

6400 BROOKVILLE ROAD, CHEVY CHASE
[APC CASE # 55/13-1300]
CHEVY CHASE H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: January 27, 2014

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #637227, additions and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 21, 2013 meeting.

Applicant: David and Andrea Kirsch

Address: 6400 Brookville Road, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dfisher@AnneDeckerArchitects.Com Contact Person: Dagmar Fisher
 Tax Account No.: 00454880 Daytime Phone No.: 301.652.0106
 Name of Property Owner: David & Andrea Kirsch Daytime Phone No.: 202.262.0080
 Address: 6400 Brookville Road, Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: To Be Determined Phone No.: -
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT

House Number: 6400 Street: Brookville Road
 Town/City: Chevy Chase Nearest Cross Street: Oxford Street
 Lot: 14 Block: 57 Subdivision: 0009
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE

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

1B. Construction cost estimator: \$ T.B.D.

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

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 WALLS

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is located:
 On party line/property _____
 On public right of way/assessment _____

I hereby certify that I have the approval of all agencies listed on this permit.

This information is correct, and that the construction will comply with plans submitted with the issuance of this permit.

D. Fisher
Signature of owner or agent

6.3.2013
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1/27/14

Application/Permit No.: 037227 Date Filed: 6/4/13 Date Issued: _____

6400 BULL ROAD.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6400 Brookville Road, Chevy Chase	Meeting Date:	8/21/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/14/13
Applicant:	David and Andrea Kirsch (Anne Decker, Architect)	Public Notice:	8/7/13
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-13DD	Staff:	Josh Silver

PROPOSAL: Additions and alterations to house

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

BACKGROUND

The HPC held a preliminary consultation on May 22, 2013 where they considered the applicant's proposal to remove and replace a non-historic addition with a new one story addition, construction of a mudroom addition at the right elevation, alterations to an existing 2 story addition at the left elevation, window and door replacement, and other alterations. There was consensus among the HPC that the proposal to replace an existing non-historic addition with a new one story addition, left elevation modifications and addition, and other alterations could be approved if submitted as a HAWP.

At the 1st preliminary consultation the HPC's main concern with the proposal was about the massing and detail of the proposed right elevation mudroom addition. At the recommendation of HPC staff the applicants returned for a 2nd preliminary consultation in July 2013 with a revised design for the mudroom. The applicants included two design options (A & B) for the HPC's consideration and feedback. There was consensus among the HPC option B, as proposed could be approved if submitted as a HAWP, absent were Commissioners van Balgooy and Treseder. [The HPC meeting transcript can be found on pages 31-43]

PROPOSAL

The applicants are proposing to remove and replace a non-historic (1960s), one story, and addition at the north (right) elevation with a new one story addition. The proposal also includes construction of a one story gable roof mudroom extension connecting the proposed addition with the exterior.

A one story, enclosed shed roof addition is proposed in front of the existing two story tower that is

original to the house. Construction of the addition requires the removal of one, historic 6/1, double-hung window.

The proposed south (left) elevation changes include the removal and replacement of non-historic windows with new wooden windows, the addition of new window openings and multi-light doors with sidelights and enclosed bay entryway feature.

The west (rear) elevation changes include the removal and replacement of one 6/1, double-hung window with two, 6/1 double-hung windows on the second floor and the replacement of three ganged windows with larger windows in the same location. The proposed replacement windows will be fabricated from all wood and have simulated-divided light profiles.

A wooden pergola feature supported by fluted, wooden columns will be added to the rear elevation and new wooden painted, multi-light doors will be installed in the rear façade in lieu of existing windows and entry doors. An existing door in the rear elevation of the two story enclosed porch will be replaced with a 6/1, wooden, simulated-divided light window.

An existing pool in the rear yard and associated patio area will be removed and filled in.

All exterior building features will be fabricated from wood and painted. All new and replacement windows and doors will have simulated-divided light profiles and wooden interiors/exteriors. All visible foundation sections will be brick to match the existing house. The addition roof will be sheathed with a composite slate with details similar to the existing slate roof on the historic massing section of the house.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However,

strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Gutters are not currently subject to review and should not be reviewed.

Lot coverage should be subject to strict scrutiny, in view of critical importance of preserving the Village’s open park-like character.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources.

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

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to considerations of these alternative solutions.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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 design as submitted is consistent with option B which the HPC supported unanimously and without comment at the July 2013 preliminary consultation hearing.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dfisher@AnneDeckerArchitects.com Contact Person: Dagmar Fisher
 Architects, COM Daytime Phone No.: 301.652.0106
 Tax Account No.: 00454880
 Name of Property Owner: David & Andrea Kirsch Daytime Phone No.: _____
 Address: 6400 Brookville Road Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: To Be Determined Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROPRIETOR

House Number: 6400 Street: Brookville Road
 Town/City: Chevy Chase Nearest Cross Street: Oxford Street
 Lot: 14 Block: 57 Subdivision: 0009
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION REQUESTED

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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 _____ foot _____ 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/assessment

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.

D. Fisher
Signature of owner or authorized agent

5.1.2013
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

ANNE DECKER ARCHITECTS

HPC Preliminary Review Submission

1 May 2013

Kirsch Renovation

Andrea & David Kirsch
6400 Brookville Road
Chevy Chase, MD 20815

WRITTEN DESCRIPTION OF PROJECT

6400 Brookville Road is located near the Eastern boundary of the Chevy Chase Village Historic District. The historic two-story house (with basement), designated as a Contributing Resource, was built in 1922 in the Colonial Revival Style with a few Greek Revival elements as seen in the front portico with its pediment and fluted Doric columns. The house retains most of its original features on the exterior and interior, but has also seen some unfortunate alterations and additions over the years, in particular the one story addition to the North (right) side of the existing house.

Our proposed additions and alterations aim to remedy some of the non-original alterations made to the house, fixing the existing addition's awkward and poorly built kitchen and den, while replacing it with a more connected family room to kitchen layout and accommodating a free standing breakfast table to allow for comfortable family seating.

The main portion of the proposed work consists of a one-story addition that would replace an existing 1960's addition. The 700 square foot footprint of the proposed addition is located on the site to respectfully defer to the main facade and be weighted as much as reasonably possible towards the rear yard considering the constraints of the lot and the desire of the Owners to preserve their existing two car garage while retaining a small rear yard with enough usable outdoor space for the family.

A narrow original two-story building volume, or "tower" element off to the North, was the basis for much discussion regarding how and where an addition to the historic house could be built while still trying to maintain the expression of this original building volume. Due to the very restrictive allowable buildable area based on an unusual lot shape, the addition is predominantly loaded to the North side of the house while being sensitive to preserving part of this "tower" element expression as viewed from the front and right side elevations, or Public Right-of-Way. This expression is achieved by locating a one-story gabled addition (in lieu of two-story addition as originally planned) held away from the main house volume and connecting on the first floor via a small, one-story shed element which allows for more space to address the Owners' desire for ample pantry storage and a children's homework area. This shed element was also designed to infill what would have been a dark negative space created between the existing main house and gabled addition.

Our proposed design is seen as a continuation of the original idea of the house: a rectangular, two-story main volume with extensions to both sides that frame the symmetrical front facade and entry. These extensions are intended to defer to the main house volume, with the outermost, smaller volumes of Mudroom to the North and Sunroom Bay to the South being porch-like in character as they step down to transition to the landscape. On the rear elevation we are proposing a pergola element along the Gallery and Stair Hall to bring order to the very heterogeneous rear facade, helping to tie Front, Side and Rear elevations together while taking cues from the original house elements or parts.

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

-End of Written Description -



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

Owner's mailing address

ANDREA AND DAVID KIRCH
6400 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KATE AND BRUCE BASCHUK
36 PRIMROSE STREET
CHEVY CHASE, MD 20815

