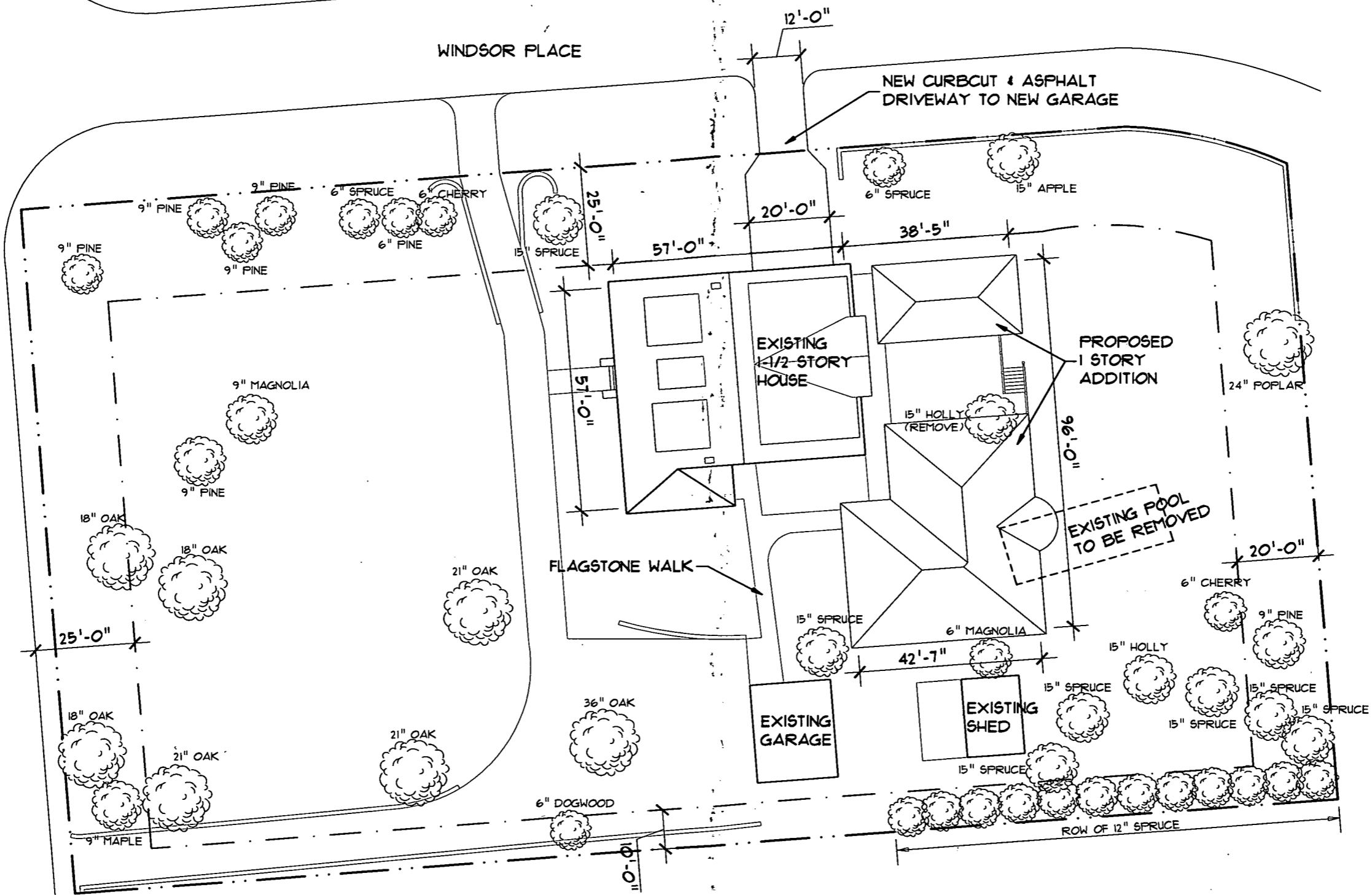


35/43
7401 Brookville Road
Chase
KOLIMUNARY CONSULTATION
District

BROOKVILLE ROAD

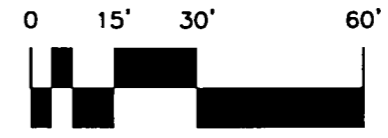
WINDSOR PLACE

NEW CURBCUT & ASPHALT DRIVEWAY TO NEW GARAGE



1 SITE PLAN
HPC-1 SCALE: 1"=30'-0"

PARCEL 379
SUBDIVISION 5



SCALE: 1"=30'-0"

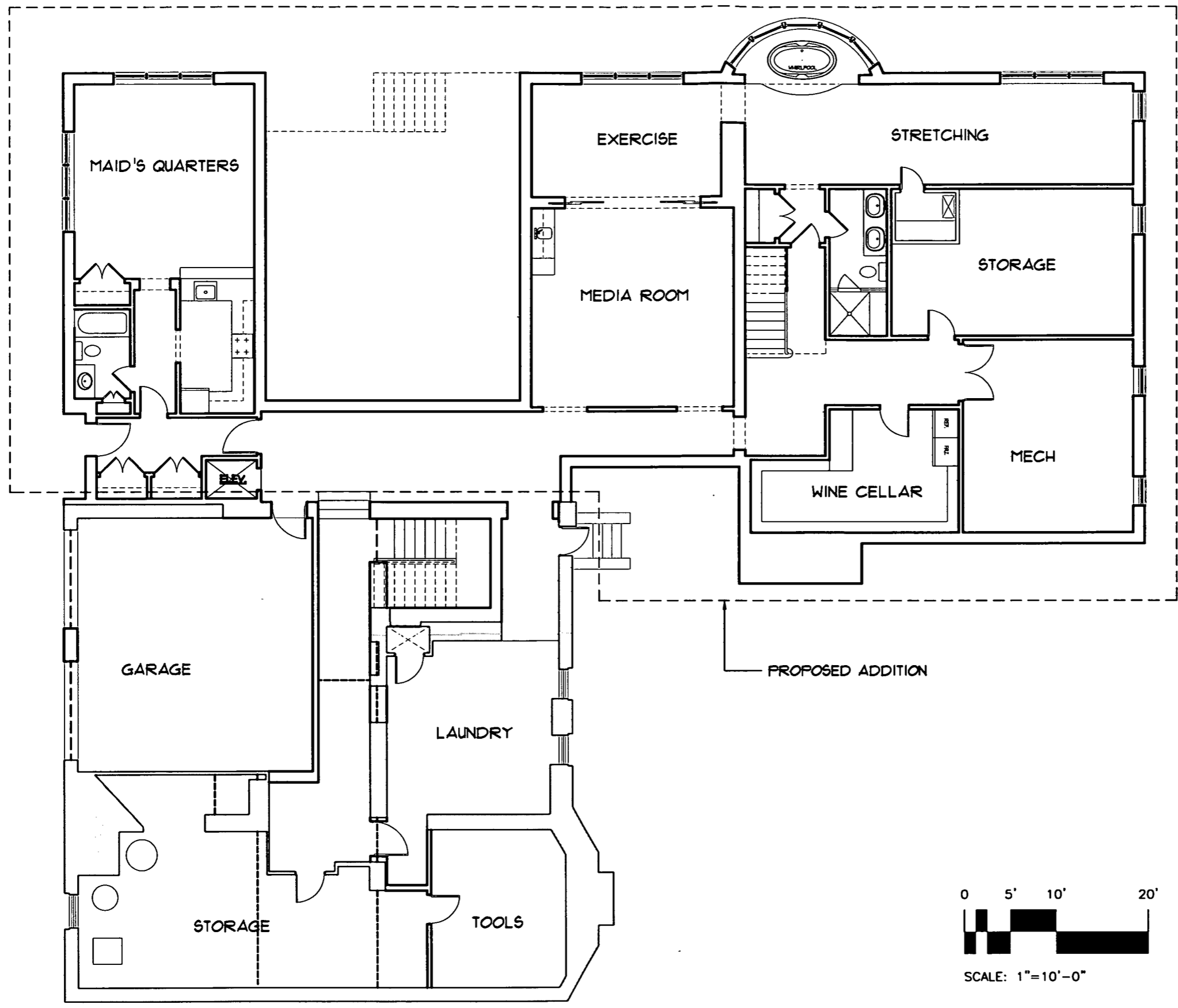
BARNES VANZE & ASSOCIATES, ARCHITECTS
1238 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

ISSUED:
04.23.03 HAWP

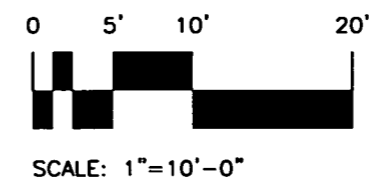
GOLDBERG
RESIDENCE
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

DRAWING:
SITE PLAN

HPC-1



1 BASEMENT PLAN
 HPC-2 SCALE: 1"=10'-0"



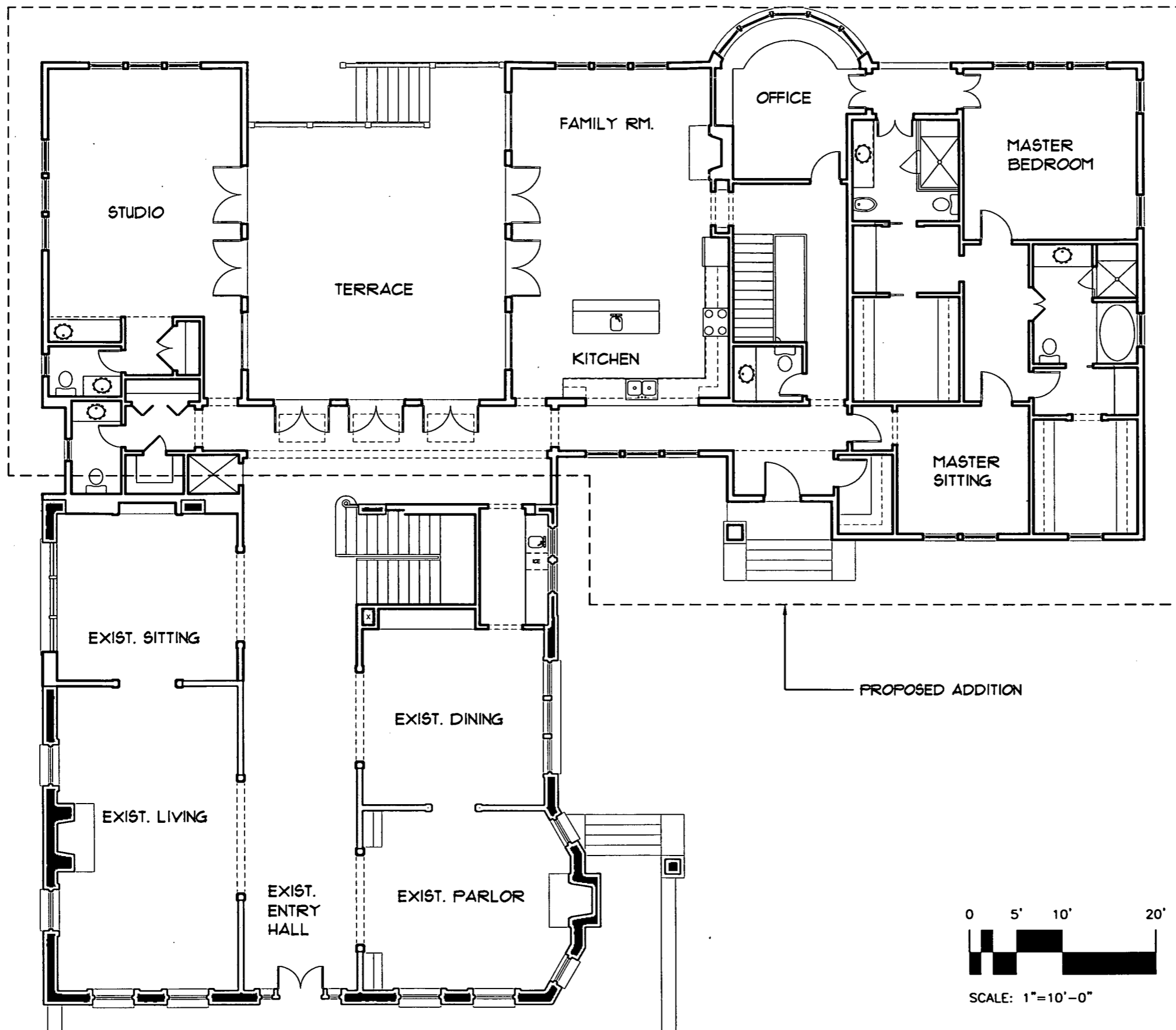
BARNES VANZB & ASSOCIATES, ARCHITECTS
 128 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-7255

ISSUED:
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GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED BASEMENT PLAN

HPC-2



1
HFC-3 1ST FLOOR PLAN
SCALE: 1"=10'-0"

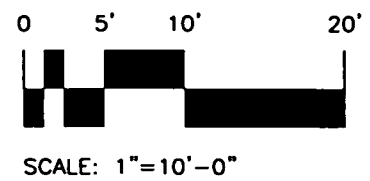
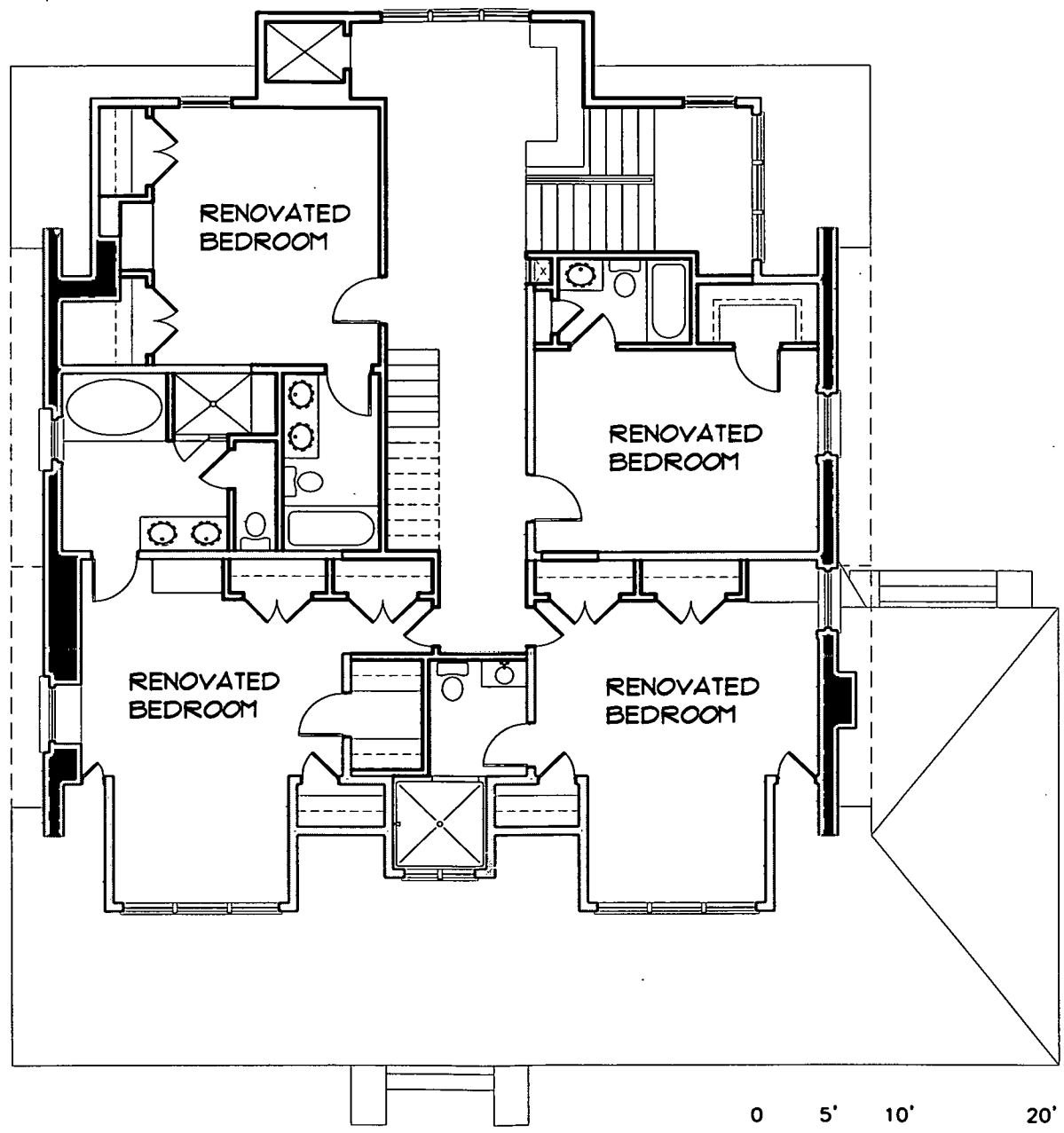
BARNES VANZB & ASSOCIATES, ARCHITECTS
128 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

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04-21-05 HAWP

**GOLDBERG
RESIDENCE**
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

DRAWING:
PROPOSED 1ST FLOOR PLAN

HFC-3



1
HPC-4

2ND FLOOR PLAN
SCALE: 1"=10'-0"

