

32 W. KIRKE 35/13-07U

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 West Kirke Street, Chevy Chase	Meeting Date:	6/13/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/06/2007
Review:	HAWP	Public Notice:	5/30/2007
Case Number:	35/13-07U		
Applicant:	Mr. and Mrs. Lynham (David Jones, AIA)	Tax Credit:	None
		Staff:	Michele Oaks
Proposal:	Major Addition and Alterations		

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

- The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
- The approved new, windows and doors will be fabricated of painted wood. If the windows are to have a muntin profile, the windows will be a true or a simulated-divided light wood window. A simulated divided light window contains wood muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- The specifications for the windows will be included in the permit sets of drawings submitted to staff at the time of stamping.
- The permit sets of drawings will show the true finish grades on the elevations.
- Stucco utilized on the project will be a true, three (3) coat, Portand cement stucco finish.
- All trim and details including cornices, window and door trim, corner boards, porch details and shutters must be fabricated in painted wood.

BACKGROUND:

The subject proposal for a rear addition was heard before the Commission in the form of a Preliminary Consultation at the May 9, 2007 public hearing (transcript and drawings from preliminary consultation attached beginning on circle 27). The Commission heard testimony from the adjacent neighbor who expressed concerns regarding the depth of the proposed addition into the applicants rear yard, as they felt it would obstruct their views from their rear yard down the existing rear yards of the houses on the street. The neighbors also had concerns regarding their very substantial tulip poplar tree and the potential effect the construction would have on this tree as due to the size of the tree, the root system has encroached onto this property.

After the staff report and a presentation by the applicant's architect, the Commissioners provided comments on the project, which were generally supportive of the overall design and the proposed lot coverage. The majority of the Commissioners had the following guidance for the applicant's submittal for a future HAWP application:

- Make a slight reduction in the length of the addition.
- More differentiation/transparency on the new addition

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival/Craftsman details
PERIOD OF SIGNIFICANCE: 1892 -1916

The existing house is a two-story, four-bay, side gable roof stucco dwelling with a Colonial Revival entry portico detailed with a roof balustrade. A one-bay, side frame extension protrudes from the east elevation of the house. The roof is sheathed in slate and detailed with broad overhanging eaves. The house is detailed with a variety of windows including single, and paired 6/1 double hung, 8/1, 4/1 double hung, multi-light casements, arched and lattice windows. Most of the windows on the front façade have paneled louvered shutters.

The lot contains a driveway stretching along the east, side property line leading to a contributing stucco and frame garage. Several mature trees and shrubbery decorate the existing lot.

PROPOSAL:

The applicants propose to:

General

Construct a two story, rear ell along the western section of the rear elevation of the subject house. The new addition proposes to extend 32’ beyond the remaining existing footprint of the house. The new ell will be detailed with a stone foundation, painted stucco with painted wood windows flanked with paneled shutters and sheathed with slate to match the existing massing. The roofline will fashion exposed rafter tails and a brick chimney.

Existing House: Front Elevation/Two-story East Extension

Remove existing siding and replace with painted stucco.
Remove 6/1 window and replace with a new, painted-wood, triple casement window.
Remove existing asphalt shingles and replace with new slate to match the slate on the main massing.

Existing House: East/Side Elevation

Remove existing siding and replace with painted stucco.
Remove the three (3), 6/1 windows and replace with three, new sets of painted triple casement windows.
Install painted wood trim and pilasters.

Existing House: West/ Side Elevation

Restore windows on the first floor.

CALCULATIONS

Lot Size:	8913 SF	
Existing House and Porches	1397 SF	15.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	1801 SF	20.2%

Preliminary Consultation #'s

Proposed Addition	627SF	7%
Proposed House	2024 SF	22.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2428	27.2%

HAWP #'s

Proposed Addition	552SF	6.2%
Proposed House	1949 SF	21.9%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2353	26.4%

APPLICABLE GUIDELINES

When reviewing alterations and additions within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. 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.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- 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.

- 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 rear of the properties should be approved as a matter of course.
- Major additions should, where feasible, be placed at 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.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height, and overall lot coverage.

The proposed changes to the design of the new addition since the preliminary consultation include:

- A reduction in the overall length from 37' to 32'. This five-foot differential places the rear elevation wall of the new addition at the same depth of the existing rear façade of the neighbor's house, thus preserving the rear viewshed – the concern of the adjacent neighbors. The total lot coverage has thus been reduced from 27.2% to 26.4%.
- Simplifying the roof plan of the addition, and the west elevation of the addition. The roof plan originally was a gable roof “hyphen” with a pyramidal roof addition. The new proposal roof plan is a traditional hipped roof “ell” extension. The chimney on this elevation has changed from an interior end to an exterior end chimney.
- The side yard setback along the west elevation has changed to a consistent 10.2' for the entire length of the addition. The preliminary consultation design created a 10.8' setback at the juncture of the addition onto the original massing to create the “hyphen”, and twenty (20) feet back, the addition's offset was reduced to 9.2' so it was flush with the side elevation of the original massing.

The applicants and their design team have addressed most of the concerns raised by the Commission during the preliminary consultation. The only outstanding issue is the Commission's request for more differentiation and/or transparency. The owners desire to have the proposed addition's architecture closely resemble the architecture of the existing house. It is one of the responsibilities of the Commission to ensure that there is a level of differentiation when additions are placed onto historic structures to maintain the integrity of the existing historic resource, not to dictate architectural style or design preference. With this addition separated from the house in the form of an “ell”, with a different roof form than on the original house (hip roof), attached onto the original massing through the use of a lower ridge height, and the subtle material and detail changes, such as exposed rafter tails and open eaves and new stone “faced” foundation, which will never be able to match the existing foundation exactly, staff believes that there is enough differentiation being provided to satisfy this requirement.

The proposed material selections for the new additions are consistent with the Commission's established policies and will be compatible with the existing house and the surrounding streetscape. Staff is recommending approval with the standard conditions for additions.

The Village Manager and Arborist have done a preliminary review of the plans and as proposed, the submittal is consistent with their local ordinances. However, a more thorough review of the final design is required for an official approval from their offices. Additionally, the applicants may be required to provide mitigation and or tree protection measures to ensure the protection of the Villages tree canopy, and these items will be established during the Villages permitting process.

STAFF RECOMMENDATION:

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

and with the *Chevy Chase Village Historic District Master Plan – Expansion, Adopted April 1998*

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

434141

Contact Person: David Jones Architects
Daytime Phone No.: 202.332.1200

Tax Account No.:
Name of Property Owner: Mr & Mrs. John Lypham
Address: 32 West Kirke Street, Chevy Chase, MD 20815
Contractor:
Contractor Registration No.:
Agent for Owner: David Jones Architects
Daytime Phone No.: 202.332.1200

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 6, 7, 8 & 9 Block: 32 Subdivision: #2
Liber: 13973 Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other
1B. Construction cost estimate: \$ 175,000.00
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 [X] WSSC, 02 [] Septic, 03 [] Other
2B. Type of water supply: 01 [X] 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: David Jones
Date: 3.21.07

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

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

WRITTEN DESCRIPTION OF PROJECT

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

Two-story four bay, side gable roof stucco dwelling with a colonial revival entry porch/portico detailed with a roof balustrade. House is located in the Chevy Chase Village Historic District.

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

Remove existing two story gable @ rear of house.
Construct new two story wing to rear yard.
Remodel east portion of house to make it more compatible with existing house.

SITE PLAN

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

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

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.

3. **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.
3. **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.

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.

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.

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.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
30 West Kirke Street
Chevy Chase MD 20815

Mr. & Mrs. Charles A. Hobbs
33 West Kirke Street
Chevy Chase MD 20815

Dr. William R. Dooley/Ms. Marion C. Blakey
31 West Kirke Street
Chevy Chase MD 20815

Mr. John Corrigan/Ms. Phyllis Kass
33 West Irving Street
Chevy Chase MD 20815

Mr. & Mrs. Robert A. Rovner
31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Description of materials:

1. Remove wood siding on east portion of existing house. Replace with new painted stucco to match existing adjacent surfaces.
2. Restore first floor of east portion of house for sunroom/office with painted wood pilasters, entablature, panels & casement windows.
3. Painted stucco similar to existing house on addition walls.
4. New random granite veneer foundation walls similar to existing.
5. Random granite and brick chimney.
6. Painted wood trim, pilasters, shutters, eaves, rafter tails, etc.
7. Painted wood double hung windows with simulated divided light insulated glass on addition. Screens on lower sash. Painted wood simulated divided light casement windows on sunroom/office.
8. Painted wood French doors, simulated divided light insulated glass, painted wood screen doors.
9. Slate roof with painted metal gutters and downspouts to match existing. Replace existing asphalt composition shingle on east portion of house with slate.
10. Painted wood railing at exterior steps to basement.
11. Flagstone terrace on stone dust.

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Area Calculations - HAWP

Lot size: 8913 SF

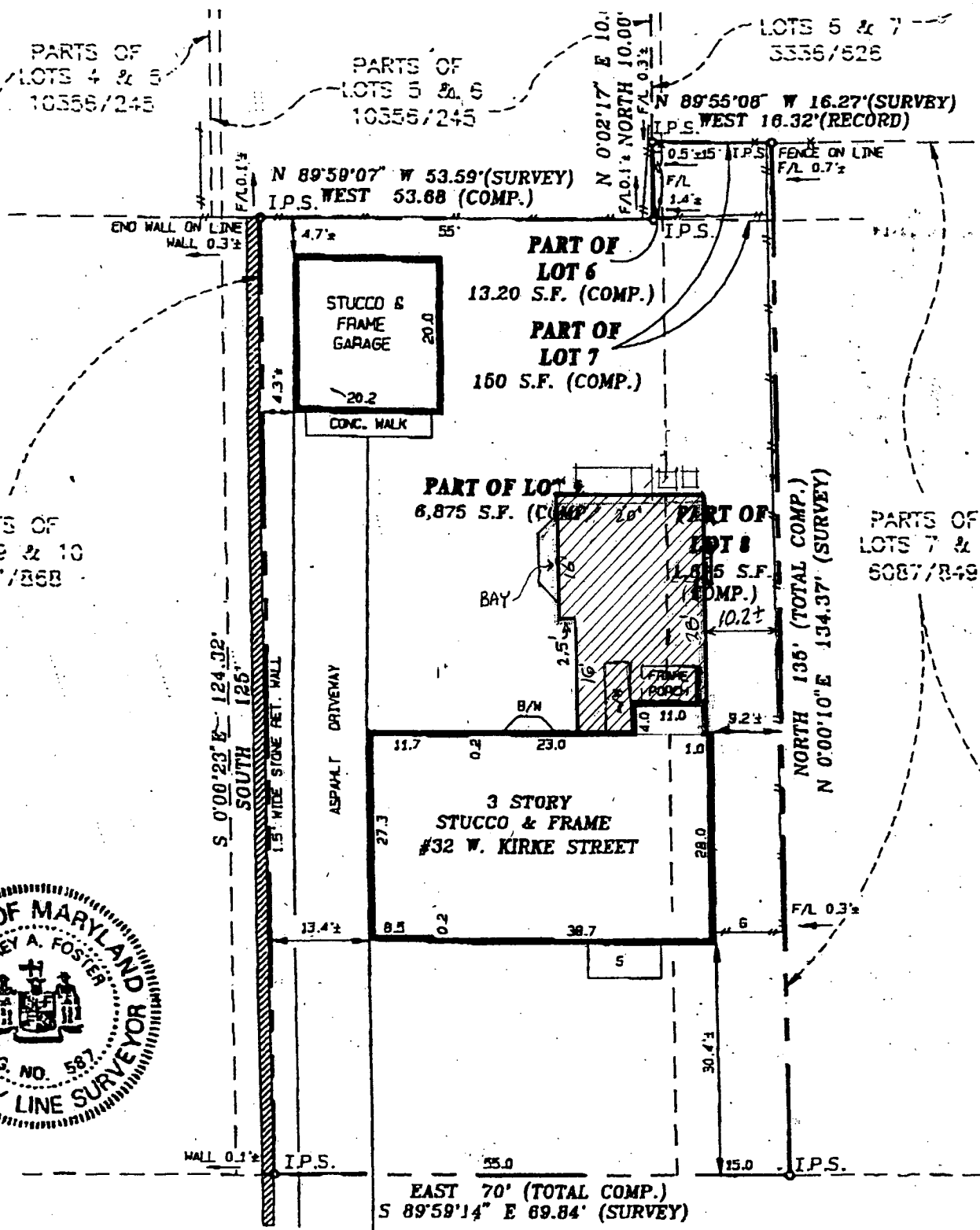
<u>EXISTING</u>	<u>SF</u>	<u>Lot Occupancy</u>
Existing house & porches:	1397	15.7%
Existing garage:	<u>404</u>	<u>4.5%</u>
Total existing:	1801	20.2%

<u>PROPOSED</u>	<u>SF</u>	<u>Lot Occupancy</u>
Addition:	552	6.2%
Existing house & porches:	<u>1397</u>	<u>15.7%</u>
Proposed house:	1949	21.9%
Existing garage:	<u>404</u>	<u>4.5%</u>
Total proposed:	2353	26.4%

PARTS OF
LOTS 4 & 5
10355/245

PARTS OF
LOTS 5 & 6
10355/245

LOTS 5 & 7
3335/525



PARTS OF
LOTS 9 & 10
9587/858

PARTS OF
LOTS 7 & 8
6087/849



WEST KIRKE STREET
(KIRKE STREET PER PLAT)

PLAT OF SURVEY 1"=20'
PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

- NOTES:
1. FLOOD ZONE "C" PER H.U.D., PANEL NO. 0200C.
 2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
 3. I.P.S. INDICATES IRON PIN AND CAP SET.

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE

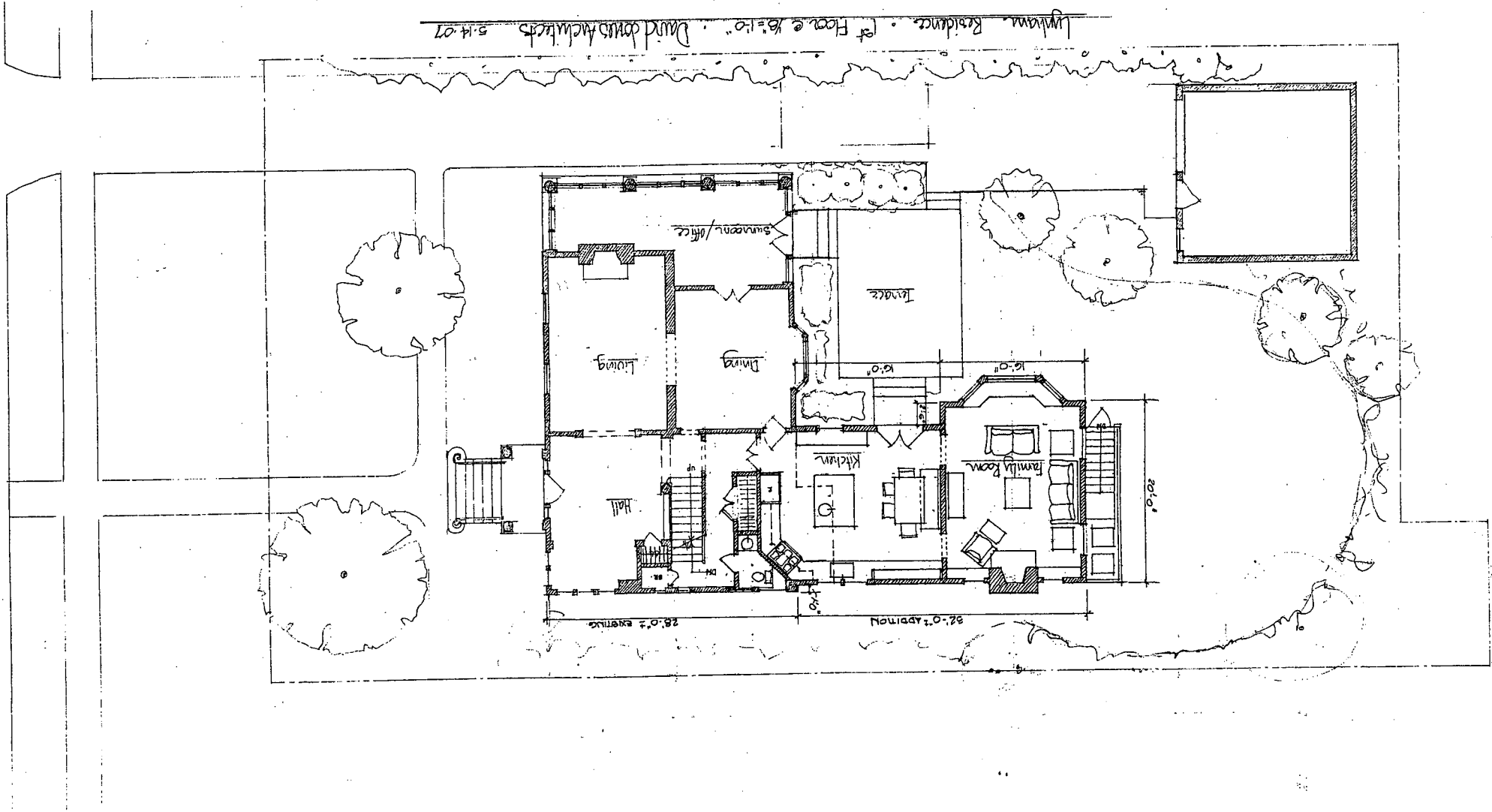
REFERENCES

PLAT BK 2

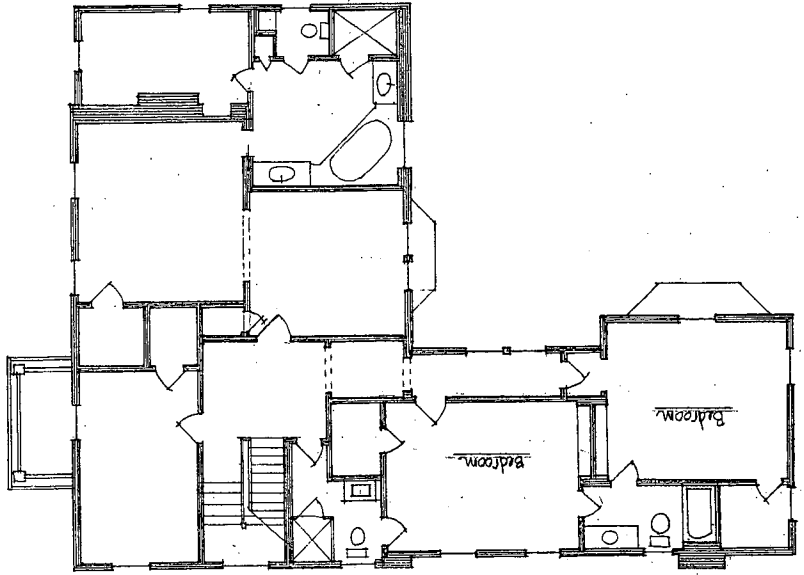
SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

12

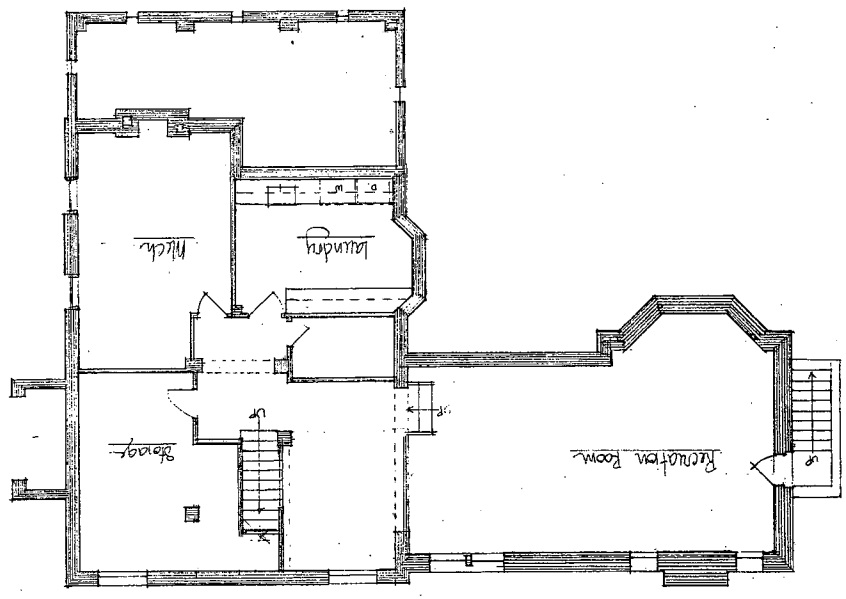
William. Residence. 1st Floor @ 1/8" = 1'-0" David Downs Architects 5.14.07



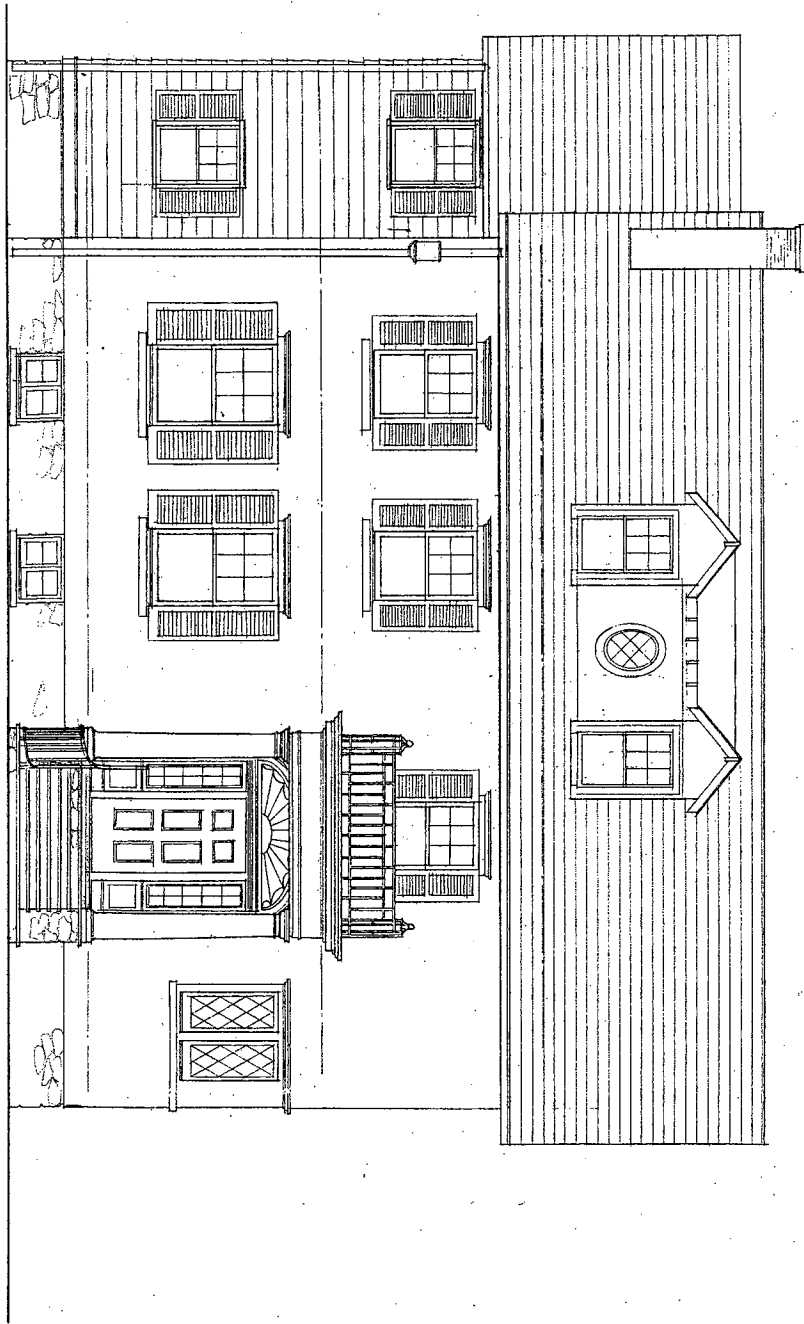
Lynham Residence • 2nd Floor @ 1/8" = 1'-0" • David Lewis Architects • 5-14-07



Lynham Residence • Braunschweig @ 1/8" = 1'-0" • David Jones Architects 5-14-07



01



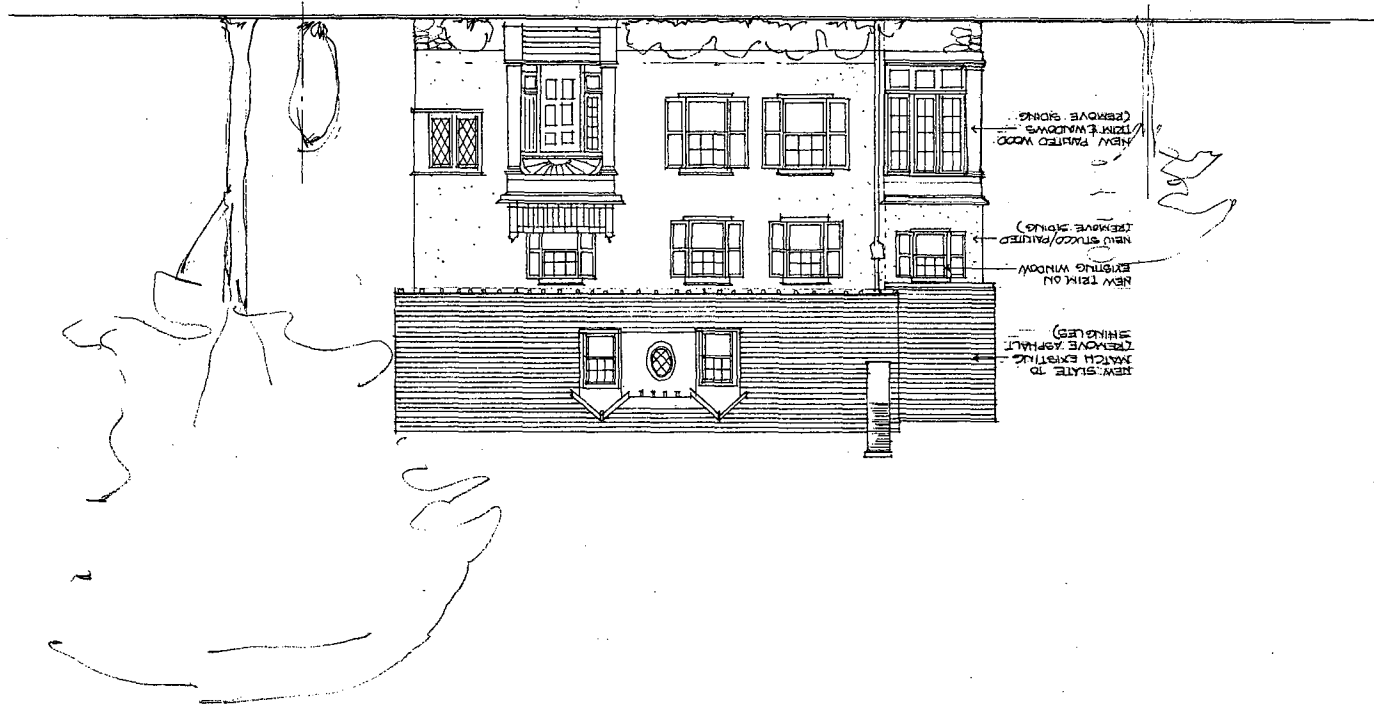
1 LYNHAM RESIDENCE
32 WEST KIRK STREET
CHEVY CHASE MD 20815

NORTH ELEVATION - EXISTING

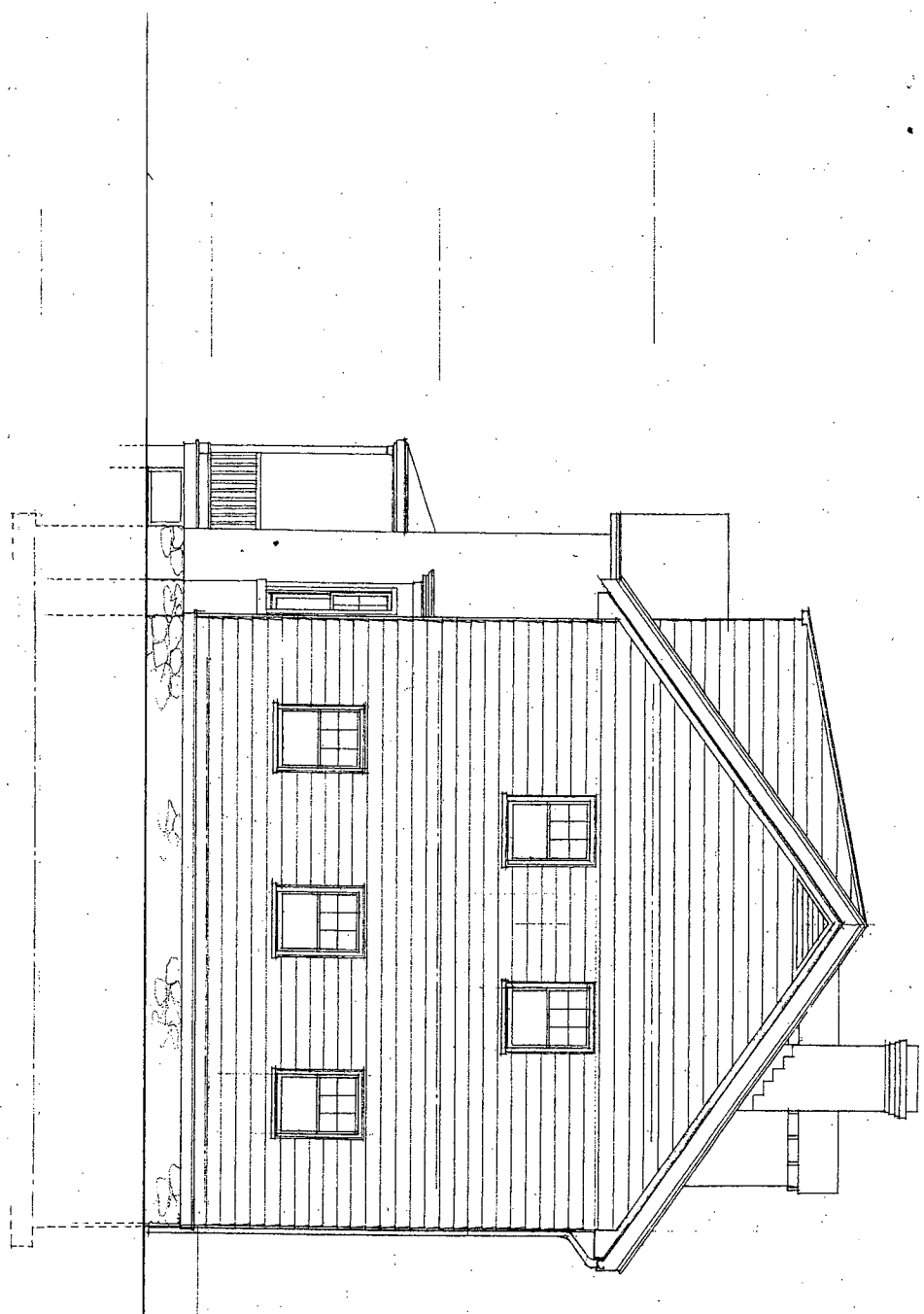
Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009-202-332-1200

Lynnham Residence - North Elevation @ 1/8" = 1'-0" David Davis Architects 5.14.07



81



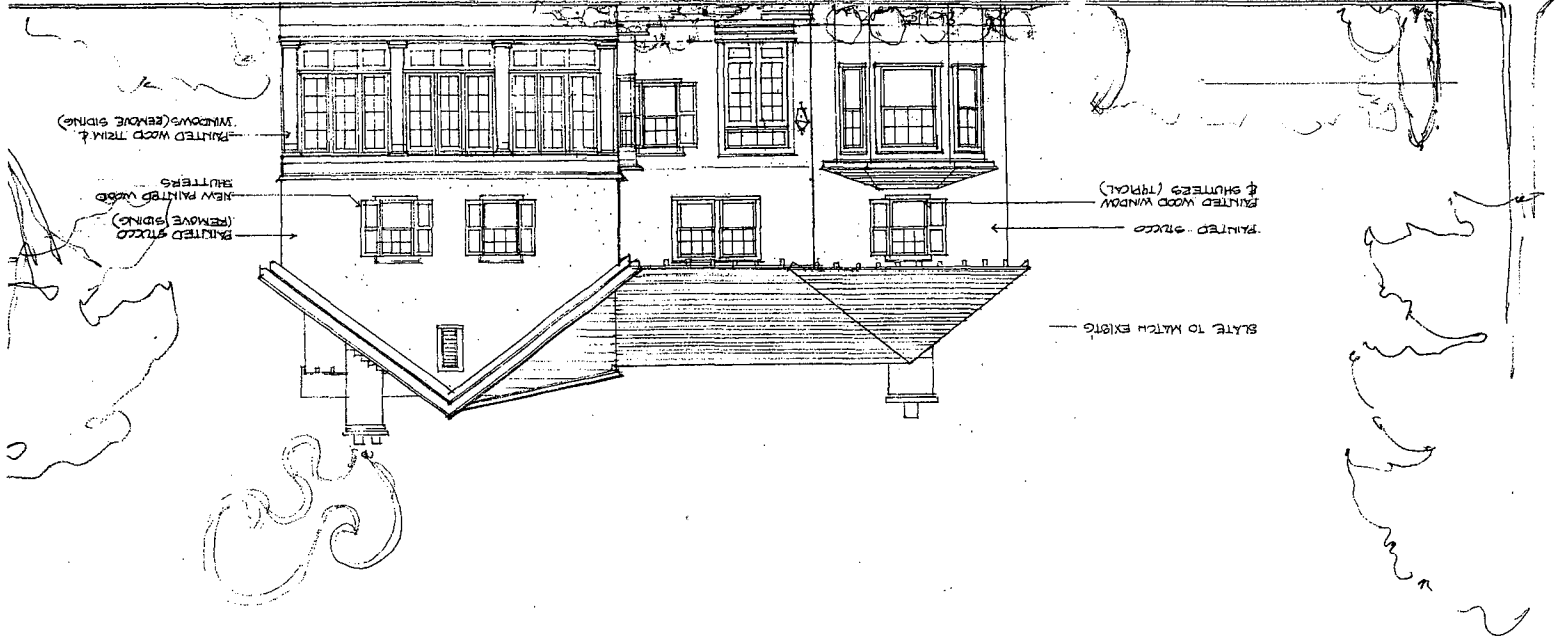
LYNHAM RESIDENCE

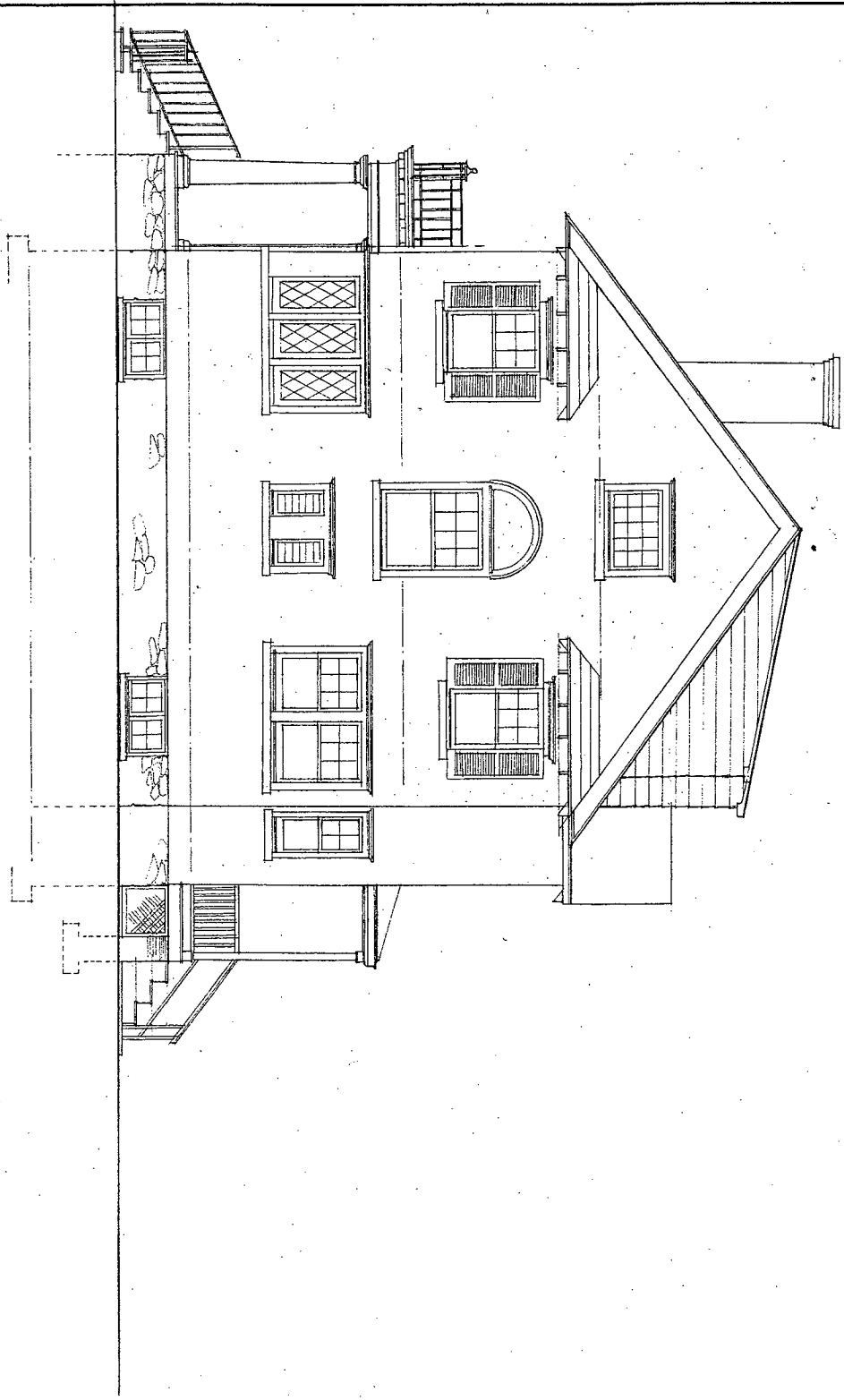
EAST ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE. NW - WASHINGTON DC 20009 - 202-332-1200

Lynham, Rendlesham. East Elevation @ 1/8"=1'-0". David Jones Architects 5.14.07





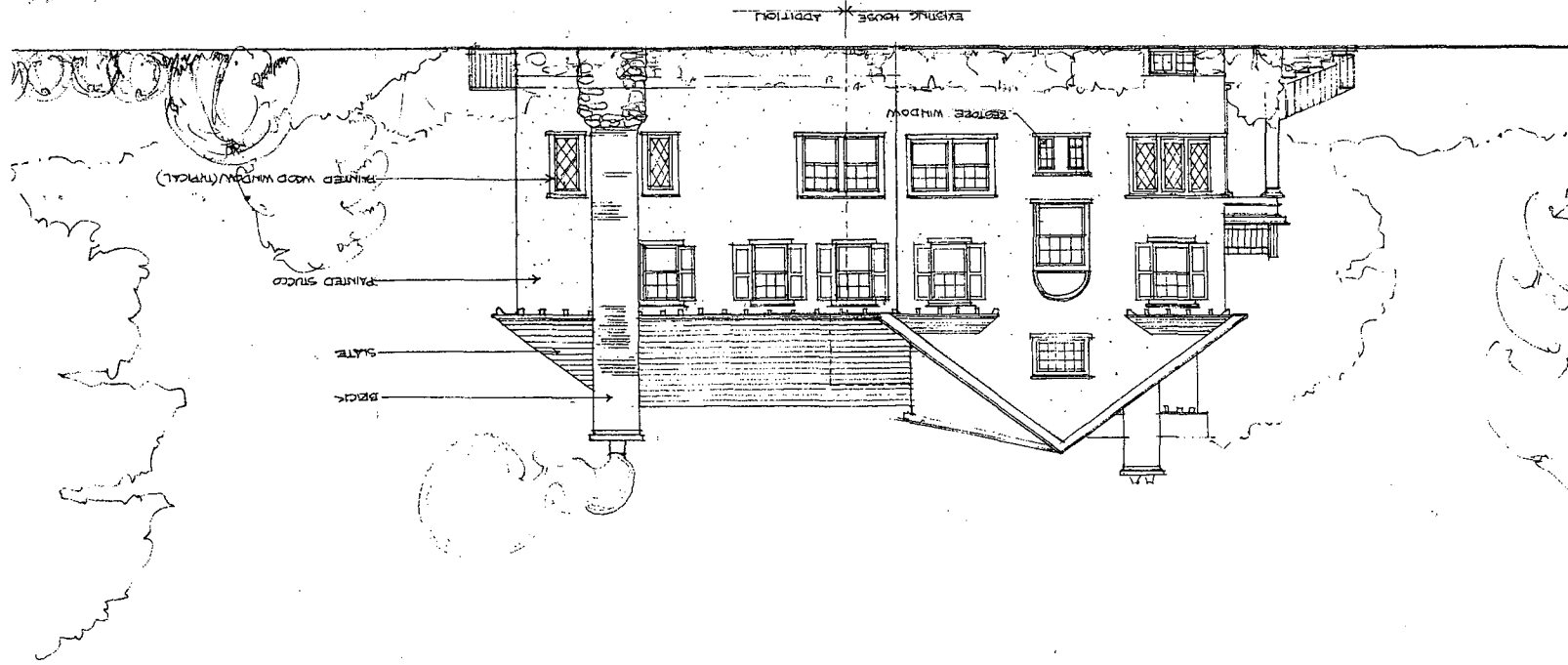
LYNHAM RESIDENCE

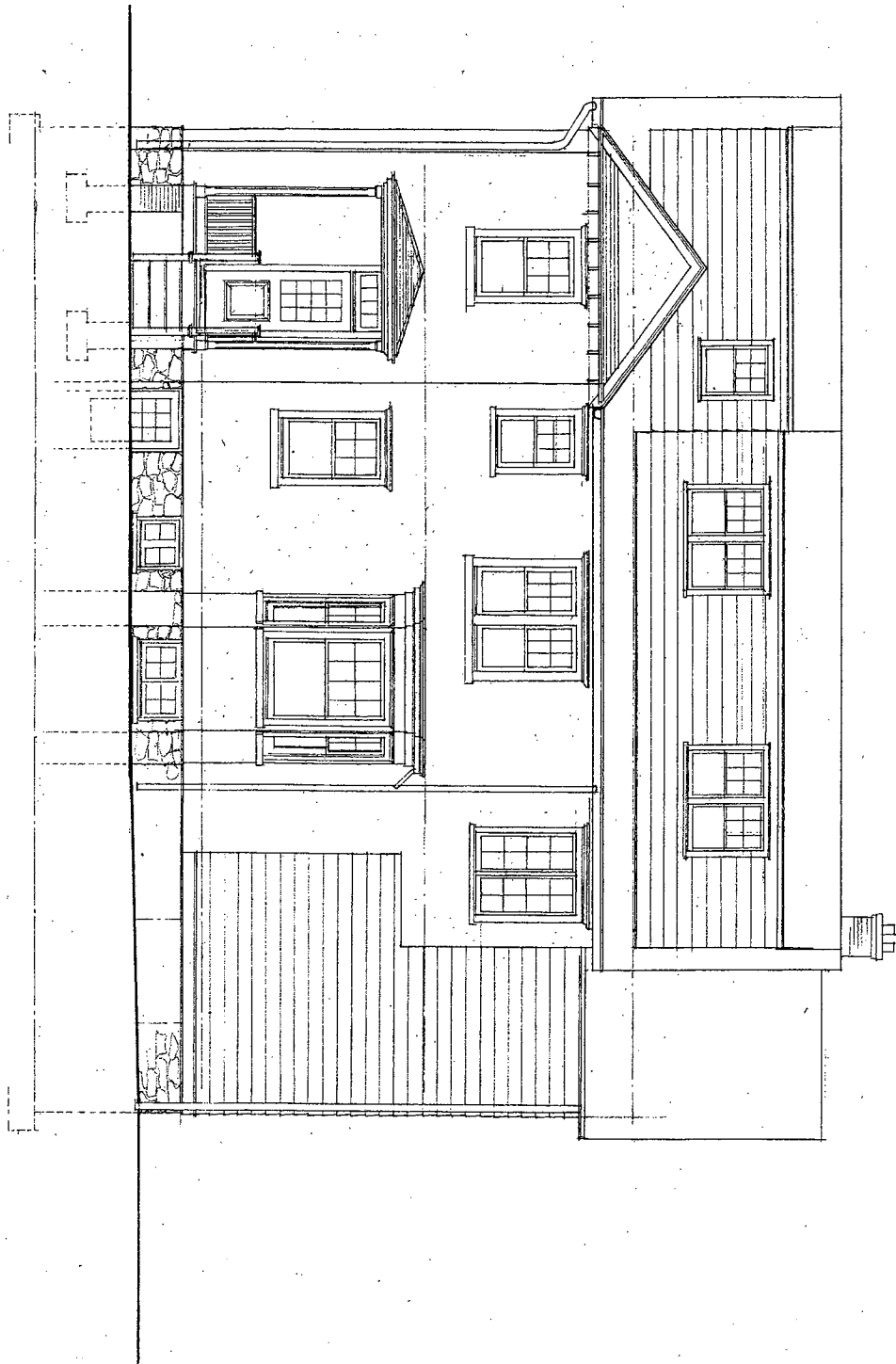
WEST ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200

Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 5.14.07

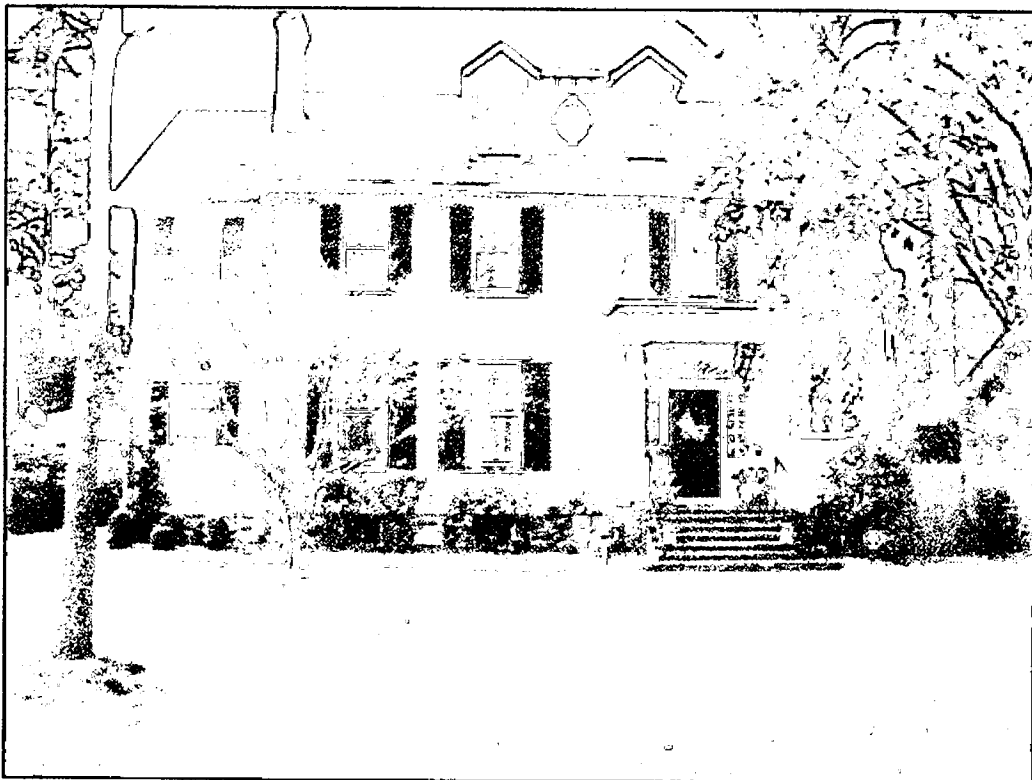




32 W. KIRKE ST.



VIEW FROM NORTHWEST

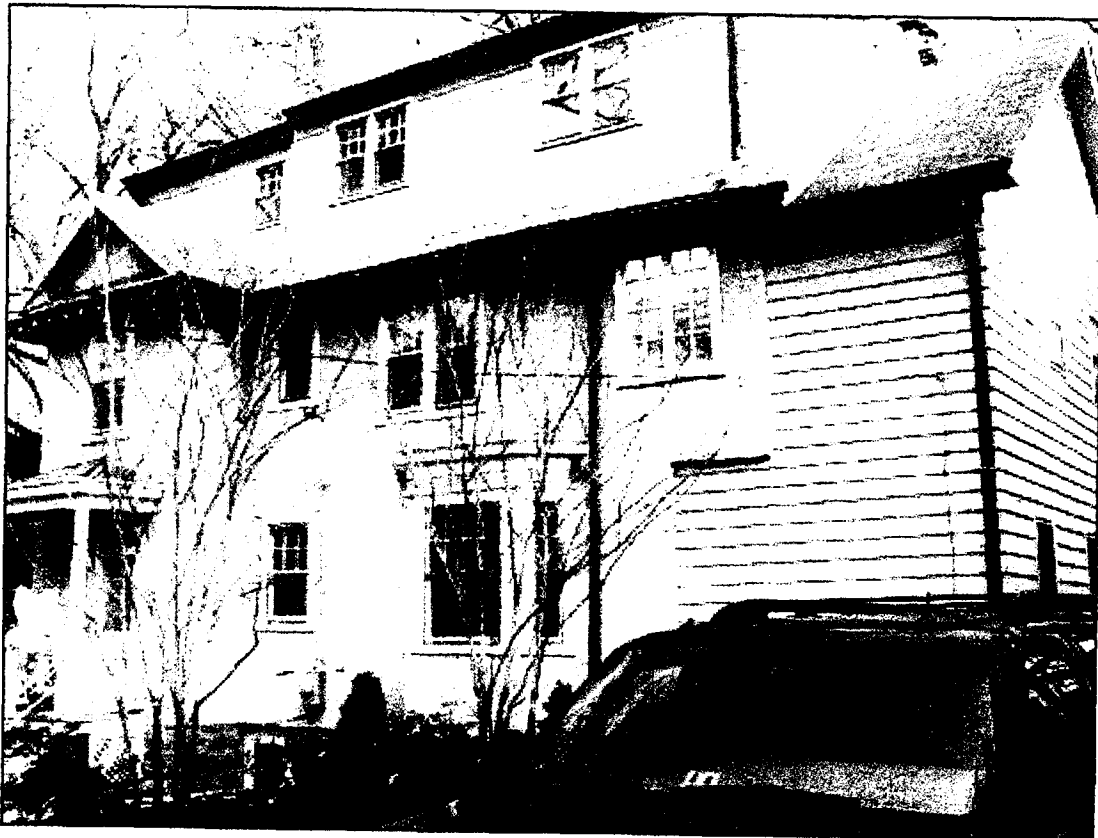


FRONT (NORTH) ELEVATION

32 W. KIRKE ST.

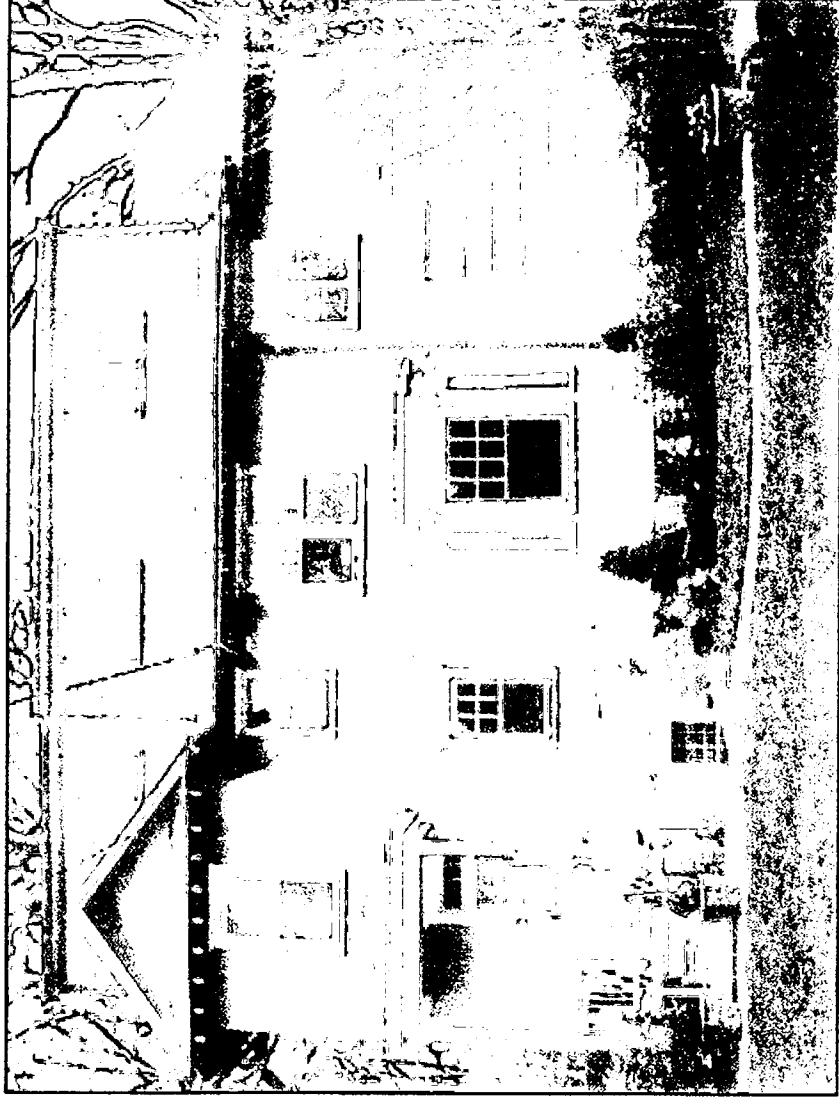


VIEW FROM NORTHEAST

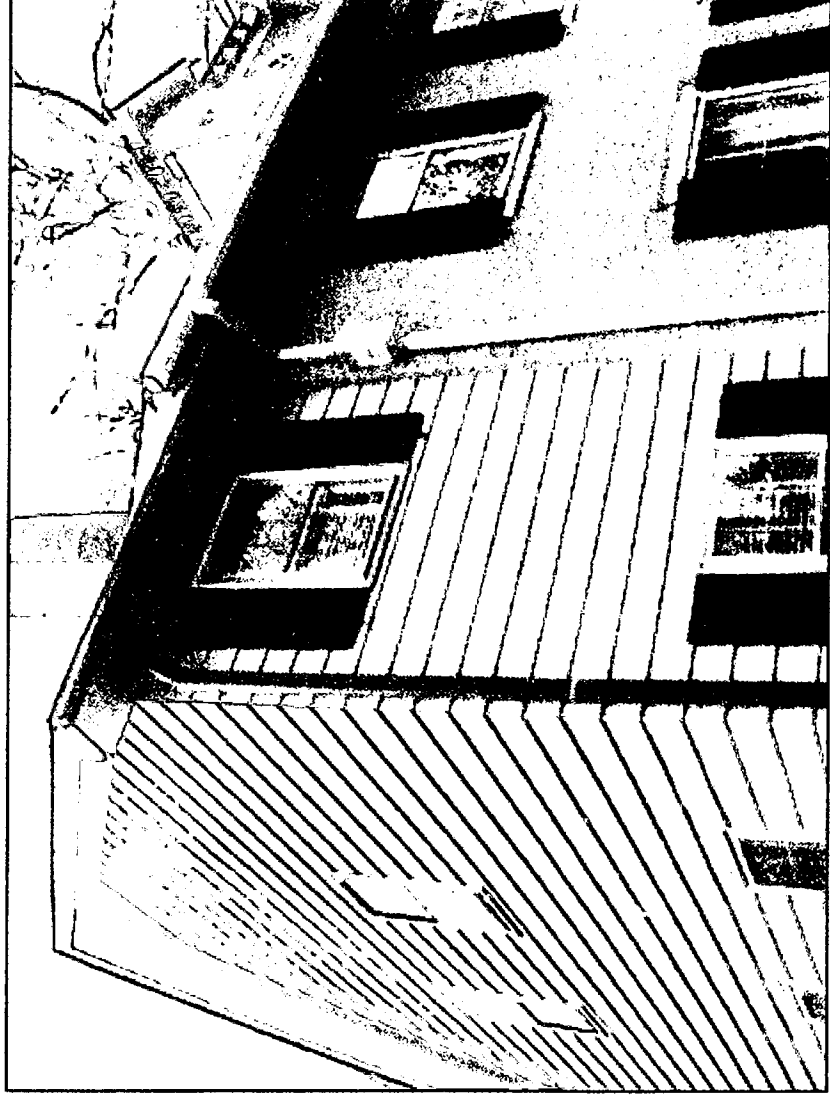


VIEW FROM SOUTHEAST

32 W. KIRKE ST.



REAR (SOUTH) ELEVATION



NORTHEAST CORNER

1 Does anybody have any concerns with the size of the windows
2 proposed?

3 (Negative response by two Commissioners).

4 MR. FULLER: Do you feel you have heard enough
5 from us that you have an idea of where to move forward?

6 MR. ELMORE: I think so. I have the impression
7 that you all would consider supporting the porch that was
8 made if detailing was changed and was pushed, significantly
9 pushed back. Is that --

10 MR. FULLER: I think I have heard the majority in
11 that position, but you have also heard some that were just
12 to not extend it at all. So there is a slight difference
13 there. I think there is probably a slight majority on the
14 side of, yes, a simplified. pushed back porch.

15 MR. DUFFY: If I may? I would suggest that you
16 try that approach. If you -- you know, you can come back
17 without that and that would be approved I am sure. The
18 worst that could happen if you push it back and remove
19 balustrades, simplify it, is that we would accept it. But,
20 you know, the chances that you might come up with something
21 acceptable to us are better, you know, if you minimize it,
22 mitigate it, and shows us that. And, you know, it could be
23 approved, it might not be, but I think it's worth the try.

24 MR. ELMORE: Thank you. Appreciate everything.

25 MR. FULLER: All right. The next case is another
26 preliminary. It is at 32 West Kirke Street in Chevy Chase,

1 Maryland. Do we have a Staff report?

2 MS. OAKS: All right. 32 West Kirke Street in
3 Chevy Chase is a contributing resource within the Chevy
4 Chase Village historic district. As the Chair said, this is
5 a preliminary consultation for a major addition and
6 alterations to this resource.

7 The existing house is a two-story building with
8 siding over stucco walling, Colonial Revival, with an entry
9 portico detailed with a roof balustrade. It has a one bay
10 side frame extension protruding from the east elevation of
11 the house. The roof is sheathed in slate and it's detailed
12 with broad, overhanging eaves.

13 The lot contains a driveway stretching along the
14 east side property line leading to the contributing stucco
15 and framed garage. And, as you can see in this picture,
16 several mature trees and shrubbery decorate the existing
17 lot.

18 As I said, the proposal is to construct an
19 addition. It is to be a two-story rear L along the western
20 section, rear elevation of the house. It proposes to extend
21 30 feet beyond the existing footprint, and it will be
22 detailed with a stone foundation paved with stucco with wood
23 windows flanked with panel shutters and a sheath with slate
24 to match the existing massing. The roof line will be
25 fashioned and exposed raft materials and a brick chimney.

26 They also propose to do some changes to the

1 existing house by removing the existing siding on the two-
2 story east extension and replacing it with painted stucco,
3 and removing some non-contributing windows and replacing
4 them with casement windows, and removing the existing
5 asphalt shingles and replacing them with slate, to match the
6 existing slate that is on the original massing.

7 On the existing house they are proposing to
8 remove, on the east-end side elevation of the house, which
9 again is the extension, they are proposing to install some
10 shutters and some additional casement windows.

11 And finally, on the west side elevation of the
12 house, they are proposing to restore windows on the first
13 floor, which were removed previously.

14 The Commission utilizes the Chevy Chase Village
15 Historic District guidelines, as well as the Secretary of
16 Interior standards when reviewing alterations and changes to
17 building within this historic district. And we are -- to
18 ensure that the addition will not have a negative impact on
19 the historic features of the house, as well as analyze its
20 potential impact with other historic resources within the
21 district and surrounding streetscapes, in terms of set-
22 backs, massing scale, proportion of height and overall lot
23 coverage. Generally, your policy is to look at the addition
24 and want to see a clear delineation between the original
25 massing and the proposed addition. This proposal in front
26 of you has a ridge height that is three foot, six inches

1 lower than the original existing massing, and the design
2 does not exceed beyond the plane of the original massing,
3 and does provide for a recess of 18 inches at the juncture
4 of the addition onto the original massing, to create what we
5 call a sense of height there. At 20 feet back, the addition
6 does project out 18 feet -- 18 inches -- I apologize -- so
7 it is flush with the side elevation, but again it does not
8 stretch beyond that original massing side elevation.

9 The Staff's main concern with the proposal is the
10 overall increase in lot coverage. As I said, the Historic
11 District guidelines specify that the Commission is to review
12 lot coverage with strict scrutiny, and it is of paramount
13 importance that the agency recognize and foster the
14 Village's look and character. So, with this advice, Staff
15 is encouraging the design team to explore a revised design,
16 which reduces the lot coverage numbers for the house to 20
17 percent. The current numbers are about 22.7. But we think
18 that the design and the proposed material selections are
19 very compatible with the existing architectural style and
20 the streetscape, and we are very excited about the design
21 and working with the applicant.

22 I will mention, I do have two exhibits to enter
23 into the record, to be received as part of the session.
24 Exhibit A is the LAT comments from Tom Borque. It was sent
25 as an email to me today. And also, May 7, 2007 letter from
26 Mark and Suzy Eig, which are neighbors at 34 West Kirke

1 Street, to be presented to you at your work session.

2 The applicants and the architect are here this
3 evening, and I know you do have some people to testify as
4 well. And, I do have a couple of slides to kind of help you
5 orient you to the site.

6 MR. FULLER: Why don't you finish going through
7 the slides? Are there questions for Staff?

8 (No audible response).

9 (Discussion off record).

10 MR. OAKS: This is the front elevation, the two-
11 story side extension that I was talking about. The major
12 changes are going to occur -- siding is going to be removed
13 and the stucco is going to be replaced; asphalt shingles are
14 going to be removed and the -- excuse me -- the slate is
15 going to be installed closer to you. Windows are going to
16 be removed and, but they are going to be installed --
17 shutters are going to be installed on this level and
18 casements are going to be installed at the lower level. You
19 can't really see in that picture very well, but these are
20 the windows that are going to be rehabilitated. They are
21 Jalousy windows now. This is Irving -- no, Mark -- and
22 this is Kirke Street, and this is the church and house here.
23 Right here. There it is. And here, and here are the
24 trees. This is what I was talking about in the Staff report
25 about the contributing out-building. And an other view here
26 of the house. This was actually given to me by -- it was in

1 your packet from the adjacent neighbors and it was a really
2 good shot. Irving is here.

3 MS. MILES: Michelle, have you seen the view that
4 is referenced in the Knights' letter from Cedar Parkway and
5 we can verify that you can see the house from Cedar Parkway,
6 if I understand it?

7 MS. OAKS: Yes, you can.

8 MS. MILES: Okay.

9 MR. FULLER: Again, any questions for Staff?

10 MR. JESTER: Michelle, you mentioned that the
11 Staff had a concern about the increase in lot coverage.
12 Where have we generally been in lot coverage in Chevy Chase
13 Village Historic District?

14 MS. OAKS: Generally, overall, we would like to
15 stay at around 25 percent, but you know, we have approved
16 things higher. But, you know, it's not a hard and fast
17 rule, but generally we like to stay within overall 25
18 percent. So that's why the specific part of the house I was
19 trying to aim at 20 percent. You can see in the numbers in
20 the Staff Report on page two that they are at 27 percent
21 with the proposed addition altogether. So, by bringing it
22 down it would get more like 25 percent, take it to the
23 percent off of it.

24 MR. DUFFY: By overall, you mean the house,
25 garage, and the any existing outbuildings?

26 MS. OAKS: The garage -- exactly.

1 MR. FULLER: Would the applicant like to come
2 forward please? Welcome, and could you state your names for
3 the record?

4 MR. JONES: Good evening. I am David Jones. I am
5 the architect for the applicants. I am here with John
6 Lynham, who is the applicant. And his wife, Muffin, who
7 couldn't be with us because their daughter has a big exam
8 tomorrow and she is in a bit of a panic about it. Otherwise
9 she would be here.

10 I think the two issues we have -- we have two
11 parts to this project. One is, of course, the remodeling of
12 the eastern end of the house, which is basically an
13 addition. I have brought the original drawings for the
14 original house. That used to be a side porch, a one-story,
15 open porch, which then obviously got added to above and then
16 got enclosed. Our proposal for that is to, in a sense,
17 restore the porch-like character of the first floor of that
18 wing, by simply making it a sunroom or a sort of enclosed
19 porch, and trying to integrate the second floor of that a
20 little bit more with the existing house. I think it will
21 always be seen as a side addition because its roof is lower.
22 It will be accentuated by making the first floor a little
23 bit more of an enclosed porch.

24 The second piece, which of course is a little bit
25 more addressed in the staff report and in a letter, which
26 has been sent by the next-door neighbors, the Eigs, Mark and

1 Suzy Eig, which has to do with the issue of lot occupancy
2 and the Village. I live in the Village. I live in a house
3 about the size of this house, and I have a lot that is about
4 the same size of this house. I have done additions to
5 fairly substantial houses in the Village. There are some
6 very, very large, as you know, houses in the Village on very
7 substantial sites. There are -- on my block, I have a 9,000
8 square foot house, but the house next to me is on a lot that
9 is, I would say, about 15,000 square feet. And then the
10 next house is 9,000 and the next house is maybe 20,000
11 square feet. My last large project here before the HPC was
12 a house on a lot that was 30,000 square feet, on Lenox
13 Street, West Lenox Street. So here we have a house that's
14 on a lot of 8,900 square feet. I have just done a house, an
15 addition to a house on a lot that is 30,000 square feet. I
16 think the issue is, what should the lot occupancy be in the
17 Village? I live there. I don't want big, major houses and
18 big, major additions next to me, but I also feel that the 25
19 percent rule should be -- there should be a different rule
20 for smaller lots and bigger lots. Bigger lots should be
21 like 15 percent; smaller lots, 25, maybe a little bit more
22 than 25. I think there are -- I know my next-door neighbor,
23 who will want to do an addition, she is -- she, like the
24 Lynhams, has a lot with a fairly large two-car garage that
25 she never uses, doesn't want, but can't tear down because
26 it's a historic contributing garage. It was original to the

1 house. The Lynhams have the same thing. They have never
2 parked their car in their two-car garage, but that lot
3 occupancy is sort of a little bit of an anchor, which they
4 drag around with them, in terms of this lot occupancy. They
5 would love to -- they would like to, if they could, but they
6 don't propose this, to reduce the size of that garage, to
7 reduce their lot occupancy. I think -- I think this is a
8 bigger issue than just this one case, in our view, and I
9 think -- I am in favor of Staff being concerned about lot
10 occupancy, but I think in this case, we have a fairly large
11 two-car garage, which makes our situation unusual. And I
12 think if you were to look at the exhibit that the Eigs
13 presented, the aerial view -- and I don't know if you all
14 have a copy of that --

15 MS. OAKS: We do.

16 MR. JONES: I can distribute other copies. And I
17 think if you actually look at 32 West Kirke and looked at
18 the other houses along West Kirke on that lot, you will see
19 it is the smallest house just about on that block. And, I
20 think there is justification for an addition to the rear of
21 the size that has been proposed.

22 MR. FULLER: Any questions for the applicant?

23 (No audible response).

24 MR. FULLER: We have one other speaker who wants
25 to speak tonight, so why don't we let them come forward, and
26 then we'll come back to discuss this with you further?

1 Emily, if you can come up?

2 MS. EMILY EIG: Good evening. I am Emily Eig and
3 I am an architectural historic preservation consultant, and
4 I am here at the request of my brother-in-law and sister-in-
5 law, Mark and Suzy Eig, who live at 34 West Kirke.

6 I think you have all received Suzy's letter and
7 some of the concerns that she and Mark share and that are
8 very obvious when you look at the situation. And I think
9 that we should make it clear that the Eigs are not opposed
10 to this addition going up, or that it be an addition that
11 won't meet the needs of the Lynhams. But, they do think
12 that it is -- and I do agree -- that it is too deep. Their
13 house is a 1914 bungalow and -- perhaps -- Michelle, could
14 you get the pictures? I also have some photographs, which
15 will pass around in a moment. The bungalow is 59.9 feet
16 deep, and the house, as proposed by the Lynhams will be 65
17 feet deep. And if I could -- Michelle, perhaps you could
18 point to -- I think that the extra five feet will go beyond
19 the very deep house that the Eigs have. This is the
20 Lynhams' house and the Eigs', and if you -- Michele, can you
21 just point to the -- it's --

22 MS. OAKS: Here, I'll show them.

23 MS. EMILY EIG: You want me?

24 (Discussion off the record).

25 MS. EMILY EIG: This is the Eigs. It's 1914.

26 There is -- there are no additions on it. It's original, as

1 it was designed at that time. It has dormers. It's a
2 cross-gable in appearance, but it has a very low roof. I
3 know you can see in some of the earlier pictures that it is
4 very, it is much lower than the two-and-a-half-story house
5 next door. And it comes way back here, which puts it very
6 much deeper than any of the other houses. And the Lynhams'
7 house at five feet more is going to come out even deeper.
8 And, as a result, what will be very visible from here -- and
9 I have photographs -- you can see that it will be quite
10 visible from Cedar Parkway, because right now actually this
11 is visible from Cedar Parkway. And this new piece is going
12 to come just about to the line of where that garage is.
13 It's a little bit shy of that, but it's going to come out
14 that deep. And we think that it should not go beyond the
15 59.9 feet of the Eigs' house. I think that it is -- because
16 it is so deep to start with.

17 We have not seen, and because Mr. Jones did not
18 have access to the Eigs' plat, nor the profile of their
19 house, but I think they would very much like to see what
20 their house, what it is going to look like because of their
21 low roof, and they would appreciate if that -- they have an
22 elevation of the site, but not where their roof is going to
23 cut across, and I think Mr. Jones could do that, if he is
24 given the proper information, so everyone would feel a
25 little more comfortable as to what would be visible from
26 Cedar Parkway. Because their house is deep, keeping to

1 that no farther than the back line, but also because their
2 house is low it will be visible above their house. So I
3 think that is important, to understand where that it going
4 to hit and how that would impact their windows. They just
5 would like to know that.

6 And the third point is one, it has to do with a
7 tree, and I know that there are issues between this Board
8 and the Chevy Chase Village, but there is a tree that is on
9 the Eigs' property. It is 14 feet from their property line,
10 which makes it 25 feet from the property line of the
11 Lynhams. The concern is not, you know, not say no
12 construction because of the tree, but the tree roots are in
13 fact underneath the ground of the Lynhams house, because the
14 house is -- one being so far forward and one not being so
15 far forward. And there has -- the tree, we hope would not
16 have damage, and that it would be cared for properly by the
17 Lynhams, to make sure that it would not be damaged. Because
18 there is also a concern that if it were to die or require
19 any kind of extensive treatment that would require big
20 equipment, there would no longer access to the tree, because
21 previously there was a tree on the property line between the
22 Lynhams and the Eigs, and they brought a crane through the
23 Lynhams' -- before they lived there -- it wasn't the
24 Lynhams' house at the time -- and that would not be
25 possible, because, as you saw, they are very close because
26 of the deepness here and there. So, I guess it's something

1 that something that should be brought to everyone's
2 attention that if that tree were to die as a result of that
3 construction, it would be very sad on one part. It would
4 also be very difficult for the Eigs to be able to deal with
5 it. And, I don't exactly know, to be very honest, that much
6 about how trees are dealt with and what would be the
7 responsibility, but it seems like if the Lynhams were to --
8 if their work was to cause that, and we hope that it does
9 not, that they would be able to, be prepared to take
10 responsibility for that problem.

11 So, in conclusion, there is the point -- if I can
12 just pass these photographs around -- is that we would like
13 to see maybe solve that lot coverage at least a little bit
14 by moving it back. I think that there might have been a
15 different way of solving this by moving the house across the
16 back instead of just the tail-end, which perhaps would have
17 required more than the Lynhams were willing to do, but if
18 the, you know, with the plan that is place, if they could
19 tighten it up a little bit or maybe pull it out on their
20 side, so that it doesn't appear to be as large as it will
21 look from Cedar Parkway, that will be very helpful.

22 MR. FULLER: Thank you. Do you have comments?

23 MR. JESTER: Emily, can I ask you a couple of
24 questions?

25 MS. EMILY EIG: Oh sure.

26 MR. JESTER: One --

1 MS. EMILY EIG: May I just pass this to them?

2 MR. JESTER: You mentioned a tree that is on the
3 Eigs' property --

4 MS. EMILY EIG: Uh-huh.

5 MR. JESTER: -- and your concern about its
6 protection during construction. How much of the drip lines
7 are actually over the applicant's property? In other words,
8 the root zone is probably --

9 MS. EMILY EIG: I think I actually might ask my
10 sister-in-law, Suzy, to come up and speak to that directly,
11 because I can tell you what I think, but she knows it
12 intimately, living there, and she has, as you may know, has
13 an extensive garden that she cares for that is very
14 beautiful and special. Her gardens you will see in some of
15 the photographs. So she is the, definitely the plant and
16 tree expert here.

17 MS. SUZY EIG: The tree is a tulip poplar.

18 MR. FULLER: Could you state your name please?

19 MS. SUZY EIG: Oh? Suzy Eig, 34 West Kirke
20 Street, in Chevy Chase. The tree is a tulip poplar. It's
21 about 125 feet tall. It has a 12-foot circumference four
22 feet off the ground, and you can guess from that that the
23 drip line extends over both properties. It extends over my
24 roof and it extends over the Lynhams' property as well. You
25 can see that the bulk of the tree coverage is on my house,
26 although it was stated that the Lynhams have large trees on

1 their property. In fact, the only large trees are on our
2 property line or in our property. They have a new street
3 tree, which was placed inside the sidewalk, which you saw on
4 the photograph, in front of their house, but other than
5 that, there are no other large trees.

6 MR. JESTER: Thank you.

7 MR. FULLER: Tell Mr. Lynham, if he'll come back
8 up? Thank you.

9 MS. EMILY EIG: Thank you.

10 MR. FULLER: Thank you. Discussion?

11 MR. JESTER: I think the applicant's architect
12 made a good point about lot coverage, and I asked the
13 question earlier about what's generally been done for lot
14 coverage? I don't think we, as Commissioners, are fixated
15 on specific numbers. What we try to achieve are additions
16 that are compatible with the historic buildings versus the
17 charge with protecting it. And in this case, the park-like
18 setting in Chevy Chase and the resource that contributes to
19 that district. I guess --

20 MR. BURSTYN: I --

21 MR. DUFFY: Go ahead.

22 MR. BURSTYN: I would concur on that comment,
23 because I read the Staff Report, which talks about
24 suggesting lot coverage of the house from 22.7 to 20
25 percent. I automatically thought, well, what square footage
26 is that, and I think I calculated that it comes to about 240

1 square feet, which certainly does not seem significant. And
2 I think it is important to me that, as a Commission, we are
3 to encourage the streetscape, how every home fits in with
4 the others. We are always looking at the size and massing,
5 and I would concur with the previous comment that the lot
6 coverage alone is not the determining factor, but that it
7 should be read in conjunction with the size and massing of
8 the property. And it could be under, in some cases, let's
9 say under 20 percent, but just not right, or it could be
10 over and be perfect, it would seem to me. So, it's up to
11 you all to figure out the right balance, to get an approval
12 from the Commission.

13 MR. DUFFY: I agree with both Commissioners, who
14 have just spoken. I think the primary issue here is the
15 loss of open space, and it is not primarily or simply a
16 matter of percentage of lot coverage. Let me say, in
17 general, I think the design approach is good. And I think
18 the Staff says the same thing in detail in their Staff
19 Report, and I agree with how they look at the design
20 approach. I think that their recommendation, in this case,
21 to get the lot coverage for the house proper from 22.7 to 20
22 percent is probably about in the right ball park, just using
23 lot coverage as a number, but remembering that the primary
24 issue is maintaining the open space that is characteristic
25 of this district and not numbers, per se.

26 The other point I would like to make, and I am

1 curious if other Commissioners have thoughts or concerns on
2 this, is that the materials that are detailed on the
3 addition appear to be virtually identical to that, those of
4 the original structure with the possible exception of the
5 exposed rafters. Usually we like to see a differentiation
6 between the two. It might be okay in this case, and I am
7 curious to hear from others, you know, perhaps it has enough
8 differentiation because of the massing and the hyphenation.
9 Those are my thoughts. I wonder if anyone has a thought
10 about the detail and similarity of the materials,
11 especially --

12 MR. JESTER: Before we even get, before we speak
13 about the detailing, let's just go back to the point, you
14 know, the lot coverage and the size of the addition and the
15 massing. From my perspective, the primary concern is the
16 preservation of the streetscape, the park-like setting, if I
17 may? What I was hearing a lot of arguments about retention
18 of green space and open space and view sheds that relate
19 specifically to one adjacent owner's property, and didn't
20 hear very compelling arguments that the additions propose,
21 which is directly behind the adjacent house, would truly
22 impact the historic district. And I am not saying that the
23 addition shouldn't be slightly smaller, but I don't think
24 that we are completely out of the ball park and that we are
25 truly altering the setting of this district. So, I am --
26 where we go from here I think that maybe we need to get to

1 the specifics of the addition, but I just wanted to make
2 that point. I think that -- And then, some of the other
3 comments that were included in the written letter, I think
4 some of those are -- the issues about drainage and so on, I
5 think those are specifics that will come, will be resolved
6 as the design progresses. I know they are legitimate
7 concerns, but I don't think they are, in and of themselves,
8 enough to warrant just reducing the size of the addition.
9 They have to be addressed as a matter of the Code and as a
10 matter of the proper design, but I don't see them as really
11 significant issues at the moment.

12 MR. DUFFY: I agree with everything that
13 Commissioner Jester has said. I think they are good points.
14 Our concern is with what is visible from other rights of
15 way, on the one hand, and maintenance of the open space with
16 a park-like setting, and not so much with what is visible
17 from private space or how something affects a private
18 domain, more of how it affects the public domain. And these
19 other matters, I agree are matters that will be taken up in
20 detail at an offer is submitted.

21 MR. FULLER: Other comments?

22 MS. ANAHTAR: Yes, one positive comment. First of
23 all, I would like the creation of the cochere, and I think
24 your footprint can be reduced by making the first part of
25 the addition, where the kitchen is, smaller, I think. And
26 also, that 18-inch in that addition can be -- and I would

1 prefer to see more of this area of the first addition for
2 the first floor, where the kitchen again -- see more window,
3 see more height, creation of a height there, rather than
4 creating a massive wall on that side. And also, the
5 location of the windows, the back door certainly is really
6 what is bothering me on that elevation only. I don't have
7 problems with it otherwise. And also, my comment is that on
8 the plan, having the stairs, I think, leading to the
9 basement is little bit misleading. That makes the addition
10 looking bigger, the footprint, actually, and you know, it
11 just stops at the building corner, but I mean when I look at
12 the floor plan, it looks bigger than it is for that reason.

13 MR. FULLER: Any other general comments? All
14 right --

15 MR. FLEMING: On circle 9 -- I'm looking at this
16 diagram -- I notice that two individuals there seems to be
17 an issue about views and the limit on how the bungalow --
18 what it should be -- I heard a number 59. So two things,
19 and one, is that number a correct number, as far as deep a
20 house can go for a bungalow; and number two, if you look at
21 this view here, if you stand on the street, at this place,
22 if this house is built, this part here is going to block the
23 view anyway, so there is no view. I don't know if I'm
24 looking at this right or not.

25 (Discussion off the record).

26 MR. FLEMING: So the question still is, if a

1 bungalow is at -- 59, is that the number it can go back?

2 MR. JONES: I think the bungalow is 59.9 feet
3 deep, which is essentially 60 feet deep. This house and
4 addition is 65 feet deep, so.

5 (Discussion off the record).

6 MR. JONES: Comparable distances are 59.9 and 65
7 feet. So this is 5.1 feet longer than the, deeper than the
8 adjacent bungalow.

9 MR. FULLER: Thank you. Let me try to summarize
10 the things I have heard so far and get a couple of strong
11 votes, because there are a couple of pieces that I didn't
12 hear consistency. I don't think I heard anybody say, on the
13 Commission, that there was a concern about the total square
14 footage that was being proposed for this development, which
15 has frequently been a factor in Chevy Chase to the left
16 area, not coverage, total coverage, total density
17 additional.

18 And I don't think I heard anybody on the
19 Commission say that the idea of solving the solution by
20 turning it into a deep L rather than an addition straight
21 behind the house or any other way, so the general approach,
22 from what I am hearing, there is a consistency that
23 everybody is pretty much okay with?

24 (Affirmative responses given).

25 MR. FULLER: All right. From there, there was a
26 little bit of a back and forth on whether the, how tight we

1 should be as it relates to the total lot coverage and I'll
2 tie into that the depth of the overall addition. Could I
3 simply just quickly go down the line and get a reaction as
4 to whether or not people feel that as proposed -- let's just
5 simply leave it simple -- as proposed, would you be able to
6 approve it as is, or would you want to see it smaller and
7 shorter? Warren, we'll start there.

8 MR. FLEMING: Smaller and shorter.

9 MR. FULLER: Lee?

10 MR. BURSTYN: I don't really have too much trouble
11 with it as it is, as long as it fits in.

12 MR. FULLER: Okay. Nuray?

13 MS. ANAHTAR: As I said earlier, only the first
14 part of the addition, where the kitchen is, it can't,
15 because of a smaller kitchen.

16 MR. FULLER: Okay.

17 MR. ROTENSTEIN: I think it is approvable as it
18 is.

19 MR. JESTER: I think it is very close to
20 approvable as it is, with a slight reduction.

21 MS. MILES: I concur with that, just a very slight
22 reduction.

23 MR. DUFFY: Smaller and shorter.

24 MR. FULLER: A slight reduction would be your
25 side. From my perspective, I think you are hearing a slight
26 majority say they would like it a little bit shorter, but

1 not by any large numbers.

2 There was also a discussion about the level of
3 differentiation of the addition to the existing house. Does
4 anybody have a strong feeling that there should be more or
5 less differentiation, than more or less than what is
6 currently shown?

7 MR. FLEMING: More.

8 MS. ANAHTAR: I think more transparency, because
9 of the courtyard also. And also, it looks great. The
10 massing looks good to me.

11 MR. FULLER: Okay.

12 MR. ROTENSTEIN: More differentiation.

13 MR. JESTER: I agree, more differentiation.

14 MS. MILES: Yes, and especially on the west
15 elevation.

16 MR. DUFFY: More differentiation. I concur with
17 Commissioner Anahtar, by making the kitchen wing more
18 ablaze, that would help.

19 MR. FULLER: I only heard a couple of comments
20 about the east addition, which really does have a more
21 dramatic impact than what is on the street. What are
22 people's reaction as to the applicant's proposal to try to
23 make it more transparent and feel a little bit more like a
24 porch?

25 MR. JESTER: I have a question. Is the existing
26 the original configuration?

1 MR. JONES: No. I have original house drawings
2 that I can show you.

3 (Discussion off the record).

4 MR. FULLER: I guess, to make it simple then,
5 let's simply make it as a reaction to what is being
6 currently proposed in front of us. Are people generally
7 okay with the change of the windows on the east elevation of
8 the old addition?

9 MR. FLEMING: I agree.

10 MS. ANAHTAR: Okay.

11 MR. ROTENSTEIN: Okay.

12 MR. DUFFY: Yes.

13 MS. MILES: Yes.

14 MR. JESTER: Yes.

15 MR. FULLER: Okay. So I think the changes you are
16 proposing on the east -- we have been able to give you
17 enough general direction as to what the disposition of the
18 Commission is?

19 MR. JONES: Yes. Thank you.

20 MR. FULLER: Thank you. Thank you all for coming
21 out tonight. Okay. Minutes -- I'm not sure which day's
22 Minutes are we looking to approve, and who said they were
23 going to volunteer for the next one? Leslie, did you --

24 MS. MILES: What? Nice try.

25 MS. ANAHTAR: I volunteer for the next one.

26 MR. JESTER: Kevin sent us one from the last

PARTS OF
LOTS 4 & 5
10355/245

PARTS OF
LOTS 5 & 6
10355/245

PARTS OF
LOTS 5 & 7
3336/525

PARTS OF
LOTS 9 & 10
9587/868

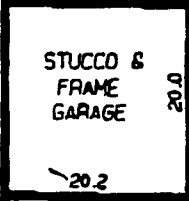
PARTS OF
LOTS 7 & 8
5087/849

N 89°58'07" W 53.59' (SURVEY)
I.P.S. WEST 53.88 (COMP.)

N 0°02'17" E 10.00'
F/L 0.1 1/2 NORTH 10.00'
F/L 0.3 1/2

N 89°55'08" W 16.27' (SURVEY)
WEST 16.32' (RECORD)

END WALL ON LINE
WALL 0.3 1/2



PART OF
LOT 6
13.20 S.F. (COMP.)

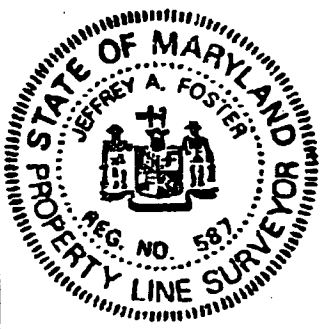
PART OF
LOT 7
150 S.F. (COMP.)

PART OF LOT 9
6,875 S.F. (COMP.)

PART OF
LOT 8
1,875 S.F.
(COMP.)

NORTH 135' (TOTAL COMP.)
N 0°00'10" E 134.37' (SURVEY)

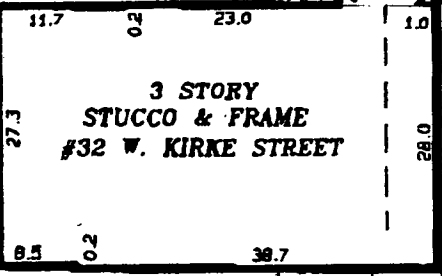
3 STORY
STUCCO & FRAME
#32 W. KIRKE STREET



S 0°06'23" E 124.32'
SOUTH 125'
1.5' WIDE STONE SET. WALL

ASPHALT DRIVEWAY

13.4 1/2



F/L 0.3 1/2

WALL 0.1 1/2 I.P.S.

55.0
EAST 70' (TOTAL COMP.)
S 89°58'14" E 69.84' (SURVEY)

WEST KIRKE STREET
(KIRKE STREET PER PLAT)

PRELIMINARY

PLAT OF SURVEY 1"=20'

PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32

SECTION NO. 2

CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND

NOTES:

1. FLOOD ZONE "C" PER H.U.D., PANEL NO. 0200C.
2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
3. I.P.S. INDICATES IRON PIN AND CAP SET.

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE INFORMATION

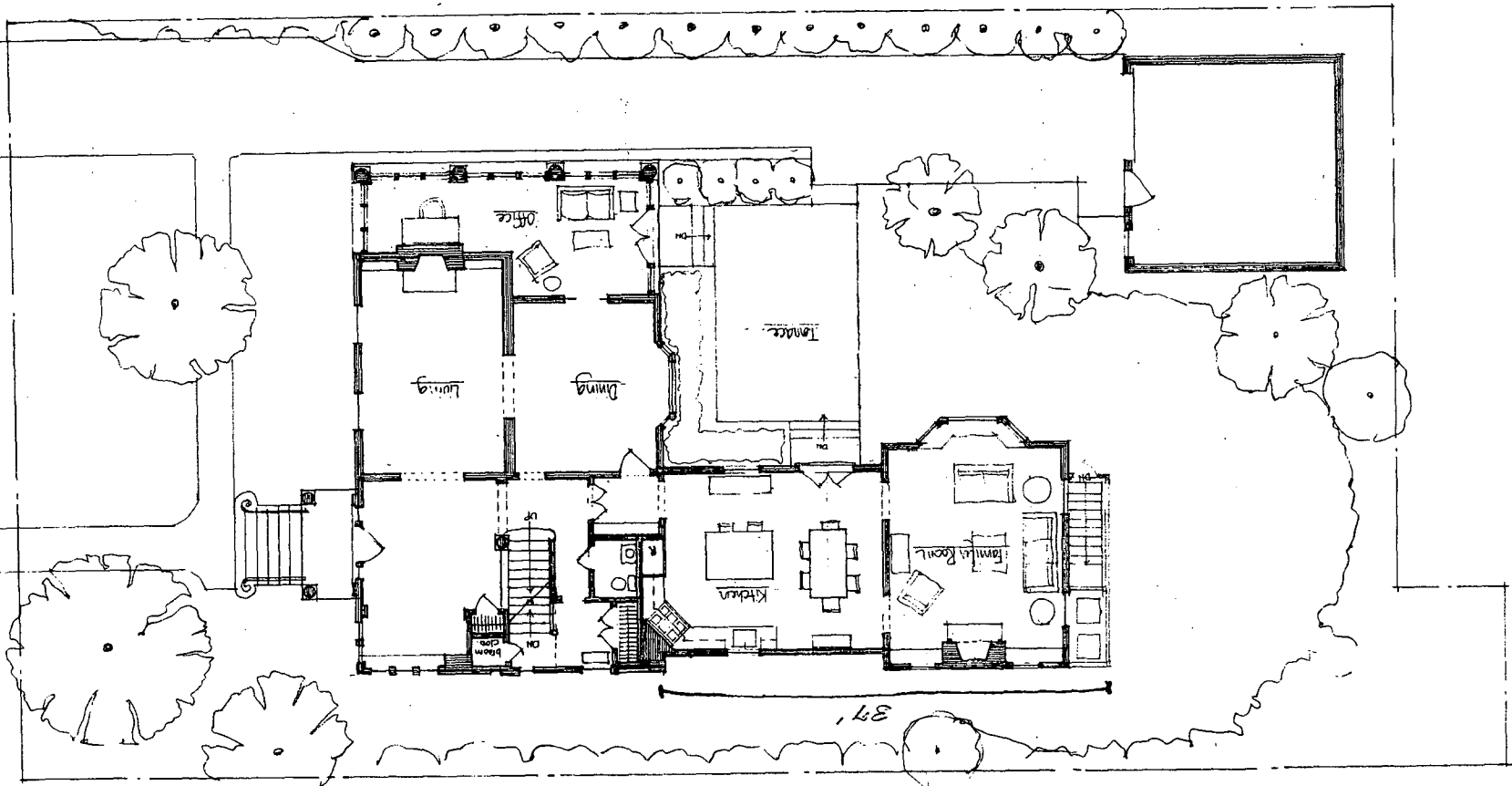
REFERENCES

SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS



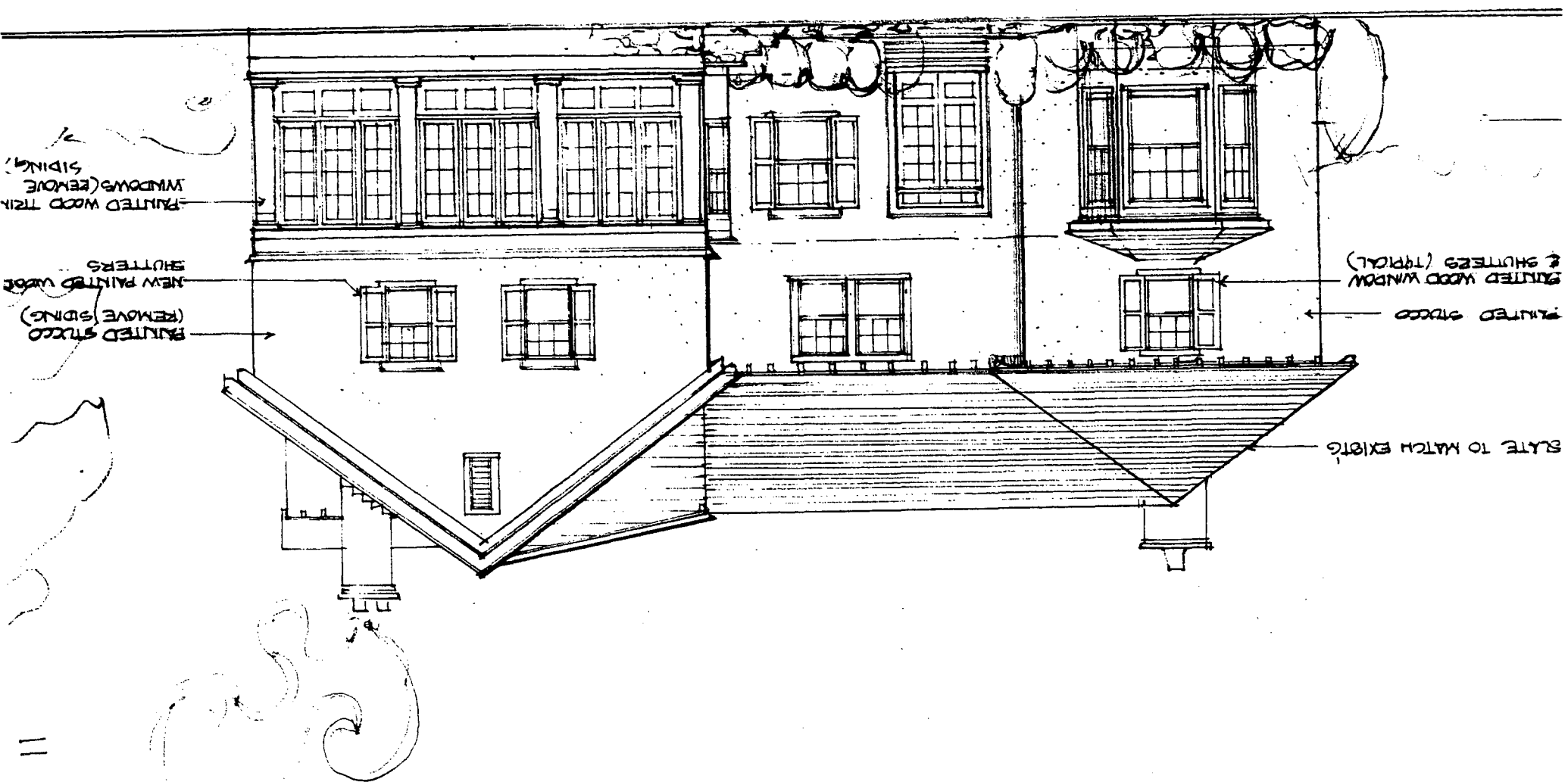
PRELIMINARY

Lynham Residence • 1st Floor • 1/8" = 1'-0" • David Davis Architects 8.15.05



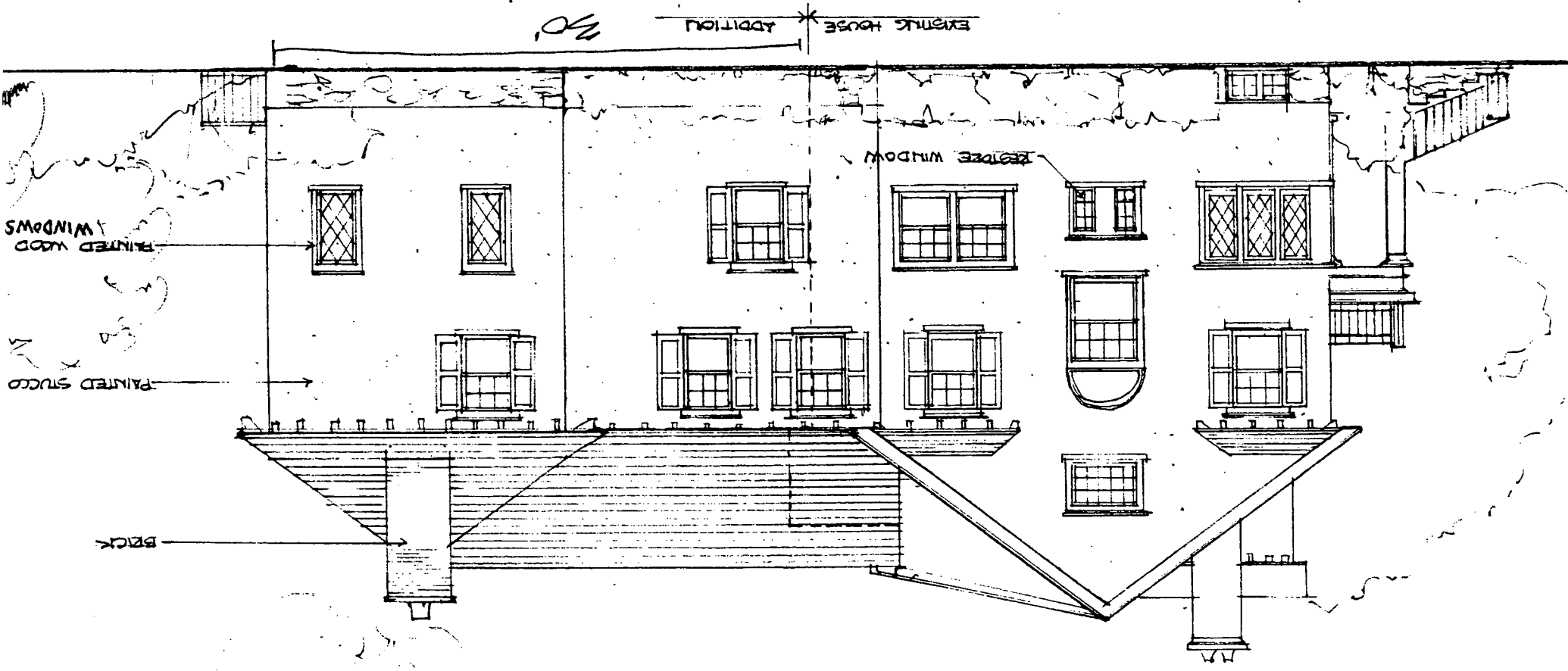
PRELIMINARY

Lynham Residence • East Elevation @ 1/8" = 1'-0" • David Lewis Architects 8.15.05