LOZI AND MARC GORDON
20 OXFORD STREET
CHEVY CHASE, MD
20815

NATALIE JENNINGS AND BRUCE
BECKER
37 OXFORD STREET
CHEVY CHASE, MD
20815

ASHLEY AND ASHTON WILTSHIRE
26 OXFORD STREET
CHEVY CHASE, MD
20815

MARMA AND GERRY LAWLESS
6401 BROOKVILLE ROAD
CHEVY CHASE, MD
20815

101 OXFORD STREET
CHEVY CHASE, MD
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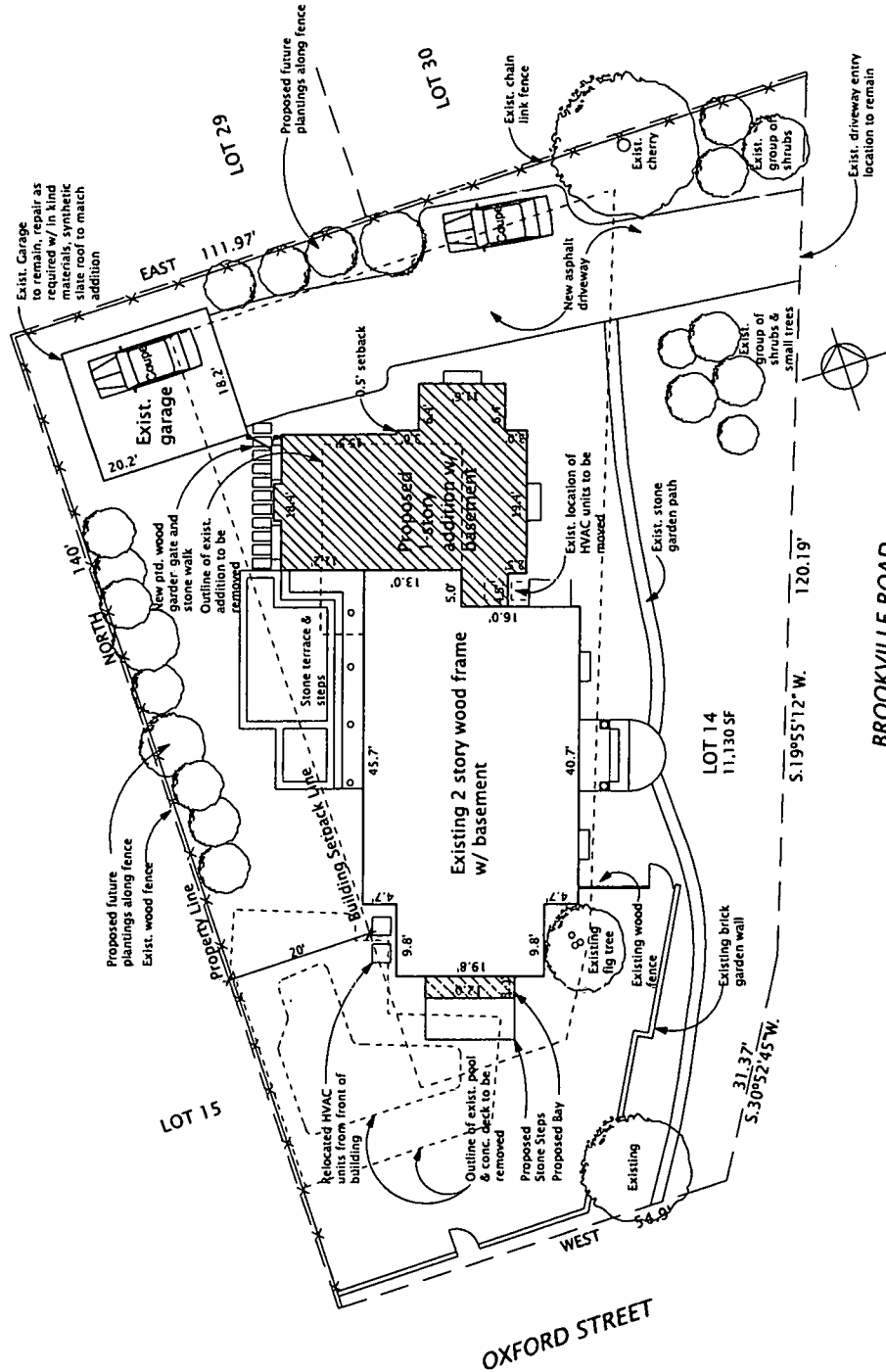
Kirsch
Residence

6000 Brookville Road
Cherry Chase, Maryland 20815

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21 JULY 2013

HAWP
APPLICATION

A-1



NOTE:
This site plan is based on a house location survey dated April 8, 2002 and provided by the owners and prepared by Capitol Surveys, Inc., 10762 Rhode Island Avenue, Beltsville, Maryland 20705, Phone: 301.931.1350. Case: 721-02; File: 70086.

1 Proposed Site Plan
1/16" = 1'-0"

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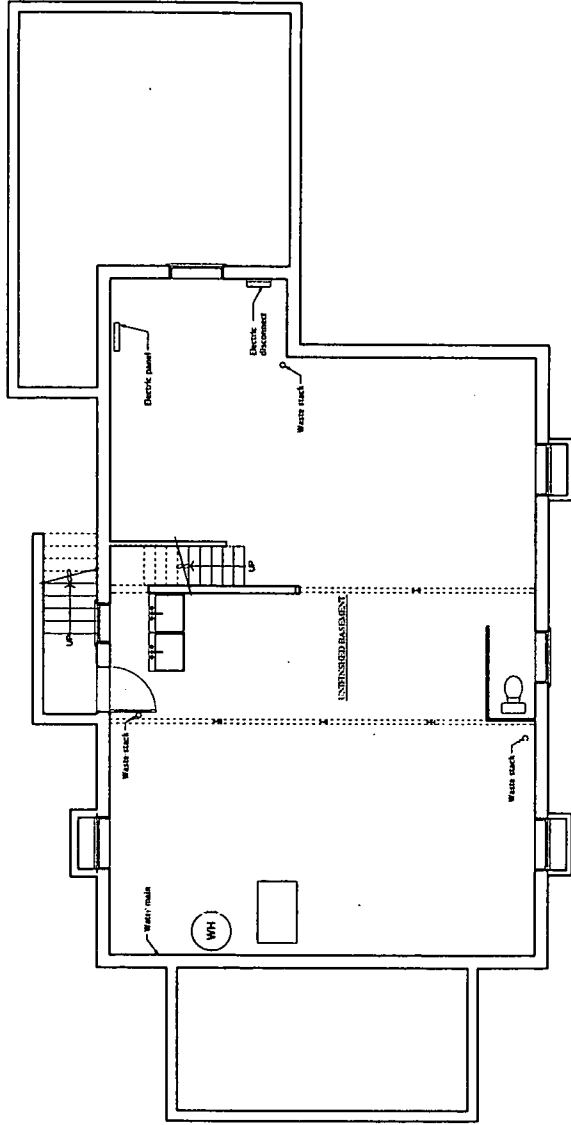
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Kirsch
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6400 Brookville Road
Cherry Hill, NJ 08035

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4 JUNE 2013

HAWP Application
Existing Drawings

Ex1



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

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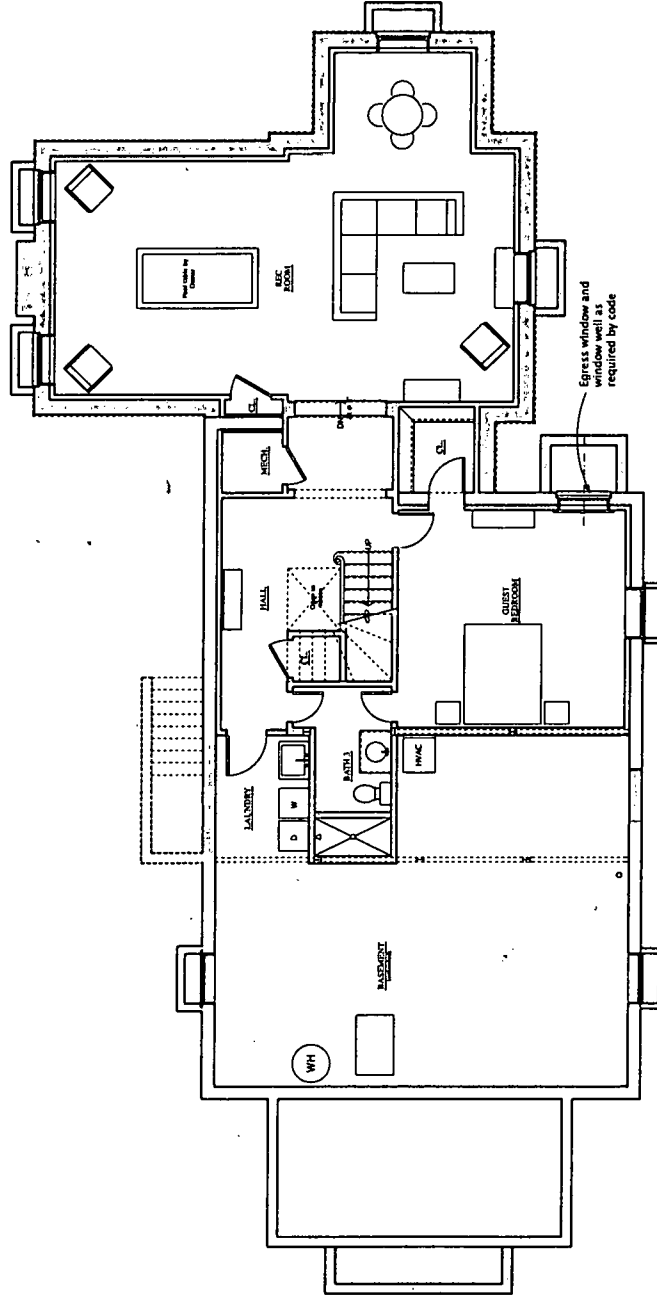
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HAWP
APPLICATION

