

~~XXXXXXXX~~ 3807 William Lane
MP Site #3577 Frank Simpson Hse
~~Pulmonary Consultation.~~

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3807 Williams Lane, Chevy Chase	Meeting Date:	07/13/05
Applicant:	Timothy and Kathy Lynch	Report Date:	07/06/05
Resource:	Master Plan Site # 35/77 Frank Simpson House	Public Notice:	06/29/05
Review:	Preliminary Consultation #2	Tax Credit:	N/A
PROPOSAL:	New Guest House Construction	Staff:	Michele Oaks
RECOMMEND:	Proceed to HAWP <i>w/ tree protection plan</i>		

BACKGROUND:

The applicants applied for and received approval for a very large, two-story, rear addition (measuring 26' x 35') onto this house in March of 2002. This increased the lot coverage on this property from 14% to 27% lot coverage – which includes garage.

On June 8, 2005, the Commission reviewed a preliminary consultation, which illustrated a proposal to construct a 1-1/2 story guesthouse on the property. The guest house footprint was 36' L x 23'6" W x 24' H and would be sited approximately 20 feet from the rear elevation of the house. The material specifications were painted, Hardi-plank siding and wood board and batten framed out in wood with an asphalt shingle and standing seam metal roof. Additionally, the proposal also includes the installation of an approx 250 sq. ft. of patio at the rear of the yard.

The Commission conveyed to the applicant that they wanted the proposed building to read more like a ancillary structure in its design and that it needed to be smaller than what was being proposed (see transcript on circles 10-25).

HISTORIC CONTEXT:

The Simpson House was the first house built on the former Williams Farm on land sold by Clayton Williams to a non-family member. It represents the beginning of the Williams Station Community, which grew along Williams Lane providing newcomers with access to the Chevy Chase Land Company streetcar stop located on Connecticut Avenue. Frank Simpson, a prominent local builder, whose extended family lived and worked in Chevy Chase in various branches of the construction business, built the house in 1898.

ARCHITECTURAL DESCRIPTION:

The house is a 2-1/2 story, L-shaped, vernacular Queen Anne house characterized by its projecting front gable and its wrap-around porch. The frame structure has

weatherboard walls and is covered with a cross gable roof clad with decoratively shaped asphalt shingles.

The south (principal) elevation of the house faces Williams Lane and consists of a two-bay end wall of the main wing of the ell. The first story contains a side entry door and a single four-light, double-hung window, while the second story has two 1/1 windows. Corner boards frame the walls and support a plain, frieze board, which separates the second story from the projecting gable and attic level. The gable is steeply pitched and clad with wood shingles and articulated by a projecting raking cornice and cornice returns. The gable is detailed with a central tri-partite window which features a single 1/1 sash flanked by lower undivided and fixed sidelights. A one-story porch with a hipped roof supported by wood columns with scroll-sawn knee brackets wraps around from the front to the east side of the house. The front porch is three bays wide and raised above ground level. It is reached by a set of stairs leading to the front entry door, which is located to the side. The ceiling has narrow beaded boards.

On the east side of the front wing, the porch, which historically extended three bays to meet the cross wing of the house, has been enclosed with glass at its two end bays. A second story, sleeping porch sits atop the enclosed first-story section.

There is a one-story enclosed addition on the west side of the house at the intersection of the projecting main wing and the rear wing. It has weatherboard walls and a half-hipped roof clad with asphalt shingles.

The rear wing of the house projects one bay to the west side of the main wing. This bay is defined by the one-story addition on the first story and by a single 1/1 window on the second story.

A two-story, rear addition was constructed onto this house in 2002.

The subject property contains an existing two-car garage (20' x 20') and several large, mature trees on the property including several along the western property line that exceed 100 years old.

APPLICABLE GUIDELINES:

Proposed new construction to individually designated Master Plan sites are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #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 the 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.

PROPOSAL:

The applicant is proposing to construct a 1-1/2 story guesthouse measuring ^{32'6"}20' L x 22' W x 21'6" H. The applicant is proposing to clad the structure in painted, Hardi-plank siding trimmed out in wood with an asphalt shingle and standing seam metal roof. The building also contains a 4' x 20' entry stoop which faces the rear yard.

No trees will need to be removed from the property for this project.

CALCULATIONS:

Existing lot: 12,828 sq. ft.
Existing lot coverage: 27%

Previous Submittal:

Measurements: 36' L x 23'6" W x 24' H
Building and porch: 1,025 sq. ft.
Proposed lot coverage: 32%

Current Submittal

Measurements: ^{32'6"}20' L x 22' W x 21'6" H
Building and porch: 770 sq. ft.
Proposed lot coverage: 30.5%

STAFF DISCUSSION:

The current proposal addresses the Commissions comments at the last preliminary consultation. The guesthouse is designed and detailed as it were an ancillary structure such as a barn or a garage. Additionally, the architect reduced the footprint by 255 sq. ft. Although the building is not as small as staff recommended (400 sq. ft), the building's design and size does satisfy the comments expressed by the Commission at the first preliminary consultation.

If the Commission decides to support this preliminary consultation by directing the applicant to submit a HAWP application for this design, staff would strongly encourage the Commission to acknowledge on the record that this footprint builds-out the site to its maximum capacity. In other words, further impermeable surfaces, additions, new buildings etc. that will increase the lot coverage will **not** be entertained by the Commission for this property in the future.

1 MS. WILLIAMS: Right.

2 MR. BARNES: I mean, other than the trees, of
3 course, which would be contributing.

4 MS. O'MALLEY: Well, I think if there are no other
5 comments, continue as you are doing. I think that you are
6 proceeding in the right direction, and since you are working
7 with the staff, it makes it easier for all of us.

8 MR. BARNES: Thank you.

9 MR. BRESLIN: Just to reiterate what I was, I
10 would be very surprised if there wasn't, if there weren't
11 some of these formal elements previously.

12 MR. BARNES: I agree with you.

13 MR. BRESLIN: And not that you would have to
14 recreate them or anything, but as a reference point both for
15 yourselves and for us, it would be very interesting, and
16 probably very helpful.

17 MR. BARNES: We --

18 MR. BRESLIN: So if you were to unearth something,
19 it would be --

20 MR. BARNES: We'll make ever effort to find out,
21 and we'll also look at the plot logically. If we find
22 something, we certainly will --

23 MS. O'MALLEY: Thank you. The next one is case C,
24 3807 Williams Lane, Chevy Chase.

25 MS. OAKS: 3807 Williams Lane in Chevy Chase is an

1 integrated visually designated master plan site, the Frank
2 Simpson house. The Simpson house was the first house built
3 on the former Williams farm, on land sold by Clayton
4 Williams. It represents the beginning of the Williams
5 Station community, which grew along Williams Lane, and the
6 providing newcomers with access to Chevy Chase Lane, Company
7 Street, first stop, located on Connecticut Avenue.

8 The house was built in 1898 by Frank Simpson, a
9 prominent local builder, whose extended family lived and
10 worked in the Chevy Chase area, and various branches of the
11 construction business.

12 The subject house is a two and a half story L-
13 shaped vernacular Queen Anne house, characterized by its
14 projecting front gable, and its wrap around front porch.
15 The house received a very large two-story rear addition in
16 2002, bringing the existing lot coverage on the property
17 from 15 percent to 27 percent.

18 The subject property contains an existing two-car
19 garage, and several large mature trees on the property,
20 including several along the western property line that
21 exceed 100 years old.

22 The subject proposal is to construct a one and a
23 half story guest house measuring 36 by 23 feet six inches
24 wide by 24 feet high, and located approximately 20 feet from
25 the rear elevation of the house.

1 The proposed cladding on it is a painted hearty
2 plank siding and wood or button framed out of wood with an
3 asphalt shingle and standard C-metal roof.

4 Additionally, the proposal includes the
5 installation of approximately a 250-square foot patio at the
6 rear of the yard. It has not been identified that any trees
7 will be removed from the property as part of this project.

8 As you know, when we review individually
9 designated master plan sites, we utilize the Secretary of
10 Interior standards, and those pertinent standards are
11 attached in your staff report.

12 As I said, the existing lot is 12,828 square feet
13 in size, and we, as staff, are very concerned about the
14 proposal due to, well, due in large part to the existing lot
15 coverage already on the property. The current lot coverage,
16 as I said, was 27 percent, which includes the existing two-
17 car garage, and that was a result of the 2002 rear addition.

18 The proposal would raise the lot coverage to
19 approximately 32 percent, and, you know, as such, we really
20 feel that the existing site is already currently built out,
21 and in order to not negatively affect the open space, staff
22 cannot support this application.

23 We will note, however, that we could support an
24 application for a carriage house on the property that
25 demolishes the current garage. The garage is not a

1 contributing element to the property. But we recommend that
2 a design that measures approximately 400 square feet in
3 footprint, which is the approximate size of the current
4 garage. We also recommend a height that does not exceed one
5 and a half stories.

6 I have also attached in a staff report some
7 examples of guest houses and carriage houses that meet those
8 requirements. The applicant and the architect are here this
9 evening, and I would be happy to entertain any questions you
10 might have. I have a couple of pictures for you as well.

11 MR. BRESLIN: I have a question. The 32 percent
12 that you mentioned as lot coverage, does that include
13 porches, driveways, other things?

14 MS. OAKS: It includes porches, no drives.

15 MR. BRESLIN: No driveways. There is also a
16 substantial driveway, it's almost like a patio.

17 MS. OAKS: It's a very large patio, or very large
18 driveway.

19 MR. BRESLIN: It looks like when you include
20 things like patios and driveways, you might be, you know, 45
21 or 50 percent.

22 MS. OAKS: Let me see. I did do the numbers for
23 you. I will note that mine differ slightly from what the
24 architect has submitted, and that was in the handout to you
25 as well. My measurements for all the impermeable surfaces

1 would be 46 percent.

2 MR. BRESLIN: Yes, that's what it looks like.

3 MS. OAKS: And that might give or take a couple of
4 square feet. I was doing it the old fashioned way, old
5 fashioned geometry. Do you want --

6 MS. O'MALLEY: Are there any --

7 MS. OAKS: I'm sorry, do you want to go ahead?

8 MS. O'MALLEY: I think pictures could help with
9 this.

10 MS. OAKS: This is the front side of the house
11 that you see from Williams Lane. This is the approach up
12 the existing driveway, and you can start to see the new
13 addition to the rear here. You also can see the two-car
14 garage to the rear of the site. This is a better view of
15 the two-car garage. It's obviously not a picture being
16 featured. A better view.

17 And this is the view of the new two-story rear
18 addition that was approved in 2002. I think that was
19 successful, the rear addition.

20 MS. O'MALLEY: Any questions of staff? All right.

21 I see we have an applicant before us.

22 MR. MYERS: Hi. I'm George Myers, again.

23 MS. LYNCH: I'm Kathy Lynch, homeowner.

24 MS. DAY: I'm a neighbor.

25 MS. O'MALLEY: Okay.

1 MR. MYERS: Obviously, we appreciate the staff's
2 comments. We're hoping we can find a way to do a structure
3 big enough to accommodate Greg and Kathy's parents. This
4 would be a guest house for them. And so obviously the 20 by
5 20 is a little tight. I mean, for their purposes, I think,
6 if we can't make it bigger than that, you know, you can
7 argue that it's not for their purposes, it wouldn't be, so
8 it really wouldn't be a project that they would move forward
9 on at that size.

10 A couple of things I wanted to just point out.
11 Even though when you look at the driveway that's been
12 replaced up to the stairs that you see in the picture there,
13 the actual driveway still continues on, believe it or not,
14 under the green areas. The asphalt exists. It's semi-grown
15 over. So there is a garage, a driveway that is impervious
16 area that continues all the way back to the current garage.
17 It was never removed.

18 And if you actually factored in the removing of
19 that driveway, which will be removed in this, it's actually
20 about 850 square feet of impervious area that exists below a
21 thin layer of green over that right now. The effective
22 impervious area of this whole site would actually be reduced
23 by 300 square feet.

24 Now, I know that that's not, when they're talking
25 lot coverage, the County typically would include structures

(15)

1 and covered porches, but not driveways. But it is something
2 to consider in terms of, you know, the total impervious
3 area.

4 I think when you see the drawings, that the
5 carriage house, the structure that we've designed, is a one
6 and a half story structure. And it is about 21 feet wide
7 facing the street.

8 And my own opinion in looking at it is that I
9 think from the street, or from any reasonable view, looking
10 back towards the structure, the difference between a 20 by
11 20 and say our 20 by 35 or 36, won't be perceived, I think,
12 from the street. I think that the same scale will be
13 perceived whether it's 20 by 20 or 20 by 30. I think,
14 again, the net effect of impervious area will be reduced on
15 the site.

16 So I think that the -- and I also think that, you
17 know, I know that in many historic districts, lot coverage
18 is a big issue. In Kensington, obviously it is, because
19 there are guidelines with regard to what lot coverage you
20 can and cannot do. I don't think there are particular
21 guidelines in this neighborhood as to what the lot coverage.

22 In Kensington, for example, it's about big
23 Victorians and open space. This street is not like that.
24 The street is actually fairly tight. So it's a different
25 district to me, and I think that the lot coverage is less

1 important in this area than it would be in other historic
2 districts. So I hope that you will consider that, and just
3 thinking about what this would look like from the street, as
4 opposed to strictly numbers, and the appropriateness of the
5 scale, and the fact that it is only 21 feet wide, and a
6 story and a half from the street.

7 The site plan that I gave you is an update,
8 because the staff mentioned that the building would be 20
9 feet from the back of the building. That's not accurate.
10 It would actually, from the two main structures, it would be
11 actually 37 and a half feet. There is a deck, but that's a
12 one-story deck. And there is a small porch on the front of
13 our carriage house, which again, is probably not supported
14 as interior space.

15 So I'm interested in your comments, and I'm hoping
16 that you would consider, you know, this in the recent
17 proposal, the size, or something closer to what it is.

18 MR. BRESLIN: I've got a question for staff. Did
19 you look and see if there was discussion of lot coverage
20 back when the addition was approved?

21 MS. OAKS: There wasn't specific delineation, and
22 the staff report is attached from the previous position.
23 It's starting on circle 19. The proposal went through
24 without much discussion on the record.

25 MR. MYERS: Also, I just want to mention that the

1 patio is not something that's important. We would get rid
2 of the patio in this proposal. Most important would be to
3 get the interior space.

4 MS. WILLIAMS: Is this allowed as a matter of
5 right through zoning to do a guest house like that?

6 MR. MYERS: You're allowed, as a matter of right.
7 It can only be occupied six months of the year, which
8 corresponds to what they want to use, so they can go away
9 for the summer and be there throughout the winter months. A
10 strange rule.

11 MS. WILLIAMS: So it is a guest house, but --

12 MR. MYERS: It can't be rented.

13 MS. WILLIAMS: But I mean, it's not like it's
14 going to be used on random weekends or a week or two here.
15 It's going to be occupied --

16 MR. MYERS: Yes, it is.

17 MS. WILLIAMS: -- consistently.

18 MR. MYERS: Yes.

19 MS. WILLIAMS: So it's a house, basically.

20 MR. MYERS: It's a house for two people, a couple,
21 yes. And that's why the, you know, again, I could, a guest
22 house, you know, if it's a weekend thing, you know, 20 by 20
23 is fine. But I think on a regular basis for six months of
24 the year, it's going to be probably a nonstarter for this
25 use. That's all.

1 MR. BURSTYN: I was wondering if staff could
2 comment on the point that he made about the lot coverage
3 standard, Kensington versus other areas?

