

PRELIMINARY CONSULTATION 35/96  
Sorenson Residence - 5810 Warwick Place

W A  
in chels



**BARNES VANZE ARCHITECTS**

**TRANSMITTAL**

Date: 07.25.05

To: Michele Oaks  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400

From: Amanda Niemi

Re: Sorenson Residence

We are sending you the following attached:

Copies	Date	No.	Description
1		1	Plans
1			Plans, scaled to fit 8.5x11

These are transmitted: For approval

Comments:

*3373726*

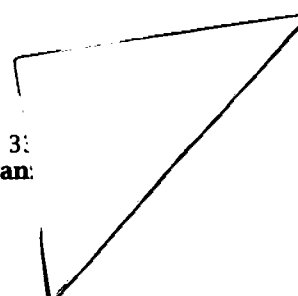
Enclosed are the Sorenson design drawings for the concept review as per Josh Mohr's request. Please call if you need additional information.

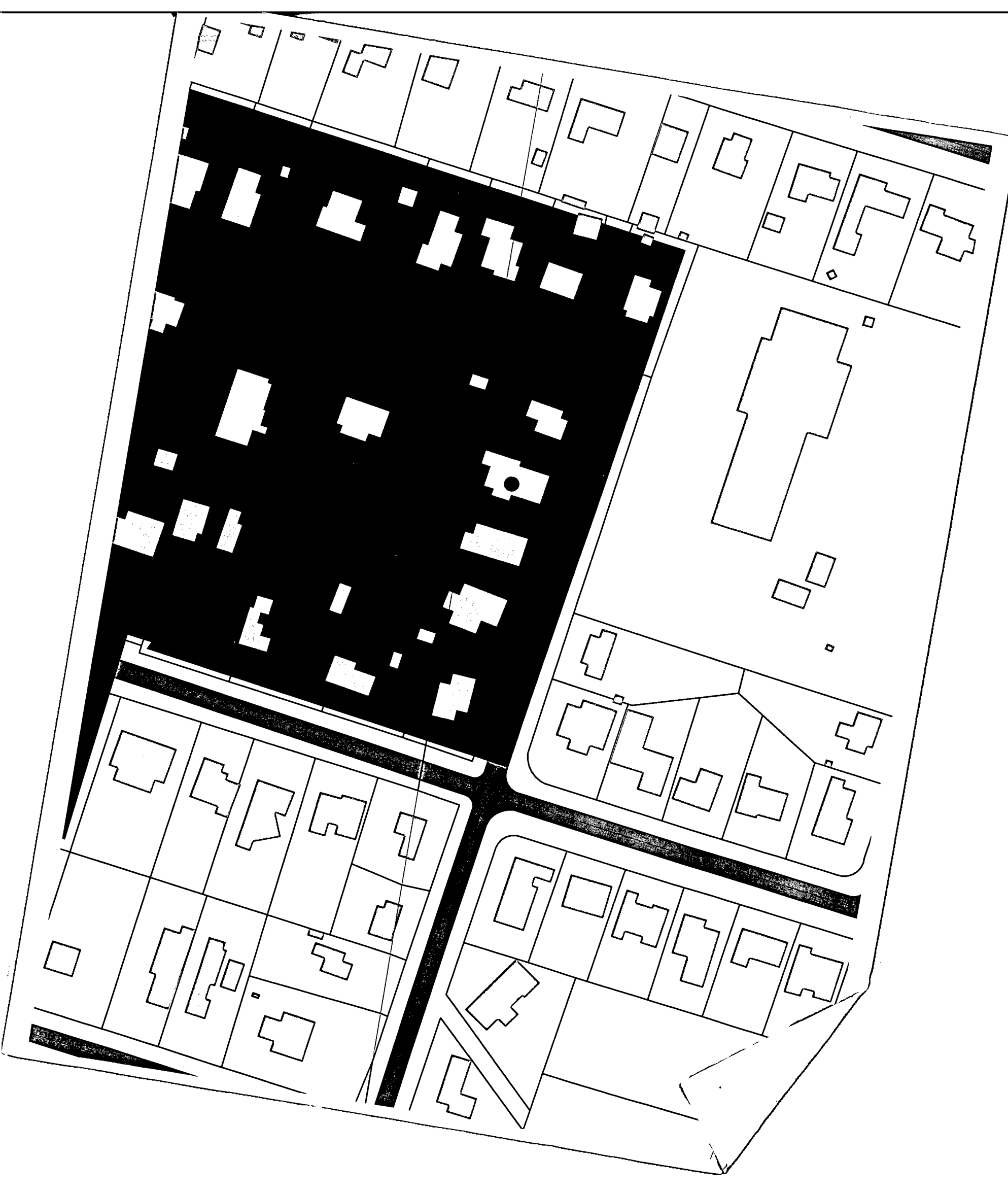
Thank you,  
Amanda

*Arene Sorenson*

Sender: Amanda N

Copy To: file





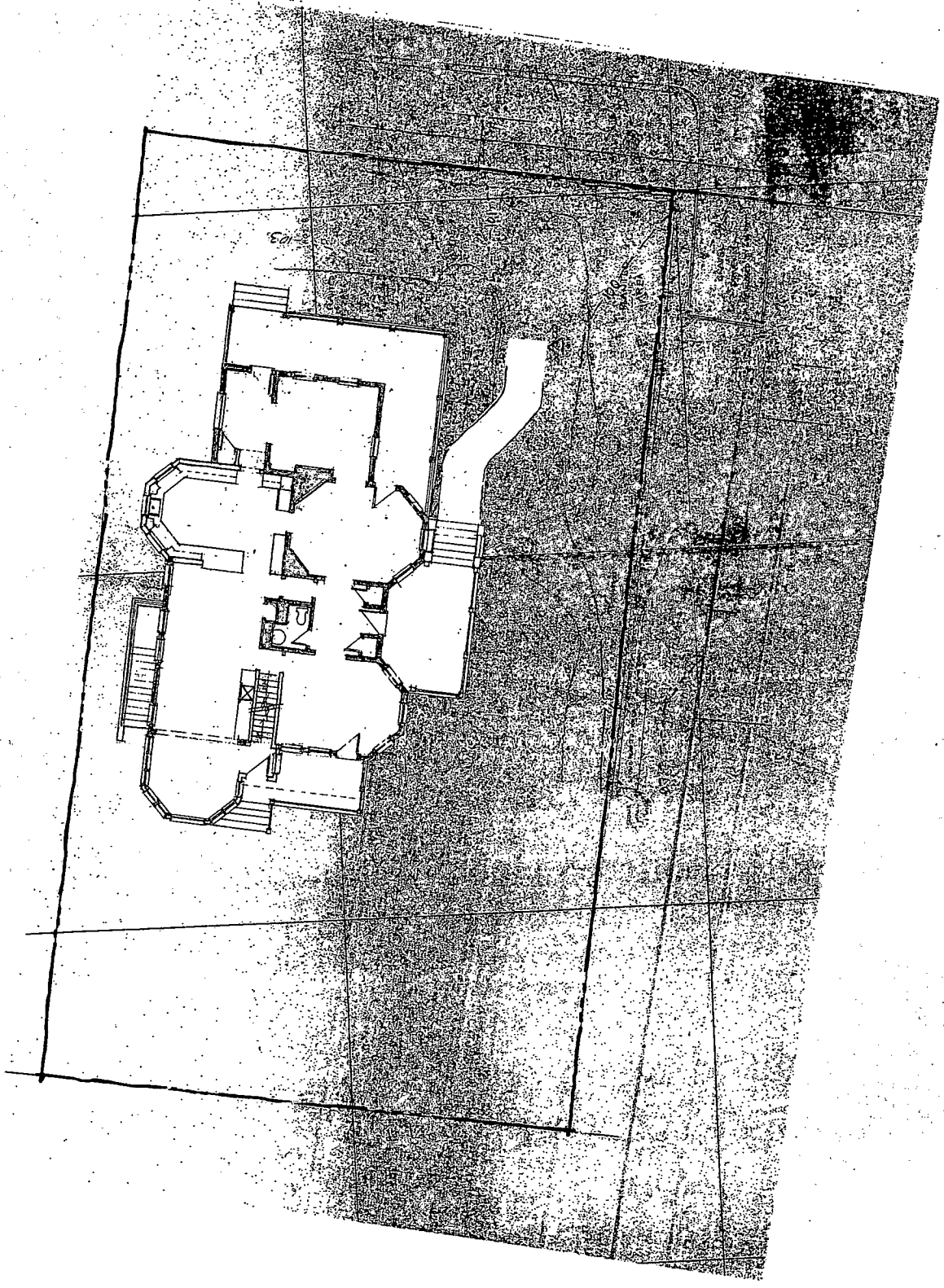
description

smaller plans

adj + conf + ~~turns~~

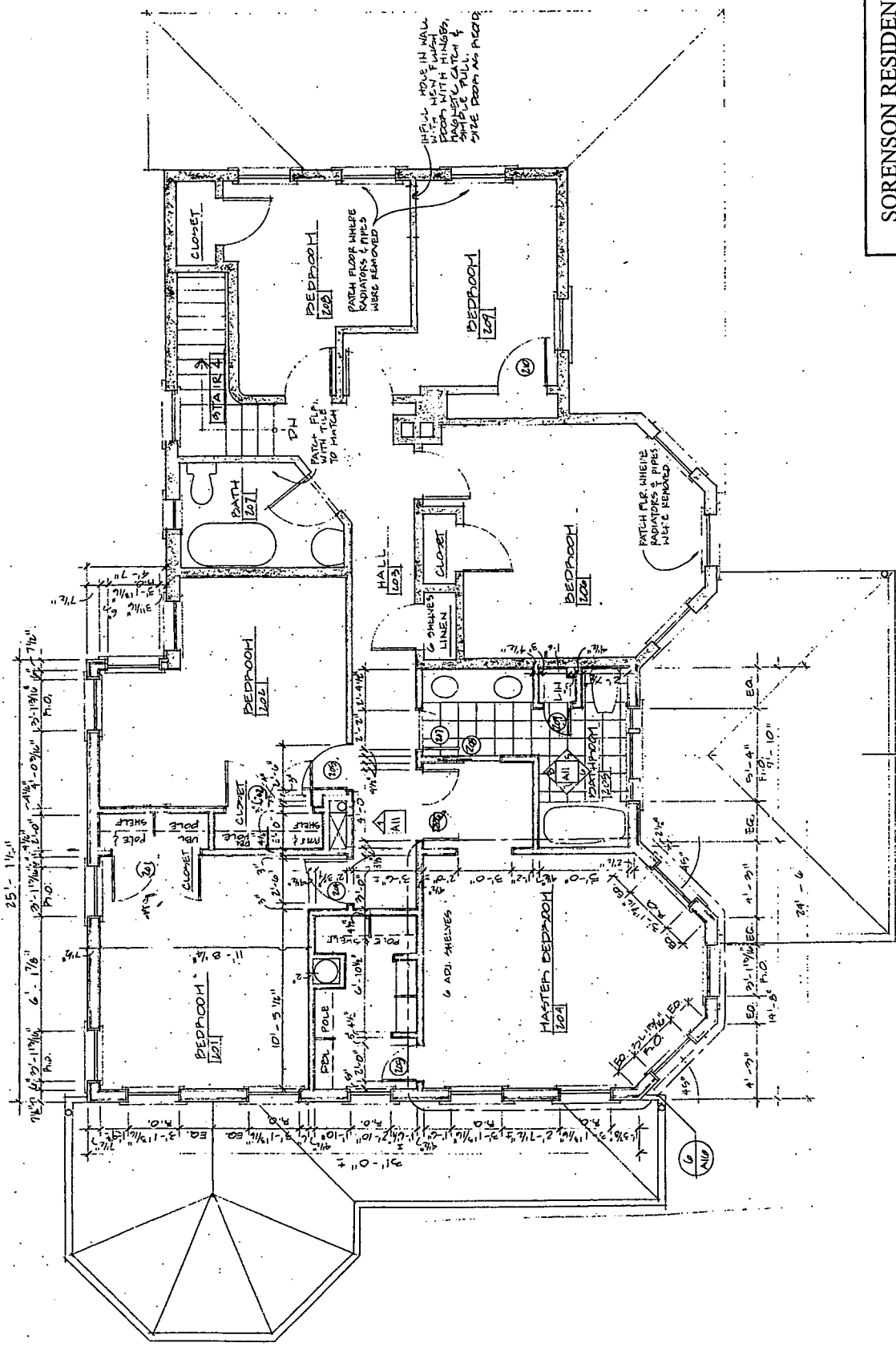
transcript

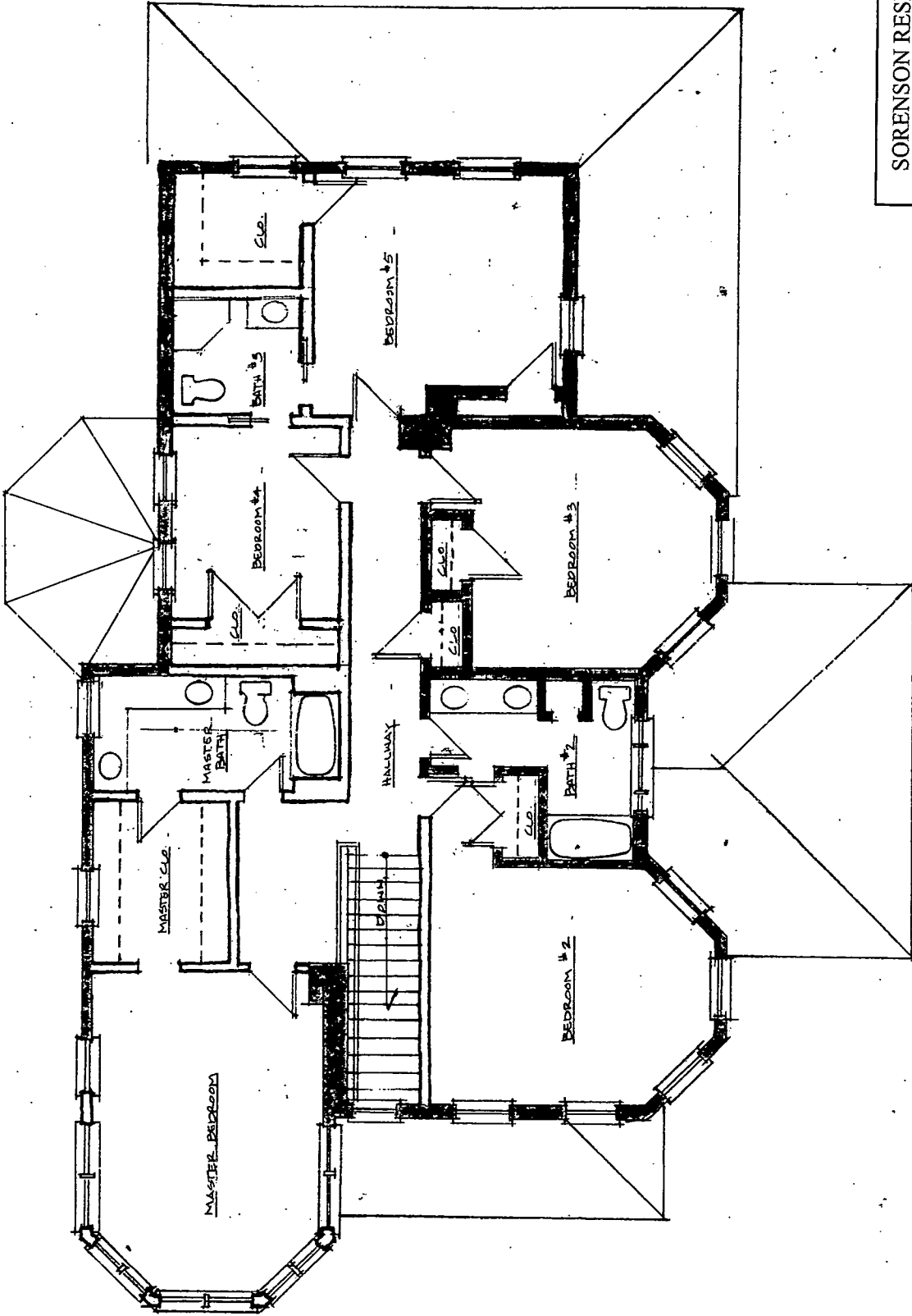
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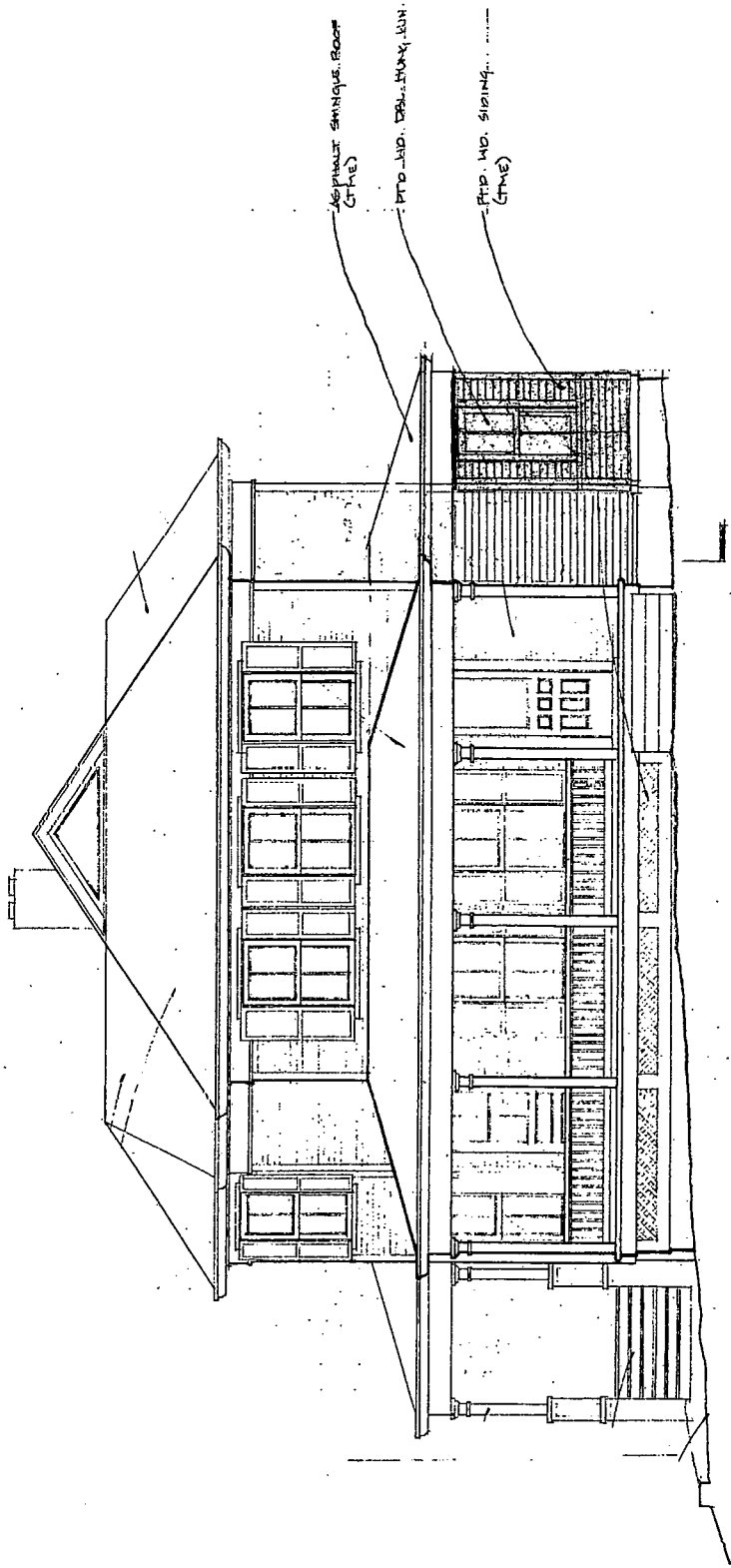
SORENSEN RESIDENCE  
SOMERSET, MARYLAND  
CONCEPTUAL SITE PLAN  
JULY 27, 2005  
BARNES VANZE ARCHITECTS

