

1 THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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5 PRELIMINARY CONSULTATION - :

6 37 West Lenox Street :  
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9 A meeting in the above-entitled matter was held on August 16, 2006, commencing at 7:42 p.m., in  
10 the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

11 COMMITTEE CHAIRMAN

12 Julia O'Malley

13 COMMITTEE MEMBERS

14  
15 Lee Burstyn

16 Warren Fleming

17 David Rotenstein

18 Nuray Anahtar

19 Thomas Jester

20 ALSO PRESENT:

21  
22 Susan Soderberg

23 Gwen Wright

24 Anne Fothergill

25 Tania Tully

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APPEARANCES

STATEMENT OF:

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Stephen Muse	44
Richard Orosco	55
Brian Smith	60
Jerome Powell	91
Elissa Leonard	92

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PRELIMINARY CONSULTATION

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1 PROCEEDINGS

2 MS. O'MALLEY: Thank you. We'll move to the preliminary consultation for 37 West Lenox  
3 Street. Can we have a staff report, please.

4 MS. TULLY: Yes. 37 West Lenox Street is a contributing resource within the Chevy Chase  
5 Village Historic District. It is a craftsman style residence that has been over the years covered with aluminum  
6 siding and had numerous non-compatible additions added to it. It sits on a .36 acre lot at the terminus of Cedar  
7 and Magnolia Parkways. And I'm going to go ahead and pull up the images as I go through these descriptions.

8 This is from our GIS system showing the lots and the various addresses. This section here, this  
9 sort of part of this unused right of way has the appearance of and has been treated and maintained historically by  
10 the owners of this particular property. I have some aeriels. This is just a general shot of West Lenox Street and  
11 here's the property. You can see that is Magnolia and that is Cedar Parkway.

12 Here's an approximation of the property line. You can see how the existing stairs continue down  
13 and they're sort of integrated into the public lands and this is the stream that runs along the backs of all of these  
14 properties, and there's a railroad crossing existing there, and of course here's the house, the existing driveway.

15 Here's the proposed location of the new driveway. Just some additional shots here. You get a  
16 somewhat better view of where the proposed new driveway, of where they're proposing to relocate the driveway.  
17 And here are just some shots of the house.

18 But before I get into that, let's talk about what the applicants are proposing. And actually, before I  
19 go into that I want to make sure on the record that some additional information was supplied to the commission at  
20 the work session prior to the meeting. One is some information on the lot coverages and some photographs on  
21 precedents in the neighborhood for garages underneath houses. Additionally, there are two memos from  
22 arborists, one regarding a Norway maple, excuse me. It doesn't say where it's located.

23 Anyway, that will be impacted by the driveway and then the other memo just goes through the six  
24 very large trees on the property and recommendations for protection or for removal as appropriate, as well as a  
25 site plan showing the location of these trees.

26 There is also a letter from adjacent property owners expressing concerns about the relocation of  
27 the driveway and they go through a number of points, and they are also here tonight, and do have some  
28 comments with that regard. Generally, the project is to, you know, staff divided it up into sort of three parts.

29 There is going to be rehabilitation of the existing house. You know removal of the aluminum  
30 siding and replacement with the appropriate wood shingle siding and stucco as appropriate. And that portion of it  
31 is fantastic and also eligible for the Montgomery County Historic Preservation tax credit. And they will also be  
32 replacing this entry way which, as seen in the 1979 photograph, that I don't know if I have on slides, you know, it's  
33 different from this. This one is not historic, and what they're putting back is appropriate.

34 Then there is the enlargement of the house itself. The existing non-contributing additions will be  
35 removed and then replaced with other additions. And then there is the, and the enlargement also includes  
36 replacing the existing attached garage and then adding on, on top of that. The of course there's the landscaping  
37 alterations as well.

38 I'll continue with my slides and then I'll go through with comments. Most of these are with regard  
39 to the landscaping. These trees are relatively new. The proposal is to remove those and move them aside.  
40 They're talking about potentially changing the sidewalk and how it meets the curb. This has already been altered  
41 with streetscaping throughout the years. Here you can see the side of the property and along the street with the  
42 hedging.

43 Additions on historic properties, if possible, should be avoided and only considered if it's  
44 determined that's the only option for meeting the needs. And you know, if this is decided, then the new addition  
45 should be compatible yet differentiated, and this can be done either subtly or more dramatically. The applicants in  
46 this case have decided to work with the craftsman style of the existing house and make the differences in more

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1 subtle fashion than the existing additions on the house which they propose to remove.

2 This is the east side of the property which in addition to being the location of the proposed new  
3 driveway, and I'm actually, I think I'm actually standing in the front yard of the neighbor's property as opposed to  
4 the sidewalk, I'm not positive. The east elevation of the additions is the least problematic in that with the new  
5 addition, this sort of front part of it will drop to one story. And although it does become somewhat wider, it's not  
6 any wider than the rear portion of the existing property is.

7 There's another problem with it though. However, there is a concern by staff with this addition  
8 and the other rear addition is that there's a proposal to increase the third floor interior space by increasing the  
9 height of the historic house by extending the roof upward. It does not, you know, physically do anything to the  
10 front plane of the roof. It keeps, you know, doesn't change the relationship of these dormers to the roof. It  
11 doesn't affect the slope, but it does add additional feet to the house, makes it higher, and you lose this form  
12 which you can see a little bit more clearly as we go around.

13 This is the existing driveway which is proposed for removal, so the hedges removed up there are  
14 proposed to be replaced here. This is the existing, what staff believes to be, non-historic garage. I've got some  
15 photos at the end that sort of show the separation. It's definitely not original not, you know, and staff's best guess  
16 is that it's mid to late 20th Century.

17 This is another part of the non-contributing addition that's proposed to be removed. This is the  
18 existing garage that is proposed to be removed, but then rebuilt as a recreation room, family room. And then a  
19 new not sun room, but living/music room to be built in its place. And with this addition, you know, staff has a few  
20 concerns. One of which is that it is very integrated with the historic house and is, you know, while it's a very  
21 beautiful addition, it seems to compete with the historic house somewhat in its scale, and also with its integration.

22 Again, all of this decking will be removed and replaced with either more decking or an addition.  
23 And you can barely see there's a stump of a tree there which obviously will be removed because well, it's just a  
24 stump. And this is looking just towards the Chevy Chase Country Club Golf Course. And this is an existing  
25 crossing of the street and their yard.

26 These are shots standing actually on the park property. And this is looking across the front yard  
27 with West Lenox would be on the right. This is the area of the proposed lawn area that would be surrounded by a  
28 sitting wall. This walkway is proposed for removal and then this will be changed. These lovely closet bump outs  
29 are proposed for removal. And in general the changes to this part of the house are quite appropriate and fit with  
30 the house.

31 Here is the proposed location of the driveway and I have, well I'll go ahead and continue with this.  
32 And this is saying this is moving towards the rear of the property. And this is a little bit confusing, but it's a  
33 composite. Here we have just a separate, okay, that's showing the dead tree stump. And then this is the  
34 approximate location of the proposed garage and then this is the approximate location of the proposed pool. And  
35 this is looking towards the west.

36 And these are some shots showing, they don't really show it very well, but if you're there you can  
37 really see the connection between the garage and the existing house. This is a steel beam. You're supposed to  
38 be seeing a difference in, where the stucco was, which doesn't show up.

39 With regard to the rear addition, stylistically as with the other parts of the addition, it is  
40 architecturally compatible with the historic house, yet there are you know, contemporary details, but it is  
41 differentiated. There are two major concerns with the rear addition. One is that it's a lot of mass and volume.  
42 While it is replacing existing rear additions, the new addition is larger in scale and form, where some of the  
43 existing additions are one story and it varies. On the other hand, it's important to keep in mind that on rear  
44 additions, what is not visible from the public right of way is subject to lenient scrutiny per the Chevy Chase Village  
45 Historic District Guidelines.

46 The second concern, which is staff's primary concern with the project, is the expansion of the  
47 third level and raising the height of the roof of the historic house. As I showed before, there are some changes  
48 that isn't made. It does change the mass of the historic house. It will be visible from the public right of way, and  
49 although the roof line is expressed on the east and west elevations through the eave, you know being evidence,

1 staff does not believe that that's enough to retain the form of the house.

2 Additionally, there's a side effect of that change in that the new additions are lower than the main  
3 house, but their height is based on the view height, and so were the height of the existing house not raised, the  
4 proposed additions would be at about the same height of the historic house. It may be slightly lower, as will be,  
5 you can tell with the drawings. So staff cannot recommend that the applicant more forward with any proposal that  
6 includes raising the roof.

7 I'm sorry I'm jumping around, but now we're going back to the driveway and garage relocation.  
8 The applicants are aware that they do need to obtain approval from the Chevy Chase Village in order to make any  
9 curb cuts, and to my knowledge they have been speaking with them. I do not know the Village's opinion on this  
10 one way or the other at this point. The Chevy Chase Village Historic District Guidelines allow for leniency with  
11 regard to driveways except for their impact on landscaping and large trees, and in that case there is a strict  
12 scrutiny.

13 The lot coverage change is not substantially different, neither is the amount of parscape or  
14 impervious surface. So what the applicant is seeking from the commission on this project, as is staff, is some  
15 comments on the entire project, but specifically on the following items. The driveway relocation. The west side  
16 addition. The east side addition replacement. The rear additions. The ridge line change, and then the overall  
17 landscape approval.

18 And with that in mind, staff is recommending that the applicant redesign without raising the roof  
19 and return for another preliminary consultation, and that they should continue and consider any comments made  
20 by the commission. Do you have any questions?

21 MR. ROTENSTEIN: Tania, I have one question. Is 35 contemporaneous with 37? 35 West  
22 Lenox.

23 MS. TULLY: Oh. I believe so. I have not looked into it. I believe that it is a primary resource, but  
24 I do not know that positively.

25 MR. ROTENSTEIN: The reason I'm asking is this aerial you have on Circle 29. Unfortunately,  
26 it's cut off but the two driveways create an interesting book end, bracketing the two houses.

27 MR. JESTER: Do you have any sort of views that show the original location of the driveway?

28 MS. TULLY: No. Any historic aerial views that I found were so high that all you could see were  
29 trees. You know, I have not looked at, I don't remember seeing where it showed driveways. I have not checked  
30 that. I do not know if the applicants have looked into that.

31 MS. O'MALLEY: Any other questions for staff? Would the applicants come up, please. All right,  
32 I think you're ready.

33 MR. MUSE: I'm Stephen Muse from Muse Architects in Bethesda. We were in D.C. until about  
34 three months ago. We're now in Bethesda. With me is Michael Anhammer from my office. Richard Arens is the  
35 landscape architect for the project. And the owners of the house are Jay Powell and Elissa Powell, who right  
36 now, live directly across the street on the corner of Magnolia and the corner of Cedar Parkway and West Lenox.  
37 They've been there since 1998. And the other white house which we redid for them a number of years ago.

38 What I'd like to do, I think Tania gave a pretty good summary of what the project is about. What  
39 I'd like to do is just a walk through in three steps. Number one, I'm going to make some general comments about  
40 the site, the site itself. And then I'm going to make some more specific comments about the additions that we're  
41 proposing and the renovations we're proposing just to try to clarify why we had the proposal, what we've drawn.  
42 And then Richard is going to make more specific comments about the landscape plan.

