

2012

7 Newlands Street  
Cherry Chase Village H.D.

**SUBJECT:** Revision to approved HAWP for additions and alterations to house at 7 Newlands Street, Chevy Chase, a Outstanding Resource within the Chevy Chase Village Historic District

**DATE:** December 4, 2013

**BACKGROUND:** The HPC approved an addition and alterations to the subject property.

**REVISED PROPOSAL:** The applicant is requesting HPC approval for the following:

Change the porch roof form from a gable to hip. The change is requested to create more effective drainage and compatibility with the other hip roof forms of the historic massing and new addition sections. (See attached plans).

Install an English style glass skylight in lieu of three skylights in the roof of a rear roof dormer. (See attached plans and mock-up).

**STAFF RECOMMENDATION:** Staff finds the revised proposal described above as being consistent Chapter 24A-8(b) (1) & (2) and *Chevy Chase Village Historic District Guidelines* referred to below:

- (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

Staff recommends that the HPC approve the revised work scope and delegate final review and approval to staff.

**HPC DECISION:**

**APPROVED**

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PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE

PORCH DETAILS

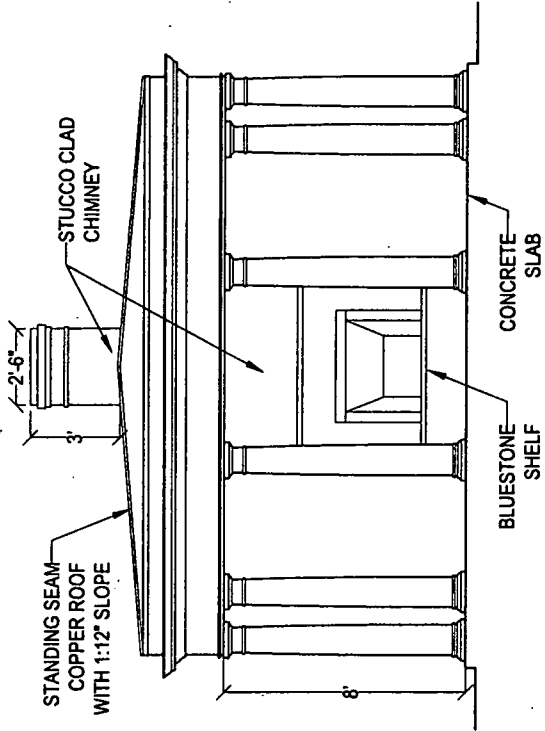
SUBMISSION:

PROGRESS SET

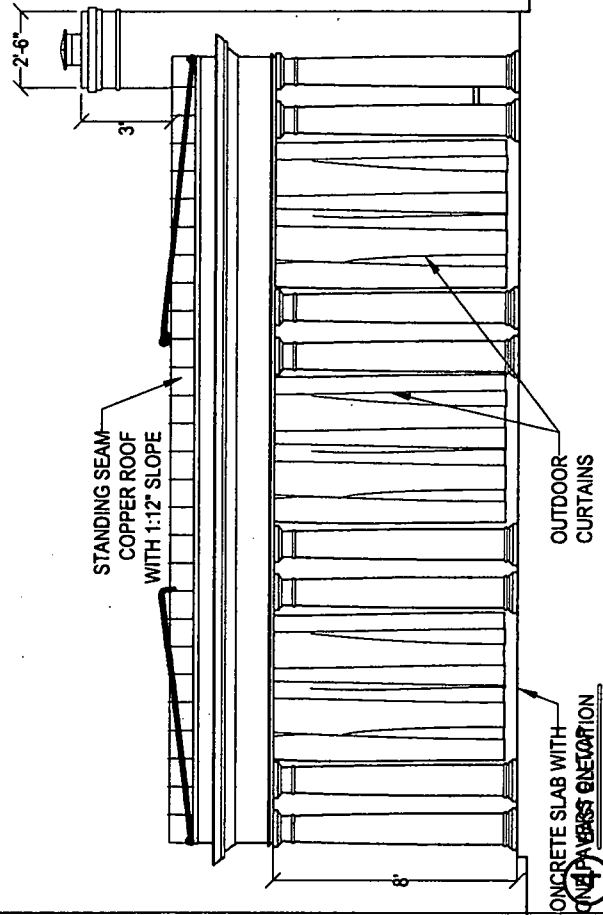
DATE: OCT. 21, 2013

SCALE: 1" = 1'-0"

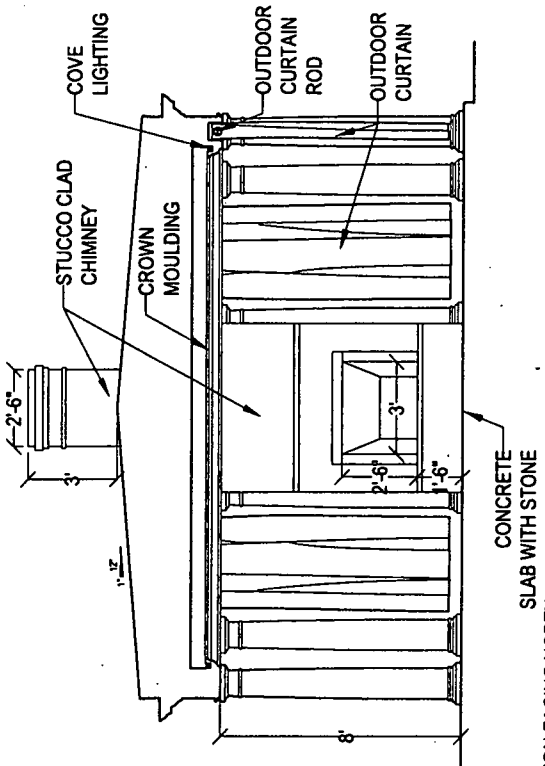
A-26



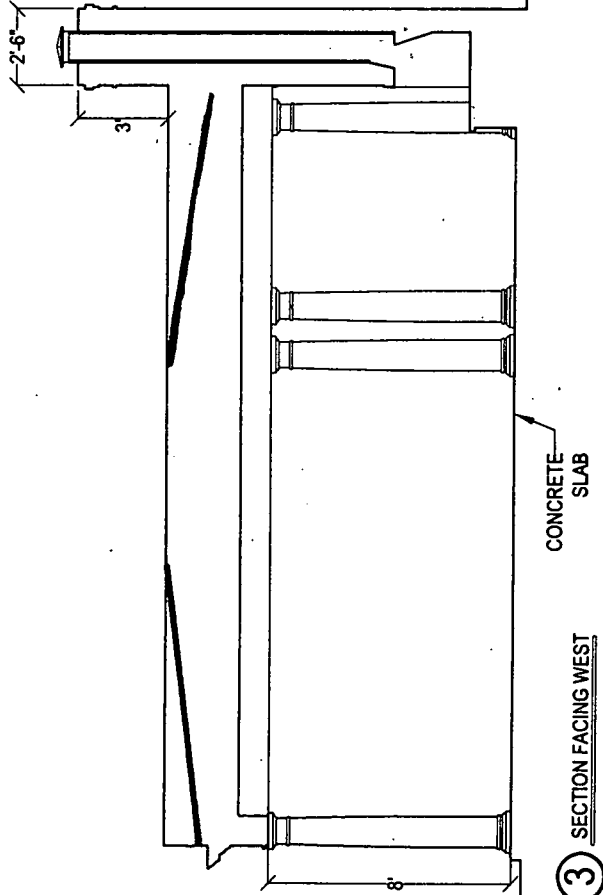
2 SOUTH ELEVATION



CONCRETE SLAB WITH PAVERS ELEVATION



1 SECTION FACING NORTH



3 SECTION FACING WEST

ROOF CHANGE

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PROJECT: PRYOR RESIDENCE  
 7 NEWMANLANDS ST.  
 CHEVY CHASE, MD 20815



DRAWING TITLE:

PROPOSED  
 ROOF PLAN

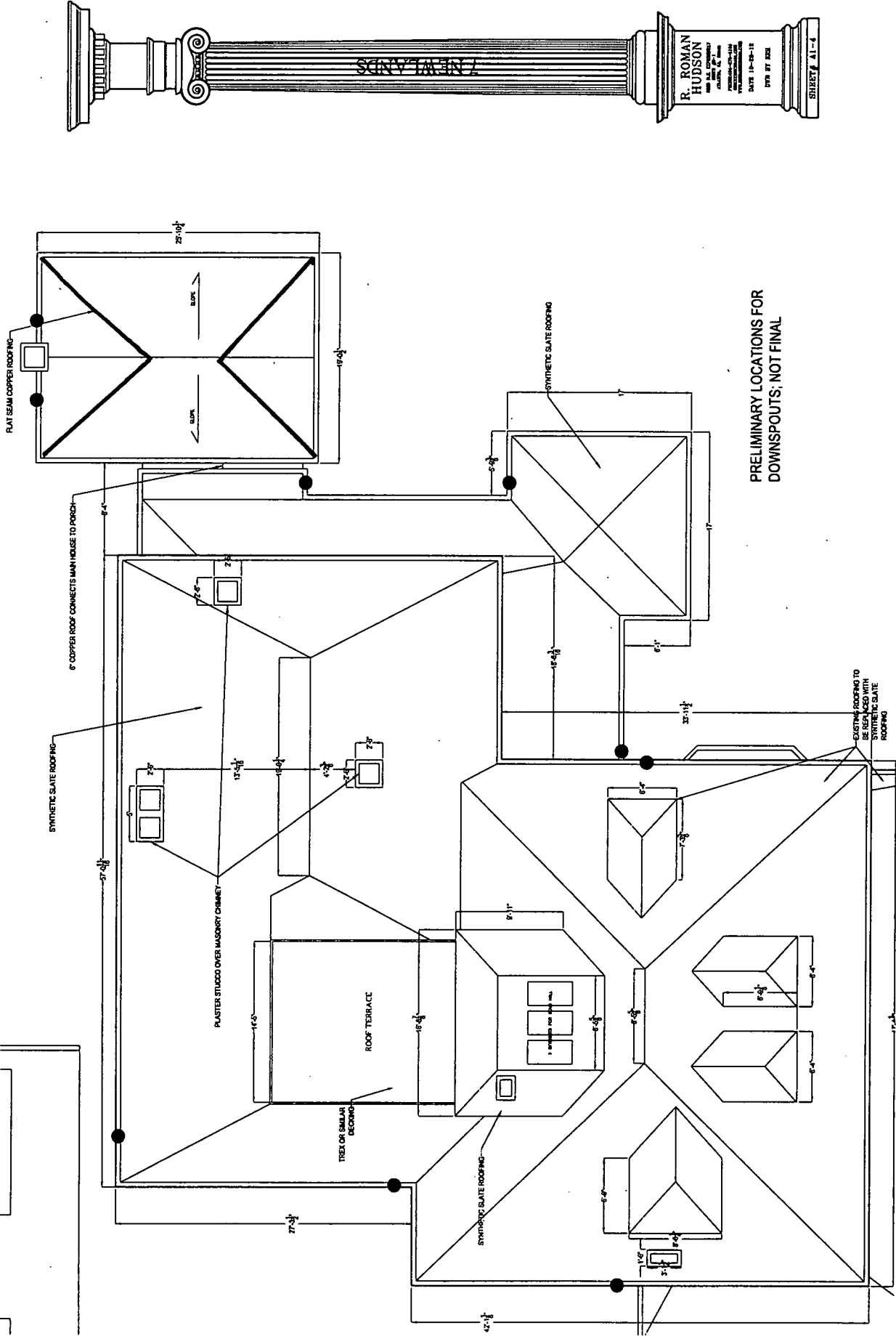
SUBMISSION:

PROGRESS SET

DATE: OCT 14, 2013

SCALE: 1/8" = 1'-0"

A-11

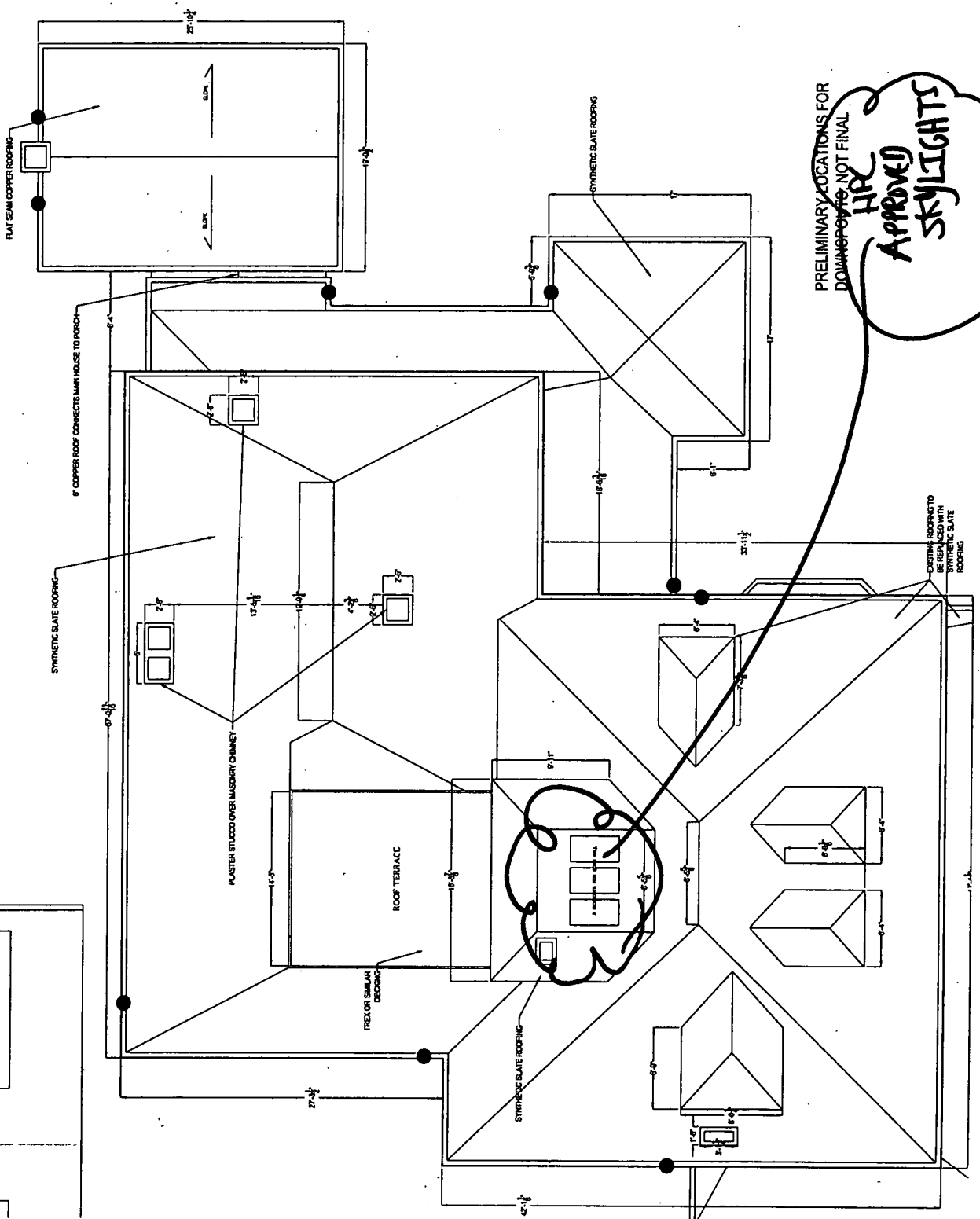


ROOF CHANGES

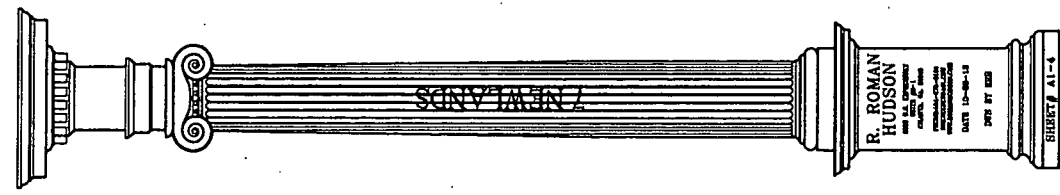


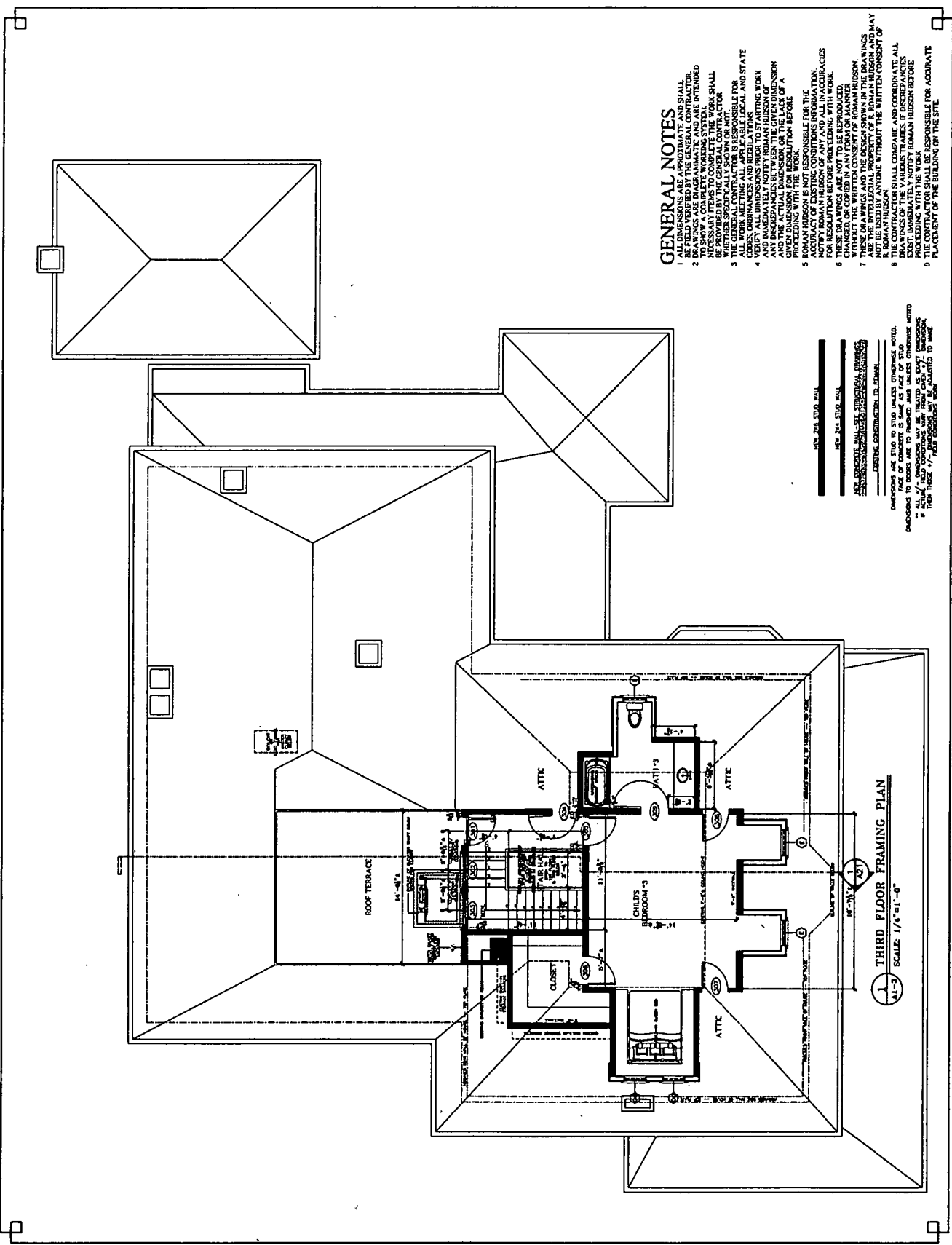
DRAWING TITLE: PROPOSED ROOF PLAN  
 PROJECT: PRYOR RESIDENCE  
 7 NEWMAN'S ST.  
 CHEVY CHASE, MD 20815  
 ARCHITECT: CHRISTIAN ZAPATKA ARCHITECT, PLLC  
 1636 33rd STREET NW WASHINGTON DC 20007 202 333 7735  
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SUBMITTER: R. ROMAN HUDSON  
 DATE: 10-26-13  
 PER: BY: RSH  
 SCALE: 1/8" = 1'-0"  
 SHEET: A-11-4



PRELIMINARY LOCATIONS FOR  
 DOWNPOUTS NOT FINAL  
 HPC  
 APPROVED SKYLIGHTS





**GENERAL NOTES**

- 1 ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. ALL DIMENSIONS SHALL BE SHOWN ON THE DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- 2 WHETHER SPECIFICALLY SHOWN OR NOT, ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND NATIONAL CODES, ORDINANCES AND REGULATIONS.
- 3 ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND NATIONAL CODES, ORDINANCES AND REGULATIONS.
- 4 ANY DISCREPANCIES BETWEEN THE GIVEN DIMENSIONS AND THE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ROMAN HUDSON IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE DRAWINGS UNLESS THE CONTRACTOR HAS BEEN ADVISED BY ROMAN HUDSON OF ANY AND ALL INACCURACIES.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FOR NOTIFYING ROMAN HUDSON OF ANY AND ALL INACCURACIES.
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FOR NOTIFYING ROMAN HUDSON OF ANY AND ALL INACCURACIES.
- 8 THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DIMENSIONS OF THE VARIOUS TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ROMAN HUDSON BEFORE PROCEEDING WITH THE WORK.
- 9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.

ALL DIMENSIONS UNLESS OTHERWISE NOTED  
 DIMENSIONS OF CONCRETE SHALL BE AS FACE UNLESS NOTED  
 DIMENSIONS OF METAL SHALL BE AS FACE UNLESS NOTED  
 DIMENSIONS OF WOOD SHALL BE AS FACE UNLESS NOTED  
 DIMENSIONS OF GLASS SHALL BE AS FACE UNLESS NOTED  
 DIMENSIONS OF FINISH SHALL BE AS FACE UNLESS NOTED

**1 THIRD FLOOR FRAMING PLAN**  
 A1-3 SCALE: 1/4"=1'-0"

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PRYOR RESIDENCE  
 7 NEMLANDS ST.  
 CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE  
 PROPOSED  
 SECTION THROUGH  
 ADDITION FACING  
 NORTH

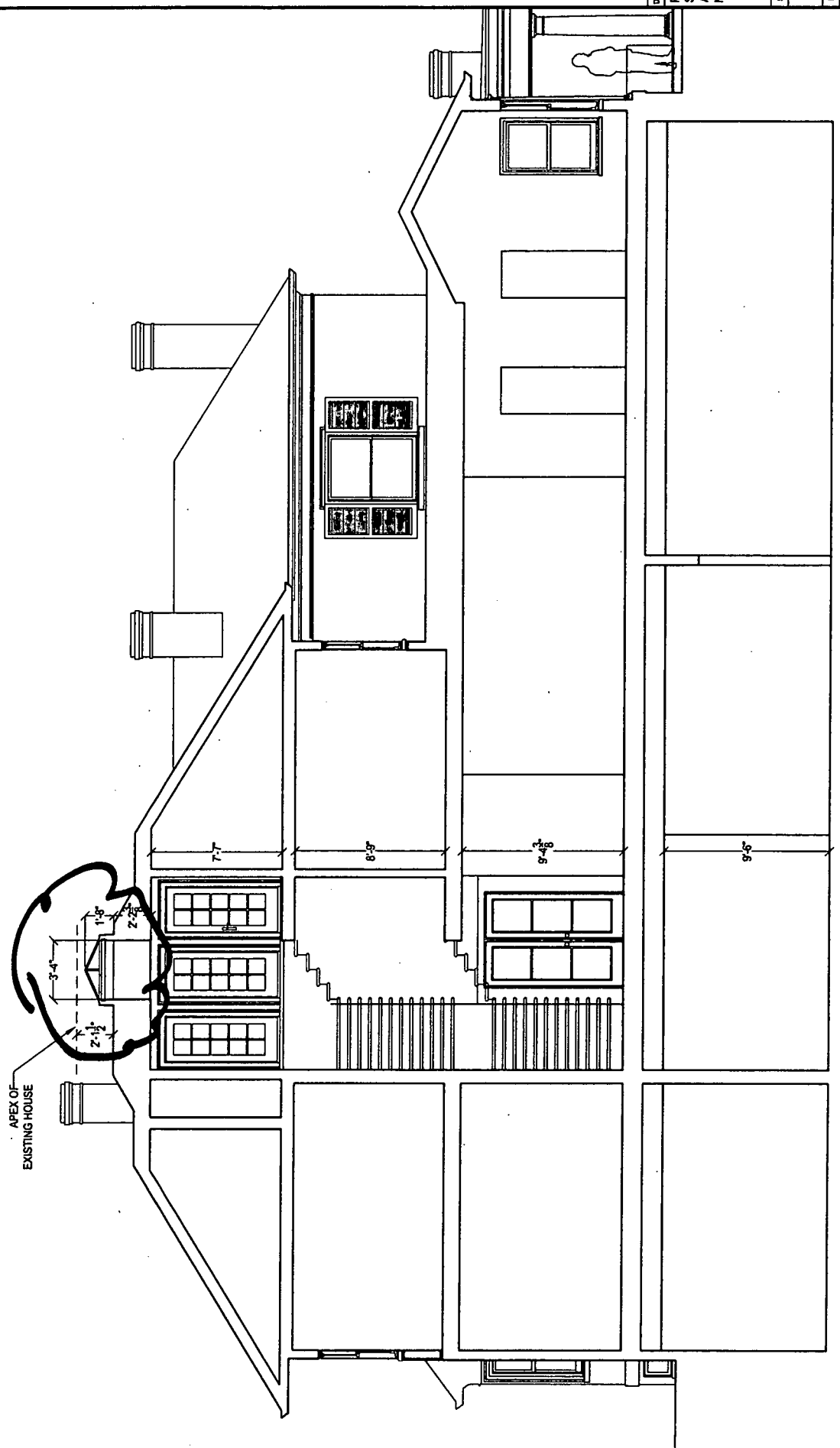
SUBMISSION

PROGRESS SET

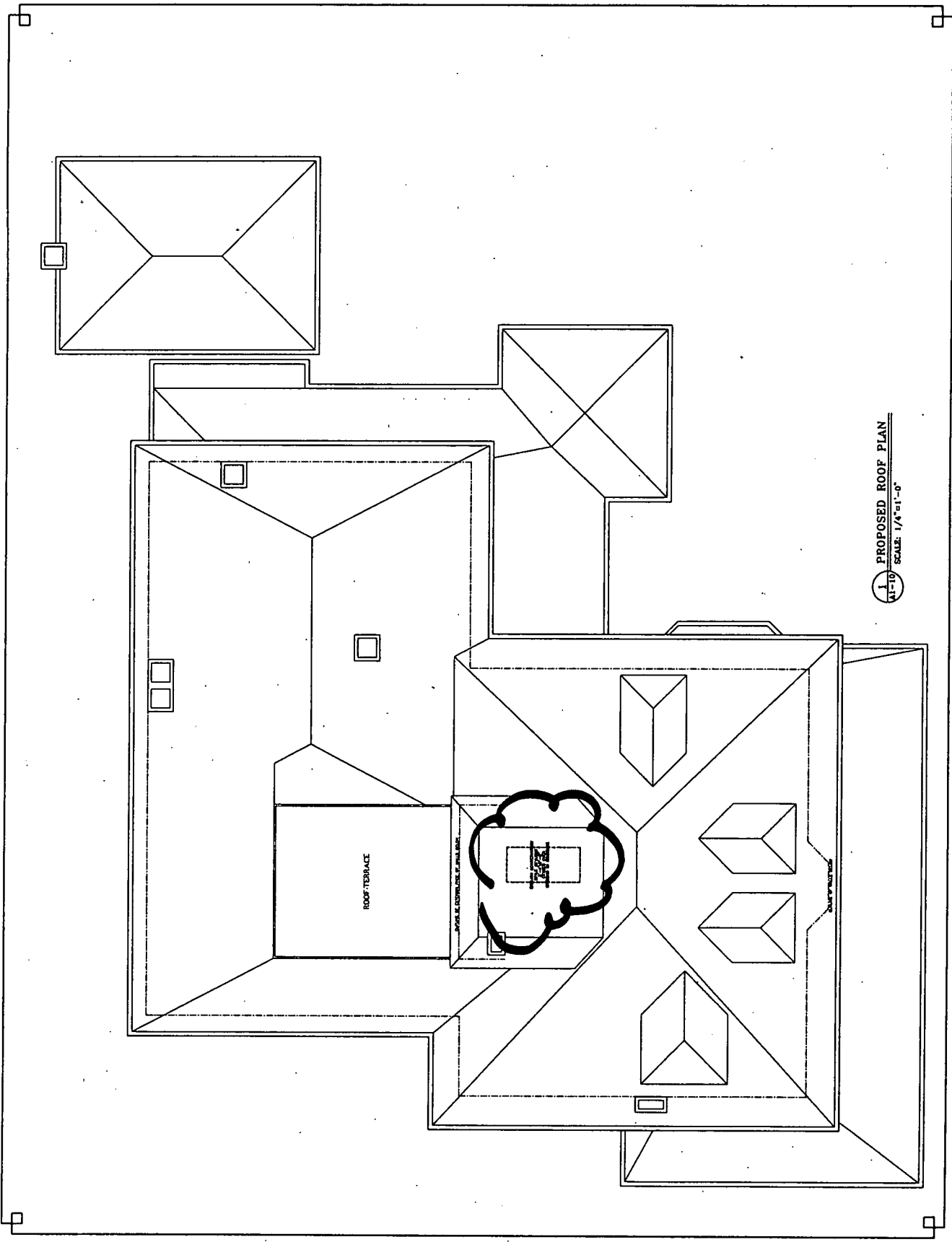
DATE: DECEMBER 2, 2013

SCALE: 1/4" = 1'-0"

**A-24.1**



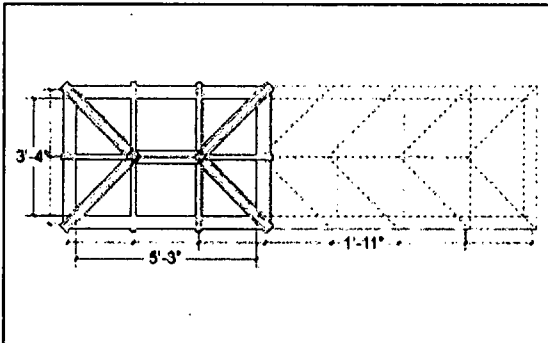
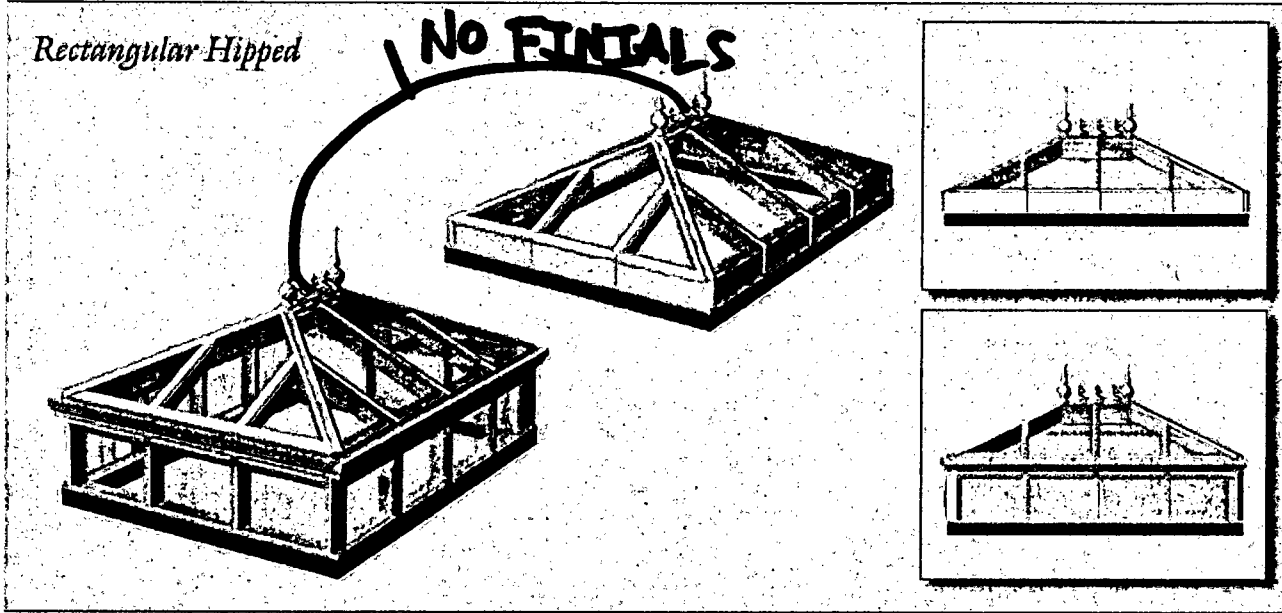




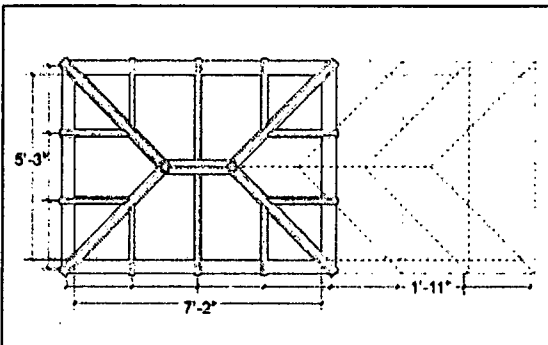
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RECTANGULAR (SMALL) HIPPED PRICES					
INTERNAL OPENING (APPROXIMATE)	3'-4" X				
		5'-3"	7'-2"	9'-1"	11'-0"
BASE PRICE (ROOF ONLY)	\$9,200	\$10,100	\$10,900	\$11,600	\$12,200
BASE PRICE (WITH SIDE FRAMES)	\$11,300	\$12,400	\$13,400	\$14,300	\$15,200

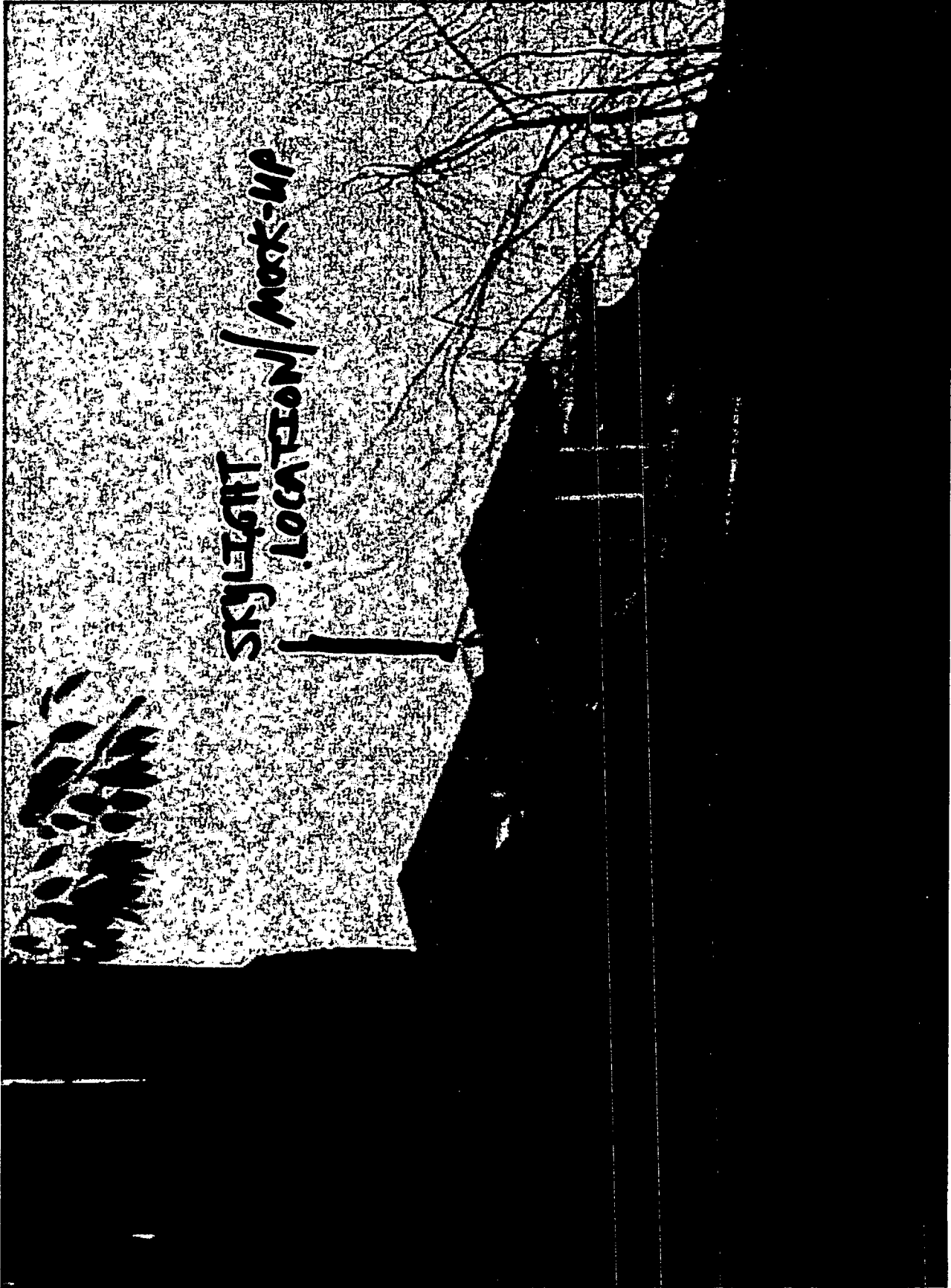


RECTANGULAR (MEDIUM) HIPPED PRICES					
INTERNAL OPENING (APPROXIMATE)	5'-3" X				
		7'-2"	9'-1"	11'-0"	12'-11"
BASE PRICE (ROOF ONLY)	\$11,200	\$12,300	\$13,700	\$14,700	\$15,700
BASE PRICE (WITH SIDE FRAMES)	\$14,100	\$15,500	\$16,700	\$18,100	\$19,600

RECTANGULAR (LARGE) HIPPED PRICES					
INTERNAL OPENING (APPROXIMATE)	7'-2" X				
		9'-1"	11'-0"		

SKYLIGHT LOCATION  
MOCK-UP





STRICTLY  
LOCATION / NOISE / NO  
NOISE / NOISE / NOISE



## Silver, Joshua

---

**From:** Alan Zapatka <alan@christianzapatka.com>  
**Sent:** Friday, October 25, 2013 5:35 PM  
**To:** Silver, Joshua  
**Cc:** Christian Zapatka  
**Subject:** 7 Newlands St.  
**Attachments:** A11.pdf; A26.pdf

**Categories:** Yellow Category

Hi Josh,

We would like to modify the porch roof from a gable to a hip as indicated by the red lines on the attached drawings. In addition to being more effective for drainage, most of the other roofs on the house, both new and old are hip style. Is this acceptable?

**Alan Zapatka, Associate AIA**  
LEED Green Associate

CHRISTIAN ZAPATKA ARCHITECT, LLC  
1656 33RD ST NW | WASHINGTON, DC 20007  
202 333 2735 (t) | 202 333 5372 (f)  
[www.christianzapatka.com](http://www.christianzapatka.com)

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PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

PROPOSED  
 EAST  
 ELEVATION

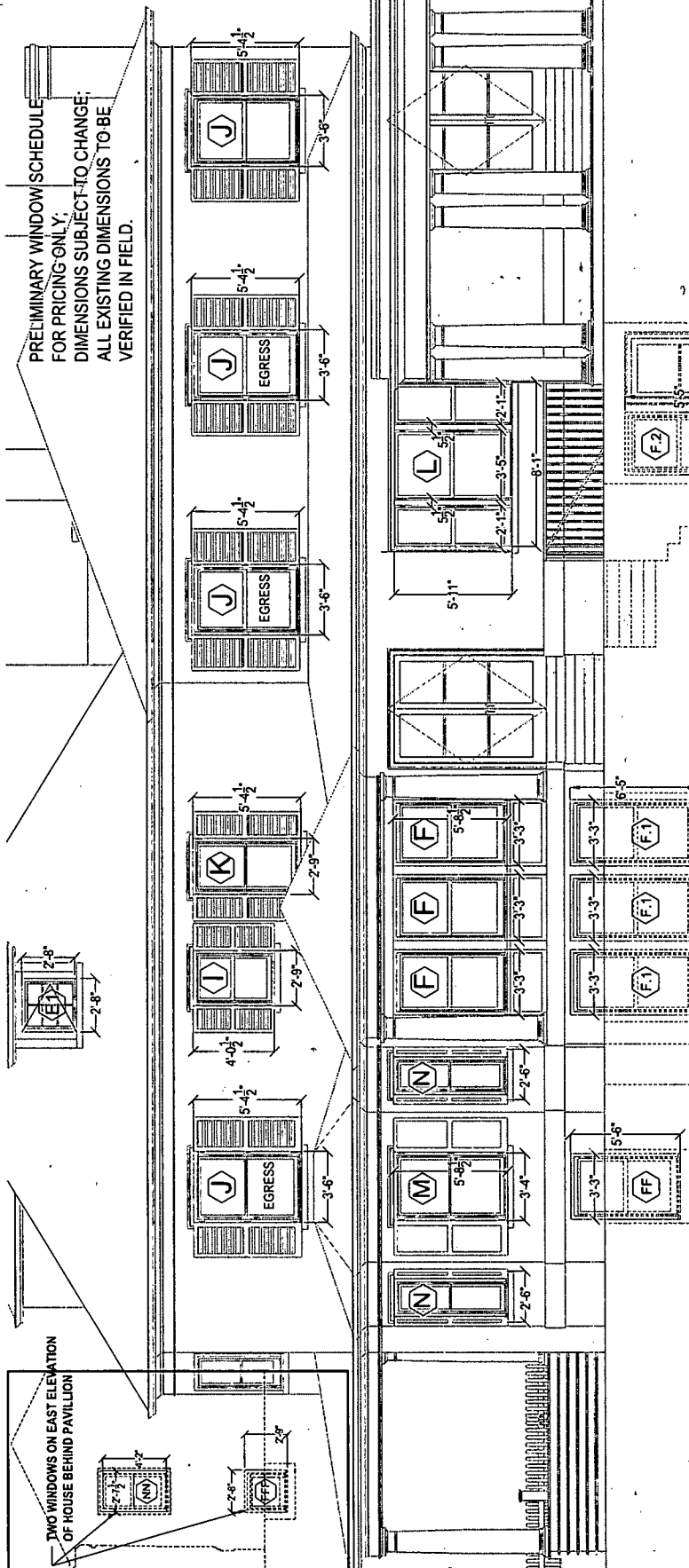
SUBMISSION:

PROGRESS SET

DATE: OCT 2, 2013

SCALE: 1/4" = 1'-0"

W-2



WINDOW QUANTITY	WINDOW / DOOR MANUFACTURER	WINDOW / DOOR TYPE	(R.O.) ALL DIMENSIONS TO BE VERIFIED IN FIELD		FINISH		GLAZING	HARDWARE MATERIAL	HARDWARE STYLE	INSECT SCREENS	EGRESS UNIT
			WIDTH	HEIGHT	EXT	INT					
E1 1	PELLA	WOOD, CASEMENT	2'-8"	2'-8"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
F 6	PELLA	WOOD, SINGLE HUNG	3'-3"	5'-8-1/2"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
I 1	PELLA	WOOD, SINGLE HUNG	2'-9"	4'-12"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	EGRESS
J 4	PELLA	WOOD, SINGLE HUNG	3'-6"	5'-4-1/2"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	EGRESS
K 1	PELLA	WOOD, SINGLE HUNG	2'-9"	5'-4-1/2"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
L 1	PELLA	WOOD, SINGLE HUNG	8'-1"	5'-11"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
M 1	RETAIN AND RESTORE EXISTING		3'-4"	5'-8-1/2"							
N 2	RETAIN AND RESTORE EXISTING		2'-6"	5'-8-1/2"							
NN 1	RETAIN AND RESTORE EXISTING		2'-7-1/2"	4'-2"							
FF 2	PELLA	WOOD, SINGLE HUNG	3'-3"	5'-6"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
F.1 3	PELLA	WOOD, SINGLE HUNG	3'-3"	6'-5"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	
F.2 1	PELLA	WOOD, SINGLE HUNG	3'-1"	5'-5"	PRIMED	PRIMED	DOUBLE GLAZED WITH LOW E COATING			YES	

APPROVED  
 Montgomery County  
 Historic Preservation Commission

PRELIMINARY WINDOW SCHEDULE  
 FOR PRICING ONLY;  
 DIMENSIONS SUBJECT TO CHANGE;  
 ALL EXISTING DIMENSIONS TO BE  
 VERIFIED IN FIELD.

TWO WINDOWS ON EAST ELEVATION  
 OF HOUSE BEHIND PAVILION

EAST ELEVATION





## HISTORIC PRESERVATION COMMISSION

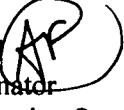
Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 3/11/13

### 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 #621570—addition and alterations to house and pool house

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved with one condition by the HPC on January 9, 2013. The condition of approval is:

1. Original windows will be retained.

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: Dan Pryor  
Address: 7 Newlands Street, 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.



**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:

A CIRCA 1910 FOUR SQUARE, COLONIAL  
REVIVAL HOUSE, ON A DOUBLE LOT WITH  
A GARAGE AND POOL AND DRIVEWAY.  
RELATIVELY FLAT TOPOGRAPHY WITH PERIMETER  
TREES. PEBBLE DASH STUCCO EXTERIOR CLADDING  
ON BOTH ORIGINAL HOUSE AND ADDITION,  
WOOD COLUMNS AND TRIM ON BOTH ORIGINAL  
HOUSE AND ADDITION. SOME ALUMINUM WINDOWS.

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

THE PROJECT IS TO COMPREHENSIVELY RESTORE  
THE ORIGINAL STRUCTURE, REPLACE ASPHALT SHINGLE  
ROOFING WITH SLATE, EQUIVALENT, REPLACE ALUMINUM  
WINDOWS WITH WOOD WINDOWS, REPLACE SHUTTERS  
IMPROVE ADDITIONS WITH COMPATIBLE DESIGN/MATERIALS

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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, contact. 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 affected 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 drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: CHRISTIAN@CHRISTIANZAPATKA.COM Contact Person: CHRISTIAN ZAPATKA  
Daytime Phone No.: 202 333 2735

Tax Account No.: 16-1629886

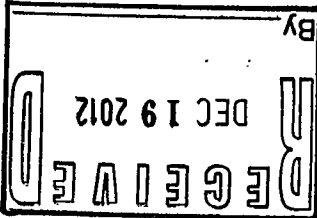
Name of Property Owner: DAN PRYOR Daytime Phone No.: \_\_\_\_\_

Address: 7 NEWLANDS STREET CHEVY CHASE, MD 20815  
Street Number City State Zip Code

Contractor: CONSTRUCTION MANAGER Phone No.: \_\_\_\_\_

Contractor Registration No.: DENNING LLC

Agent for Owner: CHRISTIAN ZAPATKA Daytime Phone No.: 202 333 2735



LOCATION OF BUILDING/PREMISE

House Number: 7 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE

Lot: 24 Block: 54 Subdivision: CHEVY CHASE

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF REPAIR/ALTERATION/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: \_\_\_\_\_

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 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 FOR FENCE/RETAINING WALL

3A. Height 4 feet \_\_\_\_\_ inches

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

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

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

*[Handwritten Signature]*  
Signature of owner or authorized agent

12 19 12  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 621510 Date Filed: 12/19/2012 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:

A CIRCA 1910 FOUR SQUARE COLONIAL REVIVAL HOUSE FINISHED IN PEBBLE-DASH STUCCO. THE PROPERTY IS A DOUBLE LOT WITH A GARAGE/POOLHOUSE AND POOL. RELATIVELY LEVEL LOT WITH VARIOUS TREES/PLANTINGS. WOOD COLUMNS AND TRIM ON BOTH ORIGINAL HOUSES AND ADDITIONAL NINE ALUMINUM FRAMED REPLACEMENT WINDOWS ON SECOND FLOOR OF ORIGINAL HOUSE. FRONT PORCH AND SIDE PORCH.

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

COMPREHENSIVE RESTORATION OF THE ORIGINAL STRUCTURE. SYNTHETIC SLATE TO REPLACE ASPHALT SHINGLE ROOFING. REPLACE ALL EXISTING WINDOWS WITH DOUBLE-GLAZED, WOOD FRAMED WINDOWS TO MATCH EXISTING. REMOVE EXISTING ADDITION AND REPLACE WITH NEW ADDITION MORE COMPATIBLE WITH ORIGINAL HOUSE IN MASSING, FENESTRATION AND MATERIALS.

**2. SITE PLAN**

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

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

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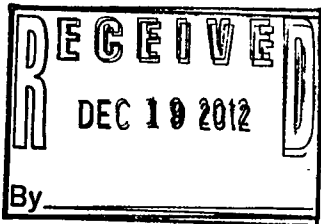
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**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.



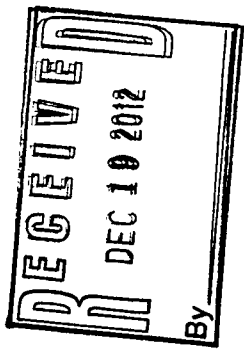
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
DAN & SHANNON PRYOR 7 NEWLANDS STREET CHEVY CHASE, MD 20815	CHRISTIAN ZAPATKA, ARCHITECT 1656 33 <sup>RD</sup> ST NW PLLC WASHINGTON, DC 20007
Adjacent and confronting Property Owners mailing addresses	
Elise & Byron Anderson 5 NEWLANDS STREET CHEVY CHASE, MD 20815	9 NEWLANDS STREET CHEVY CHASE, MD 20815
Frances Symes 10 NEWLANDS STREET CHEVY CHASE, MD 20815	12 NEWLANDS STREET CHEVY CHASE, MD 20815
8 OXFORD STREET CHEVY CHASE, MD 20815	10 OXFORD STREET CHEVY CHASE, MD 20815



# INDEX

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## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



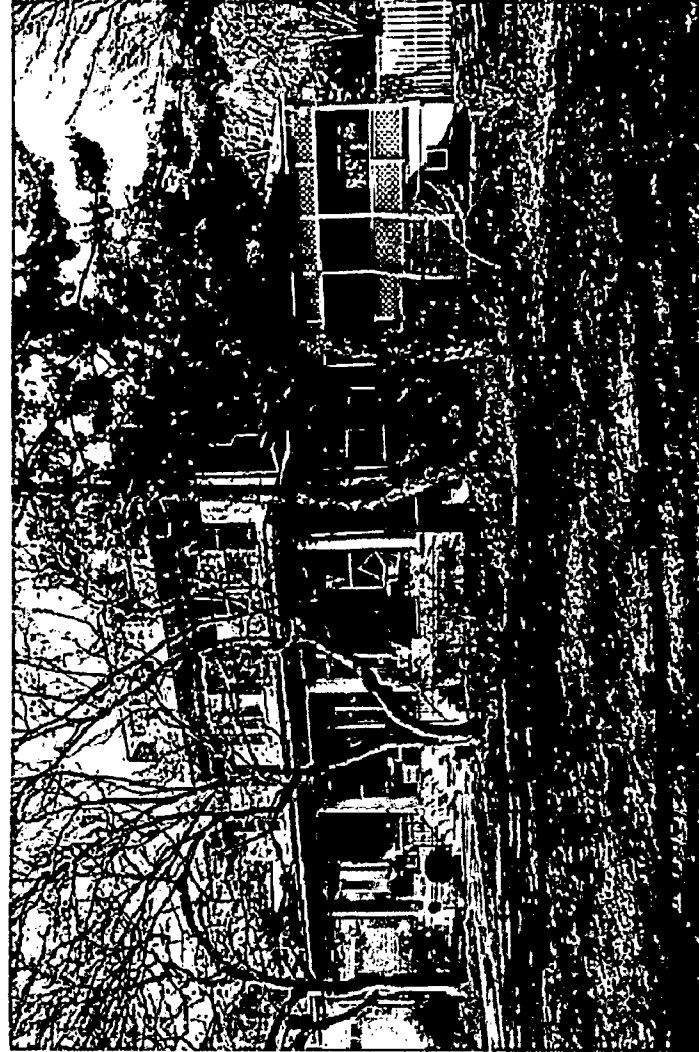
2 VIEW OF SOUTHWEST CORNER



3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION

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PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

COVER SHEET,  
INDEX,  
AND PHOTOS

SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: NTS= 1/4"

CS



1 VIEW OF NORTHWEST CORNER



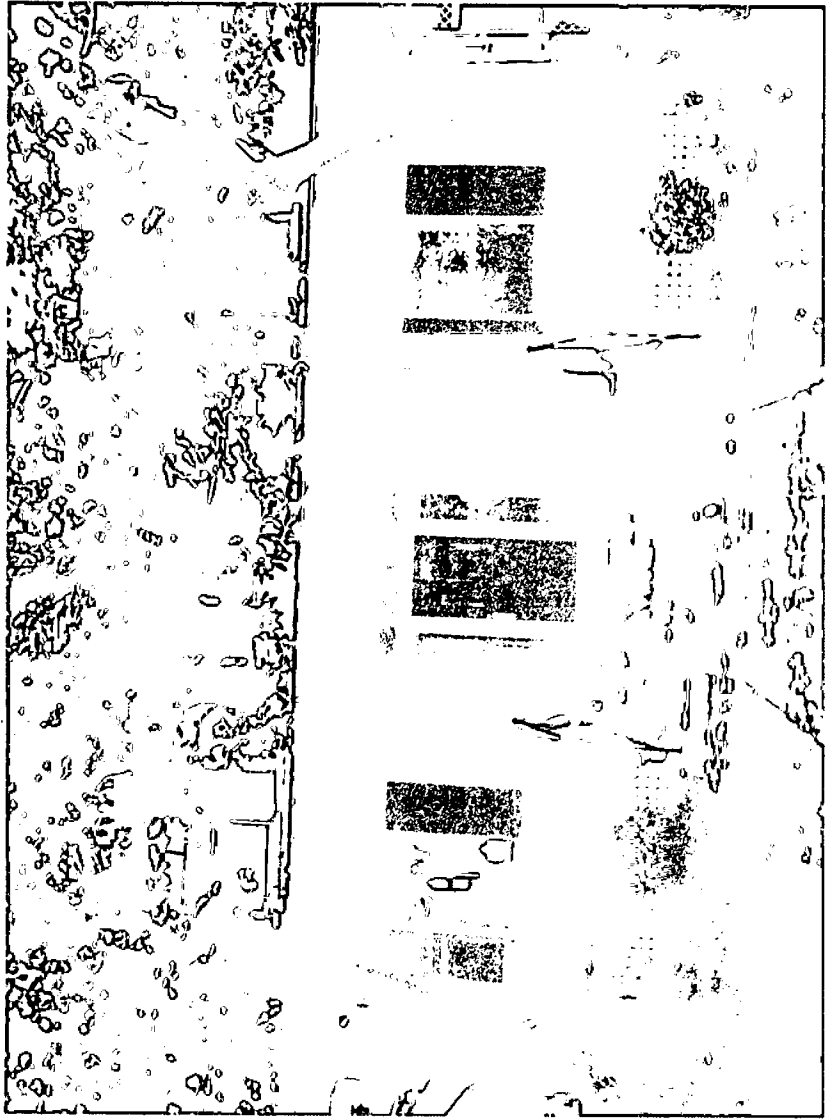
2 VIEW OF NORTH (BACK) ELEVATION



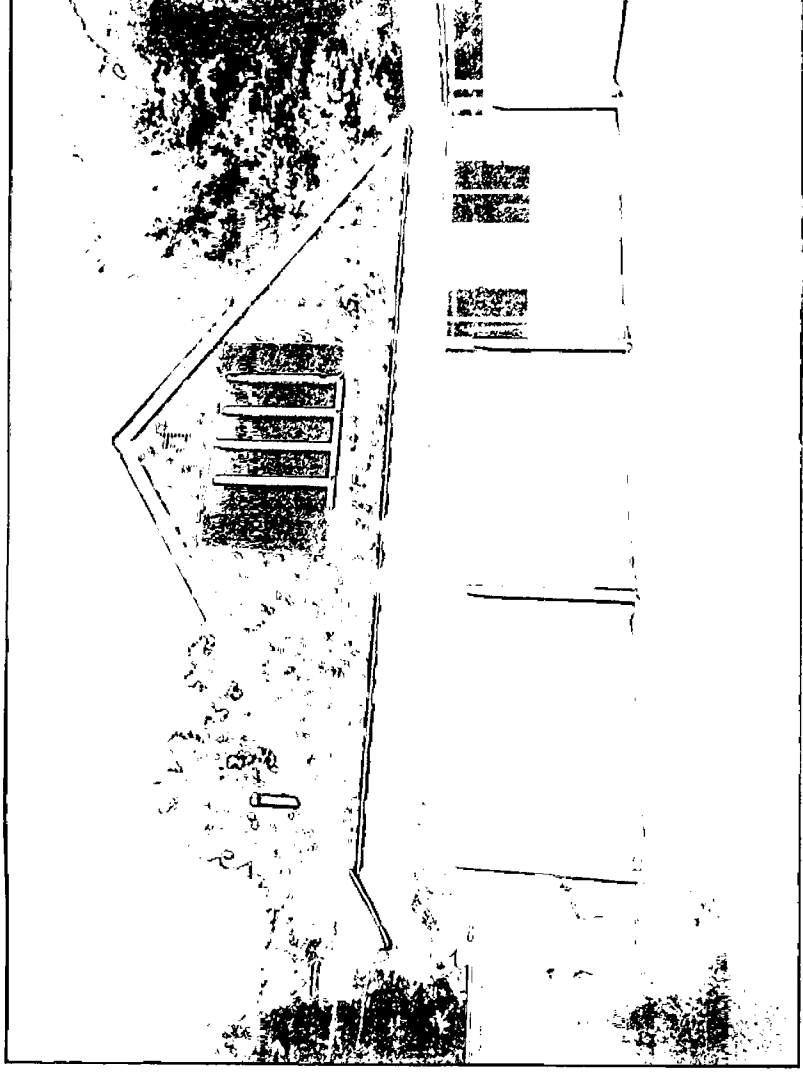
3 VIEW OF EAST (SIDE) ELEVATION



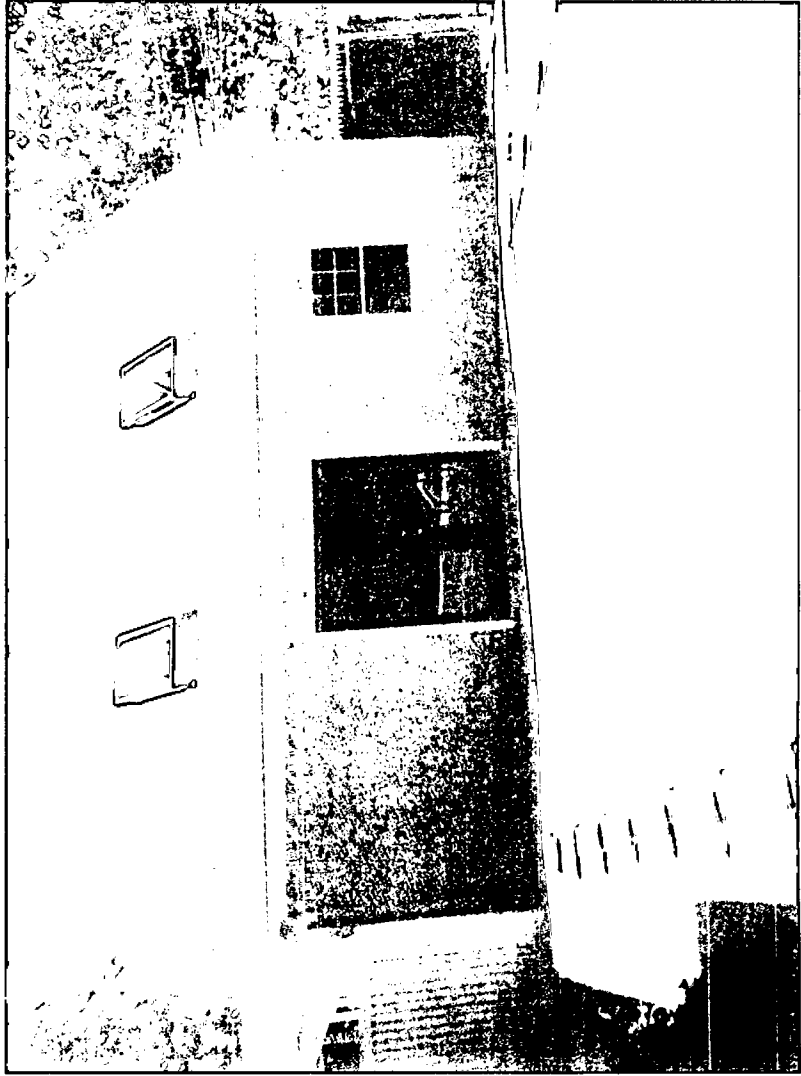
4 VIEW OF SOUTHEAST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION



2 VIEW OF GARAGE (SOUTH) ELEVATION



3 VIEW OF GARAGE (EAST) ELEVATION

DRAWING TITLE:

PHOTO SHEET

SUBMISSION:

HAWP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: NTS = 1'-0"

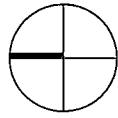
PS-2

PROJECT:

PRYOR RESIDENCE  
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CHEVY CHASE, MD 20815

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DRAWING TITLE:

EXISTING  
 SITE PLAN

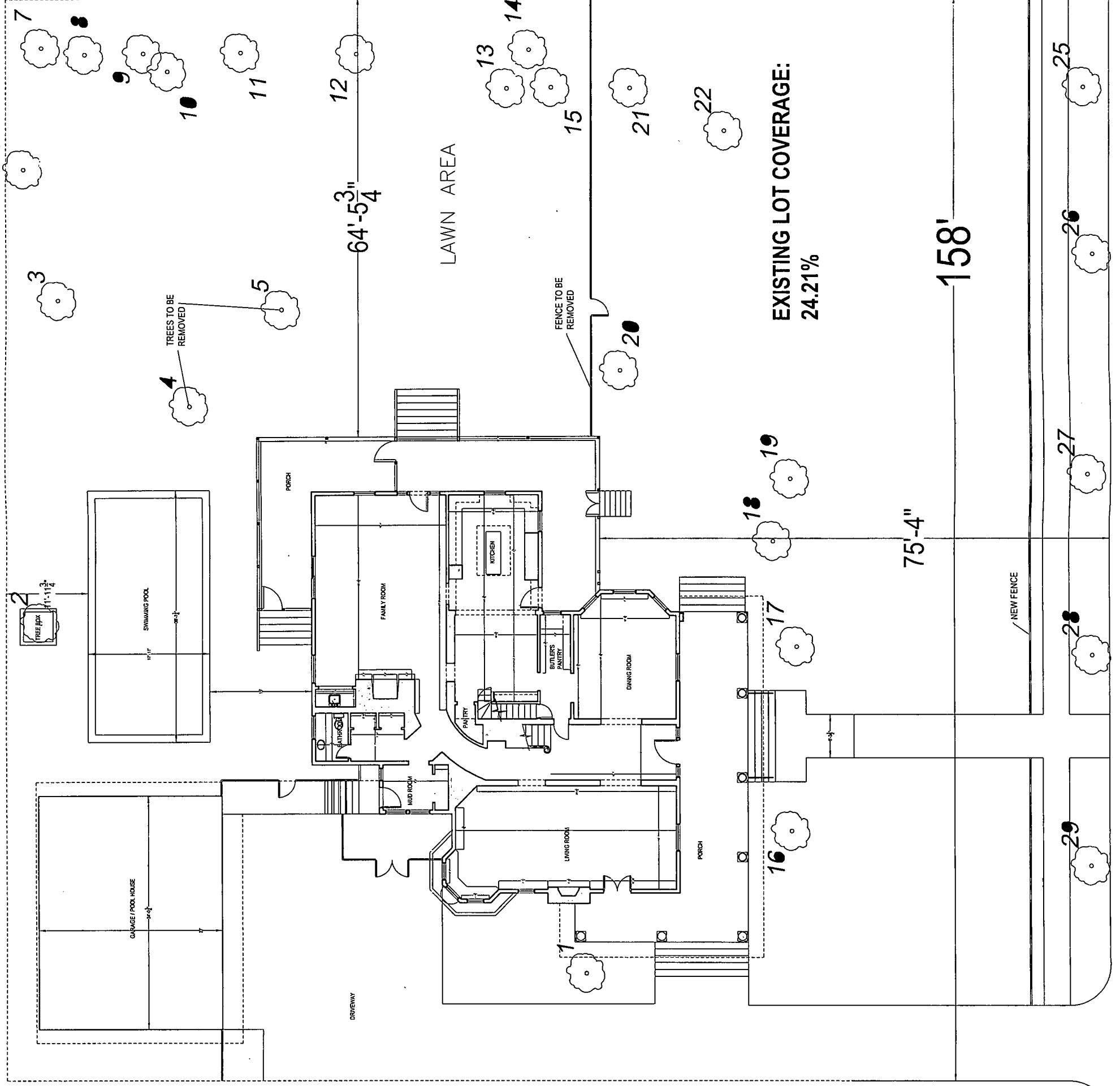
SUBMISSION:

HAMP APPLICATION

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SCALE: 1/16" = 1'-0"

A-0

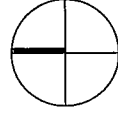


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PROJECT:



DRAWING TITLE:

PROPOSED  
SITE PLAN

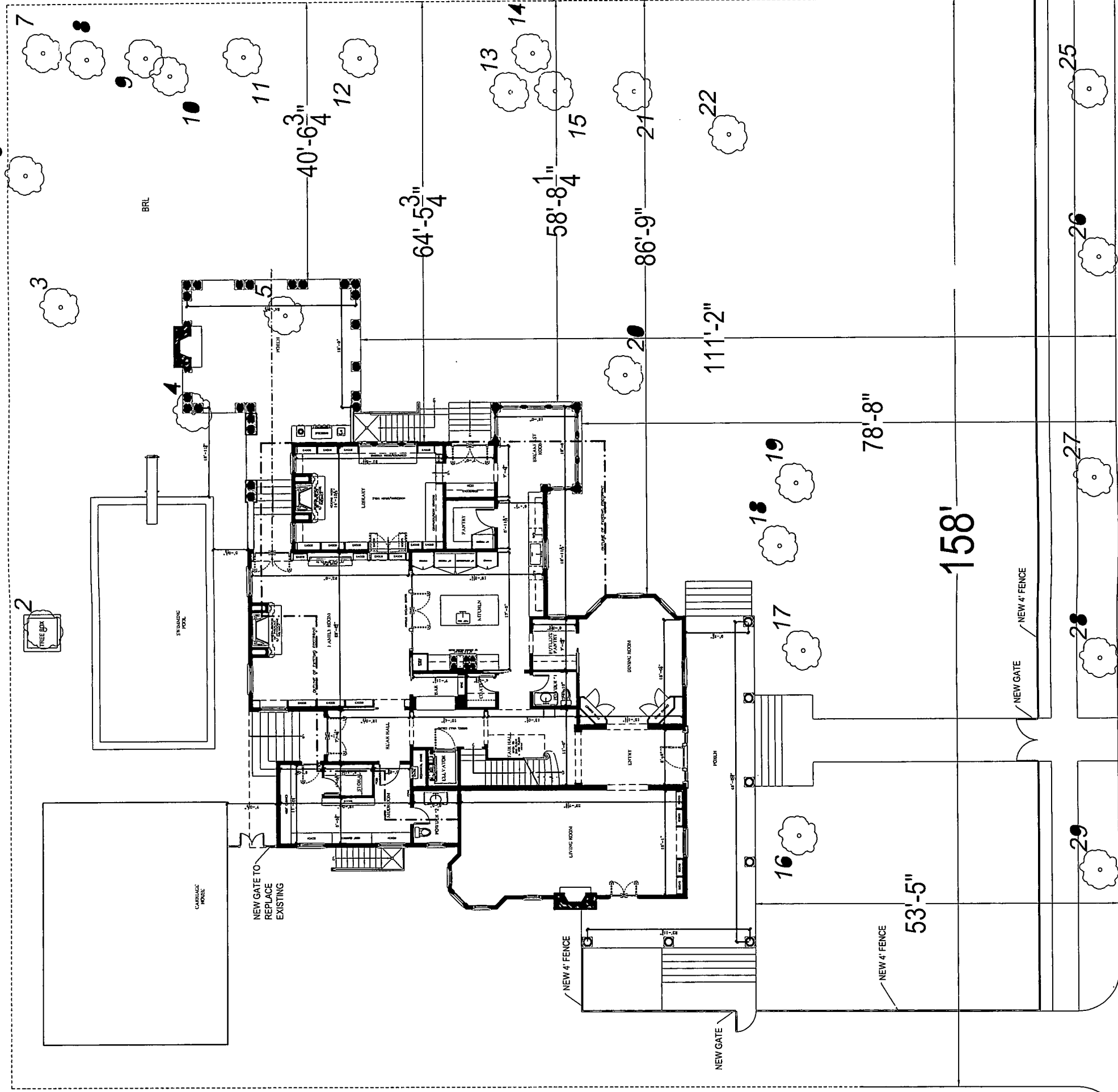
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HAMP APPLICATION

DATE: DECEMBER 19, 2012

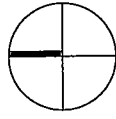
SCALE: 1/16" = 1'-0"

A-1



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PROJECT:  
PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815



DRAWING TITLE:

EXISTING  
FIRST FLOOR  
PLAN

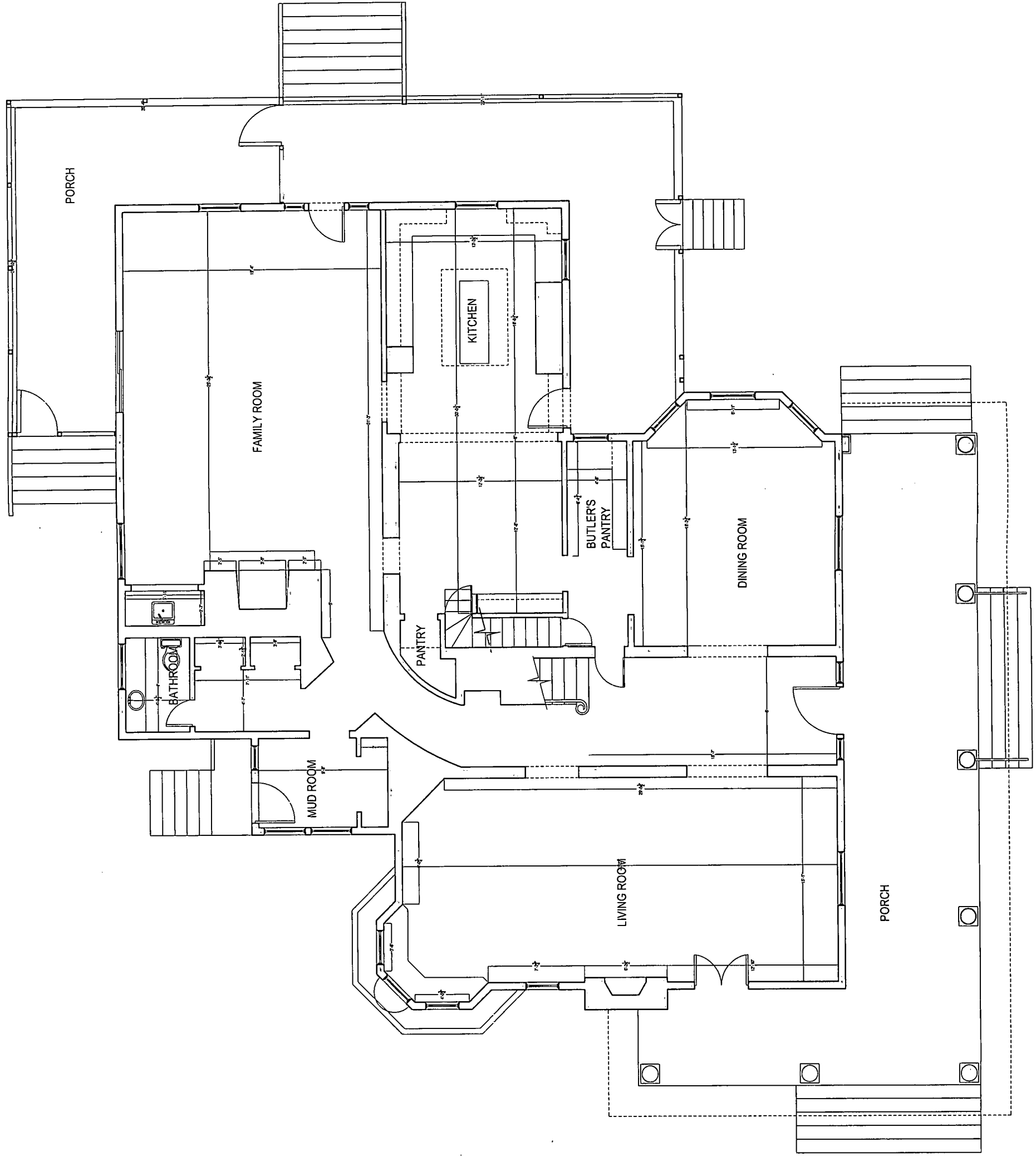
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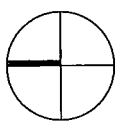
A-2a



