

35/13-04I-r14,Grafton,Street 04I  
Chevy,Chase,Village,Historic,District

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14 Grafton Street, Chevy Chase Village	<b>Meeting Date:</b>	03/10/04
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	03/03/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	02/25/04
<b>Case Number:</b>	35/13-04C	<b>Staff:</b>	Michele Naru
<b>Applicant:</b>	James Guerra/Nicole Vanasse (Paul Locher, Agent)	<b>Tax Credit:</b>	N/A
<b>Proposal:</b>	Construct two major additions		
<b>Staff Recommendation:</b>	Approve with conditions		

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this Historic Area Work permit with the conditions that:

1. The materials list for the new additions will include simulated divided light wood windows, wood trim and details including porch floor and railings and will be reviewed and approved by staff at time of final permit set stamping.
2. The additions are approved in concept noting that the final construction drawings are to be reviewed and approved by staff prior to applying for a County building permit.
3. The overhead doors to be installed on the existing, detached garage are to be constructed of wood and the final design must be reviewed and approved by staff at time of final permit set stamping.
4. A detailed, dimensioned and scaled site plan will be developed for the proposed hard surface installation.

**SITE AND ARCHITECTURAL DESCRIPTION:**

This is a Contributing Dutch Colonial frame house within the Chevy Chase Village Historic District that was built between 1892-1916. Its parcel is 100' wide x 125' long, or 12,500 square feet total. The house faces north with a 35-foot setback. The existing building is 30.6 feet wide and 49.9 feet long. This length includes one small appendage at the southeast corner (probably built as an early vestibule for the back kitchen door since it rests upon granite piers) and a shed-roofed, one-story, family-room addition at the southwest corner built circa 1960. Currently, there is a distance of 28 feet

on the east, or driveway, side of the property between the subject house and the adjacent neighbor and 40.5 on the west.

The 2 ½-story house is three bays wide by three bays deep. The house's current proportions are characteristic of the early expression of the Dutch Colonial style, when buildings were taller and narrower than the later, full-blown Dutch Colonials of the 1920s and 1930s. The roofline is a replication of a true "Dutch" Colonial, meaning that the break between the two slopes is higher up than the more evenly sloped "New England" Dutch Colonial. The subject's house's lower slope is about 45 degrees in pitch and there is a slight flare at the bottom of the roofline's side profile making it an excellent example of a Dutch gambrel. "Combined with the curved overhang, the Dutch gambrel is shaped like a wide-flaring bell..." (Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc., 1952.) The current roof covering is faux cedar shakes made of commercial-grade aluminum. According to the owners' agent, the original roof material is no longer extant.

The house is currently faced in vinyl siding with aluminum trim. The façade features a one-story porch with four columns. The area below the porch has been infilled at the basement level with brick. Above the porch is a three-bay shed dormer. First-floor windows throughout the structure are original. The second- and third-story windows have been replaced with 1/1, double-hung sash, vinyl windows. The gambrel accommodates two levels of full-scale windows on the side elevations.

**PROPOSAL:** Responding to the comments given by the Commission at the preliminary consultation, the applicants current proposal is to:

1. Remove the small back door enclosure and the larger, circa 1960 rear addition.
2. Construct a new 1 ½-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house's single units.
3. Construct a new 2-story, family room addition on the west side of the house, set back over 26 feet with matching gambrel roof. This addition would have a modest side porch on the first floor and a small porch on the second floor off of the master bedroom.
4. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash wood, windows.
5. Rehabilitate existing original windows on main massing and install storm windows for energy efficiency.
6. Remove vinyl siding to expose cedar shingle siding. Remove existing 7.5" cedar shingle siding and replace in-kind with new, 7.5" cedar shingles.
7. Retainment of the shake siding on the front porch columns.
8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (imitation slate) shingles in its place. Use same material for the proposed additions.

9. Replace the current single, two- bay, overhead door on the existing garage with two separate garage doors. (This item was not part of the preliminary consultation.)
10. Extension of the concrete driveway to commence at the existing garage. (This item was not part of the preliminary consultation) (See circle       ).
11. Installation of a flagstone patio extending from the new rear addition. (This item was not part of the preliminary consultation) (See circle       ).
12. Installation of brick walkways. (This item was not part of the preliminary consultation) (See circle       ).

**BACKGROUND:**

The applicant came before the Historic Preservation Commission on January 28, 2004 for a preliminary consultation (drawings on circles       ). At this meeting, the HPC was more comfortable with the proposed addition on the east elevation of the house, but had concerns with the massing of the second story of addition proposed for the west elevation. The Commission asked the applicant and their architect to modify the proposed plan by:

- Reducing the massing and prominence of the second story of the addition to be located on the west elevation.
- Maintain the cedar shingle siding on the porch columns.
- Revise the front porch design to eliminate the “wrap-around” connection on the west elevation.
- Change the proposed siding selection for the original massing to cedar shingle (the original fabric). Determine the condition of the existing cedar shingle under the existing vinyl siding and present the Commission with documentation of its condition.
- Retain the original window sashes and trim on the original massing and utilize storm windows for energy efficiency.

**APPLICABLE GUIDELINES:**

As per the Commission regulations, the Secretary of the Interior’s *Standards for Rehabilitation* is applied when reviewing all Preliminary Consultations. Standard 9 applies in this case:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case, however, and should be applied. Specifically, the applicable *Chevy Chase Guidelines*’ “basic policies” state:

2. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district. Two over-arching principles of the *Chevy Chase Guidelines* are that



alterations continue to foster the Village's shared commitment to evolving eclecticism while maintaining its open park-like character. (p. 14)

4. Design review emphasis should be restricted to changes that will be visible from the front, or side public right-of-way, or that would be visible in the absence of vegetation or landscaping. (p. 14)

5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course. (p. 14)

*Major additions* should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources." (p. 16)

*Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. (p. 16)

*Roofing materials* should be subject to moderate scrutiny if they are visible from the public right-of-way. . . . In general, materials differing from the original should be approved for contributing resources. (p. 17)

*Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way. .

In the *Chevy Chase Guidelines*, the following definition is given:

**Moderate Scrutiny:** ". . . Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style."

### **STAFF DISCUSSION:**

After review of the proposed HAWP application, staff feels that the applicant has successfully addressed most of the concerns the Commission addressed at the preliminary consultation for this project. Additionally, staff feels that the oblique drawing (circle 30) demonstrates that the proposed west addition does not hide the original house's form. The applicant's responses to the Commission's comments from the preliminary consultation are:

1. The current front porch design does not contain the original proposed "wrap around" connection. (See circle                      ). All of the front elevation of the house will be preserved in its original configuration.
2. The front porch's columns will retain cedar shingle siding.
3. Replacement, in-kind of the 7.5" profile cedar shake siding on the main massing of the house. *Given that the existing cedar shingles are 100 years old and that we are reviewing a material*

*replacement in-kind for contributing resource within the Chevy Chase Village Historic District - where this issue is to be examined with moderate scrutiny, staff supports this compromise.*

4. All original windows sashes and trim in the living room will be retained and new storm windows will be installed for energy efficiency.
5. Reduce the roofline of the proposed addition on the east elevation by 12 inches (the overhangs and the porch landing were reduced).
6. Reduce the roofline of the proposed addition on the west elevation by 18 inches (the overhangs and porch landing were reduced).
7. Porch roof on the west elevation was altered to completely expose the exterior wall of the original massing by removing wing walls and siding (Staff cannot see where this item is detailed in the propose drawings).
8. The porch's exposed rafters on the proposed west side addition were simplified.

**STAFF RECOMMENDATION:**

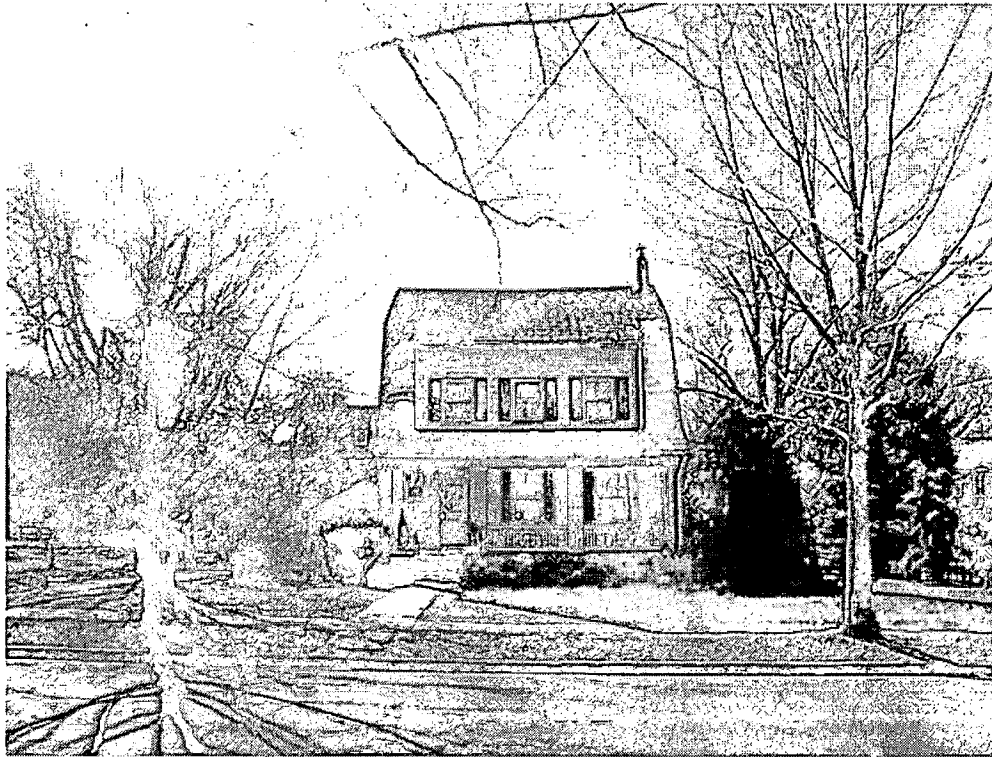
Staff recommends that the Commission **approve with the above-mentioned conditions** the HAWP application as being consistent with Chapter 24A-8(b)1 & 2.

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

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

and with the Chevy Chase Village Historic District Guidelines, adopted in August 1997.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



View from across the street, 14 Grafton, showing house in relation to its lot



View of side yard to the east



View looking southeast



Façade, 14 Grafton



East Wall



East wall showing rear back door enclosure to be removed



Rear wall showing ca. 1960 rear addition to be removed



View from rear showing side yard area for addition



View of west wall



View to the east





Detail of porch showing 6/1, shake-covered porch posts, and decorative railing



14 GRAFTON STREET  
CHEVY CHASE, MARYLAND

February 18, 2004

## **DESCRIPTION OF PROJECT UPDATE**

As you know, the Historic Preservation Policy Guidelines provides "that policy guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application may present unique design issues and each will need to be reviewed individually." We believe the application for 14 Grafton Street presents unique issues and deserves to be reviewed individually.

While the property is characterized as a "Contributing Resource" there is very little historic significance visible on this property. The roof is industrial aluminum. The siding is large paneled vinyl siding. Most of the windows are storm aluminum. The back of the house has been sheared off, and a very unattractive addition was slapped on to the house, standing on piers and cinder blocks. Some call this house "The Barbie House" because of the artificial materials covering it.

For years 14 Grafton Street has been an eye sore for the Chevy Chase Historic District. When we bought the property almost five years ago we immediately started to take steps to rehabilitate the property. We removed an approximately six story ham radio tower that was attached to the west elevation of the house. We removed vinyl siding which enclosed both ends of the front porch. We painted the front porch. We removed chain link fences on the front and side yards. We completely landscaped the yard, carving out new beds and planting over fifty trees and shrubs and new grass. We conducted repairs and upgrades in the house. We also began to work with an architect to renovate the house.

Over the last several years we have worked with architects, design builders, neighbors and community leaders to design a home that would be respectful of the historic district, the "naturalistic landscape," and would be truly complimentary to our neighbors' homes. We strive to create a home that works for our family, that we love living in, and that is aesthetically pleasing to us and our community.

Over the years we have rejected proposed designs for the house. They were too massive. They proposed renovating all four sides of the house, creating a new entrance foyer, a larger dining room, a larger family room, a larger master bedroom, and a new third floor. It seems like we have spent the last few years consistently and gradually scaling back this renovation to the bare necessities, respectful of the Historic Preservation Policy Guidelines, our neighbors, Chevy Chase Village and Montgomery County.

Thus, the application presented to the Commission in January of this year had been carefully crafted. There would be no grand new entrance foyer. The additions would be pushed well off the front of the house. The wrap around porch would be redesigned in accordance with Commission Staff recommendations. The dining room, family room and

master bedroom were all significantly scaled back. The proposed third floor was eliminated. The trims around the windows and door would all be restored. The industrial aluminum roof, vinyl siding and aluminum windows would all be removed, and in-kind materials would be used. No trees or shrubs will be destroyed or lost. A "naturalistic landscape" will be preserved and enhanced on all four sides of the house. The house, with the proposed additions, would sit gracefully on the lot, providing pleasing views to all our neighbors.

We have provided the Commission and its Staff with enthusiastic letters of support from our neighbors.

After the preliminary hearing, we began working again with the Commission Staff to address their concerns and reservations, as well as those expressed by the Commissioners.

At your request, we have had our design builder draw various alternative elevations for the west and south elevations, at our expense. Unfortunately, each variation was inferior to or extremely unattractive to us and our neighbors. Our inability to profoundly alter the west side elevation has caused us to make the additional concessions listed below. It also has caused us to remind this Commission and its Staff of all the other concessions we have made, and the additional costs and expenses we will incur to remove The Barbie façade.

Here are the additional concessions: We are now prepared to put cedar shake on the sides of the house as the in-kind material. We are also keeping cedar shake on the front porch columns on the porch. We are now prepared to give up the wrap around porch on the west side of the house. 100% of the front elevation of the house will be preserved with no additions. Now it will be 20 feet before there will be anything new added to the sides of the house. We have refined the roof lines on the east elevation, making it more attractive and complimentary. We have lowered the roof on the proposed addition on the west elevation. Working with the Commission Staff we have removed some of the details and massing on the master bedroom porch on the west elevation. We are also willing to eliminate the steps off the deck outside the dining room and place a railing there instead.

As you know, the Historic Preservation Policy Guidelines requires deference to the Village residents. It expressly states that "[i]t is of paramount importance that the HPC recognize and foster the Village's shared commitment to evolving eclecticism, which necessitates substantial deference to the judgment, creativity and individuality of Village residents." Further, the Master Plan states that the "challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights." We site these provisions only after we have already shown great restraint and respect for the Historic Commission's Master Plan, and the opinion of our neighbors and the Village of Chevy Chase.

We have given up many features, many things on our original wish list. Considering the size of our lot we are showing great restraint. We have made further concessions working with Commission Staff and listening to the Commission. We strongly believe we have gone as far as we can reasonably go. We ask the Commission to give special consideration to the unique circumstances of 14 Grafton Street. We ask that you put us in a position to begin this spring to remove an incredible eye soar, The Barbie House, so that we can give back to the Historic District a graceful, revived house.

Thank you in advance for your careful consideration to this application.

James F. Guerra  
Nicole A. Vanasse  
Property Owners

# LOCHER DESIGN BUILD

## Modifications to Proposal

**Re: 14 Grafton Street  
Chevy Chase, MD**

The following are the modifications to the original proposal for the above referenced project based on the input from the Historic Preservation Commissioners and Historic Preservation Staff:

- 1) Modify the porch columns to retain cedar shingle siding (no paneled trim).
- 2) Modify the front porch design to eliminate the "wrap around" connection on the west elevation.
- 3) Modify the siding selection to cedar shingle (no beveled siding).
- 4) Retain the original window sashes and trim at the living room, however modify the windows for energy efficiency.
- 5) Modify the roofline on the east elevation to lower the roof 12 inches by reducing overhangs.
- 6) Modify the roofline on the west elevation to lower the roof 18 inches by reducing the overhangs and shortening the porch landing.
- 7) Modify the porch roof on the west elevation to completely expose the exterior wall by removing the wing walls and siding.
- 8) Modify the porch's exposed rafters on the west side to simplify the elevation.
- 9) Reduce the mimicry of the repeating rail "target" pattern on the west elevation.



10023 Raynor Road • Silver Spring, MD 20901 • 301-592-0070

**Hardscape material selections**

**Flagstone patio**

**Brick walkway**

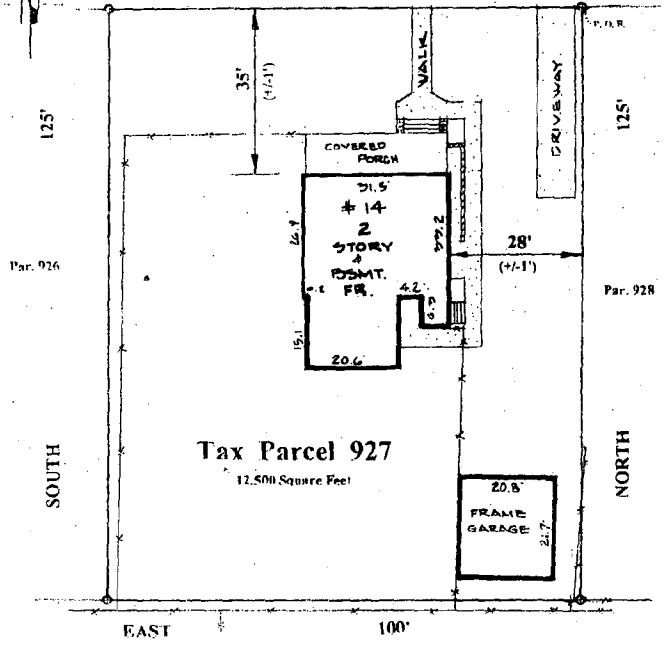
**Stone or brick risers with flagstone treads**

**Concrete driveway**

ANJTECH ASSOCIATES,  
7307 BALTIMORE AVENUE SUITE 214  
COLLEGE PARK, MARYLAND 20740

JR  
NR

GRAFTON STREET  
WEST 100'

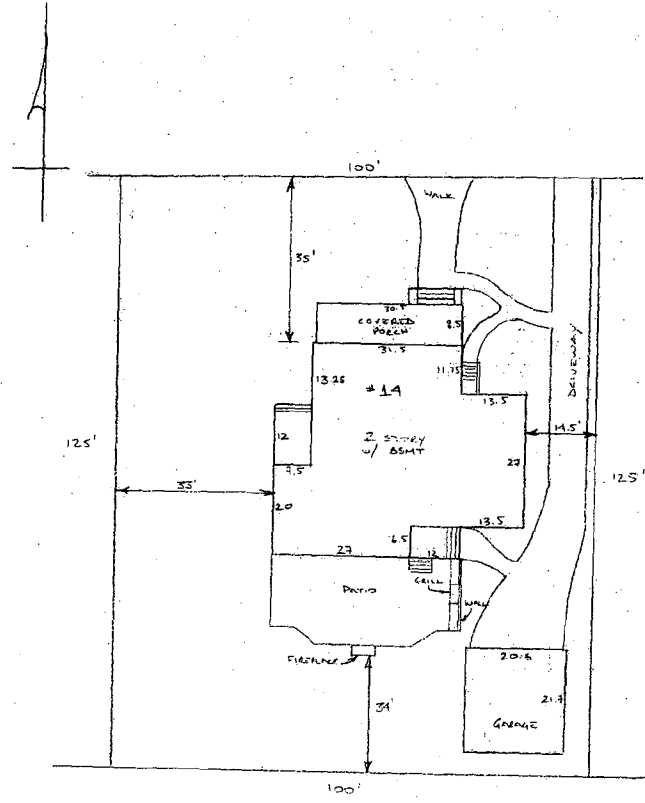


NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or the agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

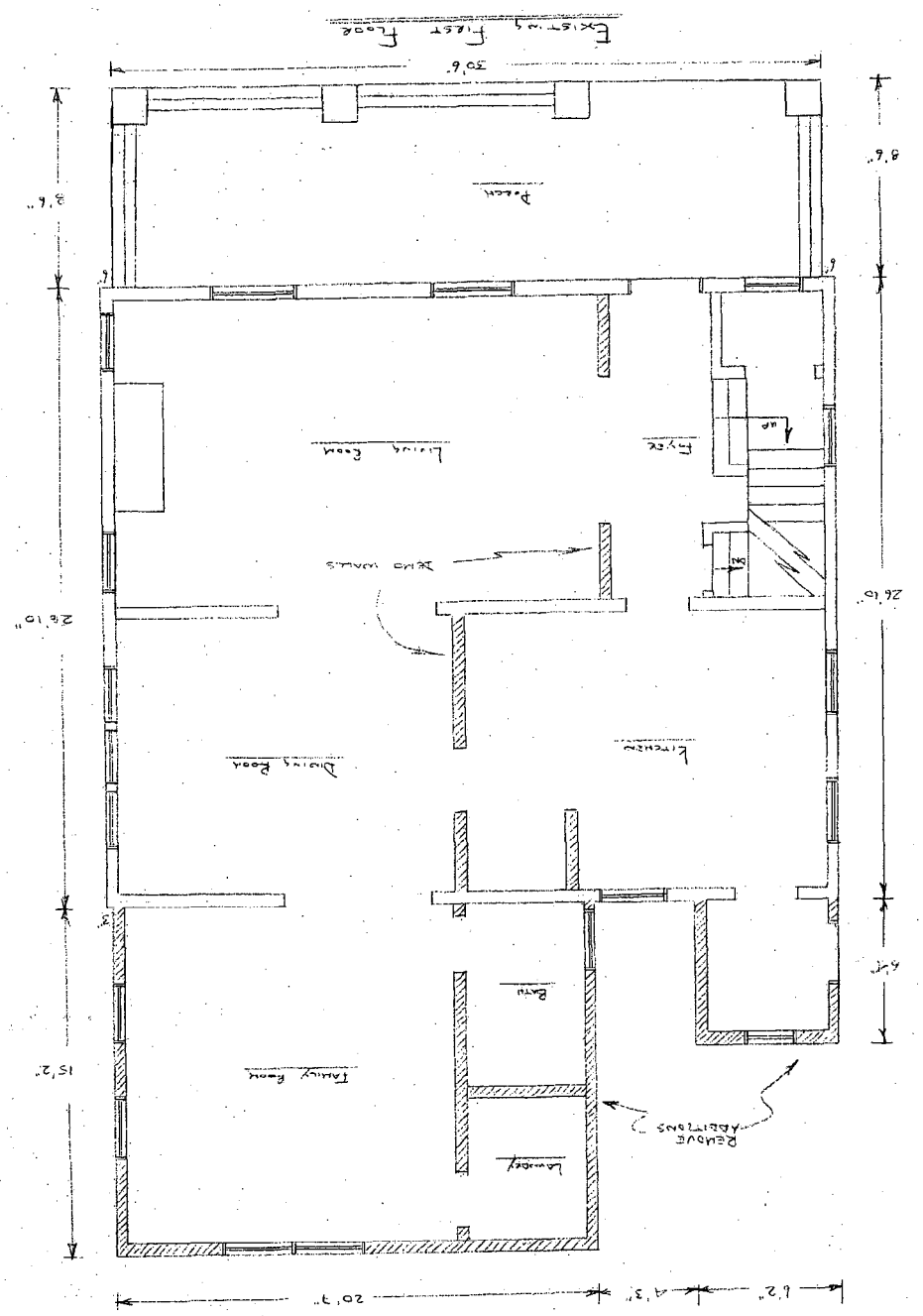


EXISTING SITE PLAN



PROPOSED SITE PLAN

17











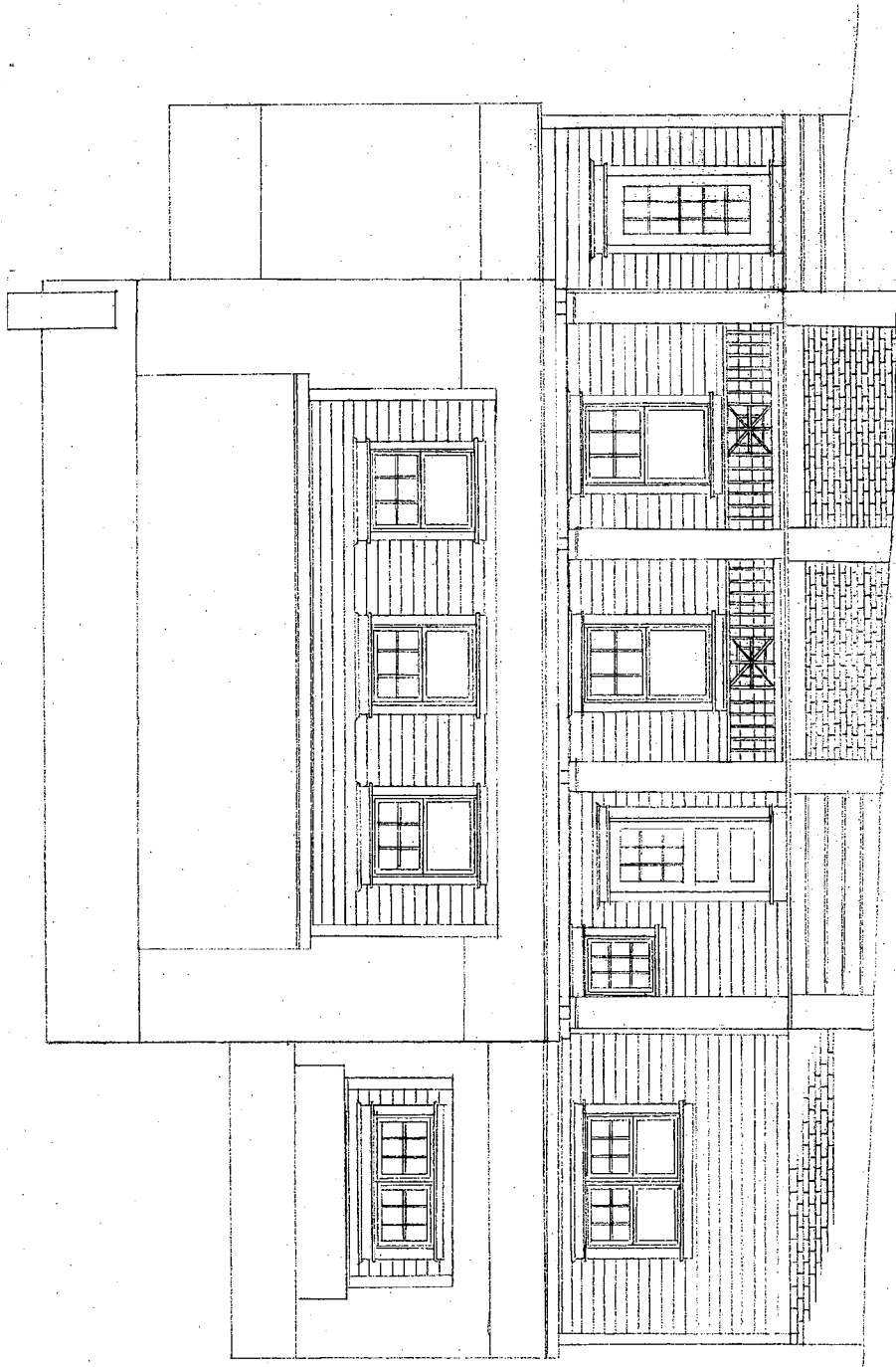


Scale 1/8" = 1'-0"  
July, 2004

EXISTING FRONT ELEVATION



REMOVE DOORWAY,  
WALL STAIRS,  
ALUMINUM TRIM,  
WALL WINDOWS



REAR FRONT ELEVATION

SCALE 1/4" = 1'  
JWS, 2004  
REV. FEB. 2004

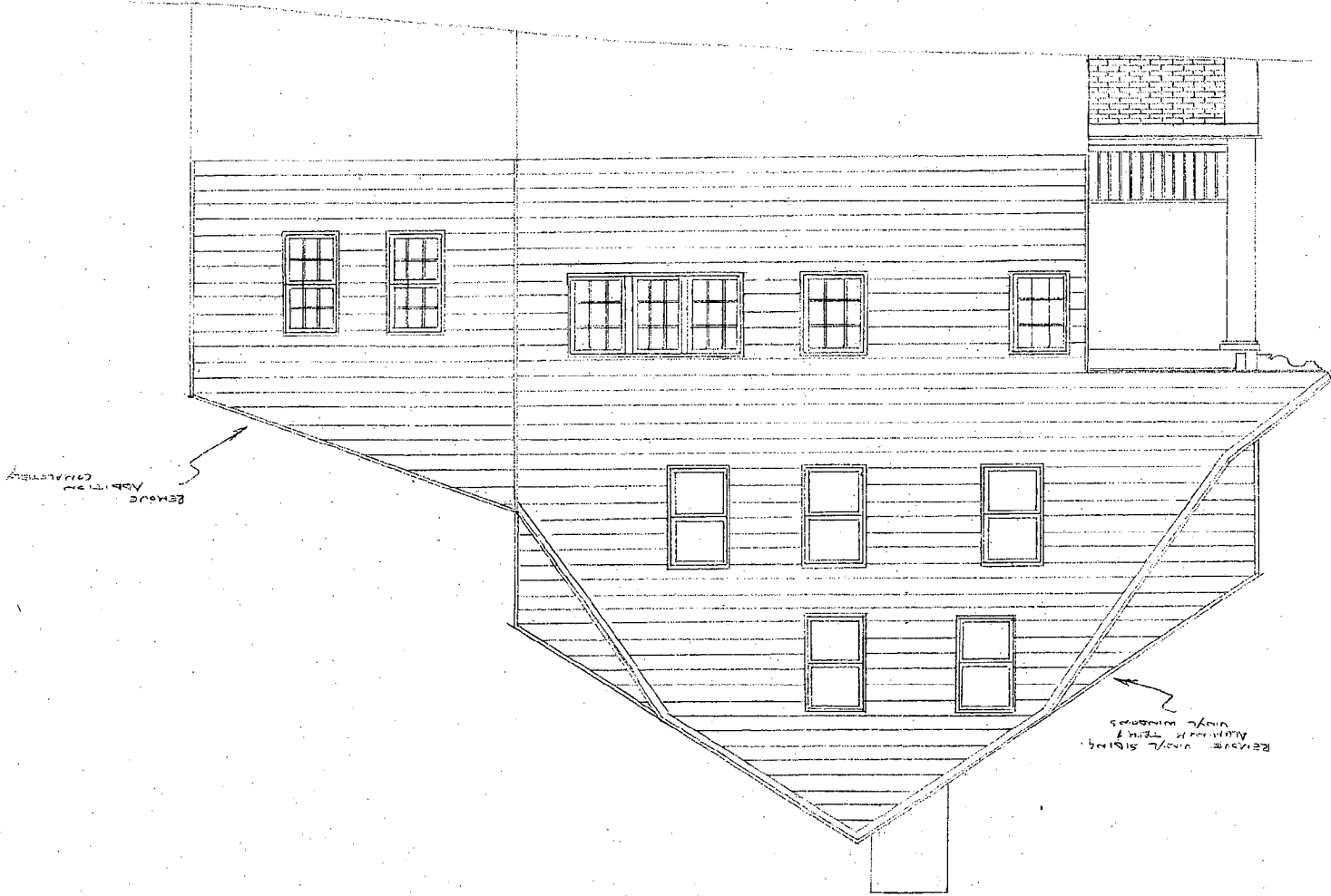
23

Scale 1/4" = 1'  
Jan. 2004

Page 9 of 14

(24)

EXISTING Side ELEVATION



REMOVE Siding  
ADDITION  
CONCRETE

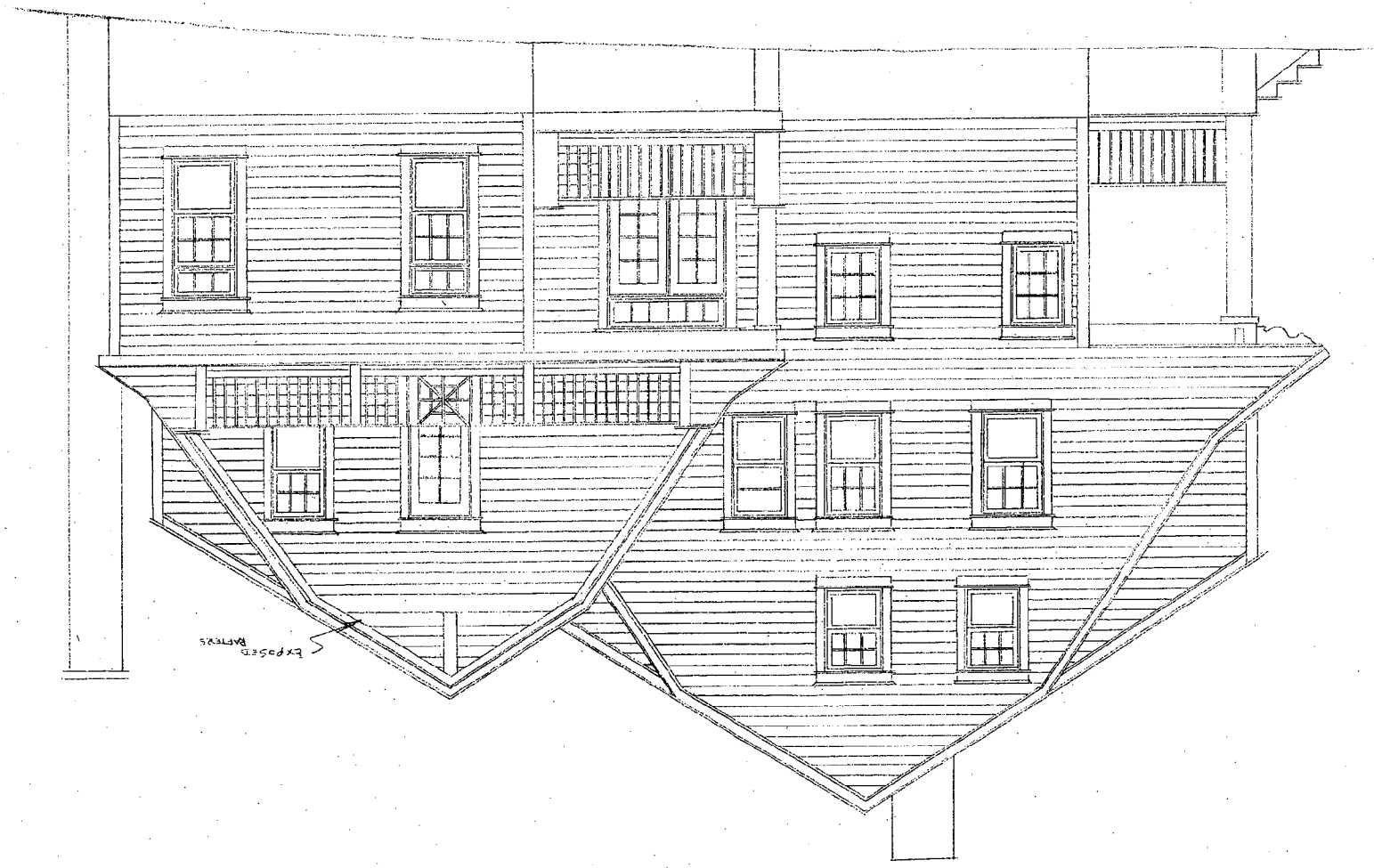
REMOVE Siding  
ADDITION  
CONCRETE

Sept. 11, 2004  
RFB

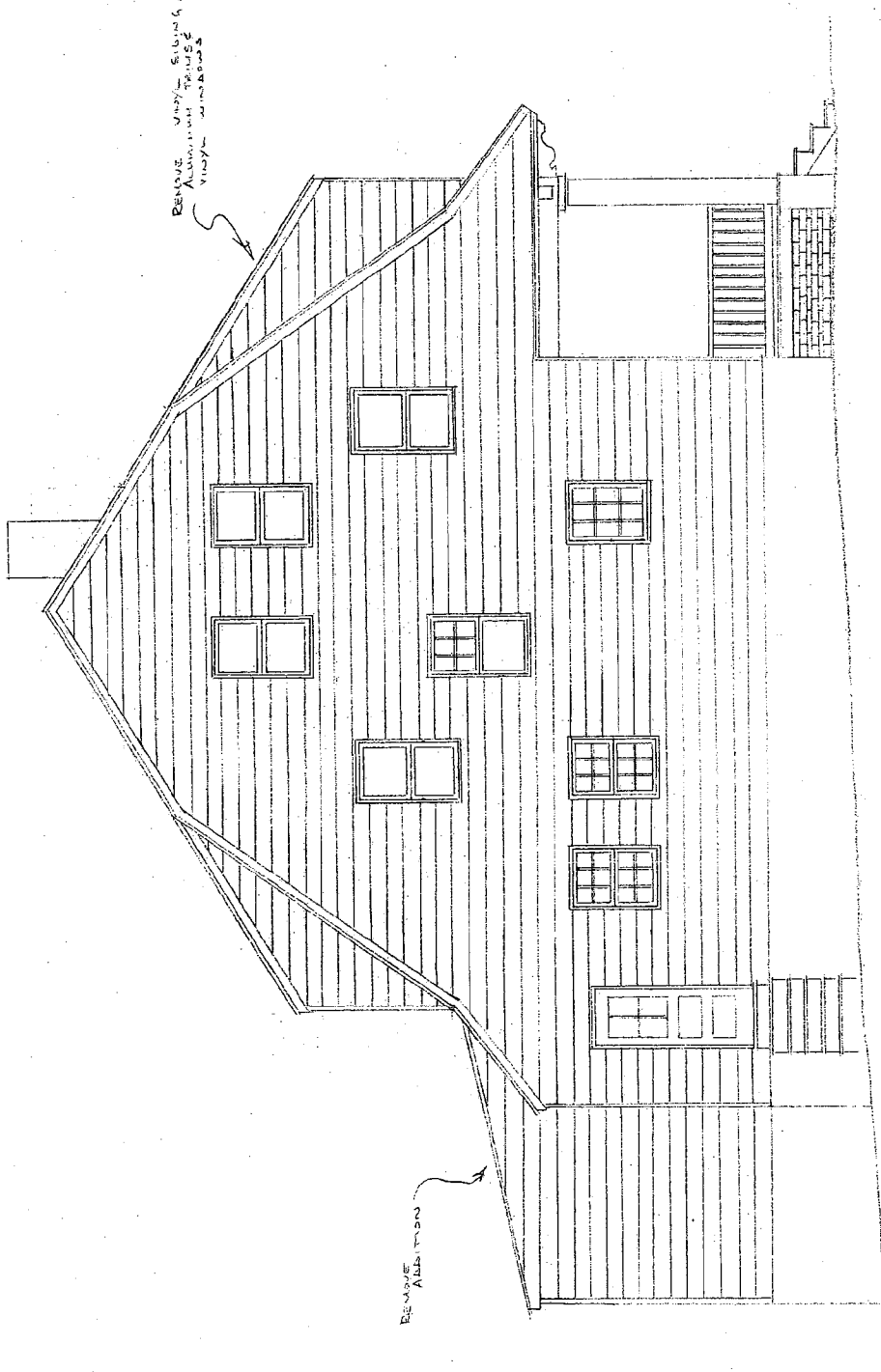
Page 10 of 14



Proposed Side Elevation



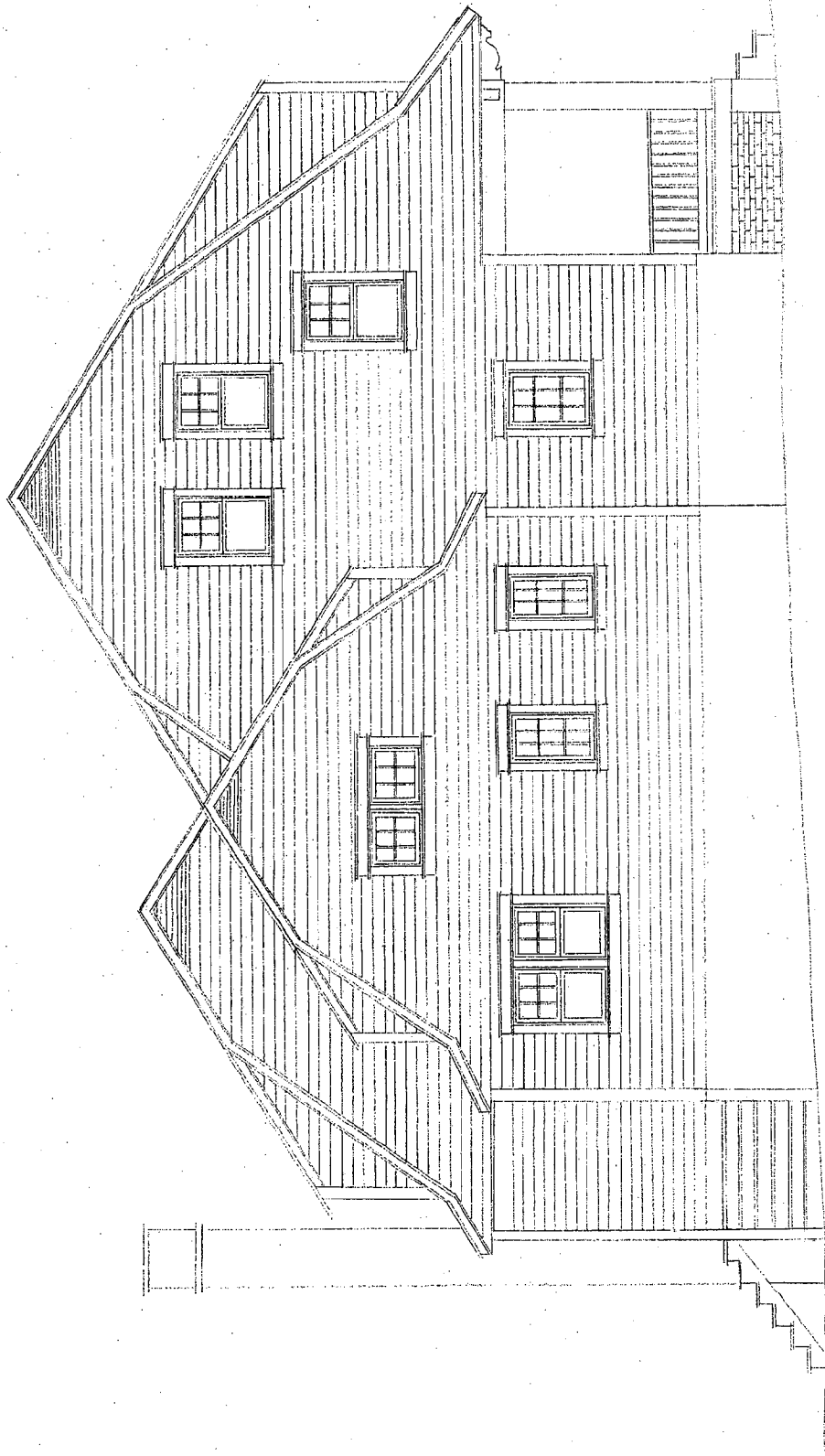
Exposed rafters



Scale 1/4" = 1'  
Jan., 2004

EXISTING SIDE ELEVATION

210



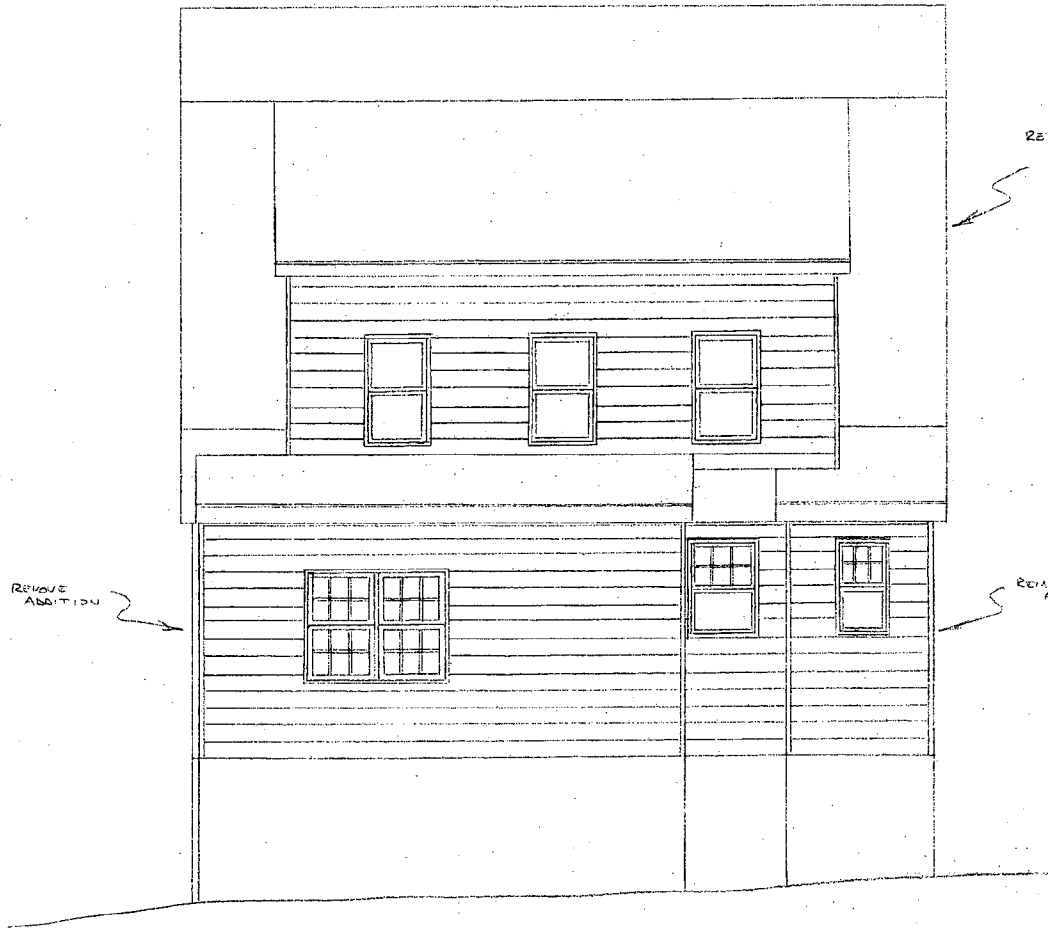
Proposed East Elevation

Scale 1/4" = 1'  
Feb. 2004

(27)

Page 12 of 14





REMOVE ROOFING MATERIAL,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

REMOVE  
ADDITION

REMOVE  
ADDITION

EXISTING REAR ELEVATION

SCALE 1/4" = 1'  
JAN, 2004

98

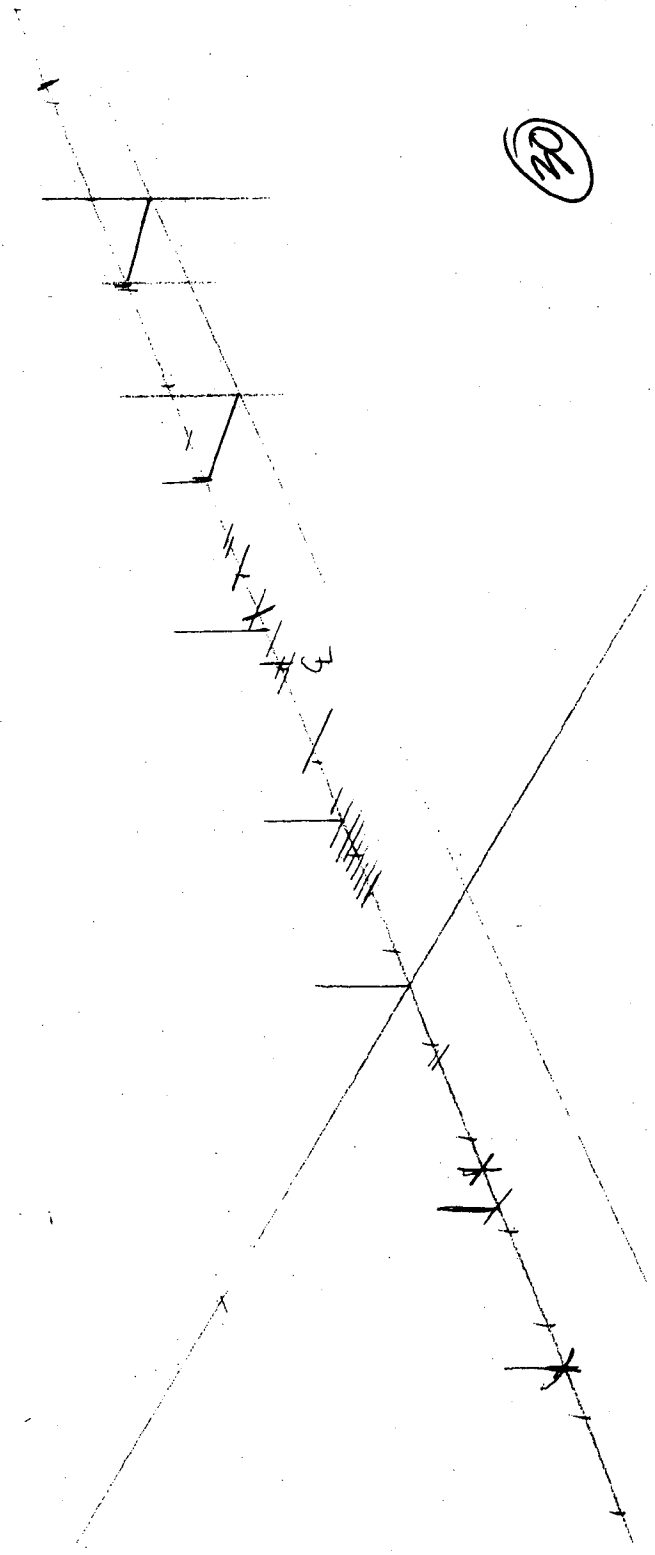
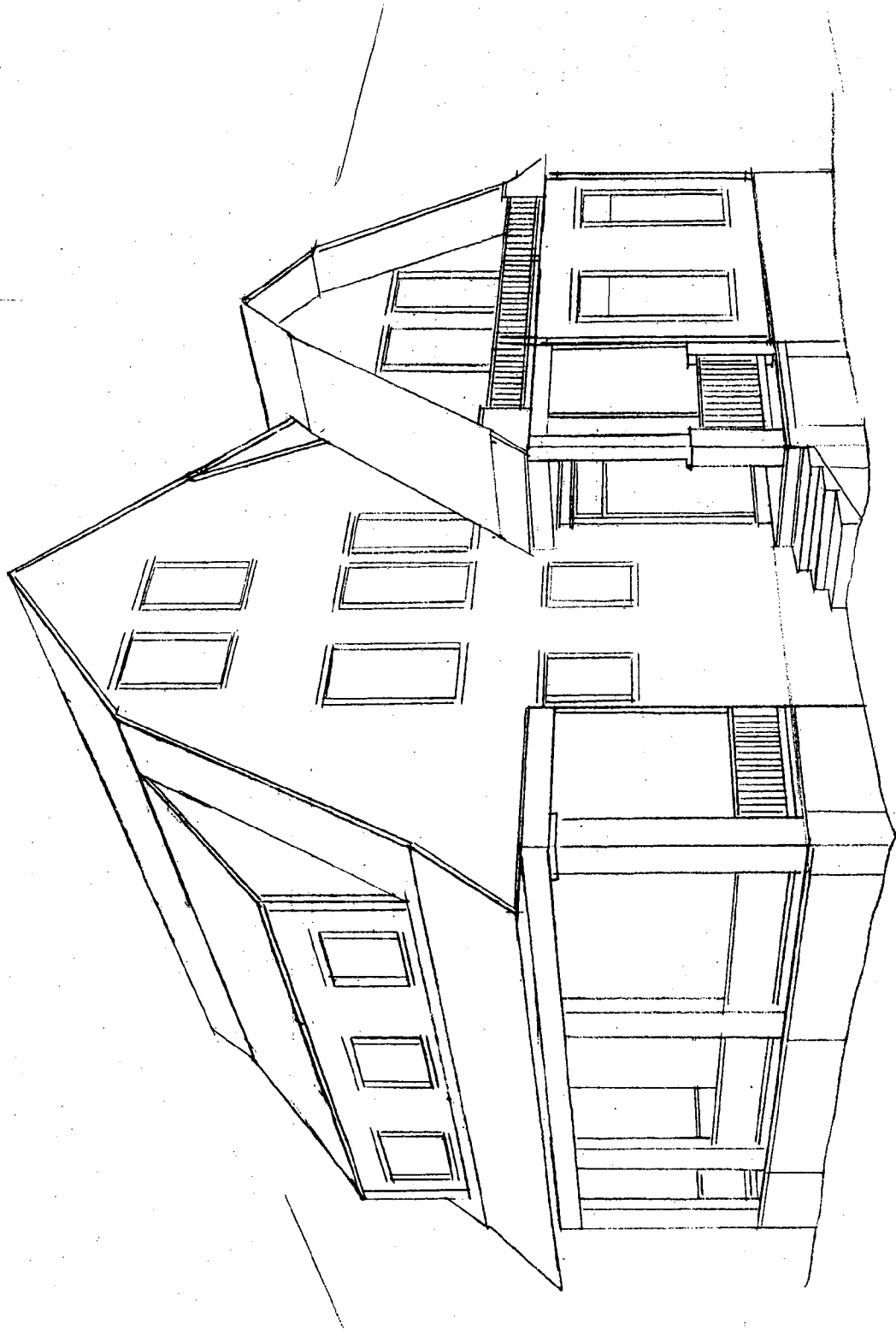
7/18/14

Scale 1/4" = 1'  
Jan. 2004  
Rev. Feb. 2004

164  
Page 14 of 14

Proposed Rear Elevation

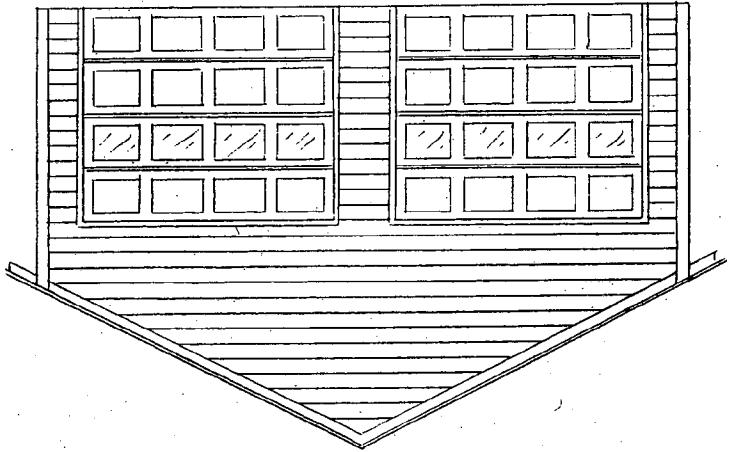




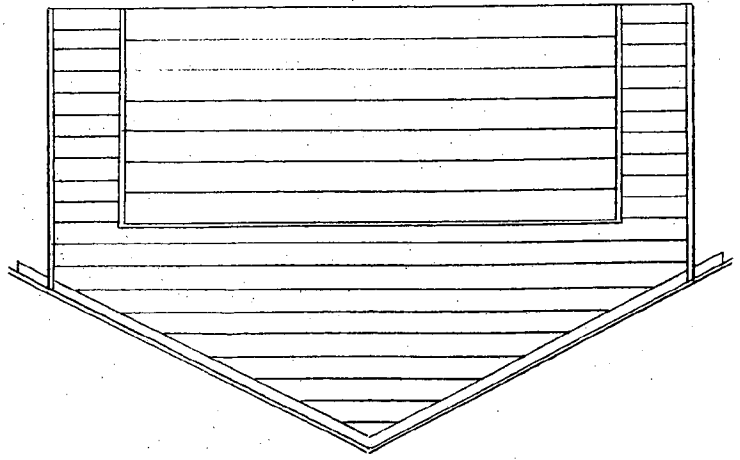
30

Garage Plan

Recessed Elevation



Exterior Elevation



S

THE FOLLOWING  
PAGES ARE THE  
APPLICANT'S ADDENDUM  
ILLUSTRATING ROOF  
FORM STUDIES.

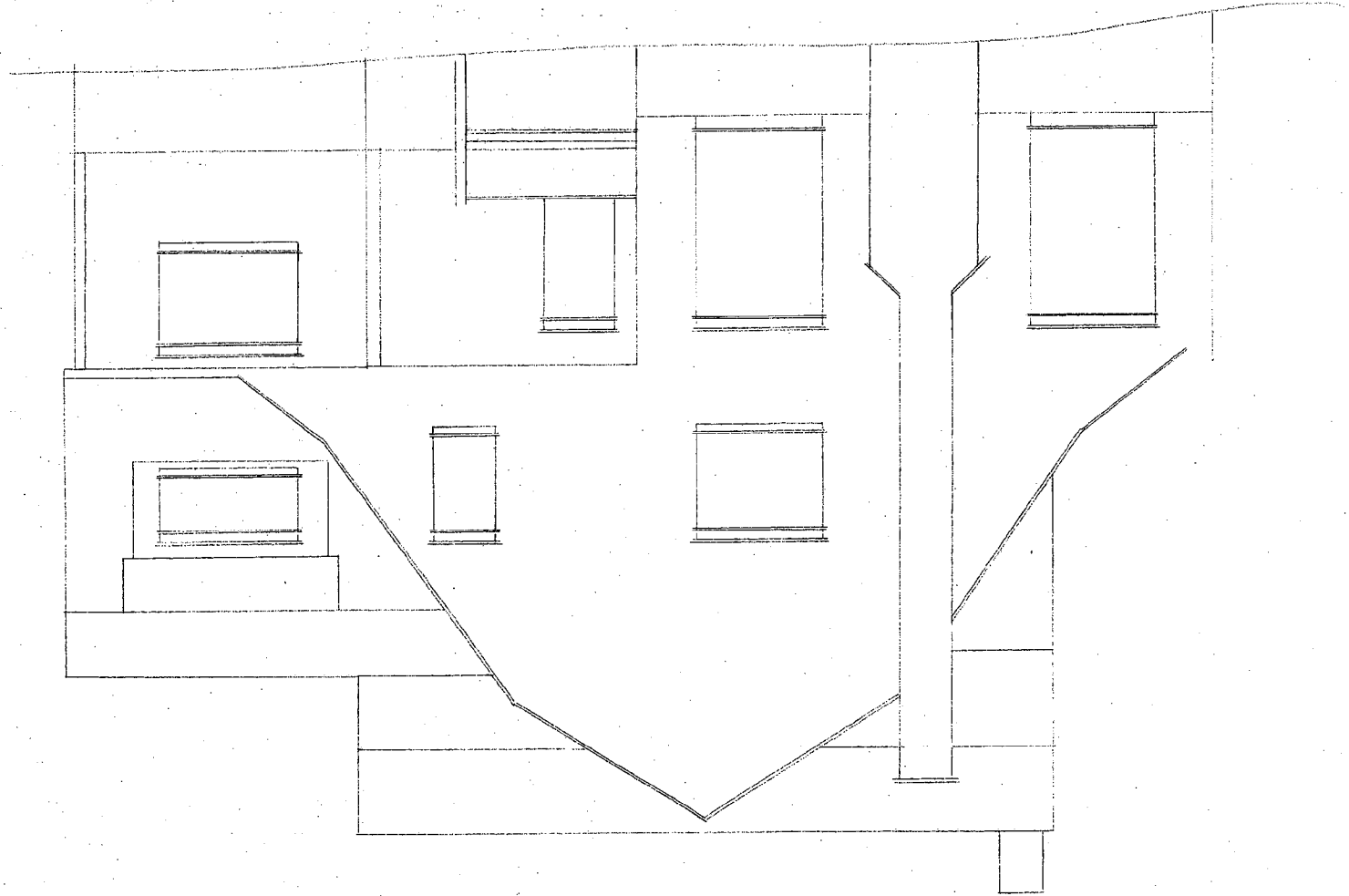
Scale 1/8" = 1'-0"  
Feb, 2004

ADDRESS 2



Roof Trussing Study (between 2 rows)

Roof Elevation





WEST ELEVATION

Roof Study    Rear shed

AS

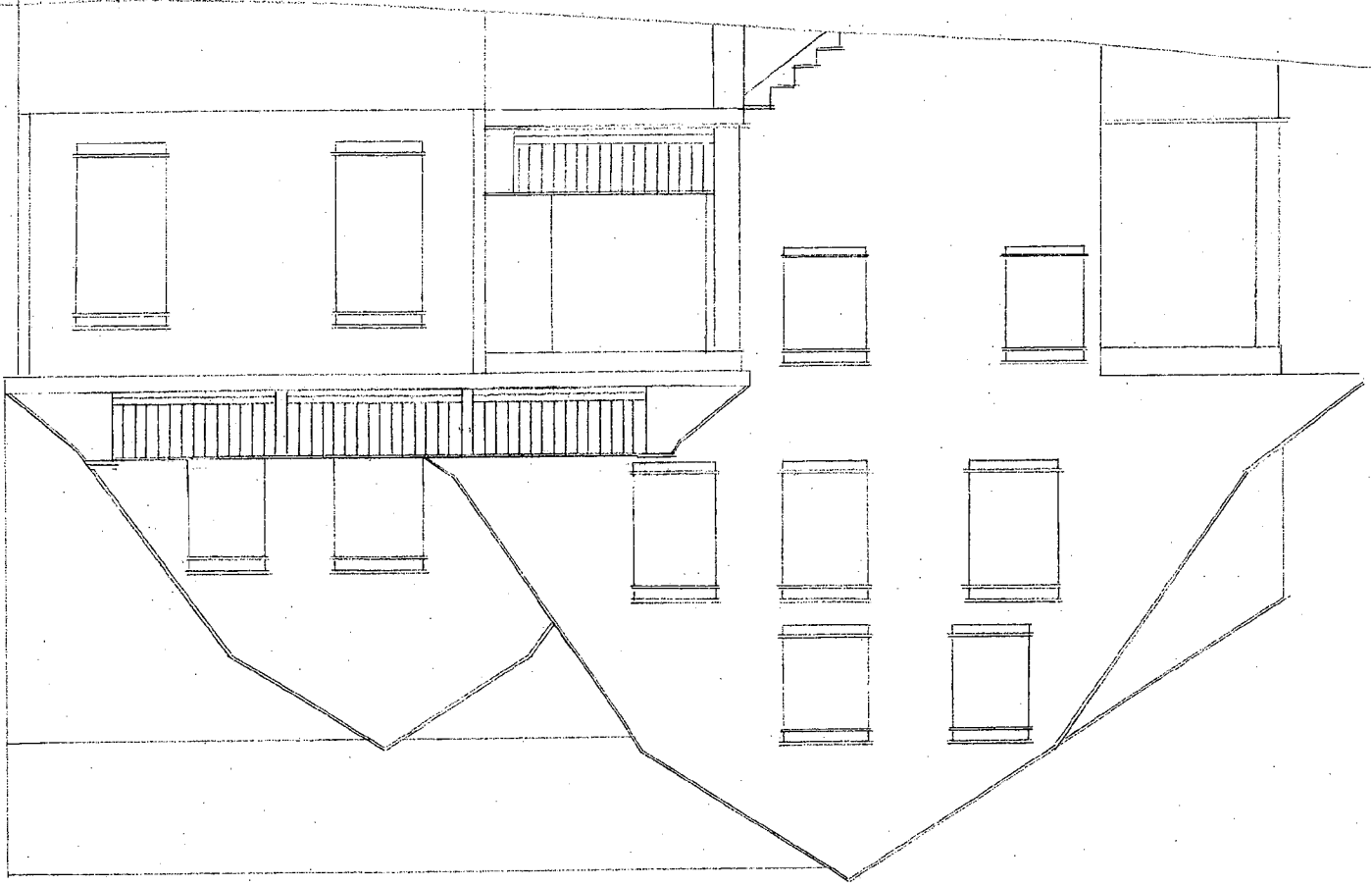
ADDENDUM I

Sheet 1-1  
Feb, 2001

Site X-1  
Feb, 2004

Roof Missing Study - General & Part

WEST ELEVATION



Appendix 3



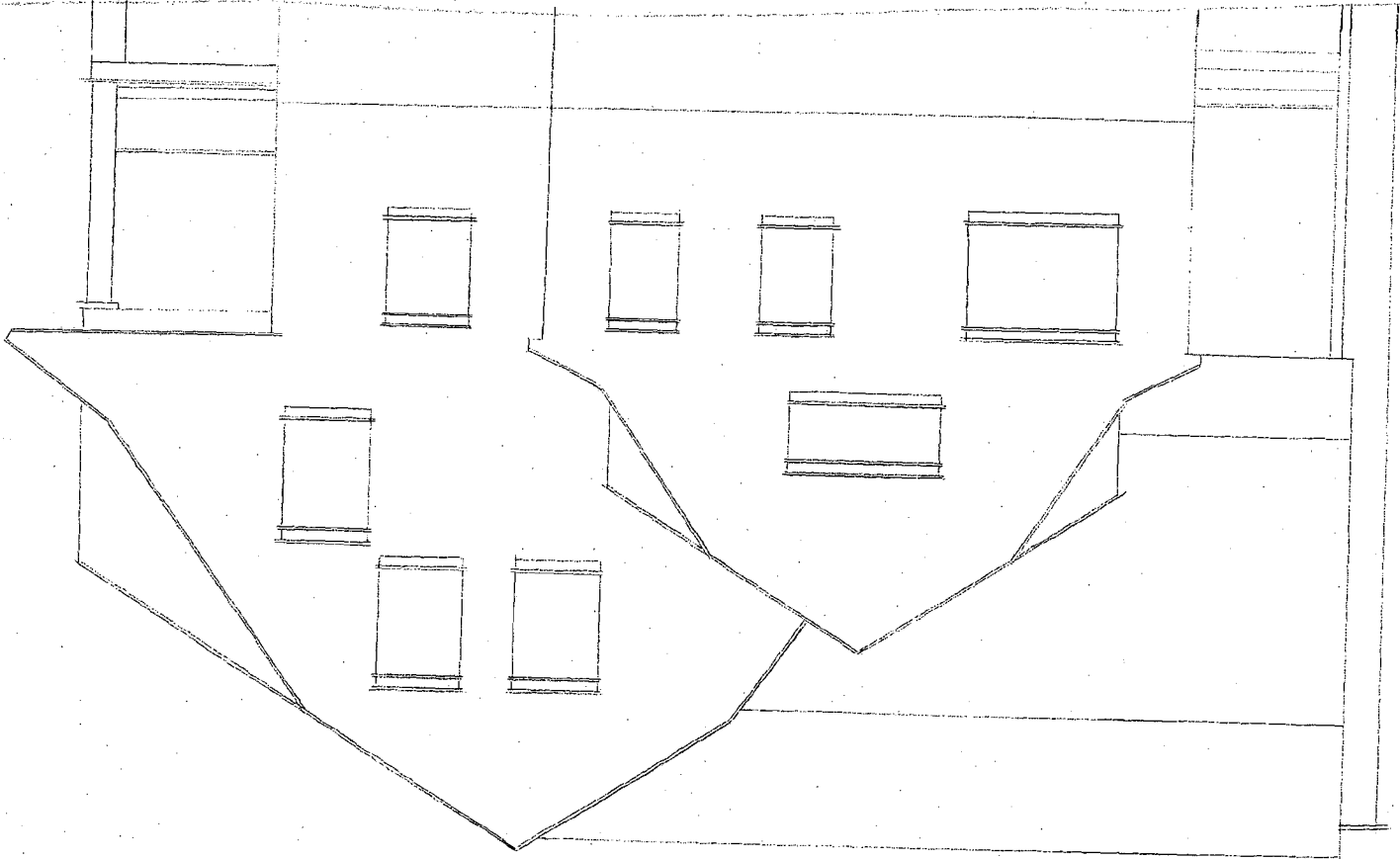


Scale 1/4" = 1'-0"  
Feb, 2004

HOOPER & PARTNERS

Roof WELSH STUDY - GUNBERG & BEAR

EAST ELEVATION



HP

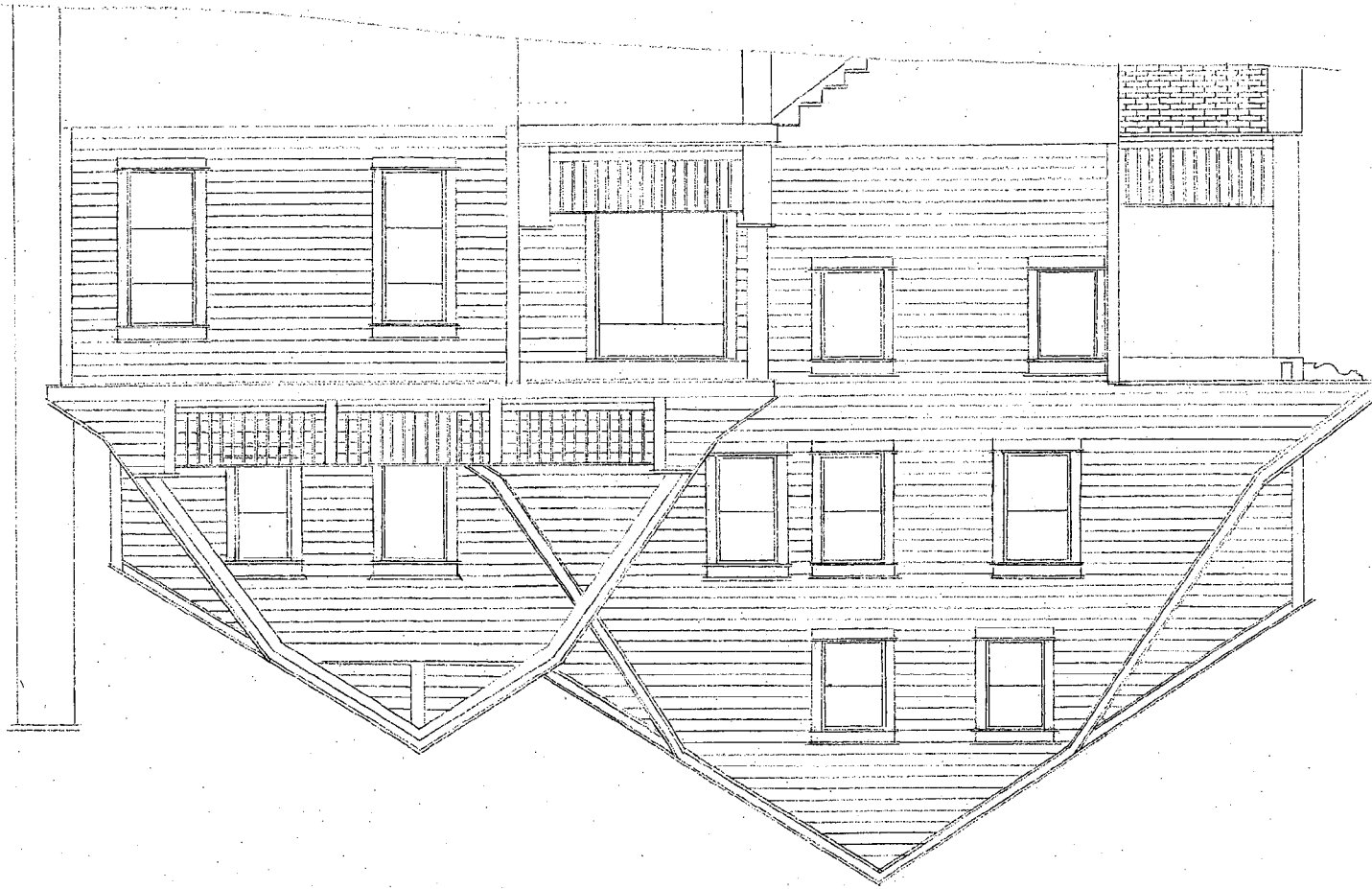
Scale 1/4" = 1'-0"  
REV. 10-04

Appendix 5

(14)

