

Second Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4721 Essex Ave., Chevy Chase	Meeting Date:	1/25/2017
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	1/18/2017
Applicant:	Richard and Michelle Scurfield	Public Notice:	1/11/2017
		Tax Credit:	N/A
Review:	2 nd Preliminary Consultation	Staff:	Michael Kyne
Case Number:	N/A		
PROPOSAL:	Rear addition		

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 at the November 16, 2016 HPC meeting. At that time, the Commission expressed the following concerns regarding the applicants' proposal:

- The proposed rear addition with cross gable roof appeared to overwhelm the historic house.
- The ridgeline of the proposed rear addition appeared too high.
- The proposed rear addition projected 8'-8.5' beyond the right side of the historic house, where it was clearly visible from the public right-of-way and could potentially detract from the historic house and/or surrounding historic district.
- Additional information was needed regarding the proposed materials for the addition and garage.
- A tree protection/replacement plan was needed, due to the proposed removal of multiple trees.

The applicants have returned with a revised proposal, primarily focusing on the revised location and massing of the proposed rear addition.

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 a glass hyphen addition at the rear of the historic house
- Construct a two-story addition at the rear of the proposed hyphen addition

- Remove 6-8 mature trees
- Extend the existing driveway to the rear of the property
- Construct a one-story one-car detached garage at the rear of the subject property

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 19th 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-20th 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 at the November 16, 2016 HPC meeting. At that time, the Commission expressed the following concerns regarding the applicants' proposal:

- The proposed rear addition with cross gable roof appeared to overwhelm the historic house.
- The ridgeline of the proposed rear addition appeared too high.
- The proposed rear addition projected 8'-8.5' beyond the right side of the historic house, where it was clearly visible from the public right-of-way and could potentially detract from the historic house and/or surrounding historic district.
- Additional information was needed regarding the proposed materials for the addition and garage.
- A tree protection/replacement plan was needed, due to the proposed removal of multiple trees.

The applicants have returned with a revised proposal, primarily focusing on the location and massing of the proposed rear addition.

As revised, the proposed rear addition is almost entirely at the rear of the historic house, telescoping out the back of the house, with a “T” at the extreme rear. On the right side, the proposed “T” projects approximately 5’ beyond the historic screened porch, while, on the left side, the proposed “T” projects 2’-4” beyond the historic house.

To address the Commission’s concerns, the previously proposed cross gable and 8’ projection into right side yard have been removed from the application. The current proposal calls for a two-story glass hyphen at the rear of the historic house, which will connect to a two-story rear addition, with a rear-facing gable. The massing of the rear addition will be broken up, with the section at the extreme rear being slighter inset and lower than the rest of the addition. A one-story mudroom will be constructed at the left side of the extreme rear section, and a one-story glass bay/dining room will be constructed at the right side of the extreme rear section, creating the “T” at the extreme rear. The ridgeline of the proposed rear addition remains higher than that of the historic house, and will be at least partially visible from the public right-of-way, when viewing the house from directly in front.

The total proposed square footage remains the same as in the previous proposal. The existing house is 1,184 sf (6.8% lot coverage), while the house plus proposed addition will be 2,737 sf. The proposed garage will be an additional 284 sf, resulting in a proposed total lot coverage of 17.47%, which is over two-and-a-half times the current lot coverage.

Staff asks the Commission to provide guidance regarding the appropriateness of the proposed rear addition. Although the applicants have addressed the Commission’s specific comments/suggestions from the November 16, 2016 preliminary consultation, the Commission may find that, overall, the proposed rear addition is still too large and would overwhelm the historic house. Staff reminds the Commission that they are to review proposals irrespective of trees and vegetation, and, due to the size and depth of the proposed rear addition, it will certainly be visible from the public right-of-way.

Staff remains concerned about the proposed new addition and would like to draw the Commission’s attention to those concerns:

- ***Square footage:*** In accordance with preservation best practices, additions should defer to the historic house, allowing it to retain its prominence. One way to ensure that the historic house retains its prominence is to minimize the size and massing of additions, or, at the very least, for additions to be compatible with the “massing, size, scale, and architectural features...” of the historic house, as noted in the *Standards*.

In this case, the applicable guidelines also speak to the importance of compatible scale and massing. Specifically, the *Guidelines* state: “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.”

Staff urges the Commission to consider whether the proposed addition is consistent with the *Standards* and *Guidelines*. Currently, the historic house with existing rear addition is a total of 1,184 sf, while the proposal calls for a total of 2,737 sf, making the proposed addition greater than 1,553 sf (when accounting for the removal of the existing rear addition). The Commission should address whether the scale and massing of the proposed rear addition is compatible with the historic house. Staff remains concerned that the addition will overwhelm and detract from the historic house.

- **Shape/Orientation:** Staff urges the Commission to consider whether the overall shape and orientation of the proposed rear addition, as it relates to the historic house, is compatible. When viewing the site plan, the historic massing is roughly square shaped, while the proposed addition consists of a series of rectangles. Staff suggests that, with its the architectural features and orientation, the addition has the potential to detract from “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.”
- **Ridge Height:** At the preliminary consultation, the Commission suggested that the applicants lower the ridge of the proposed addition. This is in accordance with preservation best practices, as an addition with a higher ridge has the potential to overwhelm the historic house and assume prominence. A higher ridge also makes a rear addition more visible from the public right-of-way, negating any mitigation that is achieved by placing the addition at the rear.

At this time, the applicants have not submitted second floor or attic plans to indicate what type of programming is planned on the upper levels of the proposed addition. Staff would suggest that alternatives should be explored, which allow the ridge of the addition to be lower than that of the historic house.

The applicants are still in the early stages of the design process and are seeking conceptual approval from the Commission before moving forward. Accordingly, the applicants have not settled on materials for the proposed project, although they have provided a slightly revised list of materials that are being considered (Circle 9). Staff asks the Commission to provide additional guidance regarding the appropriateness of the proposed materials.

At this time, a tree protection/replacement plan has not been provided, but the applicants have noted that they intend to reforest the left side of the property, where the trees will be removed to accommodate the proposed new driveway.

The proposed garage has been slightly reduced, going from a one-story, one-and-a-half car garage to a one-story, one-car garage. The location of the garage has also been revised, with the garage now being proposed entirely behind the rear addition. The proposed driveway at the left side of the property will be “grasscrete” with two parking pads – one at the left side of the house and one in front of the proposed new garage. The proposed parking pads will be constructed from pavers with grass joints. Staff is supportive of the proposed driveway and parking pad materials, but asks the Commission for any guidance that may improve this aspect of the proposal.

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

04 January 2017

Scurfield Addition

4721 Essex Avenue
Chevy Chase, MD 20815

PROJECT SUMMARY

Note: Items noted in italics have been revised since previous submission made on October 14, 2016.

Our Clients, Michelle and Rick Scurfield, are interested in purchasing the home at 4721 Essex Street, Chevy Chase, MD 20815. However, their interest is contingent on obtaining preliminary approval for massing, square footage, and tree removal from the HPC to renovate and construct an addition to the existing structure.

Per the feedback that we received at the MCHPC Meeting on November 16, 2016, 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 some concern that the addition may overwhelm 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-examine the use of the 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. By flipping the plan, the addition is now completely hidden behind the existing home, except for a very slight protrusion (~~4'-5"~~ 3'-6") of the Mudroom on the left side. Since this is located at the rear-most portion of the addition, it is barely noticeable from the Front Elevation.

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 the purchase of this home.

For a complete account of these proposed changes, please refer to the floor plans, elevations, and images included in our application. Please note that the total overall square footage remains the same, since it did not appear to be contested during the initial review.

WRITTEN DESCRIPTION OF WORK

Note: Items noted in italics have been revised since previous submission made on October 14, 2016.

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.¹ 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 1902.² Shortly thereafter, the Town of Somerset's Charter was issued (1906) and the municipality grew to eventually include almost 400 homes.³

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 21st 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. The new structure will reside under simple gable roofs that will match the pitch of that 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 left rear corner of the proposed massing. The heavy foliage along the street and the 18" poplar tree to the right of the existing house 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 our *previously submitted* photographic study and drawing package 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.

¹ Wikipedia contributors. "Somerset, Maryland." *Wikipedia, The Free Encyclopedia*. Wikipedia, The Free Encyclopedia, 10 Jul. 2016.

² Id.

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

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: Wood Siding or Stone.

Roof: Standing Seam Metal Roof (Hand Crimped).

Door: Wood.

New Addition

Main Body: Stucco or Wood Siding.

Roof: Standing Seam Metal Roof (Hand Crimped) or Synthetic Slate.

Windows and Doors: Wood with possible Metal Bays.

Driveway

Existing: Poured Aggregate Concrete to replace existing driveway in disrepair.

New: Grasscrete.

New Parking Pad @ Side Entry: Pavers w/Grass Joints.

New Parking Pad/Turnaround @ Garage: Pavers w/Grass Joints.

ZONING INFORMATION

Existing

Existing House: 1,184 SF

Existing Lot Coverage: 6.8%

Proposed

Lot Size per CAS Plan: 17,291 SF

Existing house (SF to remain) + Addition: 2,737 SF

Garage: 284 SF

Total: 3,021 SF

Lot Coverage: 17.47%

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: 2,737 SF

Garage (Adjusted): 44 SF

Total: 2,781 SF

Lot Coverage: 16.08%

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

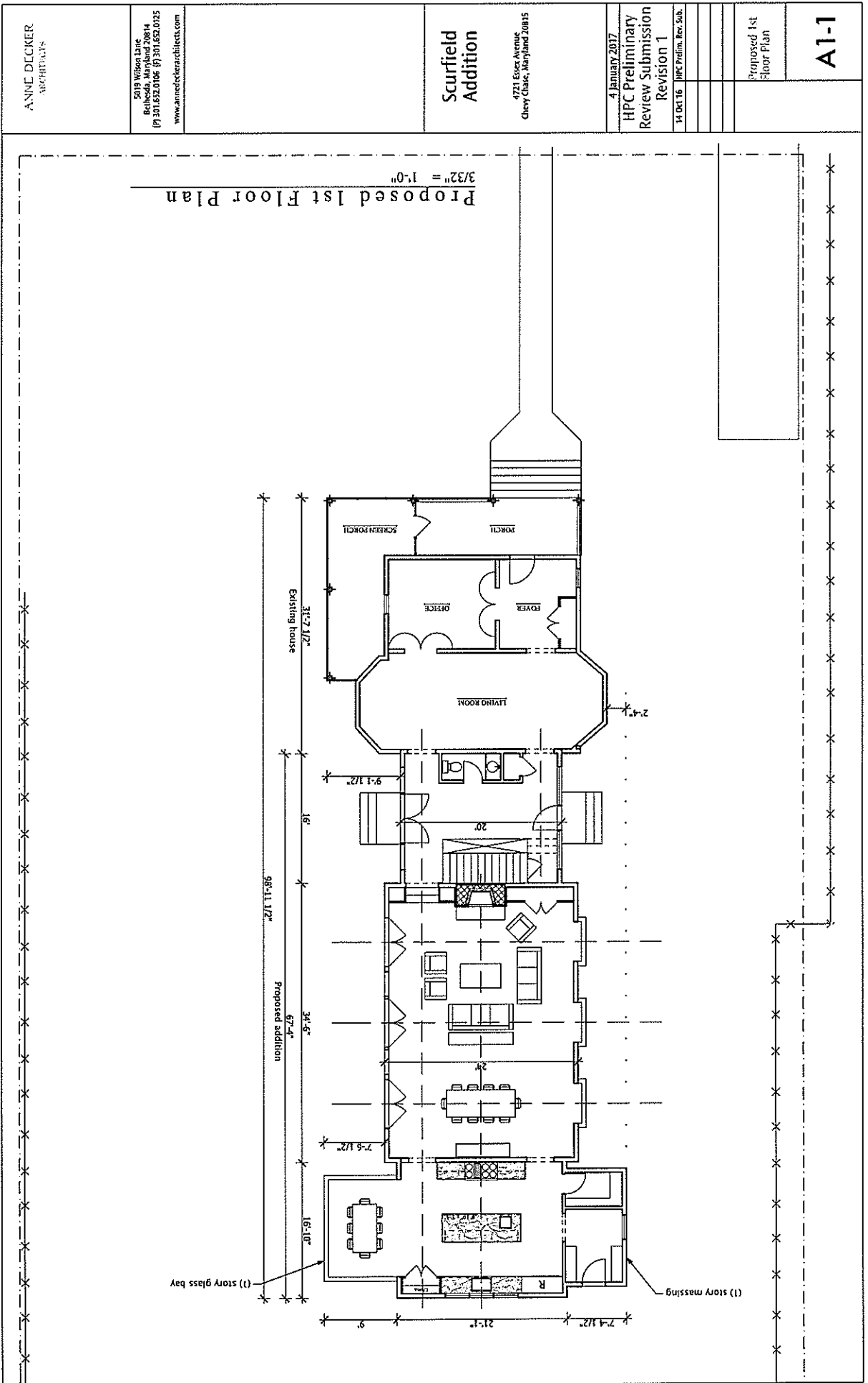
4721 Essex Avenue

Historic House: 1,184 SF (w/39 SF to be removed in proposed scheme.)

Addition: 1,592 SF

Total: 2,781 SF

Addition is 1.34x SF of Historic House. It is 1.39x SF of Historic House w/39 SF to be removed in proposed scheme.)



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gable roof beyond.