A-2



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

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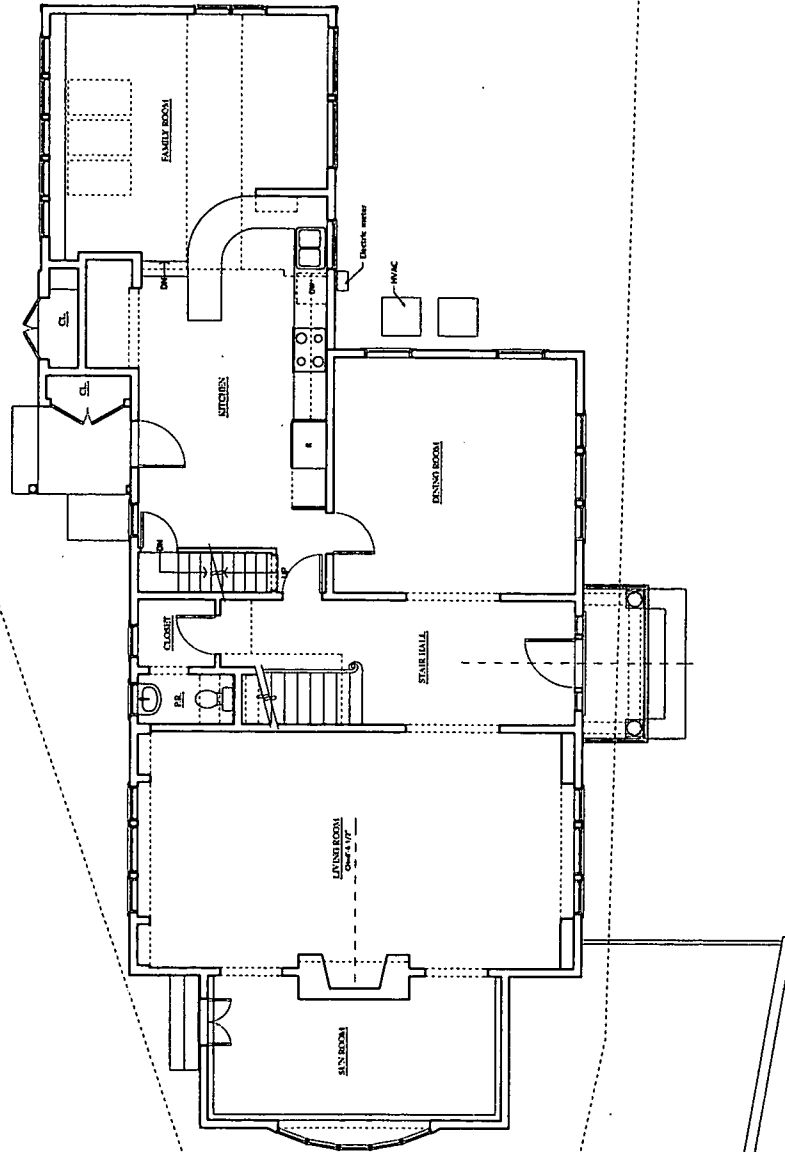
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HAWP Application
Existing Drawings

Ex2



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

12

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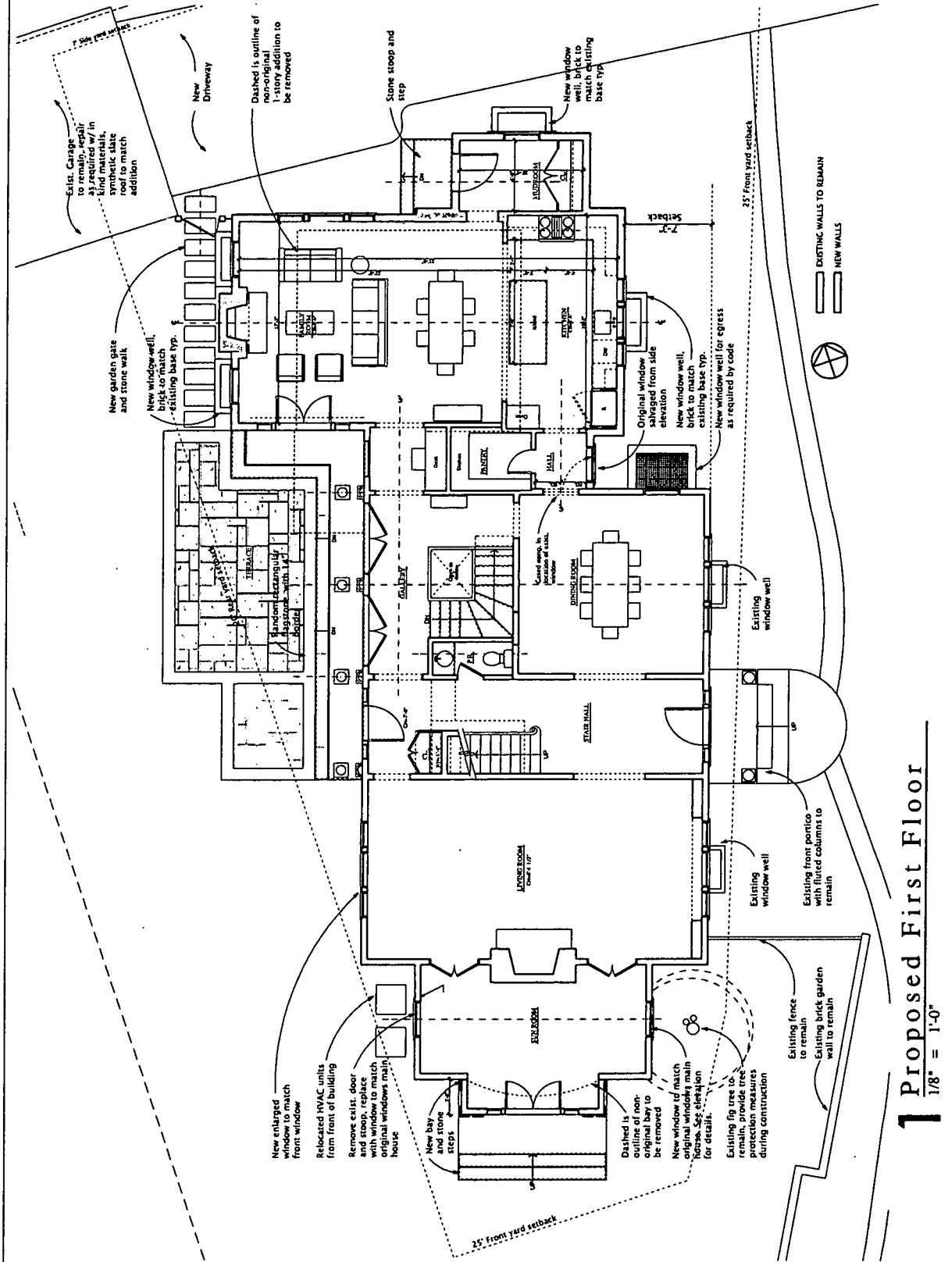
Kirsch Residence

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HAWP
APPLICATION

A-3



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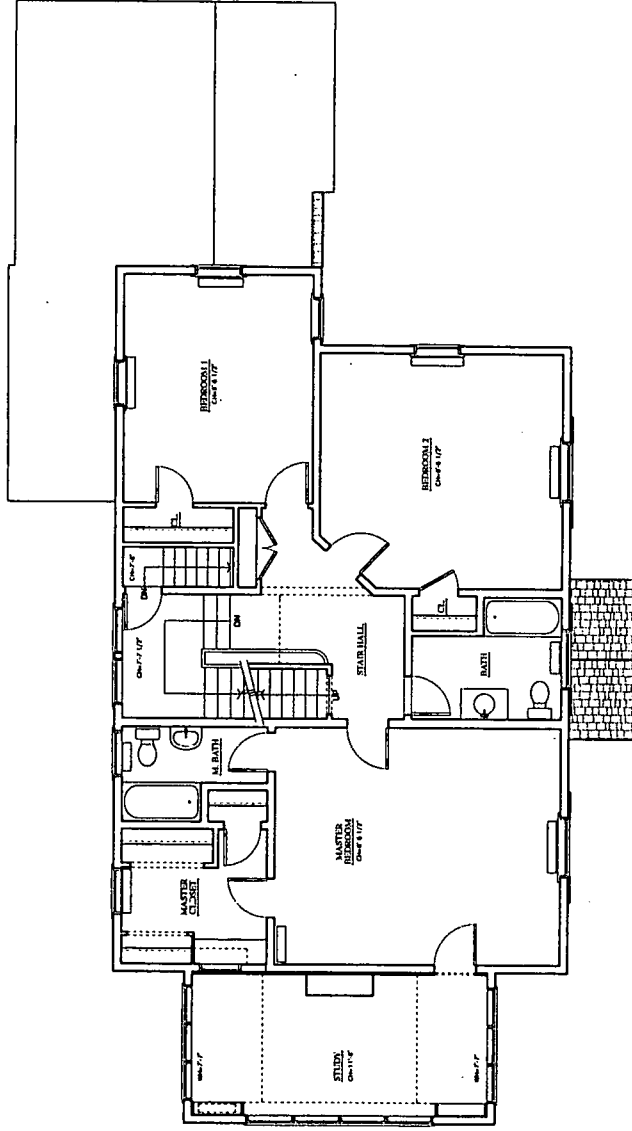
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Cherry Chase, Maryland 20815