PRELIMINARY

Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 8.15.05





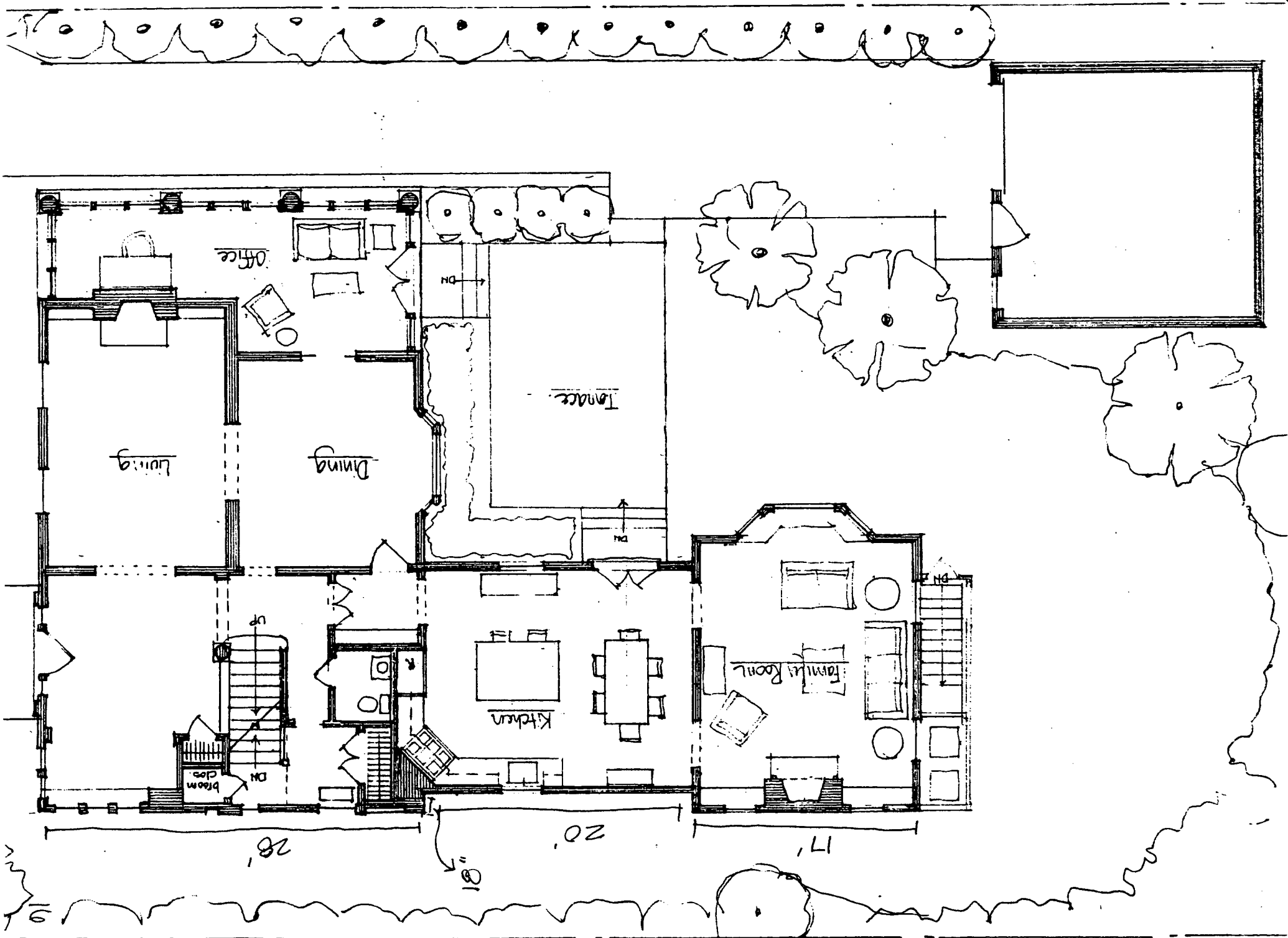
Lynham Residence • Rear Elevation @ 1/8" = 1'-0" • David Jones Architects 8-15-05

PRELIMINARY

(Handwritten initials)

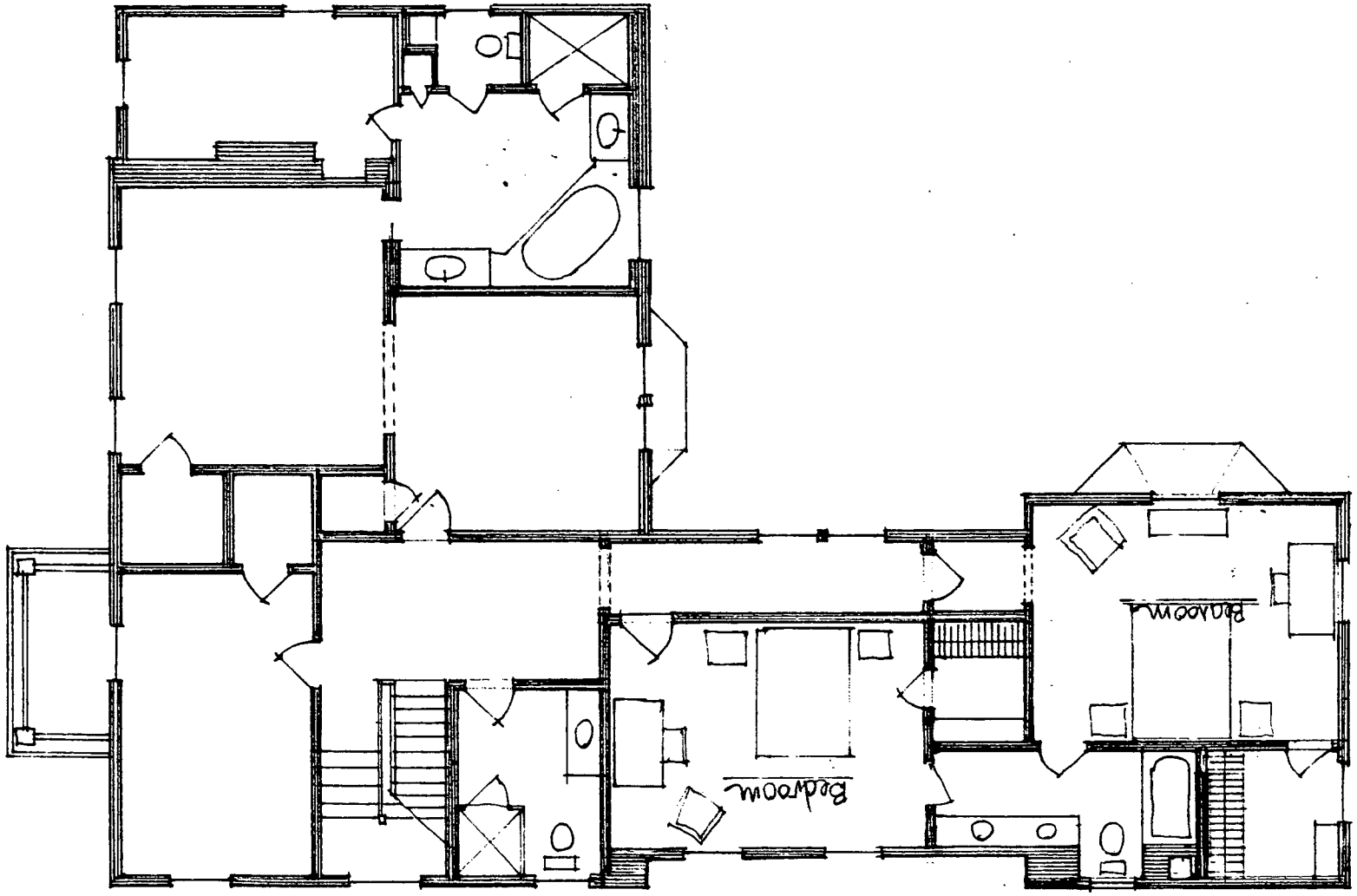
PRELIMINARY - First Floor Proposed

47



PRELIMINARY

Lynham Residence • 2nd Floor @ 1/8"=1'-0" • David Jovus Architects • 8.15.05



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 West Kirke Street, Chevy Chase	Meeting Date:	05/09/07
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	05/02/07
Review:	Preliminary Consultation	Public Notice:	04/25/07
Applicant:	Mr. and Mrs. Lynham (David Jones, AIA)	Tax Credit:	None
Proposal:	Major Addition and Alterations	Staff:	Michele Oaks
Recommendation:	Proceed to HAWP		

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Colonial Revival/Craftsman details
PERIOD OF SIGNIFICANCE:	1892 -1916

The existing house is a two-story, four-bay, side gable roof stucco dwelling with a Colonial Revival entry portico detailed with a roof balustrade. A one-bay, side frame extension protrudes from the east elevation of the house. The roof is sheathed in slate and detailed with broad overhanging eaves. The house is detailed with a variety of windows including single, and paired 6/1 double hung, 8/1, 4/1 double hung, multi-light casements, arched and lattice windows. Most of the windows on the front façade have paneled louvered shutters.

The lot contains a driveway stretching along the east, side property line leading to a contributing stucco and frame garage. Several mature trees and shrubbery decorate the existing lot.

PROPOSAL:

The applicants propose to:

General

Construct a two story, rear ell along the western section of the rear elevation of the subject house. The new addition proposes to extend 30' beyond the existing footprint of the house. The new ell will be detailed with a stone foundation, painted stucco with painted wood windows flanked with paneled shutters and sheathed with slate to match the existing massing. The roofline will fashion exposed rafter tails and a brick chimney.

Existing House: Front Elevation/Two-story East Extension

Remove existing siding and replace with painted stucco.
 Remove 6/1 window and replace with a new, painted-wood, triple casement window.
 Remove existing asphalt shingles and replace with new slate to match the slate on the main massing.

Existing House: East/Side Elevation

Remove existing siding and replace with painted stucco.
Remove the three (3), 6/1 windows and replace with three, new sets of painted triple casement windows.
Install painted wood trim and pilasters.

Existing House: West/ Side Elevation

Restore windows on the first floor.

CALCULATIONS

Lot Size: 8913 SF

Existing House and Porches	1397 SF	15.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	1801 SF	20.2%
Proposed Addition	627SF	7%
Proposed House	2024 SF	22.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2428	27.2%

APPLICABLE GUIDELINES

When reviewing alterations and additions within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. 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.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- 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.
- 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 rear of the properties should be approved as a matter of course.
- Major additions should, where feasible, be placed at 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.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

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

- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height, and overall lot coverage.

The Commission generally wants to see a clear delineation between the original massing and a proposed addition. The proposed new addition will not exceed the height of the original massing of the house. The ridge of the new addition will be 3'6" lower than the ridge of the existing massing. The design does not extend beyond the plane of the original massing and does provide for a recess of 18" at the juncture of the addition onto original massing to create the sense of a "hyphen". Twenty (20) feet back, the addition projects 18", so it is flush with the side elevation. The goal of this separation is to provide a differentiation between the "hyphen" and the hip roof massing.

Staff's main concern regarding the proposed plans is the overall increase in lot coverage. The Chevy Chase Historic District Guidelines specify that the Commission is to review lot coverage with strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. The guidelines specify that it is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space. With this advice, staff encourages the design team to explore a revised design, which reduces the lot coverage numbers for the house to 20%, the current house numbers are at 22.7%.

The proposed material selections for the new additions are consistent with the Commission's established policies and will be compatible with the existing house and the surrounding streetscape.

The HPC requires that the applicant contact the Village Manager and Arborist to review the final design, prior to HAWP submittal, to ensure that the proposal is consistent with their local ordinances.

m

DAVID JONES ARCHITECTS

17 April 2007

Historic Preservation Commission
c/o Ms. Michele Oaks, Historic Preservation Planner
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

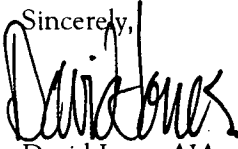
Ladies and Gentlemen,

On behalf of our clients, Lenora and John Lynham, I request a preliminary consultation with the Historic Preservation Commission at your May 9th meeting regarding proposed plans for the above property. The owners would like to modify the eastern portion of the house to make it more compatible with the original house. The original house had a side porch in that location. The owners would also like to add a new wing to the rear of the house.

I have enclosed the following drawings: elevations of the existing house, and site plan, floor plans and elevations showing the proposed alterations and addition. A set of exterior photographs, a list of exterior materials, lot occupancy calculations and a list of the adjacent and confronting property owners are also included.

I will be meeting with Mr. Geoffrey Biddle to confirm zoning compliance with the Village Code. There are no trees on the Lynham's property that would be affected by the proposal. We have requested the Chevy Chase Village arborist to review what tree preservation measures should be taken regarding two trees on the neighboring property at 34 West Kirke Street.

I look forward to the opportunity to discuss Mr. & Mrs. Lynham's plans with the Commission.

Sincerely,

David Jones AIA

Enclosures

Cc: Mr. & Mrs. Lynham

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
30 West Kirke Street
Chevy Chase MD 20815

Mr. & Mrs. Charles A. Hobbs
33 West Kirke Street
Chevy Chase MD 20815

Dr. William R. Dooley/Ms. Marion C. Blakey
31 West Kirke Street
Chevy Chase MD 20815

Mr. John Corrigan/Ms. Phyllis Kass
33 West Irving Street
Chevy Chase MD 20815

Mr. & Mrs. Robert A. Rovner
31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Description of materials:

1. Remove wood siding on east portion of existing house. Replace with new painted stucco to match existing adjacent surfaces.
2. Restore first floor of east portion of house for sunroom/office with painted wood pilasters, entablature, panels & casement windows.
3. Painted stucco similar to existing house on addition walls.
4. New random granite veneer foundation walls similar to existing.
5. Random granite and brick chimney.
6. Painted wood trim, pilasters, shutters, eaves, rafter tails, etc.
7. Painted wood double hung windows with simulated divided light insulated glass on addition. Screens on lower sash. Painted wood simulated divided light casement windows on sunroom/office.
8. Painted wood French doors, simulated divided light insulated glass, painted wood screen doors.
9. Slate roof with painted metal gutters and downspouts to match existing. Replace existing asphalt composition shingle on east portion of house with slate.
10. Painted wood railing at exterior steps to basement.
11. Flagstone terrace on stone dust.

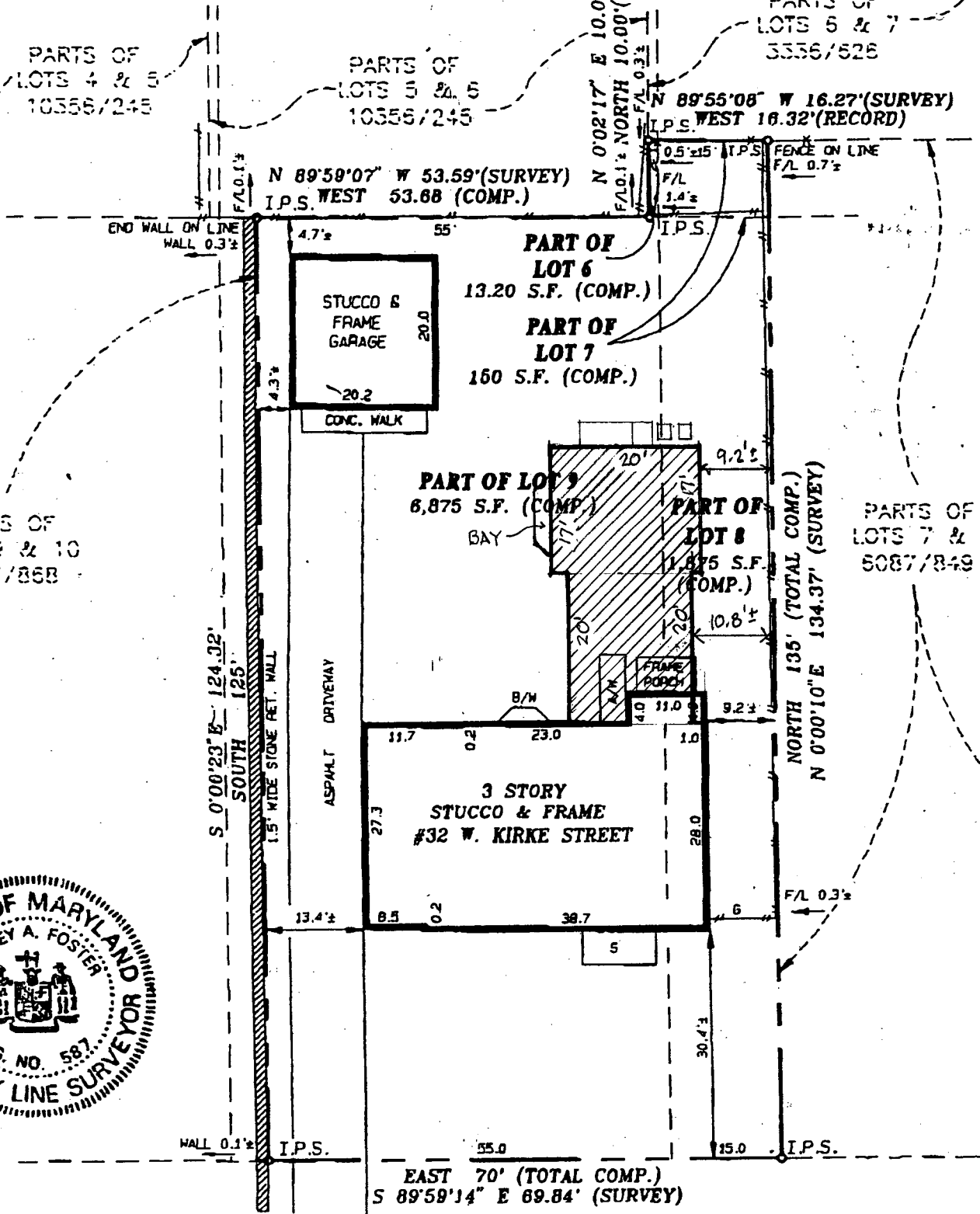
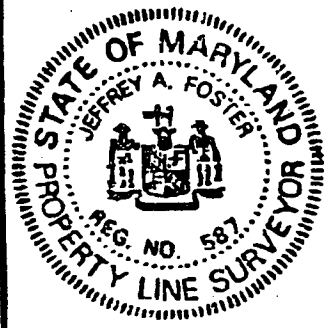
PARTS OF
LOTS 4 & 5
10356/245

PARTS OF
LOTS 3 & 6
10356/245

PARTS OF
LOTS 6 & 7
3336/526

PARTS OF
LOTS 9 & 10
9587/868

PARTS OF
LOTS 7 & 8
5087/849



WEST KIRKE STREET
(KIRKE STREET PER PLAT)

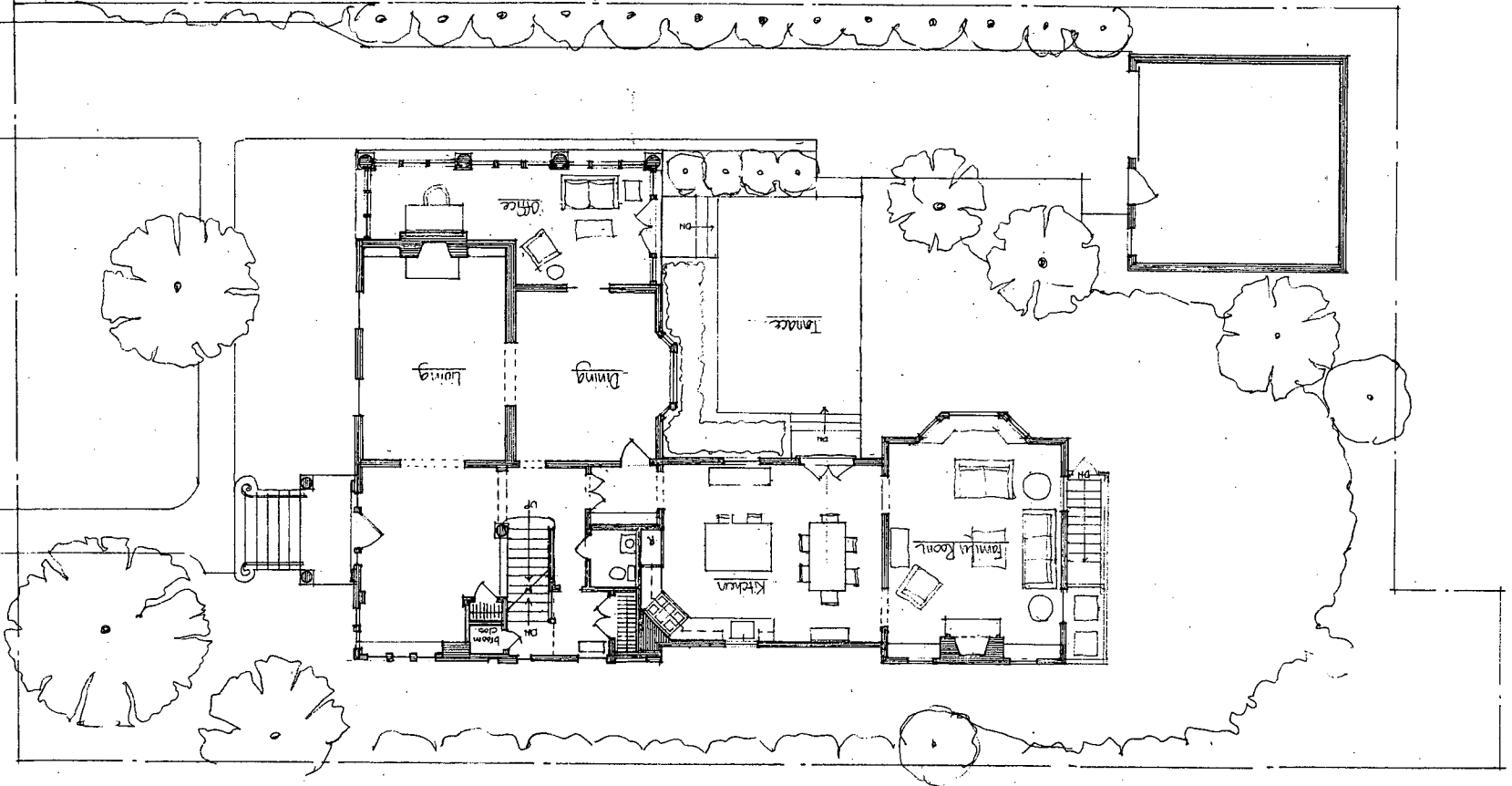
PLAT OF SURVEY 1"=20'
PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

- NOTES:
1. FLOOD ZONE "C" PER H.U.D., PANEL NO. 0200C.
 2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
 3. I.P.S. INDICATES IRON PIN AND CAP SET.

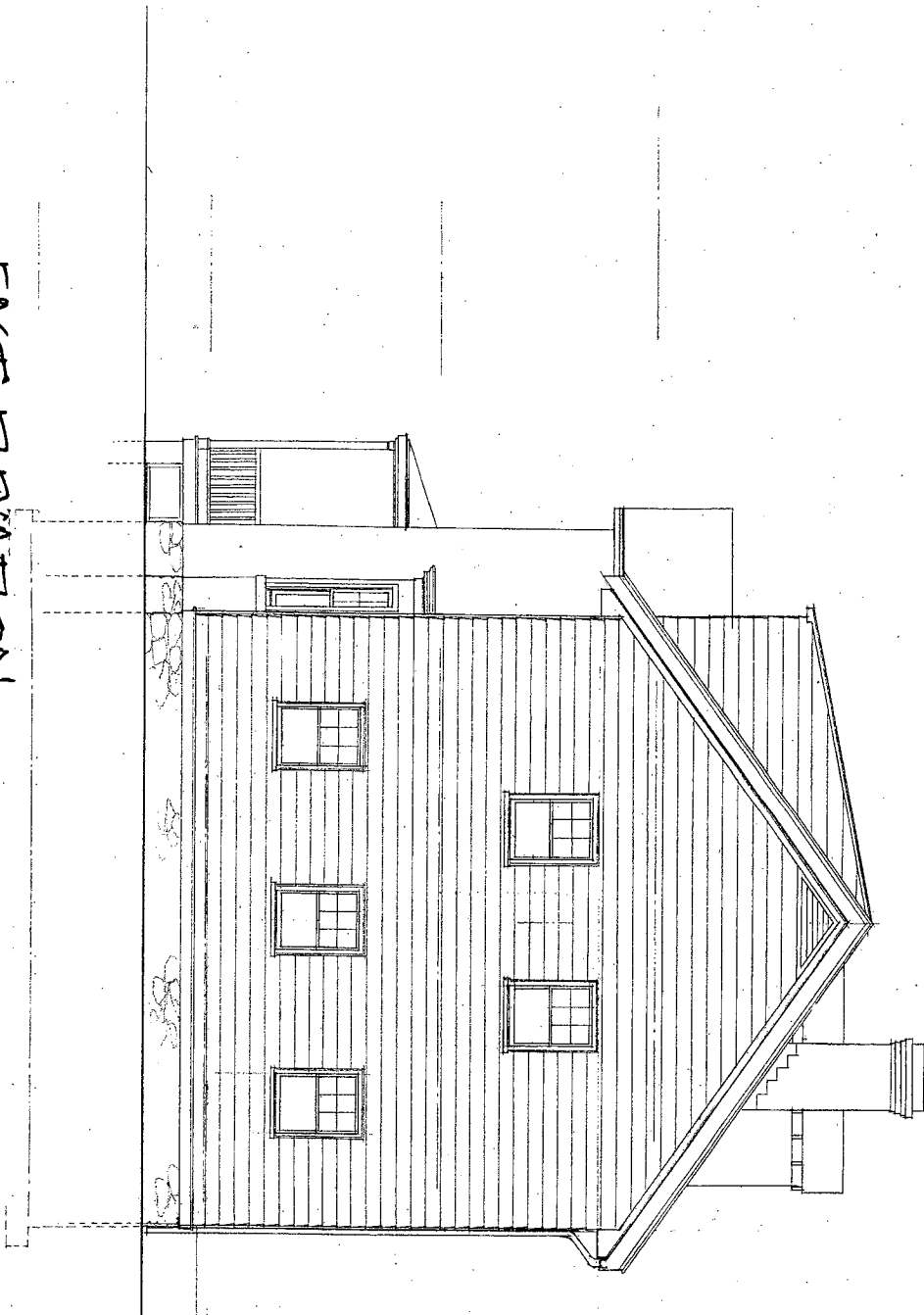
Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p>	<p>REFERENCES</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216</p>
<p>"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO</p>	<p>PLAT BK. 2</p>	

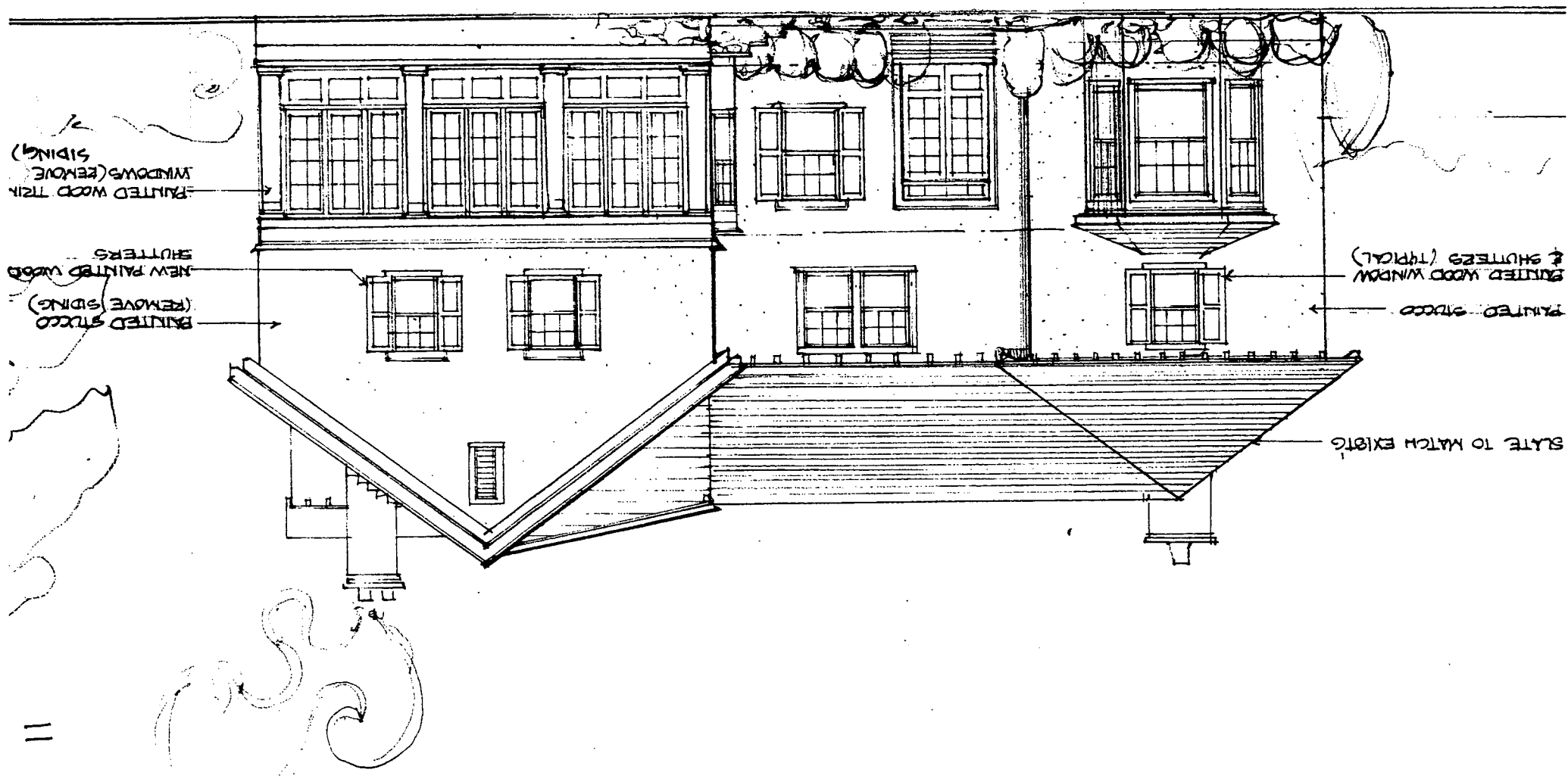
Lynham Residence • 1st Floor @ 1/2" = 1'-0" • David Jones Architects 8.15.05



EAST ELEVATION
EXISTING



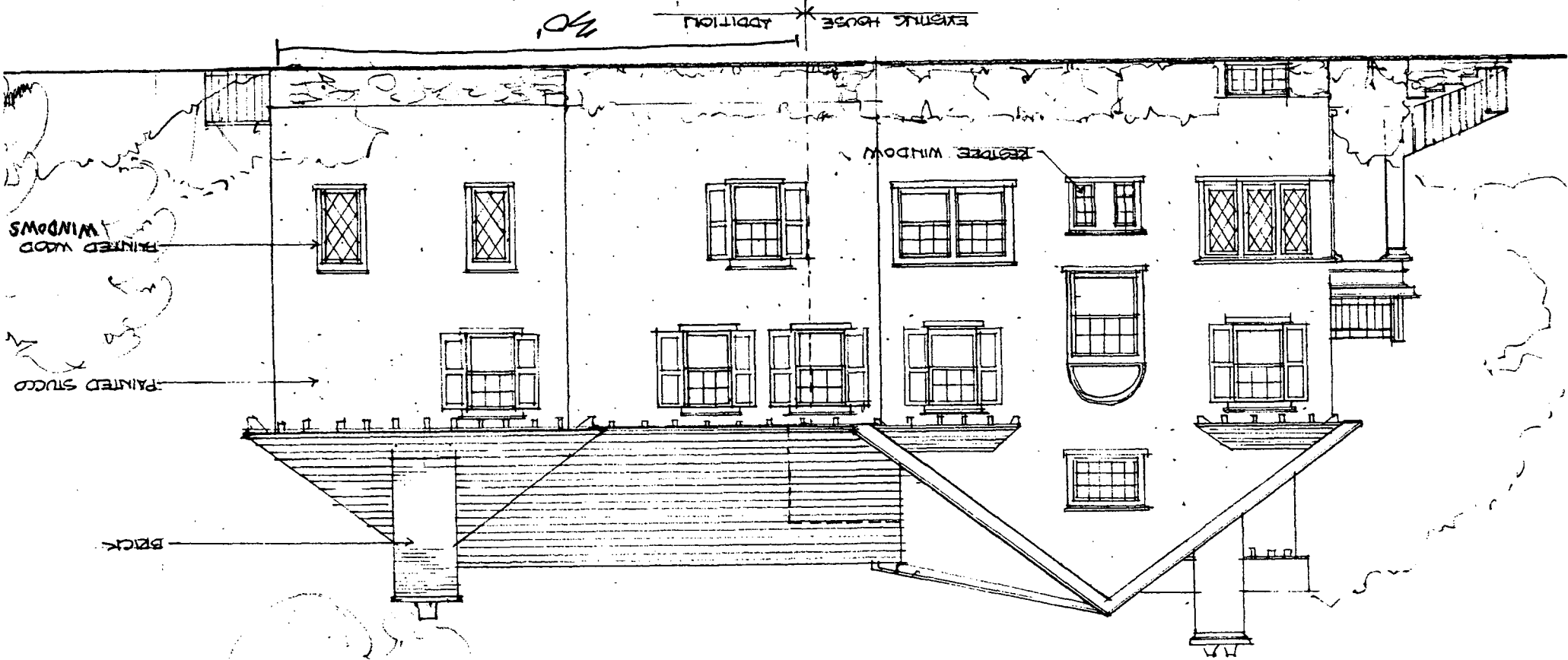
Lynham Residence • East Elevation @ 1/8"=1'-0" • David Lewis Architects 8.15.05



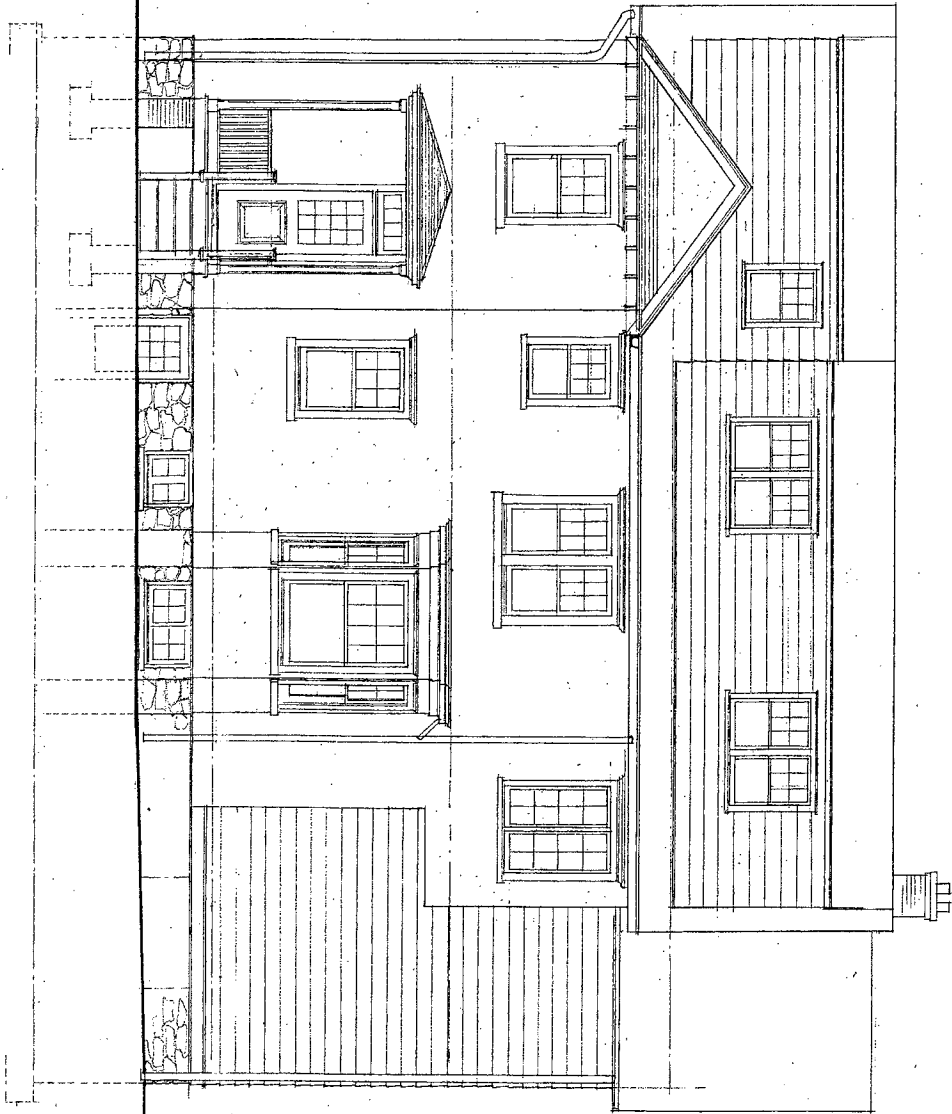
WEST ELEVATION
EXISTING



Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 8.15.05



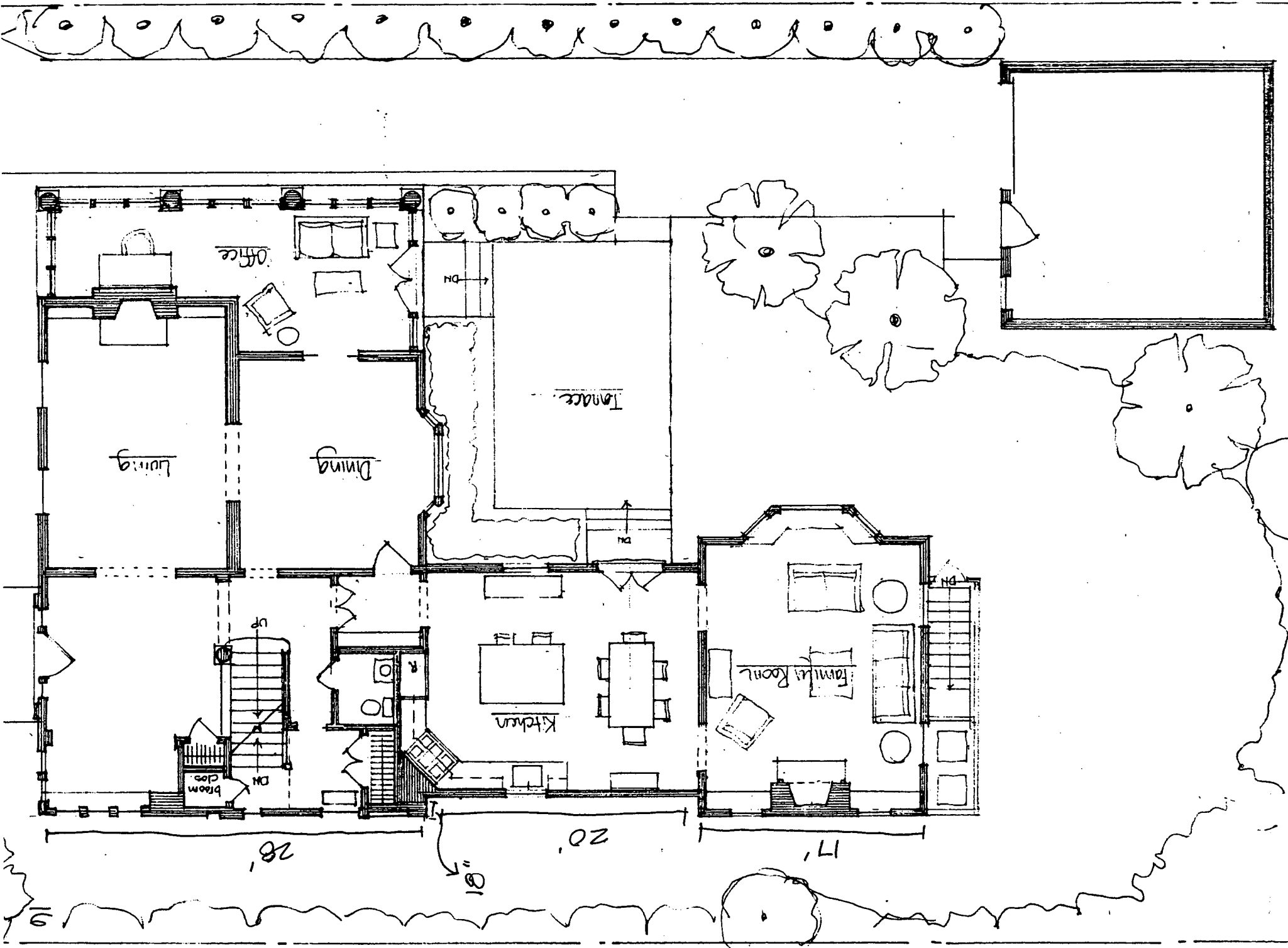
PERK. ELEVATION
EXISTING



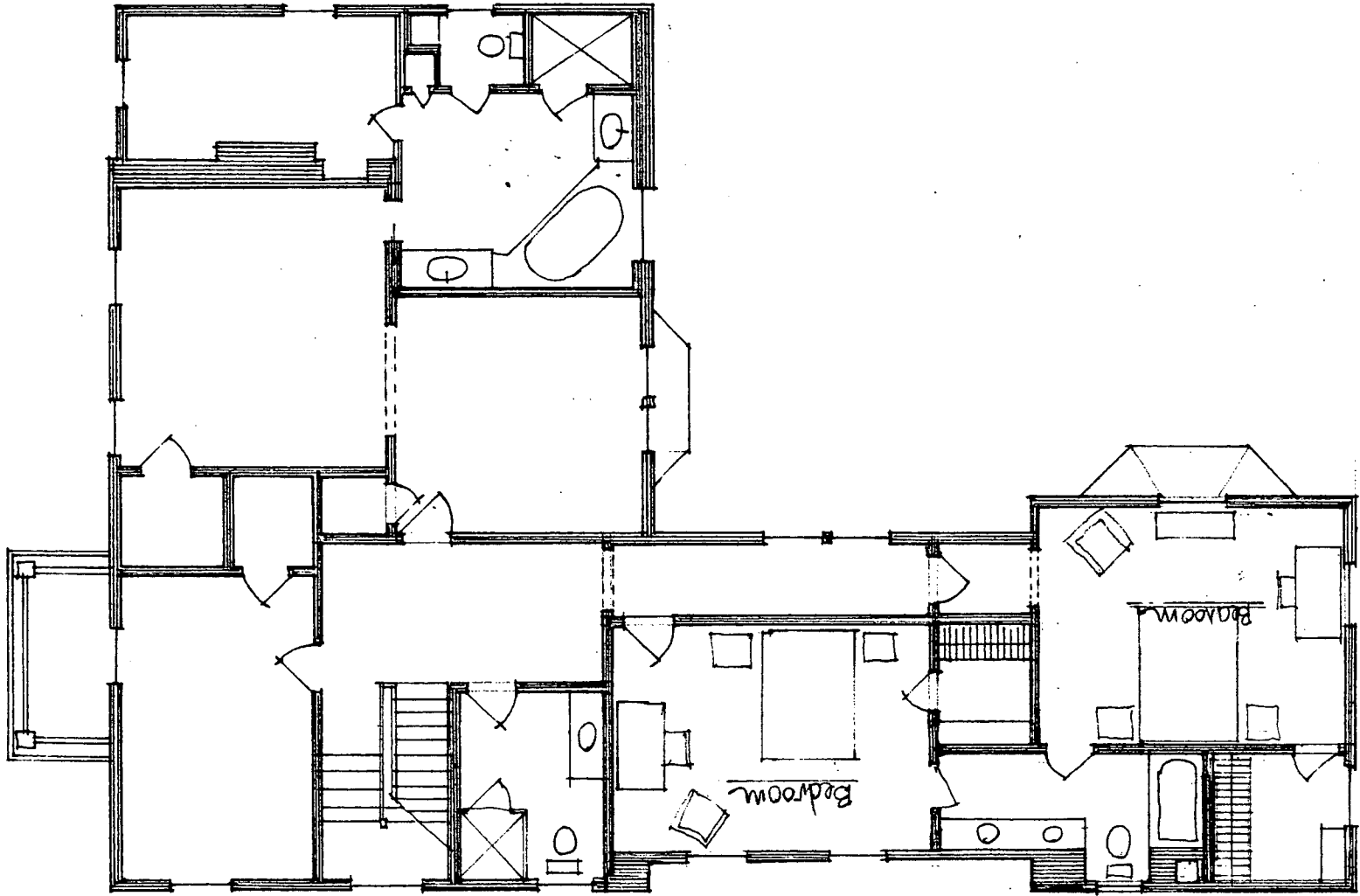


Lynham Residence • Rear Elevation @ 1/8" = 1'-0" • David Jones Architects 8.15.05