For Study / COMPRESSED ARCH  
EXTENDED DET

West Elevation





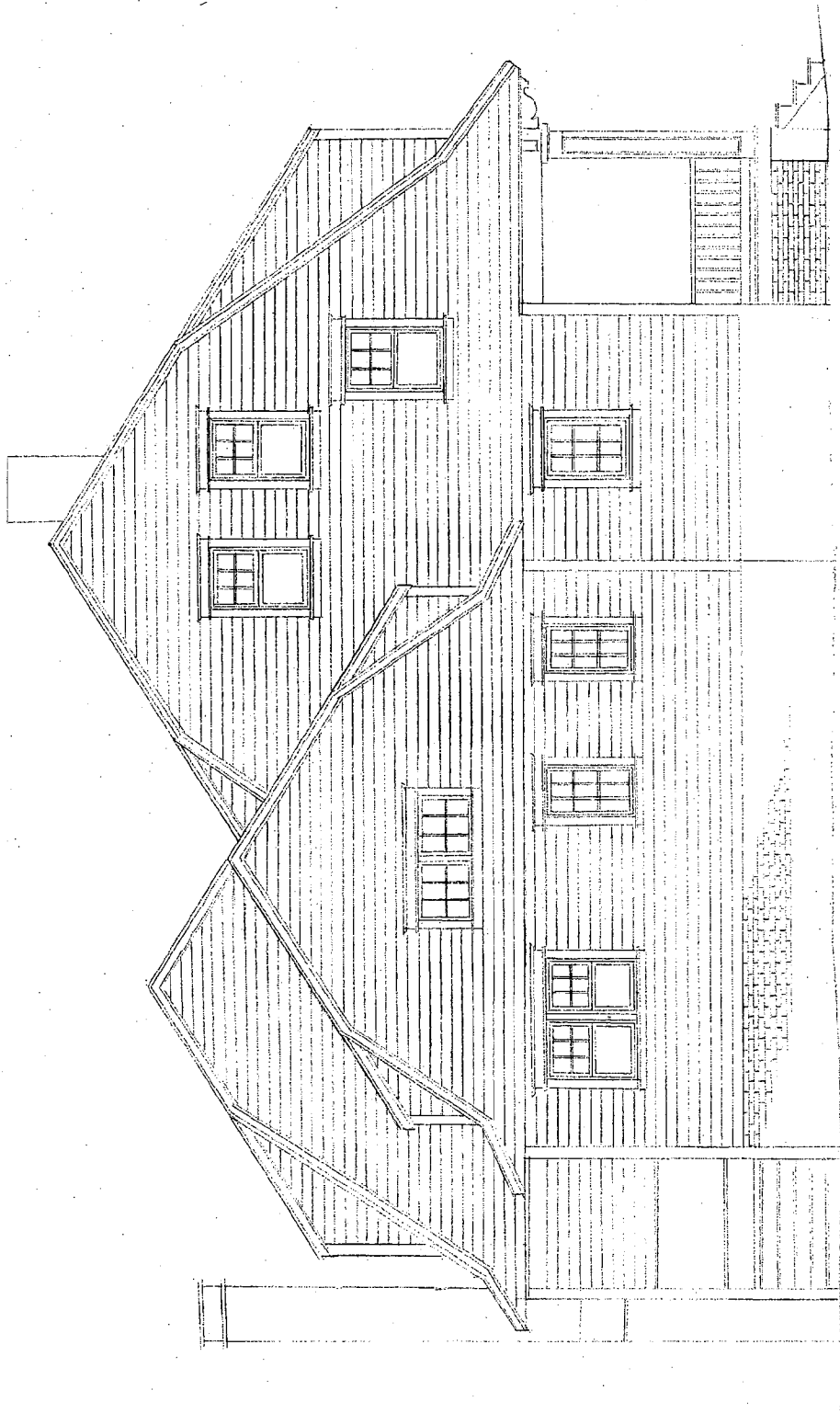
WEST ELEVATION

ROOF STUDY - CUTAWAY @ PORCH - SHORTENED SPAN



ADDENDUM 6

SCALE 1/4" = 1'  
FEB. 2001

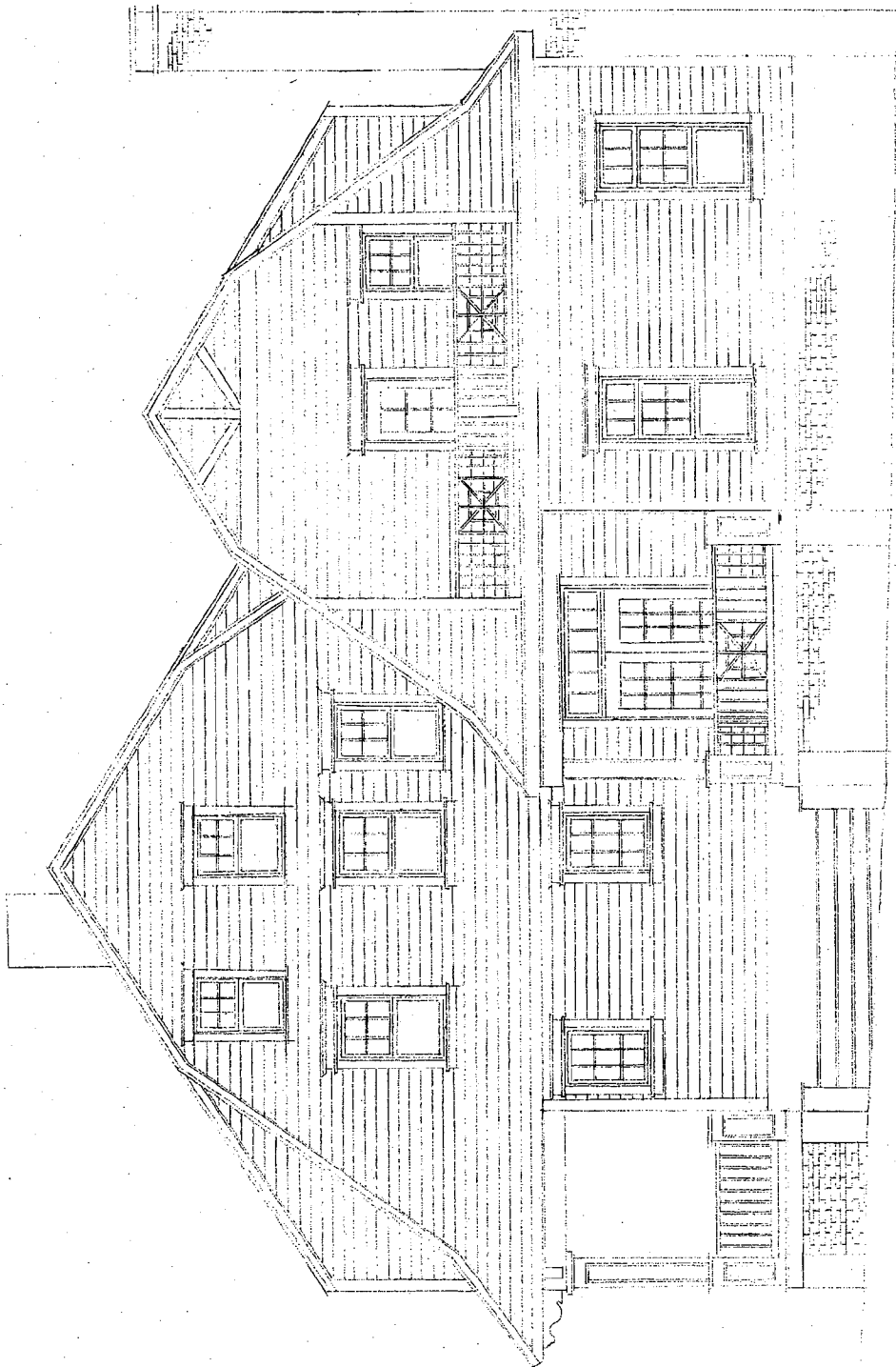


EAST SIDE ELEVATION  
DELIVERED

Scale 1/4" = 1'  
Jan, 2004

279

ALBERTSON



West Side Elevation

10/21/2017

40

10/21/2017

PRELIMINARY  
CONSULTATION  
STAFF REPORT.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14 Grafton Street, Chevy Chase Village	<b>Meeting Date:</b>	1/28/04
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	1/21/04
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	1/14/04
<b>Case Number:</b>	N/A	<b>Staff:</b>	Joey Lampl/Michele Naru
<b>Applicant:</b>	James Guerra/Nicole Vanasse (Paul Locher, Agent)	<b>Tax Credit:</b>	N/A

**Proposal:** Construct a major addition (two additions affecting front and sides)

**Staff Recommendation:**

- Revise and return for a second Preliminary Consultation.

Issues to address:

- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.

## SITE AND ARCHITECTURAL DESCRIPTION

This is a Contributing Dutch Colonial frame house within the Chevy Chase Village Historic District that was built between 1892-1916. Its parcel is 100' wide x 125' long, or 12,500 square feet total. The house faces north with a 35-foot setback. The existing building is 30.6 feet wide and 49.9 feet long. This length includes one small appendage at the southeast corner (probably built as an early vestibule for the back kitchen door since it rests upon granite piers) and a shed-roofed, one-story, family-room addition at the southwest corner built circa 1960. Currently, there is a distance of 28 feet on the east, or driveway, side of the property between the subject house and the adjacent neighbor and 40.5 on the west.

The 2 ½-story house is three bays wide by three bays deep. The house's current proportions are characteristic of the early expression of the Dutch Colonial style, when buildings were taller and narrower than the later, full-blown Dutch Colonials of the 1920s and 1930s. The roofline is a replication of a true "Dutch" Colonial, meaning that the break between the two slopes is higher up than the more evenly sloped "New England" Dutch Colonial. The subject's house's lower slope is about 45 degrees in pitch and there is a slight flare at the bottom of the roofline's side profile making it an excellent example of a Dutch gambrel. "Combined with the curved overhang, the Dutch gambrel is shaped like a wide-flaring bell..." (Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc., 1952.) The current roof covering is faux cedar shakes made of commercial-grade aluminum. According to the owners' agent, the original roof material is no longer extant.

The house is currently faced in vinyl siding with aluminum trim. The façade features a one-story porch with four columns. The area below the porch has been infilled at the basement level with brick. Above the porch is a three-bay shed dormer. First-floor windows throughout the structure are original. The second- and third-story windows have been replaced with 1/1, double-hung sash, vinyl windows. The gambrel accommodates two levels of full-scale windows on the side elevations.

## BACKGROUND AND PROPOSAL

The owner's agent came into the Historic Preservation Section office quite early in the project's planning and had an informal discussion with staff. The applicant seeks to expand the space of the house by approximately 800 square feet while "recapturing the spirit" of the original house by removing inappropriate building materials. No elevations had been developed at the first meeting, but the agent described programmatic needs and the idea for a larger footprint. The proposed programmatic additions represent a 6% increase in lot coverage. Because the lot is so sizeable, this represents lot coverage of 17%. The agent also described the possibility of a future rear patio and pool with cabana, although no plans for this work have been developed.

As to the current proposal, there was discussion of one gambrel-roofed addition on the west, while the character of the roofline of the east addition had not yet been developed. Staff stated the Secretary of the Interior's *Guidelines for Rehabilitation* tenet that additions needed to be subordinate to the main block, compatible in character, but differentiated somehow from the original historic resource. Staff also indicated the presence of the *Chevy Chase Guidelines*, with which the agent was somewhat familiar, as he had worked on previous cases in the historic district. Various materials were discussed for siding and roof. Staff reiterated the importance of preserving original building materials whenever



possible and suggested to the agent that selective demolition be undertaken to determine existence of possible original building materials.

At staff's suggestion, the agent and owners undertook selective demolition underneath the vinyl and determined that 8"-exposure cedar shakes still exist. These shakes were originally stained and later painted. The applicants believe that the condition of the shakes on the walls warrants their removal related to a past history of water damage and insect infestation. Staff indicated to the agent that the Commission is interested in the preservation of original siding whenever possible and is not convinced that wholesale removal of the original shakes is required. Repair of extant shakes and splicing in of new material where necessary should be the first approach.

The agent's investigation of shakes on the porch columns revealed that they have a 7.5-inch exposure. The applicants believe that the difference in that exposure, coupled with the dimensions of the sheathing underneath the shakes (3/4" x 6" boards) suggest a different construction period than the house, even a post-World War II application. Staff discussed this theory both with architects active today and those who worked during the 1940s and 1950s, and staff is not convinced that 3/4" x 6" sheathing boards - in and of themselves - automatically indicate a post-World War II construction period. Staff believes that a post-World War II column treatment might have made use of cut plywood sheathing, while 3/4" x 6" sheathing boards may very well have been used at the time of the original construction of the house, earlier in the 20<sup>th</sup> century. To be definitive, staff would have to research this topic further, looking at historic copies of *Architectural Graphics Standards*. Staff also believes that the minimally different shake exposure on the columns may simply be due to application by carpenters and does not agree that it poses a "serious sightline issue" when judged against the 8" exposure of the house, as suggested by the applicants' agent in his letter. (See Circle 18.)

In response to a question from the agent at the first staff-level meeting about a proposed uncovered side porch, staff offered the possibility of a trellis covering and said she would conduct research for the agent on whether Dutch Colonial houses ever had completely uncovered side porches. Staff did conduct brief research on the subject, as well as on the subject of the existence of original shake-covered porch columns, and forwarded three images to the agent for consideration in formulating his design. (See Circles 34-37.)

The applicant proposes to do the following:

1. Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.
2. Remove the small back door enclosure and the larger, circa 1960 rear addition.
3. Construct a new 1 1/2-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house's single units.
4. Construct a new 2-story, family room addition on the west side of the house, set back over 26 feet with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off of the master bedroom.
5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)

6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.
7. Remove shakes from columns and replace with wood, recessed panel column trim.
8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (imitation slate) shingles in its place. Use same material for the proposed additions.

### APPLICABLE GUIDELINES

As per the Commission regulations, the Secretary of the Interior's *Standards for Rehabilitation* is applied when reviewing all Preliminary Consultations. Standard 9 applies in this case:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case, however, and should be applied. Specifically, the applicable *Chevy Chase Guidelines* ' "basic policies" are state:

2. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district. Two over-arching principles of the *Chevy Chase Guidelines* are that alterations continue to foster the Village's shared commitment to evolving eclecticism while maintaining its open park-like character. (p. 14)

4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping. (p. 14)

5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course. (p. 14)

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources." (p. 16)

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. (p. 16)

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way. . . . In general, materials differing from the original should be approved for contributing resources. (p. 17)

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way. .

In the *Chevy Chase Guidelines*, the following definition is given:

**Moderate Scrutiny:** “. . . Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.”

## **STAFF DISCUSSION**

*Topic #1 Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.*

The *Chevy Chase Guidelines* suggest “moderate scrutiny” for porches. Historically, the HPC has not approved the extensions of porches from their original configuration. As stated above, any extension of the front porch to create a wraparound porch would be construed as creating a sense of “false history,” something the Commission has felt is inappropriate.

*Topic #2 Remove the small, back door enclosure and the circa 1960 rear addition.*

These additions do not necessarily contribute to the architectural character of the resource and their removal will not detract from its integrity.

*Topic #3. Construct a new 1 ½-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house’s single units.*

The addition is set back from the façade of the house, per the *Chevy Chase Guidelines* directives on the placement of “major additions.” However, given the lot dimensions with very wide side-yard setbacks, the addition will be nonetheless quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. Staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns about it with the Commission.

As far as design spirit, the design of the proposed eastern addition is in keeping with the original house. It is highly compatible, with the key distinguishing feature that sets it apart from its original block being the nuance of paired windows as opposed to singular openings. The fact that its roofline must be seen in combination with the gambrel-roofed main block and the other gambrel-roofed addition, however, may be problematic. Preserving the massing of the original block is clearly in order with the proposed additions.

*Topic #4. Construct a new 2-story, family room addition on the west side of the house with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off the master bedroom.*

The addition is well-placed by being set back from the façade of the house, as per the *Chevy Chase Guidelines* directives on “major additions.” However, as pointed out above, given the wide side-yard setbacks, the addition will be quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. As noted

above, staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns with the Commission.

Again, given the current proposal, compatibility is good in the proposed addition, but the choice of the gambrel roof serves to make that particular roof form too much in evidence on the house as a whole. In other words, it blurs too much the line between what is original and what is new. Staff feels, in addition, that the west elevation needs more attention with regard to detailing the upper portion of the wall. The rear elevation of the proposed addition appears compatible with the house and can be viewed, per the *Chevy Chase Guidelines*, with "lenient scrutiny."

*Topic #5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)*

Because the upper story original windows are missing, staff is in favor of removing the unoriginal vinyl windows and taking the opportunity to install a window of more compatible substitute material, such as proposed, with a 6/1 light configuration. For the windows selected, a wood substrate and adhered exterior and interior muntin bars are critical.

*Topic #6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.*

The owner has indicated a preference for the aesthetic of beveled wood siding. The *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" (p. 14) pertains to this topic. Integrity of a structure depends on seven factors as defined by the National Park Service and the Secretary of the Interior (location, setting, design, workmanship, materials, feeling and association). Since the house has already lost its original roof and many of its upper windows, a house that potentially would be devoid of its original siding, roofing, and windows is certainly threatened with a loss of design, workmanship, and materials, thereby substantially reducing its integrity. The Guidelines state that siding should be subject to "moderate scrutiny," and "moderate scrutiny," is defined as preserving the integrity of the resource. Staff is therefore opposed to any removal of original building materials that are in decent condition and in favor of their retention and/or repair, with splicing in of damaged sections with new materials appropriate.

*Topic #7. Remove shakes from columns and replace with wood, recessed panel column trim.*

Staff supports the retention of existing original materials as stated above and does not support the creation of "false history" as per the Secretary's *Standards* (No. 7) as might be the case should the columns be changed. Again, the *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" should be the guiding principle. (p. 14). A house that loses its original siding is threatened with a loss of integrity. Staff is not convinced that the shake columns are not original to the house or an early alteration.

*Topic #8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (or imitation slate) shingles on the main block and on the proposed additions.*

The original roofing material reportedly has been removed. Staff's position is that any original building materials hidden underneath newer materials should not be removed based on aesthetic preference. Staff can support, however, the removal of unoriginal roofing material, aluminum, as suggested by the *Chevy Chase Guidelines*. Imitation slate is, in staff's opinion, a reasonable option for roof replacement, since true slate was often the roofing material of choice for Dutch Colonials. (See Circles 25 & 31.)

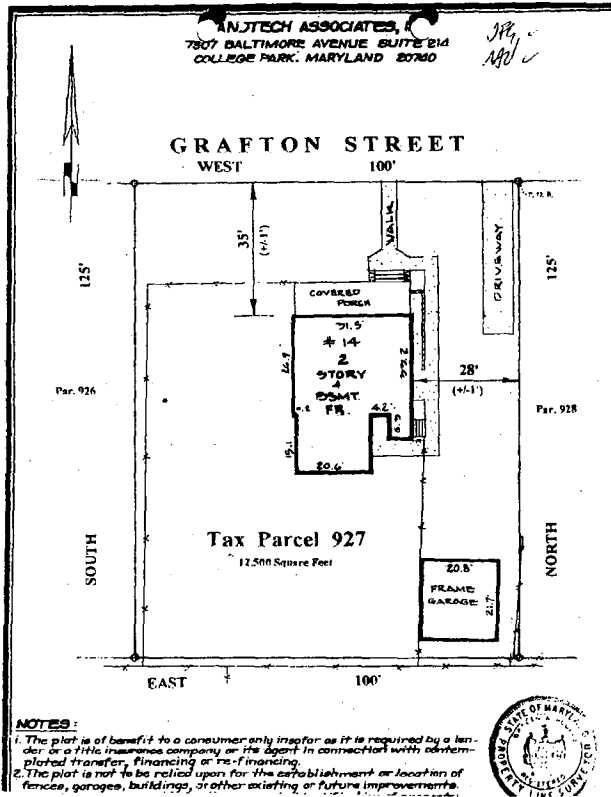
### STAFF RECOMMENDATION

- Revise and return for a second preliminary consultation.

#### Issues to address:

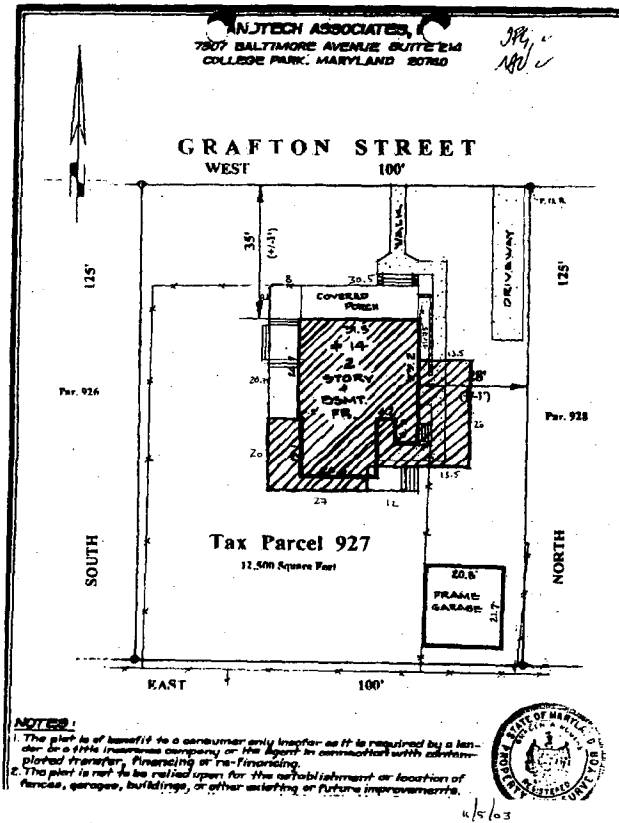
- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.

\* Pages 8-20  
were photos included  
in this original staff  
report & was not  
included in this  
attachment.



EXISTING SITE PLAN

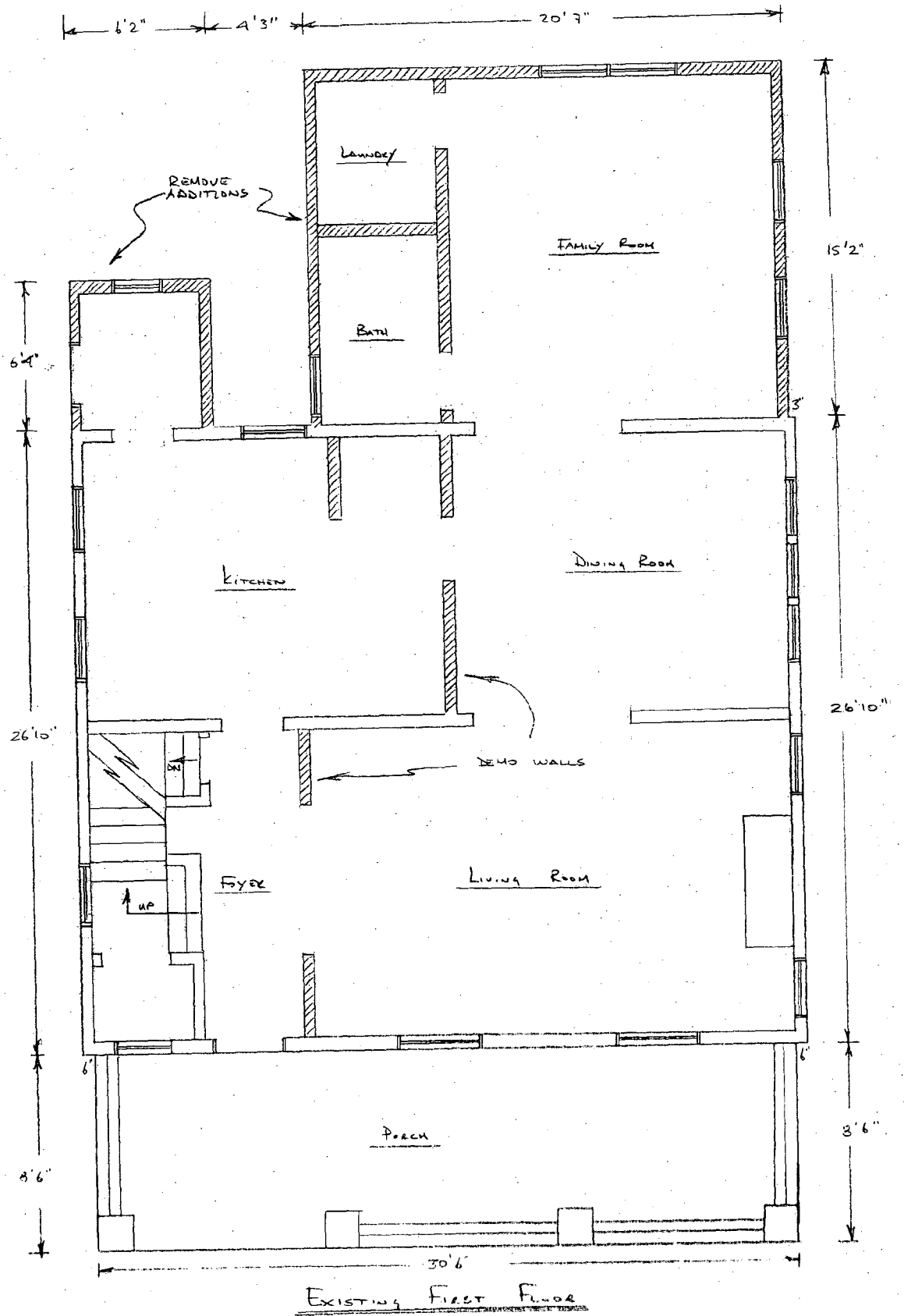
Page 2 of 14



Proposed Site Plan

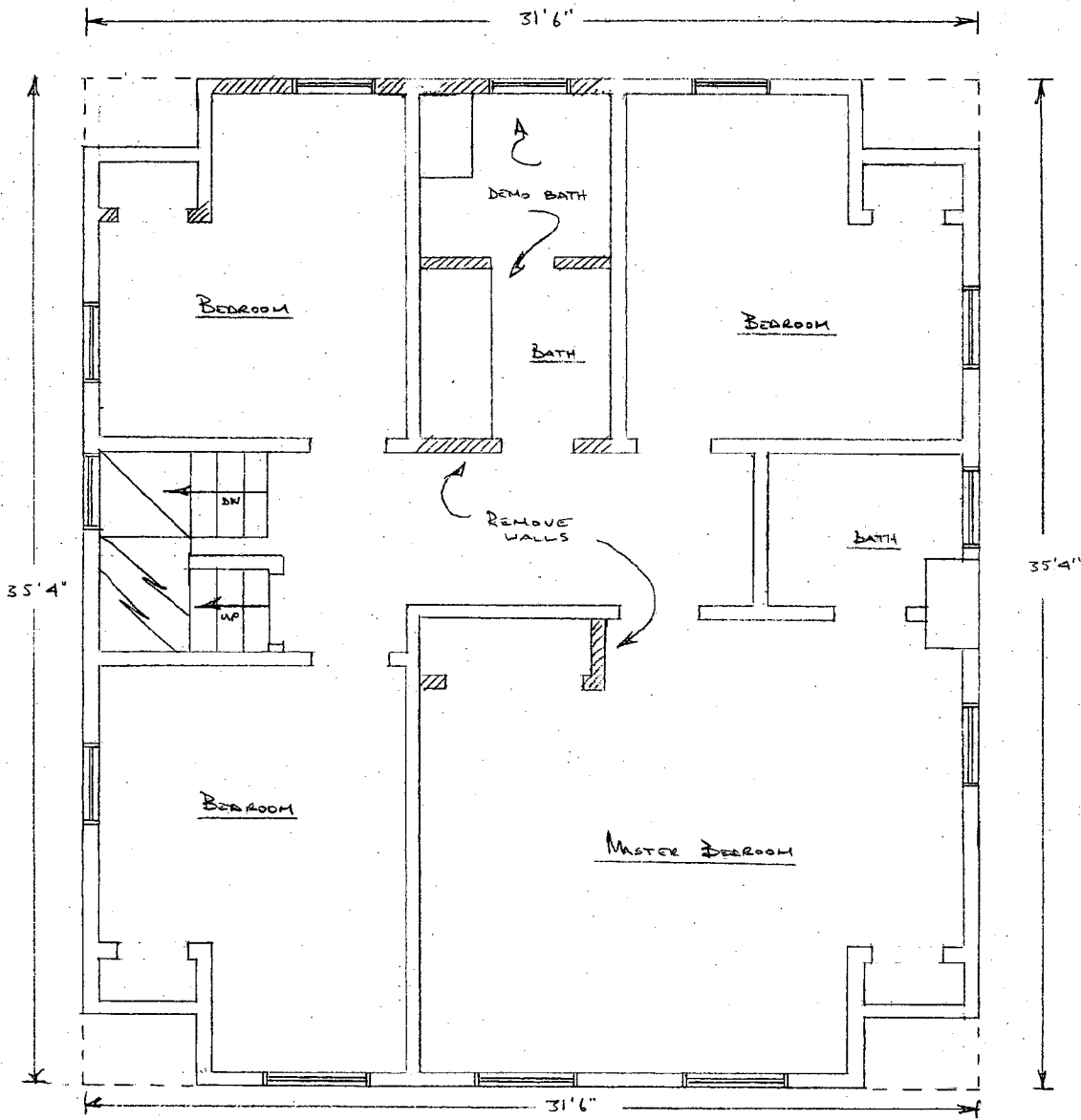
Scale 1" = 20'

(21)

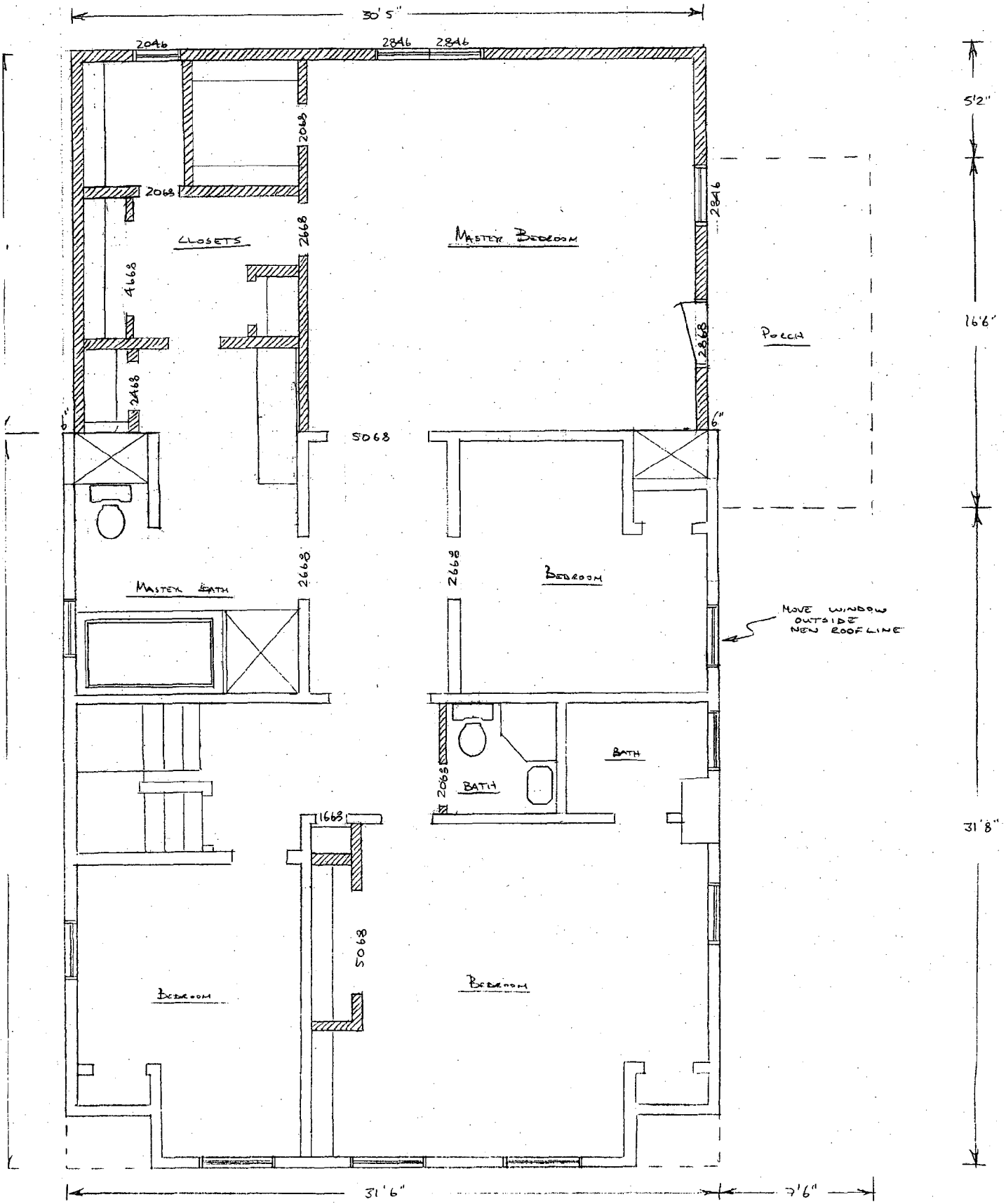








EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR

SCALE 1/4" = 1'



REMOVE ROOFING,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

EXISTING FRONT ELEVATION

SCALE 1/4"

(55)

(26)

12  
96

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Scale 1/4" = 1'

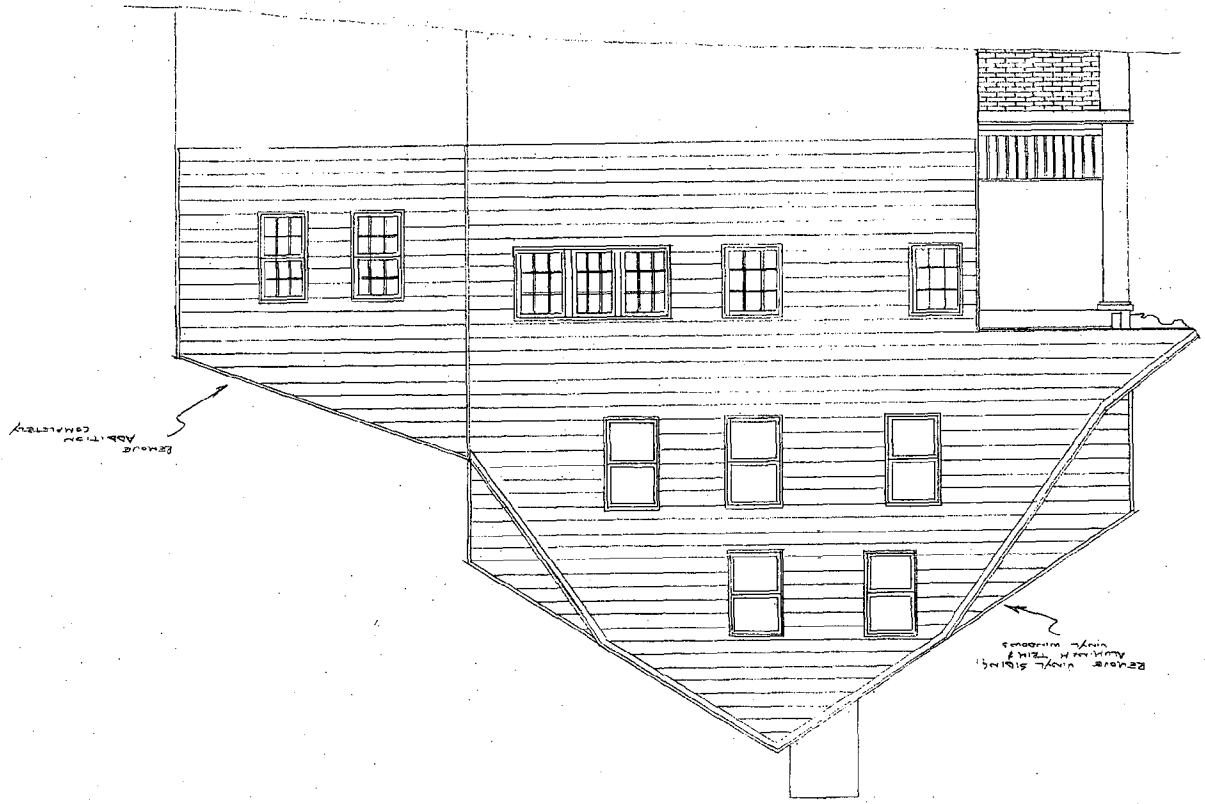
ROOSEVELT FRONT ELEVATION



Fig. 9. 14

Scale 1/4" = 1'-0"

Existing Side Elevation



REMOVE VINYL SIDING

REMOVE VINYL SIDING  
REMOVE VINYL WINDOWS

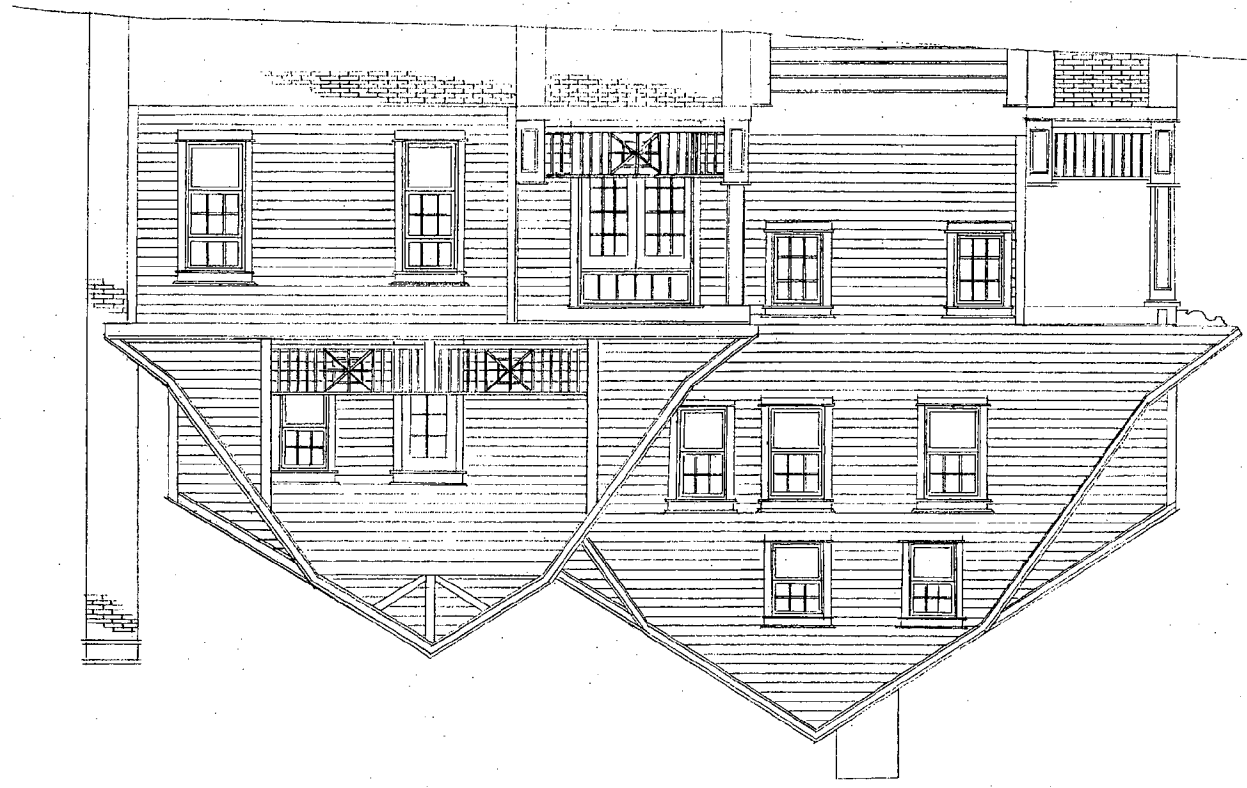
12

84

Pl. 10 of 14

Sec. K-1

Roofed Side Elevation



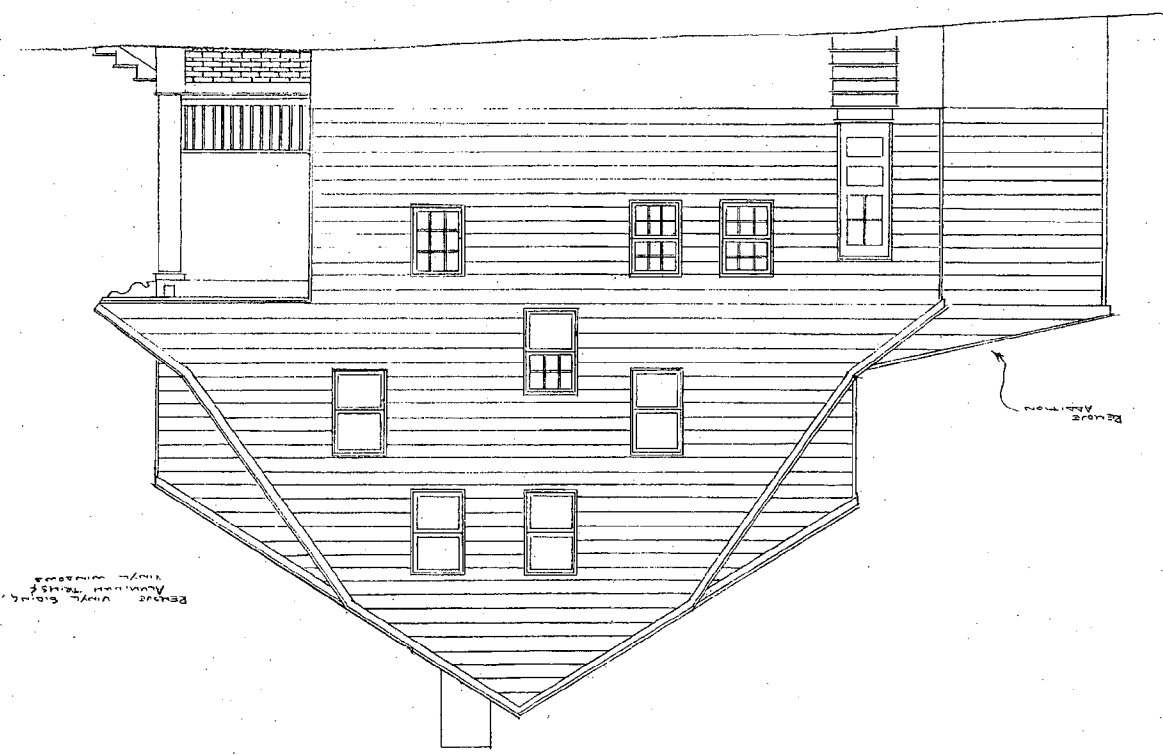
30

66

Page 11 of 14

Scale 1/4"=1'

Existing Side Elevation



Remove vinyl siding,  
aluminum trim &  
large windows

Remove Addition



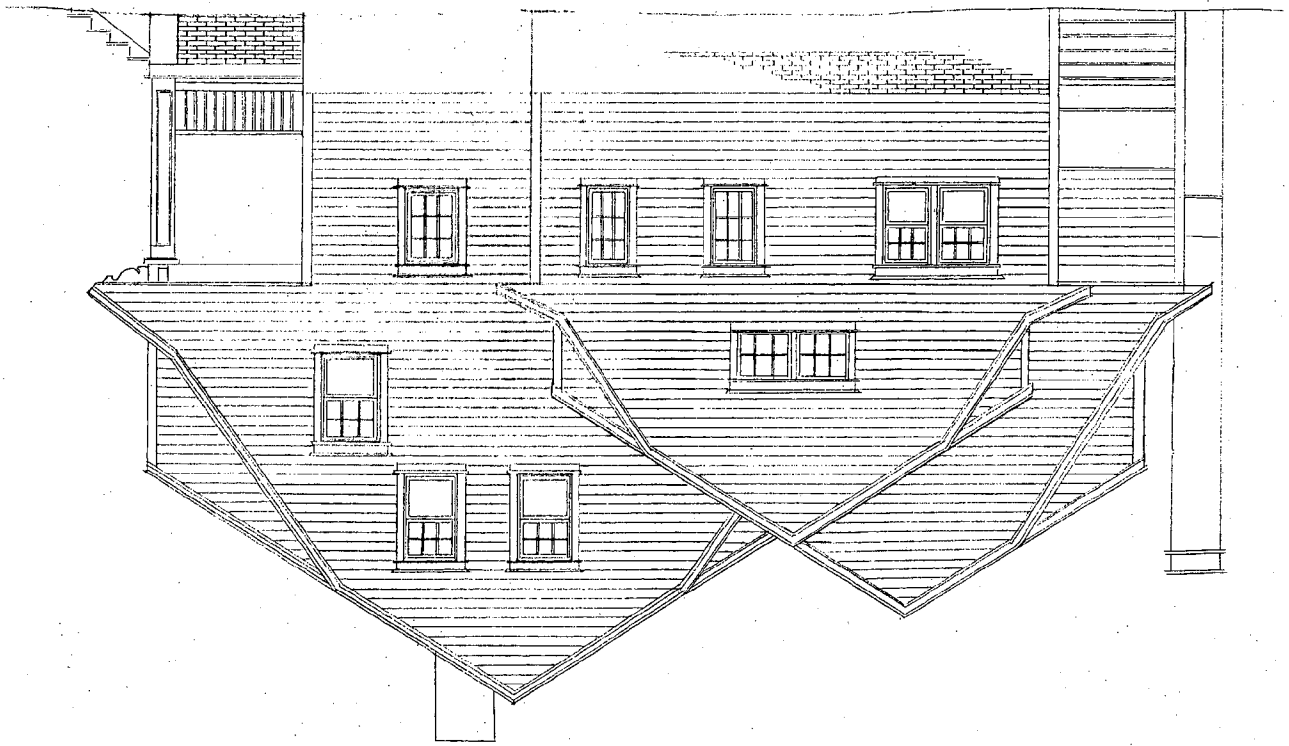
14

20

Scale X-1/4"

Page 32 of 44

Proposed Sec. Elevation





REMOVE ROOFING MATERIAL  
VINYL SIDING  
ALUMINUM TRIM &  
VINYL WINDOWS

SECTION

REMOVE  
ADDITION

EXISTING REAR ELEVATION

SCALE

(61)

(32)

Scale 1/4" = 1'

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Proposed Rear Elevation



MINUTES FROM  
PRELIMINARY  
CONSULTATION

1 Fuller?

2 MR. FULLER: It was up.

3 MS. VELASQUEZ: The motion passes unanimously.

4 Thank you. Good luck.

5 MR. FLYNN: Thank you all.

6 MS. FLYNN: Thank you.

7 MS. VELASQUEZ: The next thing we have a  
8 preliminary consultation, but I think I'd like to take a  
9 five-minute break before we start, let everybody stretch  
10 their legs. So we're off the record for five minutes.

11 (Recess at 8:58 p.m. until 9:04 p.m.)

12 MS. VELASQUEZ: Okay, we're back on the record.  
13 The next item is a preliminary consultation. Is there a  
14 staff report?

15 MS. LAMPL: Yes, there is. Okay, this is 14  
16 Grafton Street, a contributing resource in Chevy Chase  
17 Village Historic District, and the applicants, their agent  
18 came in very early in the process to talk to staff about  
19 the applicant's desire for more square footage on the  
20 house, and the agent talked with staff, and we talked  
21 about preservation issues in general. There weren't any  
22 drawings at that point, but staff gave the agents some  
23 feedback on preserving original materials, and we talked  
24 about possibilities where new footprints might come. As  
25 the design developed, we talked a couple of times more.

1 There's been very good communication.

2           Their proposal is to add two additions basically  
3 is the current proposal to this house, one being on the  
4 east and one being on the west side, and the one on the  
5 east side going around to the back, They also are  
6 proposing to extend the front porch to the west with an  
7 extra eight-foot bay in order to connect the front porch  
8 to a proposed side porch. They're talking about removing  
9 the circa 1960 rear addition off the back, which staff  
10 have determined is not contributing. The one-and-a-half-  
11 story addition on the east side is currently proposed to  
12 be set back 11 feet from the facade with a matching  
13 gambrel roof but will feature paired windows instead of  
14 the original house's single units. The new two-story  
15 proposed family room addition the west side of the house  
16 would be set back over 26 feet, also proposed to have a  
17 matching gambrel roof, and that would have the modest side  
18 porch. They're also proposing to remove vinyl windows on  
19 the second and third floor and replace these with  
20 simulated divided light, six-over-one, double-hung sash  
21 windows, and they would like to remove the vinyl siding  
22 that is currently on the house. The applicants wish to  
23 put new beveled wood siding in its place. Staff has had  
24 several discussions with the agent on the importance of  
25 preserving historic original or early building materials.

(57)

1 That would include shake siding, both on the main walls  
2 and on the porch columns, windows that are original, and  
3 the like. There are many guidelines that apply to this,  
4 and they are stated on Circle 4, and so staff has several  
5 recommendations, just go over the bullets.

6 In consultation with the historic preservation  
7 section supervisor, staff has noted that the focus of the  
8 addition should be more of its placement to the rear  
9 rather than to the sides of the original house. This is  
10 based on a recent Board of Appeals case largely and  
11 previous cases. The emphasis really needs to be to push  
12 these additions to the back to preserve Chevy Chase's  
13 park-like appearance per the guidelines, where it says all  
14 major additions should, where feasible, be placed to the  
15 back. So staff would like to see more of this massing of  
16 the addition placed to the rear than the side, especially  
17 on the east side.

18 Staff also wants to see maintaining the  
19 compatibility of the addition while preserving the  
20 integrity of the original gambrel roof mass. The current  
21 proposal has two new gambrel roofs. It muddies the  
22 presentation of the original gambrel roof, and there needs  
23 to be some way to make these new additions compatible yet  
24 distinctive from the original gambrel roof house.

25 Retain and restore original cedar shake siding

(66)

1 and splice in new shakes where insect infestation or  
2 rotting wood has caused their deterioration.

3 Retain original window sash and frames on the  
4 first floor and east side stair hall windows in the main  
5 block of the house. And there are ways to get around, not  
6 to get around, but to improve energy efficiency without  
7 removing original windows.

8 Revise the porch design so that the front porch  
9 is not extended, creating a false history. The Commission  
10 historically has not approved the extension of original  
11 porches to create wraparound porches. There may have been  
12 one or two cases where evidence of an earlier wraparound  
13 porch was used to support the creation of lengthened  
14 porch, but other than, short of that evidence, the  
15 Commission has not looked favorably on that type of  
16 extension.

17 And finally, to explain to the Commission and  
18 refine the current detailing on the west elevation of the  
19 west addition, where the master bedroom has a porch. It's  
20 not actually cantilevered. It appears to rest on the  
21 first-story addition, but it has a treatment that is  
22 unclear to staff and needs further description.

23 That's all for now. Any questions?

24 MS. VELASQUEZ: Thank you. Any questions of  
25 staff? Would the applicants like to step forward?

(67)



1 MS. LAMPL: I forgot to just quickly show you  
2 the pictures. Here they are, just moving around the  
3 house. And that's the addition that will be proposed for  
4 approval. This is a detail of the porch showing the  
5 windows and the doors, the original material that should  
6 be restored. This is the neighbor to the east. I'm just  
7 showing you the wide side yards on this particular  
8 property and a closeup of their rear addition. And then  
9 this is the view to the west. Finally, showing you again  
10 the narrow house on the wide lot.

11 MS. VELASQUEZ: Thank you. Hi. Please state  
12 your name for the record.

13 MR. GUERRA: James Guerra, property owner.

14 MS. VANASSE: Nikki Vanasse, property owner.

15 MR. LOCHER: Paul Locher, agent.

16 MS. VELASQUEZ: Okay, do you want to tell us  
17 what you want to build and --

18 MR. LOCHER: Sure.

19 MS. VELASQUEZ: Or address the staff report?

20 MR. LOCHER: I think in regards to the staff  
21 report that the designs were intended to be in keeping  
22 with historic preservation guidelines. The original  
23 target for the owner several years ago with another  
24 designer was to do a pure addition off the back that threw  
25 the roof lines up to high. Kind of did the

1 mansionization-type project that didn't seem appealing,  
2 and this year, or in 2003 I was hired to come up with a  
3 different layout plan that seemed to be, that appealed to  
4 them more in terms of how to make the house more  
5 functional, how to reduce the scale of the additions, and  
6 how to tie in a more complete look, as opposed to the  
7 original concepts. The plan was to keep the additions  
8 thrust to the rear, both on the left side and the right  
9 side, and the differentiations were more nuances, because  
10 the thought was that the Dutch gambrel roof really carried  
11 the day and any other roof style was inappropriate is the  
12 best word I can come up with. I have more specific  
13 comments about each of the staff's recommendations, but I  
14 don't know if now's the time to do that.

15 MS. VELASQUEZ: Whenever you want to.

16 MR. LOCHER: Do you have time?

17 MS. O'MALLEY: Could I ask some clarification on  
18 your drawings first?

19 MR. LOCHER: Sure.

20 MS. O'MALLEY: On the right side, I don't quite  
21 understand how the right side is shaped. It looks like  
22 the second story doesn't stick out beyond the side of the  
23 house.

24 MR. LOCHER: Are you looking at the floor plan  
25 or the elevation?

1 MS. O'MALLEY: Yes.

2 MR. LOCHER: On the floor plan --

3 MS. O'MALLEY: On the floor plan.

4 MR. LOCHER: -- I just basically outlined where  
5 the porch would sit on top of the family room. I didn't  
6 draw it completely, because most of that would be  
7 underneath the roof. The roof would go completely over  
8 the first-floor addition, and the porch would therefore  
9 sit underneath that roof. I could certainly do better  
10 drawings, if necessary.

11 MS. VELASQUEZ: Well, for a preliminary, we  
12 don't.

13 MS. O'MALLEY: I just didn't understand the --

14 MR. LOCHER: Sure. And actually, I do want to  
15 clarify about the stick work that staff commented on,  
16 about that. That actually is exposed rafters, not  
17 Victorian stick work, which is more in keeping with the  
18 rustic Dutch Colonial.

19 MS. VELASQUEZ: Okay, you wanted to go down and  
20 address points?

21 MR. LOCHER: Sure. Starting first with the  
22 massing to the rear and no wrapping, part of the issues  
23 really were to show off the existing house as much as  
24 possible, and we think that the designs do that. There's  
25 no confusion as to what's original house, and the small

1 overlap is easily built in. The ceiling on the left side,  
2 the east side addition, would be a true cathedral inside  
3 the house, so the original walls would be exposed, other  
4 than the cut through the kitchen. The addition on the  
5 west side would sit further back off the house, and  
6 basically the overlap is no different than the existing  
7 shed roof that's on the addition that we would like to  
8 remove.

9 In terms of staff's issue of the reading of the  
10 roof lines, we'd like to echo the effect of the Dutch  
11 gambrel roof but wanted to leave the main house thrust  
12 center and forward and lower the proportion of the  
13 addition so that there was no confusion as to what was  
14 original. We thought that the double window and the  
15 transom treatments was enough of a differentiation.

16 Restoring the cedar shake siding, I don't think  
17 we're as optimistic as staff is in regards to the ability  
18 to go through and restore cedar shake. There's a reason  
19 why the vinyl siding was put on in the first place, and we  
20 think that that's going re-expose the issues and just the  
21 function of taking off the siding will not make an easy  
22 project.

23 MS. WILLIAMS: So what's your proposal, then?

24 MR. LOCHER: Well, the proposal really is to  
25 remove all of the plasticized portions of the house.

1 Basically, the vinyl siding covers all the trims, all the  
2 corner boards, just basically the worst vinyl side project  
3 ever done. The roof was ripped off and they put what we  
4 call a Pizza Hut roof and shingles on. We'd like to rip  
5 that off, too. We'd like to restore the original woodwork  
6 around the doors and windows, the corner boards, restore  
7 the woodwork on the front porch. Really keep the center  
8 part of the house in as pristine a condition as possible,  
9 but we think that the siding just is not going to live up  
10 to a restoration job, and we'd like to change the siding:

11 MS. WILLIAMS: But so you would replace it in-  
12 kind with new cedar shakes?

13 MR. LOCHER: Most probably that would be the  
14 selection, yes.

15 MS. WILLIAMS: Okay.

16 MR. LOCHER: Probably with a smaller exposure,  
17 though. Instead of eight-inch, we'd probably shoot it  
18 down to about six-inch.

19 MS. VELASQUEZ: So that we can start this up or  
20 get along in the really right spirit, first of all, I want  
21 to thank you very much for being sensitive to restoring  
22 the house and taking off vinyl siding and non-original  
23 materials. I just think that's wonderful. You're going  
24 to find that we love to work with people like you.

25 MR. GUERRA: Thank you.

1 MR. LOCHER: The issues of staff's for window  
2 retention, we really don't have much of a problem. We  
3 would like to change some of the panes on the six-over-  
4 ones that are inefficient for energy savings to some sort  
5 of narrow, double-paned inserts or some overlay type of  
6 storm on the sash that doesn't force complete window  
7 replacement. Open to suggestion on that.

8 In regards to the porch wraparound issue, the  
9 porch wraparound issue, well, the porch extension issue on  
10 the front is actually a suggestion from staff to look  
11 into. We liked the suggestion so much that we  
12 incorporated it into the design. But I do want to say  
13 that we really would like to, we're not so concerned about  
14 the porch extension being a wraparound look. It's more  
15 for a flow issue. The connection between the front porch  
16 extension and the rear deck we could change to a terrace  
17 effect in between. Just we'd like some release off that  
18 side of the house. There's so much yard over there. You  
19 know, that's where, the driveway's on the left side, the  
20 yard's on the right. We'd like the ability to get people  
21 to move to the right, get down on the ground and enjoy the  
22 garden.

23 And I think that's it for right now.

24 MS. VELASQUEZ: Okay. Commissioners?

25 MR. BRESLIN: I've got a couple comments. When

1 I look at your proposed front elevation --

2 MR. LOCHER: Yes.

3 MR. BRESLIN: -- and I see the addition to the  
4 left --

5 MR. LOCHER: Correct.

6 MR. BRESLIN: -- I think that's pretty  
7 successful, and some of the reasons I think it's  
8 successful is it's set way back from the front. It's 11  
9 foot back from the block of the house, so it's way more  
10 than that from the porch. The roof line is lower, and  
11 there's some subtle differentiation like the paired  
12 windows as opposed to the single windows, which I think is  
13 very subtly done and very well done. When you look on the  
14 right side, on the other hand, the roof is much higher.  
15 It's not as far set back, and the porch, the fact that the  
16 porch continues kind of muddies what's new and what's  
17 existing. So I see a left-hand side that I think is more  
18 promising and more well done from a preservation point of  
19 view than the right-hand side, and I notice that the  
20 addition on the right-hand side is not any deeper  
21 (indiscernible) than the left-hand side. Since they're  
22 not deeper, I don't know if the roof can be brought down  
23 so it similarly speaks, steps down on both sides.

24 MR. LOCHER: There were a couple of things that  
25 forced the roof on the right side. The original plan was

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1 not to have a second-story porch and a roof over it, but  
2 we couldn't come up with a pleasing elevation for the  
3 right side in the rear. It kind of relegated the family  
4 room to getting a shed roof on top of it, and that didn't  
5 see appropriate, didn't add balance, but forced the height  
6 of the roof as to try to cover the family room and to  
7 bring forward and carry over the small deck off the dining  
8 room. There's no halfway point between the start of the  
9 family room and the end of the dining room where it would  
10 be nice to stick a post and call it the end of the day.  
11 We shortened the stretch of the roof as much as possible  
12 to lower the pitch on purpose, but other than not carrying  
13 past that family room at all, we didn't have another  
14 solution that looked appealing. We did try, though.

15 MR. FULLER: I guess when I look at the front  
16 elevation, I think the thing that, I agree with  
17 Commissioner Breslin, the change in the windows I think is  
18 a good change, that you've taken a similar element, but  
19 you've gone a different way with it. But what I don't  
20 think I like as much is the fact that the old house is  
21 wrapped around and it's collared by this new addition. It  
22 comes out on both sides as well as to the rear. I agree  
23 that the setback on the left, I think, will make that an  
24 effective distance setback. I don't think it would bother  
25 me if more of the addition was both to the rear and to one



1 side. I think in particular with the type of roof that  
2 you have on the house, the more of the side elevation or  
3 at least one of the side elevations you could actually to  
4 let it sort of stand through I think would be beneficial.  
5 The house itself may be too narrow to push all the  
6 additions straight behind the house to do sort of the  
7 previous application, what we were just talking about,  
8 where they did basically a link and then did a big  
9 addition off the back. That may not really work, because  
10 this house is a fairly narrow house. It's fairly small.  
11 But I think I'd be more inclined to be supportive of it if  
12 we chose one side and said, okay, that's the side we're  
13 going to let reflect as an addition and leave the other  
14 side alone. I don't know where your house sits on the  
15 property, how asymmetrical you could make it, but I think  
16 I'd feel more comfortable. The total amount of square  
17 footage you're trying to put on the property I don't think  
18 is a problem. I think one way or the other, I think it's  
19 going to work in there. But I do feel a little bit  
20 concerned that the existing, the context of the old house  
21 is being consumed.

22 MS. WILLIAMS: I would echo both of those  
23 comments. I mean, I definitely think you want to try and  
24 keep the addition to one side so that it doesn't encase  
25 the original structure. I think that the left side is

1 definitely more promising in that respect in that it is  
2 set back and it is more subservient to the original  
3 structure. My problem in general with the proposal,  
4 although, I mean, I don't dislike it, but the biggest  
5 problem I see with it is that you have a relatively  
6 diminutive structure that's Colonial, Dutch Colonial  
7 Revival in style, and then when you start putting these  
8 additions on, it starts looking like a large, shingle-  
9 style house. And so the additions, it's not so much the  
10 square footage but stylistically are altering the  
11 aesthetic of this building. So in that respect, I would  
12 really discourage the right-side wraparound porch, because  
13 that's where you're really kind of muddying the old and  
14 the new. You know, setting it more towards to the back  
15 and one side I think is going to help retain the original  
16 structure and preserve the sight lines as well from the  
17 street. But I also agree, you're struggling with just the  
18 fact that it's a very narrow house, you know, you don't  
19 want it to become a shotgun house with your addition all  
20 at the back and you're going from one room to the next.  
21 But there should be a creative solution here that I think  
22 we can work out. I mean, I know you've said you've looked  
23 at other roof forms for that right-side elevation, and  
24 they just were not satisfactory for whatever reason, just  
25 the shed roof didn't seem appropriate for the space, but -

1

2 MR. LOCHER: Didn't seem appropriate, but also  
3 it was difficult to tie back into the rear side gambrel  
4 and with the shed extension, and it was more of a  
5 connection problem than an installation problem. It's  
6 easy to slap in a shed roof anywhere.