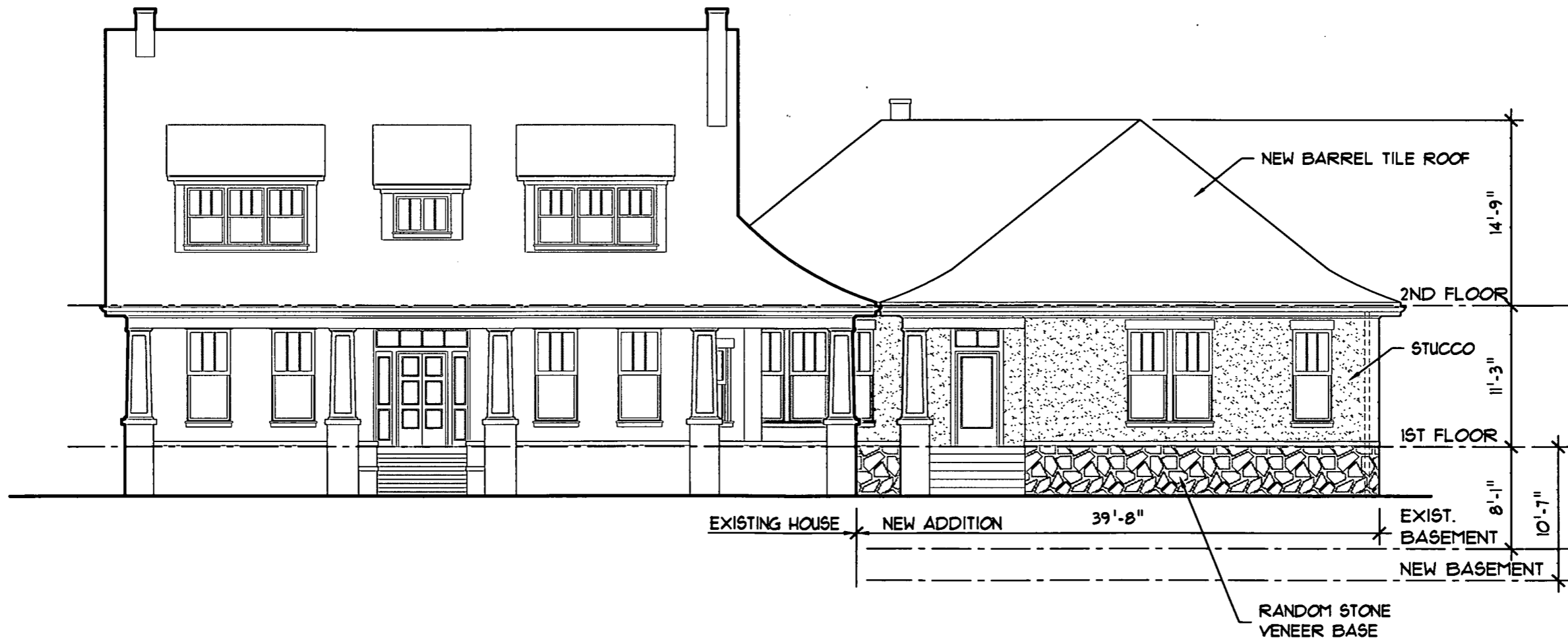
BARNES VANZB & ASSOCIATES, ARCHITECTS
1238 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

ISSUED:
04.21.03 HAWP

**GOLDBERG
RESIDENCE**
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

DRAWING:
PROPOSED 2ND FLOOR PLAN

HPC-4



1 FRONT ELEVATION
 HPC-5 SCALE: 1"=10'-0"

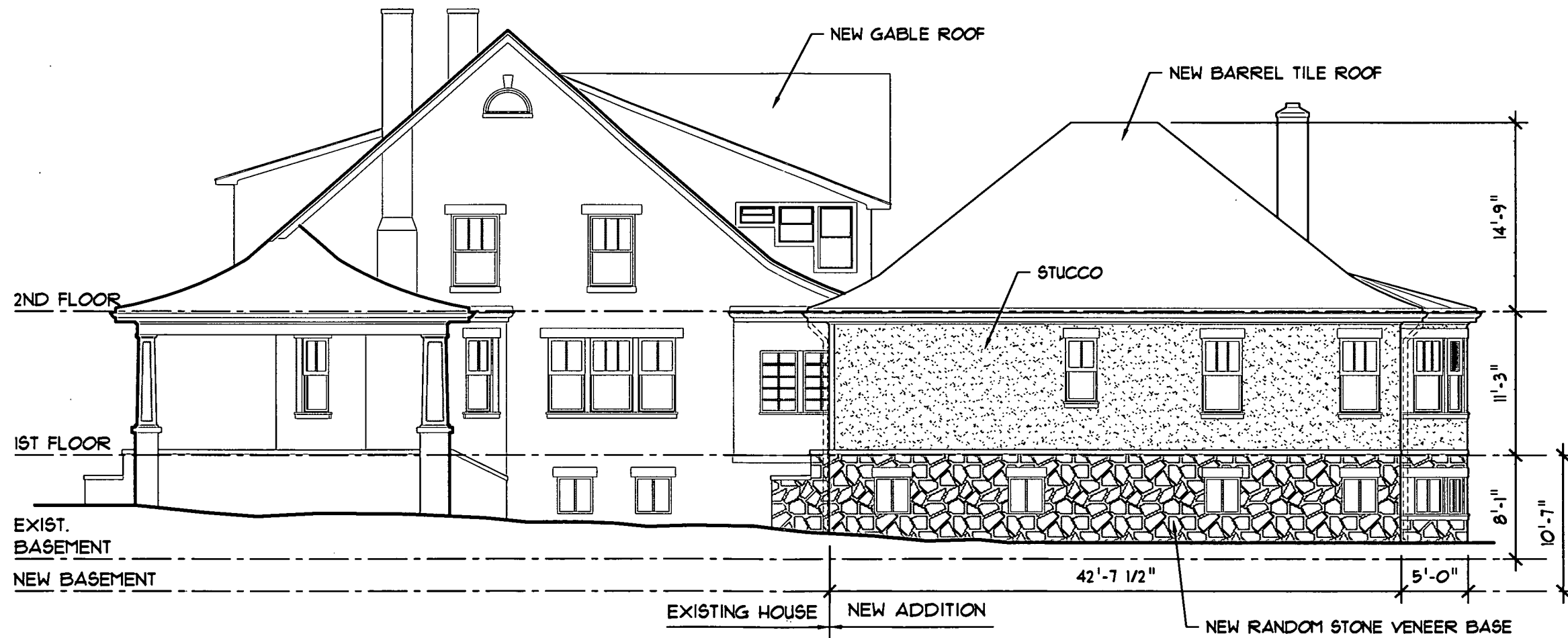
BARNES VANZB & ASSOCIATES, ARCHITECTS
 128 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-725

ISSUED:
 04-21-05 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED FRONT ELEVATION

HPC-5



1 SIDE ELEVATION
 HPC-6 SCALE: 1"=10'-0"

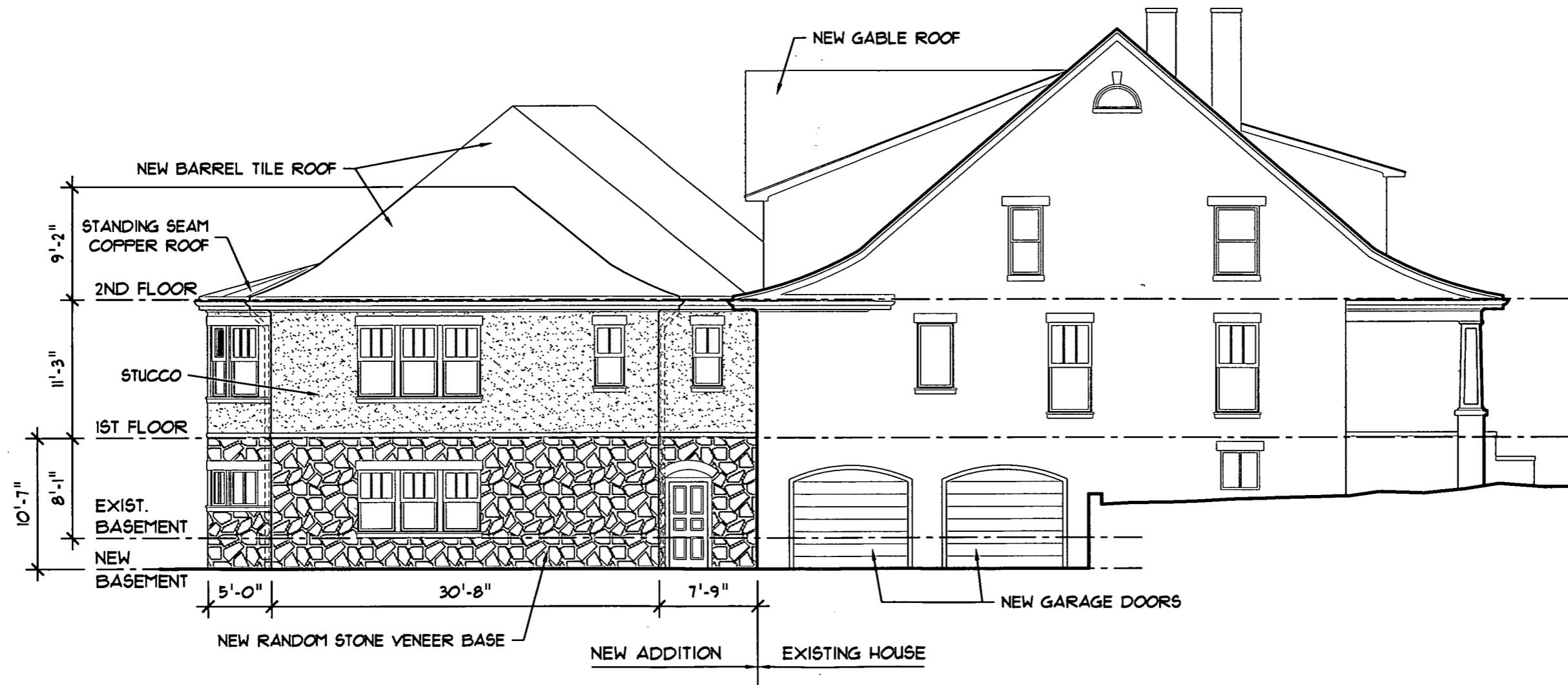
BARNES VANZB & ASSOCIATES, ARCHITECTS
 128 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-7255

ISSUED:
 04-21-03 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED SIDE ELEVATION

HPC-6



1 SIDE ELEVATION
 HPC-7 SCALE: 1"=10'-0"

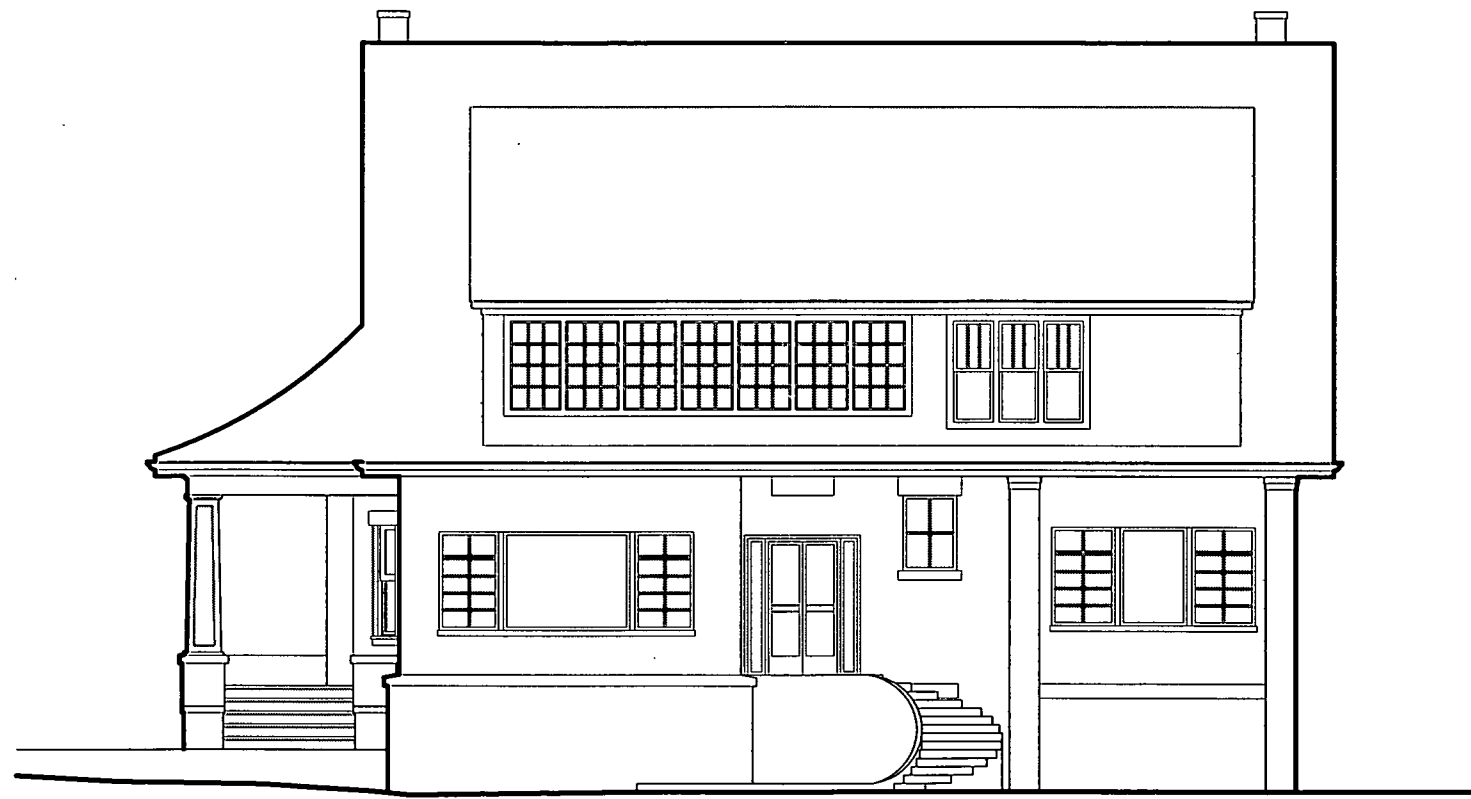
BARNES VANZB & ASSOCIATES, ARCHITECTS
 1238 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 377-7255

ISSUED:
 04-21-05 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED SIDE ELEVATION

HPC-7



1
HPC-8

EXISTING REAR ELEVATION
SCALE: 1"=10'-0"

DRAWING:

EXISTING REAR ELEVATION

ISSUED:

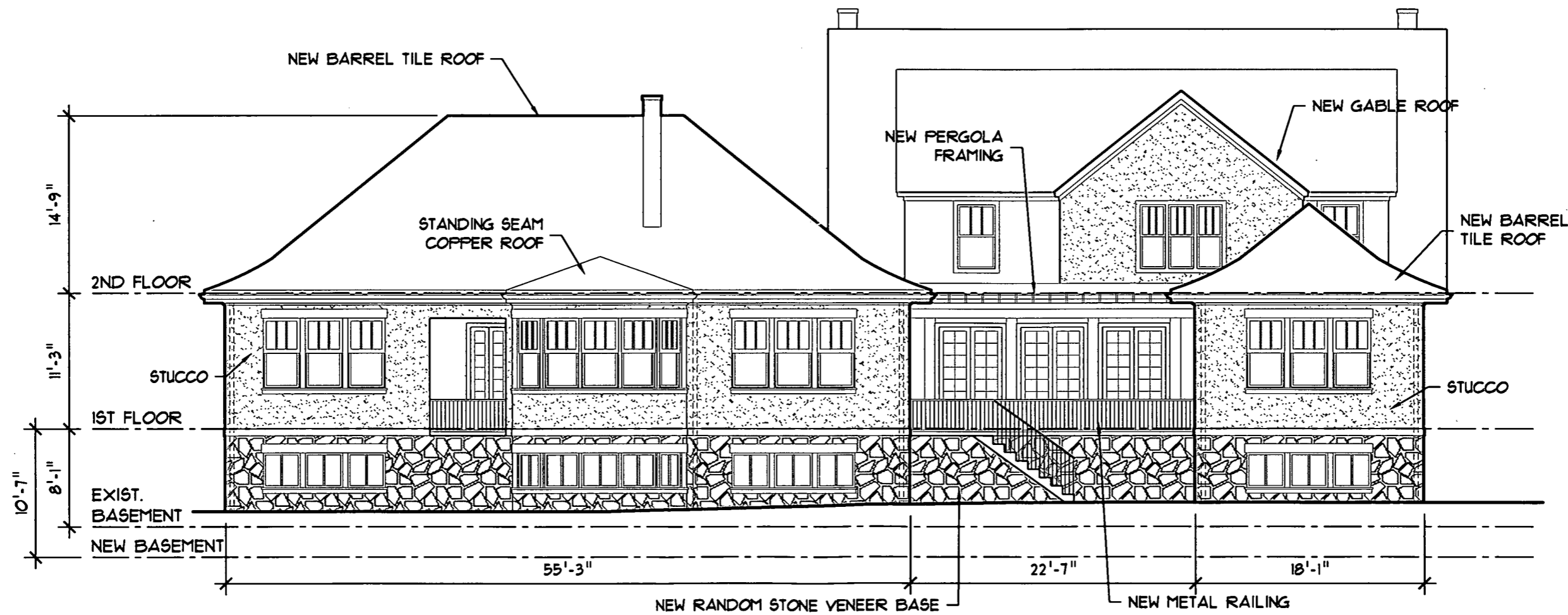
04.21.03 HAWP

**GOLDBERG
RESIDENCE**

7401 BROOKVILLE ROAD
CHEVY CHASE MD 20815

BARNES VANZE & ASSOCIATES, ARCHITECTS
1238 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

HPC-8



1 PROPOSED REAR ELEVATION
 HPC-9 SCALE: 1"=10'-0"

BARNES VANZB & ASSOCIATES, ARCHITECTS
 1238 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-725

ISSUED:
 04-21-05 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED REAR ELEVATION

HPC-9

BARNES VANZE ARCHITECTS
 1238 Wisconsin Ave. NW • Suite 204
 WASHINGTON, DC 20007

#67737
LETTER OF TRANSMITTAL

(202) 337-7255 FAX (202) 337-0609

TO HISTORIC PRESERVATION OFFICE
SILVER SPRING, MD.
(BY COURIER)

DATE <u>7.14.03</u>	JOB NO. <u>0269</u>
ATTENTION <u>GUYEN WRIGHT</u>	
RE: <u>Goldberg Residence</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order revised conceptual drawings

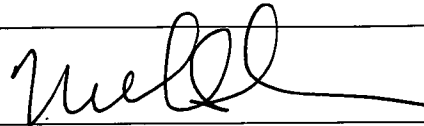
COPIES	DATE	NO.	DESCRIPTION
1	7.11.03		HPC-1 thru HPC-9
1	7.14.03		axonometric view of house

