

2012 HAWP

16 Magnolia Parkway
Cherry Chase Village H.D.

2/3/12
plans in
bin



HISTORIC PRESERVATION COMMISSION

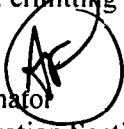
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 2/3/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #588053—side porch enclosure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on January 25, 2012.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Michael Friedman
Address: 16 Magnolia Parkway, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BNEUDORFER @ ZNARCHITECTS.COM Contact Person: BILL NEUDORFER
 Daytime Phone No.: 202.333.6647
 Tax Account No.: 00455650
 Name of Property Owner: MICHAEL C. FRIEDMAN Daytime Phone No.: 202.333.6647
 Address: 16 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
Street Number City Street Zip Code
 Contractor: HORIZON BUILDERS INC. Phone No.: 301 261 6700
 Contractor Registration No.: MHIC # 123771 - REGISTRATION # 18391
 Agent for Owner: WILLIAM L. NEUDORFER Daytime Phone No.: 202.333.6647

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: MAGNOLIA PARKWAY
 Town/City: CHEVY CHASE Nearest Cross Street: IRVING STREET
 Lot: 1516 Block: 32 Subdivision: CHEVY CHASE SECTION 2
 Liber: 16032 Folio: 219 Parcel:

PART ONE: TYPE OF REPAIR ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: NEW WINDOWS & TRIM @ EXISTING SCREEN PORCH.

1B. Construction cost estimate: \$ 15,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 12.27.11
 Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 2/3/12
 Application/Permit No.: 588053 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

This existing 2.5 story SFD, built ca. 1910, has had a series of alterations and additions including a major expansion/alteration in 1999. The house sits on a wooded corner lot well shielded from public view by heavy landscaping and topography. Its original historic features include the original pebble-dash stucco siding and bracketed soffits under the wide roof overhangs on the east and south elevations (new additions also have matching stucco surfaces and overhangs). The windows and doorways of the original house have been upgraded to modern standards (clad exterior double hung windows, insulated Low-e glazing, etc). This house is located in the Chevy Chase Village Historic District.

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

The extent of the proposed new exterior work is limited to a portion of the existing screened porch (northeast corner of the house). The proposed work replaces the non-historic fiberglass screening and painted wood trim with new windows (clad double-hung windows to match the existing windows) and historically compatible trim and siding. The existing wide soffits of the porch roof overhangs (existing) would remain.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16 Magnolia Parkway, Chevy Chase	Meeting Date:	1/25/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/18/12
Applicant:	Michael Friedman (Bill Neudorfer, Architect)	Public Notice:	1/11/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12B	Staff:	Anne Fothergill
PROPOSAL: Enclosure of side porch			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1911

PROPOSAL

The applicants are proposing to enclose the northeast side of the screened wraparound porch. The applicants will remove the non-original screening and will install wood windows with simulated divided lights and panels and beaded wood trim below. The existing side entry door off the porch will be relocated to the rear elevation. The existing soffits of the porch overhang, the wood porch frame, the masonry pier foundations, and porch roof will all remain intact.

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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 below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape

due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- o Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

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 one 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:

- #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.

STAFF DISCUSSION

The *Guidelines* state that “enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.” The proposed side porch enclosure is small and compatibly designed and the character-defining features of this house will retain their integrity. Staff finds the application is approvable using moderate scrutiny and the review criteria.

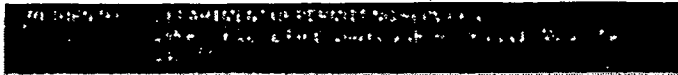
STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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

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

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



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BNEUDORFER @ ZNARCHITECTS.COM Contact Person: BILL NEUDORFER
Tax Account No.: 00455650 Daytime Phone No.: 202.333.6647
Name of Property Owner: MICHAEL C. FRIEDMAN Daytime Phone No.: 202.333.6647
Address: 16 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
Contractor: HORIZON BUILDERS INC. Phone No.: 301 201 6700
Contractor Registration No.: MHIC # 123771 - REGISTRATION # 18391
Agent for Owner: WILLIAM L. NEUDORFER Daytime Phone No.: 202.333.6647

LOCATION OF BUILDING PREMISE

House Number: 16 Street: MAGNOLIA PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: IRVING STREET
Lot: 15/10 Block: 32 Subdivision: CHEVY CHASE SECTION 2
Liber: 16032 Folio: 219 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[] Construct [] Exterid [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [X] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [X] Other: NEW WINDOWS & TRIM @ EXISTING SCREEN PORCH.
1B. Construction cost estimate: \$ 15,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [] WSSC 02 [] Septic 03 [] Other: N/A
2B. Type of water supply: 01 [] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches N/A
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date 12.27.11

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 588053 Date Filed: Date Issued:

