

WADP 2010 1079  
4731 ESSEX AVE, SOMERSET  
PRELIMINARY CONSULTATION

5-2-08

stamped plans

Robin to drop off  
3rd set for file

Staff Item  
4731 Essex Avenue, Somerset  
Anne Fothergill

This is a Contributing Resource and the HPC recently approved rear and side additions to this house.

The applicants would like to make additional changes that were not part of their original submission. These changes are:

- 1) Install a flat skylight on the flat roof of the new addition
- 2) Install flagstone walkways to the new back porch and patio
- 3) Replace the windows in the 1970s side addition with metal windows to match existing windows

Staff is requesting that the HPC allow these additional changes to be approved at the staff level.

OK  
HPC 11-14-07

SURREY STREET

113.35  
113.50

N 09° 00' E  
N 09° 00' E

0.1' L  
WALL/C

COUNC. MON.

POWER  
Pole

# SITE PLAN

PIECZENIK  
RESIDENCE

# 5707  
SURREY STREET

REMAINDER OF  
LOT 2  
L. 13660 F. 130

S 80J'38"E  
S 80I'00"E  
90.97  
91.25

(SURVLY)  
(RECORD)

NEW FLAGSTONE  
SIDEWALKS SET IN STONE DUST,  
TO MATCH EXIST. STONE WALK & FRONT YARD

POWER  
Pole

R/C SFT

SHED

FRAME  
SHED

PART OF  
LOT 2

10,357 S.F. (RECORD)  
10,313.1 S.F. (SURVLY)

113.50  
113.39

(RECORD)  
(SURVLY)

GRAVEL D/W

PROPOSED  
2 STORY  
ADDITION

FLAGSTONE  
PATIO

EXISTING  
2 STORY  
FRAME  
# 4731

PROPOSED  
2 STORY  
ADDITION

PROPOSED  
2 STORY  
ADDITION

FRAME PORCH

SLATE WALK

GENC. WALK

N 80I'00"W  
N 80I'04"W  
91.25  
90.97

(RECORD)  
(SURVLY)

OIL FILL LINE

POWER  
Pole

S 09° 00' W  
S 09° 52' W

N 47° 27'

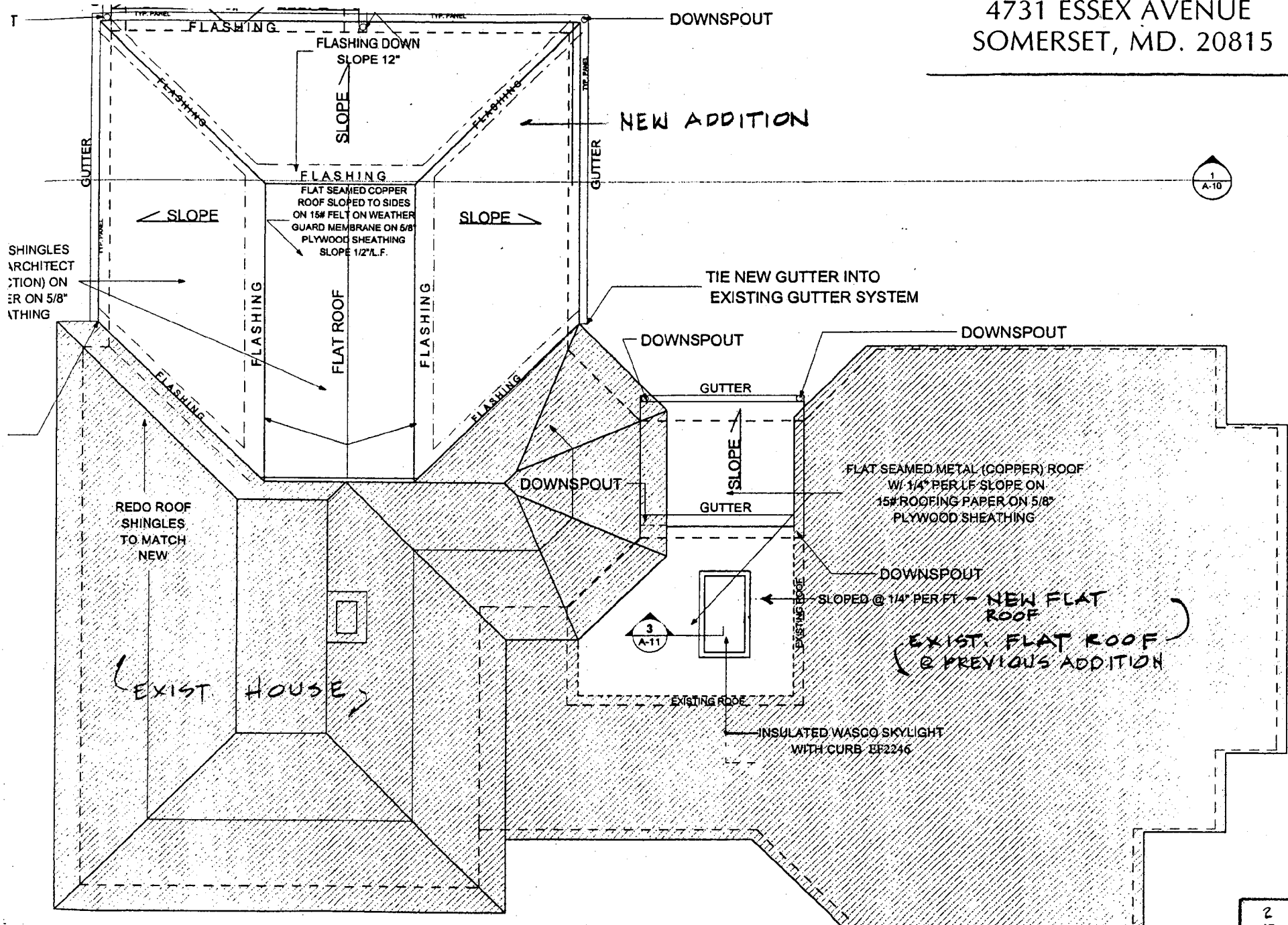
ESSEX AVENUE

(50' R/W)

1  
OF  
4



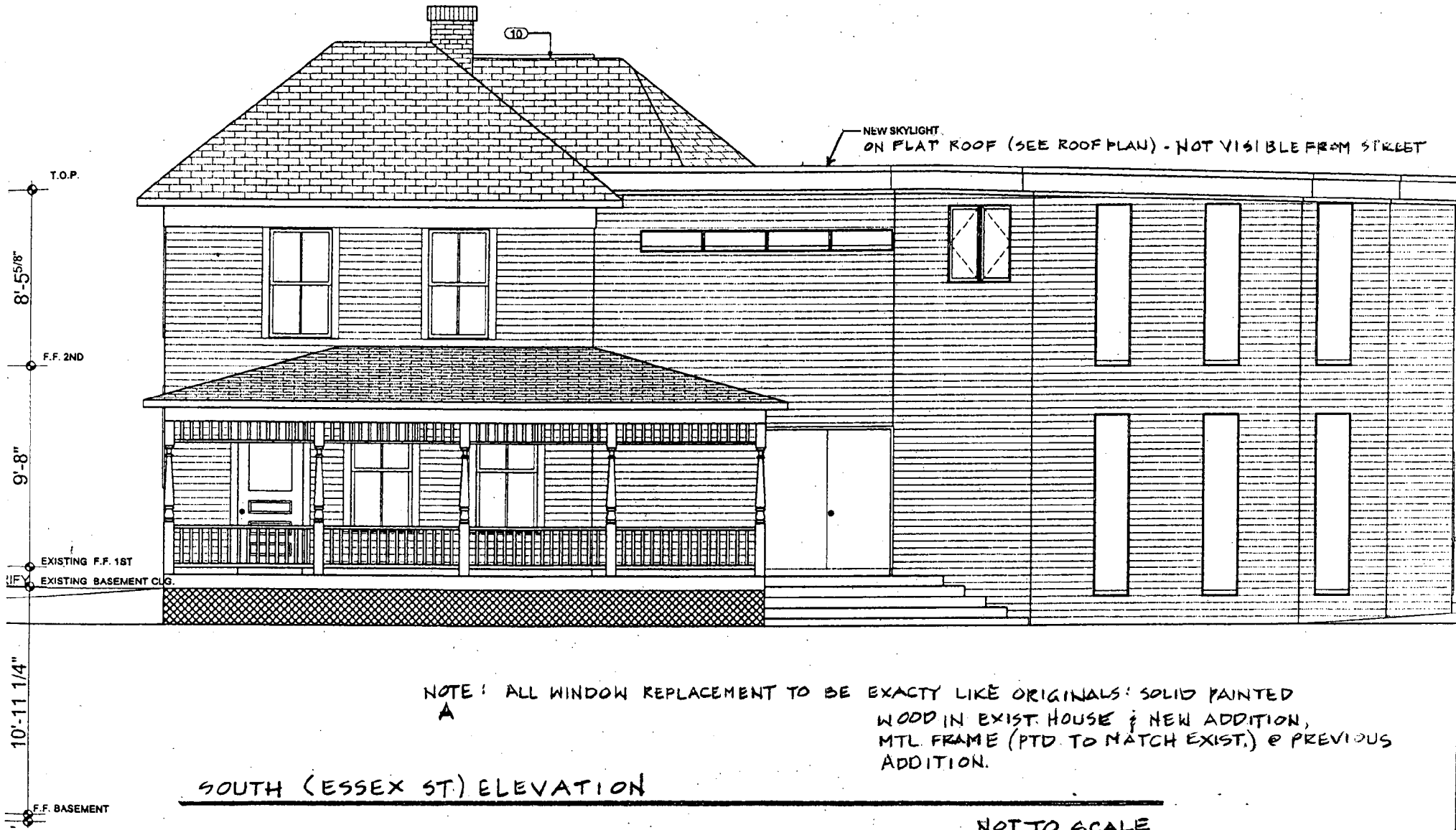
PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815



ROOF PLAN

NOT TO SCALE

11.12.07



NEW SKYLIGHT ON FLAT ROOF (SEE ROOF PLAN) - NOT VISIBLE FROM STREET

T.O.P.

8'-5 5/8"

F.F. 2ND

9'-8"

EXISTING F.F. 1ST

EXISTING BASEMENT CLO.

10'-11 1/4"

F.F. BASEMENT

NOTE: ALL WINDOW REPLACEMENT TO BE EXACTY LIKE ORIGINALS: SOLID PAINTED WOOD IN EXIST. HOUSE & NEW ADDITION, MTL. FRAME (PTD. TO MATCH EXIST.) @ PREVIOUS ADDITION.

SOUTH (ESSEX ST.) ELEVATION

NOT TO SCALE

PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815

11.12.07

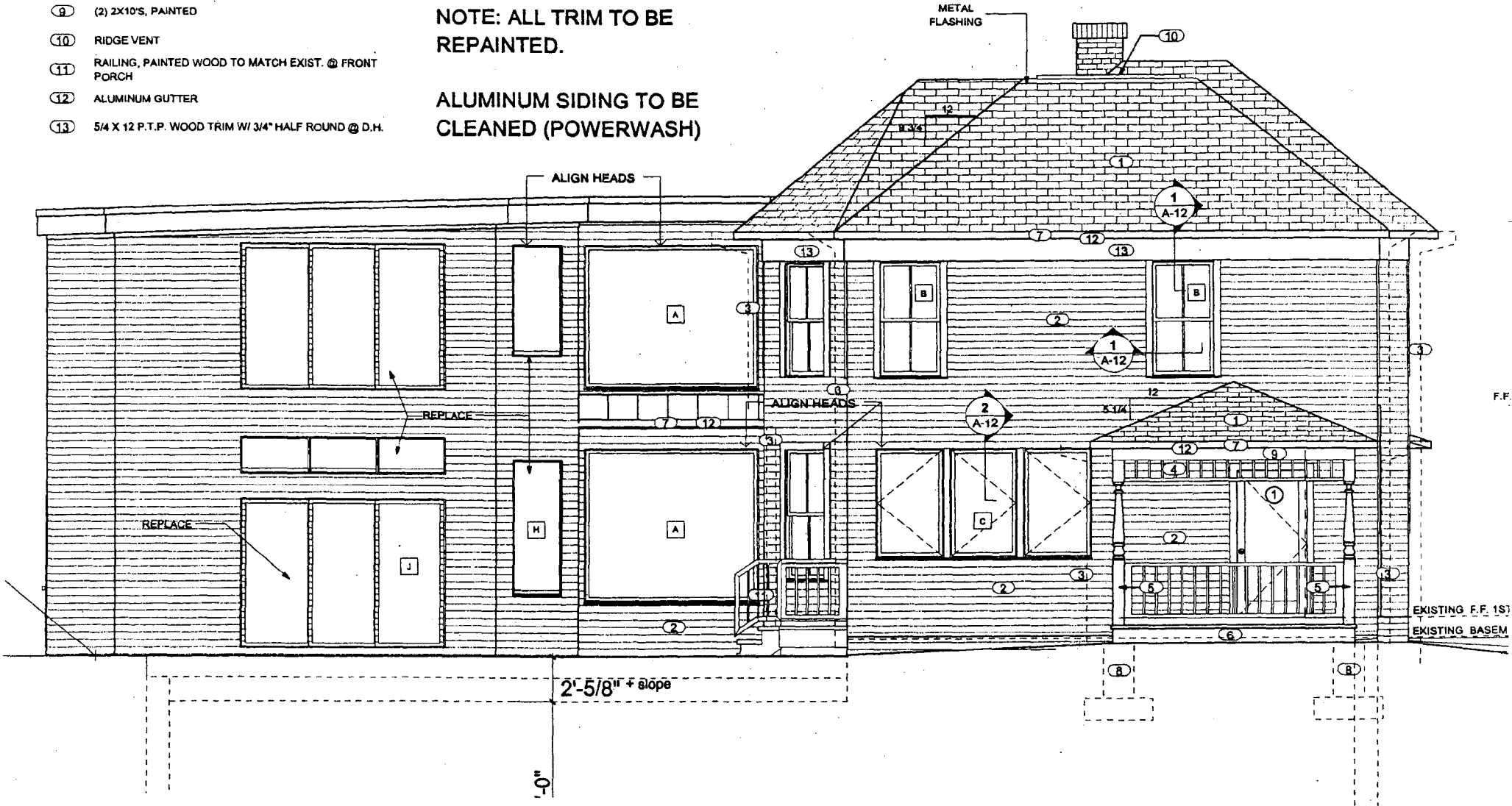
3  
 OF  
 4

- (1) DOWNSPOUT
- (4) P.T.P. WOOD LADDER TRIM TO MATCH EXISTING @ FRONT PORCH
- (5) LOAD BEARING WOOD POST TO MATCH THE EXISTING @ THE FRONT PORCH
- (6) 2X10 P.T.P. RIM BOARD
- (7) 1 X 6 P.T.P. FASCIA
- (8) 16 X 16 CMU PIER ON A 12X28X28 FOOTING
- (9) (2) 2X10'S, PAINTED
- (10) RIDGE VENT
- (11) RAILING, PAINTED WOOD TO MATCH EXIST. @ FRONT PORCH
- (12) ALUMINUM GUTTER
- (13) 5/4 X 12 P.T.P. WOOD TRIM W/ 3/4" HALF ROUND @ D.H.

NOTE: ALL DETAILS, TRIMS, ETC. TO MATCH EXISTING HOUSE DETAILS.

NOTE: ALL TRIM TO BE REPAINTED.

ALUMINUM SIDING TO BE CLEANED (POWERWASH)



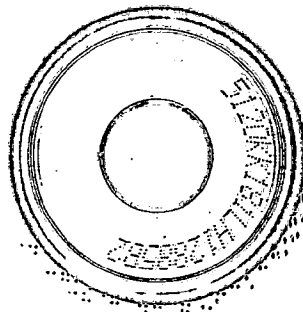
NORTH ELEVATION

NOT TO SCALE

PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815

11.12.07

PIECZENIK  
5.2.07  
MANION & ASSOC.



Lead  
compatible  
Support  
425-0049



FACSIMILE CORRESPONDENCE

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To: Historic Preservation Section  
M-NCP&PC

Your Fax No.: 301-563-3412

Date: 12.03.07

Attn.: Ann Fothergill

From: Robin Farrar

Subject: 4731 Essex Ave. – Pieczenik Residence

3 Pages Including Cover Sheet

Ann,

We received more specific information from the Arborist and I wanted to send it along to you -

Thanks,

Robin

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FROM : THE CARE OF TREES

FAX NO. : 3014449049

Nov. 30 2007 01:57PM P2



The Care of Trees  
8000 Queensair Drive  
Gaithersburg, MD 20879

Tel 301.444.9041  
Fax 301.444.9049  
www.thecareoftrees.com

November 30, 2007

4731 Essex Ave.  
Chevy Chase MD 20815

**Primary Reason for Visit:** Inspection of the trees in relation to current health and structural conditions and anticipated tree health problems due to future construction disturbance. The following observations were made by Tony Faoro, an ISA Certified Arborist.

**Observations:** The Beech tree 37" in diameter located at the right side of the existing driveway: The tree has a substantial column of decay that may increase the risk of the tree failing (possible old lightning strike). I would recommend performing a risk assessment to determine the extent of the decay. After the analysis we can discuss options for the tree. The health of the tree would be considered good with a minimal amount of dead limbs throughout the canopy of the tree and a live crown ratio of approximately 95% or more. It is important to mention that tree health and tree structure are two totally separate things. The construction is going to take place on the back side of the house so there should not be any disturbance to the Beech tree. I would recommend installing tree protection fencing around the tree as a precautionary measure. The proposed construction should not have any adverse affects on the Beech tree.

**Mulberry tree 23.5" in diameter located at rear left of house:** The overall health of the tree would be considered average. The tree has some significant amount of dead limbs through out the canopy. The tree also has some over extended limbs that are encroaching on the existing house. The tree has some weaker branch unions which are caused by the aggressive growth habits of this variety of tree.

I think it is necessary to discuss the critical root zone of a tree. The critical root zone of a tree is the area in which many of the trees vital roots are located and is the minimum root zone necessary to maintain a healthy tree. The majority of the roots of most tree species can be found in the upper 12-18 inches of the soil, thus any disturbance within the first 12-18 inches of soil will impact the trees health. This is also why construction damage is so devastating to the roots, the more roots you cut, and the closer to the trunk you cut them, the greater the damage.

The root system of a tree can not be seen so the area is formulated using the diameter of the trunk, the DBH (diameter at breast height, approximately 4.5' above grade level). The formula for determining the critical root zone is as follows for every 1" in diameter allow for 1' to 1.5' of critical root radius. A tree with a DBH of 23.5" will have a critical root radius of 23.5' to 35'. Disturbance within the critical root zone greatly reduces the trees chances of survival and more importantly it may also subject the tree to wind throw.

Although there will be construction activities taking place in close proximity to the Mulberry tree, it should not impact the overall health or stability of the tree as long as the prescribed preservation measures are implemented. The Beech tree should not be impacted by the construction at all but I would advise on some minimal preservation measures to keep construction activity diverted away from the tree. A proper preservation program will help minimize the impact of the proposed construction.



FROM : THE CARE OF TREES

FAX NO. : 3014449049

Nov. 30 2007 01:57PM P3



The Care of Trees  
8000 Queenair Drive  
Gaithersburg, MD 20879

Tel 301.444.9041  
Fax 301.444.9049  
www.thecareoftrees.com

Trees are living things whose livability and structural integrity are subject to a wide array of factors and impacts; among these are genetics, climate, weather, water regime, soils, insects and disease. As such, trees are subject to changes in health or condition very slowly over time or very abruptly. All observations were made at ground level. Conditions and weaknesses may exist out of sight from the human eye.

If you have any questions, please call me at 301-444-9041.

Sincerely,

Tony Faoro  
ISA Certified Arborist NY-0774A  
Maryland Licensed Tree Expert 895





FACSIMILE CORRESPONDENCE

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To: Historic Preservation Section  
M-NCP&PC

Your Fax No.: 301-563-3412

Date: 11.28.07

Attn.: Ann Fothergill

From: Robin Farrar

Subject: 4731 Essex Ave. – Pieczenik Residence

4 Pages Including Cover Sheet

Ann,

Attached is the Tree Preservation Recommendation Report for 4731 Essex Ave.  
Please call me if you have any questions.

Thanks,

Robin

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Our Business is People  
And Their Love for Trees®

The Care of Trees  
8000 Queensair Drive  
Gaithersburg, MD 20879

Tel: 301.444.9041  
Fax: 301.444.9049  
Web: www.thecareoftrees.com

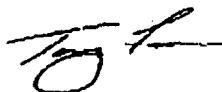
Ms. Roberta Picczenick  
1731 Essex Ave.  
Chevy Chase MD 20815

#### Tree Preservation Recommendations:

1. **Root Pruning** - Mulberry tree 23.5" in diameter located at rear left. TCOT will provide a crew led by an ISA Certified Arborist to Root Prune 18-24" deep along the area at the rear left corner of the house by using a mechanical root pruner with hand pruning of roots  $\geq 1$ " diameter. Root pruning is a stress reducing process whereby roots are cleanly cut to allow rapid callous tissue development over exposed root tips.  
**Cost \$350.00**
2. **Tree Protection Fencing** - TCOT will provide a crew led by an ISA Certified Arborist to install 4', Welded Wire fence, set with 6' T-Posts on 10' centers around the 23.5" in diameter Mulberry located at rear left, Beech tree 15" in diameter located at rear left border and the Norway maple 16" in diameter at rear right. Yellow Tree Conservation Area Signs and orange flagging will then be attached to the fence at 20-30' intervals.  
**Cost \$465.00**
3. **Root Protection Matting** - TCOT will provide a crew led by an ISA Certified Arborist to install RPM in the critical root zone of the Mulberry which will be the main access route during the proposed renovation project. The purpose of the RPM is to provide an artificial air gap under proposed grade fills, sidewalk sections, driveway, roads, etc which allows proper atmospheric gas exchange to occur between fibrous roots and the surface air. The matting will also help distribute the weight of equipment traffic and help prevent soil compaction.  
**Cost \$200.00**
4. **Mulching**: Installation of 4" to 6" of mulch over the Root Protection Matting to help prevent soil compaction.  
**Cost \$240.00**
5. **Soil Care** - Subsurface liquid inject fertilize the Mulberry, Beech and Norway maple with 27-9-9 Complete, Low salt index, slow release fertilizer containing (micronutrients, biostimulants, humic acids, sea kelp extract, Ectomycorrhizal and VA mycorrhizal (VAM) fungi and also beneficial rhizosphere bacteria to help encourage health and vigor while supplying necessary nutrients for tree health.  
**Cost \$350.00**
6. **Mulberry Pruning** - Prune to clean crown of any dead, dying or broken limbs 1" in diameter and larger also thin crown by 10% to help reduce limb weight and to help reduce wind sail. Prune to reduce limb end weight on selected limbs as directed by Arborist. Prune to elevate over future construction to gain adequate clearance from future roof.  
**Cost \$800.00**
10. **Beech** - Beech 37" in diameter located at left side of property near road and driveway: The tree has a substantial column of decay that may increase the risk of the tree falling. I would recommend performing a risk assessment to determine the extent of the decay. After the analysis we can discuss options for the tree.  
**Cost \$500.00**

If you have any questions, please call me at 301-444-9041. If you would like to move forward with this program, please sign below and return, via fax or mail, to our office (8000 Queenair Drive, Gaithersburg, MD 20879; Fax: 301-444-9049).

Sincerely,



Tony Faoro

Certified Arborist #NY - 0774A

Maryland Licensed Tree Expert 895

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Notes:

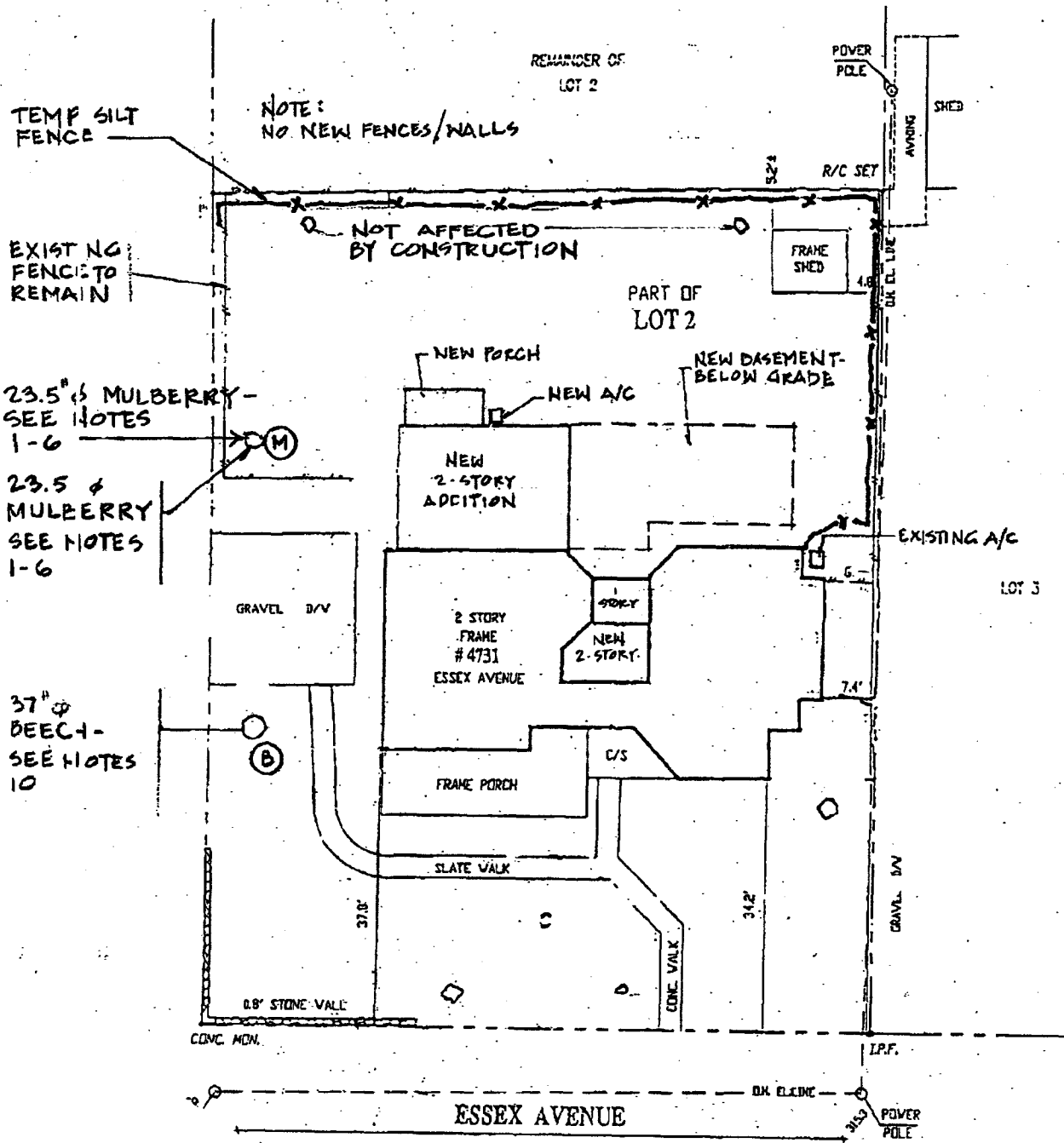
- 1 Flood zone per H.U.D. panel is not available
- 2 All property corners shown have been recovered or set and verified per field survey performed:  
10-18-2006
- 3 I.P.F. - indicates iron pipe found.  
R/C SET- indicates rebar & cap set.
- 4 Spot elevations denoted as x250.5 are based on W.S.S.C. Internet GIS for 200' Sheet 208NW05, Contract # 23102

ZONING INFORMATION NOTES:

The property shown hereon is zoned R-60 (residential)  
Building Restriction Lines have been taken from typical  
R-60 zoning charts and are subject to verification by  
Montgomery County zoning authorities.

R-60 ZONING STANDARDS:

	required:
Front yard setback	25' min.
Rear yard setback	20' min.
Side yard setback	8' min. one side /18' total



KEY PLAN: TREE PRESERVATION RECOMMENDATIONS



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 10/25/07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Anne Fothergill *AF*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #461038 - Addition, patio, and alterations to house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the September 26, 2007 meeting. The conditions of approval are:

1. The doors and windows will be wood, not clad wood.
2. If the applicants install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
3. The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
4. All trim and details including cornices, window and door trim, corner boards, porch details will be wood.
5. Aluminum siding is not approved. Wood or Hardiplank horizontal siding is allowed on the new addition.
6. A certified arborist's report will be submitted with a determination of the potential impacts of construction to the surrounding trees on and adjacent to the property. If there are identified negative impacts, a tree protection plan will be developed and implemented prior to construction commencement.

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

Applicant: Roberta and Steve Pieczenik

Address: 4731 Essex Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
 295 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20859  
 240-777-5577

DPS - #8

A

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: THOMAS MANION, AIA

Daytime Phone No.: 301-229-7000

Tax Account No.: \_\_\_\_\_

Name of Property Owner: ROBERTA ESTEVE PIECZENIK Daytime Phone No.: 301-652-1207

Address: 4731 ESSEX AVE. CHEVYCHASE, MD 20815  
Street Number City State Zip Code

Contractor: N/A Phone No.: 2

Contractor Registration No.: N/A

Agent for Owner: THOMAS MANION, AIA Daytime Phone No.: 301-229-7000  
ROBIN FARRAR, AIA

**LOCATION OF BUILDING/PREMISE**

House Number: 4731 Street: ESSEX AVENUE

Town/City: SOMERSET Nearest Cross Street: SURREY STREET

Lot: PART OF LOT 2 Block: 5 Subdivision: SOMERSET HEIGHTS

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

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

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

**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.

Robin Farrar, AIA  
 Signature of owner or authorized agent

7/25/07  
 Date

Approved: with 6 conditions For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11-7-07

Application/Permit No.: 46-1038 Date Filed: 7-25-07 Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

7/25/07

page 1

**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:

The project consists of a 2-story addition on the north side of the existing house, replacing a small shed addition from the 1960's or '70's. There is a basement under the new footprint and an adjacent basement/storage room to the east, under grade. A small one-and-two story infill is between the existing house and a previous, contemporary addition. Inside, the kitchen is enlarged and reconfigured, with an adjacent family/eating room. Above this is a new bedroom and bath suite. The addition is a total of 962 sq. ft.

The addition will be of similar proportion to the original house, with hipped roofs, shingles, and aluminum siding to match the existing. A small porch matching the existing front porch is at the rear kitchen door.

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2. **SITE PLAN**

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

skylight  
trex  
tree plan

Anderson 400 series  
flagstone sidewalk

III-D

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

<b>Address:</b>	4731 Essex Avenue, Chevy Chase	<b>Meeting Date:</b>	9/26/2007
<b>Resource:</b>	Contributing Resource <b>Somerset Historic District</b>	<b>Report Date:</b>	9/19/2007
<b>Applicant:</b>	Roberta and Steve Pieczenick (Tom Manion, Architect)	<b>Public Notice:</b>	9/12/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/06-07J	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Rear addition		

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**STAFF RECOMMENDATION**

Staff is recommending that the Commission approve this HAWP application with the following conditions:

1. The doors and windows will be wood, not clad wood.
2. If the applicants install windows with a muntin profile, the windows must be simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
3. The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
4. All trim and details including cornices, window and door trim, corner boards, porch details will be wood.
5. Aluminum siding is not approved. Wood or Hardiplank horizontal siding is allowed on the new addition.
6. A certified arborist's report will be submitted with a determination of the potential impacts of construction to the surrounding trees on and adjacent to the property. If there are identified negative impacts, a tree protection plan will be developed and implemented prior to construction commencement.

**BACKGROUND**

The subject proposal for a rear addition was heard before the Commission as a Preliminary Consultation at the May 23, 2007 public hearing. The applicants made revisions to their design and had a second preliminary consultation at the Commission's June 27, 2007 meeting. The Commissioners provided comments on the revisions to the design, which were supportive. They did not object to the one-story

component of the infill, which was strongly opposed in the staff recommendation. The Commissioners directed the applicant to proceed forward with refining the details of the design and submit a HAWP application.

### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Somerset Historic District  
STYLE: Queen Anne, Four Square  
DATE: c1900

The original house is a three-bay, hip-roof, frame dwelling. The asphalt roof contains a brick, center chimney and is detailed with wide overhanging eaves and a prominent cornice. The windows are 2/2 double hung. The front elevation is also ornamented with a wrap-around front porch, detailed with turned columns and a spindled porch frieze.

The house has two, non-contributing additions; a rear shed roof addition, c1950 and a very large modern side addition, c1976. The property is located on a heavily wooded corner lot at the intersection of Surrey and Essex Streets. A freestanding deck, non-contributing frame shed, and several pieces of sculpture are located in the rear yard.

### **HISTORIC CONTEXT**

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood.



## **PROPOSAL**

The applicants are proposing to:

1. Remove an existing non-contributing shed addition from the rear of the original massing and replace it with a two-story addition clad in aluminum siding. This addition will have a basement under the new footprint and an adjacent basement/storage room to the east, which is under grade. There will be a flagstone patio above the underground basement.
2. Construct a one and two-story stepped, glazed, infill addition between the existing house and the previous contemporary addition.

The Town of Somerset has reviewed and approved this proposal.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Montgomery County Code; Chapter 24A***

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

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

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

- #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 proportions, 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**

The applicant and their design team have addressed the Commission's concerns raised during the two preliminary consultations. The roofline of the addition is 8" lower than the roofline of the existing house. Secondly, the porch has been deleted from the addition's Surrey Street elevation. The Commission supported the infill next to the bay since it will be glazed allowing the form to be partially visible.

The Commission does not support the installation of aluminum siding or clad windows on additions, even if the house already has those materials. Staff is recommending that the HPC allow either wood or Hardiplank on this very visible addition which will be more compatible with the historic district. The Commission also strongly encouraged the applicant to remove the existing siding if possible.

The applicants have addressed the Commission's concerns and staff is recommending that the Commission support this application with six conditions of approval.

**STAFF RECOMMENDATION:**

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

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

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.

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 are made prior to the implementation of such changes to the project.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240.777.8377

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: THOMAS MANION, AIA

Daytime Phone No.: 301.229.7000

Tax Account No.: \_\_\_\_\_

Name of Property Owner: ROBERTA ESTEVE PIECZENIK Daytime Phone No.: 301-652-1207

Address: 4731 ESSEX AVE. CHEVYCHASE MD 20815  
Street Number City Street Zip Code

Contractor: N/A Phone No.: 3

Contractor Registration No.: N/A

Agent for Owner: THOMAS MANION, AIA Daytime Phone No.: 301-229-7000  
ROBIN FARRAR, AIA

LOCATION OF BUILDING/PREMISE

House Number: 4731 Street: ESSEX AVENUE

Town/City: SOMERSET Nearest Cross Street: SURREY STREET

Lot: PART OF LOT 2 Block: 5 Subdivision: SOMERSET HEIGHTS

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

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

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.

Robin Farrar, AIA Signature of owner or authorized agent  
7/25/07 Date

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

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

Application/Permit No.: 461038 Date Filed: 7-25-07 Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

7/25/07

**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:

The project consists of a 2-story addition on the north side of the existing house, replacing a small shed addition from the 1960's or '70's. There is a basement under the new footprint and an adjacent basement/storage room to the east, under grade. A small one-and-two story infill is between the existing house and a previous, contemporary addition. Inside, the kitchen is enlarged and reconfigured, with an adjacent family/eating room. Above this is a new bedroom and bath suite. The addition is a total of 962 sq. ft.

