

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5813 Surrey St., Chevy Chase	Meeting Date:	10/25/2017
Resource:	Secondary (Post-1915) Resource (Somerset Historic District)	Report Date:	10/18/2017
Applicant:	Dan & Aviva Rosenthal (Tahani Share, Architect)	Public Notice:	10/11/2017
Review:	2 nd Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL: Side addition and hardscape alterations			

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Post-1915) Resource within the Somerset Historic District
STYLE: Colonial Revival
DATE: c. 1933

BACKGROUND

The applicant previously appeared before the Commission for a preliminary consultation at the September 19, 2017 HPC meeting. At that time, the Commission expressed the following comments/concerns regarding the applicant's proposal:

- The Commission did not support the proposed rear extension/addition, finding that the rear wing of the house was likely historic, and that, due to the visibility of the rear from Cumberland Avenue, the proposal had the potential to detract from the character of the historic house.
- The Commission expressed general support for the proposed side addition, finding that it was the best location for an addition at the subject property; however, the Commission found that the proposed side addition must take more visual cues from the historic house. Specifically, as previously proposed, the side addition was too complex, with too many roof forms, and needed to be more symmetrical.
- The Commission supported slightly enlarging the existing driveway at the front/right side of the house, but found that the proposed expansion from 8'-4" to 20' wide was inconsistent with the character of the streetscape.
- The Commission found that the proposed front stairs/walkway were too substantial and suggested that the perceived massing of the stairs/walkway be minimized.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Enlarge an existing one-story addition and below grade garage at the right side of the subject property.
- Construct a second-story expansion over the enlarged right-side addition and garage.
- Enlarge the existing driveway at the front of the subject property.
- Construct a new central walkway/steps at the front 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)*, 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.)

Secretary of the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant previously appeared before the Commission for a preliminary consultation at the September 19, 2017 HPC meeting. At that time, the Commission expressed the following comments/concerns regarding the applicant's proposal:

- The Commission did not support the proposed rear extension/addition, finding that the rear wing of the house was likely historic, and that, due to the visibility of the rear from Cumberland Avenue, the proposal had the potential to detract from the character of the historic house.
- The Commission expressed general support for the proposed side addition, finding that it was the best location for an addition at the subject property; however, the Commission found that the proposed side addition must take more visual cues from the historic house. Specifically, as previously proposed, the side addition was too complex, with too many roof forms, and needed to be more symmetrical.
- The Commission supported slightly enlarging the existing driveway at the front/right side of the house, but found that the proposed expansion from 8'-4" to 20' wide was inconsistent with the character of the streetscape.
- The Commission found that the proposed front stairs/walkway were too substantial and suggested that the perceived massing of the stairs/walkway be minimized.

The applicant has made the following revisions to their proposal, attempting to address the Commission's comments/concerns:

- The previously proposed rear extension/addition has been removed from the proposal.
- The proposed side addition has been simplified and made more symmetrical.
- The windows on the front elevation of the proposed side addition take more cues from the historic house, with double-hung divided lite windows, matching head heights, similar muntin patterns, and a stacked appearance.
- The width of the proposed expanded driveway has been reduced from 20' to 18'.
- From the submitted plans and elevations, it appears that the width of the proposed front stairs/walkway has been decreased.
- The proposed front stairs/walkway materials also appear to have been revised, with the applicant proposing simple concrete in lieu of the previously proposed stone.

Staff is generally supportive of the applicant's proposal, finding that most of the Commission's concerns have been addressed; however, staff asks for the Commission's guidance regarding the following aspect of the proposal:

- Because they are located on secondary elevations, are the proposed casement windows on the side and rear of the proposed side addition appropriate, or should they be more consistent with the windows of the historic house?
- Has the width of the proposed expanded driveway been reduced enough, or should it be reduced further?
- Because materials have not been specified on the proposed plans and elevations, staff asks the Commission to provide any necessary guidance regarding appropriate and compatible materials for all aspects of the proposed project.

STAFF RECOMMENDATION

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tahani@landisconstruction.com Contact Person: Tahani Share/ Chris Landis
chris@landisconstruction.com Daytime Phone No.: 202-370-3410

Tax Account No.: _____

Name of Property Owner: Dan & Aviva Rosenthal Daytime Phone No.: _____

Address: _____
Street Number City State Zip Code

Contractor: Landis Architects/ Builders Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Chris Landis Daytime Phone No.: 202-489-1516

LOCATION OF BUILDING/PREMISE

House Number: 5813 Street: Surrey St.

Town/City: Chevy Chase Nearest Cross Street: Surrey St. & Cumberland Ave.

Lot: 13 Block: B-3 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Whack/Raze
☐ Revision ☐ Repair ☐ Revocable.

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ \$500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

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

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

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

Tahani Share

Signature of owner or authorized agent

9/7/17

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

6

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing house on 5813 Surrey St. was built in 1937. It sits on a corner lot with an area of 11,900 SF. It's comprised of 2 1/2 brick stories. The plan is a typical colonial house with stair in the center. The house has an existing non-historic one story addition built on a garage at the basement level. The house has two front setbacks (24F & 31"F) a side setback (19F) and a rear setback (67F).

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

The proposed addition includes a 2nd story addition over the exact footprint of the existing one story and an extension of 6F into the rear yard to enlarge the 1st floor and the existing 9F-wide garage. The proposed work also include 2nd floor addition at the rear, enlarge the existing driveway and add steps the front of the house.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

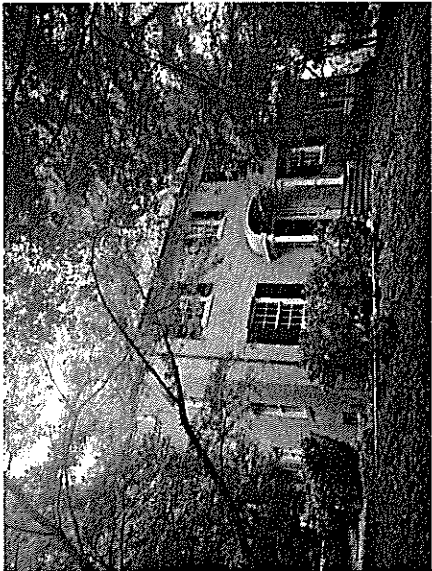
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

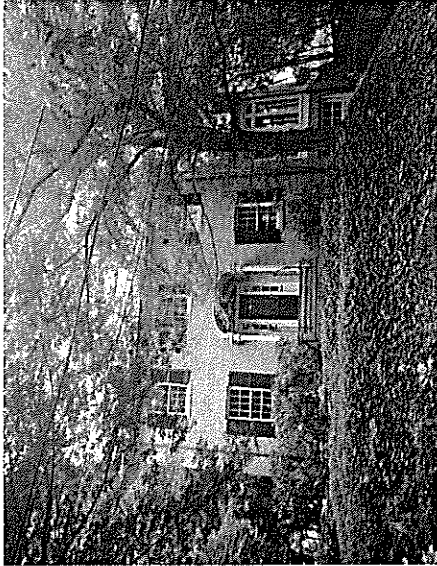
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

ROSENTHAL RESIDENCE

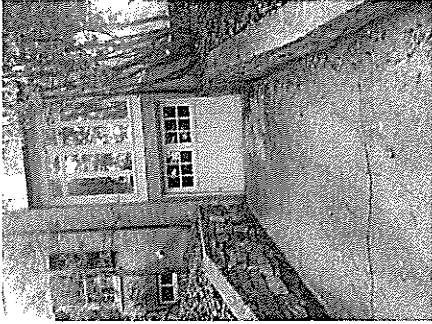
5813 Surrey Street Chevy Chase, MD



HOUSE AS SEEN FROM CUMBERLAND & SURREY STREETS



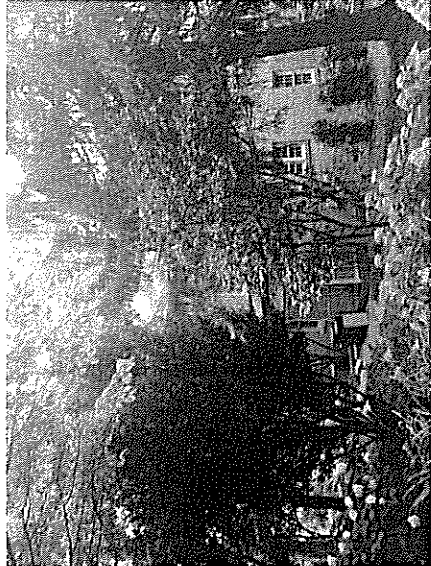
HOUSE AS SEEN FROM SURREY STREET



DRIVEWAY AS SEEN FROM SURREY STREET



HOUSE AS SEEN FROM CUMBERLAND STREET



HOUSE AS SEEN FROM CUMBERLAND STREET



HOUSE AS SEEN FROM SIDE YARD

ARCHITECTS

BUILDERS

LANDIS

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 WWW.LANDISCONSTRUCTION.COM

Approval		
Chris Landis		
Paul Gaiser		
Client		

Project Team	Talent Share
Project Designer	T.B.D.
Project Manager	Chris Landis
Team Leader	Chris Landis

HISTORIC
REVIEW

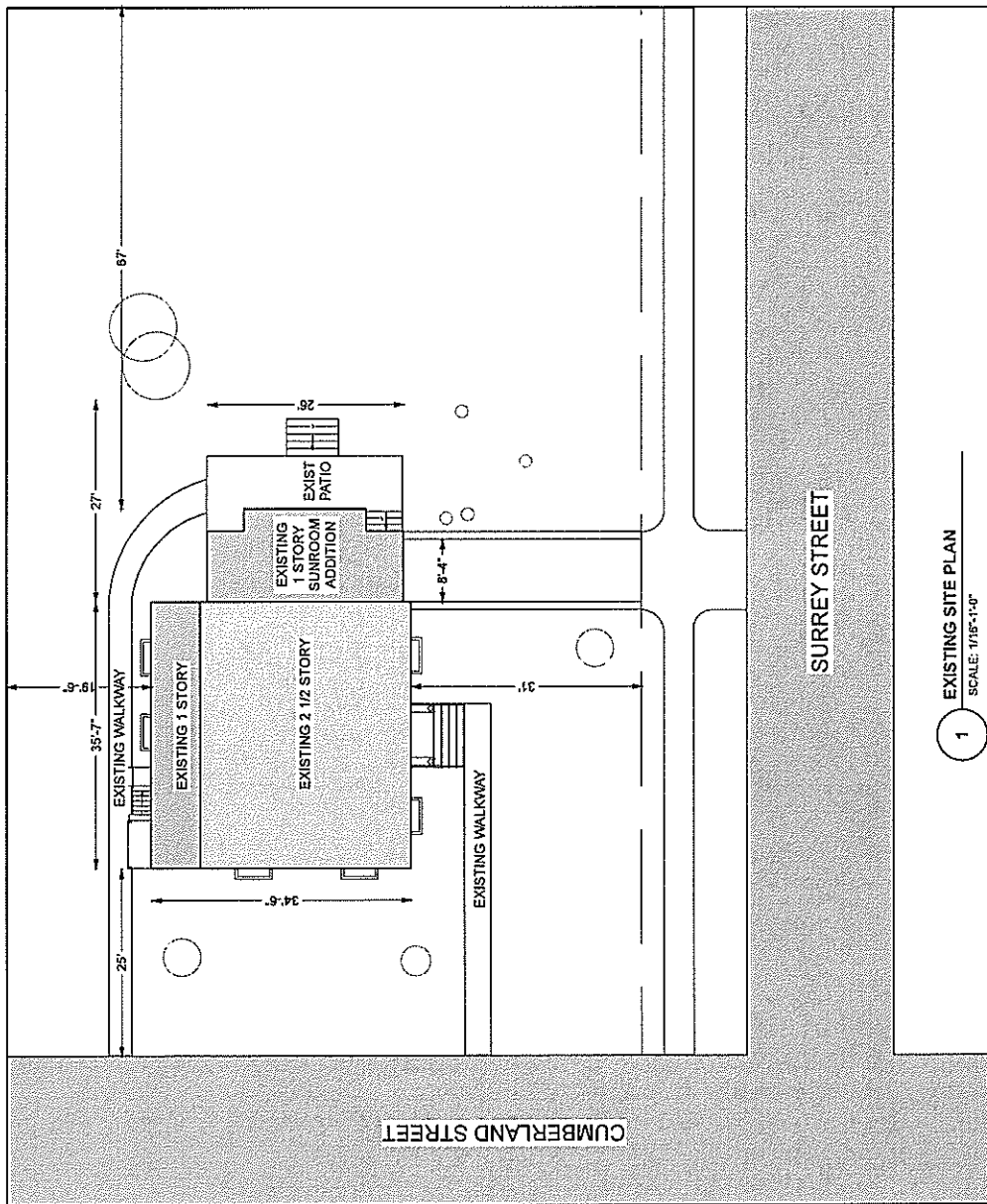
ROSENTHAL
RESIDENCE
5813 Surrey Street
Chevy Chase, MD

COVER SHEET

OCTOBER 3, 2017

A1.1

ZONE : R60
 LOT AREA : 11,900 SQ. FT.
 EXISTING LOT COVERAGE : 1,530 SQ. FT. = 12.8%
 FRONT SETBACKS : 31'-2.5'
 SIDE SETBACKS : 18'-5.67'



Approvals	
Chris Landis	
Paul Gisher	
Client	

Project Team	
Project Designer	Tahmid Share
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

SITE PLAN

OCTOBER 3, 2017

A1.2



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Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	
Project Designer	Tahani Shire
Project Manager	T.G.D
Team Leader	Chris Landis

HISTORIC REVIEW

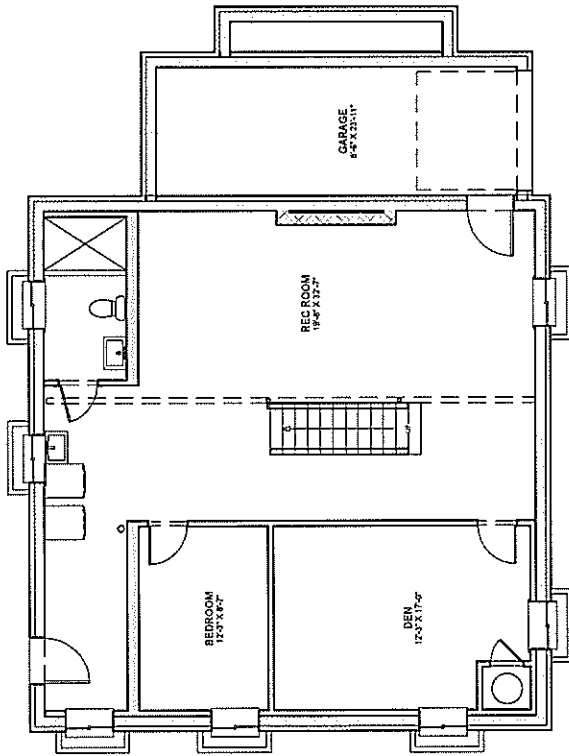
ROSENTHAL RESIDENCE

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Chevy Chase, MD

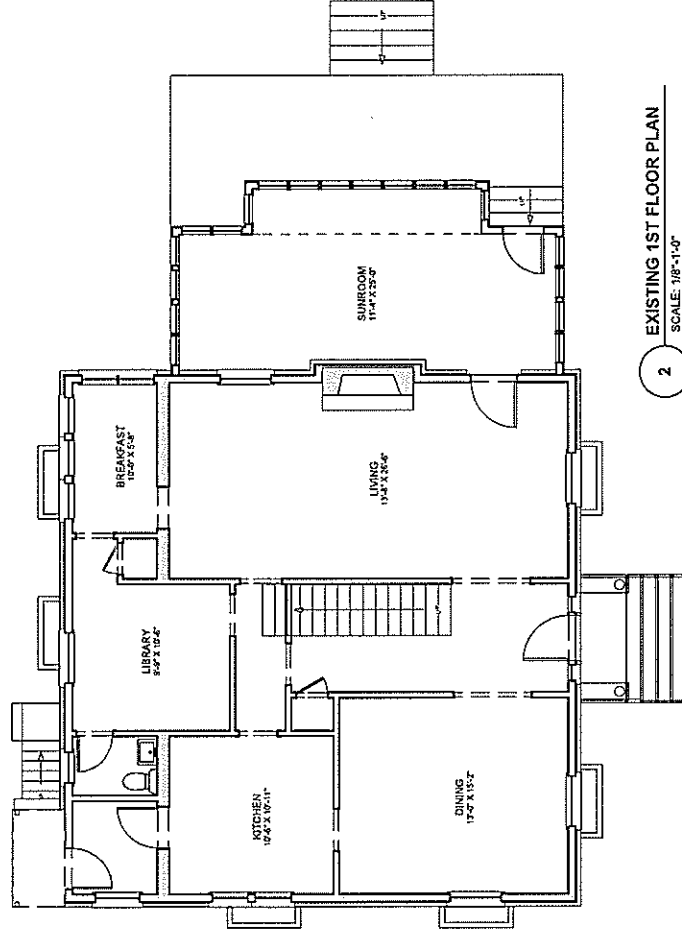
EXISTING PLANS

OCTOBER 3, 2017

A1.3



1 EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"



2 EXISTING 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	
Project Designer	Tahini Share
Project Manager	T.B.D
Team Leader	Chris Landis