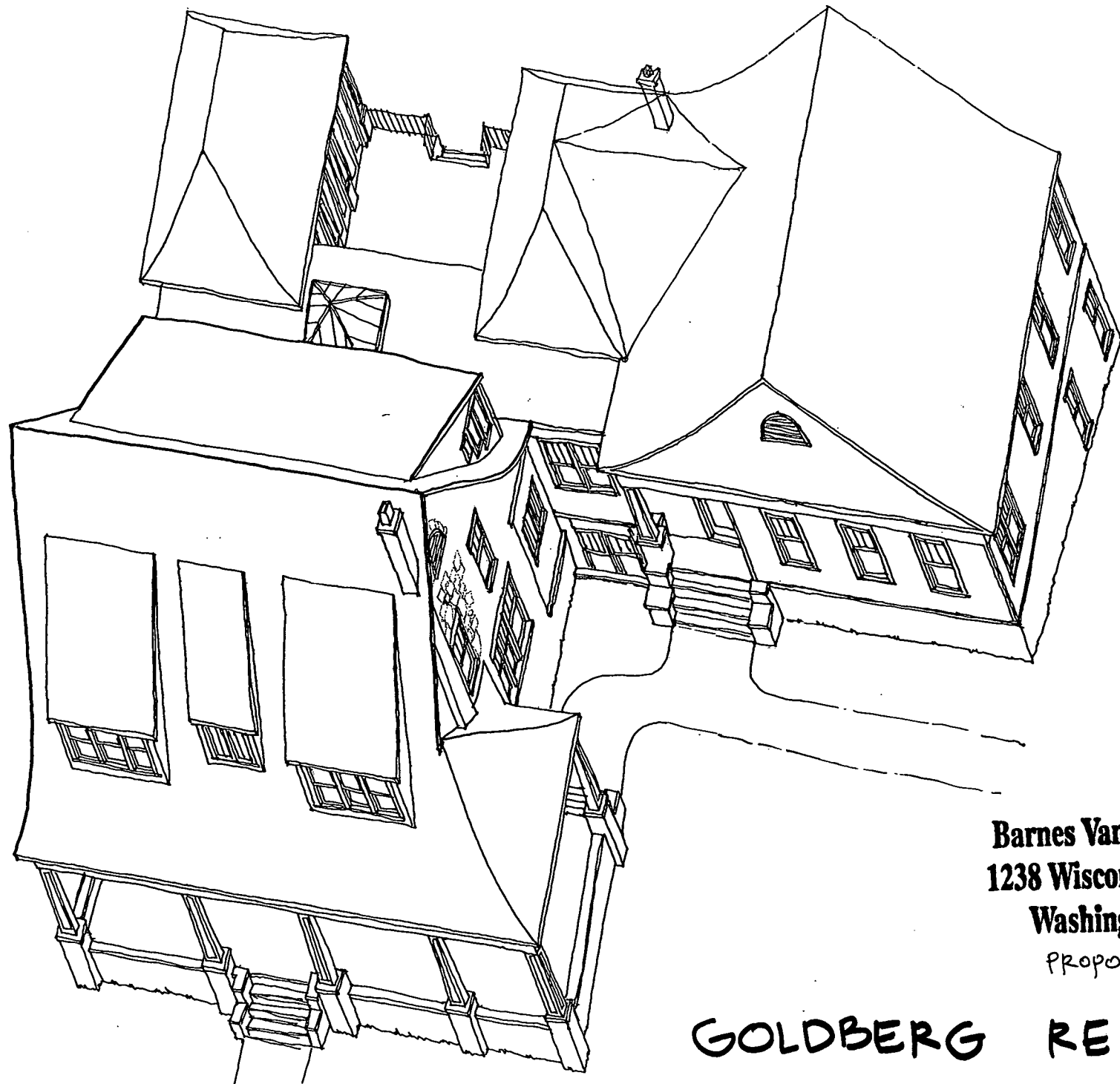
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

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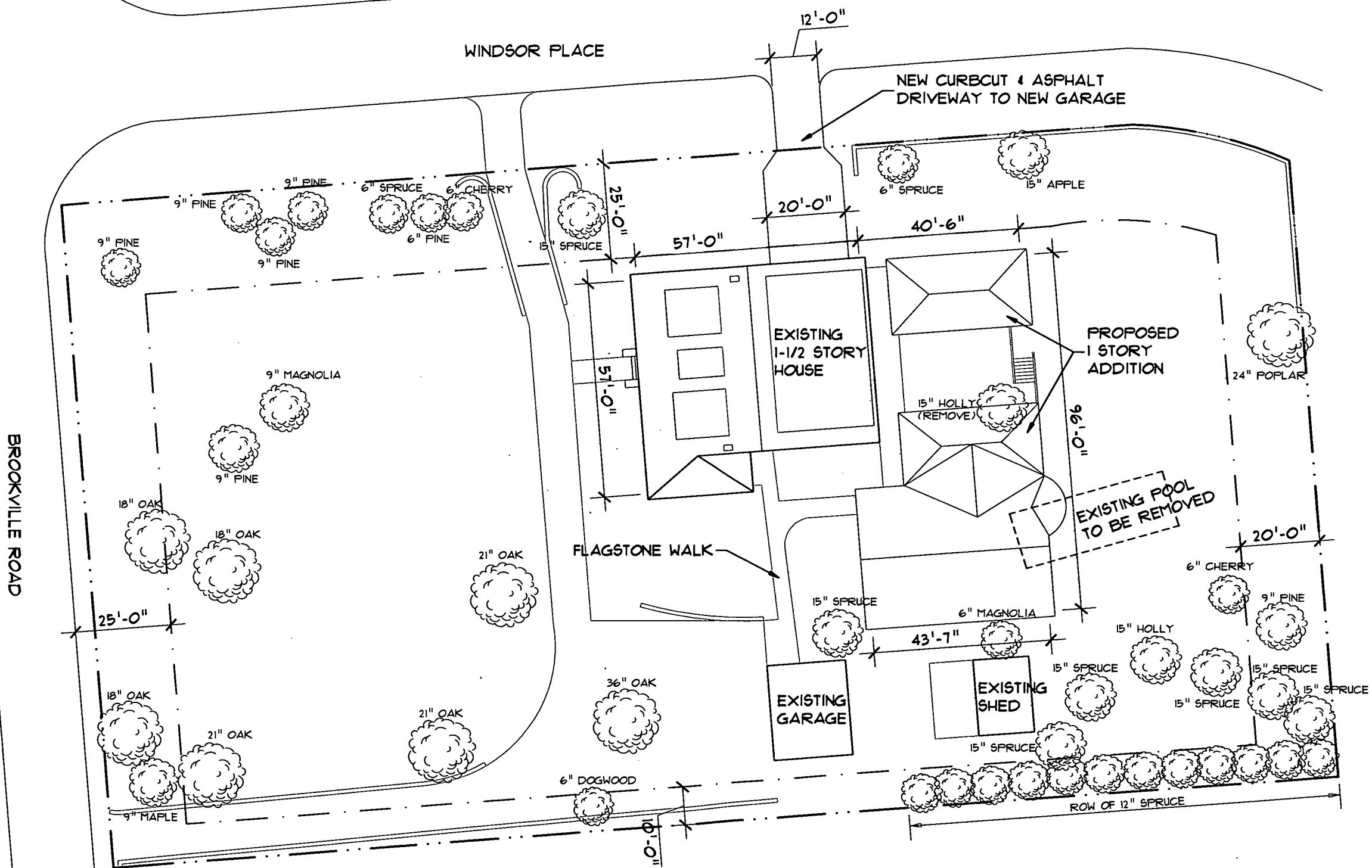
SIGNED: 



Barnes Vanze & Assoc., Architects
1238 Wisconsin Ave., NW, Suite 204
Washington, DC 20007-3238

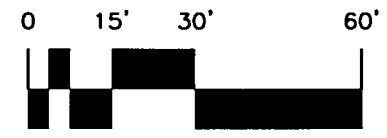
PROPOSED DESIGN 7/14/03

GOLDBERG RESIDENCE



1 SITE PLAN
HPC-1 SCALE: 1"=30'-0"

PARCEL 379
SUBDIVISION 5



SCALE: 1"=30'-0"

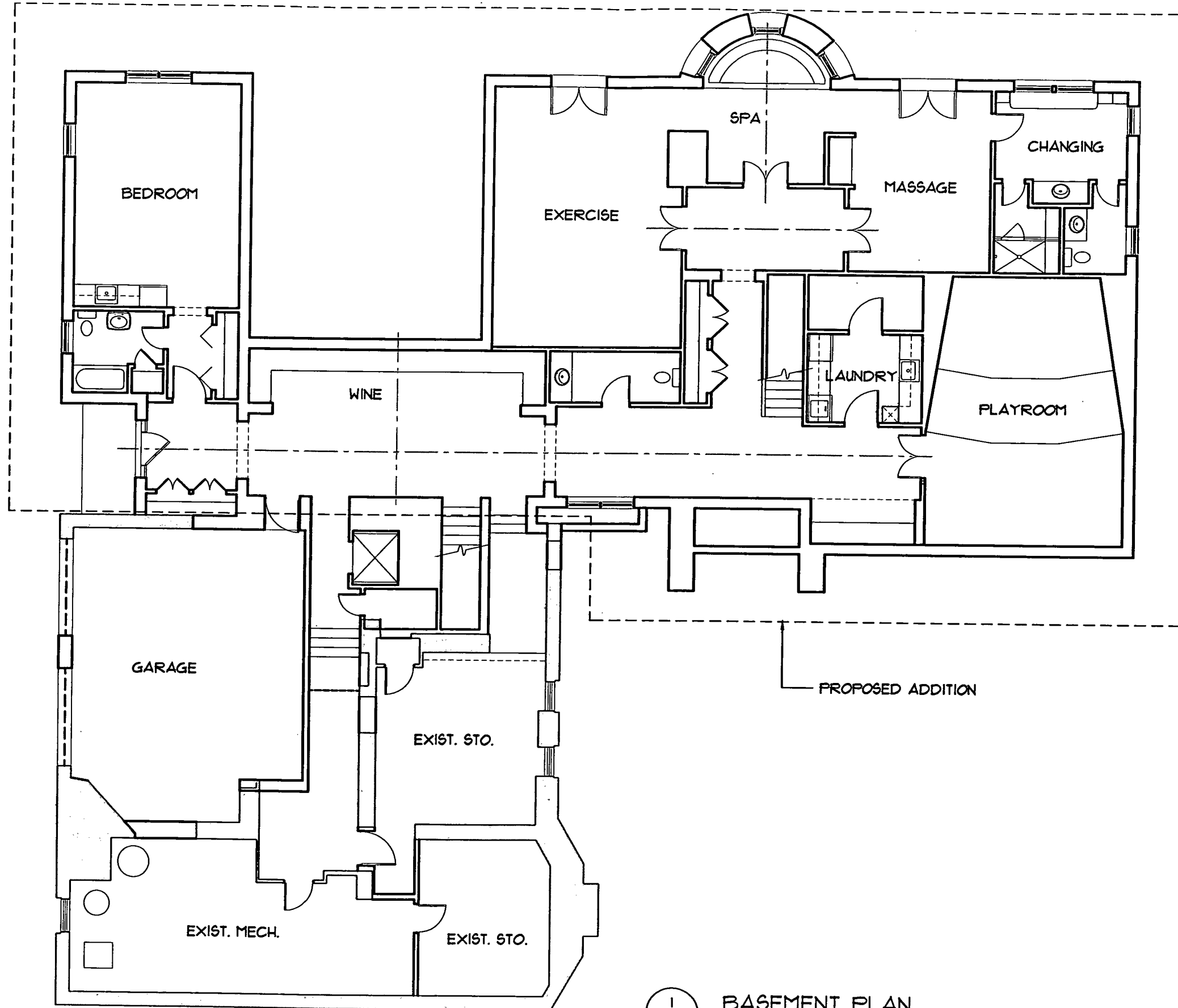
BARNES VANZE & ASSOCIATES, ARCHITECTS
1238 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

ISSUED:
07.11.03 HAWP

GOLDBERG
RESIDENCE
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

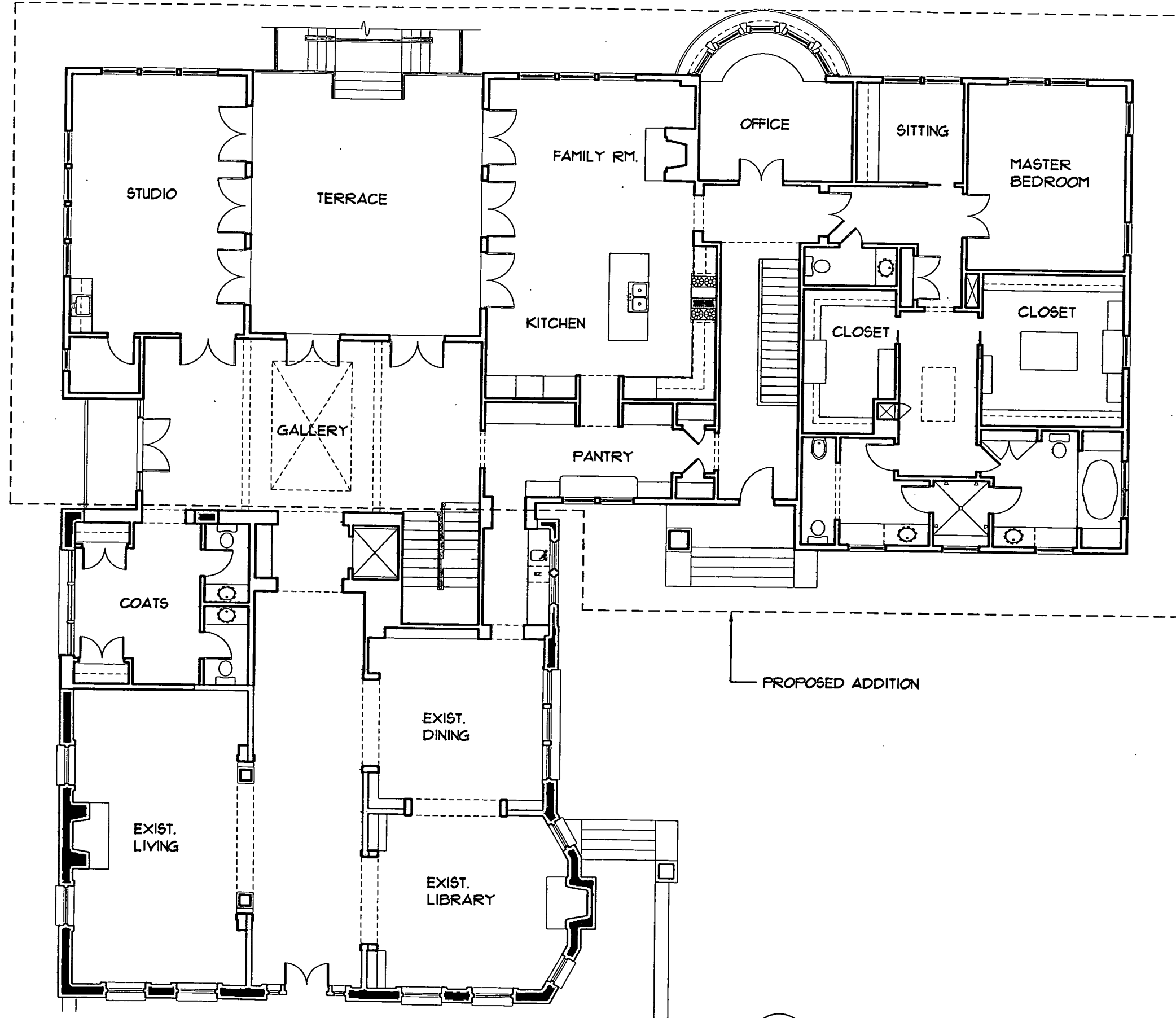
DRAWING:
SITE PLAN

HPC-1



1 BASEMENT PLAN
 HFC-2 SCALE: 1"=10'-0"

<p>BARNES VANZEL & ASSOCIATES, ARCHITECTS 128 WISCONSIN AVENUE, NW, SUITE 204 WASHINGTON, DC 20007 (202) 337-7255</p>	<p>ISSUED: 07/10/03 HAWP</p>	<p>GOLDBERG RESIDENCE 7401 BROOKVILLE ROAD CHEVY CHASE MD 20015</p>	<p>DRAWING: PROPOSED BASEMENT PLAN</p>	<p>HFC-2</p>
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1 1ST FLOOR PLAN
 HPC-3 SCALE: 1"=10'-0"

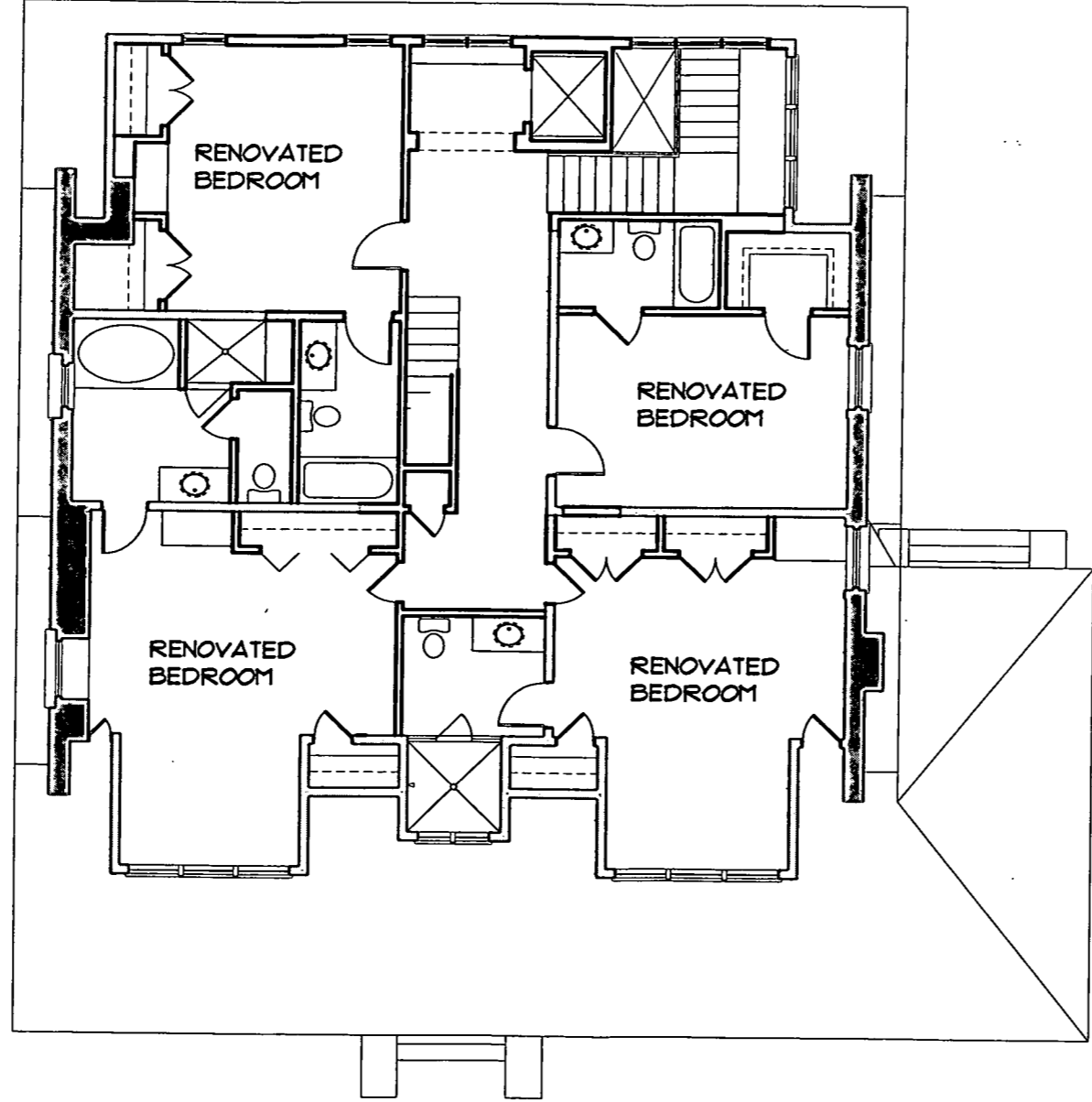
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 128 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-725