The addition will be of similar proportion to the original house, with hipped roofs, shingles, and aluminum siding to match the existing. A small porch matching the existing front porch is at the rear kitchen door.

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2. **SITE PLAN**

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

7/25  
PAE  
2



PIECZENIK RESIDENCE

4731 ESSEX AVE.  
TOWN OF SOMERSET  
CHEVY CHASE, MD. 20815

MATERIALS LIST & ADJOINING NEIGHBORS :

① There are two types of windows in the existing original house and contemporary addition. The proposed addition also has two types to match these:

Window "A" - clad wood double-hung, with two-over-two divided lights and trim to matching those of the original house.

Window "B" - Clad wood fixed and casement, no muntins, and trim matching the contemporary addition.

The exterior doors are clad solid wood, full-light:

#1: trim to match the original house

#2: trim to match contemporary addition

There are no major trees affected by this project.

② The adjacent and confronting neighbors are:

Valentina Ringland  
4727 Essex Ave.

Colleen Carson-Merkl  
5707 Surrey St.

Robert and Rita Verkouteren  
4801 Essex Ave.

Mike and Sally Christian  
4718 Essex Ave.

Please call with any questions, and thank you -

Robin Farrar

⑦

7.25.07  
6.6.07

RECZENIK RESIDENCE  
EXISTING SITE PLAN

SURREY STREET

348.7

N 09°07'00"E 113.35 (SURVEY)  
N 09°07'00"E 113.50 (RECORD)

345.0

0.1'± WALL/E  
0.1'± WALL/C

CONC. MDN.

POWER POLE

344.4

N 80°53'00"W 91.25 (RECORD)  
N 80°53'04"W 90.97 (SURVEY)

DH. ELLINE

POWER POLE

ESSEX

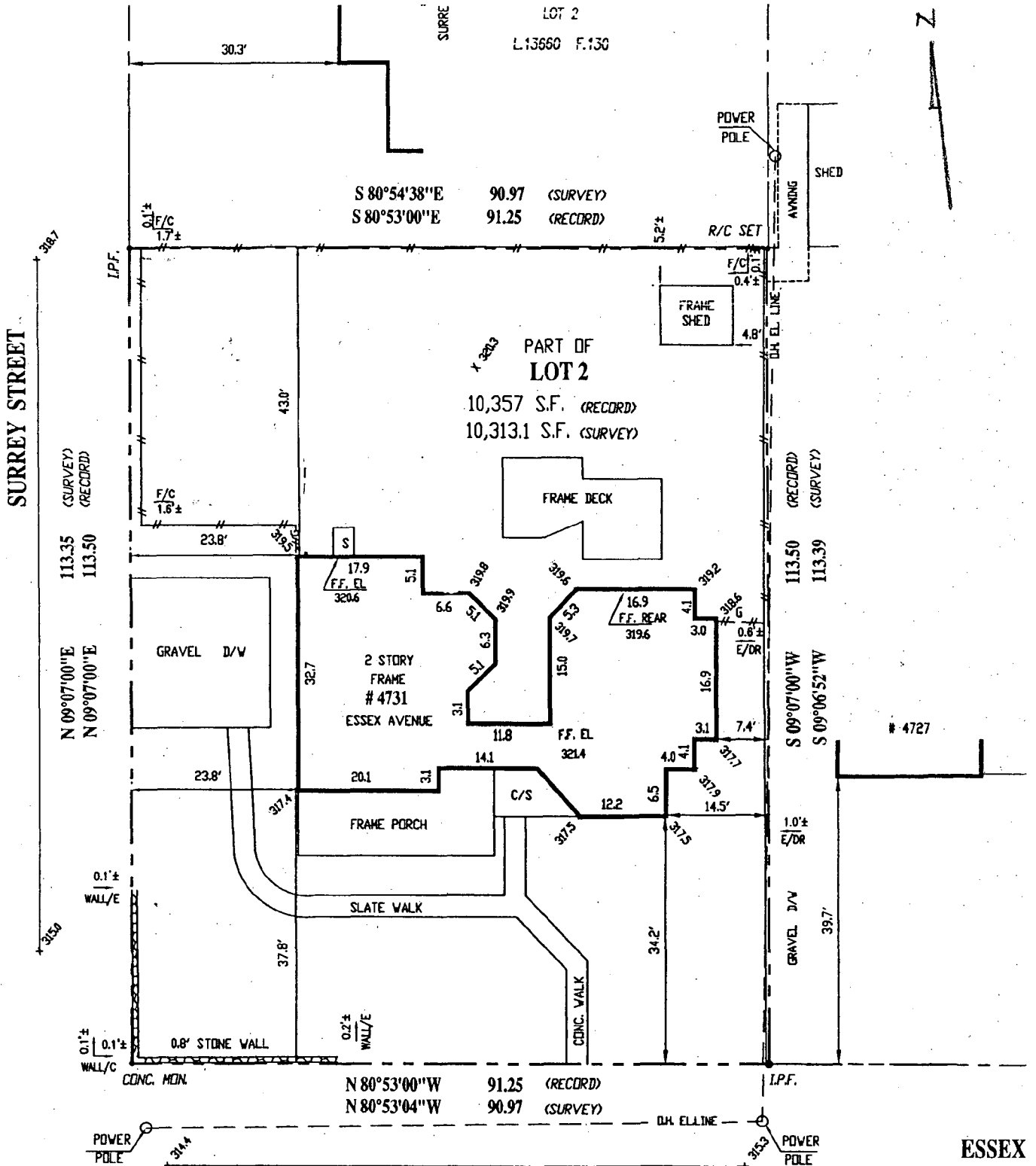
(50'

PLAT OF SURVEY  
WITH SELECTED SPOT ELEVATIONS  
AND  
ESTABLISHED BUILDING LINE  
PART OF LOT 2, BLOCK 5  
SOMERSET HEIGHTS  
MONTGOMERY COUNTY, MARYLAND

EXISTING LOT  
COVERAGE = 17.17 %

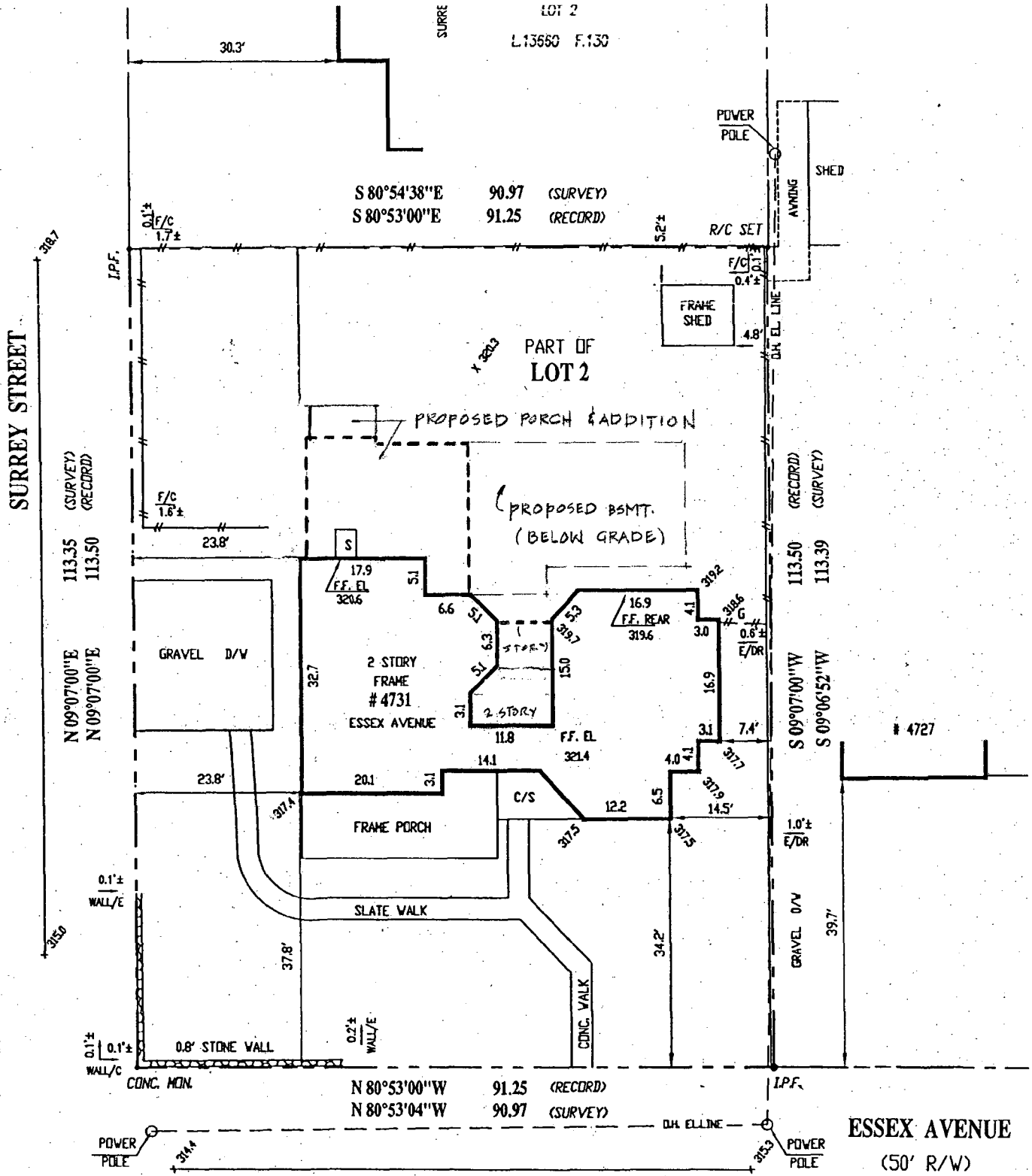
Building Line and/or Fl

(8)



7.25.07  
6.4.07

PIECZENIK RESIDENCE  
- PROPOSED SITE PLAN -



PLAT OF SURVEY  
 WITH SELECTED SPOT ELEVATIONS  
 AND  
 ESTABLISHED BUILDING LINE

PROPOSED LOT  
 COVERAGE = 25.8%

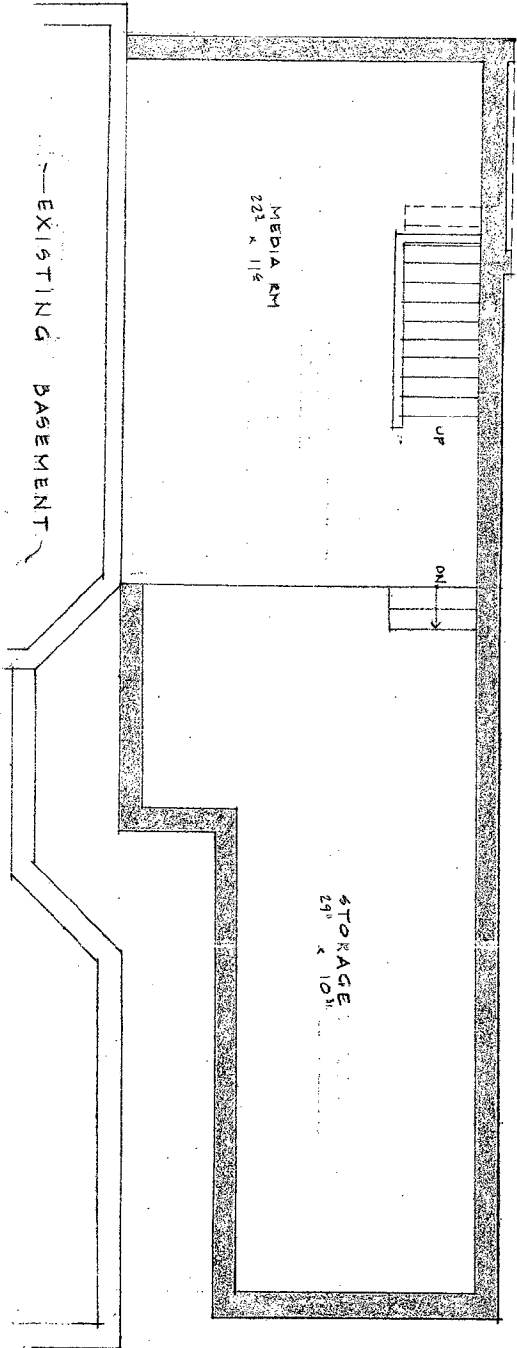
PART OF LOT 2, BLOCK 5  
 SOMERSET HEIGHTS  
 MONTGOMERY COUNTY, MARYLAND


Building Line and/or F

(9)

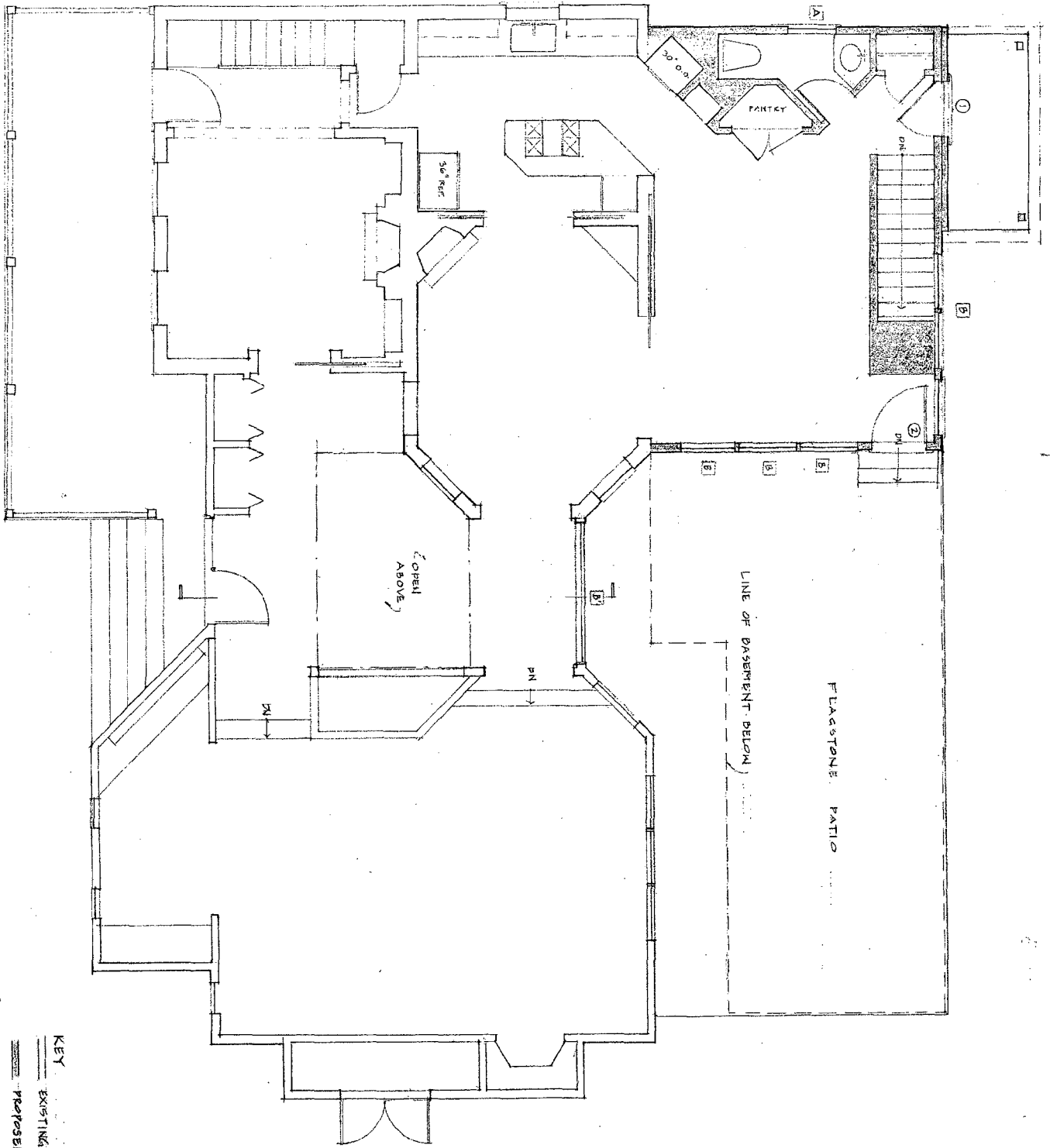
BASEMENT PLAN

1/4" = 1'-0"



 <p>NATIONAL ARCHITECTURAL AND MECHANICAL CONTRACTORS ASSOCIATION OF MARYLAND, INC.</p>	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p>	<p>BASEMENT PLAN</p>	<p>REV: 6.14.07 REV: 4.30.07</p> <p>4 OF 8</p>
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FIRST FLOOR PLAN

Approved by APC

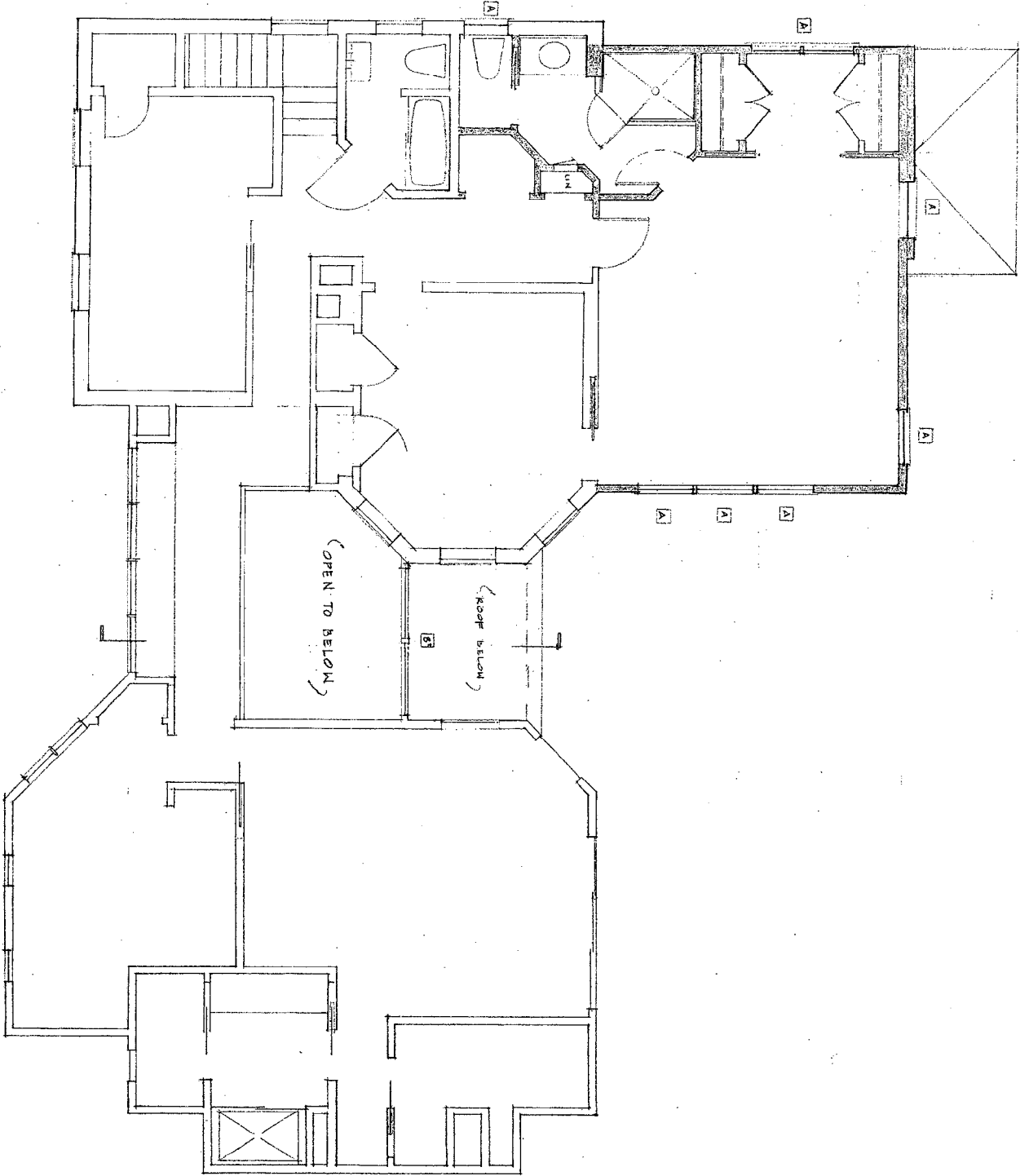
KEY  
 --- EXISTING  
 --- PROPOSED

1/4" = 1'-0"

<p>1 of 8</p>	<p>REV 6.06.07        REV 4.30.07        FD. 11.8.07</p>	<p>FIRST FLOOR PLAN</p>	<p>PIECZENIK RESIDENCE        4731 ESSEX AVENUE        SOMERSET, MD. 20815</p>	
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21

SECOND FLOOR PLAN

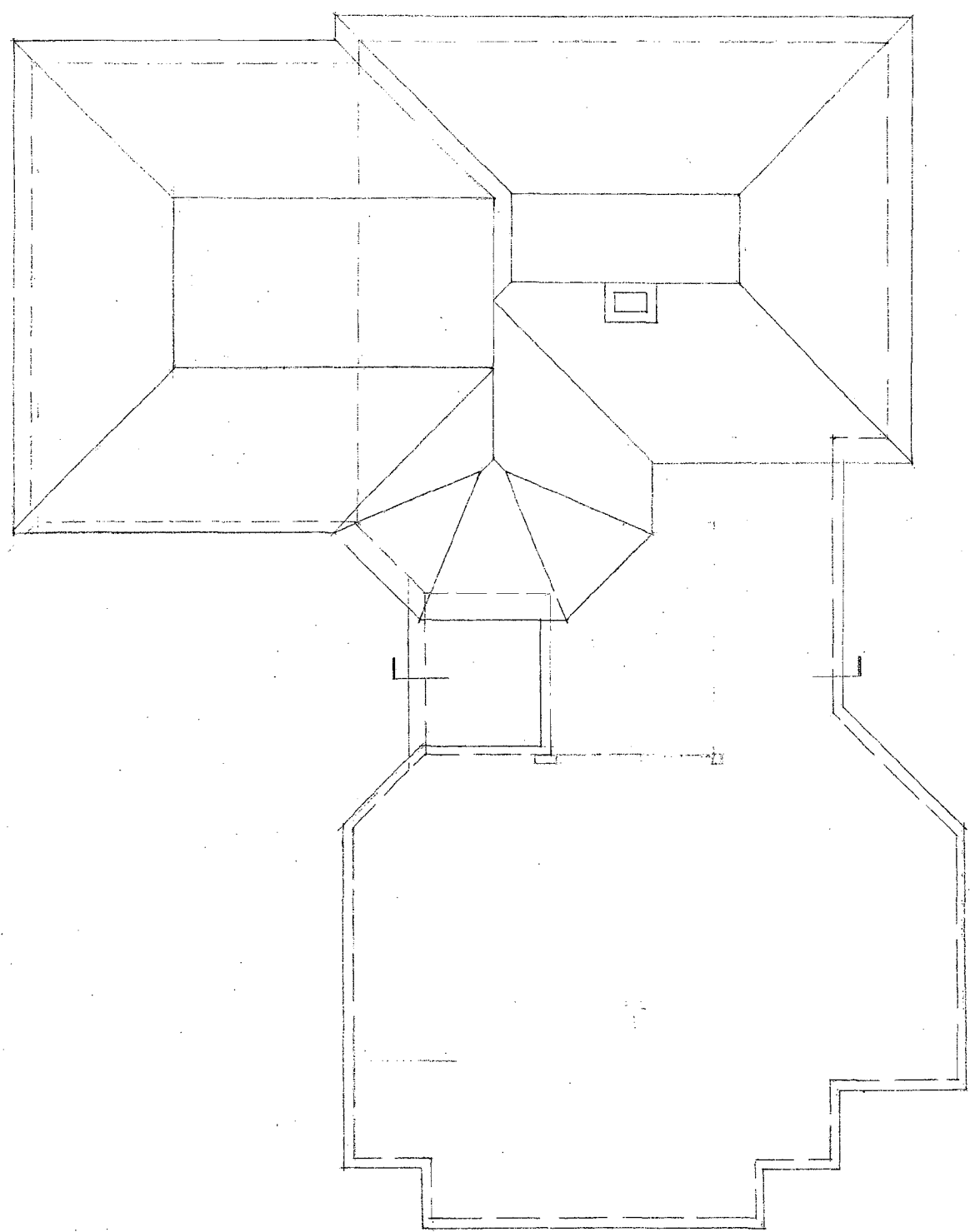


KEY  
 ——— EXISTING  
 ——— PROPOSED

1/8" = 1'-0"

13

ROOF PLAN

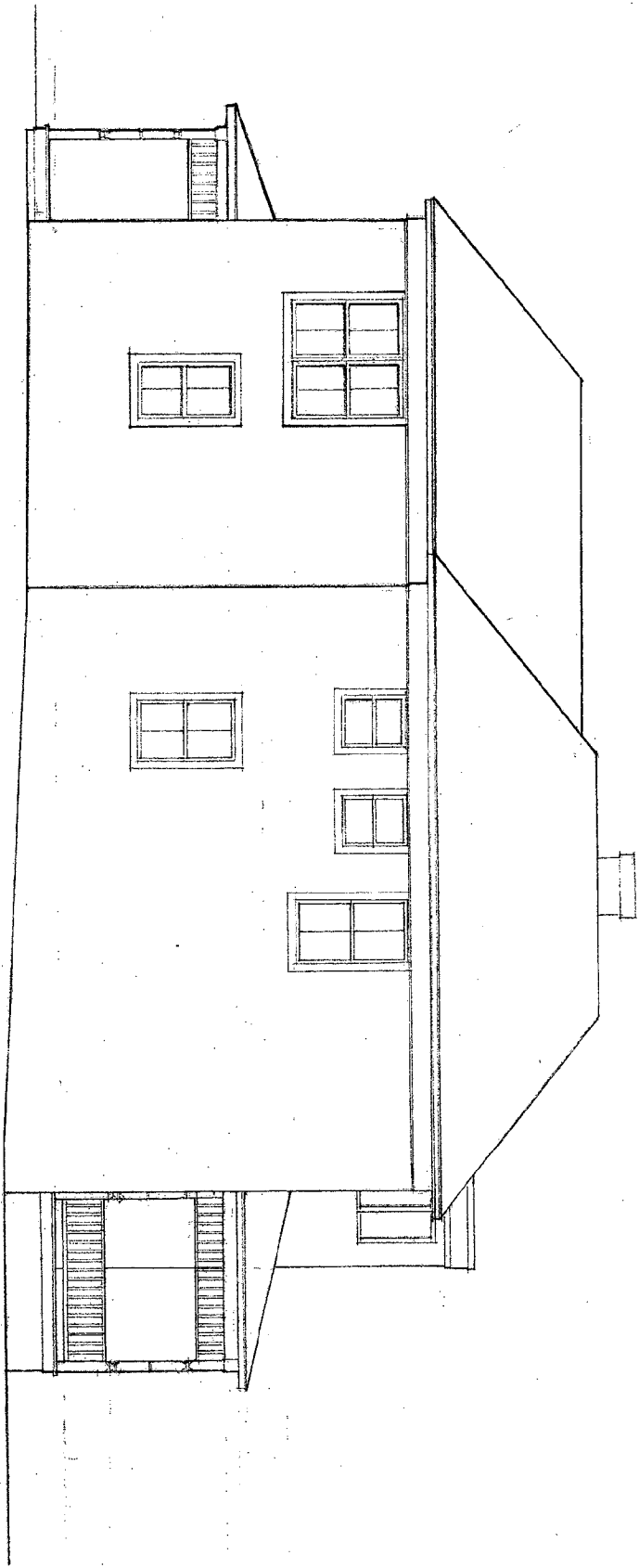


1/4" = 1'-0"

<p>3 OF 8 6/14/07</p>	<p>ROOF PLAN</p>	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p>	<p>NATIONAL ASSOCIATION OF ARCHITECTS AND ENGINEERS</p>
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(hl)

WEST ELEVATION



1/4" = 1'-0"

Approved by APC

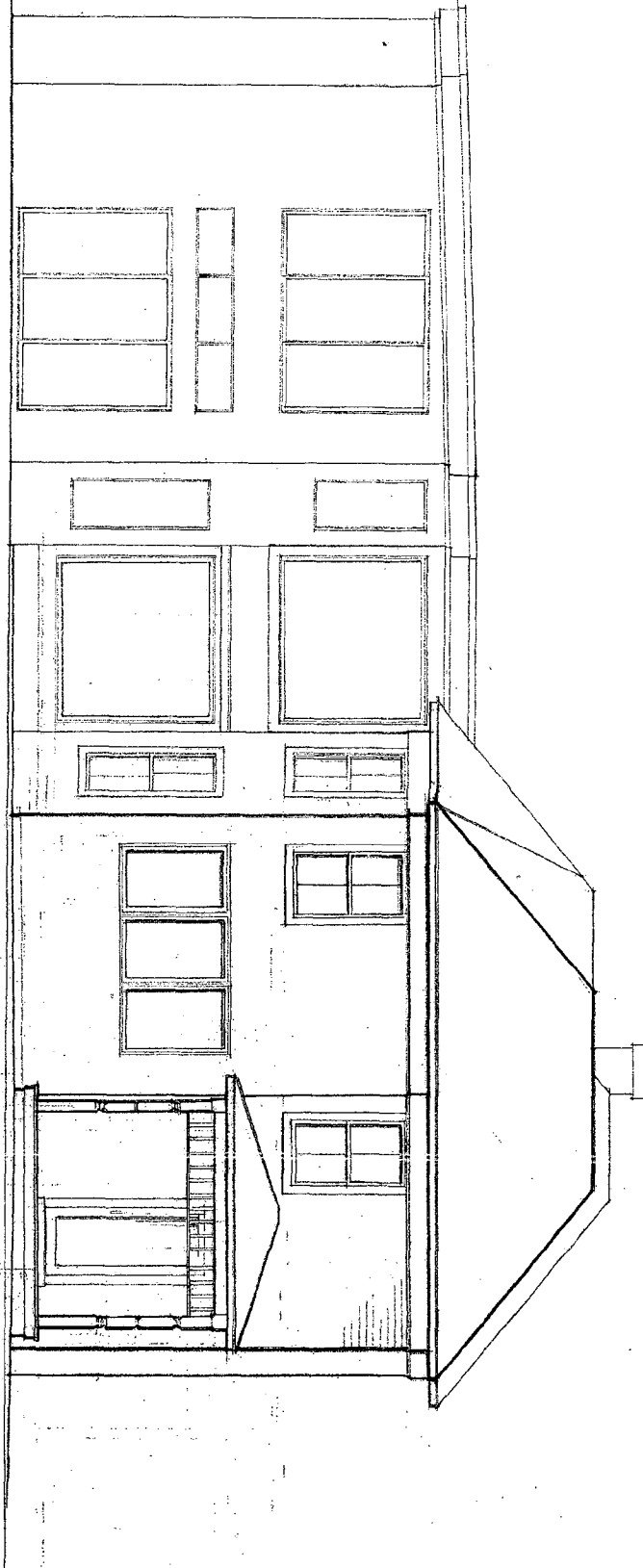
<p>6 07 8</p>	<p>REV 4-6-07 REN 4-30-07 E.P. 4-18-07</p>	<p>WEST ELEVATION</p>	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p> <p>         ARCHITECTURAL        SERVICES        INC.        1100 W. 14TH ST.        WASHINGTON, DC 20004        TEL: (202) 833-3300     </p>
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15

NORTH ELEVATION

Approved by APC

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



NORTH ELEVATION

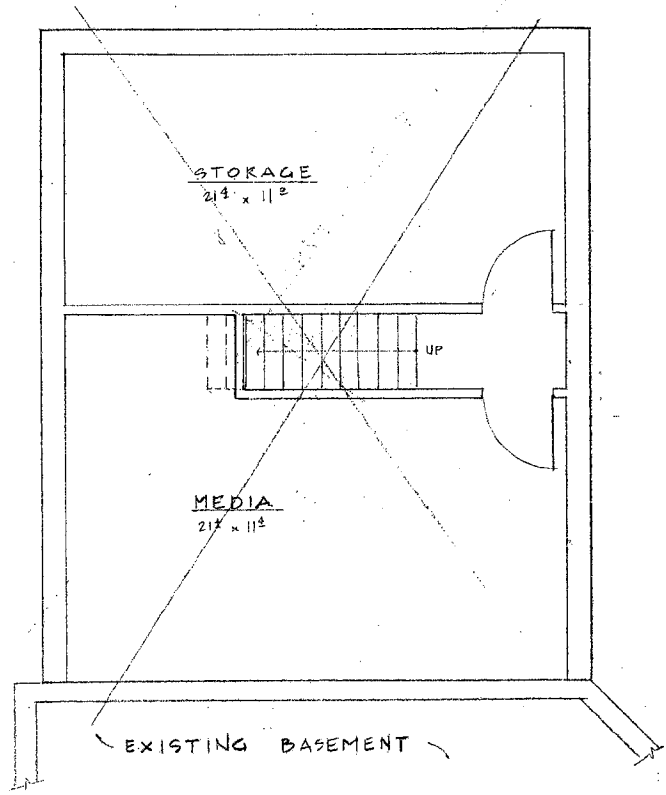
PIĘCZENIK RESIDENCE  
4731 ESSEX AVENUE  
SOMERSET, MD. 20815



REV. 4.20.07  
REV. 4.30.07  
REV. 4.18.07

7  
8

PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815



BASEMENT SEE SHEET #3 FOR BSMT. PLAN



EAST ELEVATION

1/4"=1'-0"

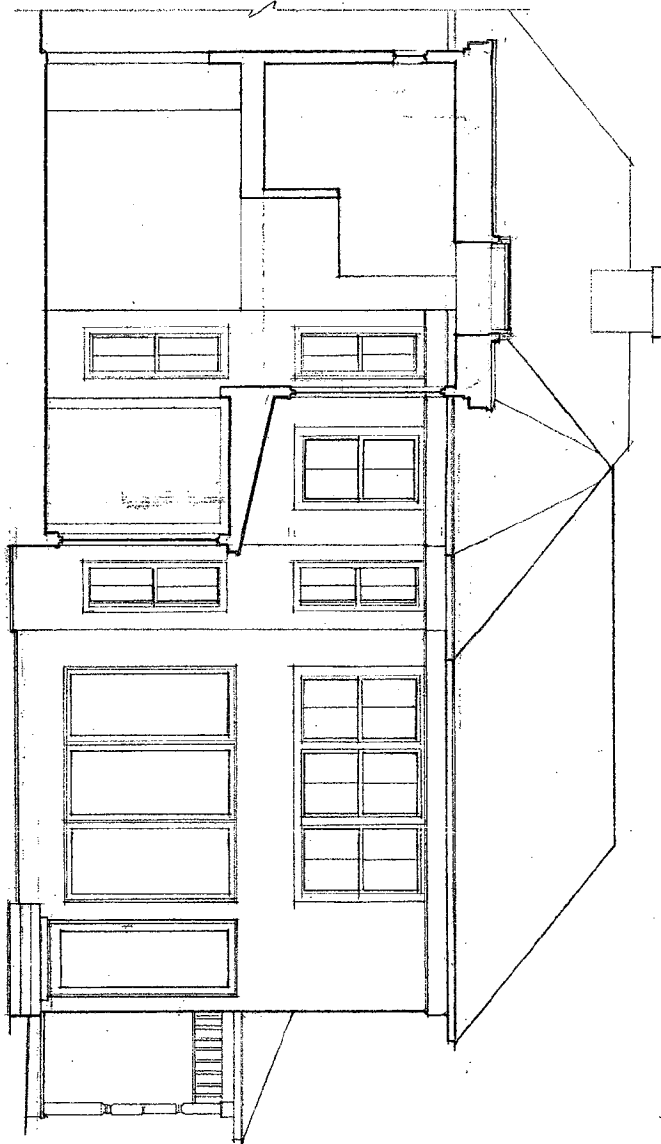
EAST ELEVATION

REV. 6.6.07  
 REV. 4.20.07  
 FD. 4.18.07

3  
 7  
 8


16

12



SECTION THROUGH ENTRY FOYER

4'-11-0"

4.27.07 5 OF 8	SECTION	PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815	 ARCHITECTS INTERIORS SOMERSET, MD. 20815 TEL: 410-326-1100 WWW.PIECZENIKARCHITECTS.COM
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June 27, 2007 HPC transcript

All right, next on the agenda is the preliminary consultation. This is at 4731 Essex Avenue in Chevy Chase. Do we have a brief staff report?

