

6400 Brookville Road, Chevy Chase

CHEVY CHASE VILLAGE H.D.

PRELIMINARY CONSULTATION

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6400 Brookville Road, Chevy Chase	Meeting Date:	5/22/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/15/13
Applicant:	David and Andrea Kirsch (Dagmar Fisher, Architect)	Public Notice:	5/8/13
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Josh Silver

PROPOSAL: Additions and alterations to house

STAFF RECOMMENDATION

Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

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

A one story, enclosed shed roof addition is proposed in front of the existing two story tower that is original to the house. Construction of the addition requires the removal of one, historic 6/1, double-hung window.

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

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

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

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

All exterior building features will be fabricated from wood and painted. All new and replacement windows and doors will have simulated-divided light profiles and wooden interiors/exteriors. All visible foundation sections will be brick to match the existing house. New roofing materials will be slate to match the existing slate roof on the historic massing section of the house.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

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

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

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

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

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

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

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

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

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

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

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

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

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

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

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

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

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

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property, a corner lot, angular in shape and with deep setbacks limits the areas where new construction can occur. As a result of these site conditions, staff supports removing the existing non-historic, one story addition at the north (right) elevation and construction of a new one story addition in this location. The applicants have submitted their preferred plan to the HPC to seek feedback on the feasibility of this concept.

Although staff supports construction of a north (right) side addition, it does not support the concept as proposed. Staff's primary concern with the proposed addition is the cumulative impact it would have on the historic massing and original building materials. The existing non-historic addition, small in scale and its simple building form with shallow pitched roof make it complementary to the scale and massing of the historic house.

In contrast, the proposed addition has an expanded building footprint that is forward of the front wall

plane of the two story historic tower and a higher ridge height that is visible from the public right-of-way.

Staff supports the proposed south (left) elevation and west (rear) elevation alterations. The existing two story left elevation, historically had an open 1st level porch and enclosed 2nd story. During a site visit staff observed non-historic building components such as windows and other alterations that have diminished this features integrity. The proposal to replace the non-historic windows with compatible new windows and installation of a new entryway and door will have negligible impact on the public right-of-way. The proposed material treatments are in keeping with the historic house and appropriate for new construction. The proposed rear elevation changes are not readily visible from the public right-of-way and introduce compatible new materials that are in keeping with the resource type and style.

Staff supports the removal of the pool and associated patio area in the rear yard.

STAFF RECOMMENDATIONS

Applying the *Moderate Scrutiny* principle, the HPC must provide the applicants with guidance on the items below for the proposed right elevation addition and alterations:

- Massing, scale and compatibility of the addition with the historic massing
- Construction of a one story, shed roof addition in front of the existing two story, historic tower section
- Compatibility of the proposed building materials and details with the historic massing

Staff recommends that the HPC provide the applicants with guidance on the left and rear elevation alterations if the HPC finds the proposed work as being inconsistent with the *Chevy Chase Village Historic District Guidelines*.

Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

LOCATION OF BUILDING/PREMISES

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____

1B. Construction cost estimator: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALL

3A. Height _____ foot _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

D. Fisher Signature of owner or authorized agent Date: 5.1.2013

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

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HPC Preliminary Review Submission

1 May 2013

Kirsch Renovation

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

WRITTEN DESCRIPTION OF PROJECT

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

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

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

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

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

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

-End of Written Description -



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

Owner's mailing address

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

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

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

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

MARNA AND GERRY LAWLESS
6401 BROOKVILLE ROAD
CHEVY CHASE, MD
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101 OXFORD STREET
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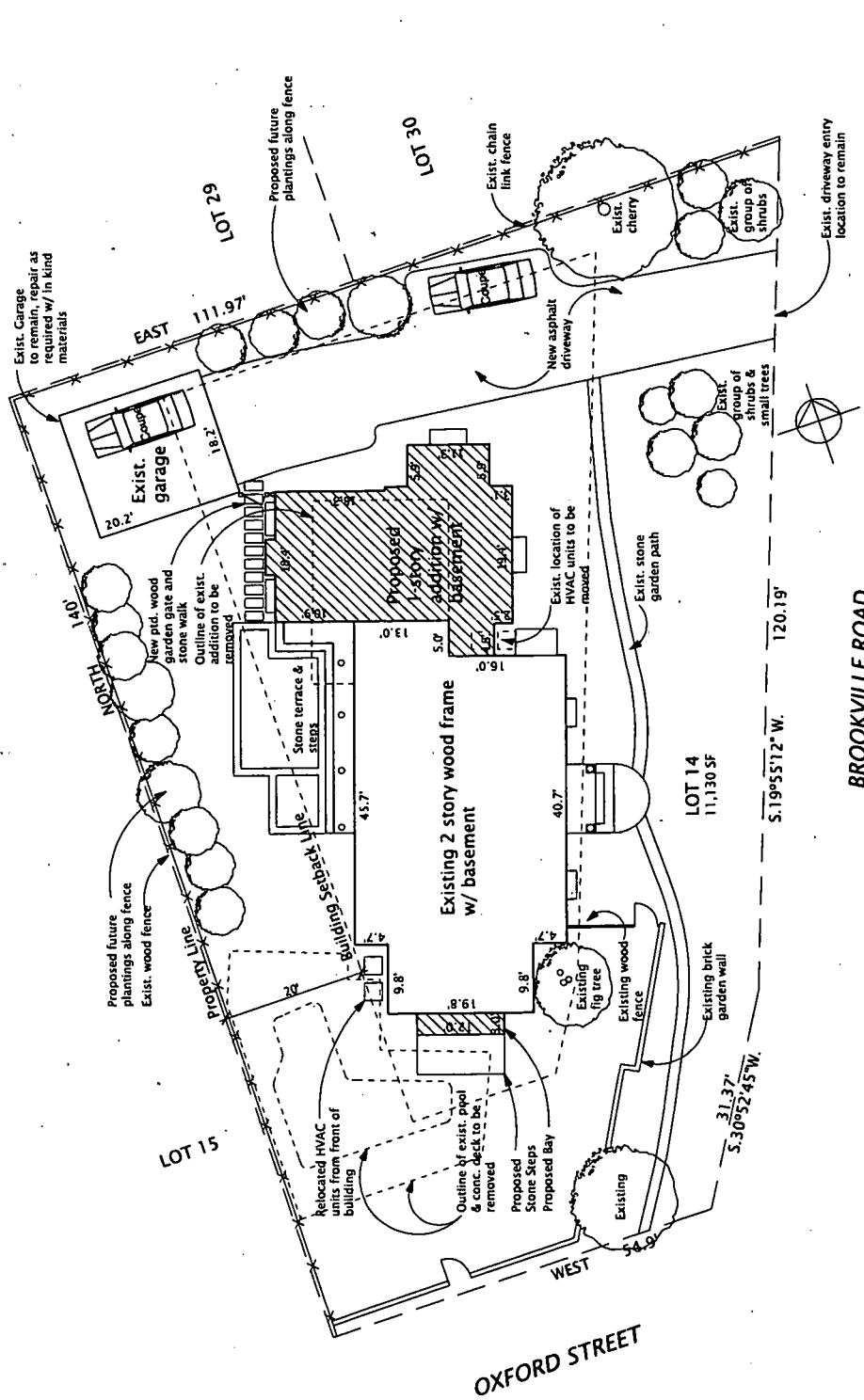
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A-1



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

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

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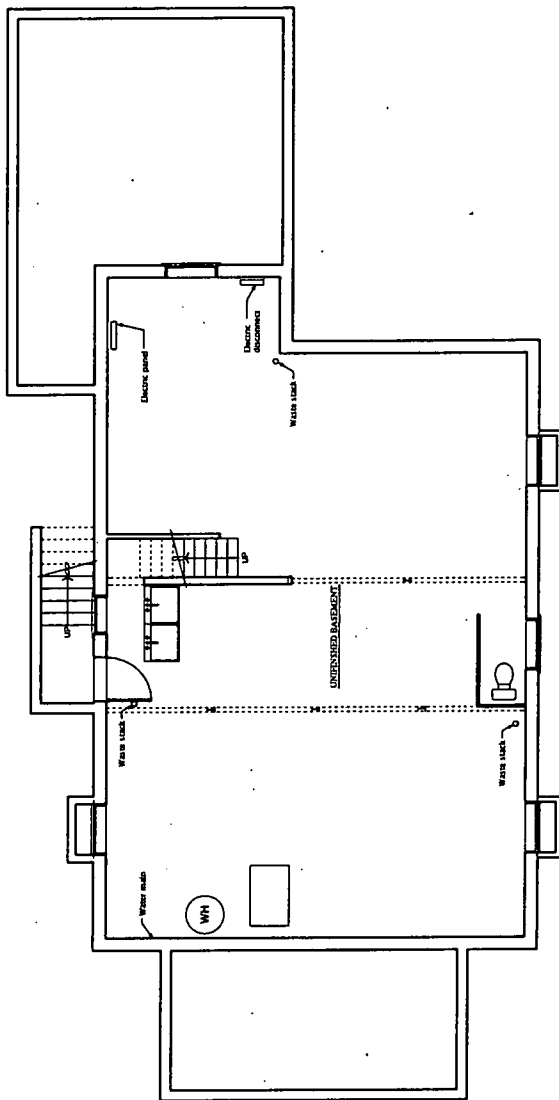
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HPC REVIEW
Existing Drawings

Ex1



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

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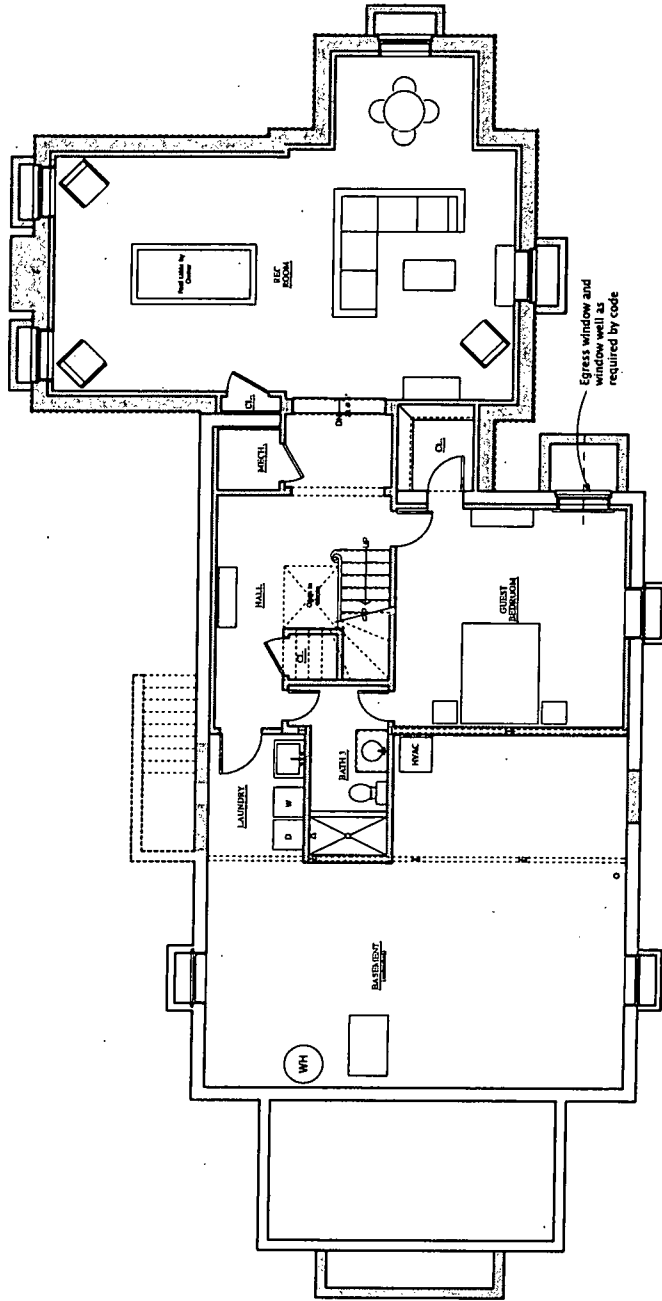
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1 Proposed Basement Plan

1/8" = 1'-0"



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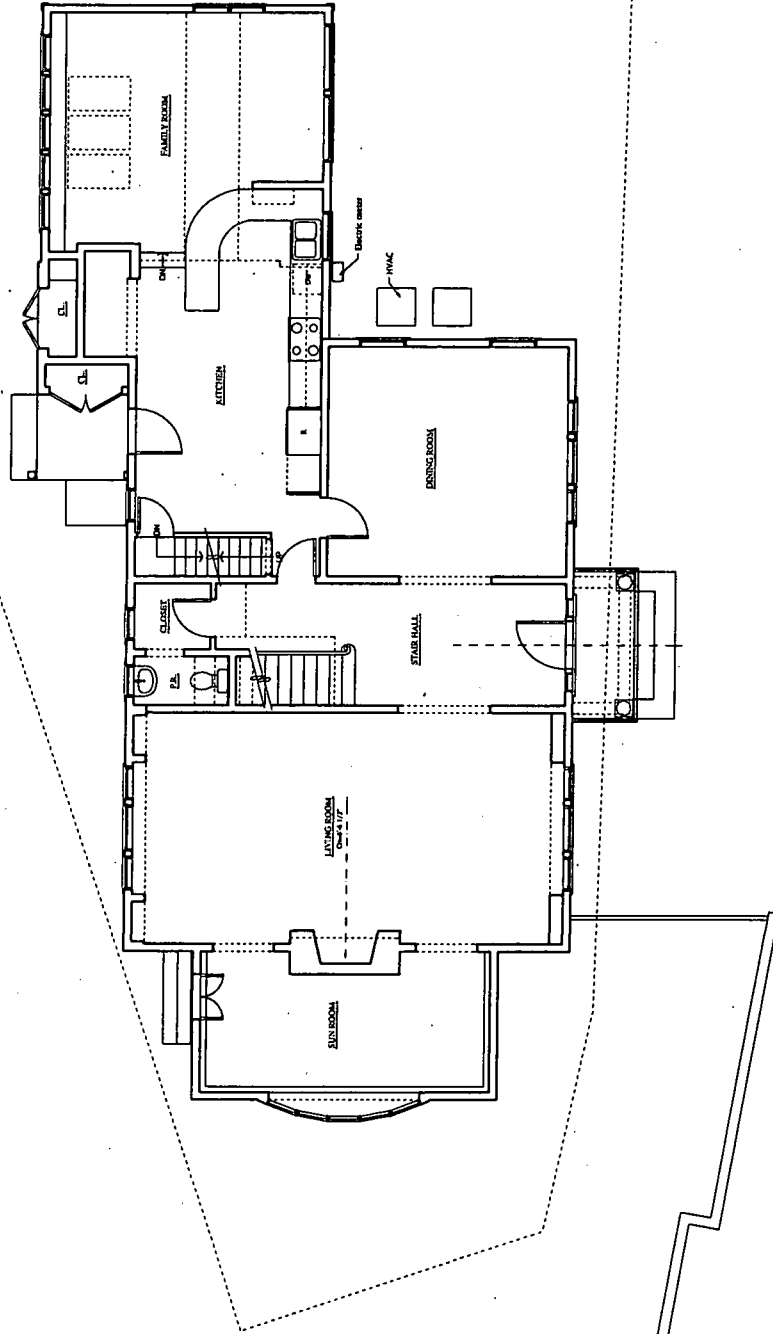
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Ex2



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

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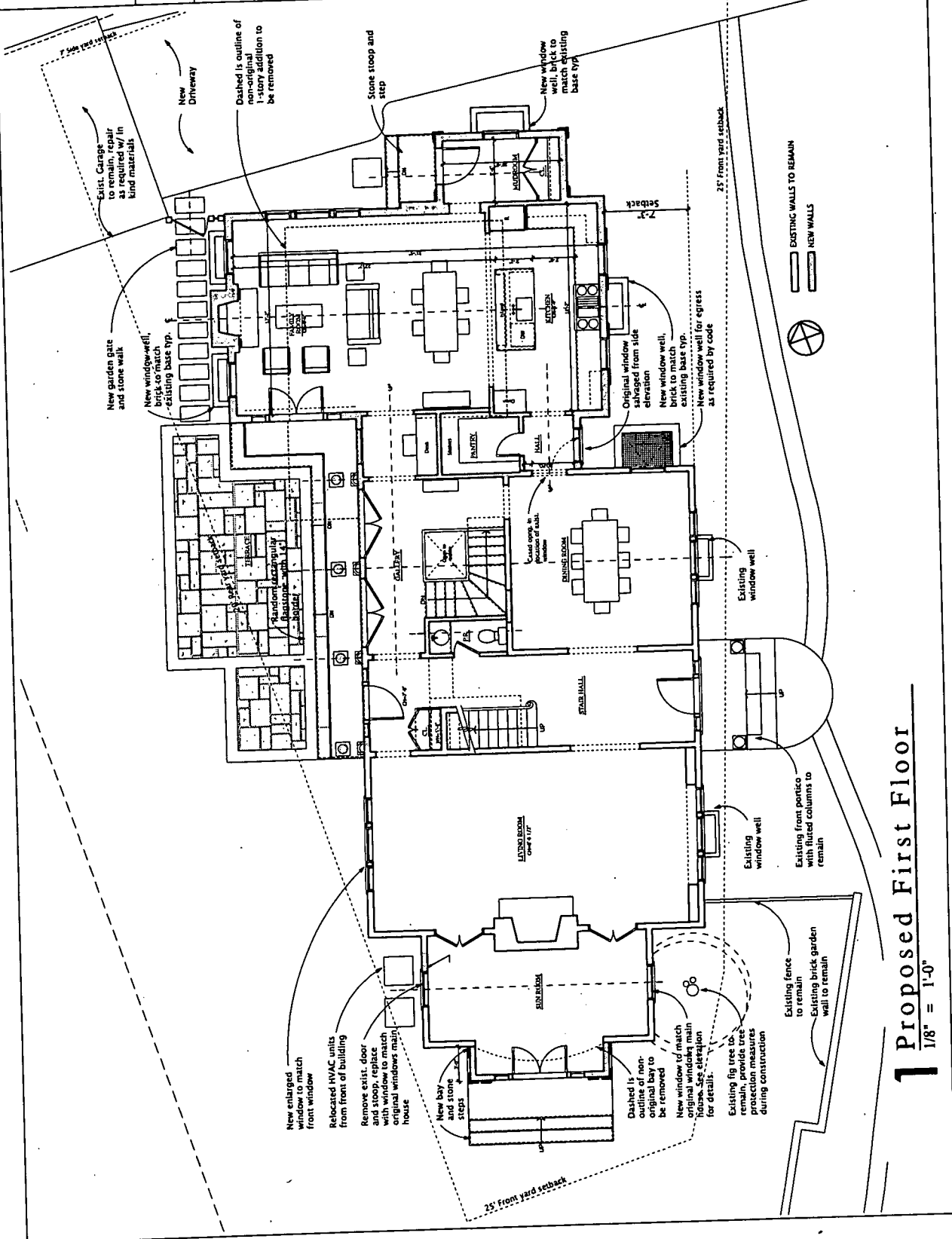
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1 Proposed First Floor
1/8" = 1'-0"

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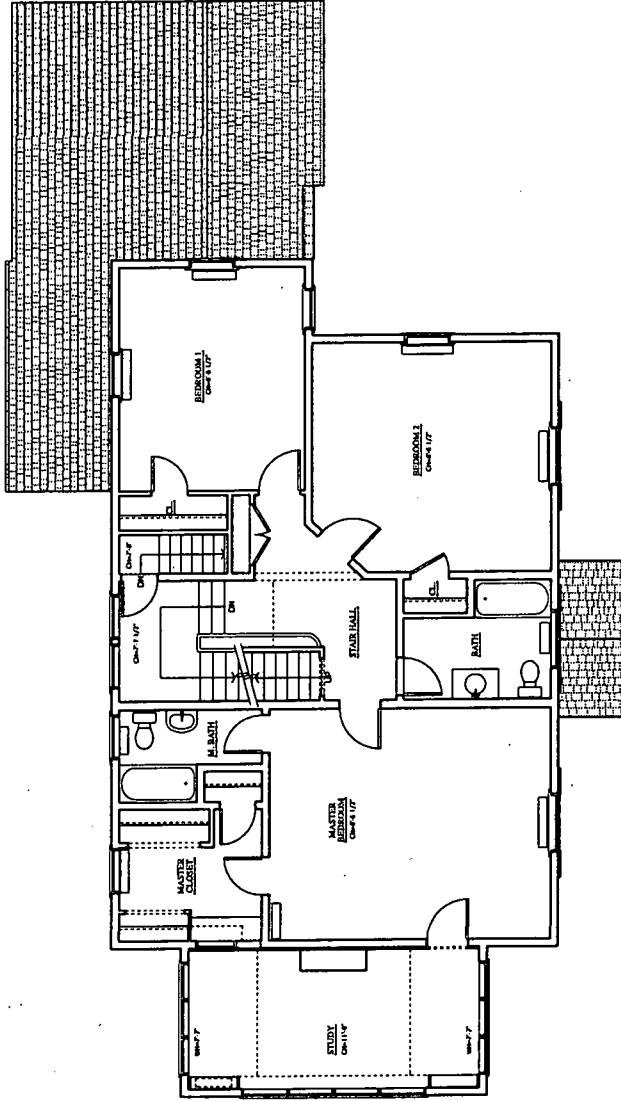
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Ex3



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

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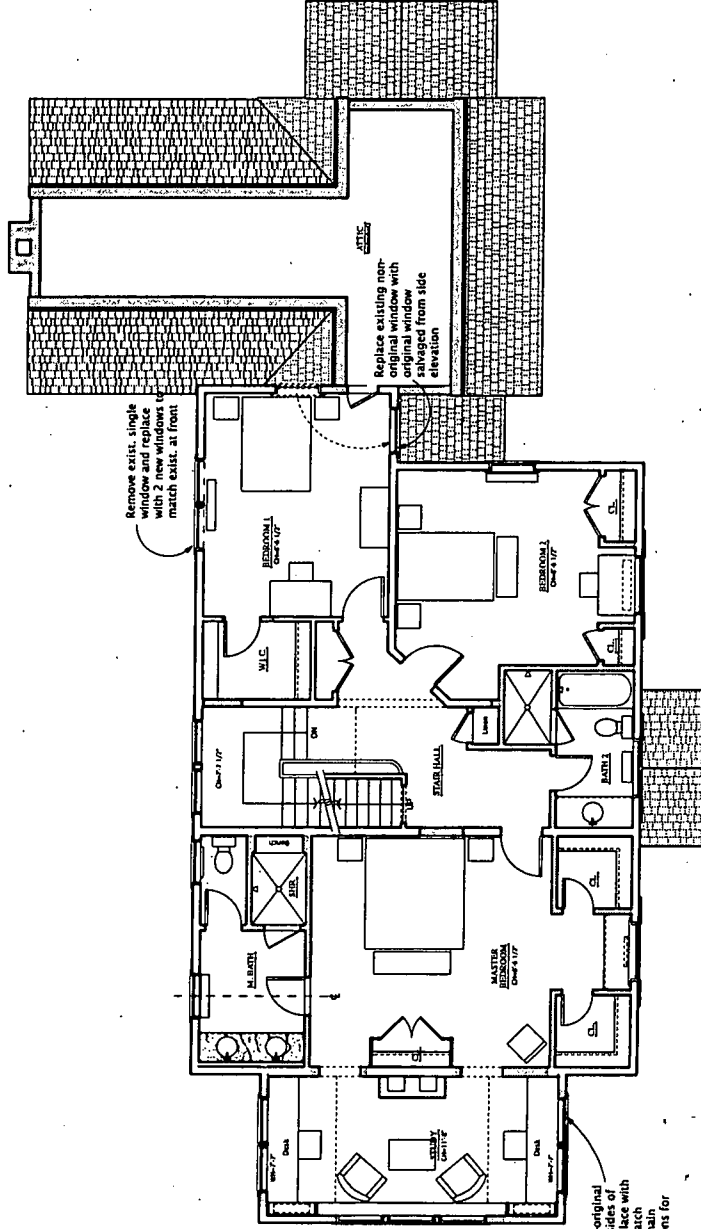
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1 Proposed Second Floor
1/8" = 1'-0"

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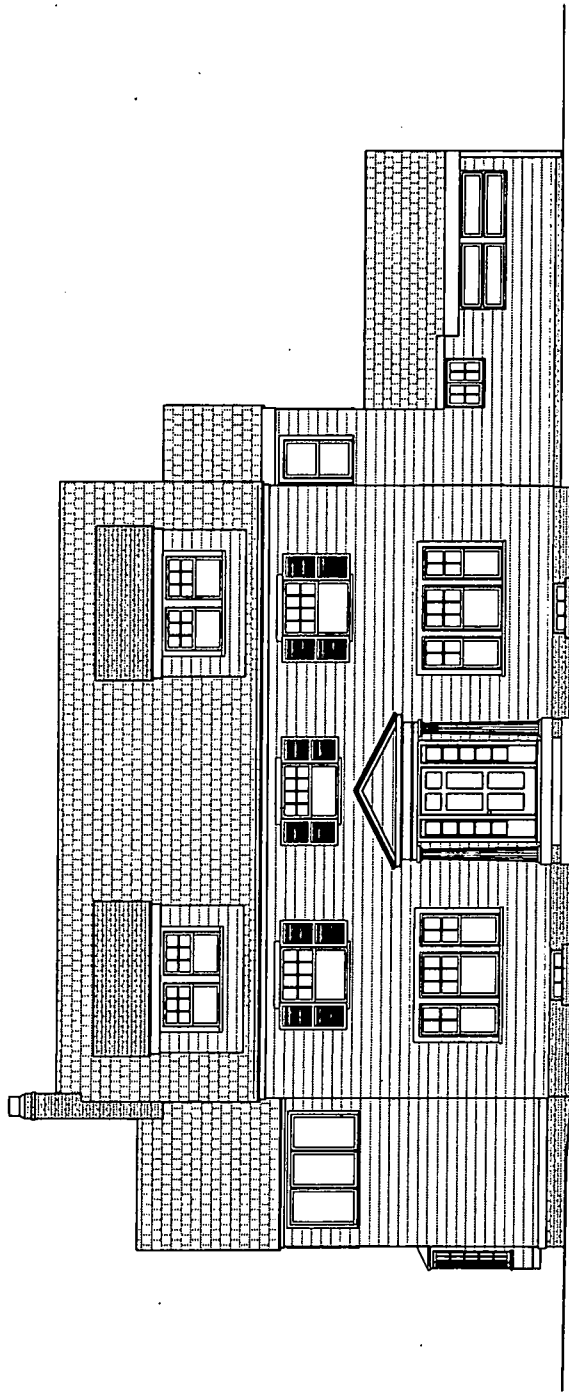
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Ex6



1 Existing Front Elevation
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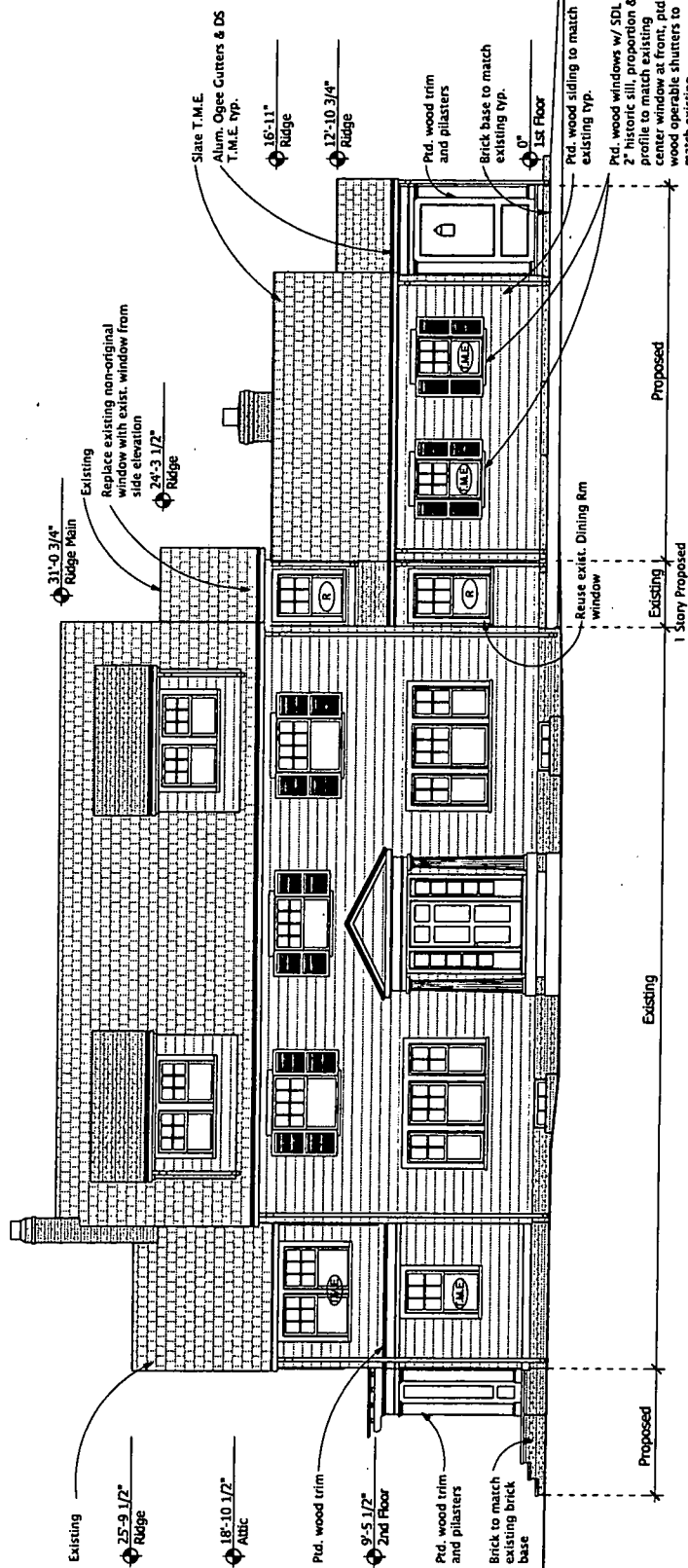
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1 Proposed Front Elevation
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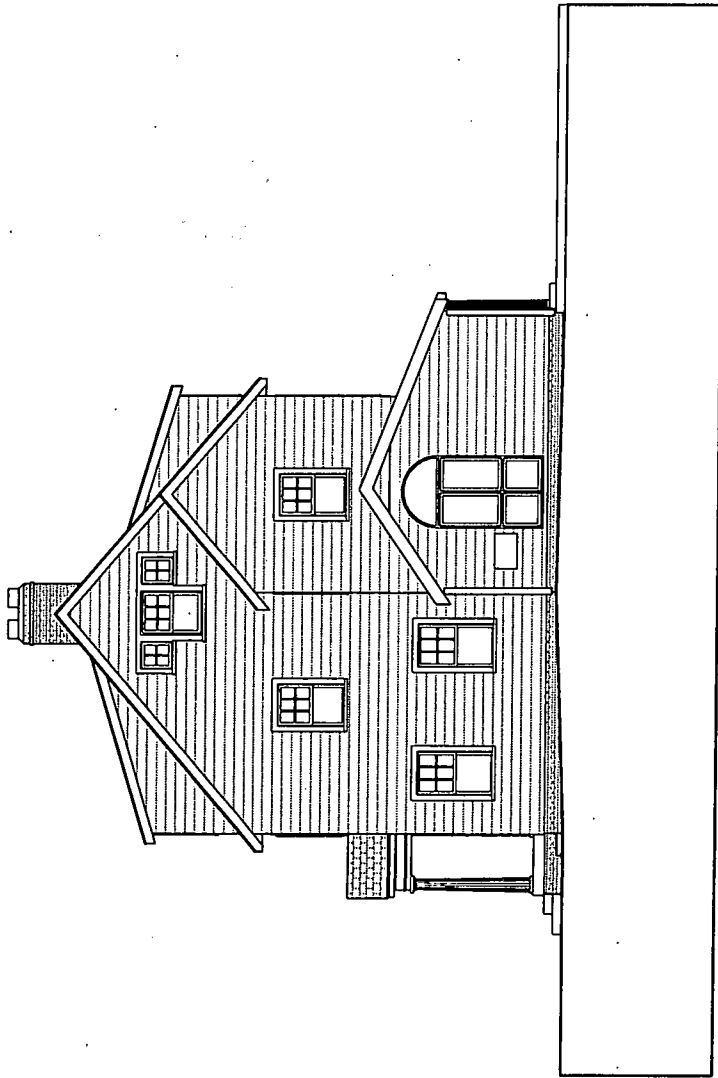
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Ex7