**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**EXISTING SECOND FLOOR PLAN**  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS



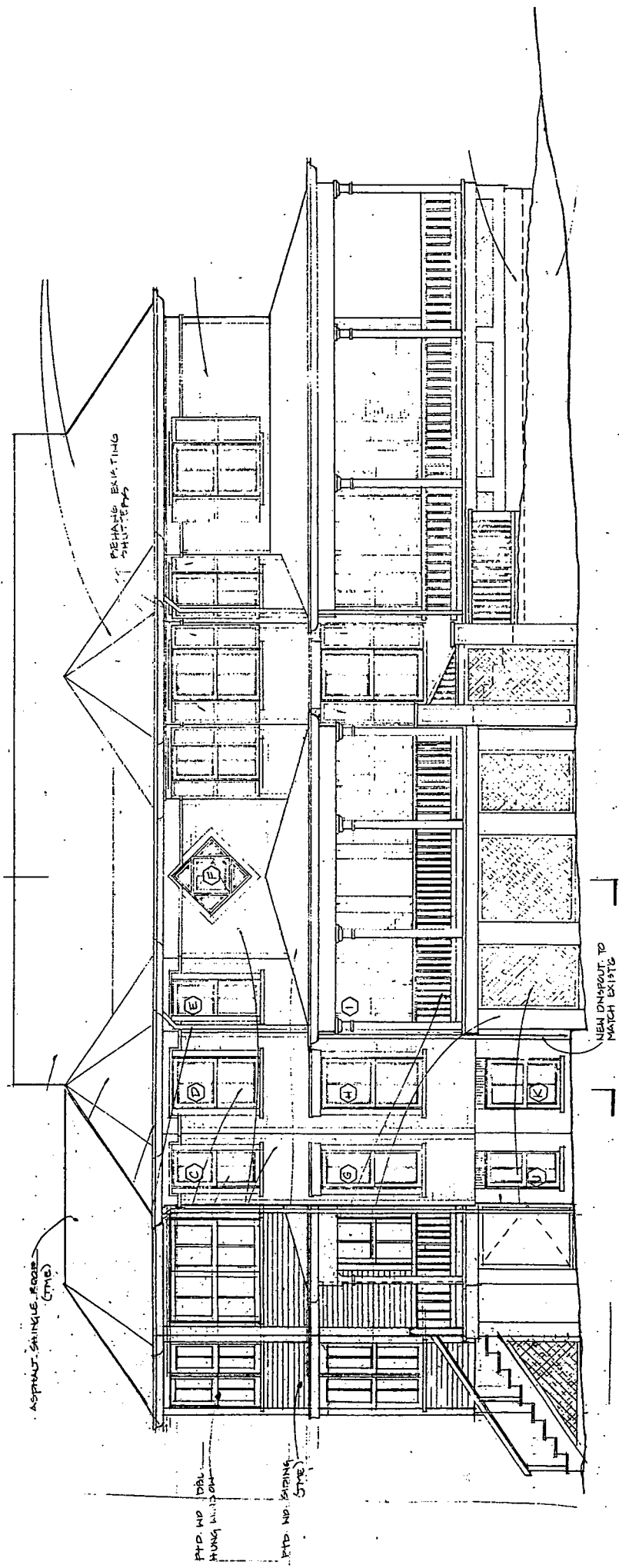


**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL SECOND FLOOR PLAN**  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS

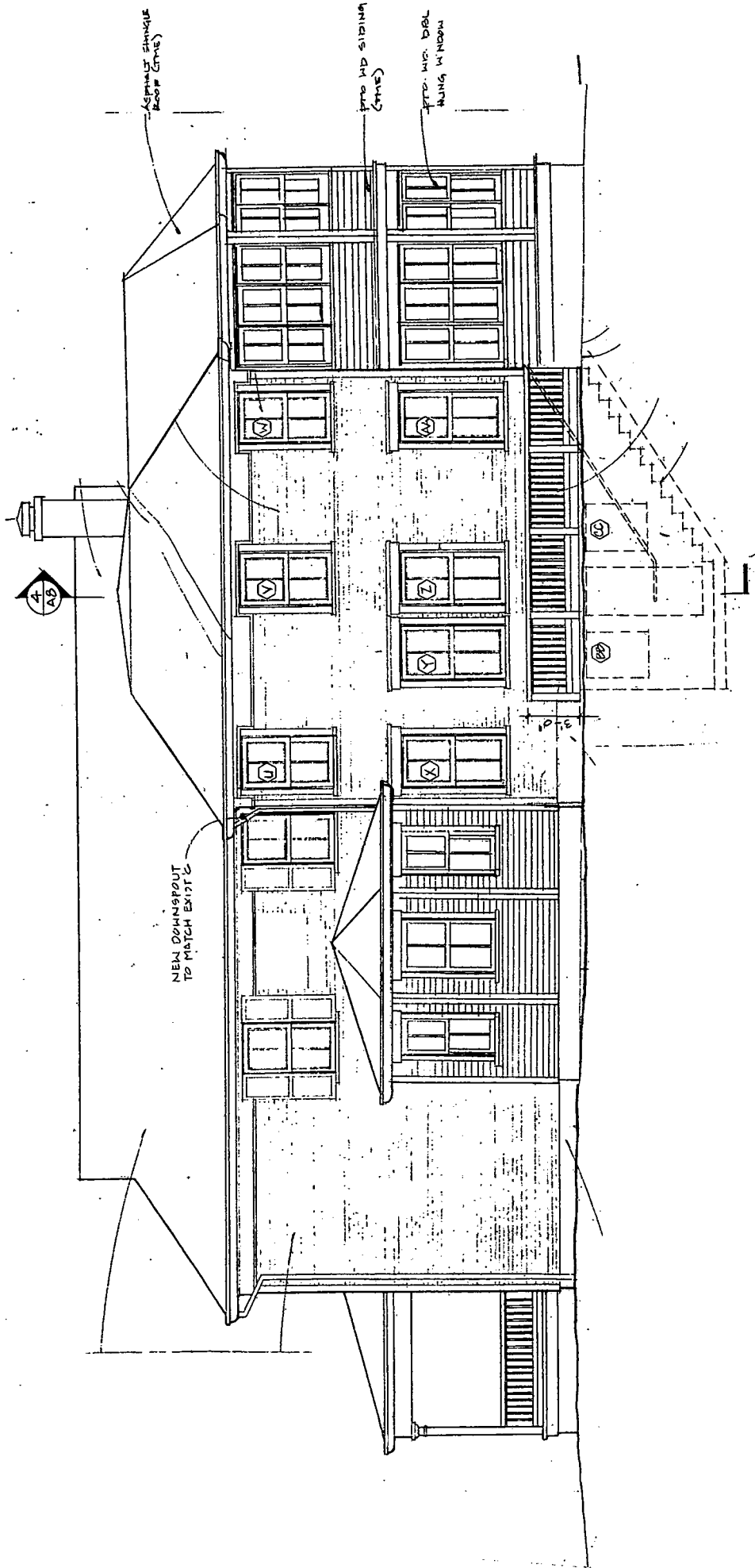


**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
CONCEPTUAL EAST ELEVATION  
JULY 27, 2005  
BARNES VANZE ARCHITECTS

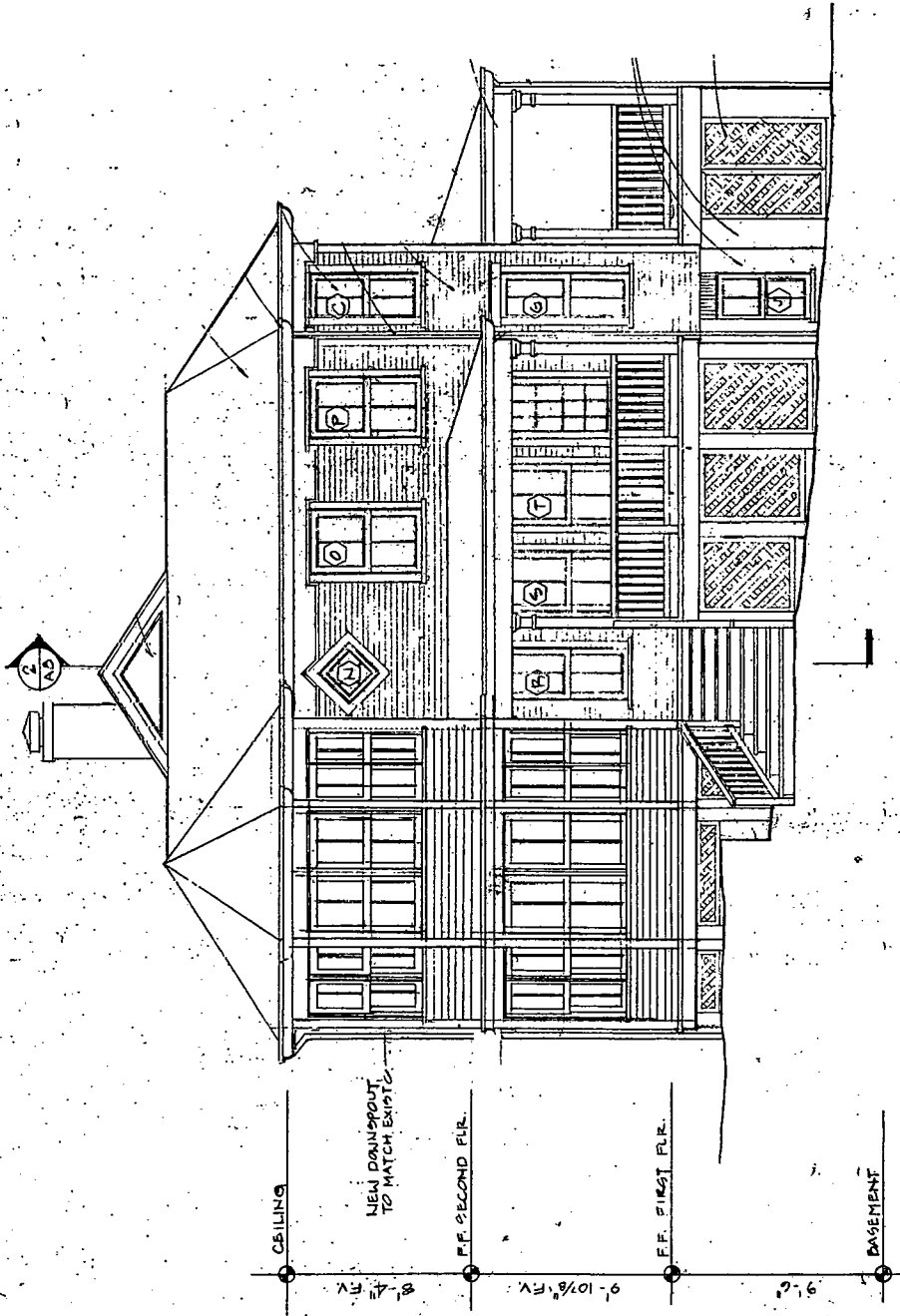




**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL SOUTH ELEVATION**  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS

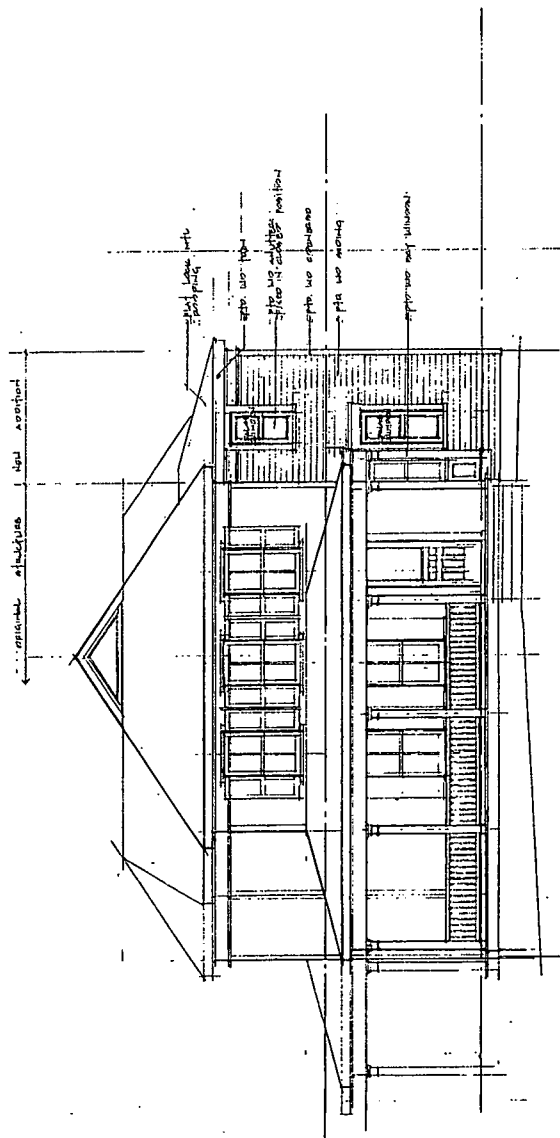


**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL NORTH ELEVATION**  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS



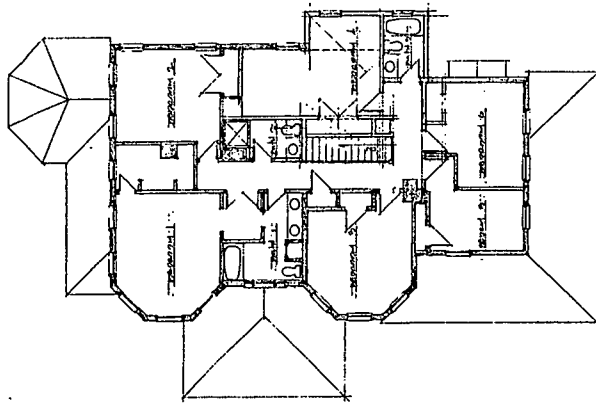
**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL WEST ELEVATION**  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS





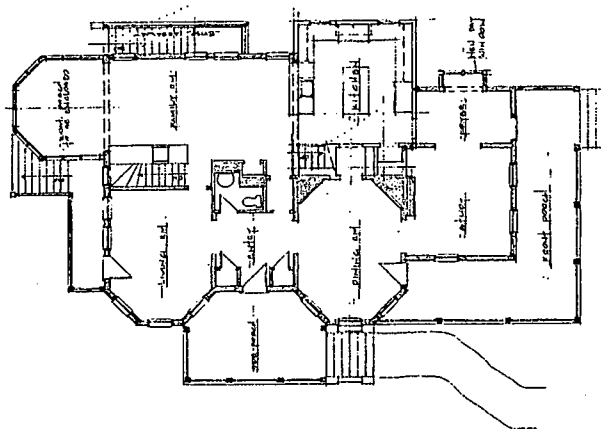
East (Green) Elevation  
 SCALE 1/4" = 1'-0"