4 MS. OAKS: This is an individually designated
5 historic site. And when we designate historic sites, we
6 also designate an environmental setting, especially with
7 individually designated sites. And we generally, as policy
8 in the Commission, have said that we like to keep things to
9 about 16 percent lot coverage on individually designated
10 sites.

11 That is not a hard and fast rule. I think, you
12 know, given that we approved something that would bring it
13 up to 27 percent is pretty clear, but I think as staff, we
14 felt that this built out the site; that with the existing
15 garage. That's why our recommendation is that as long as
16 we're keeping the existing footprint, that we didn't have a
17 problem with a guest house replacing the garage, because
18 it's not a contributing element.

19 But you know, our concern is maintaining the open
20 space, the environmental setting for this property. And we
21 feel that the two-story addition already did encroach on the
22 space. And we hate to see any further encroachment.

23 MR. BURSTYN: But as an individually designated
24 site, is there a summary of the description of the property
25 that went with it when it was individually designated --

1 MS. OAKS: Yes.

2 MR. BURSTYN: -- that refers to the environmental
3 site setting?

4 MS. OAKS: It delineated the environmental setting
5 to be the subject lot that it's on, and it specifically
6 highlighted the existing trees on the property.

7 MR. BURSTYN: But it really didn't talk about the
8 percentage of lot coverage, so it really just described the
9 lot generally.

10 MS. OAKS: It's been a Commission policy to keep
11 within that range. And that's what, as staff, we are
12 recommending.

13 MR. MYERS: There is also a sister house right
14 across the street, isn't that right?

15 MS. OAKS: Yes.

16 MR. MYERS: I think the two of them were
17 designated together, I think.

18 MS. WILLIAMS: The notion of having an auxiliary
19 ~~structure at the rear of the house isn't that problematic in~~
20 ~~the fact that Williams Lane was a farm road, and there were,~~
21 ~~it was a cluster of farm buildings, and there was an~~
22 ~~original farmhouse, and then these other houses were built~~
23 ~~nearby for family members. There were agricultural~~
24 ~~buildings nearby.~~

25 So, I mean, in theory, the idea of an auxiliary
~~structure at the rear of the house isn't that problematic in~~

1 structure, I have no objection to. I think part of the
2 problem with it is not even so much the size, per se, is the
3 fact that it actually looks like an entirely separate house.
4 I mean, it's not really, it doesn't appear as an auxiliary
5 structure. It doesn't appear as, you know, like a domestic
6 outbuilding would to a farmhouse, or something like that.

7 And that's the disconnect that I have with it.
8 The house is almost too elaborate, in a way. And maybe in a
9 way you can scale down that elaborateness to make it appear
10 as an auxiliary structure, reduce the scale somewhat, but
11 enough to still meet your programmatic requirements, and
12 then maybe that could be a compromise and a happy solution.

13 But I think it's kind of a combination of both the
14 style of the house, or the stylistic, the high style sort of
15 desire of the house, as proposed, and the large size for the
16 lot that's a problem.

17 MR. BRESLIN: For instance, you look down the
18 driveway and you see four nice columns and a beautiful front
19 porch.

20 MR. MYERS: Just simply it.

21 MR. BRESLIN: No, but which reads as house --

22 MR. MYERS: Yes.

23 MR. BRESLIN: -- as opposed to reading as
24 outbuilding. But I think it is elements like that, and I
25 personally think it's the size. I think with this size,

[Redacted text]

[Redacted text]

1 it's hard to --

2 MS. WILLIAMS: Just do an auxiliary structure.

3 MR. BRESLIN: Right. Or that this could be a
4 residential outbuilding.

5 MR. MYERS: I have question. I'm sorry.

6 MR. BRESLIN: For instance, a two-car garage, even
7 with if it was a large elaborate one, but to be on that kind
8 of a scale.

9 MR. MYERS: I have a question which I thought
10 about when I saw it, and I just want to get your thought on
11 it. It occurred to me that maybe we could do a simpler, you
12 know, just simple gable, 20 by 21, and then on the back of
13 it, maybe like a lean-to kind of shed, so that we could get
14 the -- the point is, we're trying to get on the first floor,
15 you know, a living, dining, and a bedroom and a bath, you
16 know what I mean, just like a one bedroom apartment.

17 So I guess what I'm saying is, would you consider
18 if we took, you know, got the main mass of it down to a
19 single car garage, and then just like a lean-to on the back
20 for the extra square footage, and just simplifying it so --

21 MS. WRIGHT: Actually, that's circle 17. Or
22 circle 15 actually comes close to that, if you assume that
23 you didn't do the front porch on circle 15.

24 MR. MYERS: Right. Do it on the back. Yes.

25 MS. WRIGHT: But you use what they show as a back

1 porch as enclosed space, and extend your kitchen into that,
2 and extend the bedroom into that, you could get a two-
3 bedroom structure in 20 by 28.

4 MR. MYERS: Yes, we just wouldn't, I mean, the
5 second floor is less important, you know. It's really
6 getting that sort of the size of a one-bedroom, small one-
7 bedroom apartment there, I think, but still from the street
8 have it look like a 20 by 20 typical two-car garage size.

9 MS. WILLIAMS: I think that would help a lot. I
10 mean, you could still have that loft level, the half story
11 or whatever.

12 MR. MYERS: Yes, right.

13 MS. WILLIAMS: So you have some space.

14 MS. ANAHTAR: I have a question. What is the
15 minimum side setback? Do you have that figure?

16 MR. MYERS: A freestanding garage can be five and
17 five. However, that only applies, if you get wider than 24
18 feet, then you have to start pushing it away, based on how
19 many more feet you've got. So the reason it is 10 feet away
20 on that side is because we were 30 something feet long. In
21 the face, we were fine. So if it gets down to five and
22 five, that applies to up to 24 by 24.

23 MS. O'MALLEY: So your point is, Commissioner
24 Nuray, if he makes it smaller, it can be pushed away from
25 the house.

1 MS. ANAHTAR: Exactly, then it wouldn't be
2 competing with the house as much. Then it would look like
3 an accessory building, versus a second house on the lot.

4 MR. BRESLIN: When this house, when this house is
5 occupied, how many cars will be on the site, and where will
6 they be?

7 MS. LYNCH: They're going to be in this driveway
8 right here. There would only be a walkway to the accessory
9 house. And there would be three cars.

10 MR. BRESLIN: In the driveway?

11 MS. DAY: Well, one for them.

12 MS. LYNCH: Well, one for them. And we have two
13 cars.

14 MR. BRESLIN: In the driveway?

15 MS. LYNCH: Correct. There would be three cars.

16 MS. WILLIAMS: Is it wide enough for three side by
17 side?

18 MS. LYNCH: No, it's wide enough for two side by
19 side, and one behind.

20 MS. WILLIAMS: Okay.

21 MS. WRIGHT: I mean, I really think, again, you
22 know, looking at circle 15, that with some tweaking, again,
23 don't look at the picture of the building, just look at the
24 floor plan, that you could probably get your program in,
25 eliminating the front porch which is something that was 20

24

1 by 28, and still have two bedrooms.

2 MR. MYERS: Well, I think that's, I mean, I think
3 that's the right approach. I mean, I think that we need to
4 be, 20 by 20 is going to be tough to work. We need to, I
5 agree we can reduce it somewhat, certainly, and get the
6 scale down, and try again.

7 MS. WILLIAMS: I mean, I don't think the
8 Commission would approve it at the current scale, so see
9 what you can do and come back.

10 MR. MYERS: Okay.

11 MS. O'MALLEY: The neighbor came, but you didn't
12 get a chance to speak.

13 MS. DAY: Oh, well, I'm also the sister, and I
14 live a block away.

15 MS. O'MALLEY: Thank you. We'll hear our last one
16 for tonight, 23335 Frederick Road. The last case for two of
17 our Commissioners that are here tonight, who will be
18 retiring.

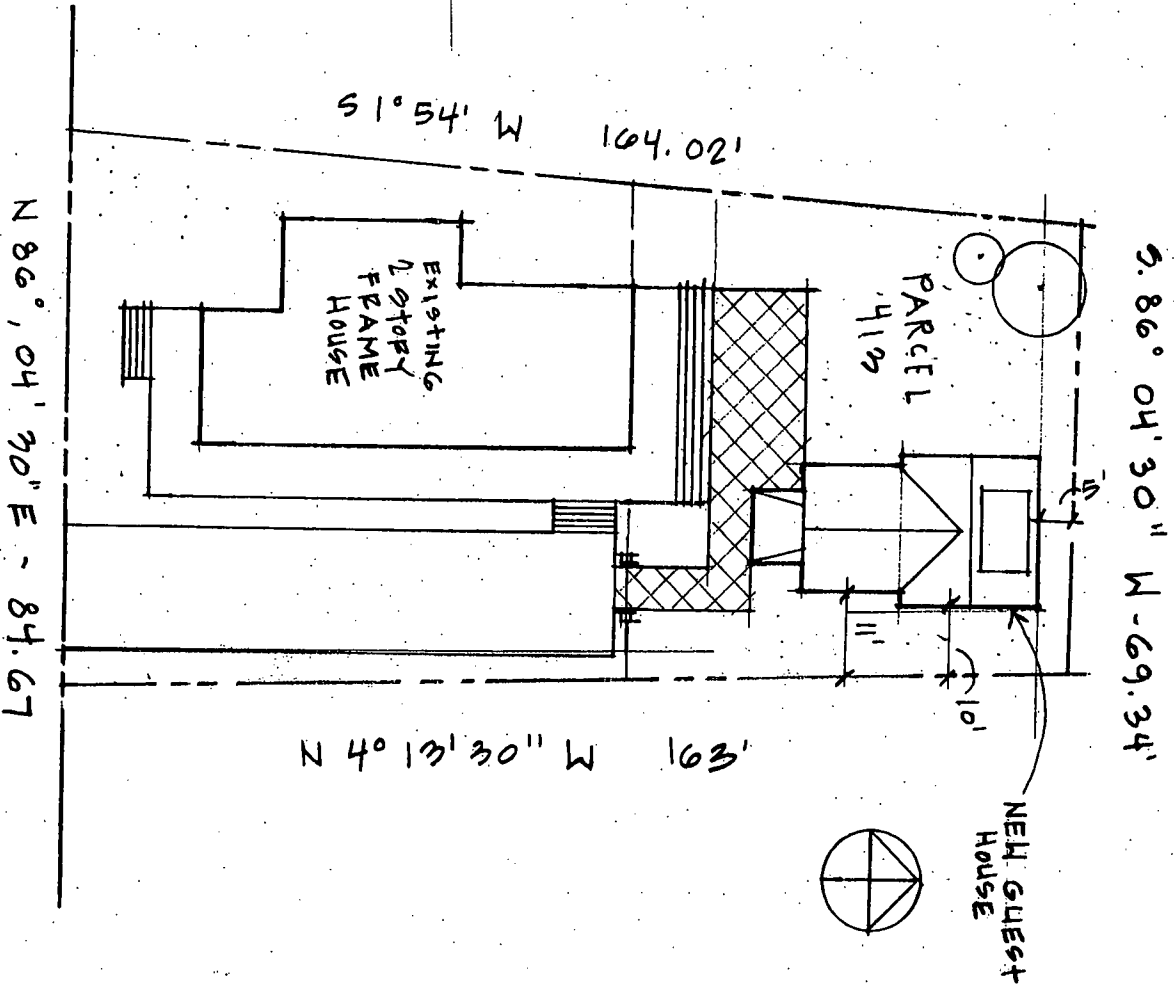
19 MS. WRIGHT: We'll do a brief staff report, and
20 then the applicant has a presentation as well. This
21 involves relocation of a historic structure. And the
22 building is -- okay.

23 The Horace Wilson house is one of the older houses
24 in the Clarksburg historic district. It is one of the ones,
25 actually, sort of similar to what we talked about earlier.

(25)

Lynch Guest Home

Site Plan



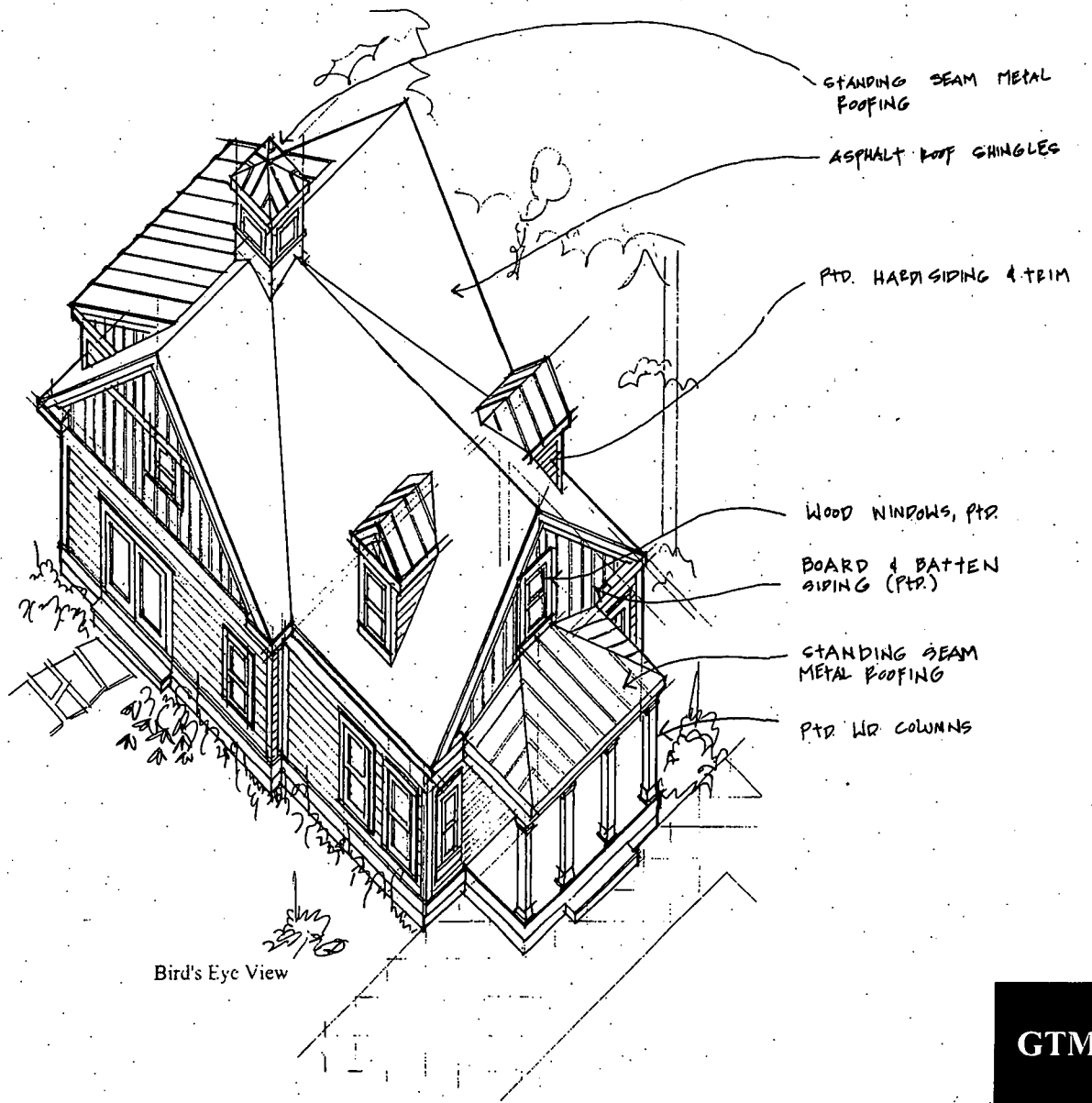
WILLIAM'S LANE

DRAWN BY: PL	SCALE: 1" = 30'	PROJECT NO: 05.00179
CHECKED BY:	DATE: 5/17/05	REVISIONS:

7716 OLD GEORGETOWN ROAD	SP-1
SITE NO: 05.00179	
GREENSBORO, MD 20814	
TEL: 301-555-2000	

DTM ARCHITECTS

DTM ARCHITECTS



FILE NAME: 05.0114

Lynch Residence Guest House

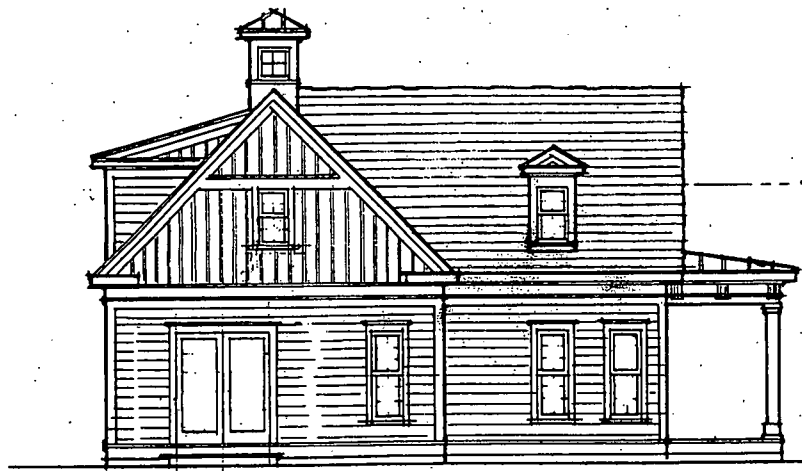
3807 Williams Lane



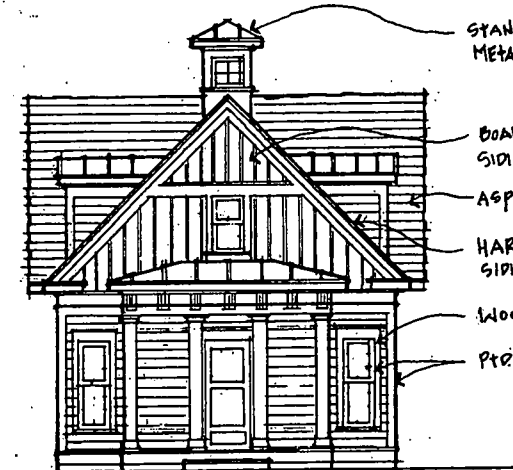
GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

27



17'-6"
+2'-6" SETBACK



- STANDING SEAM METAL ROOFING
- BOARD & BATTEN SIDING
- ASPHALT SHINGLES
- HARDI-PLANK SIDING
- WOOD WINDOWS
- PTR WD. OR HARDI TRIM

Proposed Yard Side & Front Elevations



GTMARCHITECTS

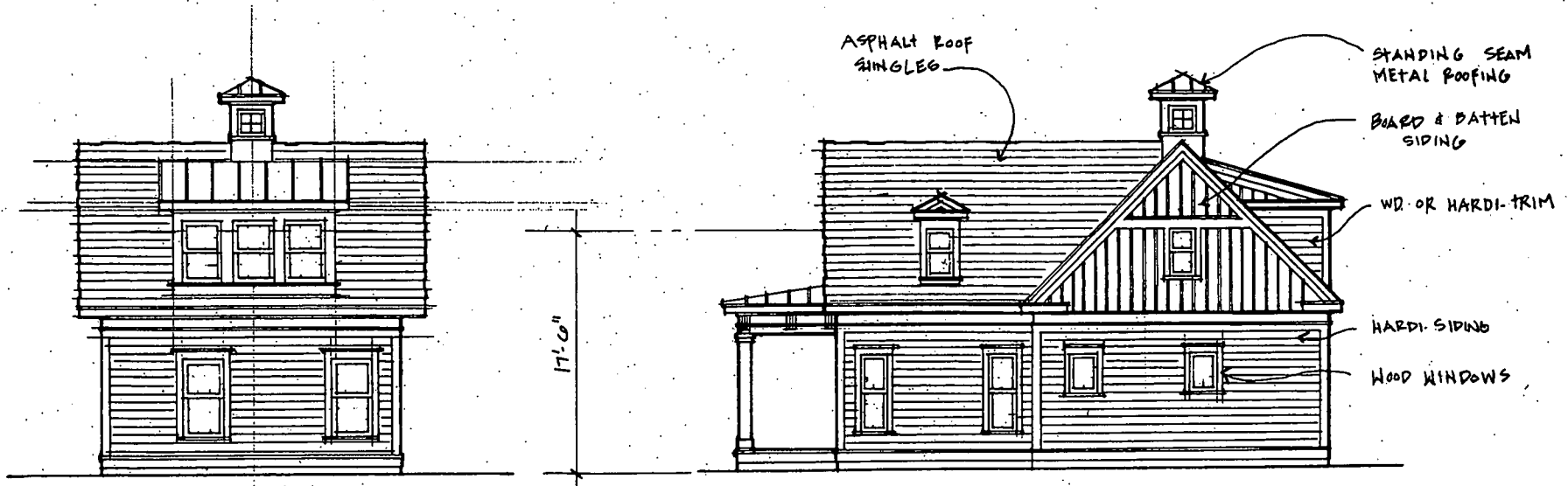
FILE NAME: 05.011R

Lynch Residence Guest House

3807 Williams Lane

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

28



Proposed Rear & Property Line Elevations



GTM ARCHITECTS

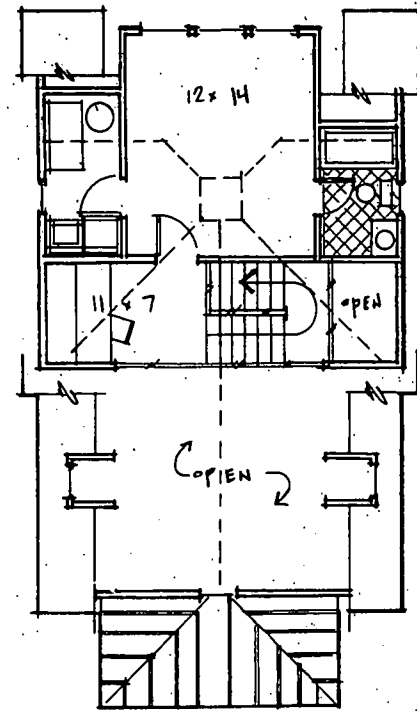
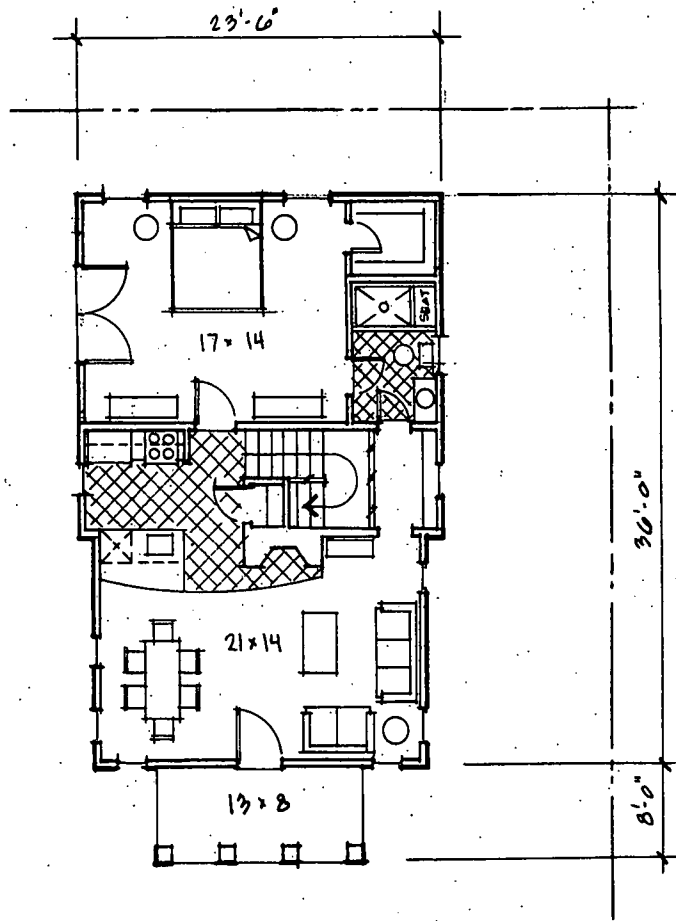
FILE NAME: 030714

Lynch Residence Guest House

3807 Williams Lane

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

29



Proposed First & Second Floor Plan

First Floor Plan: 817 s.f.
 Second Floor Plan: 505 s.f.



GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

Lynch Residence Guest House

3807 Williams Lane

FILE NAME: 05.0119



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3807 Williams Lane, Chevy Chase	Meeting Date:	06/08/05
Applicant:	Timothy and Kathy Lynch	Report Date:	06/01/05
Resource:	<i>Master Plan</i> Site # 35/77 Frank Simpson House	Public Notice:	05/25/05
Review:	Preliminary Consultation	Tax Credit:	N/A
PROPOSAL:	New Guest House Construction	Staff:	Michele Oaks
RECOMMEND:	Modify and proceed to Second Preliminary Consultation		

STAFF RECOMMENDATION: Staff recommends that the applicant modify their application by:

1. Reducing the footprint of the guesthouse so that it measures approx. 400 sq. ft. - the size of the current, two-car garage on the property and maintaining a 1-1/2 story height.
2. Eliminating the proposed patio installation at the rear of the yard.

BACKGROUND:

The applicants applied for and received approval for a very large, two-story, rear addition (measuring 26' x 35') onto this house in March of 2002 (see previous staff report on circles **19-32**). This increased the lot coverage on this property from 14% to 27% lot coverage – which includes garage.

HISTORIC CONTEXT:

The Simpson House was the first house built on the former Williams Farm on land sold by Clayton Williams to a non-family member. It represents the beginning of the Williams Station Community which grew along Williams Lane providing newcomers with access to the Chevy Chase Land Company streetcar stop located on Connecticut Avenue. The house was built in 1898 by Frank Simpson, a prominent local builder, whose extended family lived and worked in Chevy Chase in various branches of the construction business.

ARCHITECTURAL DESCRIPTION:

The house is a 2-1/2 story, L-shaped, vernacular Queen Anne house characterized by its projecting front gable and its wrap-around porch. The frame structure has

weatherboard walls and is covered with a cross gable roof clad with decoratively shaped asphalt shingles.

The south (principal) elevation of the house faces Williams Lane and consists of a two-bay end wall of the main wing of the ell. The first story contains a side entry door and a single four-light, double-hung window, while the second story has two 1/1 windows. Corner boards frame the walls and support a plain, frieze board, which separates the second story from the projecting gable and attic level. The gable is steeply pitched and clad with wood shingles and articulated by a projecting raking cornice and cornice returns. The gable is detailed with a central tri-partite window which features a single 1/1 sash flanked by lower undivided and fixed sidelights. A one-story porch with a hipped roof supported by wood columns with scroll-sawn knee brackets wraps around from the front to the east side of the house. The front porch is three bays wide and raised above ground level. It is reached by a set of stairs leading to the front entry door, which is located to the side. The ceiling has narrow beaded boards.

On the east side of the front wing, the porch, which historically extended three bays to meet the cross wing of the house, has been enclosed with glass at its two end bays. A second story, sleeping porch sits atop the enclosed first-story section.

There is a one-story enclosed addition on the west side of the house at the intersection of the projecting main wing and the rear wing. It has weatherboard walls and a half-hipped roof clad with asphalt shingles.

The rear wing of the house projects one bay to the west side of the main wing. This bay is defined by the one-story addition on the first story and by a single 1/1 window on the second story.

A two-story, rear addition was constructed onto this house in 2002.

The subject property contains an existing two-car garage and several large, mature trees on the property including several along the western property line that exceed 100 years old.

PROPOSAL:

The applicant is proposing to construct a 1-1/2 story guesthouse measuring 36' L x 23'6" W x 24' H and located approximately 20 feet from the rear elevation of the house. The applicant is proposing the clad the structure in painted, Hardi-plank siding and wood board and batten framed out in wood with an asphalt shingle and standing seam metal roof. Additionally, the proposal also includes the installation of an approx 250 sq. ft. of patio at the rear of the yard.

No trees will need to be removed from the property for this project.

STAFF DISCUSSION:

Proposed new construction to individually designated Master Plan sites are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is

defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #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 the 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.

The existing lot is 12,828 sq.ft. in size. Staff is very concerned about this proposal due in large part to the existing lot coverage already on the property. The current lot coverage is 27%, which includes the existing two-car garage. Staff feels that the site is already built-out, as the result of the 2002 rear addition. The proposal will increase the lot coverage to approx. 32%. In order to not negatively affect the open space on the lot staff cannot support the application as submitted.

Staff will only support an application for a carriage house on this property that demolishes the current garage on the property and a design that measures approx. 400 sq. ft. in footprint – the size of the current garage and does not exceed the height of a 1-1/2 story building. Staff has attached examples of guesthouses and carriage houses that meet these requirements (circles 13-18).

MEMO

GTM

GTM ARCHITECTS

Date: May 16, 2005

To: Historic Preservation Review Board
Phone: 301-563-3400
Fax: 301-563-3412

From: GTM Architects, Inc.
Robert Lach Jr., A.I.A.
Phone: 240-333-2027
Fax: 240-333-2001

Project #: 05.0179 **Project Name:** Lynch Residence

Subject: Application for Historic Area Work Permit

1. Written Description of Project:

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

The existing structure, located on Williams Lane in Chevy Chase, was originally built in 1868, with subsequent additions throughout the years. Existing siding is lapboard & shingle. The current windows have no muntins, and the current roofing is asphalt shingle.

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

The project being proposed is the demolition of the current two car garage and the construction of a new story and a half guest home to be located in the rear yard of the property. Siding to be a combination of painted Hardi-Plank and vertical board & batten. Roofing materials will be a combination of asphalt shingles and standing seam metal. Windows will be painted wood, with no muntins.