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4 JUNE 2013

HAWP Application
Existing Drawings

Ex3



1 Existing Second Floor
1/8" = 1'-0"

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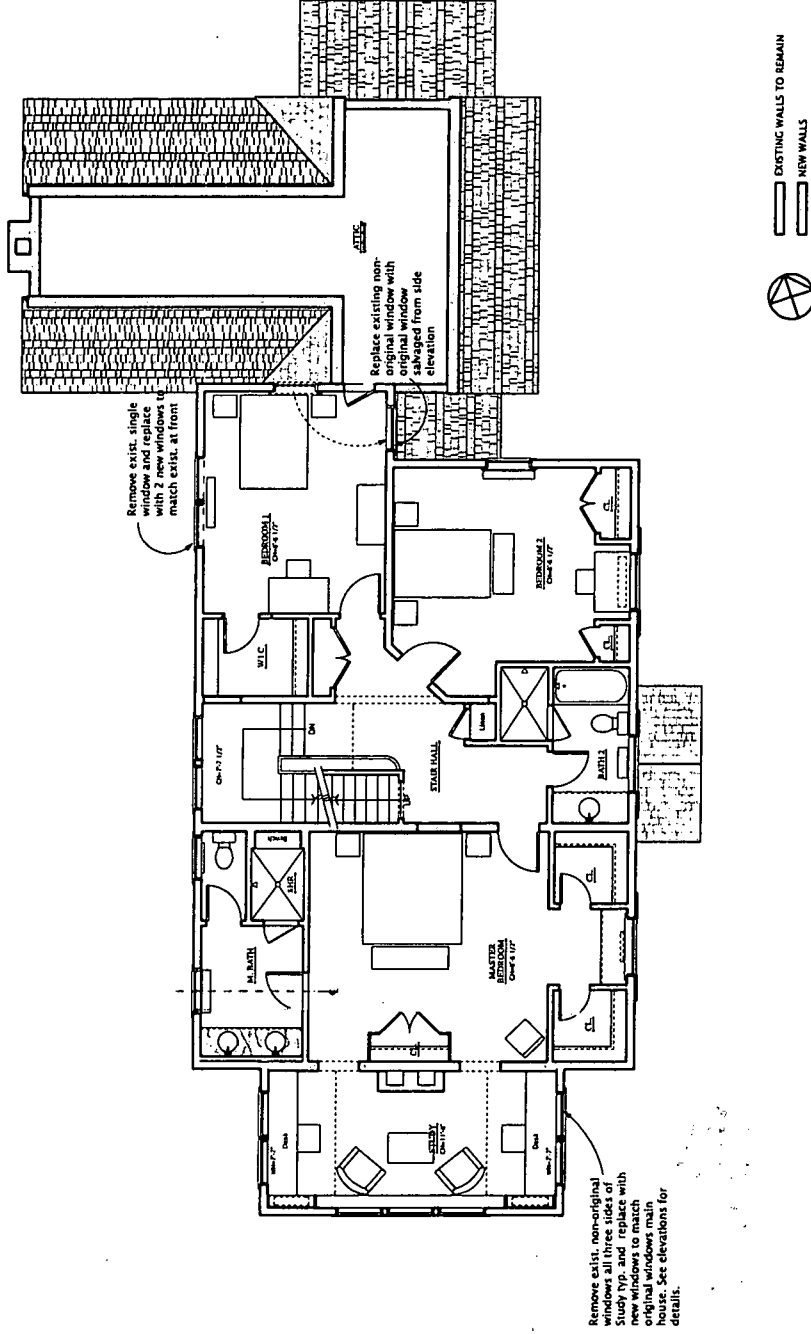
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Residence

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Cherry Chase, Maryland 20815

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22.10.107.2013

HAWP
APPLICATION

A-4



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

5

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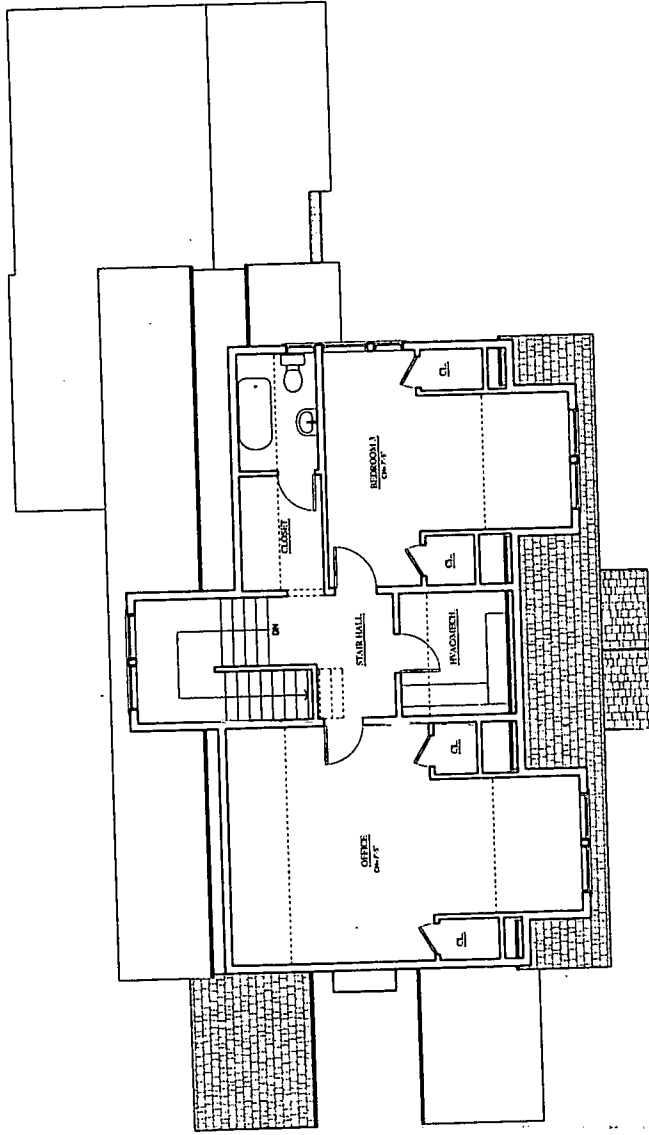
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Residence

6400 Broadville Road
Cherry Chase, Maryland 20815

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4 JUNE 2012

HAWP Application
Existing Drawings

Ex4



1 Existing Attic
1/8" = 1'-0"

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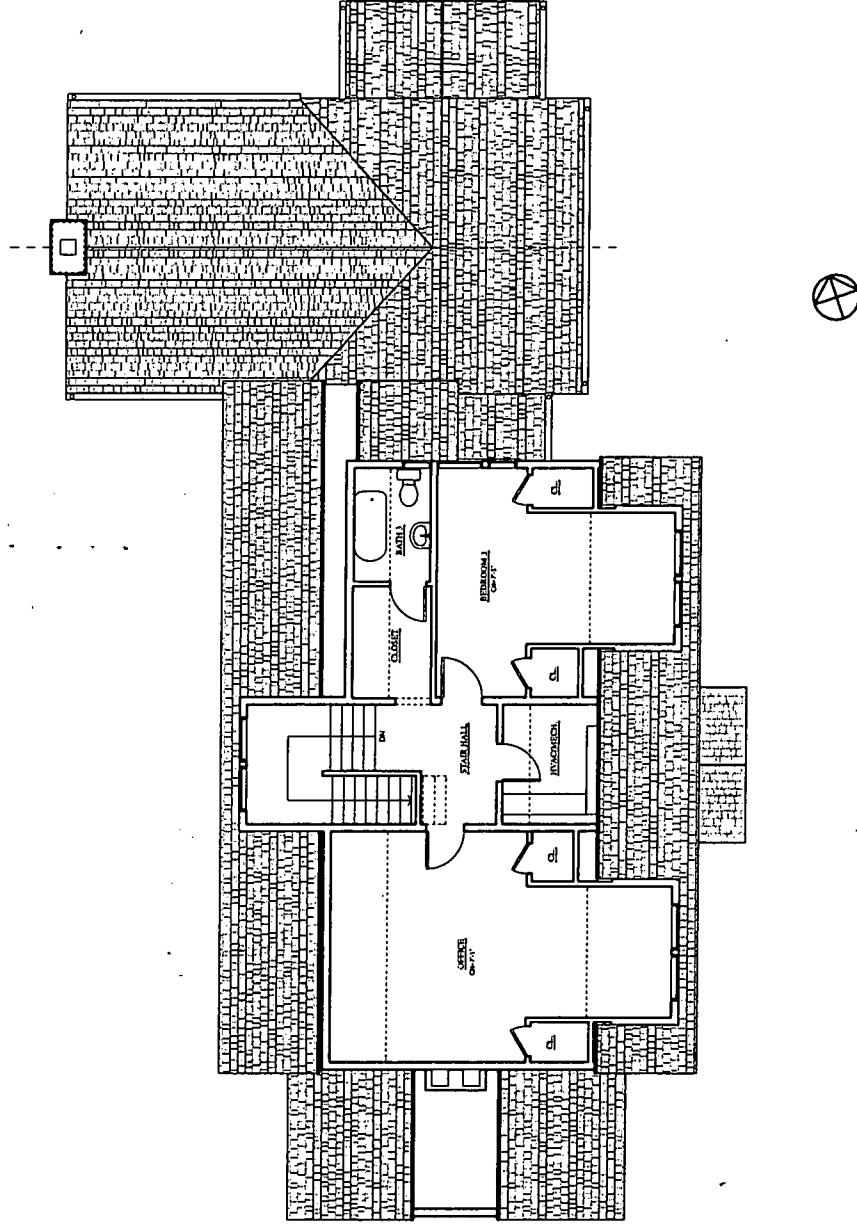
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Kirsch
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Cherry Chase, Maryland 20815

