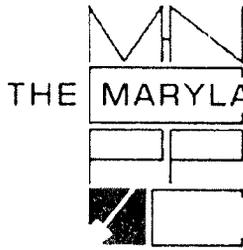


5810 WARWICK, SOMERSET  
35/36-06A

FINAL  
DRUGS IN  
MICHELS  
OFFICE



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 2, 2006

Ellie Galifianakis  
Barnes Vanze Architects  
1000 Potomac Street, NW, Suite L-2  
Washington DC 20007

Re: 5810 Warwick Place, Somerset Historic District  
HAWP # 410294

Ms. Galifianakis:

I am writing in response to your request to revise the approved Historic Area Work Permit (HAWP) application for the above-mentioned property. The Commission at its public worksession on April 26, 2006, reviewed the proposed revisions and voted to support the width increase of the deck by 4' and the installation of a drop-in hot tub.

This letter will serve as your official approval for this HAWP revision. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

*Michele Oaks*

Michele Oaks, Senior Planner  
M-NCPPC  
Historic Preservation Section



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 14, 2007

Ruth Sorenson  
5810 Warwick Place  
Chevy Chase, Maryland

Re: Fence improvements at 5810 Warwick Place, Somerset Historic District  
Revision to HAWP # 410294,

Mrs. Sorenson:

I am writing in response to your request to revise the approved Historic Area Work Permit (HAWP) application for the above-mentioned property. The Commission at its public worksession on March 14, 2007, reviewed the proposed revisions and voted to support the 4' high fence replacement as proposed in the attached plan, however, the 6' high proposed fence replacement must not exceed 4' feet in height.

This letter will serve as your official approval for this HAWP revision. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Michele Oaks, Planner Coordinator  
M-NCPPC  
Historic Preservation Section

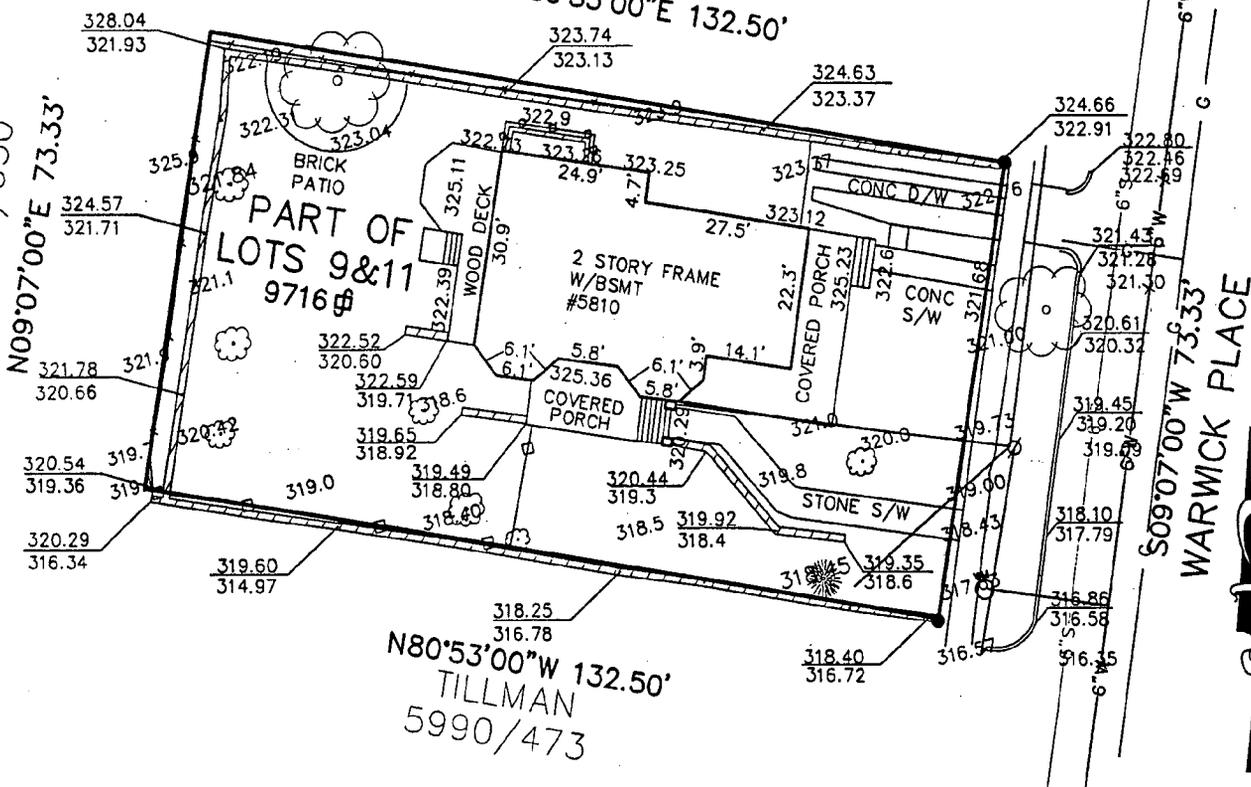


Work Permit  
# 410294

SORENSEN RESIDENCE  
5810 WARWICK PL.  
CHEVY CHASE, MD. 20815

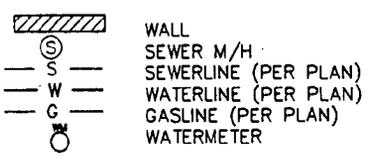
SCHNIDER  
2983/35  
S80°53'00"E 132.50'

DUBOIS  
3394/630  
N09°07'00"E 73.33'



PROFILE VIEW

PEAK	347.95
EAVE	343.23
1ST. FL.	325.53
BASEMENT FL.	317.30



*Stephen V. Wenzel*



PREPARED BY:  
**MERIDIAN SURVEYS, INC.**

811 RUSSELL AVENUE  
SUITE 303  
GAITHERSBURG, MARYLAND 20879  
(301) 721-9400  
(301) 840-0334 FAX  
E-MAIL: [surveyor@meridiansurveys.com](mailto:surveyor@meridiansurveys.com)  
MSI#06-1182

- NOTES:
1. THE HORIZONTAL DATUM OF THIS SURVEY IS ASSUMED, BASED PLAT BOOK 1 PLAT 30.
  2. THE VERTICAL DATUM IS NGVD29, BASED UPON SEWER INVERTS
  3. THIS PROPERTY APPEARS ON TAX MAP HN341 AND IS CURRENTLY ZONED R60.
  4. NO UNDERGROUND UTILITIES WERE MARKED AT THE TIME OF THIS SURVEY, ALL CONTRACTORS MUST CALL "MISS UTILITY" 48 HOURS PRIOR TO ANY EXCAVATIONS.
  5. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
  6. THIS SURVEY IS FOR RELATIVE ELEVATIONS ONLY AND IS NOT A BOUNDARY SURVEY AND THE LOCATION OR EXISTENCE OF PROPERTY CORNERS IS NEITHER GAURANTEED NOR IMPLIED. THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES.

**ELEVATION ASBUILT**

PART OF LOTS 9 & 11, BLOCK 3 PLAT BOOK 1 PLAT 30 LIBER 8569 FOLIO 393 5810 WARWICK PLACE ELECTION DISTRICT NO. 7 MONTGOMERY COUNTY, MARYLAND			
SCALE:	1" = 30'	DWN. BY:	DB
DATE:	FEBRUARY, 2006	CHKD. BY:	SJW



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Gail Lucas FAX NUMBER: 246-777-6262

FROM: Al Thompson

DATE: 3.9.08

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

This application has a duplicate  
HAUP app # - please delete  
412740 from your records.  
Thank!

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DPS - #11

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

412740

Contact Person: ANKIE BARNES  
Daytime Phone No.: 202 337 7255

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ARNE SORENSON Daytime Phone No.: \_\_\_\_\_  
Address: 5910 WARWICK PL CHEVY CHASE, MD  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: BARNES VANZE AIA Daytime Phone No.: 202 337 7255  
Address: 1238 WISCONSIN AVE, STE 204 WASHINGTON DC 20007

LOCATION OF BUILDING/PREMISE  
House Number: 5910 Street: WARWICK PL  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Eiter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Restore
- Move
- Install
- Wreck/Reloc
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- AC
- Stair
- Nonin 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 of owner or authorized agent Date

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

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Needs to be deleted this address already has one for this project -m

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:

OUTSTANDING RESOURCE  
WITHIN THE SOMMERSET HYDRAIC DISTRICT

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

- ENCLOSE REAR PORCH ON FIRST FLOOR  
- CONSTRUCT A NEW ONE SIDED BAY ON 1990'S ADDITION  
- INSTALL NEW WINDOWS ON NORTH ELEVATION; OF ORIGINAL MISSING

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 (includes), 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/or 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 neighboring 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 directly access the street/highway front 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.



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Hamp Front Counter FAX NUMBER: 240-777-6262

FROM: Alex Thompson

DATE: 1.19.06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Needs permit # ASP, thanks!

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 2-28-06

To: MR. ARNE SORENSON  
5810 WARWICK PLACE  
CHEVY CHASE, MD 20815

To Whom It May Concern:

We are in receipt of your Historic Area Work Permit (HAWP) application dated 2-28-06. After reviewing your submission we have determined that it is incomplete and cannot be processed at this time.

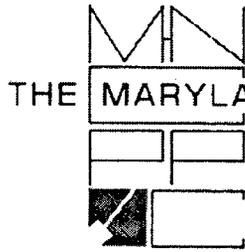
Your application is being returned to you because it is missing the following components:

- Written Description
- Site Plan
- Plans/Elevations
- Material Specifications
- Photographs
- Tree Survey
- Adjacent/Confronting Property Owner Addresses
- Submitted to office other than DPS in Rockville

As the current application has been deleted from the Department of Permitting Services' records, you will need to submit a new, complete, application to DPS to be considered for the next available meeting of the Historic Preservation Commission.

We look forward to receiving the information needed to complete your application and proceed with the review. Please call 301-563-3400 if you have any questions.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: February 9, 2006

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner   
Historic Preservation Section, MNCPPC

SUBJECT: Historic Area Work Permit # **410294**, for additions and alterations  
at 5810 Warwick Place, Chevy Chase

---

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on February 8, 2006. This application was **APPROVED**.

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

Applicant: Arnie Sorenson (Ankie Barnes, Architect)

Address: 5810 Warwick Place (Somerset Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
388 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: ANKIE BARNES  
Daytime Phone No.: 202 337 7255

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ARNE SORENSON Daytime Phone No.: \_\_\_\_\_  
Address: 5810 WARWICK PL CHEVY CHASE MD  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: BARNES VANZE AIA Daytime Phone No.: 202 337 7255  
Address: 1238 WISCONSIN AVE, STE 204 WASHINGTON DC 20007

**LOCATION OF BUILDING/PREMISE**  
House Number: 5810 Street: WARWICK PL  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**I.A. CHECK ALL APPLICABLE:**  
 Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Patch  Deck  Shed  
 Move  Install  Wreck/Tear  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

**I.B.** Construction cost estimate: \$ \_\_\_\_\_  
**I.C.** 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 1/8/06 Date

Approved:  For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 2/9/06  
Application/Permit No.: 410294 Date Filed: 1-18-06 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

OUTSTANDING RESOURCE  
WITHIN THE SOMMERSET HISTORIC DISTRICT

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

- ENCLOSE REAR PORCH ON FIRST FLOOR  
- CONSTRUCT A NEW ONE STORY BAY ON 1990S ADDITION  
- INSTALL NEW WINDOWS ON NORTH ELEVATION OF ORIGINAL MASSING

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, 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.

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**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

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



**BARNES VANZE ARCHITECTS**

Sorenson Residence  
5810 Warwick Lane  
Somerset, MD

### Proposed Scope of Work (Architectural)

#### House:

Existing two story frame house with full basement:

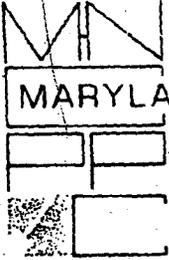
The historic fabric was previously expanded in the early '90s with an addition to the rear that attempted to relocate the entry to the south side of the structure between an early, and a newer, demi-octagonal bay window.

#### •Alterations:

- 1). The prior addition provided a demi-octagonal porch on the rear of the addition. It is the current proposal to expand the overall house by expanding into and enclosing this portion of the structure on the first floor, and to build an additional, and equal amount of square footage on the second floor.
- 2). At the location of the dinette within the prior addition to the house, we are proposing the construction of a new one story orthogonal bay on the north side. The historic fabric of the house will remain untouched by this addition.
- 3). Two original windows in the original fabric of the north side of the house have been covered in the previous renovations. It is our current proposal to install new windows in the original locations that will replicate the historic fabric. The windows will be painted wood double hung units.

#### Materials:

Materials would be consistent with those utilized for the rear addition, comprising a stucco covered concrete masonry unit foundation wall, with a frame structure above clad in painted wood siding with an asphalt shingle roof. Windows would be painted wood double hung units with simulated divided lites.



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: WALTER BEAR FAX NUMBER: 301 457 2773

FROM: MICHELE OAKS

DATE: 2/3/06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 16

NOTE:

MOST CURRENT STAFF  
REPORT FOR NEXT WEEK'S  
HPC MEETING.

## Oaks, Michele

---

**From:** Ellie Galifianakis [EGalifianakis@barnesvanze.com]  
**Sent:** Friday, January 27, 2006 6:23 PM  
**To:** Oaks, Michele  
**Subject:** Sorenson

Michele,

My apologies for getting back to you this late, we ended up out at a site later than I anticipated.

The current house (the previous addition) projects 4'-7" from the original house. The proposed addition projection is 3'-4 1/2" from that point, therefore the total projection is 7'-11 1/2".

Please let me know if you have any questions or need any more information.  
Thank you,  
Ellie

*Eleanor Galifianakis*  
**BARNES VANZE ARCHITECTS, INC.**

Washington DC TELE: 202 337 7255 FAX: 202 337 0609

-----Original Message-----

**From:** Oaks, Michele [mailto:Michele.Oaks@mncppc-mc.org]  
**Sent:** Friday, January 27, 2006 10:48 AM  
**To:** Ellie Galifianakis  
**Subject:**

---

Michele Oaks, Senior Planner  
Historic Preservation Office  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.mncppc.org](http://www.mncppc.org)

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ARNE SORENSON  
5810 WARWICK PL  
CHEVY CHASE, MD  
20815

Owner's Agent's mailing address

BARNES VANZE, AIA  
1238 WISCONSIN AVE, STE 204  
WASHINGTON DC 20007

Adjacent and confronting Property Owners mailing addresses

IRVING SCHNEIDER  
5812 WARWICK PL  
CHEVY CHASE, MD  
20815

EUGENE TILLMAN  
5808 WARWICK PL  
CHEVY CHASE, MD  
20815

ALEXANDRIA DUBOIS  
4712 CUMBERLAND AVE  
CHEVY CHASE, MD  
20815



**BARNES VANZE ARCHITECTS**

Sorenson Residence  
5810 Warwick Lane  
Somerset, MD

### Proposed Scope of Work (Architectural)

#### House:

Existing two story frame house with full basement:

The historic fabric was previously expanded in the early '90s with an addition to the rear that attempted to relocate the entry to the south side of the structure between an early, and a newer, demi-octagonal bay window.

#### •Alterations:

- 1). The prior addition provided a demi-octagonal porch on the rear of the addition. It is the current proposal to expand the overall house by expanding into and enclosing this portion of the structure on the first floor, and to build an additional, and equal amount of square footage on the second floor.
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- 3). Two original windows in the original fabric of the north side of the house have been covered in the previous renovations. It is our current proposal to install new windows in the original locations that will replicate the historic fabric. The windows will be painted wood double hung units.

#### Materials:

Materials would be consistent with those utilized for the rear addition, comprising a stucco covered concrete masonry unit foundation wall, with a frame structure above clad in painted wood siding with an asphalt shingle roof. Windows would be painted wood double hung units with simulated divided lites.



**BARNES VANZE ARCHITECTS**

## **TRANSMITTAL**

Date: **October 26, 2005**  
To: **Department of Permitting Services**  
From: **Joshua Mohr**  
Re: **HAWP Application - 5810 Warwick Place**

We are sending you the following attached:

---

Copies	Date	No.	Description
2			<b>Prints 8 1/2" x 11" Plans and Elevations</b>
1			<b>Prints 18 x 24" Plans and Elevations</b>
1			<b>Contextual and Materials narrative</b>
1			<b>HAWP Application</b>

---

These are transmitted: **For approval**

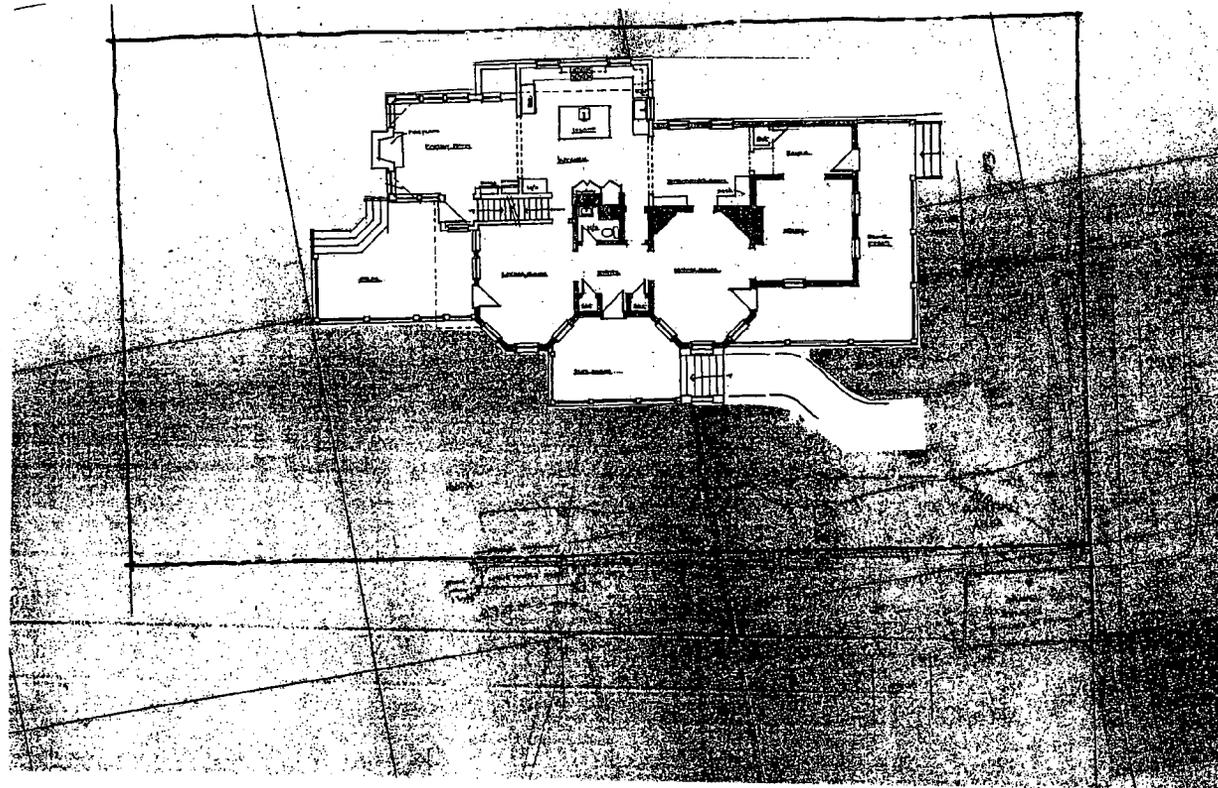
Comments:

**To Whom it may concern:**

**I am enclosing the necessary information to file for an Historic Area Work Permit at 5810 Warwick Place. Photographs for the project have already been submitted at a previous concept review hearing with the HPC and we were told that they did not need to be resubmitted. If you have any questions about this application or require further information, please contact me at 202-337-3726.**

**Thank you,**

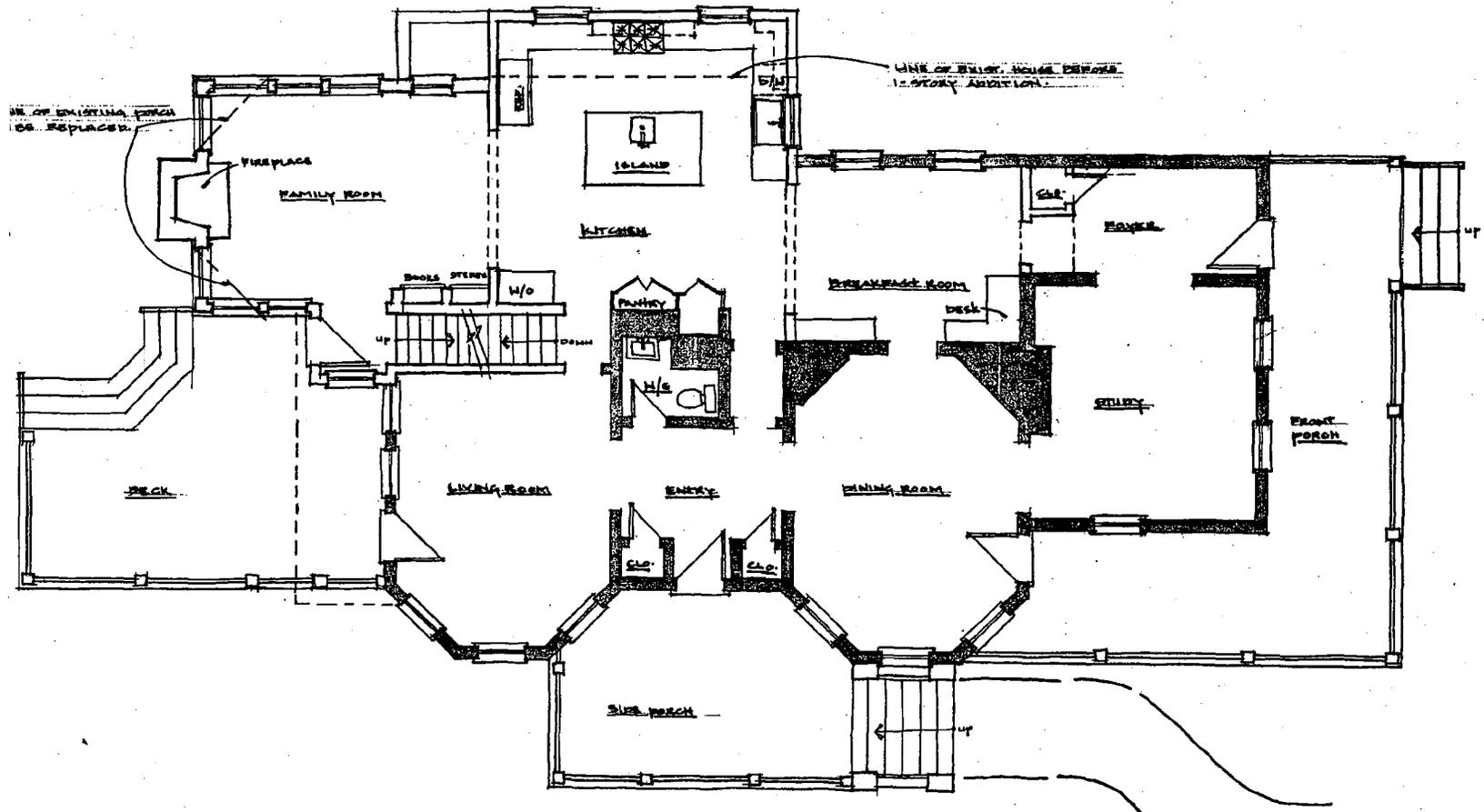
**Joshua Mohr**



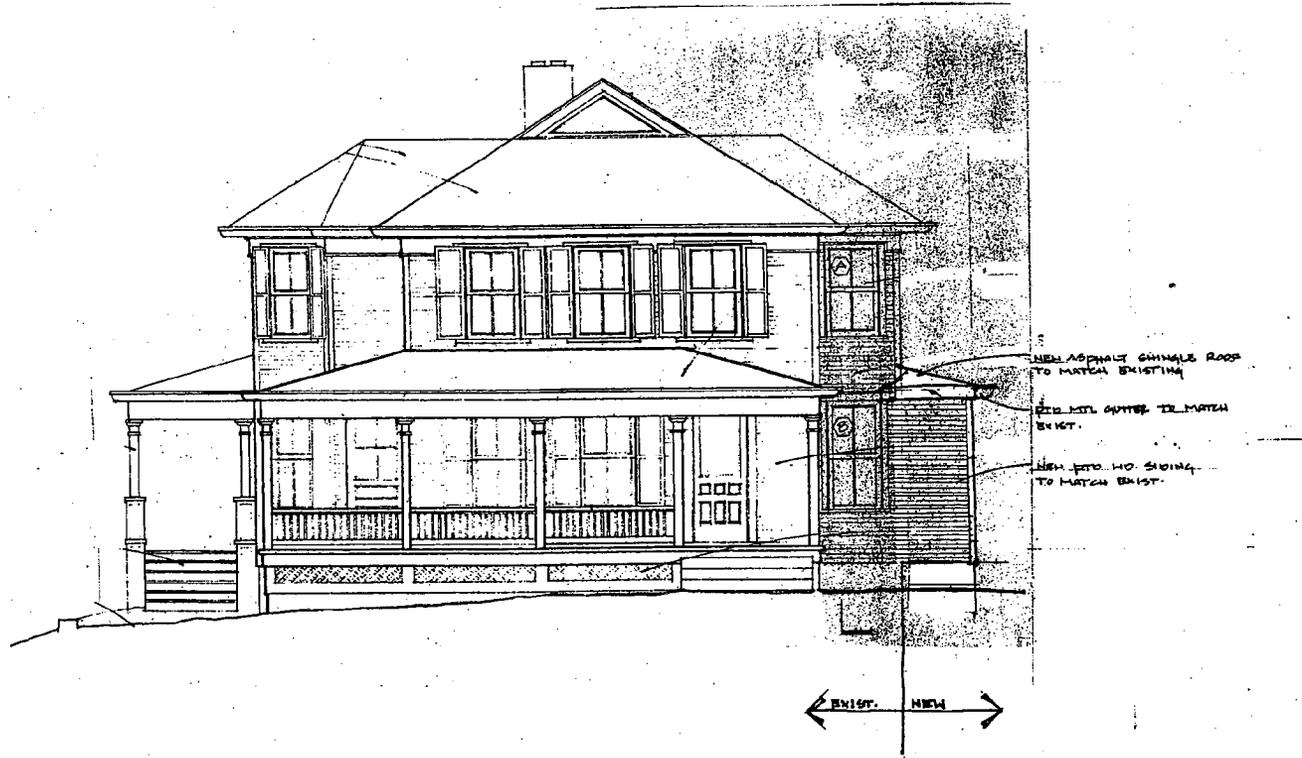
**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND

**CONCEPTUAL SITE PLAN**  
OCTOBER 13, 2005

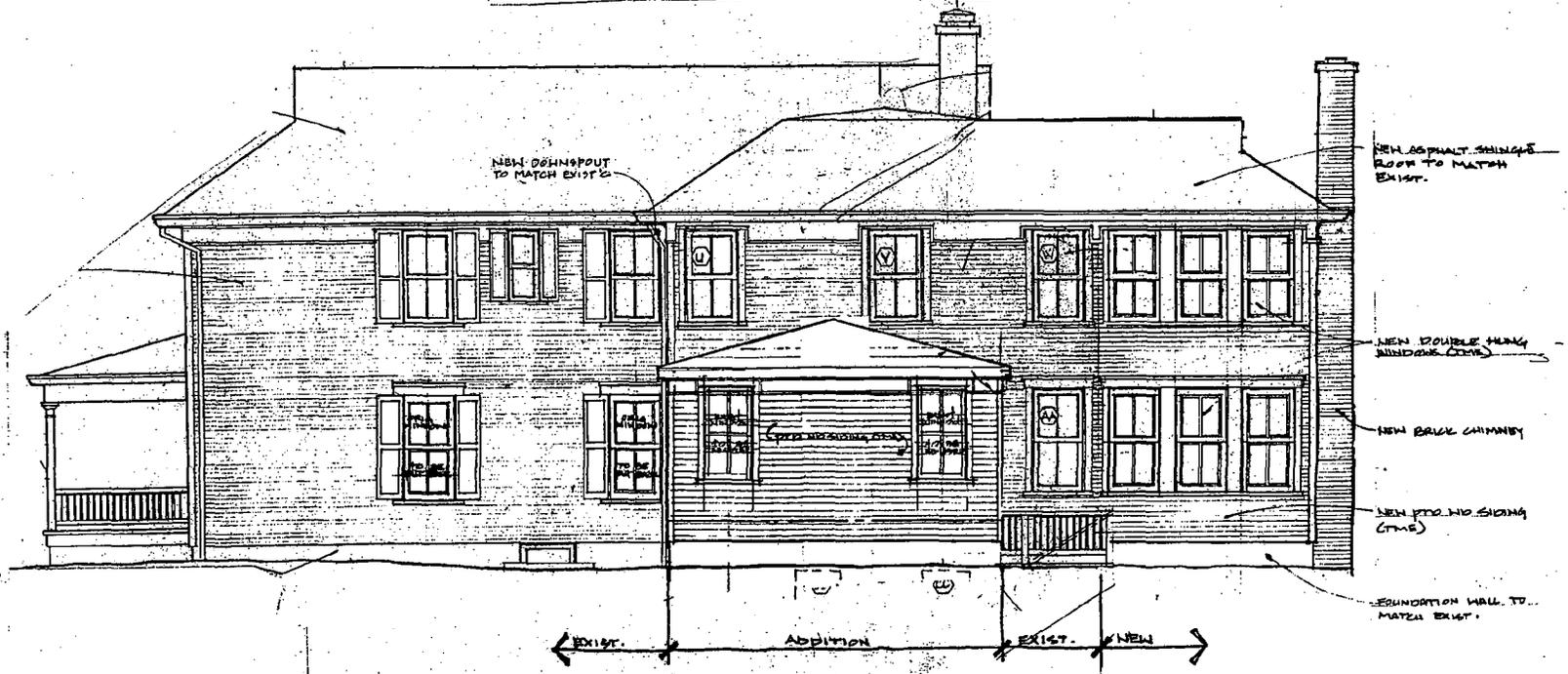
BARNES VANZE ARCHITECTS



**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL FIRST FLOOR PLAN**  
 OCTOBER 13, 2005  
 BARNES VANZE ARCHITECTS

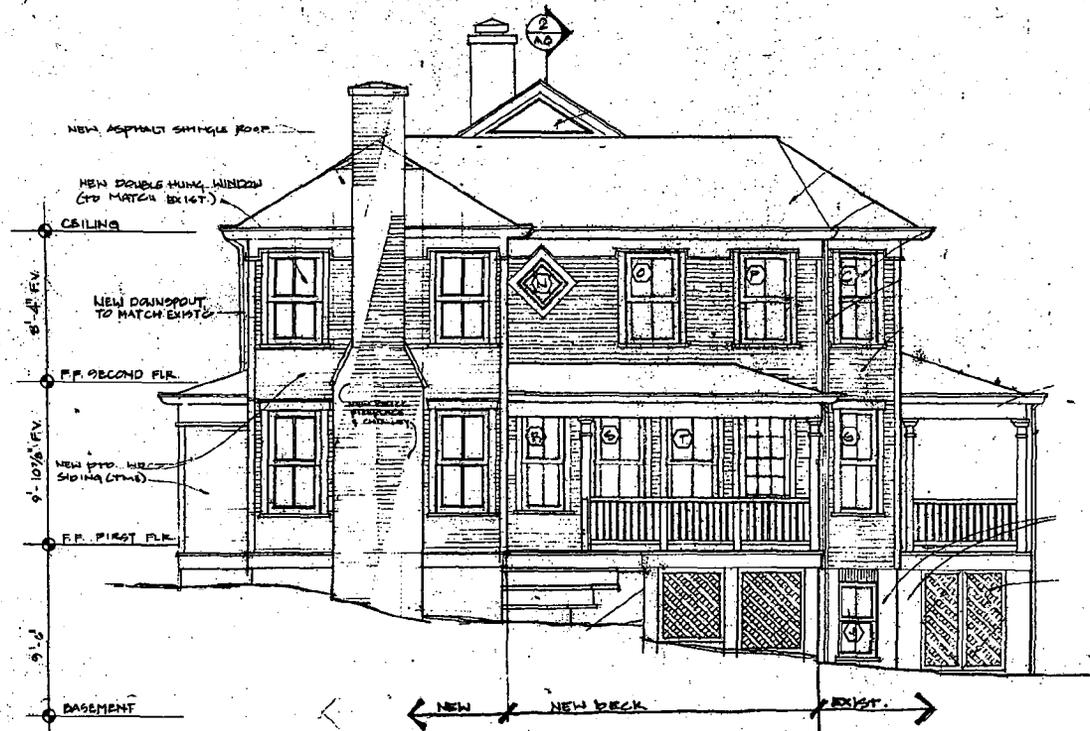


**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
**CONCEPTUAL EAST ELEVATION**  
OCTOBER 13, 2005  
BARNES VANZE ARCHITECTS



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

**SORENSEN RESIDENCE**  
 SOMERSET MARYLAND  
 CONCEPTUAL NORTH ELEVATION  
 OCTOBER 13, 2005  
 BARNES VANZE ARCHITECTS



**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL WEST ELEVATION**  
 OCTOBER 13, 2005  
 BARNES VANZE ARCHITECTS

**Oaks, Michele**

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**From:** Steve Schottler [sschottler@barnesvanze.com]  
**Sent:** Wednesday, January 18, 2006 9:26 AM  
**To:** Oaks, Michele  
**Subject:** 5810 Warwick Place

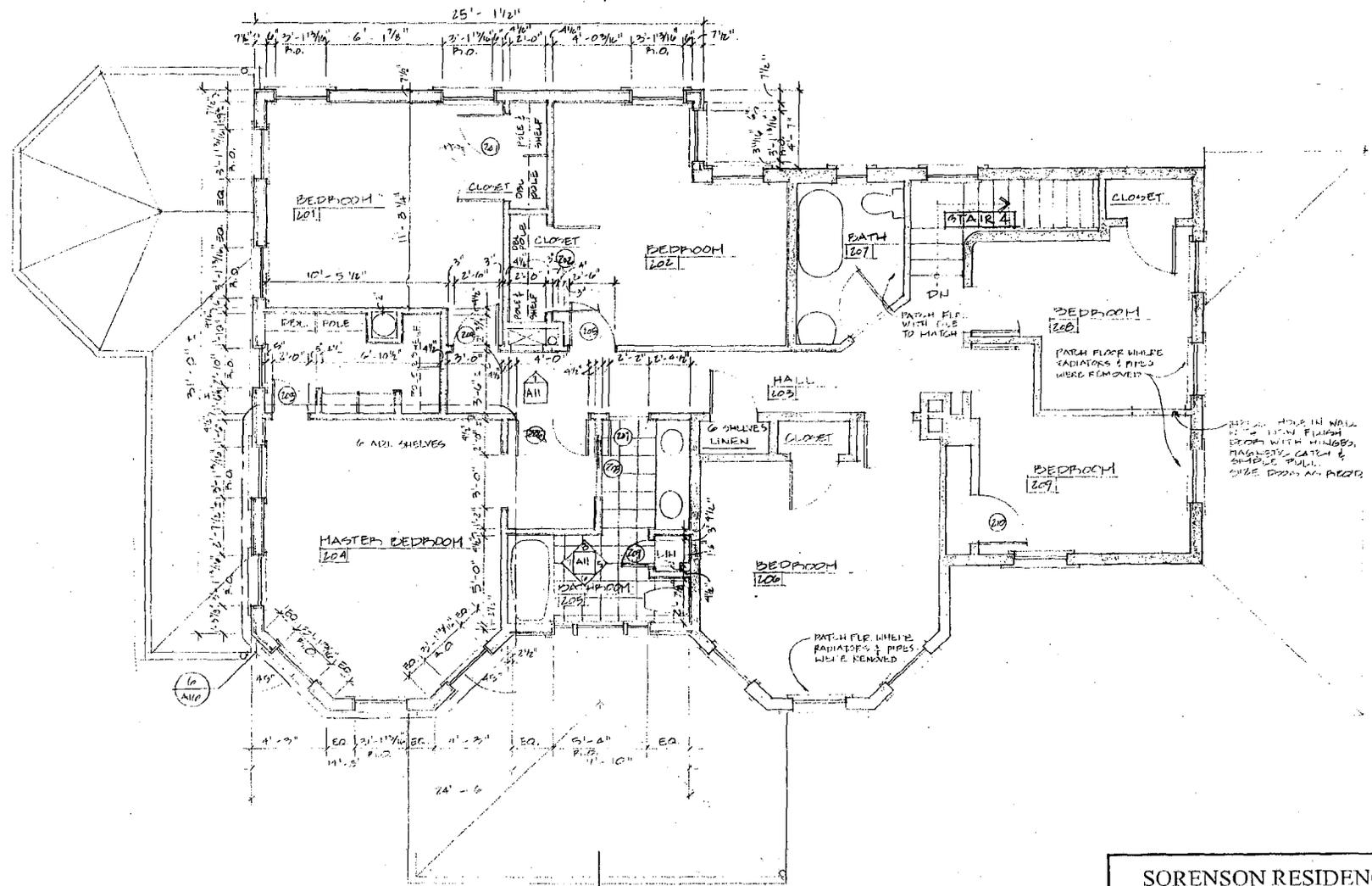
Michele,

We are currently set to be on the Town Council Agenda for Feb 6<sup>th</sup>. Can we tentatively request placement on the Feb 8<sup>th</sup> HPC agenda for this project? It may mean that we'll be bringing verbal approval, or that we'll have to have Tom Carter contact you directly on Feb 7<sup>th</sup>, but does it matter in what manner you get the Town's comments so long as you have them prior to the hearing?