HISTORIC REVIEW

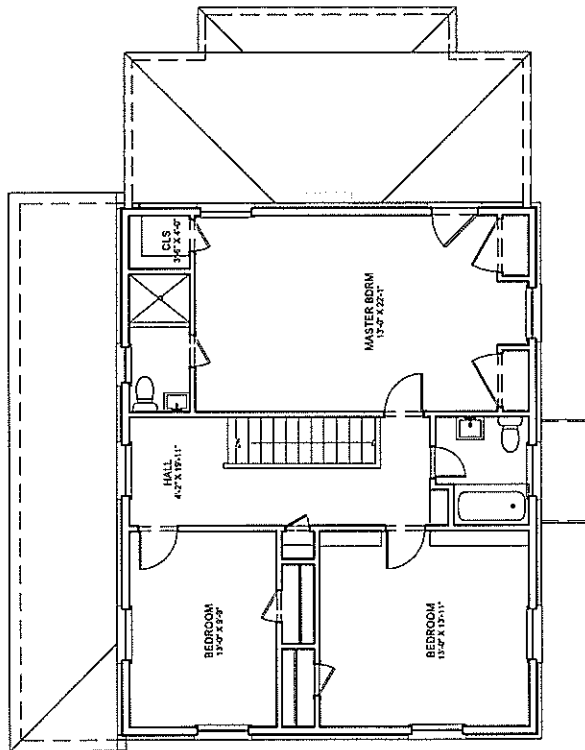
ROSENTHAL RESIDENCE

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Chevy Chase, MD

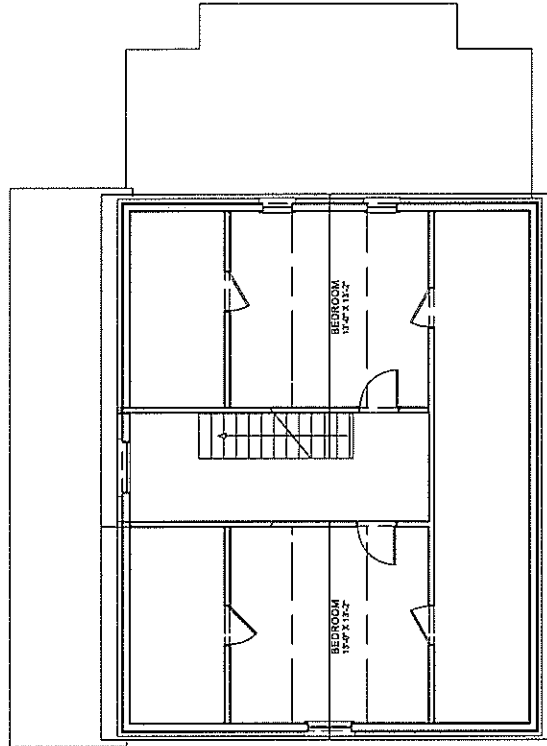
EXISTING PLANS

OCTOBER 3, 2017

A1.4



1 EXISTING 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EXISTING ATTIC PLAN
SCALE: 1/8"=1'-0"



Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	
Project Designer	Timothy Shire
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

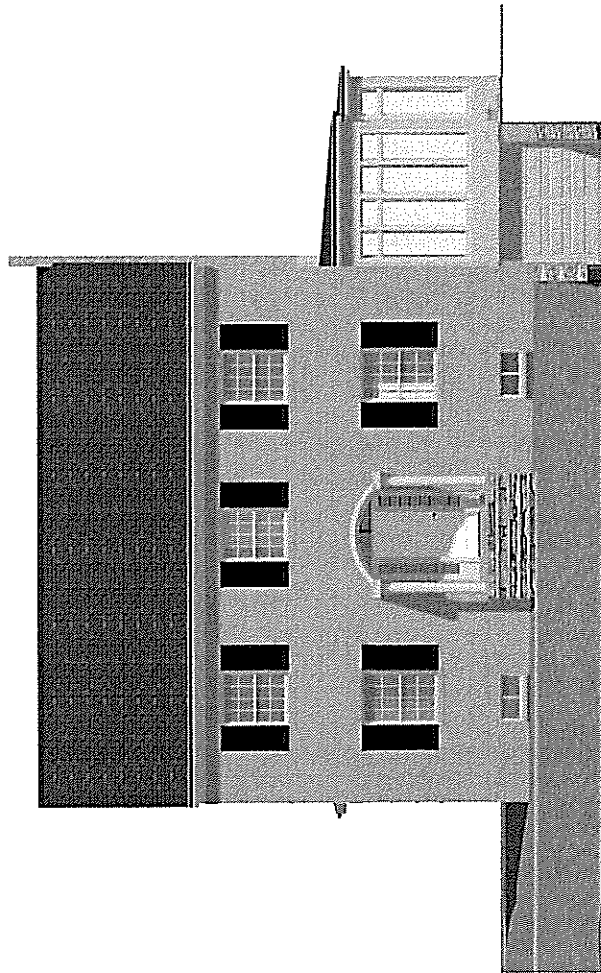
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Chevy Chase, MD

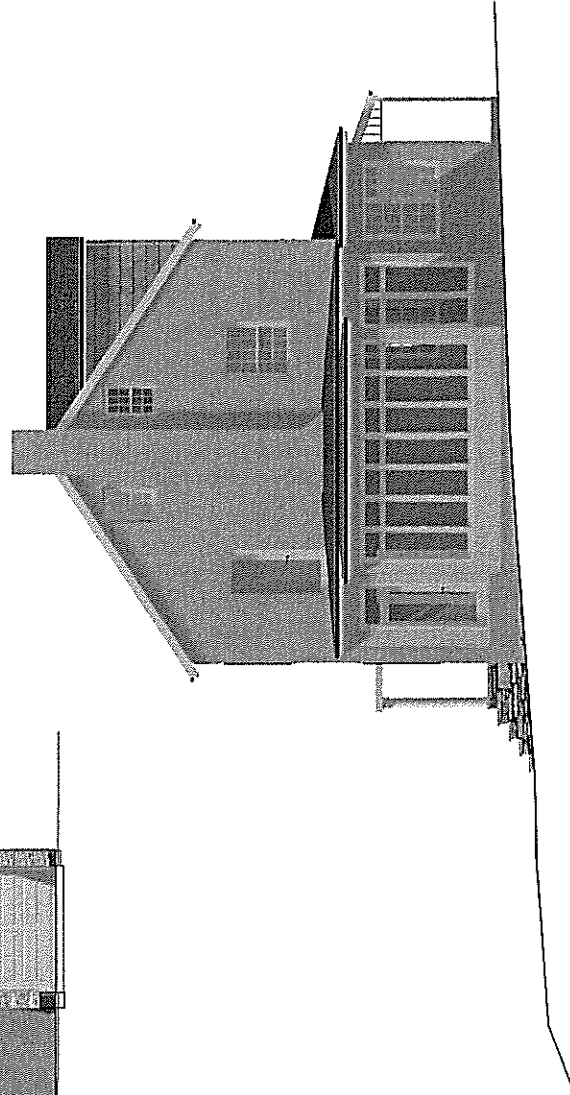
EXISTING ELEVATIONS

OCTOBER 3, 2017

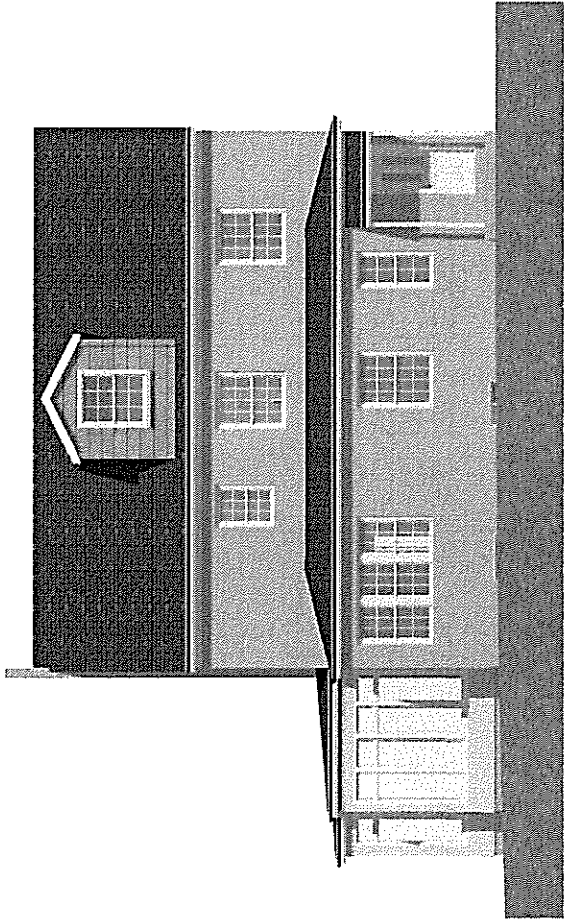
A1.5



1 EXISTING FRONT ELEVATION
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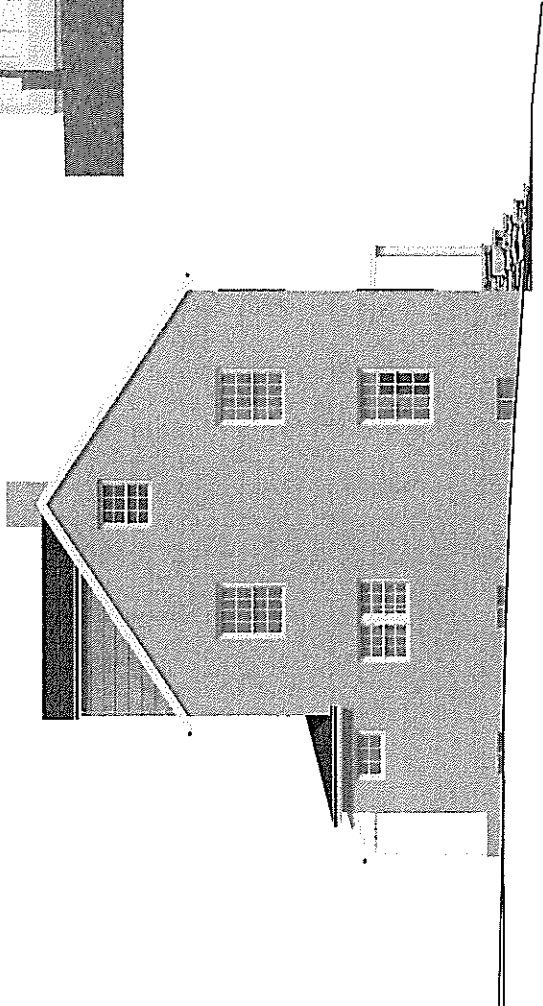
2 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/8"=1'-0"



1

EXISTING REAR ELEVATION

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



2

EXISTING NORTH SIDE ELEVATION

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

Approvals		
Chris Landis		
Paul Gaiser		
Client		

Project Team		
Project Designer	Tahani Shire	
Project Manager	T.B.D	
Team Leader	Chris Landis	

HISTORIC REVIEW

ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

EXISTING ELEVATIONS

OCTOBER 3, 2017

A1.6

Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	
Project Designer	Tahani Shate
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

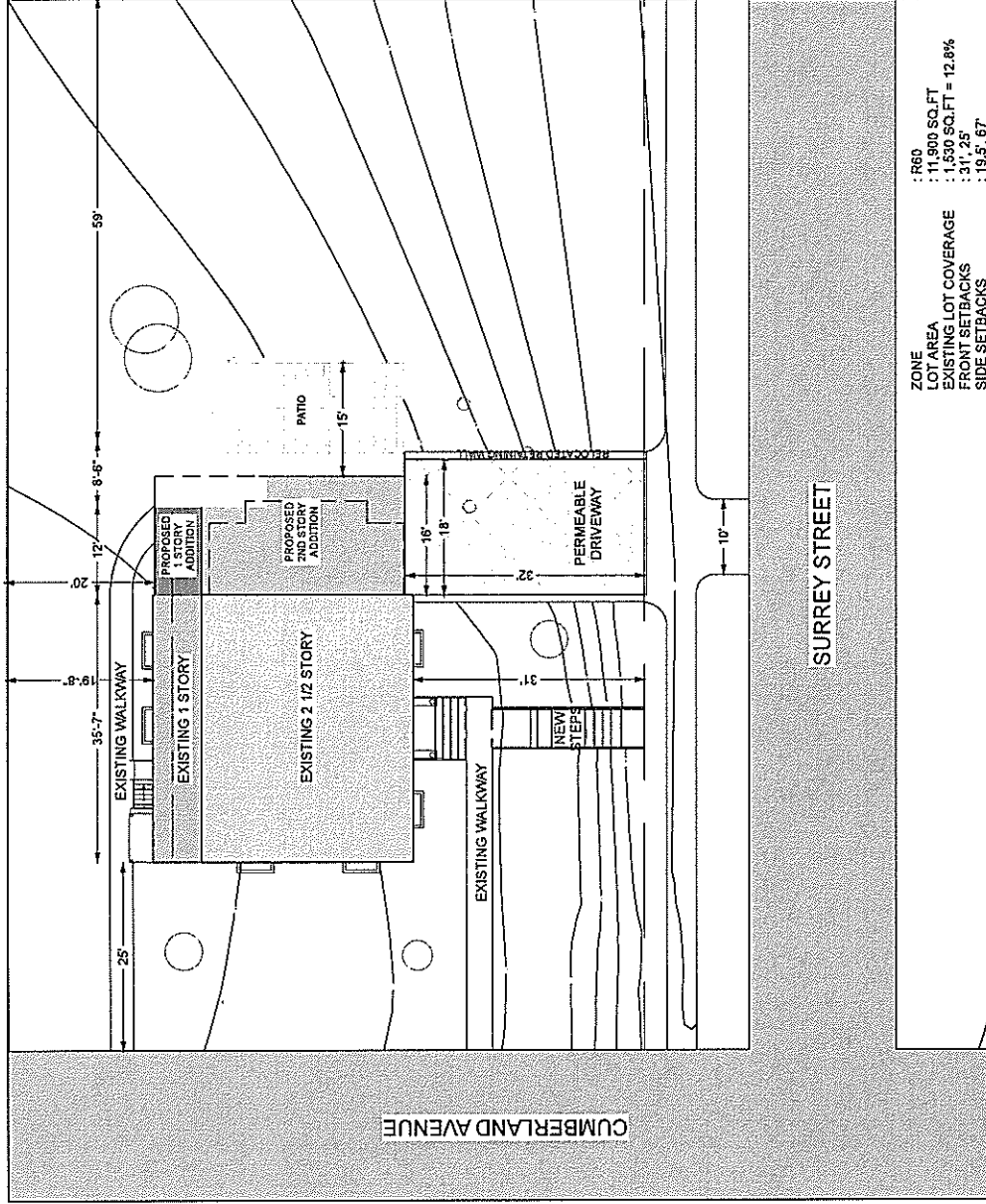
ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

PROPOSED SITE PLAN

OCTOBER 3, 2017

A1.7



1 SITE PLAN- PROPOSED DESIGN
 SCALE: 1/16"=1'-0"

Approvals	Chris Landis
Paul Gaiser	
Client	

Project Team	Theresa Shure
Project Designer	T.B.D.
Project Manager	Chris Landis
Team Leader	

