

35/13-003A-04A 3707 Williams Lane
MP #35/13-003A Clayton Williams Hse

Michele



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 4, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #343369

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Lars Hanslin and Rebecca Laird

Address: 3707 Williams Lane, Chevy Chase; *Master Plan* Site # 35/13-03, **Williams House**

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - # ~~300717~~

HISTORIC PRESERVATION COMMISSION
301/563-3400

343369

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PETER S. KRAEMER

Daytime Phone No.: (301) 585-6710

Tax Account No.: _____

Name of Property Owner: LARS HANSEN / REBECCA LAIRD Daytime Phone No.: (301) 654-4317 / (301) 654-0030

Address: 3707 WILLIAMS LANE, CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PETER S. KRAEMER AIA Daytime Phone No. (301) 585-6710 / (301) 538-7613

LOCATION OF BUILDING/PREMISE

House Number: 3707 Street: WILLIAMS LANE

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 5199 Folio: 811 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- 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 ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

[Signature]
Signature of owner or authorized agent

5/5/04
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 8/4/04
Application/Permit No.: 343369 Date Filed: _____ Date Issued: _____

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE ATTACHED INSTRUCTIONS FOR FURTHER DETAILS REGARDING THESE APPLICATIONS REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

[Handwritten signature]

**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:

SEE ATTACHED

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

SEE ATTACHED

✓ = ATTACHMENTS INCLUDED

2. SITE PLAN ✓

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

- a. *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.
- b. 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

- a. 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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY ✓

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS ✓

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

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

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

ATTACHMENTS TO APPLICATION FOR HISTORIC AREA WORK PERMIT

RE: Lars Hanslin / Rebecca Laird residence, 3707 Williams Lane, Chevy Chase, Maryland
20815

FROM: Peter S. Kraemer AIA, for Lars Hanslin, Rebecca Laird

DATE: May 5, 2004

1. WRITTEN DESCRIPTION OF PROJECT

A. Description of existing structures and environmental setting, including their historic features and significance:

Existing structure: The house is an old frame farmhouse, built before the Chevy Chase development. The house originally fronted on Brookville Road (east side.) When the property was subdivided, the entry was moved to the east side façade, and the entrance was established on the Williams Lane (south) side. The east side has been denatured to the extent that it is presently no longer recognizable as a vernacular 19th century Maryland farmhouse.

In the 1960's, an addition was built on the east side of the structure. The addition is too small to be of any practical use.

Environmental setting: 0.5-acre lot fronting on Williams Lane. Lot contains the main structure and a garage/outbuilding currently not used as a garage, and an in-ground swimming pool. The lot has moderate tree growth.

B. General description of the project and its effects on the historic resources, the environmental setting, and where applicable, the historic district:

The project consists of:

- Demolition of the existing 1960's one-story addition, east side.
- The addition of a one story gallery and bedroom with bath addition, on the north side.
- The addition of a new "mudroom" entry at the existing entry on the west side.
- The addition of new space on the second floor, above an enclosed porch. The porch was a mid- or late twentieth century addition, built slab-on-grade. It does not have any historical connection to the main structure. See accompanying notes regarding the provenance of this addition.

New Addition: The north side has little historic integrity because of the reorientation of the historic east side entry, and the present one story addition. Because of a number of trees in the front yard (south side), The portion of the proposed addition that is visible will be minimal. The design for the proposed addition incorporates the exterior details of the existing house, including duplicating the siding and trim details, and reproducing the design, size, and appearance of the existing windows, and retention and reuse of existing windows where appropriate. As much of the north façade as is possible will remain intact.

Remove Existing Addition: The existing addition on the east side is to be demolished. As noted, this is a late twentieth century addition of no historical significance. The removal of the addition will allow the complete restoration of the original entrance.

Second Story Addition: The new areas added to the second story will be entirely over the enclosed porch area. The porch is a later addition to the house, and of entirely different construction. It should be noted that there is ample existing visual and physical evidence to support the fact that the enclosed porch is not original. These facts include:

- There is an existing window, identical to the exterior windows throughout the original house, which opens from the kitchen into the enclosed porch.
- The cased opening from the kitchen to the enclosed porch has the remains of hinges and lock striker for an exterior door. This suggests it may have been at one time an exterior door.
- The porch is built slab-on-grade on a poured concrete slab. No part of the existing historical structure has this type of construction.
- There is historical provenance, in the form of a written article by Hallie L. Blum and Francis X. Emmet, copyright 1972, and researched by the authors. The title of the work is "Brookville Road and Williams Lane: Oldest Streets In Chevy Chase, Maryland." The authors place the construction of the enclosed porch in the 1920's (page -4-.)

The roofline of the new second story space is consistent with the existing roofline, and all materials and finishes will be consistent with those existing. The existing second story windows will be retained and reused in this new work.

Mud Room: The proposed mudroom entry on the west side is designed to conform to the type, style, and detail of the existing structure. It is a not uncommon form of entry for houses of this period. It surrounds the existing entrance into the kitchen that is currently the typical entry into the house by frequency of use.

2. SITE PLAN

The site plan is attached to the architectural drawings (sheet S-1.)

3. PLANS AND ELEVATIONS

The plans and elevations are included in the architectural drawings (sheets A-1: New Bedroom Addition Plan; A-2; West Elevation; A-3: South Elevation; A-4: East Elevation; A-5: North Elevation; A-6: Second Floor Plan: New Work; and, A-7: Orthographic View.)

4. MATERIALS SPECIFICATIONS

The new work will be entirely wood framed. A new slab-on-grade foundation will be constructed for the bedroom addition and will not interfere with the existing trees (see plan.) The siding, trim, windows, fixtures, proportions, and appearance in general of the existing historical portions of the structure are to be duplicated.

All windows removed from the existing structure are to be reused. All new windows will match the existing in type, style, design and proportion.

The roof of the bedroom addition and the mudroom are to be reproduction metal standing-seam material. The roofing of the second story will match the existing in type and material. All interior finishes and trim will match existing historical type and style. The east façade will be restored to its original appearance. The work will not interfere with, or destroy any significant existing landscape features or contours (see item below, 6. Tree Survey.)

5. PHOTOGRAPHS

Photographs have previously been submitted as part of the earlier submission, dated March 23, 2003. Please note that in a meeting on May 3, 2004 with Ms. Michele Naru, M-NCPPC, we were instructed that because these items were previously submitted and currently on file, that their inclusion with this submission is not required.

6. TREE SURVEY

No trees will be removed as a result of the proposed construction. Efforts have been made to insure that the design will not interfere with any significant tree growth greater than six inches (6 inches) in diameter. A survey of existing tree locations and sizes is shown on the site plan (sheet S-1.)

7. NAMES AND ADDRESSES

Owners:

Lars Hanslin, Rebecca Laird
3707 Williams Lane
Chevy Chase Maryland 20815

Owner's Agent:

Peter S. Kraemer AIA
413 Mansfield Road
Silver Spring, Maryland 20910

Adjacent and Confronting Property Owner's Mailing Addresses:

Paul and Marion McElroy
3705 Williams Lane
Chevy Chase, Maryland 20815

Stuart and Mary Broad
3709 Williams Lane
Chevy Chase, Maryland 20815

Carol Kleinman
7406 Brookville Road
Chevy Chase, Maryland 20815

The Thompson Family
3704 Woodbine Street
Chevy Chase, Maryland 20815



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 4, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #343369

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THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

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DPS - # 30076

HISTORIC PRESERVATION COMMISSION
301/563-3400

343369

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PETER S. KRAEMER

Daytime Phone No.: (301) 585-6710

Tax Account No.: _____

Name of Property Owner: LARS HANSEN / REBECCA LAIRD Daytime Phone No.: (301) 654-4317 / (301) 654-0030

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Street Number City State Zip Code

Contractor: _____ Phone No.: _____

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Agent for Owner: PETER S. KRAEMER AIA Daytime Phone No. (301) 585-6710 / (301) 538-7613

LOCATION OF BUILDING/PREMISE

House Number: 3707 Street: WILLIAMS LANE

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 5199 Folio: 811 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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- Revocable

CHECK ALL APPLICABLE:

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- Shed
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- Fireplace
- Woodburning Stove
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- Fence/Wall (complete Section 4)
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1C. If this is a revision of a previously approved active permit, see Permit # _____

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3A. Height _____ feet _____ inches

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

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- 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.

Peter Kraemer
Signature of owner or authorized agent

5/5/04
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 8/4/04
Application/Permit No.: 343369 Date Filed: _____ Date Issued: _____

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REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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DATE: May 5, 2004

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4. MATERIALS SPECIFICATIONS

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Owners:

Lars Hanslin, Rebecca Laird
3707 Williams Lane
Chevy Chase Maryland 20815

Owner's Agent:

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3709 Williams Lane
Chevy Chase, Maryland 20815

Carol Kleinman
7406 Brookville Road
Chevy Chase, Maryland 20815

The Thompson Family
3704 Woodbine Street
Chevy Chase, Maryland 20815




Date: May 28, 2004

MEMORANDUM

TO: Lars Hanslin and Rebecca Laird
3707 Williams Lane, *Master Plan* Site # 35/13-03, **Williams House**

Cc: Peter Kraemer, Agent

FROM: Michele Naru, Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 343369

Your Historic Area Work Permit application for a rear addition was **approved** by the Historic Preservation Commission at its May 26, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HANSLIN - LAIRD RESIDENCE

3707 WILLIAMS LANE, CHEVY CHASE, MARYLAND

RENOVATIONS AND ADDITION TO EXISTING RESIDENCE

PETER S. KRAEMER AIA, ARCHITECT

413 MANSFIELD ROAD, SILVER SPRING, MARYLAND 20910

(301) 585-6710

pgkraemr@bellatlantic.net

PROJECT SCOPE:

1. REMOVE EXISTING 12' X 12' FRAME ADDITION ON EAST SIDE
2. ADD ONE STORY BEDROOM ADDITION, NORTH SIDE
3. ADD NEW "MUD ROOM" ENTRY, WEST SIDE
4. ADD NEW PLAN AREA TO SECOND FLOOR, SOUTH WEST CORNER

DRAWING INDEX:

- C: COVER SHEET
- S-1: SITE PLAN
- A-1: NEW BEDROOM ADDITION PLAN
- A-2: WEST ELEVATION
- A-3: SOUTH ELEVATION
- A-4: EAST ELEVATION
- A-5: NORTH ELEVATION
- A-6: SECOND FLOOR PLAN: NEW WORK
- A-7: ORTHOGRAPHIC VIEW



② GEN. REVISIONS

① REV. ADD SHEET A-7: ORTHOGRAPHIC VIEW.

HANSLIN, LAIRD RESIDENCE

SCALE:

APPROVED BY:

DRAWN BY

DATE:

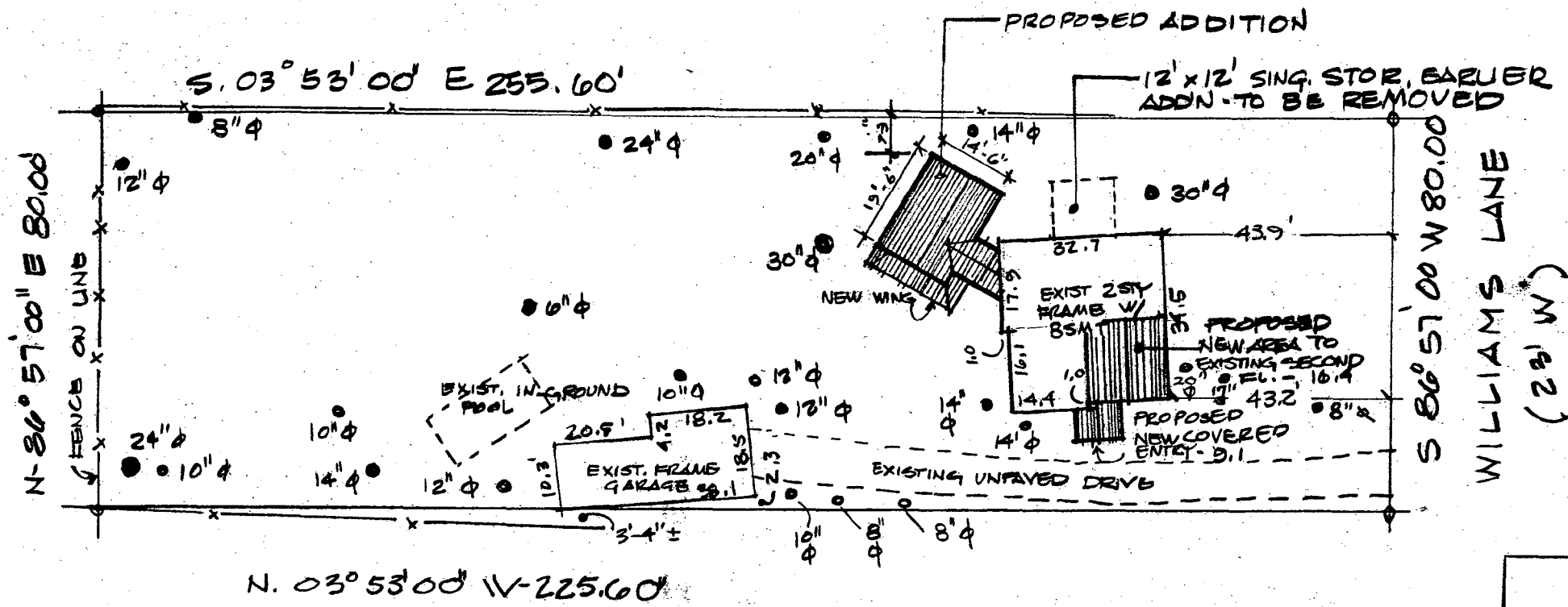
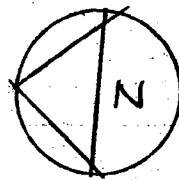
REVISED 7/31/04

COVER SHEET

PETER S. KRAEMER AIA, ARCHITECT

DRAWING NUMBER

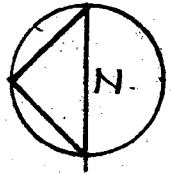
C-1



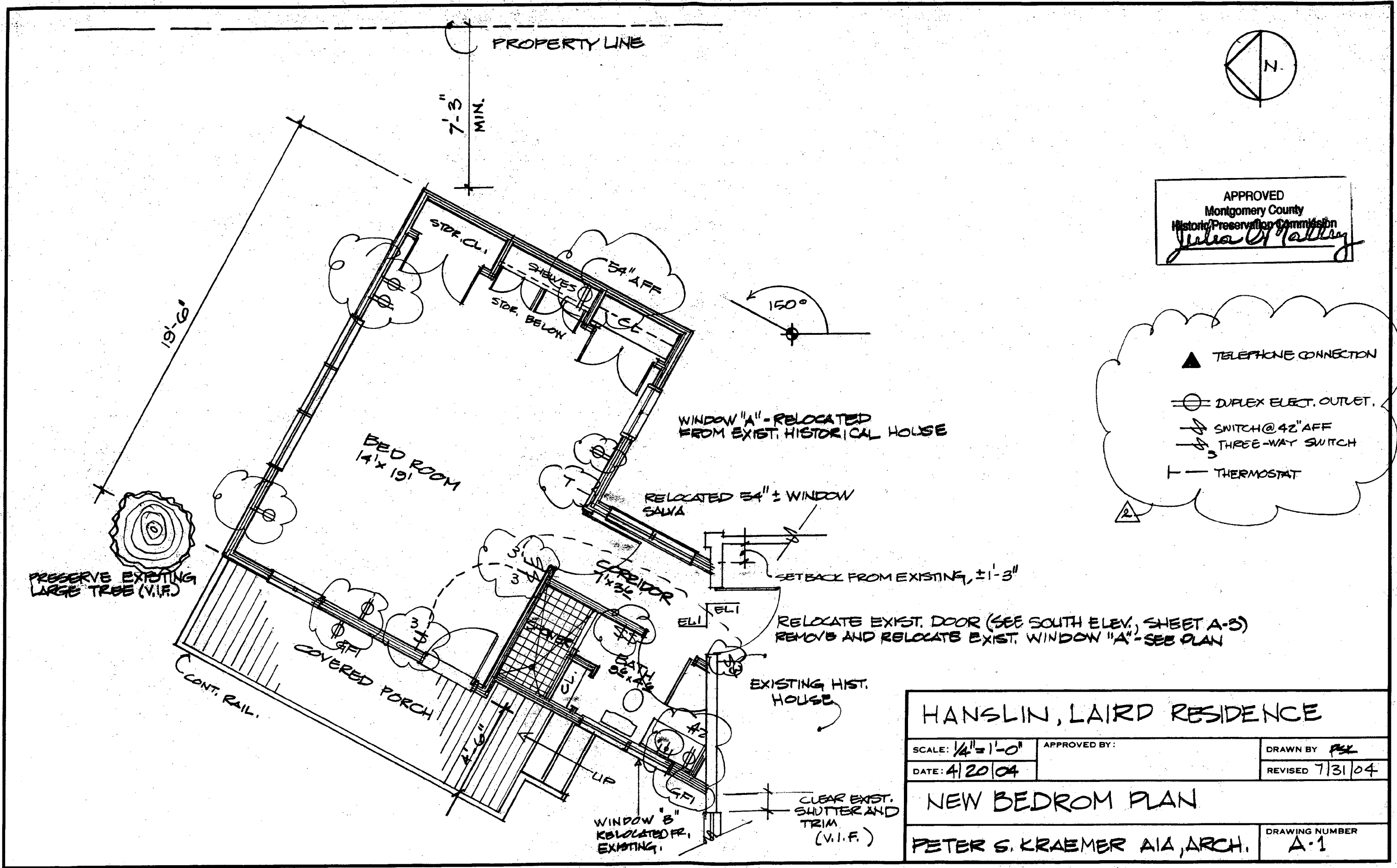
APPROVED
 Montgomery County
 Historic Preservation Commission

① REV. ADD LOCATIONS OF TREES GREATER THAN 6.0" DIA

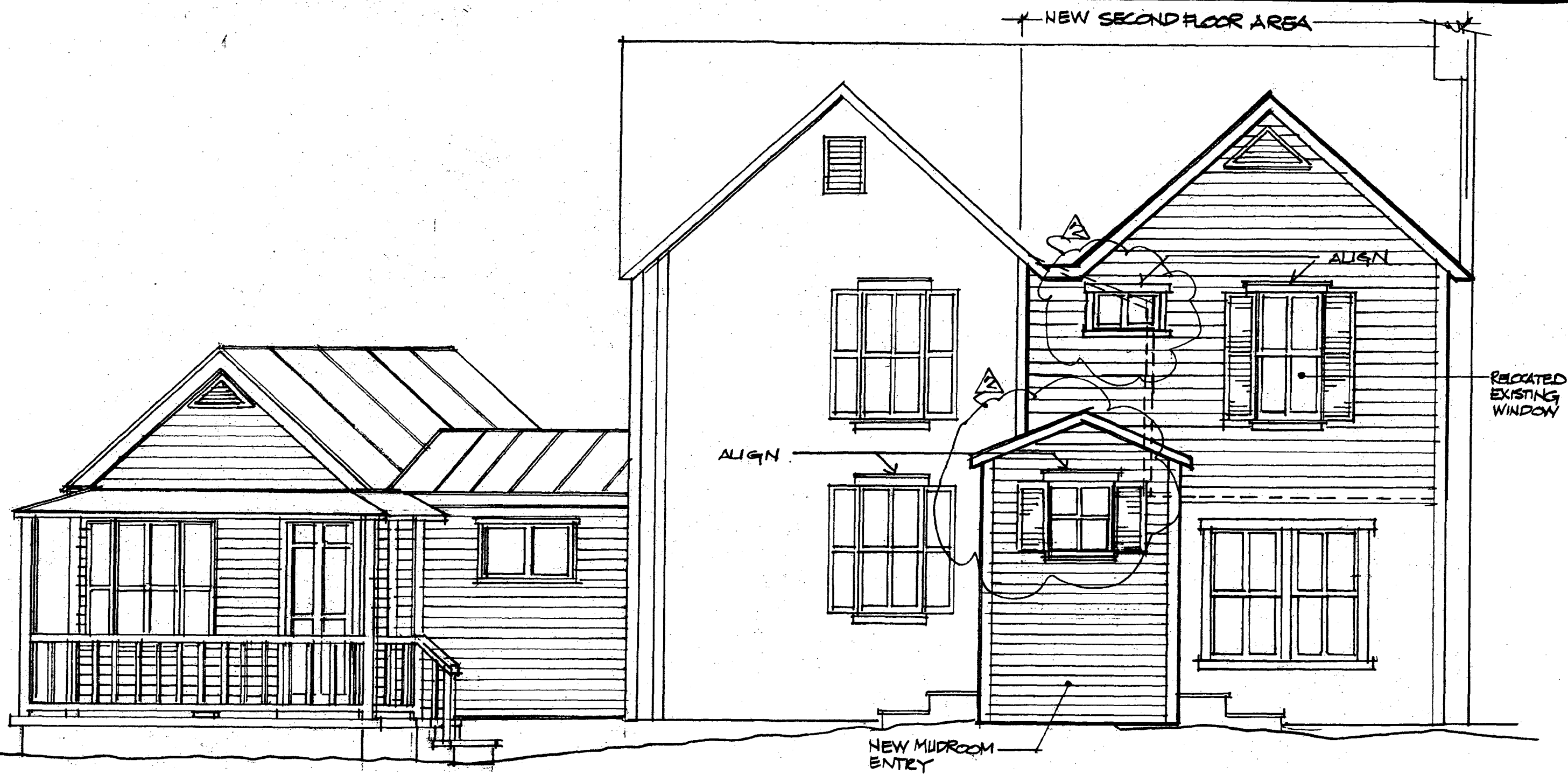
HANSLIN, LAIRD RESIDENCE 3707 WILLIAMS LA, CHEBY CHASE, MARYLAND		
SCALE: 1" = 30'-0"	APPROVED BY:	DRAWN BY: PSE
DATE: 4/21/04		REVISED: 5/8/04
SITE PLAN		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER: S-1



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia M. Kelly



HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>PKL</i>
DATE: 4/20/04		REVISED 7/31/04
NEW BEDROM PLAN		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-1



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PSK
DATE: 4/21/04		REVISED 7/31/04
WEST ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-2



17'-0"
NEW 2ND FLOOR AREA

EXISTING WINDOW RELOCATED TO NEW 2ND FL SPACE

REPLACE EXIST. DOOR W/ WINDOW RELOCATED FROM NORTH ELEVATION

7'-3"
MUD ROOM/ENTRY

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley

HANSLIN, LAIRD RESIDENCE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK	
DATE:		REVISED:	
SOUTH ELEVATION			
PETER S. KRAEMER AIA, ARCH.			DRAWING NUMBER A-3

EXISTING HOUSE

NEW

APPROVED
Montgomery County
Historic Preservation Commission
Julia O. ...

3707

EXIST. 12' x 12'
ADDITION TO BE
DEMOLISHED

RESTORED FRONT ENTRY

HANSLIN, LAIRD RESIDENCE

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

APPROVED BY:

DRAWN BY PSK

DATE: 9/21/04

REVISED

EAST ELEVATION

PETER S. KRAEMER AIA, ARCH.

DRAWING NUMBER

A-4

EXISTING RES.

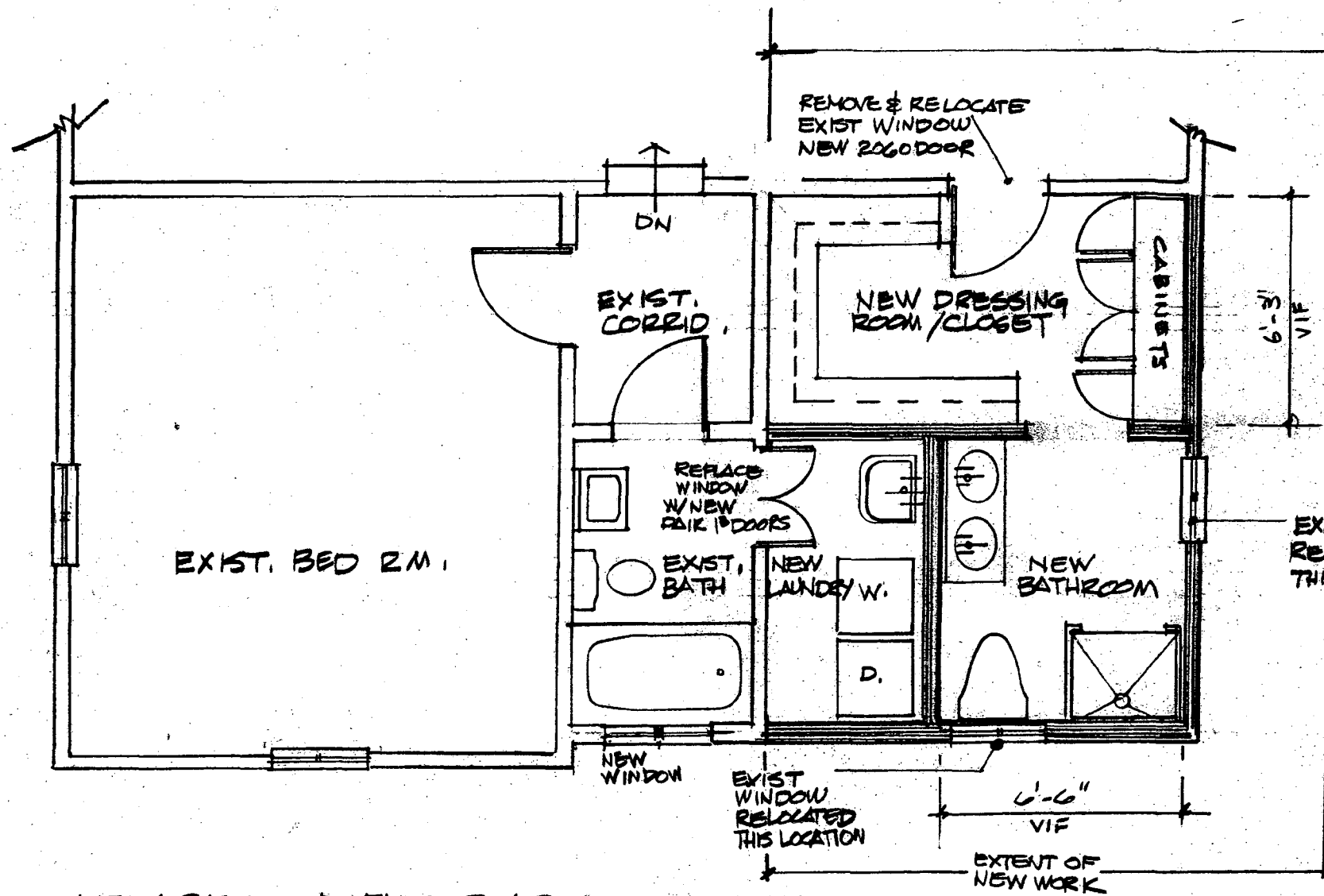


NEW BED ROOM WING

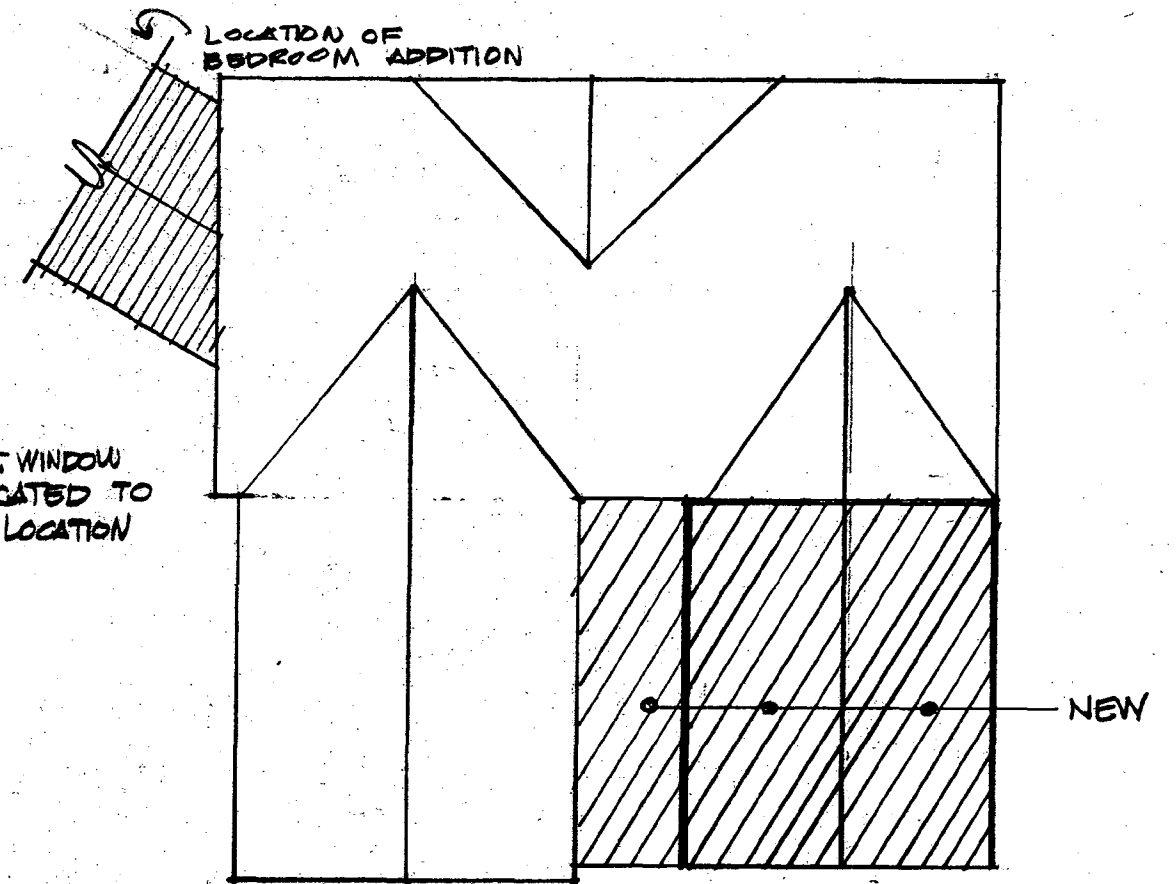
7'-3"
MUD ROOM (NEW)