MS. OAKS: Yes. 4731 Essex Avenue in Chevy Chase is a contributing resource within the Somerset Historic District. The Commission may remember that you had a first preliminary consultation at your May 23, 2007 public hearing. Attached to the staff report are the transcript and drawings from that preliminary consultation.

During that discussion, you were generally supportive of the overall design, except you had some concerns about the new addition's roof line and you asked that it be reduced in height, and you wanted the Surrey Street elevation to feel secondary. So you recommended that the new porch not encroach onto the existing original house.

You also asked to eliminate the one story component on the two one story glaze infill, in order to retain the original bay window. And also when discussion the underground addition, you strongly encouraged to keep it below grade.

The applicants and their design team have addressed most of the Commission's concern raised at the consultation. The roof line of the addition is 8 inches lower than the roof line of the existing house, and the porch has been deleted from the addition Surrey Street elevation. And also the subterranean addition is to remain below grade.

The only requested modification which was not currently addressed in this new submittal was the elimination of the one story addition and the infill. They feel that the element is crucial to their design, and the overall flow of the interior spaces. Staff is recommending support of the preliminary consultation and directing them to formalize a historic area work permit application with the submittal paperwork to have the design revised so that the one story infill addition is eliminated from the proposal, and the new rear addition will have, since the new rear addition will have the basement component below grade, that a certified arborist report submitted with the HAWP application to evaluate the site's trees.



With that said, the applicant's design team is here and I'll be happy to entertain any questions you might have. I also have the PowerPoint presentation from the last time as well, if you're interested in seeing that.

MR. FULLER: Are there questions for staff? Does the Commission want to see the PowerPoint a second time? Would the applicant like to come forward, please. Good evening and if you could state your name for the record.

MR. MANION: Good evening. I'm Thomas Manion, I'm the architect for the project.

MS. FERRAR: I'm Robin Ferrar.

MR. MANION: Robin's also an architect with the project. Unfortunately, Mrs. Pieczenik got called out of town. We concurred with the staff report and made most of the changes that we had discussed. Mrs. Pieczenik strongly requested us to maintain the connection between the bay and the contemporary addition. We are trying to do this in a way that would sort of maintain the bay, and we felt that the bay would become an interior portion of this addition.

Because of the way the layout is, the new structure to the east is actually down a couple of steps from the pieces to the west, and we are trying to make the center section look like an open area, or almost a corridor. And the idea would be that when you come in there would be a two story space and you would actually see portions of the bay.

So we did a quick section that we're happy to distribute to the staff and to the Board just so you can get an idea of how that area would look. We felt that with the large pieces of glass that we're planning in here, these are almost about 8 by 7 pieces of glass that the bay would be minimally impacted, and essentially be intact. It's just that with the glass we're trying to create an outside sort of relationship that would focus on some very nice sculptures that Pieczeniks have throughout their backyard so when you came in, you would look through this area.

The connection from the west to the right is directly from the living room to the dining

room. We had also considered as an alternate whether or not instead of stepping it, would be to come straight out at the second floor and simply go straight up two stories with essentially a glass curtain wall which would only impact the bay by its connections at the bay. That's it.

MR. FULLER: Questions for the applicant?

MS. MILES: I want to ask what may appear to be an unrelated question. When you were here last, you did not know yet if you were going to take the aluminum cladding off the house and put vinyl, I remember, and try to find what's underneath the original house. Have you progressed in the decision-making on that?

MR. MANION: The architects would love to take the aluminum siding off the house. I don't think she's going to do that at this time.

MS. MILES: The boss goes --

MR. MANION: We will probably be doing the new addition in Hardi-plank, but overlapping it so we get the four inch exposure.

MR. JESTER: I don't really have a question. This would be my observation. I think you've done a good job of addressing our concerns by lowering the roof line and modifying the porch. I think those are improvements. I'm kind of two minds about this. I think it is proposing a change, adding a feature to the original part of the house, but it's also in a pretty remotely visible area, and I think, I personally think the one story solution you proposed here is probably okay. I like the fact that it's glazed and you'd be able to see through. If you treat the interior of the bay, the opening in the bay window pass through, essentially I think you'd be able to read that it's part of the bay. So, I'm inclined to support it.

MS. ALDERSON: I agree with Commissioner Jester. Given the location and that most of it is attached to non-historic construction. The approach provides some transparency that it could be acceptable.

MR. FULLER: I guess my concern also is that, you know, I like what you're proposing

that basically a lot of the bay would continue to remain and sort of become inside/outside space.

Unfortunately, we don't have any control over it once it gets past that. My guess is, if we go down this path I'd like to ask that we add a condition that exterior elevation remain. Obviously, that somewhat gets beyond what we can do, but we can certainly let our intentions be known to the owner.

MR. MANION: I don't think that would be a problem.

MR. FULLER: Are we ready for a motion?

MR. MANION: We'd be glad to get a vote.

MS. ALDERSON: I don't think we addressed the second condition, and whether or not that's responsive. The second recommendation about the tree protection.

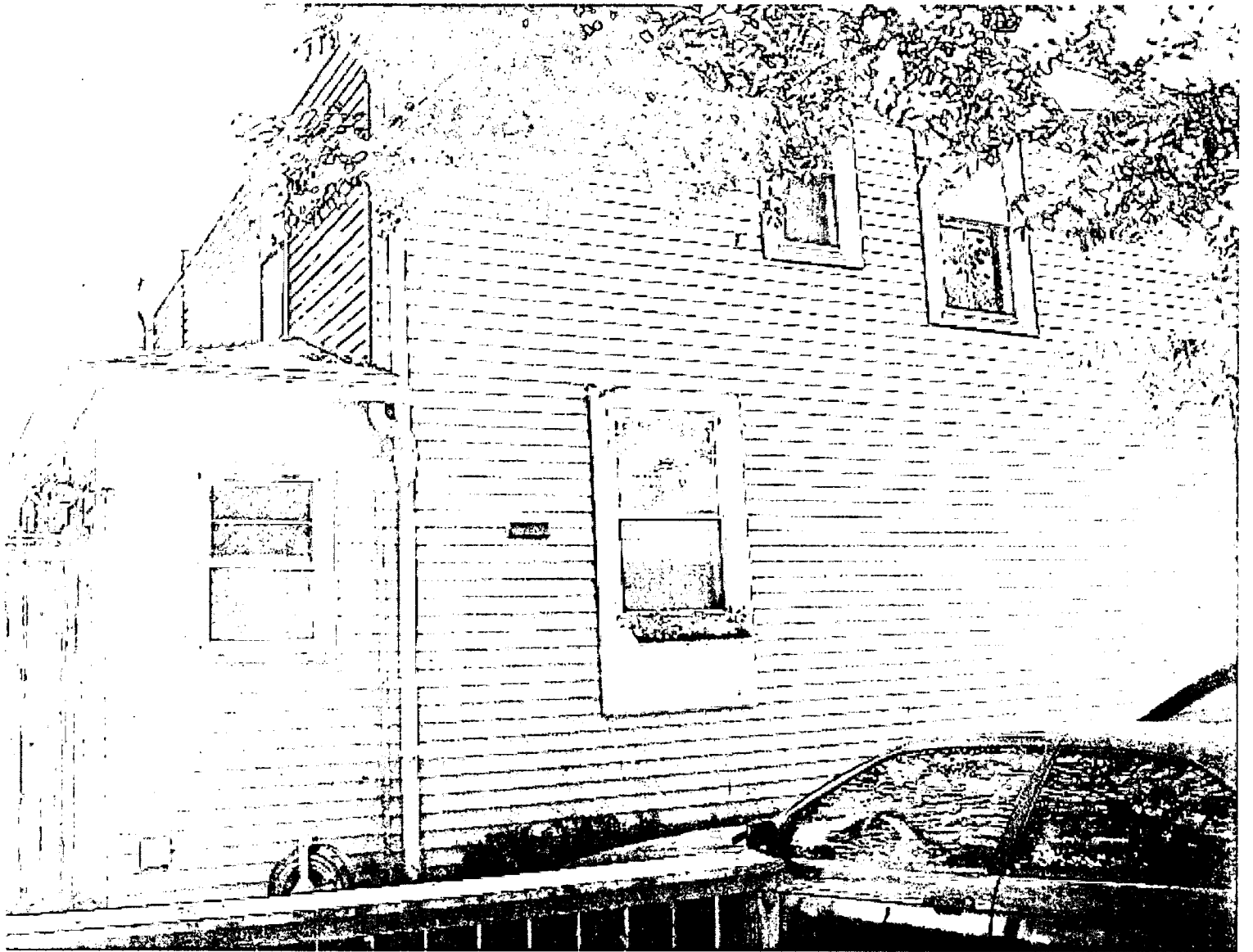
MR. MANION: Oh yes. We've got an arborist looking at the trees now. I don't think there's anything. Preliminarily, he just went by. He didn't check any of the trees yet, but there isn't anything that close, and because we've moved the underground structure, it's not within the drip line of any of the trees on the property.

MS. ALDERSON: Thank you.

MR. FULLER: Let's go the other way then. Are there any other comments that any of the Commissioners want to make to the applicant or concerns regarding the design? All right so, to sort of restate it, I think that staff and the Commission have all indicated that in general the addition is acceptable. The staff has demonstrated a concern with the infill, the one story infill between the addition and the old structure. I think you're hearing the majority of the commission would support that, and I think you're hearing that, at least as I stated, we really want to see that the remnants of that elevation be maintained.

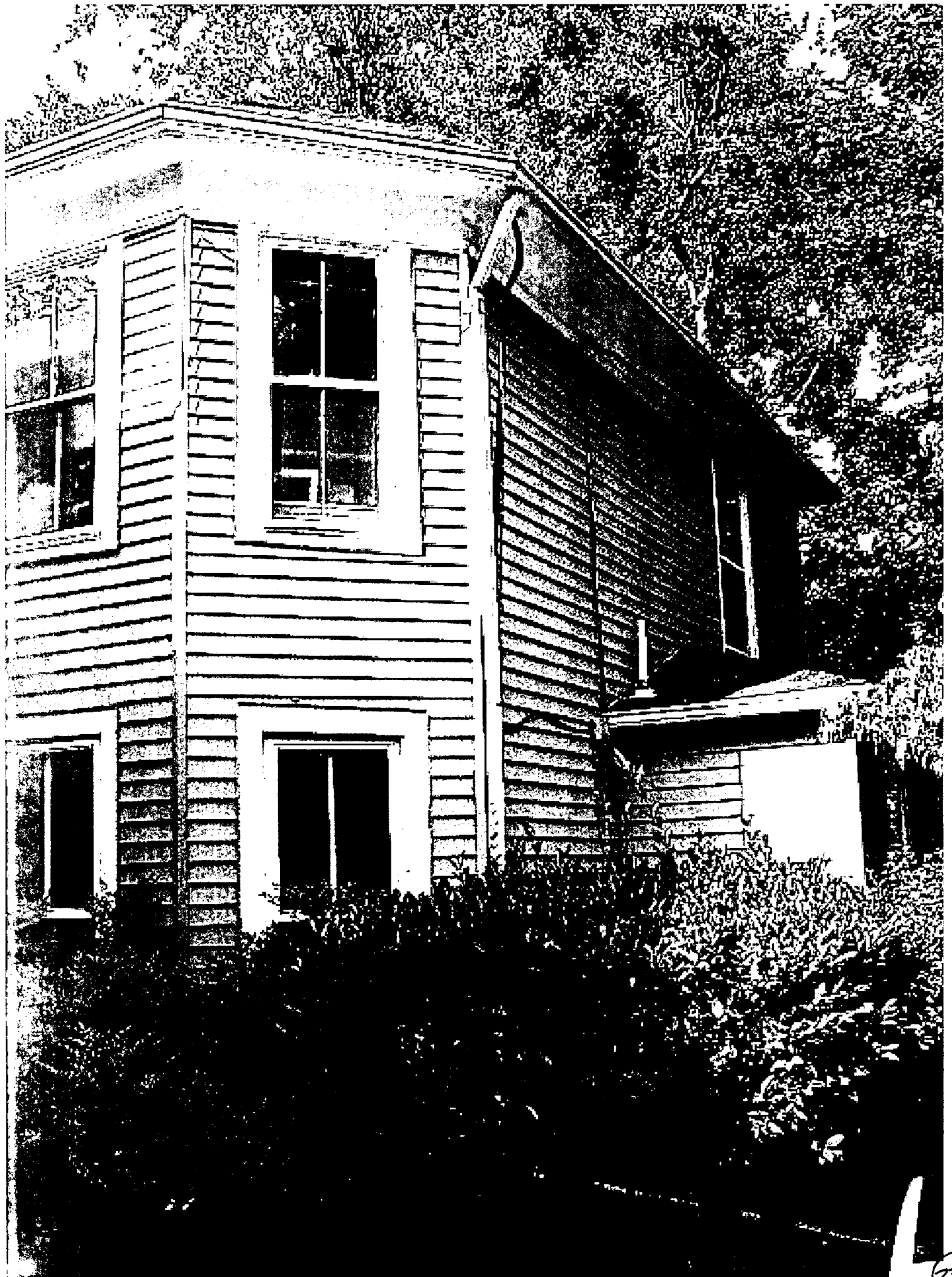
MR. MANION: Thank you. And Commissioner Miles would like the siding stripped.  
Thank you very much.