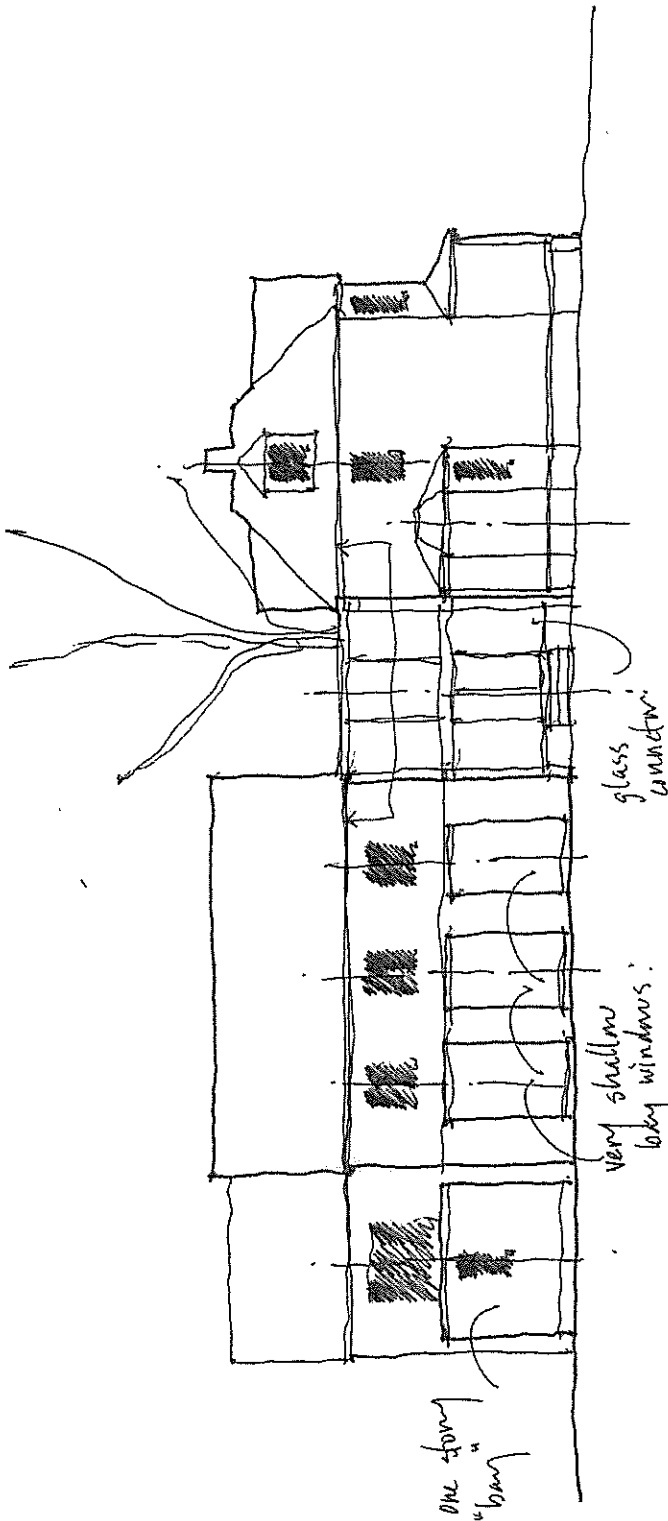
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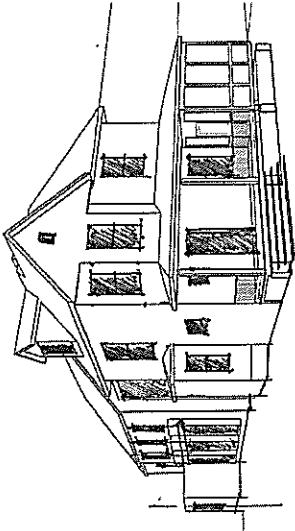
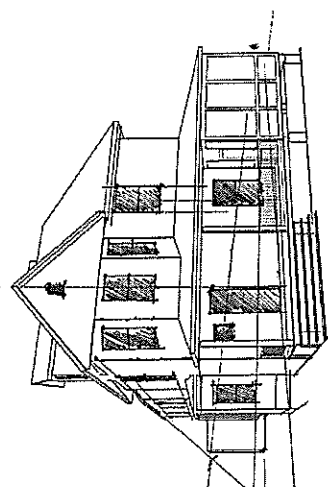
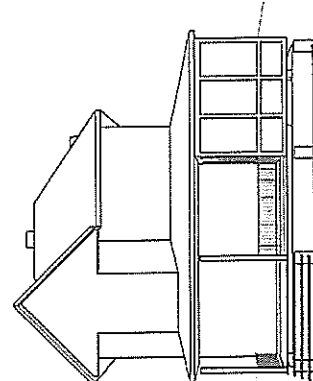
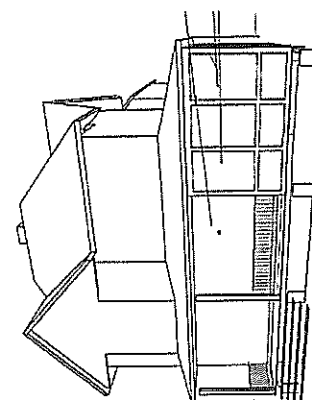
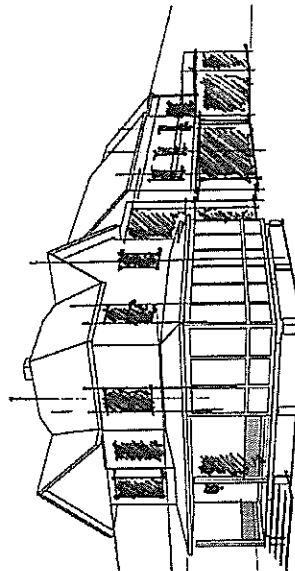
Proposed Front Massing

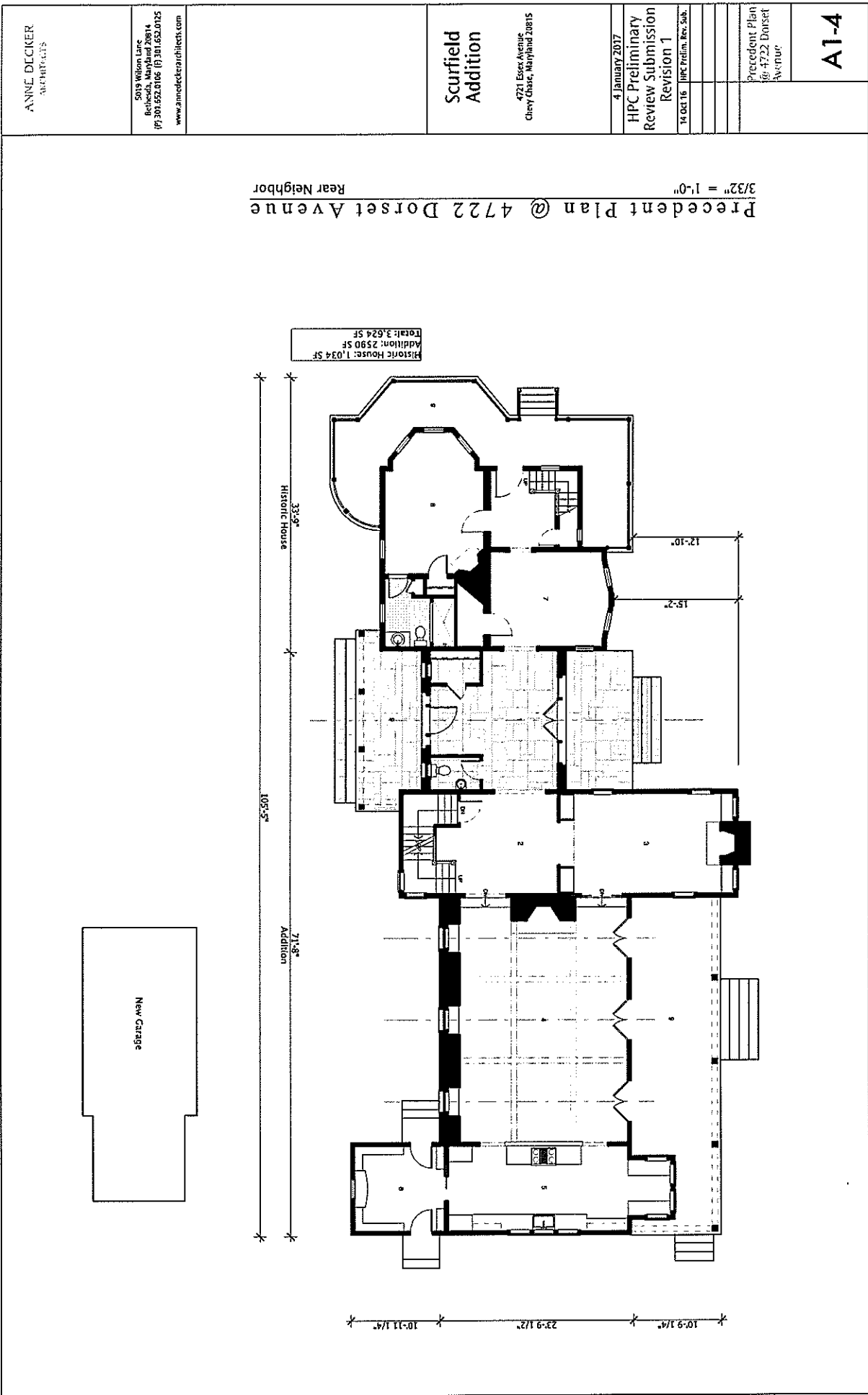
3/32" = 1'-0"

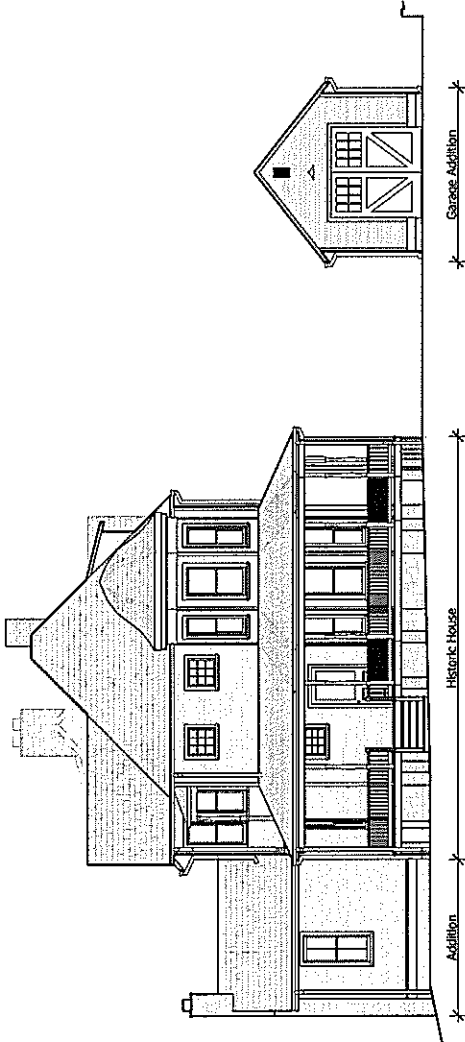
ANNE DECKER ARCHITECTS	5019 Wilson Lane Bethesda, Maryland 20814 (P) 301.652.0105 (F) 301.652.0125 www.annedeckerarchitects.com		Scurfield Addition 4723 Essex Avenue Chevy Chase, Maryland 20815	4 January 2017 HPC Preliminary Review Submission Revision 1	14 Oct 16 HPC Prelim. Rev. Sub.	Proposed Right Massing	A2-4
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Proposed Right Massing
3/32" = 1'-0"

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<div><p>one story bay</p><p>very shallow bay windows</p><p>glass window</p><p>Proposed Left Massing</p><p>3/32" = 1'-0"</p></div>										

<div>ANNE DECKER ARCHITECTS</div> <div>5019 Wilson Lane Bethesda, Maryland 20814 (77) 301.652.0106 (F) 301.652.0125 www.anne-decker-architects.com</div>		<div>Scurfield Addition</div> <div>4721 Essex Avenue Chevy Chase, Maryland 20815</div>		<div>4 January 2017 HPC Preliminary Review Submission Revision 1 14 Oct 16 HPC Prelim. Rev. Sub.</div>		<div>Proposed perspectives</div>		<div>A2-6</div>	
		<div>Camera A</div> <div>@ Extreme Corner Viewing Point View from Curb, <u>not</u> Street</div>				<div>Camera B</div> <div>@ Predominant Viewing Point View from Curb, <u>not</u> Street</div>			
		<div>Camera D</div> <div>@ Predominant Viewing Point View from Curb, <u>not</u> Street</div>				<div>Camera E</div> <div>@ Extreme Corner Viewing Point View from Curb, <u>not</u> Street</div>		<div>NOTE: These are rough massing sketches with basic fenestration to give a sense of scale.</div>	



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 <p>Precedent Front Elevation @ 4722 Dorset Avenue Rear Neighbor</p>									

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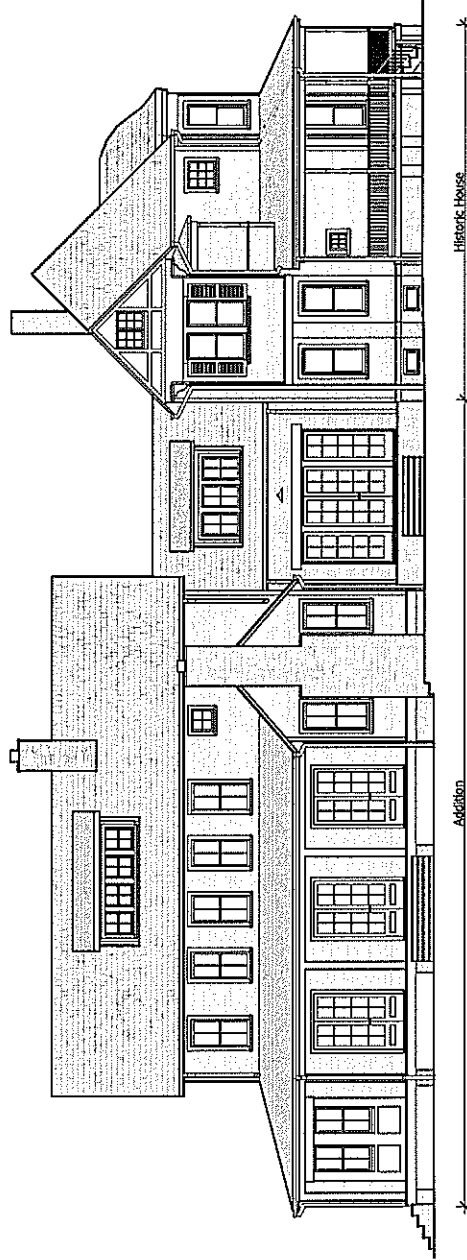
Historic House

Addition

Precedent Right Elevation @ 4722 Dorset Avenue

Rear Neighbor

<p>ANNE DECKER ARCHITECTS</p>	
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<p>Scurfield Addition</p> <p>4721 Essex Avenue Chevy Chase, Maryland 20815</p>	
<p>4 January 2017 HPC Preliminary Review Submission Revision 1</p>	
<p>14 Oct 16 HPC Prelim. Rev. Sub.</p>	
<p>Precedent Left Elevation @ 4722 Dorset Avenue</p>	
<p>A2-9</p>	



Precedent Left Elevation @ 4722 Dorset Avenue
Rear Neighbor

Precedent Image 01:
Preliminary Driveway Materials: Grasscrete
Image to be used for stylistic reference only.



Precedent Image 02:
Preliminary Driveway Materials: Pavers w/Grass Joints
Image to be used for stylistic reference only.



