = 1'-0"

	<p>Existing Front Elevation 3/32" = 1'-0"</p>		<p>Existing Right Elevation 3/32" = 1'-0"</p>
	<p>Existing Left Elevation 3/32" = 1'-0"</p>	<p>SCURFIELD ADDITION</p> <p>4221 ESSEX AVENUE CHRYST CLASSE, MD 20815</p>	<p>14 June 2017 HPC Preliminary Review Submission Revision 2</p> <p>11 Oct 16 HPC Prelim. Rev. Sub. 4 Jan 17 HPC Prelim. Rev. 1 Sub</p> <p>Existing Elevations</p> <p>EX-3</p>



ANNE BLACKUP  
ARCHITECTS

5019 Wilson Lane  
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(P) 301.652.0106 (F) 301.652.0125  
www.annblackuparchitects.com

# SCURFIELD ADDITION

4221 LESSEE AVENUE  
CLUSBY CHASE, MD 20815

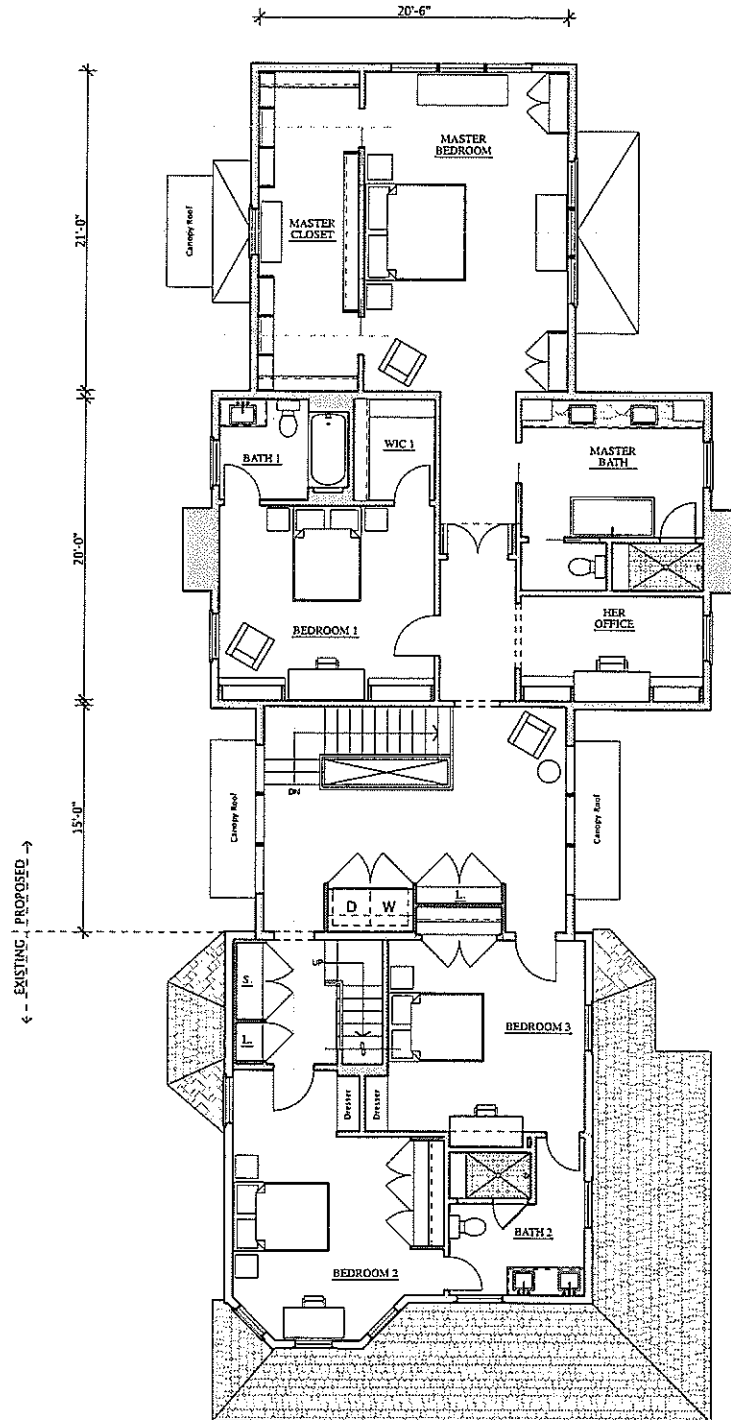
14 June 2017

HPC Preliminary  
Review Submission  
Revision 2

14 Oct 16 HPC Prelim. Rev. Sub.  
4 Jan 17 HPC Prelim. Rev. 1.000

Approved  
Second Floor  
Plan

A1-2



Second Floor Plan - Proposed  
1/8" = 1'-0"

PLAN  
NORTH



ANNE DUCKLEPP  
ARCHITECTS

5019 Wilson Lane  
Bellesde, Maryland 20814  
(P) 301.652.0106 (F) 301.652.0125  
www.anneducklepparchitects.com

## SCURFIELD ADDITION

4221 LESSEE AVENUE  
CHRYSTI, MD 20815

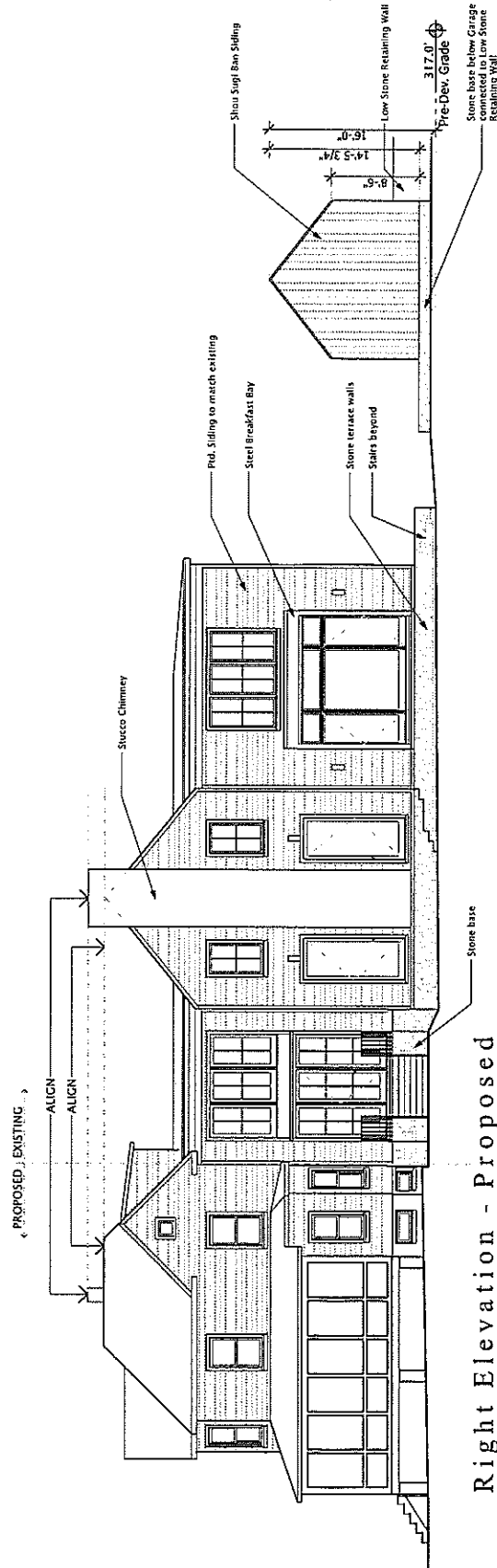
14 June 2017

HPC Preliminary  
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Revision 2

14 Oct 16 HPC Prelim. Rev. Sub.  
4 Jan 17 HPC Prelim. Rev. 1500

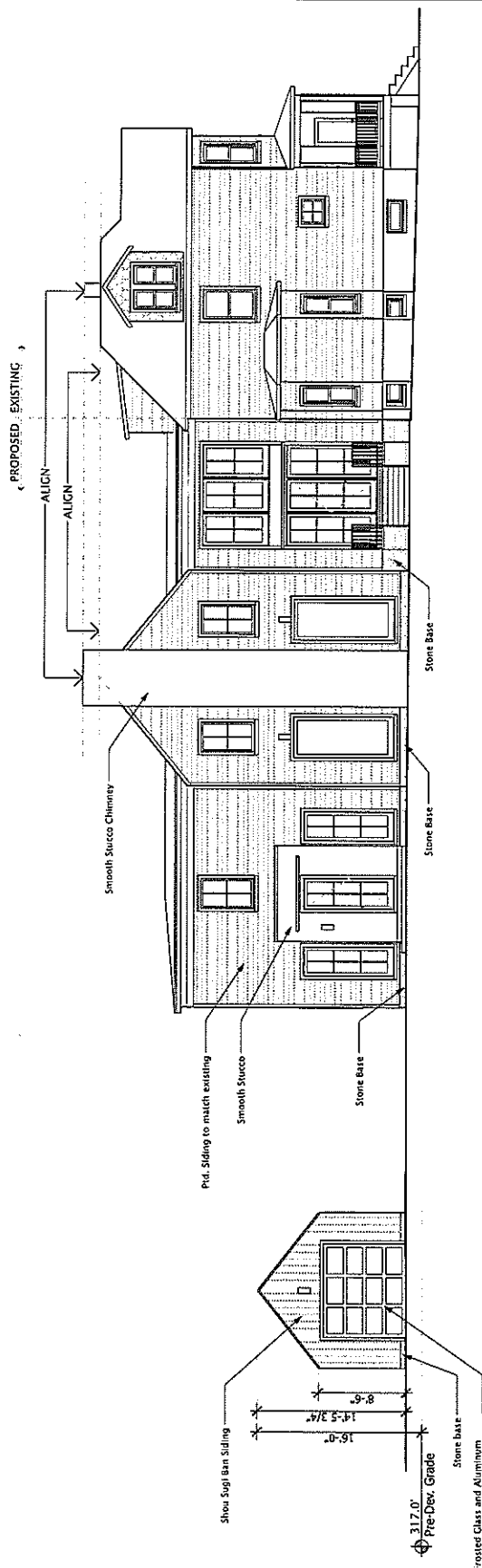
Wall  
Elevations

A2-1



Right Elevation - Proposed  
3/32" = 1'-0"





Left Elevation - Proposed  
3/32" = 1'-0"

ANNE LUCKLEP  
ARCHITECTS

5019 Wilson Lane  
Beltsville, Maryland 20814  
(P) 301.652.0106 (F) 301.652.0125  
www.annelucklepa.com

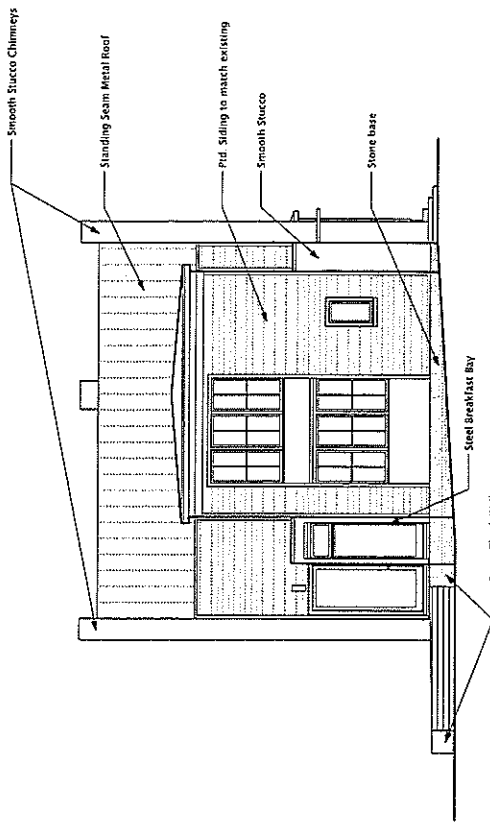
SCURFIELD  
ADDITION

4221 ESSEX AVENUE  
CIBOLA, NM 87015

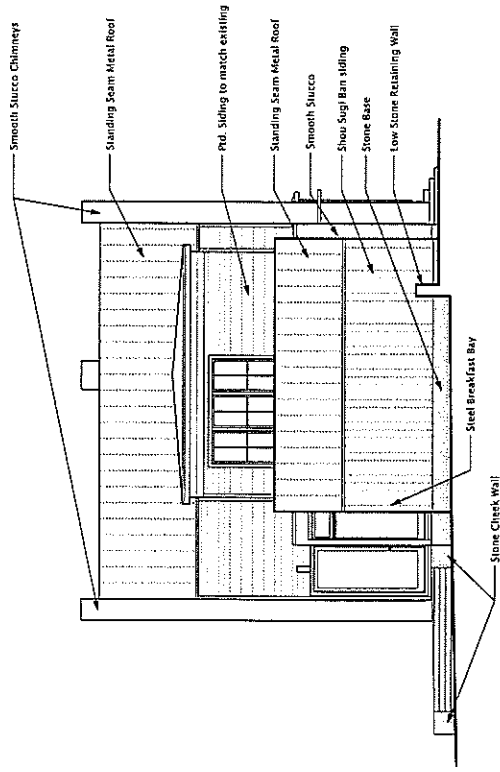
14 June 2017  
HPC Preliminary  
Review Submission  
Revision 2  
14 Oct 16 HPC Prelim. Rev. Sub.  
4 Jan 17 HPC Prelim. Rev. Sub.

Front & Rear  
Elevations

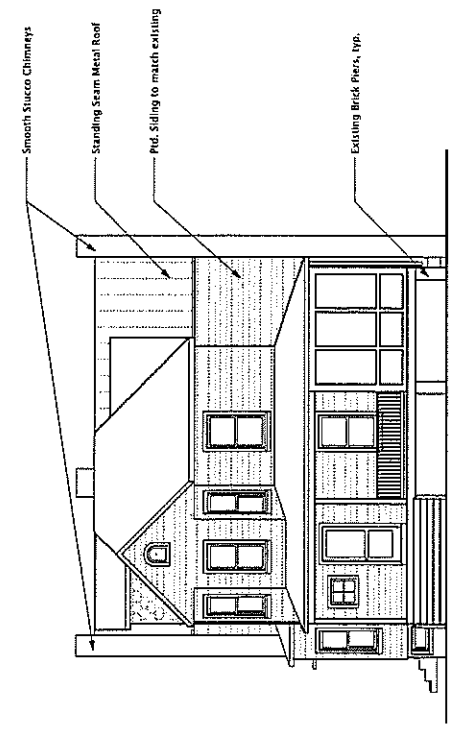
A2-3



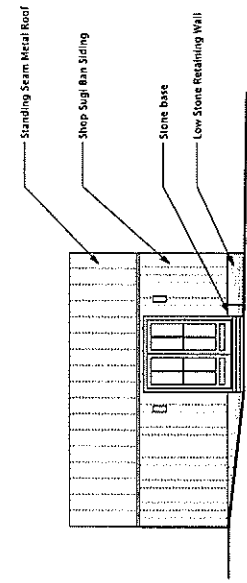
Rear Elevation - Proposed  
3/32" = 1'-0"



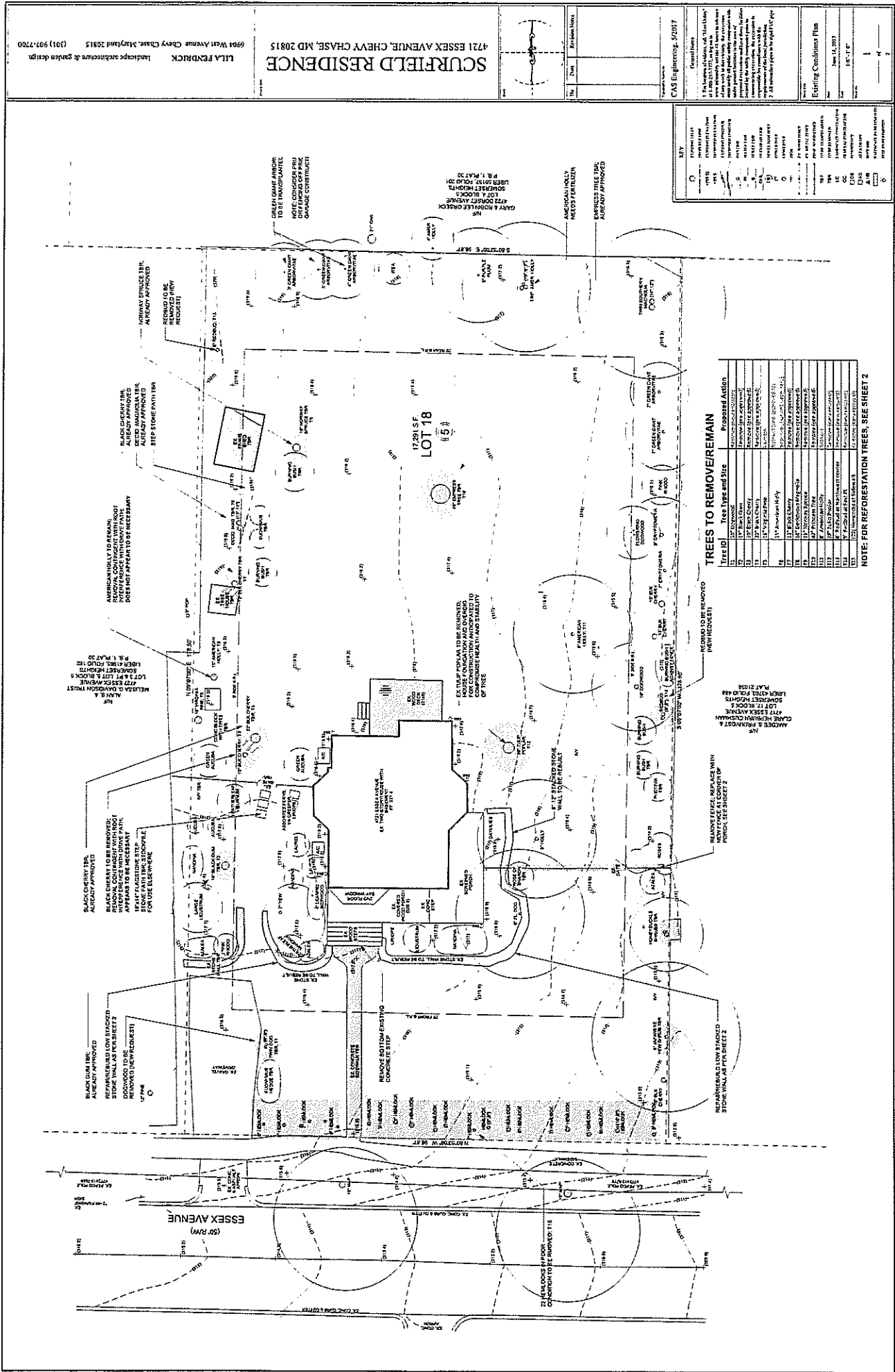
Garage Rear Elevation - Proposed  
3/32" = 1'-0"



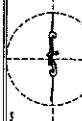
Front Elevation - Proposed  
3/32" = 1'-0"



Garage Front Elevation - Proposed  
3/32" = 1'-0"



SCURFIELD RESIDENCE  
4721 ESSEX AVENUE, CHEVY CHASE, MD 20815



No	Date	Revision Sheet

CAS Engineering, 5/2017

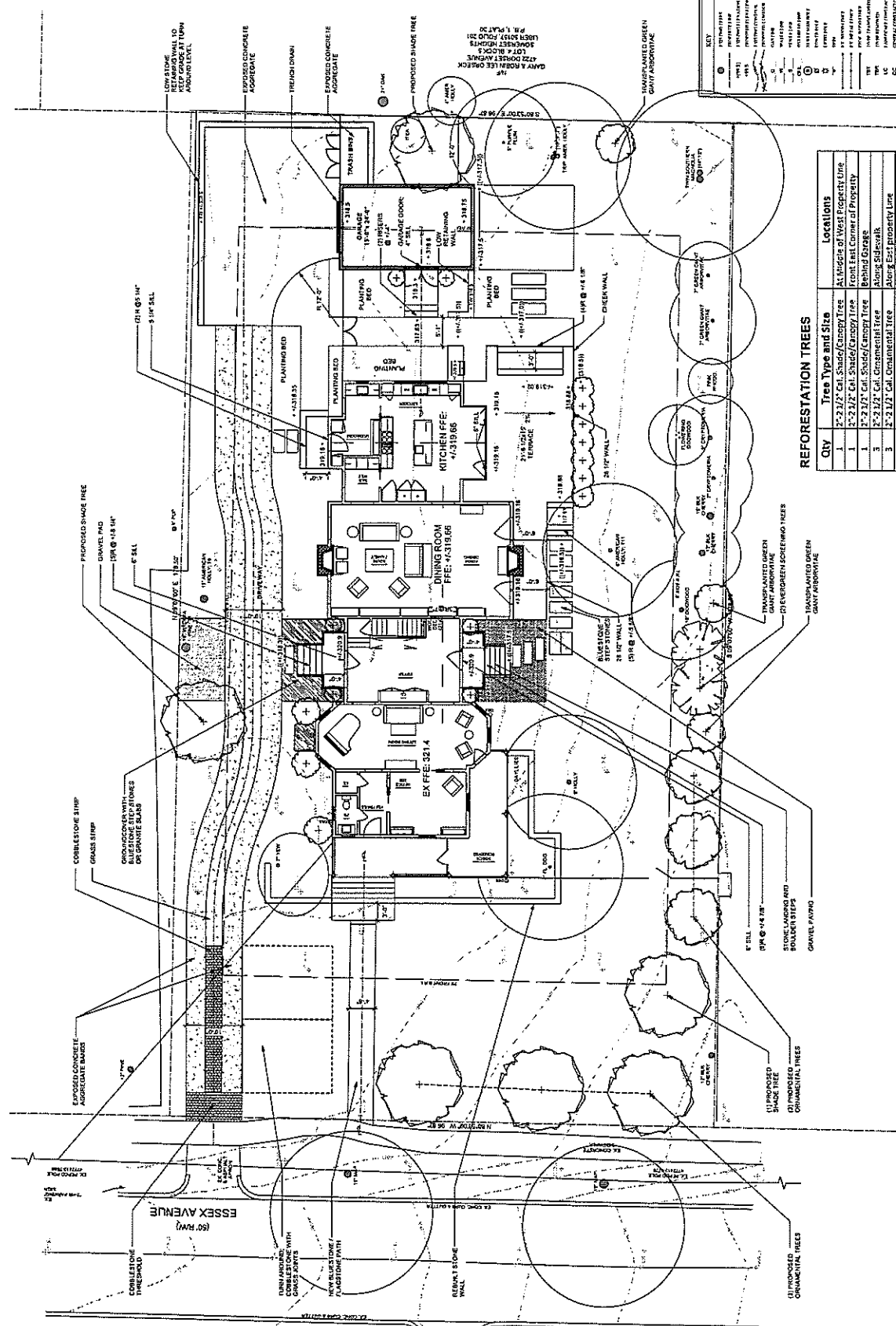
General Report

Landscape Master Plan

Date 14, 2017

1/8"-1"=

2 of 7



Qty	Tree Type and Size
1	2'-2 1/2" Cal. Shade/Canopy
1	2'-2 1/2" Cal. Shade/Canopy
1	2'-2 1/2" Cal. Shade/Canopy
5	2'-2 1/2" Cal. Ornamental Tree
3	2'-2 1/2" Cal. Ornamental Tree
2	2'-2 1/2" Cal. Evergreen Tree

Qty	Tree Type and Size	Locations
1	2" x 1/2" Cal. Shade/Canopy Tree	At Middle of West Property Line
1	3" x 1/2" Cal. Shade/Canopy Tree	Front East Corner of Property
1	2" x 1/2" Cal. Shade/Canopy Tree	Behind Garage
3	2" x 1/2" Cal. Ornamental Tree	Along Sidewalk
3	2" x 1/2" Cal. Ornamental Tree	Along East Property Line
2	2" x 1/2" Cal. Evergreen Tree	Along East Property Line