**SORENSEN RESIDENCE**  
 Somerset, MD  
 Conceptual East Elevation  
 1/4" = 1'-0" - August 20, 2003  
 BARNES VANZE & ASSOCIATES, ARCHITECTS



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

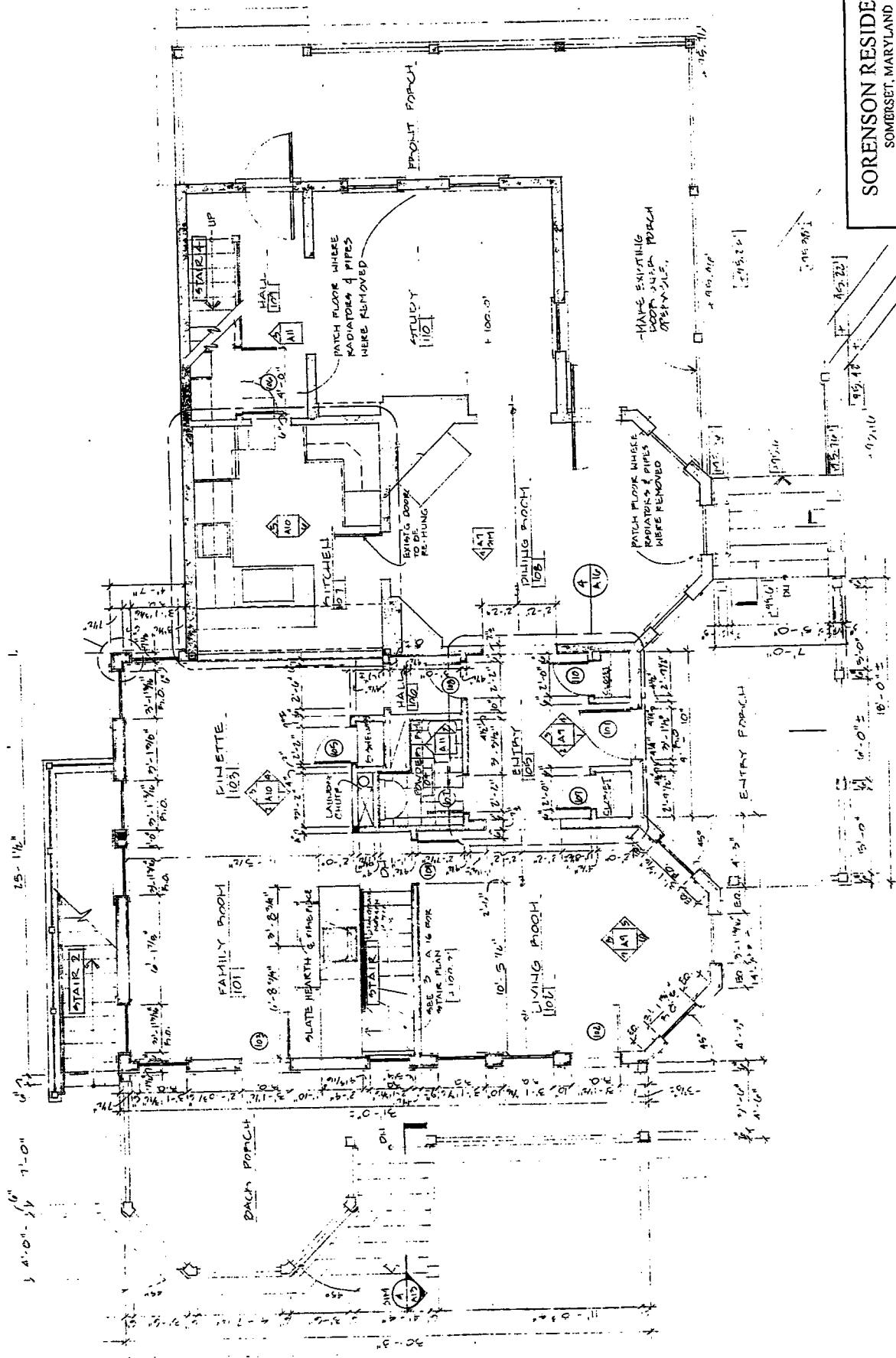
Some construction  
shown above

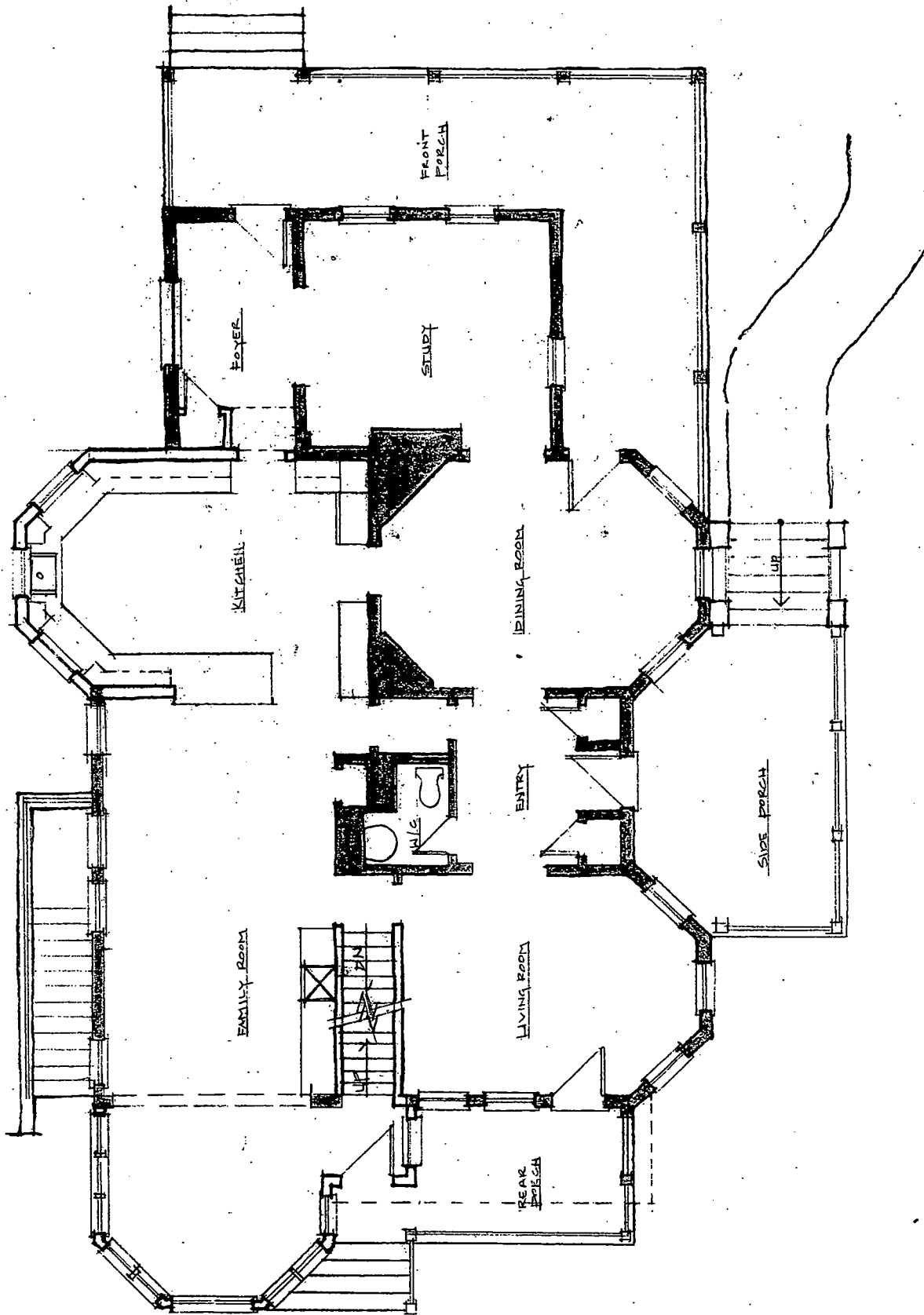


FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"

**SORENSEN RESIDENCE**  
SOMERSET, MD  
Conceptual Plans  
1/8" = 1'-0" - August 30, 2003  
BARNES VANZEL & ASSOCIATES, ARCHITECTS

**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
 EXISTING FIRST FLOOR PLAN  
 JULY 27, 2005  
 BARNES VANZEE ARCHITECTS





**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
CONCEPTUAL FIRST FLOOR PLAN  
JULY 27, 2005  
BARNES VANZE ARCHITECTS





**BARNES VANZE ARCHITECTS**

Sorenson Residence  
5810 Warwick Lane  
Somerset, MD

### Proposed Scope of Work (Architectural)

#### House:

- Existing two story frame house with full basement:

The historic fabric was previously expanded in the early '90s with an addition to the rear that attempted to relocate the entry to the south side of the structure between an early, and a newer, demi-octagonal bay window.

- Alterations:

- 1). The prior addition provided a demi-octagonal porch on the rear of the addition. It is the current proposal to expand the overall house by expanding into and enclosing this portion of the structure on the first floor, and to build an additional, and equal amount of square footage on the second floor.
- 2). At the location of the kitchen within the historic fabric of the house, we are proposing the construction of a new one story demi-octagonal bay on the north side. This addition would be similar to the bays approved for the earlier addition.

- Materials:

Materials would be consistent with those utilized for the rear addition, comprising a stucco covered concrete masonry unit foundation wall, with a frame structure above clad in painted wood siding with an asphalt shingle roof.

Windows would be painted wood double hung units with simulated divided lites.

**BARNES VANZE ARCHITECTS****FAX**

Date: **June 30, 2005**  
To: **Michelle - Maryland HPC**  
From: **Joshua Mohr**  
Fax Number: **301-563-3412**  
Re: **Sorenson Residence**  
Number of Pages (including cover sheet): **2**

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Date	Number	Description
	<b>1</b>	

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**Comments:**

Michelle,

Per your conversation with Ankie Barnes in our office, I have attached an partial elevation study of the proposed one story bay on the Sorenson Residence. If you have any questions, please just let us know.

Thanks,  
Joshua Mohr

*for August 17<sup>th</sup>*  
*Agenda*

Sender: Josh

Copy To: Ankie

3\*

ORIGINAL STRUCTURE

1999'S ADDITION



FLAT LOCK MITL ROOFING

PTO W/O TRIM  
PTO MATCH 1999'S ADDN

PTO W/O CORNER BO  
PTO W/O

PTO W/O CORNER BO

PTO W/O SIDING

NEW ADDITION

that the case was advertised in the Montgomery Journal. Ms. Simons presented the slides, staff report and staff recommendations. The applicants' proposal is to remove an existing wood deck on the rear of their 2-story wood frame house, which is described as an out-of-period resource built in the last ten years. The deck will be replaced with a new deck and 1-story screened porch at the first floor level. Ms. Simons stated that staff had heard from the Somerset LAP which unanimously approved the plans for construction. Commissioner Norkin noted that since the applicant's proposal is for an entirely rear modification to the property, which is an out-of-period house, the Commission can move for an expedited review. Commissioner Brenneman and staff concurred. Commissioner Norkin moved that the historic area work permit of Paul and Gayley Knight of the Somerset Historic District be approved as submitted and recommended in the staff report. The Chairperson asked if anyone in the audience or other Commissioners wanted to comment further on the proposed application. Mr. John Blackburn, architect representing the applicants, stated that he was present to answer any questions the Commission might have. He did not have a prepared statement. The Chairperson closed the public record and called for a vote on the motion. Following the vote, the motion passed unanimously.

C. Ruth and Arne Sorenson at 5810 Warwick Place, Somerset  
(HPC Case No. 35/36-91H) (Somerset Historic District)

The Chairperson opened the public record on this case. She asked staff if the case had been advertised. Staff confirmed that the case was advertised in the Montgomery Journal. Joan Simons presented the slides, staff report and recommendations. The applicants and their architect appeared before HPC for a preliminary consultation on July 10, 1991. On July 18, staff held a follow-up meeting with the applicants' architect. The applicants are now appearing before the HPC for approval of an historic area work permit. Their proposal is remove a first and second floor projecting addition, as well as a bay and porch on the back of the house. Then they will add a substantial addition, primarily to the rear of the of the property. The addition will consist of another large bay similar to the one that already exists. Between the old and new bays will be a covered entry porch. Ms. Simons noted that the applicants' plans have been revised to address staff's comments from the preliminary consultation.

Applicant Ruth Sorenson came forth to testify. She was accompanied by architect Joan Fabry who represented the Sorensens. Ms. Fabry presented slides and plans of the property. She also elaborated about the applicants' proposal. According to Ms. Sorenson, as recommended by the HPC in July, the applicants' plans have been revised. The existing front porch and entrance will be left intact in order to maintain the existing streetscape. The side entry porch has been reduced in size by approximately 1.5 feet in width. Details of the existing porch are replicated in the new porch to include single columns instead of

double columns, which reduces the significance of the side porch. Ms. Fabry stated that the addition is sensitive to the scale, proportion, and detailing of the existing house and other homes in the neighborhood. The original house will remain essentially intact.

The Chairperson, speaking on behalf of the HPC, thanked the Sorensons and architect Joan Fabry for addressing the Commission's recommendations. Commissioner Randall moved that the historic area work permit of Ruth and Arne Sorenson of the Somerset Historic District be approved based on Criterion 24-8(b)(1) and Standard 9 of the Secretary of the Interior's for Rehabilitation, as cited in the staff report. The Chairperson closed the public record and called for a vote on the motion. Following the vote, the motion passed 6-1 with Commissioner Lanigan opposed.

## II. HISTORIC PRESERVATION MASTER PLAN EVALUATIONS WORK SESSION AND RECOMMENDATIONS ON THE FOLLOWING RESOURCES

- Original Veirs Mill, Rock Creek Park, Aspen Hill
- Norbeck Black School, 4101 Muncaster Mill Road, Norbeck
- Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring
- Viers Mill Road Bridge, Rockville
- Baltimore Road Bridge, Rockville
- Norbeck Road Bridge, Rockville
- Rock Creek Hiker/Biker Trail Bridge, Wheaton
- Connecticut Avenue Bridge, Rockville
- Layhill Road Bridge, Silver Spring
- Pedestrian Bridge at Dewey Road, Wheaton

Gwen Marcus presented the slides, staff report, and recommendations for these master plan evaluations. Ms. Marcus explained that this evaluation represents the second part of a grouping of sites in the Aspen Hill Planning Area that the HPC has been asked to review as part of the overall Comprehensive Amendment to the Aspen Hill Master Plan. Previously, HPC reviewed sites in the Aspen Hill area that were on the Locational Atlas. The properties listed on tonight's agenda, are ones that have been recommended by the Citizens Advisory Committee. The staff memorandum recommends 2 out of the 10 potential sites for addition to the Locational Atlas and for placement on the Master Plan for Historic Preservation. They are Aspen Hill Pet Cemetery and the Baltimore Road Bridge.

Ms. Marcus stated that she will proceed to address evaluations of the resources as listed on Agenda. Norbeck Black School on Muncaster Mill Road was not recommended because of major alterations that have been undertaken to the property; it is a substantially different looking building than the original building. Staff did recommend Aspin Hill Pet Cemetery based on three criteria:

asked if anybody in the audience wanted to comment on any of the several bridges in the Aspen Hill area on the agenda that were presented by the consultants. There being no others who wanted to testify, the Chairman concluded the discussion of the Master Plan evaluations and announced a 5 minute recess at 9:00 p.m. The meeting was reconvened at 9:05 p.m.

### III. PRELIMINARY CONSULTATIONS

- A. Arne and Ruth Sorenson, for construction of an addition at 5810 Warwick Place, Chevy Chase (Somerset Historic District)

The Chairman opened the public record on this preliminary consultation at this site, and confirmed with staff that the LAP had been notified of the hearing.

Gwen Marcus made the initial presentation. In her opening remarks, she stated that the resource (Sorenson's house) was a primary contributing resource in the Somerset Historic District. Ms. Marcus relayed a telephone call from Mayor Behr to HPC staff regarding the Sorenson's proposed plans for construction: a motion in favor of the project had been unanimously approved by the LAP. To orient those present, she showed slides of the Sorensons's house, which was built in 1901. Ms. Marcus stated that Laura McGrath essentially did the staff report on this preliminary consultation and that she concurs with Laura's concern about the changes to the front facade. Specifically the relocation of the porch and steps to the north and installation of railing where there are currently steps does not meet the Secretary of the Interior's guidelines which, recommends against altering front porches and entrances. Further, she stated that she had asked the Sorensons and the architects representing them to provide HPC with a little more information at this meeting about the percentage of lot coverage for the existing house and the proposed enlargement. She then turned the presentation over to Mr. Sorenson.

Arne Sorenson said that in order to prevent unexpected problems with the proposed construction, he enlisted the services of architect Joan Fabry who had worked with him and his wife for a considerable amount of time on an exterior plan based upon some additional ideas about the interior. As such, he had asked Ms. Fabry to accompany and represent him before the HPC. Mr. Sorenson then turned the presentation over to Ms. Fabry and her associate, Dana Short.