43 Starting with the site, if you've visited the site or even saw those aerial photographs that were just  
44 put up there, when you first arrive at the site it seems like it's a very, very big site. And as you start to work on it,  
45 you find out pretty quickly that the building part of it is quite small. And this is for three reasons. Number one, as  
46 Tania showed in her slide, when you're on the property just visually you assume that that is the site because

1 there's nothing marking this line whatsoever, and the landscape tends to cascade down the hill, not in a way that's  
2 detailed very well, but does do it in a way that sort of combines the size. So you tend to believe it's a very large  
3 one.

4 In actuality, this is public property, and it's a right of way. It's actually a right of way, and all of the  
5 neighbors haven't been used. It's meant to extend Cedar Parkway through the golf course. What is now the golf  
6 course. This brings us to the second point, which is that because it's a right of way, where this would normally be  
7 a side yard on this property, it's zoned as a second front yard. So although we have what looks like a mid block  
8 site, Chevy Chase has actually zoned this a corner lot.

9 So now we have a 25 foot setback from the side as opposed to a different setback. The third  
10 reason is the stream. This channel stream running through the north part of the property. And we've worked on  
11 three houses on this street. We recently worked on No. 11 West Lenox, which is further up the street, probably  
12 15 years ago.

13 Several years ago we worked on 35 West Lenox. And on both of those sites the setbacks for the  
14 flood plane are fairly close to the stream. There was a study done in 1996 that was actually sponsored by the  
15 country club to establish where the flood plane lines would be. You see that as it passes through our site,  
16 suddenly it takes a dramatic swing to the south. And so what we have from that is a 25 foot setback from that  
17 point. So rather than having a 20 foot setback on the rear property, as most sites have in Chevy Chase, you see  
18 it comes to more like 17.

19 I'm just saying that because we go to the site, we see something that looks like that. The  
20 buildable site is actually very limited. The house itself, I think Tania described it pretty well as something that at  
21 one point was a craftsman style house. It's not anymore. But at one point it was. And it's one that over the years  
22 has been added onto a number of times. It's been renovated a number of times. And done in ways that are really  
23 not very sympathetic to the house.

24 The major portion of what we're doing with our proposal is to undo that work that has been done.  
25 And so going around the parts, first of all, in terms of addition that we'd like to remove, she has mention the south  
26 portico, which we know is not original. I guess it was put on for covered protection and to allow these small  
27 closets to sort of crech up to the front wall into the portico. That's being removed and redesigned.

28 As you move to the western part of the site, we have this garage that we know is not original. My  
29 guess is that the only reason that the garage is located on that side is that when the garage was added, that's the  
30 only part of the house that has a basement in it. The rest of the house was not excavated. So we come down the  
31 stair from the original house into the basement. That's the only side that has access. That's the only reason I can  
32 imagine for why you put that garage there.

33 And our proposal is to relocate that garage within the same footprint to a recreation room on the  
34 lower level. It is partially roofed above in a way that, as you can see from the photographs, is really not detailed  
35 very well. All of this is extremely visible from the street at the point where the driveway meets West Lenox, it's a  
36 very visible facade.

37 So we'd like to replace that with a recreation room down below and extend the living room in a  
38 one story addition that plays on this covered terrace. And we move around, we're also going to take this -- when  
39 we move around to the northern part of the property, I guess you can make the case that the scale of it is broken  
40 up by a number of certain pieces. But they surely are not harmonious pieces. They're not sympathetic to the  
41 house. And they're done in a way that we think is really just not the way this sort of stuff should be done.

42 We're proposing to remove these additions and remove this decking which is pressure treated,  
43 the lattice panel on the side, remove all of that and replace it with a landscape scheme that Richard will show you  
44 in a few minutes. And then as we move further to the western part of the property, I'm sorry, to the eastern part of  
45 the property, this is what we find. Where we are proposing to replace a two story addition with a one story  
46 addition, and once again do it in a way that is more in a craftsman style.

47 I fully understand, and we've worked with staff for a number of years on this. I fully understand  
48 this idea, which is a very important idea, of some distinction between what we do and the original house. As  
49 Tania said, we always try to do this in a subtle way. We try to do it in a way that really plays off the notion that

1 we're being fascinated by location, by pulling back off the facade, by minor details, it's very clear that the additions  
2 are additions.

3 This is the only photograph. Now we've worked on a lot of houses in Montgomery County. A lot  
4 of houses in the Village. And almost every time we come before this board with drawings of the original house.  
5 we put photographs, we put all sorts of stuff, we really can't find anything. This is the one photograph that we  
6 found which shows this house. And what's fortunate about it, that it shows stucco down below, wood shingle  
7 above. We had always assumed that it was wood shingle on the roof, we're not sure if the photograph, that it's  
8 actually going slight, that's something that we'll be discussing with you.

9 But we know that that's the palette of what the original house was, and that's what we'd like to do  
10 with both the renovation and the additions. Because as you can see, in the age when they put the additions on,  
11 they also wrapped the entire thing in yellow lumisite and put green asphalt shingles on the roof. We also took out  
12 a number of the original windows, single light windows, replaced all those with windows that are in keeping with  
13 the house.

14 So with that, some of the strategies. I'm just very quickly going to go through some of the, a  
15 summary of the plans. This is the original house in this location in here. A small kitchen on the back. This is the  
16 garage that was added at the basement level which roofed over that location. These are the additions place at  
17 the east, which is the 1980 addition to the back and the decks.

18 Our proposal is simply to use the, -- what's now the living room as the dining room, and to use the  
19 dining, which is a very, very small room, to extend out over what is now the garage and make that, we're calling it  
20 a living room/music room simply because it's got a piano in it.

21 And then in removing these additions on the back, make a very simple addition across the back  
22 which is kitchen, family and office. This part over here will be rationalized for the new library. On the second  
23 floor, let's see, on that drawing, this is the setback line that we're working with. We actually can labor in the  
24 second floor across that line because the wetlands, the flood plane line is so far north of the site, or south of the  
25 site.

26 On the second floor, this is the original house, in this location that we're working with, simply to  
27 renovate those bedrooms we are pulling back in this location so that it doesn't appear as a two story addition on  
28 the street, because the fact that a one story addition to allow the historic house to stand prominent. So we'll have  
29 the historic in the center with two one story additions on each side. Once again removing the additions on the  
30 back and building a master bedroom suite towards the back of the house.

31 The other two floors, -- when we first started working on this project, we came in and met with  
32 staff. We put this idea on the table about raising the ridge and the reason was simply we had a restricted  
33 footprint. We really don't want to widen the footprint. The ceiling height of this top flight is 65 inches at the  
34 highest point. This section right down the middle is 65. which first of all by code is not legal for a bedroom. Three  
35 are potentially two bedrooms and a bathroom up there if we can raise the ridge by three feet.

36 I know Tania was, had somewhat casually when she had her red pointer on, but it's not going as  
37 high as she made clear. We're proposing to raise the ridge by three feet. And in doing that, that makes the top  
38 floor useable. Make space in the house right now which legally cannot be used, makes it two bedrooms. We  
39 simply, you know, once again, we would restore the dormers back to the original windows, but by extending the  
40 ridge we could, I think, make them legal.

41 And the last plan was to do basement. This is the existing basement, which for reasons that we  
42 don't understand or don't know, all of this part of the house was not anticipated. They didn't do that below the  
43 additions. They didn't do it below this part of the existing house. The original basement was only this. I think  
44 that's probably why they put the garage over there. It's its own access down that stair to that side.

45 The garage by the way is too small. It is 18 by 18. The size of the garage doors are seven and a  
46 half feet. The previous owner didn't park cars in there for very good reason, it wouldn't fit. So our proposal is to  
47 convert that into a rec room for the kids. Still not to excavate this section over here, but below the addition on the  
48 back, have a basement at that level. Because it's basically at grade at that point. And by having the addition  
49 there with basement --

1 (Whereupon, a brief recess was taken.)

2 MR. MUSE: So by having the basement on the back, we can use the part here that the other  
3 garages use. Both houses we've done on the street have the same idea, drive down the side, you turn into the  
4 parking place. It takes it out of sight from the street, and its, you see all the paving on that side it's very, very  
5 visible.

6 So how this plays out in the elevations. This is the original house. Once again, all the openings  
7 stay. All the original windows stay. All the materials come back to what they had been. All the dormers get  
8 reworked with original materials. We are proposing to raise the ridge by two feet which is in that drawing.

9 On this side, the two story addition becomes a one story addition on face, stepping back to the  
10 second floor. On this side of the garage down below where this covering becomes that room on the end. On the  
11 western side, this garage, once again is off the face of the house, goes away, and these drawings by the way are  
12 without the terrace put in, and without the landscape put in Richard is going to add that to the presentation we've  
13 done so far.

14 You know, still breaking up the massing with the face coming off, that dormer taken away, a lot of  
15 class in this corner where the stairway's located, just a much simpler, you know, facade for the family room and  
16 the master bedroom leading out to the two terraces.

17 This is the north facade. Once again, the additions will be, one comment that I don't agree with  
18 Tania on, with her report, is the scale of this, for a couple of reasons. I think the way it would be detailed will  
19 break the scale of this down. But more so, this is the side of the house that easily takes a large scale addition.  
20 And we've done this, as you work your way up the street, this happens a lot because it's the side that backs the  
21 golf course.

22 The first place you see this from if you're not on your own property is way back on the golf  
23 course. It easily accepts a larger scale to that facade. And the final, before I show you a perspective drawing,  
24 this is the eastern elevation where once again a 1980s new roof line and window treatment will go away. The  
25 wing we're building in the back comes out about seven feet beyond the face of that, and once again to simplify  
26 doing it in a way which we think is much more in keeping with the house.

27 Put all that together, when you stand, in this proposal, if you stand at the spot where the existing  
28 driveway meets the street, this is what you would see. This is the original house brought back, the new entry.  
29 This is where the garage now goes away which the recreation room down below, and the roof terrace goes away  
30 and becomes a room above. As you see, by pulling back on this swing on the eastern side, you don't even see  
31 the second floor from that point. It renders itself as a one story building. Once again just to allow the original  
32 center line to stand proud.

33 This is the treatment that we're proposing for raising the roof which is to acknowledge the original  
34 roof and extend it by three more feet in return. So we'd mark the point where the original closet was. Once again,  
35 by doing that it allows us to use that top floor. I think with that I'm going to turn this over to Richard who will add  
36 the landscape aspect to this, and of course we'll be happy to answer any questions.

37 MS. O'MALLEY: And I think you might want to go through your portion fairly quickly because --

38 MR. OROSCO: Yes. Thank you for hearing us this evening. With that in mind, what I really  
39 quickly wanted to talk about the existing landscape. There are a couple of features that when we started looking  
40 at the project, and you're looking at the job that Stephen is doing in trying to bring out the craftsman idea of this  
41 place. We started looking at what are the best points about this garden that are existing? What can we capitalize  
42 on and how can we make this place better?

43 There are a number of existing trees that are tree that are healthy that we're planning to save,  
44 and actually they really incorporate those into the garden and showcase those. There are other parts of the  
45 project that when we first started looking at it, were looking at the existing terrace gardens that come off the back  
46 of the house and sort of terrace down to the stream.

47 The idea of that in sort of working with this very encumbered site was something that we also are



1 going to play upon. The notion that this elevation and how this sort of very large elevation on the side of the  
2 property will have the most sort of play, is this large facade that's sort of up and down and it has no integration  
3 into the landscape. And that we also have that same condition in the back of the house where we have this large  
4 deck that's looming up in the air of the existing condition, and it's just there in as much as the landscape.