HISTORIC REVIEW

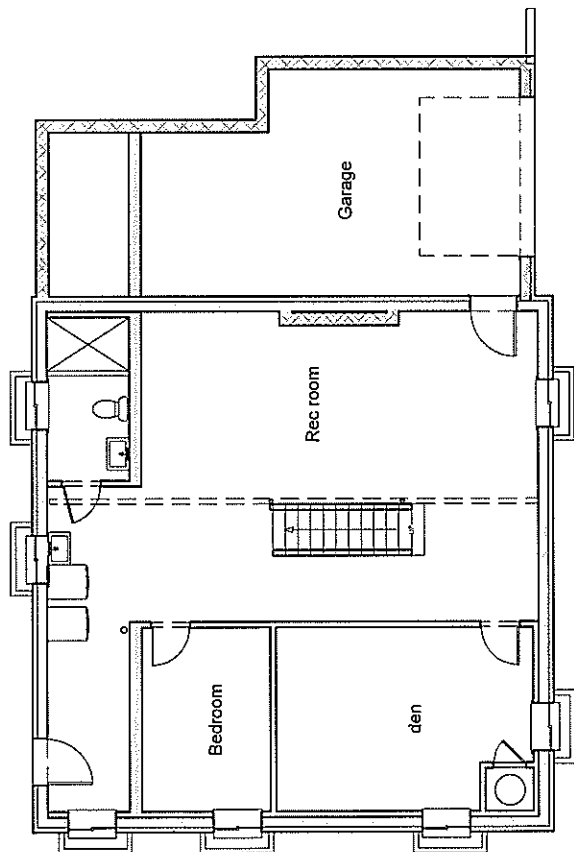
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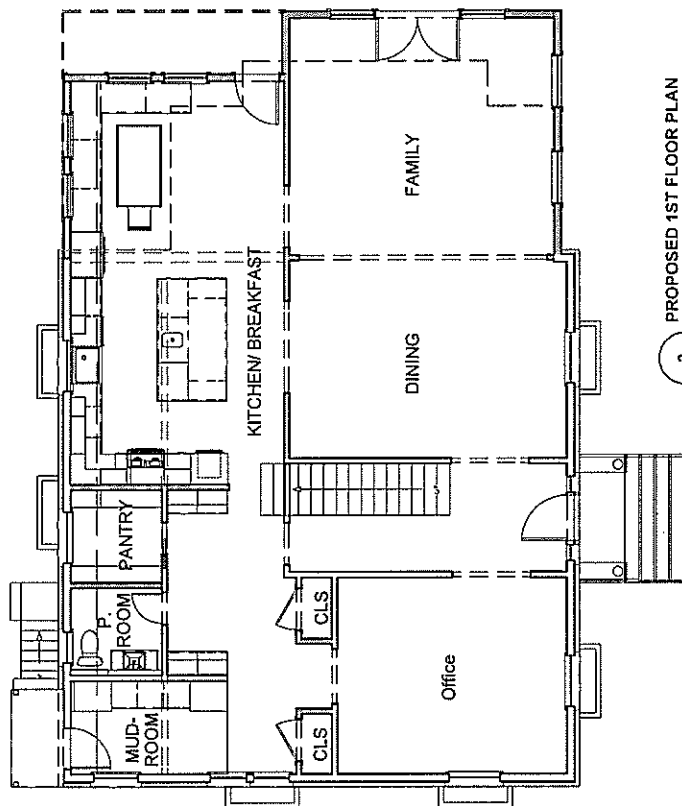
PROPOSED PLANS

OCTOBER 3, 2017

A1.8



1 PROPOSED BASEMENT PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

Approvals	Chris Landis	
	Paul Gaiser	
Client		

Project Team	Tehani Shate
Project Designer	T.B.D
Project Manager	Chris Landis
Team Leader	Chris Landis

HISTORIC REVIEW

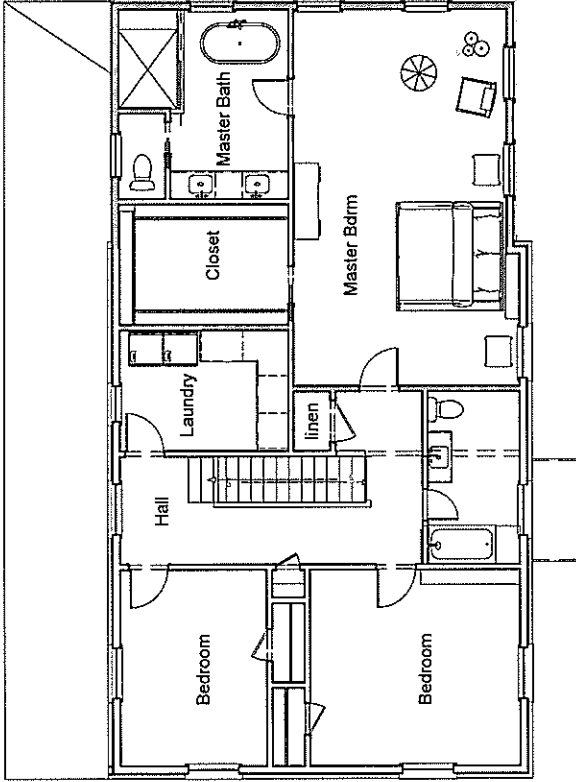
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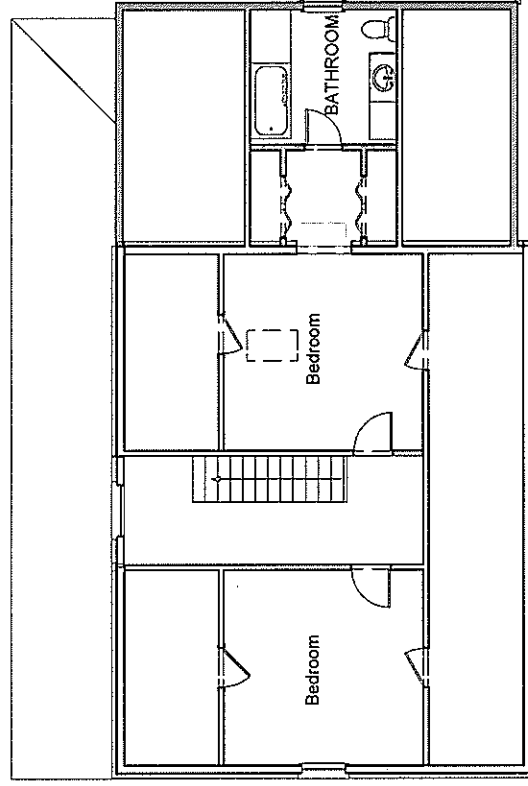
PROPOSED PLANS

OCTOBER 3, 2017

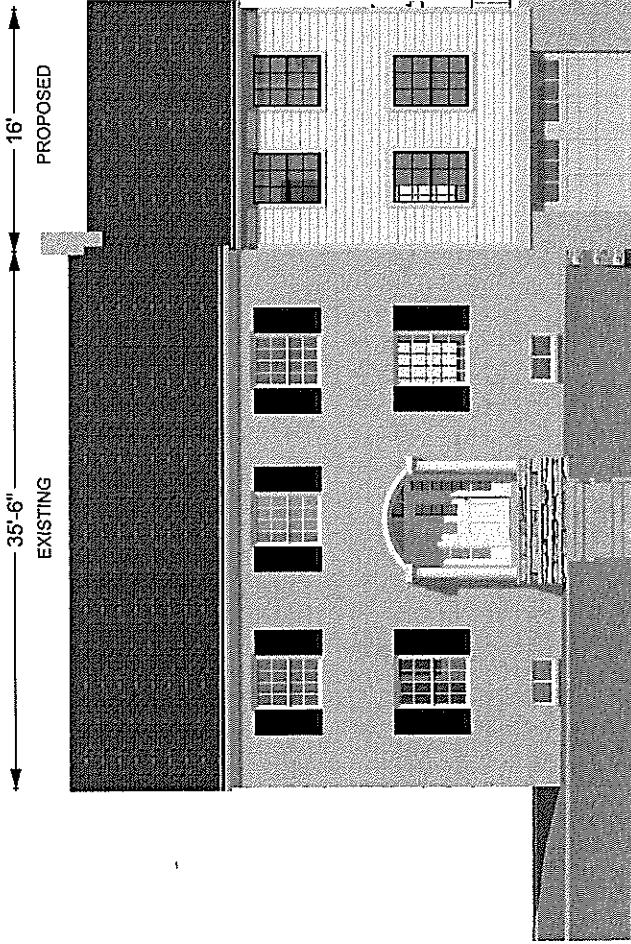
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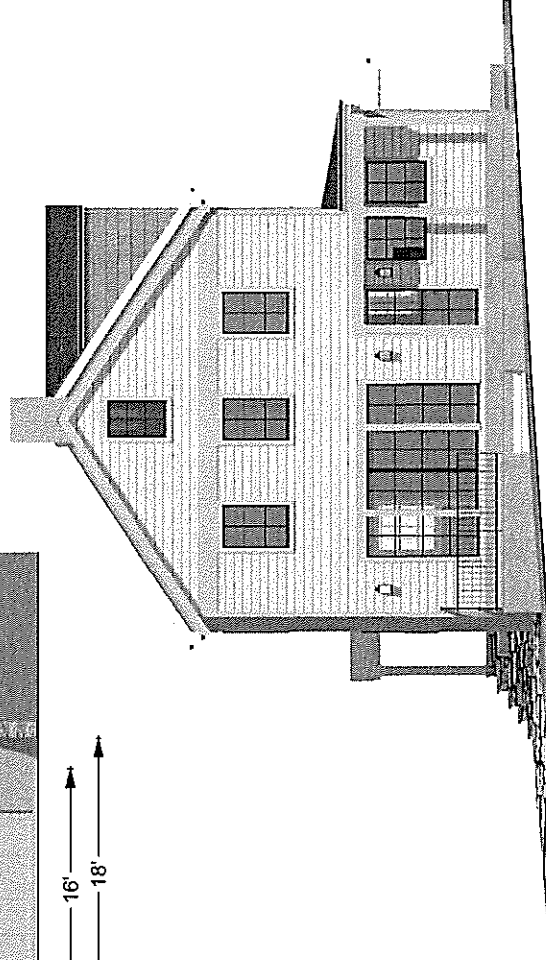
1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED ATTIC PLAN
SCALE: 1/8"=1'-0"



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



2 PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/8"=1'-0"

Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	John Share
Project Designer	T.B.D.
Project Manager	Chris Landis
Team Leader	Chris Landis

HISTORIC REVIEW

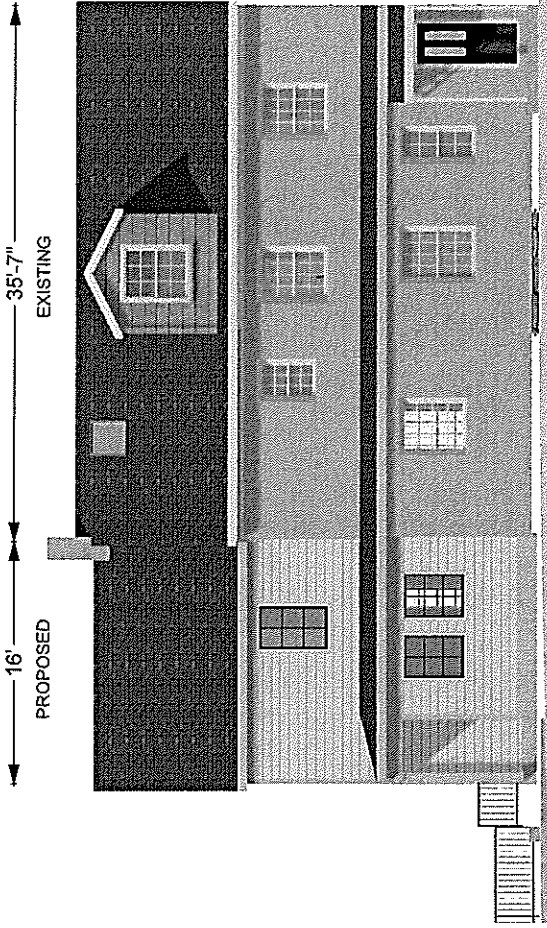
ROSENTHAL RESIDENCE

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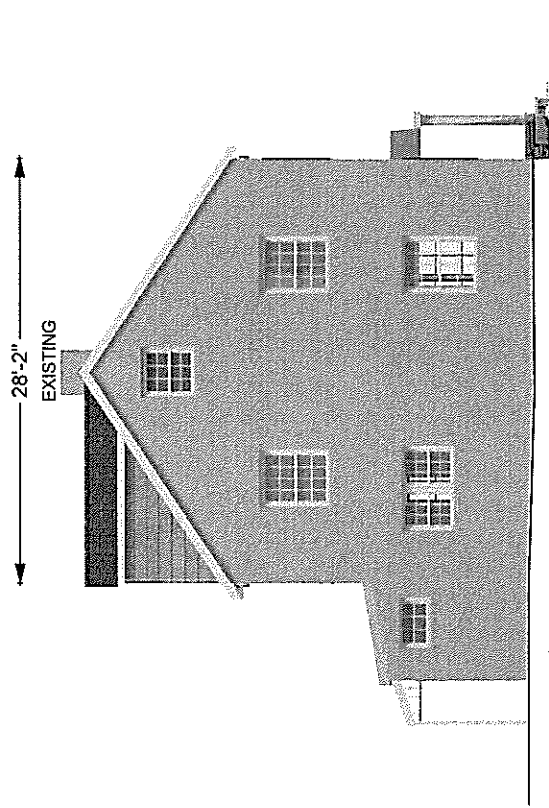
PROPOSED ELEVATIONS

OCTOBER 3, 2017

A1.10



1 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/8"=1'-0"

Approvals	
Chris Landis	
Paul Gaiser	
Client	

Project Team	
Project Designer	Theresa Shire
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

ROSENTHAL RESIDENCE

5813 Surrey Street
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PROPOSED ELEVATIONS

OCTOBER 3, 2017

A1.11



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Approvals	Chris Landis	
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	Client	

Project Team	Tahani Shate
Project Designer	T.B.D
Project Manager	Chris Landis
Team Leader	

HISTORIC REVIEW

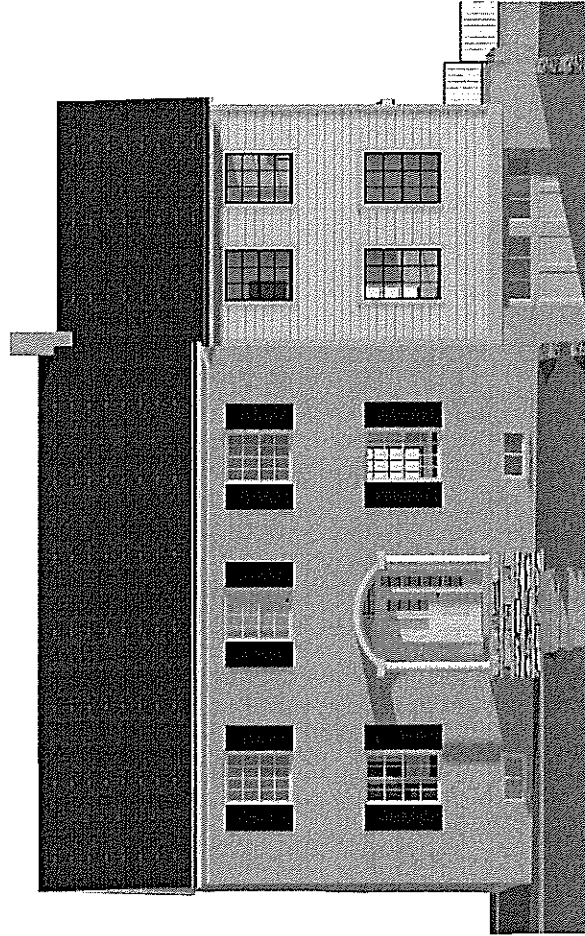
ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

3D VIEWS

OCTOBER 3, 2017

A1.12



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

Owner's mailing address

Aviva and Dan Rosenthal
5813 Surrey St.
Chevy Chase, MD

Owner's Agent's mailing address

Landis Architects/ Builders
7059 Blair Road, NW #300
Washington, DC

Adjacent and confronting Property Owners mailing addresses

James Regan & Sandra Riley
5809 Surrey St.
Chevy Chase, MD

Agnes Holland & Matthew Grolowski
47722 Cumberland Ave
Chevy Chase, MD

PREVIOUS PROPOSAL

ROSENTHAL RESIDENCE

5813 Surrey Street Chevy Chase, MD



ARCHITECTS B

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Associate	
Chris Landis	
Paul Gaskett	
Client	