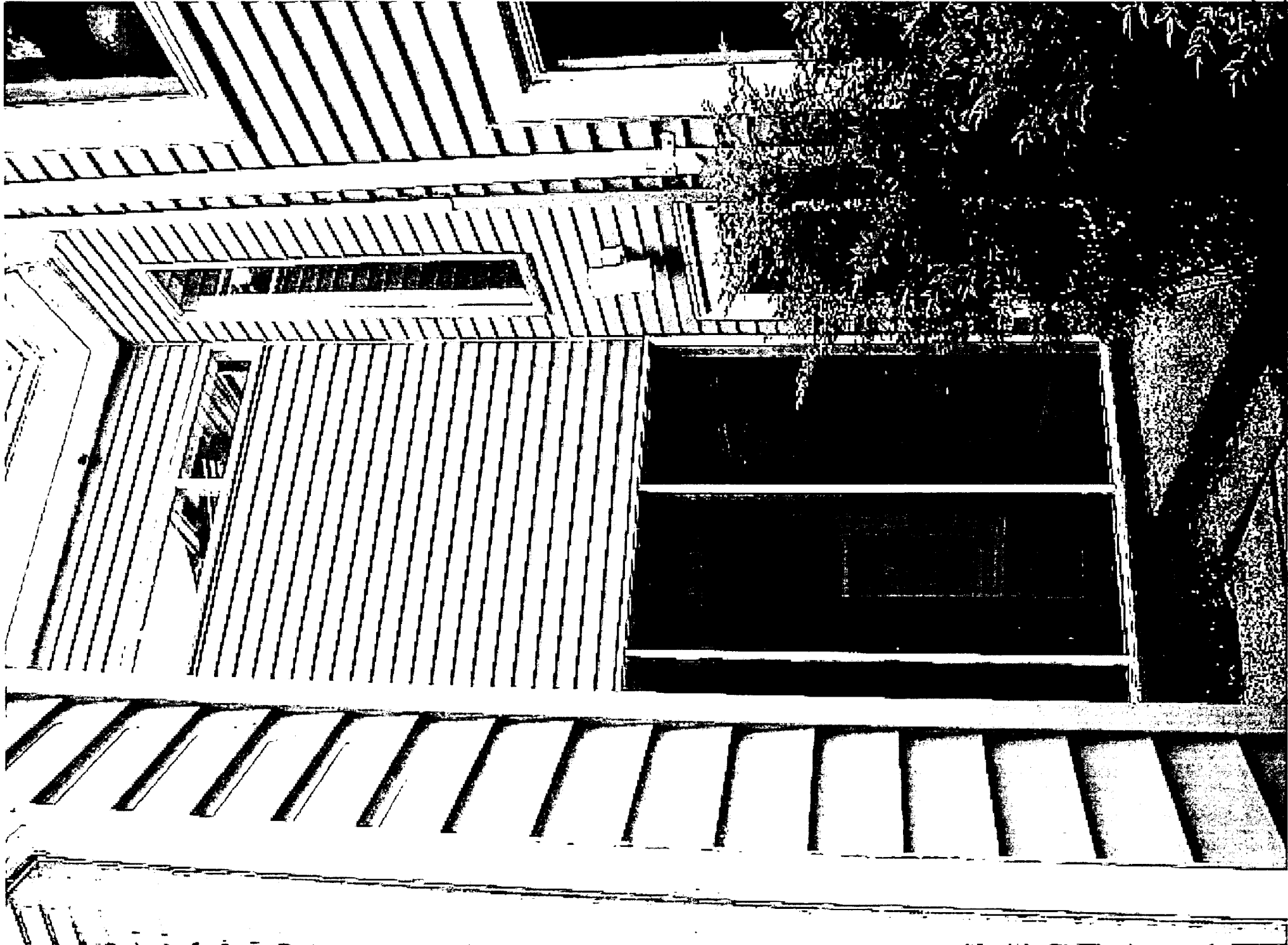




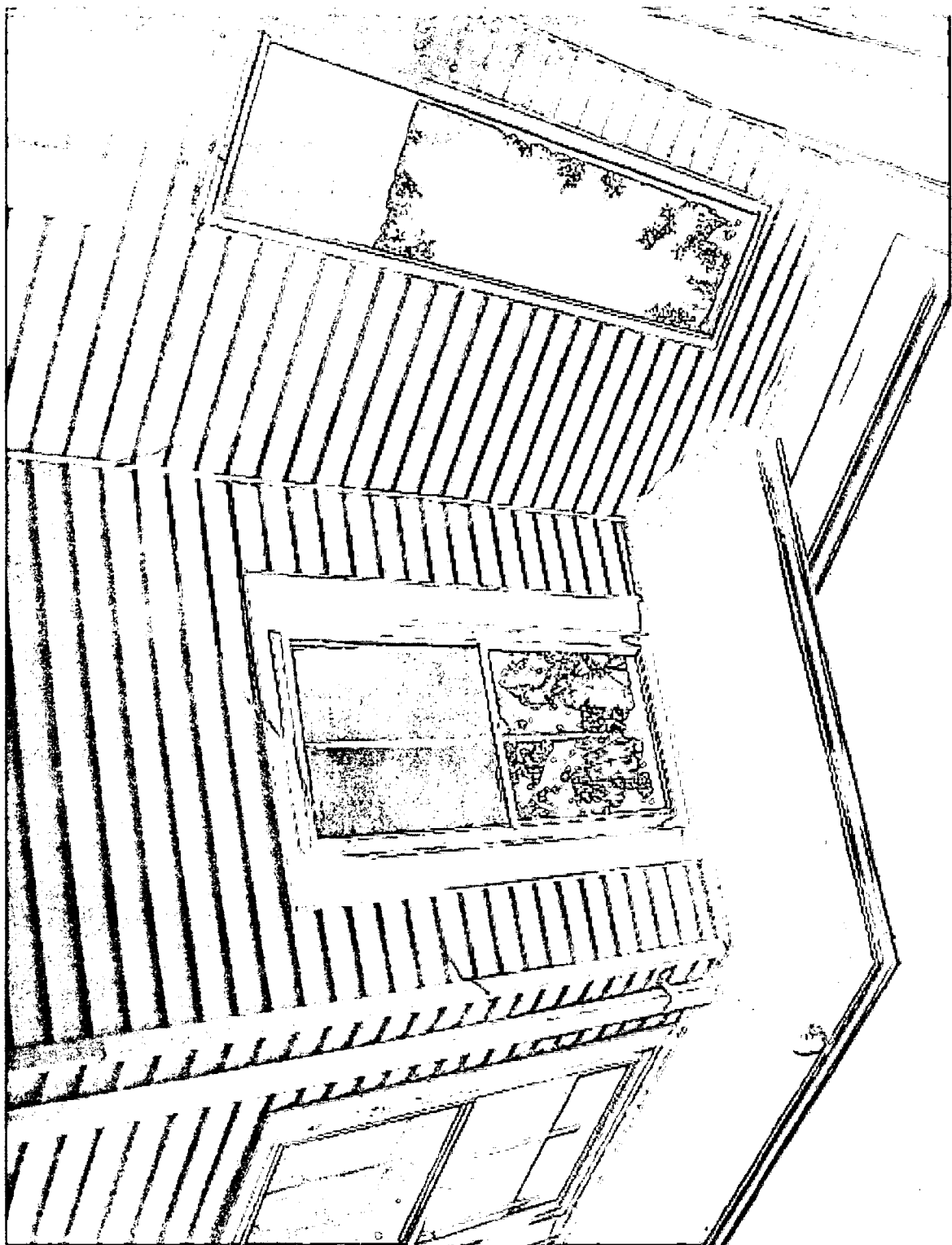


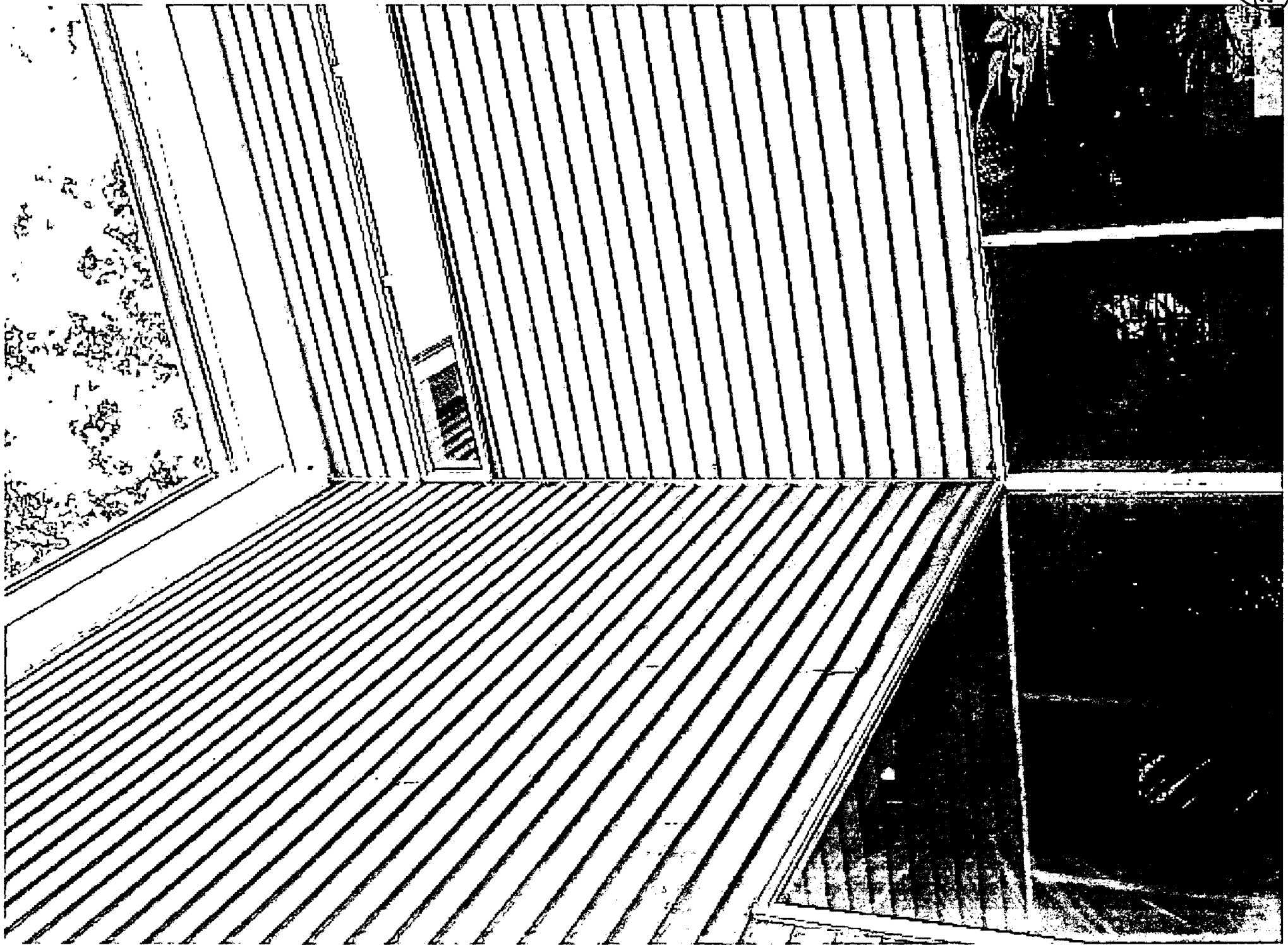






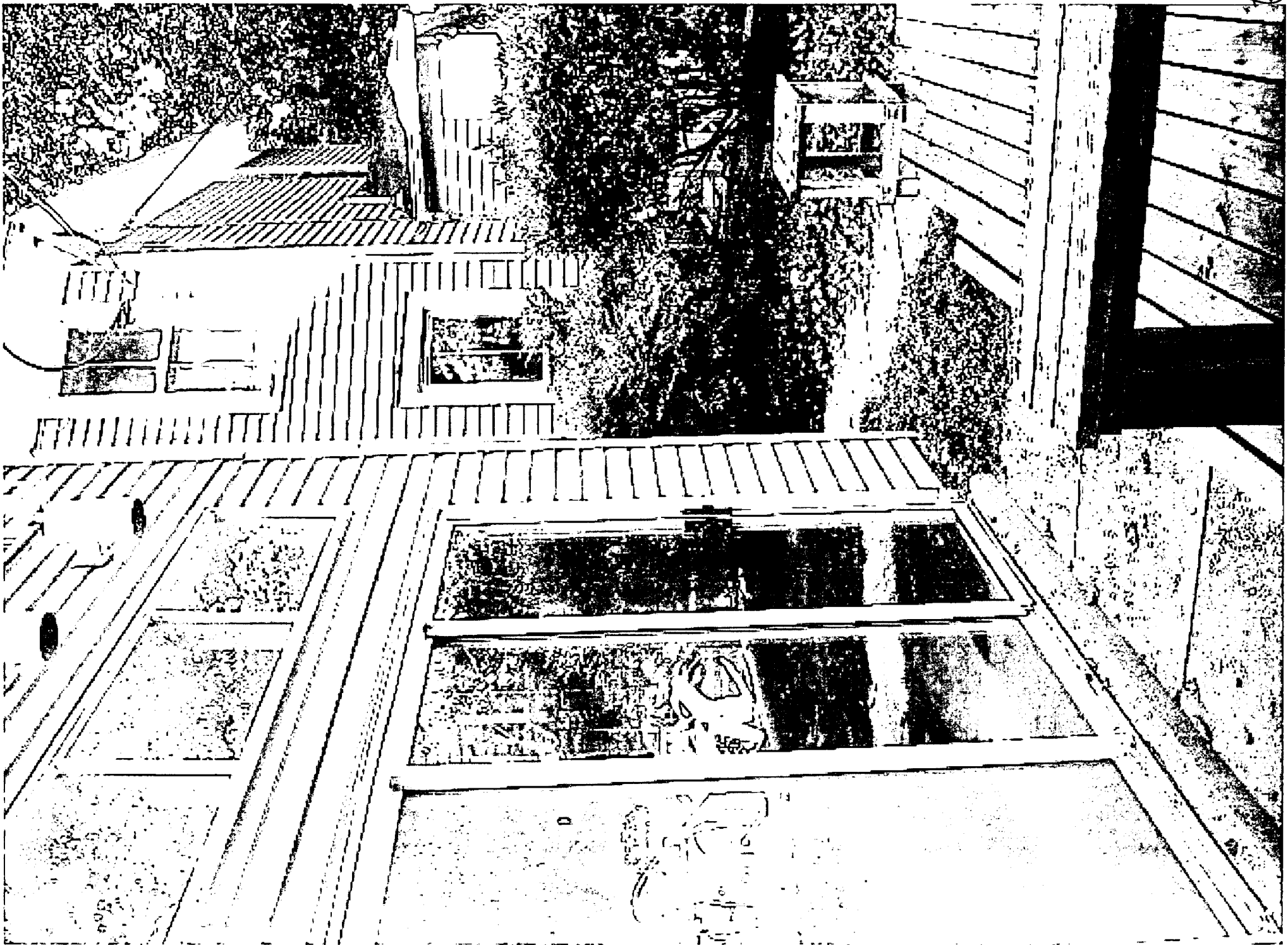










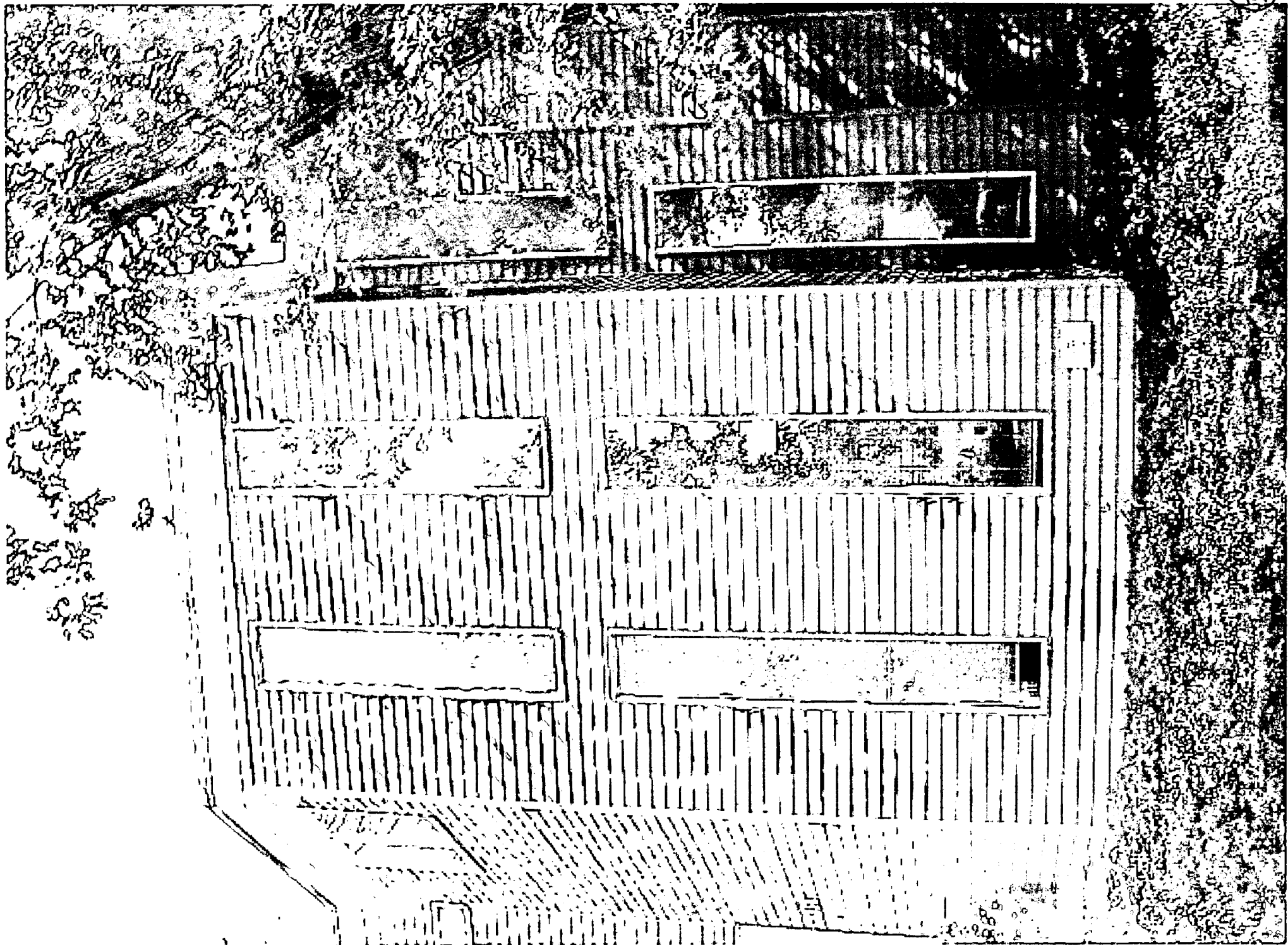




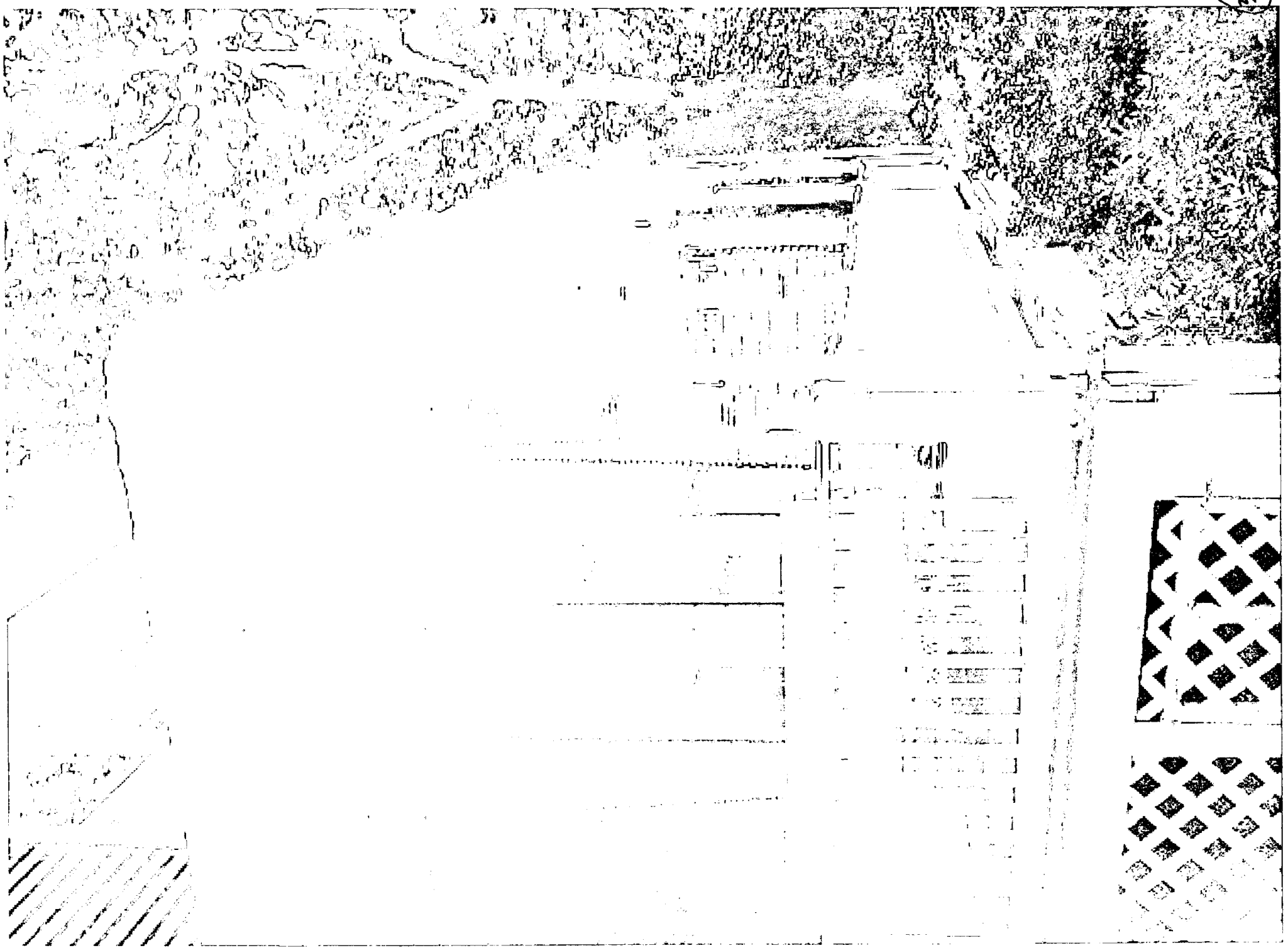


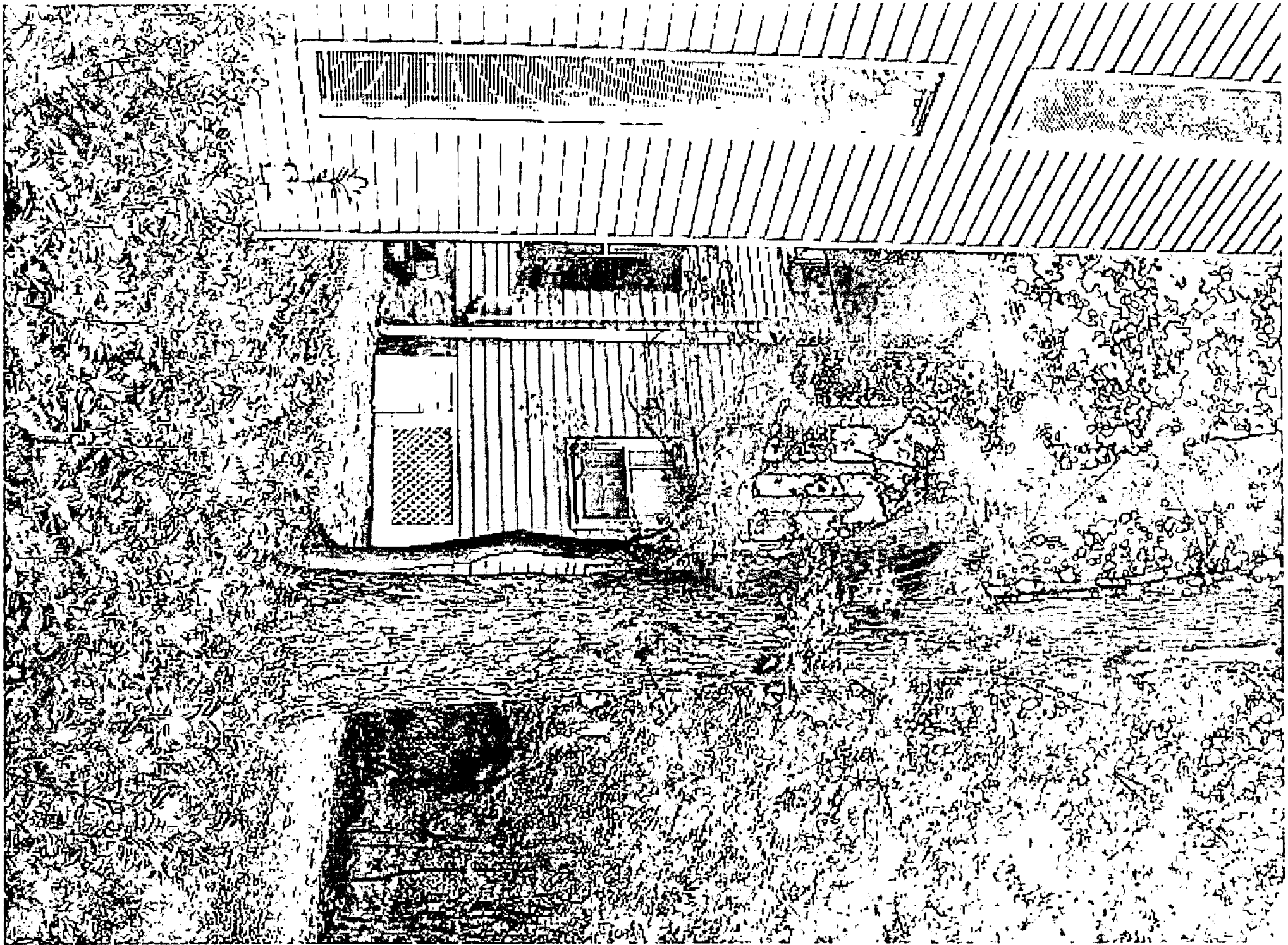






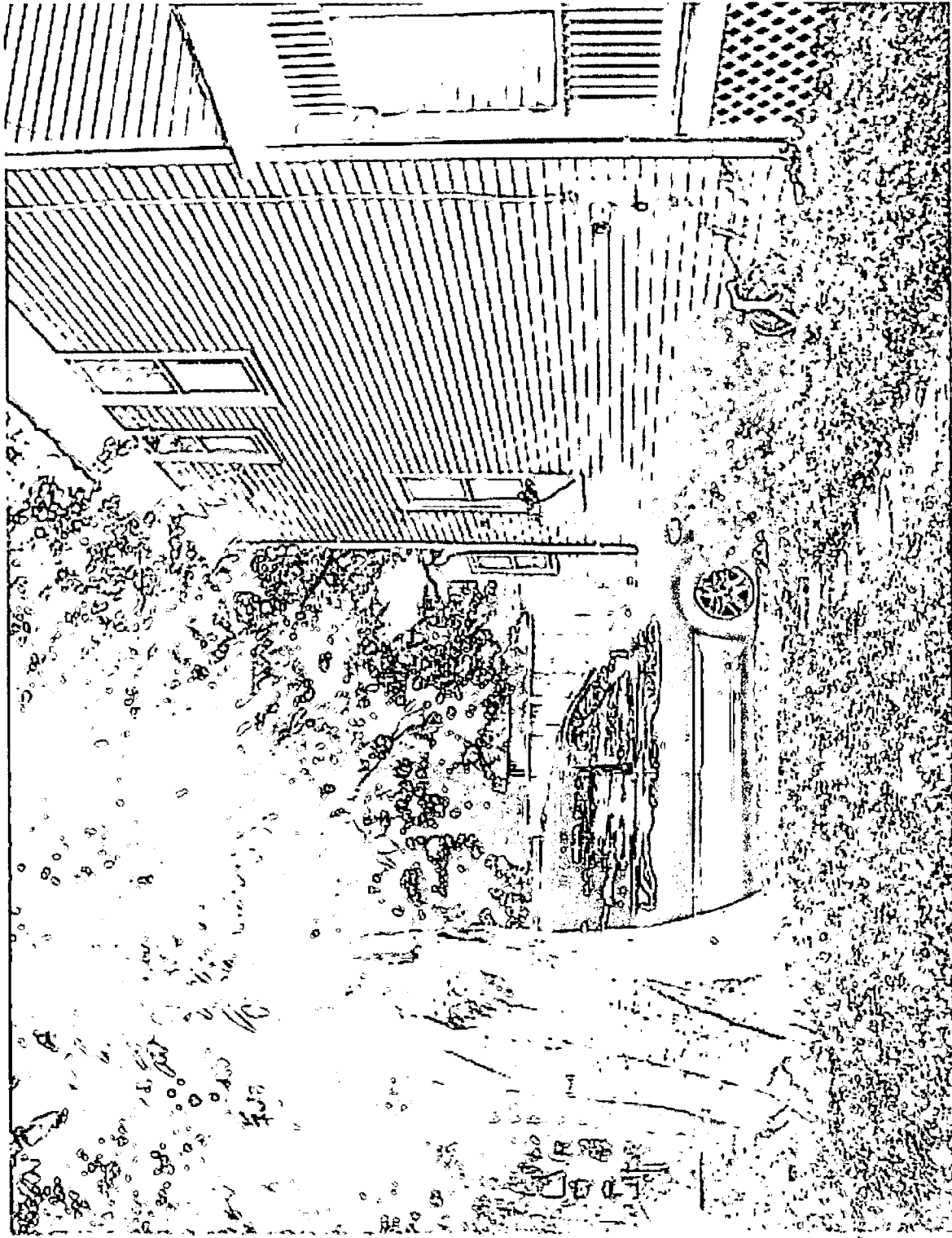




















9h







Commissioners are needed.  
Thomas Warner  
David Leslie  
Jeff  
Caroline

III. A

Addition acceptable

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

**Address:** 4731 Essex Avenue, Chevy Chase      **Meeting Date:** 6/27/2007  
**Resource:** Contributing Resource      **Report Date:** 6/20/2007  
**Somerset Historic District**  
**Applicant:** Mr. & Mrs. Pieczenick (Tom Manion, Architect)      **Public Notice:** 6/13/2007  
**Review:** Second Preliminary Consultation      **Staff:** Michele Oaks  
**PROPOSAL:** Major Addition

Aluminum cladding:  
not proposed  
to be removed.

**STAFF RECOMMENDATION:**

Staff is recommending that the Commission direct the applicant to formalize a HAWP application with the following revisions this design and additions to the submittal paperwork: →

Commission will support with remnants maintained

The one-story in-fill addition is eliminated from the proposal. This will keep the two-story bay window intact, and prevent the original window from being changed to a hallway. Thus retaining a character-defining feature on this contributing building.

- Since the proposed new, rear addition will have a basement and an additional basement/storage room to the east that is below grade. There is concern about the negative effects on the surrounding trees during excavation. This amount of digging could have a substantial impact on the root systems of the trees on this and adjacent properties. A certified arborist's report will be submitted with the HAWP application which has evaluated the site and the proposed construction and made a determination of the potential impacts to the surrounding trees on and adjacent to the property.

**BACKGROUND**

The subject proposal for a rear addition was heard before the Commission in the form of a Preliminary Consultation at the May 23, 2007 public hearing (transcript and drawings from preliminary consultation attached beginning on circle 22 ). After the staff report and a presentation by the applicant's architect and testimony from the homeowner, the Commissioners provided comments on the project, which were generally supportive of the overall design. The majority of the Commissioners had the following guidance for the applicant's submittal for a future HAWP application:

*Rear addition*

- Reduce the height of the new addition's roofline so it is lower than the existing roof
- Make the Surrey Street elevation secondary. New porch should not encroach onto the existing original house.

*One/Two-Story Glazed "In-fill"*

- Eliminate the one-story component, to retain the original bay window.

*Underground Addition*

- Strongly encourage keeping it below grade.

## **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Somerset Historic District  
STYLE: Queen Anne, Four Square  
DATE: c1900

The original house is a three-bay, hip-roof, frame dwelling. The asphalt roof contains a brick, center chimney and is detailed with wide overhanging eaves and a prominent cornice. The windows are 2/2 double hung. The front elevation is also ornamented with a wrap-around front porch, detailed with turned columns and a spindled porch frieze.

The house has two, non-contributing additions; a rear shed roof addition, c1950 and a very large modern side addition, c1976. The property is located on a heavily wooded corner lot at the intersection of Surrey and Essex Streets. A freestanding deck, non-contributing frame shed, and several pieces of sculpture are located in the rear yard.

## **HISTORIC CONTEXT**

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood.

**PROPOSAL:**

The applicants are proposing to:

1. Remove an existing non-contributing shed addition from the rear of the original massing and replace it with a two-story addition. This addition will have a basement under the new footprint and an adjacent basement/storage room to the east, which is under grade.
2. Construct a one and two-story stepped, glazed, infill between the existing house and the previous contemporary addition.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

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

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

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

- #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 proportions, 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

The applicant and their design team have addressed most of the Commission's concerns raised during the first preliminary consultation. The roofline of the addition is 8" lower than the roofline of the existing house. Secondly, the porch has been deleted from the addition's Surrey Street elevation. Finally, the subterranean addition will remain below grade, as originally intended.

The only requested modification, which was not addressed in this new submittal, was the elimination of the one-story addition in the "in-fill". The applicants and the design team feel that this element is crucial to the design of the addition and the overall flow of the interior spaces, as it will serve as the first floor linkage from the kitchen to the family room.

As the applicants have addressed most of the Commission's concerns we are recommending that the Commission support this proposal proceeding to a HAWP submittal with the following recommendations:

- The one-story in-fill addition is eliminated from the proposal. This will keep the two-story bay window intact, and prevent the original window from being changed to a hallway. Thus retaining a character-defining feature on this contributing building.
- Since the proposed new, rear addition will have a basement and an additional basement/storage room to the east that is below grade. There is concern about the negative effects on the surrounding trees during excavation. This amount of digging could have a substantial impact on the root systems of the trees on this and adjacent properties. A certified arborist's report will be submitted with the HAWP application which has evaluated the site and the proposed construction and made a determination of the potential impacts to the surrounding trees on and adjacent to the property.



June 6, 2007

To: Michelle Oaks  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Re: #4731 Essex Avenue - Pieczenik Residence  
Roberta and Steve Pieczenik  
4731 Essex Avenue  
Town of Somerset  
Chevy Chase, MD 20815

The project consists of a 2-story addition on the north side of the existing house, replacing a small shed addition from the 1960's or '70's. There is a basement under the new footprint and an adjacent basement/storage room to the east, under grade. A small one-and-two story infill is between the existing house and a previous, contemporary addition. Inside, the kitchen is enlarged and reconfigured, with an adjacent family/eating room. Above this is a new bedroom and bath suite. The addition is a total of 962 sq. ft.

The addition will be of similar proportion to the original house, with hipped roofs, shingles, and aluminum siding to match the existing. A small porch matching the existing front porch is at the rear kitchen door.

There are two types of windows in the existing original house and contemporary addition. The proposed addition also has two types to match these:

Window "A" - clad wood double-hung, with two-over-two divided lights and trim to matching those of the original house.

Window "B" - Clad wood fixed and casement, no muntins, and trim matching the contemporary addition.

The exterior doors are clad solid wood, full-light:

#1: trim to match the original house

#2: trim to match contemporary addition

There are no major trees affected by this project.

The adjacent and confronting neighbors are:

Valentina Ringland  
4727 Essex Ave.

Colleen Carson-Merkl  
5707 Surrey St.

Robert and Rita Verkouteren  
4801 Essex Ave.

Mike and Sally Christian  
4718 Essex Ave.

Please call with any questions, and thank you -

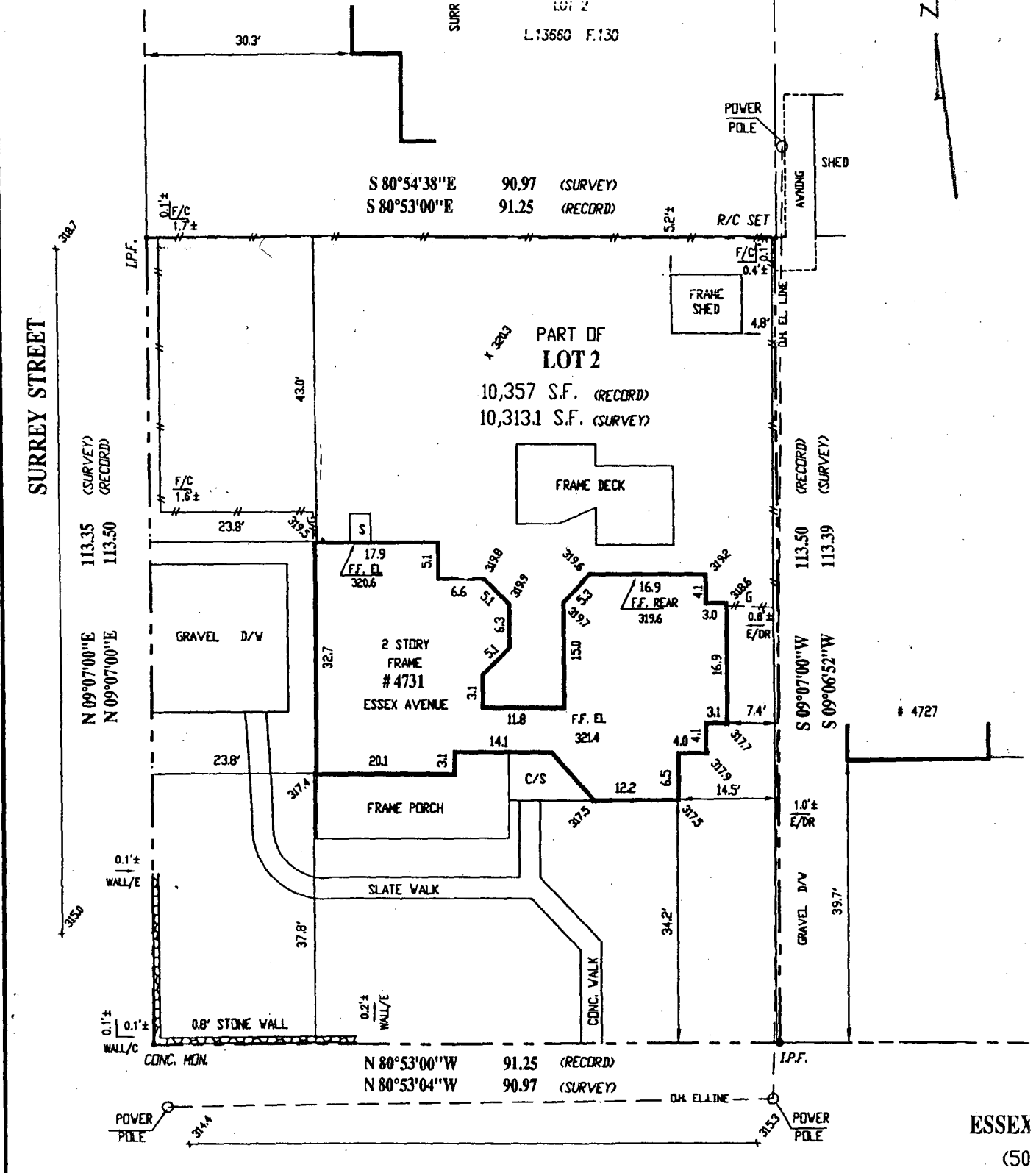
Robin Farrar

[www.manionandassociates.com](http://www.manionandassociates.com)

7307 MacArthur Boulevard Suite Number 216 Bethesda, MD 20816 Telephone: 301.229.7000 Facsimile: 301.229.7171

5

• EXISTING SITE PLAN • 6.6.07



**PLAT OF SURVEY**  
**WITH SELECTED SPOT ELEVATIONS**  
**AND**  
**ESTABLISHED BUILDING LINE**  
**PART OF LOT 2, BLOCK 5**  
**SOMERSET HEIGHTS**  
**MONTGOMERY COUNTY, MARYLAND**

EXISTING LOT COVERAGE = 17.17%

Building Line and/or FI

(6)

4.4.07

PROPOSED SITE PLAN

SURREY STREET

SURR

LOT 2

L.13680 F.130

S 80°54'38"E 90.97 (SURVEY)  
S 80°53'00"E 91.25 (RECORD)

POWER POLE

SHED

0.1±

F/C

1.7±

5.2±

R/C SET

AVENUE

F/C

0.4±

FRAME SHED

OK EL LINE

4.8'

PART OF LOT 2

PROPOSED PORCH ADDITION

PROPOSED BSMT. (BELOW GRADE)

113.35 (SURVEY) (RECORD)

113.50

F/C

1.8±

23.8'

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N 09°07'00"E (RECORD)

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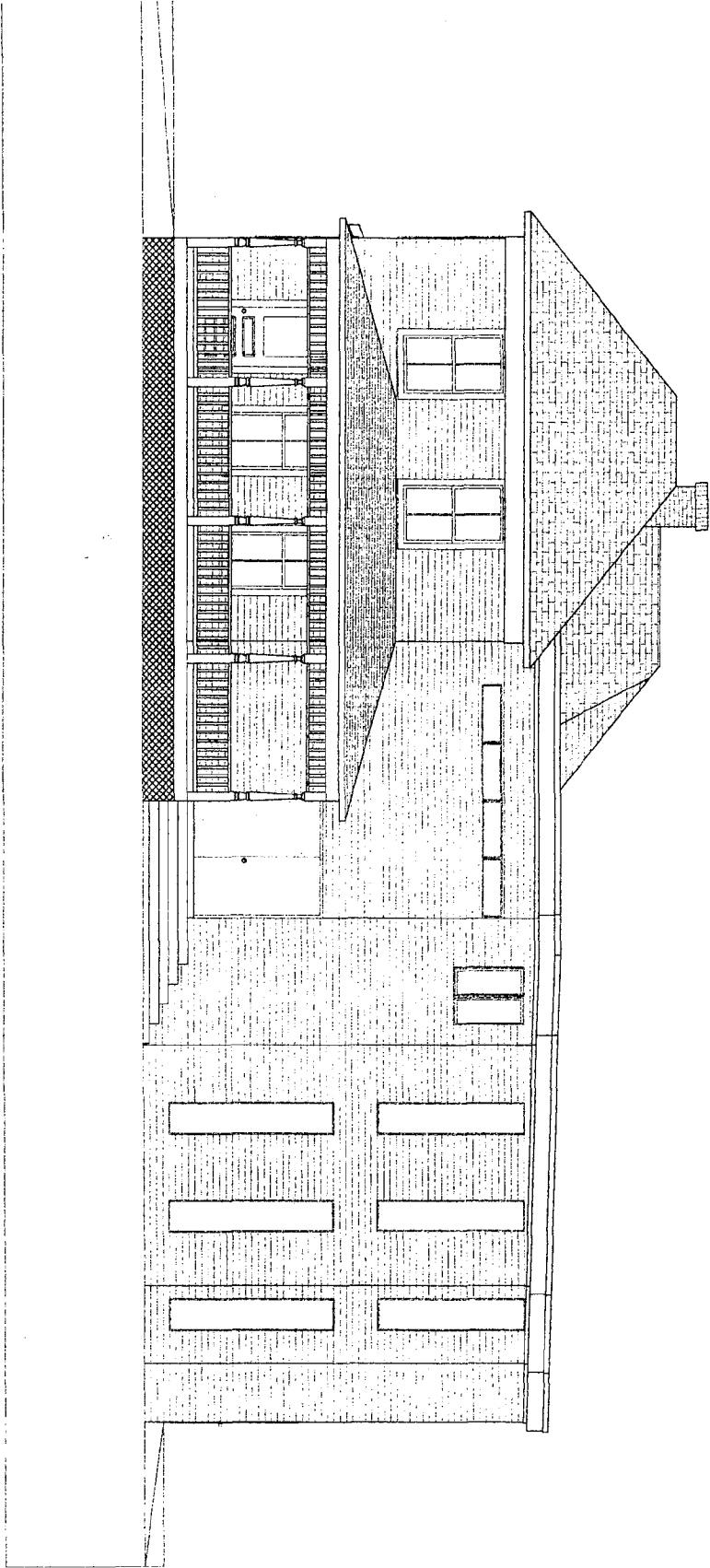
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1 South Elevation  
1/4" = 1'-0"



Notes: Dimensions to face  
of exterior walls unless  
indicated otherwise.  
Construction shall verify and be  
responsible for all conditions on the job and  
the contractor shall be responsible for  
obtaining all permits.

NO. 1 AS NOTED  
Scale: Carib David Maulin  
Date: 09/27/04  
REVISIONS

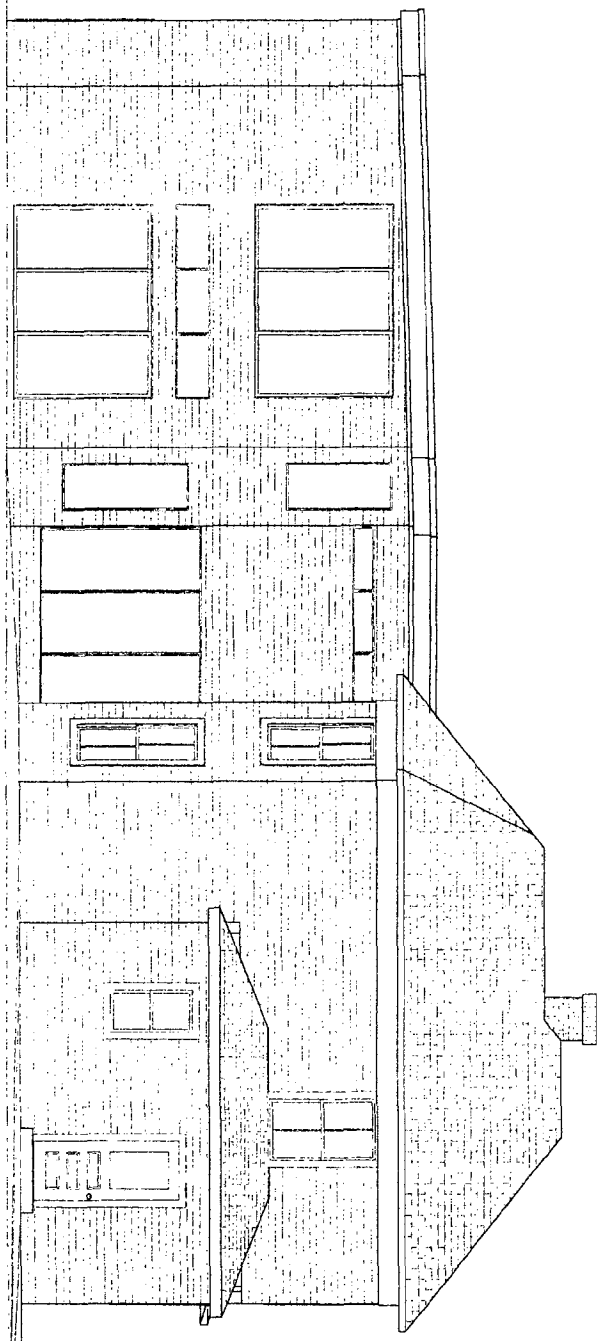
© COPYRIGHT

SHEET  
A-07  
SHEET 7 OF 10

Pieczenik Residence  
4731 Essex Avenue  
Somerset, MD 20815



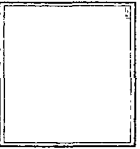
1 North Elevation  
1/4" = 1'-0"



SHEET  
A-09  
SHEET 9 OF 10

DATE	AS NOTED
DESIGNED BY	Daniel Martin
DATE	09.27.04
APPROVED	

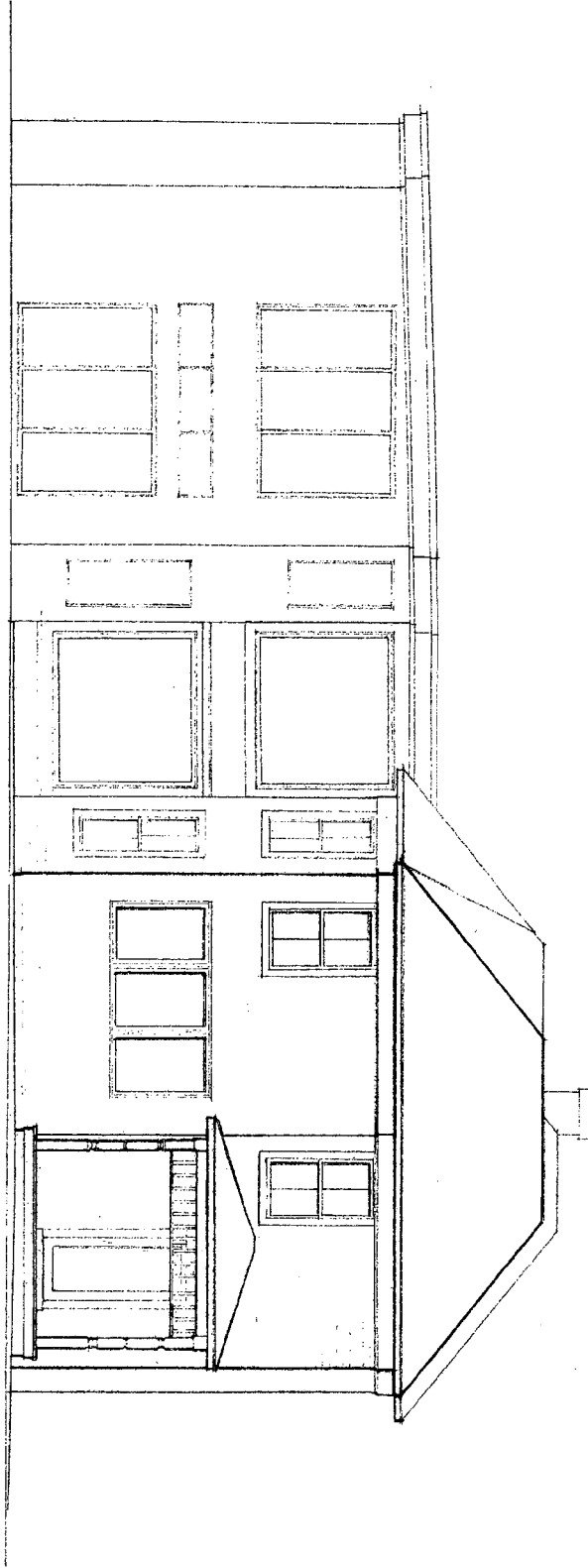
These drawings are to be used for informational purposes only. They do not constitute a contract. The contractor shall verify and be responsible for all dimensions, conditions, and materials shown on these drawings. The contractor shall be responsible for all field work and for obtaining all necessary permits.



Piezenik Residence  
4731 Essex Avenue  
Somerset, MD 20815



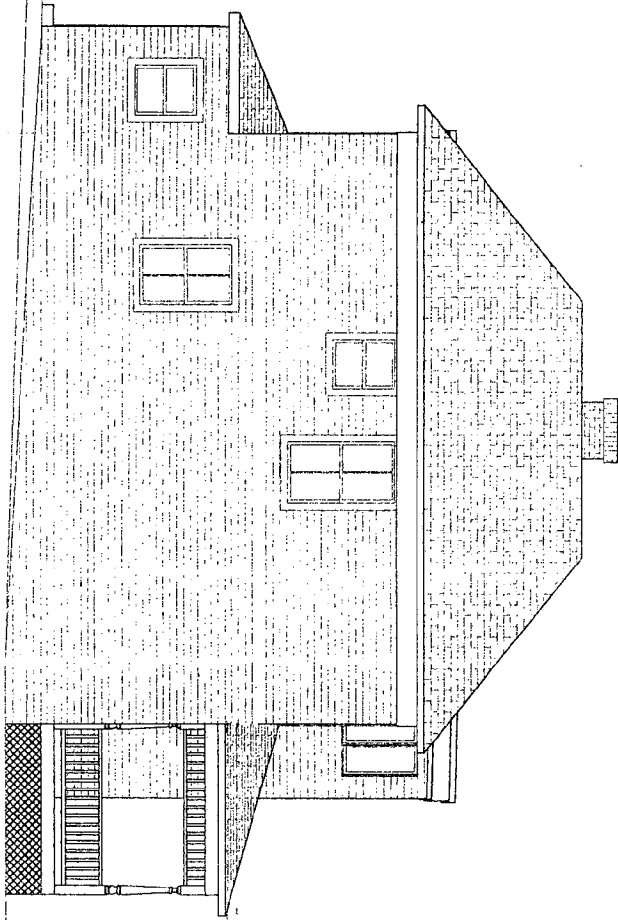
NORTH ELEVATION



1/4" = 1'-0"

5 4 3	REV. 2-6-07 REV. 4-30-07 REV. 4-18-07	NORTH ELEVATION	PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815	 MARYLAND BOARD OF ARCHITECTS, ENGINEERS, AND SURVEYORS
-------------	---	-----------------	---	---

1 West Elevation  
1/4" = 1'-0"



Notwithstanding to whom these drawings are made, the architect shall retain the right to make such changes as may be necessary to correct errors, omissions, or ambiguities in the drawings, and to protect the architect's professional reputation and the public interest. The architect shall be relieved of all liability for such changes.