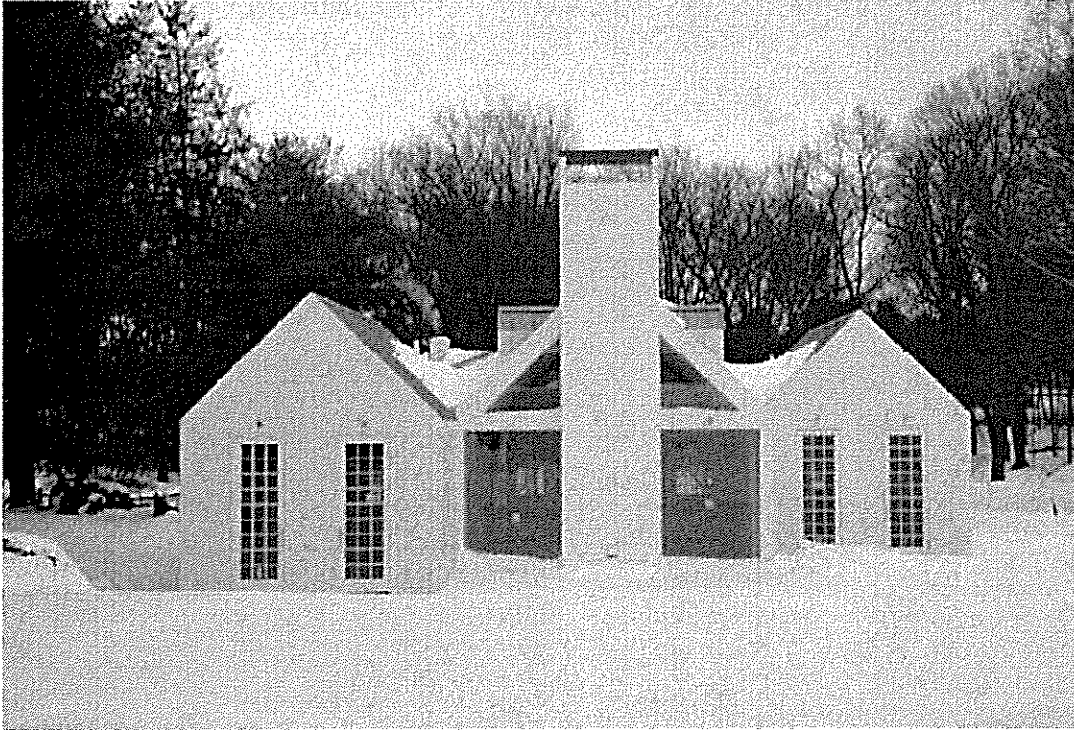
Precedent Image 03:
Preliminary Driveway Materials: Pavers w/Grass Joints
Image to be used for stylistic reference only.



Precedent Image 04:
Preliminary Building Materials + Simple Massing: Unadorned forms.
Image to be used for very general stylistic reference only in terms of material use.



Precedent Image 05:
Preliminary Building Materials + Simple Massing: Unadorned forms.
Image to be used for stylistic reference only.



-End of Written Description-

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PROPERTY ADDRESS: 4721 ESSEX AVENUE CHEVY CHASE, MARYLAND 20815		SURVEY NUMBER: 1604.4231
FIELD WORK DATE: 4/27/2016 REVISION HISTORY: (REV'D 4/27/2016)		
16044231 LOCATION DRAWING 4721 ESSEX AVENUE MONTGOMERY COUNTY, MARYLAND 04-27-2016 SCALE 1"=40' <div style="border: 1px solid black; padding: 5px; width: fit-content;"> PLEASE NOTE <small>This House Location Drawing is for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or court cases.</small> </div> EXPIRES 1-15-2017	<p style="text-align: center;">LIBER 13286, FOLIO 660</p> <p style="text-align: center;">ESSEX AVENUE (50' R/W)</p> <p style="text-align: center;">GRAPHIC SCALE (In Feet) 1 inch = 40' ft. ACCURACY=3±</p>	
POINTS OF INTEREST: FENCE APPEARS TO ENCROACH OVER PROPERTY LINE.		
CLIENT NUMBER:	DATE: 4/28/2016	POWERED BY: www.surveystars.com MARYLAND SURVEYORS <small>16110 Rte. 210, Suite 100 • Ellicott City, MD 21043 P 410.492.6322 • F 410.492.6114</small>
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THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.		

PREVIOUS

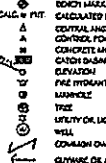
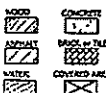
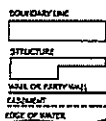
ALL THAT PIECE OR PARCEL OF LAND BEING DESCRIBED IN LIBER 13286, FOLIO 660, RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND.

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN USER 12286 FOLIO 660 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ACCURACY EQUALS THREE FEET PLUS OR MINUS

1. This plat is of benefit to the owner insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This drawing does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
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5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
8. Structures are measured at ground level.
9. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
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11. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

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STATE OF MARYLAND REQUIRED APPROVAL FORM

Prior to closing, PLEASE SIGN & FAX this page to
866-744-2882 for COMAR compliance

Exacta Maryland Surveyors, Inc. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property. A LOCATION DRAWING IS NOT A BOUNDARY SURVEY AND CANNOT BE RELIED UPON BY ANYONE TO SHOW WHERE THE PROPERTY'S BOUNDARIES ARE. The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property), is desired, a surveyor should be contacted independently. The cost of a boundary survey will be greater than the cost of a location drawing.

For further information, contact Exacta Maryland Surveyors, Inc. at 16800 Bald Eagle School Rd. Brandywine, MD 20613, (443) 692-6523 or www.exactamd.com.

- ☐ I/we approve the preparation of a location drawing. I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement.
- ☐ I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

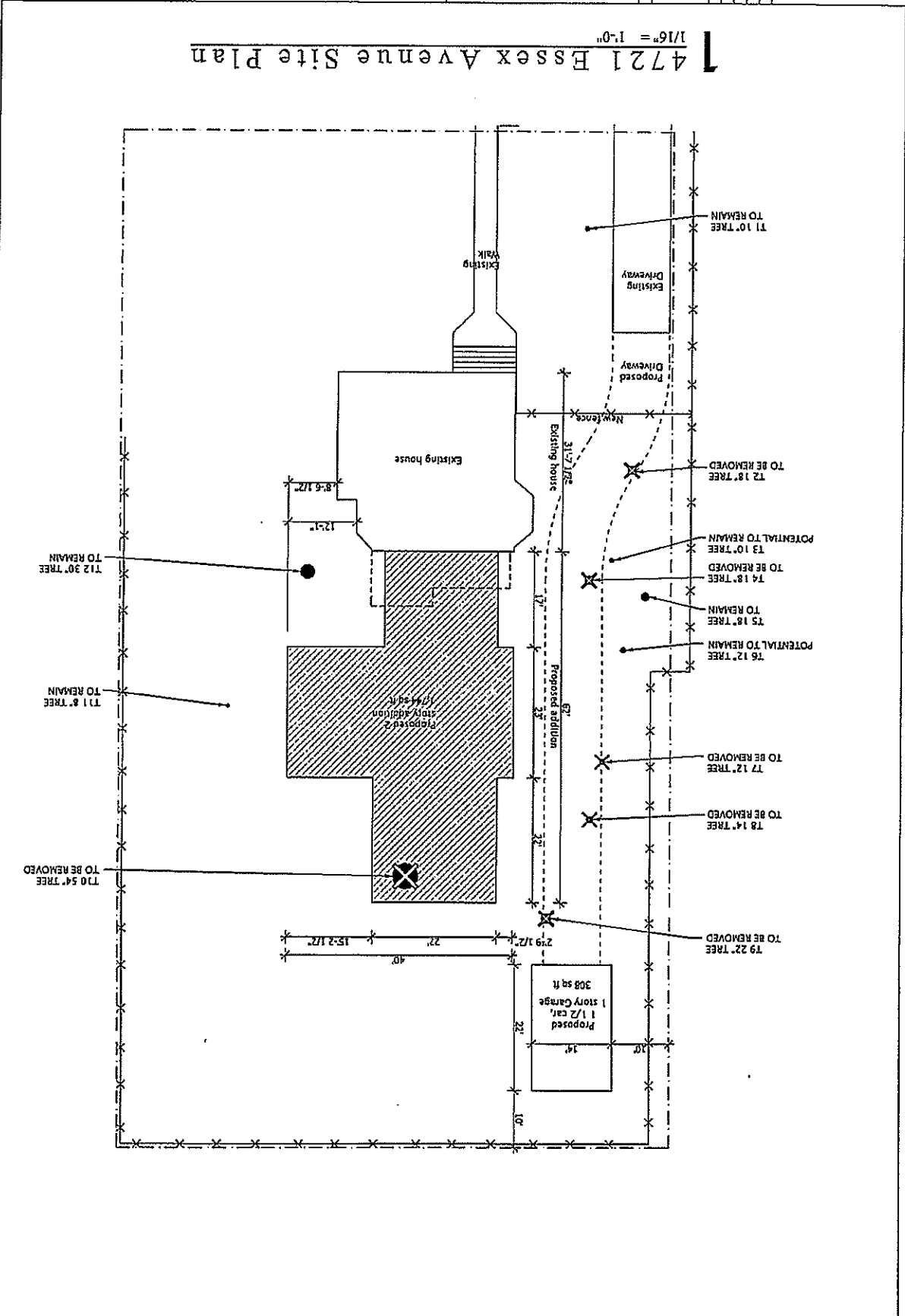
Consumer's Signature: _____ Date: _____

Phone Number: _____

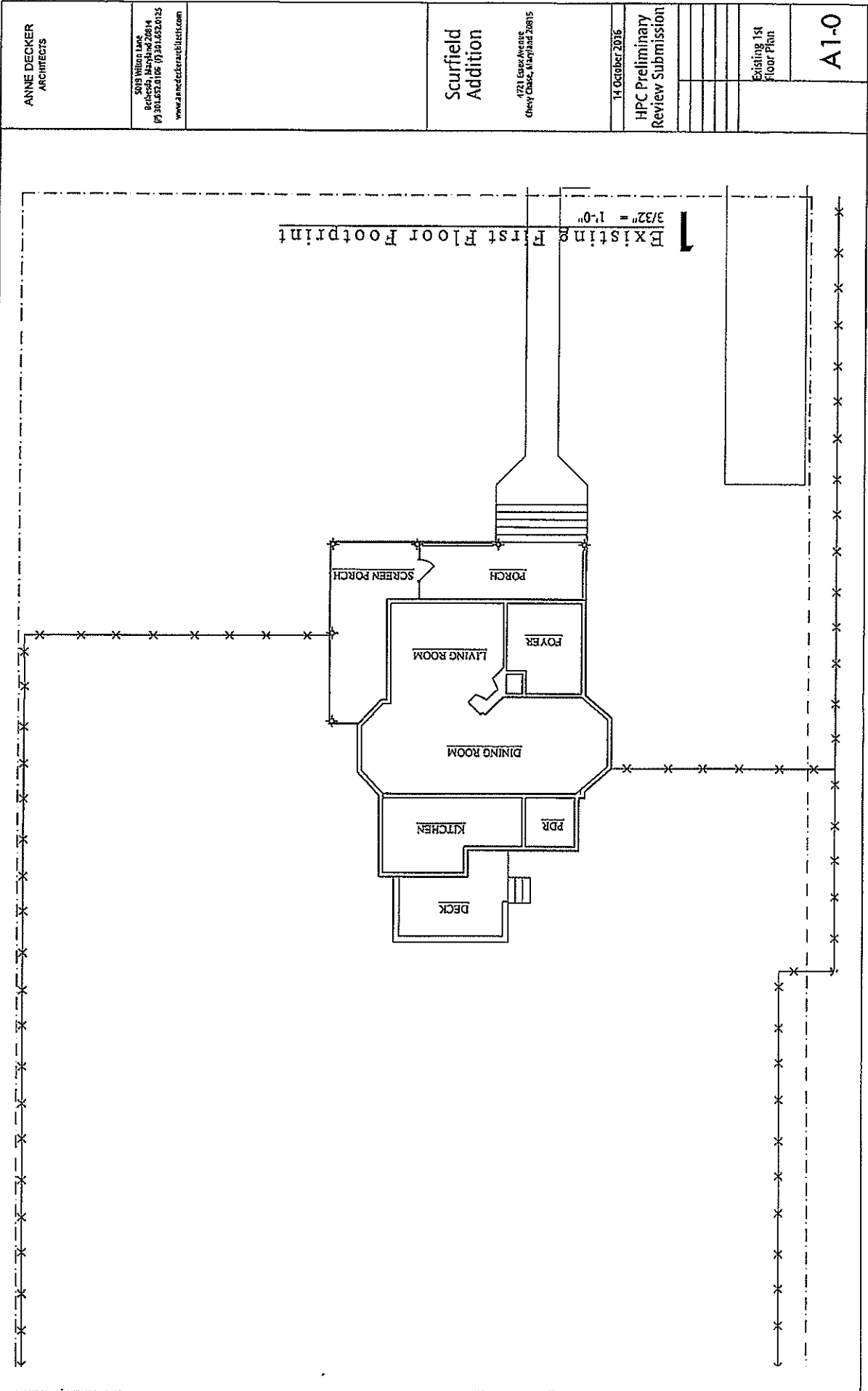
In connection with the purchase or refinancing of the property located at:

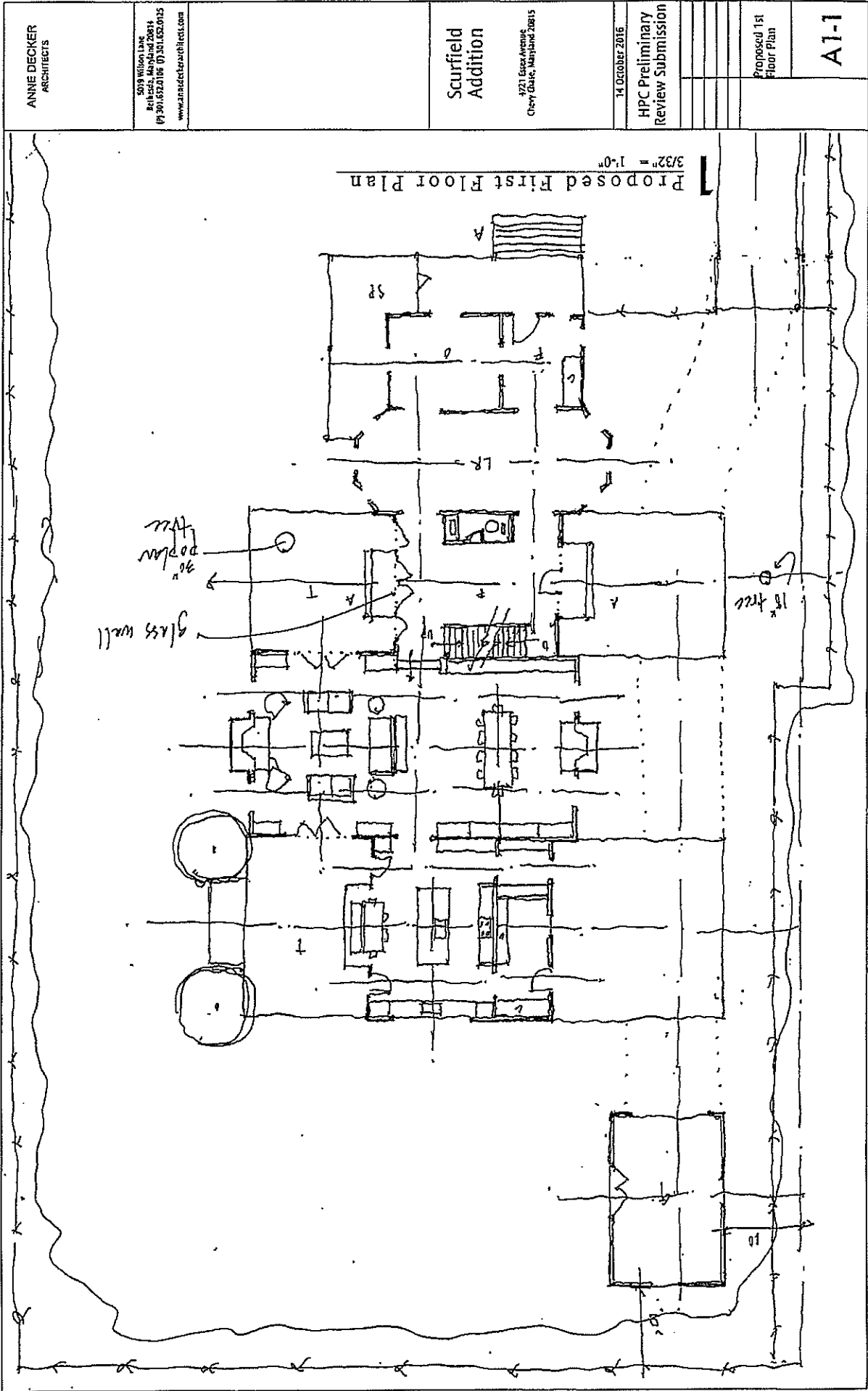
PROPERTY ADDRESS	JOB NO: 1604.4231
4721 ESSEX AVENUE CHEVY CHASE, MARYLAND 20815	
LEGAL DESCRIPTION	
ALL THAT PIECE OR PARCEL OF LAND BEING DESCRIBED IN LIBER 13286, FOLIO 660, RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY, MARYLAND.	
CLIENT NAME	
AXIS- SAGE TITLE - BETHESDA	

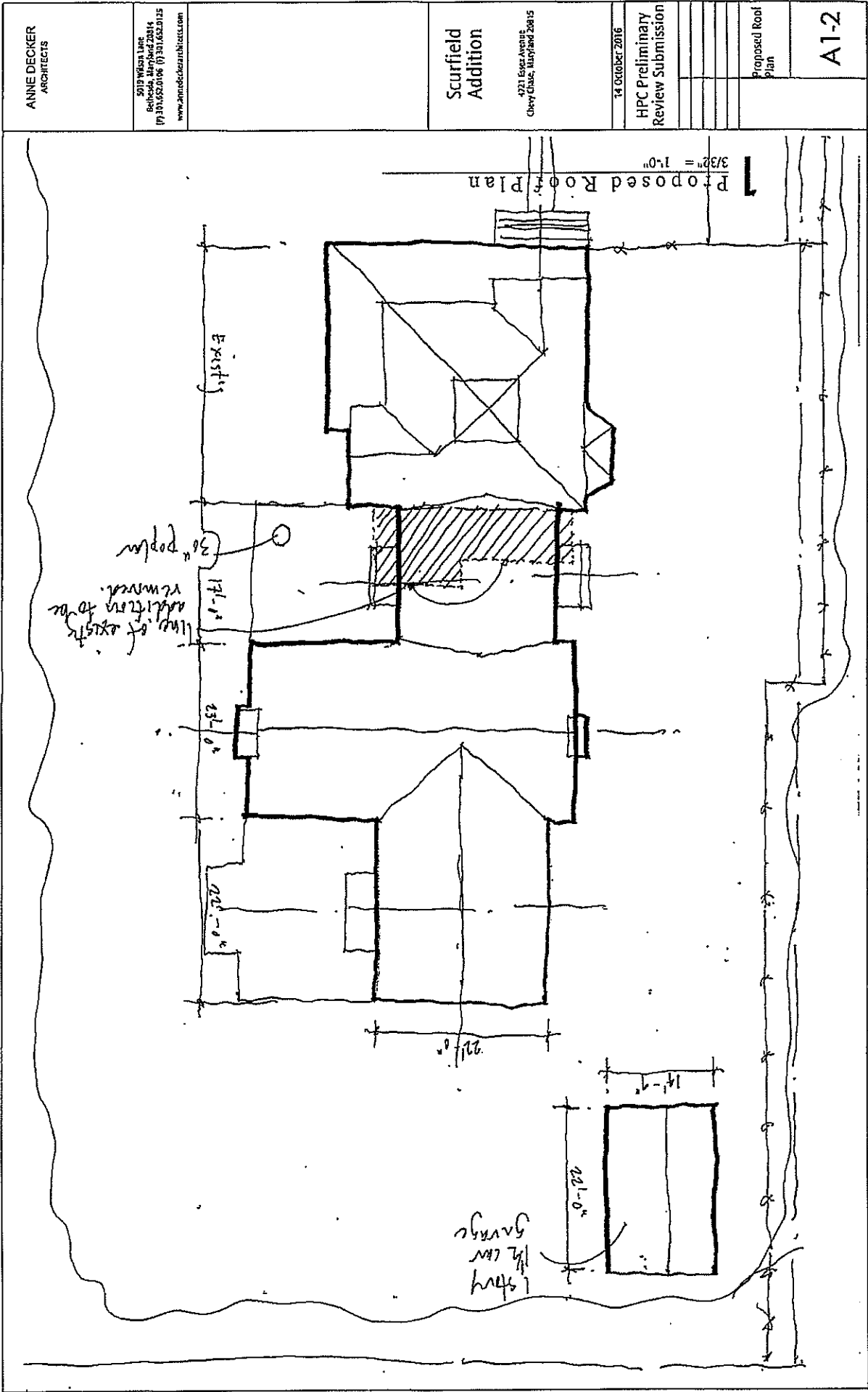
1 4721 Essex Avenue Site Plan
1/16" = 1'-0"



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ARCHITECTS

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Bethesda, Maryland 20814
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www.anne-decker-architects.com

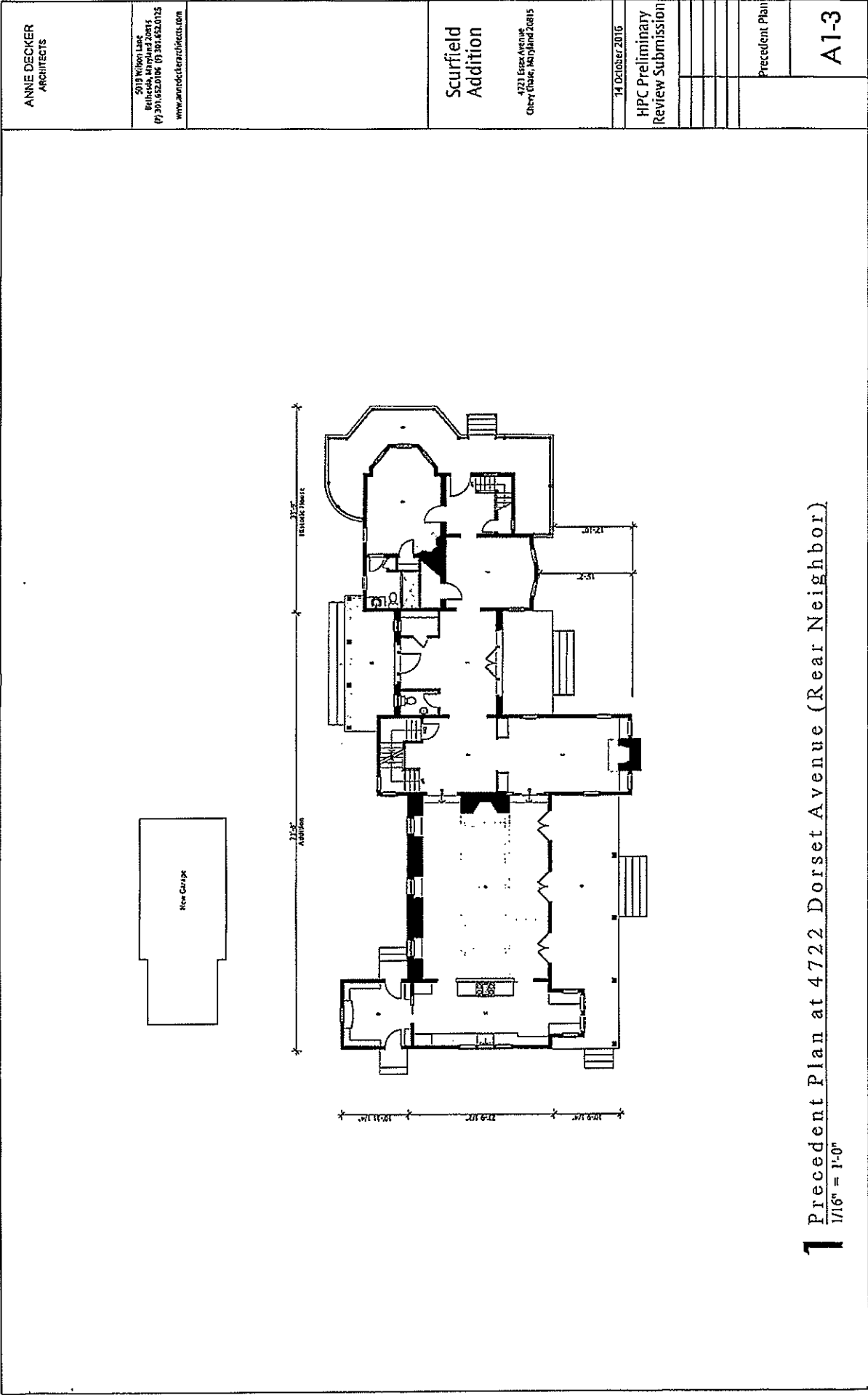
Scurfield
Addition

4721 Essex Avenue
Cherry Chase, Maryland 20815

14 October 2016
HPC Preliminary
Review Submission

Proposed Roof
Plan

A1-2



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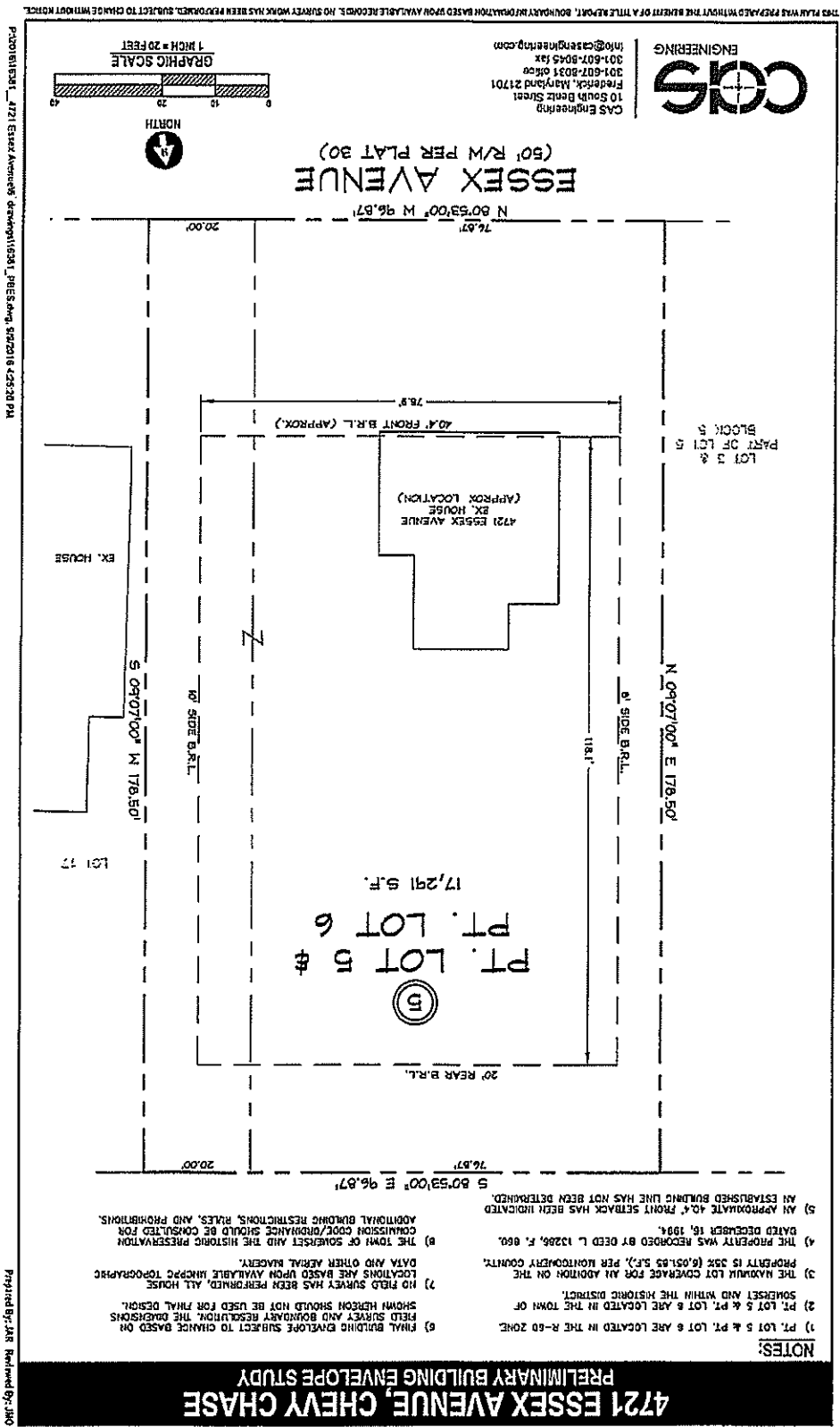
4722 Essex Avenue
Cherry Chase, Maryland 20815