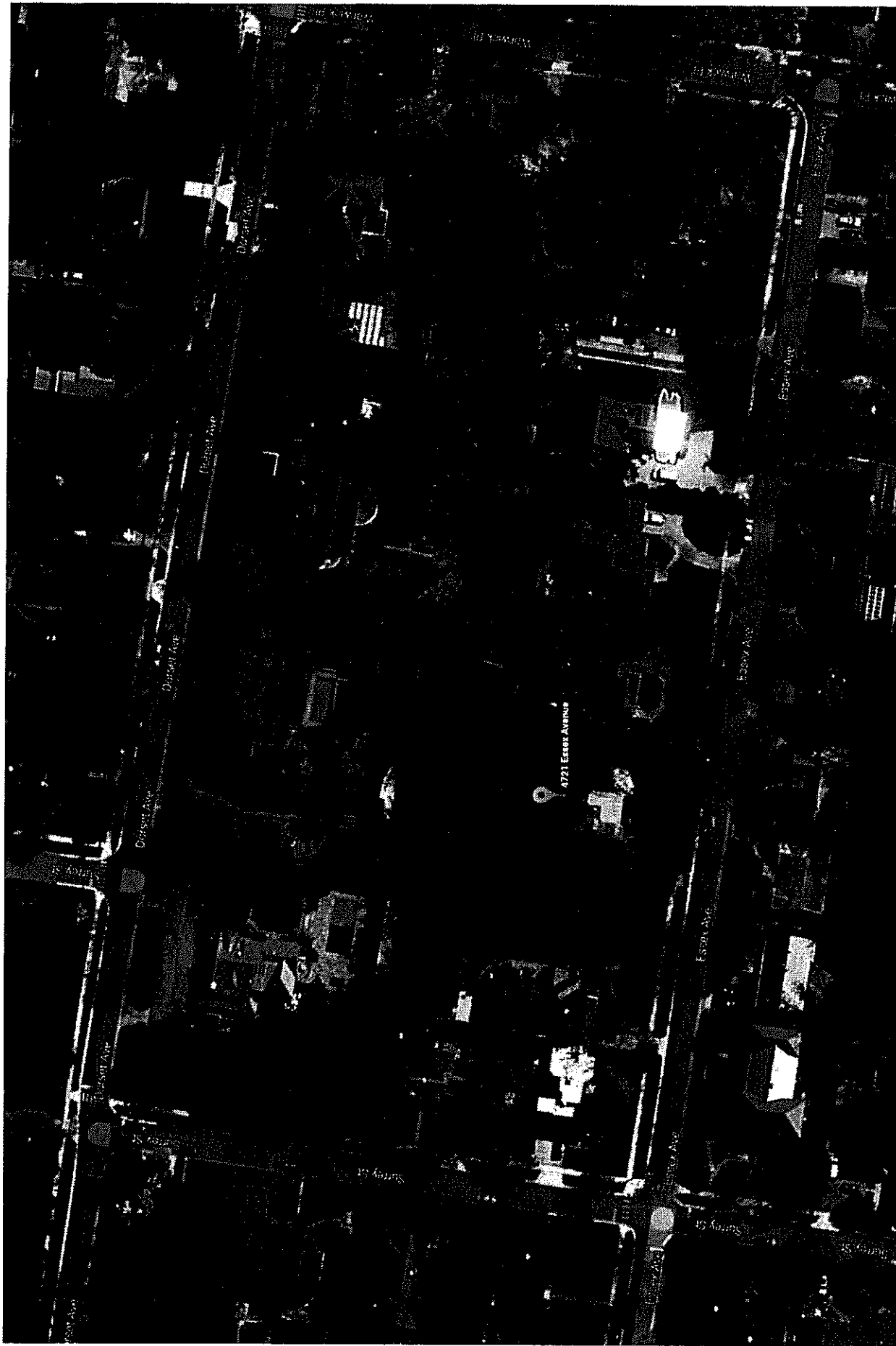
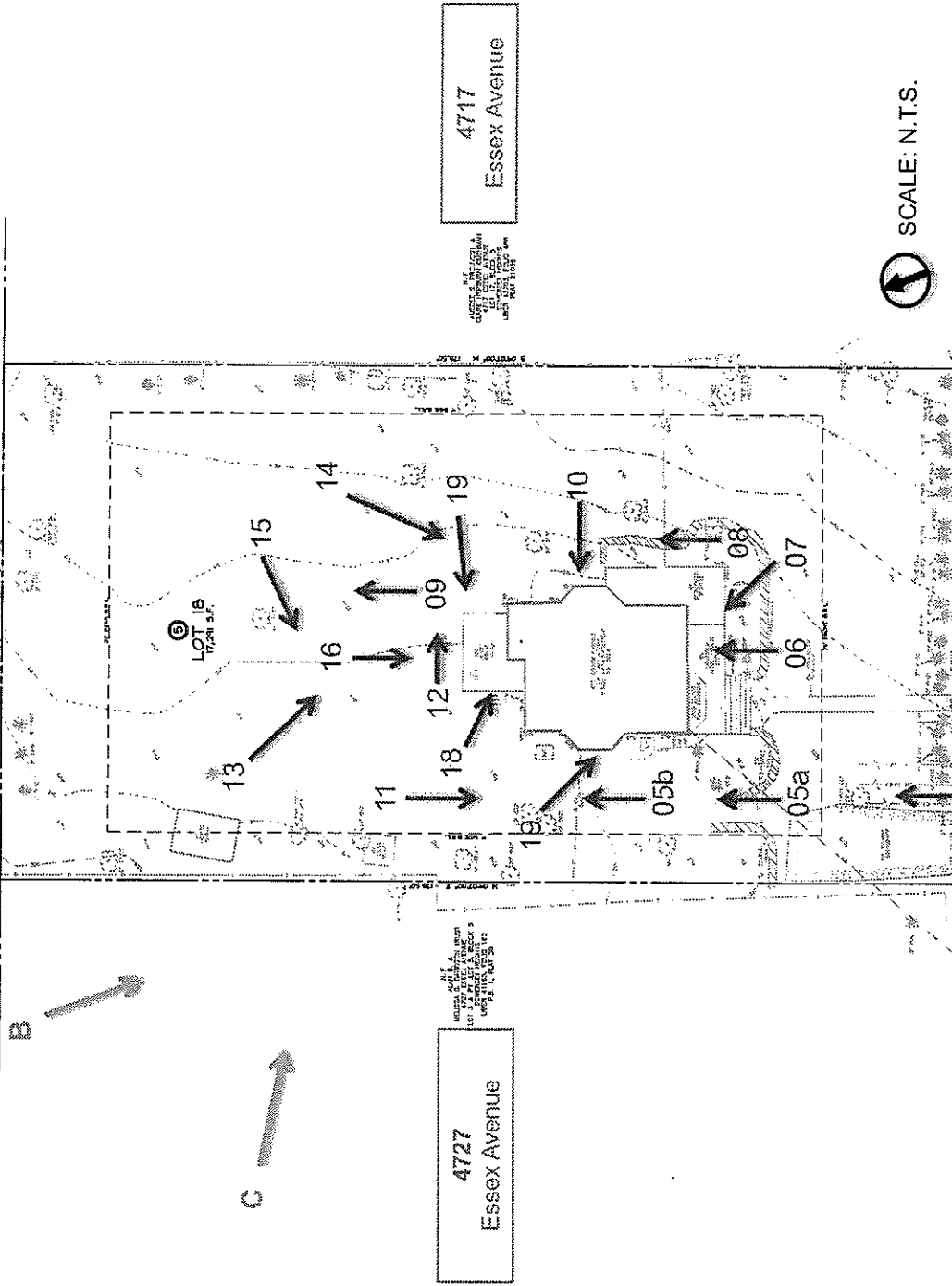


Image Source: Google.com

4721 Essex Avenue, Chevy Chase, MD 20815

Precedent Property:  
4722 Dorset Avenue


DATE: 10/11/12  
BY: [Signature]  
FOR: [Signature]  
SHEET: 1 OF 1



4721 Essex Avenue, Chevy Chase, MD 20815



\* Old view prior to two-story addition.

 Bird's Eye View Looking North from Essex Street

A

Image Source: Bing.com



\* Old view prior to two-story addition.

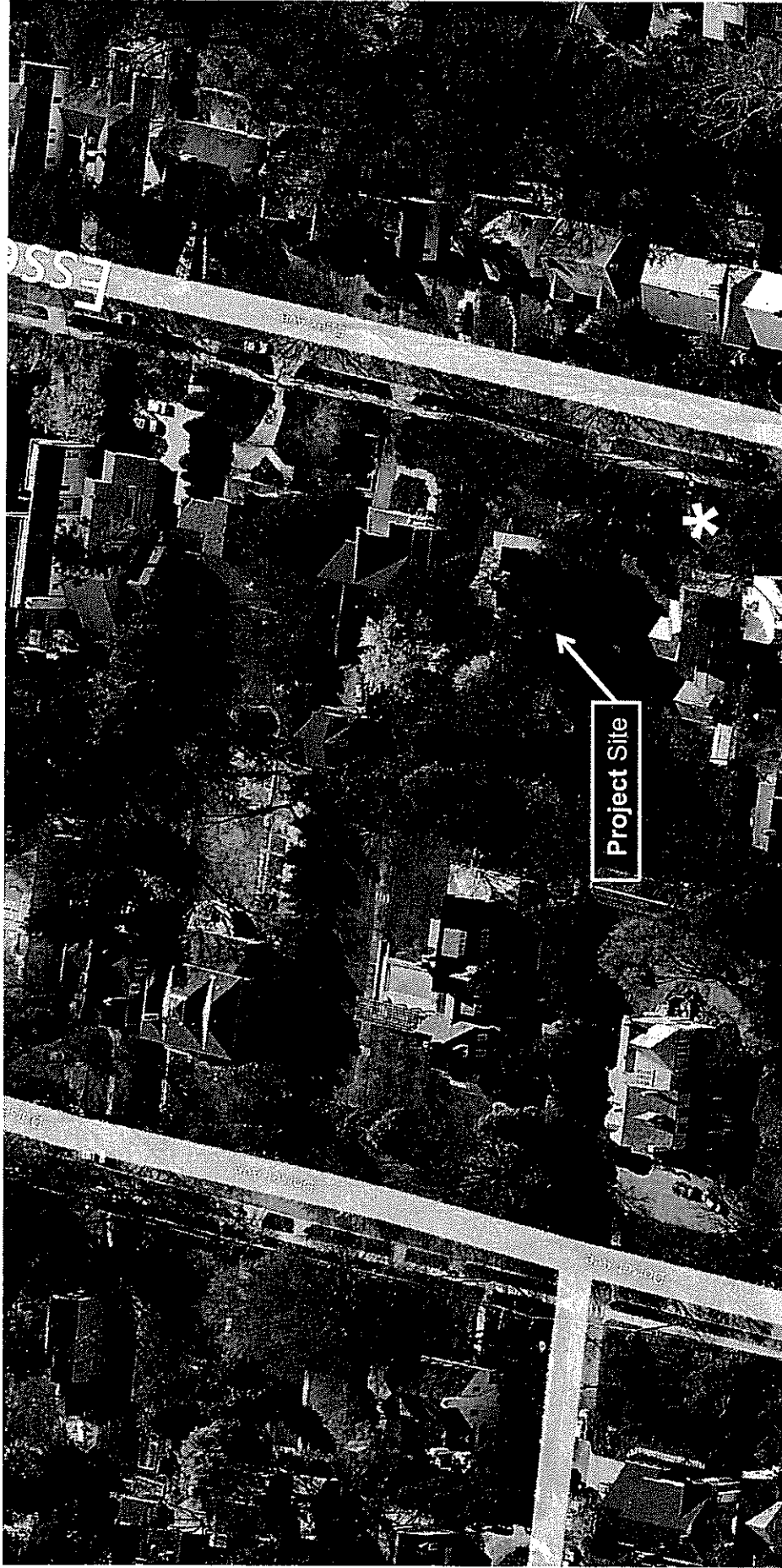


Bird's Eye View Looking South towards Essex Street


Image Source: Bing.com

B



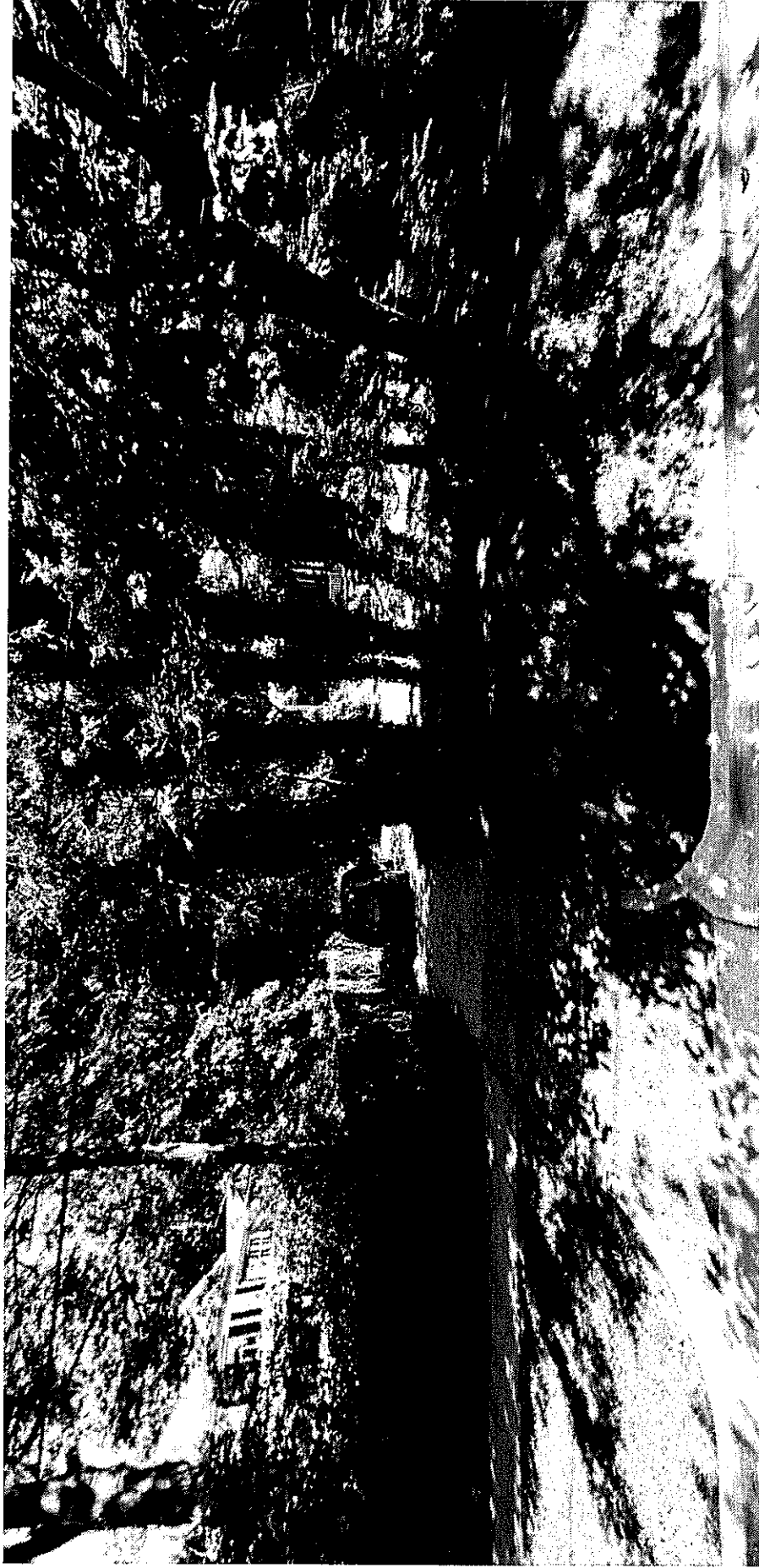


\* Old view prior to two-story addition.

 Bird's Eye View Looking West from Essex Street

C

Image Source: Bing.com



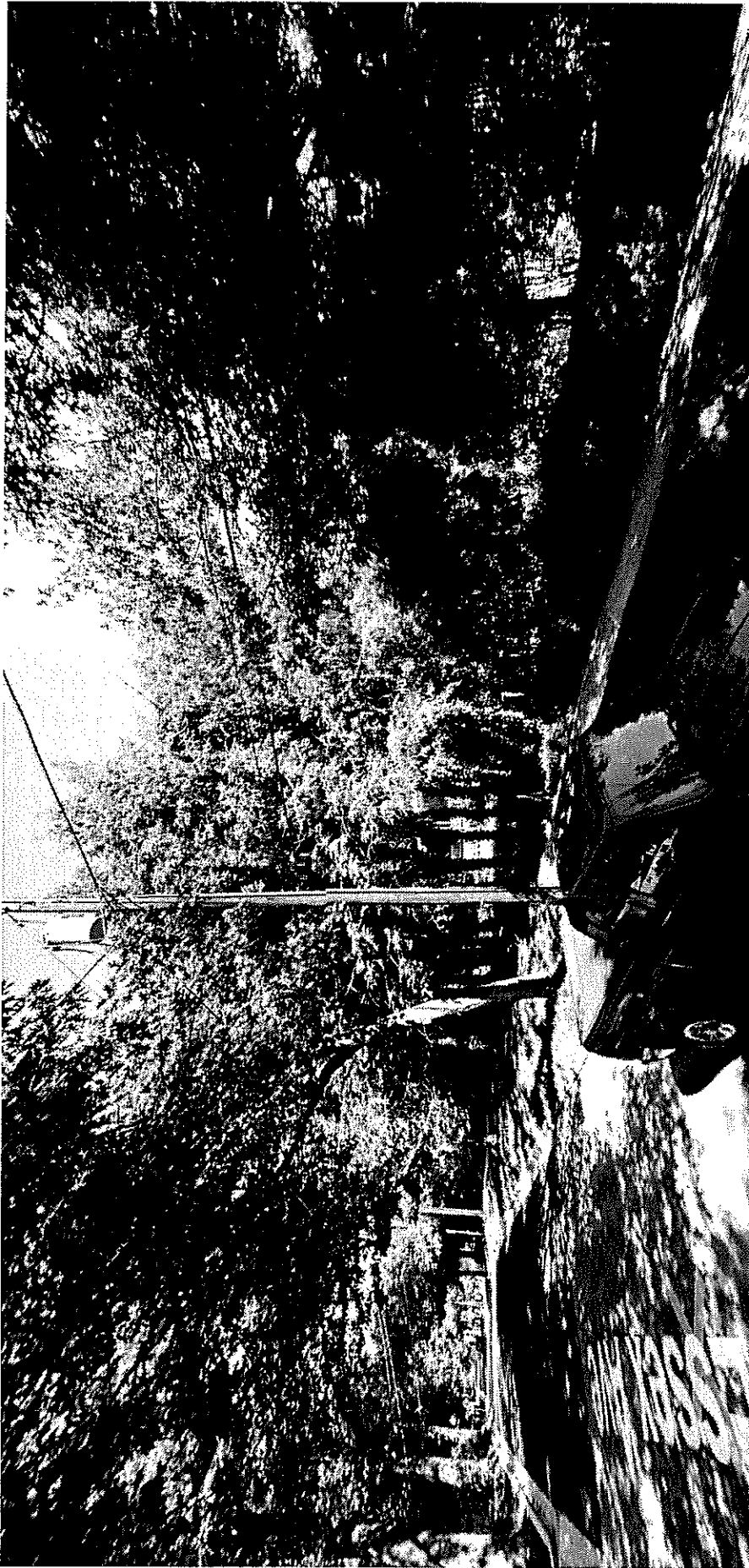
**Front Elevation.**  
View from End of Driveway.

Image Source: Google.com

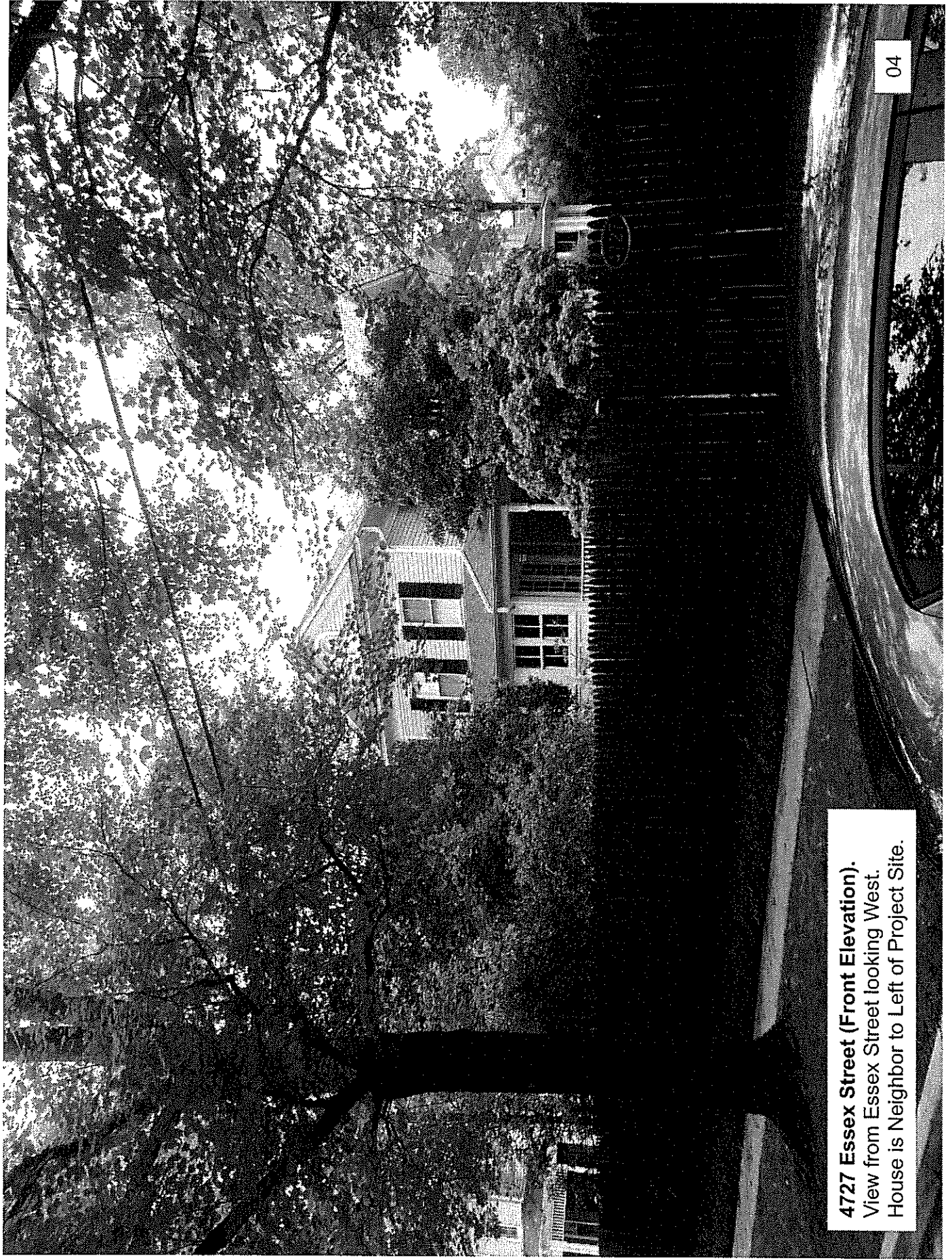


**Front Elevation.**  
View from Essex Street looking North-West.

Image Source: Google.com



**Street View.**  
View from Essex Street looking West.  
House on Right, Beyond Tree Cover.

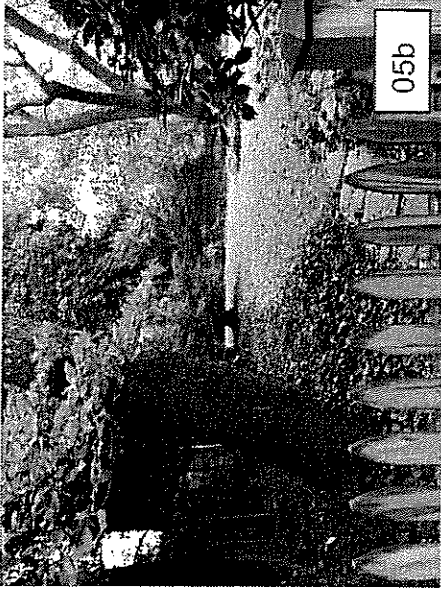


**4727 Essex Street (Front Elevation).**  
View from Essex Street looking West.  
House is Neighbor to Left of Project Site.