Scale: AS NOTED

Drawn: Carl Daniel Malin

Date: 09.27.04

Project: PEI

COMPANY

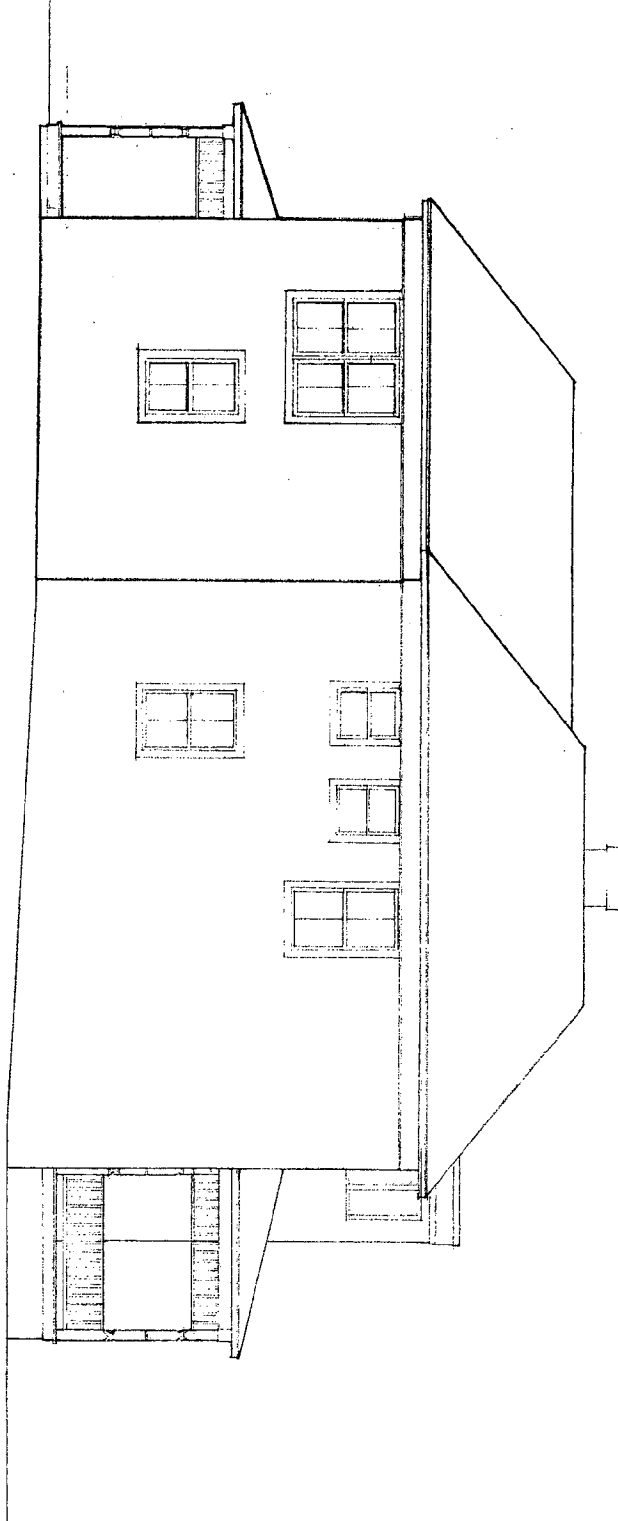
SHEET  
A-10  
SHEET 10 OF 10

Pieczenik Residence  
4731 Essex Avenue  
Somerset, MD 20815






WEST ELEVATION

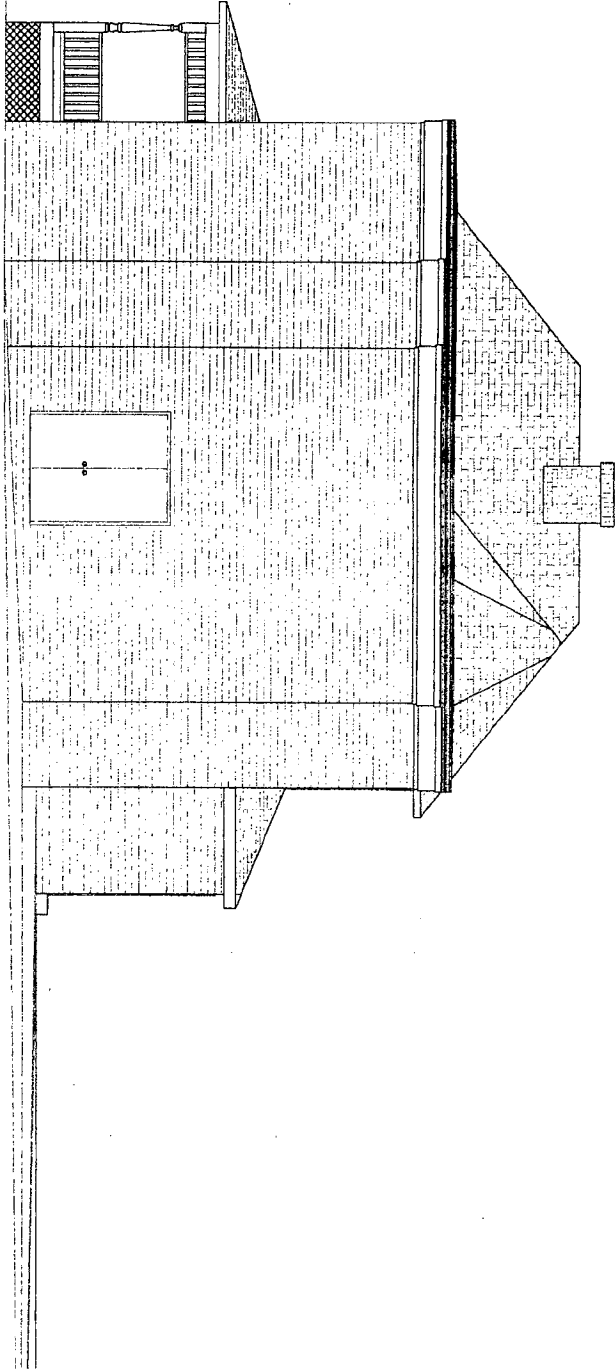



4.1.0

4 of 6	REV. 6.6.07 REV 4.30.07 F.P. 4.18.07	WEST ELEVATION	PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815	
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12

1 East Elevation  
1/4" = 1'-0"

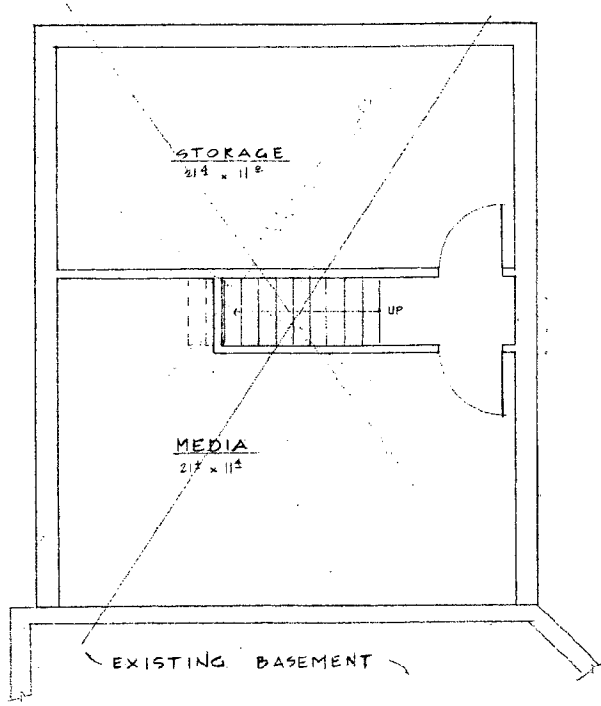


<p>SHEET <b>A-08</b> SHEET 8 OF 10</p>	<p>DATE: 03/27/04 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank]</p>	<p>BY: [blank] DATE: [blank] PROJECT: [blank]</p>	<p>NOTE: [blank]</p>	<p>NOTE: [blank]</p>	<p><b>Pieczenik Residence</b> 4731 Essex Avenue Somerset, MD 20815</p>	 <p>R. J. P. ARCHITECTS, INC. ARCHITECTS 11111 WOODBURN AVENUE SOMERSET, MD 20815 TEL: 410-281-1000 FAX: 410-281-1001</p>
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14



PIECZENIK RESIDENCE  
4731 ESSEX AVENUE  
SOMERSET, MD. 20815



BASEMENT SEE SHEET #3 FOR BSMT. PLAN



EAST ELEVATION

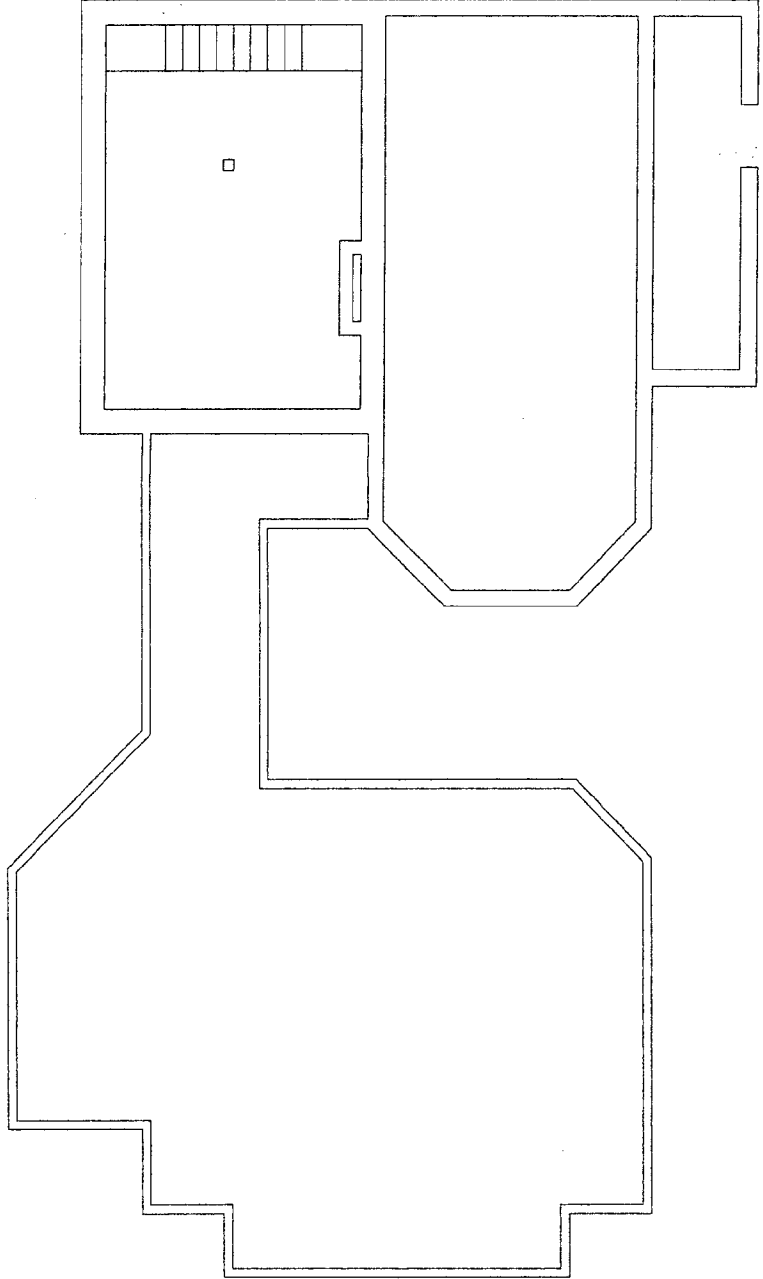
EAST ELEVATION

REV. 6.6.07  
REV. 4.30.07  
FD. 8.10.07

6 of 6

1

Basement Floor Plan  
1/4" = 1'-0"



SHEET  
**A-03**  
SHEET 3 OF 16

DATE	03/27/04
BY	DAVID MARTIN
PROJECT	
NO.	
DATE	
BY	
PROJECT	
NO.	

AS NOTED  
DAVID MARTIN  
03/27/04

Advise the contractor that the drawings are for information only and are not to be used for construction. The contractor is responsible for verifying all dimensions and conditions in the field before construction begins.

Pieczenik Residence  
4731 Essex Avenue  
Somerset, MD 20815

Pieczenik Residence  
4731 Essex Avenue  
Somerset, MD 20815



10

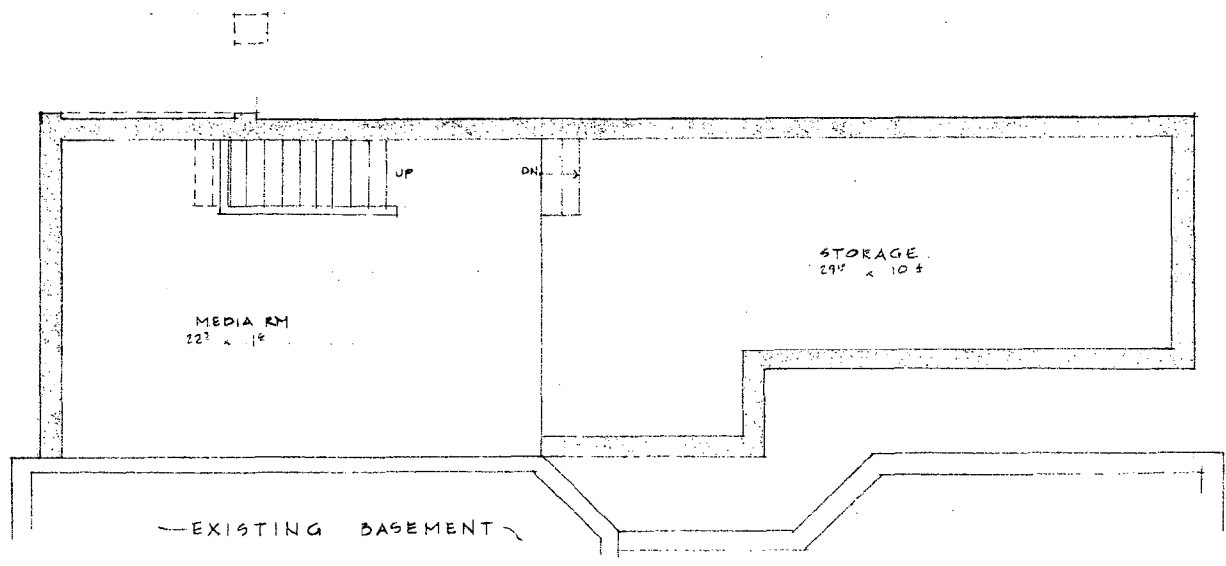


PIECZENIK RESIDENCE  
4731 ESSEX AVENUE  
SOMERSET, MD. 20815

BASEMENT PLAN

REV 6.6.07  
REV: 4.30.07

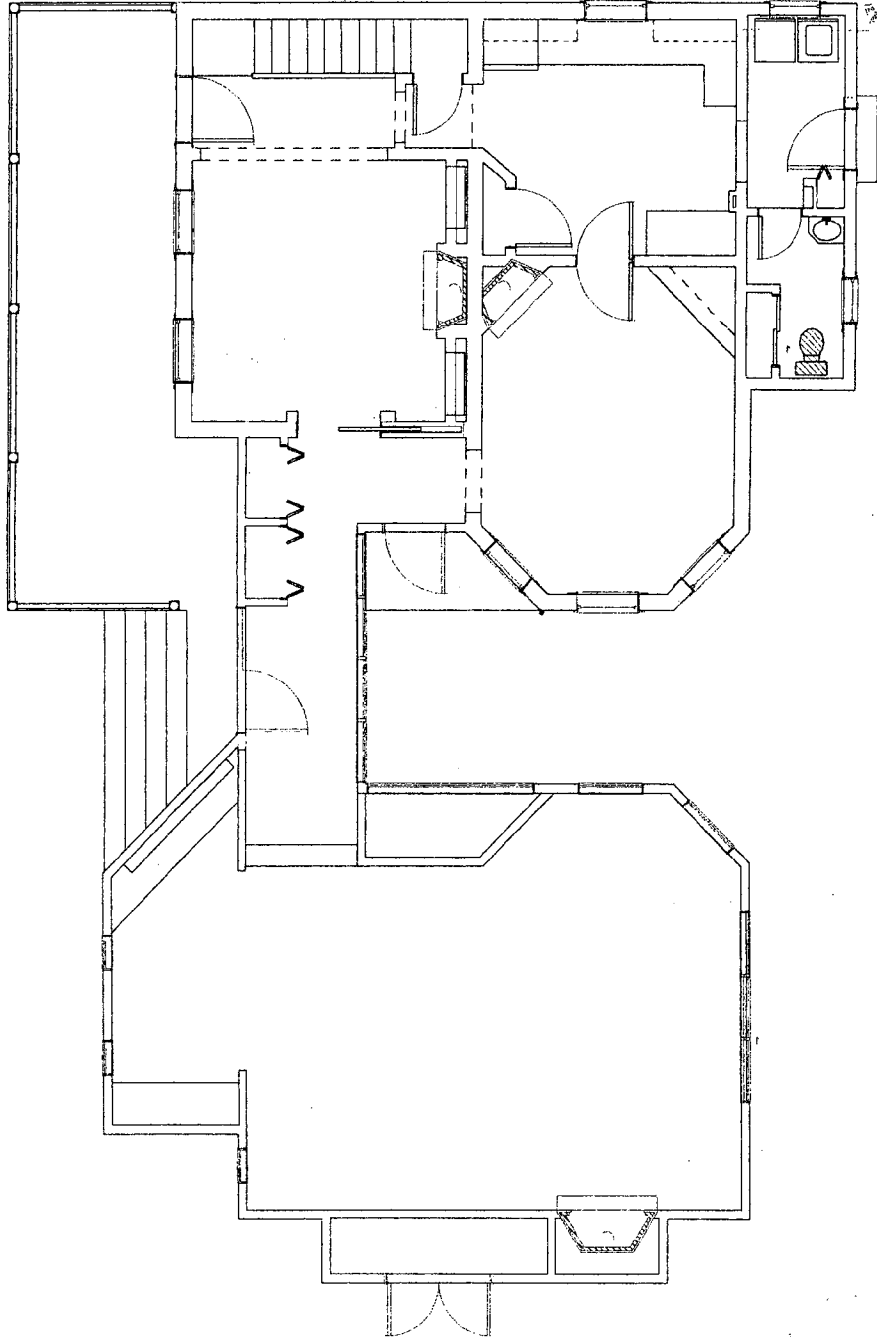
3  
OF  
6



BASEMENT PLAN

1/4" = 1'-0"

1 First Floor Plan  
1/4" = 1'-0"



SHEET  
A-04  
SHEET 1 OF 10

PROJECT: AS NOTED  
OWNER: Cathi Daniel Martin  
DATE: 09/27/04  
DRAWN BY:

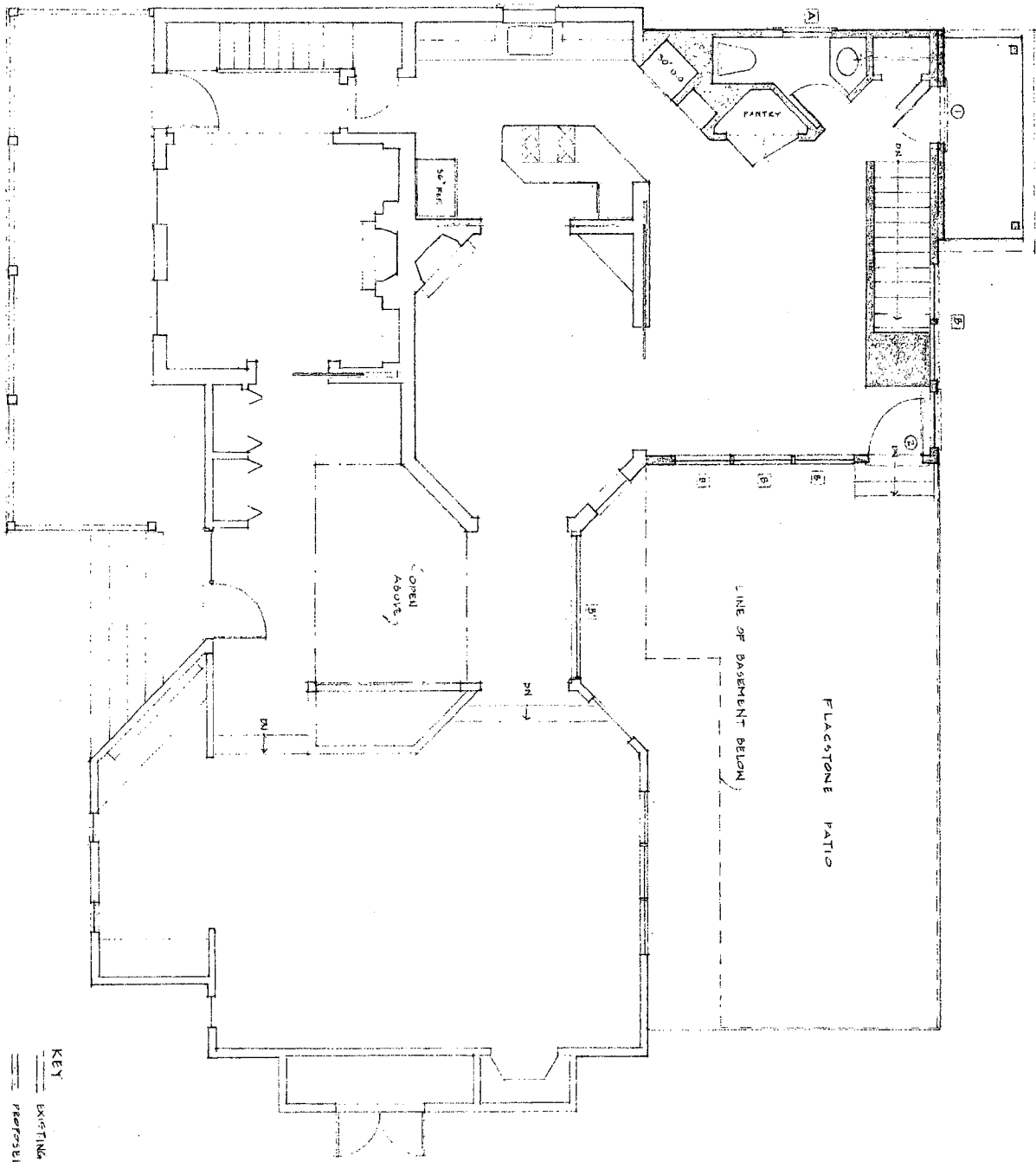
Notes: Dimensions in this drawing shall have precedence over dimensions on any other drawings. All dimensions shall be in feet and inches unless otherwise noted. All dimensions shall be to the center of the member unless otherwise noted.

DATE: 09/27/04

REVISIONS:  
1. 09/27/04 - AS NOTED

Piecznik Residence  
4731 Essex Avenue  
Somerset, MD 20815





FIRST FLOOR PLAN

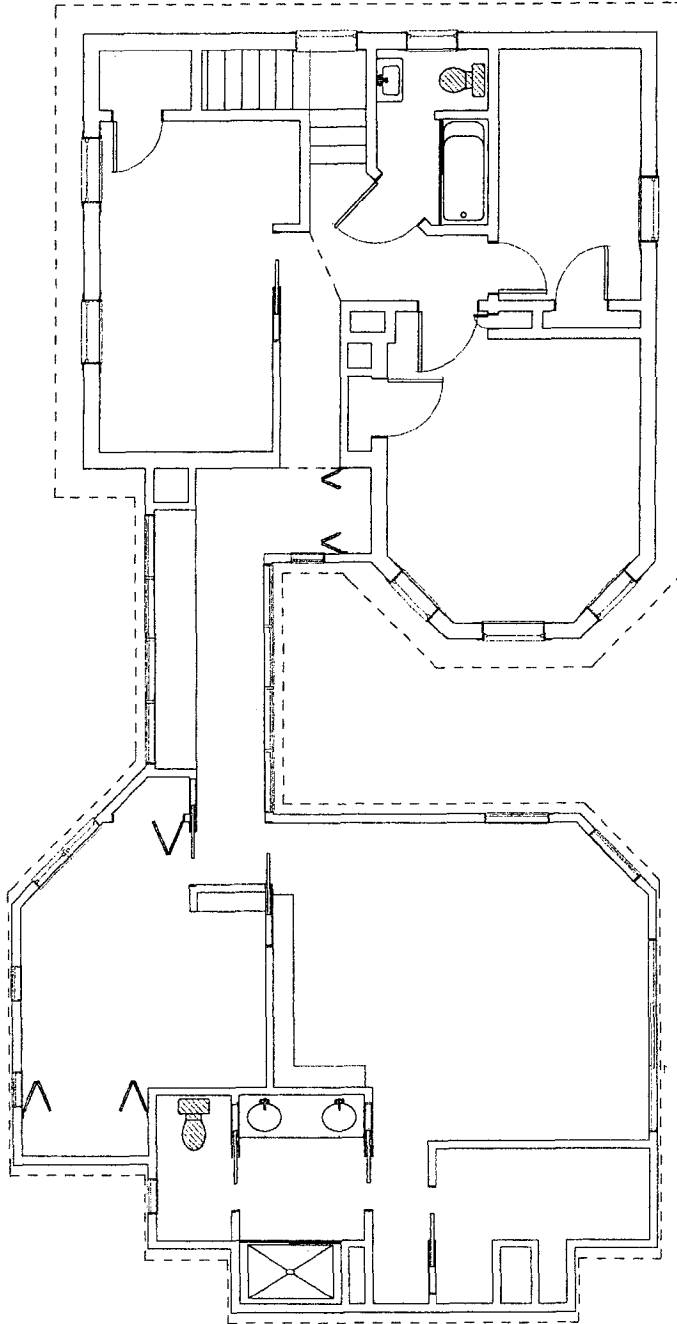
KEY  
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 = PROPOSED

1/4" = 1'-0"

1 of 6	REV 6/6/07 REV 4/30/07 FD 4/18/07	FIRST FLOOR PLAN	PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSFT, MD. 20815	
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18

1 Second Floor Plan  
1/4" = 1'-0"



SHEET  
A-05  
SHEET 5 OF 10

DATE: AS NOTED  
 DESIGNER: Carib David Martin  
 CONTRACTOR: 09/27/04  
 DRAWN BY: [blank]

Vertical dimensions on these drawings shall have precedence over horizontal dimensions. All work shall be in accordance with the specifications and conditions on the project and the specifications of the manufacturer of the equipment.

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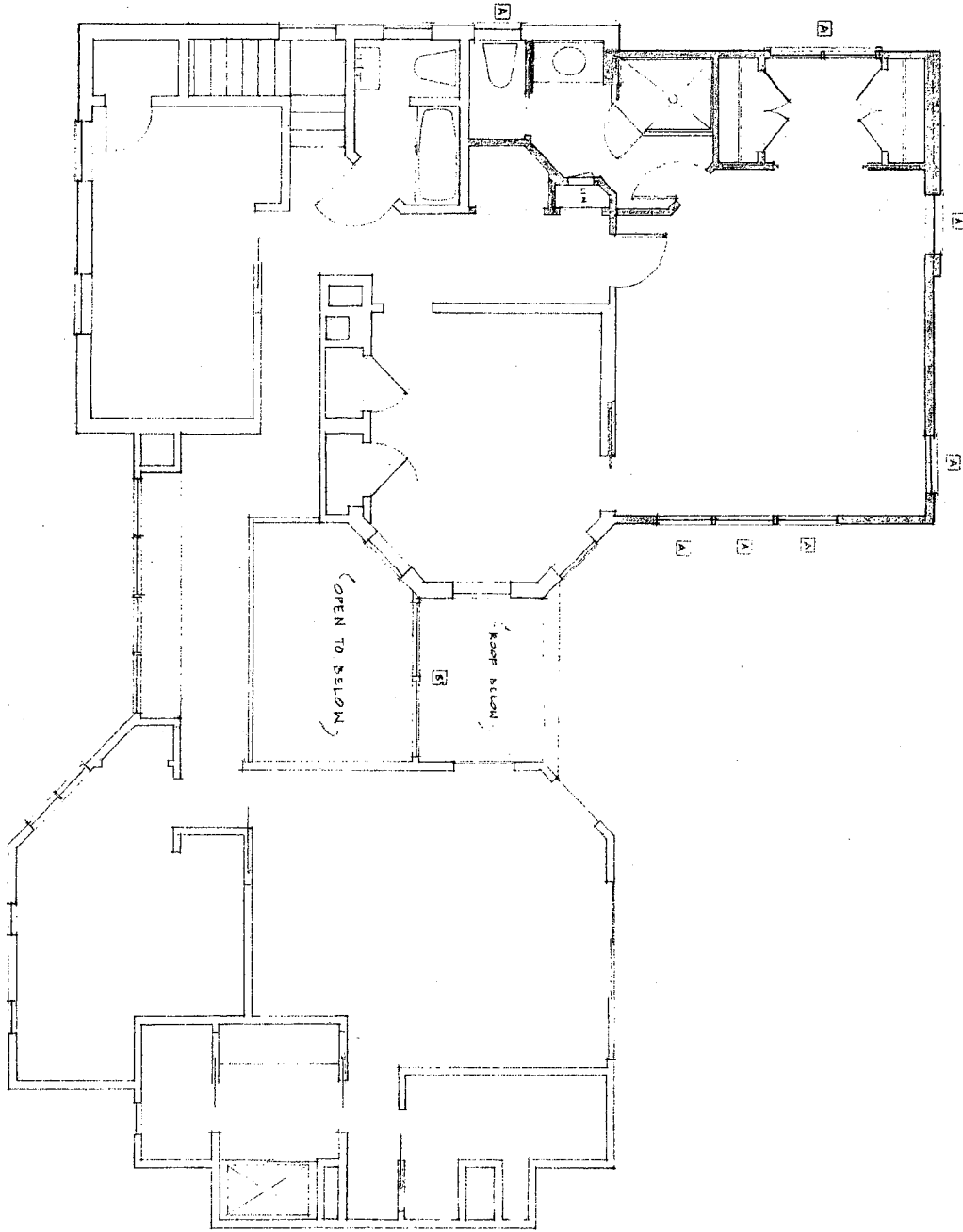
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Piecznik Residence  
 4731 Essex Avenue  
 Somerset, MD 20815





SECOND FLOOR PLAN

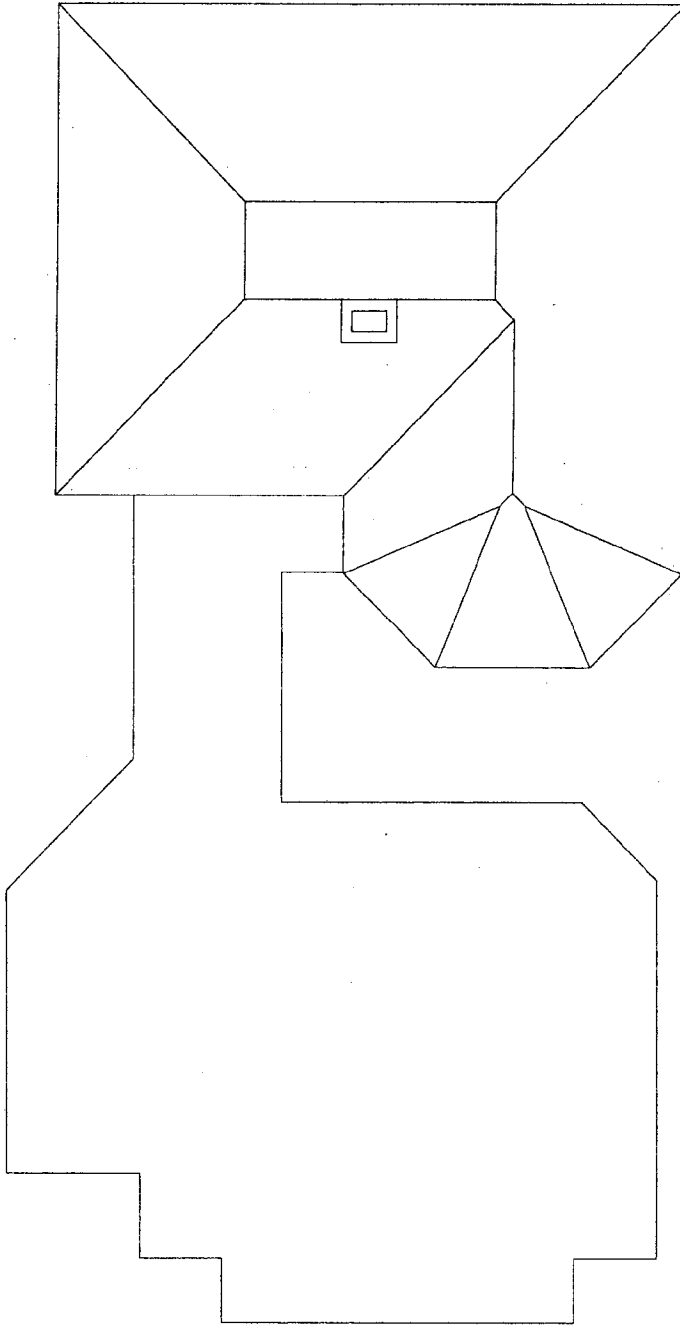


KEY  
 --- EXISTING  
 --- PROPOSED

4/11/07

<p>2 of 20</p>	<p>REN 6/07          REN 4/30/07          FD 4/18/07</p>	<p>SECOND FLOOR PLAN</p>	<p>PIECZENIK RESIDENCE          4731 ESSEX AVENUE          SOMERSET, MD. 20815</p>	
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Roof Plan  
1/4" = 1'-0"

SHEET  
A-06  
SHEET 6 OF 10

DATE	AS NOTED
DESIGNED BY	UNION CARBID DOWELL MATHIN
PROJECT	
DATE	09/27/04
REVISIONS	

Notes: dimensions in feet  
 depending on whether provided.  
 Contractors shall verify and be  
 responsible for the accuracy of the  
 information on the job and  
 any variations from the  
 drawings and conditions.

Pieczenik Residence  
 4731 Essex Avenue  
 Somerset, MD 20815



1 they get here?

2 MR. FULLER: Do you have photographs that maybe we  
3 can go through before? Can we go through the PowerPoint?

4 MS. FOTHERGILL: Sure.

5 MR. FULLER: While we're on the record and before  
6 we start with the preliminary, I believe that the Minutes  
7 from April 25th were reviewed by a number of the  
8 commissioners. Can we have a recommendation or a motion on  
9 that?

10 MR. JESTER: I move that we approve the April 25,  
11 2007 minutes based on our review and the corrections that  
12 were submitted to staff.

13 MR. FULLER: Second?

14 MR. ROTENSTEIN: Second.

15 MR. FULLER: All in favor.

16 VOTE.

17 MR. FULLER: Approved unanimously. Is there any  
18 reason we can't go through the photographs to get us more  
19 familiar.

20 MS. FOTHERGILL: This is a preliminary  
21 consultation for a contributing resource in the Somerset  
22 Historic District at 4731 Essex Avenue. Just for  
23 informational purposes, Somerset has contributing and non-  
24 contributing. It does not have outstanding resources. Just  
25 so you know.

26 This house is a Queen Anne four square circa 1900

1 and it is at the corner of Essex and Surrey, I believe. And  
2 what you can see here is the original house, and then what  
3 you can see to the right that's shielded by the tree is a  
4 more recent addition, and I'll show you that addition. I'm  
5 just going to show you visuals and then talk about what the  
6 applicants are proposing.

7           This is again the front of the historic house.  
8 And there you can see to the right this non-contributing  
9 addition that I'm sure the applicants know what year was  
10 built. I don't think it's in the staff report. And this is  
11 a view of that addition from the street. What the  
12 applicants are proposing, this is the left side elevation,  
13 and what the applicants are proposing is to remove that  
14 small one story addition there and do a rear addition on the  
15 historic house, and then also to, there's a connector  
16 section between, -- and to infill this section. So there  
17 would be an addition off the rear of the historic house, and  
18 then this section would be filled in, which you can see very  
19 clearly in the site plan in your staff report.

20           What staff discussed in the staff report is the  
21 concern about sort of encasing the historic house in  
22 additions, because there is already this existing side  
23 addition, and then if there's a rear addition, and then if  
24 that connector section was filled in, that there wouldn't be  
25 much of the historic house remaining visible, and that  
26 concerned staff.

1           One possibility to solve that would be to put an  
2 addition on this section, which is a non-contributing  
3 section, and have the addition come out here. You can see  
4 in your site plan, in Circle 6, a good visual of what  
5 they're proposing to do and how it will impact that historic  
6 house. Since this is a preliminary, oh, one other concern  
7 that staff pointed out is that the, there is actually going  
8 to be a basement below grade, I believe, behind this  
9 addition. You can see, again, also see that in Circle 6.

10           So staff is concerned for the trees on this  
11 property and neighboring properties because there is going  
12 to be substantial excavation on this property. And staff  
13 recommended that an arborist come and do an evaluation and a  
14 tree protection plan if, in fact, this is the final proposal  
15 because it would really impact those roots. But since this  
16 is a preliminary and the applicant and their architect are  
17 here, and they want to get a sense from you if this is  
18 something that the commission could support.

19           The staff has recommended that the applicant  
20 redesign the addition in return and return for a second  
21 preliminary. And if you have any questions for staff, I'd  
22 be happy to answer them or the applicant is here.

23           MR. FULLER: Questions for staff?

24           MR. ROTENSTEIN: Anne, could you go back to the  
25 one at the beginning where you had the principal facade and  
26 the addition showing in the same frame. The other one, I

1 think.

2 MS. FOTHERGILL: That one?

3 MR. ROTENSTEIN: Yeah, that one. Thanks.

4 MR. FULLER: Would the applicant like to come  
5 forward. Good evening. If you'd state your name for the  
6 record, and if you want to make a brief presentation.