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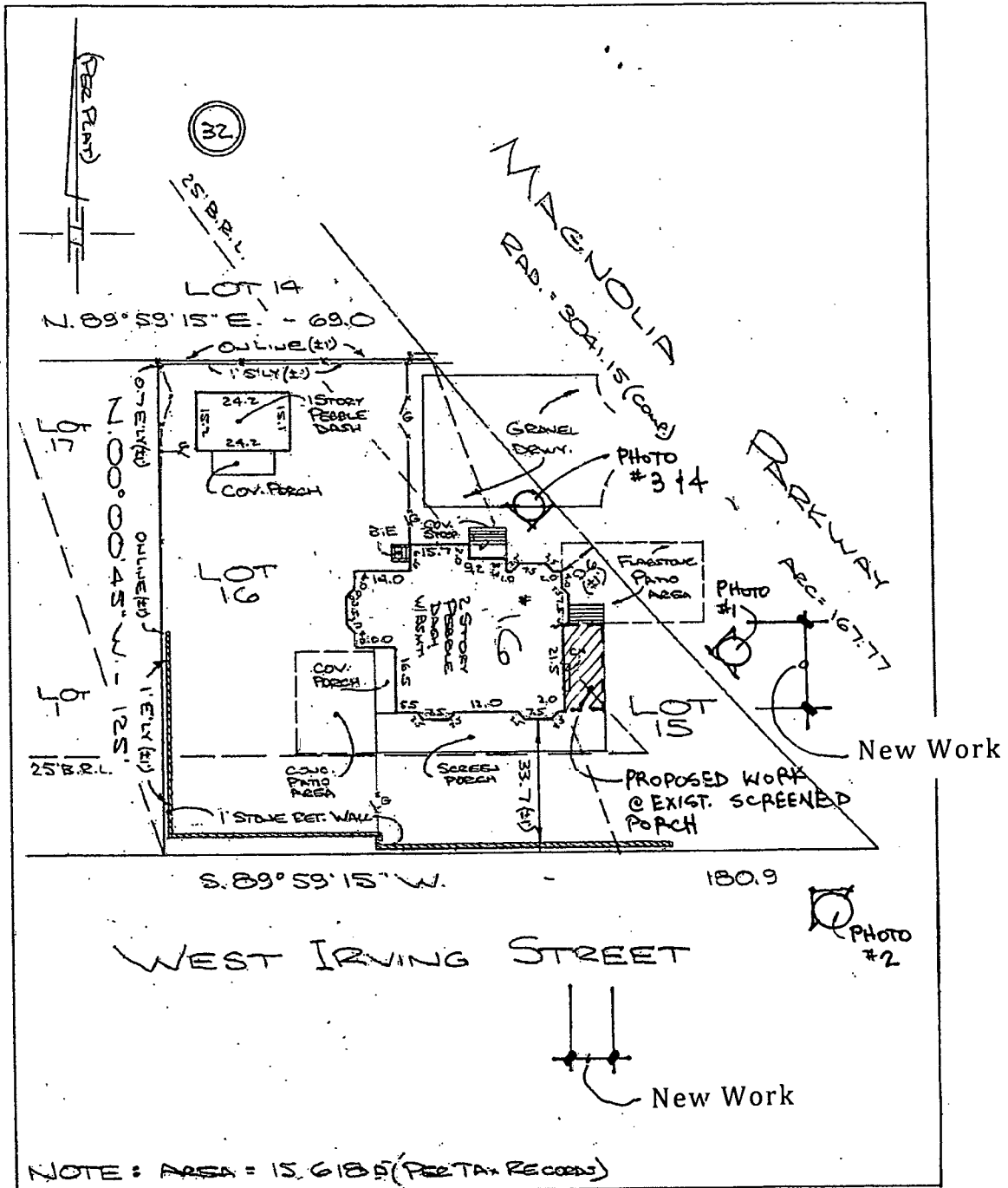
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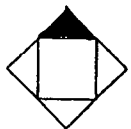
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address MICHAEL E. FRIEDMAN 16 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address WILLIAM L. NEUDORFER 1206 31ST STREET, NW WASHINGTON, DC 20007</p>	
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>		
<p>JAMES & K.H. SOMERVILLE 20 WEST IRVING ST. CHEVY CHASE, MD</p>	<p>JAMES MEISEL & JULIA DAHLBURG 18 WEST IRVING ST. CHEVY CHASE, MD</p>	<p>JUDITH ELLIOT 17 WEST IRVING ST. CHEVY CHASE, MD</p>
<p>PAULA & DUANE GIBSON 23 WEST IRVING ST. CHEVY CHASE, MD</p>	<p>THOMAS DUPREE 8 MAGNOLIA PKWY CHEVY CHASE, MD</p>	<p>HELENE & STEPHEN SACKS 4 MAGNOLIA PKWY CHEVY CHASE, MD</p>
<p>JOHN & MH GRANT 16 WEST IRVING ST. CHEVY CHASE, MD</p>		