EXISTING RIGHT ELEVATION

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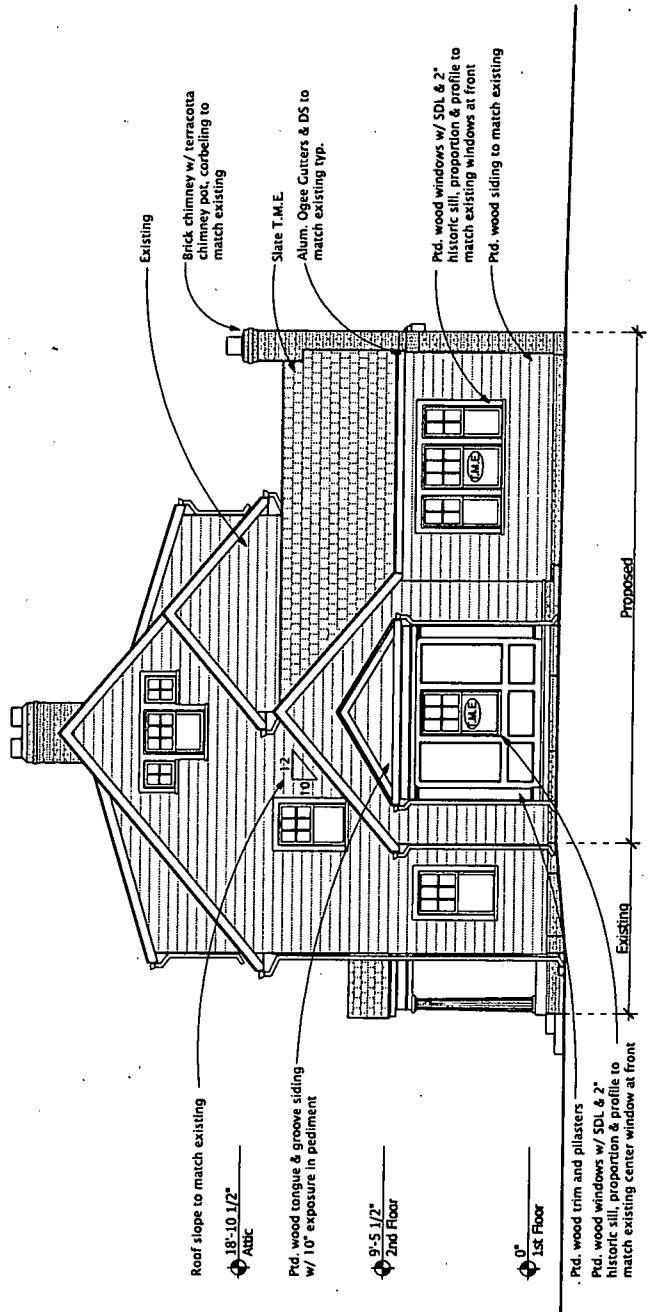
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1 Proposed Right Elevation
1/8" = 1'-0"

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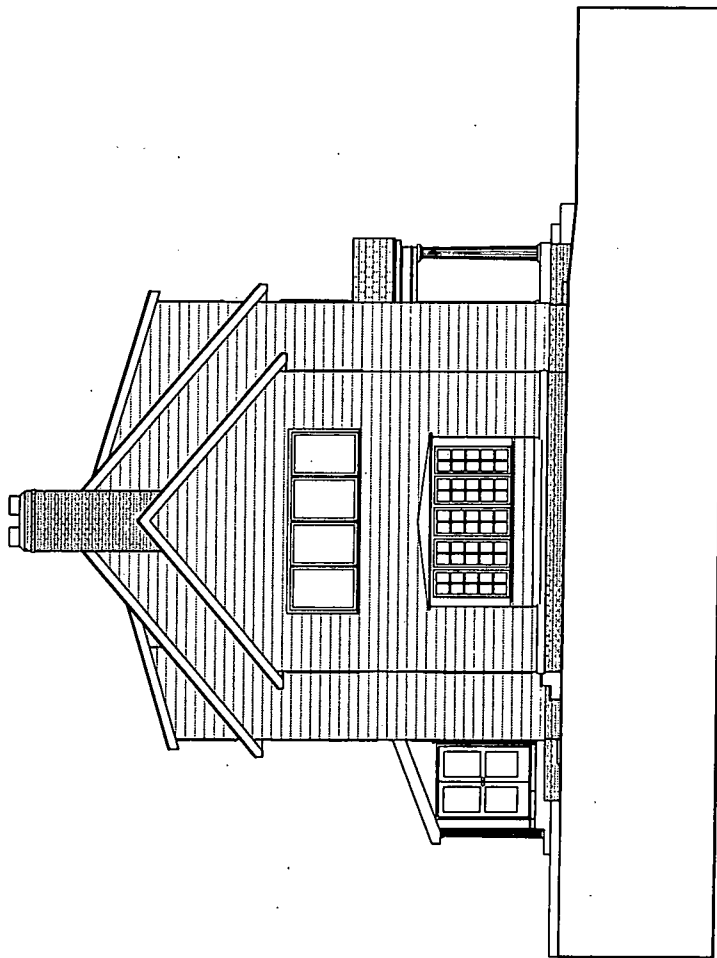
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1 Existing Left Elevation
1/8" = 1'-0"

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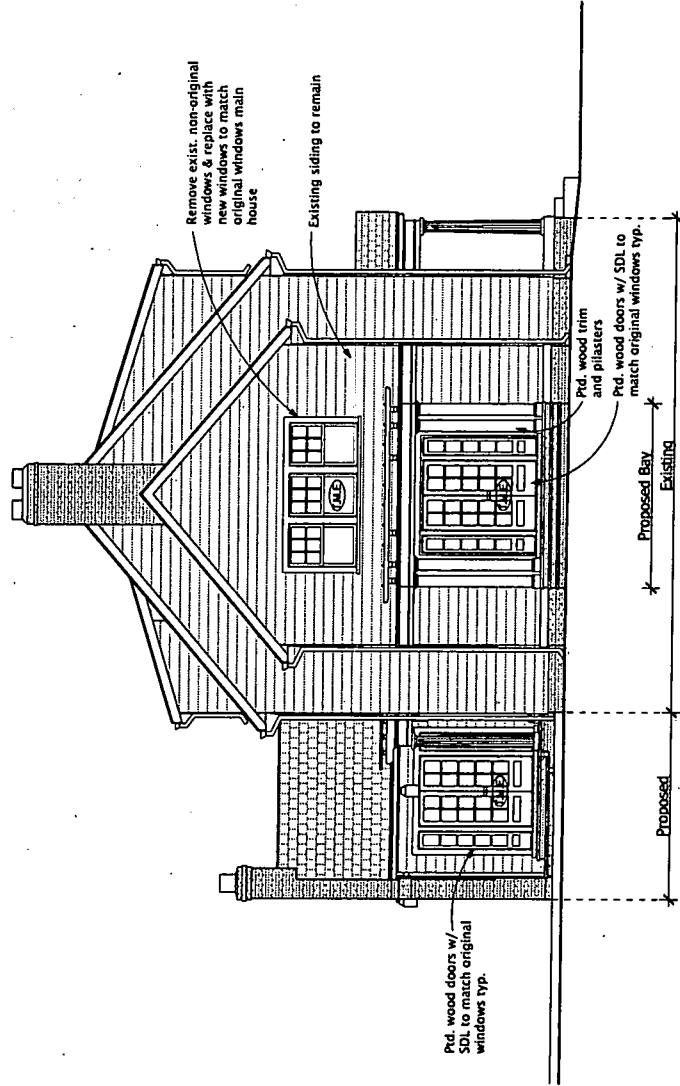
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1 Proposed Left Elevation
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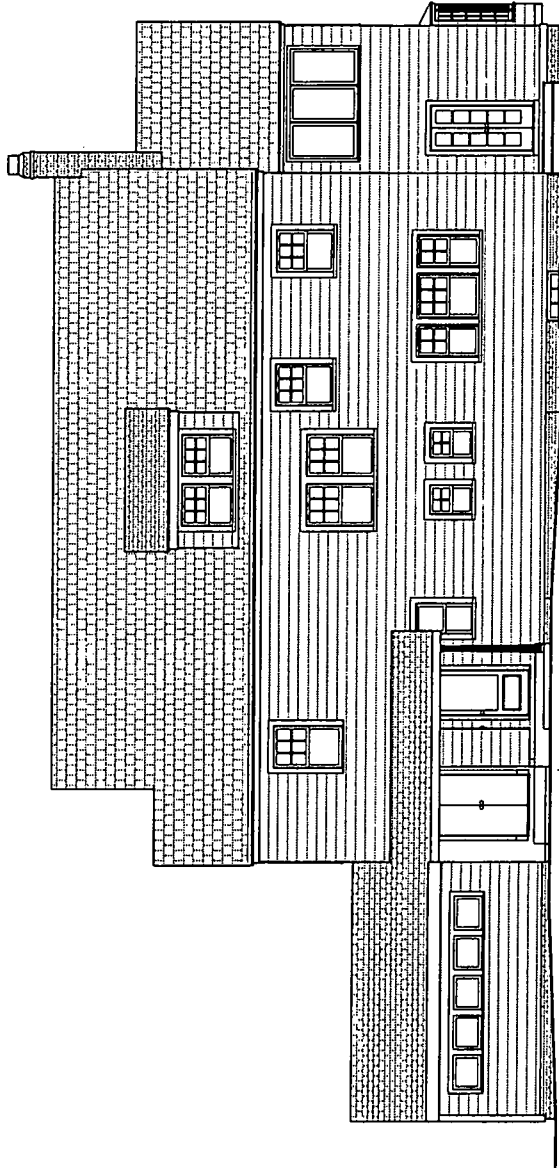
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Ex8



1 Existing Rear Elevation
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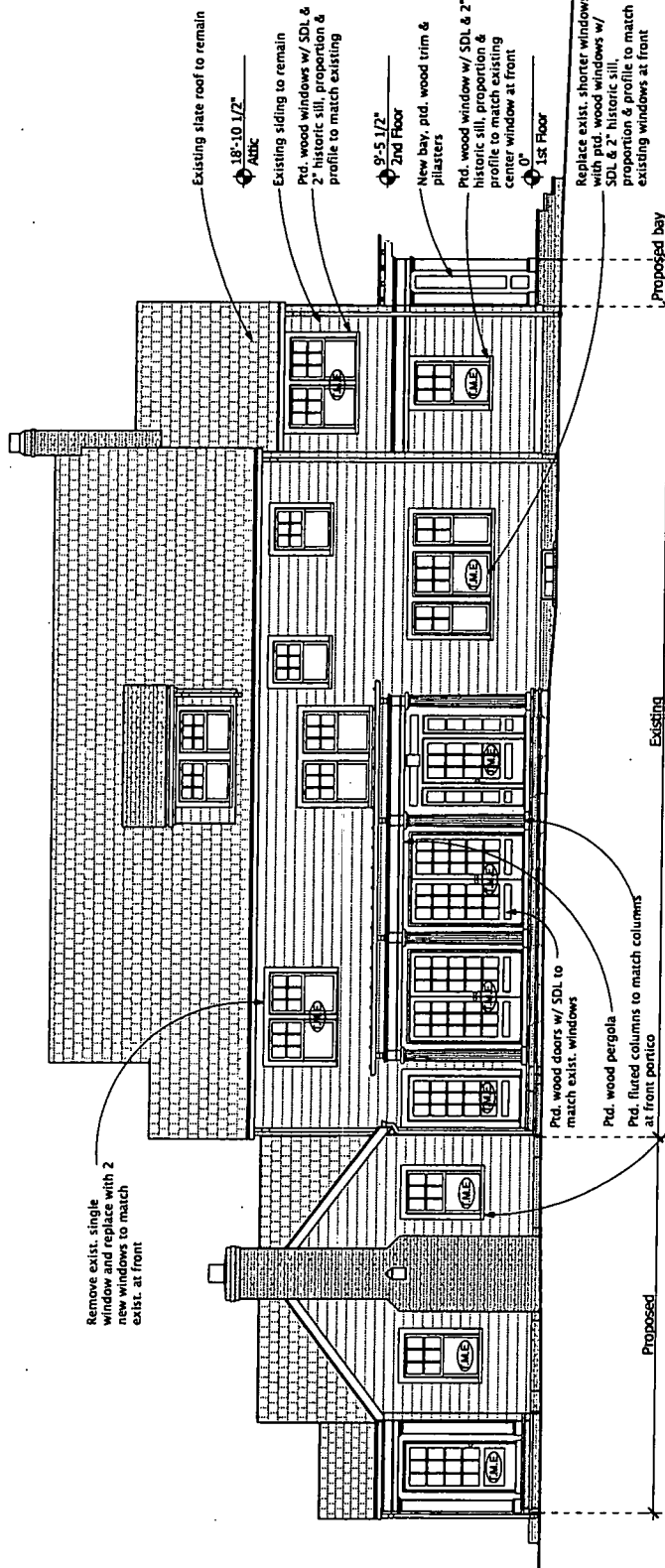
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1 Proposed Rear Elevation

1/8" = 1'-0"

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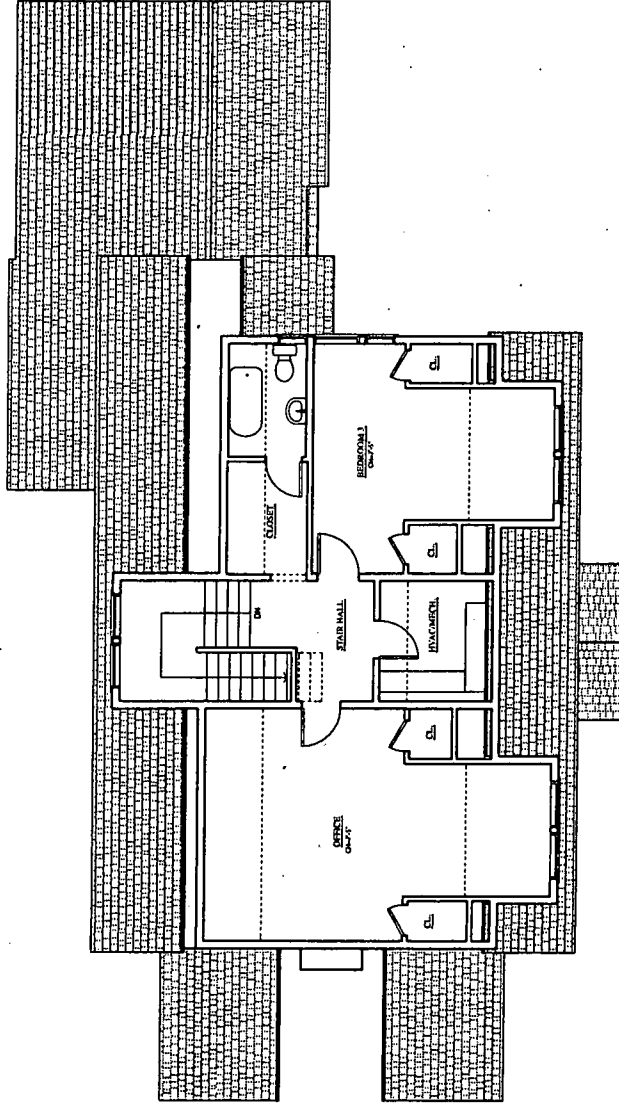
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Ex4



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

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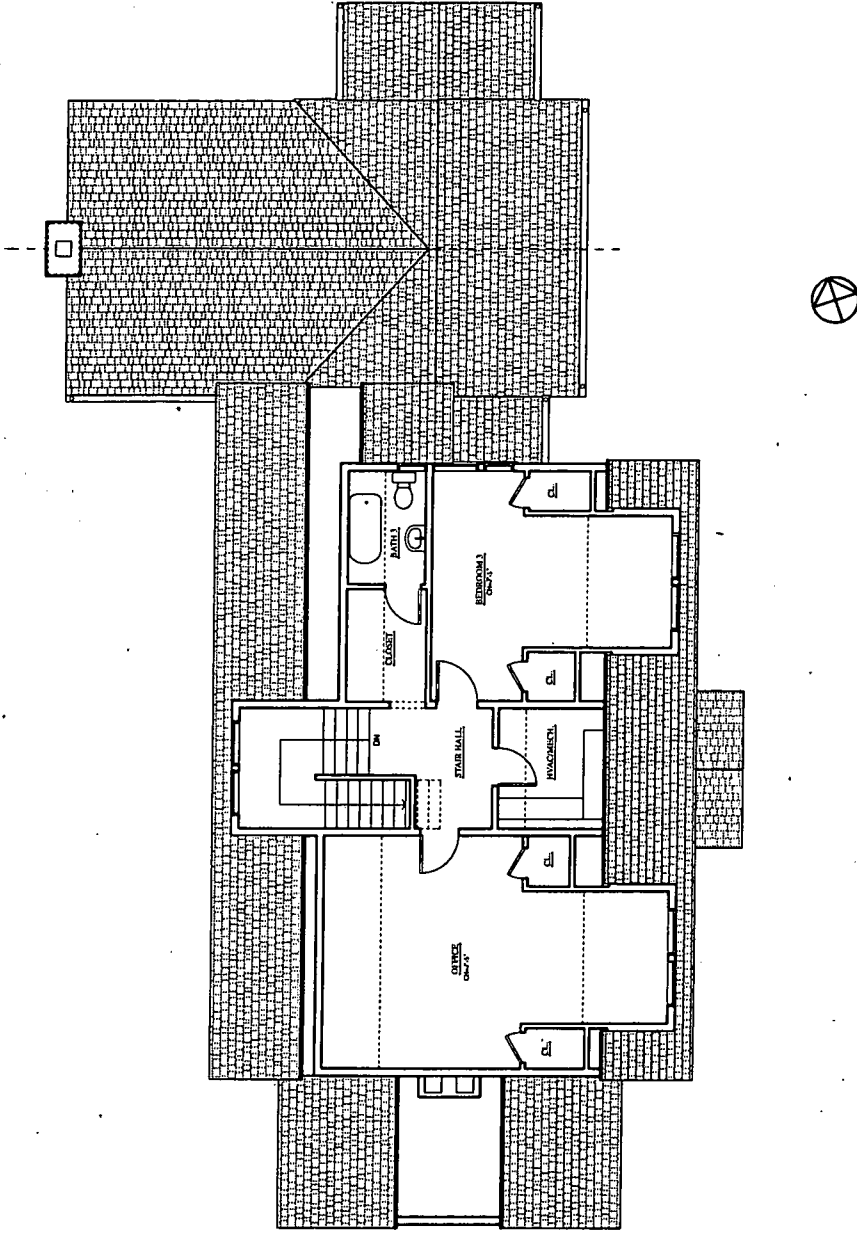
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Cherry Chase, Maryland 20815

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HPC PRELIM.
REVIEW

A-5



PROPOSED
1 Existing Attic Floor Plan
1/8" = 1'-0"

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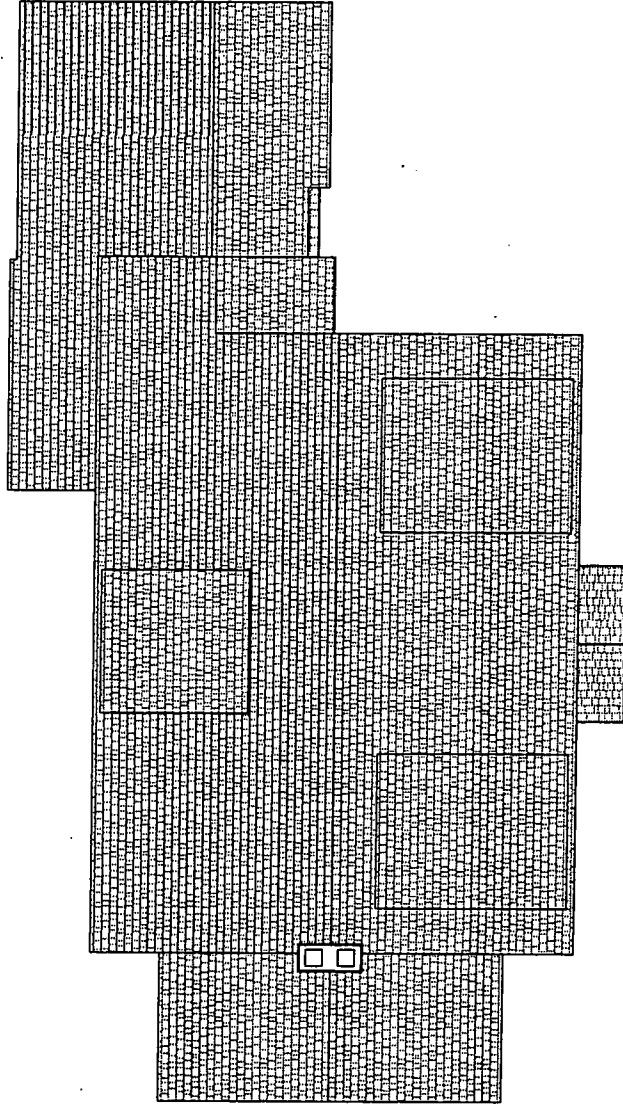
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HPC REVIEW
Existing Drawings

Ex5



1 Existing Roof Plan
1/8" = 1'-0"



Not visible one side of road

Not visible one side of road

Not visible one side of road

(24)

6100 BROOKVILL ROAD





6400 Brookville Road

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HPC PRELIM.
REVIEW

A-10



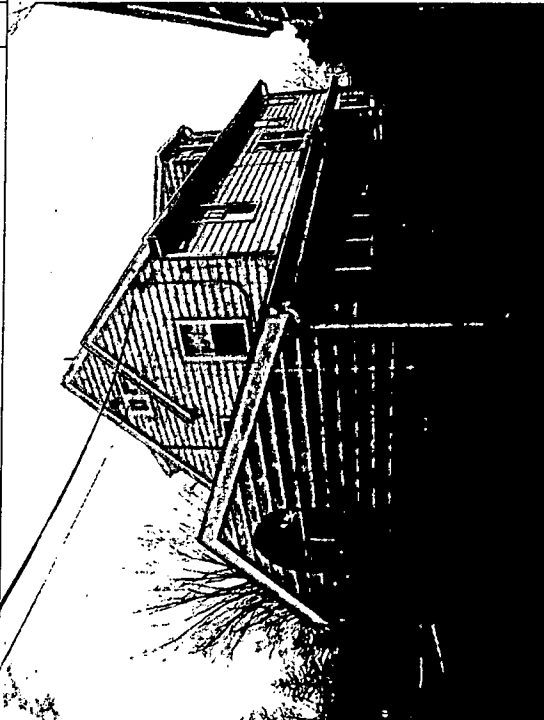
Existing Front Elevation (East) as viewed from Park across Brookville Road.

1



Existing Side Elevation (North) as viewed from driveway.

2








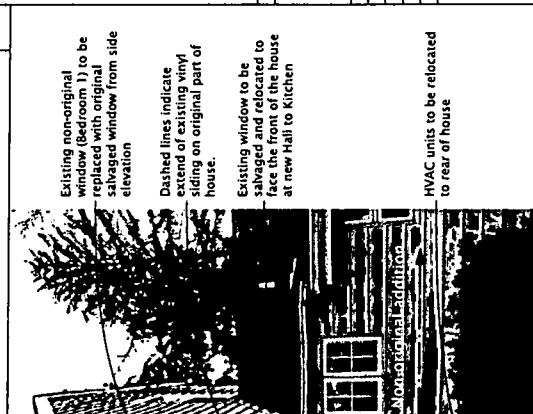
Existing Side and Rear Elevation (West) as viewed from driveway.

3



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

4

<p>ANNE DECKER ARCHITECTS</p> <p>5019 Wilson Lane Bethesda, Maryland 20814 (P) 301.652.0106 (F) 301.652.0125 www.anne-decker-architects.com</p>					<p>5 Exist. partial Rear Elevation (West)</p>	<p>6 Exist. partial Rear Elevation (West)</p>	<p>7 Backyard with garage beyond</p>	    	<p>8 Existing Side Elevation (South) as viewed from side yard.</p> <p>9 Partial Front Elevation - Sunroom/Study</p> <p>10 Partial Front Elevation - Kitchen/Bedroom 1</p>
<p>Kirsch Residence 6400 Brookville Road Chevy Chase, Maryland 20815</p> <p>© 2013 Anne Decker Architects, LLC 1 MAY 2013</p> <p>HPC PRELIM. REVIEW</p>									
<p>A-11</p>									

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HPC PRELIM.
REVIEW

A-12



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

12



Existing garage elevation

14



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

11



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

13

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6400 Brookville Road, Chevy Chase	Meeting Date:	7/10/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/3/13
Applicant:	David and Andrea Kirsch (Anne Decker, Architect)	Public Notice:	6/26/13
Review:	2 nd Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Josh Silver

PROPOSAL: Additions and alterations to house

STAFF RECOMMENDATIONS

1. Staff recommends that the HPC provide the applicant with feedback on both design options A & B and state necessary changes to the design to make it approvable when submitted as a HAWP.
2. Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

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

BACKGROUND

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

The HPC's main concern with the proposal was about the massing and detail of the proposed right elevation mudroom addition. The HPC found the height and detail for the mudroom as being too predominant and recommended that the scale and design be simplified. Recommendations included a flat or lower gable roof design and one that complemented the proposed left elevation flat roof entry design and details, which the HPC found compatible with the existing resource and historic district. Other design recommendations for the mudroom addition included a simple, toned down piece with horizontal siding. The majority of the HPC stated a simplified flat roof design complementary in design and massing to the proposed left elevation covered entry feature would be most appropriate.

The revised proposal has not changed from what the HPC reviewed and supported at the 1st preliminary consultation, other than the design of the mudroom addition.

At the recommendation of HPC staff the applicants are returning for a 2nd preliminary consultation with a revised design for the mudroom. The applicants have included two design options (A & B) for the HPC's consideration and feedback. It is the opinion of HPC staff that the revised designs for the mudroom addition (both options A & B) do not sufficiently respond to the HPC feedback at the 1st preliminary consultation. The HPC's consideration of the revised plan should focus on the mudroom addition only. [The HPC meeting transcript can be found on page 41]

PROPOSAL

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

A one story, enclosed shed roof addition is proposed in front of the existing two story tower that is original to the house. Construction of the addition requires the removal of one, historic 6/1, double-hung window.

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

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

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

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

All exterior building features will be fabricated from wood and painted. All new and replacement windows and doors will have simulated-divided light profiles and wooden interiors/exterior. All visible foundation sections will be brick to match the existing house. New roofing materials will be slate to match the existing slate roof on the historic massing section of the house.

APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

Chevy Chase Village Historic District Master Plan

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

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

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

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

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

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

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

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

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

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

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

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

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

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less

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

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

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

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

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little

historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Option A [Labeled "Alternate"]

This option is very similar to what was submitted by the applicants at the 1st preliminary consultation. The exterior details, roof style, massing and materials remain relatively unchanged. This option (A) includes a slightly larger footprint than what the HPC considered at the 1st preliminary consultation, which the HPC stated they were concerned with the massing, scale and details of the mudroom addition.

Option B

This option was designed in response to some of the comments from the HPC at the 1st preliminary consultation. This approach includes a steeper 10/12 gable roof pitch to match the roof slope of the addition section and primary massing. A horizontal wooden siding is proposed in lieu of the panelized and pilaster design proposed in option A.

The footprint of the mudroom has been increased slightly to accommodate the area around the door and the connection between the inside spaces of mudroom and family room to provide a more comfortable interior passage space.

Note: Both options A & B include the same interior floor plan and footprint size.