Project Team	
Project Designer	David Shere
Project Manager	T.L.D.
Team Leader	Chris Landis

HISTORIC REVIEW

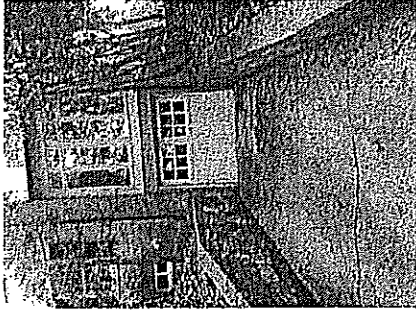
ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

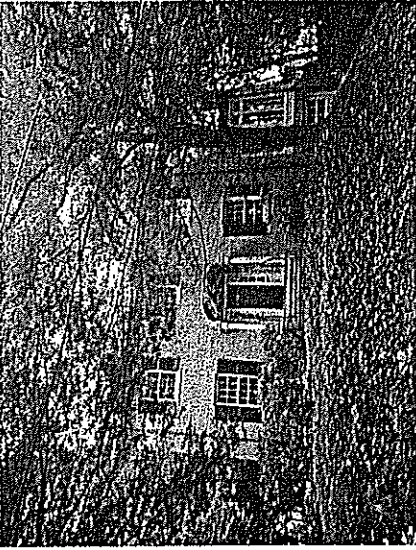
COVER SHEET

SEPTEMBER 7, 2017

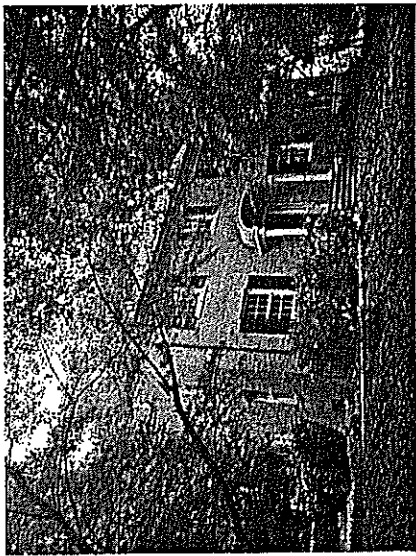
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DRIVEWAY AS SEEN FROM SURREY STREET



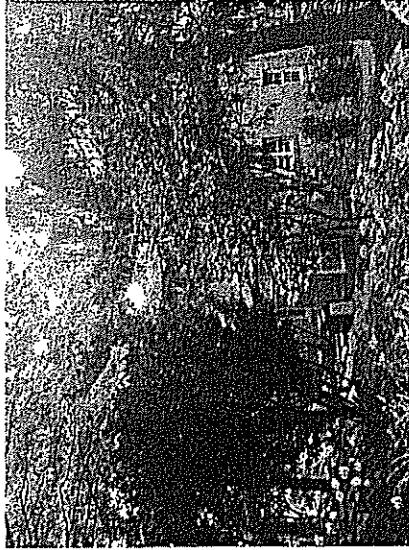
HOUSE AS SEEN FROM SURREY STREET



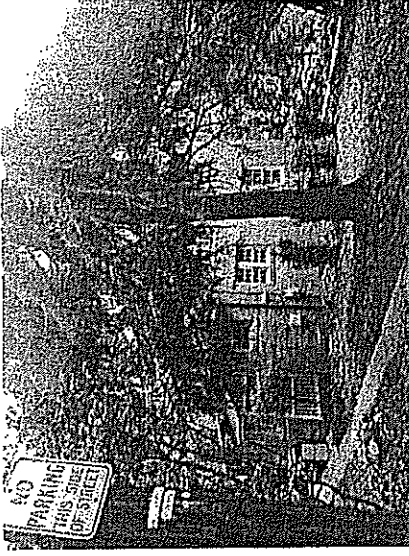
HOUSE AS SEEN FROM CUMBERLAND & SURREY STREETS



HOUSE AS SEEN FROM SIDE YARD



HOUSE AS SEEN FROM CUMBERLAND STREET



HOUSE AS SEEN FROM CUMBERLAND STREET

Approvals		
Chris Landis		
Paul Glaser		
Chris		

Project Team		
Project Designer	Tahira Ghose	
Project Manager	T.B.D	
Team Leader	Chris Landis	

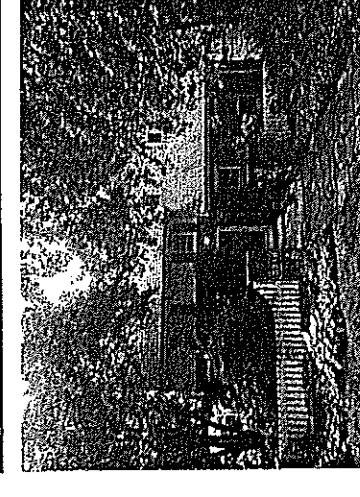
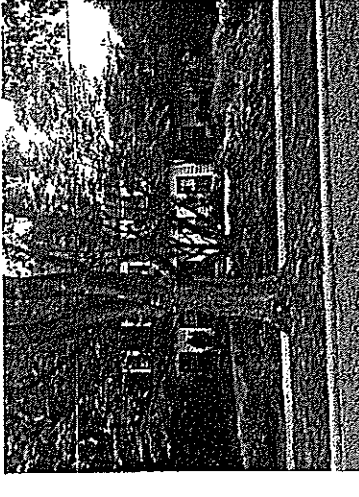
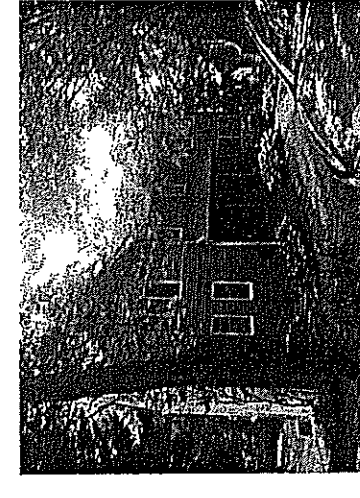
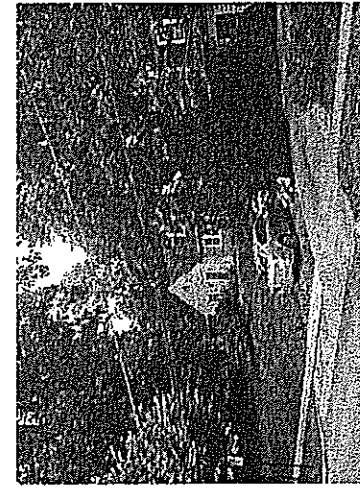
HISTORIC REVIEW

ROSENTHAL RESIDENCE
 5813 Surry Street
 Chevy Chase, MD

NEIGHBORING PROPERTIES

SEPTEMBER 7, 2017

A1.2

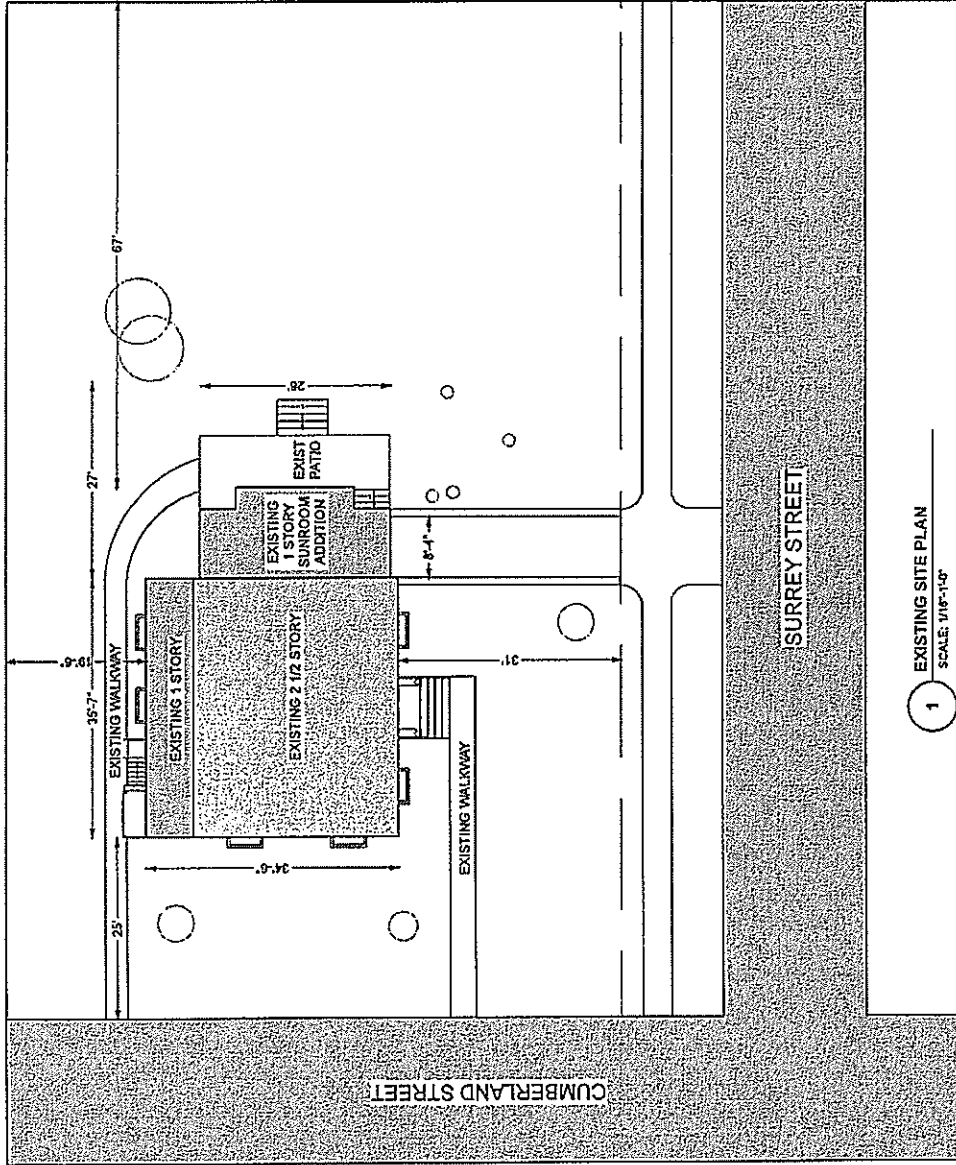




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ZONE : R60
LOT AREA : 11,500 SQ. FT.
EXISTING LOT COVERAGE : 1,530 SQ. FT. = 12.8%
FRONT SETBACKS : 31', 25'
SIDE SETBACKS : 19.5', 67'



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

Appendix	
Client	Landis
Project Manager	Paul Galster
Client	

Project Team	
Project Designer	Theresa Stutz
Project Manager	T.B.D.
Team Leader	Chik Landis

HISTORIC REVIEW

ROSENTHAL RESIDENCE

5813 Suncy Street
Chevy Chase, MD

SITE PLAN

SEPTEMBER 7, 2017

A1.3



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Approach	
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Paul Gohari	Client

Project Team	
Project Designer	Chris Landis
Project Manager	T.A.D.
Team Leader	Chris Landis

HISTORIC REVIEW

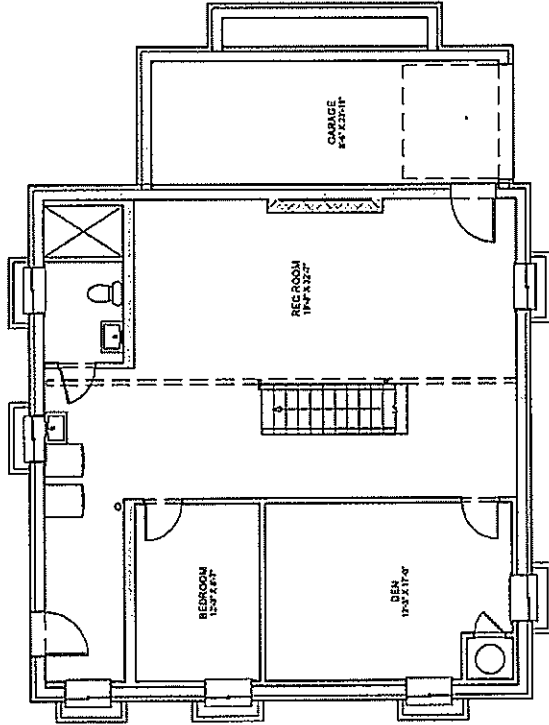
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5813 Surrey Street
Chevy Chase, MD

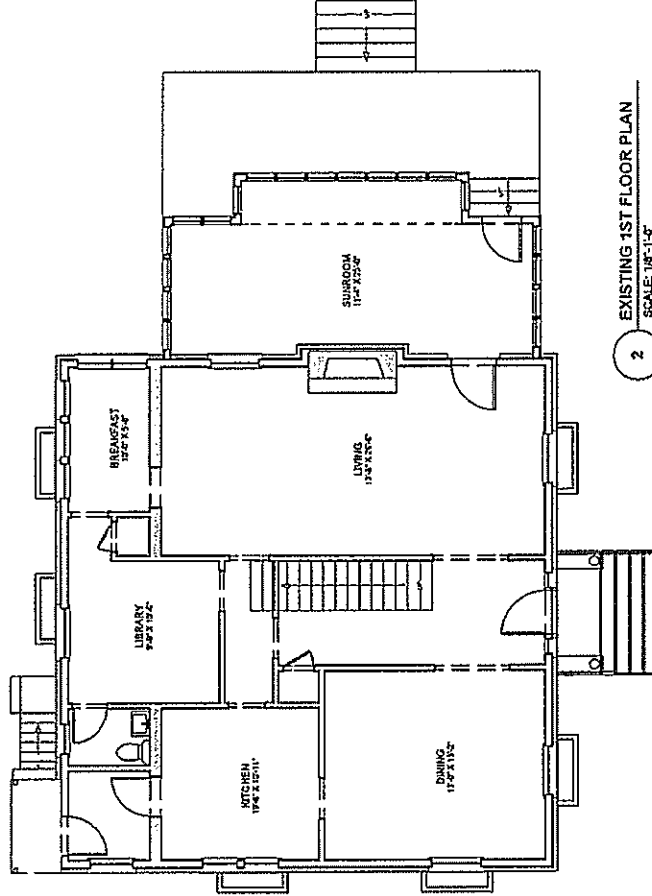
EXISTING PLANS

SEPTEMBER 7, 2017

A1.4



1 EXISTING BASEMENT PLAN
SCALE: 1/8"=1'-0"



2 EXISTING 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



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Approvals	
Chris Landis	
Paul Gisher	
Chris	

Project Team	
Project Designer	Tekoa Shale
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

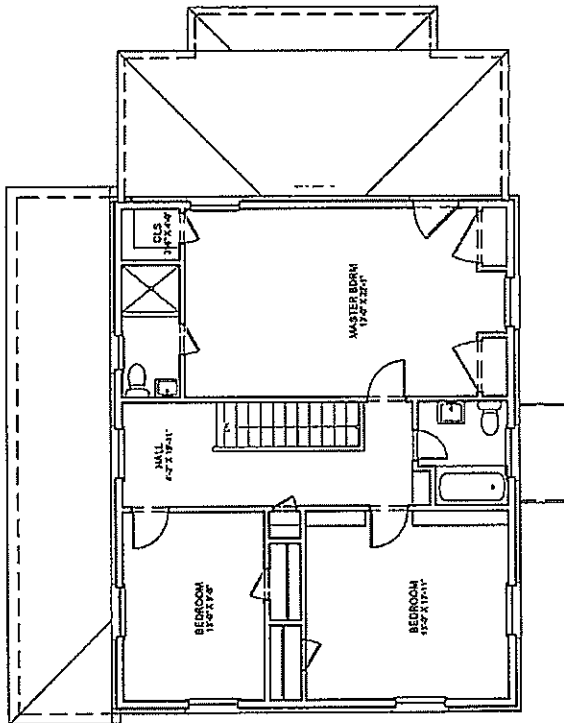
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5813 Surrey Street
Chesley Chase, MD