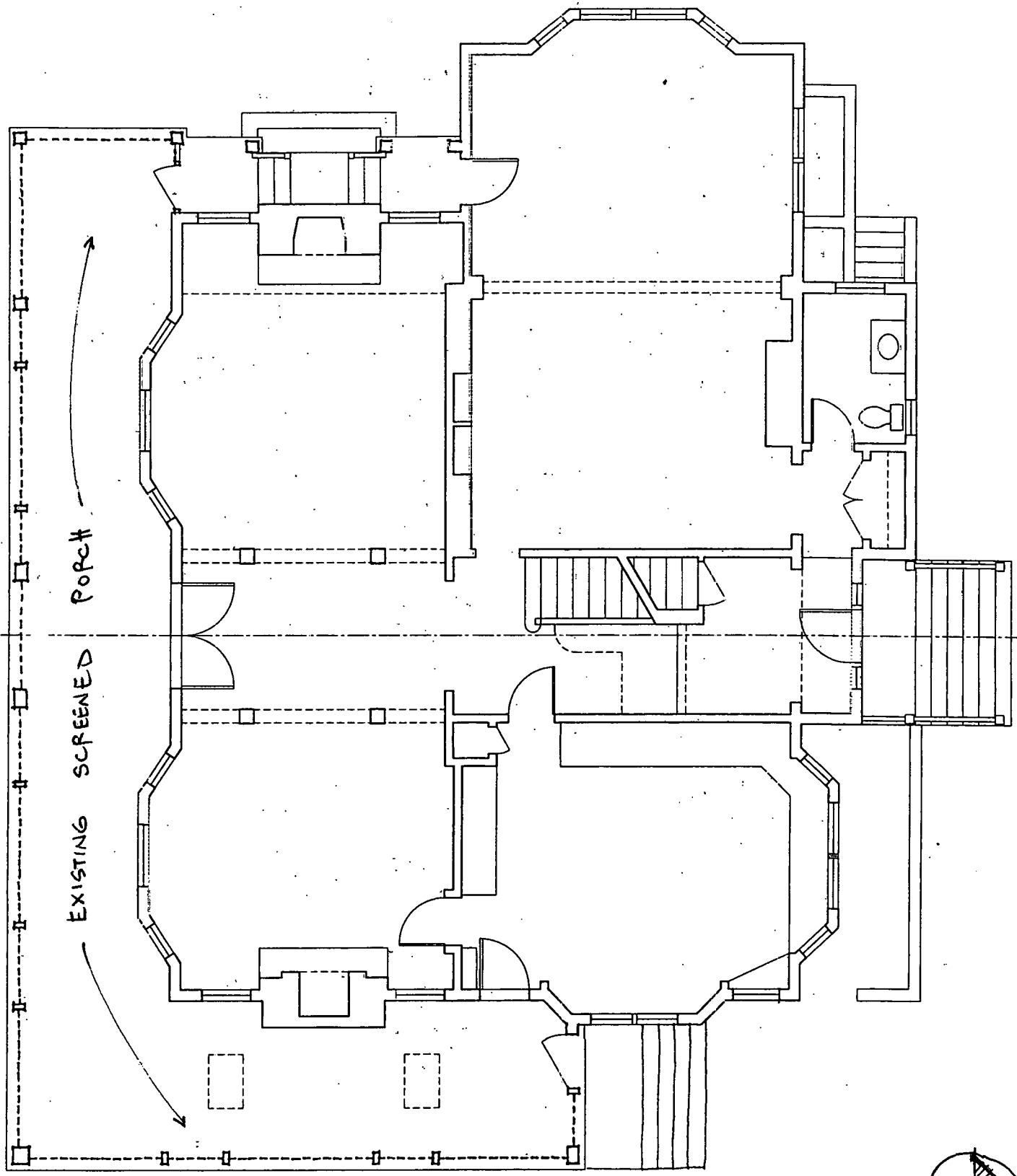


LOCATION DRAWING
 LOTS 15 & 16 BLOCK 32
 SECTION NO. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book	2	Plat	106	Scale 1" = 30'
CASE:	6011-00251	FILE:	94207	
DATE:	AUGUST 16, 2011			