First Floor Proposed



Lynham Residence • 2nd floor @ 1/8" = 1'-0" • David Evans Architects • 8.15.05



32 W. KIRKE ST.



VIEW FROM NORTHWEST

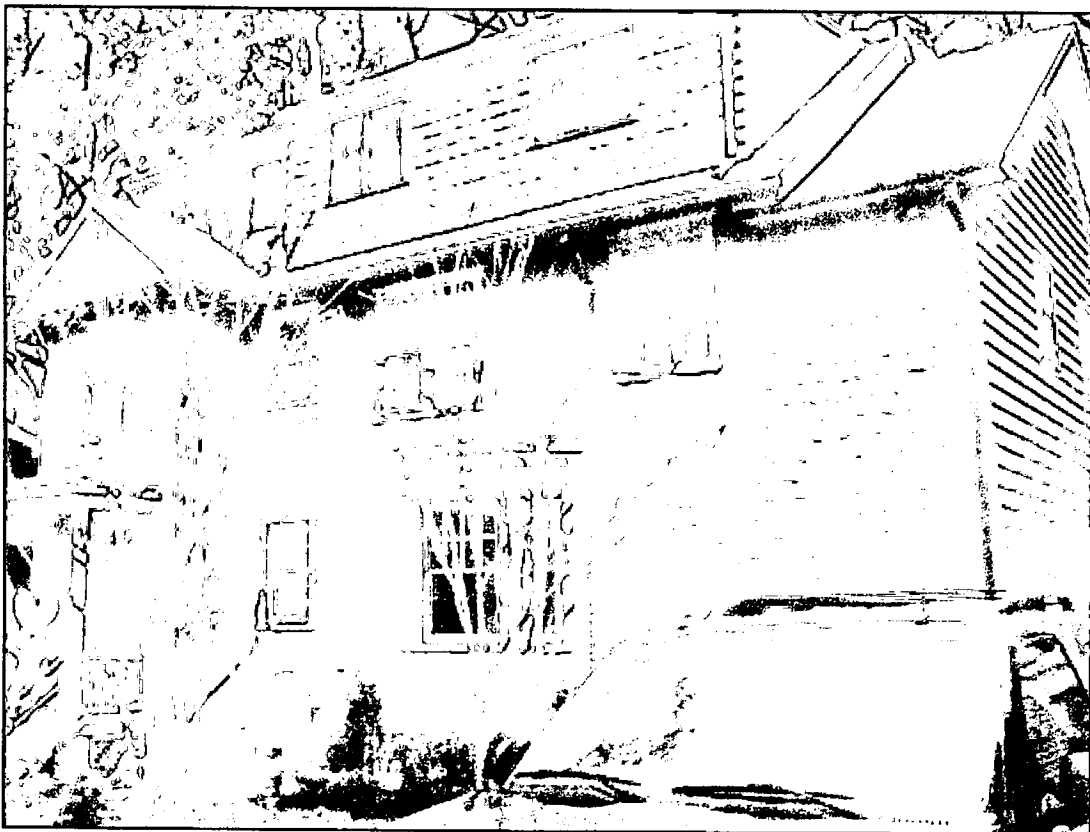


FRONT (NORTH) ELEVATION

32 W. KIRKE ST.



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

32 W. KIRKE ST.



REAR (SOUTH) ELEVATION



NORTHEAST CORNER

Summary of Case:

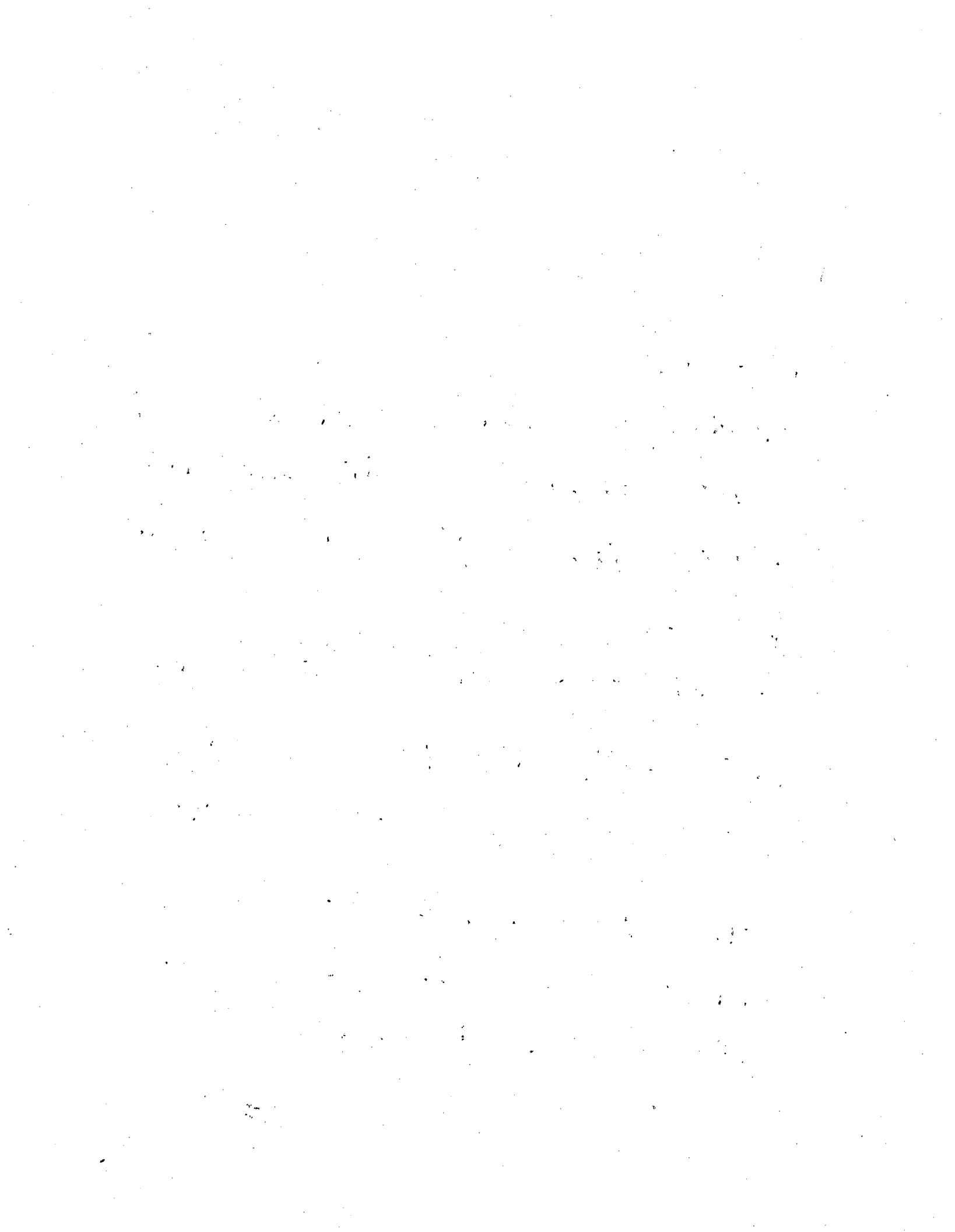
HAWP was approved at June 13, 2007. The decision letter has been transmitted. The drawings have not been stamped, the approval letter has not been created, and the HAWP has not been stamped.

10-22-07

David Jones called - plans went to DPS first (permit expediter) + DPS issued ^{bldg} permit w/o HPC stamp. CCV caught the error. I stamped 1 set of plans (for CCV) today. Emailed DPS to let them know.

Also - DPS issued actual HAWP w/o approval memo or signed application!

AF





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

434141

Contact Person: David Jones Architects
Daytime Phone No.: 202.332.1200

Tax Account No.: _____
Name of Property Owner: Mr & Mrs. John Lynham Daytime Phone No.: 202.489.7431
Address: 32 West Kirke Street Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: David Jones Architects Daytime Phone No.: 202.332.1200

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
PARTS OF LOTS
Lot: 6, 7, 8 & 9 Block: 32 Subdivision: #2
Liber: 13973 Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 175,000.00
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.

David Jones 5.21.07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10-22-07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

Two-story, four bay, side gable roof stucco dwelling with a colonial Revival entry porch/portico detailed with a roof balustrade. House is located in the Chevy Chase Village Historic District.

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

Remove existing two story gable @ rear of house.
Construct new two story wing to rear yard.
Remodel east portion of house to make it more compatible with existing house.

SITE PLAN

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

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

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.

- 1. 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.
- 2. 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.

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.

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 end of the adjoining properties. All labels should be placed on the front of photographs.

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.

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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 14, 2007

MEMORANDUM

TO: John Lynham & Lenora Lynham
32 Kirke St, Chevy Chase

FROM: Michele Oaks, Planner Coordinator
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #454141

Your Historic Area Work Permit (HAWP) application for a rear addition was **Approved with Conditions** by the Historic Preservation Commission at its June 13, 2007 meeting. The conditions of approval were:

1. *The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
2. *The approved new, windows and doors will be fabricated of painted wood. If the windows are to have a muntin profile, the windows will be a true or a simulated-divided light wood window. A simulated divided light window contains wood muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.*
3. *The specifications for the windows will be included in the permit sets of drawings submitted to staff at the time of stamping.*
4. *The permit sets of drawings will show the true finish grades on the elevations.*
5. *Stucco utilized on the project will be a true, three (3) coat, Portand cement stucco finish.*
6. *All trim and details including cornices, window and door trim, corner boards, porch details and shutters must be fabricated in painted wood.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and 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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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



Speaker: Mark Eig
→ Access to trees
→ Water,

→ threatening trees
→ stairway - excavated back stairs
↳ kept under footprint
II-G

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 32 West Kirke Street, Chevy Chase **Meeting Date:** 6/13/2007
Resource: Contributing Resource **Report Date:** 6/06/2007
 Chevy Chase Village Historic District
Review: HAWP **Public Notice:** 5/30/2007
Case Number: 35/13-07U
Applicant: Mr. and Mrs. Lynham **Tax Credit:** None
 (David Jones, AIA)
Staff: Michele Oaks
Proposal: Major Addition and Alterations

approved unanimously

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

- The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
- The approved new, windows and doors will be fabricated of painted wood. If the windows are to have a muntin profile, the windows will be a true or a simulated-divided light wood window. A simulated divided light window contains wood muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- The specifications for the windows will be included in the permit sets of drawings submitted to staff at the time of stamping.
- The permit sets of drawings will show the true finish grades on the elevations.
- Stucco utilized on the project will be a true, three (3) coat, Portand cement stucco finish.
- All trim and details including cornices, window and door trim, corner boards, porch details and shutters must be fabricated in painted wood.

BACKGROUND:

The subject proposal for a rear addition was heard before the Commission in the form of a Preliminary Consultation at the May 9, 2007 public hearing (transcript and drawings from preliminary consultation attached beginning on circle 27). The Commission heard testimony from the adjacent neighbor who expressed concerns regarding the depth of the proposed addition into the applicants rear yard, as they felt it would obstruct their views from their rear yard down the existing rear yards of the houses on the street. The neighbors also had concerns regarding their very substantial tulip poplar tree and the potential effect the construction would have on this tree as due to the size of the tree, the root system has encroached onto this property.

After the staff report and a presentation by the applicant's architect, the Commissioners provided comments on the project, which were generally supportive of the overall design and the proposed lot coverage. The majority of the Commissioners had the following guidance for the applicant's submittal for a future HAWP application:

- Make a slight reduction in the length of the addition.
- More differentiation/transparency on the new addition

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival/Craftsman details
PERIOD OF SIGNIFICANCE: 1892 -1916

The existing house is a two-story, four-bay, side gable roof stucco dwelling with a Colonial Revival entry portico detailed with a roof balustrade. A one-bay, side frame extension protrudes from the east elevation of the house. The roof is sheathed in slate and detailed with broad overhanging eaves. The house is detailed with a variety of windows including single, and paired 6/1 double hung, 8/1, 4/1 double hung, multi-light casements, arched and lattice windows. Most of the windows on the front façade have paneled louvered shutters.

The lot contains a driveway stretching along the east, side property line leading to a contributing stucco and frame garage. Several mature trees and shrubbery decorate the existing lot.

PROPOSAL:

The applicants propose to:

General

Construct a two story, rear ell along the western section of the rear elevation of the subject house. The new addition proposes to extend 32' beyond the remaining existing footprint of the house. The new ell will be detailed with a stone foundation, painted stucco with painted wood windows flanked with paneled shutters and sheathed with slate to match the existing massing. The roofline will fashion exposed rafter tails and a brick chimney.

Existing House: Front Elevation/Two-story East Extension

Remove existing siding and replace with painted stucco.
Remove 6/1 window and replace with a new, painted-wood, triple casement window.
Remove existing asphalt shingles and replace with new slate to match the slate on the main massing.

Existing House: East/Side Elevation

Remove existing siding and replace with painted stucco.
Remove the three (3), 6/1 windows and replace with three, new sets of painted triple casement windows.
Install painted wood trim and pilasters.

Existing House: West/ Side Elevation

Restore windows on the first floor.

CALCULATIONS

Lot Size:	8913 SF	
Existing House and Porches	1397 SF	15.7%
Existing Garage	404 SF	4.5%
Total	1801 SF	20.2%

Preliminary Consultation #'s

Proposed Addition	627SF	7%
Proposed House	2024 SF	22.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2428	27.2%

HAWP #'s

Proposed Addition	552SF	6.2%
Proposed House	1949 SF	21.9%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2353	26.4%

APPLICABLE GUIDELINES

When reviewing alterations and additions within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. 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.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- 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.

- 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 rear of the properties should be approved as a matter of course.
- Major additions should, where feasible, be placed at 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.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height, and overall lot coverage.

The proposed changes to the design of the new addition since the preliminary consultation include:

- A reduction in the overall length from 37' to 32'. This five-foot differential places the rear elevation wall of the new addition at the same depth of the existing rear façade of the neighbor's house, thus preserving the rear viewshed – the concern of the adjacent neighbors. The total lot coverage has thus been reduced from 27.2% to 26.4%.
- Simplifying the roof plan of the addition, and the west elevation of the addition. The roof plan originally was a gable roof “hyphen” with a pyramidal roof addition. The new proposal roof plan is a traditional hipped roof “ell” extension. The chimney on this elevation has changed from an interior end to an exterior end chimney.
- The side yard setback along the west elevation has changed to a consistent 10.2' for the entire length of the addition. The preliminary consultation design created a 10.8' setback at the juncture of the addition onto the original massing to create the “hyphen”, and twenty (20) feet back, the addition's offset was reduced to 9.2' so it was flush with the side elevation of the original massing.

The applicants and their design team have addressed most of the concerns raised by the Commission during the preliminary consultation. The only outstanding issue is the Commission's request for more differentiation and/or transparency. The owners desire to have the proposed addition's architecture closely resemble the architecture of the existing house. It is one of the responsibilities of the Commission to ensure that there is a level of differentiation when additions are placed onto historic structures to maintain the integrity of the existing historic resource, not to dictate architectural style or design preference. With this addition separated from the house in the form of an “ell”, with a different roof form than on the original house (hip roof), attached onto the original massing through the use of a lower ridge height, and the subtle material and detail changes, such as exposed rafter tails and open eaves and new stone “faced” foundation, which will never be able to match the existing foundation exactly, staff believes that there is enough differentiation being provided to satisfy this requirement.

The proposed material selections for the new additions are consistent with the Commission's established policies and will be compatible with the existing house and the surrounding streetscape. Staff is recommending approval with the standard conditions for additions.

The Village Manager and Arborist have done a preliminary review of the plans and as proposed, the submittal is consistent with their local ordinances. However, a more thorough review of the final design is required for an official approval from their offices. Additionally, the applicants may be required to provide mitigation and or tree protection measures to ensure the protection of the Villages tree canopy, and these items will be established during the Villages permitting process.

STAFF RECOMMENDATION:

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

and with the *Chevy Chase Village Historic District Master Plan – Expansion, Adopted April 1998*

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

454141

Contact Person: David Jones Architects
Daytime Phone No.: 202.332.1200

Tax Account No.: _____
Name of Property Owner: Mr & Mrs. John Lyham Daytime Phone No.: 202.489.7431
Address: 32 West Kirke Street Cherry Chase MD 20815
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: David Jones Architects Daytime Phone No.: 202.332.1200

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
PARTS OF LOTS
Lot: 6, 7, 8 & 9 Block: 32 Subdivision: #2
Liber: 13973 Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 175,000.00
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.

David Jones
Signature of owner or authorized agent

3.21.07
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

①

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

WRITTEN DESCRIPTION OF PROJECT

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

Two-story four bay side gable roof stucco dwelling with a
colonial revival entry porch/portico detailed with a roof
balustrade. House is located in the Chevy Chase Village
Historic District.

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

Remove existing two story gable @ rear of house.
Construct new two story wing to rear yard.
Remodel east portion of house to make it more compatible
with existing house.

SITE PLAN

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

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

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.

1. 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.
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PHOTOGRAPHS

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Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
30 West Kirke Street
Chevy Chase MD 20815

Mr. & Mrs. Charles A. Hobbs
33 West Kirke Street
Chevy Chase MD 20815

Dr. William R. Dooley/Ms. Marion C. Blakey
31 West Kirke Street
Chevy Chase MD 20815

Mr. John Corrigan/Ms. Phyllis Kass
33 West Irving Street
Chevy Chase MD 20815

Mr. & Mrs. Robert A. Rovner
31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Description of materials:

1. Remove wood siding on east portion of existing house. Replace with new painted stucco to match existing adjacent surfaces.
2. Restore first floor of east portion of house for sunroom/office with painted wood pilasters, entablature, panels & casement windows.
3. Painted stucco similar to existing house on addition walls.
4. New random granite veneer foundation walls similar to existing.
5. Random granite and brick chimney.
6. Painted wood trim, pilasters, shutters, eaves, rafter tails, etc.
7. Painted wood double hung windows with simulated divided light insulated glass on addition. Screens on lower sash. Painted wood simulated divided light casement windows on sunroom/office.
8. Painted wood French doors, simulated divided light insulated glass, painted wood screen doors.
9. Slate roof with painted metal gutters and downspouts to match existing. Replace existing asphalt composition shingle on east portion of house with slate.
10. Painted wood railing at exterior steps to basement.
11. Flagstone terrace on stone dust.

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

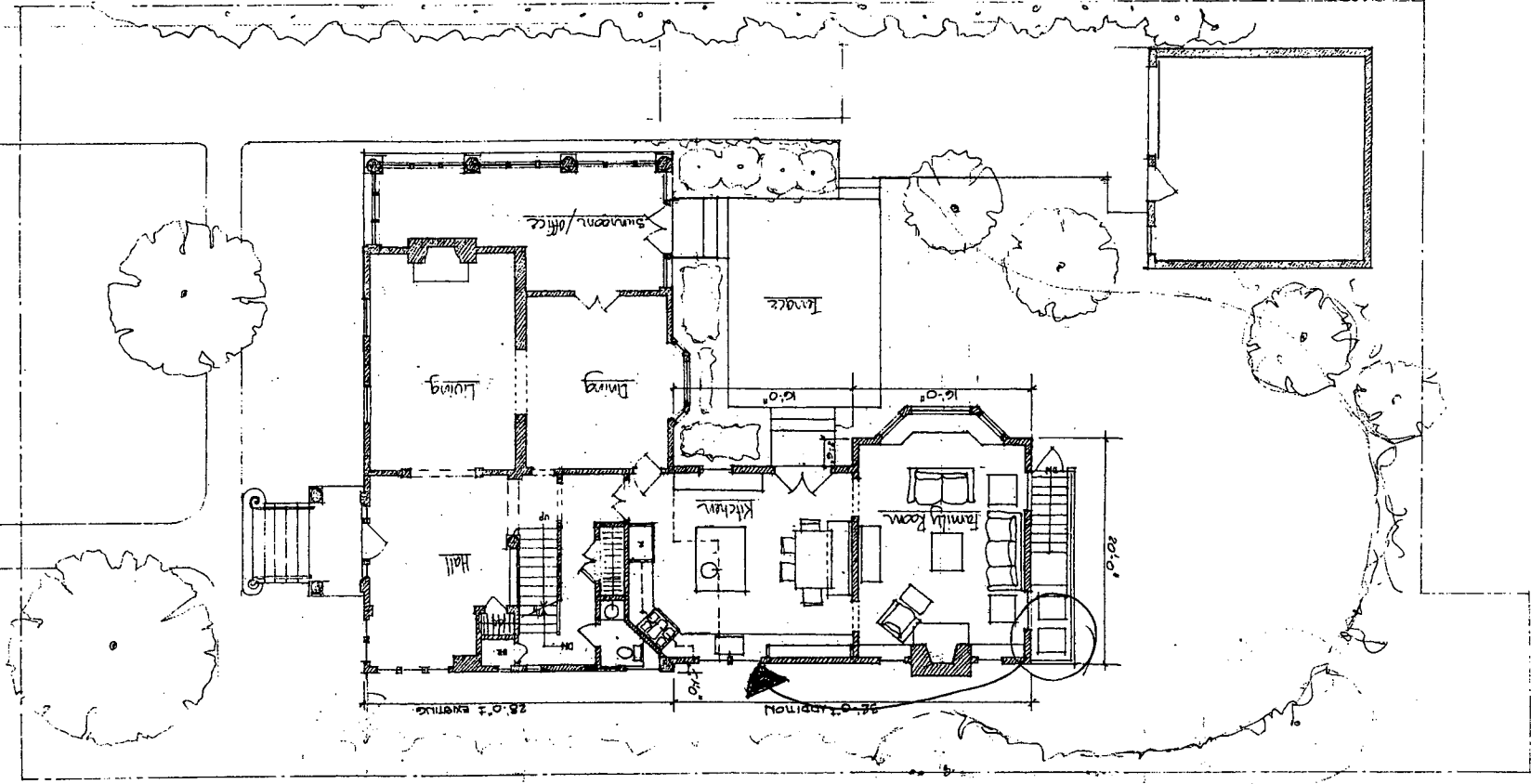
Area Calculations - HAWP

Lot size: 8913 SF

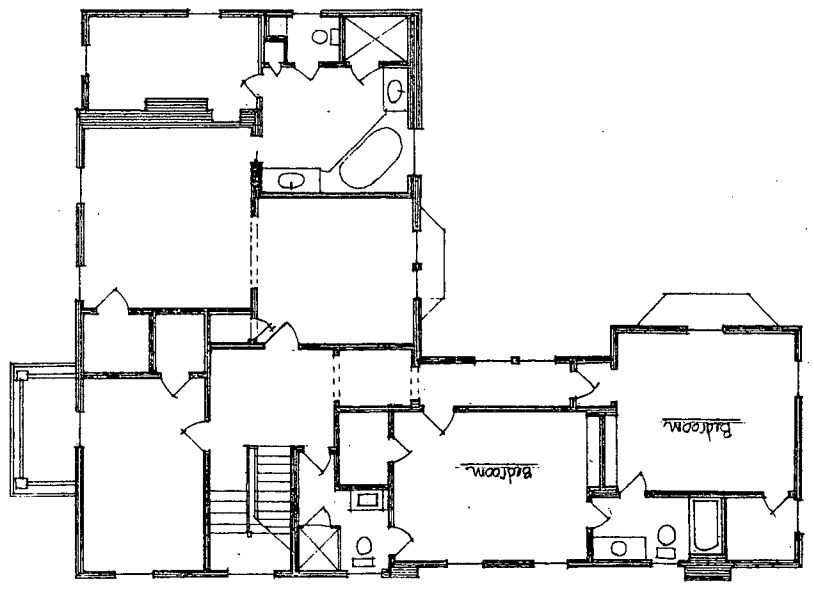
<u>EXISTING</u>	<u>SF</u>	<u>Lot Occupancy</u>
Existing house & porches:	1397	15.7%
Existing garage:	404	4.5%
Total existing:	1801	20.2%

<u>PROPOSED</u>	<u>SF</u>	<u>Lot Occupancy</u>
Addition:	552	6.2%
Existing house & porches:	1397	15.7%
Proposed house:	1949	21.9%
Existing garage:	404	4.5%
Total proposed:	2353	26.4%

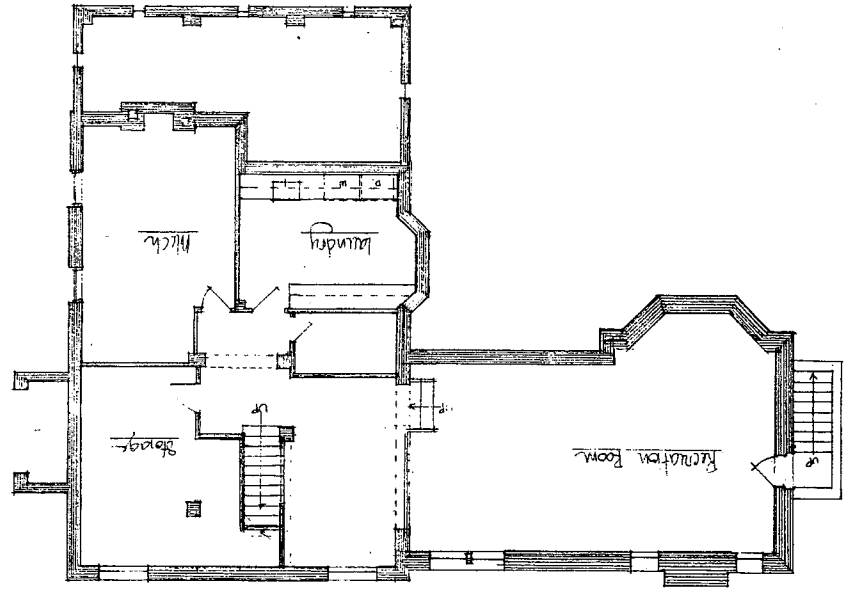
Lynham Residence • 1st Floor @ 1/8" = 1'-0" • David Davis Architects 5.14.07



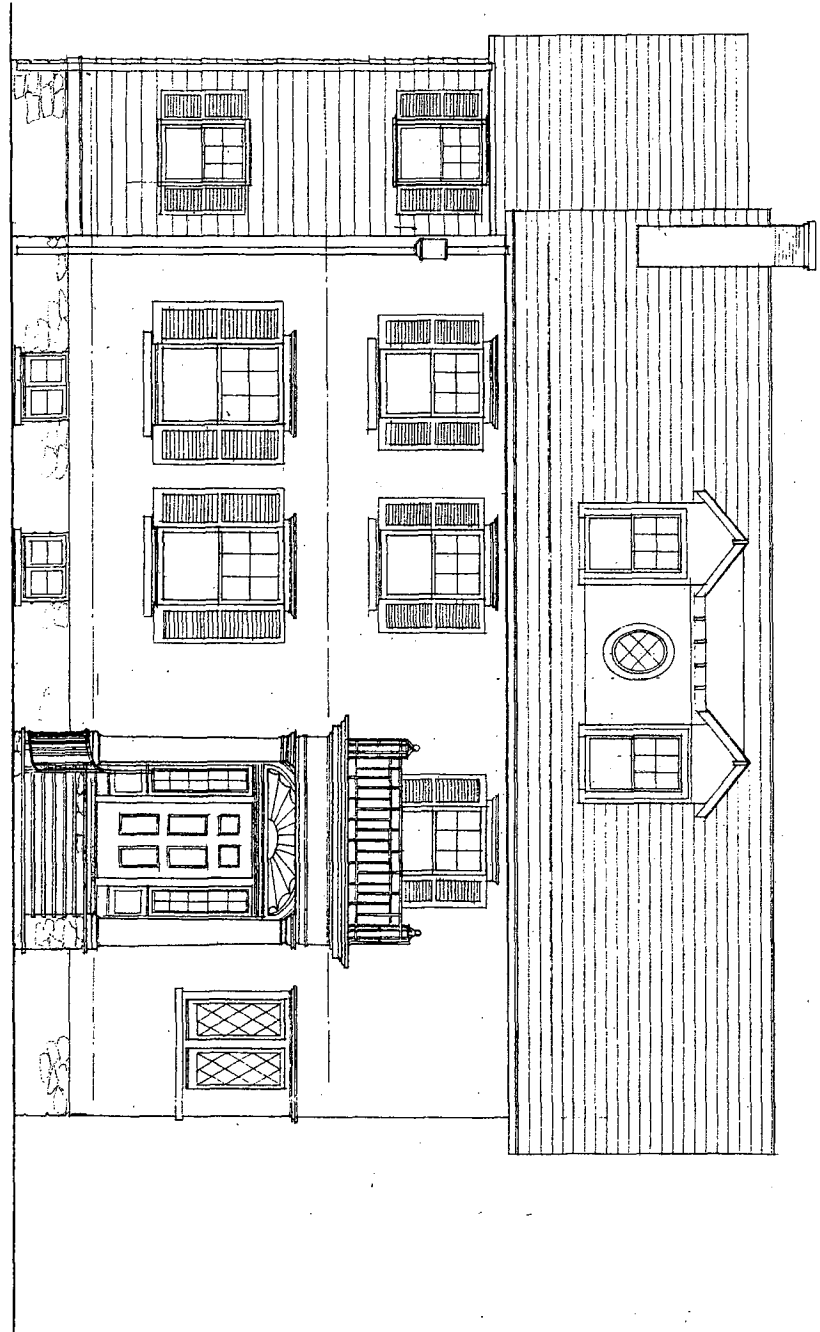
Lynham Residence • 2nd Floor @ 1/8" = 1'-0" • David Lewis Architects • 5.14.07



Lynham Residence • Basement @ 18'-10" • David Jones Architects 5-14-07



01



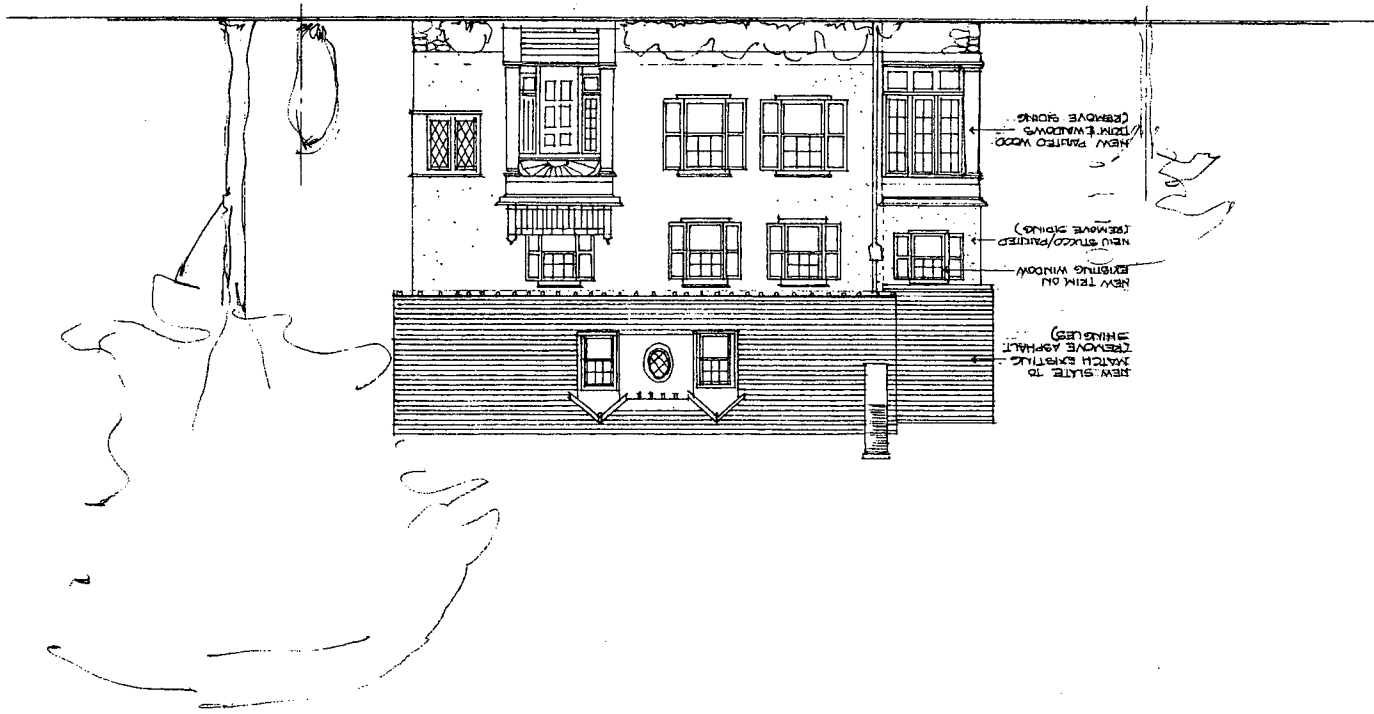
LYNHAM RESIDENCE
32 WEST KIRK STREET
CHEVY CHASE MD. 20815

NORTH ELEVATION - EXISTING

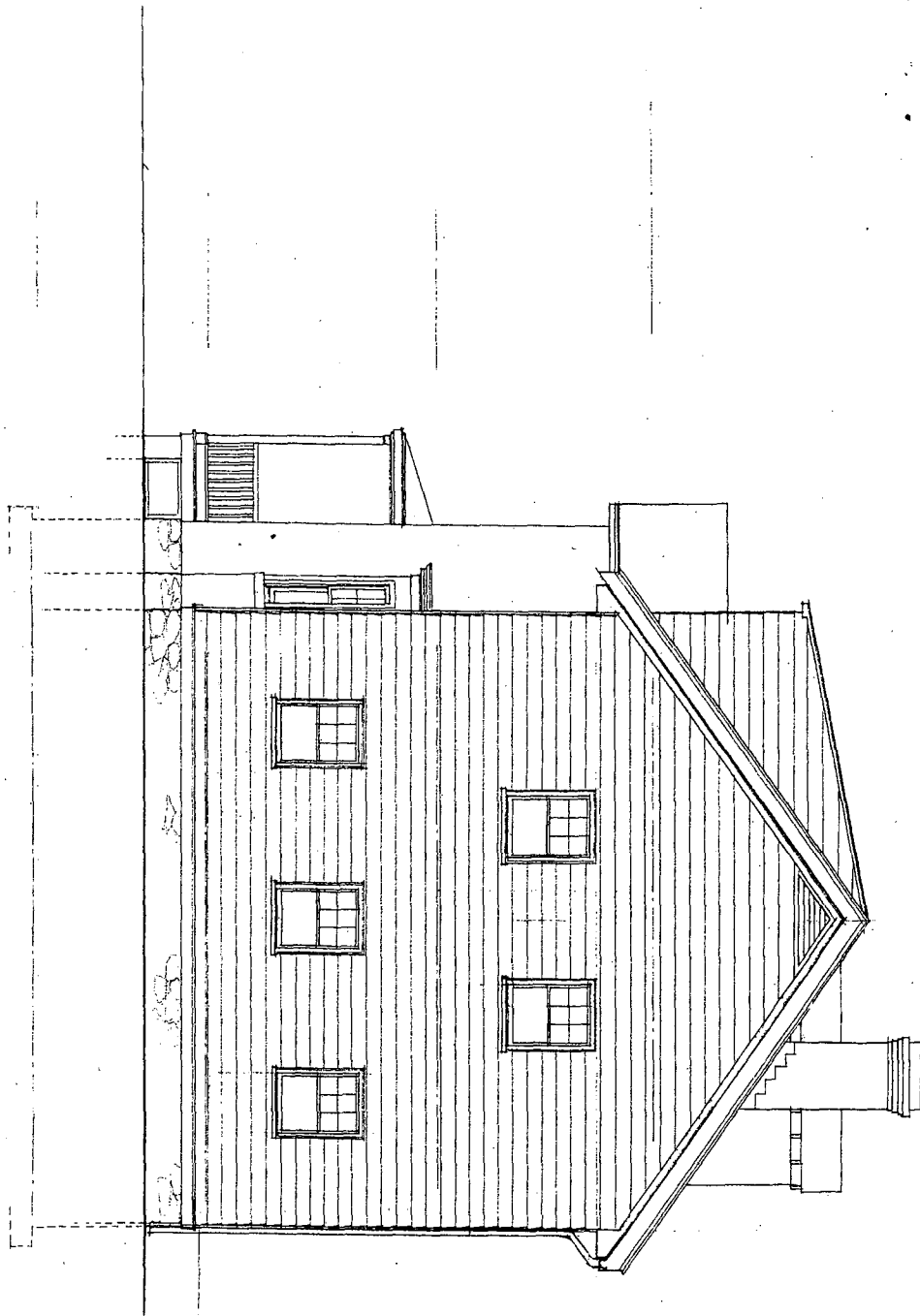
Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE. NW, WASHINGTON DC 20009 202-332-1200

Lynham Residence • North Elevation @ 1/8"=1'-0" • David Davis Architects • 5.14.07



18



LYNHAM RESIDENCE

EAST ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200



Lyham Residence • East Elevation @ 1/8"=1'-0" • David Jones Architects 5.14.07



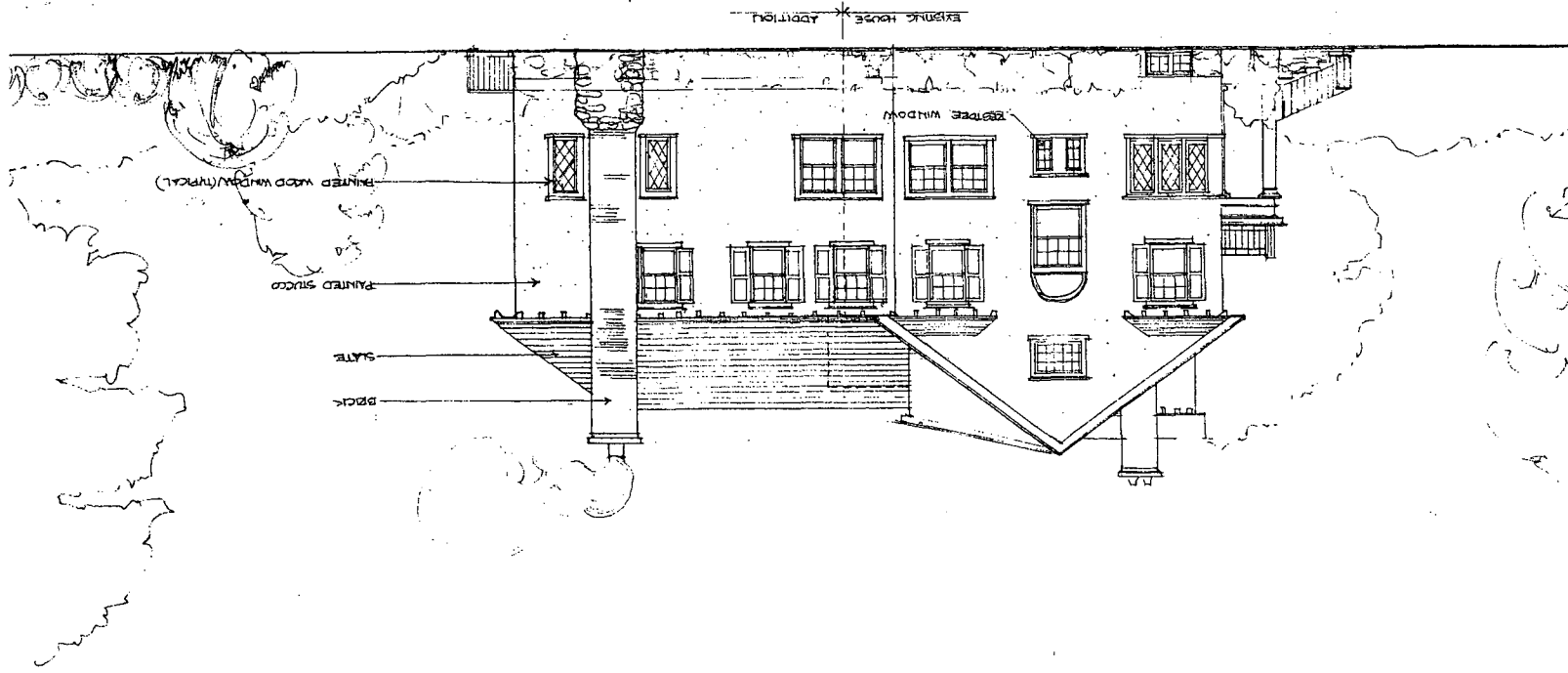
LYNHAM RESIDENCE

WEST ELEVATION - EXISTING

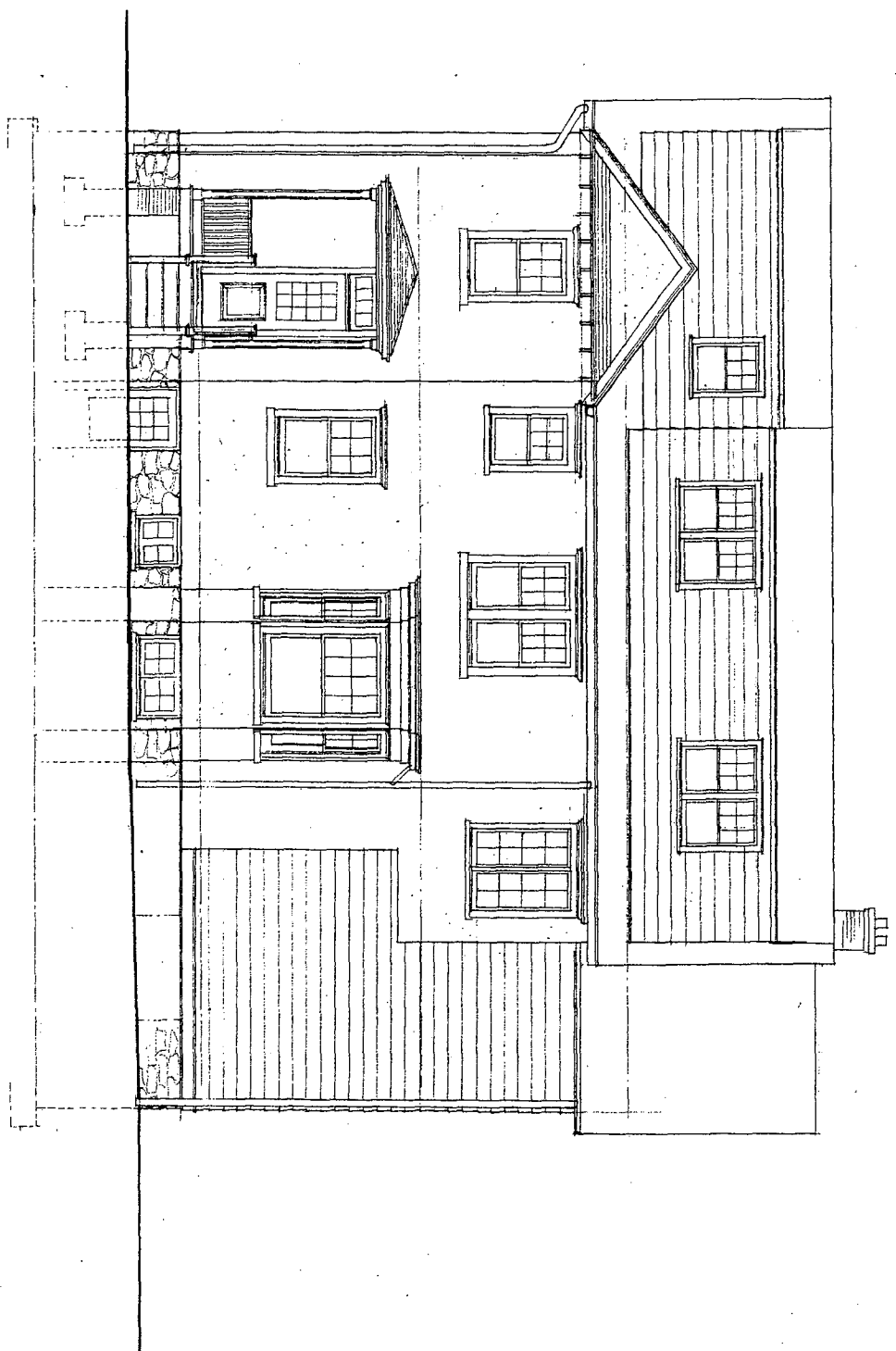
Date:

DAVID JONES ARCHITECTS
 1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200

Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • S. R. 01



29



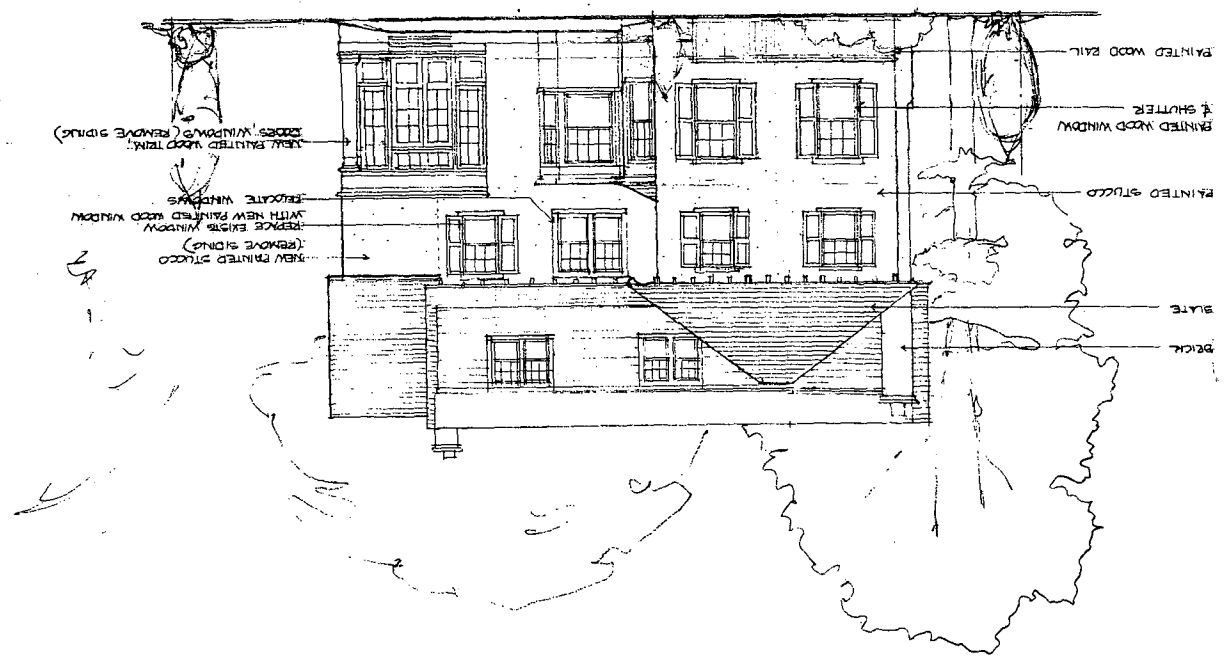
LYNHAM RESIDENCE

SOUTH ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009-202-332-1200

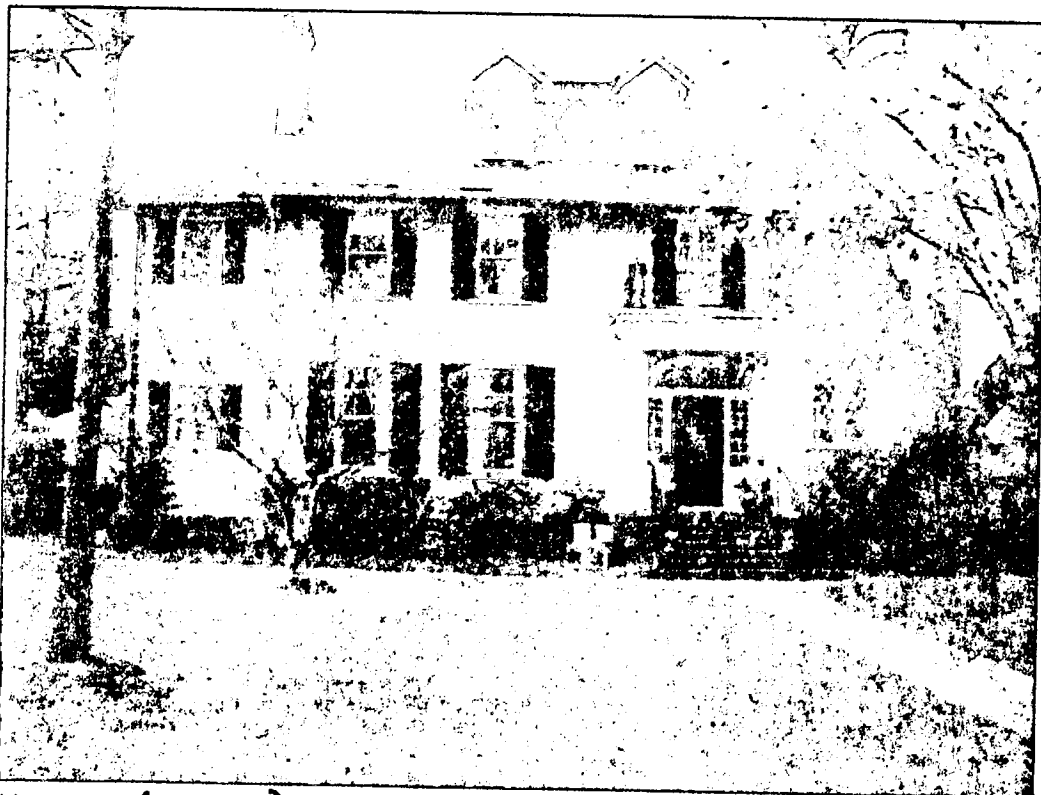
Lynchon Residence • Rear Elevation @ 1/8" = 1'-0" • David Weiss Architects • 5-14-07



32 W. KIRKE ST.



VIEW FROM NORTHWEST



FRONT (NORTH) ELEVATION

32 W. KIRKE ST.

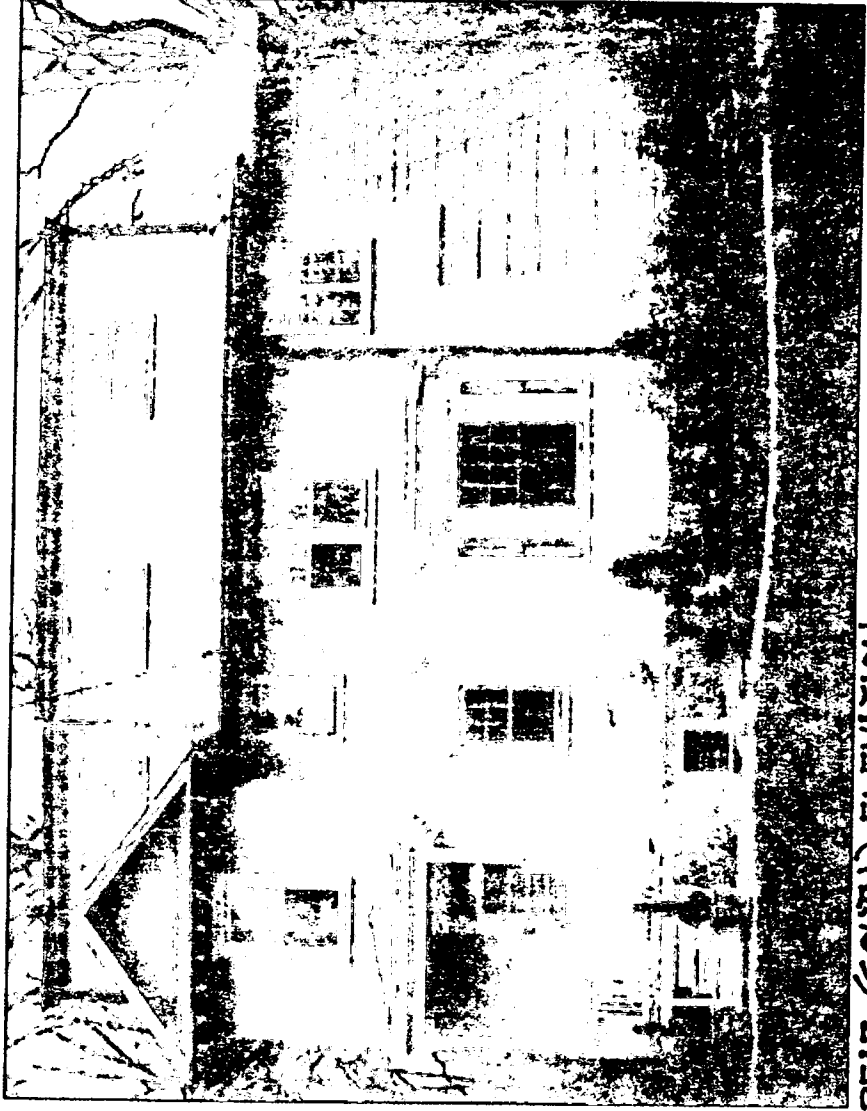


VIEW FROM NORTHEAST

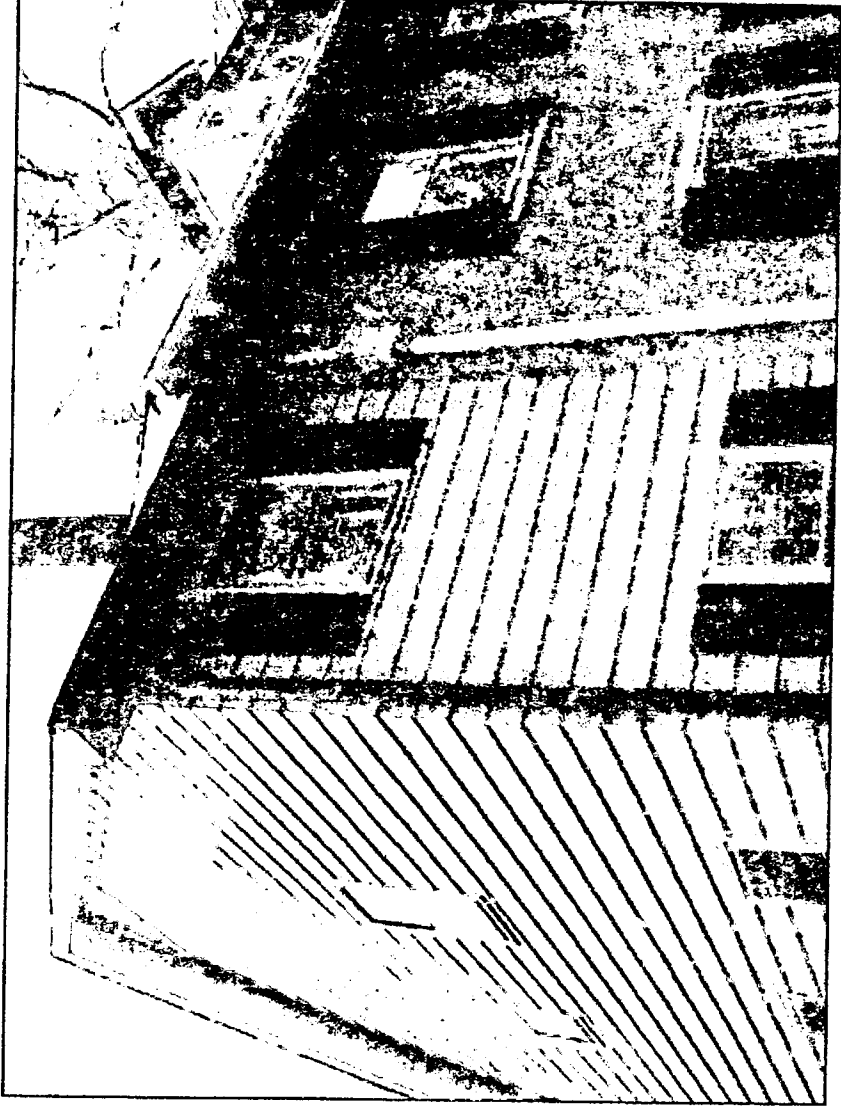


VIEW FROM SOUTHEAST

32 W. KIRKE ST.



REAR (SOUTH) ELEVATION



NORTHEAST CORNER

1 Does anybody have any concerns with the size of the windows
2 proposed?

3 (Negative response by two Commissioners).

4 MR. FULLER: Do you feel you have heard enough
5 from us that you have an idea of where to move forward?

6 MR. ELMORE: I think so. I have the impression
7 that you all would consider supporting the porch that was
8 made if detailing was changed and was pushed, significantly
9 pushed back. Is that --

10 MR. FULLER: I think I have heard the majority in
11 that position, but you have also heard some that were just
12 to not extend it at all. So there is a slight difference
13 there. I think there is probably a slight majority on the
14 side of, yes, a simplified. pushed back porch.

15 MR. DUFFY: If I may? I would suggest that you
16 try that approach. If you -- you know, you can come back
17 without that and that would be approved I am sure. The
18 worst that could happen if you push it back and remove
19 balustrades, simplify it, is that we would accept it. But,
20 you know, the chances that you might come up with something
21 acceptable to us are better, you know, if you minimize it,
22 mitigate it, and shows us that. And, you know, it could be
23 approved, it might not be, but I think it's worth the try.

24 MR. ELMORE: Thank you. Appreciate everything.

25 MR. FULLER: All right. The next case is another
26 preliminary. It is at 32 West Kirke Street in Chevy Chase,

1 Maryland. Do we have a Staff report?

2 MS. OAKS: All right. 32 West Kirke Street in
3 Chevy Chase is a contributing resource within the Chevy
4 Chase Village historic district. As the Chair said, this is
5 a preliminary consultation for a major addition and
6 alterations to this resource.

7 The existing house is a two-story building with
8 siding over stucco walling, Colonial Revival, with an entry
9 portico detailed with a roof balustrade. It has a one bay
10 side frame extension protruding from the east elevation of
11 the house. The roof is sheathed in slate and it's detailed
12 with broad, overhanging eaves.

13 The lot contains a driveway stretching along the
14 east side property line leading to the contributing stucco
15 and framed garage. And, as you can see in this picture,
16 several mature trees and shrubbery decorate the existing
17 lot.

18 As I said, the proposal is to construct an
19 addition. It is to be a two-story rear L along the western
20 section, rear elevation of the house. It proposes to extend
21 30 feet beyond the existing footprint, and it will be
22 detailed with a stone foundation paved with stucco with wood
23 windows flanked with panel shutters and a sheath with slate
24 to match the existing massing. The roof line will be
25 fashioned and exposed raft materials and a brick chimney.

26 They also propose to do some changes to the

1 existing house by removing the existing siding on the two-
2 story east extension and replacing it with painted stucco,
3 and removing some non-contributing windows and replacing
4 them with casement windows, and removing the existing
5 asphalt shingles and replacing them with slate, to match the
6 existing slate that is on the original massing.

7 On the existing house they are proposing to
8 remove, on the east-end side elevation of the house, which
9 again is the extension, they are proposing to install some
10 shutters and some additional casement windows.

11 And finally, on the west side elevation of the
12 house, they are proposing to restore windows on the first
13 floor, which were removed previously.

14 The Commission utilizes the Chevy Chase Village
15 Historic District guidelines, as well as the Secretary of
16 Interior standards when reviewing alterations and changes to
17 building within this historic district. And we are -- to
18 ensure that the addition will not have a negative impact on
19 the historic features of the house, as well as analyze its
20 potential impact with other historic resources within the
21 district and surrounding streetscapes, in terms of set-
22 backs, massing scale, proportion of height and overall lot
23 coverage. Generally, your policy is to look at the addition
24 and want to see a clear delineation between the original
25 massing and the proposed addition. This proposal in front
26 of you has a ridge height that is three foot, six inches

1 lower than the original existing massing, and the design
2 does not exceed beyond the plane of the original massing,
3 and does provide for a recess of 18 inches at the juncture
4 of the addition onto the original massing, to create what we
5 call a sense of height there. At 20 feet back, the addition
6 does project out 18 feet -- 18 inches -- I apologize -- so
7 it is flush with the side elevation, but again it does not
8 stretch beyond that original massing side elevation.

9 The Staff's main concern with the proposal is the
10 overall increase in lot coverage. As I said, the Historic
11 District guidelines specify that the Commission is to review
12 lot coverage with strict scrutiny, and it is of paramount
13 importance that the agency recognize and foster the
14 Village's look and character. So, with this advice, Staff
15 is encouraging the design team to explore a revised design,
16 which reduces the lot coverage numbers for the house to 20
17 percent. The current numbers are about 22.7. But we think
18 that the design and the proposed material selections are
19 very compatible with the existing architectural style and
20 the streetscape, and we are very excited about the design
21 and working with the applicant.

22 I will mention, I do have two exhibits to enter
23 into the record, to be received as part of the session.
24 Exhibit A is the LAT comments from Tom Borque. It was sent
25 as an email to me today. And also, May 7, 2007 letter from
26 Mark and Suzy Eig, which are neighbors at 34 West Kirke

1 Street, to be presented to you at your work session.

2 The applicants and the architect are here this
3 evening, and I know you do have some people to testify as
4 well. And, I do have a couple of slides to kind of help you
5 orient you to the site.

6 MR. FULLER: Why don't you finish going through
7 the slides? Are there questions for Staff?

8 (No audible response).

9 (Discussion off record).

10 MR. OAKS: This is the front elevation, the two-
11 story side extension that I was talking about. The major
12 changes are going to occur -- siding is going to be removed
13 and the stucco is going to be replaced; asphalt shingles are
14 going to be removed and the -- excuse me -- the slate is
15 going to be installed closer to you. Windows are going to
16 be removed and, but they are going to be installed --
17 shutters are going to be installed on this level and
18 casements are going to be installed at the lower level. You
19 can't really see in that picture very well, but these are
20 the windows that are going to be rehabilitated. They are
21 Jalousy windows now. This is Irving -- no, Mark -- and
22 this is Kirke Street, and this is the church and house here.
23 Right here. There it is. And here, and here are the
24 trees. This is what I was talking about in the Staff report
25 about the contributing out-building. And an other view here
26 of the house. This was actually given to me by -- it was in

1 your packet from the adjacent neighbors and it was a really
2 good shot. Irving is here.

3 MS. MILES: Michelle, have you seen the view that
4 is referenced in the Knights' letter from Cedar Parkway and
5 we can verify that you can see the house from Cedar Parkway,
6 if I understand it?

7 MS. OAKS: Yes, you can.

8 MS. MILES: Okay.

9 MR. FULLER: Again, any questions for Staff?

10 MR. JESTER: Michelle, you mentioned that the
11 Staff had a concern about the increase in lot coverage.
12 Where have we generally been in lot coverage in Chevy Chase
13 Village Historic District?

14 MS. OAKS: Generally, overall, we would like to
15 stay at around 25 percent, but you know, we have approved
16 things higher. But, you know, it's not a hard and fast
17 rule, but generally we like to stay within overall 25
18 percent. So that's why the specific part of the house I was
19 trying to aim at 20 percent. You can see in the numbers in
20 the Staff Report on page two that they are at 27 percent
21 with the proposed addition altogether. So, by bringing it
22 down it would get more like 25 percent, take it to the
23 percent off of it.

24 MR. DUFFY: By overall, you mean the house,
25 garage, and the any existing outbuildings?

26 MS. OAKS: The garage -- exactly.

1 MR. FULLER: Would the applicant like to come
2 forward please? Welcome, and could you state your names for
3 the record?

4 MR. JONES: Good evening. I am David Jones. I am
5 the architect for the applicants. I am here with John
6 Lynham, who is the applicant. And his wife, Muffin, who
7 couldn't be with us because their daughter has a big exam
8 tomorrow and she is in a bit of a panic about it. Otherwise
9 she would be here.

10 I think the two issues we have -- we have two
11 parts to this project. One is, of course, the remodeling of
12 the eastern end of the house, which is basically an
13 addition. I have brought the original drawings for the
14 original house. That used to be a side porch, a one-story,
15 open porch, which then obviously got added to above and then
16 got enclosed. Our proposal for that is to, in a sense,
17 restore the porch-like character of the first floor of that
18 wing, by simply making it a sunroom or a sort of enclosed
19 porch, and trying to integrate the second floor of that a
20 little bit more with the existing house. I think it will
21 always be seen as a side addition because its roof is lower.
22 It will be accentuated by making the first floor a little
23 bit more of an enclosed porch.

24 The second piece, which of course is a little bit
25 more addressed in the staff report and in a letter, which
26 has been sent by the next-door neighbors, the Eigs, Mark and

1 Suzy Eig, which has to do with the issue of lot occupancy
2 and the Village. I live in the Village. I live in a house
3 about the size of this house, and I have a lot that is about
4 the same size of this house. I have done additions to
5 fairly substantial houses in the Village. There are some
6 very, very large, as you know, houses in the Village on very
7 substantial sites. There are -- on my block, I have a 9,000
8 square foot house, but the house next to me is on a lot that
9 is, I would say, about 15,000 square feet. And then the
10 next house is 9,000 and the next house is maybe 20,000
11 square feet. My last large project here before the HPC was
12 a house on a lot that was 30,000 square feet, on Lenox
13 Street, West Lenox Street. So here we have a house that's
14 on a lot of 8,900 square feet. I have just done a house, an
15 addition to a house on a lot that is 30,000 square feet. I
16 think the issue is, what should the lot occupancy be in the
17 Village? I live there. I don't want big, major houses and
18 big, major additions next to me, but I also feel that the 25
19 percent rule should be -- there should be a different rule
20 for smaller lots and bigger lots. Bigger lots should be
21 like 15 percent; smaller lots, 25, maybe a little bit more
22 than 25. I think there are -- I know my next-door neighbor,
23 who will want to do an addition, she is -- she, like the
24 Lynhams, has a lot with a fairly large two-car garage that
25 she never uses, doesn't want, but can't tear down because
26 it's a historic contributing garage. It was original to the

1 house. The Lynhams have the same thing. They have never
2 parked their car in their two-car garage, but that lot
3 occupancy is sort of a little bit of an anchor, which they
4 drag around with them, in terms of this lot occupancy. They
5 would love to -- they would like to, if they could, but they
6 don't propose this, to reduce the size of that garage, to
7 reduce their lot occupancy. I think -- I think this is a
8 bigger issue than just this one case, in our view, and I
9 think -- I am in favor of Staff being concerned about lot
10 occupancy, but I think in this case, we have a fairly large
11 two-car garage, which makes our situation unusual. And I
12 think if you were to look at the exhibit that the Eigs
13 presented, the aerial view -- and I don't know if you all
14 have a copy of that --

15 MS. OAKS: We do.

16 MR. JONES: I can distribute other copies. And I
17 think if you actually look at 32 West Kirke and looked at
18 the other houses along West Kirke on that lot, you will see
19 it is the smallest house just about on that block. And, I
20 think there is justification for an addition to the rear of
21 the size that has been proposed.

22 MR. FULLER: Any questions for the applicant?

23 (No audible response).

24 MR. FULLER: We have one other speaker who wants
25 to speak tonight, so why don't we let them come forward, and
26 then we'll come back to discuss this with you further?

1 Emily, if you can come up?

2 MS. EMILY EIG: Good evening. I am Emily Eig and
3 I am an architectural historic preservation consultant, and
4 I am here at the request of my brother-in-law and sister-in-
5 law, Mark and Suzy Eig, who live at 34 West Kirke.

6 I think you have all received Suzy's letter and
7 some of the concerns that she and Mark share and that are
8 very obvious when you look at the situation. And I think
9 that we should make it clear that the Eigs are not opposed
10 to this addition going up, or that it be an addition that
11 won't meet the needs of the Lynhams. But, they do think
12 that it is -- and I do agree -- that it is too deep. Their
13 house is a 1914 bungalow and -- perhaps -- Michelle, could
14 you get the pictures? I also have some photographs, which
15 will pass around in a moment. The bungalow is 59.9 feet
16 deep, and the house, as proposed by the Lynhams will be 65
17 feet deep. And if I could -- Michelle, perhaps you could
18 point to -- I think that the extra five feet will go beyond
19 the very deep house that the Eigs have. This is the
20 Lynhams' house and the Eigs', and if you -- Michele, can you
21 just point to the -- it's --

22 MS. OAKS: Here, I'll show them.

23 MS. EMILY EIG: You want me?

24 (Discussion off the record).

25 MS. EMILY EIG: This is the Eigs. It's 1914.


26 There is -- there are no additions on it. It's original, as

1 it was designed at that time. It has dormers. It's a
2 cross-gable in appearance, but it has a very low roof. I
3 know you can see in some of the earlier pictures that it is
4 very, it is much lower than the two-and-a-half-story house
5 next door. And it comes way back here, which puts it very
6 much deeper than any of the other houses. And the Lynhams'
7 house at five feet more is going to come out even deeper.
8 And, as a result, what will be very visible from here -- and
9 I have photographs -- you can see that it will be quite
10 visible from Cedar Parkway, because right now actually this
11 is visible from Cedar Parkway. And this new piece is going
12 to come just about to the line of where that garage is.
13 It's a little bit shy of that, but it's going to come out
14 that deep. And we think that it should not go beyond the
15 59.9 feet of the Eigs' house. I think that it is -- because
16 it is so deep to start with.

17 We have not seen, and because Mr. Jones did not
18 have access to the Eigs' plat, nor the profile of their
19 house, but I think they would very much like to see what
20 their house, what it is going to look like because of their
21 low roof, and they would appreciate if that -- they have an
22 elevation of the site, but not where their roof is going to
23 cut across, and I think Mr. Jones could do that, if he is
24 given the proper information, so everyone would feel a
25 little more comfortable as to what would be visible from
26 Cedar Parkway. Because their house is deep, keeping to

1 that no farther than the back line, but also because their
2 house is low it will be visible above their house. So I
3 think that is important, to understand where that it going
4 to hit and how that would impact their windows. They just
5 would like to know that.

6 And the third point is one, it has to do with a
7 tree, and I know that there are issues between this Board
8 and the Chevy Chase Village, but there is a tree that is on
9 the Eigs' property. It is 14 feet from their property line,
10 which makes it 25 feet from the property line of the
11 Lynhams. The concern is not, you know, not say no
12 construction because of the tree, but the tree roots are in
13 fact underneath the ground of the Lynhams house, because the
14 house is -- one being so far forward and one not being so
15 far forward. And there has -- the tree, we hope would not
16 have damage, and that it would be cared for properly by the
17 Lynhams, to make sure that it would not be damaged. Because
18 there is also a concern that if it were to die or require
19 any kind of extensive treatment that would require big
20 equipment, there would no longer access to the tree, because
21 previously there was a tree on the property line between the
22 Lynhams and the Eigs, and they brought a crane through the
23 Lynhams' -- before they lived there -- it wasn't the
24 Lynhams' house at the time -- and that would not be
25 possible, because, as you saw, they are very close because
26 of the deepness here and there. So, I guess it's something



1 that something that should be brought to everyone's
2 attention that if that tree were to die as a result of that
3 construction, it would be very sad on one part. It would
4 also be very difficult for the Eigs to be able to deal with
5 it. And, I don't exactly know, to be very honest, that much
6 about how trees are dealt with and what would be the
7 responsibility, but it seems like if the Lynhams were to --
8 if their work was to cause that, and we hope that it does
9 not, that they would be able to, be prepared to take
10 responsibility for that problem.

11 So, in conclusion, there is the point -- if I can
12 just pass these photographs around -- is that we would like
13 to see maybe solve that lot coverage at least a little bit
14 by moving it back. I think that there might have been a
15 different way of solving this by moving the house across the
16 back instead of just the tail-end, which perhaps would have
17 required more than the Lynhams were willing to do, but if
18 the, you know, with the plan that is place, if they could
19 tighten it up a little bit or maybe pull it out on their
20 side, so that it doesn't appear to be as large as it will
21 look from Cedar Parkway, that will be very helpful.

22 MR. FULLER: Thank you. Do you have comments?

23 MR. JESTER: Emily, can I ask you a couple of
24 questions?

25 MS. EMILY EIG: Oh sure.

26 MR. JESTER: One --

1 MS. EMILY EIG: May I just pass this to them?

2 MR. JESTER: You mentioned a tree that is on the
3 Eigs' property --

4 MS. EMILY EIG: Uh-huh.

5 MR. JESTER: -- and your concern about its
6 protection during construction. How much of the drip lines
7 are actually over the applicant's property? In other words,
8 the root zone is probably --

9 MS. EMILY EIG: I think I actually might ask my
10 sister-in-law, Suzy, to come up and speak to that directly,
11 because I can tell you what I think, but she knows it
12 intimately, living there, and she has, as you may know, has
13 an extensive garden that she cares for that is very
14 beautiful and special. Her gardens you will see in some of
15 the photographs. So she is the, definitely the plant and
16 tree expert here.

17 MS. SUZY EIG: The tree is a tulip poplar.

18 MR. FULLER: Could you state your name please?

19 MS. SUZY EIG: Oh? Suzy Eig, 34 West Kirke
20 Street, in Chevy Chase. The tree is a tulip poplar. It's
21 about 125 feet tall. It has a 12-foot circumference four
22 feet off the ground, and you can guess from that that the
23 drip line extends over both properties. It extends over my
24 roof and it extends over the Lynhams' property as well. You
25 can see that the bulk of the tree coverage is on my house,
26 although it was stated that the Lynhams have large trees on

1 their property. In fact, the only large trees are on our
2 property line or in our property. They have a new street
3 tree, which was placed inside the sidewalk, which you saw on
4 the photograph, in front of their house, but other than
5 that, there are no other large trees.

6 MR. JESTER: Thank you.

7 MR. FULLER: Tell Mr. Lynham, if he'll come back
8 up? Thank you.

9 MS. EMILY EIG: Thank you.

10 MR. FULLER: Thank you. Discussion?

11 MR. JESTER: I think the applicant's architect
12 made a good point about lot coverage, and I asked the
13 question earlier about what's generally been done for lot
14 coverage? I don't think we, as Commissioners, are fixated
15 on specific numbers. What we try to achieve are additions
16 that are compatible with the historic buildings versus the
17 charge with protecting it. And in this case, the park-like
18 setting in Chevy Chase and the resource that contributes to
19 that district. I guess --

20 MR. BURSTYN: I --

21 MR. DUFFY: Go ahead.

22 MR. BURSTYN: I would concur on that comment,
23 because I read the Staff Report, which talks about
24 suggesting lot coverage of the house from 22.7 to 20
25 percent. I automatically thought, well, what square footage
26 is that, and I think I calculated that it comes to about 240

1 square feet, which certainly does not seem significant. And
2 I think it is important to me that, as a Commission, we are
3 to encourage the streetscape, how every home fits in with
4 the others. We are always looking at the size and massing,
5 and I would concur with the previous comment that the lot
6 coverage alone is not the determining factor, but that it
7 should be read in conjunction with the size and massing of
8 the property. And it could be under, in some cases, let's
9 say under 20 percent, but just not right, or it could be
10 over and be perfect, it would seem to me. So, it's up to
11 you all to figure out the right balance, to get an approval
12 from the Commission.

13 MR. DUFFY: I agree with both Commissioners, who
14 have just spoken. I think the primary issue here is the
15 loss of open space, and it is not primarily or simply a
16 matter of percentage of lot coverage. Let me say, in
17 general, I think the design approach is good. And I think
18 the Staff says the same thing in detail in their Staff
19 Report, and I agree with how they look at the design
20 approach. I think that their recommendation, in this case,
21 to get the lot coverage for the house proper from 22.7 to 20
22 percent is probably about in the right ball park, just using
23 lot coverage as a number, but remembering that the primary
24 issue is maintaining the open space that is characteristic
25 of this district and not numbers, per se.

26 The other point I would like to make, and I am

AK

1 curious if other Commissioners have thoughts or concerns on
2 this, is that the materials that are detailed on the
3 addition appear to be virtually identical to that, those of
4 the original structure with the possible exception of the
5 exposed rafters. Usually we like to see a differentiation
6 between the two. It might be okay in this case, and I am
7 curious to hear from others, you know, perhaps it has enough
8 differentiation because of the massing and the hyphenation.
9 Those are my thoughts. I wonder if anyone has a thought
10 about the detail and similarity of the materials,
11 especially --


12 MR. JESTER: Before we even get, before we speak
13 about the detailing, let's just go back to the point, you
14 know, the lot coverage and the size of the addition and the
15 massing. From my perspective, the primary concern is the
16 preservation of the streetscape, the park-like setting, if I
17 may? What I was hearing a lot of arguments about retention
18 of green space and open space and view sheds that relate
19 specifically to one adjacent owner's property, and didn't
20 hear very compelling arguments that the additions propose,
21 which is directly behind the adjacent house, would truly
22 impact the historic district. And I am not saying that the
23 addition shouldn't be slightly smaller, but I don't think
24 that we are completely out of the ball park and that we are
25 truly altering the setting of this district. So, I am --
26 where we go from here I think that maybe we need to get to

1 the specifics of the addition, but I just wanted to make
2 that point. I think that -- And then, some of the other
3 comments that were included in the written letter, I think
4 some of those are -- the issues about drainage and so on, I
5 think those are specifics that will come, will be resolved
6 as the design progresses. I know they are legitimate
7 concerns, but I don't think they are, in and of themselves,
8 enough to warrant just reducing the size of the addition.
9 They have to be addressed as a matter of the Code and as a
10 matter of the proper design, but I don't see them as really
11 significant issues at the moment.

12 MR. DUFFY: I agree with everything that
13 Commissioner Jester has said. I think they are good points.
14 Our concern is with what is visible from other rights of
15 way, on the one hand, and maintenance of the open space with
16 a park-like setting, and not so much with what is visible
17 from private space or how something affects a private
18 domain, more of how it affects the public domain. And these
19 other matters, I agree are matters that will be taken up in
20 detail at an offer is submitted.

21 MR. FULLER: Other comments?

22 MS. ANAHTAR: Yes, one positive comment. First of
23 all, I would like the creation of the cochere, and I think
24 your footprint can be reduced by making the first part of
25 the addition, where the kitchen is, smaller, I think. And
26 also, that 18-inch in that addition can be -- and I would



1 prefer to see more of this area of the first addition for
2 the first floor, where the kitchen again -- see more window,
3 see more height, creation of a height there, rather than
4 creating a massive wall on that side. And also, the
5 location of the windows, the back door certainly is really
6 what is bothering me on that elevation only. I don't have
7 problems with it otherwise. And also, my comment is that on
8 the plan, having the stairs, I think, leading to the
9 basement is little bit misleading. That makes the addition
10 looking bigger, the footprint, actually, and you know, it
11 just stops at the building corner, but I mean when I look at
12 the floor plan, it looks bigger than it is for that reason.

13 MR. FULLER: Any other general comments? All
14 right --

15 MR. FLEMING: On circle 9 -- I'm looking at this
16 diagram -- I notice that two individuals there seems to be
17 an issue about views and the limit on how the bungalow --
18 what it should be -- I heard a number 59. So two things,
19 and one, is that number a correct number, as far as deep a
20 house can go for a bungalow; and number two, if you look at
21 this view here, if you stand on the street, at this place,
22 if this house is built, this part here is going to block the
23 view anyway, so there is no view. I don't know if I'm
24 looking at this right or not.

25 (Discussion off the record).

26 MR. FLEMING: So the question still is, if a

1 bungalow is at -- 59, is that the number it can go back?

2 MR. JONES: I think the bungalow is 59.9 feet
3 deep, which is essentially 60 feet deep. This house and
4 addition is 65 feet deep, so.

5 (Discussion off the record).

6 MR. JONES: Comparable distances are 59.9 and 65
7 feet. So this is 5.1 feet longer than the, deeper than the
8 adjacent bungalow.

9 MR. FULLER: Thank you. Let me try to summarize
10 the things I have heard so far and get a couple of strong
11 votes, because there are a couple of pieces that I didn't
12 hear consistency. I don't think I heard anybody say, on the
13 Commission, that there was a concern about the total square
14 footage that was being proposed for this development, which
15 has frequently been a factor in Chevy Chase to the left
16 area, not coverage, total coverage, total density
17 additional.

18 And I don't think I heard anybody on the
19 Commission say that the idea of solving the solution by
20 turning it into a deep L rather than an addition straight
21 behind the house or any other way, so the general approach,
22 from what I am hearing, there is a consistency that
23 everybody is pretty much okay with?

24 (Affirmative responses given).

25 MR. FULLER: All right. From there, there was a
26 little bit of a back and forth on whether the, how tight we

1 should be as it relates to the total lot coverage and I'll
2 tie into that the depth of the overall addition. Could I
3 simply just quickly go down the line and get a reaction as
4 to whether or not people feel that as proposed -- let's just
5 simply leave it simple -- as proposed, would you be able to
6 approve it as is, or would you want to see it smaller and
7 shorter? Warren, we'll start there.

8 MR. FLEMING: Smaller and shorter.

9 MR. FULLER: Lee?

10 MR. BURSTYN: I don't really have too much trouble
11 with it as it is, as long as it fits in.

12 MR. FULLER: Okay. Nuray?

13 MS. ANAHTAR: As I said earlier, only the first
14 part of the addition, where the kitchen is, it can't,
15 because of a smaller kitchen.

16 MR. FULLER: Okay.

17 MR. ROTENSTEIN: I think it is approvable as it
18 is.

19 MR. JESTER: I think it is very close to
20 approvable as it is, with a slight reduction.

21 MS. MILES: I concur with that, just a very slight
22 reduction.

23 MR. DUFFY: Smaller and shorter.

24 MR. FULLER: A slight reduction would be your
25 side. From my perspective, I think you are hearing a slight
26 majority say they would like it a little bit shorter, but

1 not by any large numbers.

2 There was also a discussion about the level of
3 differentiation of the addition to the existing house. Does
4 anybody have a strong feeling that there should be more or
5 less differentiation, than more or less than what is
6 currently shown?

7 MR. FLEMING: More.

8 MS. ANAHTAR: I think more transparency, because
9 of the courtyard also. And also, it looks great. The
10 massing looks good to me.

11 MR. FULLER: Okay.

12 MR. ROTENSTEIN: More differentiation.

13 MR. JESTER: I agree, more differentiation.

14 MS. MILES: Yes, and especially on the west
15 elevation.

16 MR. DUFFY: More differentiation. I concur with
17 Commissioner Anahtar, by making the kitchen wing more
18 ablaze, that would help.

19 MR. FULLER: I only heard a couple of comments
20 about the east addition, which really does have a more
21 dramatic impact than what is on the street. What are
22 people's reaction as to the applicant's proposal to try to
23 make it more transparent and feel a little bit more like a
24 porch?

25 MR. JESTER: I have a question. Is the existing
26 the original configuration?

1 MR. JONES: No. I have original house drawings
2 that I can show you.

3 (Discussion off the record).

4 MR. FULLER: I guess, to make it simple then,
5 let's simply make it as a reaction to what is being
6 currently proposed in front of us. Are people generally
7 okay with the change of the windows on the east elevation of
8 the old addition?

9 MR. FLEMING: I agree.

10 MS. ANAHTAR: Okay.

11 MR. ROTENSTEIN: Okay.

12 MR. DUFFY: Yes.

13 MS. MILES: Yes.

14 MR. JESTER: Yes.

15 MR. FULLER: Okay. So I think the changes you are
16 proposing on the east -- we have been able to give you
17 enough general direction as to what the disposition of the
18 Commission is?

19 MR. JONES: Yes. Thank you.

20 MR. FULLER: Thank you. Thank you all for coming
21 out tonight. Okay. Minutes -- I'm not sure which day's
22 Minutes are we looking to approve, and who said they were
23 going to volunteer for the next one? Leslie, did you --

24 MS. MILES: What? Nice try.

25 MS. ANAHTAR: I volunteer for the next one.

26 MR. JESTER: Kevin sent us one from the last

PARTS OF
LOTS 4 & 5
10355/245

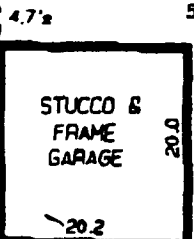
PARTS OF
LOTS 5 & 6
10355/245

PARTS OF
LOTS 5 & 7
3355/525

N 89°58'07" W 53.59' (SURVEY)
I.P.S. WEST 53.88 (COMP.)

N 0°02'17" E 10.0'
F/L 0.13
N 89°55'08" W 16.27' (SURVEY)
I.P.S. WEST 16.32' (RECORD)

END WALL ON LINE
WALL 0.33'



PART OF
LOT 6
13.20 S.F. (COMP.)
PART OF
LOT 7
150 S.F. (COMP.)

PARTS OF
LOTS 9 & 10
9587/868

PART OF
LOT 9
6,875 S.F. (COMP.)

PART OF
LOT 8
1,875 S.F. (COMP.)

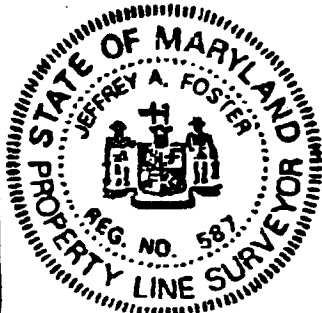
PARTS OF
LOTS 7 & 8
5087/849

S 0°00'23" E 124.32'
SOUTH 125'
1.5' WIDE STONE FET. WALL

ASPHALT DRIVEWAY

3 STORY
STUCCO & FRAME
#32 W. KIRKE STREET

NORTH 135' (TOTAL COMP.)
N 0°00'10" E 134.37' (SURVEY)



WALL 0.13' I.P.S.

EAST 70' (TOTAL COMP.)
S 89°58'14" E 69.84' (SURVEY)

WEST KIRKE STREET
(KIRKE STREET PER PLAT)

PRELIMINARY

PLAT OF SURVEY 1"=20'
PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

NOTES:

1. FLOOD ZONE "C" PER H.U.D., PANEL NO. 0200C.
2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
3. I.P.S. INDICATES IRON PIN AND CAP SET.