14 October 2016
HPC Preliminary
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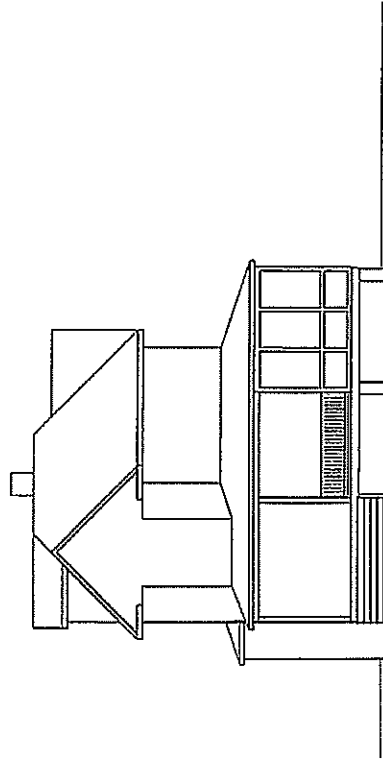
Precedent Plan

A1-3

1 Precedent Plan at 4722 Dorset Avenue (Rear Neighbor)
1/16" = 1'-0"

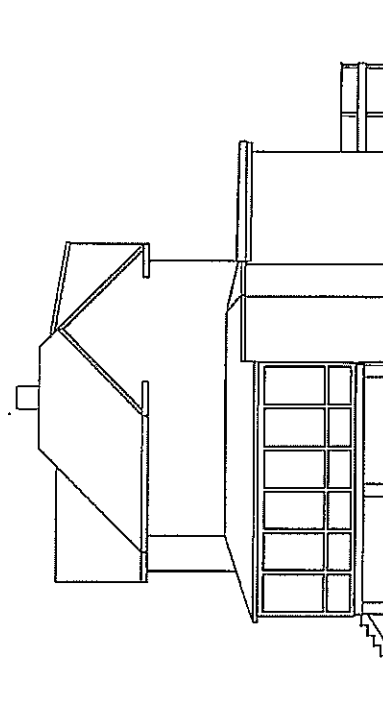


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<p>Scurfield Addition</p> <p>4723 Essex Avenue Cherry Chase, Maryland 20815</p>	
<p>14 October 2016</p> <p>HPC Preliminary Review Submission</p>	
<p>Exist Front & Right Massing</p>	
<p>A2-1</p>	



1 Existing Front Massing

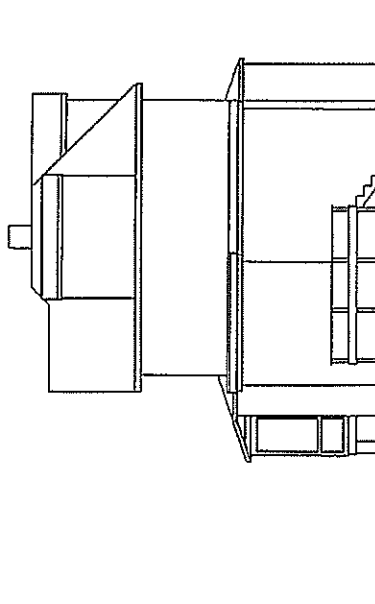
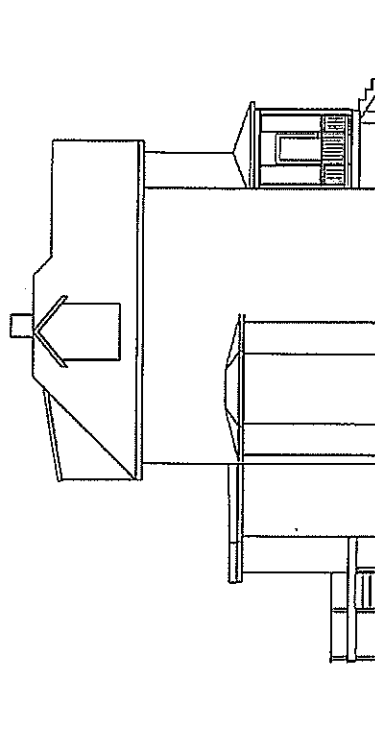
$\frac{3}{32}'' = 1'-0''$



2 Existing Right Massing

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

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			<p>1 Existing Rear Massing 3/32" = 1'-0"</p>				
			<p>2 Existing Left Massing 3/32" = 1'-0"</p>				

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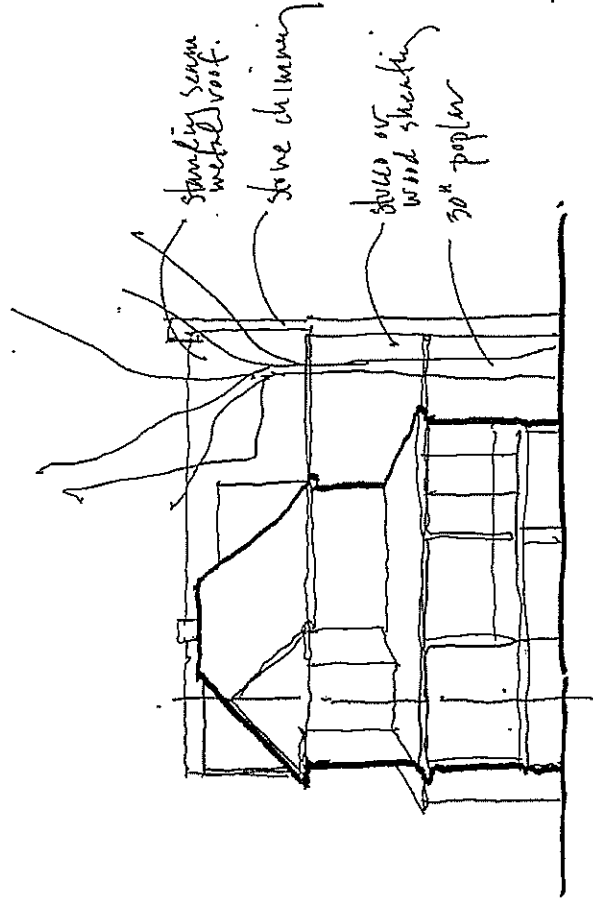
4721 Essex Avenue
Cherry Chase, Maryland 20815

14 October 2016

HPC Preliminary
Review Submission

Proposed Front Massing

A2-3



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

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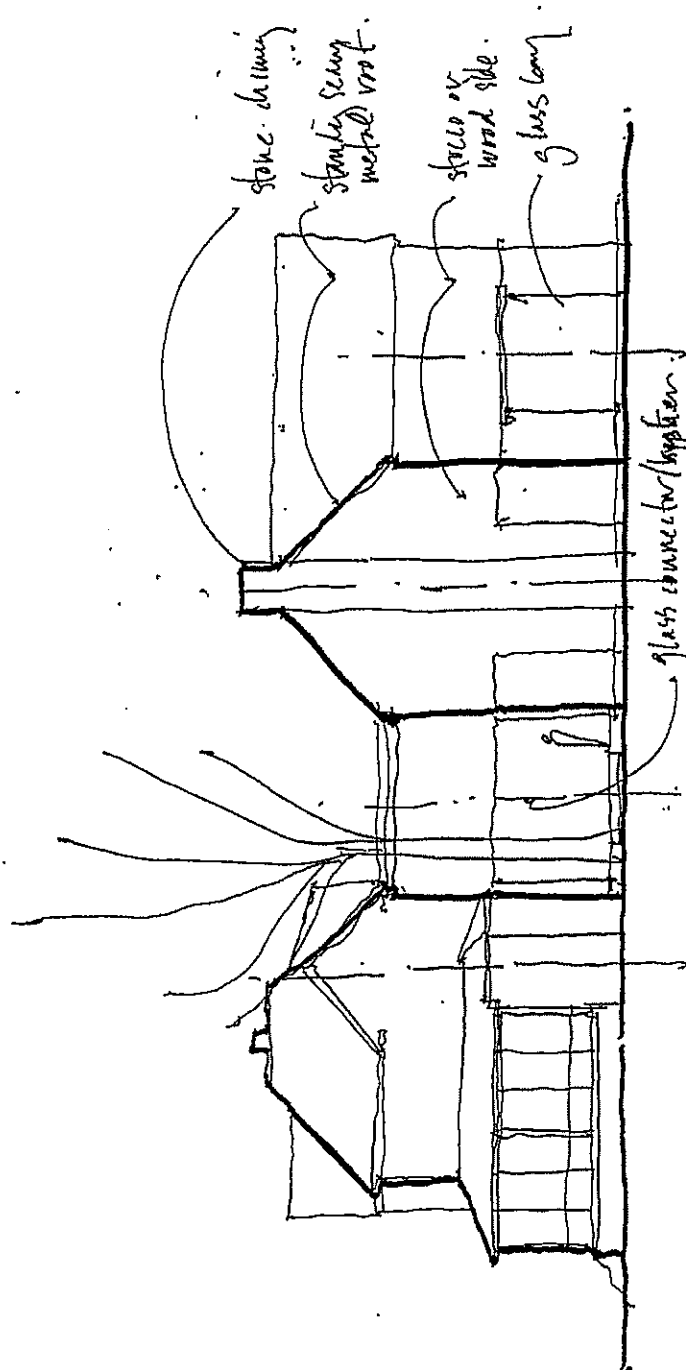
**Scurfield
Addition**

4721 Essex Avenue
Cherry Chase, Maryland 20815

14 October 2016

HPC Preliminary
Review SubmissionProposed Right
Massing-Opt I

A2-4



Proposed Right Massing-Option I

72

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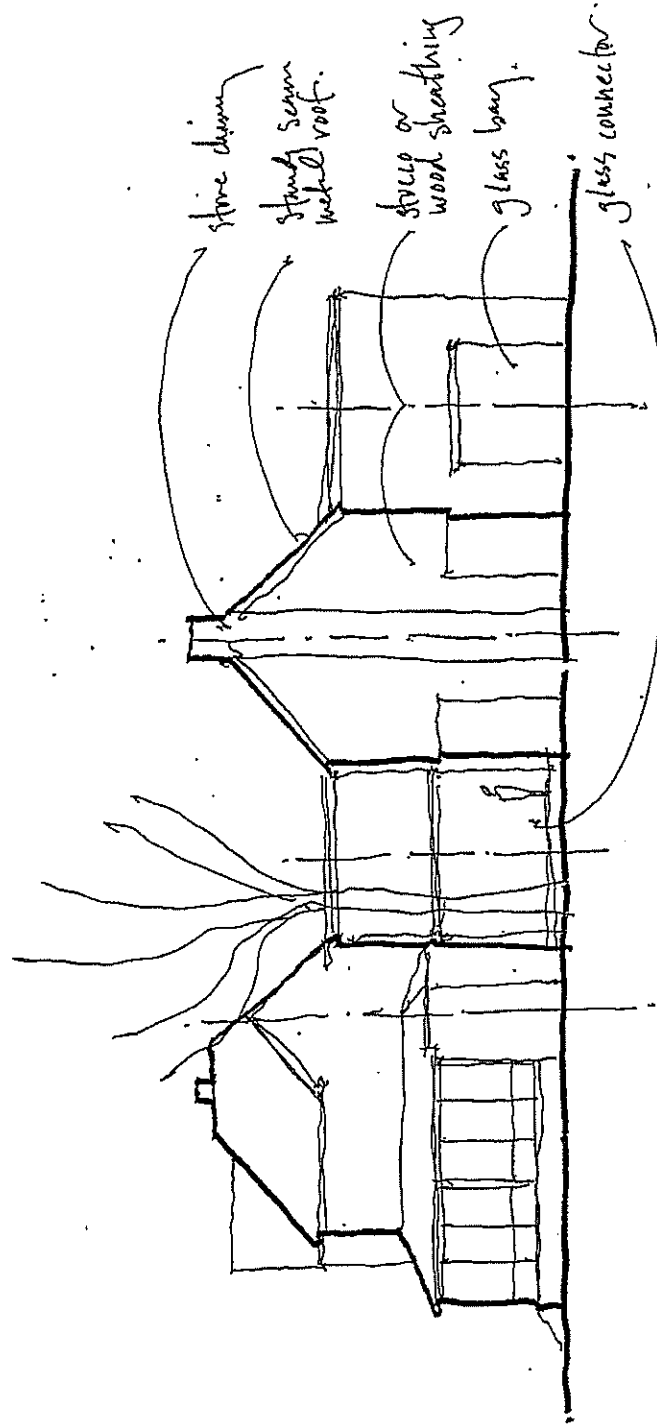
4721 Essex Avenue
Cherry Chase, Maryland 20815

14 October 2016

HPC Preliminary
Review Submission

Proposed Right
Massing-Opt II

A2-5



1 Proposed Right Massing-Option II
3/32" = 1'-0"

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- - - - - X
:
PRELIMINARY CONSULTATION - :
4721 Essex Avenue :
:
- - - - - X

A meeting in the above-entitled matter was held on
November 16, 2016, commencing at 7:35 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE MEMBERS

- Sandra Heiler, Vice Chairman
- Brian Carroll
- Marsha Barnes
- Kenneth Firestone
- Kathleen Legg
- Richard Arkin
- Saralyn Salisbury-Jones
- Eliza Voigt

1 approve Case I.B with the additional condition?

2 MR. ARKIN: Matter of order, Madam Chairman.

3 Because that case wasn't called off the list of expedited
4 cases, I think you would have to give anybody present an
5 opportunity to speak, which would be in a hearing. It might
6 be a short hearing, but I think that would be the proper way
7 to do it.

8 MS. HEILER: Thank you. Is there anyone here to
9 speak in opposition to Case I.B at 3923 Baltimore Street,
10 Kensington? Apparently, no one. Would someone like to make
11 a motion?

12 MR. CARROLL: Madam Chair, I move that we approve
13 Case I.B at 3923 Baltimore Street in Kensington, with the
14 additional condition that the north or rear elevation
15 contain nine double-hung windows instead of the fixed,
16 mixture of fixed and double-hung windows that are shown on
17 the drawings.

18 MS. HEILER: Is there a second?

19 MR. FIRESTONE: I second the motion.

20 MS. HEILER: All in favor?

21 VOTE.

22 MS. HEILER: The motion passes unanimously.

23 MR. CARROLL: Thanks, Mike.

24 MS. HEILER: The first case that we'll hear
25 tonight is Case II.B, a preliminary consultation at 4721

1 Essex Avenue, Chevy Chase. Is there a Staff report?

2 MR. KYNE: Yes, ma'am, there is a Staff report.

3 Like you said, this is 4721 Essex Avenue, Chevy Chase.

4 We'll start out with a birds-eye view from -- show the
5 property and the adjacent and confronting properties as
6 well. And the subject property is the one that's under the
7 purple circle, purple dot. This is a primary pre-1915
8 resource within the Somerset District. A Queen Anne four
9 square style resource, circa 1900.