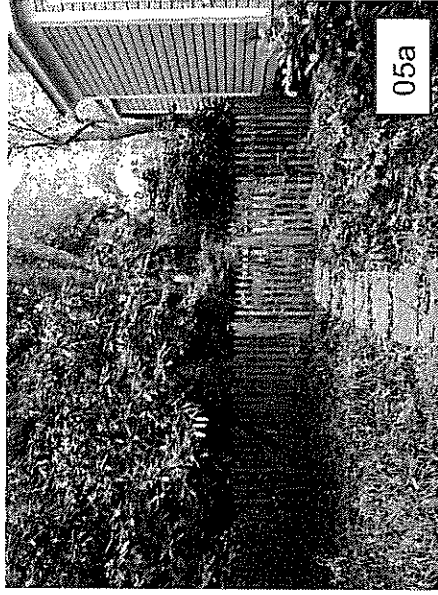




**Driveway.**  
View from Essex Street.



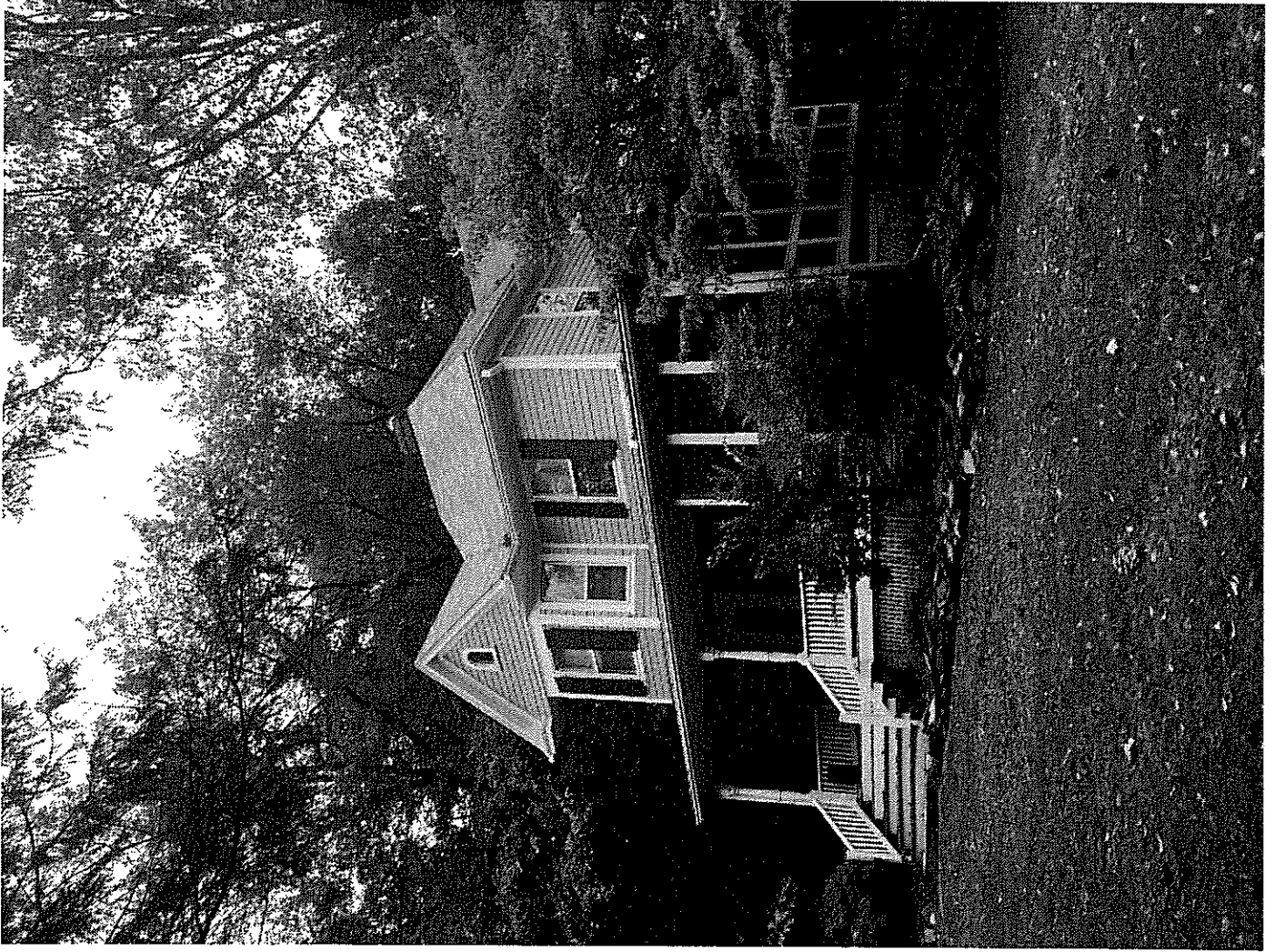
**Rear Yard.**  
View from Fence.



**Path from Drive to Rear Yard.**  
View from Driveway.



**Front Elevation.**  
Close-Up View.



**Front Elevation.**  
View looking West at Front Yard.





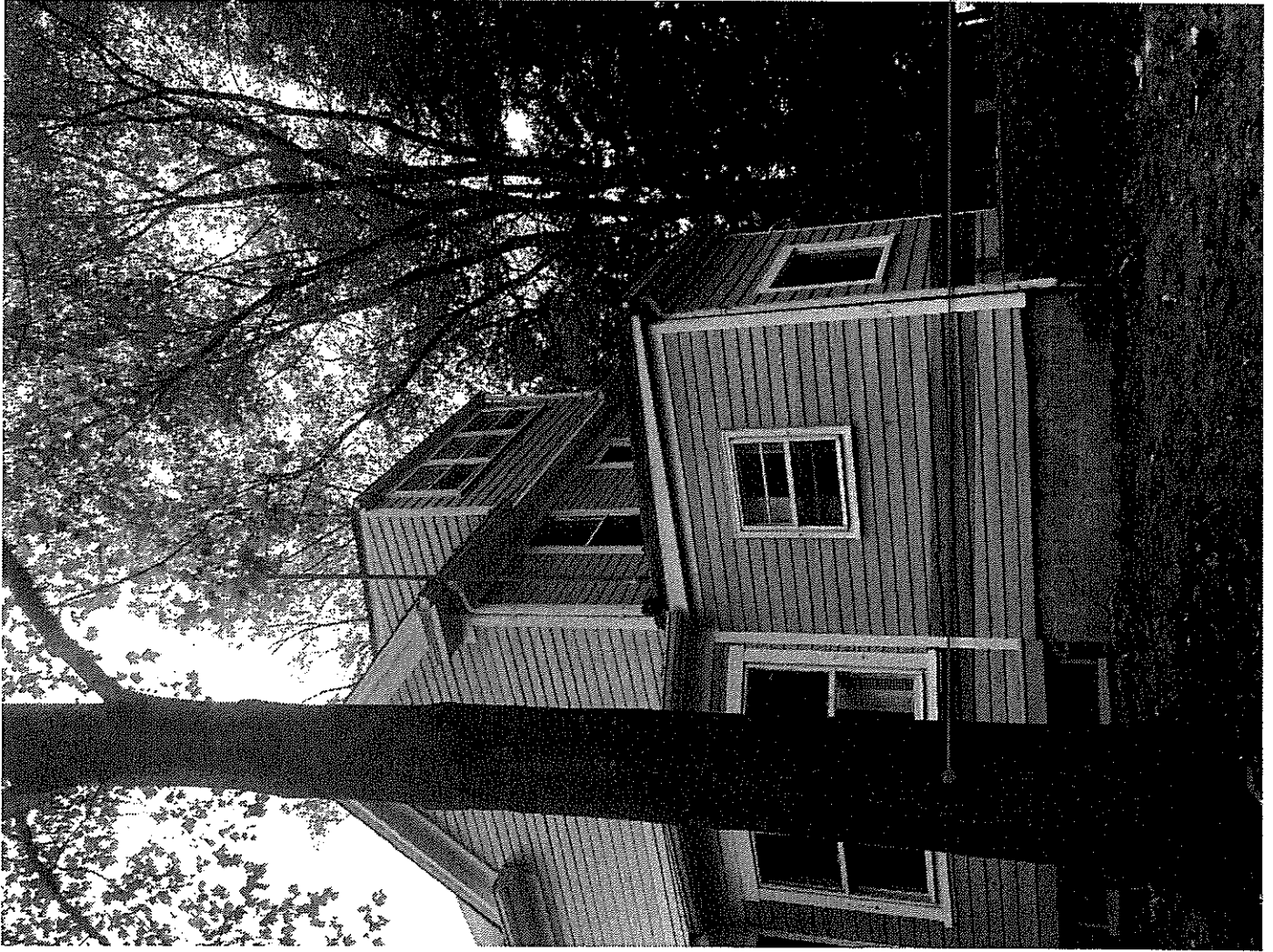
T12.  
28" Poplar proposed to be removed  
to accommodate new house  
foundation and overdig.

**Side Elevation.**  
View looking at Right Yard.



T10.  
46" Empress in decline.  
To be removed.

**Rear Elevation.**  
View looking at Rear Yard from Deck.



T12.  
28" Poplar proposed to be removed  
to accommodate new house  
foundation and overdig.

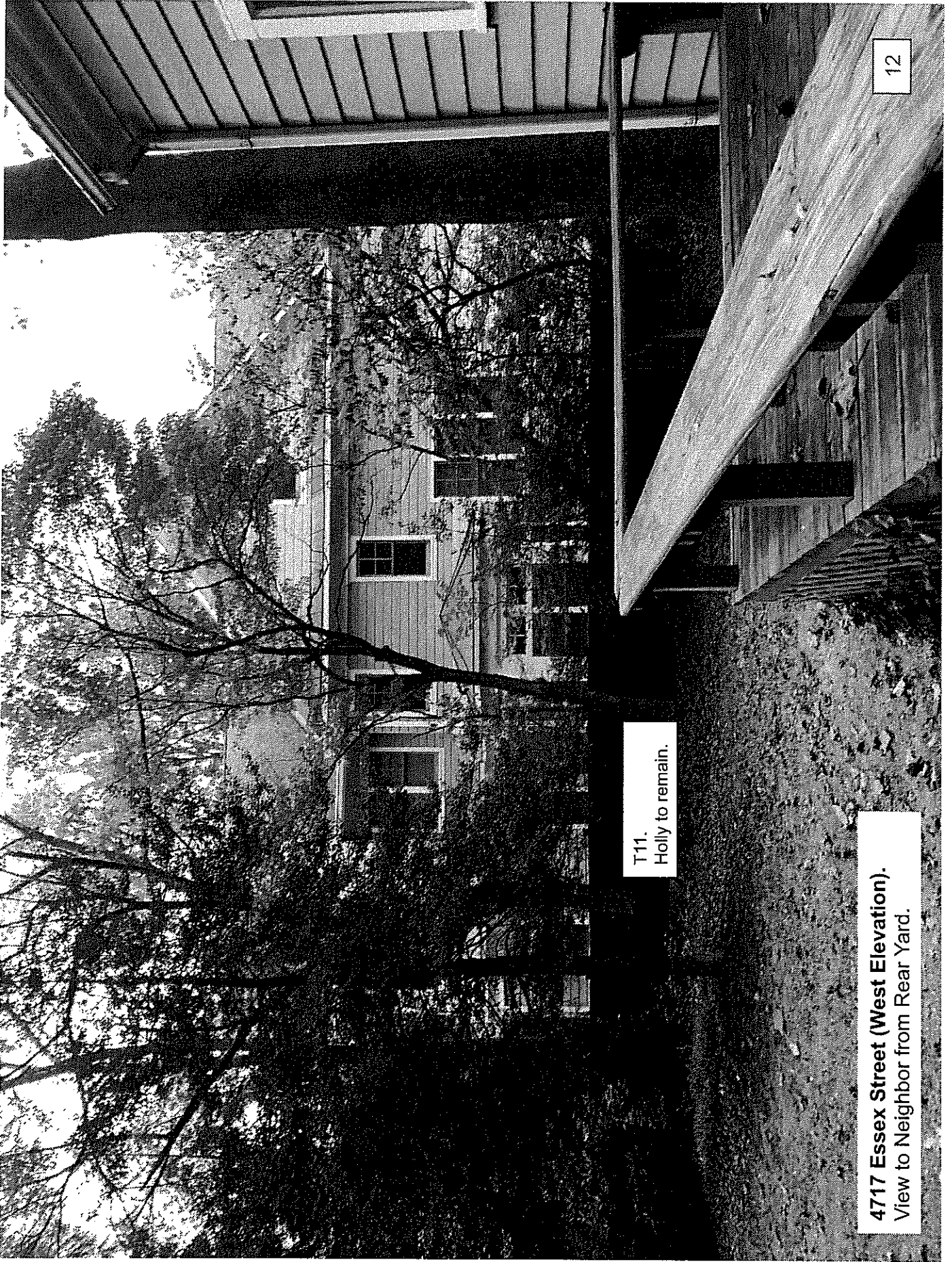
**Partial Side Elevation.**  
View looking West.



T4.  
18" Black Cherry proposed to be removed to  
accommodate extended driveway.

**Partial Rear Elevation.**  
View looking South.





12

T11.  
Holly to remain.

**4717 Essex Street (West Elevation).**  
View to Neighbor from Rear Yard.

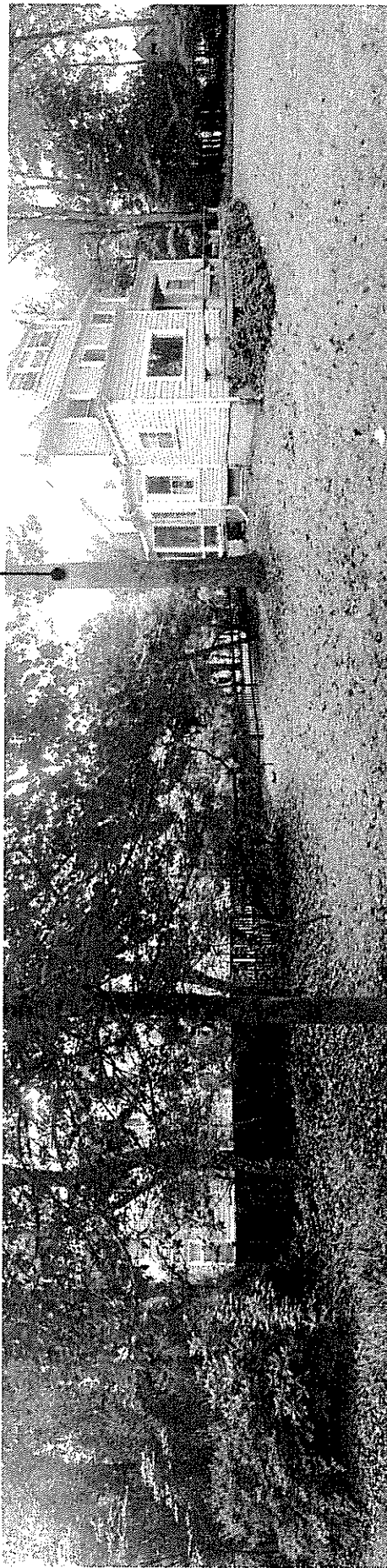
T10.  
46" Empress in decline.  
To be removed.



**Partial Side and Rear Elevation.\***  
View looking East at Rear Yard.

*\*Note: Panoramic View may cause slight distortion to image.*

T12.  
28" Poplar proposed to be removed  
to accommodate new house  
foundation and overdig.

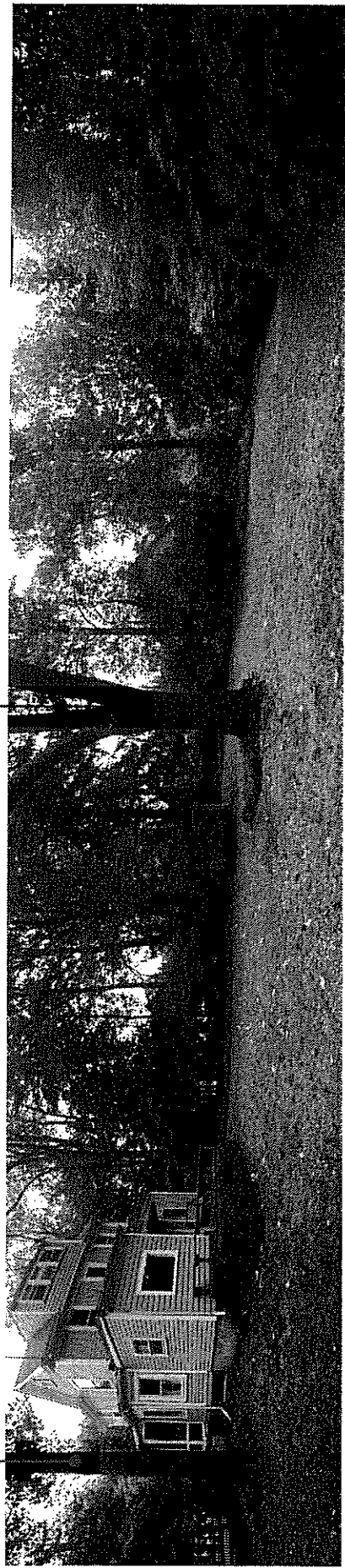


**Side and Rear Elevation.\***  
View looking West.

*\*Note: Panoramic View may cause slight distortion to image.*

T12.  
28" Poplar proposed to be removed  
to accommodate new house  
foundation and overdig.

T10.  
46" Empress in decline.  
To be removed.



**Side and Rear Elevation.\***  
View looking West at Rear Yard.

\*Note: Panoramic View may cause slight distortion to image.

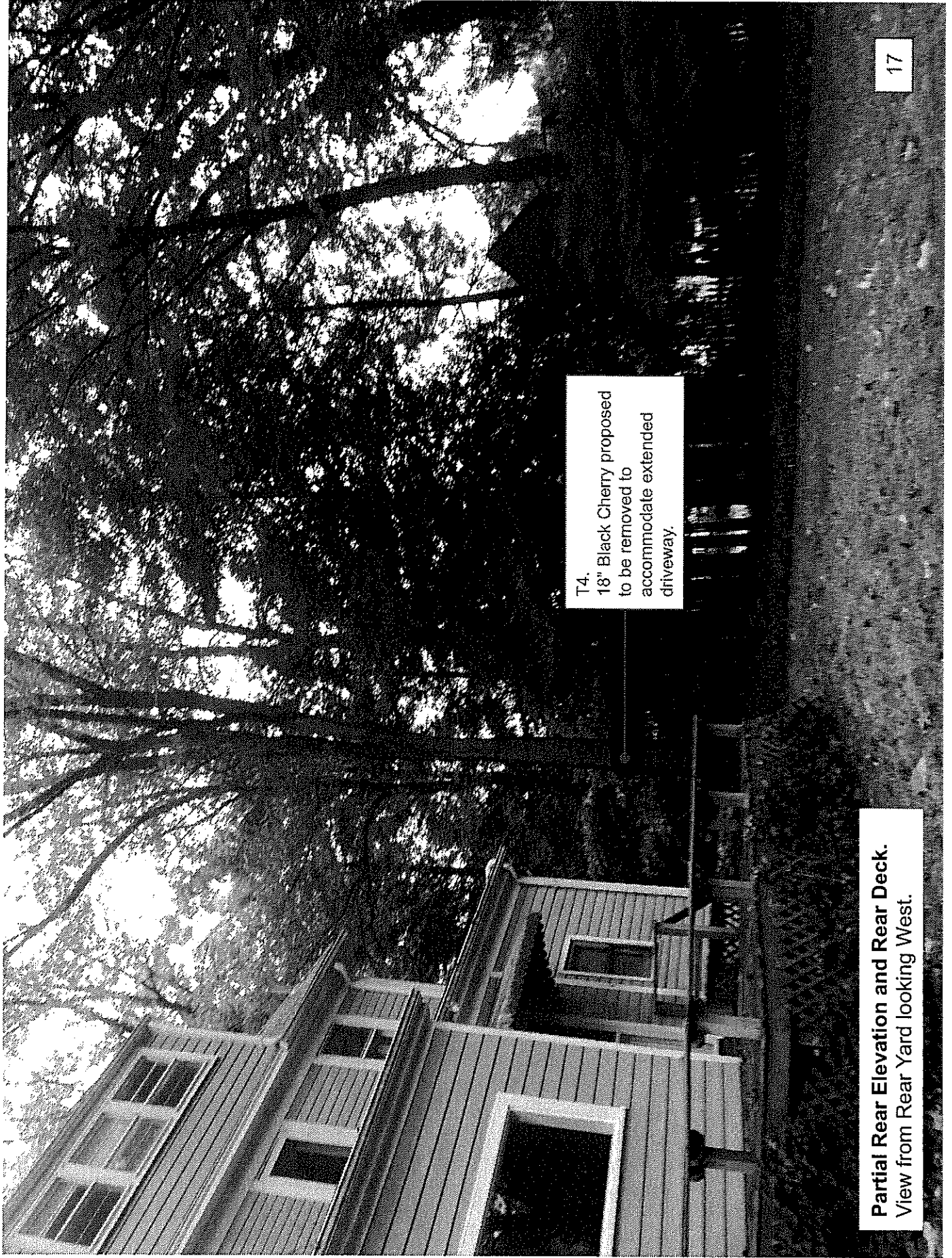




Existing one-story addition  
proposed to be removed.

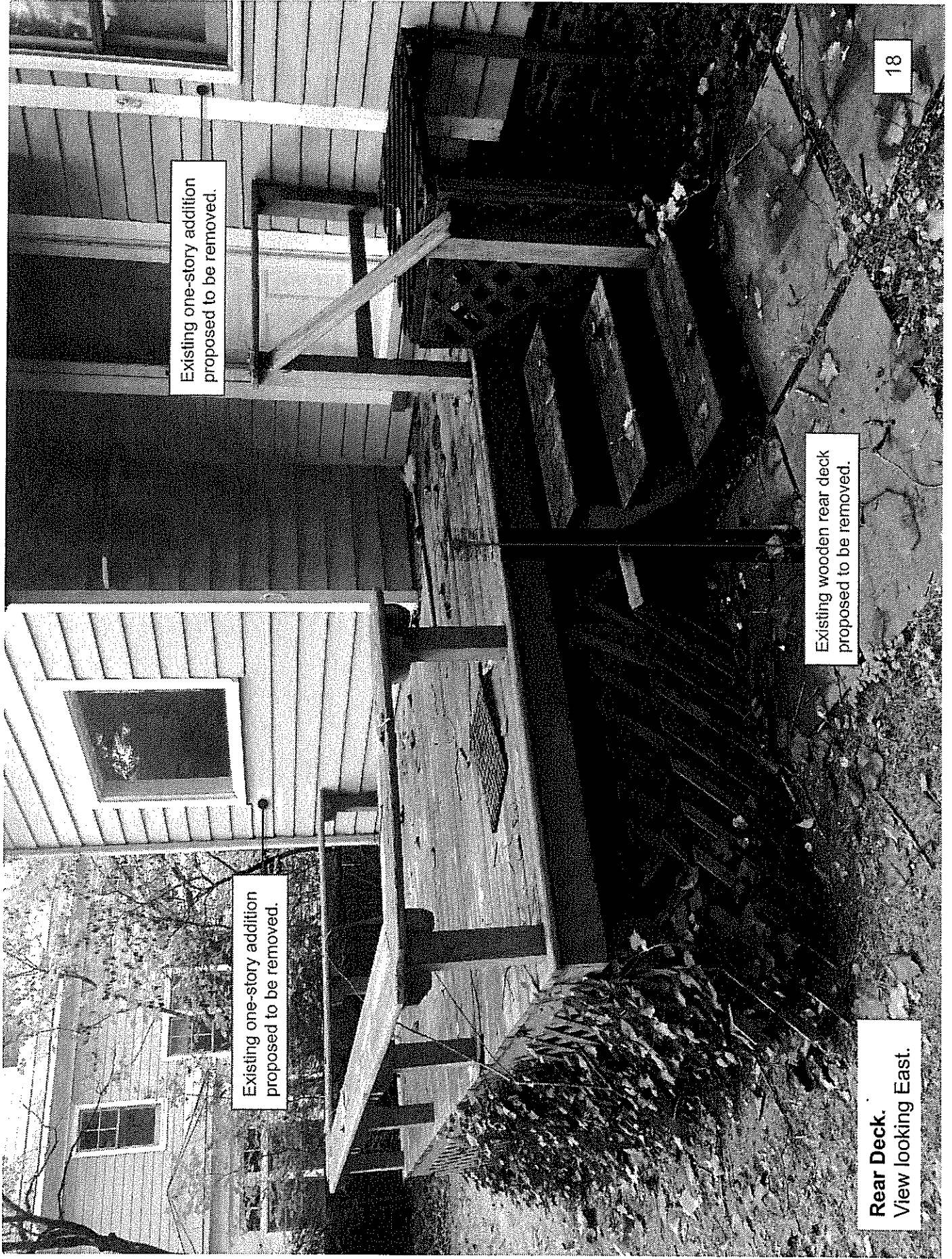
Existing wooden rear deck  
proposed to be removed.

**Rear Elevation.**  
View from Rear Yard.



T4.  
18" Black Cherry proposed  
to be removed to  
accommodate extended  
driveway.

**Partial Rear Elevation and Rear Deck.**  
View from Rear Yard looking West.



Existing one-story addition  
proposed to be removed.

Existing one-story addition  
proposed to be removed.

Existing wooden rear deck  
proposed to be removed.

Rear Deck.  
View looking East.