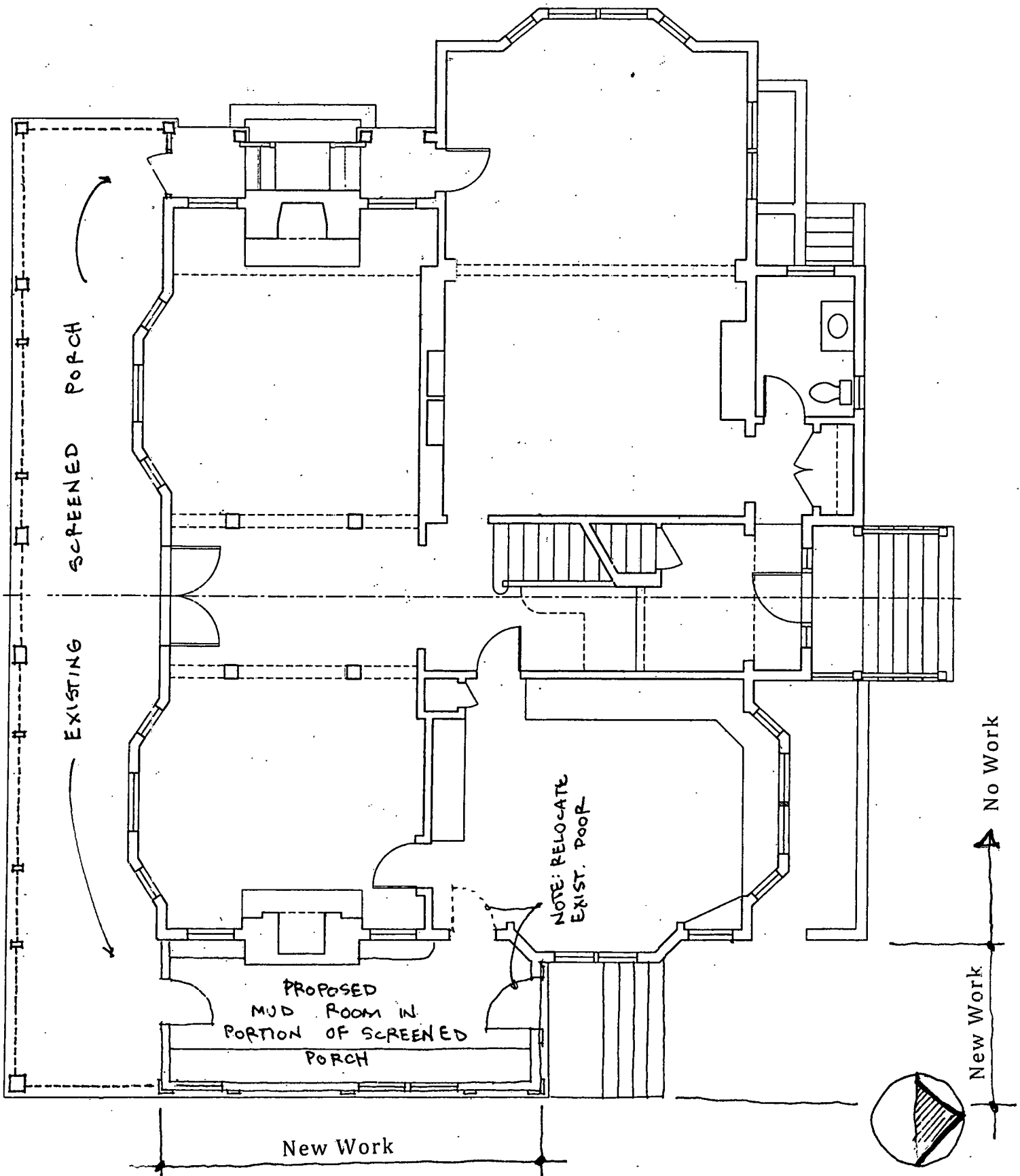


Shade portion to indicate North



Existing First Floor Plan
16 Magnolia Parkway

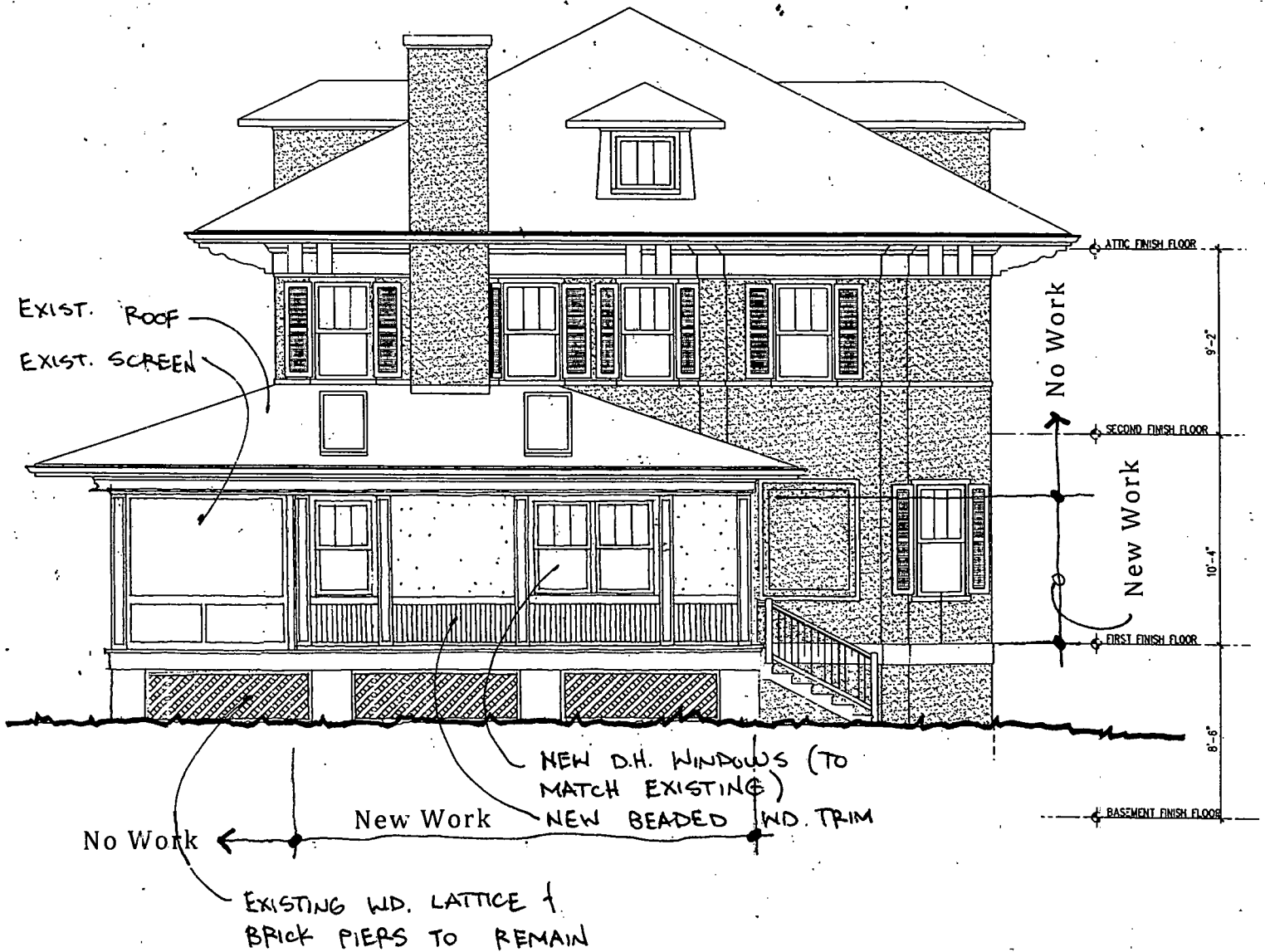
APPLICANT: FRIEDMAN



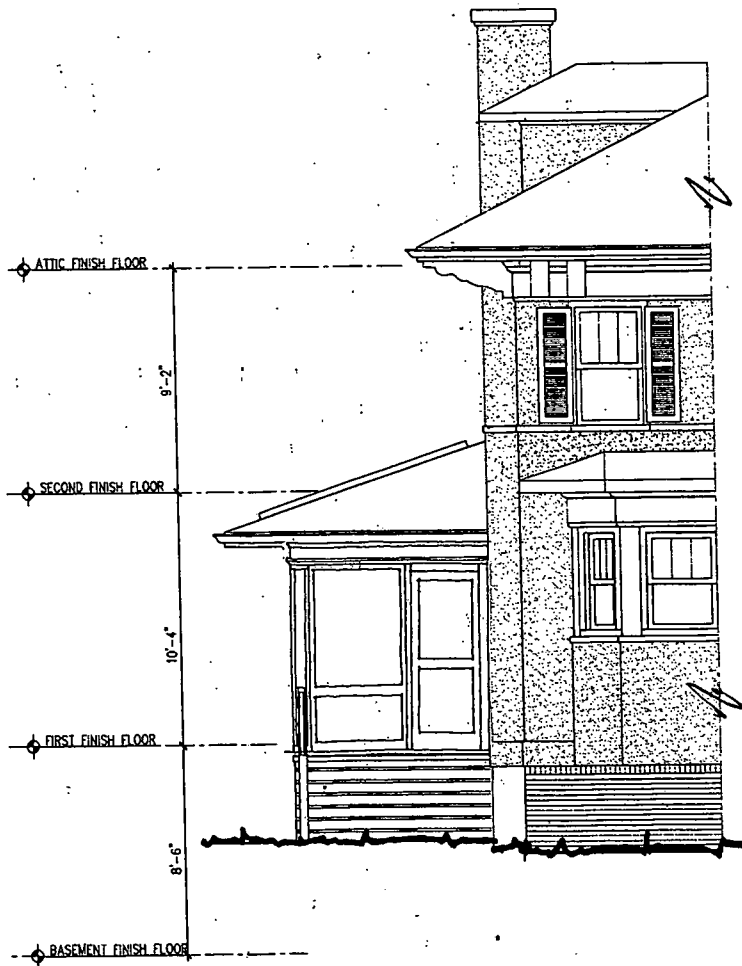
Proposed First Floor Plan (northeast corner only)
 16 Magnolia Parkway