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

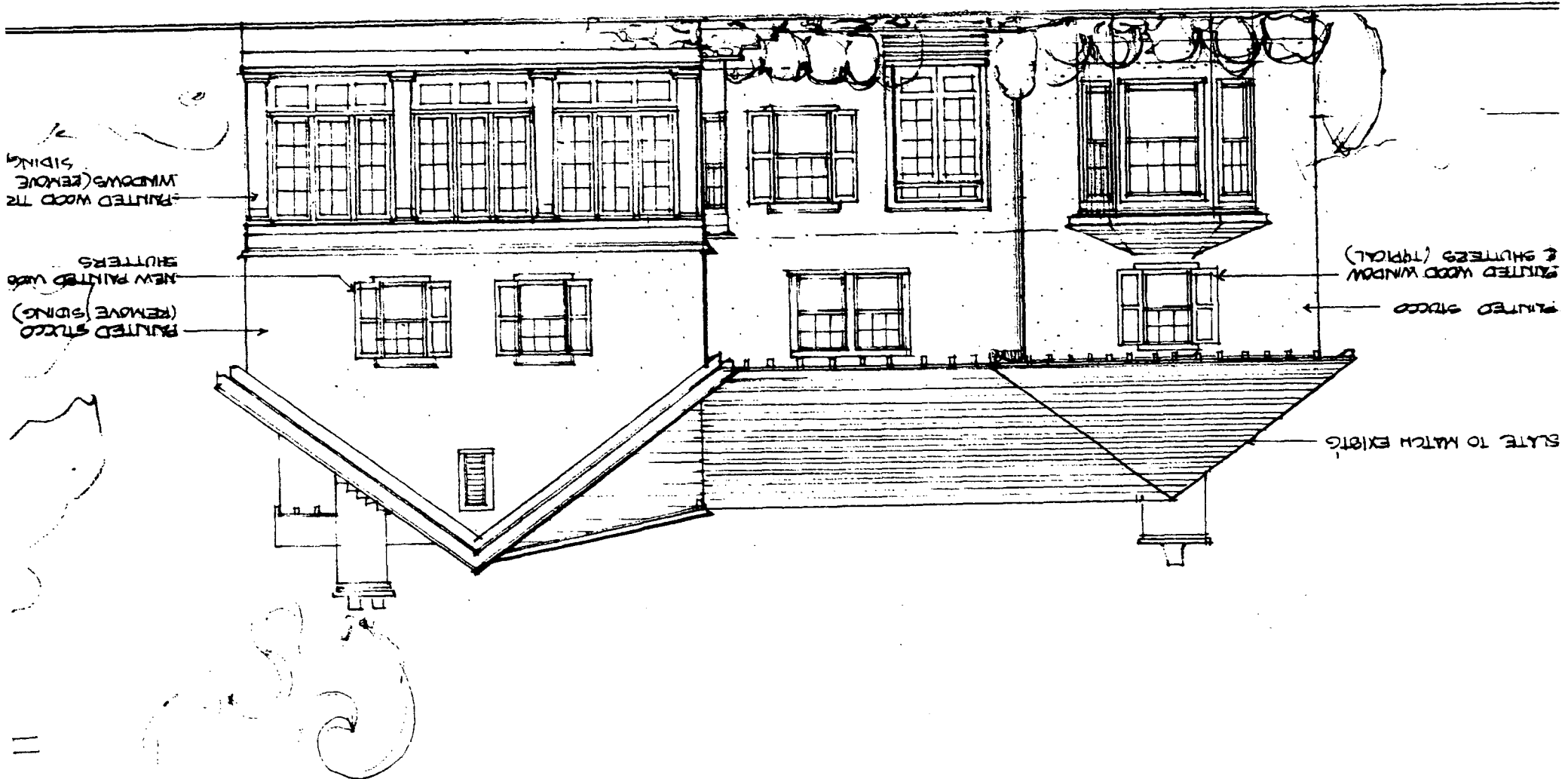
SURVEYOR'S CERTIFICATE

REFERENCES

SNIDER & ASSOCIATES

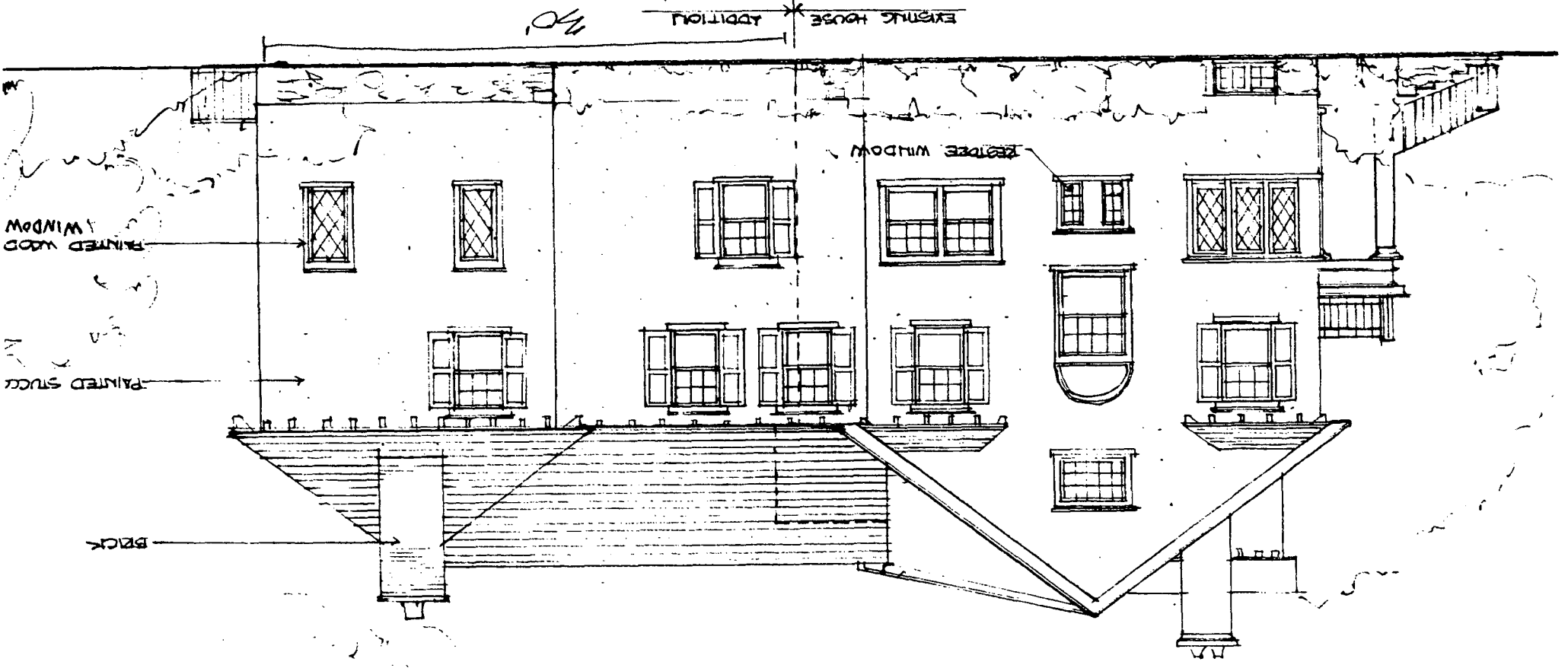
PRELIMINARY

Lynham Residence • East Elevation @ 1/8"=1'-0" • David Davis Architects 8.15.05

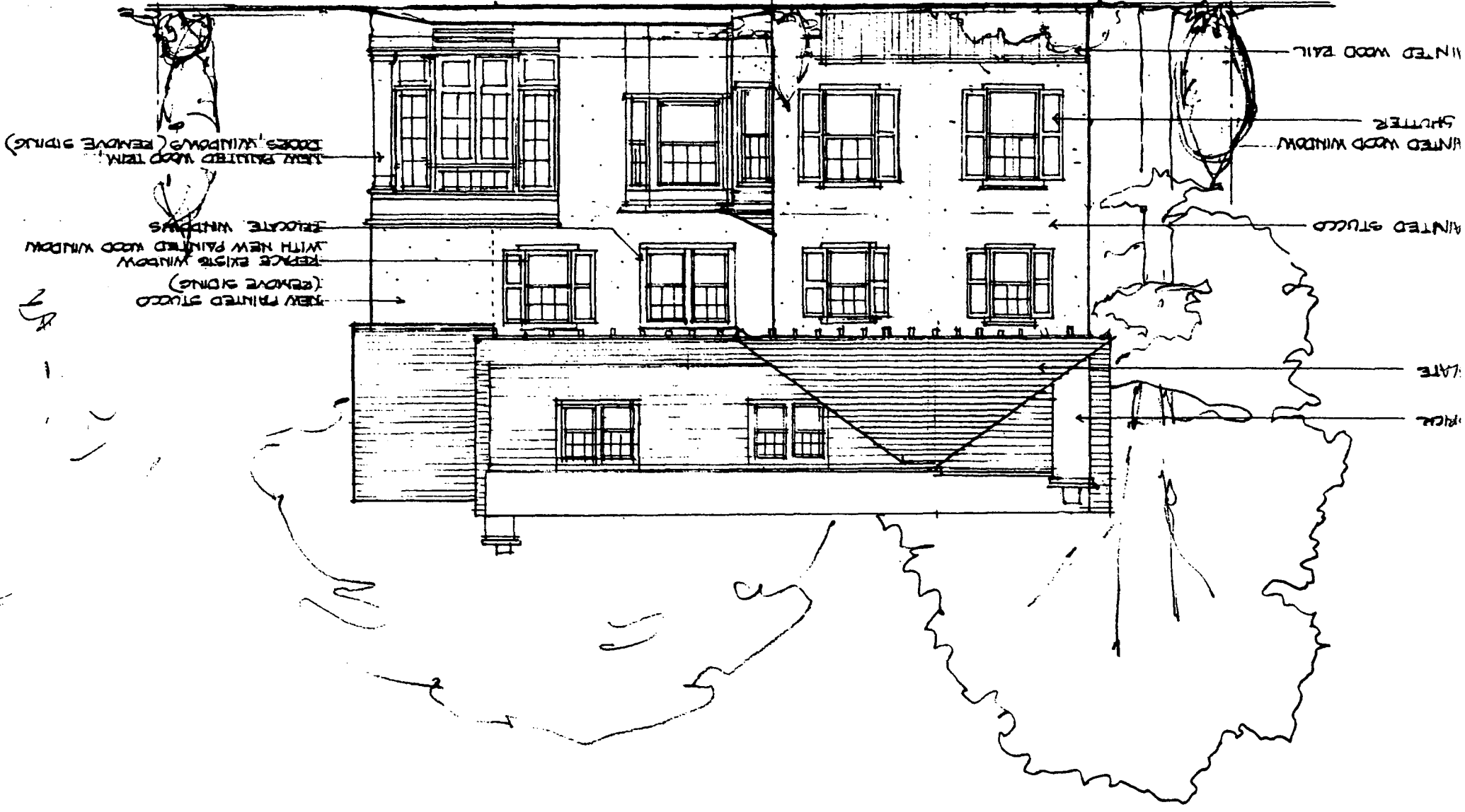


PRELIMINARY

Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 8-15-05

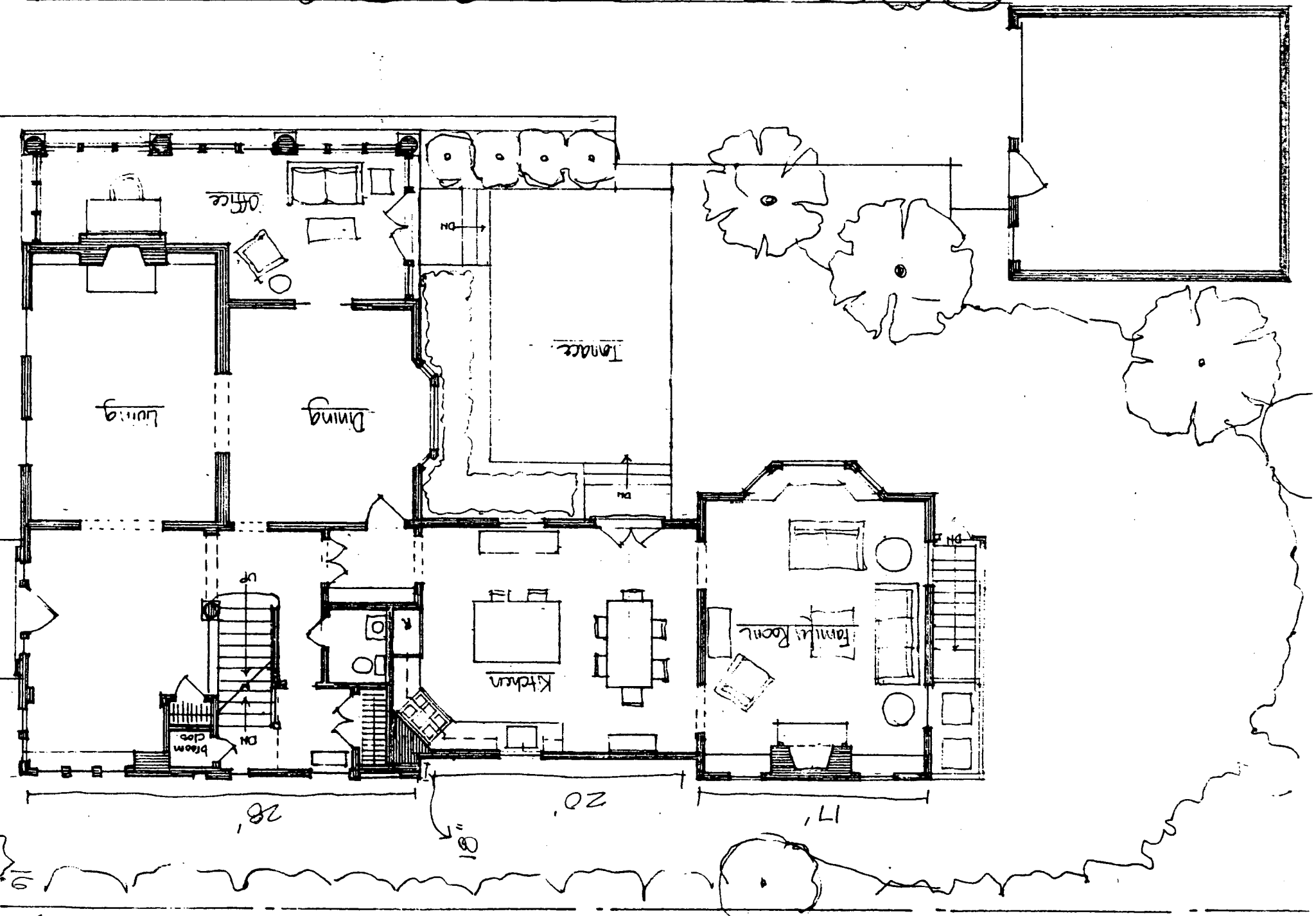


15
Lyncham Residence • Ren. Elevation @ 1/2-1/2" • David Davis Architects 8-15-05



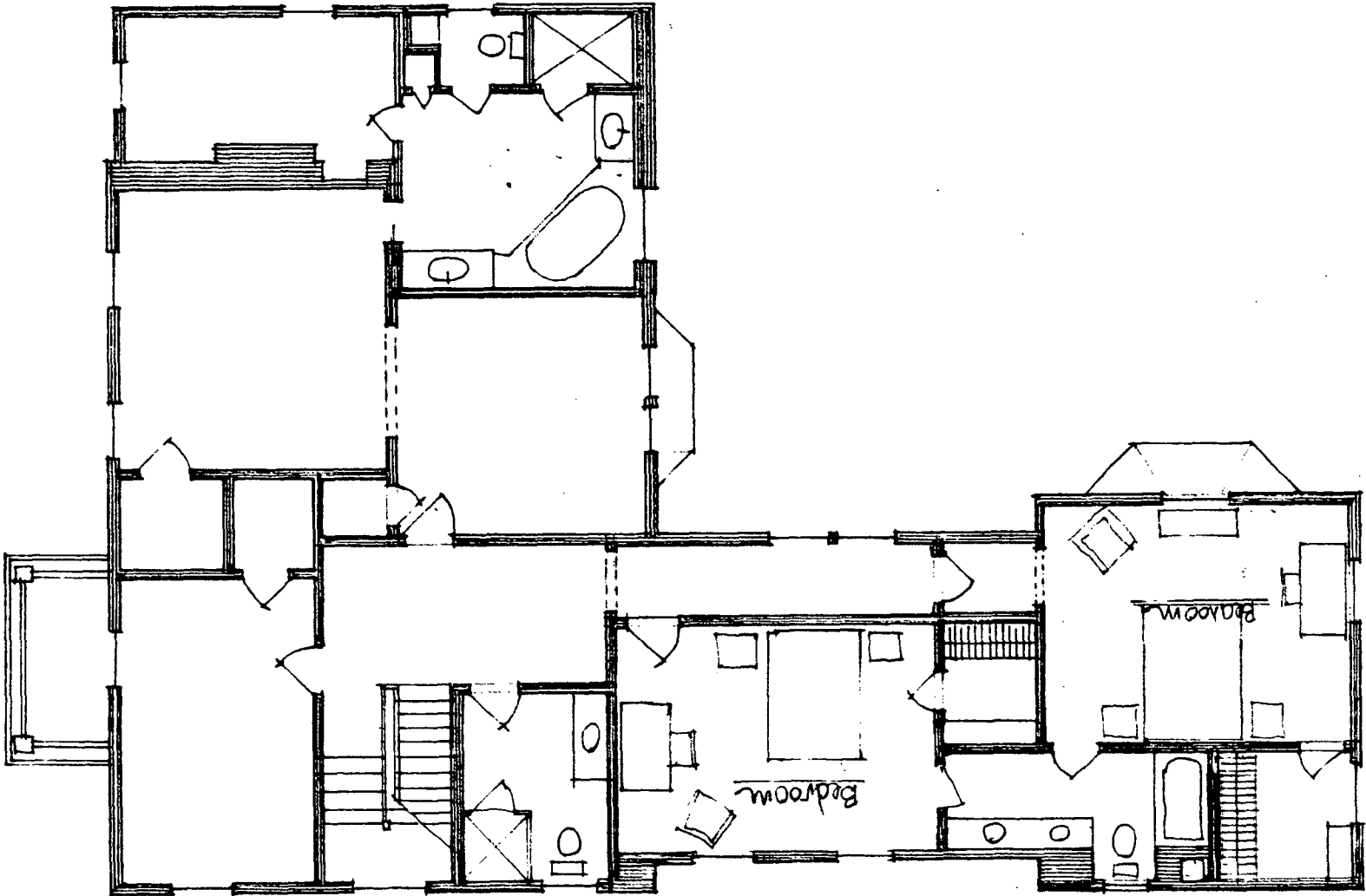
PRELIMINARY - FIRST FLOOR PROPOSAL

(47)



PRELIMINARY

Lynham Residence • 2nd floor @ 1/8"=1'-0" • David Lewis Architects • 8-15-05



DW

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 West Kirke Street, Chevy Chase	Meeting Date:	05/09/07
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	05/02/07
Review:	Preliminary Consultation	Public Notice:	04/25/07
Applicant:	Mr. and Mrs. Lynham (David Jones, AIA)	Tax Credit:	None
		Staff:	Michele Oaks

Proposal: Major Addition and Alterations

Recommendation: Proceed to HAWP

exhibit # A
 - put LAP comments & *May 7th*
exhibit # 2
 - Mark & surge eig's ETR
 into record reviewed in
 work session -

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Colonial Revival/Craftsman details
PERIOD OF SIGNIFICANCE:	1892 -1916

The existing house is a two-story, four-bay, side gable roof stucco dwelling with a Colonial Revival entry portico detailed with a roof balustrade. A one-bay, side frame extension protrudes from the east elevation of the house. The roof is sheathed in slate and detailed with broad overhanging eaves. The house is detailed with a variety of windows including single, and paired 6/1 double hung, 8/1, 4/1 double hung, multi-light casements, arched and lattice windows. Most of the windows on the front façade have paneled louvered shutters.

The lot contains a driveway stretching along the east, side property line leading to a contributing stucco and frame garage. Several mature trees and shrubbery decorate the existing lot.

PROPOSAL:

The applicants propose to:

General

Construct a two story, rear ell along the western section of the rear elevation of the subject house. The new addition proposes to extend 30' beyond the existing footprint of the house. The new ell will be detailed with a stone foundation, painted stucco with painted wood windows flanked with paneled shutters and sheathed with slate to match the existing massing. The roofline will fashion exposed rafter tails and a brick chimney.

Existing House: Front Elevation/Two-story East Extension

- Remove existing siding and replace with painted stucco.
- Remove 6/1 window and replace with a new, painted-wood, triple casement window.
- Remove existing asphalt shingles and replace with new slate to match the slate on the main massing.

ok unanimous

Existing House: East/Side Elevation

Remove existing siding and replace with painted stucco.

Remove the three (3), 6/1 windows and replace with three, new sets of painted triple casement windows.

Install painted wood trim and pilasters.

Install Shutters on 2nd level windows

Existing House: West/ Side Elevation

Restore windows on the first floor.

CALCULATIONS

Lot Size: 8913 SF

Existing House and Porches	1397 SF	15.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	1801 SF	20.2%

Proposed Addition	627SF	7%
Proposed House	2024 SF	22.7%
<u>Existing Garage</u>	<u>404 SF</u>	<u>4.5%</u>
Total	2428	27.2% <i>25% goal!</i>

APPLICABLE GUIDELINES

When reviewing alterations and additions within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. 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.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this project are as follows:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- 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.
- 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 rear of the properties should be approved as a matter of course.
- Major additions should, where feasible, be placed at 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.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

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

- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height, and overall lot coverage.

The Commission generally wants to see a clear delineation between the original massing and a proposed addition. The proposed new addition will not exceed the height of the original massing of the house. The ridge of the new addition will be 3'6" lower than the ridge of the existing massing. The design does not extend beyond the plane of the original massing and does provide for a recess of 18" at the juncture of the addition onto original massing to create the sense of a "hyphen". Twenty (20) feet back, the addition projects 18", so it is flush with the side elevation. The goal of this separation is to provide a differentiation between the "hyphen" and the hip roof massing.

Staff's main concern regarding the proposed plans is the overall increase in lot coverage. The Chevy Chase Historic District Guidelines specify that the Commission is to review lot coverage with strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. The guidelines specify that it is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space. With this advice, staff encourages the design team to explore a revised design, which reduces the lot coverage numbers for the house to 20%, the current house numbers are at 22.7%.

The proposed material selections for the new additions are consistent with the Commission's established policies and will be compatible with the existing house and the surrounding streetscape.

The HPC requires that the applicant contact the Village Manager and Arborist to review the final design, prior to HAWP submittal, to ensure that the proposal is consistent with their local ordinances.

DAVID JONES ARCHITECTS

17 April 2007

Historic Preservation Commission
c/o Ms. Michele Oaks, Historic Preservation Planner
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815


Ladies and Gentlemen,

On behalf of our clients, Lenora and John Lynham, I request a preliminary consultation with the Historic Preservation Commission at your May 9th meeting regarding proposed plans for the above property. The owners would like to modify the eastern portion of the house to make it more compatible with the original house. The original house had a side porch in that location. The owners would also like to add a new wing to the rear of the house.

I have enclosed the following drawings: elevations of the existing house, and site plan, floor plans and elevations showing the proposed alterations and addition. A set of exterior photographs, a list of exterior materials, lot occupancy calculations and a list of the adjacent and confronting property owners are also included.

I will be meeting with Mr. Geoffrey Biddle to confirm zoning compliance with the Village Code. There are no trees on the Lynham's property that would be affected by the proposal. We have requested the Chevy Chase Village arborist to review what tree preservation measures should be taken regarding two trees on the neighboring property at 34 West Kirke Street.

I look forward to the opportunity to discuss Mr. & Mrs. Lynham's plans with the Commission.

Sincerely,

David Jones AIA

Enclosures

Cc: Mr. & Mrs. Lynham

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
30 West Kirke Street
Chevy Chase MD 20815

Mr. & Mrs. Charles A. Hobbs
33 West Kirke Street
Chevy Chase MD 20815

Dr. William R. Dooley/Ms. Marion C. Blakey
31 West Kirke Street
Chevy Chase MD 20815

Mr. John Corrigan/Ms. Phyllis Kass
33 West Irving Street
Chevy Chase MD 20815

Mr. & Mrs. Robert A. Rovner
31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Description of materials:

1. Remove wood siding on east portion of existing house. Replace with new painted stucco to match existing adjacent surfaces.
2. Restore first floor of east portion of house for sunroom/office with painted wood pilasters, entablature, panels & casement windows.
3. Painted stucco similar to existing house on addition walls.
4. New random granite veneer foundation walls similar to existing.
5. Random granite and brick chimney.
6. Painted wood trim, pilasters, shutters, eaves, rafter tails, etc.
7. Painted wood double hung windows with simulated divided light insulated glass on addition. Screens on lower sash. Painted wood simulated divided light casement windows on sunroom/office.
8. Painted wood French doors, simulated divided light insulated glass, painted wood screen doors.
9. Slate roof with painted metal gutters and downspouts to match existing. Replace existing asphalt composition shingle on east portion of house with slate.
10. Painted wood railing at exterior steps to basement.
11. Flagstone terrace on stone dust.

PARTS OF
LOTS 4 & 5
10355/245

PARTS OF
LOTS 5 & 6
10355/245

PARTS OF
LOTS 5 & 7
3336/525

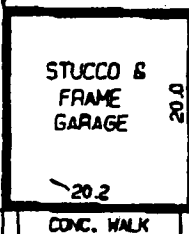
N 89°59'07" W 53.59'(SURVEY)
I.P.S. WEST 53.68 (COMP.)

N 0°02'17" E 10.0'
F/L 0.1'±
F/L 0.3'±

N 89°55'08" W 16.27'(SURVEY)
I.P.S. WEST 16.32'(RECORD)

END WALL ON LINE
WALL 0.3'±

0.5'± I.P.S. FENCE ON LINE
F/L 0.7'±



PART OF LOT 6
13.20 S.F. (COMP.)
PART OF LOT 7
160 S.F. (COMP.)

PARTS OF
LOTS 9 & 10
5587/868

PART OF LOT 9
8,875 S.F. (COMP.)

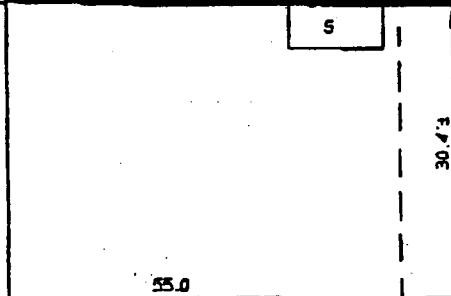
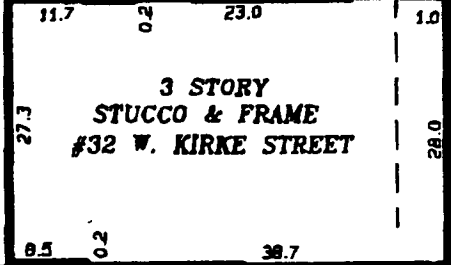
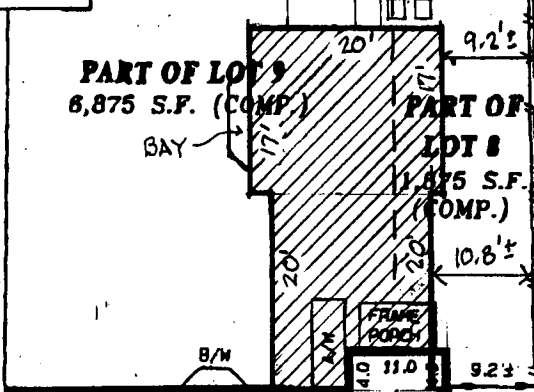
PART OF LOT 8
1,875 S.F. (COMP.)

PARTS OF
LOTS 7 & 8
5087/849

NORTH 135' (TOTAL COMP.)
N 0°00'10" E 134.37' (SURVEY)

S 0°00'23" E 124.32'
SOUTH 125'
1.5' WIDE STONE RET. WALL

ASPHALT DRIVEWAY



EAST 70' (TOTAL COMP.)
S 89°59'14" E 69.84' (SURVEY)



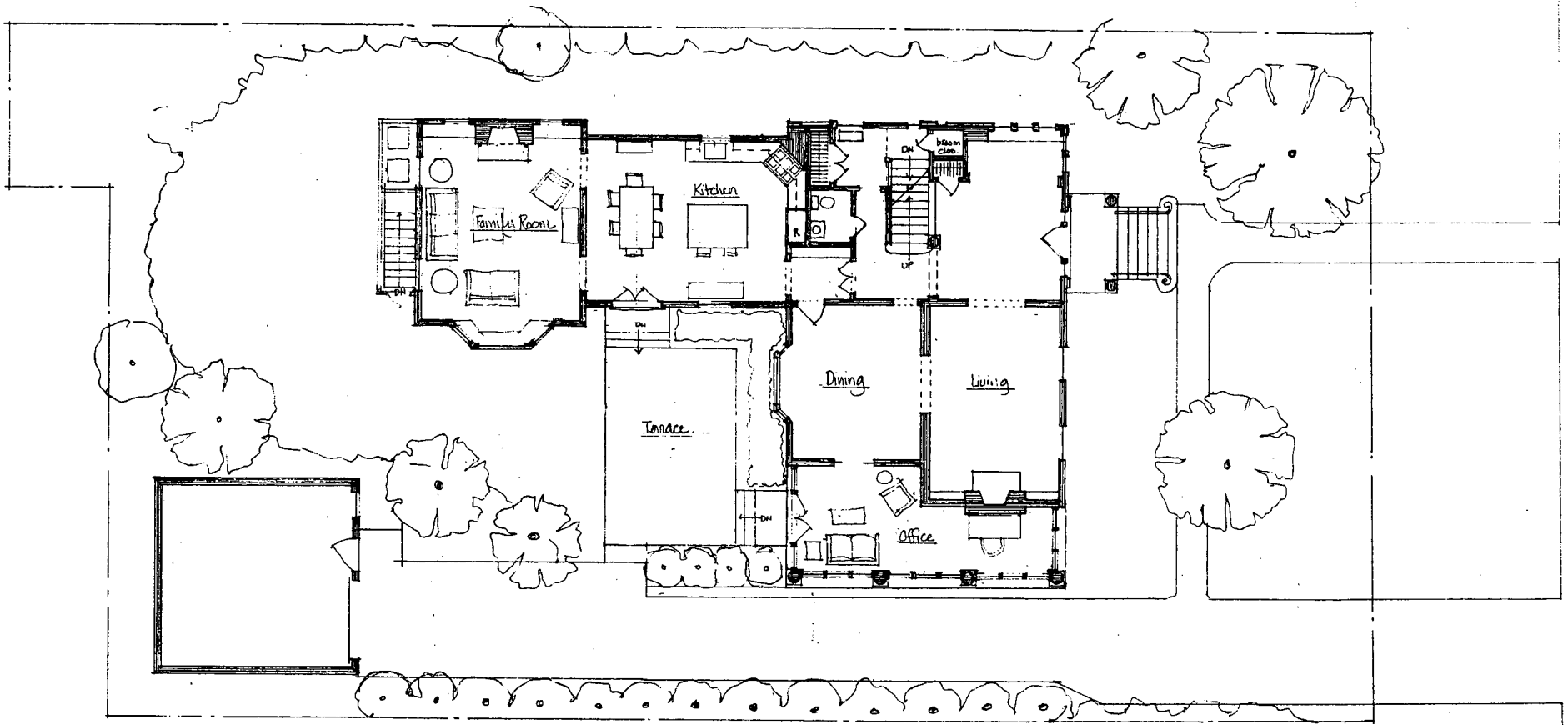
WEST KIRKE STREET
(KIRKE STREET PER PLAT)

PLAT OF SURVEY 1"=20'
PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

- NOTES:
1. FLOOD ZONE "C" PER H.U.D. PANEL NO. 0200C.
 2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
 3. I.P.S. INDICATES IRON PIN AND CAP SET.

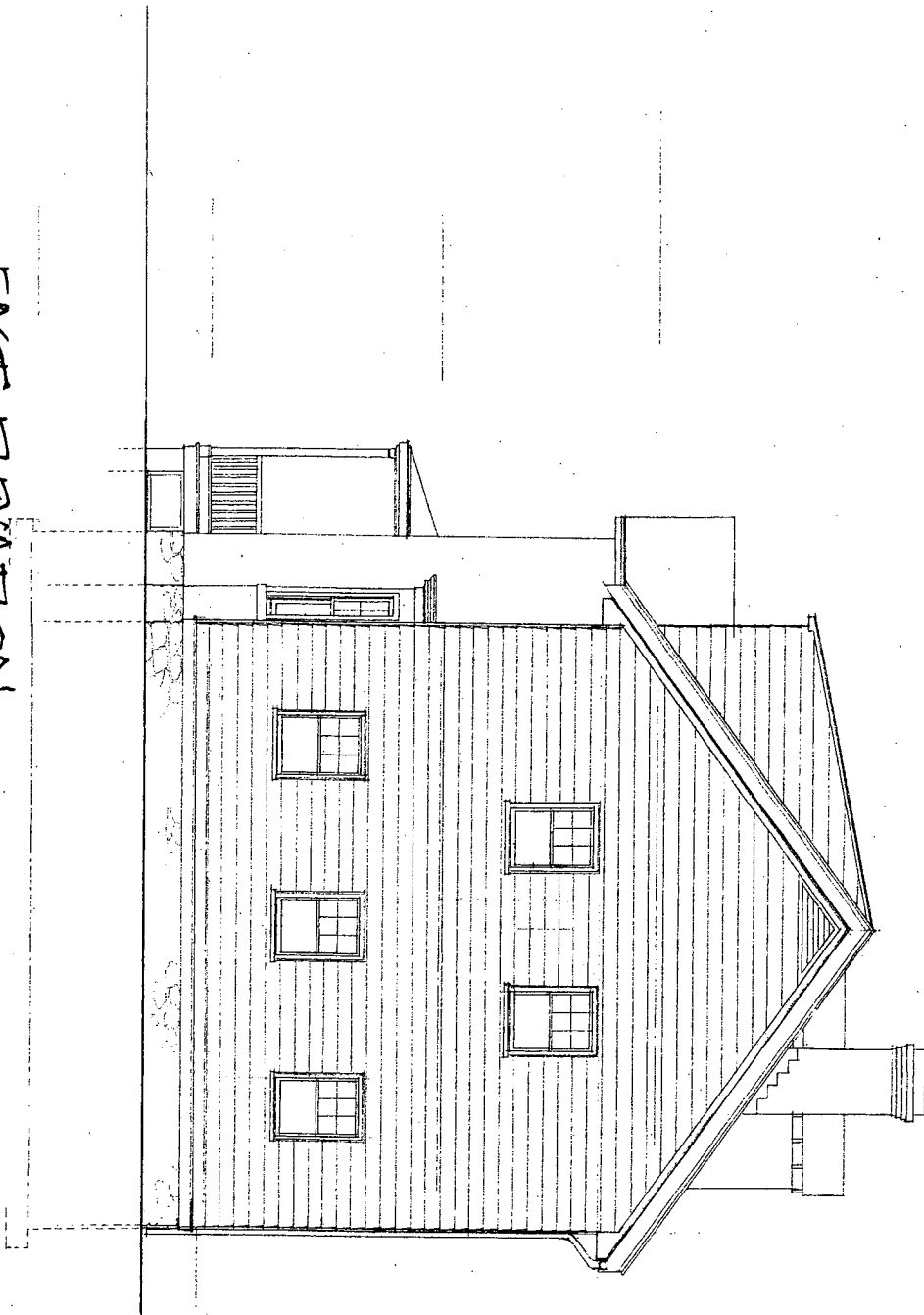
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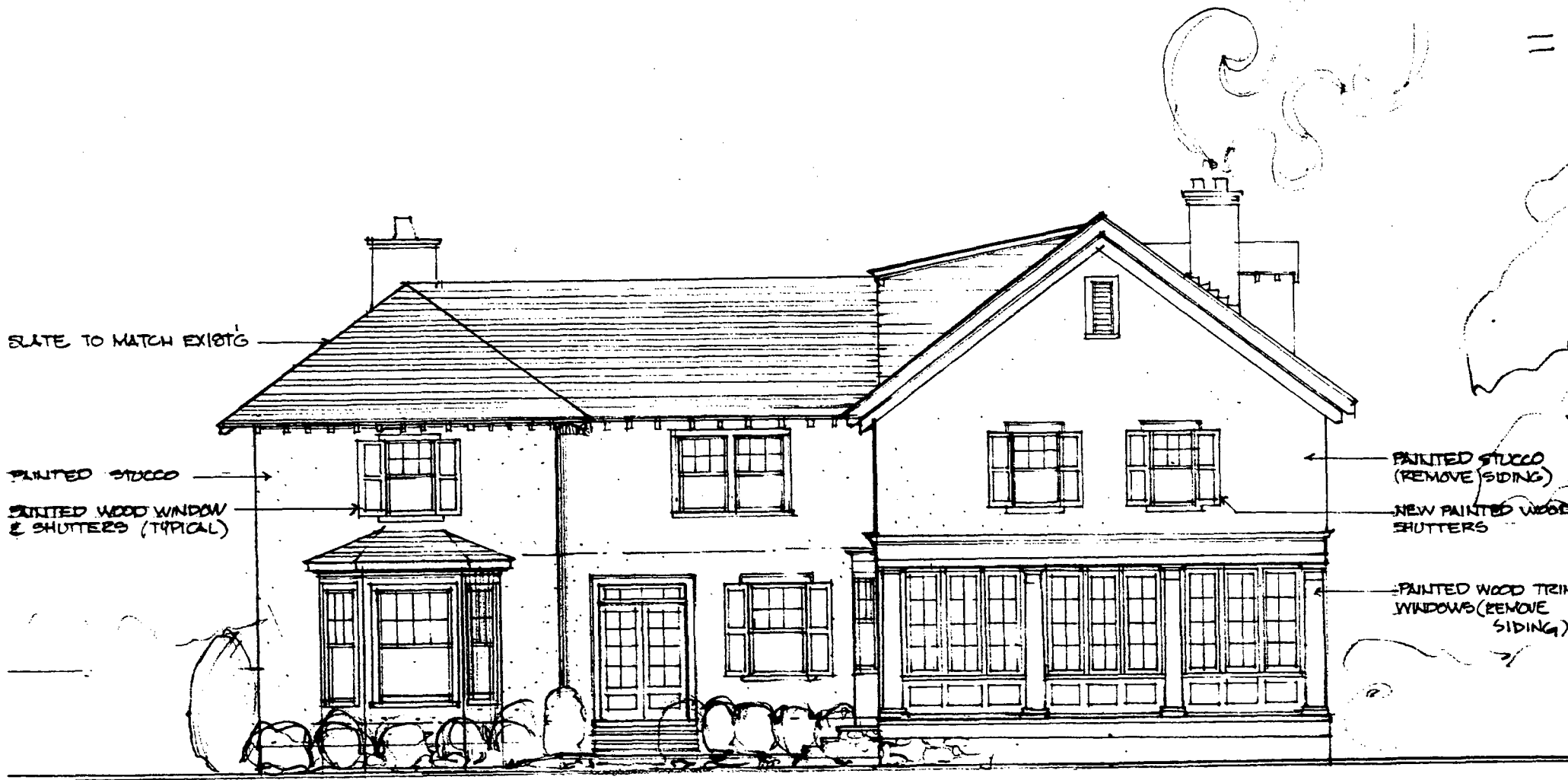
<p>SURVEYOR'S CERTIFICATE</p>	<p>REFERENCES</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS</p>
<p>I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE</p>	<p>PLAT BY</p>	<p>9</p>



- Lynham Residence • 1st Floor @ 1/8" = 1'-0" • David Jones Architects © 15.05

EAST ELEVATION
EXISTING



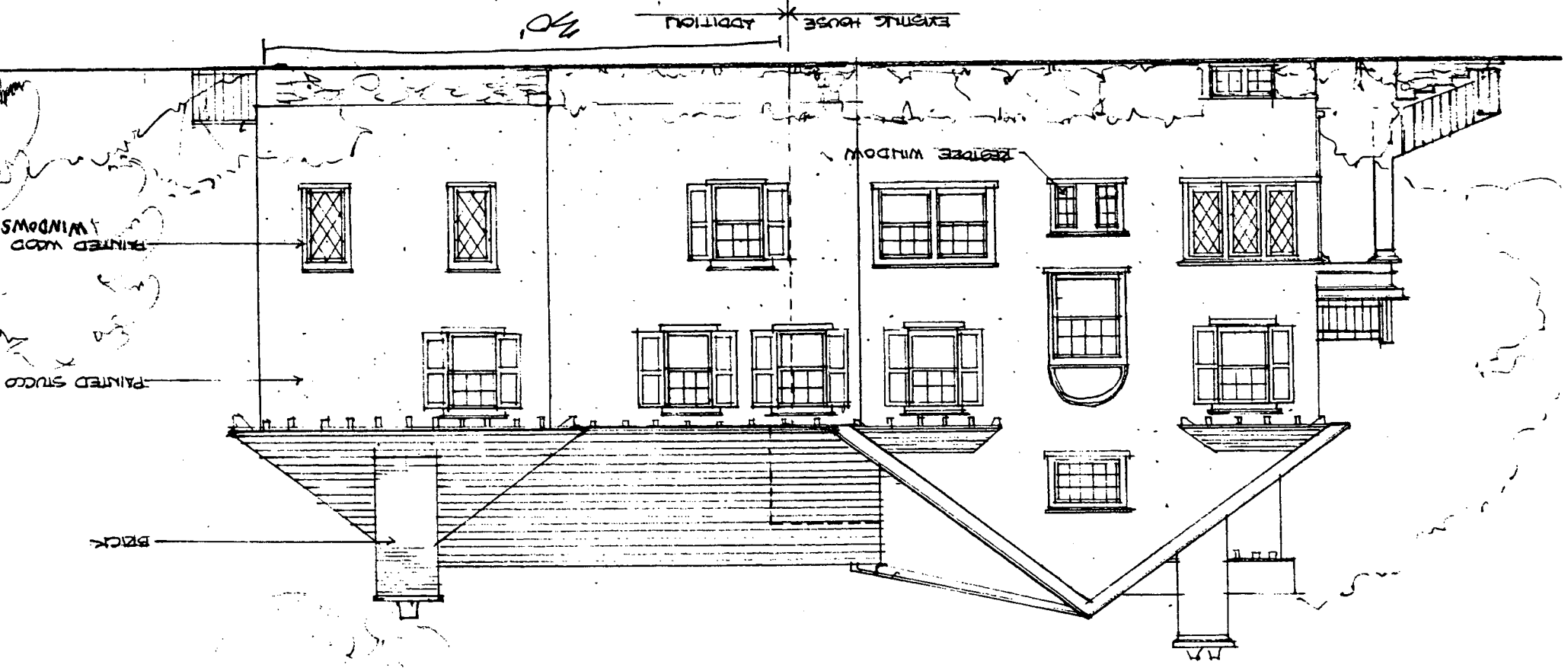


Lynham Residence • East Elevation @ 1/8"=1'-0" • David Lewis Architects 8.15.05

WEST ELEVATION
EXISTING



Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 8.15.05

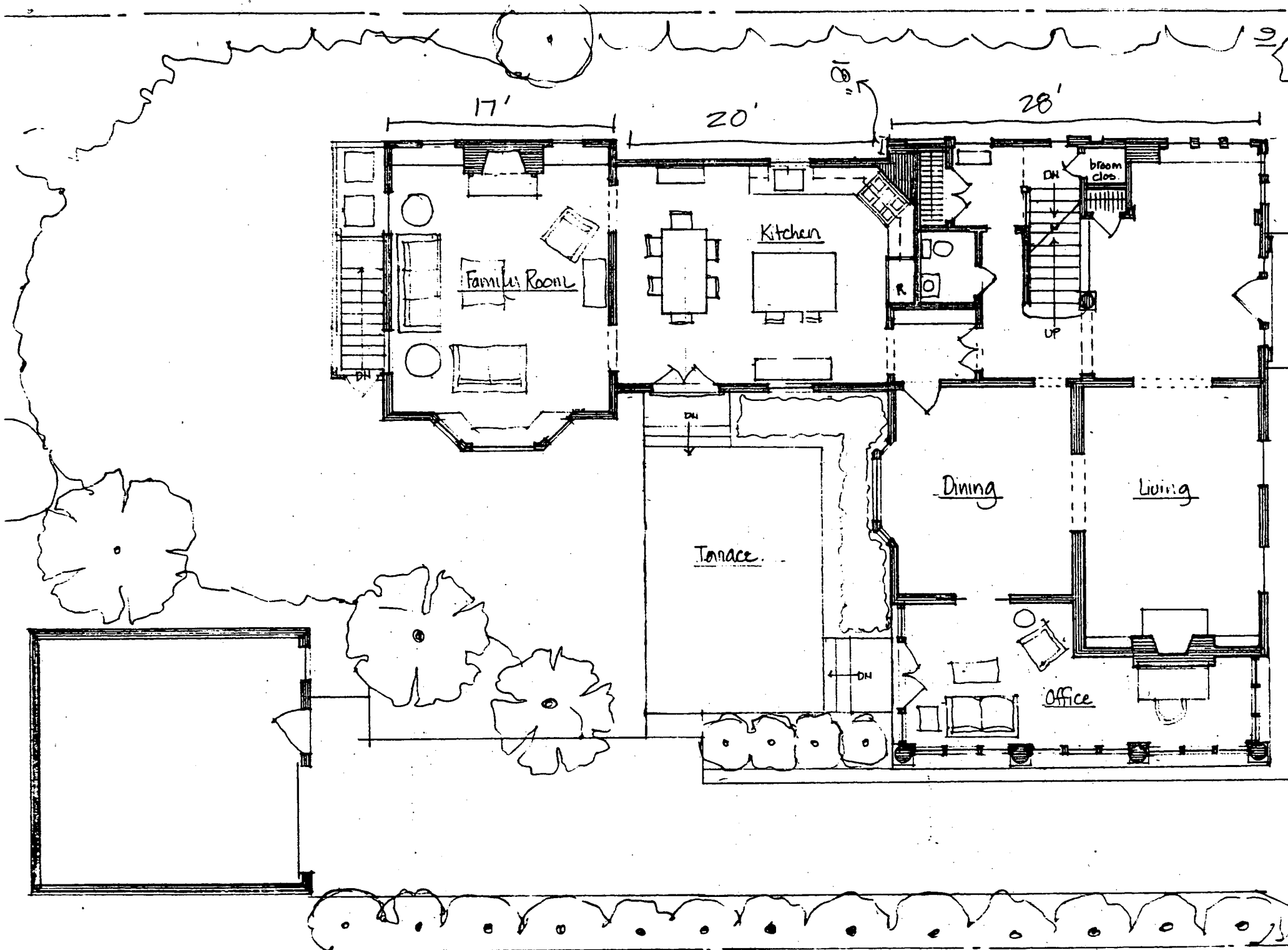


PERK. ELEVATION
EXISTING

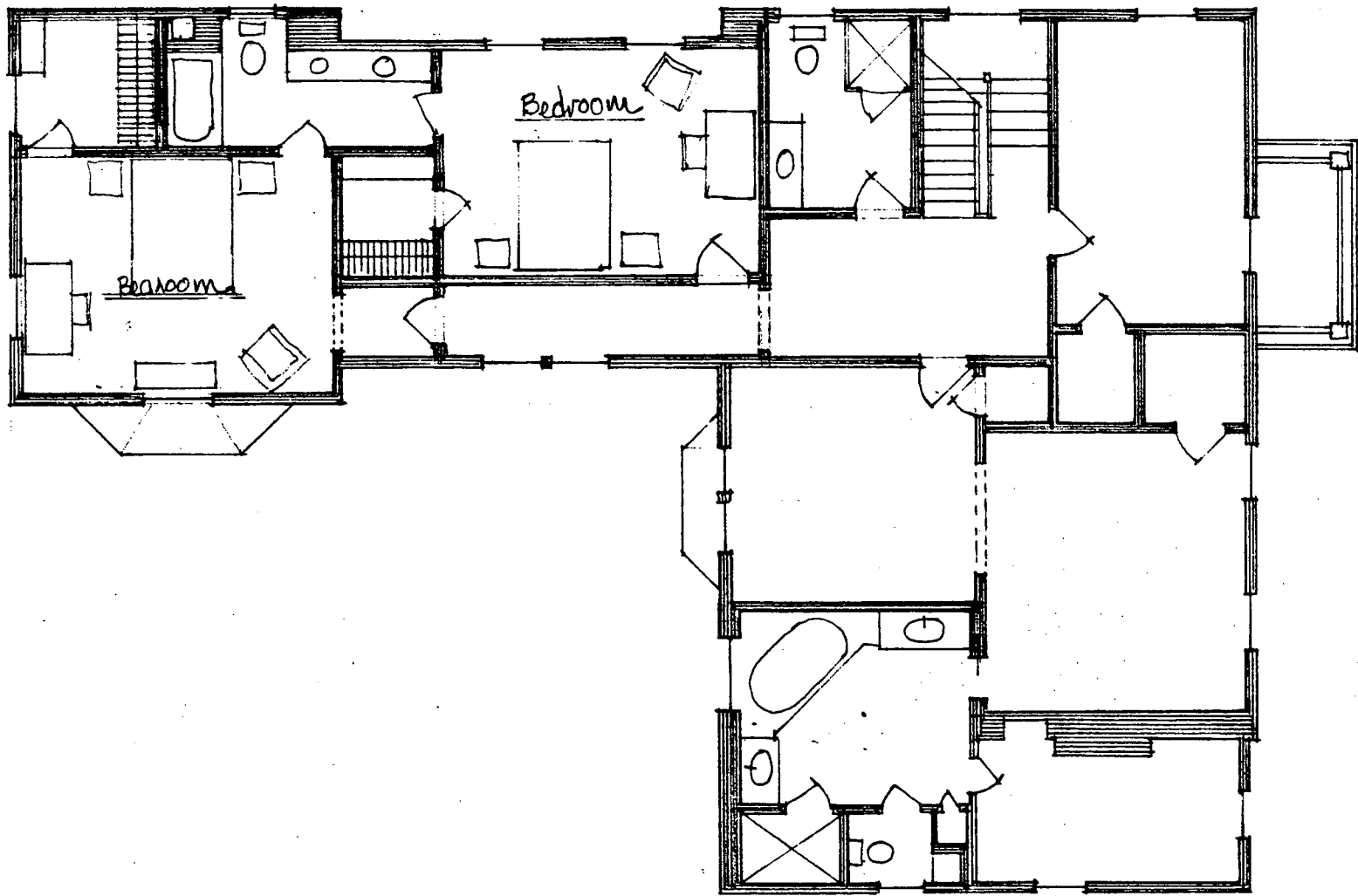




Lynham Residence • Rear Elevation @ 1/8" = 1'-0" • David Jones Architects 8-15-05



FIRST FLOOR PROPOSED

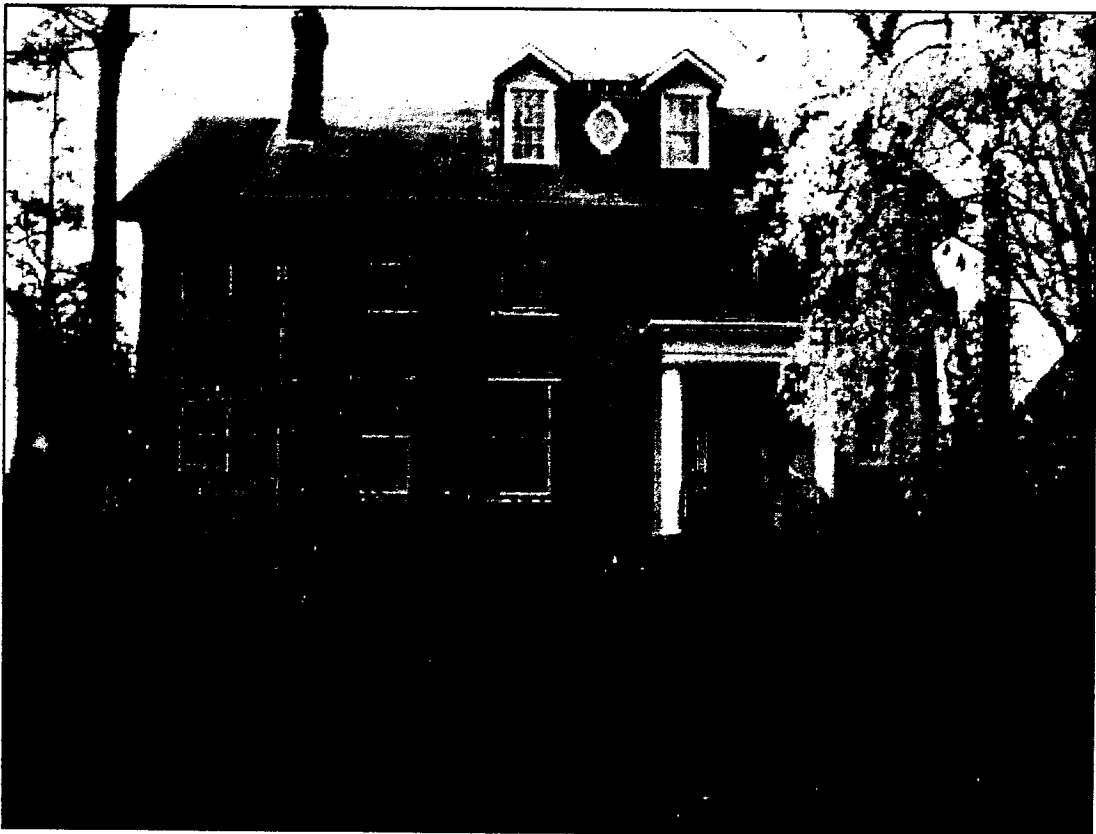


Lynham Residence • 2nd Floor @ 1/8" = 1'-0" • David Jones Architects 8.15.05

32 W. KIRKE ST.



VIEW FROM NORTHWEST

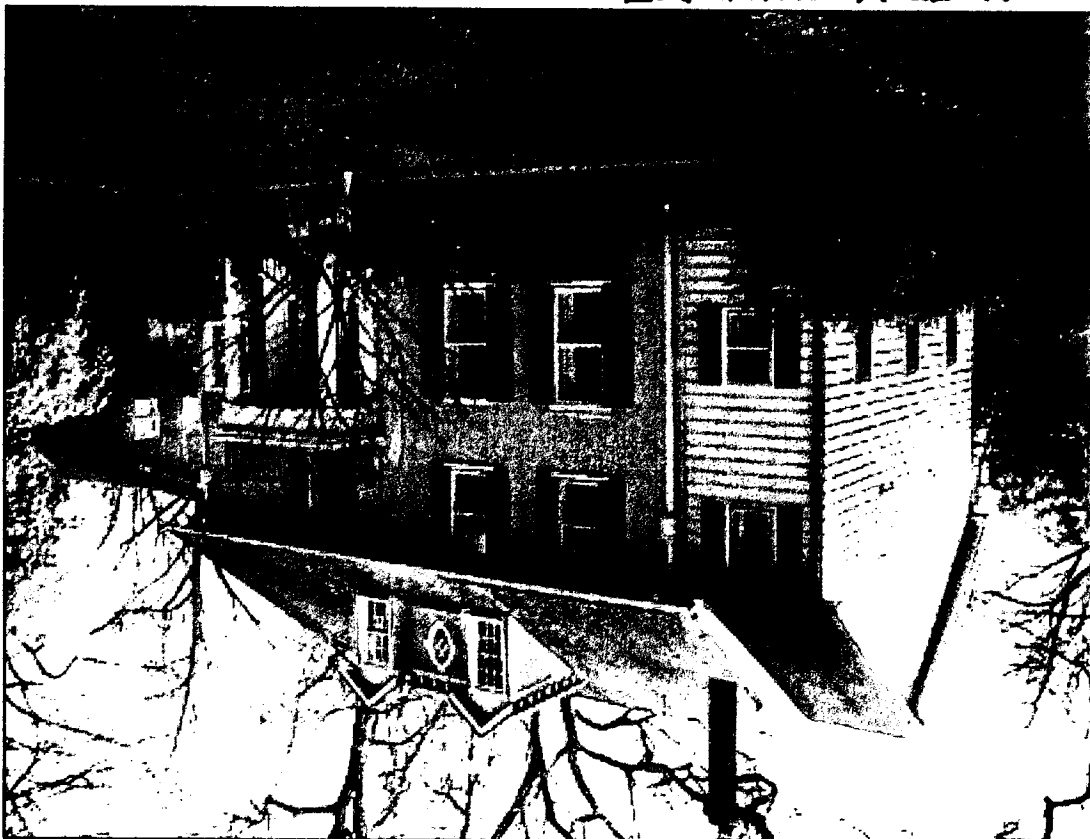


FRONT (NORTH) ELEVATION

VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



32 W. KIRKE ST.

32 W. KIRKE ST.



REAR (SOUTH) ELEVATION



NORTHEAST CORNER

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
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31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

5/9/07 Preliminary 32 West Kurke

- smaller lots - 15%
 - larger lots 25%
- SLIGHT REDUCTION
WARREN, THOMAS, LEAVE
LEE, DAVID, T&L
TIM, JET

125' tall tulip poplar - it is at the end of its life!