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22 JULY 2013

HAWP
APPLICATION

A-5



1 Proposed Attic Floor Plan/ Roof Plan
1/8" = 1'-0"

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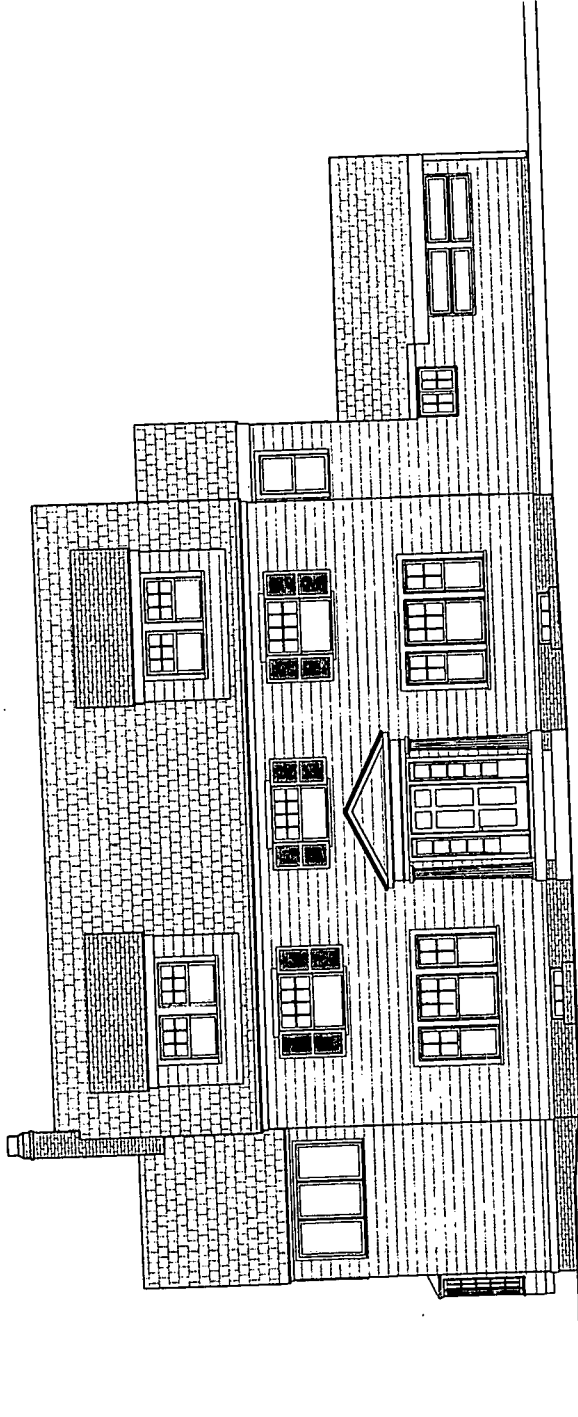
Kirsch Residence

6400 Brookville Road
Cherry Chase, Maryland 20815

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4 JUNE 2013

HAWP Application
Existing Drawings

Ex6



1 Existing Front Elevation
 $\frac{1}{8}'' = 1'-0''$

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ARCHITECTS

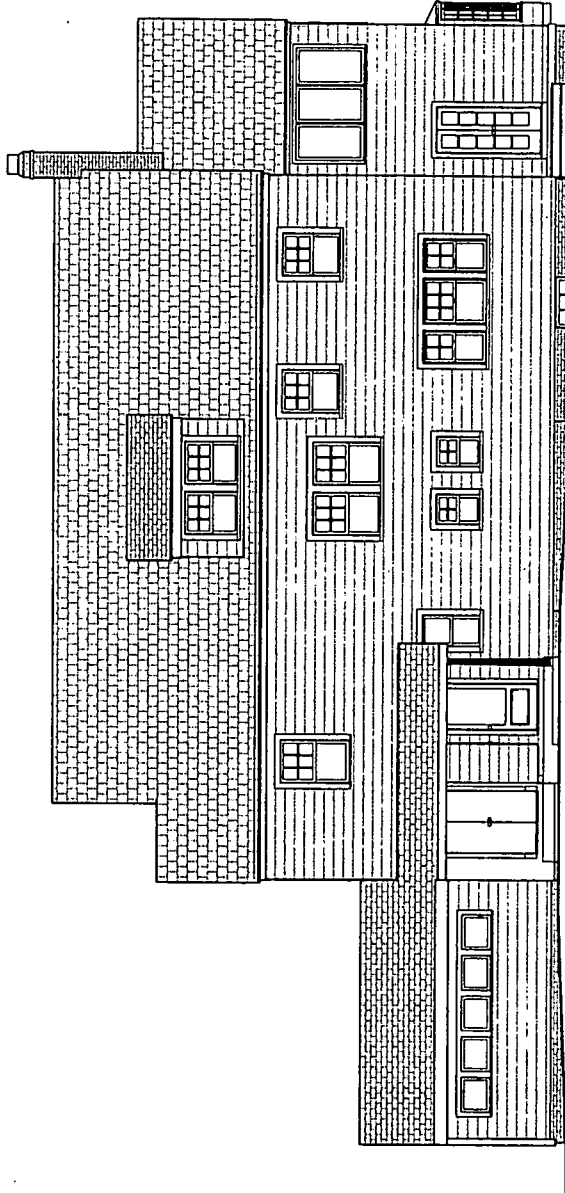
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Kirsch
Residence
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Chevy Chase, Maryland 20815

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4 JUNE 2013

HAWP Application
Existing Drawings

Ex8



1 Existing Rear Elevation
1/8" = 1'-0"

ANNE DECKER
ARCHITECTS

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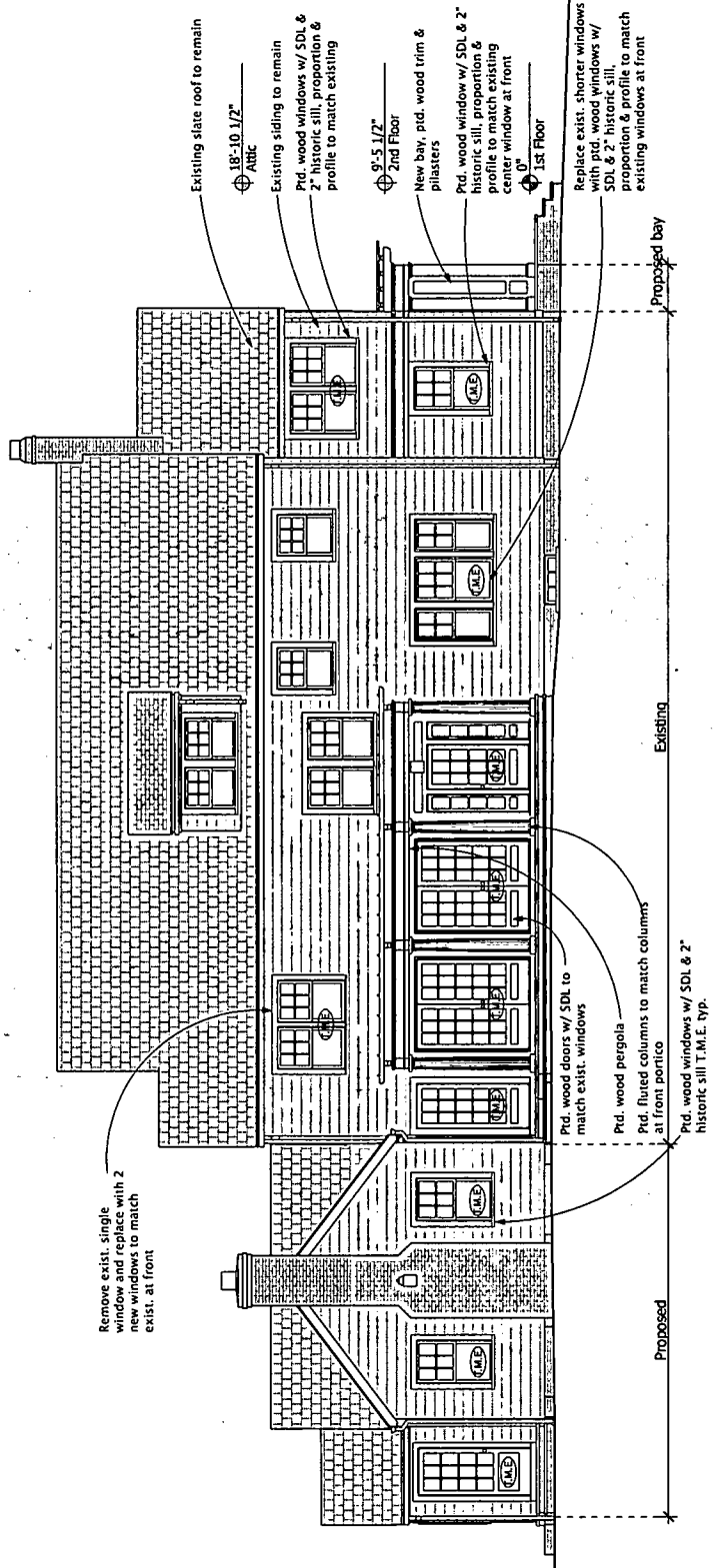
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Residence