APPROVED
Montgomery County
Historic Preservation Commission
Julia J. Malley

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK
DATE: 4/21/04		REVISED
NORTH ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A5



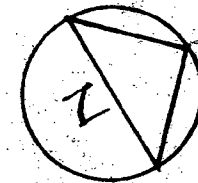
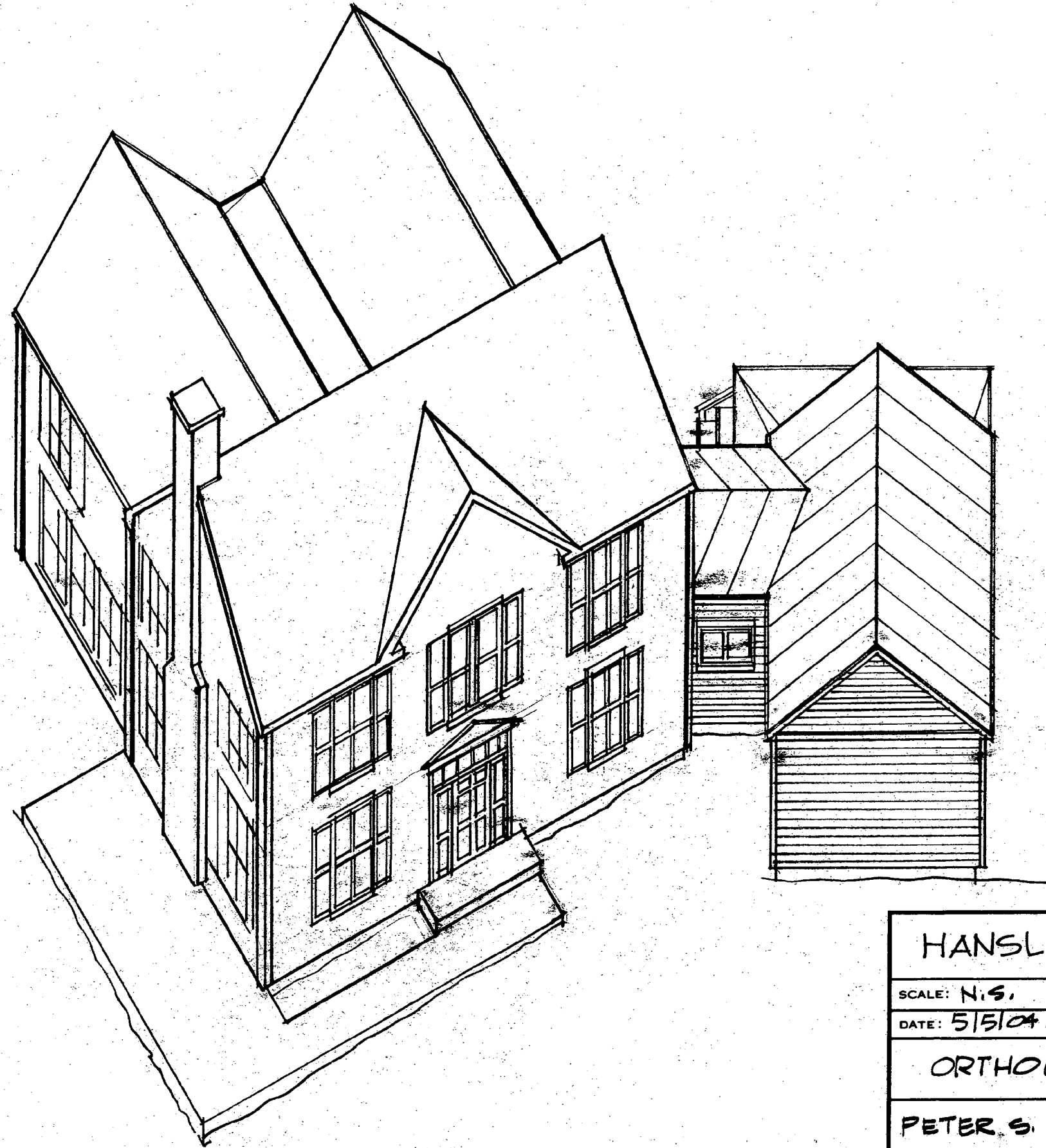
NEW SECOND FLOOR AREA
 $\frac{1}{4}'' = 1'-0''$



ROOF PLAN W/ NEW 2ND FL. AREA
 $\frac{1}{8}'' = 1'-0''$ (PLAN OPS.)

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

HANS LIN, LAIRD RESIDENCE		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY <i>PSC</i>
DATE: 4/21/04		REVISED
2ND FL. PLAN: NEW WORK		
PETER S. KRAEMER AIA, ARCH.	DRAWING NUMBER	A 6



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia W. Valley

HANSLIN, LAIRD RESIDENCE		
SCALE: N.S.	APPROVED BY:	DRAWN BY <i>PSK</i>
DATE: 5/5/04		REVISED
ORTHOGRAPHIC VIEW		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A7

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3707 Williams Lane, Chevy Chase	Meeting Date:	05/26/04
Applicant:	Lars Hanslin and Rebecca Laird	Report Date:	05/19/04
Resource:	<i>Master Plan</i> Site # 35/13-03 Williams House	Public Notice:	05/12/04
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-03-04A	Staff:	Michele Naru

PROPOSAL: Demolition and new addition construction

RECOMMENDATION: Approval

BACKGROUND

The HPC reviewed a preliminary consultation on this property on April 23, 2003. The proposal presented to the Commission was a two-story addition onto the historic front (current side) elevation of this resource. The Commission collectively objected to this addition and encouraged the applicant to explore an addition that protrudes out from the historic rear ell and removing the non-historic c.1920's, one-story addition on the front elevation. The Commission stressed the importance of reading the house's elevations as they were historically – the most important elevation being the historic front façade, which is currently the side elevation of the house (the transcript from this meeting can be found beginning on circle 42).

HISTORIC INFORMATION

The Williams House is historically significant for representing the impact that John M. Clayton Williams had on forming the character of the community of today's Williams Lane and Village of Chevy Chase, Section 5. In 1884, Williams purchased a 32-acre parcel of land, formally part of the No Gain estate and built the house in 1887 when he married Eliza Renshaw. Agents for the Chevy Chase Land Company began buying adjacent pieces of land for their development in 1890. Williams sold the southern portion of his farm in 1892 to John Frank Ellis who created the Otterbourne community. Clayton and Eliza Williams retained their house and 17 acres. The house remained in the family until 1928. Architecturally, the structure represents the transition from a farmhouse to a Colonial Revival residence in a suburban neighborhood. Originally the farmhouse, a traditional center cross-gable form typical of the late 1800s, faced east toward Brookeville Road. After Williams Lane was subdivided and the road network was installed, a Colonial Revival entrance was added in order to reorient the house to face the new residential street.

DESCRIPTION

The house is a two-story, cross-gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with weatherboard and includes a principal three-bay wing with a central gable and a rear ell. The three-bay, central gable east elevation was the original principal façade, which overlooked Brookville Road. As the area was developed and the land between this house and Brookville Road was divided into lots and improved with residences (late 1920's), the house's principal entry was moved to the two-bay end wall of the main massing of the house. The original façade currently faces the adjacent lot at 3705 Williams Lane. Also in the late 1920's, a one-story addition was added to the west elevation of the house (historically the original principal façade.)

Also added in the late 1920s was the current driveway along the west property line, a garage with extension located at the terminus of the driveway and the enclosure of the one-story porch on the west elevation of the house. The lot contains many mature trees and substantially sized boxwoods, which flank the front walkway.

SIGNIFICANCE

This site was designated as part of the Chevy Chase Area Individual Sites Amendment to the *Master Plan for Historic Preservation* adopted in March 1999. This property was designated under Criterion 1A, 1C, 1D and 2A of Section 24-A-3 of the *Historic Preservation Ordinance*. These Criteria are listed below:

- 1A *The historic resource has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State or Nation.*
- 1C *This historic resource is identified with a person or a group of persons who influenced society.*
- 1D *The historic resource exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.*

Basis for above: John M. Clayton Williams' impact on forming the character of the community of today's Williams Lane and Village of Chevy Chase, Section 5.

- 2A *The historic resource embodies the distinctive characteristics of a type, period or method of construction.*

Basis: The house is a two-story cross-gabled farmhouse with center hall plan, typical of the Montgomery County vernacular dwelling forms of the period. Also, this house reflects the evolution of a farmhouse into a suburban dwelling.

APPLICABLE GUIDELINES

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#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 new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSAL

The applicant is proposing to:

1. Demolish the existing, non-contributing, (c. 1960s) one-story side addition protruding from the historic front elevation and return this elevation back to its original configuration.
2. Construct a one-story, gallery and bedroom/bathroom addition protruding from an existing window on the north (historically side) elevation. The existing window will be utilized on the south (currently front) elevation replacing the existing non-original glazed door.
3. Construct a new mudroom entry along the west elevation (historically rear) elevation. The historic paired window in the gable end will be removed and re-installed in the gable end of the proposed addition.
4. Enclose the existing open porch along the south (currently front) elevation. This open porch was a mid to late twentieth century addition built slab-on-grade.

STAFF DISCUSSION

New additions on historic structures should always be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering

secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

Staff discussion about each of the proposal items is outlined below:

#1 Demolish the existing, non-contributing, (c. 1960s) one-story side addition protruding from the historic front elevation and return this elevation back to its original configuration.

Staff fully supports the return of this elevation as the primary elevation of the house. The applicants will be presenting a landscape plan in the future that will provide a walkway to this elevation, which will further strengthen this elevation's prominence. Staff recommends approval.

#2 Construct a one-story, gallery and bedroom/bathroom addition protruding from an existing window on the north (historically side) elevation. The existing window will be utilized on the south (currently front) elevation replacing the existing non-original glazed door.

The proposed addition along the north elevation will be attached to the main building by removing an original window and converting it into a door. The original window to be removed will be re-used on the south (currently front) elevation, returning the front (historically side) elevation back to its original configuration. The proposed design does not significantly alter or obscure the character defining features of the building and staff feels that it is a completely reversible change. Additionally, this massing since it is completely disconnected from the main house reads like an outbuilding that has been connected to the main house. Staff fully supports the reuse of the window on the front (historically side) elevation of the house replacing the Colonial Revival door. This modification helps to redefine this elevation as a secondary elevation. Staff recommends approval.

#3 Construct a new mudroom entry along the west elevation (historically rear) elevation.

This elevation is considered the historic rear elevation of the house. The Commission strongly supports additions to the rear/secondary elevations of a historic building. Staff recommends approval.

#4 Enclose the existing open porch along the south (currently front) elevation. This open porch was a mid to late twentieth century addition built slab-on-grade.

In the preliminary consultation, the Commission recommended to the applicant to enlarge their house through the use of an addition in this location. After research done by the applicant's architect, it has been determined that the open porch and its enclosed

massing underneath were constructed in the 1920s (see architect's research on circle). Staff does not object to the proposed enclosure of this out-of-period open-porch.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b)1, 2 and 3:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district,

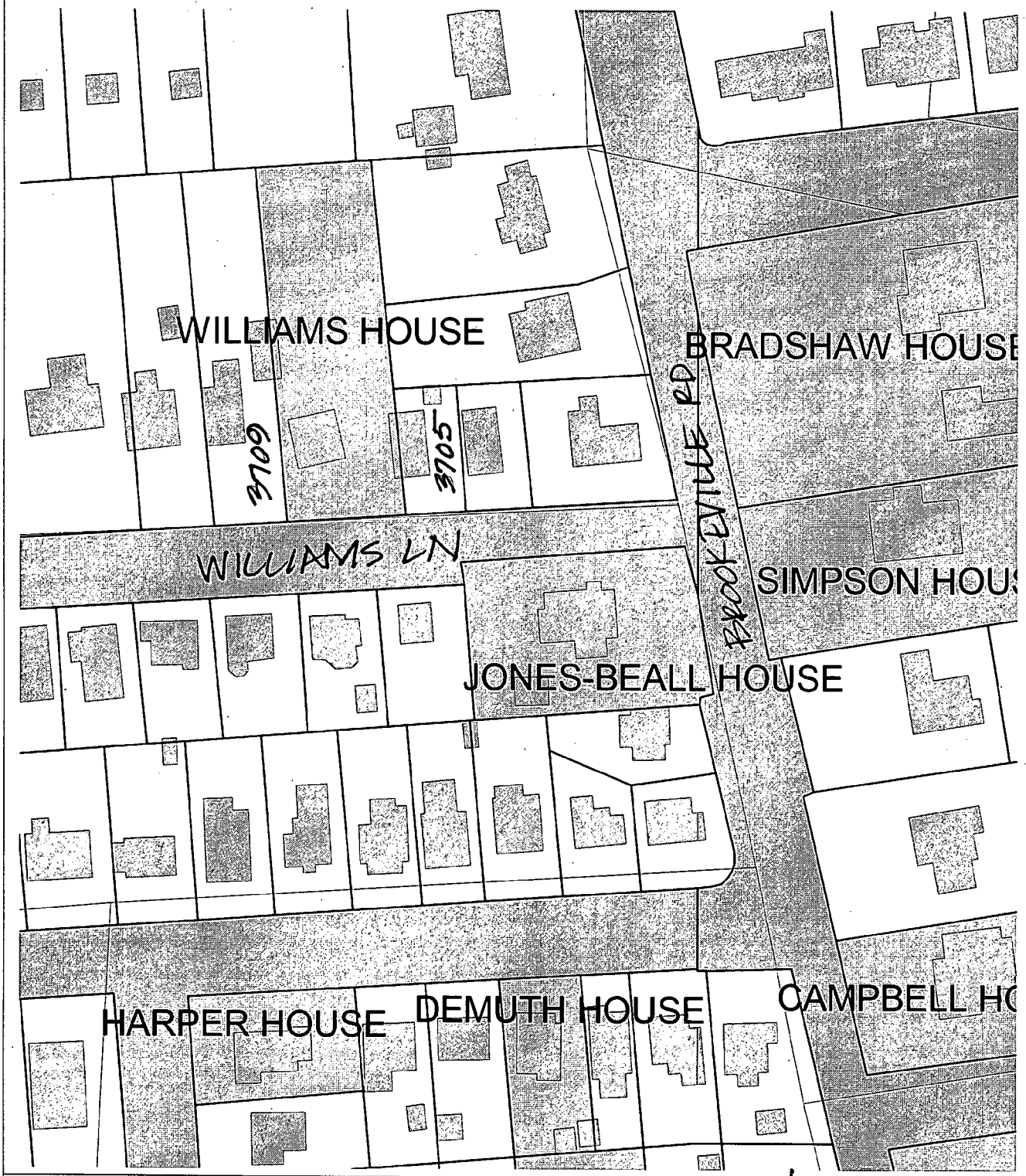
The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's Standards for Rehabilitation.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

3707 WILLIAMS LANE



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Scale: 1" = 100'



Casual User Application



M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

12

8. Significance

Survey No. M:35:13-3

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1900-	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian	
	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater	
	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation	
	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)	
		<input type="checkbox"/> invention			

Specific dates: 1887; 1893 Builder/Architect:

check: Applicable Criteria: A B C D

and/or

Applicable Exceptions: A B C D E F

Level of Significance: national state local

HISTORICAL CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s): Architecture and Community Planning

Resource Type: Individual

Category: Residential

Historic Environment: Suburban

Historic Function(s) and Use(s): Residential

Known Design Source:

(13)
400

CONTINUATION SHEET

M:35:13-3 John M.C. "Clayton" Williams House
3707 Williams Lane
Section 8:2

The Clayton Williams House, which was built by 1887 and was probably enlarged in 1893, is historically significant as the residence of an established local family. It was built before the Chevy Chase Land Company transformed the region. The development of the Williams property has influenced the character of Williams Lane and helped lead to the establishment of the Otterbourne community. Both areas developed independent of, yet to some extent ultimately influenced by, the Chevy Chase Land Company. The property's orientation toward Brookville Road reflects the importance of this early thoroughfare.

The Clayton Williams House itself is architecturally significant as a vernacular Gothic Revival residence, a house type that is typical of post Civil War rural residential architecture yet is uncommon in the now highly developed Chevy Chase/Bethesda area. It was originally built on a 32 3/4-acre parcel of land lying west of Brookville Road which had been part of the No Gain estate (Resource #35/69). In 1865, No Gain was subdivided into three sections, Lots A, B, and C. Lot C, the property in question, was the eastern portion of today's Section 5. Lot A was a 90-acre parcel which included the western halves of today's Section 3 and Section 5. Lot B was the eastern part of Section 3. (See Figure One)

The 32 3/4-acre parcel (Lot C) was purchased by Clayton Williams for \$1,280 in 1883. It was sold at an auction to settle the estate of Samuel Anderson, owner of the No Gain estate, who had owned the property since 1868. The sales notice described it simply as "32 acres of land, well wooded and watered, Situated 6 miles from Washington DC and about 2 miles from Linden Station on the Metropolitan Railroad."²

John M. C. "Clayton" Williams grew up in the Bethesda/Chevy Chase area on a 212-acre farm west of Wisconsin Avenue which his father, Richard Williams, had owned since 1833. The Williams Farm, located on the "Friendship" tract, was later developed and became the Somerset community. In 1875, 28-year-old Clayton purchased the 90-acre tract described above. There was already a residence on that property, the former Hodges House, as shown on maps of 1865 and 1867. By 1878, when G. M. Hopkins compiled his map of the Bethesda District, "J.C. Williams" was living in or near the Hodges House. Thus, when the 32-acre property came on the market, the sales notice stated that it was "adjoining the lands of Messrs. Edgar P. Watkins, Clayton Williams and others."³

²Samuel B. Anderson had purchased the 32 3/4 acre parcel from Hodges' estate in 1868. Equity Court Judgement EBP 4:99-150, cited in LeoGrande, No Gain, CCHS manuscript. Deed 33:353 (1883).

³Deed BS 5:572 (1833); Deed EBP 14:380 (1875). Richard Williams farm described in Offutt, *Bethesda: A Social History*, p.232. Also see Somerset Historic District, M-NCPPC File.

CONTINUATION SHEET

M:35:13-3 John M.C. "Clayton" Williams House
3707 Williams Lane
Section 8:3

Clayton Williams built his house in 1887 when he married Eliza Ellen Renshaw. The Williams house is shown on the Fava Naeff map of 1890. The Chevy Chase Land Company, in 1890, bought the adjoining 90 acre parcel (Lot A) that had been owned by Williams and where he had resided previously.⁴ In addition to Lot A, the Land Company also acquired old Lot B, which together were known as the Hamilton Tract (see Figure 3).⁵

Tax records show that the first improvements made to the 32 3/4-acre Williams property c1887 were assessed at a modest \$200. Additional improvements of \$700 were made in 1893, either additions to the house and/or construction of a barn or outbuildings.⁶

In 1892, Clayton Williams sold 14 acres, the southern portion of his tract, to developer John Frank Ellis who created Otterbourne, platted in 1894. Clayton and Eliza Williams retained 17 acres with their house. Their property included a substantial barn and outbuildings, as well as another dwelling located west of the main dwelling which is now 3806 Williams Lane. This structure, a vernacular Victorian house with Queen Anne style features built c1895 was the residence of Clayton's older unmarried sister, Laura Williams.⁷

Williams Lane was originally a private access road used by the Williams family to get to the various buildings on the property. In 1898, Clayton Williams sold a non-family member, Frank Simpson, a 1/5 acre lot. Simpson built a house on the Lane by the end of 1898, the first outsider to do so. The road is shown on a 1915 map, by which time five structures had been built. The Chevy Chase Land Company attempted to change the name of the road to Virgilia Street to make it compatible with the cross street west of Connecticut Avenue, but the Williams

⁴Deeds EBP 14:380 (1875) & Equity Case 189. The 1979 MHT form incorrectly states that the Williams Farmhouse, 3707 Williams Lane, was built c1875 on a 90-acre tract of land. Manuel, *Marriage Licenses of Montgomery County, Maryland, 1798-1898* (1987). CCLC purchase information from LeoGrande, p.13. Hattie Blum, a former owner of the Williams House, wrote "Brookeville Road and Williams Lane...Historical Fiction Based on Actual Records" in 1872. According to this paper, the Williams farmhouse (3707 Williams Lane) was built by Richard Williams by c.1840. This false information was repeated in William Offutt's Bethesda: A Social History (p. 156).

⁵The 90-acre tract, which was later bisected by Connecticut Avenue, ran from Bradley Lane at the south to Aspen Street at the north.

⁶Tax assessment records, Maryland State Archives.

⁷ See Inventory Form for M:35/76 Williams-Wirgman House. Deed JA 36:198 (1892). Otterbourne, Plat Book 1:1 (1894).

CONTINUATION SHEET

M:35:13-3 John M.C. "Clayton" Williams House
3707 Williams Lane
Section 8:4

Lane name was too much embedded in people's memories to change.⁸

In 1905, the Williams House was valued at \$2,500, the barn at \$1,000 and various outbuildings at \$200 total. The 17 acres of land were worth \$11,900 (\$700 per acre).⁹

John M. C. Williams died on March 15, 1905. His heirs, widow Eliza and sisters Bettie Offutt and Laura Williams, could not agree on a division of the land, so a settlement was made in Equity Court. In September 1905, Eliza was allotted 4 acres of land including the house at 3707, described as a "dwelling in which she resides," and the barn and outbuildings. Bettie Offutt and Laura Williams subsequently divided the remaining land between themselves.¹⁰

By 1912, the house was inhabited by William Lyles Offutt, nephew of Clayton and son of Bettie and William Grindage Offutt. In 1919, Bettie and husband Willie G. Offutt formally conveyed the house and a half-acre lot to their son, William Lyles Offutt. Offutt, a carpenter and painter, lived here with his wife Lilian Troth Offutt. He was also a county assessor for Chevy Chase in the 1920s. The sale of the property in 1928 marked the end of a 40 year period of residency by the Williams family. In 1923, the Chevy Chase Land Company platted the land west of the Williams tract which was known as Section 5. This plan effectively extended Williams Lane with Connecticut Avenue, adopting the same name in the CCLC land record.¹¹

⁸1915 Caldwell Map. CCLC's 1915 Map by Thos. J. Fisher shows the road designated Virgilia Street. The name did not hold.

⁹Deed JA 36:198 cited in Equity Case 189. Plat of Otterbourne, Plat Book 1, p.1. Equity Case 2172, Judgement Record JLB 3: value of property (p125); Simpson deed TD 2:255 cited (p114). See MHT forms for Resource #35/77, Frank Simpson House (3807 Williams Lane), and #35/76, Williams-Wirgman House (3806 Williams Lane) for more on these properties.

¹⁰Equity Case 2172, Judgement Record JLB 3:109. Monetary values of the property given above. Deed 184:191, October 1905. (It is not known when Eliza Williams died. Evidently, she had bequeathed the property to her sister-in-law Bettie Offutt.)

¹¹Deed 180:487 was made 2/10/1905 but was not recorded until 4/4/1905. In 1905, William Lyles Offutt had acquired a 0.47 acre lot from his uncle and aunt, Clayton and Eliza Williams, believed to be 7506 Brookville Road. (Deed 467:344). John M. Clayton Williams died 3-15-1905. Deed 290:162 (1919). Deed 467:344 (1928). Plat Book 3:254.

CONTINUATION SHEET

M:35:13-3 John M.C. "Clayton" Williams House
3707 Williams Lane
Section 8:5

A barn from the Williams farm still stands today, though it has been converted into a residence. From 1910 to 1912, the loft of this barn was the gathering place for members of the Orem, Simpson, and Troth families, forming the beginning of the congregation that became the Chevy Chase United Methodist Church. The Williams barn, separated onto its own lot, was converted into a three-bedroom residence. Horace Troth is credited with moving the barn from near Williams lane, turning it 90 degrees and setting it parallel to the street and converting it to a three-bedroom residence, now 3713 Williams Lane. By 1920, realtor Dion Kerr and family were living there.¹²

According to one account, the property was purchased by a Robert Browning in 1931 who is credited with enlarging the basement from a single room under the kitchen ell to a larger size to accommodate a modern oil furnace. He also enhanced the yard with boxwood at the front and a magnolia tree in the rear.

From 1938 to 1950, the Williams house was owned by Colonel Mason Pritchard, who installed an antique mantelpiece in the living room. Later owners include Andrie Knutson (1950-1957) and Robert and Hallie Blum (1957-1978). The present residents, Lars Hanslin and Rebecca Laird, have owned the property since 1978.¹³

c35-13-3

¹²Blum p.5. 1920 Census: 1927 Polk's Director; 1927 Sanborn map. "Chevy Chase Methodist Church," file at Chevy Chase Historical Society: 9-25-87 newsletter with photograph of former Williams Barn converted to residence. Homer Smith, "75th Anniversary: Chevy Chase United Methodist Church," 1987.

¹³ This information comes from Hallie Blum's 1972 article; however, this source contains inaccuracies about the early history of the house. The later history is more reliable though caution is still needed. The 1941 Klinge map confirms Pritchard as owner. Deed 5199:811 (1978).