7

MS. WILLIAMS: Right.

8

MR. LOCHER: It's just the sight lines just  
9 don't look good, especially turning towards the rear.

10

MS. WILLIAMS: But I just, I think that you need  
11 to explore some other roof alternatives for that side  
12 elevation, because it's, now it's just looking like a  
13 smaller copy of the main structure, sort of set, you know,  
14 set slightly lower, and, I mean, it makes it almost look  
15 like it was built that way, which it wasn't.

16

MR. LOCHER: Even if it's set so far back off  
17 the front? I mean, that addition starts at the rear line  
18 of the original house.

19

MS. WILLIAMS: Well, I mean, it might help if we  
20 didn't have this, you know, porch extending that extra bay,  
21 off of the front and then this low stair. I mean, it  
22 might help if, you know, the porch ended where it ends now  
23 and that your side, where you have your French doors is  
24 you treat that slightly differently with just stairs  
25 coming down in front of the French doors there and don't

1 make it as a kind of wraparound porch effect. That might  
2 help it a little bit.

3 But I'm still not sure I totally understand the  
4 second floor balcony exposed truss thing. What's the  
5 depth of that balcony to the wall?

6 MR. LOCHER: Seven and a half feet.

7 MS. WILLIAMS: It's just seven and a half feet.  
8 But it's got walls on three sides?

9 MR. LOCHER: The roof comes down over it and is  
10 the interior wall. It is covered on the front for  
11 approximately six feet from the bottom of the bell closing  
12 in towards the door, mostly because on the left-hand side  
13 it covers up the connection between the addition and the  
14 house. That was a forced issue.

15 MS. WILLIAMS: But that's not usable space in  
16 that section. I mean, it just seems like you could rework  
17 that roof line and eliminate that porte cochere. It's  
18 that roof form that's really, that I'm struggling with.

19 MR. LOCHER: Okay.

20 MS. WILLIAMS: But also, having said that, I do,  
21 I also have concerns that we are kind of encasing the  
22 building, and I'd almost rather see it behind the house  
23 entirely, if it's possible to accommodate your program,  
24 more on the left and the rear of the house.

25 MR. LOCHER: Well, the second-floor addition is

1 completely behind the house. The working of the roof and  
2 the porch was solely to try to come up with a roof line  
3 that actually worked architecturally.

4 MS. WILLIAMS: Okay.

5 MR. LOCHER: The original premise was not have  
6 it covered, but every roof configuration that we tried in  
7 various forms were less appealing, so we didn't want to  
8 show you, we didn't want to present you a less appealing  
9 form.

10 MS. WILLIAMS: Well, how necessary is this  
11 porch? Is the second-floor porch? I mean, that's what's  
12 causing the problem here.

13 MR. LOCHER: I just draw.

14 MR. GUERRA: Well, I guess I'm a little  
15 confused, because I thought that porch and the exposed  
16 beams helped to distinguish that roof and that roof line  
17 from the original bell roof of the house.

18 MS. VELASQUEZ: No.

19 MR. GUERRA: I thought that was helping to  
20 distinguish what was new, clearly new, and what was pre-  
21 existing. And to clarify, there is no wraparound porch.  
22 I think that the plans that we're proposing is that you  
23 have steps down to the ground off of the front porch and  
24 then steps down off of the small deck outside of the  
25 dining room.

1 MS. WILLIAMS: Right, it's an implied  
2 wraparound. It's not really a wraparound. But you've  
3 added a bay to the front.

4 MR. GUERRA: We tried to clearly distinguish  
5 between the -- well, and as Paul says, we did that on the  
6 basis of the staff. There's no utility of that except to  
7 transition out. It's not covered. You know, it's  
8 completely out in the open. It's not designed to connote  
9 that it's part of the existing porch. If you want steps  
10 off of the existing porch rather than that little  
11 transition space, then that's fine with us.

12 MS. WILLIAMS: Well, I was talking about maybe  
13 steps off of where you're proposing the French doors.

14 MR. GUERRA: There are steps off of that way.  
15 There's a small deck.

16 MR. LOCHER: Well, you have two sets of doors  
17 you have to take care of, the door to the family room and  
18 the door to the dining room.

19 MS. WILLIAMS: Okay, all right. They come down  
20 and then it does a dog leg.

21 MR. LOCHER: Yes.

22 MS. WILLIAMS: I'm talking about just going  
23 straight or something. But I don't know, it may help me  
24 if I had a roof plan, because I just don't totally see how  
25 what you have proposed here in an elevation helps that end

1 wall elevation. I mean, you're saying a porch helps that  
2 elevation. It doesn't, in my mind it doesn't help resolve  
3 the issue. And maybe I'm misunderstanding, but I am in  
4 need of roof plan, I think, to fully understand.

5 MR. BRESLIN: I think that the open porch and  
6 the way it's treated, it's very unusual and it's not very  
7 historic. That's a good thing in and of itself, but it's  
8 also creating an awful lot of massing that otherwise  
9 wouldn't have to be there, and one thing we're worried  
10 about is the mass of the addition, particularly the mass  
11 up high.

12 MR. LOCHER: Well, if you're looking at that  
13 elevation, if you look at the shed closest to the chimney  
14 that is the end of the bedroom at the height of the end  
15 bedroom wall, so that --

16 MR. BRESLIN: Right, the bedroom --

17 MR. LOCHER: That's the lowest point of the roof  
18 for that addition to begin with, so.

19 MR. BRESLIN: The bedroom doesn't extend beyond  
20 the mass of the house.

21 MR. LOCHER: Correct.

22 MR. BRESLIN: Right. So if you were to  
23 eliminate the porch or eliminate the covering of the  
24 porch, you could eliminate all of this mass.

25 MS. WILLIAMS: Right.

1 MR. BRESLIN: And make this roof as low as that  
2 roof, for instance, or do something else that was less  
3 massive.

4 MR. LOCHER: I understand.

5 MS. WRIGHT: I'm trying to make sure I  
6 understand so that we can make sure we communicate with  
7 the applicant, maybe let me try to see if I'm  
8 understanding and then maybe, you know, maybe I'm not. On  
9 the right-hand side, if you went, there's a wall for the  
10 existing dining room, and then there's a family room  
11 behind that that's part of the 1960s addition. I guess  
12 one question would be if instead of bumping out the family  
13 room to the right, if you took that wall sort of straight  
14 back, I mean, maybe there'd be a little bump in or a  
15 little bump out, but basically sort of straight back, and  
16 pushed the rectangle of the new family room a little bit  
17 more to the back rather than to the side, do you follow  
18 what I'm saying? And do a different roof form. Maybe it  
19 becomes a gable roof that simply connects into the, and do  
20 that on the second floor, too, and maybe it just becomes a  
21 gable roof that connects into that rear gambrel. And then  
22 bump everything out as you're showing it to the left.

23 MR. LOCHER: A couple of things. In regards to  
24 the family room, pushing that in the seven and a half feet  
25 so it's flush on the right-hand side would kill the exit



1 through the center hall that's in the floor plan. The  
2 other thing is trying to change the roof to go from a rear  
3 gable tying into the gambrel. The house is so narrow that  
4 it shoots the roof up so high that the peak of the gable  
5 roof ends up as high as the original gambrel.

6 MS. WRIGHT: Even if you do like a roof with  
7 dormers?

8 MR. LOCHER: Oh, you're talking about the gable  
9 facing the back?

10 MS. WRIGHT: Uh-huh. So there would be dormers  
11 facing the side yard. Sometimes we bring the height,  
12 excuse me, of a gable roof down like by creating a little  
13 more height with dormers rather than having it be a  
14 steeply pitched gable.

15 MR. LOCHER: I'm not convinced that would tie  
16 into the Dutch gambrel and isolate it on that side, but --

17 MS. WRIGHT: And again, just to clarify, the  
18 idea wasn't to bump the whole family room so you take up  
19 the hallway. It was really to, if the family room is wide  
20 now, sort of just turn the family room so it goes out and  
21 becomes a rectangle like this, not taking up this space,  
22 but just extending it out the back a little bit farther so  
23 you still have the same amount of square footage.

24 MR. LOCHER: We're really trying not to chew up  
25 any more of the rear yard, to be honest. The house does

1 sit center and, center left, and pushing back to the rear  
2 punches up against that garage, and we wanted to retain as  
3 much space as possible in the rear yard for garden  
4 purposes.

5 MR. BURSTYN: I have a question. What I've been  
6 doing is looking at the Chevy Chase Village Historic  
7 District guidelines and trying to read your plans and also  
8 the guidelines, and what I'm getting at is, and I'm  
9 looking at Circle 23, which shows that the front of the  
10 house is approximately 30 feet, six inches, and the  
11 proposed addition on the right is eight feet and the one  
12 on the left is 13 foot, six inches, and if you measured it  
13 straight across, it comes to like a 59 percent increase in  
14 the front width of the house. However, then I would also  
15 modify that by saying that obviously the left addition is  
16 not at the front of the house but is pushed back, so  
17 therefore the 59 percent increase should be modified down,  
18 because it is back, so it's not like in your face as you  
19 drive by. However, I am also concerned with the  
20 guidelines that I'm, you know, sure that you reviewed, and  
21 it gives more latitude towards the rear of the house than  
22 it does the front, and I'm very concerned about especially  
23 in historic districts as nice as the village to maintain  
24 precedents that any design is not fodder for anybody else  
25 to say, well, if they did 59 percent, I can do 60 percent.



1 You know, it builds and builds and builds, and pretty soon  
2 you don't like it, so. And I would be the first one to  
3 say I'm not an architect, but it just seemed that if the  
4 right size was either, like they said, remove the porch or  
5 push back a little bit, then it would also diminish the 59  
6 percent increase, such as the left side does. I have no  
7 problem with the left side, even though that seems to be  
8 the larger of the two. Do you want to comment on that?

9 MR. LOCHER: Well, I appreciate your comments  
10 and we'll see.

11 MS. WILLIAMS: What's the depth of the lot?

12 MR. LOCHER: Total depth of the lot?

13 MS. WILLIAMS: How much space is back there that  
14 you're trying to preserve?

15 MS. LAMPL: The lot is 125 feet long total. The  
16 existing building is 49.9 feet long with a 35-foot  
17 setback.

18 MR. LOCHER: We're trying to retain 40 feet.

19 MS. WILLIAMS: I mean, there is some room to  
20 maneuver there. When we look at the Chevy Chase Village  
21 guidelines, it really suggests putting things to the back  
22 of the house. This is, you know, for the benefit of the  
23 community, so, you know, obviously from your perspective  
24 you want to be able to enjoy your backyard as much as  
25 possible, but your addition is on the side, but the fact

1 is this is, you know, part of, it's a contributing  
2 resource within a historic district, and it's important  
3 from the streetscape and from the neighboring properties  
4 as well. So, you know, I just think you really need to  
5 look at reworking --

6 MR. GUERRA: Can I respond to that? We've been  
7 working on this for three and a half years. We've worked  
8 with several architects and design/builders. We've  
9 involved every resident on our street, and especially  
10 those who are adjacent to our house. We have letters of  
11 support from every neighbor that adjoins our property and  
12 across the street from our property. They've seen various  
13 designs. This is the design that they prefer. They've  
14 seen designs that go straight back and absorb our entire  
15 backyard, which of course we've rejected. The criticism  
16 of the existing house is that it's a shotgun house to  
17 begin with. It's very narrow. It sits on a very large  
18 lot, and it doesn't fit within the look and feel of the  
19 houses around it. If you look at the houses that are next  
20 to this house, across the street from this house, you  
21 expect it to be much more graceful. You expect it to sit  
22 more appropriately on the lot, fill the lot more  
23 appropriately. We balanced that desire to fit nicely  
24 within the lot with the concerns of green space and  
25 concerns of landscaping. Since we've lived in the house,

1 we've planted over 50 trees and bushes on this property,  
2 and we've been very meticulous in preserving the green  
3 space. If you look at the footprint of the existing house  
4 and the footprint which we're proposing, we were very,  
5 very careful in calibrating how much goes to the back and  
6 how much goes to the side. There's nothing cavalier about  
7 these designs or the approach that we've taken. We've  
8 been very diligent looking at different roof lines and  
9 very sensitive to the guidelines that you've set forth in  
10 trying to make sure that the new sections are  
11 distinguished from the existing structure, and I think  
12 that, you know, for us it's been a very delicate of  
13 listening to our neighbors, listening to Chevy Chase  
14 Village, and still satisfying our internal needs of what  
15 we feel, what kind of internal layout we feel would work  
16 best for us and best for the purposes of this house in  
17 terms of living and in terms of entertaining. And we're  
18 very reluctant to push further back into the backyard and  
19 further exacerbate the shotgun approach to the house. I  
20 also would ask that this Commission take special  
21 consideration that we are going out of our way to spend a  
22 significant amount of more money and removing everything  
23 that's artificial and inappropriate to this house. I've  
24 argued there's nothing contributing about this house as it  
25 stands. It is a drain on the aesthetics of this

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1 neighborhood, and if we do these plans as we're  
2 contemplating, it will truly be a contributing resource to  
3 the neighborhood.

4 MS. WILLIAMS: I believe it will. For sure, it  
5 is a huge improvement, and we do appreciate that. I don't  
6 think that what we're suggesting is really that  
7 significant. I mean, basically, on the left side, where  
8 you have a much larger addition in terms of square  
9 footage, we all seem to be in agreement that that works.  
10 It has to do with more the rendering of the right side  
11 addition more than the square footage, so I think that's  
12 what we need to work on a little bit. I mean, and I  
13 understand you've worked on this for three and a half  
14 years. I appreciate all your interest in talking to your  
15 community, your neighbors. But this is the first time  
16 that this Commission has seen it, so, I mean, we have an  
17 opportunity to look at it.

18 MR. LOCHER: I have a question. In regards to  
19 that right side, the -- I'm just trying to put everything  
20 in perspective here so that we have an adequate answer.  
21 The issues for the Commission are the extension of the  
22 porch in wrapping around and tying into the family room  
23 addition at the back. The family room addition at the  
24 back creeping out the seven and a half feet, I'm not  
25 hearing that that's a major problem if the roofline is

1 corrected. Am I hearing that correctly?

2 MS. WILLIAMS: That's my take, yes.

3 MS. VELASQUEZ: That's pretty much what I've  
4 been hearing.

5 MR. LOCHER: Okay. And if the porch didn't  
6 connect to the rear, that that reduces the impact on that  
7 side in terms of an extension more to the front of the  
8 house. Am I reading that correctly also?

9 MS. WILLIAMS: Repeat that, please.

10 MR. LOCHER: That the porch doesn't wrap around  
11 and connect to the rear.

12 MS. WILLIAMS: Correct.

13 MR. LOCHER: Would it be possible to have the  
14 extension of the porch on the right side be a set of steps  
15 coming down and still being disconnected to the steps from  
16 the rear? I mean, is that an appropriate answer?

17 MS. O'MALLEY: You mean you would have the steps  
18 coming straight up from the original porch?

19 MR. LOCHER: I'm trying to get some way to get  
20 off that covered porch and get into the side yard without  
21 having to walk --

22 MR. BURSTYN: Are you talking about Circle 29  
23 and so we're all kind of really all on the same page?

24 (Discussion off the record.)

25 MS. VELASQUEZ: I have 27 and --

1 UNIDENTIFIED SPEAKER: Twenty-three and 29.

2 MS. WILLIAMS: So you want to get to the side  
3 yard from the existing front porch, is that what you're  
4 saying?

5 MR. LOCHER: Attempting to, yes.

6 MS. WRIGHT: I mean, I'll just say from other  
7 cases we've had, folks who add stairs off the side of  
8 their porch, that's usually a very non-controversial thing  
9 to do. If literally you just have an existing porch and  
10 you want to have a second set of stairs that come off the  
11 side, that's usually not a big deal. And it's usually not  
12 a big deal to build an addition that bumps out on the side  
13 that has a little porch area with some steps that go down  
14 into the side yard. I think the connection of it all is  
15 part of what has given folks concern, and you're saying  
16 that there may be some flexibility in rethinking that  
17 aspect. Is that what I'm hearing?

18 MR. LOCHER: Yes, I'm trying to get the input  
19 from you all so that our proposal is in keeping with your  
20 sensibilities.

21 MS. WRIGHT: So if that connection was removed,  
22 that wraparound sort of connection, do you still as a  
23 Commission feel that having the addition bump out both to  
24 the left and the right would be a problem, or do you think  
25 that that would be more acceptable?



1 MS. WILLIAMS: I think it would be more  
2 acceptable. It's not really the seven-foot bump-out that  
3 bothers me so much as the roof line. It's the roof, and I  
4 guess I would really like to see some schematic  
5 alternatives or something, or I can say what I would like.

6 MR. FULLER: I think part of it's neither of the  
7 two side elevations look particularly successful right  
8 now. They don't hang together well, and the overall mass  
9 is not too much, so I don't think that's the issue.  
10 Whether it's rotating the roof 90 degrees, whether it's a  
11 slightly different style to it, I'm not sure, but I don't  
12 feel that right now the addition is a compatible addition  
13 to the existing house, whether it's all on one side or  
14 whether it's to change the roof or change the massing.  
15 I'm not sure what all the solutions are.

16 MS. O'MALLEY: I think I'll throw in my two  
17 cents here. I feel that you shouldn't have the porch  
18 addition, you shouldn't add to the porch. You can have  
19 steps off the end. I don't like the idea. When you look  
20 at the house from that side, I'd like to be able to see  
21 the original house mainly, if that would be what strikes  
22 your eye as the main thing, and I think that's part of the  
23 problem that the other Commissioners are having with this  
24 roof line and busyness that's going on with the porch  
25 downstairs and the porch upstairs. If there was some way

1 that you could simplify that some or not be so replicative  
2 of the original roof line. We had a case recently where  
3 there was a double gambrel put on a house, and it was  
4 difficult. It didn't turn out well, and I think we're  
5 looking for something that clearly would be different.  
6 Turning it 90 degrees with having the dormer for that  
7 second-story roof, something, try to work something  
8 different. I don't have a problem with coming out seven  
9 feet on that side.

10 MS. VELASQUEZ: I think what I'm hearing is that  
11 the Commissioners are not particularly averse to your  
12 additions or even the size of them. I think what they're  
13 looking for is more visual setting forward of the old  
14 house so that it doesn't look like it's being enveloped,  
15 and I think by extending the porch I'm hearing they think  
16 it's going to look like it's enveloping the original  
17 house. I don't think I've heard personally, unless  
18 somebody wants to correct me, that there are any huge,  
19 major problems with this project. This is sort of, I  
20 think, tweaking.

21 MS. FOTHERGILL: Could I ask a question as staff  
22 get clarification of whether the Commission feels these  
23 additions need to move more towards the back? That came  
24 up, but now it seems like people are more concerned with  
25 the height on the addition to the east as opposed to the

1 location of the footprint. Is the Commission comfortable  
2 with the locations of the footprint if the porch is not  
3 connected and the second-story west elevation and roofing  
4 gets changed?

5 MS. VELASQUEZ: Can I poll the Commissioners?

6 MR. LOCHER: Actually, excuse me, can I correct  
7 that?

8 MS. FOTHERGILL: I'm sorry. Yes, sure.

9 MR. LOCHER: The issue I heard was that the roof  
10 on the right side was --

11 MS. FOTHERGILL: That's what I meant.

12 MR. LOCHER: You said the east.

13 MS. FOTHERGILL: I'm sorry, I meant west, sorry.

14 MR. BURSTYN: I pass and stand by my previous  
15 comment.

16 MS. VELASQUEZ: (Indiscernible.)

17 MS. O'MALLEY: Well, I like the idea of trying  
18 to stick with the, keeping the additions as far back as  
19 possible. That's why I'm thinking to the right side that  
20 you would not have a porch addition and the connection  
21 there. On the left side, it's possible, if it's possible  
22 to take that back a few more feet, that would certainly  
23 help with that. That's it.

24 MS. WILLIAMS: I mean, idealistically, I'd  
25 rather not see a seven-foot bump-out, but I can totally

1 appreciate the applicants' concern that they're going to  
2 have a shotgun house. I mean, it is a very narrow house,  
3 and that wouldn't work for their program. Maybe what we  
4 want to look at is a seven-foot bump-out just on the first  
5 floor and not on the second floor. The big problem has to  
6 do with the elevation. It doesn't have to do so much in  
7 my mind with the footprint. It has to do with the  
8 elevation, and, you know, combined with the changes to the  
9 original front make that just unworkable. But, you know,  
10 I can see why it's necessary to have some on that side as  
11 well, some of the addition. If it's set back far enough  
12 and the elevation is rendered in such a way that it really  
13 is subservient to the other, to the original structure, I  
14 think it can work. As presented tonight, it doesn't work.  
15 So I would just need to see, you know, some reworking of  
16 that elevation.

17 MR. BRESLIN: Well, I'll just reiterate what I  
18 said before. I think the addition is not inappropriate,  
19 the size is not inappropriate. When I look at that front  
20 elevation, the left side works so well, and the reason it  
21 works well is that the existing house stands proud, and it  
22 sits back, it's diminutive, and complements it very well.  
23 And if the right-hand side could do something similar, I  
24 think it would be very successful.

25 MR. FULLER: I guess personally I wouldn't be

1 hung up on absolutes, but the question was do we feel it  
2 needs to go back or not. I don't feel there's absolute,  
3 that says it has to go back and not go one way or the  
4 other. I think the addition could be successful if it did  
5 as I first suggested that it's back into the left. I  
6 think the addition could be successful if it's all the way  
7 across the back of the house, as long as it's stepped down  
8 from it. Right now, there's too much going on. It  
9 competes. It doesn't resolve itself. So I wouldn't be  
10 hung up on whether it just wants to extend back three or  
11 four more feet or be three or four more feet that way. I  
12 don't think it's a couple feet one way or the other that  
13 is solving what I have a problem with. I think it's more  
14 just how the two volumes relate to each other. So I  
15 wouldn't say you have to focus on just pushing everything  
16 straight behind the house. I agree, you do not want to  
17 functionally have the house operate that way. So I think  
18 it's just really a question of looking at the roofs,  
19 looking at the interface of the two elements, and finding  
20 a way that they come together a little bit better than  
21 what we're seeing here.

22 MS. VELASQUEZ: Does that help?

23 MR. LOCHER: Yes. We're waiting to hear from  
24 you, though.

25 MS. VELASQUEZ: Well, I must warn you, I may not

1 even be here when you come back with your HAWP, so. My  
2 term is up and we're looking for my replacement. Anyway,  
3 I really, I tend to agree, I think, with especially  
4 Commissioner Breslin that I think just some, actually some  
5 stylistic changes, in my opinion, across the front, and  
6 like Commissioner Fuller said, just some fooling around  
7 with how it ties together, what brings it together, and so  
8 on, but not, making it just as long as it looks like it's  
9 not swallowing the house. I mean, that's, so if you make  
10 it too much the same across the front, it looks like, uh-  
11 oh, they've swallowed that whole side of the house. But  
12 in effect you probably haven't, but it's going to come off  
13 that way, and I think that's what everybody's main concern  
14 is. But I don't hear any problems with the size of the  
15 additions or the footprint.

16 MS. WILLIAMS: I have one additional comment,  
17 just made mention of it, but I think it would be  
18 interesting to look sort of seriously at reducing that  
19 seven-foot addition on the right side on the second level,  
20 so if you want to keep it in the living room but then push  
21 it back flush or recessed even from the main house.

22 MR. LOCHER: We started there.

23 MS. WILLIAMS: And with the shed roof, and  
24 you're just saying that didn't work, I mean, it didn't  
25 give it prominence?

1 MR. LOCHER: Actually, there were two things.  
2 We tried it with a shed roof and we didn't like the tie-  
3 in, and then we tried it with the gambrel, and it didn't,  
4 it was almost like an overlap sitting on top, and it  
5 didn't have enough depth to it to really set as a separate  
6 roof in the connection.

7 MS. WILLIAMS: So in other words, you wouldn't  
8 be totally averse to a bedroom, a master bedroom reduced  
9 by seven feet? I mean, because I think you could probably  
10 work out, you know, an alternative roof form that would  
11 work with a single-story addition bumping out on that side  
12 that would be much preferable to us.

13 MR. LOCHER: That was our original premise.

14 MS. WILLIAMS: And but -- okay.

15 (Discussion off the record.)

16 MR. FULLER: I would suggest it might be useful  
17 when you come back if you wanted to bring a small massing  
18 model or something like that to see how the roofs work  
19 together. It might not hurt.

20 MR. LOCHER: Okay.

21 MS. VELASQUEZ: And looking at one-dimensional  
22 drawings is difficult. All right, do you need anything  
23 else from us tonight?

24 MR. GUERRA: Yes, if you can comment on the  
25 staff's request to have us preserve the existing cedar

1 shake that was on the house.

2 MS. VELASQUEZ: Oh. Who wants to speak to that?

3 MR. BRESLIN: I think that will be a judgment  
4 call when you examine it. It is historic material. You  
5 want to save as much of it as you can, but if it's  
6 impractical, replacement in kind is the next best thing.  
7 Is that what you intend to do?

8 MR. GUERRA: Yes, I mean, our concern is that  
9 when we remove the siding that there will be a  
10 (indiscernible) of what is rehabilitatable and what is  
11 not, and a concern of having a hodge-podge look of eight-  
12 inch reveal and then a different reveal, a preferable  
13 different reveal on the house.

14 MR. BRESLIN: What (indiscernible), why do you  
15 want to change the exposure?

16 MR. LOCHER: Well, number one, the shake  
17 generally never had an eight-inch exposure unless it was  
18 the super-long shakes, because it limits the curl on it.  
19 They generally didn't go over seven inches. The other  
20 issue with shakes, in my personal view, is that the house  
21 looks richer with the smaller reveals, because it has more  
22 materials, more workmanship. So it's really a combined  
23 aesthetics and practical view.

24 MR. FULLER: So you're saying your preference is  
25 not to even make an attempt to reuse the existing, you



1 want to just to go in and remove and replace?

2 MR. GUERRA: Yes.

3 MS. VANASSE: They're over 100 years old. They  
4 are not --

5 MS. VELASQUEZ: Well, that's part of the point.

6 MS. WILLIAMS: I mean, replacement in kind is  
7 not a problem in terms of the guidelines. If they're  
8 going to replace in kind.

9 MR. BRESLIN: But changing the exposure is not  
10 strictly speaking replacement in kind.

11 MS. O'MALLEY: Has it been determined what the  
12 exposure is?

13 UNIDENTIFIED SPEAKER: Yes.

14 MR. BRESLIN: I mean, it's a pretty subtle  
15 difference, but on the other hand, it is historic fabric,  
16 it was eight-inch exposure and putting in something less  
17 than eight-inch.

18 MS. FOTHERGILL: Can staff get clarification on  
19 this, too, please? The Secretary of Interior's Standards,  
20 which apply to all our historic properties, say that you  
21 first preserve and repair and you only replace in kind  
22 when material is damaged or rotting or damaged beyond  
23 repair is the wording, and the Chevy Chase guidelines,  
24 somebody, I have them in my briefcase, give a little more  
25 latitude to that, but I think staff needs a directive from

1 the Commission. In other cities where I've worked, staff  
2 has gone out to the site with the applicant and literally  
3 stuck an awl in the wood in various places to determine if  
4 rot or insect infestation warrants removal. If this  
5 Commission feels that just based on what the applicant  
6 observes is enough, then staff would need to know that.

7 MS. WRIGHT: Well, and I think the other thing  
8 to clarify and what I thought you were going to bring up  
9 is I thought the original proposal was to remove the vinyl  
10 or aluminum siding and the cedar shakes, or the shakes,  
11 whatever material they are, and not put shakes back but to  
12 put horizontal clapboard siding.

13 MR. LOCHER: That was in the original  
14 application. I think after supplying materials to the  
15 homeowner, they've determined that they like the look of  
16 the cedar shake, and that is less of an issue in terms of  
17 trying to change to the beveled siding.

18 MS. WRIGHT: I see. So it's now replacing, if  
19 the, if you take it off, it would be cedar shake, but you  
20 want new cedar shake.

21 MR. LOCHER: Right.

22 MS. WRIGHT: Just that was a clarification.

23 MR. LOCHER: No, I understand.

24 MR. BURSTYN: I would like to comment. When  
25 I've seen cedar shake replacement where you don't do the

1 whole roof but just part here and part there, I think it  
2 looks a mess, because you've got the old and the new mixed  
3 together, and they are never compatible. I would like to  
4 point out in the Chevy Chase historic guidelines here, it  
5 says with respect to roofing materials, other building  
6 materials may become available to provide an appropriate  
7 substitute for replacement in kind, and the reviewing  
8 agency should be open to consideration of these solutions,  
9 which to me gives latitude to replace the whole roof, if  
10 you'd like to.

11 UNIDENTIFIED SPEAKER: This is the siding.

12 MR. BURSTYN: Oh, this is the siding? I'm  
13 sorry.

14 MS. O'MALLEY: I think that we do look to save  
15 any historic materials, especially if they're 100 years  
16 old, that it would be up to staff to review with you the  
17 condition. It is possible that there was damage and that  
18 that's why they covered them. It is possible that the  
19 covering has ruined what was underneath. But that's  
20 something that would have to be determined as you take the  
21 siding off.

22 MR. BURSTYN: All right, with respect to the  
23 siding, just to put it in, it just says it's subject to  
24 moderate scrutiny.

25 MR. GUERRA: Right. Thank you.

1 MR. BURSTYN: So it's not a strict test.

2 MR. GUERRA: Well, I obviously agree with you,  
3 we agree with you that it's impossible to avoid a hodge-  
4 podge look. There's no way you can match new cedar shake  
5 with old cedar shake, and we talked about this explicitly  
6 with our neighbors. They're all apprehensive about going  
7 down that path. We spoke to the realtor that represented  
8 the sellers. The reason why they put the siding on was  
9 because there was severe water damage to the integrity of  
10 the cedar shake, and instead of them replacing the cedar  
11 shake, they ended up doing vinyl siding. I think that  
12 what we've asked for is incredibly reasonable. We are  
13 proposing to take off vinyl siding on the entire house,  
14 take off a tin roof, replace all the aluminum windows, and  
15 we're asking this Commission to give us the permission to  
16 not use concrete composite, not use any artificial  
17 materials, but use original wood cedar shake and have a  
18 continuity and be able to install it properly, to be able  
19 to have it stained properly, and be able to have a  
20 reasonable expectation to maintain it, get a warranty on  
21 it. There's no way we're going to get a warranty, there's  
22 no way we'd have any guarantee of integrity of the  
23 structure if we were to follow the staff's recommendation.

24 MS. WILLIAMS: I think it needs to be looked at  
25 holistically. I mean, we need to know what condition the

1 shakes are in, and if the percentage of shakes, you know,  
2 is greater than 40 percent, let's say, then I think a  
3 wholesale replacement in kind makes sense, because then it  
4 wouldn't look right if you put new shake with existing and  
5 it's, you know, more than half. But if the shakes are in  
6 good enough condition or the shingles are in good enough  
7 condition that they can be maintained, it is a recommended  
8 approach that they be preserved and maintained. And you  
9 have a random, you know, replacement here and there with  
10 new, in-kind cedar shingles. But until we know the exact  
11 condition of the shingles, we really can't make that  
12 determination. I mean, we need to know, I mean, if  
13 they're repairable --

14 MR. GUERRA: It's sort of a Catch-22. We're not  
15 willing to take the vinyl siding off without being assured  
16 that we can make that subjective determination about the  
17 aesthetics of the exterior of our house. We're saying  
18 there's no debate about the type of material that we want  
19 to use. We're willing to all agree that should be cedar  
20 shake on that exterior of that house, but we're not going  
21 to have, lose control over whether the house is going to  
22 look aesthetically pleasing to us and our neighbors  
23 because someone's concerned about preserving the last 120-  
24 year-old cedar shake in Chevy Chase.

25 MS. WILLIAMS: Well, sure, but, I mean, if

1 they're in perfectly good condition, it would behoove you  
2 financially to maintain them.

3 MR. GUERRA: We've also talked to experts in  
4 cedar shake, and they're saying the reasonable lifespan of  
5 cedar shake for a roof is no more than 35 years and for  
6 siding no more than 50. We're talking about siding that's  
7 well over 100 years, and the fact that we're talking about  
8 the efficacy of that siding is ludicrous. I mean, who  
9 would ever argue that cedar shake has any integrity after  
10 100 years?

11 MS. WILLIAMS: Well, I mean, we don't know how  
12 old they are. I mean, when was the siding --

13 MR. GUERRA: Yes, we do. It's original siding.  
14 It must be 1880 to 1910.

15 MS. O'MALLEY: Does staff know the age of the  
16 house, the cedar shake house across the street?

17 MS. FOTHERGILL: No.

18 MS. WRIGHT: No. I mean, we'd have to look it  
19 up for you.

20 MS. FOTHERGILL: All staff was trying to clarify  
21 is that if the Commission doesn't want to go forward with  
22 this idea to replace in kind that it needs to be justified  
23 as why we're doing this, because other applicants come  
24 forward requesting new siding, new windows, new materials,  
25 and we need to be consistent in our approach and what

1 we're granting.

2 MS. VELASQUEZ: Okay, I think, my personal  
3 preference is to whenever you come in for your work permit  
4 would be to give you a choice in the motion, but you'd be  
5 working with staff, when you start taking off the vinyl  
6 siding and you see what's under it, and if it's, you know,  
7 all rotten, then replace it in kind. If, as Commissioner  
8 Williams said, 60 percent of it is actually perfectly  
9 good, which I personally doubt, but if it is, then you  
10 would have, then the motion would read that you would  
11 just, you know, intersperse the good ones wherever you  
12 have problems. But you could go, you would still, if we  
13 took that approach, you would still the option, you would  
14 know that you're going to get new siding one way or the  
15 other.

16 MR. GUERRA: Well, we're not willing to take the  
17 vinyl siding off and have a hodge-podge approach.

18 MS. WRIGHT: Well, another possibility might be  
19 if you are approved or you're going to do a rear addition,  
20 it may, I don't know if there are sections of the rear of  
21 the house that would be demolished anyway for the new  
22 addition, but you could take the siding off there to do  
23 essentially a sort of examination of the condition of the  
24 cedar shakes, because if you take the siding off on one  
25 side, it should be able to tell you generally what kind of

1 conditions you're going to find on the rest of the house,  
2 and depending on that, you could, you know, come back to  
3 argue what the condition is.

4 MR. FULLER: I think the owner's saying that if  
5 there's a chance that we're going to ask them to maintain  
6 the cedar siding, he wants to leave the vinyl.

7 MS. WRIGHT: I understand, but if he's going to  
8 build a two-story rear addition, he's going to be removing  
9 the rear wall of the existing house.

10 MR. LOCHER: It's a 1960 addition.

11 MS. WRIGHT: But I mean on the first floor, not  
12 of the second floor. It's a gambrel roof. Oh, darn,  
13 okay.

14 MR. LOCHER: It's a good idea. I think the  
15 biggest issue for the homeowner is that cedar shake is not  
16 really amenable to restoration. I mean, it's a think  
17 material and it splits, and I mean, it gets a nail in the  
18 vinyl siding. It goes on, it probably has a nail every  
19 eight inches square at a minimum, and, you know, if it was  
20 beveled siding, it would be a heck of a lot easier to  
21 restore it, but the cedar shake in and of itself, it  
22 splits and chips and rips apart. So that's his concern on  
23 top of the issues of, you have the knowledge of the water  
24 damage and the insect infestations, so.

25 MS. FOTHERGILL: I think if the owner was



1 willing to sustain a little area of selective demolition  
2 to be able to point to what you just said, if that is in  
3 fact that case, so that the staff report can reflect the  
4 owner has undertaken selective demolition. That  
5 demolition has revealed that the addition of vinyl siding  
6 has irreplaceably damaged the cedar shakes. See  
7 Photograph A. Therefore, we can justify a decision,  
8 perhaps, to let you replace cedar shakes.

9 MR. GUERRA: Just as long as we can't agreement,  
10 then we can reinstall the vinyl siding on that section  
11 that we're exposing.

12 MS. VELASQUEZ: See, I see one of the issues  
13 going on here, as Gwen once said, I think she quoted  
14 someone else, sometimes you come to a compromise. If it  
15 makes everybody mad, then you did a good job.

16 UNIDENTIFIED SPEAKER: I'm just a little mad.

17 MS. VELASQUEZ: But one of the things I see that  
18 seems to be a trade-off, it's an offer and a threat is one  
19 that you will restore the whole house.

20 MR. GUERRA: Exactly. We're spending hundreds  
21 of thousands of dollars to make this actually consistent  
22 with the neighborhood. Right now it's an incredible  
23 eyesore. There's nothing requiring us to remove the vinyl  
24 siding. There's nothing requiring us to remove the  
25 aluminum windows. There's nothing requiring us to remove

1 the roof. We're spending hundreds of thousands of dollars  
2 to make this property worth looking at. All we're asking  
3 for and all our neighbors are asking, every single one of  
4 them, and we have letters from each of them, saying they  
5 do not want us to spend hundreds of thousands of dollars  
6 and then have something that looks awful. There's the  
7 original handful of shake and then there's the rest of the  
8 new shake. There's no way it's going to be appealing to  
9 the neighborhood. Look at the house to the right, look at  
10 the house to the left, look at the house across the  
11 street. It just isn't appropriate for that neighborhood.

12 MS. VELASQUEZ: All right.

13 MS. WRIGHT: Well, why don't we proceed with the  
14 idea that was just proposed of going before the next  
15 preliminary consultation even doing some selective removal  
16 of the siding, get the condition, bring some photographs  
17 to you of the condition, and if you do say, gee, with  
18 think it should be restored, then you would have the right  
19 to put the vinyl siding or the aluminum siding back on.

20 MS. VELASQUEZ: I think that it may end up  
21 being, I think that's probably a good idea, just to  
22 appease those who are worried about it. But it may be you  
23 do have all replacement in kind, and we still have a  
24 better looking house than we had.

25 UNIDENTIFIED SPEAKER: If it's all been painted,

1 it's probably lead-based paint and they'll have to take it  
2 all off anyhow, so at that point it has to be replaced.

3 MS. VELASQUEZ: Okay, thank you.

4 MR. GUERRA; Yes, there are over the handful of  
5 shake that we looked at, there is roughly about 10 coats  
6 of paint on those.

7 UNIDENTIFIED SPEAKER: So I'm sure it's got  
8 plenty of lead in there.

9 MS. VELASQUEZ: Oh, yes. Yes, you may have to  
10 take it off.

11 MS. WRIGHT: Okay, we do have several more items  
12 tonight.

13 MS. VELASQUEZ: Okay, it's quarter after 10, so.

14 MR. LOCHER: Thank you for your time.

15 MS. VELASQUEZ: Thank you.

16 UNIDENTIFIED SPEAKER: Thank you. Good luck.

17 MS. VELASQUEZ: All right, the next item on the  
18 agenda is approval of the December 17th minutes. Did  
19 anybody get them?

20 MS. O'MALLEY: No.

21 MS. WRIGHT: You did not receive the minutes via  
22 e-mail?

23 MS. VELASQUEZ: We did not receive them, so --

24 MS. O'MALLEY: Which meeting?

25 MS. VELASQUEZ: December 17th, the only one in



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

December 21, 2004

Mr. Reggie Jetter  
Department of Permitting Services  
255 Rockville Pike, 2nd Floor  
Rockville, Maryland 20850-4166

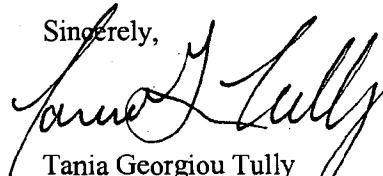
Re: Historic Area Work Permit # 329109  
14 Grafton Street, Chevy Chase, MD  
Contributing Resource within the *Chevy Chase Village Master Plan Historic District*

Dear Mr. Jetter:

I am writing regarding proposed changes to the previously approved HAWP (HPC# 35/13-04C). The Montgomery County Historic Preservation Commission (HPC), at the December 15, 2004 HPC meeting, has approved the revised hardscape design (condition of prior approval) and replacement of the front door (new work item).

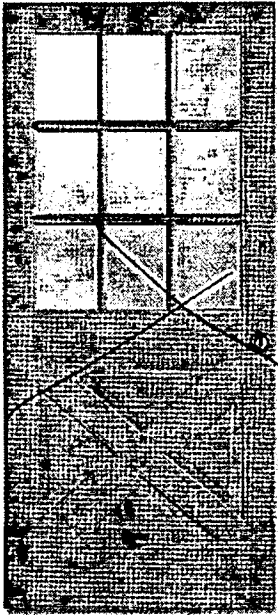
**Please utilize this letter as formal approval for this revision.** Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,

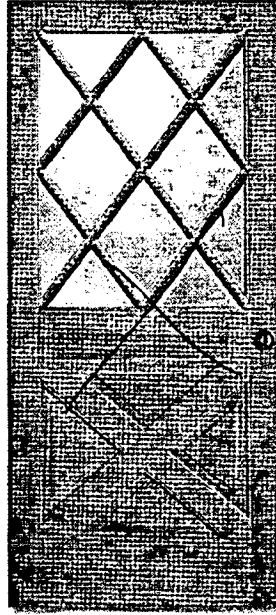


Tania Georgiou Tully  
Historic Preservation Planner

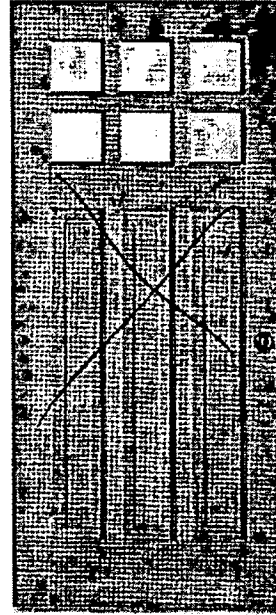
cc: Paul Locher



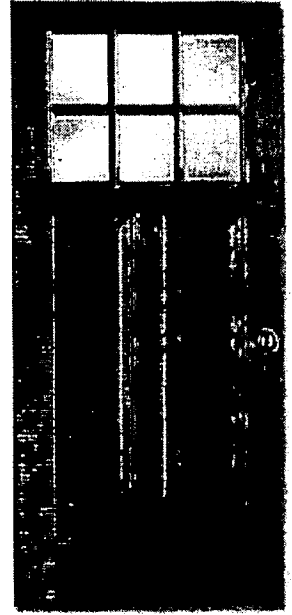
7035 (I.G.)  
2035 (S.G.)



2039 (S.G.)



7860 (I.G.)



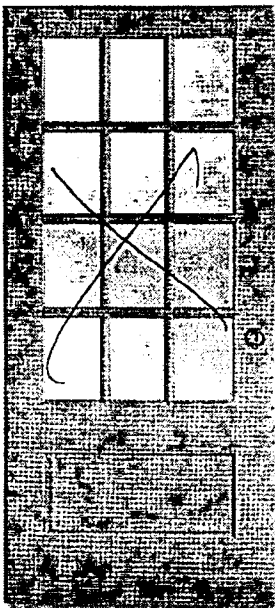
7662 (I.G. Wide Layout)  
1662 (S.G.)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Paul Kelly 12/21/04*

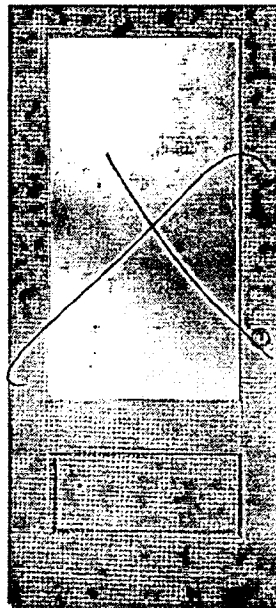


See page 89.

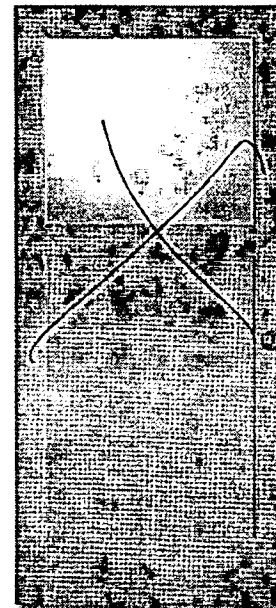
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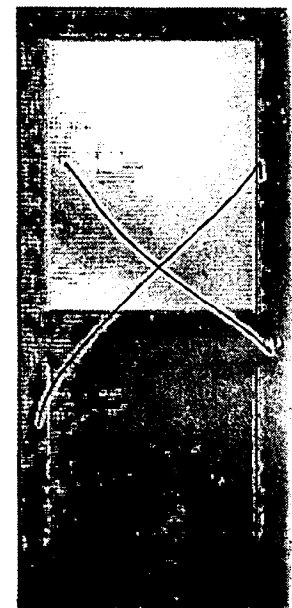
7512 (I.G. Wide Layout)  
512 (S.G.)



7501 (I.G. Wide Layout)  
501 (S.G.)



7008 (I.G.)  
108 (S.G.)



7081 (I.G.)  
182 (S.G.)

(I.G.) Indicates Insulated Glazing (S.G.) Indicates Single Glazing



**Naru, Michele**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Tuesday, December 14, 2004 4:07 PM  
**To:** Hist Pres fax; Fothergill, Anne; Wright, Gwen; Naru, Michele  
**Cc:** Bourke email file; Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy  
**Subject:** HPC hearing 12-15: 25 Oxford, 14 Grafton

The following are the comments of the Chevy Chase Village LAP for items on the 12/15/04 agenda:

25 Oxford St  
Spiekell residence, non-contributing resource  
alterations to front etc: resubmission with minor changes to prior approval; staff recommends approval  
LAP concurs and recommends approval as submitted

14 Grafton St  
Guerra Vanasse residence  
alterations for brick lead walk, rear patio, and new front door  
Staff recommends approval.  
LAP concurs with staff and recommends approval as submitted

Submitted for the LAP,  
Tom Bourke  
Chairman

tom.bourke@whihomes.com  
tel: 301.803.4901  
fax: 301.803.4929  
cell: 301.252.9931

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	14 Grafton Street	<b>Meeting Date:</b>	12/15/04
<b>Applicant:</b>	James Guerra & Nicole Vanasse (Paul Locher, Agent)	<b>Report Date:</b>	12/02/04
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Public Notice:</b>	12/01/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-04C REVISION	<b>Staff:</b>	Tania Tully

**PROPOSAL:** Revised hardscape design and replace front door **RECOMMENDATION:** Approval

**STAFF RECOMMENDATION:**

Staff is recommending approval.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial Bungalow  
**DATE:** c.1912

**PROPOSAL / BACKGROUND**

This application consists of two pieces. The first is the detailed hardscape plan required as a condition of the original HAWP. See Circle 4 for the plan and material details. The second piece is the new proposal to replace the front door with a wood 6-light panel door (Circle 6). The original HAWP consisted of two rear additions and was conditionally approved by the Commission in March 2004. The current hardscape plan fulfills Condition #5. The original application did not include any changes to the front door.

**STAFF DISCUSSION**

*Hardscape Plan:* Staff compared the current hardscape proposal with the concept approved by the Commission in March. We believe that it is a more sensitive design than originally proposed and appears to have less non-organic surfaces. The materials proposed are natural and include brick walks, a gravel drive, and flagstone pavers. Two sections of wrought iron fencing with brick piers (5' high) are proposed in the rear yard, as is a 2' high granite retaining wall. Since each of these items is subject to moderate or lenient scrutiny under the *Chevy Chase Village Historic District Guidelines*, staff believes the plan to be compatible and approvable.

*Front Door:* The proposed new front door is also compatible to the historic house. Although the current front door is old, it is likely not original. The new door is of like material and similar in design to the existing door. Staff also believes this request to be in keeping with the applicable guidelines.

**STAFF RECOMMENDATION:**

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

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

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

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



# LOCHER DESIGN BUILD

11/23/04

MICHALE

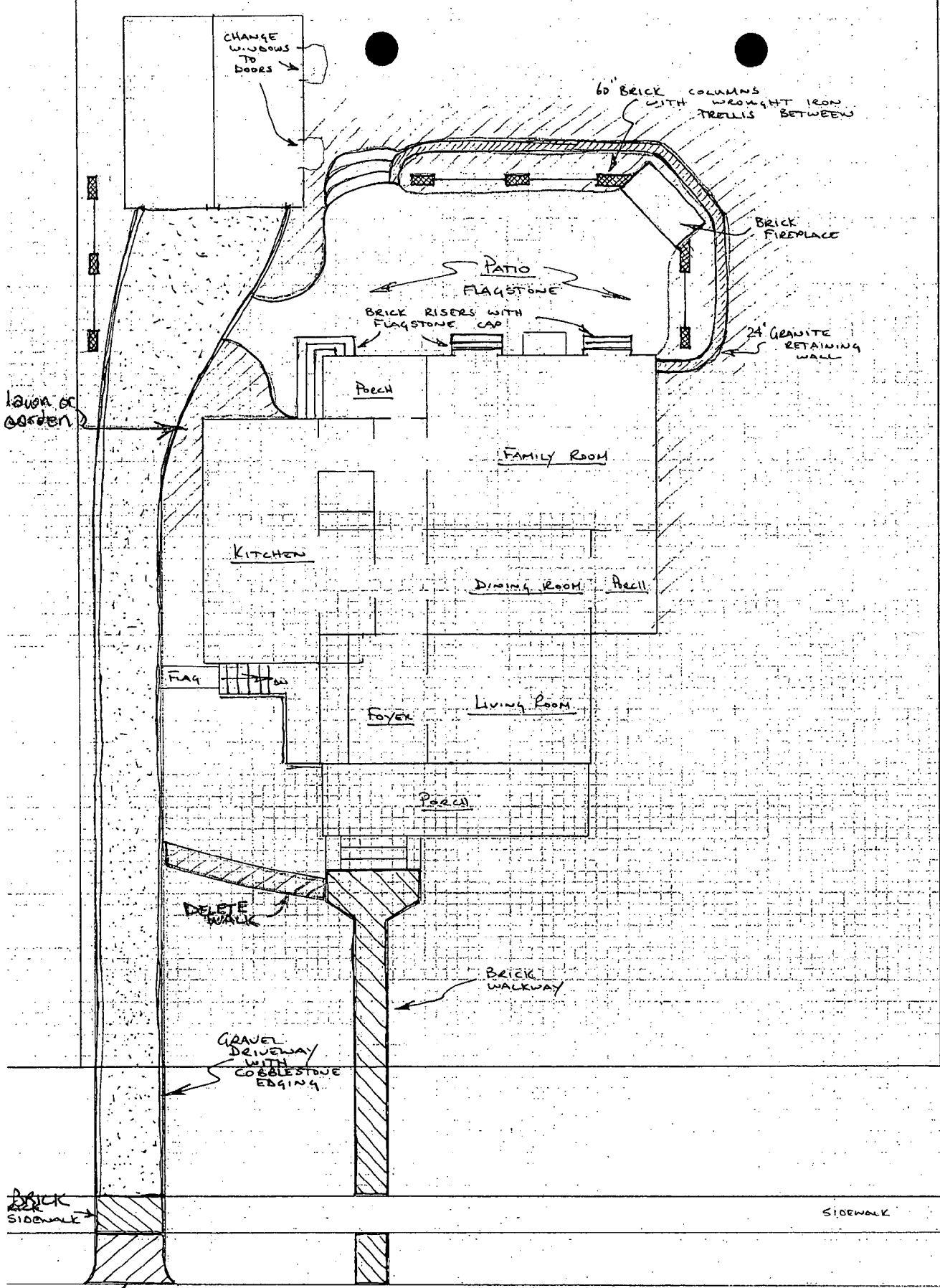
14 GRAFTON ST.

- ① REVISED HARDSCAPE PLAN  
UPDATED FROM ORIGINAL  
APPROVAL
- ② REQUEST TO REPLACE FRONT  
DOOR TO SIMPSON # 7662

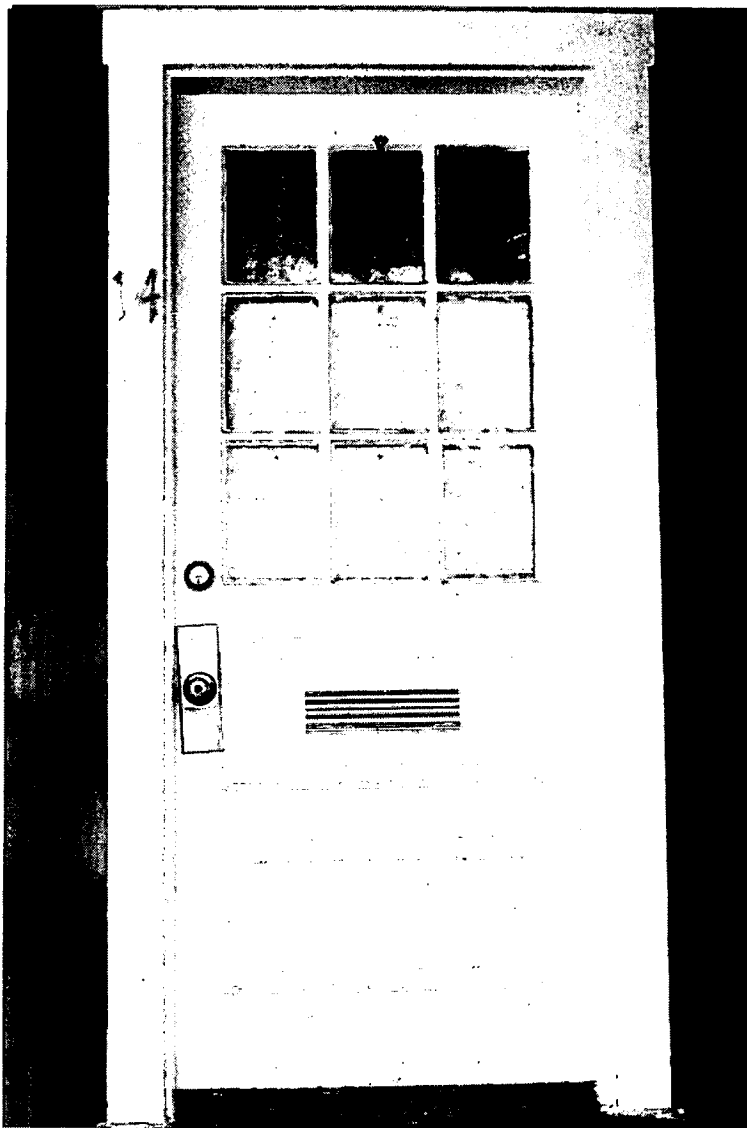
THANKS

P. Locher  
301-518 7053





4 GRAFTON STREET  
HARDSCAPE PLAN



5

# LOCHER DESIGN BUILD

11/23/04

MICHELLE

14 GRAFTON ST.

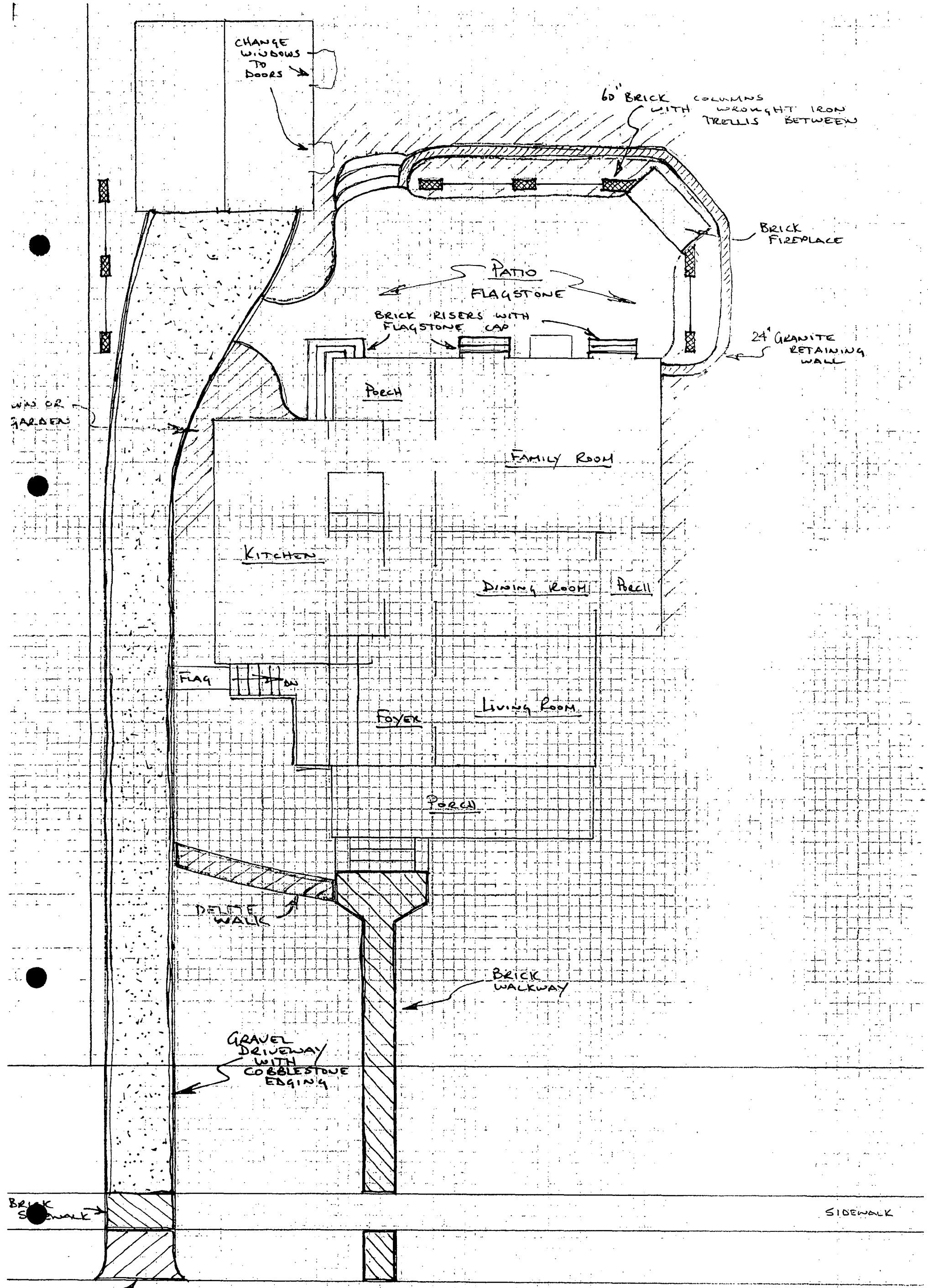
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UPDATED FROM ORIGINAL  
APPROVAL .
- ② REQUEST TO REPLACE FRONT  
DOOR TO SIMPSON # 7662

THANKS

P. Locher  
301-518 7053



③



CHANGE  
WINDOWS  
TO  
DOORS

60" BRICK WITH  
COLUMNS  
WROUGHT IRON  
TRELLIS BETWEEN

BRICK  
FIREPLACE

PATIO  
FLAGSTONE

BRICK RISERS WITH  
FLAGSTONE CAP

24" GRANITE  
RETAINING  
WALL

WAS OR  
GARDEN

Porch

FAMILY ROOM

KITCHEN

DINING ROOM

Porch

FLAG

FOYER

LIVING ROOM

PORCH

DELETE  
WALK

BRICK  
WALKWAY

GRAVEL  
DRIVEWAY  
WITH  
COBBLESTONE  
EDGING

BRICK  
SIDEWALK

SIDEWALK

CONCRETE  
APRON

H. GRAFTON STREET  
HARDSCAPE PLAN

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia O'Malley*

14 GRAFTON STREET



FRONT ELEVATION



REAR ELEVATION



1/28/04  
These have not  
been distributed.  
Were passed out  
to JL by applicant,  
but not yet distributed  
to emission.



Joey Lampi  
Montgomery County Historic Preservation Commission  
1109 Spring St.  
Suite 801  
Silver Spring, Md. 20910

Louise Gotlamp  
11 Grafton St.  
Clayton, Md. 20815

January 27, 2004

**VIA MESSENGER ON JANUARY 28, 2004**

Montgomery County Historic Preservation Commission  
1109 Spring Street  
Suite 801  
Silver Spring, Maryland 20910

Re: Application of Nicole and James Guerra; 14 Grafton Street,  
Chevy Chase, Maryland 20815

Dear Members of the Commission:

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Thank you in advance for your consideration of these views.

Sincerely,



Lawrence Coe Lanpher

Cc: Claudia Lee Lanpher  
Nicole and James Guerra  
Joey Lampl, MCHPC Staff  
Michele Naru, MCHPC Staff  
Tom Bourke, Chair, Local Advisory Panel for Historic Preservation,  
Chevy Chase Village

10 Grafton Street  
Chevy Chase MD  
20815

Montgomery County Historic  
Preservation Commission  
1109 Spring Street  
Suite 801  
Silver Spring, MD 20910

RE: 14 Grafton

***F. Anthony & Patricia Glowacki  
10 Grafton Street  
Chevy Chase, Maryland 20815***

January 28, 2004

Montgomery County Historic Preservation Commission  
1109 Spring Street  
Suite 801  
Silver Spring, Maryland 20910

Re: 14 Grafton Street, Chevy Chase

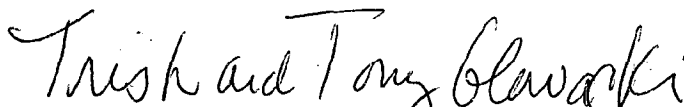
To Whom It May Concern,

As next door neighbors to James Guerra and Nicole Vanasse at 14 Grafton Street, we were very concerned to hear that the staff of the Historic Preservation Society has changed its original opinion regarding the renovation and additions to their house. We have viewed the Guerra's plans and find the elevations both contextually appropriate to the neighborhood and aesthetically pleasing.

The initial opinion which the staff the Historic Commission has put forth greatly prohibits any owner, current or future, of 14 Grafton Street from renovating, maintaining, or expanding the property in a reasonable, intelligent manner. We are very concerned about the effect such constraints would have on the future of this house and on our property value.

Jim and Nikki have spent years, tens of thousands of dollars in architectural fees, and their current design builder has had discussions with the staff of the Historic Commission, in order to perfect their plans. They have graciously solicited their immediate neighbors' opinions/approval of the plans, taking great care to "do the right thing." We urge the Commission also to "do the right thing" and grant the Guerra's permission to renovate and expand as proposed by their plans.

Sincerely,

  
Patricia and F. Anthony Glowacki

9 Grafton Street  
Chevy Chase MD  
20815

Montgomery County Historic  
Preservation Commission  
1189 Spring Street Suite 801  
Silver Spring, MD 20910

RE: 14 Grafton Street

January 26, 2004

Montgomery County Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Dear Commissioners:

We are writing in support of the renovation plans for the Guerra home at 14 Grafton Street in Chevy Chase.

Many years before Jim and Nikki bought the house across the street, its charm had been encased in synthetic siding and a roof out of sync with its period. As others on Grafton Street restored and improved their properties, this house became more and more isolated by its superimposed appearance.

But the Guerras could see the character hidden within, and were enchanted by it from the outset. They began carefully and lovingly restoring it from the inside out, peeling away layers and years of awkward remodeling. In this they have been guided by a respect for the history of the house, as well as a vision of its possibilities -- rather as the original architect must have approached his task. Such a dual vision must be yours as well if, as a community, we are to make historic preservation work.

We do not live on a Disney street, where offices, condos and hotels lurk in their modernity behind period facades. We share a living neighborhood with new babies arriving, school buses rumbling and children playing in the gardens. We love the historic nature of our village, and want to preserve its personality. But, as property owners, we insist on the right to graciously and tastefully keep our village alive. The plans the Guerras have shared with us aid that goal in what is for them a typically elegant way. The original house would remain clearly visible without clashing against its additions in the unfortunate manner too often pursued elsewhere. The additions would complement the original style and feeling of the house, presenting a pleasing, unified design celebrating the original.

Please overrule your staff's reaction to the Guerra plans. Please help them unmask their home. Please allow 14 Grafton to retake its place in the living history of Chevy Chase.

Sincerely,



Mr. and Mrs. George F. Will  
9 Grafton Street  
Chevy Chase, MD 20815



Michelle Nam  
Montgomery County Historic Preservation Commission  
1109 Spring St.  
Suite 801  
Silver Spring, MD. 20910

Lawrence Lee Langhin  
11 Grafton St.  
Cluy, Chae, Md. 20815



January 27, 2004

**VIA MESSENGER ON JANUARY 28, 2004**

Montgomery County Historic Preservation Commission  
1109 Spring Street  
Suite 801  
Silver Spring, Maryland 20910

Re: Application of Nicole and James Guerra; 14 Grafton Street,  
Chevy Chase, Maryland 20815

Dear Members of the Commission:

My wife, Claudia, and I reside at 11 Grafton Street, Chevy Chase, Maryland, 20815, across the street from the Guerra's. Claudia and I have lived at this location in a very special circa 1910 home for over 13 years and are committed to the preservation of this community.

I am writing on behalf of both of us to support the Application of Nicole and James Guerra for a Historic Area Work Permit for renovations to their house. We understand that the Commission will consider that Application at a preliminary hearing scheduled for Wednesday, January 28, 2004.<sup>1</sup>

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The Commission should understand that Nikki and Jim have already done much to improve the appearance of their residence at 14 Grafton Street. The former owners, a pleasant elderly couple, were unable over the years to maintain the appearance of the house and its landscaping. Nikki and Jim have already turned the appearance around in material respects, focused mostly on extensive improvements to the landscaping.

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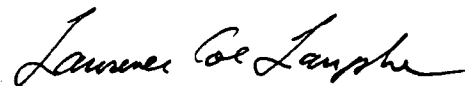
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Please do not hesitate to contact Claudia (301/652-4785; home; [clanpher@aol.com](mailto:clanpher@aol.com)) or me (202/778-9011; work; [llanpher@kl.com](mailto:llanpher@kl.com)) if you have any questions.

Thank you in advance for your consideration of these views.