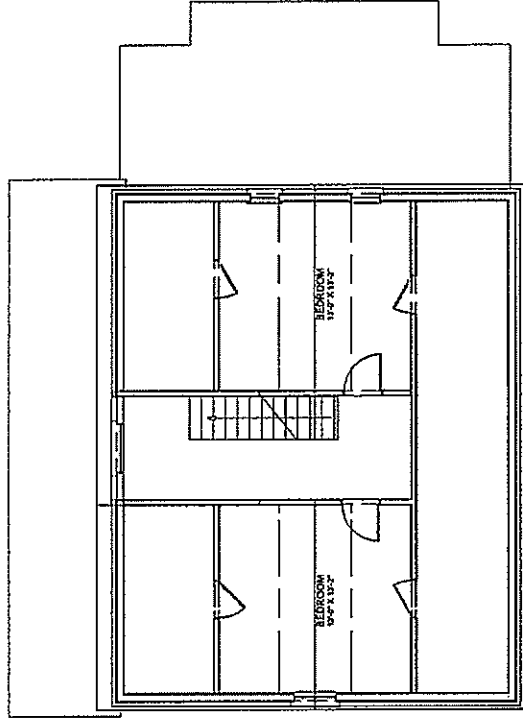
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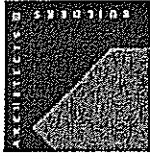


1 EXISTING 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EXISTING ATTIC PLAN
SCALE: 1/8"=1'-0"

12



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Approvals	
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Paul Gisher	
Client	

Project Team	
Project Designer	Chris Landis
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

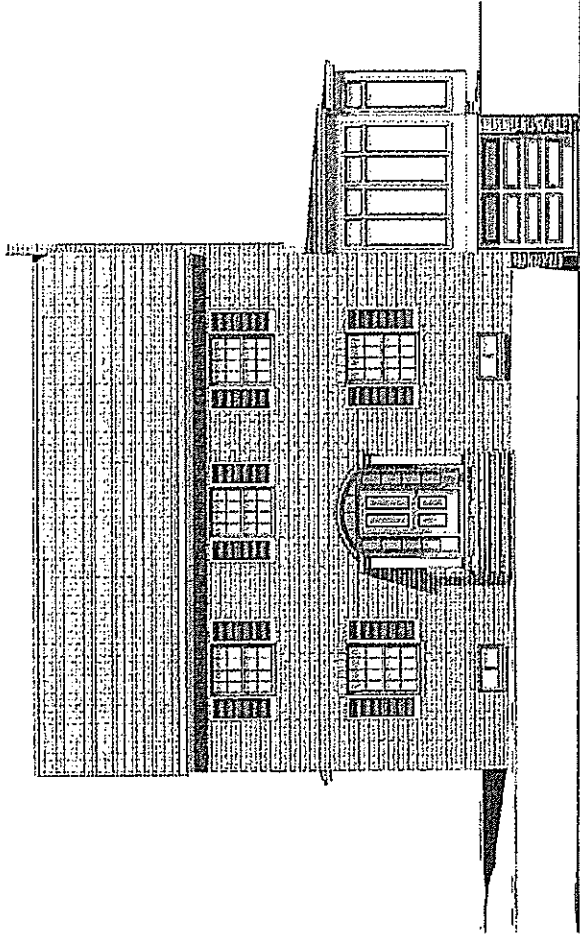
ROSENTHAL RESIDENCE

5813 Surrey Street
Chevy Chase, MD

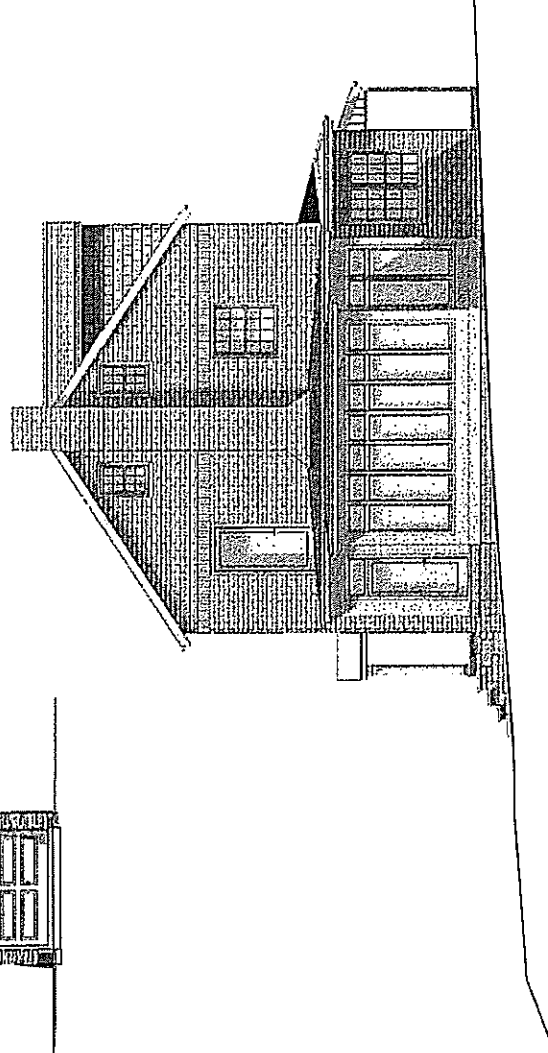
EXISTING ELEVATIONS

SEPTEMBER 7, 2017

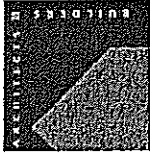
A1.6



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



2 EXISTING SOUTH SIDE ELEVATION
SCALE: 1/8"=1'-0"



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Client	

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Team Leader	Chris Landis

HISTORIC REVIEW

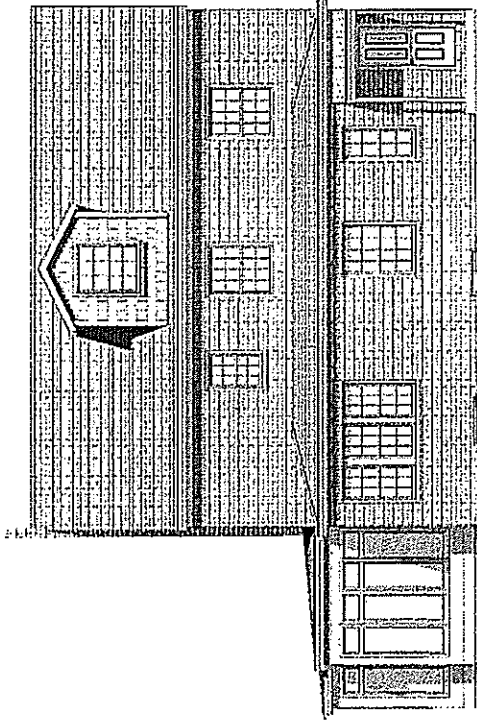
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5813 Surrey Street
Chevy Chase, MD

EXISTING ELEVATIONS

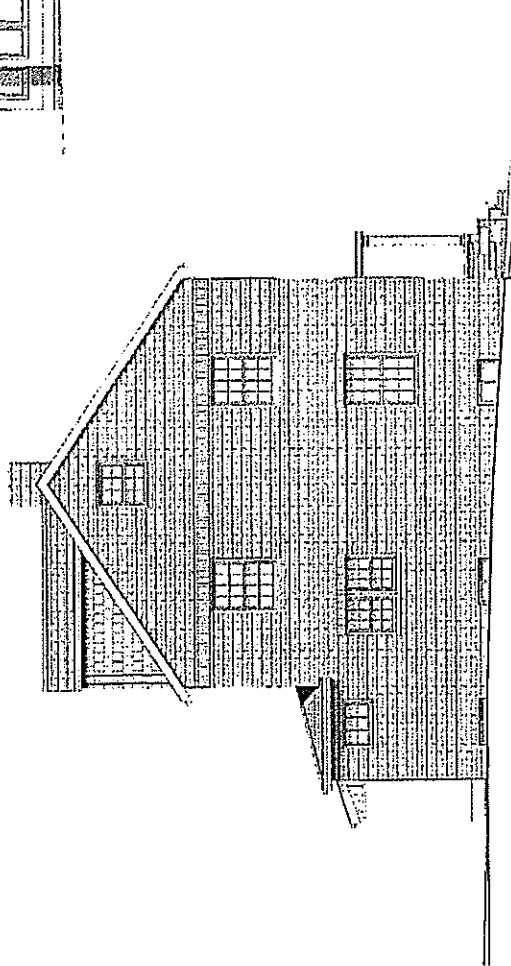
SEPTEMBER 7, 2017

A1.7



1 EXISTING REAR ELEVATION

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



2 EXISTING NORTH SIDE ELEVATION

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

~~2~~



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Approvals		
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Project Team	Project Designer	Tahmid Share
	Project Manager	T.B.D
	Team Leader	Chris Landers

HISTORIC REVIEW

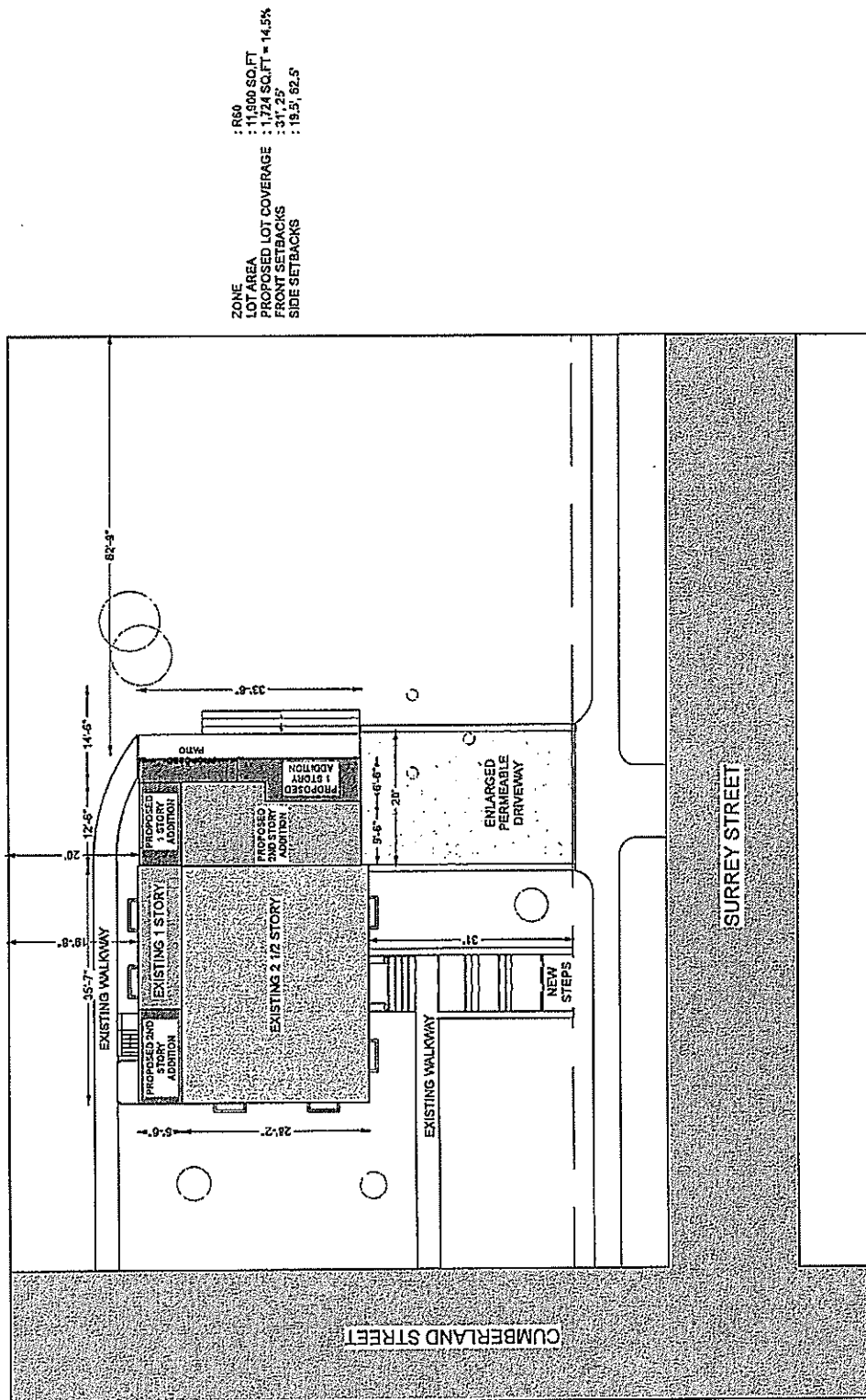
ROSENTHAL
RESIDENCE

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Chovy Chase, MD

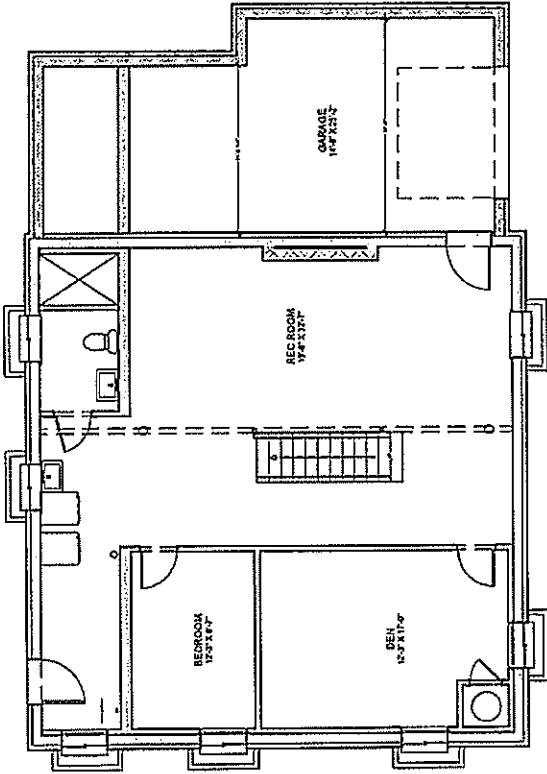
PROPOSED SITE
PLAN

SEPTEMBER 7, 2017

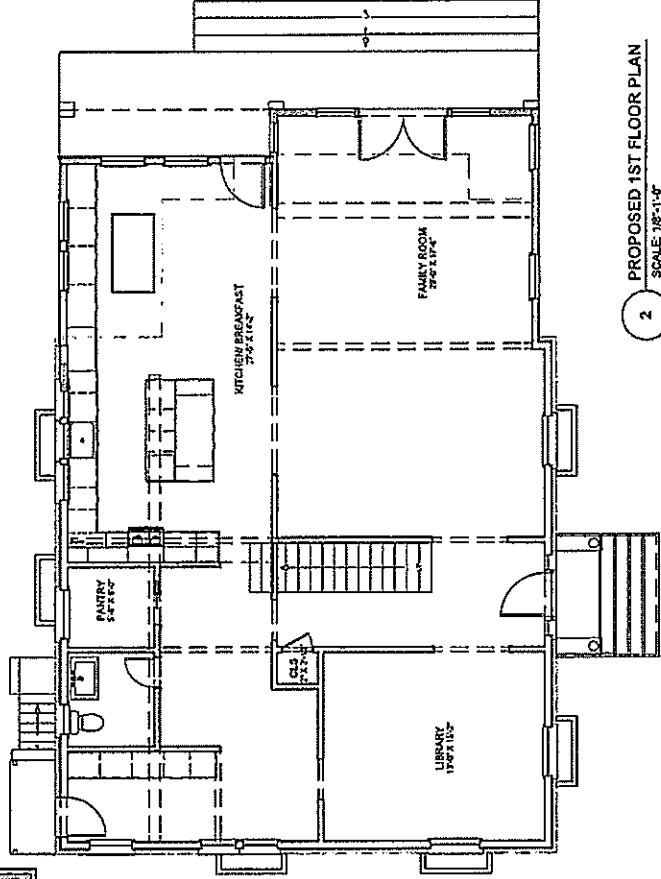
A1.8



SITE PLAN- PROPOSED DESIGN
SCALE: 1/16"=1'-0"



1 PROPOSED BASEMENT PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

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Chris	Chris

Project Team	
Project Designer	Theresa Shale
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

ROSENTHAL RESIDENCE

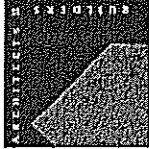
5913 Surrey Street
Chevy Chase, MD

PROPOSED PLANS

SEPTEMBER 7, 2017

A1.9





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Project Manager	Paul Gaiser
Client	CHRE

Project Team	Theresa Shale
Project Designer	T.B.D
Project Manager	Chas Landis
Team Leader	Chas Landis