Clayton Williams House, 3707 Williams Lane (35/13-3)

Laura Williams House, 3806 Williams Lane (35/76)

Tax Assessment Records

Key: ■■■■

Maryland State Archives, Series T221, Fourth Election District (Rockville & Bethesda)

Date					Improve ments	Private Securities	Live Household stock	Household Furniture	Other Property	Transfer
1885*	Jno M C Williams	Pt of Aspin Grove Pt of Rutledge	90 acres 32 acres	\$40/ac \$40/ac	\$900 -----		\$240	300	264 Plate: 36	
1887*	Jno M C Williams	Pt of Rutledge	32 acres	\$40/ac	\$200	\$1480	\$240	300	264 Plate: 36	
1893* p.140	Jno M C Williams	Pt of Rutledge	17 1/2 ac.	40/ac	200 <i>AD 1893:</i> 700	900 1600				
1895*	Jno M C Williams	Pt of Rutledge			900 <i>AD 1895:</i> 1500 ■■■■		240	300	264 Plate: 36	
1898 ⁺	Jno M C Williams	Rutledge	18 ac.	75/ac	3000	1465	150	100	35	
1900 ⁺	Jno M C Williams	Rutledge	18 ac.	75/ac	3000	850	150	100	35	
1905 ⁺	Jno M C Williams	No Gain and Rutledge	17 1/2 ac.	75/ac	3000	850	150	100	35	To: Laura Anna Williams 4 ac Eliza E Williams 3 1/3 ac Bettie Offutt Bal[ance]
1906 ⁺	Eliza E Williams Bettie Offutt	No Gain/Rutledge No Gain & etc. Equity 2172	3 1/3 ac 8 1/3 ac 1 6/10 ac	75/ac 75/ac 75/ac	1550 ----- -----					From J M C Williams From J M C Williams From J M C Williams
1906 ⁺	Laura Anna Williams	No Gain & Rutledge	4 ac	75/ac	1500 ■■■■					From J M C Williams

*=Volume 1876-1896

+ =Volume 1896-1906

Clare Lise Cavicchi

10-1998

g:\preserve\chchase\c35-13-3tx

18
2/2

CONTINUATION SHEET

M:35:13-3:John M.C. "Clayton" Williams House
3707 Williams Lane

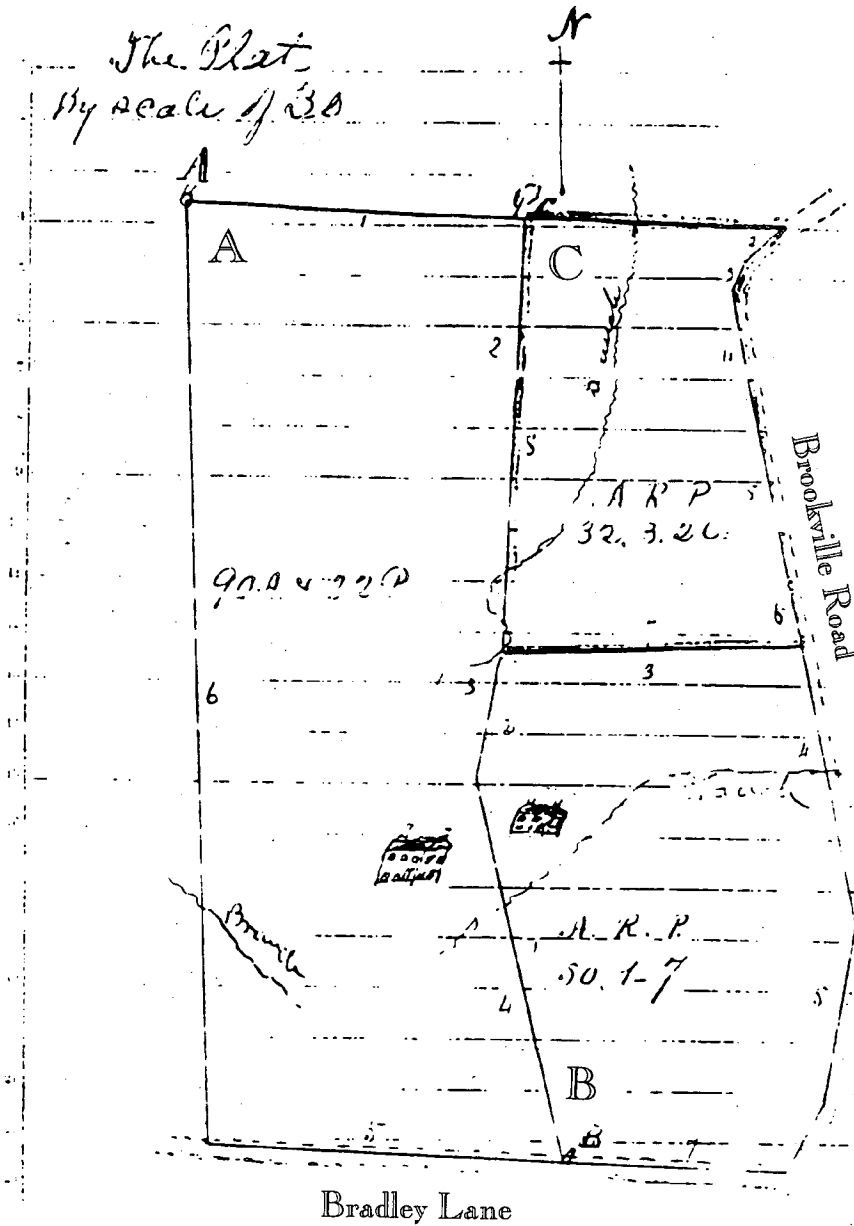


FIGURE ONE

1867 Plat showing 33-acre Lot C, later purchased by Clayton Williams.

Source: William M. Leo Grande

No Gain manuscript (1997): Equity Judgement EBP 1:202

CONTINUATION SHEET

M:35:13-3:John M.C. "Clayton" Williams House
3707 Williams Lane

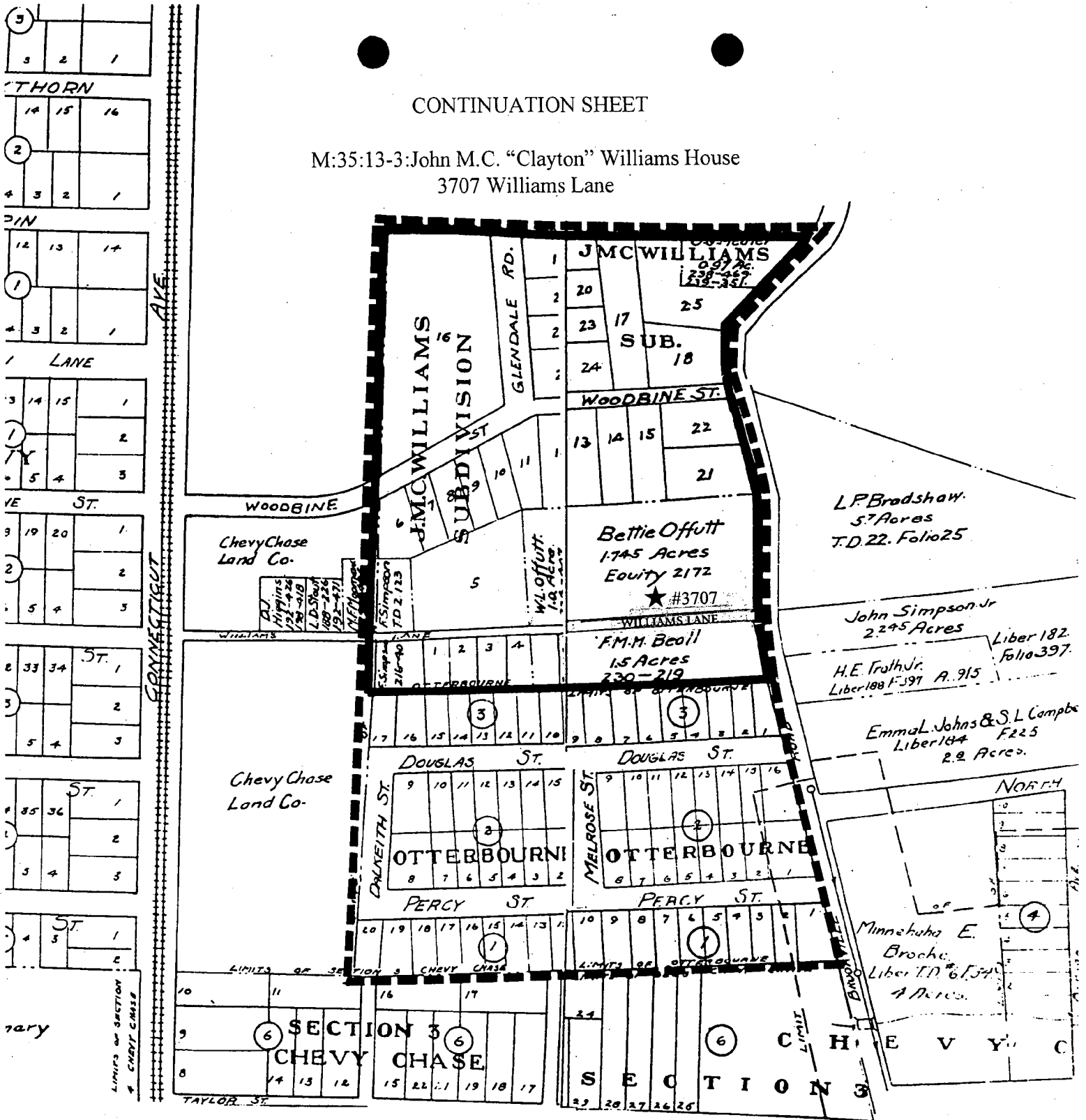


FIGURE TWO

CLAYTON WILLIAMS' LAND

- Williams' original 33 acre tract (old lot C)
 - 17 Acres subdivided in 1894 sale of Overbourne
- Source: 1917 Deets & Maddox Real Estate Atlas

CONTINUATION SHEET

M:35:13-3 John M.C. "Clayton" Williams House
3707 Williams Lane

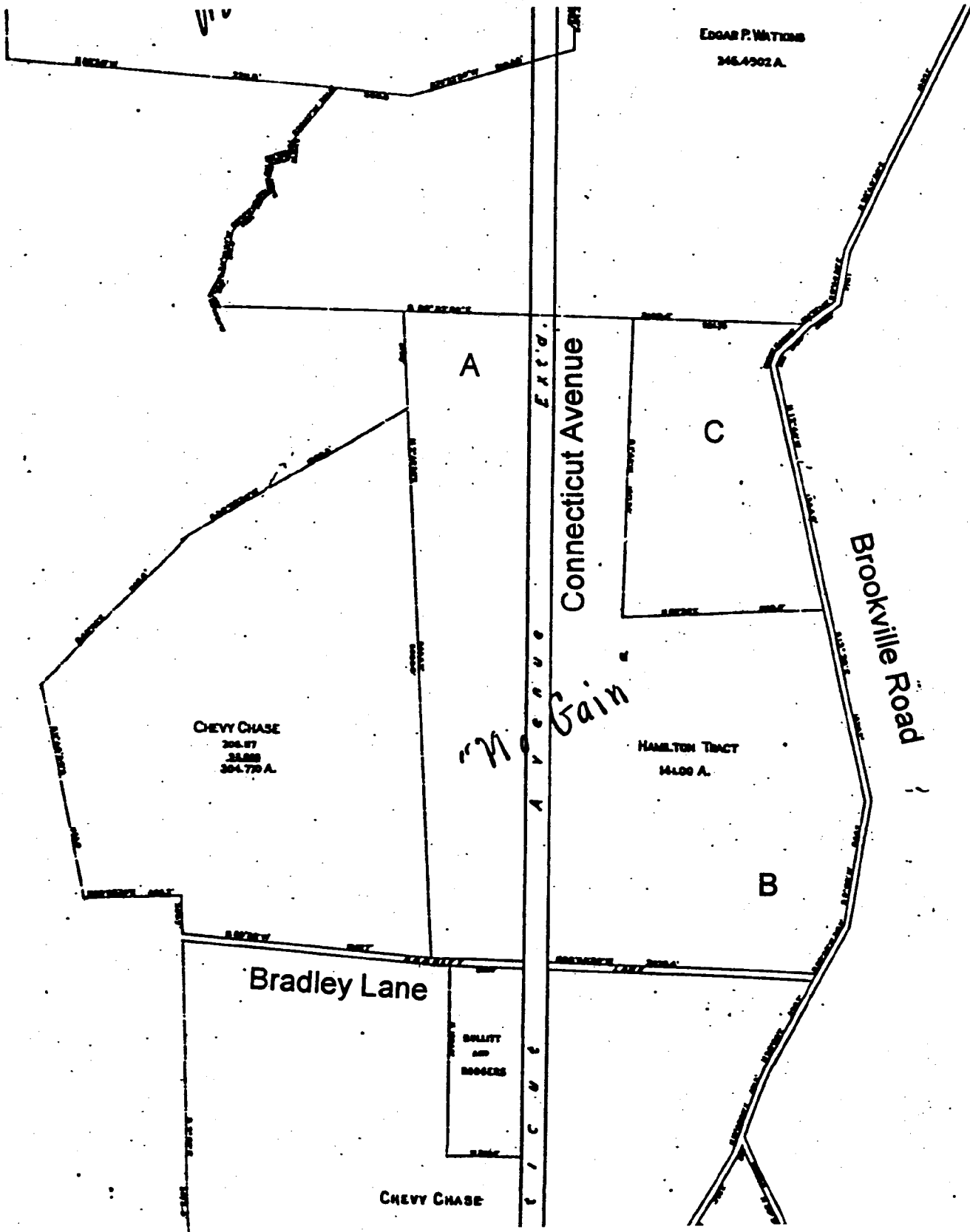


FIGURE THREE

1894 map showing 33-acre Lot C where Williams built his house in 1887. In 1890 the Chevy Chase Land Company acquired Lots A and B, known together as the Hamilton Tract. Source: Thos. J. Fisher & Co. Map. William LeoGrande, No Gain manuscript, 1997.

21

SOURCE: SEZ 5
CORPES. FILE
WILLIAMS HOUSE
3707 WILLIAMS LN.

FILE NO. 1951

SURVEY OF
PART OF A TRACT CALLED 'NO GAIN, BEING'
PARCEL IN UNSUBDIVIDED BLOCK IN SECTION 5
CHEVY CHASE
MONTGOMERY COUNTY
MARYLAND

PROPERTY OF HOME OWNERS' LOAN CORPORATION
SCALE: 1"=30'
OCT. 3, 1938

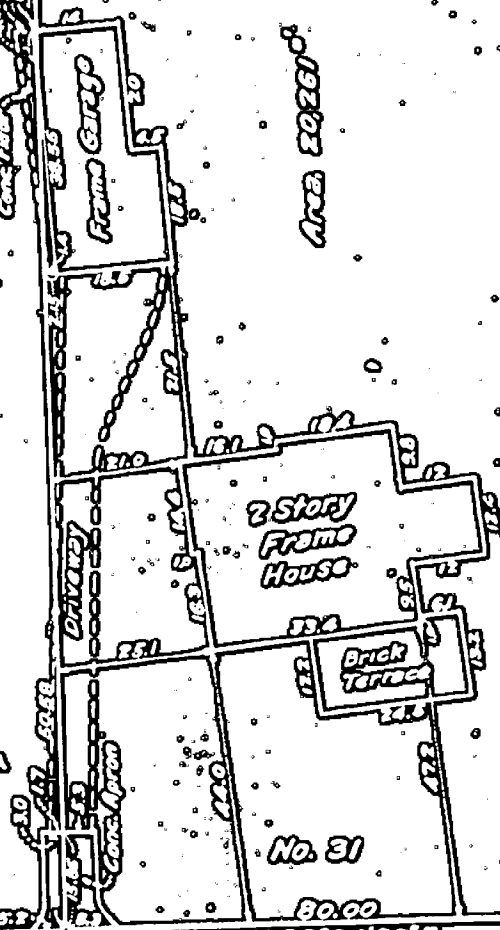
R. W. BERRY
CIVIL ENGINEER
7005 MEADOW LANE
CHEVY CHASE, MD.

Enroachments over west boundary
Cons. Lanes
S. 9155.07'
725.90'

S. 65246' W
80.00'

AREA 20,261.0'

753.64'
N. 93.51' 30" W



1005.06' to Corner of Williams Lane

N. 86° 04' 30" E

WILLIAMS

LANE

23.0

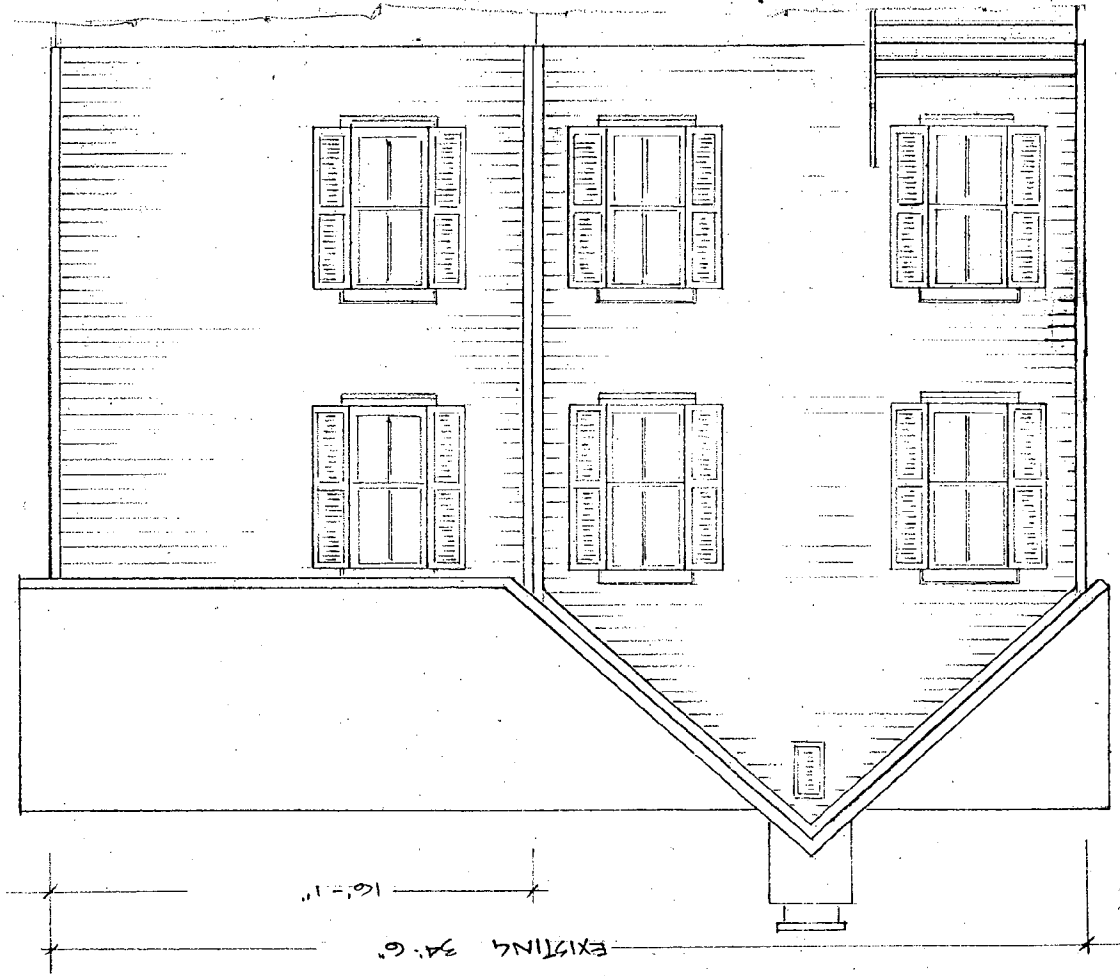
HANSLIN/LAIRD RES

3707 WILLIAMS LANE
ZHEVY CHASE, MD.

13 FEB 03

SCALE 1/4" = 1'-0"
DWG BY A.P. MARTIN

NORTH ELEVATION



HANSLIN - LAIRD RESIDENCE

3707 WILLIAMS LANE, CHEVY CHASE, MARYLAND

RENOVATIONS AND ADDITION TO EXISTING RESIDENCE

PETER S. KRAEMER AIA, ARCHITECT

413 MANSFIELD ROAD, SILVER SPRING, MARYLAND 20910

(301) 585-6710

pgkraemr@bellatlantic.net

PROJECT SCOPE:

1. REMOVE EXISTING 12' X 12' FRAME ADDITION ON EAST SIDE
2. ADD ONE STORY BEDROOM ADDITION, NORTH SIDE
3. ADD NEW "MUD ROOM" ENTRY, WEST SIDE
4. ADD NEW PLAN AREA TO SECOND FLOOR, SOUTH WEST CORNER

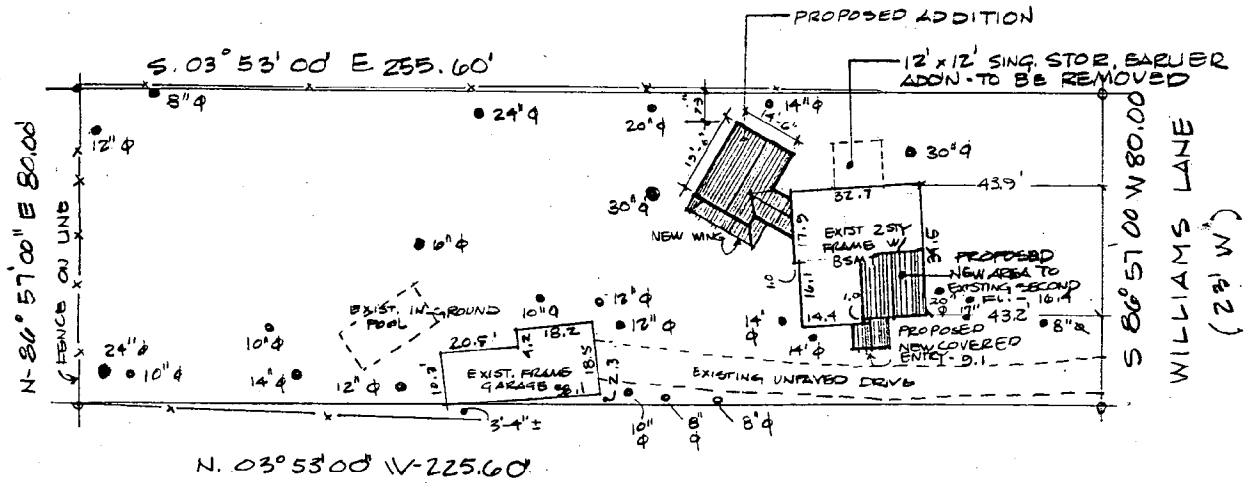
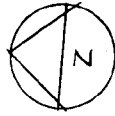
DRAWING INDEX:

- C: COVER SHEET
- S-1: SITE PLAN
- A-1: NEW BEDROOM ADDITION PLAN
- A-2: WEST ELEVATION
- A-3: SOUTH ELEVATION
- A-4: EAST ELEVATION
- A-5: NORTH ELEVATION
- A-6: SECOND FLOOR PLAN: NEW WORK
- A-7: ORTHOGRAPHIC VIEW

① REV. ADD SHEET A-7: ORTHOGRAPHIC VIEW.

HANSLIN, LAIRD RESIDENCE		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED 5/5/04
COVER SHEET		
PETER S. KRAEMER AIA, ARCHITECT		DRAWING NUMBER C-1

176



① REV. ADD LOCATIONS OF TREES GREATER THAN 6.0\"/>

<p>HANSLIN, LAIRD RESIDENCE 3707 WILLIAMS LA, CHEVY CHASE, MARYLAND</p>		
<p>SCALE: 1" = 30'-0"</p>	<p>APPROVED BY:</p>	<p>DRAWN BY PSE</p>
<p>DATE: 4/21/04</p>		<p>REVISED 5/5/04</p>
<p>SITE PLAN</p>		
<p>PETER S. KRAEMER AIA ARCH</p>		<p>DRAWING NUMBER S-1</p>

210

12

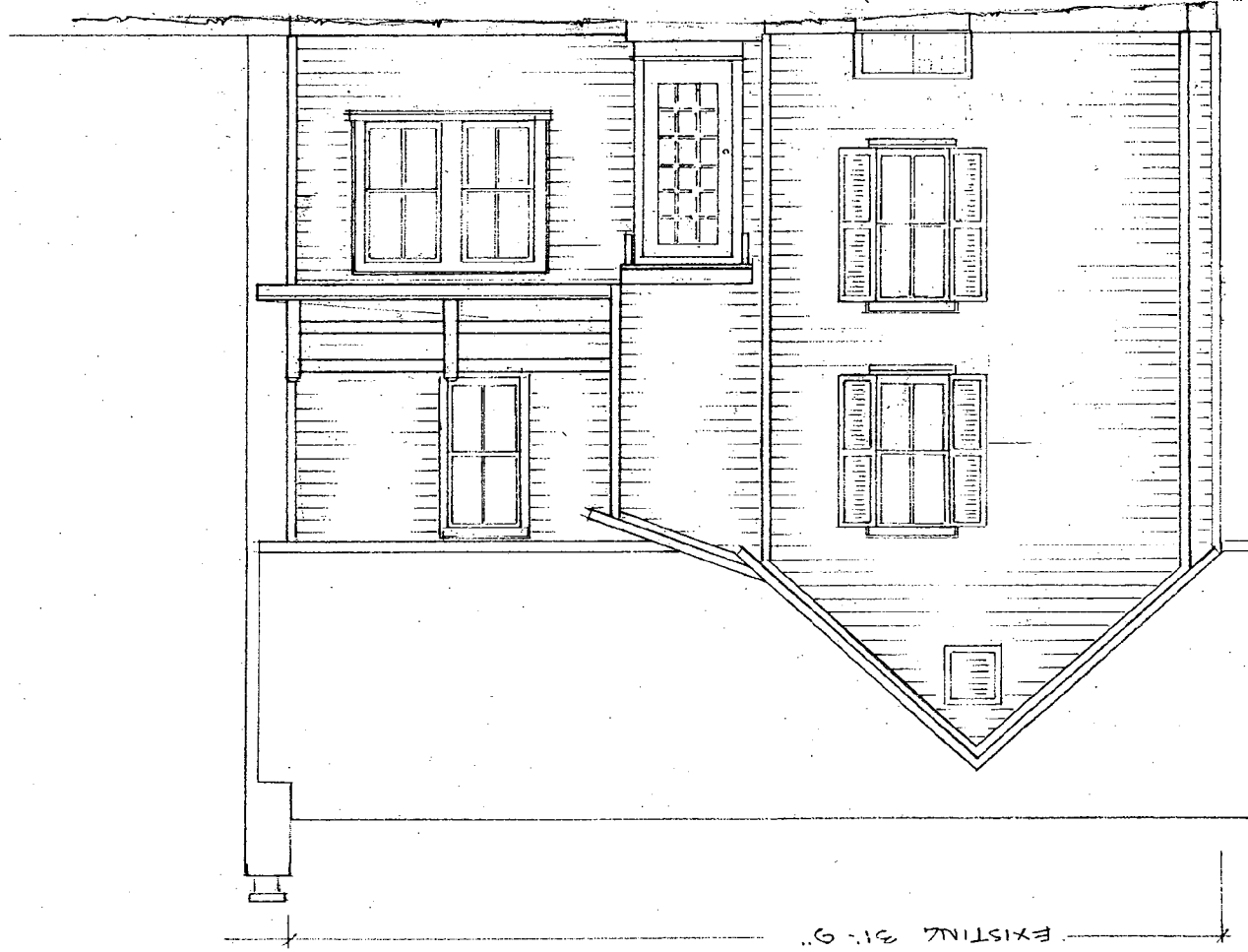
HANSLIN/LAIRD RES.

3707 WILLIAMS LANE
CHEVY CHASE, MD.

13 FEB 03

SCALE 1/4" = 1'-0"
DWG. BY A.P. MARTIN

WEST ELEVATION





HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PSK
DATE: 4/21/04		REVISED:
WEST ELEVATION		
PETER S. KREMER AA, ARCH		DRAWING NUMBER: A-2

28



SOUTH ELEVATION FACING WILLIAMS LANE

HANSLIN/LAIRD RES. 3707 WILLIAMS LANE
CHEVY CHASE, MD.

13 FEB 03 SCALE 1/4" = 1'-0"
DWG BY M.P. MARTIN

29



EXISTING WINDOW RELOCATED TO NEW 2ND FL SPACE

7'-3"
MUD ROOM/ENTRY

REPLACE EXIST. DOOR W/
WINDOW RELOCATED FROM
NORTH ELEVATION

HANSLIN, LAIRD RESIDENCE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PEK	
DATE:		REVISED	
SOUTH ELEVATION			
PETER S. KRAMER AIA, ARCH.			DRAWING NUMBER A-3

(14)



EXISTING HOUSE

N E W

3707

RESTORED FRONT ENTRY

EXIST. 12' x 12'
ADDITION TO BE
DEMOLISHED

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK
DATE: 9/21/04		REVISED
EAST ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-4

140

EXISTING RES.



NEW BED ROOM WING

76 3"
MUD ROOM (NEW)

HANSLIN, LAIRD RESIDENCE

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

APPROVED BY:

DRAWN BY PSK

DATE: 4/21/04

REVISED

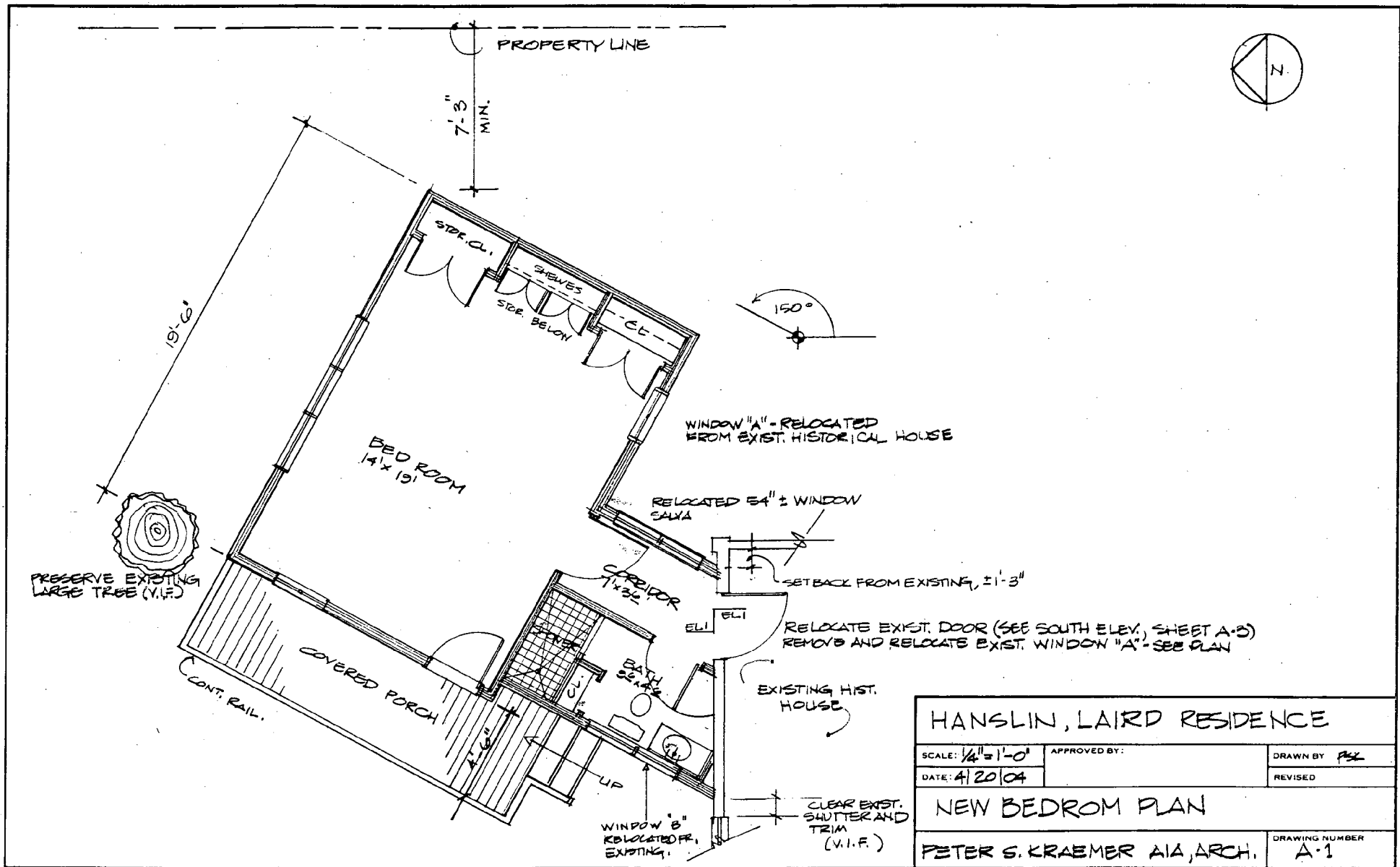
NORTH ELEVATION

PETER S. KRAEMER AIA, ARCH.