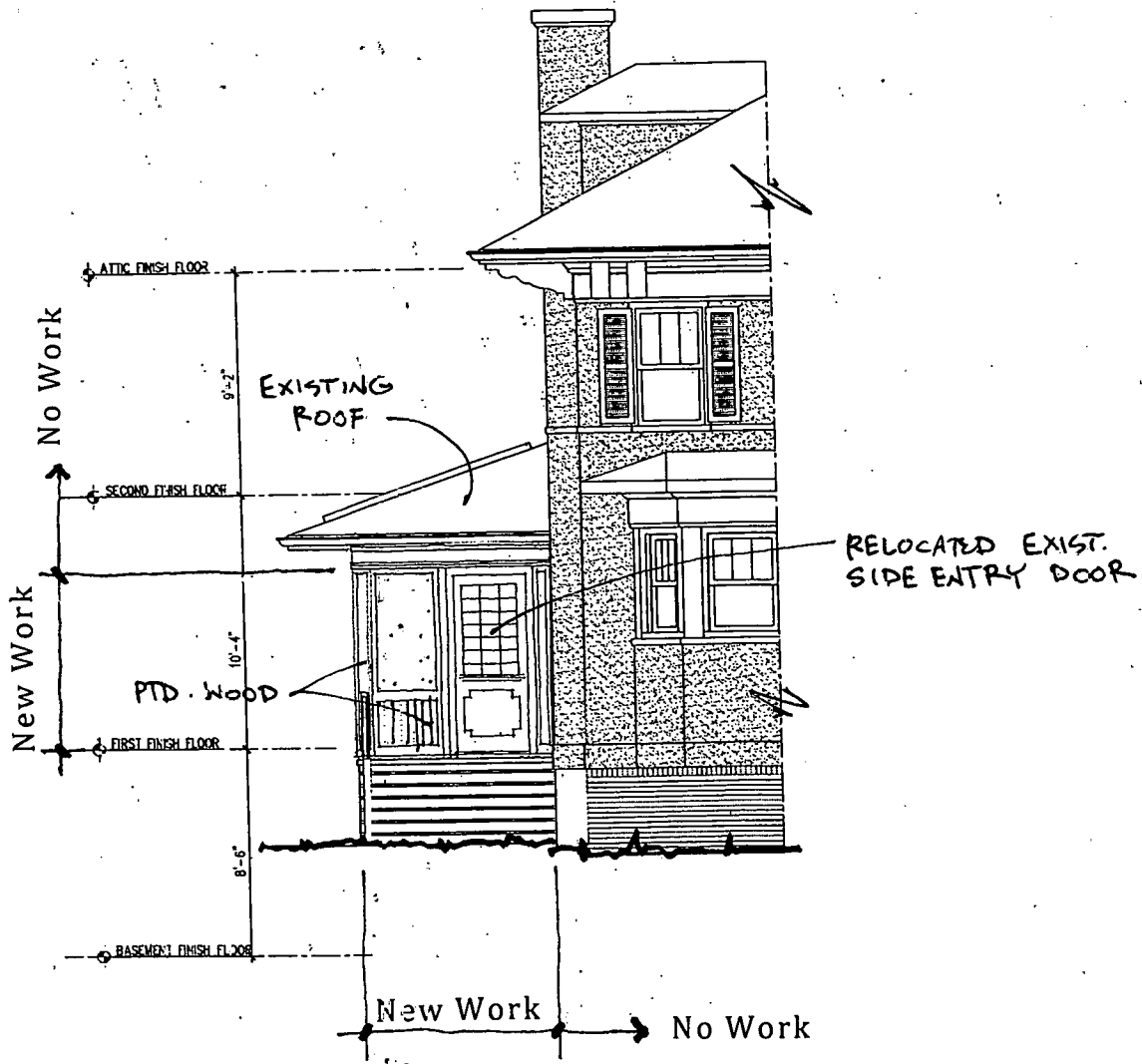
Existing East Elevation
 16 Magnolia Parkway



Proposed East Elevation
 16 Magnolia Parkway



Existing North Elevation
16 Magnolia Parkway



Proposed North Elevation
 15 Magnolia Parkway

3. Materials Specifications:

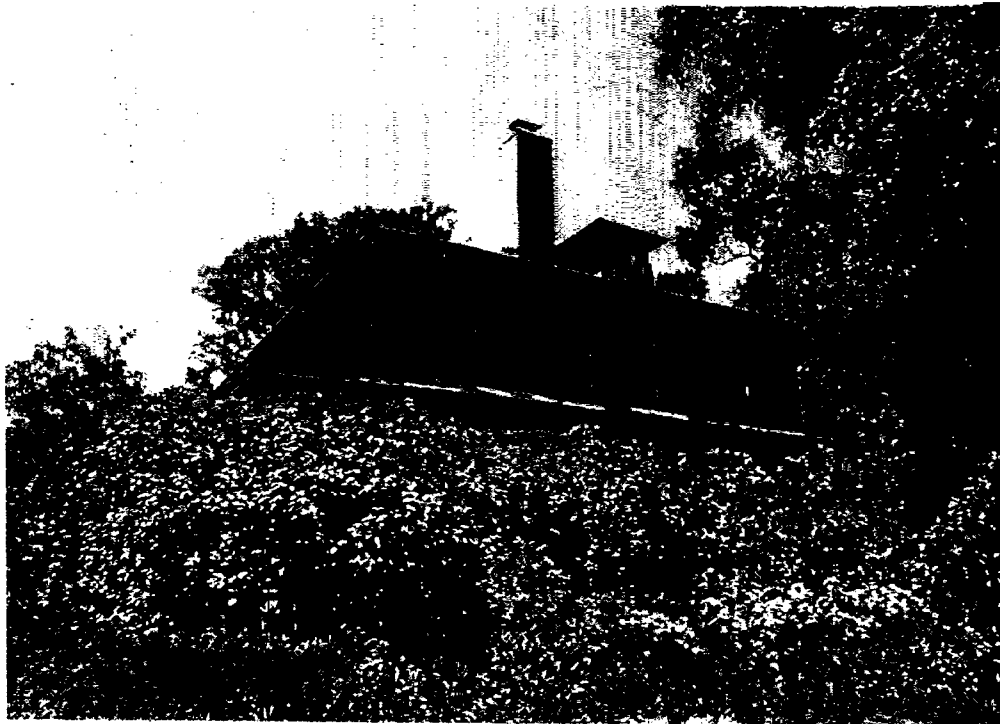
This proposed modification to the existing wood screened porch would only affect the northeast portion of the porch. The existing wood porch frame (floor joists, wood posts, wood headers, wood rafters), existing masonry pier foundations, existing wood fascias and soffits, and existing asphalt shingle roof would remain. The proposal would also keep the existing wood outside corner pier, but replace five (of sixteen existing) screen panels with a solid wood railing system and glazed double-hung windows (windows will match the recently upgraded existing windows on the residence). The new wood trim surrounding the windows would be painted white to match the existing wood trim of the residence. The new siding (between the new windows and trim) would be painted to match the existing stucco of the residence.