- Lee Burstyn - lot coverage along
Should not be a determining factor? Size + massing?
- Timothy - primary issue -
loss of open-space - lot coverage
Reduction good -
→ materials are matching
differentiation ok?
- Thomas → preservation of streetscape
views, only going to affect
one owner, drainage? resolve as
design progresses - as part of code
- Visible from public - right of way
how it affects public domain -

Kitchen - smaller
transparent → windows
lack of symmetry

MORE/LESS
DIFFERENTIATION
↳ WARREN
NUWAY
DAVID
THOMAS
TIMOTHY

KITCHEN
↳ MORE
GLAZING

INDEX

Left Pocket

- Historic Preservation Commission Brochure
- ✓• Historic Resources Preservation Ordinance (Chapter 24a, Montgomery County Code)
- Historic Preservation Commission: Rules, Guidelines and Procedures
- ✓• HPC Meeting Schedule for 2007
- ✍• HPC Commissioner Biographies
- HPC Annual Report (July 1, 2005 – July 2, 2006)
- Master Plan Addresses (updated April 2003)
- Maps of Master Plan Historic Districts

Right Pocket

- ✓• Introduction Letter
- ✓• Submission Requirements and Application for Historic Area Work Permit (HAWP)
- ✓• The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings
- ✓• Maryland Tax Incentives Brochure
- ✓• Montgomery County Historic Preservation Tax Credit Criteria and Application
- ✓• Master Plan for Historic Preservation: Chevy Chase Village
- ✓• Master Plan for Historic Preservation: Takoma Park
- Hawkins Lane Development Guidelines Handbook

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
EXHIBIT LIST

Address of Case: 32 West Kuke St. Chevy Chase

Case No. Preliminary Consultation

Public Hearing Date: 5/09/07

Staff: Michele Oaks


- A. ~~#~~ LAP comments / email of Wednesday, May 9, 2007
from Tom Bouke.
- B. May 7, 2007 letter from Mark +
Susan Eig, neighbors, 34 West Kuke Street.
- C. ADJACENT HOUSE, 34 W. KIRKE PLAT
- D. 6 PHOTOS PRESENTED BY EMILY EIG DURING
TESTIMONY
- E. ORIGINAL DRAWINGS
- F.
- G.
- H.
- I.
- J.
- K.
- L.

EXHIBIT A

Oaks, Michele

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, May 09, 2007 3:28 PM
To: Fothergill, Anne; Oaks, Michele
Cc: Biddle, Geoff; Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; Jacobs c/o angela muckenfuss; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: 10 E Kirke; 14 Oxford; consults on 1 W Melrose; 32 W Kirke

The following are the comments of the Chevy Chase Village Local Advisory Panel for items on the HPC agenda for 5/9/07:


1 E Kirke:
 Outstanding Resource
 tree removal, driveway alteration, gate installation

Staff recommends approval with one condition that side courtyard be submitted for staff-only review. LAP concurs with staff recommendation. We do note however that a Village approval may be required for tree removal, and this is not part of the LAP review.

14 Oxford
 Contributing Resource
 alterations on detached garage and construct rear porch

Staff recommends approval with conditions requiring coordination with CCV arborist and comment on porch flooring. LAP concurs with recommendation for approval. However, given that the addition is in the rear, the LAP is not concerned with the porch flooring and would support a very lenient review giving the applicant maximum flexibility for a durable, workable solution.

Preliminary consultations on 1 W Melrose; 32 W Kirke:

1 W Melrose
 Contributing Resource
 addition to north side of house

LAP concurs with Staff comments which appear to be thoughtful and reasonable. We recognize that the addition is on the north side of the house which has become functionally the rear of the house although it does face Connecticut Avenue. We further note that the addition is of low scale and should have minimal impact on the Connecticut Avenue side - given the extensive landscaping. If tree removal should become necessary, it will require Village approval. We note also that the screening of the house changes from Connecticut Avenue figured into our approval of this as essentially a "rear" addition and hopefully this screening will remain.

32 W Kirke
 Contributing Resource
 Proposal to construct rear addition

LAP is representative of a cross-section of the Village and as such does not always reach consensus. In this case 4 of the members concurred with staff. They felt that while we generally try to limit our comments with respect to rear additions which are not very visible from the street, the proposed addition does appear to substantially increase lot coverage and does begin to have an impact on the "open park-

like setting" referred to in the Guidelines.

3 of the responding members felt that proposed lot coverage, 27.2%, is well below Village regulations and below many of the houses in the neighborhood, and does not impact the "park-like setting" criteria. Our regulations currently specify a maximum of 35% lot coverage, and although the Village may modify this regulation in the future, that is the current regulation.

Submitted for the LAP by
Tom Bourke
Chair

EXHIBIT B

7 May 2007

Dear Michele,

After receiving notice of John and Muffin Lynham's preliminary review at HPC on Wednesday 9 May, I requested and promptly received a copy of their application from HPC. Thank you very much. Last night my husband and I met with John Lynham and reviewed plans that he brought over.

We have some serious concerns with the plans that we would like to bring to your attention prior to the preliminary review. They include the following:

1. We were relieved to see the concern about lot coverage that you expressed in an e-mail to David Jones dated 13 April because we strongly share and support that concern.
2. We noted your concern about visibility of the addition from the street and its effect on the historic streetscape pattern, and would like to bring to your attention the visibility of the addition from Cedar Parkway and the effect it would have on that vista. The back of the Lynham's house is already visible from Cedar Parkway, although there aren't any photographs included in the application to show this.
3. With the proposed addition, the Lynham's house would be sixty-five feet (65') deep. Our house extends sixty-one feet (61') back from the building restriction line. Their house would extend farther back than any other house on the block, would affect views from every other house and would place the proposed air conditioning units in line with private entertaining space in every other back yard.
4. Please note that almost all of the Lynham's existing house is a full functional three stories high. The high point of our roof is a scant two and a half stories and slopes gently down to one story in both directions, interrupted only by two large, centered dormers, both original, one on the north slope and one on the south slope of the roof. The proposed two story addition, even if its roof is lower than the main roof of the Lynham's house, would certainly affect the presentation of our bungalow's profile.
5. I am forwarding two aerial maps of the south side of our block of West Kirke Street through to the north side of West Irving Street to help clarify that observation and some others. The photographic map is quite up to date; the outline aerial view is old, though still helpful.
6. The outline aerial map only hints at how unusual our house is. It is an intact 1915 brick bungalow, very deep but not very tall. It is the only brick bungalow in the CC Historic District.

7. The outline aerial map does not show the unrestored two-story garage in the southeast corner of our lot, probably due to visual obstruction from the dense tree coverage. The garage is not visible in the aerial photograph either.

Again referring to the aerial views, it becomes clear that our house, due to the nature of its architecture, extends much farther back than any other house on this block of West Kirke Street. What you can't tell is how much lower it is than all the other houses.

8. The application does include photographs of the Lynham's house.

A. In the one labeled "VIEW FROM NORTHWEST", you can see how visible the proposed addition would be from West Kirke Street; our bungalow cannot be seen at all.

B. In "FRONT (NORTH) ELEVATION" our roofline is visible. It's the dark triangle to the right of the Lynham's front door, and is the most southern portion of our east façade.

C. The photograph labeled "VIEW FROM NORTHEAST" is the best at showing how long and low the bungalow roofline is, and at least hints at the nine feet (9') the bungalow's open front porch extends beyond the building restriction line.

9. Looking at the aerial view, you can see that there is currently a lovely vista of trees between these two rows of houses, extending from Magnolia all the way to Cedar Parkway.

We are very concerned about the effect of construction on our trees. The footprint of an addition does not define the footprint of excavation. There is a large tulip poplar growing very close to our house, which obviously has very short roots on that side. Having any of its roots sheared on the Lynham side would leave it injured and in perhaps perilous condition. Removing it, even at the current time, would be difficult because of the difficulties in access, but removing it post construction of the proposed addition would be truly challenging. We have already had to remove two large trees because of lightning damage. One of them was a similarly large tulip poplar that sat directly on the property line with the Lynham's, which was later replaced with the handsome columnar beech tree currently flourishing, but threatened by the proposed construction.

10. We are also concerned about storm water displacement. Throughout the Village, wet basements in nearby houses have followed expansions, and the Lynhams have themselves experienced wet basement problems.

11. John Lynham explained that there is an exterior staircase to provide access to a basement. That would further add to the dimensions of the excavation and greatly increase water displacement. Please note that the application did not include mention of a basement or include a floor plan of a basement level.

12. Measurements shown on the plat do not appear to be clear or consistent, especially along the west property line. We would like clarification.

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14. We were excited to hear about the copies of original plans for the house that the Lynhams have, and hope that HPC has copies of them too.

15. The air conditioning units are shown at the south end of the addition, which would appear to place them in more or less of a line with our back steps. We don't consider that an optimal placement.

We would like to do everything possible to help the Lynhams, who are very nice neighbors, develop a plan that fully answers their needs without negatively impacting our enjoyment of our property.

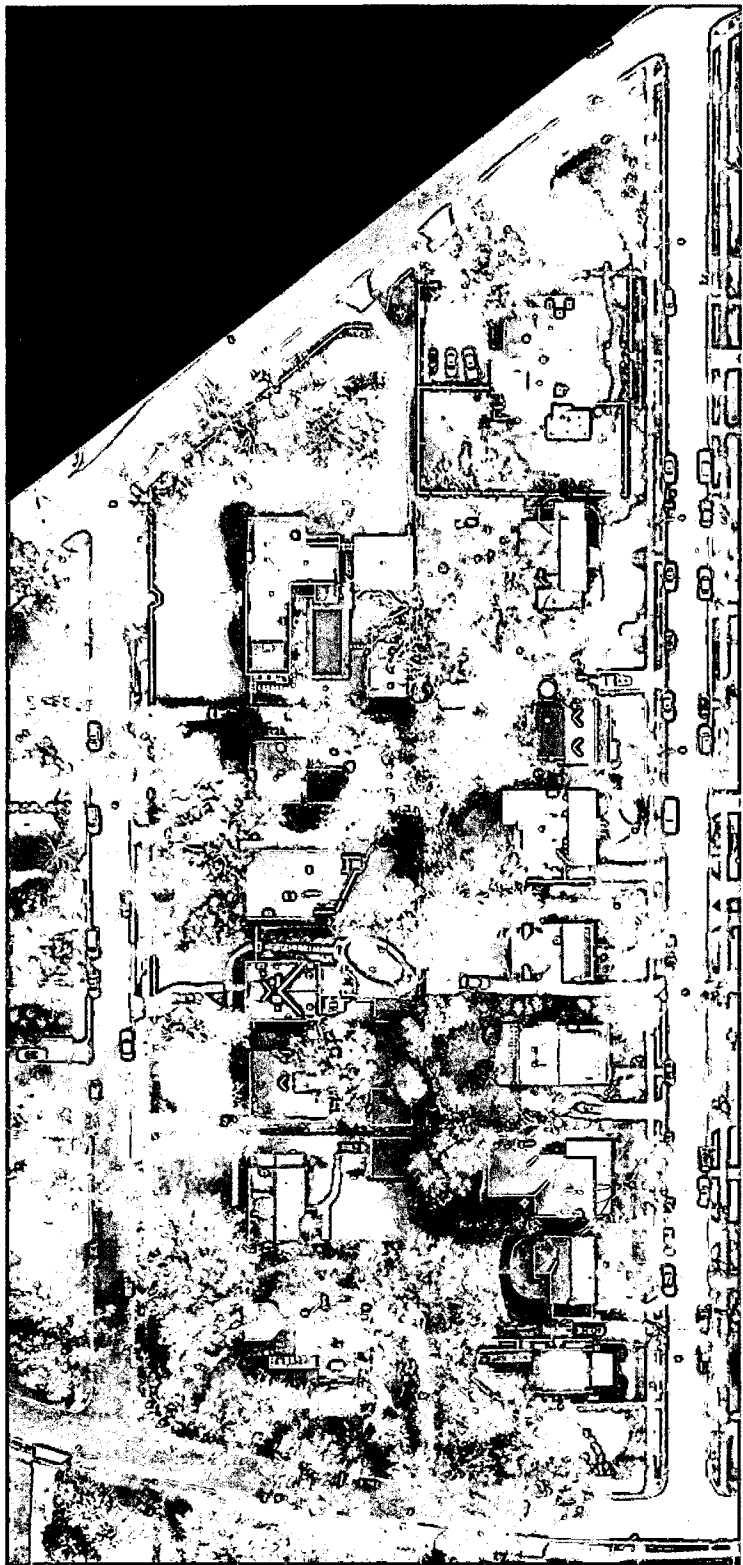
Thank you very much.

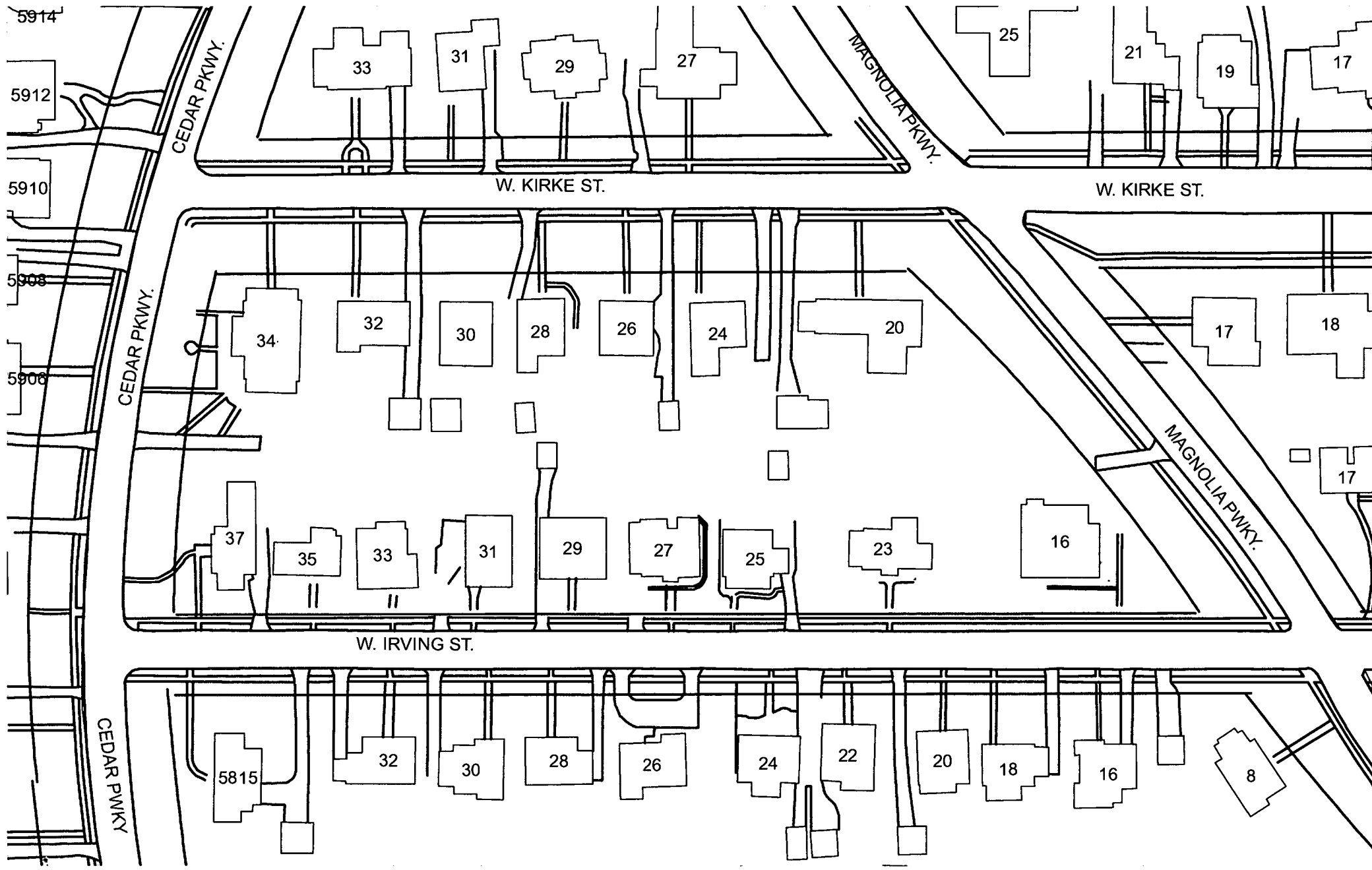
Sincerely,

Mark and Susie Eig
34 West Kirke Street
Chevy Chase, MD 20815

Home: 301.656.8347

e-mail: susieeig@gmail.com





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5910

5908

5906

CEDAR PKWY.

MAGNOLIA PKWY.

W. KIRKE ST.

W. KIRKE ST.

CEDAR PKWY.

MAGNOLIA PKWY.

W. IRVING ST.

CEDAR PKWY.

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VIEW LOOKING EAST FROM PROPERTY LINE AT SW CORNER OF 34 W. KIRKWOOD CEDAR PARKWAY

EXHIBIT D PHOTO 1



EXHIBIT D PHOTO #2



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EXHIBIT D PHOTO 3

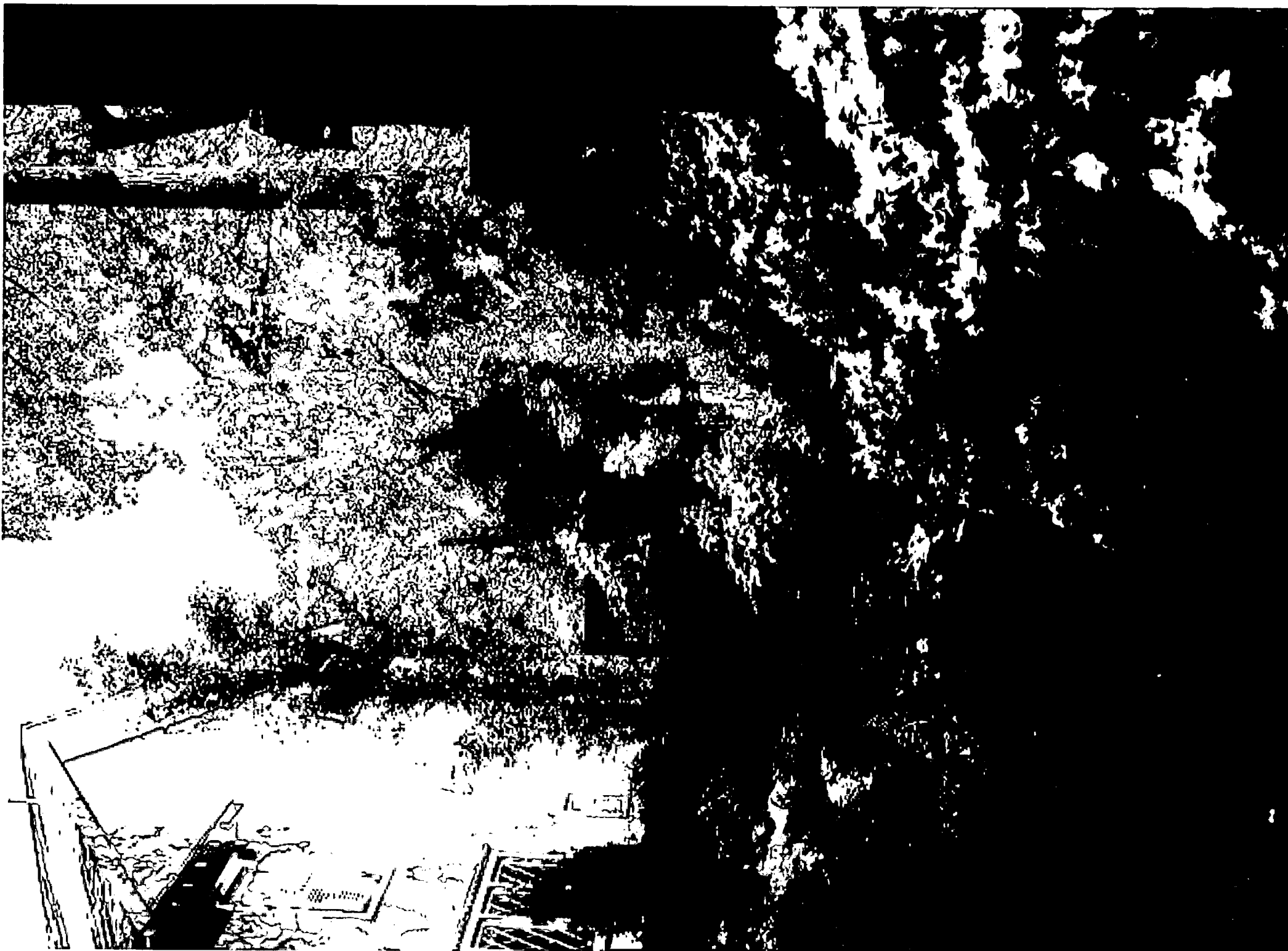


EXHIBIT D PHOTO #4

VIEW LOOKING SOUTHWEST FROM NORTHWEST CORNER/CORNER OF 34 W. KATIE ST

(5)



EXHIBIT D PHOTOS

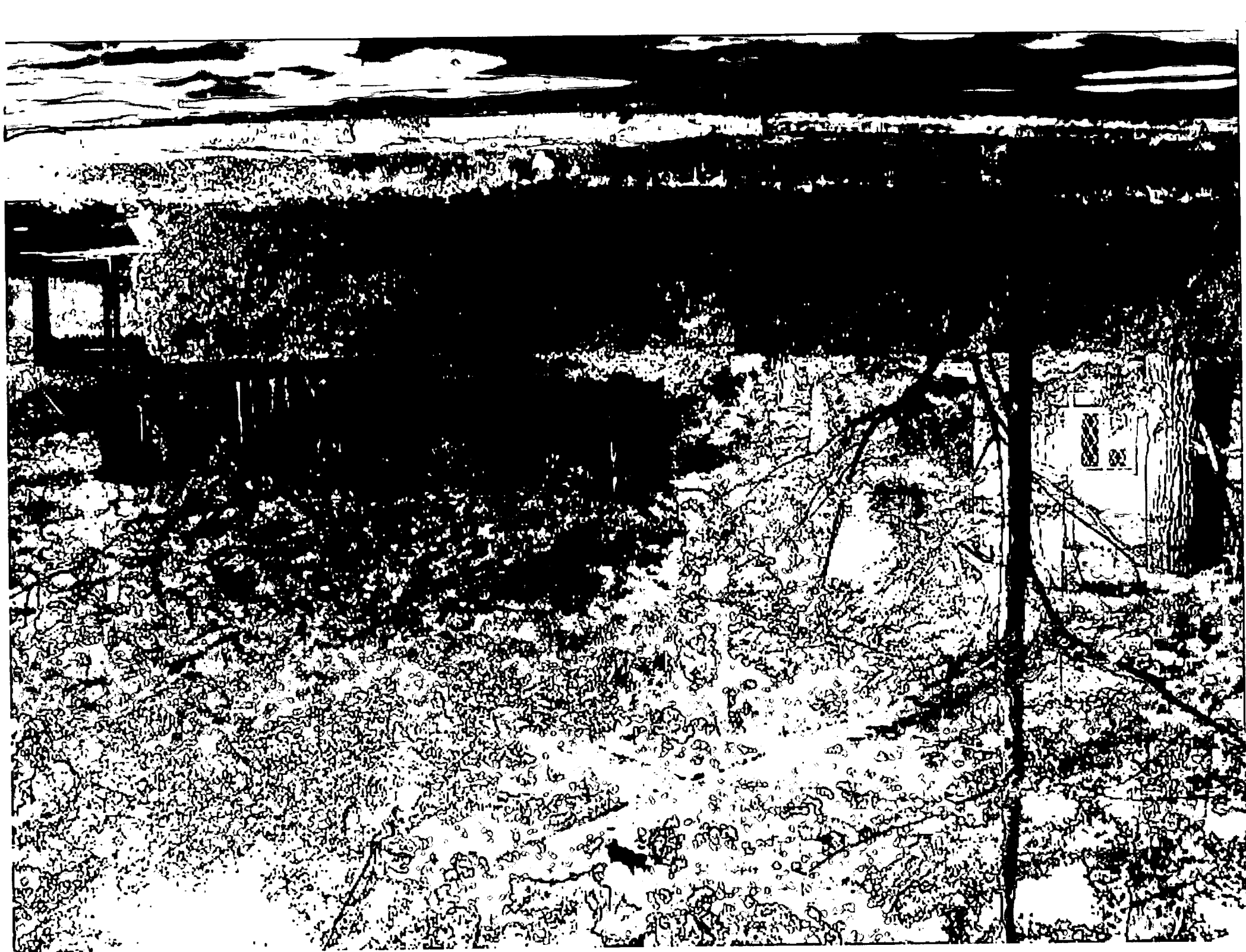


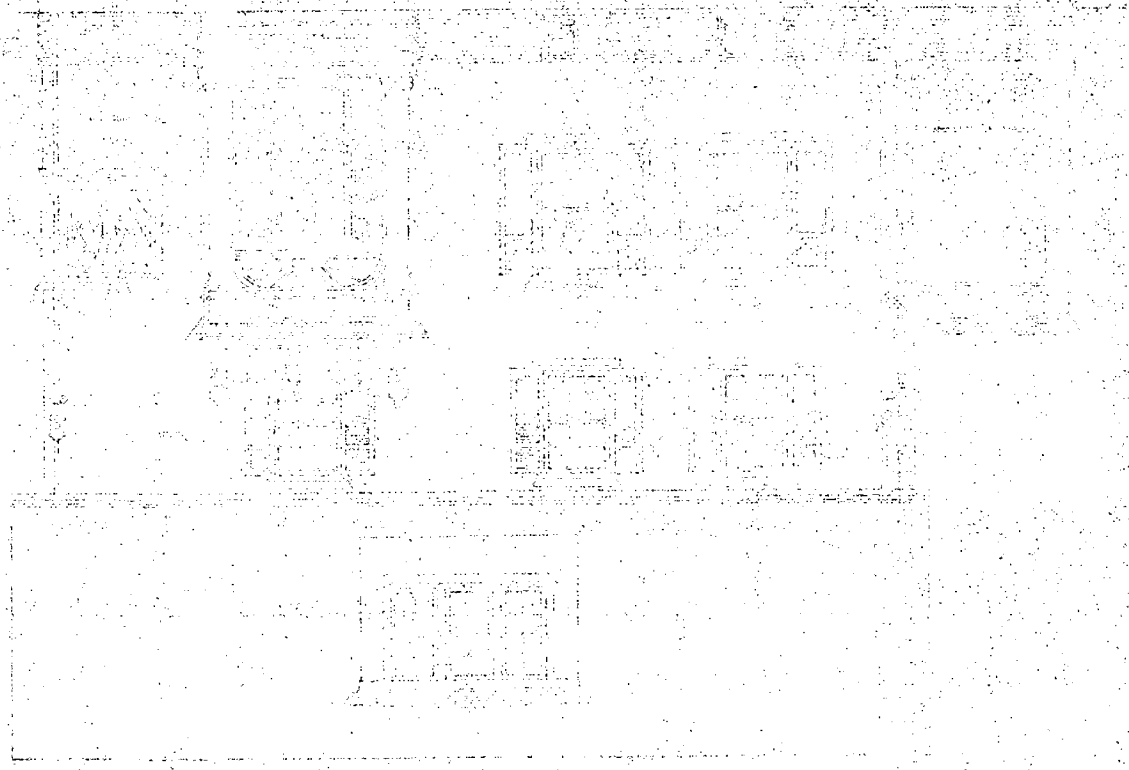
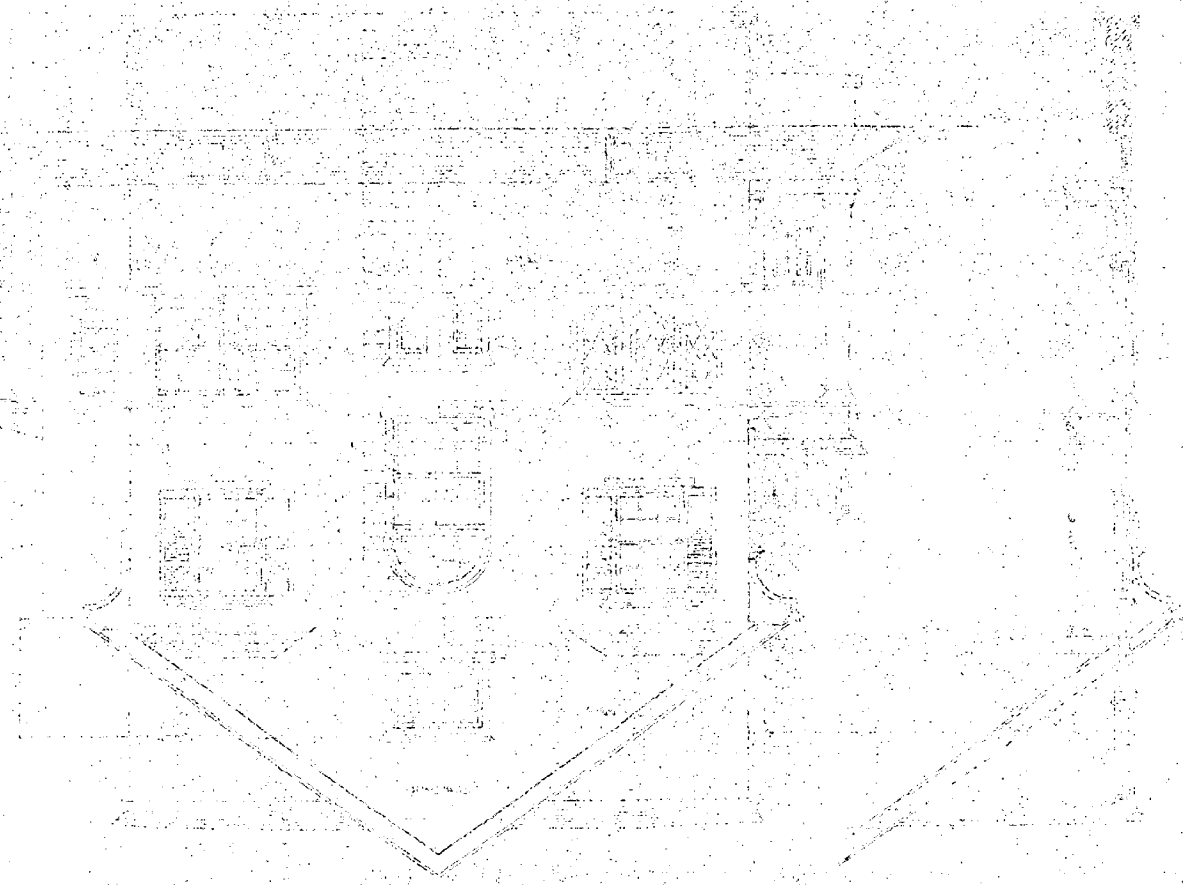
EXHIBIT D PHOTO 6

RESEARCH AND DEVELOPMENT
GENERAL INVESTIGATIVE
DIVISION
WASHINGTON, D.C.
FEBRUARY 1954

EXHIBIT 101

EXHIBIT 102

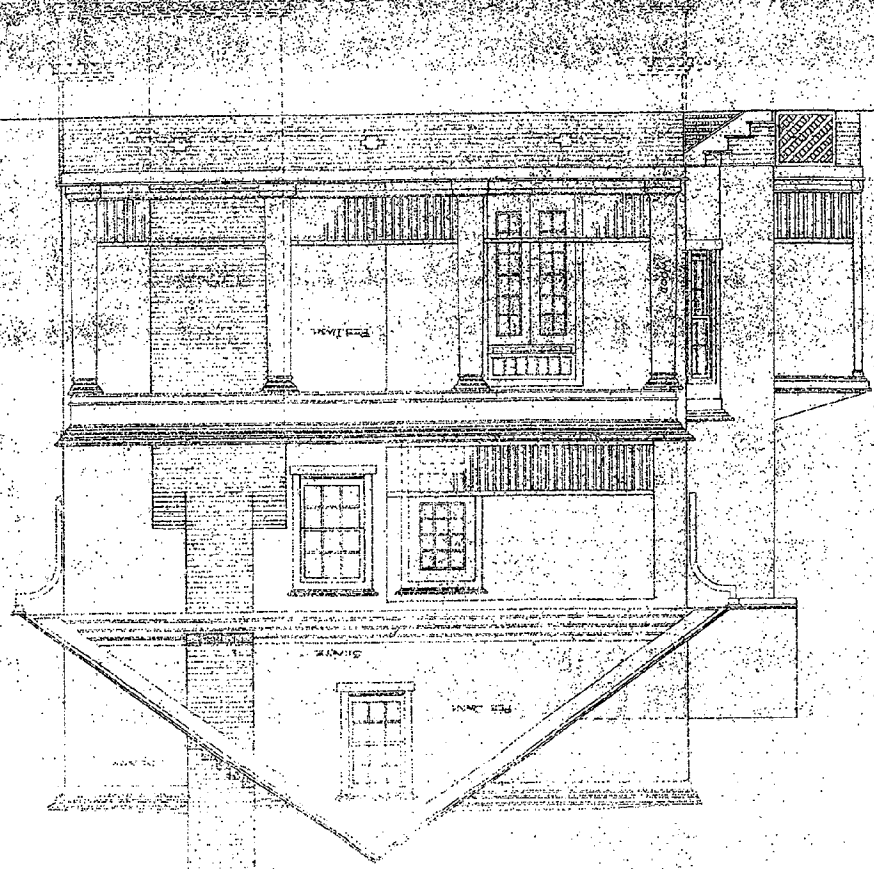
EXHIBIT 103



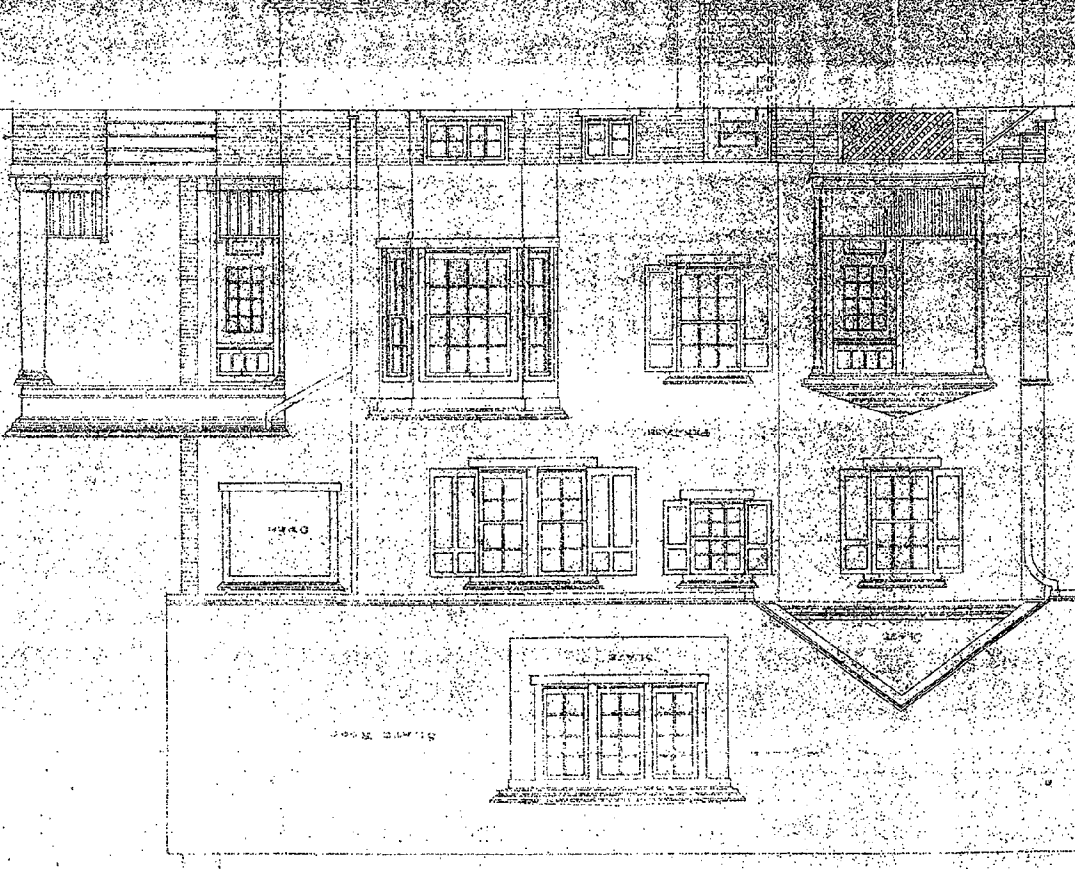
27-1010X

ROBERTSON & CO. ARCHITECTS
100 N. 3rd St. BALTIMORE, MD.
FEB. 1891

SIDE ELEVATION



REAR ELEVATION



①

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
57 SOUTH EAST ASSEMBLY AVENUE
CHICAGO, ILLINOIS 60607

RECEIVED

[The main body of the document contains extremely faint and illegible text, likely bleed-through from the reverse side of the page. The text is arranged in several columns and appears to be a technical or scientific report.]

EXHIBIT FOR THE CHURCHILL
MUSEUM
LONDON
1851

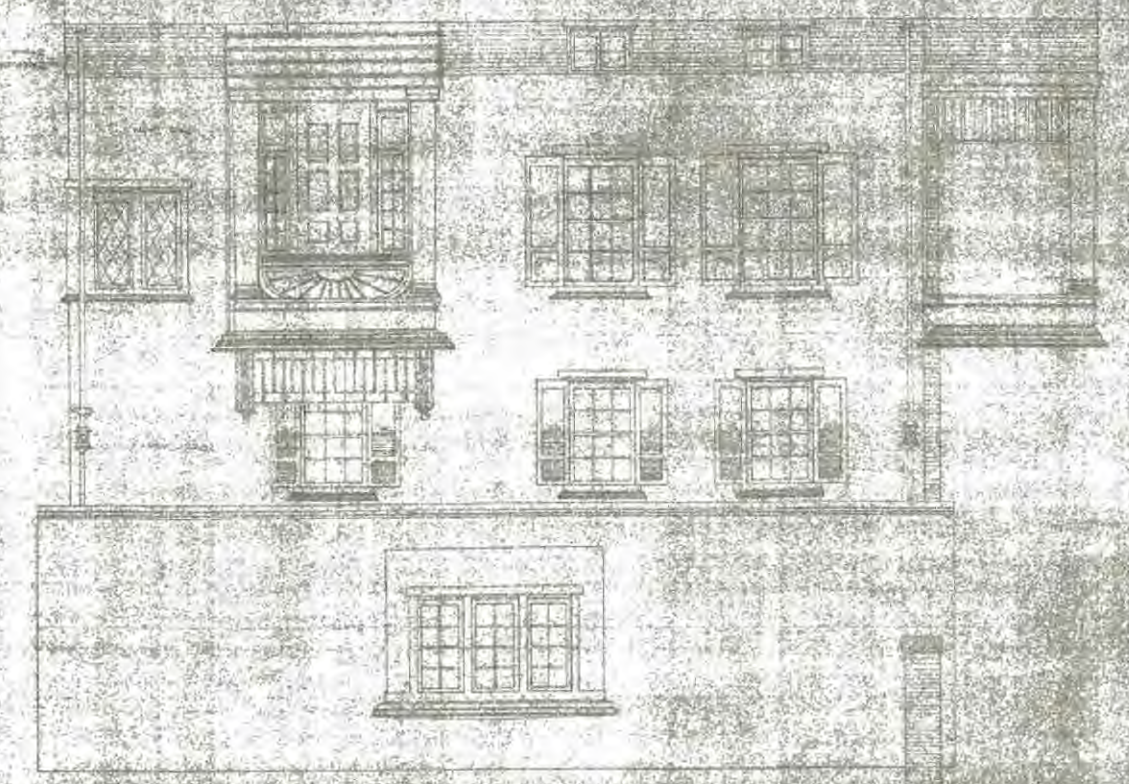
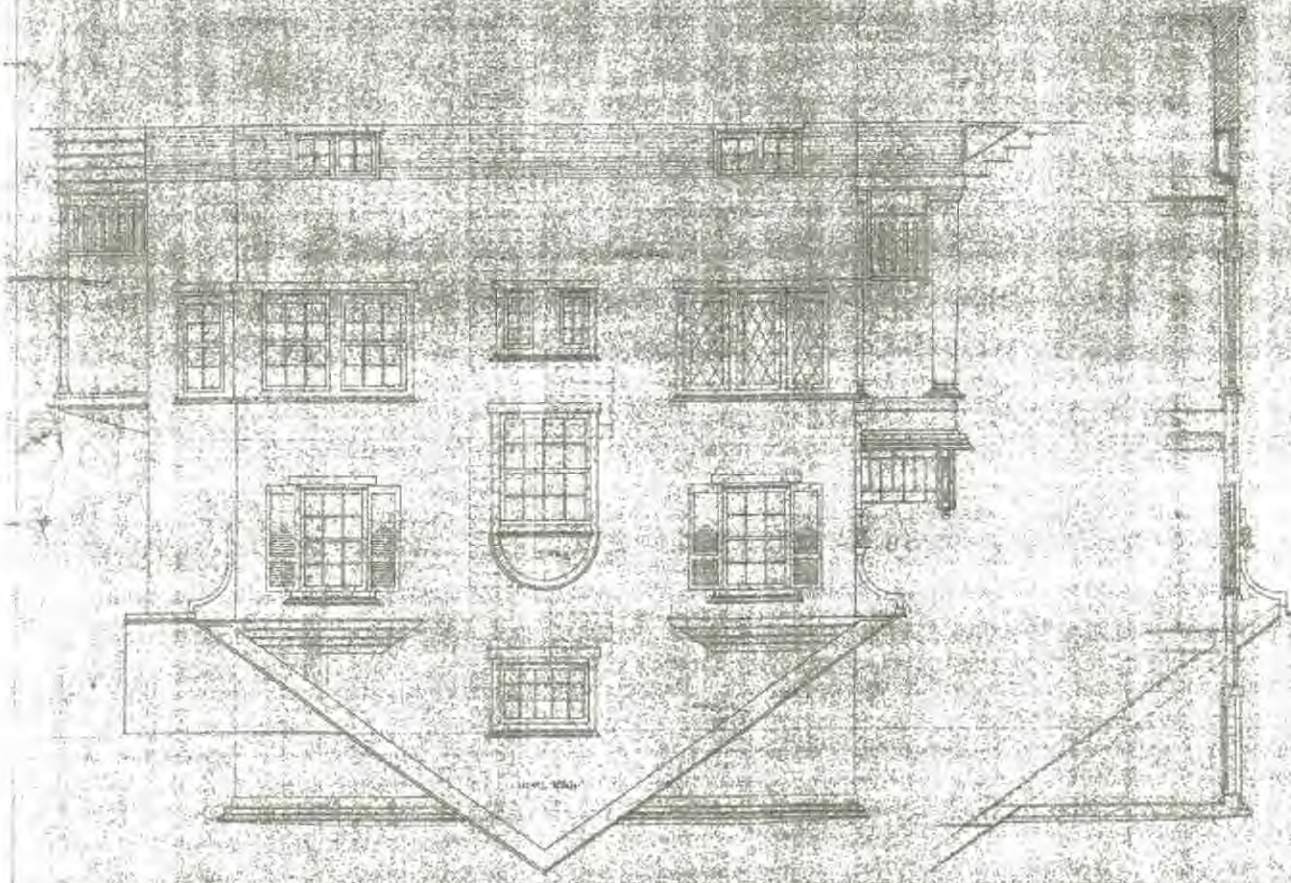