5 So some of the things that we are looking to try to do from the front of the house is from the  
6 existing sidewalk and curb, Tania had brought up the point about just the sort of awkward condition out there.  
7 And we are considering, there's an 18 inch high curb there and whether that would be addressed. But we're  
8 looking at some of the pieces here, the existing hedges there, and the lawn apparently comes across the front of  
9 the house.

10 And our trees are here sort of tucking into the front, how might we open this up and be able to  
11 have the house express itself a little bit better to the street. So we're looking to open that up. We're looking as  
12 you're coming across the front to work in some elements that, Gertrude Jenko, and thinking about some of the  
13 very, you know, famous English arts and crafts architect, and landscape architect, working with some of the  
14 materials where you're really integrating the stone and hard pieces with the plant material so that we start creating  
15 outdoor, really nice outdoor spaces.

16 So I go to the front, we're making this nice introduction. So walking across the front taking the  
17 existing hedge that is there, and in working with that. As you step into the property, you would end up coming in  
18 with an appropriate level of planting at the base of the house, and off to the side, which stepping down to a lawn  
19 that's over here.

20 These sections which are the west elevation really start talking about how we would go about  
21 mitigating what is currently in that large elevation with where the garage is coming down and meeting. We really  
22 look at this as our opportunity, really our only opportunity to really create a place to make this house land onto the  
23 site, and not have it be this sort of disconnection between the architecture and the landscape itself.

24 So we have on the back of the house is replacing the deck with an appropriate deck, and that this  
25 would be made out of, you know, also an appropriate material. We're thinking that it's epoxy wood with detailing  
26 that would also work with the arts and crafts idea. That would step down to an intermediate space so that you  
27 could actually start making a physical connection out to the lawn rather than being up here dropping down at a  
28 whole story. And then that leads out to this lawn. And then from there working with the existing landscape that's  
29 off to the side and sort of borrowing that, that we would have some stairs that would lead out. And as they  
30 currently do, and working with the landscape that is there, being able to walk around the edge of the stream.

31 So quickly, these sketches over here are showing the deck stepping up the intermediate terrace,  
32 down to the lawn, and then above, from that the same thing in this one. When we get to the rear elevation of the  
33 house, this is showing, again when Stephen had mentioned where we have the setback of the flood plane, we  
34 met with the county and we've talked about how we might be able to lightly encroach upon that. And so all of this  
35 is showing how we would end up doing that.

36 So the pieces are coming out and they still make this anchored connection, and then we sort of  
37 have this back and forth with the landscape to the architecture. So it really starts to anchor the property together.  
38 So then this image over here is showing how we're bending up, what we really think is gaining a lot of  
39 opportunity to really make the best marriage of this house to the site by taking away the big scar that happens to  
40 cut across this landscape currently and flipping and putting the entrance to the garage on the side.

41 We've been working closely with the Village to talk about how this garage integration and the  
42 driveway actually work. And with that, we are coming, there's an existing Linden Tree that is out of the street,  
43 which is this one, and we're coming off of that.

44 Again working with their regs, that the appropriate distance coming to a new curb cut, and then  
45 having a 10 foot separation or 10 foot drive that comes over a public right of way, and then it nixes up down  
46 across the property and then comes out 15 feet.

47 And then we're also pushing the entrance to the garage back in so that by the Village  
48 requirements we have a 20 foot apron in front of the garage, which all of this within this area. So that we feel like  
49 what we're getting here is really maximizing the value both to my client as well as to the public, that this becomes

1 really this wonderful greensward rather than, you know, a parking area.

2 This drawing talks about, I won't go into that level, but this talks about grading and again we've  
3 been working back and forth with the Village talking about the heights of walls and making sure that that's all  
4 within their purview and what they can expect that we would have --

5 MS. O'MALLEY: Thank you. It might be best, we also have a speaker that would like to come  
6 up. So if we could have that speaker Brian Smith come up for a brief moment.

7 MR. SMITH: Good evening. My name is Brian Smith and along with my wife Donna Holverson,  
8 we live at 35 West Lennox which is the house immediately adjoining 37 West Lennox to the east side. Thank you  
9 very much for the opportunity to make a few comments tonight about this proposed construction job. I submitted  
10 a written statement, I'd like that included in the record, so I won't waste a lot of your time, I only have three points  
11 to make.

12 Starting off with though, we have to remember that the historic, Chevy Chase Village Historic site  
13 or area has very special treatment for driveways that affect mature trees. And then also, Guideline 5 of the basic  
14 principles of the Village say that design emphasis should be restricted to changes that will be visible for the front  
15 or side public right of way or that will be visible in the absence of vegetation or landscaping, the streetscape.

16 I want to comment on three points. First, the streetscape. We went out to measure tonight the  
17 property, and we met with the applicant this morning with their architect and landscape architect. What you didn't  
18 hear just now was that the curb cut which will be in front of house, as you can see where it comes in, is 20 feet  
19 wide. It is four feet from our property line, the adjoining property line. It is directly opposite Magnolia Parkway.  
20 So as you can see from those photos, as you stand in Magnolia Parkway and look at the house, you see the curb  
21 cut and the entrance to the driveway. That is a dramatic change in the streetscape.

22 This is by the way an arbitrary relocation of the driveway. I understand the esthetic presentation  
23 by the landscape architect, he called it a scar, but if you just take a look at the property that they're building on, it  
24 has been there for a very long time. So where does it wind up going? It winds up going in a space in between  
25 our house and theirs which is approximately four feet, 7/8ths of a foot, 4 7/8 of a foot from our property. How do  
26 we know that? We're told that by the landscape architect this morning.

27 He didn't tell you that there's a retaining wall. He also didn't tell you that the grading is severe,  
28 and so where it is presently located there is plenty of room for it. It is not disturbing the streetscape and the  
29 grading is gentle. So we ask you to consider whether or not this arbitrary relocation of the driveway is worth  
30 jeopardizing the primary resource, which is next door. Someone, I don't know who it was, used the expression,  
31 bracketing the house. I like to think of it as two tunnels. One side, our east side, is a shared driveway. More on  
32 that later. And it was built before historic designation and it's part of the original plan of the design of the house.  
33 This is relocating after historic designation impacting putting another tunnel next to our house.

34 The second thing I'd like to talk about, if I may, are trees. We consulted with several arborists  
35 ourselves and they told us that there were signs of infestation as to the Norway Maple, there's no question about  
36 that. But as they said, they could if we wanted them to, report a report, a wishy washy report that would say that it  
37 would be better to take it down if you were going to do construction there. And that's odd, because that's exactly  
38 what the report that was presented to us tonight by the Care of Trees, presented by the applicant said.

39 But our arborist also said that it wasn't a death sentence, the infestation was not a death  
40 sentence, and that care could keep that tree alive for a protracted period of time. I also read further the report  
41 presented tonight by the applicant, which we got a copy of, and I really hadn't thought about it, but it turns out that  
42 there are actually two other trees that are affected by this, and quoting exactly from the report, for the White Oak  
43 that's closest to the street, it's inside the comfort range for survivability. The Beech, it's a very distressed tree  
44 already and will be further stressed. So we have actually exactly what we were afraid of, which is that this  
45 arbitrary relocation of the driveway in a tunnel like space, too close to a property line, creating, I call it a tunnel, I  
46 think it is a pit, an open pit with a retaining wall that's going to have an affect on three trees.

47 I'd like to call your attention also to the fact that when you stand at Magnolia Parkway and look at  
48 the property, this has changed dramatically the green space in between the two houses. That I think is a very  
49 important consideration because it has an impact not only on their home, but on ours. Again, I think it's arbitrary.

1 The third comment I'd like to make is on supposed precedent. Tonight you were handed  
2 photographs, four photographs of what purport to be driveways with garages underneath the house. First, two of  
3 those photographs are of our driveway, one driveway shared with our next door neighbor.

4 I remind you that this is not a precedent for a relocation of a driveway and the creation of an  
5 underground garage, it was there before historic designation and before the Chevy Chase Village Guidelines, it  
6 was part of the original development plan for the house, no trees are impacted by our driveway, and by the way, if  
7 you take a look at our driveway, it is about as ugly as it gets and shouldn't be a precedent for anything. It is  
8 horrible and we're living with it because that's just the way it was. We would suggest that the applicant do the  
9 same with their existing driveway.

10 The streetscape by the way was not altered at all by our driveway, it opens up just onto Lenox.  
11 The two other photos, they're not of two different driveways, they're of two different angular views of the same  
12 driveway, 11 West Lenox. Again, not a precedent for relocation. That too preceded historic designation. That  
13 too preceded the Chevy Chase Village Guidelines. No trees were removed. It was part of the original  
14 construction plan for the home, and the streetscape is not altered.

15 For both of these I urge you to consider, compare these and where they open to where the new  
16 driveway curb cut opens. My driveway or my half of a driveway and Number 11's driveway open solely onto West  
17 Lenox, not directly opposite anybody else's driveway or right of way. The proposed curb cut, again, 20 feet wide,  
18 four feet from our property line, opens directly into Magnolia Parkway. Now I don't know whether this commission  
19 is interested in safety concerns, but that sure creates a problem.

20 I would offer one other observation about that. If it later becomes, if this is approved and it later  
21 becomes a safety concern that we now have three basic openings, Lenox Street, West Lenox Street, Magnolia  
22 Parkway and their driveway, and somebody wants to put stop signs to make sure the traffic doesn't go straight  
23 through and they want to put them on West Lenox, the right hand side of Magnolia Parkway will have a stop sign  
24 in front of my house thereby making it impossible to park in front of the house.

25 Parking in front of our house is critical because of the shared driveway. This has an impact on  
26 historic area, the driveway. I'm not talking about the house, I'll reserve comments on that perhaps for a later date,  
27 but so far I don't know what to talk about there. I'm only interested in the driveway. So I think I've used up my  
28 time. I'd like to thank you very much for the opportunity to present some remarks.

29 I'm very concerned about this, and I'm very concerned with the cavalier way that we're going to  
30 destroy trees and destroy the green space in such a narrow space, and bracketing my home, the primary  
31 resource for four houses in that stretch of West Lenox Street. Thank you again.

32 MS. O'MALLEY: Thank you for coming.

33 MR. BURSTYN: I have a question, a quick question. Do you know how wide your driveway is?

34 MR. SMITH: The opening to our driveway? I do not know. Somebody does.

35 MS. HOLVERSON: The driveway itself is eight feet.

36 MR. SMITH: Our driveway is eight feet wide.

37 MS. HOLVERSON: And it goes eight feet down, but it, you know, it goes way down as theirs will.

38 MR. SMITH: At the street ours is not very wide. Because of the shared driveway, we have an  
39 eight foot driveway, but then when you get down the driveway there are right of ways, I think it's an additional four  
40 feet to allow the next door neighbor to turn into his garage and for us to turn into the garage. Since they built an  
41 addition on their house, into by the way, the space in between the two houses, it is almost impossible to turn,  
42 back in and out of the garage. We tried to talk to them before they did it. It is almost impossible. I get out  
43 because I have a small car. The lady next door bought one of those large Lexus', and she has run over my hose  
44 several times and is constantly asking us to move things. Lovely lady, bad driver, but the driveway itself is a  
45 problem. And the 20 feet, the Village's idea of 20 feet, there's no where you're going to be able to get a good  
46 decent size car in and out of that space, in and out of that garage, and if you look where that last apron is, which

1 is the landscape architect told you was part of the green space, was so proud of it, it's so far down into the  
2 backyard because of where they're putting the garage that all of a sudden now you have the turning area for a  
3 garage way into the backyard. If you look at the pictures that were submitted about ours, ours is in the middle of  
4 the house, not at the back of the house. Anyway, you only asked a question. I waxed on, I'm sorry.