ISSUED:
 071103 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED 1ST FLOOR PLAN

HPC-3



1
HPC-4

2ND FLOOR PLAN
SCALE: 1"=10'-0"

DRAWING

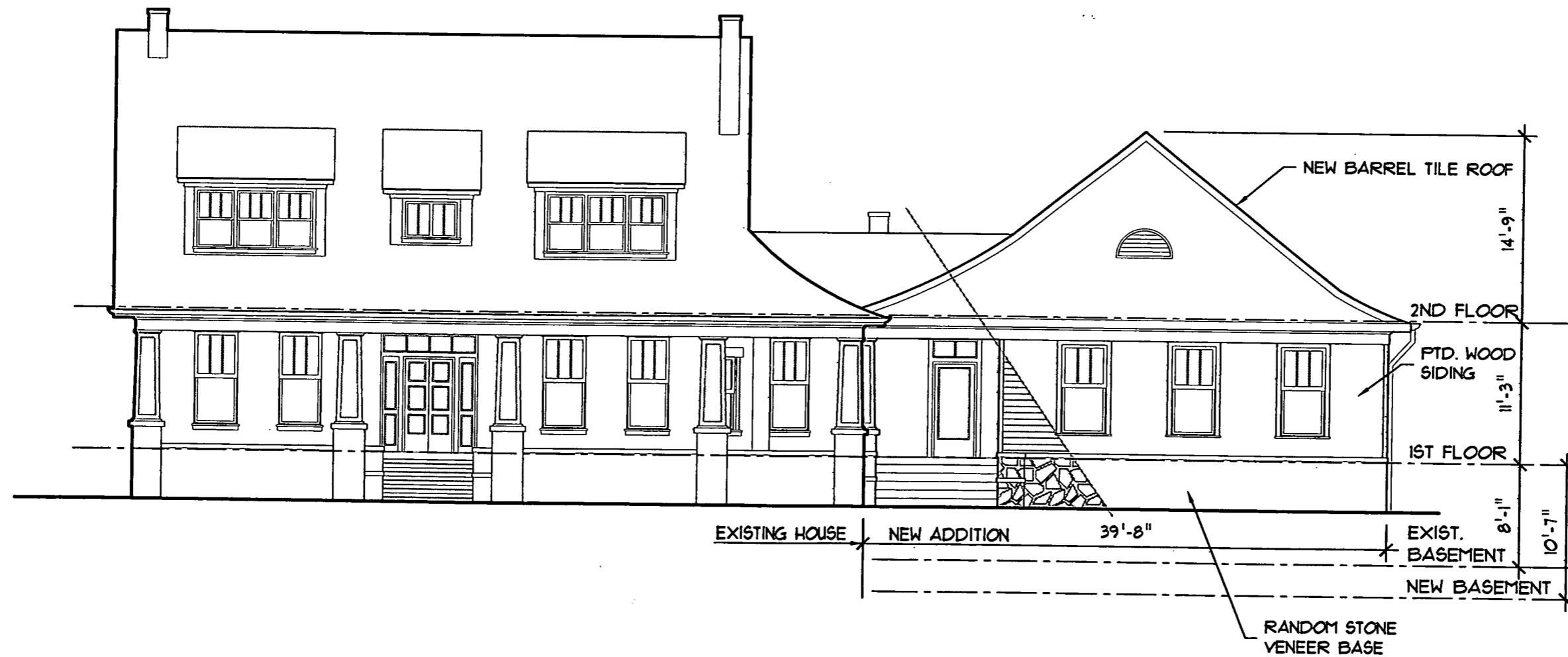
PROPOSED 2ND FLOOR PLAN

**GOLDBERG
RESIDENCE**
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

ISSUED
07/11/03 HAWP

BARNES VANZB & ASSOCIATES, ARCHITECTS
128 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

HPC-4



1
HPC-5

FRONT ELEVATION

SCALE: 1"=10'-0"

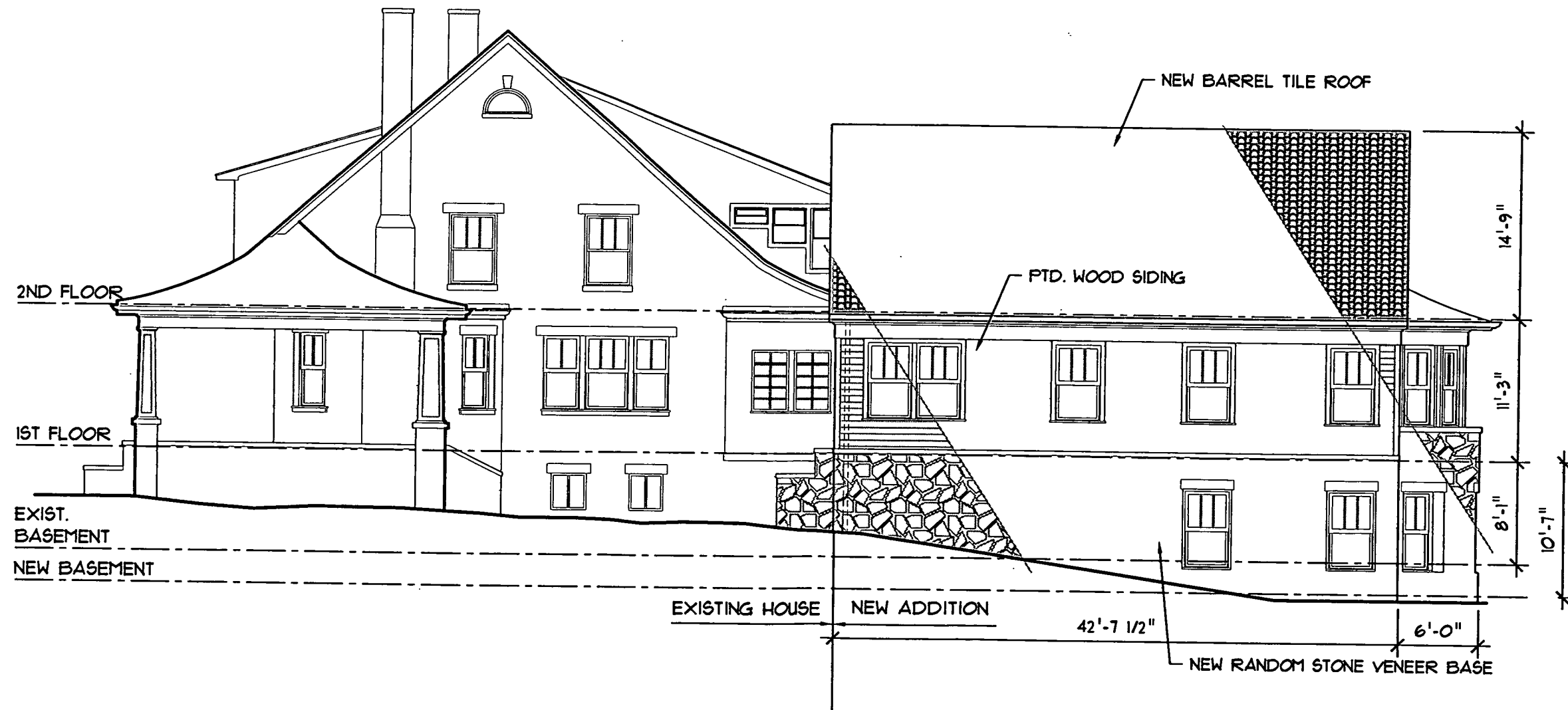
BARNES VANZE & ASSOCIATES, ARCHITECTS
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WASHINGTON, DC 20007
(202) 337-7255

ISSUED:
07/10/03 HAWP

GOLDBERG
RESIDENCE
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20015

DRAWING:
PROPOSED FRONT ELEVATION

HPC-5



1 SIDE ELEVATION
 HFC-6 SCALE: 1"=10'-0"

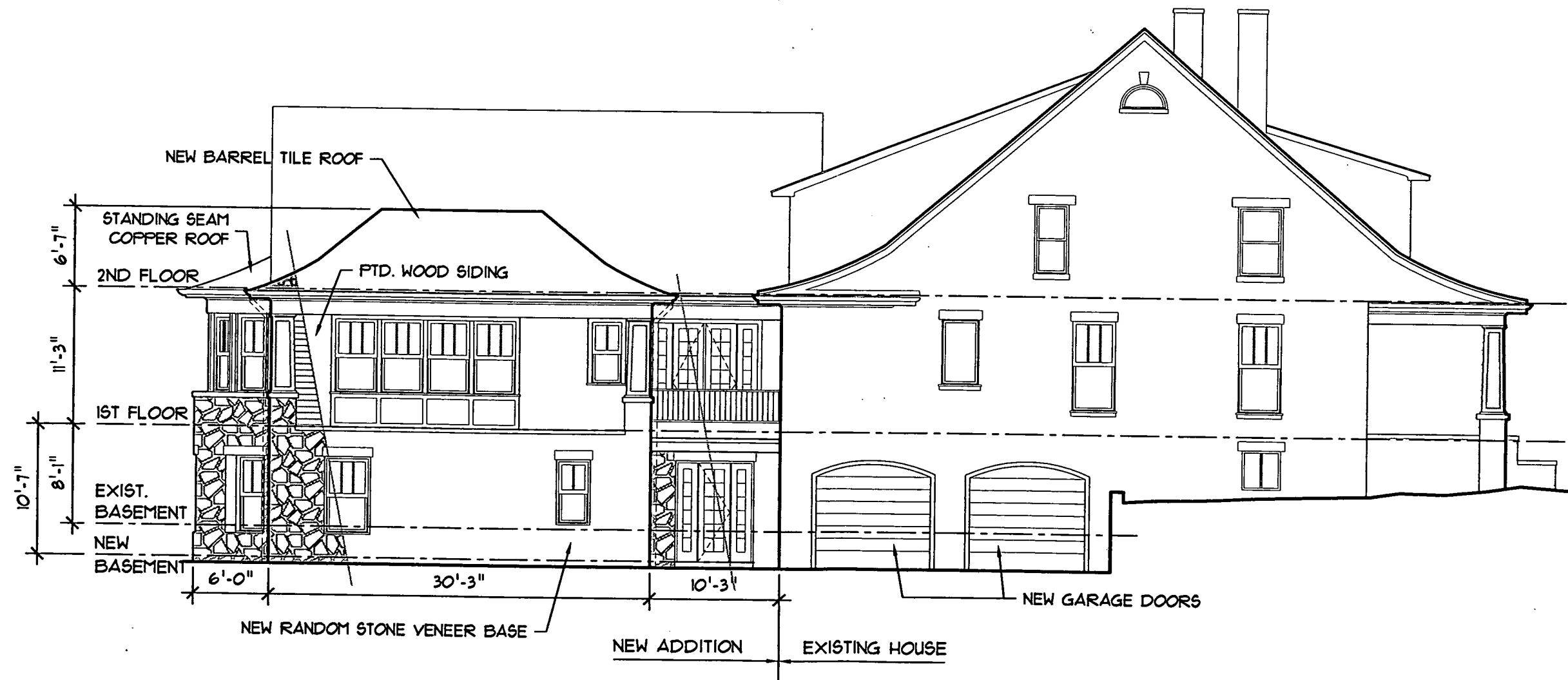
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 WASHINGTON, DC 20007
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ISSUED:
 07/10/05 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 PROPOSED SIDE ELEVATION

HFC-6



1 SIDE ELEVATION
 HPC-7 SCALE: 1"=10'-0"

BARNES VANZE & ASSOCIATES, ARCHITECTS
 128 WISCONSIN AVENUE, NW, SUITE 204
 WASHINGTON, DC 20007
 (202) 337-7255

ISSUED:
 07/10/09 HAWP

GOLDBERG
 RESIDENCE
 7401 BROOKVILLE ROAD
 CHEVY CHASE MD 20815

DRAWING:
 PROPOSED SIDE ELEVATION

HPC-7



1
HPC-8

EXISTING REAR ELEVATION
SCALE: 1"=10'-0"

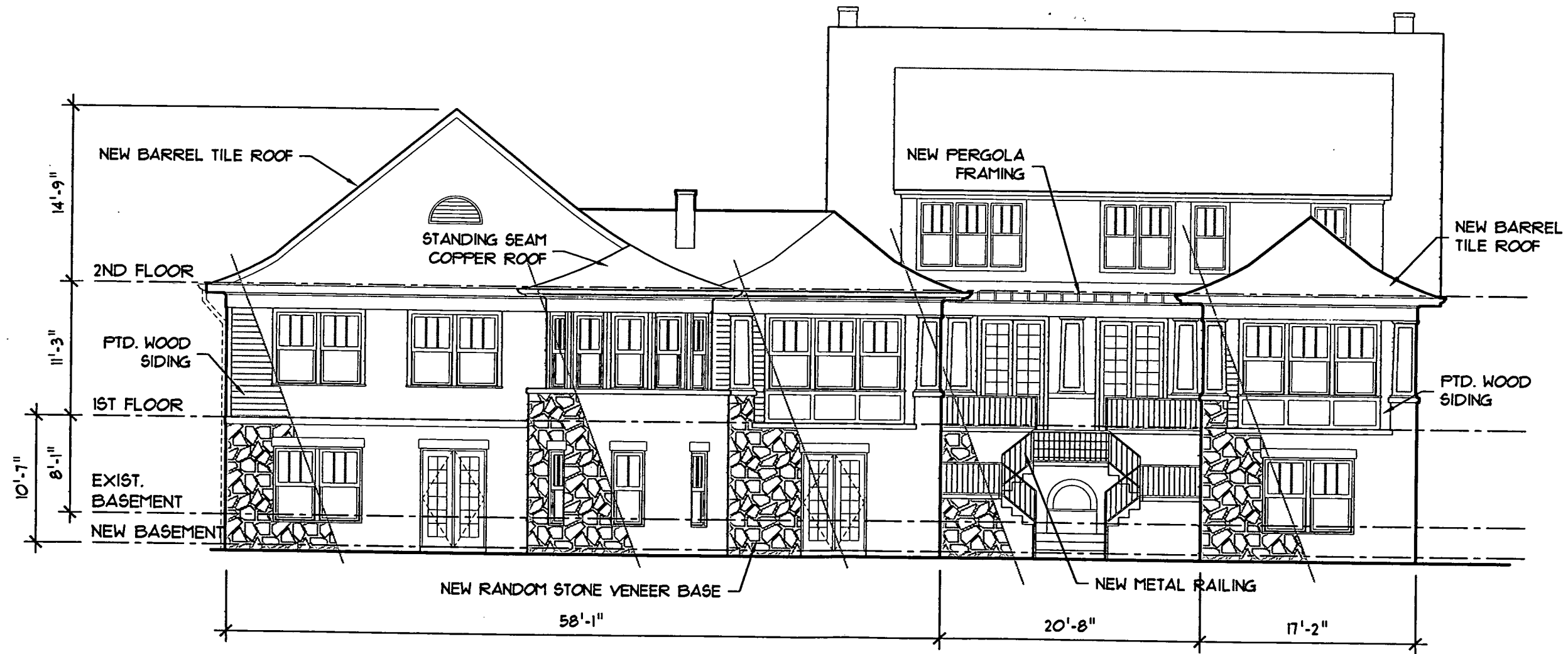
DRAWING:
EXISTING REAR ELEVATION

HPC-8

**GOLDBERG
RESIDENCE**
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20815

ISSUED:
07/10/08 HAWP

BARNES VANZE & ASSOCIATES, ARCHITECTS
1238 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7235



1
HPC-9 PROPOSED REAR ELEVATION
SCALE: 1"=10'-0"

BARNES VANZE & ASSOCIATES, ARCHITECTS
128 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
(202) 337-7255

ISSUED:
07/18 HAWP

GOLDBERG
RESIDENCE
7401 BROOKVILLE ROAD
CHEVY CHASE MD 20815

DRAWING:
PROPOSED REAR ELEVATION

HPC-9

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7401 Brookville Road, Chevy Chase	Meeting Date: 05/14/03
Applicant: Henry and Carol Goldberg	Report Date: 05/08/03
Resource: <i>Master Plan</i> Site # 35/73; Bradshaw House	Public Notice: 04/30/03
Review: Preliminary Consultation	Tax Credit: Partial
Case Number: n/a	Staff: Gwen Wright

PROPOSAL: Alterations and addition

RECOMMEND: Revise and Proceed to HAWP

RESOURCE DESCRIPTION

SIGNIFICANCE: *Master Plan* Site # 35/73, Bradshaw House
STYLE: Arts and Crafts Bungalow
DATE: 1903

The Bradshaw House is a 1-1/2 story stone building on a large corner lot on Brookville Road at Windsor Place. The bungalow has a prominent clay tile roof with its ridge parallel to Brookville Road, which projects past the house and develops into a side-wrap front porch with strong columns. There is a contemporaneous two-car garage of stone, with a hipped clay tile roof. The existing driveway comes off of Brookville Road.