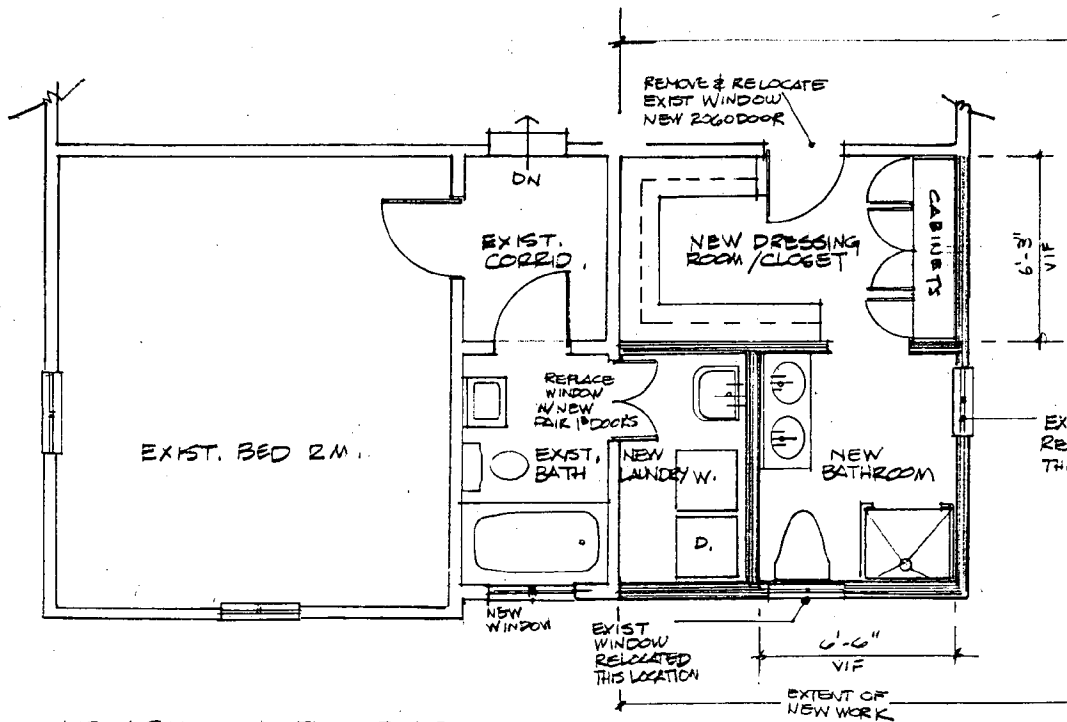
DRAWING NUMBER

A5

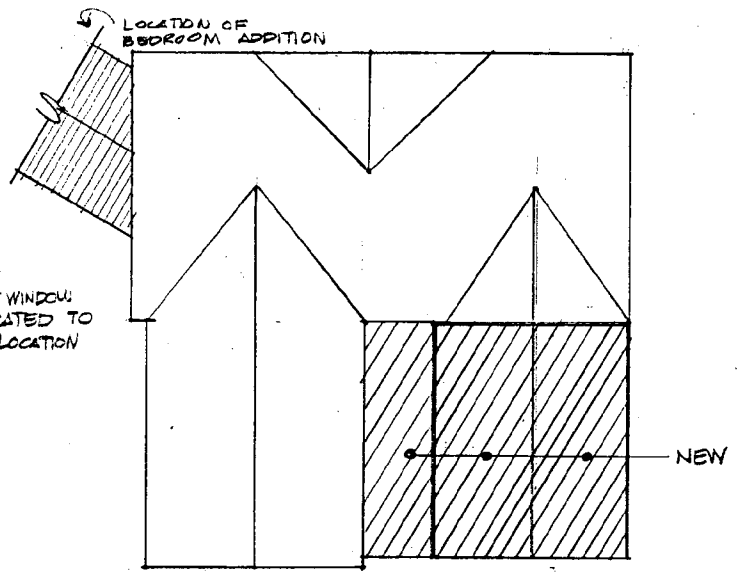
PSK



PKC



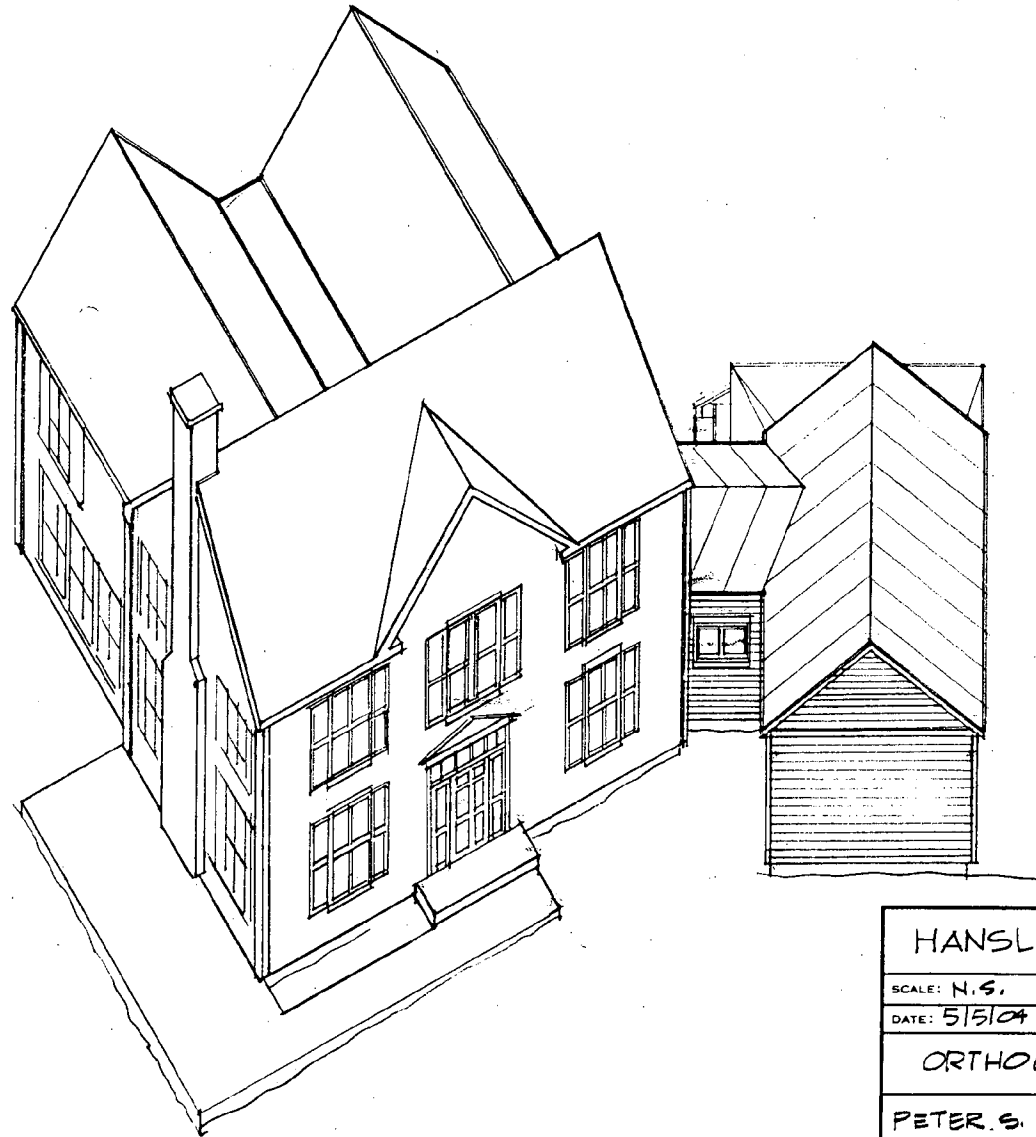
NEW SECOND FLOOR AREA
 $\frac{1}{4}'' = 1'-0''$



ROOF PLAN W/ NEW 2ND FL. AREA
 $\frac{1}{8}'' = 1'-0''$ (PLAN OPS.)

HANSLIN, LAIRD RESIDENCE		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: PSC
DATE: 4/21/04		REVISED
2ND FL. PLAN: NEW WORK		
PETER S. KRAEMER AIA, ARCH.	DRAWING NUMBER: A6	

76



HANSLIN, LAIRD RESIDENCE

SCALE: N.S.

APPROVED BY:

DRAWN BY PSK

DATE: 5/5/04

REVISED

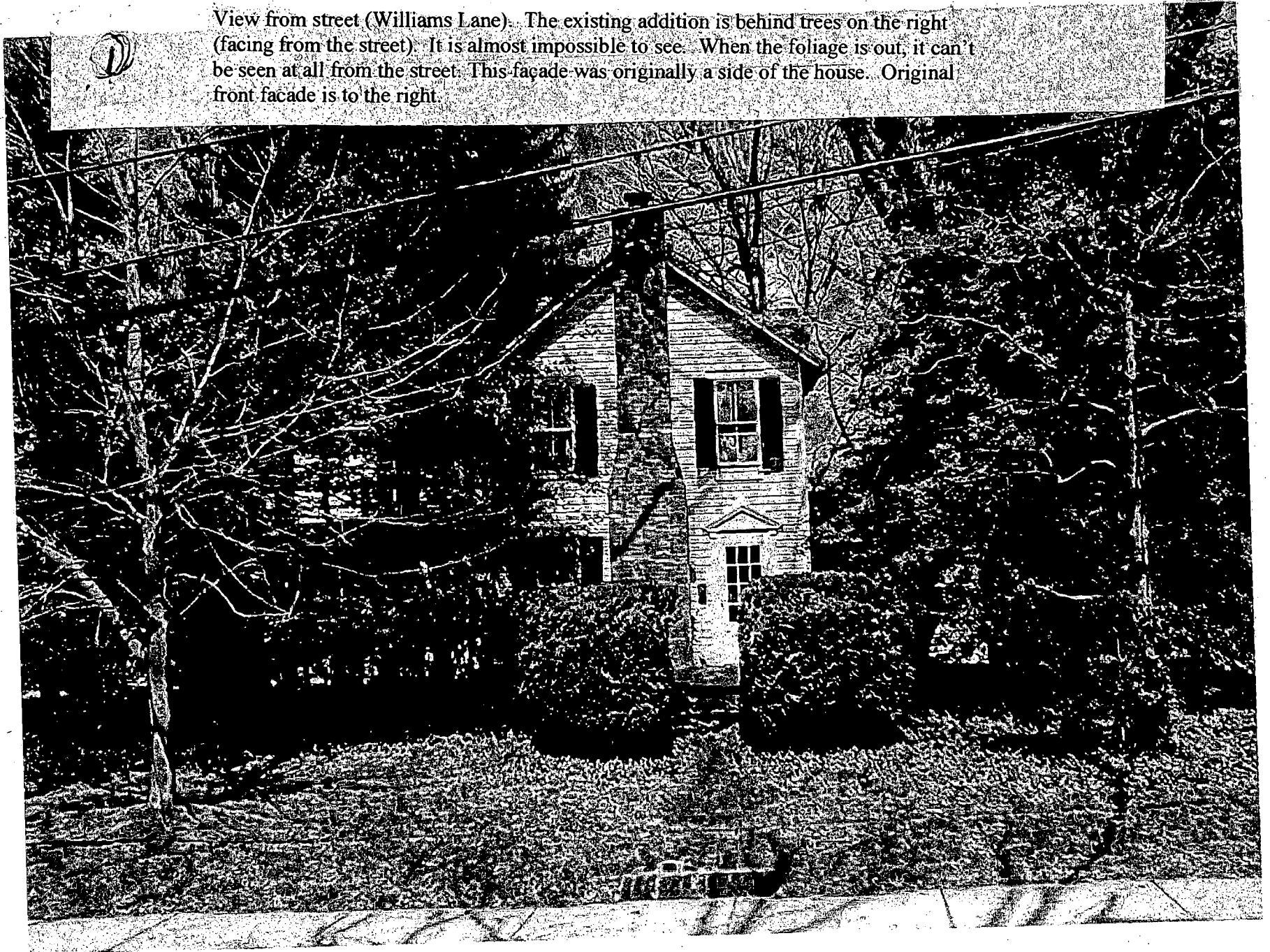
ORTHOGRAPHIC VIEW

PETER S. KRAEMER AIA, ARCH.

DRAWING NUMBER
A7

35

View from street (Williams Lane). The existing addition is behind trees on the right (facing from the street). It is almost impossible to see. When the foliage is out, it can't be seen at all from the street. This façade was originally a side of the house. Original front façade is to the right.

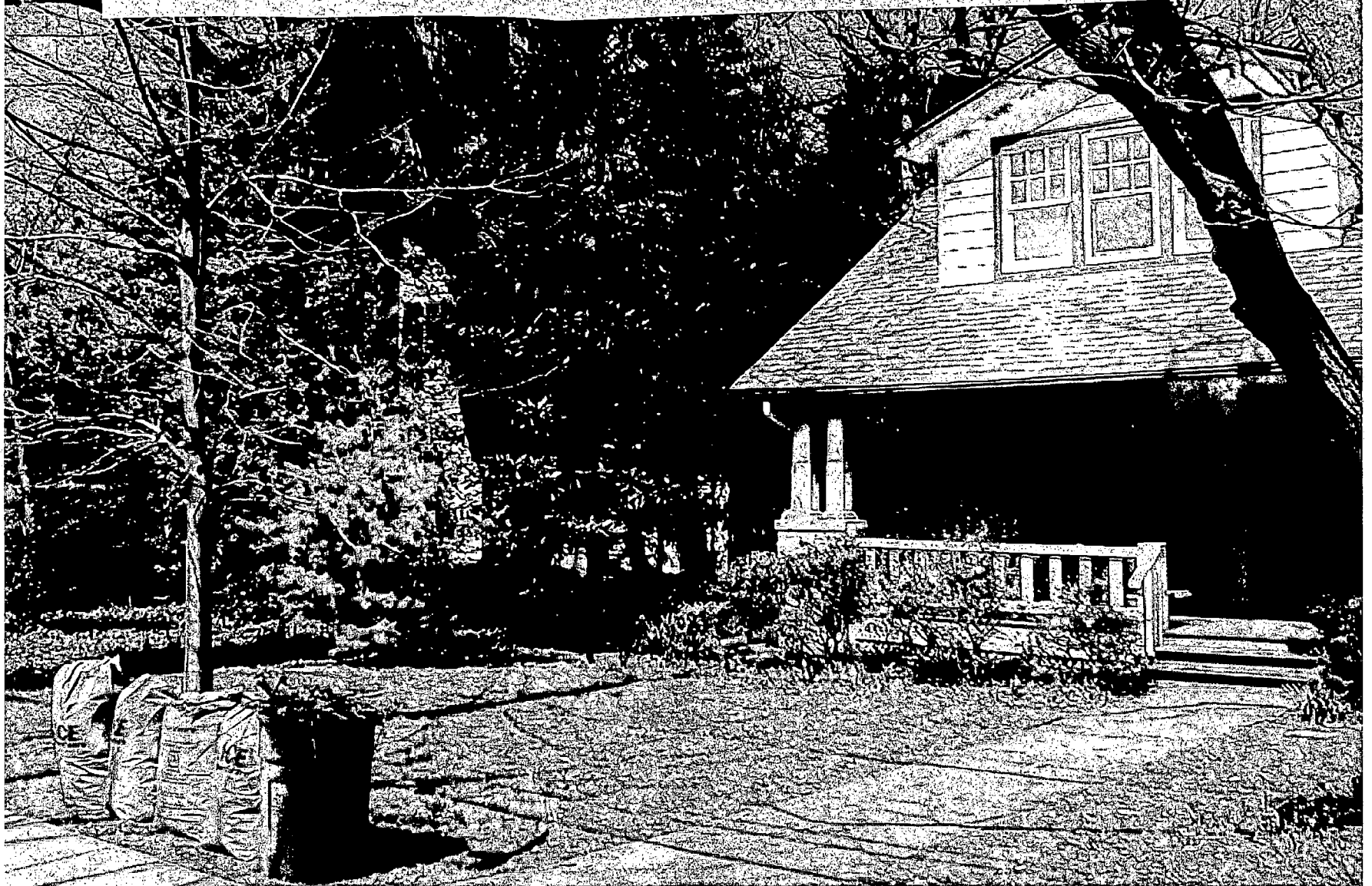


OK

54

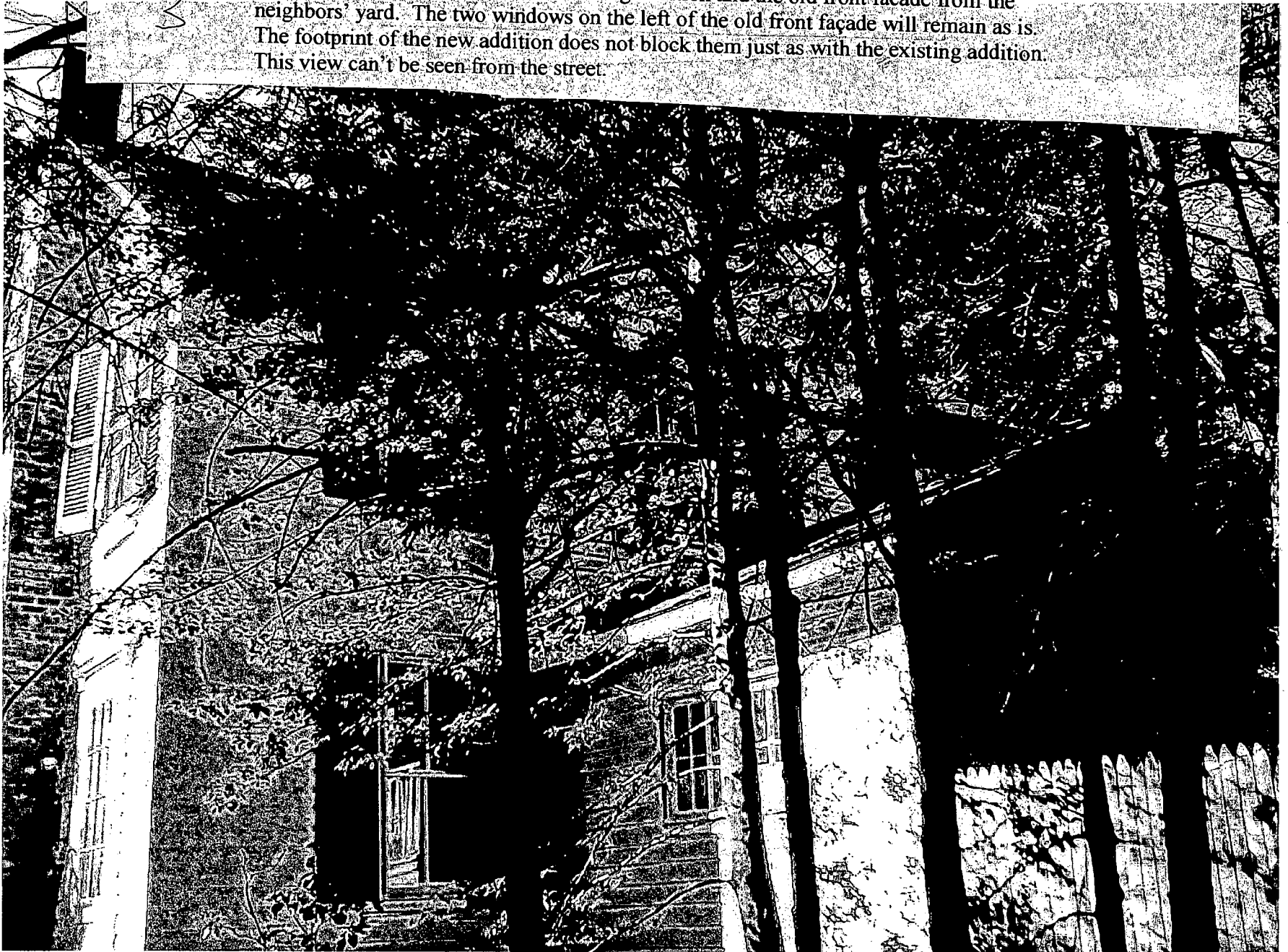
2

View from Williams Lane from in front of the house immediately adjacent to the existing addition. Our house is to the left. The old front façade of our house is behind the trees. It is virtually impossible to see the existing addition or the original front façade of the house from the street.



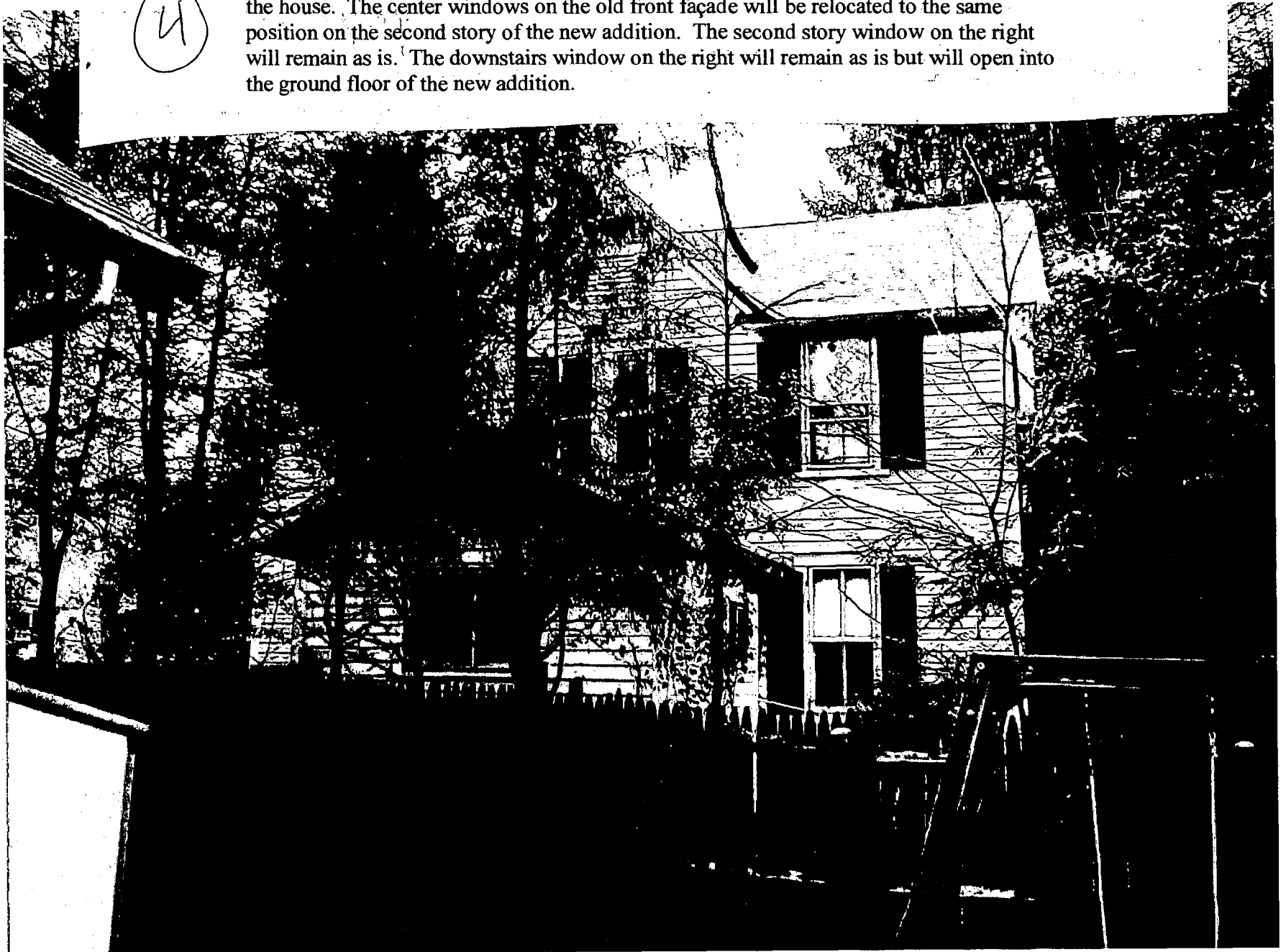
37

3
Close-up view (street side) of the existing addition and the old front facade from the neighbors' yard. The two windows on the left of the old front facade will remain as is. The footprint of the new addition does not block them just as with the existing addition. This view can't be seen from the street.



4

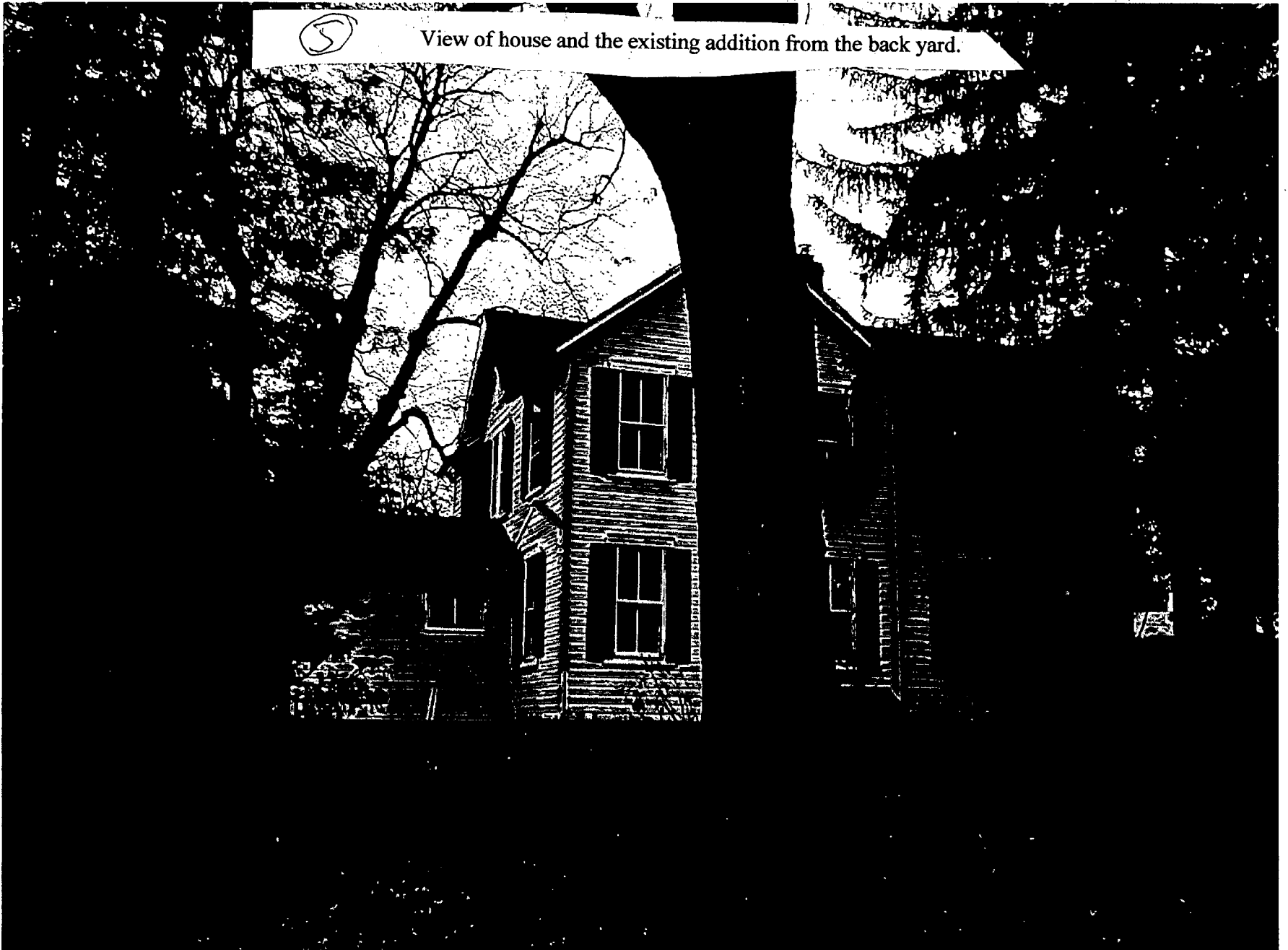
View of the old front facade and existing addition from the neighbor's back yard. The neighbor's yard is the only place anyone can see what remains of the original facade of the house. The center windows on the old front facade will be relocated to the same position on the second story of the new addition. The second story window on the right will remain as is. The downstairs window on the right will remain as is but will open into the ground floor of the new addition.