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PROJECT:



DRAWING TITLE:

PROPOSED  
 FIRST FLOOR  
 PLAN

SUBMISSION:

HAMP APPLICATION

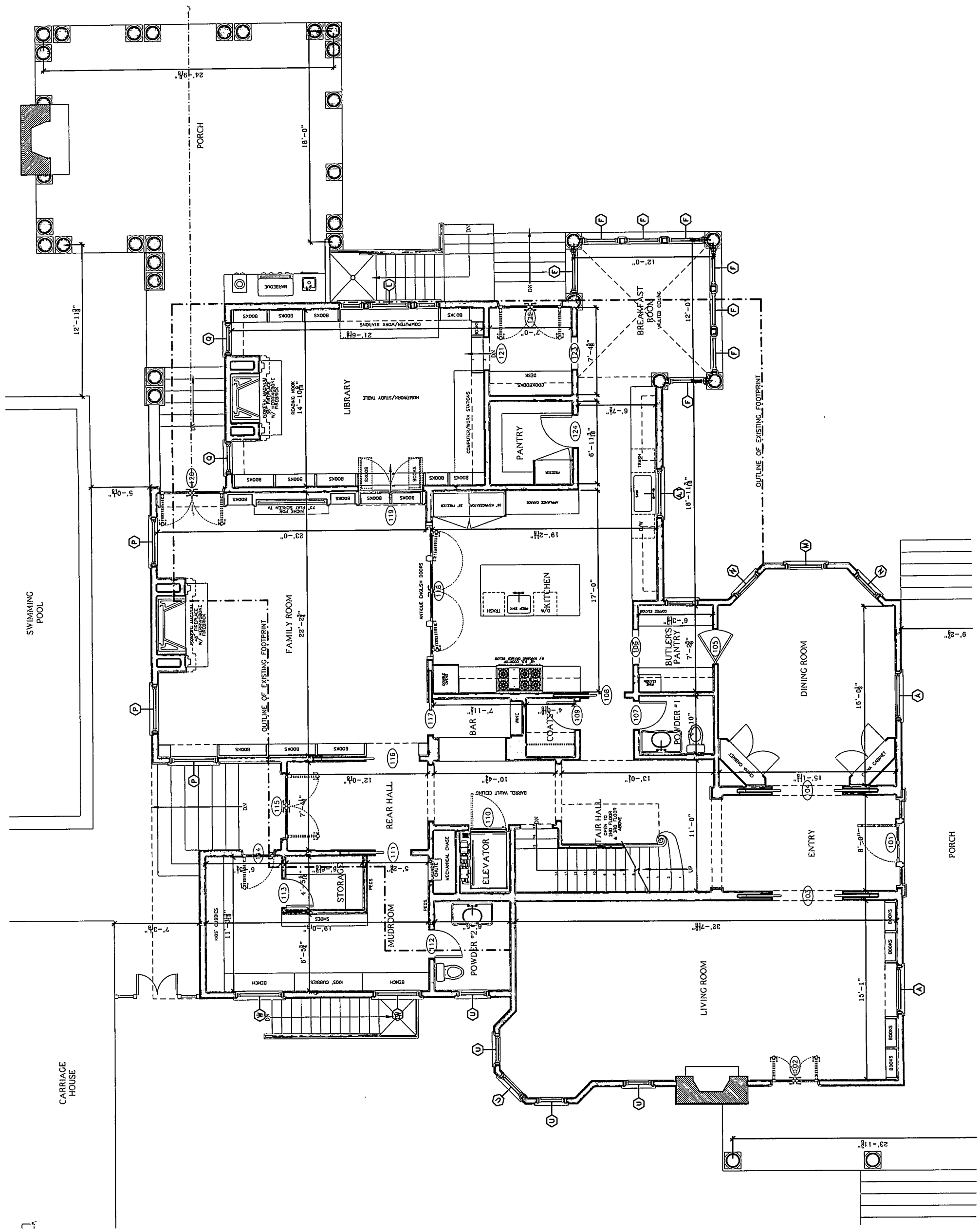
DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-2b

R. ROMAN HUDSON  
 2825 N.E. PROSPERITY  
 SUITE #8-1  
 ATLANTA, GA 30345  
 PHONE: 404-575-3104  
 RRH@RHUDSON.COM  
 WWW.RHUDSON.COM  
 DATE: 12-19-12  
 DWN BY: RRH

SHEET # A1-1



SWIMMING POOL

CARRIAGE HOUSE

PORCH

9'-2"

23'-11 1/2"

7 NEWLANDS

A-3a

SCALE: 1/8" = 1'-0"

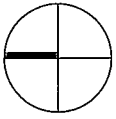
DATE: DECEMBER 19, 2012

HAWP APPLICATION

SUBMISSION:

EXISTING  
SECOND  
FLOOR  
PLAN

DRAWING TITLE:

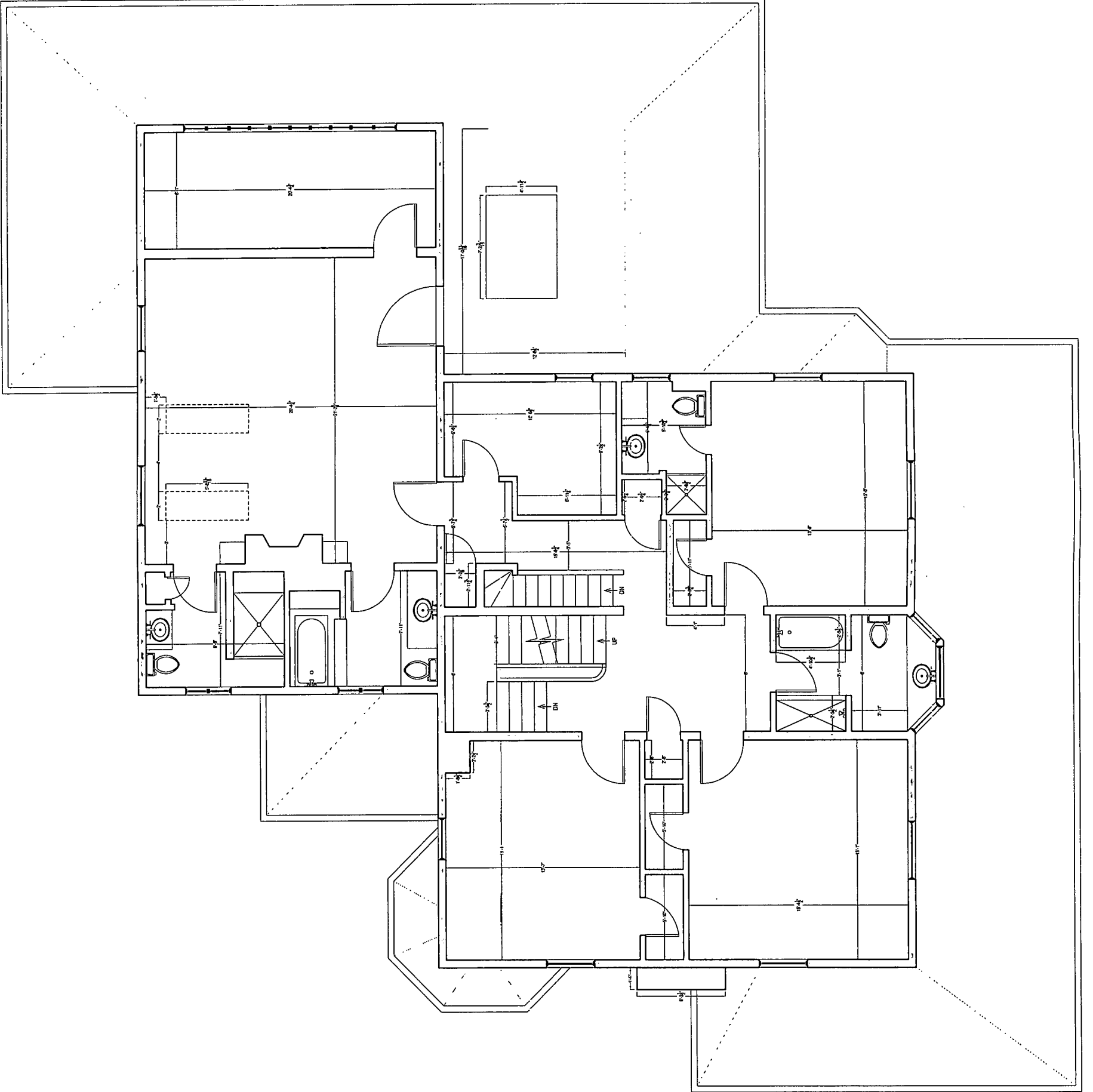


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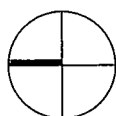




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CHEVY CHASE, MD 20815



DRAWING TITLE:

PROPOSED  
SECOND FLOOR  
PLAN

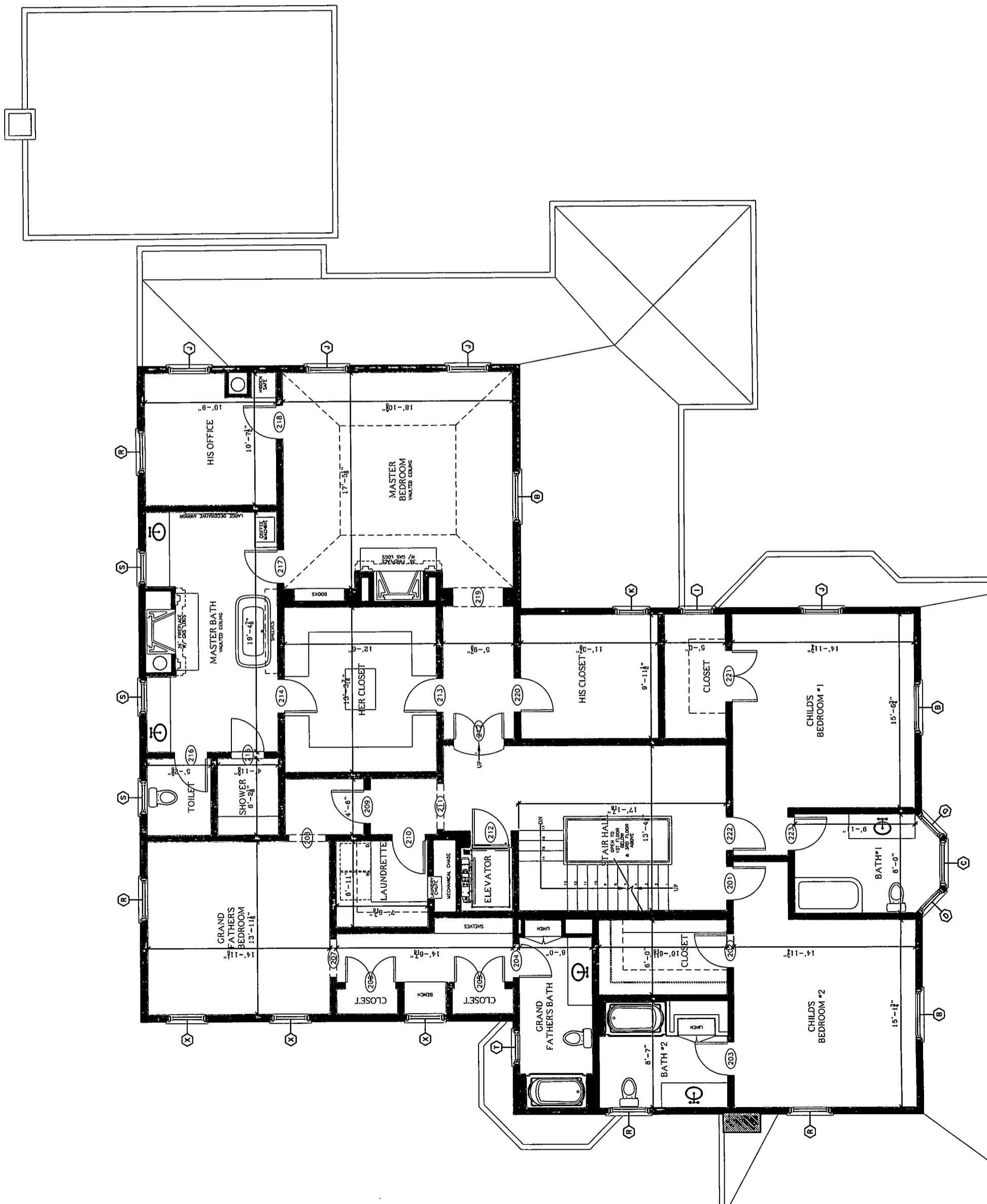
SUBMISSION:

HAWP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-3b



**A-4a**

SCALE: 1/8" = 1'-0"

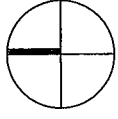
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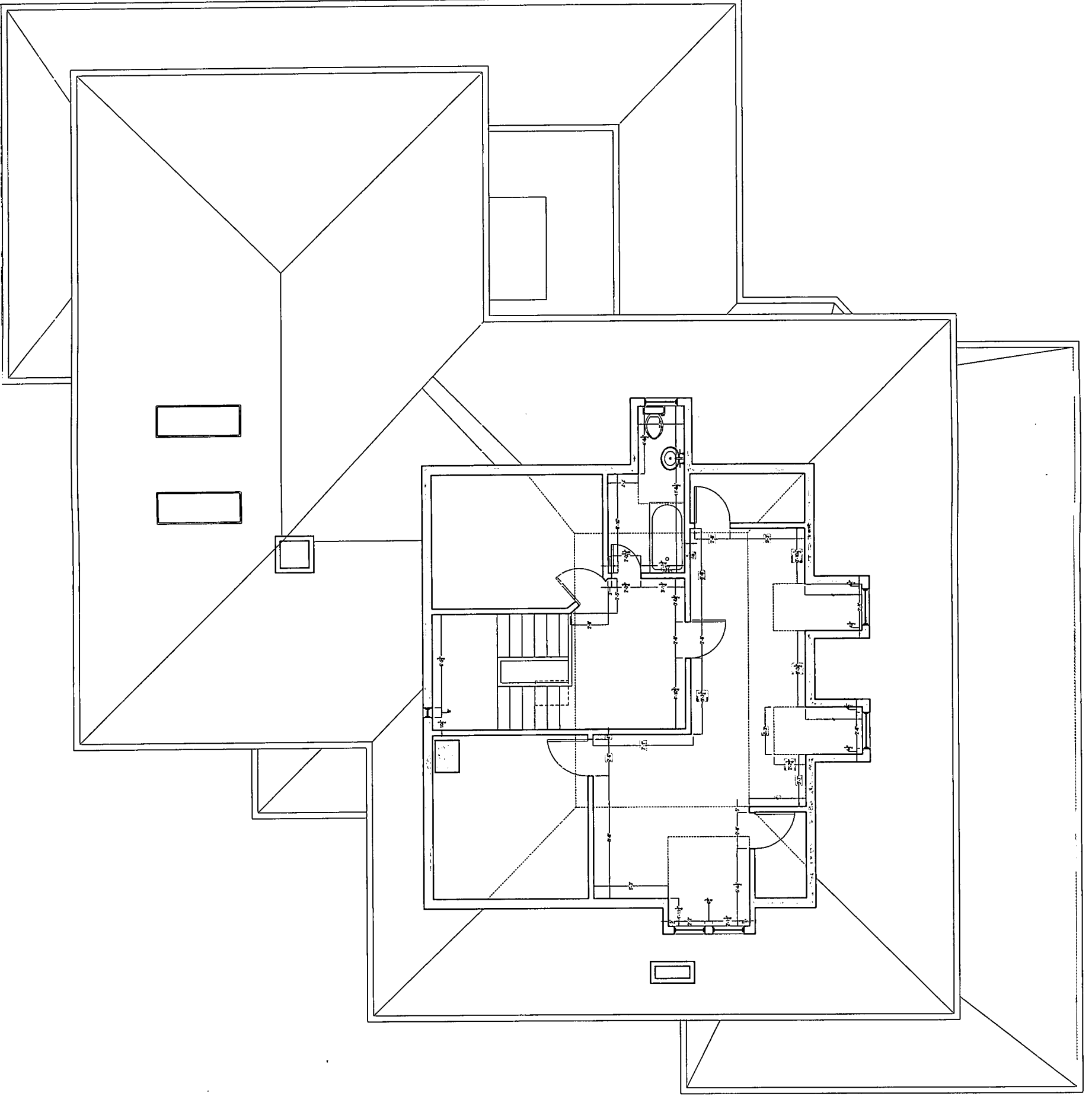
EXISTING  
THIRD  
FLOOR  
PLAN

DRAWING TITLE:



PROJECT:  
PRYOR RESIDENCE  
7 NEWLANDS ST.  
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A-4b

SCALE: 1/8" = 1'-0"

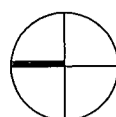
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HAMP APPLICATION

SUBMISSION:

PROPOSED  
THIRD FLOOR  
PLAN

DRAWING TITLE:

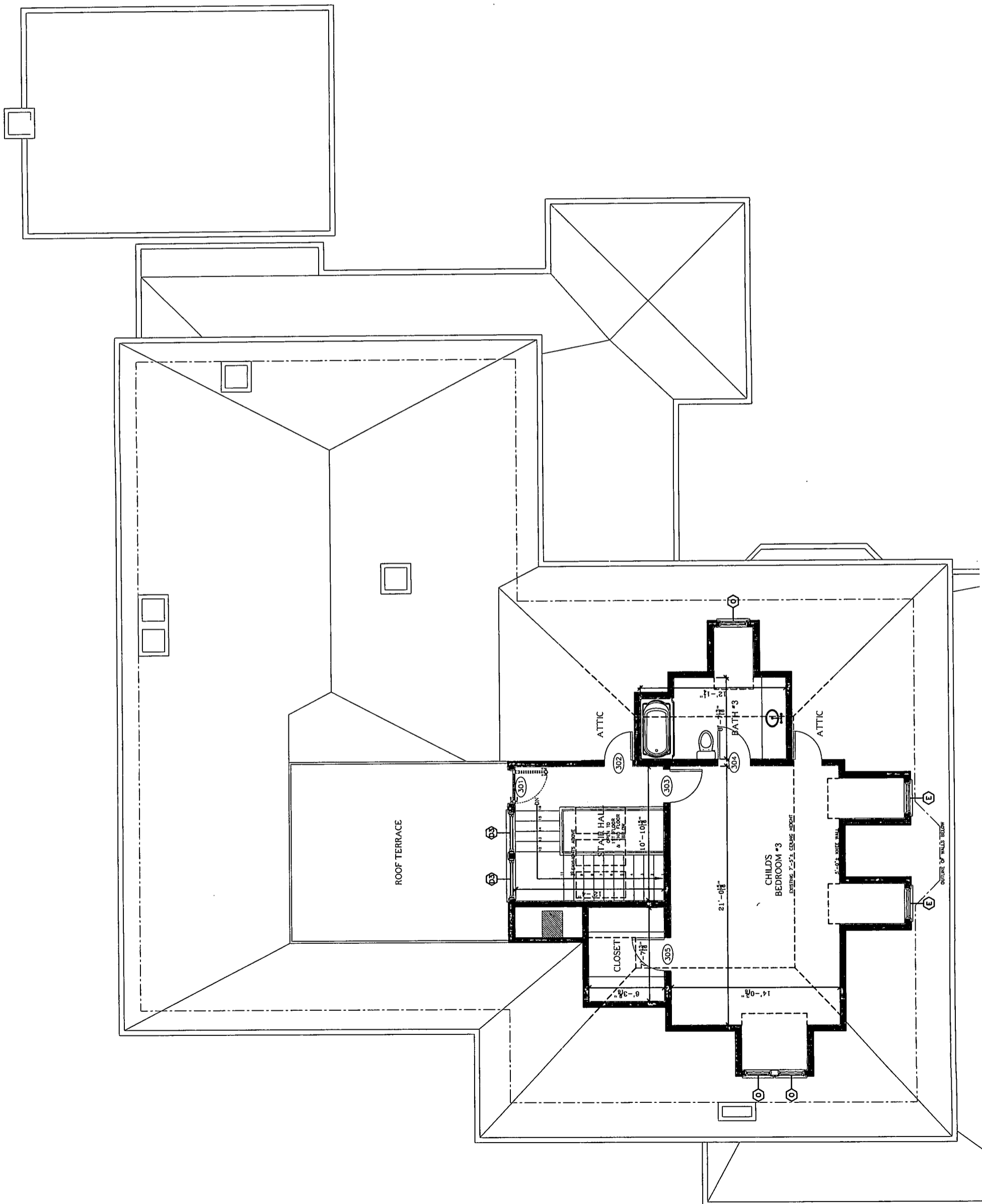
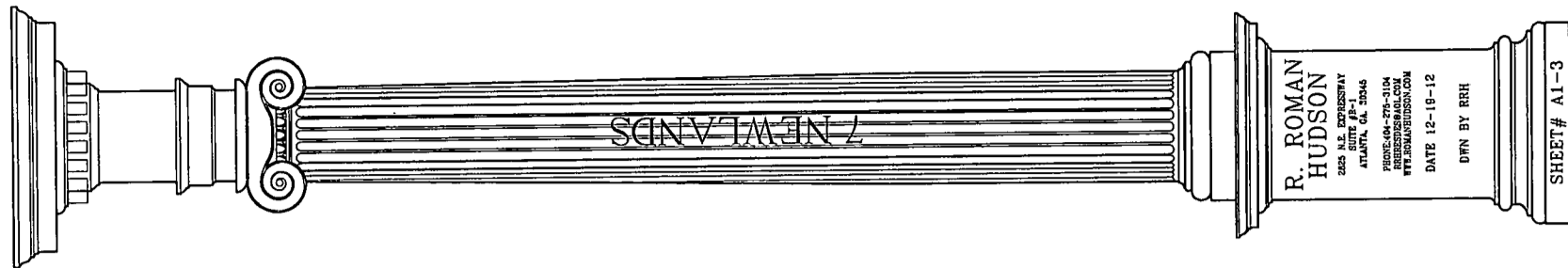


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PROJECT:

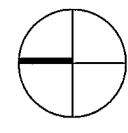
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PROJECT:  
PROR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815



DRAWING TITLE:

EXISTING  
BASEMENT  
PLAN

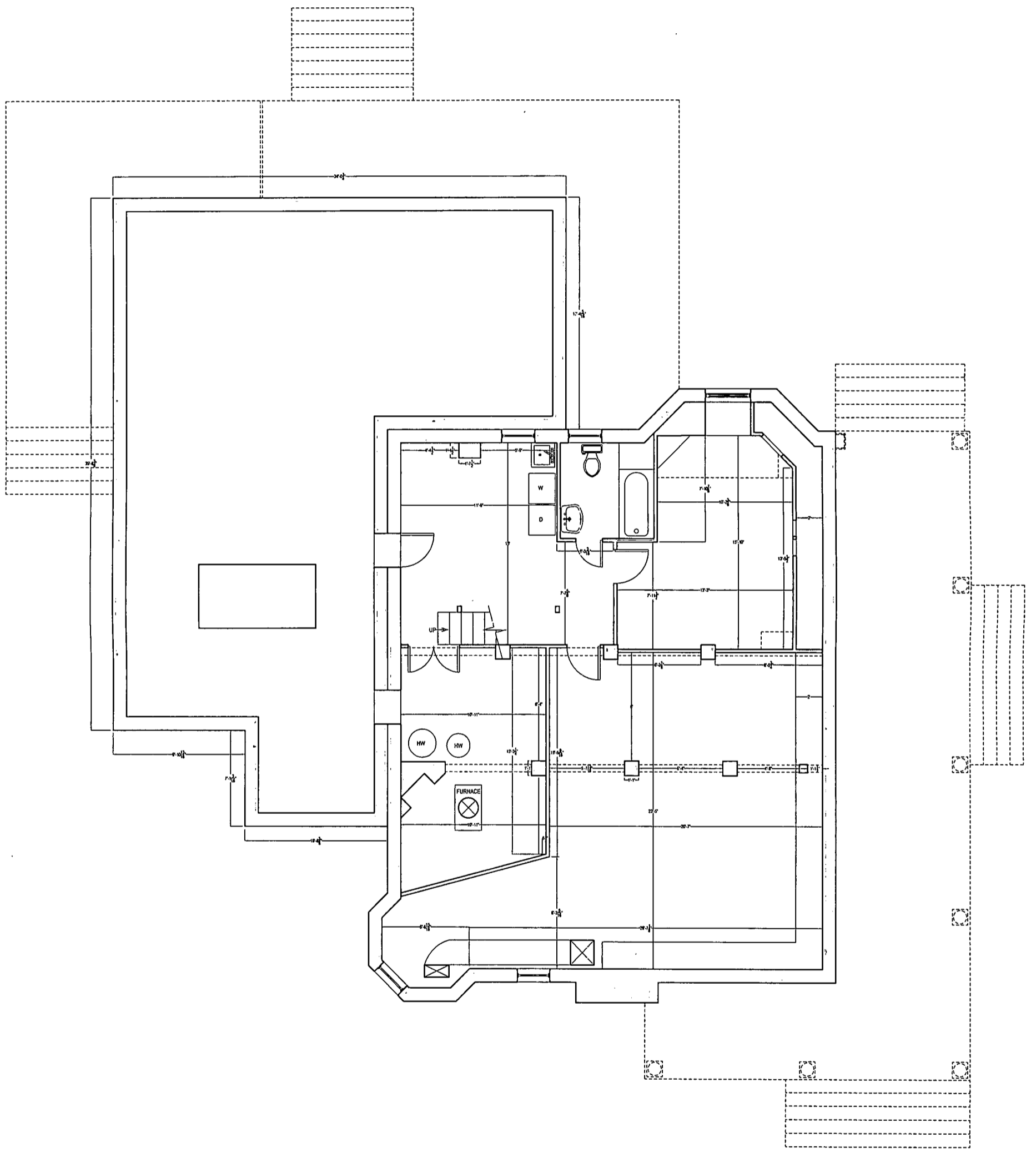
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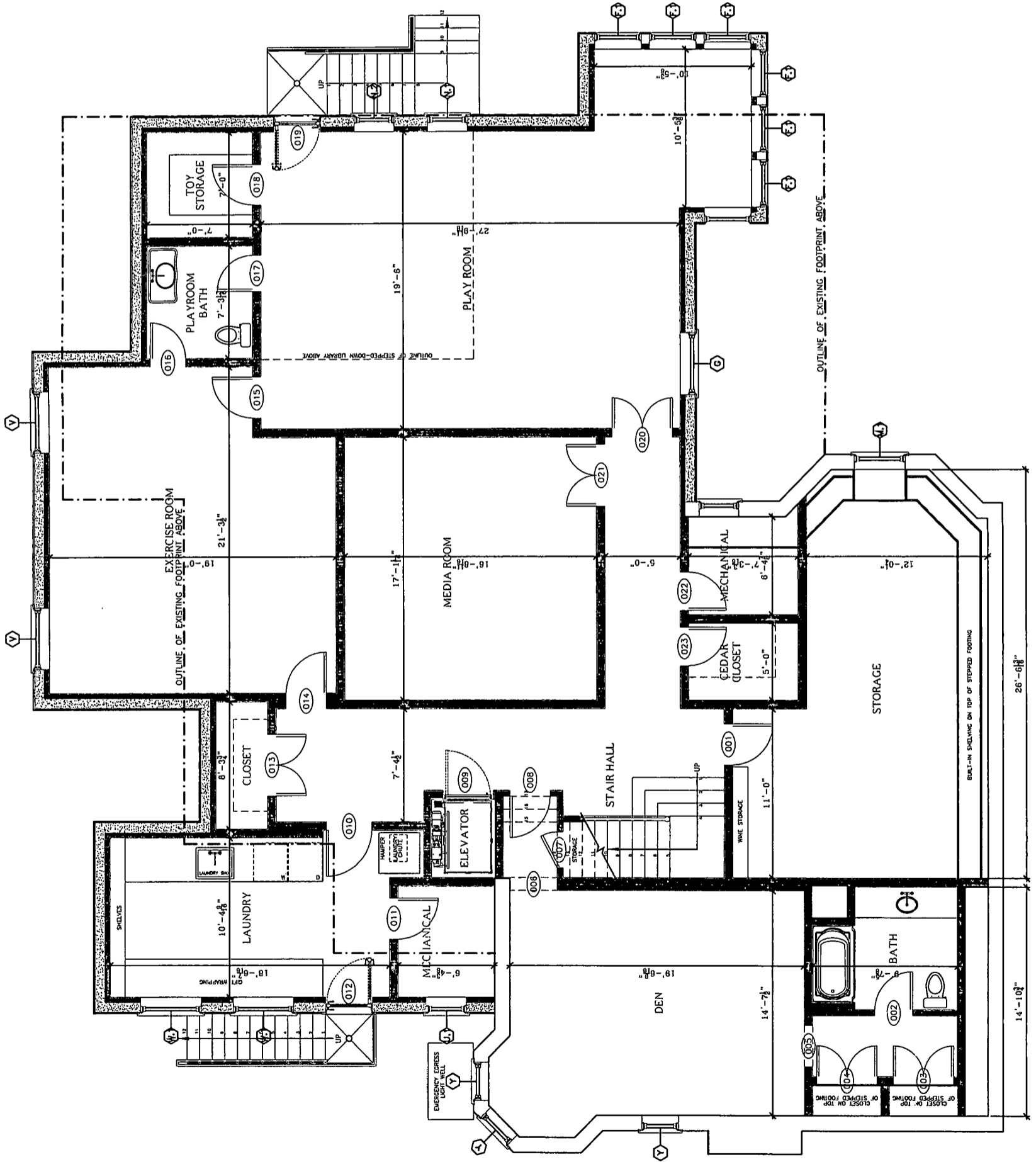
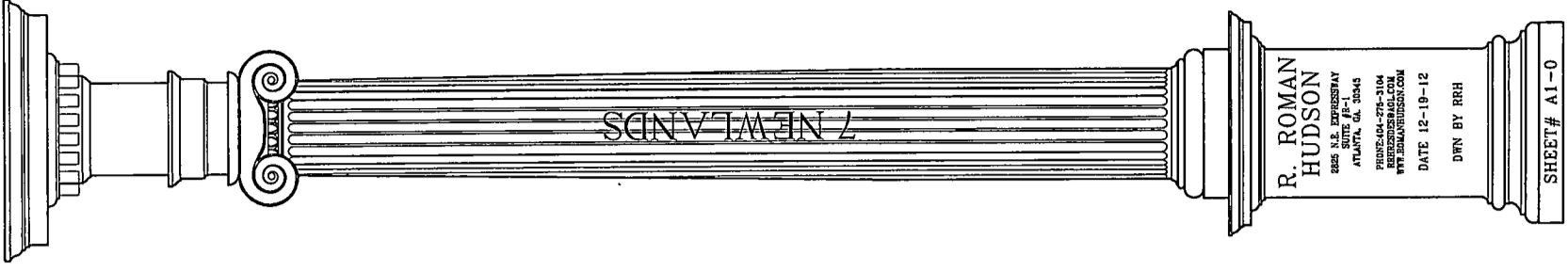
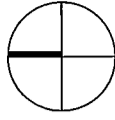
HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-5a





A-6a

SCALE: 1/8" = 1'-0"

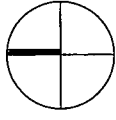
DATE: DECEMBER 19, 2012

HAMP APPLICATION

SUBMISSION:

EXISTING  
ROOF  
PLAN

DRAWING TITLE:

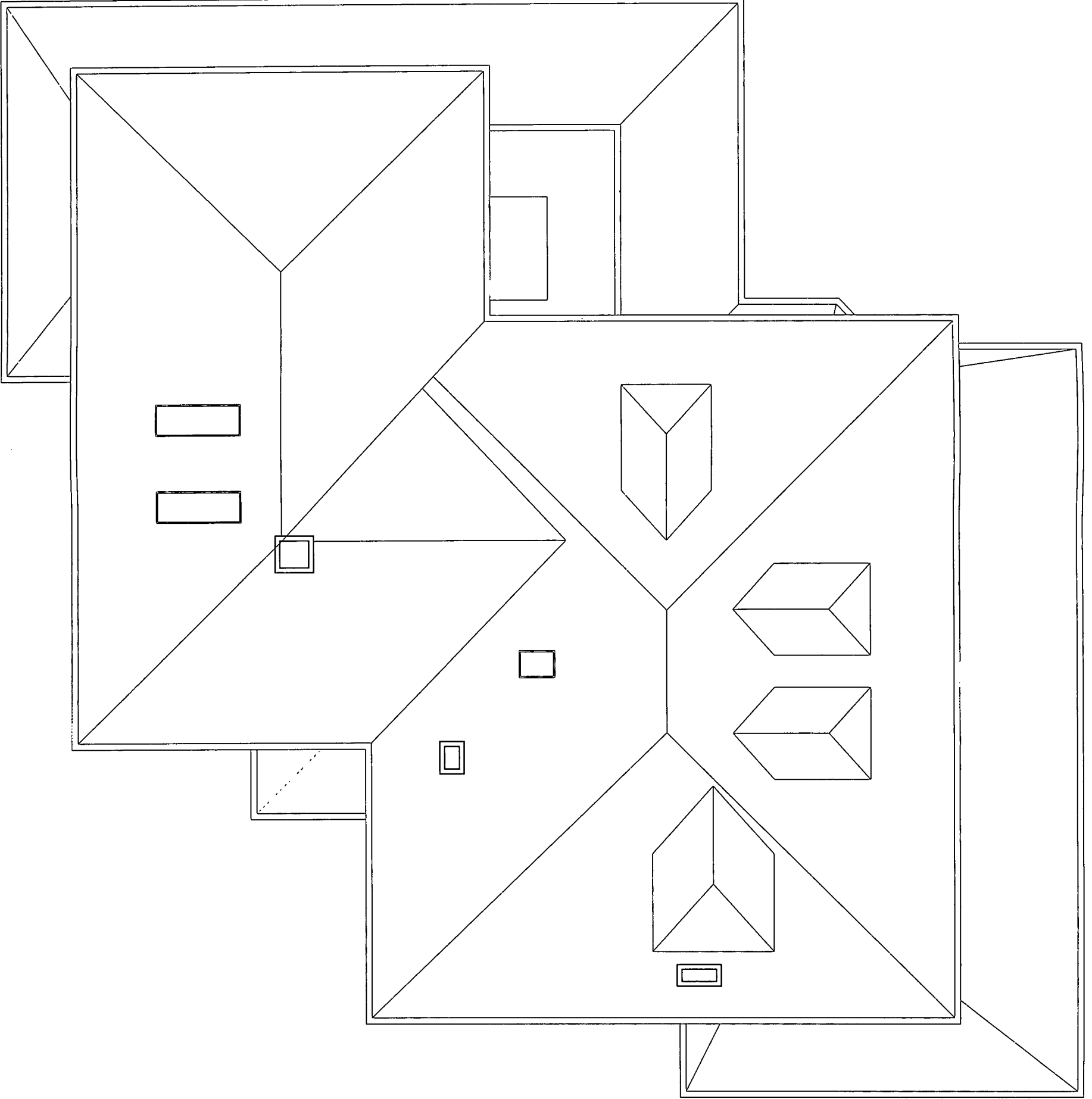


PRYOR RESIDENCE  
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CHEVY CHASE, MD 20815

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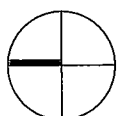


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PROJECT:



DRAWING TITLE:

PROPOSED  
ROOF PLAN

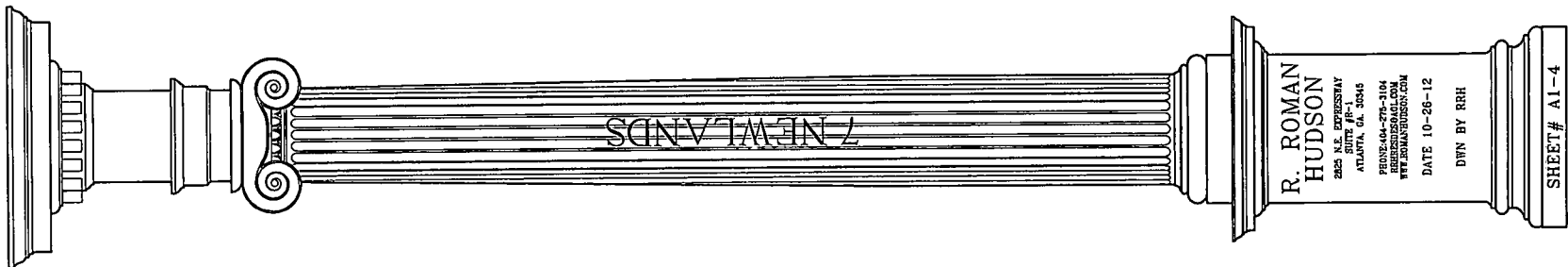
SUBMISSION:

HAMP APPLICATION

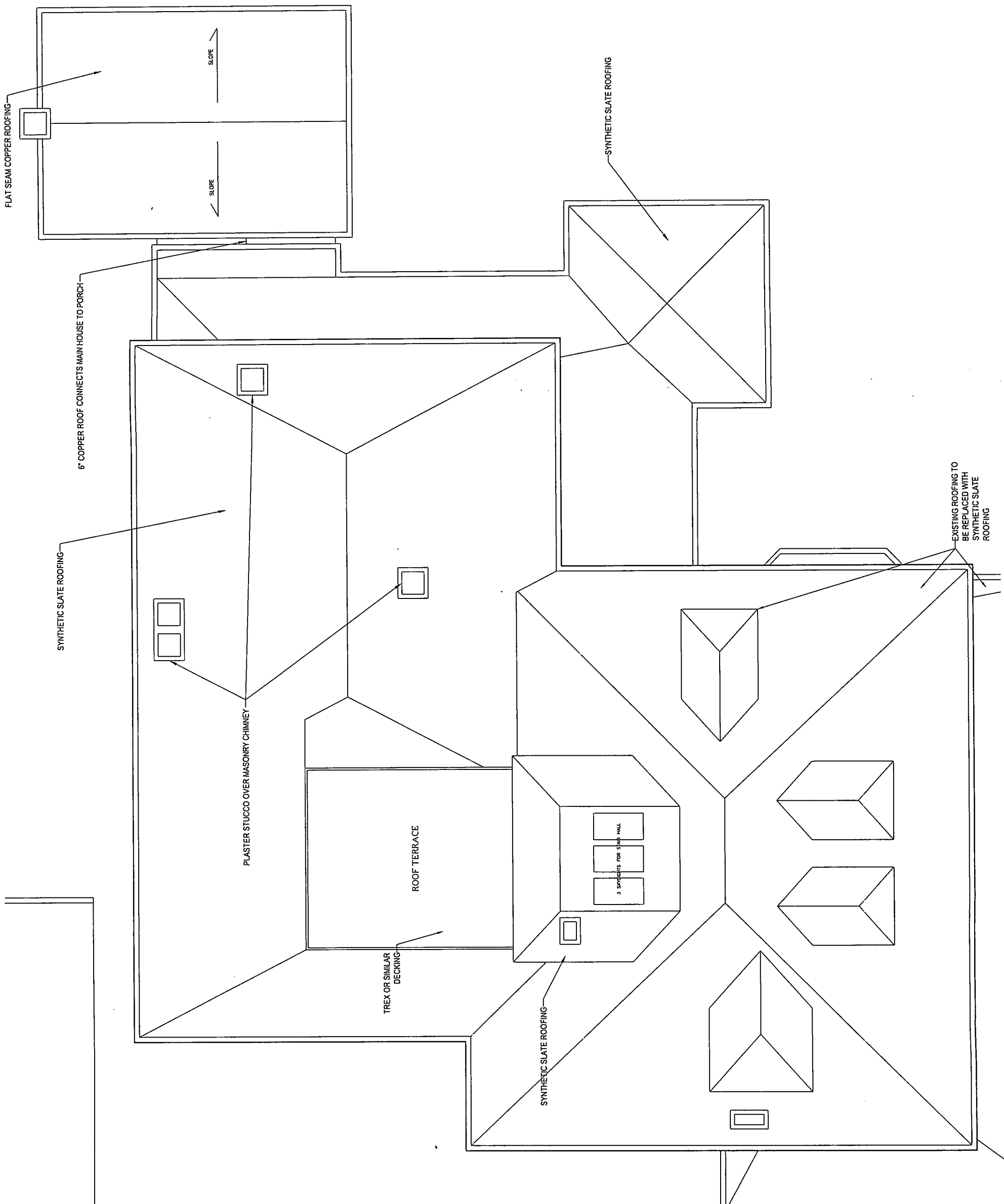
DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-6b



7 NEWLANDS



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PROJECT:

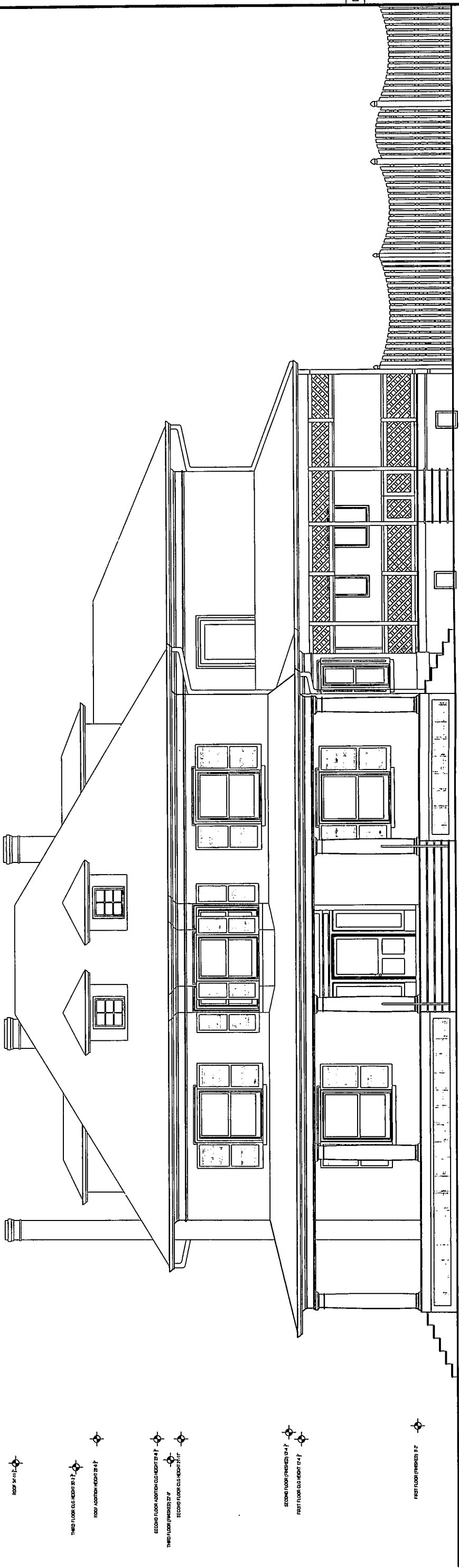
DRAWING TITLE:

EXISTING  
SOUTH (FRONT)  
ELEVATION

SUBMISSION:  
HAMP APPLICATION

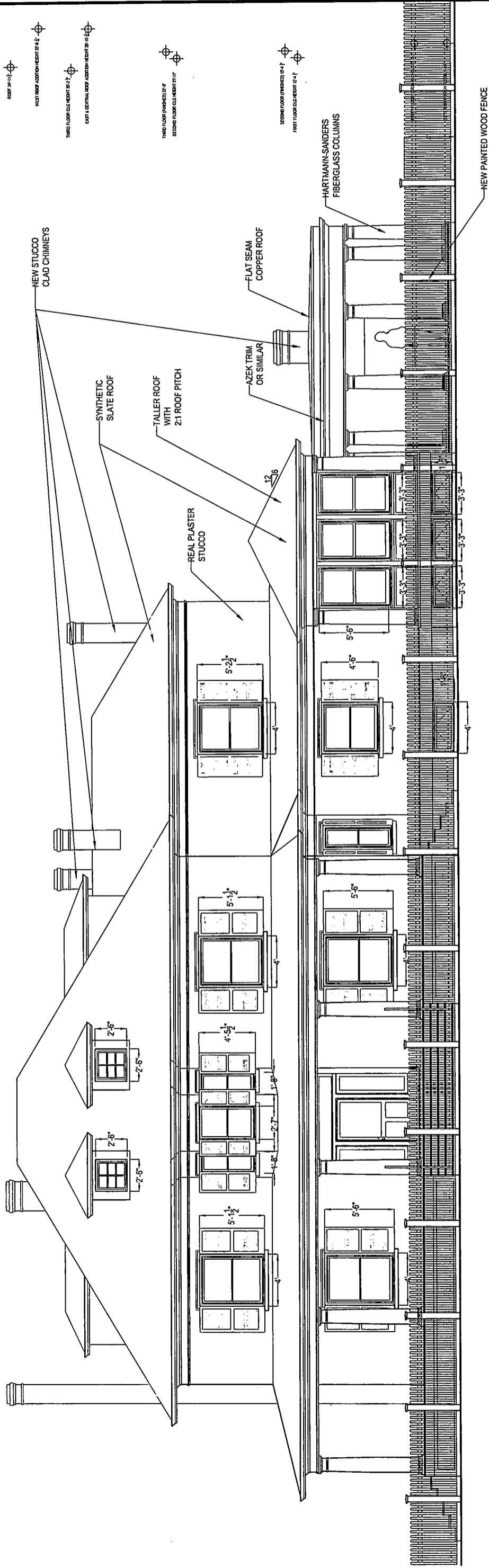
DATE: DECEMBER 19, 2012  
SCALE: 1/8" = 1'-0"

A-7



ROOF SECTION 22-1  
FIRST FLOOR (FINISHED) 22-1  
SECOND FLOOR (FINISHED) 22-1  
THIRD FLOOR (FINISHED) 22-1  
ROOF SECTION 22-1  
FIRST FLOOR (FINISHED) 22-1  
SECOND FLOOR (FINISHED) 22-1  
THIRD FLOOR (FINISHED) 22-1  
ROOF SECTION 22-1  
FIRST FLOOR (FINISHED) 22-1  
SECOND FLOOR (FINISHED) 22-1  
THIRD FLOOR (FINISHED) 22-1





WINDOWS:

- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

DOORS:

- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

SHUTTERS:

- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.

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 CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

EXISTING  
 EAST  
 ELEVATION

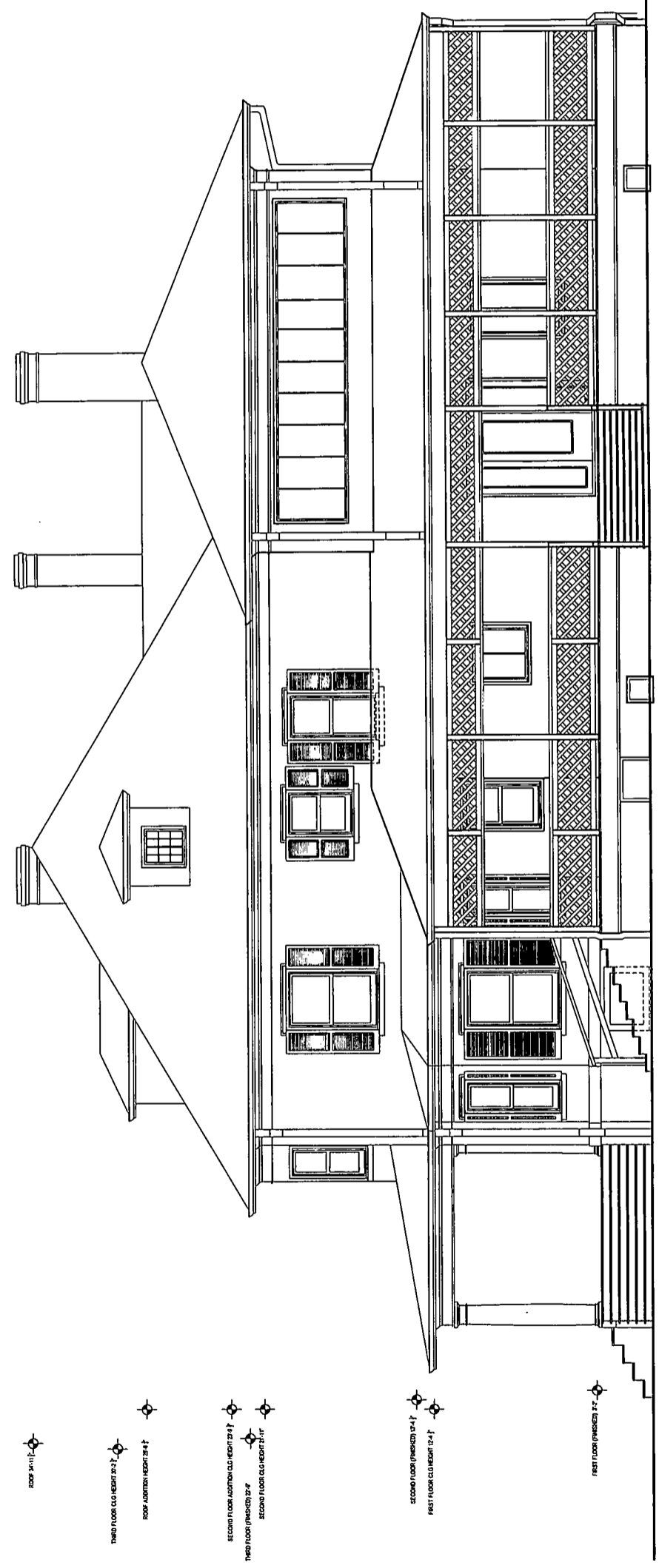
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-9



ROOF FINISH 2'-0"

THIRD FLOOR FINISH 2'-0"

ROOF ADJUSTED HEIGHT 2'-4"

SECOND FLOOR ADJUSTED FINISH 2'-0"

THIRD FLOOR FINISH 2'-0"

SECOND FLOOR OLD HEIGHT 2'-0"

SECOND FLOOR OLD HEIGHT 2'-0"

SECOND FLOOR FINISH 2'-0"

FIRST FLOOR OLD HEIGHT 2'-0"

FIRST FLOOR FINISH 2'-0"

PROJECT:

DRAWING TITLE:

PROPOSED  
 EAST (SIDE)  
 ELEVATION

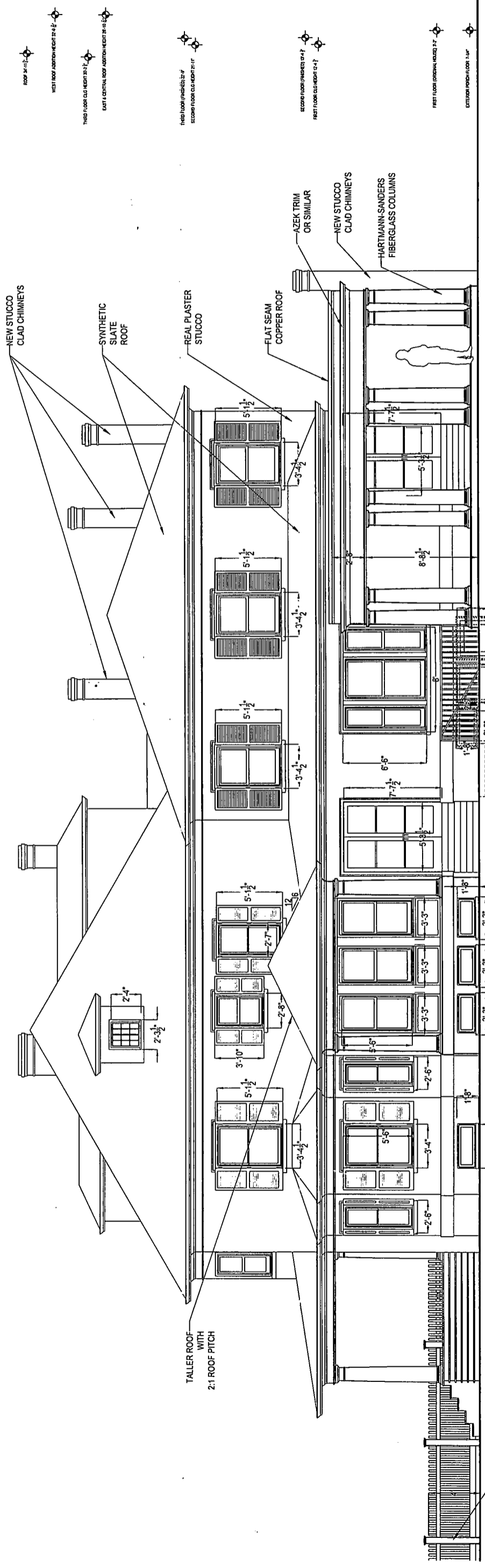
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-10



- WINDOWS:**
- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
  - ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

- DOORS:**
- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

- SHUTTERS:**
- REPLACE ALL SHUTTERS IN KIND.
  - ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.

SCALE: 1/8" = 1'-0"

DATE: DECEMBER 19, 2012

SUBMISSION: HAMP APPLICATION

EXISTING NORTH ELEVATION

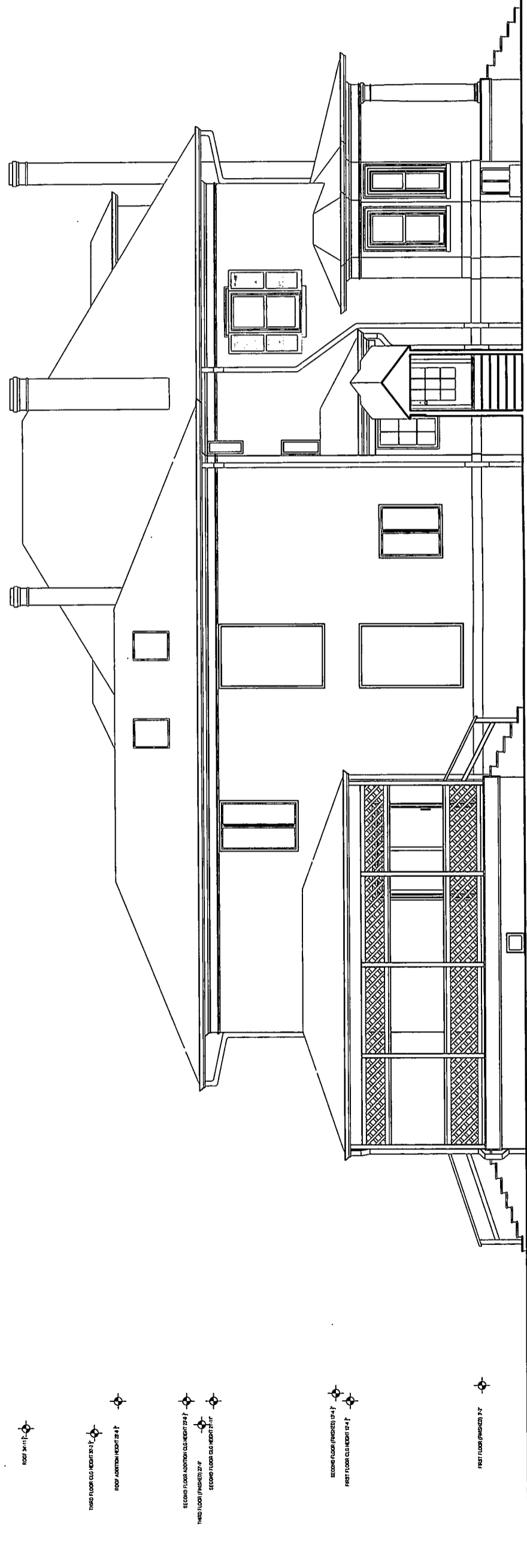
DRAWING TITLE:

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7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

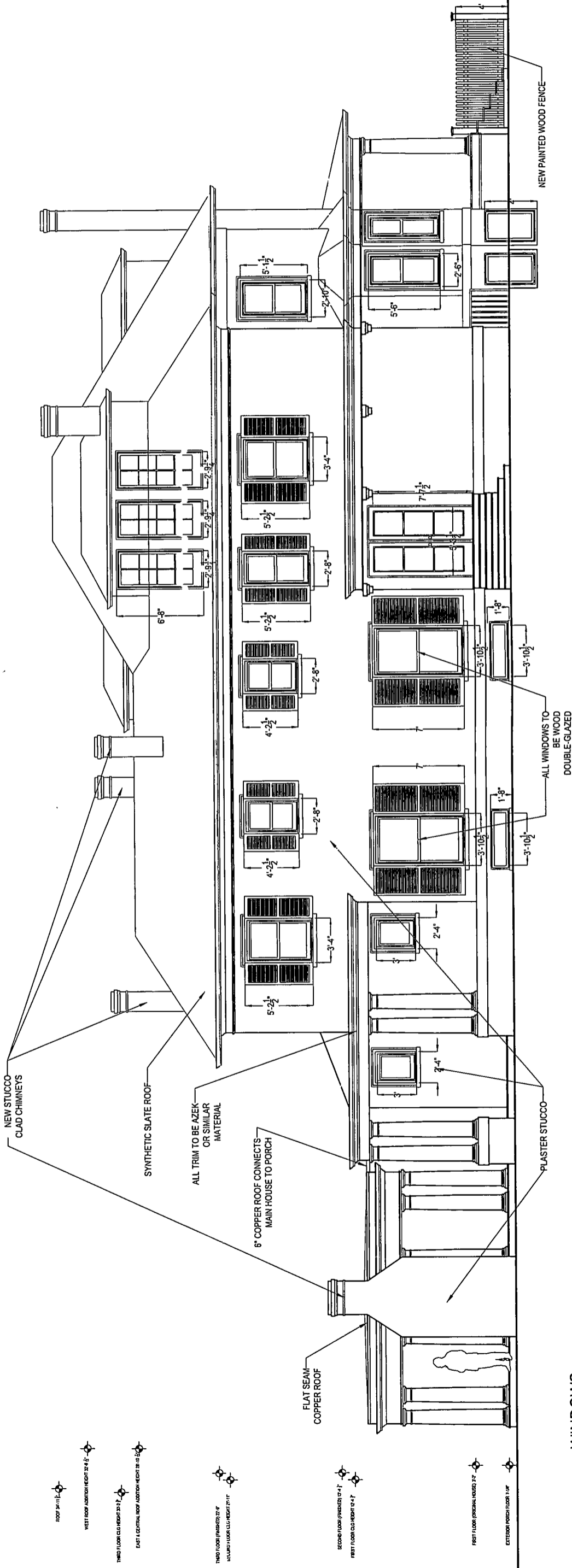
PROJECT:

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ROOF 3'-11 1/2"  
 THIRD FLOOR (FINISHED) 12'-1 1/2"  
 ROOF JOIST/RAFTER HEIGHT 22'-1 1/2"  
 SECOND FLOOR (FINISHED) 10'-1 1/2"  
 THIRD FLOOR (FINISHED) 2'-0"  
 SECOND FLOOR (FINISHED) 2'-11 1/2"  
 SECOND FLOOR (FINISHED) 10'-1 1/2"  
 FIRST FLOOR (FINISHED) 12'-1 1/2"  
 FIRST FLOOR (FINISHED) 2'-0"



**WINDOWS:**

- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

**DOORS:**

- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

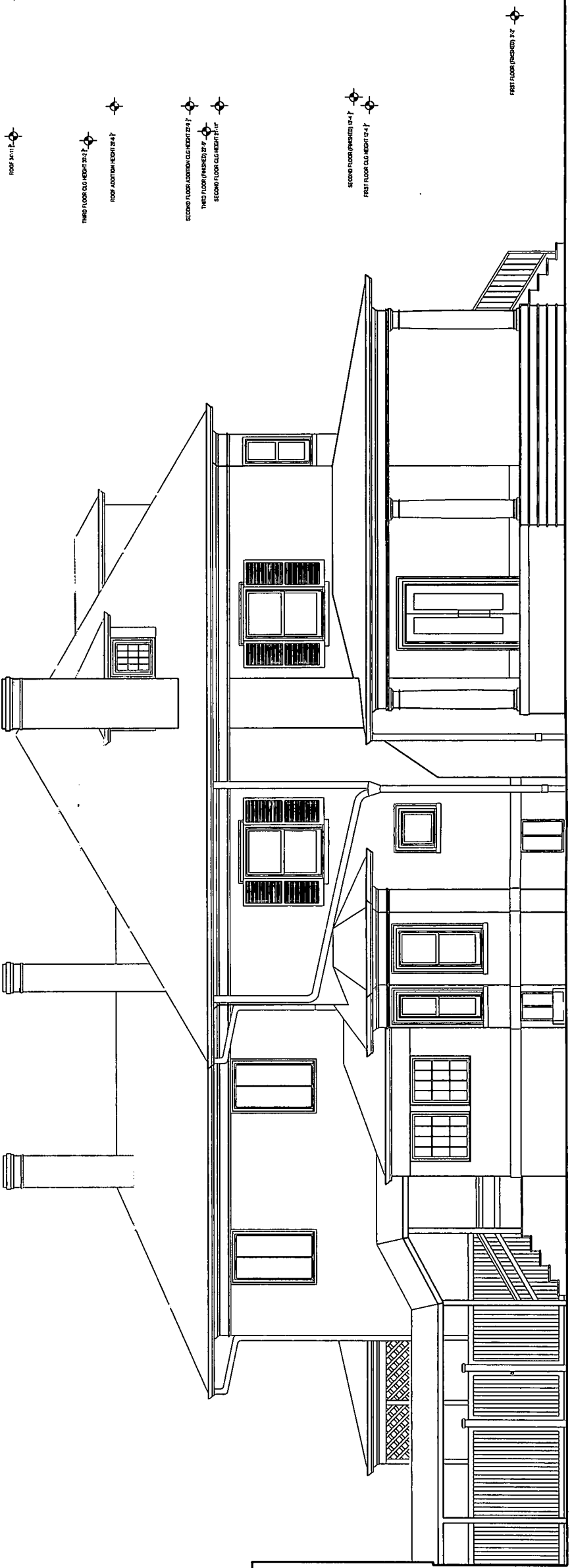
**SHUTTERS:**

- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.

EXISTING WEST ELEVATION

DRAWING TITLE

GARAGE

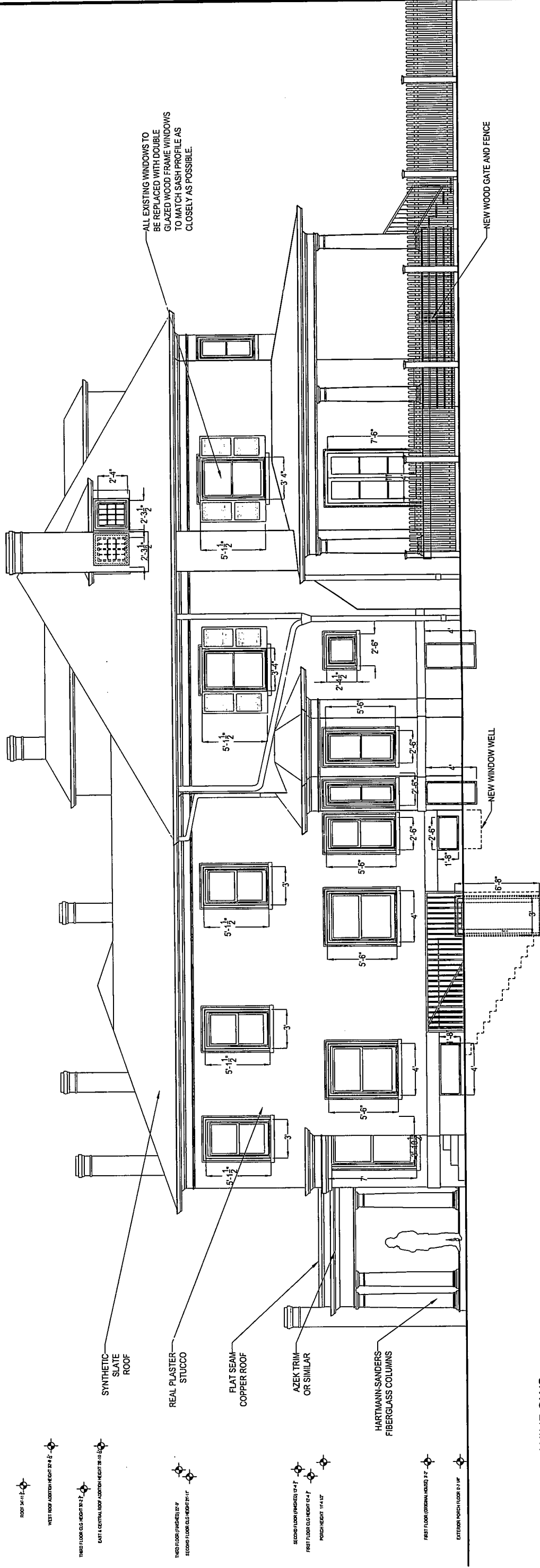


PROJECT:

PROR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

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**WINDOWS:**

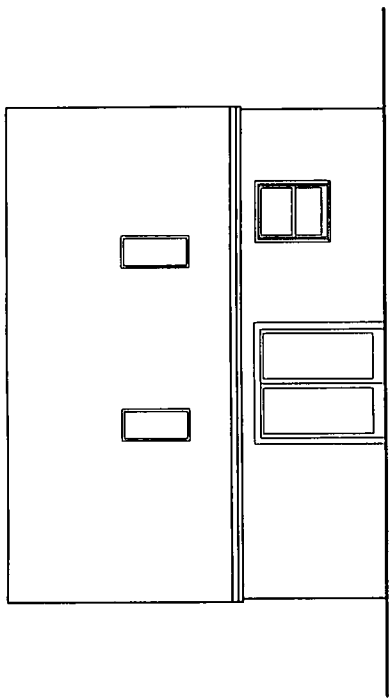
- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

**DOORS:**

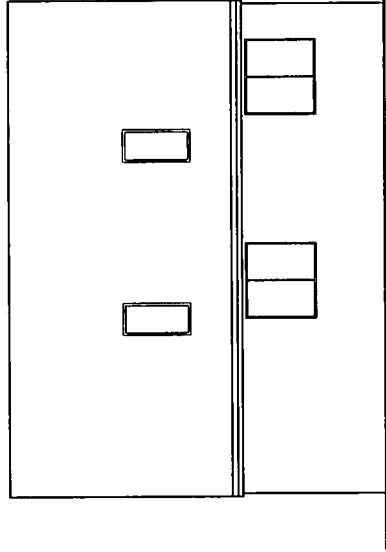
- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

**SHUTTERS:**

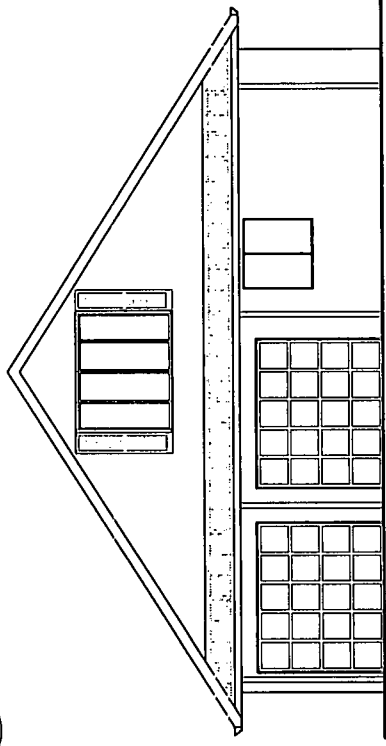
- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.