*Stephen J. Schottler, AIA*

**BARNES VANZE ARCHITECTS, INC.**

Washington DC TELE: 202 337 7255 FAX: 202 337 0609



**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
 EXISTING SECOND FLOOR PLAN  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	5810 Warwick Avenue, Chevy Chase	<b>Meeting Date:</b>	02/08/06
<b>Resource:</b>	Outstanding Resource Somerset Historic District	<b>Report Date:</b>	02/01/06
<b>Review:</b>	HAWP	<b>Public Notice:</b>	01/25/06
<b>Case Number:</b>	35/36-06A	<b>Tax Credit:</b>	Partial
<b>Applicant:</b>	Arne Sorenson (Ankie Barnes, Agent)	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Additions**RECOMMEND:** Approve**BACKGROUND**

The applicants submitted a design proposal for a preliminary consultation at the August 17<sup>th</sup> 2005 meeting. This proposal was to expand the kitchen on the first floor by constructing a one, story side addition along the north elevation of the original massing, expand the family room on the first floor by enclosing the existing back porch on the 1990s addition and adding a second story, construct a new rear porch on the first floor level behind the existing 1991 addition, and install a window in foyer on the first floor and relocate and remove windows on the second floor on the north elevation of the original massing.

The Commission and staff were very concerned with making any alterations to the original massing and recommended that the applicant and their architect look at design alternatives that only placed an addition onto the existing rear addition of the building. The Commission also indicated that they would support a proposal that re-introduced windows in the north side of the house where the original windows had been removed and the openings covered by previous renovations.

The applicants returned to the Commission on November 16<sup>th</sup> 2005 with a revised preliminary consultation application. This design entailed constructing a new one-story addition on the north side of the 1990's addition, installing new windows on the north elevation of the original massing, and enclosing an existing rear porch and building an additional equal amount of square footage on its second level. The Commission supported this revised design as the proposed additions are completely contained on the non-contributing additions, and the proposed installation of windows on the main massing are in locations where there is evidence of windows previously existing. The Commission recommended that the applicants submit a Historic Area Work Permit application for the project, as presented in the second preliminary consultation, after they have completed the Town of Somerset's review process. The applicant is scheduled to be on the Town's agenda for February 6<sup>th</sup>, 2005. The HPC will have the Town's comments at their meeting on February 8<sup>th</sup>.

## **PROJECT DESCRIPTION**

SIGNIFICANCE: Outstanding Resource (Garfield House) within the Somerset Historic District  
STYLE: Queen Anne/Four Square  
DATE: 1901/1991

This house is one of the three identically built houses on Warwick Street, built by Somerset Heights developer, Edward Halliday. This frame structure clad in narrow clapboard siding is set upon a fieldstone foundation is 2-1/2 stories in height. The front façade is detailed with a porch that wraps around to a two-story extended bay on the south façade. The porch is detailed with a simple, balustrade with square inset pickets. The main massing continues to be detailed with its original 2/2 windows, flanked by two, paneled louvered shutters. The asphalt roof is detailed with overhanging eaves and a brick central chimney.

A large rear addition was placed on this house in 1991. The lot contains many mature trees and shrubbery.

## **PROPOSAL:**

The applicant is proposing to:

1. Enclose the existing demi-octagonal rear porch on the first floor and build and additional, and equal amount of square footage on the second floor.
2. Construct a new, one-story orthogonal bay on the north side of the 1990's addition. This addition will be a side addition, yet will be fully contained on the 1990's addition and will not impact any original fabric on the main massing. The material specifications are painted, wood siding, stucco covered concrete CMU foundation, asphalt shingle roofing, and painted wood, double hung windows with simulated divided lights to match the existing addition.
3. Install new windows on the north elevation of the original massing. The windows will be installed in their original locations and will replicate the missing historic fabric in size, shape and design.

## **APPLICABLE GUIDELINES:**

Proposed alterations to outstanding resources within the Somerset Historic District are reviewed by the Commission with the guidance of the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

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

2. 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.
  - In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

### ***Secretary of Interior's Standards for Rehabilitation***

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The applicable *Standards* 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.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION:**

Staff commends the applicants and their design team for their willingness to work with the Commission on this very challenging case. The proposed kitchen addition will be completely contained to the rear of the 1990s non-contributing addition. However, the current two-story addition projects beyond the north elevation of the original massing by 4'7" and the new one-story addition proposes to project an additional 3'4 1/2" (total projection 7'11 1/2"). Since this projection is an existing condition, the additional 3'4 1/2" does not concern staff. The addition is designed and detailed to be sympathetic to the historic massing while allowing it to continue to be the prominent feature on the streetscape.

The proposed porch enclosure and second-story addition will be located at the rear of the property and will not increase the footprint of the house. Additionally, it completely attaches to the 1990s addition and as such, no original historic fabric will be affected by its construction.

Staff commends the applicant's desire to use compatible building materials for this project. The Commission appreciates reviewing projects where the applicant is specifying the use of quality materials.

Additionally, the replacement of missing historic features, such as the two windows, might be eligible for the County Tax Credit, please contact our office for further details on how to apply for this tax credit.

### **STAFF RECOMMENDATIONS**

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

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

and with the Secretary of the Interior Guidelines.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20860  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ANKIE BARNES  
Daytime Phone No.: 202 337 7255

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ARNE SORENSON Daytime Phone No.: \_\_\_\_\_  
Address: 5810 WARWICK PL CHEVY CHASE, MD  
Street Number City State Zip Code  
Contact: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: BARNES VANZE AIA Daytime Phone No.: 202 337 7255  
Address: 1238 WISCONSIN AVE, STE 204 WASHINGTON DC 20007  
LOCATION OF BUILDING/PREMISE  
House Number: 5810 Street: WARWICK PL  
Town/City: CHEVY CHASE Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Stab  Nonn Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Plaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  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:  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply:  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 of owner or authorized agent: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Application/Permit No.: 410294 Date Filed: 1-18-06 Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

OUTSTANDING RESOURCE  
WITHIN THE SOMMERSET HISTORIC DISTRICT

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

- ENCLOSE REAR PORCH ON FIRST FLOOR  
- CONSTRUCT A NEW ONE STORY BAY ON 1990S ADDITION  
- INSTALL NEW WINDOWS ON NORTH ELEVATION OF ORIGINAL MASSING

**2. SITE PLAN**

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

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

**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.

6

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ARNE SORENSON  
5810 WARWICK PL  
CHEVY CHASE, MD  
20815

Owner's Agent's mailing address

BARNES VANZE, AIA  
1238 WISCONSIN AVE, STE 204  
WASHINGTON DC 20007

Adjacent and confronting Property Owners mailing addresses

IRVING SCHNEIDER  
5812 WARWICK PL  
CHEVY CHASE, MD  
20815

EUGENE TILMAN  
5808 WARWICK PL  
CHEVY CHASE, MD  
20815

ALEXANDRIA DUBOIS  
4712 CUMBERLAND AVE  
CHEVY CHASE, MD  
20815

g addresses: noticing table



**BARNES VANZE ARCHITECTS**

Sorenson Residence  
5810 Warwick Lane  
Somerset, MD

**Proposed Scope of Work (Architectural)**

House:

Existing two story frame house with full basement:

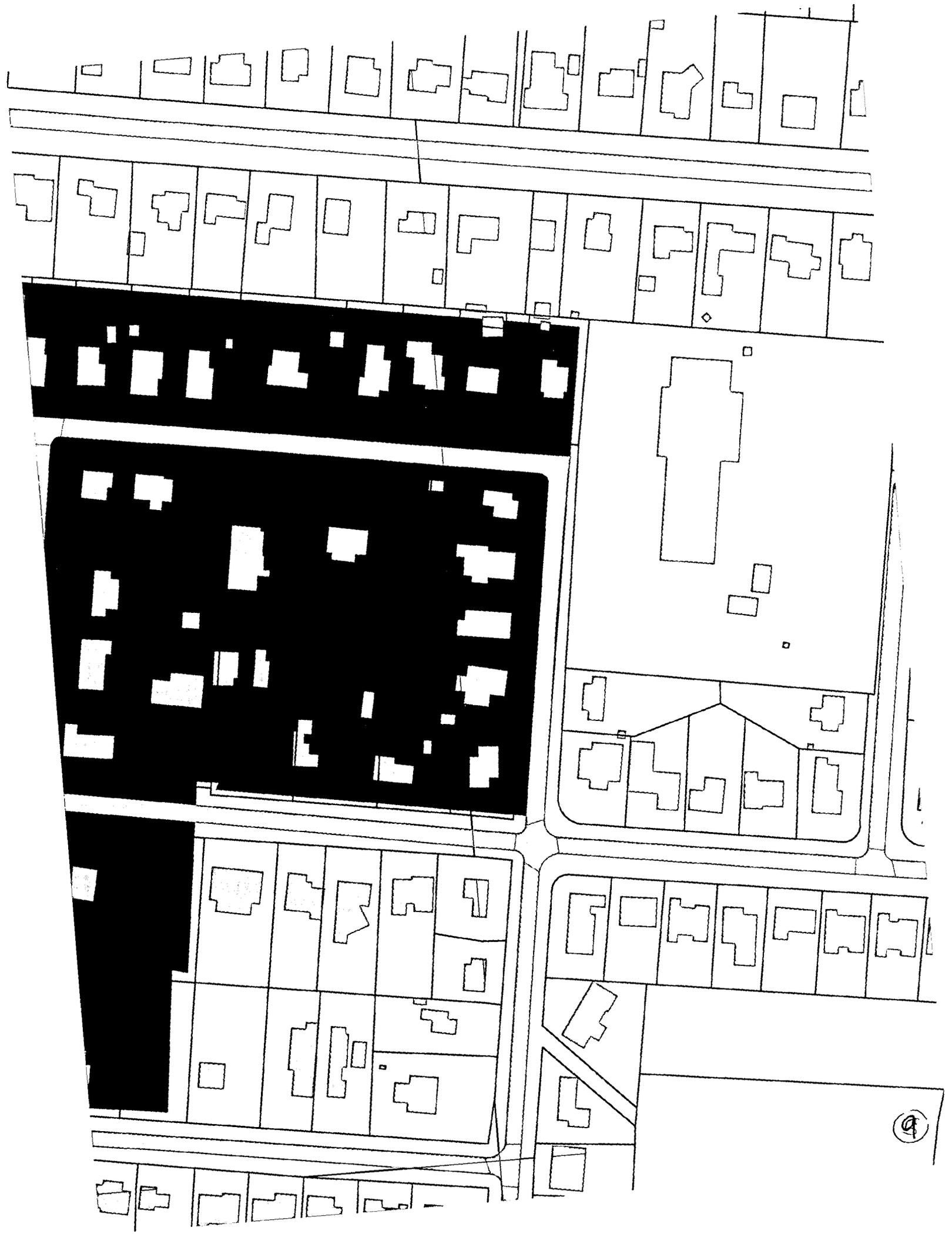
The historic fabric was previously expanded in the early '90s with an addition to the rear that attempted to relocate the entry to the south side of the structure between an early, and a newer, demi-octagonal bay window.

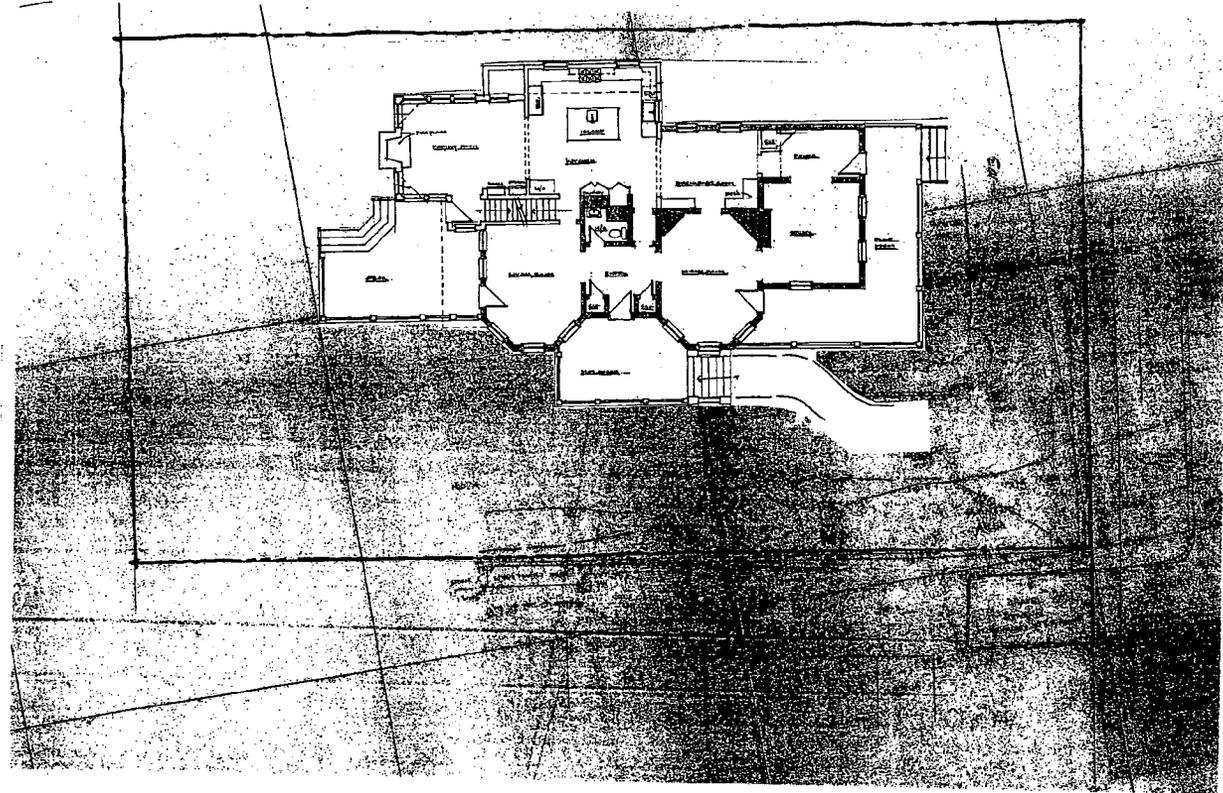
•Alterations:

- 1). The prior addition provided a demi-octagonal porch on the rear of the addition. It is the current proposal to expand the overall house by expanding into and enclosing this portion of the structure on the first floor, and to build an additional, and equal amount of square footage on the second floor.
- 2). At the location of the dinette within the prior addition to the house, we are proposing the construction of a new one story orthogonal bay on the north side. The historic fabric of the house will remain untouched by this addition.
- 3). Two original windows in the original fabric of the north side of the house have been covered in the previous renovations. It is our current proposal to install new windows in the original locations that will replicate the historic fabric. The windows will be painted wood double hung units.

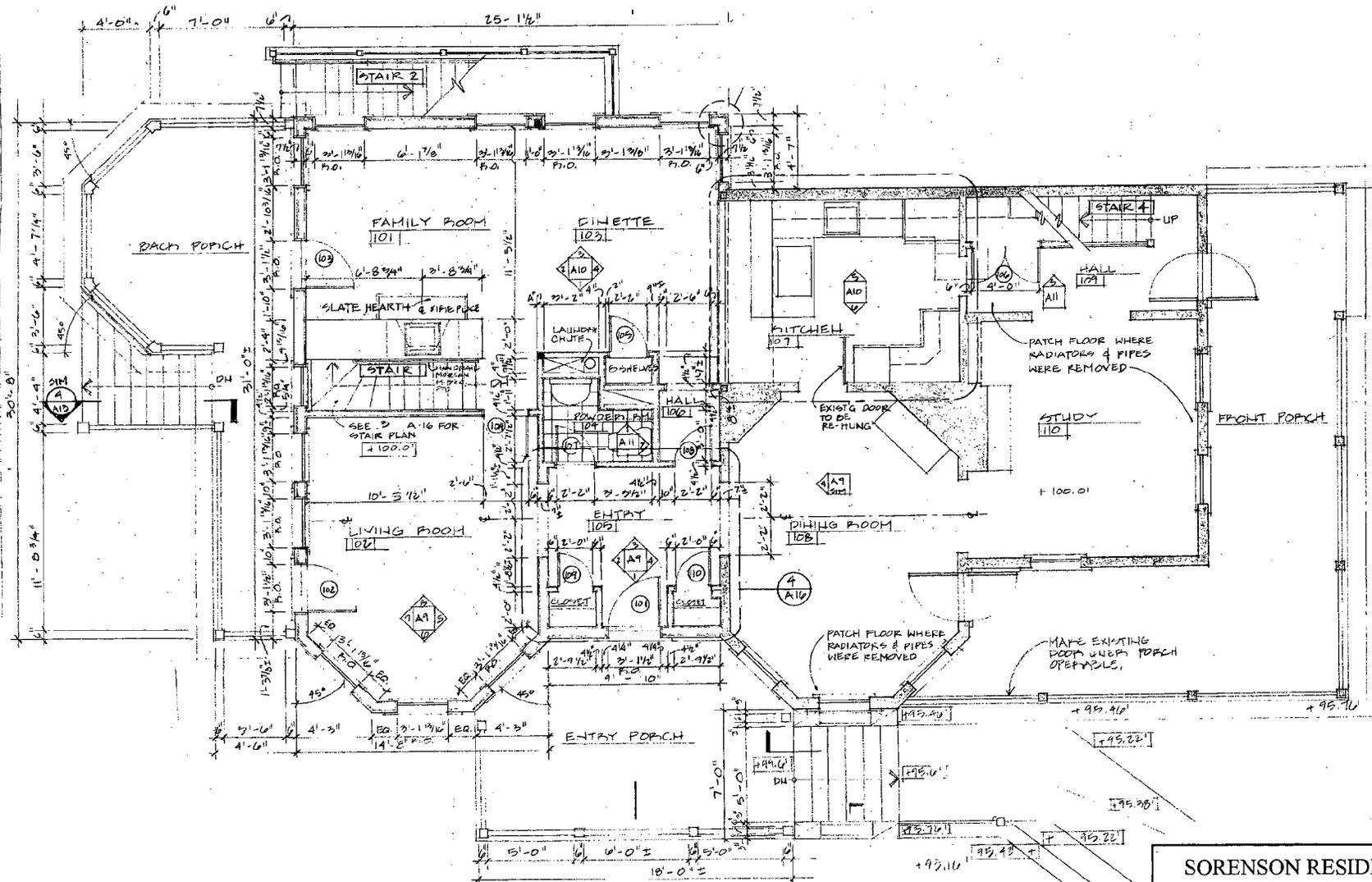
Materials:

Materials would be consistent with those utilized for the rear addition, comprising a stucco covered concrete masonry unit foundation wall, with a frame structure above clad in painted wood siding with an asphalt shingle roof. Windows would be painted wood double hung units with simulated divided lites.