4

5

View of house and the existing addition from the back yard.



5

6

View looking down the yard from where the back wall of the new addition will be. The new addition will not impact the historic setting of the back or front yards.



17

1 after we hear several of these preliminaries.

2 So, we'll hear Case A then. Could you give us a
3 Staff report, please?

4 MS. NARU: Case A is a preliminary consultation
5 for the property at 3707 Williams Lane in Chevy Chase. This
6 is a Master Plan site; the Williams house. The proposal is
7 to demolish the non-historic addition and add a two-story
8 new addition onto the house.

9 The proposal -- Staff has some concerns about the
10 proposal as presented. The current one-story addition is a
11 one-story addition and the proposal, obviously, is a two-
12 story addition. The concern is that the historic elements
13 of the building; specifically a paired window, will be
14 covered up with the proposed addition. They are proposing
15 to remove it and reinstall it in the gable end of this new
16 addition, but we still feel that it's a concern. That's not
17 generally what we'd like to see is a change of materials
18 like that.

19 The applicants are here this evening. I do have
20 some photographs to kind of orient you to the property and I
21 will be happy to answer any questions or concerns that you
22 have, but I thought that since this is a preliminary, let's
23 just get right to the questions and concerns of the project.

24 This is the -- what is currently the front facade
25 of the house that faces Williams Lane. As you can see,

1 historically it's the side gable end of the property, and
2 they have installed pre-1937 a door in this elevation to
3 lead into the main facade of the house -- or, the main
4 massing of the house.

5 This is to give you an idea of how the side
6 elevation is really obscured from the street. This is a
7 close-up view of the -- what is currently the side
8 elevation, and originally historically the front elevation.
9 You can see here the one-story addition that projects. You
10 will note -- or, I will note that the original front door is
11 remaining in this area on the interior. Here's a better
12 view.

13 These paired windows are what they're proposing to
14 remove in their entirety and reuse on the second story of
15 the proposed new addition.

16 This is the side elevation -- historic side
17 elevation, and you can see the wonderful L projection of
18 what was historically the rear. And this is facing their
19 backyard presently. And you will note that they have all of
20 their original 2/2 windows and their operable louvered
21 shutters.

22 This is facing the rear of the yard. You can note
23 the very expansive trees in the backyard so the challenge of
24 putting an addition on the rear elevation is also
25 problematic.

1 Unfortunately you don't see in this picture, and
2 I'm sorry I don't have a better one, is on the -- this side
3 elevation in this location is where the driveway access is,
4 and there's also a large garage that was built prior to 1937
5 as well. And that is also problematic because it also
6 doesn't allow for an extension continued out this rear
7 elevation.

8 And, again, the applicants are here this evening.

9 MR. SPURLOCK: Any questions of staff?

10 MS. WILLIAMS: Other than the tree, is the lot --
11 is the zoning of the lot restrictive in terms of where they
12 could put their addition?

13 MS. NARU: Of course they have the normal setback
14 requirements that any house would, which is 15 total, seven
15 minimum and which this addition is meeting that setback
16 requirement as proposed. So, I mean there would be -- there
17 is some room to do an addition on the other elevations and
18 still meet the zoning -- the setbacks.

19 MS. WILLIAMS: I mean --

20 MS. NARU: Maybe not the front elevation, and
21 that's something that they might be able to expand on a
22 little bit for you, but there is a 25-foot setback in Chevy
23 Chase. I have known cases where they have allowed
24 variances, but they're pretty strict on that setback.

25 MR. SPURLOCK: Any other questions? Okay, would

1 you please just say your name for the record.

2 MS. LAIRD: My name is Rebecca Laird. I'm the
3 owner of the property. I'm here with Mike Martin, who is
4 our architect. This is my first time, so I'm not quite sure
5 what you're supposed to do here, but let me just tell you
6 what we went through. We did look -- when we considered
7 additional space, we looked at the Guidelines for Historic
8 Preservation. As it turns out, my husband worked for the
9 Department of Interior for 30 years, so he -- actually and
10 he worked in historic preservation, so he is a principle
11 draftsman of those rehabilitation standards. This may be
12 the case of the shoe -- you know, the shoemaker's children,
13 and we maybe screwed this up, but we thought we were doing
14 something consistent with the historic principles.

15 Let me tell you what we considered. We considered
16 three alternatives. First, there is an addition on what you
17 can see is the original front of the house. That front --
18 and the Staff report indicates this -- is very pretty. It's
19 a -- you know, it's a gable roof, very pretty facade, but
20 completely compromised. The house was built in 1887, built
21 by a farmer who then subdivided and subdivided those three
22 lots between that facade of the house and Brookeville Road,
23 which is what it faces. So, at the moment the only thing
24 you can see -- you can see that facade only from the
25 neighbor's yard in the back of the yard and a little bit --

1 virtually not at all from the road and from -- from the back
2 of the property.

3 There was an addition there so we considered a
4 one-story addition. We thought it did not distort -- well,
5 you can sort of see it from the back there. We thought it
6 did not destroy the historic integrity of that facade
7 because in effect it is destroyed already. You cannot get
8 it back to being the original facade, unless you purchase
9 the property to the east -- that one lot to the east, tore
10 that house down, and gave yourself sort of a vista for the
11 facade, you know, which could happen.

12 Because it could happen, our proposal is to be
13 totally reversible, so that all of -- everything you see
14 there will remain. The windows, top and bottom, remain.
15 Both the front and the back -- the one paired window, as
16 Michele points out, we were going to move out to the edge of
17 the addition. If that's a problem that is, you know,
18 inconsistent or would confuse people, we would propose to
19 just save that window and put it in the attic and then at
20 any point you could reverse it and have this facade totally
21 restored.

22 So, we considered that. The reason -- as I say,
23 we think it's completely reversible. We think the addition
24 would block the -- if we put a one-story addition on, it
25 would block the facade, but the existing addition blocks the

1 facade, so you -- you know, you already have that situation.

2 The addition would be only a little bit -- cover
3 more than the addition -- the present addition, because it
4 would come out to the back a little bit, so you'd lose a
5 little -- you'd have a little more blockage. The new work
6 could be differentiated from the old.

7 Although it would provide additional space, it
8 wouldn't provide as much space as we would like, so we then
9 considered a two-story addition on the same spot. We,
10 again, thought that it wouldn't impair the integrity, that
11 everything could be reversed, it would give us more space.
12 The big advantage, we also feel, is that it's not a major
13 addition, it's not a mini mansion. You know, this is a
14 small farmhouse. We want to stay with a small farmhouse. We
15 don't want anything that's massive that covers the lot. So,
16 it would be a relatively small addition. The advantage also
17 is that a two-story addition would allow us to open -- the
18 original door is hidden behind that addition now. It --
19 when they put on that addition, they kind of cropped the
20 transom over the original door, so we could open that up and
21 we'd have more light there. We have the original door
22 inside the house.

23 It meets the space needs and so -- and it's also
24 aesthetically pleasing. It balances the house. And I don't
25 know whether you have the designs for the addition, but it's

1 a balanced approach.

2 The third alternative that we considered was the
3 back; was putting an addition on the back. The reason we --
4 for us, that was not -- it didn't meet historical standards
5 is that's the only side of the house that has any historical
6 integrity. As you -- as Michele indicated, the side that
7 faces Williams Road has been changed. It has now a Colonial
8 Revival entrance. It's been changed. The original facade
9 -- front is changed and compromised. The west side has also
10 -- it used to be an open porch and it's been -- it's been
11 enclosed, so the only original side of the house is the
12 back. If you sit in the back of the yard and you look up,
13 you know you could be looking at a 19th century farmhouse.
14 So, to us, the simplicity and the elegance of that is, you
15 know, the major charm of the house.

16 The other major problem that we see is we can't
17 keep that wall -- we couldn't add on the back of the house
18 and make it reversible, because we can't take the wall and
19 move it out and save it, and we can't build on and then, you
20 know, have doors coming into this addition without
21 destroying that facade. So, to us, it looked like the only
22 place to go was tear off the existing addition and put
23 something -- something on, and that was our proposal.

24 MR. MARTIN: Yeah, my name is Mike Martin. I'd
25 like to add to that that the -- all the interior of the

1 house is the way it was. I mean, the kitchen is the way the
2 kitchen was. We did our change in the kitchen last year,
3 discovered that there was a window between the kitchen and
4 what was the porch, which somebody enclosed in the 30's. We
5 retained that window. All the existing stairs -- the back
6 stairs are all there.

7 If we do this addition, the only change structural
8 -- not structural change. The only change would be where
9 that paired window is. We would have to pull the sill and
10 drop that down so we have access from the second floor. So,
11 as far as retaining the integrity of the house, you know, in
12 adding on, this one, you know, does as little as you could
13 possibly do and gives them the spaces that they need.

14 MS. WILLIAMS: In terms of your alternatives, did
15 you ever explore extending the end of the original L and
16 then sort of reconfiguring that L on the south elevation
17 fronting Williams Lane? So that you're still retaining the
18 integrity of the fabric on the current rear part of your
19 house that shows the original windows and original -- on the
20 main massing and L. But you're sort of reconfiguring what
21 is facing Williams Lane now so it looks more like a 19th
22 century farmhouse on its side or something like that, so
23 you're still retaining the fabric, but then you're not
24 affecting the original front elevation; in fact, you could
25 remove the one-story addition and really improve that

1 elevation so the house is better understood.

2 MR. MARTIN: Yeah --

3 MS. WILLIAMS: I think --

4 MR. MARTIN: -- the primary problem with that is
5 that their space needs don't work there. In other words,
6 you know basically that's where the kitchen -- you're
7 suggesting first floor, the kitchen's there --

8 MS. LAIRD: It's at the back or the front? Just
9 to be sure -- I think you mean -- you mean on the Williams
10 Lane side?

11 MS. WILLIAMS: I'm sort of suggesting extending
12 the original L and then reconfiguring that side elevation.

13 MR. MARTIN: Yeah, she wants to go toward the
14 driveway.

15 MS. LAIRD: Okay, yeah.

16 MS. WILLIAMS: I guess for me a big issue here is
17 that it has more -- historic preservation of this house has
18 almost more to do with setting than it does with historic
19 fabric. Because, sure, by not adding on the current rear
20 elevation, you're preserving the original windows intact,
21 but what you're losing is an understanding of how this was
22 the original farmhouse and how it fronted Brookeville Road,
23 which was an important country road. Williams Lane was
24 nothing but a driveway leading to the farm of the Williams
25 family.

1 MS. LAIRD: Well, this was the farm, so --

2 MS. WILLIAMS: Right, it was the farm, and I
3 totally agree with you and understand that by subdividing
4 this property and putting the housing between his house and
5 Brookeville Road, he's already compromised that integrity.
6 But, still, when you do see that elevation, you say, "Aha, I
7 get it", you know, and by doing a two-story elevation there,
8 you obliterate that understanding.

9 And so for me the preservation issue here has more
10 to do with maintaining the integrity of setting than it does
11 with historic fabric, and I think, you know, when you do
12 look at the criteria for the Secretary of Interior standing,
13 setting is as significant as -- as fabric. I don't know. I
14 think that we could look at --

15 MR. MARTIN: Yeah, that's one of the reasons we
16 dropped the roofline, so that to make it look -- I mean, if
17 -- if you could see it and you were -- you know, if the
18 trees all fell down or whatever so you could this, it would
19 be obvious that this was a recent -- you know, an addition.
20 You know, and like dropping the roofline and making it
21 subordinate to the old gable end, you know one was -- you
22 know, one would assume that anybody looking at it would
23 realize that, you know, what had occurred.

24 MS. LAIRD: Well, and it's also -- it's set back
25 as the original -- as the existing addition basically. It's

1 the same distance from the front.

2 I'm not sure I understand your -- can I just go
3 back --

4 MS. WILLIAMS: Sure. I can --

5 MS. LAIRD: -- are you talking -- on that design
6 there.

7 MS. WILLIAMS: On this -- for instance, on this
8 elevation your rear L of the original house is to the left.

9 MS. LAIRD: Yes.

10 MS. WILLIAMS: What I'm suggesting to you, extend
11 that L, like lengthen it back, and then reconfigure or even
12 add to the front elevation of that L --

13 MS. LAIRD: Right --

14 MS. WILLIAMS: -- so that then you can --

15 MS. LAIRD: -- which is the summer porch now.

16 MS. WILLIAMS: -- yeah, you can --

17 MS. LAIRD: You end up -- yeah, ends up with the
18 kitchen and --

19 MS. WILLIAMS: -- gain space that way.

20 MS. LAIRD: Right.

21 MS. WILLIAMS: And then you may even be able to
22 put a porch on that end, wall, whatever. Quite frankly,
23 that Colonial Revival doorway has always bugged me about
24 this house.

25 MS. LAIRD: Right. Right.

1 MS. WILLIAMS: I mean, it's just so misunderstood.
2 You know, and then it's funny for you to just stick this
3 little -- you know, just this pediment over it, thinking
4 that's going to make the house more stylish or something --

5 MR. MARTIN: Right. Right. Yeah, yeah.

6 MS. WILLIAMS: But it's just -- you know, I think
7 you could rework it so it actually does look more like a
8 19th century farmhouse --

9 MS. LAIRD: Mm-hmm.

10 MS. WILLIAMS: -- would on the side elevation, and
11 can maintain the front --

12 MS. LAIRD: Right. Right.

13 MS. WILLIAMS: -- eleva -- the original front
14 elevation. You know, there are obviously maybe
15 architectural or engineering or structural reasons why you
16 can't do that, but I -- just from looking at the site, it
17 looks like it would be possible and I would love to see
18 some, you know, drawings exploring that as an alternative
19 before I'd be willing to say let's do the two-story
20 elevation in the front.

21 MS. LAIRD: Sure.

22 MS. WILLIAMS: Because I just think that you will
23 -- I mean, this house is the most important house on
24 Williams Lane because it tells you a lot about what Chevy
25 Chase was before Chevy Chase Land Company came along.

1 MS. LAIRD: Right.

2 MS. VELASQUEZ: And Commissioner Williams, are you
3 also, as part of that, advocating removing the 1920's little
4 addition that it stuck on the original front?

5 MS. WILLIAMS: I wouldn't demand it, but I would
6 certainly say we have an opportunity here, and while you're
7 at it, yeah, get rid of that bad addition.

8 MS. LAIRD: Sure. Sure. Yeah, no, I mean I can
9 certainly see that, although, as I say, it doesn't give you
10 that much -- because you can't see -- you won't be able to
11 see, especially from the street. You know, you can't see
12 anything other than the two windows that you'd see even if
13 we put any addition on there. But --

14 MS. WILLIAMS: But if you --

15 MS. LAIRD: -- yeah.

16 MS. WILLIAMS: If you flip through the, you know,
17 Montgomery County book that is recently published --

18 MS. LAIRD: Right, we did.

19 MS. WILLIAMS: -- and look at some of the 19th
20 century farms out there, you will notice that there are
21 commonly two-story rear L's that have, you know -- that are
22 relatively long and then have sort of double story porches
23 in front, I mean that become almost the primary elevation to
24 the farmhouse that had a front elevation facing the other
25 direction.

1 So, you could, I mean, reconfigure it in that way
2 that would be totally acceptable --

3 MS. LAIRD: Well, it may work. I mean, that's
4 where the kitchen and the back stairs are there. It's
5 just --

6 MR. MARTIN: Yeah, except the problem is that
7 we're --

8 MS. LAIRD: What are we hitting?

9 MS. WILLIAMS: I don't have a floorplan so, you
10 know, I can't see --

11 MR. MARTIN: Yeah, I'm also -- you know, coming
12 forward, you know, is a problem because of setback. So
13 that --

14 MS. WILLIAMS: It's your side yard, though. I
15 mean, you could already -- that's your side yard. It's not
16 really your front elevation. It's your side --

17 MR. MARTIN: Oh. Would you be willing to go -- I
18 mean --

19 MS. WILLIAMS: I mean, sure I could certainly
20 write a letter --

21 MR. MARTIN: If, in fact, that could be
22 considered, you know, the side yard --

23 MS. O'MALLEY: It's closer to Williams.

24 MS. WILLIAMS: Right, it comes closer to Williams
25 Lane, and I'm saying theoretically that's the side yard.

1 MR. SPURLOCK: I'm not sure the zoning officials
2 would see it that way.

3 MR. MARTIN: I mean, I just -- you know -- I mean,
4 that becomes a problem because we've got -- there's no way
5 to reor -- we can't put the driveway over there, you know,
6 and reorient the house. And probably are not going to be
7 able to come forward. We can't go very far in the -- toward
8 the driveway.

9 MS. WILLIAMS: What is -- do you know what
10 dimension it is between the front -- between Williams Lane
11 and that end wall?

12 MR. MARTIN: I can tell --

13 MS. NARU: It's about 43 feet.

14 MS. WILLIAMS: Forty-three feet?

15 MS. NARU: Forty-three point nine.

16 MS. WILLIAMS: And it has to be 25, so you could
17 gain --

18 (Discussion off the record.)

19 MS. WILLIAMS: I mean, in other words I wouldn't
20 necessarily object to your rear L projecting in front of
21 your existing gable end wall if it had to. I think it could
22 work better --

23 MR. MARTIN: I'm not sure how you could do that
24 without another, you know, gable coming out this way.

25 MS. WILLIAMS: What do you mean, another gable?

1 MR. MARTIN: Well, I mean if we're coming forward,
2 how are we going to come forward without putting another
3 gable and have a second floor because of the roofline.
4 You'd have to have a flat roof, which --

5 MS. WILLIAMS: Well, it's currently -- I mean,
6 it's a cross gable and it would be a gable this way; not
7 this way.

8 MR. MARTIN: Well, it we come toward Williams
9 Lane --

10 MS. WILLIAMS: Oh, I see what you're saying.
11 Yeah, you could do like a -- type thing, couldn't you?
12 Anyway, it's an idea. It's an idea and I'm just saying this
13 Commissioner wouldn't object to seeing an addition on that
14 elevation going in front of the existing house, which is not
15 something typically I would encourage, but in this case,
16 because it is actually a subsidiary elevation in my mind, I
17 wouldn't object to that, and I think it could be configured
18 kind of interestingly.

19 And another thing is that's your southern
20 exposure. I would think it would be more interesting from
21 an interior perspective in lighting and ventilation to have
22 it.

23 MS. LAIRD: Yeah, I think it's a possibility we
24 could look at it. You know, the only -- pushing in the back
25 where the kitchen is, we may be the only people in the world

1 who don't want a giant massive kitchen. I mean, we're
2 looking for room that we can have a study and house concerts
3 in, and so that doesn't -- that's not what we're looking for
4 is a room right off our --

5 MS. O'MALLEY: Where is the kitchen?

6 MS. LAIRD: The kitchen is in that L that she's
7 talking about. It's behind the summer porch, which you can
8 see right in front of this picture. Then the room behind
9 that is the kitchen. So --

10 MS. WILLIAMS: But, anyway, just short of that, I
11 would, you know, suggest putting your addition elsewhere
12 then. But I just think obscuring the original front
13 elevation of this farmhouse obliterates any understanding
14 visually or, you know, physically of what Williams Lane is
15 about.

16 MS. LAIRD: You mean, obscuring it even more --
17 more than --

18 MS. WILLIAMS: Yeah, even more. I mean, it's --
19 the massing is still visible right now as a one-story
20 addition. It looks ridiculous, but --

21 MS. LAIRD: Right.

22 MS. WILLIAMS: -- it's understandable.

23 MS. LAIRD: Okay, well I think we --

24 MR. SPURLOCK: A very thorough critique; thank
25 you. Anybody else want to --

1 MS. WATKINS: I would agree with what Commissioner
2 Williams stated. She made some good points and I think that
3 that's the direction we should go. I don't think I could
4 support an addition on the front --

5 MR. MARTIN: You said you couldn't or could?

6 MS. WATKINS: Could not.

7 MS. LAIRD: All right, so even a one-story
8 addition -- tearing down what's there now and replacing it
9 with a decent one-story addition?

10 UNIDENTIFIED FEMALE: We'd have to see it.

11 MS. WATKINS: Yeah, it's hard to say; right.

12 MR. MARTIN: Oh, okay. I still have problems with
13 the orientation about this being about the front, and I'm
14 thinking about the front --

15 MS. LAIRD: Right, of the original.

16 MR. HARBIT: I would concur with Commissioner
17 Williams.

18 MS. LAIRD: Okay.

19 MS. VELASQUEZ: I would concur with her in that I
20 think we would like to see some other ideas. Maybe you --
21 as Commissioner Williams said, you could get more creative
22 and, frankly, in my opinion, just taking off that 1920's
23 addition obscuring the original from the farmhouse would do
24 this house a great service. And I think, from my
25 perspective, if I saw that thing go and more space added

1 onto the house someplace else, I would really be pretty
2 enthusiastic about that.

3 MS. LAIRD: Okay, well we can certainly
4 investigate that. I think it's -- yeah.

5 MR. SPURLOCK: Commissioner O'Malley, anything
6 else to add?

7 MS. O'MALLEY: Well, I agree with the idea that if
8 you obscure the way the house is oriented -- if people drive
9 up Williams and don't understand that that used to be all
10 the property of that farmhouse and it was facing towards
11 Brookville, that that's the main thing that you want to save
12 about the house.

13 MS. LAIRD: Mm-hmm.

14 MS. O'MALLEY: And it would be difficult with that
15 -- with this drawn addition on it.

16 MR. SPURLOCK: I think you have a pretty good
17 consensus -- or, pretty good -- hopefully, you have a good
18 sense of where we are --

19 MS. LAIRD: No, no, I think we do.

20 MR. SPURLOCK: -- I think you need to --

21 MS. LAIRD: Yeah, okay I want to thank you.

22 MR. SPURLOCK: -- bring back some other options --

23 MS. LAIRD: Okay.

24 MR. SPURLOCK: -- and we'll look forward to seeing
25 you. You might want to come back for another preliminary if

1 you feel it's --

2 MR. MARTIN: Yes, obviously.

3 MR. SPURLOCK: I mean, I think it might be better
4 than to try to proceed than to work -- at this point.

5 MS. NARU: And I'm happy to work with you as you
6 start developing plans. If you want to send me faxes and
7 I'd be happy to look over --

8 MR. SPURLOCK: And the staff has a sense now of
9 what the Commission is looking for, and I think they can --
10 she can probably give you better feedback --

11 MS. LAIRD: Okay.

12 MR. SPURLOCK: -- as you proceed. Thank you.
13 Good luck.

14 MR. MARTIN: Thank you.

15 MS. WRIGHT: The applicant for the Historic Area
16 Work Permit that still needs to be heard has not yet
17 arrived, and Staff is now trying to call and see if they can
18 reach him. But I know that there are the applicant and a
19 number of citizens are here for the second preliminary
20 consultation, so we should probably proceed with that.

21 Also, for the record, I just wanted to say that
22 I'm going to be recusing myself in discussion of this case
23 since I have been a part of the Legacy Open Space
24 Implementary Team, and I'll go ahead and just excuse myself
25 for a few minutes.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3707 Williams Lane, Chevy Chase	Meeting Date:	04/23/03
Applicant:	Lars Hanslin and Rebecca Laird	Report Date:	04/16/03
Resource:	<i>Master Plan Site # 35/13-03</i> Williams House	Public Notice:	04/09/03
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Naru

PROPOSAL: Demolition and new addition construction

HISTORIC INFORMATION

The Williams House is historically significant for representing the impact that John M. Clayton Williams had on forming the character of the community of today's Williams Lane and Village of Chevy Chase, Section 5. In 1884, Williams purchased a 32-acre parcel of land, formally part of the No Gain estate and built the house in 1887 when he married Eliza Renshaw. Agents for the Chevy Chase Land Company began buying adjacent pieces of land for their development in 1890. Williams sold the southern portion of his farm in 1892 to John Frank Ellis who created the Otterbourne community. Clayton and Eliza Williams retained their house and 17 acres. The house remained in the family until 1928. Architecturally, the structure represents the transition from a farmhouse to a Colonial Revival residence in a suburban neighborhood. Originally the farmhouse, a traditional center cross-gable form typical of the late 1800s, faced east toward Brookeville Road. After Williams Lane was subdivided and the road network was installed, a Colonial Revival entrance was added in order to reorient the house to face the new residential street.

DESCRIPTION

The house is a two-story, cross-gabled farmhouse with center hall plan, typical of the vernacular residential building forms of the period. Ell-shaped in plan, the frame house is clad with weatherboard and includes a principal three-bay wing with a central gable and a rear ell. The three-bay, central gable east elevation was the original principal façade, which overlooked Brookville Road. As the area was developed and the land between this house and Brookville Road was divided into lots and improved with residences (late 1920's), the house's principal entry was moved to the two-bay end wall of the main massing of the house. The original façade currently faces the adjacent lot at 3705 Williams Lane. Also in the late 1920's, a one-story addition was added to the west elevation of the house (historically the original principal façade.)

Also added in the late 1920s was the current driveway along the west property line, a garage with extension located at the terminus of the driveway and the enclosure of the one-story porch on the west elevation of the house. The lot contains many mature trees and substantially sized boxwoods, which flank the front walkway.

PROPOSAL

The applicant is proposing to demolish the existing, non-contributing, one-story side addition and replace it with a two-story side addition in the same location. The proposed addition will be set back approximately 9' from the current front elevation of the house. The historic paired window in the gable end will be removed and re-installed in the gable end of the proposed addition.

STAFF DISCUSSION

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#2 the historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#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 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.

New additions on historic structures should always be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

This site was designated as part of the Chevy Chase Area Individual Sites Amendment to the *Master Plan for Historic Preservation* adopted in March 1999. This

property was designated under Criterion 1A, 1C, 1D and 2A of Section 24-A-3 of the *Historic Preservation Ordinance*. These Criteria are listed below:

- 1A *The historic resource has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State or Nation.*
- 1C *This historic resource is identified with a person or a group of persons who influenced society.*
- 1D *The historic resource exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.*

Basis for above: John M. Clayton Williams' impact on forming the character of the community of today's Williams Lane and Village of Chevy Chase, Section 5.

- 2A *The historic resource embodies the distinctive characteristics of a type, period or method of construction.*

Basis: The house is a two-story cross-gabled farmhouse with center hall plan, typical of the Montgomery County vernacular dwelling forms of the period. Also, this house reflects the evolution of a farmhouse into a suburban dwelling.

The subject resource was designated mainly for its late 19th and early 20th century contributions to Montgomery County's historical, cultural, architectural and design significance. The period of significance for this historic resource is 1800-1899 (with the significant dates being 1887 and 1893.) Generally, the Commission does not support alterations to historic features, which fall within the period of significance of the building, especially those that are located on the character-defining elevations of the building. The proposed addition will be constructed on the original principal façade of the building, typically considered a character-defining elevation.

Additionally, the applicants are proposing to remove the paired window on the second-story of the original façade and utilize this window in their new addition. The removal of this historic window, which is an important character-defining feature of the building, will diminish the historic integrity of the building.

Presently, the house's relationship to its historic landscape has been destroyed. The vista from the house to Brookville Road was altered during the development and improvement of the lots, the very product that the original owner of the house is historically known for and the basis for one of the criteria for which this house is designated.

Staff notes that any addition onto this historic resource would be very problematic. The unique nature of the current house's siting presents several unusual and difficult problems. Staff is recommending that if an addition is deemed essential that the

design focus should be on creating an extension to the existing ell the building. An extension in this location should protrude into the rear yard and be only two bays wide and two bays deep, thus retaining the majority of the original side elevation.

Staff encourages an extensive dialog at the preliminary consultation between Commission and the applicant on this challenging case.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mike Martin
 Daytime Phone No.: 1 814 224 2890 ²⁴⁹⁸

Tax Account No.: _____
 Name of Property Owner: Lars Hanlin/Rebecca Laird Daytime Phone No.: 301 654 4317
 Address: 3707 Williams Lane, Chevy Chase, MD 20815
Street Number City Street Zip Code

Contractor: None Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Mike Martin Daytime Phone No.: 1 814 654 2890

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 3707 Williams Street: Williams Lane
 Town/City: Chevy Chase Nearest Cross Street: Brookville Road
 Lot: _____ Block: _____ Subdivision: _____
 Liber: 5199 Folio: 811 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Reuse
 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 # no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AUGMENTS

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 _____ 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.