Existing Property Condition Photographs (duplicate as needed)



Detail: 1. View of Screen Porch from Magnolia Pkwy - Looking west



Detail: 2. View of Screen Porch from Corner of Magnolia and Irving

Applicant: FRIEDMAN - 10 MAGNOLIA PKWY

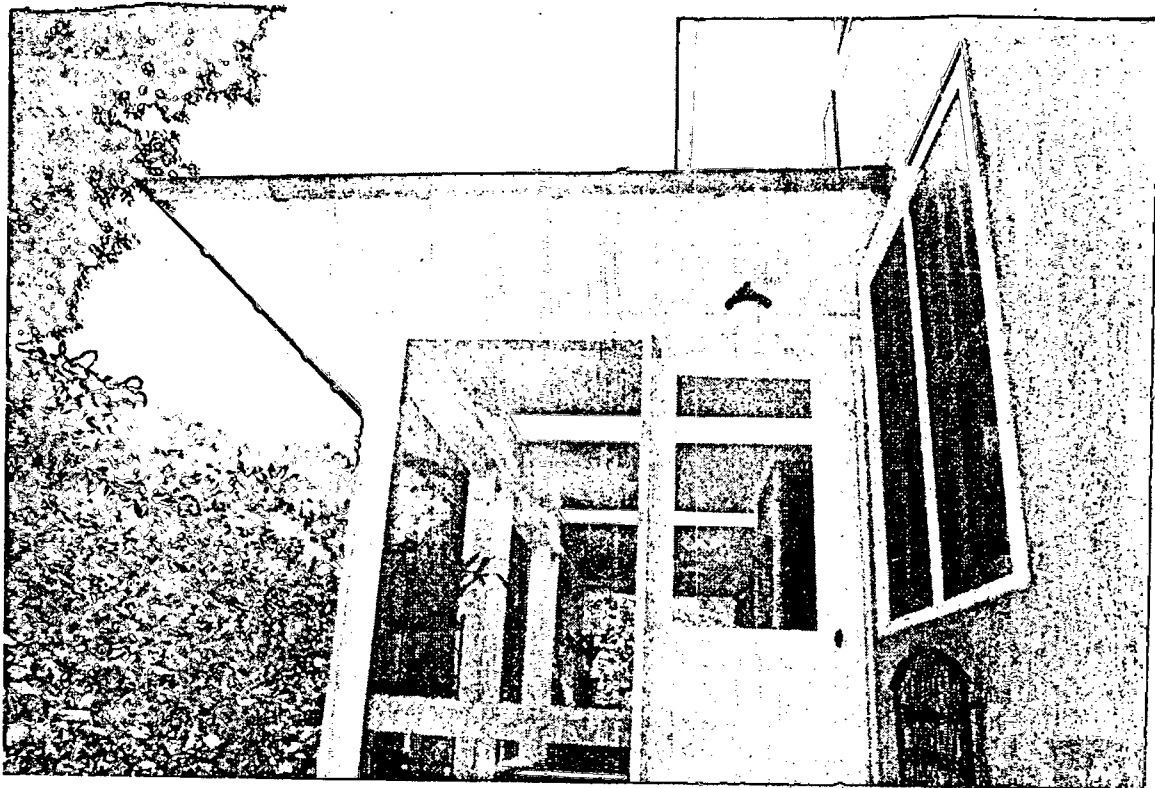
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Existing Property Condition Photographs (duplicate as needed)

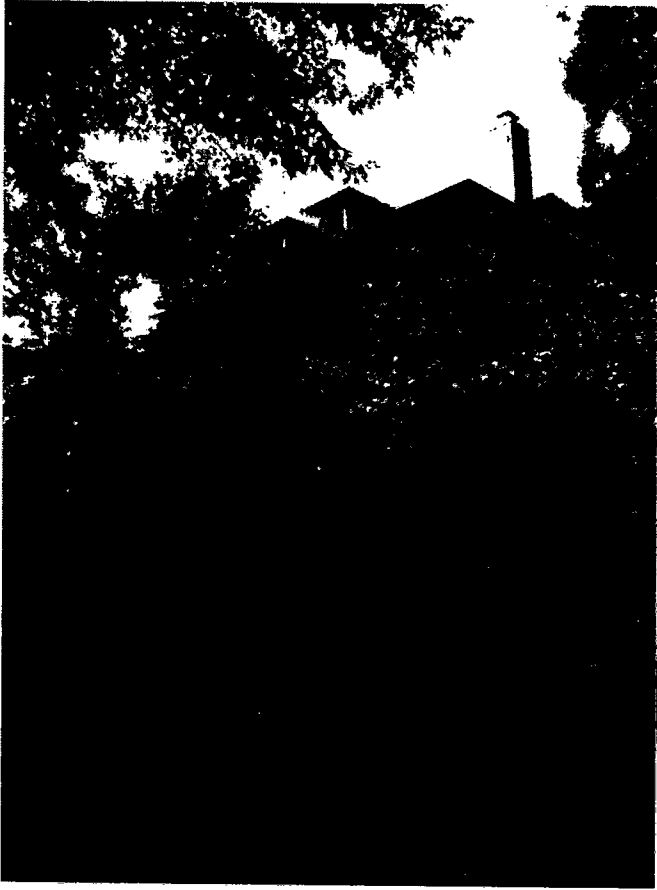


Detail: 3. View of House from driveway - Looking south (screen porch to left of house)