10 And the proposal is to remove an existing one-
11 story rear addition and rear deck. Construct a two-story,
12 which was incorrectly cited as a one-story, except for a
13 glass hyphen addition at the rear of the historic house;
14 construct a two-story addition at the rear of the proposed
15 hyphen addition; remove six to eight mature trees; extend
16 the existing driveway to the rear of the property; and
17 construct a one-story one and a half car detached garage at
18 the rear of the subject property.

19 And now I will show you some photographs and just
20 sort of walk you around the subject property. And, most of
21 these photos I actually had to take from between trees that
22 lined the front. This is looking toward the area where the
23 proposed additions will be. And this is in the rear yard
24 looking back toward the house. Same here, further back.
25 And this is looking at the rear of what is cited in the

1 Staff report as the precedent property which is 4722 Dorset
2 Avenue. And these are the confronting properties on the
3 opposite side of the street. Showing you the three directly
4 across. And this is the property to the right of the
5 subject property. This is 7117 Essex Avenue. And this is
6 to the left, 4727, I'm sorry, the previous was 4717. And
7 this is the property on the corner of Essex and Surrey. And
8 this is the precedent property at 4722 Dorset Avenue.
9 Walking up the drive. And the opposite side. And here I
10 have the plans and elevations should we need to return to
11 these for reference.

12 And the applicable guidelines in this case are the
13 Somerset Historic District Guidelines, and the Secretary of
14 Interior Standards for Rehabilitation. Staff discussion
15 regarding the additions. The existing rear addition and
16 deck are non-historic at the rear of the property, so the
17 removal of the existing rear addition and deck will not have
18 an adverse impact on the historic house. The design of the
19 proposed additions is a creative approach to differentiating
20 the new additions from the historic house while attempting
21 to diminish the potential that a larger rear addition will
22 overwhelm the historic house.

23 The proposed two-story rear addition will be
24 entirely inset from the left side of the historic house, but
25 will project eight and a half feet beyond the right side of

1 the historic house. Typically, the Commission requires rear
2 additions to be entirely inset behind the historic house,
3 minimizing the visibility. The proposed glass hyphen will
4 provide differentiation from the historic house, but the
5 Commission may find that the proposed two-story addition
6 should be inset from the right side of the house to minimize
7 its visibility, or the addition should be oriented
8 differently.

9 Staff asks for the Commission's guidance regarding
10 the massing of the proposed two-story rear addition, as it
11 appears that it will have a larger footprint than that of
12 the historic house. Staff is concerned with the size and
13 design of the proposed two-story rear addition that it may
14 read as an entirely separate and perhaps larger house that
15 competes with the historic house. And preservation best
16 practices would suggest that the proposed addition should be
17 subordinate to the historic house.

18 The subject property is currently rather small
19 compared to its neighbors. The applicants, again, have
20 cited 4722 Dorset, which is a contributing resource adjacent
21 to the rear, as a precedent for the proposal. And the house
22 at 4722, as we saw, is a circa 1891 Queen Anne four square
23 style house, that is similar to the subject property. And
24 the submitted images and floor plans for 4722 Dorset
25 indicates that it is much larger than the subject property,

1 with a rear addition that is like that proposed as the
2 subject property. Similar, I should say.

3 The applicant has provided additional information,
4 of which I did submit to the Commission at the worksession,
5 indicating that 4722 Dorset, the addition was constructed in
6 2000, which is after the 1990 designation. So, although I
7 wasn't able to my hands on that approval, it should have
8 been subject to review and approval by the HPC. The
9 neighboring and adjacent primary resources, which we saw one
10 example here, at least 4727 Essex, 4728 Dorset, and 4722
11 Dorset, all appear to have experienced additions and/or
12 alterations resulting in an increasing scale.

13 These additions and alterations may have occurred
14 prior to historic designation, but as I just pointed out,
15 and as I pointed out in the worksession, we have found out
16 that the property at 4727 and 4717, which are the adjacent
17 properties to the right and left, actually were also
18 reviewed and approved by the HPC. One case in 2005, I
19 believe, and the other in 2012. Oh, I should also read the
20 rest of my statement here. It appears that some of these,
21 that some of the primary resources in the district have
22 remained relatively modest in scale. Many of the houses in
23 the district retain consistent spacing and rhythm, as well
24 as ample size lots combined with open space, especially on
25 the northern side of Dorset Avenue, Warwick Place, and on

1 Cumberland Avenue.

2 Regarding materials for the two-story rear
3 addition, the applicants propose stucco or wood siding, a
4 standing seam metal roof, and wood or metal windows and
5 doors. And Staff asks the Commission's guidance regarding
6 the appropriateness of the proposed materials, specifying
7 any requirements that they would have for approval.

8 On the tree removal, one tree is proposed to be
9 removed due to declining health. While the others are being
10 moved to accommodate the proposed driveway extension. And I
11 will return to the photos of the existing driveway
12 momentarily. The lot is rather heavily forested as we saw
13 from the birds-eye view. And the removal of these trees is
14 likely to have a minimal impact on the subject property and
15 surrounding district. Despite the likely minimal impact to
16 the district, Staff does suggest the Commission review the
17 proposed tree removal with moderate scrutiny, as the
18 Guidelines do specifically state that mature trees are one
19 of the district's defining characteristics.

20 And driveway extension. The proposed driveway
21 will provide access to the proposed one-story one and a half
22 car detached garage at the rear of the subject property.
23 Driveways extended to the rear yard are rather common in the
24 district, but many of these driveways may have been
25 completed prior to designation. The Guidelines specifically

1 cite ample size lights and patterns of open space as
2 defining characteristics of the district. And I will go
3 back and point out that 4722 again, Dorset Avenue, it was
4 apparently approved by the HPC, and it includes a driveway
5 extension. The proposed driveway extension should be
6 reviewed with moderate scrutiny. And again, 4722 has a
7 driveway that extends to its rear side yard. Staff suggests
8 that the proposed driveway extension should be constructed
9 from a compatible material, and that when submitting for a
10 HAWP, examples of similar driveways in the immediate
11 vicinity should be provided.

12 And the garage, the applicants propose to
13 construct a one-story one and a half car detached garage in
14 the rear left corner of the subject property. And the
15 applicants have stated that the garage will have a gable
16 roof, be constructed from wood siding or stone, and have a
17 standing seam metal roofing and a wooden door. Given the
18 location of the proposed garage, the prevalence of detached
19 garages in the district, and the minimal visibility of the
20 proposed garage from the public right-of-way, Staff suggests
21 the garage be reviewed with lenient scrutiny. And Staff
22 does ask the Commission to provide guidance regarding the
23 appropriateness of the proposed materials.

24 And we did receive LAP comments from the Town of
25 Somerset. And those were received by our office on November

1 7th, 2016. I'm sorry, the applicant's proposal was heard on
2 November 7th, 2016. We received comments the following day.
3 And the LAP noted that the proposal must meet town codes,
4 but provided no comments regarding compatibility with the
5 historic district. And the LAP has neither supported the
6 proposal or expressed any concerns regarding aspects that
7 should be addressed to make it more compatible with the
8 district.

9 And before I conclude my report, I will return to
10 the existing driveway just so we are clear on what is
11 currently there. And again, it was hard to see when
12 standing in the street or on the opposite side because of
13 the tree cover. But if you look at the bottom left hand
14 side of the photograph before you, that shows the rather
15 small driveway that's currently there. And with that, I
16 will wrap up and take any questions that you might have for
17 me.

18 MR. CARROLL: Mike, do we have the elevations of
19 the proposed garage?

20 MR. KYNE: I don't believe so. But let's take a
21 look. No, we do not.

22 MR. ARKIN: Mr. Kyne, do you know the square
23 footage or approximate square footage of the existing house
24 and the proposed addition?

25 MR. KYNE: I do not have those numbers, and I do

1 not think it was provided in the plans and elevations, but
2 hopefully, the applicants will have that information for us.

3 MR. ARKIN: And do you know, for the adjacent --
4 both of my colleagues pointed out that the square footage is
5 marked on Circle 13 for the addition, and she has
6 information about the square footage of the existing house,
7 which I assume that she will share. Do you have any idea on
8 the two adjacent houses which are configured in a manner
9 similar to what's being proposed, what the square footage is
10 on the houses and the additions?

11 MR. KYNE: I do not have the numbers but, if you
12 still have the information that I passed around at the
13 worksession, you get a fairly good idea of at least for
14 7727, the increase in scale there was approved, I believe,
15 in 2012, which to me looks rather substantial.

16 MR. ARKIN: Thank you.

17 MS. HEILER: While we wait for that, does anyone
18 else have any questions for Staff?

19 MR. KYNE: I do not have those numbers in front of
20 me.

21 MS. HEILER: Are there any other questions for
22 Staff? I have one. Do you know what the material of the
23 roof on the historic house is?

24 MR. KYNE: It appears to be asphalt shingles.

25 MS. HEILER: Thank you.

1 MS. LEGG: One other question. On the
2 supplemental material that you handed out that's stapled, on
3 the second-floor plan I see a third staircase, and it looks
4 like it goes up, but I'm not seeing any drawings for the
5 third floor. And I guess what I'm wondering is, if there's
6 going to -- on the addition is the third floor going to also
7 be a space seeing that the height of the ceiling will
8 somehow wound up being perhaps higher than we're
9 anticipating?

10 MR. KYNE: I just want to clarify that what I
11 passed out today is supplemental information that dates to
12 2000, and that was for the precedent property that the
13 applicants were citing, so it's easy to be confused with
14 that. But that's not the subject property.

15 MS. HEILER: Are there other questions? If not,
16 I'll ask the applicant to come forward and make a brief
17 presentation. So, you'll have seven minutes. If you press
18 the button on your microphone until the red light turns on,
19 and please identify yourselves for the record.

20 MS. DECKER: I'm Anne Decker of Anne Decker
21 Architects.

22 MS. KRESS: And, I'm Mimi Brodsky Kress of Sandy
23 Spring Builders.

24 MS. HEILER: Thank you. Do you want to make a
25 presentation?

1 MS. DECKER: Well, I didn't have a formal
2 presentation, but I wanted to just add to some of the
3 questions that you had, if that's helpful?

4 MS. HEILER: Yes. You can feel free to answer
5 those, and then we can ask you additional questions.

6 MS. DECKER: Sure. In terms of the existing
7 square footage of the existing house, I don't have that. I
8 have the existing house plus the addition and what we're
9 proposing, which is at 2,732 square feet. The lot size,
10 just as a point of reference, is 17,300, thereabouts.
11 Typical lots in the area have a max -- just as a point of
12 reference -- maximum lot coverage of 35 percent. Because
13 this is a larger lot, the maximum lot coverage is 20
14 percent. We are at, I think, with the addition, at 16 plus,
15 16,000 plus.

16 MS. KRESS: Sixteen percent.

17 MS. DECKER: Yeah, 16 percent.

18 MS. HEILER: Sixteen percent, and does that
19 include the garage?

20 MS. DECKER: Yes, with the garage, just a minute
21 here, with the garage we're at 17.6. Without the garage,
22 we're at 16.4.

23 MS. HEILER: Thank you. So, did you have anything
24 else to add?

25 MS. DECKER: Just kind of as a point of reference

1 here, the houses that we have adjacent, I also have a
2 supplemental thing to pass out too, in terms of, I think I
3 might have a better picture of the driveway, and what this
4 property looks like as viewed from the street. It's a
5 heavily lined front yard, so the actual house itself is
6 fairly hidden from, and screened from the street, from the
7 public right-of-way. And so, I just want to pass that out
8 here. If this is helpful. And then, one other item to add
9 to that.

10 The precedent house at 4722 Dorset is an addition
11 that we designed and, I believe is in 2002 when it was
12 completed, and I'm passing around what that looks like in
13 terms of the massing and how it was added on. And the only
14 reason we show this as a precedent, this property happens to
15 back up to the property my clients are interested in, and
16 that house was built in, I think you said 1891. It was
17 similar in size. You can see very similar in footprint in
18 the existing house, and what we did do, was we added off the
19 rear of the house. We did have a projection of 13 feet to
20 one side.

21 And, what we're asking for on our property is an
22 additional 8 1/2 feet on one side. Although the other side
23 is fully hidden. And our footprint is actually smaller than
24 this precedent footprint. So, we're hoping that we could
25 take the similar approach where it's essentially screened

1 from the street. As you can see from that -- a visual from
2 the street, it's heavily lined, and there's a tall poplar
3 that would, I think, very much obscure that additional 8-
4 1/2-foot projection past the house itself.

5 MS. HEILER: Let me remind you and the
6 Commissioners, that vegetation does not provide sufficient
7 screening for our purposes because it can be temporary, and
8 it loses its leaves.

9 MS. DECKER: Well, that's kind of the reason why I
10 wanted to pass that along, because the other property did
11 extend 13 feet, and it's not screened. Just as a point of
12 reference.

13 MS. HEILER: Thank you. Do any of the
14 Commissioners have questions for the applicants?
15 Commissioner Barnes?

16 MS. BARNES: I have a couple of questions. One,
17 we're looking at the screened porch which protrudes a bit to
18 the side of the house, and it's unclear to me from the
19 drawings that we have, for example at Circle 49, where the
20 original house is shown, does that include the, I think it
21 was 49 I read -- 48, I beg your pardon -- does that include
22 the porch when you show existing house?

23 MS. DECKER: Yes. Exactly.

24 MS. BARNES: So the porch which protrudes a bit to
25 the right is included in the --

1 MS. DECKER: Correct.

2 MS. BARNES: -- outline of the existing house.

3 Okay. There is a proposal here to remove a very large
4 number of trees to create a driveway. And I notice that you
5 just cited screening from the street provided by a bunch of
6 overgrown, I think they're hemlocks, which are heavily
7 encrusted with ivy, suggesting that their lifespan may be
8 limited. There's no plans to remove those, just a lot of
9 trees along the side of the property to enable a driveway?

10 MS. DECKER: Correct. And with this driveway,
11 once the driveway's in, the owners would like to, or the
12 prospective buyers, would like to again reforest that side.
13 They just want to have access for the actual driveway. And
14 that driveway, I'm not sure if it's clear in our drawings,
15 we would like to take the driveway to essentially terminate,
16 I don't have my drawing, excuse me, at the end of the
17 existing house proper. Excuse me, I take that back. What
18 we're hoping to do is extend it about, I think it might be
19 about eight feet or so, such that we can create a fence line
20 that will abut the existing house, a short fence, for their
21 dog, to then terminate at the main body of the house. So
22 not where the front porch is, but just at the front door
23 line. And then what's beyond that, we'd like to do
24 grasscrete. They do not want to look at a driveway. So,
25 the idea would be to extend whatever driveway, which is

1 somewhat like a pea gravel driveway, or an exposed, a tar
2 and chip driveway, extend that a bit, and then pick up with
3 grasscrete. And then, have more of a celebrated entry at
4 the front door, or the new front door entry point, and then
5 pick up with grasscrete again, and then terrace. So, it's
6 not going to be this relentless driveway extrusion towards
7 the back.