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Lawrence Coe Lanpher

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Nicole and James Guerra  
Joey Lampl, MCHPC Staff  
Michele Naru, MCHPC Staff  
Tom Bourke, Chair, Local Advisory Panel for Historic Preservation,  
Chevy Chase Village

Lawrence Coe Lanpher  
11 Grafton St.  
Chevy Chase, Md. 20815

Montgomery County Historic Preservation Commission  
1109 Spring St.  
Suite 801  
Silver Spring, Md. 20910

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Joey Lampl, MCHPC Staff  
Michele Naru, MCHPC Staff  
Tom Bourke, Chair, Local Advisory Panel for Historic Preservation,  
Chevy Chase Village

---

Laurence Cae Compher  
11 Grafton St.  
Chevy Chase, Md. 20815

Mr. Tom Bourke  
Chair, Local Advisory Panel for Historic Preservation  
Chevy Chase Village

January 27, 2004

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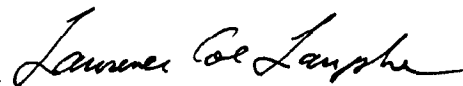
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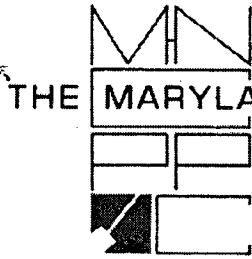


Lawrence Coe Lanpher

Cc: Claudia Lee Lanpher  
Nicole and James Guerra  
Joey Lampl, MCHPC Staff  
Michele Naru, MCHPC Staff  
Tom Bourke, Chair, Local Advisory Panel for Historic Preservation,  
Chevy Chase Village



Stamped  
drawing in  
Michele's office



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 30, 2004

**Reggie Jetter**

Department of Permitting Services  
255 Rockville Pike  
Rockville, Maryland 20850

RE: Revision to approved HAWP application  
14 Grafton Street, Chevy Chase Village Historic District

Mr. Jetter:

I am writing you this letter in response to a conversation I had today with Mr. Paul Locher, contracted designer for the owners of abovementioned property. As the attached correspondence indicates, the owners of the house would like to alter their approved plans on the second floor of the right (west) elevation of the original massing by eliminating a non-historic window. They would also like to install a wood, simulated divided light French door on the second floor of the new addition on this elevation to allow a second access on to the proposed new balcony.

Please utilize this letter as the Commission's support for the issuance of the revised building permit for these changes. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you so much for your continued support of our program and your assistance in this matter.

Sincerely,

Michele Naru, Senior Planner  
M-NCPPC - Historic Preservation Office

Cc: Mr. Paul Locher, Designer  
Mr. Guerra, Owner

# LOCHER DESIGN BUILD

July 28, 2004

Montgomery County Historic Preservation Commission  
Attn: Michelle Naru  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Re: 14 Grafton Street  
Chevy Chase, MD

*ok to  
alter -  
staff level  
approval*

Michelle,

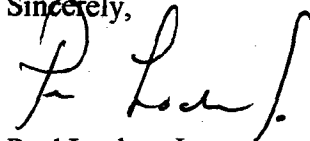
In the course of construction at 14 Grafton Street in Chevy Chase, MD we have encountered a difficulty not perfectly picked up in the design phase. Namely, the window on the west side that was to be relocated in a more forward position is unable to fit within the bedroom space and the new master porch roof.

This necessitates a revised solution to allow light and a proper fire escape per the dwelling code. We propose to move the opening to the rear of the room and below the roofline. This opening would be at the master porch, so logically, it should be a door. Besides bringing in more light, it would certainly make for a better fire exit.

In the interest of expediency, I have redlined a set of plans for you showing the proposed modification in the hopes that you could finalize approval. I think that the over-riding issues include the facts that this window is a non-original window and that the new proposed location is not visible from the street.

Thank you for your help in this matter.

Sincerely,



Paul Locher, Jr.



## Naru, Michele

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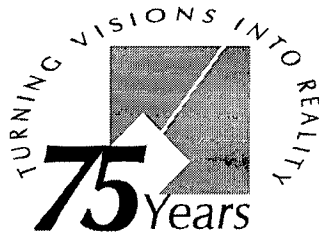
**From:** Bourke, Tom [tom.bourke@whihomes.com]  
**Sent:** Wednesday, March 10, 2004 6:04 PM  
**To:** Hist Pres fax; Fothergill, Anne; Wright, Gwen; Naru, Michele  
**Cc:** Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy  
**Subject:** LAP comments for HPC hearing

The Chevy Chase Village LAP

Supports staff recommendation for approval with conditions for 14 Grafton side/rear addition and for approval of 3 West Lenox rear addition.

Tom Bourke  
Chair

tom.bourke@whihomes.com  
tel: 301.803.4901  
fax: 301.803.4929  
cell: 301.252.9931



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

MEMORANDUM

TO: Robert Hubbard, Director  
**Department of Permitting Services**

FROM: Michele Naru, Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 329109

---

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**. The HPC staff has reviewed and stamped the attached construction drawings. The conditions of approval are:

1. The materials list for the new additions will include simulated divided light wood windows, wood trim and details including porch floor and railings and will be reviewed and approved by staff at time of final permit set stamping.
2. The additions are approved in concept noting that the final construction drawings are to be reviewed and approved by staff prior to applying for a County building permit.
3. The overhead doors to be installed on the existing, detached garage are to be constructed of wood and the final design must be reviewed and approved by staff at time of final permit set stamping.
4. A detailed, dimensioned and scaled site plan will be developed for the proposed hard surface installation.
5. All original windows on the existing house will be rehabilitated and NOT replaced. Non-original 1/1 vinyl windows may be replaced - the design of the replacement windows to be approved by staff.
6. The 7" exposure prefabricated panel, wood cedar shakes may replace the existing 7.5" exposure on the existing house.

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

Applicant: James Guerra and Nicole Vanasse

Address: 14 Grafton Street, Chevy Chase Village Historic District

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

01/07/04
DPS

Contact Person: Paul Locher Jr
Daytime Phone No.: 301 518 7053

Tax Account No.: 329109

Name of Property Owner: James Guzman / Nicole Vanasse Daytime Phone No.: 301-986-0793

Address: 14 Grafton St. Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: Locher Design Build Phone No.: 301 518 7053

Contractor Registration No.: 46523

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 14 Street: Grafton Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: P 972 Block: Subdivision: 09 / Chevy Chase, Section 2
Liber: A Folio: 312 Parcel: 972

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent

Date: Jan 7, 2004

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 3/20/04

Application/Permit No.: 329109 Date Filed: 1/7/04 Date Issued:

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

*See attached*

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

*see attached*

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

## Description of existing structure

The existing structure is a small dutch colonial frame house sitting on over a ¼ acre lot. The original structure (possibly 1910's) has been covered in aluminum trim and vinyl siding. The original roof has been replaced with a commercial grade aluminum roof meant to mimic cedar shakes. All of the windows on the second and third floor are vinyl replacement windows. The observable historic detail is relegated to the trim on the front porch and sight lines of the roof itself.

A simple shed addition circa 1960 has been added to the rear, which cuts off the original roof and further muddles the basic design framework.

## Description of the project

The project is a fairly extensive reworking of the whole house to bring better balance and symmetry both to the floor plan and the exterior treatments.

The existing rear addition would be removed. The aluminum and vinyl components would be removed (windows, siding and roof). The existing structure would be maintained as the focal point of the front elevation with the traditional trimwork replaced. New beveled wood siding would be added with recessed panel column trim and Duraslate roofing. All windows would be replaced with new SDL wood windows mimicking the original six over one light cut.

A new kitchen addition would be constructed of the same materials on the left side, set back 11 feet, with a complementary roofline but using double windows instead of singles. A new family room would replace the old rear addition with its own complementary roofline carrying up over the second floor for a master bedroom. A modest side porch would be added to allow pedestrian access from front to back and side yard.

The impact on the historical resource would be to elevate the level of detail on the original structure to a semblance of the standards used at the time of construction (basically a return in time). The impact on the environmental setting would be negligible as no landscaping is affected and the change in lot coverage is minimal. Approximately 800 additional square feet on a 12,500 lot size translates to a 6% increase in coverage to a total of 17%. The change in green space visible from the street is hardly apparent due to the sensitive placement of the new construction in the rear of the house and overlaying the old additions.

The impact on the historic district is positive and compelling. A small, irrelevant house on a street of much larger structures would greatly benefit the area with a selective enlargement. By maintaining the original structure to the front and building the additions to the rear, the original structure gains as the focal point to the property. With the added ability to turn back the clock on the non-traditional encapsulation, the property actually gains prestige more fitting to the historic designation.





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 19, 2004

MEMORANDUM

TO: Robert Hubbard, Director  
**Department of Permitting Services**

FROM: Michele Naru, Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 329109

---

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**. The HPC staff has reviewed and stamped the attached construction drawings. The conditions of approval are:

1. The materials list for the new additions will include simulated divided light wood windows, wood trim and details including porch floor and railings and will be reviewed and approved by staff at time of final permit set stamping.
2. The additions are approved in concept noting that the final construction drawings are to be reviewed and approved by staff prior to applying for a County building permit.
3. The overhead doors to be installed on the existing, detached garage are to be constructed of wood and the final design must be reviewed and approved by staff at time of final permit set stamping.
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6. The 7" exposure prefabricated panel, wood cedar shakes may replace the existing 7.5" exposure on the existing house.

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

Applicant: James Guerra and Nicole Vanasse

Address: 14 Grafton Street, Chevy Chase Village Historic District

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

Vanasse/Guerra Residence  
14 Grafton Street  
Chevy Chase, Maryland

#### Neighbor List

1. Alan and Susan Lukens  
18 Grafton Street  
Chevy Chase, MD 20815
2. Tony and Patricia Glowacki  
10 Grafton Street  
Chevy Chase, MD 20815
3. George and Mari Will  
9 Grafton Street  
Chevy Chase, MD 20815
4. Lawrence and Claudia Lanpher  
11 Grafton Street  
Chevy Chase, MD 20815
5. Robert and Billie Webster  
3909 Oliver Street  
Chevy chase, MD 20815
6. Asif and Jean Shaikh  
3911 Oliver Street  
Chevy chase, MD 20815

March 9, 2004

Montgomery County Historic Preservation Commission  
Attn: Michelle Naru  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Re: 14 Grafton Street  
Chevy Chase, MD

Michelle,

Per your suggestion, this letter is an update of the current material selections contemplated by the owners of the above referenced property.

The preservation of the existing true divided light windows in the living room is conceivable to the owners under the condition that there are reasonable ways to increase the energy efficiency of those units to mimic the standards in the Model Energy Code currently utilized by Montgomery County.

The replacement cedar shingle siding exposure rate is something that needs to be detailed primarily based on technical factors. For "perfection" shingles, the maximum exposure rate to prevent curling is 7 inches. This mimics the exposure rate on the "perfection" prefab panel systems that could be utilized in an effort to save expenses. Hand split shingles are available, but neither the size selection nor the cost have been investigated fully. The owner would like the ability to make material choices within the shingle family and determine the appropriate exposure rate for those selections.

In addition, the previously selected roof material (Duraslate) may be a cost issue when the final construction budget is finalized. The owner would appreciate the Commission's approval of Duraslate and Tamko Heritage shingles pending resolution of the budget. (The Heritage shingle is a triple ply fiberglass shingle with the same 50 year warranty but at a much lower cost).

I trust this is helpful and I thank you for your attention in this matter.

Sincerely,

Paul Locher, Jr.




Date: March 19, 2004

MEMORANDUM

TO: James Guerra and Nicole Vanasse  
14 Grafton Street, **Chevy Chase Village Historic District**

Cc: Paul Locher, Agent

FROM: Michele Naru, Planner   
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 329109

---

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its March 10, 2004 meeting. These conditions are as follows:

1. The materials list for the new additions will include simulated divided light wood windows, wood trim and details including porch floor and railings and will be reviewed and approved by staff at time of final permit set stamping.
2. The additions are approved in concept noting that the final construction drawings are to be reviewed and approved by staff prior to applying for a County building permit.
3. The overhead doors to be installed on the existing, detached garage are to be constructed of wood and the final design must be reviewed and approved by staff at time of final permit set stamping.
4. A detailed, dimensioned and scaled site plan will be developed for the proposed hard surface installation.
5. All original windows on the existing house will be rehabilitated and NOT replaced. Non-original 1/1 vinyl windows may be replaced - the design of the replacement windows to be approved by staff.
6. The 7" exposure prefabricated panel, wood cedar shakes may replace the existing 7.5" exposure on the existing house.

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

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

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

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

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

GUERRA/VANASSE  
RESIDENCE

14 GRAFTON ST.

CHEVY CHASE, MD.

Cover Page  
15  
Page 1 of 14

PLANS PREPARED BY  
LOCHER DESIGN BUILD  
SILVER SPRING MD

PLANS DRAWN  
JUN 4, 2004  
REV. FEB 13, 2004

14 GRAFTON STREET  
CHEVY CHASE, MARYLAND

February 18, 2004

### **DESCRIPTION OF PROJECT UPDATE**

As you know, the Historic Preservation Policy Guidelines provides "that policy guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application may present unique design issues and each will need to be reviewed individually." We believe the application for 14 Grafton Street presents unique issues and deserves to be reviewed individually.

While the property is characterized as a "Contributing Resource" there is very little historic significance visible on this property. The roof is industrial aluminum. The siding is large paneled vinyl siding. Most of the windows are storm aluminum. The back of the house has been sheared off, and a very unattractive addition was slapped on to the house, standing on piers and cinder blocks. Some call this house "The Barbie House" because of the artificial materials covering it.

For years 14 Grafton Street has been an eye sore for the Chevy Chase Historic District. When we bought the property almost five years ago we immediately started to take steps to rehabilitate the property. We removed an approximately six story ham radio tower that was attached to the west elevation of the house. We removed vinyl siding which enclosed both ends of the front porch. We painted the front porch. We removed chain link fences on the front and side yards. We completely landscaped the yard, carving out new beds and planting over fifty trees and shrubs and new grass. We conducted repairs and upgrades in the house. We also began to work with an architect to renovate the house.

Over the last several years we have worked with architects, design builders, neighbors and community leaders to design a home that would be respectful of the historic district, the "naturalistic landscape," and would be truly complimentary to our neighbors' homes. We strive to create a home that works for our family, that we love living in, and that is aesthetically pleasing to us and our community.

Over the years we have rejected proposed designs for the house. They were too massive. They proposed renovating all four sides of the house, creating a new entrance foyer, a larger dining room, a larger family room, a larger master bedroom, and a new third floor. It seems like we have spent the last few years consistently and gradually scaling back this renovation to the bare necessities, respectful of the Historic Preservation Policy Guidelines, our neighbors, Chevy Chase Village and Montgomery County.

Thus, the application presented to the Commission in January of this year had been carefully crafted. There would be no grand new entrance foyer. The additions would be pushed well off the front of the house. The wrap around porch would be redesigned in accordance with Commission Staff recommendations. The dining room, family room and

master bedroom were all significantly scaled back. The proposed third floor was eliminated. The trims around the windows and door would all be restored. The industrial aluminum roof, vinyl siding and aluminum windows would all be removed, and in-kind materials would be used. No trees or shrubs will be destroyed or lost. A “naturalistic landscape” will be preserved and enhanced on all four sides of the house. The house, with the proposed additions, would sit gracefully on the lot, providing pleasing views to all our neighbors.

We have provided the Commission and its Staff with enthusiastic letters of support from our neighbors.

After the preliminary hearing, we began working again with the Commission Staff to address their concerns and reservations, as well as those expressed by the Commissioners.

At your request, we have had our design builder draw various alternative elevations for the west and south elevations, at our expense. Unfortunately, each variation was inferior to or extremely unattractive to us and our neighbors. Our inability to profoundly alter the west side elevation has caused us to make the additional concessions listed below. It also has caused us to remind this Commission and its Staff of all the other concessions we have made, and the additional costs and expenses we will incur to remove The Barbie façade.

Here are the additional concessions: We are now prepared to put cedar shake on the sides of the house as the in-kind material. We are also keeping cedar shake on the front porch columns on the porch. We are now prepared to give up the wrap around porch on the west side of the house. 100% of the front elevation of the house will be preserved with no additions. Now it will be 20 feet before there will be anything new added to the sides of the house. We have refined the roof lines on the east elevation, making it more attractive and complimentary. We have lowered the roof on the proposed addition on the west elevation. Working with the Commission Staff we have removed some of the details and massing on the master bedroom porch on the west elevation. We are also willing to eliminate the steps off the deck outside the dining room and place a railing there instead.

As you know, the Historic Preservation Policy Guidelines requires deference to the Village residents. It expressly states that “[i]t is of paramount importance that the HPC recognize and foster the Village’s shared commitment to evolving eclecticism, which necessitates substantial deference to the judgment, creativity and individuality of Village residents.” Further, the Master Plan states that the “challenge is to weave protection of this heritage into the County’s planning program so as to maximize community support for preservation and minimize infringement on private property rights.” We site these provisions only after we have already shown great restraint and respect for the Historic Commission’s Master Plan, and the opinion of our neighbors and the Village of Chevy Chase.



We have given up many features, many things on our original wish list. Considering the size of our lot we are showing great restraint. We have made further concessions working with Commission Staff and listening to the Commission. We strongly believe we have gone as far as we can reasonably go. We ask the Commission to give special consideration to the unique circumstances of 14 Grafton Street. We ask that you put us in a position to begin this spring to remove an incredible eye soar, The Barbie House, so that we can give back to the Historic District a graceful, revived house.

Thank you in advance for your careful consideration to this application.

James F. Guerra  
Nicole A. Vanasse  
Property Owners

GUERRA/VANASSE  
RESIDENCE

14 GRAFTON ST.

CHEVY CHASE, MD.

Cover Page

is

Page 1 of 14

Plans Prepared By

LOCHER DESIGN BUILD  
SILVER SPRING, MD

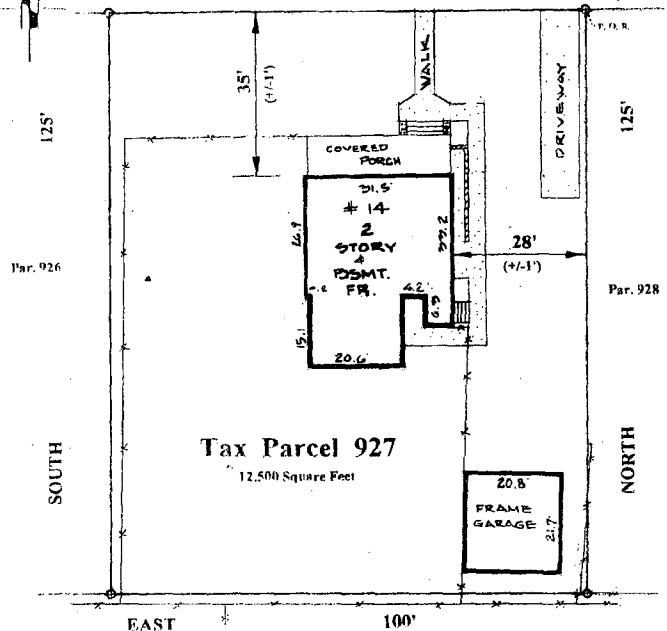
Plans Drawn

Jan 4, 2004  
REV. FEB 18, 2004

ANJTECH ASSOCIATES,  
7907 BALTIMORE AVENUE SUITE 214  
COLLEGE PARK, MARYLAND 20740

*Handwritten initials/signature*

GRAFTON STREET  
WEST



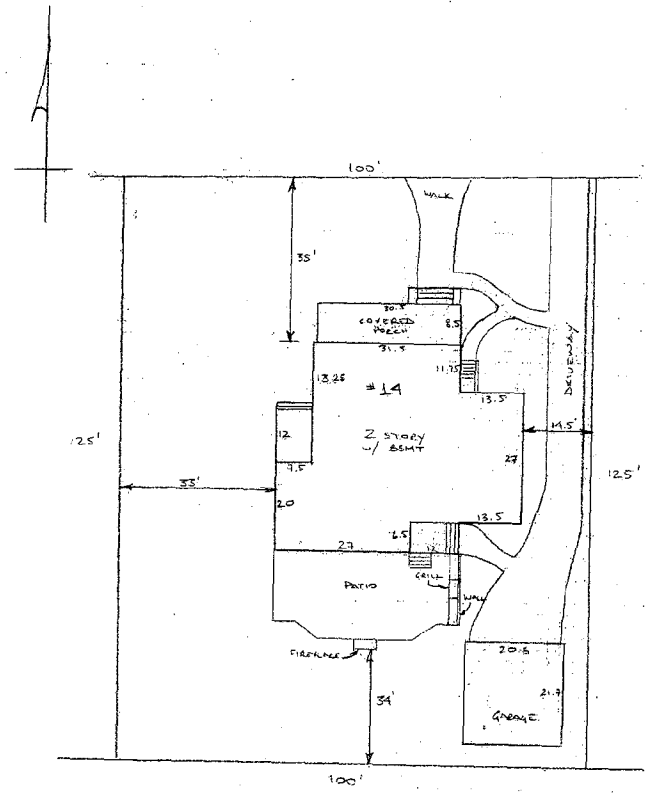
Tax Parcel 927  
12,500 Square Feet

NOTES:

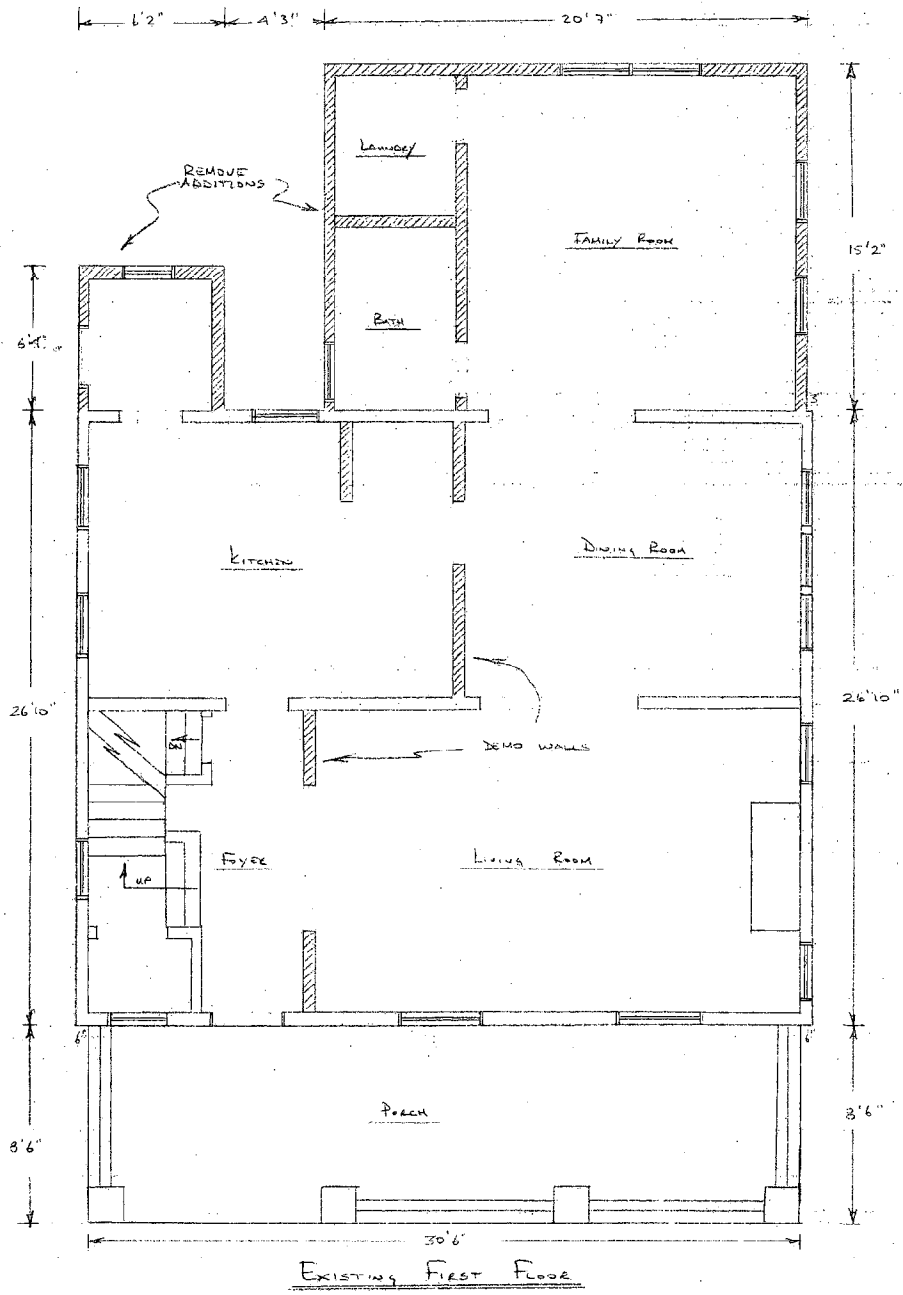
1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with an interim-plated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

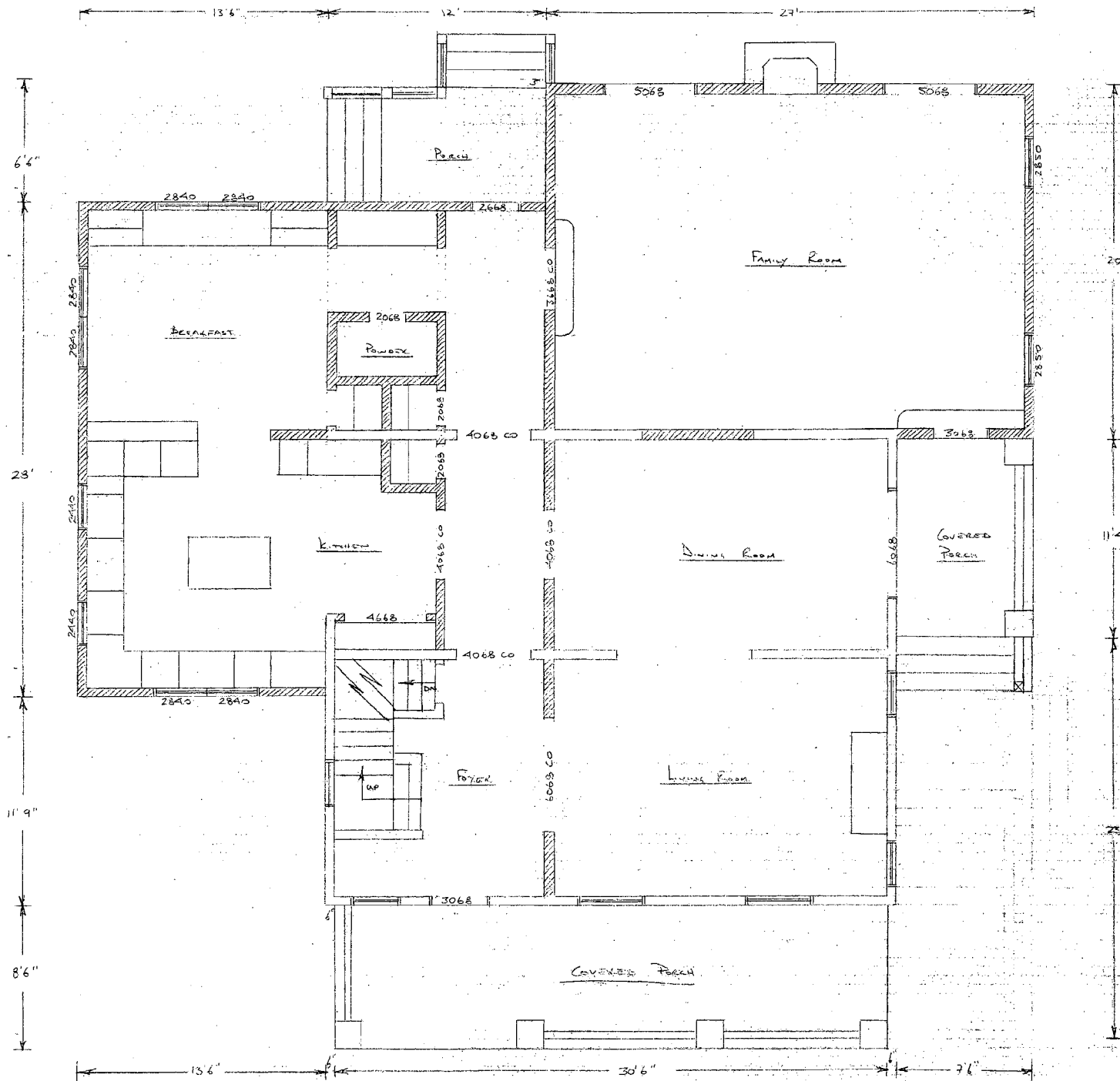


EXISTING SITE PLAN

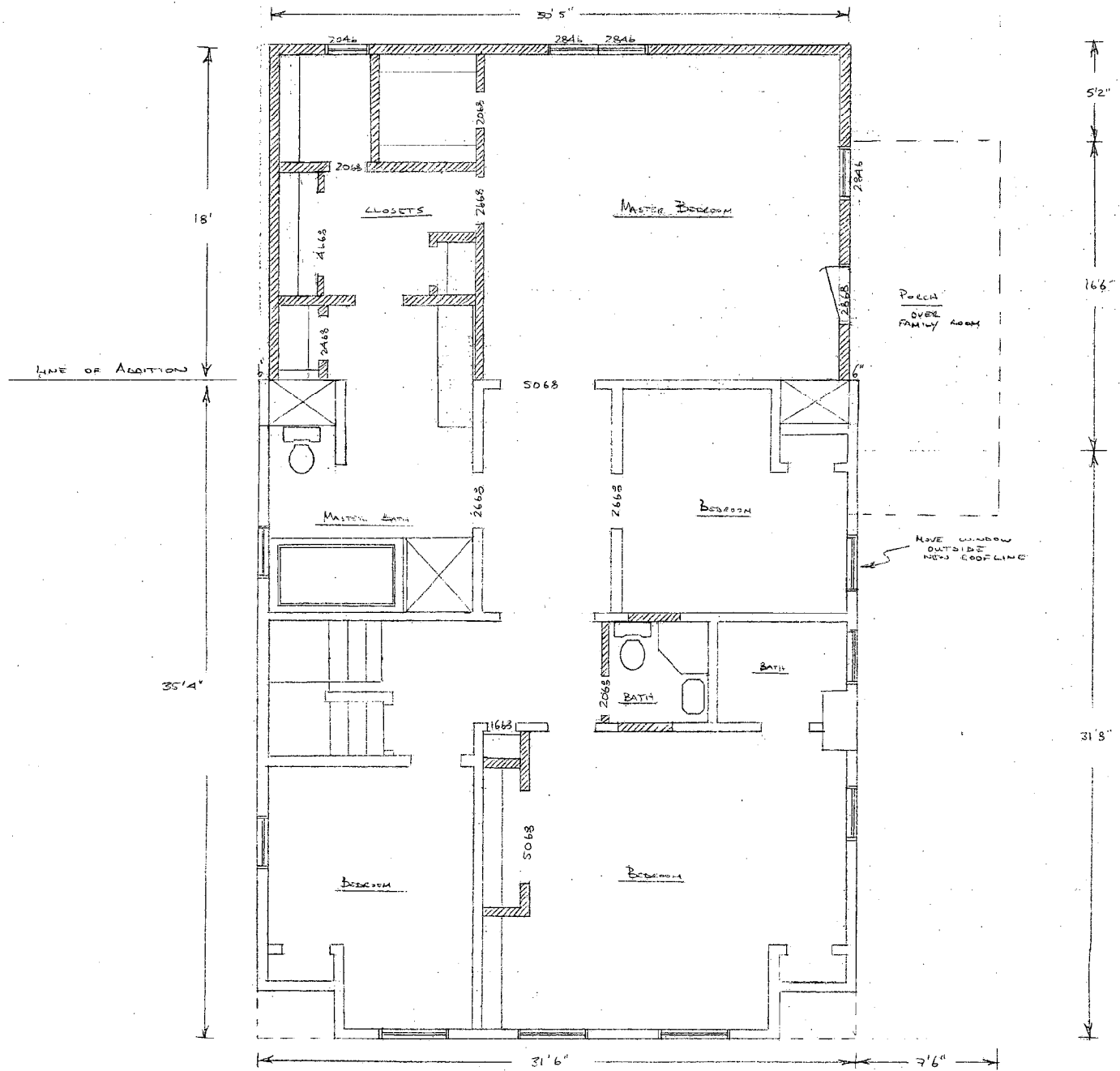


PROPOSED SITE PLAN









PROPOSED SECOND FLOOR



REMOVE ROOFING,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

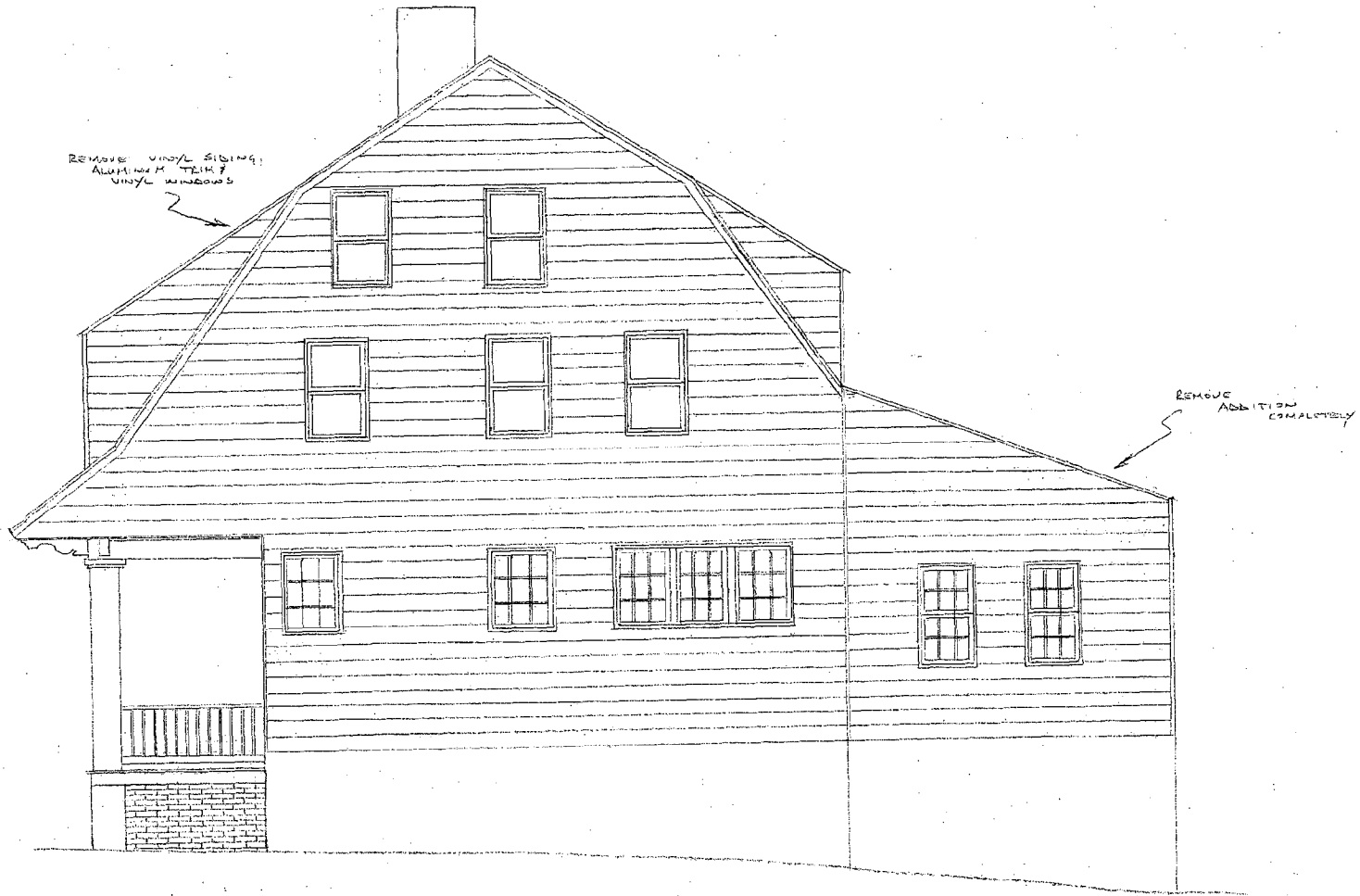
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'  
JUN, 2004





PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

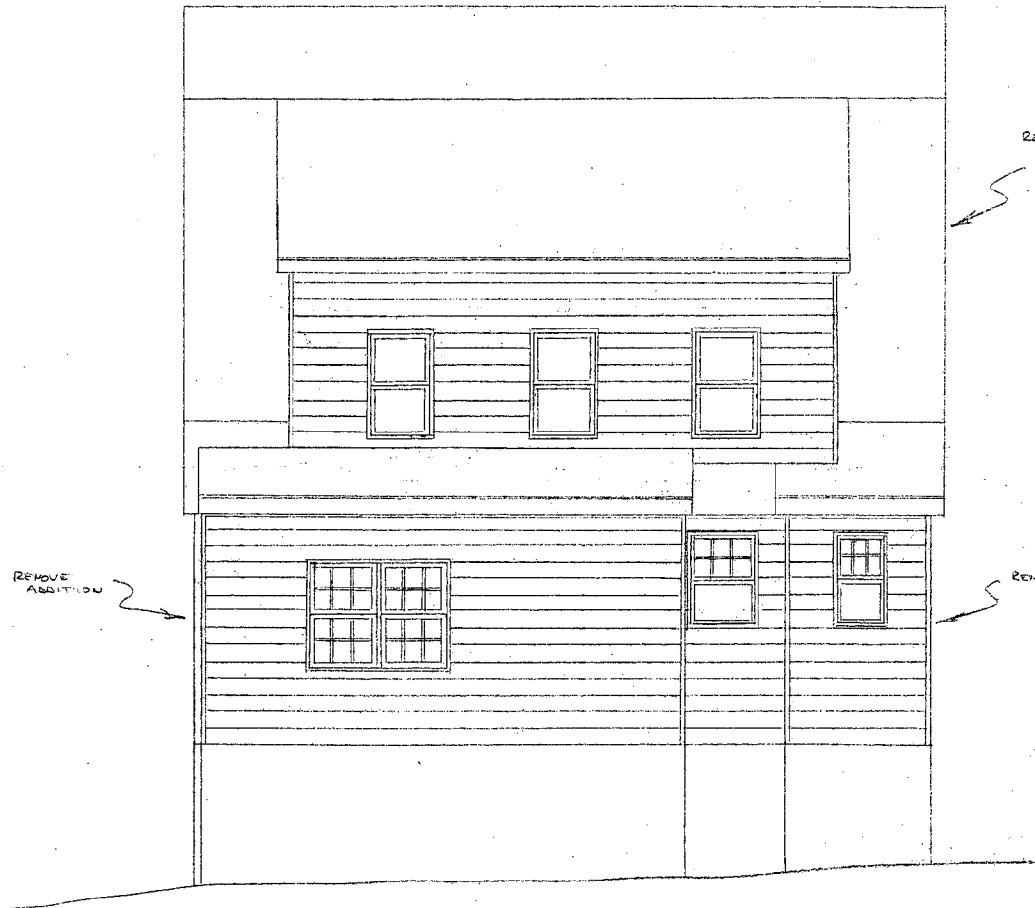


EXISTING SIDE ELEVATION

SCALE 1/4" = 1'  
JAN, 2004



PROPOSED EAST ELEVATION



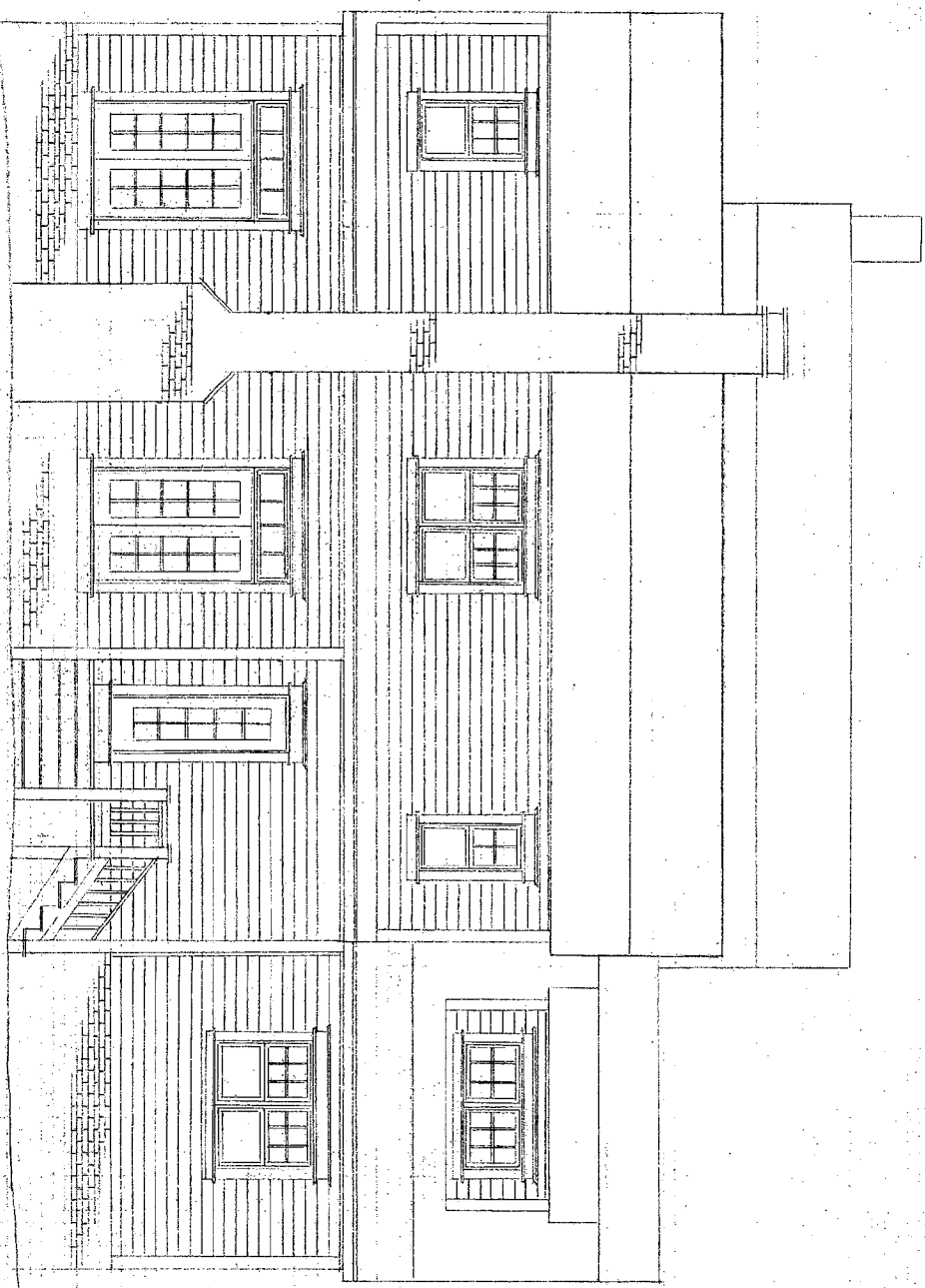
REMOVE ROOFING MATERIAL,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

REMOVE  
ADDITION

REMOVE  
ADDITION

EXISTING REAR ELEVATION

SCALE 1/4" = 1'  
JAN, 2004



REAR ELEVATION



WEST ELEVATION

Roof Study · Rear Shed

Appendix I

Scale 1/8" = 1'  
Feb, 2001





REAR ELEVATION

ROOF MISSING STUDY - GABLED & REAR

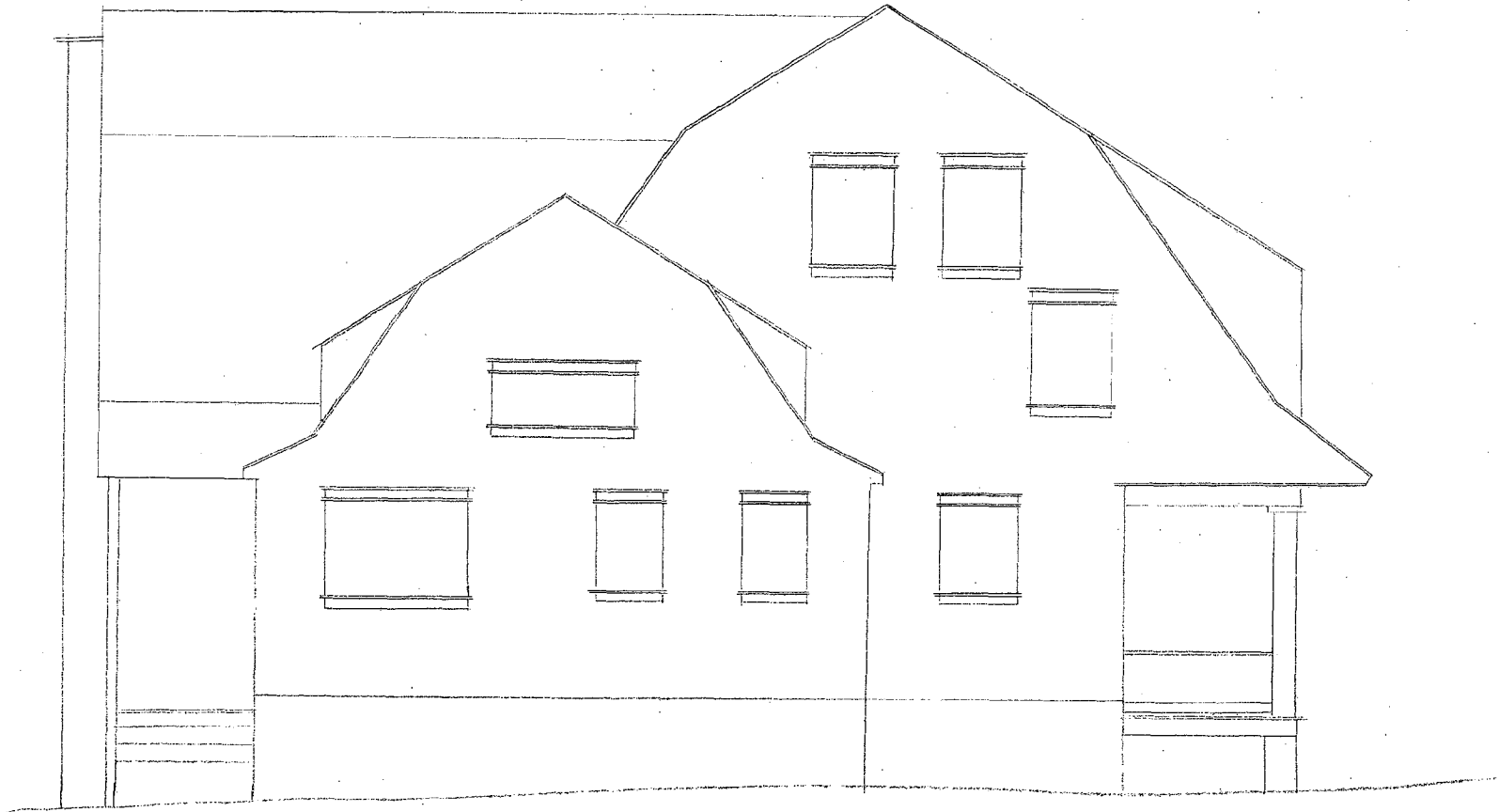
ADDENDUM 2

SCALE 1/8" = 1'  
FEB. 2009



WEST ELEVATION

Roof Missing Study - GUMBLE & BIRD



EAST ELEVATION  
ROOF MASSING STUDY - GUMBLE C REAR



WEST ELEVATION

ROOF STUDY - COMPRESSED PITCH  
EXTENDED DECK

ADDENDUM 5

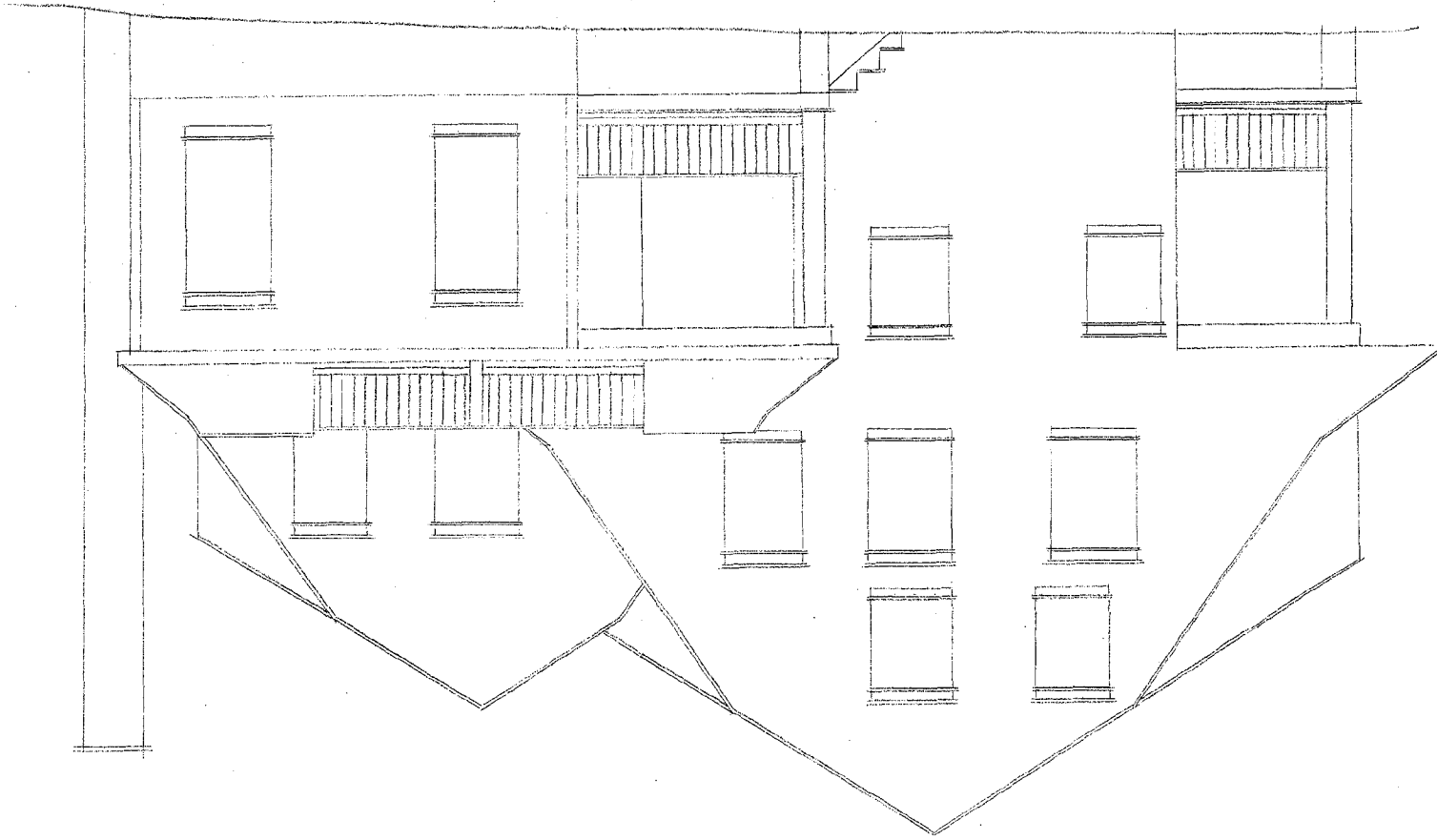
Sheet 1-1  
FEB. 2004

Scale 1/8" = 1'-0"  
Feb. 2004

ASSEMBLY 6

POOL STUDY - COUNTRY CLUB - SHREVEPORT, LA

WEST ELEVATION

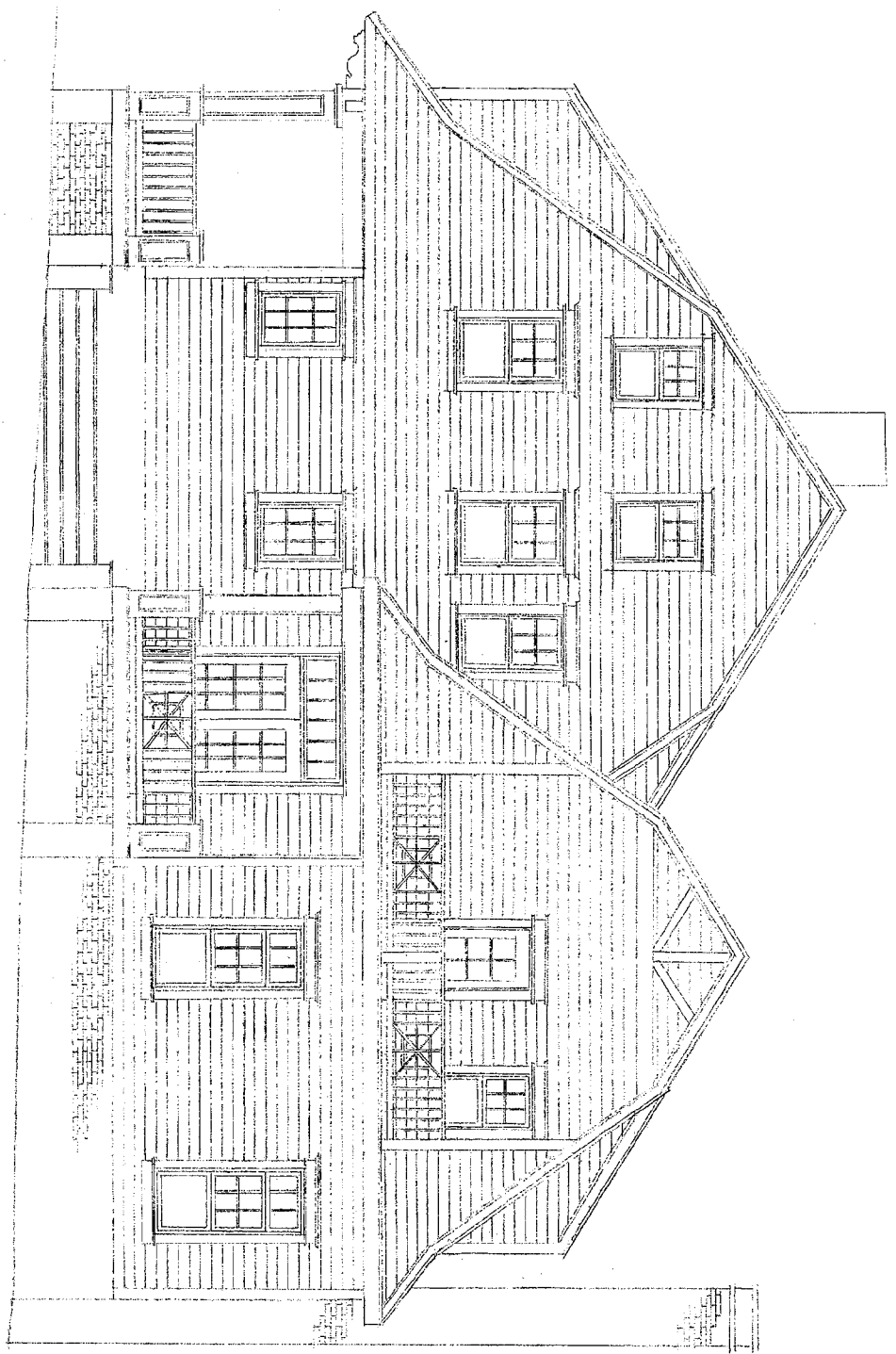




EAST SIDE ELEVATION  
ORIGINAL

ADDENDUM

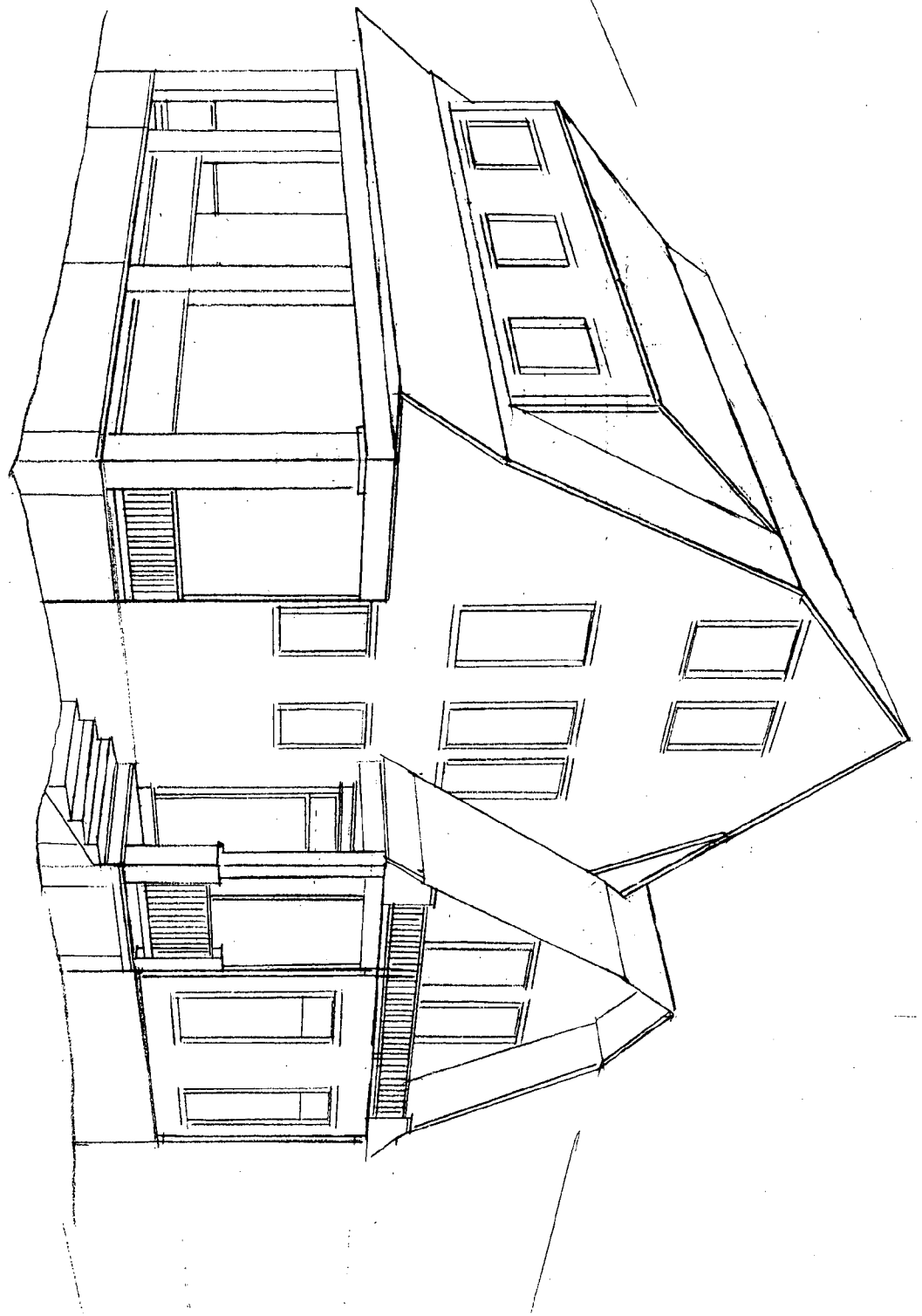
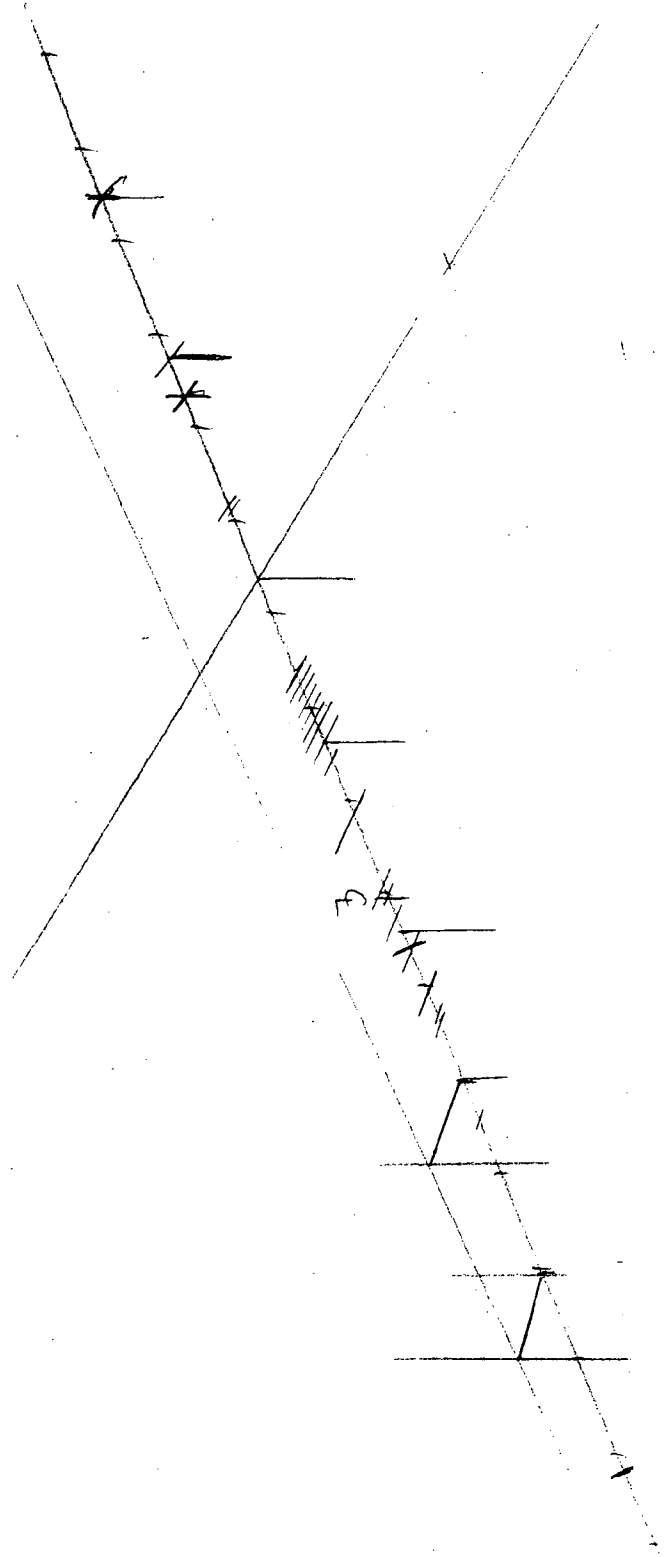
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Jan, 2009



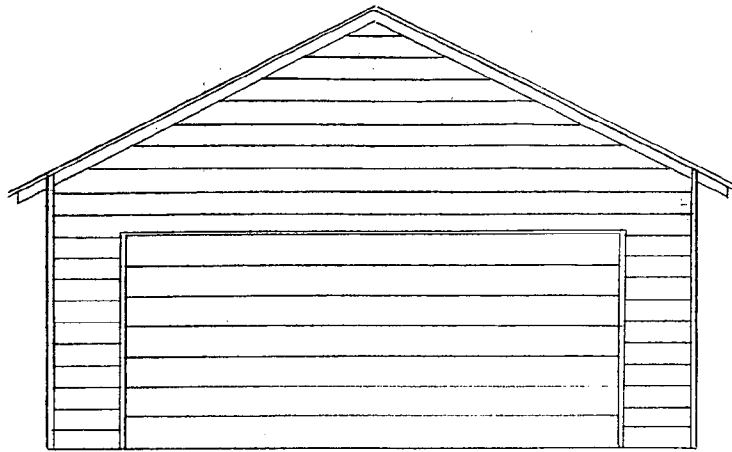
West Side Elevation  
ORIGINAL

Abbasum

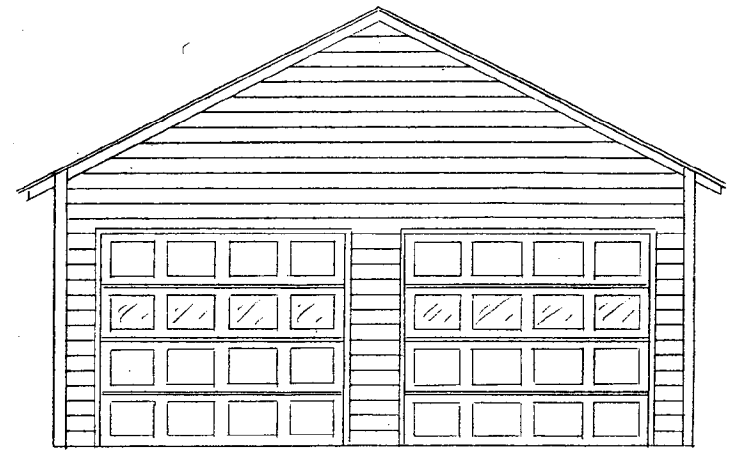
Scale 1/4" = 1'  
Jan, 2004







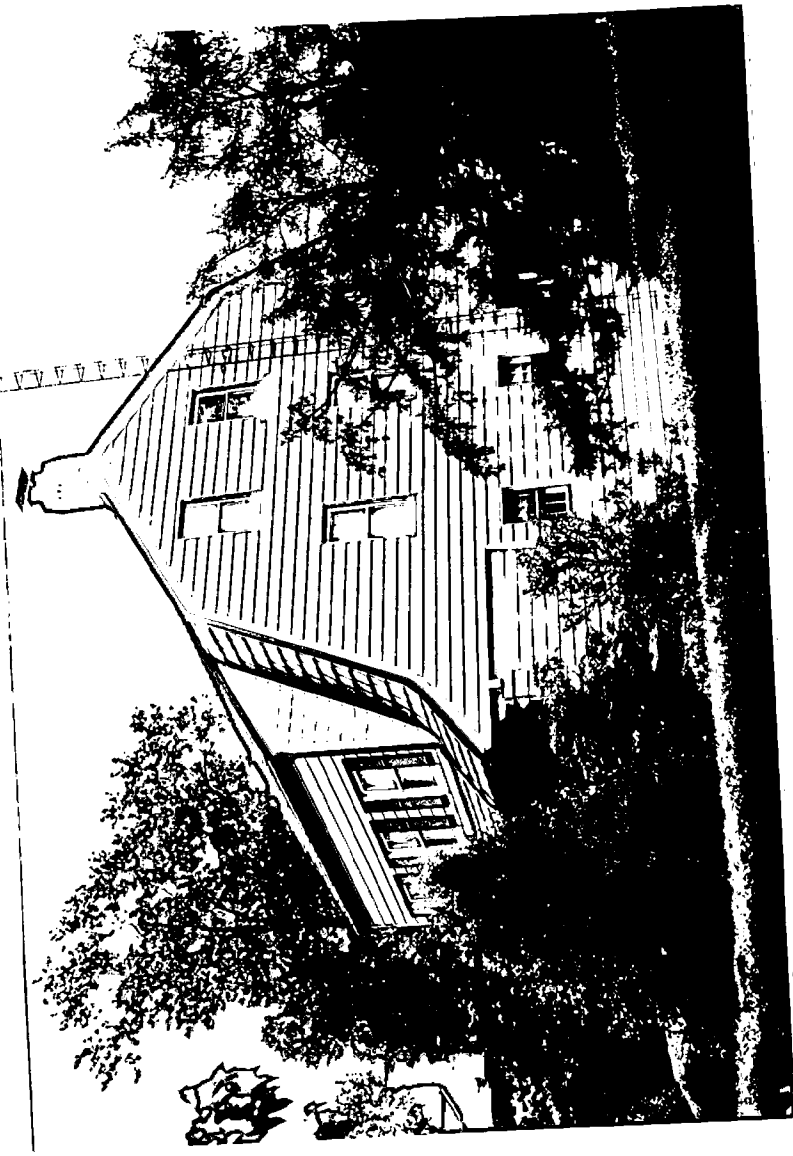
EXISTING ELEVATION



PROPOSED ELEVATION

GARAGE PLAN

SIDE  
ELEVATION



SIDE  
ELEVATION





**Guerra/Vanasse Home  
14 Grafton Street**



**Lanpher Home  
11 Grafton Street**

III. A

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 14 Grafton Street, Chevy Chase Village      **Meeting Date:** 1/28/04  
**Resource:** Contributing Resource      **Report Date:** 1/21/04  
**Chevy Chase Village Historic District**  
**Review:** Preliminary Consultation      **Public Notice:** 1/14/04  
**Case Number:** N/A      **Staff:** Joey Lampl/Michele Naru  
**Applicant:** James Guerra/Nicole Vanasse      **Tax Credit:** N/A  
(Paul Locher, Agent)

**Proposal:** Construct a major addition (two additions affecting front and sides)

**Staff Recommendation:**

- Revise and return for a second Preliminary Consultation.