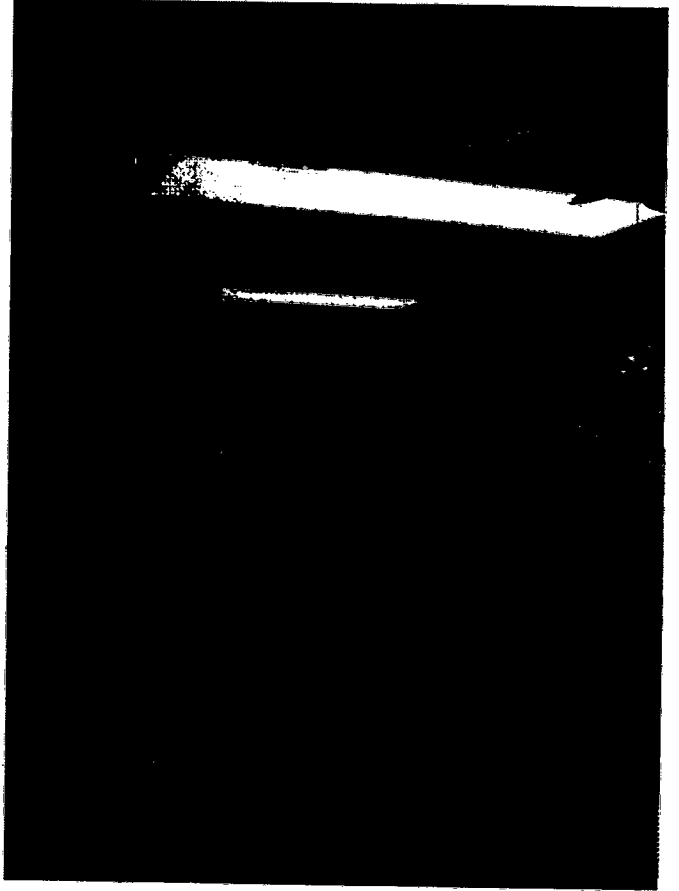
Detail: 4. View of Screen Porch entry from driveway - Looking south

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

5. View of Screen Porch from Irving Street -
Looking northwest



Detail: _____

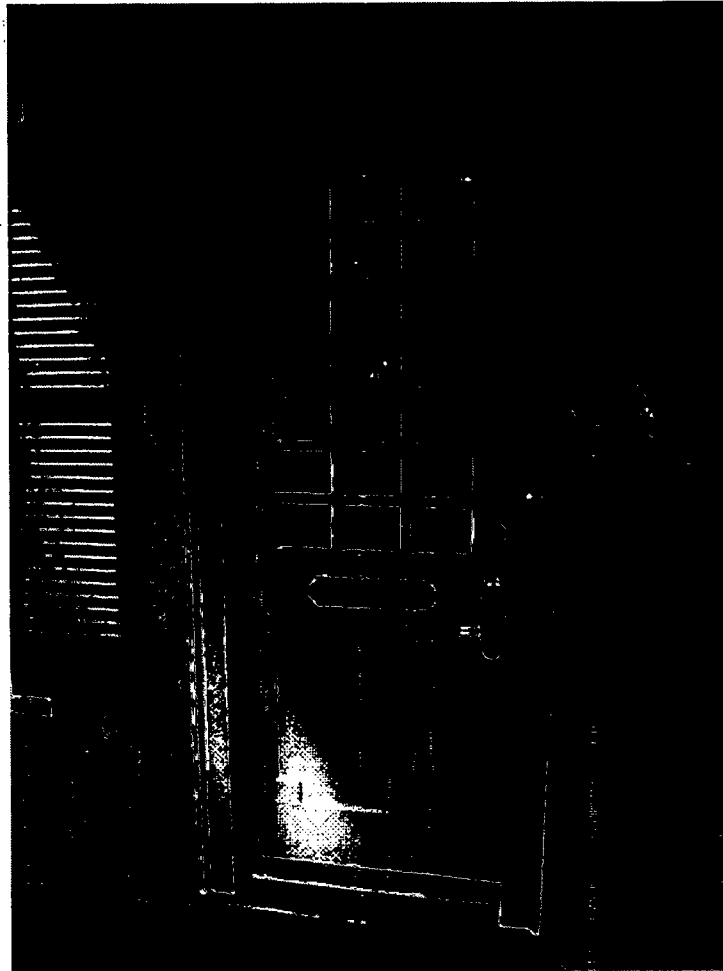
6. View of Screen Porch Interior - Looking north

Applicant: FRIEDMAN - 16 MAGNOLIA PKWY

Page: 13

(17)

Existing Property Condition Photographs (duplicate as needed)



Detail: 7. Picture of Existing Side Entry door - to be reused

Applicant: FRIEDMAN - 16 MAGNOLIA BLVD

Page: 14

(18)

16 magnolia pkwy



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Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, January 25, 2012 2:02 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@rr.ontgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for 1-25-12 - 16 Magnolia

The following are the Chevy Chase Village Local Advisory Panel for items before the HPC on 1/25/12:

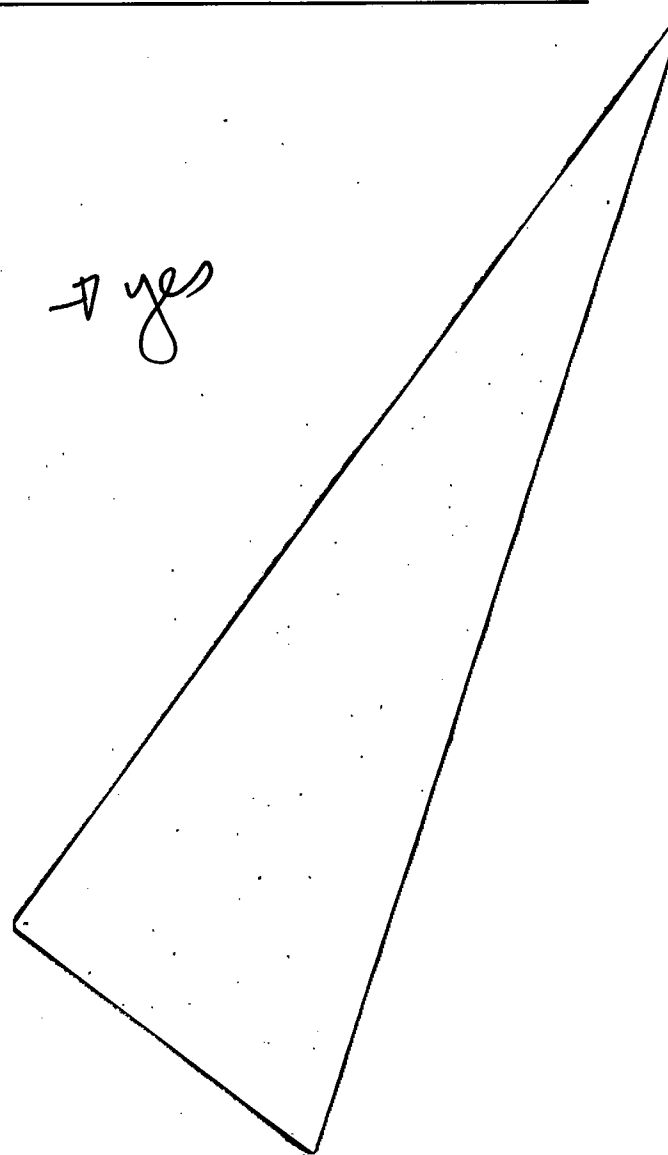
Item A: 16 Magnolia Parkway
Friedman Residence
Contributing Resource
Proposal: Enclosure of side porch

Staff recommends approval, LAP concurs with Staff Recommendation.

Submitted on behalf for the LAP
by Tom Bourke, Chair

*LAP - D st-panel
Kensington*

*staff item
7219 Holly → yes*



Fothergill, Anne

From: Bill Neudorfer <bneudorfer@znarchitects.com>
Sent: Monday, January 23, 2012 4:36 PM
To: Fothergill, Anne
Subject: Re: porch panels

Anne,

This is a long description of the thought behind our submittal. Believe me, I have spent a lot of time with the Owner on this question and so I am confident in my answer.

You have accurately described the architectural challenge in converting this screened porch to an enclosed Mud Room, striking a balance between the function of the new room and the aesthetic issues with its historic origin. Of course, the Owner would like to maximize storage potential along this exterior wall (more solid) and I realized that the HPC would probably like to maximize the original "porch" feel (more transparency). In finding this balance, I researched the parameters for the HPC review of this project (found in the Chevy Chase Village "Historic Preservation Policy Guidelines") to help me out.

One of the more applicable guidelines was found under the heading, "Alterations to Existing Structures" and states, *"It is of paramount importance that the HPC recognize and foster the Village's shared commitment to evolving eclecticism, which necessitates substantial deference to the judgment, creativity and individuality of Village residents."*

In this submitted design, I interpreted the words "evolving eclecticism" as allowing for an aesthetic change to this side porch to reflect a change in the way some Chevy Chase Village residents currently use their houses (what I call "quality of life"). Even in a majority of our new home designs, the inclusion of a secondary Mud Room entry (directly accessible from the exterior and to the kitchen) provides valuable function and energy (air lock) needs. The original design of many of these Chevy Chase homes (including this one) had a formal entry directly into the central stair hall, and a basic "four square" floor plan. The most direct solution is either to add, or convert a side porch to this use.

I believe that as a result, and as you mention in your Report, the CCV Guidelines state that *"enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed"*.

So, the key to this architectural challenge is that the enclosure be *"compatibly designed"*. I have been before enough historic review committees (as well as having served as an appointed member of the Rockville Historic District Commission) to know that "compatibility" is widely interpreted. I was very happy to see that the CCV provides specific principles for the HPC's review of this project.

As you repeat in your Staff Report, this project is to be reviewed with "Moderate Scrutiny". I followed this principle to help me design the submitted balance between solidity and transparency. In keeping the primary (historic) design elements (roof, soffit, entablature, porch floor, porch foundation) I allowed the enclosure to express elements of its porch origins while expressing its new use as an interior room.

Although the Owner would absolutely like a bit more solidity, I have assured the Owner that this submission represents my best effort at a properly balanced, appropriately compatible design which meets the principles put forth by the Village and the review parameters of the HPC.

I look forward to meeting with you on Wednesday, and hope that the Commission agrees with my interpretation of these guidelines and principles.

Thanks,

Bill

From: "Fothergill, Anne" <Anne.Fothergill@montgomeryplanning.org>

Date: Mon, 23 Jan 2012 10:32:38 -0800

To: Bill Neudorfer <bneudorfer@znarchitects.com>

Subject: porch panels

I know the applicants want a mudroom but is there any chance the panel width could be reduced so that the enclosed porch has more transparency and less solid so as to better recall the original porch? If so, please send me a revised right side elevation before Wednesday so I can forward it to the Commission.

thanks, Anne

Anne Fothergill

Planner Coordinator

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