Lars A Hanlin
 Signature of owner or authorized agent

3/23/03
 Date

Approved: 300910 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3707 Williams Lane
Chevy Chase, MD

1. Written description of Project.

A. description of existing structures and environmental setting, including their historic features and significance.

Our house is an old farmhouse that was built before the Chevy Chase development. The house originally fronted on Brookville Road. When the property was subdivided, the front façade of the house became a side façade and a new front door was built on the new front façade (fronting on Williams Lane. The property, particularly its original front façade, has been denatured with respect to its character. It is now hardly recognizable as a vernacular 19th century Maryland farmhouse.

In the 1960's, an addition was built on the house on the old front façade. The addition is too small to be of any practical use.

The environmental setting is a .5-acre lot on Williams Lane.

B. General description of the project and its effects on the historic resources, the environmental setting, and, where applicable, the historic district.

The project is to demolish the existing single story modern addition to the house and replace it with a two-story addition. No demolition of historic property will occur. The project is totally revocable. If the new addition were to be removed, the existing historic fabric of the house would remain intact.

The addition will be built on the side of the house that has little historic integrity because of the reorientation of the historic house and the construction of the existing addition. Moreover, because of the large trees in the front yard, the new addition will barely be visible from the street. The existing addition is barely visible now as seen in the attached photographs.

All existing historic windows on the façade where the addition will be built will be remain unchanged except that the center windows on the on the second story of the house will be reinstalled (in the same relative location) as the center windows on the second floor of the addition.

The ground floor window in the rear of the house will be retained intact. It will open into the ground floor of the new addition. This is what was done when the old open porch on the other side of the house was enclosed back in the '20s. The old kitchen window

(which we retained in our recent interior renovation even though it deprives the kitchen of storage space) opens onto the enclosed porch area.

The addition's roofline was designed to subordinate it to the roofline of the old portion of the house. To the very limited extent that the new addition will be visible from the street, it will be readily apparent that it is a modern addition and not part of the old house. This is the case now with the existing addition.

The proposed addition will not affect the environmental setting. Even with the addition, our property will have a minuscule building to open space ratio. This is in total contrast to the rest of the neighborhood where owners are building approved additions that virtually wipe out the open space on their property.

The house is not in an historic district.

2. Site Plan. Attached.

3. Plans and Elevations. Attached

4. Material Specifications.

The addition will be wood frame construction on piers (to avoid damage to any root systems). Wooden German lap siding will be used and trim details of the windows will match the historic house (although the windows, as shown on the attached plans, will not match, to avoid confusion as to what is new and what is old). The second story gable roof will be shingled to match the existing roof. The roof of the addition in the back (where it becomes one story), will be metal.

5. Photographs: Attached.

6. Tree Survey: No trees will be cut down.

7. Names and Addresses.

Owner's Mailing Address

Lars Hanslin and Rebecca Laird
3707 Williams Lane
Chevy Chase, MD 20815

AGENT
MIKE MARTIN
RD #1 BOX 74
ROMANA SPRING, PA
10673

Adjacent and Confronting Property Owner's Mailing Addresses

Paul and Maureen McElroy
3705 Williams Lane
Chevy Chase, MD 20815

Stuart and Mary Broad
3709 Williams Lane
Chevy Chase MD 29815

Mark and Nancy Silverman
7404 Brookville Road
Chevy Chase, MD 20815

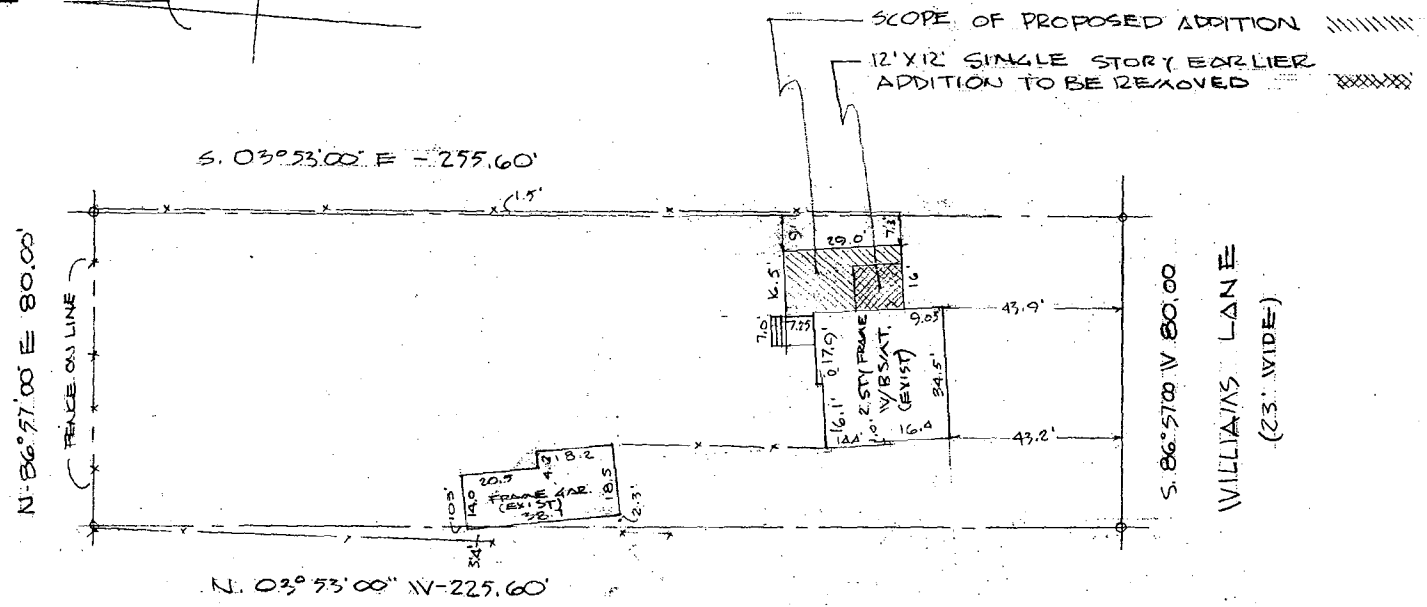
Carol Kleinman
7406 Brookville Road
Chevy Chase MD 20815

The Thompson Family
3704 Woodbine Street
Chevy Chase, MD 20815

PROPOSED ADDITION TO
THE HANSLIN / LAIRD RESIDENCE
3707 WILLIAMS LANE, CHEVY CHASE, MD.

LIST OF DRAWINGS
C.S. - COVER SHEET
1- SITE PLAN
2- FLOOR PLANS
3- SOUTH ELEVATION
4- EAST ELEVATION
5- NORTH ELEVATION
6- WEST ELEVATION

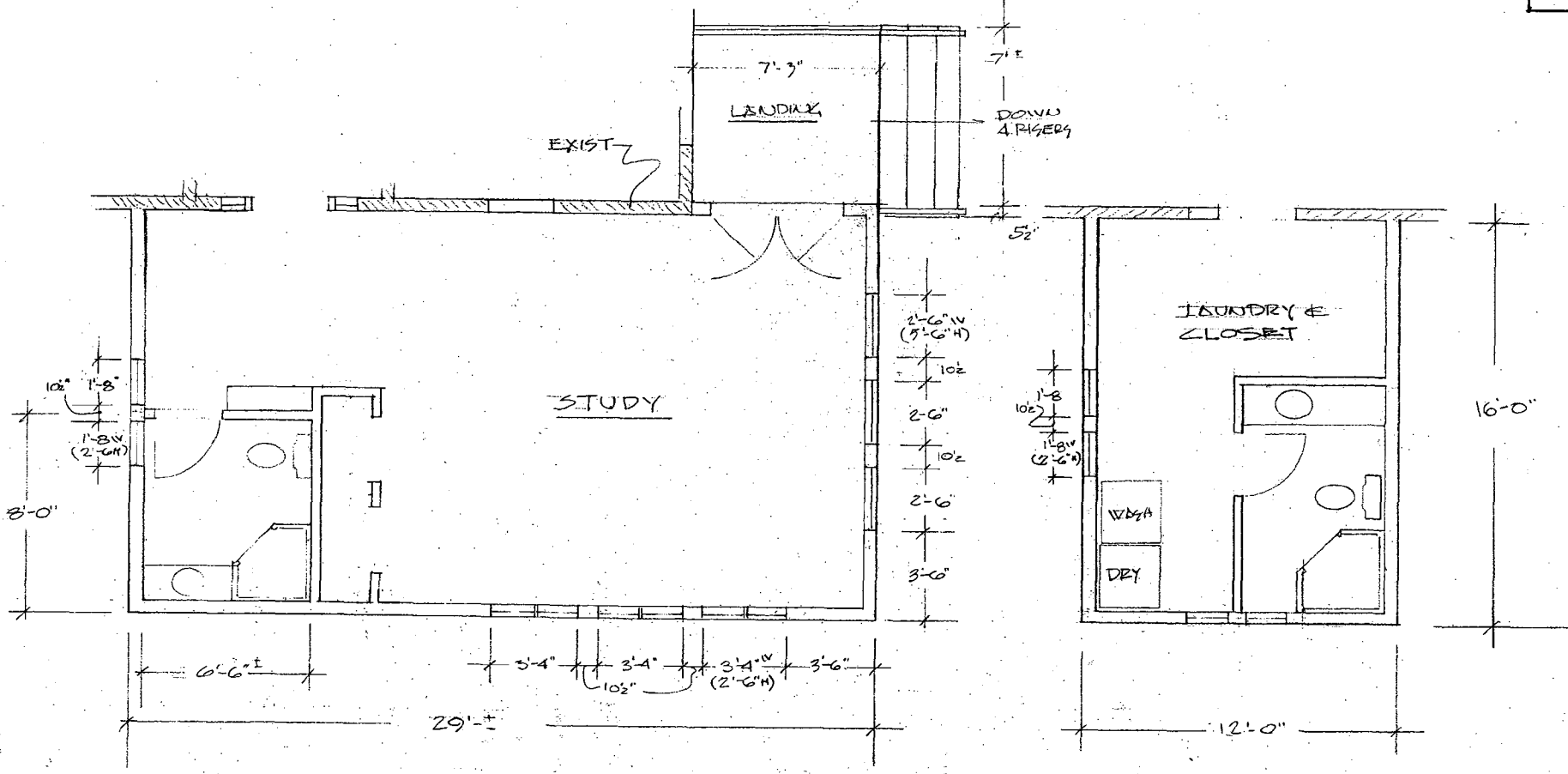
SCOPE OF PROJECT — REMOVE 1 STORY FRAME
ADDITION ON EAST SIDE OF ORIGINAL 2 STORY FRAME FRAME
HOUSE AND REPLACE WITH A 2 STORY 16' X 29' FRAME ADDITION.



HANSLIN / LAIRD RES.

3707 WILLIAMS LANE
CHEVY CHASE, MD.

SCALE 1/4" = 1' 0"
13 FEB 03 DWG BY M.P. MARTIN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

HANSLIN / LAIRD RES

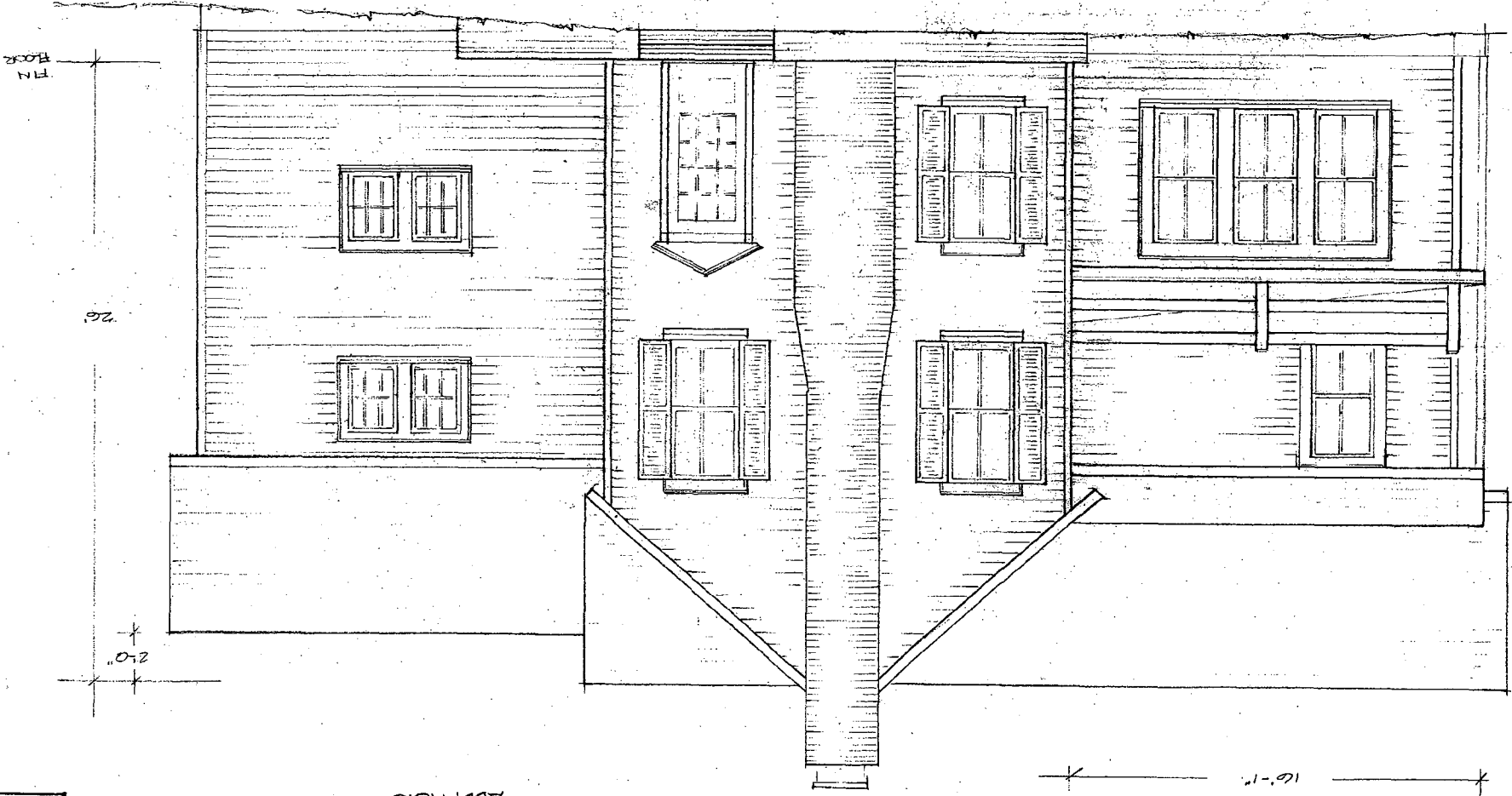
3707 WILLIAMS LANE
CHEVY CHASE, MD.

12 FEB 03

SCALE 1/4" = 1'-0"
DVG BY M.P. MARTIN

HANSLIN/LAIRD RES 3707 WILLIAMS LANE CHEVY CHASE, MD. SCALE 1/4" = 1'-0" FEB 03 DWG BY A.P. MARTIN

SOUTH ELEVATION



FIN FLOOR

2'-0"

2'-0"

EXISTING 34'-6" PROPOSED 16'-0" 16'-1"

3

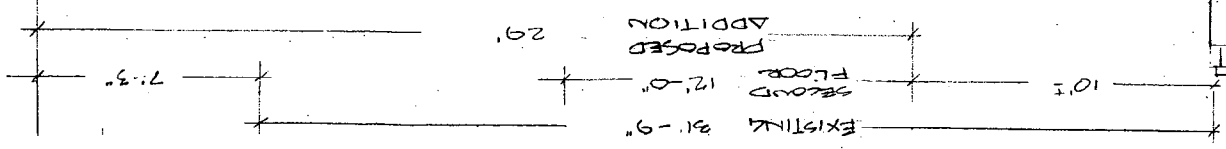
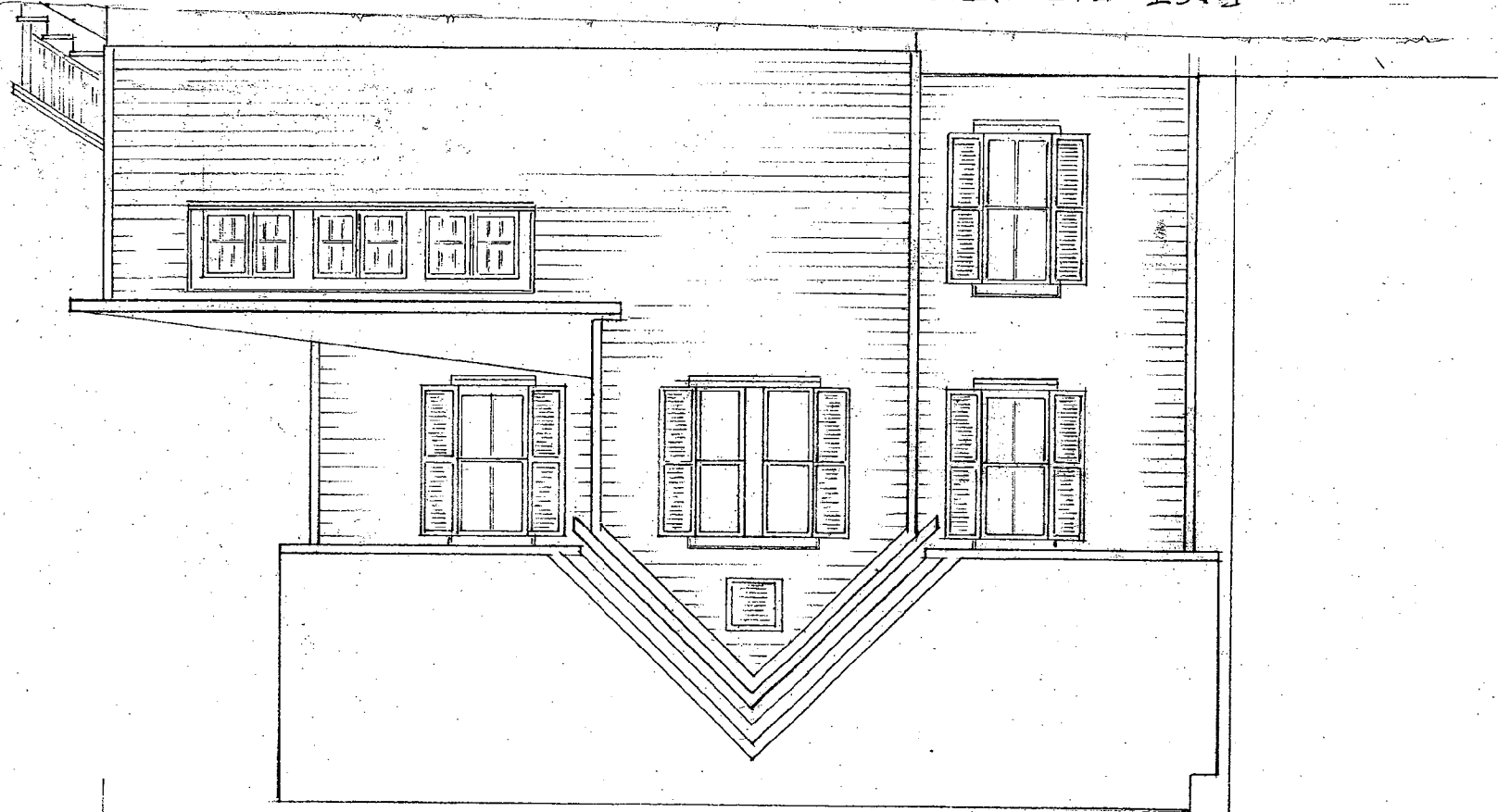
HANSLIN/LAIRD RES

3707 WILLIAMS LADE
ZHEVY CHASE, N.D.

17 FEB 03

SCALE 1/4" = 1'-0"
DWG BY A.R. MARTIN

EAST ELEVATION





PROPOSED ADDITION 16'-0"

EXISTING 34'-6"

16'-11"

NORTH ELEVATION

HANSLIN/LAIRD RES

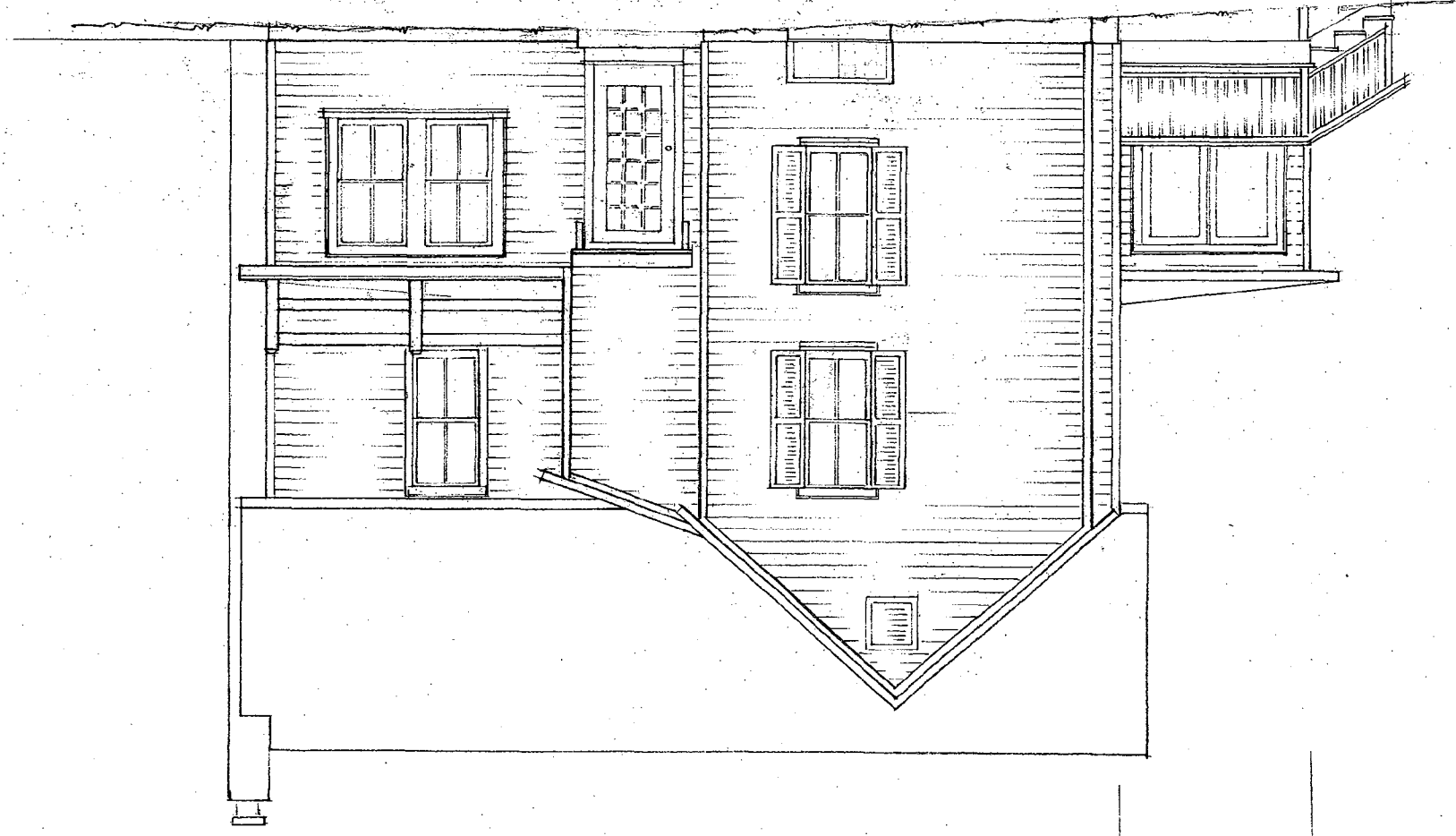
3707 WILLIAMS LANE
CHEVY CHASE, MD.

13 FEB 03

SCALE 1/4" = 1'-0"
DRAWN BY M.P. MARTIN

HAN SUN/LAIRD RES. 3707 WILLIAMS LANE CHEVY CHASE, MD. 15 FEB 03 DWG BY V.P. MARTIN SCALE 1/4" = 1'-0"

WEST ELEVATION



PROPOSED ADDITION

7'-3"

EXISTING 31'-9"

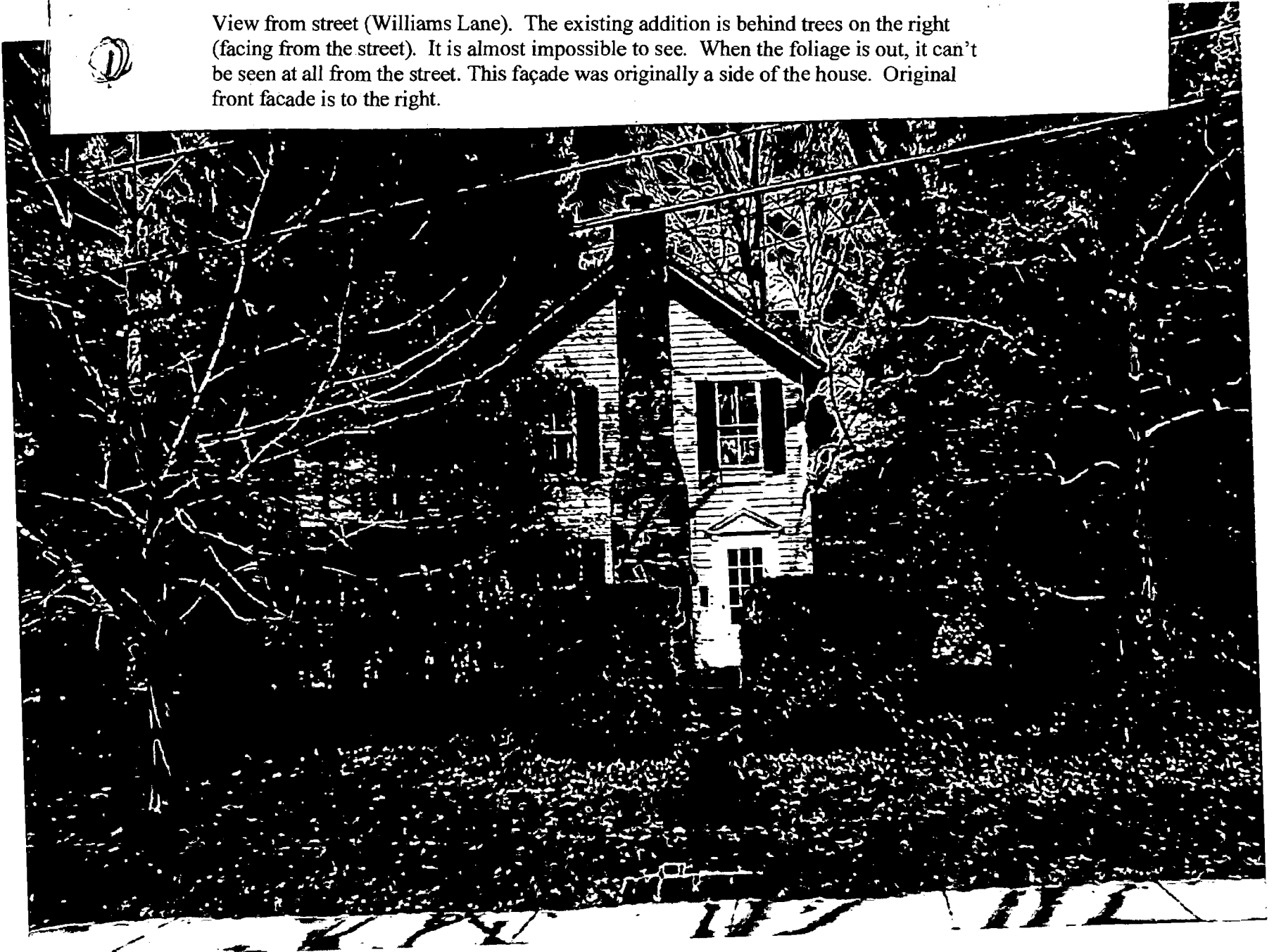
4

View of the old front facade and existing addition from the neighbor's back yard. The neighbor's yard is the only place anyone can see what remains of the original facade of the house. The center windows on the old front facade will be relocated to the same position on the second story of the new addition. The second story window on the right will remain as is. The downstairs window on the right will remain as is but will open into the ground floor of the new addition.





View from street (Williams Lane). The existing addition is behind trees on the right (facing from the street). It is almost impossible to see. When the foliage is out, it can't be seen at all from the street. This façade was originally a side of the house. Original front facade is to the right.



S+

5

View of house and the existing addition from the back yard.