Issues to address:

- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.

## SITE AND ARCHITECTURAL DESCRIPTION

This is a Contributing Dutch Colonial frame house within the Chevy Chase Village Historic District that was built between 1892-1916. Its parcel is 100' wide x 125' long, or 12,500 square feet total. The house faces north with a 35-foot setback. The existing building is 30.6 feet wide and 49.9 feet long. This length includes one small appendage at the southeast corner (probably built as an early vestibule for the back kitchen door since it rests upon granite piers) and a shed-roofed, one-story, family-room addition at the southwest corner built circa 1960. Currently, there is a distance of 28 feet on the east, or driveway, side of the property between the subject house and the adjacent neighbor and 40.5 on the west.

The 2 ½-story house is three bays wide by three bays deep. The house's current proportions are characteristic of the early expression of the Dutch Colonial style, when buildings were taller and narrower than the later, full-blown Dutch Colonials of the 1920s and 1930s. The roofline is a replication of a true "Dutch" Colonial, meaning that the break between the two slopes is higher up than the more evenly sloped "New England" Dutch Colonial. The subject's house's lower slope is about 45 degrees in pitch and there is a slight flare at the bottom of the roofline's side profile making it an excellent example of a Dutch gambrel. "Combined with the curved overhang, the Dutch gambrel is shaped like a wide-flaring bell..." (Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc., 1952.) The current roof covering is faux cedar shakes made of commercial-grade aluminum. According to the owners' agent, the original roof material is no longer extant.

The house is currently faced in vinyl siding with aluminum trim. The façade features a one-story porch with four columns. The area below the porch has been infilled at the basement level with brick. Above the porch is a three-bay shed dormer. First-floor windows throughout the structure are original. The second- and third-story windows have been replaced with 1/1, double-hung sash, vinyl windows. The gambrel accommodates two levels of full-scale windows on the side elevations.

## BACKGROUND AND PROPOSAL

The owner's agent came into the Historic Preservation Section office quite early in the project's planning and had an informal discussion with staff. The applicant seeks to expand the space of the house by approximately 800 square feet while "recapturing the spirit" of the original house by removing inappropriate building materials. No elevations had been developed at the first meeting, but the agent described programmatic needs and the idea for a larger footprint. The proposed programmatic additions represent a 6% increase in lot coverage. Because the lot is so sizeable, this represents lot coverage of 17%. The agent also described the possibility of a future rear patio and pool with cabana, although no plans for this work have been developed.

As to the current proposal, there was discussion of one gambrel-roofed addition on the west, while the character of the roofline of the east addition had not yet been developed. Staff stated the Secretary of the Interior's *Guidelines for Rehabilitation* tenet that additions needed to be subordinate to the main block, compatible in character, but differentiated somehow from the original historic resource. Staff also indicated the presence of the *Chevy Chase Guidelines*, with which the agent was somewhat familiar, as he had worked on previous cases in the historic district. Various materials were discussed for siding and roof. Staff reiterated the importance of preserving original building materials whenever

possible and suggested to the agent that selective demolition be undertaken to determine existence of possible original building materials.

At staff's suggestion, the agent and owners undertook selective demolition underneath the vinyl and determined that 8"-exposure cedar shakes still exist. These shakes were originally stained and later painted. The applicants believe that the condition of the shakes on the walls warrants their removal related to a past history of water damage and insect infestation. Staff indicated to the agent that the Commission is interested in the preservation of original siding whenever possible and is not convinced that wholesale removal of the original shakes is required. Repair of extant shakes and splicing in of new material where necessary should be the first approach.

The agent's investigation of shakes on the porch columns revealed that they have a 7.5-inch exposure. The applicants believe that the difference in that exposure, coupled with the dimensions of the sheathing underneath the shakes (3/4" x 6" boards) suggest a different construction period than the house, even a post-World War II application. Staff discussed this theory both with architects active today and those who worked during the 1940s and 1950s, and staff is not convinced that 3/4" x 6" sheathing boards - in and of themselves - automatically indicate a post-World War II construction period. Staff believes that a post-World War II column treatment might have made use of cut plywood sheathing, while 3/4" x 6" sheathing boards may very well have been used at the time of the original construction of the house, earlier in the 20<sup>th</sup> century. To be definitive, staff would have to research this topic further, looking at historic copies of *Architectural Graphics Standards*. Staff also believes that the minimally different shake exposure on the columns may simply be due to application by carpenters and does not agree that it poses a "serious sightline issue" when judged against the 8" exposure of the house, as suggested by the applicants' agent in his letter. (See Circle 18.)

In response to a question from the agent at the first staff-level meeting about a proposed uncovered side porch, staff offered the possibility of a trellis covering and said she would conduct research for the agent on whether Dutch Colonial houses ever had completely uncovered side porches. Staff did conduct brief research on the subject, as well as on the subject of the existence of original shake-covered porch columns, and forwarded three images to the agent for consideration in formulating his design. (See Circles 34-37.)

The applicant proposes to do the following:

1. Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.
2. Remove the small back door enclosure and the larger, circa 1960 rear addition.
3. Construct a new 1 1/2-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house's single units.
4. Construct a new 2-story, family room addition on the west side of the house, set back over 26 feet with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off of the master bedroom.
5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)

recessed

6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.
7. Remove shakes from columns and replace with wood, recessed panel column trim.
8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (imitation slate) shingles in its place. Use same material for the proposed additions.

### APPLICABLE GUIDELINES

As per the Commission regulations, the Secretary of the Interior's *Standards for Rehabilitation* is applied when reviewing all Preliminary Consultations. Standard 9 applies in this case:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case, however, and should be applied. Specifically, the applicable *Chevy Chase Guidelines*' "basic policies" are state:

2. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district. Two over-arching principles of the *Chevy Chase Guidelines* are that alterations continue to foster the Village's shared commitment to evolving eclecticism while maintaining its open park-like character. (p. 14)
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping. (p. 14)
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course. (p. 14)

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources." (p. 16)

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. (p. 16)

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way. . . . In general, materials differing from the original should be approved for contributing resources. (p. 17)

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way. .

In the *Chevy Chase Guidelines*, the following definition is given:



*Moderate Scrutiny:* “. . . Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.”

## **STAFF DISCUSSION**

*Topic #1 Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.*

The *Chevy Chase Guidelines* suggest “moderate scrutiny” for porches. Historically, the HPC has not approved the extensions of porches from their original configuration. As stated above, any extension of the front porch to create a wraparound porch would be construed as creating a sense of “false history,” something the Commission has felt is inappropriate.

*Topic #2 Remove the small, back door enclosure and the circa 1960 rear addition.*

These additions do not necessarily contribute to the architectural character of the resource and their removal will not detract from its integrity.

*Topic #3. Construct a new 1 ½-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house’s single units.*

The addition is set back from the façade of the house, per the *Chevy Chase Guidelines* directives on the placement of “major additions.” However, given the lot dimensions with very wide side-yard setbacks, the addition will be nonetheless quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. Staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns about it with the Commission.

As far as design spirit, the design of the proposed eastern addition is in keeping with the original house. It is highly compatible, with the key distinguishing feature that sets it apart from its original block being the nuance of paired windows as opposed to singular openings. The fact that its roofline must be seen in combination with the gambrel-roofed main block and the other gambrel-roofed addition, however, may be problematic. Preserving the massing of the original block is clearly in order with the proposed additions.

*Topic #4. Construct a new 2-story, family room addition on the west side of the house with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off the master bedroom.*

The addition is well-placed by being set back from the façade of the house, as per the *Chevy Chase Guidelines* directives on “major additions.” However, as pointed out above, given the wide side-yard setbacks, the addition will be quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. As noted

above, staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns with the Commission.

Again, given the current proposal, compatibility is good in the proposed addition, but the choice of the gambrel roof serves to make that particular roof form too much in evidence on the house as a whole. In other words, it blurs too much the line between what is original and what is new. Staff feels, in addition, that the west elevation needs more attention with regard to detailing the upper portion of the wall. The rear elevation of the proposed addition appears compatible with the house and can be viewed, per the *Chevy Chase Guidelines*, with "lenient scrutiny."

*Topic #5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)*

Because the upper story original windows are missing, staff is in favor of removing the unoriginal vinyl windows and taking the opportunity to install a window of more compatible substitute material, such as proposed, with a 6/1 light configuration. For the windows selected, a wood substrate and adhered exterior and interior muntin bars are critical.

*Topic #6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.*

The owner has indicated a preference for the aesthetic of beveled wood siding. The *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" (p. 14) pertains to this topic. Integrity of a structure depends on seven factors as defined by the National Park Service and the Secretary of the Interior (location, setting, design, workmanship, materials, feeling and association). Since the house has already lost its original roof and many of its upper windows, a house that potentially would be devoid of its original siding, roofing, and windows is certainly threatened with a loss of design, workmanship, and materials, thereby substantially reducing its integrity. The Guidelines state that siding should be subject to "moderate scrutiny," and "moderate scrutiny," is defined as preserving the integrity of the resource. Staff is therefore opposed to any removal of original building materials that are in decent condition and in favor of their retention and/or repair, with splicing in of damaged sections with new materials appropriate.

*Topic #7. Remove shakes from columns and replace with wood, recessed panel column trim.*

Staff supports the retention of existing original materials as stated above and does not support the creation of "false history" as per the Secretary's *Standards* (No. 7) as might be the case should the columns be changed. Again, the *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" should be the guiding principle. (p. 14). A house that loses its original siding is threatened with a loss of integrity. Staff is not convinced that the shake columns are not original to the house or an early alteration.

*Topic #8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (or imitation slate) shingles on the main block and on the proposed additions.*

The original roofing material reportedly has been removed. Staff's position is that any original building materials hidden underneath newer materials should not be removed based on aesthetic preference. Staff can support, however, the removal of unoriginal roofing material, aluminum, as suggested by the *Chevy Chase Guidelines*. Imitation slate is, in staff's opinion, a reasonable option for roof replacement, since true slate was often the roofing material of choice for Dutch Colonials. (See Circles 35 & 37.)

### STAFF RECOMMENDATION

- Revise and return for a second preliminary consultation.

#### Issues to address:

- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.



View from across the street, 14 Grafton, showing house in relation to its lot



View of side yard to the east



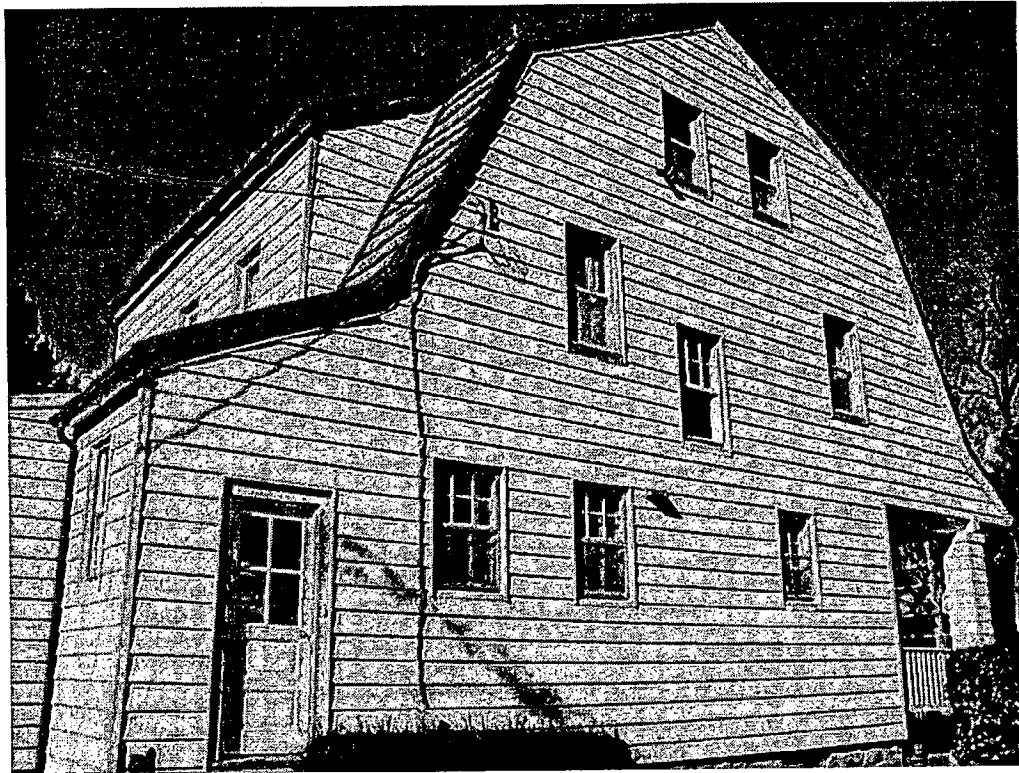
View looking southeast



Façade, 14 Grafton



East Wall



East wall showing rear back door enclosure to be removed

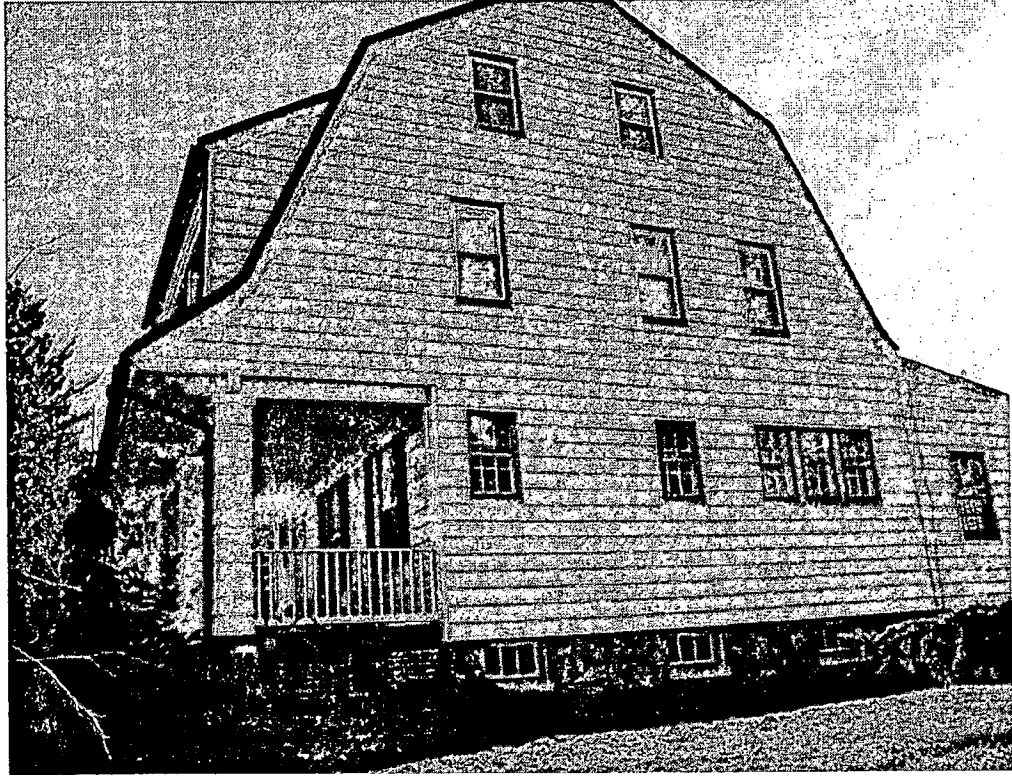


Rear wall showing ca. 1960 rear addition to be removed



View from rear showing side yard area for addition



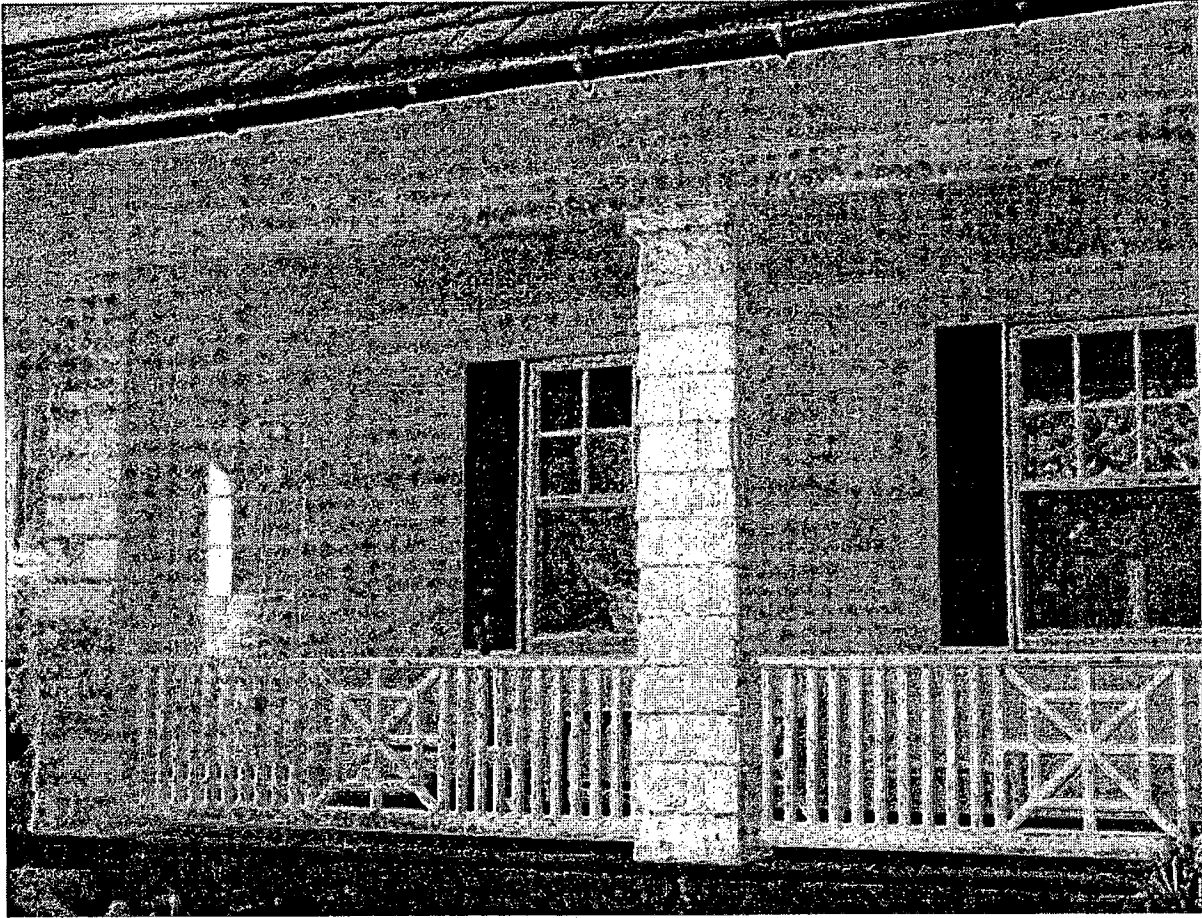


View of west wall



View to the east





Detail of porch showing 6/1, shake-covered porch posts, and decorative railing

# LOCHER DESIGN BUILD

January 7, 2004

Montgomery County Historic Preservation Commission  
Attn: Joey Lampl  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

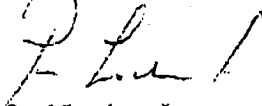
Re: 14 Grafton Street  
Chevy Chase, MD

Joey,

Please consider this letter a request to defer the Historic Area Work Permit Application #329109 for the above referenced property to a Preliminary Consultation. I understand that this will be scheduled for a hearing on January 28, 2004.

Thank you for your help in this matter.

Sincerely,



Paul Locher, Jr.



10023 Raynor Road • Silver Spring, MD 20901 • 301-592-0070

### Description of existing structure

The existing structure is a small dutch colonial frame house sitting on over a ¼ acre lot. The original structure (possibly 1910's) has been covered in aluminum trim and vinyl siding. The original roof has been replaced with a commercial grade aluminum roof meant to mimic cedar shakes. All of the windows on the second and third floor are vinyl replacement windows. The observable historic detail is relegated to the trim on the front porch and sight lines of the roof itself.

A simple shed addition circa 1960 has been added to the rear, which cuts off the original roof and further muddles the basic design framework.

### Description of the project

The project is a fairly extensive reworking of the whole house to bring better balance and symmetry both to the floor plan and the exterior treatments.

The existing rear addition would be removed. The aluminum and vinyl components would be removed (windows, siding and roof). The existing structure would be maintained as the focal point of the front elevation with the traditional trimwork replaced. New beveled wood siding would be added with recessed panel column trim and Duraslate roofing. All windows would be replaced with new SDL wood windows mimicking the original six over one light cut.

A new kitchen addition would be constructed of the same materials on the left side, set back 11 feet, with a complementary roofline but using double windows instead of singles. A new family room would replace the old rear addition with its own complementary roofline carrying up over the second floor for a master bedroom. A modest side porch would be added to allow pedestrian access from front to back and side yard.

The impact on the historical resource would be to elevate the level of detail on the original structure to a semblance of the standards used at the time of construction (basically a return in time). The impact on the environmental setting would be negligible as no landscaping is affected and the change in lot coverage is minimal. Approximately 800 additional square feet on a 12,500 lot size translates to a 6% increase in coverage to a total of 17%. The change in green space visible from the street is hardly apparent due to the sensitive placement of the new construction in the rear of the house and overlaying the old additions.

The impact on the historic district is positive and compelling. A small, irrelevant house on a street of much larger structures would greatly benefit the area with a selective enlargement. By maintaining the original structure to the front and building the additions to the rear, the original structure gains as the focal point to the property. With the added ability to turn back the clock on the non-traditional encapsulation, the property actually gains prestige more fitting to the historic designation.

REAR ELEVATION



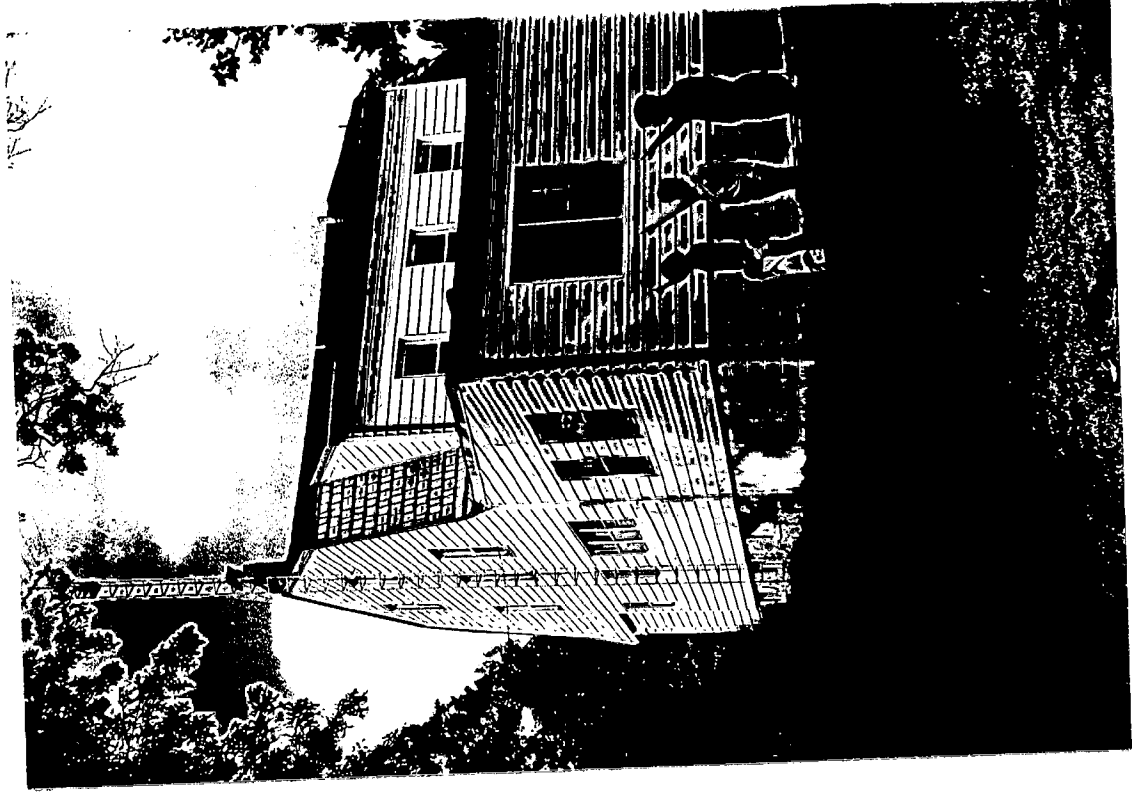
FRONT ELEVATION



14 GLEATON STREET



SIDE  
ELEVATION 2



SIDE  
ELEVATION 2

## LOCHER DESIGN BUILD

January 7, 2004

Montgomery County Historic Preservation Commission  
Attn: Joey Lampl  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

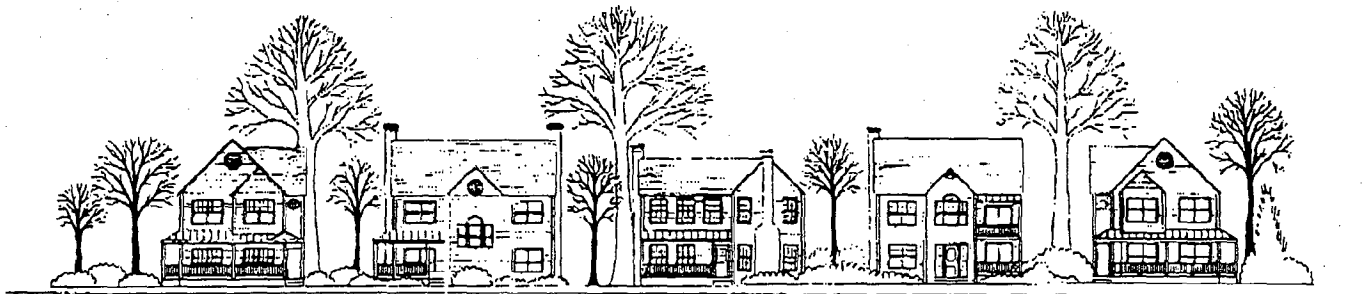
Re: 14 Grafton Street  
Chevy Chase, MD

Joey,

This letter is an attempt to describe the existing conditions of the siding, trim and columns as revealed from a selective demolition of the overlaying vinyl siding. It appears that our presumptions of an existing exterior trim surrounding the doors and windows to be a match of the interior style to be correct as reflected in the proposed elevation drawings.

The existing siding revealed is a cedar shake shingle with an 8" exposure. Originally stained, the shingles now have many coats of paint (very poorly applied) that give it an unappealing aesthetic look. The previous owner who installed the vinyl siding indicated that the need to cover the shingle was based on the fact that the siding was in such poor condition that there was major water infiltration, followed by serious insect infestations (termites, hornets and bees). The current owner, and applicant, has no wish to rediscover these problems in the future and would change the original siding to mitigate this possibility.

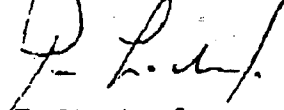
The column shingle exposure rate is only 7.5", which made us question the timing of that installation. After selectively removing shingles and sheathing boards, we discovered that the original lumber used in construction measured the original 2"x 4", indicating pre-World War I installation. However, the sheathing boards are only nominally 3/4" x 6" indicating post war construction. The owner would remove this non-original material and build paneled columns. This would remove the inconsistent application (a serious sightline issue) and incorporate a traditional effect that is more in keeping with the original window trims and corbels utilized.



10023 Raynor Road • Silver Spring, MD 20901 • 301-592-0070

I hope this helps your understanding of this proposed project and I thank you for your help in this matter.

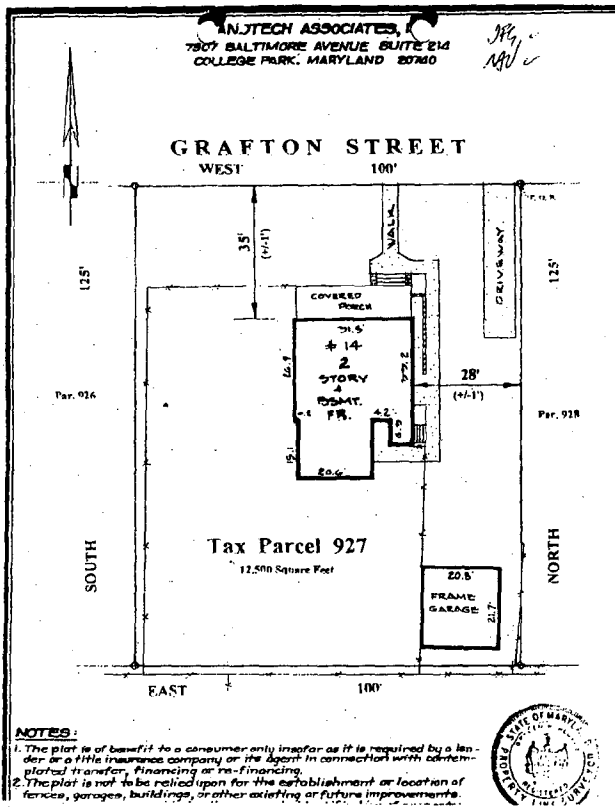
Sincerely,

A handwritten signature in cursive script, appearing to read "P. Locher, Jr.", written in dark ink.

Paul Locher, Jr.

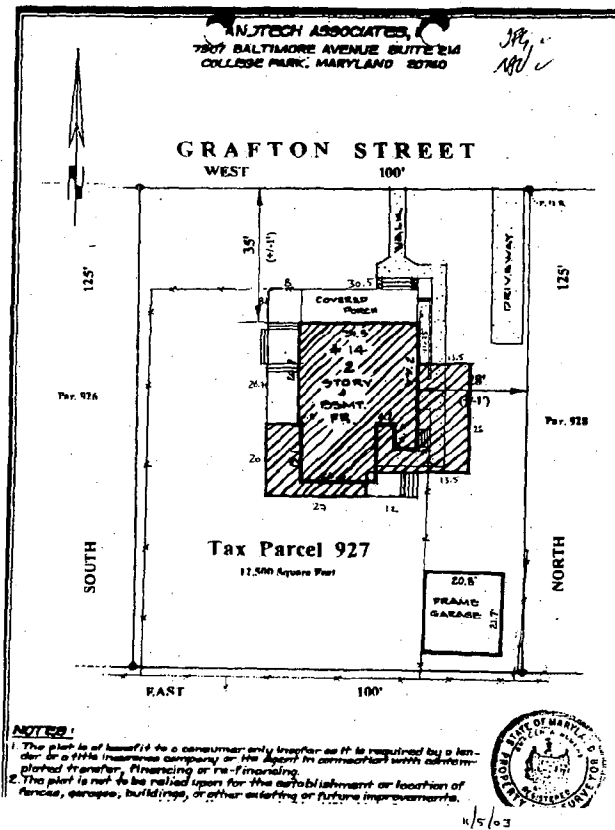
<p>Plans Devised by Jan 4, 2004</p>	<p>Haus Fernholz &amp; Locher Design Build Space Systems RD</p>	<p>Course Page of 14</p>
<p>GUERRA/VANASSE RESIDENCE 17 GRAFTON ST. CHEVY CHASE, MD.</p>		





EXISTING SITE PLAN

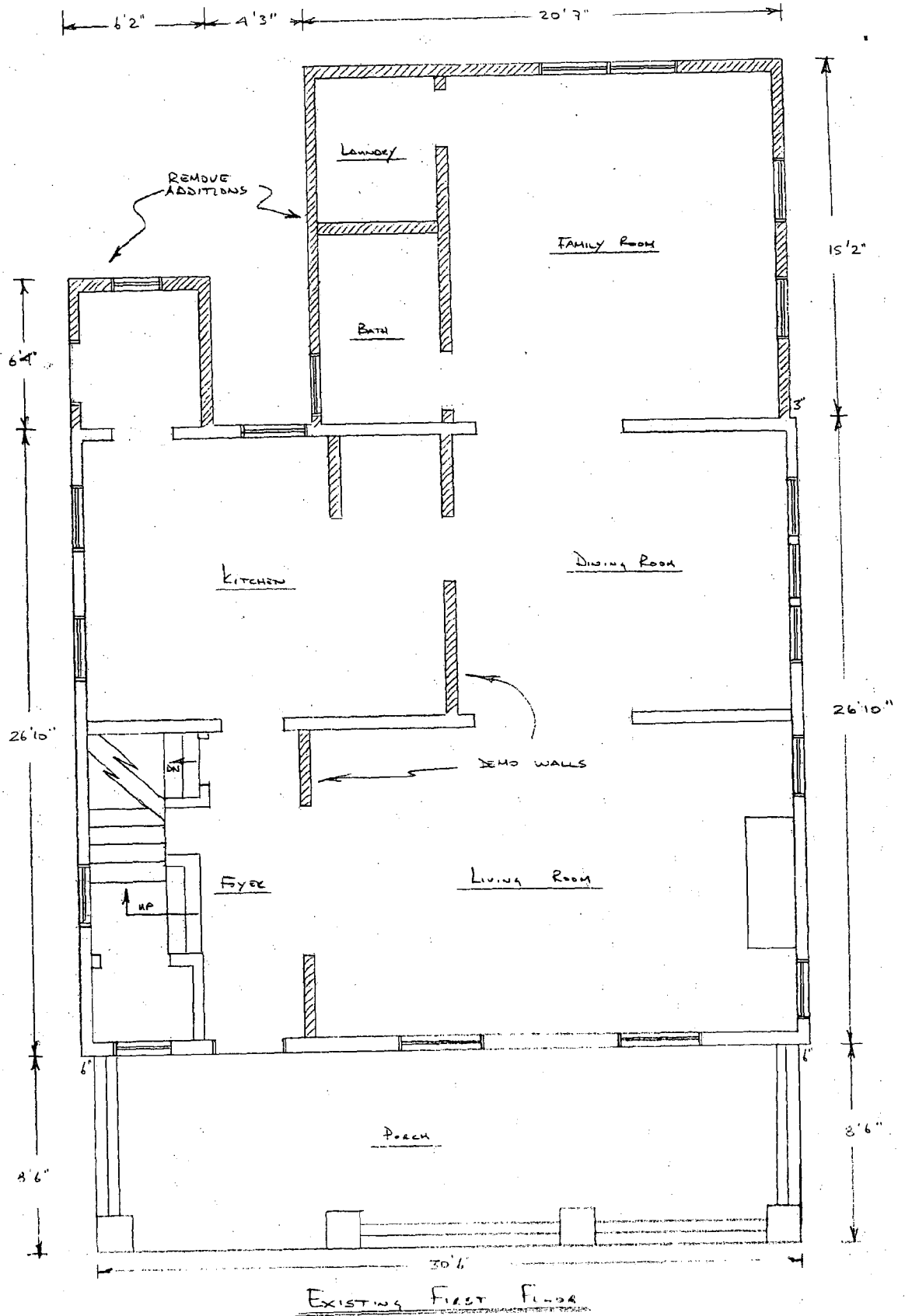
Doc 2 of 14



PROPOSED SITE PLAN

Scale 1" = 20'

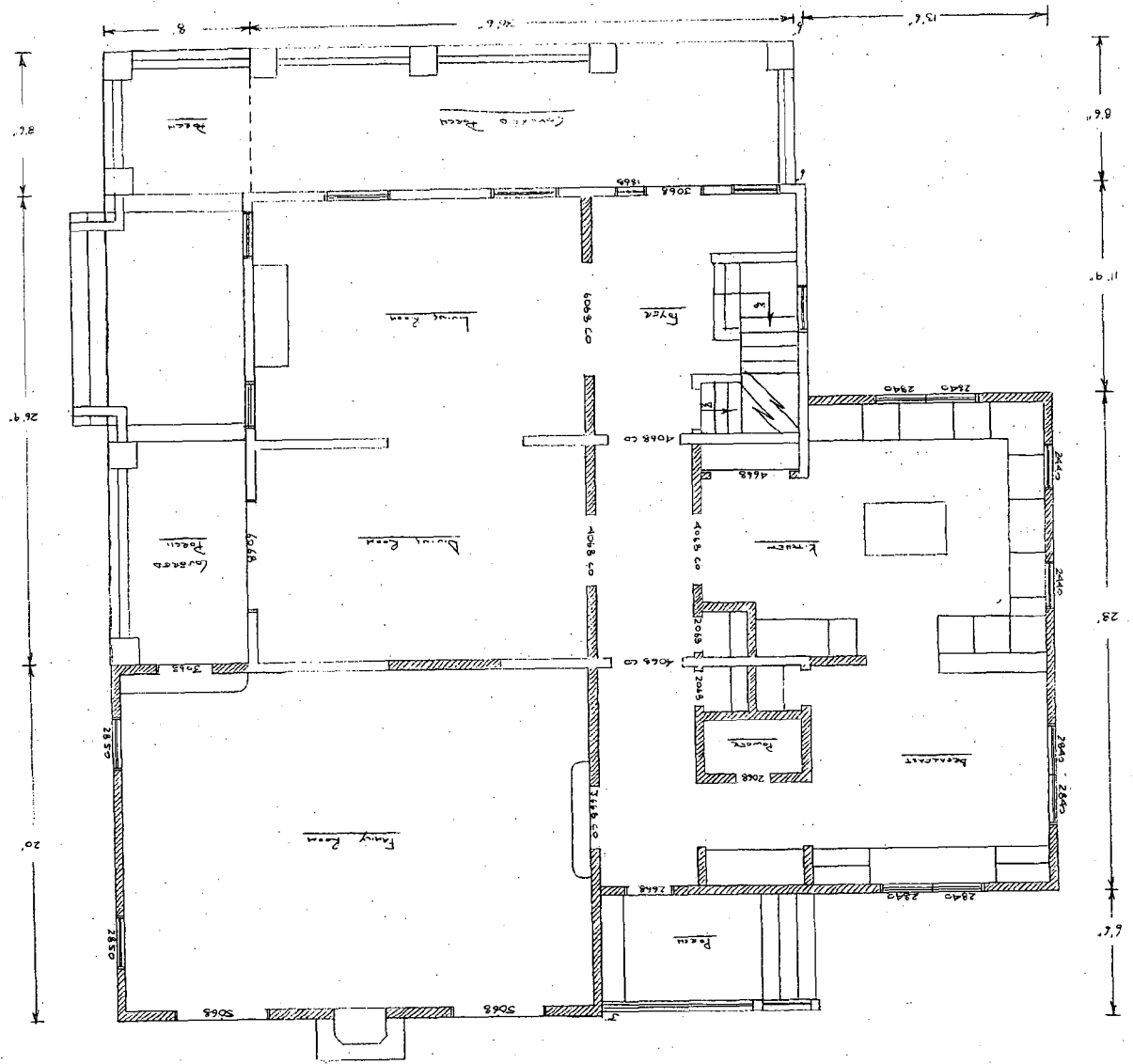
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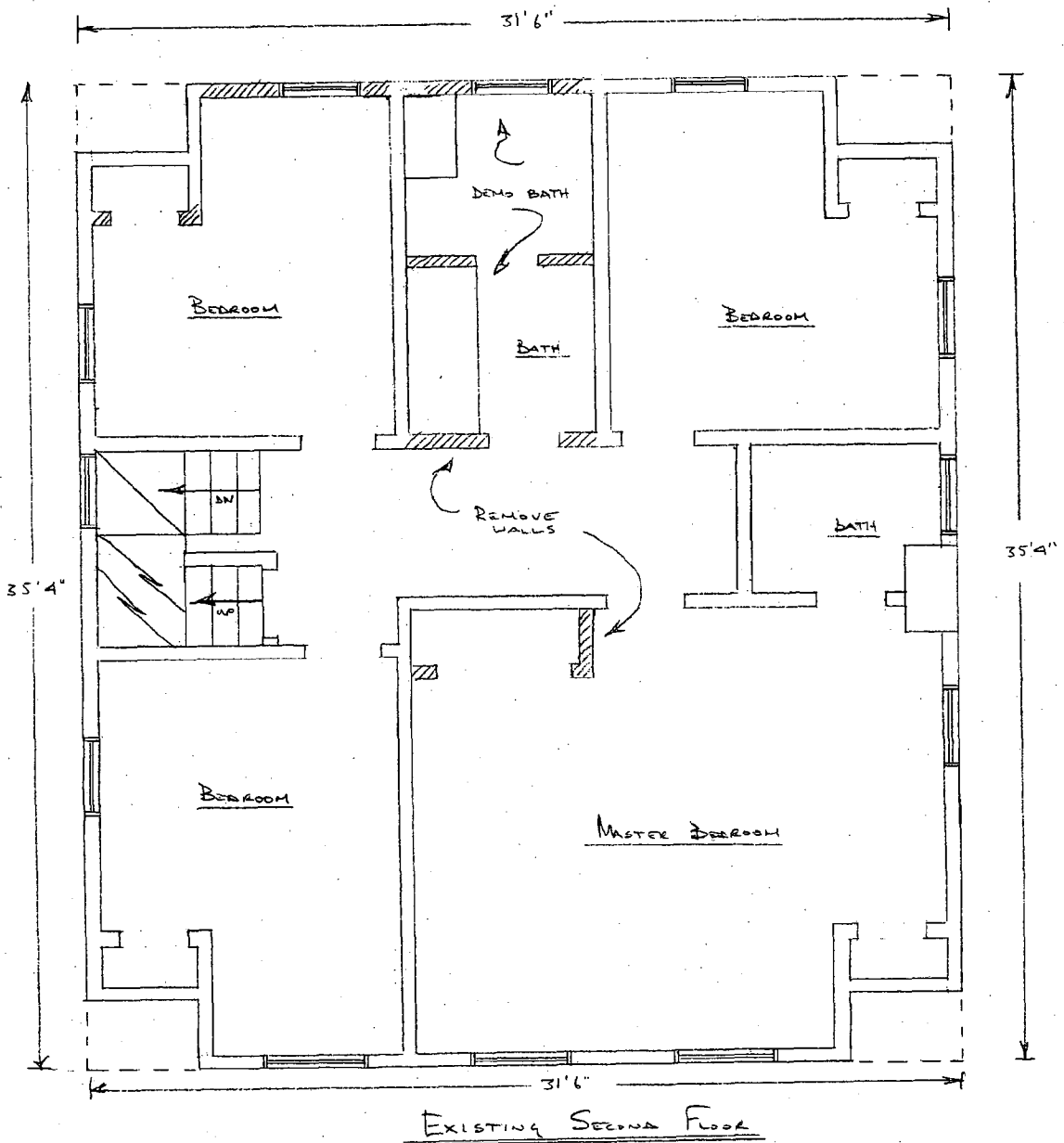


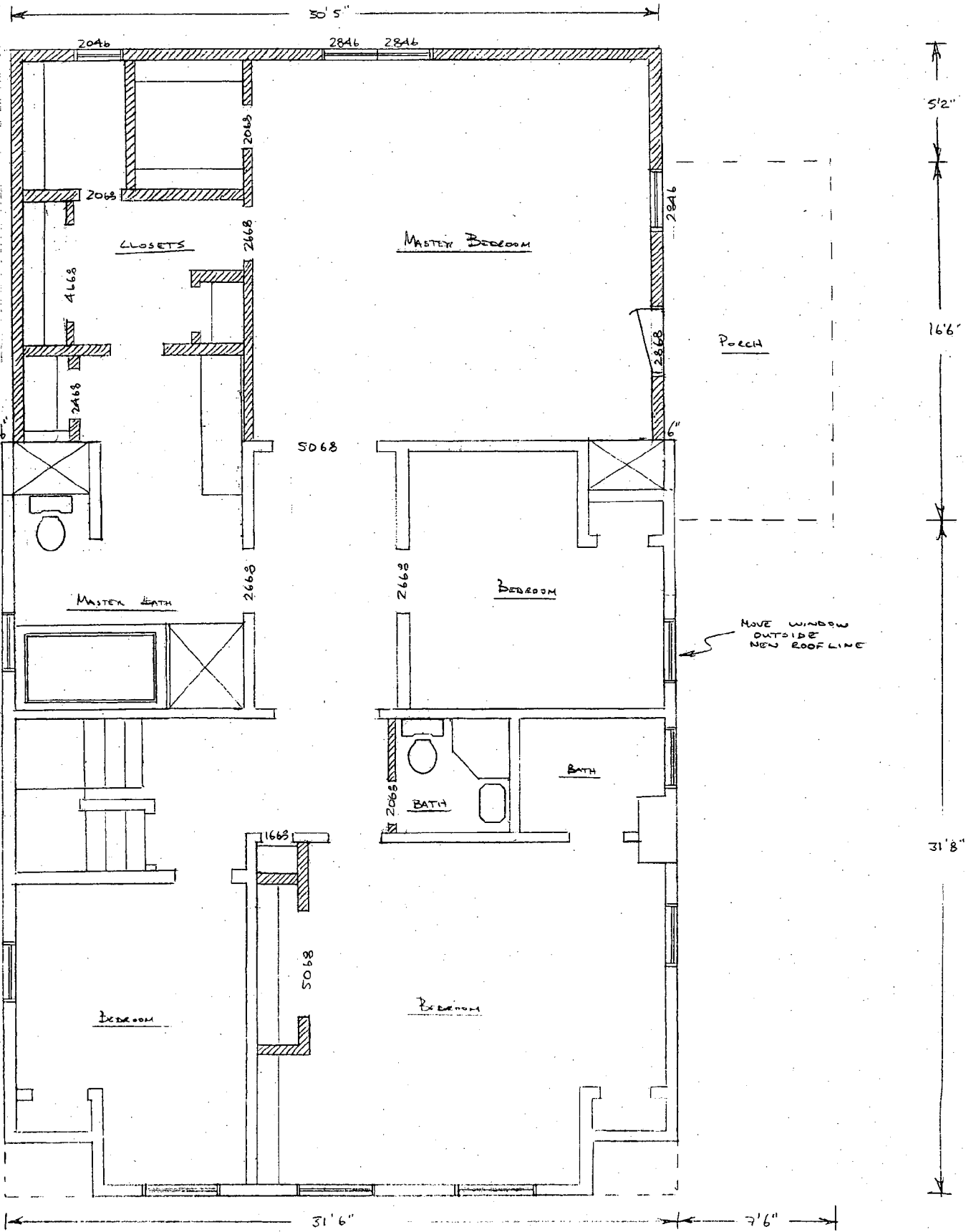
Scale X-1

Fig. 14

Proposed First Floor







PROPOSED SECOND FLOOR

SCALE 1/4"



REMOVE ROOFING,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

EXISTING FRONT ELEVATION

SCALE 1/4"

Scale 1/4" = 1'

Page 8 of 14

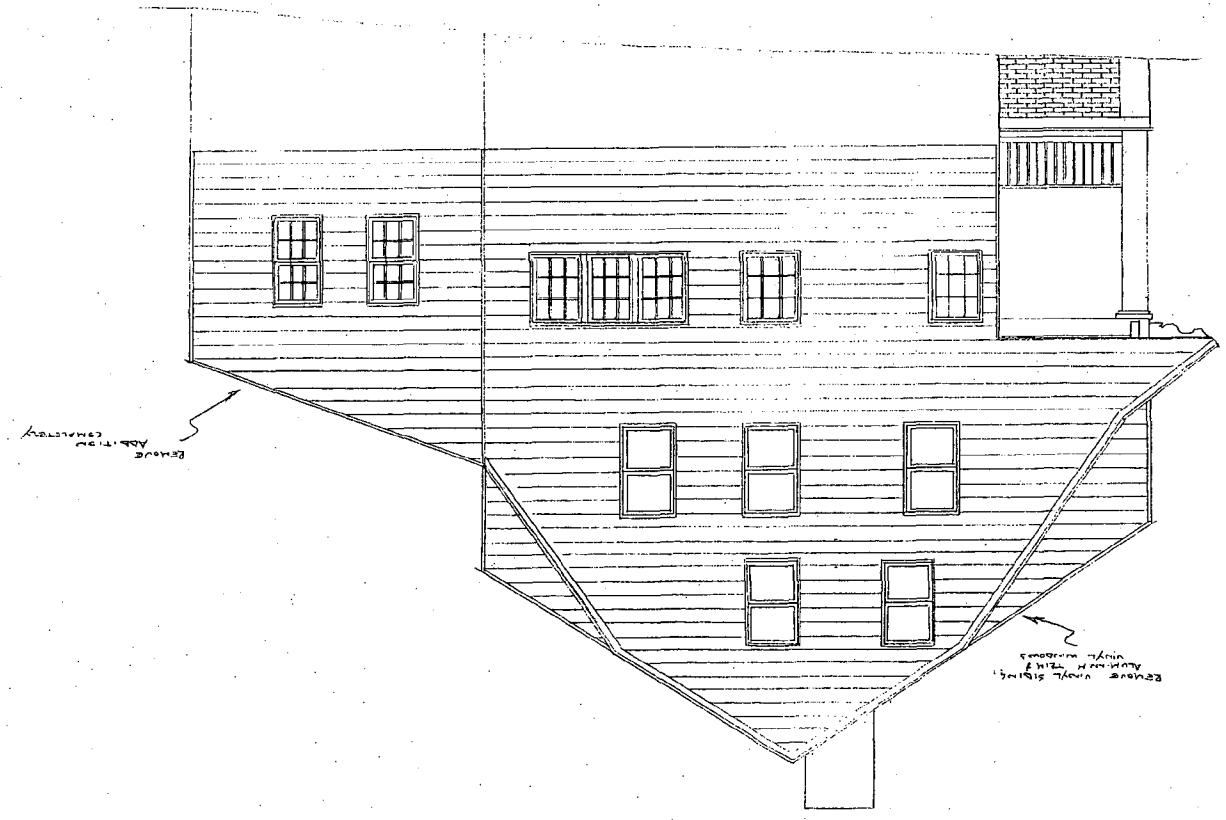
Proposed Front Elevation



PL. 9. 14

Scale 1/4" = 1'-0"

EXISTING SIDE ELEVATION

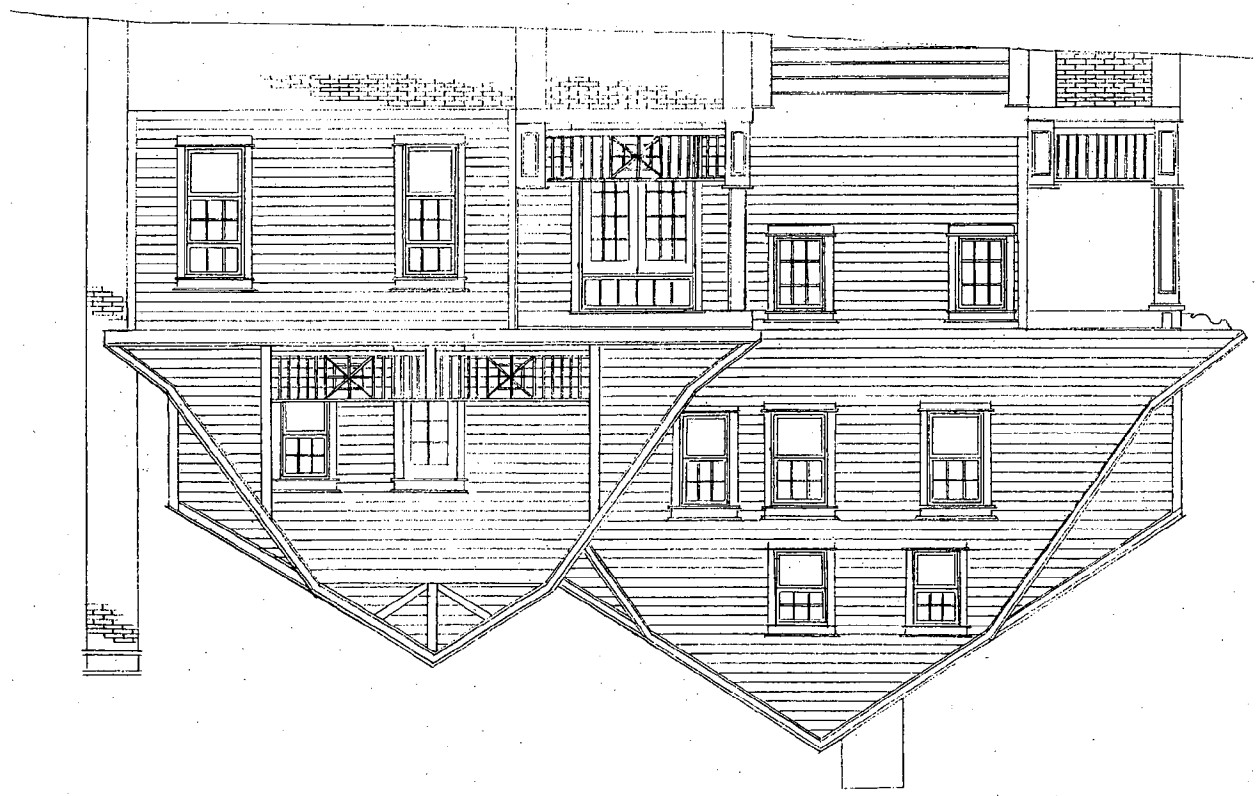


REMOVE ADDITION COMPLETELY

REMOVE BRICK CHIMNEY AND REPLACE WITH VINYL WINDOWS

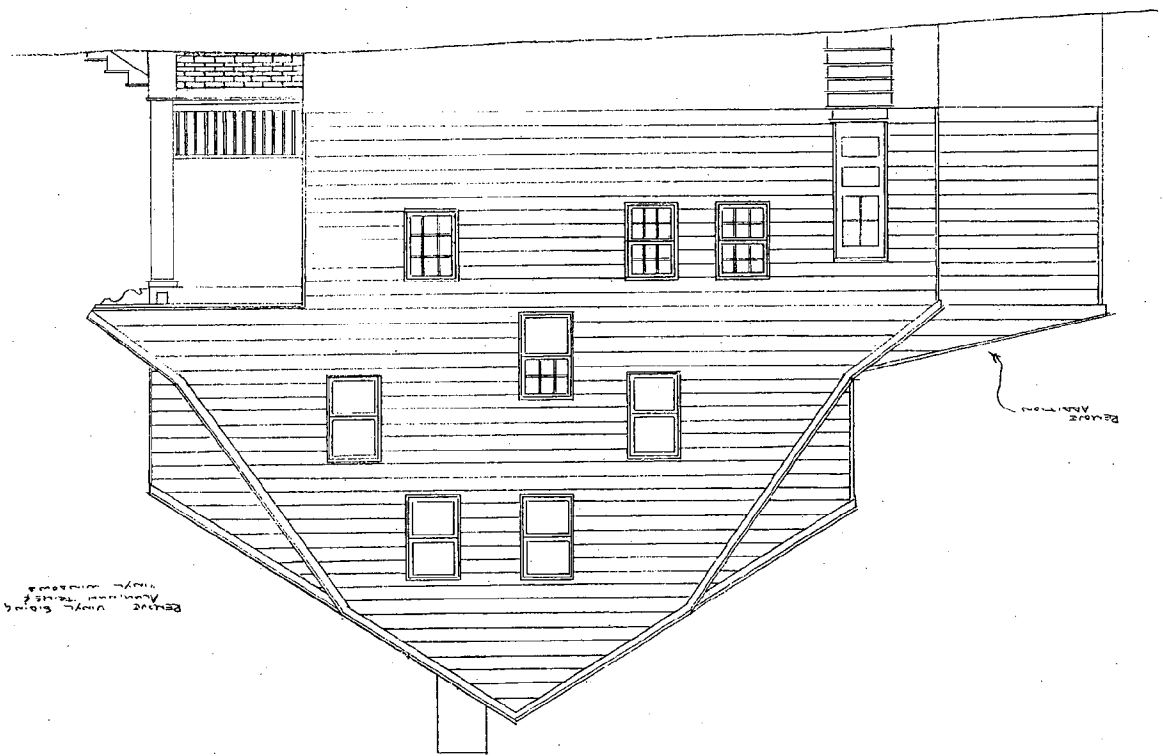


Roofed Side Elevation



Scale 1/4" = 1'

Existing See ELEVATION



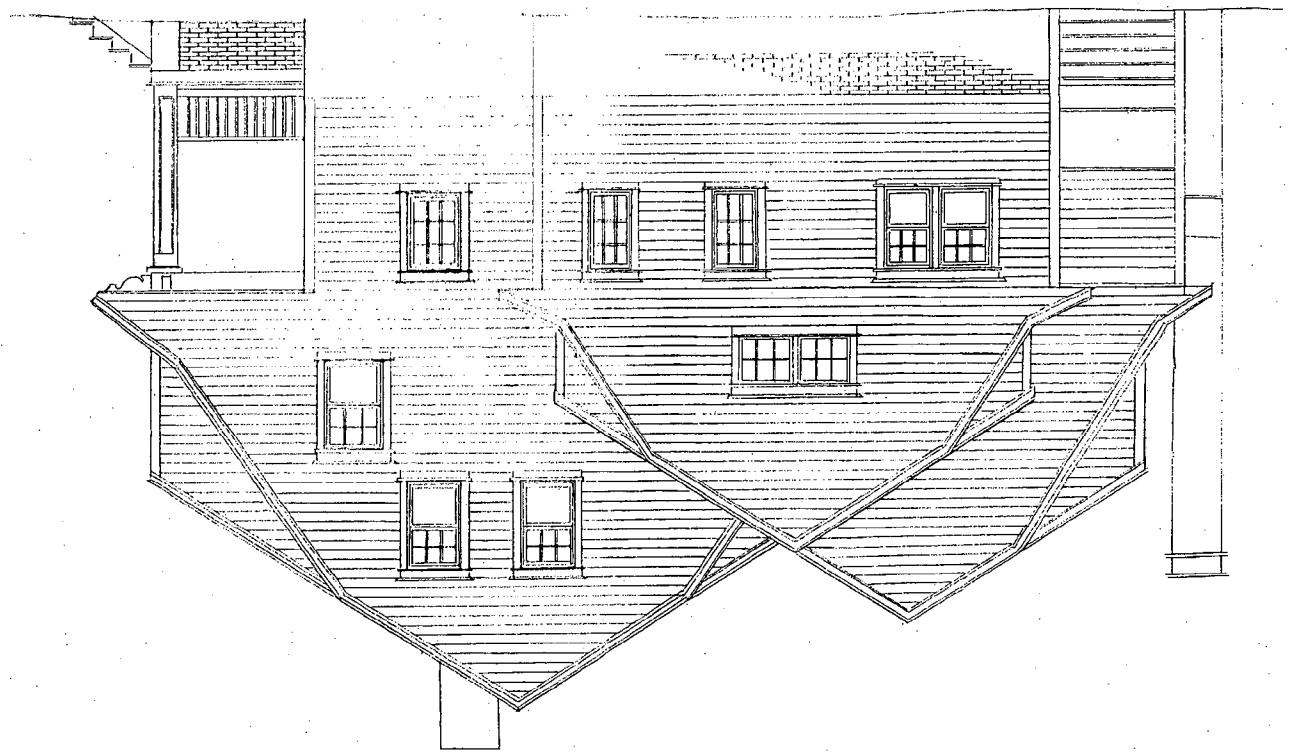
REMOVE APERTURE

REMOVE VINYL SIDING, APERTURE TRIM & INSULATION

Scale 1/2" = 1'-0"

Page 32 of 34

Proposed Section Elevation





REMOVE ROOFING MATERIAL  
VINYL SIDING  
ALUMINUM TRIM &  
VINYL WINDOWS



EXISTING



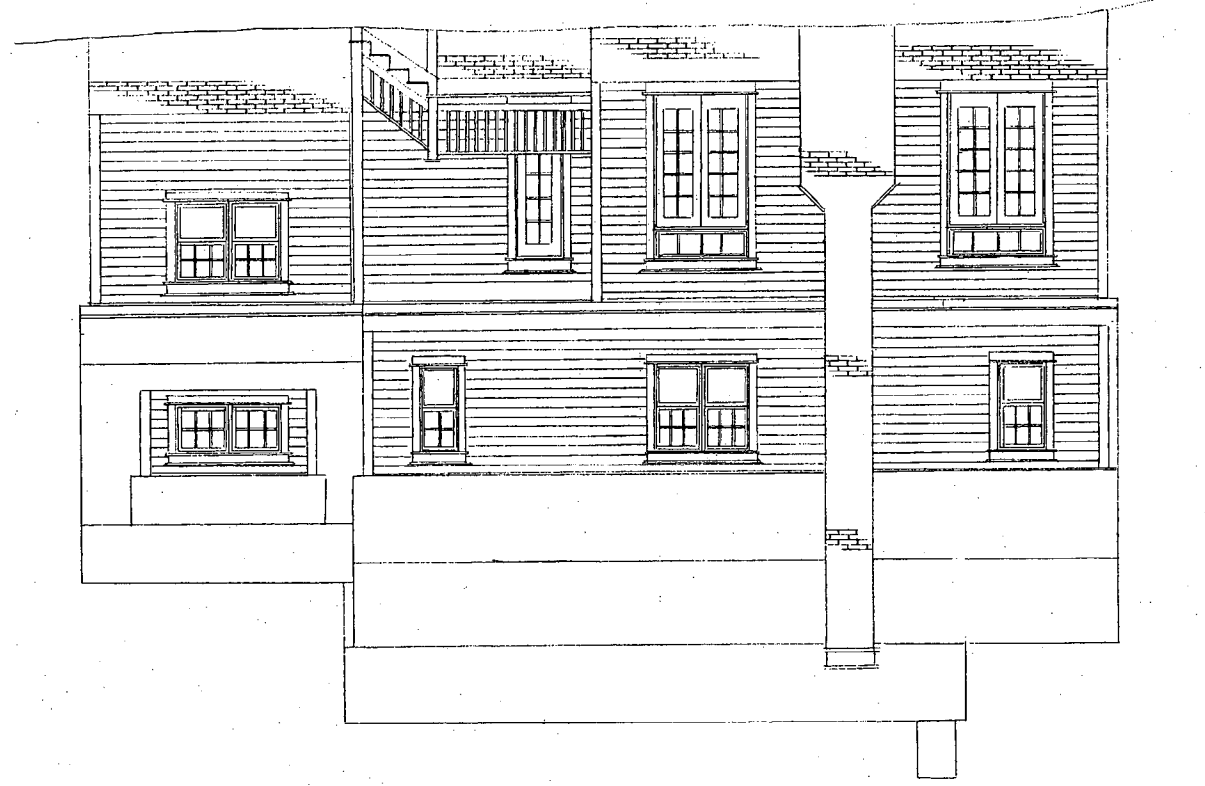
REMOVE  
ADDITION



EXISTING REAR ELEVATION

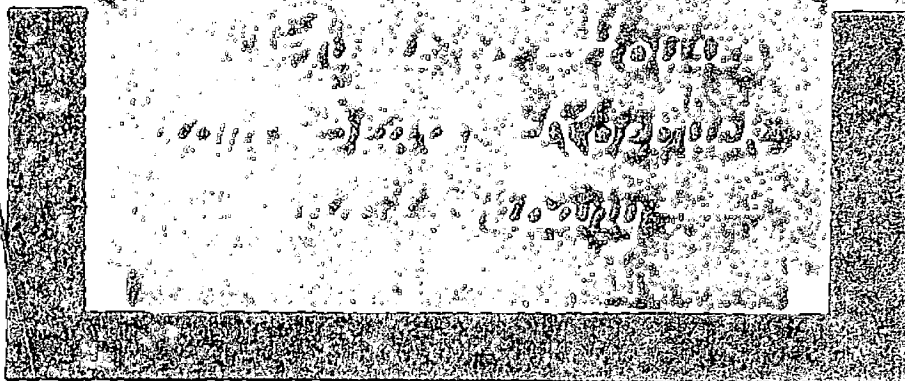
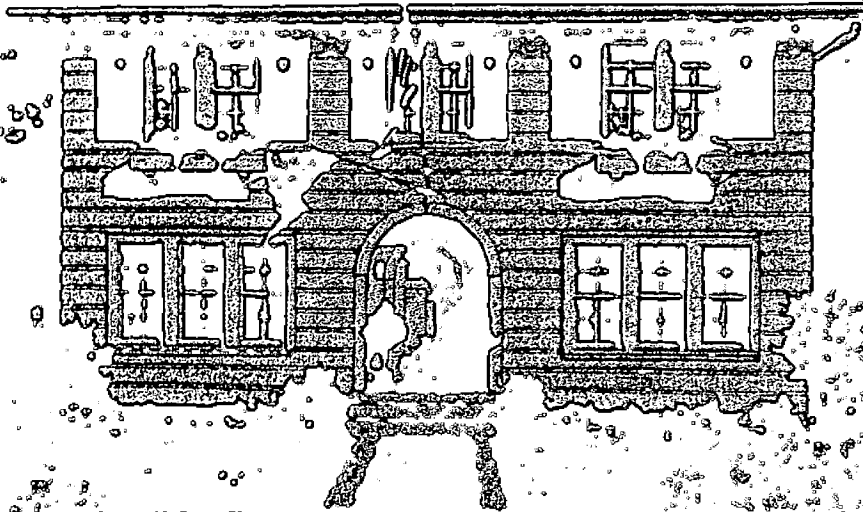
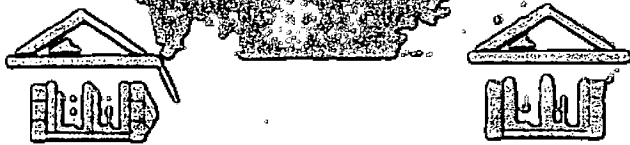
SCALE

Proposed Rear Elevation



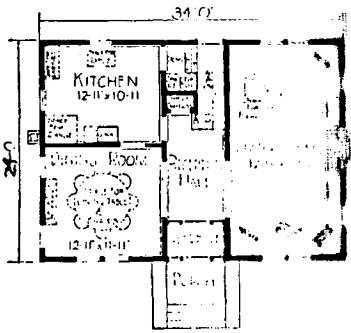
KATHERINE COLE STEVENSON AND H. WARD JANDL

# HOUSES BY MAIL



NATIONAL TRUST FOR HISTORIC PRESERVATION

MS

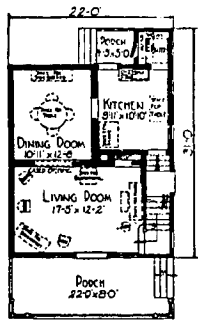


least on two sides, bath, numerous windows, a large long living room and numerous closets. Standing on the brick steps you face the front door and sidelights—all in spotless white by this house.

front porch with curved roof; six panels. Model 3059A has a gabled roof over the

Price: \$4,721.