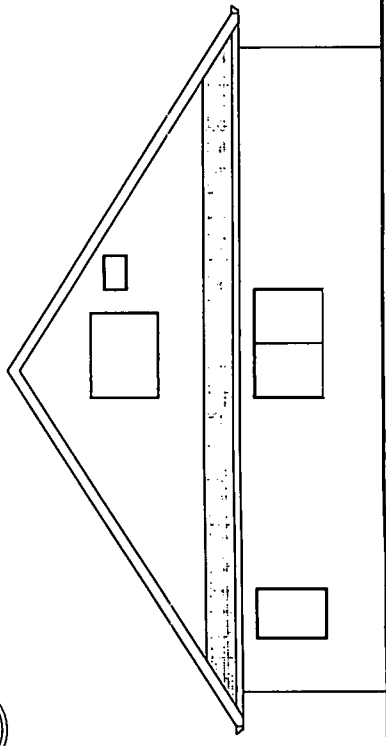
1 EXISTING EAST GARAGE ELEVATION



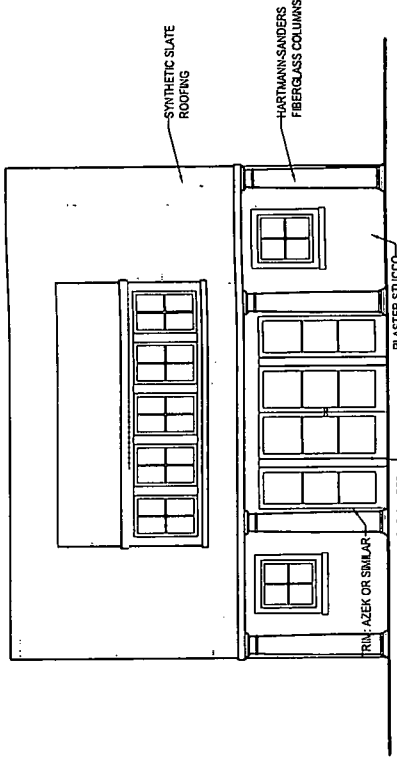
3 EXISTING WEST GARAGE ELEVATION



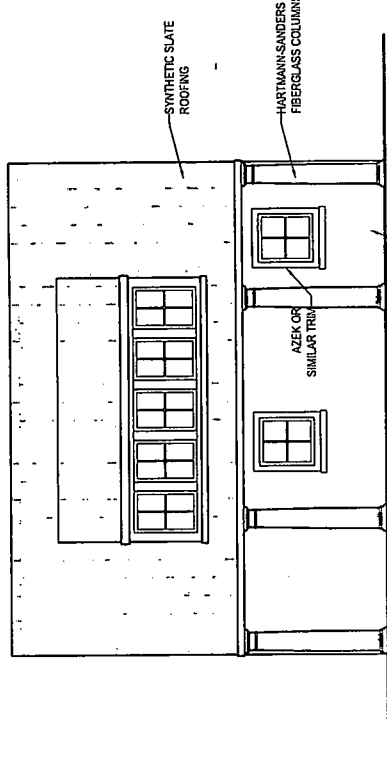
5 EXISTING SOUTH GARAGE ELEVATION



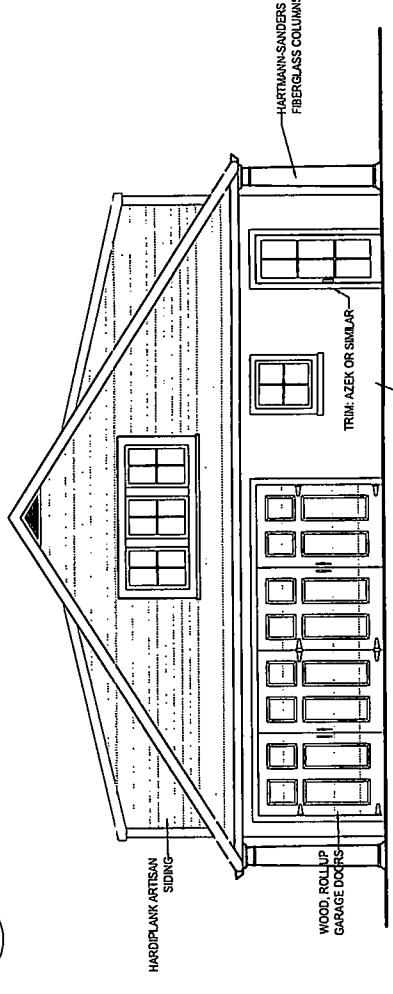
7 EXISTING NORTH GARAGE ELEVATION



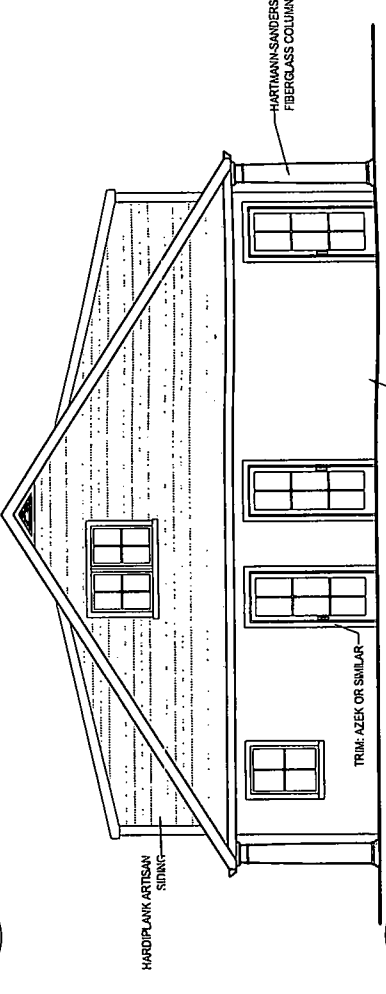
2 PROPOSED EAST GARAGE ELEVATION



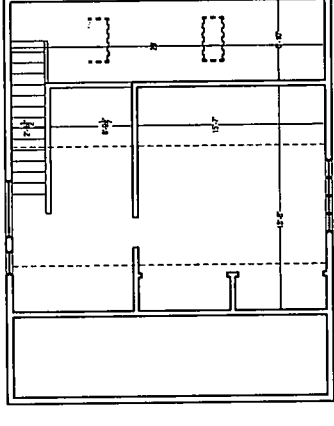
4 PROPOSED WEST GARAGE ELEVATION



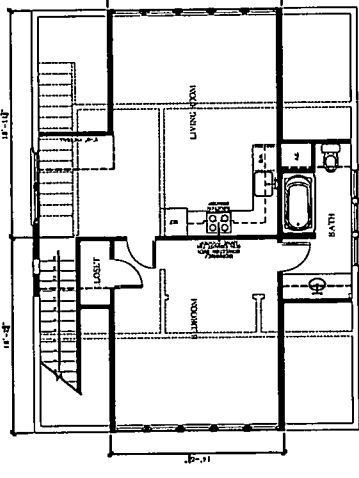
6 PROPOSED SOUTH GARAGE ELEVATION



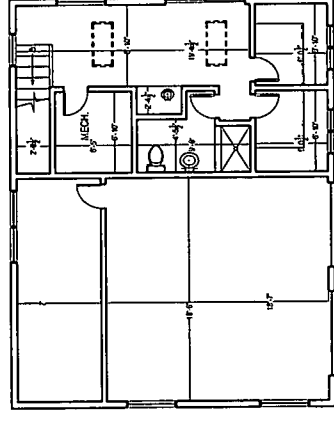
8 PROPOSED NORTH GARAGE ELEVATION



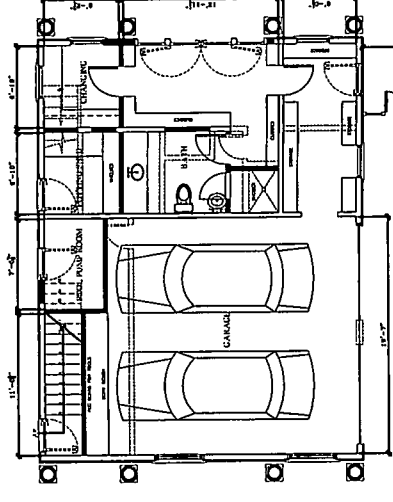
9 EXISTING SECOND FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



10 PROPOSED SECOND FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



11 EXISTING FIRST FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



12 PROPOSED FIRST FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



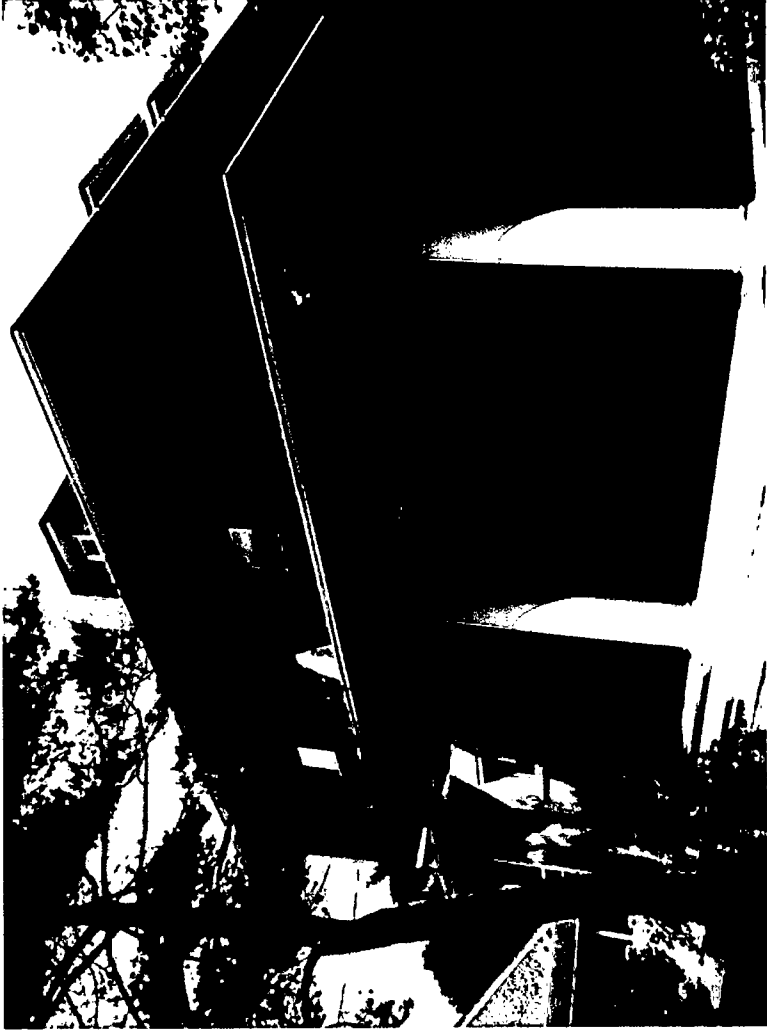
# 1 INDEX

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PS-2	PHOTO SHEET 2	A-9	EXISTING EAST (SIDE) ELEVATION
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A-6	EXISTING ROOF PLAN		
A-6b	PROPOSED ROOF PLAN		

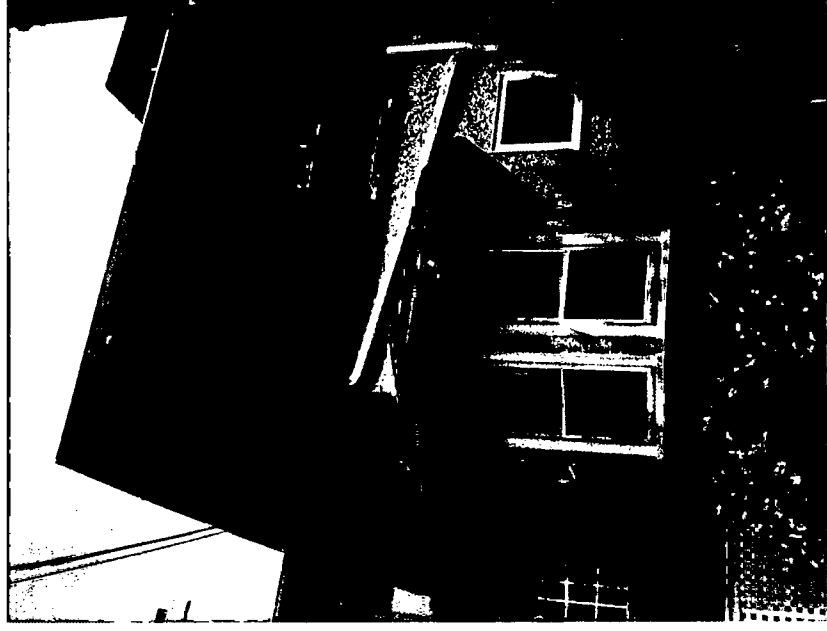
**RECEIVED**  
 DEC 19 2012  
 By \_\_\_\_\_

## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



2 VIEW OF SOUTHWEST CORNER



3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION

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PROJECT:

DRAWING TITLE:

COVER SHEET,  
 INDEX,  
 AND PHOTOS

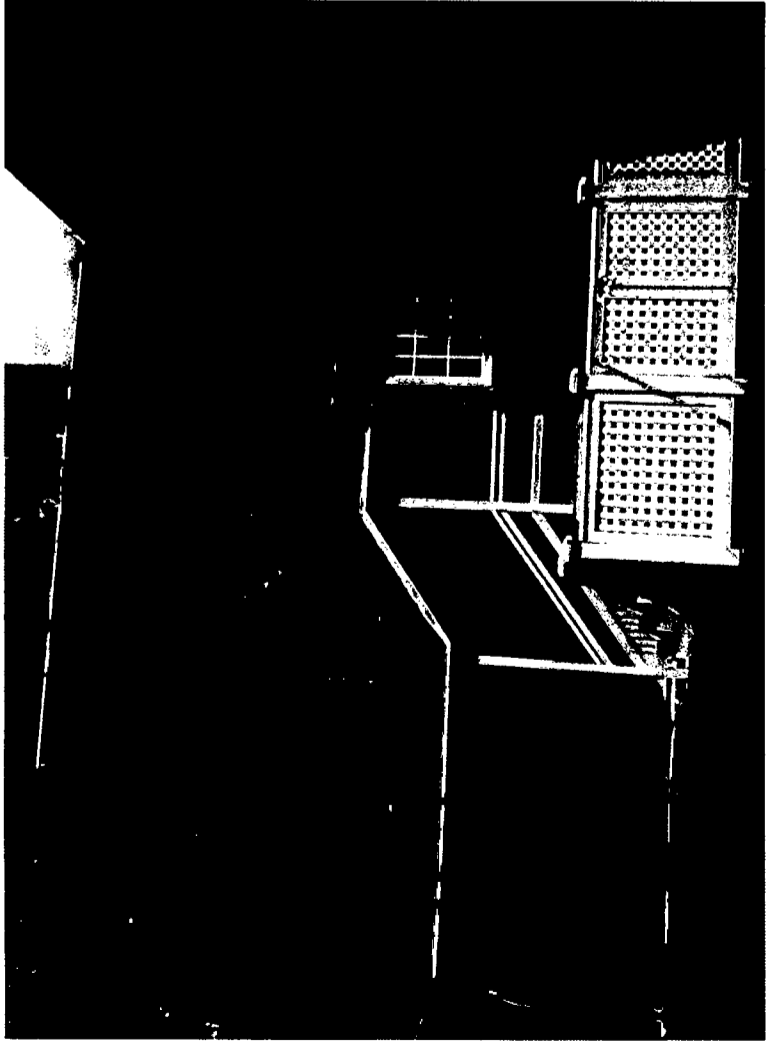
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: NTS= 1/4"

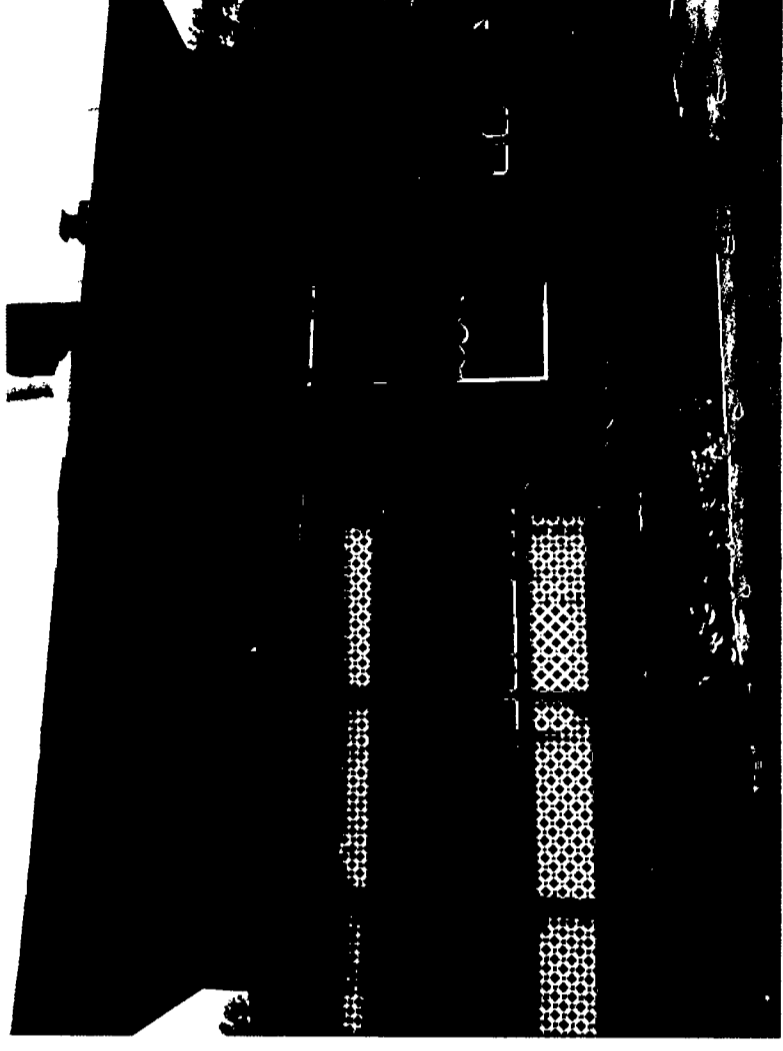
**CS**



1 VIEW OF NORTHWEST CORNER



3 VIEW OF EAST (SIDE) ELEVATION



2 VIEW OF NORTH (BACK) ELEVATION



4 VIEW OF SOUTHEAST CORNER

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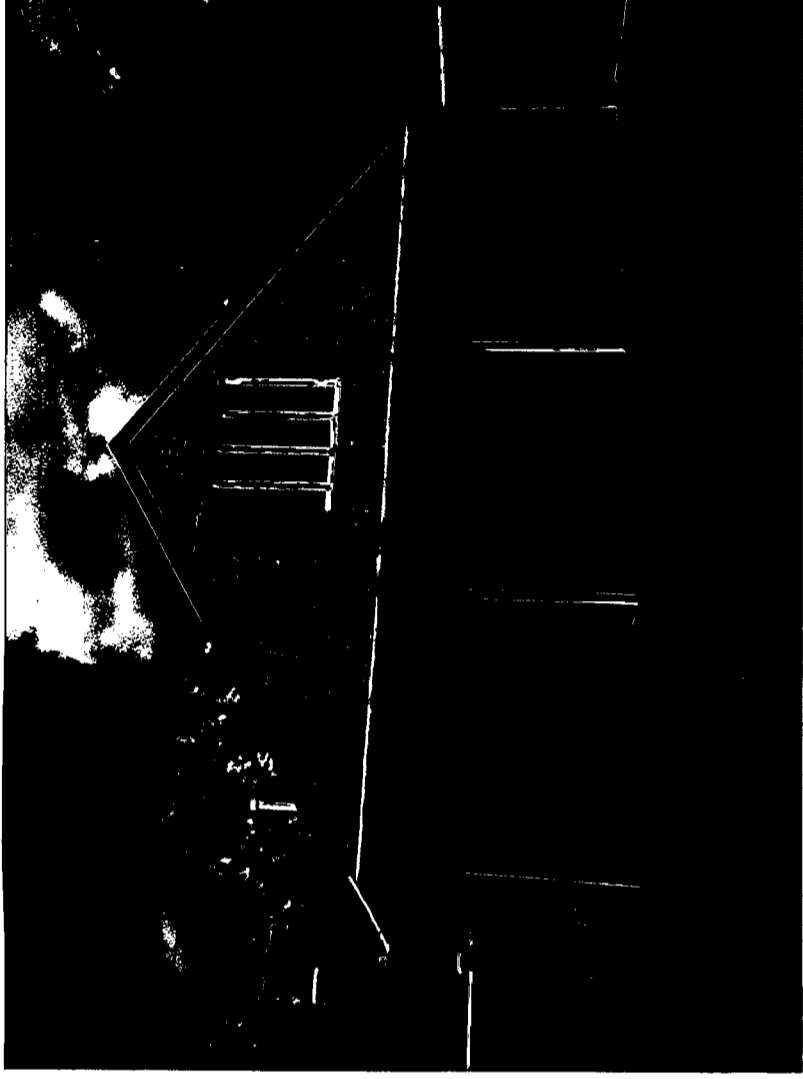
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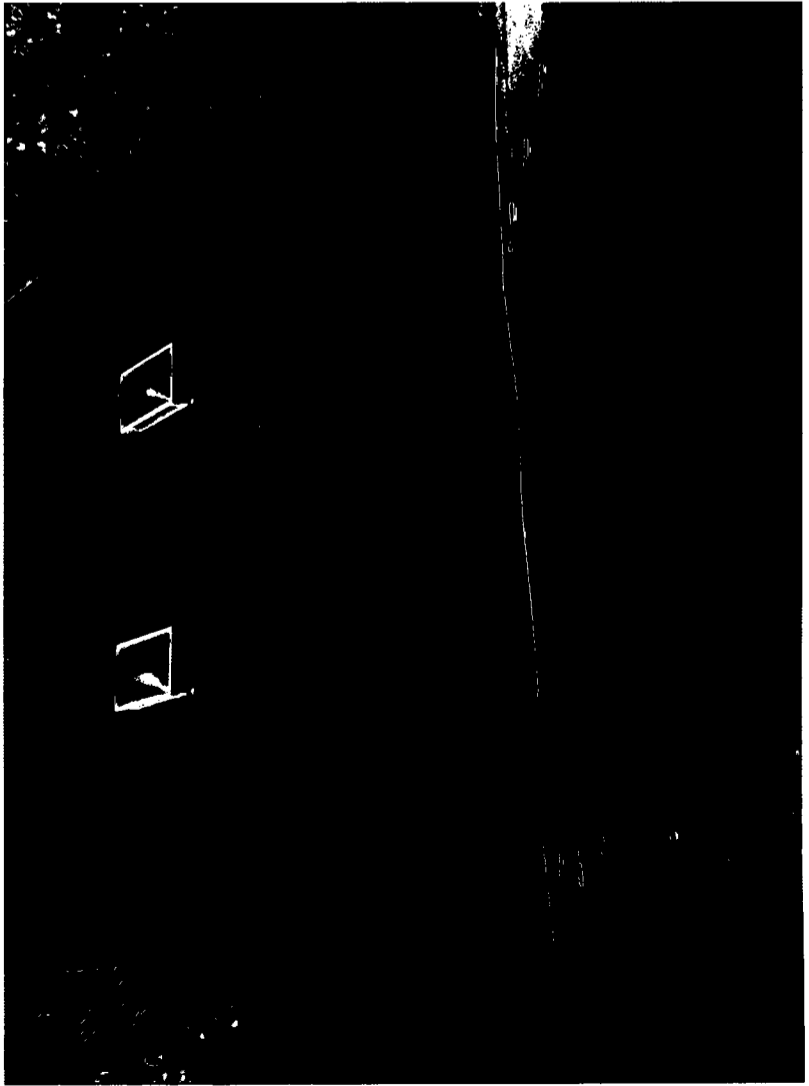
PS-1



1 VIEW OF FRONT (SOUTH) ELEVATION



2 VIEW OF GARAGE (SOUTH) ELEVATION



3 VIEW OF GARAGE (EAST) ELEVATION

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PHOTO SHEET

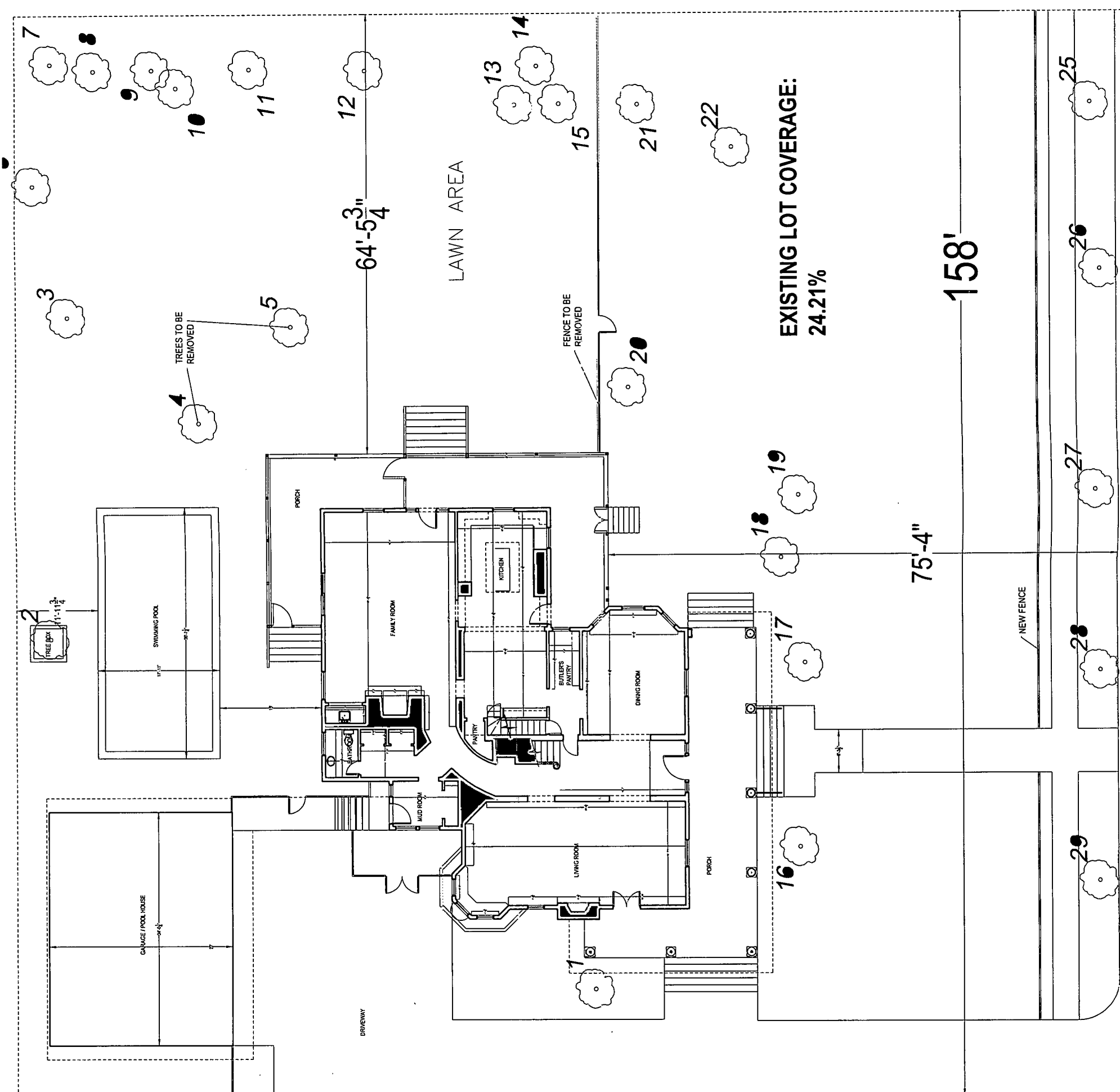
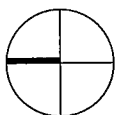
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: NTS = 1'-0"

PS-2



EXISTING LOT COVERAGE:  
 24.21%

158'

75'-4"

64'-5 3/4"

LAWN AREA

NEW FENCE

TREES TO BE  
 REMOVED

FENCE TO BE  
 REMOVED

GARAGE / POOL HOUSE

SWIMMING POOL

FAMILY ROOM

KITCHEN

DINING ROOM

LIVING ROOM

DRIVEWAY

MUD ROOM

PANTRY

BUTLER'S PANTRY

PORCH

PORCH

25

26

27

28

29

22

21

15

13

14

12

11

10

9

7

3

2

1

18

19

17

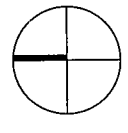
16

20

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PROJECT:



DRAWING TITLE:

PROPOSED SITE PLAN

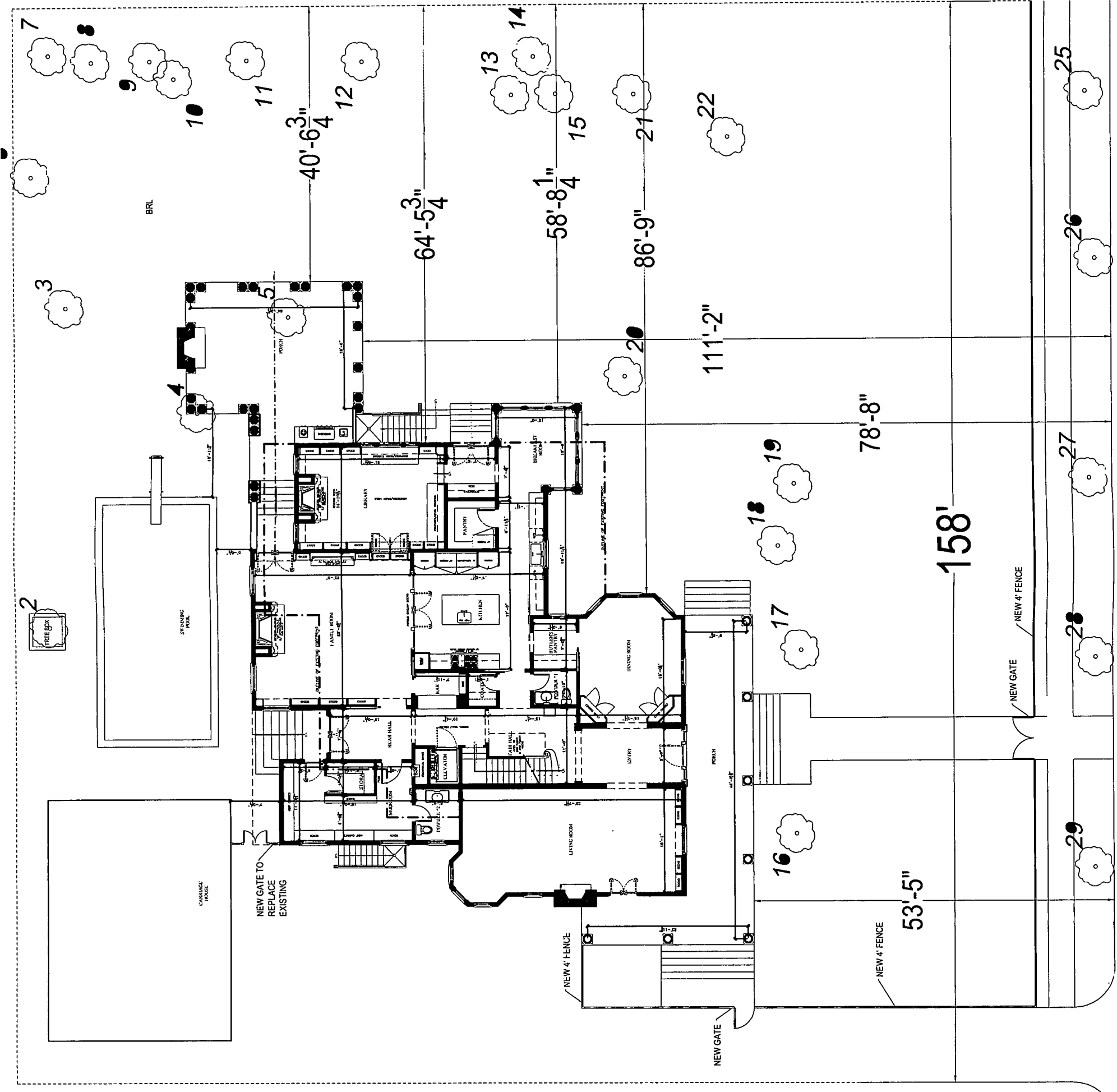
SUBMISSION:

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DATE: DECEMBER 19, 2012

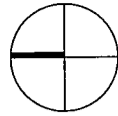
SCALE: 1/16" = 1'-0"

A-1



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PROJECT:

DRAWING TITLE:

EXISTING  
FIRST FLOOR  
PLAN

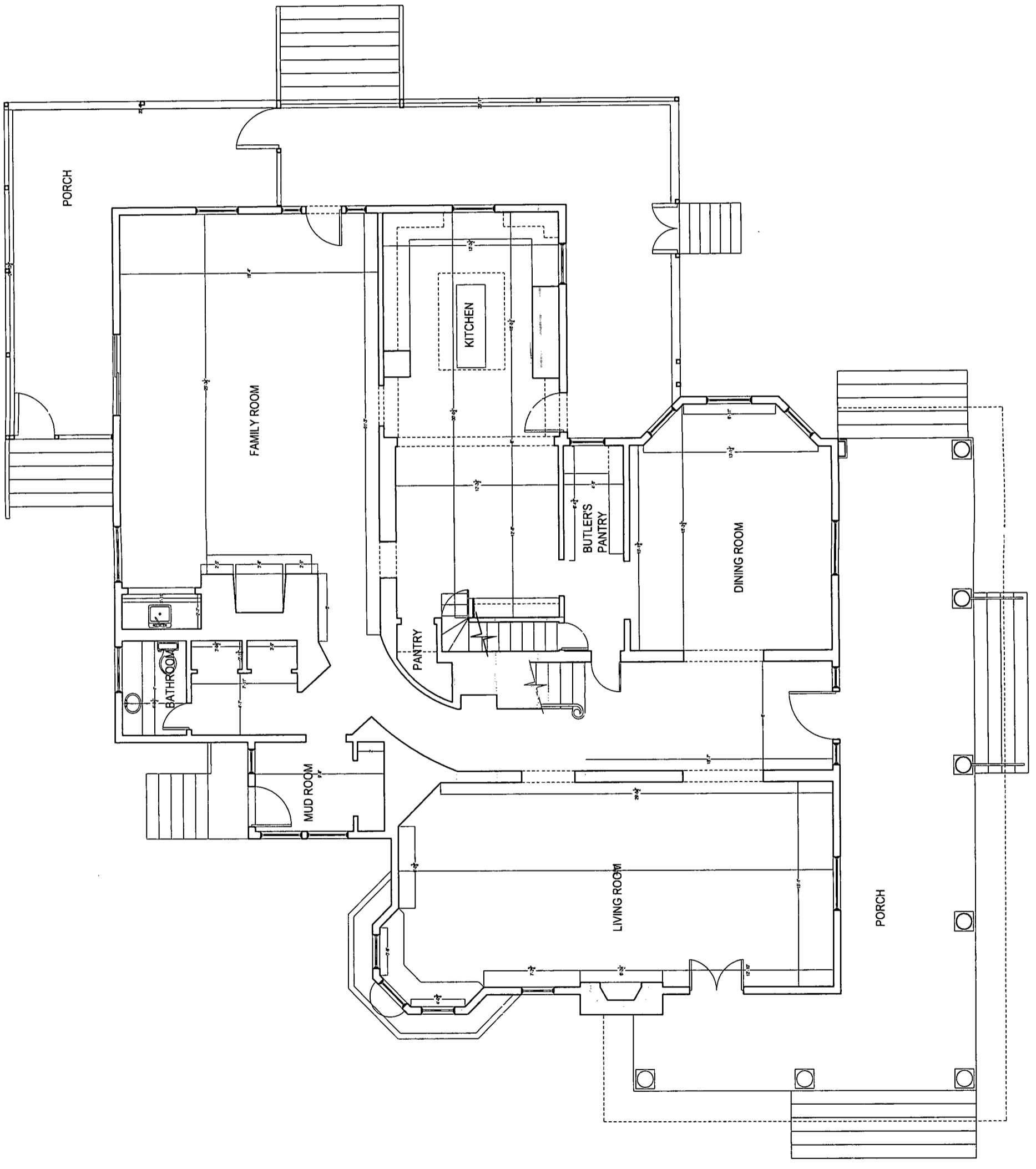
SUBMISSION:

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DATE: DECEMBER 19, 2012

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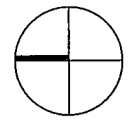
A-2a



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PROJECT:



DRAWING TITLE:

PROPOSED  
 FIRST FLOOR  
 PLAN

SUBMISSION:

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DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-2b

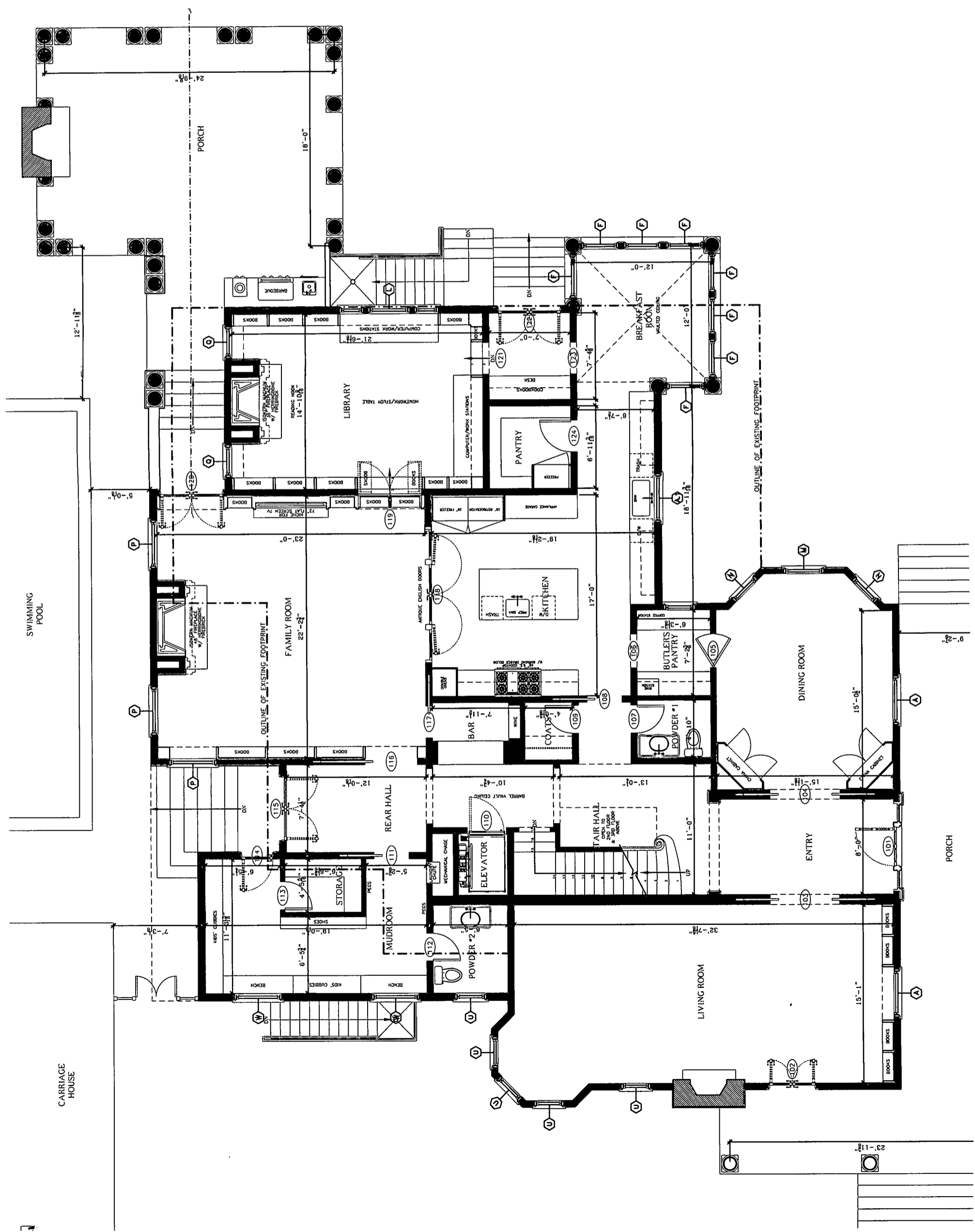
7 NEWLANDS

R. ROMAN  
 HUDSON  
 2825 N.E. EXPRESSWAY  
 ATLANTA, GA 30345  
 PHONE: 404.252.1144  
 REDESIGN@RAM.COM  
 WWW.RAMARCHITECTURE.COM

DATE 12-19-12

OWN BY RHH

SHEET # A1-1



SWIMMING POOL

CARRIAGE HOUSE

PORCH

OUTLINE OF EXISTING FOOTPRINT

OUTLINE OF EXISTING FOOTPRINT

PORCH

**A-3a**

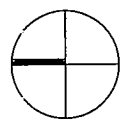
SCALE: 1/8" = 1'-0"

DATE: DECEMBER 19, 2012

SUBMISSION: HAWP APPLICATION

**EXISTING  
SECOND  
FLOOR  
PLAN**

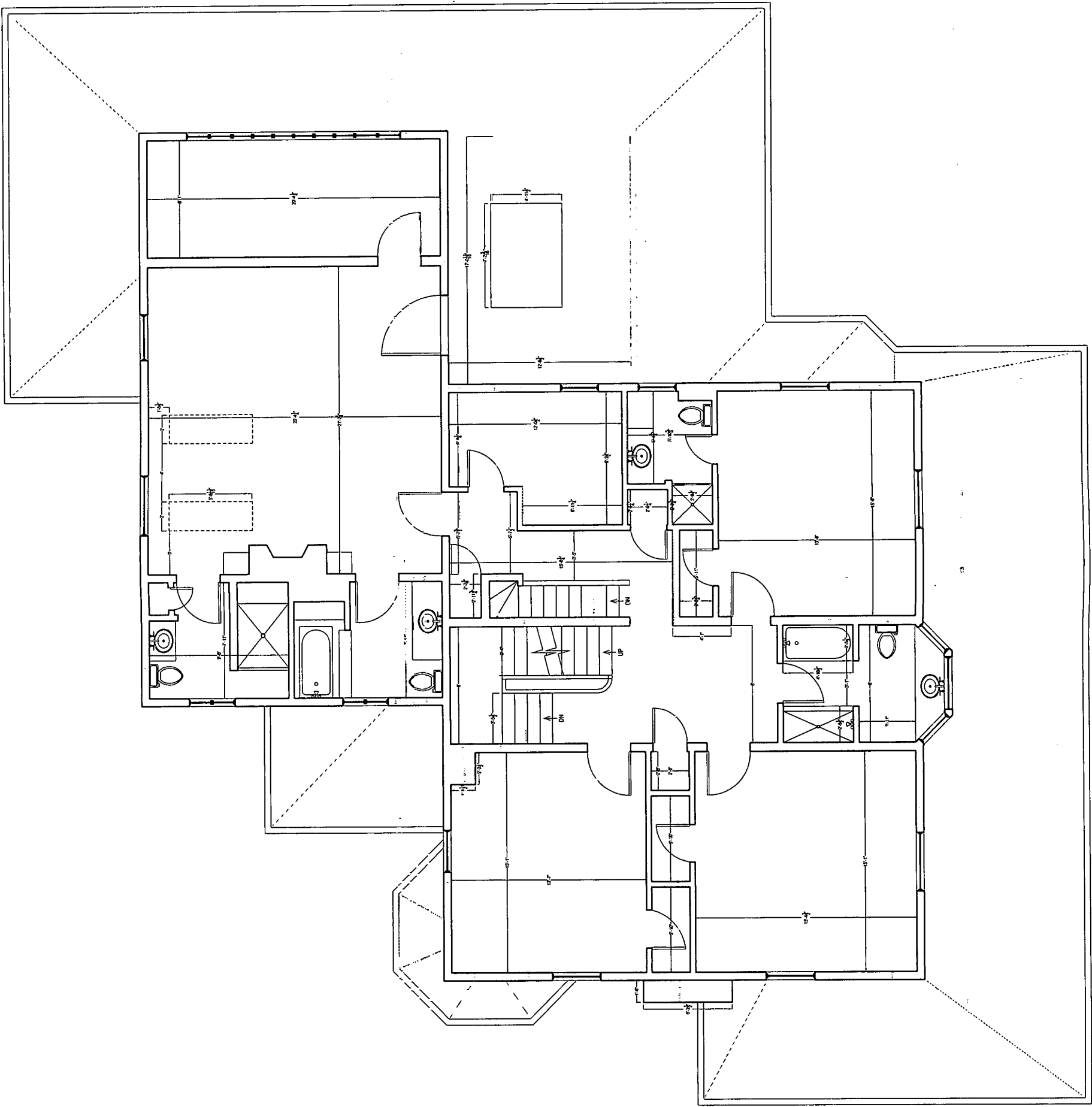
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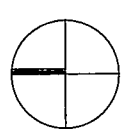


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DRAWING TITLE:

PROPOSED  
 SECOND FLOOR  
 PLAN

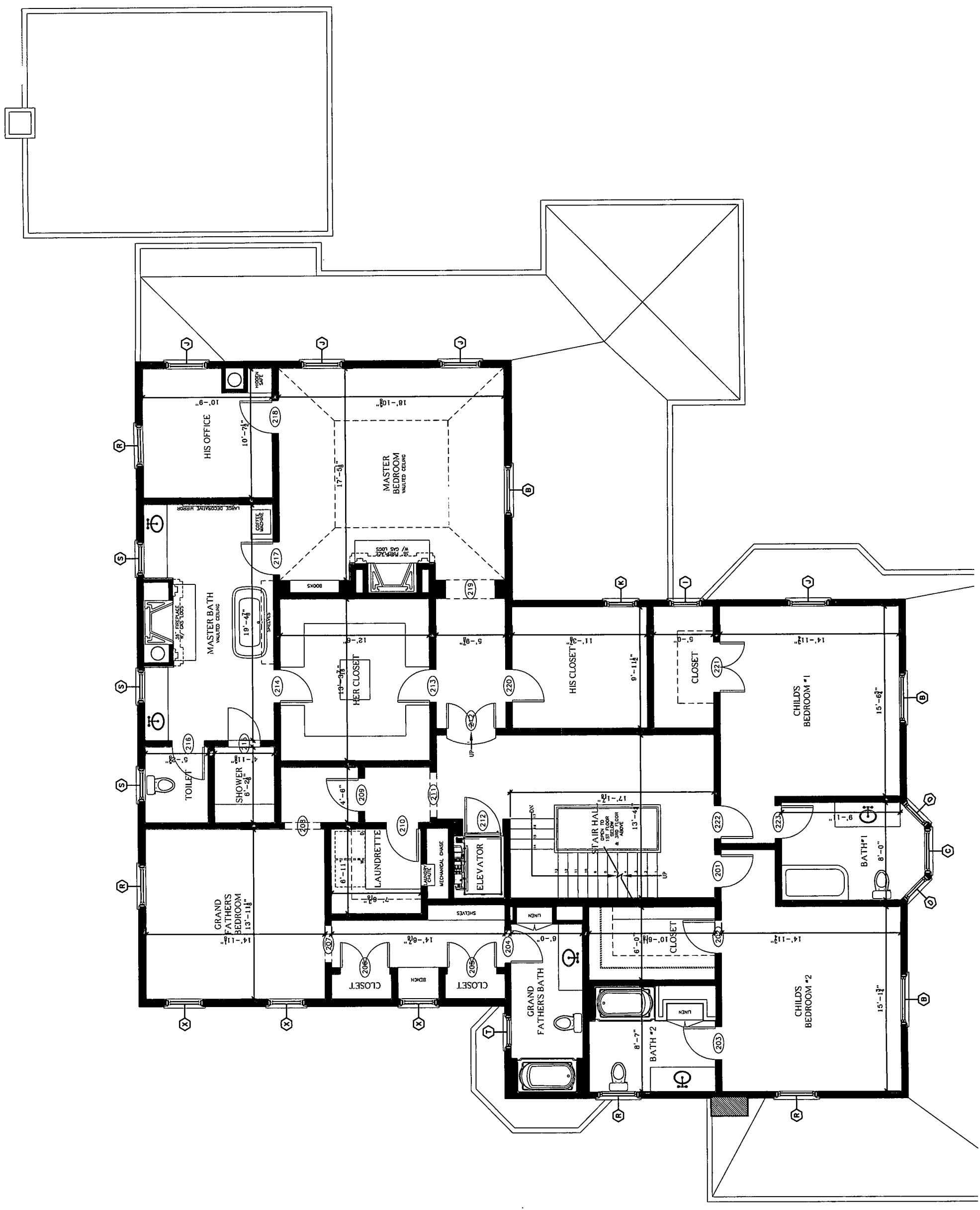
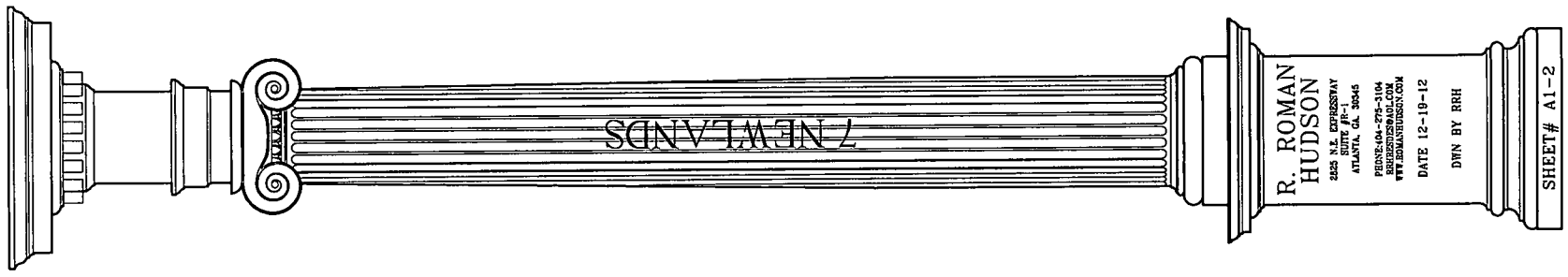
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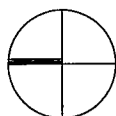
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A-3b



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DRAWING TITLE:

EXISTING  
THIRD  
FLOOR  
PLAN

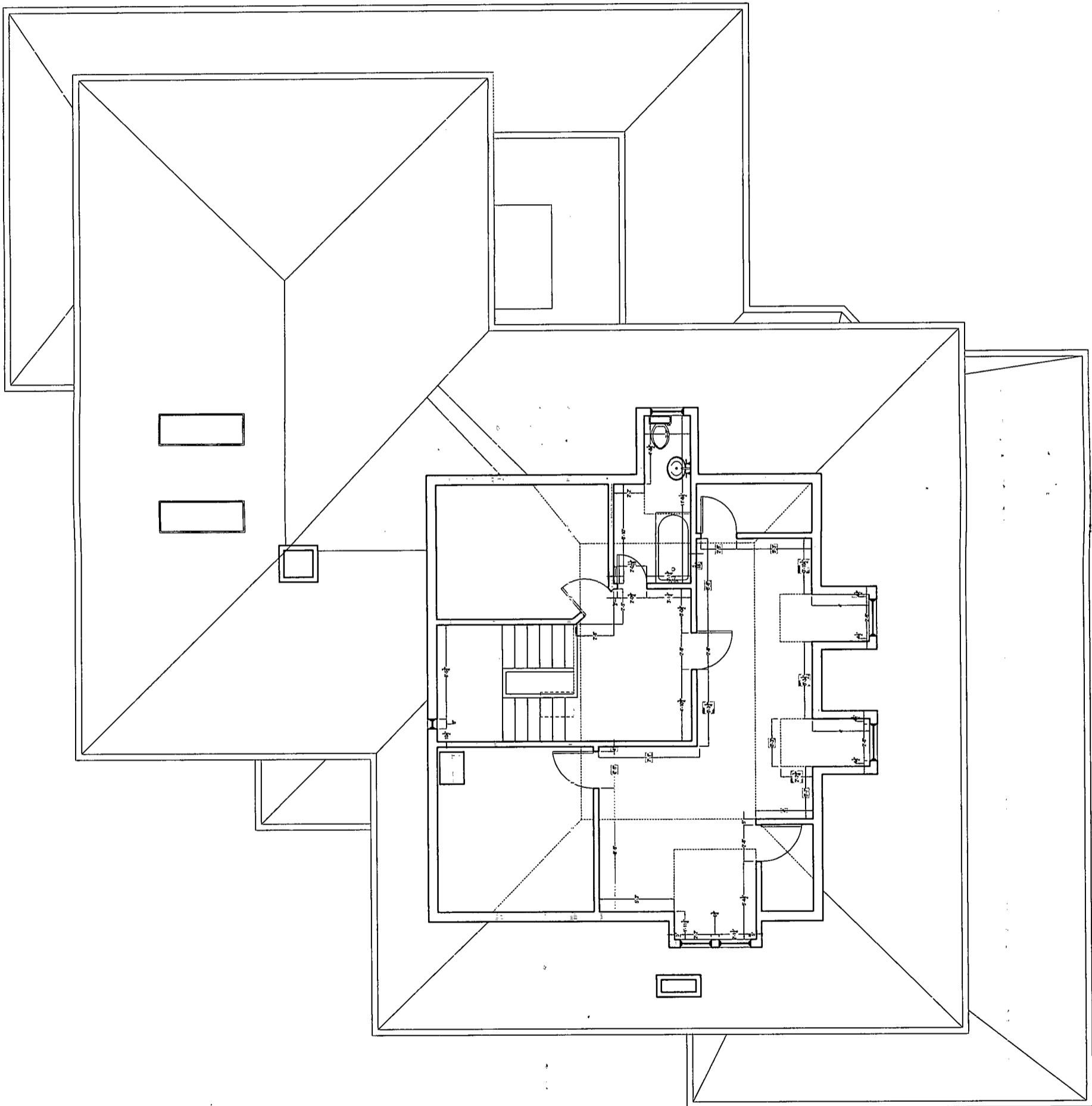
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DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

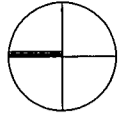
**A-4a**



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PROJECT:



DRAWING TITLE:

PROPOSED  
 THIRD FLOOR  
 PLAN

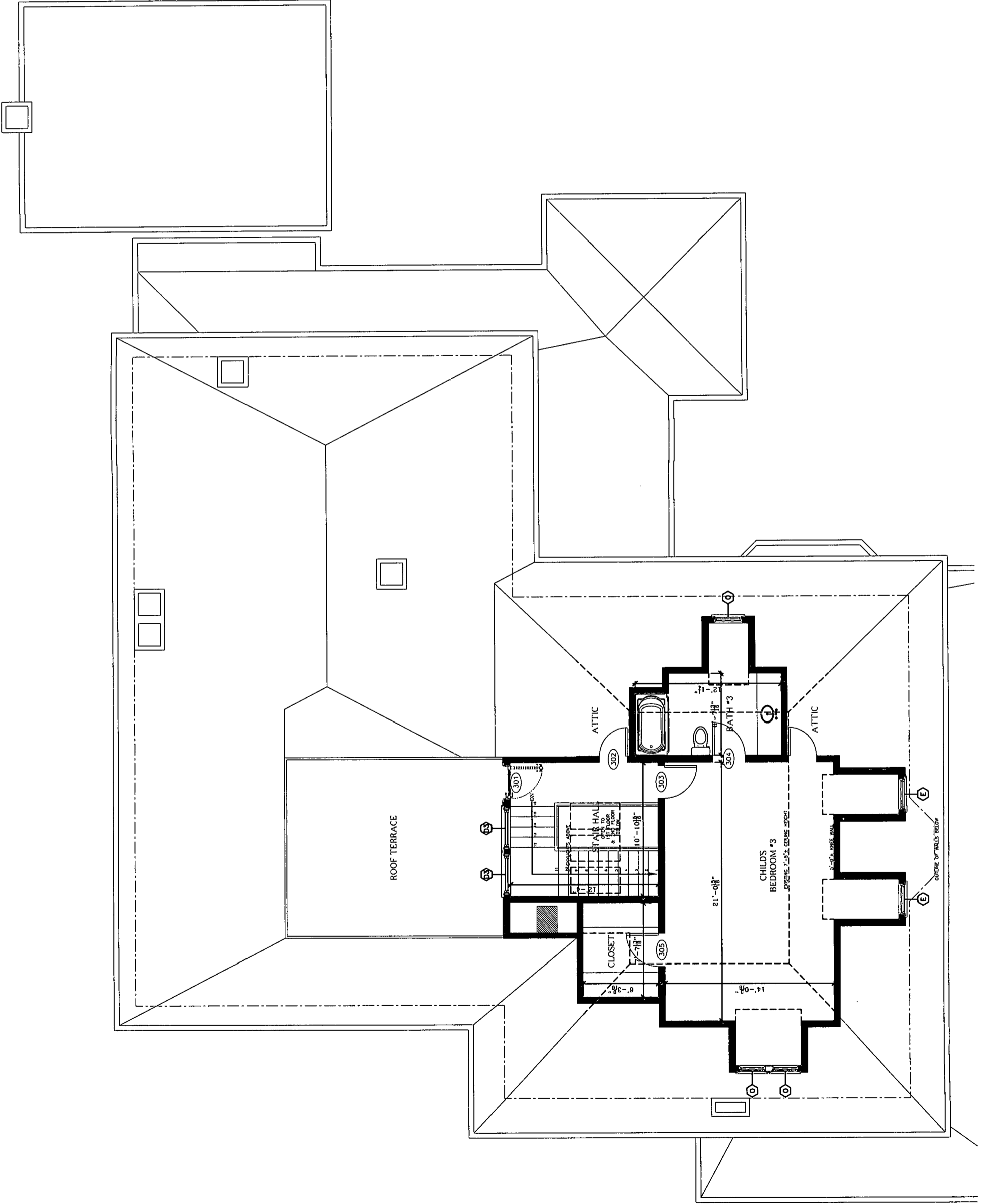
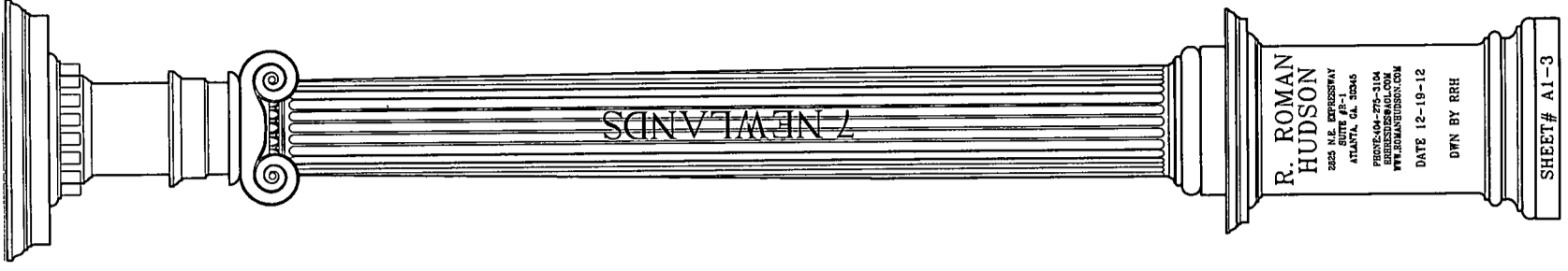
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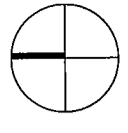
SCALE: 1/8" = 1'-0"

A-4b



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PROJECT:

DRAWING TITLE:

EXISTING  
BASEMENT  
PLAN

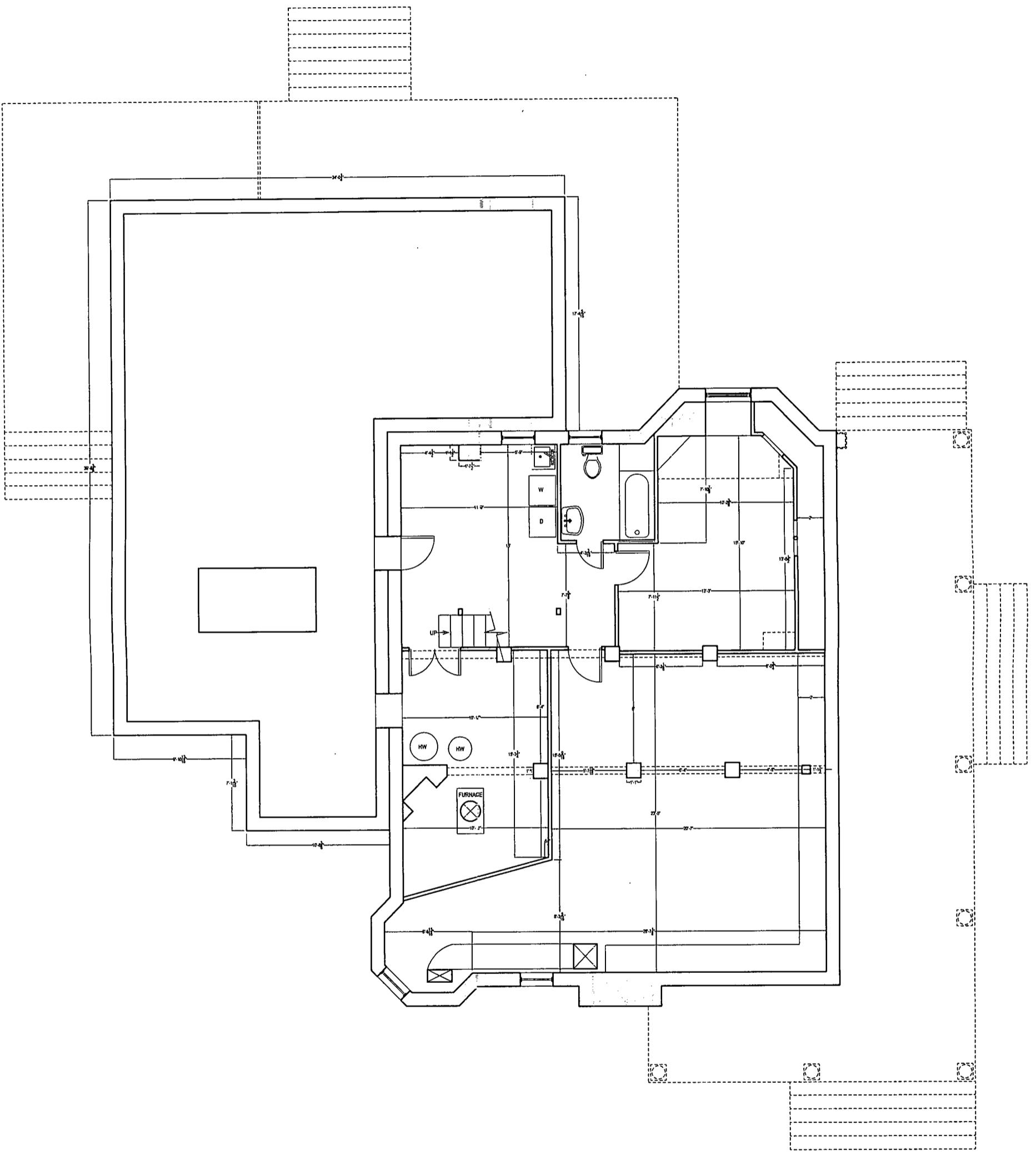
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 13, 2012

SCALE: 1/8" = 1'-0"

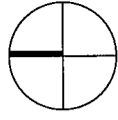
A-5a



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PRYOR RESIDENCE  
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CHEVY CHASE, MD 20815



DRAWING TITLE:

PROPOSED  
BASEMENT  
PLAN

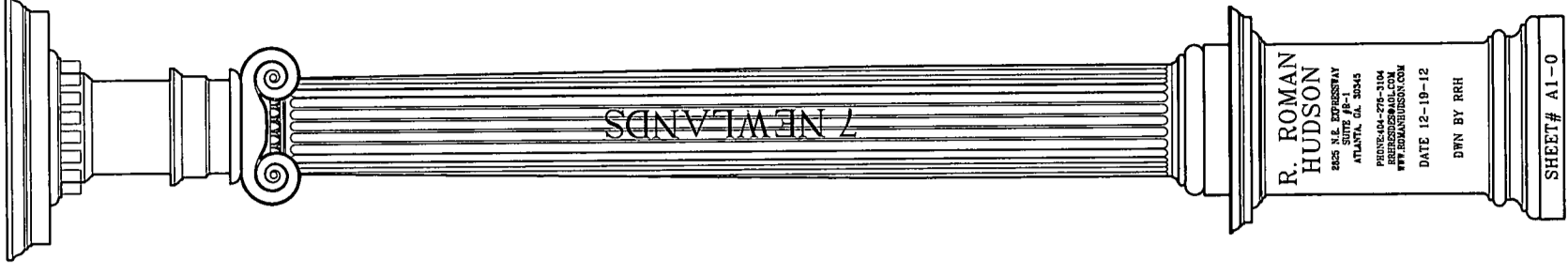
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

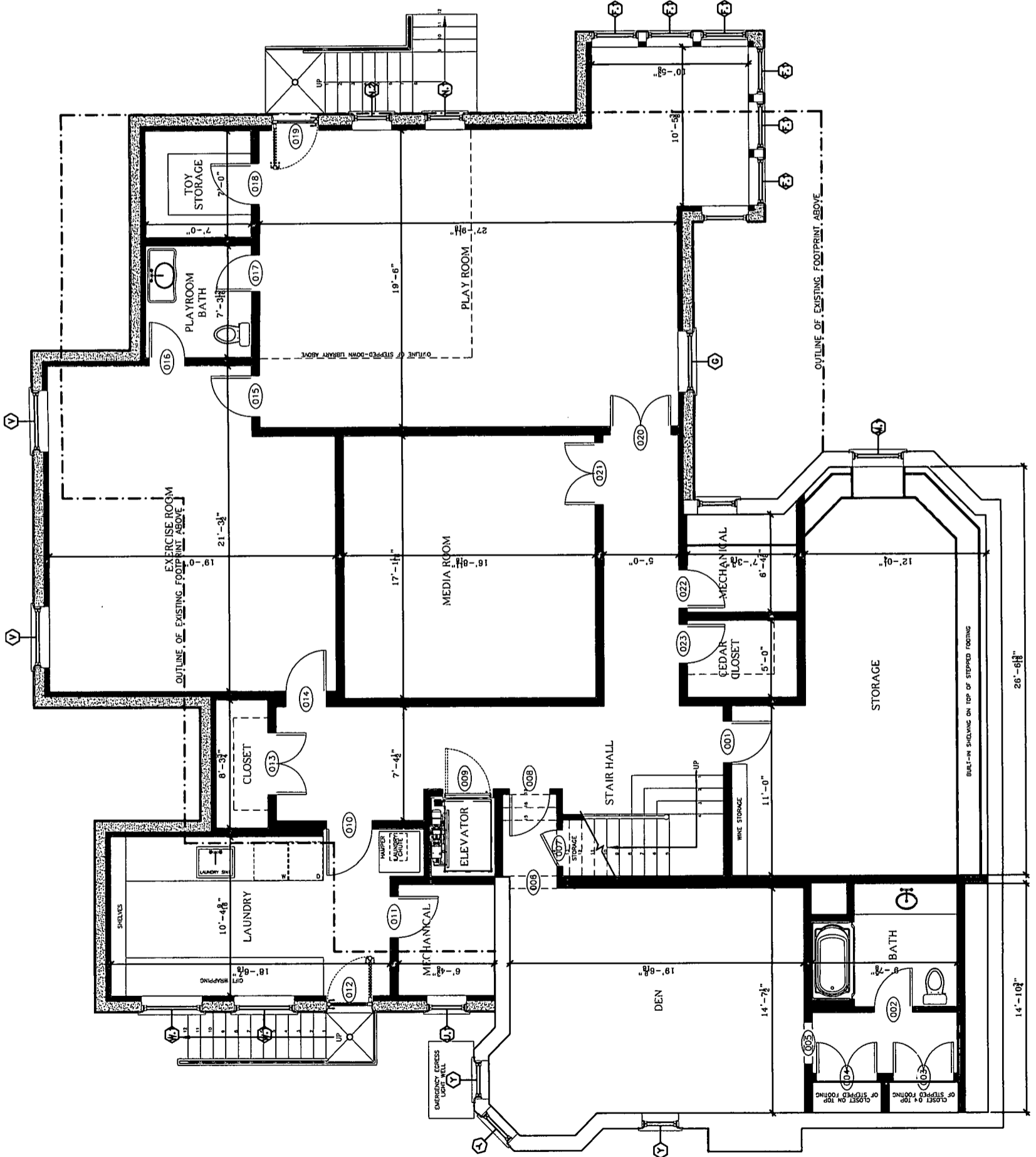
A-5b



R. ROMAN  
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ATLANTA, GA 30345  
PHONE: 404-278-3104  
RHUDSON@AIA.COM  
WWW.RHUDSON.COM

DATE 12-19-12  
DWN BY BRH

SHEET # A1-0



**A-6a**

SCALE: 1/8" = 1'-0"

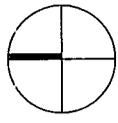
DATE: DECEMBER 19, 2012

HAWP APPLICATION

SUBMISSION:

**EXISTING  
ROOF  
PLAN**

DRAWING TITLE:

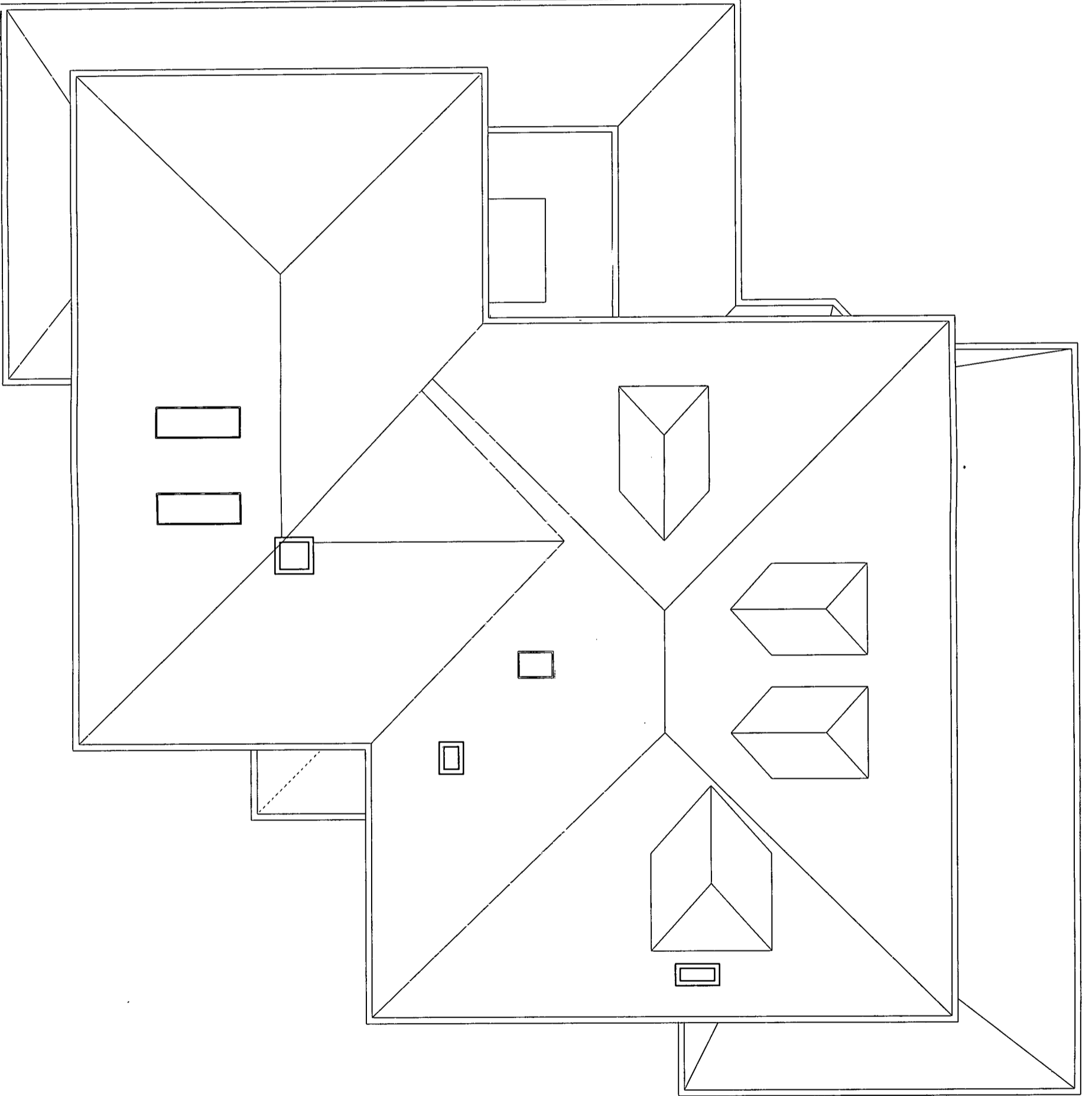


**PRYOR RESIDENCE**  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

**CHRISTIAN ZAPATKA ARCHITECT, PLLC**  
1656 3rd STREET NW WASHINGTON DC 20007 202.333.2735

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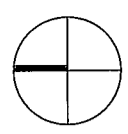


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PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:



DRAWING TITLE:

PROPOSED  
ROOF PLAN

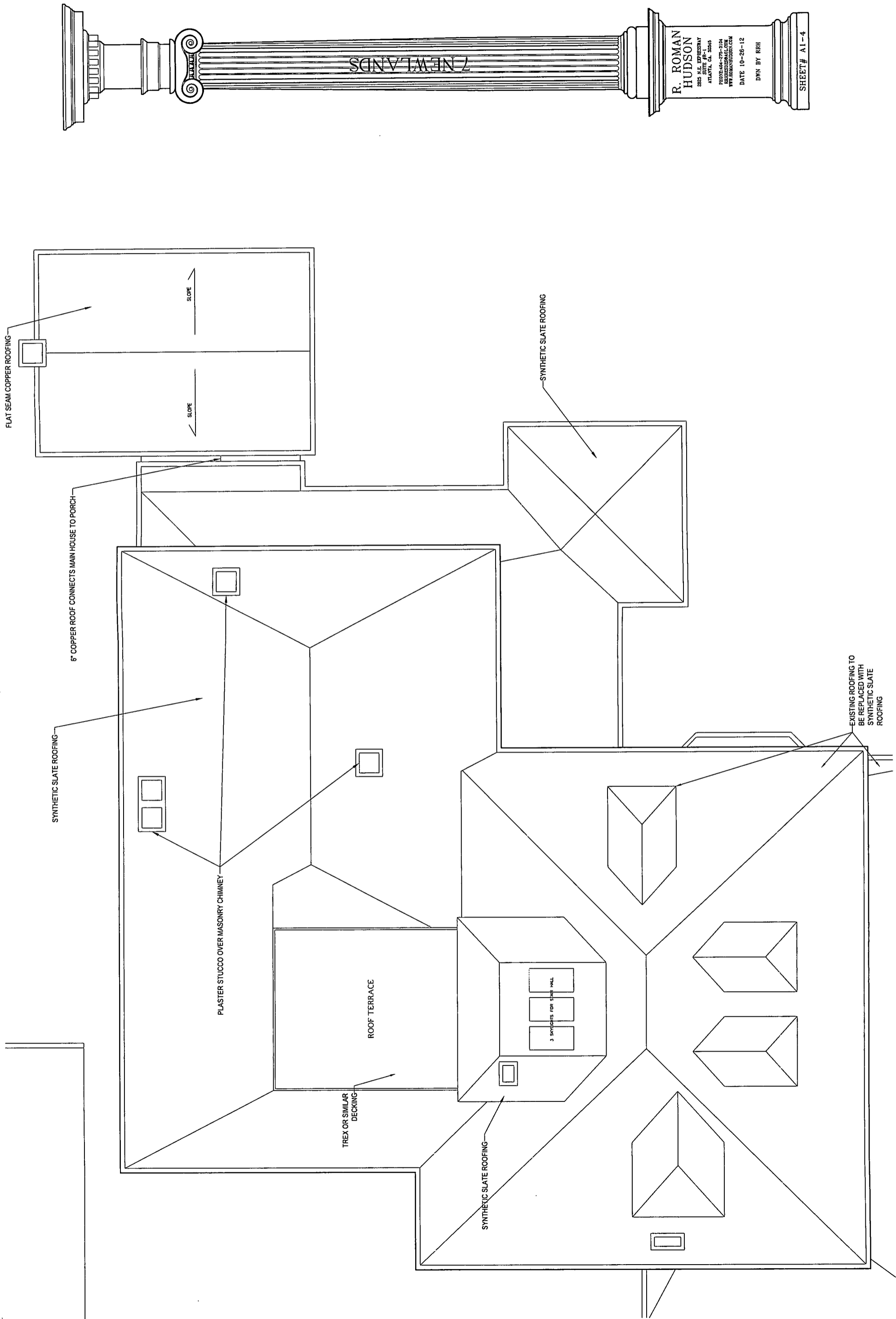
SUBMISSION:

HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-6b



R. ROMAN HUDSON  
2825 N.E. EXPRESSWAY  
SUITE #8-1  
ATLANTA, GA 30345  
PHONE: 404-279-3154  
RHUDSON@AOL.COM  
WWW.RHUDSON.COM  
DATE 10-26-12  
DWN BY RRH

SHEET # A1-4

7 NEWLANDS

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PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

EXISTING  
SOUTH (FRONT)  
ELEVATION

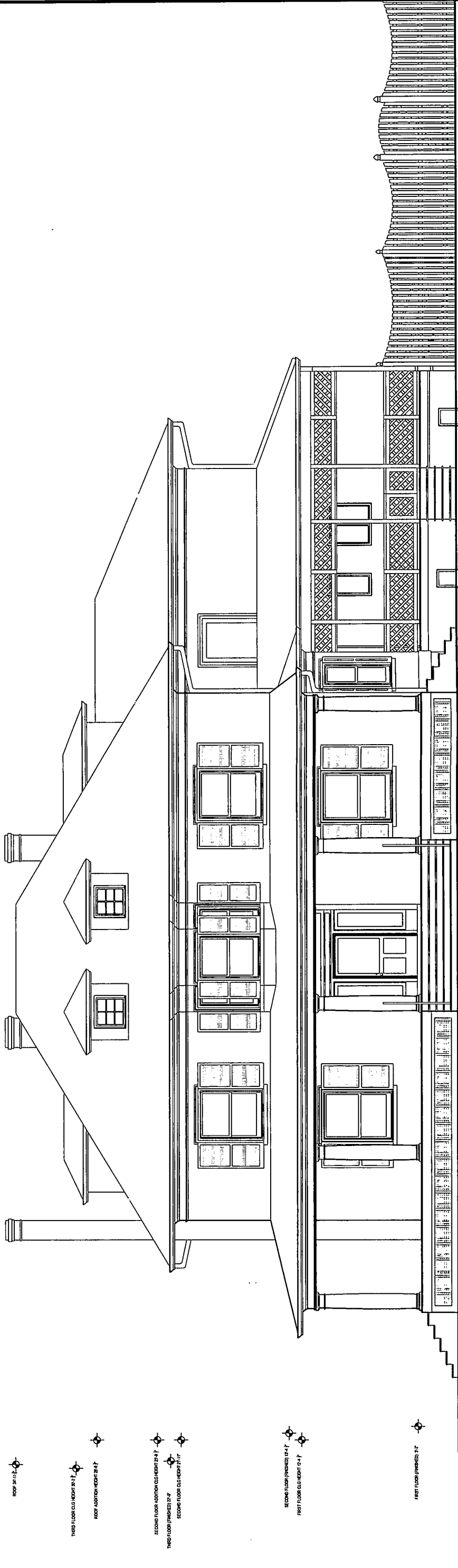
SUBMISSION:

HAWP APPLICATION

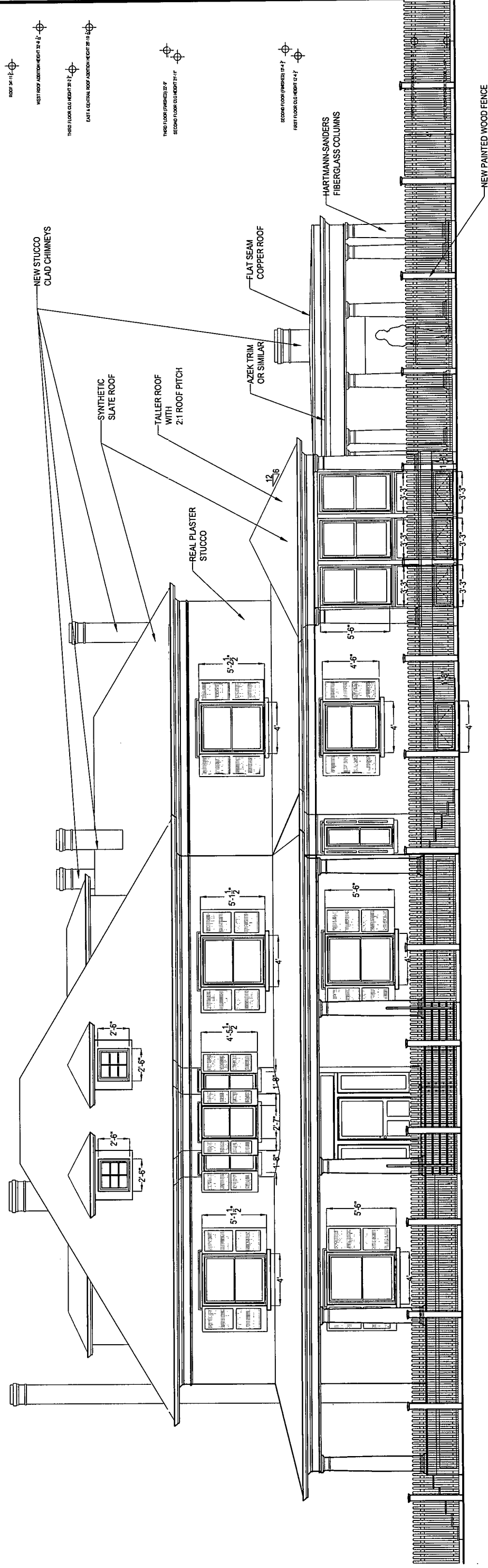
DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-7







**WINDOWS:**

- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

**DOORS:**

- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

**SHUTTERS:**

- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.