STAFF RECOMMENDATIONS

1. Staff recommends that the HPC provide the applicant with feedback on both mudroom design options (A & B) and state necessary changes to the design to make it approvable when submitted as a HAWP.
2. Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

LOCATION OF BUILDING/PREMISES

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEN/ADDITION

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ foot _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

D Fisher 5.1.2013
Signature of owner or authorized agent Date

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

ANNE DECKER ARCHITECTS

HPC Preliminary Review Submission

1 May 2013

Kirsch Renovation

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

WRITTEN DESCRIPTION OF PROJECT

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

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

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

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

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

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

-End of Written Description -



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

<p>Owner's mailing address</p> <p>ANDREA AND DAVID KIRCH 6400 BROOKHILL ROAD Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>KATE AND BRUCE BASCHUK 36 Primrose Street Chevy Chase, MD 20815</p>	<p>LORI AND MARC GORDON 20 OXFORD STREET Chevy Chase, MD 20815</p>
<p>NATALIE JENNINGS AND BRUCE BECKER 37 OXFORD STREET Chevy Chase, MD 20815</p>	<p>ASHLEY AND ASHTON WILTZHIRE 26 OXFORD STREET Chevy Chase, MD 20815</p>
<p>MARMA AND GERRY LAWLESS 6401 BROOKHILL ROAD Chevy Chase, MD 20815</p>	<p>101 OXFORD STREET Chevy Chase, MD 20815</p>

EXISTING FLOOR PLANS AND ELEVATIONS

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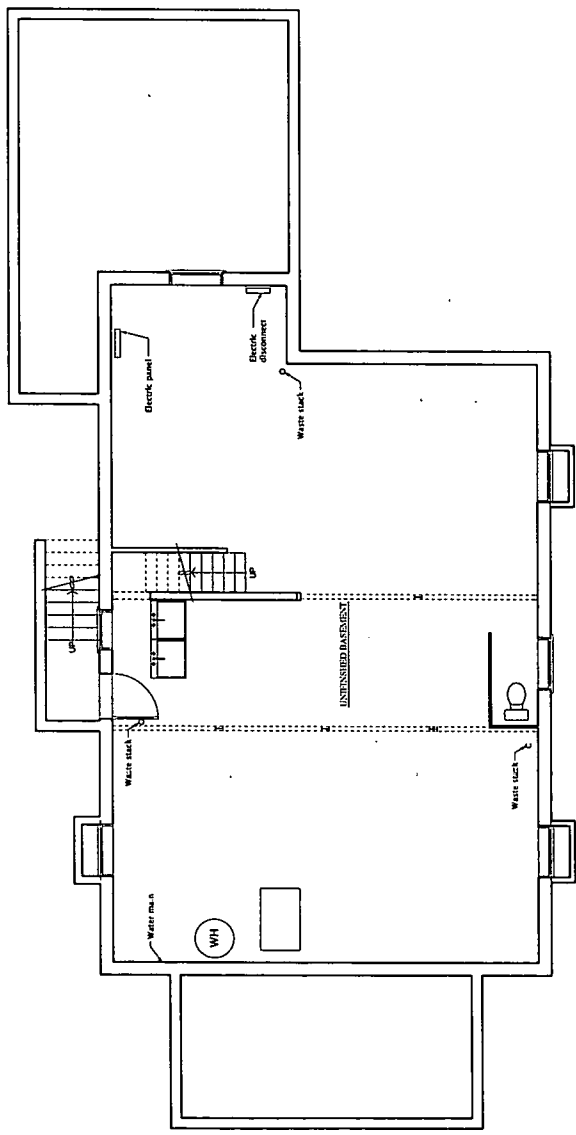
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HAWP Application
Existing Drawings

Ex1



1 Existing Basement
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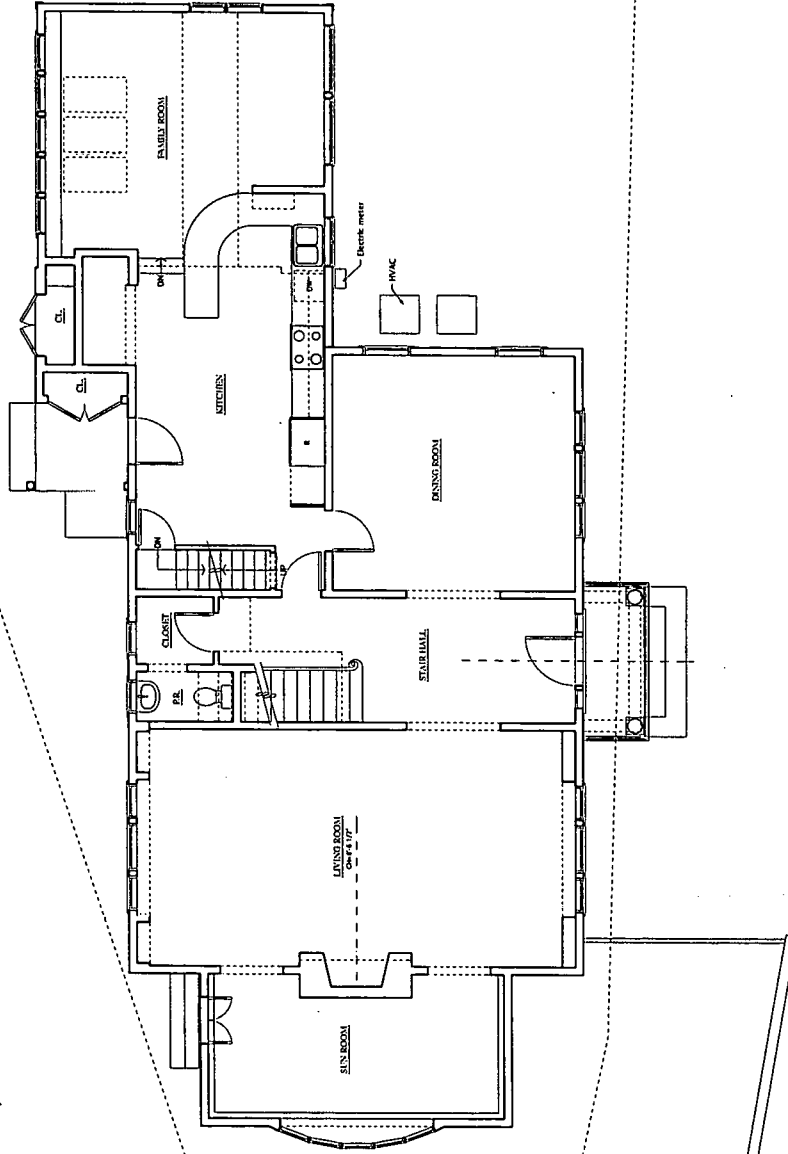
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HWP Application
Existing Drawings

Ex2



1 Existing First Floor
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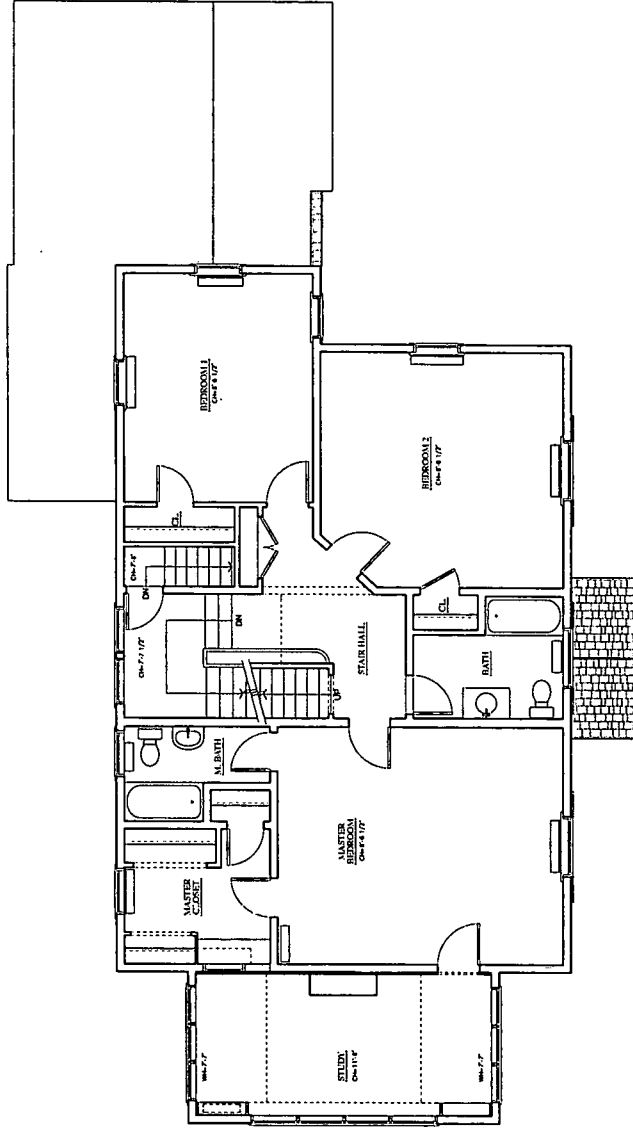
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HAWP Application
Existing Drawings

Ex3



1 Existing Second Floor
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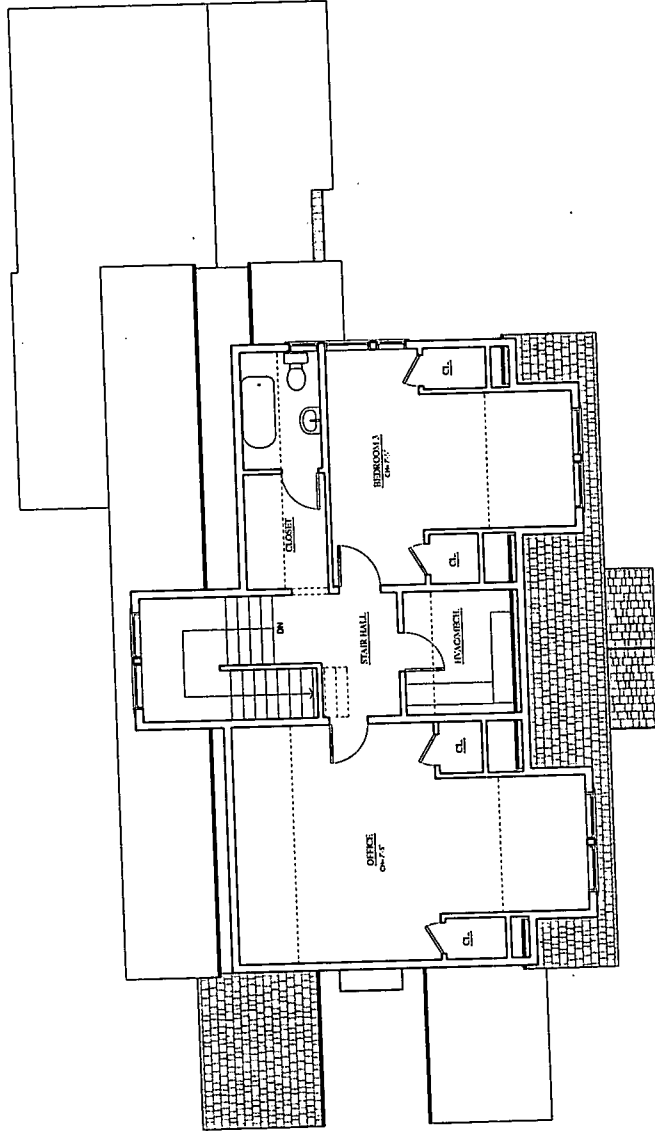
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Existing Drawings

Ex4



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

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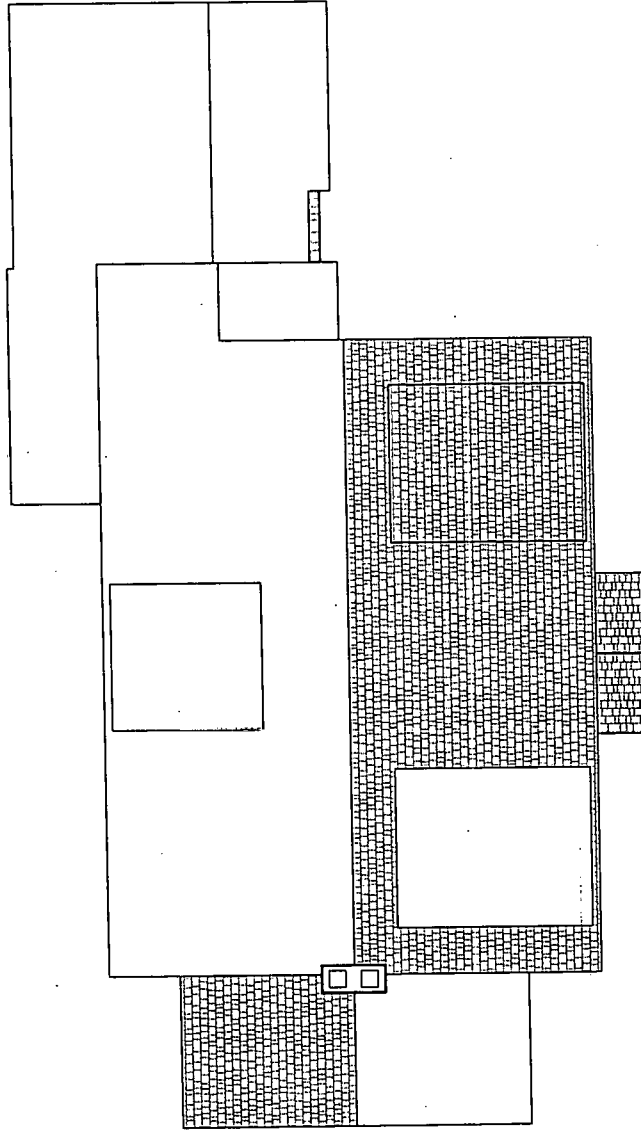
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Ex5



1 Existing Roof Plan
1/8" = 1'-0"

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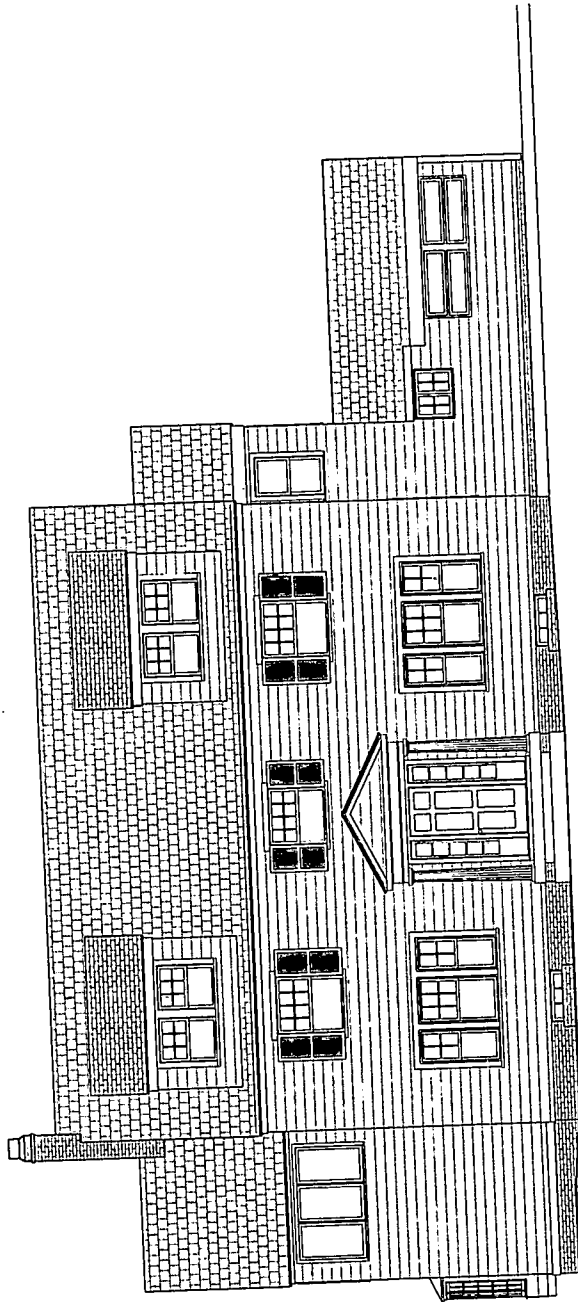
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HAWP Application
Existing Drawings

Ex6



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

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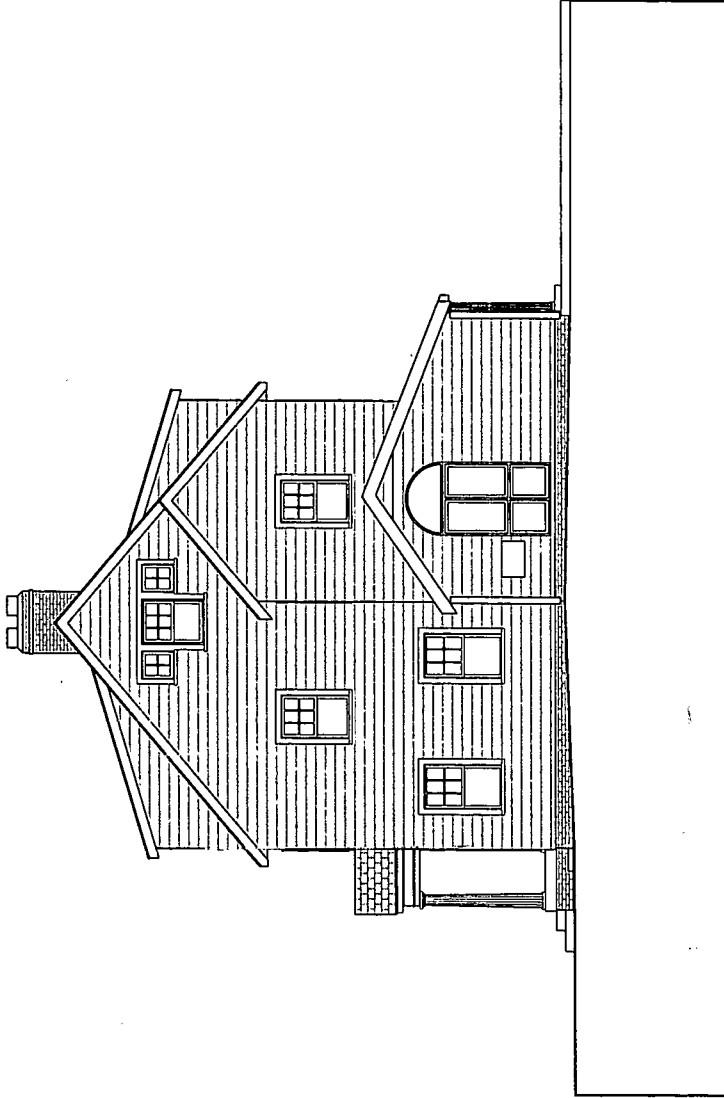
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Ex7



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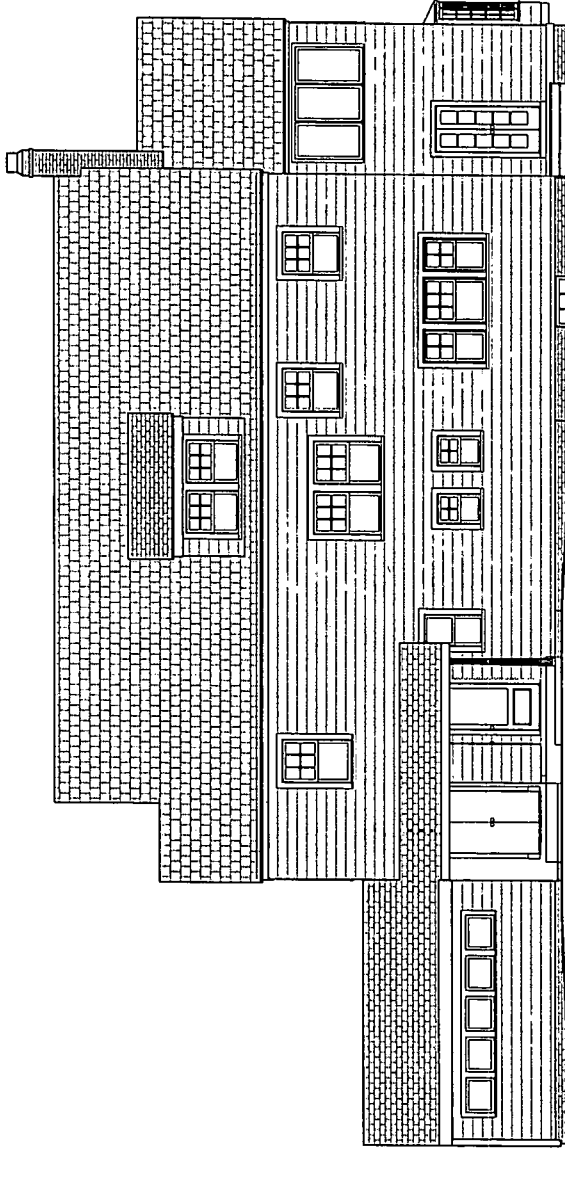
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HAWP Application
Existing Drawings

Ex8



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

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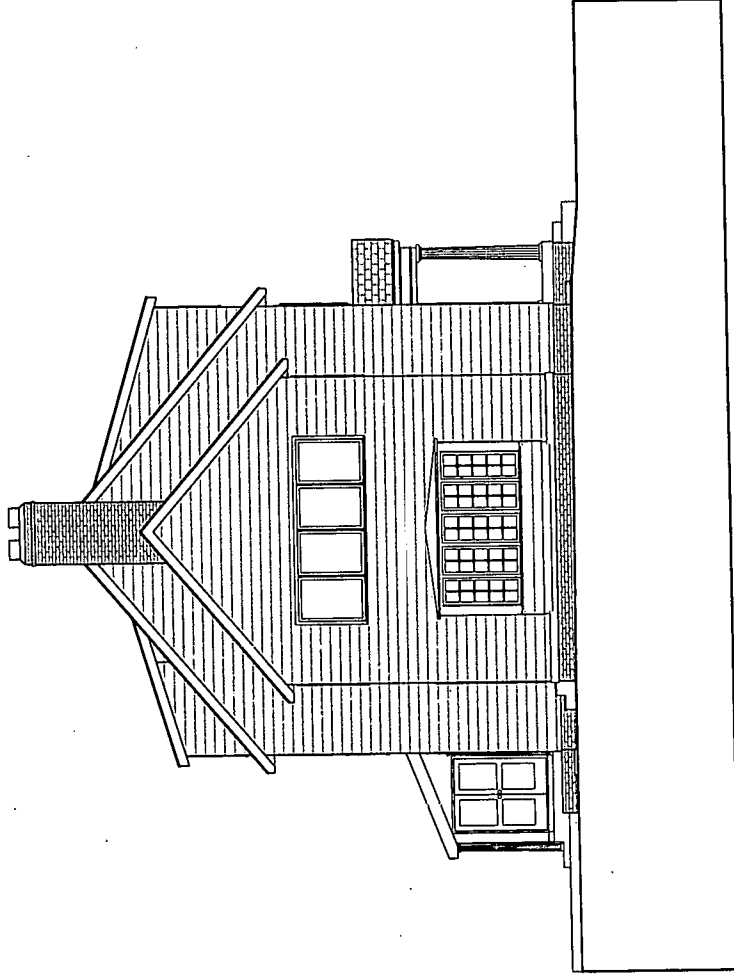
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JUNE 2013

HAWP Application
Existing Drawings

Ex9



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

PROPOSED SITE PLAN

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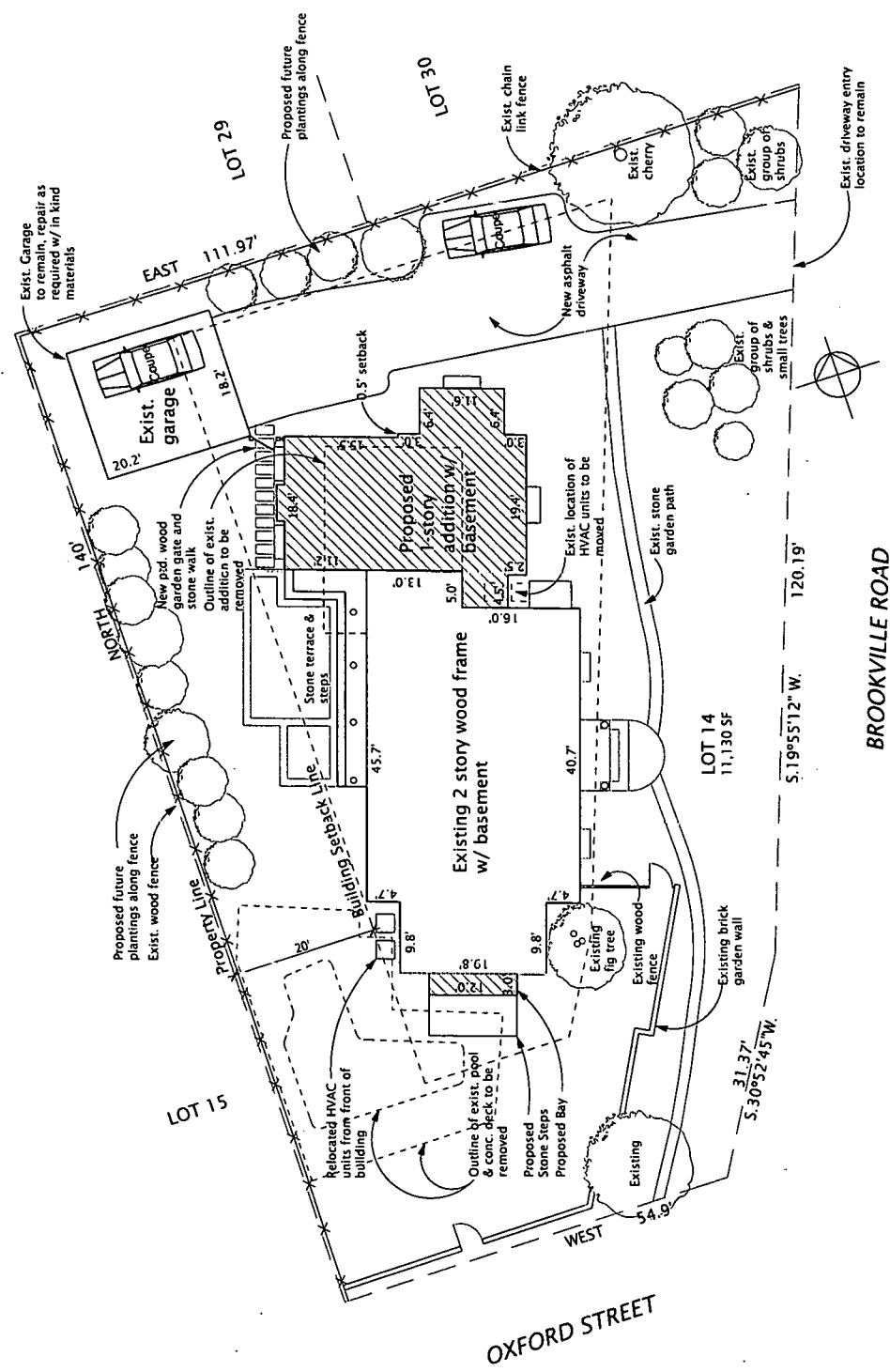
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HAWP
APPLICATION

A-1



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

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

PROPOSED FLOOR PLANS

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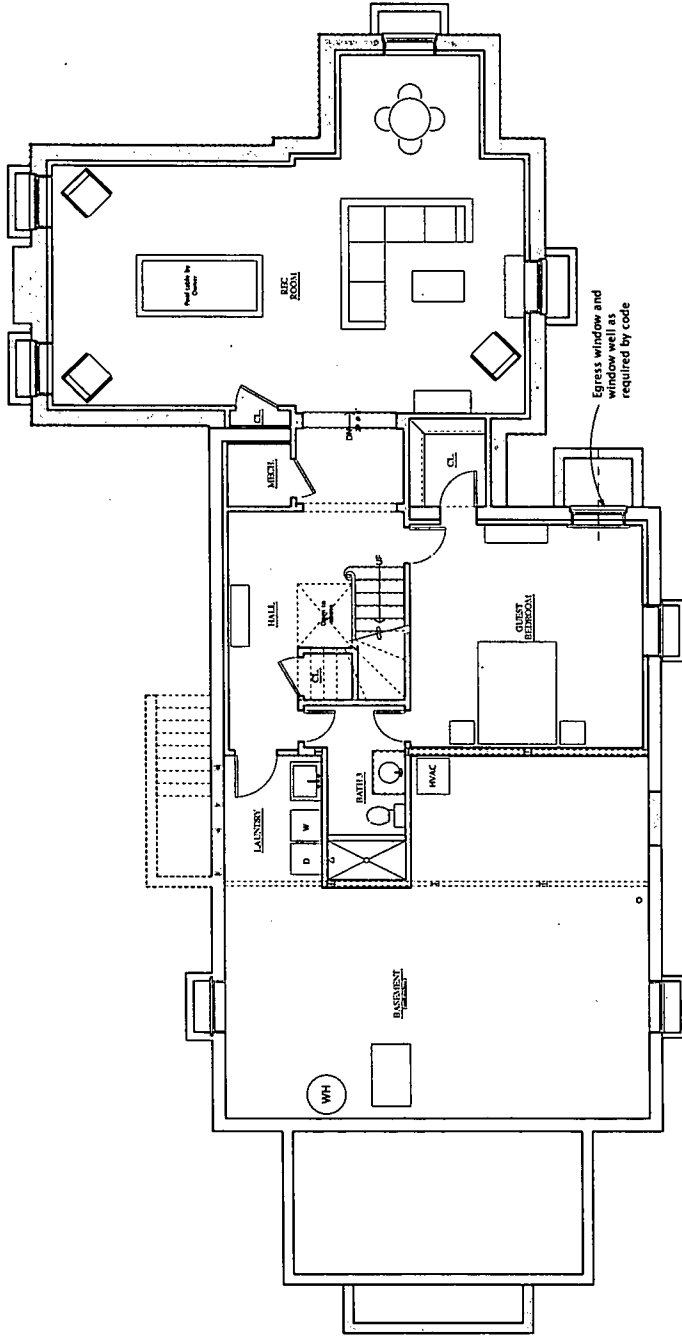
Kirsch Residence

6400 Brookville Road
Chevy Chase, Maryland 20815

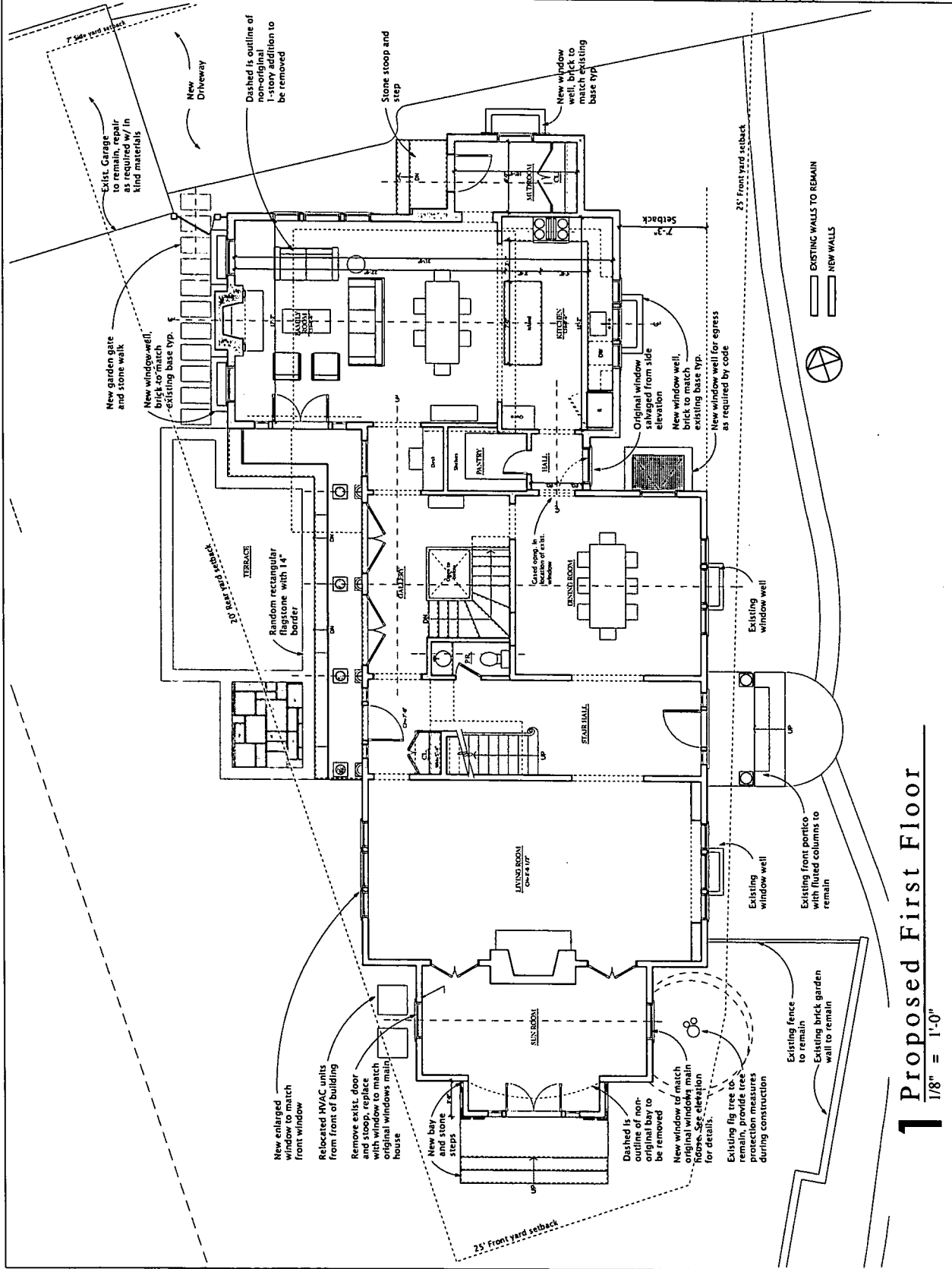
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A-2