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Chevy Chase, Maryland 20815

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22 JULY 2013

HAWP
APPLICATION

A-8



Proposed Rear Elevation
1/8" = 1'-0"

ANNE DECKER
ARCHITECTS

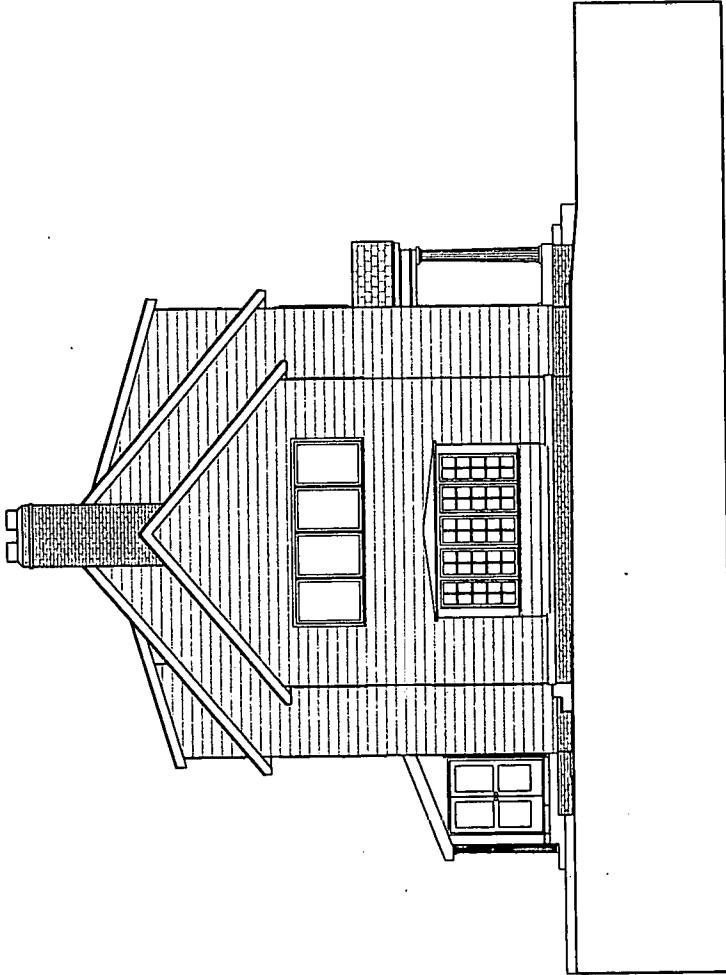
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Kirsch
Residence
6400 Brookville Road
Cherry Chase, Maryland 20815

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HAWP Application
Existing Drawings

Ex9



1 Existing Left Elevation
 $\frac{1}{8}'' = 1'-0''$

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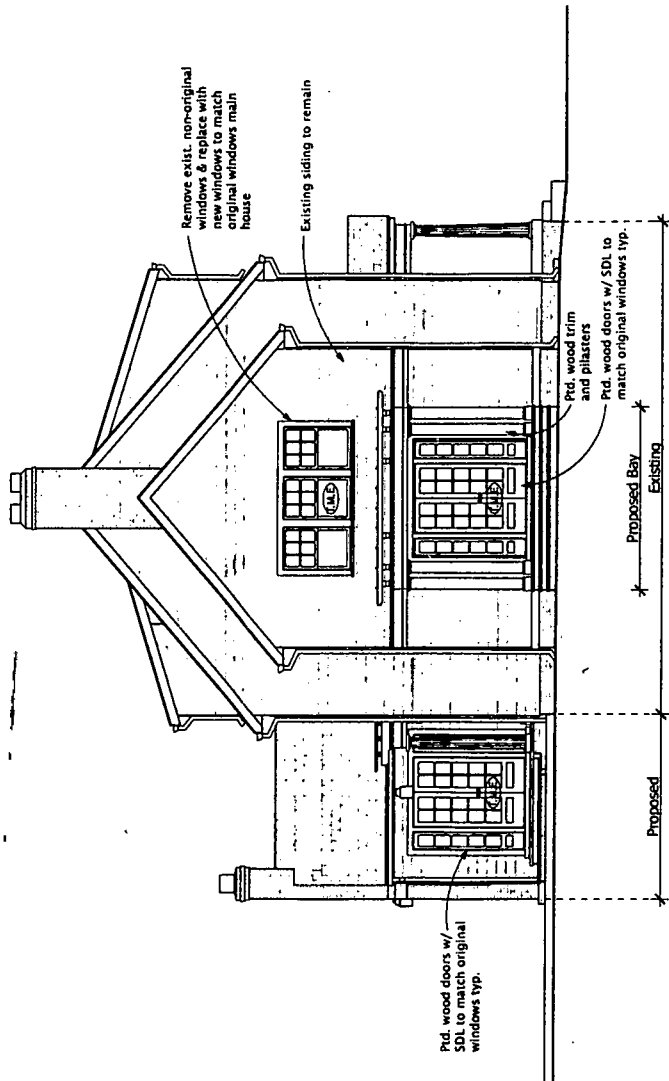
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HAWP
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A-9



1 Proposed Left Elevation
1/8" = 1'-0"

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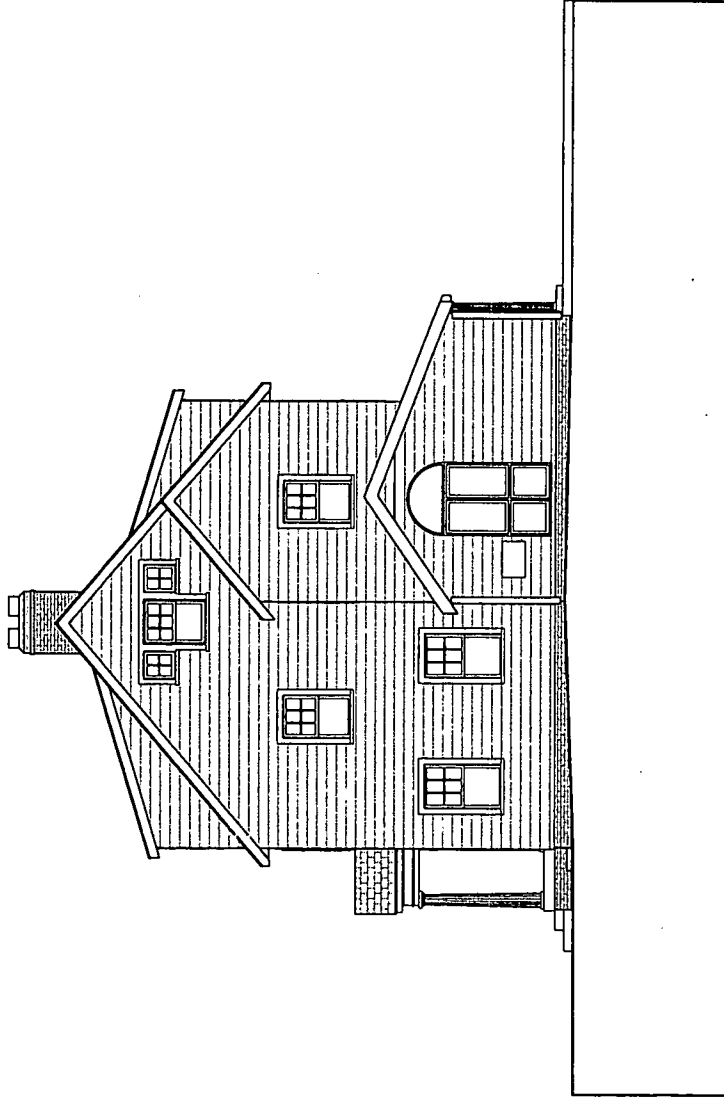
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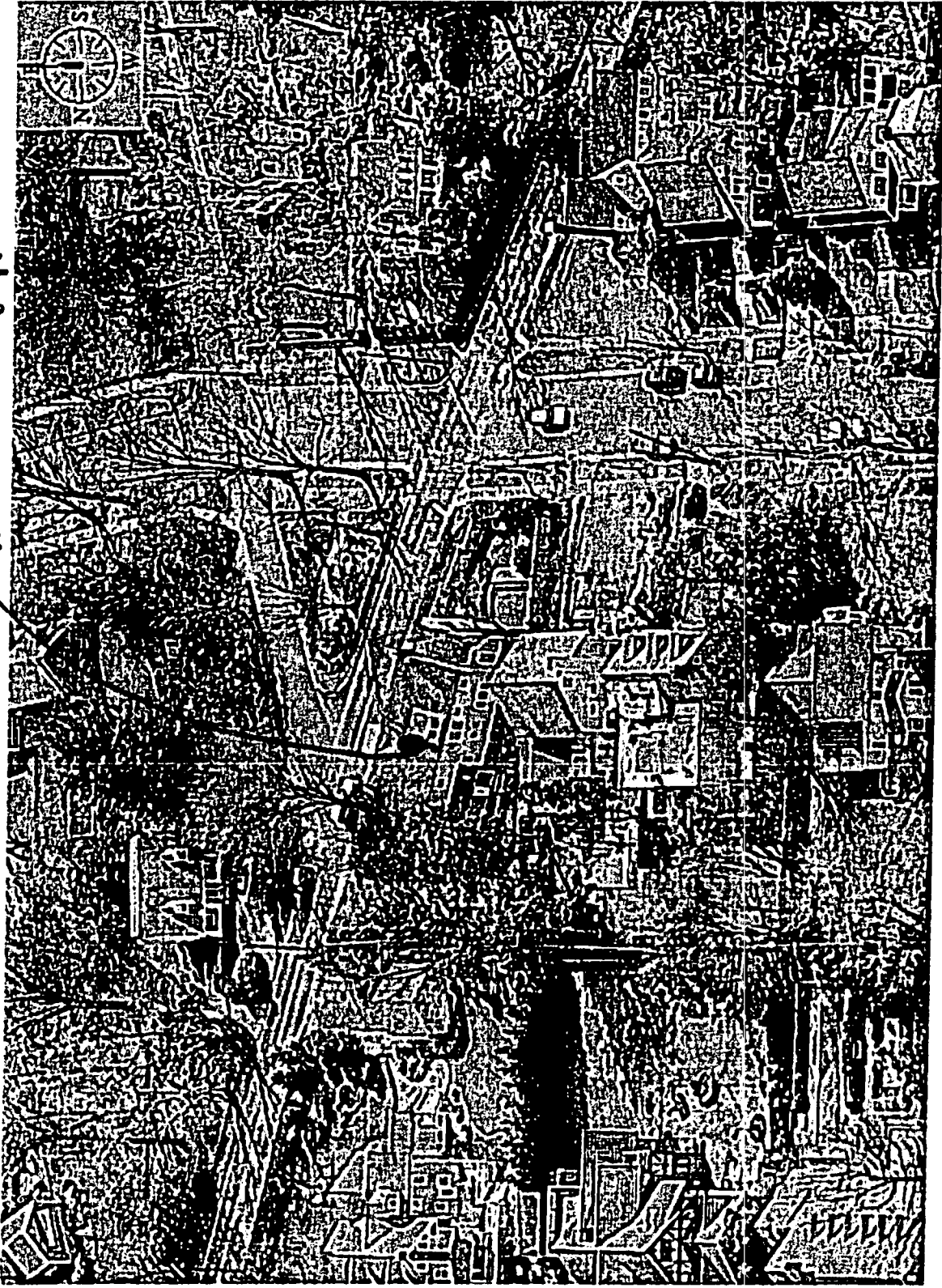
HAWP Application
Existing Drawings