HAWP Application: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's Mailing Address
Timothy & Kathy Lynch
3807 Williams Lane
Chevy Chase MD 20815

Owner's Agent's Mailing Address
Robert Lach Jr., A.I.A.
GTM Architects
7735 Old Georgetown Road
Suite 700
Bethesda MD 20814

MEMO

GTM

GTM ARCHITECTS

Adjacent & Confronting Property Owners Mailing Addresses

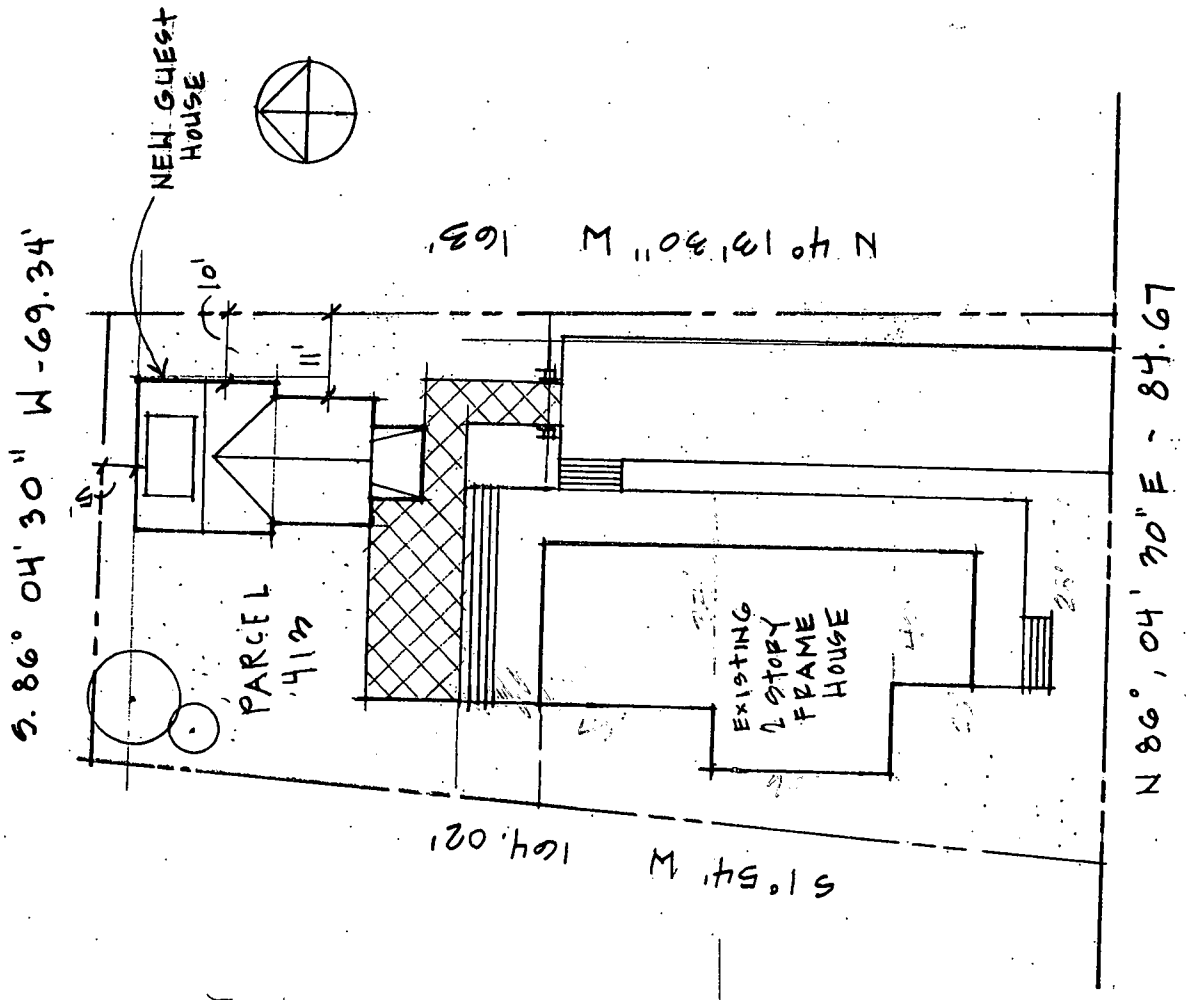
M. Lundberg
3806 Williams Lane
Chevy Chase MD 20815

Terry and Carolyn Day
3805 Williams Lane
Chevy Chase MD 20815

Sinclair Residence
3811 Williams Lane
Chevy Chase MD 20815

Brian and Hedy Banon
3812 Woodbine Street
Chevy Chase MD 20815

Phaon and Jeanine Derr
3810 Woodbine Street
Chevy Chase MD 20815



FILE NAME: 050119.ALL.dwg

Lynch Guest Home

Site Plan


DRAWN BY: rl	SCALE: 1" = 30'	PROJECT NO. 05.00119	REVISIONS
CHECKED BY:	DATE: 5/17/5		

DRAWING NO. **SP-1**

GTM
 GTM ARCHITECTS
 735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240) 332-2000
 (240) 332-2001 FAX

10

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
--	--

Account Identifier: District - 07 Account Number - 00468306

Owner Information

Owner Name:	LYNCH, TIMOTHY P & KATHERINE P	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3807 WILLIAMS LN CHEVY CHASE MD 20815-4953	Deed Reference:	1) /19464/ 372 2)

Location & Structure Information

Premises Address	Legal Description
3807 WILLIAMS LA CHEVY CHASE 20815-4953	WM ESTATE NO GAIN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
HN42		P413		14				2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class	SECTION 5 CHEVY CHASE				
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
1868				3,660 SF	12,828.00 SF			111	
Stories		Basement		Type			Exterior		
2 1/2		YES		STANDARD UNIT			FRAME		

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	236,820	01/01/2005	07/01/2004	07/01/2005
Improvements:	432,600	634,940		
Total:	669,420	1,235,490	669,420	858,110
Preferential Land:	0	0	0	0

Transfer Information

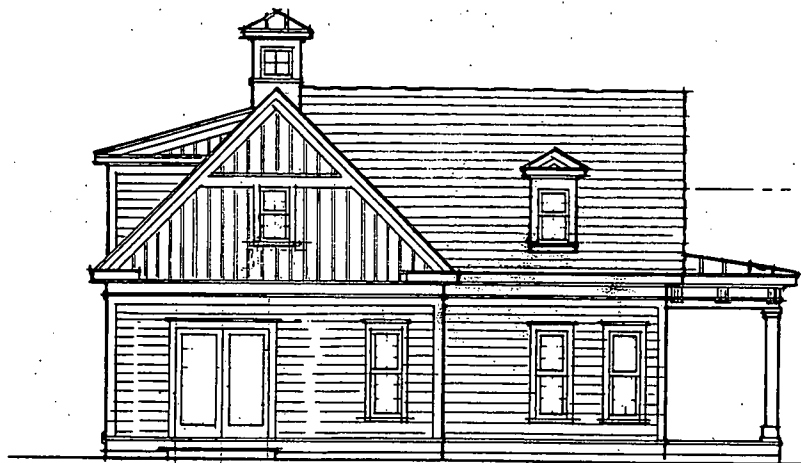
Seller: EMMET, FRANCIS X & I S	Date: 07/26/2001	Price: \$690,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19464/ 372	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

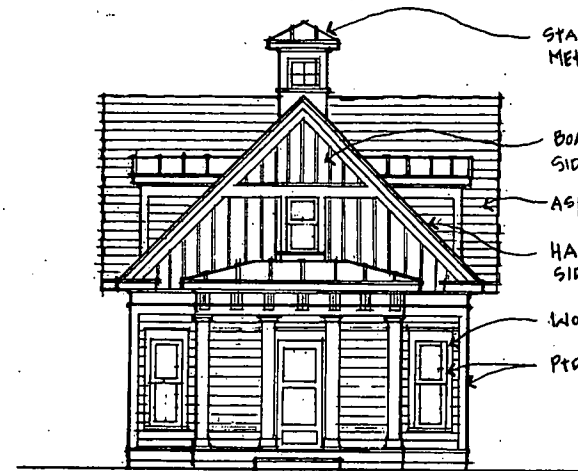
Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

7



17'6"
+2'6" STAKE



- STANDING SEAM METAL ROOFING
- BOARD & BATTEN SIDING
- ASPHALT SHINGLES
- HARDI-PLANK SIDING
- WOOD WINDOWS
- PTD WD. OR HARDI TRIM

Proposed Yard Side & Front Elevations



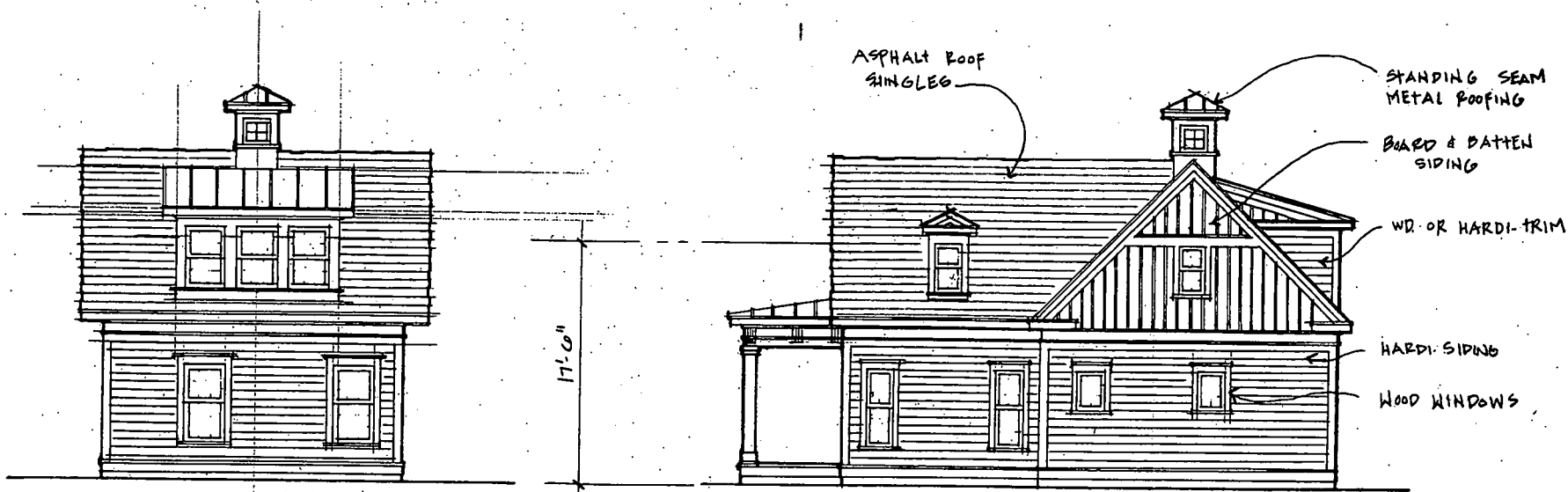
FILE NAME: 050174

Lynch Residence Guest House

3807 Williams Lane

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



Proposed Rear & Property Line Elevations



FILE NAME: 05.017R

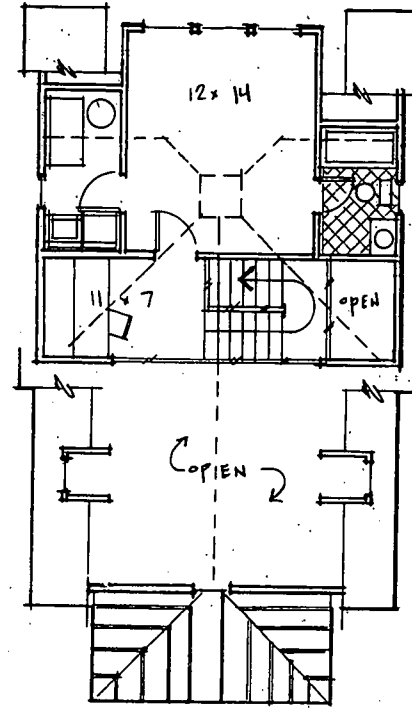
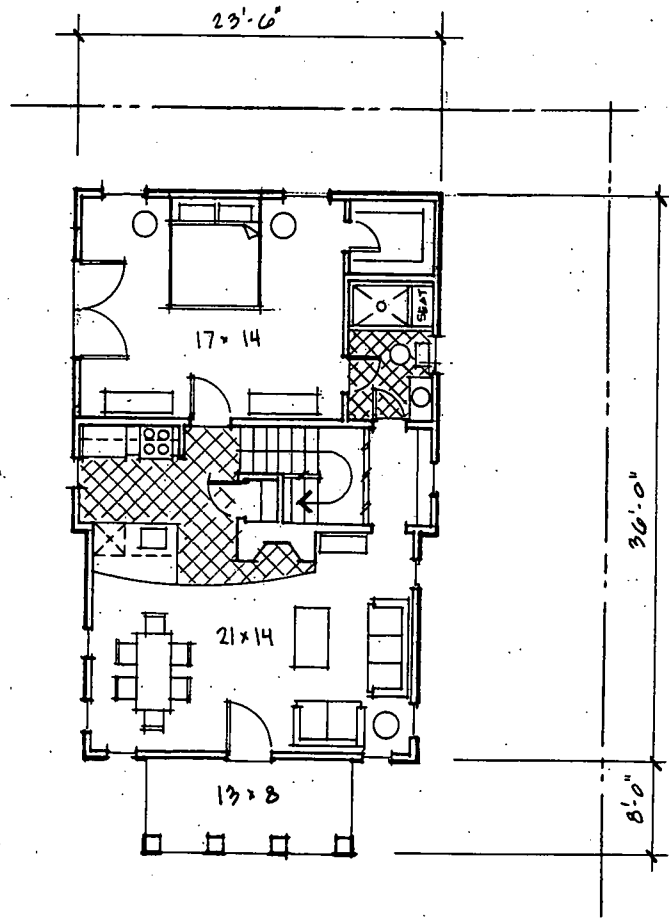
Lynch Residence Guest House

3807 Williams Lane

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

6



Proposed First & Second Floor Plan

First Floor Plan: 817 s.f.
 Second Floor Plan: 505 s.f.

+ 104 SQFT FOR COVERED PORCH =

921 SQFT FOOTPRINT

GTM

GTM ARCHITECTS

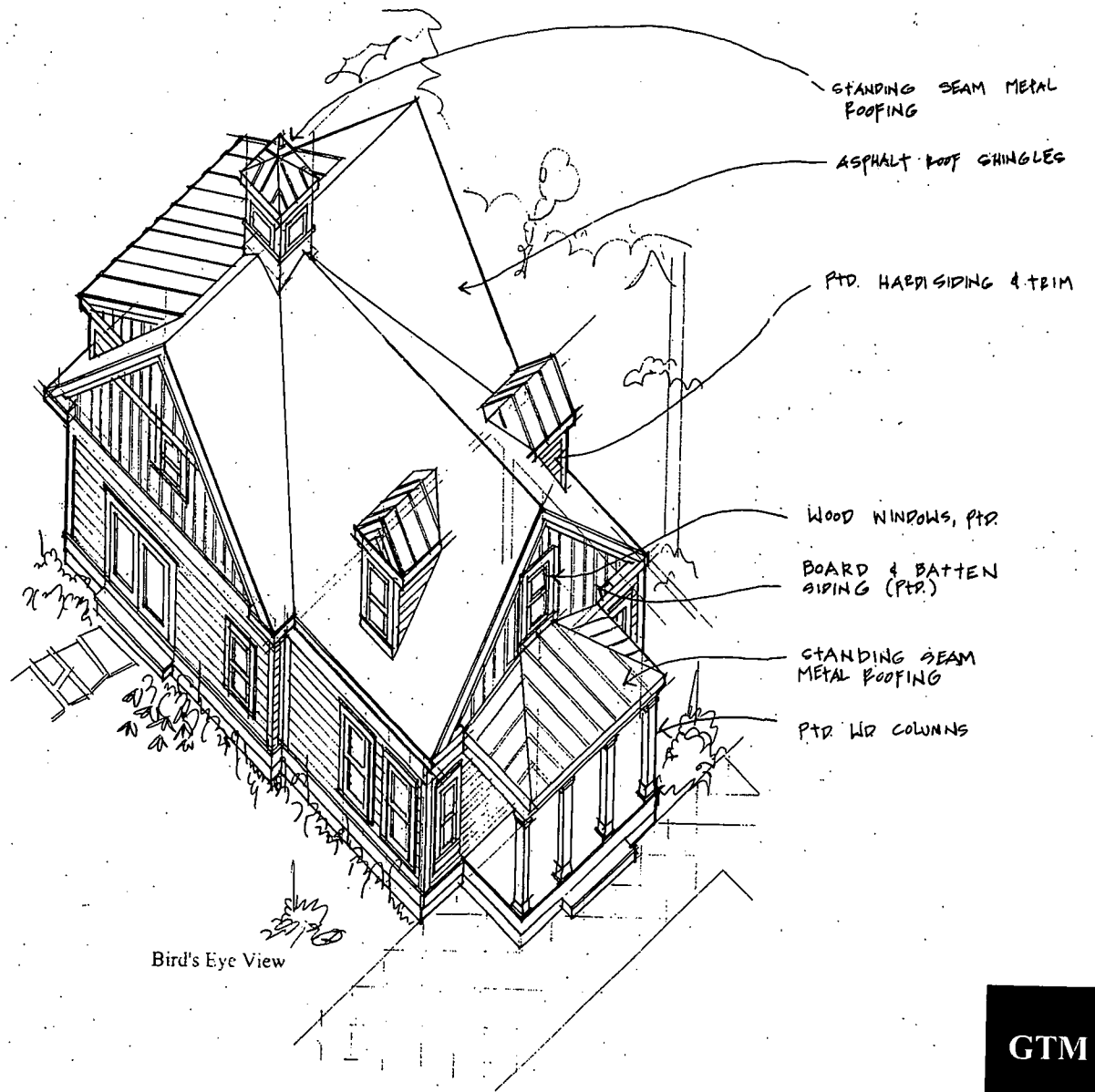
FILE NAME: OSLOTR

Lynch Residence Guest House

3807 Williams Lane

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

10



STANDING SEAM METAL ROOFING

ASPHALT ROOF SHINGLES

PTD. HARD SIDING & TRIM

WOOD WINDOWS, PTD.