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



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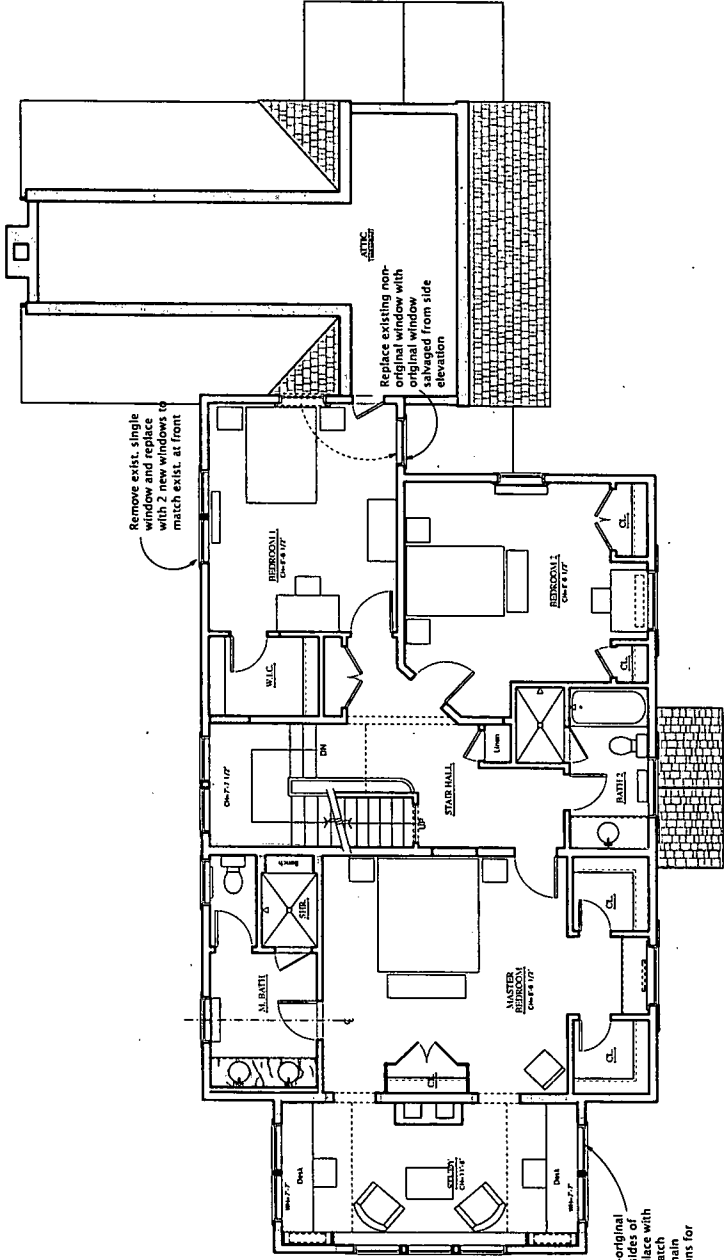
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1 Proposed Second Floor
1/8" = 1'-0"

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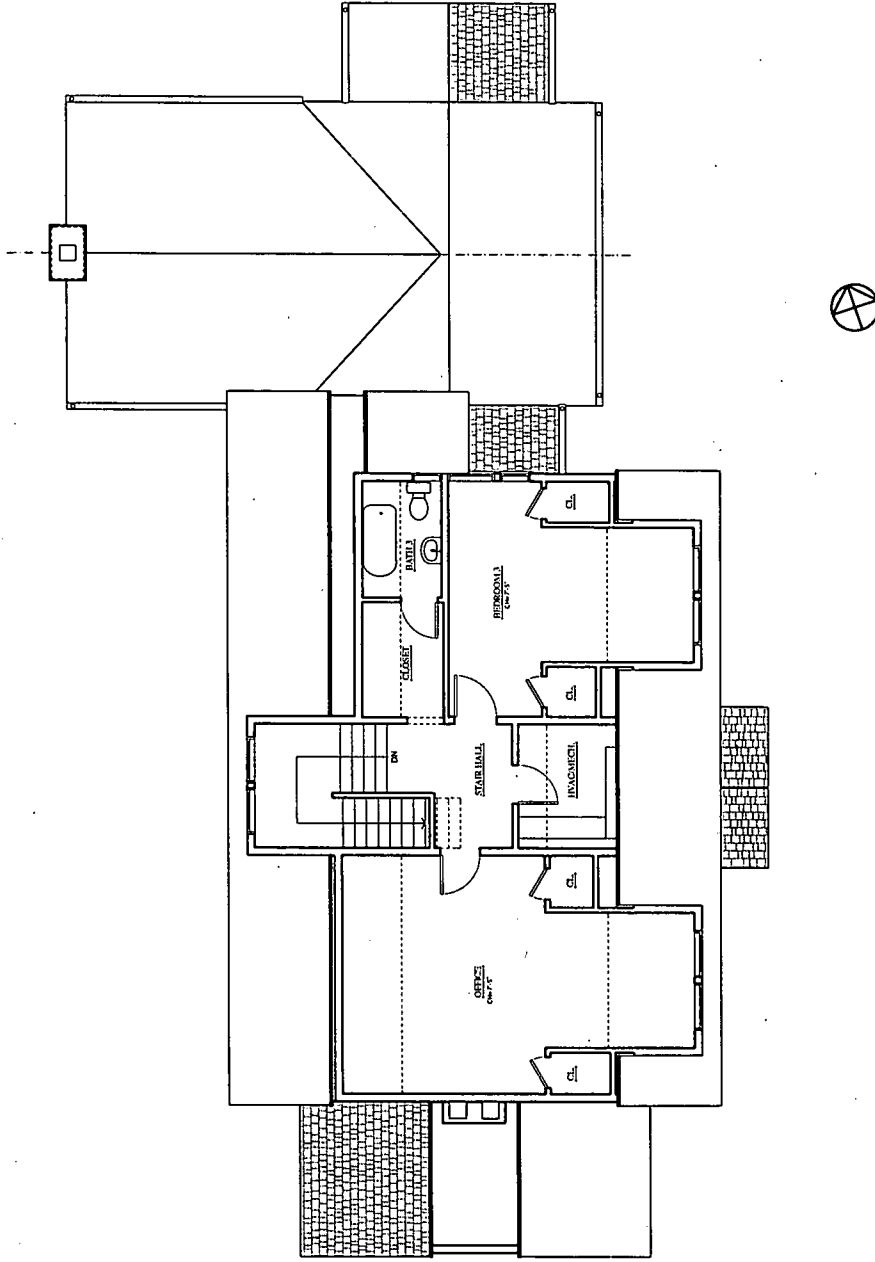
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A-5



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

25

OPTION A [ALTERNATE]

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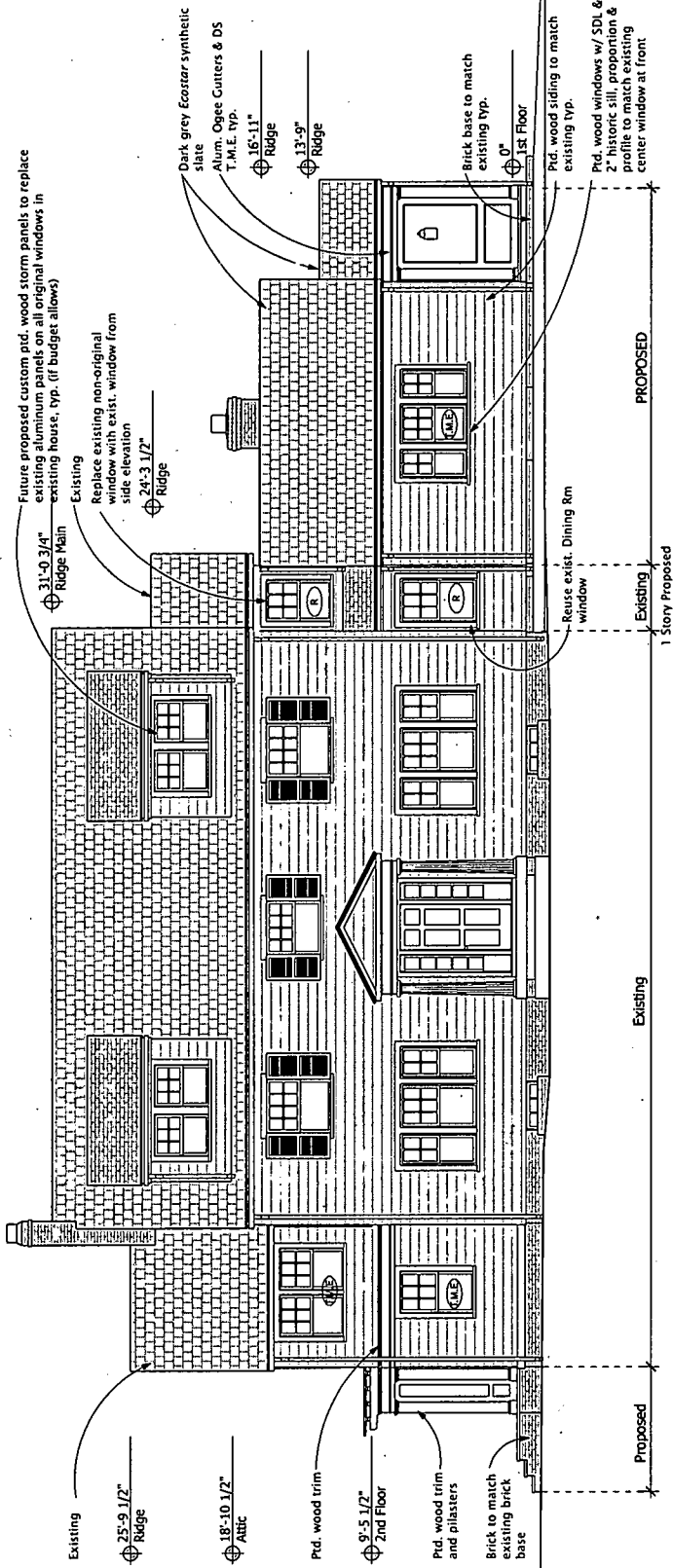
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A-6



1 Proposed Front Elevation-ALTERNATE
1/8" = 1'-0"

OPTION A

27

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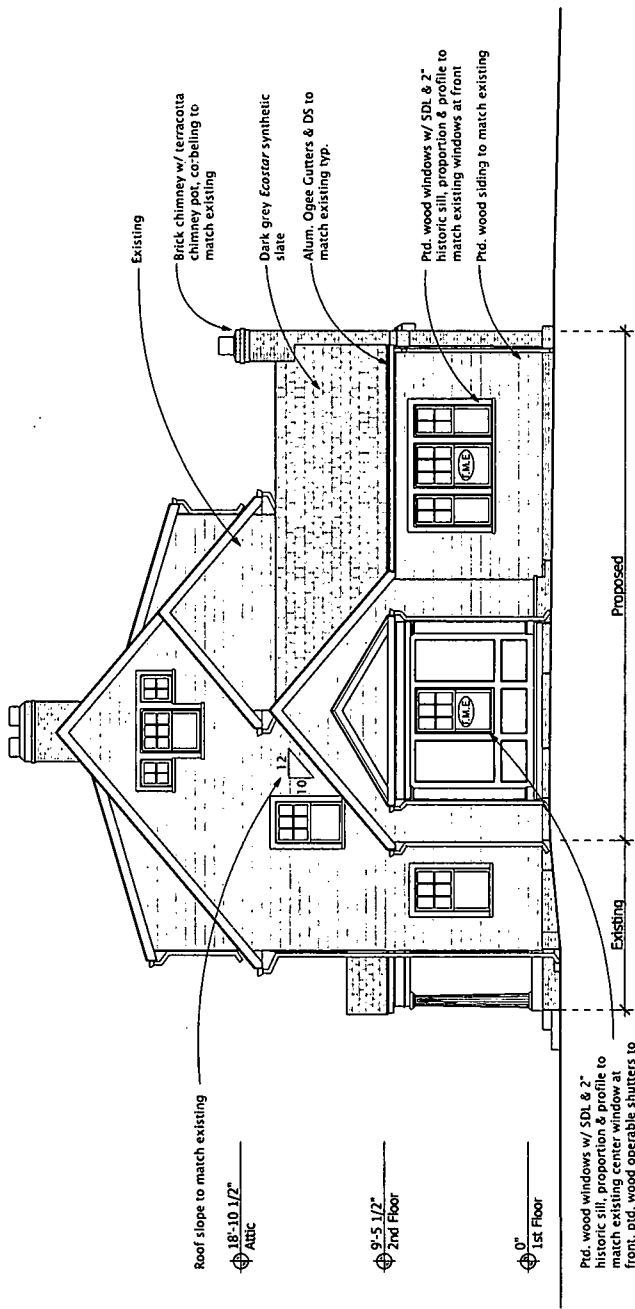
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HPC Preliminary
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A-7



1 Proposed Right Elevation-ALTERNATE
1/8" = 1'-0"

OPTION A

28

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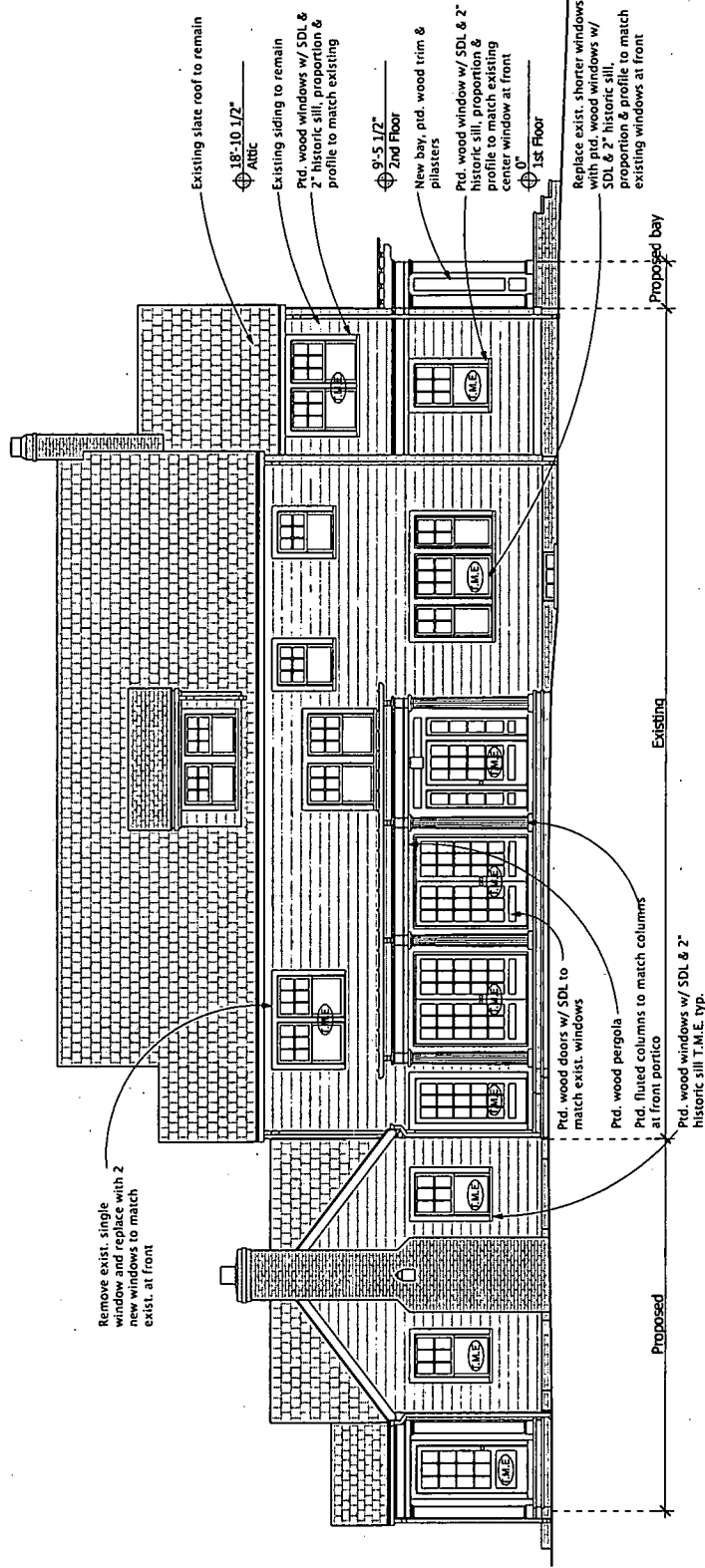
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A-8



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

OPTION A

29

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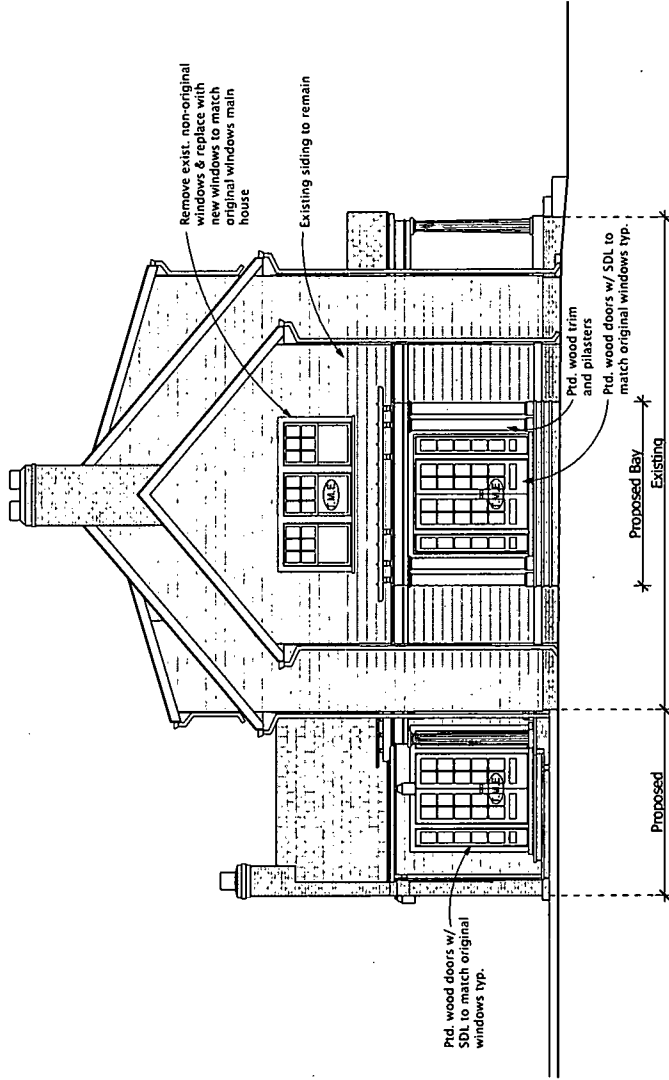
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A-9



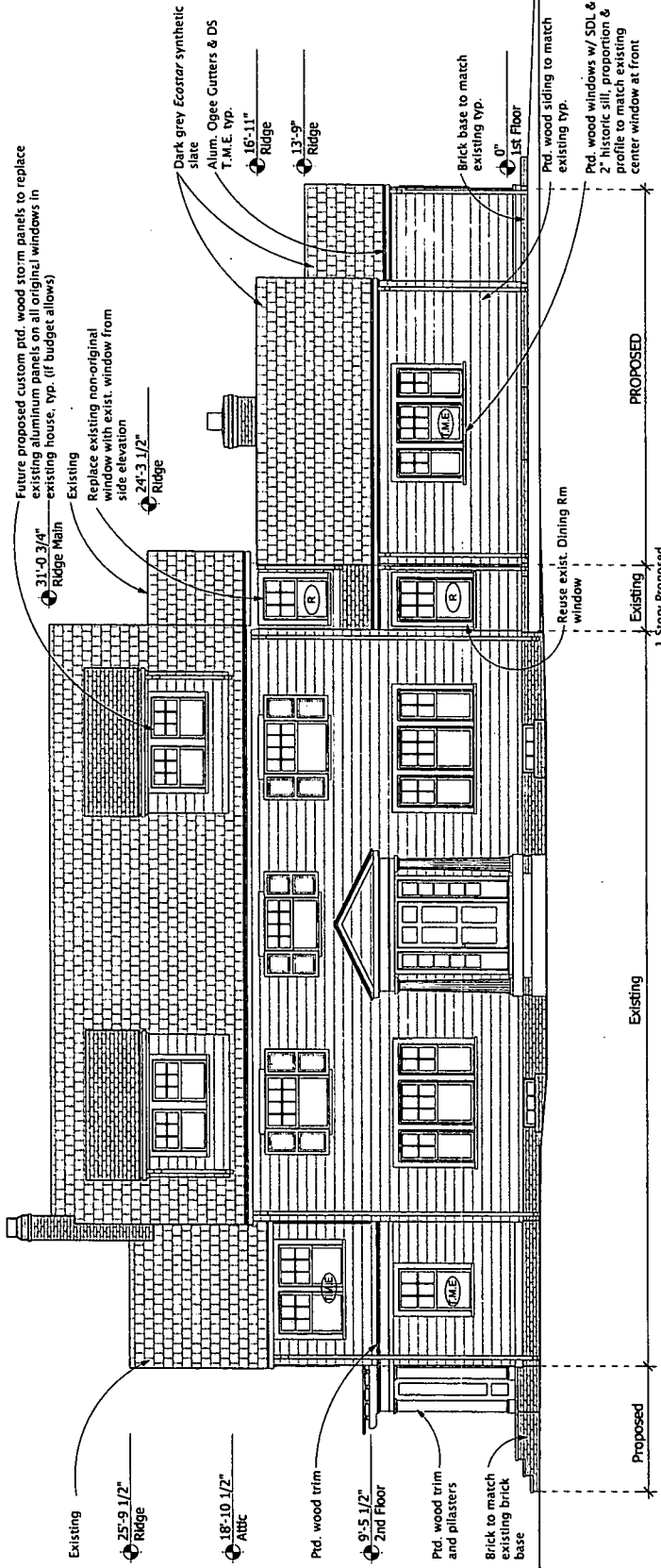
1 Proposed Left Elevation - ALTERNATE

1/8" = 1'-0"

OPTION A

30

OPTION B



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

OPTION B

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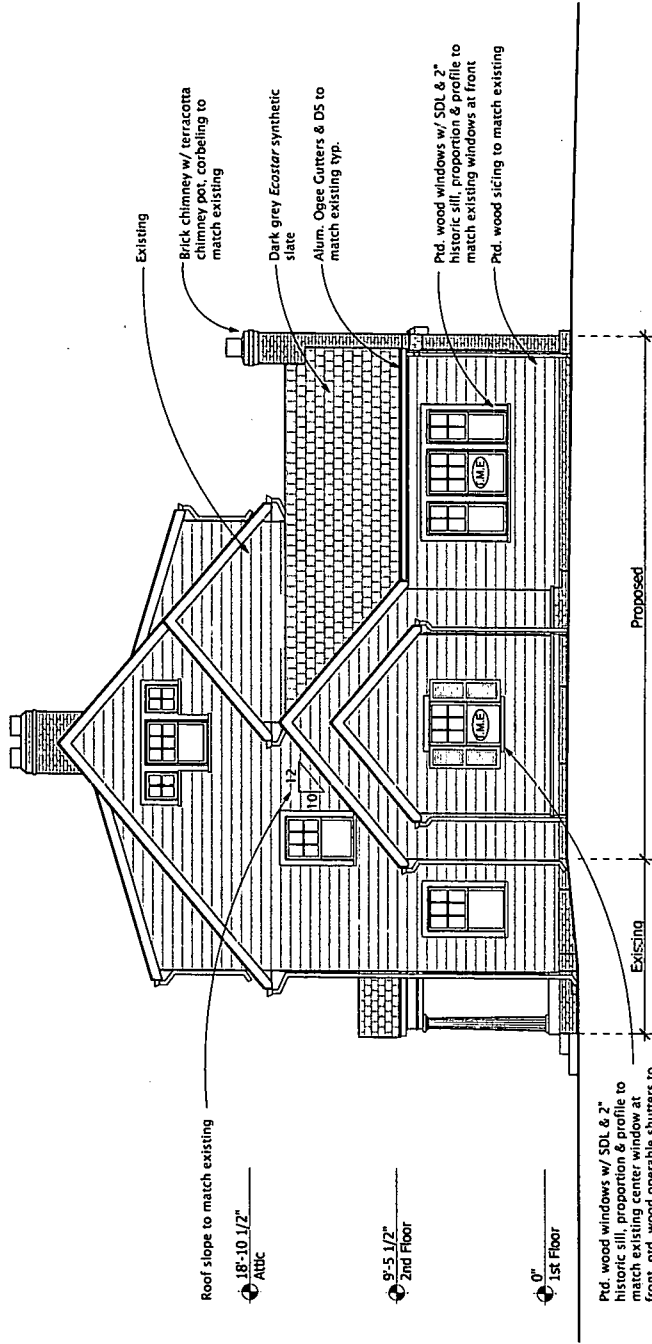
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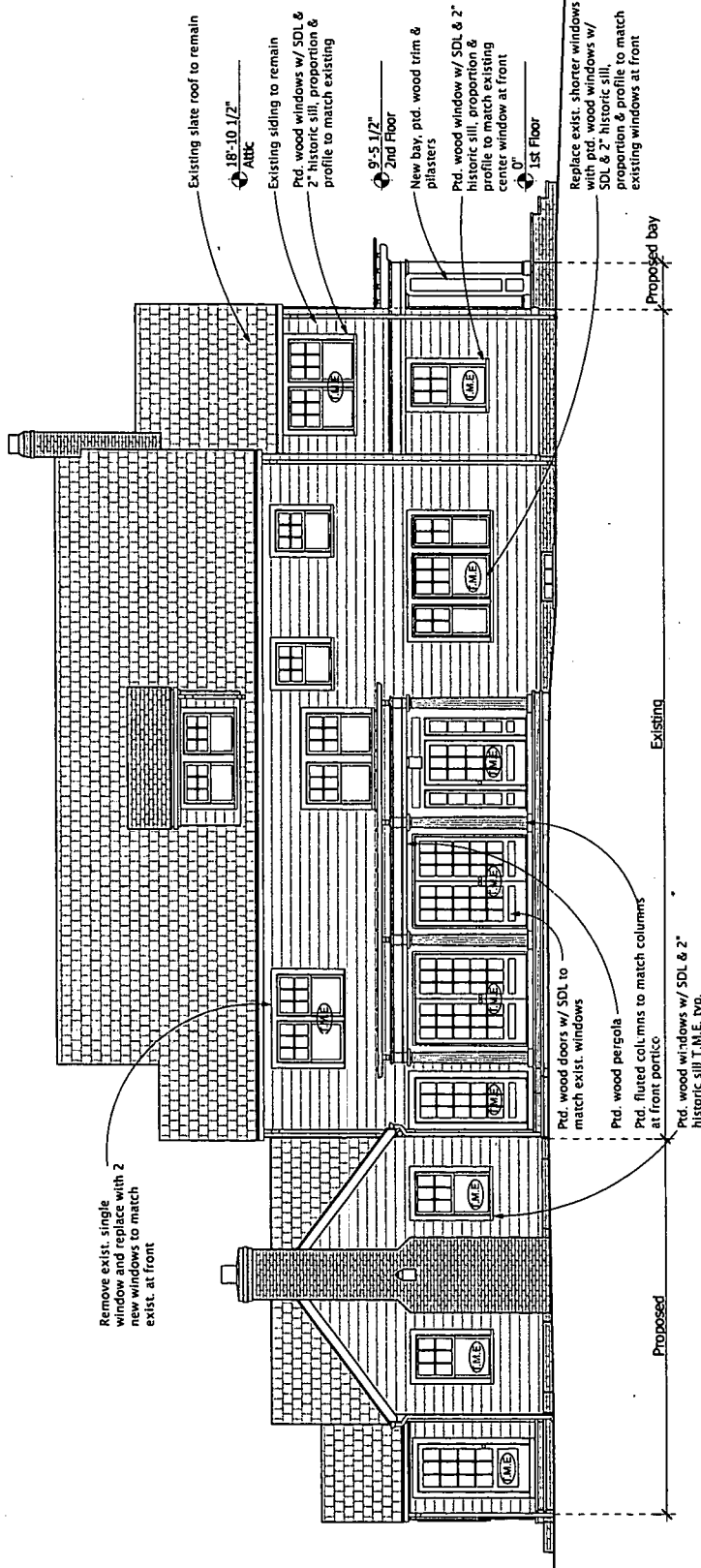


1 Proposed Right Elevation

1/8" = 1'-0"