Ex7



EXISTING RIGHT ELEVATION

6100 BROOKVILLE ROAD





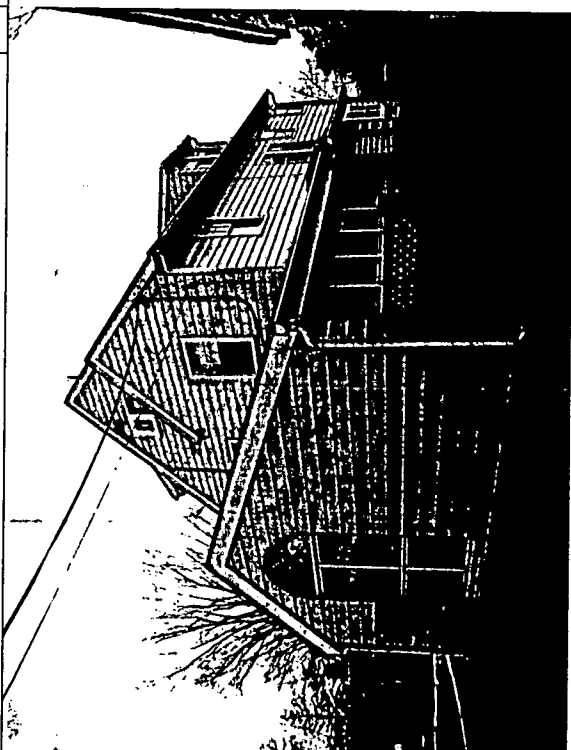
6400 Brookville Road

27



Existing Front Elevation (East) as viewed from Park across Brookville Road.

1



Existing Side and Rear Elevation (West) as viewed from driveway.

3



Existing Side Elevation (North) as viewed from driveway.

2



Exist. Rear Elevation (West) as viewed from neighboring property on Oxford Street.

4

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A-10

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A-11



7 Backyard with garage beyond

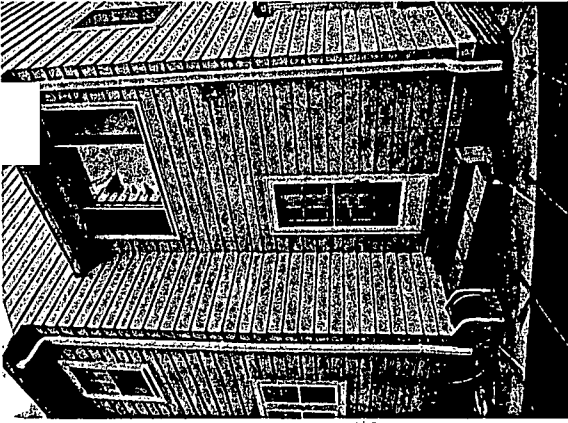
Existing non-original window (Bedroom 1) to be replaced with original salvaged window from side elevation

Dashed lines indicate extend of existing vinyl siding on original part of house.

Existing window to be salvaged and relocated to face the front of the house at new Hall to Kitchen

HVAC units to be relocated to rear of house

10



6 Exist. partial Rear Elevation (West)



Partial Front Elevation - Kitchen/Bedroom 1



5 Exist. partial Rear-Elevation (West) as viewed from backyard.



9 Partial Front Elevation - Sunroom/Study



8 Existing Side Elevation (South) as viewed from side yard.

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HAWP
Application

A-12



Property as viewed from public right of way (Corner of Oxford Street & Brookville Rd)

12



Existing garage elevation

14



Property as viewed from public right of way (Oxford Street)

11



Property as viewed from public right of way (Brookville Road)

13

130

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

```

----- X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/13-13N
11 Hesketh Street :
:
----- X
:
PRELIMINARY CONSULTATION - :
9 Oxford Street :
:
----- X
:
PRELIMINARY CONSULTATION - :
6400 Brookeville Road :
:
----- X
:
PRELIMINARY CONSULTATION - :
5417 Mohican Road :
:
----- X

```

A meeting in the above-entitled matter was held on July 10, 2013, commencing at 7:33 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION MEMBERS

William Kirwan, Chair
 Sandra Heiler
 Jorge Rodriguez
 Joseph Coratola
 Kenneth Firestone
 Brian Carroll
 Marsha Barnes

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

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ALSO PRESENT:

Scott Whipple

Anne Fothergill

Joshua Silver

APPEARANCES

STATEMENT OF:

PAGE

Andrei Lavrov

16

Andre Rittenov

25

George Myers

61

Luke Olson

61

Arthur Spitzer

71

Yael Summerfield

73

Natalie Wilensky

74

Andrea Kirsch

90

Ms. Decker

94

Ross McNair

111

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1 know, if it's two or three feet narrower, it's probably
2 going to go a long way in solving some of the neighbor's
3 concerns about forestation along that or planting along that
4 west lot line, giving some separation of the driveway to the
5 property. I think those are all, could be all very
6 beneficial things to see when you come back. So thank you.

7 MR. MYERS: Thanks for your time.

8 MR. OLSON: Thank you.

9 MR. KIRWAN: All right. The next case before us
10 is Case 2B and that's at 6400 Brookeville Road in Chevy
11 Chase. And as staff reorganizes, I'm going to ask if
12 there's a staff report and I assume there is.

13 MR. SILVER: Indeed, there is. All right. This
14 is going to be, I hope, speedy and easy. So thank you, Mr.
15 and Mrs. Kirsch and Mrs. Decker, for your patience and
16 cooperation and taking my advice to return for a second,
17 preliminary consultation.

18 Everything that needs to be discussed tonight
19 should focus on the right elevation mud room that's going to
20 replace this addition over here. The Commission reviewed
21 this in front of me back in May and they were very
22 supportive of all of the elements, including a new, a
23 removal of the non-historic addition, construction of a 1-
24 story addition and some alterations on the left side, some
25 window changes, as well as materials.

1 The one difference to note with this proposal
2 before we talk about Options A and B with respect to the mud
3 room is that for the addition section, I did not note in the
4 staff report, but I had subsequently seen, since I had
5 written it, that instead of real slate for the roof, it's
6 going to be the EcoStar or synthetic slate material for the
7 addition section. Nothing is happening to the historic
8 massing.

9 The HPC's main concern with the first proposal was
10 about the massing and the detail of the proposed right side
11 elevation mud room addition. Notably, they found the height
12 in the detailed mud room as being too predominate and
13 recommended that the scale and design be simplified. HPC
14 provided some recommendations to the applicants that
15 included doing a flat roof that would be similar in design
16 to the left side mud room or excuse me, rather, entrance or
17 doing a gable in a siding treatment. There was a majority
18 from my read of the transcript of the HPC that stated a
19 simplified, flat roof design would be more complimentary to
20 that design and massing of the proposed left side covered
21 entry feature.