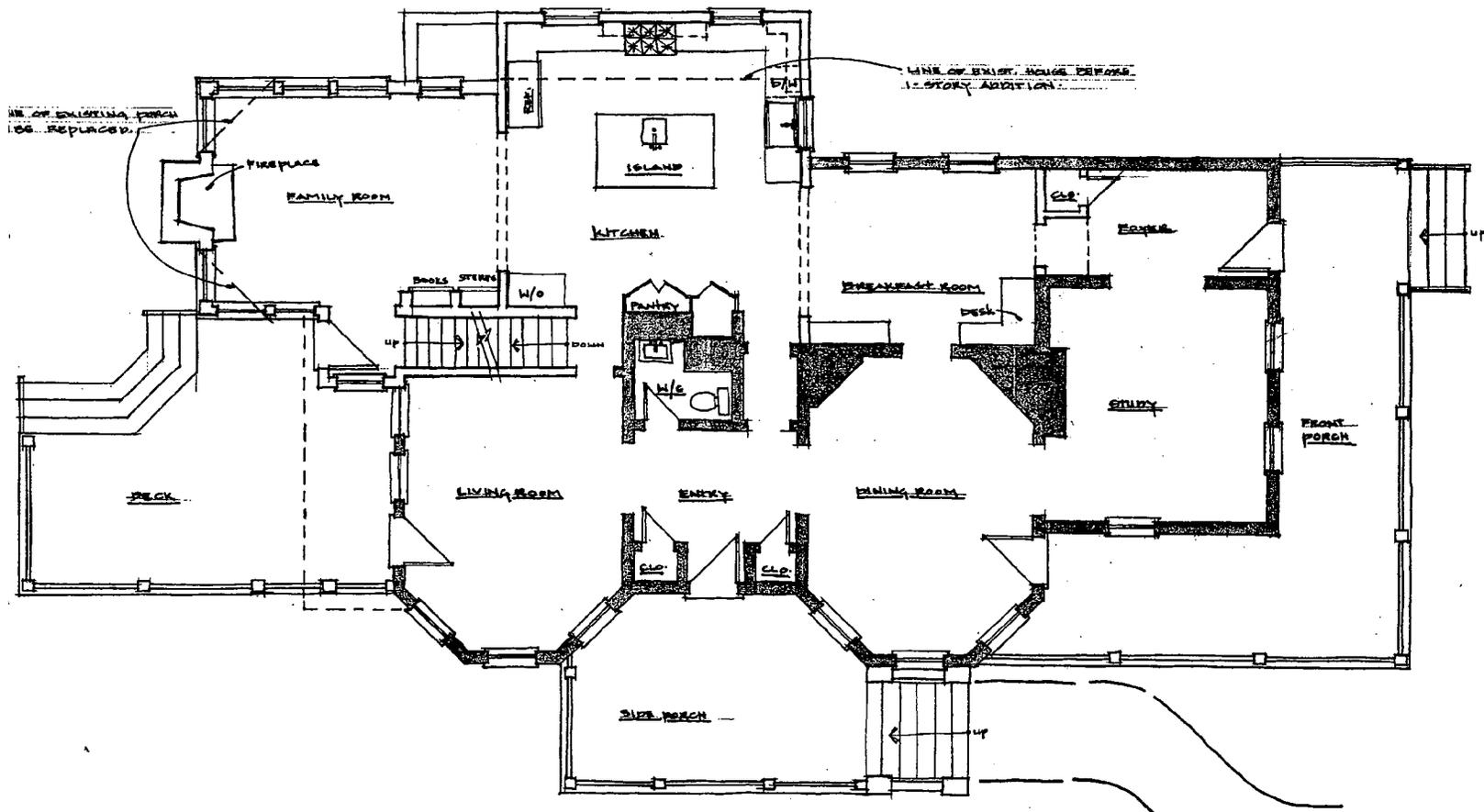




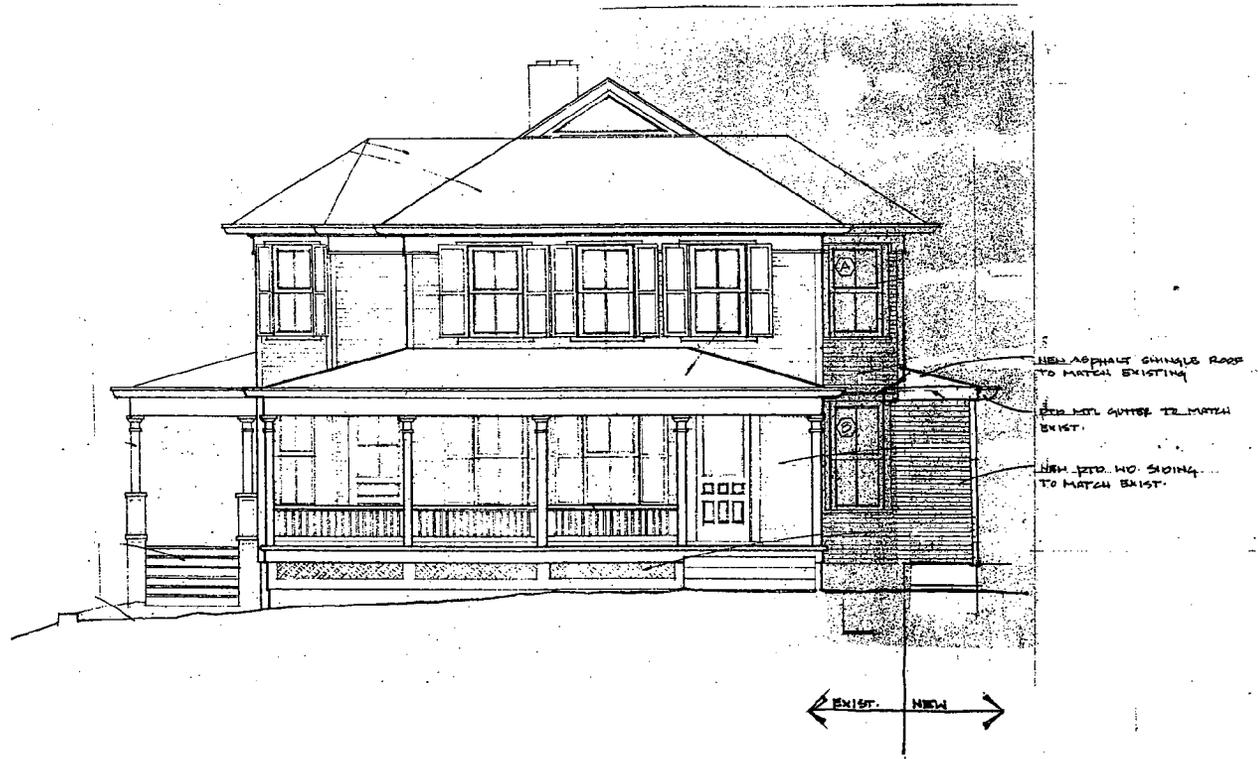
**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
**CONCEPTUAL SITE PLAN**  
OCTOBER 13, 2005  
BARNES VANZE ARCHITECTS



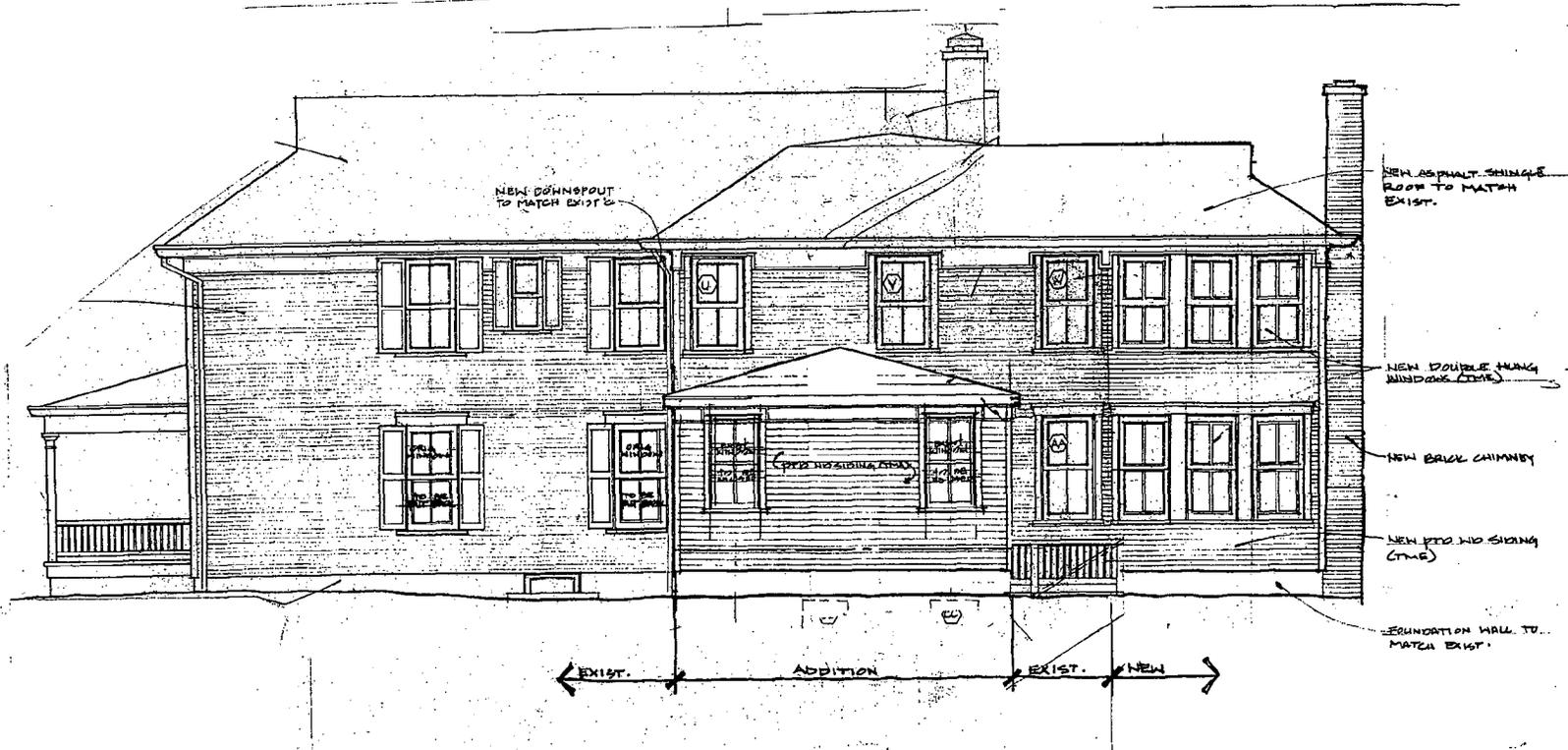
**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
 EXISTING FIRST FLOOR PLAN  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS



SORENSEN RESIDENCE  
SOMERSET, MARYLAND  
CONCEPTUAL FIRST FLOOR PLAN  
OCTOBER 13, 2005  
BARNES VANZE ARCHITECTS

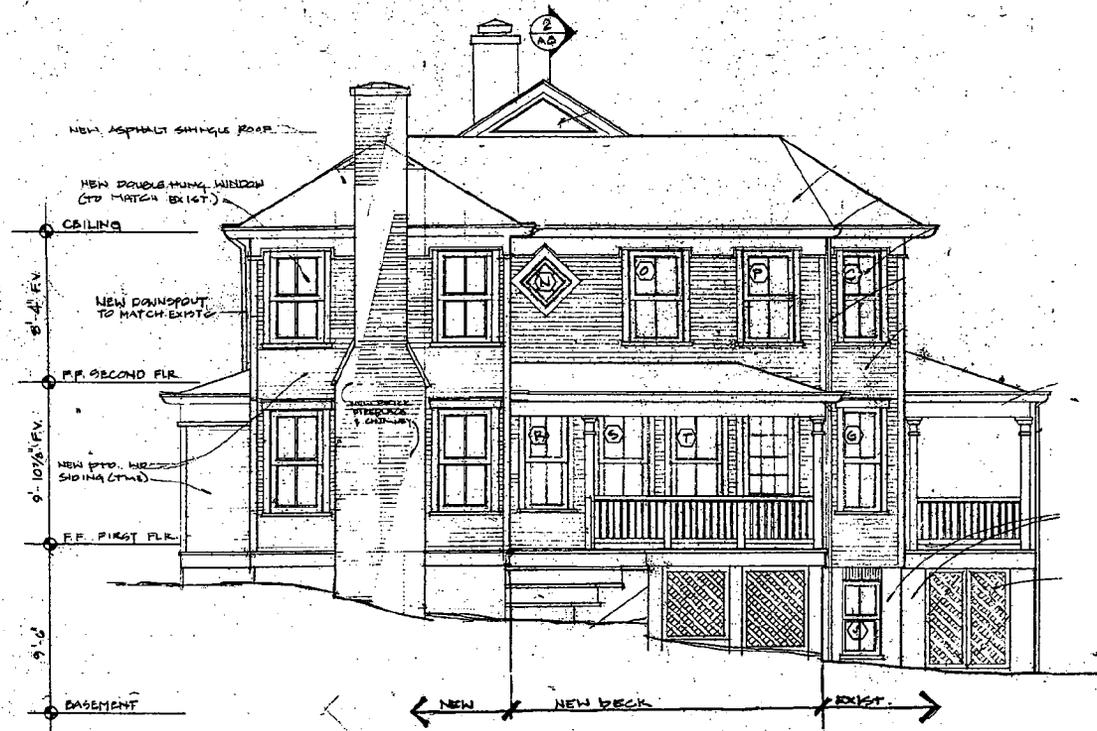


SORENSEN RESIDENCE  
SOMERSET, MARYLAND  
CONCEPTUAL EAST ELEVATION  
OCTOBER 13, 2005  
BARNES VANZE ARCHITECTS



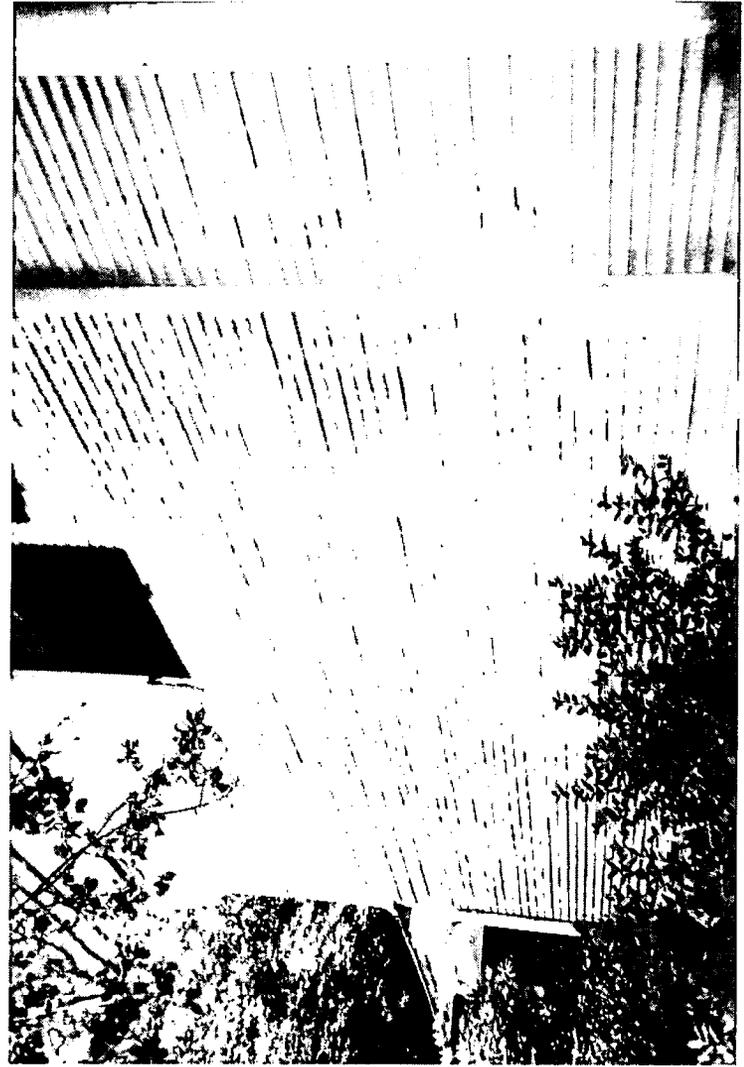
NORTH ELEVATION - PROPOSED  
 SCALE: 1/4" = 1'-0"

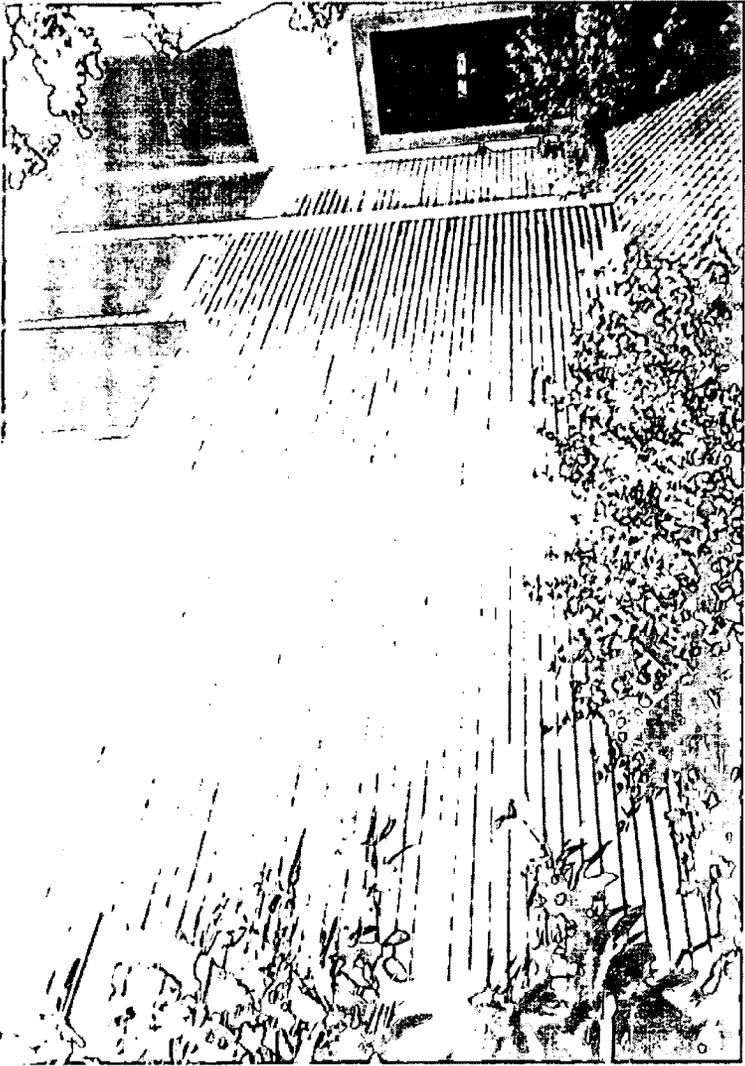
**SORENSEN RESIDENCE**  
 SOMERSET MARYLAND  
 CONCEPTUAL NORTH ELEVATION  
 OCTOBER 13, 2005  
 BARNES VANZE ARCHITECTS



**SORENSEN RESIDENCE**  
 SOMERSET, MARYLAND  
**CONCEPTUAL WEST ELEVATION**  
 OCTOBER 13, 2005  
 BARNES VANZE ARCHITECTS