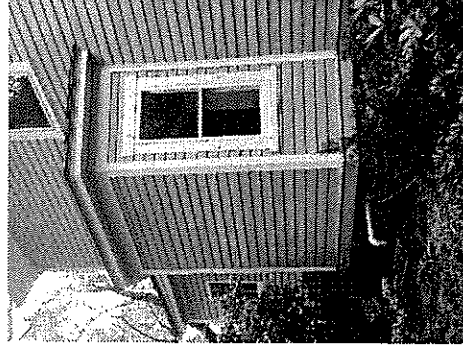




**Partial Side Elevation.**  
View looking South.



**a. Partial Side Elevation.**  
View to Second Story.



**b. Elevation Detail.**  
View at Bay Window.



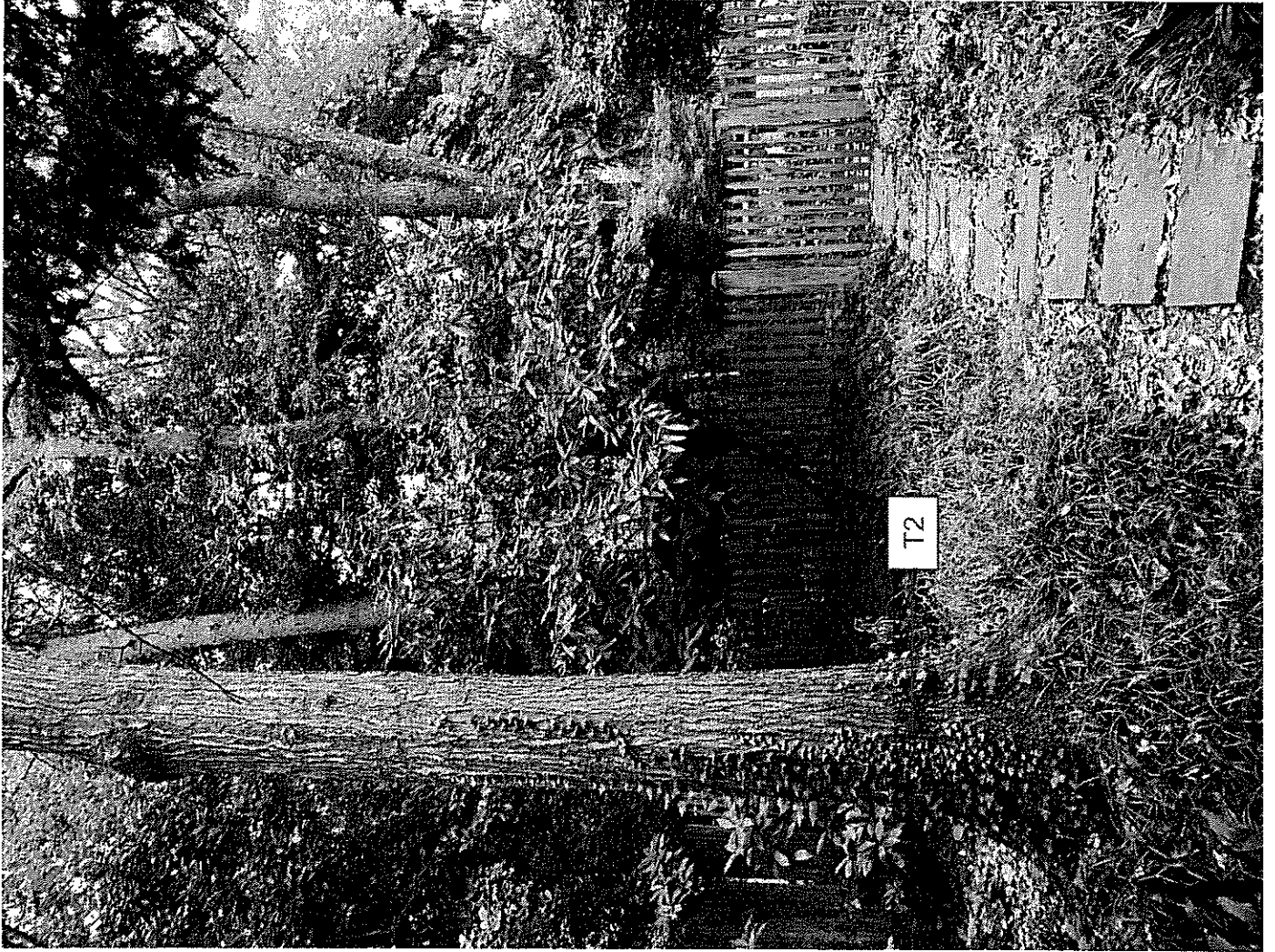
**c. Elevation Detail.**  
View to Front Porch.



## Preliminary Tree Analysis



Tree Location Diagram.



Tree Location Diagram.





Tree Location Diagram.

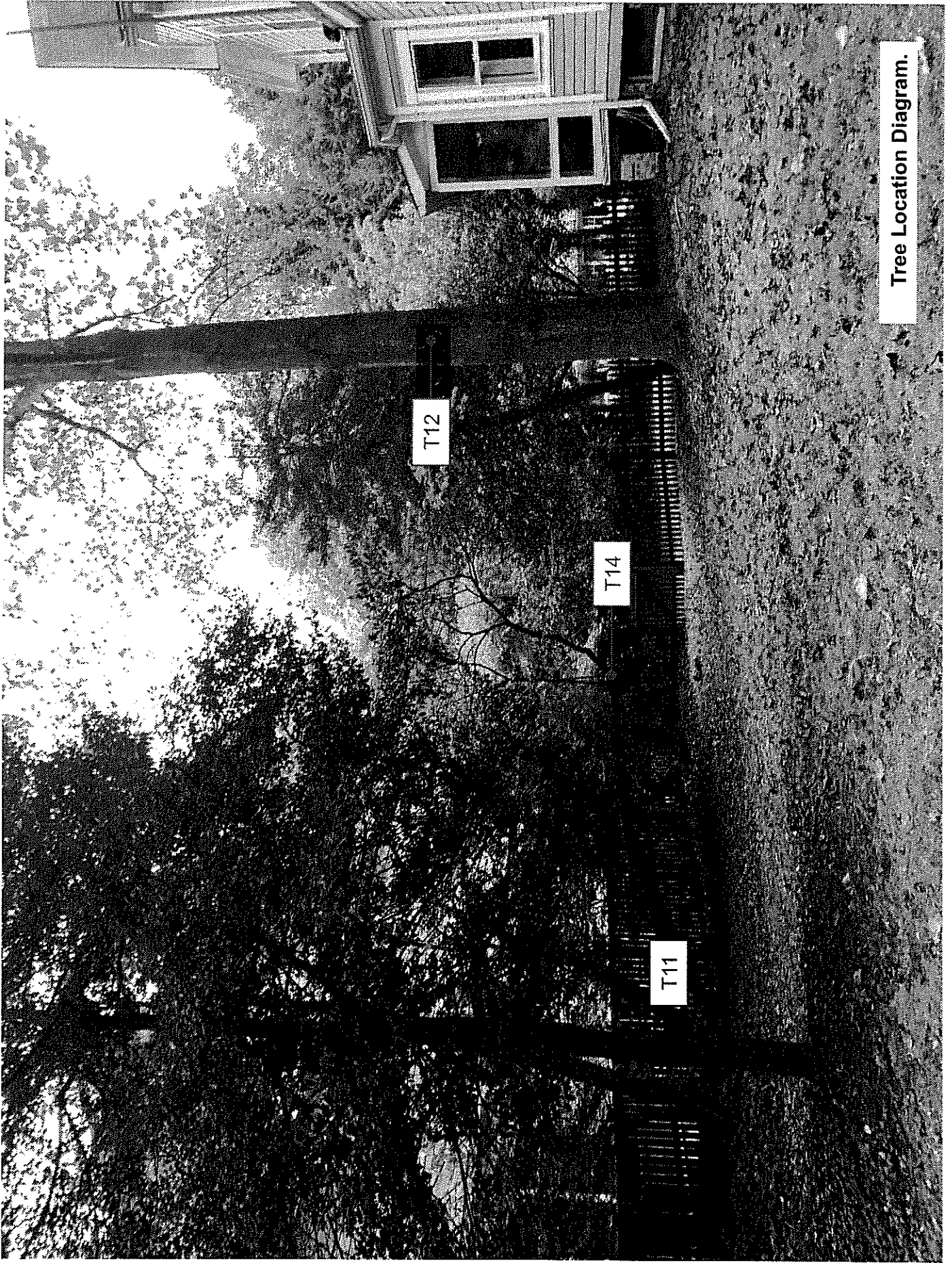




Tree Location Diagram.

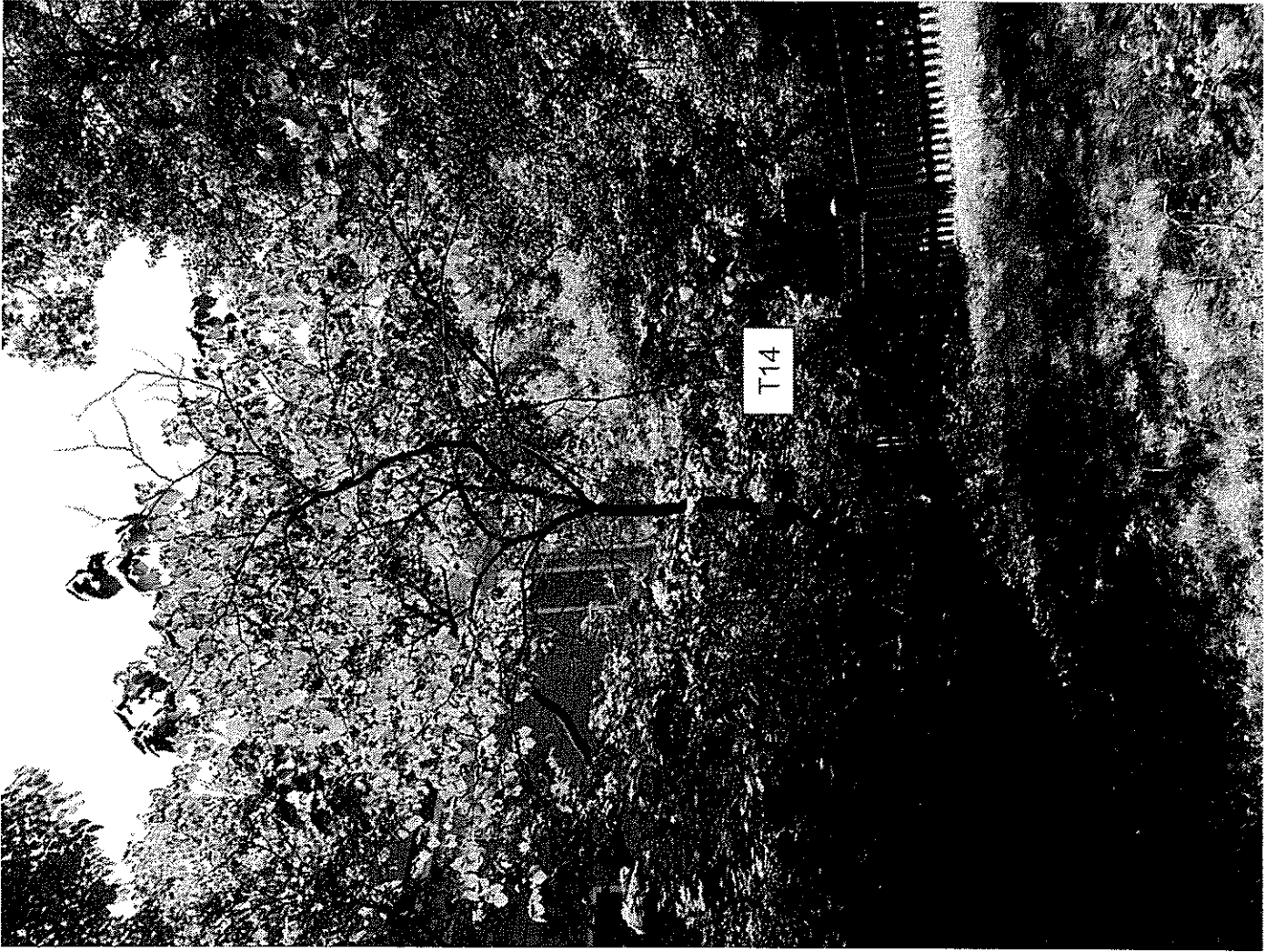


Tree Location Diagram.

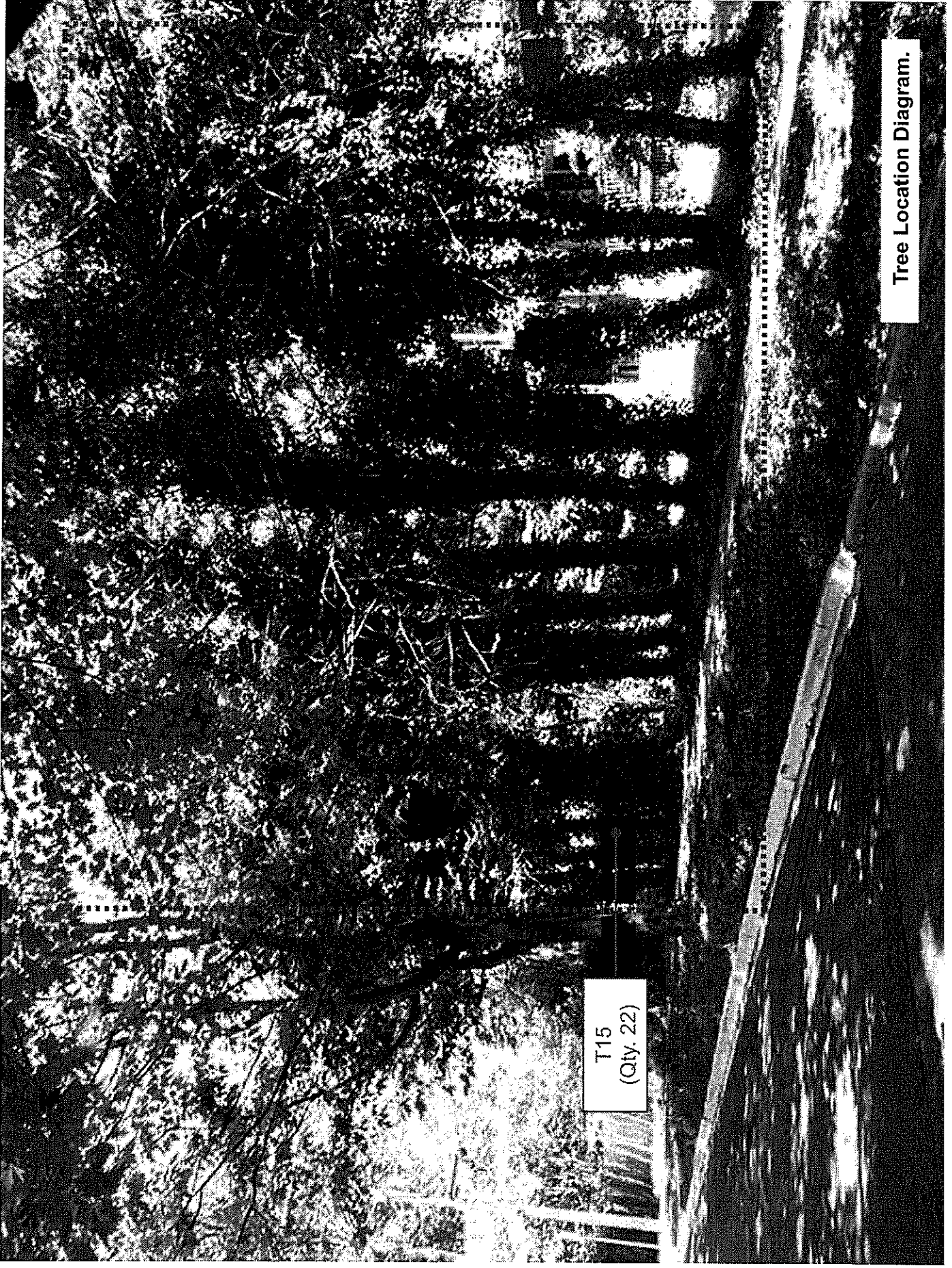


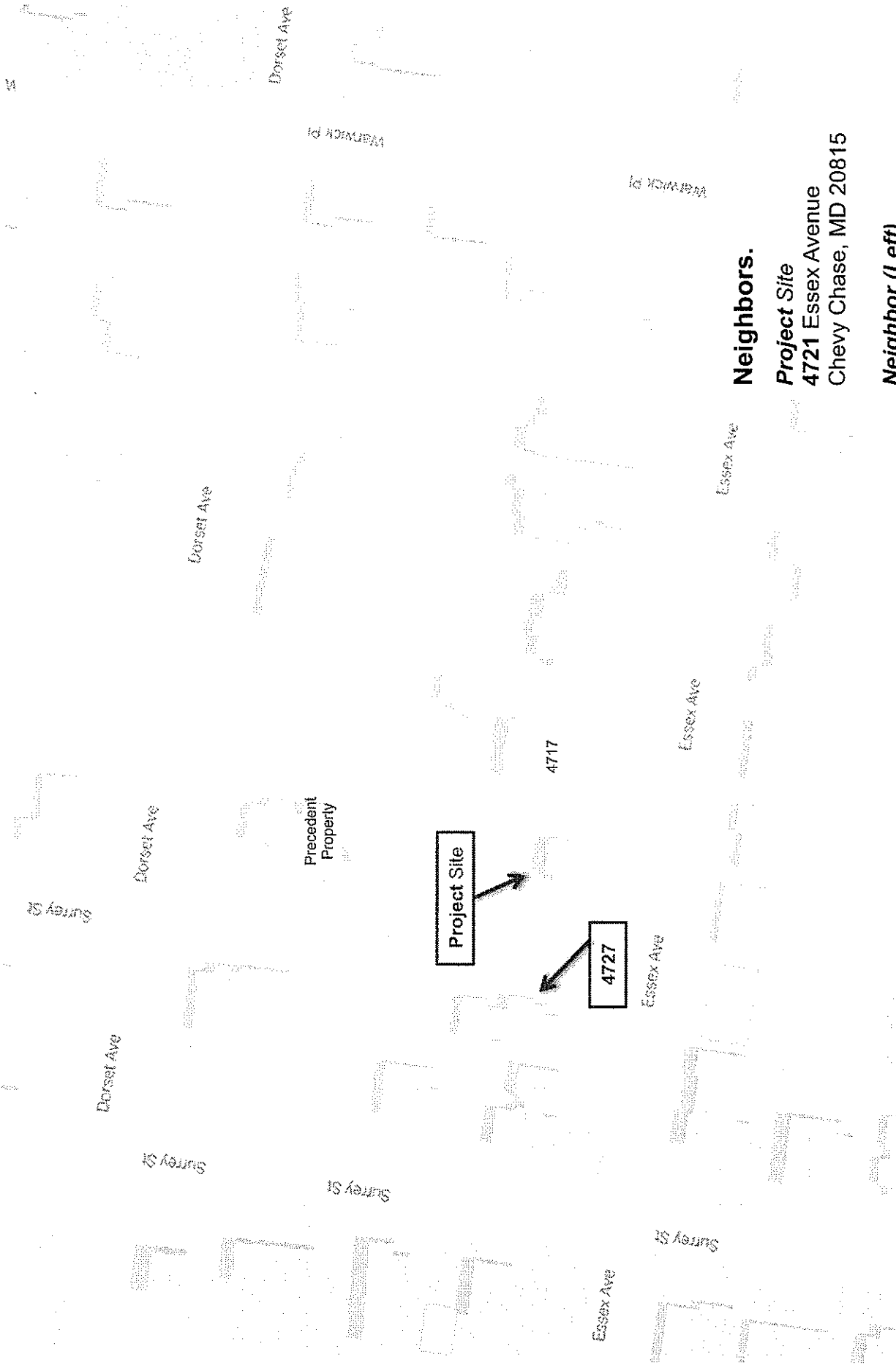
Tree Location Diagram.





Tree Location Diagram.