BOARD & BATTEN SIDING (PTD.)

STANDING SEAM METAL ROOFING

PTD. W/2 COLUMNS

Bird's Eye View

GTM

GTM ARCHITECTS

FILE NAME: 05/0119

Lynch Residence Guest House

3807 Williams Lane

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



VIEW AT FRONT OF HOUSE



VIEW AT REAR OF HOUSE

Lynch Guest Home

Photos

DRAWN BY: rl	SCALE: nts	PROJECT NO. 05.00179	REVISIONS
CHECKED BY:	DATE: 5/17/5		

DRAWING NO.
P-1



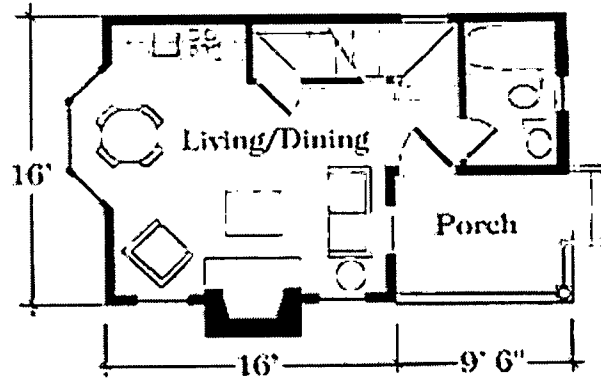
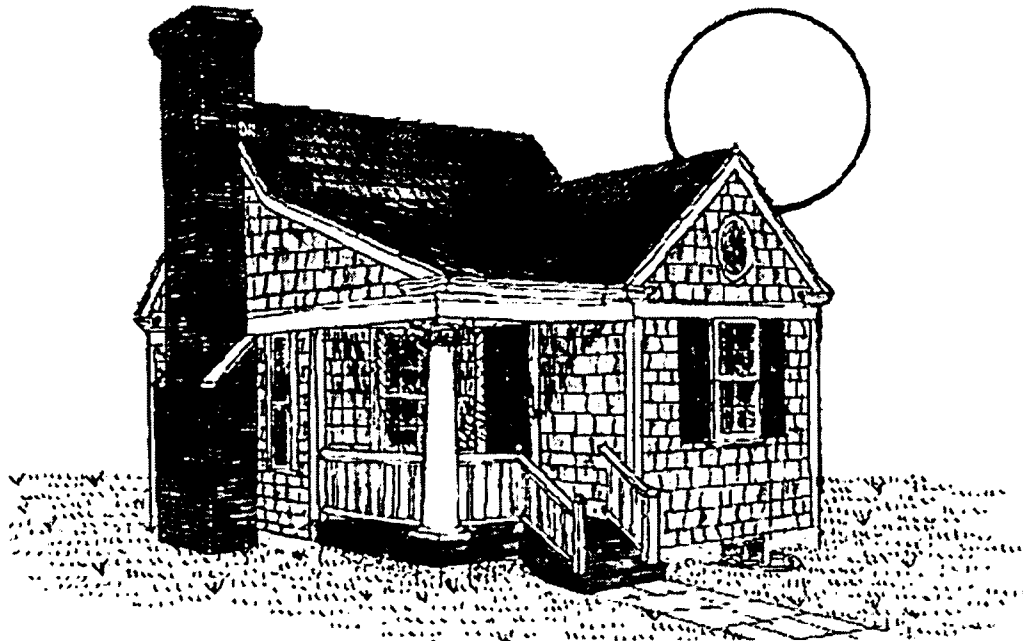
G T M
7735 OLD GEORGETOWN ROAD
SUITE 250
BETHESDA, MD 20814
(240)333-2600
(240)333-2601 FAX

FILE NAME: 050179_ALL.dwg

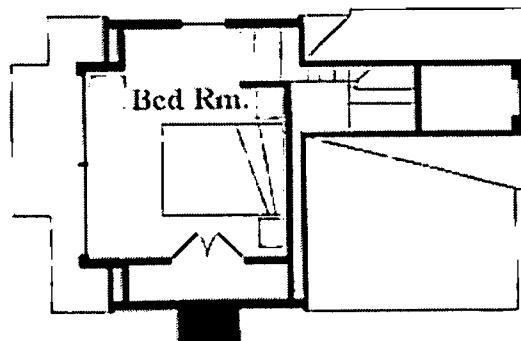
12

MICRO COTTAGE

First Floor Area: 354 Sq. Ft.
Second Floor Area: 170 Sq. Ft.



First Floor Plan



Second Floor Plan

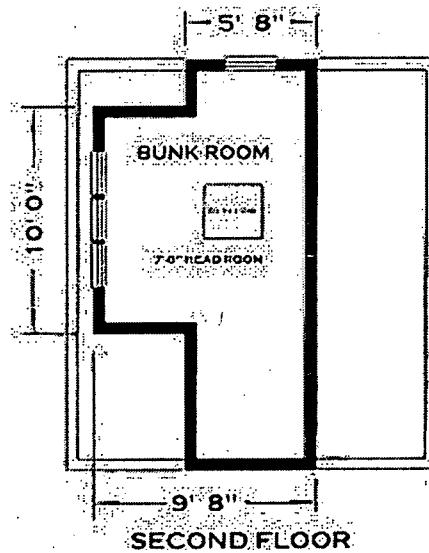
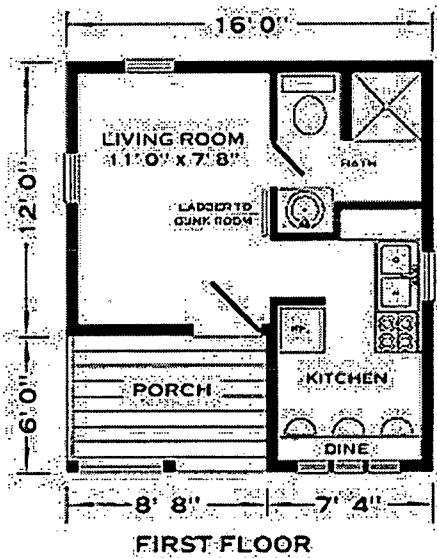
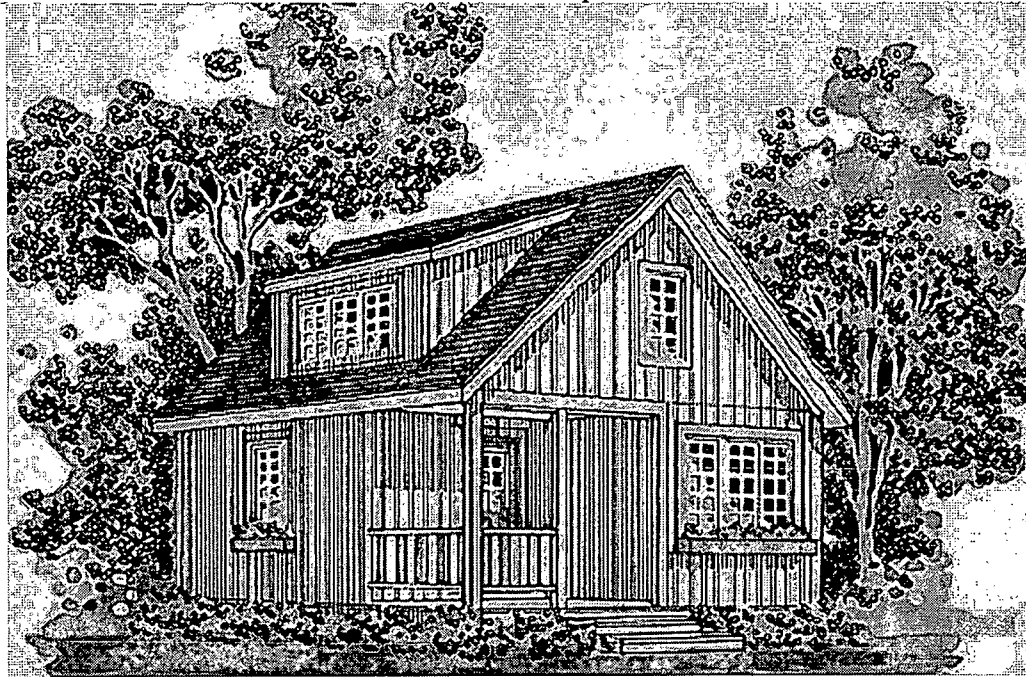
Order Plan #W-CT103

A Material List is not available for this design.
Send \$79.00 for the first set, \$15.00 for each additional set, plus \$4.00 Postage to:

13

WHITEHORSE II

1ST. FLOOR 236 sq. ft.
2ND. FLOOR 142 sq. ft.
PORCH 52 sq. ft.



Plans consist of 1/4" Foundation/Footing Plan, 1/4" Floor Plan, 1/4" Front Elevation, 1/4" Right Side Elevation, 1/4" Rear Elevation, 1/4" Left Side Elevation, Scaled Building or Wall Section with Electric noted on Floor Plan.

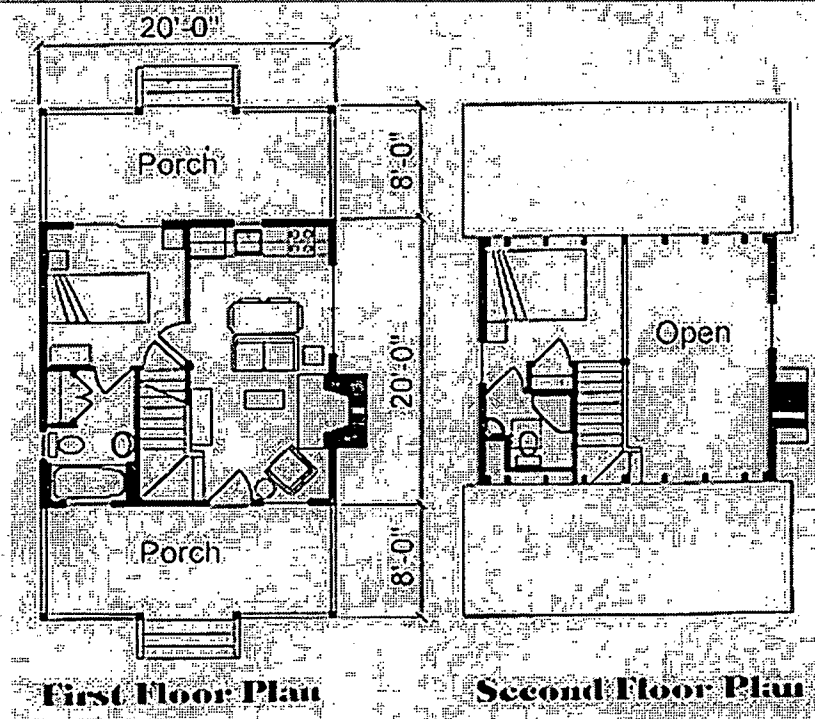
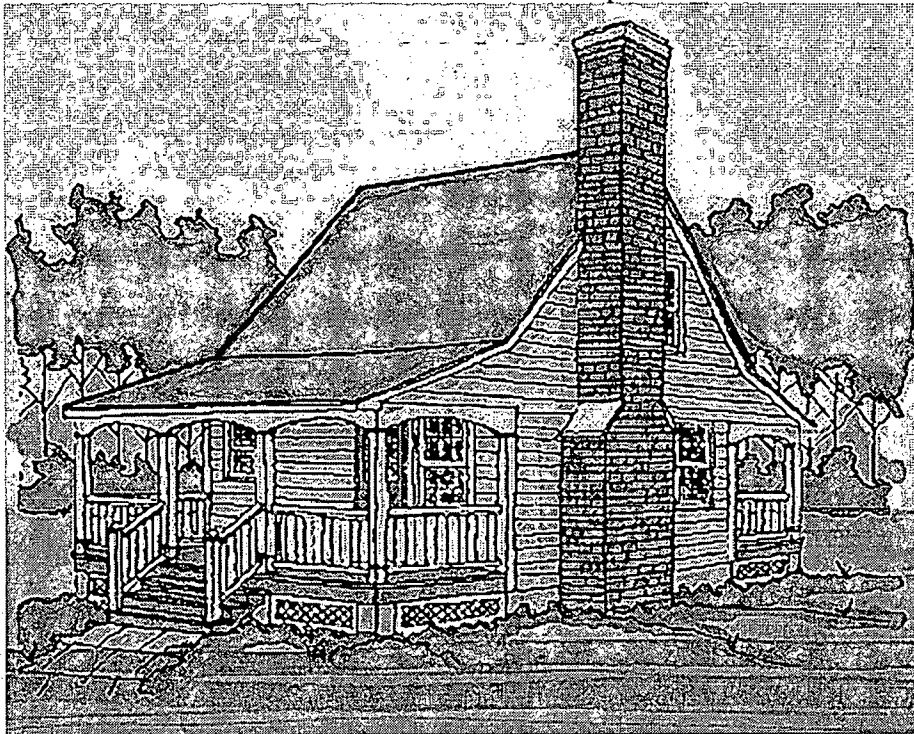
Plans are suitable for submitting to your local building dept.

Order Cabin Plan #W-1612B

14

THE SAPHIRE COTTAGE

First Floor Area: 400 Sq. Ft.
Second Floor Area: 182 Sq. Ft.