5 MS. WRIGHT: I also think there had been a question about the year of construction of your  
6 house.

7 MR. SMITH: Our house is somewhere I believe in the '20s.

8 MR. WRIGHT: In '22 I think.

9 MR. SMITH: I think it's 1922, '21, '22 somewhere around there. It's been around a long time.  
10 Thank you very much.

11 MS. O'MALLEY: The applicants can come back up now. And I imagine the commissioners might  
12 have a few questions as well or comments.

13 MR. OROSCO: We've been working, again as I said earlier on, very carefully with Jeff Bittle in  
14 talking about the driveway. As I said, we've been working very carefully with Jeff Bittle, Village Manager, in  
15 looking at this relocation of the driveway. This is, I'm showing the existing driveway as it's coming in is this image.  
16 What we are showing over here are the regulations that he has prescribed to us, that it is to be a 20 foot wide  
17 with a curb exactly cutting back in.

18 Where it crosses public right of way it's 10 feet. So it starts off the curbing itself starts to cut back.  
19 So this is again working off of the regulations that have been prescribed to us. It's coming in 10 feet wide, and  
20 then its working across the property at 10 feet, and then as it gets to the side area, it's at 15, and then again the  
21 20 foot, as I said before, the 20 foot apron that we're allowed is then given at this point.

22 Yes, we are having a wall that does step along this side of the property. This wall is stepping  
23 along, the wall does not exceed, also again with regulation, does not exceed six and a half feet high at any point  
24 along this side. So it's stepping down with grade and following that. Off of that, and we're actually putting it back  
25 to the property line, there would be a guard rail that would make this secure, and then we are planting within that.

26 We were left over within that space, a four foot space, and we are looking at planting within that.  
27 These are images of another property that we worked on on Williams Lane where it's exactly at four feet, and we  
28 were able to come in and plant trees from day one that are 12 to 14 feet tall and with great success because on  
29 that case, the owner next door built their large addition right onto the setback line, at 8 feet.

30 So we're looking with coming into the side, we are looking at preserving every tree that is in  
31 healthy condition on the property. We're working with The Care of Trees, they're one of the best arborists in the  
32 area and very well respected. So they've come out, they even looked at all of the trees that we're looking at on  
33 the property as ones that we have determined are important for the overall property. Stephen has also met with  
34 the city arborist and determined that there was a large oak tree in the back of the property that is diseased and it  
35 will be coming out with this project, as well as obviously the standing of stumps that are on the back of the  
36 property.

37 The Norway Maple constitutes a tree that is one, it is diseased. There is a large cavity at its base  
38 which structurally, -- I'm sorry. So this is at the very base of the tree. So this hole, we are not sure how far up into  
39 the tree that goes, but we are willing to do further tests on that to be able to determine exactly how far that goes  
40 up.

41 Fine, you might be able to nurse the tree back, and I won't get into that this evening, it's  
42 something that I would rather have our arborist look it, but he has looked at it and said this tree does have a cavity  
43 that is through it. So we can look at that further to determine whether the project as it is or whether leaving the  
44 tree just simply standing there would jeopardize the health of this tree.

45 So that is the only one that we are, -- that one as well as the oak tree that the Village arborist had  
46 already determined needs to come down because of its health. The other ones we are working, again with The

1 Care of Trees, to develop the proper details of we would construct and how the project would be constructed  
2 around that for their ongoing health.

3 MR. SMITH: Excuse me, could you point to everybody that the Maple and Beech tree happen to  
4 be on the property line, and therefore on my property? You're making it sound as though you're the only one  
5 who's going to have anything to say about it.

6 MS. HOLVERSON: They are our trees.

7 MR. OROSCO: Well, the trees are actually strattling the property line.

8 MR. JESTER: Actually, I wanted to ask that question because it's not clear. I mean, the way  
9 they're drawn on the plan we were given it appears they're on the adjacent property owners property. Do they  
10 truly strattle or --

11 MR. OROSCO: The two trees that are in question, the Norway Maple you can see here on the  
12 property line from our surveyor strattles the property line, as well the Beech tree does back here. So they are,  
13 you know, jointly responsible, I mean, both owners are jointly responsible for the trees.

14 MS. O'MALLEY: Well, I think at this point we should get back to the major issues on the house  
15 and try to go through that before we get to involved with the trees.

16 MR. MUSE: Just one more point about the driveway.

17 MS. O'MALLEY: Okay.

18 MR. OROSCO: I had brought up that issue and showed you some photographs of another  
19 property that we worked on in Chevy Chase and within that four feet area we were able to plant a tree that was  
20 12, 14 feet tall the day that it went in. Which again, we can show those to you. This section that we're showing  
21 here shows us that we do have the ability to be able to put the a wall that we need to be able to do the driveway,  
22 as well as be able to get substantial landscaping in here.

23 The section shows the site lines for both properties coming across so that again, what we're  
24 looking to do here is to have a fairly naturalistic idea about what that edge would end up being which is part of the  
25 character of the overall site. So that this could be comprised of, you know, perhaps deciduous trees, perhaps  
26 evergreen trees. We would hope that we could work out with the neighbor developing up what is the appropriate  
27 mixture of trees so that when both parties are looking out it's going to be a harmonious do for again both parties.

28 But this makes a pretty convincing argument that even from the second floor of their house  
29 looking into that garage space, that that line is mitigated from the day that we would put these trees in. From the  
30 second floor, obviously from the first floor or standing out on their property looking across, they would be looking  
31 directly into plantings that we would put in, in addition to the planting that already exists on their property before  
32 you come into the elevation of the house. Any questions?

33 MR. JESTER: You mentioned that you've been talking with the Village, have they expressed any  
34 concern about location of the driveway being directly opposite Magnolia Parkway?

35 MR. OROSCO: No.

36 MS. O'MALLEY: All right, if we are looking at the property, where would you like to start? Would  
37 you like to start with the comments by staff? I think your first significant comment had to do with the roof line. Do  
38 we have comments about that? What are your feelings on raising the roof line three feet?

39 MR. ROTENSTEIN: Personally I agree with the staff recommendation if we're going to continue  
40 with an additional preliminary consultation, something that's going to be essential is a graphic illustrating the  
41 relationship of the existing, as well as proposed roof lines to the adjacent house, 45 West Lenox, because I think  
42 being able to see those in juxtaposition is going to tell us a lot about how that streetscape is going to change with  
43 the raised roof line.

1 MS. O'MALLEY: Any other comments about how you --

2 MR. MUSE: Actually, I've got a question about that comment, if I could. So your concern is more  
3 about the relationship of the height of this to the neighboring houses as opposed to --

4 MR. ROTENSTEIN: No, that's one of my concerns. The other concern is you'd be dramatically  
5 changing the historic fabric of this building by raising it by three feet. That in and of itself is problematic, but I also  
6 think we need to take into account the streetscape issues in relationships to other historic properties within the  
7 district.

8 MS. WRIGHT: One point I just wanted to make, and it wasn't exactly in the staff report, is that we  
9 can never forget, you know, the mission here is not just design review, but it is historic preservation, and on other  
10 large projects, for example, 15 West Lenox, that most of you probably remember quite well, the commission  
11 approved a large addition.

12 But one of the reasons or one of the strategies or reasons that the commission, I think, thought  
13 that addition was acceptable was because the original form of the historic house was essentially being restored.  
14 They were taking away side additions that had been added and pushing them more to the rear so that you would  
15 read the original box of the house that was the historic resource.

16 And so again, I think that is maybe a criteria, a direction, that certainly additions to houses are  
17 approved, have been approved, but that the original house including its roof, including its walls is what we're  
18 trying to preserve, not just do design review on. I think the commission needs to at least respond a little bit or go  
19 down the line and comment on the roof issue, which is the first one we're tackling.

20 MR. JESTER: I also agree with Commissioner Rotenstein and Gwen about the importance of  
21 preserving the legibility of the original form and I think many aspects of this proposal are going to help preserve  
22 the character of the property. In fact, probably in some cases return it to closer to what it was originally, which is  
23 laudable and I think you've done a pretty nice job with certain parts of it, but I do share that concern about that  
24 change to the property, and I don't think, I'm not sure that's the make or break part of the project for you in terms  
25 of having a couple of extra bedrooms.

26 I think there are probably ways to accomplish what you need to accomplish without doing that. I  
27 mean, again, I think this property, and you put it correctly, stated the back of this property can accommodate a  
28 pretty large addition without, I mean, impact on the street side, the streetscape, and I think that's where the bulk  
29 needs to be. And I think it was even evident just looking at the aerial of the adjacent property that the addition  
30 was pushed to the back and much of the original roof form was retained.

31 So I would encourage you to look at that. I want to ask one quick question about the second floor  
32 window on the west side, projecting on the bay. You didn't mention whether that's original or not, or do you think  
33 it's original?

34 MR. MUSE: That's not original. That's part of the eight year old addition. That's coming out.  
35 Just to maybe shortcut this a little bit. We are fine on punting, on raising the ridge line. We will redesign it with  
36 the original roof. We put it on the table when we met with staff, once again, the idea was can you take space that  
37 was so close to being legal and make it legal, and if the response is that you don't want that ridge raised.

38 We'll come back with drawings to show the neighboring houses, that's still lower than the  
39 neighboring houses. It sounds like that's not really the issue. We are willing to pump on that issue.

40 MS. ANAHTAR: So ridge line be shown. Well, as much as I don't like to change original fabric,  
41 but in this case since it's a contributing resource and the overall efforts for this project have to restore the house to  
42 it's more historic context, I think raising the ridge line actually enhances the front facade to me, and especially  
43 they're keeping the eave lines on the sides so there is a not a major concern.

44 MS. O'MALLEY: Although we are looking at the historic fabric.

45 MS. ANAHTAR: Exactly. I mean, so I have mixed feelings about it, but I'm not totally against the  
46 idea since it has been done in a clever way, I think, by keeping the eave lines on the sides.

1 MS. O'MALLEY: All right. And Dave have you spoken? Warren?

2 MR. FLEMING: My comment is with Commissioner Jester. I feel that the roof, I mean the raising  
3 of the property should be considered, we should take that into consideration.

4 MR. BURSTYN: What I was thinking about is that when the other neighbor mentioned that his  
5 property is considered a primary resource, and I was wondering why this one is contributing but the next door  
6 neighbor's is a primary, and I was just wondering when the designations were made in the Chevy Chase Historic  
7 District, if this one also would have been a primary resource except for the fact that it already had been altered.

8 MS. WRIGHT: That's correct. Yes. It had siding and it had had the front porch had been altered,  
9 and those were the reasons it was diminished from being a primary to a secondary.

10 MR. BURSTYN: So, it seems to me the idea that it's going to be enhanced is a good thing. And I  
11 don't have any problem with the roof line. And also, if I could jump ahead, I was also looking at the driveway  
12 guidelines for Chevy Chase, and that is stated in the staff report that strictly with regard to landscaping.