HISTORIC REVIEW

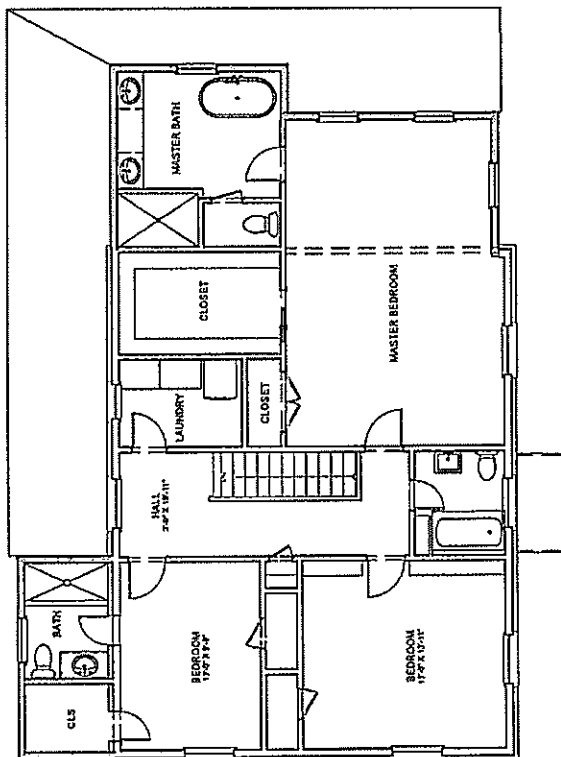
ROSENTHAL RESIDENCE

5813 Surry Street
Cherry Chase, MD

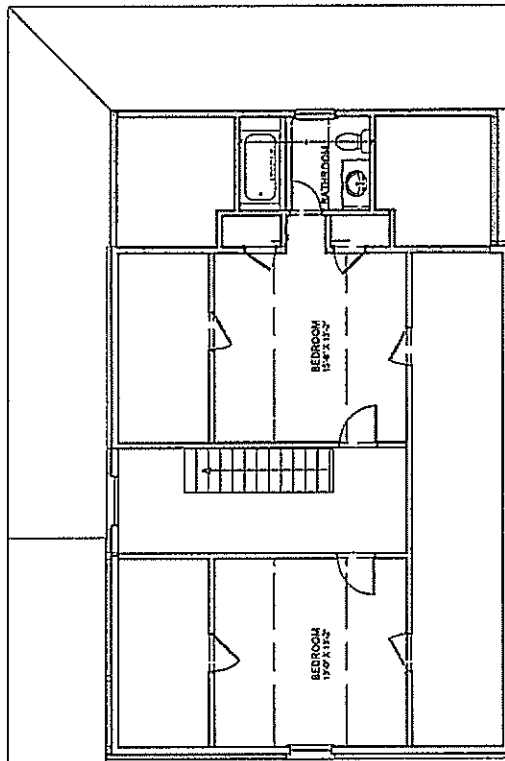
PROPOSED PLANS

SEPTEMBER 7, 2017

A1.10



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED ATTIC PLAN
SCALE: 1/8"=1'-0"

Approvals		
Chris Landis		
Paul Gabeer		
Client		

Project Team	
Project Designer	Thom Chase
Project Manager	T.B.D.
Team Leader	Chris Landis

HISTORIC REVIEW

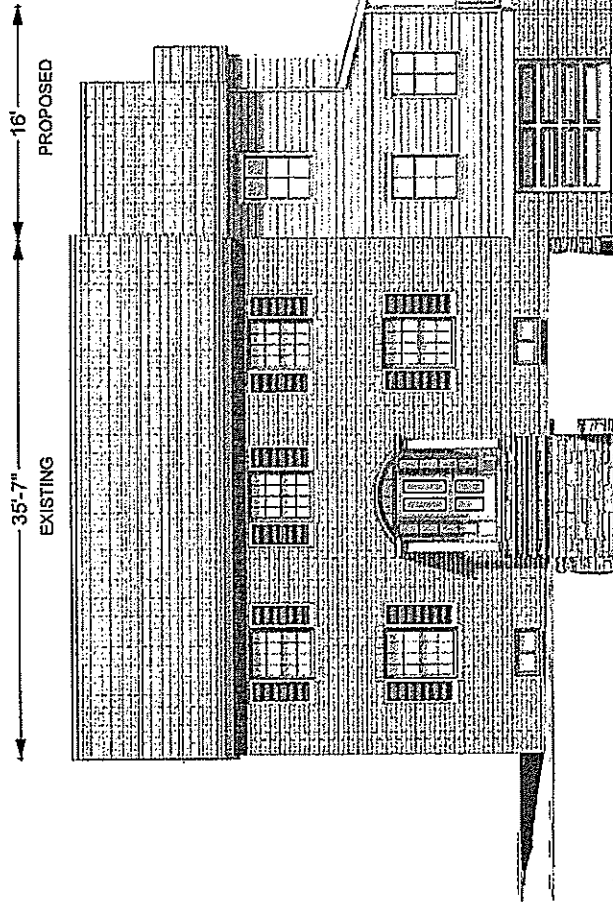
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5813 Surrey Street
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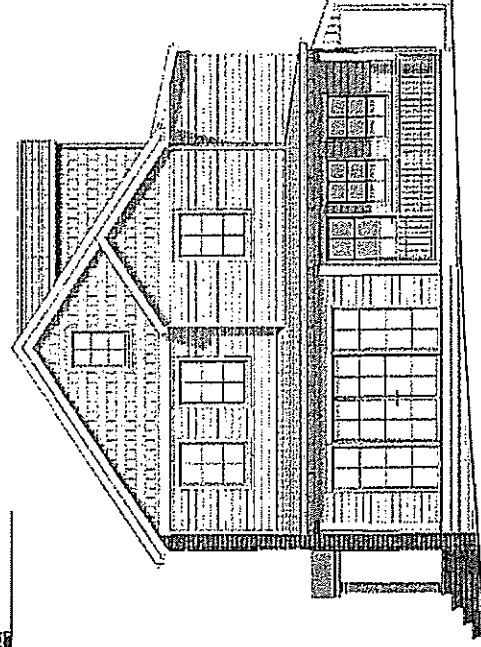
PROPOSED ELEVATIONS

SEPTEMBER 7, 2017

A1.11

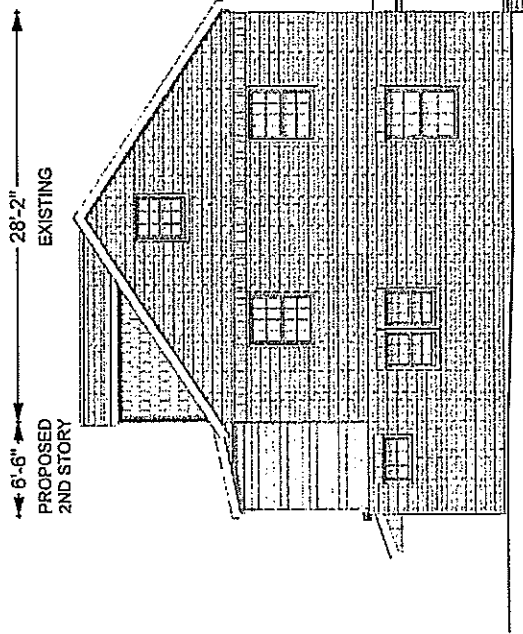
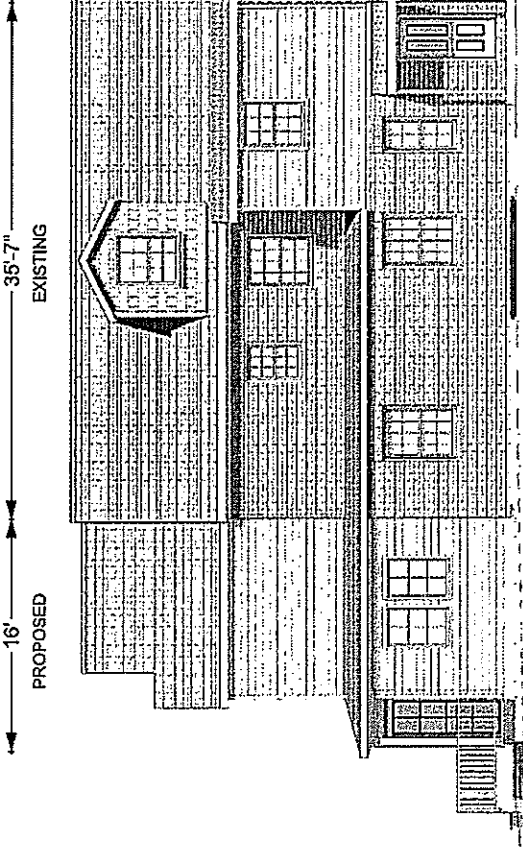


1 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/8"=1'-0"

[Handwritten signature]



1 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"

2 PROPOSED NORTH SIDE ELEVATION
SCALE: 1/8"=1'-0"

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Architect	Chris Landis
Project Designer	Paul Goeck
Project Manager	Chris Landis
Team Leader	Chris Landis

Project Team	Talana Shure
Project Designer	T.A.D.
Project Manager	Chris Landis
Team Leader	Chris Landis

HISTORIC REVIEW

ROSENTHAL RESIDENCE

5813 Sunny Street
Cherry Chase, MD

PROPOSED ELEVATIONS

SEPTEMBER 7, 2017

A1.12





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Associate	
Chris Landis	
Paul Gable	
David	

Project Team	
Project Designer	Michael Shaw
Project Manager	T.B.O.
Team Leader	Chris Landis

HISTORIC REVIEW

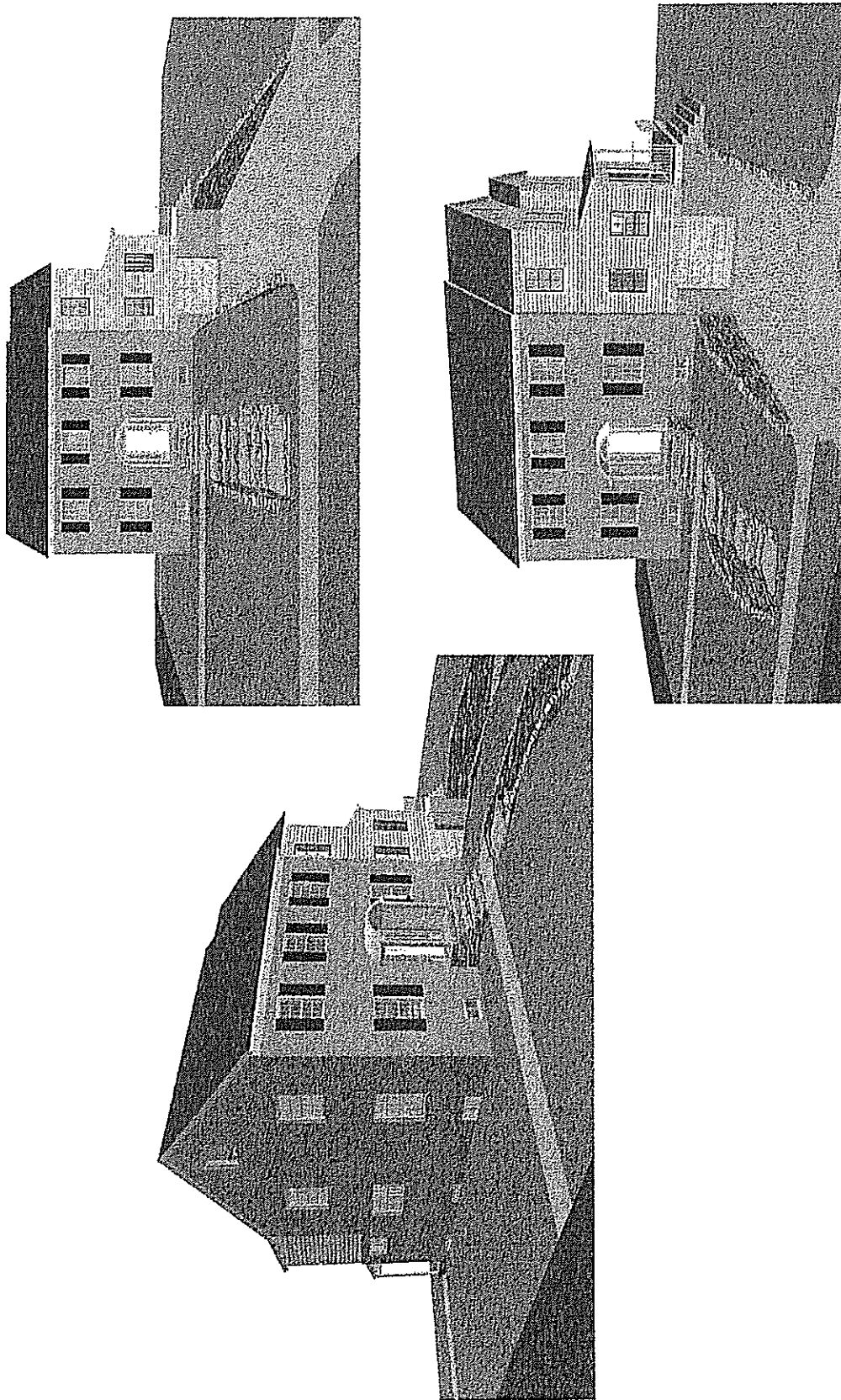
ROSENTHAL RESIDENCE

5813 Sunney Street
Cherry Chase, MD

3D VIEWS

SEPTEMBER 7, 2017

A1.13



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1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X

5 :

6 PRELIMINARY CONSULTATION - :

7 5813 Surrey Street :

8 - - - - - :

9 :

10 PRELIMINARY CONSULTATION - :

11 10237 Carroll Place :

12 - - - - - X

13 A meeting in the above-entitled matter was held on
14 September 19, 2017, commencing at 7:31 p.m., in the MRO
15 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
16 20910, before:

17 COMMITTEE MEMBERS

18 Bill Kirwan, Chair
19 Sandra Heiler
20 Marsha Barnes
21 Richard Arkin
22 Eliza Voigt
23 Robert Sutton

24

25

Deposition Services, Inc.

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

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

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Phillip Estes

Michael Kyne

Dan Bruechert

APPEARANCES

STATEMENT OF:

PAGE

Chris Landis

14

Tahani Share

15

Aviva Rosenthal

19

Dan Rosenthal

20

Greg Weidemann

40

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1 Takoma Park; Case 35/13-17CC at 25 Quincy Street, Chevy
2 Chase; Case 18/08-17B revised at 15215 Barnesville Road,
3 Boyds; Case 37/03-17KKK at 7105 Carroll Avenue, Takoma Park;
4 Case 37/03-17LLL at 7113 Carroll Avenue, Takoma Park; Case
5 35/160-17A at 4717 Drummond Avenue, Chevy Chase; Case 35/36-
6 17H at 4701 Cumberland Avenue, Chevy Chase; Case 31/06-17J
7 at 10400 Montgomery Avenue, Kensington; Case 35/13-17FF at
8 23 Primrose Street, Chevy Chase; and Case 35/13-17HH at 35
9 Oxford Street, Chevy Chase.

10 MR. KIRWAN: Thank you. Is there a second?

11 MS. BARNES: Mr. Chairman, I second the motion.

12 MR. KIRWAN: Thank you. Any discussion? All in
13 favor, please raise your right hand.

14 VOTE.

15 MR. KIRWAN: The motion passes unanimously. Those
16 historic area work permits have been approved this evening.
17 We want to thank the applicants for the good work they did
18 on those cases to make those easily approvable by the
19 Commission.

20 We're going to move on to the next item on our
21 agenda this evening, which is a preliminary consultation.
22 Is there a Staff report for II.A at 5813 Surrey Street in
23 Chevy Chase? Or should we move on to the next one?

24 MR. BRUECHERT: Yes, there is, Mr. Chairman. Just
25 one second, please.

1 MR. KIRWAN: Should we move on to the next item to
2 allow the applicants to arrive or?

3 MR. KYNE: They're here.

4 MR. KIRWAN: Oh, they are, okay.

5 MR. KYNE: So, yes we do have a presentation for
6 5813 Surrey Street, Chevy Chase. And, I do want to note
7 that the applicants are here in the lobby and should be
8 coming into the auditorium briefly. So this is a secondary
9 post-1915 resource, Colonial Revival style, circa 1933. And
10 the proposal is to enlarge an existing one-story addition
11 and below grade at the right side of the property.
12 Construct a second story expansion over the enlarged right
13 side addition and garage. Construct a second story
14 expansion over the left most side and existing one-story
15 rear addition. Enlarge the existing driveway at the front
16 of the subject property, and construct a new central walkway
17 and steps up the front of the subject property.