8 MS. BARNES: And, I have one other question which
9 was regarding the proposed plan to have the addition extend
10 outward beyond the existing house by some eight or 12 feet,
11 depending on where you are in the existing house. Did you
12 give any thought to having a smaller bump-out, because that
13 will be quite visible from Essex?

14 MS. DECKER: We did. But based on the owner's
15 desire for a certain footprint and what's accommodated, they
16 felt very strongly about making -- that's really the square
17 footage they needed or felt that they would want in terms of
18 adding on. But what we do have here, again, you can see
19 that it's the, this addition is set back about 18 feet from
20 the main body of the house. So, that projection is further
21 beyond. There is a poplar. I understand it could be taken
22 down, but the idea is to keep that poplar. And again, it
23 defers to the house. It's not abutting and projecting. In
24 terms of this, of our precedent image, that addition was
25 actually closer and extended further.

1 MS. BARNES: Thank you.

2 MS. VOIGT: Hi.

3 MS. DECKER: Hi.

4 MS. VOIGT: I just have a couple questions. Can
5 you kind of walk us through, it's your drawing A2-3 and it's
6 our 20? So, what we're seeing, this massing in the front,
7 is what I'm seeing in the back the addition? I mean, I see
8 a poplar, of course, but is that outline?

9 MS. DECKER: Yes. That's the outline of addition,
10 it's a gabled roof that mirrors the same pitch as the gable
11 at the front tower. But if you move to A2-4, you can see
12 that addition is set back a bit.

13 MS. VOIGT: So, are these two options?

14 MS. DECKER: There was one option 1. The only
15 difference in those two is, if you look at the rear most
16 portion of the addition, one is housed, that addition is
17 housed under a gable roof, and the other one is under a flat
18 roof.

19 MS. VOIGT: So, can we just go back to the
20 proposed front massing? So, by looking at that, it just
21 seems to me that the house is overwhelmed by the addition in
22 this case. But, can you explain how, you know, how that
23 wouldn't -- because this is, the front addition in a
24 historic neighborhood, that's really our main concern. And
25 by looking at this, it looks like it's kind of overwhelming

1 the addition.

2 MS. DECKER: I guess the idea was that the spring
3 point would be the same, and that because it deferred or was
4 set back a bit, that it softened that view. Would it be
5 more helpful if it had a hipped roof on it?

6 MS. VOIGT: Yeah, I think the rooflines are --
7 yeah, I think you need to study how these rooflines can kind
8 of minimize the impact of the addition. And then I agree
9 with the previous Commissioner, and I think that, you know,
10 and we'll talk about this, that maybe we can talk about how,
11 well coming.

12 MS. HEILER: It would be helpful if we first ask
13 questions, and then we will deliberate and offer you our
14 opinions. Actually, I have a question.

15 MS. DECKER: Sure.

16 MS. HEILER: You mentioned a fence that would be,
17 I think, on the driveway side and connect to the historic
18 house.

19 MS. DECKER: That's not a definitive, she had just
20 hoped to have a low gate, I think a three foot or four-foot
21 picket fence.

22 MS. HEILER: Would it connect at the front plane,
23 or the rear plane, or someplace in between?

24 MS. DECKER: I think that's negotiable. It was
25 just something she threw out there as far as where to -- she

1 would like to contain -- as you can see currently that
2 there's a fence that abuts the screen porch on the right-
3 hand side, I think she'd like to pull that away and not have
4 it meet in such a prominent location, as it does on the
5 right. On the left, it wouldn't lock in. It would lock
6 into more of a solid area of the house, so it kind of
7 defines the driveway and then the yard beyond.

8 MS. HEILER: Thank you.

9 MR. CARROLL: Yeah, I just have some questions.
10 It's obviously pretty preliminary at this point. You know,
11 it looks like the windows in the existing house are one-
12 over-one double-hungs, something like that. What are you
13 proposing to do for the windows? Because, I think the
14 rhythm of the windows as it goes across that addition, you
15 know, projects kind of to the side is going to be, it's
16 going to be pretty far back, but I think it's going to be
17 pretty clear. And then the materials are sort of sketched
18 out here, you know, stucco, all wood siding. And, I know
19 that you've said you're going to take cues from the existing
20 house but, you know, that's one thing that I really want to
21 see is, you know the, it looks like the cornice lines or the
22 eave lines line up front to back. It looks like that new
23 roof may be a little bit higher than the existing house. Is
24 that?

25 MS. DECKER: If we maintain the pitch it would

1 probably be a couple feet higher.

2 MR. CARROLL: Okay. Which is, you know, really
3 the elevation is so wide because you'd have to be standing
4 up at the top of the house looking in order to ever see that
5 from the street.

6 MS. DECKER: Correct. Exactly.

7 MR. CARROLL: But just, you know, some of the
8 details, cornerboards, windows, size.

9 MS. DECKER: Yeah. And we'd like to get a good
10 feel from you on that. You can see the approach that we
11 took on the house on Dorset, was we really tried to speak to
12 the old house, the main body of the house, and just add a
13 little bit of twist so you can differentiate. But the
14 rhythm, it was, the old house is punch, punch, and we were
15 punch, punch, we had the rhythm of punch, punch, or you
16 know, dot, dot, dash. In this case, we spoke with Scott a
17 little bit in terms of well what if we took a slightly more,
18 I don't want to say modern, in a harsh cold modern, but if
19 we took an approach that -- the owners tend to like a little
20 bit more modern, lean a little bit more modern. And the
21 idea was, how could be celebrate the old house and not try
22 to lock on and pretend that this is just an extrusion of the
23 house?

24 And so, what I have here is of a clear or a glass
25 link or hyphen, which defers to the old house, is the idea.

1 And you can see that it's set in on either side so it gives
2 it some breathing room. And then that separates it enough.
3 And the idea was, if we did that, you know, it was a nod to
4 the old. It took on the form. But you can see, and just,
5 we haven't developed this at all because we're literally
6 under a tight timeframe to see whether they are able to
7 build something that they're happy with in order to purchase
8 the property. But the idea here, you can see I've got some
9 lines there, and the idea is to kind of extrude some of the
10 main elements or bite size pieces on the house. So, if you
11 see that screen porch, I'd love to create a little bit more
12 of a base so that it relates to the human body and is not
13 the two-story, I want volume. So, these carve outs are
14 ideas we don't know the answer, the answer is I don't know.
15 We'd love to get your thoughts on what is doable and what's
16 not doable. But I'd love to, regardless, relate
17 proportionately to the house, use the same eave lines, same
18 spring lines, same gable pitch, so we're speaking the same
19 language, but reinterpreting it, if that makes any sense?

20 MR. CARROLL: Sure. And just one last question,
21 the roof on the house as it stands now is a three-cap
22 asphalt, you specified a metal roof on the garage and new
23 addition, would you be redoing the roof on the existing
24 house at the same time, or is it going to be a
25 differentiation front to back?

1 MS. DECKER: It might be. We haven't even
2 actually talked about it. That's a very good question.
3 They may want to replace the asphalt. They're probably not
4 a huge fan of that. What we're looking for is just an
5 abstraction of this house slightly, and the metal roof would
6 be, you know, a crimped in the field metal roof, so it
7 wouldn't be a commercial hideous roof. And again, trying to
8 speak the language, but reinterpret it slightly.

9 MR. CARROLL: Right. And to my mind have it, as
10 you said, defer to the house.

11 MS. DECKER: Exactly. The pitch is, you're right,
12 and I think it is plus or minus two feet higher, but by the
13 fact that it's separated with this hyphen, I feel it's
14 giving that breathing room to allow this to -- that I don't
15 think the perception is going to be as strong as when you
16 see it head on in the front elevation. Because I'd have to
17 admit, if I just saw that, I'd think, well, that looks a
18 little scary. But I think in reality, when you look at the
19 side elevation, I don't feel like you're going to perceive
20 that, or have that same feeling.

21 MR. CARROLL: Thank you.

22 MS. HEIELR: Commissioner Arkin?

23 MR. ARKIN: I'm want to ask the architect, I
24 guess, the square footage questions I posed to Staff. On
25 Circle 13, the two-story addition is shown as being 1744

1 square feet. Do you have any idea what the existing house
2 without the removal of the areas in the back that you're
3 proposing, what the square footage of that would be? Or
4 what the square footage of what you are leaving on the
5 property if my arithmetic is correct, you stated earlier
6 that the existing house and the addition would fill 2732
7 feet, and this says that the addition was 1744 square feet.
8 So, the existing house, or what's left of the existing
9 house, would only be 198 square feet, which seems small. It
10 seems smaller than it would appear to be from the drawings
11 that you submitted.

12 MS. DECKER: I think our square footage goes all
13 the way -- it doesn't include the area that we're taking off
14 of the house, the one-story addition on the existing house.
15 So, it isn't probably -- I probably shouldn't have included
16 the area that was taken off. Excuse me. Because you can
17 see our 1744 kisses the main body of the existing house, not
18 the addition that's being taken down. So, I think that's
19 why it's looking smaller, and our addition is looking
20 bigger. I probably shouldn't have borrowed that space.
21 Does that make sense?

22 MR. ARKIN: So the area that you're taking down,
23 the what, three, 400, 500 square feet?

24 MS. KRESS: I think that's about right. I think
25 it's 1200 something.

1 MS. DECKER: Yeah, I think it's about -- I think
2 Mimi's right. I think it's about 1200 something.

3 MR. ARKIN: I think it would be useful when you
4 bring your historic area work permit application, if you
5 have more exact numbers.

6 MS. DECKER: We could do that.

7 MR. ARKIN: Thank you.

8 MS. HEILER: Are there any other questions for the
9 applicants? If not, then I think we'll go through the
10 Commissioners to get their opinions and suggestions to you.
11 Possibly, if we can start with Commissioner Carroll, to my
12 right.

13 MR. CARROLL: I appreciate the precedent that you
14 gave us, particularly the thing you just passed around that
15 shows some sensitivity to the houses. It got a little
16 confusing in here because there are so many precedents and
17 neighbors, and plans, and so, you know, the plans are pretty
18 sketchy at this point. I do like your approach coming in on
19 the left side of the house, holding that line and staying
20 behind the house all the way back to the driveway, and then
21 taking the addition out the eight feet to the right side of
22 the house, and separating that hyphen. So, I think that
23 you've moved the mass back far enough that it's not going to
24 really impact the house too much, and you've held the line
25 on that left side.

1 You know, I'll want to know more about the
2 materials. I'm heartened by the things that you've handed
3 around, and your points that you're going to defer but not
4 sort of ape the house in a way. You know, the roofing
5 materials, the detailing of this is going to be important to
6 me. You know, if it comes in looking like a thoughtful
7 design. The one concern I have is that cross gable, I don't
8 know what it is, it's like 50 some odd feet wide, standing
9 at the back, you know two stories up. And I think it has
10 the potential to be kind of a big, you know, a big mass back
11 there. I think it's far enough back that it should be muted
12 by the porch on the side of the house. And the fact that
13 things sort of walk up to that in the back, that facade you
14 have six out of eight foot six on the right side of the
15 house half way back. That's probably my biggest concern, is
16 just that it ends up looking like too much of a kind of a
17 big wall. If it's roof, you know, wall, wall, and it could
18 end up being kind of imposing. Whatever you can do to break
19 that down.

20 I'll be interested to see, you know, the details.
21 I think that this is something that I could support. I
22 think that the thing that you handed around right at the end
23 gave me some comfort in the fact that you're not looking to
24 do something awful to this house. So, I think, you know, in
25 principle, I can support, you know, there's not a lot of

1 detail here, but I like your approach. I like that you've
2 held the line on the one side, and pushed the massing to the
3 other side and kept it back far enough, so I don't think you
4 can hurt the house.

5 MS. DECKER: Thank you. Can I ask your opinion
6 on, just in terms of the massing, or fenestration that you
7 had asked? The existing house just punches. Does this mean
8 with the addition that it would necessarily need to be
9 punched or could we have just been very sensitive to the
10 house?

11 MR. CARROLL: Not for. I mean, I think you've
12 shown examples here where you, like you said, you know, dot
13 versus dot dash. You know, where you're ganging some
14 windows and giving them the trim that makes them look like
15 they belong on something of this period. Something that's
16 sensitive, modern interpretation of the details that you
17 would see on a house like this. So, you know, it's the size
18 and the proportion of the windows, the verticality of them.
19 You know, and I asked about the windows on the existing or
20 whether they're one-over-one's, so I'm sure that they've
21 been replaced at some point. It would have been two-over-
22 one at some point.

23 MS. DECKER: Yeah, yeah.

24 MR. CARROLL: You know, and I'd rather see
25 something like that in this neighborhood. But, you know,

1 like I said, it'll be interesting to see what the details
2 are. But I don't have any strong objections to this at this
3 point. I wish there weren't so many trees coming down, but
4 I understand having that little short driveway right out by
5 the road, there's not much there.

6 MS. DECKER: And we investigated looking at the
7 driveway on the other side, but it didn't seem to really
8 speak to the house, because currently the driveway cut is on
9 the right, the porch is justified left, so it historically
10 would have been on the left. And then it took up such a big
11 swath of the yard when we did it on the other. But they are
12 very interested in replanting, even though they are taking
13 down trees.

14 MR. CARROLL: Good.

15 MS. DECKER: And they'll be required to reforest.

16 MR. CARROLL: And I think, you know, we can't have
17 vegetation, but keeping that 30 inch on the other side in
18 front of the addition I think is, you know, that's a big
19 plus for me. So hopefully, that could survive the
20 construction. Thank you.

21 MS. LEGG: Hi. First, thank you for coming in for
22 the preliminary. I think maybe with some more details
23 another one might be a good idea. Because I think we're
24 missing just a few things, and that's okay. I'm familiar
25 with this house. I've been actually watching it on Redfin,

1 because it's turning, and I hope that it does have a person
2 move in there and caring for it soon. So, I'd like to come
3 to a place where it can go a little house. It's very small
4 now. I do find -- and also, I know it's also an interesting
5 lot. The free spaces on the side, I know it would be
6 tempting to go further to the side of the addition. I'm
7 pleased that you are not taking off more historic material
8 on the side. But I am a little concerned about how far it's
9 sticking out. I'm wondering if we can bring it in just a
10 little bit, and tone down the scale, the massive addition a
11 little bit. And I wonder if that might actually make it a
12 little more cohesive with the existing building.