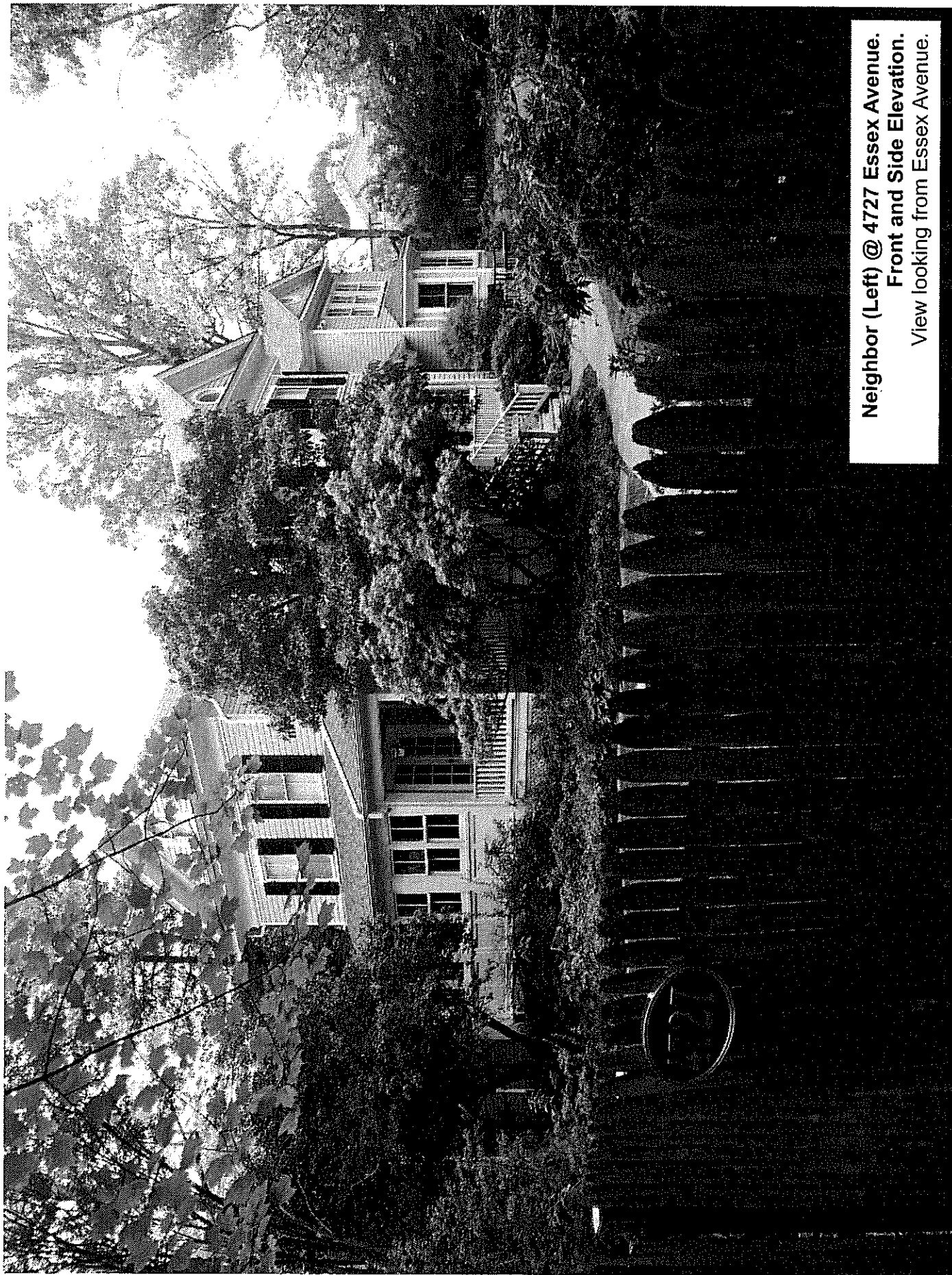




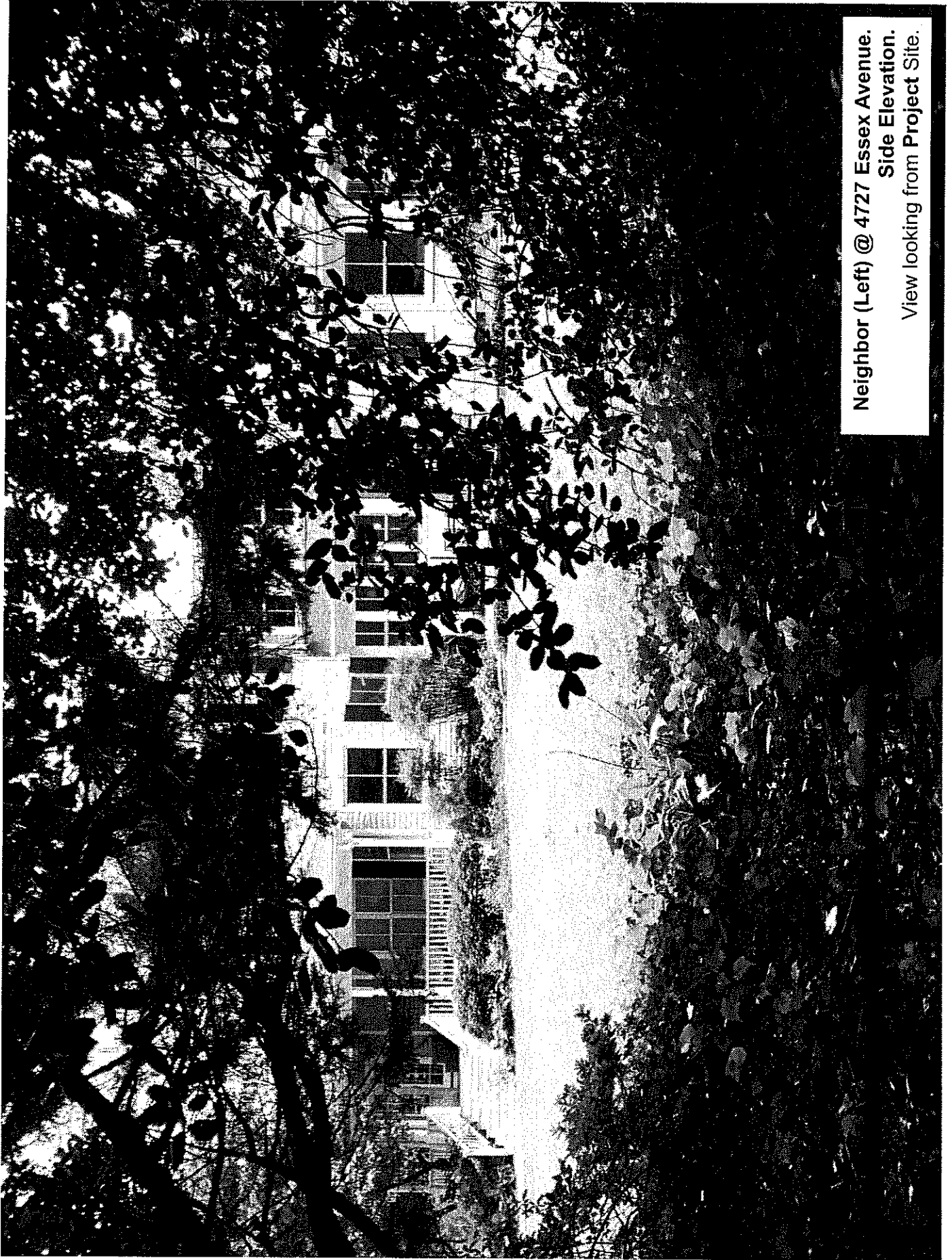
**Neighbors.**

**Project Site**  
**4721 Essex Avenue**  
Chevy Chase, MD 20815

**Neighbor (Left)**  
**4727 Essex Avenue**  
Chevy Chase, MD 20815

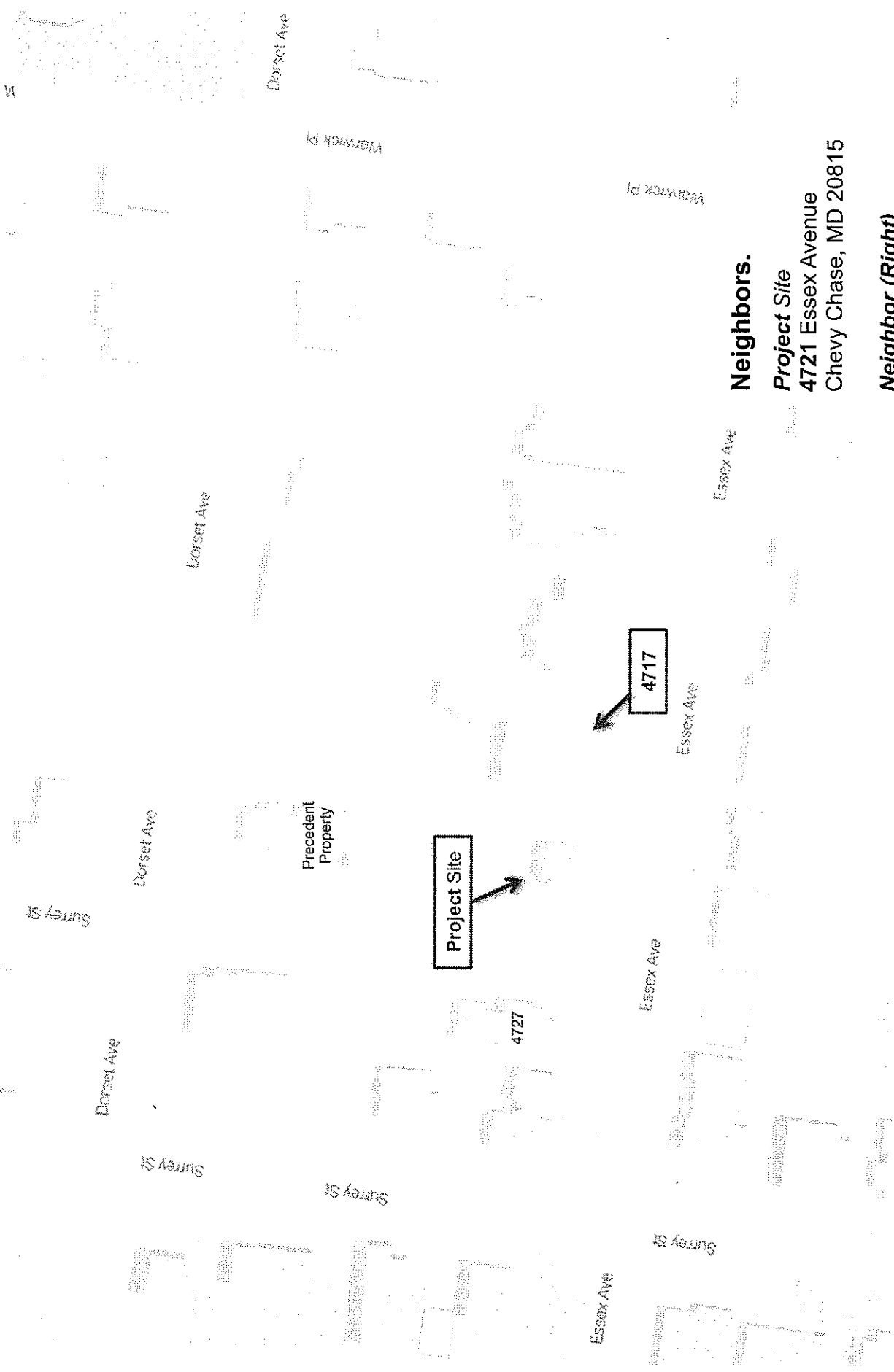


Neighbor (Left) @ 4727 Essex Avenue.  
Front and Side Elevation.  
View looking from Essex Avenue.



Neighbor (Left) @ 4727 Essex Avenue.  
Side Elevation.  
View looking from Project Site.

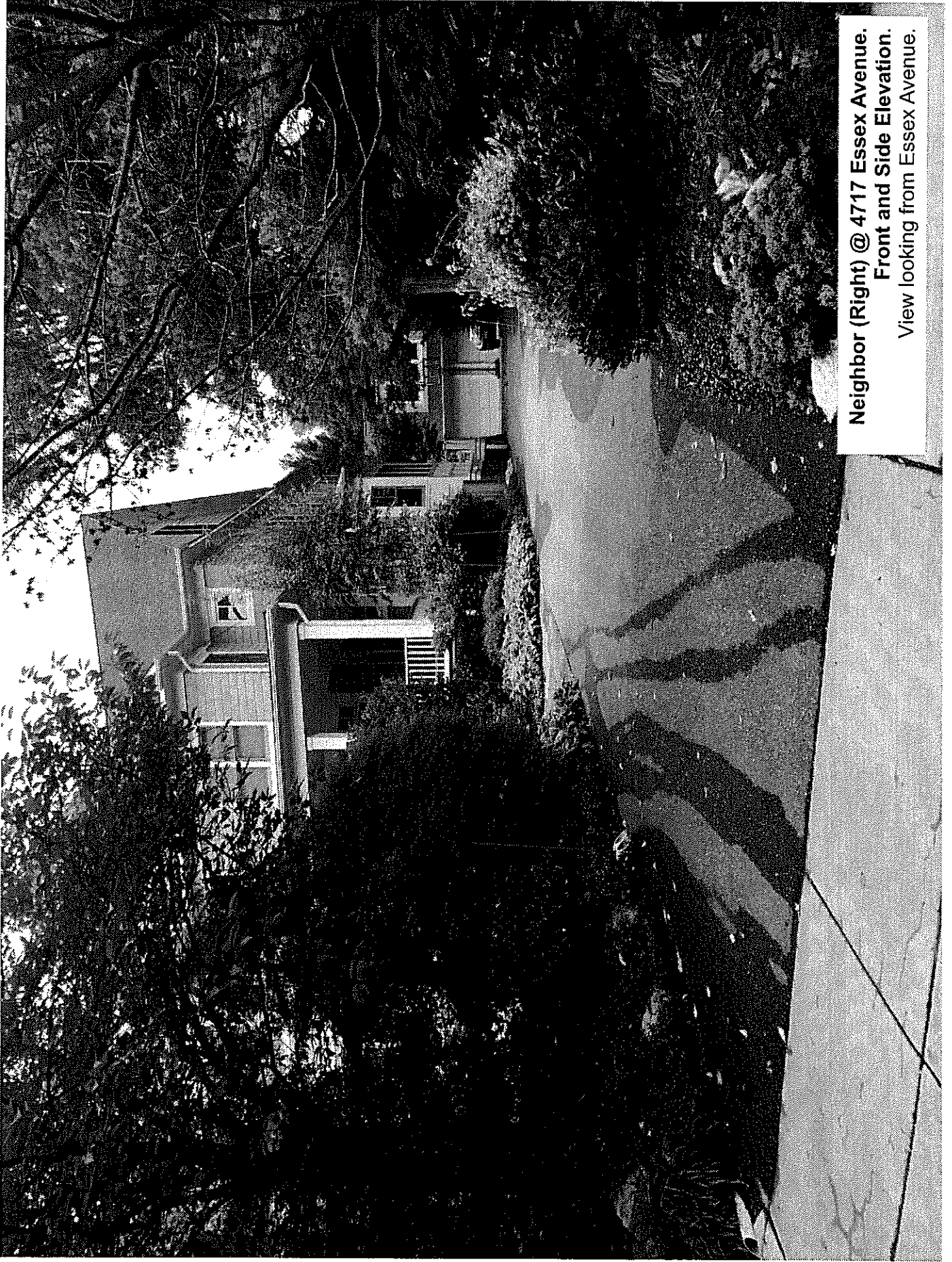




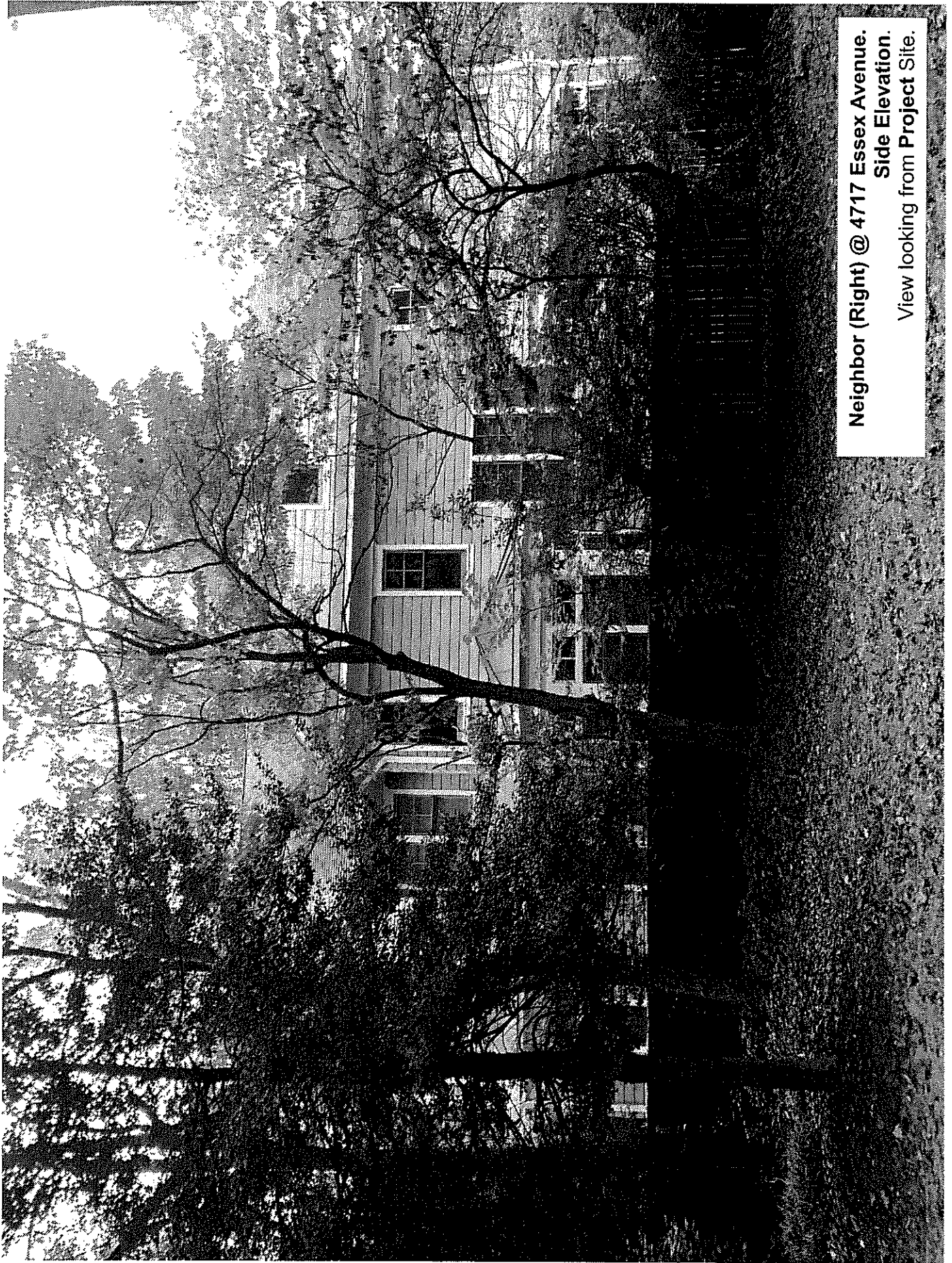
**Neighbors.**

**Project Site**  
4721 Essex Avenue  
Chevy Chase, MD 20815

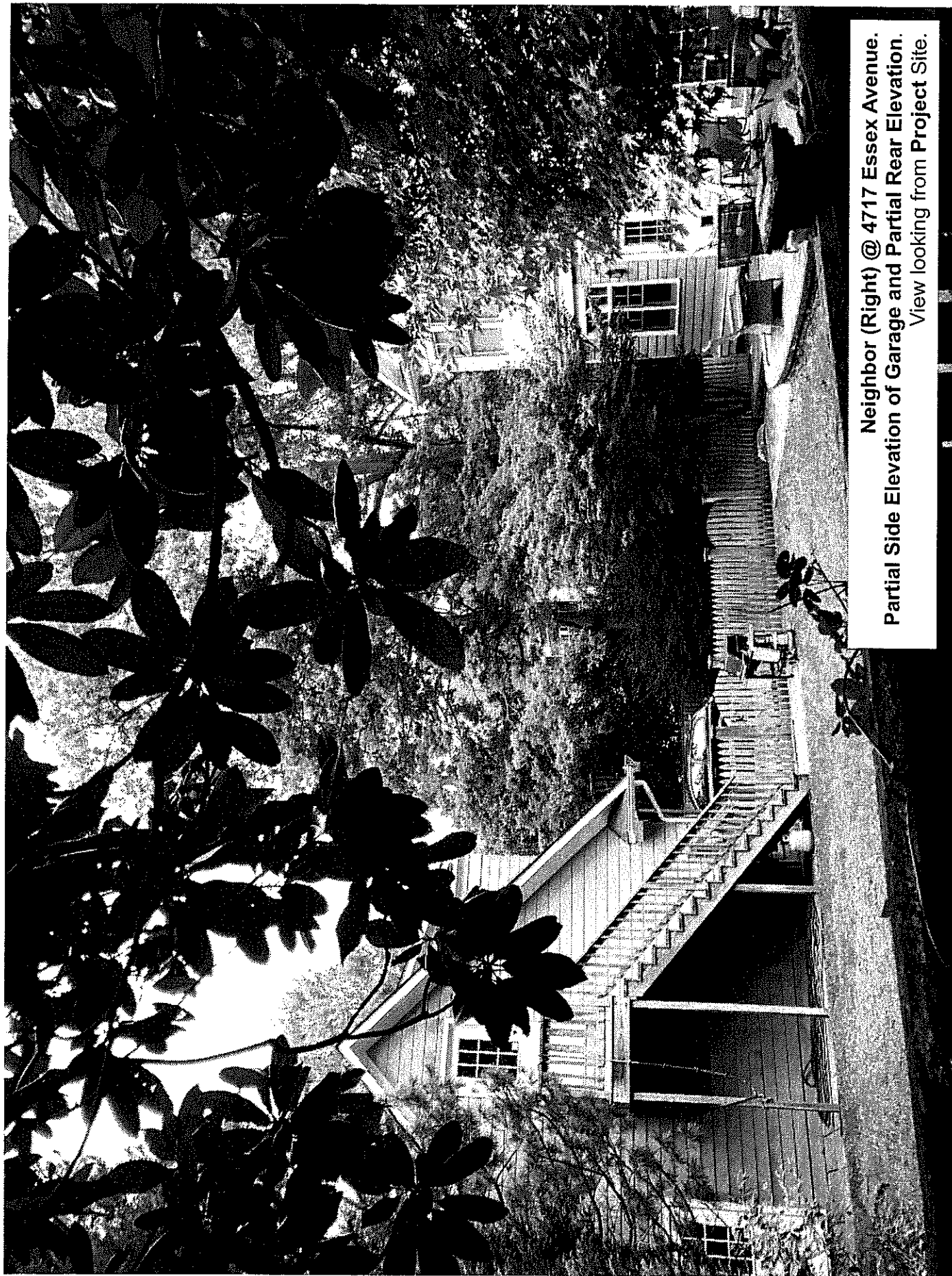
**Neighbor (Right)**  
4717 Essex Avenue  
Chevy Chase, MD 20815



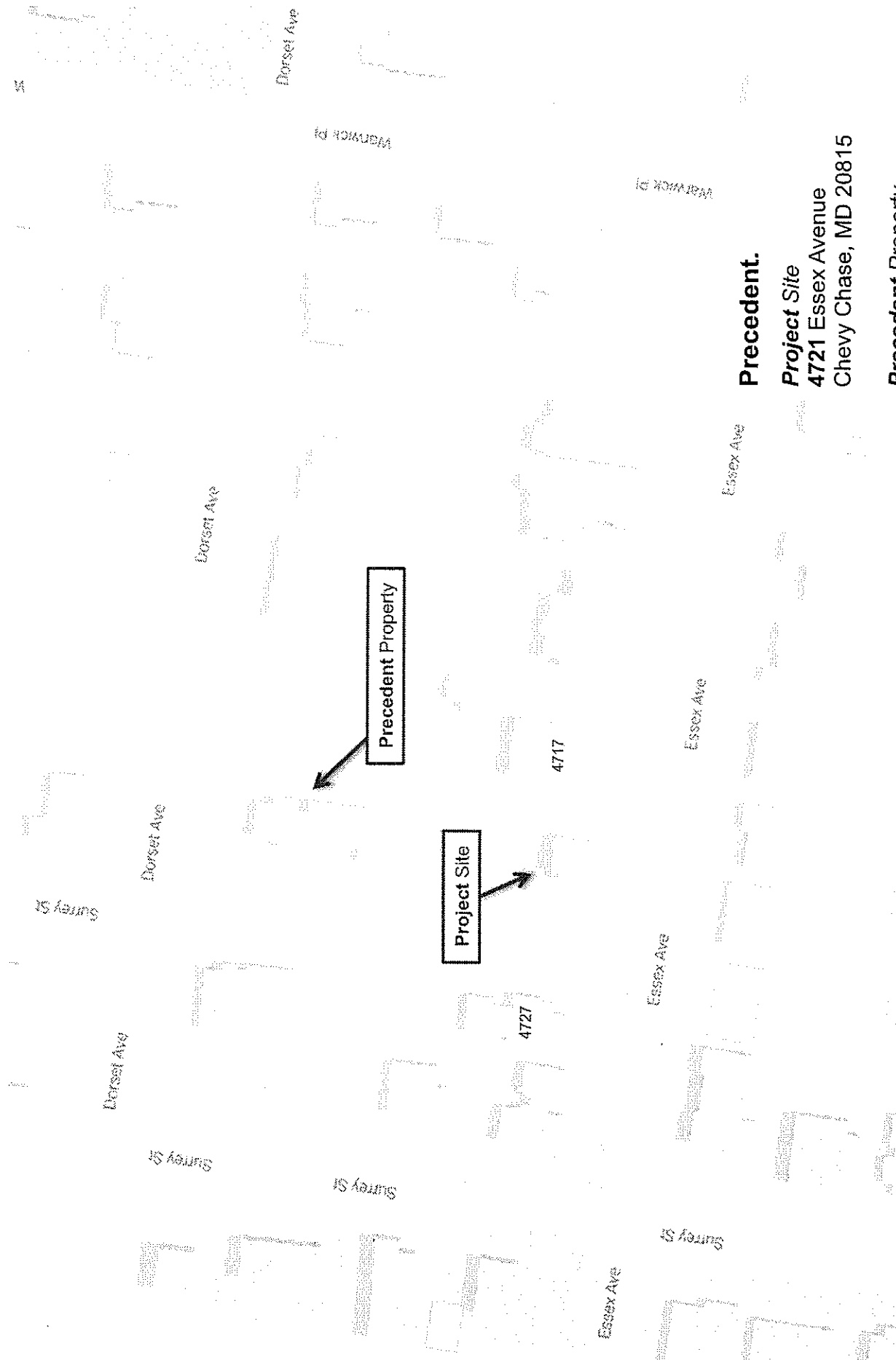
Neighbor (Right) @ 4717 Essex Avenue.  
Front and Side Elevation.  
View looking from Essex Avenue.



**Neighbor (Right) @ 4717 Essex Avenue.**  
**Side Elevation.**  
View looking from Project Site.



Neighbor (Right) @ 4717 Essex Avenue.  
Partial Side Elevation of Garage and Partial Rear Elevation.  
View looking from Project Site.