18 And I'm just going to walk around the property,
19 starting at the front. From across Surrey Street. And
20 then, from the same side of the street as the house.
21 Looking up the drive at the below grade garage and existing
22 side addition. Existing side addition fenestration.
23 Existing garage door. And here, trying to illustrate the --
24 where the addition meets the main mass. And this is looking
25 at the side yard at the right side of the house. And again,

1 looking at the side yard. More of the side yard. More.

2 And then, from the side yard looking back at the right side
3 of the house.

4 And, an existing tree, which is in fairly -- or
5 two trees, that are in fairly close proximity to the house.
6 So we may want to ask the applicants if these will have to
7 be removed, or if they will be impacted by the proposed
8 addition. And then moving around to the back of the house.
9 And, you can see the distance between the rear of the house
10 and the neighboring property to the rear. And, you can see
11 the existing one-story rear addition. An area way beneath.
12 And again, this is illustrating where the addition is
13 connected to the main mass. And here it appears that this
14 may be original to the house, or they did a really good job
15 with toothing in the brick when they constructed the
16 addition.

17 And then looking from the opposite side of
18 Cumberland Avenue. Moving back around to the front. And
19 then, finally, we have a photo looking at the location
20 where, in the Staff report we noted an alternative might be
21 to construct a detached garage, which would require a second
22 curb cut, which would probably in this approximate location.
23 And then, we have the plans for reference. And we can come
24 back to these if we need to.

25 The applicable guidelines in the case are the

1 Secretary of Interior Standards for Rehabilitation. And,
2 Staff discussion. As we noted, the property is a 1933
3 Colonial Revival style secondary resource. The house, as
4 shown in the photographs, is located on a corner lot with
5 the front facing Surrey Street, and the side facing, the
6 left side facing Cumberland Avenue. And there's a driveway
7 at the front right side of the house leading to the below
8 grade garage, and the existing addition.

9 There's an ell-shaped walkway at the front. Or,
10 I'm sorry, the side from Cumberland Avenue that leads to the
11 front. And the rear of the house is less than 20 feet from
12 the rear property line, and the right side is more than 67
13 feet from the right side property line.

14 And Staff expresses the following concerns
15 regarding the right side addition and expansion. The
16 Commission typically requires additions to be at the rear,
17 which is in accordance with preservation best practices.
18 Due to the house's orientation and the county setback
19 requirements, the applicant is limited in their ability to
20 construct additional space at the rear. And because of
21 this, the applicant proposes to enlarge and expand the
22 existing one-story sunroom at the right side of the house.

23 The proposal will result in a two and a half story
24 right side addition. The existing one-story addition is
25 compatible with the historic house, and is a typical feature

1 found on colonial revival style houses in the county. The
2 proposed two and a half story right side addition will
3 significantly alter the perceived massing at the subject
4 property, and has the potential to detract from and
5 overwhelm the historic house. The applicant proposes a
6 series and gables and low-pitched first-story shed roof to
7 break up the perceived massing at the right side addition,
8 and to provide differentiation from the historic house.
9 However, Staff finds that the shape and form of the proposed
10 right side addition is too complex, and incompatible with
11 the simple symmetrical features and straight lines of the
12 historic house.

13 Staff suggests the applicant explore alternatives
14 for the proposed addition which may be more compatible with
15 the historic house and reduce the perceived massing. These
16 alternatives might include widening the proposed second-
17 story rear addition and expansion creating some additional
18 living space at the rear, and allowing the size of the right
19 side addition to be reduced. The right side addition with a
20 lower flat roof and more fenestration taking cues from the
21 existing sunroom addition, or constructing a detached
22 garage, allowing below grade living space to be created in
23 the location of the existing garage, and for the overall
24 height of the proposed right side addition to be lowered.
25 And, just as a note, this option would require an additional

1 curb cut, perhaps in the location we saw earlier, and may
2 present zoning issues, as a detached garage on this specific
3 lot would have to be in the side yard, and forward of the
4 rear plane of the house.

5 Issues regarding hardscaping. Again, the
6 applicant proposes to widen the existing driveway at the
7 front of the house going from 8 feet, 4 inches to 20 feet.
8 The applicant also proposes to construct a new central
9 walkway and steps from Surrey Street connecting to the
10 existing ell-shaped walkway from Cumberland Avenue. And
11 from the photographs, we can probably understand why the
12 applicants would propose such a feature.

13 Typically, the Commission strives to preserve open
14 space and reduce the amount of hardscaping, particularly at
15 the front of a property. In this case, the Commission may
16 find that the unique circumstances, specifically, the
17 house's orientation, and the rather large open space at the
18 right side of the house, allows for a more lenient review of
19 the proposed hardscaping.

20 And, finally, concerns regarding materials. To
21 date, no material specifications have been provided. But
22 the elevations do suggest that the proposed right side
23 addition will have wood siding or similar. And wood
24 shingles or similar are depicting in the gables, taking cues
25 from the existing rear dormer. Due to the high degree of

1 visibility of the proposed right side addition, it is
2 important that the proposed materials be compatible with,
3 yet clearly differentiate from the historic house. And,
4 Staff asks for the Commission's guidance regarding
5 appropriate and compatible materials, with particular
6 attention to the right side addition.

7 And, Staff recommends that the applicant make any
8 revisions based upon the Commission's recommendations, or
9 comments, and return for a second prelim, or if the
10 Commission is largely supportive of this project, perhaps
11 for a HAWP application. And, I can take any questions you
12 might have for me.

13 MR. KIRWAN: Any questions for Staff? Yes,
14 Commissioner Barnes?

15 MS. BARNES: Would you be kind enough to bring up
16 some of your photos where there is the discussion of the
17 walkway that would be helpful? So this is the walk from
18 Cumberland?

19 MR. KYNE: That's correct, yes. And, just moving
20 back around to the front. Let me actually back up. As I
21 said, we could see perhaps why the applicant would propose
22 such a feature. Currently at the front -- oh, here we go --
23 there's no real access directly from the front, from Surrey
24 Street to the front entrance.

25 MS. BARNES: And there's no access from the

1 driveway to the front entrance?

2 MR. KYNE: No, there is not.

3 MS. BARNES: Thank you.

4 MR. KIRWAN: Any other questions for Staff?

5 MS. VOIGT: Michael, what about the -- you don't
6 really show the setback. So, do we talk about you're not
7 sure about whether the addition is, the existing addition is
8 original?

9 MR. KYNE: I'm not sure whether the existing right
10 side addition is original. To me it doesn't appear to be,
11 not as much as the rear would appear to be original, or
12 perhaps original. And if this is an original feature, I
13 think that its clearly been, it's experienced alterations
14 over the years. But, at this point, I'm not certain if this
15 is original or not. But I do intend to do additional
16 research looking at Sanborn maps, etcetera, trying to find
17 those maps to see if this feature is shown.

18 MR. KIRWAN: Any other questions for Staff? All
19 right, if not, we welcome the applicant to please come
20 forward. We can give you seven minutes for your testimony.

21 MR. KYNE: And, Mr. Chairman, the applicants have
22 brought their own presentation, so I'll pull that up.

23 MR. KIRWAN: Okay. Before each of you speak,
24 please make sure your microphone is turned on and, you state
25 your name for the record.

1 MR. LANDIS: Hello, my name is Chris Landis, and
2 I'm the architect of the project. And I'd like to introduce
3 my clients, Dan and Aviva Rosenthal. And I'd like to
4 introduce the project designer, Tahani Share. And I'd like
5 to make a few introductory comments, and then Tahani will
6 walk you through the drawings.

7 As you know, this is a historic home as a
8 secondary resource. I'd like to review just some of the
9 challenges of the site. I know you're concerns are specific
10 to historic, but this is a corner lot, and other lots to the
11 right of the property are a lot deeper. I think they're
12 four houses actually on this block, and they have obviously
13 much deeper lots and backyards. Whereas this lot has a side
14 yard. The lot coverage of the existing house is 12.8
15 percent of the allowable area, and with the changes we're
16 proposing, we would increase that to 14.5 percent. Thirty
17 percent is what would be allowable through zoning.

18 So, as you can see, we've tried to keep this as
19 modest as possible. We do have a very large heritage double
20 tree in the southern eastern corner of the lot, which we are
21 very interested in protecting, and will be working up in our
22 foundations accordingly. Also, a very important aspect of
23 this property is that there's no allowable parking on either
24 side, on both Surrey Street and Cumberland Avenue. And
25 also, the lot in the front of the house -- you do have to go

1 up about six feet. So it is quite a hike up to the front,
2 as you'll see. And so, that pretty much concludes the
3 challenges of the project. I'm going to let Tahani talk a
4 little bit about the design.

5 MS. SHARE: Hello, thank you for the Commission,
6 for the opportunity to present, and to the Staff, Michael,
7 for all of your help. I believe the drawings we provided
8 you with clearly show the existing and the proposed design.
9 But I would like to go over some of these drawings to
10 emphasis the intent behind the design and to illustrate some
11 of the challenges that Chris just talked about, that the
12 homeowners are faced with due to existing conditions, and to
13 the configuration of the site.

14 So, if we look at the existing site plan, as you
15 can see this is a generous lot in terms of its size. It's
16 11,900 square feet. This is a corner lot, so we have two
17 front setbacks, one at 31 feet, and the other at 25 feet
18 from Cumberland. We have the rear setback of almost 20
19 feet, not quite 20 feet, and a side setback of 69 feet. The
20 front elevation shows the two and a half story Colonial
21 Revival, and the house was built in 1933. But there is an
22 existing addition that was built, I believe, in 1997 via
23 resources listed as Somerset design guidelines.

24 If we look at the proposed site plan. So, in
25 looking at the site plan, it's a side setting and the

1 existing house, and thinking about adding some additional
2 living space, we thought that the best approach would be in
3 making the best use of the existing footprint. And as you
4 see with the proposed plans, we are interested in enlarging
5 some of the interior spaces. And that also recognizing the
6 existing non-historic addition at the right side of the
7 house. But in doing that, we wanted to address one of the
8 most pressing needs for the homeowners, which is the size of
9 the garage. The garage is very small. It's only nine feet
10 wide. It's barely useable for one car. And that's why we
11 are proposing enlarging the addition, and on the basement at
12 first floor level by six and a half feet.

13 On the second floor, we are staying within the
14 existing footprint of the addition, and providing some
15 additional space for the master bedroom. From the back we
16 are filling in the corner and proposing and one-story
17 addition. And from Cumberland Avenue, we are proposing a
18 second story addition over the existing one-story. Staying
19 on this plan, we are also proposing enlarging the driveway.
20 We followed Somerset Design Guidelines with regard to
21 driveways. They allow for a maximum 20 feet for a driveway
22 on the property side, but the curb cut needs to stay at 10
23 feet, which is buffer zone.

24 We're also proposing new steps that provide access
25 from Surrey Street to the front of the house. Currently

1 there is no access. You have to go up all the way to
2 Cumberland and use the existing walkway to go through the
3 front door. One last comment on this drawing is that, this
4 is emphasizing what Chris just said. By reconfiguring the
5 existing interior of the space there and utilizing the
6 existing non-historic addition, we are only adding two
7 percent additional lot coverage.

8 The elevations show the new massing. The existing
9 garage is set back one foot from the front edge of the
10 house. We are staying with that setback with our proposed
11 enlargement of the first story and the second story
12 addition. We are keeping the slope of the existing roof,
13 but stepping down providing a lower roof height. And as you
14 can see from the front elevation, the existing elevation of
15 the historic house will remain completely intact. We're not
16 proposing any changes to the material, even of the windows.
17 Those are side windows, we plan on keeping them. Some of
18 them need some minor repairs, which we plan on doing and
19 some repainting.

20 The materials we're proposing. We're thinking
21 about Hardie siding for the addition. We could also go with
22 Hardie boards or panels. We are proposing architectural
23 shingles for the roof, and on the gable ends we're proposing
24 using shakes, same material that already exists on the rear,
25 the dormer of the house. The windows will be casement

1 windows, clad casement windows, and also I like the idea of
2 differentiating the addition from the existing house.

3 At the end we have a few pictures that we would
4 like to show you. The first one is actually the existing
5 driveway. So this is the existing driveway, and as you see
6 the homeowner actually went and took a picture of the
7 driveway. And the size of the driveway is exactly the same
8 size of the garage. As you can see, it's really not, not
9 useable even for one car. And the other pictures that we
10 want to show you, we drove around Somerset and we looked at
11 additions that have similar finishes to our case.

12 We understand that some of these are not in the
13 historic district, but those additions exist and they sort
14 of flaunt the character in the town. And you can see a
15 variety of massing. Actually, if you look, some of them are
16 under construction, and if you look at this house, it's
17 actually older. It was built prior to the house that we are
18 discussing, and you can see a large addition on the side
19 face-fronting with big driveways.

20 We want to emphasize that the resource is a
21 secondary resource, and I believe there is slightly
22 different criteria of reviewing secondary resources with a
23 slightly maybe lower level of scrutiny for secondary
24 resources. The homeowners also took some pictures to show
25 you different angles of looking at house, and specifically

1 the right side of the house, that is almost sometimes not
2 completely visible from the street. I conclude my
3 presentation, and if you have any questions for us, please
4 let us know. But also, the owners would like to address the
5 Commission with some additional things.

6 MS. ROSENTHAL: Hi, I'm Aviva Rosenthal. We're
7 the homeowners. We have two daughters. We're really
8 excited to move into Somerset. We're very excited to live
9 in that community. I think we just wanted to add as part of
10 the Somerset process, we actually managed to come and talk
11 to seven of our neighbors around the town, as part of the
12 Somerset process. It was great for us, we got a chance to
13 meet all of our neighbors, they all have young kids. But
14 the feedback we got was really great. And, I just want to
15 say that we spoke to them all. They were all very
16 comfortable with the plans.

17 We actually spent extra time with the neighbors
18 directly to the right and directly to the back, since they
19 were the ones that are going to be affected by the work,
20 especially the workmen, and especially to the house to the
21 right, making sure they understood the plan and how it would
22 affect them and their views. And there's nothing but
23 positivity. They were looking forward to the work. They
24 didn't have any comments that were negative at all. And, in
25 fact, the neighbors really commented to us that the

1 expansion of the driveway and the garage is really going to
2 benefit all of the neighbors, because there is no parking on
3 that corner for us at all. And the other neighbors, they
4 can't even turn around in this driveway as they explained to
5 us. So, they're looking forward to having hopefully a
6 driveway that they also can turn around in, as they turn
7 into the school.

8 And, we just wanted to say that, as we said, we
9 feel that we've offered a very reasonable addition, it
10 really helps us add bathrooms so that our daughters can have
11 bathrooms, and that we can have kind of a modern bathroom
12 and closet to our master, and opening up the first floor and
13 just make it that much more livable. Otherwise, we really
14 like the front of the house so we're not making any changes.

15 MR. ROSENTHAL: Thank you. I'm Dan Rosenthal.
16 Good evening everyone. I don't really have much to add
17 other than that I just want to say that we knew when we
18 bought this house that it was an historic home. We respect
19 what that means, and we're committed to having a home that
20 is consistent with that at the end of this process. So, we
21 appreciate your consideration.

22 MS. ROSENTHAL: Actually, sorry, he reminded me of
23 one thing. In terms of consistency, I think one of the
24 things you guys might recognize is that this is a brick
25 colonial house. Actually not consistent totally with our

1 neighbors. Actually, all of our neighbors have mostly Queen
2 Anne's or Victorians. That's part of what we're trying to
3 do and make it actually seem slightly more in line with the
4 rest of the houses. This is an oddity, actually, mostly, in
5 this neighborhood. So, we wanted to have you take that into
6 consideration.

7 MR. ROSENTHAL: So, I'll just say thank you again,
8 and I'm happy to address any questions that you have.

9 MR. KIRWAN: All right, thank you, appreciate
10 that. Any questions for the applicant? Yes, Commissioner
11 Barnes?

12 MS. BARNES: I have a series of questions, and
13 I'll just put them out there and you all can decide who best
14 can answer them. There was mention made of a large double
15 trunked tree, and we saw it in the Staff report. Is that a
16 Tulip Poplar, do you know?

17 MR. LANDIS: It is.

18 MS. BARNES: Okay. Then, I wondered if you had
19 given any thought, there's a dormer on the rear of the house
20 at the present time, which presumably gives some useable
21 space in the attic. And I wondered if you had given any
22 thought to expanding that dormer in terms of creating more
23 livable space?