OPTION B

33



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

OPTION B

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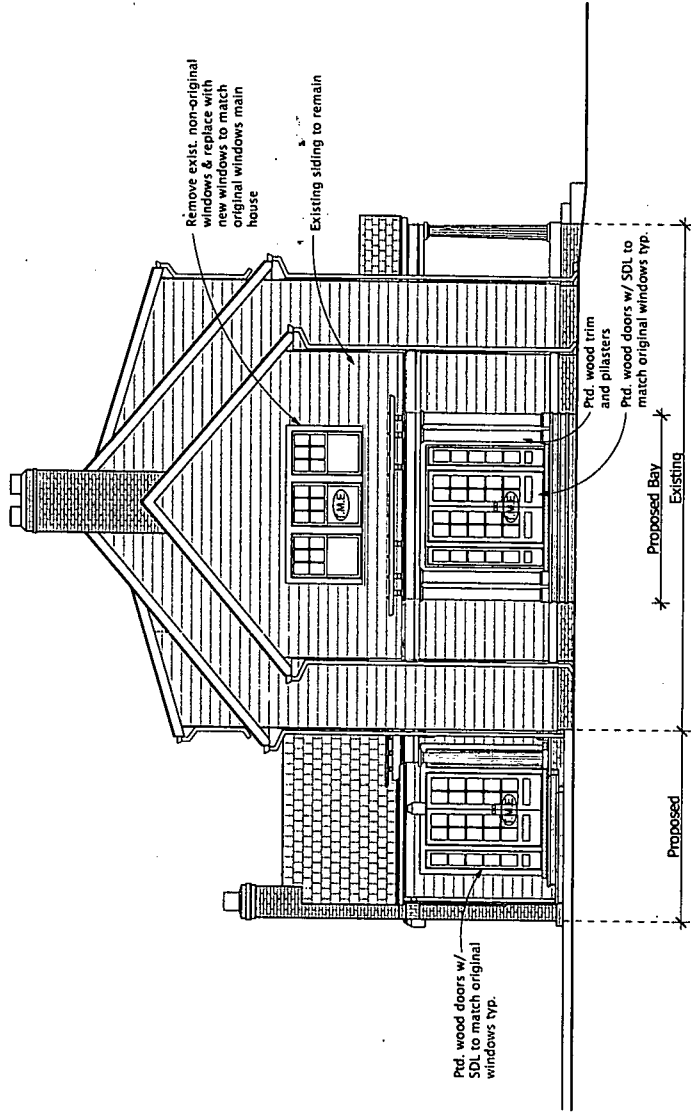
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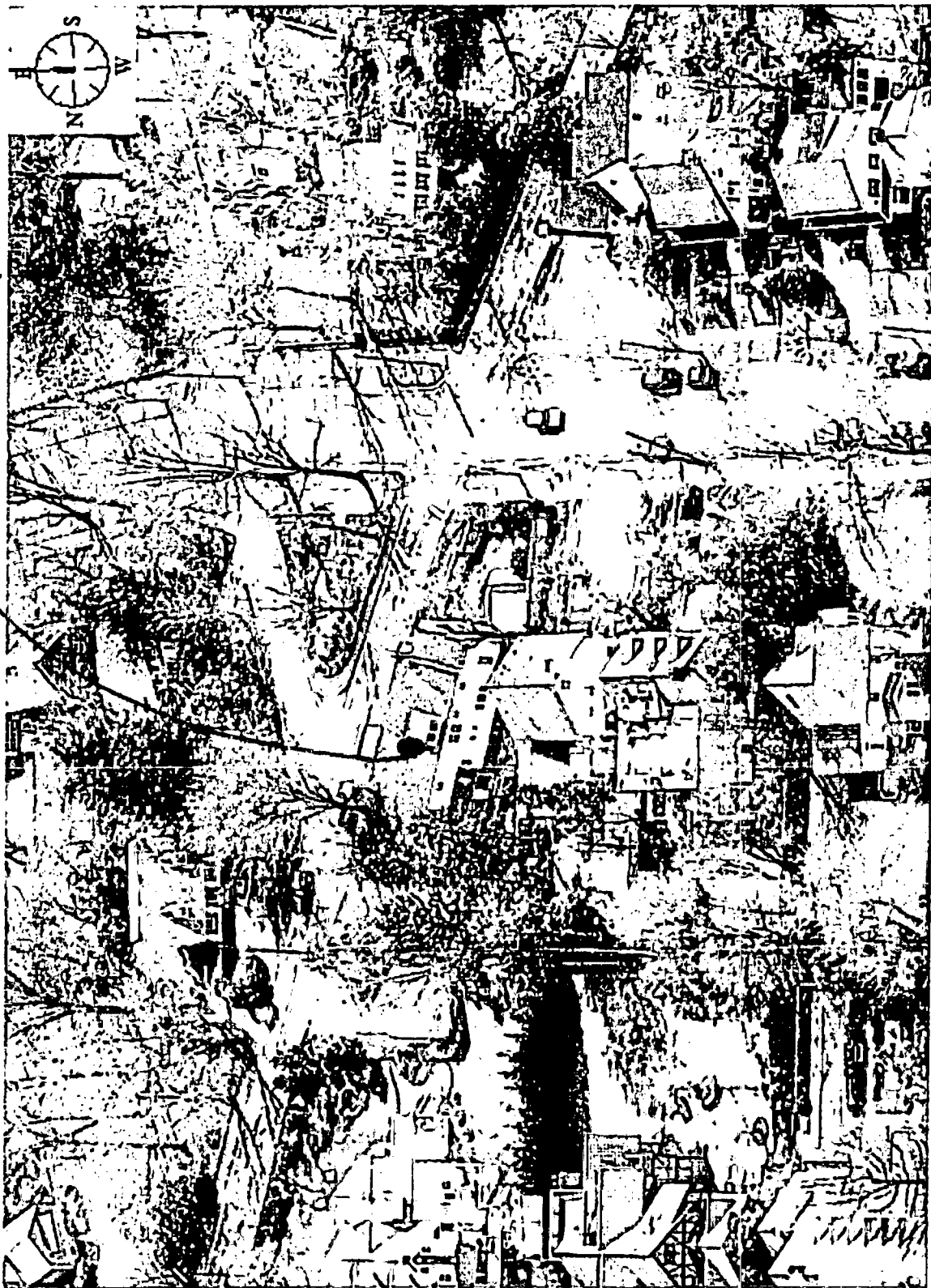
A-9



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

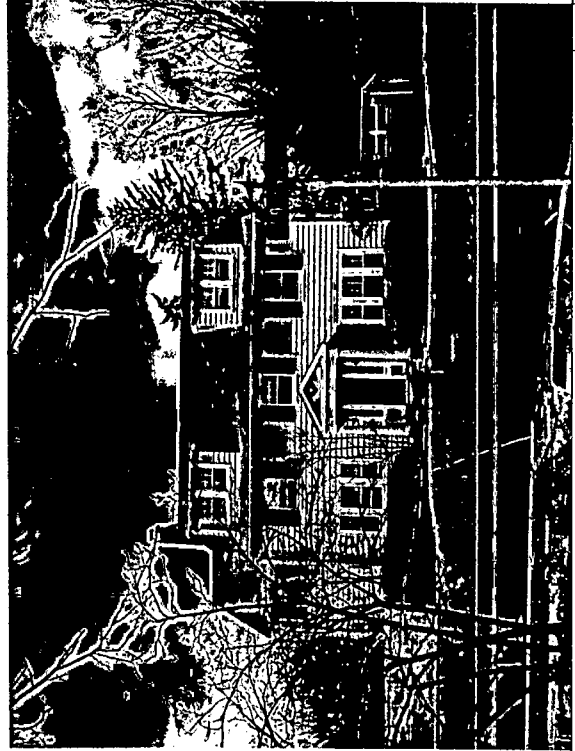
OPTION B

6100 BROOKVILLE ROAD





6400 Brookville Road



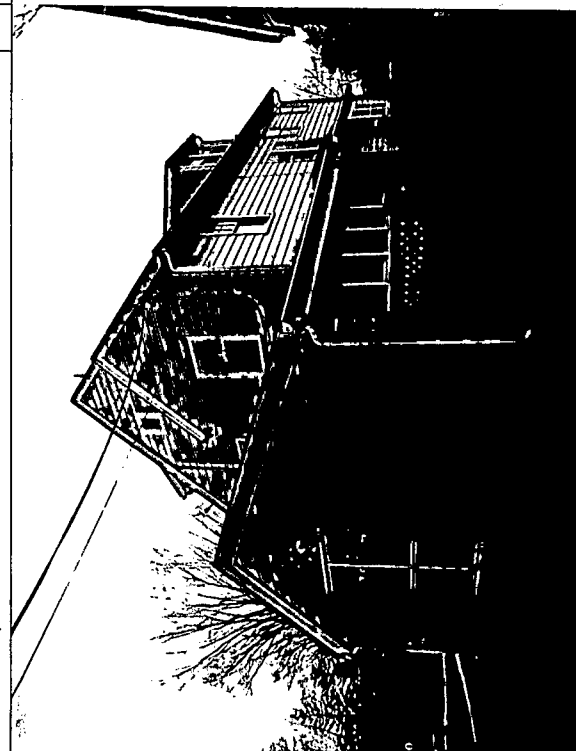
Existing Front Elevation (East) as viewed from Park across Brookville Road.

1



Existing Side Elevation (North) as viewed from driveway.

2



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

3



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

4

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A-11



7 Backyard with garage beyond

Existing non-original window (Bedroom 1) to be replaced with original salvaged window from side elevation.
Dashed lines indicate extend of existing vinyl siding on original part of house.
Existing window to be salvaged and relocated to face the front of the house at new Hall to Kitchen.
HVAC units to be relocated to rear of house.



10 Partial Front Elevation - Kitchen/Bedroom 1



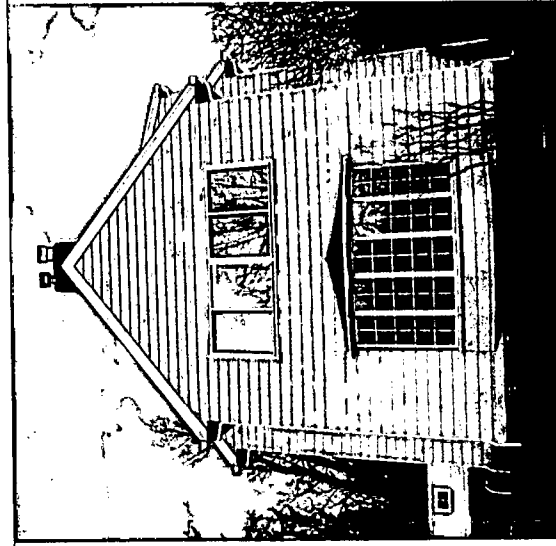
6 Exist. partial Rear Elevation (West)



9 Partial Front Elevation - Sunroom/Study



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



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

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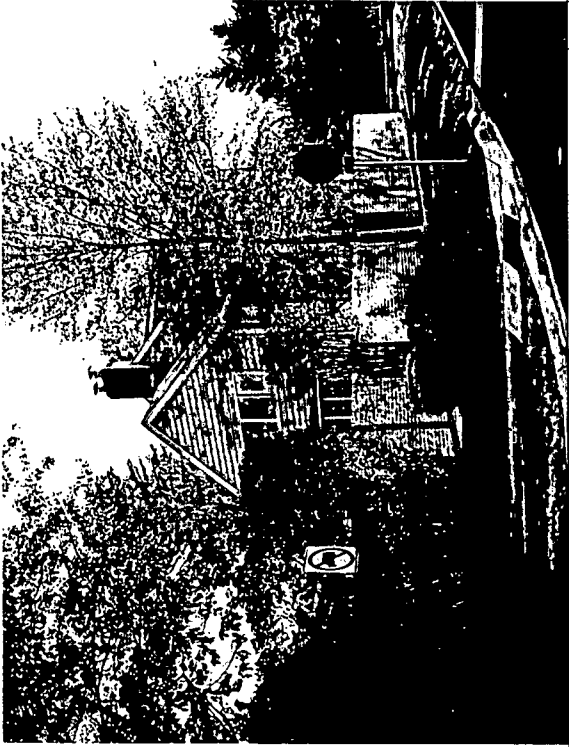
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HAWP
Application

A-12



Property as viewed from public right of way (Corner of Oxford Street & Brookville Rd) 12



Existing garage elevation 14



Property as viewed from public right of way (Oxford Street) 11



Property as viewed from public right of way (Brookville Road) 13

HPC MEETING TRANSCRIPT

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

- X
- :
 - PRELIMINARY CONSULTATION - :
 - 7315 Baltimore Avenue :
 - X
- :
 - PRELIMINARY CONSULTATION - :
 - 6400 Brookville Road :
 - X

A meeting in the above-entitled matter was held on May 22, 2013, commencing at 7:41 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION MEMBERS

- Bill Kirwan, Acting Chair
- Paul Treseder
- Jorge Rodriguez
- Joe Coratola
- Max van Balgooy
- Kenneth Firestone
- Brian Carroll

ALSO PRESENT:
Scott Whipple
Anne Fothergill
Joshua Silver

APPEARANCES

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David Kirsch	33
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1 Commission, you know, working with the staff has really
2 been, you know, they are, I will say, frustratingly firm in
3 exercising the guidelines, but they're extremely patient and
4 staff really has gone above and beyond in kind of holding
5 our hand through this process. Obviously, we don't have our
6 architect here with us, and so we really want to commend the
7 Commission staff for being so helpful through the process.

8 MR. KIRWAN: I would concur with you on that as
9 well. We have an excellent staff here, and thank you for
10 those comments. The next case before us tonight is a second
11 preliminary, case II.B. I'm sorry. The second preliminary
12 consultation before us tonight is case II.B. at 6400
13 Brookville Road in Chevy Chase. Do we have a staff report?

14 MR. SILVER: Yes, we do. 6400 is Brookville Road
15 in Chevy Chase is a contributing resource. The applicants'
16 proposal, sort of can boil this down a little bit here, I
17 went into great length in the written staff report, but
18 basically it is to remove a non-historic side addition from
19 the right elevation, one-story side addition, and construct
20 a new addition in its place but adding to the footprint in
21 terms of the size onto the north and, well, sort of toward
22 the front a little bit, toward the rear and out towards the
23 right of the existing, I guess, to be more specific, that
24 would be the north, west and east.

25 And then there is a shed roof addition that would

1 be in front of the existing two-story tower that you see
2 there in this image that would require the removal of that
3 second window, double-hung window on the right as you look
4 at this elevation. The lot is definitely challenged. It's
5 angular in shape. It's close to the road. Chevy Chase, as
6 most of you know, has very deep setbacks. So there are some
7 limiting factors similar to the situation you just heard in
8 Takoma Park, to locating something entirely at the rear.
9 I'll go into that in a little bit more detail.

10 And then on the left elevation, there is this
11 enclosed space there that has been altered over the course
12 of time, non-historic windows, originally part of this was
13 an open porch at some point in time. So there are some
14 modifications that are proposed over there, which include a
15 wooden pergola feature, and some window and door changes to
16 this feature over here.

17 And then there also is, I believe they're going to
18 be filling in the pool in the rear yard of the property as
19 well. These are actually older, the most current photos we
20 have, aerial photos, from our software that we have here in
21 the Planning Department, but they don't show, they do show
22 the pool. They don't show, I think, the brick sort of wall
23 enclosure at the corner there.

24 It's important to note that the moderate scrutiny
25 principle is applicable in this case. That's on page 2 of

1 the staff report, and the applicants have definitely flushed
2 out their materials for this. I should take a step back for
3 a moment, in terms of what they'd like to use. And,
4 generally speaking, I mean all the materials are sensitive
5 to the resource. With respect to the addition and the
6 relationship of simulated-divided light windows, wooden
7 columns, you know, brick foundation sections, roofing would
8 be slate to match the existing slate roof on the historic
9 massing.

10 So, to sort of move forward to the staff
11 discussion aspect of this, I'll do the easy part first, at
12 least from staff's perspective, which is the changes to the
13 left side elevation. Again, as the staff report points out,
14 this historically had an open first floor, first level porch
15 and enclosed second story. At the site visit, I both went
16 in, obviously outside the property, but went inside the
17 property, and the architect and the applicant showed me
18 around a little bit. There have been some definite
19 modifications to this space, and staff is supportive of the
20 proposal as outlined in the staff report with respect to
21 windows and doors, and that pergola type feature.

22 And then to step back, staff's biggest concern
23 with this is not removing a non-historic addition and
24 constructing a new addition on the right side. Again,
25 because of the shape of the lot, setbacks and those things

1 that I already mentioned, it's a bit more focused on the
2 scale of this as it relates to the historic massing. As I
3 pointed out already in the proposal, it's pulling this
4 addition toward the front of the house where right now,
5 although not architecturally attractive, but just from an
6 actual massing sort of building footprint perspective, the
7 non-historic addition is pushed, you know, toward the back,
8 or its more narrow. This one will go towards the front out
9 to the right and then to the back, which obviously is
10 preferable.

11 There's a garage feature at this property. I
12 think there's a sort of code setback issue with the
13 relationship of how far something can go back and be
14 distanced from the garage to the structure. The architect
15 can talk more about that. But again, it focuses more on the
16 massing of this and what it would do to this two-story
17 tower, which is historic, is original to the fabric of this
18 building, part of its character. And then the addition of
19 this one-story shed roof feature, which clearly is based on
20 programmatic reasons. On the interior it is going to
21 additionally bring this forward some more, but moreover, you
22 know, it impacts the first floor of the bay, of the tower,
23 excuse me, and then it requires the removal of this original
24 window or definitely window opening in this location.

25 So I've outlined on circle or page 5 of the staff

1 report some recommendations that the Commission should look
2 at. I will emphasize that the moderate scrutiny principle
3 is to be applied here. You can refer to that on page 2.
4 Things that the HPC should provide the applicants with
5 guidance on are the mass and scale and compatibility of the
6 addition with the historic massing, construction of a one-
7 story shed roof addition in front of the existing two-story
8 historic tower, the compatibility of the proposed building
9 materials and details, and staff recommends the HPC provide
10 the applicants with guidance, if necessary, on the left end
11 of those rear alterations to the porch that has been altered
12 on the left hand side.

13 You did receive LAP comments this afternoon.
14 Those were distributed to you electronically, and there were
15 hard copies available at tonight's worksession as well. The
16 LAP, I actually don't have them in front me but, I know them
17 well enough already, had recommended that, you know, the HPC
18 support the applicants submission. There was one minority
19 opinion that shared some of staff's concerns with respect to
20 this right side alteration with the massing and scale of it.
21 But there did appear to be a majority that supported the
22 submission as proposed. And that's all I have.

23 MR. KIRWAN: All right, thank you, Josh. Does
24 anybody have any questions for staff?

25 MR. CARROLL: Josh, you said the two-story tower

1 on the right side of the house is original to the house?

2 MR. SIVER: That's right.

3 MR. CARROLL: Because it's sort of odd. I would
4 think a tower like that outside of the mass of the house
5 would be a staircase or something, but it looks like it's
6 just an addition to the second floor bedroom.

7 MR. SILVER: It shows up, I mean, here's where it
8 started based on -- we often, you'll hear us, as a new
9 Commissioner, you'll hear staff refer to the Sanborn Maps a
10 lot, you know what the Sanborn Maps are, right?

11 MR. CARROLL: Yes.

12 MR. SILVER: And so it is, it does appear to be on
13 the Sanborn Map. It does not appear to have been updated.
14 Some of our Sanborn Maps have updates to them, which make it
15 inconvenient for us for making determinations, but that's
16 not the case here. And then, I had also mentioned too at
17 the worksession that there is another house, I don't know if
18 it's 6300 or 6300 Brookville, just down the road that shares
19 a similar feature.

20 MR. CARROLL: Interesting, okay. Thank you.

21 MR. CORATOLA: Josh, I had a couple of questions.
22 The original windows that are being modified or removed are
23 just the two on the right side, is that correct?

24 MR. SILVER: I actually, I don't know. I had
25 actually had an e-mail exchange with the architect a little

1 bit about the rear elevation. Is that sort of where you're
2 leading me to a little bit? There's some changes to the
3 rear elevation windows.

4 MR. CORATOLA: I'm looking at this right elevation
5 that you've got up.

6 MR. SILVER: Okay. I do believe that is the case
7 that it is going to require modifications to that one window
8 on the first story, the window that's closest to the
9 existing addition tower, yes.

10 MR. CORATOLA: And then on the left elevation,
11 that's an original mass that's been converted over the
12 years, is that --

13 MR. SILVER: Again, referring back to the friendly
14 Sanborn Map, it's showned. And as I wrote in the staff
15 discussion, I think in the staff discussion section, that it
16 is, it historically had an open first story and then it was
17 an enclosed second story, so -- to the best of my knowledge.

18 MR. CORATOLA: It's been modified over the years?

19 MR. SILVER: Yes. And the windows are not original
20 or anything like that.

21 MR. CORATOLA: And then the last question I had,
22 and I don't know if you can answer this or not. Do you know
23 what the lot coverage is and the square footage?

24 MR. SILVER: I don't, off the top of my head, no.

25 MR. TRESEDER: Josh, I have a question just if you

1 could clarify. I'm looking at the aerial view, Circle 29.
2 This house it looks to me, there's no other house on this
3 block that actually fronts. And so if I was looking at the
4 streetscape as I moved down Brookville Road, I'm looking at
5 sort of the side yard and the backyard of the neighboring
6 house, is that correct?

7 MR. SILVER: Yes. I mean, the thing that the
8 aerial does not show, and actually, let's just go to this,
9 is that, yes, but it has this, look at the photo on the
10 screen. It has this wall that extends itself down, is it
11 Oxford, I think, the side street there, that also sort of
12 reduces visibility into this particular property. But it
13 fronts Brookville Road, yes.

14 MR. TRESEDER: Right. But if I were to go down to
15 the right of the structure and looking at the neighbor's
16 property, I would be looking not at another front of their
17 house, I would be looking at sort of the side or rear yard.

18 MR. SILVER: You would, but on the right there's
19 also a garage there as well.

20 MR. TRESEDER: Okay, so I'd be looking at their
21 garage?

22 MR. SILVER: Yes. Right here, I'm standing in
23 their driveway. So if I was to take, you know, let's say,
24 30 steps backwards, you know, I would begin going into the
25 neighboring property or 20 steps what have you. But, the

1 garage, I guess that my photos missed that. But it would be
2 sort of to the right where you see this pathway. If you
3 were to walk out that pathway, there's like a wooden fence
4 or a gate there. The garage is right there.

5 MR. KIRWAN: Any other questions for staff? Okay,
6 if not, I'm going to ask the applicant to please come
7 forward. And, when you do so, please, well, you're going to
8 give us a brief presentation we assume for seven minutes.
9 I'm going to ask you to identify yourself for the record,
10 make sure you turn the microphone on when you do so. Thank
11 you.

12 MR. KIRSCH: Good evening. So, my name is David
13 Kirsch. My wife and I have lived at 6400 Brookville Road
14 with our two twins for 11 years. This is our first time
15 appearing before the Commission. We appreciate this
16 opportunity to talk to you about the project, and look
17 forward to your feedback.

18 I guess, in general, we feel it's important for
19 the Commissioners to understand that we've tried very hard
20 to address HPC staff's concerns in arriving at our proposed
21 plan. We began this process almost two years ago, and
22 throughout have sought input of staff, and have
23 substantially revised our plans to accommodate the feedback
24 we received. The proposal that you're looking at today
25 reflects our best efforts to respond to staff concerns while

1 still meeting our most important goals for the project.

2 And, as mentioned, there are these severe site
3 constraints. It's an irregular sort of pie shaped lot. A
4 very limited rear yard. The Chevy Chase setbacks, and the
5 house doesn't sit parallel to the street. Right, the house
6 kind of cheats away from the street. So really the only
7 space, if we want to expand a little bit, is moving in the
8 sort of northwest corner of the lot which is right into
9 Brookville Road, if you will.

10 The plan as currently proposed has been scaled
11 back considerably from what we had initially envisioned, and
12 we first thought of actually a two-story addition that
13 actually completely enveloped this historic massing. And
14 that actually, it looked really nice, and the Chevy Chase
15 Village staff liked it, and it had an attached garage and
16 all this other stuff, but when we got the feedback from
17 staff that the historic massing was an issue, we scaled it
18 back now down to this single story addition, and we
19 basically sort of started over.

20 We decided to leave the garage where it is, and
21 have gone to what we feel are pretty great lengths, you
22 know, lots of stuff, a lot of time spent on trying to
23 preserve the two-story tower. So, we recognize that staff
24 takes issue with the proposed connector in front of the
25 tower, and as our architects will attest, we've tried

1 numerous times to come up with a plan which would not block
2 the view of the first story of the tower in this way. And
3 what we sort of discovered was that placing the connector
4 there is the only way we can create the length of the
5 addition required to allow us to have a combined family room
6 and a kitchen in this new space. So we've done what we can,
7 and finally, I guess I'd ask the Commissioners to think
8 realistically about the existing addition, which staff
9 correctly observes is complimentary to the scale and massing
10 of the existing house but, we often hypothesize in the
11 privacy of our home that that addition is the reason, one of
12 the reasons why we have a Historic Preservation Commission
13 in the first place.

14 Yes, it is small relative to the historic house,
15 but the existing addition is incompatible with the look and
16 feel of the historic house. It really is. And, it was not
17 approved by HPC. And, I would hope you would never approve
18 it. Most importantly, the existing footprint does not meet
19 our family's changing needs. So, our proposed addition
20 provides us with the family space we seek while respecting
21 the grace and beauty of the historic home in a way that the
22 existing addition we believe does not. So, that's where we
23 sort of throw it to your mercy.

24 MR. KIRWAN: Well, thank you. Does anyone have
25 any questions for the applicant?

1 MR. CORATOLA: Yeah, I'll follow-up with my
2 question to Josh. Could anybody tell me what the square
3 foot of the addition is and the lot coverage?

4 MR. KIRWAN: Ms. Decker, if you'll turn a
5 microphone on, and state who you are for the record before
6 you speak.

7 MS. DECKER: Anne Decker, Architect. Anne Decker
8 Architects. I don't have the lot coverage with me here, but
9 I know it falls under the maximum lot coverage.

10 MR. CORATOLA: I just did a rough calculation, and
11 it seems to me that the addition, the footprint is about 620
12 square feet or something like that based on the number that
13 I see here, so. Okay, thank you.

14 MR. KIRWAN: Anybody else? Questions for the
15 applicant?

16 MR. VAN BALGOOY: Mr. Chair? This is either for
17 the applicant, Mr. Kirsch or Ms. Decker. Can you explain to
18 me, I'm looking at the elevation, which is on, let me see if
19 I can find this, the front elevation, Circle 17. On the far
20 right side you have an addition and then a smaller, it looks
21 like a porch. Can you explain, is that a door I'm looking
22 at or?

23 MS. DECKER: It's a paneled side. As viewed from
24 the front, that's a paneled side elevation of the porch,
25 like massing, that we have the side that houses the mudroom.

1 The actual entry into that mudroom space from the rear
2 elevation.

3 MR. VAN BALGOOY: It's from the rear, okay.
4 Great. Thank you.

5 MR. RODRIGUEZ: I would like to piggy-back. Can
6 you explain a little more what is the intention with the
7 porch?

8 MS. DECKER: The mudroom porch?

9 MR. RODRIGUEZ: Yes.

10 MS. DECKER: That was just to kind of crescendo
11 down to the driveway a bit because it, again, it's an
12 extremely tight lot, and there's only so much, only one
13 location really off to the side yard that we can go. And so
14 we, it's very tight to the driveway, and so I kind of wanted
15 to crescendo down to it so it doesn't overwhelm it as you're
16 driving. And so this is kind of the idea of more of a porch
17 that may have been closed over time, and it kind of then
18 steps down to the landscape, if that makes any sense.

19 MR. RODRIGUEZ: Thank you.

20 MR. VAN BALGOOY: I'm sorry, I'm going to go back
21 to that panel. So, help me to understand the design
22 thinking behind that panel. You know, I can see it's
23 painted wood trim and engaged pilasters, but what is that
24 hanging in the middle of it? What's on the side?

25 MS. DECKER: That's a lantern.

1 MR. VAN BALGOOY: So there's a lantern, okay.

2 MS. DECKER: It's a lantern. So there's pilasters
3 on either side. And again, the idea here was to step down a
4 bit and not to be a run-on sentence with the main body of
5 the house, the tower, the addition, and then just a lot of
6 siding. So just to differentiate it a bit. It somewhat
7 speaks to what's happening, it takes cues or gives cues to
8 what's happening off the back and off the side with these
9 more trellis like or French-type elements.

10 MR. VAN BALGOOY: Okay, thank you.

11 MR. KIRSCH: One comment. I know someone had
12 asked about the historic window on the right here. Our plan
13 is to reuse it. So, the thought was that it would not be
14 lost.

15 MR. KIRWAN: Then I'll jump in with a question.
16 Where is it being reused? Do you know what location you
17 plan to locate it?

18 MS. DECKER: We're using both of those, the one
19 that's in the gable end, and the one in the dining room are
20 both being reused on the front. Essentially in the front
21 tower zone. So facing the front yard.

22 MR. KIRWAN: Any other questions for the
23 applicant? All right. I'm going to ask you to turn off
24 your microphone. We're going to deliberate, and I'm going
25 to start with Commission Treseder, if you wouldn't mind

1 leading us off, on my left.

2 MR. TRESEDER: I'd be happy to. I just would like
3 to start off by saying that I agree with the LAP in this
4 case. I think their comments and justifications for a side
5 addition in this case are right on track. I think, it looks
6 to me, it seems to me by working with staff you've saved us
7 a lot of work because you've really come up with a very
8 detailed and complete application. So, I'm very much in
9 favor of this. I would have two suggestions that I think
10 could actually help in some of the concerns of the staff.

11 I think that, I really like your explanation for
12 why you have that mudroom porch on the side, and I think
13 that could be actually accentuated if you were to, in a way,
14 pick up the cues from the element you have on the other side
15 elevation, where you have a flat structure with a trellis
16 kind of structure on top of it. I think a flat structure
17 would actually go a long ways toward bracketing the house.
18 And then if that same flat approach were taken, I know
19 obscuring the tower is an issue. If that roof were a flat
20 roof, I think you would be less -- it would satisfy me as
21 far as obstructing the historic fabric. A flat roof would
22 go a long ways towards correcting that. So that's my only
23 suggestion. Otherwise, I am very much in favor of this.

24 MR. CARROLL: I just want to say thank you,
25 because I have to agree with you that historic commissions

1 were probably made to prevent windows like this from going
2 in. Whoever put some of these windows in was clearly angry
3 at this house. And I think you've done a really nice job
4 here. I think it's going to make this house a much better
5 addition to this neighborhood. And looking at the plans, it
6 becomes clear why all this has to go there. There's only
7 one place on the lot to put this stuff.

8 I appreciate the effort putting the, taking the
9 windows, they basically stay in the same place, they just
10 turn towards the street. I think that's a nice gesture, and
11 I think you've clearly taken good care of the house, but
12 you've cleaned it up a lot here. So, I actually don't
13 really have any concerns. I think, I know you've stepped
14 this down quite a bit. I never got to see the full massing
15 when you had it, you know, at its biggest, but I think it's
16 a sensitive addition and I think I wouldn't have any
17 problems supporting this.