PROJECT BACKGROUND AND DESCRIPTION

The proposed project involves a significant addition to an individually designated historic site. The Bradshaw House was found to merit designation on the *Master Plan for Historic Preservation* in 1999, as part of an evaluation of historic resources in Chevy Chase, Section 5. The Bradshaw House is on a large, heavily-wooded lot that is over one acre in size. The vegetation on the lot makes it very difficult to see the house from Brookeville Road.

Before the actual historic designation of this property – while it was still on the *Locational Atlas*, the owners of the Bradshaw House discussed with staff their long-term desire to add on to the house. In fact, in April of 1999, plans were presented to the HPC for an addition of similar size to the currently proposed addition (see Circle 27-36) These plans were approved by the HPC with no conditions.

The owners have now opted to redesign the contemplated addition and are bringing their current design proposal to the HPC for a Preliminary Consultation.

The proposed addition leaves much of the original house intact and clearly readable in its historic form. The only significant changes to the historic house are at the rear, where a new rear-facing gable is added at the second floor and where the new addition is connected to the original house by a glazed porch-like structure.

The new addition is large: based on the drawings submitted, the main block of the new addition is approximately 42' X 55' and it extends to the side of the historic house. The smaller block is approximately 30' X 18' and it is completely behind the historic house. Although large, the mass of the addition is broken into two sections - both of which are lower than the original house - and they read somewhat independently. The intact original house and the two sections of addition are organized around a rear terrace. The connection between the three pieces is a glazed porch-like structure that will have an "open" feeling with windows, glass doors, and skylights.

The materials proposed for the new addition include stucco exterior walls on a stone foundation, a clay tile roof, and thermally-glazed windows.

STAFF DISCUSSION

Although the proposed addition is large, staff feels that the design approach taken in this project is appropriate and helps to mitigate the size of the addition. It is also important to note that the Bradshaw House is located on a very large lot and is not really visible from the road; therefore, the proposed addition will not have a negative impact on the streetscape.

Separating the addition into distinct parts helps to break down the mass of the addition. Keeping the historic house intact and readable is a very important and appropriate design choice. Connecting the "parts" with a hallway that reads as an enclosed porch, facing out to a central terrace gives the overall design cohesion. In a sense, the proposal is conceptually a small grouping of structures all tied together by one common hallway. This is most clearly seen in the site plan for the project.

Staff's primary suggestions for the proposal are to look at ways to further enhance the central design concept for the project. Any way that the connecting hallway can be made more open and "glassy" would be good. For example, on the north elevation the "connector" has lost its open, glassy character. Perhaps the powder room located in this spot could be moved so that more and larger windows could be added here. In addition, the windows on the front-facing section of the "connector" should be as large and open-feeling as possible, while still maintaining compatibility with the historic building.

The proposed use of stucco for the exterior walls of the addition is compatible with the masonry walls of the original Bradshaw House. In addition, it is important that the new sections use a different exterior sheathing to help differentiate the old from the new (especially since the roofing material proposed for the addition is the same as the historic house). However, the stucco does contribute to the sense of mass and solidity of the addition. Also, there are some

areas which, by necessity, have no windows and the expanse of stucco - particularly on the southern facade of the addition - is somewhat troubling. The HPC may want to explore with the applicant other possible exterior sheathing materials that could help to 1.) differentiate the new addition, 2.) add texture and character to even the blank wall areas, and 3.) lighten the overall feel of the main block of the addition. Staff would suggest that a possible exterior sheathing material to consider could be a patterned wood shingle – perhaps combined with wood clapboard.

As a side note, staff would like to mention that the garage on the property is particularly good example of an early garage. Its design matches the main house and it is quite intact. The proposed addition does not affect the garage and staff applauds the applicant's continued use and maintenance of this important structure.

Overall, staff recommends that the proposed addition move forward to a Historic Area Work Permit and that the HPC discuss with the applicants some of the design issues noted above.



BARNES VANZE ARCHITECTS

This submission is for conceptual review.

The existing 1903 stone and stucco Arts and Crafts bungalow (the Bradshaw House) is on a heavily wooded and vegetated site, which faces Brookville Road. It is a designated site. The building has one and one half stories and a basement. The sweeping roofs form a wrap-around porch on the front and south sides of the house, and the stonewalls have been painted. The site includes a separate garage, and a pool in the rear yard. There have been significant alterations made to the rear.

The present owners, Mr. & Mrs. Goldberg, have raised three children in the house and now desire to add a master bedroom suite, a larger kitchen, a family room, and a studio space on the main level. Mrs. Goldberg is an artist and teaches at American University working on fairly large-scale canvasses. Presently her studio occupies the Dining Room and small rear sunroom.

The proposed addition connects entirely at the rear of the structure. The addition is one story and a basement. On the main level there will be a studio, new kitchen, family room, and new master bedroom suite. On the basement level there is proposed a new maids room, exercise/media room and various storage/mechanical spaces. A new elevator connects the new basement to the existing second floor. The addition of the elevator necessitates the new second floor bay. The primary materials of the addition include a stone base and stucco exterior walls, clay tile roof and thermally glazed windows to match the muntin pattern of the existing. Because of trees, vegetation and topography, the addition will not be seen from Brookville Road.

Conceptually, the addition is connected to the rear façade by a glazed porch-like structure. The intent is to minimize the impact on the existing building to have it appear as though the glass porch was added first, and subsequently the studio and bedroom/kitchen family room.

Additionally, we are proposing to add a driveway and garage doors in the basement level of the existing house (previously approved by the commission) and to demolish and fill the existing pool.

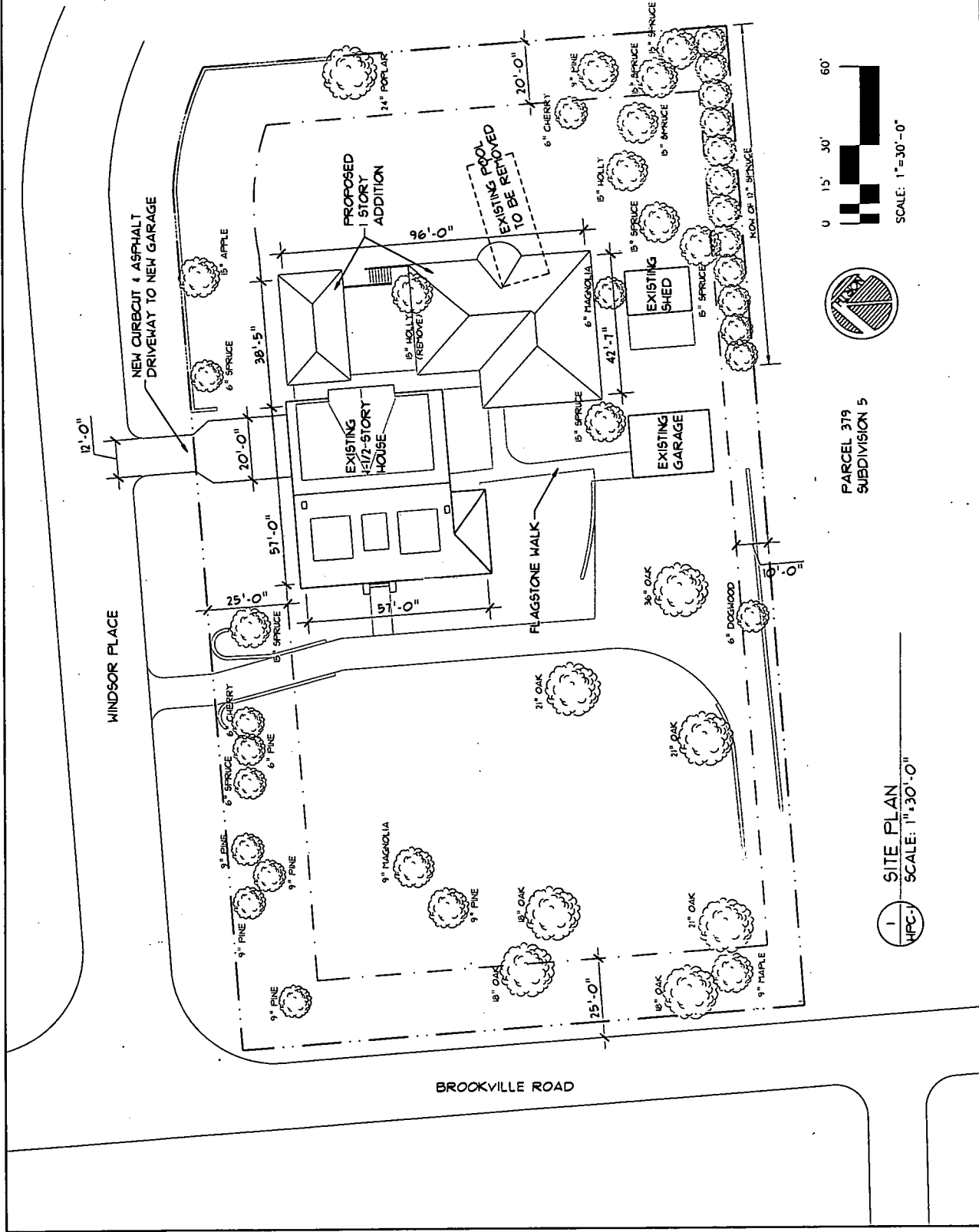
BARNES VANZE & ASSOCIATES, ARCHITECTS
 1238 WISCONSIN AVENUE, N.W., SUITE 208
 WASHINGTON, DC 20007
 (202) 331-7335

ISSUED:
 04.23.03 HAWP

GOLDBERG
 RESIDENCE
 1401 BROOKVILLE ROAD
 CHEVY CHASE MD 20015

DRAWING:
 SITE PLAN

HPC-1



PARCEL 379
 SUBDIVISION 5

1
 HPC-1
 SITE PLAN
 SCALE: 1" = 30'-0"

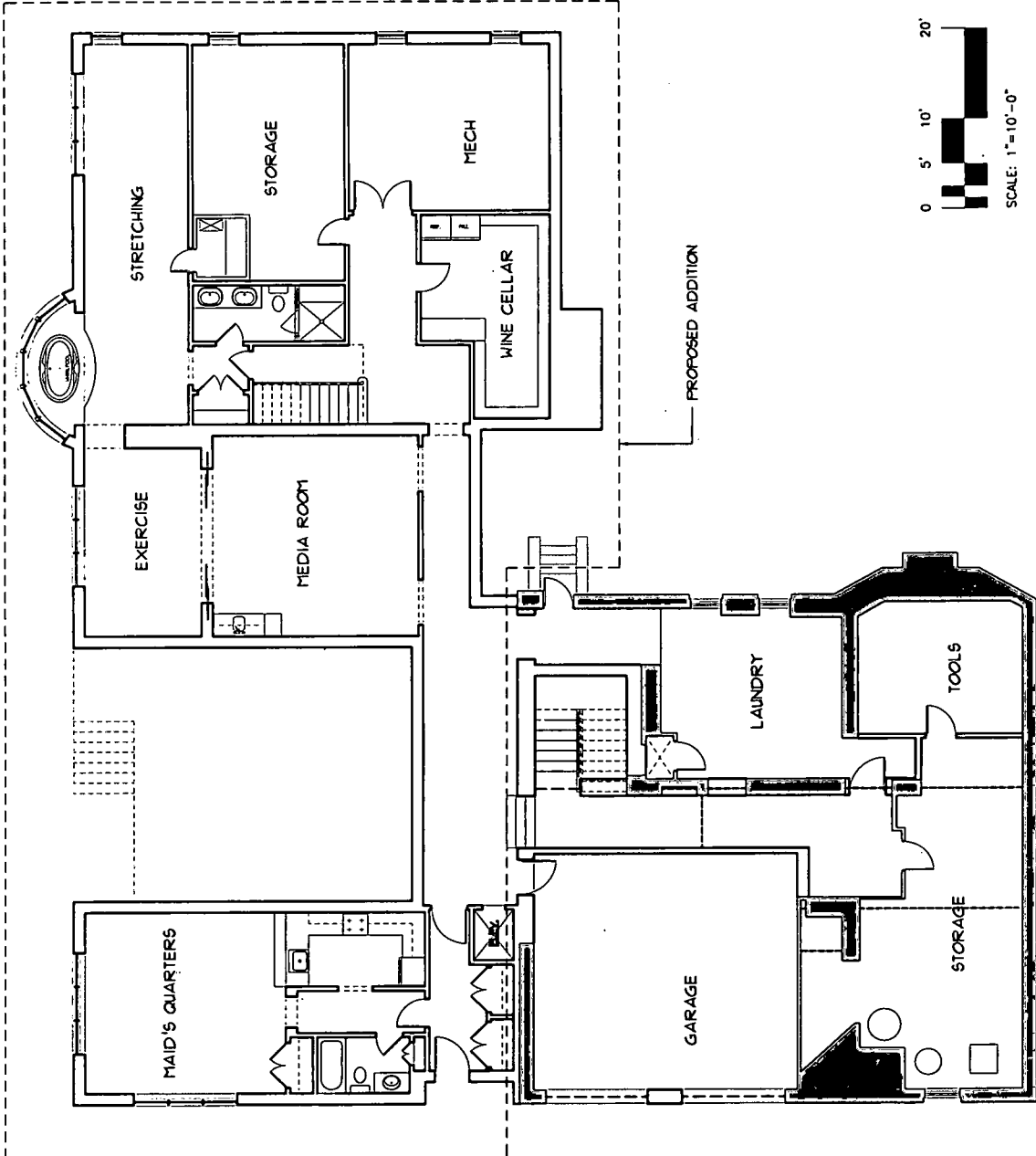
BARNES VANZEL & ASSOCIATES ARCHITECTS
1208 WISCONSIN AVENUE, NW, SUITE 200
WASHINGTON, DC 20007
CDD 07-758

ISSUED
04/20/10 HAWP

GOLDBERG
RESIDENCE
740 BROOKVILLE ROAD
CHEVY CHASE MD 20815

DRAWING
PROPOSED BASEMENT PLAN

HPC-2



1 BASEMENT PLAN
HPC-2 SCALE: 1"=10'-0"

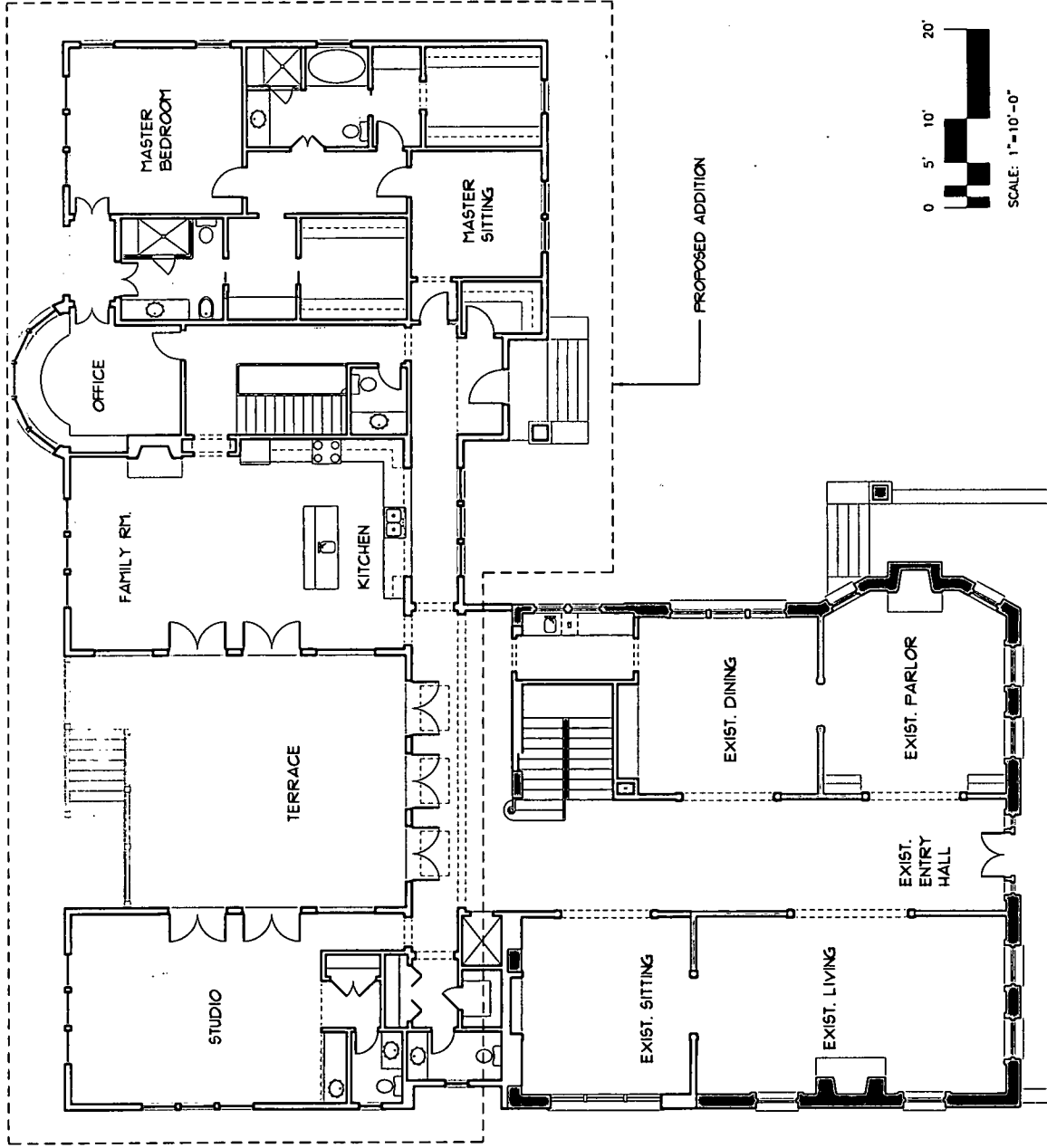
BARNES VANZEL & ASSOCIATES, ARCHITECTS
1228 WASHINGTON AVENUE, NEW SUITE 204
WASHINGTON, DC 20007
202-377-7257