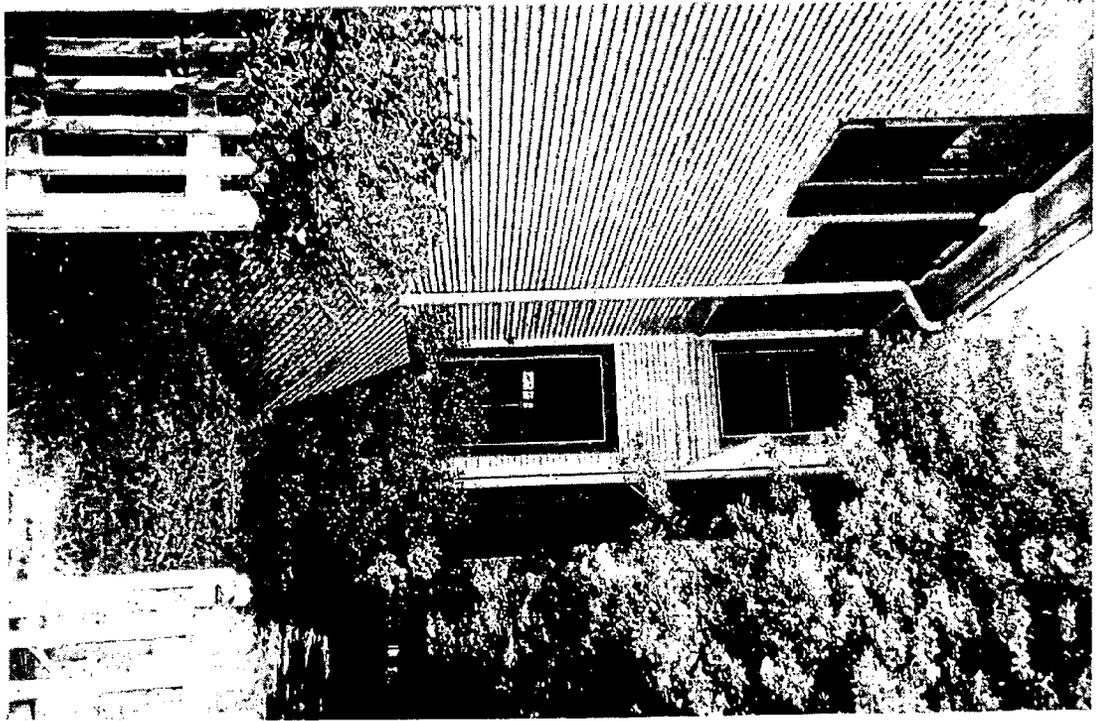
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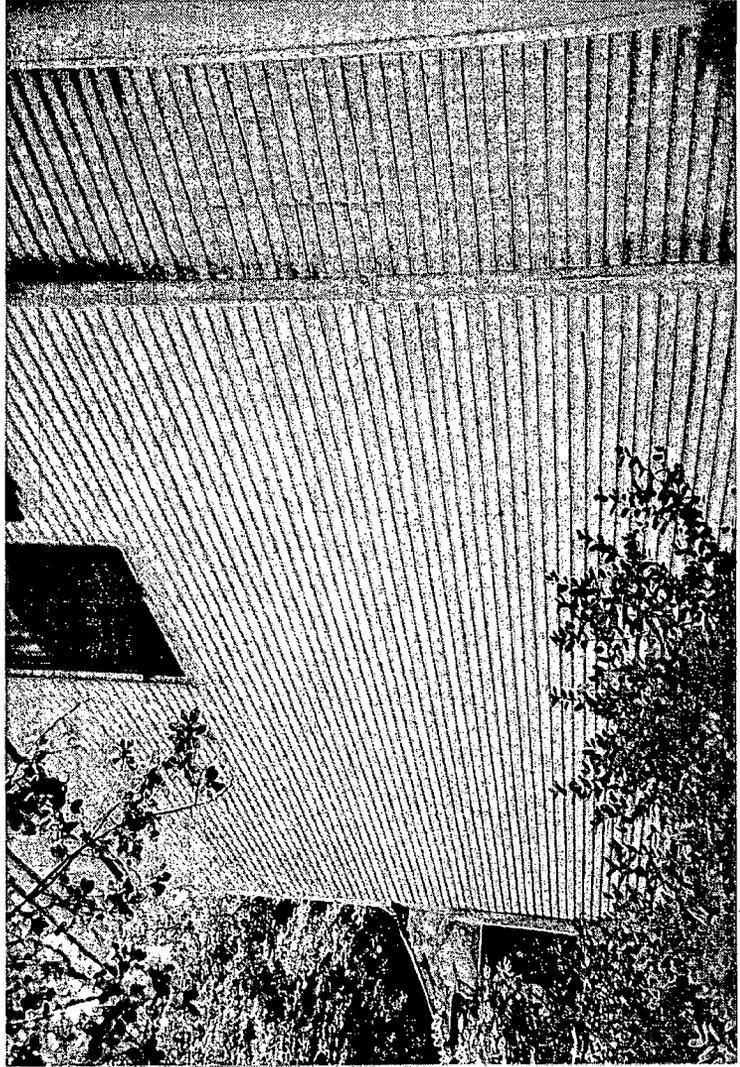
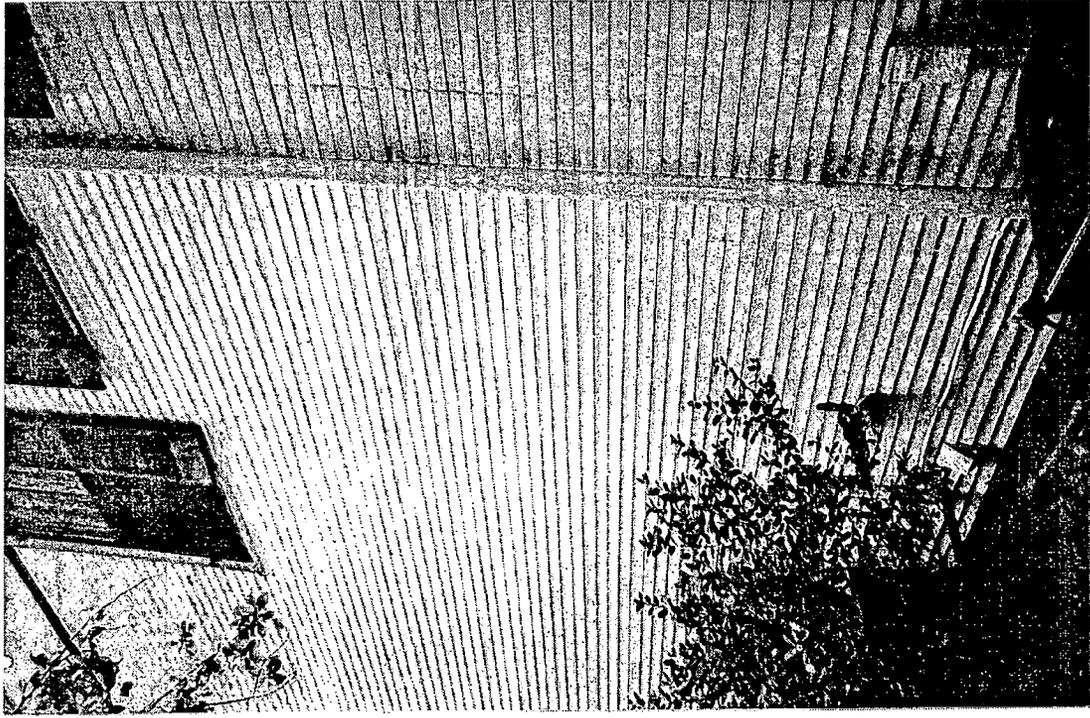




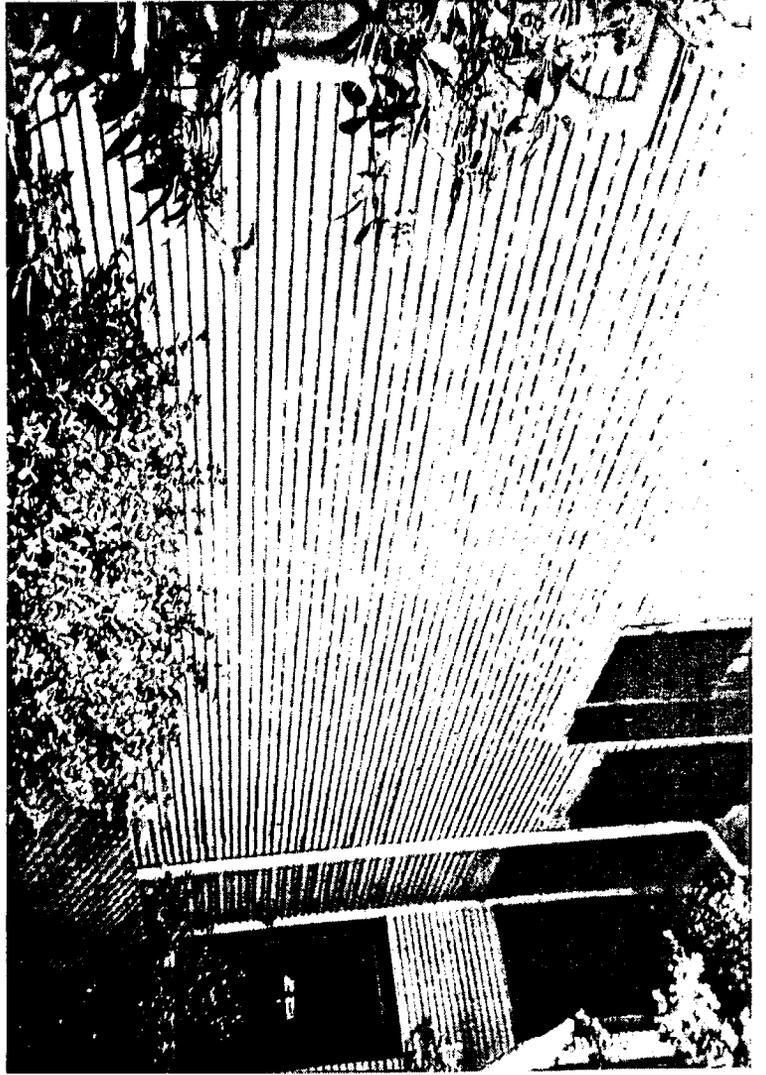
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12



24



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	5810 Warwick Avenue, Chevy Chase	<b>Meeting Date:</b>	11/16/05
<b>Resource:</b>	Outstanding Resource Somerset Historic District	<b>Report Date:</b>	11/09/05
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	11/02/05
<b>Case Number:</b>	N/A	<b>Tax Credit:</b>	Partial
<b>Applicant:</b>	Arne Sorenson (Ankie Barnes, Agent)	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Additions**RECOMMEND:** Proceed to HAWP**BACKGROUND**

The applicants submitted a design proposal for a preliminary consultation at the August 17, 2005 meeting. This proposal was to:

1. Expand the kitchen on the first floor of the original massing by constructing a one, story side addition along the north elevation.
2. Expand the family room on the first floor by enclosing the existing back porch on the 1990s addition. Add a second story onto this massing to create a larger master bedroom. Construct a new rear porch on the first floor level behind the existing 1991 addition.
3. Install a window in foyer on the first floor and relocate and remove windows on the second floor on the north elevation of the original massing.

The Commission and staff were very concerned with making any alterations to the original massing and recommended that the applicant and their architect look at design alternatives that only placed an addition onto the existing rear addition of the building. The Commission also indicated that they would support a proposal that re-introduced windows in the north side of the house where the original windows had been removed and the openings covered by previous renovations (transcripts from this meeting are attached beginning on circle ).

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Outstanding Resource (Garfield House) within the Somerset Historic District
<b>STYLE:</b>	Queen Anne/Four Square
<b>DATE:</b>	1901/1991

This house is one of the three identically built houses on Warwick Street, built by Somerset Heights developer, Edward Halliday. This frame structure clad in narrow clapboard siding is set upon a fieldstone foundation is 2-1/2 stories in height. The front façade is detailed with a porch that wraps around to a two-story extended bay on the south façade. The porch is detailed with a simple, balustrade with square inset pickets. The main massing continues to be detailed with its original 2/2 windows, flanked by two, paneled louvered shutters. The asphalt roof is detailed with overhanging eaves and a brick central chimney.

A large rear addition was placed on this house in 1991. The lot contains many mature trees and shrubbery.

**PROPOSAL:**

The applicant is proposing to:

1. Enclose the existing demi-octagonal rear porch on the first floor and build an additional, and equal amount of square footage on the second floor.
2. Construct a new one story orthogonal bay on the north side of the 1990's addition. This addition will be a side addition, yet will be fully contained on the 1990's addition and will not impact any original fabric on the main massing. The material specifications are painted, wood siding, stucco covered concrete CMU foundation, asphalt shingle roofing, and painted wood, double hung windows with simulated divided lights to match the existing addition.
3. Install new windows on the north elevation of the original massing. The windows will be installed in their original locations and will replicate the missing historic fabric in size, shape and design.

**APPLICABLE GUIDELINES:**

Proposed alterations to Outstanding resources within the Somerset historic district are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

**STAFF DISCUSSION:**

Staff commends the applicants and their design team for their willingness to work with the Commission on this very challenging case. Staff fully supports this project as all the alterations to the building are to non-contributing additions and are sympathetic to the historic character of the existing historic resource. Staff recommends that the applicant proceed with filing a historic area work permit after completing their review process with the Town of Somerset.

The **Town of Somerset and its Local Advisory Panel (LAP)** has not responded to the HAWP application at the time this report was prepared. They have placed this item on their December 2<sup>nd</sup> agenda and the Commission will have comments from this agency before a Historic Area Work Permit application decision is required.

Additionally, the replacement of missing historic features, such as the two windows, might be eligible for the County Tax Credit, please contact our office for further details on how to apply.

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 5810 Warwick Avenue, Chevy Chase      **Meeting Date:** 08/17/05  
**Resource:** Outstanding Resource      **Report Date:** 08/10/05  
                 Somerset Historic District  
**Review:** Preliminary Consultation      **Public Notice:** 08/03/05  
**Case Number:** N/A      **Tax Credit:** None  
**Applicant:** Arne Sorenson      **Staff:** Michele Oaks  
                 (Ankie Barnes, Agent)

**PROPOSAL:** Additions

**RECOMMEND:** Redesign and Proceed to a Second Preliminary Consultation

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### PROJECT DESCRIPTION

**SIGNIFICANCE:** Outstanding Resource (Garfield House) within the Somerset Historic District  
**STYLE:** Queen Anne/Four Square  
**DATE:** 1901/1991

This house is one of the three identically built houses on Warwick Street, built by Somerset Heights developer, Edward Halliday. This frame structure clad in narrow clapboard siding is set upon a fieldstone foundation is 2-1/2 stories in height. The front façade is detailed with a porch that wraps around to a two-story extended bay on the south façade. The porch is detailed with a simple, balustrade with square inset pickets. The main massing continues to be detailed with its original 2/2 windows, flanked by two, paneled louvered shutters. The asphalt roof is detailed with overhanging eaves and a brick central chimney.

A large rear addition was placed on this house in 1991. The lot contains many mature trees and shrubbery.

### PROPOSAL:

The applicant is proposing to:

1. Expand the kitchen on the first floor of the original massing by constructing a one, story side addition along the north elevation.
2. Expand the family room on the first floor by enclosing the existing back porch on the 1990s addition. Add a second story onto this massing to create a larger master bedroom. Construct a new rear porch on the first floor level behind the existing 1991 addition.

3. Install a window in foyer on the first floor and relocate and remove windows on the second floor on the north elevation of the original massing. (There appears to have been some changes to this façade. The siding indicates that there was a window, possibly two, in the lower level, however, the new windows are not proposed to be installed in the original openings.)

**APPLICABLE GUIDELINES:**

Proposed alterations to Outstanding resources within the Somerset historic district are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this 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 the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## STAFF DISCUSSION:

*Topic #1 Expand the kitchen on the first floor of the original massing by constructing a one, story side addition along the north elevation.*

The placement of the proposed addition on the side elevation of the original massing is problematic. The Commission discourages alterations and additions to the character-defining features of an outstanding resource. The proposed addition will alter this elevation and the original massing's footprint. Staff's recommendation would be to place this addition to the rear of the house on the existing 1991 non-contributing addition.

*Topic #2 Expand the family room on the first floor by enclosing the existing back porch on the 1990s addition. Add a second story onto this massing to create a larger master bedroom. Construct a new rear porch on the first floor level behind the existing 1990s addition.*

The proposed new construction will be located at the rear of the dwelling and will not be visible from the streetscape. The design of the proposed second-story rear addition is sympathetic in size, scale and massing to the original blocks of the house and takes details from the original house. Staff would have liked to see a different massing configuration for this addition that did not replicate the original octagonal bay detail on the house. We feel that this element is being repeated too much on the house's additions. The addition could still be complementary to the existing architectural style by utilizing the fenestration and other decorative elements on a more simplified boxed mass with a hipped-roof.

Staff supports the applicants proposed material specification list, which includes a stucco covered concrete masonry unit foundation, painted wood siding, painted, wood double hung windows and a asphalt shingle roof to match the existing.

*Topic #4 Install a window in foyer on the first floor and relocate and remove windows on the second floor on the north elevation of the original massing. (There appears to have been some changes to this façade. The siding indicates that there was a window, possibly two, in the lower level, however, the new windows are not proposed to be installed in the original openings.)*

Alterations of original features is discouraged. The locations and sizes of the existing windows on the facades cannot be altered. If documentary evidence, physical or photo, can be provided to illustrate locations of windows that differ from their current locations or the location of a window that was removed, then staff would support their relocation and/or re-installation.

The **Town of Somerset and its Local Advisory Panel (LAP)** has not responded to the HAWP application at the time this report was prepared.



**BARNES VANZE ARCHITECTS**

Sorenson Residence  
5810 Warwick Lane  
Somerset, MD

### Proposed Scope of Work (Architectural)

#### House:

- Existing two story frame house with full basement:

The historic fabric was previously expanded in the early '90s with an addition to the rear that attempted to relocate the entry to the south side of the structure between an early, and a newer, demi-octagonal bay window.