13 However, in all other aspects the driveway should be subject to lenient scrutiny. That said, I don't  
14 understand, it seems to me that it is overly wide, and just to be sympathetic with the neighborhood and to allow  
15 more landscaping it would be better if it were narrower, and also it wouldn't seem like it encroaches. And not that  
16 encroaching itself could be a bad thing because it doesn't cross the property line obviously. And it may not violate  
17 a setback requirement, but it still from the streetscape if it's too wide, just gives the impression overall that it's out  
18 of character with the neighborhood.

19 So to me that is a primary issue when you're looking at the front of the house, the streetscape of  
20 the house.

21 MS. O'MALLEY: Are you're saying you're referring to the new driveway?

22 MR. BURSTYN: Yes.

23 MR. OROSCO: Again, what we're following are the guidelines that are set forth from the Village.  
24 And again, just to be clear, and this is measuring from where the curb of the curbing starts and comes back. And  
25 by the time you come to the tangent point here, it's at 10 feet. We're not making a 20 foot wide throw opening, it's  
26 where the curbing is starting.

27 MS. O'MALLEY: I think this is a standard width with the aprons. The aprons are all wide.

28 MR. BURSTYN: But then you said it then expands as it goes down the hill it gets wider.

29 MR. OROSCO: By the time --

30 MR. BURSTYN: You said it goes to then 15 feet.

31 MR. OROSCO: We have 15 feet wide here, which is also, again this has been reviewed with Jeff  
32 Bittle, and is also fine with him. At that point we are actually pushing the drive back in, so we're actually recessing  
33 the garage doors back into the property by five feet, so that we ultimately have the 20 foot apron measured from  
34 the front of the garage doors out.

35 MR. BURSTYN: I was also wondering, I don't know if it's premature, about what type of  
36 pavement materials you're considering for the driveway?

37 MR. OROSCO: We haven't finalized any materials as yet. So we were open to what the  
38 materials ultimately will be.

39 MR. MUSE: You know, we said we couldn't find drawings of the existing house over here. We  
40 do have good drawings of this because we're the architect for the addition, and when Donna mentioned that her  
41 driveway is 8 feet, it's actually 10 feet. It's the same width as what we're doing. The width of that is exactly the  
42 same, but we're 15 feet on the parking pad or the turning part, this is about 30 feet out from the house.

1 It's substantially less than we find on most of the houses on the street. And the whole thing about  
2 the regulation, those are the Village regulations. We're actually making it thinner by recessing the doors inside  
3 the house to go from a 20 foot parking pad to a 15 foot parking pad.

4 MR. OROSCO: And further, the comment was also made that we are pushing our driveway back  
5 extremely far. And if you actually travel across from what we are calling as our apron, it's at this line. This is  
6 actually how far there's continues in. So just to clarify that as well, so that we're not actually doing what the  
7 neighbor had said that we're doing.

8 MS. TULLY: Well, I think this is, we seem to have transitioned to talking about the driveway. Do  
9 we want to come back around and get everybody's comments on the driveway relocation?

10 MS. O'MALLEY: Commissioner Fleming, are you ready to comment on the driveway or the  
11 potential relocation of the driveway?

12 MR. FLEMING: I haven't had a chance to physically this property, so I would like to take a  
13 chance to look at it before I make that comment.

14 MR. ROTENSTEIN: Again, I agree with the staff report on this. I think moving the driveway  
15 would be problematic. It would change the way the property reads from the street.

16 MS. TULLY: Yes, the staff report was okay with it. There was a letter with my email at the top  
17 from the homeowners next door --

18 MR. ROTENSTEIN: Right, okay. I got my pieces of paper confused here. Nonetheless, I do  
19 have a problem with relocating the driveway because, as I said, it does change the way property reads. I think  
20 additional information might be available in terms of the Sanborn assurance maps that would show the historical  
21 layout of this property. Moving the driveway closer to a primary resource, even though we're talking about 37  
22 Lenox Street, I don't think we can look at the property in a vacuum. We're dealing with a resource in a historic  
23 district, and again, my comment about bracketing that pair of houses even though they're not contemporaneous,  
24 they do have a physical relationship on the street, and I think moving the driveway to the space in between those  
25 two houses would not only diminish the integrity of 37 Lenox Street, but would also affect the streetscape.

26 MS. ANAHTAR: Again, I think a driveway, we cannot review the driveway relocation for its --  
27 when can only review it for its appropriateness for the historic neighborhood, and proposed landscape changes,  
28 think overall, again, improve this historic property. I think it's just a matter of resolving these issues with the  
29 neighbors, and if there's anyway of reducing the width of the driveway, getting it to that point where you need the  
30 20 foot turning radius at the bottom. I don't think it really is something that we should be worried about.

31 MR. JESTER: From my standpoint, I think it would be preferable to have the driveway where it's  
32 currently located but I don't think I would necessarily deny the HAWP application if the driveway is moved. I  
33 would encourage you to minimize the impervious surface as much as possible. I noted in the material you  
34 submitted that the actual amount of impervious surface is increasing, and in this day and age with sustained  
35 building and what not, I think anything you can do with the rest of the landscaping in the project to not increase  
36 the impervious would be a good idea.

37 My other point is that the part that concerns me more is the potential loss of the trees, mature  
38 trees. And I want to make sure I'm clear about what, which trees are potentially, that need to come down to make  
39 this driveway work. I understand the Norway Maple is kind of an invasive species, and that one's kind of -- what  
40 about the Beech at the rear of the property?

41 MR. OROSCO: No, the Beech does not need to come down for the driveway.

42 MR. JESTER: So that the rear part of your driveway is not going to be in the drip line?

43 MR. OROSCO: No. The Beech is located back here, and with proper measures, we can build  
44 within that area, as well up here, but again, with the measures that were outlined. And again, this is also just  
45 starting with The Care of Trees as we will continue to work with them successfully to be able to save those.



1 The tree that, again, we have focused on is the Norway Maple, and that is the one that, again, at  
2 the base, has the cavity in the photograph that I had sent around. You know, if this tree, for example, I mean is a  
3 sort of chestnut tree. If that were the tree that had a major disease or problem with it, I would have a different  
4 attitude about that. We're looking at this as though, you know, this zone if an area that there's a tree in it that is  
5 an invasive exotic, it is diseased.

6 We have an arborist that is really well respected go out to the area, talking about this, what we  
7 would like to do is come back and plant something that might be more appropriate with a scale that immediately  
8 gives us impact.

9 MR. MUSE: But also just to clarify one point. With the scheme we're proposing, the impervious  
10 area of the driveway is decreased. It requires less driveway.

11 MR. JESTER: I was looking at the overall.

12 MR. MUSE: Right, exactly.

13 MR. JESTER: Which is two numbers I was comparing.

14 MR. MUSE: But if you look at driveway to driveway, it requires less paving to do it this way.

15 MS. O'MALLEY: Although you could remove driveway from the current one. Does it have to be  
16 that large?

17 MR. OROSCO: I haven't driven it, but from again, what I'm understanding is that it's quite difficult  
18 to maneuver in and out of that current driveway, and that there's not really backing space that you can back out  
19 and then pull out. You're backing out the entire length. You're backing out to the street.

20 MR. MUSE: And that compounding the fact that you can't pull the car into the garage anyway  
21 makes it exceptionally difficult.

22 MS. O'MALLEY: All right, and I guess I didn't weigh in on the roof line and I feel strongly that  
23 because it's part of the historic feature of the house, ridge lines are somewhat sacred and I would hate to see a  
24 change in that.

25 As far as the driveway, I think that you have a severe problem trying to work something out with  
26 your neighbor. I'm more inclined not to have the driveway moved because I expect that historically the driveway  
27 was always on that side of the house and that you are really surrounding that primary resource with concrete  
28 because there was that large driveway put in on the one side, and now you're going to put it in on the other side  
29 as well. So I feel that's an issue.

30 But we'll go further down the line and get to the west side addition. Staff wanted comments on  
31 that, the upper portion.

32 MS. TULLY: Yes. I was going to say the west side addition, really I was just looking for your  
33 comments on the, what would be the extension of the living room where there's currently the covered pergola or  
34 something. And I think I made some general, some suggestions of pulling it back from the corner in my staff  
35 report.

36 MS. O'MALLEY: So that it's not -- is it currently flush with the front of the house?

37 MR. MUSE: No, it's currently pulled back. And that's true on both sides.

38 MS. O'MALLEY: How far is it going back?

39 MR. FLEMING: Madam Chair?

40 MS. O'MALLEY: Yes?

1 MR. FLEMING: Before we go on. One question I want to ask the panel about the driveway. I  
2 read that it wasn't clear if the driveway was original or not. Is there some way you can find out and let us know if  
3 that driveway was an original?

4 MS. LEONARD: It's not original.

5 MR. FLEMING: It's not original.

6 MS. LEONARD: Can I just point out that originally the house was a corner lot. That this is a  
7 proposed extension to Cedar Parkway. So originally, there was going to be a driveway off the Cedar Parkway  
8 behind the house. This is a corner lot. This was added way later. We don't know when it was added, but it's  
9 huge. We live directly across from it, the two driveways are across the street from each other. It's a blight. It's  
10 ugly. It reveals a side of the house that is extremely not beautiful. There's nothing original about the driveway or  
11 the garage.

12 MS. TULLY: Circle 47, the plan does show that the west side addition is in fact stepped back,  
13 although I did not understand the elevations. I'm not sure what the exact amount is though.

14 MR. MUSE: We haven't decided yet. It's somewhere in the range of it though. And that's true  
15 for the east side as well.

16 MS. ANAHTAR: I have a different question. Left side addition. It's not that clear from the  
17 drawings, we have bad copies here, I guess. But is there a recess entrance to that room at the corner? Is there a  
18 door? To the music room where the fireplace is drawn?

19 MR. MUSE: Yes.

20 MS. ANAHTAR: So you have a side entrance?

21 MR. MUSE: Yes.

22 MS. ANAHTAR: I'm not sure if I like that

23 MS. O'MALLEY: But are commissioners generally supportive of enclosing that area which was  
24 originally kind of like a covered deck, to make an addition on that side?

25 MR. BURSTYN: I have no objection.

26 MR. FLEMING: Neither do I.

27 MR. JESTER: I'm pretty comfortable with it.

28 MS. O'MALLEY: So the mass on the left side is not a problem, although you have one comment  
29 about the design element. If we look at the mass on the right side, are there comments? That would be the east  
30 side addition replacement where there currently is an outdated, a later addition.

31 MR. JESTER: It's kind of nice leaving it, it helps. But the original mass reads on oblique views.  
32 So again, I'm comfortable with it.

33 MS. O'MALLEY: It doesn't sound out for anyone else, we're comfortable with it? All right. Then  
34 we can go to the rear additions. I guess that would change somewhat if you aren't raising the roof line so.

35 MR. MUSE: Yeah, I was going to say the scale of that one would actually drop by three feet. As  
36 the ridge drops, that would drop.

37 MS. O'MALLEY: And I notice on, I don't know what it was that we looked at, but Circle 40 shows  
38 it coming straight out on the same plane as the -- as what? Is that part of an addition there? Yes. So it's coming  
39 out, it's an extension of that addition on that side, right?

1 MS. TULLY: I think what she's asking is, if you're looking at the west, excuse me, the east  
2 elevation, if all of that is one plane? Essentially, not counting the eaves.