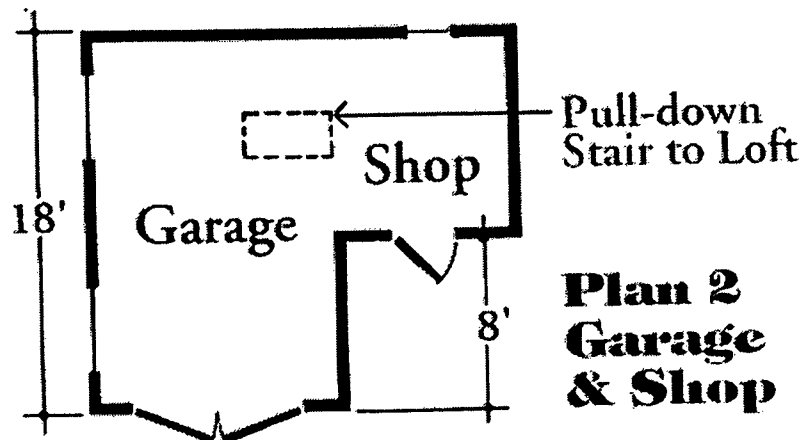
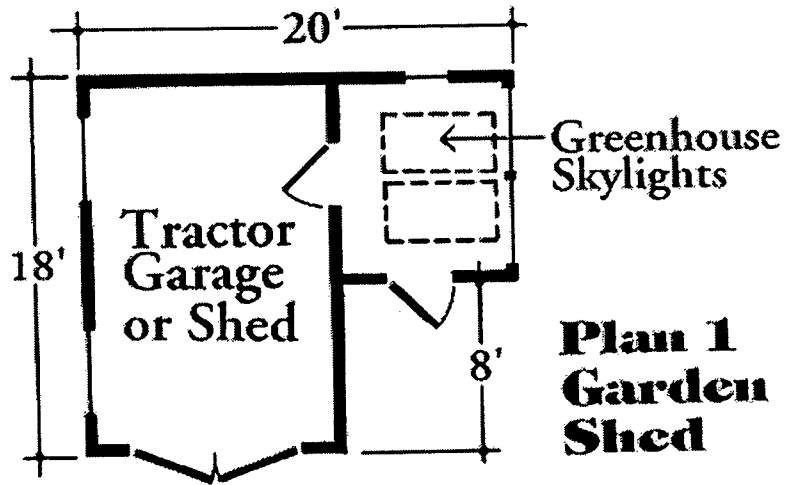


Order Plan #W-CT582

A Material List is available for this design.
Send \$149.00 for the first set, \$15.00 for each additional set, plus \$4.00 Postage to:

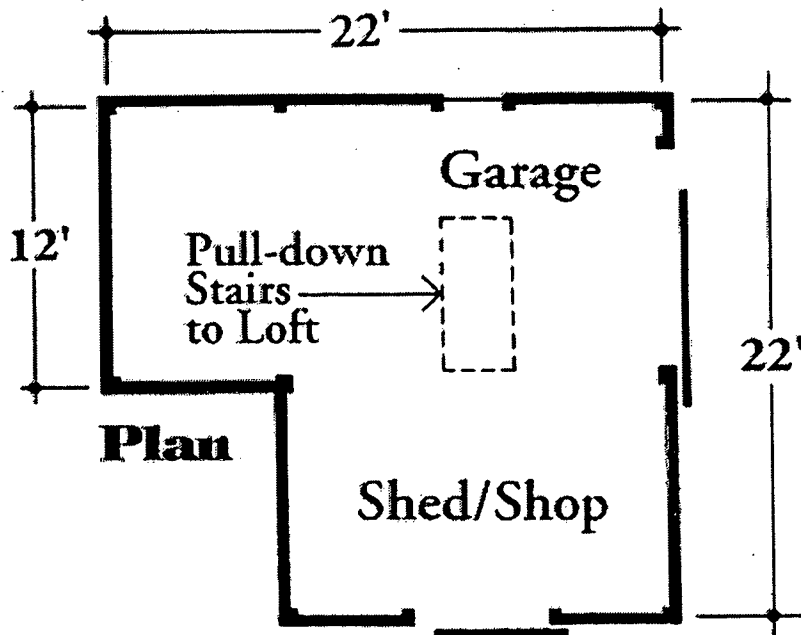
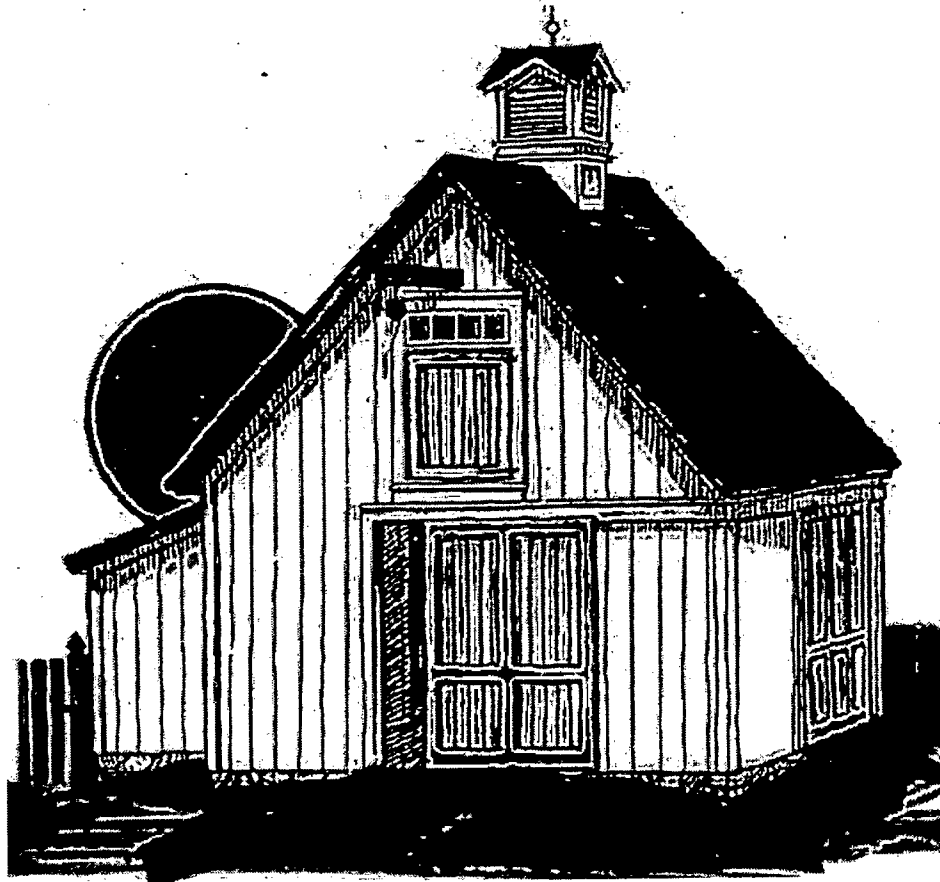
CONCORD YARD BARN

Floor Space: 296 Sq. Ft.
Loft Crawl Space: 208 Sq. Ft.



THE CANDLEWOOD BARN

Floor Space: 395 Sq. Ft.
Loft Space: 315 Sq. Ft.

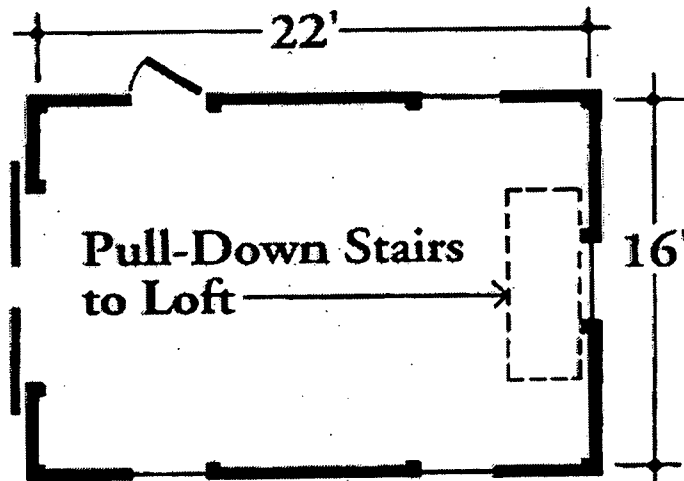


Order Pole Barn Plan #W-10

ONE-BAY COUNTRY GARAGE

Floor Space: 352 Sq. Ft.

Loft Space: 330 Sq. Ft.



Plan

Order Pole Barn Plan #W-02

Send \$25.00 for first set, \$10.00 for each additional set, plus \$4.00 Postage to:

**Donald J. Berg, A.I.A.
P.O. Box 698**



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3807 Williams Lane, Chevy Chase **Meeting Date:** 03/27/02
Applicant: Tim & Kathy Lynch **Report Date:** 03/20/02
 (Treacy & Eagleburger Architects)
Resource: *Master Plan* Site #35/77, **Public Notice:** 03/13/02
 (Frank Simpson House)
Review: HAWP **Tax Credit:** Partial
Case Number: 35/77-02A **Staff:** Perry Kapsch

PROPOSAL: Construct rear addition and rear deck, modify sleeping porch, modify kitchen (east) porch, relocate/install windows in west side wall.

RECOMMEND: Approve with Conditions.

CONDITIONS:

1. An arborist report describing tree protections methods to be used before, during and after construction is to be included as part of the final plans to be stamped by staff.
2. The existing tongue-in-groove paneling on the kitchen (east side) porch is to be retained.
3. The original and 1920's windows removed as part of the new construction are to be re-used or to be stored on site.
4. The 1/1 window in the west wall is to be retained in its existing position under the 2nd story window.
5. The design for the second floor rear railing is to be approved at staff level.

6. no brackets on the back

PROJECT DESCRIPTION

SIGNIFICANCE: Individual *Master Plan* Site.
STYLE: Queen Anne.
DATE: 1898

PROPOSAL

The applicant proposes to:

1. Construct a two-story rear addition and wood deck with steps leading down to

- grade at the rear. The new addition is to accommodate a family room on the first level and a master bedroom suite on the second level.
2. On the west side, extend the rear addition out only on the first level behind the existing west wing of the house to accommodate a new breakfast room and kitchen area.
 3. On the east side of the house, extend the existing porch back beyond the existing bay window and continue it along the length of the rear addition.
 4. Install a new 1/1 window to match the existing windows in the front room in front of the existing (east) bay window. Two new windows and a new door are proposed in place of a small half-door and a window behind the bay window. New steps are proposed leading down to grade on the side.
 5. On the east side, remove the screened-in area on the first level, and replace the paneling and railing with a new painted wood railing with inset balustrade.
 6. Remove the screening on the existing circa 1920 sleeping porch on the second level east side (Drawing B9), rehabilitate the sleeping porch framing and paneling, and install 2/2 windows in place of the screens.
 7. As part of the kitchen modifications, remove the existing 1/1 window in the west side elevation and move it to the right. Install a second 1/1 window with shutters, to match the existing windows on the west wall, in place of a small window now in place in the bumpout behind the west wing. (Drawing D9).

STAFF DISCUSSION

The historic resource has maintained a high degree of integrity. It is very similar in style to another *Master Plan* house across the street at 3806 Williams Lane, built at the same time, and with which the subject property shares a line of enormous oak trees that begin at the back of the property at 3806 and extend along the west side of 3807. Staff has requested that an arborist's report be included to insure that every possible precaution is taken to protect the trees before, during and after construction.

Staff has made it a condition for approval that the 1/1 window on the west façade should be retained. The small window to the rear of the subject window can be removed and replaced with a 1/1 window. Staff would recommend that an existing window from the rear façade be used in that position.

At a site visit with the applicant and the architects, it was agreed that the changes to the east side, including the replacement of the half-door and the installation of additional windows, were for the most part compatible with the existing architecture. The applicant agreed to retain the paneling on the first level, rather than replace it with a new porch railing when the screening is removed and the porch extended past the new rear addition. Retention of the paneling also serves to differentiate the front (old) porch section from the new porch section at the rear.

The sleeping porch on the second level appears to be an addition from the 1920's that is visible from the street, but is set well to the rear of the front façade. Changing it to a sunroom by replacing the screening with 2/2 double-glazed panels is a reversible change that does not materially affect the architectural integrity of the house.

The proposed addition at the rear of the house is in keeping with the design and scale of the original structure. It has been sited and designed to minimize the impact on the historic setting, and set back from the sides and the roofline of the house in order to clearly differentiate the old from the new. By placing the rear addition directly behind the house, it should be only partially visible from the public right-of-way.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

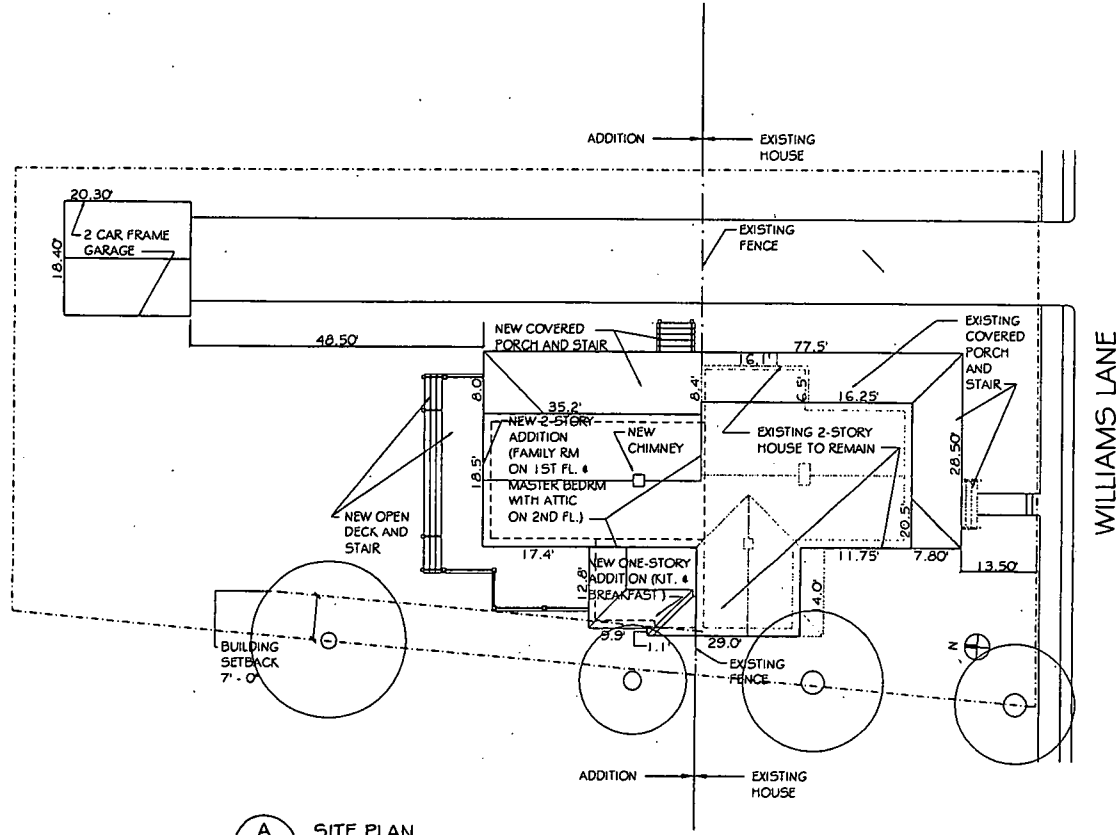
RE: 3807 Williams Lane, Chevy Chase, MD 20815

[to be used on the HAWP application form @ "b. General description . . ."]

The project is a two-story addition with attached one-story porches, all entirely placed to the rear of the existing structure (replaces a rear, 9 ½ foot attached shed). The sides of the proposed 2-story portion are set back from both the East and West sides, to better maintain the integrity of the original massing of the house. The front of the house remains as is (restoration only). The new work in the proximity of the existing historic trees along the west side, will be placed on existing footings and on 2 or 3 added piers in that immediate vicinity (considered anything within 20' of any tree trunk). The overall intent is to preserve the integrity, details, and massing of this historic house and trees as viewed by the passerby. The massing and detailing of the new work is taken from the existing and is intended to be sympathetic and in keeping with the original.