- Alterations:

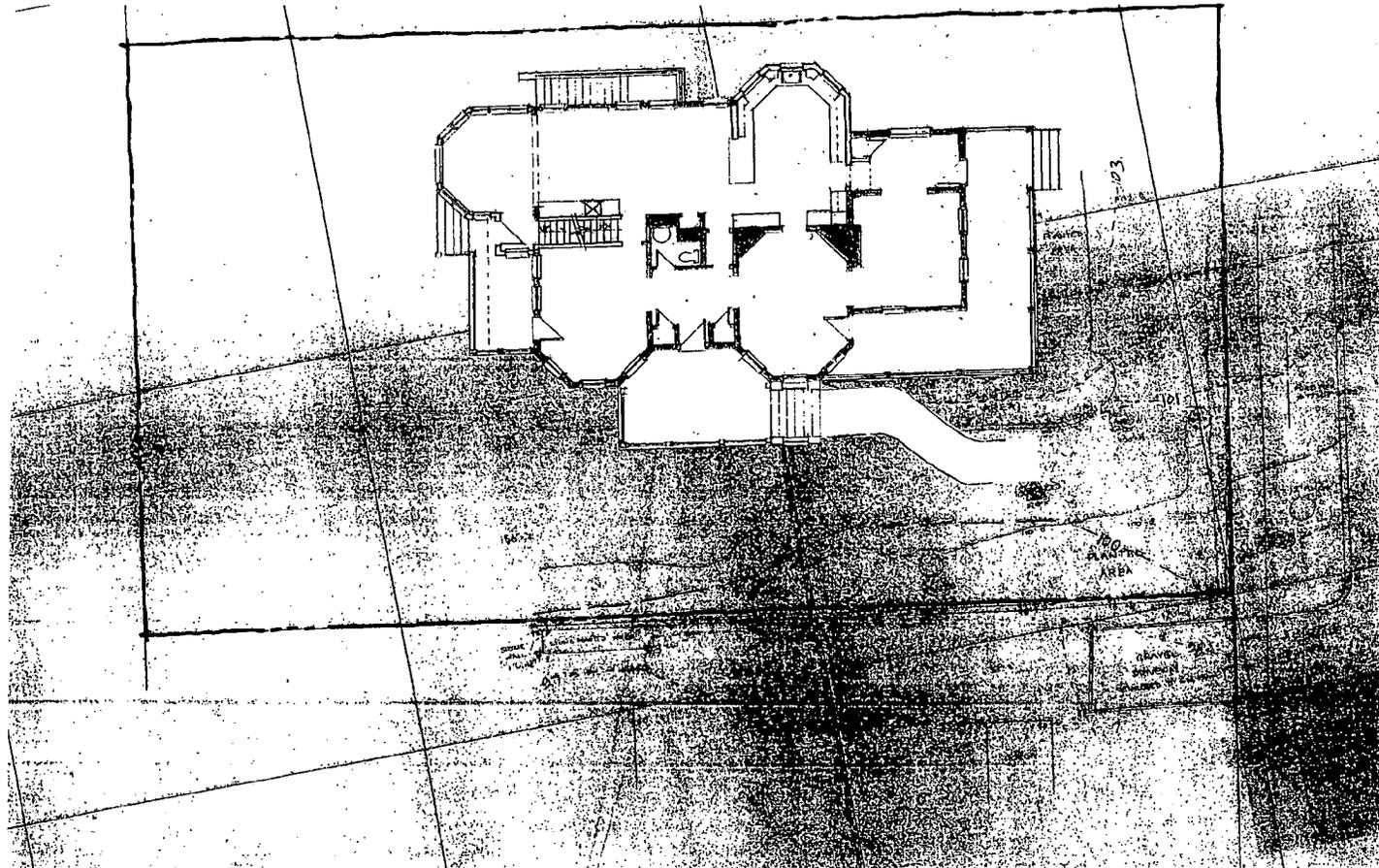
- 1). The prior addition provided a demi-octagonal porch on the rear of the addition. It is the current proposal to expand the overall house by expanding into and enclosing this portion of the structure on the first floor, and to build an additional, and equal amount of square footage on the second floor.
- 2). At the location of the kitchen within the historic fabric of the house, we are proposing the construction of a new one story demi-octagonal bay on the north side. This addition would be similar to the bays approved for the earlier addition.

- Materials:

Materials would be consistent with those utilized for the rear addition, comprising a stucco covered concrete masonry unit foundation wall, with a frame structure above clad in painted wood siding with an asphalt shingle roof.

Windows would be painted wood double hung units with simulated divided lites.

*Garfield House  
Queen Anne - Four SB  
1901*



SORENSEN RESIDENCE  
SOMERSET, MARYLAND

CONCEPTUAL SITE PLAN  
JULY 27, 2005

BARNES VANZE ARCHITECTS

6



SORENSEN RESIDENCE  
SOMERSET, MARYLAND

CONCEPTUAL EAST ELEVATION  
JULY 27, 2005

BARNES VANZE ARCHITECTS

4



SORENSEN RESIDENCE  
 SOMERSET, MARYLAND  
 CONCEPTUAL SOUTH ELEVATION  
 JULY 27, 2005  
 BARNES VANZE ARCHITECTS



**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
CONCEPTUAL NORTH ELEVATION  
JULY 27, 2005  
BARNES VANZE ARCHITECTS

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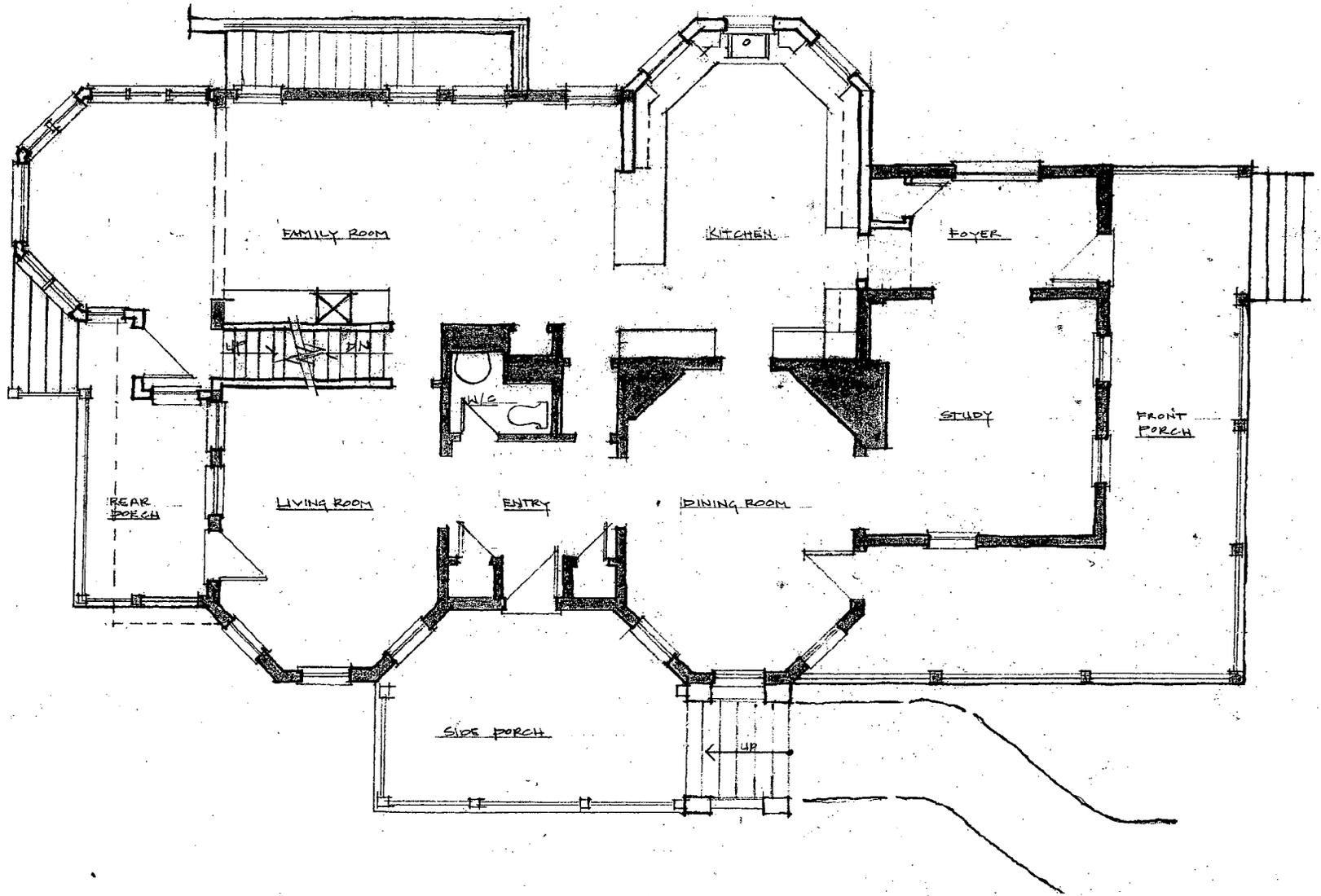


SORENSEN RESIDENCE  
SOMERSET, MARYLAND

CONCEPTUAL WEST ELEVATION  
JULY 27, 2005

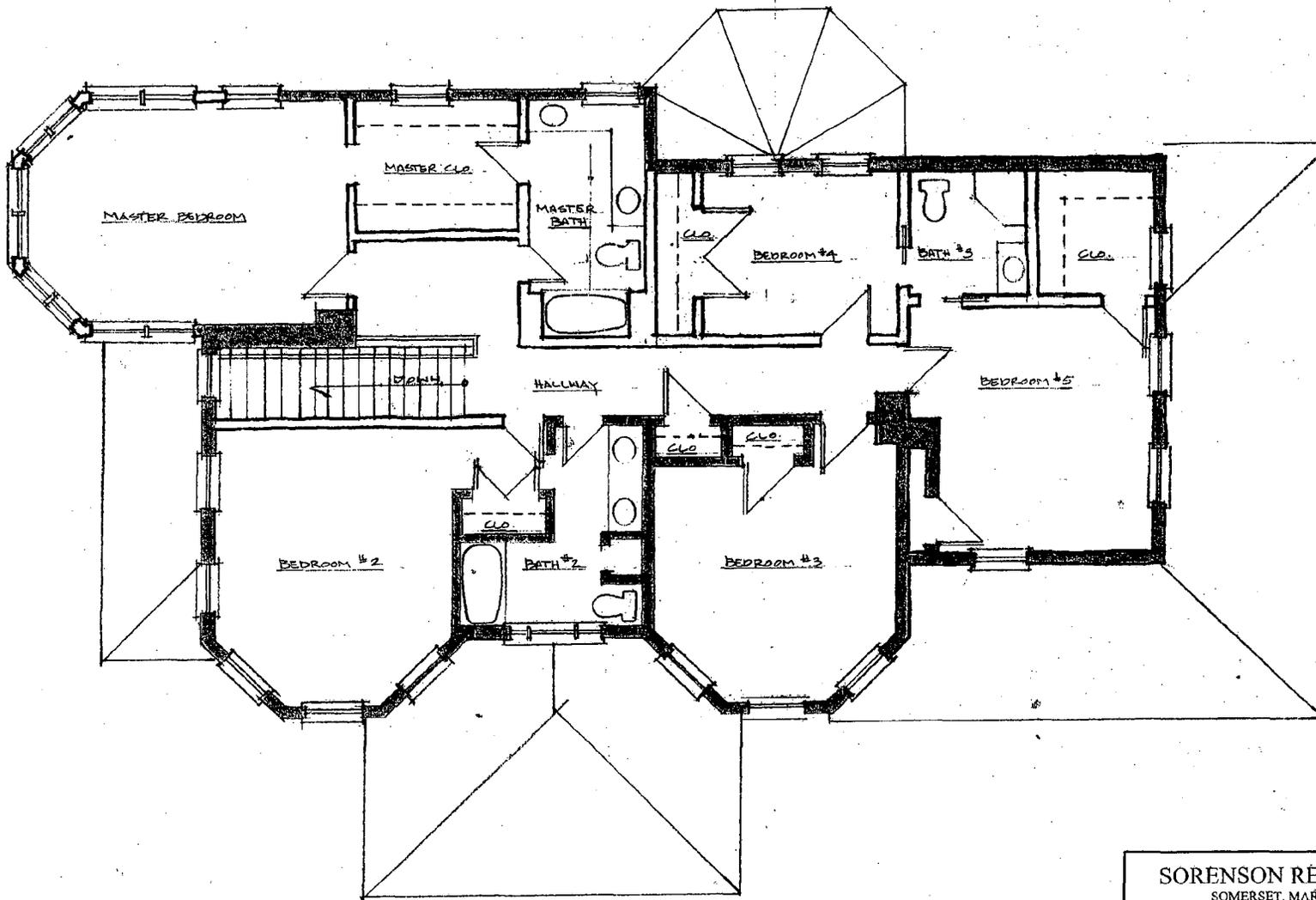
BARNES VANZE ARCHITECTS

10



**SORENSEN RESIDENCE**  
SOMERSET, MARYLAND  
CONCEPTUAL FIRST FLOOR PLAN  
JULY 27, 2005

BARNES VANZE ARCHITECTS



SORENSEN RESIDENCE  
SOMERSET, MARYLAND

CONCEPTUAL SECOND FLOOR PLAN  
JULY 27, 2005

BARNES VANZE ARCHITECTS

(7)

1 MS. O'MALLEY: Are we ready for a vote? All in  
2 favor, raise your right hand? It's approved.

3 MR. VILLEGAS: Thank you.

4 MS. O'MALLEY: And you can discuss with staff  
5 about what you want to do and how to go about it. Thank  
6 you.

7 MS. VILLEGAS: Thanks.

8 MS. O'MALLEY: So we'll move into our preliminary  
9 consultations. Do we have a staff report for 5810 Warwick  
10 Place? All right. We'll have a few --

11 MS. OAKS: This is a preliminary consultation.  
12 The subject house is an outstanding resource within the  
13 Somerset historic district. It is a Queen Anne four square.  
14 It was built about 1901. It is one of the three  
15 identically built houses on Warwick Street, built by the  
16 Somerset Heights developer, Edward Halliday.

17 It is a frame structure, clad in narrow clapboard  
18 siding, and is set upon a fieldstone foundation, and two and  
19 a half stories in height. The front facade is detailed with  
20 a porch that wraps around to a two-story extended bay on the  
21 south facade.

22 The porch is detailed with a simple balustrade  
23 with square inset pickets. The main massing is detailed  
24 with it's original two-over-two windows and flanked by two-  
25 panel louvered shutters. The asphalt roof is detailed with

1 overhanging eaves and bricked central chimney.

2           The house was, in 1991, a large addition was  
3 placed on the house to the rear. And the lot contains many  
4 mature trees and shrubbery.

5           The current proposal is to expand the kitchen on  
6 the first floor of the original massing by constructing a  
7 one-story side addition along the north elevation; expand  
8 the family room on the first floor by enclosing the existing  
9 back porch on the 1990's addition; add a second story onto  
10 this massing to create a larger master bedroom; construct a  
11 new rear porch on the first floor level behind the existing  
12 1991 addition; and to install a window in the foyer on the  
13 first floor and relocate and remove windows on the second  
14 floor on the north elevation of the original massing.

15           I will note that there does appear to have been  
16 some changes to this facade. The siding indicates there was  
17 a window and possibly two on the lower level. However, the  
18 new windows are not proposed to be installed in these  
19 original openings. And you'll see that in the pictures.

20           I have provided in the staff report on page two  
21 the applicable guidelines. This is a, within the Somerset  
22 historic district, so therefore we use the Secretary of  
23 Interior standards. And they stand alone in this district.

24           We, as staff, are concerned about three main  
25 topics. It looks like about four, but I've suggested

1 against them in my staff report.

2           The first is the kitchen expansion. We are  
3 concerned about the changes to the original massing. We  
4 generally encourage changes and alterations to the rear or  
5 to additions. We, so as staff, we are not supporting any  
6 alterations to the original massing. But we will note, and  
7 you will see again, as I stated before, that where they are  
8 proposing this change has, obviously has some sort of  
9 alterations, because there is some evidence of some windows  
10 that have been covered up or been changed. So there have  
11 been some alterations on that facade.

12           The family room proposal on the second story  
13 change, this is all at, located at the rear of the dwelling.  
14 It is also on the 1990's addition. It is proposed to be  
15 sympathetic to the size and scale of the massing, to the  
16 original block of the house. And we feel it takes details  
17 from this original house.

18           We would have liked, however, to see a different  
19 massing configuration for that addition. We feel that the  
20 octagonal bay detail has kind of been replicated a lot on  
21 the addition, and we feel like we didn't want to see it  
22 again. But at this point, it is complementary and it is  
23 completely to the rear, so we don't feel that strongly about  
24 it.

25           We do support the proposed material specification

1 list, which includes a stucco covered concrete masonry unit  
2 foundation, painted wood siding, wood double hung windows,  
3 and asphalt shingle roof to match the existing.

4           Topic number three is the installation of the  
5 window in the foyer on the first floor, and the relocation  
6 of the windows on the second, on the north elevation.

7           Again, as I mentioned, we discourage the  
8 alterations and relocation of original features. The  
9 location and sizes of the existing windows on the facade,  
10 especially on the original massing cannot be altered, unless  
11 there is documentation of the, that these windows have been  
12 altered from their original historical locations, staff  
13 doesn't feel that we could support this proposal as  
14 presented.

15           But if the applicant or the architect can provide  
16 that evidence, we'll be more than happy to change our  
17 position on that matter.

18           The Town of Somerset has not commented on this  
19 proposal as of yet. It is a preliminary consultation, and  
20 we will be asking for their comments prior to this coming as  
21 a formal historic area work permit.

22           With that said, I do have a couple of pictures.  
23 This is the front facade as you see it from the street.  
24 Again, you will see it is very heavily wooded. There is a  
25 lot of shrubbery around the house.

1           This is the side elevation, as you are coming down  
2 the street. You will see this is the original block, and  
3 then the 1990's addition, which is to the rear here. This  
4 is a better view. This is, again, a view from the street.  
5 The location of the proposed bay for the kitchen is  
6 approximately in this location here. This is a better view  
7 of it.

8           And this isn't a very good picture. It's not  
9 showing up as well as I would like, but there is some shot  
10 in which you which you might be able to see a little of the  
11 clapboard. You can see that there is evidence of some sort  
12 of a window in this location and a window in this location  
13 here. This shows it a little bit better. This is a  
14 different picture of that, shows the nonuse of the windows,  
15 or the openings.

16           The applicant and their architect are here this  
17 evening, and I will be happy to entertain any questions you  
18 might have.

19           MS. O'MALLEY: Are there questions for staff? If  
20 you could just clarify the original portion of the house is  
21 shown on circle 11? Is that correct?

22           MS. OAKS: The original portion of the house, if  
23 you are looking at circle 11, is the front porch, the study,  
24 the kitchen, and the dining room.

25           MR. FULLER: So it ended behind the first octagon?

1 MS. OAKS: Correct. 1990's addition protrudes  
2 beyond that.

3 MS. O'MALLEY: So the square, the lot coverage  
4 seems to have doubled, about?

5 MS. OAKS: Yes.

6 MR. FULLER: If you take away the original porch,  
7 to more than double.

8 MS. O'MALLEY: Any other questions? All right.  
9 Would the applicants come up, please?

10 MS. OAKS: Oh, before I forget, I didn't say it in  
11 my staff report and I meant to. I forgot to mention in my  
12 staff report, I apologize, I meant to, and I promised the  
13 architect I would. This application has been through staff  
14 in many iterations with staff. So I want to commend the  
15 architect and the homeowners for working with staff.

16 This is probably the fourth design in maybe a year  
17 that they have been working with us. So this is the first  
18 time that you all have seen it, but it's probably about the  
19 fourth design that has come through staff. So I want to  
20 commend them for working with us on this design.

21 MR. BARNES: Good evening. I'm Ankie Barnes,  
22 Barnes Vance Architects, the architect. Thank you, Michele.  
23 And we do enjoy the intelligence of the staff review  
24 process here, because as you know, it doesn't exist in every  
25 historic agency in the Greater Washington area. And it's

1 very helpful to us.

2 I want to introduce the owners. The homeowners  
3 are here today because as one of you observed, there was a  
4 large addition done at the house a while ago, and they've  
5 been making large additions to their family since then, as  
6 well. And that's really the reason that we are back here.  
7 So I'll let them talk about that while I put up the facade.

8 MR. SORENSON: Good evening. My name is Arne  
9 Sorenson, and this is Ruth. I have my two teenagers, two  
10 teenagers in the back, Austria and Ester. We left the two  
11 boys at home because we weren't quite sure we could control  
12 them. But we are a family of six, very much dedicated to  
13 each other, and view this as our home in a very historic  
14 sense of the word. We love the house. We love the  
15 neighborhood. We bought the house in late 1987.