7 MR. MANION: Sure. Good evening, I'm Thomas  
8 Manion, I'm the architect for the Robert and Steve  
9 Pieczenick project at Somerset. This is Mrs. Pieczenick  
10 with me tonight. What we are trying to do with this  
11 particular house is to create an addition on the left, which  
12 is the west side, which is where the existing kitchen,  
13 etcetera is. It's a relatively small kitchen. Our intent  
14 is to extend the kitchen and there is no family room or  
15 meeting room in the rear portion would be the family room.

16 Above that would be Mrs. Pieczenick office and  
17 work space. She does work from home. And the space that we  
18 are talking about underground, which is a basement, there  
19 isn't any significant basement here and no storage, would be  
20 storage, plus Mr. Pieczenick works in films, it would be a  
21 screening room.

22 We felt that because of the way that the house is  
23 set up that the scale and the style of the addition to the  
24 right side would fit into the streetscape. If any of you  
25 have been to this site, there has been quite a few new  
26 constructions going around in the area, and we didn't think

1 that our addition set back and using the same hips would be  
2 out of scale or character to the street.

3 But putting it on the street we also were  
4 protecting or making a more private rear yard and not  
5 impacting the neighbors by, I did not agree with Michele's  
6 idea of putting it behind the new section because it would  
7 put it essentially in the middle of the block. And I  
8 thought that the L working to the street gave us a more  
9 private rear yard. They have a fairly extensive outside art  
10 collection, and it also offered some background, etcetera to  
11 that.

12 So that's where we were when we sent in the  
13 proposal, and we did find in the earlier addition, which was  
14 1976, that there had been as part of the presentation a one  
15 story shed addition that had been requested on this site and  
16 it didn't seem at that particular time, obviously this is 30  
17 years ago, and a different group of people, did not seem to  
18 have a problem with the addition coming off of the old  
19 portion of the house.

20 In the back segment where they were talking about  
21 us enclosing the connector, we are coming out on the first  
22 story to the edge of the bay, the rear edge of the bay, and  
23 on the second story to the inside. The bay would still be  
24 there. This is going to be almost a completely glass  
25 connector that would allow direct access to the dining room  
26 into the living room. You're not going to have to go up to

1 the front entrance way and make a U to get back to the  
2 living room. That is virtually impossible to see from  
3 anyplace unless you walk into the rear yard. And, as I  
4 said, it wouldn't, the bay would still be there.

5 As you can probably tell from the photographs, the  
6 whole house has been clad in aluminum siding. We haven't  
7 decided whether to match that or to try to take stuff back.  
8 But right now that's a future decision. The only place to  
9 pull off the site is on Surrey Street side. Mrs. Pieczenick  
10 has an area where she can pull in there, and that comes into  
11 that little back addition, which has a little bathroom and  
12 it's an access into the rear of the house.

13 We would be actually moving the access to the rear  
14 of the house, and I can hopefully, by repeating the porch,  
15 improving the appearance of that part of the facade. So,  
16 here we are.

17 MR. FULLER: Thank you. Comments from the  
18 commission? Questions?

19 MS. PIECZENICK: Can I say anything?

20 MR. FULLER: Yes, sorry.

21 MS. PIECZENICK: Okay. I've been living in that  
22 house for 30 years, and my former profession used to be an  
23 innkeeper in business, and I really have a great respect for  
24 historic properties. When I decided that I would like to  
25 put this, what I consider a little addition on considering  
26 all of the macmansions that are going around in the



1 neighborhood.

2                   What I'm really doing in increasing a back area  
3 that's already like five feet off the house that somebody  
4 put on probably in the 1950s or 60s that's a step down, that  
5 has a bathroom, that has a washer/dryer and a door, and  
6 closets. People trip over it for 30 years, that's fine.  
7 We've been doing it all this time. But the point is that  
8 that was an addition when I bought the house 30 years ago on  
9 it.

10                   What I'm really proposing is to, from this five  
11 foot wide make it another eight feet. And then I'll have a  
12 normal size room. My kitchen is very small. It's always  
13 been small. I've been able to last in it this way. But it  
14 would be very nice finally to be able to look out into the  
15 garden and see the garden. Right now we have a little table  
16 that's right in the center, a very little kitchen, and I can  
17 reach from my table to my silverware. And I can reach from  
18 here and get my pot. And it's charming and it's intimate,  
19 but it's just kind of time to be able to look out and have a  
20 little table in the garden.

21                   My idea was to touch the house as little as I  
22 could. Tom can tell you, I mean, I am putting on as small  
23 an addition as I possibly could. The reason why I was going  
24 underground is because I want grass. I don't want to cover  
25 my lot with a house. And that seemed to be the best way to  
26 solve the problem of getting some storage space, or some

1 space by going under rather than trying to, I mean, even if,  
2 you know, the staff is talking about going on the right side  
3 of the house, it's, what I'm doing is extending my kitchen.

4           My kitchen is on the left side. For 30 years I'm  
5 looking out my kitchen window and I look at the street, and  
6 people waive to me, and I'm not moving the window. In other  
7 words, it makes no sense from what I would like to do to put  
8 an addition on the other side. It would cut up the  
9 backyard, and it's, that's not where the kitchen is. All I  
10 can say is, you know, I would have like to have done this 15  
11 years ago and I couldn't. But, we're trying to be as  
12 minimalist as possible. As he said, if I fill in part of  
13 the inside, it's with all glass. The shape is still there.  
14 I like that idea that you come in and you see the old side  
15 and the new side. It's just that it's joined finally so you  
16 don't have to walk around 12 feet and come into and walk  
17 down into a living room.

18           It's something I've, you know, had in my mind for  
19 many, many, many years to do it. It's just for me the right  
20 time to do it.

21           MR. MANION: Also, with respect to the trees, we  
22 don't have a tree survey yet. I've got them located myself,  
23 but most of them are out, close to the curb and the  
24 sidewalk, and we would be getting the tree survey and  
25 getting an arborist and seeing what impact we have. Quite  
26 frankly, there is one Dogwood in the middle of the backyard

1 which would go, but the larger trees I don't believe we  
2 would actually jeopardize.

3 MS. PIECZENICK: All of the trees are at the edge  
4 of the fence except for the one Dogwood you see, which quite  
5 honestly, Somerset asked me to take down 15 years ago when  
6 we had that big snowstorm and all the trees were upended,  
7 and the tree split in half. And a huge few hundred year old  
8 tree outside split in half, and Somerset was going to come  
9 and chop them both down and I didn't let them. The Dogwood  
10 has been with me now for, well, it's been there since I had  
11 the house.

12 So it's at least 30 years old and that's been  
13 alive, and I saved the other tree, and it's still alive, and  
14 the other trees, three that are mentioned in the report are  
15 at the edge of the fence. They're right on the fence line.  
16 They're as far away from the house as you could possibly be  
17 and not be in the other person's yard.

18 MR. FULLER: Thank you. Questions for the  
19 applicant? Comments?

20 MS. MILES: I have a question. You said you've  
21 lived there 30 years and the addition was put on 30 years  
22 ago. Did you put the addition on?

23 MS. PIECZENICK: I put the new addition on. When  
24 I moved in there I had a baby, and at that point, I don't  
25 think it was, I don't know if there was a historic  
26 commission. I'm just not sure, but yes, I put that addition

1 on and we wanted light, and because the property laid out  
2 according to Essex, it was, it would have been a very  
3 strange house to start it where the house originally, the  
4 front, the left side where the porch is and go backwards.  
5 Because the property went the other way. And so for that  
6 reason, we put the door in the middle and the we put the  
7 other side, although it has modern windows, they mirror the  
8 Victorian side. The whole other side. But yes, I put it  
9 on.

10 MS. MILES: And at the time that you did that, why  
11 did you design it so that the bay was preserved and you had  
12 to make a U turn essentially to from the dining room to the  
13 living room?

14 MS. PIECZENICK: Well, went through a couple of  
15 phases of things we couldn't afford to do. I mean, I also  
16 was going to have a circular staircase and lots of things,  
17 but at that time that was just how we decided. We thought  
18 that that little bay we would have like an intimate private  
19 spot, and I would say that in 30 years I have put a little  
20 table out there and have used that twice in 30 years. I  
21 mean, unfortunately, it became the most useless spot in the  
22 whole yard.

23 MR. MANION: Yes, I think this is an interesting  
24 client for me. The original architect was Mr. Fischer, who  
25 has unfortunately passed. But Mr. Pieczenick is definitely  
26 very contemporary minded, and Mrs. Pieczenick with her bed

1 and breakfast is a little more traditional minded. So I  
2 think the house reflects both of their wishes right now.

3 MR. FULLER: Additional comments, questions?

4 MR. ROTENSTEIN: I just have one of staff. When  
5 this side addition was put on, had the historic district  
6 already been designated?

7 MS. WRIGHT: The historic district was designated,  
8 I believe, in 1990, and so if you put the addition on, it  
9 would have been before 1990.

10 MS. PIECZENICK: The original addition that I put  
11 on was put on in 1976. That little extra piece that's off  
12 the old side, the historic side, was there already. I would  
13 suspect judging from the kind of a window it has in it,  
14 maybe it was put on 20 years earlier, 10 years earlier. I  
15 didn't put that down. I didn't put that on.

16 MR. ROTENSTEIN: Gwen, do you know how this was  
17 determined to be a contributing resource with this  
18 tremendous addition on the side? It doesn't even read like  
19 a four square anymore.

20 MS. WRIGHT: It was a very rough way of separating  
21 properties out. It was any property that was essentially  
22 prior to, I believe it was 1916 was considered contributing.  
23 Any property, even if it had been altered, and any property  
24 that was newer, more recent than 1916 was considered non-  
25 contributing. It was part of the negotiations that went on  
26 at the time to have the district created.

1           MR. JESTER: I'm not surprised that it was  
2 determined to be contributing. Three quarters of the  
3 original house still kind of read, and even the part where  
4 it was added onto did change opening. How much read from  
5 the front, but I think in large part the house is a great  
6 house.

7           MS. WRIGHT: And in a different period in the  
8 preservation movement, this addition would have been  
9 considered exactly the right kind of addition to make to a  
10 historic building. We have a number of buildings in our  
11 Cleveland Park Historic District where I live, where there  
12 have been actually very similar additions done in the '70s  
13 and '80s, and they are considered contributing resources.  
14 There was a period.

15          MR. FULLER: I guess as we sit today the house is  
16 designated as contributing, so the evaluation criteria we  
17 have to use are those of contributing. We don't have any  
18 other choice on that, I don't think.

19          MS. ANAHTAR: I just need the applicant to clarify  
20 something. When I look at the second floor plan, it says,  
21 open to below, and I've looked below, but I don't see a roof  
22 on the elevation. It seems like it's a straight facade.

23          MR. MANION: Oh, yes, between the old and the new  
24 house in the center of the drawing?

25          MS. ANAHTAR: Yes.

26          MR. MANION: There is a catwalk in there now that

1 connects these. So I'm actually not building any floor in  
2 there. I'm leaving the bay exposed, and that would be a two  
3 story space. We are planning to put a skylight above it.  
4 And that back window that's labeled B, would be essentially  
5 all glass.

6 MR. JESTER: Are you saying that the plan is more  
7 accurate or the elevation is more accurate? Is the plan  
8 accurate? Is the infill piece only the first floor directly  
9 opposite the bay?

10 MR. MANION: The infill is, yeah, there's only one  
11 story at the bay, and then the story is, the second portion  
12 of it is actually set back. So those two windows that you  
13 see on the elevation, even though there's just a simple line  
14 there, one is --

15 MS. ANAHTAR: They're not on the same plane.

16 MR. MANION: They're not in the same plane. It's  
17 like step. The first floor comes out to the end of the bay,  
18 and the second floor is back. So when you first come in you  
19 would see the bay, it's two stories.

20 MR. JESTER: So, is it a sloped roof?

21 MR. MANION: Essentially, but it's a flat roof.  
22 It's the roof on the new construction is essentially flat.  
23 We come over flat, we go straight down with a big glass, I  
24 think is 8 by 10, straight over, flat, and straight down  
25 with another 8 by 10 piece of glass. So that most of the  
26 bay would still, you would see it coming in or coming

1 through. That was one of the effects that we liked.

2 MR. FULLER: I guess, a couple, from my  
3 perspective, I mean, this is a corner lot and I guess by  
4 zoning you have, when you have two fronts the applicants can  
5 sort of pick a front, then you end up with a back and a side  
6 based on that, and I guess if you assume that the existing  
7 addition was the rear of the house, then what the side, the  
8 north side of the house would really be what's considered  
9 the front. I'm sorry, the side. The official side of the  
10 house.

11 MR. MANION: Actually, Mr. Chairman, I do have a  
12 site plan that, they were allowing 7 feet on the far right  
13 side on the new addition. It is 7 feet from the property  
14 line. Coming down Surrey Street where we're doing the  
15 proposal, we would need to stay 20 feet from the back.  
16 They've already created a situation where my rear has to  
17 opposite of the two front facades.

18 MR. FULLER: I guess because zoning criteria would  
19 be different than the historic side. Because I guess, all  
20 I'm saying is that if you applied our current regulations  
21 and said that the original addition was done under our  
22 regulations, then we would have been arguing that that was  
23 the rear of the house where it was placed.

24 MR. MANION: That is correct.

25 MR. FULLER: But from a zoning standpoint, you're  
26 saying that they're going to tell you that the side



1 elevation is to the east and that the rear is to the north.

2 MR. MANION: That is correct.

3 MS. PIECZENICK: Excuse me, the front of the house  
4 though was always where the porch is. In other words, the  
5 front of the house was always on Essex Avenue. The way the  
6 front of the house is still on Essex Avenue.

7 MR. FULLER: Functionally, yes. I guess, why  
8 don't we try breaking these down. Does anybody on the  
9 commission have a concern as it relates to total size and  
10 massing, not the location of the mass, but just th size and  
11 the mass of the addition that's above grade?

12 MR. JESTER: I guess I'm slightly concerned that  
13 it may be a bit large. I mean, even though to me that you  
14 really have two fronts. You have two prominent elevations  
15 that are part of the public right of way, and that's just  
16 the reality for the corner lot. And I think you're on the  
17 right path by not being a large addition directly next to  
18 the neighbor. You can kind of get the question whether it's  
19 appropriate to put one in this particular location. So I'm  
20 slightly concerned with the size, and also that the roof  
21 line does not make any gesture to be lower than the existing  
22 roof.

23 MR. MANION: And I think that that's a good point.  
24 We probably would need to change the roof line. My feel  
25 when, I do work in this area a fair amount, is that the side  
26 that we're heading to is definitely the secondary facade.

1 If you look at like the west elevation, it's essentially a  
2 random window pattern. It doesn't have the porch wrapping  
3 around. To me it's fairly pedestrian looking. We would set  
4 back, and I think we should bring the roof down. And we  
5 thought that repeating the porch might be a positive impact  
6 on that part of the street.

7 MS. PIECZENICK: I think our idea was that the  
8 view actually as you walk down Surrey Street would be much  
9 more handsome than the view is now because we'd be matching  
10 double hung windows, because right now that little addition  
11 in the back has a, really a very strange odd thing, we'd be  
12 putting part of a porch around it and we'd actually be  
13 making it look much better than it looks now.

14 MR. MANION: We have, in discussions earlier,  
15 considered wrapping the porch around the whole side, and  
16 that seemed to confuse things so it was deleted. We cover,  
17 by the way, about 26 percent of the lot with the addition.

18 MR. JESTER: I actually, I mean while we're  
19 talking about the porch, I actually think it's having a very  
20 strong element where, kind of competing with the important  
21 parts of the house which is the Essex Street porch because  
22 the historic porch. I question whether it's a good idea to  
23 do that. I just think it's adding a very prominent feature.

24 MR. FULLER: It looks, to me the, I guess the,  
25 sort of in order of priorities, number one, can we agree  
26 that an addition of about this size and massing is

1 reasonable for this lot? As a commission can we support  
2 that? Okay, so I think that as a total massing that's okay.  
3 Staff has raised concerns with there being an addition on  
4 the north or what is being called the rear of the original  
5 portion of the house. What are peoples reactions as to  
6 whether we could support or not support a majority of the  
7 vote coming off of the north face of the old house?

8 MS. ALDERSON: I don't actually have a problem  
9 with it. I mean, since normally where we would suggest  
10 placing an addition, I think the placement of the  
11 contemporary addition on the front side is unfortunate as  
12 far as the integrity of the building goes. It does take  
13 attention away, and adds a lot of mass. But I don't know  
14 that doing this here doesn't change that. So my concern is  
15 more keeping it differential. I think the idea of pulling  
16 the roof line down a little bit is a good idea.

17 MR. ROTENSTEIN: I agree with Commissioner  
18 Alderson. My concern with the addition where you have it  
19 located at the rear of the original massing is the  
20 visibility of that porch. I wouldn't want to see the porch  
21 extending beyond the existing plane of the side of the  
22 house.

23 MS. MILES: I agree. I wouldn't want to see the  
24 porch encroach onto the existing original house, but I don't  
25 have a problem with it being behind or in that direction  
26 from the original house.

1 MR. JESTER: I agree. I think, in general, it's  
2 the right location. I guess I concur with all other  
3 statements.

4 MS. ANAHTAR: Well, I would have preferred to  
5 have, to see the addition on the new side too, but looking  
6 at the house and having the historic house sort of dissolved  
7 in this house, it doesn't make a big difference, I guess,  
8 where it is.

9 MR. FULLER: And, I guess, from my perspective,  
10 the existing hyphen coming off the house is very, very small  
11 compared to what we see in some additions. I think I'd  
12 prefer to see it come off the side, the east side and sort  
13 of fill in off that side or maybe step back a little bit  
14 from the west elevation of the house so that we actually  
15 read that back corner. Because if we go straight off the  
16 back edge, then we're literally going to be down to 50  
17 percent of the total house, is in terms of what's left. So  
18 I would like to see it step back some off the west  
19 elevation. And yeah, in the perfect world, I'd love to see  
20 it come off the new addition. But also, just functionally,  
21 I don't see how it really works. And I don't see creating a  
22 small courtyard back in there.

23 So I think the majority of the commission would  
24 support some addition off the north elevation of the house.  
25 With that said, then what about the addition off the east  
26 side of the house filling in the connector?

1 MS. ALDERSON: My recommendation, I can understand  
2 that that hyphen is so minimal that it's problematic as far  
3 as space goes, but I would just minimize how much is added  
4 to that. So rather than creating this open area, I would  
5 just recommend less in fill as possible. And that if  
6 there's an opportunity in the future, you talked about that  
7 you might consider some modifications to the previous work,  
8 I think that's completely separate from this application,  
9 but my top recommendation would be consider a way to bring  
10 the two cornices in alignment because that would make a  
11 great difference.

12 MR. ROTENSTEIN: I agree. I'd recommend on the  
13 plan shown in Circle 6 that the section shown as one story  
14 be eliminated and just widen the hyphen to the line between  
15 the two story and one story section.

16 MS. MILES: I concur.

17 MR. JESTER: I mean, I generally agree. I would  
18 prefer that the first story piece not be part of the scheme  
19 if it can be avoided. I mean, it's, kind of, of two minds  
20 here because it is not truly visible from the public right  
21 of way, but at the same time it's also altering an original  
22 part of the building. So if that can be minimized, I think  
23 that's a nice compromise with the other square footage  
24 you're getting on the north end.

25 MS. ANAHTAR: Well, I guess I don't have a strong  
26 opinion of that --

1 MR. FULLER: And from my perspective, is you could  
2 free up some of the north elevation by filling in there,  
3 then I'd be willing to see it. If you're not going to free  
4 up much of the north elevation, then I'd prefer to see more  
5 of that corner show. And I guess the only other major issue  
6 that I heard, was the issue of the underground portion of  
7 the house. And I guess the trade off is, would we be  
8 looking at additional massing above grade, or would we be  
9 willing to look at additional massing above grade, or would  
10 do we want to continue to encourage them to bury some of  
11 their massing underground?

12 MS. ALDERSON: I'd strongly encourage keeping it  
13 below grade. So, I think it's a better solution than  
14 proposing more additions.

15 MR. ROTENSTEIN: I agree. I think it's a creative  
16 approach, and I don't think I have a problem with that.

17 MS. MILES: I agree.

18 MR. JESTER: I agree. I would try and limit it to  
19 only the amount of space you need and to make sure that  
20 there wouldn't be any trees impacted.

21 MS. ANAHTAR: I also agree.

22 MR. FULLER: The Chair does as well. Do you think  
23 you have a general idea of what we're looking at?

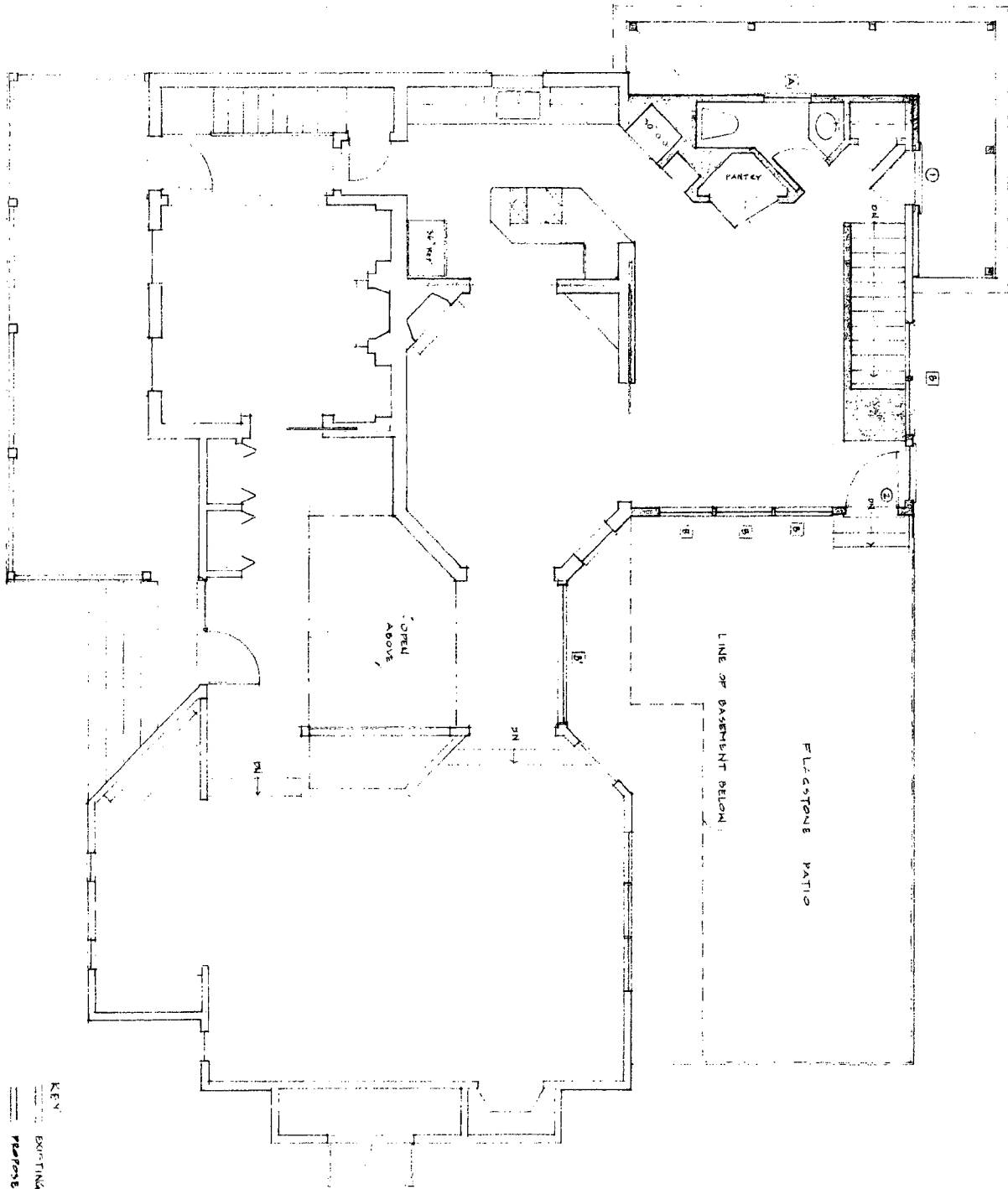
24 MR. MANION: Yes, I do.

25 MR. FULLER: Thank you very much.

26 MR. MANION: Thank you for your time.

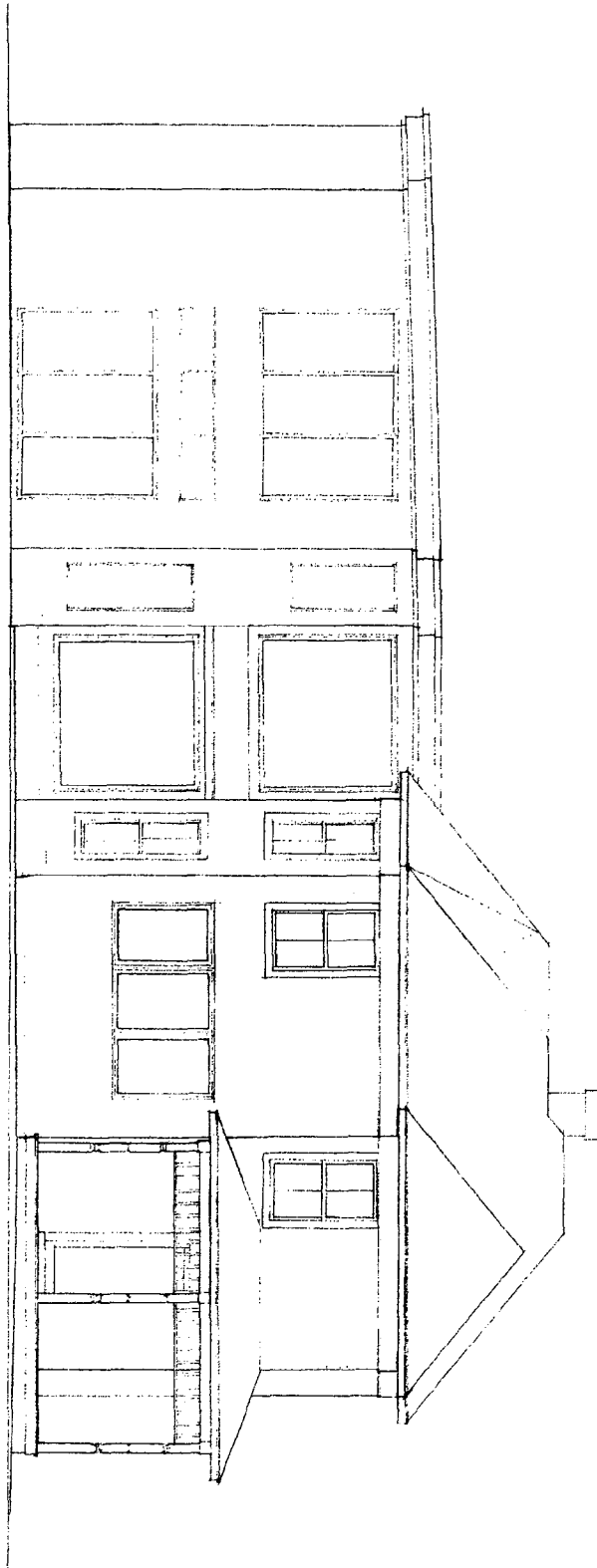
PRELIMINARY

FIRST FLOOR PLAN



1 of 5	CON. 4.30.07 FR. 4.18.07	FIRST FLOOR PLAN	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p>	
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42



NORTH ELEVATION

PRELIMINARY

1/2" = 1'-0"

<p>5 2</p>	<p>REV 4.30.07 FD 4.18.07</p>	<p>NORTH ELEVATION</p>	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p>	
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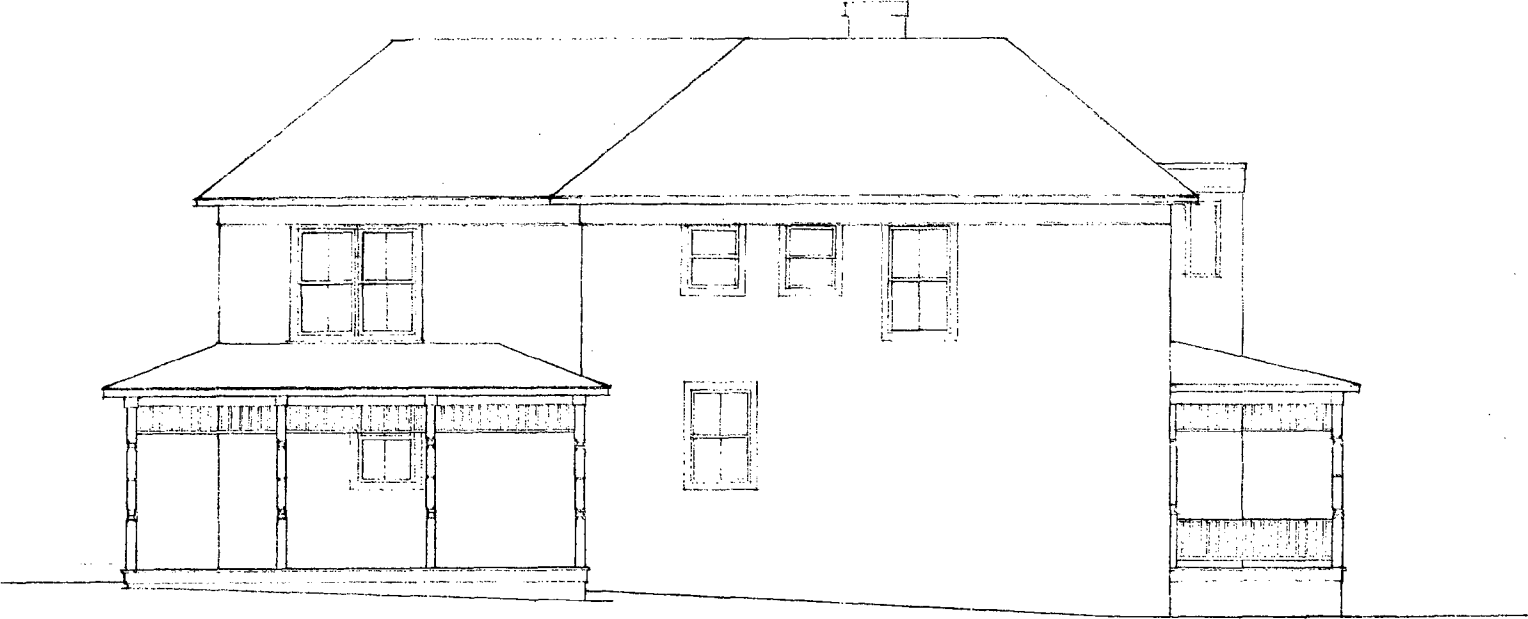
43



44



PIECZENIK RESIDENCE  
4731 ESSEX AVENUE  
SOMERSET, MD. 20815



WEST ELEVATION

WEST ELEVATION

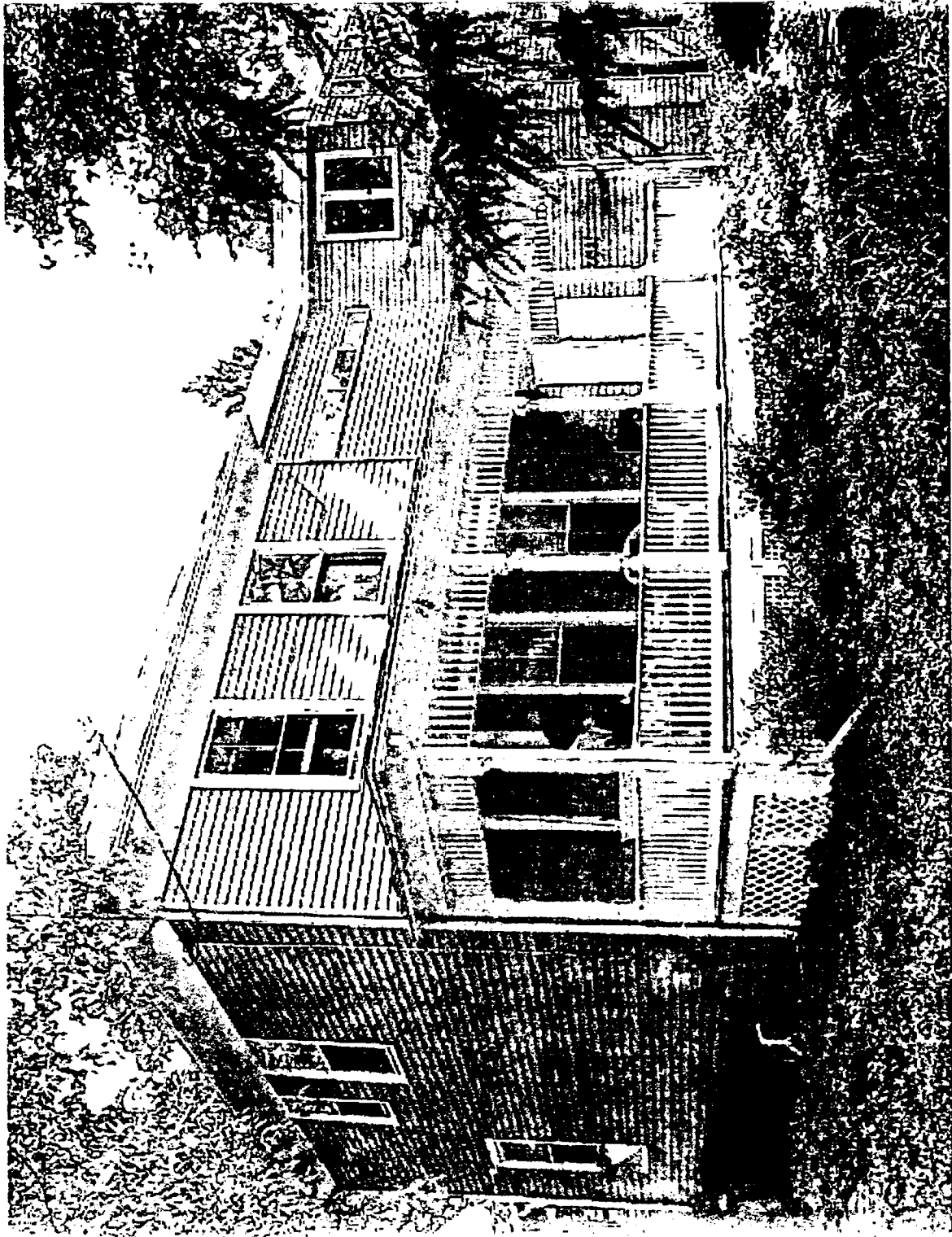
1/4" = 1' 0"