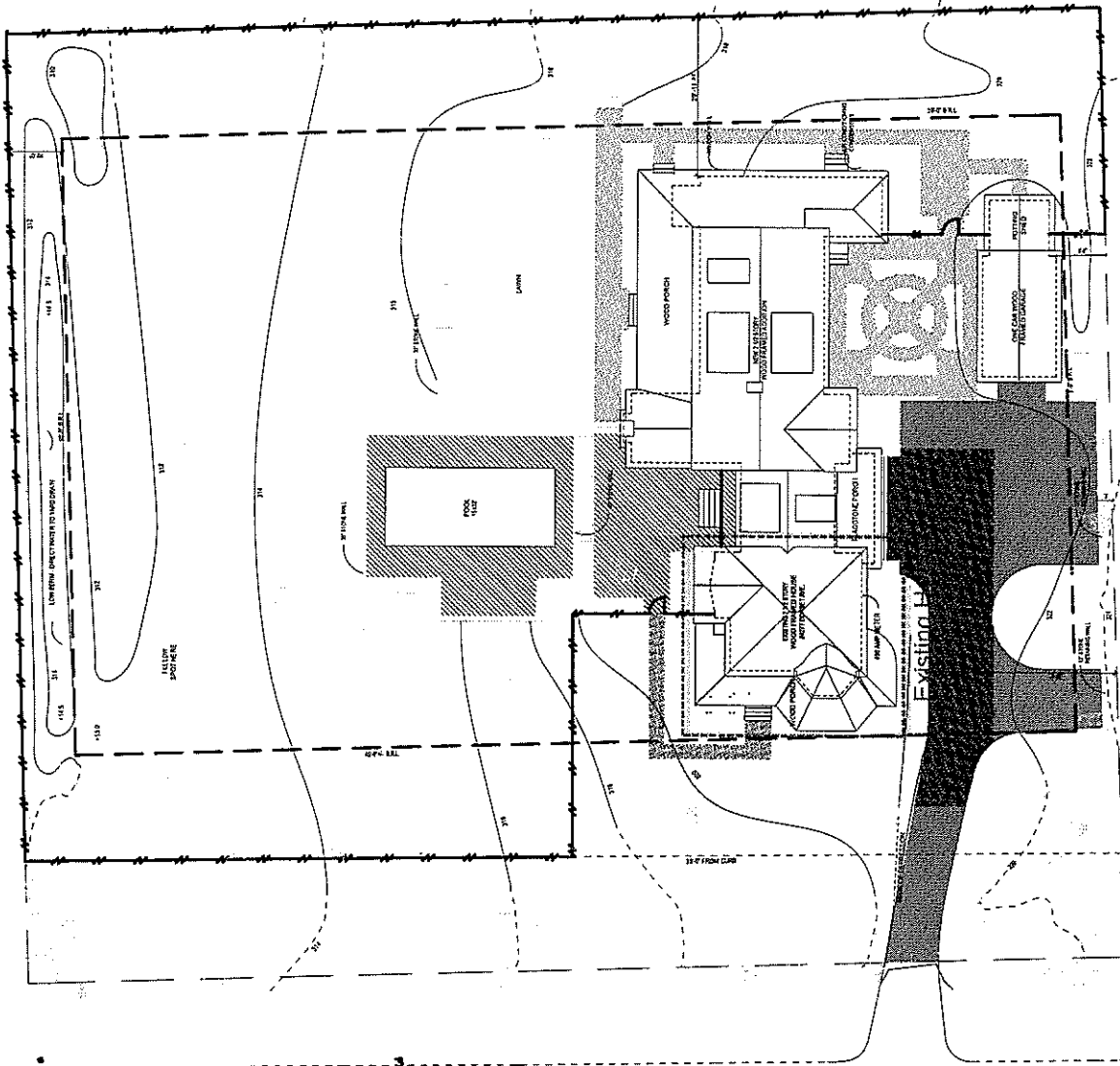


**Precedent.**

**Project Site**  
4721 Essex Avenue  
Chevy Chase, MD 20815

**Precedent Property**  
4722 Dorset Avenue  
Chevy Chase, MD 20815



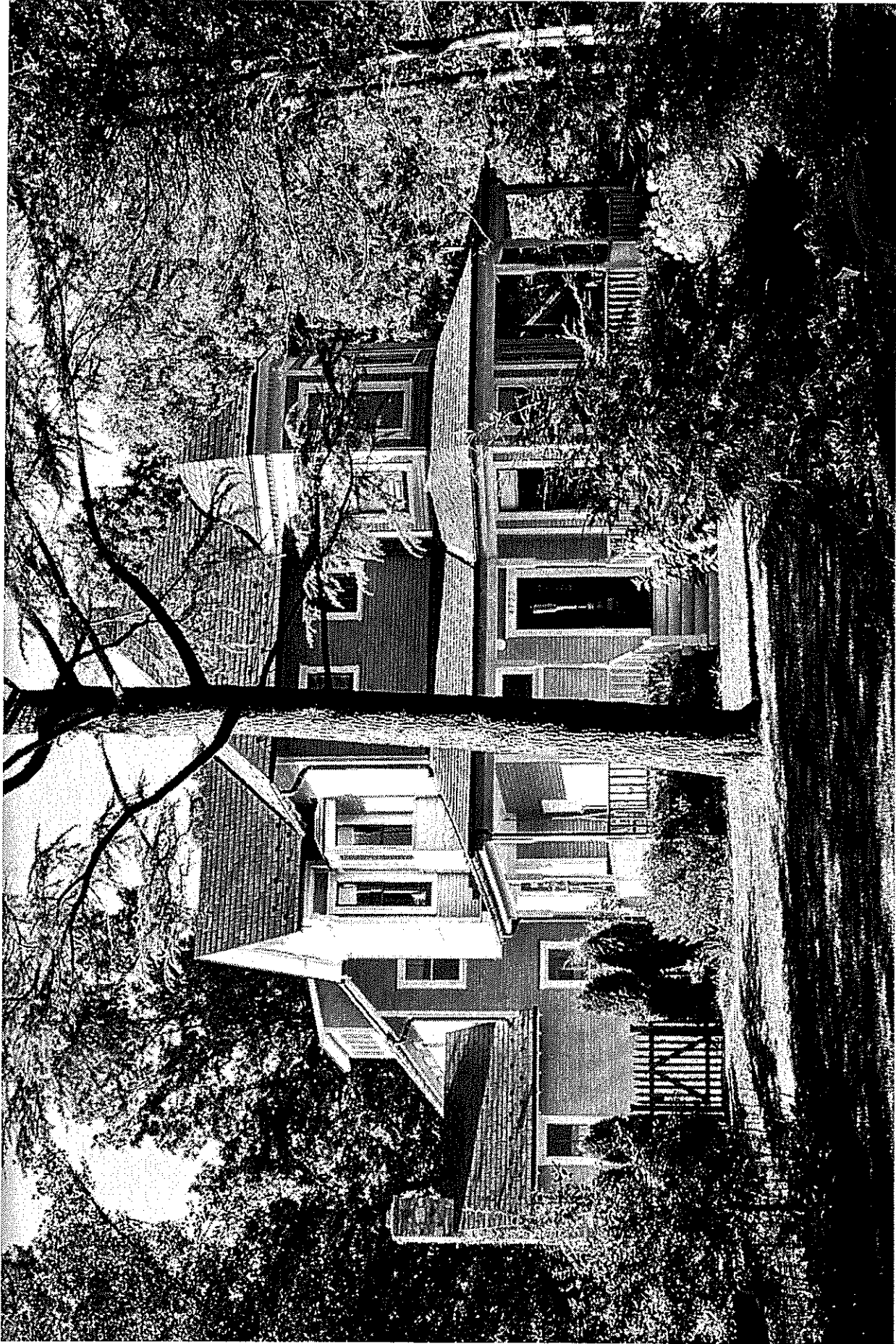


Scale: N.T.S.

**Precedent @ 4722 Dorset Avenue.**  
Site Plan.

[illegible]

☐ **Available**  
☐ **Out of stock**  
☐ **Pre-order**



Precedent @ 4722 Dorset Avenue.  
Front Elevation facing Dorset Avenue.

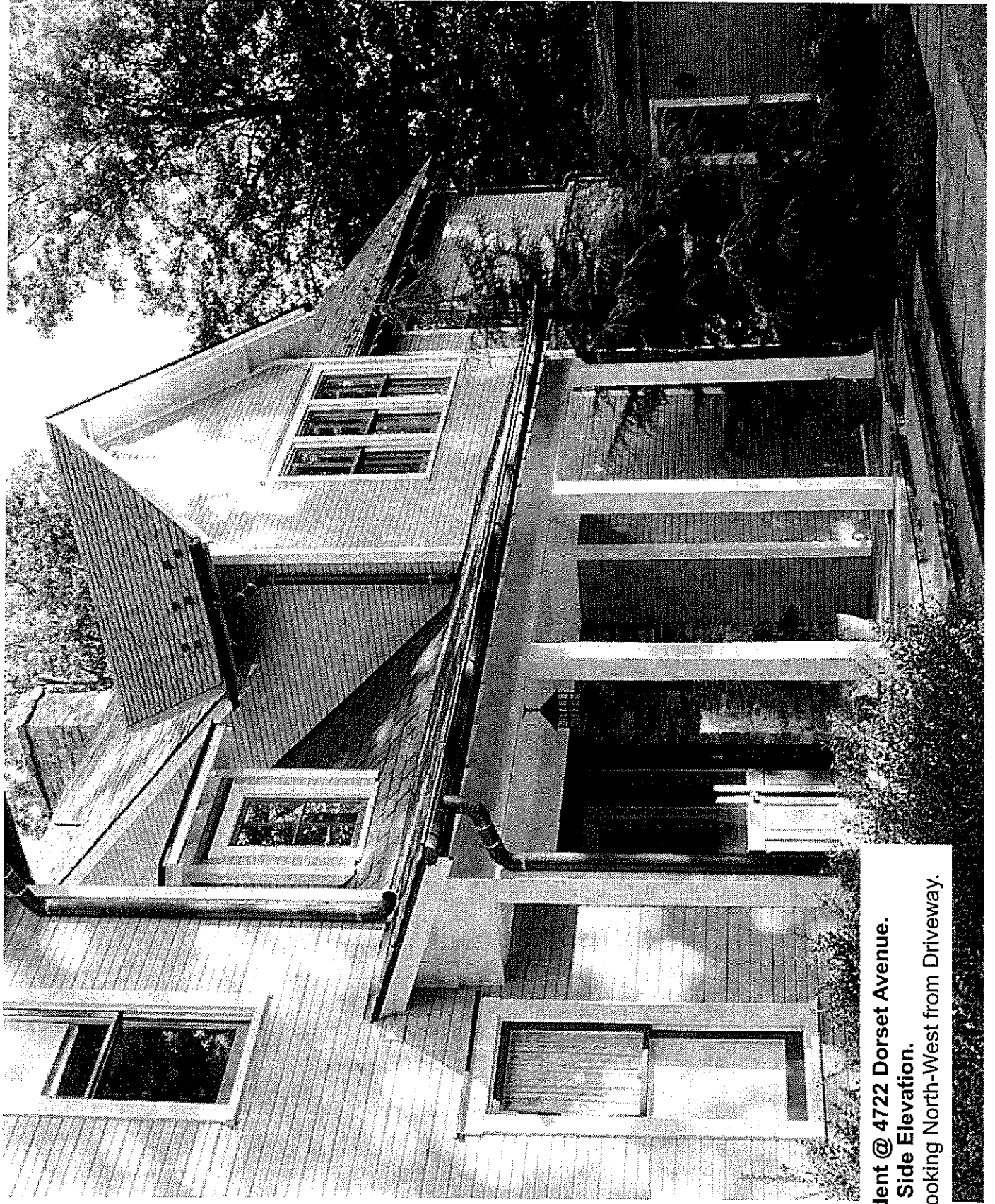


Precedent @ 4722 Dorset Avenue.  
Partial Front Elevation.  
View looking up Driveway.

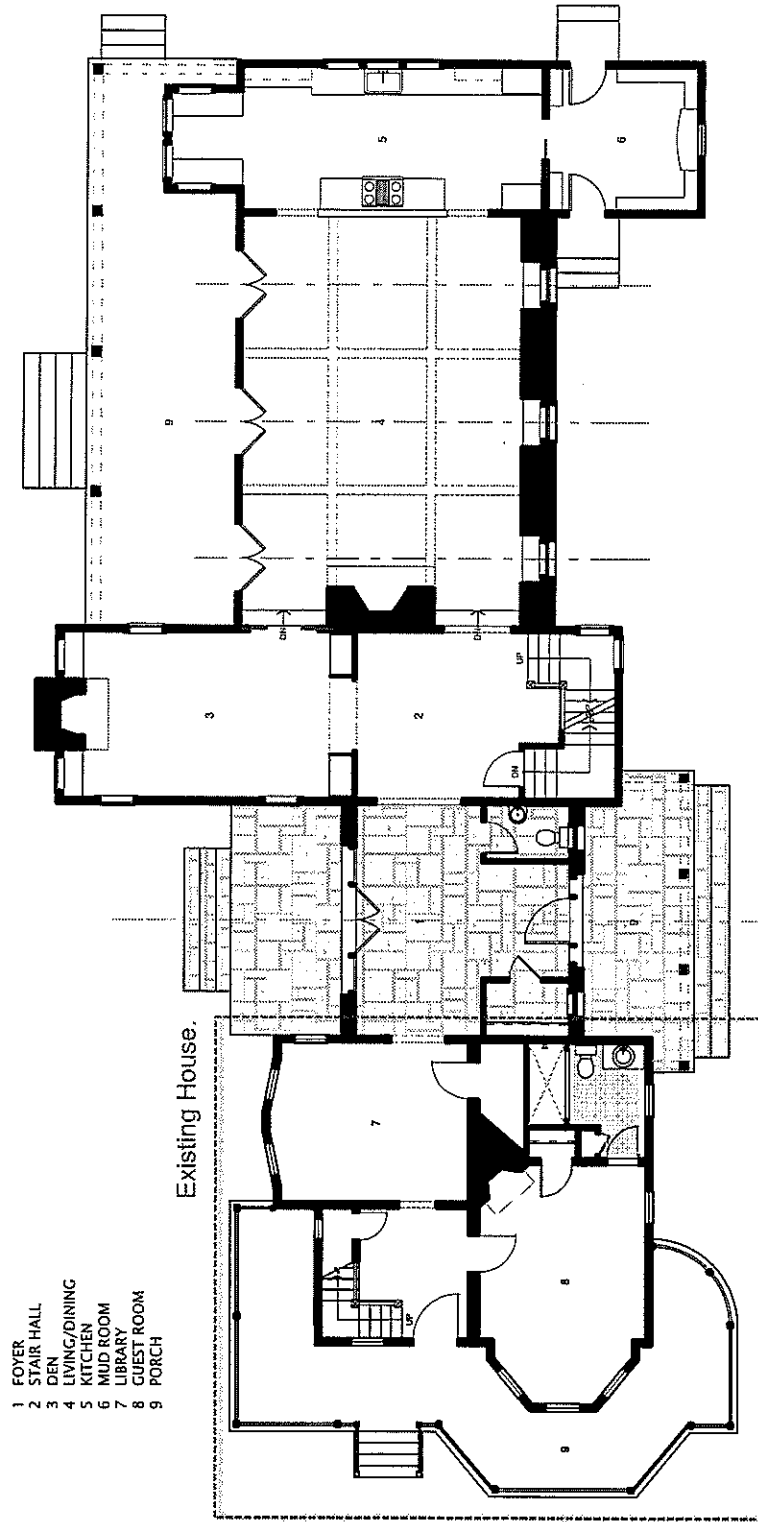




**Precedent @ 4722 Dorset Avenue.**  
**Garage Elevation and Partial Front Elevation.**  
View looking up Driveway.



**Precedent @ 4722 Dorset Avenue.**  
**Partial Side Elevation.**  
View Looking North-West from Driveway.



Precedent @ 4722 Dorset Avenue.  
First Floor Plan.

## Kyne, Michael

---

**From:** Rich Charnovich, Manager <manager@townofsomerset.com>  
**Sent:** Tuesday, June 06, 2017 11:13 AM  
**To:** Kyne, Michael  
**Cc:** Ventura Nicole; VENDOR-TOS Engineering Consultant - Doug Lohmeyer; VENDOR - Town Arborist - Tolbert Feather; adecker@annedeckerarchitects.com; team@fendrickdesign.com  
**Subject:** 4721 Essex Avenue Panel Review on June 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Kyne,

At its June 5 meeting, The Town Council, acting as the Local Advisory Panel to the HPC, recommended the following for 4721 Essex Avenue:

- two story addition to the rear of the house
- construct a one story garage at the rear of the house
- rebuild the existing retaining wall and front walk
- demolish the existing deck, shed and tree house at the at the rear of the house
- construct a fence around the garden
- remove several trees depending on the final plan that is submitted to the Town of Somerset for a building permit

Please let the Town of Somerset know if you have any questions.

Thanks,

Rich Charnovich

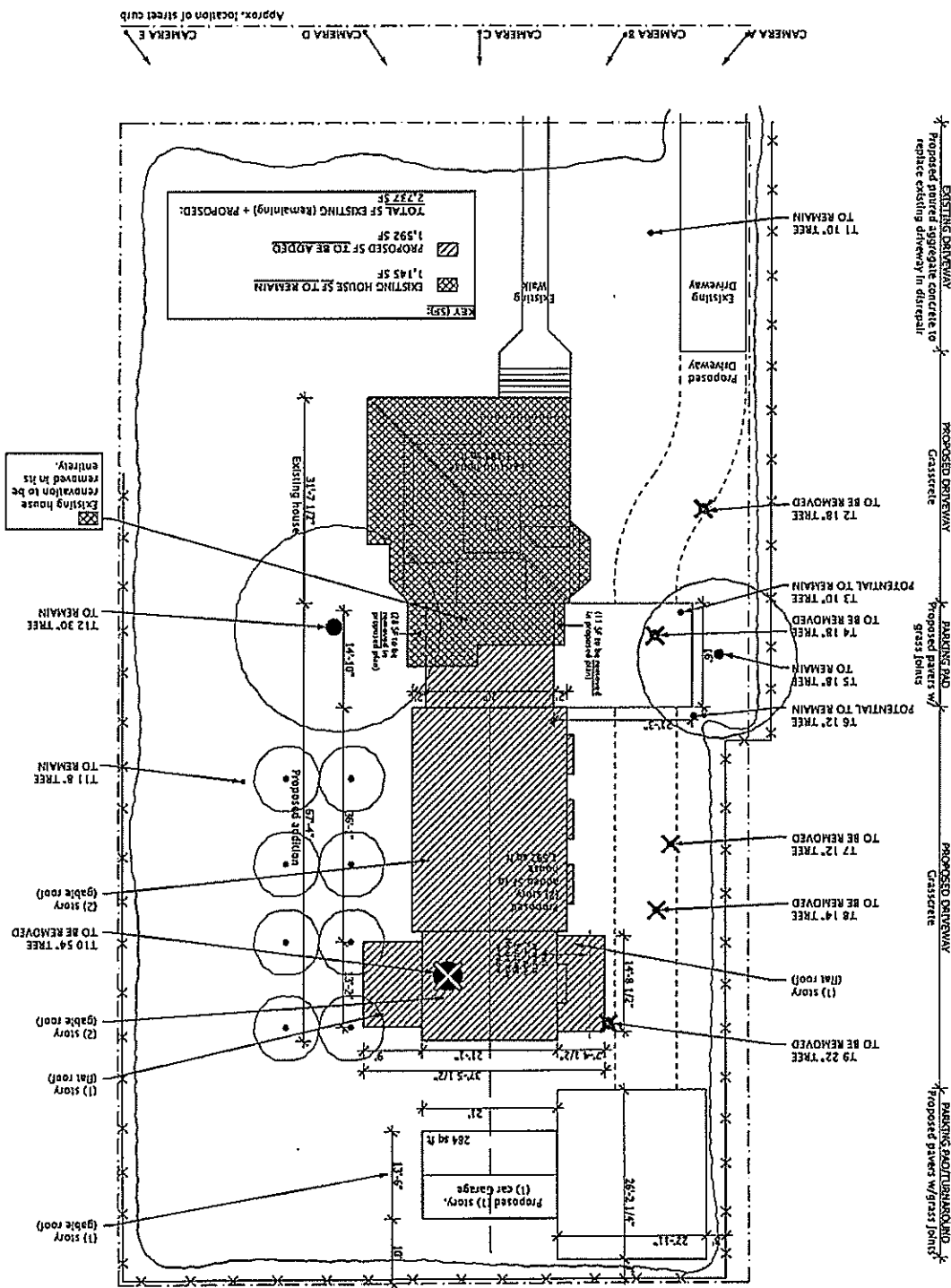
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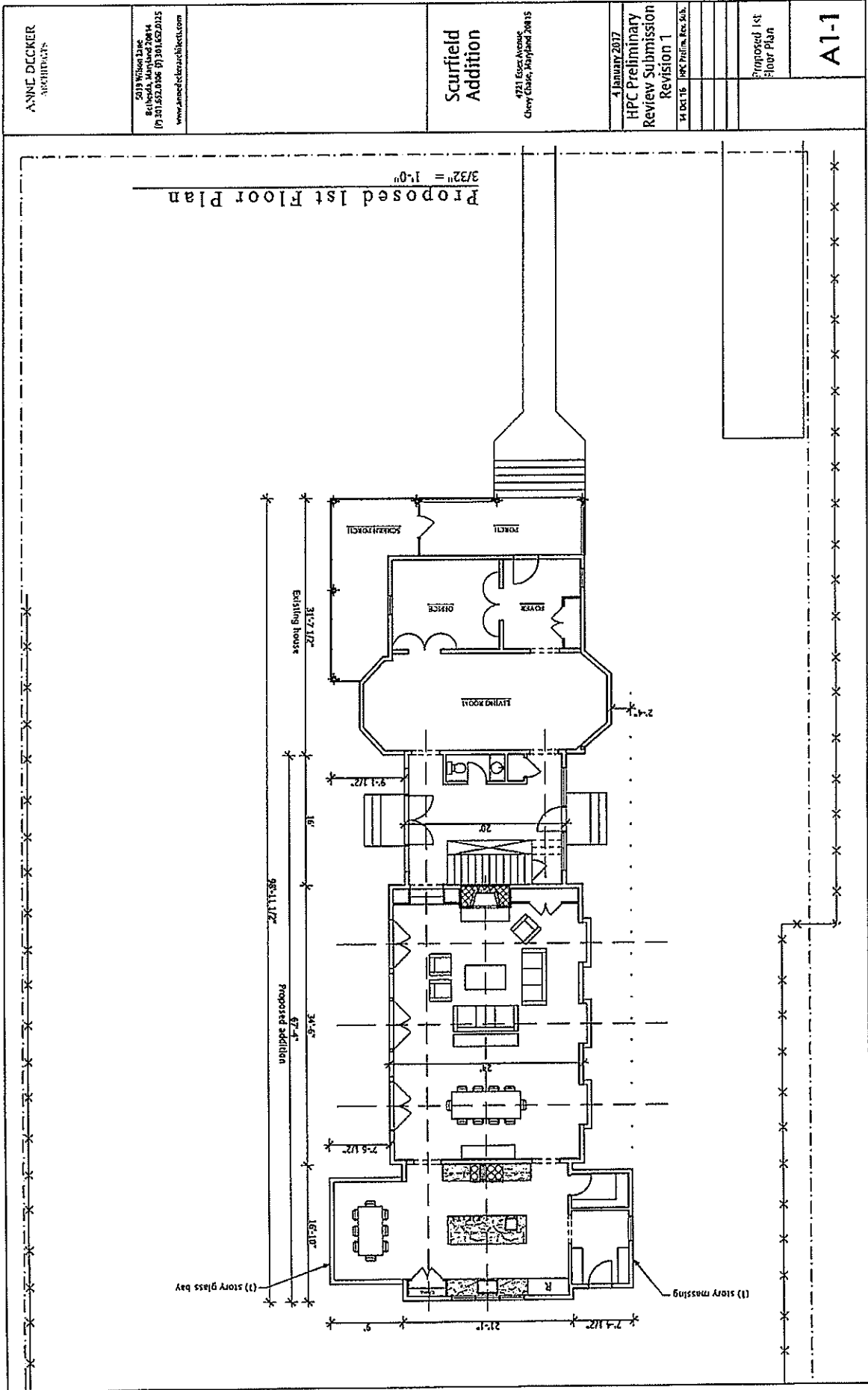
Manager and Clerk-Treasurer  
Town of Somerset  
4510 Cumberland Avenue  
Chevy Chase, Maryland 20815  
301-657-3211  
301-657-2773 (fax)  
[manager@townofsomerset.com](mailto:manager@townofsomerset.com)

**January 25, 2017**

**Proposal**

Proposed Site Plan

$$0.1 = 0.1$$






ANNE DECKER ARCHITECTS	5019 Wilson Lane Bethesda, Maryland 20814 (P) 301.652.0106 (F) 301.652.0125 <a href="http://www.anne-decker-architects.com">www.anne-decker-architects.com</a>		Scurfield Addition  4721 Essex Avenue Chevy Chase, Maryland 20815	4 January 2017	HPC Preliminary Review Submission Revision 1	14 Oct 16 HPC Review, Rev. 945					Proposed Front Massing	A2-3
---------------------------	---	--	---	----------------	--	--------------------------------	--	--	--	--	---------------------------	------

gable roof  
beyond

31'-9"

Proposed Front Massing  
 3/32" = 1'-0"