16 Actually, it may not be in the Commission's  
17 records, but we, I think this house and the removal of that  
18 window on the first floor, was as far as we know, the first  
19 time a Somerset house has come to the historic review  
20 process in late 1987, we think, where we bought a house that  
21 had no bathroom on the first floor, no closet on the first  
22 floor, beautiful porches.

23 It had a kitchen that was at least 30 years old,  
24 and our first step, we then had one, what, 12-month old  
25 child, maybe -- was to get plumbing in the kitchen. And we

1 moved the window from that place so we could put the kitchen  
2 counter against it.

3           Came back in 1991. At that point we had two  
4 children, and worked with the Commission to pull that  
5 process together. Joan Fabrey helped us as an architect  
6 through that process. And we tried very much to come up  
7 with something that accorded with the historic nature of the  
8 house.

9           As the years have gone by, and our one has grown  
10 into two, and now four children, you can see in the existing  
11 interior drawings, there is a very tiny entry hall in this  
12 house, which everyday is filled with Lacrosse sticks and  
13 school back packs, and soccer balls, and cleats. And it's  
14 not much overstatement to say we really can't get in and out  
15 of the house at the same time.

16           And that, that was the thing that really got us  
17 frustrated increasingly over the last number of years. And,  
18 of course, as a family, besides the front hall, we live in  
19 the kitchen. And the kitchen I the next room as you  
20 progress through that.

21           And so what we started with was a very simple  
22 idea. How do we create more space in the front hall, and  
23 how do we create more space in the kitchen so that we can  
24 live like a family, and live in the rooms that the family  
25 lives in?

1           You can see from the '91 addition, which really is  
2 sort of built on the left, if you look at the picture on the  
3 screen, it's the downhill side of the house, and we tried to  
4 find a way to put an entrance around on that side of the  
5 house so that we could sort of work around the problem. But  
6 human nature being what it is, we don't, and no one really  
7 uses that side of the house as an entrance, because it's  
8 just too far away. And so everybody comes in through the  
9 front door.

10           We live -- Somerset is obviously a very close in  
11 community. It's a great family neighborhood. It's a house  
12 we want to protect very much, but it's a house where we have  
13 struggled to try and come up with the staff with a design  
14 that allows us to adapt the house, we think quite modestly,  
15 from the form it exists in today.

16           Obviously, if you look back to the form it was in  
17 in 1987, it's a significantly different house. And that's  
18 not surprising, because in many respects, the house that was  
19 there was tiny and really couldn't be lived in by a family.

20           And so we initially came in with a proposal that  
21 talked about sort of bumping out that side of the house to  
22 make the front hall bigger, bringing it very close to the  
23 very street front of the house. And I think initially we  
24 wanted to bring it all the way up, so we had a bigger front  
25 hall. And then a kitchen expansion.

1           I think the first or second round we heard loud  
2 and clear that we don't like changes coming that close to  
3 the front of the hall, front of the house, excuse me. So we  
4 abandoned the expansion of the front hall itself. We then  
5 came in with a two-story plan to expand the kitchen, and  
6 then deal with some issues we've got upstairs, which are a  
7 bit less fundamental, but have to do with bathrooms and  
8 bedroom space and the rest of it.

9           And heard back that really we didn't like the two  
10 story plan there. So we came up working with Ankie Barnes,  
11 with the one-story kitchen. So really the only change to  
12 the visible part of the house is the one-story bump out of  
13 the kitchen.

14           It is, coincidentally, at a place which is not  
15 pristine, in that there was a window there before that had  
16 been moved, though clearly it would change the line of the  
17 house. I think the front of that addition is probably about  
18 15 feet back from the front of the house, not counting the  
19 porch, today.

20           And then in the back of the house, we need to make  
21 some changes, because what we've ended up with, in order to  
22 get some hall space, is to move the internal stairway to the  
23 back of the house. Since we can't expand that hall, the  
24 notion is, let's at least move the stairs so we can  
25 essentially double the amount of space that we have to use

1 as a front hall, to move the stair in the back where there's  
2 a logical place for us to put it, which is over the stairway  
3 now going into the basement. But to do that really requires  
4 us to reclaim, in a sense, for interior space, the outline  
5 of the house that exists today, which is that 1991 addition,  
6 which is now a back porch built on a block foundation.

7           And the staff has described the octagonal shape,  
8 versus the square shape. We all can have some conversation  
9 about that, but generally what we're trying to do in the  
10 back is simply stay very close the lines that already exist  
11 on the house, though a bit more will be enclosed, and the  
12 porch will have to come out just a little bit more to handle  
13 the door's opening and closing. But by and large, there is  
14 not much of a change to what is already there.

15           We know these are tough issues. They are, the  
16 historic part of Somerset is something we want very badly  
17 for this Commission to protect. We would also like very  
18 badly not to have to move, and the debate that we have sort  
19 of as a family is whether or not we can make this historic  
20 structure work for six of us living together and wanting to  
21 eat together and have kids friends over, and that sort of  
22 thing.

23           And we do need to make some changes in order to  
24 make that happen. So we appreciate your willingness to  
25 consider a fourth attempt to see if we can get something to

1 work.

2 MS. O'MALLEY: All right. Are there are questions  
3 from the Commissioners?

4 MR. BURSTYN: Is there anything in here as to the  
5 lot coverage percentage that would change?

6 MR. BARNES: No, I do not have that figure here.  
7 But it is modest. Do you have a -- package? If not, I'm  
8 going to have to put one on the --

9 MS. OAKS: Circle six.

10 MR. BARNES: The change in the footprint, if you  
11 look at your circle six, is the net add of the bay window  
12 shown with the kitchen in it, and the middle of the top of  
13 the house. And there's a broken line indicating the  
14 extension of the porch on the rear of the house. The bay  
15 shape exists under roof, and the house already, and the  
16 covered porch. So the footprint change is modest. It's  
17 almost entirely due to the kitchen.

18 MR. BURSTYN: Do you know what the square footage  
19 of the lot is, offhand?

20 MR. BARNES: I don't have that. I can probably  
21 figure it out here.

22 MR. SORENSON: 11,000, maybe, square feet. It's  
23 just about a quarter of an acre, I think.

24 MR. BARNES: I'm sorry to say, there is not a  
25 dimension on this plan.

1           MR. SORENSON: And the kitchen addition is about  
2 an average of maybe six feet by, what's the width?

3           MR. BARNES: About 15.

4           MR. SORENSON: If that. I'm not even sure it's  
5 15.

6           MR. BARNES: Yes, it's 12.

7           MR. SORENSON: Six by 12, probably.

8           MR. JESTER: How far does the proposed bump out  
9 project from the existing side elevations? There's not a  
10 dimension on the conceptual site plan, or the first floor  
11 plan. It appears to be around 12 feet.

12           MR. SORENSON: If you look at the straight lines,  
13 the, at the front of the house, where the entry foyer is,  
14 that line coming back from the street, and then the line of  
15 the 1991 addition, those are five feet, so that the 91  
16 addition is five feet further out than the historical north  
17 side of the house.

18           MR. BARNES: And the new proposal is another four  
19 feet. So the combination of the projection of the bay  
20 beyond the '91 addition, which you'll find, plus four feet,  
21 about nine feet to the right of the existing face of the  
22 original house.

23                   And that's set back 14 feet from the corner of the  
24 existing house, another eight feet from the porch. It's  
25 eight feet plus 14 consisting of that which is before you up

1 to the bays, from the street.

2 MR. JESTER: Staff mentioned that you've worked  
3 through a number of designs to get to this point. Did you  
4 explore any designs that did not require the bump out that  
5 we're seeing on the side elevation? In other words, you're  
6 replanning some of the, or reconfiguring some of the space  
7 on the back of the house that had been the porch.

8 MR. SORENSON: We did just look at --

9 MR. JESTER: Any possibilities of extending the  
10 addition towards the back of the house?

11 MR. BARNES: We tried that. The plan was not as  
12 successful, and so we thought, with staff support, that we  
13 were respectfully not and we're going with this proposal and  
14 see whether you would consider this. There is physically  
15 room to put a kitchen at the back of the house, but the  
16 circulation, organization doesn't work as well, with the  
17 dining room being right next to the kitchen on the original  
18 bay on the outside there.

19 MR. FULLER: Question. One of the points that you  
20 made early on was that the early design had anticipated  
21 moving the entry to the side of the house, and that  
22 functionally, it just didn't work that way, and people  
23 continued to use the smaller door into the hall, and that's  
24 obviously very tight with the stair and everything else that  
25 goes up.

1           What options have been explored to try to  
2 accentuate the side entrance, because I mean, even in the  
3 current plan that you're proposing, you're still creating an  
4 awful long linear situation on the inside of the house. And  
5 somebody is going to walk in the front door. They're going  
6 to have to walk all way to the back of the house to get to  
7 the stairs to go upstairs. It's going to feel somewhat like  
8 a long trip.

9           If you could, if there is a way to get a person to  
10 come in the front door on the side of the house, it's going  
11 to feel a lot logical, more logical at that point, than the  
12 need to have to push the kitchen out and do some of the  
13 other changes on the front of the house become a lot less.  
14 But I can see you've got some tough situations, because not  
15 only is it on the side, it's recessed behind the little  
16 bumps. So it doesn't lend itself to something that says,  
17 hey, I'm the door.

18           MR. SORENSON: We talked in 1991, or excuse me, I  
19 think it would have been early '91 or late 1990, I don't  
20 know precisely when the hearings were, about this. And one  
21 of the things we were talking about is closing off the  
22 railing on the front porch, and finding a way to pull the  
23 sidewalk from the historic front door. And that was viewed  
24 as being much more offensive to fiddling with the historic  
25 street frontage of the house.

1                   And so we've ended up with essentially the two  
2 walks. And no, if we went back today and said, if you just  
3 took the walk out of that front door, maybe you could get  
4 there, but I'm not sure what the best theory is about how  
5 that then presents that house to the neighborhood.

6                   MR. FULLER: I mean, I can't say. I haven't driven  
7 past, but is there enough landscaping that it leads a person  
8 to that door? Is there anything that really would make a  
9 person know to come in the other door?

10                  MR. SORENSON: There is a sidewalk. It's actually  
11 a bigger sidewalk than the sidewalk that goes to the old  
12 front door. But again, it is, as we mentioned, it's tucked  
13 behind the original bay on the house. And it's, you could  
14 tell from some of the pictures, you're down three or four  
15 feet, I supposed, ground level, by the time you get to that  
16 side of the house.

17                  MS. WRIGHT: Having been involved in 1991, I  
18 believe, as the staff person who reviewed this original  
19 historic area work permit, that I can say that adding that  
20 addition to the side of the porch was controversial, because  
21 we really didn't want the front door of the house to stop  
22 feeling like the front door.

23                  And I guess, you know, in a way, it's somewhat  
24 encouraging to me, from the historic preservation  
25 standpoint, to realize that even with all these design

1 features to try to get people to the side, people naturally  
2 want to come in the front door. That front door really  
3 means something.

4           And I guess, you know, I think that that's a good  
5 thing. I think it should be celebrated. I think it's  
6 unfortunate that it means you are going to have to removed  
7 the front staircase, but I think that using the front door  
8 as the front door is a good thing.

9           MS. O'MALLEY: Well, I think it sounds to me like  
10 it's really a problem with the kids going in and out the  
11 front door. I mean, if you could get them to come in the  
12 side door and have their boxes and all their equipment by  
13 the side door, I mean, we use the back door.

14           Our guests come to the front door. But all the  
15 family members come to the back door because that's where  
16 the box is where we throw our shoes when we come in, you  
17 know, and there are clippers for the garden and everything  
18 is near that door. So that's why everyone comes to that  
19 door.

20           MS. SORENSON: Our driveway is right there by the  
21 front door. It doesn't go in the back.

22           MR. SORENSON: There is no alley. There's no  
23 access to the back.

24           MS. SORENSON: No alley, no back. Except if you  
25 walk through dirt to get to the back. And then we don't

1 have a mud room. And we want people to come in the front  
2 door, but we don't necessarily want them immediately to go  
3 up the stairs. They're not invited up the stairs. So our  
4 gathering place is in that front hall.

5 MS. O'MALLEY: So then the next problem is, is  
6 there a way to reconfigure your kitchen so there is not a  
7 bump out? Can you make it the rectangular shape being front  
8 to back rather than side to side?

9 MR. SORENSON: It's difficult with the size group  
10 we are. It's not, it's not impossible. I mean, I can't say  
11 any of us can sit here and say that, you know, a 10-by-10  
12 foot space is an impossible space to use as a kitchen. But  
13 again, it's a little like the front hall. The kitchen is  
14 the place where we congregate as family, and often where our  
15 friends, when they show up to the house, congregate as well.

16 MS. O'MALLEY: So that distance from the interior  
17 wall to the current exterior wall is 10 feet?

18 MR. BARNES: You mean the proposed projection?

19 MS. O'MALLEY: No.

20 MR. BARNES: I'm sorry.

21 MS. O'MALLEY: The original kitchen.

22 MR. BARNES: The original kitchen dimension? It's  
23 just shy of 11. It's 10-9.

24 MS. O'MALLEY: I can relate to that. Mine is 10.

25 MR. BARNES: And what we are hoping is that

1 perhaps with different, slightly different detailing that  
2 shows that the bay, which is at a lower, a lower roof  
3 height, and simple form, that it looks like an addition to  
4 the side; that this bay, if it were allowed, would be seen  
5 as an addition from the point of view if you look at the  
6 front of the house the way the Commission does when it looks  
7 at houses.

8           And it would obviously allow the house to develop  
9 with the needs of the family. It's a fairly classic program  
10 for living today, without giving disrespect to the house.  
11 Yes, it does change the historic fabric, but it's, we're  
12 hoping it will be seen as minor, and accepted.

13           MS. O'MALLEY: Let me ask you one more question.

14           MR. BARNES: Sure.

15           MS. O'MALLEY: You will basically be redoing your  
16 kitchen when you do this.

17           MR. BARNES: Yes.

18           MS. O'MALLEY: Have you ever thought of having  
19 your kitchen where your dining room is?

20           MS. SORENSON: Where the dining room is, with the  
21 fireplace?

22           MS. O'MALLEY: Or where the family room is?

23           MR. FULLER: More or less making the existing  
24 addition wider, maybe widening out your family room, and  
25 picking up some space back there, so you are not really

1 changing the existing massing. I don't know how much space  
2 you have there.

3 MR. BARNES: You mean to the side yard? Again,  
4 that space is currently a room that's, that's a little bit  
5 narrower than the kitchen, but it's certainly not impossible  
6 to do that. The, of course, the flow of the space doesn't  
7 work as well. Right now, the kitchen being next to the  
8 family room, instead of next to the dining room, which is a  
9 historic room in the house with its fireplace.

10 And then having the family room open up to the  
11 kitchen, the way the plan is, is clearly a plan that works  
12 very well with a large group of people, or a family, and so  
13 on. So it certainly, it's more desirable, and that's why --

14 MR. SORENSON: The dining room, the dining room is  
15 the best room in the house. It's --

16 MS. O'MALLEY: Well, it should be the kitchen  
17 then.

18 MR. SORENSON: Well, it's just a lovely, with the  
19 fireplace, and it's actually been untouched in all material  
20 respects. The, among the, in addition, moving the kitchen  
21 back does have a problem in terms of getting to the stairs  
22 and some other things. But there is also no water existing  
23 in the house behind, essentially, the kitchen, with the  
24 exception of a little powder room which is also in the  
25 middle of the house just off the new entryway.

1           And I know expense is not necessarily the be all  
2 and end all, but it would be a much more significant project  
3 to put in all of the plumbing through a finished basement,  
4 which is underneath it, which has no water in it, and would  
5 require really blasting through the floor and trying to work  
6 that out, which would make it much more complicated.

7           MS. O'MALLEY: Anything from other Commissioners?

8           MR. FLEMING: Just out of curiosity, the location  
9 of this. Are you right across the street from the new  
10 elementary school?

11          MR. SORENSON: Straight across the street, yes.

12          MS. SORENSON: We have a very dirty house right  
13 now, two years of construction.

14          MS. O'MALLEY: So you're next door to the one that  
15 we looked at?

16          MS. SORENSON: The Tillman-Thompson Center.

17          MR. SORENSON: Yes, that's one of the other three.

18          MS. O'MALLEY: Are there other questions? I guess  
19 several of us have had questions, because we have a problem  
20 with the idea of knocking out that whole first floor wall  
21 there on the original.

22          MS. OAKS: Well, two things on this that we need  
23 to address. One is that bump out, but two is the  
24 reconfiguration of the windows that was proposed in the  
25 application.

1           MR. BARNES: I can summarize what's happening  
2 here. Since this was going to be the foyer, and the stair  
3 would be removed to create more room in the old front hall,  
4 the, we thought it would be appropriate to have a window  
5 facing the side there. So we are showing a new window and  
6 an indication where there was nothing. And that's one  
7 issue.

8           Then up on the second floor, there is a small  
9 bathroom window. It's one of three original windows  
10 remaining on that side. We are proposing to close that,  
11 because it wouldn't make sense in the new plan. We could  
12 clearly keep that old window on the second floor, if that's  
13 the board's preference.

14           And we could do without a window in the foyer, but  
15 it would make more sense to get that natural light in the  
16 foyer, if it could be there.

17           MR. BURSTYN: It looks like the windows in the  
18 plan are just compatible with the existing windows, correct?

19           MS. OAKS: They are, but our guidelines state, and  
20 this would be an added feature, be a conjectural feature.  
21 So it would be adding something that would not have  
22 historically been there originally, through an original  
23 massing of an outstanding resource, on a principal facade.

24           MS. WRIGHT: I think the concern is sort of the  
25 cumulative changes to the building. And I want to say, I

1 actually remember the Sorensons from 1991. And they've  
2 been, you know, great stewards of this house. They have  
3 done a great job with it. And it was, it was, you know, we  
4 did a lot of working through the design that approved in  
5 1991.

6 But, and I think that everyone, even at that time,  
7 acknowledged that that was a big addition to a historic  
8 building, but that the core of the historic building, sort  
9 of the original three walls of the historic building, were  
10 staying pretty much in tact, and it was really just the back  
11 wall of the historic building that was being removed with  
12 this large new addition.

13 And I guess some of staff's concern, and what  
14 Michele is expressing is sort of, now we are taking another  
15 little bite of the apple, which is, okay, well, can we make  
16 changes to one of those original three walls. We've taken  
17 out the back wall and put on the addition, and now we are  
18 proposing some significant additions to one of three  
19 remaining additional walls.

20 And I think that's just the concern. It's sort of  
21 the cumulative affect of the changes to the building. And  
22 again, it's not to say that the Sorensons don't have good  
23 reasons, and don't have needs, family needs. But, you know,  
24 again, the resource that we are trying to protect is the  
25 building.

1 MS. OAKS: And we are, you know, definitely  
2 acknowledging that there has been a change to that facade.  
3 And I know that the owner did mention, and I wasn't aware of  
4 that, because that was pre my time and pre what our files  
5 are, the rest of what is in our archives for that, but in  
6 1990 or '87, that there was a change to that facade, where  
7 there as a removal of a window.