PRELIMINARY

REV. 4.30.07  
F.P. 4.18.07

4  
3  
6

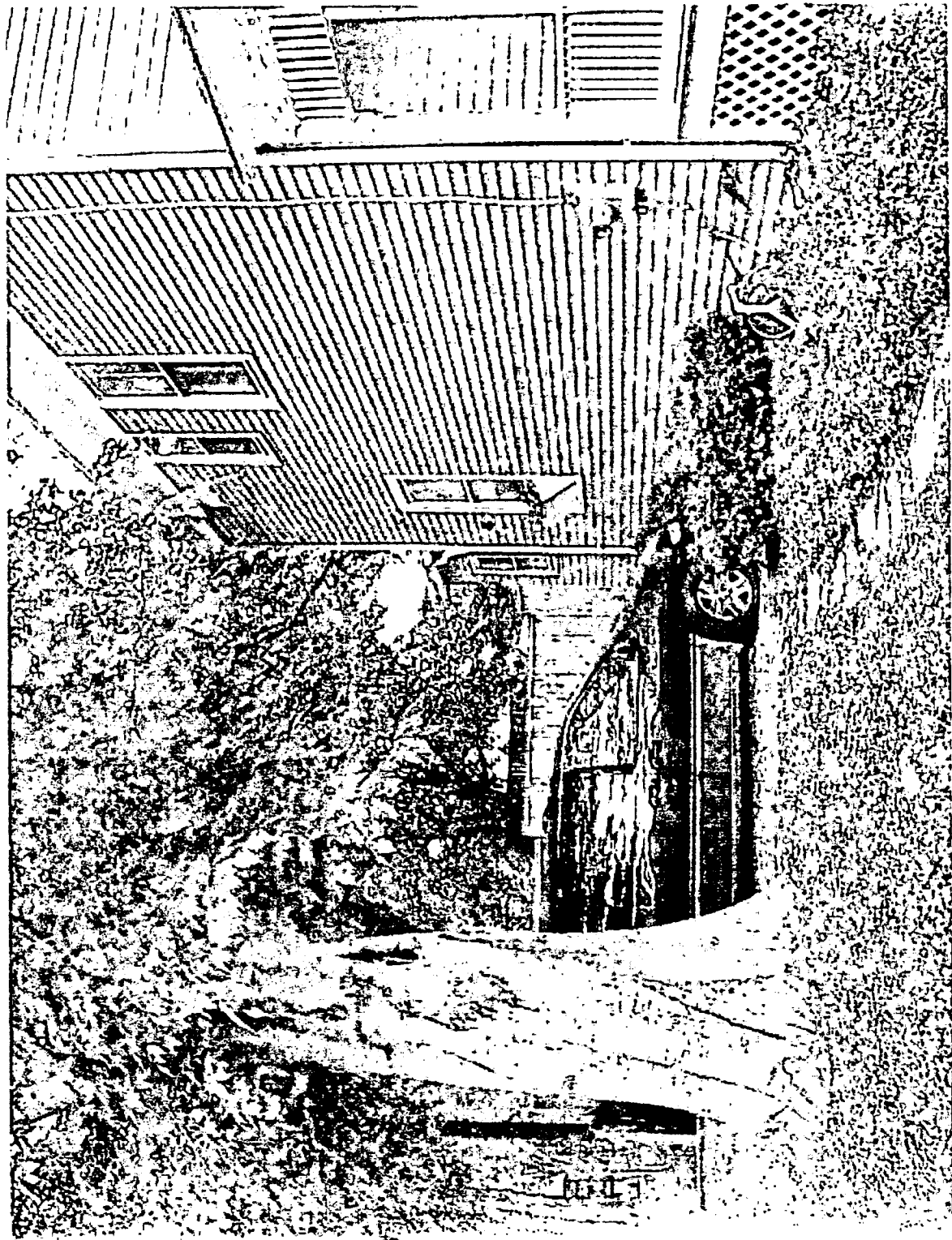




44

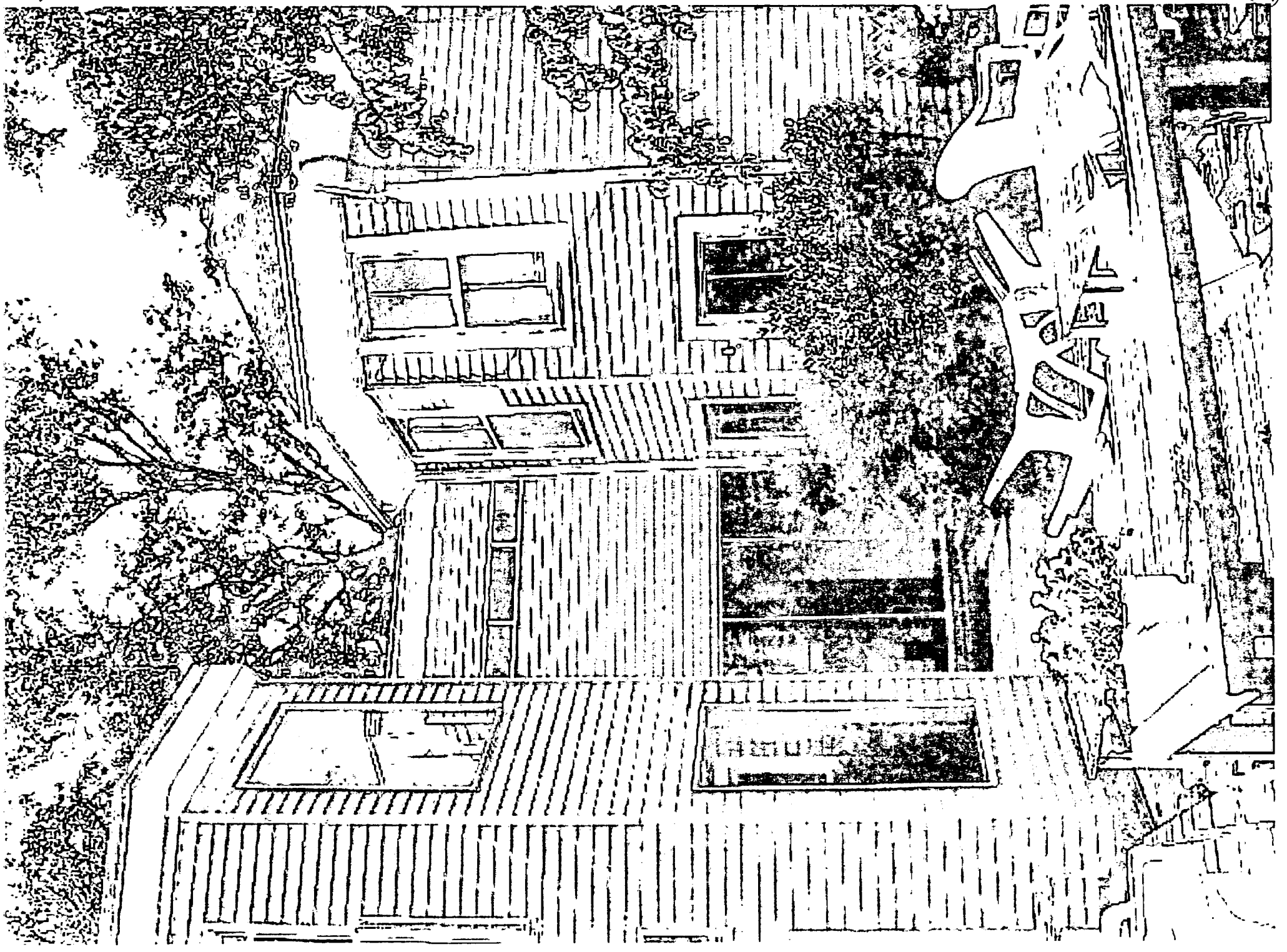


47

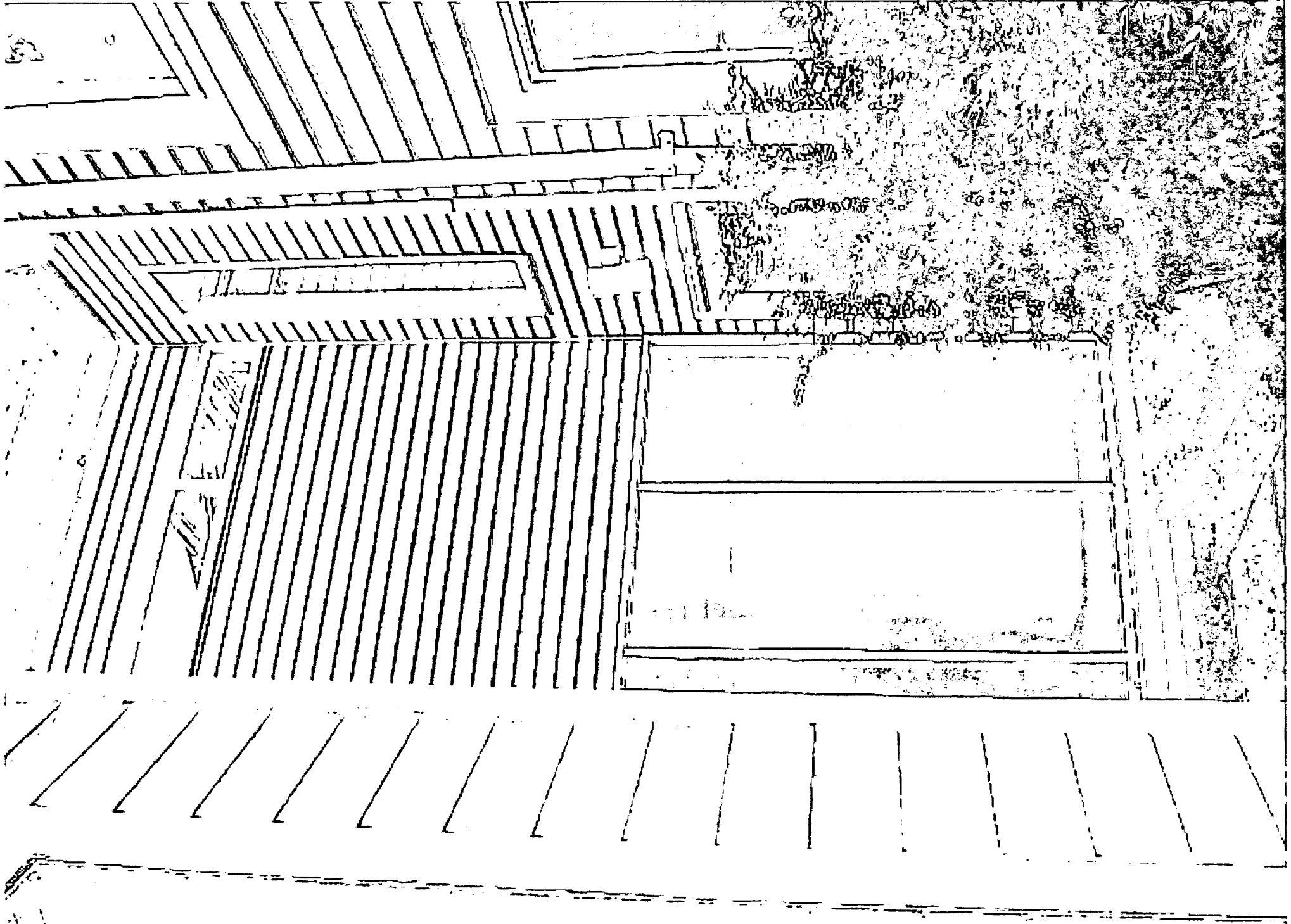




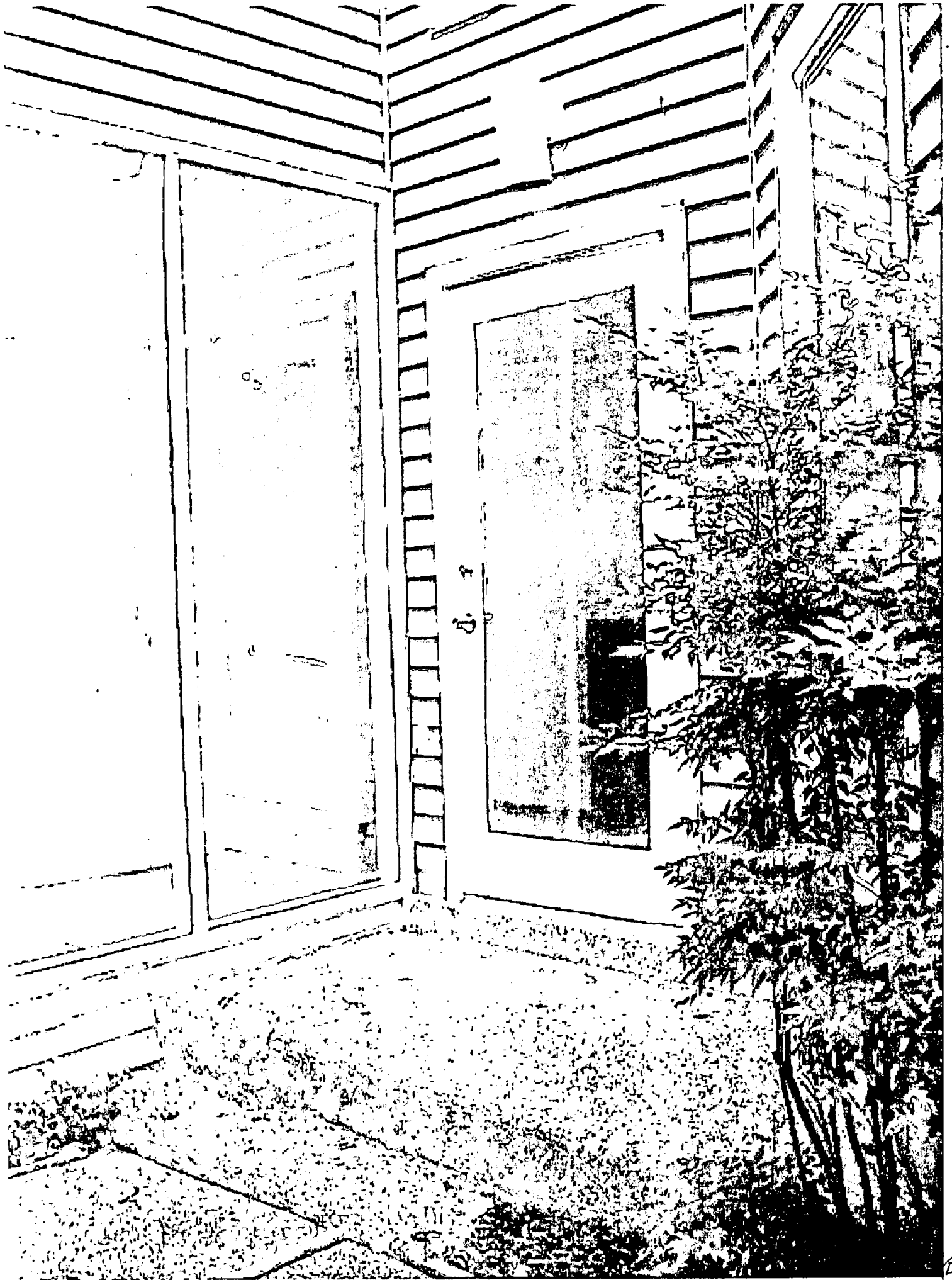
453













(58)



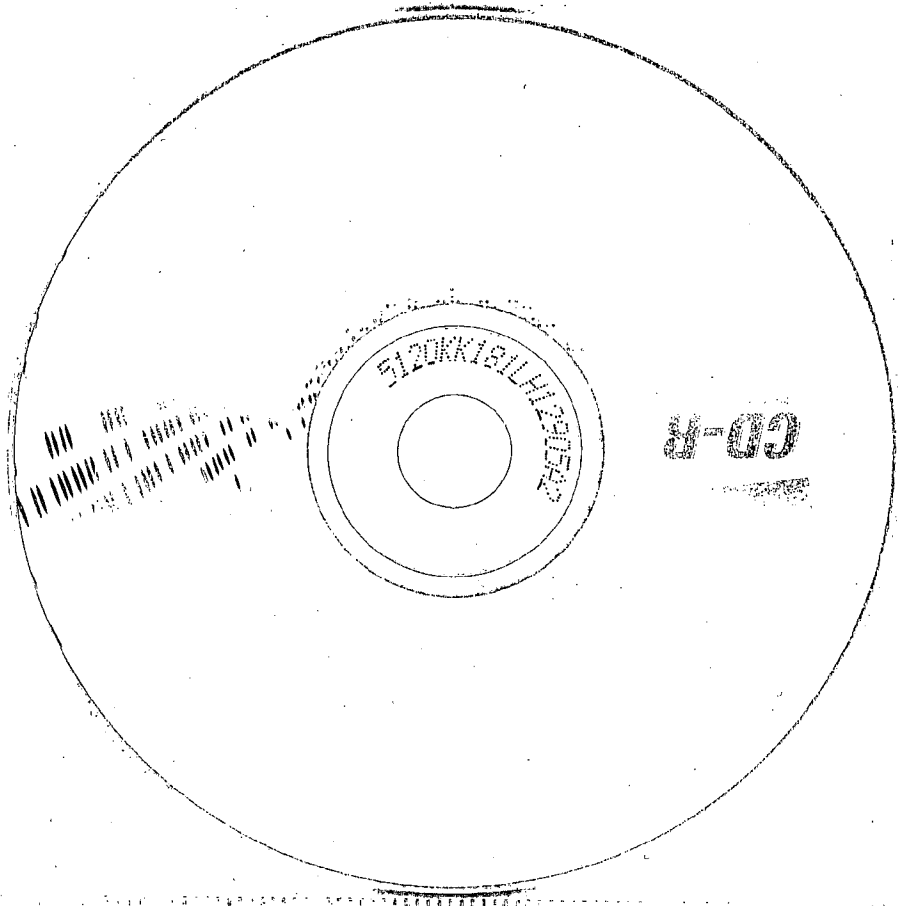
Thomas: Good job addressing  
all concerns -  
one-story ok -  
very glazed -ok.

Warren: ~~Case~~

Caroline - given location + transparency  
ok.

Jeff - interior space → exterior.

PIEZENIK 4731 ESSEX AVE.  
CHEYCHASE, MD



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

<b>Address:</b>	4731 Essex Avenue, Chevy Chase	<b>Meeting Date:</b>	5/23/2007
<b>Resource:</b>	Contributing Resource Somerset Historic District	<b>Report Date:</b>	5/16/2007
<b>Applicant:</b>	Mr. & Mrs. Pieczenick (Tom Manion, Architect)	<b>Public Notice:</b>	5/9/2007
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Major Addition		

---

**STAFF RECOMMENDATION:**

Staff is recommending that the Commission direct the applicant to re-design the additions and return for a second preliminary consultation.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Somerset Historic District  
**STYLE:** Queen Anne, Four Square  
**DATE:** c1900

The original house is a three-bay, hip-roof, frame dwelling. The asphalt roof contains a brick, center chimney and is detailed with wide overhanging eaves and a prominent cornice. The windows are 2/2 double hung. The front elevation is also ornamented with a wrap-around front porch, detailed with turned columns and a spindled porch frieze.

The house has two, non-contributing additions; a rear shed roof addition and a very large modern side addition. The property is located on a heavily wooded corner lot at the intersection of Surrey and Essex Streets. A freestanding deck, non-contributing frame shed, and several pieces of sculpture are located in the rear yard.

**HISTORIC CONTEXT**

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and

lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood.

### **PROPOSAL:**

The applicants are proposing to:

1. Remove an existing non-contributing shed addition from the rear of the original massing and replace it with a two-story addition. This addition will have a basement under the new footprint and an adjacent basement/storage room to the east, which is under grade.
2. Construct a one and two-story stepped infill between the existing house and the previous contemporary addition.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Montgomery County Code; Chapter 24A***

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

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

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

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

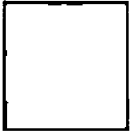
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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**

The new rear addition will have a basement and an additional basement/storage room to the east that is below grade. There is concern about the negative effects on the surrounding trees during excavation. This substantial amount of digging will impact root systems of the trees on this and adjacent properties. If the trees are not protected and perish, the overall result could be a significant impact to this portion of the historic streetscape. Staff will be requiring a certified arborist's evaluation of the site and a determination of the potential impacts to the surrounding trees on and adjacent to the property.

The new infill addition will obstruct any remaining differentiation that remains separating the original historic house from the modern addition. The original house and the new addition are currently joined with a "hyphen". The proposed "infill" will eliminate this detail and will also require more of the historic fabric on the original massing to be lost, as the design requires a first floor window to be removed to create a hallway, and a corner segment of the original house to be demolished completely. Thus, staff does not support this infill addition.

This proposed rear addition will envelope the historic resource in additions. The existing addition has already impacted a substantial amount of the historic fabric of this resource. Any additional changes would be detrimental to the historic resource's integrity. Staff strongly opposes any addition to this house that adds any additional massings onto the original historic fabric. If square footage is needed, an addition onto the modern, non-contributing addition is the suggested course of action.



MANION &  
ASSOCIATES  
ARCHITECTS

May 2, 2007

To: Michelle Oaks  
Montgomery County Department of Park and Planning  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Re: #4731 Essex Avenue - Pieczenik Residence  
Roberta and Steve Pieczenik  
4731 Essex Avenue  
Town of Somerset  
Chevy Chase, MD 20815

The project consists of a 2-story addition on the north side of the existing house, replacing a small shed addition from the 1960's or '70's. There is a basement under the new footprint and an adjacent basement/storage room to the east, under grade. A small one-and-two story infill is between the existing house and a previous, contemporary addition. Inside, the kitchen is enlarged and reconfigured, with an adjacent family/eating room. Above this is a new bedroom and bath suite. The addition is a total of 962 sq. ft.

The addition will be of similar proportion to the original house, with hipped roofs, shingles, and the aluminum siding to match the existing. A porch matching the existing front porch wraps partially around the west and east corner.

There are two types of windows in the existing original house and contemporary addition. The proposed addition also has two types to match these:

Window "A" - clad wood double-hung, with two-over-two divided lights and trim to matching those of the original house.

Window "B" - Clad wood fixed and casement, no muntins, and trim matching the contemporary addition.

The exterior doors are clad solid wood, full-light:

#1: trim to match the original house

#2: trim to match contemporary addition

There are no major trees affected by this project.

The adjacent and confronting neighbors are:

Valentina Ringland  
4727 Essex Ave.

Colleen Carson-Merkel  
5707 Surrey St.

Robert and Rita Verkouteren  
4801 Essex Ave.

Mike and Sally Christian  
4718 Essex Ave.

Please call with any questions, and thank you -

Robin Farrar

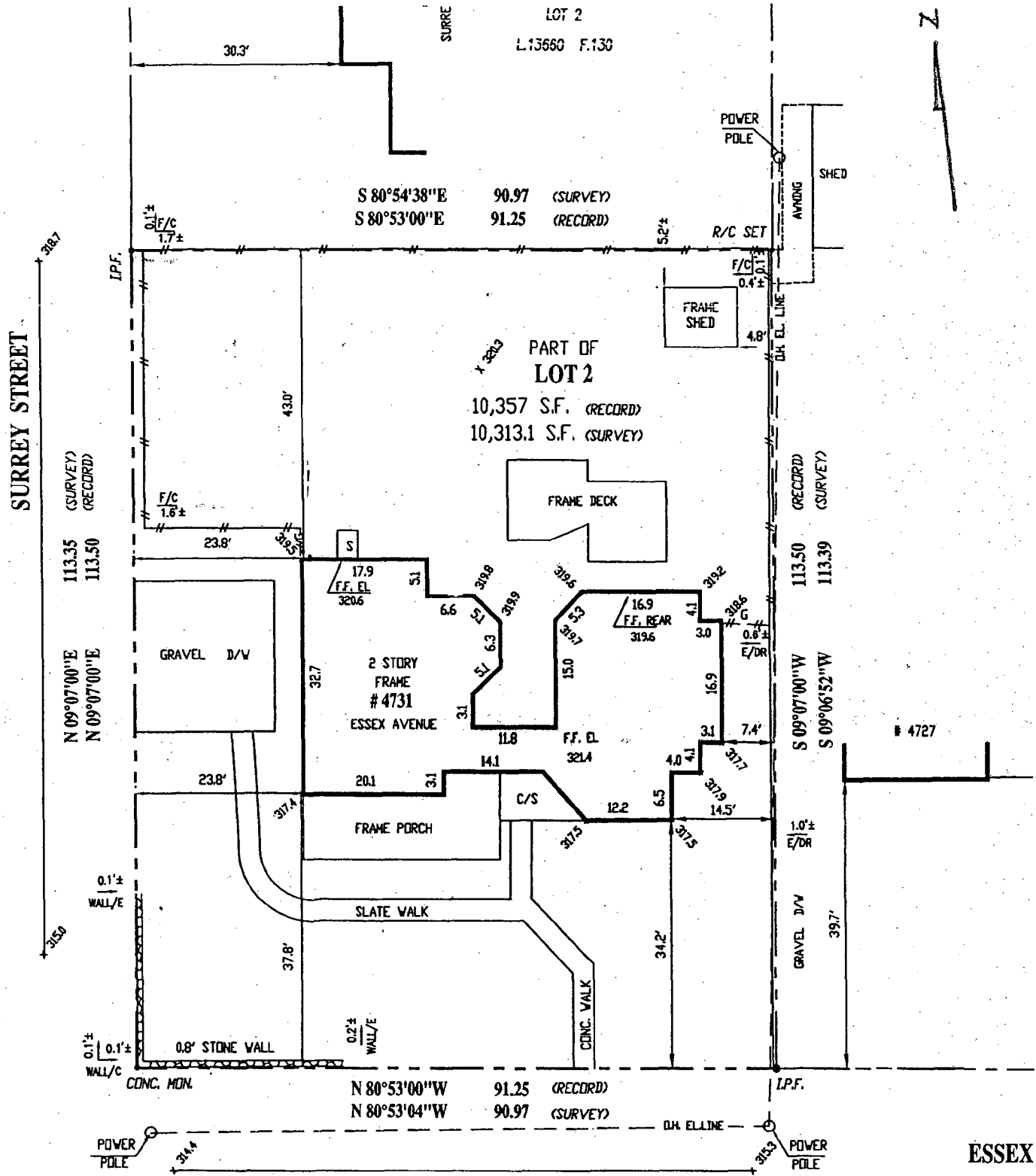
[www.manionandassociates.com](http://www.manionandassociates.com)

7307 MacArthur Boulevard Suite Number 216 Bethesda, MD 20816 Telephone: 301.229.7000 Facsimile: 301.229.7171

4



EXISTING SITE PLAN.

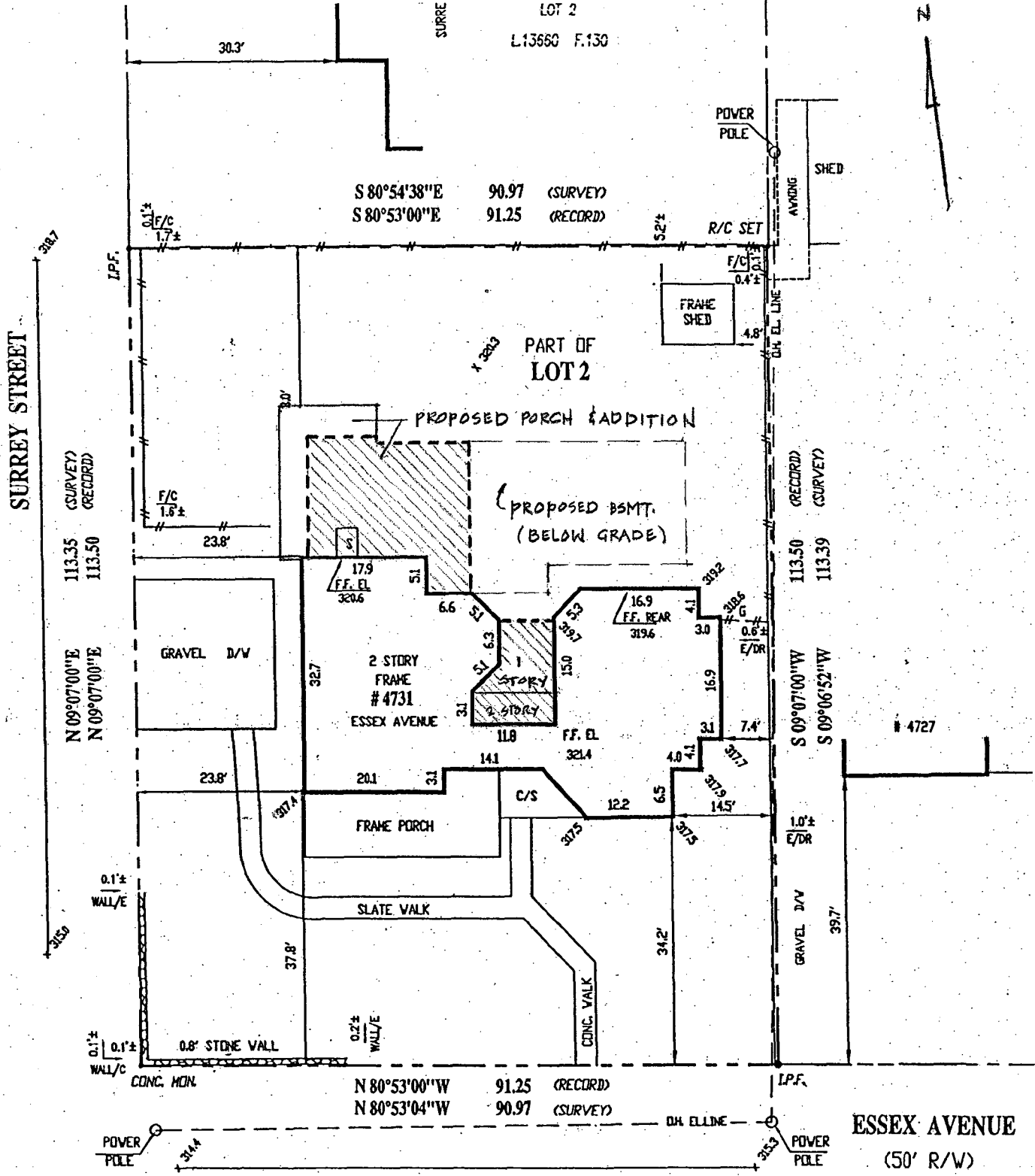


PLAT OF SURVEY  
 WITH SELECTED SPOT ELEVATIONS  
 AND  
 ESTABLISHED BUILDING LINE  
 PART OF LOT 2, BLOCK 5  
**SOMERSET HEIGHTS**  
 MONTGOMERY COUNTY, MARYLAND

EXISTING LOT  
 COVERAGE = 17.17%

Building Line and/or Fl

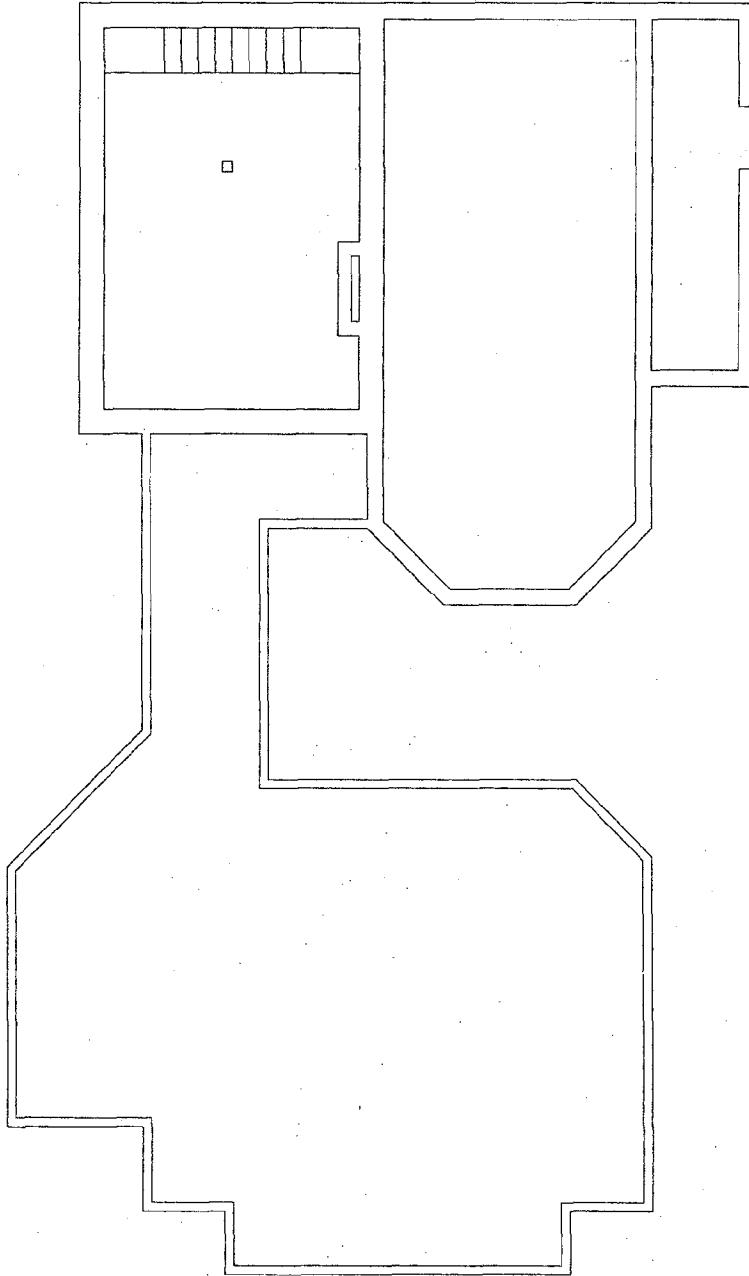
• SITE PLAN WITH PROPOSED ADDITION •



PLAT OF SURVEY  
WITH SELECTED SPOT ELEVATIONS  
AND  
ESTABLISHED BUILDING LINE  
**PART OF LOT 2, BLOCK 5**  
**SOMERSET HEIGHTS**  
MONTGOMERY COUNTY, MARYLAND

EXIST BLDG. W/ADDITION: 2732 SF  
LOT AS SURVEYED: 10,313 SF  
PROPOSED LOT COVERAGE = 26.5%  
(MAX = 35%)

Building Line and/or F



1

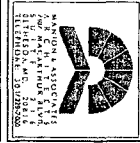
Basement Floor Plan  
1/4" = 1'-0"

Notes & inclusions as they apply to this drawing. Construction shall conform to the code and conditions on the job and shall be in accordance with the specifications of the contract documents.