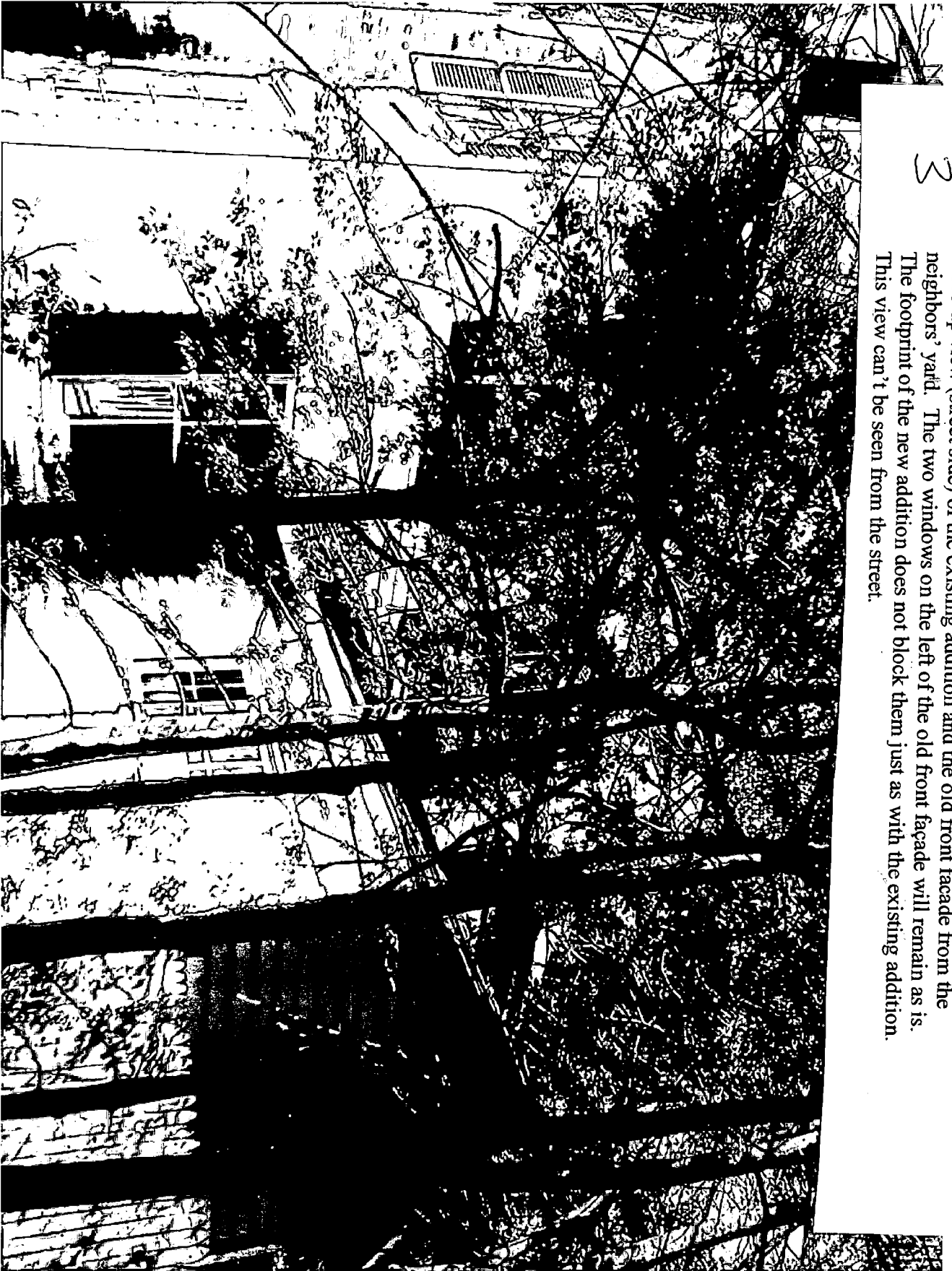
②

View from Williams Lane from in front of the house immediately adjacent to the existing addition. Our house is to the left. The old front façade of our house is behind the trees. . . It is virtually impossible to see the existing addition or the original front façade of the house from the street.



3

Close-up view (street side) of the existing addition and the old front facade from the neighbors' yard. The two windows on the left of the old front facade will remain as is. The footprint of the new addition does not block them just as with the existing addition. This view can't be seen from the street.



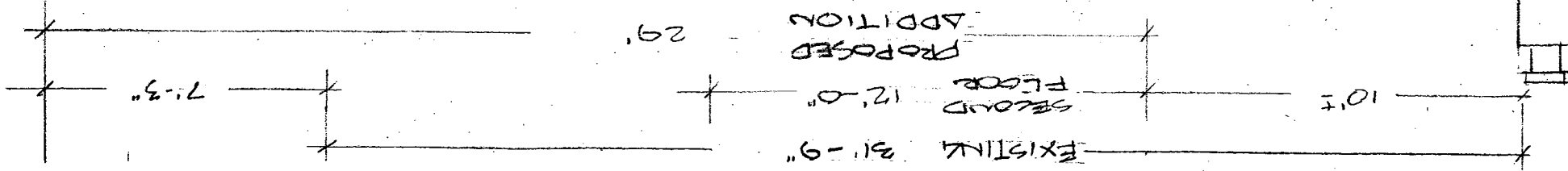
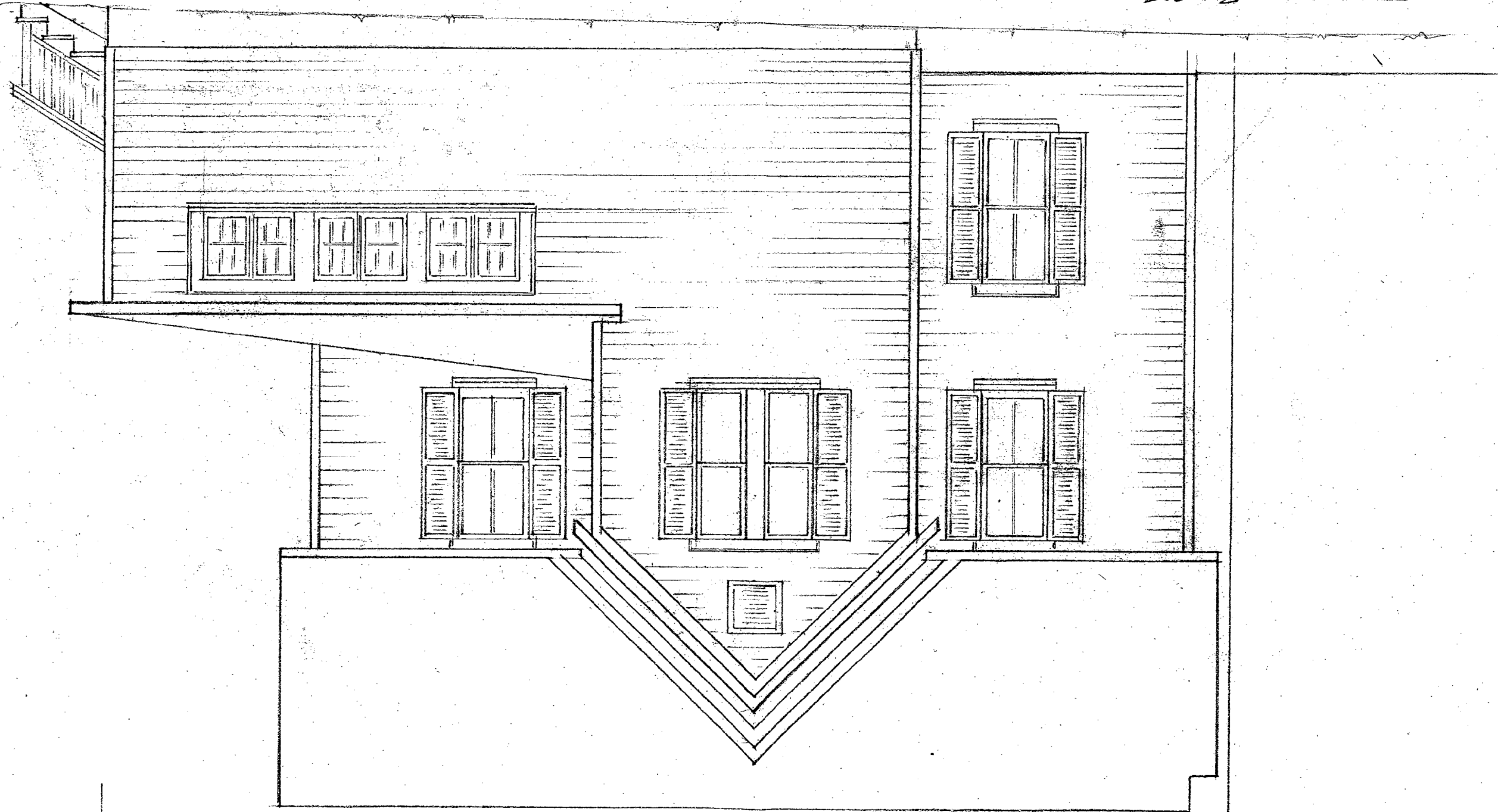
HANSLIN/ZLAIRD RES.

3707 WILLIAMS LADE
ZHEVY CHASE, N.D.

13 FEB 03

SCALE 1/4" = 1'-0"
DWG BY W.R. MARTIN

EAST ELEVATION

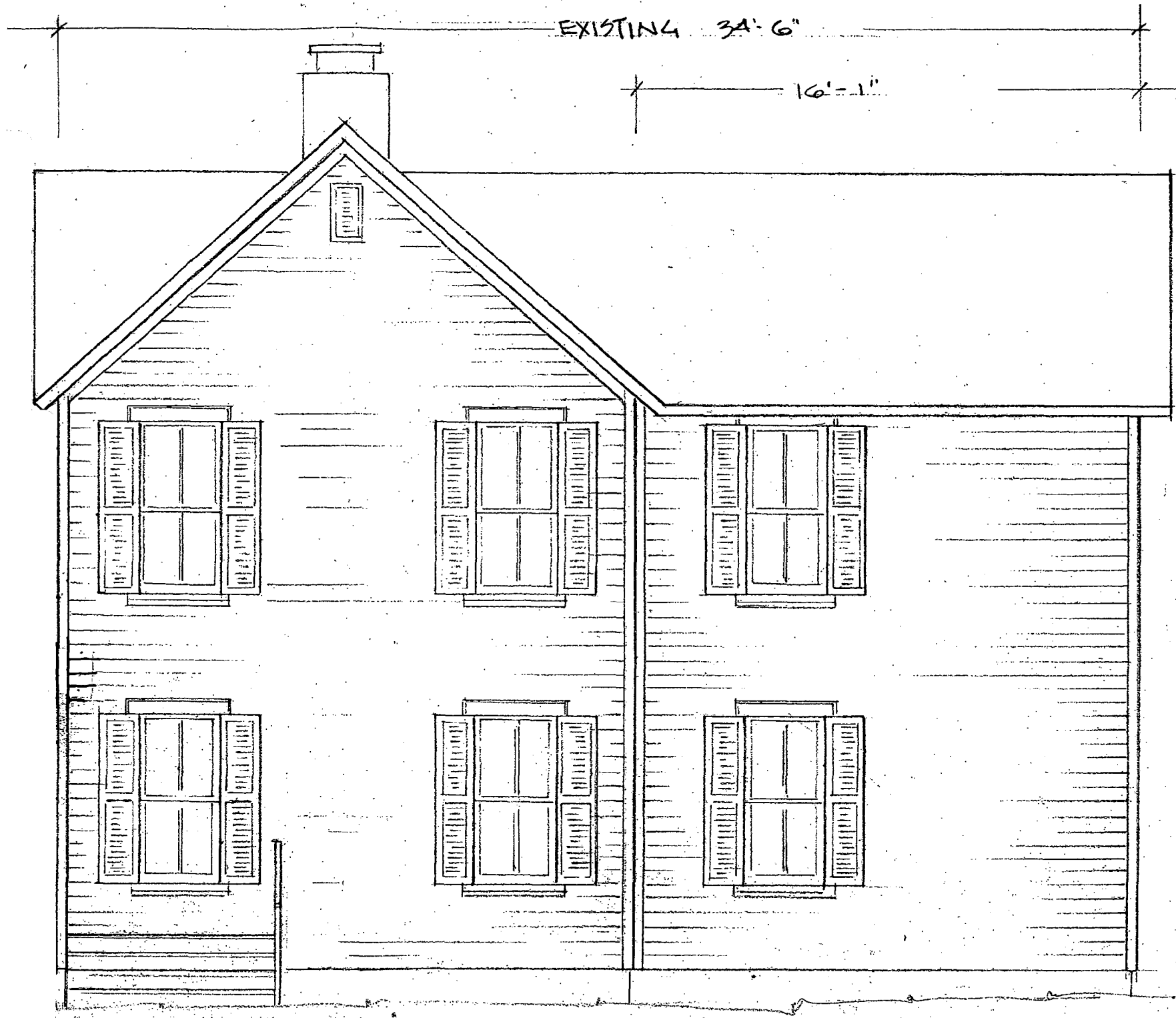




SOUTH ELEVATION FACING WILLIAMS LANE

HANSLIN/LAIRD RES. 3707 WILLIAMS LANE
CHEVY CHASE, MD

13 FEB 03 SCALE 1/4" = 1'-0"
DWG BY A.P. MARTIN



NORTH ELEVATION

HANSLIN / LAIRD RES

3707 WILLIAMS LANE
CHEVY CHASE, MD.

13 FEB 03

SCALE 1/4" = 1'-0"
DRAWN BY M.P. MARTIN



WEST ELEVATION

HANSLIN/LAIRD RES.

3707 WILLIAMS LANE
CHEVY CHASE, MD.

13 FEB 03

SCALE 1/4" = 1'-0"
DWG BY M.P. MARTIN

HANSLIN - LAIRD RESIDENCE

3707 WILLIAMS LANE, CHEVY CHASE, MARYLAND

RENOVATIONS AND ADDITION TO EXISTING RESIDENCE

PETER S. KRAEMER AIA, ARCHITECT

413 MANSFIELD ROAD, SILVER SPRING, MARYLAND 20910

(301) 585-6710

pgkraemr@bellatlantic.net

PROJECT SCOPE:

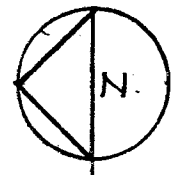
1. REMOVE EXISTING 12' X 12' FRAME ADDITION ON EAST SIDE
2. ADD ONE STORY BEDROOM ADDITION, NORTH SIDE
3. ADD NEW "MUD ROOM" ENTRY, WEST SIDE
4. ADD NEW PLAN AREA TO SECOND FLOOR, SOUTH WEST CORNER

DRAWING INDEX:

- C: COVER SHEET
- S-1: SITE PLAN
- A-1: NEW BEDROOM ADDITION PLAN
- A-2: WEST ELEVATION
- A-3: SOUTH ELEVATION
- A-4: EAST ELEVATION
- A-5: NORTH ELEVATION
- A-6: SECOND FLOOR PLAN: NEW WORK
- A-7: ORTHOGRAPHIC VIEW

① REV.: ADD SHEET A-7: ORTHOGRAPHIC VIEW.

HANSLIN, LAIRD RESIDENCE		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED 5/5/04
COVER SHEET		
PETER S. KRAEMER AIA, ARCHITECT		DRAWING NUMBER C-1



PROPERTY LINE

7'-3" MIN.

19'-6"

BED ROOM
14' x 19'

WINDOW "A" - RELOCATED FROM EXIST. HISTORICAL HOUSE

RELOCATED 54" ± WINDOW SALVA

SETBACK FROM EXISTING, ±1'-3"

RELOCATE EXIST. DOOR (SEE SOUTH ELEV., SHEET A-3)
REMOVE AND RELOCATE EXIST. WINDOW "A" - SEE PLAN

EXISTING HIST. HOUSE

PRESERVE EXISTING LARGE TREE (V.I.F.)

CONT. RAIL

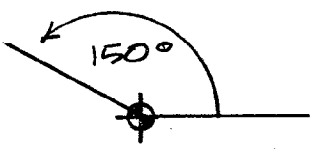
COVERED PORCH

CORRIDOR
7' x 3 1/2'

BATH
9'6" x 4'6"

WINDOW "B" RELOCATED FR. EXISTING

CLEAR EXIST. SHUTTER AND TRIM (V.I.F.)



HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY <i>PK</i>
DATE: 4/20/04		REVISED
NEW BEDROM PLAN		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-1



HANSLIN, LAIRD RESIDENCE

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PSK
DATE: 4/21/04		REVISED:

WEST ELEVATION

PETER S. KREMER AIA, ARCH.	DRAWING NUMBER A-2
----------------------------	-----------------------



EXISTING WINDOW RELOCATED TO NEW 2ND FL SPACE

17'-0"
NEW 2ND FLOOR AREA

7'-3"
MUD ROOM/ENTRY

REPLACE EXIST. DOOR W/
WINDOW RELOCATED FROM
NORTH ELEVATION

HANSLIN, LAIRD RESIDENCE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PSK	
DATE:		REVISED	
SOUTH ELEVATION			
PETER S. KRAEMER AIA, ARCH.			DRAWING NUMBER A-3



EXISTING HOUSE

NEW

3707

EXIST. 12'x12'
ADDITION TO BE
DEMOLISHED

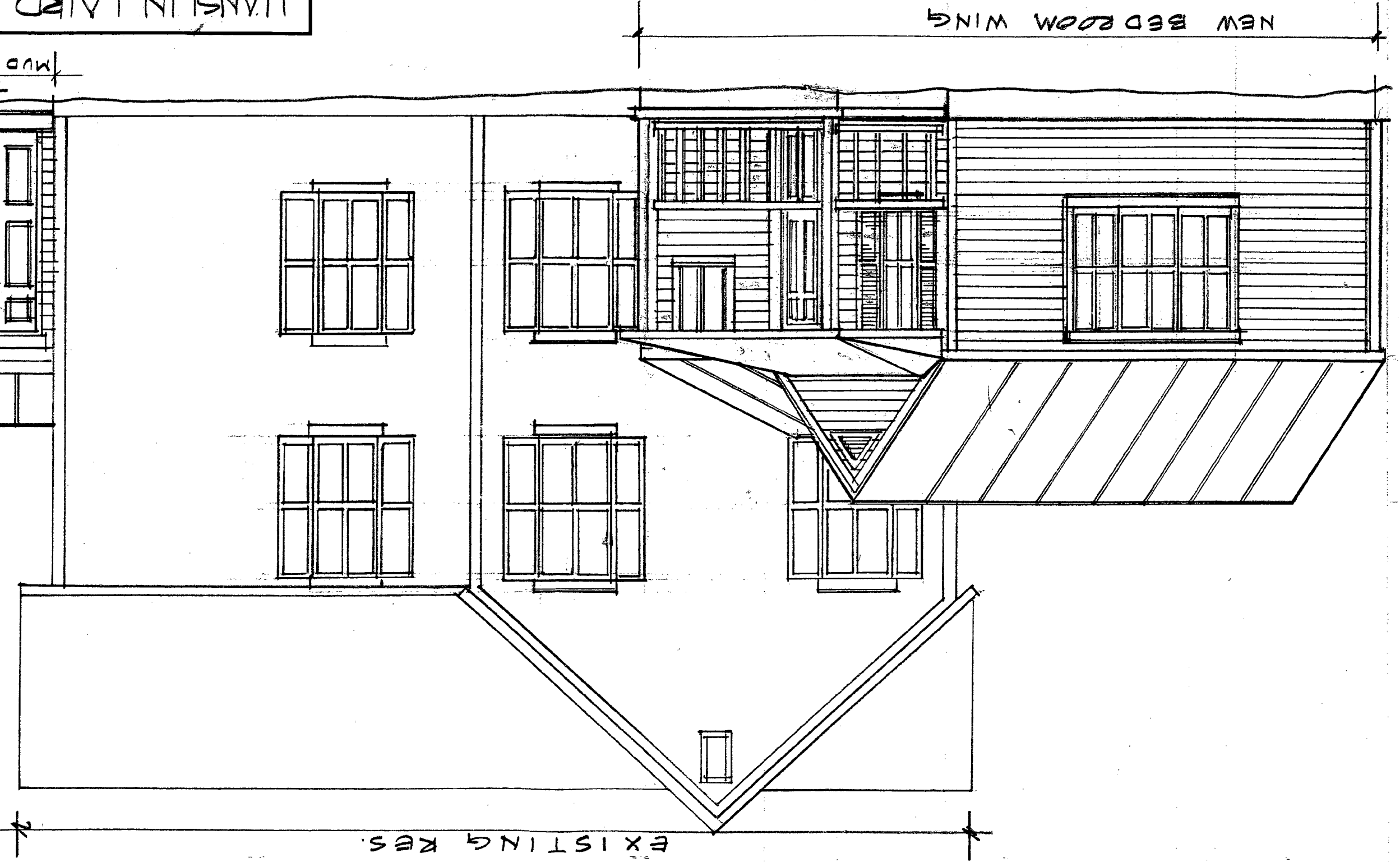
RESTORED FRONT ENTRY

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK
DATE: 9/21/04		REVISED
EAST ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-4

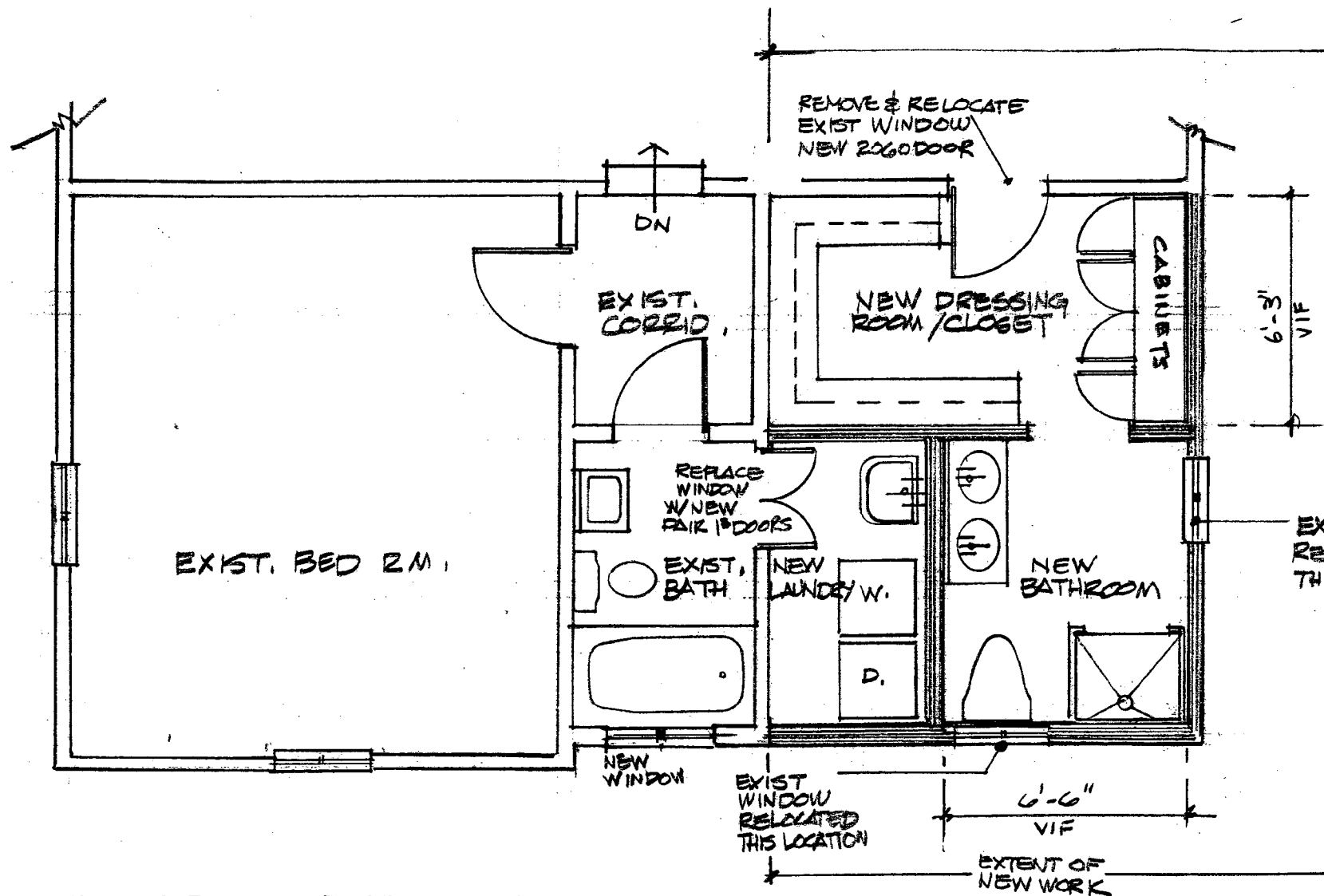
DRAWING NUMBER A5		PETER S. KRAEMER AIA, ARCH.	
NORTH ELEVATION			
REVISIONS	DATE: 4/2/04	SCALE: 1/4" = 1'-0"	APPROVED BY:
DRAWN BY: PSK			
HANSLIN, LAIRD RESIDENCE			

MUD ROOM (NEW)
7' 3"

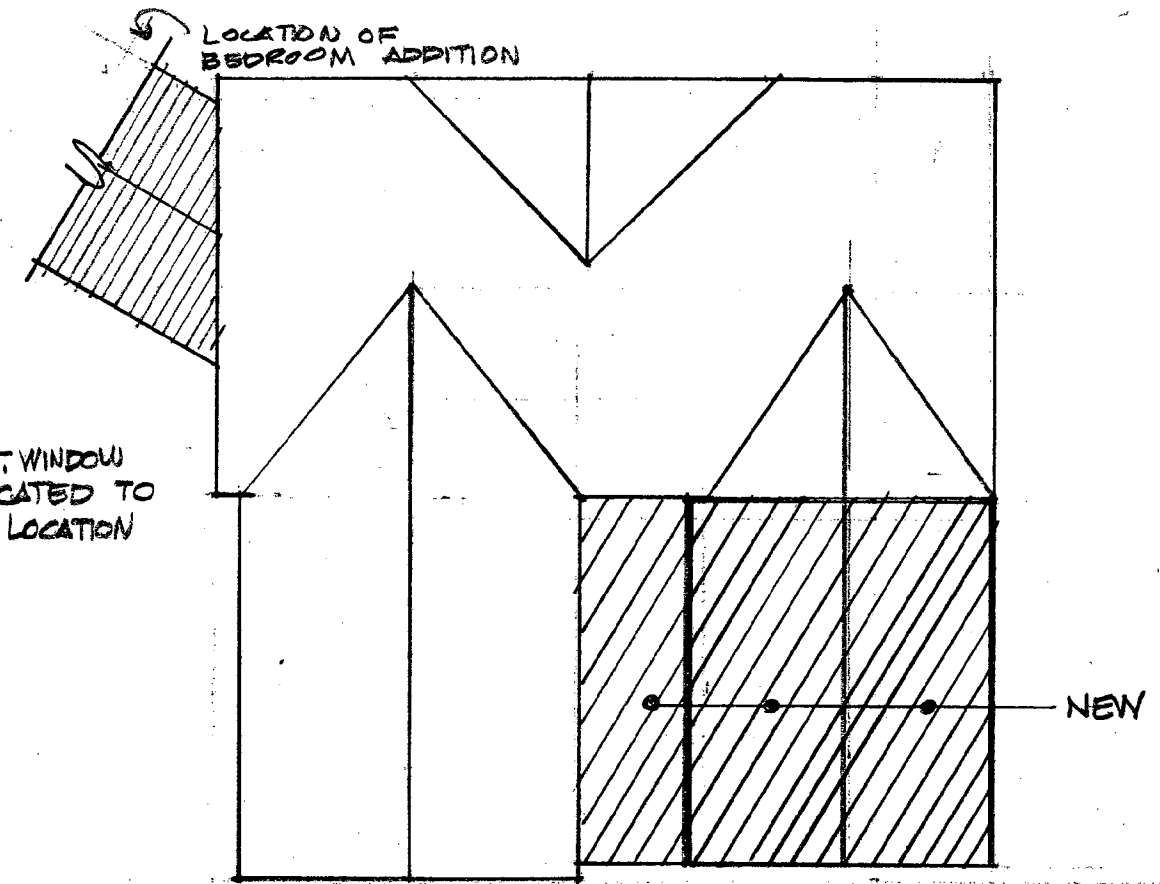
NEW BED ROOM WING



EXISTING RES.



NEW SECOND FLOOR AREA
1/4" = 1'-0"



ROOF PLAN W/ NEW 2ND FL. AREA
1/8" = 1'-0" (PLAN OPS.)