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PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

EXISTING  
EAST  
ELEVATION

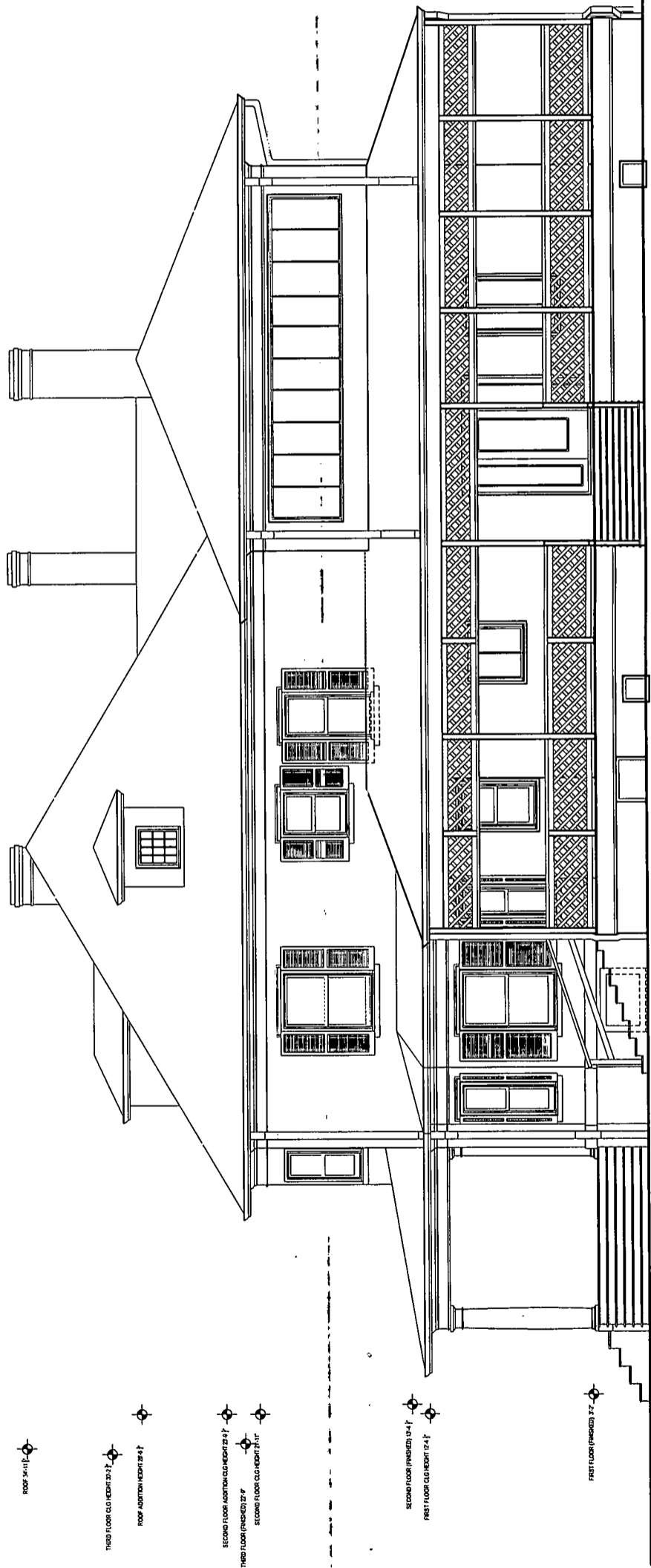
SUBMISSION:

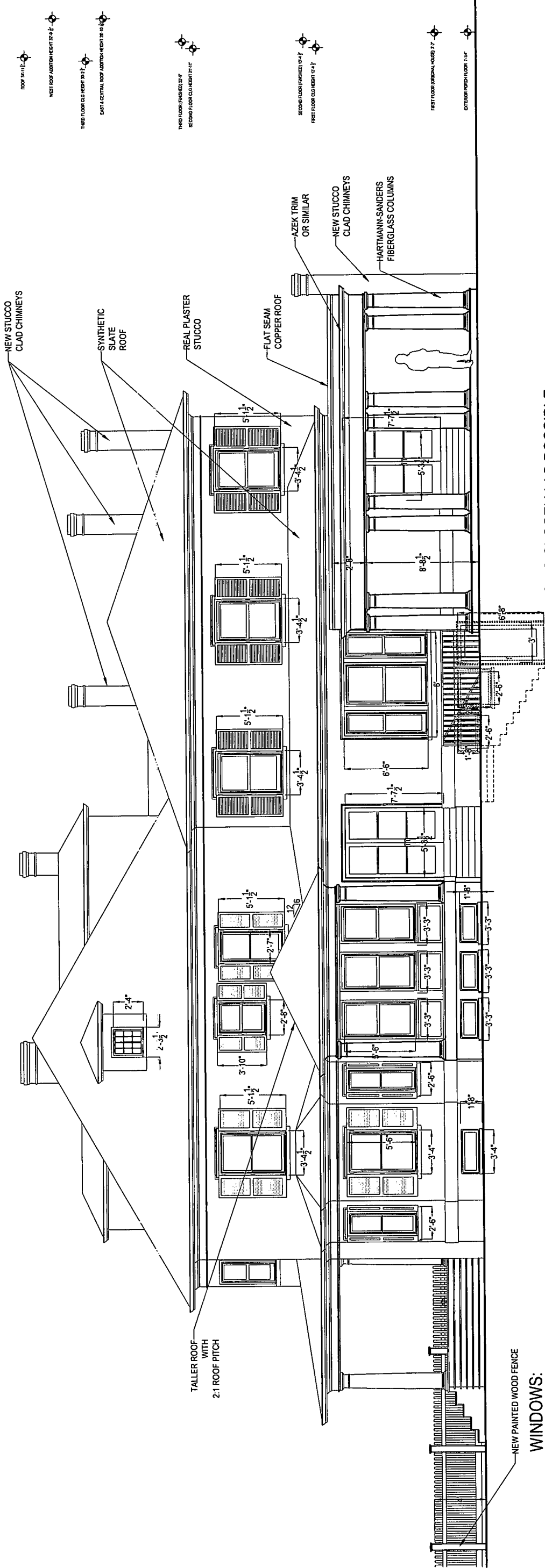
HAMP APPLICATION

DATE: DECEMBER 19, 2012

SCALE: 1/8" = 1'-0"

A-9

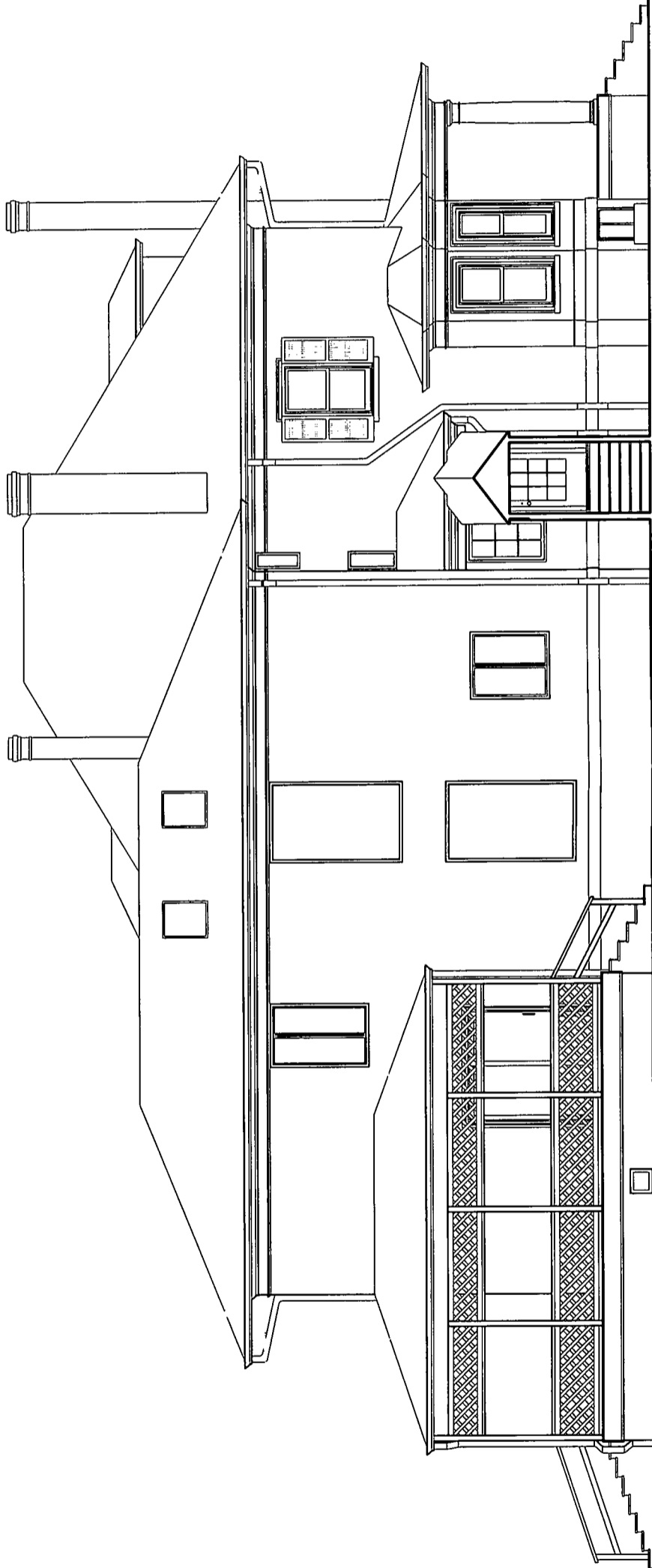




- WINDOWS:**
- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
  - ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

- DOORS:**
- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

- SHUTTERS:**
- REPLACE ALL SHUTTERS IN KIND.
  - ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.



ROOF SKIN 12'

THIRD FLOOR CLS HEIGHT 12'-2"

ROOF USABLE HEIGHT 12'-4"

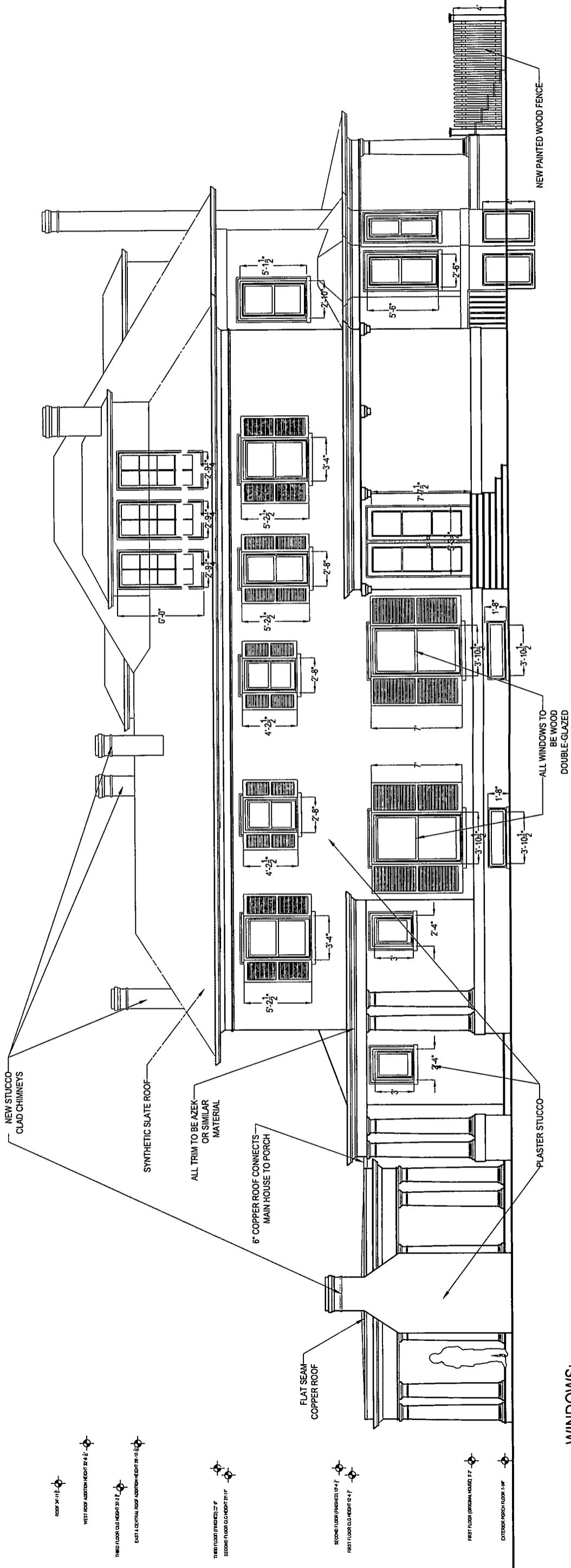
SECOND FLOOR USABLE HEIGHT 12'-2"

THIRD FLOOR USABLE HEIGHT 12'-0"

SECOND FLOOR USABLE HEIGHT 12'-4"

FIRST FLOOR CLS HEIGHT 12'-4"

FIRST FLOOR USABLE HEIGHT 12'-2"



**WINDOWS:**

- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

**DOORS:**

- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

**SHUTTERS:**

- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.

A-13

SCALE: 1/4" = 1'-0"

DATE: DECEMBER 19, 2012

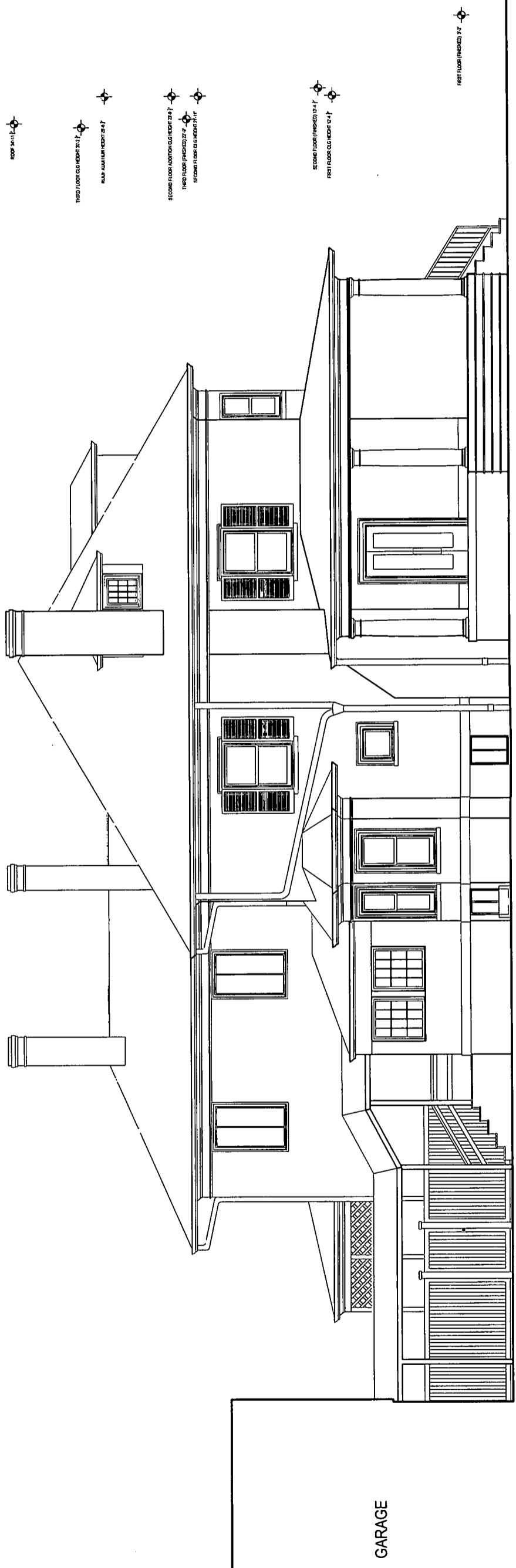
HAWP APPLICATION

SUBMISSION:

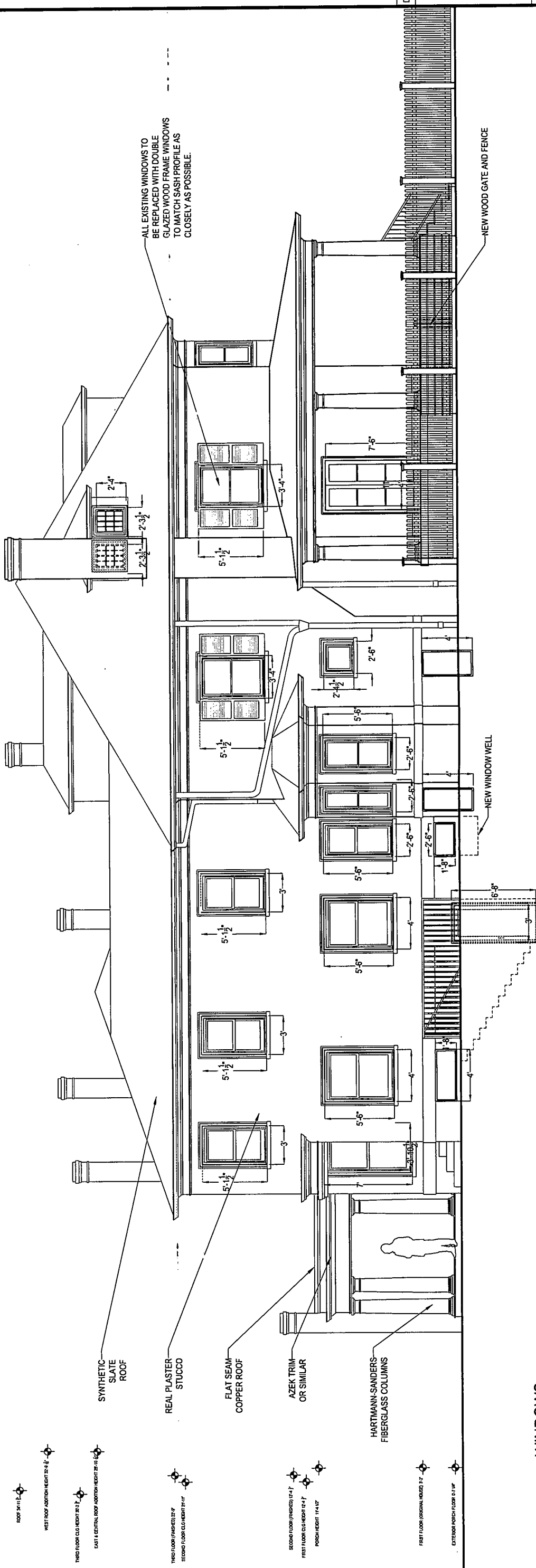
DRAWING TITLE:  
EXISTING WEST ELEVATION

PROJECT:  
PRYCR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

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GARAGE



**WINDOWS:**

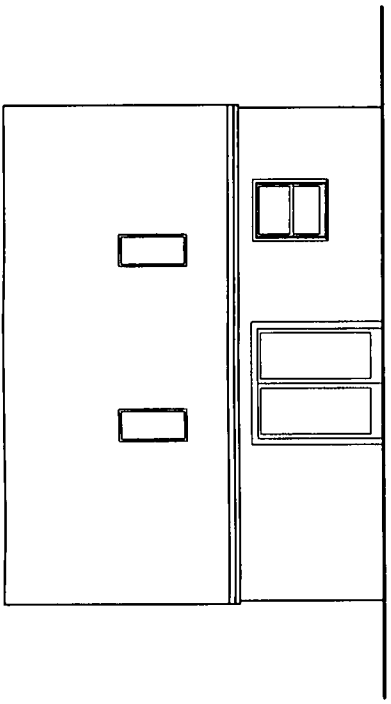
- REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.

**DOORS:**

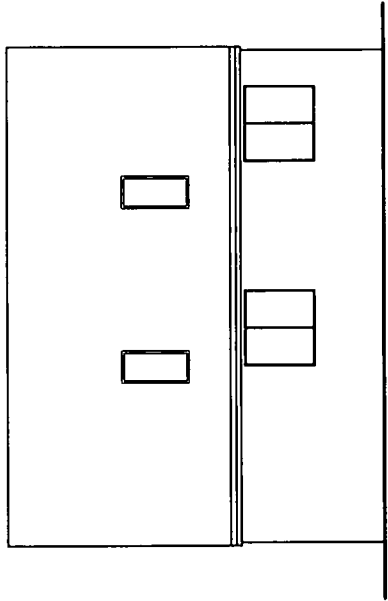
- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.

**SHUTTERS:**

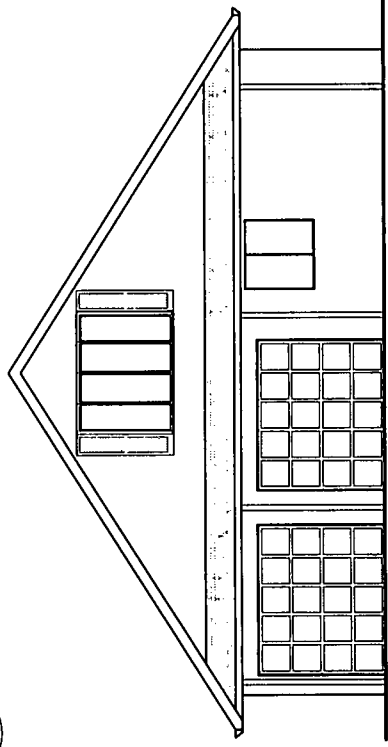
- REPLACE ALL SHUTTERS IN KIND.
- ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.



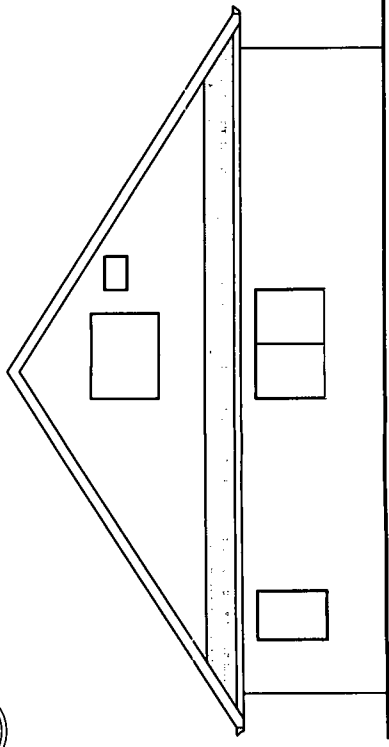
1 EXISTING EAST GARAGE ELEVATION



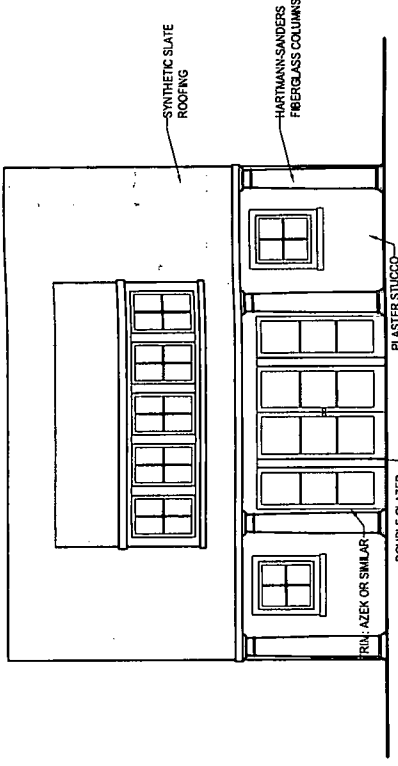
3 EXISTING WEST GARAGE ELEVATION



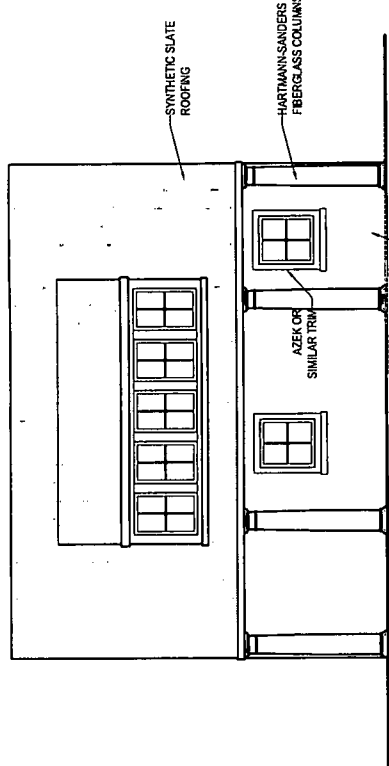
5 EXISTING SOUTH GARAGE ELEVATION



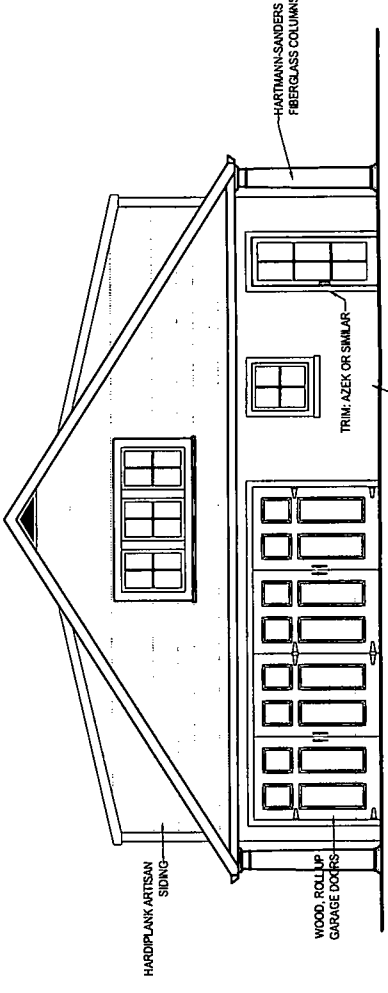
7 EXISTING NORTH GARAGE ELEVATION



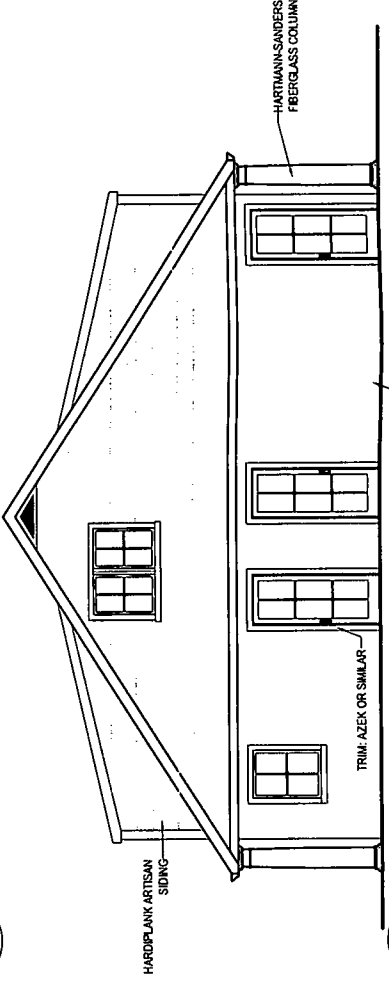
2 PROPOSED EAST GARAGE ELEVATION



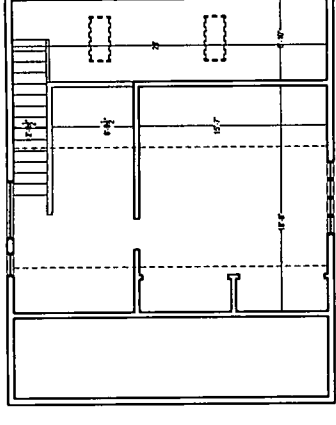
4 PROPOSED WEST GARAGE ELEVATION



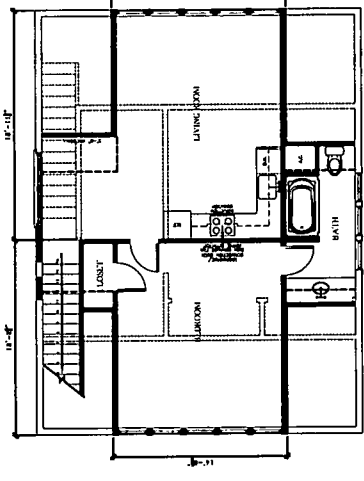
6 PROPOSED SOUTH GARAGE ELEVATION



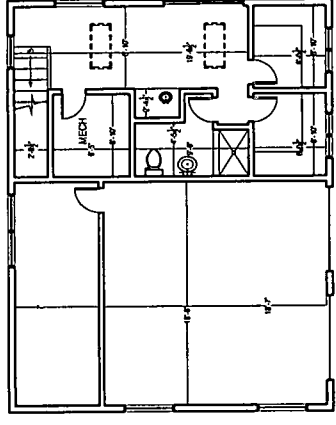
8 PROPOSED NORTH GARAGE ELEVATION



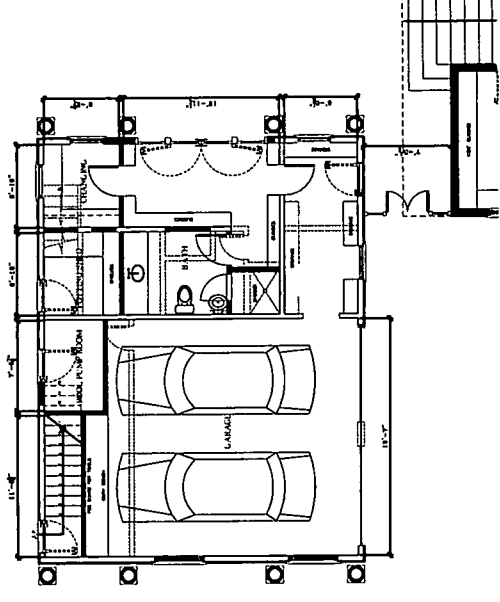
9 EXISTING SECOND FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



10 PROPOSED SECOND FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



11 EXISTING FIRST FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



12 PROPOSED FLOOR GARAGE PLAN  
SCALE: 1/16" = 1'-0"



## Fothergill, Anne

---

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>  
**Sent:** Wednesday, November 14, 2012 8:13 AM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP comments for HPC 11-14-12: 7 Newlands St, 15 Newlands; 3 W Lenox; 27 Primrose

The following are the LAP comments for items before the HPC on 11/14/12

7 Newlands – Preliminary Consultation 3rd  
Outstanding Resource  
Side and rear addition, and alterations

The LAP is aware that this is the third submission for preliminary consultation by the applicants. The LAP agrees with the Staff that the applicants have responded to all the Commission's concerns and suggestions regarding alterations to the historic house. We also agree that the "... proposed design has evolved commendably" and that it respects the original house materials, design, and massing. In particular, the LAP finds that the revised design for the porch is a significant improvement over earlier designs and should be approved. As is appropriate the architect has made the new porch is visually secondary to the historic house and addition. We do not believe that at this property the porch needs to be limited to the footprint of the existing addition. As the Staff notes, "The porch is located behind the historic house ... almost 100 feet back from the street" and that "Even with the proposed addition and this side porch extension there will still be a sizeable amount of open space remaining on the east side of the property." The LAP values the "open, park-like setting" of the Village and we feel that the porch does not infringe in any significant way on those characteristics of the historic district. We strongly urge the HPC to approve this design and allow the applicants finally to move forward.

The LAP concurs with Expedited Approvals for the following:

15 Newlands – Driveway replacement and fencing

3 West Lenox - fencing

27 Primrose - alter garage

Submitted on behalf of the LAP by Tom Bourke Chair

## **Fothergill, Anne**

---

**From:** Murphy, Jack <jmurphy@promontory.com>  
**Sent:** Sunday, November 11, 2012 8:51 PM  
**To:** Fothergill, Anne  
**Cc:** Marie Murphy; Murphy, Jack  
**Subject:** 7 Newlands Street, Chevy Chase Village

Dear Ms. Fothergill,

I am writing to you regarding the proposed construction at 7 Newlands Street in Chevy Chase Village.

By way of background, my wife and I are very familiar with that home, which for many years was owned by good friends of ours. We also know this neighborhood and its residents very well, as we have lived at 6 Newlands Street in Chevy Chase Village since 1988. Although we have only met the new owners (Mr. and Mrs. Pryor) once and do not know them well, they have been kind enough to share with us their proposed plans.

We have studied the plans and their evolution carefully, and are writing to express our strong support for the proposal as submitted. While we know that the current proposal represents guidance from the Historic Preservation Commission, we believe that it should now be approved. In particular, we are impressed that the house would remain true to the original architecture and would be built with the use of historically appropriate construction materials. We also noted that the porch in question is far from the street and not visible in any practical sense.

As long-time residents of Newlands Street, we are concerned with the character of the neighborhood. 7 Newlands is an important home on our block. The fact that a family such as the Pryors is willing to restore it with appropriate materials and an evident degree of care is a good thing—and one we believe should be strongly encouraged. Particularly when compared to many of the homes in this immediate neighborhood (including homes on Oxford Street which back onto 7 Newlands), which lack any sense of history, the plans for 7 Newlands deserve support.

As I said at the outset, this e-mail is not an instance of someone getting their good friends to write letters to the Historic Preservation Commission. We are writing because we believe that the proposed construction would be consistent with this neighborhood and this particular block, and that the proposal should be approved.

Thank you for your consideration. If you have any questions for us, please feel free to contact us at 301 986 8477.

Jack Murphy  
Promontory Financial Group, LLC  
801 17th Street, NW, Suite 1100  
Washington, DC 20006  
Tel: (202) 384-1010; Fax: (202) 783-2924  
[jmurphy@promontory.com](mailto:jmurphy@promontory.com)

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**Byron and Mary Anderson**  
5 Newlands Street  
Chevy Chase, Maryland 20815  
301.951.0761  
E-mail: [banderson91@comcast.net](mailto:banderson91@comcast.net)

November 12, 2012

Re: Proposed addition and alterations  
to 7 Newlands Street, Chevy Chase  
Village

Ms. Anne Fothergill  
Montgomery County Historic Preservation Commission  
E-mail: [anne.fothergill@montgomeryplanning.org](mailto:anne.fothergill@montgomeryplanning.org)

Dear Ms. Fothergill:

We would like to register our full support for the proposed addition and alterations to 7 Newlands Street in Chevy Chase Village.

As the immediate neighbors to the west at 5 Newlands Street, we have reviewed the detailed proposal submitted by Dan and Shannon Pryor and fully support all aspects of the plan. We have resided at 5 Newlands for more than 14 years and are very familiar with the 7 Newlands property. The proposed addition and alterations will enhance this exceptional property while preserving its historic integrity.

We appreciate this opportunity to share our views on this proposal and look forward to the project's completion and to the arrival of our new neighbors. Please let us know if you have any questions.

Sincerely,

Byron and Mary Anderson

**Fothergill, Anne**

---

**From:** Fothergill, Anne  
**Sent:** Monday, February 25, 2013 1:24 PM  
**Subject:** FW: 7 Newlands St. west dormer windows  
**Attachments:** ELEV\_EXIST\_WEST.pdf; A19.pdf; DSCN0027.JPG; MDMONT999041NeighObliq6137SE\_080315.jpg

This is a staff item for Wednesday night. The HPC recently approved an addition at 7 Newlands. The applicants are proposing to install casement windows in the west side dormer for egress for the 3<sup>rd</sup> floor bedroom. You can see from the attached photos that this dormer is partially obscured by a chimney. The HPC has allowed this change before and staff supports it as a reasonable solution for this house. Existing and proposed plans are attached. We can discuss at Wednesday's worksession.

thanks,  
Anne

OK ✓

A-18

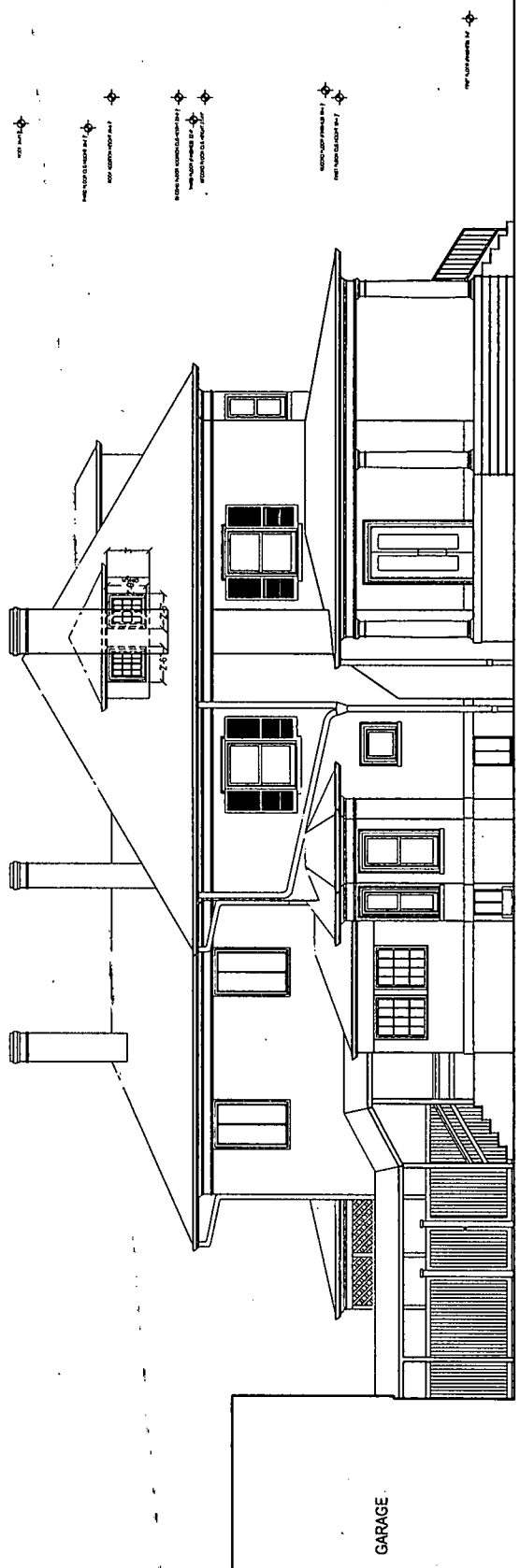
DATE: JANUARY 28, 2013  
SCALE: 1/8" = 1'-0"

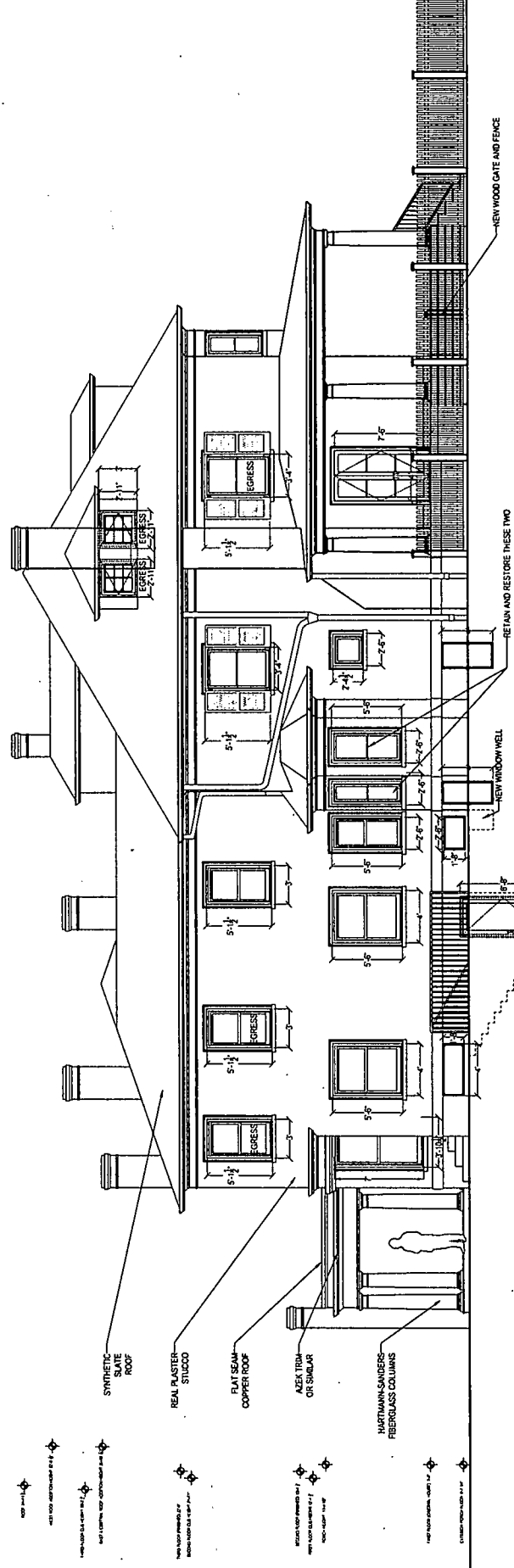
PERMIT APPLICATION  
SUBMISSION

DRAWING TITLE:  
EXISTING  
WEST  
ELEVATION

PROJECT:  
PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

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- WINDOWS:**
- ORIGINAL WINDOWS WILL BE RETAINED; ONLY NON-ORIGINAL METAL WINDOWS WILL BE REPLACED
  - REPLACE ALL EXISTING WINDOWS WITH NEW DOUBLE-GLAZED, WOOD-FRAMED WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
  - ALL NEW, DOUBLE-GLAZED, WOOD-FRAMED WINDOWS ON ADDITION TO MATCH EXISTING WINDOWS OF ORIGINAL HOUSE AS CLOSELY AS POSSIBLE.
- DOORS:**
- ALL NEW DOORS TO BE DOUBLE-GLAZED AND WOOD FRAMED.
- SHUTTERS:**
- REPLACE ALL SHUTTERS IN KIND.
  - ALL NEW SHUTTERS TO MATCH EXISTING SHUTTERS AS CLOSELY AS POSSIBLE.





## Silver, Joshua

---

**To:** Alan Zapatka  
**Cc:** Christian Zapatka  
**Subject:** RE: 7 Newlands St.

Alan,

The use of copper in lieu of aluminum for the gutters on the existing house and HPC approved addition is permitted. No further review is required.

Thanks for checking with me.

Josh

---

**From:** Alan Zapatka [mailto:[alan@christianzapatka.com](mailto:alan@christianzapatka.com)]  
**Sent:** Tuesday, October 08, 2013 1:39 PM  
**To:** Silver, Joshua  
**Cc:** Christian Zapatka  
**Subject:** 7 Newlands St.

Josh,

When we submitted drawings for approval, we drew gutters to match the existing aluminum, white gutters of the existing house, and some of our details specify new white, aluminum gutters. Is it acceptable to install all new copper gutters for the existing house and proposed addition?

**Alan Zapatka, Associate AIA**  
LEED Green Associate

CHRISTIAN ZAPATKA ARCHITECT, LLC  
1656 33RD ST NW | WASHINGTON, DC 20007  
202 333 2735 (t) | 202 333 5372 (f)  
[www.christianzapatka.com](http://www.christianzapatka.com)

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	11/14/12
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/7/12
<b>Applicant:</b>	Dan and Shannon Pryor (Christian Zapatka, Architect)	<b>Public Notice:</b>	10/31/12
<b>Review:</b>	3 <sup>rd</sup> Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Addition and alterations to house

---

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival/Four Square  
**DATE:** 1906

**BACKGROUND**

The applicants have had two Preliminary Consultations on July 11 and August 15, 2012. At the second preliminary consultation the HPC appreciated the changes that had been made in response to their comments and recommended:

- reduce overall size of addition; stay within existing east side porch
- retain front dormer and side dormers with possible modification of one side dormer for egress
- do not extend wraparound porch
- retain original chimneys

The transcript is in Circles 37-52. The plans from the first and second Preliminary Consultations are in Circles 53-60.

**PROPOSAL**

The applicants are proposing to:

- Replace asphalt shingle roofing with slate or synthetic slate roofing
- Replace existing aluminum windows with wood to match original windows
- Install foundation level windows on the east side
- Replace non-original shutters with operable wood shutters
- Remove non-historic rear and side additions

- Construct new addition (see below)
- Make alterations to the non-historic garage/pool house including the addition of side dormers and replacement of roofing material, windows, doors and garage doors

The applicants are proposing a two-story addition at the east side and the rear (north) of the house in the same general location as the existing non-historic 1,085 SF footprint addition that will be removed. The design shows a projecting one-story room at the southeast side (front right) and an approximately 400 SF porch pavilion at the northeast corner of the house.

See existing and proposed plans and photos in Circles 9-29. The house currently has a 2,433 SF footprint (with the existing addition) and the original footprint of the house was 1,348 SF. The applicants are proposing a 3,264 SF footprint and a 6,812 SF house (without basement and porch calculations). See Circle 30.

The proposed materials for both options are stucco, wood lap siding, metal roofing, slate or synthetic slate roofing, masonry chimney, parged concrete foundation, wood windows, wood pilasters and wood columns.

Two trees are proposed for removal as part of this proposal and the applicants have consulted with Chevy Chase Village on their tree removal process.

The applicants' third proposal was postponed from an earlier agenda and the LAP had an opportunity to comment on the proposal and those comments are in Circle 36.

### **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 an Outstanding Resource as "A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district."

The *Guidelines* state:

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of 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.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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:

- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.”
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the 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, but strict scrutiny for outstanding resources.
- 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.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or 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 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:***

- # 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**

In addition to the specific Chevy Chase Village Guidelines noted above, there is guidance for existing and new additions in the *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 17.2 A more recent addition that is not historically significant may be removed.
- 18.0 ...Keeping the size of an addition small in relation to the main structure also will help minimize its visual impact.
- 18.1 Place an addition at the rear of a building to minimize its visual impacts.

- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Additionally, the Secretary of the Interior's Standards recommend:

- Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.
- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

The applicants have responded to all of the Commission's concerns and suggestions about incompatible changes to the historic house. They are not proposing to alter the character-defining wraparound front porch, original chimneys and dormers. In order to expand the third floor and retain the dormers, they are proposing a shed dormer at the rear, which staff supports as a reasonable way to expand this space in a less visible and intrusive way. Finally, they have brought the footprint of the addition in so that it is in line with the existing house on the east side (with the exception of about 60 SF), which is what the Commission had recommended.

Generally, as the *Guidelines, Standards*, and design guidelines all recommend, major additions should be located at the rear of the historic house when it is feasible. In this case there are a number of factors that have caused the Commission to consider a sizeable addition to the east side of the house and they include the existing east side addition, the pool at the rear, and the double lot with unusually expansive open space to the east side of the historic house.

The proposed side addition is lower and pushed back and is clearly differentiated from the historic house while taking cues from the original architecture. The addition has been pushed to the rear as much as possible but is constrained by the existing pool. The one-story breakfast room mass extends about five feet further east and south than the current addition but it should be noted that it is pulled off the original east side elevation so as to not obscure or impact the historic house. The plans show an enclosed porch design for the breakfast room which the applicants based on a house of this type having a corner porch pavilion (see Circle 33).

The open porch at the northeast corner extends approximately 20 feet beyond the existing east plane, which is where the HPC had recommended any new additions stop. The porch is located behind the historic block, to the right side of the addition, almost 100 feet back from the street, and it is relatively large but it is fairly transparent. Even with the proposed addition and this side porch extension there will still be a sizeable amount of open space remaining on the east side of the property. Staff suggested other options for porch space that would not extend so far east including a longer side porch on the addition or a detached pavilion at the east end of the pool, which would be reviewed as a garden structure or gazebo (see very rough sketches in Circles 34 + 35). The applicants considered the latter but found there would be rear lot coverage issues since it would go beyond the 20% that is allowed. Staff encouraged the applicants to consider reducing the size of the pavilion or reducing some interior spaces of the addition so that the rear plane of the house could be pulled in and therefore the rear yard space would be larger, allowing for the detached pavilion to meet the rear yard lot coverage restrictions.

The house is being enlarged substantially from its original 1,348 SF footprint and its current 2,433 SF footprint to the proposed 3,264 SF footprint. The Commission may recommend that the addition's footprint be further reduced to be more deferential to the historic house in scale and massing.

The applicants are proposing a number of improvements to the historic block including replacement of non-original windows with windows that are more appropriate for this resource and those changes are encouraged and some may be eligible for tax credits. In terms of the addition, overall staff finds that the applicants' proposed design has evolved commendably from the first design submitted (see Circles 31 + 32) and in the new design the addition is subservient to the historic block. While it is large, it is stepped down and broken up and is a more compatible and sympathetic design than the previous submissions. Additionally, staff's major concerns about proposed changes to the character-defining features of the house including the front porch, dormers, chimney, and the east side elevation have all been addressed and are no longer an issue. As noted before, the changes to the non-historic garage are in keeping with the *Guidelines*.

Staff recommends that the Commission provide the applicant with feedback on whether this proposed massing, scale and form are in keeping with the review criteria and recommend any design changes that should be made in order to have a compatible and sympathetic addition to this house.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicants revise the proposal based on the comments of the HPC and then return for a HAWP application.

# **CHRISTIAN ZAPATKA**

**ARCHITECT, PLLC**

1656 33rd Street NW Washington DC 20007

202 333 2735 (f) 202 333 5372 (f)

christianzapatka.com

October 24, 2012

Historic Preservation Commission

Montgomery County Office of Planning

Dear Commissioners:

Please find enclosed an application for a third preliminary consultation in relation to 7 Newlands Street Chevy Chase, MD.

It includes drawings in response to the August 15 meeting recommendations.

Please note the following:

- The first floor of the Eastern edge of the main part of the proposed addition has now been pulled back to be in line with the existing addition, as per the unanimous recommendations of the commissioners.
- The second floor of the Eastern edge of the main part of the proposed addition has been pulled back six feet West of the first floor part.
- Almost the entirety of the East side of the original house is now exposed.
- The Southern edge of the proposed addition is in line with the South wall of the existing addition rather than the existing porch so as to further expose the East side of the original house.
- A small pavilion has been introduced to the Southeast corner of the addition so as to provide an ideal place for a breakfast room as well as to create a way of graciously turning the corner. It has a low hip roof and windows very similar to those of the living room oriel.
- The porch at the Northeast corner is now a one story element lower than any other part of the house. It should act as a good transition between the pool courtyard and the East lawn. Its open quality also makes a visual and physical transition between the house and the lawn on this generous double lot. Big, open porches



are very characteristic of this neighborhood and this kind of architecture.

- The entirety of the roof of the original house is now exposed, except for the middle of the North side where the roof of the addition intersects it.
- The porch on the West side of the original house will not be extended.
- All of the existing dormers have been retained.
- All of the exteriors of the existing chimneys have been retained.
- A new shed dormer has been introduced to the North side of the roof of the original house.
- The Northern edge of the proposed addition has been pulled out towards the North so that it is within five feet of the pool coping.
- The Western edge of the proposed addition has been pulled in 6 inches towards the East to fully expose the original oriel window of the living room.
- The square footages of all plans are noted with numbers for present plans, and existing plans.
- All of the proposed fenestration is of the one-over-one type, in keeping with the character of the original house.
- All of the building materials are of the same type previously noted: stucco, wood trim, wood framed windows, synthetic slate.

Sincerely,

Christian Zapatka

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## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



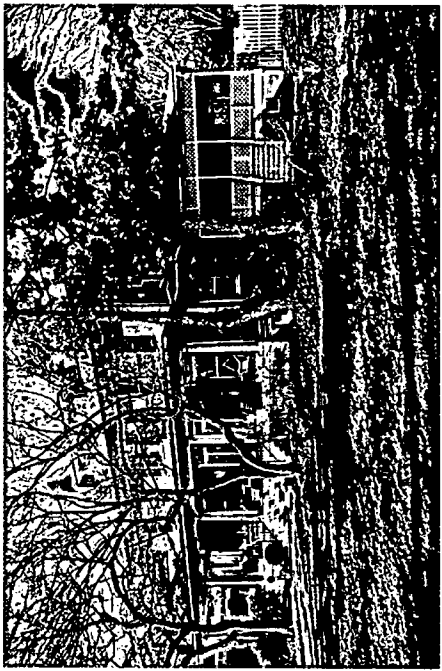
2 VIEW OF SOUTHWEST CORNER



3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION

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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:  
 COVER SHEET,  
 INDEX,  
 AND PHOTOS

SUBMISSION:  
 THIRD PRELIMINARY  
 CONSULTATION

DATE: OCTOBER 28, 2012  
 SCALE: NTS=1/8"

**CS**

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PROJECT:

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PHOTO SHEET

SUBMISSION:

THIRD PRELIMINARY  
CONSULTATION

DATE: OCTOBER 26, 2012

SCALE: NTS = 1/8"

PS-1



2 VIEW OF NORTH (BACK) ELEVATION



4 VIEW OF SOUTHEAST CORNER



1 VIEW OF NORTHWEST CORNER



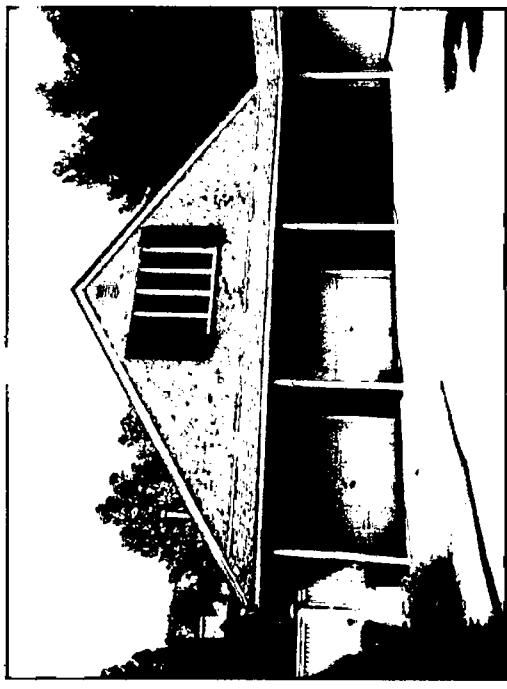
3 VIEW OF EAST (SIDE) ELEVATION

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**PS-2**



② VIEW OF GARAGE (SOUTH) ELEVATION



① VIEW OF FRONT (SOUTH) ELEVATION



③ VIEW OF GARAGE (EAST) ELEVATION

③

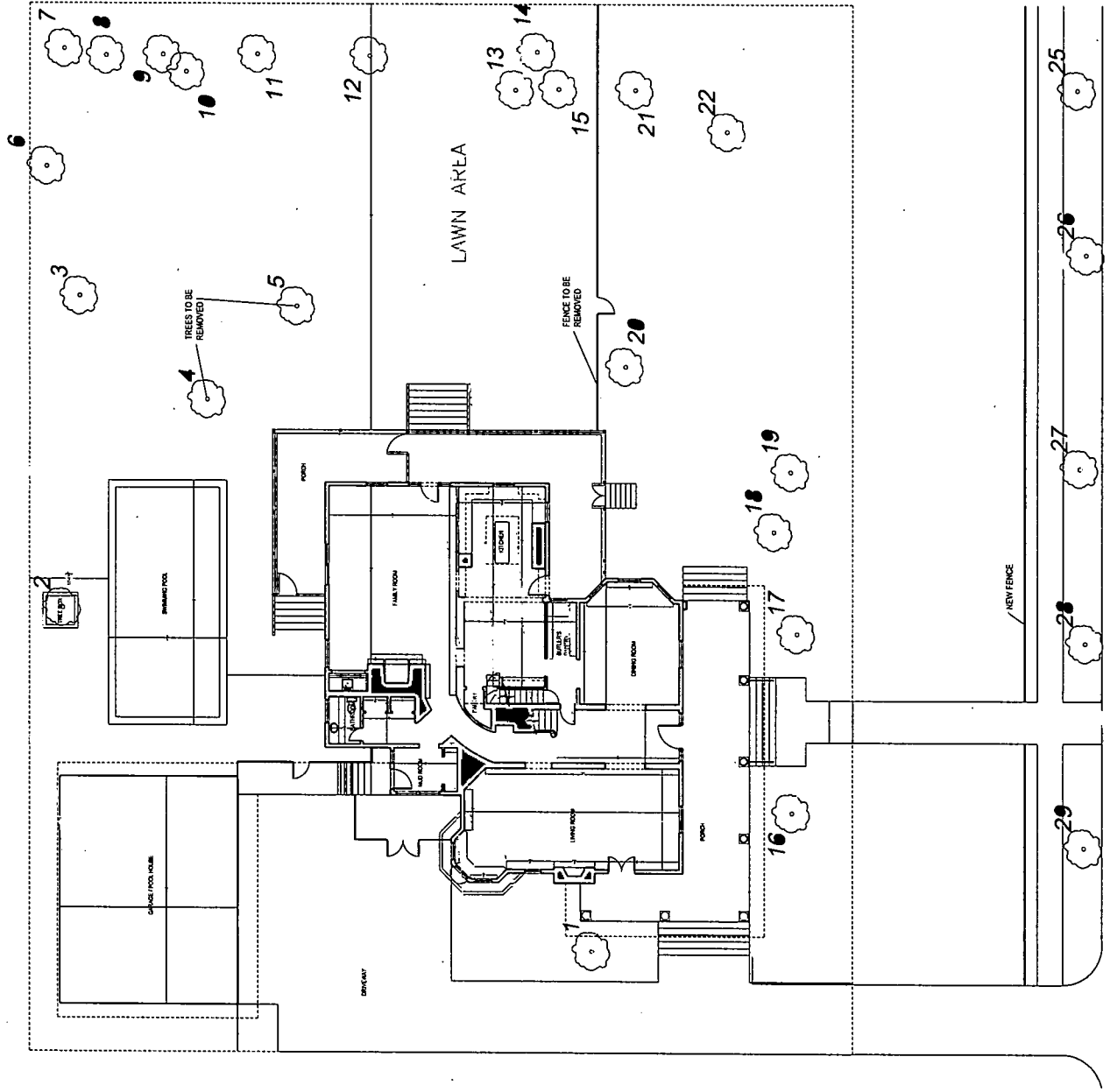
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DRAWING TITLE	EXISTING SITE PLAN
SUBMISSION:	THIRD PRELIMINARY CONSULTATION
DATE:	OCTOBER 26, 2012
SCALE:	1/16" = 1'-0"
<b>A-0</b>	



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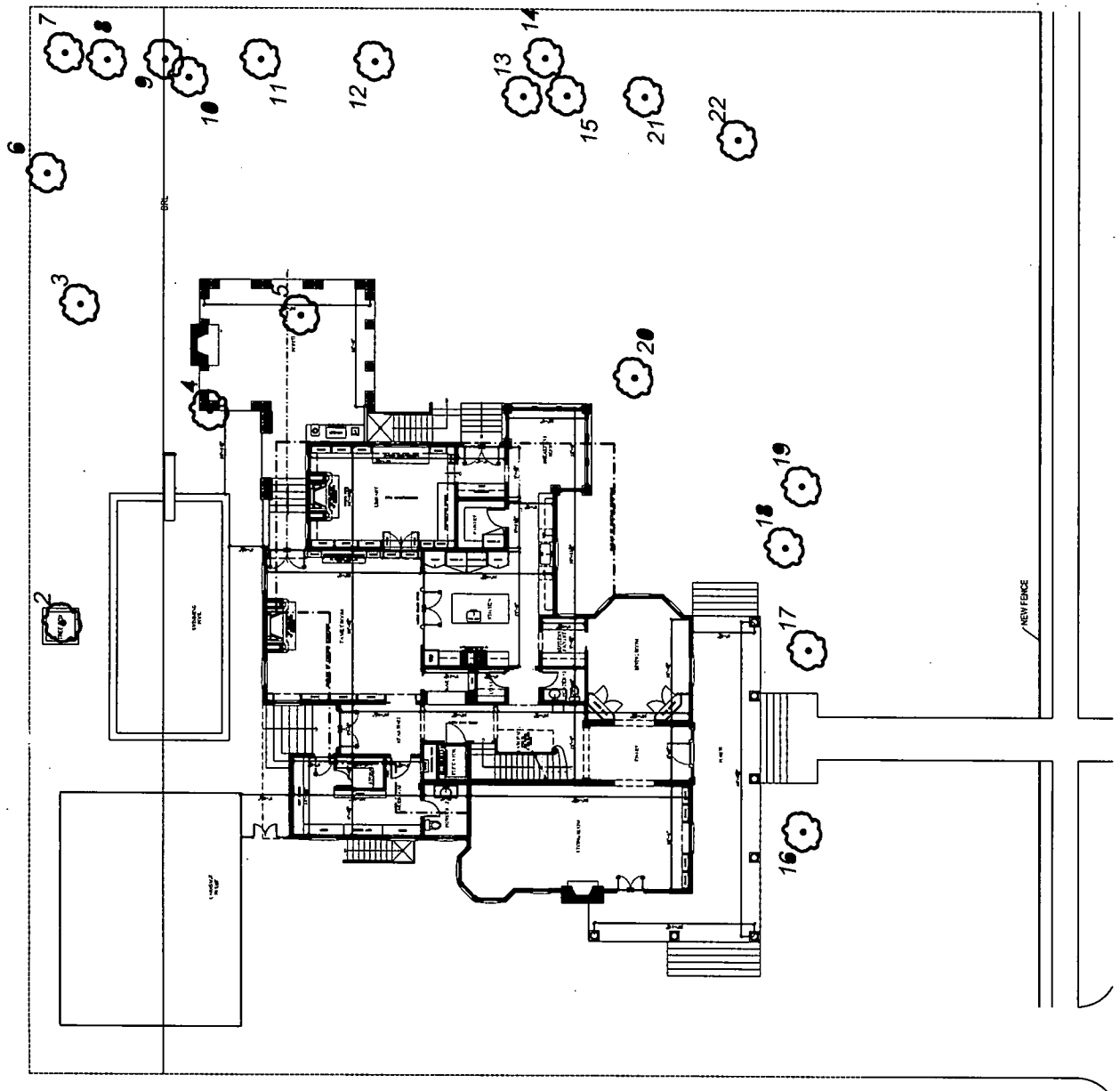


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SUBMISSION:  
 THIRD PRELIMINARY  
 CONSULTATION

DATE: OCTOBER 26, 2012  
 SCALE: 1/16" = 1'-0"

**A-1**



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PROJECT:



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EXISTING /  
 PROPOSED  
 FIRST FLOOR  
 PLANS

SUBMISSION:

THIRD PRELIMINARY  
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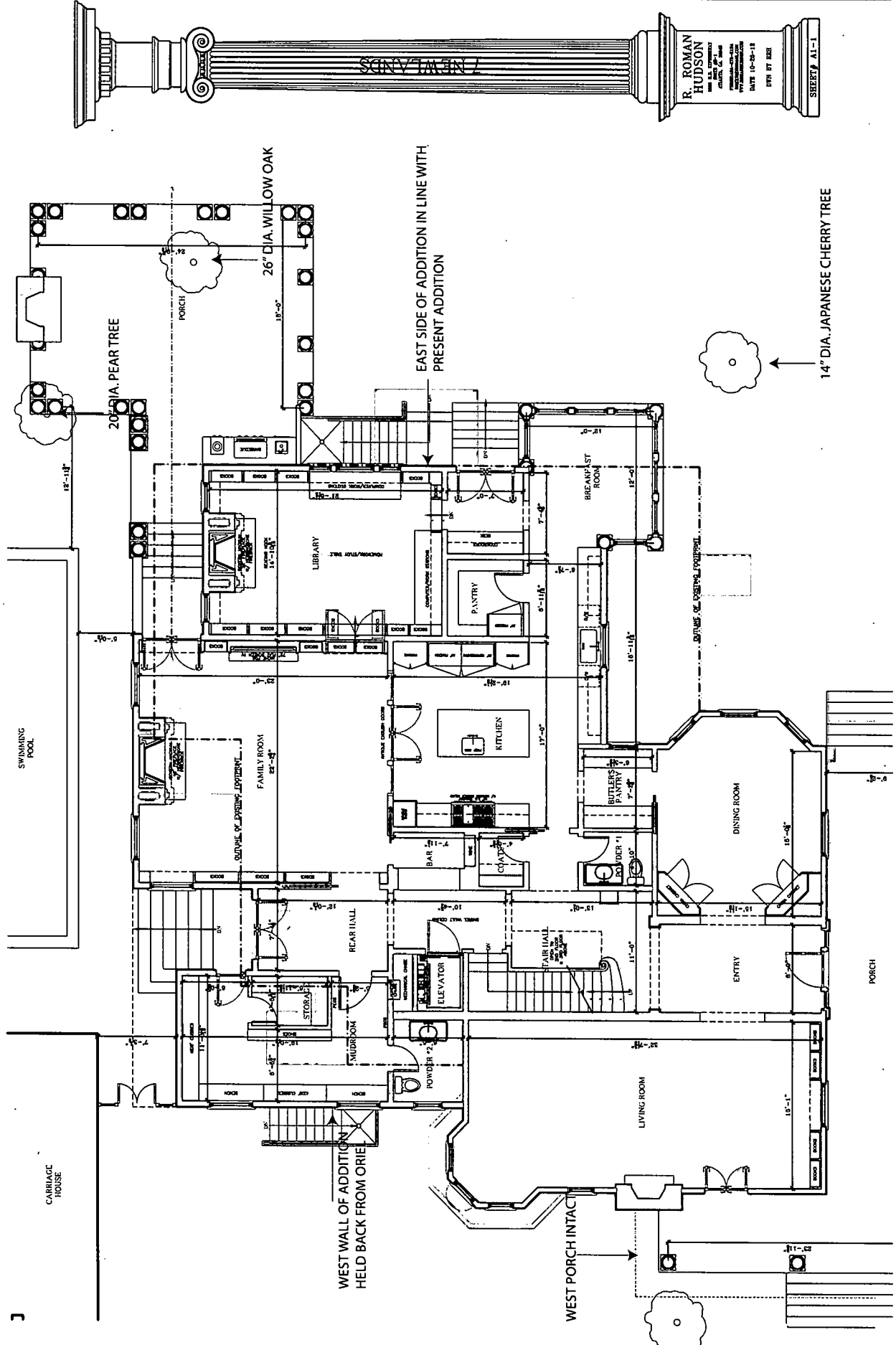
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A-2