ANNE DECKER  
ARCHITECTS

5019 Wilson Lane  
Bethesda, Maryland 20814  
(P) 301.632.0106 (F) 301.632.0105  
www.anne-decker.com

## Scurfield Addition

4723 Elmer Avenue  
Cherry Chase, Maryland 20815

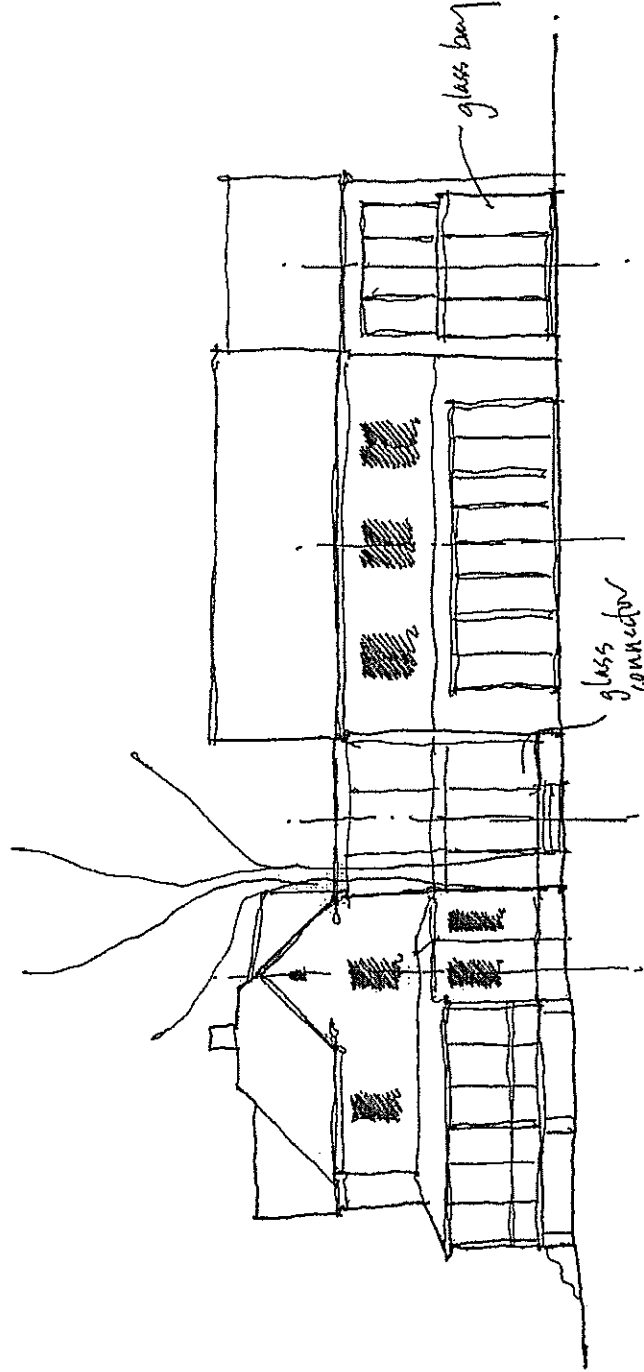
4 January 2017

HPC Preliminary  
Review Submission  
Revision 1

14 OCT 16 HPC Prelim Rev. Sub.

Proposed Right  
Massing

A2-4



Proposed Right Massing  
 $\frac{3}{32}'' = 1'-0''$

24

ANNE DECKER  
ARCHITECTS

5015 Wilson Lane  
Bethesda, Maryland 20814  
(301) 552-0106 (F) 301-552-0125  
www.anne-decker-architect.com

## Scurfield Addition

4721 Essex Avenue  
Chevy Chase, Maryland 20815

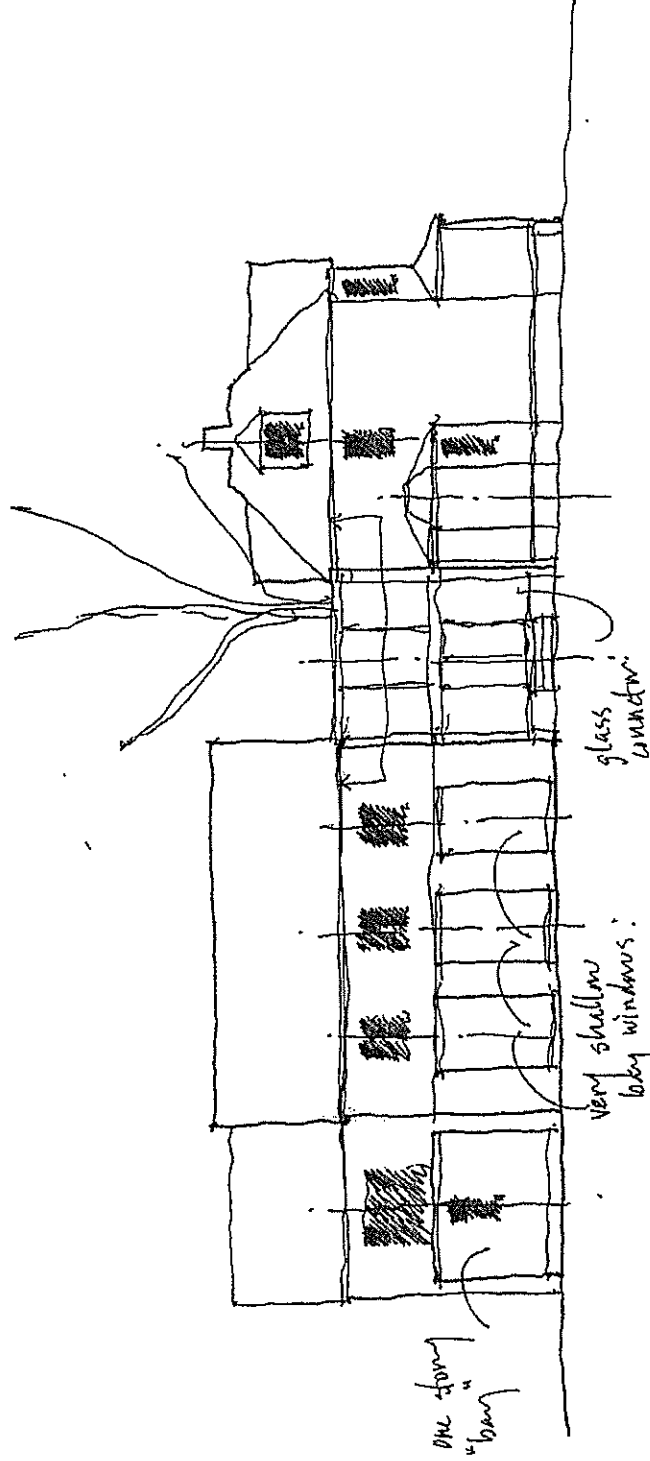
4 January 2017

HPC Preliminary  
Review Submission  
Revision 1

14 Oct 16 HPC Prelim. Rev. Sub.

Proposed Left  
Massing

A2-5



Proposed Left Massing  
3/32" = 1'-0"

<p>ANNE DECKER ARCHITECTS</p>	<p>5013 Wilson Lane Bethesda, Maryland 20814 (703) 531-6316 (301) 832-0125 www.anne-decker-architects.com</p>	<p><b>Scurfield Addition</b></p> <p>4721 Biscay Avenue Cherry Chase, Maryland 20815</p>	<p>4 January 2017</p> <p>HPC Preliminary Review Submission Revision 1</p>	<p>14 Oct 16 HPC Prelim. Rev. Sub.</p>	<p>Proposed Perspectives</p>	<p><b>A2-6</b></p>
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**Camera C**  
@ Predominant Viewing Point  
View from Curb, 2021 Street

**Camera B**  
@ Predominant Viewing Point  
View from Curb, 2021 Street

**Camera E**  
@ Extreme Corner Viewing Point  
View from Curb, 2021 Street

**Camera A**  
@ Extreme Corner Viewing Point  
View from Curb, 2021 Street

**Camera D**  
@ Predominant Viewing Point  
View from Curb, 2021 Street

**NOTE:**  
These are rough massing sketches with basic fenestration to give a sense of scale.

## Kyne, Michael

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**From:** Whipple, Scott  
**Sent:** Wednesday, January 25, 2017 4:32 PM  
**To:** WILLIAM KIRWAN  
**Cc:** Kyne, Michael  
**Subject:** RE: Case II.A

Thanks, Bill. This is very helpful. I will ask Michael to send this to the Commission and the applicant.

Scott

**From:** WILLIAM KIRWAN [mailto:wkirwan@musearchitects.com]  
**Sent:** Wednesday, January 25, 2017 4:25 PM  
**To:** Whipple, Scott <scott.whipple@montgomeryplanning.org>  
**Cc:** Kyne, Michael <michael.kyne@montgomeryplanning.org>  
**Subject:** Case II.A

Scott,

If appropriate and helpful for tonight's deliberations on Case II A., I offer the following reactions to the staff report in my absence. My reactions to this preliminary proposal are based on the test of compatibility addressed in Chapter 24A-8(b)2:

### **1. Square Footage:**

- a) I find the addition to be extremely large and overwhelming. The rooms are of a much greater scale than the main house and it appears that the room sizes could be reduced significantly without loss of well functioning program elements. I believe this would greatly help the size, scale and massing of the addition relative to the main house if a concerted effort went into making all of the rooms smaller and more efficient.
- b) The rear neighbor precedent example appears to be on a double lot which allows that house with its 2002 additions to feel more appropriate to the neighbors and to the streetscape given the openness such a large site provides a house of its scale. The property for this proposal is about half the size of the precedent example's lot with structures on the neighboring properties much closer to the proposed house and addition.

### **2. Shape/Orientation:**

- a) I find the currently proposed long orientation of the addition not compatible with the resource and does detract from the "uniform scale of existing houses" in this historic district. While I understand the issues with the scale of the cross gable raised at the previous preliminary hearing, I find the absence of any, more appropriately scaled, cross gable geometries on the new proposal to negatively impact the scale of the addition relative to the main house and emphasizes the incompatibility of the massing of the addition. I am concerned that the more monumental approach of the current facade renderings also contributes to the incompatibility of the scale of the addition.
- b) The 3D models provided and the elevations proposed are very diagrammatic. While I understand the reason the applicants wants to not invest too much time on design details in order to get a "read" from the commission on the appropriateness of the proposed scale options for the addition, the diagrammatic nature of the drawings

tends to emphasize the issues of the scale and massing of the addition relative to the main house. More detailed, yet still schematic, drawings would greatly aid in my interpretation of the appropriateness of the proposed addition relative to the main house.

### **3. Ridge Height:**

a) I agree with staff concerns about the height of the ridge of the addition and the height's connection to the resulting scale of the addition relative to the main house. I think it would be helpful to reduce this height in deference to the main house along with other scale and massing reducing strategies to make the addition more compatible.

b) I feel the proposed "hyphen" is too diagrammatic at this point, rendered as a mostly glass facade on both sides with a flat roof. As illustrated by the precedent example, the hyphen can be treated in a less contrasting way with the architecture of the main house and still successfully work as a hyphen to mitigate the scale of the addition relative to the main house.

It is unclear to me in which stylistic direction the proposed addition will respond to the main house, whether it be as a more literal reinterpretation of the existing architectural style or a more modern/contemporary approach in contrast to the main house. I do not feel that one direction is more appropriate than the other. In either direction taken, I believe the scale and massing should be significantly reduced. The more modern architectural examples provided are what triggered my concerns for the monumentality of the addition noted above, and may lead to that stylistic approach being more challenging in managing the issues of scale.

I would encourage the applicant to revise their proposal, if appropriate after tonight's feedback from the commissioners present, and return for another preliminary consultation.

Thank you,

Bill

William Kirwan, AIA, LEED® AP  
Principal

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1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
2  
3  
4 - - - - - X  
5 PRELIMINARY CONSULTATION - :  
6 4721 Essex Avenue :  
7 - - - - - X  
8  
9 A meeting in the above-entitled matter was held on  
10 January 25, 2017, commencing at 7:31 p.m., in the MRO  
11 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
12 20910, before:

13 COMMITTEE MEMBERS

14 Sandra Heiler, Vice Chairman  
15 Marsha Barnes  
16 Kenneth Firestone  
17 Richard Arkin  
18 Saralyn Salisbury-Jones  
19 Eliza Voigt  
20  
21  
22  
23  
24  
25



1 permits.

2           The first case we'll hear tonight is a preliminary  
3 review, Case No. II.A at 2721 Essex Avenue, Chevy Chase,  
4 Somerset.

5           MR. KYNE: Yes, that is correct, Madame Vice  
6 Chairwoman. And, this is a second preliminary consultation,  
7 4721 Essex Avenue, Chevy Chase. We have several aerial  
8 images here that show the property in relation to the  
9 neighboring and adjacent properties. And this is a primary  
10 pre-1915 resource within the Somerset District. Queen Anne,  
11 Foursquare style, circa 1900. And the proposal this time is  
12 to remove an existing one-story rear addition and rear deck,  
13 construct a glass hyphen addition at the rear of the  
14 historic house, construct a two-story addition at the rear  
15 of the proposed hyphen addition, remove six to eight mature  
16 trees, extend the existing driveway to the rear of the  
17 property, and construct a one-story, one car detached garage  
18 at the rear of the property.

19           And these photos may seem familiar to you because  
20 we saw these at the first prelim, but I will walk you around  
21 the property starting at the ~~left-hand~~left-hand side, the  
22 front, moving to the right, and then walking into the yard,  
23 into the rear and looking back at the rear/right corner.  
24 And then looking at the rear straight on or approximately  
25 straight on. And this one is straight on. And then looking

1 from the rear left hand corner, as viewed from the street.

2 And, I do have the plans here should be need to  
3 reference them, but I'll go through slowly so we can sort of  
4 orient ourselves with the project. And, this final image is  
5 a ~~second floor~~second-floor plan that the applicants  
6 submitted after the Staff Report went out, but I did  
7 distribute that via e-mail. So, hopefully everyone has seen  
8 this.

9 And, the applicable guidelines in this case are  
10 the Somerset Historic District Guidelines, and the Secretary  
11 of Interior Standards for Rehabilitation. And Staff  
12 discussion. As noted, the applicants previously appeared  
13 before the Commission at the November 16, 2016 HPC meeting.  
14 At that time, the Commission expressed the following  
15 concerns regarding the proposal. The proposed rear addition  
16 with cross gable roof appeared to overwhelm the historic  
17 house. The ridgeline of the proposed rear addition appeared  
18 too high. The proposed rear addition projected 8 to 8/12  
19 feet beyond the right side of the historic house where it  
20 was clearly visible from the public right-of-way, and could  
21 potentially detract from the historic house and/or  
22 surrounding historic district.

23 Additional information was needed regarding the  
24 proposed materials for the addition and garage, and a tree  
25 protection/replacement plan was needed due to the proposed

1 removal of multiple trees. And the applicants have returned  
2 with a revised proposal which addresses many of the  
3 Commission's previous concerns. At this time, the  
4 applicants are only seeking conceptual approval of the  
5 revised location and massing of the proposed rear addition.  
6 And, Staff asks the Commission to provide guidance regarding  
7 the appropriateness of the proposed rear addition.

8           And, although the applicants have addressed the  
9 Commission's specific comments and suggestions from the  
10 November 16th meeting, the Commission may find that overall  
11 the proposed rear addition is still too large, and would  
12 overwhelm the historic house. Staff reminds the Commission  
13 that they are to review proposals irrespective of trees or  
14 vegetation, and due to the size and depth of the proposed  
15 addition, it would certainly be visible from the public  
16 right-of-way.

17           And Staff does have some remaining concerns, and I  
18 would like to touch on those now, and then get your  
19 feedback. Starting with square footage. In accordance with  
20 preservation best practices, additions should defer to the  
21 historic house by minimizing size and massing of additions,  
22 allowing the historic house to retain its prominence. As  
23 noted in the Standards, additions should be compatible with  
24 the massing, size, scale and architectural features of the  
25 historic house. And the Guidelines, the specific guidelines

1 in this case state, other important features which create  
2 and enhance the historic character of the Somerset community  
3 include the spacing and rhythm of buildings, the uniform  
4 scale of existing houses, the relationship of houses to the  
5 street, the ample size lots and patterns of open space in  
6 the neighborhood, the mature trees and landscaping in the  
7 grid system of streets with clearly defined streetscapes.  
8 These elements should be retained and preserved as the area  
9 continues to grow and develop.

10           So, Staff urges the Commission to consider whether  
11 the proposed addition is consistent with the Standards and  
12 Guidelines, but not only the ones that I just read to you,  
13 but the others as well. The Commission should address  
14 whether the scale and massing of the proposed rear addition  
15 is compatible with the historic house, or if the addition  
16 has the potential to overwhelm and detract from the historic  
17 house.

18           Another concern is the shape and orientation of  
19 the addition. Staff urges the Commission to consider  
20 whether the overall shape and orientation as it relates to  
21 the historic house is compatible. When viewing the site  
22 plan, the historic massing is roughly square shaped, while  
23 the addition is a series of rectangles. Staff suggests that  
24 with its architectural features and orientation, the  
25 addition has the potential to detract from the spacing and

1 rhythm of buildings, the uniform scale of existing houses,  
2 the relationship of houses to the street, and the ample size  
3 lots and patterns of open space in the neighborhood, as  
4 noted in the Guidelines.

5 Ridge height is another concern. At the prelim,  
6 the Commission did suggest that the applicants lower the  
7 ridge, which again, is in accordance with preservation best  
8 practices, as an addition with a higher ridge has the  
9 potential to overwhelm the house and assume prominence. A  
10 higher ridge also makes an addition more visible from the  
11 public right-of-way negating any mitigation that is achieved  
12 by placing the addition at the rear. And, Staff would  
13 suggest an alternative should be explored which allowed the  
14 ridge of the addition to be lower than that of the historic  
15 house.

16 Other items to discuss with the current  
17 submission. The applicants are still in the early stages,  
18 as we noted earlier, and they are seeking conceptual  
19 approval, and they have not settled on materials for the  
20 project. Staff does ask the Commission to provide  
21 additional guidance regarding appropriate materials. At  
22 this time a tree protection replacement plan has not been  
23 provided, but the applicants have noted that they intend to  
24 reforest the left side of the property where the trees will  
25 be removed. The proposed garage has been slightly reduced,

1 going from a one-story, one and a half car garage, to a one-  
2 story, one car garage. The location of the garage has also  
3 been revised with the garage now being proposed entirely  
4 behind the addition.

5           The proposed driveway at the left side of the  
6 property will be grasscrete with two parking pads, one at  
7 the left side of the house, and one in front of the garage.  
8 The proposed parking pads will be constructed from pavers  
9 with grass joints. And, Staff is supportive of the proposed  
10 driveway and parking pad materials, but I do ask the  
11 Commission for any guidance that may improve this aspect of  
12 the proposal.

13           And, I believe with that, my presentation is  
14 complete, and I will be happy to take any questions you  
15 might have for me.

16           MR. WHIPPLE: Before you do that, I just want to  
17 note a few things for the record. The Chairman, who is  
18 absent this evening, reviewed these materials that was  
19 submitted as part of this project. He wrote comments which  
20 Staff circulated to the Commission and to the applicants as  
21 well. The Chairman apologizes for the late hour that they  
22 came in, but that was as soon as he could get to them. But  
23 he wanted to share those for everybody's consideration,  
24 number one. And number two, I just want to make sure that  
25 included in the record is the guidance from the National



1 Park Service's Technical Preservation Service's in their  
2 Preservation Brief No. 14 New Exterior Additions to Historic  
3 Buildings, Preservation Concerns. And, much of what you've  
4 read about in the Staff Report and heard in the Staff  
5 presentation are based on the guidance that the Park Service  
6 has established for additions.

7 MS. HEILER: Than you. Do the Commissioners have  
8 any questions for Staff? Actually, I do. Can you put up  
9 the aerial photo that you had earlier?

10 MR. KYNE: I have, I think, a total of five  
11 different aerials. I have the aerial, and then four  
12 birdseye view perspectives of the property. Is there a  
13 specific one that you would like me to focus on?

14 MS. HEILER: This is fine. Thank you. Are there  
15 any other questions for Staff? If not, I'll ask the  
16 applicant to come forward to make a brief presentation.  
17 You'll have seven minutes. Press the button on the  
18 microphone until the red light turns on, and identify  
19 yourself for the record.

20 MS. DECKER: Anne Decker, Anne Decker Architects.

21 MS. KRESS: And, Mimi Brodsky Kress, Sandy Spring  
22 Builders.

23 MS. DECKER: We don't have a formal presentation  
24 here, but I think that Michael did a good job of walking  
25 through what we were trying to take the Staff -- excuse me,

1 the Board's comments that -- what we, or take away from the  
2 last one was that you could approve a large addition, but  
3 that there was a danger that you said that everyone picked  
4 up on that the addition might overwhelm the historic house.  
5 And so, there was a concern about reducing the apparent  
6 massing, not necessarily the actual massing, and changing  
7 the height of the ridge, and in particular, look like the  
8 protrusion of the addition past the existing house which  
9 seemed to be the most prominent issue so that it was less  
10 viewed from the public right-of-way. And, included in our  
11 package was, we had a perspective study just to see what  
12 that would look like as viewed frontally and then at its  
13 most extreme positions. And, I guess our take away from the  
14 last time when we were here, we had two site plans, one with  
15 a cross gable, and the other with extrusion off the back.  
16 And I think we were told that the extrusion off the back had  
17 a much better chance. So we kind of went down that path.  
18 And I'm hoping that again, you can see by the aerials and by  
19 the precedent we mentioned of the house in back, we are --  
20 the existing house is just a tiny dot in a sea of dashes  
21 here, and the adjacent homes also received historic --  
22 excuse me, HAWPs, is that right, Mimi?

23 MS. KRESS: Correct.

24 MS. DECKER: They received --

25 MS. KRESS: Three of the ones we looked up.

1 MS. DECKER: Yeah, three of the ones, adjacent  
2 ones, had received HAWPs and they're again, you can see  
3 these very linear patterns. And, one concern of ours is  
4 that to the owners it was a big, big deal at our last  
5 meeting that to know whether they were able to build the  
6 certain amount of square footage that they were looking for,  
7 because they're spending a lot of money, and they are a  
8 household of five. So they needed four bedrooms upstairs.

9 So, my hope here is that they can do the square  
10 footage to begin having a -- there weren't any comments that  
11 you needed to reduce the square footage.

12 MS. HEILER: Are there any questions for the  
13 applicants?

14 MS. KRESS: I was just going to add, when we met  
15 in November, that I think the big take aways that Anne took  
16 back and which we relayed to the clients who are out of the  
17 country, living right now was, the big thing was the  
18 roofline and that ridge vent, and then the protrusion on the  
19 right side was of particular concern. So again, we went  
20 down the path of trying to address those issues, and we  
21 appreciate, you know, coming back to do another preliminary  
22 because they need to make a decision, and unfortunately, the  
23 sellers, you know, they want to know are they going to have  
24 a sale or not, so they were gracious enough to grant us time  
25 for Anne to develop this and come back in front of you.

1 But, based on the last meeting we did not, until we saw the  
2 comments a couple of hours ~~ago~~ago, that the square footage  
3 and size was of concern at the last meeting, so.

4 MS. HEILER: Does anyone have any questions for  
5 the applicant?

6 MR. ARKIN: Madam Chairman? I have a couple of  
7 questions. First, you spoke of the studies, and I wonder if  
8 you could direct me or direct us in our packets as to which  
9 exhibits you're referring to?

10 MS. DECKER: Sorry. We have proposed front, side  
11 massing, right side massing, left side massing, and then,  
12 it's on sheet A2-6, which are the prospective camera shots  
13 that we're showing on our site plan. Does that make sense?  
14 Do you see -- if you refer back to the proposed site plan  
15 which is T1.

16 MS. BARNES: Excuse me. Michael, are you able to  
17 help at all? I think this is what she's referring to at  
18 Circle 16?

19 MR. KYNE: I believe so, yeah.

20 MS. KRESS: Right. And then, if you look at the  
21 site plan it shows where those camera angles are, if you pop  
22 to the site plan, Michael.

23 MS. DECKER: And again, where the cameras are at  
24 the extreme ends of the property.

25 MS. KRESS: There they are.

1 MR. ARKIN: Circle 16, basically?

2 MS. DECKER: Yeah, and you can see that currently  
3 the addition, I think, projects about one foot above the  
4 existing old house ridgeline, and that was processing on  
5 sheet A2-3. That's what the view of what it would look like  
6 frontally. And, given the fact that it's recessed as far  
7 back as it did, we don't think you'd ever perceive that this  
8 were any taller. What we were hoping to do was keep the  
9 same roof pitch so it really spoke the same or similar  
10 vocabulary as opposed to lowering the pitch, and by the fact  
11 that the addition is connected, again, with that ~~two~~  
12 ~~story~~two-story flat roofed hyphen, this gable is set even  
13 further back. I believe it's about 20 feet or so, or 18,  
14 excuse me. Sixteen feet, excuse me, 16 feet back. This  
15 gable, you can see as viewed frontally, isn't visible, and  
16 then, further back, that it's set back that much further, we  
17 don't think you really perceive that height.

18 MR. ARKIN: So you have not reduced the --

19 MS. DECKER: We actually did. We reduced the  
20 ridge a bit. It was, I think, two feet above before, and  
21 now it's up a foot. If it really made a big difference, I  
22 think we could lower the pitch. Ideally, we'd like to keep  
23 the same actual pitch. Excuse me, we could lower the  
24 overall height a foot to mirror the old house.

25 MR. ARKIN: Thank you.

1 MS. DECKER: Does that make sense?

2 MS. HEILER: Does anyone else have questions for  
3 the applicants?

4 MS. BARNES: I have a question, and I hope you  
5 will help me. You've provided a ~~first-floor~~first-floor  
6 plan, a revised first floor plan?

7 MS. DECKER: Yes.

8 MS. BARNES: But I'd like to understand how you  
9 propose to incorporate the historic structure, which is a  
10 primary resource in this historic district. How you propose  
11 to incorporate it into the living space for the family?  
12 When I look at your proposed first floor plan, it just seems  
13 to be sort of irrelevant. I don't understand how it's  
14 incorporated into the living space. And, I'm curious also  
15 about how that would happen on the second floor. And then  
16 it appears from the photos, and when I walked around, there  
17 was a shed dormer on the back suggesting that the third  
18 floor or attic space is also useful. ~~SeSo~~So, I'm curious to  
19 hear how that all gets incorporated?

20 MS. DECKER: The third floor actually, just  
21 remains, it appears to have very low roof lines. ~~SeSo~~So,  
22 that's really just storage space. There's very little head  
23 room. On the second floor, we have that ~~second-floor~~second-  
24 floor sketch. They have three kids, and they wanted all the  
25 kids on the same floor. ~~SeSo~~So, we have on the second floor,



1 we have a shared bath and two small bedrooms. And then that  
2 hyphen houses the laundry room and closet, walk-in closet  
3 for one of the bedrooms, because again, they're very small  
4 bedrooms in this footprint. And you can see the added  
5 ~~kid's~~ kid's bedroom that's in the addition is not very large  
6 either. ~~So~~ So, they're already concerned that the house is  
7 smaller than they want. But I mentioned there's just no way  
8 we can get it any larger than this. And, so you can see  
9 there isn't a lot of fluff space.

10 And, on the first floor, he works at home too, so  
11 the office -- we wanted to keep the integrity of the old  
12 house right at the foyer, so we did remove the stair just so  
13 that we could get two bedrooms upstairs with that stair  
14 incorporated and that front foyer didn't allow for three  
15 bedrooms and a master. So, that still -- we've kept the  
16 integrity of the old house that you could still enter though  
17 the foyer. He needs an office, and they wanted a living  
18 room, because their family room/dining room is all one  
19 space. Does that make sense?

20 MS. BARNES: That's helpful. That's helpful,  
21 thank you very much. One of the issues, and I'm sorry if it  
22 wasn't clear at the first preliminary, is the sort of size  
23 and the issue of overwhelming the historic structure. Math  
24 has never been my strong point but, based on what I think  
25 was provided, the addition is larger than the existing

1 structure by several hundred feet. And so we do have this  
2 issue of a large addition and how it relates to what is in  
3 the historic district, a primary resource. And a primary  
4 resource is one that we should give the highest level of  
5 scrutiny to.