HANSLIN, LAIRD RESIDENCE

SCALE: AS SHOWN

APPROVED BY:

DRAWN BY PSC

DATE: 4/21/02

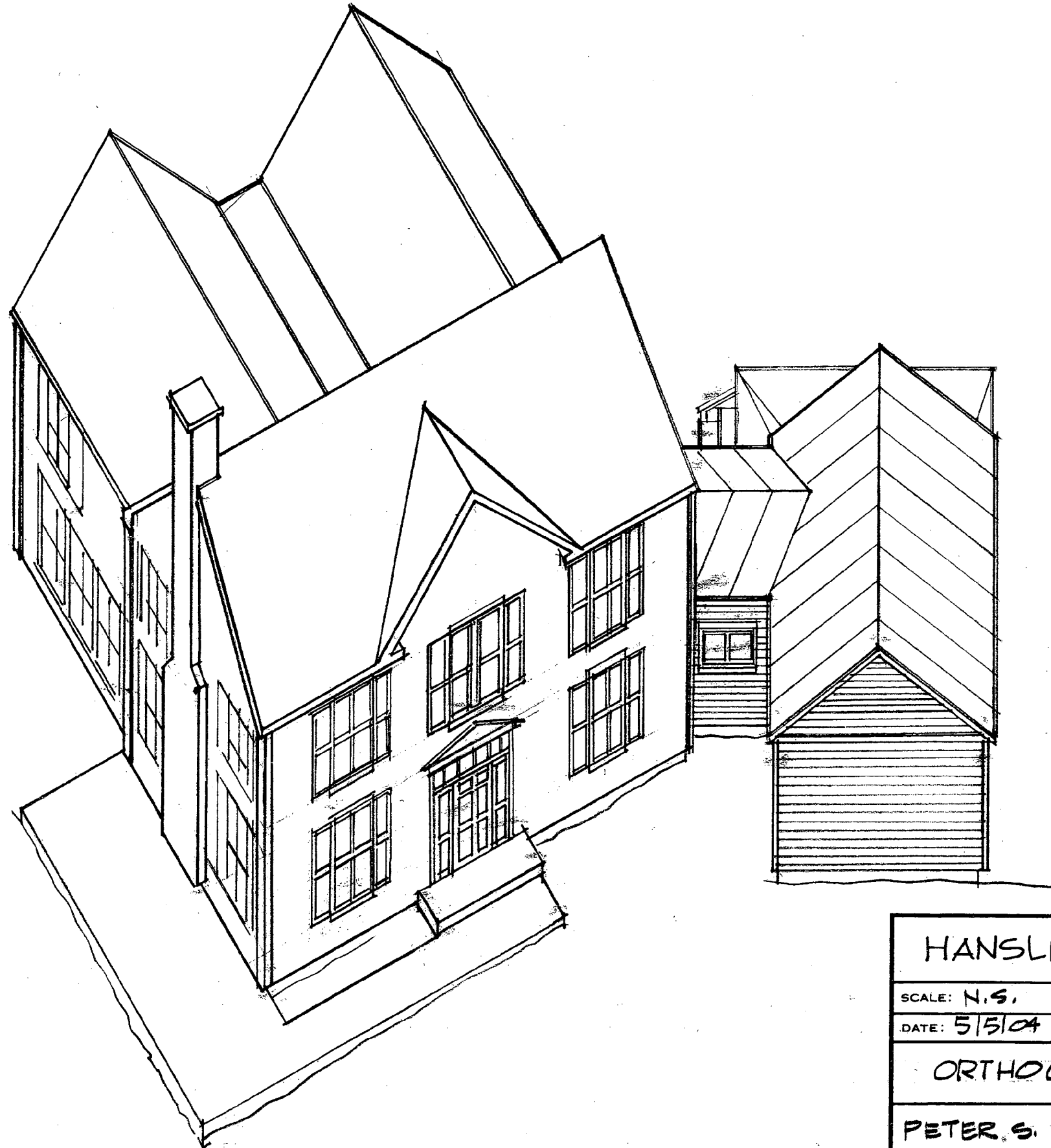
REVISED

2ND FL. PLAN: NEW WORK

PETER S. KRAEMER AIA, ARCH.

DRAWING NUMBER

A 6



HANSLIN, LAIRD RESIDENCE

SCALE: N.S.	APPROVED BY:	DRAWN BY PSK
DATE: 5/5/04		REVISED

ORTHOGRAPHIC VIEW

PETER S. KRAEMER AIA, ARCH.	DRAWING NUMBER A7
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HANSLIN - LAIRD RESIDENCE

3707 WILLIAMS LANE, CHEVY CHASE, MARYLAND

RENOVATIONS AND ADDITION TO EXISTING RESIDENCE

PETER S. KRAEMER AIA, ARCHITECT

413 MANSFIELD ROAD, SILVER SPRING, MARYLAND 20910

(301) 585-6710

pgkraemr@bellatlantic.net

PROJECT SCOPE:

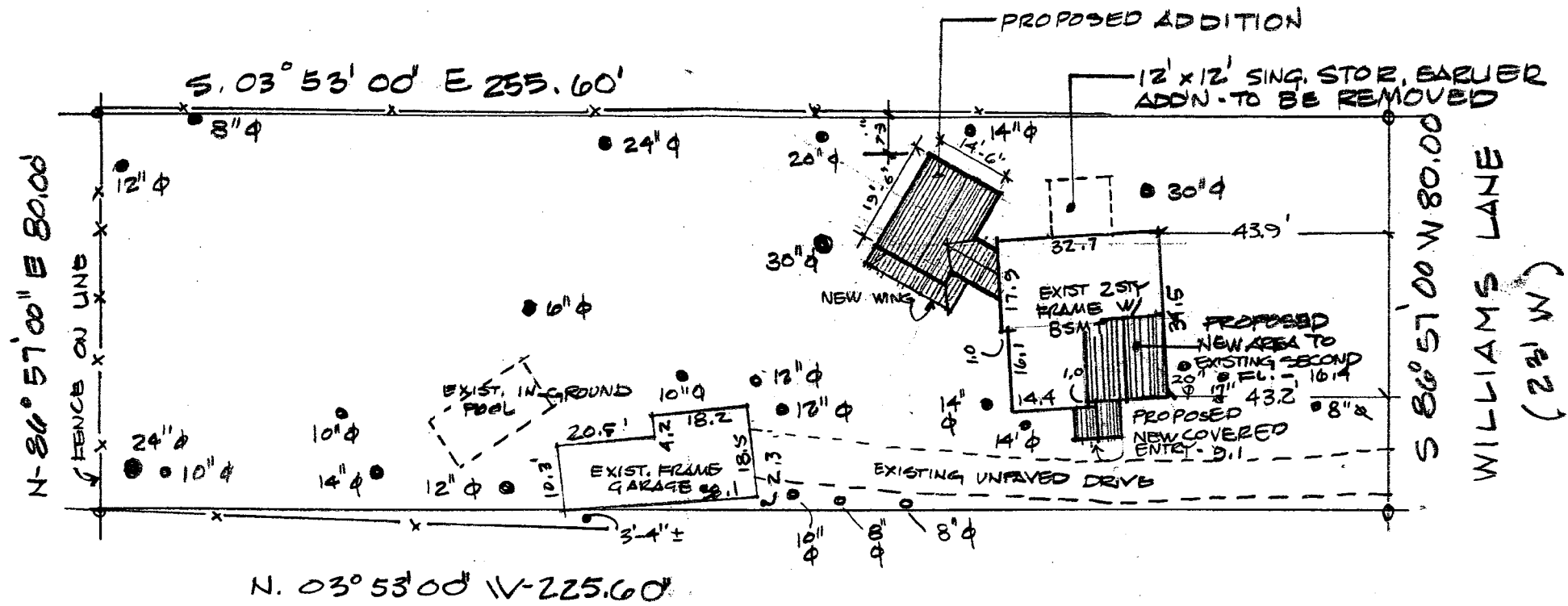
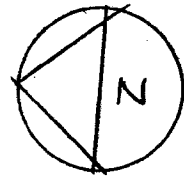
1. REMOVE EXISTING 12' X 12' FRAME ADDITION ON EAST SIDE
2. ADD ONE STORY BEDROOM ADDITION, NORTH SIDE
3. ADD NEW "MUD ROOM" ENTRY, WEST SIDE
4. ADD NEW PLAN AREA TO SECOND FLOOR, SOUTH WEST CORNER

DRAWING INDEX:

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- A-5: NORTH ELEVATION
- A-6: SECOND FLOOR PLAN: NEW WORK
- A-7: ORTHOGRAPHIC VIEW

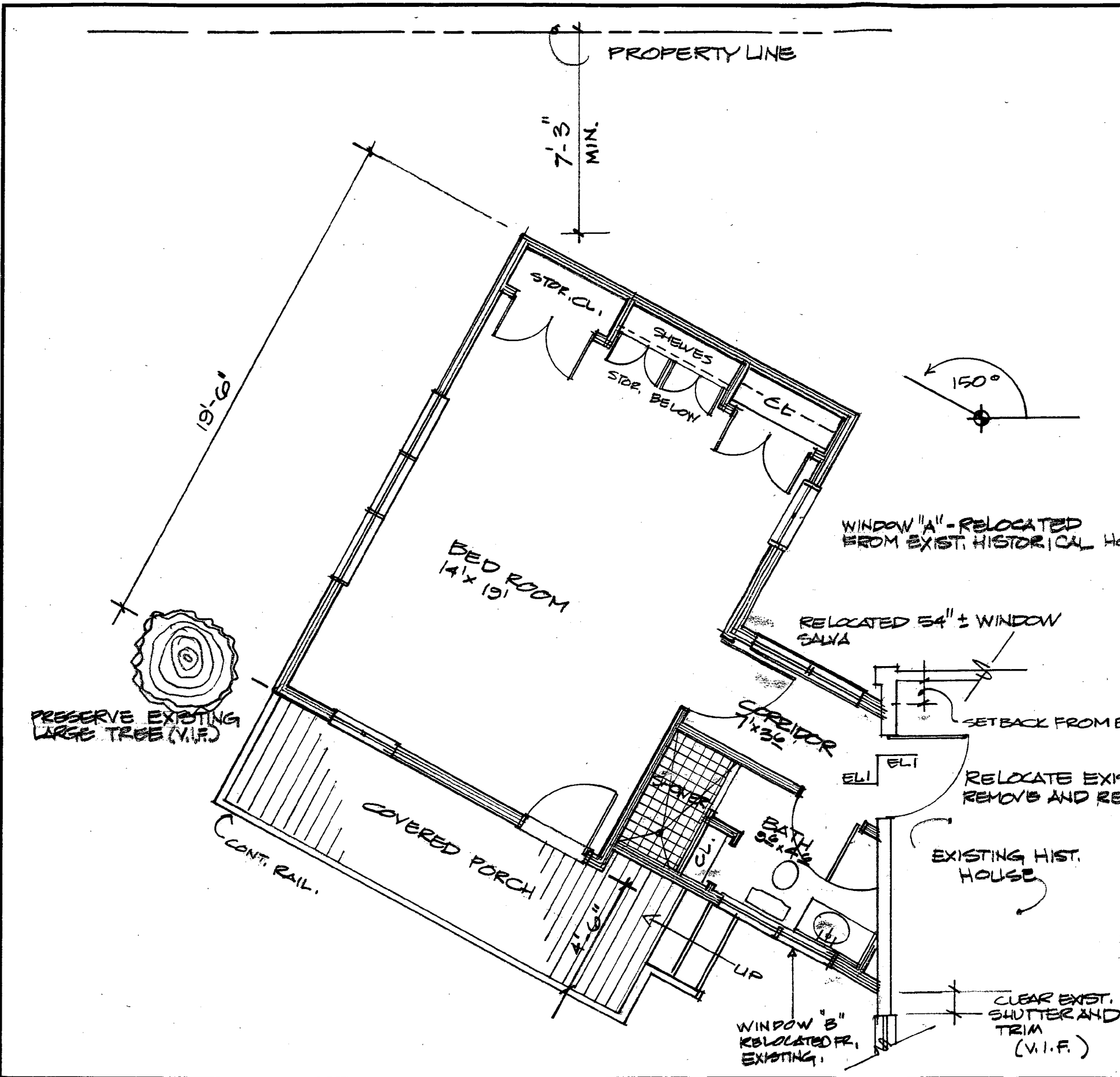
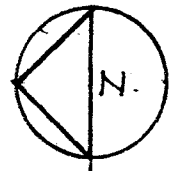
① REV. ADD SHEET A-7: ORTHOGRAPHIC VIEW.

HANSLIN, LAIRD RESIDENCE		
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED 5/5/04
COVER SHEET		
PETER S. KRAEMER AIA, ARCHITECT		DRAWING NUMBER C-1



① REV: ADD LOCATIONS OF TREES GREATER THAN 6.0" DIA

HANSLIN, LAIRD RESIDENCE 3707 WILLIAMS LA, CHEVY CHASE, MARYLAND		
SCALE: 1" = 30'-0"	APPROVED BY:	DRAWN BY PSC
DATE: 4/21/04		REVISED 5/3/04
SITE PLAN		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER S-1



WINDOW "A" - RELOCATED FROM EXIST. HISTORICAL HOUSE

RELOCATED 54" ± WINDOW SALVA

SETBACK FROM EXISTING, ±1'-3"

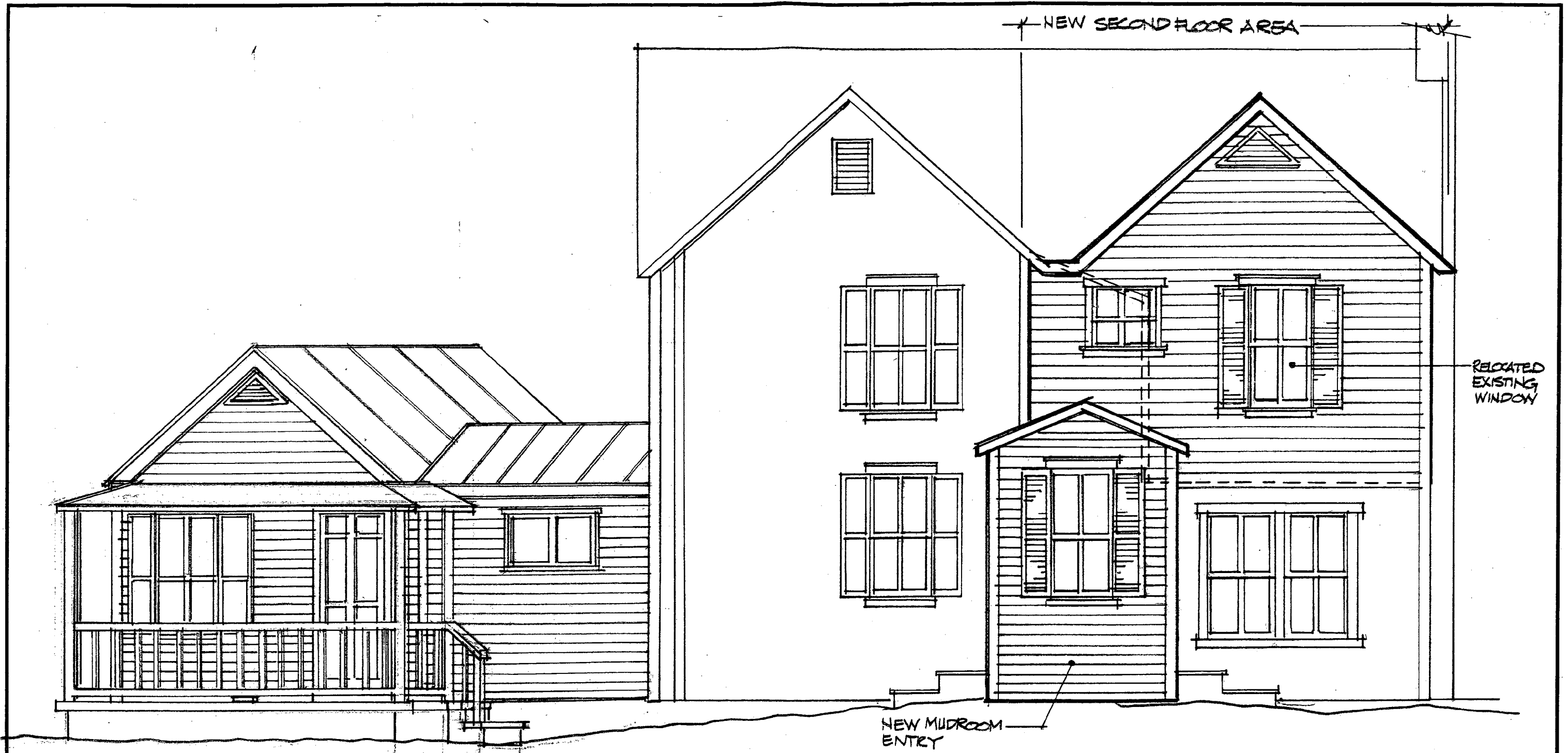
RELOCATE EXIST. DOOR (SEE SOUTH ELEV., SHEET A-3) REMOVE AND RELOCATE EXIST. WINDOW "A" - SEE PLAN

EXISTING HIST. HOUSE

WINDOW "B" RELOCATED FR. EXISTING.

CLEAR EXIST. SHUTTER AND TRIM (V.I.F.)

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PK
DATE: 4/20/04		REVISED
NEW BEDROM PLAN		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER: A-1



HANSLIN, LAIRD RESIDENCE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PK	
DATE: 4/2/04		REVISED	
WEST ELEVATION			
PETER S. KREMER AIA, ARCH.			DRAWING NUMBER A-2



17'-0"
NEW 2ND FLOOR AREA

EXISTING WINDOW RELOCATED TO NEW 2ND FL SPACE

7'-3"
MUD ROOM/ENTRY

REPLACE EXIST. DOOR W/ WINDOW RELOCATED FROM NORTH ELEVATION

HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: PSK
DATE:		REVISED
SOUTH ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-3



EXISTING HOUSE

NEW

3707

EXIST. 12' x 12'
ADDITION TO BE
DEMOLISHED

RESTORED FRONT ENTRY

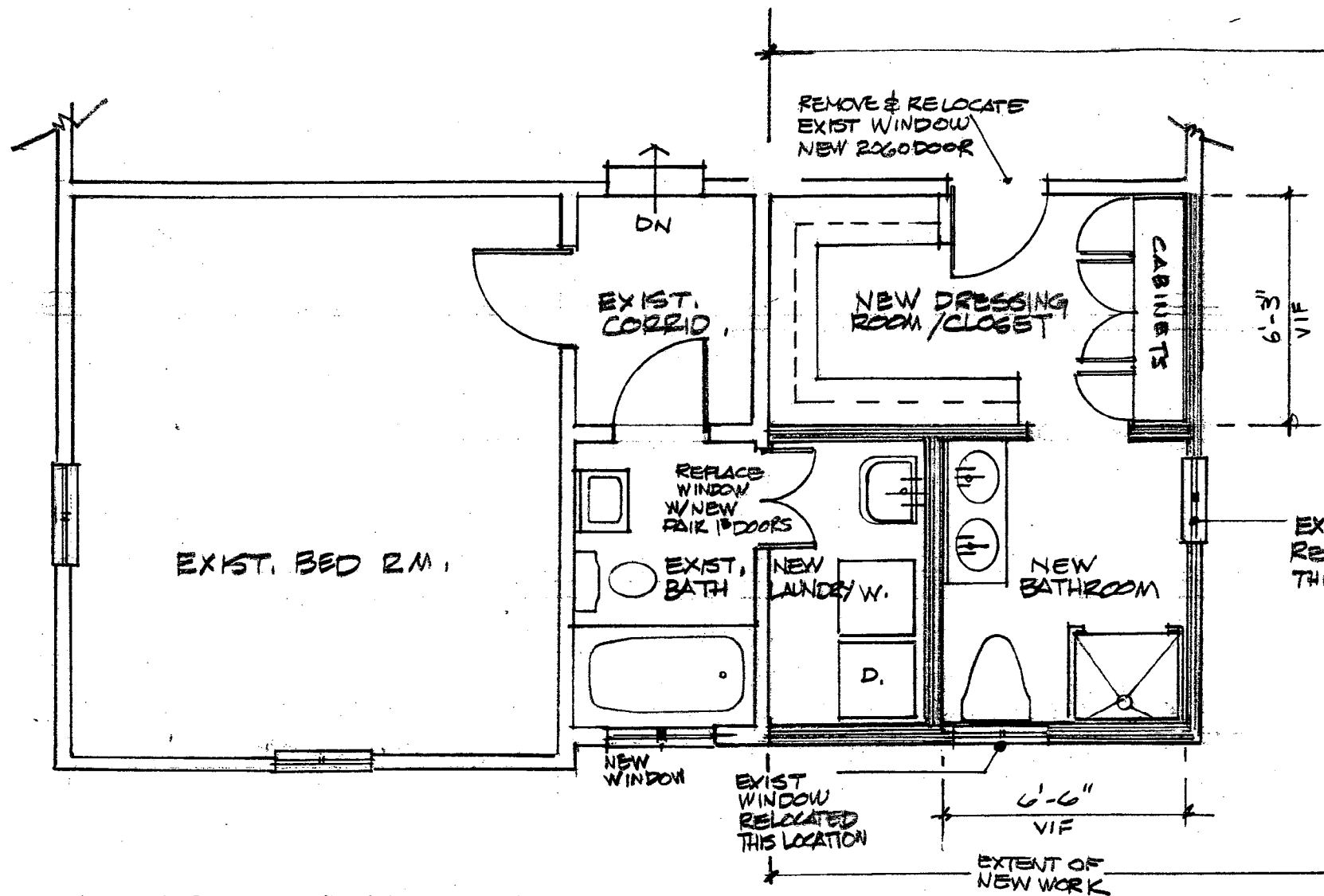
HANSLIN, LAIRD RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK
DATE: 9/21/04		REVISED
EAST ELEVATION		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A-4



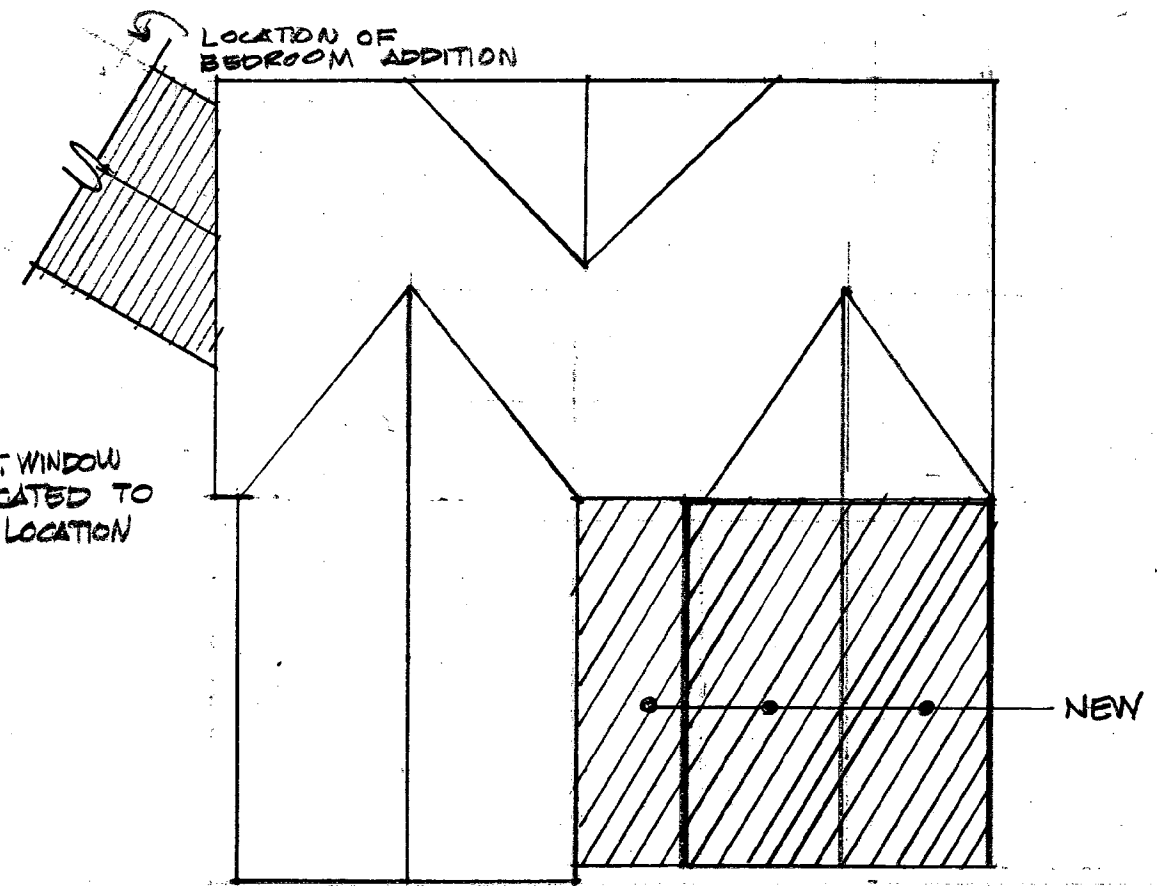
NEW BED ROOM WING

7'-3"
MUD ROOM (NEW)

HANSLIN, LAIRD RESIDENCE			
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY PSK	
DATE: 4/21/04		REVISED	
NORTH ELEVATION			
PETER S. KRAEMER AIA, ARCH.			DRAWING NUMBER A5



NEW SECOND FLOOR AREA
 $1/4" = 1'-0"$



ROOF PLAN W/ NEW 2ND FL. AREA
 $1/8" = 1'-0"$ (PLAN OPS.)

HANSLIN, LAIRD RESIDENCE

SCALE: AS SHOWN

APPROVED BY:

DRAWN BY: PK

DATE: 4/21/02

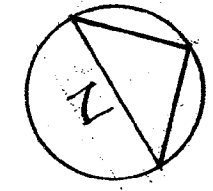
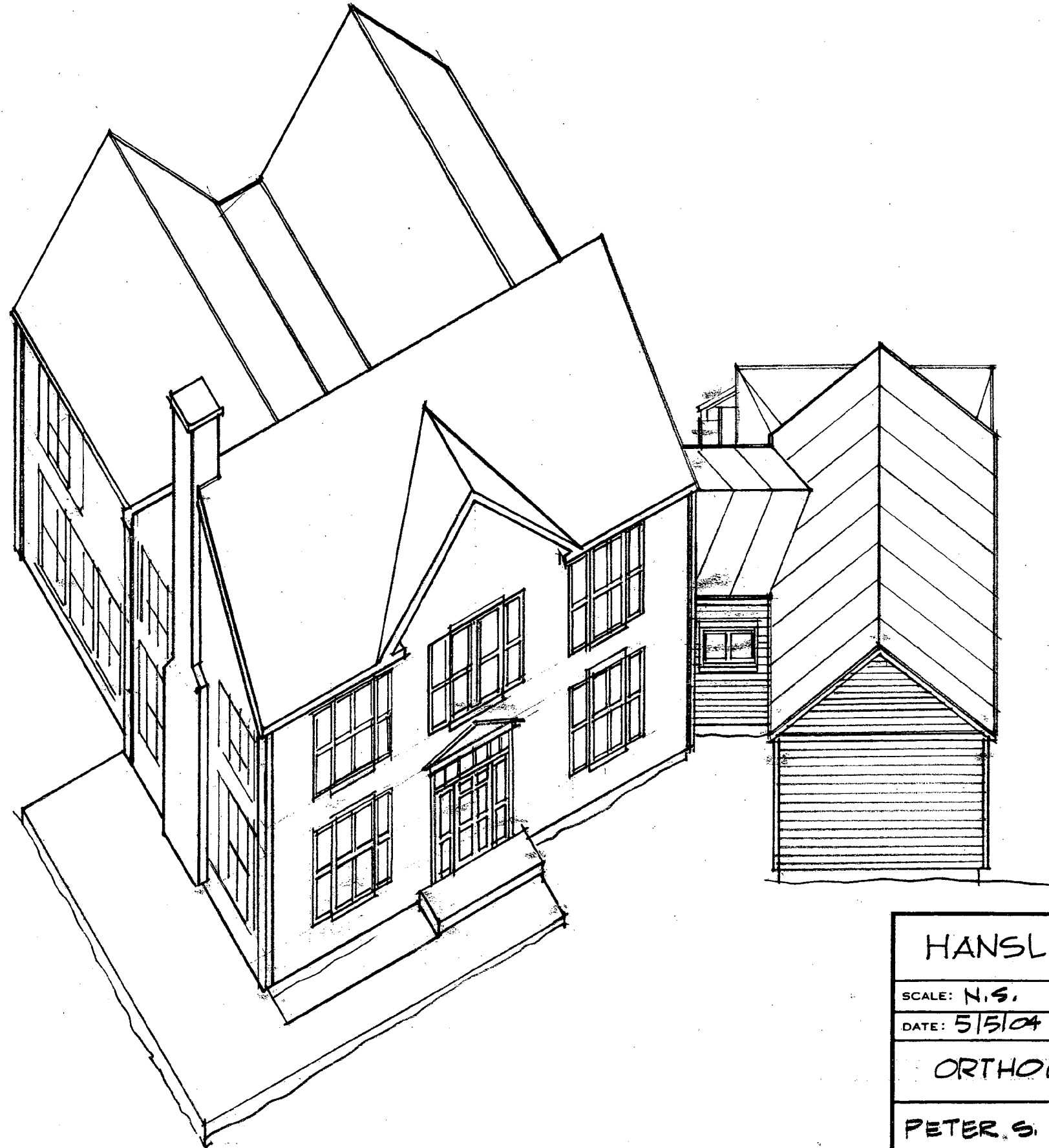
REVISED

2ND FL. PLAN: NEW WORK

PETER S. KRAEMER AIA, ARCH.

DRAWING NUMBER

A 6



HANSLIN, LAIRD RESIDENCE		
SCALE: N.S.	APPROVED BY:	DRAWN BY PSK
DATE: 5/5/04		REVISED
ORTHOGRAPHIC VIEW		
PETER S. KRAEMER AIA, ARCH.		DRAWING NUMBER A7