Joan Fabry of Fabry Associates, located at 1743 Connecticut Avenue, Washington, D.C., started the presentation by responding to Gwen Marcus' questions regarding lot occupancy. According to Ms. Fabry, the existing lot, as well as two other nearby lots, are 1 1/2 lots wide. The Sorenson lot measures approximately 73 feet wide and 132 1/2 feet deep, it is 9714 square feet. The existing lot occupancy of the house and porch is 1296 square feet, or 13 1/3 percent of the lot. The proposed lot occupancy is approximately 2330 square feet or 24 percent of the lot, including all covered porches, which as stated by Ms. Fabry, is far under the allowable lot occupancy of 35%.

As part of her presentation, Ms. Fabry presented a series of

slides of the Sorenson residence and the two residences located at 5808 and 5812 that are very similar to the Sorenson house and have the same plan with minor variations. Ms. Fabry described the three houses and stated that all three had been altered; she told of the alterations to the individual houses, noting the alterations to the Sorensons house: a rear addition to the left enclosing a dinette, a bedroom with bay windows on the second floor, a porch, and one window. Removal of the rear "ad hoc" addition in its entirety, stated Ms. Fabry was part of the proposal before the Board. As proposed by Ms. Fabry, the rear addition would be removed. The new south facade would repeat the existing south facing dining room bay; the new bay would be linked to the existing by a new entry at the south side. In addition, a covered entry porch on the south facade with a landscape path leading from the street, and a new more shallow porch facing the rear with access to the garden would be added. Proposed plans of the house, which also showed the logic of the interior floor plan were subsequently presented by Ms. Fabry.

Because of the interior floor plan needs, explained Ms. Fabry, the formal entry would be located to the south side of the house between the new bay and the old bay. The existing entry door off the porch will remain as the family entrance, and to avoid an ambivalence as to where the main entrance of the house is, she proposed to relocate three existing steps and provide a railing at the front porch. This explanation was expanded upon by the aid of a model of the house which she provided. Other modifications and additions to the house, most of which distinguished the new architecture from the old were described. In her closing remarks of the presentation, Ms. Fabry stated that they feel the addition is sensitive to the scale, proportion and detailing of the existing home and is compatible with the other homes in the neighborhood.

At this point, the Chairman asked the other Commissioners if they wanted to comment or ask questions of the architect for the owner. Commissioner Wagner questioned if the staff report done by Laura McGrath mentioned the fact that the stairs and rails are being moved, noting that the plan for the steps and rails is a totally reversible change. Ms. Fabry stated that Laura did comment on the three front steps and she suggested not making the proposed alterations. Commissioner Wagner asked if Laura recommended against the plans for the steps and rails, even though it is completely reversible. Gwen Marcus stated that one of the concerns about the steps and rails is the view along the streetscape in as much as the existing houses on either side, which date from the same period all still have retained their front entryways, in the sense that you walk up the steps to the front door in that type of orientation. Ms. Marcus commented further that part of the concern is from an historical standpoint, and Laura McGrath's comment in essence was that the original entrance should not be quite as subservient to the new side entrance. Ms. Fabry commented that the railing is fairly transparent picket railing, and she thought it important to have a sense of at which entrance a stranger or guest should enter or ring the door bell.

The Chairman asked Commissioner Kousoulas to comment on the basic proposal to alter the house; he asked Commissioner Kousoulas if changing the pattern of the house, which has been established locally on that street, was of concern to him. Commissioner Kousoulas stated that he was concerned about the south elevation in that houses in Somerset are basically oriented to a street and there are definite sides to a house; now the architect has really created the front of the house on the side of the house. While the new main facade is very grand, it is not the sort of house that is characteristic of the streetscape. He noted further that the two bays are very similar and the new entry porch adds a strong centrality to it. Ms. Fabry essentially stated that she did not think that because of the design, the front of the house would be incompatible with the streetscape. Commissioner Kousoulas emphasized that he was not concerned about the rearranging of the stairs and railing. Rather, he was concerned about the nature of the side of the house, particularly the repeating bay. According to Ms. Fabry, who asked Mr. Sorenson to confirm, the bay is repeated in at least two very similar houses in the immediate area, however the front entrance was not altered on these other houses.

Commissioner Wagner asked if the Sorensens could make their current living room into a formal entrance hall. Ms. Fabry responded that the current living room could be made into a formal entrance hall only at the expense of deleting the proposed study. Commissioner Harris asked if it were correct that the original house would retain shutters, while the new plan proposes to delete shutters from the addition. Ms. Fabry and Mr. Sorenson said it was the intention.

Responding to the Chairman's comments about the front entryway, Commissioner Harris expressed that, although she agrees that it is a change that is easily reversible and from an architectural point of view it makes sense when proposing a new major entrance on the other side of the house, the concept made her uncomfortable because the Sorenson house is one of three houses that are very similar and is very much a part of the streetscape. By changing the front entry, the rhythm, which is also a part of the historic district, would also be changed.

The Chairman commented further about the current coverage of the Sorenson house which is 13 1/2 percent and the proposed coverage that goes up to 24 percent, which according to the architect is allowable under R-60 zoning. He shared with the new Commissioners a brief history about lot coverage, an issue the Commission struggled with over the last couple of years, particularly in Kensington. The Chairman said what the Commission found to be the important issue to grapple with was not what zoning sets as a limit, but what seems to be appropriate and the norm in the district, and what is an appropriate amount of house to open space in the district. Based on the slides presented by both staff and applicants showing the large size of additions on the adjoining house, the Chairman stated that he was convinced that the additions to the Sorenson house would not be over-scaled for the relationship between house and open space. The other two matters that the Chairman pointed out were that when the HAWP comes back before the Commission, a tree plan would need to be part of



their submission and the HPC would need to be convinced that the large trees that sit to the west of the property would not be negatively impacted by either the ultimate construction or the process of construction. In addition, the Chairman said that he was concerned about the way the architect had chosen to distinguish new from old in as much as the Commission had adopted the Secretary of the Interior's guidelines in considering whether or not a proposed project meets the requirements of the ordinance. The design solution of echoing the bays, stated the Chairman, would have been a natural solution if a grand lawn existed to the south of the house. However, it did not, and as such he was not sure that the new the elevations were an appropriate response within the Secretary of the Interior's guidelines.

The Chairman then asked if the other Commissioners or staff wanted to comment. Gwen Marcus stated that having seen the model, she was convinced that the size of the addition is not overly massive and probably is appropriate. Her primary concern, she explained, was that the south side of the house where the new entrance has been created, is clearly becoming a primary facade of the house. It is not necessarily a bad design, however it is important that historically, in turn-of-the-century neighborhoods, the front facades of houses were the the front entrances and they need to remain the primary facade. Essentially, both the front facade of the Sorenson house and the facade of the stairs should remain as they are; and although there is no problem with having an entrance on the side, the side facade should be toned down somewhat, so that it does not appear to be overshadowing the front facade in terms of grandness and detailing.

Ms. Fabry responded that they did not project beyond the side building line with any structure that is entirely enclosed; the porch, which is an entry porch, is at the same level, height and detailing essentially as the front one. She suggested that perhaps they could go back and match the detailing in terms of the single columns rather than the double columns, but she wasn't quite sure how to tone down the side as perceived from the front without almost taking it away. Ms. Fabry asked if staff had suggestions. Ms. Marcus stated that perhaps the exterior trellis at the street is something that could be deleted in deference to the idea that the front facade will be the most important facade. Ms. Fabry responded that they placed it there to work as a gateway or a piece of landscaping at the street level separate from the house.

The Chairman stated Commissioners and staff were trying to give Ms. Fabry their response to the construction plans and that he wanted to know if there were any more points to be raised by the Commissioners. Commissioner Kousoulas stated the concern is the manner of projection, and not only the size of the projection on a house such as the Sorenson's. According to the plan, stated Commissioner Kousoulas, the porch is half the size of the living room and it is a very large porch.

Mr. Sorenson, in an effort to understand what the Commissioners concerns were, asked if it was the HPC's sense that the proposed

changes with a side entry were acceptable if the side porch is deemphasized, and the existing entrance is retained. Or did the HPC feel you can't enter the side of the house, and you need to find a way to go through the existing hallway. The issue, stated the Chairman, is that they had taken a side and made it a front. Further, he stated that the Hallady houses in the Somerset District had a relationship to the street and a pattern of the way you get from the street, across the sidewalk, up the porch and into the front door. Those are historic characteristics. The Chairman concluded by saying that if Mr. Sorenson and his design staff could address the stated concerns, and he believed they could, there would be no problem. If they have additional questions or would like some additional feedback, he was sure that staff would be available for discussion later; he invited Mr. Sorenson to have the last remark. In his last remarks, Mr. Sorenson stated that the more changes they have to make to the plan - that is using the front of the house as the main entrance, the more they have to change substantially the inside floor plan of the house. Ms. Marcus stated that she thinks the concensus of the Commission is that there is no problem with having an entrance on the side, and the point Mr. Sorenson made about being able to retain the original floor plan was a good one; the concern is that the new side entrance should not overshadow the original front entrance, and that the exterior design of the new side entrance be done in such a way that it does not overshadow the front facade. As they proceed with their HAWP, she would be glad to meet with Mr. Sorenson and Ms. Fabry to talk about other ideas.

IV. Proposal for Revised Environmental Setting for Atlas Resource #25/23, the Samuel Jones house (also known as "The Knob"), at 10835 Red Barn Lane, Potomac.

The Chairman opened the public record for Atlas Resource #25/23. Gwen Marcus announced that Mary Ann Rolland would be making the presentation on that particular subdivision proposal, including a slide presentation, whereby Ms. Rolland oriented the audience to the location of the property in Travillah. Ms. Rolland showed the subdivision plan, which she stated was submitted previously to the HPC as a pre-preliminary plan called the Lankler Property. Currently, the entire parcel of about 30 acres had been recommended by the HPC as the environmental setting. The HPC had suggested that there be a sufficient buffer between the resource and any new construction that might be built. Ms. Rolland explained that developer's proposal was for a first stage development of six subdivided lots, which includes the lot with the Samuel Jones House. The developer proposed to get three lots north of the historic resource with an easment on lot #3. Staff's concern was that this proposed easement does not include the whole circular drive and dense group of existing pine trees. Ms. Rolland presented a drawing that showed an enlarged easement area that would include the trees that provide a buffer to the north and shield the original farmhouse. In addition, she presented more slides that showed other vistas from the Samuel Jones House, including a view of the pond from house. Ms. Rolland suggested that there be a building

**BARNES VANZE ARCHITECTS**

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

**LETTER OF TRANSMITTAL**

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

TO HISTORIC PRESERVATION COMMISSION  
M-NCPPC  
8787 GEORGIA AVE  
SILVER SPRING, MD 20910

DATE <u>8/20/03</u>	JOB NO.
ATTENTION <u>MICHELE NARU</u>	
RE: <u>5810 WARWICK PLACE</u>	
<u>SOMERSET, MD</u>	

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

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>20</u>	<u>8/20/03</u>		<u>CONCEPTUAL PLANS &amp; ELEVATIONS</u>
<u>20</u>	<u>-</u>		<u>PHOTOS</u>

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 PLEASE CALL OR E-MAIL IF YOU HAVE QUESTIONS

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COPY TO \_\_\_\_\_

SIGNED: STEVE SCOTTLEZ



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

**DRAWING TITLE:**  
STREET/NORTH FACADE

**PROJECT NAME:**  
SORENSEN RESIDENCE

**DATE:**  
8/20/2003

**SCALE.:**  
NO SCALE

**1**



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

**DRAWING TITLE:**  
EAST (STREET) FACADE

**PROJECT NAME:**  
SORENSEN RESIDENCE

**DATE:**  
8/20/2003

**SCALE.:**  
NO SCALE

**2**



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

**DRAWING TITLE:**  
SOUTH FACADE

**PROJECT NAME:**  
SORENSEN RESIDENCE

**DATE:**  
8/20/2003

**SCALE.:**  
NO SCALE

**3**



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

**DRAWING TITLE:**  
WEST FACADE

**PROJECT NAME:**  
SORENSEN RESIDENCE

**DATE:**  
8/20/2003

**SCALE.:**  
NO SCALE

**4**



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

**DRAWING TITLE:**  
NORTH FACADE DETAIL

**PROJECT NAME:**  
SORENSEN RESIDENCE

**DATE:**  
8/20/2003

**SCALE.:**  
NO SCALE

**5**





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

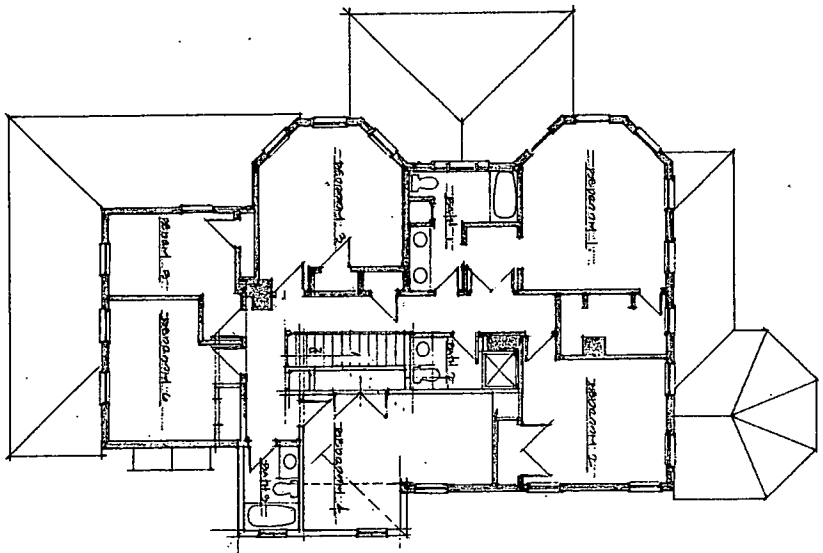
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NORTH FACADE

**PROJECT NAME:**  
SORENSEN RESIDENCE

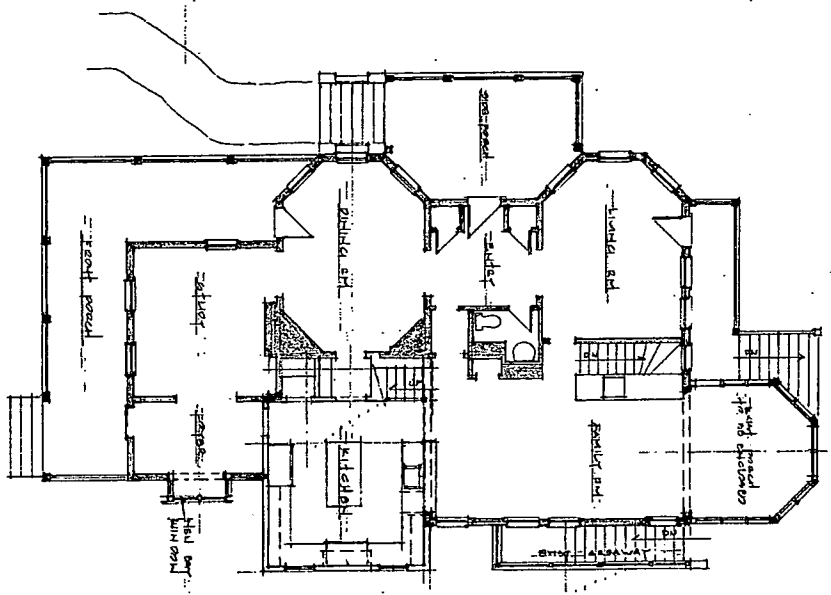
**DATE:**  
8/20/2003

**SCALE.:**  
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6



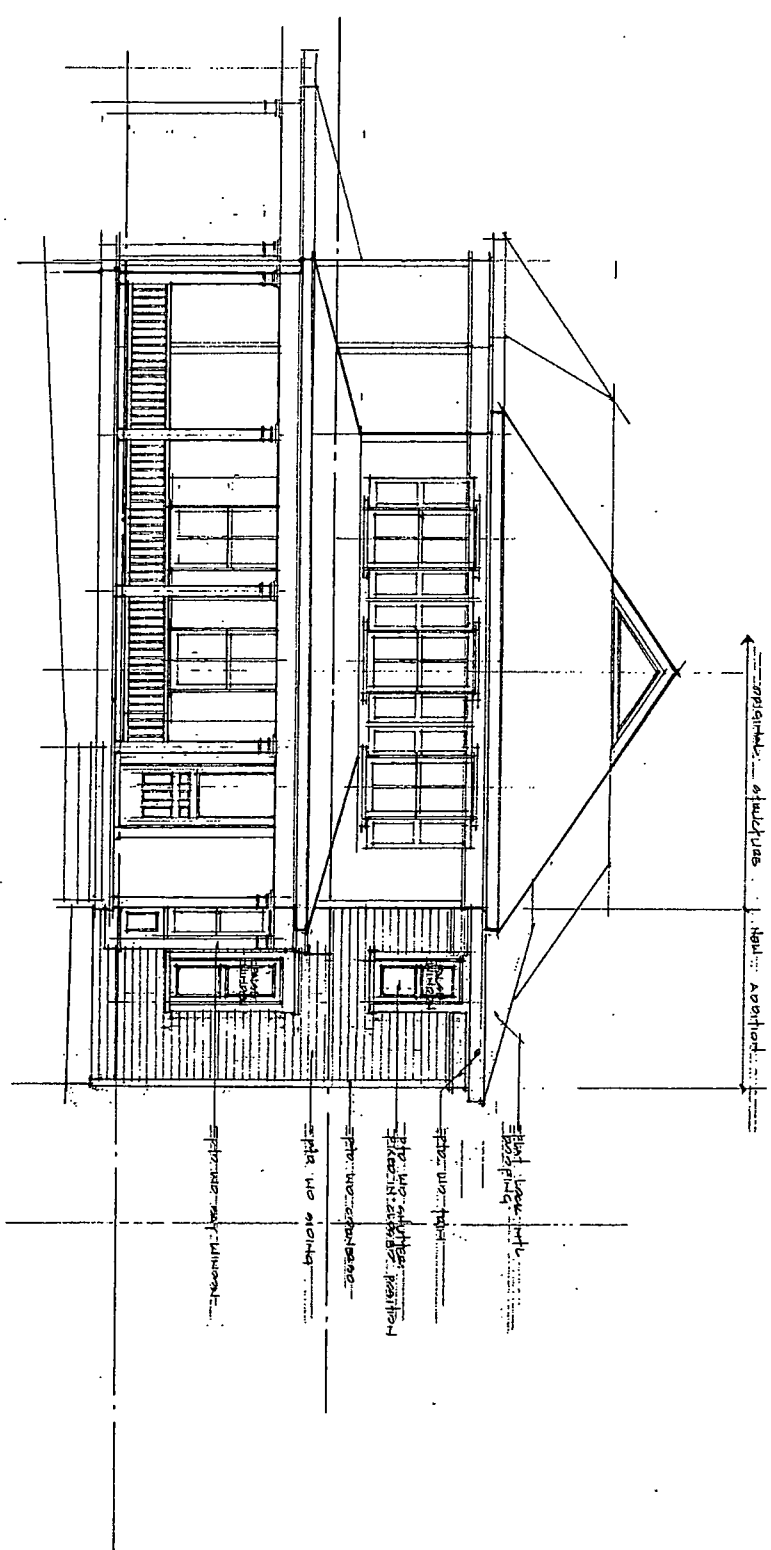
EXIST. CONSTRUCTION  
 SHOWN SHADDED



SECOND FLOOR PLAN PROPOSED

FIRST FLOOR PLAN PROPOSED

**SORENSEN RESIDENCE**  
 Somersact, MD  
**Conceptual Plans**  
 1/8" = 1'-0" - August 20, 2003  
 BARNES VANZE & ASSOCIATES, ARCHITECTS