ISSUED
04/23/2005

GOLDBERG
RESIDENCE
1414 BROOKVILLE ROAD
CHEVY CHASE, MD 20845

DRAWING
PROPOSED 1ST FLOOR PLAN

HPC-3



1
HPC-3
1ST FLOOR PLAN
SCALE: 1"=10'-0"

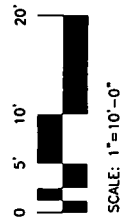
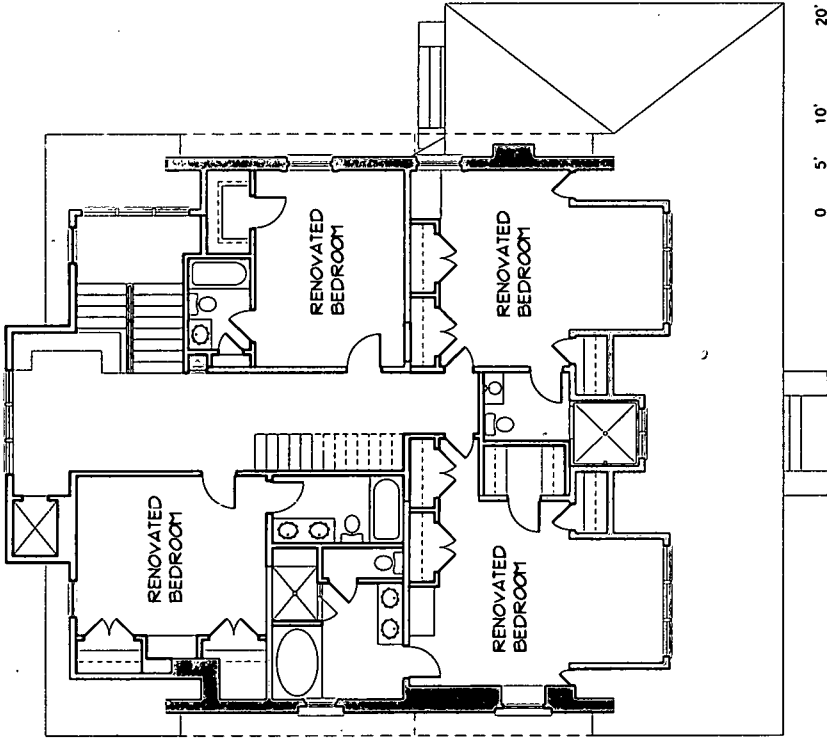
BARNES VANZEL & ASSOCIATES ARCHITECTS
1228 WISCONSIN AVENUE, NEW YORK, NY, SUITE 204
WASHINGTON, DC 20007
(202) 371-7255

ISSUED
04/20/2007

GOLDBERG
RESIDENCE
140 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

DRAWING
PROPOSED 2ND FLOOR PLAN

HPC-4



1 2ND FLOOR PLAN
HPC-4 SCALE: 1"=10'-0"

8

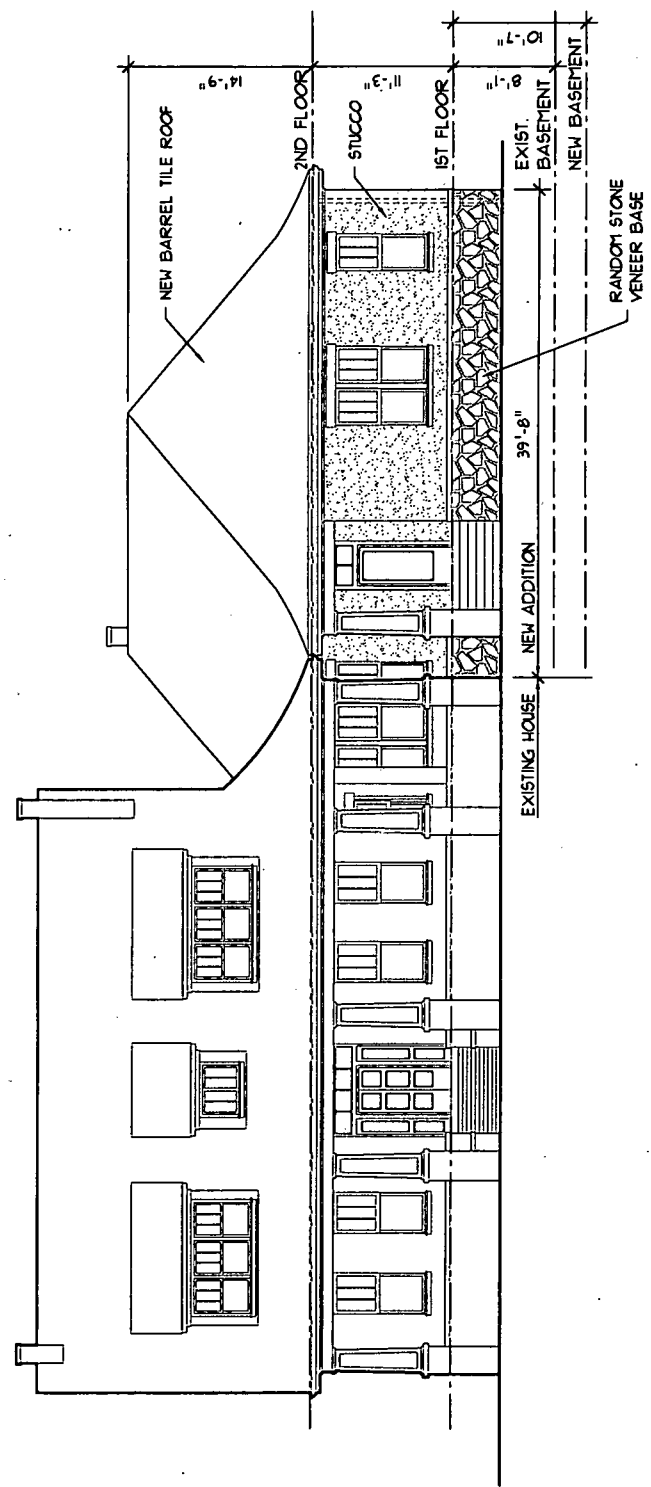
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1208 WISCONSIN AVENUE, NW, SUITE 204
WASHINGTON, DC 20007
202 337-7255

SSUBD
04210 HAVP

GOLDBERG
RESIDENCE
740 ROOSEVELT ROAD
CHEVY CHASE MD 20815

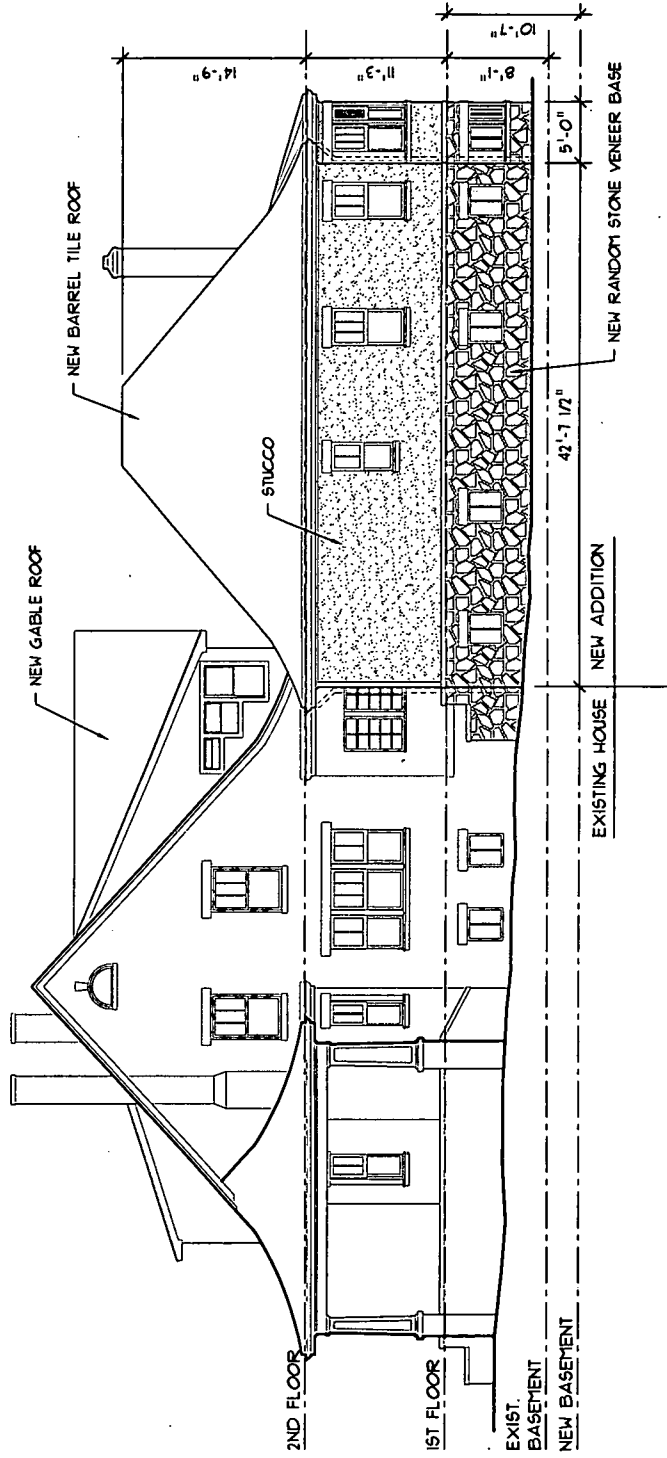
DRAWING
PROPOSED FRONT ELEVATION

HPC-5

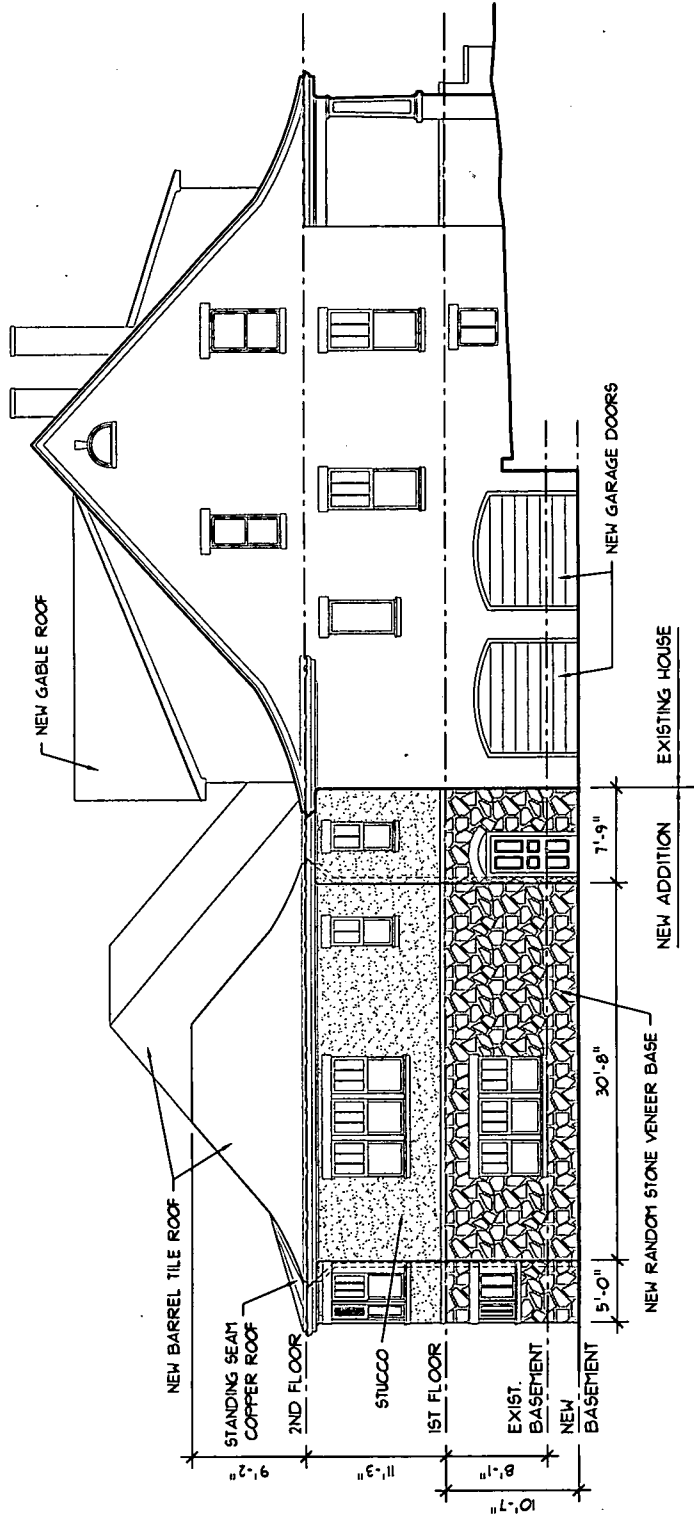


1
HPC-5
FRONT ELEVATION
SCALE: 1"=10'-0"

9



1 SIDE ELEVATION
HPC-6 SCALE: 1/4"=10'-0"



1 SIDE ELEVATION
 HPC-7 SCALE: 1/8"=10'-0"

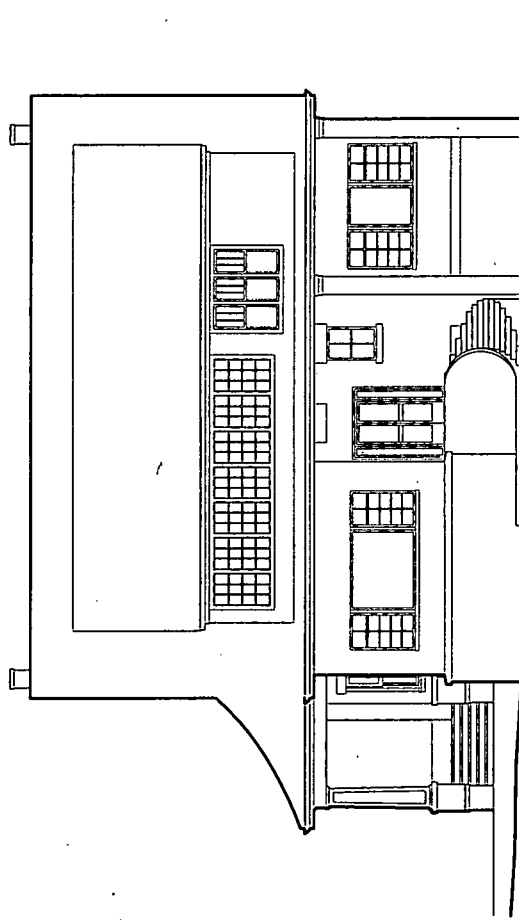
HPC-8

DRAWING
EXISTING REAR ELEVATION

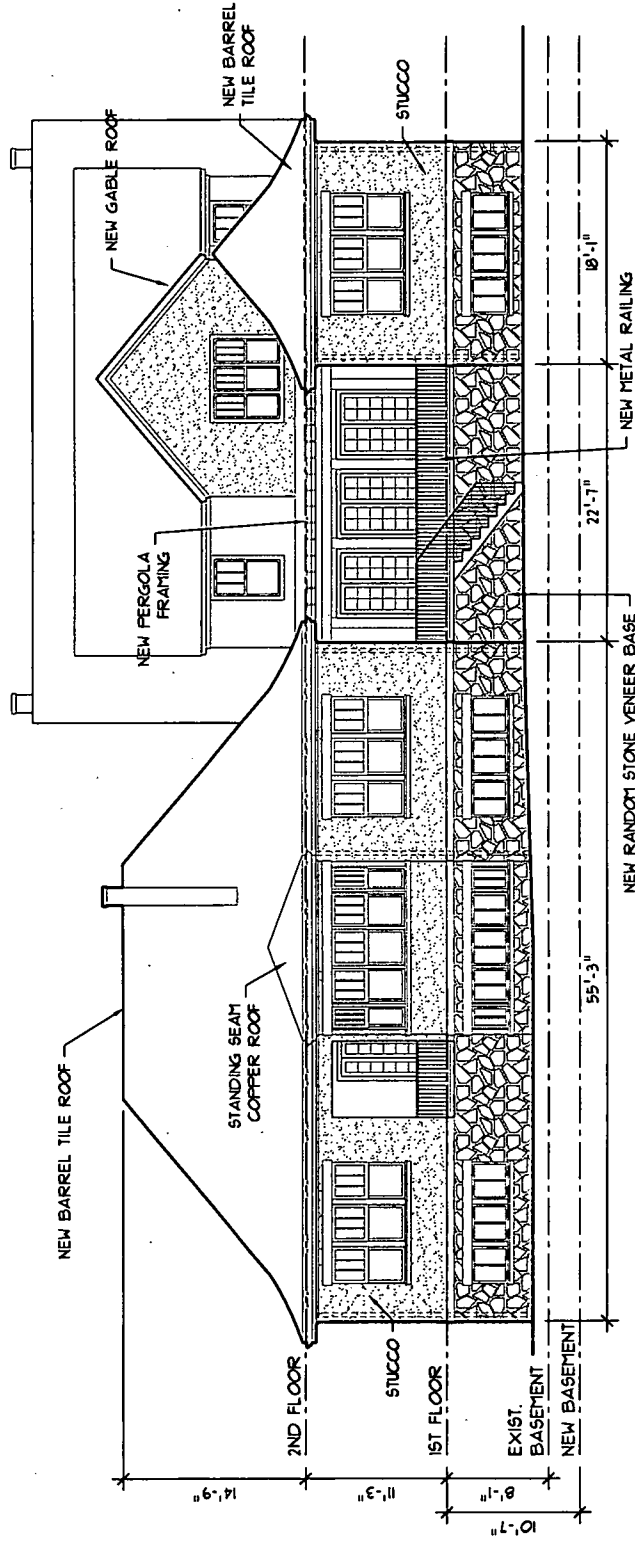
GOLDBERG
RESIDENCE
145 BROOKVILLE ROAD
CREEK CHASE MD 20935

ISSUED
04.20.04 HAVP

BARNES VANZEL & ASSOCIATES, ARCHITECTS
128 WISCONSIN AVENUE, N.W., SUITE 201
WASHINGTON, DC 20007
202 337-7251



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



1 PROPOSED REAR ELEVATION
 HPC-9 SCALE: 1"=10'-0"



FRONT ELEVATION



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

1

14



SIDE ELEVATION - NORTH



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

2

15



SIDE ELEVATION - SOUTH



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

3

15a.