18 MR. FIRESTONE: I guess I don't have anything
19 really to add other than it looks like this is as good as
20 it's going to get. There isn't too much more you can do
21 considering the restraints on this. And so I'd like to, you
22 know, see what the final plans are when you apply for the
23 permit.

24 MR. CORATOLA: I agree with Commissioner
25 Treseder's comments about the massing and how to handle

1 bracketing the addition. I think this is a very sensitive
2 addition. That, you know, you're achieving a lot in a small
3 footprint. I did some quick calculations. You're just
4 under half the square footage of the original house, so
5 you're bracketing the original house with these additions I
6 think works really well. And you're not, to me it doesn't
7 seem like a gross overly--scaled addition to the house.

8 I think how you're handling the windows is
9 sympathetic. How you're reintroducing more correctly
10 proportioned and more accurate styles to the left side,
11 removing those modern pieces and getting rid of that big
12 arch window on the right side. You know, I think this is a
13 very sympathetic addition, and you know, I don't have a real
14 issue with how the so-called tower is being designed around
15 because I think you're still reading that tower. You didn't
16 totally engulf that tower. We didn't lose that element, and
17 I think it's handled rather well.

18 MR. VAN BALGOOY: Mr. and Mrs. Kirsch, and Ms.
19 Decker, I find this a wonderfully challenging project. I'm
20 sure you did as well. It's a tough lot as you mentioned,
21 and there's a lot of things that have happened to this
22 really wonderful building over time. Some of which is
23 regrettable. But it looks like you're taking care of all of
24 it. I'm so glad that you're not only looking at the
25 addition onto the one side of your house, but you're also

1 looking at the other side and taking care of some of the
2 windows and some of the elevation there.

3 So what I see happening on the left side, I feel
4 is just as important as what's happening on the right side.
5 So I want to tell you how much I appreciate that, and I
6 noticed that extra care that you've taken. I do also
7 appreciate that you're using the historic windows, and
8 finding a new place to put them, and actually improving, I
9 think, an appearance of the house on the front by doing
10 that. ~~I don't have,~~ I think the size and mass of the
11 addition you're proposing is good and appropriate, and I'm
12 glad you scaled it down from two stories.

13 I understand the rationale for the panel with the
14 lantern for the mudroom. I'm just not convinced. I won't
15 die on that. This is your house. I don't have to look at
16 it. So if you really want it there, I can accept that.
17 But, I think there might be a solution that might improve
18 that, and I think Mr. Treseder's suggestion might be a
19 direction to go. Otherwise, congratulations on so much work
20 that you've done on this house to make it much better and
21 enhance the neighborhood.

22 MR. RODRIGUEZ: I definitely agree. I think you
23 are doing the right thing what it was there, or whatever it
24 was added to the house was really poorly designed. And I
25 think you are doing a great deal to improve the situation.

1 In the sense overall, I think you have taken exactly the
2 direction that you needed to take from the side in terms
3 that that was the only side where you could add. I have a
4 concern. I think the whole space is probably about a foot,
5 foot and a half too wide.

6 MS. DECKER: The wall?

7 MR. RODRIGUEZ: Yeah. I think it's a little wider
8 than it should be. And, I will recommend you really
9 consider that, because you shortened the width of the
10 addition, maybe the roof line will come slightly lower, and
11 probably the proportions will improve. And I will like to
12 echo Commission Treseder's comments regarding the mudroom,
13 and Commissioner Van Balgooy's comments about the mudroom.
14 I think it's overly done. I think you need to go back and
15 simplify it. And either it's going to be a flat roof or a
16 hip roof, something that is a lot smaller~~much~~, make it
17 really toned down, and I think it will be a much better, a
18 more successful element. Because at this moment, the
19 height, the gable, the paneling, it becomes, it calls~~use~~
20 attention too much to itself, when really that's, I don't
21 think that's what you want.

22 And, I will also agree that maybe the hyphen, the
23 element, the connection, maybe that's treated as a copper
24 element with very low pitch might help to disappear and let
25 the tower come further down in the front elevation. Apart

1 from that, I think you are doing the right job. I notice
2 how sensitive the solution has been. My only concern, I
3 think it's probably 18 inches too wide.

4 MR. KIRWAN: Thank you, Commissioner Rodriguez.
5 And I would agree with the other Commissioners. I think
6 this has been very well handled as far as the sensitivity
7 the addition is taking with the primary resource. I
8 appreciate the staff's concerns about the tower element on
9 the north facade. I think it was very good that they
10 brought it up because it did, it did sort of force us to
11 look at that very carefully. But, I think the points that
12 Commissioner Coratola made about the fact that we really
13 aren't losing this element, and the windows are being
14 reused, and I think in a very nice way to, you know, address
15 the issues of the addition covering up the base of that
16 tower element.

17 I think Commissioner Treseder gave some very good
18 suggestions about the mudroom. I think Commissioner
19 Rodriguez also gave some good suggestions about toning it
20 down. I kind of think it could go in two directions. You
21 know, it could be a very simple toned down piece that's
22 sided, or it could be something more like Commissioner
23 Treseder is talking about, where it is more of a trellis
24 element, mimicking the trellis structure on the south
25 elevation. I think those are two very positive directions

1 to explore.

2 I feel a little less concerned about the shed roof
3 element in the hyphen. If that became a trellis element,
4 that might be a little too much fuss in that corner, but I
5 think, again, that's something you should certainly study.
6 And again, I don't, you know, like Commissioner Van Balgooy,
7 I'm not going to, you know, fall on my sword on those
8 issues. So I would encourage you to work with staff and
9 come before us with a historic area work permit. I think
10 you've heard general consensus from us on you being ready to
11 do so. You know, just tweaking some of those details that
12 we talked about.

13 I don't see the condenser units on your proposed
14 site plan, so I hope when you come back, I hope you don't
15 come back with those through the wall units that we see on
16 the addition. We made a lot of comments about the arch
17 window, but I think those are just as offensive. So I look
18 forward to seeing those condensers when you come back for a
19 HAWP. So thank you again for all your good work on this
20 preliminary.

21 We'll move to our next agenda item. Do we have
22 any Commission items tonight? No Commission items. Okay,
23 staff items?

24 MR. WHIPPLE: Before we do the staff item, would
25 you like to do minutes?

1 MR. KIRWAN: Do we take some volunteers for the
2 minutes tonight? Do we have minutes to --

3 MS. FOTHERGILL: We don't.

4 MR. KIRWAN: I'm sorry, I missed it at the bottom.

5 MS. FOTHERGILL: No, we don't have any to approve.
6 We just need a volunteer for tonight.

7 MR. CARROLL: I volunteer.

8 MR. KIRWAN: All right, you volunteered for the
9 minutes.

10 MR. CARROLL: You know, I volunteered to do them
11 last time. I can't find them in my e-mail.

12 MS. FOTHERGILL: No, we haven't gotten them yet.
13 I mean, you don't have them yet. So no, you can't, don't
14 volunteer for tonight. You want both sets?

15 MR. KIRWAN: No, don't do that.

16 MS. FOTHERGILL: No. That's very nice.

17 MR. KIRWAN: Thank you Commissioner Van Balgooy
18 for taking care of the minutes. Okay, let's jump to the
19 staff item.

20 MR. WHIPPLE: We only have one staff item, is that
21 right? So the Commission received notice of some public
22 meetings that are coming up on the library recreation center
23 in Wheaton, where the County is taking public input on their
24 proposal to demolish the 1963 Keyes Lethbridge & Condon
25 Wheaton Youth Center, award--winning youth center, and so

1 I'm bringing this to you as a staff item to see if the HPC
2 wants to provide any input for these public meetings.

3 MR. KIRWAN: Does anybody have any comments on
4 that?

5 MR. VAN BALGOOY: Mr. Chair, I would recommend
6 that the Commission send the County Council a letter that
7 this property may be ~~held~~ eligible for the National Register
8 and designated as a County landmark. And, that it should be
9 reviewed before demolition is permitted.

10 MR. WHIPPLE: Would you like the letter to go to
11 the Executive as well?

12 MR. VAN BALGOOY: Yes, I would like it to go to
13 the County Executive as well.

14 MR. KIRWAN: Good. And I think unless there's
15 anybody opposed to that suggestion, I would agree with that
16 suggestion by Mr. Commissioner Van Balgooy.

17 MR. RODRIGUEZ: May I add something. I think this
18 is giving us the opportunity to start calling our attention
19 to all these buildings from the '50s, '60s and '70s which
20 some of them are high quality. They are coming up for
21 redevelopment, and a lot of them are being demolished. So I
22 think we have to encourage our county officials to fund the
23 specific style of these elements because if we don't protect
24 them, they are not going to be there much longer.

25 MR. KIRWAN: Well said, Commissioner Rodriguez.

1 All right, if there's no other items for tonight, then I'm
2 going to close this meeting.

3 (Whereupon, at 8:46 p.m., the meeting was
4 adjourned.)

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% Digitally signed by Keena Lukacinsky

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.



Keena Lukacinsky

May 29, 2013

Silver, Joshua

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, May 22, 2013 1:35 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom (Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 5-22-13 - 6 Quincy; 6400 Brookville

The following are the comments of the Chevy Chase Village LAP for items before the HPC on 5-22-13:

6 Quincy Street

Outstanding Resource
Alterations to existing side porch.

Staff recommends approval as submitted and the LAP supports approval as well. this would appear to be careful and thoughtful improvement to the existing condition.

6400 Brookville Rd

Contributing resource
Additions and alterations

Right (North) side: Applicants propose to remove and replace a non-historic addition on the right (north) side of their house. Staff is not opposed to the concept of the right-side addition, but questioned its scale and massing. The majority of the LAP would support the right-side addition as submitted. They felt: It has been sensitively designed. It is an enlargement of the existing addition but it should be noted that this is the largest, deepest section available on this triangular lot – the applicants have no other options and they have done a sensitive job in their attempt to create a livable, usable house which will not impact the “open park-like setting of the Village” or adversely affect the “streetscape”. Furthermore it should be recognized that Brookville Rd is at the edge of the historic district and many of the houses there front this busy State road with side-yard fencing and, frankly, a lower level of maintenance than on the side streets where the houses front. At least this residence addresses Brookville Rd, tries to make the most of it, and that is to be encouraged and supported.

One member has concerns about the size of the proposed northern addition, primarily because it appears that it may have a significantly adverse effect on lot coverage, which is subject to strict scrutiny under our Guidelines. This member also agrees with Staff's concerns about the massing impact of the proposed northern addition.

Left (South) Side: Staff supports the alterations and LAP concurs with Staff

Rear: Staff supports, and LAP concurs with Staff.

Submitted on behalf of the Chevy Chase Local Advisory Panel
by Tom Bourke, Chair

From: Manarolla, Kevin [<mailto:Kevin.Manarolla@montgomeryplanning.org>]
Sent: Friday, May 17, 2013 11:19 AM

Silver, Joshua

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, May 22, 2013 1:35 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom (Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; P. Wellington; Stephens, Betsy
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Submitted on behalf of the Chevy Chase Local Advisory Panel
by Tom Bourke, Chair

From: Manarolla, Kevin [<mailto:Kevin.Manarolla@montgomeryplanning.org>]
Sent: Friday, May 17, 2013 11:19 AM

To: Chevy Chase Village (ccvpermitting@montgomerycountymd.gov); Betsy Stephens; Bourke, Tom (Winchester Homes, Inc.)(Tom); ChCh Village; Gail Feldman; HBSacks; P. Wellington
Subject: HAWP Staff Reports for HPC meeting May 22, 2013

Here are the staff reports for the HAWPs in the Chevy Chase Village Historic District. Please also note the new item in the HPC Worksession: Board of Appeals case for 22 Hesketh Street.

Kevin Manarolla, Senior Administrative Assistant | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC
Office: 8787 Georgia Avenue STE 204 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax | [Email Me Here](#) | [Our Web Site](#) | M-NCPPC

Silver, Joshua

From: Dagmar Fisher <DFisher@annedeckerarchitects.com>
Sent: Thursday, January 31, 2013 2:24 PM
To: Silver, Joshua
Cc: Anne Decker
Subject: 6400 Brookville Road - Historic Area Work Permit
Attachments: 6400Brookville-Plat.pdf; 6400Brookville-Predesign.pdf; Brookville1.jpg; Brookville2.JPG; Brookville3.JPG

Josh,

It was very nice to talk to you earlier today. Please find attached a plat, drawings and pictures of the property at 6400 Brookville Road. The attached drawings are done by another Architect. Our drawings will not look exactly like these but I think they are sufficient as a basis for discussion. We would like to remove the one story addition currently existing to the right of the main house (please see pics). We would also like to possibly replace windows and siding on the addition to the left of the main house to be more in keeping with the original house. We would like to build a two story addition to the right to replace the one story addition that is there now.

Our question is: can we integrate the existing 2 story bump-out (measuring 5'-0"x13'-0") into the new addition or does it need to remain expressed on the exterior – which would then require us to design a hyphen or transitional space between the main house and the new addition. Architecturally we think it might benefit the overall appearance of the house to not do that but connect the addition directly to the main house (similar to what is shown on the front elevation of the attached drawings).

We are hoping to get your input on this before we start designing – so we know what we can work with and what is possible. We would be happy to meet with you at the site if you think that might be helpful.

Thanks very much,

Dagmar

Dagmar Fisher, Associate AIA
Anne Decker Architects, LLC

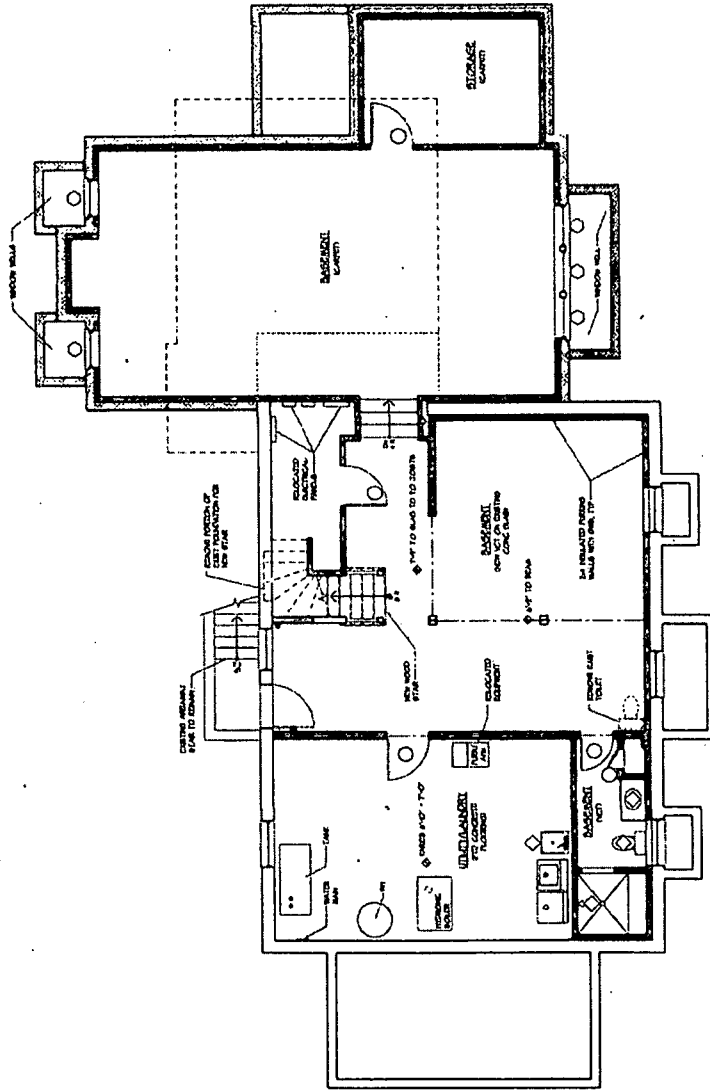
5019 Wilson Lane, 2nd Floor
Bethesda, MD 20814
t 301.652.0106
f. 301.652.0125
AnneDeckerArchitects.com



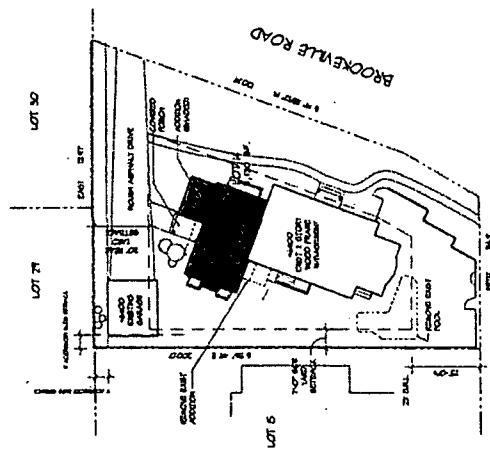


WALL LEGEND

(Symbol)	EXISTING WALL
(Symbol)	CONCRETE WALL OR FOOTING TO BE FINISHED
(Symbol)	INSULATED PERIMETER WALL
(Symbol)	PERIMETER CONCRETE WALL



1. BASEMENT PLAN - SCHEME B WITH FULL BASEMENT UNDER ADDITION
 SCALE 1/4" = 1'-0"



OXFORD STREET.



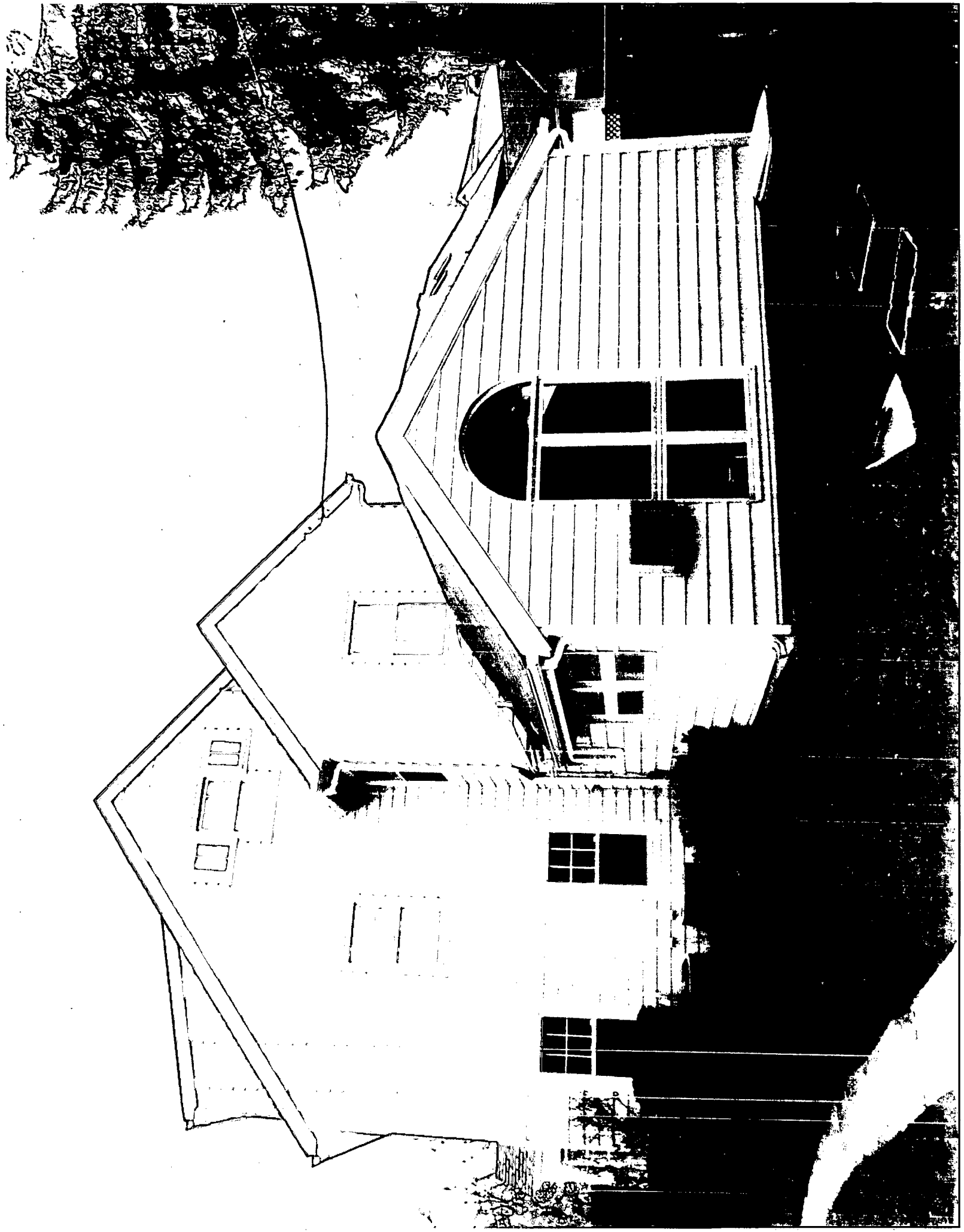
1. PROPOSED SITE PLAN - SCHEME B
 2. SCALE 1" = 20'

ZONING SUMMARY

OWNER	ANDERSON AND JAMES REASON
PROPERTY ADDRESS	4200 KEEPER ROAD CRYSTAL CHASE, MD 20815 DEVELOPMENT PERMITTED BY RES 1
PROPERTY DESCRIPTION	RESIDENTIAL SINGLE-FAMILY DETACHED
ZONE	RS-10
LOT AREA	12,000 SQ. FT.
MAX. LOT COVERAGES	100% FOR ACCESSORY BUILDINGS 125% FOR MAIN BUILDING
EXISTING TOTAL LOT COVERAGES	100%
MAX. ADDITIONAL COVERAGES	25% FOR ACCESSORY BUILDINGS
EXISTING SETBACKS	FRONT: 10'-0" (MIN. 5'-0") REAR: 10'-0" (MIN. 5'-0") SIDE: 5'-0" (MIN. 3'-0")
MAX. SETBACKS	FRONT: 15'-0" (MIN. 10'-0") REAR: 15'-0" (MIN. 10'-0") SIDE: 10'-0" (MIN. 5'-0")
MAX. SETBACKS, ACCESSORY BLDG.	5'-0" TO SIDE
MAX. SETBACKS, ACCESSORY BLDG.	5'-0" TO SIDE

NOTES:

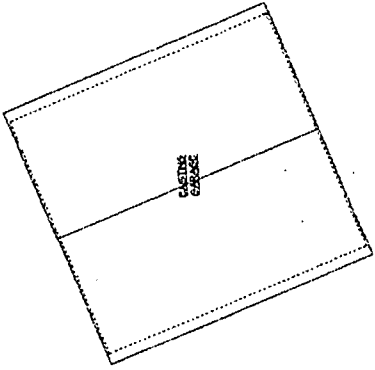
- THIS SET PLAN IS BASED ON INFORMATION IN A RECENT LOCATION SURVEY CONDUCTED BY THE ARCHITECT AND A RECENT AERIAL PHOTOGRAPH. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION OF THE PROPOSED BUILDING AND HAS FOUND IT TO BE IN SUBSTANTIAL AGREEMENT WITH THE INFORMATION PROVIDED IN THE SURVEY AND AERIAL PHOTOGRAPH.
- IT IS UNDERSTOOD THAT THE OWNER HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO DEVELOP THE PROJECT AS SHOWN ON THIS PLAN.
- IT IS UNDERSTOOD THAT THE OWNER HAS THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO DEVELOP THE PROJECT AS SHOWN ON THIS PLAN.



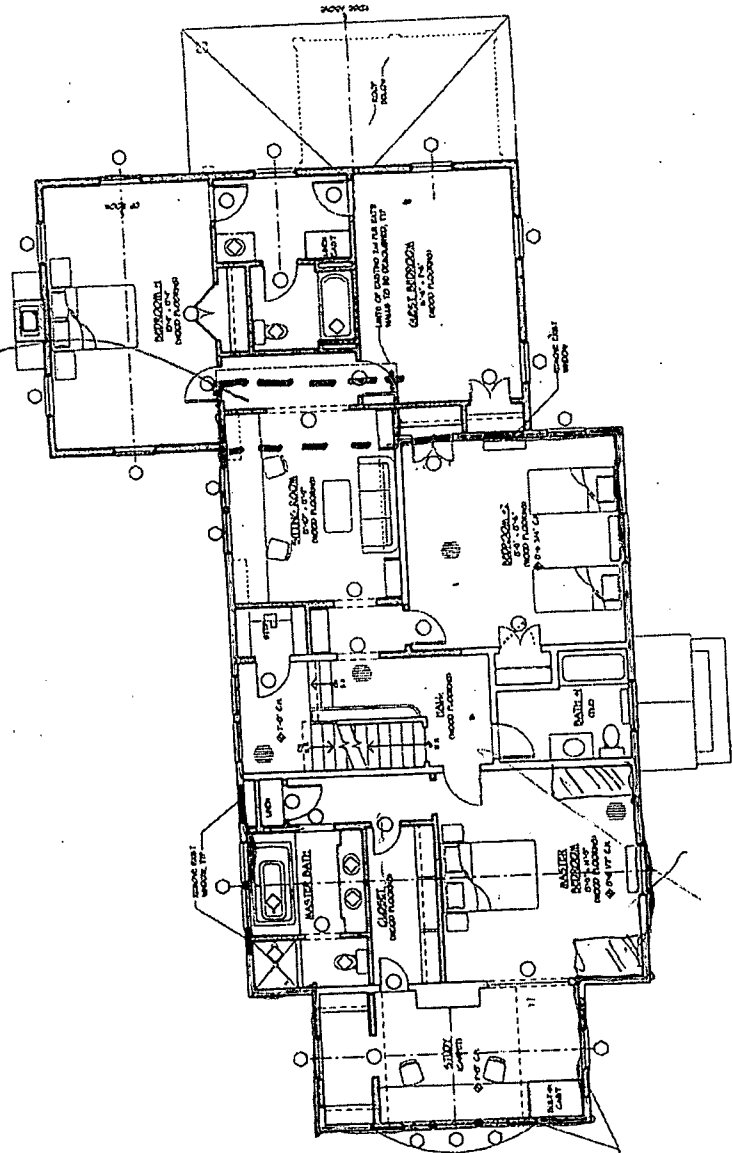


WALL LEGEND

- EXISTING WALL
- NEW WALL TO BE DEMOLISHED
- NEW WALL TO BE CONSTRUCTED
- REWORKED FINISH WALL
- REWORKED CONCRETE WALL

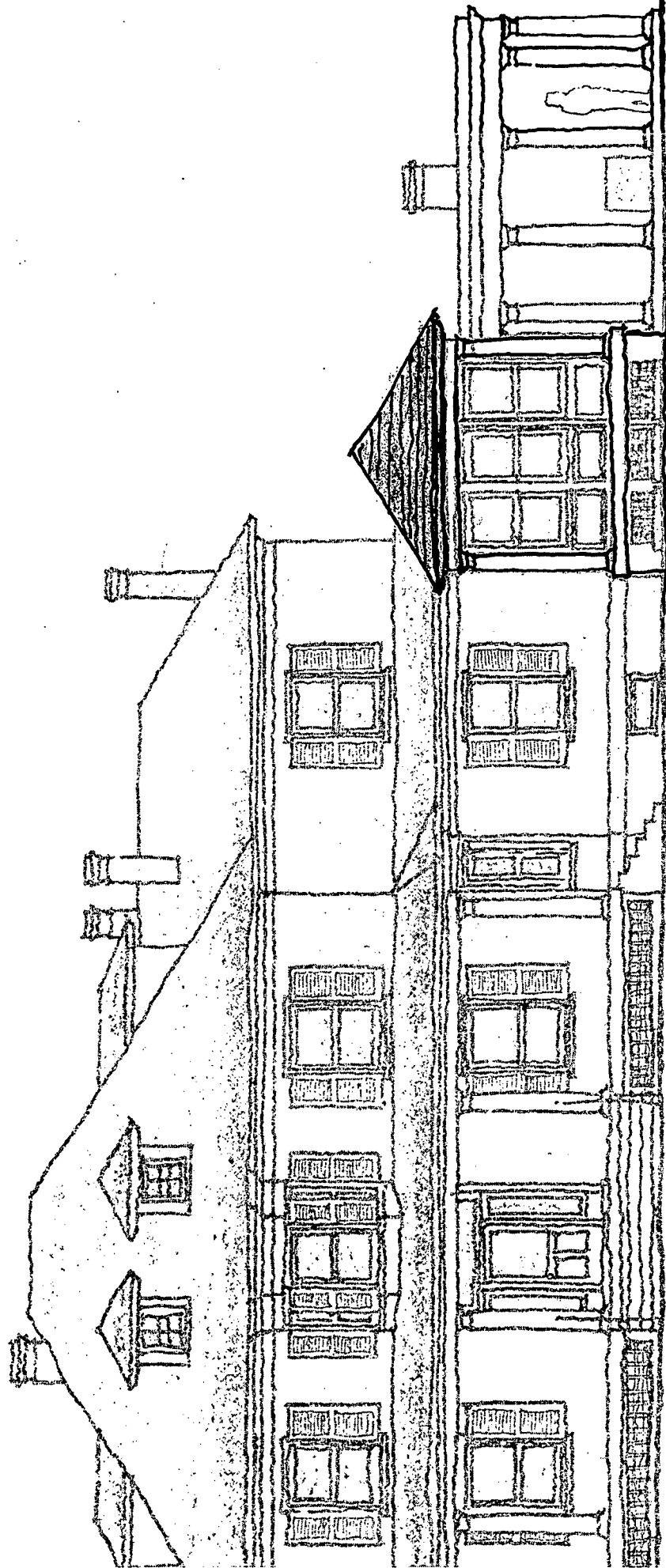


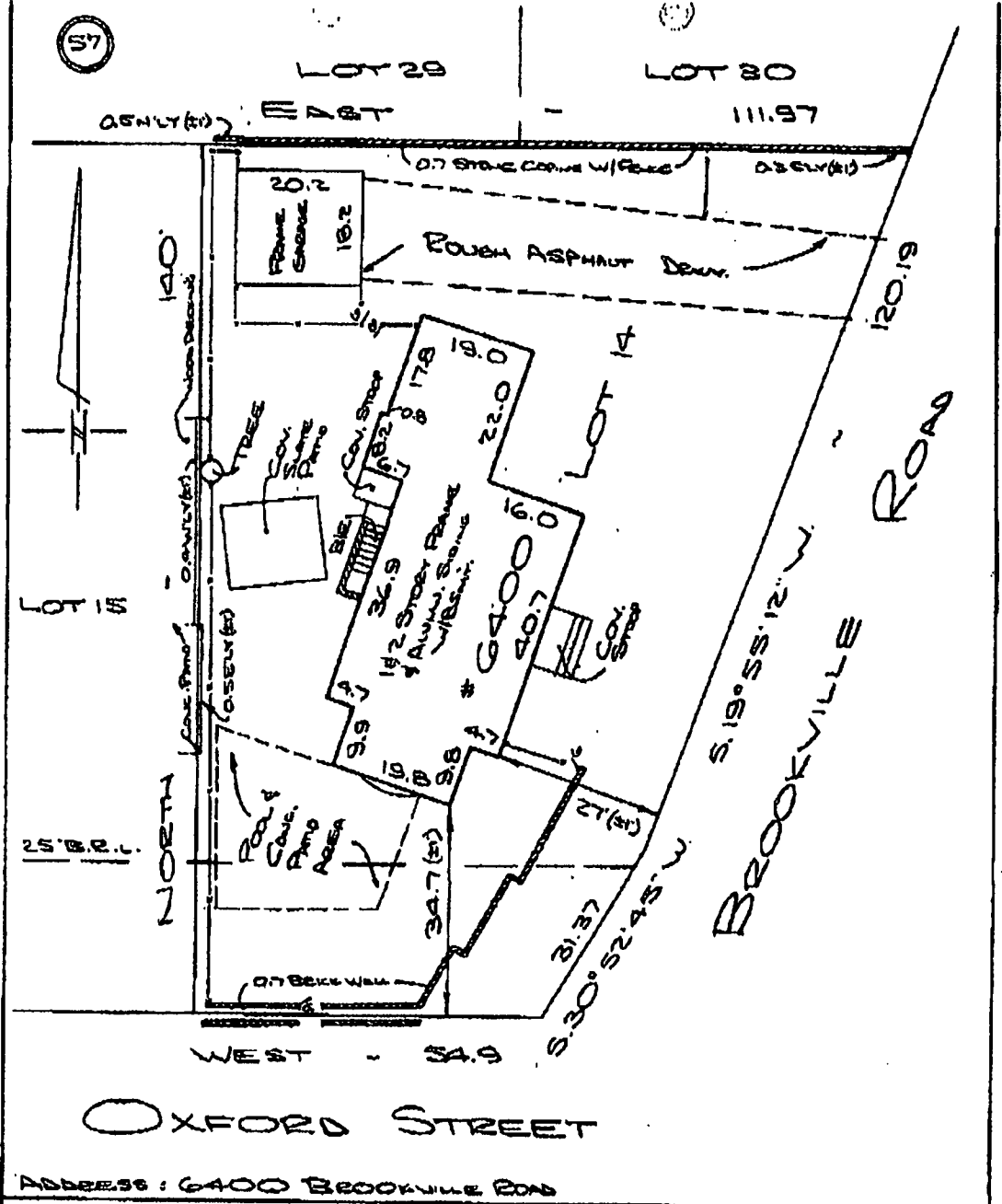
5'-0" X 13'-0"
 Bump-out



SECOND FLOOR PLAN - SCHEME B
 SCALE 1/4" = 1'-0"