8 MS. WRIGHT: Yes, pre-district.

9 MS. OAKS: And that was pre-district being  
10 designated. So there has been a change to that facade. But  
11 other than that, the original massing is in, in its  
12 entirety. It has not been altered. So that's why we're  
13 having such a challenge with this project.

14 MR. SORENSON: One thing that's a little hard to  
15 get from the pictures, but say it, this north side of the  
16 house, which is what we're talking about addressing, is  
17 dramatically less visible than the front and the south side  
18 of the house, both of which have a significant amount of  
19 preserved historic fabric.

20 It is, it is almost, you can tell from the  
21 pictures that are straight on from the house, it's almost  
22 impossible to see from the front. It's not very easy to see  
23 from the side. This is the side. And it's really the only  
24 vantage point where you can see anything, because as you  
25 walk up in front of the house on the north side of the

1 house, the foliage is so strong that you essentially see  
2 nothing. It's a very dark side of the house.

3           It's kind of funny when you -- I understand the  
4 philosophy and principals of protecting historic structures.

5 It's very important. But when you stand and look at this  
6 side of the house, and feel the way it feels, which is by  
7 and large a neglected, shady, hard to see side of the house,  
8 that has had some changes made to it already, and you see  
9 how far back we are really from the streetscape, you know,  
10 again, you've got expertise that I couldn't pretend to have,  
11 but the, by now what we've gotten to in the fourth design is  
12 really a very modest change to this house that creates a  
13 very dramatic improvement in the livability of the house,  
14 without which this house becomes a very hard place to make  
15 work in the kind of community it sits in today.

16           And we've worked very hard to try and come up with  
17 something which is a decent balance; have looked at a number  
18 of different alternatives for the inside, and really feel  
19 like they are all dramatically inferior.

20           MS. O'MALLEY: Now, I have to remind you that we  
21 don't look at the landscaping when we look at the house,  
22 because that can come and go. And your neighboring  
23 property, there is quite a bit of distance between the two  
24 houses. So it would be very visible if you didn't have the  
25 plantings there. So we have to take that into account as we

1 look at it. In 20 years, there might not be the shrubbery  
2 that's now there.

3 MR. SORENSON: We actually can't remove shrubbery  
4 without permission of the town, but I'm sure that's the  
5 right, I'm sure that's the right philosophy.

6 MS. ANAHTAR: Just a question. Can you make the  
7 bay portion of the kitchen bump out, and just bring it to  
8 the line of this north wall, so it won't be that different  
9 from what you have, you know. You're just bringing this  
10 corner up to the front. But you would still be gaining some  
11 space off the kitchen.

12 MR. BARNES: You could. What's interesting about  
13 that is that it seems it would be not as easy to see clearly  
14 that it was an addition to the historic fabric, because it's  
15 in line with the other addition. But certainly that another  
16 space would be helpful, indeed. And certainly we'd consider  
17 that an improvement over what we have in the house now, if  
18 the board thought that was a better, better proposal.

19 MS. ANAHTAR: It won't be that different from what  
20 it is right now, actually.

21 MR. BARNES: Exactly, because it's not as much of  
22 a change.

23 MS. WRIGHT: Tearing out half of the wall.

24 MR. BARNES: I like the point you make.

25 MS. OAKS: Should we go down the line and address

1 the two main topics? One is the bay and two is the adding  
2 and removal of windows on the main massing. Those are the  
3 two key points.

4 MS. O'MALLEY: We still have, and we're actually  
5 adding massing to the rear because we're enclosing --

6 MS. OAKS: Right. But we're enclosing the  
7 existing --

8 MS. SORENSON: A deck.

9 MS. O'MALLEY: And making it two stories.

10 MR. BARNES: Yes, we are.

11 MS. SORENSON: Correct.

12 MS. O'MALLEY: So that's --

13 MR. SORENSON: Covered deck.

14 MS. OAKS: Which in staff's opinion, unless the  
15 Commission, you know, felt differently, but staff did not  
16 feel that that was a problematic issue. That we felt that  
17 that was something, if it didn't increase the footprint, or  
18 change it, it was a change to a noncontributing rear  
19 addition --

20 MS. O'MALLEY: Very little difference.

21 MS. OAKS: -- that wouldn't be visible from the  
22 streetscape.

23 MS. O'MALLEY: Right. I guess. So it's just a  
24 matter of massing on that one, on that part. D you want to  
25 start, Commissioner Burstyn?

1           MR. BURSTYN: Sure. I'm impressed that the  
2 project, and especially impressed by your dedication that  
3 comes through for preservation. We recently saw a case that  
4 came before the Commission that just was so much. Every  
5 floor was, even the floor plan was just an obvious overkill.  
6 And this, to me, is not. To me, it looks very well  
7 balanced.

8           I happen to like the octagon feature in the  
9 kitchen, even though it interferes with the straight wall  
10 line, because to me it provides some balance to the house,  
11 since you have the two octagons on the other side. And it  
12 just looks like it works, and is not something that when you  
13 drive down the street you're going to say, oh, look at that.  
14 It's overdone for the neighborhood. It doesn't look like  
15 that it's going to give that impression. And it looks like  
16 it's going to work and be compatible with what's in and out.

17           I would vote to approve it now, if it were an  
18 application.

19           MS. OAKS: And the windows, the addition of  
20 windows and the relocation of windows on the original  
21 massing?

22           MR. BURSTYN: I don't really feel strongly about  
23 that. It doesn't seem that -- I don't know. It may look  
24 like maybe there is, I don't know, a bit too many there.  
25 You look at the conceptual west elevation, I don't know.

1 I'd have to see another drawing that compares, though,  
2 instead of having so many, that maybe you just have a larger  
3 one in the middle. Is that what you are referencing?

4 MS. OAKS: West is the rear elevation.

5 MR. BURSTYN: So which one are you --

6 MS. OAKS: The elevation --

7 MS. WRIGHT: Circle nine.

8 MS. OAKS: -- you must be looking at is circle  
9 nine.

10 MR. BURSTYN: Circle nine.

11 MS. WRIGHT: And you might want to clarify,  
12 Michele, where they are taking the window out, or where they  
13 are putting the window in, on circle nine.

14 MS. OAKS: Okay. Your floor plan, on the first  
15 floor, they will be adding a window in the foyer level,  
16 which is not shown in circle nine.

17 MR. BARNES: It's not shown on that elevation. I  
18 apologize.

19 MS. OAKS: Okay. And then on the second floor,  
20 they will be relocating the bathroom window, and they will  
21 be adding a second window --

22 MR. BURSTYN: This is conceptual south elevation,  
23 correct?

24 MS. OAKS: No, no.

25 MR. BARNES: It's the north elevation.

1 MS. OAKS: Actually, they are removing that.

2 MS. WRIGHT: Circle nine.

3 MS. OAKS: It's removing the bathroom window,  
4 right, and then adding a second window.

5 MR. BURSTYN: Oh, I see. Right. Okay. I see.

6 MR. BARNES: Removing the bathroom window.

7 MR. BURSTYN: Right, conceptual north elevation.

8 MS. OAKS: Okay. I apologize.

9 MR. BARNES: We are moving one window and adding  
10 another one.

11 MS. OAKS: And adding a second one.

12 MR. BARNES: For the interest of Commission, one  
13 of the matching neighboring houses has a window, I believe,  
14 in the foyer in the same location.

15 MS. OAKS: Okay, but you are relocating it.  
16 That's what it was. It's not in the same spot. You're  
17 moving it slightly. That's what it was.

18 MR. BARNES: Yes, we're moving it slightly.

19 MS. OAKS: I knew there was something different  
20 about that window.

21 MR. BURSTYN: Well, I'll go easy on myself and  
22 defer to the architects on the staff.

23 MS. OAKS: Does that make sense to everybody else?  
24 They are moving one window on the second level, and they  
25 are taking one window out and putting a different window in.

1           MS. WRIGHT: It's on the drawing. I think that  
2 helps on this elevation. I understand you are putting a  
3 window in here.

4           MR. BARNES: Yes.

5           MS. WRIGHT: Okay. What are you doing on the  
6 second floor? You're taking a little window out, with  
7 little dotted line, which is a small bathroom window?

8           MR. SORENSON: There's a little window between the  
9 two windows that are there.

10          MS. WRIGHT: There, that you are taking out.

11          MR. SORENSON: Right, which is --

12          MS. WRIGHT: And that's all you are doing on the  
13 second level. And I'll pass this around.

14          MS. OAKS: And then they are moving the other  
15 window to the left, over slightly.

16          MR. BARNES: We could leave that window.

17          MS. OAKS: But they could leave it here.

18          MR. SORENSON: And it is a little window. It's  
19 not two over two, the one that we're talking about removing.  
20 It's inconsistent with the rest of the house. Yes. It  
21 might not even be original. It's hard to know.

22          MS. WRIGHT: Okay. I'm sorry, David.

23          MR. ROTENSTEIN: I guess I'm next up. I think  
24 Gwen really made a compelling case by commenting on the  
25 cumulative effects to this historic property by what we're

1 looking at here. There were significant changes made in the  
2 1991 addition. And going in the direction that this is  
3 going in, it would completely change the character of this  
4 wonderful Queen Anne building.

5 I think Commissioner Burstyn made my case for me  
6 by mentioning the perceived balance in this program. The  
7 key aesthetic, or one key aesthetic in Queen Anne houses is  
8 their asymmetry, their lack of balance. And by creating  
9 this balance very apparently symmetrical appearance to the  
10 original block, you're taking away much of the character of  
11 the intended design of this building.

12 And I would prefer not to see that kitchen bay or  
13 bump out on the original massing. That would just further  
14 detract from the integrity of this building.

15 As to the windows, I again refer back to Gwen's  
16 comments about the cumulative affects to this historic  
17 property. I understand you are facing some significant  
18 challenges in the use of this building. But again, we have  
19 to weigh those challenges against the fact that you have an  
20 outstanding resource here. And I would just urge you to try  
21 and work with what you have and what you already have  
22 changed to this property in order to ensure that the  
23 integrity of this property isn't further diminished.

24 MR. FULLER: I guess my comment is that would  
25 follow that, and I will use similar words. My preference

1 would not be to see an addition on the north side of your  
2 kitchen. I would not say it's a hell no. I'd have to be  
3 convinced, though.

4 I would much prefer to see trying to solve the  
5 problem with an internal functioning, finding some way where  
6 your current dinette is to turn that area back into the  
7 kitchen and find a method to get your internal circulation  
8 to work, so you could still come from the kitchen, back into  
9 the dining room. Because I understand what you are saying,  
10 that you want to have some sort of relationship there.

11 But by doing that, that might free up other things  
12 between your hall and where your current kitchen is.  
13 Whether that allows your dinette to work in there, or  
14 whether it even allows you to leave some of your stair  
15 further forward, and maybe just simply sliding it back so  
16 you get more space, I'm not sure how that happens. But my  
17 strong first preference would be to leave the massing of the  
18 old building alone.

19 If the massing can be left alone, then I would be  
20 more sympathetic about maybe changing and adding a window or  
21 something on the north elevation to add some light back into  
22 the hallway, because obviously that's, you know, you  
23 certainly want to have a light and airy feel as you come  
24 into the house. So I would be sort of more willing to give  
25 on something like that.

1           I also agree there was some staff comments early  
2 on about the number of octagonal or 45's, and I do agree  
3 that it's sort of been a repeated element, almost too many  
4 times. In the original massing it was the one corner of the  
5 house. It was celebrated. There are now three. You are  
6 talking about adding a fourth one. I think it is too many.

7           I'd much prefer to see the kitchen or anything  
8 else stay somewhat rectilinear, so that you can do  
9 something. I think staff was almost intimating should be to  
10 the rear addition, be squared off. That's probably too much  
11 overkill to tell you that, to square that off at this stage  
12 of the game. It's there. You've got it.

13           And at this stage of the game, I have no problem  
14 with the enclosing of the back porch and the addition on the  
15 back. I think that can be well done. I very much  
16 appreciate the fact that you've been working so hard with  
17 staff, and that you've had to go through this many  
18 alternatives, and that we're still telling you some fairly  
19 basic issues.

20           And from my perspective, I would echo the opinion  
21 that I'd really prefer to keep the massing changes off of  
22 the old building. I really think that it is important to  
23 try to preserve that aspect of it. I certainly sympathize,  
24 from the user standpoint, but as it relates to the historic  
25 structure, which is what we're here to talk about, my strong

1 preference would be to leave it alone.

2 MR. JESTER: I also agree with many of the  
3 comments that have been made about the property. As an  
4 outstanding resource, I think there is an obligation to make  
5 every effort to preserve as much of the massing as possible.

6 I think the '91 addition was made sensitively. I think  
7 that effectively preserve all of the features that are what  
8 we are trying to maintain in this, the district.

9 I also agree that my preference would be that the  
10 kitchen be incorporated in a way that did not require the  
11 bump out. I wouldn't -- I would need to be convinced that a  
12 plan wouldn't work for the kitchen configuration without  
13 doing that, although I think it would certainly be an  
14 improvement to reduce it, the bay, which juts out only as  
15 far as the original '91 addition. So that's the, that is  
16 one possibility.

17 I'm not sure I would approve it if it came in, but  
18 I think certainly we would look at it, if you could convince  
19 us that there is no way to incorporate the kitchen in the  
20 current footprint.

21 I also agree that the rear addition enclosure is  
22 not a problem. It's less visible, and the established  
23 precedent for the form already exists. It's not a problem.

24 As far as the windows go, I think the comment is  
25 going to echo other that have been made about wanting to

1 preserve the elevation as much as possible, unless you  
2 demonstrate that there wasn't an actual location for the  
3 window.

4 MS. O'MALLEY: Commissioner.

5 MR. DUFFY: I tend to agree about the cumulative  
6 affect. It is an outstanding resource. I'm not personally  
7 comfortable with what was done in 1991. What's being done  
8 now, you know, to what exists, is not an enormous change.  
9 But that added to what was done in '91 makes me  
10 uncomfortable.

11 I think there are matters with principal and  
12 precedent dealing with outstanding resources that we have to  
13 be very sensitive about. And I'm looking at the plans, I  
14 think there has to be a way to make the kitchen work without  
15 changing the appearance of the original building in the  
16 front. And frankly, I question whether further additions  
17 should even been made to this property.

18 MS. ANAHTAR: Well, I don't have much to add to  
19 what has been said already. But I have one more question.  
20 Don't you have any windows in your current kitchen? I'm not  
21 seeing windows along that wall, the old kitchen?

22 MR. SORENSON: There was one in there before 1998,  
23 1987 or '88.

24 MS. ANAHTAR: Well then we were showing where the  
25 kitchen is.

1 MS. OAKS: Right. That's where the kitchen is.

2 MR. BARNES: So the kitchen gained storage, but it  
3 lost light, so it's an unhappy complement because of the  
4 siting of the kitchen, it lost a window.

5 MS. ANAHTAR: And one comment about the rear porch  
6 enclosure, that you will be losing the shadow effect of your  
7 open porch. I don't know if you can do anything about that,  
8 with your --

9 MR. BARNES: We are still keeping a portion of the  
10 rear porch on the back of the living room, so there is still  
11 some porch, and a single story roof will just cover that.  
12 But yes, in that bay we would. We could deepen the roof if  
13 you think it contributes anything.

14 MS. ANAHTAR: I don't know. I guess --

15 MR. BARNES: If you look at the --

16 MS. ANAHTAR: -- when it's enclosed, you are --

17 MR. BARNES: The two, the octagonal bay --

18 MS. ANAHTAR: -- there won't be a --

19 MR. BARNES: -- octagonal bay. There would no  
20 longer be a porch, correct. But there is a straight porch  
21 that's still remains, a covered porch behind the living  
22 room, next to it. So we lose half the porch to be able to  
23 fill it in, but we were trying not to expand the footprint.  
24 It's a challenge.

25 MS. ANAHTAR: The shadow effect, what I meant by

1 shadow effect is for the elevation.

2 MR. BARNES: You mean to have it more shadowed  
3 from a covered porch?

4 MS. ANAHTAR: Exactly. Once you put windows, then  
5 you don't have the depth, et cetera.

6 MR. BARNES: I agree.

7 MS. ANAHTAR: It's a straight wall.

8 MR. BARNES: That's true. Well, we are trying to  
9 protect some footprint back there, because there are  
10 obviously many more people trying to sleep on the second  
11 floor than when the '91 addition was built. So we're trying  
12 to capture some more bedroom space on the second floor. So  
13 it certainly does create, it fills in that porch.

14 But I would say to mitigate that to some degree,  
15 the other half of the west elevation still has an open porch  
16 on it. So there is still some shadow. But I take your  
17 point.

18 MS. ANAHTAR: All right, sir.

19 MR. FLEMING: Where your SUV here is parked, if  
20 you decide to do your upgrades, is there a way, or would it  
21 affect the parking area?

22 MR. BARNES: No.

23 MS. SORENSON: No.

24 MR. SORENSON: No, not necessarily.

25 MR. BARNES: It would go behind it.

1 MR. SORENSON: Not necessarily. We've thought a  
2 little bit about just taking the driveway out altogether  
3 and, you know, it would, I think, flow a little nicer. But  
4 it is nice to have a place to put a car off the street. And  
5 that's the, there is basically room for one car there.  
6 That's it.

7 MR. FLEMING: Is there a way for you guys to pull  
8 in at this angle?

9 MR. SORENSON: You mean to get into the house?

10 MR. FLEMING: Yes, instead of, you know, there is  
11 the issue of going to the front door, and the elevation side  
12 door.

13 MR. SORENSON: There is nothing there now.

14 MR. FLEMING: I've inspected this house. I mean,  
15 I've seen this house. You have a lovely home. I understand  
16 the neighborhood. I've spent a lot of time there. But,  
17 again, the house is lovely, so you're in a situation where  
18 you've got something that -- I hope that there's some kind  
19 of way you can go in and work with the rules and regulations  
20 to get things done. It is a lovely home, I will tell you  
21 that.

22 MR. SORENSON: Okay.

23 MS. O'MALLEY: Well, I think the consensus seems  
24 to be across the board, that people, the Commissioners feel  
25 pretty strongly about protecting the original part of the

1 resource that is still in tact, and trying to make some  
2 other interior changes to accommodate that kitchen area.  
3 So I hope we'll see you again.

4 MR. SORENSON: Thank you. I'm sure you will.

5 MR. BARNES: Thank you. Thanks for your time.

6 MS. SORENSON: Thank you.

7 MS. O'MALLEY: Case B, 11231 River Road, master  
8 plan site, Marwood.

9 MS. OAKS: Steve, if you would like to remove  
10 these things around, and place that in the front of the  
11 microphones, that would probably be the best place for that.  
12 Thank you. He's been gracious enough to bring this after  
13 we twisted his arm. They sent Powerpoint, or they sent  
14 pictures, and I begged him to bring this wonderful model for  
15 you to see tonight.

16 The subject property is 11231 River View Road.  
17 You may remember the first preliminary consultation for this  
18 property, Marwood. It's an individually designated master  
19 plan site. You saw this on June 8th. That was the general  
20 conceptual site proposal for the entire program for the  
21 site.

22 This proposal in front of you tonight is  
23 specifically to give you the required variances that the  
24 applicant is going to have to obtain from the County Board  
25 of Appeals.