13 You know, it's possible, we would see that and not
14 like it as much, I'm not sure. So, I reserve the right to
15 change my mind on that, but that's what I'm thinking. Just
16 kind of a little bit smaller addition, a little bit less
17 seen would be more comfortable. More details on the garage,
18 of course, you know that. And I think that's it. Thank
19 you.

20 MS. DECKER: Okay, thank you. And the garage was,
21 meant to be, just have a simple gabled roof like the bay of
22 the house. And spring, in all likelihood from 8 1/2 feet or
23 so, and it's set back about 10 or 11 feet from the property
24 line. One question I did have, because they feel so
25 strongly about getting that square footage, is how much,

1 they wouldn't want, the owners wouldn't want, and they
2 really love this property, they wouldn't want to move
3 forward if they, without the comfort that it, when you say
4 cut back in order to feel comfortable, how much would that
5 have to be, because that might affect their decision. And I
6 could, I wish they were here. They're in Singapore. They
7 live abroad.

8 MS. LEGG: Yeah. I don't have a number. I wonder
9 if just bringing in the part that sort of juts out past the
10 porch might do it? Sorry, I'm not an architect, so I really
11 don't know.

12 MS. DECKER: So, that would be 8 1/2 feet?

13 MR. CARROLL: The cross gable. It's the same mass
14 that I was talking about. The cross gable that projects 8
15 foot 6.

16 MS. LEGG: Bringing that in might be enough to
17 make it seem not so massive.

18 MS. DECKER: Oh, you mean 8 1/2 feet?

19 MS. LEGG: No. I don't mean 8 1/2 feet, but some
20 of that.

21 MS. DECKER: Oh, just some.

22 MS. LEGG: Yeah.

23 MS. HEILER: I'll go next. I think, what you're
24 hearing from the first two Commissioners is that, there is
25 some danger that the addition will overwhelm the house. And

1 I think the biggest issue is, obviously this cross gable.
2 And, the height of the ridge is probably, I think for me,
3 the most significant problem with it. If it were reduced in
4 height, or if it were a different style of roof that didn't
5 give that impression of a very large house behind the
6 existing house, I think that would help a lot. I can't
7 suggest to you how you might change that roofline or what
8 you could do with it.

9 This is a large addition. Often, we're very
10 concerned to make sure to differentiate the addition from
11 the historic house. I think you've gone the other
12 direction. And, there is some danger that this will appear
13 to be a whole different house, two houses on a lot. One way
14 that you might tie them together a little bit better, is by
15 repeating some of the materials. You know, but especially
16 because this uses entirely different materials. There's a
17 metal roof, it has stucco walls, and the house is wood with
18 asphalt shingles. And, this has then the stone chimney.
19 Finding a way to make the materials more compatible and
20 possibly it's by replacing the roof on the historic house, I
21 don't know what the solution is. But, you sort of, in my
22 opinion, lost that connection between this is an addition to
23 a historic house. And it needs to relate to it to some
24 extent.

25 Another thing that would help a lot, and I agree

1 with Commissioner Legg. You probably do need to come in for
2 a second preliminary. But, the kind of 3D model that, you
3 know, elevations are so misleading. They make a gabled roof
4 look even bigger, and so a presentation that gives us a
5 better 3D image of this, that doesn't emphasis that height
6 that an elevation does, I think would make a huge
7 difference. Seeing the details also, as Commissioner Carroll
8 has suggested, makes a big difference for us, because you
9 know, when we look at this, we just see, here's this lovely
10 historic house with a very large collection of big boxes
11 behind it. The details change that. And that's another
12 place where you don't need to imitate the historic house,
13 but finding some way to make it appear that this isn't two
14 separate individual houses on the same lot, I think would
15 help. And I certainly could be convinced to support this
16 with more things that reduce the apparent massing, if not
17 the actual massing, and made a better connection to the
18 house.

19 MS. DECKER: Can I ask you another question on
20 that? So, in terms of that, if we were to use a similar
21 material, say siding and siding, but the windows had a more
22 modern, I'm trying to get a bit of a gauge on behalf of the
23 owners wanting to do a little bit, not a cold modern by any
24 means, but a little bit more modern interpretation. Would
25 that be frowned upon?

1 MS. HEILER: It wouldn't be frowned upon by me.
2 I'm just looking for some connection between the historic
3 house and the addition.

4 MS. DECKER: Sure.

5 MS. HEILER: And it can -- it doesn't have to be
6 everything. They don't have to have the same windows, the
7 same doors, the same roof, the same siding. But something
8 that ties it together. You know, the difference is jarring
9 in that there's nothing repeats from the historic house.

10 MR. FIRESTONE: My first impressions on this are
11 that this addition is going to totally overwhelm the
12 historic house. I just feel that it's, as some of the other
13 Commissioners have indicated, is just way too massive. It
14 may be the cross gable, it may be the height of the ridge
15 line on the addition, and that is my first major concern. I
16 think the hyphen and differentiating it is good, but as
17 Commissioner Heiler said, you do have to tie the two
18 together. And, as I think once we have a better idea, you
19 know, to get more better ideas with how you want to proceed
20 with this massing, then I would be interested in seeing what
21 the details and materials are. But at this point, I can't
22 even really relate to that.

23 MS. BARNES: I appreciate the fact that you don't
24 want the driveway on the wonderful side with much more open
25 space where the screen porch is. And I support the

1 construction of a garage at the end. I would urge you when
2 you come back, to come back with a very clear proposal for
3 replanting trees, because you are taking out so many. I
4 think that you have succeeded in differentiating the old
5 from the new by the use of the hyphen. I agree with some of
6 what has been said, and the fact that perhaps you've gone
7 too far in your differentiation. And I think the
8 recommendation of the Acting Chair to try and use compatible
9 materials would help you deal with that.

10 I would support the use of wood and not metal
11 windows. I think that there is a real question, however,
12 about the massing. And, about protrusion on one side. It
13 is, as has been discussed, often hard to tell from the
14 drawings and they may be misleading. But when we looked at
15 your proposed front elevation, you are left, or I am left,
16 let me rephrase that, I am left with the very definite
17 impression that the addition completely overwhelms the
18 historic structure. And I think when we look at the side
19 elevations, the pitch of the roofline, the gabled roof, is
20 quite massive. And the fact that it does extend out 8 1/2
21 feet beyond the house and the porch. I was hoping you were
22 going to tell me that the house didn't include the porch,
23 and then it would have been easier to deal with. It is set
24 back, I grant you, behind the large poplar. But it is
25 visible from the public right-of-way. And the fact that it

1 protrudes so much, and then has this massive cross gable,
2 makes it extremely dominant.

3 So, I think you need, and you're an architect, and
4 obviously a clever one, that you need to find a way to try
5 and reduce that, because the massing now, I believe, is
6 overpowering. And I think that's all I have to say.

7 MS. SALISBURY-JONES: Hi there. I agree with a
8 lot of what the Commissioners have already stated. I want
9 to echo the Acting Chair's comments regarding connecting the
10 historic house and the addition with materials. Although I
11 do appreciate your effort to give a nod to the old and to
12 the new, and I think it is a really creative approach. In
13 addition to some of the other Commissioners, I'm also
14 concerned about the massing. The protrusion to eight feet
15 out, I'd like to really see if there is any wiggle room in
16 that. And, as far as the garage, you know, we're reviewing
17 the garage with lenient scrutiny, and I'm fine with the
18 garage. And, I think that's all I have. But I appreciate
19 you coming out for the preliminary. Thank you.

20 MS. VOIGT: So, I basically agree with all the
21 other Commissioners. I just think that the next time you
22 come, you really have to focus on minimizing some of these
23 impacts we've you talked about, you know, finding a number
24 of creative ways to do that, where you can get the size
25 without the scale, without the massing. And impacting the

1 landscape, and just make it, make the project more
2 harmonious with the existing house. You know, with the
3 roofline and the materials, and I think that's, you know the
4 proportions. And, the Secretary of Interior Standards that
5 we're supposed to review these historic neighborhoods, you
6 know, we're supposed to use that, I guess really relates to
7 all of this. And I think maybe go back and look at those
8 and kind of think about how you can just minimize the impact
9 and do something creating with the massing.

10 MR. ARKIN: I am particularly in agreement with
11 the comments that were made by Commissioner Heiler,
12 Commissioner Firestone, and Commissioner Barnes. I failed
13 to ask you during the question and answer period anything
14 about the age of the kitchen addition. The proposed to
15 remove. And when it was built, whether it was built
16 approximately at the time that the original house was built,
17 and would still be within the period of historic
18 significance for the historic district, or whether it's a
19 much later addition, the mid-20th century or later?

20 MS. DECKER: I'm making this up, but it looks like
21 it might be in the '70's.

22 MR. ARKIN: The 1970's?

23 MS. DECKER: 1970's.

24 MR. ARKIN: I am particularly concerned about the
25 massing of the proposed addition of the original house. And

1 I hope you can offer some more information on the square
2 footage of the original house. And if the addition was
3 built in the '70's that you're planning to remove, that
4 would not really, that would not be original house. I'm
5 particularly concerned about Standard No. 6 and Standard 9
6 of the Secretary of Interior Standards. Well, particularly
7 9. I presume that if a major deterioration in the house is
8 in the kitchen addition, from what you're saying now, would
9 not be applicable.

10 But, Standard 9 says, new additions, exterior
11 alterations related to construction shall not destroy
12 historic materials that characterize the property, newer
13 should be differentiated from the old. Which, you certainly
14 are doing. And shall be compatible with the massing, size,
15 scale and architectural features to protect the historic
16 integrity of the property and its environment. Which, to a
17 large sense would be the historic district. In a lesser
18 sense, it might be the houses that are contiguous to or
19 immediately adjacent.

20 And, in your favor would be the fact that those
21 houses were significantly enlarged, possibly, at least in
22 the case of one of them, during the period in which they
23 were designated. But I think if you can reduce the massing
24 of the addition or disguise it in some way, or minimize it
25 through some of the techniques that were offered by the

1 other Commissioners, it might be an acceptable addition.
2 But something which is taller and wider than the historic
3 house really, I believe, in my opinion, detracts from the
4 historicity of the historic house, which is a primary
5 resource in the historic district.

6 I think it would be very helpful if you did some
7 models and brought the models with you at a second prelim.
8 And, if you could show various options perhaps, by the
9 removable parts of the model, a three-dimensional model. It
10 might give us a better sense of what the final product would
11 be. Even though the lot is heavily forested and I assume,
12 or perhaps I'm assuming incorrectly, that you will be
13 replacing the trees that you are moving. We are supposed to
14 look at a property as if foliage doesn't exist. And, so
15 that makes your task more difficult.

16 Our main focus is what's visible from the public
17 way, which would be the street front. We're interested in
18 the size. Less interested in the front elevation and casual
19 interest in the back. We're directed to look at those with
20 much less, almost scanty review. But, I'm really concerned
21 with a beautiful huge addition will make the historic house
22 look like an afterthought or a forethought, rather than to
23 compliment each other. They need to be differentiated, but
24 they need to be compatible. And should be compatible with
25 the houses, the other houses in the historic district and on

1 that street. So, I'll be interested to seeing another
2 iteration of this again, hopefully, in a second preliminary
3 consultation. Thank you.

4 MS. DECKER: Thank you.

5 MS. HEILER: So, if I could summarize. I think
6 what you're hearing from everyone is that there's a danger
7 that the addition will overwhelm the historic resource. I
8 think it's caused primarily by that cross gable. Both the
9 height of it, the height of the ridge, and the protrusion
10 onto the, what to us is the right side. And finding a way
11 to reduce the apparent massing of the addition by somehow
12 tackling the problem of that cross gable would go a long way
13 to making this approvable. I think everyone has agreed that
14 it would be good to see a second preliminary that included
15 some different views, more than the elevations, and many
16 more details. And, some filling in, what would the
17 materials be on the garage, on the house. You've heard
18 several people say the addition needs to relate a little bit
19 more to the house.

20 We'd also like to see the plans for replacing the
21 trees that are to be taken out. I'd like to see more about
22 this proposed fence, because the fence ends up being
23 significant when you're changing a property. Yes?

24 MS. BARNES: I'm sorry. One thing that I didn't
25 mention and you did raise was the idea of using a metal seam

1 roof. And you were also unclear as to whether your
2 potential clients would want to re-roof the existing house.
3 And that's something, in a second preliminary, you would
4 need to address, because you have an awful lot of metal
5 roof, and I'm not sure that it would necessarily be
6 compatible with the historic structure.

7 MS. DECKER: I think it might be too much. Yeah,
8 I would think so. I have a question for you just in terms
9 of, because they want to make a decision.

10 MR. ARKIN: Could you bring the microphone closer
11 to you?

12 MS. DECKER: I'm sorry. The end of their study
13 period is actually tomorrow, so they, I'm not sure this is
14 going to give them a warm fuzzy feeling moving forward. So,
15 I just want to see if there's another diagram, this is what
16 I had initially proposed in terms of adding on, actually two
17 schemes, the one we presented is their preferred. I want to
18 know if we did turn this according to this other diagram, if
19 something along these lines might work?

20 MR. WHIPPLE: Madam Chair, I'm not sure that it's
21 really appropriate to be looking at something just on the
22 spot here that you really haven't had time to digest, and
23 Staff has the opportunity to give you any input on. But,
24 that's up to you to decide.

25 MS. DECKER: This is just a footprint diagram. I

1 don't know if that --

2 MS. HEILER: I think we can't review it
3 appropriately now. I think what you're hearing is,
4 generally, that people are in favor of this kind of
5 addition. We could approve a large addition, but that there
6 is a danger, and I think almost everyone picked up on this,
7 that the addition appears to overwhelm the historic house,
8 and so the focus needs to be on reducing the apparent
9 massing, either by or probably by both, changing the height
10 of the ridge. Possibly changing the style of the roof, and
11 doing something about that wide protrusion. Whether it
12 splits the difference or it does something about it. The
13 response has not been, you know, we couldn't possibly
14 approve this. You know, it has been generally favorable.
15 It is in need of changes, and we would like to see more
16 details, particularly about the windows, the doors, the
17 garage, and the materials. And if you're planning changes
18 to the historic house, that needs to be presented at the
19 same time, because we need to be looking at the combination
20 of the historic house and the addition, and what impact does
21 the addition have on both the house, the setting there in
22 the historic district. So, and that would be -- I encourage
23 you to come back for a second preliminary.

24 MS. DECKER: Okay, thank you.

25 MS. KRESS: Thank you.