22 The applicants have provided a, two options,
23 Option A or, I call it Option A in the plan, on their plan
24 it's called Alternate A, and then Option B. And I'm going
25 to go to the slide actually and I can come back to these

1 photos if you need any. They're going to be in there, but
2 that was -- here we go. Option A, Option B, this is the
3 revised proposal.

4 So in Option A, what you see is basically what you
5 saw the first time. It's sort of a panelized mud room with
6 pilasters. The entrance is at the rear. And I should add,
7 too, that the footprints for these two additions, proposals
8 for the mud room A and B currently remain -- they are the
9 same. There is a slight increase in both of them from what
10 was reviewed back in May, versus Option B which is pretty
11 apparent. It's different. It's, it's a bit of a steeper
12 roof pitch as well as horizontal siding. And, again, staff
13 had asked the applicants to return to the Commission because
14 staff felt that they didn't respond sufficiently enough, not
15 that they didn't respond, but sufficiently enough to what
16 the HPC had provided guidance on. I'm just going to cut to
17 the chase and say, say that's why we're here tonight.

18 So I've laid out Option A and Option B. You
19 received LAP comments. I think the LAP comments are useful.
20 Basically the Commission and the applicants need to discuss
21 which alternative is better, A or B, and the applicant, and
22 the HPC can provide the applicant with guidance on that and
23 state any necessary changes to the design to make it
24 approvable when submitted as a Historic Area Work Permit and
25 staff, of course, recommends that the applicant respond

1 accordingly and then submit the plans for a Historic Area
2 Work Permit with the hope of a future, expedited approval.
3 So I can go back to any slides, invite the applicants up,
4 take questions.

5 MR. KIRWAN: Any questions?

6 (No audible response.)

7 MR. KIRWAN: No? Let's bring them up. Please
8 come forward. You'll have seven minutes if you need that
9 long and just state your name for the record before you
10 speak.

11 MS. KIRSCH: I'm Andrea Kirsch. I'll try and keep
12 this brief. We appreciate your taking the time to review
13 our plans again on a preliminary basis. As staff has
14 stated, we are really here only to address questions
15 relating to the mud room addition on the north side of the
16 property.

17 When we left our hearing May 22nd, we felt
18 confident that we were very close to final plans that the
19 Commission would approve. We understood that there were a
20 few recommendations from the Commission with regard to the
21 mud room addition. So that's where we focused our efforts.

22 Mr. Treseder, who is not here this evening, had
23 suggested that we try replacing the mud room roof as drawn
24 with a pergola style roof to match the roof on the proposed
25 addition on the south side of the house. Anne Decker, our

1 architect, drew up that option for us, but we didn't like
2 it. It was too boxy for us and we brought those drawings
3 along and we'd be happy to share them with you if that would
4 be useful.

5 We're also concerned about placing too much
6 emphasis on the concept of bracketing the house with a
7 pergola style roof line on the north and south ends.
8 Because it is a stand-alone piece and not essential to our
9 program, the proposed addition on the south side of the
10 house, which is where the pergola idea is coming from, is
11 the first part of the project that will be killed if we
12 can't afford to do the rest of the project which is looking
13 possible or likely.

14 If that happens, which we think is fairly likely,
15 then there would be no pergola style roof on the south end
16 of the house and there would be no notion of bracketing
17 because you would then have this one, boxy, pergola style
18 thing coming off on the north side. So that's one of the,
19 that and the appearance were the two main reasons that we
20 really didn't want to lean towards that Pergola style roof
21 line.

22 We then decided to try a different approach to the
23 mud room roof, again with the goal of simplifying the mud
24 room design in response to the Commission's comments. Anne
25 changed the slope of the mud room roof so that it would

1 match the slope of the roof on the existing house and the
2 proposed addition.

3 To keep the massing small, we lowered the eave
4 height of the mud room. We also followed Mr. Rodriguez and
5 Mr. Kirwan's suggestion that we, quote, "Tone down," the mud
6 room somewhat by replacing the mud room siding material that
7 had been paneling and pilasters to siding. And I can't
8 remember, one of the commissioners also somewhat took issue
9 with the little lantern that was hanging and we killed the
10 lantern too. So Option B, which begins at page 32 in your
11 packet, reflects all of these changes.

12 As staff mentioned, in the process of redesigning
13 the mud room, we did increase the size of the footprint of
14 the mud room very slightly. We have not had the impression
15 during the hearing that the size of the mud room was a
16 concern. Our architects were worried that the area around
17 the cased opening to the family room seemed too tight. I
18 believe the total increase in the mud room is eight square
19 feet. So from a comparison of the overall footprint, we're
20 looking at just over a one percent increase in the footprint
21 from that which was reviewed in May. So it's a pretty minor
22 increase.

23 Having made those changes, we felt like we had
24 addressed the issues raised by the Commission in May and
25 proceeded to file for the HAWP application. And the

1 drawings that we had submitted for that application were
2 those shown in Option B. We thought that the Commission
3 would review the changes reflected in Option B favorably,
4 recognizing that we had attempted to do the pergola roof
5 style and really that it wasn't working for us. So we were
6 a little bit surprised to receive push back from staff on
7 the specifics of the changes to the mud room. To be quite
8 honest, it's gotten to a point in this process where we feel
9 we've spent so much time and an extraordinary amount of
10 money on architect fees just getting to where we are and we
11 thought rather than try to continue to work with staff on
12 the question of the mud room, we're fine with just coming in
13 and discuss it with all of you.

14 From our perspective, we are happy going with
15 either Option A or Option B. We somewhat prefer Option B
16 and feel that the changes that were recommended by the
17 Commission have actually resulted in an improved design that
18 we prefer. But what we would really like to leave here with
19 this evening is very clear direction from the Commission
20 with regard to which of these options would be approvable
21 when submitted as part of a HAWP application and what
22 changes, if any, we would need to make to either option in
23 order for us to be certain that the approval would take
24 place. That's it. Thank you for your time and we're hoping
25 not to have to be here again, at least not on a preliminary

1 basis. Thank you.

2 MR. KIRWAN: Any other comments? Ms. Decker? If
3 you could turn off your microphone?

4 MS. DECKER: Just to kind of --

5 MR. KIRWAN: Oh, sure.

6 MS. DECKER: -- on, excuse me, on Option B, we did
7 increase the pitch of the roof, although it's a little bit
8 more humble in that it's sheaved in siding to meld with the
9 rest of the addition. That roof line, though, is steeper,
10 but we've lowered the eave by 12 inches. So it's, again,
11 reduced in overall wall height, at least for the spring
12 line. And in terms of the increase of, as Andrea was
13 saying, that we wanted a little bit more wiggle room to
14 complete the trim on the interior and we're just very tight
15 on the mudroom space.

16 And so what we've done here was increase the width
17 of the mud room two inches either side because it's centered
18 about the gable, which is kissing the edge of the tower. So
19 we can't, that kind of sets the hinge point. So it's four
20 inches total width and six inches towards the driveway.

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

23 (No audible response.)

24 MR. KIRWAN: All right. What's that? Well, I was
25 just going to say is I'd like us to try to move this through

1 pretty quickly, unless somebody has any new concerns they
2 raise, if you can just sort of give us an A or B option
3 preference and we'll try to move this thing quickly.

4 MR. RODRIGUEZ: Okay. I agree with you, Option B
5 makes sense in much of the scale of the house and matches
6 the details and I think it looks, has been there and belongs
7 to it. There is one detail that I think you are going to
8 have to study and it has to do with the fact that you had
9 kept the width of the kitchen and when you moved the kitchen
10 wall next to the existing house out to, I don't know, keep
11 about six, eight inches, you are -- if I look at your
12 elevations, you are having a flat facade there. Your roof
13 is not drawn with an overhang and that, I think, is a detail
14 you're going to have to look, you probably have to push back
15 the wall to a line along the entire length. So your kitchen
16 might get narrow if you want to have the overhang that you
17 will expect to look there.

18 I don't know if I'm explaining myself, but you see
19 this line here, and I'm pointing to page 23 --

20 MS. DECKER: Okay.

21 MR. RODRIGUEZ: And you look at the elevation, you
22 don't have an overhang on that side of the roof and I think
23 that's a detail that's a little bit strange and that would
24 be my only comment.

25 MS. DECKER: I think it does. The intent is to

42

1 have the overhang on either side of this gable be prior to
2 the wall, plus or minus three inches or so which is what the
3 main house has.

4 MR. RODRIGUEZ: Yes, but if you look at your
5 elevation, you will see that what you have drawn, it's not
6 that, and even normally you are, the overhang, the roof line
7 starts moving closer to the house. It's something, it's a
8 detail, but I think it's worth it that you look at that
9 carefully.

10 MS. DECKER: Okay.

11 MR. RODRIGUEZ: Otherwise, I will support the
12 application when it comes forward.

13 MS. BARNES: I would be supportive of Option B.

14 MS. HEILER: B.

15 MR. CARROLL: I would agree. I think B is a
16 better option.

17 MR. FIRESTONE: Option B.

18 MR. CORATOLA: I'll be different. No, just
19 kidding. Option B. The nested gable look, I think, works
20 well on --

21 MS. DECKER: Yes.

22 MR. CORATOLA: You know, it keeps that bracketing
23 look at which I don't think you really want to have.

24 MR. KIRWAN: And I agree, B is my choice as well,
25 so we wish you the best. The others had it as well, but I