JETTE



fully applied the gambrel roof to a two-story house. The front porch with its colonial style, colonial attic windows and flower boxes are typical in this type of house.

width front porch with hipped roof. French doors in living room.

Price: \$1,862 to \$2,038

# THE PURITAN



The Puritan is the most modern type of Dutch colonial architecture. Painted pure white with contrasting green shutters and the red or green roof with red brick chimney, it is an architectural masterpiece. Where will you find a more inviting entrance than this quaint colonial doorway with colonial hood, which can be ornamented by the colonial benches on either side of the doorway?

Details and features: Six or seven rooms and one bath. Full-width shed dormer in front; hood over six-panel front door flanked by porch seats. French doors between living and dining rooms; semiopen stairs. Two floor plans; larger model has sun room with balcony above.

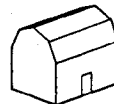
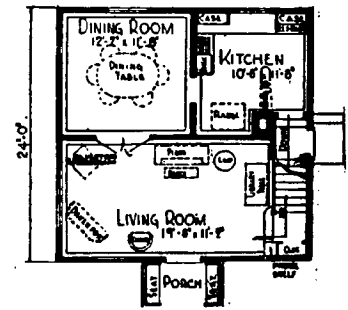
Years and catalog numbers: 1922 (3190); 1925 (3190A, 3190B); 1926 (P3190A, P3190B); 1928 (P13190A, P13190B); 1929 (P13190A, P13190B)

Price: \$1,947 to \$2,475

Location: Washington, D.C.

241 Park Ave., Yorkville, N.Y. 10017

No. P13190A



327

35

# THE LORNE

TH

Square  
Single  
Columns

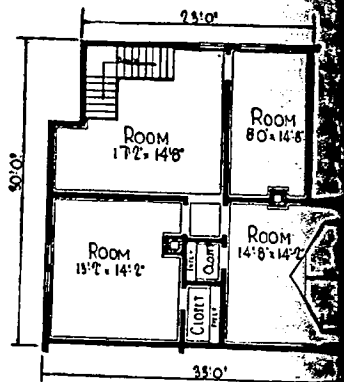
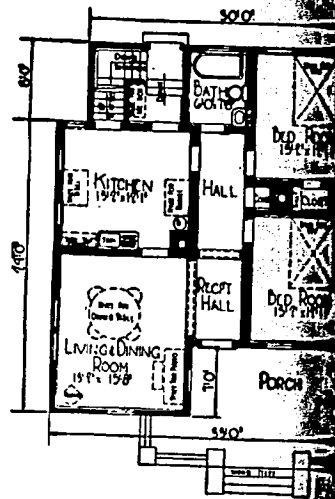


In the Lorne the living room also serves as a dining room, an economy in space and money that has come into vogue very much in recent years. The house consists of four large rooms and a bath. There is a front porch and a modern grade entrance. Basement, attic, closets—every convenience, and every nook and corner a pleasure to those who appreciate a well-planned home.

Details and features: Four or eight rooms and one bath. Front porch with half-timbered gable; exposed roof rafter tails. Optional second floor.

Years and catalog numbers: 1921 (3053, 13053); 1922 (3063, 13063)

Price: \$1,286 to \$2,002



With its Roma-Tile roof, the Del Ray spells "Welcome" bungalow was first built in parts of the world. Among its features the windows and side wall three long French windows structure.

Details and features: Five rooms, overhanging eaves and enclosed by built-in bookcases with and dining rooms.

Years and catalog numbers: 19.

Price: \$1,978 to \$2,557

Locations: Pasadena, Calif.; Ohio

Wiley, 7334 Pieg Bre  
Tulahoma Park



193065

36





No. 164



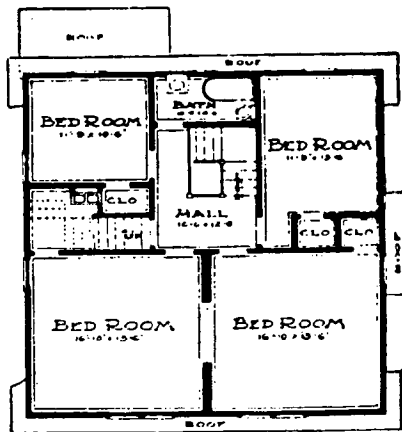
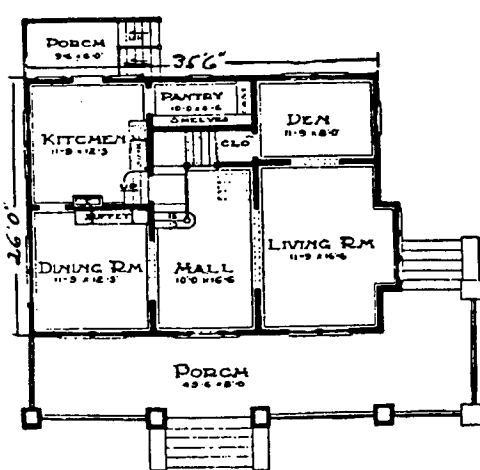
A colonial two-story house with a gambrel roof, having a large front porch. On the same level with this porch there is an open terrace on the left elevation. The entire house, including the porch columns, is sided with shingles. Paneled lattice is provided under the porch, constructed with square porch balusters.

Details and features: Eight rooms and one bath. Wraparound front porch supported by brick piers; shed dormer in front; glazed front door with sidelights. Built-in buffet in dining room; open stairs.

Years and catalog numbers: 1911 (164); 1912 (164); 1913 (164); 1916 (164); 1917 (C164)

Price: \$1,259 to \$1,623

Locations: Miami, Fla.; Beach Haven and Closter, N.J.; Dunkirk, New York and Rochester, N.Y.



THE



*Grand  
coming  
around  
side*

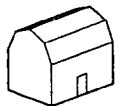
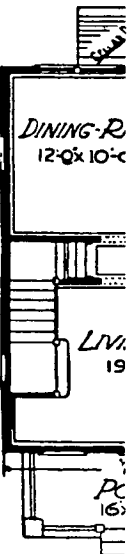
is right for 25-foot 1  
s an attractive open

Details and features: Five rooms and c  
piers; glazed front door. Pantry betw

Years and catalog numbers: 1912 (19'

Price: \$619 to \$1,207

Locations: Kankakee and Rockford,  
Youngstown, Ohio



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 14 Grafton Street, Chevy Chase Village      Meeting Date: 03/10/04

Resource: Contributing Resource      Report Date: 03/03/04  
 Chevy Chase Village Historic District

Review: HAWP      Public Notice: 02/25/04<sup>7</sup>

Case Number: 35/13-04C      Staff: Michele Naru

Applicant: James Guerra/Nicole Vanasse      Tax Credit: N/A  
 (Paul Locher, Agent)

Proposal: Construct two major additions

Staff Recommendation: Approve with conditions

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve this Historic Area Work permit with the conditions that:

1. The materials list for the new additions will include simulated divided light wood windows, wood trim and details including porch floor and railings and will be reviewed and approved by staff at time of final permit set stamping.
2. The additions are approved in concept noting that the final construction drawings are to be reviewed and approved by staff prior to applying for a County building permit.
3. The overhead doors to be installed on the existing, detached garage are to be constructed of wood and the final design must be reviewed and approved by staff at time of final permit set stamping.
4. A detailed, dimensioned and scaled site plan will be developed for the proposed hard surface installation.

**SITE AND ARCHITECTURAL DESCRIPTION:**

This is a Contributing Dutch Colonial frame house within the Chevy Chase Village Historic District that was built between 1892-1916. Its parcel is 100' wide x 125' long, or 12,500 square feet total. The house faces north with a 35-foot setback. The existing building is 30.6 feet wide and 49.9 feet long. This length includes one small appendage at the southeast corner (probably built as an early vestibule for the back kitchen door since it rests upon granite piers) and a shed-roofed, one-story, family-room addition at the southwest corner built circa 1960. Currently, there is a distance of 28 feet

6. 7" exposure putab panel. Cedar shakes may replace the existing "1.5" exposure on the original main floor.

*see motion def 2nd motion unannounced*

*see address 14 Grafton Village*

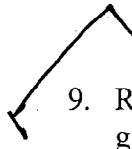
on the east, or driveway, side of the property between the subject house and the adjacent neighbor and 40.5 on the west.

The 2 ½-story house is three bays wide by three bays deep. The house's current proportions are characteristic of the early expression of the Dutch Colonial style, when buildings were taller and narrower than the later, full-blown Dutch Colonials of the 1920s and 1930s. The roofline is a replication of a true "Dutch" Colonial, meaning that the break between the two slopes is higher up than the more evenly sloped "New England" Dutch Colonial. The subject's house's lower slope is about 45 degrees in pitch and there is a slight flare at the bottom of the roofline's side profile making it an excellent example of a Dutch gambrel. "Combined with the curved overhang, the Dutch gambrel is shaped like a wide-flaring bell..." (Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc., 1952.) The current roof covering is faux cedar shakes made of commercial-grade aluminum. According to the owners' agent, the original roof material is no longer extant.

The house is currently faced in vinyl siding with aluminum trim. The façade features a one-story porch with four columns. The area below the porch has been infilled at the basement level with brick. Above the porch is a three-bay shed dormer. First-floor windows throughout the structure are original. The second- and third-story windows have been replaced with 1/1, double-hung sash, vinyl windows. The gambrel accommodates two levels of full-scale windows on the side elevations.

**PROPOSAL:** Responding to the comments given by the Commission at the preliminary consultation, the applicants current proposal is to:

1. Remove the small back door enclosure and the larger, circa 1960 rear addition.
2. Construct a new 1 ½-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house's single units.
3. Construct a new 2-story, family room addition on the west side of the house, set back over 26 feet with matching gambrel roof. This addition would have a modest side porch on the first floor and a small porch on the second floor off of the master bedroom.
4. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash wood, windows.
5. Rehabilitate existing original windows <sup>in LIVING ROOM only see letter</sup> on main massing and install storm windows for energy efficiency.
6. Remove vinyl siding to expose cedar shingle siding. Remove existing 7.5" cedar shingle siding and replace in-kind with new, 7.5" cedar shingles.  
*see ltr - 7' exposure (prefab panel)*
7. Retainment of the shake siding on the front porch columns.
8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (imitation slate) shingles in its place. Use same material for the proposed additions.

- 
9. Replace the current single, two- bay, overhead door on the existing garage with two separate garage doors. (This item was not part of the preliminary consultation.)
  10. Extension of the concrete driveway to commence at the existing garage. (This item was not part of the preliminary consultation) (See circle      ).
  11. Installation of a flagstone patio extending from the new rear addition. (This item was not part of the preliminary consultation) (See circle      ).
  12. Installation of brick walkways. (This item was not part of the preliminary consultation) (See circle      ).

### **BACKGROUND:**

The applicant came before the Historic Preservation Commission on January 28, 2004 for a preliminary consultation (drawings on circles      ). At this meeting, the HPC was more comfortable with the proposed addition on the east elevation of the house, but had concerns with the massing of the second story of addition proposed for the west elevation. The Commission asked the applicant and their architect to modify the proposed plan by:

- Reducing the massing and prominence of the second story of the addition to be located on the west elevation.
- Maintain the cedar shingle siding on the porch columns.
- Revise the front porch design to eliminate the “wrap-around” connection on the west elevation.
- Change the proposed siding selection for the original massing to cedar shingle (the original fabric). Determine the condition of the existing cedar shingle under the existing vinyl siding and present the Commission with documentation of its condition.
- Retain the original window sashes and trim on the original massing and utilize storm windows for energy efficiency.

### **APPLICABLE GUIDELINES:**

As per the Commission regulations, the Secretary of the Interior’s *Standards for Rehabilitation* is applied when reviewing all Preliminary Consultations. Standard 9 applies in this case:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case, however, and should be applied. Specifically, the applicable *Chevy Chase Guidelines*’ “basic policies” state:

2. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district. Two over-arching principles of the *Chevy Chase Guidelines* are that



replacement in-kind for contributing resource within the Chevy Chase Village Historic District - where this issue is to be examined with moderate scrutiny, staff supports this compromise.

4. All original windows sashes and trim in the living room will be retained and new storm windows will be installed for energy efficiency. — *we want holistic rehab of existing windows —*
5. Reduce the roofline of the proposed addition on the east elevation by 12 inches (the overhangs and the porch landing were reduced).
6. Reduce the roofline of the proposed addition on the west elevation by 18 inches (the overhangs and porch landing were reduced).
7. Porch roof on the west elevation was altered to completely expose the exterior wall of the original massing by removing wing walls and siding (Staff cannot see where this item is detailed in the propose drawings).
8. The porch's exposed rafters on the proposed west side addition were simplified.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the above-mentioned conditions** the HAWP application as being consistent with Chapter 24A-8(b)1 & 2.

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

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

and with the Chevy Chase Village Historic District Guidelines, adopted in August 1997.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



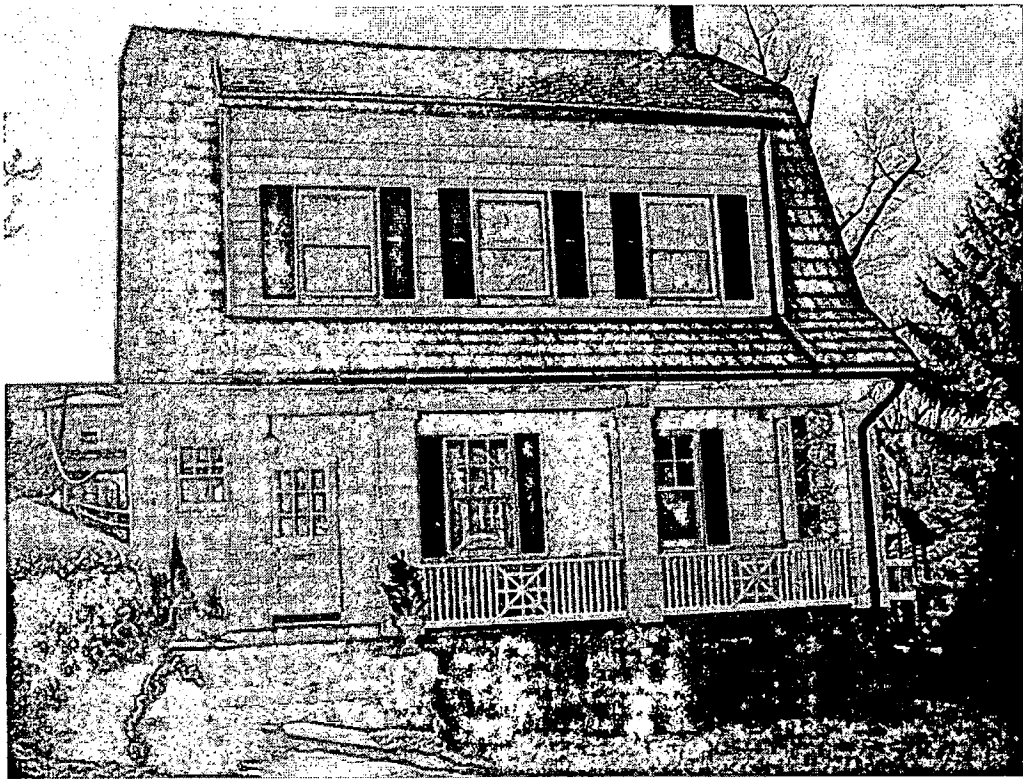
View from across the street, 14 Grafton, showing house in relation to its lot



View of side yard to the east



View looking southeast

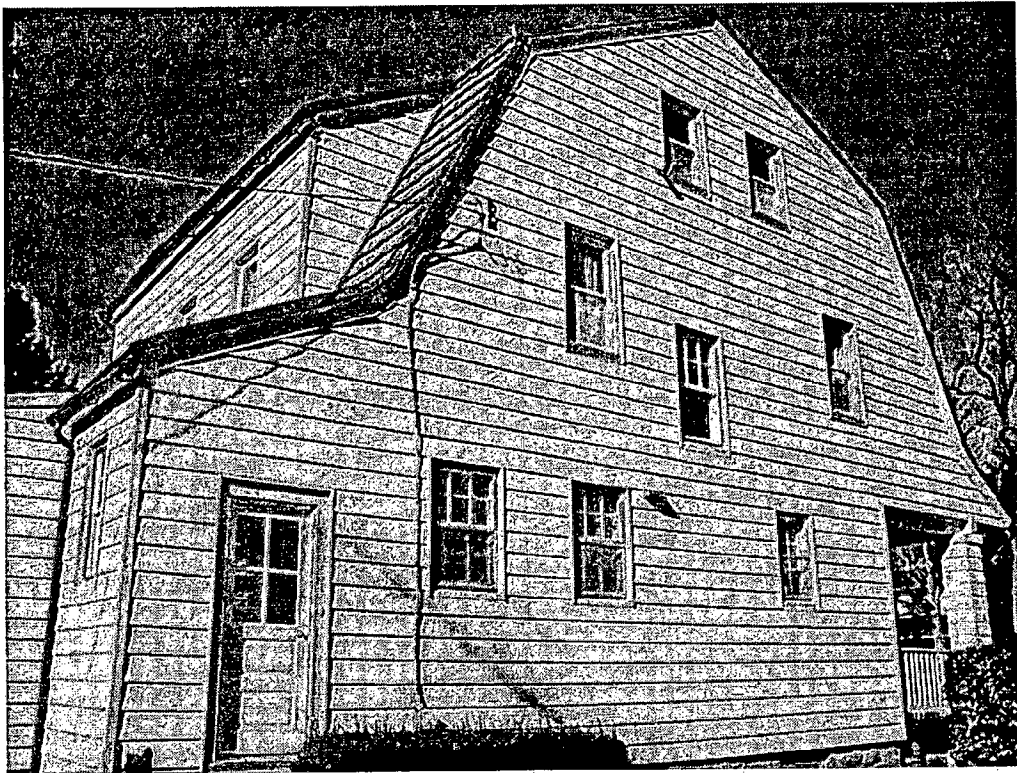


Façade, 14 Grafton





East Wall



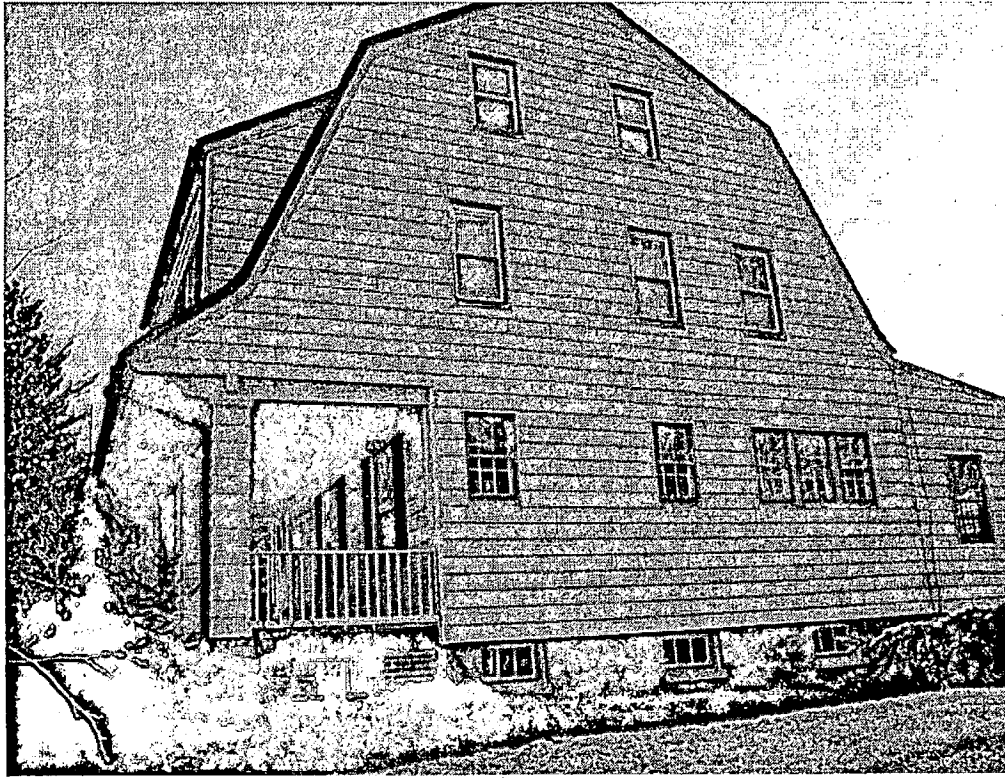
East wall showing rear back door enclosure to be removed



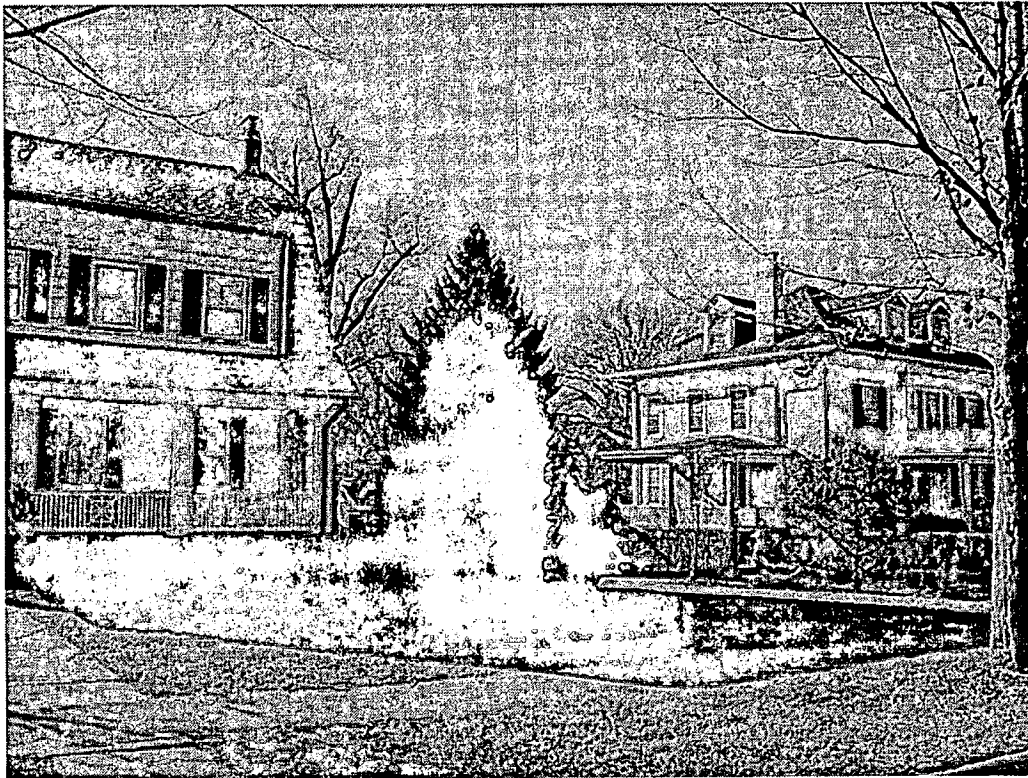
Rear wall showing ca. 1960 rear addition to be removed



View from rear showing side yard area for addition



View of west wall



View to the east



Detail of porch showing 6/1, shake-covered porch posts, and decorative railing

14 GRAFTON STREET  
CHEVY CHASE, MARYLAND

February 18, 2004

## **DESCRIPTION OF PROJECT UPDATE**

As you know, the Historic Preservation Policy Guidelines provides "that policy guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application may present unique design issues and each will need to be reviewed individually." We believe the application for 14 Grafton Street presents unique issues and deserves to be reviewed individually.

While the property is characterized as a "Contributing Resource" there is very little historic significance visible on this property. The roof is industrial aluminum. The siding is large paneled vinyl siding. Most of the windows are storm aluminum. The back of the house has been sheared off, and a very unattractive addition was slapped on to the house, standing on piers and cinder blocks. Some call this house "The Barbie House" because of the artificial materials covering it.

For years 14 Grafton Street has been an eye sore for the Chevy Chase Historic District. When we bought the property almost five years ago we immediately started to take steps to rehabilitate the property. We removed an approximately six story ham radio tower that was attached to the west elevation of the house. We removed vinyl siding which enclosed both ends of the front porch. We painted the front porch. We removed chain link fences on the front and side yards. We completely landscaped the yard, carving out new beds and planting over fifty trees and shrubs and new grass. We conducted repairs and upgrades in the house. We also began to work with an architect to renovate the house.

Over the last several years we have worked with architects, design builders, neighbors and community leaders to design a home that would be respectful of the historic district, the "naturalistic landscape," and would be truly complimentary to our neighbors' homes. We strive to create a home that works for our family, that we love living in, and that is aesthetically pleasing to us and our community.

Over the years we have rejected proposed designs for the house. They were too massive. They proposed renovating all four sides of the house, creating a new entrance foyer, a larger dining room, a larger family room, a larger master bedroom, and a new third floor. It seems like we have spent the last few years consistently and gradually scaling back this renovation to the bare necessities, respectful of the Historic Preservation Policy Guidelines, our neighbors, Chevy Chase Village and Montgomery County.

Thus, the application presented to the Commission in January of this year had been carefully crafted. There would be no grand new entrance foyer. The additions would be pushed well off the front of the house. The wrap around porch would be redesigned in accordance with Commission Staff recommendations. The dining room, family room and

master bedroom were all significantly scaled back. The proposed third floor was eliminated. The trims around the windows and door would all be restored. The industrial aluminum roof, vinyl siding and aluminum windows would all be removed, and in-kind materials would be used. No trees or shrubs will be destroyed or lost. A "naturalistic landscape" will be preserved and enhanced on all four sides of the house. The house, with the proposed additions, would sit gracefully on the lot, providing pleasing views to all our neighbors.

We have provided the Commission and its Staff with enthusiastic letters of support from our neighbors.

After the preliminary hearing, we began working again with the Commission Staff to address their concerns and reservations, as well as those expressed by the Commissioners.

At your request, we have had our design builder draw various alternative elevations for the west and south elevations, at our expense. Unfortunately, each variation was inferior to or extremely unattractive to us and our neighbors. Our inability to profoundly alter the west side elevation has caused us to make the additional concessions listed below. It also has caused us to remind this Commission and its Staff of all the other concessions we have made, and the additional costs and expenses we will incur to remove The Barbie façade.

Here are the additional concessions: We are now prepared to put cedar shake on the sides of the house as the in-kind material. We are also keeping cedar shake on the front porch columns on the porch. We are now prepared to give up the wrap around porch on the west side of the house. 100% of the front elevation of the house will be preserved with no additions. Now it will be 20 feet before there will be anything new added to the sides of the house. We have refined the roof lines on the east elevation, making it more attractive and complimentary. We have lowered the roof on the proposed addition on the west elevation. Working with the Commission Staff we have removed some of the details and massing on the master bedroom porch on the west elevation. We are also willing to eliminate the steps off the deck outside the dining room and place a railing there instead.

As you know, the Historic Preservation Policy Guidelines requires deference to the Village residents. It expressly states that "[i]t is of paramount importance that the HPC recognize and foster the Village's shared commitment to evolving eclecticism, which necessitates substantial deference to the judgment, creativity and individuality of Village residents." Further, the Master Plan states that the "challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights." We site these provisions only after we have already shown great restraint and respect for the Historic Commission's Master Plan, and the opinion of our neighbors and the Village of Chevy Chase.

We have given up many features, many things on our original wish list. Considering the size of our lot we are showing great restraint. We have made further concessions working with Commission Staff and listening to the Commission. We strongly believe we have gone as far as we can reasonably go. We ask the Commission to give special consideration to the unique circumstances of 14 Grafton Street. We ask that you put us in a position to begin this spring to remove an incredible eye soar, The Barbie House, so that we can give back to the Historic District a graceful, revived house.

Thank you in advance for your careful consideration to this application.

James F. Guerra  
Nicole A. Vanasse  
Property Owners



# LOCHER DESIGN BUILD

## Modifications to Proposal

Re: 14 Grafton Street  
Chevy Chase, MD

The following are the modifications to the original proposal for the above referenced project based on the input from the Historic Preservation Commissioners and Historic Preservation Staff:

- 1) Modify the porch columns to retain cedar shingle siding (no paneled trim).
- 2) Modify the front porch design to eliminate the "wrap around" connection on the west elevation.
- 3) Modify the siding selection to cedar shingle (no beveled siding).
- 4) Retain the original window sashes and trim at the living room, however modify the windows for energy efficiency.
- 5) Modify the roofline on the east elevation to lower the roof 12 inches by reducing overhangs.
- 6) Modify the roofline on the west elevation to lower the roof 18 inches by reducing the overhangs and shortening the porch landing.
- 7) Modify the porch roof on the west elevation to completely expose the exterior wall by removing the wing walls and siding.
- 8) Modify the porch's exposed rafters on the west side to simplify the elevation.
- 9) Reduce the mimicry of the repeating rail "target" pattern on the west elevation.



10023 Raynor Road • Silver Spring, MD 20901 • 301-592-0070



**Hardscape material selections**

**Flagstone patio**

**Brick walkway**

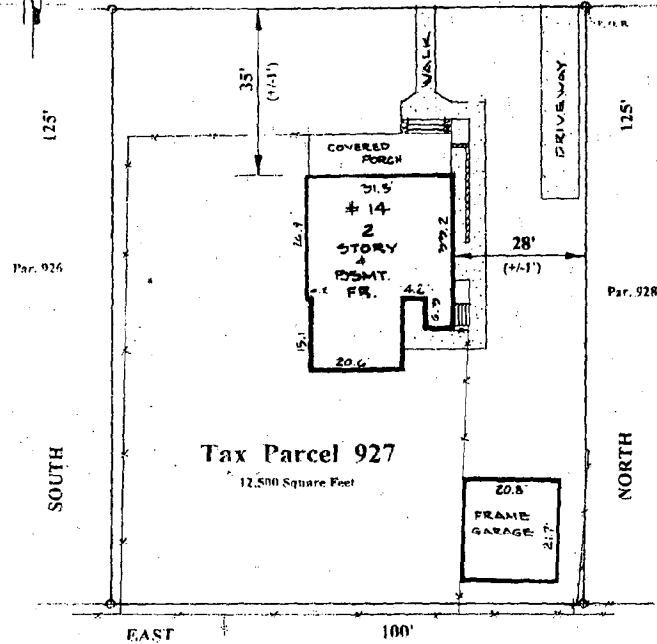
**Stone or brick risers with flagstone treads**

**Concrete driveway**

ANJTECH ASSOCIATES, INC.  
 7307 BALTIMORE AVENUE SUITE 214  
 COLLEGE PARK, MARYLAND 20740

JR  
 NAD

GRAFTON STREET  
 WEST 100'



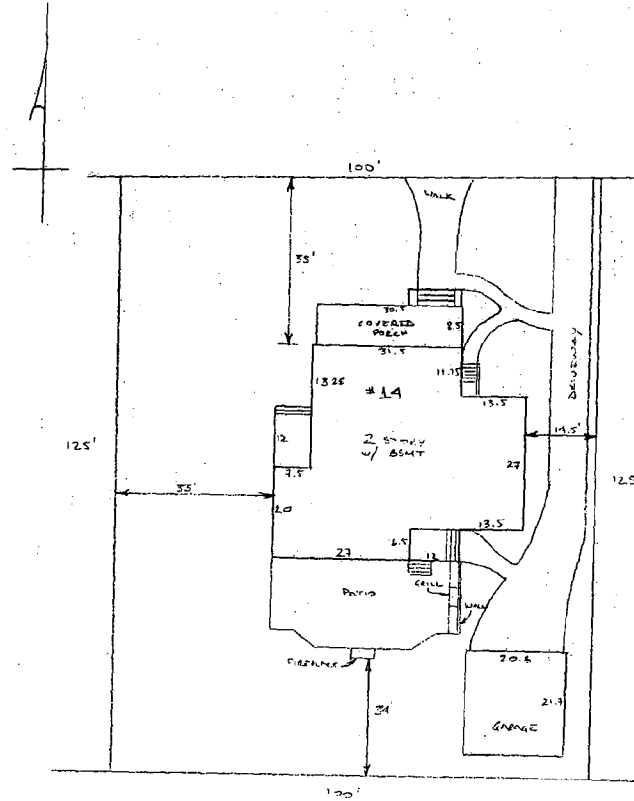
Tax Parcel 927  
 12,500 Square Feet

NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or the agent in connection with certain related transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

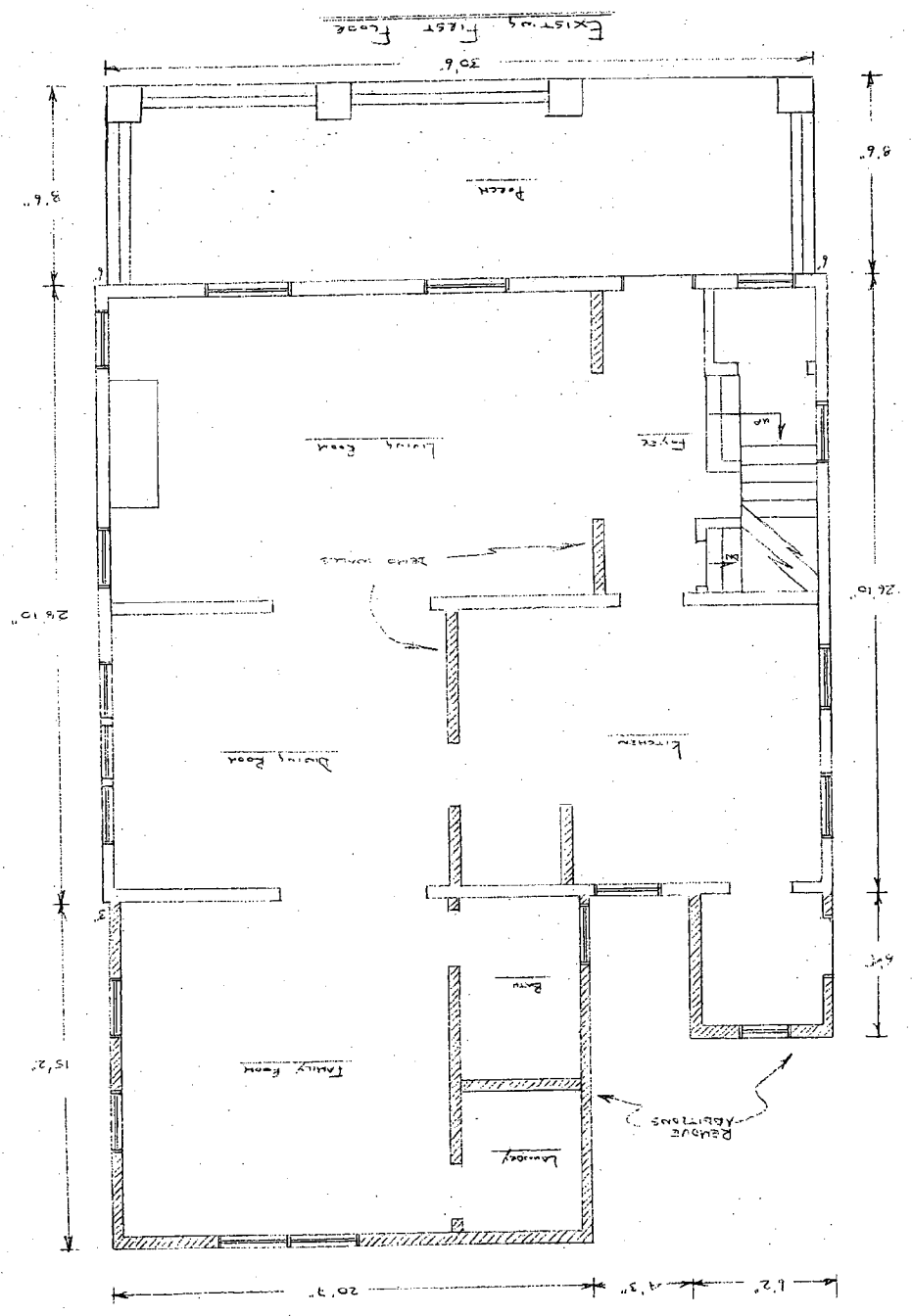


EXISTING SITE PLAN



PROPOSED SITE PLAN

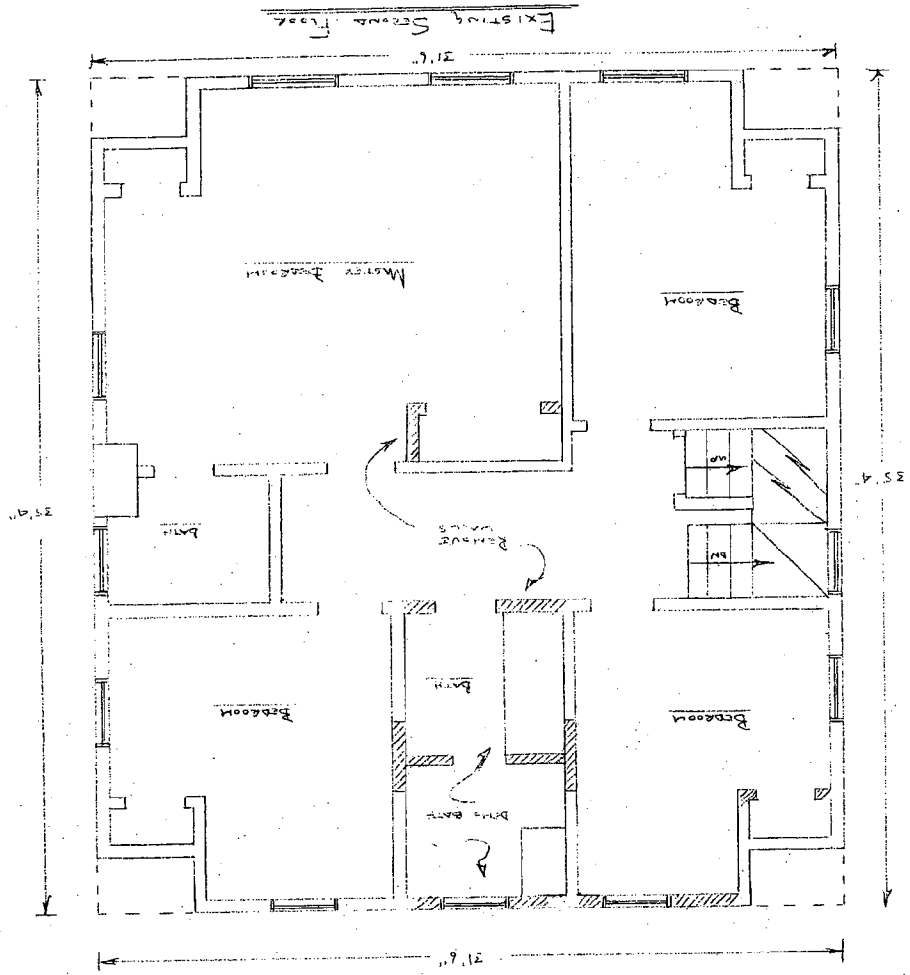
Scale 1/4" = 1'-0"  
Jan, 2004






Scale 1/4" = 1'  
JAN, 2004

HT 5-14  
20

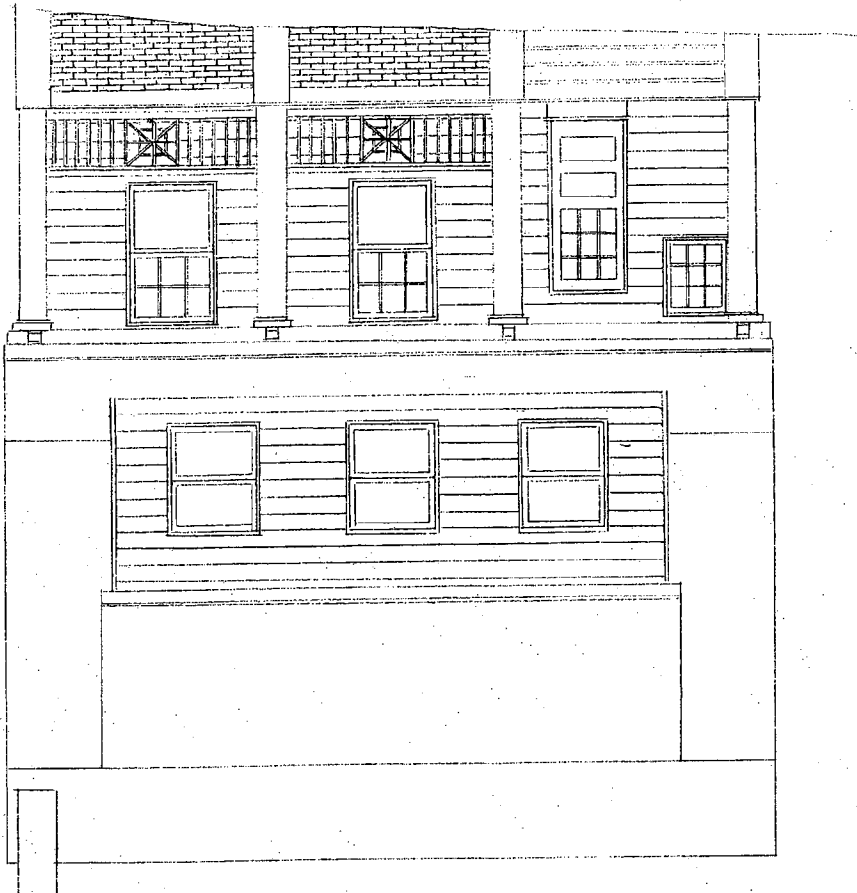




Page 7 of 14 

Scale 1/8" = 1'-0"  
July, 2004

EXISTING FRONT ELEVATION



REMOVE CASING,  
VINYL SIDING,  
AND TRIM FROM  
VINYL WINDOWS



PROPOSED FRONT ELEVATION

23

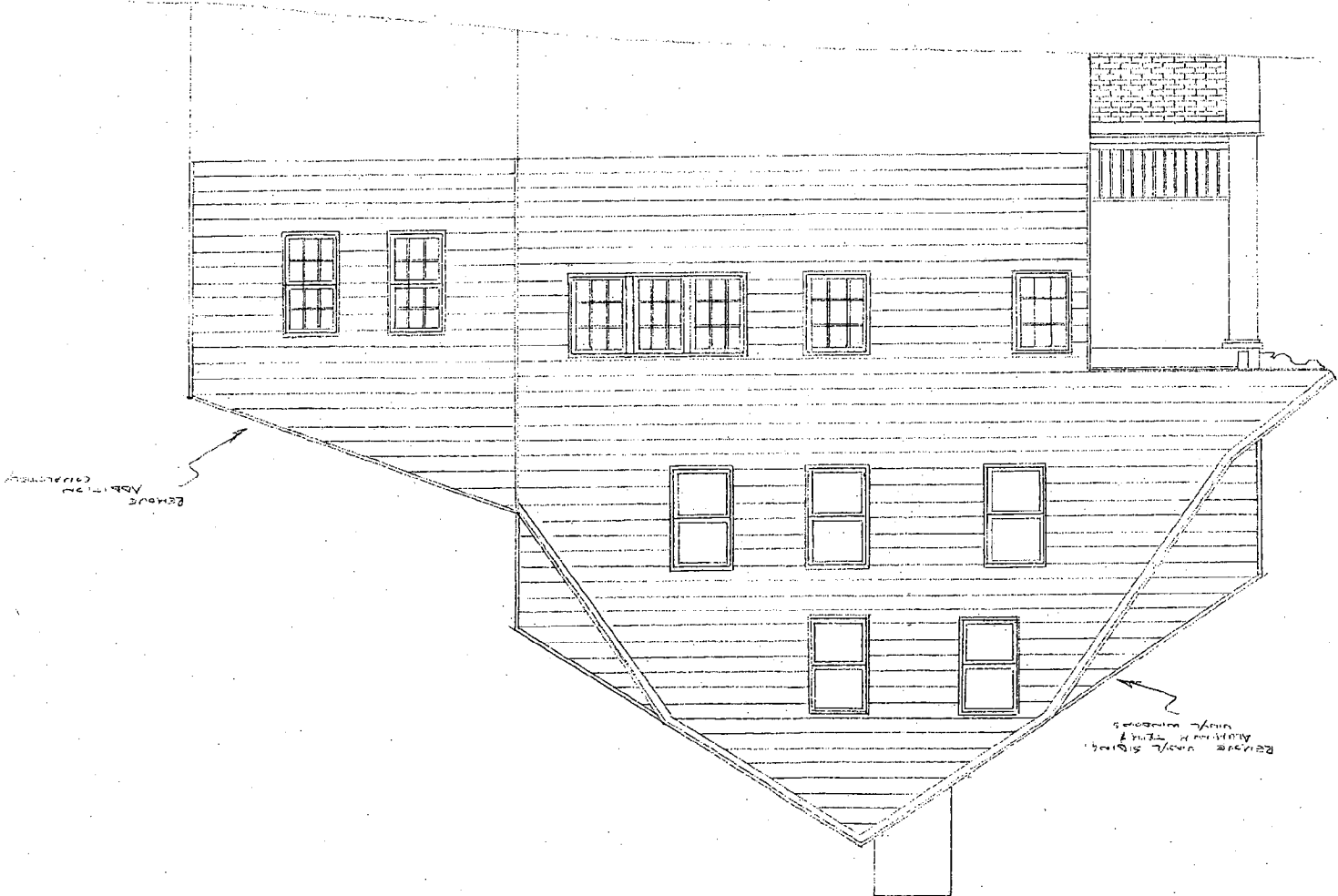


Scale 1/8" = 1'-0"  
Jan. 2004

Fig. 9 of 14

(42)

EXISTING SIDE ELEVATION



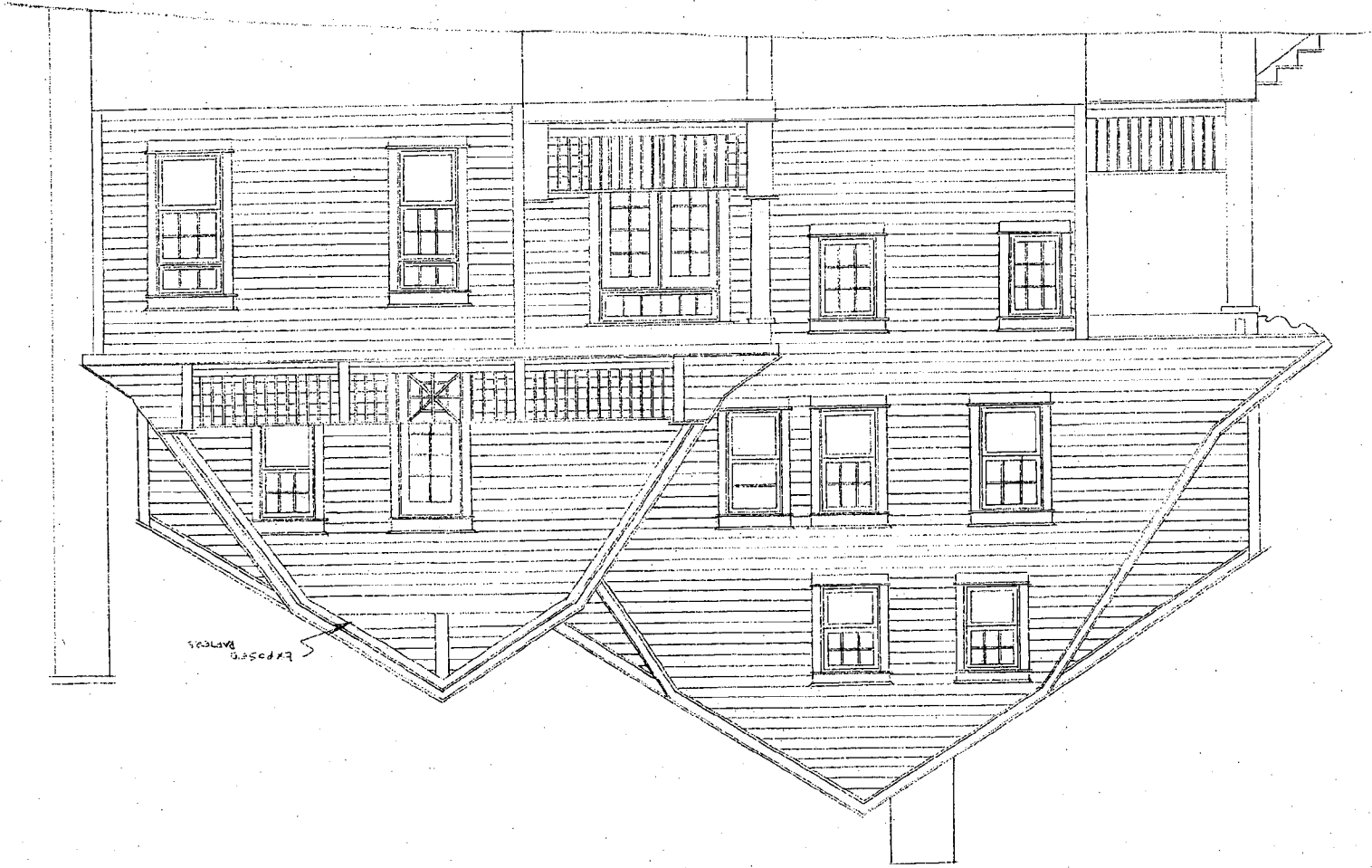
REMOVE EXISTING CHIMNEY

REMOVE EXISTING SIDE WALL



Scale 1/4" = 1'  
Feb. 2004

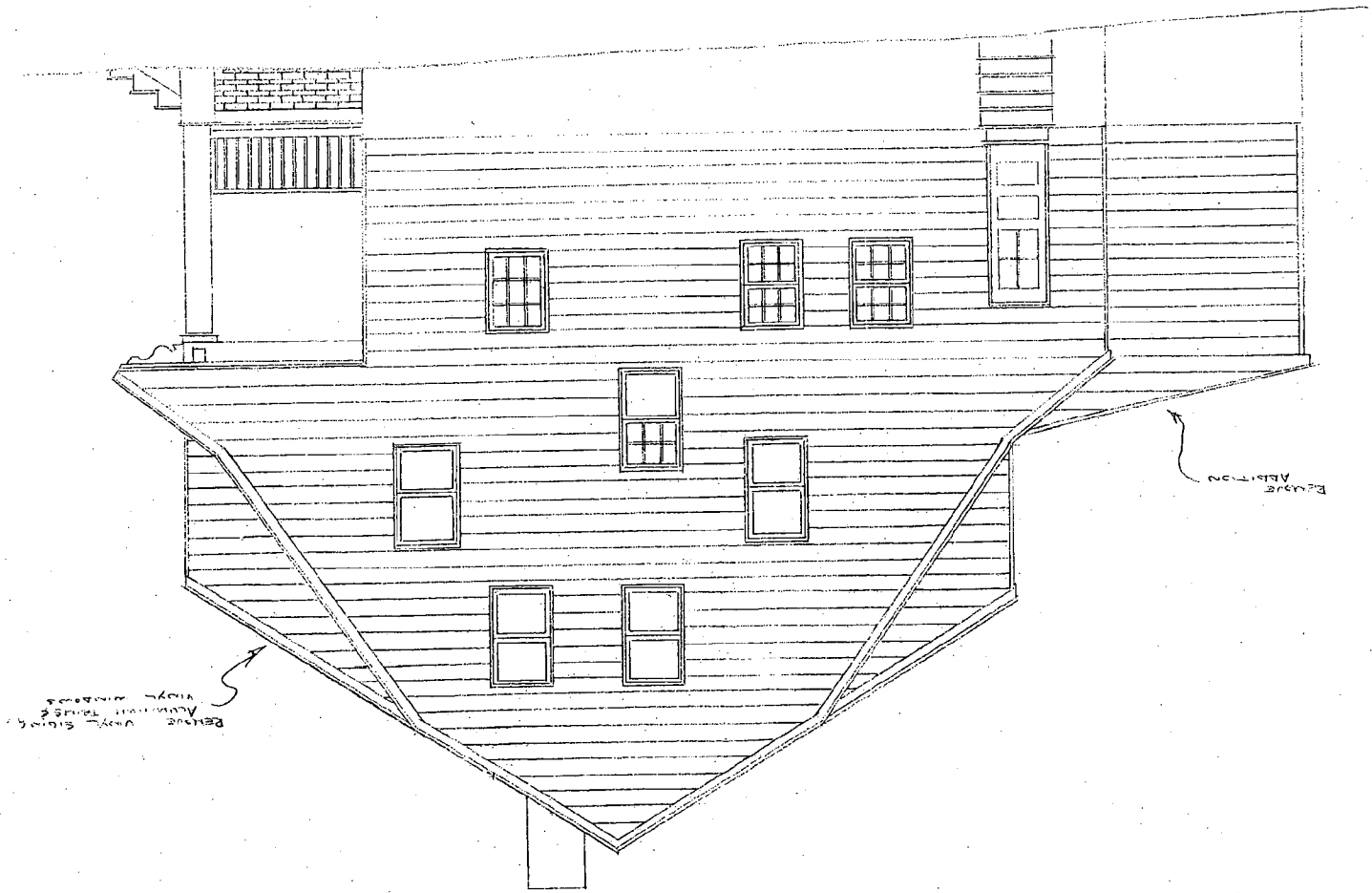
Proposed Side Elevation



Exposed  
rafters

Scale 1/4" = 1'-0"  
Jan. 2004

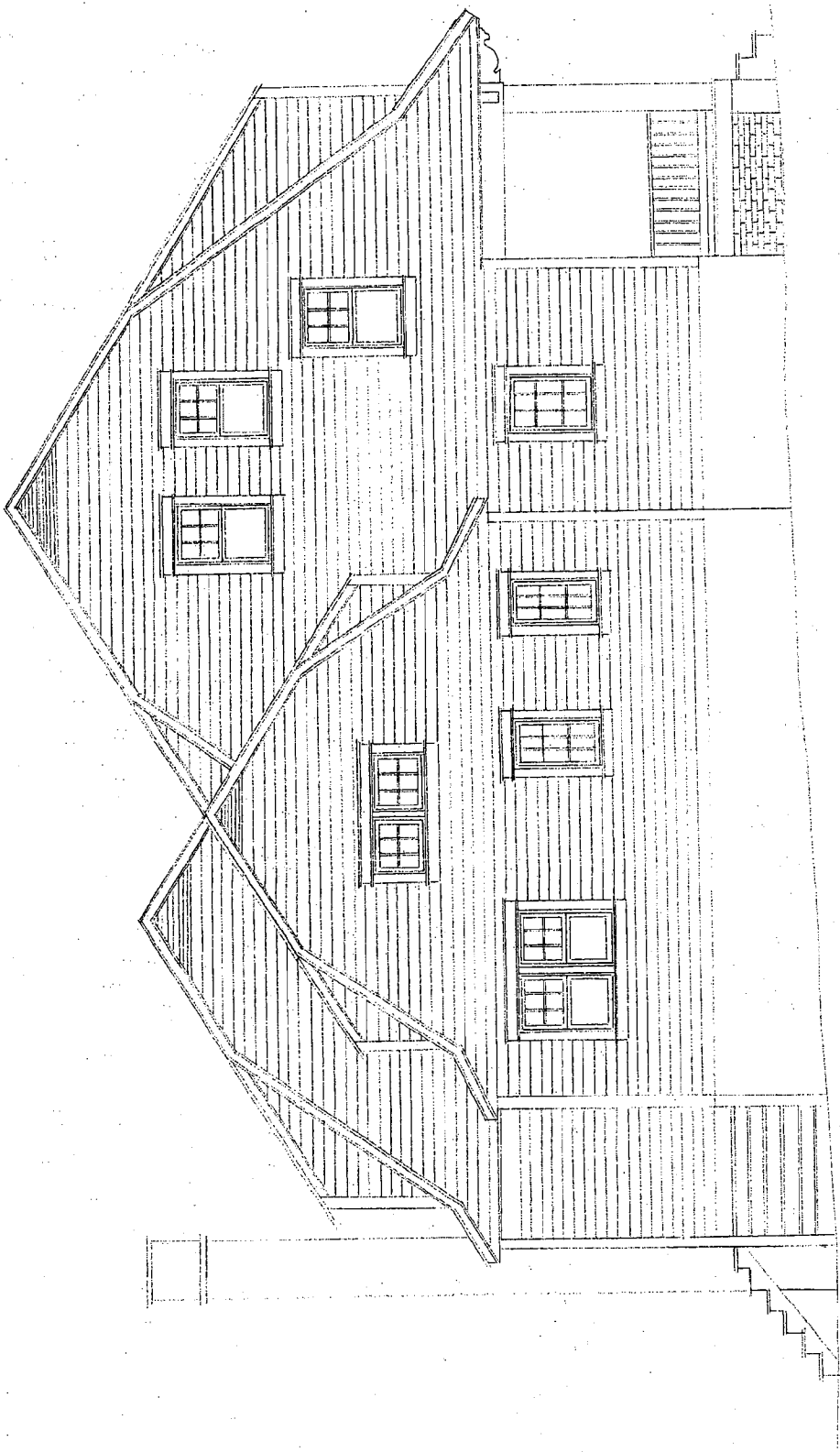
EXISTING SIDE ELEVATION



REMOVE VERTICAL SILLING,  
ATTACHMENT TAILS &  
TRIM - WINDOWS

REMOVE ADDITION

Shaw A. J.  
Feb. 2004



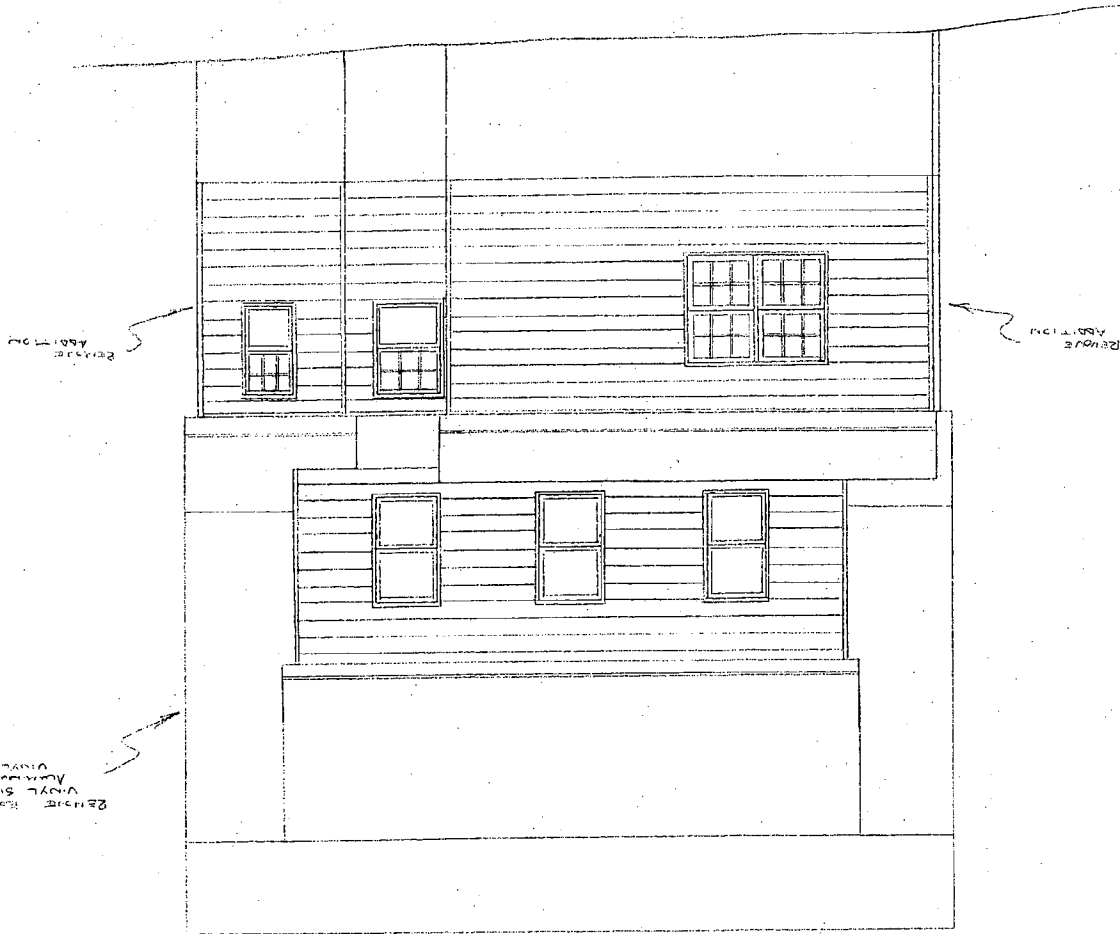
Proposed Floor Elevation

27

Page 12 of 14

Scale 1/4" = 1'-0"  
Jan, 2004

EXISTING REAR ELEVATION



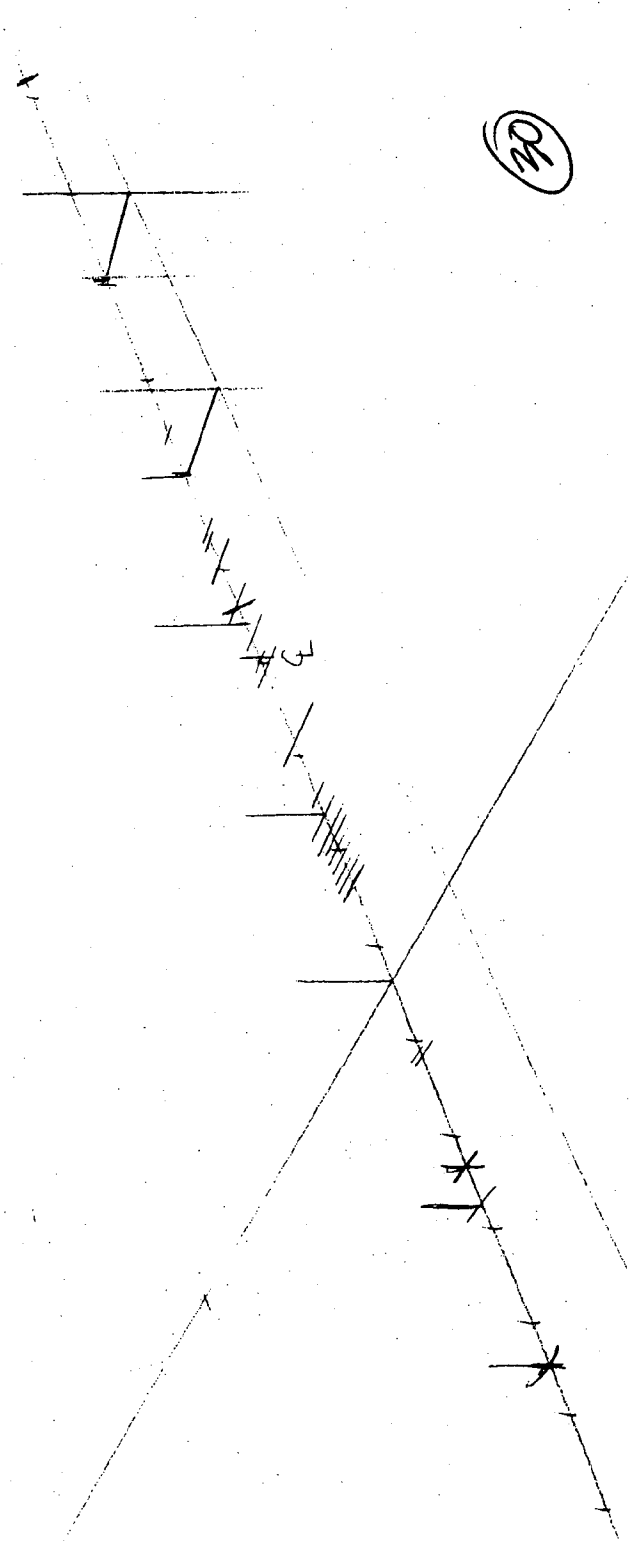
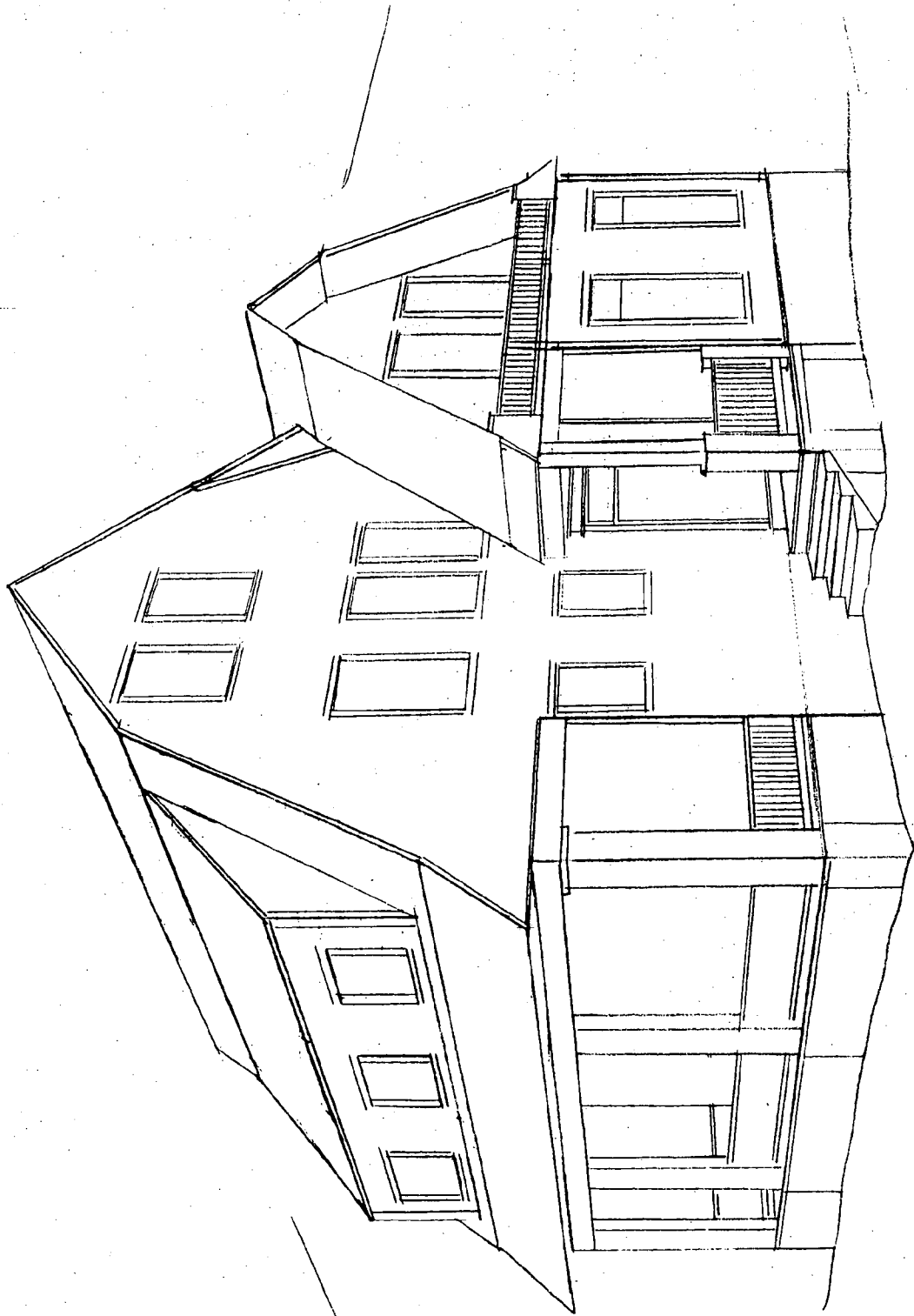
Scale 1/4" = 1'  
Jan. 2004  
Rev. Feb. 2004

PLAN 14 OF 14

15

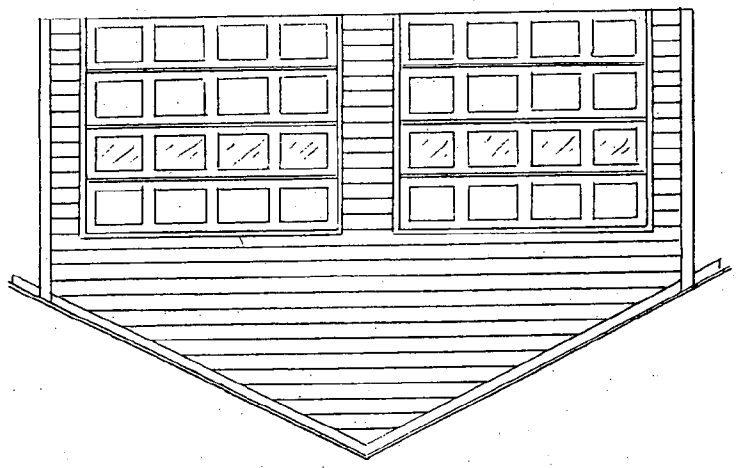
Roofed Rear Elevation



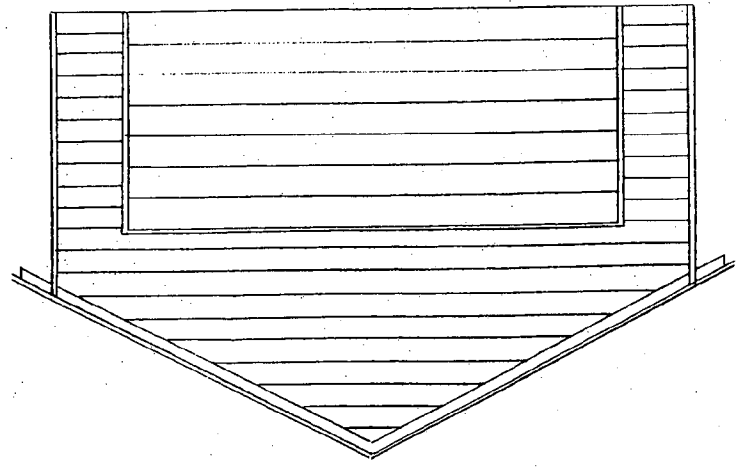


Garage Plan

Raised Elevation



Finished Elevation





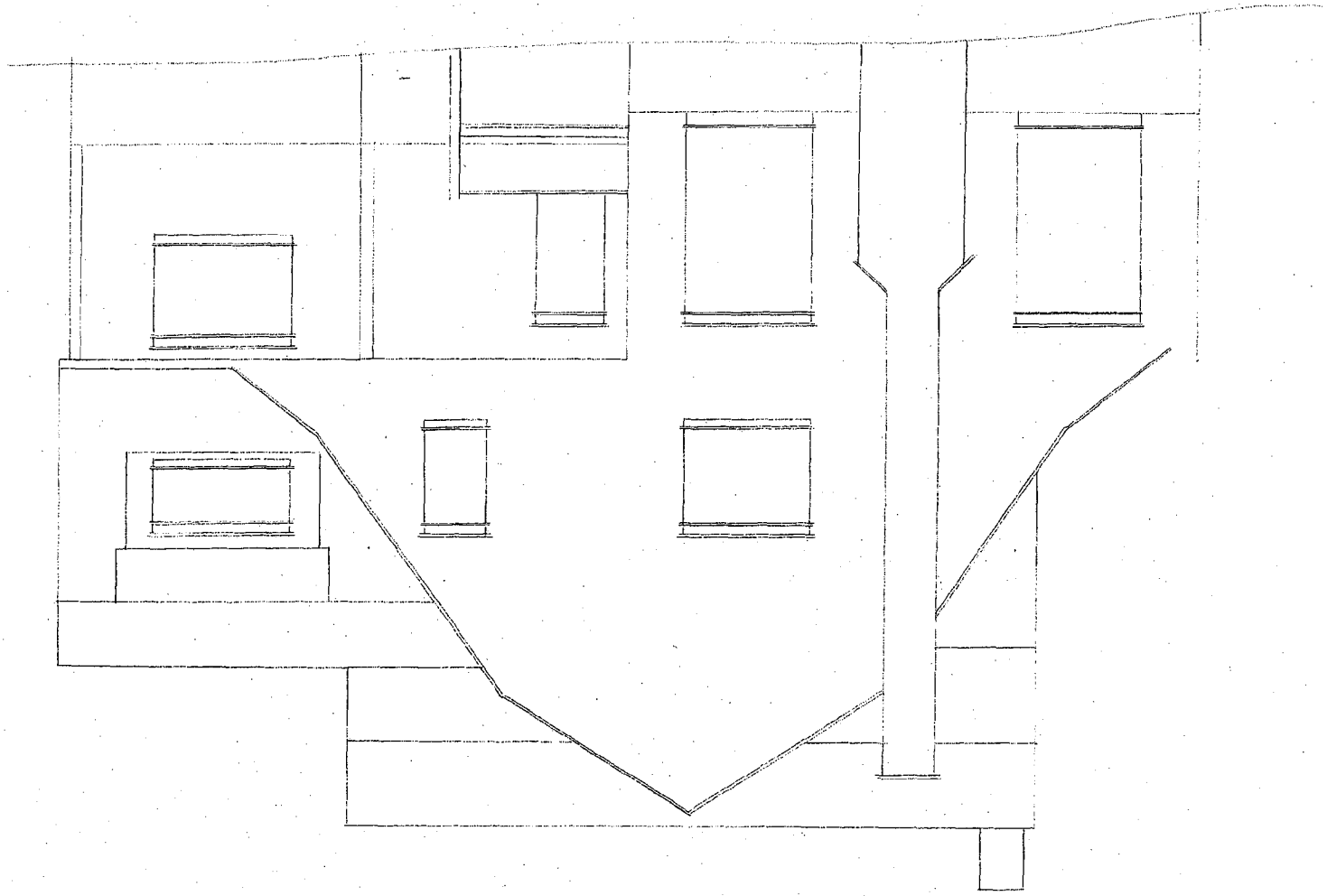
THE FOLLOWING  
PAGES ARE THE  
APPLICANT'S ADDENDUM  
ILLUSTRATING ROOF  
FORM STUDIES.