R. ROMAN  
 HUDSON  
 ARCHITECT  
 1000 15th St NW  
 WASHINGTON DC 20004  
 DATE: 10-25-12  
 DTR ET EBE

SHEET # A1-1



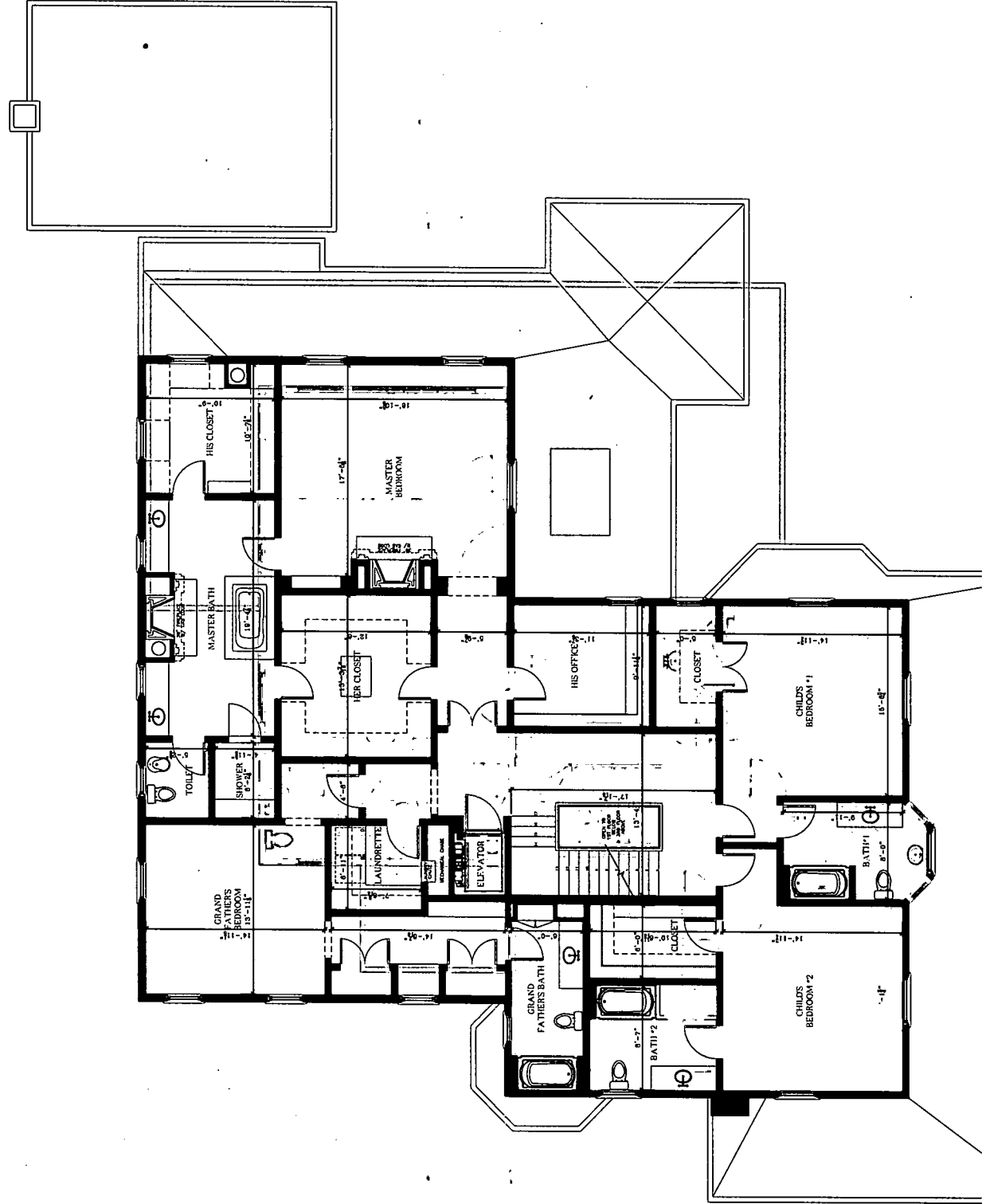
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
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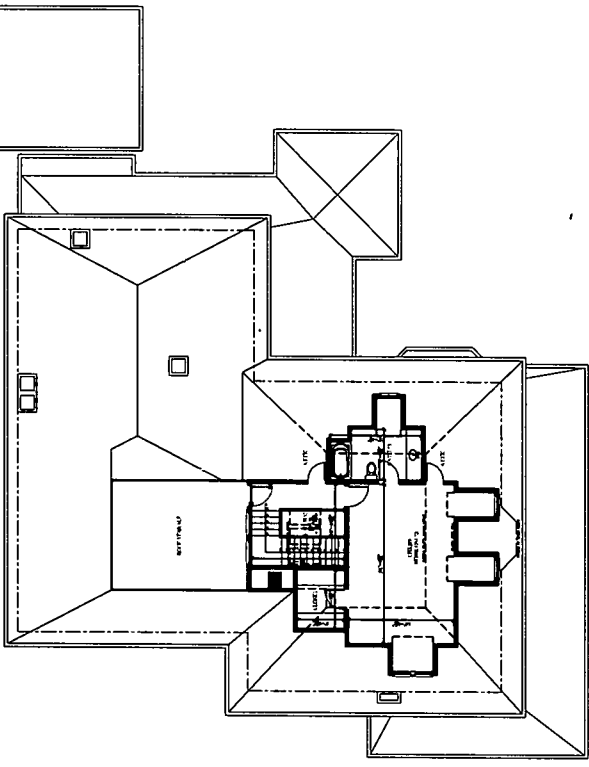
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**A-3**

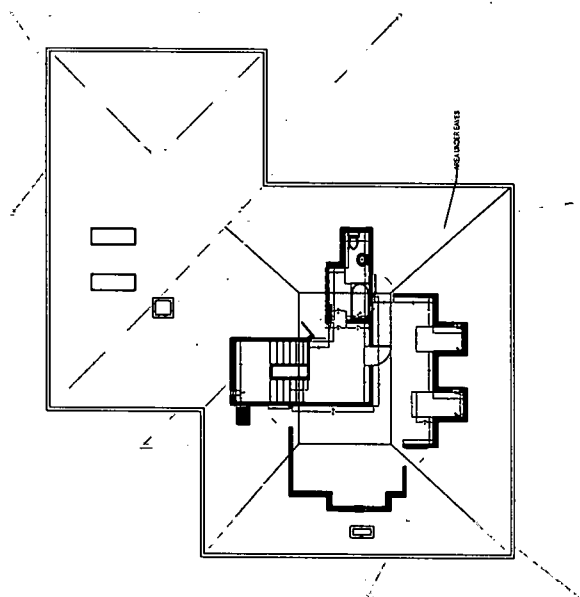




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			SUBMISSION: THIRD PRELIMINARY CONSULTATION
DATE: OCTOBER 26, 2012 SCALE: 1/16" = 1'-0"			<b>A-4</b>



2 PROPOSED THIRD FLOOR PLAN



1 EXISTING THIRD FLOOR PLAN

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EXISTING AND  
 PROPOSED  
 BASEMENT  
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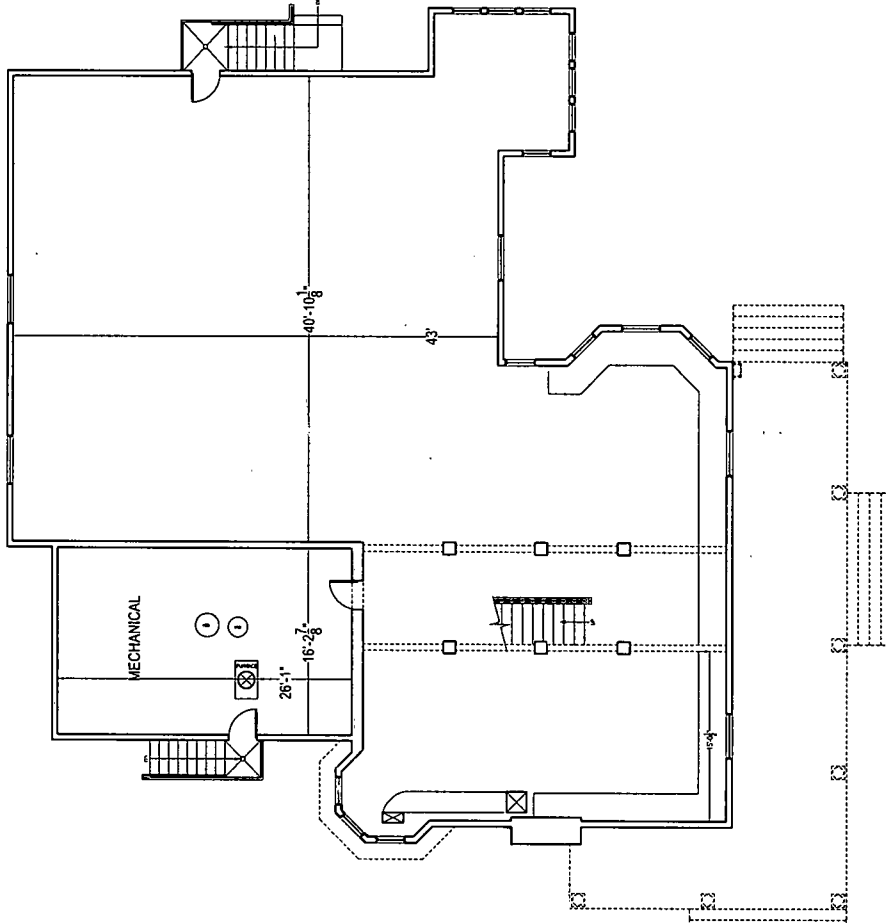
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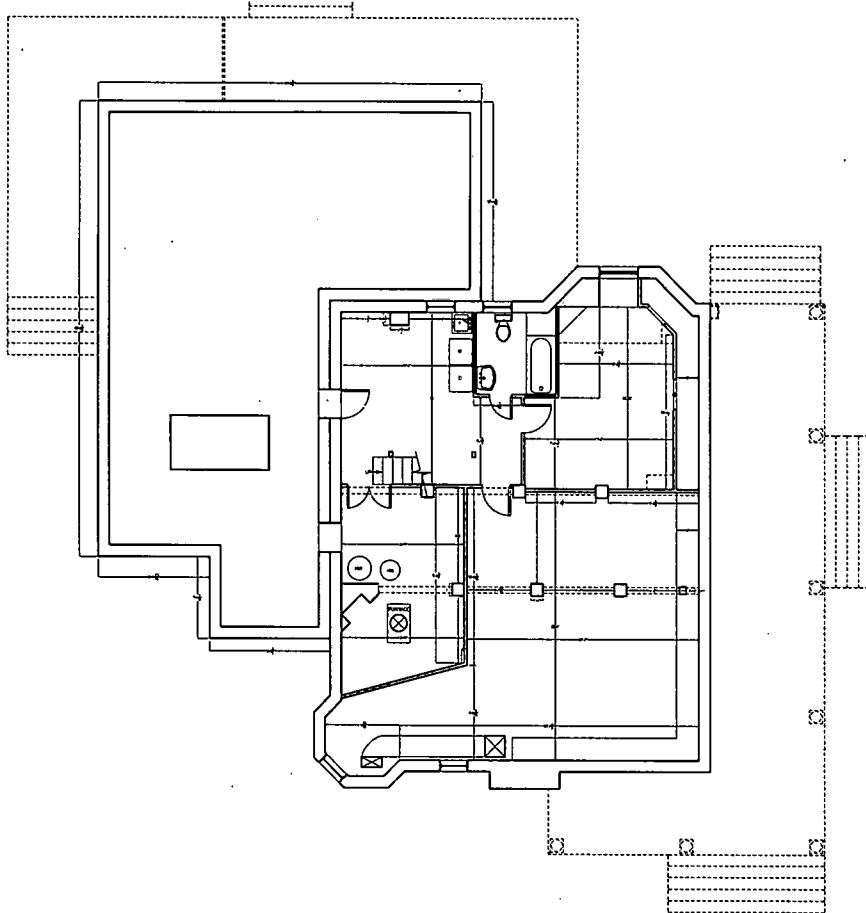
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SCALE: 3/32" = 1'-0"

A-5



2 PROPOSED BASEMENT PLAN



1 EXISTING BASEMENT PLAN

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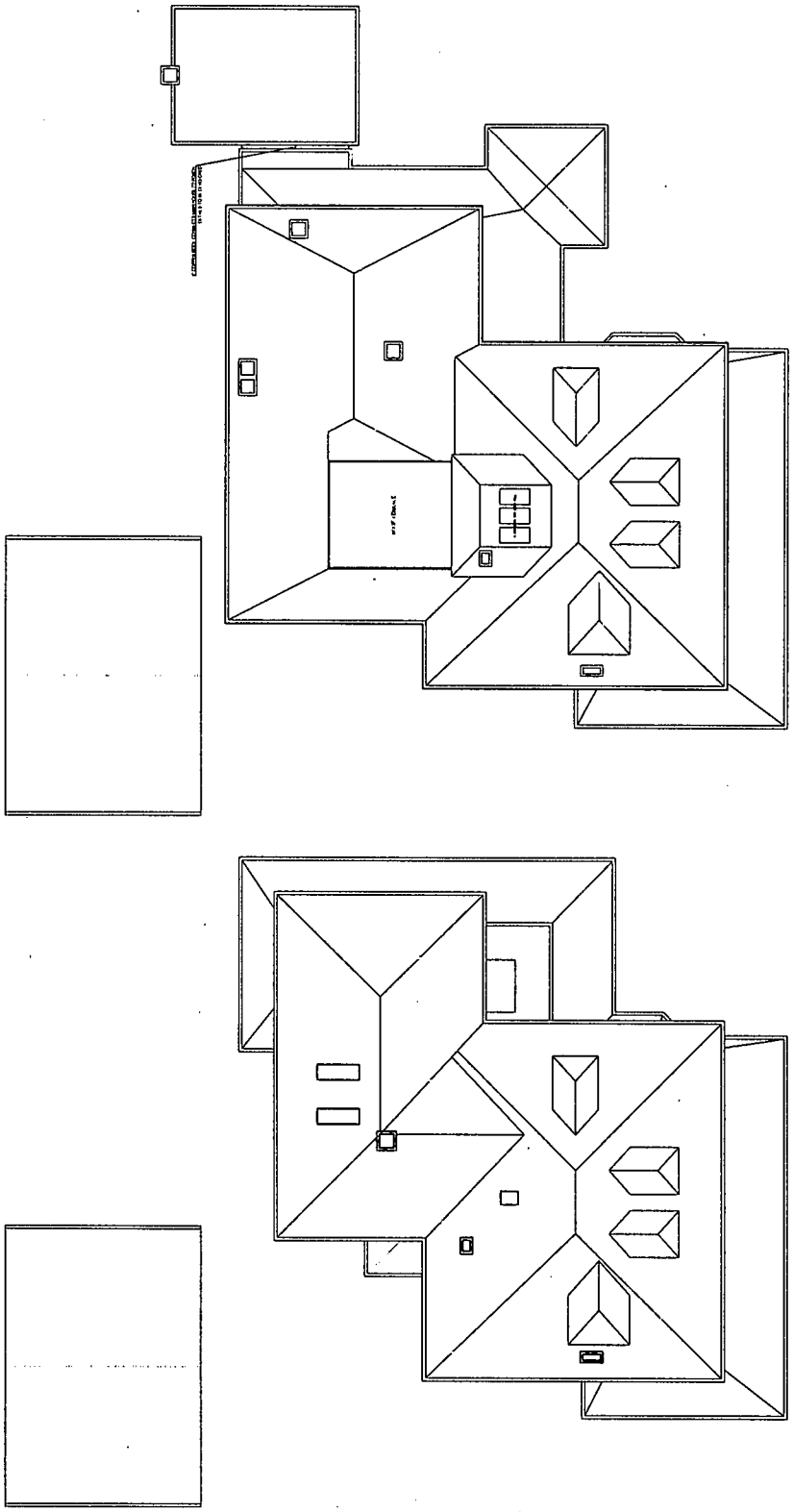
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SUBMISSION: THIRD-PRELIMINARY CONSULTATION

DATE: OCTOBER 26, 2012  
 SCALE: 1/4" = 1'-0"

A-6



2 PROPOSED ROOF PLAN

1 EXISTING ROOF PLAN

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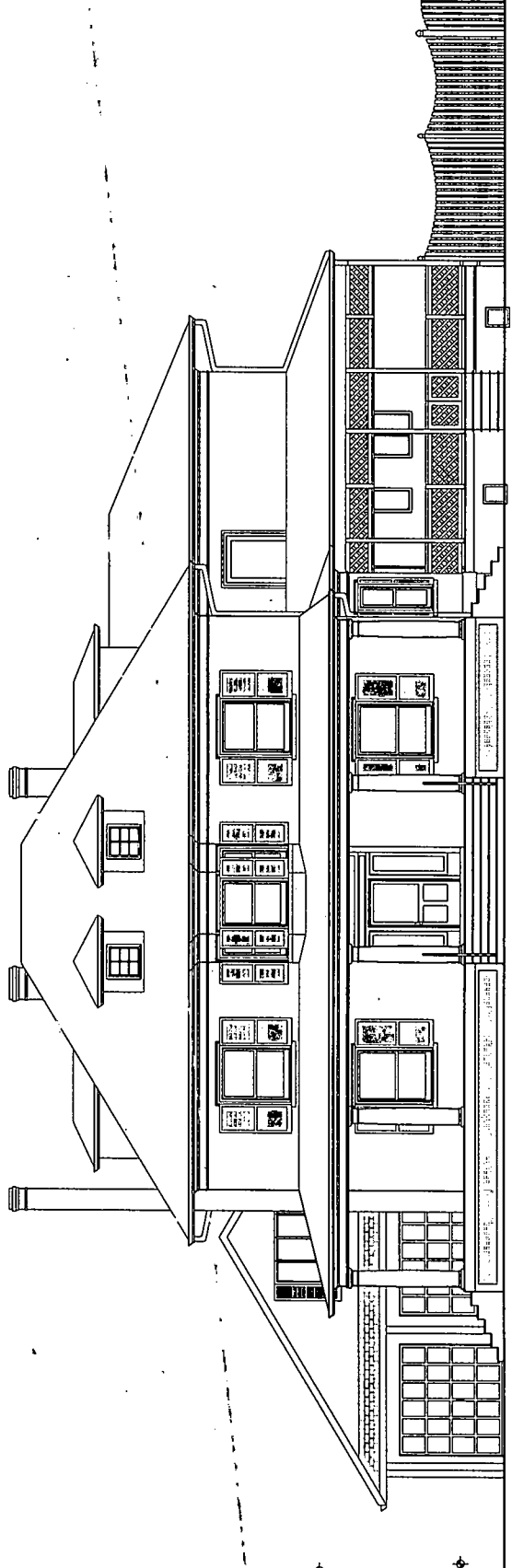
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A-7



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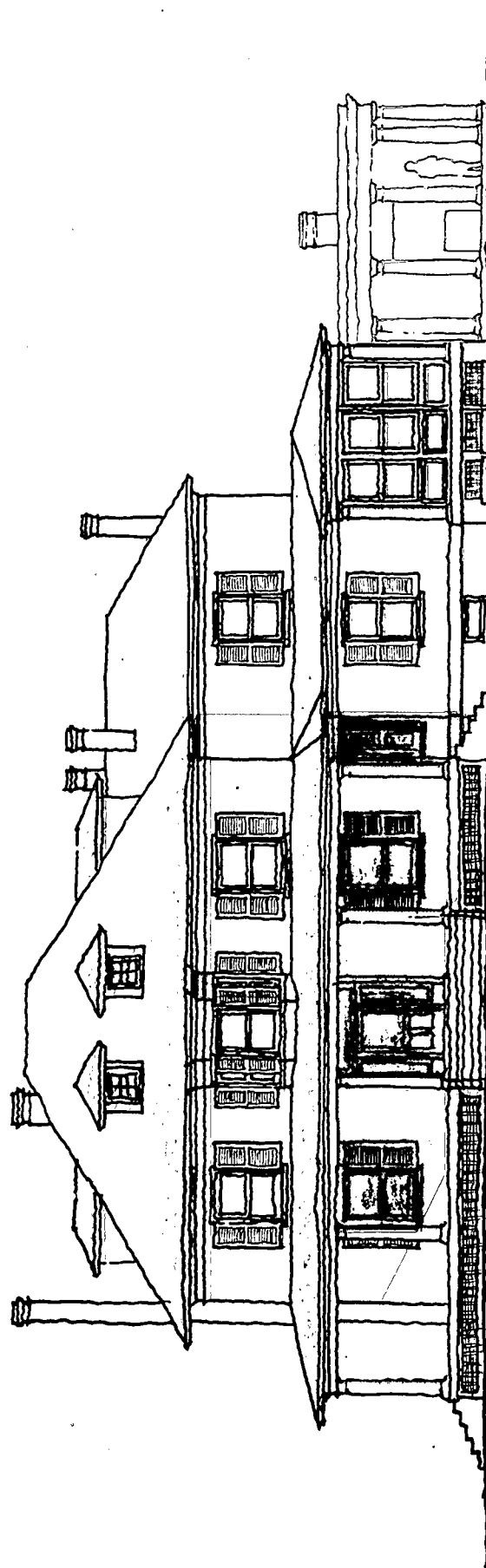
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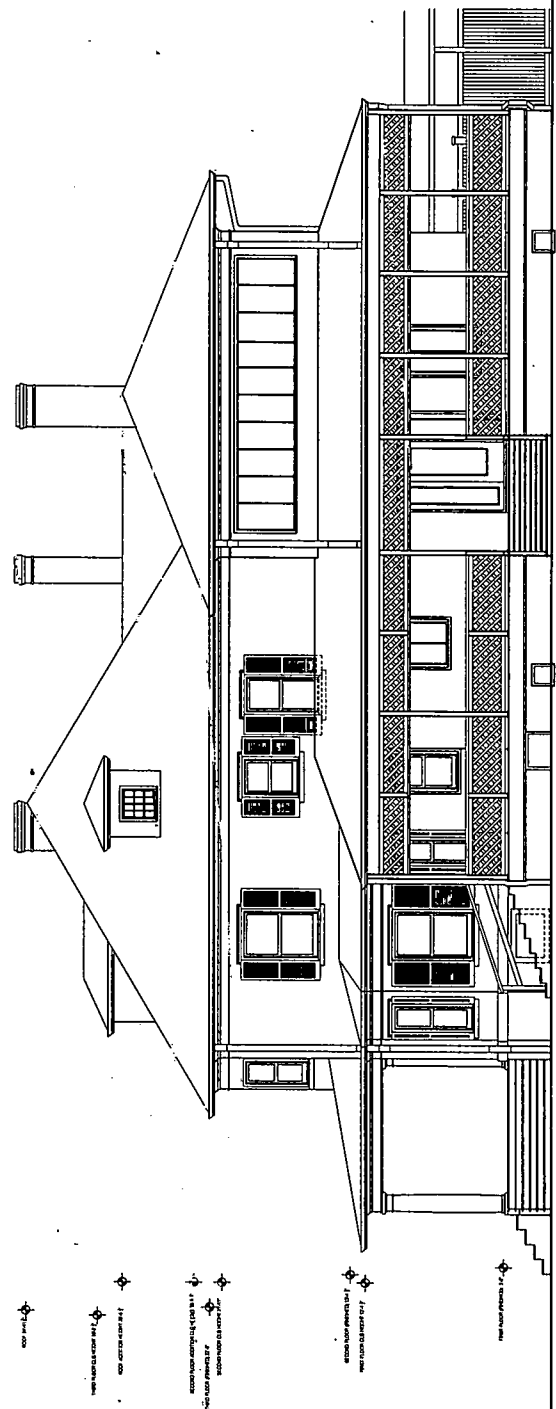
PROPOSED  
SOUTH (FRONT)  
ELEVATION

REVISION:  
THIRD PRELIMINARY  
CONSULTATION  
DATE: OCTOBER 26, 2012  
SCALE: 1/8" = 1'-0"

A-8



CHRISTIAN ZAPATA ARCHITECT, PLLC 1656 33rd STREET NW WASHINGTON DC 20007 202 333 2735	PROJECT: PRYOR RESIDENCE 7 NEWMANS ST. CHEVY CHASE, MD 20815	DRAWING TITLE: EXISTING EAST ELEVATION	SUBMISSION:
			THIRD PRELIMINARY CONSULTATION
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			<b>A-9</b>



- 1. 1st FLOOR PLAN
- 2. 2nd FLOOR PLAN
- 3. 3rd FLOOR PLAN
- 4. 4th FLOOR PLAN
- 5. 5th FLOOR PLAN
- 6. 6th FLOOR PLAN
- 7. 7th FLOOR PLAN
- 8. 8th FLOOR PLAN
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- 10. 10th FLOOR PLAN
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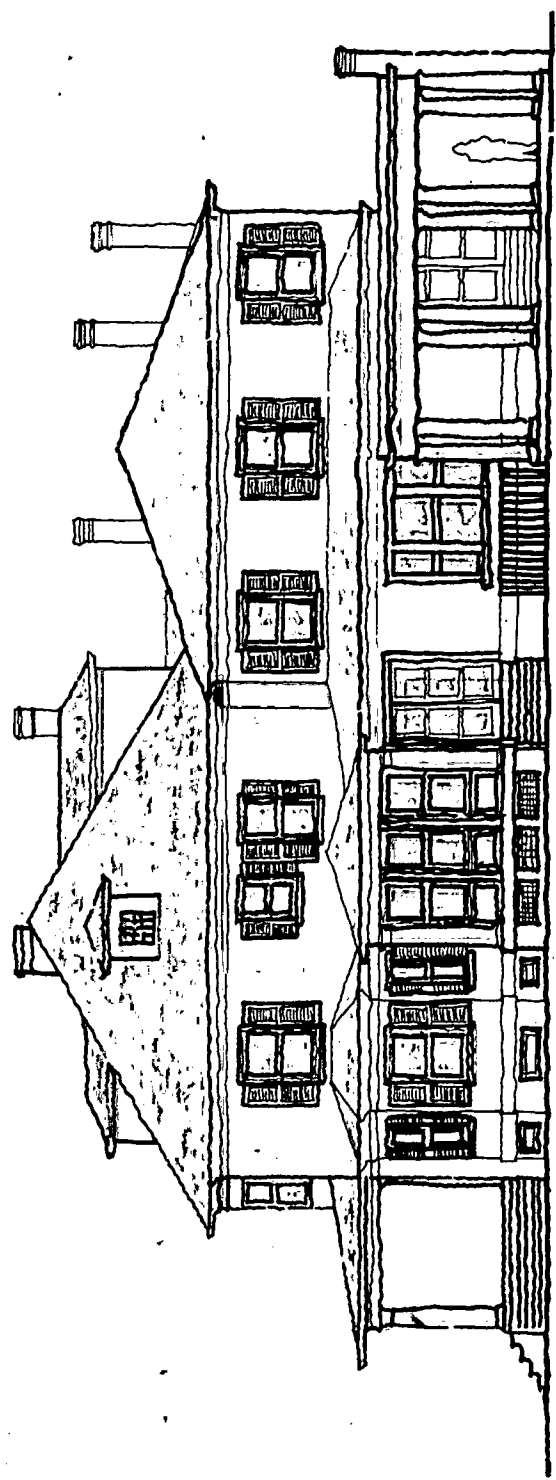
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PROJECT:  
PRYOR RESIDENCE  
7 NEMLANDS ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:  
PROPOSED  
EAST (SIDE)  
ELEVATION

SUBMISSION:  
THIRD PRELIMINARY  
CONSULTATION  
DATE: OCTOBER 28, 2012  
SCALE: 1/8" = 1'-0"

A-10





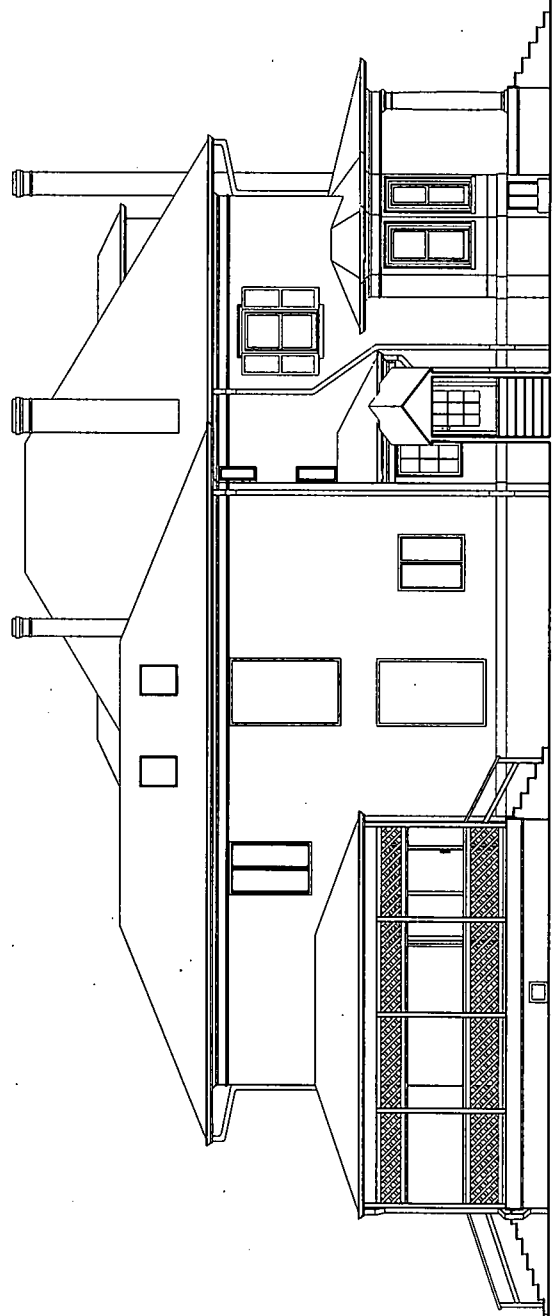
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PROJECT:  
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 7 NEWMAN ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE  
 EXISTING  
 NORTH  
 ELEVATION

SUBMISSION  
 THIRD PRELIMINARY  
 CONSULTATION  
 DATE: OCTOBER 26, 2012  
 SCALE: 1/8" = 1'-0"

A-11



- ◆ 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ◆ 2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- ◆ 3. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
- ◆ 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
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- ◆ 6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND REGULATIONS.
- ◆ 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES AND REGULATIONS.
- ◆ 8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND SUSTAINABILITY CODES AND REGULATIONS.

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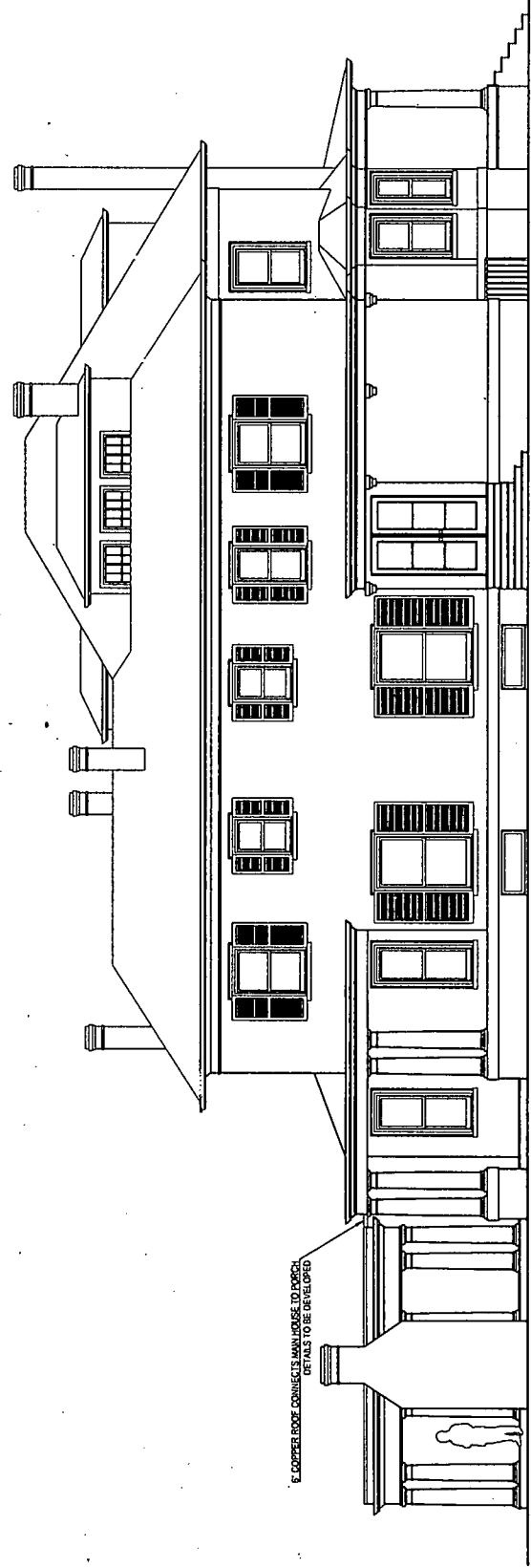
DRAWING TITLE:  
 PROPOSED  
 NORTH (REAR)  
 ELEVATION

SUBMISSION:  
 THIRD PRELIMINARY  
 CONSULTATION

DATE: OCTOBER 28, 2012

SCALE: 1" = 1'-0"

**A-12**



6" COPPER ROOF CONNECTS MAIN HOUSE TO PORCH  
 DETAILS TO BE DEVELOPED

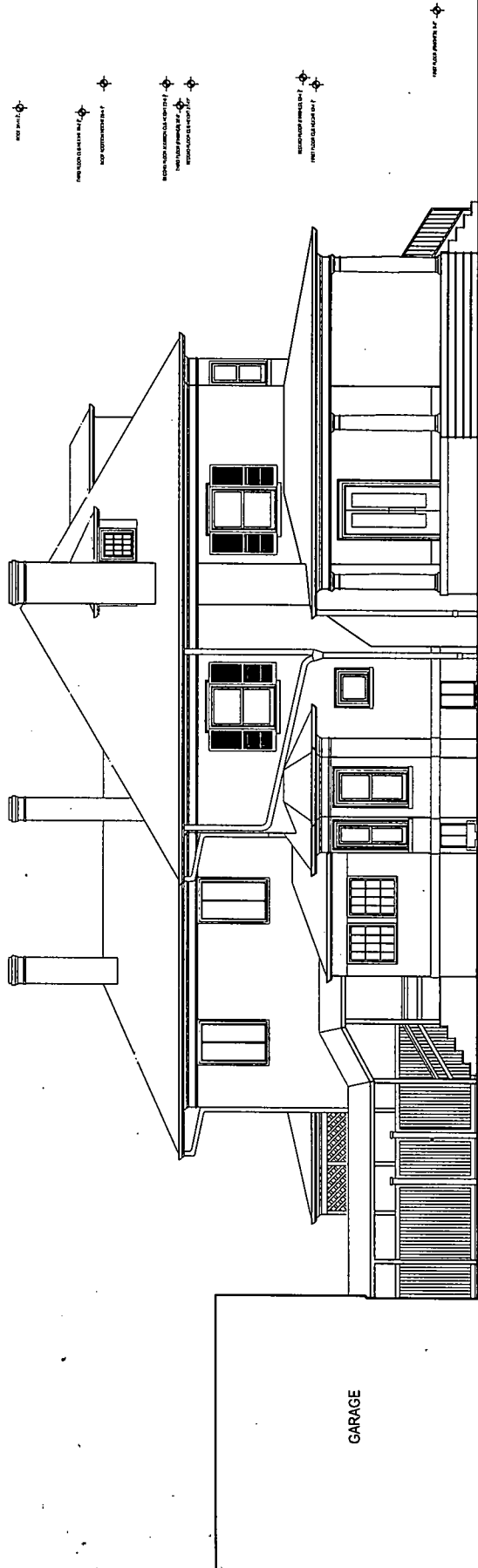
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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE  
 EXISTING  
 WEST  
 ELEVATION

SUBMISSION:  
 THIRD PRELIMINARY  
 CONSULTATION  
 DATE: OCTOBER 2, 2012  
 SCALE: 1/8" = 1'-0"

A-13



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7 NEMLANDS ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:

PROPOSED  
WEST (SIDE)  
ELEVATION

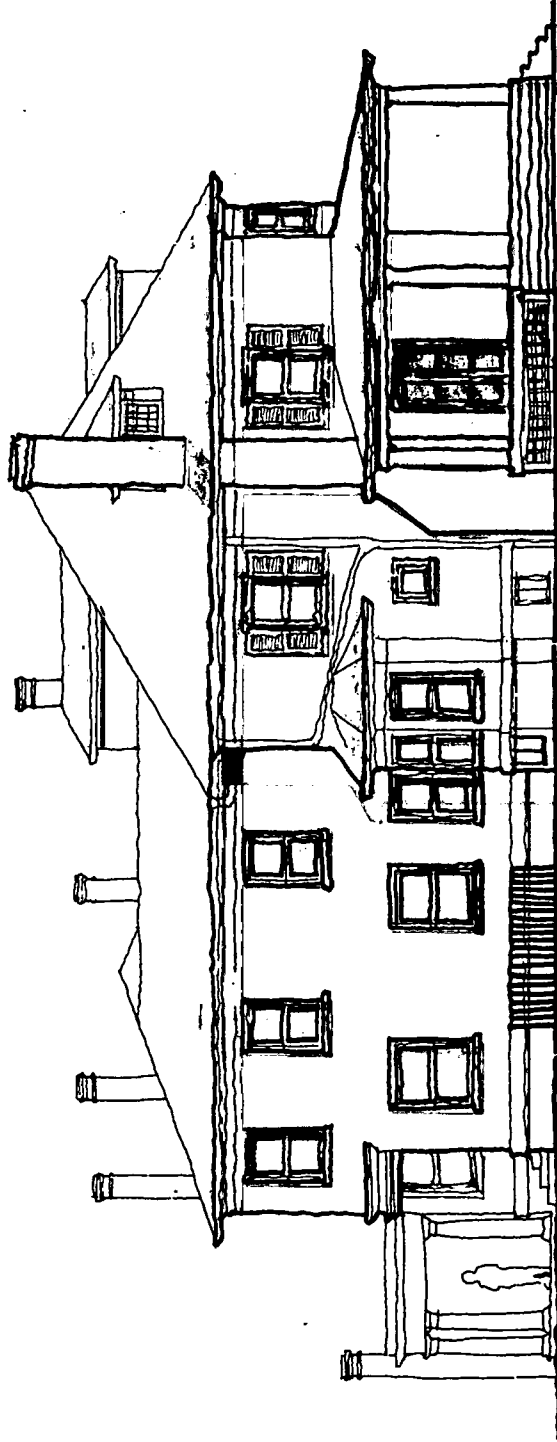
SUBMISSION:

THIRD PRELIMINARY  
CONSULTATION

DATE: OCTOBER 26, 2012

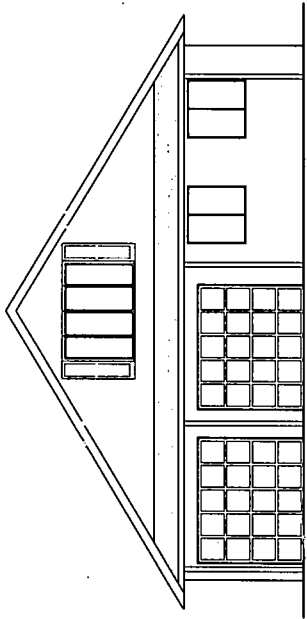
SCALE: 1/8" = 1'-0"

A-14

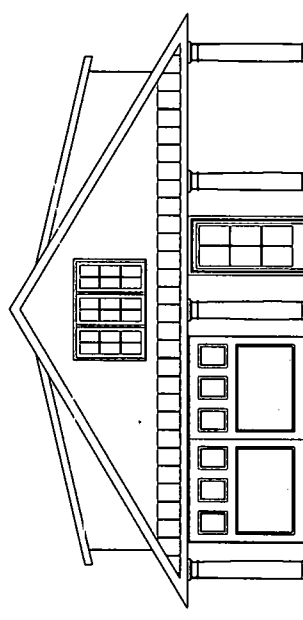


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DRAWING TITLE: <b>EXISTING AND          PROPOSED          SOUTH (FRONT)          GARAGE          ELEVATIONS</b>			
SUBMISSION: THIRD PRELIMINARY CONSULTATION			
DATE: OCTOBER 26, 2012			
SCALE: 1/8" = 1'-0"			
<b>A-15</b>			



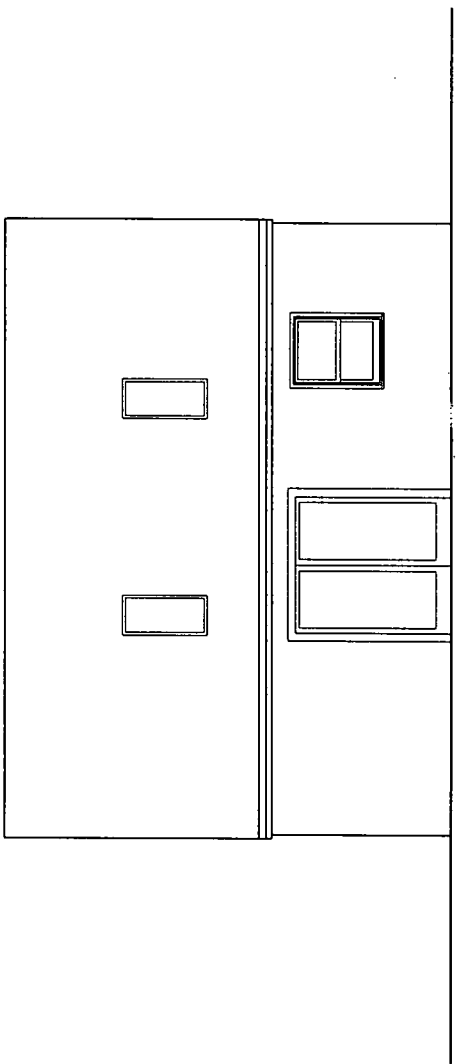
1 EXISTING SOUTH GARAGE ELEVATION



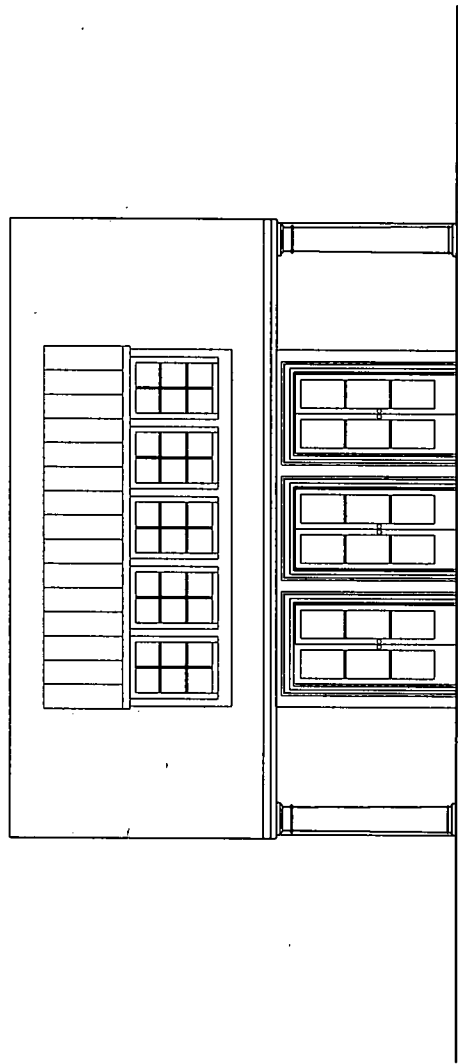
1 PROPOSED SOUTH GARAGE ELEVATION

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**A-16**



1 EXISTING EAST GARAGE ELEVATION



2 PROPOSED EAST GARAGE ELEVATION

**7 Newlands St. Pryor Residence: Approximate Interior Area Calculations**

**EXISTING HOUSE (Excluding covered porches + basement)**

THIRD FLOOR	564
SECOND FLOOR	2092
FIRST FLOOR	2433

Total 5089

**PROPOSED HOUSE (Excluding covered porches + basement)**

THIRD FLOOR	661
SECOND FLOOR	2887
FIRST FLOOR	3264

Total 6812

7 Newlands front elevation



Existing



1st preliminary



2nd preliminary



3rd preliminary



7 Newlands east elevation

Existing



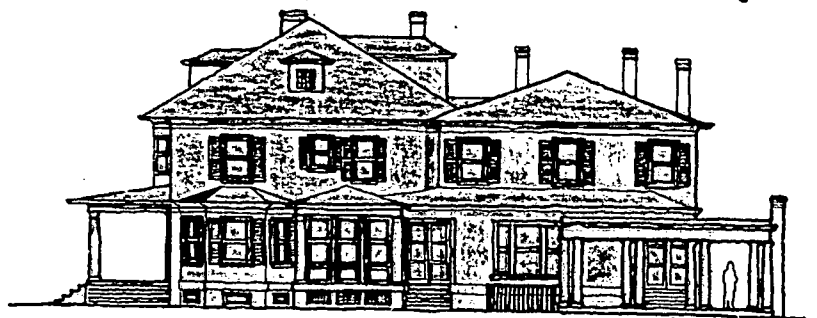
1st preliminary



2nd preliminary



3rd preliminary





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PROJECT:  
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 CHEVY CHASE, MD 20815



DRAWING TITLE

PROPOSED  
 SITE PLAN

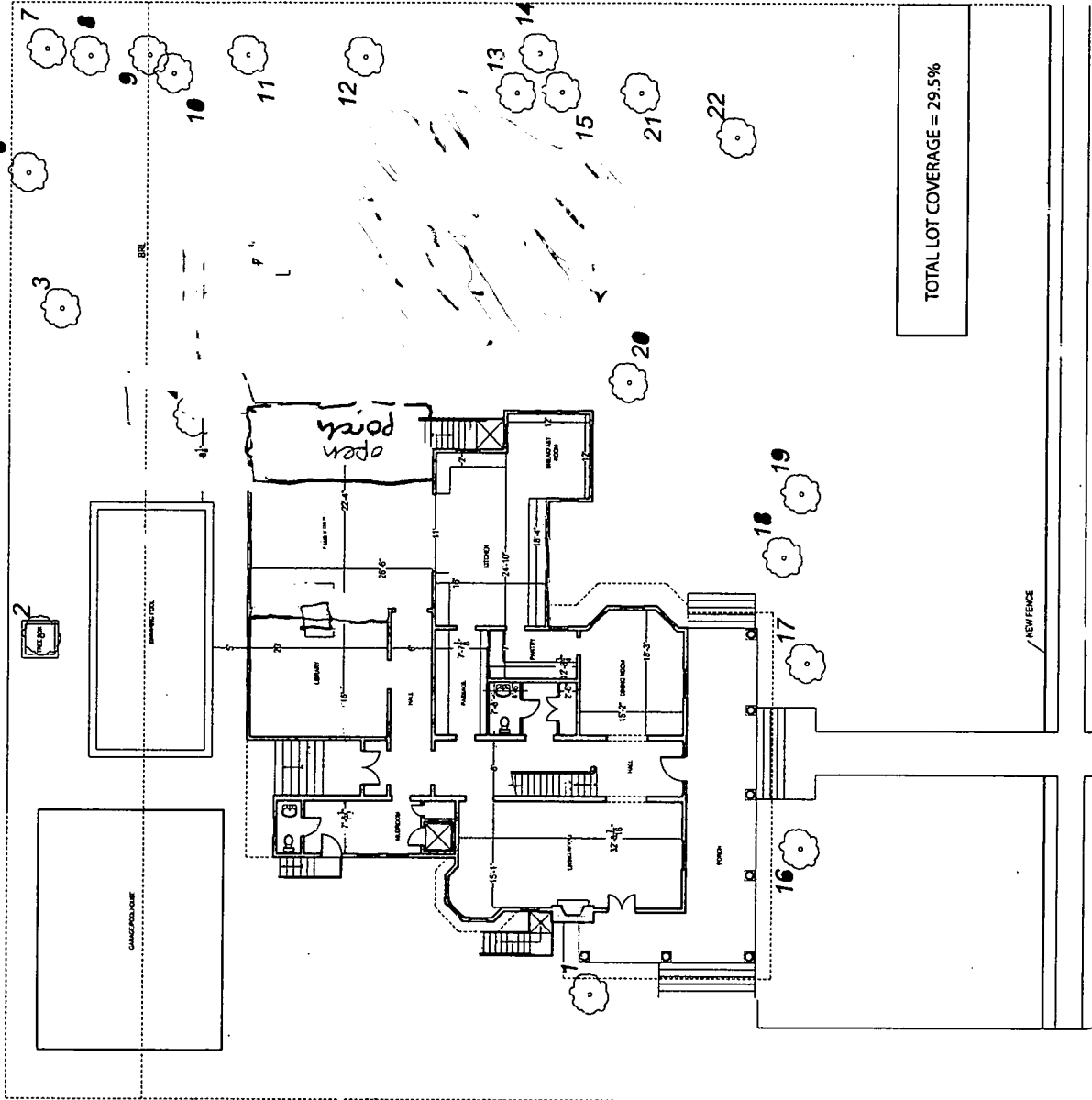
SUBMISSION:

THIRD PRELIMINARY  
 CONSULTATION

DATE: SEPTEMBER 7, 2012

SCALE: 1/16" = 1'-0"

A-1



34

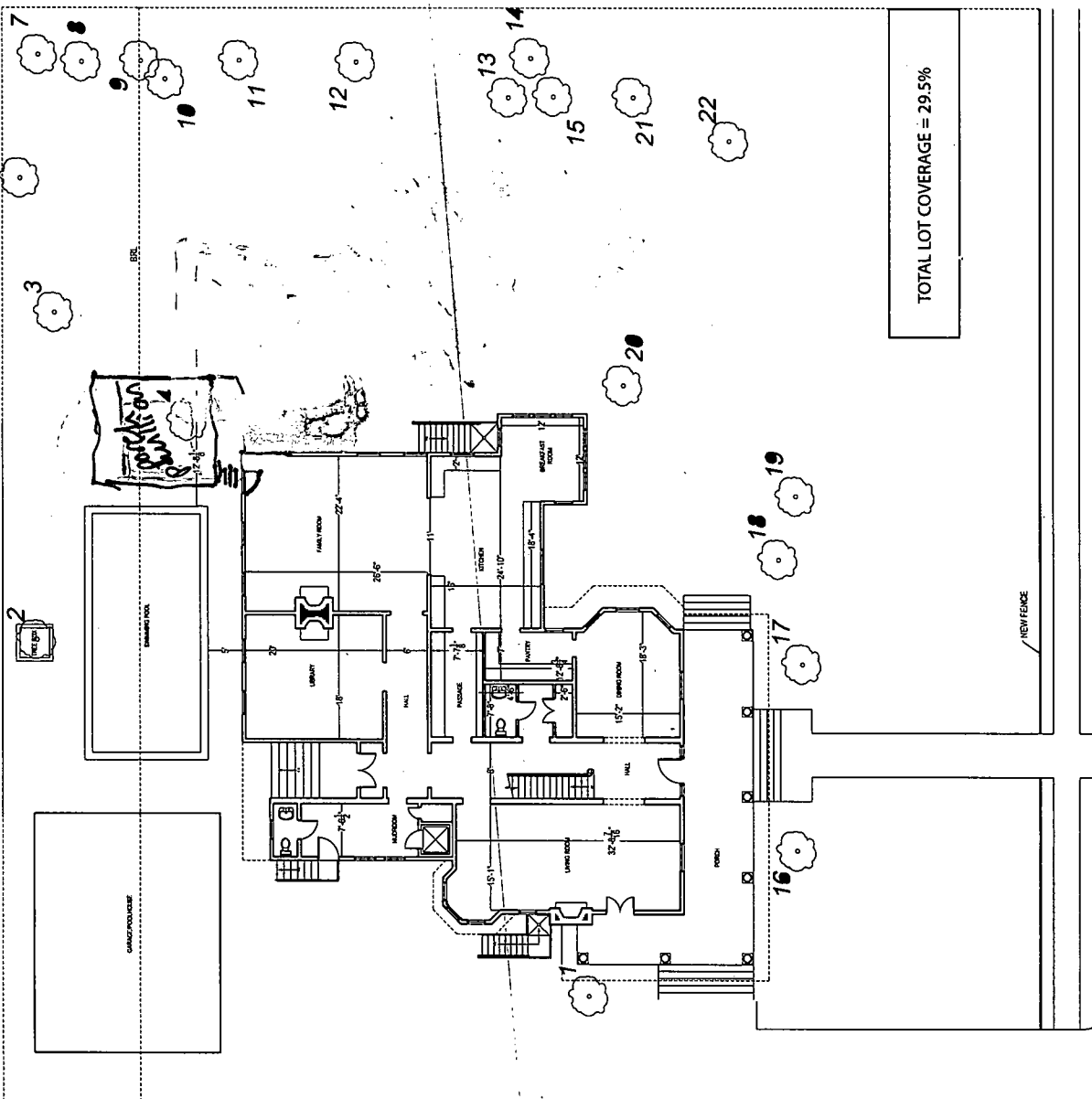
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PRYOR RESIDENCE  
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 CHEVY CHASE, MD 20815

PROJECT:



DRAWING TITLE	PROPOSED SITE PLAN
SUBMISSION:	THIRD PRELIMINARY CONSULTATION
DATE:	SEPTEMBER 7, 2012
SCALE:	1/16" = 1'-0"
<b>A-1</b>	



35



**Fothergill, Anne**

---

**Subject:**

FW: HPC hearing 10/10/12: 8 E Len; 4 E Irv; 35 W Irv; 23 Hesk; 7 Newlands

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [<mailto:tom.bourke@whihomes.com>]

**Sent:** Tuesday, October 09, 2012 4:34 PM

**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

7 Newlands – Preliminary Consultation 3rd

Outstanding Resource

Side and rear addition, and alterations

The LAP is very aware that this is the third submission for a preliminary consultation by the applicants. Further we believe and Staff seems to agree that the addition has been reduced in size, pushed back and various attempts have been made to respect the original house materials, design and massing. Staff stated: "... proposed design has evolved commendably..." and "Additionally staff's major concerns about proposed changes to the character-defining features of the house... have all been addressed and are no longer an issue." We would urge the HPC to allow the applicants to move forward.

Submitted on behalf of the LAP by Tom Bourke, Chair

August 15, 2012 HPC Meeting Transcript

MS. MILES: All in favor please raise your right hand.

Thank you. These HAWPS are unanimously agreed to. If this is your permit, please speak to staff tomorrow to find out next steps. Next we're going to hear a preliminary consultation for 7 Newlands Street in Chevy Chase. The applicants can come and sit at the table. And, do we have a staff report?

MS. FOTHERGILL: We do. The commission is very familiar with this project. The applicants came to the commission for a preliminary consultation on July 11th, and the applicants are proposing to remove an existing non-historic addition and construct an addition to the house. With the initial design the commission had some concerns about the project overall in terms of its size and design. The commission made some recommendations, they're in Circle 1 of your staff report, and I will read them.

The HPC recommended that the size of the addition be reduced, that it was too big. That the front dormers be retained in their current condition and the side dormers also, if possible. Remove the two-story bay in the new addition; change the windows in the new addition to be more in keeping with the historic house. And then there was talk about where to build the addition. There was the discussion of building no further east than the existing east porch, and pushing the eastside block back to expose more of the side of the original house. Staying within the existing footprint was a possibility. Expose the rear right corner of the original house by removing the addition and then exposing that corner.

In terms of the historic house and alterations to it, it was recommended to not alter the original wraparound porch; don't extend it. One thing that was discussed was a possible breezeway to the garage pool house, which you can see in this photo, and there was a discussion of not adding that feature in terms of both DPS, how they review it, and also how the HPC reviews it, because then the

accessory structure would be considered an addition.

There was a request to determine the rear setback for the pool and consider pushing, that should say pushing the addition back, not the pool. And the commission asked for more information about the historic house footprint and the proposed footprint, and information on tree removal. So the applicants have responded to a number of those. The transcript was not available in time to be included in the staff report, and one thing I will note before I begin discussion is, there was a revised cover letter that was distributed to the commission dated July 25th, which the commission did receive.

The applicants are proposing an addition, and I am going to show you photos and then talk about what they're proposing. Here's the house. I know you're all familiar with it. One discussion was about that porch on the side and not constructing it any larger or any further to the side than that existing condition. And then there was talk about, you can see this east side of the house, about leaving as much of it exposed as possible.

Here are photos of the house. The applicants are proposing, here are the existing conditions, and they are proposing an addition that extends out to the side. It is a double lot and so they have more buildable area to the side than would normally be the case. And they have the swimming pool, so it's difficult to build further to the rear. Although in this design, I believe they have gone as far as they can in terms of that rear setback. They are proposing two options for the commission to consider. They are generally in the same location and just have some design differences.

The applicants provided in Circle 49 a detailed analysis of the original size of the house, the existing size, the initial proposal size and now the current proposal size, so that the commission has all that information before you to consider. And, as you will see, the proposed house is substantially larger than that original footprint, and larger than the existing footprint with the existing addition. I believe the overall house has been reduced by approximately 600 square feet from the first design to the second design. And the primary difference between option one here and option two is the oriel



window that you can see on the front elevation. And then the other main difference is that, what's called a porch here, but when you get to the second floor there's a room, the second floor room has dormers in option two.

Here are the two different plans and we can come back to this slide. But this is option one, so you can see the existing and the proposed. And this is option two. So on the first floor, the back part of the addition is a porch and you'll see that on the second floor it is enclosed space. So here is option one for the second floor and option two for the second floor. And I can come back to these when you're discussing them if you need to see them again. And here is the proposed third floor plan, for option one, option two. Again, the difference being, I don't think there's any difference in the third as far as in the -- just in the roof of the second floor that you can see.

Here are the front elevations. I will note that if you look in your staff report the applicants did make, if you look at Circle 62 for example, the applicant did make the changes to the windows that the commission was recommending. And, you'll see a big difference in fenestration from Circle 62 to what is proposed here in the front elevation. And they also did remove the two-story tower piece that the commission found too ornate and busy and sort of eye-catching when it needs to defer to the historic block. So they removed that.

This is front option one. Again, you see that second story room above the porch, but just know that that is pushed far back. That is not right along the front plane. And here is front option two. So again, you see the oriel window and the dormers. And that's the primary difference between one and two. And then I just showed the east side. The applicants' architect may have slides of all of the elevations. I just showed the front and the east side. The east side, as you'll see, another thing to note, if you look at Circle 63 in your staff report, they have pushed the east side block back on the second floor which was what staff and the commission encouraged them to do to expose more of the second floor of the original east side. So that is definitely a commendable design change.

And, here is option two. And again, it's those two components, those two features that

are different in option one and option two. In terms of the proposal and how it gets reviewed by the guidelines, as I mentioned, they made the change pushing the second floor of the addition back. They reduced the width of the side addition; it's now narrower than the width of the original block. And when I say that I mean, I believe I mean the main block of the addition, not including that rear right corner. I just want to make sure that's clear. It's not the overall length of the side addition.

The addition does extend further to the east than the first design, but again, that extension is towards the rear of the property and back from the front of the house and the street. The other significant changes that the applicant has made are that the original front dormers are retained in this design, and as I mentioned, they have been changed to more compatible windows and they removed the breezeway so that the garage will not be considered an addition. They removed the two-story tower as I mentioned and the shift of the addition. Oh, I didn't mention this: they did shift the addition at the rear left corner of the original house, there's that bay window and staff had recommended that the addition be pulled off that. And, if you look in Circle 56, you'll see that it was much closer, and now the whole form is intact. So that is a good change in terms of impact to the historic house.

Overall the addition is lower and pushed back, so it's clearly differentiated from the historic house. Staff continues to have a concern about the loss of integrity of the original house and the alterations to significant architectural features of this outstanding resource. It is an outstanding resource. I don't know if I mentioned that tonight. The extension of the wraparound porch and the addition of doors to the porch will impact a character defining feature on the west side elevation, and staff does not support that change.

Some of the commissioners were concerned about this change and some were not. So tonight it needs to be made clear how a majority of the commission feels about changing the wraparound porch. Changes to the original dormers are to be reviewed with strict scrutiny. So it is important that the front dormers be retained as shown. In terms of the side dormers, it's possible that

the commission will see those as an appropriate expansion of this house but, because it is strict scrutiny, the commission needs to review the dormer changes with extra care. Again, at the first preliminary consultation a few commissioners were supportive of changes to the side dormers, and a few were not or didn't comment. So it just needs to be clear tonight.

In terms of the size and scale of the addition, staff is concerned about the relationship of the addition to the original historic house. And staff is concerned that the addition doesn't show substantial deference to the historic house. The house is expanding substantially and it does have the side lot, but it's a big jump from the original house and staff is concerned that it's too much and it's overpowering the historic house and the original scale and context of the house will be altered.

In terms of the two designs, option two with the prominent oriel window and the dormers, that does not seem in keeping with the character of this house and if those elements are removed it would help to simplify the addition and assist in its subservience to the primary block. Staff has concerns about the second story above the rear porch, it's a visible mass and it would be preferable if there was only a one-story open porch in that location to increase transparency and decrease visibility.

The changes to the garage weren't an issue at the first preliminary, and they are not tonight. And the removal of the breezeway will ease the review and permitting process.

The applicants have a presentation and they want feedback from the commission so that they can head to a HAWP application. Tonight they need to get clear direction on the size, scale and massing of the proposed addition, the design of the addition, including the fenestration, option one versus option two, and then the proposed changes to the historic block, the expanded side dormers and the extended wraparound porch. That concludes the staff report.

MS. MILES: Thank you, Anne. Does anyone have any questions for staff?

MS. WHITNEY: Anne, can you tell me when the addition was built?

MS. FOTHERGILL: Well, I know that is in the file but I'm not positive -- '70s? Late '70s.

MS. WHITNEY: Thank you.

MS. MILES: Anything else for staff? Okay. Good evening. If you'd please introduce yourself? Press the button down on the microphone until it -- yes, it's on. Introduce yourself first and you can either make a presentation or respond to questions, however you'd like to handle it.

MR. ZAPATKA: Thank you. I'm Christian Zapatka, the architect for Dan and Shannon Pryor, owners of 7 Newlands Street and here for a second round of a preliminary consultation. Anne presented everything very comprehensively, and I guess I would just want to emphasize again in response to commissioners comments from the last meeting; we've made a very strong effort to expose the original four square block as much as possible. The massing model shows how the whole east side is pretty much exposed now. In fact, we pulled back the existing, the present addition at the first level comes forward and we're showing this pulled back and the second floor down, so that you really see that. And also, see the entirety of the pyramid shaped roof of the original structure.

Retaining the two little dormers on the front but proposing to keep the expanded dormers on the sides so as to provide windows that allow for egress for bedrooms. None of the present dormer windows allow for proper egress by code. And then the massing, in response again to commissioners recommendations, pulling it back, stretching it a little bit more along the east but really holding it back. And, I think the massing shows this pretty clearly. It's secondary in height and width to the central structure. And the first floor is out at this point and the second floor steps in yet a bit more. And then this porch is introduced as a way to make a clean transition between the lawn and the pool area in the back.

And I'd like to show you that. I'm not sure about scrolling down. Just that hand emblem on the screen? The porch is intended to allow a nice connection between the side east lawn and the rear pool. I think the site plan helps illustrate it more. It's a great big double lot as you know, and the intention is to keep the pool at the back. We pushed the addition back yet another foot and four inches towards the pool. Really just permitting now a passage between the back of the house and the pool, and seating would be on the opposite side. But the open porch is meant to allow for this transition

between east lawn and rear pool and terrace area.

From the east side we've also pulled it in by three feet. And I'm going to show you some of the elevations. You've seen the plan, and Anne has described them very thoroughly. What I'd like to just take a few minutes here, doing now is showing you some rendered elevations just to give you a sense of the continuity we're proposing, and materials, stucco, wood trim, one over one windows compatible with the existing structure, and again, set back in two steps, the main addition and then this corner porch element. So, I think that helps illustrate that more clearly for you.

The east elevation, and again, the bulk of the east elevation fully exposed as well as its original pyramid roof and the addition roof lines being clearly secondary to that central block. And at the rear using the same kind of one over one fenestration wrapping the house. And this is the side facing the pool and terrace. And finally, on the west side you see as well the continuation of material, window type and that portion is pushed back enough so that the corner oriel in the living room is fully exposed. And Anne also showed you option two with the corner oriel in the plans and we see that in the elevation as well.

So that's what I wanted to add to the presentation that Anne has already made very clear. And we would very much appreciate advice on recommended changes.

MS. MILES: Thank you. Does anyone have any questions for the applicant?

MS. HEILER: Could you explain one thing? In Circle 38, we're looking at the front elevation and there are two chimneys visible behind the main block.

MR. ZAPATKA: Yes.

MS. HEILER: Then in Circle 39 the left chimney is gone. Is it that it's not visible because the dormer has been expanded or something else happened?

MR. ZAPATKA: No, the idea is to remove that chimney. That's a chimney for a furnace in the basement. It's not connected to a fireplace in the house.

MS. HEILER: Okay, thank you.

MR. RODRIGUEZ: Can you explain --

MS. MILES: Sorry. Can I just follow up on that? Were we not aware of that, is this an original chimney?

MR. ZAPATKA: The base of it is, you can see in the basement plan.

MS. MILES: I'm really just asking you, is the chimney original to the house?

MR. ZAPATKA: As far as I can tell, yes it is. Not for a fireplace, but original.

MS. MILES: I understand. Removal of an original chimney is something we need to really have our attention drawn to. That is a very significant alteration to an existing original architectural feature, which we generally don't permit. So I think it's important that people will reflect upon that.

MR. ZAPATKA: And the intention is to free up space internally. The exterior of it projecting over the roof could certainly be retained.

MS. MILES: Okay, thank you. I'm sorry, Commissioner Rodriguez, please continue.

MR. RODRIGUEZ: Thank you. Can you explain the logic behind the elevation towards the pool or as shown in Circle 25? I'm basically trying to understand - you're proposing some kind of colonnade framing windows with some steps up and I don't see that reflected on the plan. That seems to be a different change in planes.

MR. ZAPATKA: Yes. It would have a very slight projection, those are pilasters and meant to emphasize the rear access to the house, but it, the first floor plan, it does not show up in plan, but in plan it would have a one foot projection for the pilaster.

MR. RODRIGUEZ: Okay, thank you.

MR. KIRWAN: What is the space labeled core on the first floor plan of your proposed plans, it's within the main body of the original resource?

MR. ZAPATKA: That would be for service components. Powder room, closet, elevator, serving pantry to the dining room in the front. That portion of it just isn't worked out in plan, but it's all

internal and that's of course an area that wouldn't have any windows, so that the intention is utilitarian service elements in there.

MR. KIRWAN: Thank you.

MS. MILES: No other questions? I just want to clarify. I believe that just to go through the issues that were enumerated by staff that, if I'm correct, the things that were raised that were not, I guess I would say, accommodated in your second plan. The addition is narrower, but it is still quite large, but it is narrower. You've not stayed within the existing footprint, correct?

MR. ZAPATKA: No, it exceeds the existing footprint on the east side.

MS. MILES: The exposed, the right rear corner of the original house?

MR. ZAPATKA: Correct.

MS. MILES: Okay, not done.

MR. ZAPATKA: May I?

MS. MILES: To a degree. More than current, but not --

MR. ZAPATKA: Certainly.

MS. MILES: And you are still proposing to extend the wraparound porch?

MR. ZAPATKA: Right.

MS. MILES: We also asked for information about the tree removal needs for your proposal. Do you have any information about that?

MR. ZAPATKA: We have a, Care of Trees gave us the tree planting plan which is reflected in the site plan, and two of those trees, four and five, would need to be removed if this is approved. If we do have that approval, then we'll work with Care of Trees to do what we need to do to replant additional trees.

MS. MILES: Can you tell us the dimensions and species of those trees?

MR. ZAPATKA: I cannot, no.

MS. MILES: Okay, thank you. If there are no other questions, I'd like to begin

deliberations. Does anyone want to volunteer to go first or shall we just go down the line?

MR. KIRWAN: I'm happy to go first. I think, first of all, you've certainly made some improvements to what we saw the last time. The greater horizontality to the additions with the one-story and two-story nature of the house being extended into the additions is a good change. I think the proportion of the windows were clearly worked on and is much better than what we saw before. And the exposure of the east side of the house is very helpful as well.

You know, my issues are going to come back to, you know, mainly the points I made at the last hearing. I was one of the ones who felt that the addition really should not go any further east than the existing addition to the house does. And I still believe that it is necessary in this case. And where that comes from is going through the Chevy Chase guidelines and really looking at how they talk about the importance of the park-like character of Chevy Chase, and I believe one of the things that greatly contributes to that park-like character are these occasional double lots that happen throughout the community.

So I think, you know, while a double lot, you know, we will, again, stopping a second, for most single lots we want additions to be off the back of the house with only limited occasions where we let them extend beyond the side planes on a case-by-case basis. When you get into double lots we're a little more lenient with side additions going into that direction of the open double lot. And I think in this case we already have a house that was added onto in what I believe is an appropriate scale to the original resource when viewed from the street, and that's why I want that line adhered to in this case.

You know, we also are looking at this as an outstanding resource. So we're looking at a level of strict scrutiny when we consider major additions and things like the dormers that are visible from public space. All those things are very clear in the guidelines, how we're supposed to view those issues. And, you know again, coming back to the original addition, we already have a very large addition for this original resource in place now. And, you know, I think that, I think permitting anything beyond that is really a mistake for this commission to approve.



And it also leads me to be very concerned about the cumulative affect of adding on. You know, if somebody can add on to something and then years and years pass and we let them go a little further into the side yard, and a little further into the side yard, you know, I'm very concerned about that in this case as well. So I really think what's already been established there is the appropriate pattern to maintain.

I also looked at your floor plans and I see very large spaces in the floor plans. Looking at the family room alone, it's 60 percent of the floor area of the original body of the house. That's a very large room. And I see lots of other very large rooms in this floor plan. So what I don't see is an effort to really kind of contain this thing and get it to be very efficient, and efficient and in scale with the original resource. So I think that leads me to concerns.

If you turn to Circle 20, your drawing sheets A7 and A8 show the front facade. And this again goes back to my concerns about the original addition versus the proposed addition. When you look at the original addition viewed from the street, you know, it is greatly reduced in width compared to the width of the original resource. When you look at your additions they're greater than the original width of the resource.