10
28

LIST ADJACENT AND CONFRONTING PROPERTY	
EAST OF PROPERTY	3805 WILLIAMS LANE, CHEVY CHASE MD 20815
WEST OF PROPERTY	3811 WILLIAMS LANE, CHEVY CHASE MD 20815
ACROSS THE STREET	3804 WILLIAMS LANE, CHEVY CHASE MD 20815 3806 WILLIAMS LANE, CHEVY CHASE MD 20815 3810 WILLIAMS LANE, CHEVY CHASE MD 20815
BEHIND THE PROPERTY (WOODBINE ST.)	3810 WOODBINE ST., CHEVY CHASE MD 20815 3812 WOODBINE ST., CHEVY CHASE MD 20815 3814 WOODBINE ST., CHEVY CHASE MD 20815



A SITE PLAN
1 1/16" = 1'-0"

----- EXISTING
————— NEW ADDITION

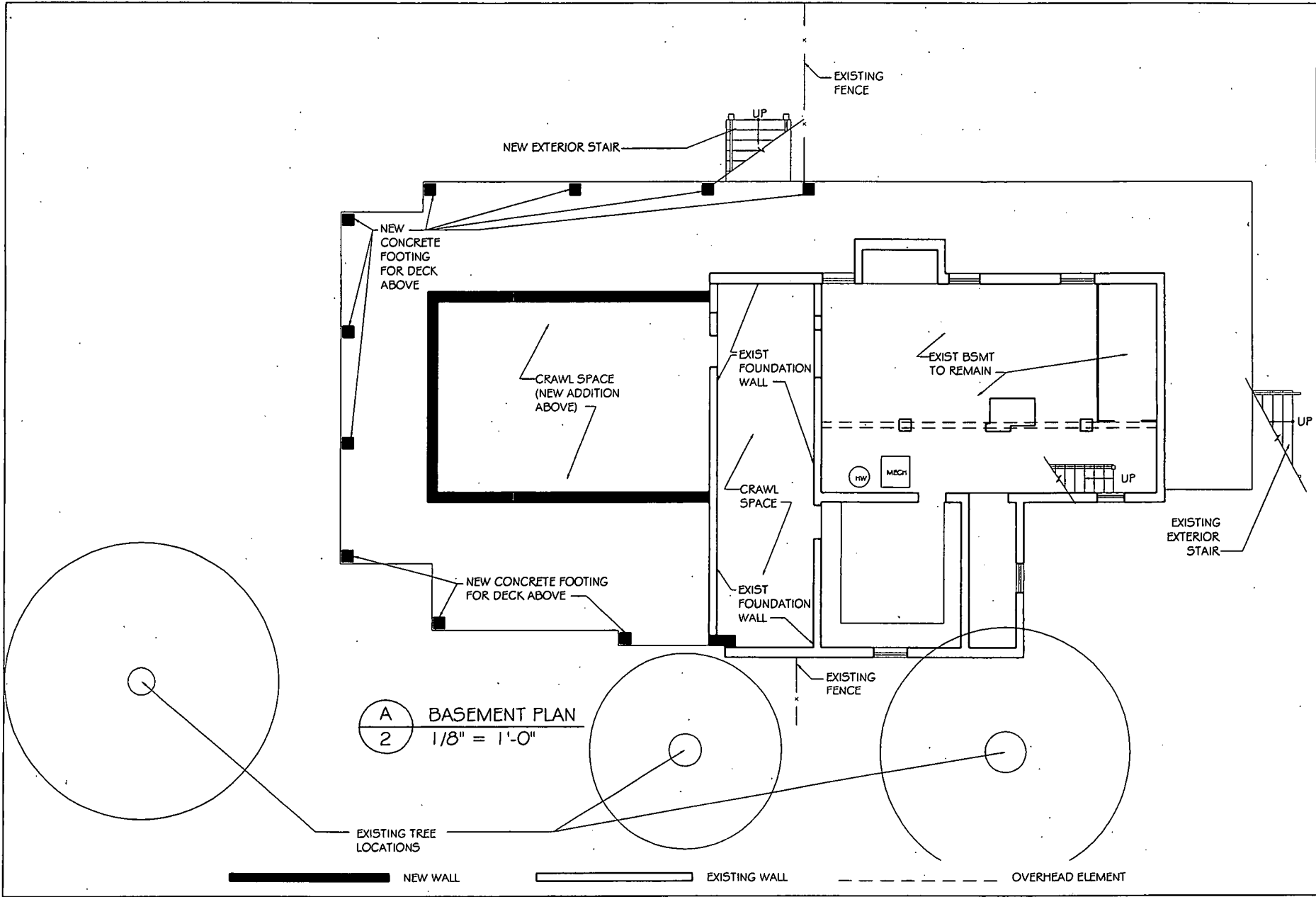
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

HAWP APPLICATION
SITE PLAN
1/8" = 1'-0"
03.06.02

LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

1





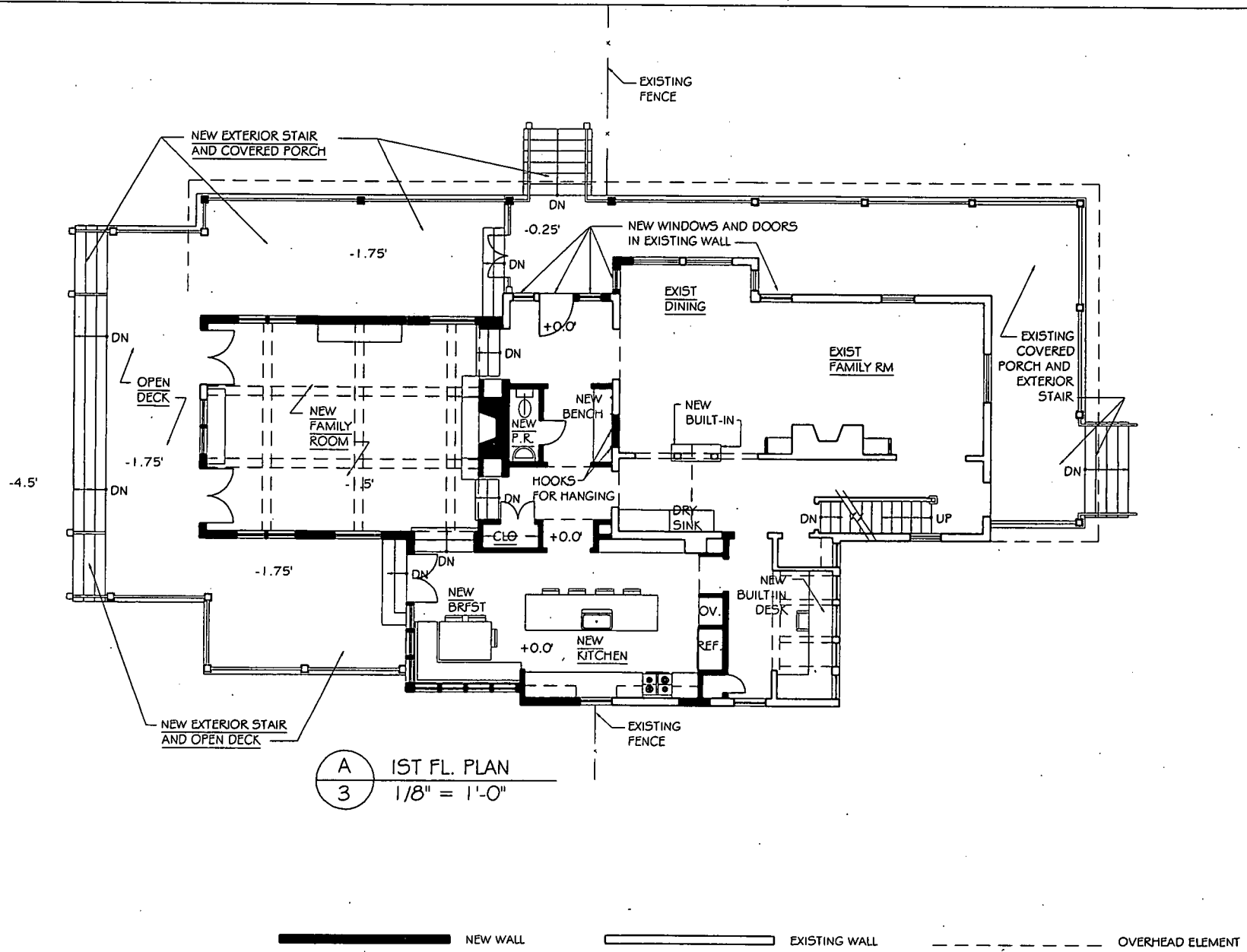
TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 • FAX: 202-362-7791

HAWP APPLICATION
 BASEMENT PLAN
 1/8" = 1'-0"
 03.02.02

LYNCH RESIDENCE
 3807 WILLIAMS LANE
 CHEVY CHASE, MD 20815

2

12
 24



A
3 1ST FL. PLAN
1/8" = 1'-0"

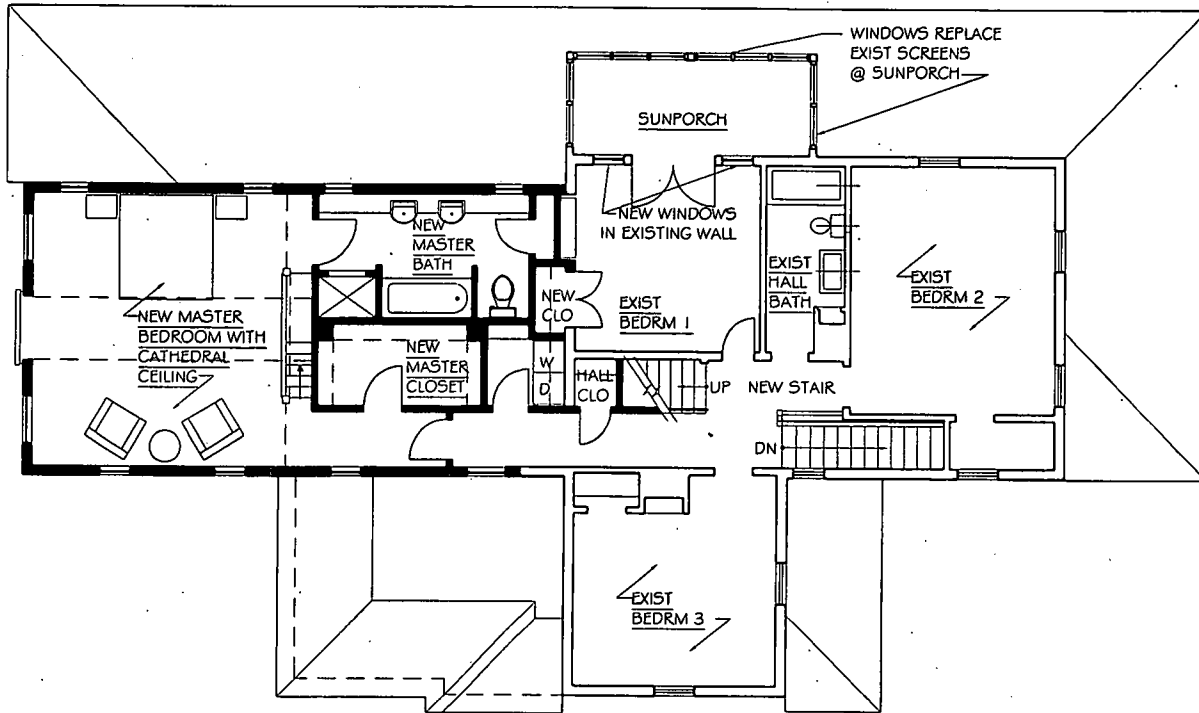
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HAMP APPLICATION
FIRST FLOOR PLAN
1/8" = 1'-0"
03.06.02

LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

3

13
12



A 2ND FL. PLAN
4 1/8" = 1'-0"

NEW WALL

EXISTING WALL

OVERHEAD ELEMENT

LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

HAWP APPLICATION
SECOND FLOOR PLAN
1/8" = 1'-0"
03.06.02

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4

14
20

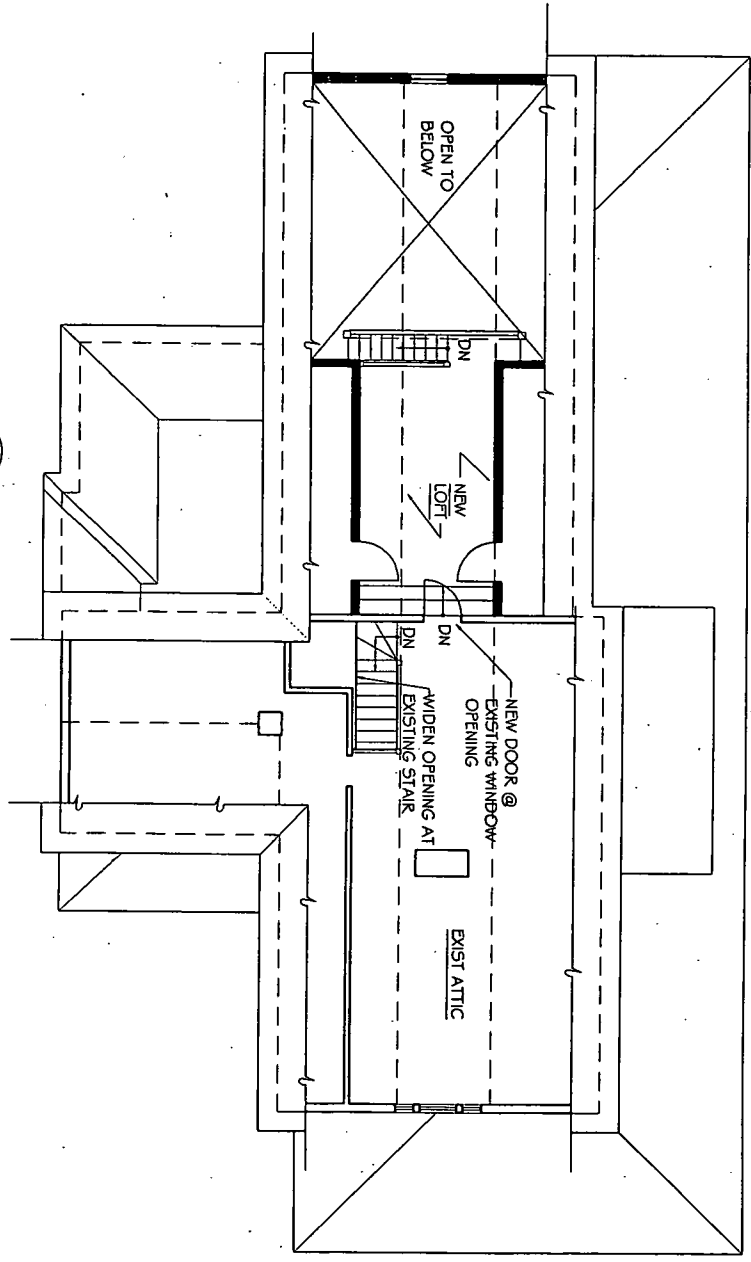
22
51

NEW WALL

EXISTING WALL

OVERHEAD ELEMENT

A ATTIC PLAN
5 1/8" = 1'-0"