MS

Appendix 2

Scale 1/4" = 1'  
Feb. 2004

Roof Elevation  
Roof Structure Study  
Garden & Park





West Elevation

Roof Study René SHER



APPENDIX 1

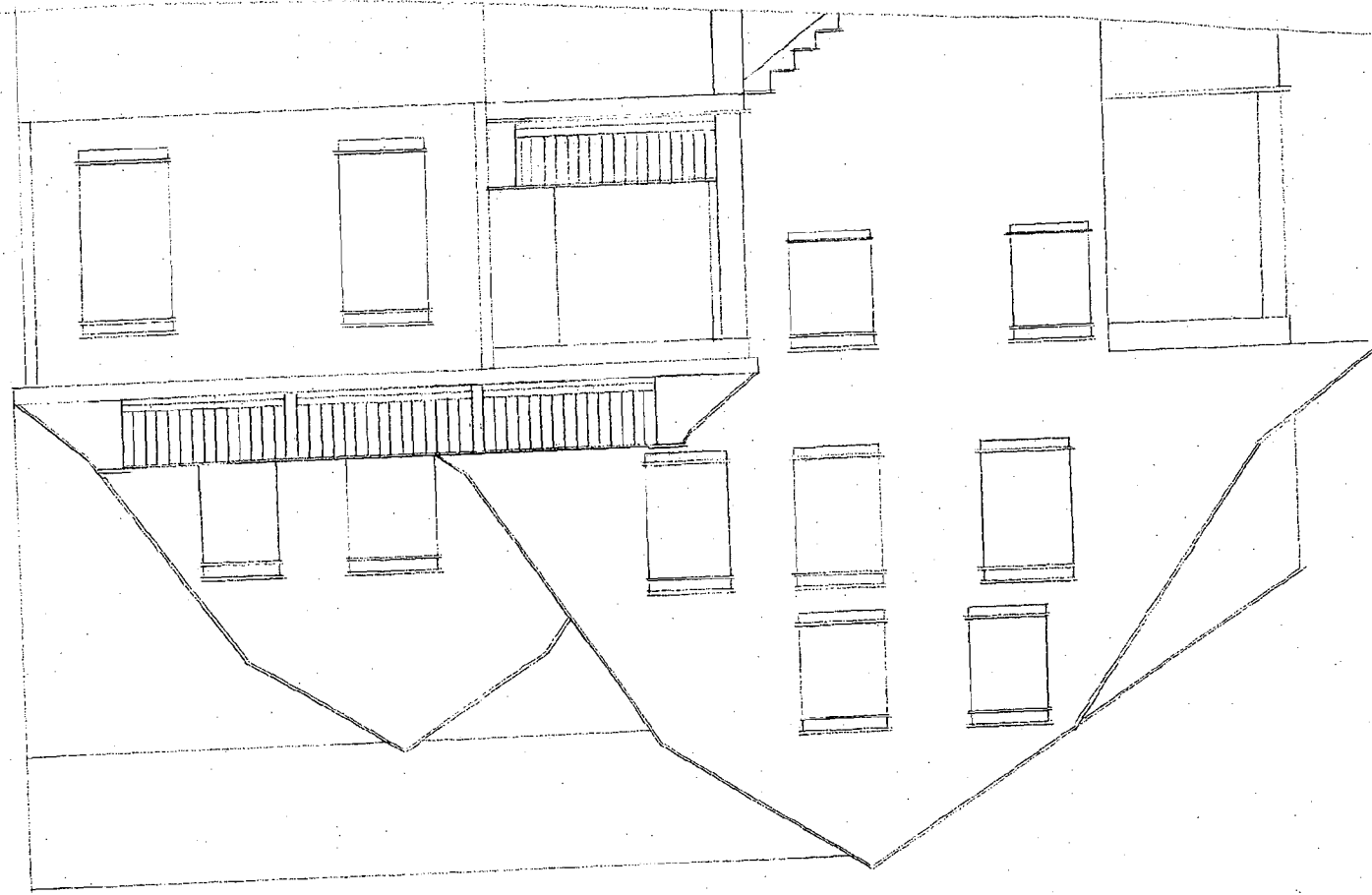
Scale 1/4" = 1'  
Feb. 2001



Room Working Study - Garage Area

West Elevation

Scale 1/4" = 1'-0"  
Feb, 2004

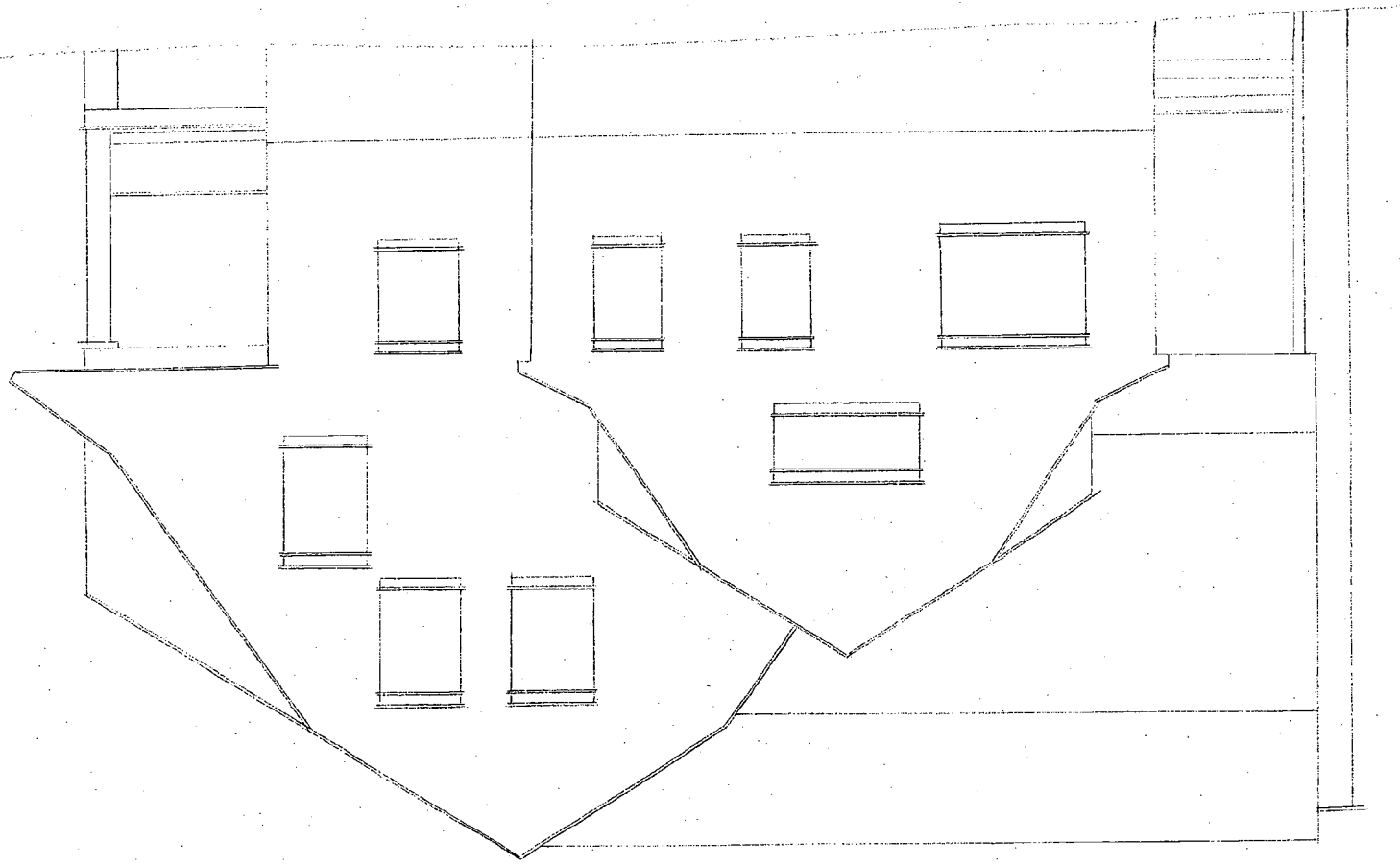


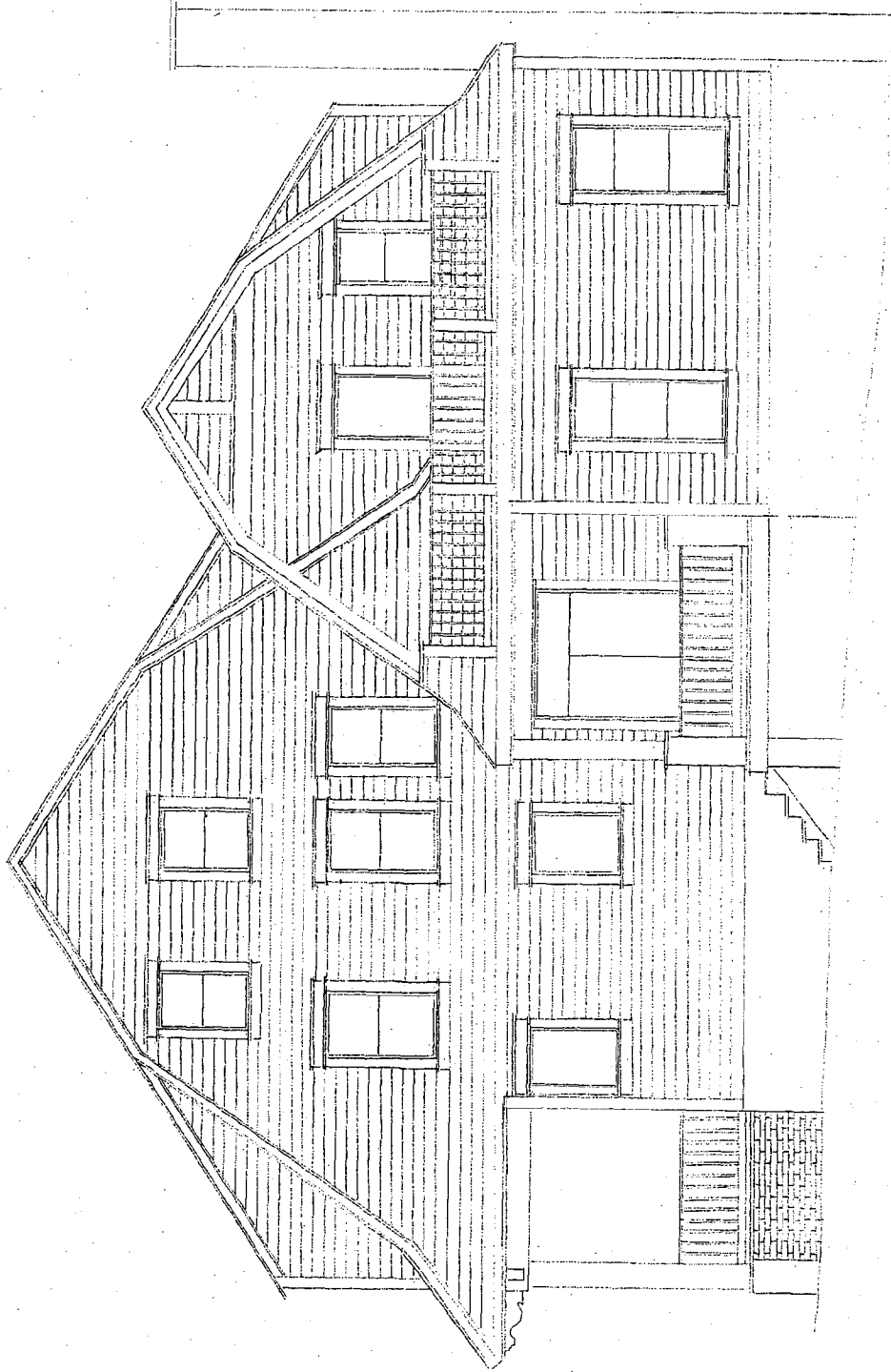
Scale 1/8" = 1'-0"  
FOX, 2004

SECTION 4

014

Roof IMAGING STUDY - GIBBERL C BEAR  
East Elevation





West Elevation

Roof: Study / COMPRESSED PINE  
EXTENSIVE BEL

Scale 1/4" = 1'  
1/8" = 1'

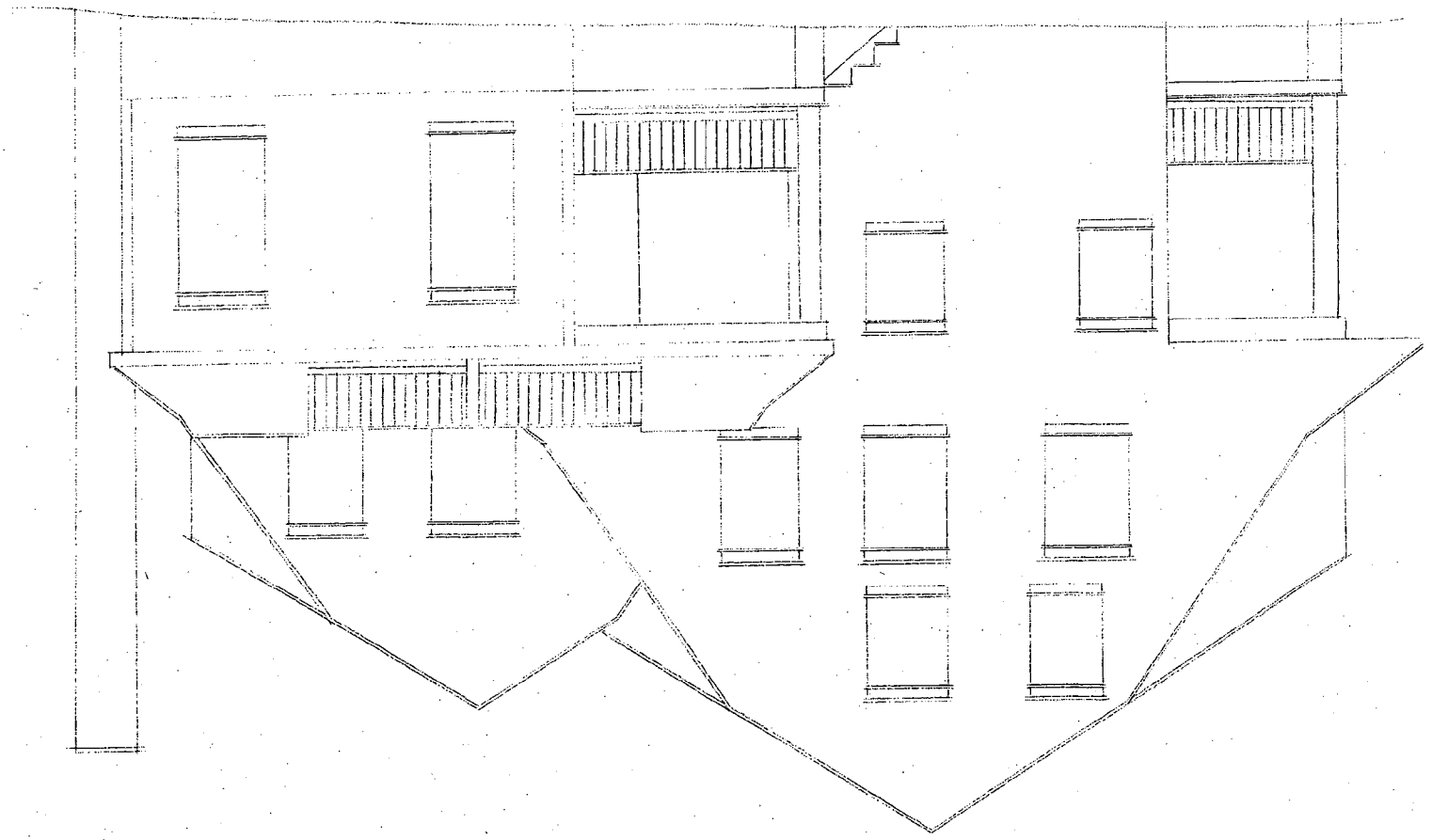
37

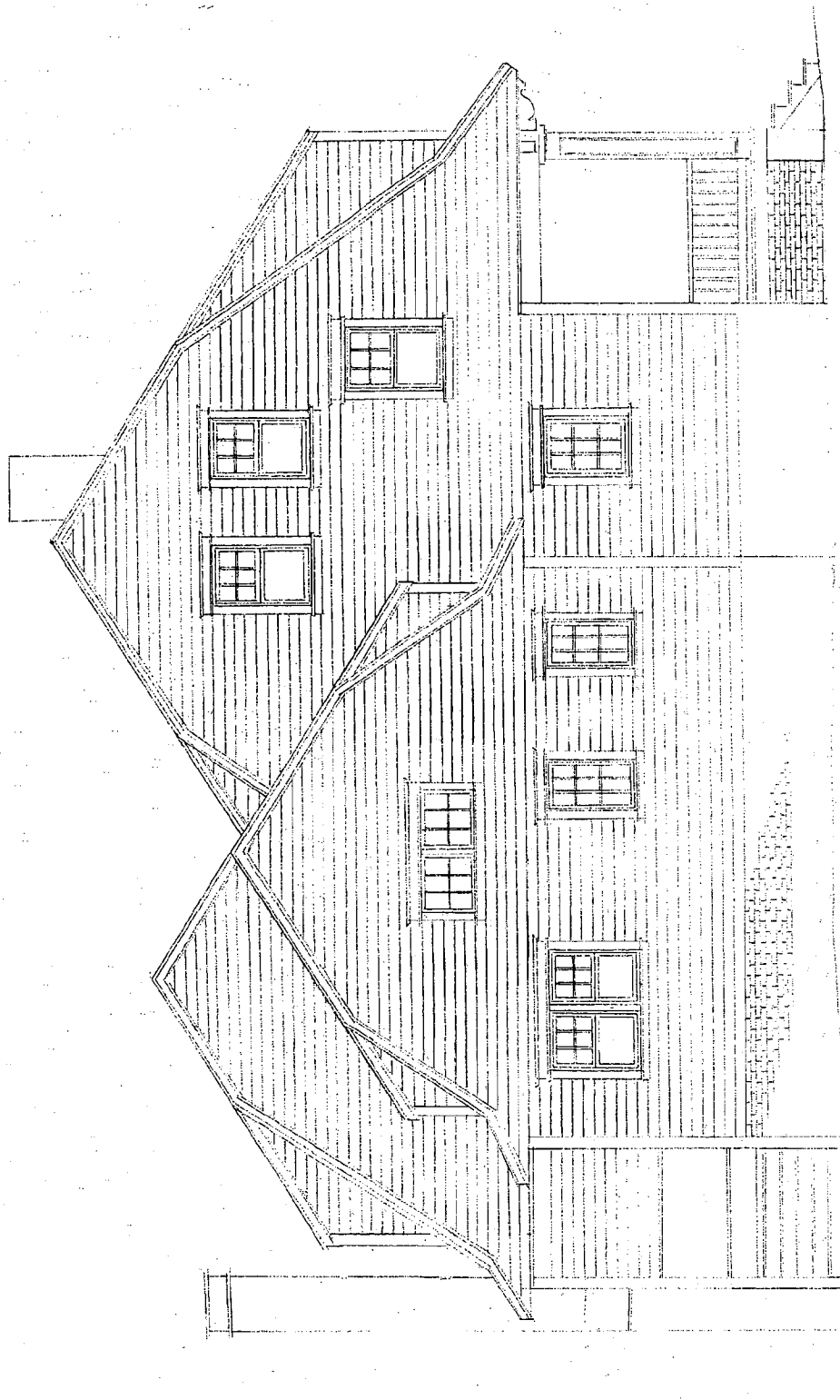
Appendix 5



Scale 1/4" = 1'-0"  
Feb. 2004

Basement Elevation  
Pool Study - Cutaway of Pool - Shaded Area





EAST SIDE ELEVATION

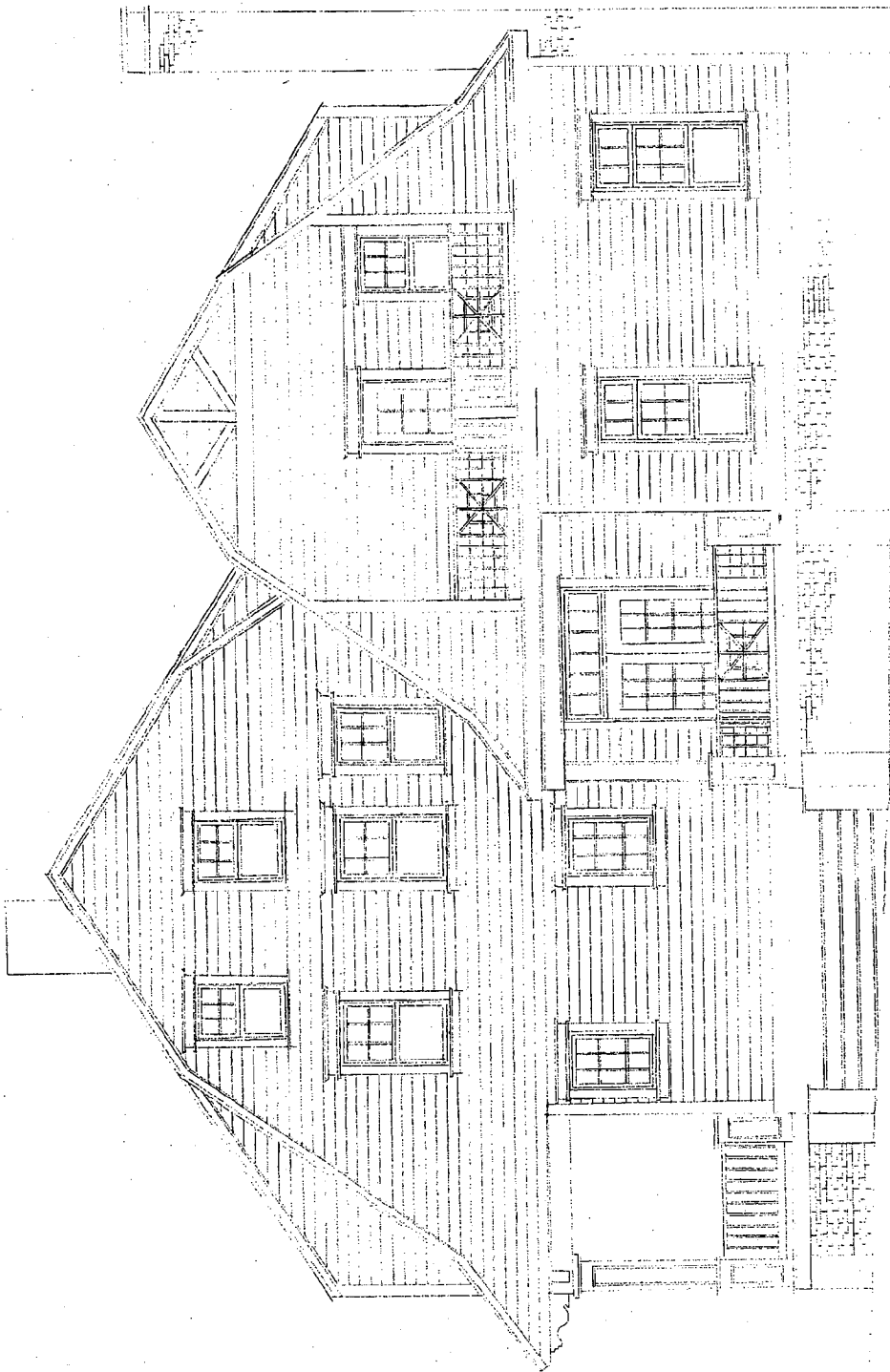
ORIGINATOR

Scale 1/4" = 1'  
Jan. 2001

79

ALDEN





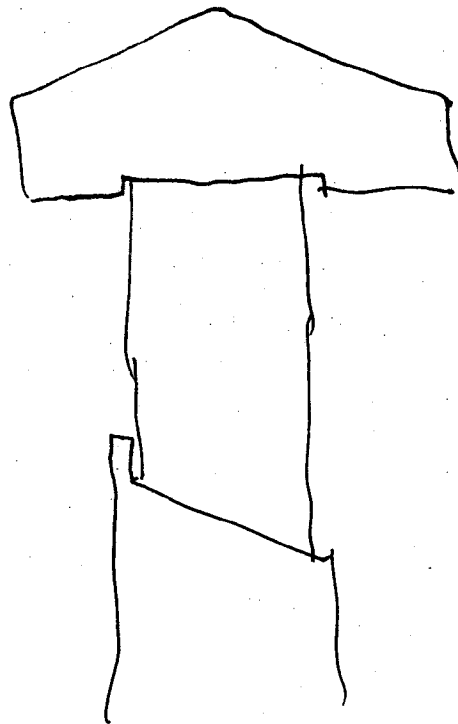
West Street  
DESIGN

1007 2nd St  
San Francisco

1007 2nd St  
San Francisco

40

PRELIMINARY  
CONSULTATION  
STAFF REPORT.



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 14 Grafton Street, Chevy Chase Village      **Meeting Date:** 1/28/04  
**Resource:** Contributing Resource      **Report Date:** 1/21/04  
                  **Chevy Chase Village Historic District**  
**Review:** Preliminary Consultation      **Public Notice:** 1/14/04  
**Case Number:** N/A      **Staff:** Joey Lampl/Michele Naru  
**Applicant:** James Guerra/Nicole Vanasse      **Tax Credit:** N/A  
                  (Paul Locher, Agent)  
**Proposal:** Construct a major addition (two additions affecting front and sides)

**Staff Recommendation:**

- Revise and return for a second Preliminary Consultation.

Issues to address:

- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.

## SITE AND ARCHITECTURAL DESCRIPTION

This is a Contributing Dutch Colonial frame house within the Chevy Chase Village Historic District that was built between 1892-1916. Its parcel is 100' wide x 125' long, or 12,500 square feet total. The house faces north with a 35-foot setback. The existing building is 30.6 feet wide and 49.9 feet long. This length includes one small appendage at the southeast corner (probably built as an early vestibule for the back kitchen door since it rests upon granite piers) and a shed-roofed, one-story, family-room addition at the southwest corner built circa 1960. Currently, there is a distance of 28 feet on the east, or driveway, side of the property between the subject house and the adjacent neighbor and 40.5 on the west.

The 2 ½-story house is three bays wide by three bays deep. The house's current proportions are characteristic of the early expression of the Dutch Colonial style, when buildings were taller and narrower than the later, full-blown Dutch Colonials of the 1920s and 1930s. The roofline is a replication of a true "Dutch" Colonial, meaning that the break between the two slopes is higher up than the more evenly sloped "New England" Dutch Colonial. The subject's house's lower slope is about 45 degrees in pitch and there is a slight flare at the bottom of the roofline's side profile making it an excellent example of a Dutch gambrel. "Combined with the curved overhang, the Dutch gambrel is shaped like a wide-flaring bell..." (Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc., 1952.) The current roof covering is faux cedar shakes made of commercial-grade aluminum. According to the owners' agent, the original roof material is no longer extant.

The house is currently faced in vinyl siding with aluminum trim. The façade features a one-story porch with four columns. The area below the porch has been infilled at the basement level with brick. Above the porch is a three-bay shed dormer. First-floor windows throughout the structure are original. The second- and third-story windows have been replaced with 1/1, double-hung sash, vinyl windows. The gambrel accommodates two levels of full-scale windows on the side elevations.

## BACKGROUND AND PROPOSAL

The owner's agent came into the Historic Preservation Section office quite early in the project's planning and had an informal discussion with staff. The applicant seeks to expand the space of the house by approximately 800 square feet while "recapturing the spirit" of the original house by removing inappropriate building materials. No elevations had been developed at the first meeting, but the agent described programmatic needs and the idea for a larger footprint. The proposed programmatic additions represent a 6% increase in lot coverage. Because the lot is so sizeable, this represents lot coverage of 17%. The agent also described the possibility of a future rear patio and pool with cabana, although no plans for this work have been developed.

As to the current proposal, there was discussion of one gambrel-roofed addition on the west, while the character of the roofline of the east addition had not yet been developed. Staff stated the Secretary of the Interior's *Guidelines for Rehabilitation* tenet that additions needed to be subordinate to the main block, compatible in character, but differentiated somehow from the original historic resource. Staff also indicated the presence of the *Chevy Chase Guidelines*, with which the agent was somewhat familiar, as he had worked on previous cases in the historic district. Various materials were discussed for siding and roof. Staff reiterated the importance of preserving original building materials whenever

possible and suggested to the agent that selective demolition be undertaken to determine existence of possible original building materials.

At staff's suggestion, the agent and owners undertook selective demolition underneath the vinyl and determined that 8"-exposure cedar shakes still exist. These shakes were originally stained and later painted. The applicants believe that the condition of the shakes on the walls warrants their removal related to a past history of water damage and insect infestation. Staff indicated to the agent that the Commission is interested in the preservation of original siding whenever possible and is not convinced that wholesale removal of the original shakes is required. Repair of extant shakes and splicing in of new material where necessary should be the first approach.

The agent's investigation of shakes on the porch columns revealed that they have a 7.5-inch exposure. The applicants believe that the difference in that exposure, coupled with the dimensions of the sheathing underneath the shakes (3/4" x 6" boards) suggest a different construction period than the house, even a post-World War II application. Staff discussed this theory both with architects active today and those who worked during the 1940s and 1950s, and staff is not convinced that 3/4" x 6" sheathing boards - in and of themselves - automatically indicate a post-World War II construction period. Staff believes that a post-World War II column treatment might have made use of cut plywood sheathing, while 3/4" x 6" sheathing boards may very well have been used at the time of the original construction of the house, earlier in the 20<sup>th</sup> century. To be definitive, staff would have to research this topic further, looking at historic copies of *Architectural Graphics Standards*. Staff also believes that the minimally different shake exposure on the columns may simply be due to application by carpenters and does not agree that it poses a "serious sightline issue" when judged against the 8" exposure of the house, as suggested by the applicants' agent in his letter. (See Circle 18.)

In response to a question from the agent at the first staff-level meeting about a proposed uncovered side porch, staff offered the possibility of a trellis covering and said she would conduct research for the agent on whether Dutch Colonial houses ever had completely uncovered side porches. Staff did conduct brief research on the subject, as well as on the subject of the existence of original shake-covered porch columns, and forwarded three images to the agent for consideration in formulating his design. (See Circles 34-37.)

The applicant proposes to do the following:

1. Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.
2. Remove the small back door enclosure and the larger, circa 1960 rear addition.
3. Construct a new 1 1/2-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house's single units.
4. Construct a new 2-story, family room addition on the west side of the house, set back over 26 feet with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off of the master bedroom.
5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)

6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.
7. Remove shakes from columns and replace with wood, recessed panel column trim.
8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (imitation slate) shingles in its place. Use same material for the proposed additions.

### APPLICABLE GUIDELINES

As per the Commission regulations, the Secretary of the Interior's *Standards for Rehabilitation* is applied when reviewing all Preliminary Consultations. Standard 9 applies in this case:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

It is the *Approved and Adopted Amendment to the Master Plan for Historic Preservation, Chevy Chase Village Historic District – Expansion* that has particular pertinence to this case, however, and should be applied. Specifically, the applicable *Chevy Chase Guidelines*' "basic policies" are state:

2. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district. Two over-arching principles of the *Chevy Chase Guidelines* are that alterations continue to foster the Village's shared commitment to evolving eclecticism while maintaining its open park-like character. (p. 14)
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping. (p. 14)
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course. (p. 14)

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources." (p. 16)

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. (p. 16)

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way. . . . In general, materials differing from the original should be approved for contributing resources. (p. 17)

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way. .

In the *Chevy Chase Guidelines*, the following definition is given:

*Moderate Scrutiny:* “. . . Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.”

## **STAFF DISCUSSION**

*Topic #1 Extend the front porch to the west with an extra 8-foot bay in order to connect the front porch with a proposed small, new side porch.*

The *Chevy Chase Guidelines* suggest “moderate scrutiny” for porches. Historically, the HPC has not approved the extensions of porches from their original configuration. As stated above, any extension of the front porch to create a wraparound porch would be construed as creating a sense of “false history,” something the Commission has felt is inappropriate.

*Topic #2 Remove the small, back door enclosure and the circa 1960 rear addition.*

These additions do not necessarily contribute to the architectural character of the resource and their removal will not detract from its integrity.

*Topic #3. Construct a new 1 ½-story addition on east side of house, set back 11 feet from the façade, with matching gambrel roof, but paired windows instead of original house’s single units.*

The addition is set back from the façade of the house, per the *Chevy Chase Guidelines* directives on the placement of “major additions.” However, given the lot dimensions with very wide side-yard setbacks, the addition will be nonetheless quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. Staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns about it with the Commission.

As far as design spirit, the design of the proposed eastern addition is in keeping with the original house. It is highly compatible, with the key distinguishing feature that sets it apart from its original block being the nuance of paired windows as opposed to singular openings. The fact that its roofline must be seen in combination with the gambrel-roofed main block and the other gambrel-roofed addition, however, may be problematic. Preserving the massing of the original block is clearly in order with the proposed additions.

*Topic #4. Construct a new 2-story, family room addition on the west side of the house with matching gambrel roof. This addition would have a modest side porch on the first floor and a cantilevered small porch on the second floor off the master bedroom.*

The addition is well-placed by being set back from the façade of the house, as per the *Chevy Chase Guidelines* directives on “major additions.” However, as pointed out above, given the wide side-yard setbacks, the addition will be quite visible from the public right of way. Therefore, it requires “moderate scrutiny.” The *Chevy Chase Guidelines* recommend that additions, wherever feasible, be placed to the rear of the property. The applicants are urged to explore this option further. As noted

above, staff has been told that the applicants have indeed explored a rear addition and will bring this design to the meeting in order to share their concerns with the Commission.

Again, given the current proposal, compatibility is good in the proposed addition, but the choice of the gambrel roof serves to make that particular roof form too much in evidence on the house as a whole. In other words, it blurs too much the line between what is original and what is new. Staff feels, in addition, that the west elevation needs more attention with regard to detailing the upper portion of the wall. The rear elevation of the proposed addition appears compatible with the house and can be viewed, per the *Chevy Chase Guidelines*, with "lenient scrutiny."

*Topic #5. Remove vinyl windows on the second and third floor and replace with simulated divided light (SDL) 6/1, double-hung sash windows. (Whether all-wood or aluminum-clad SDL windows has yet to be determined.)*

Because the upper story original windows are missing, staff is in favor of removing the unoriginal vinyl windows and taking the opportunity to install a window of more compatible substitute material, such as proposed, with a 6/1 light configuration. For the windows selected, a wood substrate and adhered exterior and interior muntin bars are critical.

*Topic #6. Remove vinyl siding. Current proposal is to replace all siding with new beveled wood siding.*

The owner has indicated a preference for the aesthetic of beveled wood siding. The *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" (p. 14) pertains to this topic. Integrity of a structure depends on seven factors as defined by the National Park Service and the Secretary of the Interior (location, setting, design, workmanship, materials, feeling and association). Since the house has already lost its original roof and many of its upper windows, a house that potentially would be devoid of its original siding, roofing, and windows is certainly threatened with a loss of design, workmanship, and materials, thereby substantially reducing its integrity. The Guidelines state that siding should be subject to "moderate scrutiny," and "moderate scrutiny," is defined as preserving the integrity of the resource. Staff is therefore opposed to any removal of original building materials that are in decent condition and in favor of their retention and/or repair, with splicing in of damaged sections with new materials appropriate.

*Topic #7. Remove shakes from columns and replace with wood, recessed panel column trim.*

Staff supports the retention of existing original materials as stated above and does not support the creation of "false history" as per the Secretary's *Standards* (No. 7) as might be the case should the columns be changed. Again, the *Chevy Chase Guidelines*' basic policy of "preserving the integrity of contributing structures in the district" should be the guiding principle. (p. 14). A house that loses its original siding is threatened with a loss of integrity. Staff is not convinced that the shake columns are not original to the house or an early alteration.

*Topic #8. Remove commercial aluminum imitation shake roof and add butt-edged Duraslate (or imitation slate) shingles on the main block and on the proposed additions.*



The original roofing material reportedly has been removed. Staff's position is that any original building materials hidden underneath newer materials should not be removed based on aesthetic preference. Staff can support, however, the removal of unoriginal roofing material, aluminum, as suggested by the *Chevy Chase Guidelines*. Imitation slate is, in staff's opinion, a reasonable option for roof replacement, since true slate was often the roofing material of choice for Dutch Colonials. (See Circles 35 & 37.)

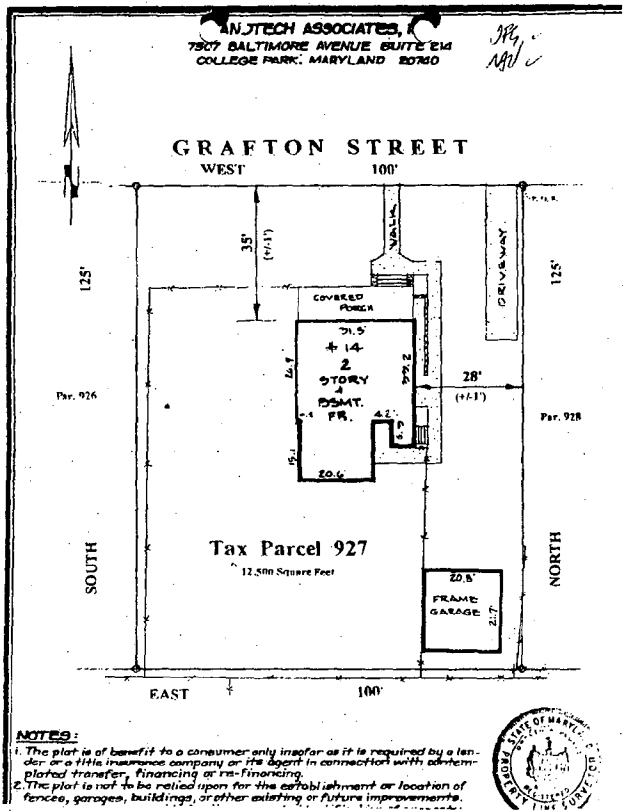
### STAFF RECOMMENDATION

- Revise and return for a second preliminary consultation.

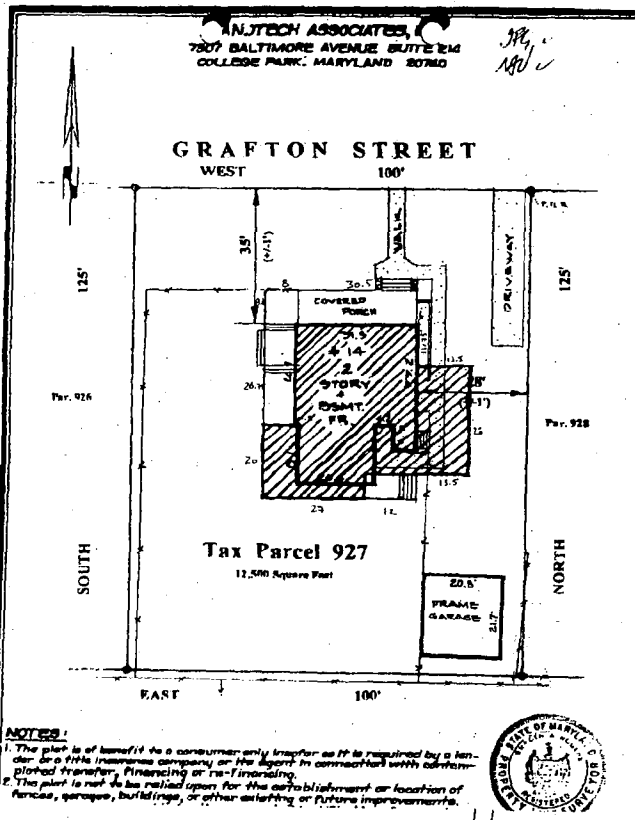
#### Issues to address:

- Focus of addition should be its placement to the rear, rather than to the sides, of the original house. Original massing should not be 'wrapped' in additions.
- Maintain compatibility of any addition while preserving the integrity of original gambrel-roof main block. The current design mimics the main block's gambrel roofline for both of the proposed additions, thereby enveloping the original building massing. With any addition, explore the possibility of simpler roofline profiles or some other means to "read" the original house more clearly despite additions.
- Retain and restore original cedar shake siding. Splice in new shakes where water and insect infestation have damaged material beyond repair.
- Retain original window sash and frames on first floor and east-side stair hall windows of main block of house. Work with the Department of Permitting Services, Building Construction Division and the Maryland Smart Codes, if necessary, to retain original windows while providing reasonable alternative to whole-house energy code. Upgrade weather stripping and use top-of-the-line interior or exterior storm windows to address energy efficiency.
- Revise porch design so that front and side porches do not connect. Modest side porch is acceptable, but do not create a 'wraparound' porch where none existed previously.
- If west addition remains, refine proportions and detailing of its west elevation, upper wall section. There is currently too much distance between the 2<sup>nd</sup>-floor window and door lintels and the roof eaves. Victorian stick work proposed for this area is not appropriate for a Dutch Colonial house.

\* Pages 8-20  
were photos included  
in this original staff  
report & was not  
included in this  
attachment.

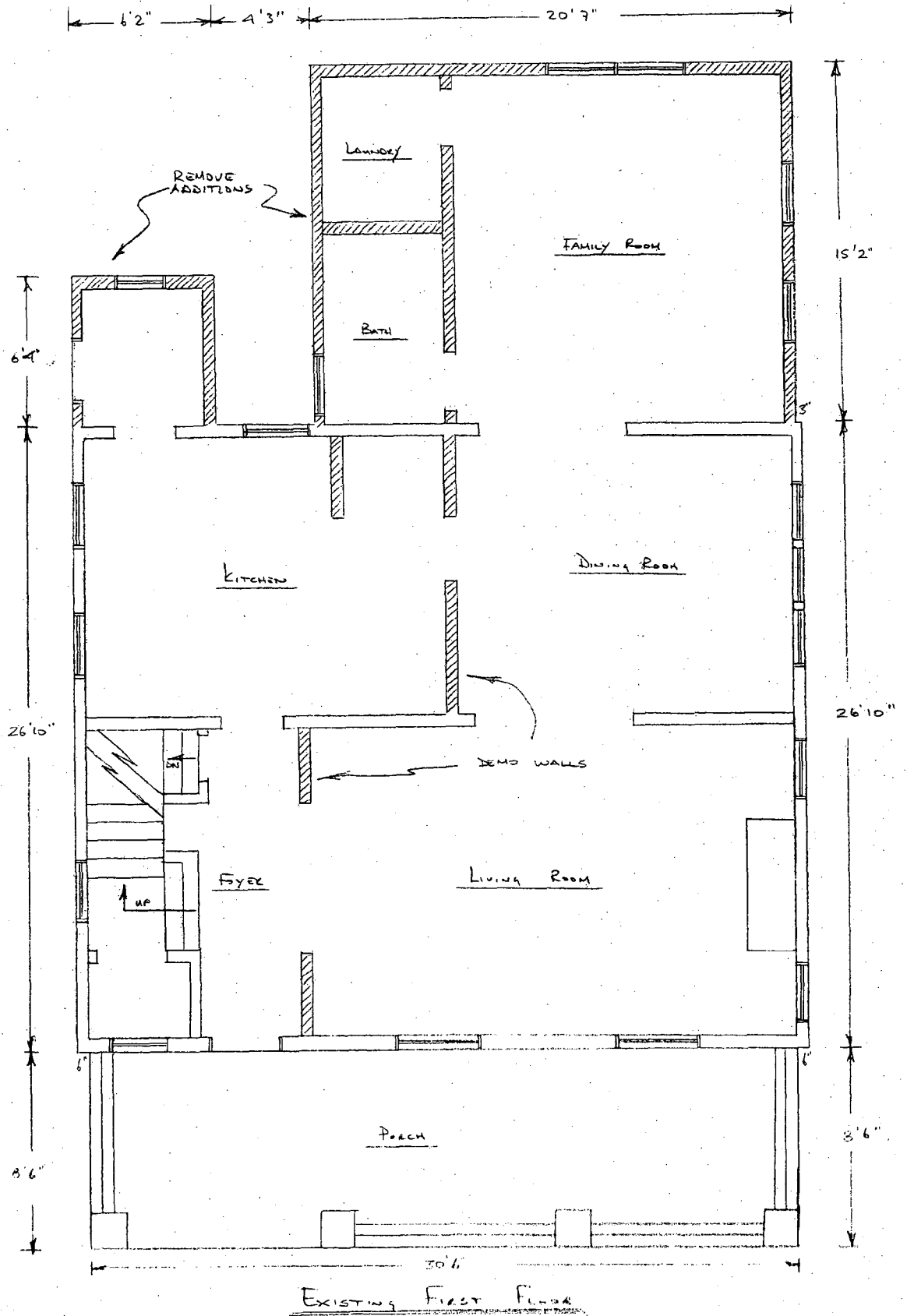


EXISTING SITE PLAN



PROPOSED SITE PLAN

(18)

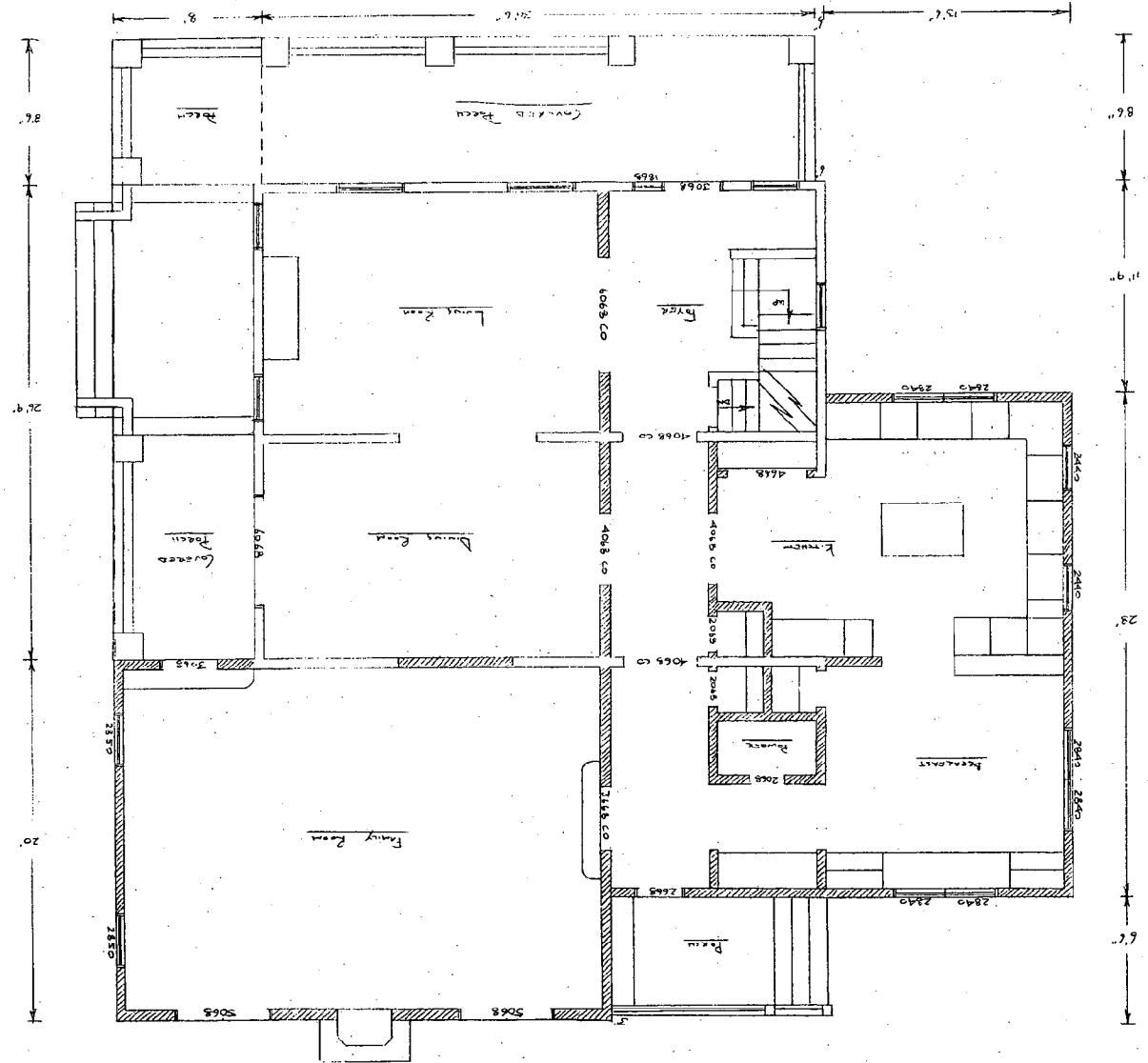


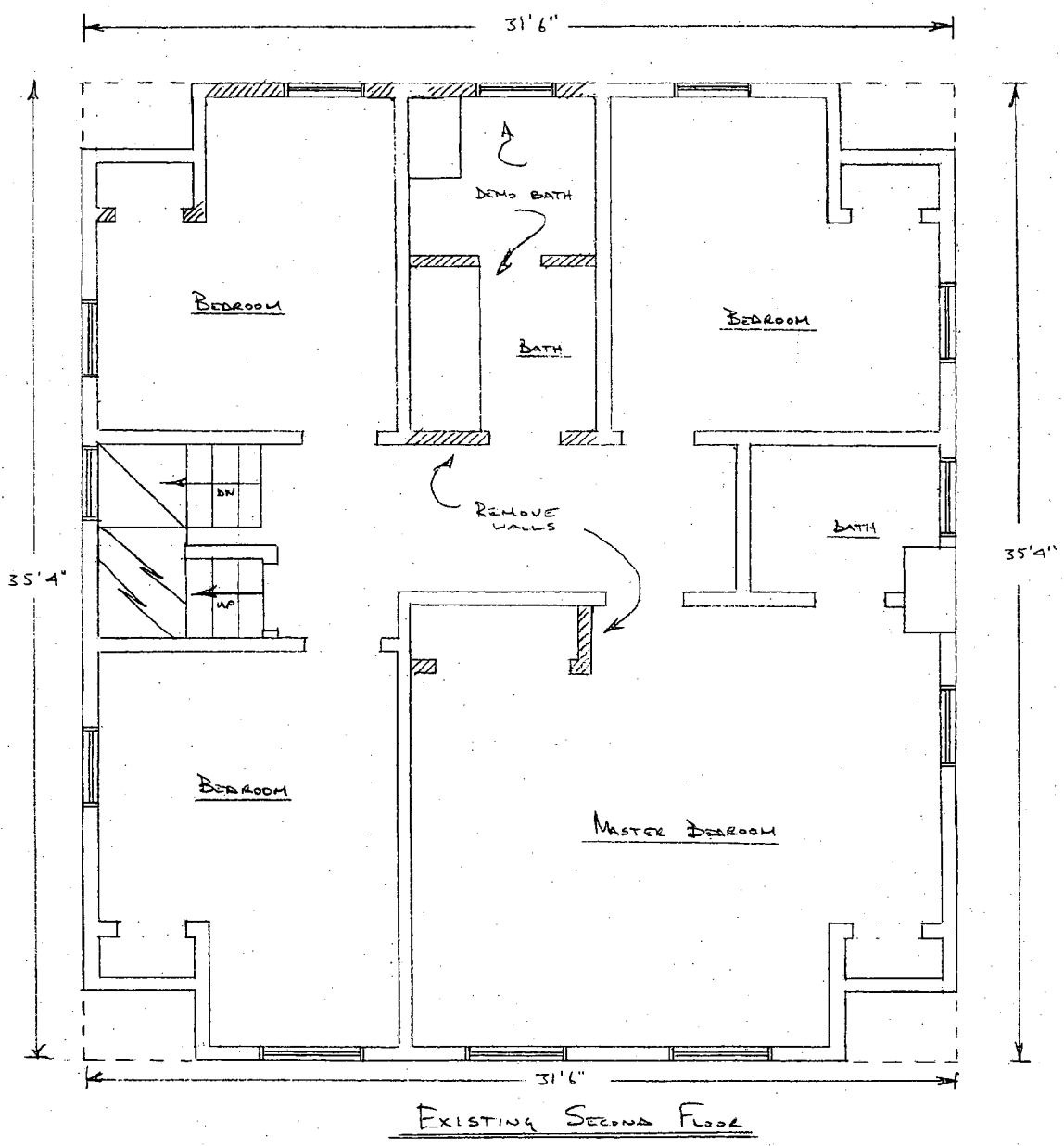
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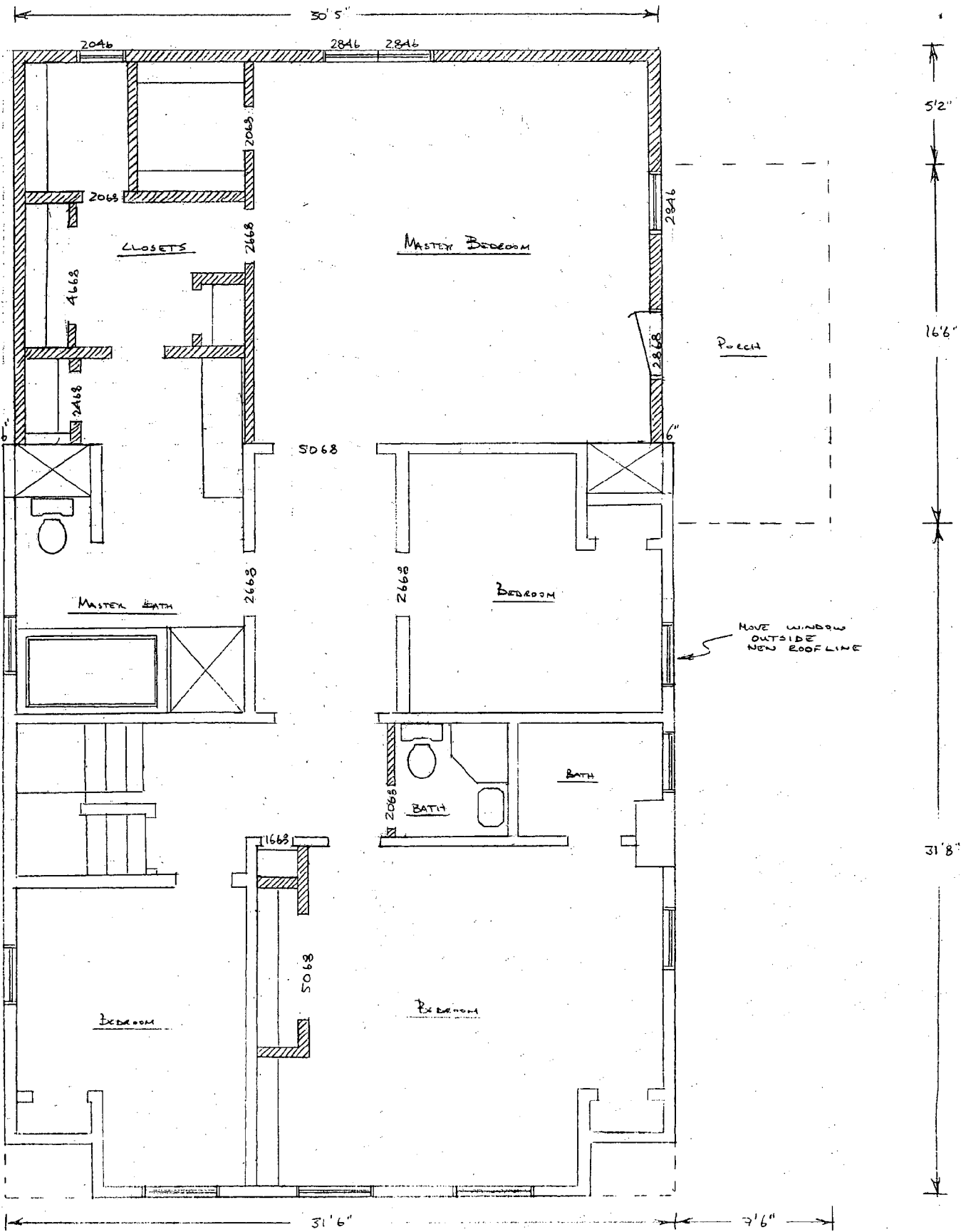
Scale 1/4" = 1'

Proposed First Floor

Fig. 14







PROPOSED SECOND FLOOR

SCALE 1/4"



REMOVE ROOFING,  
VINYL SIDING,  
ALUMINUM TRIM &  
VINYL WINDOWS

EXISTING FRONT ELEVATION

SCALE 1/4"

55

26



Page 8 of 14

Scale 1/4" = 1'-0"

Proposed Front Elevation



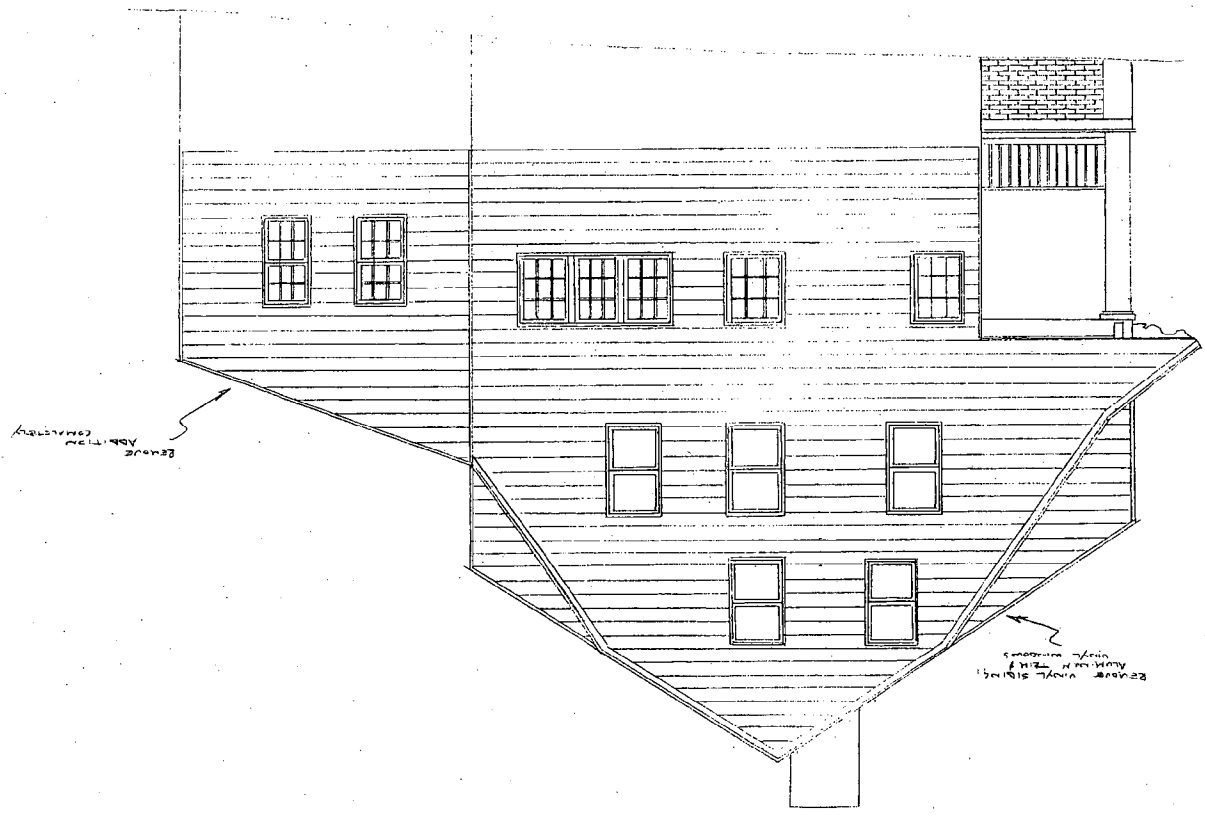
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14

PL. 9. 14

Scale 1/4" = 1'-0"