EAST (SHEEP) ELEVATION  
SCALE: 1/4" = 1'-0"

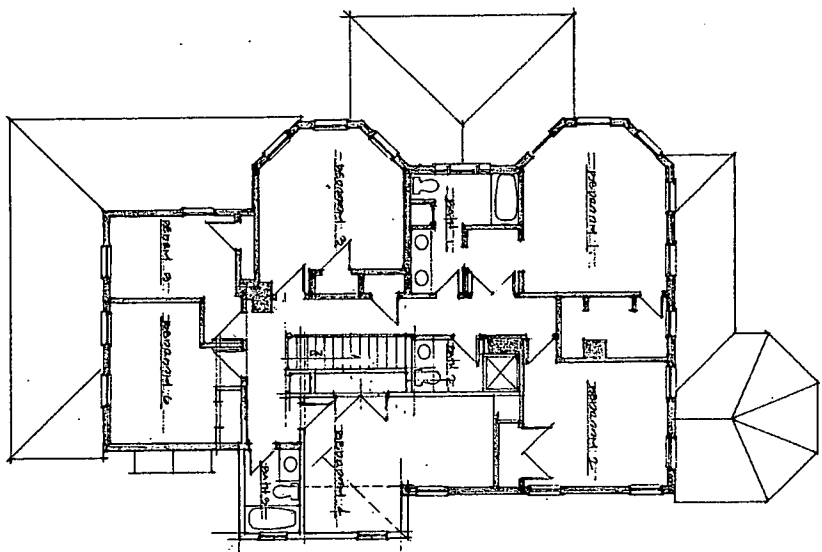
plan level with  
position  
place in  
position  
place in  
position  
place in  
position

**SORENSEN RESIDENCE**  
Somerset, MD

Conceptual East Elevation  
1/4" = 1'-0" - August 20, 2003

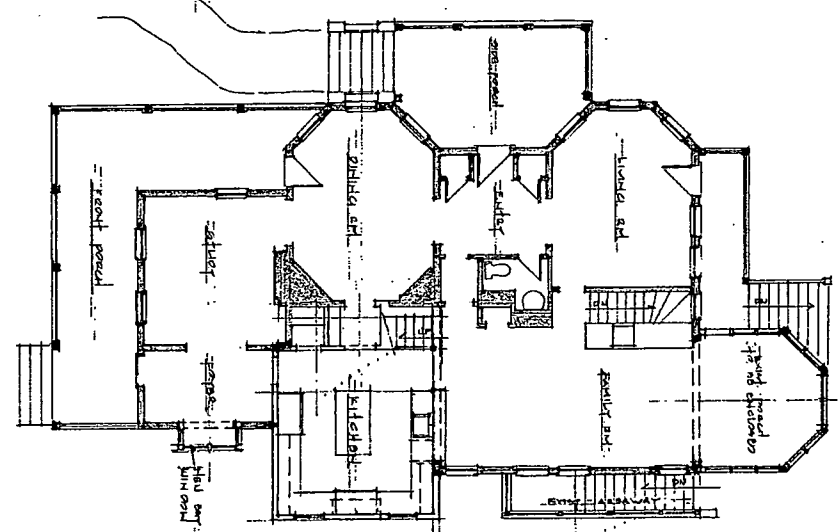
BARNES VANZE & ASSOCIATES, ARCHITECTS





SECOND FLOOR PLAN - PROPOSED

EXISTING CONSTRUCTION FOR ADJACENT SHEDS



FIRST FLOOR PLAN - PROPOSED

**SORENSEN RESIDENCE**

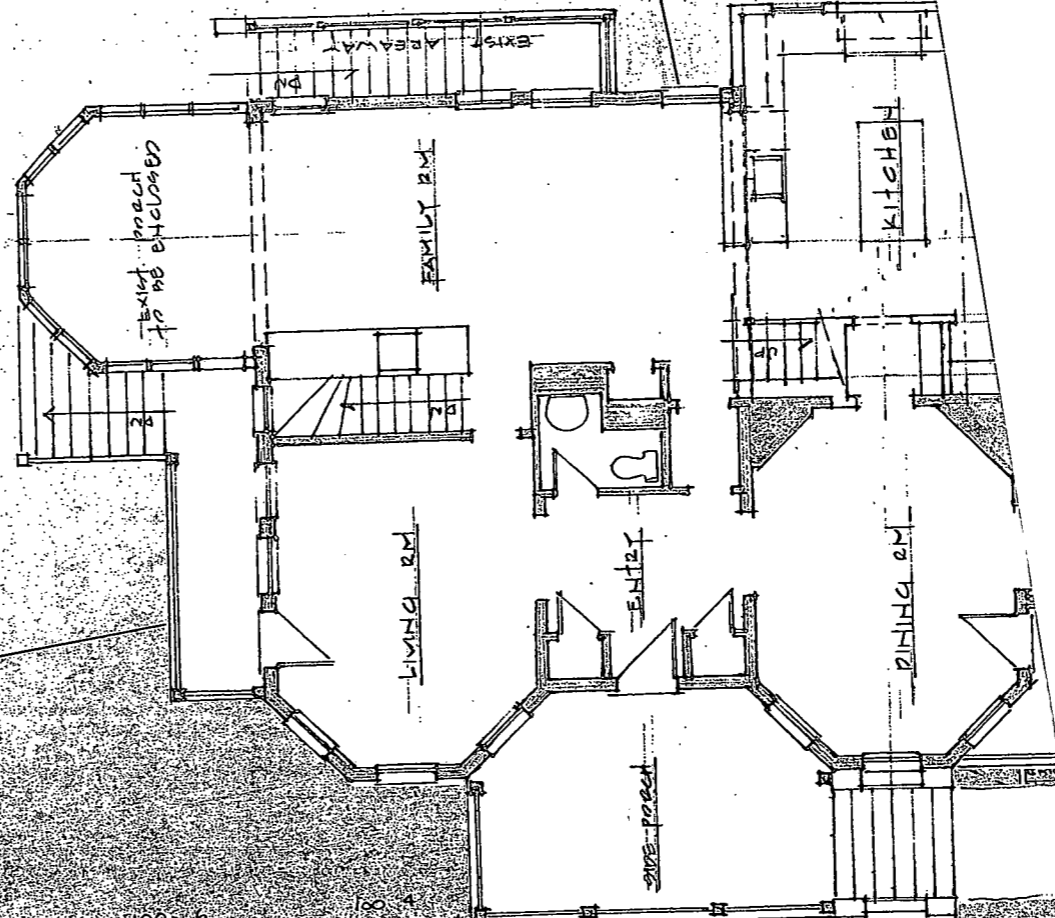
Somerset, MD

Conceptual Plans  
1/8" = 1'-0" - August 20, 2003

BARNES VANZE & ASSOCIATES, ARCHITECTS





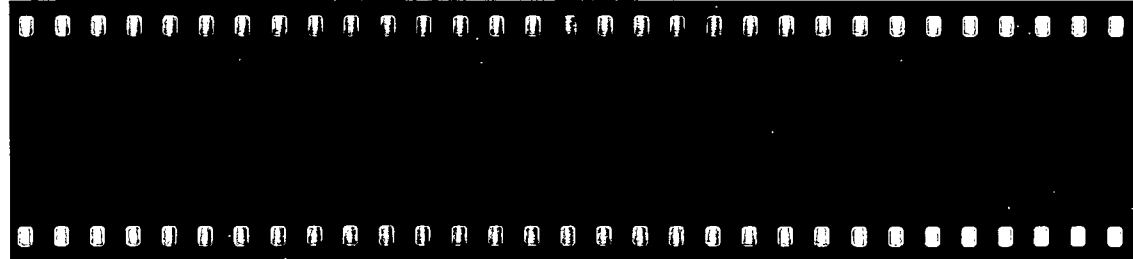
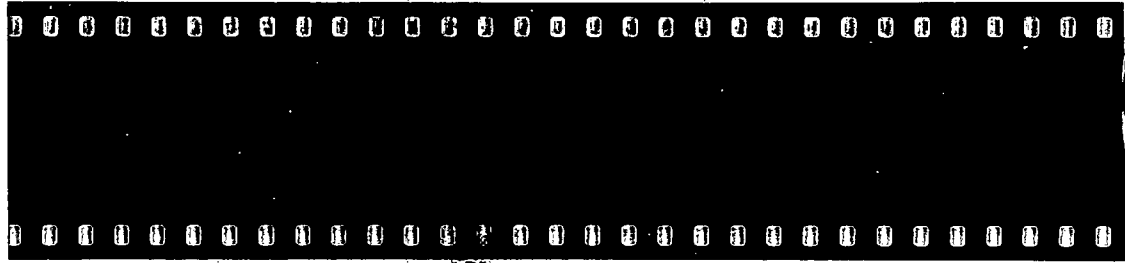
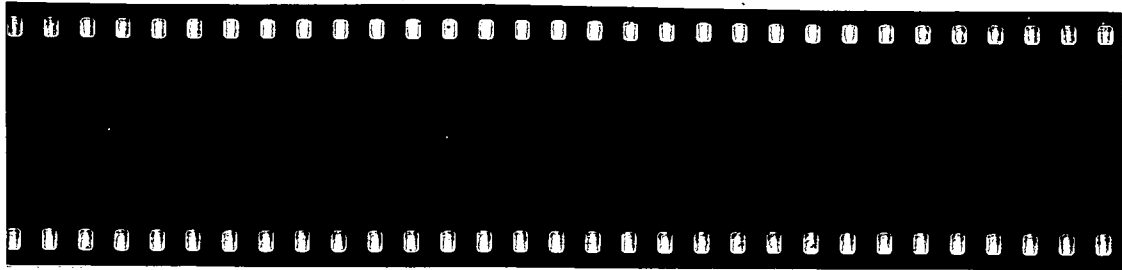


HOUS  
#  
5808



ASSIGNMENT:

FILE NO:





June 29, 2005.

Ms Michelle Oabs  
HPC  
1109 Spring St.  
Suite 807  
Silver Spring Md. 20910

Re: Sauer's Residence  
5810 Warwick Place  
Sawyer.

Dear Michelle,

We have a new scheme for this home - with most of the work in the back.

However, he now has 5 kids and needs a bigger kitchen & more bedrooms, so we are asking you to look at a (different) side addition again.

over

please call me to review and  
abuse.

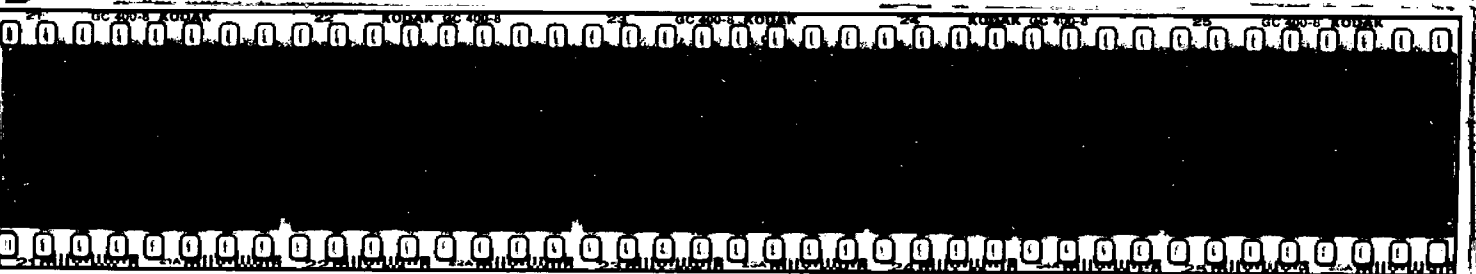
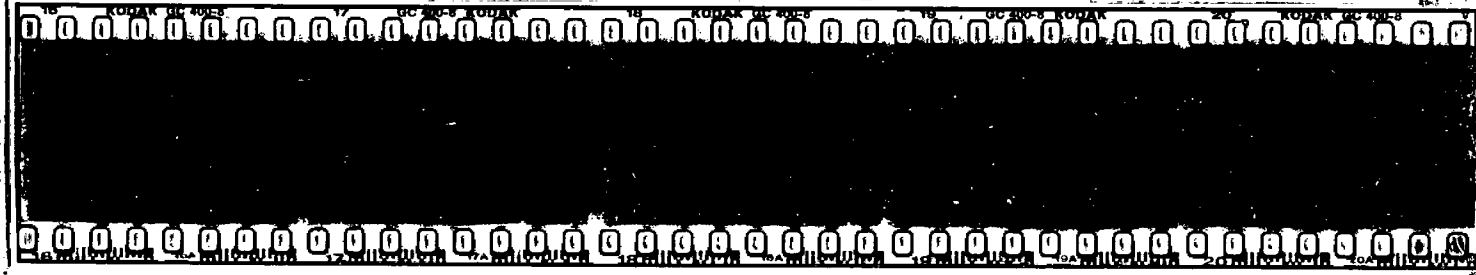
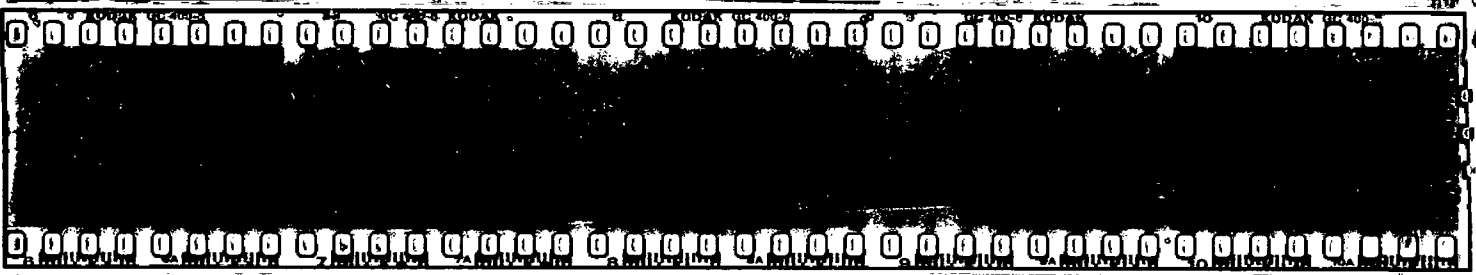
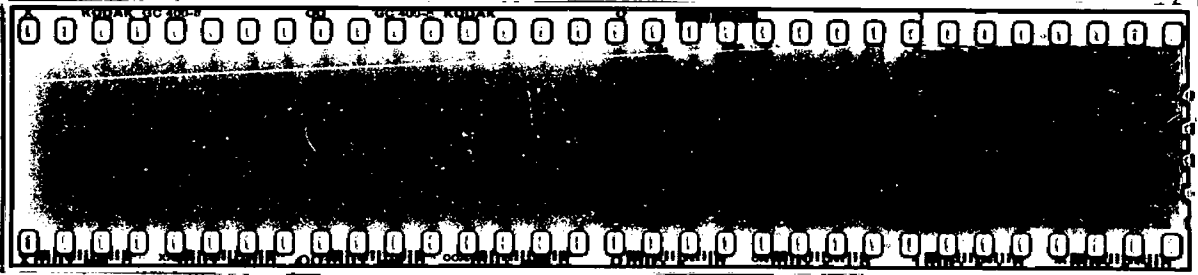
Thanks,

Archie Brown

DATE:

ASSIGNMENT:

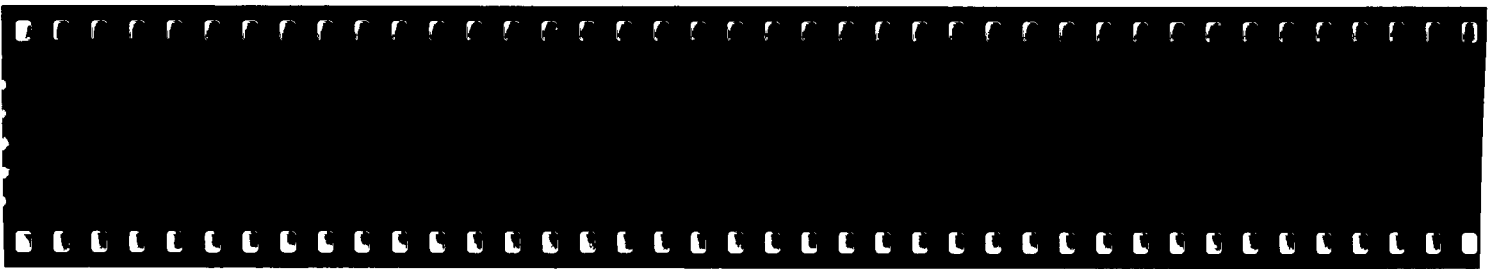
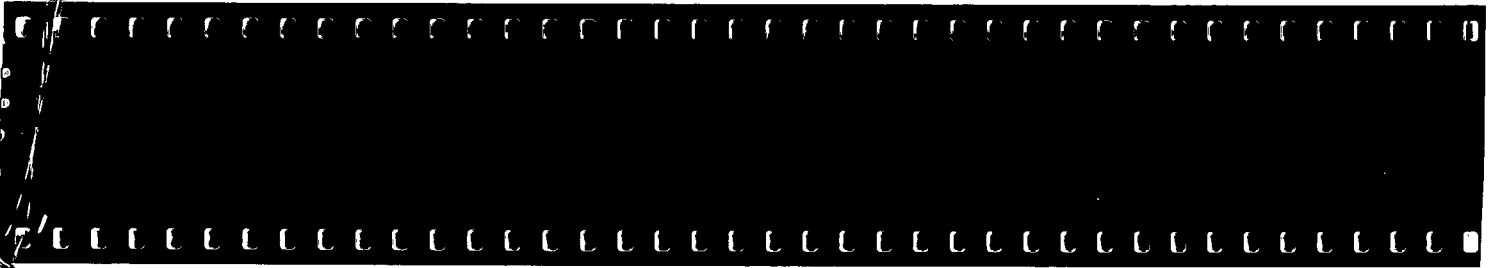
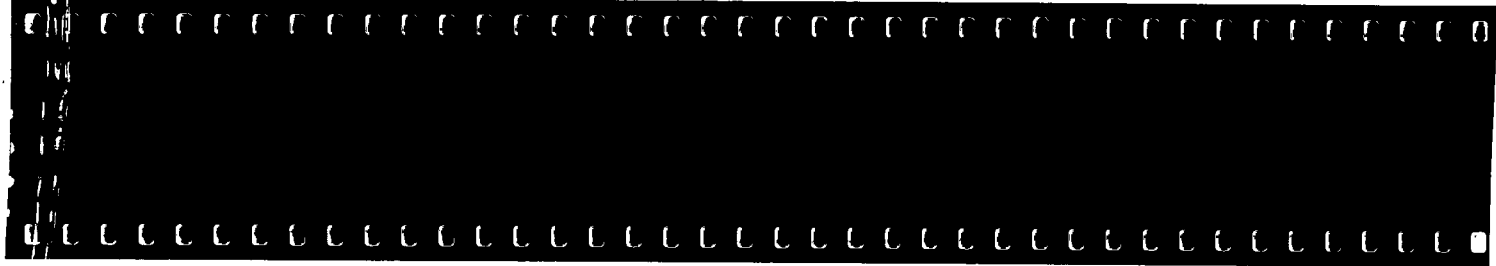
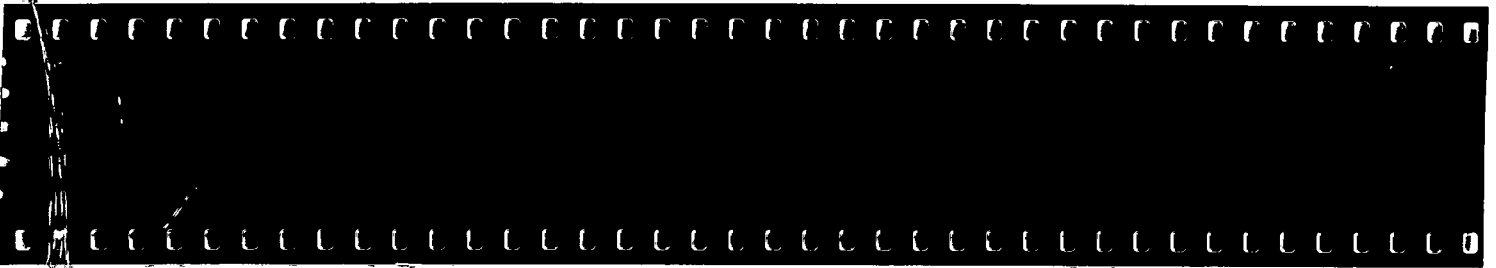
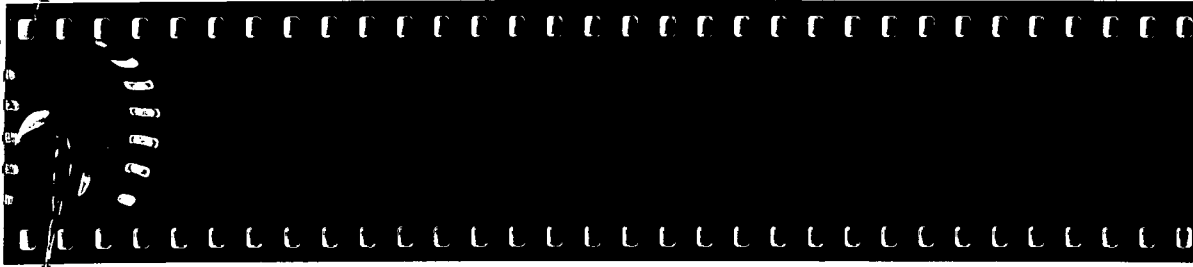
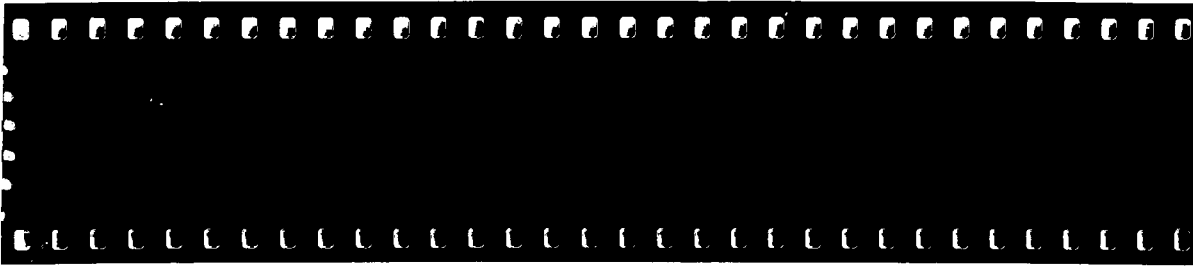
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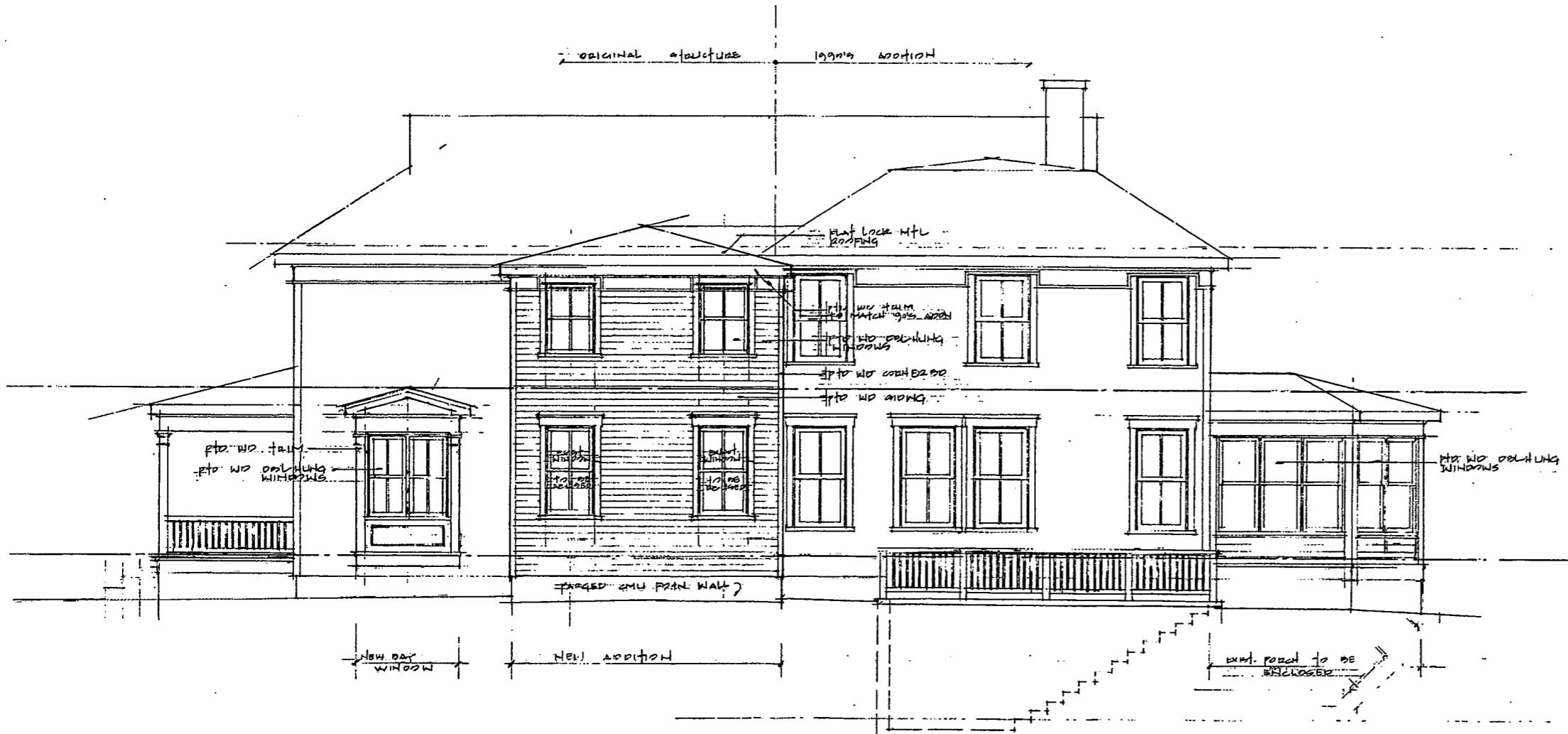
DATE:

ASSIGNMENT:

FILE NO.:



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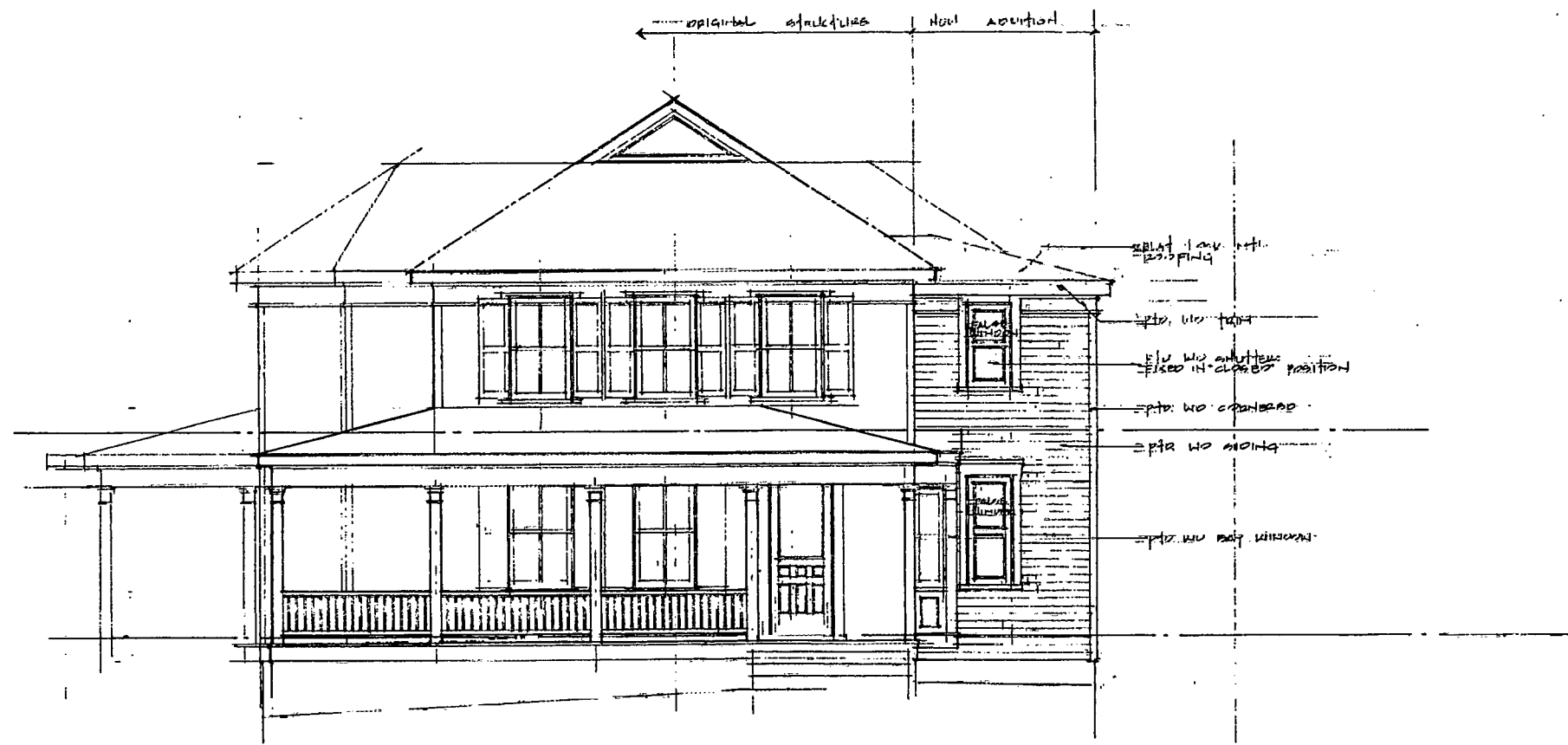


NORTH ELEVATION - PROPOSED  
 SCALE: 1/4" = 1'-0"

**SORENSEN RESIDENCE**  
 Somerset, MD

**Conceptual North Elevation**  
 1/4" = 1'-0" - August 20, 2003

BARNES VANZE & ASSOCIATES, ARCHITECTS

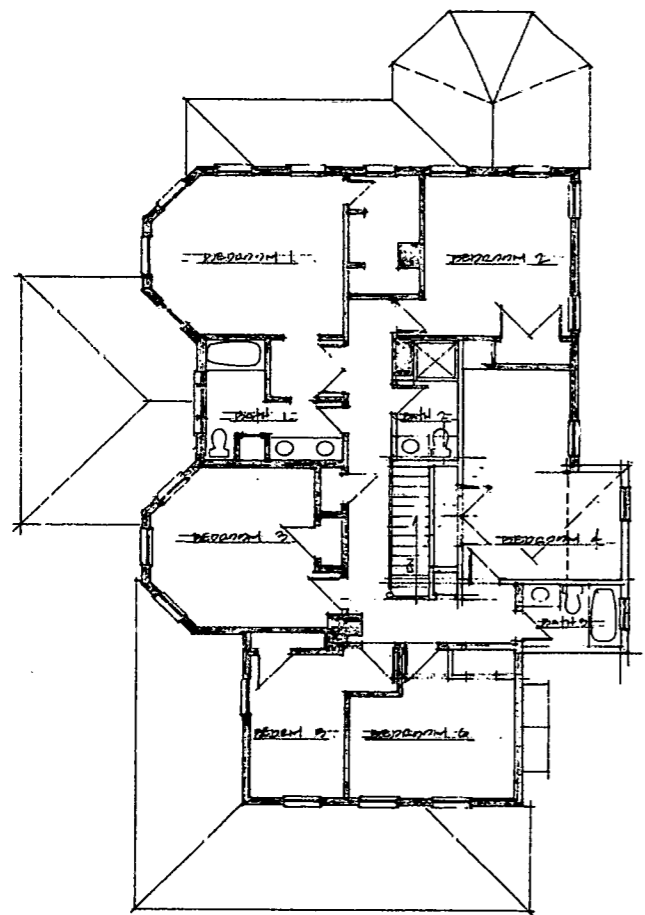


= EAST (STREET) ELEVATION  
 = SCALE: 1/4" = 1'-0"