24 MS. SHARE: We did at one point, but I think the
25 whole idea with the addition was really adding exactly what

1 we needed. And in the attic, putting a full dormer was
2 actually an additional space that we didn't need for one of
3 the rooms, or useful for one room. So, the form would
4 actually be completely different with just putting actual
5 dormer and that continuing with the whole dormer. So it
6 wasn't really completely useful to make a full dormer at the
7 back of the house in terms of our plans, programming needs.

8 MS. BANRES: And, I'm a little confused as to
9 what's proposed with the garage and the driveway. Are you
10 hoping to have something more than a single car garage when
11 this process is finished?

12 MS. SHARE: Yes. Actually, if you look at the
13 size of the -- so the size of the existing garage is 9 feet.
14 We're proposing an additional 6 feet, so that makes the
15 interior of the garage, the width at approximately 14.6 and
16 that is a, according to architecture standards, that's the
17 size of a one car garage. The turning way, because Somerset
18 town allows for 20 feet driveway. Might be, we might, and
19 actually with the existing retaining walls, that might also
20 be just enough for one car.

21 MS. BARNES: And, what were you proposing for the
22 driveway? Some permeable surface or concrete?

23 MS. SHARE: Yes. Yes. So we do not go with
24 concrete pavers with grass joints or go with animated
25 permeable materials that would allow for that.

1 MS. BARNES: And, my final question, and I
2 appreciate people's patience, is in the drawings that you've
3 submitted, on the proposed right hand side addition, you
4 have two windows on the ground floor, and then you retract a
5 bit and the addition is smaller on the second floor. Did
6 you ever give thought to just going straight up there and
7 having --

8 MS. SHARE: Right. So, actually, again, it's,
9 it's following the same theme of just adding, you know, what
10 we need. The living space on the first floor would be
11 actually an additional 14 feet to the existing footprint,
12 including the existing addition. But on the second floor
13 for the master bedroom, we really don't need all that space.
14 We only needed some additional space to make the room
15 slightly bigger, and in the other back we needed additional
16 space for the bathroom which, I believe, is one of the
17 concerns that the Staff had mentioned. But we can also work
18 with moving the master bathroom addition to align with the
19 existing enlargement of the bedroom so we can --

20 MS. BARNES: The reason I asked the question is,
21 when I'm looking at the drawing on what is Circle 18 in my
22 packet, it's a more complicated presentation than the
23 existing house, because you have an addition that starts
24 out, goes out, and then visible in this drawing is also
25 something that butts out presumably where a bathroom is in

1 the back?

2 MS. SHARE: Right.

3 MS. BARNES: So there's a lot going on.

4 MS. SHARE: We understand that. I'm speaking as a
5 design, from a design perspective. We thought that would
6 actually be an asset to the design, making, basically, to
7 break up the mass so we don't end up with a big square next
8 to the existing house. So, we sort of played with some of
9 the areas, but after we read the Staff report, if you think
10 that that is creating complex roof lines, I'm trying to say
11 that the second story gable can be eliminated, and we can go
12 back to the more simple form on the second floor.

13 MS. BARNES: Thank you.

14 MR. KIRWAN: Any other questions for the
15 applicant? Yes, Commissioner Arkin?

16 MR. ARKIN: Thank you, Mr. Chairman. Have you had
17 a chance to review the Staff report?

18 MS. SHARE: Yes, we have.

19 MR. ARKIN: The Staff made a number of comments,
20 or raised issues about what they considered a number of
21 concerns. And I was wondering if you could address the
22 concerns --

23 MS. SHARE: Yes.

24 MR. ARKIN: -- that Staff has raised?

25 MS. SHARE: Right. So, and actually we can

1 address the Staff concerns and the Staff's, you know,
2 alternative that they proposed. And, so again, in terms of
3 the massing and the rooflines, I talked about the second
4 gable that is maybe being -- and this is something that we
5 also talked to Michael about when we met -- that the second
6 gable, if you think it is creating a complex roofline, we
7 can eliminate that. We can stop this comment by eliminating
8 that gable line. But in terms of the massing, we believe
9 that actually, if you look at the dimensions of what we are
10 proposing, it's really in terms of scale. It's really very
11 small. The second story addition is barely 9 feet wide.
12 And the first floor, the overall will be 16 feet. That's
13 almost less than half of the existing house.

14 So, the scale, we believe that it's actually in
15 harmony with the existing house, and being recessed to the
16 back with the lower ridge is actually looking like a
17 subordinate to the existing house, which is what the design
18 guidelines are directing us to do. But, if you have other
19 recommendations for us, or other comments to us, we will
20 listen to them.

21 MR. ARKIN: Well, I wonder if you could describe
22 in some detail the materials you plan to use on the
23 addition? I'm looking primarily at the right side addition
24 right now. Why you've chosen those materials and why you've
25 chosen to add casement windows where the other windows, I

1 guess, are eight over eight windows, why you have chosen to
2 adopt a different form for the windows? And why you are
3 deviating from the Colonial Revival aspects of the original
4 house?

5 MS. SHARE: So with regard to the windows, this is
6 one detail that we thought that would actually help in
7 differentiating the addition from the existing house. We
8 are going with the same size windows in terms of sill
9 heights and head heights, but the type of windows are
10 different, and the colors of the windows will also be
11 different. With regard to the materials we're proposing, we
12 are thinking about Hardie siding, or we can potentially go
13 with Hardie boards or panels on the front and side
14 additions. The roofing would be the architectural shingles,
15 because the existing roof is slate, so architectural
16 shingles sort of go in harmony with the existing slate roof.

17 MR. ARKIN: You have mentioned distinguishing the
18 old from the new, I wonder if you would talk about how you
19 feel this addition is compatible with the historic resource?

20 MS. SHARE: Yeah. Well, first of all, the scale
21 of the addition, I believe it's in harmony with the existing
22 house, and at the same time it is still looking as a
23 subordinate to the existing house, it's an attachment to the
24 existing house. We are matching the slope of the roof. We
25 are staying within the setback of the existing garage. And,

1 the massing is also a way of making the addition look
2 subordinate to the existing house.

3 MR. ARKIN: Thank you.

4 MR. KIRWAN: Commissioner Heiler, do you have a
5 question?

6 MS. HEILER: Yes, I have a question. The Staff
7 had noted the possibility of considering a detached garage
8 to avoid all these things, and the possibility that that
9 would raise zoning issues. Have you looked into whether it
10 would and what the zoning situation would be?

11 MS. SHARE: Yeah, and actually, it's not just the
12 zoning requirements, it's also the grade of the site. The
13 site is elevated by an average grade of almost six feet.
14 So, and that would actually mean digging another, you know,
15 basement level garage that might not work, and actually, I
16 don't think an additional curb cut to this existing -- and
17 another thing is that part of everything originally in
18 minimizing the footprint is also to keep the open space,
19 which is a main characteristic of houses in Somerset town.
20 So we didn't want to add a second story that would disturb
21 the historic setting and the natural setting on the side
22 setback. Because that's the only, the reason for that.

23 MR. LANDIS: And I'll add something to that. We
24 did an EBL survey, and the garage would need to be almost
25 like in the middle of their yard, so that you'd have a large

1 driveway going way back, and it would really destroy the
2 whole side yard.

3 MS. ROSENTHAL: I just want add, as the homeowner,
4 that side yard is quite beautiful. Really overgrown plants.
5 And so, we want to keep as much of that beautiful existing
6 side yard as possible.

7 MR. KIRWAN: Any other questions for the
8 applicant? Commissioner Sutton?

9 MR. SUTTON: Had you considered expanding perhaps
10 to the rear, a larger area to the rear as a possibility?

11 MS. SHARE: Actually, yeah. In the first
12 schematic phase of the design, we did explore that option.
13 But if you look at, especially the second floor plan,
14 actually the rooms and the floor plans don't need an
15 addition from that side. It's already a long, you know,
16 room. The room is really tight in its width, and the, need
17 is to add from that side to make the room useable. We did
18 the addition at the back and it just did not work with the
19 existing floor plan, and did not provide the homeowners with
20 their daily needs.

21 MR. KIRWAN: All right, any other questions for
22 the applicants? If not, then we will move into our
23 deliberations and share our thoughts on your proposal
24 tonight. If you could please turn off your microphones, and
25 we will get started. I'll just go ahead and kick things

1 off. I think in general I'm okay with the proposed
2 expansion of this house. I think given the characteristics
3 and the challenges of a corner lot, I think expanding the
4 side addition makes a lot of sense. I think expanding on
5 that side does. I have hesitations about currently the way
6 it's rendered and the massing. I mean, I think it kind of
7 needs to go back to the drawing board with regard to the way
8 it's currently designed.

9 I've have concerns about adding on to the existing
10 one-story wing on the rear of the house. Particularly
11 adding on to it so close to Cumberland. Cumberland being a
12 very important road in the historic district. That's
13 altering that side corner of the house pretty dramatically
14 to put a second story addition on top of that one-story wing
15 that appears to be original to the house. So, I would not
16 support adding on to it, at least in that location, and most
17 likely not adding onto it at all on the rear.

18 So, I think really the focus ought to be to the
19 side and the side yard of the house. My concerns about the
20 current design of it and the massing are, it's not taking
21 enough clues from the existing resource. It seems overly
22 complex. It's too busy. It has conditions, for instance,
23 what we see right here on the screen at Circle 18, I think
24 the condition with the second story portion of that addition
25 sort of coming down on top of that window on the one story

1 feels a little unsettling. When you look at the proposed
2 side elevation, I think it too, is way too complex with the
3 roof massing and the forms we see rendered there.

4 I think if you go back to Circle 13 in the Staff
5 report, and you look at how the previous or some owner prior
6 to them, enclosed what was likely a screen porch over the
7 garage. And they enclosed it into a garden room to look out
8 onto that very nice side yard that you have on the property.
9 They did a very nice subtle job with the way they handled
10 the massing. They kept the front corner of the existing
11 screen porch, most likely. And then, where they bumped it
12 out was symmetrical to the rear facade of the house. And
13 then returned it back to the original corner. And, I think
14 you ought to take some clues to how they handled that side
15 yard. It's very simple the way the did that sunroom
16 addition. It works very well with the symmetry of that side
17 wing of the house, and I think some version of that as a
18 two-story addition could be successful in that side yard.

19 I don't think you necessarily have to adhere to
20 the original front corner of that screened porch and garage.
21 I'd be willing to maybe accept a 12-foot wide garage, or you
22 know, maybe up to a 14-foot garage. But I am concerned
23 about introducing a much larger driveway in this district.
24 I think that sort of makes it look like a house that's in,
25 further out in the suburbs somewhere where you have this

1 very wide driveway on this very nice historic street in
2 Somerset. So I'm not supportive of the driveway as wide as
3 it's proposed. I think it ought to be a narrower driveway.
4 But I do agree with you that the current garage is too
5 narrow, and you should be allowed to do something there to
6 make it more functional in contemporary times. So, those
7 are my thoughts in a nutshell. I'll turn it over to any
8 other commissioner that would like to speak next.

9 MS. VOIGT: Yeah, I agree with the Chairman in
10 terms of the complexity of the addition. I think that this
11 is a beautiful house, and I think that you probably need to
12 have an addition. But, I do think that looking at it from
13 the front, and which that's primarily our concern, it is
14 complex with all the different roofs.

15 So, I support an addition. I just think that if
16 you can make it more simple, that would be great. And, I
17 also agree with the driveway width. I think that that to,
18 it just, and it could be, I'm looking at 20, Circle 20.
19 And, you know, it could be the way that that's rendered, but
20 it does look, in the picture here, kind of vacuous. So, and
21 I think that the front stairs as well, I think that's a
22 great idea. I understand, you know, you want a path to your
23 front door. But I think in this plan, in this drawing, they
24 look too heavy. So it's hard for me to tell what material
25 they are. But they just seem to take away, again, from the

1 house.

2 So, I think you're on the right track. The
3 Commissioner here has stated it very well. But, if you
4 could just lighten everything up, I think that would be
5 great.

6 MS. HEILER: I also think that the driveway is
7 just too wide. That 20 feet is very wide, even though it's
8 legal in that area. It will take away from the house. I
9 think one of the biggest problems with this addition is that
10 everything looks asymmetrical because it's narrower at the
11 top. The way you have a single window on the second floor,
12 two on the bottom, and then centered peculiarly between them
13 is the garage door. If the driveway is made narrower, then
14 I can imagine an addition that is almost that wide. And, as
15 Commissioner Kirwan suggested, the existing addition, which
16 gets extra space by a bump up part way down it accomplishes
17 a lot without making the front of that addition much wider.

18 I think your idea to put the front steps in is,
19 you know, an obvious one that needs, definitely needs front
20 stairs. But all of the comments about the complexity of
21 this, which just fights the simplicity of this Colonial
22 Revival design, I think is a problem. You can probably get
23 enough space just by following the footprint, or a little
24 bit larger than the footprint of the existing addition, but
25 adding a second floor.

1 MS. BARNES: As you know, the general
2 recommendation is that additions should be to the rear. We
3 understand that this situation of these corners, and this
4 house makes an addition to the side a much better option to
5 give them the space they need, and not run up against the
6 lines. I would be very supportive of the proposed 16 foot
7 wide addition provided it was simplified. You've suggested
8 that you didn't need the additional space on the second
9 floor. I think you'd find very quickly that it was useful.
10 But I think the recommendation of the Chair of perhaps
11 capturing additional space by bumping out somewhere midway
12 along the side of the addition would be advisable.

13 I am supportive of the comments that have been
14 made about the width of the driveway. I think people
15 understand you need a wider driveway. But I think the sense
16 is it needs to be discreetly wider. I also would like to
17 associate myself with the Chair's comment about the addition
18 at the back of the house on the second floor. I understand
19 the desire there is to acquire another bathroom for one of
20 the upstairs bedrooms, and it may revolve around
21 reconfiguring the laundry or something. But, I think that
22 the comment about adding the second floor addition in the
23 back is one that I am supportive of, that it does not work
24 well when you have a busy street where that's quite visible.

25 And, with regard to the front steps, I understand

1 the desire for that. And I would just urge you to tread
2 lightly when you are doing those.

3 MR. KIRWAN: Commissioner Arkin?

4 MR. ARKIN: Thank you, Mr. Chairman. I am in
5 agreement in large part with the prior comments that were
6 made by the previous commissioners, particular with regard
7 to the rear addition, and the driveway, and also the front
8 steps. I do think the front steps should be lighter, the
9 lighter touch would be desirable. My major concern though
10 is with taking what is right now an excellent example of the
11 Colonial Revival architecture in its symmetry and its form
12 and massing, and making the entire house with the additions
13 quite asymmetrical. All of the additions appear to be
14 asymmetrical, and because of the asymmetry, they have a
15 tendency to overwhelm the original massing.

16 I recognize that the additions are much smaller
17 than the original massing, but I think the asymmetry and the
18 change in materials the way you've illustrated them, really
19 draws attention to the addition. Similarly, I don't see, I
20 believe it was the Chairman who suggested that more cues
21 should be taken from the original design in designing your
22 addition, and I think that that suggestion is an excellent
23 one. And, I think unless you have a statement you want to
24 make of some sort with your addition, I don't really
25 understand the change in form and orientation with the

1 windows in the addition.

2 The roof shape, for example, on the -- I'm looking
3 at the Circle 18 at the front elevation -- the roof shape on
4 the addition in transitioning from first to second floor
5 doesn't seem to have any logic to it. And, I think it
6 deserves a second look. I can understand the need that has
7 been stated for a wider driveway, but I do think what you're
8 proposing is too wide, too intrusive.

9 I do think that the major focus of this should be
10 on an addition to the side. And I think by looking at
11 something much simpler with the side addition, you might be
12 able to achieve many of your goals. If you want to look at
13 a rear addition, I'm not opposed to it, but I think taking a
14 fresh look to it would be either in addition to a side
15 addition, or replacing the side addition. I think you
16 should take another look at that option. Thank you.

17 MR. KIRWAN: Okay. Well, I think you heard fairly
18 consistent comments from the all of the Commissioners this
19 evening. So, we do look forward to seeing you come back. I
20 probably would recommend another preliminary just so we can
21 make sure all the comments we've made have been addressed
22 and before you come in for a HAWP. But I'll leave that for
23 you and Staff to discuss, and decide how best to proceed.
24 And, thank you for coming in tonight.

25 MS. SHARE: Thank you.