Existing Side Elevation

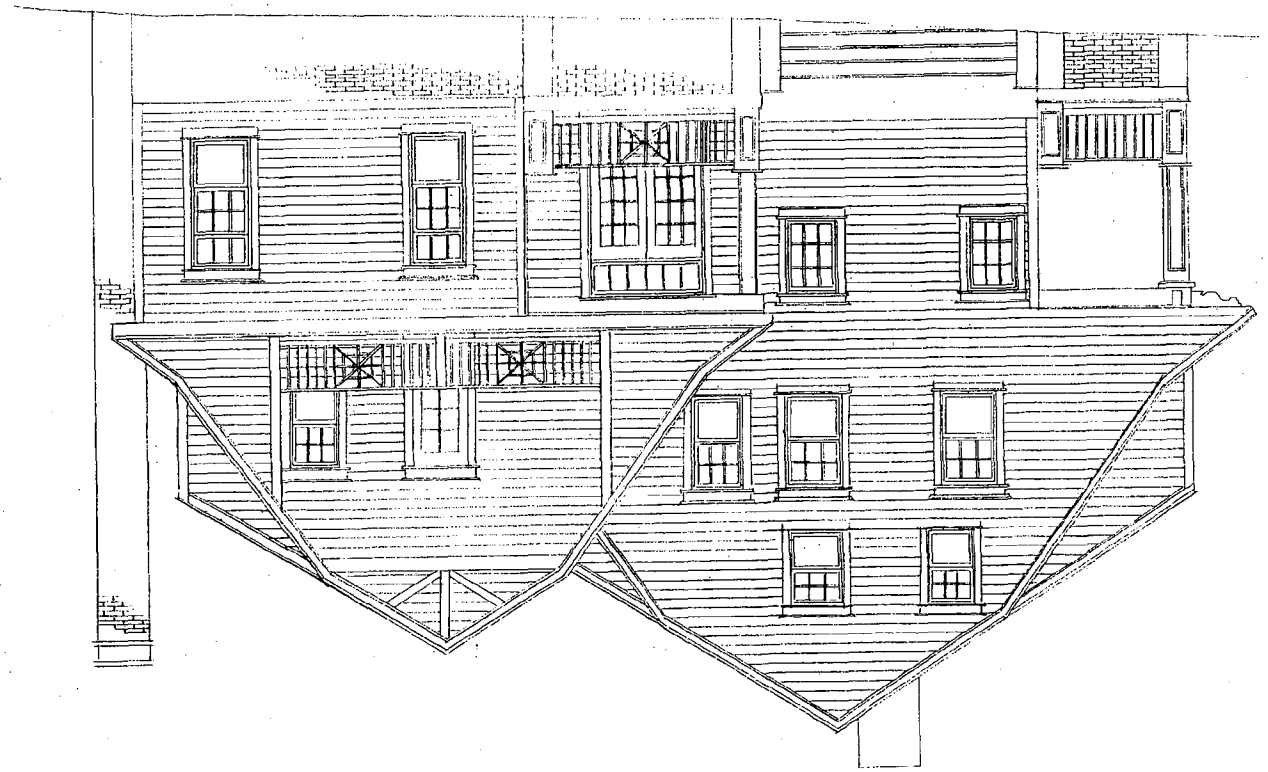


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58

3<sup>rd</sup> 10 of 14

See A-1

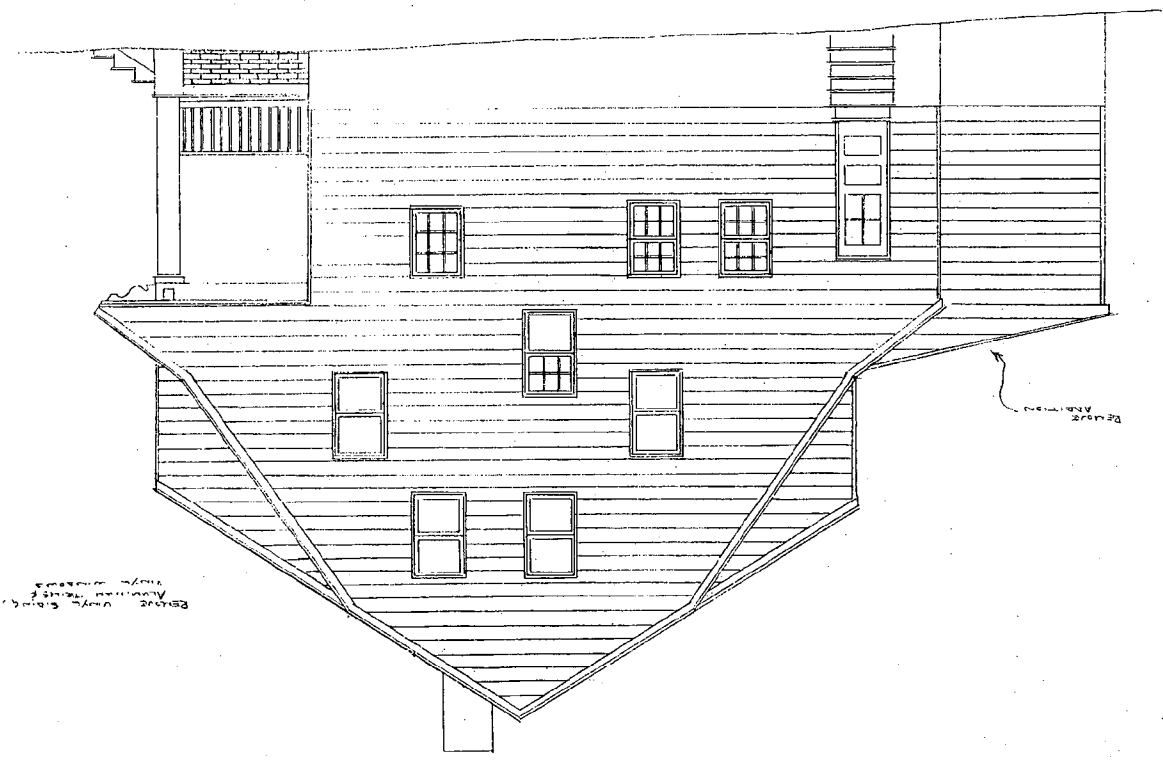
Proposed Side Elevation



Page 14 of 14

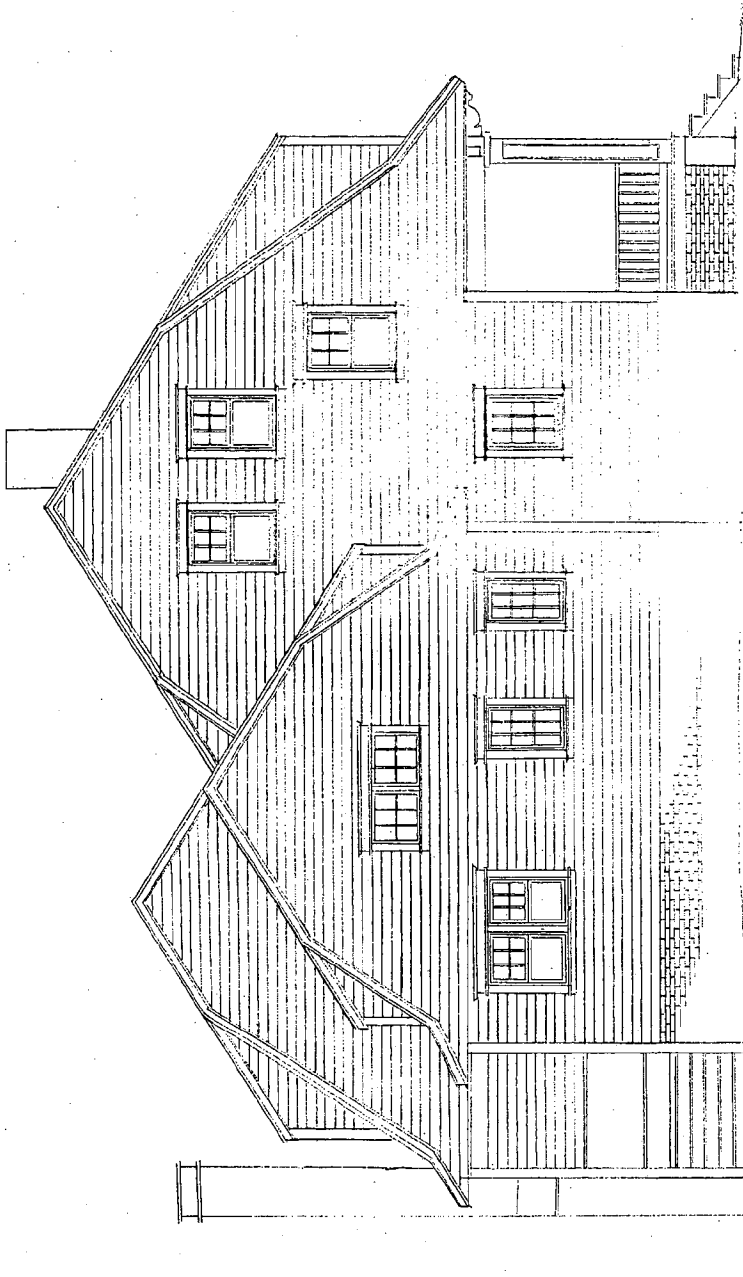
Scale 1/4" = 1'

Existing Side Elevation



Existing Siding, Aluminum Trim, Vinyl Windows

DELETED ADDRESS



Scale 1/2" = 1'

Petersen S&S FURNITURE

Page 12 of 14

(60)

(31)



REMOVE ROOFING MATERIAL  
VINYL SIDING  
ALUMINUM TRIM &  
VINYL WINDOWS

REMOVE

REMOVE  
ADDITION

EXISTING REAR ELEVATION

SCALE

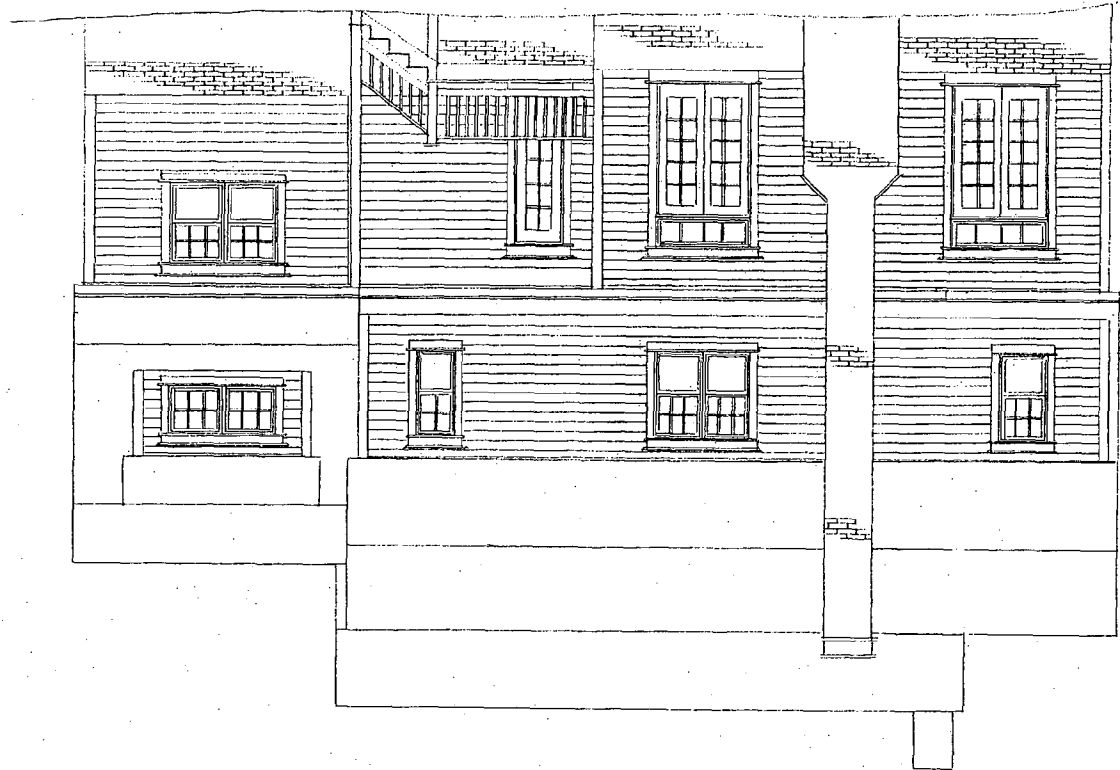
61

32

Scale 1/4" = 1'

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Proposed Rear Elevation



(29)

MINUTES FROM  
PRELIMINARY  
CONSULTATION



1 Fuller?

2 MR. FULLER: It was up.

3 MS. VELASQUEZ: The motion passes unanimously.

4 Thank you. Good luck.

5 MR. FLYNN: Thank you all.

6 MS. FLYNN: Thank you.

7 MS. VELASQUEZ: The next thing we have a  
8 preliminary consultation, but I think I'd like to take a  
9 five-minute break before we start, let everybody stretch  
10 their legs. So we're off the record for five minutes.

11 (Recess at 8:58 p.m. until 9:04 p.m.)

12 MS. VELASQUEZ: Okay, we're back on the record.  
13 The next item is a preliminary consultation. Is there a  
14 staff report?

15 MS. LAMPL: Yes, there is. Okay, this is 14  
16 Grafton Street, a contributing resource in Chevy Chase  
17 Village Historic District, and the applicants, their agent  
18 came in very early in the process to talk to staff about  
19 the applicant's desire for more square footage on the  
20 house, and the agent talked with staff, and we talked  
21 about preservation issues in general. There weren't any  
22 drawings at that point, but staff gave the agents some  
23 feedback on preserving original materials, and we talked  
24 about possibilities where new footprints might come. As  
25 the design developed, we talked a couple of times more.

1 There's been very good communication.

2           Their proposal is to add two additions basically  
3 is the current proposal to this house, one being on the  
4 east and one being on the west side, and the one on the  
5 east side going around to the back, They also are  
6 proposing to extend the front porch to the west with an  
7 extra eight-foot bay in order to connect the front porch  
8 to a proposed side porch. They're talking about removing  
9 the circa 1960 rear addition off the back, which staff  
10 have determined is not contributing. The one-and-a-half-  
11 story addition on the east side is currently proposed to  
12 be set back 11 feet from the facade with a matching  
13 gambrel roof but will feature paired windows instead of  
14 the original house's single units. The new two-story  
15 proposed family room addition the west side of the house  
16 would be set back over 26 feet, also proposed to have a  
17 matching gambrel roof, and that would have the modest side  
18 porch. They're also proposing to remove vinyl windows on  
19 the second and third floor and replace these with  
20 simulated divided light, six-over-one, double-hung sash  
21 windows, and they would like to remove the vinyl siding  
22 that is currently on the house. The applicants wish to  
23 put new beveled wood siding in its place. Staff has had  
24 several discussions with the agent on the importance of  
25 preserving historic original or early building materials.

(5)

1 That would include shake siding, both on the main walls  
2 and on the porch columns, windows that are original, and  
3 the like. There are many guidelines that apply to this,  
4 and they are stated on Circle 4, and so staff has several  
5 recommendations, just go over the bullets.

6 In consultation with the historic preservation  
7 section supervisor, staff has noted that the focus of the  
8 addition should be more of its placement to the rear  
9 rather than to the sides of the original house. This is  
10 based on a recent Board of Appeals case largely and  
11 previous cases. The emphasis really needs to be to push  
12 these additions to the back to preserve Chevy Chase's  
13 park-like appearance per the guidelines, where it says all  
14 major additions should, where feasible, be placed to the  
15 back. So staff would like to see more of this massing of  
16 the addition placed to the rear than the side, especially  
17 on the east side.

18 Staff also wants to see maintaining the  
19 compatibility of the addition while preserving the  
20 integrity of the original gambrel roof mass. The current  
21 proposal has two new gambrel roofs. It muddies the  
22 presentation of the original gambrel roof, and there needs  
23 to be some way to make these new additions compatible yet  
24 distinctive from the original gambrel roof house.

25 Retain and restore original cedar shake siding

(66)

1 and splice in new shakes where insect infestation or  
2 rotting wood has caused their deterioration.

3           "Retain original window sash and frames on the  
4 first floor and east side stair hall windows in the main  
5 block of the house. And there are ways to get around, not  
6 to get around, but to improve energy efficiency without  
7 removing original windows.

8           Revise the porch design so that the front porch  
9 is not extended, creating a false history. The Commission  
10 historically has not approved the extension of original  
11 porches to create wraparound porches. There may have been  
12 one or two cases where evidence of an earlier wraparound  
13 porch was used to support the creation of lengthened  
14 porch, but other than, short of that evidence, the  
15 Commission has not looked favorably on that type of  
16 extension.

17           And finally, to explain to the Commission and  
18 refine the current detailing on the west elevation of the  
19 west addition, where the master bedroom has a porch. It's  
20 not actually cantilevered. It appears to rest on the  
21 first-story addition, but it has a treatment that is  
22 unclear to staff and needs further description.

23           That's all for now. Any questions?

24           MS. VELASQUEZ: Thank you. Any questions of  
25 staff? Would the applicants like to step forward?

1 MS. LAMPL: I forgot to just quickly show you  
2 the pictures. Here they are, just moving around the  
3 house. And that's the addition that will be proposed for  
4 approval. This is a detail of the porch showing the  
5 windows and the doors, the original material that should  
6 be restored. This is the neighbor to the east. I'm just  
7 showing you the wide side yards on this particular  
8 property and a closeup of their rear addition. And then  
9 this is the view to the west. Finally, showing you again  
10 the narrow house on the wide lot.

11 MS. VELASQUEZ: Thank you. Hi. Please state  
12 your name for the record.

13 MR. GUERRA: James Guerra, property owner.

14 MS. VANASSE: Nikki Vanasse, property owner.

15 MR. LOCHER: Paul Locher, agent.

16 MS. VELASQUEZ: Okay, do you want to tell us  
17 what you want to build and --

18 MR. LOCHER: Sure.

19 MS. VELASQUEZ: Or address the staff report?

20 MR. LOCHER: I think in regards to the staff  
21 report that the designs were intended to be in keeping  
22 with historic preservation guidelines. The original  
23 target for the owner several years ago with another  
24 designer was to do a pure addition off the back that threw  
25 the roof lines up to high. Kind of did the

1 mansionization-type project that didn't seem appealing,  
2 and this year, or in 2003 I was hired to come up with a  
3 different layout plan that seemed to be, that appealed to  
4 them more in terms of how to make the house more  
5 functional, how to reduce the scale of the additions, and  
6 how to tie in a more complete look, as opposed to the  
7 original concepts. The plan was to keep the additions  
8 thrust to the rear, both on the left side and the right  
9 side, and the differentiations were more nuances, because  
10 the thought was that the Dutch gambrel roof really carried  
11 the day and any other roof style was inappropriate is the  
12 best word I can come up with. I have more specific  
13 comments about each of the staff's recommendations, but I  
14 don't know if now's the time to do that.

15 MS. VELASQUEZ: Whenever you want to.

16 MR. LOCHER: Do you have time?

17 MS. O'MALLEY: Could I ask some clarification on  
18 your drawings first?

19 MR. LOCHER: Sure.

20 MS. O'MALLEY: On the right side, I don't quite  
21 understand how the right side is shaped. It looks like  
22 the second story doesn't stick out beyond the side of the  
23 house.

24 MR. LOCHER: Are you looking at the floor plan  
25 or the elevation?

1 MS. O'MALLEY: Yes.

2 MR. LOCHER: On the floor plan --

3 MS. O'MALLEY: On the floor plan.

4 MR. LOCHER: -- I just basically outlined where  
5 the porch would sit on top of the family room. I didn't  
6 draw it completely, because most of that would be  
7 underneath the roof. The roof would go completely over  
8 the first-floor addition, and the porch would therefore  
9 sit underneath that roof. I could certainly do better  
10 drawings, if necessary.

11 MS. VELASQUEZ: Well, for a preliminary, we  
12 don't.

13 MS. O'MALLEY: I just didn't understand the --

14 MR. LOCHER: Sure. And actually, I do want to  
15 clarify about the stick work that staff commented on,  
16 about that. That actually is exposed rafters, not  
17 Victorian stick work, which is more in keeping with the  
18 rustic Dutch Colonial.

19 MS. VELASQUEZ: Okay, you wanted to go down and  
20 address points?

21 MR. LOCHER: Sure. Starting first with the  
22 massing to the rear and no wrapping, part of the issues  
23 really were to show off the existing house as much as  
24 possible, and we think that the designs do that. There's  
25 no confusion as to what's original house, and the small

1 overlap is easily built in. The ceiling on the left side,  
2 the east side addition, would be a true cathedral inside  
3 the house, so the original walls would be exposed, other  
4 than the cut through the kitchen. The addition on the  
5 west side would sit further back off the house, and  
6 basically the overlap is no different than the existing  
7 shed roof that's on the addition that we would like to  
8 remove.

9 In terms of staff's issue of the reading of the  
10 roof lines, we'd like to echo the effect of the Dutch  
11 gambrel roof but wanted to leave the main house thrust  
12 center and forward and lower the proportion of the  
13 addition so that there was no confusion as to what was  
14 original. We thought that the double window and the  
15 transom treatments was enough of a differentiation.

16 Restoring the cedar shake siding, I don't think  
17 we're as optimistic as staff is in regards to the ability  
18 to go through and restore cedar shake. There's a reason  
19 why the vinyl siding was put on in the first place, and we  
20 think that that's going re-expose the issues and just the  
21 function of taking off the siding will not make an easy  
22 project.

23 MS. WILLIAMS: So what's your proposal, then?

24 MR. LOCHER: Well, the proposal really is to  
25 remove all of the plasticized portions of the house.



1 Basically, the vinyl siding covers all the trims, all the  
2 corner boards, just basically the worst vinyl side project  
3 ever done. The roof was ripped off and they put what we  
4 call a Pizza Hut room and shingles on. We'd like to rip  
5 that off, too. We'd like to restore the original woodwork  
6 around the doors and windows, the corner boards, restore  
7 the woodwork on the front porch. Really keep the center  
8 part of the house in as pristine a condition as possible,  
9 but we think that the siding just is not going to live up  
10 to a restoration job, and we'd like to change the siding.

11 MS. WILLIAMS: But so you would replace it in-  
12 kind with new cedar shakes?

13 MR. LOCHER: Most probably that would be the  
14 selection, yes.

15 MS. WILLIAMS: Okay.

16 MR. LOCHER: Probably with a smaller exposure,  
17 though. Instead of eight-inch, we'd probably shoot it  
18 down to about six-inch.

19 MS. VELASQUEZ: So that we can start this up or  
20 get along in the really right spirit, first of all, I want  
21 to thank you very much for being sensitive to restoring  
22 the house and taking off vinyl siding and non-original  
23 materials. I just think that's wonderful. You're going  
24 to find that we love to work with people like you.

25 MR. GUERRA: Thank you.

1 MR. LOCHER: The issues of staff's for window  
2 retention, we really don't have much of a problem. We  
3 would like to change some of the panes on the six-over-  
4 ones that are inefficient for energy savings to some sort  
5 of narrow, double-paned inserts or some overlay type of  
6 storm on the sash that doesn't force complete window  
7 replacement. Open to suggestion on that.

8 In regards to the porch wraparound issue, the  
9 porch wraparound issue, well, the porch extension issue on  
10 the front is actually a suggestion from staff to look  
11 into. We liked the suggestion so much that we  
12 incorporated it into the design. But I do want to say  
13 that we really would like to, we're not so concerned about  
14 the porch extension being a wraparound look. It's more  
15 for a flow issue. The connection between the front porch  
16 extension and the rear deck we could change to a terrace  
17 effect in between. Just we'd like some release off that  
18 side of the house. There's so much yard over there. You  
19 know, that's where, the driveway's on the left side, the  
20 yard's on the right. We'd like the ability to get people  
21 to move to the right, get down on the ground and enjoy the  
22 garden.

23 And I think that's it for right now.

24 MS. VELASQUEZ: Okay. Commissioners?

25 MR. BRESLIN: I've got a couple comments. When

1 I look at your proposed front elevation --

2 MR. LOCHER: Yes.

3 MR. BRESLIN: -- and I see the addition to the  
4 left --

5 MR. LOCHER: Correct.

6 MR. BRESLIN: -- I think that's pretty  
7 successful, and some of the reasons I think it's  
8 successful is it's set way back from the front. It's 11  
9 foot back from the block of the house, so it's way more  
10 than that from the porch. The roof line is lower, and  
11 there's some subtle differentiation like the paired  
12 windows as opposed to the single windows, which I think is  
13 very subtly done and very well done. When you look on the  
14 right side, on the other hand, the roof is much higher.  
15 It's not as far set back, and the porch, the fact that the  
16 porch continues kind of muddies what's new and what's  
17 existing. So I see a left-hand side that I think is more  
18 promising and more well done from a preservation point of  
19 view than the right-hand side, and I notice that the  
20 addition on the right-hand side is not any deeper  
21 (indiscernible) than the left-hand side. Since they're  
22 not deeper, I don't know if the roof can be brought down  
23 so it similarly speaks, steps down on both sides.

24 MR. LOCHER: There were a couple of things that  
25 forced the roof on the right side. The original plan was

1 not to have a second-story porch and a roof over it, but  
2 we couldn't come up with a pleasing elevation for the  
3 right side in the rear. It kind of relegated the family  
4 room to getting a shed roof on top of it, and that didn't  
5 see appropriate, didn't add balance, but forced the height  
6 of the roof as to try to cover the family room and to  
7 bring forward and carry over the small deck off the dining  
8 room. There's no halfway point between the start of the  
9 family room and the end of the dining room where it would  
10 be nice to stick a post and call it the end of the day.  
11 We shortened the stretch of the roof as much as possible  
12 to lower the pitch on purpose, but other than not carrying  
13 past that family room at all, we didn't have another  
14 solution that looked appealing. We did try, though.

15 MR. FULLER: I guess when I look at the front  
16 elevation, I think the thing that, I agree with  
17 Commissioner Breslin, the change in the windows I think is  
18 a good change, that you've taken a similar element, but  
19 you've gone a different way with it. But what I don't  
20 think I like as much is the fact that the old house is  
21 wrapped around and it's collared by this new addition. It  
22 comes out on both sides as well as to the rear. I agree  
23 that the setback on the left, I think, will make that an  
24 effective distance setback. I don't think it would bother  
25 me if more of the addition was both to the rear and to one

1 side. I think in particular with the type of roof that  
2 you have on the house, the more of the side elevation or  
3 at least one of the side elevations you could actually to  
4 let it sort of stand through I think would be beneficial.  
5 The house itself may be too narrow to push all the  
6 additions straight behind the house to do sort of the  
7 previous application, what we were just talking about,  
8 where they did basically a link and then did a big  
9 addition off the back. That may not really work, because  
10 this house is a fairly narrow house. It's fairly small.  
11 But I think I'd be more inclined to be supportive of it if  
12 we chose one side and said, okay, that's the side we're  
13 going to let reflect as an addition and leave the other  
14 side alone. I don't know where your house sits on the  
15 property, how asymmetrical you could make it, but I think  
16 I'd feel more comfortable. The total amount of square  
17 footage you're trying to put on the property I don't think  
18 is a problem. I think one way or the other, I think it's  
19 going to work in there. But I do feel a little bit  
20 concerned that the existing, the context of the old house  
21 is being consumed.

22 MS. WILLIAMS: I would echo both of those  
23 comments. I mean, I definitely think you want to try and  
24 keep the addition to one side so that it doesn't encase  
25 the original structure. I think that the left side is

1 definitely more promising in that respect in that it is  
2 set back and it is more subservient to the original  
3 structure. My problem in general with the proposal,  
4 although, I mean, I don't dislike it, but the biggest  
5 problem I see with it is that you have a relatively  
6 diminutive structure that's Colonial, Dutch Colonial  
7 Revival in style, and then when you start putting these  
8 additions on, it starts looking like a large, shingle-  
9 style house. And so the additions, it's not so much the  
10 square footage but stylistically are altering the  
11 aesthetic of this building. So in that respect, I would  
12 really discourage the right-side wraparound porch, because  
13 that's where you're really kind of muddying the old and  
14 the new. You know, setting it more towards to the back  
15 and one side I think is going to help retain the original  
16 structure and preserve the sight lines as well from the  
17 street. But I also agree, you're struggling with just the  
18 fact that it's a very narrow house, you know, you don't  
19 want it to become a shotgun house with your addition all  
20 at the back and you're going from one room to the next.  
21 But there should be a creative solution here that I think  
22 we can work out. I mean, I know you've said you've looked  
23 at other roof forms for that right-side elevation, and  
24 they just were not satisfactory for whatever reason, just  
25 the shed roof didn't seem appropriate for the space, but -

1

2

MR. LOCHER: Didn't seem appropriate, but also it was difficult to tie back into the rear side gambrel and with the shed extension, and it was more of a connection problem than an installation problem. It's easy to slap in a shed roof anywhere.

7

MS. WILLIAMS: Right.

8

MR. LOCHER: It's just the sight lines just don't look good, especially turning towards the rear.

10

MS. WILLIAMS: But I just, I think that you need to explore some other roof alternatives for that side elevation, because it's, now it's just looking like a smaller copy of the main structure, sort of set, you know, set slightly lower, and, I mean, it makes it almost look like it was built that way, which it wasn't.

16

MR. LOCHER: Even if it's set so far back off the front? I mean, that addition starts at the rear line of the original house.

18

19

MS. WILLIAMS: Well, I mean, it might help if we didn't have this, you know, porch extending that extra bay off of the front and then this low stair. I mean, it might help if, you know, the porch ended where it ends now and that your side, where you have your French doors is you treat that slightly differently with just stairs coming down in front of the French doors there and don't

20

21

22

23

24

25

1 make it as a kind of wraparound porch effect. That might  
2 help it a little bit.

3 But I'm still not sure I totally understand the  
4 second floor balcony exposed truss thing. What's the  
5 depth of that balcony to the wall?

6 MR. LOCHER: Seven and a half feet.

7 MS. WILLIAMS: It's just seven and a half feet.  
8 But it's got walls on three sides?

9 MR. LOCHER: The roof comes down over it and is  
10 the interior wall. It is covered on the front for  
11 approximately six feet from the bottom of the bell closing  
12 in towards the door, mostly because on the left-hand side  
13 it covers up the connection between the addition and the  
14 house. That was a forced issue.

15 MS. WILLIAMS: But that's not usable space in  
16 that section. I mean, it just seems like you could rework  
17 that roof line and eliminate that porte cochere. It's  
18 that roof form that's really, that I'm struggling with.

19 MR. LOCHER: Okay.

20 MS. WILLIAMS: But also, having said that, I do,  
21 I also have concerns that we are kind of encasing the  
22 building, and I'd almost rather see it behind the house  
23 entirely, if it's possible to accommodate your program,  
24 more on the left and the rear of the house.

25 MR. LOCHER: Well, the second-floor addition is



1 completely behind the house. The working of the roof and  
2 the porch was solely to try to come up with a roof line  
3 that actually worked architecturally.

4 MS. WILLIAMS: Okay.

5 MR. LOCHER: The original premise was not have  
6 it covered, but every roof configuration that we tried in  
7 various forms were less appealing, so we didn't want to  
8 show you, we didn't want to present you a less appealing  
9 form.

10 MS. WILLIAMS: Well, how necessary is this  
11 porch? Is the second-floor porch? I mean, that's what's  
12 causing the problem here.

13 MR. LOCHER: I just draw.

14 MR. GUERRA: Well, I guess I'm a little  
15 confused, because I thought that porch and the exposed  
16 beams helped to distinguish that roof and that roof line  
17 from the original bell roof of the house.

18 MS. VELASQUEZ: No.

19 MR. GUERRA: I thought that was helping to  
20 distinguish what was new, clearly new, and what was pre-  
21 existing. And to clarify, there is no wraparound porch.  
22 I think that the plans that we're proposing is that you  
23 have steps down to the ground off of the front porch and  
24 then steps down off of the small deck outside of the  
25 dining room.

1 MS. WILLIAMS: Right, it's an implied  
2 wraparound. It's not really a wraparound. But you've  
3 added a bay to the front.

4 MR. GUERRA: We tried to clearly distinguish  
5 between the -- well, and as Paul says, we did that on the  
6 basis of the staff. There's no utility of that except to  
7 transition out. It's not covered. You know, it's  
8 completely out in the open. It's not designed to connote  
9 that it's part of the existing porch. If you want steps  
10 off of the existing porch rather than that little  
11 transition space, then that's fine with us.

12 MS. WILLIAMS: Well, I was talking about maybe  
13 steps off of where you're proposing the French doors.

14 MR. GUERRA: There are steps off of that way.  
15 There's a small deck.

16 MR. LOCHER: Well, you have two sets of doors  
17 you have to take care of, the door to the family room and  
18 the door to the dining room.

19 MS. WILLIAMS: Okay, all right. They come down  
20 and then it does a dog leg.

21 MR. LOCHER: Yes.

22 MS. WILLIAMS: I'm talking about just going  
23 straight or something. But I don't know, it may help me  
24 if I had a roof plan, because I just don't totally see how  
25 what you have proposed here in an elevation helps that end

1 wall elevation. I mean, you're saying a porch helps that  
2 elevation. It doesn't, in my mind it doesn't help resolve  
3 the issue. And maybe I'm misunderstanding, but I am in  
4 need of roof plan, I think, to fully understand.

5 MR. BRESLIN: I think that the open porch and  
6 the way it's treated, it's very unusual and it's not very  
7 historic. That's a good thing in and of itself, but it's  
8 also creating an awful lot of massing that otherwise  
9 wouldn't have to be there, and one thing we're worried  
10 about is the mass of the addition, particularly the mass  
11 up high.

12 MR. LOCHER: Well, if you're looking at that  
13 elevation, if you look at the shed closest to the chimney  
14 that is the end of the bedroom at the height of the end  
15 bedroom wall, so that --

16 MR. BRESLIN: Right, the bedroom --

17 MR. LOCHER: That's the lowest point of the roof  
18 for that addition to begin with, so.

19 MR. BRESLIN: The bedroom doesn't extend beyond  
20 the mass of the house.

21 MR. LOCHER: Correct.

22 MR. BRESLIN: Right. So if you were to  
23 eliminate the porch or eliminate the covering of the  
24 porch, you could eliminate all of this mass.

25 MS. WILLIAMS: Right.

1 MR. BRESLIN: And make this roof as low as that  
2 roof, for instance, or do something else that was less  
3 massive.

4 MR. LOCHER: I understand.

5 MS. WRIGHT: I'm trying to make sure I  
6 understand so that we can make sure we communicate with  
7 the applicant, maybe let me try to see if I'm  
8 understanding and then maybe, you know, maybe I'm not. On  
9 the right-hand side, if you went, there's a wall for the  
10 existing dining room, and then there's a family room  
11 behind that that's part of the 1960s addition. I guess  
12 one question would be if instead of bumping out the family  
13 room to the right, if you took that wall sort of straight  
14 back, I mean, maybe there'd be a little bump in or a  
15 little bump out, but basically sort of straight back, and  
16 pushed the rectangle of the new family room a little bit  
17 more to the back rather than to the side, do you follow  
18 what I'm saying? And do a different roof form. Maybe it  
19 becomes a gable roof that simply connects into the, and do  
20 that on the second floor, too, and maybe it just becomes a  
21 gable roof that connects into that rear gambrel. And then  
22 bump everything out as you're showing it to the left.

23 MR. LOCHER: A couple of things. In regards to  
24 the family room, pushing that in the seven and a half feet  
25 so it's flush on the right-hand side would kill the exit

(87)

1 through the center hall that's in the floor plan. The  
2 other thing is trying to change the roof to go from a rear  
3 gable tying into the gambrel. The house is so narrow that  
4 it shoots the roof up so high that the peak of the gable  
5 roof ends up as high as the original gambrel.

6 MS. WRIGHT: Even if you do like a roof with  
7 dormers?

8 MR. LOCHER: Oh, you're talking about the gable  
9 facing the back?

10 MS. WRIGHT: Uh-huh. So there would be dormers  
11 facing the side yard. Sometimes we bring the height,  
12 excuse me, of a gable roof down like by creating a little  
13 more height with dormers rather than having it be a  
14 steeply pitched gable.

15 MR. LOCHER: I'm not convinced that would tie  
16 into the Dutch gambrel and isolate it on that side, but --

17 MS. WRIGHT: And again, just to clarify, the  
18 idea wasn't to bump the whole family room so you take up  
19 the hallway. It was really to, if the family room is wide  
20 now, sort of just turn the family room so it goes out and  
21 becomes a rectangle like this, not taking up this space,  
22 but just extending it out the back a little bit farther so  
23 you still have the same amount of square footage.

24 MR. LOCHER: We're really trying not to chew up  
25 any more of the rear yard, to be honest. The house does

1 sit center and, center left, and pushing back to the rear  
2 punches up against that garage, and we wanted to retain as  
3 much space as possible in the rear yard for garden  
4 purposes.

5 MR. BURSTYN: I have a question. What I've been  
6 doing is looking at the Chevy Chase Village Historic  
7 District guidelines and trying to read your plans and also  
8 the guidelines, and what I'm getting at is, and I'm  
9 looking at Circle 23, which shows that the front of the  
10 house is approximately 30 feet, six inches, and the  
11 proposed addition on the right is eight feet and the one  
12 on the left is 13 foot, six inches, and if you measured it  
13 straight across, it comes to like a 59 percent increase in  
14 the front width of the house. However, then I would also  
15 modify that by saying that obviously the left addition is  
16 not at the front of the house but is pushed back, so  
17 therefore the 59 percent increase should be modified down,  
18 because it is back, so it's not like in your face as you  
19 drive by. However, I am also concerned with the  
20 guidelines that I'm, you know, sure that you reviewed, and  
21 it gives more latitude towards the rear of the house than  
22 it does the front, and I'm very concerned about especially  
23 in historic districts as nice as the village to maintain  
24 precedents that any design is not fodder for anybody else  
25 to say, well, if they did 59 percent, I can do 60 percent.

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1 You know, it builds and builds and builds, and pretty soon  
2 you don't like it, so. And I would be the first one to  
3 say I'm not an architect, but it just seemed that if the  
4 right size was either, like they said, remove the porch or  
5 push back a little bit, then it would also diminish the 59  
6 percent increase, such as the left side does. I have no  
7 problem with the left side, even though that seems to be  
8 the larger of the two. Do you want to comment on that?

9 MR. LOCHER: Well, I appreciate your comments  
10 and we'll see.

11 MS. WILLIAMS: What's the depth of the lot?

12 MR. LOCHER: Total depth of the lot?

13 MS. WILLIAMS: How much space is back there that  
14 you're trying to preserve?

15 MS. LAMPL: The lot is 125 feet long total. The  
16 existing building is 49.9 feet long with a 35-foot  
17 setback.

18 MR. LOCHER: We're trying to retain 40 feet.

19 MS. WILLIAMS: I mean, there is some room to  
20 maneuver there. When we look at the Chevy Chase Village  
21 guidelines, it really suggests putting things to the back  
22 of the house. This is, you know, for the benefit of the  
23 community, so, you know, obviously from your perspective  
24 you want to be able to enjoy your backyard as much as  
25 possible, but your addition is on the side, but the fact

1 is this is, you know, part of, it's a contributing  
2 resource within a historic district, and it's important  
3 from the streetscape and from the neighboring properties  
4 as well. So, you know, I just think you really need to  
5 look at reworking --

6 MR. GUERRA: Can I respond to that? We've been  
7 working on this for three and a half years. We've worked  
8 with several architects and design/builders. We've  
9 involved every resident on our street, and especially  
10 those who are adjacent to our house. We have letters of  
11 support from every neighbor that adjoins our property and  
12 across the street from our property. They've seen various  
13 designs. This is the design that they prefer. They've  
14 seen designs that go straight back and absorb our entire  
15 backyard, which of course we've rejected. The criticism  
16 of the existing house is that it's a shotgun house to  
17 begin with. It's very narrow. It sits on a very large  
18 lot, and it doesn't fit within the look and feel of the  
19 houses around it. If you look at the houses that are next  
20 to this house, across the street from this house, you  
21 expect it to be much more graceful. You expect it to sit  
22 more appropriately on the lot, fill the lot more  
23 appropriately. We balanced that desire to fit nicely  
24 within the lot with the concerns of green space and  
25 concerns of landscaping. Since we've lived in the house,



1 we've planted over 50 trees and bushes on this property,  
2 and we've been very meticulous in preserving the green  
3 space. If you look at the footprint of the existing house  
4 and the footprint which we're proposing, we were very,  
5 very careful in calibrating how much goes to the back and  
6 how much goes to the side. There's nothing cavalier about  
7 these designs or the approach that we've taken. We've  
8 been very diligent looking at different roof lines and  
9 very sensitive to the guidelines that you've set forth in  
10 trying to make sure that the new sections are  
11 distinguished from the existing structure, and I think  
12 that, you know, for us it's been a very delicate of  
13 listening to our neighbors, listening to Chevy Chase  
14 Village, and still satisfying our internal needs of what  
15 we feel, what kind of internal layout we feel would work  
16 best for us and best for the purposes of this house in  
17 terms of living and in terms of entertaining. And we're  
18 very reluctant to push further back into the backyard and  
19 further exacerbate the shotgun approach to the house. I  
20 also would ask that this Commission take special  
21 consideration that we are going out of our way to spend a  
22 significant amount of more money and removing everything  
23 that's artificial and inappropriate to this house. I've  
24 argued there's nothing contributing about this house as it  
25 stands. It is a drain on the aesthetics of this

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1 neighborhood, and if we do these plans as we're  
2 contemplating, it will truly be a contributing resource to  
3 the neighborhood.

4 MS. WILLIAMS: I believe it will. For sure, it  
5 is a huge improvement, and we do appreciate that. I don't  
6 think that what we're suggesting is really that  
7 significant. I mean, basically, on the left side, where  
8 you have a much larger addition in terms of square  
9 footage, we all seem to be in agreement that that works.  
10 It has to do with more the rendering of the right side  
11 addition more than the square footage, so I think that's  
12 what we need to work on a little bit. I mean, and I  
13 understand you've worked on this for three and a half  
14 years. I appreciate all your interest in talking to your  
15 community, your neighbors. But this is the first time  
16 that this Commission has seen it, so, I mean, we have an  
17 opportunity to look at it.

18 MR. LOCHER: I have a question. In regards to  
19 that right side, the -- I'm just trying to put everything  
20 in perspective here so that we have an adequate answer.  
21 The issues for the Commission are the extension of the  
22 porch in wrapping around and tying into the family room  
23 addition at the back. The family room addition at the  
24 back creeping out the seven and a half feet, I'm not  
25 hearing that that's a major problem if the roofline is

1 corrected. Am I hearing that correctly?

2 MS. WILLIAMS: That's my take, yes.

3 MS. VELASQUEZ: That's pretty much what I've  
4 been hearing.

5 MR. LOCHER: Okay. And if the porch didn't  
6 connect to the rear, that that reduces the impact on that  
7 side in terms of an extension more to the front of the  
8 house. Am I reading that correctly also?

9 MS. WILLIAMS: Repeat that, please.

10 MR. LOCHER: That the porch doesn't wrap around  
11 and connect to the rear.

12 MS. WILLIAMS: Correct.

13 MR. LOCHER: Would it be possible to have the  
14 extension of the porch on the right side be a set of steps  
15 coming down and still being disconnected to the steps from  
16 the rear? I mean, is that an appropriate answer?

17 MS. O'MALLEY: You mean you would have the steps  
18 coming straight up from the original porch?

19 MR. LOCHER: I'm trying to get some way to get  
20 off that covered porch and get into the side yard without  
21 having to walk --

22 MR. BURSTYN: Are you talking about Circle 29  
23 and so we're all kind of really all on the same page?

24 (Discussion off the record.)

25 MS. VELASQUEZ: I have 27 and --

1 UNIDENTIFIED SPEAKER: Twenty-three and 29.

2 MS. WILLIAMS: So you want to get to the side  
3 yard from the existing front porch, is that what you're  
4 saying?

5 MR. LOCHER: Attempting to, yes.

6 MS. WRIGHT: I mean, I'll just say from other  
7 cases we've had, folks who add stairs off the side of  
8 their porch, that's usually a very non-controversial thing  
9 to do. If literally you just have an existing porch and  
10 you want to have a second set of stairs that come off the  
11 side, that's usually not a big deal. And it's usually not  
12 a big deal to build an addition that bumps out on the side  
13 that has a little porch area with some steps that go down  
14 into the side yard. I think the connection of it all is  
15 part of what has given folks concern, and you're saying  
16 that there may be some flexibility in rethinking that  
17 aspect. Is that what I'm hearing?

18 MR. LOCHER: Yes, I'm trying to get the input  
19 from you all so that our proposal is in keeping with your  
20 sensibilities.

21 MS. WRIGHT: So if that connection was removed,  
22 that wraparound sort of connection, do you still as a  
23 Commission feel that having the addition bump out both to  
24 the left and the right would be a problem, or do you think  
25 that that would be more acceptable?

1 MS. WILLIAMS: I think it would be more  
2 acceptable. It's not really the seven-foot bump-out that  
3 bothers me so much as the roof line. It's the roof, and I  
4 guess I would really like to see some schematic  
5 alternatives or something, or I can say what I would like.

6 MR. FULLER: I think part of it's neither of the  
7 two side elevations look particularly successful right  
8 now. They don't hang together well, and the overall mass  
9 is not too much, so I don't think that's the issue.  
10 Whether it's rotating the roof 90 degrees, whether it's a  
11 slightly different style to it, I'm not sure, but I don't  
12 feel that right now the addition is a compatible addition  
13 to the existing house, whether it's all on one side or  
14 whether it's to change the roof or change the massing.  
15 I'm not sure what all the solutions are.

16 MS. O'MALLEY: I think I'll throw in my two  
17 cents here. I feel that you shouldn't have the porch  
18 addition, you shouldn't add to the porch. You can have  
19 steps off the end. I don't like the idea. When you look  
20 at the house from that side, I'd like to be able to see  
21 the original house mainly, if that would be what strikes  
22 your eye as the main thing, and I think that's part of the  
23 problem that the other Commissioners are having with this  
24 roof line and busyness that's going on with the porch  
25 downstairs and the porch upstairs. If there was some way

1 that you could simplify that some or not be so replicative  
2 of the original roof line. We had a case recently where  
3 there was a double gambrel put on a house, and it was  
4 difficult. It didn't turn out well, and I think we're  
5 looking for something that clearly would be different.  
6 Turning it 90 degrees with having the dormer for that  
7 second-story roof, something, try to work something  
8 different. I don't have a problem with coming out seven  
9 feet on that side.

10 MS. VELASQUEZ: I think what I'm hearing is that  
11 the Commissioners are not particularly averse to your  
12 additions or even the size of them. I think what they're  
13 looking for is more visual setting forward of the old  
14 house so that it doesn't look like it's being enveloped,  
15 and I think by extending the porch I'm hearing they think  
16 it's going to look like it's enveloping the original  
17 house. I don't think I've heard personally, unless  
18 somebody wants to correct me, that there are any huge,  
19 major problems with this project. This is sort of, I  
20 think, tweaking.

21 MS. FOTHERGILL: Could I ask a question as staff  
22 get clarification of whether the Commission feels these  
23 additions need to move more towards the back? That came  
24 up, but now it seems like people are more concerned with  
25 the height on the addition to the east as opposed to the

1 location of the footprint. Is the Commission comfortable  
2 with the locations of the footprint if the porch is not  
3 connected and the second-story west elevation and roofing  
4 gets changed?

5 MS. VELASQUEZ: Can I poll the Commissioners?

6 MR. LOCHER: Actually, excuse me, can I correct  
7 that?

8 MS. FOTHERGILL: I'm sorry. Yes, sure.

9 MR. LOCHER: The issue I heard was that the roof  
10 on the right side was --

11 MS. FOTHERGILL: That's what I meant.

12 MR. LOCHER: You said the east.

13 MS. FOTHERGILL: I'm sorry, I meant west, sorry.

14 MR. BURSTYN: I pass and stand by my previous  
15 comment.

16 MS. VELASQUEZ: (Indiscernible.)

17 MS. O'MALLEY: Well, I like the idea of trying  
18 to stick with the, keeping the additions as far back as  
19 possible. That's why I'm thinking to the right side that  
20 you would not have a porch addition and the connection  
21 there. On the left side, it's possible, if it's possible  
22 to take that back a few more feet, that would certainly  
23 help with that. That's it.

24 MS. WILLIAMS: I mean, idealistically, I'd  
25 rather not see a seven-foot bump-out, but I can totally

OH

1 appreciate the applicants' concern that they're going to  
2 have a shotgun house. I mean, it is a very narrow house,  
3 and that wouldn't work for their program. Maybe what we  
4 want to look at is a seven-foot bump-out just on the first  
5 floor and not on the second floor. The big problem has to  
6 do with the elevation. It doesn't have to do so much in  
7 my mind with the footprint. It has to do with the  
8 elevation, and, you know, combined with the changes to the  
9 original front make that just unworkable. But, you know,  
10 I can see why it's necessary to have some on that side as  
11 well, some of the addition. If it's set back far enough  
12 and the elevation is rendered in such a way that it really  
13 is subservient to the other, to the original structure, I  
14 think it can work. As presented tonight, it doesn't work.  
15 So I would just need to see, you know, some reworking of  
16 that elevation.

17 MR. BRESLIN: Well, I'll just reiterate what I  
18 said before. I think the addition is not inappropriate,  
19 the size is not inappropriate. When I look at that front  
20 elevation, the left side works so well, and the reason it  
21 works well is that the existing house stands proud, and it  
22 sits back, it's diminutive, and complements it very well.  
23 And if the right-hand side could do something similar, I  
24 think it would be very successful.

25 MR. FULLER: I guess personally I wouldn't be



1 hung up on absolutes, but the question was do we feel it  
2 needs to go back or not. I don't feel there's absolute,  
3 that says it has to go back and not go one way or the  
4 other. I think the addition could be successful if it did  
5 as I first suggested that it's back into the left. I  
6 think the addition could be successful if it's all the way  
7 across the back of the house, as long as it's stepped down  
8 from it. Right now, there's too much going on. It  
9 competes. It doesn't resolve itself. So I wouldn't be  
10 hung up on whether it just wants to extend back three or  
11 four more feet or be three or four more feet that way. I  
12 don't think it's a couple feet one way or the other that  
13 is solving what I have a problem with. I think it's more  
14 just how the two volumes relate to each other. So I  
15 wouldn't say you have to focus on just pushing everything  
16 straight behind the house. I agree, you do not want to  
17 functionally have the house operate that way. So I think  
18 it's just really a question of looking at the roofs,  
19 looking at the interface of the two elements, and finding  
20 a way that they come together a little bit better than  
21 what we're seeing here.

22 MS. VELASQUEZ: Does that help?

23 MR. LOCHER: Yes. We're waiting to hear from  
24 you, though.

25 MS. VELASQUEZ: Well, I must warn you, I may not

1 even be here when you come back with your HAWP, so. My  
2 term is up and we're looking for my replacement. Anyway,  
3 I really, I tend to agree, I think, with especially  
4 Commissioner Breslin that I think just some, actually some  
5 stylistic changes, in my opinion, across the front, and  
6 like Commissioner Fuller said, just some fooling around  
7 with how it ties together, what brings it together, and so  
8 on, but not, making it just as long as it looks like it's  
9 not swallowing the house. I mean, that's, so if you make  
10 it too much the same across the front, it looks like, uh-  
11 oh, they've swallowed that whole side of the house. But  
12 in effect you probably haven't, but it's going to come off  
13 that way, and I think that's what everybody's main concern  
14 is. But I don't hear any problems with the size of the  
15 additions or the footprint.

16 MS. WILLIAMS: I have one additional comment,  
17 just made mention of it, but I think it would be  
18 interesting to look sort of seriously at reducing that  
19 seven-foot addition on the right side on the second level,  
20 so if you want to keep it in the living room but then push  
21 it back flush or recessed even from the main house.

22 MR. LOCHER: We started there.

23 MS. WILLIAMS: And with the shed roof, and  
24 you're just saying that didn't work, I mean, it didn't  
25 give it prominence?

1 MR. LOCHER: Actually, there were two things.  
2 We tried it with a shed roof and we didn't like the tie-  
3 in, and then we tried it with the gambrel, and it didn't,  
4 it was almost like an overlap sitting on top, and it  
5 didn't have enough depth to it to really set as a separate  
6 roof in the connection.

7 MS. WILLIAMS: So in other words, you wouldn't  
8 be totally averse to a bedroom, a master bedroom reduced  
9 by seven feet? I mean, because I think you could probably  
10 work out, you know, an alternative roof form that would  
11 work with a single-story addition bumping out on that side  
12 that would be much preferable to us.

13 MR. LOCHER: That was our original premise.

14 MS. WILLIAMS: And but -- okay.

15 (Discussion off the record.)

16 MR. FULLER: I would suggest it might be useful  
17 when you come back if you wanted to bring a small massing  
18 model or something like that to see how the roofs work  
19 together. It might not hurt.

20 MR. LOCHER: Okay.

21 MS. VELASQUEZ: And looking at one-dimensional  
22 drawings is difficult. All right, do you need anything  
23 else from us tonight?

24 MR. GUERRA: Yes, if you can comment on the  
25 staff's request to have us preserve the existing cedar

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1 shake that was on the house.

2 MS. VELASQUEZ: Oh. Who wants to speak to that?

3 MR. BRESLIN: I think that will be a judgment  
4 call when you examine it. It is historic material. You  
5 want to save as much of it as you can, but if it's  
6 impractical, replacement in kind is the next best thing.  
7 Is that what you intend to do?

8 MR. GUERRA: Yes, I mean, our concern is that  
9 when we remove the siding that there will be a  
10 (indiscernible) of what is rehabilitatable and what is  
11 not, and a concern of having a hodge-podge look of eight-  
12 inch reveal and then a different reveal, a preferable  
13 different reveal on the house.

14 MR. BRESLIN: What (indiscernible), why do you  
15 want to change the exposure?

16 MR. LOCHER: Well, number one, the shake  
17 generally never had an eight-inch exposure unless it was  
18 the super-long shakes, because it limits the curl on it.  
19 They generally didn't go over seven inches. The other  
20 issue with shakes, in my personal view, is that the house  
21 looks richer with the smaller reveals, because it has more  
22 materials, more workmanship. So it's really a combined  
23 aesthetics and practical view.

24 MR. FULLER: So you're saying your preference is  
25 not to even make an attempt to reuse the existing, you

1 want to just to go in and remove and replace?

2 MR. GUERRA: Yes.

3 MS. VANASSE: They're over 100 years old. They  
4 are not --

5 MS. VELASQUEZ: Well, that's part of the point.

6 MS. WILLIAMS: I mean, replacement in kind is  
7 not a problem in terms of the guidelines. If they're  
8 going to replace in kind.

9 MR. BRESLIN: But changing the exposure is not  
10 strictly speaking replacement in kind.

11 MS. O'MALLEY: Has it been determined what the  
12 exposure is?

13 UNIDENTIFIED SPEAKER: Yes.

14 MR. BRESLIN: I mean, it's a pretty subtle  
15 difference, but on the other hand, it is historic fabric,  
16 it was eight-inch exposure and putting in something less  
17 than eight-inch.

18 MS. FOTHERGILL: Can staff get clarification on  
19 this, too, please? The Secretary of Interior's Standards,  
20 which apply to all our historic properties, say that you  
21 first preserve and repair and you only replace in kind  
22 when material is damaged or rotting or damaged beyond  
23 repair is the wording, and the Chevy Chase guidelines,  
24 somebody, I have them in my briefcase, give a little more  
25 latitude to that, but I think staff needs a directive from

1 the Commission. In other cities where I've worked, staff  
2 has gone out to the site with the applicant and literally  
3 stuck an awl in the wood in various places to determine if  
4 rot or insect infestation warrants removal. If this  
5 Commission feels that just based on what the applicant  
6 observes is enough, then staff would need to know that.

7 MS. WRIGHT: Well, and I think the other thing  
8 to clarify and what I thought you were going to bring up  
9 is I thought the original proposal was to remove the vinyl  
10 or aluminum siding and the cedar shakes, or the shakes,  
11 whatever material they are, and not put shakes back but to  
12 put horizontal clapboard siding.

13 MR. LOCHER: That was in the original  
14 application. I think after supplying materials to the  
15 homeowner, they've determined that they like the look of  
16 the cedar shake, and that is less of an issue in terms of  
17 trying to change to the beveled siding.

18 MS. WRIGHT: I see. So it's now replacing, if  
19 the, if you take it off, it would be cedar shake, but you  
20 want new cedar shake.

21 MR. LOCHER: Right.

22 MS. WRIGHT: Just that was a clarification.

23 MR. LOCHER: No, I understand.

24 MR. BURSTYN: I would like to comment. When  
25 I've seen cedar shake replacement where you don't do the

1 whole roof but just part here and part there, I think it  
2 looks a mess, because you've got the old and the new mixed  
3 together, and they are never compatible. I would like to  
4 point out in the Chevy Chase historic guidelines here, it  
5 says with respect to roofing materials, other building  
6 materials may become available to provide an appropriate  
7 substitute for replacement in kind, and the reviewing  
8 agency should be open to consideration of these solutions,  
9 which to me gives latitude to replace the whole roof, if  
10 you'd like to.

11 UNIDENTIFIED SPEAKER: This is the siding.

12 MR. BURSTYN: Oh, this is the siding? I'm  
13 sorry.

14 MS. O'MALLEY: I think that we do look to save  
15 any historic materials, especially if they're 100 years  
16 old, that it would be up to staff to review with you the  
17 condition. It is possible that there was damage and that  
18 that's why they covered them. It is possible that the  
19 covering has ruined what was underneath. But that's  
20 something that would have to be determined as you take the  
21 siding off.

22 MR. BURSTYN: All right, with respect to the  
23 siding, just to put it in, it just says it's subject to  
24 moderate scrutiny.

25 MR. GUERRA: Right. Thank you.

1 MR. BURSTYN: So it's not a strict test.

2 MR. GUERRA: Well, I obviously agree with you,  
3 we agree with you that it's impossible to avoid a hodge-  
4 podge look. There's no way you can match new cedar shake  
5 with old cedar shake, and we talked about this explicitly  
6 with our neighbors. They're all apprehensive about going  
7 down that path. We spoke to the realtor that represented  
8 the sellers. The reason why they put the siding on was  
9 because there was severe water damage to the integrity of  
10 the cedar shake, and instead of them replacing the cedar  
11 shake, they ended up doing vinyl siding. I think that  
12 what we've asked for is incredibly reasonable. We are  
13 proposing to take off vinyl siding on the entire house,  
14 take off a tin roof, replace all the aluminum windows, and  
15 we're asking this Commission to give us the permission to  
16 not use concrete composite, not use any artificial  
17 materials, but use original wood cedar shake and have a  
18 continuity and be able to install it properly, to be able  
19 to have it stained properly, and be able to have a  
20 reasonable expectation to maintain it, get a warranty on  
21 it. There's no way we're going to get a warranty, there's  
22 no way we'd have any guarantee of integrity of the  
23 structure if we were to follow the staff's recommendation.

24 MS. WILLIAMS: I think it needs to be looked at  
25 holistically. I mean, we need to know what condition the



1 shakes are in, and if the percentage of shakes, you know,  
2 is greater than 40 percent, let's say, then I think a  
3 wholesale replacement in kind makes sense, because then it  
4 wouldn't look right if you put new shake with existing and  
5 it's, you know, more than half. But if the shakes are in  
6 good enough condition or the shingles are in good enough  
7 condition that they can be maintained, it is a recommended  
8 approach that they be preserved and maintained. And you  
9 have a random, you know, replacement here and there with  
10 new, in-kind cedar shingles. But until we know the exact  
11 condition of the shingles, we really can't make that  
12 determination. I mean, we need to know, I mean, if  
13 they're repairable --

14 MR. GUERRA: It's sort of a Catch-22. We're not  
15 willing to take the vinyl siding off without being assured  
16 that we can make that subjective determination about the  
17 aesthetics of the exterior of our house. We're saying  
18 there's no debate about the type of material that we want  
19 to use. We're willing to all agree that should be cedar  
20 shake on that exterior of that house, but we're not going  
21 to have, lose control over whether the house is going to  
22 look aesthetically pleasing to us and our neighbors  
23 because someone's concerned about preserving the last 120-  
24 year-old cedar shake in Chevy Chase.

25 MS. WILLIAMS: Well, sure, but, I mean, if

1 they're in perfectly good condition, it would behoove you  
2 financially to maintain them.

3 MR. GUERRA: We've also talked to experts in  
4 cedar shake, and they're saying the reasonable lifespan of  
5 cedar shake for a roof is no more than 35 years and for  
6 siding no more than 50. We're talking about siding that's  
7 well over 100 years, and the fact that we're talking about  
8 the efficacy of that siding is ludicrous. I mean, who  
9 would ever argue that cedar shake has any integrity after  
10 100 years?

11 MS. WILLIAMS: Well, I mean, we don't know how  
12 old they are. I mean, when was the siding --

13 MR. GUERRA: Yes, we do. It's original siding.  
14 It must be 1880 to 1910.

15 MS. O'MALLEY: Does staff know the age of the  
16 house, the cedar shake house across the street?

17 MS. FOTHERGILL: No.

18 MS. WRIGHT: No. I mean, we'd have to look it  
19 up for you.

20 MS. FOTHERGILL: All staff was trying to clarify  
21 is that if the Commission doesn't want to go forward with  
22 this idea to replace in kind that it needs to be justified  
23 as why we're doing this, because other applicants come  
24 forward requesting new siding, new windows, new materials,  
25 and we need to be consistent in our approach and what

1 we're granting.

2 MS. VELASQUEZ: Okay, I think, my personal  
3 preference is to whenever you come in for your work permit  
4 would be to give you a choice in the motion, but you'd be  
5 working with staff, when you start taking off the vinyl  
6 siding and you see what's under it, and if it's, you know,  
7 all rotten, then replace it in kind. If, as Commissioner  
8 Williams said, 60 percent of it is actually perfectly  
9 good, which I personally doubt, but if it is, then you  
10 would have, then the motion would read that you would  
11 just, you know, intersperse the good ones wherever you  
12 have problems. But you could go, you would still, if we  
13 took that approach, you would still the option, you would  
14 know that you're going to get new siding one way or the  
15 other.

16 MR. GUERRA: Well, we're not willing to take the  
17 vinyl siding off and have a hodge-podge approach.

18 MS. WRIGHT: Well, another possibility might be  
19 if you are approved or you're going to do a rear addition,  
20 it may, I don't know if there are sections of the rear of  
21 the house that would be demolished anyway for the new  
22 addition, but you could take the siding off there to do  
23 essentially a sort of examination of the condition of the  
24 cedar shakes, because if you take the siding off on one  
25 side, it should be able to tell you generally what kind of

1 conditions you're going to find on the rest of the house,  
2 and depending on that, you could, you know, come back to  
3 argue what the condition is.

4 MR. FULLER: I think the owner's saying that if  
5 there's a chance that we're going to ask them to maintain  
6 the cedar siding, he wants to leave the vinyl.

7 MS. WRIGHT: I understand, but if he's going to  
8 build a two-story rear addition, he's going to be removing  
9 the rear wall of the existing house.

10 MR. LOCHER: It's a 1960 addition.

11 MS. WRIGHT: But I mean on the first floor, not  
12 of the second floor. It's a gambrel roof. Oh, darn,  
13 okay.

14 MR. LOCHER: It's a good idea. I think the  
15 biggest issue for the homeowner is that cedar shake is not  
16 really amenable to restoration. I mean, it's a think  
17 material and it splits, and I mean, it gets a nail in the  
18 vinyl siding. It goes on, it probably has a nail every  
19 eight inches square at a minimum, and, you know, if it was  
20 beveled siding, it would be a heck of a lot easier to  
21 restore it, but the cedar shake in and of itself, it  
22 splits and chips and rips apart. So that's his concern on  
23 top of the issues of, you have the knowledge of the water  
24 damage and the insect infestations, so.

25 MS. FOTHERGILL: I think if the owner was

1 willing to sustain a little area of selective demolition  
2 to be able to point to what you just said, if that is in  
3 fact that case, so that the staff report can reflect the  
4 owner has undertaken selective demolition. That  
5 demolition has revealed that the addition of vinyl siding  
6 has irreplaceably damaged the cedar shakes. See  
7 Photograph A. Therefore, we can justify a decision,  
8 perhaps, to let you replace cedar shakes.

9 MR. GUERRA: Just as long as we can't agreement,  
10 then we can reinstall the vinyl siding on that section  
11 that we're exposing.

12 MS. VELASQUEZ: See, I see one of the issues  
13 going on here, as Gwen once said, I think she quoted  
14 someone else, sometimes you come to a compromise. If it  
15 makes everybody mad, then you did a good job.

16 UNIDENTIFIED SPEAKER: I'm just a little mad.

17 MS. VELASQUEZ: But one of the things I see that  
18 seems to be a trade-off, it's an offer and a threat is one  
19 that you will restore the whole house.

20 MR. GUERRA: Exactly. We're spending hundreds  
21 of thousands of dollars to make this actually consistent  
22 with the neighborhood. Right now it's an incredible  
23 eyesore. There's nothing requiring us to remove the vinyl  
24 siding. There's nothing requiring us to remove the  
25 aluminum windows. There's nothing requiring us to remove

1 the roof. We're spending hundreds of thousands of dollars  
2 to make this property worth looking at. All we're asking  
3 for and all our neighbors are asking, every single one of  
4 them, and we have letters from each of them, saying they  
5 do not want us to spend hundreds of thousands of dollars  
6 and then have something that looks awful. There's the  
7 original handful of shake and then there's the rest of the  
8 new shake. There's no way it's going to be appealing to  
9 the neighborhood. Look at the house to the right, look at  
10 the house to the left, look at the house across the  
11 street. It just isn't appropriate for that neighborhood.

12 MS. VELASQUEZ: All right.

13 MS. WRIGHT: Well, why don't we proceed with the  
14 idea that was just proposed of going before the next  
15 preliminary consultation even doing some selective removal  
16 of the siding, get the condition, bring some photographs  
17 to you of the condition, and if you do say, gee, with  
18 think it should be restored, then you would have the right  
19 to put the vinyl siding or the aluminum siding back on.

20 MS. VELASQUEZ: I think that it may end up  
21 being, I think that's probably a good idea, just to  
22 appease those who are worried about it. But it may be you  
23 do have all replacement in kind, and we still have a  
24 better looking house than we had.

25 UNIDENTIFIED SPEAKER: If it's all been painted,

1 it's probably lead-based paint and they'll have to take it  
2 all off anyhow, so at that point it has to be replaced.

3 MS. VELASQUEZ: Okay, thank you.

4 MR. GUERRA; Yes, there are over the handful of  
5 shake that we looked at, there is roughly about 10 coats  
6 of paint on those.

7 UNIDENTIFIED SPEAKER: So I'm sure it's got  
8 plenty of lead in there.

9 MS. VELASQUEZ: Oh, yes. Yes, you may have to  
10 take it off.

11 MS. WRIGHT: Okay, we do have several more items  
12 tonight.

13 MS. VELASQUEZ: Okay, it's quarter after 10, so.

14 MR. LOCHER: Thank you for your time.

15 MS. VELASQUEZ: Thank you.

16 UNIDENTIFIED SPEAKER: Thank you. Good luck.

17 MS. VELASQUEZ: All right, the next item on the  
18 agenda is approval of the December 17th minutes. Did  
19 anybody get them?

20 MS. O'MALLEY: No.

21 MS. WRIGHT: You did not receive the minutes via  
22 e-mail?

23 MS. VELASQUEZ: We did not receive them, so --

24 MS. O'MALLEY: Which meeting?

25 MS. VELASQUEZ: December 17th, the only one in