REAR ELEVATION



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

4

16



REAR ELEVATION - DETAIL OF STAIR



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

4a

17



VIEW FROM BROOKVILLE RD.

BV
BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

5

18



VIEW FROM WINDSOR PLACE



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

6



ADJACENT NEIGHBOR, BROOKVILLE ROAD

BV
BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

7

20



CONFRONTING NEIGHBOR, BROOKVILLE ROAD



CONFRONTING NEIGHBOR, BROOKVILLE ROAD



BARNES VANZE ARCHITECTS

1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

8

(21)



ADJACENT NEIGHBOR, WINDSOR PLACE



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

9



CONFRONTING NEIGHBOR,
WINDSOR PLACE



CONFRONTING NEIGHBOR,
WINDSOR PLACE



CONFRONTING NEIGHBOR,
WINDSOR PLACE



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

DATE:
04/23/03

PROJECT NAME:
GOLDBERG RESIDENCE

SCALE.:
PHOTOS

10



EXISTING GARAGE ON PROPERTY



BARNES VANZE ARCHITECTS
1238 WISCONSIN AVENUE, NW SUITE 204
WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
HPC-CONCEPT REVIEW

PROJECT NAME:
GOLDBERG RESIDENCE

DATE:
04/23/03

SCALE.:
PHOTOS

11

24



VIEW OF MODEL



VIEW OF MODEL



BARNES VANZE ARCHITECTS
 1238 WISCONSIN AVENUE, NW SUITE 204
 WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
 HPC-CONCEPT REVIEW

PROJECT NAME:
 GOLDBERG RESIDENCE

DATE:
 04/23/03

SCALE.:
 PHOTOS

12



VIEW OF MODEL



VIEW OF MODEL



BARNES VANZE ARCHITECTS
 1238 WISCONSIN AVENUE, NW SUITE 204
 WASHINGTON, DC 20007 TELE: 202.337.7255

DRAWING TITLE:
 HPC-CONCEPT REVIEW

PROJECT NAME:
 GOLDBERG RESIDENCE

DATE:
 04/23/03

SCALE.:
 PHOTOS

13

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7401 Brookville Road, Chevy Chase

Meeting Date: 4/14/99

Resource: Chevy Chase Historic District
Locational Atlas Resource #35/13

Review: HAWP

Case Number: 95/13-99D 35/e1-999 ~~D~~

Tax Credit: No

Public Notice: 3/31/99

Report Date: 4/7/99

Applicant: Henry H. & C.B. Goldberg

Staff: Robin D. Ziek

PROPOSAL: Alterations/addition

RECOMMENDATIONS: Approval

PROJECT DESCRIPTION

RESOURCE: The Bradshaw House/End Lane
STYLE: Arts and Crafts Bungalow
DATE: 1903

The subject property is a 1-1/2 story stone building on a corner lot along Brookville Road at Windsor Place. The bungalow has a prominent clay tile roof with its ridge parallel to Brookville Road, which projects past the house and develops into a side-wrap front porch with strong columns. There is a matching two-car garage of stone, with a hipped clay tile roof. The existing driveway comes off of Brookville Road.

This property is being considered for designation as an individually designated site. The applicants have opted for the HPC review process, as if this were already a *Master Plan* site, in order to expedite the review period. The applicant has met with staff, and revised an initial proposal to respond to staff comments concerning both siting of the addition, and differentiation of the addition from the existing house.

PROJECT PROPOSAL

The applicant proposes to build a large rear addition to their house, which will extend into the (right) side yard towards the garage. A new covered side entry walk is proposed from the existing garage. This walkway will lead through a garden pavilion, along the west side of the new addition to a new side/rear door at the back of the existing house. This will effectively create an entry courtyard on the south side of the house. A terrace is proposed at the south side of the house, to connect the existing front porch to the new rear/side entrance. (Circle 10,11)

The rear addition will include a new interior staircase and a new kitchen, a family room, a studio, and a terrace on the first floor, and a master bedroom suite on the second floor (see Circle 13,14). The new addition will be built of materials which are compatible, but different, from the existing bungalow: roughcast stucco, with standing-seam metal roofing, and thermally glazed windows in the same pattern as the existing house.

An additional driveway entrance is proposed on the north side of the house, off of Windsor Place, with a small parking area (see Circle 8,12). To complement this, a basement garage area is proposed which will require the addition of two new garage doors in the north elevation (see Circle 12,18).

27

~~11~~

STAFF DISCUSSION

The proposed new addition is large, but set to the rear of the existing house. In addition, the use of new materials, other than stone or clay tile, will help to set the new work off from the original structure. The existing house will still read clearly as a unit; there will be no disturbance at all to the main elevation or to the way the house has been sited with regard to Brookville Road. Staff feels that this is a sensitive addition that will complement the house rather than compromise the scale or significant features of the original structure.

STAFF RECOMMENDATION

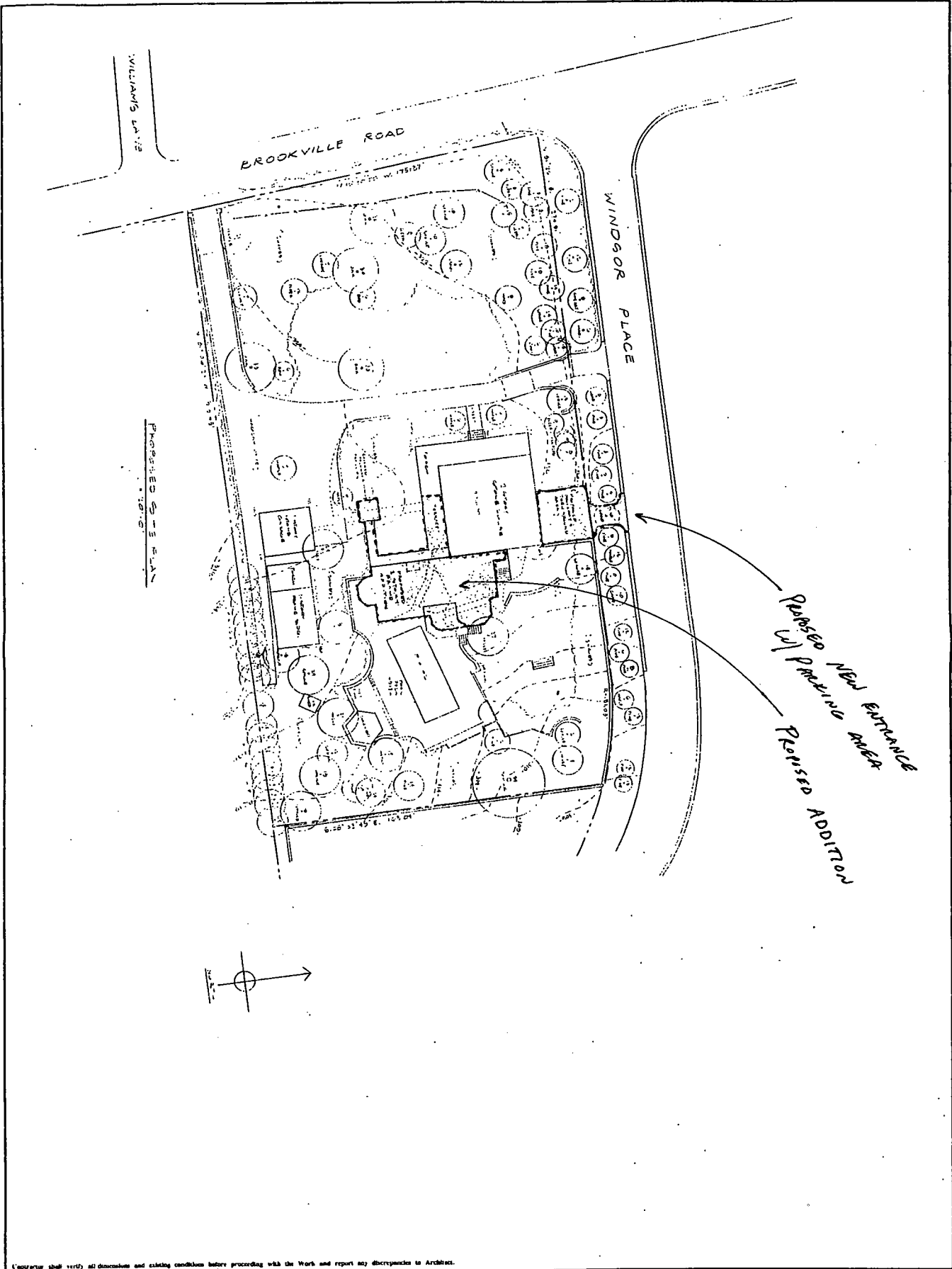
Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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;

and with Secretary of the Interior's Standards for Rehabilitation #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.

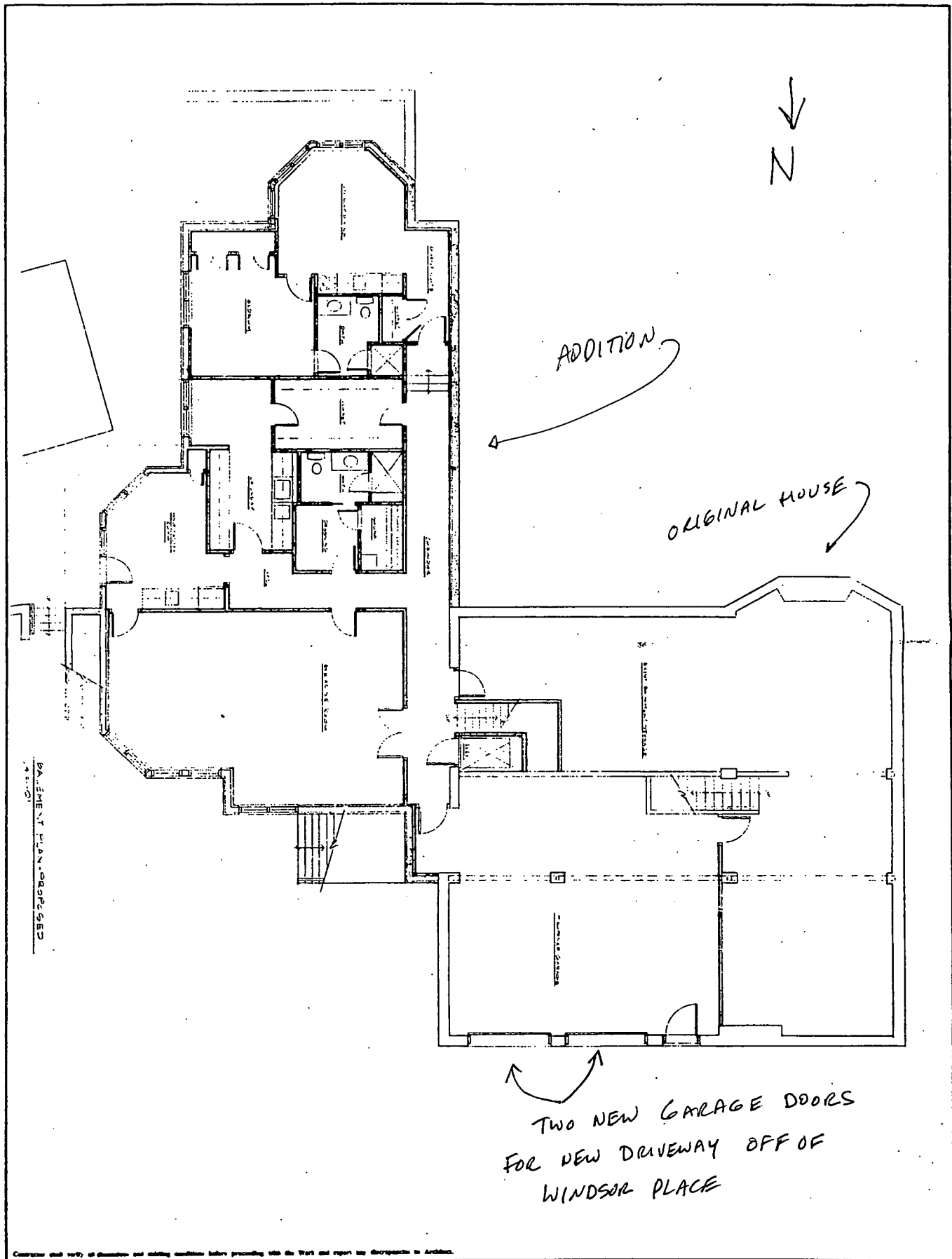
and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



Contractor shall verify all dimensions and existing conditions before proceeding with the Work and report any discrepancies to Architect.

S	Proposed Site Plan 1/2" = 1'-0"	PROPOSED SITE PLAN = PROPOSED HOUSE ADDITION = GOLDBERG RESIDENCE 7401 BROOKVILLE RD, CHEVY CHASE, MD 20815	Martin Jay Rosenblum, R.A. & Associates 100 South 13th Street Philadelphia, PA 19103 (215) 562-4200

29

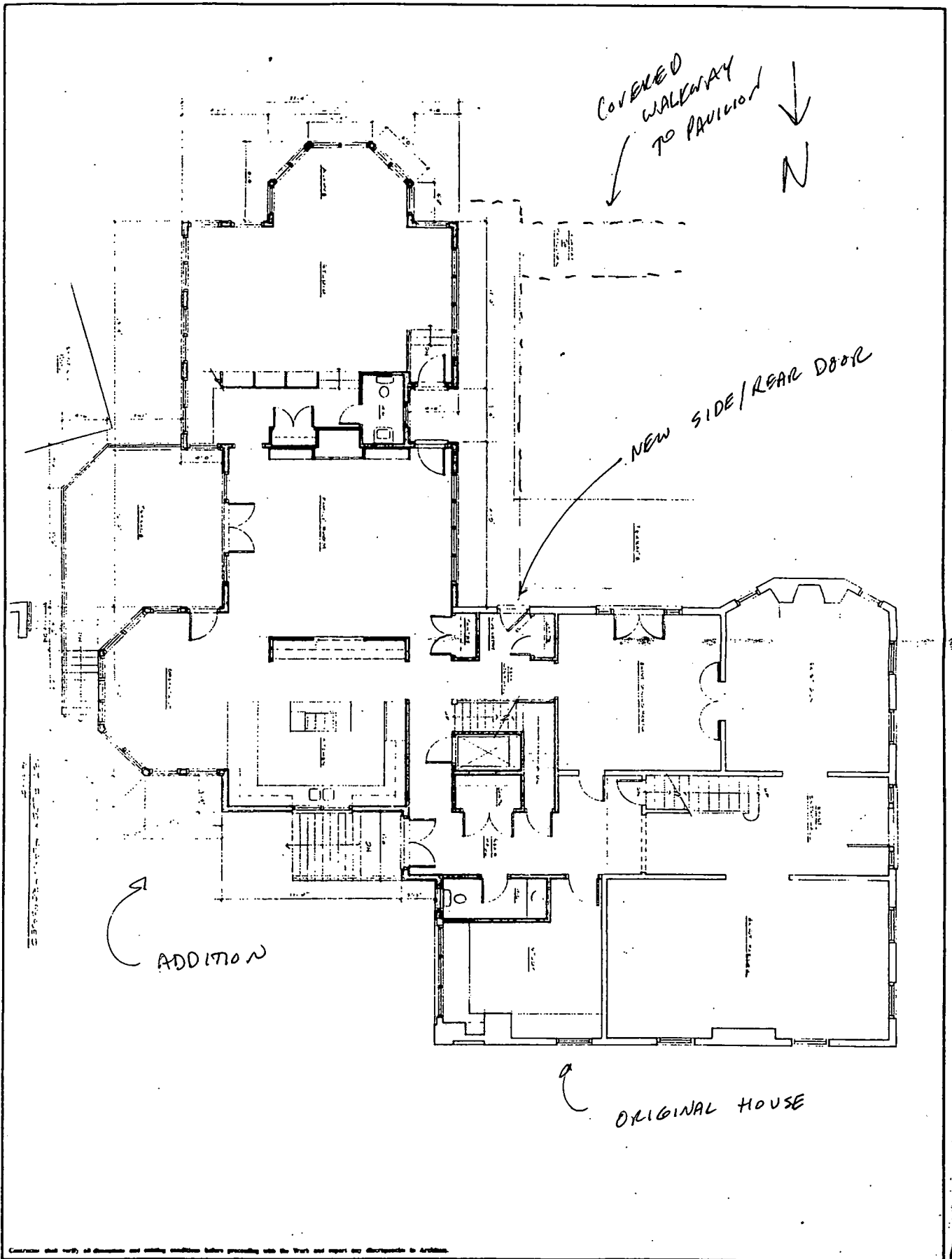


Contractor shall verify all dimensions and existing conditions before proceeding with the Work and report any discrepancies to Architect.