Scale: AS NOTED  
 Designer: Curtis Daniel Martin  
 Date: 09.27.04  
 Revision:

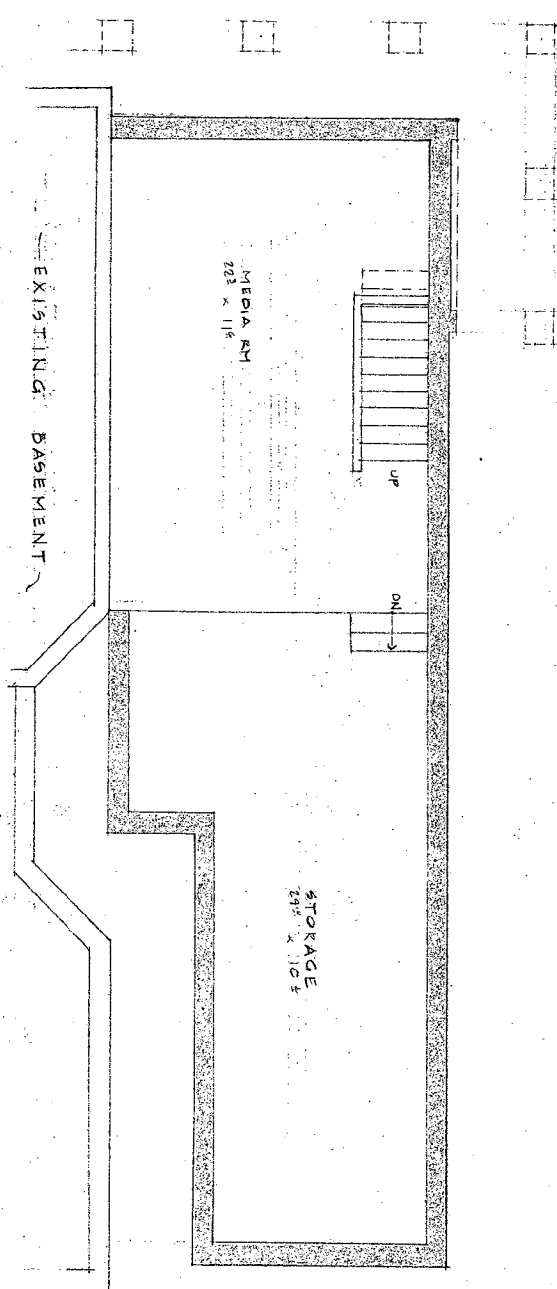
NO.	REVISION

Piecznik Residence  
 4731 Essex Avenue  
 Somerset, MD 20815



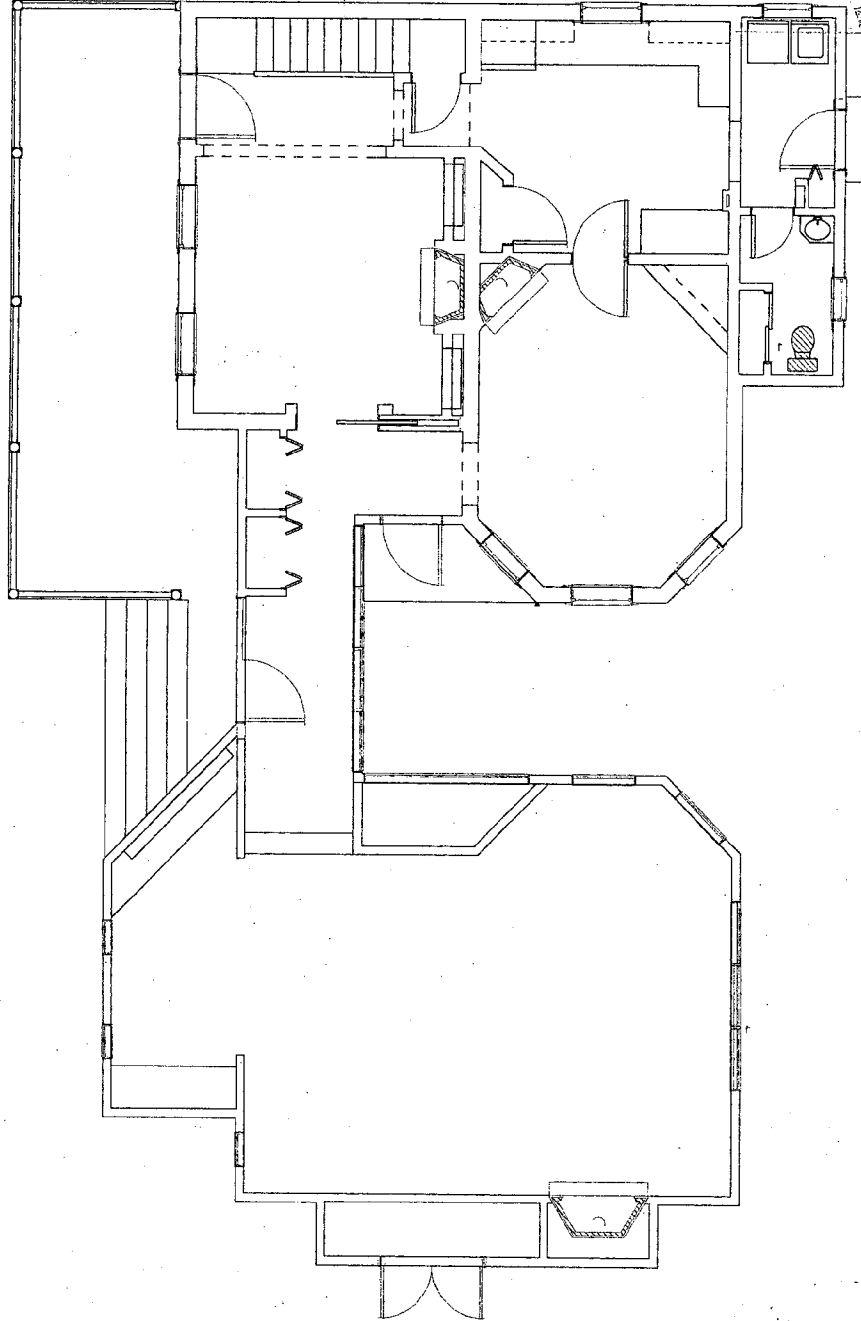
A-03  
 SHEET 3 OF 10

BASEMENT PLAN



	<p>PIECZENIK RESIDENCE 4731 ESSEX AVENUE SOMERSET, MD. 20815</p>	<p>BASEMENT PLAN</p>	<p>REV: 4.30.07 3 UP 0</p>
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1  
First Floor Plan  
1/4" = 1'-0"



SEE WALL SCHEDULE

SHEET  
A-04  
SHEET 4 OF 10

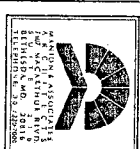
SCALE: AS NOTED  
 DRAWN: CARIB DANIEL MARIN  
 CHECKED:  
 DATE: 09/27/04  
 REVISIONS:

When dimensions on these drawings shall have precedence over dimensions on the floor plan and conditions on the floor plan shall prevail over any conditions on the floor plan and conditions on the floor plan shall prevail over any conditions on the floor plan.

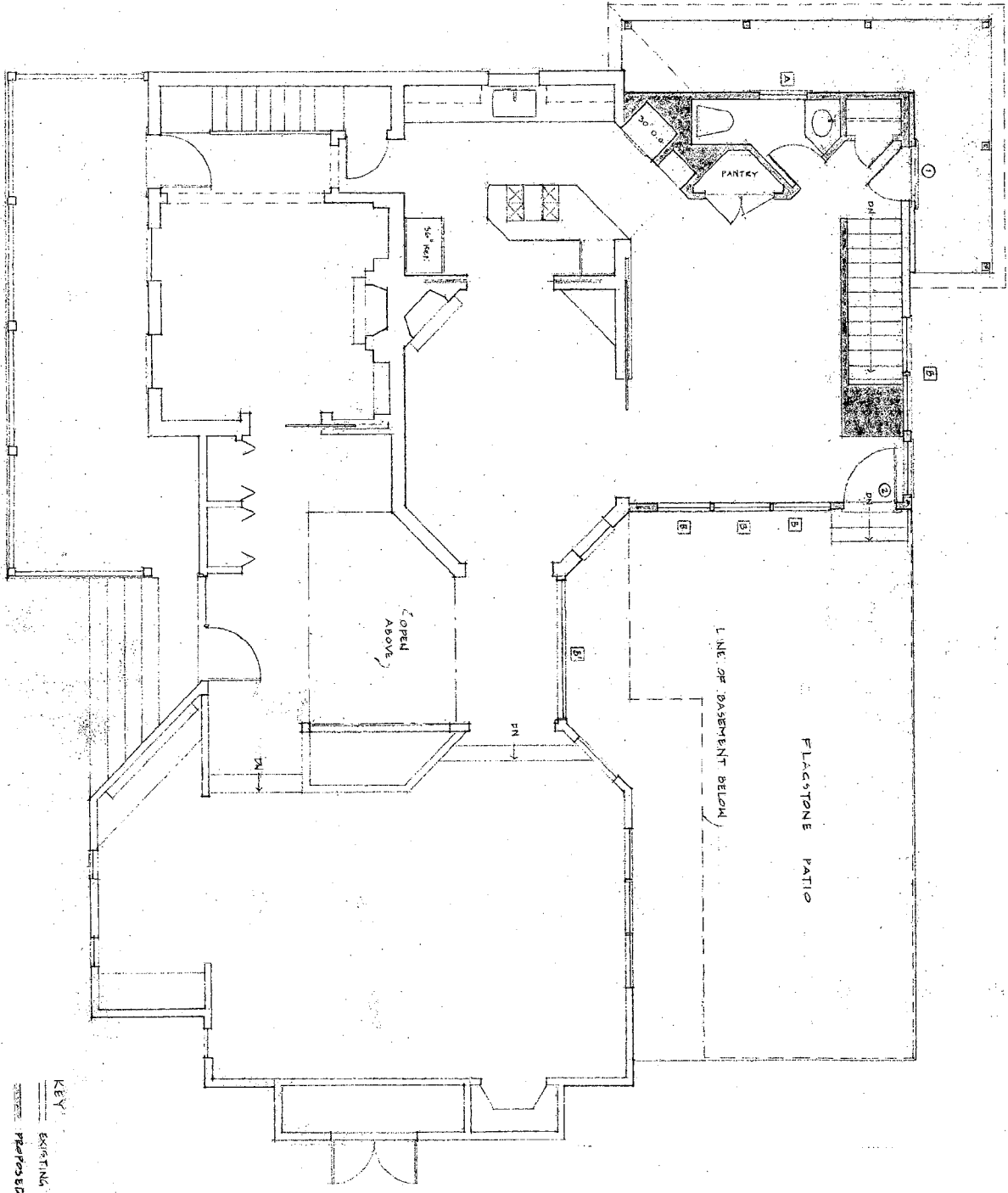
NO

EXHIBIT ROOM  
 12/11/04  
 11 PM '04

Pieczenik Residence  
 4731 Essex Avenue  
 Somerset, MD 20815



FIRST FLOOR PLAN



KEY:  
 --- EXISTING  
 --- PROPOSED

DATE: 11.03

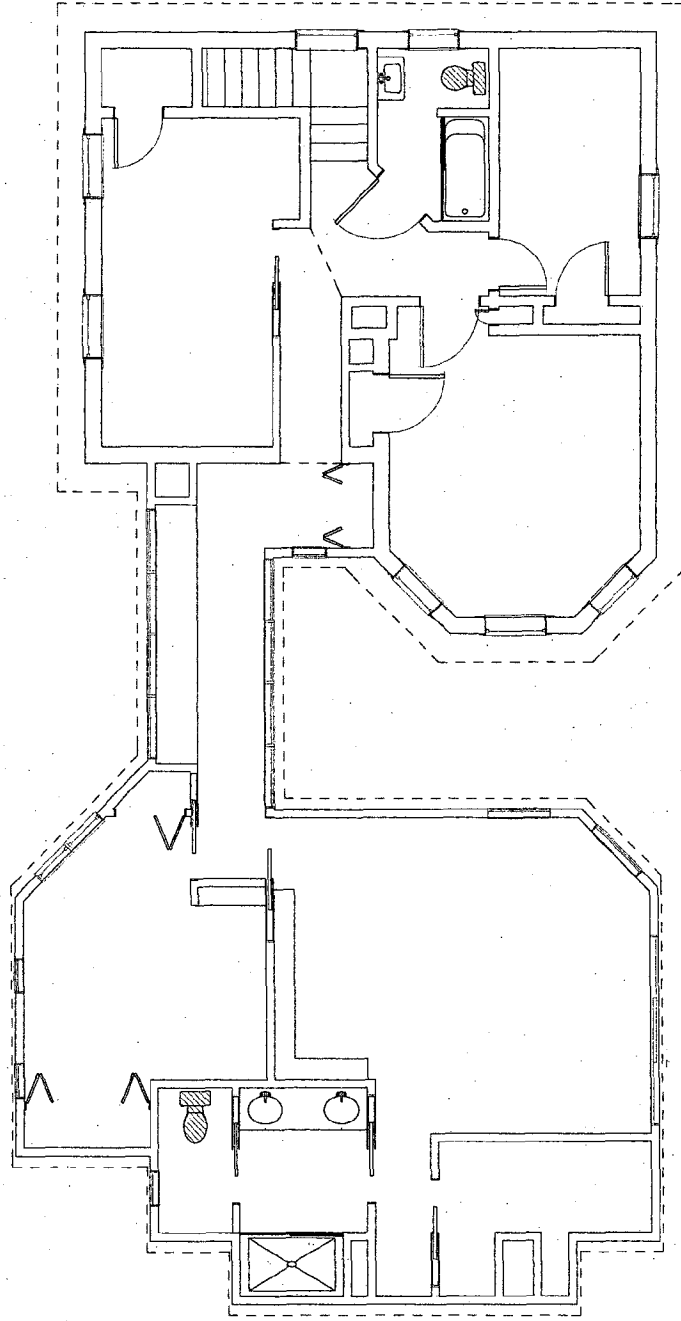
REV: 4.18.07	FIRST FLOOR PLAN
FD: 4.18.07	

FIRST FLOOR PLAN

PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815



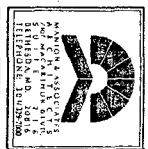
1  
1/4" = 1'-0"  
Second Floor Plan



NOTES:  
1. All dimensions are shown in feet and inches.  
2. All dimensions shall be taken to the center of the wall unless otherwise noted.  
3. All dimensions shall be taken to the center of the window and door unless otherwise noted.  
4. All dimensions shall be taken to the center of the column and pier unless otherwise noted.  
5. All dimensions shall be taken to the center of the shaft unless otherwise noted.  
6. All dimensions shall be taken to the center of the hole unless otherwise noted.  
7. All dimensions shall be taken to the center of the hole unless otherwise noted.

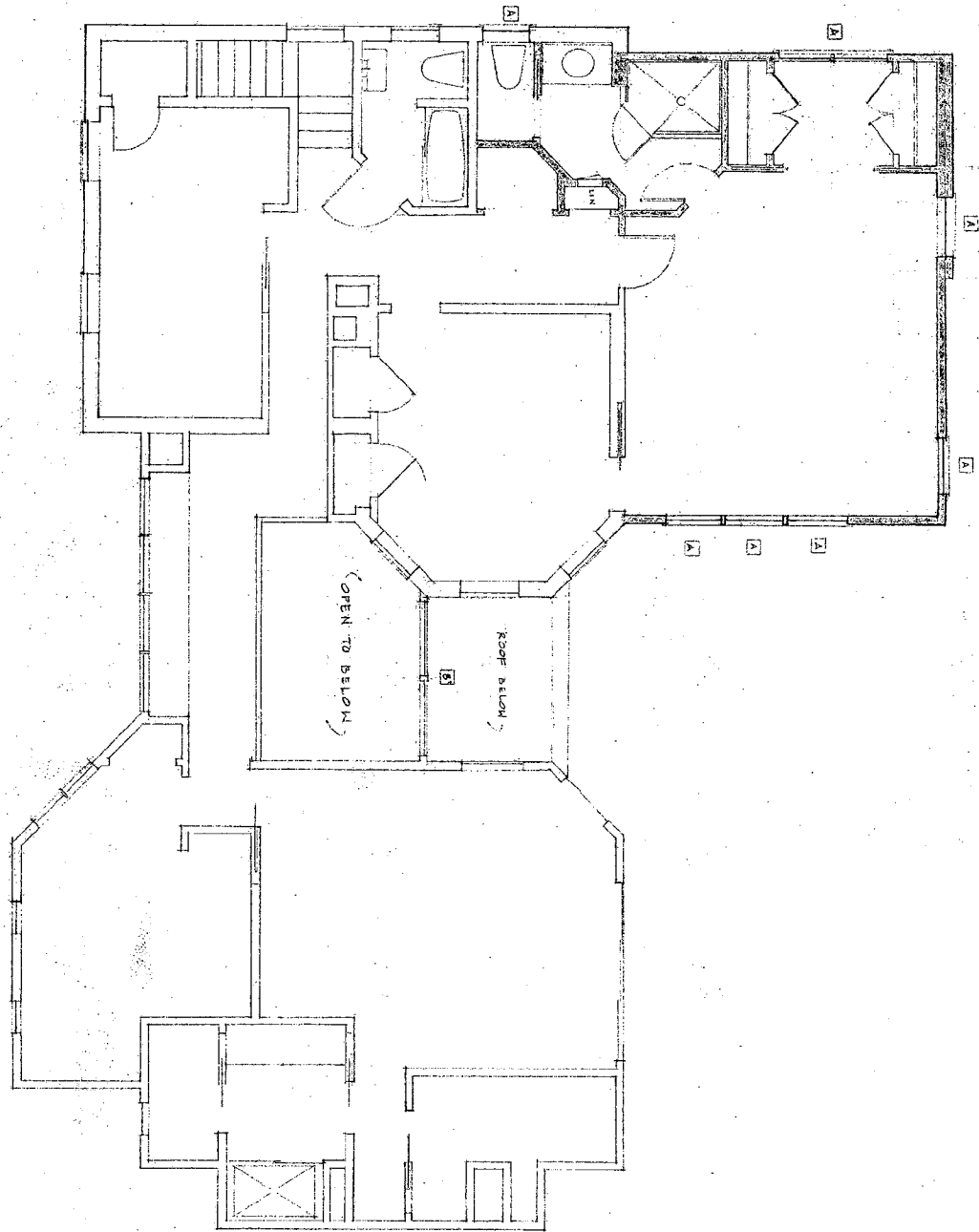
DATE	AS NOTED
DRAWN	Carib, Daniel Martin
DATE	09.27.04
REVISIONS	

Piecznik Residence  
4731 Essex Avenue  
Somerset, MD 20815



A-05  
SHEET 5 OF 10

SECOND FLOOR PLAN



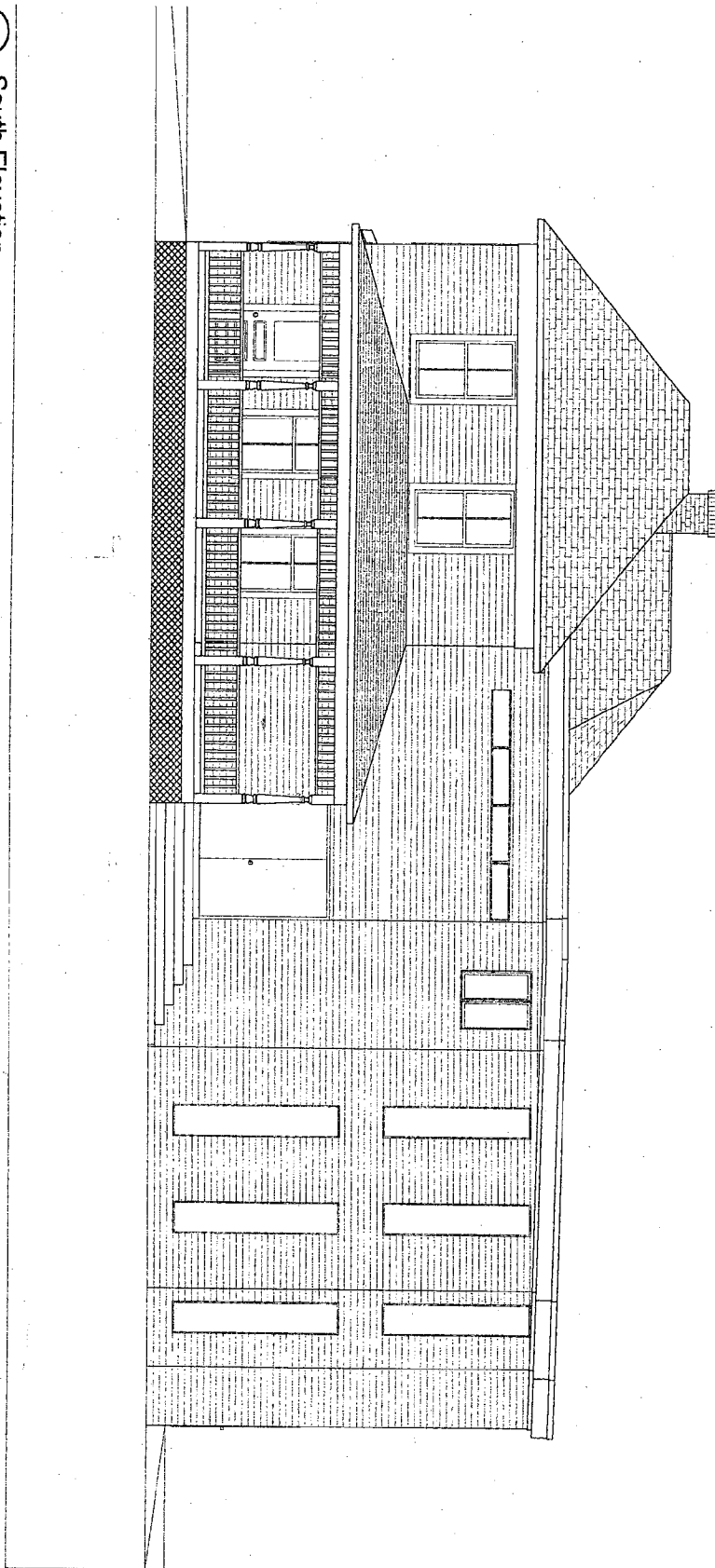
KEY  
 --- EXISTING  
 --- PROPOSED

1/2" = 1'-0"

<p>2 of 6</p>	<p>REV 4.30.07          RD. 4.18.07</p>	<p>SECOND FLOOR PLAN</p>	<p>PIECZENIK RESIDENCE          4731 ESSEX AVENUE          SOMERSET, MD. 20815</p>	
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1  
1/4" = 1'-0"  
South Elevation



All work is required to be done in accordance with the current code of ordinances, and the contractor is responsible for all drawings and specifications. The architect shall be notified of any changes and conditions.

Scale: AS NOTED

Drawn: Carib David Martin

Checked:

Date: 09.27.04

Revised:

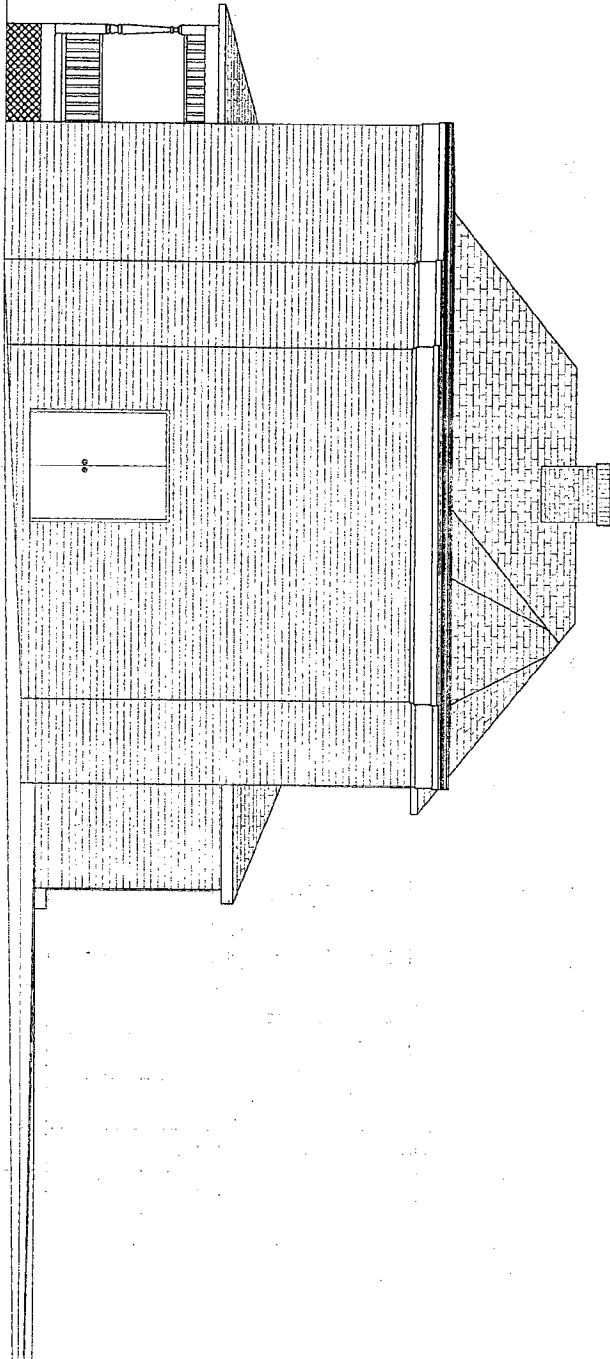

© 2004

Piezenik Residence  
4731 Essex Avenue  
Somerset, MD 20815



SHEET  
A-07  
SHEET 7 OF 10

1 East Elevation  
1/4" = 1'-0"



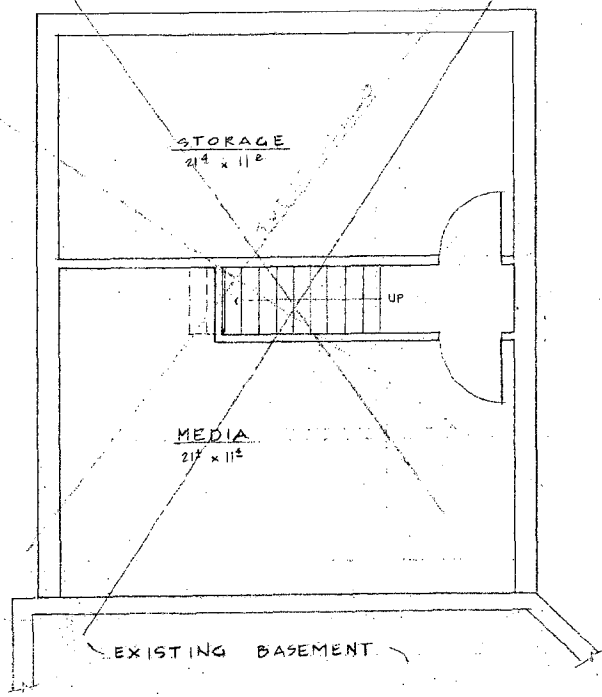
Working drawings are to be used for construction only. They are not to be used for any other purpose. The architect is not responsible for any errors or omissions in the drawings or for any conditions of construction not shown or specified.

DATE	AS NOTED
DRAWN	Carib David Martin
CHECKED	
DATE	08.27.04
DESIGNED	
BY	
DATE	

Piechenik Residence  
4731 Essex Avenue  
Somerset, MD 20815



SHEET  
A-08  
SHEET 8 OF 10



BASEMENT SEE SHEET #3 FOR BSMT. PLAN



EAST ELEVATION

1/4" = 1'-0"



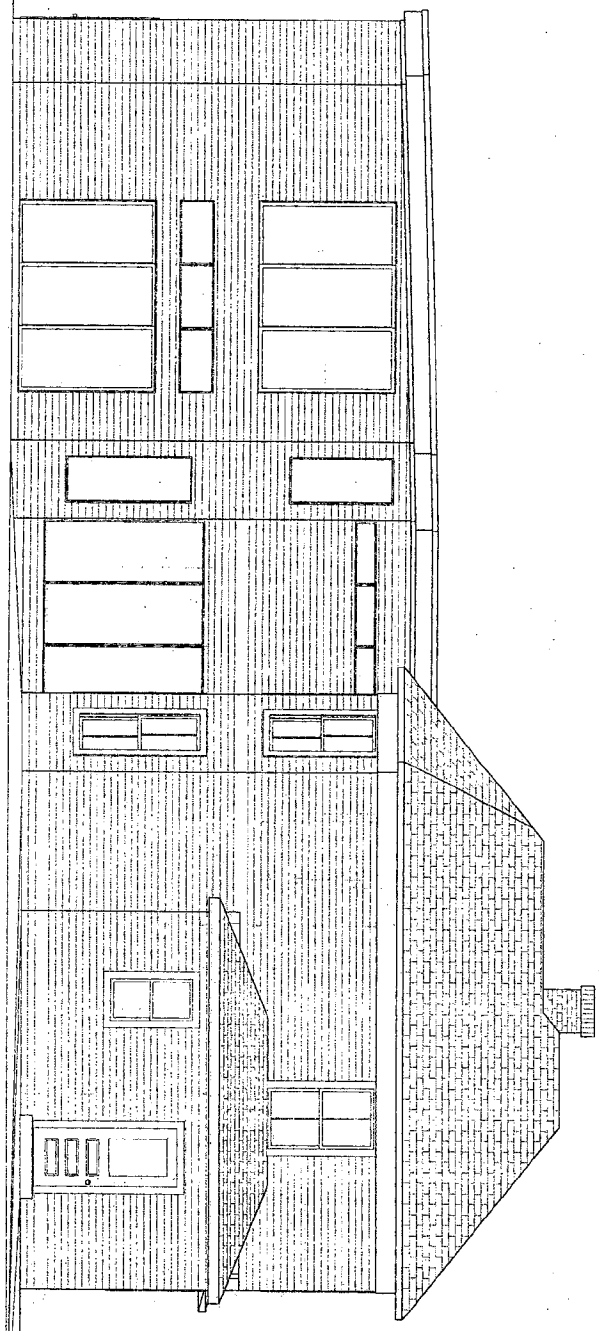
PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815

EAST ELEVATION

REV. 4.30.07  
 FD. 4.18.07

6 # 6

1 North Elevation  
1/4" = 1'-0"



Notes or instructions on other sheets shall have precedence over those on this sheet. All dimensions are to the face of the work unless otherwise indicated. All work shall be in accordance with the specifications and contract documents.

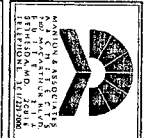
DATE: 03/27/04  
DRAWN BY: [Name]  
CHECKED BY: [Name]

OWNER: AS NOTED  
DESIGNER: [Name]

PROJECT: [Name]  
SHEET: [Number]

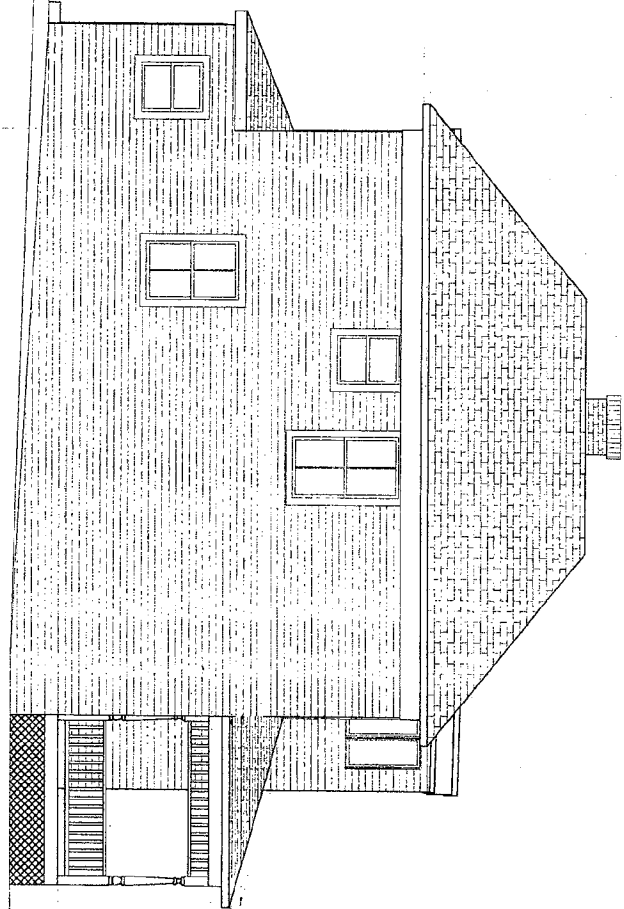
SHEET  
A-09  
SHEET 9 OF 10

Piezenik Residence  
4731 Essex Avenue  
Somerset, MD 20815





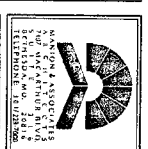
1 West Elevation  
1/4" = 1'-0"



Notes of revision on this drawing shall have precedence over all other notes. Construction shall conform to all applicable codes and conditions on the site and any variations from this drawing shall be approved by the architect.

DATE:	AS NOTED
DRAWN BY:	Carb, Daniel Martin
DATE:	09/27/04
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

Piecznik Residence  
4731 Essex Avenue  
Somerset, MD 20815



SHEET  
A-10  
SHEET 10 OF 10

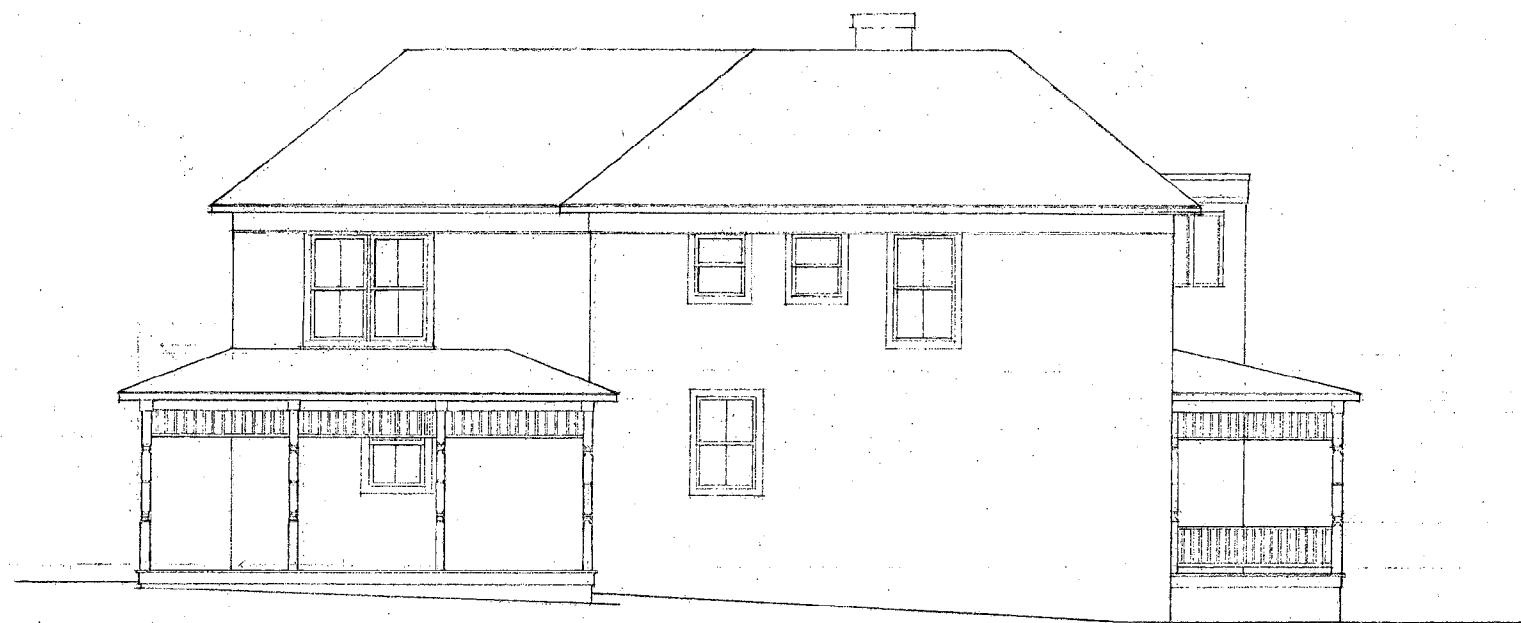


PIECZENIK RESIDENCE  
 4731 ESSEX AVENUE  
 SOMERSET, MD. 20815

WEST ELEVATION

REV. 4.30.07  
 P.P. 4.18.07

4  
 OF  
 6



WEST ELEVATION

1/4" = 1'-0"









































