3 MS. O'MALLEY: Right. Is the east addition in the back all in one plane?

4 MR. MUSE: Yes.

5 MR. JESTER: Yes. If you look at the plan it currently is.

6 MR. MUSE: Yes. It's one plane once you get above basement level. The basement level is  
7 recessed.

8 MS. O'MALLEY: ~~Sometimes that in itself makes the addition look massive, whereas if you have~~  
9 ~~something, some kind of butt where the roof line changes, some kind of slight inset or divider between different~~  
10 ~~sections, it makes it articulate differently.~~

11 MR. JESTER: That's a good point. ~~I think some relief on that elevation might help break down a~~  
12 ~~little bit. I mean, not major changes that would push and pull the planes.~~

13 MR. MUSE: But you also could look at it in terms of the drawings that Richard's made. You can  
14 put the landscaping and the terraces and the decks on that side --

15 MS. O'MALLEY: Well I'm just, I'm talking about instead of having it be a straight plane all the  
16 way. It's actually that way on both sides, is that right?

17 MS. TULLY: We're looking at the east side elevation is what she's --

18 MR. JESTER: No, she's talking about the rear elevation.

19 MS. O'MALLEY: Well, the east side as it goes back to the rear.

20 MR. JESTER: Oh, I thought you were talking about the rear elevation.

21 MS. O'MALLEY: No. Because the rear will change some when they change the roof line. But if  
22 you look at Circle 27.

23 MR. JESTER: Do you have a comment, Julia, about it?

24 MS. O'MALLEY: I feel it looks very massive.

25 MS. ANAHTAR: So you're talking about triple gables?

26 MS. O'MALLEY: No. I'm talking about this view.

27 MS. TULLY: The view from 35 West Lenox.

28 MS. O'MALLEY: Because to me that makes it feel like the new addition is wagging the tail of the  
29 historic house. Whereas if you just made -- so if you came down from the back of the gable with another vertical  
30 something, that would break up it up some so that it wouldn't look so massive.

31 MR. MUSE: I think that's, -- once again, when we lower this roof line to here, and lower that, I  
32 think all of that's going to fall into place. We've expressed this gable drawing.

33 MS. O'MALLEY: But you do understand what I'm saying?

34 MR. MUSE: I do, but with all due respect.

35 MR. ROTENSTEIN: ~~I didn't mention any comments individually on any of the additions because~~  
36 ~~essentially I don't have any significant issues with in and of themselves. Cumulatively, however, I'm concerned~~

1 that all sides of this historic house are going to be enveloped except for the principal facade. As we heard, the  
2 property, had it not been subjected to alterations and additions, would have easily been designated a primary  
3 resource at the time the Chevy Chase District was designated.

4 Here we're essentially enveloping it in some very large scale additions that I think will cause the  
5 original house itself to be lost among those newer elements, and I don't know how my fellow commissioners feel  
6 about that, but I think it's something that we need to take into account. Because I think the house does get lost in  
7 all of these large scale additions.

8 MS. O'MALLEY: Do other commissioners want to comment on that?

9 MS. ANAHTAR: It's already lost with the previous additions, and if these new ones that are  
10 proposed are more compatible, so.

11 MR. JESTER: I guess I don't completely agree with you that all these additions are completely  
12 enveloping everything but the front of the house. I think, as I said earlier, I read in the comments that I think the  
13 side elevations or the side additions rather, are basically improvements from what's there now. And I do think  
14 we'll see improvement once the roof line comes down. There will be some changes, including along the rear.

15 MR. ROTENSTEIN: I'm often wrong, so I admit that. Just an opinion.

16 MR. MUSE: There's simply nothing like of the fabric of the back wall you can start to talk about  
17 restoring. It's no longer there. We are, parts of the existing house where we can bring them back to what they  
18 were by renovating materials we are doing that. On the other side the fabric is off, it's no longer there.

19 MS. O'MALLEY: Well I do think in Chevy Chase we don't focus this much on the back of the  
20 house.

21 MS. WRIGHT: And given the hour, maybe it would be worth sort of having each commissioner  
22 sort of sum up general comments about the overall project, so we can give the applicant some direction?

23 MS. MUSE: And also, I think the owners would like to make a summary comment if they could.

24 MS. O'MALLEY: Shall we let them speak first?

25 MR. POWELL: Just briefly. My name is Jay Powell, this is my wife Elissa. We think the plans  
26 that they've drawn are very beautiful, and we want to do them, and we want to live in the house until 2050 if we  
27 can.

28 On the subject of the driveway, what happens if the driveway comes over to the left side of the  
29 house is that this beautiful landscaping plan, there's nothing to landscape. It really takes away the only open  
30 space where you can do something nice. What it does to the house is it takes the play room away, and it really  
31 takes away our, we would have to move the kitchen to the other side of the house and take away the beautiful  
32 family room that we've got, the all glass family room. The light here comes from the side of the house where the  
33 garden is.

34 So, you know, what you're left with is something that may or may not be worth doing if you have  
35 a, you know, if you have to have that driveway there. It's very ugly and it's going to be difficult to imagine, you  
36 know, going through all this work and having that still there. That's kind of, the bottom line as we see it. So that's  
37 what I wanted to say. Anything else you would like to add?

38 MS. LEONARD: Just that, you know, we live across the street. We've lived there for eight years.  
39 We've stared at this garden past the driveway for eight years. It has the potential to be stunningly beautiful. We  
40 plan to live in it for 40 years. We feel like it's an opportunity that only comes around once in a generation. That  
41 those houses that back onto that creek change hands, and we've been in the position that we've been looking at it  
42 for eight years imagining how we could beautify it. And everything we propose to do only enhances the  
43 streetscape. We will have a more subtle driveway from the street. It does not impose on the street at all. It does  
44 not take away green space. We're happy to use impervious materials on the driveway. We're happy to use a  
45 combination of brick and grass and make it look in keeping with the Craftsman style of the house.

1 The owners next door said to us when we first went to contract, they said, anything you do will be  
2 better than what we're looking at now. In fact, we designed our house so we don't have to look at that house  
3 because it's an eye sore right now. That's what they said to us. They also said, we hate the Beech tree. If you  
4 can possibly take out the Beech tree, please do.

5 Now they're hugging the Beech tree because it will stop us from doing our work. I'm just  
6 absolutely amazed that they came to the meeting and said that they wanted to preserve the Beech tree. You  
7 know, I'm happy to preserve the Beech tree. We are not taking out a single tree that isn't diseased. We love  
8 trees. We're adding 50 trees. We are adding trees to this lot, and we're going to beautify this garden. And  
9 everyone else in the neighborhood, including us, who live across the street and are looking at it all the time, see  
10 the beautiful potential that's there.

11 MR. POWELL: Finally, the last sentence. Just that we tried to absolutely everything we could to  
12 have this be, to have no impact whatsoever on our neighbors, and you know, we'll continue to do that. But I think  
13 if you saw Richard's elevations and the trees and everything with that, in no way is this a negative. Thank you  
14 very much.

15 MS. O'MALLEY: Thank you. All right, we'll go down the line and summarize comments.

16 MR. JESTER: I really don't feel I need to summarize. I think I've made my comments pretty  
17 clear.

18 MS. ANAHTAR: Me too.

19 MS. O'MALLEY: Anything to add?

20 MR. FLEMING: My comment is that sitting here listening to everyone and seeing this house was  
21 once an original historic site before you guys bought it. What's happening I see is that you're trying to take it back  
22 to what it used to be and doing a great job. I mean it's a beautiful setting, I understand the position that you're in,  
23 especially taking the siding off and putting back the wood.

24 Your neighbor, I don't know what that's about, but we're here to preserve historic preservation,  
25 and I feel that your architect has his hands full in trying to meet what you're trying to do. And also suppress the  
26 issues with the neighbors. So my suggestion is that I hope you can come to the landscaping will meet what the  
27 historic preservation is all about. That's what we're here for. So we can move forward with that, that's what we're  
28 here to help you out with.

29 MR. BURSTYN: Well said, I'm not going to add to that.

30 MS. O'MALLEY: Well, do you feel that you have enough of an idea of what we're looking for?

31 MR. MUSE: Yes, we do. Thank you.

% Digitally signed by Keena Lukacinsky

ELECTRONIC CERTIFICATE

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

A handwritten signature in black ink, appearing to be 'KL', with a long horizontal line extending to the right.

Keena Lukacinsky

8/23/06

PRELIM

EXISTING LOT COVERAGE: 20.95%

HOUSE 2663 SQ. FT.

MISC. 840 SQ. FT.

TOTAL 3503 SQ. FT.

$3503/16718 = 20.95\%$

840 SQ. FT.

HOUSE: 2,663 SQ. FT.

LOT 16,718 SQ. FT.

LOT COVERAGE CALCULATED PER VILLAGE REQUIREMENTS: APRIL 2006 SUPPLEMENT, CHAPTER 8, BUILDING AND BUILDING RESIZATIONS

Page 85, (K) Lot coverage: Portion of lot which may be covered by buildings, accessory building, porches, stoops, raised decks or other raised structures, not including features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts.

HPC  
← does this. Consider

Page 92, (1) The lot coverage on any residentially zoned lot in the Village shall not exceed thirty-five (35) percent.