	PROPOSED BASEMENT PLAN	Martin Jay Rosenthal, R.A. & Associates 20 South Plymouth Street Philadelphia, PA 19103 (215) 561-1000
	PROPOSED HOUSE ADDITION IN GOLDFARB RESIDENCE 7401 BROOKVILLE RD, CHEVY CHASE, MD 20815	

30

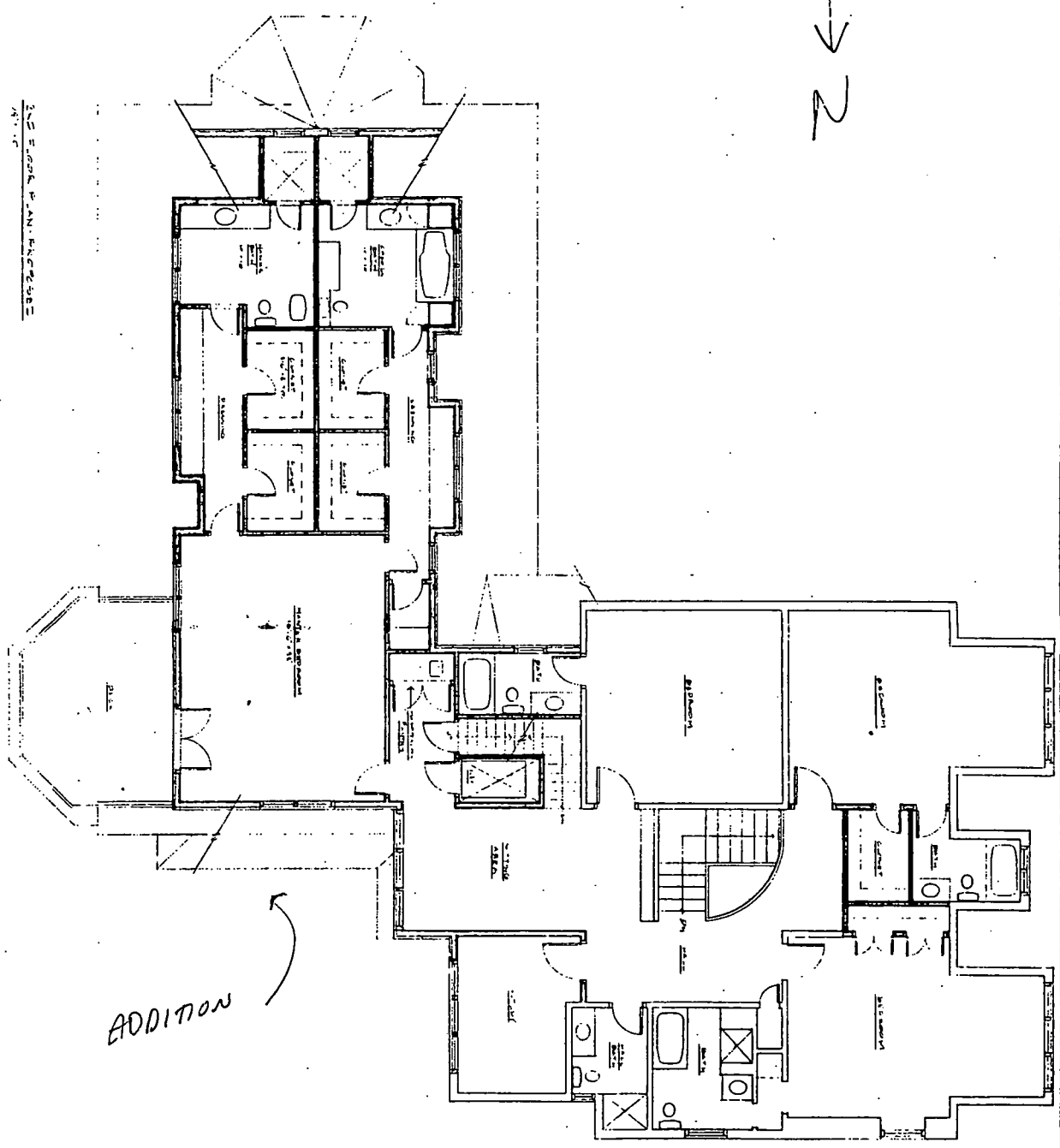
~~12~~



Contractor shall verify all dimensions and existing conditions before proceeding with the Work and report any discrepancies to Architect.

	Date: 11/11/2011 Drawn by: J. K. Checked by: J. K.	<p>PROPOSED 1ST FLOOR PLAN</p> <p>- PROPOSED HOUSE ADDITION - GOLDBERG RESIDENCE 7401 BROOKVILLE RD, CHEVY CHASE, MD 20815</p>	Martin Jay Rosenblum, R.A. & Associates 20 Ave. Lincoln Road Philadelphia, PA 19103 Cell: 215-763-1111	<p>31</p> <p>13</p>
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2ND FLOOR PLAN EXCERPT



ADDITION

ORIGINAL HOUSE

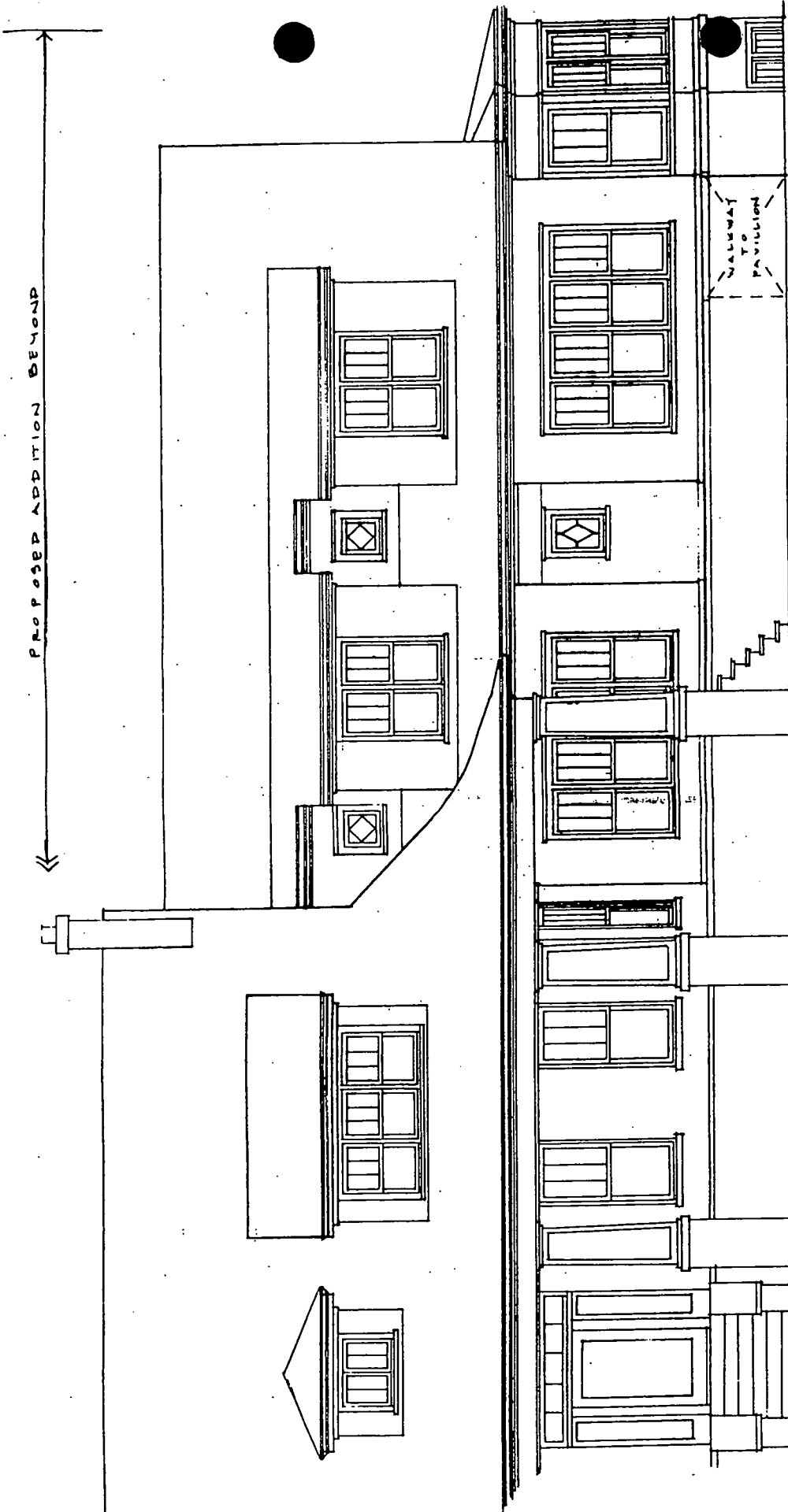
Owner to check all dimensions and existing conditions before proceeding with the Work and report any discrepancies to Architect.

NO	DATE	SCALE	PROPOSED 2ND FLOOR PLAN	Martin Jay Rosenblum, R.A. & Associates 20 Park Street Princeton, PA 19104 (610) 437-1100
			PROPOSED HOUSE ADDITION GOLDBERG RESIDENCE 701 BROOKVILLE RD., CHEVY CHASE, MD 20815	

32

14

PROPOSED ADDITION BEYOND



WALKWAY TO PAVILION

WEST ELEVATION-PROPOSED REVISION 3
3/16"=1'-0" 3-18-99

GOLDBERG RES.-CHERYL CHASE

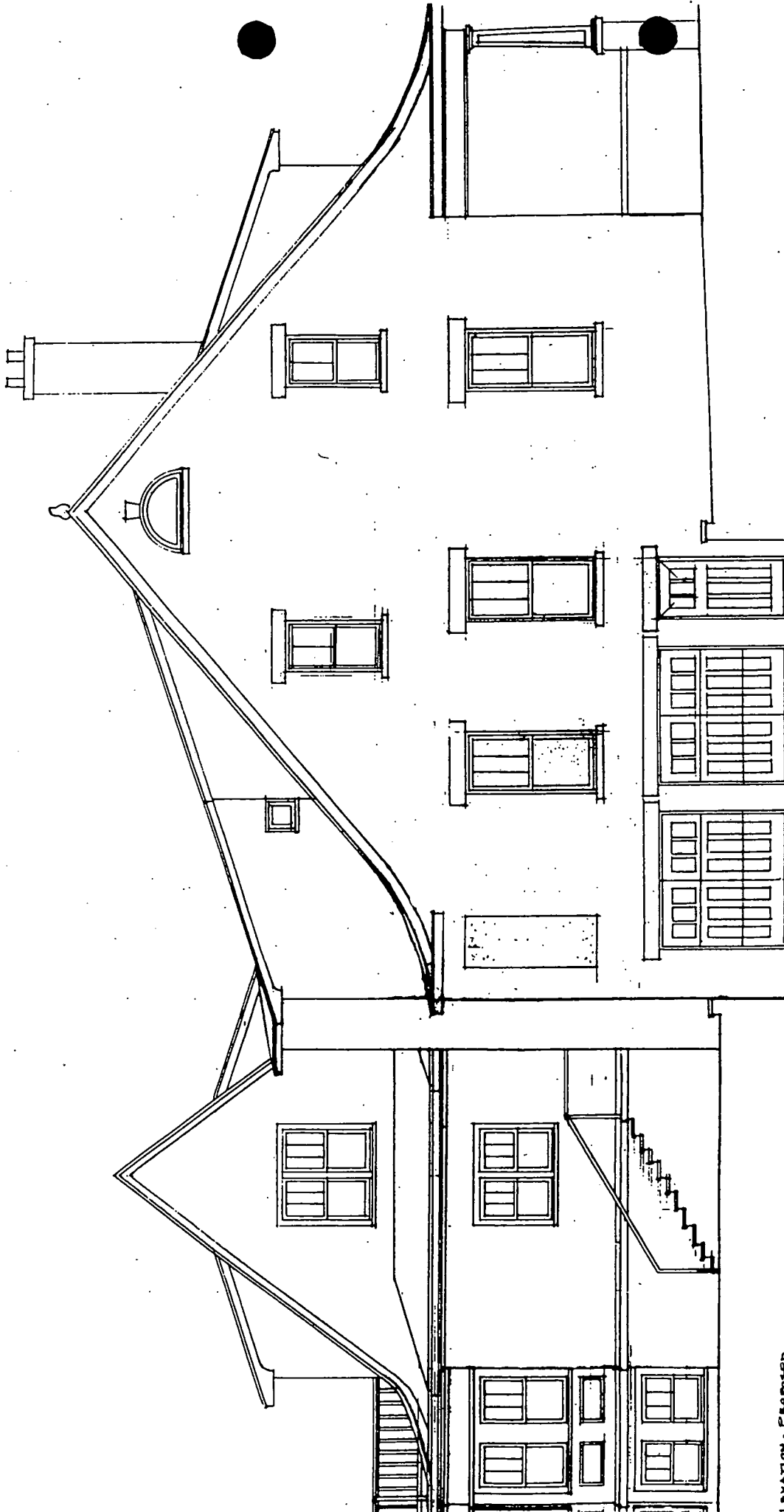
EXISTING HOUSE

MARTIN JAY ROSENBLUM, R.A.
346 SOUTH FIFTEENTH ST., PHILA., PA 19102
(215) 985-4285 FAX (215) 985-2476

FRONT (WEST) ELEVATION

PROPOSED

33
16



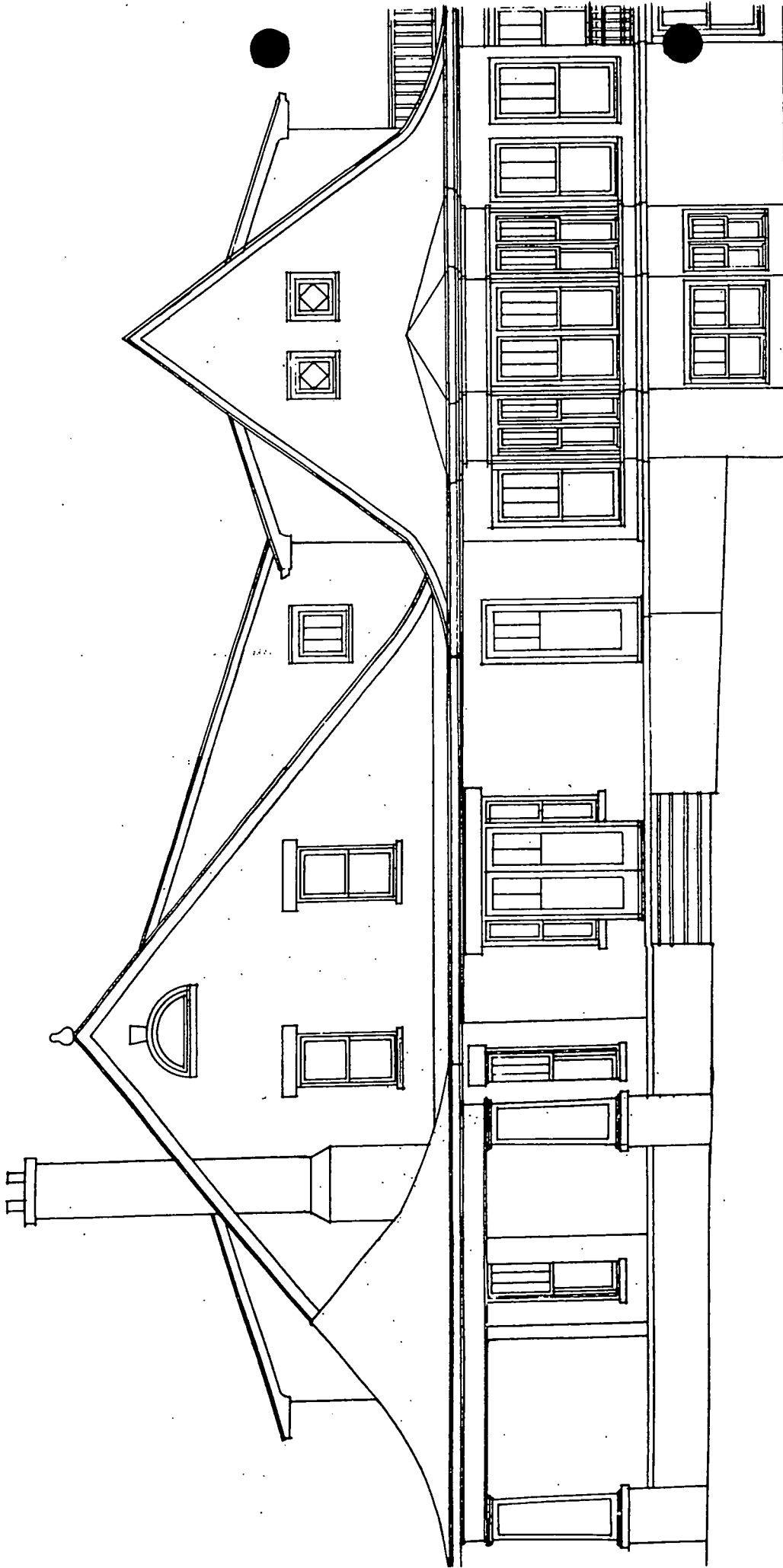
MARTIN JAY ROSENBLUM, R.A.
346 SOUTH FIFTEENTH ST., PHILA., PA. 19102
(215) 985-4285 FAX (215) 985-2478

PROPOSED SIDE (NORTH) ELEVATION

LEVATION - PROPOSED
3-23-79

RESIDENCE - CHEVY CHASE

~~18~~ 34



PROPOSED
SOUTH ELEVATION - REVISION 3
3/16" = 1'-0" 3-16-99
SOLDBERG, RES., CHEBY CHASE

SIDE (SOUTH) ELEVATION

PROPOSED

MARTIN JAY ROSENBLUM, R.A.
346 SOUTH FIFTEENTH ST., PHILA., PA 19102
(215) 985-4285 FAX (215) 985-2476

36
~~35~~

Preliminary



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246/77-8570

DIPS - #11

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: STEVE VANZE

Daytime Phone No.: 202.337.7255

Tax Account No.: _____

Name of Property Owner: Henry Goldberg Daytime Phone No.: _____

Address: 7401 Brookville Rd. Chevy Chase MD 20915
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Steve Vanze Daytime Phone No.: 202-337-7255

Address: Barnes Vanze Architects, 1238 Wisconsin Ave NW Wash DC 20007

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: Brookville Rd.

Town/City: Chevy Chase Nearest Cross Street: Windsor Place

Lot: _____ Block: _____ Subdivision: 5

Liber: 1015 Folio: 471 Parcel: 379

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

I.B. Construction cost estimate: \$ _____

I.C. 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 _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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.

See attached description.

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

See attached description.

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. Color print or 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, content. 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 drip-line 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 owners of lot(s) or parcel(s) which directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address
Mr. & Mrs. Henry Goldberg 7401 Brookville Road Chevy Chase, MD 20815	Barnes Vanze Architects 1238 Wisconsin Avenue, NW Suite 204 Washington, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Mr. & Mrs. Laird D. Brunett 3513 Windsor Place Chevy Chase, MD 20815	Ms. Elizabeth D. Ellis 3511 Windsor Place Chevy Chase, MD 20815
Mr. & Mrs. Thomas C. Williams 3509 Windsor Place Chevy Chase, MD 20815	Mr. & Mrs. Donald N. Lamson 3507 Windsor Place Chevy Chase, MD 20815
Ms. Diane M. Laufman 3500 Windsor Place Chevy Chase, MD 20815	Mr. & Mrs. Mark J. Silverman 7404 Brookville Road Chevy Chase, MD 20815
Mr. & Mrs. Vincent D. Salvatore 3701 Williams Lane Chevy Chase, MD 20815	Mr. & Mrs. Milo G. Coerper 7315 Brookville Road Chevy Chase, MD 20815

g addresses: noticing table