6 MS. DECKER: We were trying to be sensitive in  
7 breaking this down into bite size pieces so each of the  
8 general room space of the house earned its own roofline so  
9 it's not -- we don't have that overall aerial, but we are  
10 trying to bump this down. And in terms of the scale, we can  
11 tuck the whole addition such that it's not very visible from  
12 the street.

13 MS. HEILER: Are there any other questions for the  
14 applicant?

15 MS. VOIGT: Well, I have a question. I mean, it  
16 can be part of my comment or I could just ask it. One of  
17 the questions I had, and the Chairman, who's not here, and  
18 his comments had a question, I think -- you know, we  
19 appreciate that you made some changes based on our previous  
20 comments, and I think we all did mention that, you know, I  
21 think the cross gable was the primary issue and the side  
22 protrusions. But, I think, you know, we all said it was  
23 large, and that maybe, if there's a possibility to adjust  
24 some of the spaces in the house, that that might be a way to  
25 kind of get the size down? Have you looked and explored

1 that?

2 MS. DECKER: I have done that, and my clients felt  
3 extremely strongly about that. That this is already a lot  
4 smaller than they want. So, I have asked if we could reduce  
5 the family room, the dining room area. We did reduce it  
6 from the overall. It was 40 and now it's at 34 and a half,  
7 so that was quite a big bite for them.

8 MR. ARKIN: 34 and a half what?

9 MS. DECKER: Sorry. Excuse me, 34 and a half feet  
10 long, whereas that, that whole zone was 40 feet before.  
11 Again, we've tried to squeeze it as much as we could  
12 possible, and this was where she said well, she just can't  
13 move forward if we reduce it anymore because of spending  
14 actually a great deal of money to buy this property and to  
15 restore the old house. And the fact that you can't go off  
16 the side. There's so many ands, ands, ands here, and the  
17 fact that she's surrounded by all these houses that are  
18 much, much larger, it made it hard for her, because she's  
19 approaching that house that backs up to it, which was for  
20 sale for four million dollars. And that house was two and a  
21 half times the historic house. And that -- on Dorset, that  
22 is -- that house and this existing footprint were  
23 essentially the same. And on that househouse, we increased  
24 it by two -- we worked on the house -- we increased it by  
25 two and a half times. And on this one we're only asking for

1 1.34 times larger. And so, she looks at that on the  
2 historical precedents, the fact that she has to spend a lot  
3 of money and invest this, and she feels like with five kids,  
4 bedrooms are already so small upstairs. But she was willing  
5 to do that because she thinks the property is so beautiful,  
6 and she really likes the old house. She loves the old  
7 house. But there's a certain break point where -- and I  
8 tried to see if there was any way we can, but this was kind  
9 of a stopping point. And a little bit of frustration was,  
10 from the last meeting, and then reading the notes, she sees  
11 that it was apparent missing, she didn't have to reduce and  
12 we've invested a lot of time going down a route to try to  
13 address the comments, which I definitely understand.

14 MS. KRESS: Yeah. Unfortunately, it's, you know,  
15 there's also the economics that they have to look at, and  
16 you know, the family that owns the property, as you know,  
17 probably own several properties going back a long time in  
18 Somerset. This was where one of the sons and daughter-in-  
19 law lived for many years. So now that their mother has  
20 passed away, this is kind of the last house that they've  
21 kept. But, even at what the client's willing to pay, it's  
22 less than they thought it was worth but, you know? ~~So~~So,  
23 they're looking at it both from the loved the historic --  
24 you know, they could have bought a lot and built a new  
25 house. But they love this house, but there's a limit to

1 what someone is going to be willing to do, so, you know? If  
2 it doesn't -- I'm not saying it's going to, but it could end  
3 up just ending up in disrepair, because I don't think  
4 they're going to sell for what they think they want to get  
5 for it. So, I don't know.

6 MR. ARKIN: Madam Chairman?

7 MS. HEILER: Yes?

8 MR. ARKIN: I had a question about an answer you  
9 gave. Could you explain what you mean about the addition  
10 being 1.4 times the size of the house? Do you mean that the  
11 total, in your calculations, that the total square footage  
12 of the finished product will be 2.4 times the current square  
13 footage?

14 MS. DECKER: I'm sorry, no. I meant the house,  
15 the precedent house that we included in our package on  
16 Dorset, that addition was two and a half times the size of  
17 the original house. And what we're looking to do here is  
18 one point, I think three, four times the size of the  
19 original house, and both houses are essentially the same  
20 footprint. ~~So~~So, we're asking for quite a bit less than the  
21 house that it backs up to, and the adjacent homes.

22 MR. ARKIN: The total size then of the finished  
23 product will be two and a half or two and three quarters the  
24 size of the current house as it sits today?

25 MR. WHIPPLE: Ms. Decker, I believe the question

1 is, does that 1.34 number reflect the difference in the size  
2 of the footprints or the difference in the size of the total  
3 usable square footage?

4 MS. DECKER: It's the difference in the size of  
5 the total, excuse me, of the total footprint. So, if you  
6 look at, we included a package here, for instance, our house  
7 here, and maybe you're not saying this right, our house is  
8 currently as it exists, 1,184 square feet, 39 square feet of  
9 which will be removed. The addition is 1,592. The total is  
10 2781. The precedent house I was referring to, the square  
11 footage was 1,034, it was actually smaller than our house,  
12 and the addition was 2,590 square feet versus, and what we  
13 were asking for is 1,000 square feet less than what was, the  
14 house that backs up to it that got historic approval, and  
15 that total square footage on that house is 3,624 versus what  
16 we'll end up with which is 2,781.

17 MR. WHIPPLE: That house that you're referencing,  
18 that house had suffered a pretty catastrophic fire, hadn't  
19 it?

20 MS. DECKER: It did where a third of the house --  
21 it all existed. We called it the haunted house because it  
22 was abandoned, but we ended up taking off a third of the  
23 house, but that's inclusive of that footprint.

24 MR. WHIPPLE: Right. So, but, it had been badly  
25 damaged by fire. It had been abandoned for quite some long

1 while, and I believe the owners of the property also donated  
2 an easement as part of this project that prevented, it's a  
3 large lot, and it prevented the subdivision of the lot, and  
4 any sort of future additional construction on the property.

5 So, it's something of a different, there are different  
6 facts associated with that property that you keep referring  
7 to, I think than the property that we're dealing with here.

8           So, while the numbers that you're giving may be  
9 true, I think the facts associated with the two projects are  
10 quite different.

11           MS. DECKER: It is a house though that has  
12 projections that are 13 feet past the house, even though  
13 it's a larger. So again, we're trying -- there's only, you  
14 either go this way or you go that way, and with the square  
15 footage, I mean, I guess it sounds like and what we were  
16 hoping for and didn't hear last time, was that we needed to  
17 reduce the square footage. It was just the apparent  
18 massing. And based on all these precedents and then also  
19 the adjacent homes that received HAWPs, also are over double  
20 the size, and actually collide with the existing house, I  
21 think, in a real sensitive way. And so, we were just hoping  
22 --

23           MR. ARKIN: Are you suggesting that this  
24 Commission is bound by what you call precedent?

25           MR. DECKER: Not at all. We just met with Scott



1 initially, and he said if we showed precedent images that  
2 might be helpful. ~~So~~So, we've just been trying to show  
3 precedence.

4 MR. WHIPPLE: And, what I meant by that was that  
5 if you show other examples of projects in the neighborhood,  
6 it will help the Commission with their understanding of  
7 additions and development as it's happened over time in the  
8 neighborhood.

9 MS. DECKER: And that's all we're trying to do  
10 here.

11 MR. WHIPPLE: But not that anything was precedent  
12 setting for your project. It was just --

13 MS. DECKER: Yeah. No, this is just to show,  
14 again, only documented aerials and things like that just to  
15 show that we're asking for, we didn't think was so  
16 dissimilar to everything that was around it, and that got  
17 approval. That's the only reason. It's not, you know,  
18 trying to pin you down on something. But, that's our  
19 client's understanding too.

20 MS. HEILER: I would like to comment on that,  
21 because I think the word precedent is the thing that gives  
22 us pause. Looking at the other houses in the neighborhood  
23 is, of course, useful to us. As we review these cases, we  
24 look at -- we don't look at it in terms of precedence and  
25 other HAWPs that have been issued. We look at each case

1 individually, the particular house, and the particular  
2 setting that it's in at the time that we look at it, so that  
3 I think the -- you know, not to say that you've done  
4 anything wrong in presenting these, but I do think that term  
5 precedent is a dangerous one in this situation.

6 MS. DECKER: Okay. Yeah, I guess I just mean in  
7 terms of massing of what, how it relates to the neighborhood  
8 and adjacent homes. Maybe precedence is too strong a word,  
9 or particular word.

10 MS. HEILER: Are there any other questions for the  
11 applicant?

12 MR. ARKIN: I had a couple of questions I wanted  
13 to add beyond that. One relates to the comparison of lot  
14 size and lot coverage on this lot, as compared to the lot on  
15 Dover that your firm also did the design for. And the other  
16 is, how you intend to create an addition that compliments  
17 the historic house and yet is distinguishable from it. The  
18 drawings that you have in your package are not -- don't show  
19 much detail. So, if you could fill those blanks in, I think  
20 it would be useful.

21 MS. DECKER: Sure. I think what we're trying to  
22 do is kind of a soft modern based on when Scott, and  
23 actually, and Phil Leibovitz and I met at the site, we  
24 talked about, you know, could we do something, because the  
25 owner likes a little bit contemporary, but she doesn't like

1 a harsh contemporary. She just likes clean lines, and we  
2 talked about, you know, how would it be received with the  
3 committee if there was something more modern like more of a  
4 glass link so it deferred to the house a little bit more.  
5 SeSo, that was kind of the approach we're taking.

6           It looks like there's a little bit more glass in  
7 that link than in reality would be, because there's four  
8 structure, and then there's the frame of the door and you  
9 can see we have a laundry room and things up there. But the  
10 idea is that would be just a little bit more transparent so  
11 that if you consider the old house kind of the positive and  
12 a structure that raises walls with punch, punch, punch, then  
13 the link would be what defers the idea is to kind of defer  
14 to the old house and give it a little bit of breathing room.  
15 It wouldn't be quite as glassed in as this but, as you can  
16 see from the floor plan, have French doors and then glass  
17 above.

18           And then the main body and the addition is again  
19 kind of trying to take cues from the old in that it's a  
20 punch, punch rhythm with glass doors below that opens to the  
21 side yard. And that rhythm and that kind of dash, if you  
22 will, of the French doors, relates to the screened porch and  
23 its reading in proportion and height and spring lines.  
24 SeSo, we're trying to extrude all of the horizontal lines so  
25 that we're being sensitive in terms of the scale.

1           One thing you're not seeing here, and I understand  
2 trees don't really relate, because you could always cut down  
3 a tree, but they do feel strongly about reforesting. And  
4 what we have, and you can see in one of our site plans, is  
5 we plan to have trees in front of these French doors.  
6 ~~Again~~Again, to bring the scale down, soften the area. We  
7 are also keeping this ~~18-inch~~18-inch Poplar, which I think  
8 in reality, and again I know that trees can be cut down, but  
9 they really want to keep all, you know, the trees the along  
10 the street, the trees along the sides, and there will be  
11 reforesting on the driveway side. And then, do any  
12 additional planting we were showing on -- off of this family  
13 room, off the French doors.

14           We also have a bay, breakfast bay, that's more of  
15 a glass enclosure, and that's again to bring it down to  
16 that, somewhat speak the language of the screen porch was a  
17 one story. Again, to break that scale down. And  
18 ~~likewise~~likewise, on the other side with the mudroom that's  
19 a one story addition. Kind of step down. Does that answer  
20 that?

21           MR. ARKIN: But, still what you have is, in the  
22 addition, the lines look much simpler, much more -- must  
23 less busy than the lines and the shapes of the historic, is  
24 that correct?

25           MS. DECKER: No. I think, I mean that hasn't been

1 fully settled, but I think what we're seeing is, you see the  
2 double-hung windows on the existing house, the thought was  
3 we'd repeat those double-hung wood windows. The French  
4 doors -- we haven't spoken to our client on whether she  
5 wants divisions or no divisions on those French doors, but  
6 those are French doors, they're not -- or we envision them  
7 as French doors, not patio doors or truly modern doors. The  
8 house we're envisioning would be a sided house, not unlike  
9 the existing. And we know you don't want to replicate. We  
10 don't like replicating the material exactly, but the idea  
11 would be that we would keep that. We're also trying to keep  
12 the same -- we're trying to keep the same pitch, but we  
13 could lower that pitch a bit.

14 MR. ARKIN: With the roofline, for example, is  
15 much simpler than the roof, than the multiplicity of shapes  
16 in the historic house.

17 MS. DECKER: That's true. That's true.

18 MR. ARKIN: And you have fewer projections, fewer  
19 shapes, that appear in your much more rectangular shapes.

20 MS. DECKER: It is much more rectangular. Would  
21 it be helpful if we had an arbor or something along the  
22 French doors so that there was relief to the house?

23 MR. ARKIN: Well, I was trying to get some  
24 clarification is all on some of these issues when we do have  
25 time for comments. But thank you.

1 MS. HEILER: Yeah, I think you don't need to  
2 interpret the questions as comments on your design that  
3 merely is looking for information.

4 MS. DECKER: Okay.

5 MS. HEILER: Do we have any other questions? Is  
6 anyone else here to testify on this case? If not, I'm going  
7 to ask you to turn off your microphones while we deliberate.  
8 And we'll let the Commissioners make their comments starting  
9 on my right.

10 MS. BARNES: Let me begin by saying that I regret  
11 that you felt at the first preliminary hearing you did not  
12 understand that there was concern about the size of the  
13 addition. I've gone back through the minutes, and I think  
14 that there were a number of signals, discussion of the fact  
15 that the addition would totally overwhelm the historic  
16 house, and encouragement to tone down the scale and the  
17 massive addition. Concern about the fact that you would be  
18 left with the impression of a very large house behind the  
19 existing house, and perhaps what it says, if wasn't heard,  
20 is an indication that there was concern about the size and  
21 square footage is that perhaps that's a message for us that  
22 we need to be more direct in the future.

23 I appreciate your client's desire for an addition  
24 if there are five people in the family. But I have very  
25 serious concerns about the addition proposed, because I do

1 feel that it overwhelms the existing historic resource.  
2 And, as I have indicated before, it is a primary resource,  
3 therefore, one to which we should give the greatest level of  
4 scrutiny. And obviously, we are pleased if someone wants to  
5 take on the house so that it does not suffer deterioration  
6 through neglect.

7 But, we are enjoined to look at the preservation  
8 of the historic resource and to not diminish it with  
9 inappropriate, inconsistent changes. So, as it is now, I  
10 would be very hard pressed to be supportive of a HAWP for  
11 this project. That is not to say that if there were a  
12 slightly different version I would be able to support it.  
13 I'm not an architect. I know that sometimes architects seem  
14 to have a wonderful way of creating optical illusions where  
15 you gain the interior space that somehow you are left with  
16 the impression of a smaller structure.

17 And, I remain concerned about the ridgeline, and I  
18 remain concerned about the overall size of the addition.

19 MS. SALISBURY-JONES: So, I'm getting over a cold,  
20 so I'll be brief. I want to say thank you again for coming  
21 in for a second prelim. I do sympathize with the needs of  
22 your client, you know, I hear five people, and you know, so  
23 I do sympathize. But I just want to echo briefly my fellow  
24 Commissioner's comments that I am concerned about the size.  
25 In the packet the Staff states on something they already



1 mentioned before but, additions should defer to the historic  
2 house allowing it to retain its prominence. I'm concerned  
3 that the size just wouldn't allow the historic house to  
4 retain its prominence, and that would take away from the  
5 historic house, and basically overwhelm it. So with that,  
6 I'm concerned, I remain concerned, and I'm not sure -- I am  
7 sure at this point that I wouldn't be able to approve this  
8 HAWP. I'm going to turn it over.

9 MS. HEILER: My turn. I did review my summary  
10 from the last, because I was the Acting Chair at the last  
11 meeting. And, I apologize if I was misleading, because I  
12 did say we could approve a large addition, not this large an  
13 addition. And I think the thing that you heard, and you're  
14 hearing it again tonight is that, an addition of this size  
15 overwhelms the historic house. In addition to that, the  
16 height of the ridge is a problem. It makes it visible from  
17 the street, but it also just adds a very large roof to this.  
18 I think there are two problems with this addition.

19 And the first is, as I said, it's too big. It  
20 does overwhelm the historic house and you can probably  
21 change the design and add decoration or subtract it and  
22 change the roofline. It is just because it is larger,  
23 substantially larger than the historic house. I think  
24 that's a problem.

25 The other problem, and I base this just from

1 walking around in the neighborhood, is that one of the  
2 characteristics of the Somerset district is the open space,  
3 and the green areas between this. There are some other  
4 large additions, even larger than this. But, there still is  
5 greenspace and open space around this house. The house to  
6 the immediately on the left, has a large addition, but  
7 there's still a wide greenspace between this house and that  
8 one.

9           The house immediately behind it, which has a very  
10 large addition, also has a very large greenspace. ~~So~~So,  
11 that, I think, putting an addition of this size in this  
12 location will have an adverse effect on the historic  
13 district just by taking out so much of the greenspace, and  
14 for that reason, I think you need to reduce its size. I  
15 hear what you're saying that these particular potential  
16 buyers wouldn't tolerate that, and it may be that somebody  
17 else would. But it's, you know, looking at this in the  
18 current location, the current house, the current  
19 neighborhood, this overwhelms the house and the  
20 neighborhood, I think.

21           MR. FIRESTONE: Thank you for coming in again for  
22 another preliminary consultation. I realize that, you know,  
23 this is going to be ongoing for a while. But, I guess, I  
24 concur with the previous Commissioners. I think the major  
25 problem is that the scale and massing of this addition still

1 overwhelms this historic primary resource that is there.  
2 Granted, there are other houses around it that may be  
3 larger, but those were not primary resources in the  
4 considerable later period. Some of the additions may have  
5 been put onto them before Somerset was a historic district.  
6 So, it's kind of difficult to compare this particular very  
7 significant primary resource with other buildings in the  
8 immediate area. And the other comment about the greenspace  
9 that a lot of these other houses are on much larger lots,  
10 and they still have significant greenspace around them.

11           So, my feeling is that, in its current form,  
12 especially after looking at the drawings that you have on  
13 Circle 16, Camera A and Camera E, these definitely show me  
14 how this addition just overwhelms this very nice smaller  
15 house.

16           MS. VOIGT: Yes, also thank you very much. You've  
17 gotten a lot of feedback from the other Commissioners. I  
18 agree with the other Commissioners and I also think the  
19 Staff Report clearly kind of set out some of the important  
20 points about the addition. As a Historic Preservation  
21 Commission, we are supposed to base our review on the  
22 Secretary of the Interior Standards, and specifically, I  
23 think in this case, we can just easily look at No. 9, the  
24 new work shall be differentiated from the old, and shall be  
25 compatible with the massing, size, scale, and architectural

1 features to protect the historic integrity of the property  
2 and the environment.

3           So again, at this stage, I don't think the  
4 addition is compatible with the existing primary resource  
5 based on its massing. And, I think the other issue that we,  
6 I'm not sure the other Commissioners brought up this, is the  
7 linear nature. And I know that before you had the  
8 protrusions, and now you've made it more linear. But, I  
9 think it is a foursquare house. And I think that adding  
10 that linear blank detracts from the historic property. And  
11 I just think it's going to be difficult to get the square  
12 footage if you can't go wide. You can't go high. You can't  
13 go long. It's a difficult problem. Hopefully, you'll come  
14 back and provide us, as Commissioner Barnes said, with some  
15 magic that makes this all kind of fit into those parameters.  
16 But again, thank you for coming in and trying to work this  
17 out.

18           MR. ARKIN: Thank you also for coming in for  
19 preliminary consultations. I think, although they take up  
20 some time, I think they're very useful rather than coming in  
21 with a finished proposal and spending and a great deal of  
22 time and expense, and then finding what you have may not be  
23 suitable.

24           I am generally in agreement with the comments made  
25 by the prior Commissioners. And, I do think, particularly,

1 I think it's very difficult to get the kind of additional  
2 square footage that you want to add to a foursquare house.  
3 A house that's really very square in orientation. Either  
4 you have a bunch of projections, as one of the other  
5 Commissioners said, or you end up with something very long.  
6 And when you -- what you have come up with this time, calls  
7 to my mind anyway, the kinds of houses you see in the  
8 southern part of Pennsylvania where a family would add  
9 essentially a new house onto the existing house each  
10 generation. There's a technical word for that. I'm not  
11 sure what it is. And often the additions were not truly  
12 compatible because they reflected the time of which the  
13 additions were built.

14 And, I think what you, in its current form, what  
15 this looks like to me is two houses next to each other  
16 joined by a hyphen. Almost two complete houses, with the  
17 ~~second-generation~~second-generation house being a house for a  
18 larger family than the first generation house. And I know  
19 that's not really the direction you want to go in.

20 I think it's very difficult to achieve  
21 compatibility, and I think compatibility, especially for a  
22 primary resource, the houses that were built early in the  
23 development of Somerset have particular meaning in the local  
24 history of Somerset, and of the western part of lower  
25 Montgomery County. And, I would have, at this point, a

1 great deal of difficulty in voting in favor of a historic  
2 area work permit.

3           If you want to take this again, if you want to  
4 take another crack at this, I hope in your addition that you  
5 can echo in some ways more of the forms and shapes, or the  
6 sense of busyness that the original house had, without  
7 copying it. But I think what you really want to avoid is  
8 the creation of a kind of modern day facade as in where you  
9 have the historic house, the original house, basically  
10 forming visually an entryway to the real house beyond it.  
11 It's difficult, given the narrowness of the lot, and the  
12 constraints you have.

13           MS. DECKER: And the desired square footage.

14           MR. ARKIN: I'm sorry?

15           MS. DECKER: And the desired square footage.

16           MR. ARKIN: Yes. And when you're building new  
17 square footage of something that often is very primary, but  
18 adapting a historic house which is essentially intact, and  
19 trying to expand it, it's like me trying to fit into a size  
20 36 suit. Thank you.

21           MS. DECKER: Richard, can I ask a question? Would  
22 you say in general that it's hard to approve an addition  
23 that is any larger than existing footprint?

24           MR. ARKIN: I don't think we can make a  
25 generalization quite like that, because there are ways of

1 diminishing the size of it, and we've approved, the  
2 Commission has approved some very big additions. But, by  
3 trying to stretch every square foot you can, you really  
4 create additional problems. It's supposed to be  
5 subordinate. It's supposed to be subordinate, and that's  
6 why you want lower roofline, you want smaller shapes at  
7 least, because the primary historic resource is primary.  
8 And it really sets the tone for the blocks around it.

9 MS. HEILER: Let me comment on that. I think you  
10 can't say that there are any general rules except what is  
11 described in the Secretary of Interior Standards, and in  
12 this case, the Somerset standards. You know, as I said  
13 earlier, we treat every case individually, applying those  
14 standards to the particular resource, in the particular  
15 neighborhood as it stands at the time that we looked at it.  
16 Are there any other comments?

17 So, let me summarize, if I can. I think you heard  
18 from everyone that it would be very difficult to approve an  
19 addition this big to this house. Primarily because the  
20 addition overwhelms the historic house. There are things  
21 that you could do to reduce it somewhat, but I doubt that  
22 you could by lowering the ridge or whatever else you might  
23 think of get it to be a size that doesn't overwhelm the  
24 historic house. Not everybody mentioned this, I did, and I  
25 think some other Commissioner did, it also, an addition this



1 large impinges on greenspace that is characteristic of this  
2 historic district. And, I think that's a problem for it.  
3 So, I think you need to go back with this to determine is  
4 there a way that you can -- do you want to come back for  
5 another preliminary with a different design that meets the  
6 requirements of your client, and also could meet the  
7 Guidelines that we're working with?

8 MS. DECKER: Thank you.

9 MS. HEILER: Thank you for coming in. Do we have  
10 any minutes to approve this evening?

11 MR. WHIPPLE: Yes, I believe that you have the  
12 October 26th transcript that is ready to be approved.

13 MS. HEILER: Anyone want to make a motion?

14 MS. BARNES: I move that we approve the October  
15 26th minutes.

16 MS. SALISBURY-JONES: Second.

17 MS. HEILER: All in favor?

18 VOTE.

19 MS. HEILER: The minutes are approved unanimously.

20 MR. WHIPPLE: May I have a volunteer for

21 tonight's? ~~Thank you Ken~~ Thank you, Ken.

22 MS. HEILER: Are there any Commission items? Are  
23 there any Staff items?

24 MR. KYNE: Yes. We did approve two Staff items in  
25 the worksession. We approved revisions at 12 Hesketh