So that to me is again a sign that there's an issue here with the scale and the appropriateness, even though we have a double lot, and we have this, you know, there's lots of space over there that one would think they could build upon. Again, I think this comes back to the issue in the Chevy Chase guidelines about the park-like character and really trying to preserve that for this community.

So in summary, I agree with all of the staff concerns that they've already outlined in the staff report, and I'm not going to pick one of these options tonight because I don't think either of these options is appropriate at this time. I think both of them begin to take certain clues from the last preliminary and are improvements of what we saw before. But I still think it needs to be all the way back to that original, to the current line of the addition, to work for me.

MS. MILES: Before we continue, can I just ask you Commissioner Kirwan, could you please respond in terms of the dormers and the extension of the porch as well, would you mind?

MR. KIRWAN: I'll go down the line real quickly. I have no problem with replacing the asphalt shingle roof with synthetic slate roofing. I think the window replacements are fine. I do not agree with the enlargement of the dormer on the east side. I think that should be maintained. I do think the dormer on the west side as proposed to be enlarged is acceptable. I do not agree with extending the west side front wraparound porch. I think that should be preserved as it is, and that probably dovetails into the door of substitution for the existing window. And new window on the east side of the house on the second floor, I don't have any issue with that. Foundation level windows, again, going the rest of the way down the line. I don't have any issue except with the construct a new addition, which I'm fine with constructing an addition on the site, but not either of the options we've seen tonight.

MS. MILES: Thank you. If no one else wants to jump in we will -- Sandy, would you care to jump in? Okay, Commissioner Heiler.

MS. HEILER: I do agree with Commissioner Kirwan on the size issues. I have a couple of other things. You know, clearly, I think the problem with removing that chimney is a problem. I think it has a significant effect on the appearance of the house from the front. Likewise, expanding those side dormers, I understand why you want to do it for reasons of egress, but I think you have to find a different solution. Even the one on the west side. It changes the appearance of that original house substantially from the front to increase the size of those two dormers. and I think for that reason it just, it doesn't meet that requirement of strict scrutiny about the dormers.

I agree with everything that's been said about the improvements that you've made to the roof, to the windows, and I have no problem with adding that door. I do think that the oriel in option two in some ways benefits the design of your addition. Clearly, it needs to be narrower than it is now, but that in some sense keeps it from looking like such a long block, and it is compatible, I think,

with the design of the original house, particularly since it will be set back. It takes away from that large continuous block on the east side of the house.

And I do think there is a problem with extending that wraparound porch. It's such a significant feature of the original house that it ought to remain the same. The same is true of changing the window to a door. Otherwise I agree with the staff suggestions.

MS. MILES: Thank you.

MR. RODRIGUEZ: I think you have done a lot of progress in terms of simplifying the approach to the solution. But again, I'm going to go back to my comments from the last time. I think the scale and the size of the addition is way too large. I agree with Commissioner Kirwan. I think you are doing some of the right decisions like pushing the roof line down, trying to control the massing to a more simple articulation, but I don't think that you have resolved the issue of the size.

I agree with a lot of what the staff report has said. In particular, it shouldn't go beyond the east face of the existing porch, and I think that should be the limit. And it has to do with what Commissioner Kirwan mentioned regarding this character that is very specific in the guidelines for Chevy Chase. This is a park-like setting, the openness between the houses is extremely important.

One thing that I have to say is that I would recommend that you look carefully at the spacing on the windows because some of the windows the rhythm between them and what is the distance between them seems to be a little bit off. I definitely won't recommend approving extension of the porch. To me the porch is one of the defining characteristic features of this house and I don't think it's the right thing to do. And I have concerns with enlargement of the dormers on both sides, the east and the west side. Again, you are going to have to look into the flue of this chimney, because removing that element is definitely one of the issues that we will look into really, really carefully.

Apart from that, I think that I agree with what has been said before. I think you need to be able to scale it down and bring it back to not passing the face of the porch. And I don't have any comments regarding either of the two options. I don't think this is the solution to resolve the issues

regarding the scale and massing for an outstanding resource in Chevy Chase.

MS. MILES: Thank you. Who would care to go next, Commissioner Whitney?

MS. WHITNEY: My comments almost exactly echo Commissioner Kirwan's, that the proposed addition is just by far thousands of feet too large. The addition that exists there, I feel that that ought to be sufficient, that's 2000 square feet larger than the original, and that borders on overshadowing the original massing by quite a bit already. I would not approve a HAWP that extends that footprint any further east. I also would not approve a change to the dormers. Those are character defining features as is the chimney as well. I would like to see you back with another proposal but it needs to be a considerably smaller scale.

MR. CORATOLA: I'm the last man standing here, so I don't need to add too much more to what the other commissioners are saying. I agree with everybody, with their comments. And I think one of the things that is really standing out to me is that the master bedroom addition on the far east right side, I think you need to figure out a way to integrate that into the other part of the addition so it's not so removed from the building. And I think proportionately and aesthetically having such a heavy piece like that sitting on the small amount of columns, the proportions are off.

MS. MILES: I concur with all of my fellow commissioners. I think it's unanimous we all have issues with the scale and massing, and with tinkering with character defining features of the original house. So I think you've got some pretty clear instructions. Do you have any final questions for us?

MR. ZAPATKA: I was going to ask precisely how much smaller and I think it's very clear all of the commissioners are calling for the east boundary being that of the existing. So I'm going to go ahead and assume that's the size limitation.

MS. MILES: I see unanimous nodding. So I think that is a correct interpretation.

MR. ZAPATKA: So that question is answered. About that chimney, would it be possible, we've done this in other historic houses where we've kept the exterior of it but not the interior.

MS. MILES: We have no jurisdiction over the interior of the house. So that is up to you.

MR. ZAPATKA: Oh, okay.

MS. MILES: I would think that from what I've heard tonight that you're going to be obligated to retain the chimney outside.

MR. ZAPATKA: To retain it. Okay, and then just one other question about the dormers on the third floor. We definitely have to have a bedroom up there for an eight year old child, and we do need egress. These windows are just too small for egress. So we need to find a solution on that.

MS. MILES: Commissioner Rodriguez?

MR. RODRIGUEZ: There are two things with the dormers. One is the placing of where they are in the space, but the other is what you're proposing is extending the dormer further out. So you're just not increasing the size of the dormer, you're extending it further. And that is a change that I think from what I hear of the comments from my fellow commissioners is a change that we won't support. So you have to make sure that you remain within the size of the dormer and explore options. I think that you can come back; I don't think that this commission is closed regarding seeing options. What we are doing here is reacting to some of the changes that you are proposing. And one of the changes has to do with the fact that you are moving the face of the dormer further out down the line. And that I think is the first reaction that we will have regarding the change.

MR. ZAPATKA: That's helpful, thank you.

MR. KIRWAN: Just to add, you know, you're showing four windows in that dormer, and I see one of those windows is what meets the egress requirement for that bedroom. If you look at the proportion of that window, it looks fairly close to being able to fit on the existing dormer. Now if you needed to modify that existing dormer to fit an egress window in it, I think that's something that the commission would entertain more readily than enlarging it, you know, almost making it quadruple what one of those dormers is now.

MR. ZAPATKA: Okay, yes. Thank you.

MS. MILES: Thank you. We look forward to seeing you again.

MR. ZAPATKA: Thanks.

MS. FORTHERGILL: I would just add that since there's a recommendation for so many changes, would you recommend a third preliminary consultation?

MS. MILES: Absolutely. I think yes, we would absolutely expect to see you again for another preliminary.

MR. ZAPATKA: May I ask when that might, the next one?

MS. FOTHERGILL: We can talk about it – it will be in September.

MS. MILES: Speak to Anne, she'll be very helpful.

MR. ZAPATKA: Thanks so much.

MS. MILES: Thank you.

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 CHEVY CHASE, MD 20815



DRAWING TITLE:

PROPOSED  
 SITE  
 PLAN

SUBMISSION:

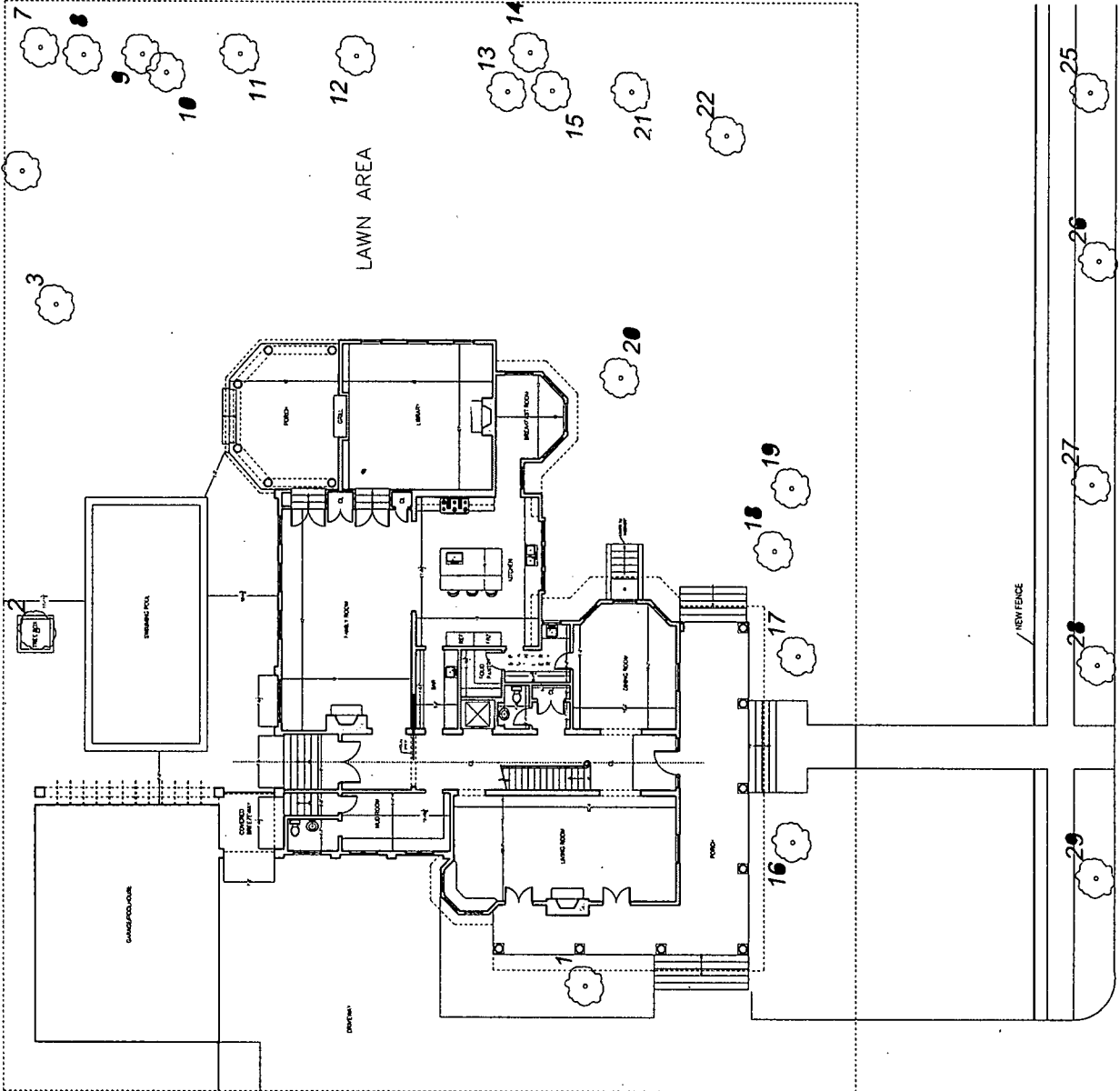
PRELIMINARY  
 CONSULTATION

DATE: JULY 12, 2012

SCALE: 1/8" = 1'-0"

A-1

# 1st Preliminary Consultation



53



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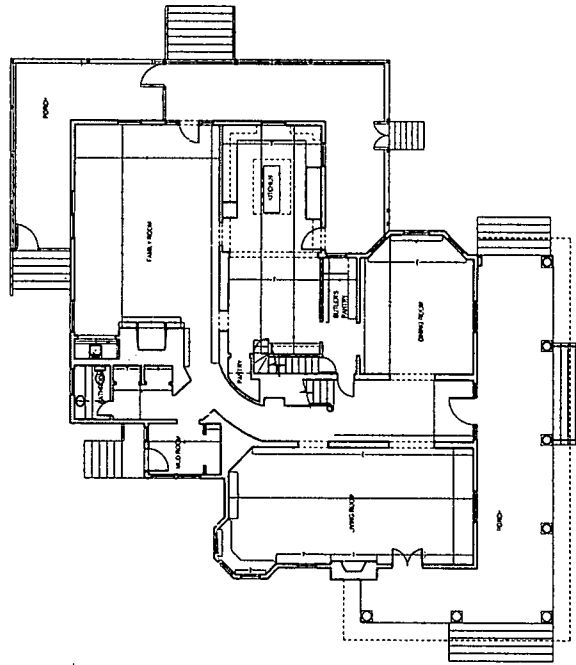
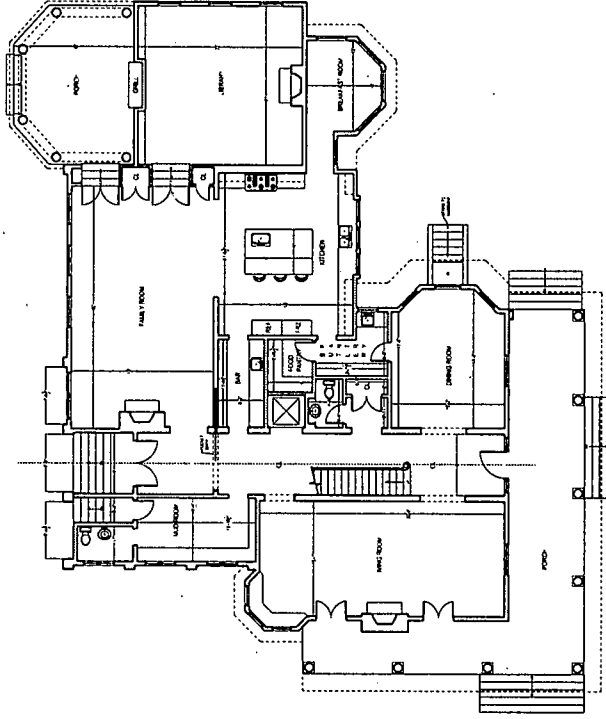


DRAWING TITLE:

EXISTING AND  
 PROPOSED  
 FIRST FLOOR  
 PLANS

SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JULY 5, 2012  
 SCALE: 1/8" = 1'-0"

A-2



2 PROPOSED FIRST FLOOR PLAN

1 EXISTING FIRST FLOOR PLAN

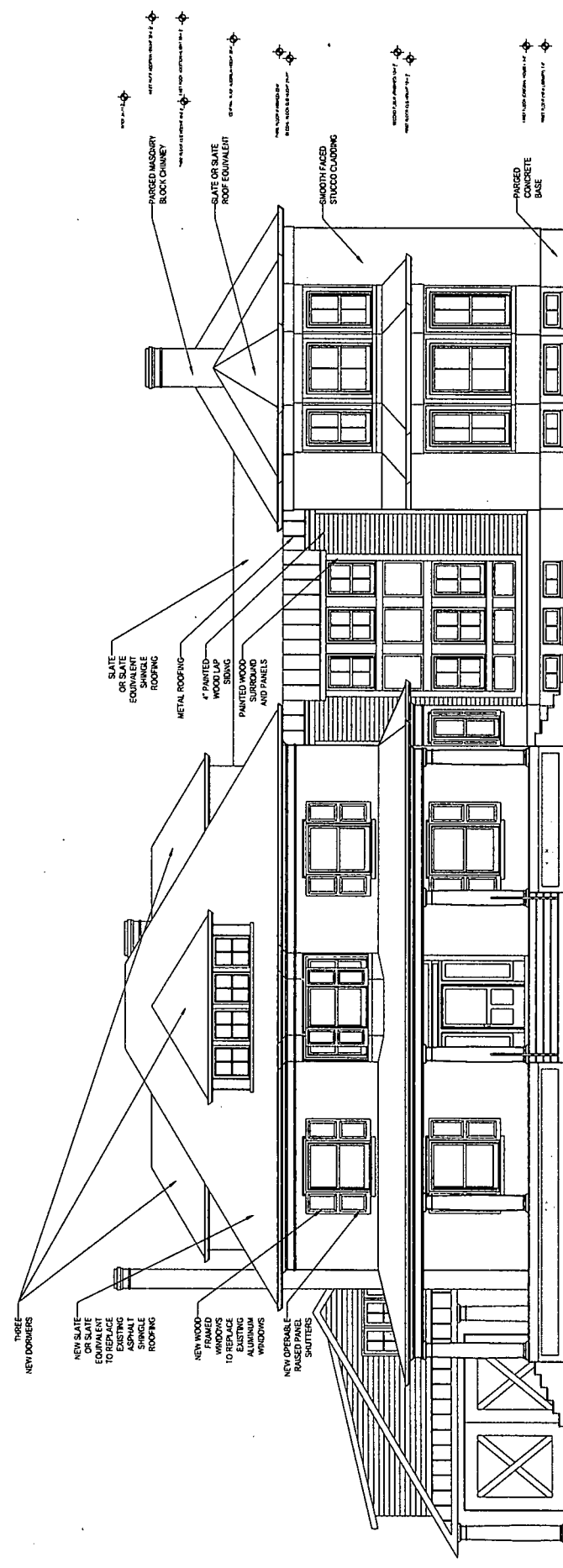
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DRAWING TITLE:  
**PROPOSED SOUTH (FRONT) ELEVATION**  
 SUBMISSION:  
**PRELIMINARY CONSULTATION**  
 DATE: JULY 5, 2012  
 SCALE: 1/8" = 1'-0"  
**A-8**



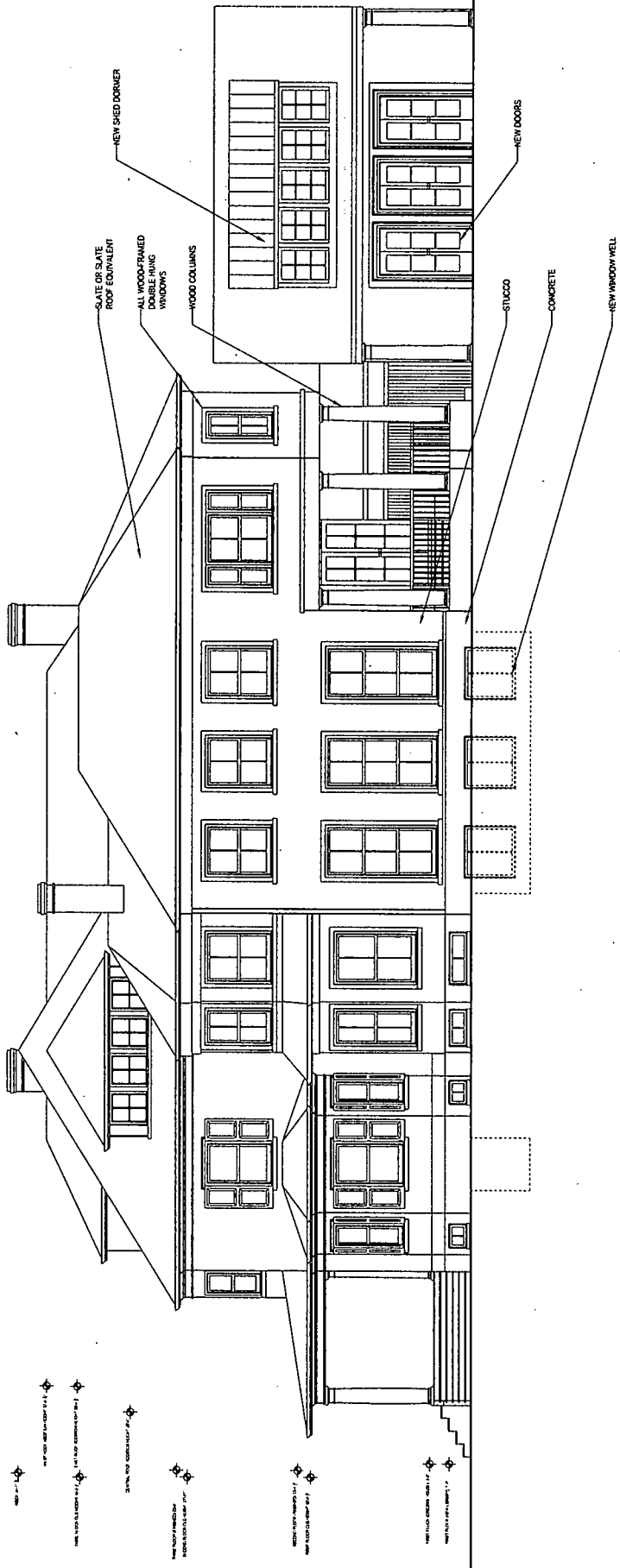
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DRAWING TITLE:  
 PROPOSED  
 EAST  
 ELEVATION  
 SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JULY 3, 2012  
 SCALE: 1/8" = 1'-0"

**A-10**

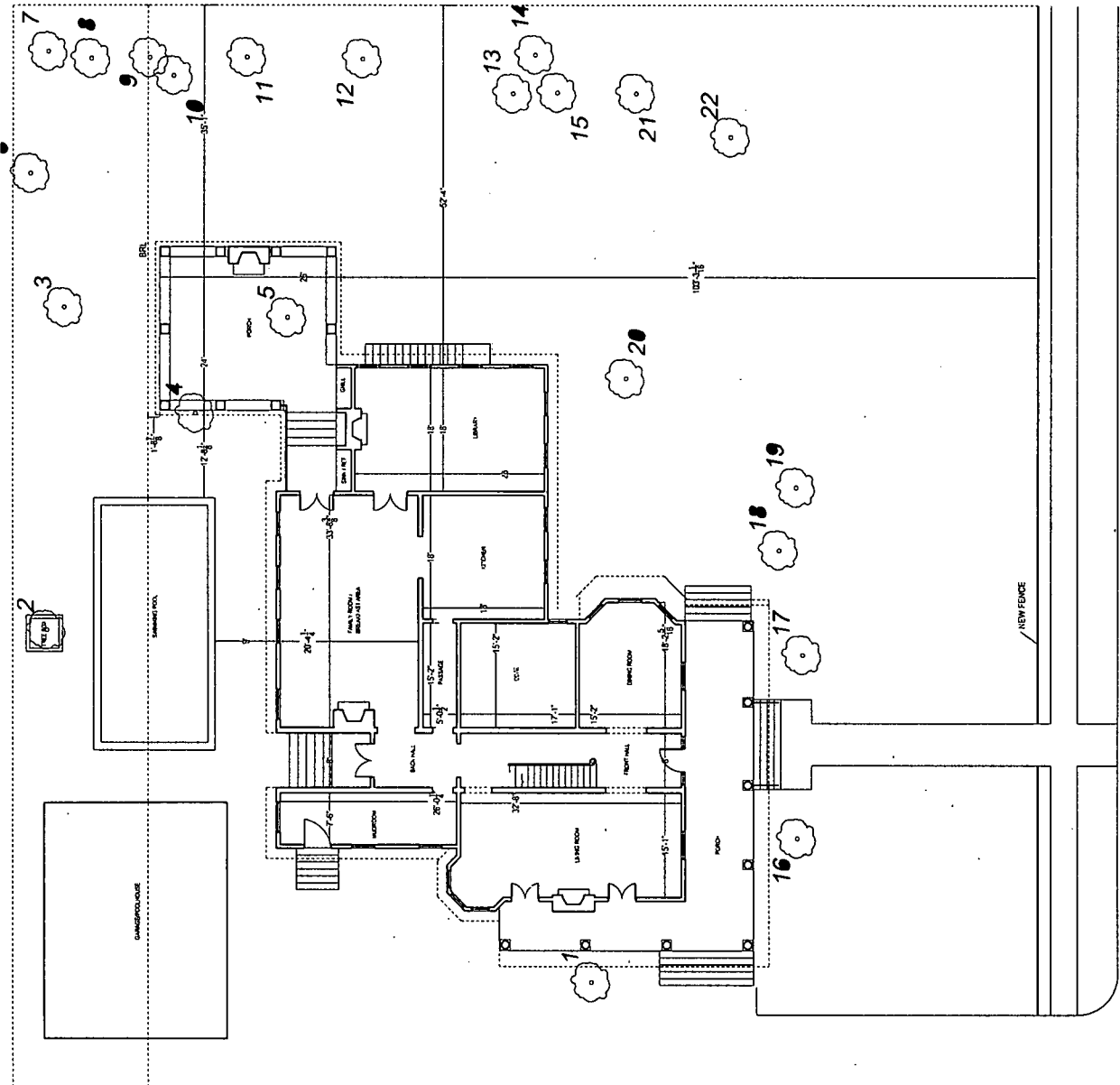


1. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 2. ALL MATERIALS SHALL BE OF QUALITY AND DURABLE.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

56



2nd preliminary consultation

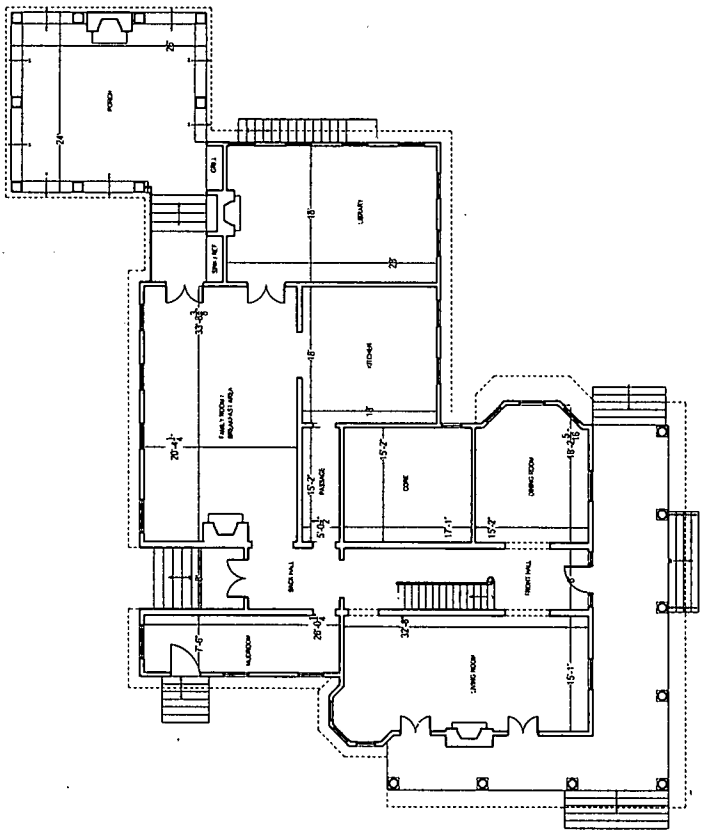


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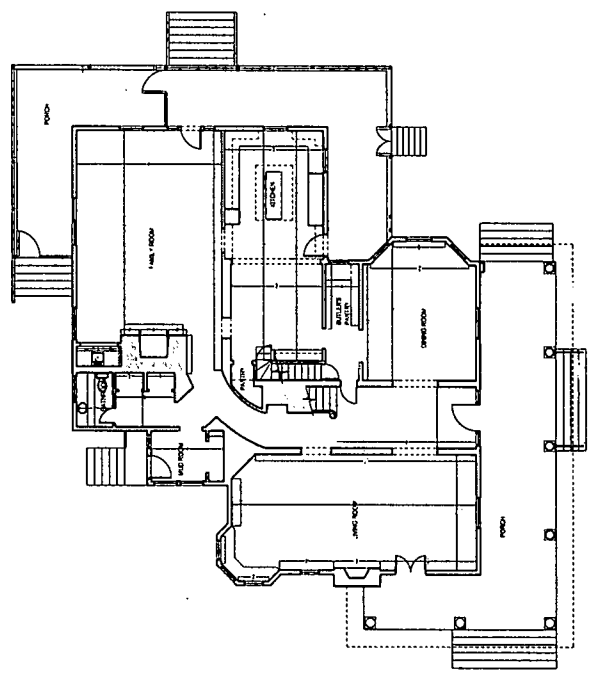
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DRAWING TITLE:	EXISTING AND PROPOSED FIRST FLOOR PLANS
SUBMISSION:	SECOND PRELIMINARY CONSULTATION
DATE:	JULY 25, 2012
SCALE:	1/16" = 1'-0"
<b>A-2</b> OPTION 1	



2 PROPOSED FIRST FLOOR PLAN



1 EXISTING FIRST FLOOR PLAN

**PRESENTLY PROPOSED INTERIOR AREA = 3,316 SQ. FT.**  
**PREVIOUSLY PROPOSED INTERIOR AREA = 3,477 SQ. FT.**  
**EXISTING INTERIOR AREA = 2,433 SQ. FT.**  
**EXISTING FOUR-SQUARE INTERIOR AREA = 1,348 SQ. FT.**

**PROPOSED PORCH AREA = 751 SQ. FT.**  
**EXISTING PORCH AREA = 680 SQ. FT.**

58

**A-8**  
OPTION 1

DATE: JULY 25, 2012  
SCALE: 1/8" = 1'-0"

SUBMISSION:  
SECOND PRELIMINARY  
CONSULTATION

PROPOSED  
SOUTH (FRONT)  
ELEVATION

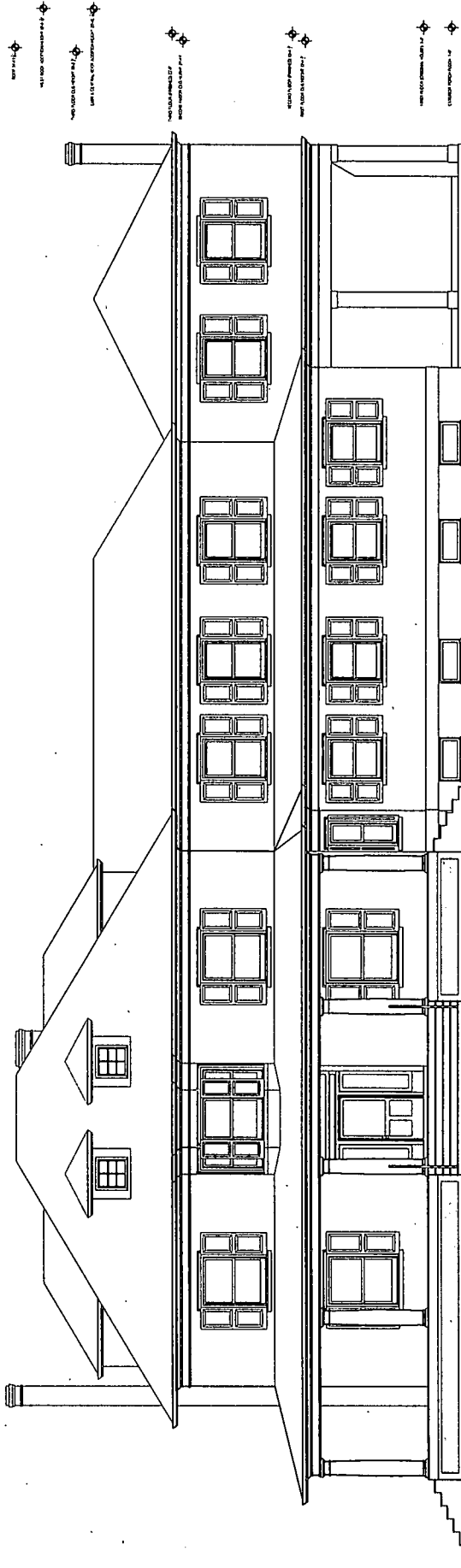
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**A-10**  
OPTION 1

SCALE: 1/8" = 1'-0"

DATE: JULY 25, 2012

SECOND PRELIMINARY  
CONSULTATION

SUBMISSION:

**PROPOSED  
EAST (SIDE)  
ELEVATION**

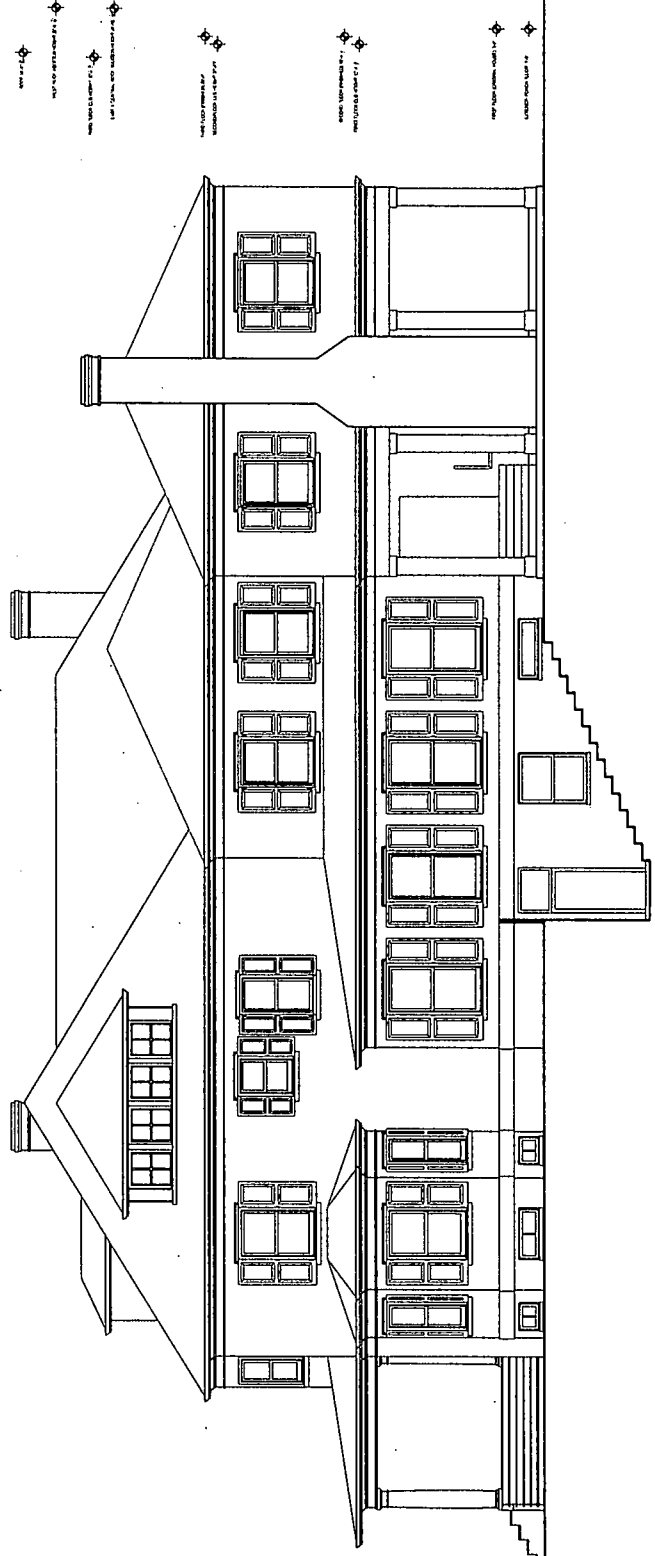
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CHEVY CHASE, MD 20815**

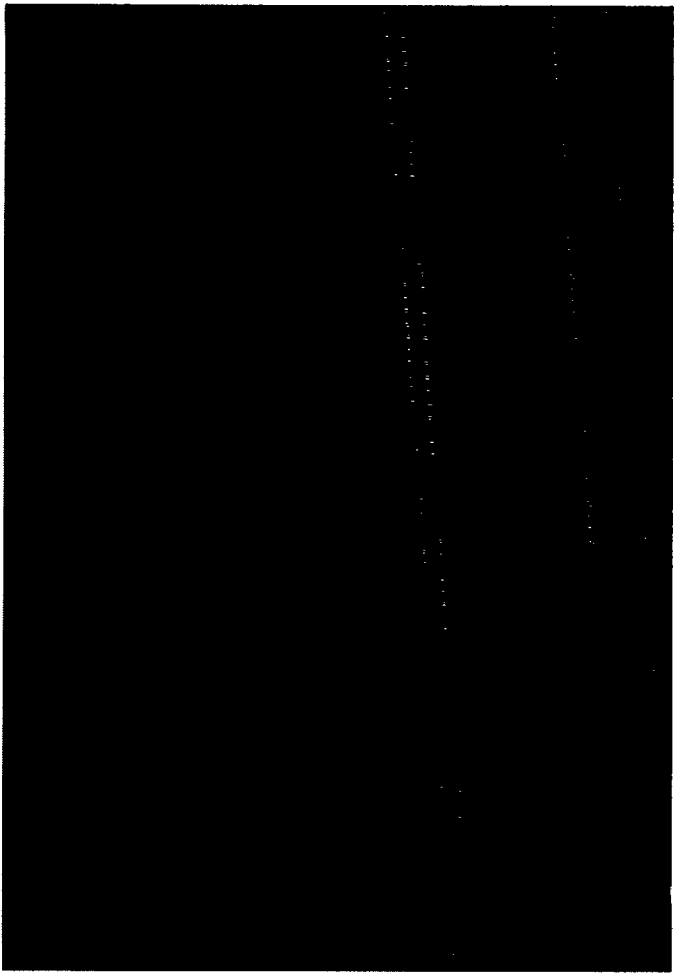
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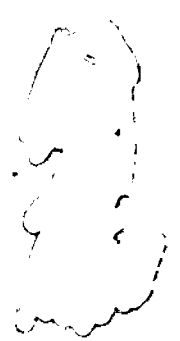
1927 Sanborn Atlas



1983



62





7 Newlands



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63



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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	8/15/12
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	8/8/12
<b>Applicant:</b>	Dan and Shannon Pryor (Christian Zapatka, Architect)	<b>Public Notice:</b>	8/1/12
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Addition and alterations to house

---

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second Preliminary Consultation, if needed, prior to a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival/Four Square  
**DATE:** 1906

**BACKGROUND**

The applicants came to the HPC for a Preliminary Consultation on July 11, 2012. At that time the HPC had some concerns about the project overall in terms of its size and design. Some recommendations made by some Commissioners (not all suggestions were a majority recommendation) included:

- reduce overall size of addition, it is too big as proposed
- retain front dormer - and side dormers if possible
- remove two-story bay
- change windows to be more in character with historic house
- build no further east than existing east porch
- push east side block back to expose more of east side of original house
- stay within existing footprint
- expose rear right corner of original house
- don't extend wraparound porch
- remove breezeway to pool house/garage so accessory structure isn't considered an addition
- determine rear setback for pool and consider pushing pool back
- provide information on historic house footprint (not including existing addition) and proposed
- provide information on tree removal

The transcript was not available in time to be included in the staff report. The plans from the first Preliminary Consultation are in Circles 55-65.

## PROPOSAL

The applicants are proposing to:

- Replace asphalt shingle roofing with slate or synthetic slate roofing
- Replace existing aluminum windows with wood to match original windows
- Enlarge two dormers—on the east and west sides
- Extend west side of front wraparound porch
- Replace west side window with doors to extended porch and replace existing west side doors with new wood doors
- Install a new window on the east side of the house on the second floor
- Install foundation level windows on the east side
- Replace non-original shutters with operable wood shutters
- Remove non-historic rear and side additions
- Construct new addition (see below)
- Make alterations to the non-historic garage/pool house including the addition of side dormers and replacement of roofing material, windows, doors and garage doors

The applicant is proposing two options for the HPC to consider. In both options they are proposing a two-story addition at the east side and the rear (north) of the house in the same general location as the existing non-historic 1,085 SF footprint addition that will be removed. The design shows an open porch at the northeast corner of the addition with enclosed second story space above.

The house currently has a 2,433 SF footprint (with the existing addition) and the original footprint of the house was 1348 SF. The initial design proposed a 3,477 footprint for the house (including the 2,535 SF footprint of the addition). The applicants are now proposing an approximately 3300 SF footprint with a second story that is approximately 200 SF larger. The overall house has been reduced by approximately 600 SF. There is a slight size variation between the two options. See Circle 49.

The difference between Option 1 and 2 is Option 2 has an oriel window at the southeast corner (front elevation) of the addition and the rear block with the 2<sup>nd</sup> story room has dormers. See Circles 31-48.

The proposed materials for both options are stucco, wood lap siding, metal roofing, slate or synthetic slate roofing, masonry chimney, parged concrete foundation, wood windows, wood pilasters and wood columns.

See existing and proposed plans and photos in Circles 10-48.

Two trees are proposed for removal as part of this proposal and the applicants will consult with Chevy Chase Village on their tree removal process.

## 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 an Outstanding Resource as “A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.”

The *Guidelines* state:

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of 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.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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:

- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.”
- 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, but strict scrutiny for outstanding resources.
- 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.
- o *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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or 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 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:***

- # 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**

In addition to the specific Chevy Chase Village Guidelines noted above, there is guidance for existing and new additions in the *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 17.2 A more recent addition that is not historically significant may be removed.
- 18.0 ...Keeping the size of an addition small in relation to the main structure also will help minimize its visual impact.
- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Additionally, the Secretary of the Interior's Standards recommend:

- Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.
- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

The applicants have made a number of changes in response to the Commission's concerns and they are definitely headed in the right direction. The most important change is that the second floor of the addition has been pulled back to allow more of the original east wall to be exposed. They also have reduced the width of the side addition and it is now narrower than the width of the original block. While the addition does extend further to the east than the first design, that block is at the rear of the property and pushed back from the front of the house and the street.

The other significant changes are the retention of the original front dormer and the change to more compatible windows as well as the removal of the breezeway so the pool house/garage will not be considered an addition, the removal of the two-story tower on the addition, and the shift of the addition at the rear to allow more space for the historic living room bay. All of these changes are positive ones that help to minimize impacts to the historic house.

Overall, the addition is lower and pushed back so it is clearly differentiated from the historic house. Staff continues to be concerned about the loss of integrity of the original house and the alterations to significant architectural features of this outstanding resource. The alteration and extension of the wraparound porch will impact a character-defining feature as well as add doors to the west side elevations and staff does not support that change. Some of the Commissioners were also concerned about this change and some were not so at this point it needs to be made clear whether a majority of the HPC will support this change.

Changes to the original dormers are to be reviewed with strict scrutiny and it is important that the front dormer be retained as shown in these revised plans. It's possible that the HPC will see the



enlargement of the side dormers as a compatible and appropriate expansion of this house but using strict scrutiny the HPC needs to review this with extra care. At the first preliminary consultation a few Commissioners were supportive of changes to the side dormers so again the Commission needs to be clear if a majority support it.

Staff is also concerned about the size and scale of the additions in terms of their relationship to the original historic house (not the existing house which has an addition) and is concerned that the addition does not show substantial deference. The proposal is to add approximately 2,000 SF to the original 1,348 footprint and more to the second and third floors. The size of the whole house will expand from its current size (with the existing addition) of 5,044 SF to 7787 SF—and the house was originally 3,216 SF. See Circle 49. If the Commission finds that the addition needs to be reduced in size in order to meet the review criteria that guidance should be made clear to the applicants.

In terms of the two designs that were proposed, staff does not support Option 2 with the prominent oriel window on the southeast corner and the dormers on the rear block. If those elements are removed that will help to simplify the addition and assist in its subservience to the primary block. In both designs staff has concerns about the second story above the rear porch since that will be a visible mass and it would be preferable if there was only a one-story open porch in that location which would be more transparent.

The changes to the non-historic garage are in keeping with the *Guidelines* and the removal of the breezeway will ease the permitting and review process.

While staff recognizes the east side addition and the swimming pool as existing conditions and the large side yard as potential buildable area, using strict scrutiny for an addition to an outstanding resource staff does not support the construction of such a large and very visible side addition to this house. Staff is concerned that because of the scale of the proposed addition the historic house will no longer be prominent. The applicants have made significant design changes and the design is more compatible now than the initial design but staff finds that the size still needs to be reduced more.

The applicants would like feedback from the HPC so they can finalize their plans for a HAWP application. Staff recommends that the Commission give clear direction on:

- the size, scale, and massing of the proposed addition
- design of the addition including fenestration
- Option 1 versus Option 2
- proposed changes to the historic block:
  - expanded side dormers
  - extended wraparound porch (if the HPC does not support the change to the porch staff recommends that this be made clear at this review)

### **STAFF RECOMMENDATION**

Staff recommends that the applicants revise the proposal based on the comments of the HPC and then return for a HAWP application.



DPS - 08

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CHRISTIAN @ CHRISTIAN ZAPATKA.COM Contact Person: CHRISTIAN ZAPATKA  
 Tax Account No.: 16-1629886 Daytime Phone No.: 202 333 2735  
 Name of Property Owner: DAN PRYOR Daytime Phone No.: \_\_\_\_\_  
 Address: 7 NEWLANDS STREET CHEVY CHASE, MD 20815  
Street Number City Street Zip Code  
 Contractor: CONSTRUCTION MANAGER: Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_ DENWIK LLC  
 Agent for Owner: CHRISTIAN ZAPATKA Daytime Phone No.: 202 333 2735

**LOCATION OF BUILDING/PREMISE**

House Number: 7 Street: NEWLANDS STREET  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE  
 Lot: 2A Block: 54 Subdivision: CHEVY CHASE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT/ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> 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 EXTEND/ADDITIONS**

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 4 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/assessment

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.

Christian Zapatka Signature of owner or authorized agent  
 Date: 06 20 12

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

7  
6

**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:

A CIRCA 1910 FOUR SQUARE, COLONIAL  
REVIVAL HOUSE, ON A DOUBLE LOT WITH  
A GARAGE, AND POOL AND DRIVEWAY.  
RELATIVELY FLAT TOPOGRAPHY WITH PERIMETER  
TREES. PEBBLE, DASH STUCCO EXTERIOR CLADDING,  
ON BOTH ORIGINAL HOUSE, AND ADDITION.  
WOOD COLUMNS AND TRIM ON BOTH ORIGINAL  
HOUSE, AND ADDITION. SOME ALUMINUM WINDOWS.

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

THE PROJECT IS TO COMPREHENSIVELY RESTORE  
THE ORIGINAL STRUCTURE, REPLACE ASPHALT SHINGLE  
ROOFING WITH SLATE EQUIVALENT, REPLACE ALUMINUM  
WINDOWS WITH WOOD WINDOWS, REPLACE SHUTTERS  
IMPROVE ADDITIONS WITH COMPATIBLE DESIGN MATERIALS

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 7 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 affected 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address

DAN & SHANNON PRYOR  
7 NEWLANDS STREET  
CHEVY CHASE, MD  
20815

Owner's Agent's mailing address

CHRISTIAN ZAPATKA, ARCHITECT  
1656 33RD ST NW P/LC  
WASHINGTON, DC  
20007

Adjacent and confronting Property Owners mailing addresses

5 NEWLANDS STREET  
CHEVY CHASE, MD  
20815

9 NEWLANDS STREET  
CHEVY CHASE, MD  
20815

10 NEWLANDS STREET  
CHEVY CHASE, MD  
20815

12 NEWLANDS STREET  
CHEVY CHASE, MD  
20815

8 OXFORD STREET  
CHEVY CHASE, MD  
20815

10 OXFORD STREET  
CHEVY CHASE, MD  
20815

# **CHRISTIAN ZAPATKA**

ARCHITECT, PLLC

1656 33rd Street NW Washington DC 20007

202 333 2735 (t) 202 333 5372 (f)

christianzapatka.com

July 25, 2012

Historic Preservation Commission

Montgomery County Office of Planning

Dear Commissioners:

Please find enclosed an application for a second preliminary consultation.

It includes drawings for two possible schemes in response to the July 11 meeting recommendations.

Please note the following:

- The first floor of the Eastern edge of the main part of the proposed addition has been pulled back to the West by 3.”
- The second floor of the Eastern edge of the main part of the proposed addition has been pulled back to the West by 8’ – 9.”
- Almost the entirety of the East side of the original house is now exposed.
- The entirety of the roof of the original house is now exposed, except for the middle of the North side where the roof of the addition intersects it.
- The front pair of roof dormers have been retained.
- The Northern edge of the proposed addition has been pulled out towards the North by 1’ – 4.” (The minimum pool setback is five feet.)
- The Western edge of the proposed addition has been pulled in 6” towards the East to fully expose the original oriel window of the living room.
- The square footages of all plans are noted with numbers for present plans, previously proposed plans and existing plans.
- All of the proposed fenestration is now of the one-over-one type, in keeping with the character of the original house.
- All of the building materials are of the same type previously noted: stucco, wood trim, wood framed windows, synthetic slate.

Sincerely,

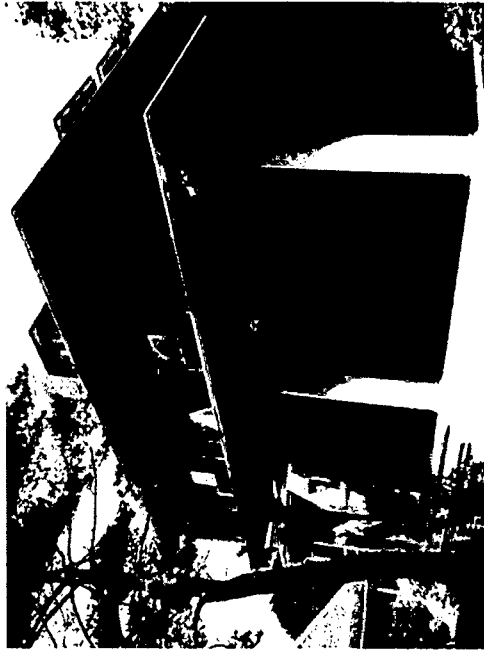
Christian Zapatka

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## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



2 VIEW OF SOUTHWEST CORNER



3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION

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PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

COVER SHEET,  
 INDEX,  
 AND PHOTOS

SUBMISSION:

SECOND PRELIMINARY  
 CONCEPT PLAN

DATE: JULY 25, 2012

SCALE: NTS=1/4"

CS  
 OPTION 1

(=)

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 PRYOR RESIDENCE  
 7 NEWMAN'S ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE

PHOTO SHEET

SUBMISSION:

SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 25, 2012

SCALE: 1/8" = 1'-0"

**PS-1**

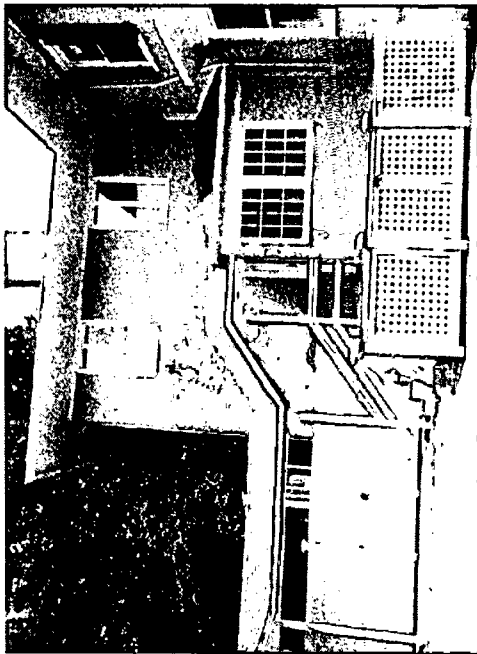
OPTION 1



2 VIEW OF NORTH (BACK) ELEVATION



4 VIEW OF SOUTHEAST CORNER



1 VIEW OF NORTHWEST CORNER



3 VIEW OF EAST (SIDE) ELEVATION

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PROJECT:  
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CHEVY CHASE, MD 20815

DRAWING TITLE:

PHOTO SHEET

SUBMISSION:

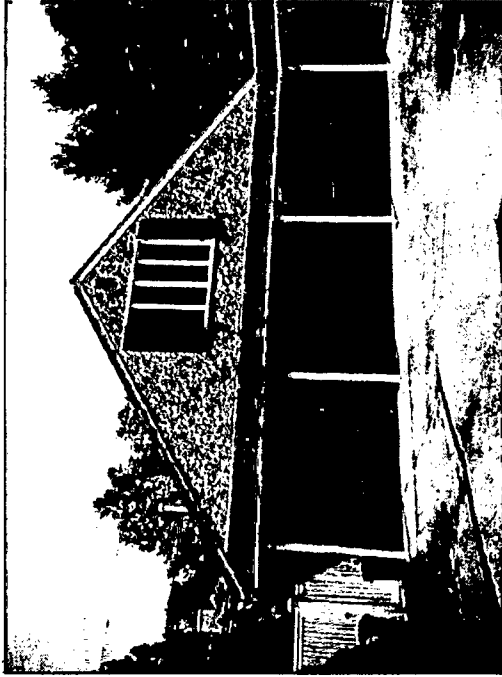
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CONSULTATION

DATE: JULY 25, 2012

SCALE: 1/8" = 1'-0"

**PS-2**

OPTION 1



2 VIEW OF GARAGE (SOUTH) ELEVATION



1 VIEW OF FRONT (SOUTH) ELEVATION



3 VIEW OF GARAGE (EAST) ELEVATION



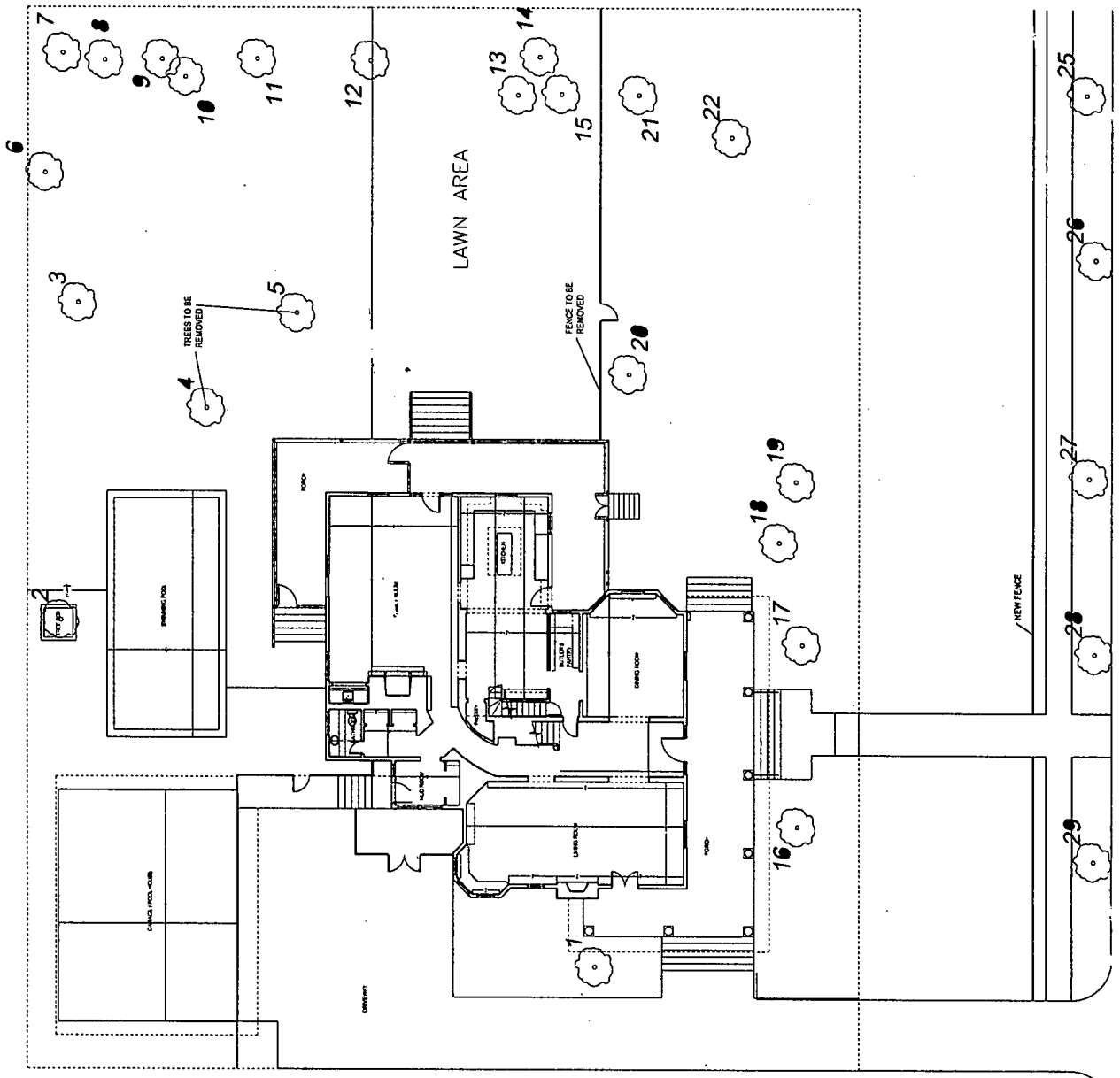
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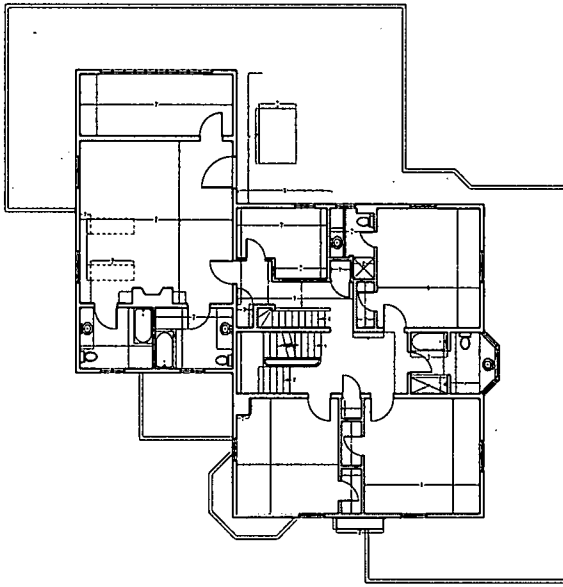
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 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815



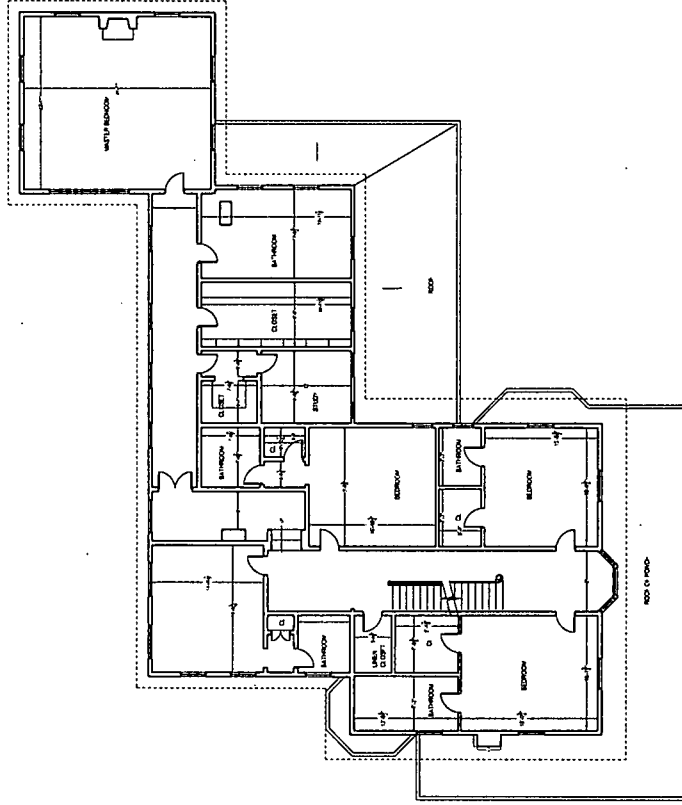
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SUBMISSION:	SECOND PRELIMINARY CONSULTATION
DATE:	JULY 25, 2012
SCALE:	1/8" = 1'-0"
<b>A-0</b>	



- PRESENTLY PROPOSED INTERIOR AREA: 3573 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 3766 SQ FT
- EXISTING INTERIOR AREA: 2091 SQ FT



1 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN: 5 BR

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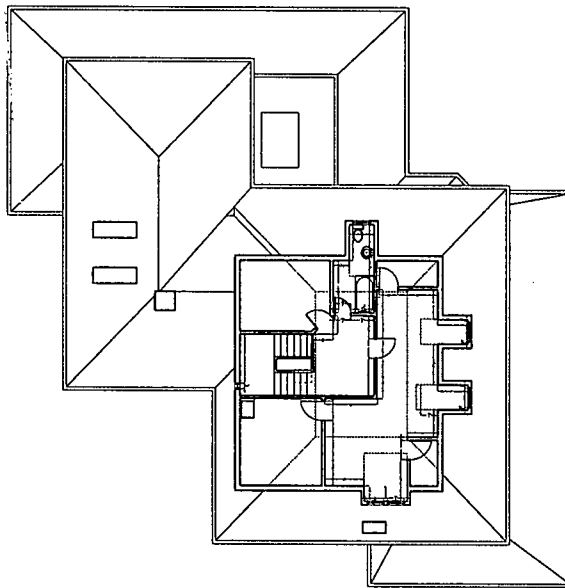
DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 SECOND  
 FLOOR PLANS

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 1/16" = 1'-0"

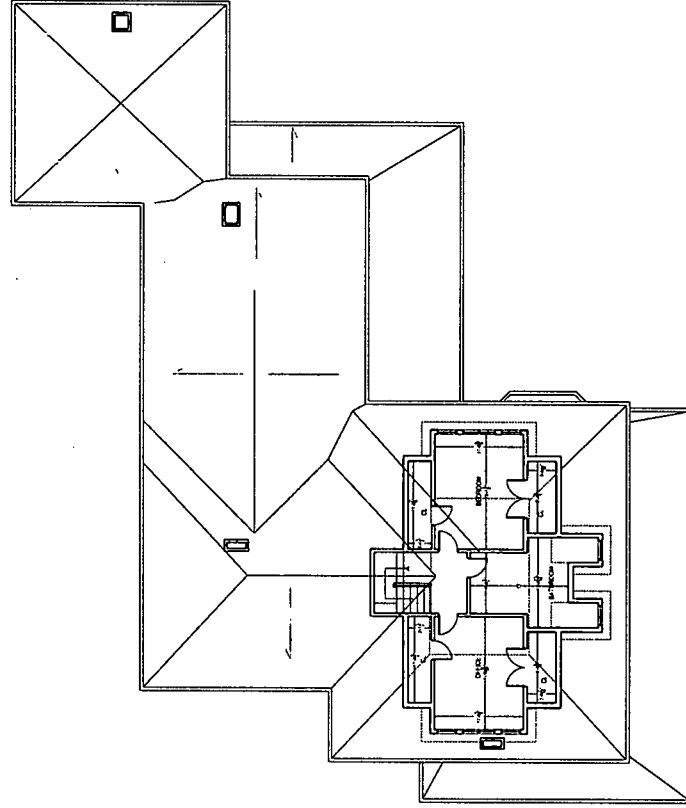
A-3  
 OPTION 1

17

- PRESENTLY PROPOSED INTERIOR AREA: 786 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 827 SQ FT
- EXISTING INTERIOR AREA: 520 SQ FT



1 EXISTING THIRD FLOOR PLAN



2 PROPOSED THIRD FLOOR PLAN

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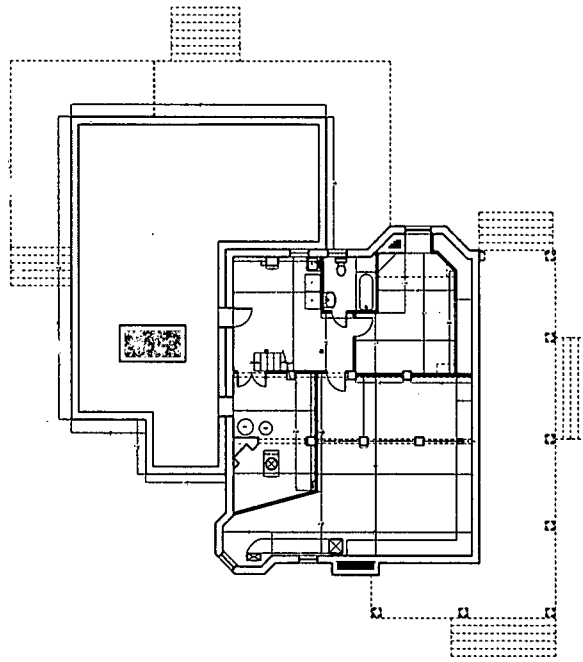
PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815



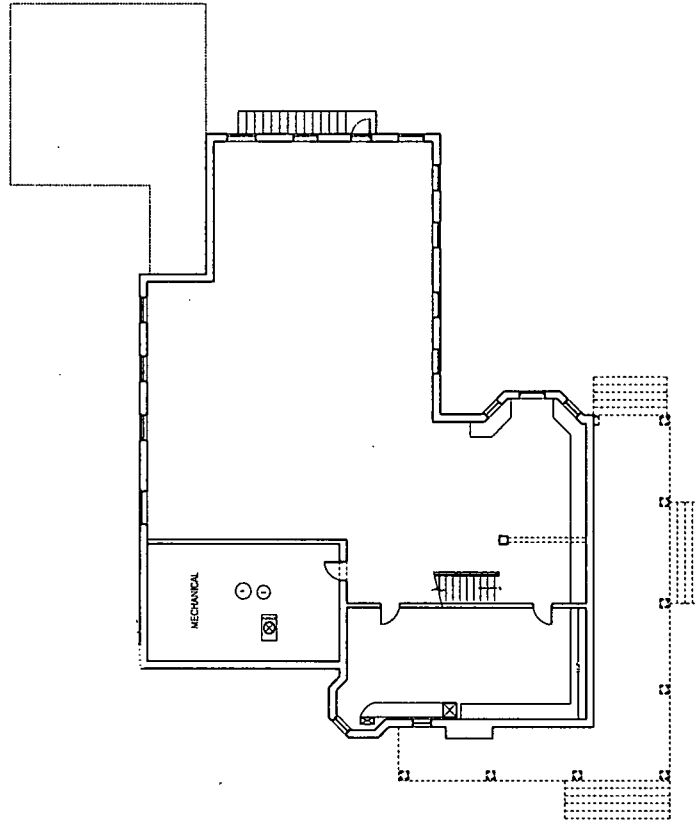
DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 THIRD FLOOR  
 PLANS  
 SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 1/8" = 1'-0"

**A-4**  
 OPTION 1

- PRESENTLY PROPOSED INTERIOR AREA: 3359 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 3674 SQ FT
- EXISTING INTERIOR AREA: 1277 SQ FT



1 EXISTING BASEMENT PLAN



2 PROPOSED BASEMENT PLAN

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 CHEVY CHASE, MD 20815



DRAWING TITLE:

EXISTING AND  
 PROPOSED  
 BASEMENT  
 PLANS

SUBMISSION:

SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 23, 2017

SCALE: 1/8" = 1'-0"

A-5  
 OPTION 1

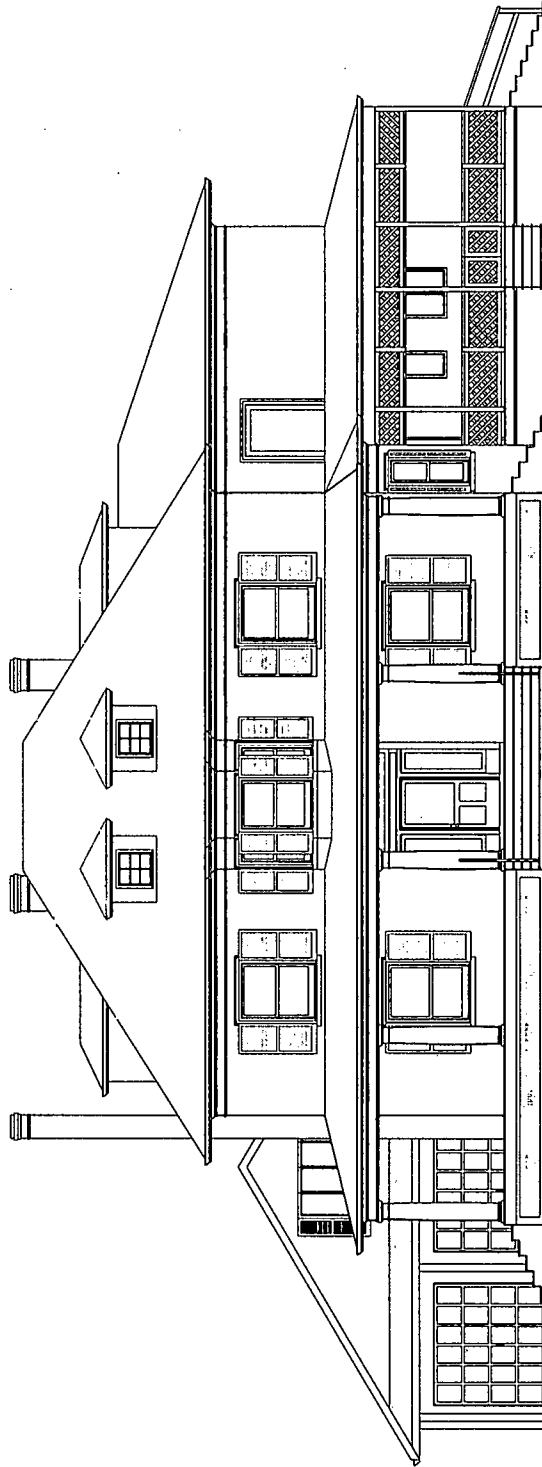
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PROJECT:  
 PRAYOR RESIDENCE  
 7 NEULANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE  
**EXISTING  
 SOUTH (FRONT)  
 ELEVATION**

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 1/8" = 1'-0"

**A-7**



- 100'-0" FINISH
- 100'-0" FINISH
- 100'-0" FINISH
- 100'-0" FINISH
- 100'-0" FINISH
- 100'-0" FINISH
- 100'-0" FINISH

A-9

SCALE: 1/8" = 1'-0"

DATE: JULY 25, 2012

SECOND PRELIMINARY CONSULTATION

SUBMISSION

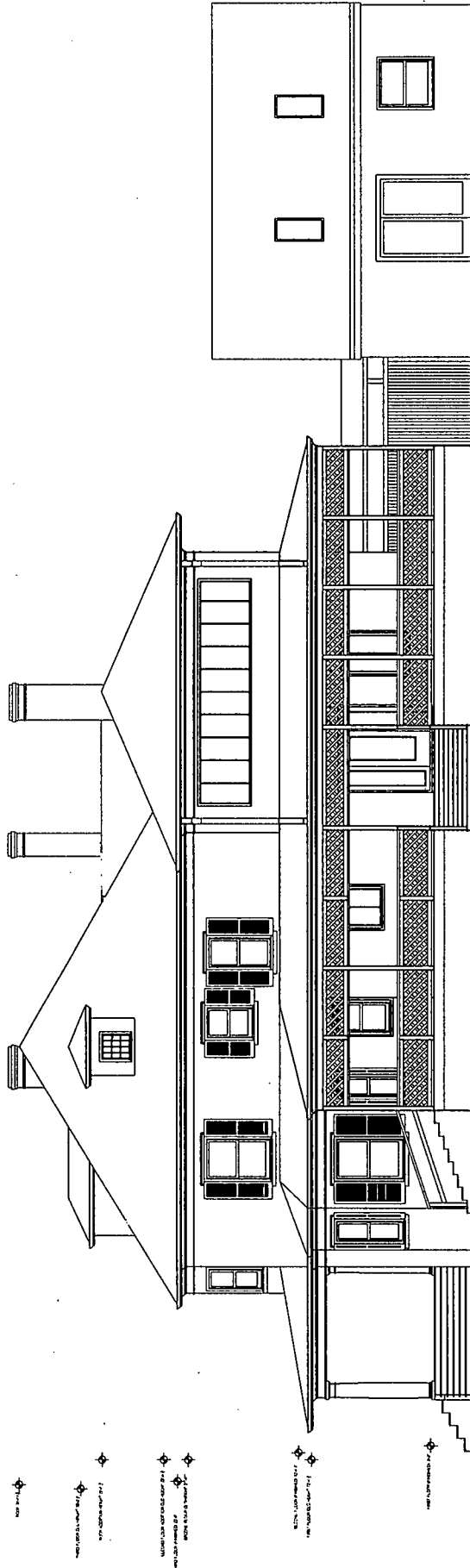
EXISTING EAST ELEVATION

DRAWING TITLE:

PRYOR RESIDENCE  
7 NEMLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

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- 1. 1/8" = 1'-0"
- 2. 1/8" = 1'-0"
- 3. 1/8" = 1'-0"
- 4. 1/8" = 1'-0"
- 5. 1/8" = 1'-0"
- 6. 1/8" = 1'-0"
- 7. 1/8" = 1'-0"
- 8. 1/8" = 1'-0"
- 9. 1/8" = 1'-0"
- 10. 1/8" = 1'-0"

A-11

SCALE: 1/4" = 1'-0"

DATE: JULY 9, 2012

SECOND PRELIMINARY CONSULTATION

SUBMISSION:

EXISTING NORTH ELEVATION

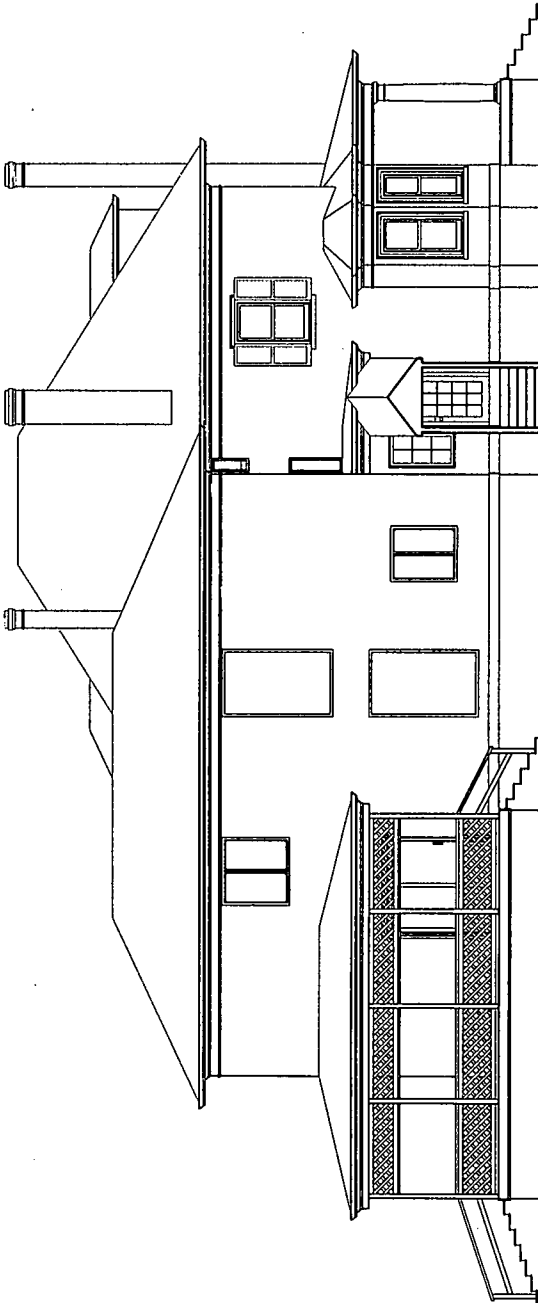
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CHEVY CHASE, MD 20815

PROJECT:

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- ◆ 1/4" = 1'-0"
- ◆ 1/4" = 1'-0"
- ◆ 1/4" = 1'-0"
- ◆ 1/4" = 1'-0"
- ◆ 1/4" = 1'-0"
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- ◆ 1/4" = 1'-0"
- ◆ 1/4" = 1'-0"

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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:

PROPOSED  
 NORTH (REAR)  
 ELEVATION

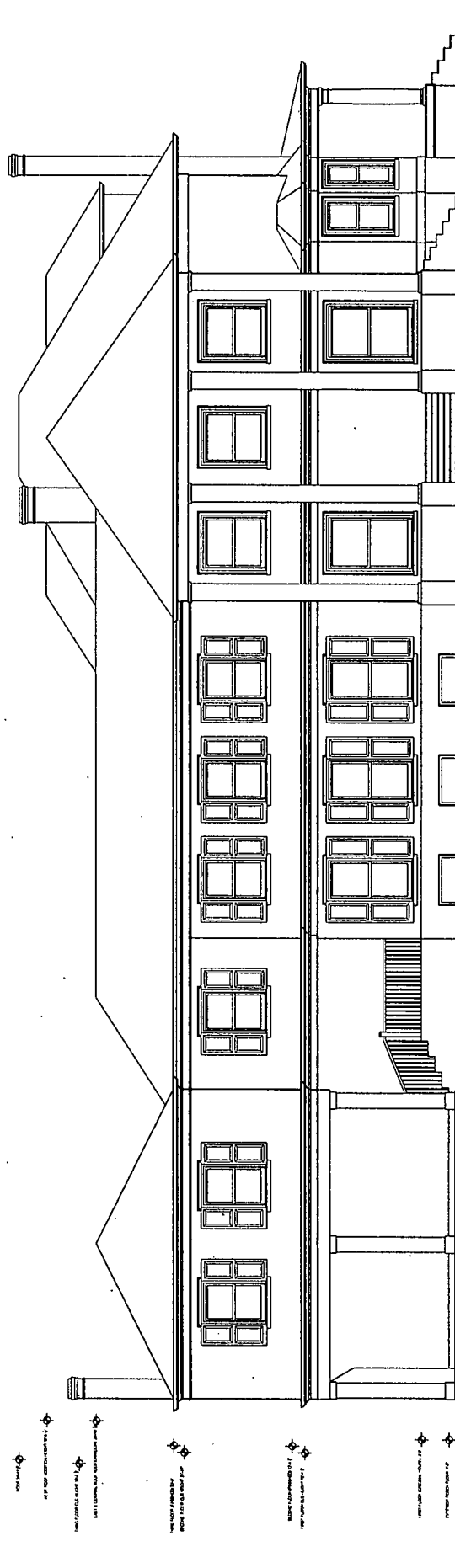
SUBMISSION:

SECOND MEANS  
 CONSULTATION

DATE: JULY 26, 2012

SCALE: 1/8" = 1'-0"

**A-12**  
 OPTION 1



- 1. WINDOW SCHEDULE
- 2. DOOR SCHEDULE
- 3. ROOF SCHEDULE
- 4. FINISH SCHEDULE
- 5. MATERIAL SCHEDULE
- 6. PAINT SCHEDULE



A-13

SCALE: 1/8" = 1'-0"

DATE: JULY 26, 2012

CONSULTATION

SECOND PRELIMINARY

SUBMISSION

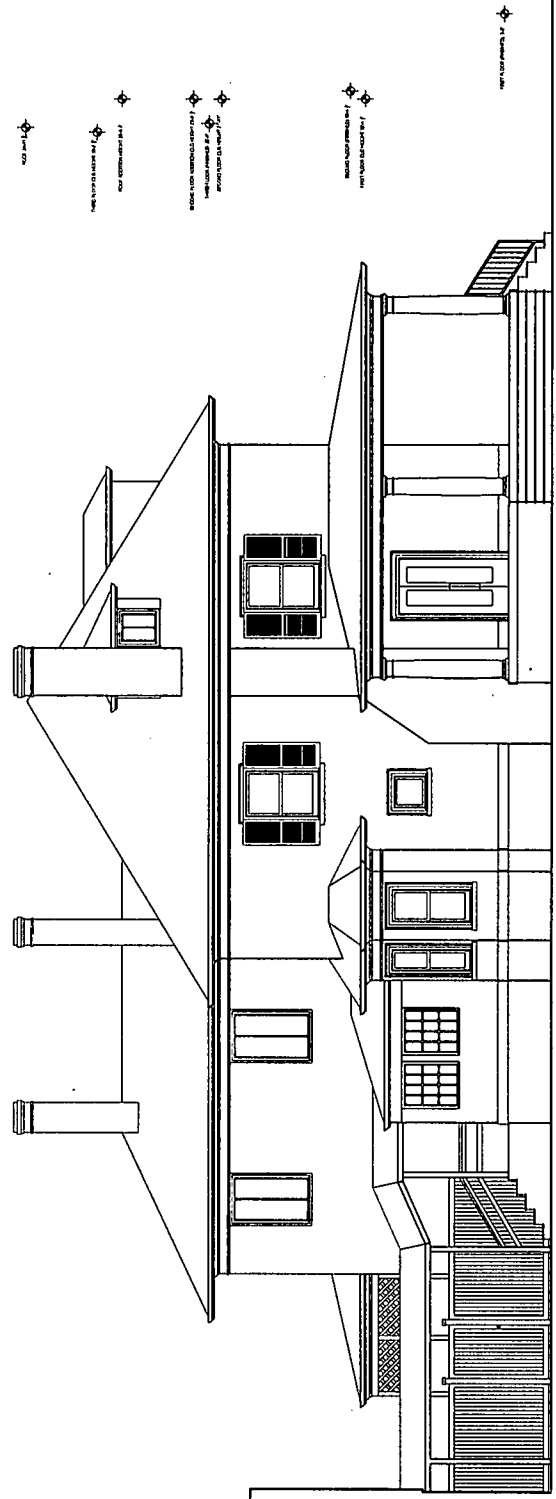
EXISTING WEST ELEVATION

DRAWING TITLE:

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CHEVY CHASE, MD 20815

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GARAGE

**A-14**  
OPTION 1

DATE: MAY 25, 2012  
SCALE: 1/8" = 1'-0"

SECOND PRELIMINARY  
CONSULTATION

SUBMISSION:

**PROPOSED  
WEST (SIDE)  
ELEVATION**

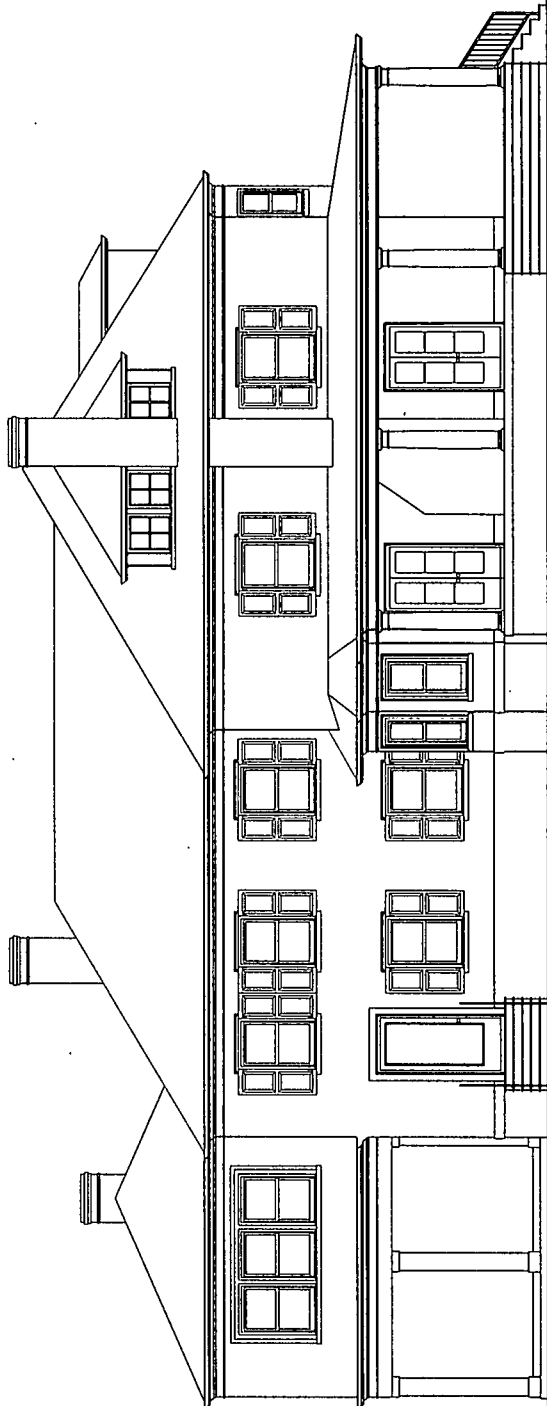
DRAWING TITLE

**PRYOR RESIDENCE  
7 NEULANDS ST.  
CHEVY CHASE, MD 20815**

PROJECT:

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- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA).
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS' ASSOCIATION (IMPEA) CODE.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CEMENT MORTAR FINISHERS (IACMFI) CODE.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRICKLAYERS (IAB).
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CARPENTERS (IAC).
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAP/IF).
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROOFERS (IAR).
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SINKERS AND GUTTERS (IAS/G).
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF TAILORS AND SEAMSTRESS (IAT/S).
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF WOODWORKERS (IAW).
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF YARDING AND RIGGING (IAY/R).
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ZEPHYRUS (IAZ).

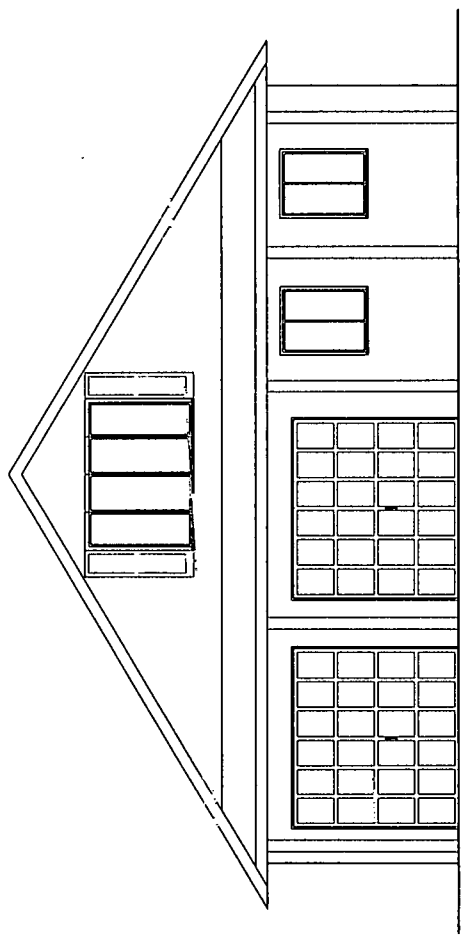
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PROJECT: PRYOR RESIDENCE  
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 CHEVY CHASE, MD 20815

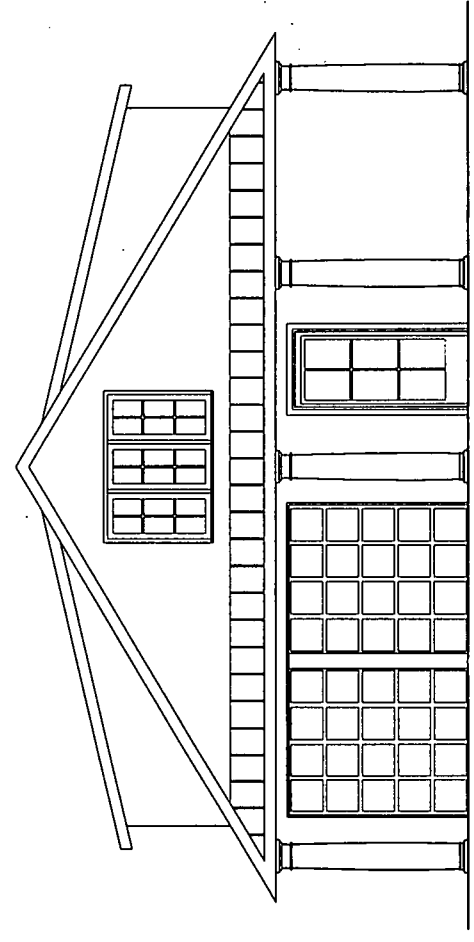
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 EXISTING AND  
 PROPOSED  
 SOUTH (FRONT)  
 GARAGE  
 ELEVATIONS

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 3/16" = 1'-0"

**A-15**



1 EXISTING SOUTH GARAGE ELEVATION



1 PROPOSED SOUTH GARAGE ELEVATION

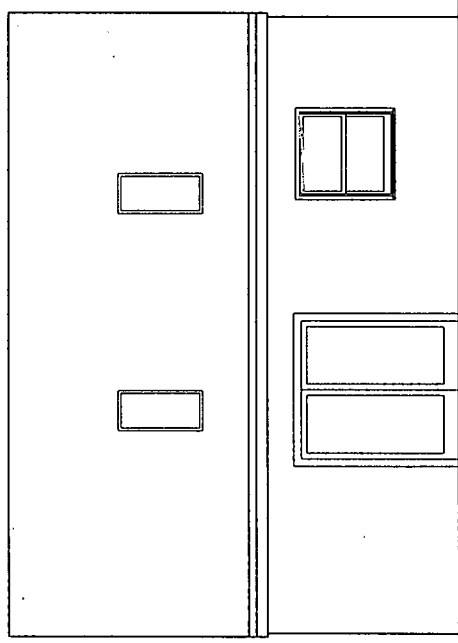
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PROJECT:  
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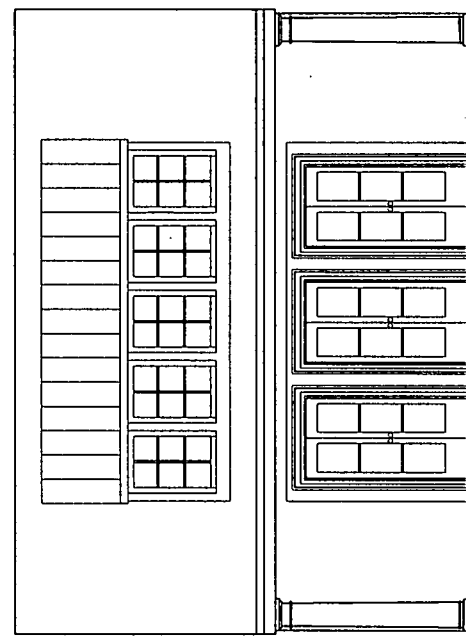
DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 EAST (SIDE)  
 GARAGE  
 ELEVATIONS

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 3/16" = 1'-0"

**A-16**

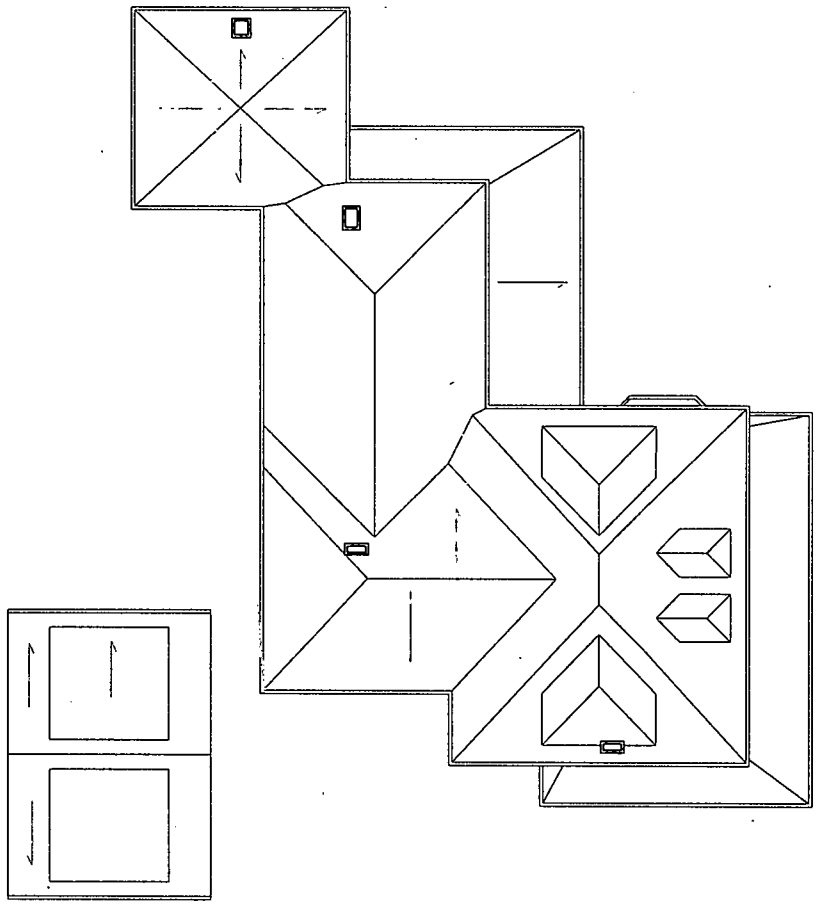


1 EXISTING EAST GARAGE ELEVATION

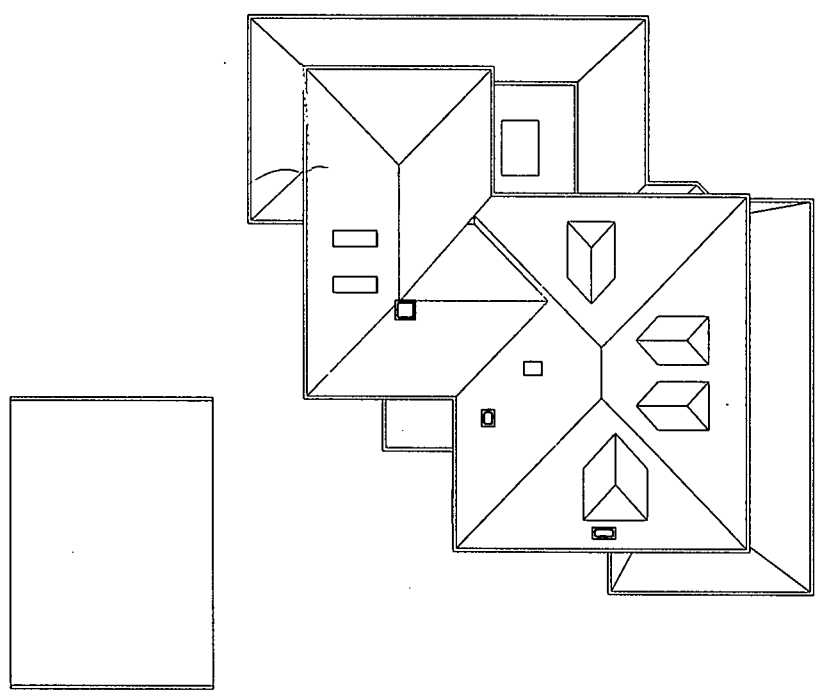


2 PROPOSED EAST GARAGE ELEVATION

62



2 PROPOSED ROOF PLAN



1 EXISTING ROOF PLAN

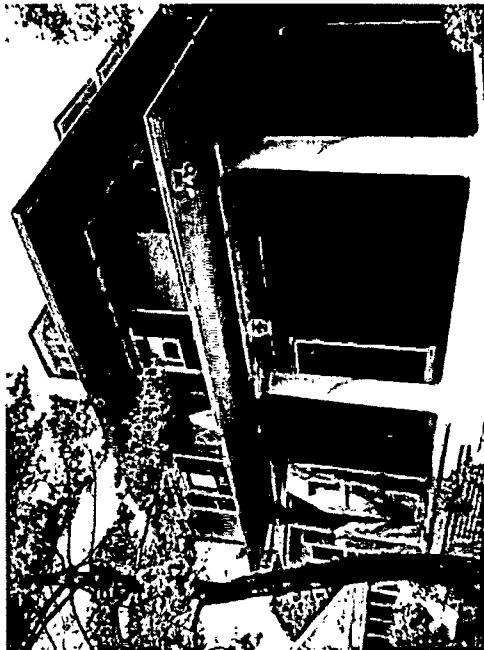
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# INDEX

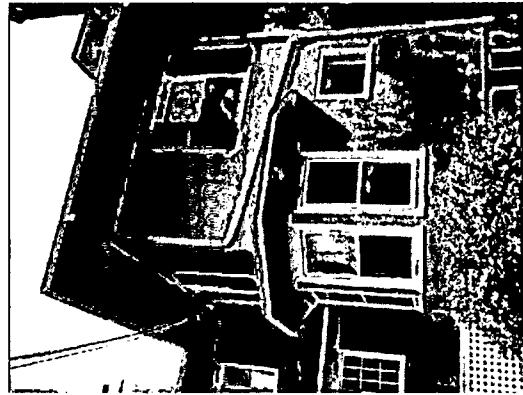
- CS COVER SHEET, INDEX, AND PHOTOS
- PS-1 PHOTO SHEET 1
- PS-2 PHOTO SHEET 2
- A-0 EXISTING SITE PLAN
- A-1 PROPOSED SITE PLAN
- A-2 EXISTING AND PROPOSED FIRST FLOOR PLANS
- A-3 EXISTING AND PROPOSED SECOND FLOOR PLANS
- A-4 EXISTING AND PROPOSED THIRD FLOOR PLANS
- A-5 EXISTING AND PROPOSED BASEMENT PLANS
- A-6 EXISTING AND PROPOSED ROOF PLANS
- A-7 EXISTING SOUTH (FRONT) ELEVATION
- A-8 PROPOSED SOUTH (FRONT) ELEVATION
- A-9 EXISTING EAST (SIDE) ELEVATION
- A-10 PROPOSED EAST (SIDE) ELEVATION
- A-11 EXISTING NORTH (REAR) ELEVATION
- A-12 PROPOSED NORTH (REAR) ELEVATION
- A-13 EXISTING WEST (SIDE) ELEVATION
- A-14 PROPOSED WEST (SIDE) ELEVATION
- A-15 EXISTING AND PROPOSED SOUTH (FRONT) GARAGE ELEVATIONS
- A-16 EXISTING AND PROPOSED EAST (SIDE) GARAGE ELEVATIONS

## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



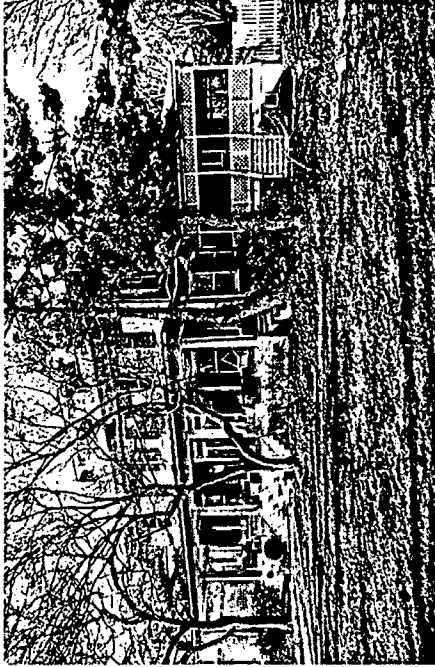
2 VIEW OF SOUTHWEST CORNER



3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER



1 VIEW OF FRONT (SOUTH) ELEVATION

# OPTION 2

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PROJECT:  
PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE

COVER SHEET,  
INDEX,  
AND PHOTOS

SUBMISSION:

SECOND PRELIMINARY  
CONSULTATION

DATE: JULY 23, 2012

SCALE: 1/8"=1'-0"

CS  
OPTION 2

CHRISTIAN ZAPATKA ARCHITECT, PLLC  
 1656 32ND STREET NW WASHINGTON DC 20007 202 333 2735

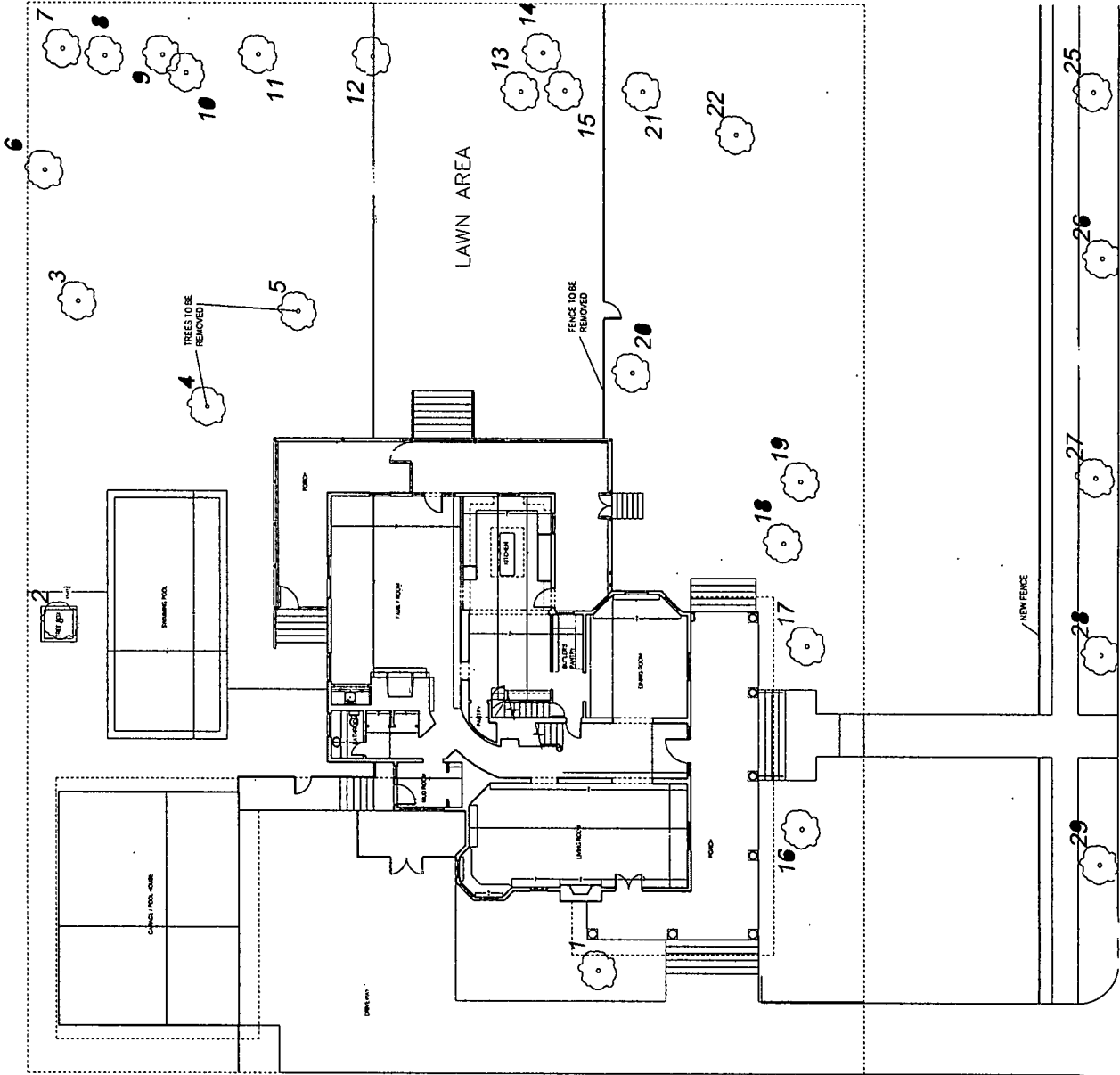
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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWMANDS ST.  
 CHEVY CHASE, MD 20815



DRAWING TITLE	EXISTING SITE PLAN
SUBMISSION	SECOND PRELIMINARY CONSULTATION
DATE	JULY 23, 2012
SCALE	1/8" = 1'-0"

A-0



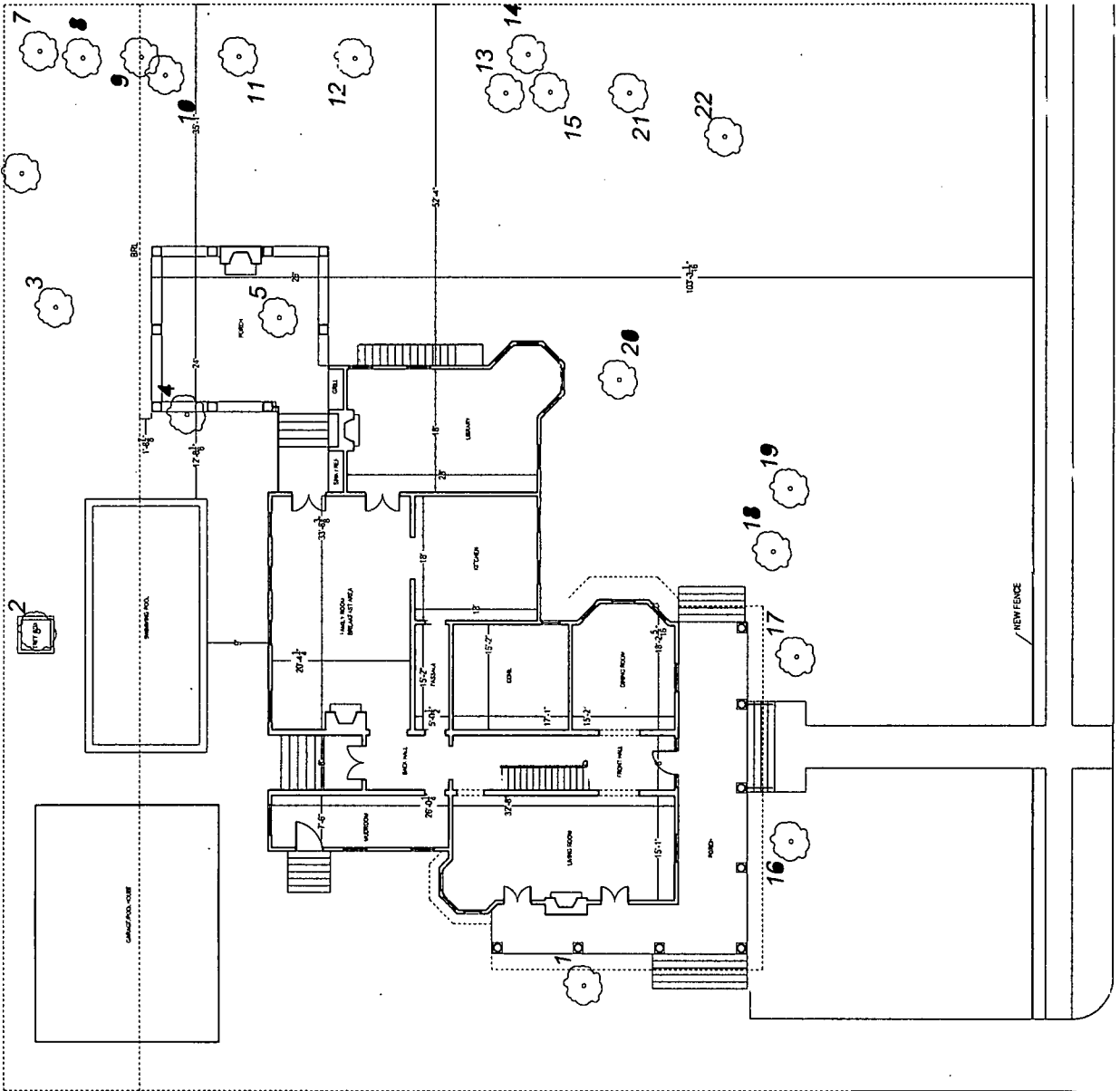
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PROJECT:  
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 7 NEWMAN'S ST  
 CHEVY CHASE, MD 20815

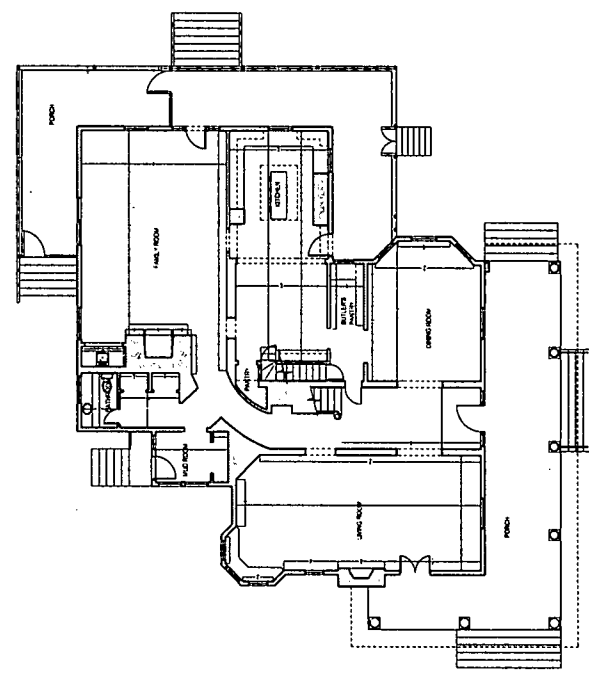
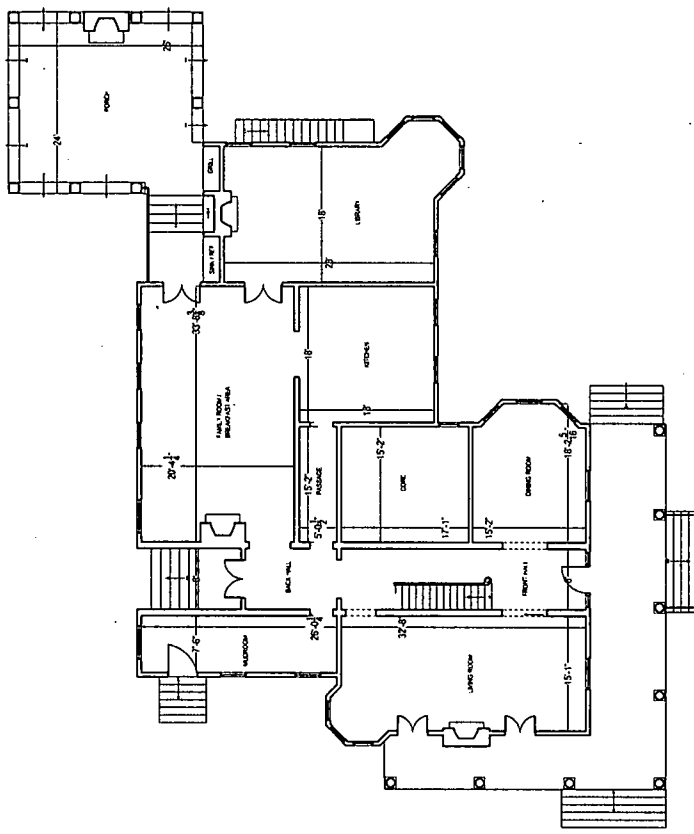


DRAWING TITLE	PROPOSED SITE PLAN
SUBMISSION	SECOND PRELIMINARY CONSULTATION
DATE	JULY 2, 2012
SCALE	1/16" = 1'-0"

**A-1**  
 OPTION 2







1 EXISTING FIRST FLOOR PLAN

2 PROPOSED FIRST FLOOR PLAN

PRESENTLY PROPOSED INTERIOR AREA = 3,359 SQ. FT.  
 PREVIOUSLY PROPOSED INTERIOR AREA = 3,477 SQ. FT.  
 EXISTING INTERIOR AREA = 2,433 SQ. FT.  
 EXISTING FOUR-SQUARE INTERIOR AREA = 1,348 SQ. FT.

PROPOSED PORCH AREA = 751 SQ. FT.  
 EXISTING PORCH AREA = 680 SQ. FT.

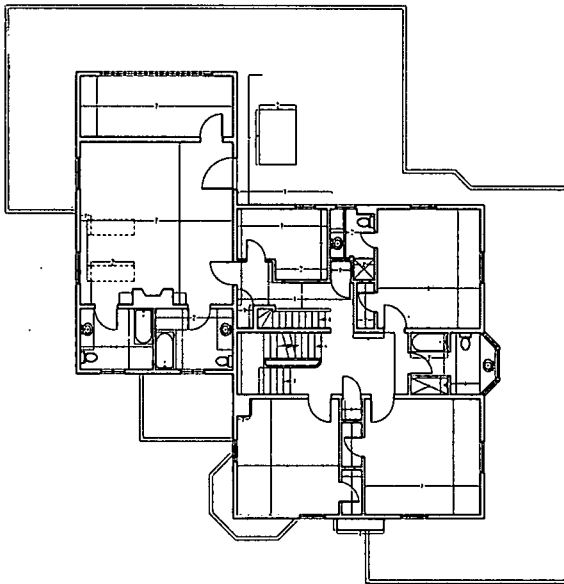
DRAWING TITLE <b>EXISTING AND PROPOSED FIRST FLOOR PLANS</b>	SUBMISSION: SECOND PRELIMINARY CONSULTATION
	DATE: JULY 25, 2017 SCALE: 1/16" = 1'-0"
<b>A-2</b> OPTION 2	

PROJECT:  
 PRYOR RESIDENCE  
 7 NEWMANLANDS ST.  
 CHEY CHASE, MD 20815

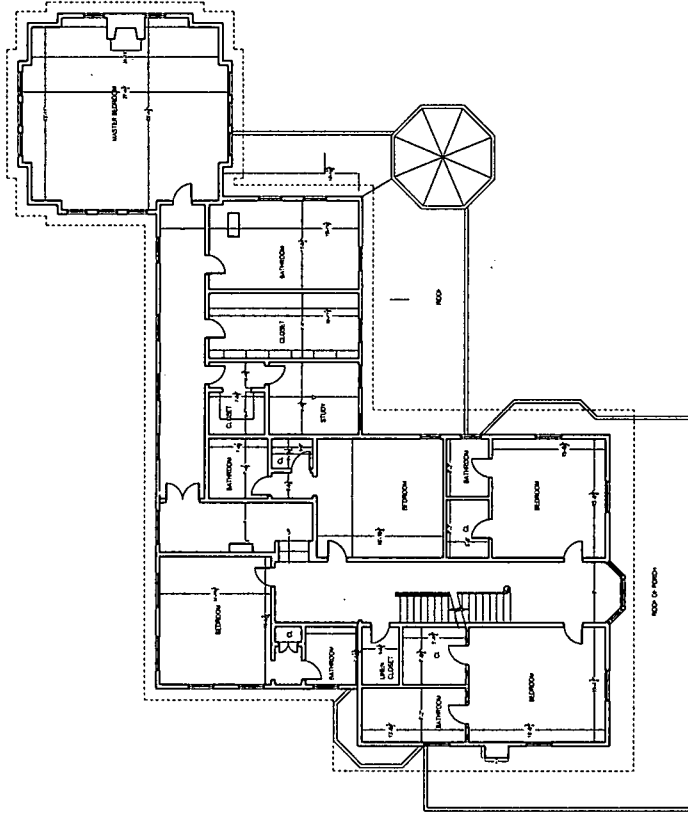
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- PRESENTLY PROPOSED AREA: 3642 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 3766 SQ FT
- EXISTING INTERIOR AREA: 2091 SQ FT



1 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN: 5 BR

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PROJECT:  
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 CHEVY CHASE, MD 20815



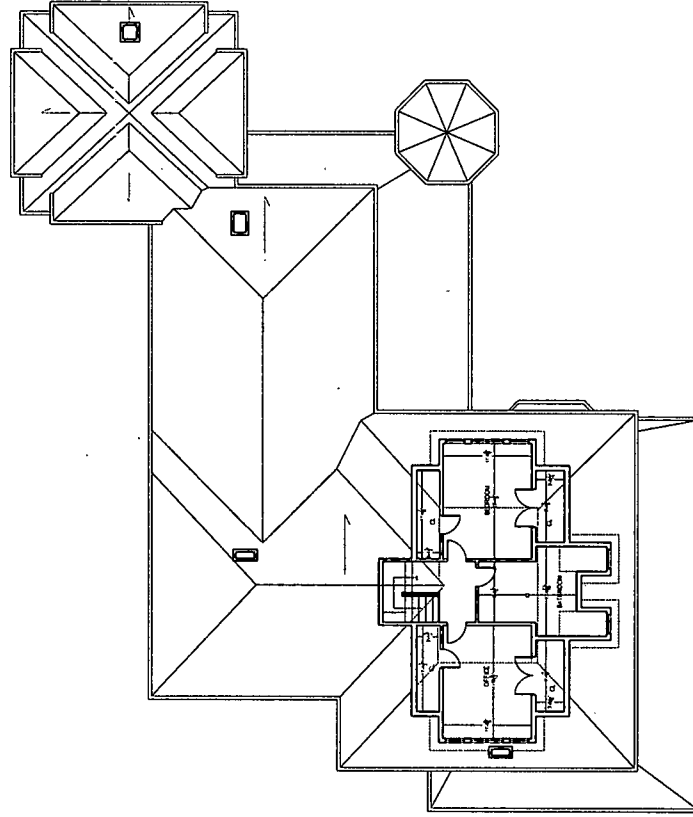
DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 SECOND  
 FLOOR PLANS

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 23, 2012  
 SCALE: 1/8" = 1'-0"

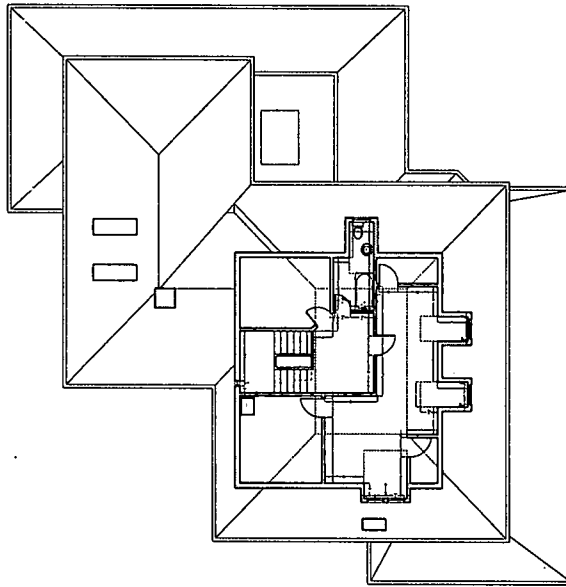
**A-3**  
 OPTION 2

35

- PRESENTLY PROPOSED INTERIOR AREA: 786 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 827 SQ FT
- EXISTING INTERIOR AREA: 520 SQ FT



2 PROPOSED THIRD FLOOR PLAN



1 EXISTING THIRD FLOOR PLAN

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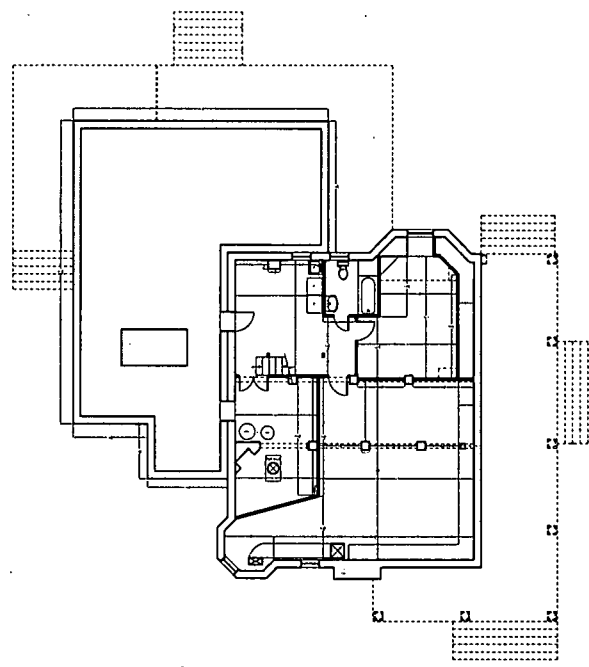


DRAWING TITLE  
 EXISTING AND  
 PROPOSED  
 THIRD FLOOR  
 PLANS

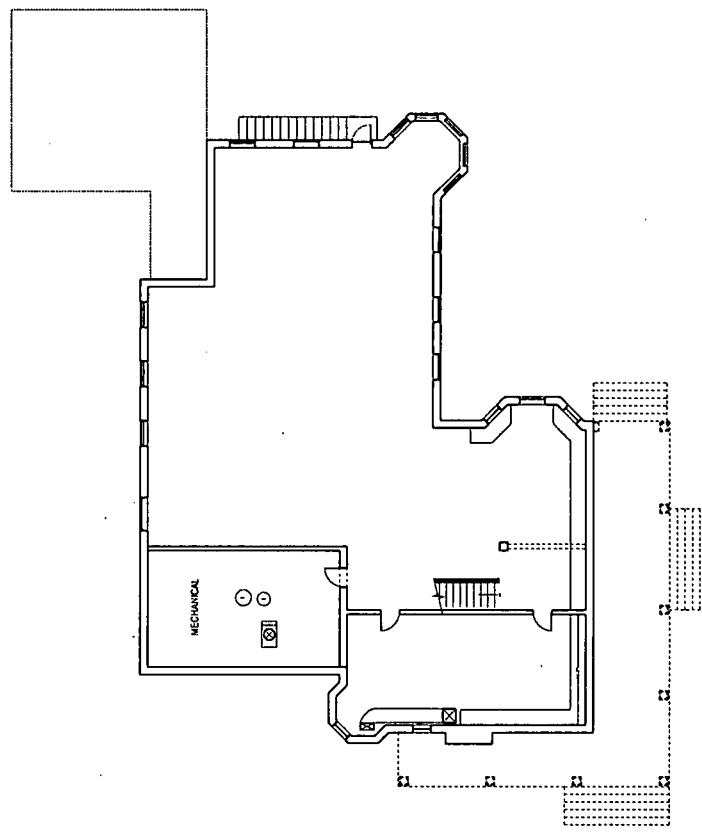
SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: JULY 25, 2012  
 SCALE: 1/8" = 1'-0"

A-4  
 OPTION 2

- PRESENTLY PROPOSED INTERIOR AREA: 3395 SQ FT
- PREVIOUSLY PROPOSED INTERIOR AREA: 3674 SQ FT
- EXISTING INTERIOR AREA: 1277 SQ FT



1 EXISTING BASEMENT PLAN



2 PROPOSED BASEMENT PLAN

CHRISTIAN ZAPATKA ARCHITECT, PLLC 1558 34th STREET NW WASHINGTON DC 20007 202 333 2735	PROJECT: <b>PRYOR RESIDENCE</b> 7 NEWMANDS ST CHEVY CHASE, MD 20815		DRAWING TITLE: <b>EXISTING AND PROPOSED BASEMENT PLANS</b>	SUBMISSION: SECOND PRELIMINARY CONSULTATION DATE: JULY 25, 2012 SCALE: 1/8" = 1'-0"	<h1>A-5</h1> OPTION 2
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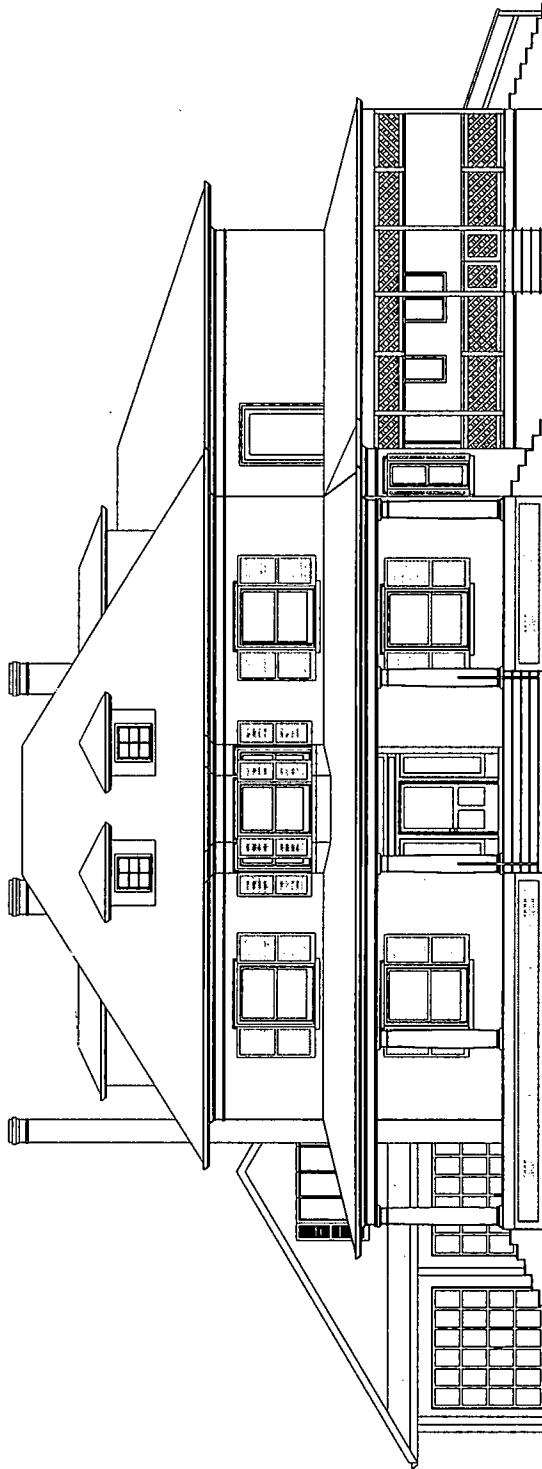
PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE  
**EXISTING  
 SOUTH (FRONT)  
 ELEVATION**

SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 25, 2012  
 SCALE: 1/8" = 1'-0"

**A-7**



- ◆ 1'-0" = 1'-0"
- ◆ 1/8" = 1'-0"
- ◆ 1/4" = 1'-0"
- ◆ 3/8" = 1'-0"
- ◆ 1/2" = 1'-0"
- ◆ 3/4" = 1'-0"
- ◆ 1" = 1'-0"

356

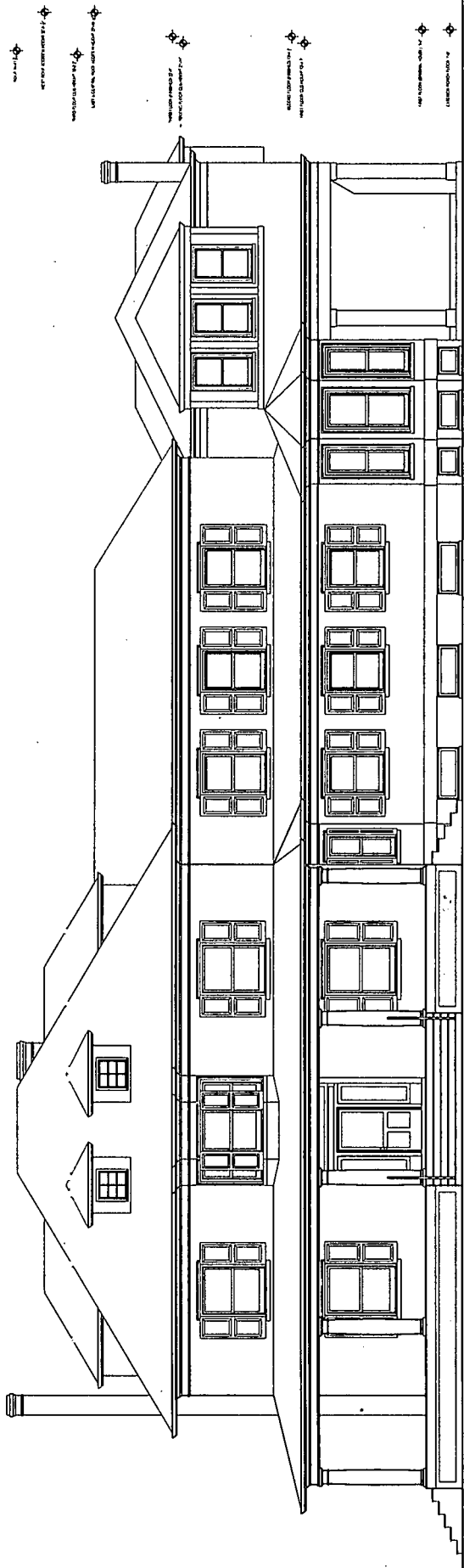
**A-8**  
OPTION 2

SUBMISSION:  
SECOND PRELIMINARY  
CONSULTATION  
DATE: JULY 25, 2012  
SCALE: 1/8" = 1'-0"

DRAWING TITLE:  
**PROPOSED  
SOUTH (FRONT)  
ELEVATION**

PROJECT:  
PYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:

EXISTING  
 EAST  
 ELEVATION

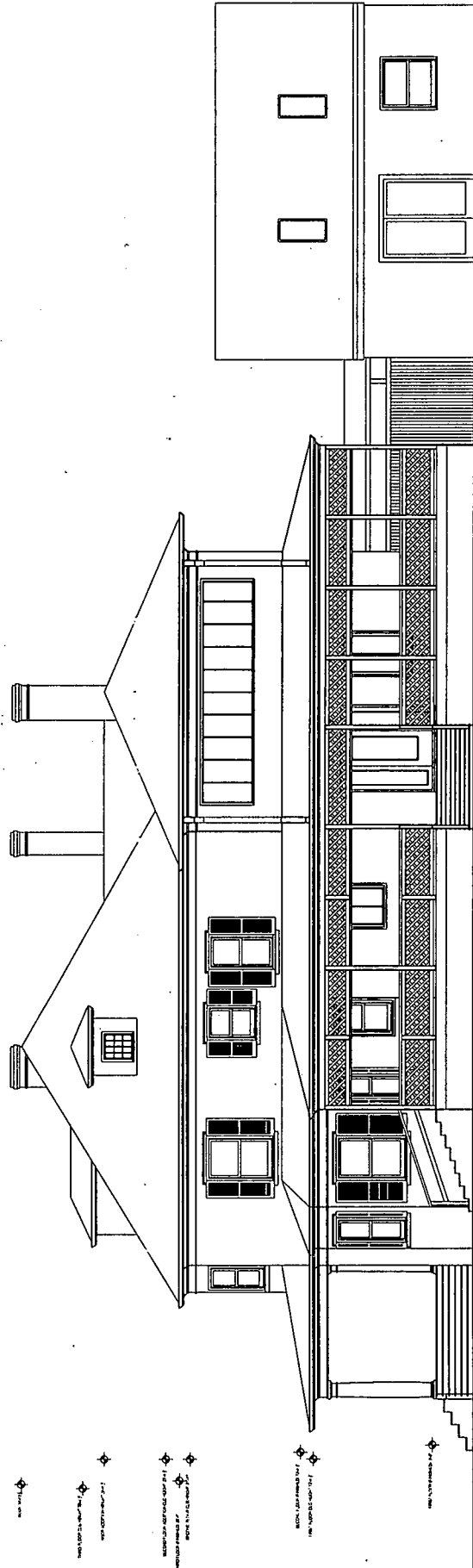
SUBMISSION:

SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 26, 2012

SCALE: 1/8" = 1'-0"

**A-9**



1/8" = 1'-0"

1/4" = 1'-0"

1/2" = 1'-0"

3/4" = 1'-0"

1" = 1'-0"

1 1/4" = 1'-0"

1 1/2" = 1'-0"

1 3/4" = 1'-0"

2" = 1'-0"

2 1/4" = 1'-0"

2 1/2" = 1'-0"

2 3/4" = 1'-0"

3" = 1'-0"

3 1/4" = 1'-0"

3 1/2" = 1'-0"

3 3/4" = 1'-0"

4" = 1'-0"

40

# A-10 OPTION 2

SCALE: 1/8" = 1'-0"

DATE: JULY 25, 2012

SECOND PRELIMINARY  
CONSULTATION

SUBMISSION:

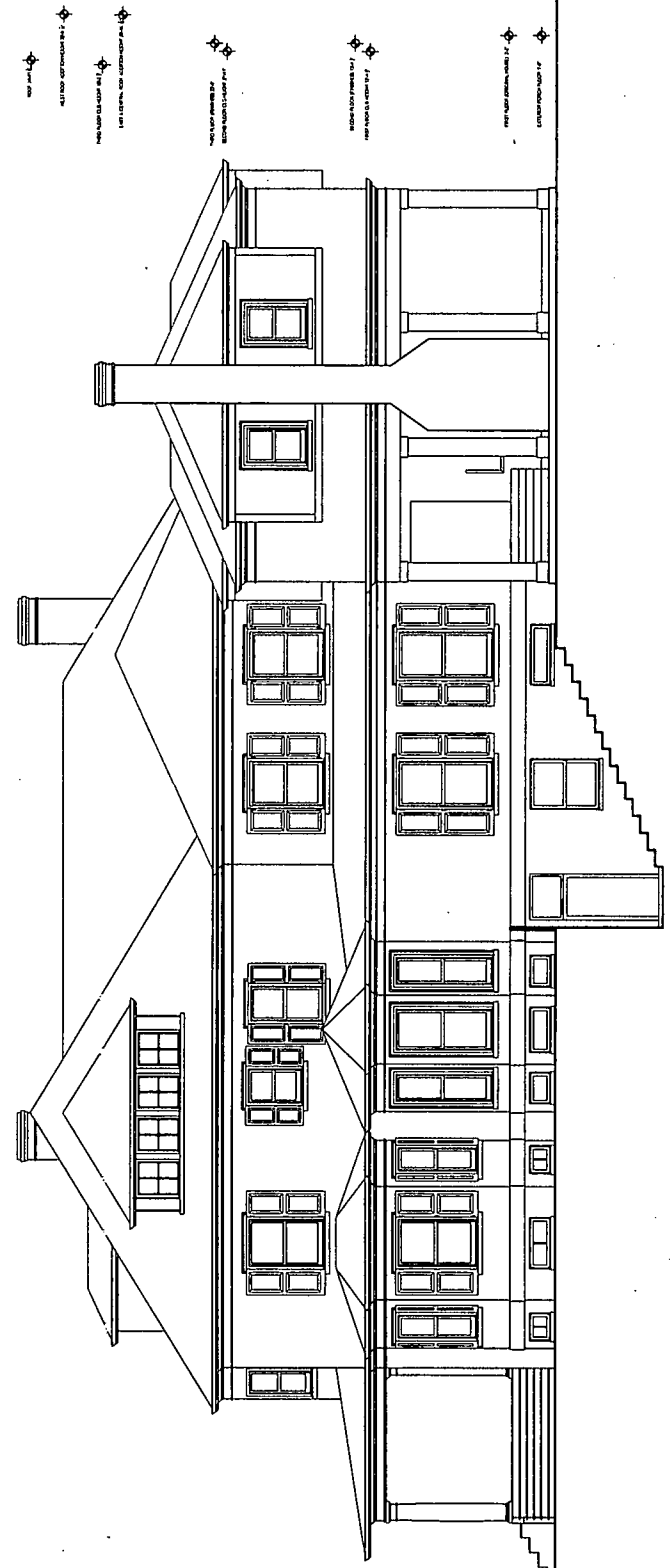
## PROPOSED EAST (SIDE) ELEVATION

DRAWING TITLE:

PROJECT:

PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

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- ◆ WINDOW SCHEDULE 1/2
- ◆ WINDOW SCHEDULE 1/3
- ◆ WINDOW SCHEDULE 1/4
- ◆ WINDOW SCHEDULE 1/5
- ◆ WINDOW SCHEDULE 1/6
- ◆ WINDOW SCHEDULE 1/7
- ◆ WINDOW SCHEDULE 1/8
- ◆ WINDOW SCHEDULE 1/9
- ◆ WINDOW SCHEDULE 1/10
- ◆ WINDOW SCHEDULE 1/11
- ◆ WINDOW SCHEDULE 1/12
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- ◆ WINDOW SCHEDULE 1/96
- ◆ WINDOW SCHEDULE 1/97
- ◆ WINDOW SCHEDULE 1/98
- ◆ WINDOW SCHEDULE 1/99
- ◆ WINDOW SCHEDULE 1/100



A-11

SCALE 1/4" = 1'-0"

DATE JULY 28, 2012

SECOND PRELIMINARY CONSTRUCTION

SUBMISSION

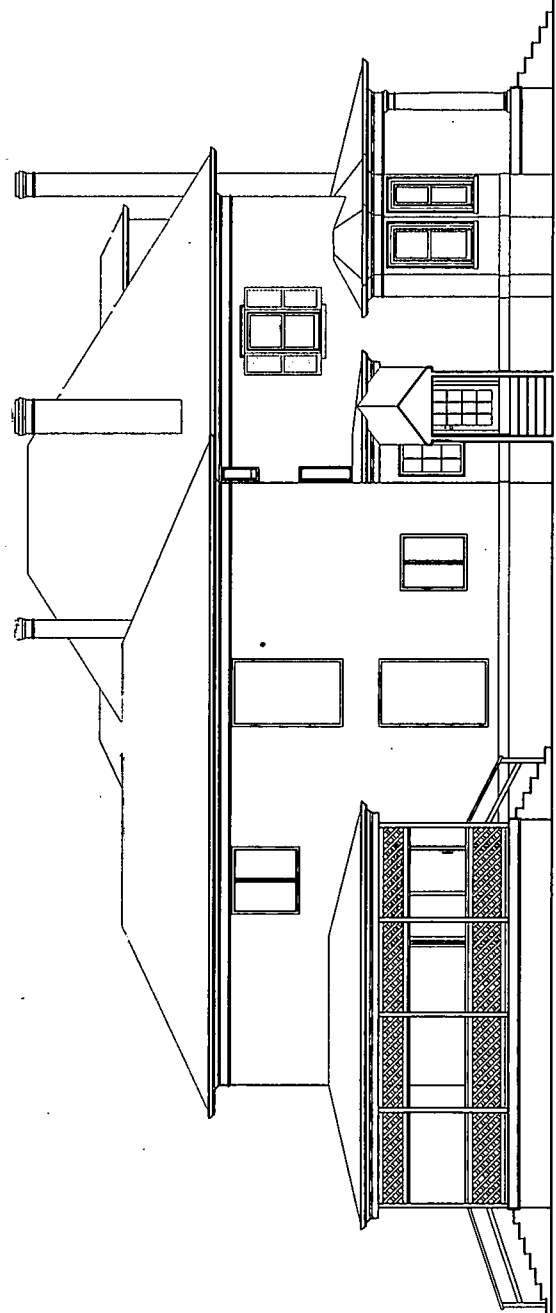
EXISTING NORTH ELEVATION

DRAWING TITLE

PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

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- ◆ 1st FLOOR FINISHES
- ◆ 2ND FLOOR FINISHES
- ◆ 3RD FLOOR FINISHES
- ◆ 4TH FLOOR FINISHES
- ◆ 5TH FLOOR FINISHES
- ◆ 6TH FLOOR FINISHES
- ◆ 7TH FLOOR FINISHES
- ◆ 8TH FLOOR FINISHES
- ◆ 9TH FLOOR FINISHES
- ◆ 10TH FLOOR FINISHES
- ◆ 11TH FLOOR FINISHES
- ◆ 12TH FLOOR FINISHES
- ◆ 13TH FLOOR FINISHES
- ◆ 14TH FLOOR FINISHES
- ◆ 15TH FLOOR FINISHES
- ◆ 16TH FLOOR FINISHES
- ◆ 17TH FLOOR FINISHES
- ◆ 18TH FLOOR FINISHES
- ◆ 19TH FLOOR FINISHES
- ◆ 20TH FLOOR FINISHES

24

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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWMAN ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE

PROPOSED  
 NORTH (REAR)  
 ELEVATION

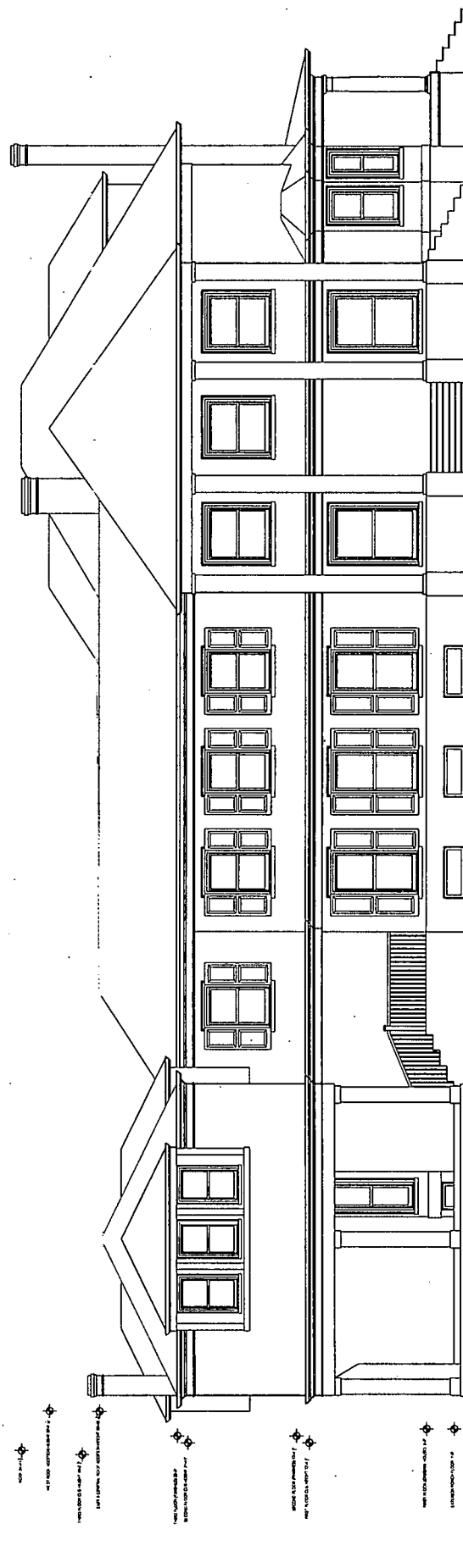
SUBMISSION:

SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 26, 2012

SCALE: 1" = 1'-0"

**A-12**  
 OPTION 2



1. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 2. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 3. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 4. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 5. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 6. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 7. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.  
 8. WINDOW SIZES TO BE DETERMINED BY THE ARCHITECT.