ADDRESS: 6400 BROOKVILLE RD

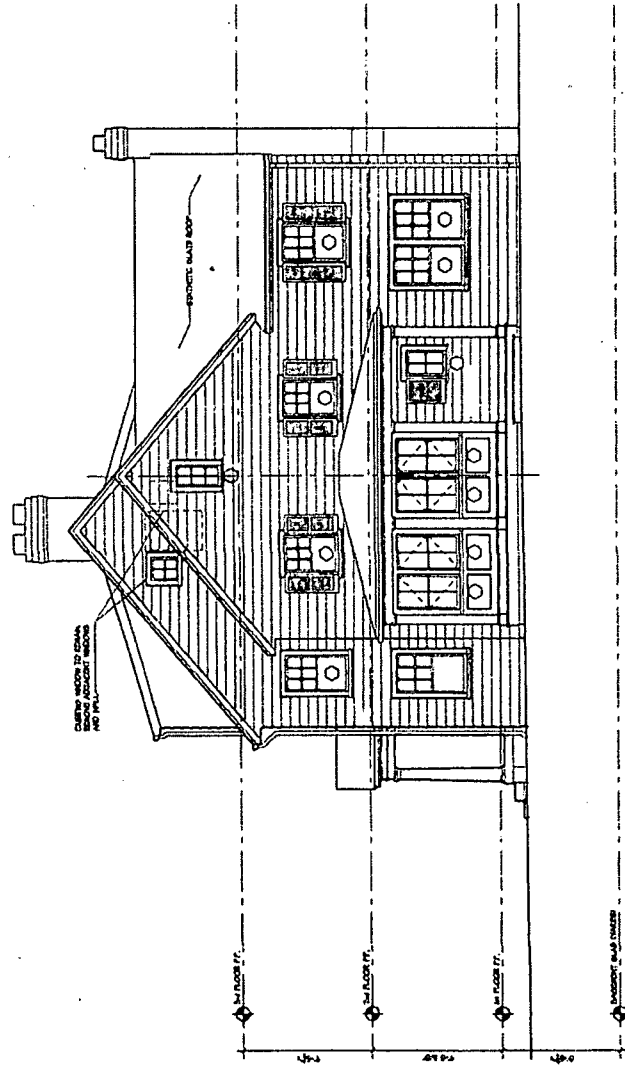
Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1310
 Fax 301-931-1312

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within an area not covered by the maps of the National Flood Insurance Program. No flood studies have been conducted to the best of our knowledge.

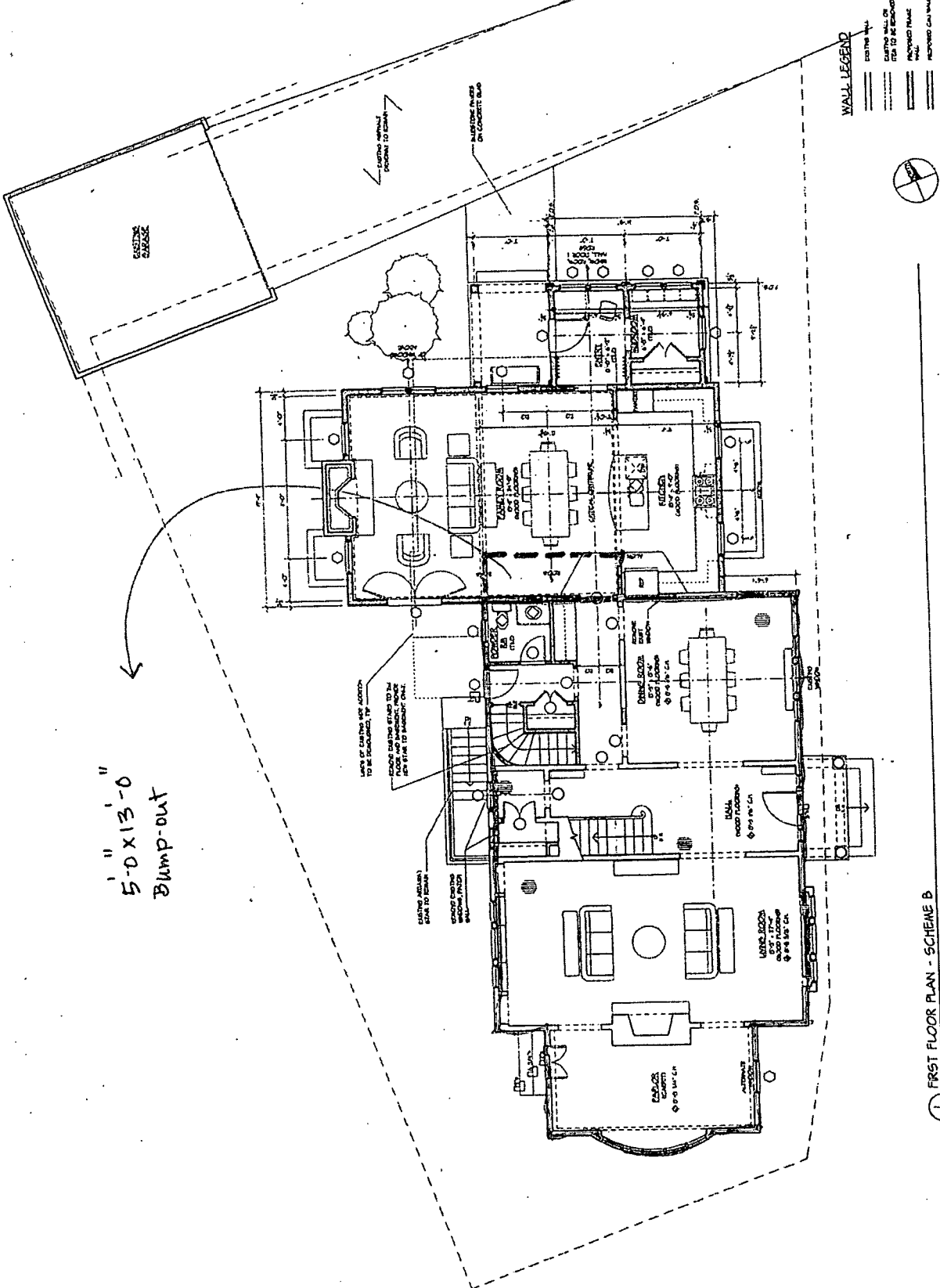
LOCATION DRAWING
 LOT 14 BLOCK 57
 SECTION NO. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 Recorded in PLAT BOOK 2 OF 106 Page 1 - 20
 CASE: 721-02 FILE: 70086
 DATE: APRIL 8, 2002

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

 Edward L. Lopez Jr.
 Maryland Property Line Surveyor No. 522



1 NORTH ELEVATION - SCHEME B
 SCALE: 1/8" = 1'-0"



WALL LEGEND

- EXISTING WALL
- NEW WALL OR WALL TO BE RELOCATED
- REMOVED WALL
- REMOVED CURB WALL

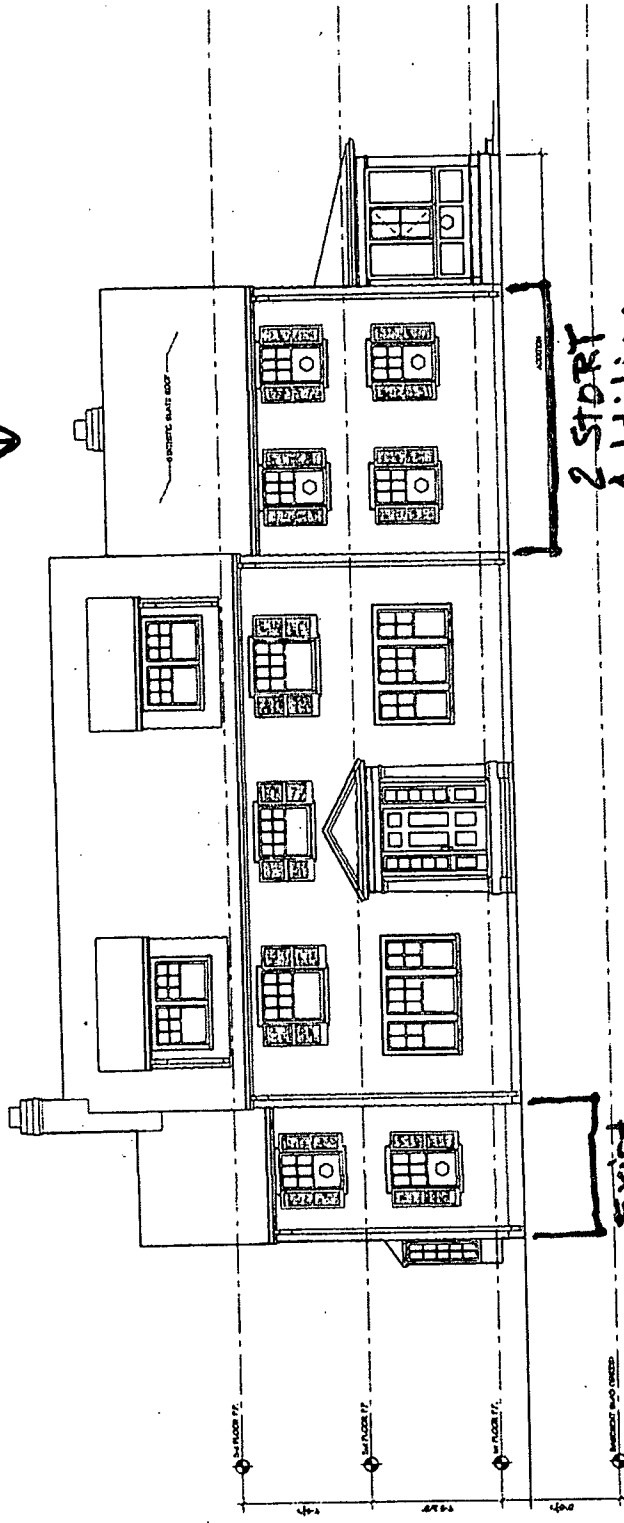


5'-0" x 13'-0"
 Bump-out

1.1 FIRST FLOOR PLAN - SCHEME B
 0.1" SCALE: 1/4" = 1'-0"



DEMO EXISTING AND 1 STORY
2-STORY
↓



2 STORY
Addition

EXIST.

Possibly alter siding/windows
to match existing

1 EAST ELEVATION - SCHEME B
A3.1B SCALE 1/4" = 1'-0"

Silver, Joshua

From: Anne Decker <adecker@annedeckerarchitects.com>
Sent: Wednesday, March 06, 2013 10:58 AM
To: Silver, Joshua
Cc: Dagmar Fisher
Subject: 6400 Brookeville Rd.
Attachments: First Floor.pdf; Front Elevation.pdf; Right Elevation.pdf; Kirsch_2-5-2013[2].pdf

Josh,

Thank you again for meeting us at the Kirsch's house a couple weeks ago to discuss the proposed renovation.

Please find attached two plan versions of our proposed schematic design for your review and comment. Both schemes reflect adding on to the right hand side of the house (as viewed from the front façade) as discussed at our meeting due to the very stringent rear yard building constraint. Please note that we have incorporated your advise regarding the existing "tower", and are now proposing adding on in a manner such that the "tower" element is visible from the right-of-way and no longer engulfed as we initially proposed at our site meeting.

We investigated numerous design options trying to maintain the existing window closest to the existing kitchen/dining room wall as you noted at our meeting was HPC's preference. However, this proved to be very difficult since maintaining this window did not allow for enough room to accommodate a functional kitchen, eating area and family room, while maintaining the Kirsch's desire to keep their existing historic (2) car garage. Bringing the addition wing forward, while maintaining this window in question, created a very unpleasing "residual" space between the existing house and addition and rendered this window essentially invisible as viewed from the right-of-way. Due to the site constraints and desire for functional spaces, we are proposing to remove and salvage this dining room window and enter the new kitchen/family room addition through the old window location, with the intention of reusing at the new Hall/transition space, allowing this window to be fully visible (see front façade).

Both attached designs propose adding on to the right hand side of the house, though one scheme reflects a slightly deeper mudroom. In one iteration however, we are proposing a bay addition off the existing sunroom (on the left) to accommodate additional living space.

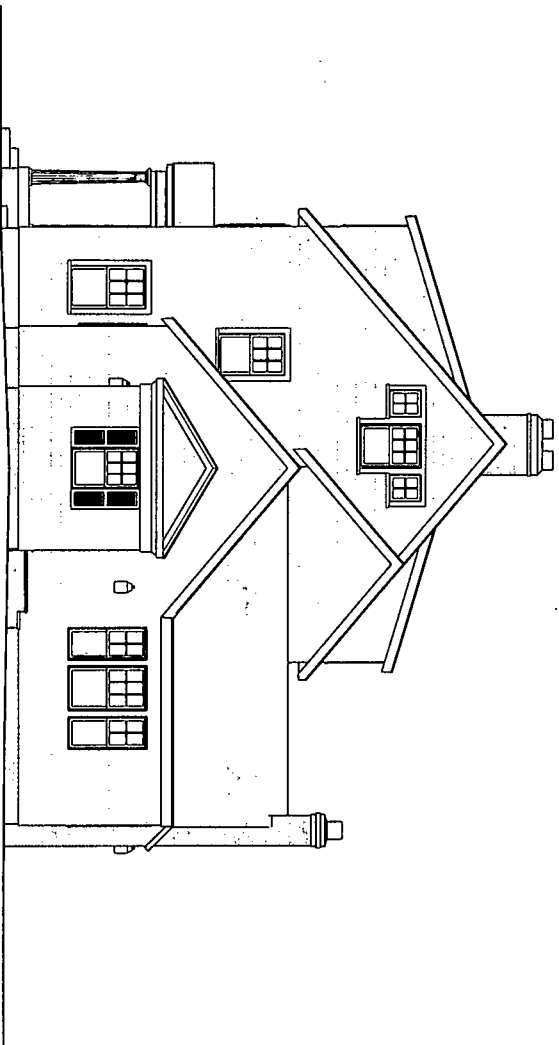
Please let me know if you have any questions regarding the attached drawings. I will be giving you a call shortly to discuss in further depth but wanted to give you a quick written overview first.

Many thanks,

Anne

Anne Y. Decker, AIA
Anne Decker Architects, LLC

5019 Wilson Lane, 2nd Floor
Bethesda, MD 20814
t. 301.652.0106
f. 301.652.0125
AnneDeckerArchitects.com



1 Right Elevation
 1/8" = 1'-0"

ANNE DECKER
 ARCHITECTS

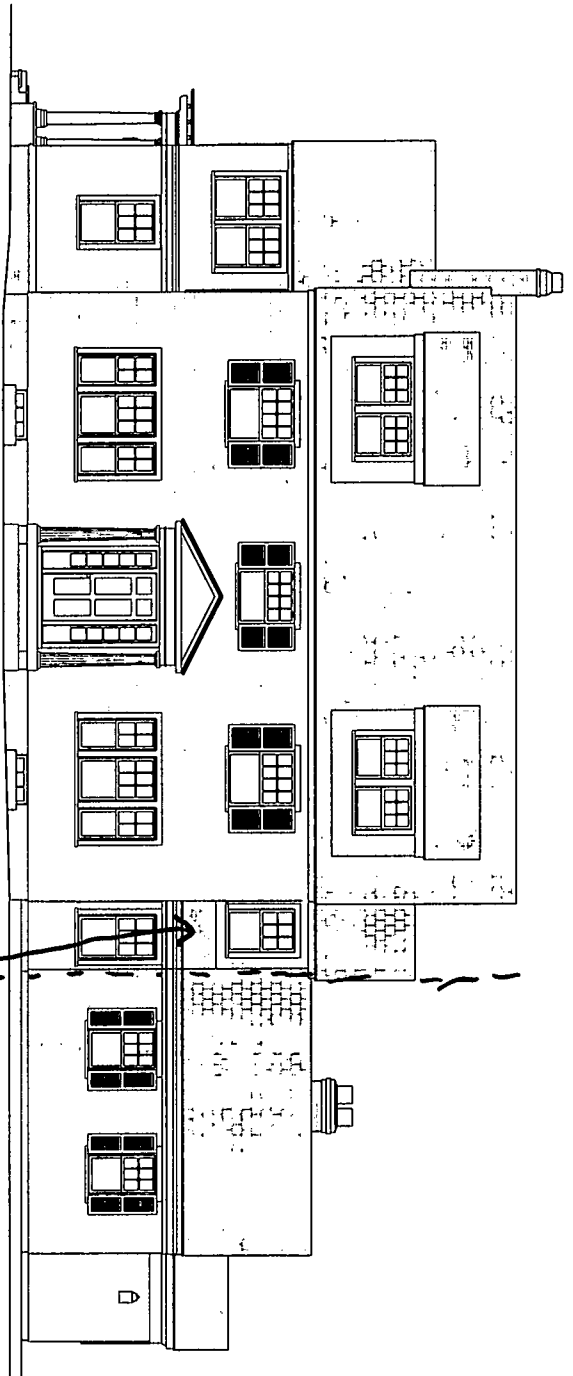
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**Kirsch
 Residence**
 5400 Brookville Road
 Chevy Chase, Maryland 20815

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 21 FEBRUARY 2013

HPC REVIEW

A-6



NO

• LEAVE 2 STORY TOWER UNOBSTRUCTED
 - PRESERVE WINDOW AND TOWER
 WOULD LIKE TO SEE OTHER ITERATIONS

1 Existing Front Elevation

1/8" = 1'-0"

ANNE DECKER
 ARCHITECTS

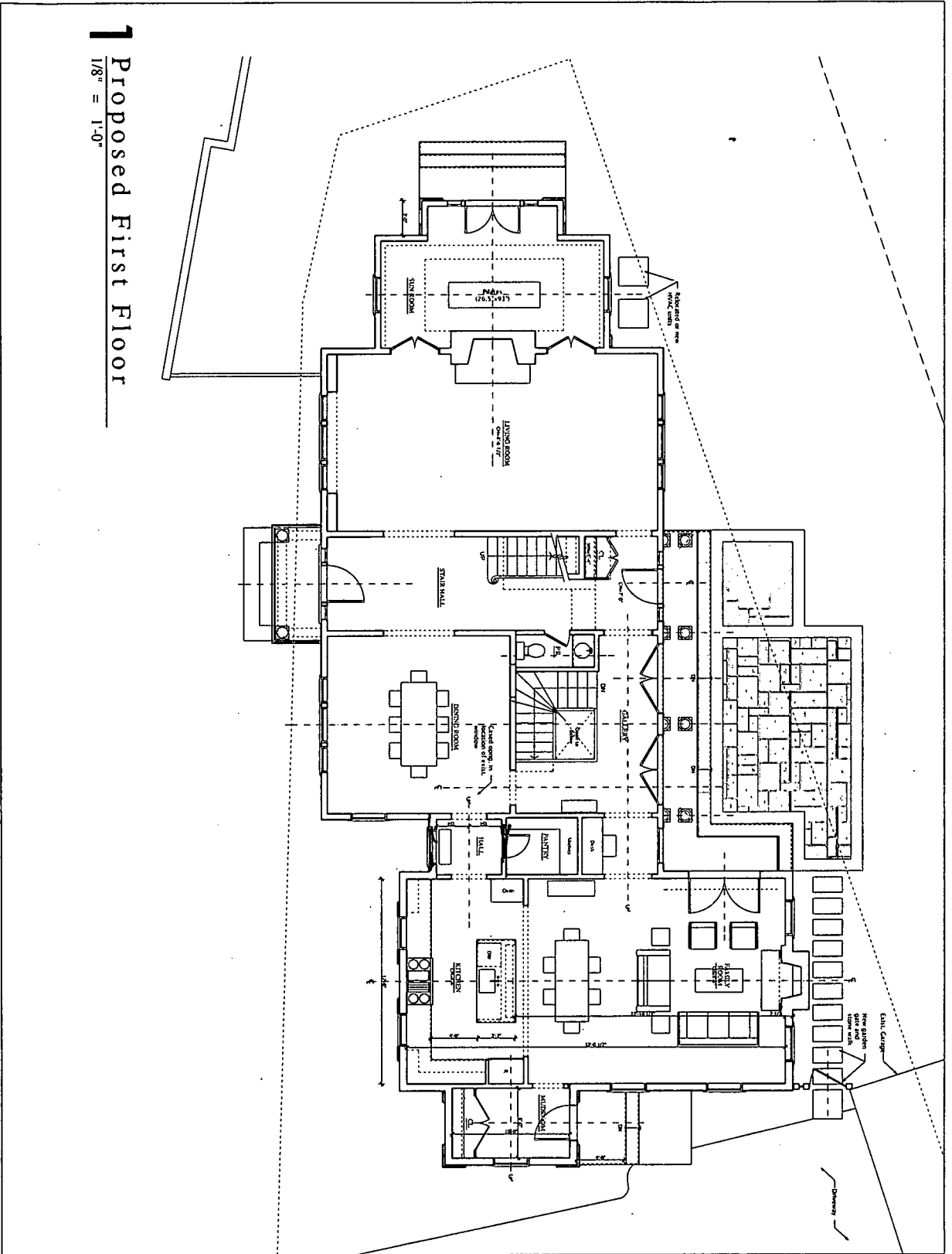
5019 Wilson Lane
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Kirsch
 Residence
 6400 Brookville Road
 Chevy Chase, Maryland 20815

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 22 FEBRUARY 2013

HPC REVIEW

A-5



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

ANNE DECKER
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**Kirsch
Residence**
5400 Brookhollow Road
Chevy Chase, Maryland 20815

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5 MARCH 2013

HPC REVIEW

A-3

ANNE DECKER
ARCHITECTS

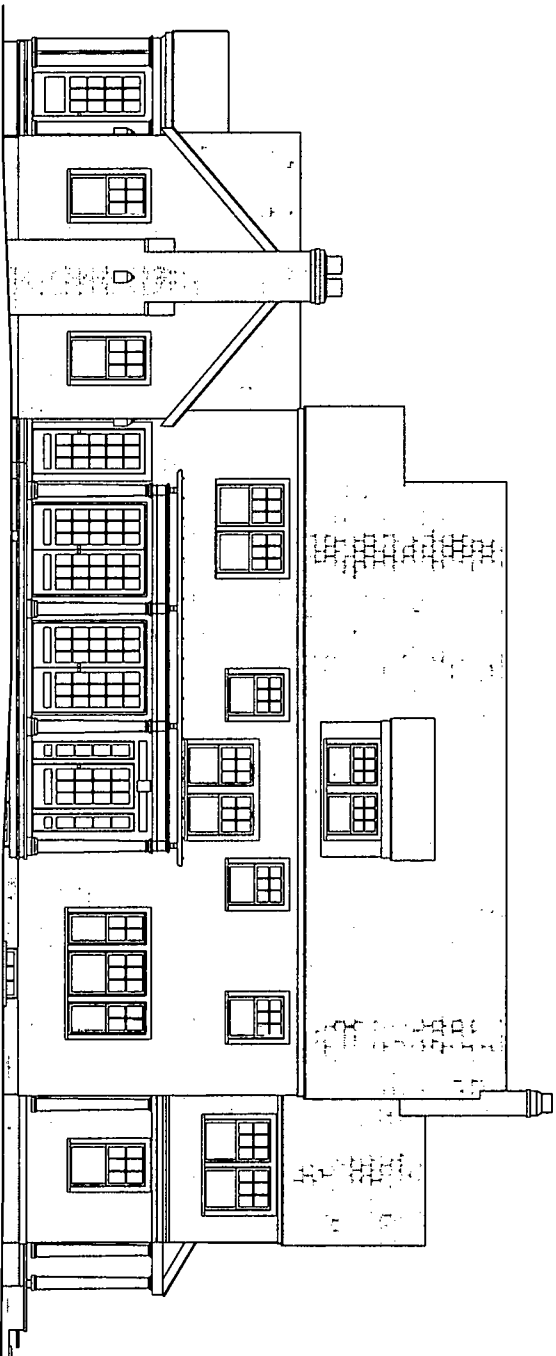
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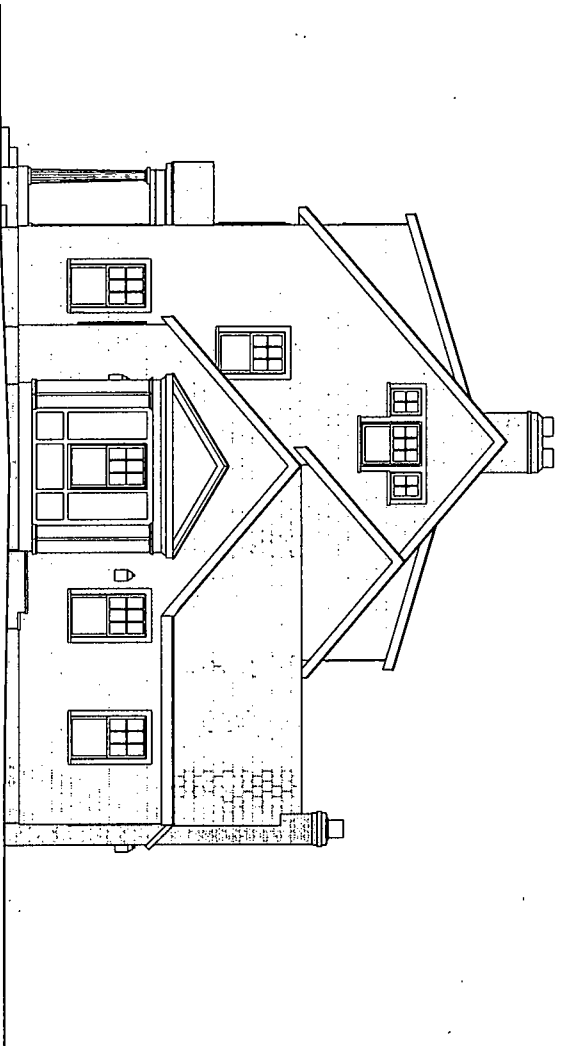
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3 MARCH 2013

HPC REVIEW

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



A-7



1 Right Elevation
 1/8" = 1'-0"

ANNE DECKER
 ARCHITECTS

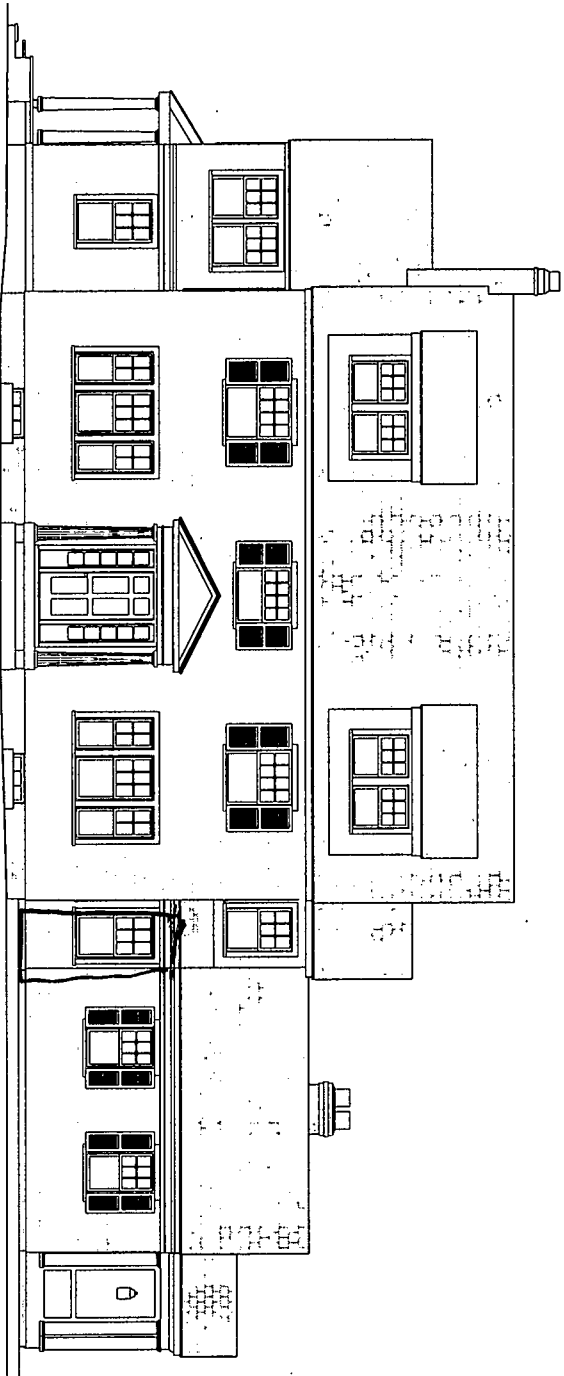
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**Kirsch
 Residence**
 6400 Brookville Road
 Chevy Chase, Maryland 20815

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 3/20/2013

HPC REVIEW

A-6



1 Existing Front Elevation

1/8" = 1'-0"

ANNE DECKER
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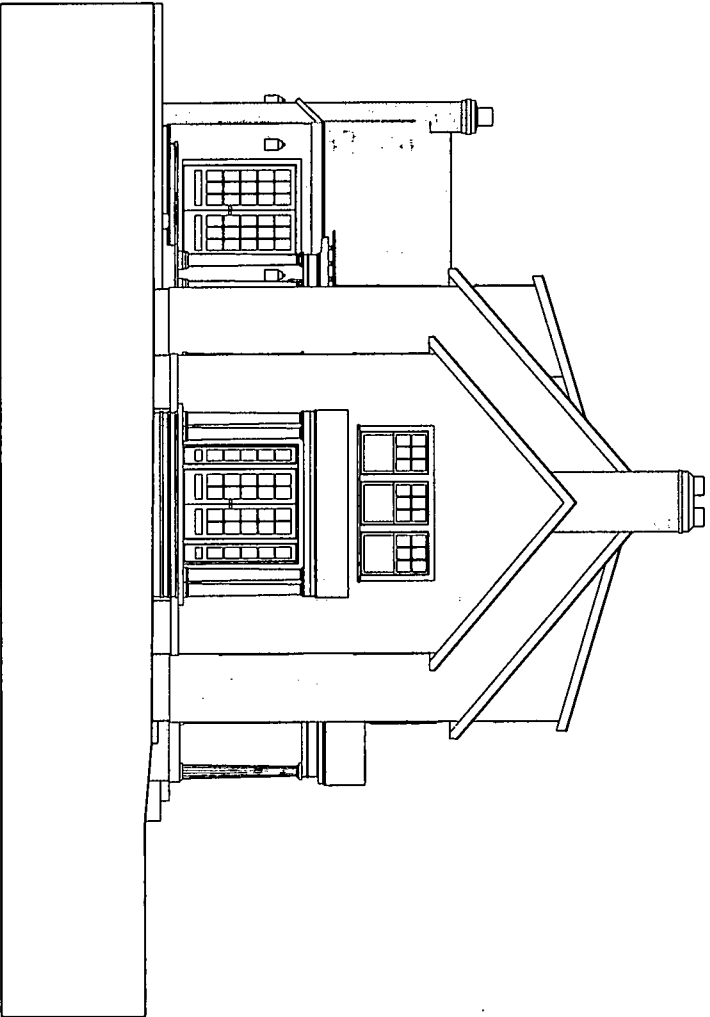
**Kirsch
Residence**

6400 Brookville Road
Chevy Chase, Maryland 20815

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5 MARCH 2013

HPC REVIEW

A-5



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

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Kirsch
 Residence

6400 Brookville Road
 Chevy Chase, Maryland 20815

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 3 MARCH 2013

HPC REVIEW

A-8

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

- X
- :
 - PRELIMINARY CONSULTATION - :
 - 7315 Baltimore Avenue :
 - X
- :
 - PRELIMINARY CONSULTATION - :
 - 6400 Brookville Road :
 - X

A meeting in the above-entitled matter was held on May 22, 2013, commencing at 7:41 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION MEMBERS

- Bill Kirwan, Acting Chair
- Paul Treseder
- Jorge Rodriguez
- Joe Coratola
- Max vVan Balgooy
- Kenneth Firestone
- Brian Carroll

ALSO PRESENT:
Scott Whipple
Anne Fothergill
Joshua Silver

APPEARANCES

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David Kirsch	33
Anne Decker	36

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1 Commission, you know, working with the staff has really
2 been, you know, they are, I will say, frustratingly firm in
3 exercising the guidelines, but they're extremely patient and
4 staff really has gone above and beyond in kind of holding
5 our hand through this process. Obviously, we don't have our
6 architect here with us, and so we really want to commend the
7 Commission staff for being so helpful through the process.