**SORENSEN RESIDENCE**  
 Somerset, MD

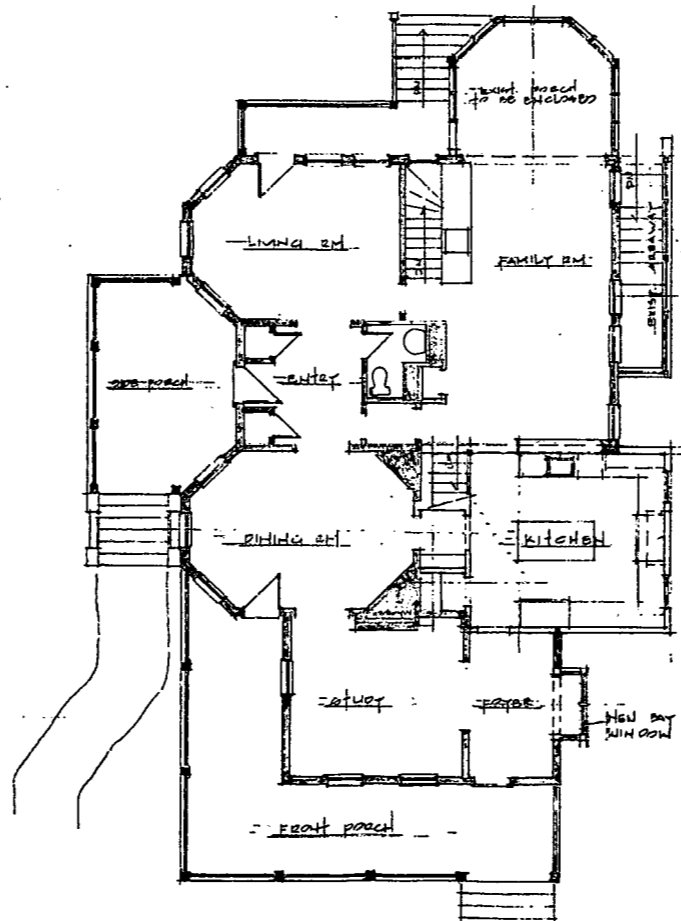
Conceptual East Elevation  
 1/4" = 1'-0" - August 20, 2003

BARNES VANZE & ASSOCIATES, ARCHITECTS



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

EXIST. CONSTRUCTION  
SHOWN SHADY



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

**SORENSEN RESIDENCE**  
Somerset, MD

**Conceptual Plans**  
1/8" = 1'-0" - August 20, 2003

BARNES VANZE & ASSOCIATES, ARCHITECTS



MONTGOMERY COUNTY  
APPROVED  
AS NOTED  
PLAN REVIEW SECTION

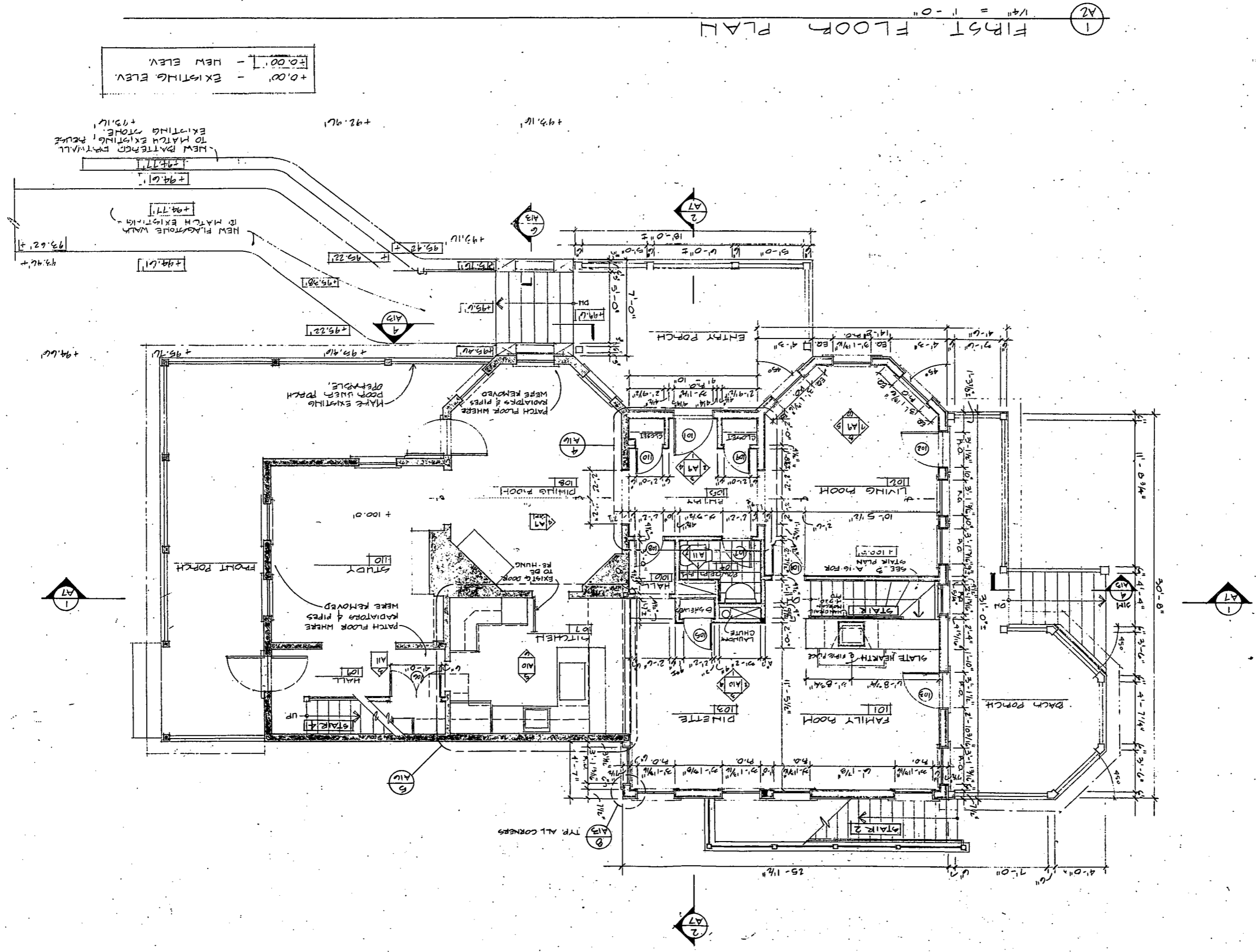
20 SEPTEMBER 1991

AN ADDITION TO THE  
SORENSON RESIDENCE  
5810 Warwick Place Somerset, MD 20815

FABRY ASSOCIATES • ARCHITECTS  
1743 CONNECTICUT AVENUE N.W. WASHINGTON D.C. 20009  
(202) 797-3601  
FIRST FLOOR PLAN



SHEET 3 OF 30



FIRST FLOOR PLAN 1/4" = 1'-0"