43

44

A-13

SCALE: 1/8" = 1'-0"

DATE: JULY 23, 2012

SECOND PRELIMINARY CONSULTATION

SUBMISSION:

EXISTING WEST ELEVATION

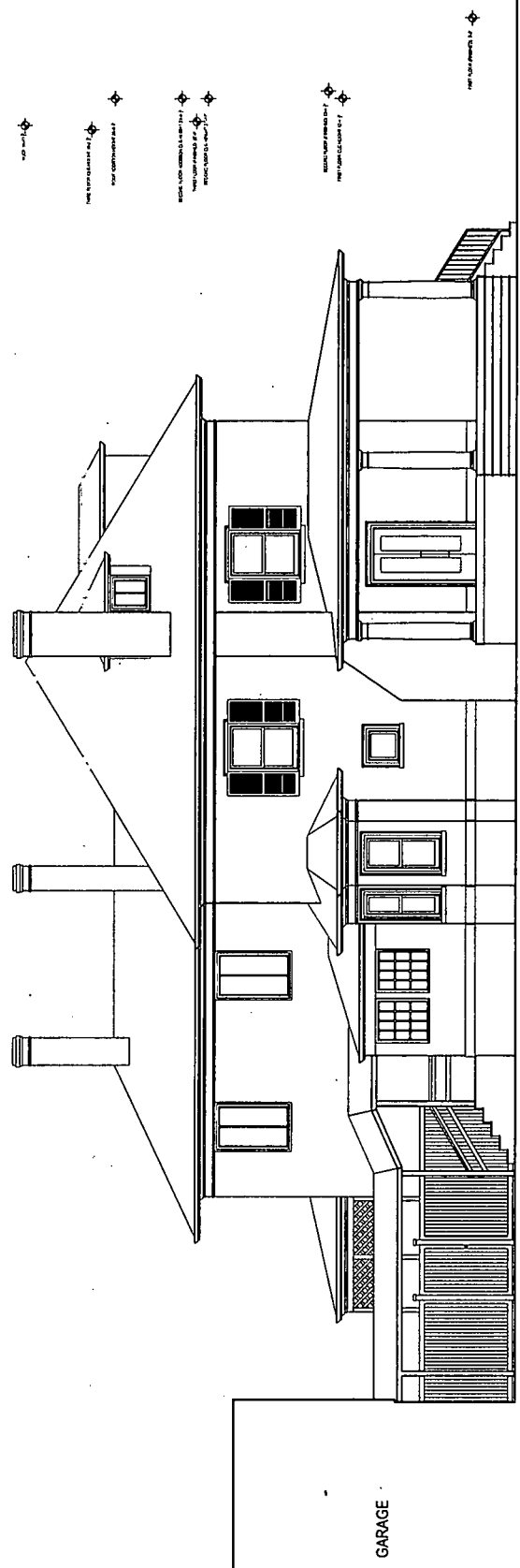
DRAWING TITLE:

PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

PROJECT:

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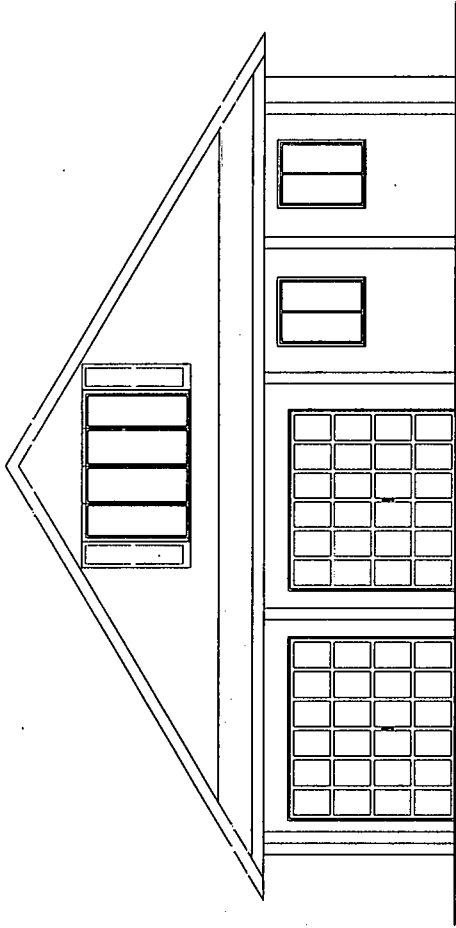


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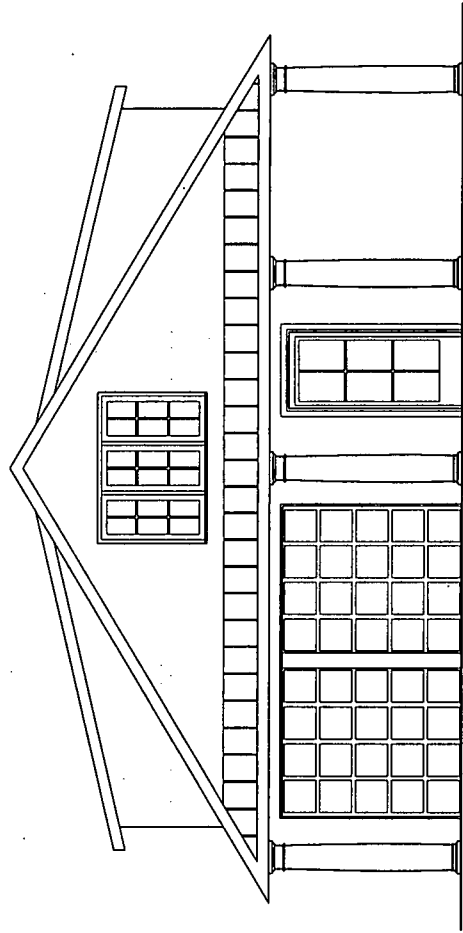
PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 SOUTH (FRONT)  
 GARAGE  
 ELEVATIONS  
 SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION  
 DATE: MAY 25, 2012  
 SCALE: 3/16" = 1'-0"

**A-15**



1 EXISTING SOUTH GARAGE ELEVATION



1 PROPOSED SOUTH GARAGE ELEVATION

46

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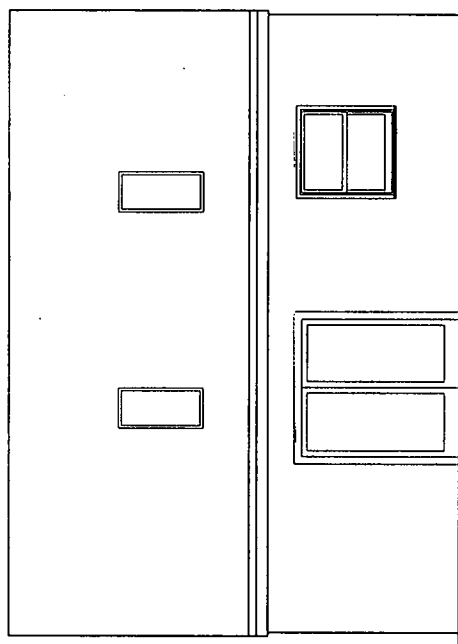
PROJECT:  
 PRYOR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 EAST (SIDE)  
 GARAGE  
 ELEVATIONS

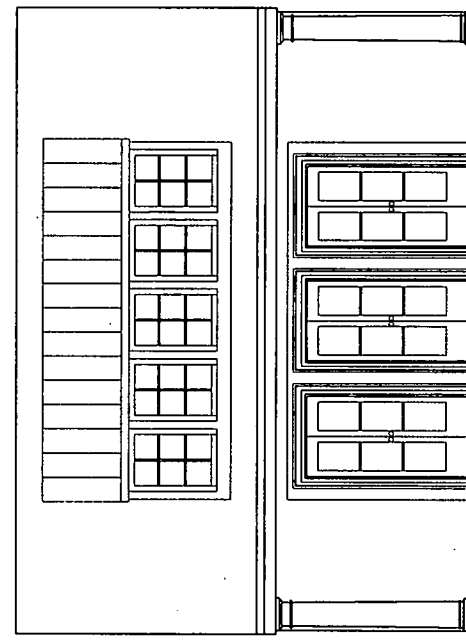
SUBMISSION:  
 SECOND PRELIMINARY  
 CONSULTATION

DATE: JULY 25, 2012  
 SCALE: 3/16" = 1'-0"

**A-16**



1 EXISTING EAST GARAGE ELEVATION



2 PROPOSED EAST GARAGE ELEVATION

74

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PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815



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1656 33rd STREET NW WASHINGTON DC 20007 202 333 2735

DRAWING TITLE:

EXISTING AND  
PROPOSED  
ROOF PLANS

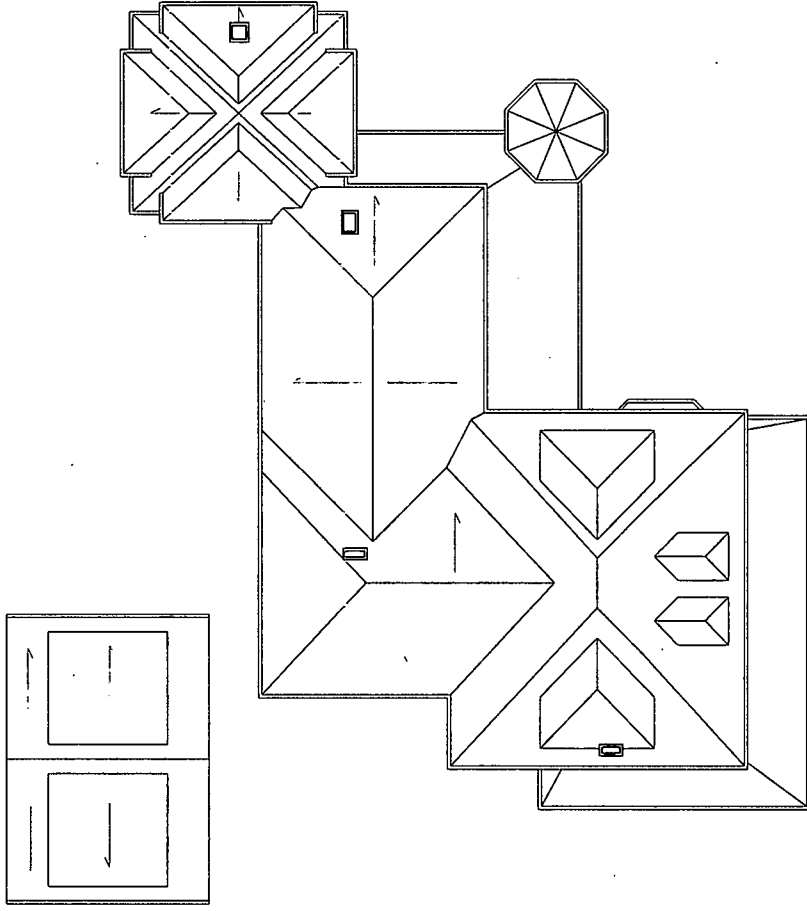
SUBMISSION:

SECOND PRELIMINARY  
CONSULTATION

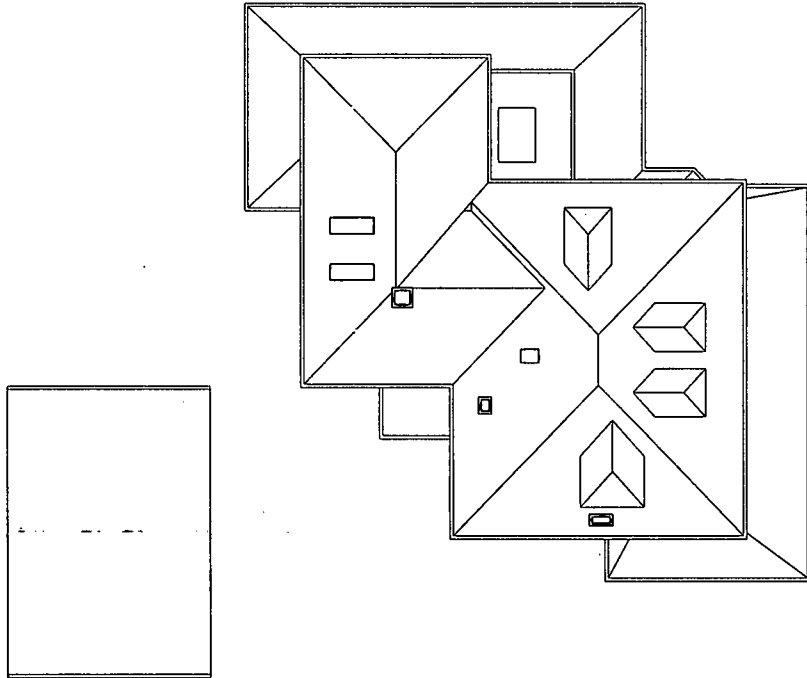
DATE: JULY 25, 2012

SCALE: 1/4" = 1'-0"

**A-6**  
OPTION 2



2 PROPOSED ROOF PLAN



1 EXISTING ROOF PLAN

84

## 7 Newlands St. Pryor Residence: Area Calculations

### Original Four-Square sqft

	3	520
	2	1348
	1	1348
	0	1277
Total Original Four-Square (no basement)		<b>3216</b>
Total Original Four-square (with basement)		<b>4493</b>

### Original Four-Square + Existing Addition sqft

	3	520
	2	2091
	1	2433
	0	1277
Total Original Four-Square + Existing Addition (no basement)		<b>5044</b>
Total Original Four-Square + Existing Addition (with basement)		<b>6321</b>

### July 11, 2012 MCHPC Proposed Design Submission sqft

	3	827
	2	3766
	1	3477
	0	3674
Total (Existing Four-Square + New Addition) (no basement)		<b>8070</b>
Total (Existing Four-Square + New Addition) (with basement)		<b>11744</b>

### July 25, 2012 MCHPC Proposed Design Submission sqft

#### Option 1

	3	786
	2	3573
	1	3316
	0	3359
Total (Existing Four-Square + New Addition) (no basement)		<b>7675</b>
Total (Existing Four-Square + New Addition) (with basement)		<b>11034</b>

#### Option 2

	3	786
	2	3642
	1	3359
	0	3395
Total (Existing Four-Square + New Addition) (no basement)		<b>7787</b>
Total (Existing Four-Square + New Addition) (with basement)		<b>11182</b>



**A-8 site**

SCALE: 1/8" = 1'-0"

DATE: JAN 15, 2012

PRELIMINARY CONSULTATION

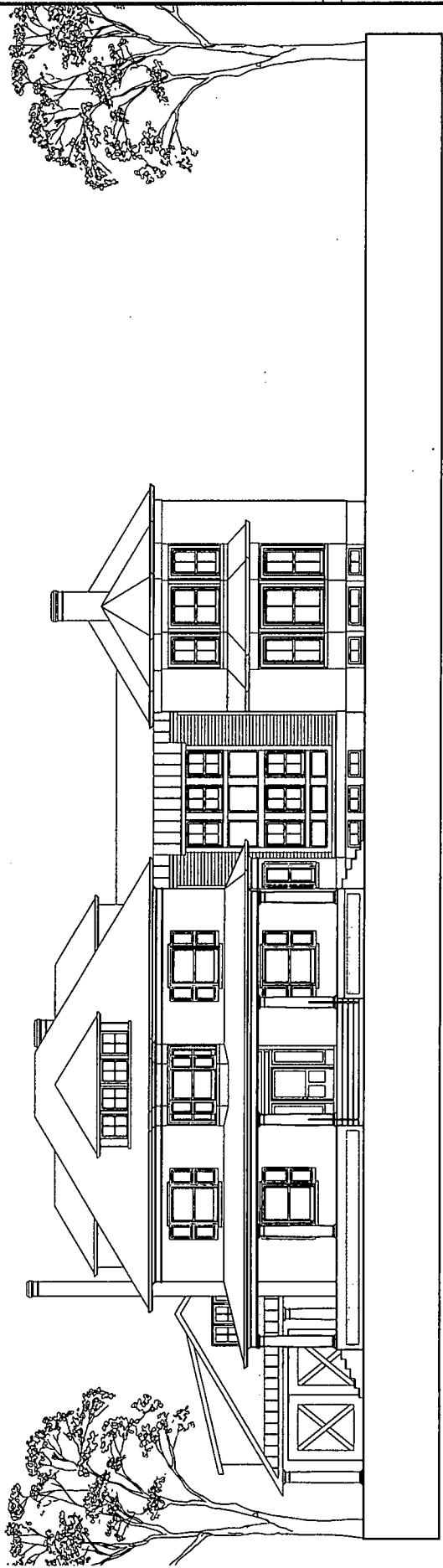
SUBMISSION:

ELEVATION

SITE

SOUTH (FRONT)

DRAWING TITLE:



PROJECT:

PRYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

CHRISTIAN ZAPATKA ARCHITECT, PLLC  
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61  
~~19~~

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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWMAN'S ST.  
 CHEVY CHASE, MD 20815



DRAWING TITLE:

EXISTING AND  
 PROPOSED  
 SECOND  
 FLOOR  
 PLANS

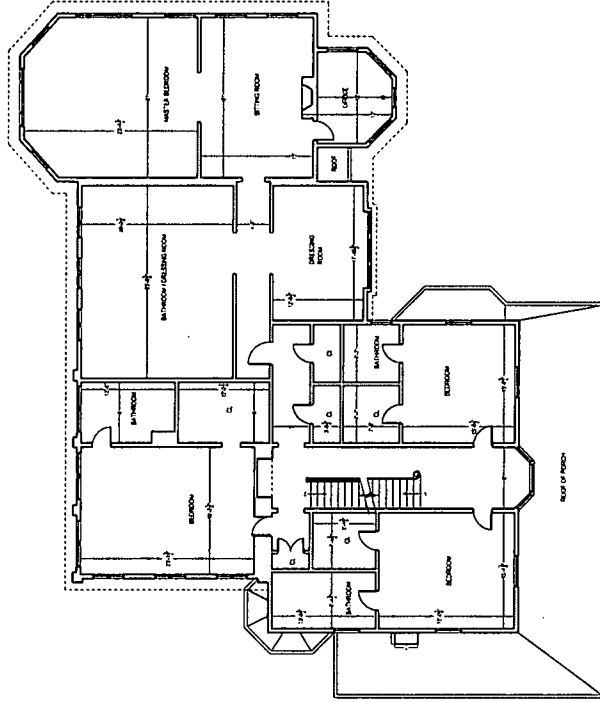
SUBSECTOR:

PRELIMINARY  
 CONSULTATION

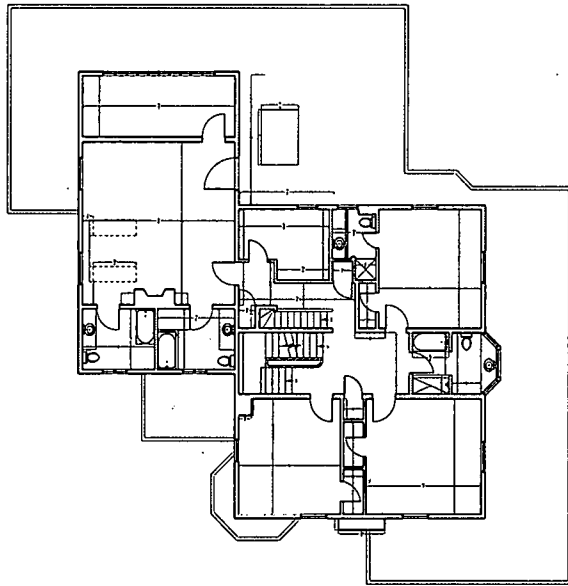
DATE: JULY 5, 2012

SCALE: 1/8" = 1'-0"

A-3



2 PROPOSED SECOND FLOOR PLAN



1 EXISTING SECOND FLOOR PLAN

57  
~~55~~

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PROJECT:  
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 CHEVY CHASE, MD 20815

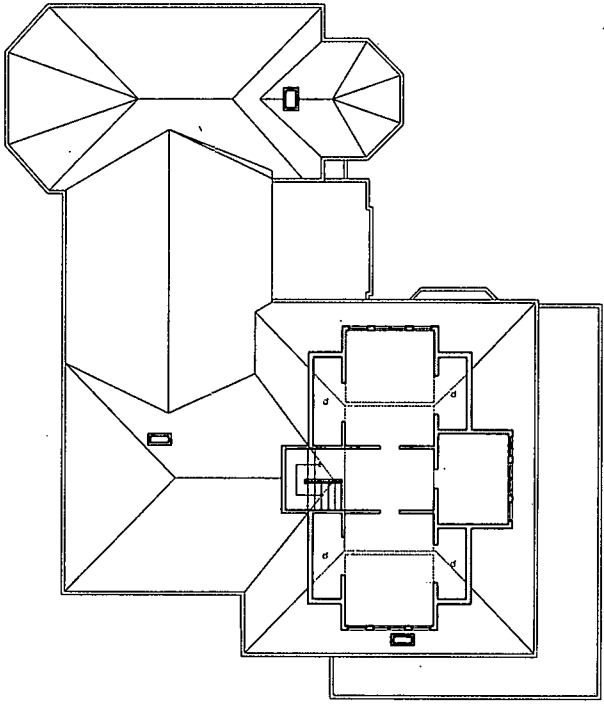


DRAWING TITLE  
 EXISTING AND  
 PROPOSED  
 THIRD FLOOR  
 PLANS

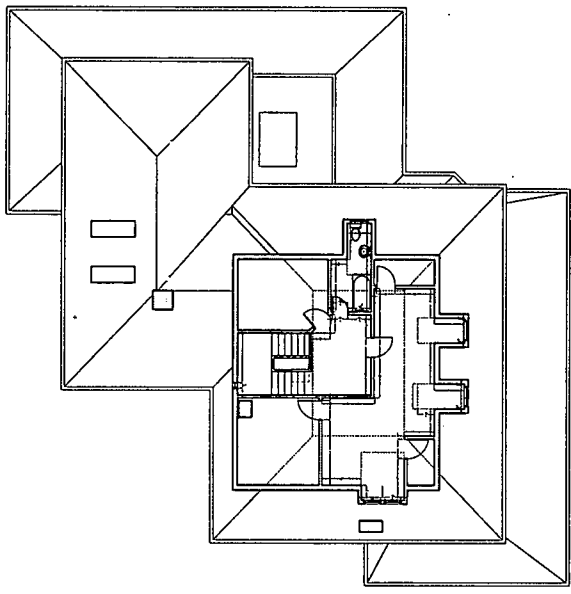
SUBMISSION  
 PRELIMINARY  
 CONSULTATION

DATE: JULY 3, 2012  
 SCALE: 1/16" = 1'-0"

A-4



2 PROPOSED THIRD FLOOR PLAN



1 EXISTING THIRD FLOOR PLAN

58  
 16

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PRYOR RESIDENCE  
 7 NEWMAN ST.  
 CHEVY CHASE, MD 20815

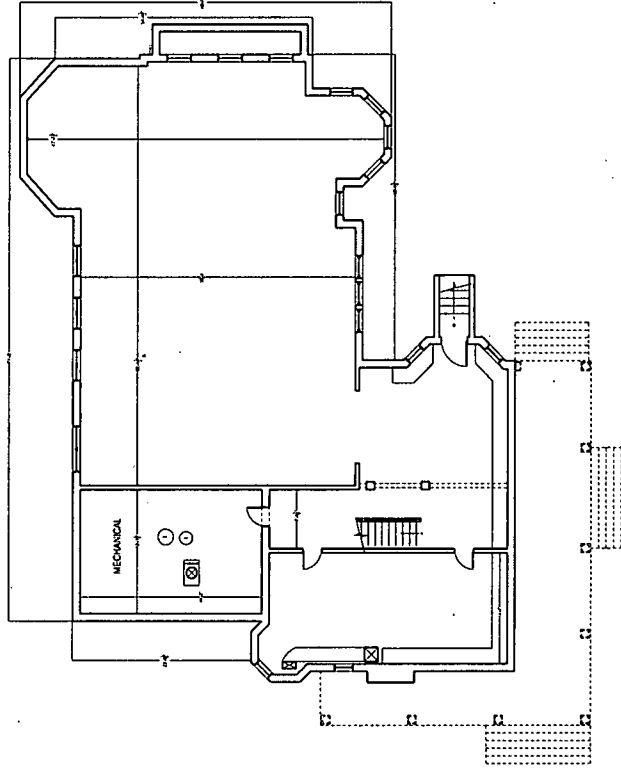


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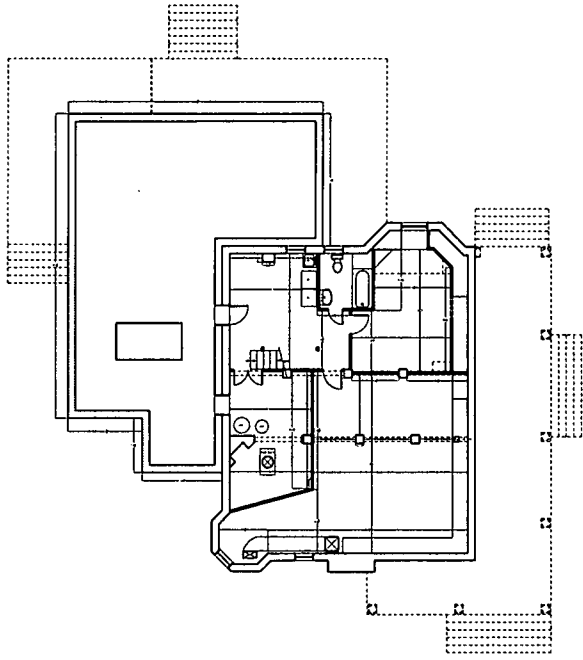
EXISTING AND  
 PROPOSED  
 BASEMENT  
 PLANS

SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JULY 5, 2012  
 SCALE: 1/8" = 1'-0"

A-5

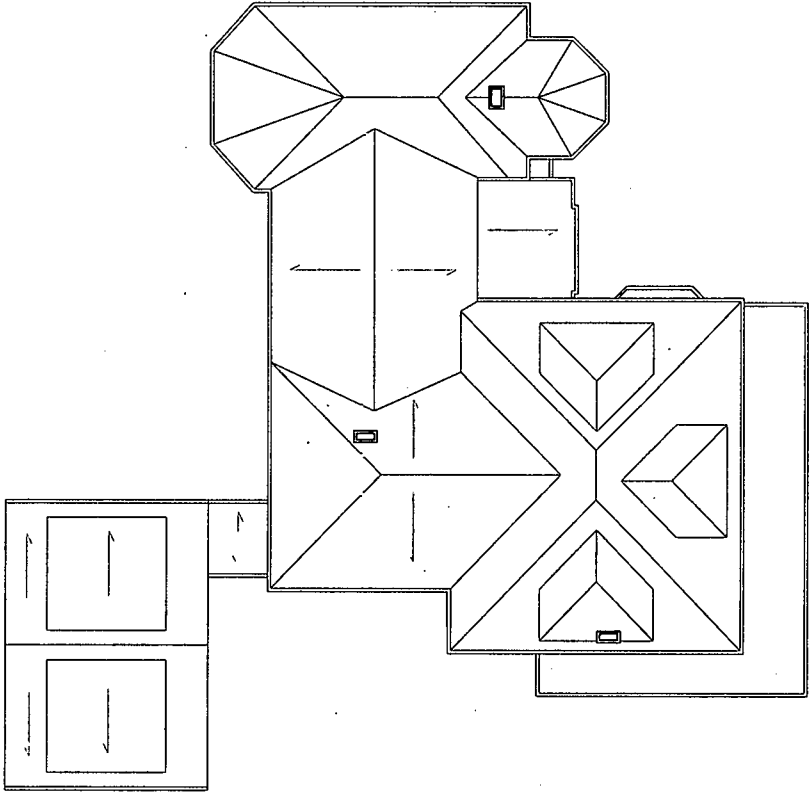


② PROPOSED BASEMENT PLAN

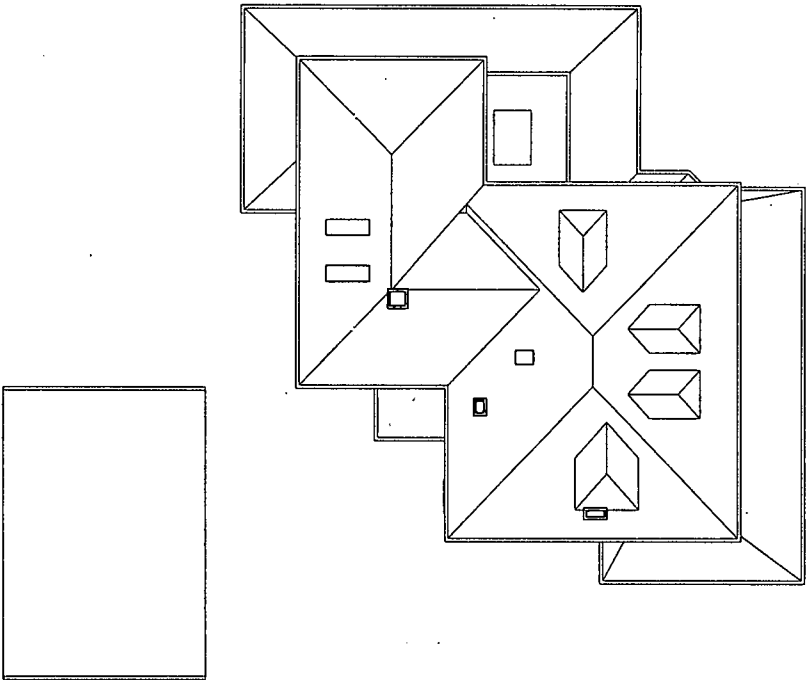


① EXISTING BASEMENT PLAN

59  
 17



② PROPOSED ROOF PLAN



① EXISTING ROOF PLAN

~~78~~  
 60



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PROJECT:  
 PRYOR RESIDENCE  
 7 NEWMANS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:

PROPOSED  
 NORTH (REAR)  
 ELEVATION

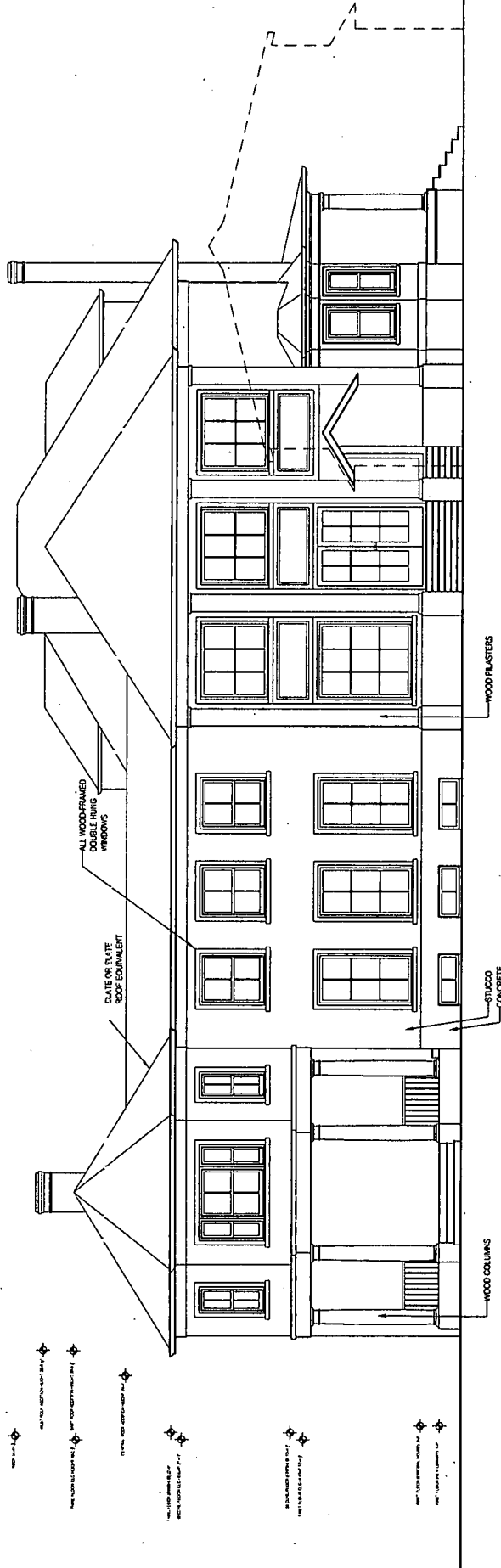
SUBMISSION:

PRELIMINARY  
 CONSULTATION

DATE: JULY 5, 2012

SCALE: 1" = 1'-0"

A-12



52 64

## Fothergill, Anne

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>  
**Sent:** Wednesday, July 11, 2012 4:37 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Be:sy  
**Subject:** LAP comments for HPC 7-11-12 re 7 Newlands St

The following are the comments of Chevy chase Village LAP for items before the HPC on 7-11-12:

7 Newlands St  
Outstanding Resource  
Preliminary Consultation.

In general the LAP favors a flexible approach on the part of the HPC because we recognize that these are residences that the owners need to renovate to accommodate modern lifestyles and modern materials. We do however recognize that the additions proposed here are very substantial and this is mitigated somewhat by the large lot.

We concur with Staff recommendations to accept replacement windows, shutters, garage changes etc. We have no major concern with the expanded dormer and feel that the breezeway is on the rear of the house is not of great concern to the streetscape.

The west side addition seems appropriate in that it generally follows the setbacks of the existing great porch. The east addition is where most the work will occur, and this is very substantial. We would hope that HPC and the applicant can reach some compromises here; we do however recognize the need for some level of expansion in this direction to accommodate modern lifestyles, hopefully without excessive impact on the visible open space and on the existing house as an "Outstanding Resource",

We would also like to say that this is complex set of renovations, but the architect drawings are very well done and informative.

Submitted on behalf of the LAP by tom Bourke, Chair



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	7/11/12
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	7/4/12
<b>Applicant:</b>	Dan and Shannon Pryor (Christian Zapatka, Architect)	<b>Public Notice:</b>	6/27/12
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Addition and alterations to house

---

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a second Preliminary Consultation, if needed, prior to a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival/Four Square  
**DATE:** 1906

**PROPOSAL**

The applicants are proposing to:

- Replace asphalt shingle roofing with slate or synthetic slate roofing
- Replace existing aluminum windows with wood to match original windows
- Enlarge three dormers—on the front, east and west sides
- Extend west side of front wraparound porch
- Replace west side window with doors to extended porch and replace existing west side doors with new wood doors
- Replace non-original shutters with operable wood shutters
- Remove non-historic rear and side additions
- Construct new addition (see below)
- Make alterations to the non-historic garage/pool house including the addition of side dormers and replacement of roofing material, windows, doors and garage doors
- Construct a covered breezeway connecting the house and the garage

The proposed new two-story 2,535 SF addition is at the east side and the rear (north) of the house in the same general location as the existing non-historic 1,125 SF addition that will be removed. The proposed materials are stucco, wood panels, wood lap siding, metal roofing, slate or synthetic slate roofing, masonry chimney, parged concrete foundation, wood windows, wood pilasters and wood columns.

See existing and proposed plans and photos in Circles 9-30.

No trees are proposed for removal as part of this proposal.

## **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 an Outstanding Resource as "A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district."

The *Guidelines* state:

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of 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.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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 Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.
- o Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or

accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.”

- *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, but strict scrutiny for outstanding resources.
- *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.
- *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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or 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 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:***

- # 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.
- #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #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**

In addition to the specific Chevy Chase Village Guidelines noted above, there is guidance for existing and new additions in the *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 17.2 A more recent addition that is not historically significant may be removed.
- 18.0 ...Keeping the size of an addition small in relation to the main structure also will help minimize its visual impact.
- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

Additionally, the Secretary of the Interior's Standards recommend:

- Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.
- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

The applicants are proposing a number of alterations to the historic house including replacing the incompatible metal windows with wood and replacing the shutters and roofing material and staff finds that all of these changes are in keeping with the review criteria. Staff recommends against altering original features of this house which has already been subject to many inappropriate alterations. The applicants propose to enlarge three dormers and to extend the original wraparound porch on the west side. There is a 1983 photo of the house showing a previous alteration to the west section of the porch but based on the 1927 Sanborn it appears that the porch form is intact and staff recommends that the wraparound porch retain its original configuration. The dormers are to be reviewed with strict scrutiny and, using that level of review, they should not be altered or enlarged. However, it is possible that the HPC may find that the proposed

expansion of the dormers is a compatible alteration and this proposed change allows for a reasonable and appropriate expansion of this house.

The applicants also propose a new addition on the east side and at the rear of the house. In this specific case it is important to take some things into consideration about the house and site. There is an existing condition, a non-historic rear and side addition, as well as a site constraint, the swimming pool behind the house, which restricts the applicants from constructing a larger addition at the rear where additions are generally located to minimize visibility. The house is on a double lot and the applicants propose to construct an east side addition which will be larger than the existing side addition. The existing addition is 1125 SF and the proposed addition is 2535 SF. It appears that the footprint of the new addition is more than double the footprint of the original house.

The proposed addition has lower roof ridges than the historic house which assists in its differentiation from and deference to the historic house, which is an outstanding resource. Staff is concerned about the massing, size, and scale of the proposed addition to this house. While staff recognizes the east side addition as an existing condition, the swimming pool as a site constraint, and the large side yard as potential buildable area, using strict scrutiny staff does not support the construction of such a large and very visible side addition to this house. The historic house will be enveloped in a two-story addition on the north and east sides and because of the scale of the proposed addition the historic block will no longer be prominent.

Staff is concerned about the loss of integrity of the original house and the alterations to significant architectural features of this outstanding resource. Staff recommends that the rear section of the addition not be built any further west than the current addition and not closer to the living room bay. While the second floor of the rear addition can extend west over the existing mudroom footprint it should not extend further west. The second floor addition on the east side should not be built forward of the rear plane where it will obscure that original east side wall that is currently exposed. The east side of the second floor should be pulled back so the original form of the house remains visible and prominent. At the northeast (rear right) corner, when the current addition is removed, staff recommends that the original corner remain exposed and the second floor of the side addition begin behind that. Another option is that the applicants could try and work within the footprint of the existing additions and reconfigure that space and possibly expand it slightly rather than construct a new addition.

The changes to the non-historic garage are in keeping with the Guidelines. However, the proposal to add an attached breezeway to the house will substantially change the way the garage is reviewed (see *Applicable Guidelines* above) and staff recommends against the breezeway since then the garage will have to be reviewed as an addition to the house which would add substantial massing to the proposed addition, which is already larger than appropriate.

The applicants are hoping to get clear guidance from the HPC so they know how to proceed. Staff recommends that the Commission give feedback on the size, scale, massing, location and design of the proposed addition as well as the proposed changes to the historic block including expanded dormers and extended wraparound porch. Depending on the level of concerns the Commission has the applicants may need to return for a second preliminary consultation.

### **STAFF RECOMMENDATION**

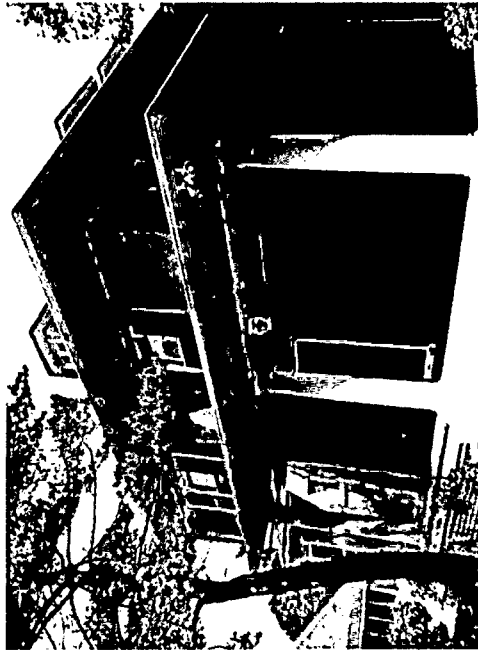
Staff recommends that the applicants revise the proposal based on the comments of the HPC and then return for a second preliminary consultation, if needed, prior to a HAWP application.

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- A-2 EXISTING AND PROPOSED FIRST FLOOR PLANS
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## SCOPE OF WORK:

- 1) COMPREHENSIVE RESTORATION OF ORIGINAL 1910 STRUCTURE
- 2) IMPROVED AND EXPANDED ADDITIONS TO EAST AND NORTH



2 VIEW OF SOUTHWEST CORNER

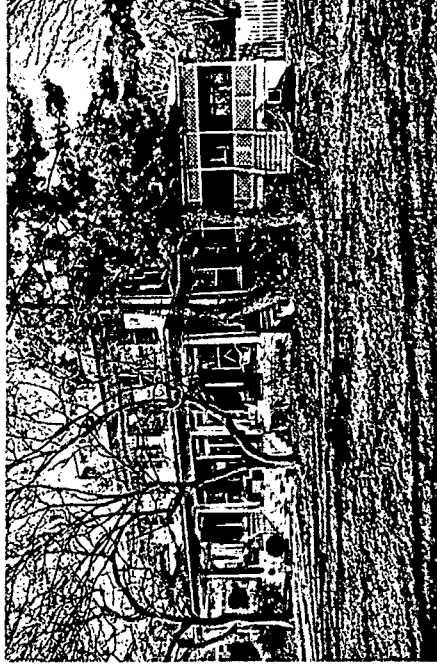


3 VIEW OF NORTHWEST CORNER



4 VIEW OF NORTHWEST CORNER

LOT DENSITY	
TOTAL LOT AREA:	19,750 ft. <sup>2</sup>
EXISTING ADDITION:	1,125 ft. <sup>2</sup>
TOTAL LOT COVERAGE:	17.6%
PROPOSED ADDITION:	2,535 ft. <sup>2</sup> *
TOTAL LOT COVERAGE:	24.8%*
*Includes area of proposed northeast porch (327 ft. <sup>2</sup> )	



1 VIEW OF FRONT (SOUTH) ELEVATION

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PRYOR RESIDENCE  
7 NEWLANDS ST  
CHEVY CHASE, MD 20815

PROJECT:

DRAWING TITLE:

COVER SHEET,  
INDEX,  
AND PHOTOS

SUBMISSION:  
PRELIMINARY  
CONSULTATION  
DATE: JAN 12, 2012  
SCALE: 1/8" = 1'-0"

CS

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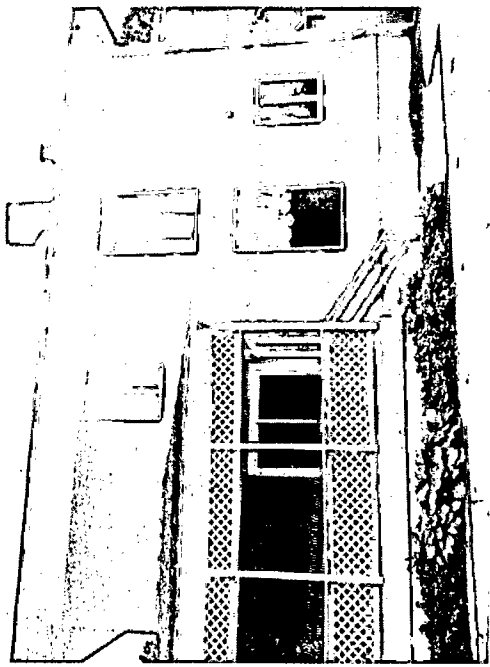
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1 NEWLANDS ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:

PHOTO SHEET

SUBMISSION:  
PRELIMINARY  
CONSULTATION  
DATE: JULY 5, 2012  
SCALE: 1/8"=1'-0"

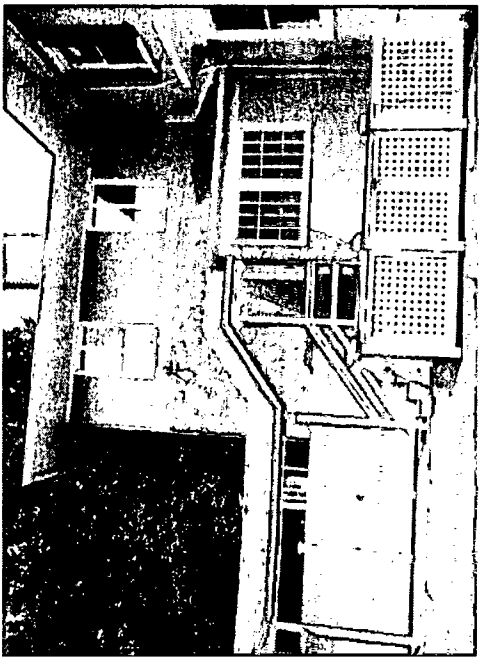
PS-1



2 VIEW OF NORTH (BACK) ELEVATION



4 VIEW OF FRONT (SOUTH) AND EAST (SIDE) ELEVATIONS



1 VIEW OF NORTHWEST CORNER



3 VIEW OF EAST (SIDE) ELEVATION

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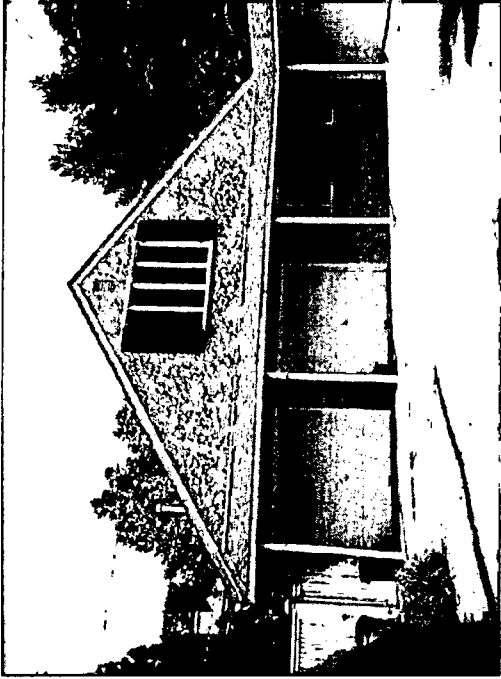
PROJECT

DRAWING TITLE

PHOTO SHEET

SUBMISSION:  
PRELIMINARY  
CONSULTATION  
DATE: JAN 15, 2012  
SCALE: NTS @ 1/4"

PS-2



2 VIEW OF GARAGE (SOUTH)



1 VIEW OF FRONT (SOUTH) ELEVATION



3 VIEW OF GARAGE (EAST)



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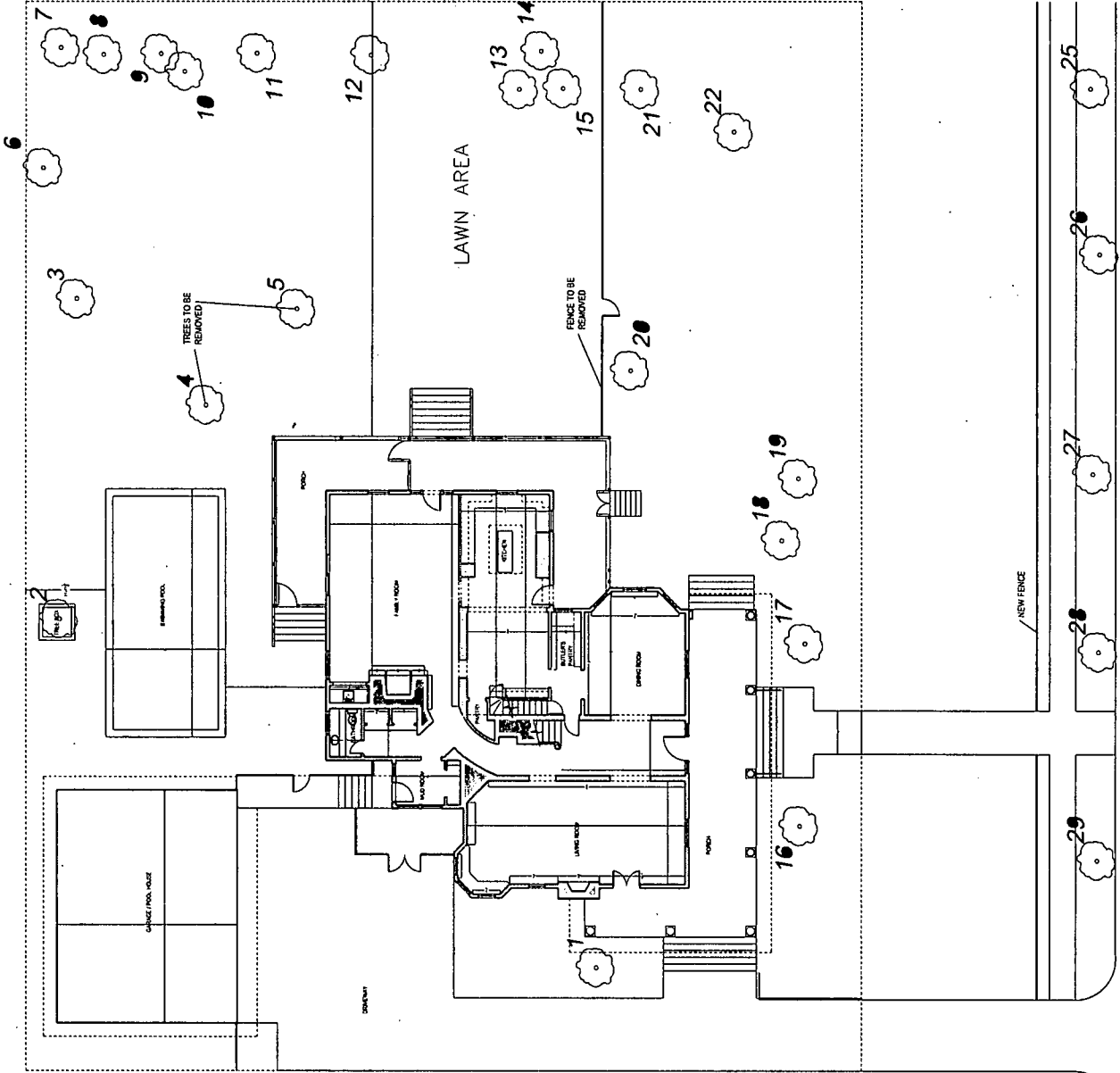


DRAWING TITLE:

EXISTING  
 SITE PLAN

SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JULY 5, 2012  
 SCALE: 1/16" = 1'-0"

A-0



**A-7 site**

SCALE: 3/8" = 1'-0"

DATE: MAY 5, 2012

CONSULTATION

PRELIMINARY

SUBMISSION

ELEVATION

SITE

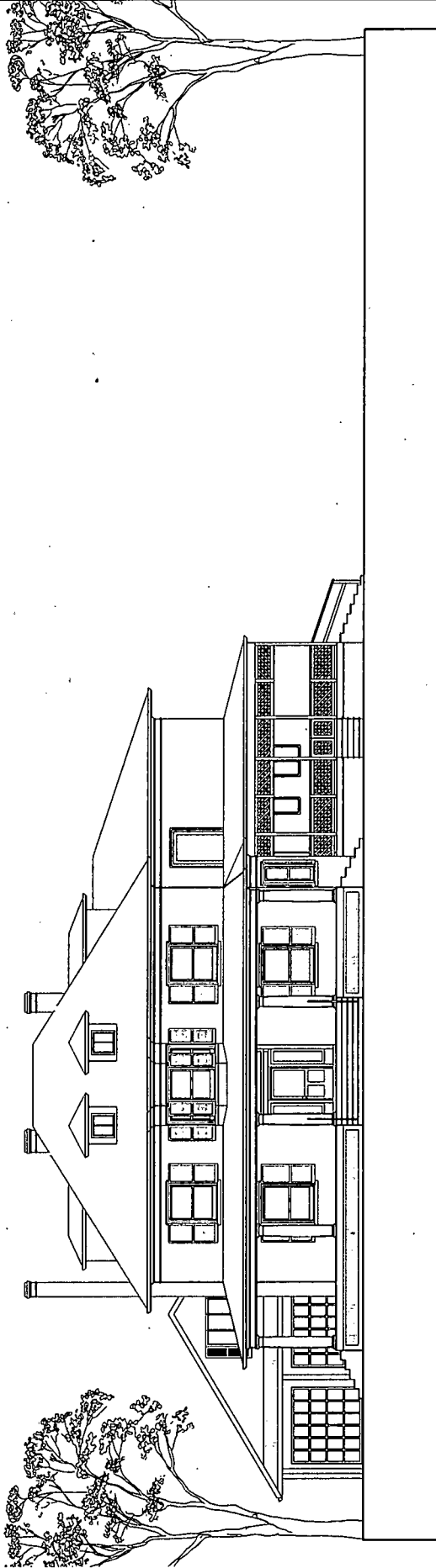
SOUTH (FRONT)

DRAWING TITLE:

PROJECT:

PRYOR RESIDENCE  
7 NEWLANDS ST.  
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EXISTING  
 SOUTH (FRONT)  
 ELEVATION

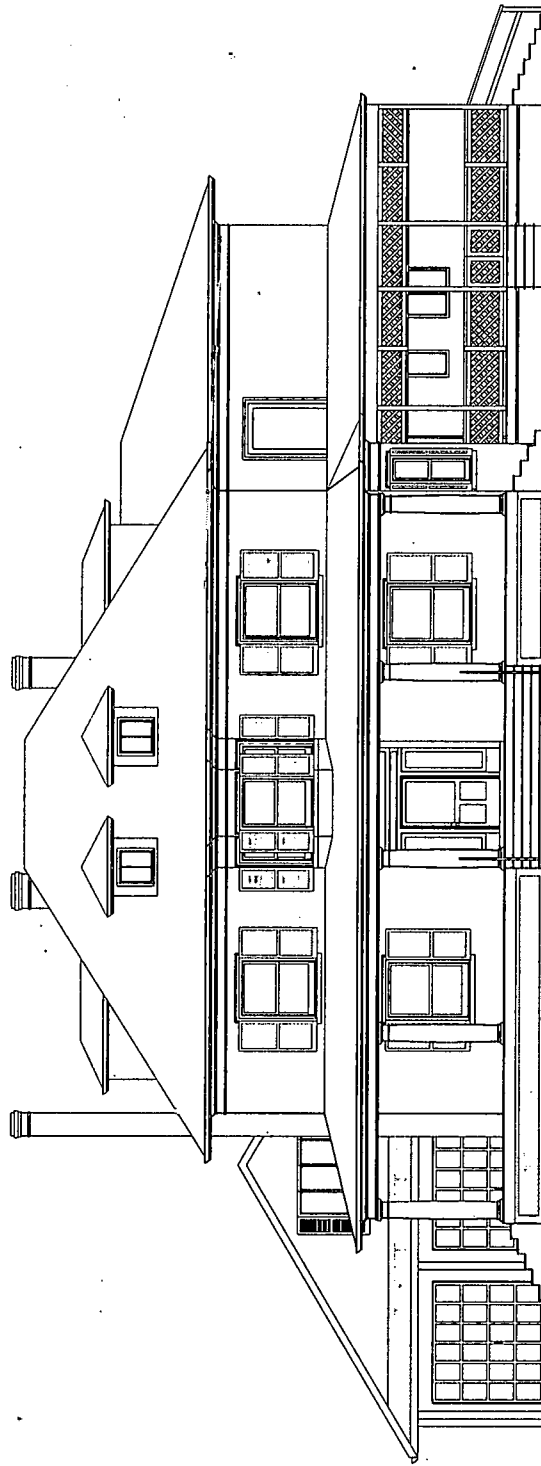
SUBMISSION

PRELIMINARY  
 CONSULTATION

DATE: JULY 5, 2012

SCALE: 1/8" = 1'-0"

A-7



1'-0" = 1'-0"

1'-0" = 1'-0"

1'-0" = 1'-0"

1'-0" = 1'-0"

1'-0" = 1'-0"

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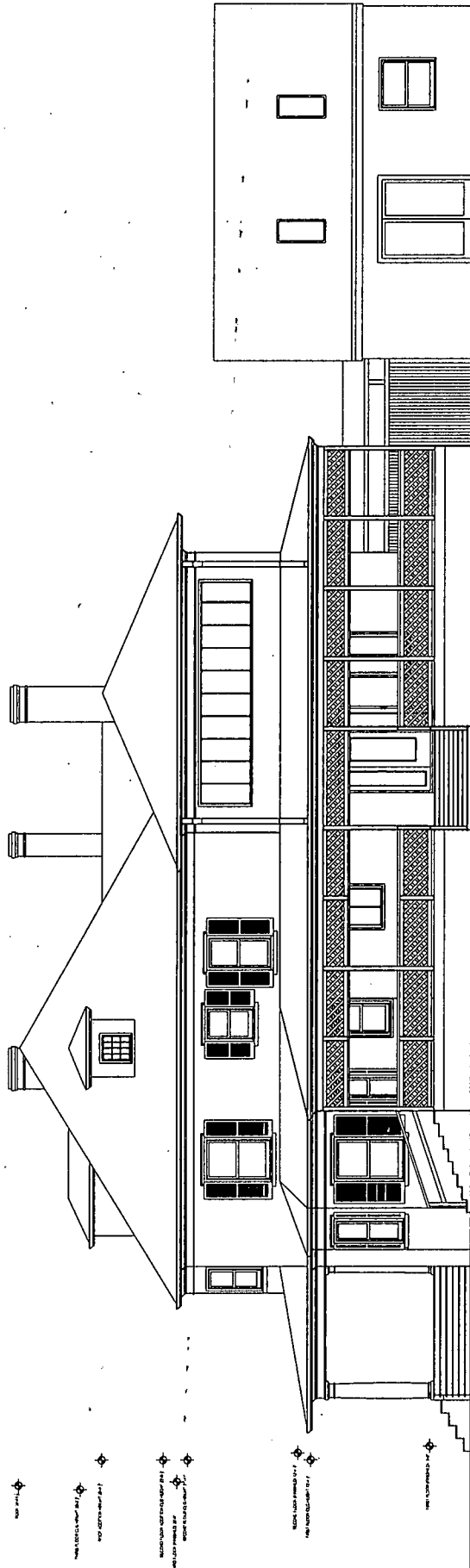
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 7 NEWMANDS ST.  
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EXISTING  
 EAST  
 ELEVATION

SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JULY 3, 2017  
 SCALE: 1/8" = 1'-0"

A-9



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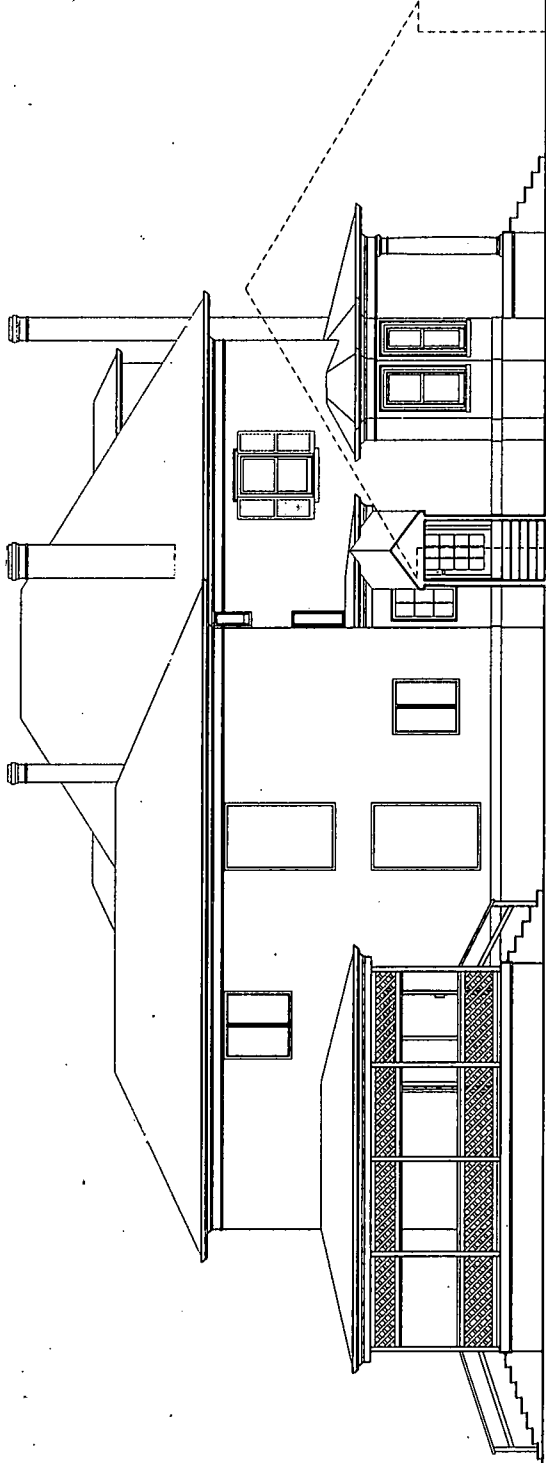
PROJECT:  
PYOR RESIDENCE  
7 NEWLANDS ST.  
CHEVY CHASE, MD 20815

DRAWING TITLE:

EXISTING  
NORTH  
ELEVATION

SUBMISSION:  
PRELIMINARY  
CONSULTATION  
DATE: JAN 5, 2012  
SCALE: 1/8" = 1'-0"

A-11



- 1. EXISTING ROOF
- 2. EXISTING ROOF
- 3. EXISTING ROOF
- 4. EXISTING ROOF
- 5. EXISTING ROOF
- 6. EXISTING ROOF

24

A-13

SCALE: 1" = 10'

DATE: JULY 15, 2012

PRELIMINARY CONSULTATION

SUBMISSION

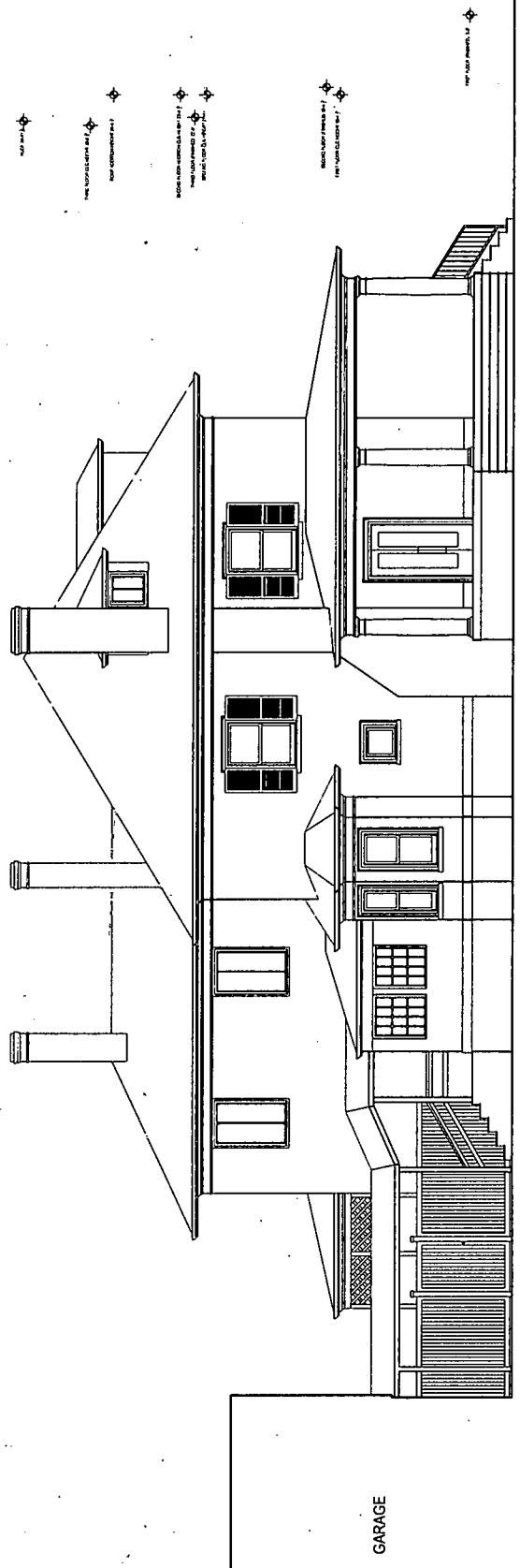
EXISTING WEST ELEVATION

DRAWING TITLE

PRORR RESIDENCE  
7 NEWLANDS ST  
CHEVY CHASE, MD 20815

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GARAGE

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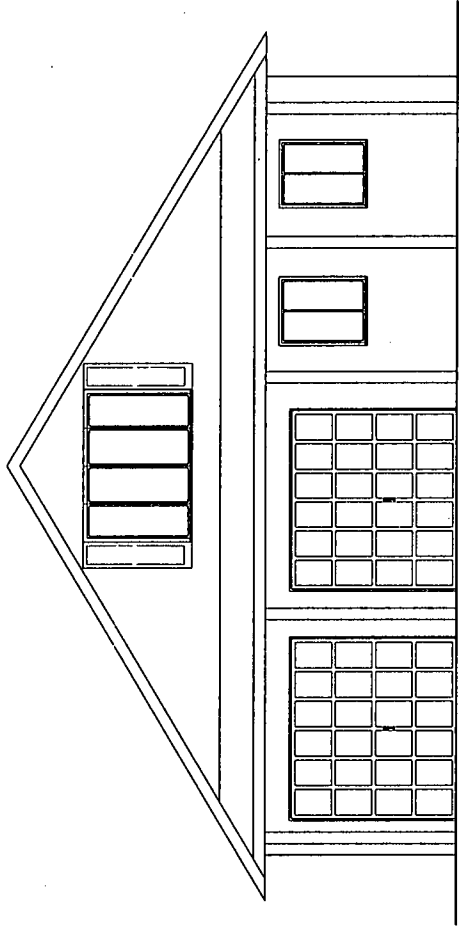
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 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE  
 EXISTING AND  
 PROPOSED  
 SOUTH (FRONT)  
 GARAGE  
 ELEVATIONS

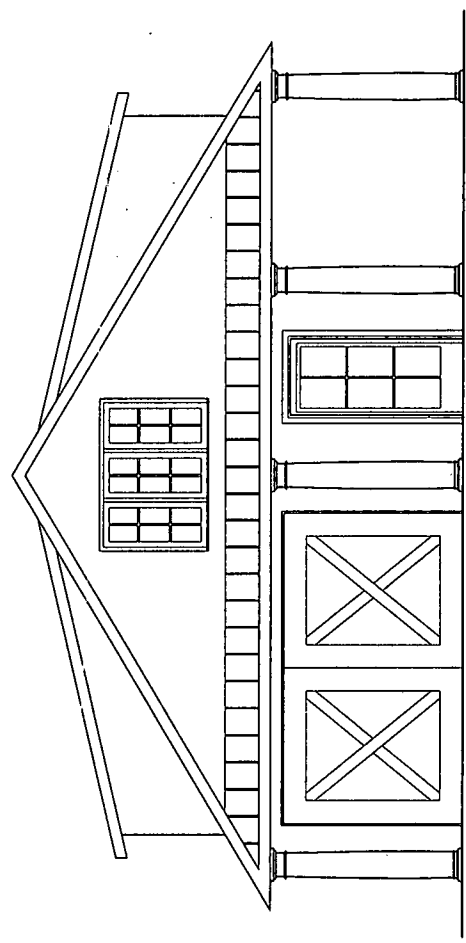
DATE: JULY 3, 2012  
 SCALE: 3/16" = 1'-0"

PRELIMINARY  
 CONSULTATION

**A-15**



① EXISTING SOUTH GARAGE ELEVATION



① PROPOSED SOUTH GARAGE ELEVATION

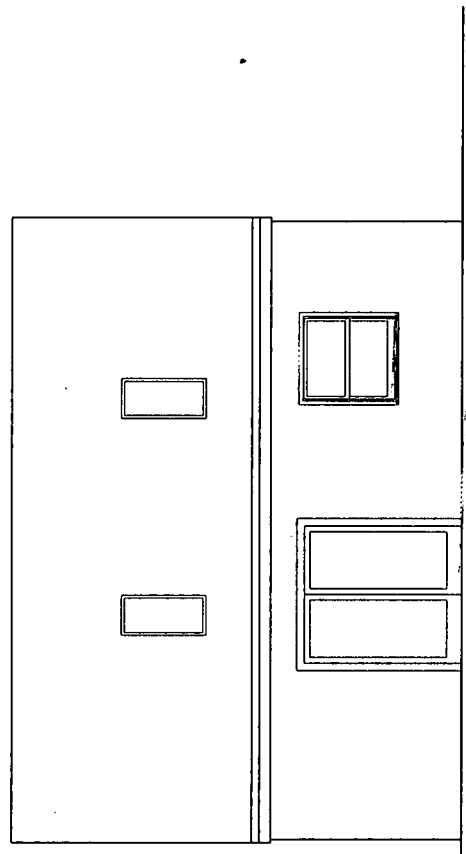
29

CHRISTIAN ZAPATKA ARCHITECT, PLLC  
 1656 34th STREET NW WASHINGTON DC 20007 202 333 2735  
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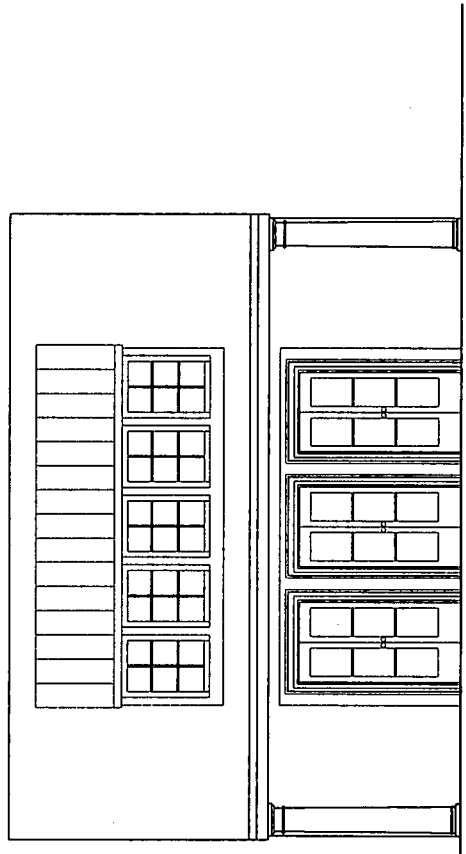
PROJECT:  
 PROR RESIDENCE  
 7 NEWLANDS ST.  
 CHEVY CHASE, MD 20815

DRAWING TITLE:  
 EXISTING AND  
 PROPOSED  
 EAST (SIDE)  
 GARAGE  
 ELEVATIONS  
 SUBMISSION:  
 PRELIMINARY  
 CONSULTATION  
 DATE: JAN 9, 2012  
 SCALE: 3/16" = 1'-0"

**A-16**

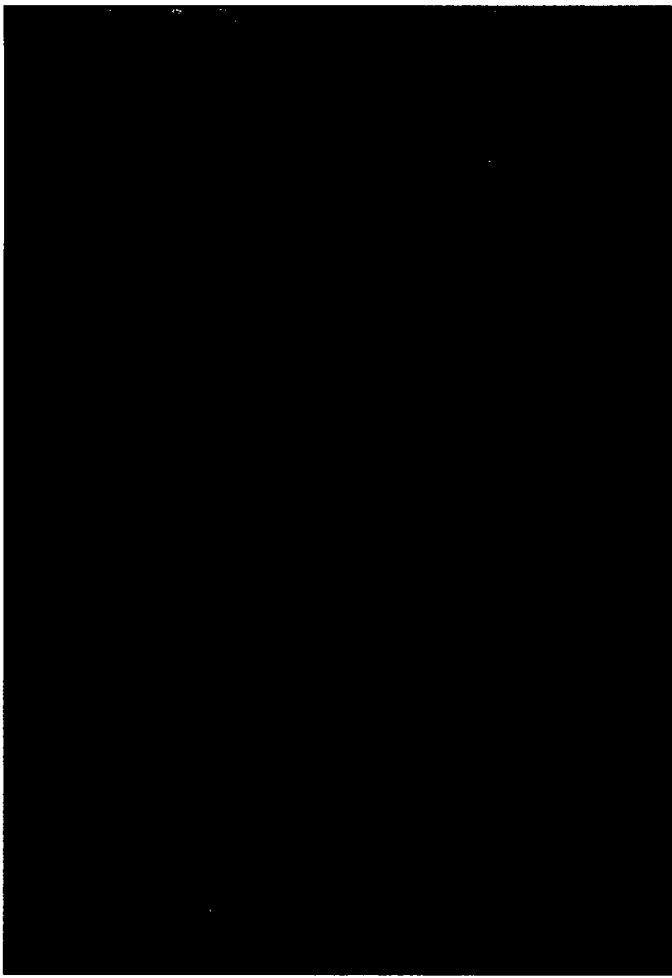


1 EXISTING EAST GARAGE ELEVATION

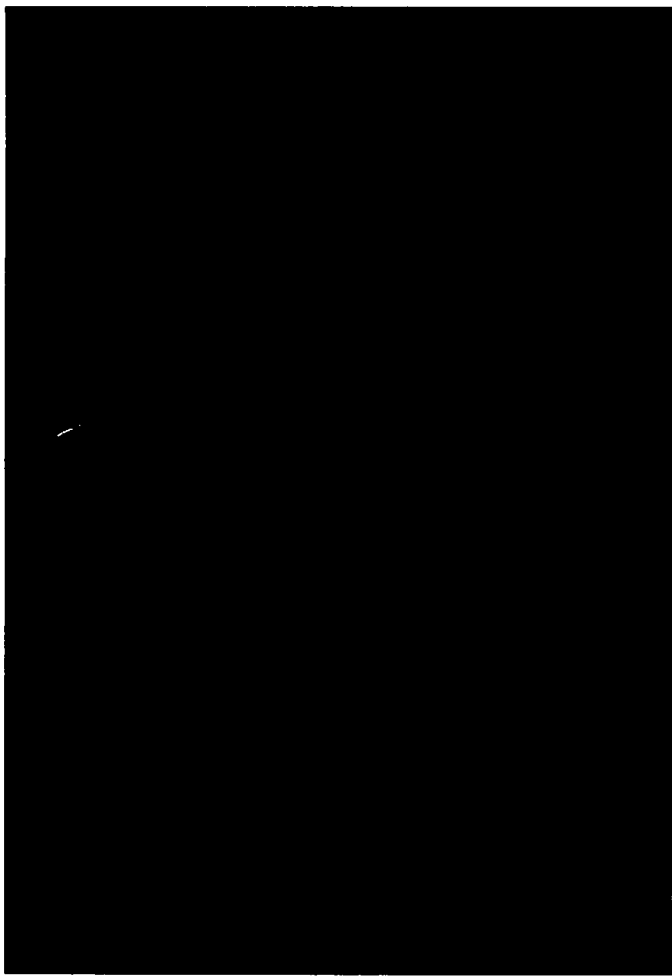


2 PROPOSED EAST GARAGE ELEVATION





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A single vertical line runs down the page, positioned approximately one-third of the way from the left edge. The line is thin and appears to be a scanning artifact or a separator line.