5

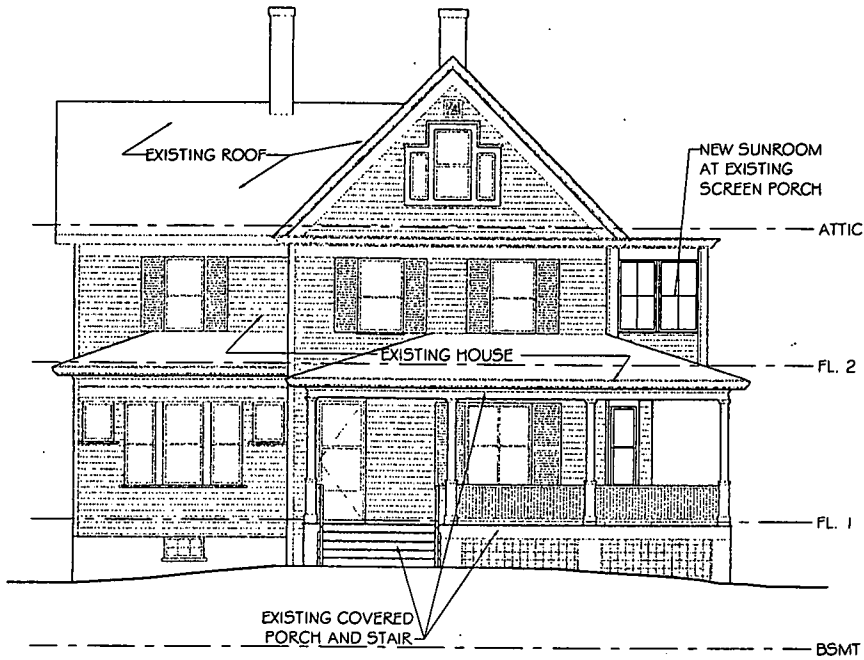
LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

HAWP APPLICATION
ATTIC PLAN
1/8" = 1'-0"
03.06.02

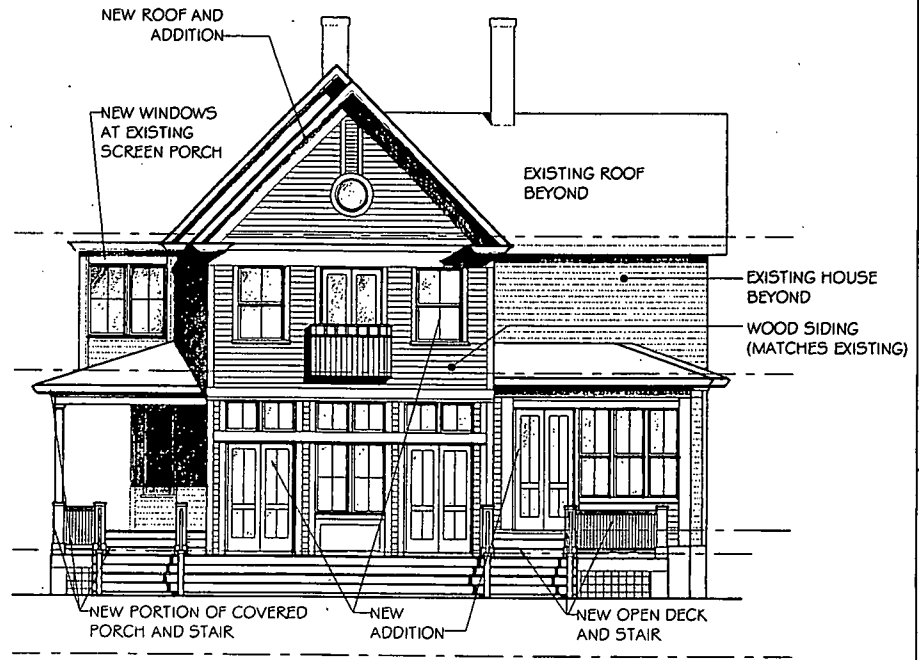


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A FRONT ELEVATION (SOUTH)
 6 1/8" = 1'-0"



B REAR ELEVATION (NORTH)
 6 1/8" = 1'-0"

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HAWP APPLICATION
 REAR ELEVATION
 1/8" = 1'-0"
 03.06.02

LYNCH RESIDENCE
 3807 WILLIAMS LANE
 CHEVY CHASE, MD 20815

6

16

18



A
7 SIDE ELEVATION (EAST)
1/8" = 1'-0"

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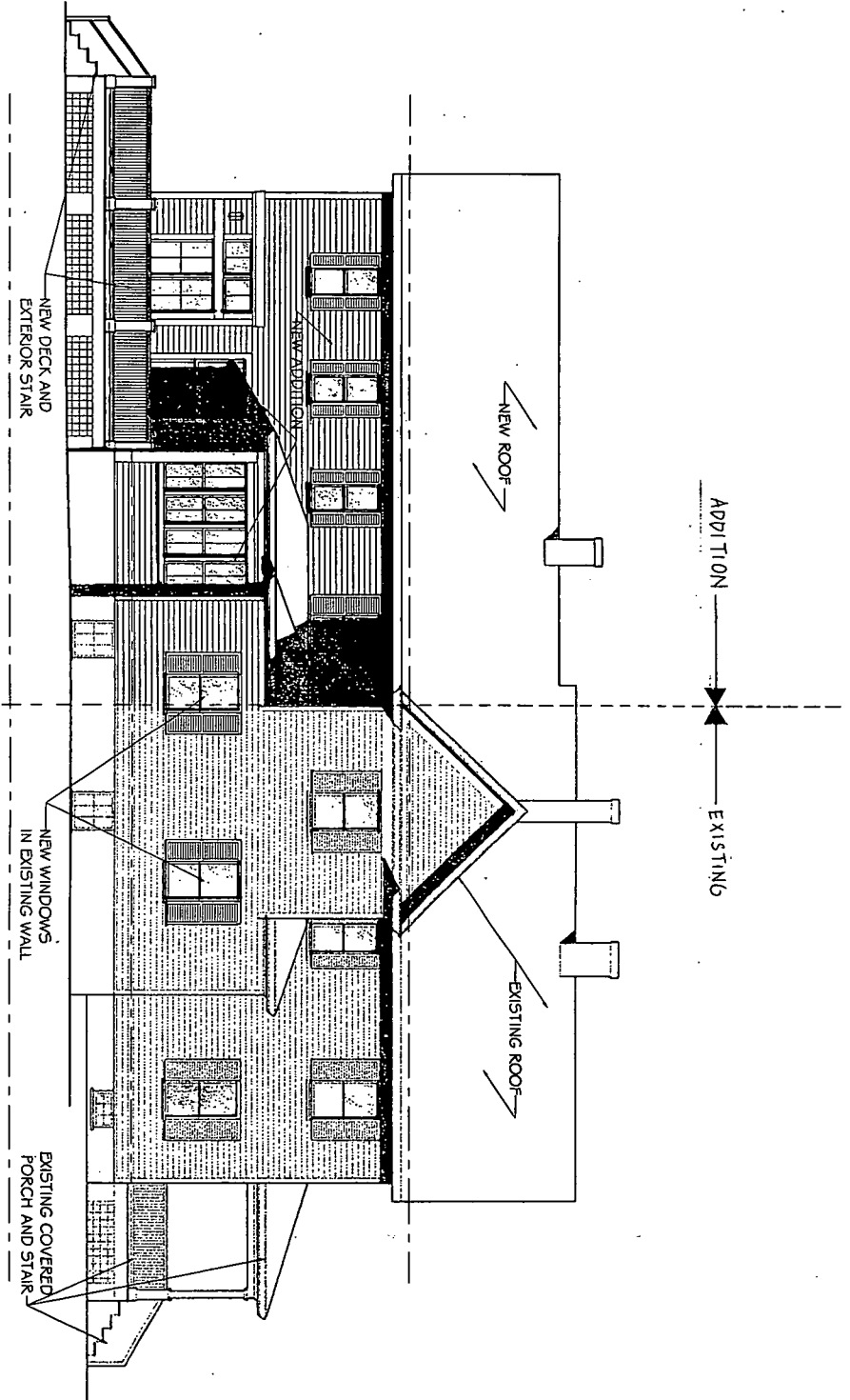
HAWP APPLICATION
SIDE ELEVATION
1/8" = 1'-0"
03.06.02

LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

7

17
19

181
24



A WEST ELEVATION (WEST)
8 1/8" = 1'-0"

8

LYNCH RESIDENCE
3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

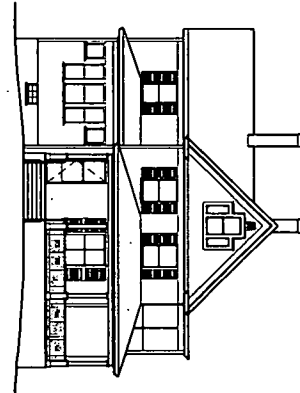
HAWP APPLICATION
SIDE ELEVATION
1/8" = 1'-0"
03.06.02



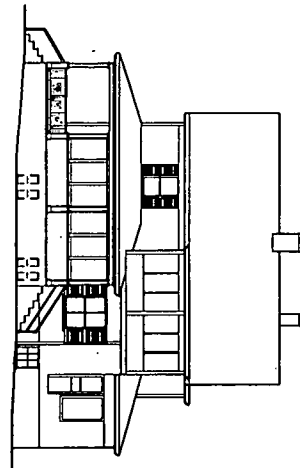
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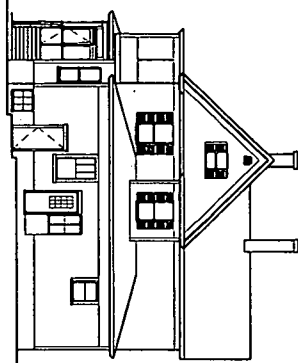
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b1



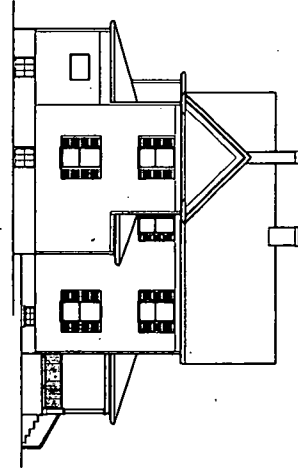
A FRONT ELEVATION (SOUTH)
9 1/16" = 1'-0"



B SIDE ELEVATION (EAST)
9 1/16" = 1'-0"



C REAR ELEVATION (NORTH)
9 1/16" = 1'-0"



D SIDE ELEVATION (WEST)
9 1/16" = 1'-0"

24
20

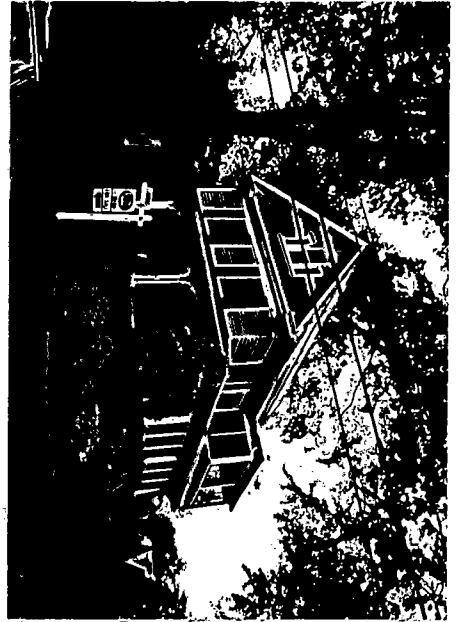
C
10

REAR



A
10

NORTHEAST



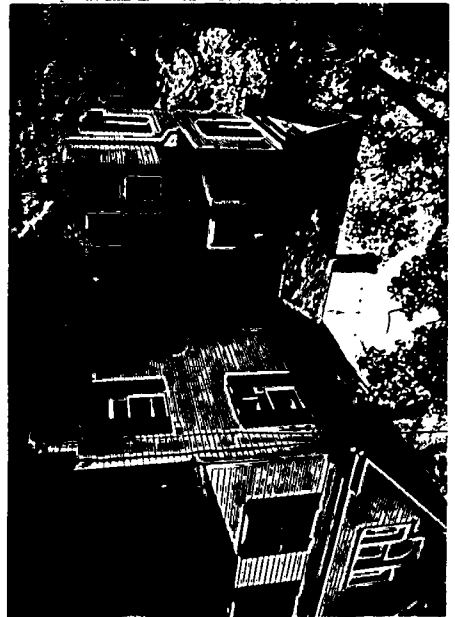
D
10

SIDE



B
10

NORTHWEST



10

LYNCH RESIDENCE

3807 WILLIAMS LANE
CHEVY CHASE, MD 20815

HAWP APPLICATION
EXISTING PHOTOS

1/8" = 1'-0"
03.06.02



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VIEW AT FRONT OF HOUSE



VIEW AT REAR OF HOUSE

FILE NAME: 050119_ALL.dwg

Lynch Guest Home

Photos

DRAWN BY:

rl

SCALE:

nts

PROJECT NO.

05.00119

REVISIONS

DRAWING NO.

P-1

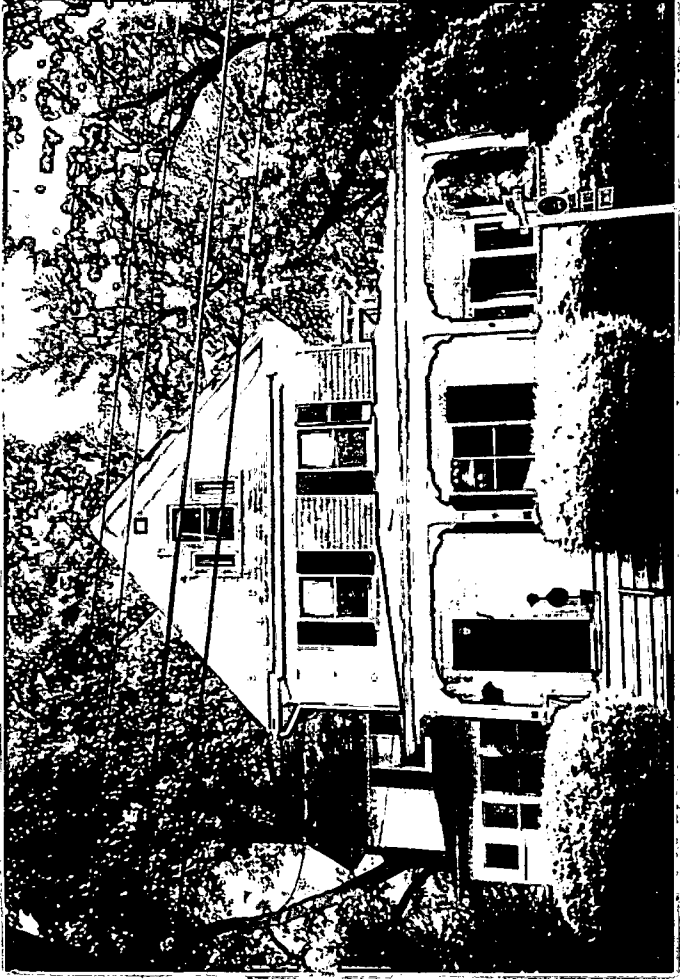
CHECKED BY:

DATE:

5/17/5



G T M
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX



VIEW AT FRONT OF HOUSE



VIEW AT REAR OF HOUSE

Lynch Guest Home

Photos

DRAWN BY: cl

SCALE: nts

PROJECT NO: 05_00119

REVISIONS

DRAWING NO.

CHECKED BY:

DATE: 5/17/5

P-1



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