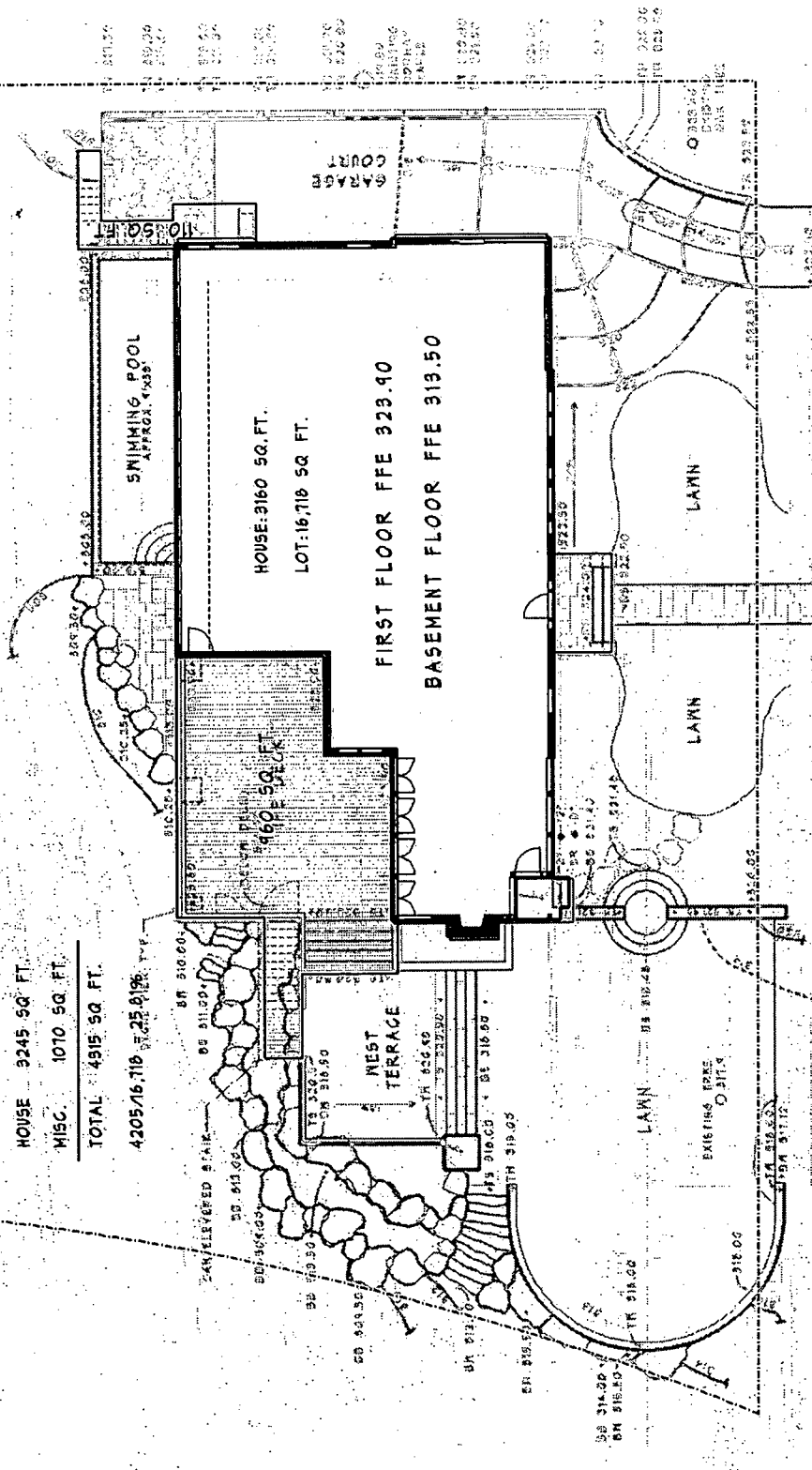
**PROPOSED LOT COVERAGE: 25.81%**

HOUSE 3245 SQ. FT.

MISC. 1070 SQ. FT.

TOTAL 4315 SQ. FT.

4205/16,718 = 25.81%



**LOT COVERAGE CALCULATED PER VILLAGE REQUIREMENTS: APRIL 2006 SUPPLEMENT, CHAPTER 3 BUILDING AND BUILDING REGULATIONS**

Page 85. (k) Lot coverage: Portion of lot which may be covered by buildings, accessory building, porches, stoops, raised decks or other raised structures, not including features that are not raised such as walkways, patios, terraces, driveway, swimming pools and tennis courts.

Page 42. (i) The lot coverage on any residentially zoned lot in the Village shall not exceed thirty-five (35) percent.



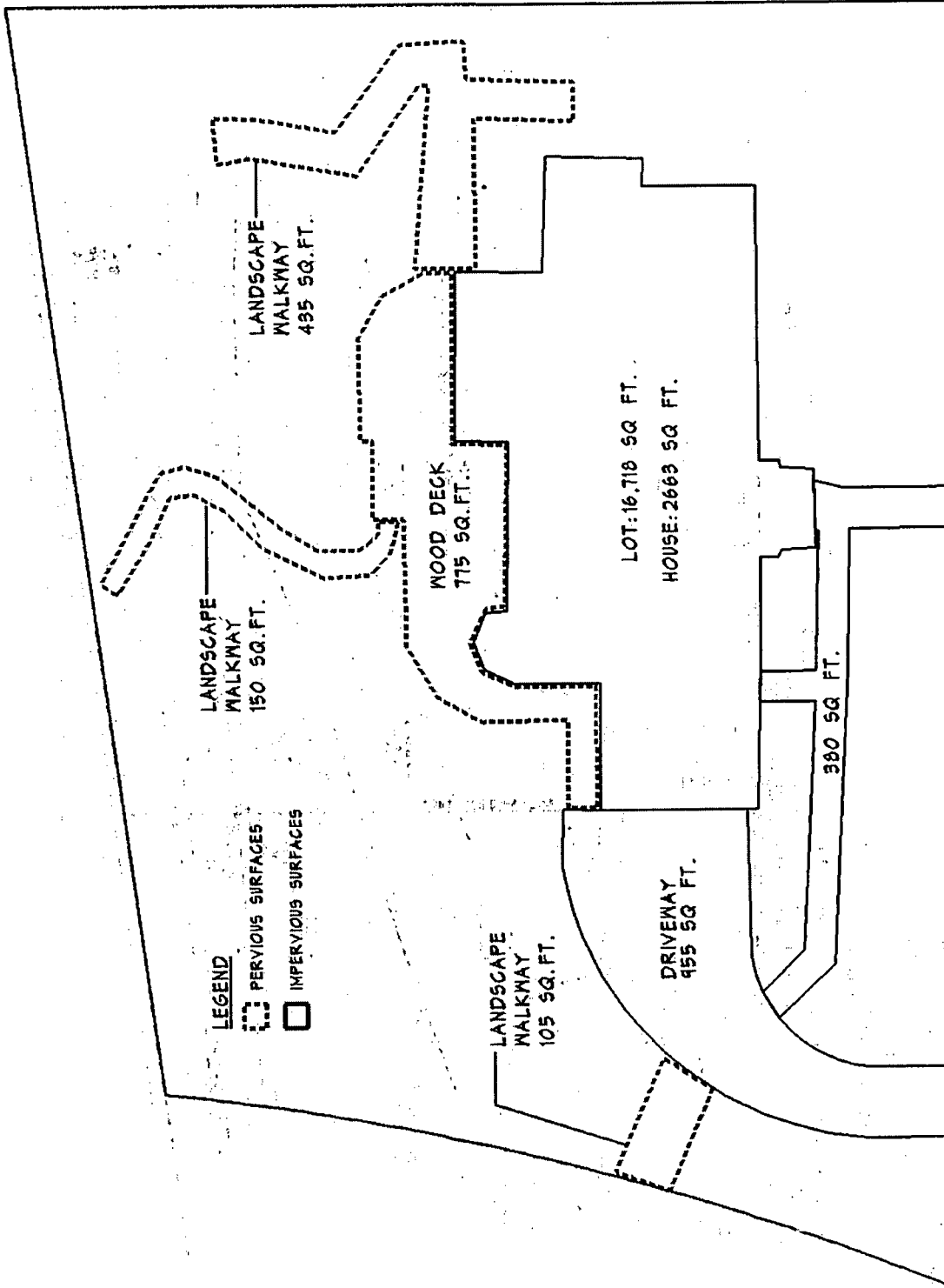
**SURFACE CALCULATION: EXISTING**

**IMPERVIOUS SURFACES** 23.91%

HOUSE	2663 SQ. FT.
IMPERVIOUS LANDSCAPE	1395 SQ. FT.
<b>TOTAL:</b>	<b>3958 SQ. FT.</b>
	3998/16,718 = 23.91%

**PERVIOUS SURFACES**

PERVIOUS SURFACE: 1465 SQ. FT.  
 1465/16718 = 8.76% PERVIOUS COVERAGE



**SURFACE CALCULATION: PROPOSED**

**IMPERVIOUS SURFACES** 29.47%

HOUSE 3363 SQ. FT.

IMPERVIOUS HARDSCAPE 1794 SQ. FT.

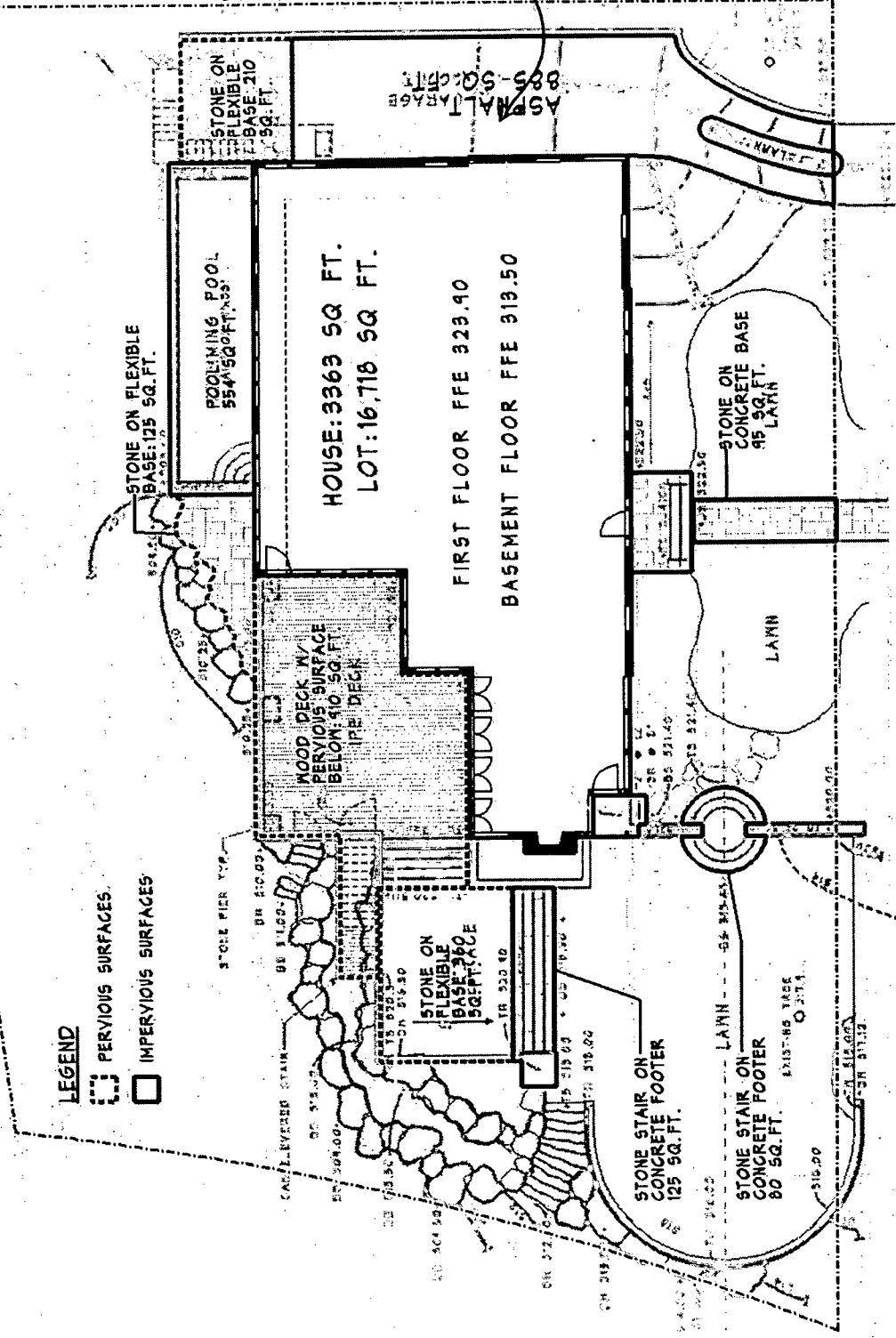
TOTAL: 5102 SQ. FT.

5102/16,718 = 30.51%

**PERVIOUS SURFACES**

PERVIOUS SURFACE: 1605 SQ. FT.