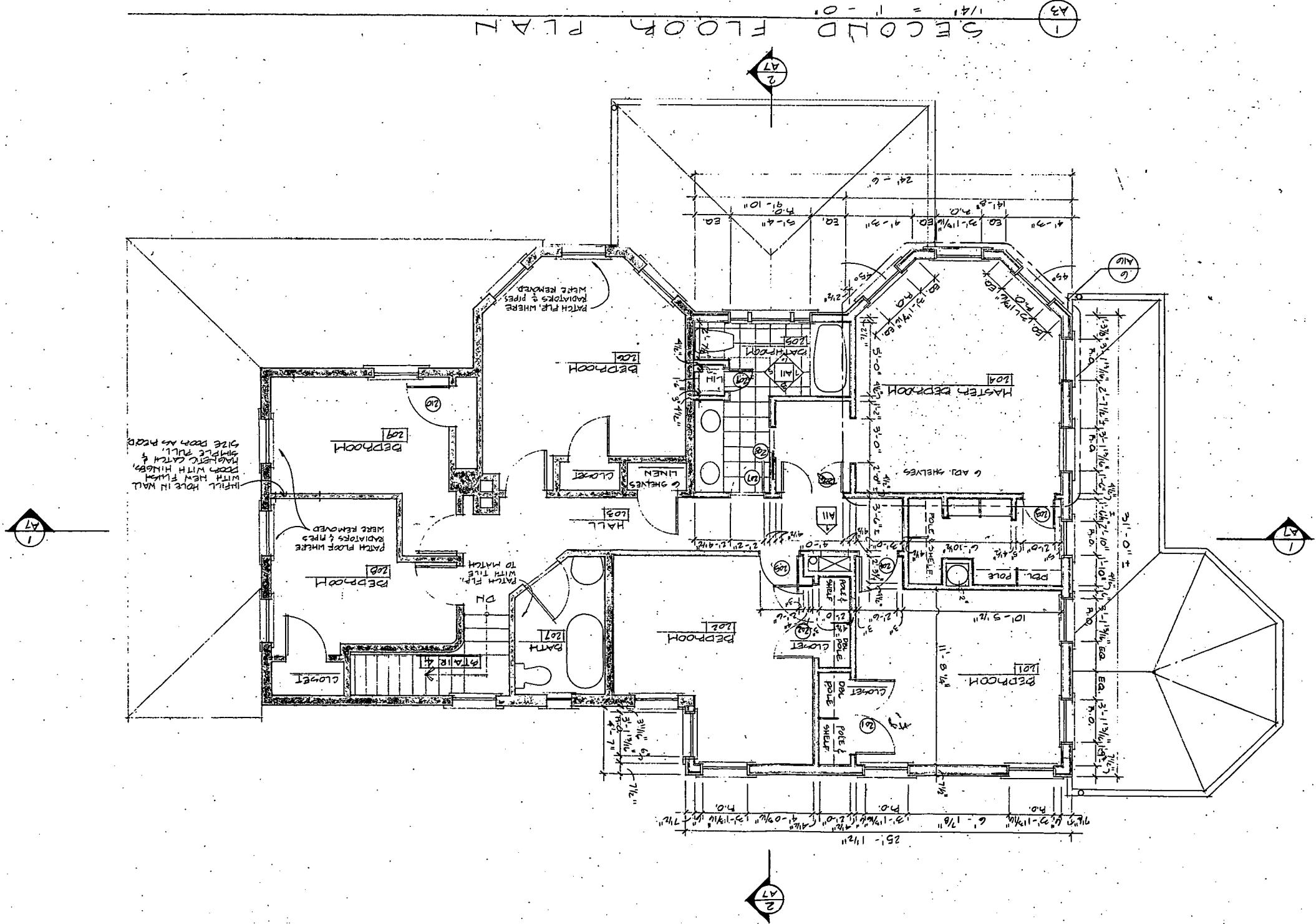


FABRY ASSOCIATES • ARCHITECTS  
1743 CONNECTICUT AVENUE N.W. WASHINGTON D.C. 20009 (202) 797-3601  
SECOND FLOOR PLAN

AN ADDITION TO THE  
SORENSEN RESIDENCE  
5810 Warwick Place Somerset, MD 20815

20 SEPTEMBER 1991

MONTGOMERY COUNTY  
APPROVED  
AS NOTED  
PLAN REVIEW SECTION

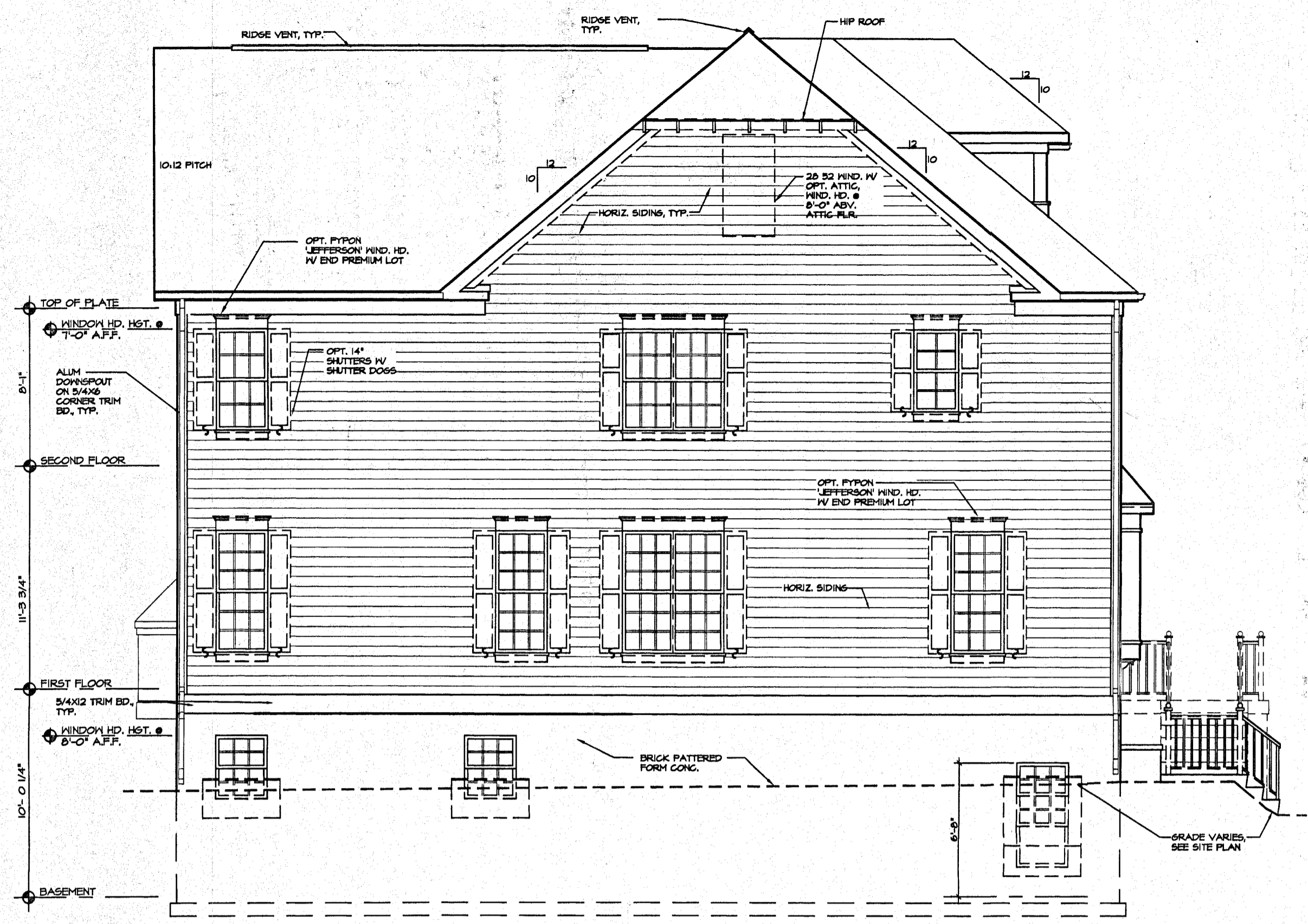


1 SECOND FLOOR PLAN

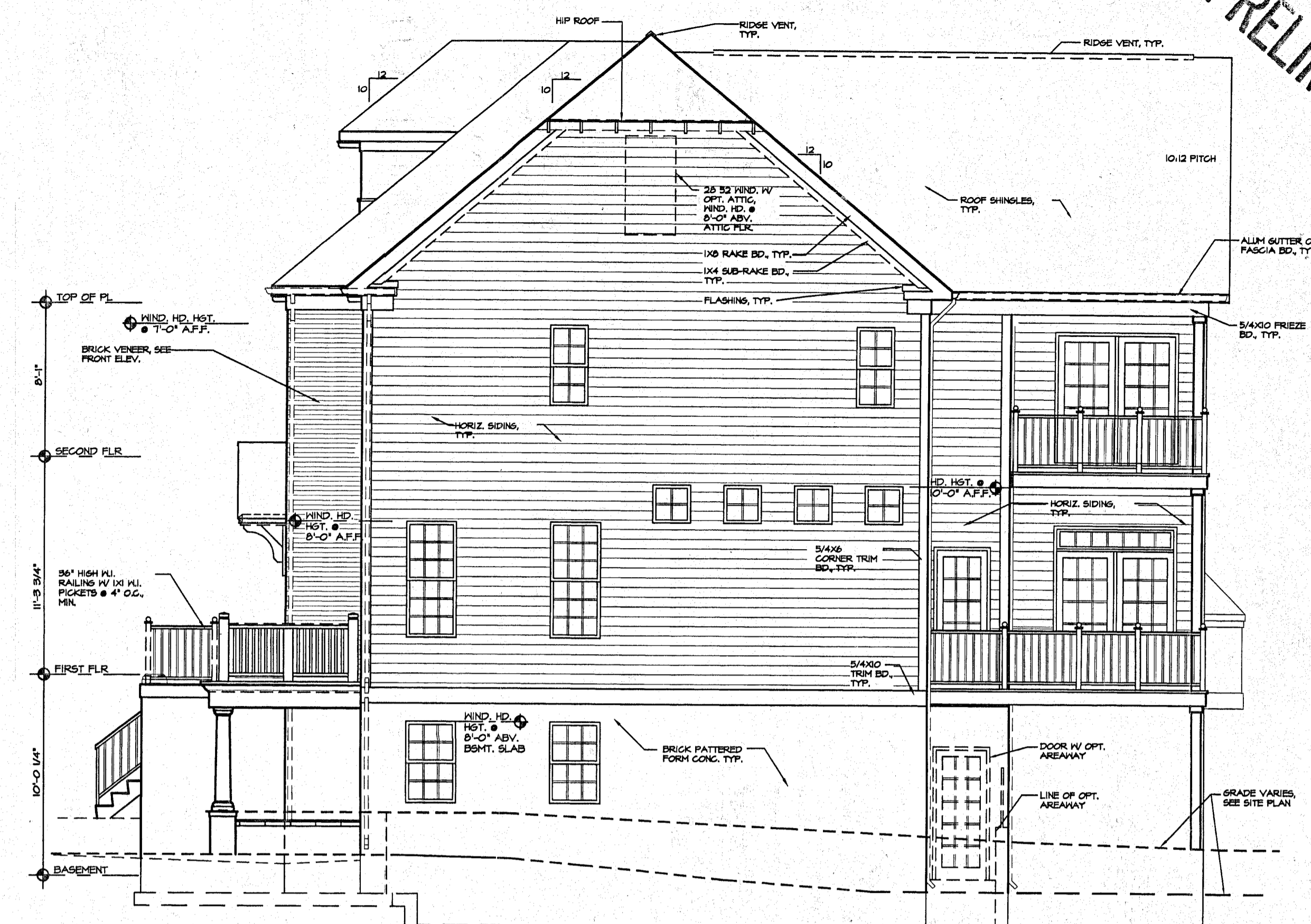




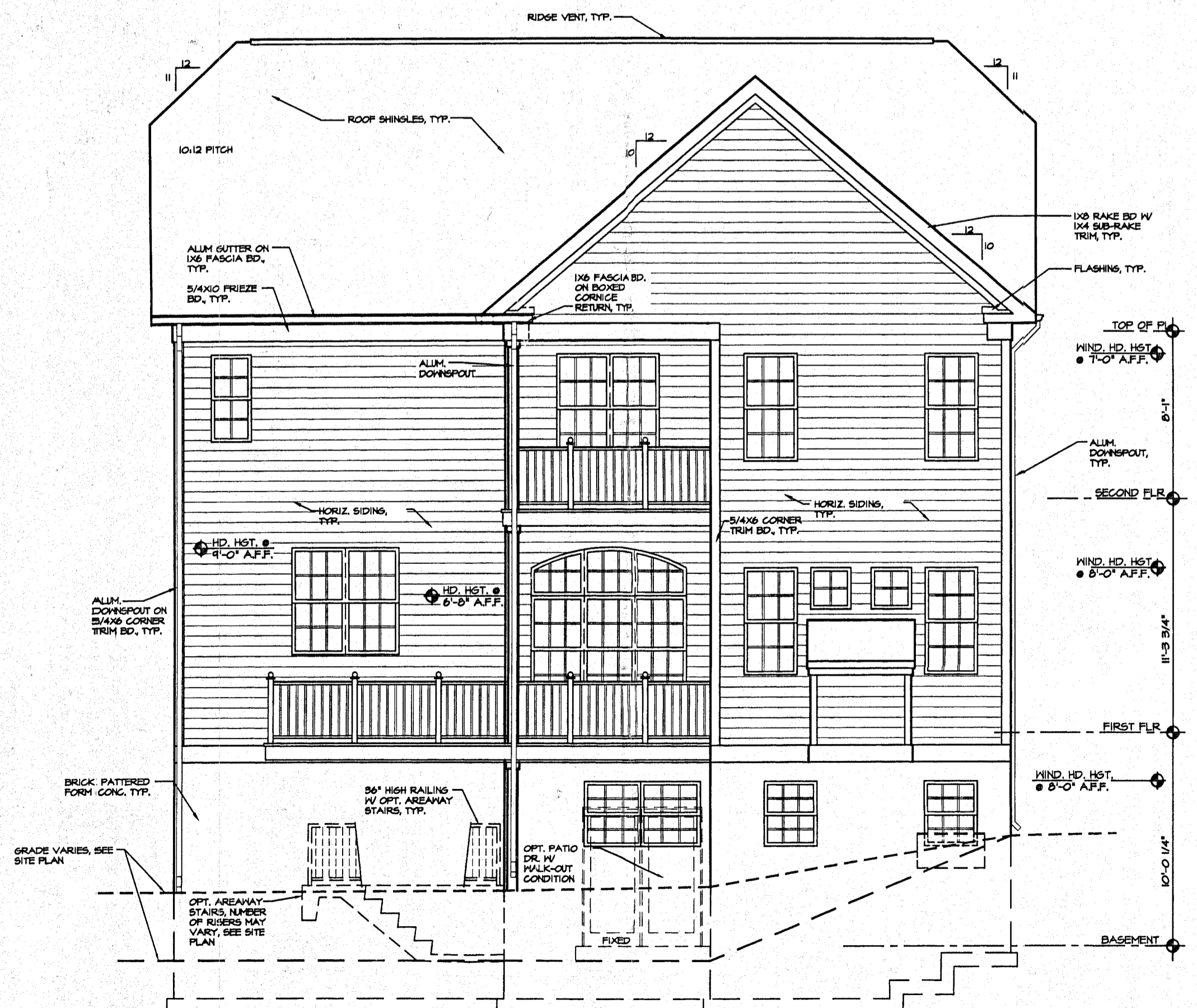
PRELIMINARY



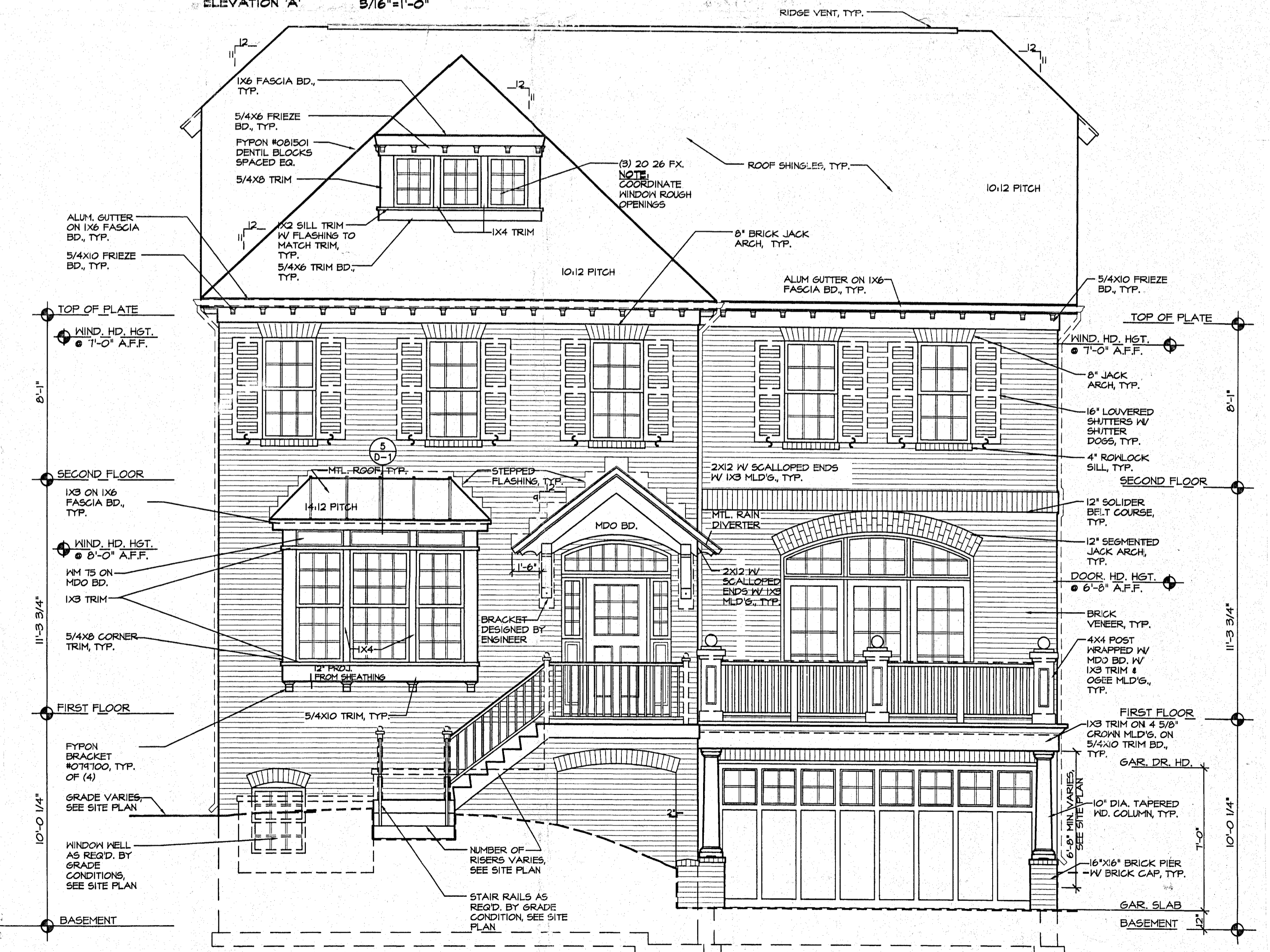
**LEFT SIDE ELEVATION**  
ELEVATION 'A' 3/16"=1'-0"



**RIGHT SIDE ELEVATION**  
ELEVATION 'A' 3/16"=1'-0"



**REAR ELEVATION**  
ELEVATION 'A' 3/16"=1'-0"



**FRONT ELEVATION**  
ELEVATION 'A' 1/4"=1'-0"

front deck +  
doors are  
OPTIONAL

**DESIGN-TECH**  
**BUILDERS & DEVELOPERS**  
801 W Ynte Avenue  
Suite 301 Silver Spring, Maryland 20910-4450  
(301) 535-0886

**REASER / BRIEN ARCHITECTS PC**  
6 MONTGOMERY VILLAGE AVE. SUITE 200/948-8380  
GAITHERSBURG, MARYLAND 20878  
(301) 948-2080

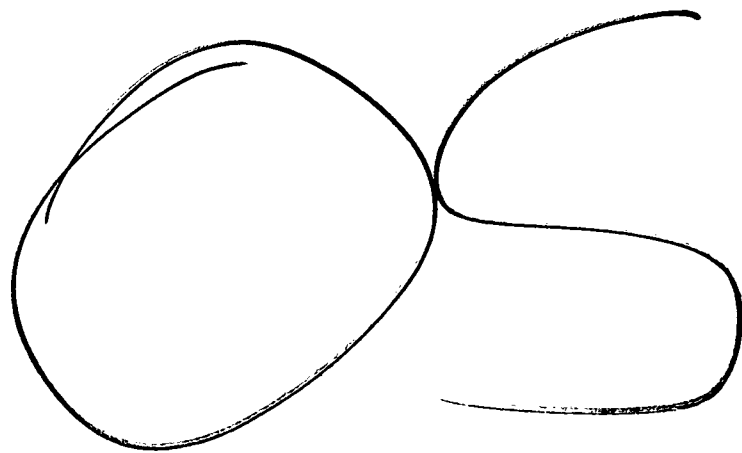
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SO

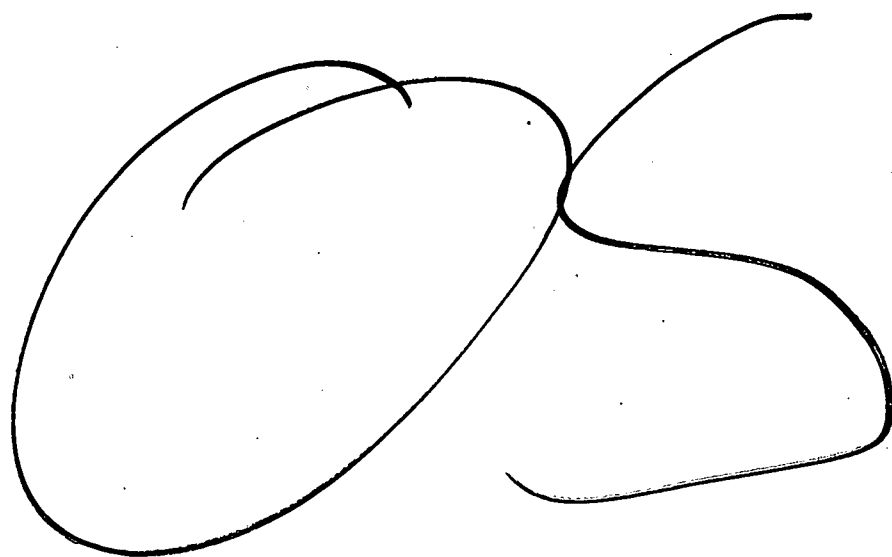
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OS

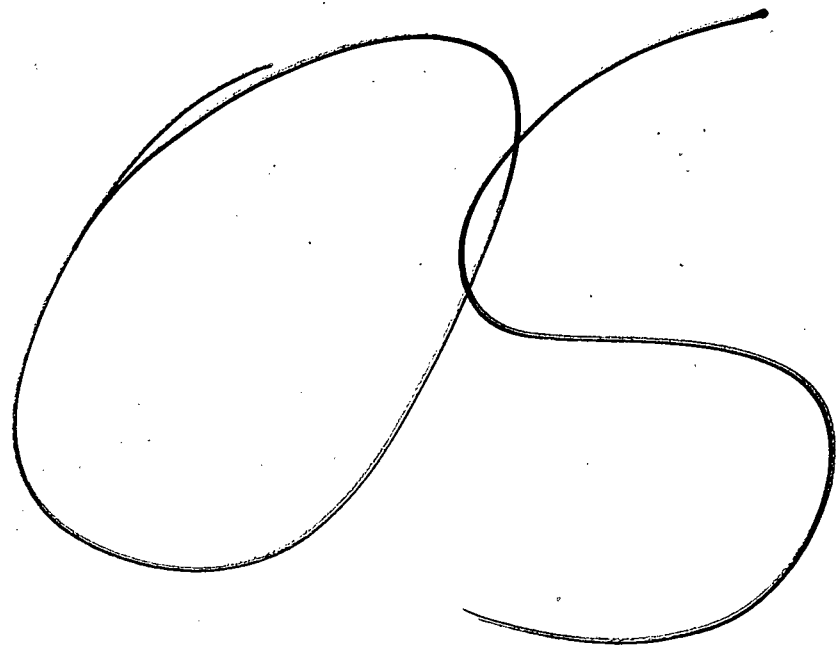


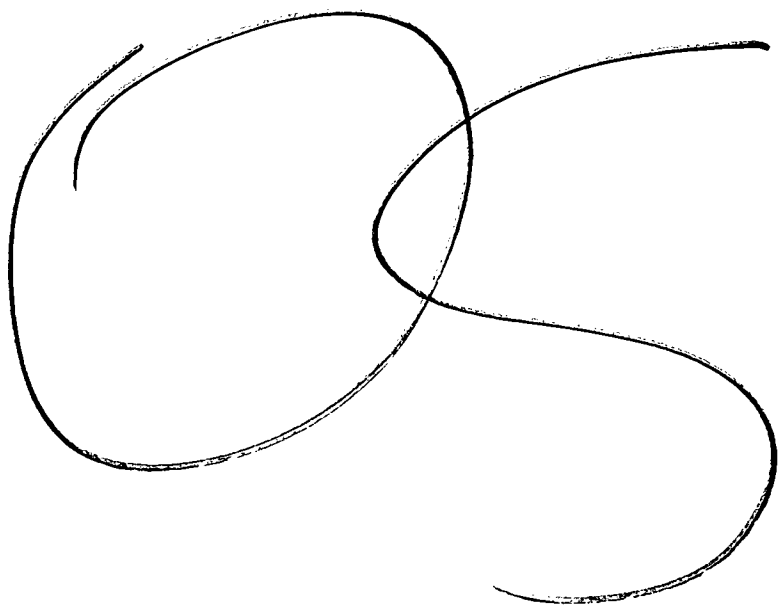


OS



OS

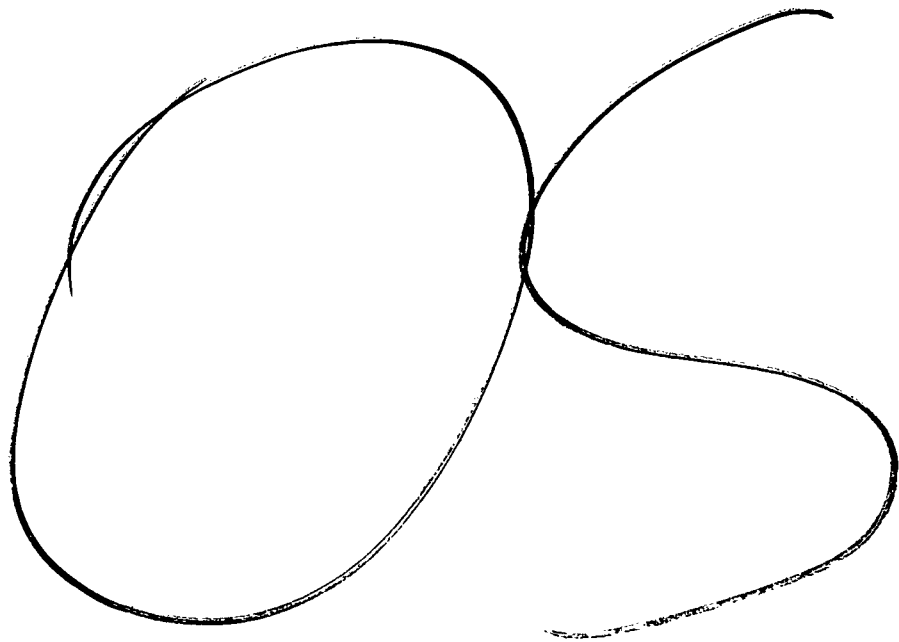




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OS

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