8 MR. KIRWAN: I would concur with you on that as
9 well. We have an excellent staff here, and thank you for
10 those comments. The next case before us tonight is a second
11 preliminary, case II.B. I'm sorry. The second preliminary
12 consultation before us tonight is case II.B. at 6400
13 Brookville Road in Chevy Chase. Do we have a staff report?

14 MR. SILVER: Yes, we do. 6400 is Brookville Road
15 in Chevy Chase is a contributing resource. The applicants'
16 proposal, sort of can boil this down a little bit here, I
17 went into great length in the written staff report, but
18 basically it is to remove a non-historic side addition from
19 the right elevation, one-story side addition, and construct
20 a new addition in its place but adding to the footprint in
21 terms of the size onto the north and, well, sort of toward
22 the front a little bit, toward the rear and out towards the
23 right of the existing, I guess, to be more specific, that
24 would be the north, west and east.

25 And then there is a shed roof addition that would

1 be in front of the existing two-story tower that you see
2 there in this image that would require the removal of that
3 second window, double-hung window on the right as you look
4 at this elevation. The lot is definitely challenged. It's
5 angular in shape. It's close to the road. Chevy Chase, as
6 most of you know, has very deep setbacks. So there are some
7 limiting factors similar to the situation you just heard in
8 Takoma Park, to locating something entirely at the rear.
9 I'll go into that in a little bit more detail.

10 And then on the left elevation, there is this
11 enclosed space there that has been altered over the course
12 of time, non-historic windows, originally part of this was
13 an open porch at some point in time. So there are some
14 modifications that are proposed over there, which include a
15 wooden pergola feature, and some window and door changes to
16 this feature over here.

17 And then there also is, I believe they're going to
18 be filling in the pool in the rear yard of the property as
19 well. These are actually older, the most current photos we
20 have, aerial photos, from our software that we have here in
21 the Planning Department, but they don't show, they do show
22 the pool. They don't show, I think, the brick sort of wall
23 enclosure at the corner there.

24 It's important to note that the moderate scrutiny
25 principle is applicable in this case. That's on page 2 of

1 the staff report, and the applicants have definitely flushed
2 out their materials for this. I should take a step back for
3 a moment, in terms of what they'd like to use. And,
4 generally speaking, I mean all the materials are sensitive
5 to the resource. With respect to the addition and the
6 relationship of simulated-divided light windows, wooden
7 columns, you know, brick foundation sections, roofing would
8 be slate to match the existing slate roof on the historic
9 massing.

10 So, to sort of move forward to the staff
11 discussion aspect of this, I'll do the easy part first, at
12 least from staff's perspective, which is the changes to the
13 left side elevation. Again, as the staff report points out,
14 this historically had an open first floor, first level porch
15 and enclosed second story. At the site visit, I both went
16 in, obviously outside the property, but went inside the
17 property, and the architect and the applicant showed me
18 around a little bit. There have been some definite
19 modifications to this space, and staff is supportive of the
20 proposal as outlined in the staff report with respect to
21 windows and doors, and that pergola type feature.

22 And then to step back, staff's biggest concern
23 with this is not removing a non-historic addition and
24 constructing a new addition on the right side. Again,
25 because of the shape of the lot, setbacks and those things

1 that I already mentioned, it's a bit more focused on the
2 scale of this as it relates to the historic massing. As I
3 pointed out already in the proposal, it's pulling this
4 addition toward the front of the house where right now,
5 although not architecturally attractive, but just from an
6 actual massing sort of building footprint perspective, the
7 non-historic addition is pushed, you know, toward the back,
8 or its more narrow. This one will go towards the front out
9 to the right and then to the back, which obviously is
10 preferable.

11 There's a garage feature at this property. I
12 think there's a sort of code setback issue with the
13 relationship of how far something can go back and be
14 distanced from the garage to the structure. The architect
15 can talk more about that. But again, it focuses more on the
16 massing of this and what it would do to this two-story
17 tower, which is historic, is original to the fabric of this
18 building, part of its character. And then the addition of
19 this one-story shed roof feature, which clearly is based on
20 programmatic reasons. On the interior it is going to
21 additionally bring this forward some more, but moreover, you
22 know, it impacts the first floor of the bay, of the tower,
23 excuse me, and then it requires the removal of this original
24 window or definitely window opening in this location.

25 So I've outlined on circle or page 5 of the staff

1 report some recommendations that the Commission should look
2 at. I will emphasize that the moderate scrutiny principle
3 is to be applied here. You can refer to that on page 2.
4 Things that the HPC should provide the applicants with
5 guidance on are the mass and scale and compatibility of the
6 addition with the historic massing, construction of a one-
7 story shed roof addition in front of the existing two-story
8 historic tower, the compatibility of the proposed building
9 materials and details, and staff recommends the HPC provide
10 the applicants with guidance, if necessary, on the left end
11 of those rear alterations to the porch that has been altered
12 on the left hand side.

13 You did receive LAP comments this afternoon.
14 Those were distributed to you electronically, and there were
15 hard copies available at tonight's worksession as well. The
16 LAP, I actually don't have them in front me but, I know them
17 well enough already, had recommended that, you know, the HPC
18 support the applicants submission. There was one minority
19 opinion that shared some of staff's concerns with respect to
20 this right side alteration with the massing and scale of it.
21 But there did appear to be a majority that supported the
22 submission as proposed. And that's all I have.

23 MR. KIRWAN: All right, thank you, Josh. Does
24 anybody have any questions for staff?

25 MR. CARROLL: Josh, you said the two-story tower

1 on the right side of the house is original to the house?

2 MR. SIVER: That's right.

3 MR. CARROLL: Because it's sort of odd. I would
4 think a tower like that outside of the mass of the house
5 would be a staircase or something, but it looks like it's
6 just an addition to the second floor bedroom.

7 MR. SILVER: It shows up, I mean, here's where it
8 started based on -- we often, you'll hear us, as a new
9 Commissioner, you'll hear staff refer to the Sanborn Maps a
10 lot, you know what the Sanborn Maps are, right?

11 MR. CARROLL: Yes.

12 MR. SILVER: And so it is, it does appear to be on
13 the Sanborn Map. It does not appear to have been updated.
14 Some of our Sanborn Maps have updates to them, which make it
15 inconvenient for us for making determinations, but that's
16 not the case here. And then, I had also mentioned too at
17 the worksession that there is another house, I don't know if
18 it's 6300 or 6300 Brookville, just down the road that shares
19 a similar feature.

20 MR. CARROLL: Interesting, okay. Thank you.

21 MR. CORATOLA: Josh, I had a couple of questions.
22 The original windows that are being modified or removed are
23 just the two on the right side, is that correct?

24 MR. SILVER: I actually, I don't know. I had
25 actually had an e-mail exchange with the architect a little

1 bit about the rear elevation. Is that sort of where you're
2 leading me to a little bit? There's some changes to the
3 rear elevation windows.

4 MR. CORATOLA: I'm looking at this right elevation
5 that you've got up.

6 MR. SILVER: Okay. I do believe that is the case
7 that it is going to require modifications to that one window
8 on the first story, the window that's closest to the
9 existing addition tower, yes.

10 MR. CORATOLA: And then on the left elevation,
11 that's an original mass that's been converted over the
12 years, is that --

13 MR. SILVER: Again, referring back to the friendly
14 Sanborn Map, it's showned. And as I wrote in the staff
15 discussion, I think in the staff discussion section, that it
16 is, it historically had an open first story and then it was
17 an enclosed second story, so -- to the best of my knowledge.

18 MR. CORATOLA: It's been modified over the years?

19 MR. SILVER: Yes. And the windows are not original
20 or anything like that.

21 MR. CORATOLA: And then the last question I had,
22 and I don't know if you can answer this or not. Do you know
23 what the lot coverage is and the square footage?

24 MR. SILVER: I don't, off the top of my head, no.

25 MR. TRESEDER: Josh, I have a question just if you

1 could clarify. I'm looking at the aerial view, Circle 29.
2 This house it looks to me, there's no other house on this
3 block that actually fronts. And so if I was looking at the
4 streetscape as I moved down Brookville Road, I'm looking at
5 sort of the side yard and the backyard of the neighboring
6 house, is that correct?

7 MR. SILVER: Yes. I mean, the thing that the
8 aerial does not show, and actually, let's just go to this,
9 is that, yes, but it has this, look at the photo on the
10 screen. It has this wall that extends itself down, is it
11 Oxford, I think, the side street there, that also sort of
12 reduces visibility into this particular property. But it
13 fronts Brookville Road, yes.

14 MR. TRESEDER: Right. But if I were to go down to
15 the right of the structure and looking at the neighbor's
16 property, I would be looking not at another front of their
17 house, I would be looking at sort of the side or rear yard.

18 MR. SILVER: You would, but on the right there's
19 also a garage there as well.

20 MR. TRESEDER: Okay, so I'd be looking at their
21 garage?

22 MR. SILVER: Yes. Right here, I'm standing in
23 their driveway. So if I was to take, you know, let's say,
24 30 steps backwards, you know, I would begin going into the
25 neighboring property or 20 steps what have you. But, the

1 garage, I guess that my photos missed that. But it would be
2 sort of to the right where you see this pathway. If you
3 were to walk out that pathway, there's like a wooden fence
4 or a gate there. The garage is right there.

5 MR. KIRWAN: Any other questions for staff? Okay,
6 if not, I'm going to ask the applicant to please come
7 forward. And, when you do so, please, well, you're going to
8 give us a brief presentation we assume for seven minutes.
9 I'm going to ask you to identify yourself for the record,
10 make sure you turn the microphone on when you do so. Thank
11 you.

12 MR. KIRSCH: Good evening. So, my name is David
13 Kirsch. My wife and I have lived at 6400 Brookville Road
14 with our two twins for 11 years. This is our first time
15 appearing before the Commission. We appreciate this
16 opportunity to talk to you about the project, and look
17 forward to your feedback.

18 I guess, in general, we feel it's important for
19 the Commissioners to understand that we've tried very hard
20 to address HPC staff's concerns in arriving at our proposed
21 plan. We began this process almost two years ago, and
22 throughout have sought input of staff, and have
23 substantially revised our plans to accommodate the feedback
24 we received. The proposal that you're looking at today
25 reflects our best efforts to respond to staff concerns while

1 still meeting our most important goals for the project.

2 And, as mentioned, there are these severe site
3 constraints. It's an irregular sort of pie shaped lot. A
4 very limited rear yard. The Chevy Chase setbacks, and the
5 house doesn't sit parallel to the street. Right, the house
6 kind of cheats away from the street. So really the only
7 space, if we want to expand a little bit, is moving in the
8 sort of northwest corner of the lot which is right into
9 Brookville Road, if you will.

10 The plan as currently proposed has been scaled
11 back considerably from what we had initially envisioned, and
12 we first thought of actually a two-story addition that
13 actually completely enveloped this historic massing. And
14 that actually, it looked really nice, and the Chevy Chase
15 Village staff liked it, and it had an attached garage and
16 all this other stuff, but when we got the feedback from
17 staff that the historic massing was an issue, we scaled it
18 back now down to this single story addition, and we
19 basically sort of started over.

20 We decided to leave the garage where it is, and
21 have gone to what we feel are pretty great lengths, you
22 know, lots of stuff, a lot of time spent on trying to
23 preserve the two-story tower. So, we recognize that staff
24 takes issue with the proposed connector in front of the
25 tower, and as our architects will attest, we've tried

1 numerous times to come up with a plan which would not block
2 the view of the first story of the tower in this way. And
3 what we sort of discovered was that placing the connector
4 there is the only way we can create the length of the
5 addition required to allow us to have a combined family room
6 and a kitchen in this new space. So we've done what we can,
7 and finally, I guess I'd ask the Commissioners to think
8 realistically about the existing addition, which staff
9 correctly observes is complimentary to the scale and massing
10 of the existing house but, we often hypothesize in the
11 privacy of our home that that addition is the reason, one of
12 the reasons why we have a Historic Preservation Commission
13 in the first place.

14 Yes, it is small relative to the historic house,
15 but the existing addition is incompatible with the look and
16 feel of the historic house. It really is. And, it was not
17 approved by HPC. And, I would hope you would never approve
18 it. Most importantly, the existing footprint does not meet
19 our family's changing needs. So, our proposed addition
20 provides us with the family space we seek while respecting
21 the grace and beauty of the historic home in a way that the
22 existing addition we believe does not. So, that's where we
23 sort of throw it to your mercy.

24 MR. KIRWAN: Well, thank you. Does anyone have
25 any questions for the applicant?

1 MR. CORATOLA: Yeah, I'll follow-up with my
2 question to Josh. Could anybody tell me what the square
3 foot of the addition is and the lot coverage?

4 MR. KIRWAN: Ms. Decker, if you'll turn a
5 microphone on, and state who you are for the record before
6 you speak.

7 MS. DECKER: Anne Decker, Architect. Anne Decker
8 Architects. I don't have the lot coverage with me here, but
9 I know it falls under the maximum lot coverage.

10 MR. CORATOLA: I just did a rough calculation, and
11 it seems to me that the addition, the footprint is about 620
12 square feet or something like that based on the number that
13 I see here, so. Okay, thank you.

14 MR. KIRWAN: Anybody else? Questions for the
15 applicant?

16 MR. VAN BALGOOY: Mr. Chair? This is either for
17 the applicant, Mr. Kirsch or Ms. Decker. Can you explain to
18 me, I'm looking at the elevation, which is on, let me see if
19 I can find this, the front elevation, Circle 17. On the far
20 right side you have an addition and then a smaller, it looks
21 like a porch. Can you explain, is that a door I'm looking
22 at or?

23 MS. DECKER: It's a paneled side. As viewed from
24 the front, that's a paneled side elevation of the porch,
25 like massing, that we have the side that houses the mudroom.

1 The actual entry into that mudroom space from the rear
2 elevation.

3 MR. VAN BALGOOY: It's from the rear, okay.
4 Great. Thank you.

5 MR. RODRIGUEZ: I would like to piggy-back. Can
6 you explain a little more what is the intention with the
7 porch?

8 MS. DECKER: The mudroom porch?

9 MR. RODRIGUEZ: Yes.

10 MS. DECKER: That was just to kind of crescendo
11 down to the driveway a bit because it, again, it's an
12 extremely tight lot, and there's only so much, only one
13 location really off to the side yard that we can go. And so
14 we, it's very tight to the driveway, and so I kind of wanted
15 to crescendo down to it so it doesn't overwhelm it as you're
16 driving. And so this is kind of the idea of more of a porch
17 that may have been closed over time, and it kind of then
18 steps down to the landscape, if that makes any sense.

19 MR. RODRIGUEZ: Thank you.

20 MR. VAN BALGOOY: I'm sorry, I'm going to go back
21 to that panel. So, help me to understand the design
22 thinking behind that panel. You know, I can see it's
23 painted wood trim and engaged pilasters, but what is that
24 hanging in the middle of it? What's on the side?

25 MS. DECKER: That's a lantern.

1 MR. VAN BALGOOY: So there's a lantern, okay.

2 MS. DECKER: It's a lantern. So there's pilasters
3 on either side. And again, the idea here was to step down a
4 bit and not to be a run-on sentence with the main body of
5 the house, the tower, the addition, and then just a lot of
6 siding. So just to differentiate it a bit. It somewhat
7 speaks to what's happening, it takes cues or gives cues to
8 what's happening off the back and off the side with these
9 more trellis like or French-type elements.

10 MR. VAN BALGOOY: Okay, thank you.

11 MR. KIRSCH: One comment. I know someone had
12 asked about the historic window on the right here. Our plan
13 is to reuse it. So, the thought was that it would not be
14 lost.

15 MR. KIRWAN: Then I'll jump in with a question.
16 Where is it being reused? Do you know what location you
17 plan to locate it?

18 MS. DECKER: We're using both of those, the one
19 that's in the gable end, and the one in the dining room are
20 both being reused on the front. Essentially in the front
21 tower zone. So facing the front yard.

22 MR. KIRWAN: Any other questions for the
23 applicant? All right. I'm going to ask you to turn off
24 your microphone. We're going to deliberate, and I'm going
25 to start with Commission Treseder, if you wouldn't mind

1 leading us off, on my left.

2 MR. TRESEDER: I'd be happy to. I just would like
3 to start off by saying that I agree with the LAP in this
4 case. I think their comments and justifications for a side
5 addition in this case are right on track. I think, it looks
6 to me, it seems to me by working with staff you've saved us
7 a lot of work because you've really come up with a very
8 detailed and complete application. So, I'm very much in
9 favor of this. I would have two suggestions that I think
10 could actually help in some of the concerns of the staff.

11 I think that, I really like your explanation for
12 why you have that mudroom porch on the side, and I think
13 that could be actually accentuated if you were to, in a way,
14 pick up the cues from the element you have on the other side
15 elevation, where you have a flat structure with a trellis
16 kind of structure on top of it. I think a flat structure
17 would actually go a long ways toward bracketing the house.
18 And then if that same flat approach were taken, I know
19 obscuring the tower is an issue. If that roof were a flat
20 roof, I think you would be less -- it would satisfy me as
21 far as obstructing the historic fabric. A flat roof would
22 go a long ways towards correcting that. So that's my only
23 suggestion. Otherwise, I am very much in favor of this.

24 MR. CARROLL: I just want to say thank you,
25 because I have to agree with you that historic commissions

1 were probably made to prevent windows like this from going
2 in. Whoever put some of these windows in was clearly angry
3 at this house. And I think you've done a really nice job
4 here. I think it's going to make this house a much better
5 addition to this neighborhood. And looking at the plans, it
6 becomes clear why all this has to go there. There's only
7 one place on the lot to put this stuff.

8 I appreciate the effort putting the, taking the
9 windows, they basically stay in the same place, they just
10 turn towards the street. I think that's a nice gesture, and
11 I think you've clearly taken good care of the house, but
12 you've cleaned it up a lot here. So, I actually don't
13 really have any concerns. I think, I know you've stepped
14 this down quite a bit. I never got to see the full massing
15 when you had it, you know, at its biggest, but I think it's
16 a sensitive addition and I think I wouldn't have any
17 problems supporting this.

18 MR. FIRESTONE: I guess I don't have anything
19 really to add other than it looks like this is as good as
20 it's going to get. There isn't too much more you can do
21 considering the restraints on this. And so I'd like to, you
22 know, see what the final plans are when you apply for the
23 permit.

24 MR. CORATOLA: I agree with Commissioner
25 Treseder's comments about the massing and how to handle

(2)

1 bracketing the addition. I think this is a very sensitive
2 addition. That, you know, you're achieving a lot in a small
3 footprint. I did some quick calculations. You're just
4 under half the square footage of the original house, so
5 you're bracketing the original house with these additions I
6 think works really well. And you're not, to me it doesn't
7 seem like a gross overly--scaled addition to the house.

8 I think how you're handling the windows is
9 sympathetic. How you're reintroducing more correctly
10 proportioned and more accurate styles to the left side,
11 removing those modern pieces and getting rid of that big
12 arch window on the right side. You know, I think this is a
13 very sympathetic addition, and you know, I don't have a real
14 issue with how the so-called tower is being designed around
15 because I think you're still reading that tower. You didn't
16 totally engulf that tower. We didn't lose that element, and
17 I think it's handled rather well.

18 MR. VAN BALGOOY: Mr. and Mrs. Kirsch, and Ms.
19 Decker, I find this a wonderfully challenging project. I'm
20 sure you did as well. It's a tough lot as you mentioned,
21 and there's a lot of things that have happened to this
22 really wonderful building over time. Some of which is
23 regrettable. But it looks like you're taking care of all of
24 it. I'm so glad that you're not only looking at the
25 addition onto the one side of your house, but you're also

1 looking at the other side and taking care of some of the
2 windows and some of the elevation there.

3 So what I see happening on the left side, I feel
4 is just as important as what's happening on the right side.
5 So I want to tell you how much I appreciate that, and I
6 noticed that extra care that you've taken. I do also
7 appreciate that you're using the historic windows, and
8 finding a new place to put them, and actually improving, I
9 think, an appearance of the house on the front by doing
10 that. ~~I don't have,~~ I think the size and mass of the
11 addition you're proposing is good and appropriate, and I'm
12 glad you scaled it down from two stories.

13 I understand the rationale for the panel with the
14 lantern for the mudroom. I'm just not convinced. I won't
15 die on that. This is your house. I don't have to look at
16 it. So if you really want it there, I can accept that.
17 But, I think there might be a solution that might improve
18 that, and I think Mr. Treseder's suggestion might be a
19 direction to go. Otherwise, congratulations on so much work
20 that you've done on this house to make it much better and
21 enhance the neighborhood.

22 MR. RODRIGUEZ: I definitely agree. I think you
23 are doing the right thing what it was there, or whatever it
24 was added to the house was really poorly designed. And I
25 think you are doing a great deal to improve the situation.

1 In the sense overall, I think you have taken exactly the
 2 direction that you needed to take from the side in terms
 3 that that was the only side where you could add. I have a
 4 concern. I think the whole space is probably about a foot,
 5 foot and a half too wide.

6 MS. DECKER: The wall?

7 MR. RODRIGUEZ: Yeah. I think it's a little wider
 8 than it should be. And, I will recommend you really
 9 consider that, because you shortened the width of the
 10 addition, maybe the roof line will come slightly lower, and
 11 probably the proportions will improve. And I will like to
 12 echo Commission Treseder's comments regarding the mudroom,
 13 and Commissioner Van Balgooy's comments about the mudroom.
 14 I think it's overly done. I think you need to go back and
 15 simplify it. And either it's going to be a flat roof or a
 16 hip roof, something that is a lot smaller ~~much~~, make it
 17 really toned down, and I think it will be a much better, a
 18 more successful element. Because at this moment, the
 19 height, the gable, the paneling, it becomes, it calls use
 20 attention too much to itself, when really that's, I don't
 21 think that's what you want.

22 And, I will also agree that maybe the hyphen, the
 23 element, the connection, maybe that's treated as a copper
 24 element with very low pitch might help to disappear and let
 25 the tower come further down in the front elevation. Apart

(4)

1 from that, I think you are doing the right job. I notice
2 how sensitive the solution has been. My only concern, I
3 think it's probably 18 inches too wide.

4 MR. KIRWAN: Thank you, Commissioner Rodriguez.
5 And I would agree with the other Commissioners. I think
6 this has been very well handled as far as the sensitivity
7 the addition is taking with the primary resource. I
8 appreciate the staff's concerns about the tower element on
9 the north facade. I think it was very good that they
10 brought it up because it did, it did sort of force us to
11 look at that very carefully. But, I think the points that
12 Commissioner Coratola made about the fact that we really
13 aren't losing this element, and the windows are being
14 reused, and I think in a very nice way to, you know, address
15 the issues of the addition covering up the base of that
16 tower element.

17 I think Commissioner Treseder gave some very good
18 suggestions about the mudroom. I think Commissioner
19 Rodriguez also gave some good suggestions about toning it
20 down. I kind of think it could go in two directions.. You
21 know, it could be a very simple toned down piece that's
22 sided, or it could be something more like Commissioner
23 Treseder is talking about, where it is more of a trellis
24 element, mimicking the trellis structure on the south
25 elevation. I think those are two very positive directions

(5)

1 to explore.

2 I feel a little less concerned about the shed roof
3 element in the hyphen. If that became a trellis element,
4 that might be a little too much fuss in that corner, but I
5 think, again, that's something you should certainly study.
6 And again, I don't, you know, like Commissioner Van Balgooy,
7 I'm not going to, you know, fall on my sword on those
8 issues. So I would encourage you to work with staff and
9 come before us with a historic area work permit. I think
10 you've heard general consensus from us on you being ready to
11 do so. You know, just tweaking some of those details that
12 we talked about.

13 I don't see the condenser units on your proposed
14 site plan, so I hope when you come back, I hope you don't
15 come back with those through the wall units that we see on
16 the addition. We made a lot of comments about the arch
17 window, but I think those are just as offensive. So I look
18 forward to seeing those condensers when you come back for a
19 HAWP. So thank you again for all your good work on this
20 preliminary.

21 We'll move to our next agenda item. Do we have
22 any Commission items tonight? No Commission items. Okay,
23 staff items?

24 MR. WHIPPLE: Before we do the staff item, would
25 you like to do minutes?

1 MR. KIRWAN: Do we take some volunteers for the
2 minutes tonight? Do we have minutes to --

3 MS. FOTHERGILL: We don't.

4 MR. KIRWAN: I'm sorry, I missed it at the bottom.

5 MS. FOTHERGILL: No, we don't have any to approve.
6 We just need a volunteer for tonight.

7 MR. CARROLL: I volunteer.

8 MR. KIRWAN: All right, you volunteered for the
9 minutes.

10 MR. CARROLL: You know, I volunteered to do them
11 last time. I can't find them in my e-mail.

12 MS. FOTHERGILL: No, we haven't gotten them yet.
13 I mean, you don't have them yet. So no, you can't, don't
14 volunteer for tonight. You want both sets?

15 MR. KIRWAN: No, don't do that.

16 MS. FOTHERGILL: No. That's very nice.

17 MR. KIRWAN: Thank you Commissioner Van Balgooy
18 for taking care of the minutes. Okay, let's jump to the
19 staff item.

20 MR. WHIPPLE: We only have one staff item, is that
21 right? So the Commission received notice of some public
22 meetings that are coming up on the library recreation center
23 in Wheaton, where the County is taking public input on their
24 proposal to demolish the 1963 Keyes Lethbridge & Condon
25 Wheaton Youth Center, award--winning youth center, and so

1 I'm bringing this to you as a staff item to see if the HPC
2 wants to provide any input for these public meetings.

3 MR. KIRWAN: Does anybody have any comments on
4 that?

5 MR. VAN BALGOOY: Mr. Chair, I would recommend
6 that the Commission send the County Council a letter that
7 this property may be ~~held~~eligible for the National Register
8 and designated as a County landmark. And, that it should be
9 reviewed before demolition is permitted.

10 MR. WHIPPLE: Would you like the letter to go to
11 the Executive as well?

12 MR. VAN BALGOOY: Yes, I would like it to go to
13 the County Executive as well.

14 MR. KIRWAN: Good. And I think unless there's
15 anybody opposed to that suggestion, I would agree with that
16 suggestion by Mr. Commissioner Van Balgooy.

17 MR. RODRIGUEZ: May I add something. I think this
18 is giving us the opportunity to start calling our attention
19 to all these buildings from the '50s, '60s and '70s which
20 some of them are high quality. They are coming up for
21 redevelopment, and a lot of them are being demolished. So I
22 think we have to encourage our county officials to fund the
23 specific style of these elements because if we don't protect
24 them, they are not going to be there much longer.

25 MR. KIRWAN: Well said, Commissioner Rodriguez.

1 All right, if there's no other items for tonight, then I'm
2 going to close this meeting.

3 (Whereupon, at 8:46 p.m., the meeting was
4 adjourned.)

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Keena Lukacinsky

May 29, 2013