1605/16,718 = 9.60% PERVIOUS COVERAGE



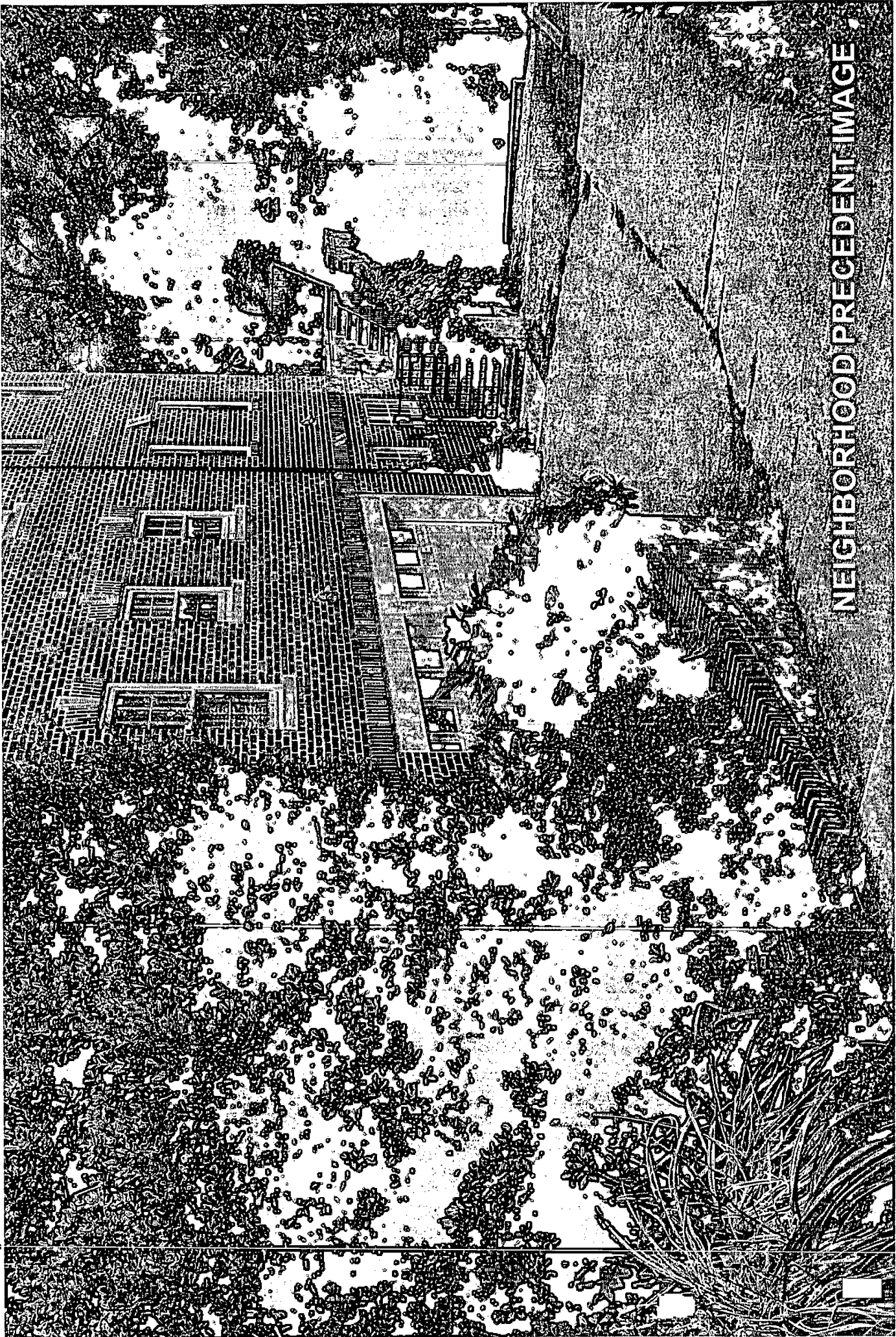
**LEGEND**

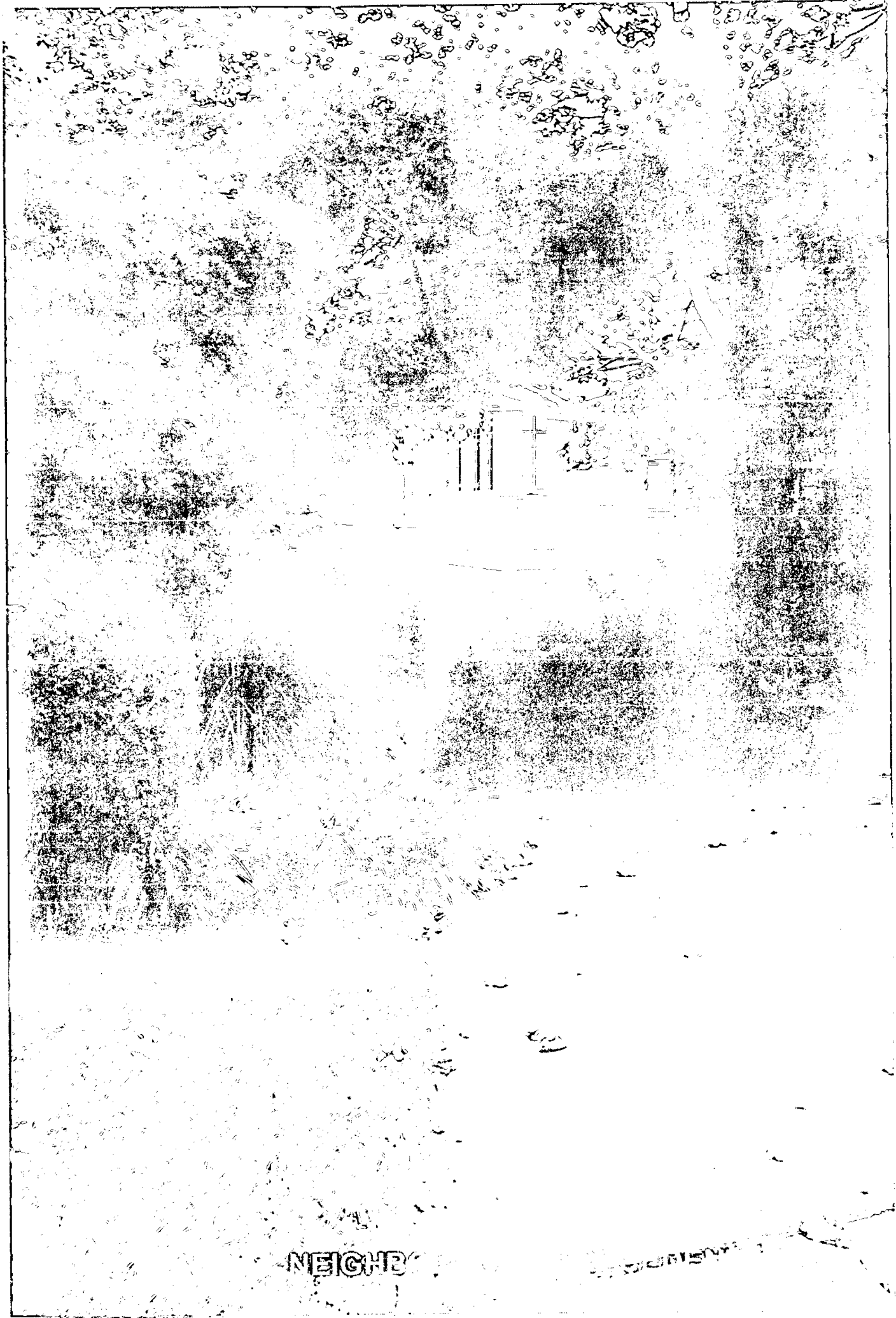
PERVIOUS SURFACES

IMPERVIOUS SURFACES

*Handwritten note:* 1605

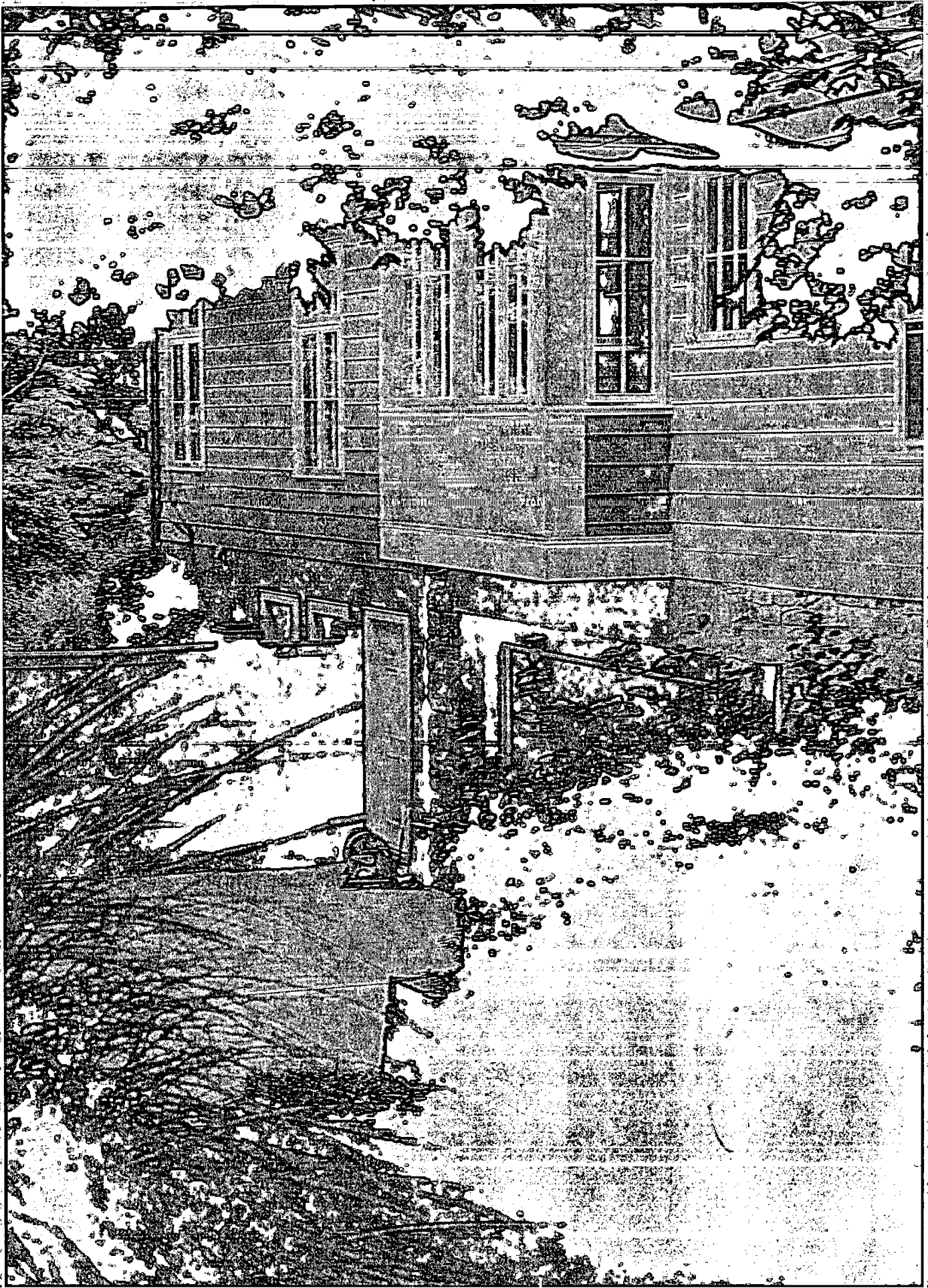
NEIGHBORHOOD PRECEDENT IMAGE





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**NEIGHBORHOOD PRECEDENT IMAGE**