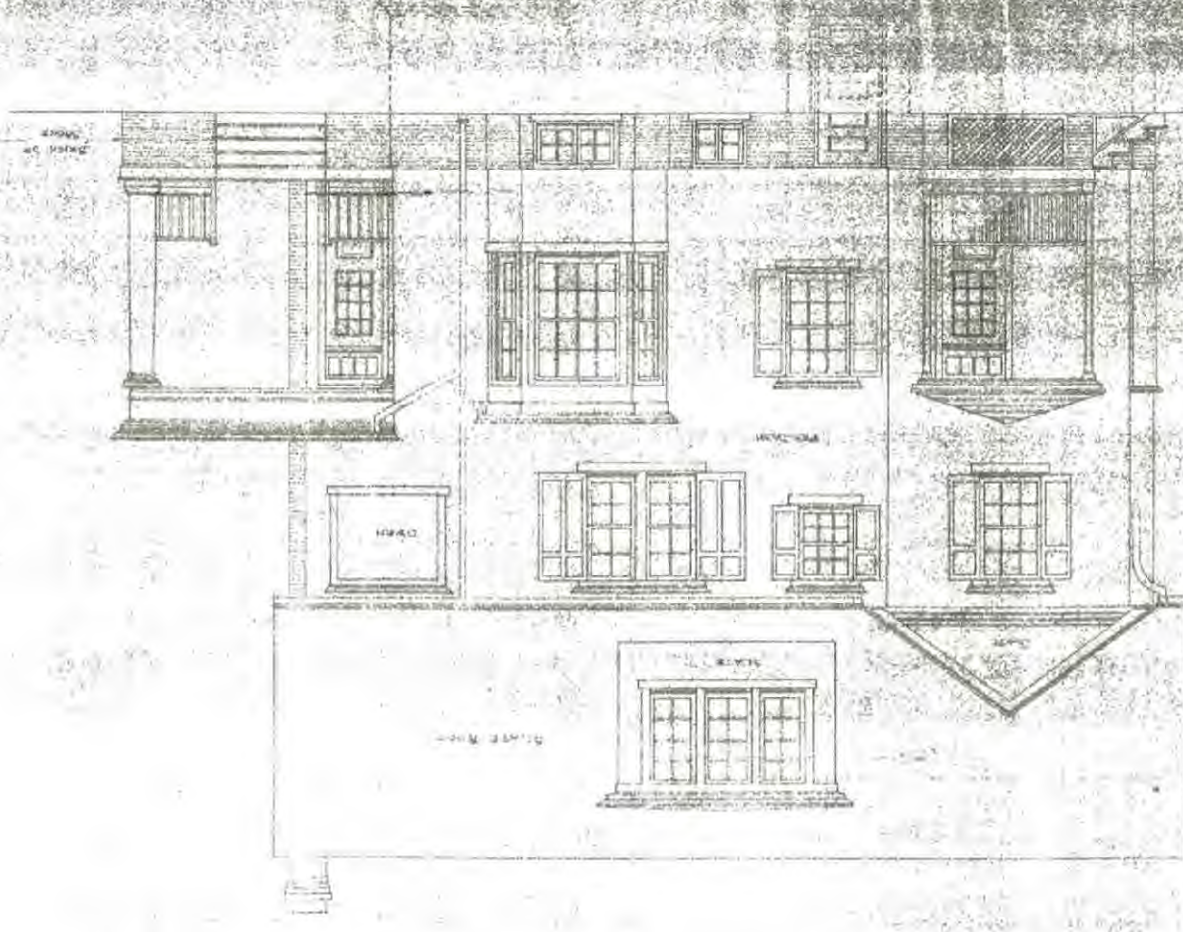
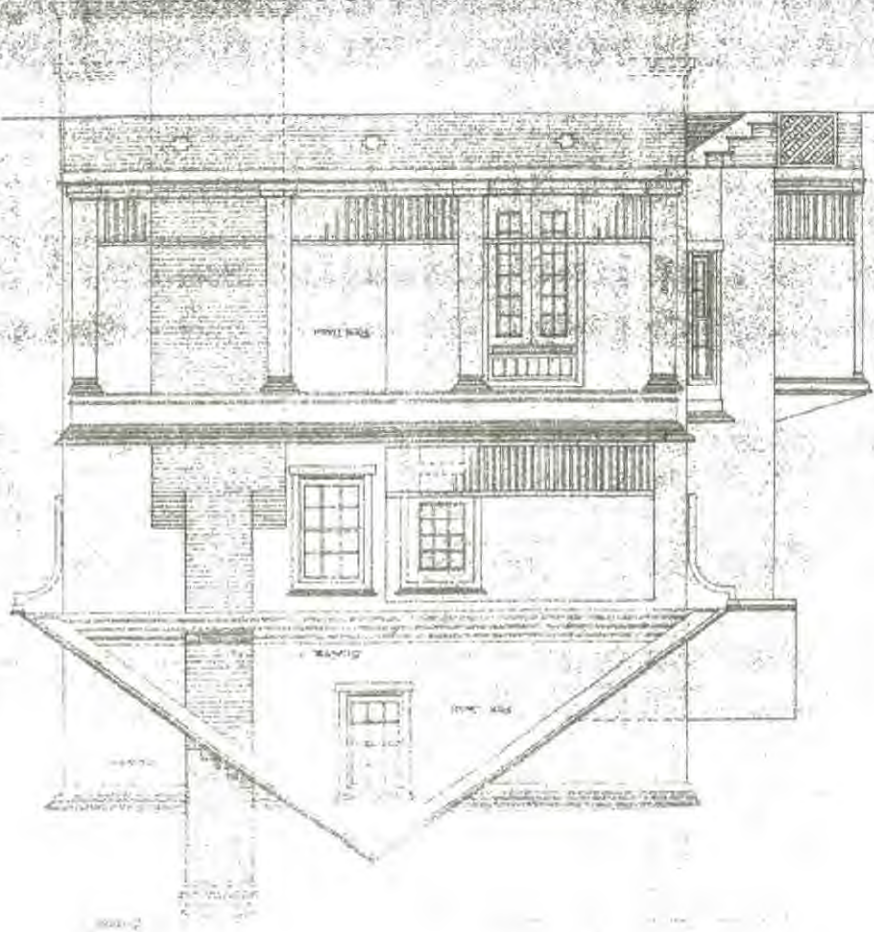
EXHIBIT E

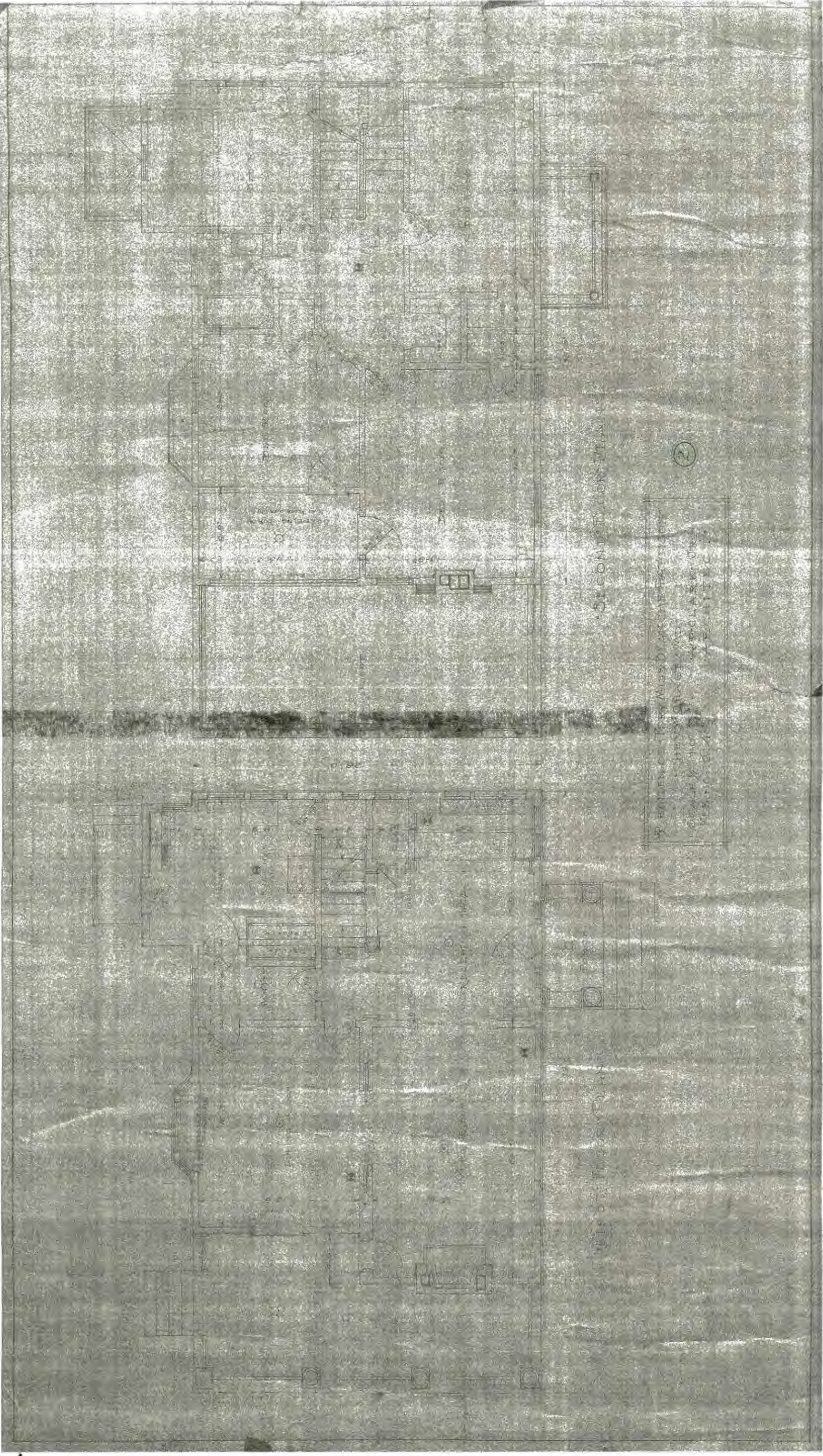
RESIDENCE FOR MISS JENNIE B. T. HARRIS
CHILLY CROFT, MD.
J. CLARK, JR.
ARCHT. & ENGR.
1891



SIDE ELEVATION

REAR ELEVATION





ST. JOHN'S COLLEGE, BOSTON

W. EDWARDS, ARCHT. BY
1874
DESIGNED BY
FEBRUARY 1874

2

7 May 2007

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Thank you very much.

Sincerely,

Mark and Susie Eig
34 West Kirke Street
Chevy Chase, MD 20815

Home: 301.656.8347

e-mail: susieeig@gmail.com

m

DAVID JONES ARCHITECTS

17 April 2007

Historic Preservation Commission
c/o Ms. Michele Oaks, Historic Preservation Planner
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

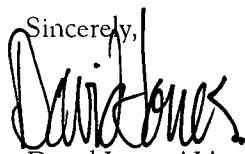
Ladies and Gentlemen,

On behalf of our clients, Lenora and John Lynham, I request a preliminary consultation with the Historic Preservation Commission at your May 9th meeting regarding proposed plans for the above property. The owners would like to modify the eastern portion of the house to make it more compatible with the original house. The original house had a side porch in that location. The owners would also like to add a new wing to the rear of the house.

I have enclosed the following drawings: elevations of the existing house, and site plan, floor plans and elevations showing the proposed alterations and addition. A set of exterior photographs, a list of exterior materials, lot occupancy calculations and a list of the adjacent and confronting property owners are also included.

I will be meeting with Mr. Geoffrey Biddle to confirm zoning compliance with the Village Code. There are no trees on the Lynham's property that would be affected by the proposal. We have requested the Chevy Chase Village arborist to review what tree preservation measures should be taken regarding two trees on the neighboring property at 34 West Kirke Street.

I look forward to the opportunity to discuss Mr. & Mrs. Lynham's plans with the Commission.

Sincerely,

David Jones AIA

Enclosures

Cc: Mr. & Mrs. Lynham

Oaks, Michele

From: Oaks, Michele
Sent: Friday, April 13, 2007 8:29 AM
To: 'MAIL@DAVIDJONESARCHITECTS.COM'
Subject: Pls Forward To David Re:32 W. Kirke St Project

David:

I didn't have your direct e-mail so I got this main one from your website. Sorry for not getting my comments back to you yesterday, Planning Board ran longer than expected.

My initial comments about the project are as follows:

1. What is the new proposed lot coverage? As you know in the Village the HPC has a goal that they want to stay in a perfect world around 16%, but definitely under 20. (Doesn't mean that they won't approve, but it won't be a slam dunk) With the garage and the new addition it looks from the site plan that you are significantly over. Also, what is the existing and proposed differential? The one area that the Commission does not waiver is doubling the lot coverage. (covered porches are included in the #'s, patios/driveways are not)
2. In the site plan you show the new addition being offset slightly from the existing massing to provide differentiation, but on the first floor plan this is not shown. We would strongly encourage a 1' offset, all the way back (including areaways). This does two things, one, provides differentiation, and two, minimizes the visibility of the addition from the street, thus not affecting the historic streetscape pattern.
3. Question? Material specs? Commission has changed their policy on windows. They are only approving painted, wood, simulated-divided light windows on their additions on contributing and outstanding resources within their historic districts, they are not approving clad windows anymore.

Also, what are the other materials you are proposing? wood lap siding? stone foundation? I can't really tell from the drawings. If so, I would support this direction. Hardi-siding is approvable, but it must be trimmed out in wood. All the other details, porch railings cornices etc also must be wood. Chimney material should be stone or brick, not a stucco or lap siding.

Things I like:

1. Lower roofline
2. Continuity in design, addition with the original massing

Hope this is helpful.

Michele

Michele Oaks, Planner Coordinator
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.montgomeryplanning.org

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Abutting and Confronting Property Owners:

Dr. & Mrs. Mark H. Eig
34 West Kirke Street
Chevy Chase MD 20815

Mr. Anthony F. Marra/Ms. Mary A. Sheehan
30 West Kirke Street
Chevy Chase MD 20815

Mr. & Mrs. Charles A. Hobbs
33 West Kirke Street
Chevy Chase MD 20815

Dr. William R. Dooley/Ms. Marion C. Blakey
31 West Kirke Street
Chevy Chase MD 20815

Mr. John Corrigan/Ms. Phyllis Kass
33 West Irving Street
Chevy Chase MD 20815

Mr. & Mrs. Robert A. Rovner
31 West Irving Street,
Chevy Chase MD 20815

Mr. & Mrs. John Reed
35 West Irving Street
Chevy Chase MD 20815

Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Description of materials:

1. Remove wood siding on east portion of existing house. Replace with new painted stucco to match existing adjacent surfaces.
2. Restore first floor of east portion of house for sunroom/office with painted wood pilasters, entablature, panels & casement windows.
3. Painted stucco similar to existing house on addition walls.
4. New random granite veneer foundation walls similar to existing.
5. Random granite and brick chimney.
6. Painted wood trim, pilasters, shutters, eaves, rafter tails, etc.
7. Painted wood double hung windows with simulated divided light insulated glass on addition. Screens on lower sash. Painted wood simulated divided light casement windows on sunroom/office.
8. Painted wood French doors, simulated divided light insulated glass, painted wood screen doors.
9. Slate roof with painted metal gutters and downspouts to match existing. Replace existing asphalt composition shingle on east portion of house with slate.
10. Painted wood railing at exterior steps to basement.
11. Flagstone terrace on stone dust.

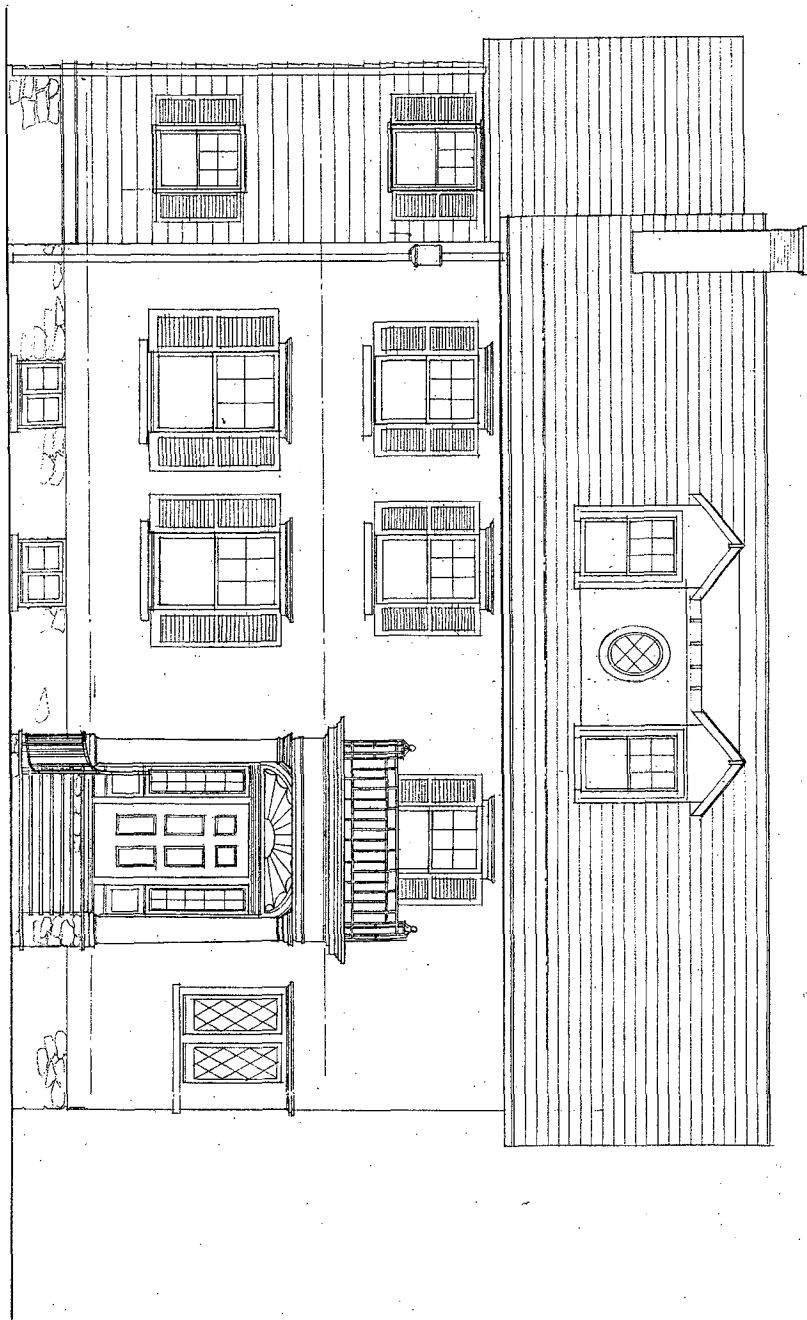
Lynham Residence
32 West Kirke Street
Chevy Chase, MD 20815

Area Calculations

Lot size: 8913 SF

<u>EXISTING</u>	<u>SF</u>	<u>Lot Occupancy</u>
Existing house & porches:	1397	15.7%
Existing garage:	404	4.5%
Total existing:	1801	20.2%

<u>PROPOSED</u>	<u>SF</u>	<u>Lot Occupancy</u>
Addition:	627	7.0%
Existing house & porches:	1397	15.7%
Proposed house:	2024	22.7%
Existing garage:	404	4.5%
Total proposed:	2428	27.2%

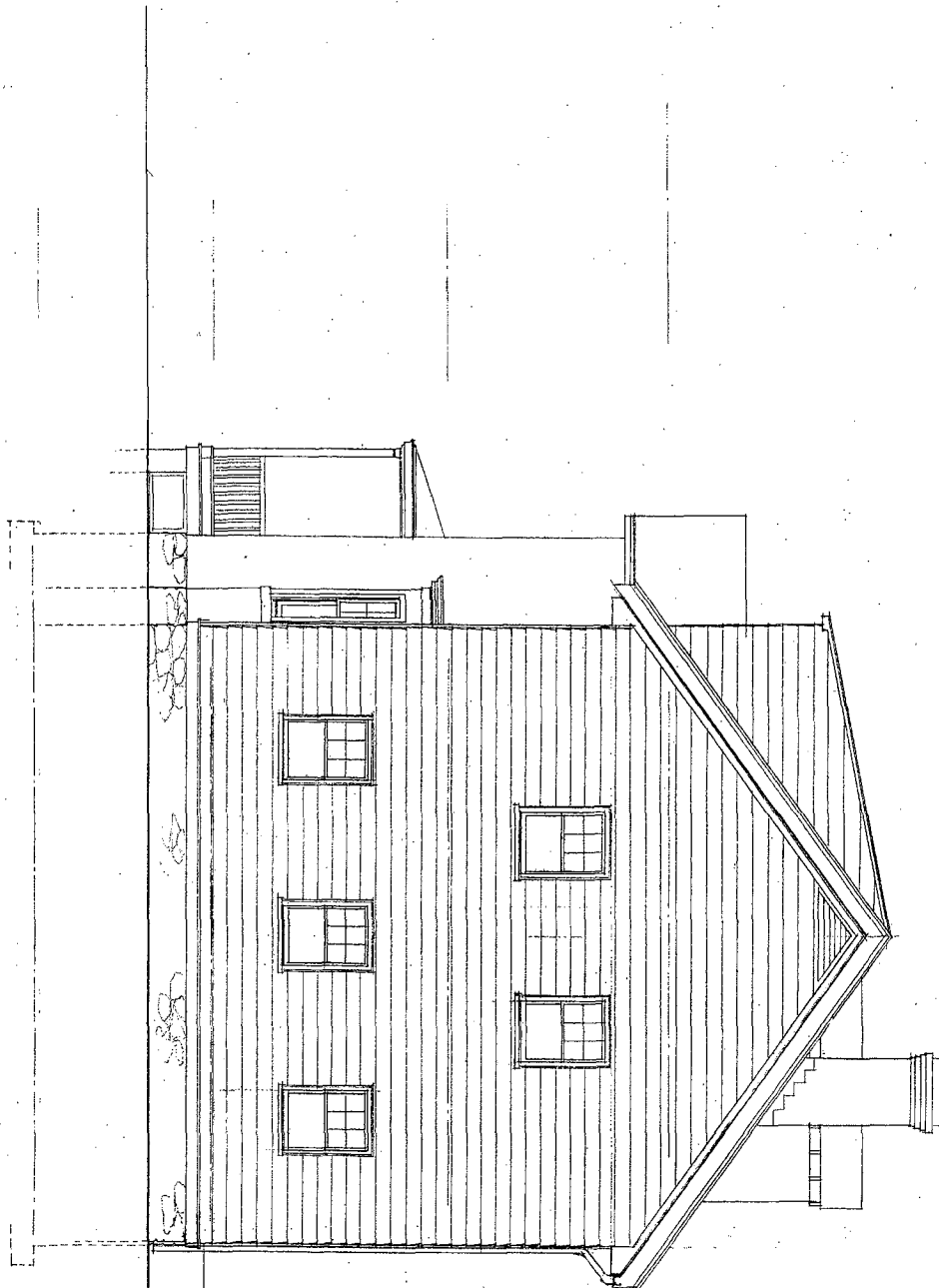


1 LYNHAM RESIDENCE
32 WEST KIRK STREET
CHEVY CHASE MD 20815

NORTH ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200

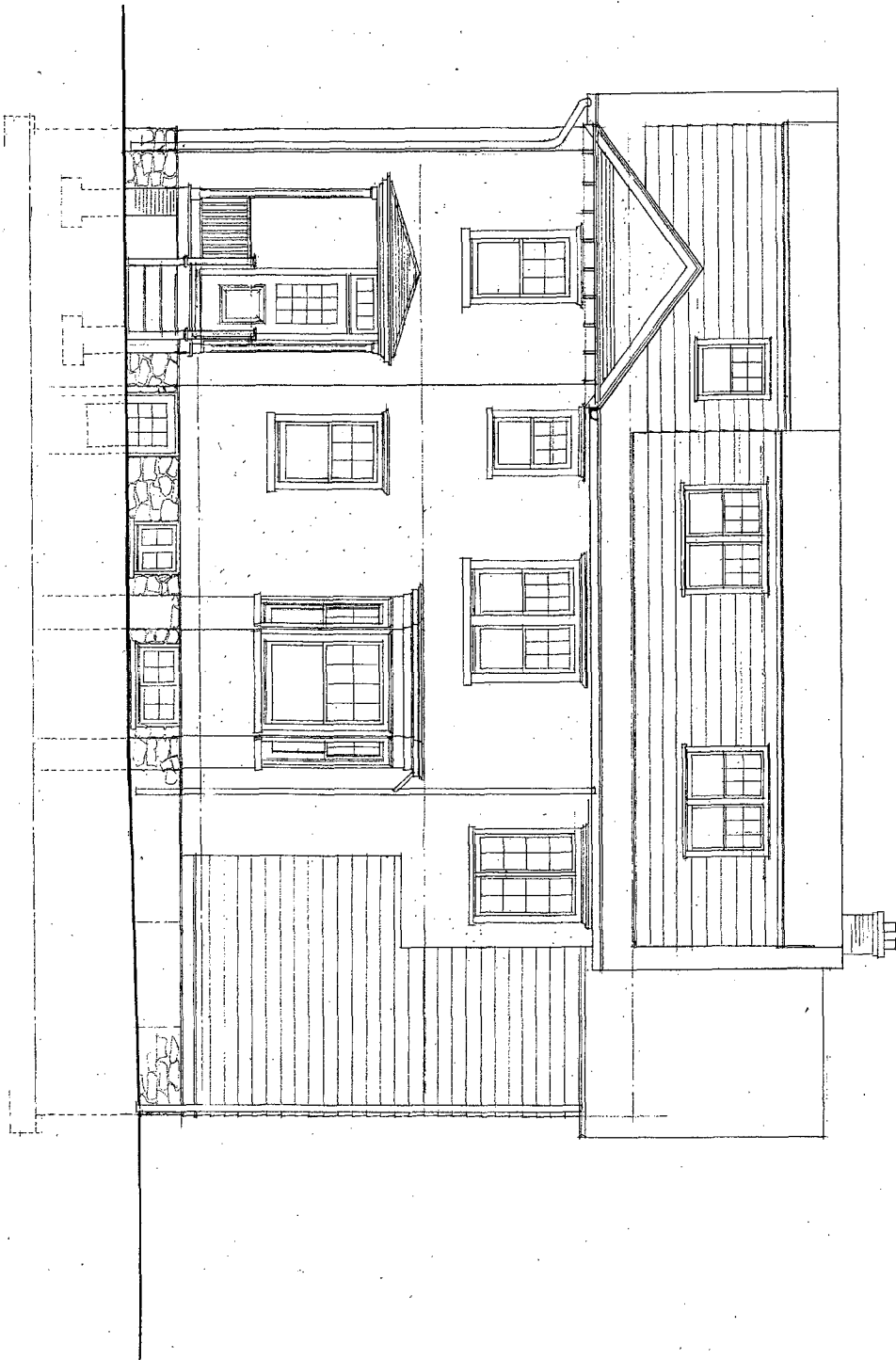


LYNHAM RESIDENCE

EAST ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS
1739 CONNECTICUT AVE NW WASHINGTON DC 20009 202-332-1200



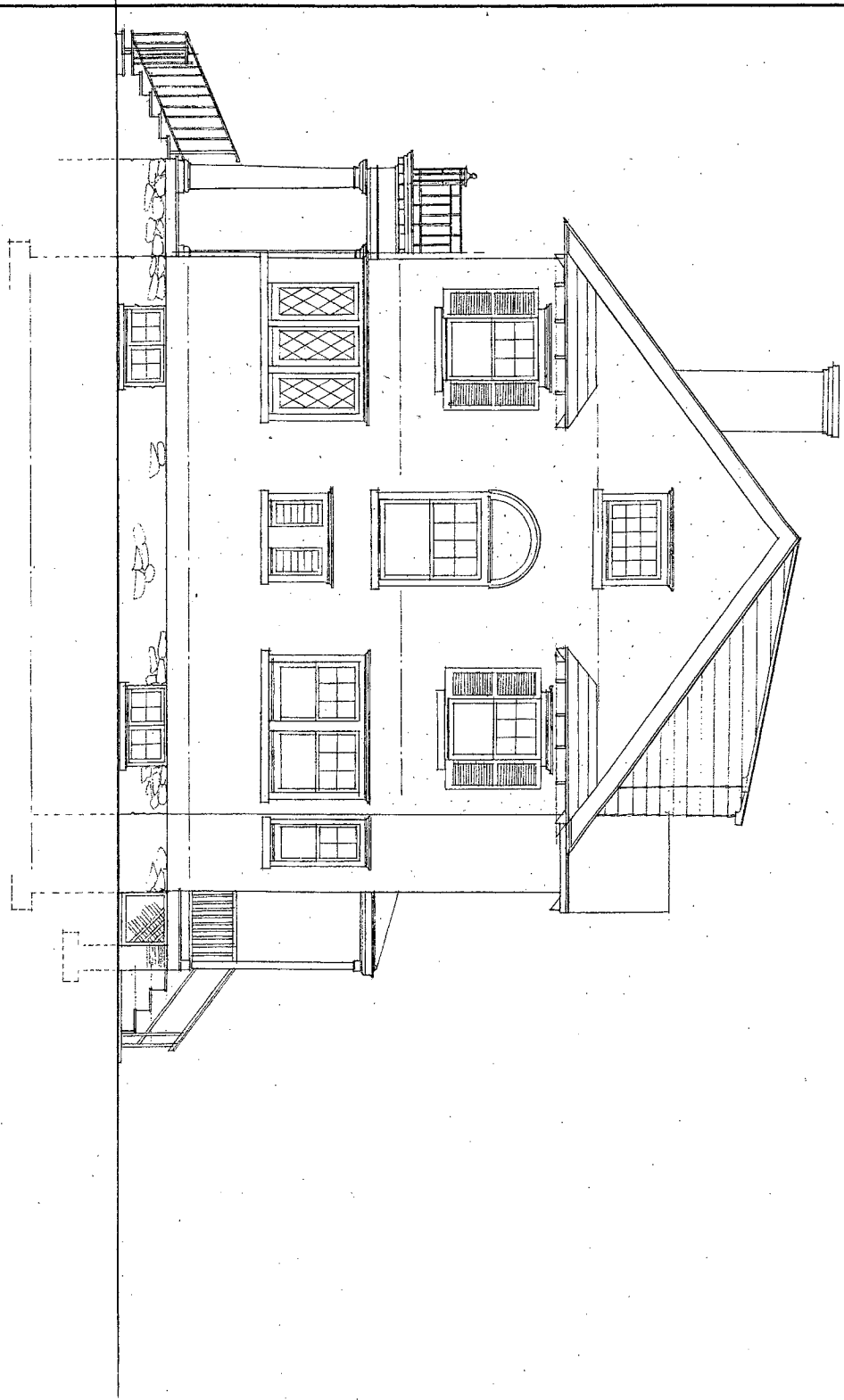
LYNHAM RESIDENCE

SOUTH ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE NW WASHINGTON DC 20009-202-332-1200



LYNHAM RESIDENCE

WEST ELEVATION - EXISTING

Date:

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW · WASHINGTON DC 20009 · 202-332-1200

PARTS OF
LOTS 4 & 5
10356/245

PARTS OF
LOTS 6 & 7
10356/245

PARTS OF
LOTS 6 & 7
3336/528

N 89°50'07" W 53.59'(SURVEY)
I.P.S. WEST 53.68 (COMP.)

N 0°02'17" E 10.00'
F.A.O. 1/2 NORTH 10.00'
F.A.O. 3/2

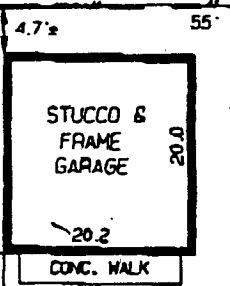
N 89°55'08" W 16.27'(SURVEY)
I.P.S. WEST 16.32'(RECORD)

END WALL ON LINE
WALL 0.3'

0.5'± I.P.S. FENCE ON LINE
F.L. 0.7'

F.L. 1.4'

I.P.S.



PART OF LOT 6
13.20 S.F. (COMP.)

PART OF LOT 7
160 S.F. (COMP.)

PARTS OF
LOTS 9 & 10
9587/868

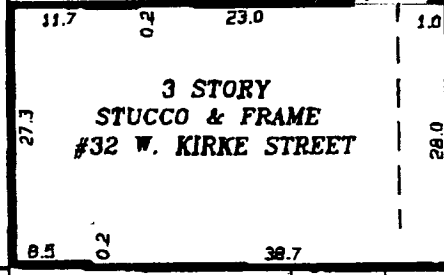
PART OF LOT 9
6,875 S.F. (COMP.)

PART OF LOT 8
1,875 S.F. (COMP.)

PARTS OF
LOTS 7 & 8
5087/849

S 0°00'23" E 124.32'
SOUTH 125'
1.5' WIDE STONE RET. WALL

ASPHALT DRIVEWAY



3 STORY STUCCO & FRAME
#32 W. KIRKE STREET

NORTH 135' (TOTAL COMP.)
N 0°00'10" E 134.37' (SURVEY)

F.L. 0.3'

WALL 0.1'

I.P.S.

EAST 70' (TOTAL COMP.)
S 89°59'14" E 69.84' (SURVEY)

I.P.S.

WEST KIRKE STREET
(KIRKE STREET PER PLAT)

NOTES:

1. FLOOD ZONE "C" PER H.U.D., PANEL NO. 0200C.
2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED: MAY 4 & 11, 1999.
3. I.P.S. INDICATES IRON PIN AND CAP SET.

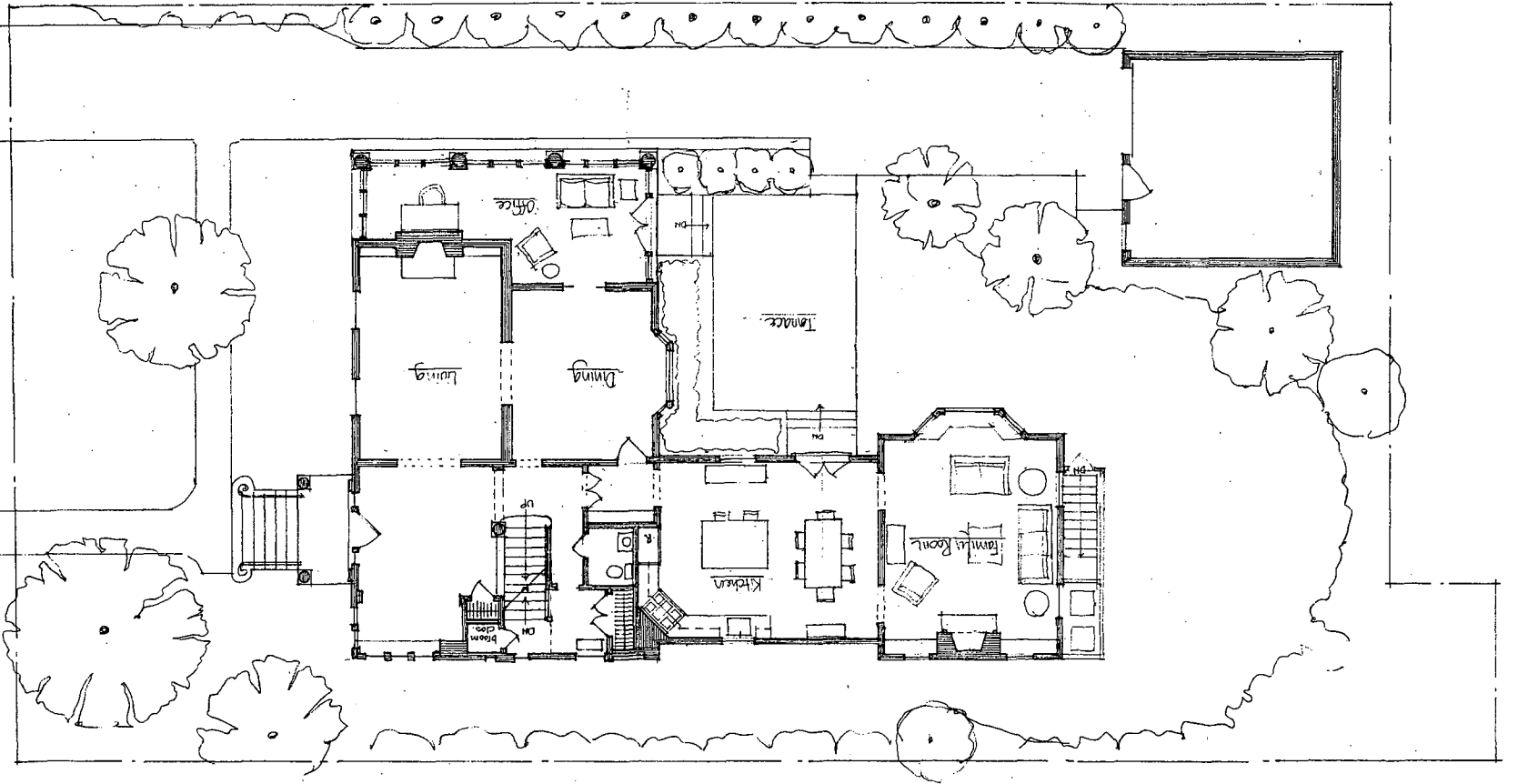


PLAT OF SURVEY 1"=20'
PARTS OF LOTS 6, 7, 8, AND 9
BLOCK 32
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

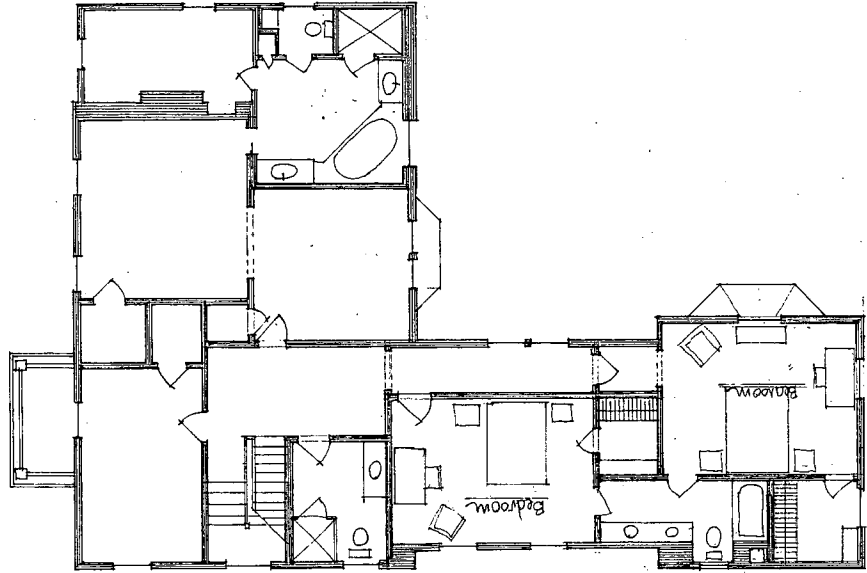
Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p>SURVEYOR'S CERTIFICATE</p>	<p>REFERENCES</p>	<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216</p>
<p>"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO</p>	<p>PLAT BK. 2</p>	

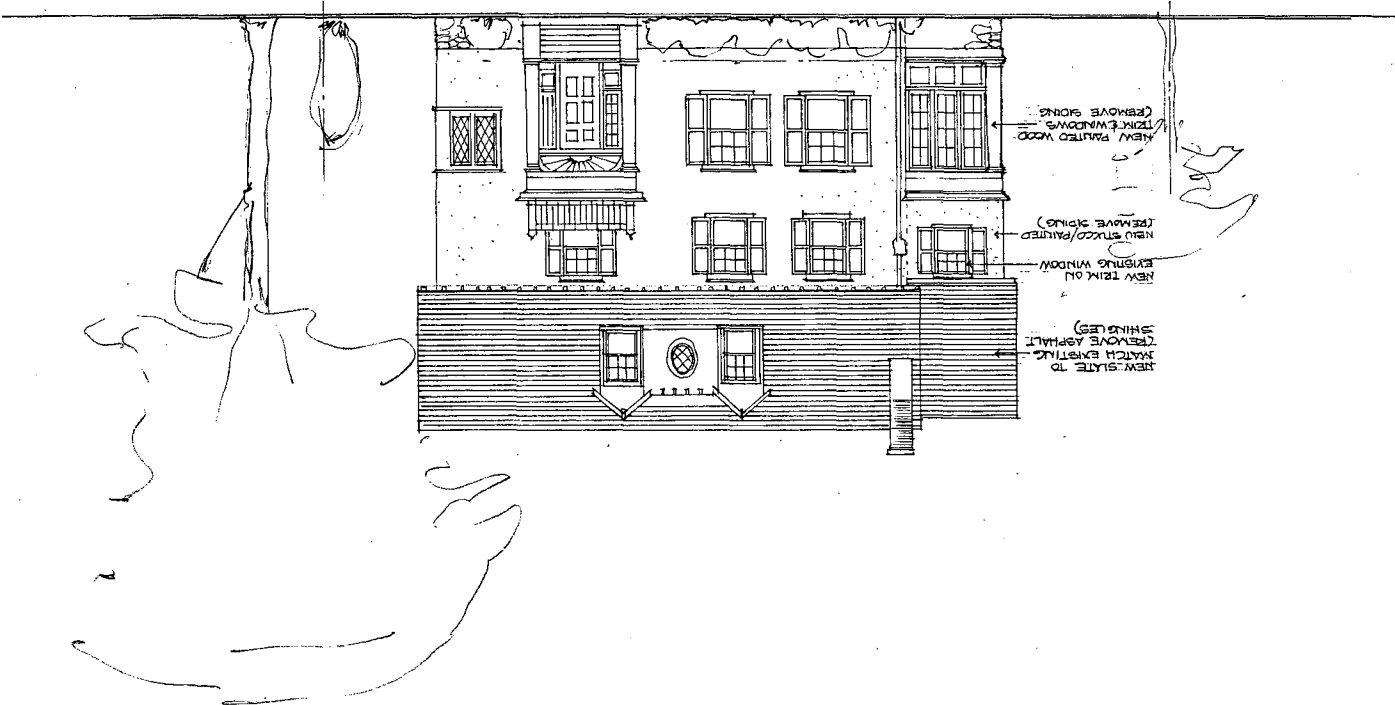
Lynham Residence • 1st Floor @ 1/8" = 1'-0" • David Davis Architects 8.15.05



Lynham Residence • 2nd Floor @ 1/8" = 1'-0" • David Lewis Architects • 8.15.05



Lynnham Residence • North Elevation @ 1/8" = 1'-0" • David Davis Architects 8.15.05



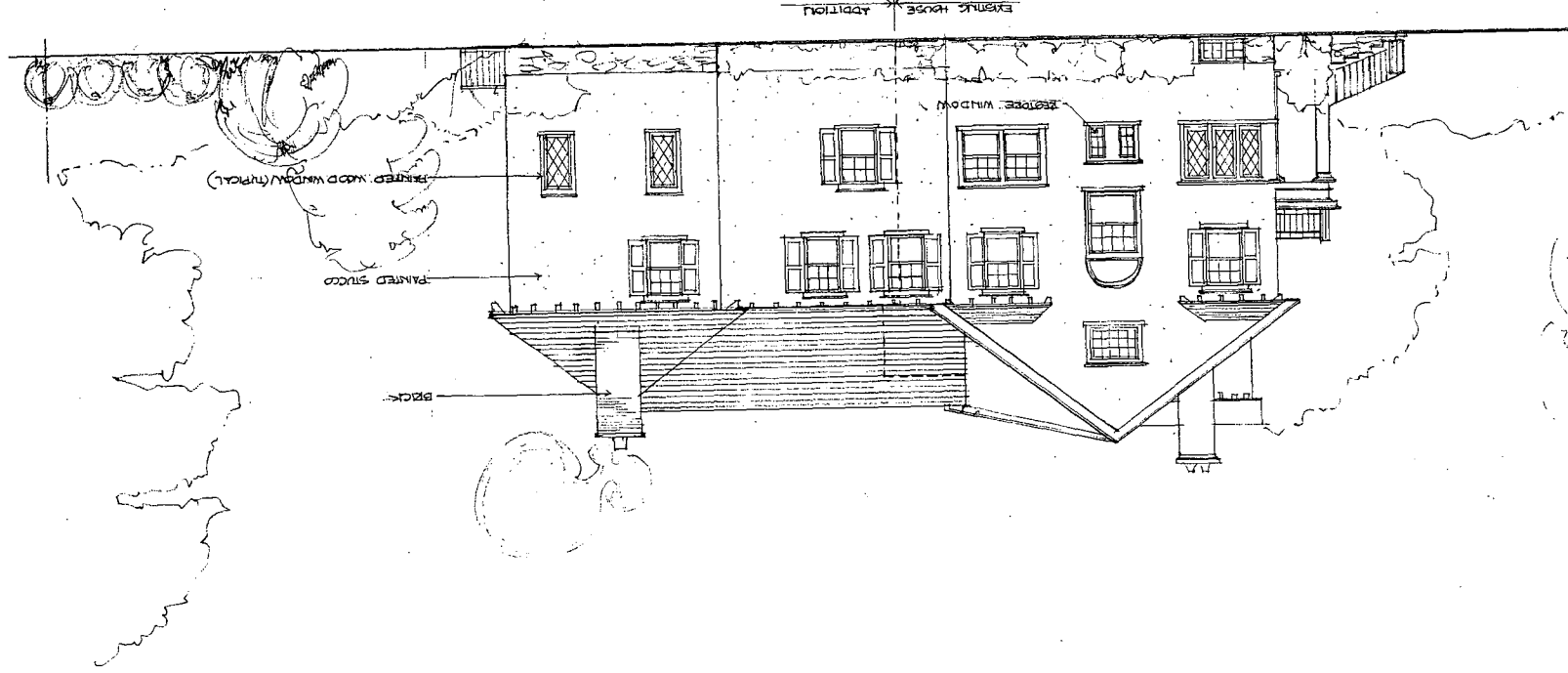


Lynham Residence • East Elevation @ 1/8"=1'-0" • David Lewis Architects 8.15.05

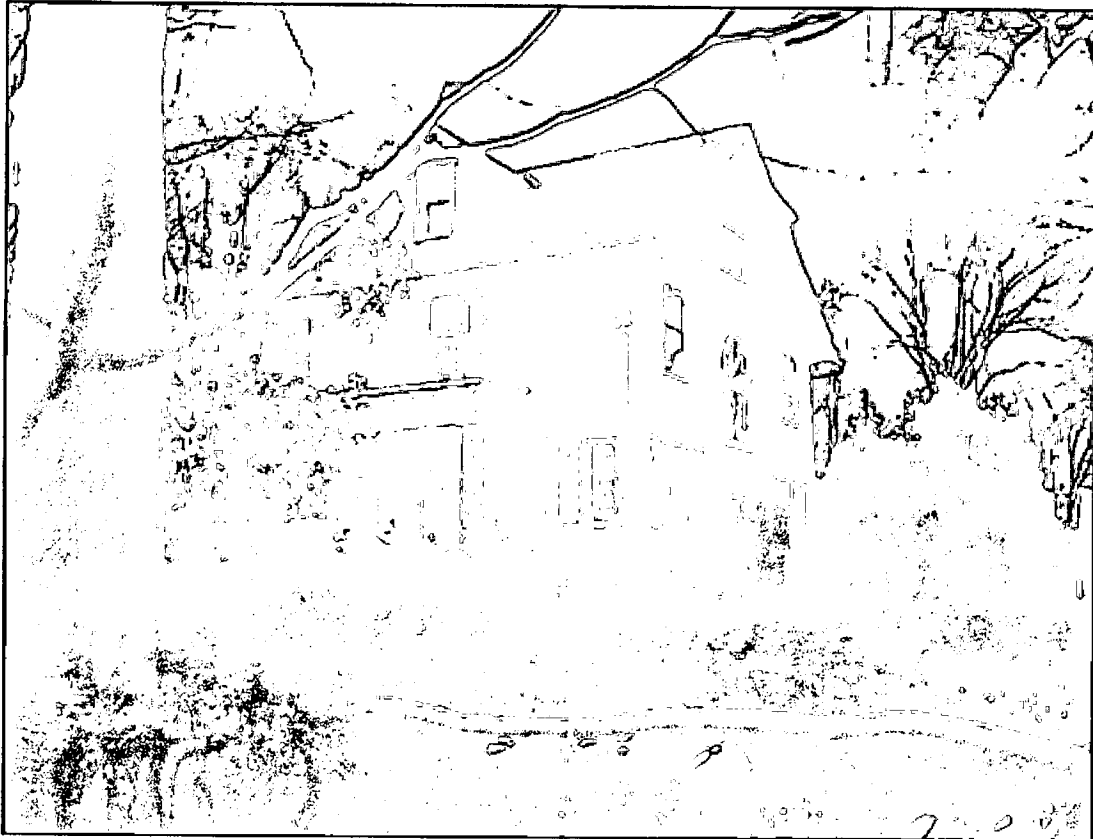


Lynham Residence • Rear Elevation @ 1/8" = 1'-0" • David Jones Architects 8-15-05

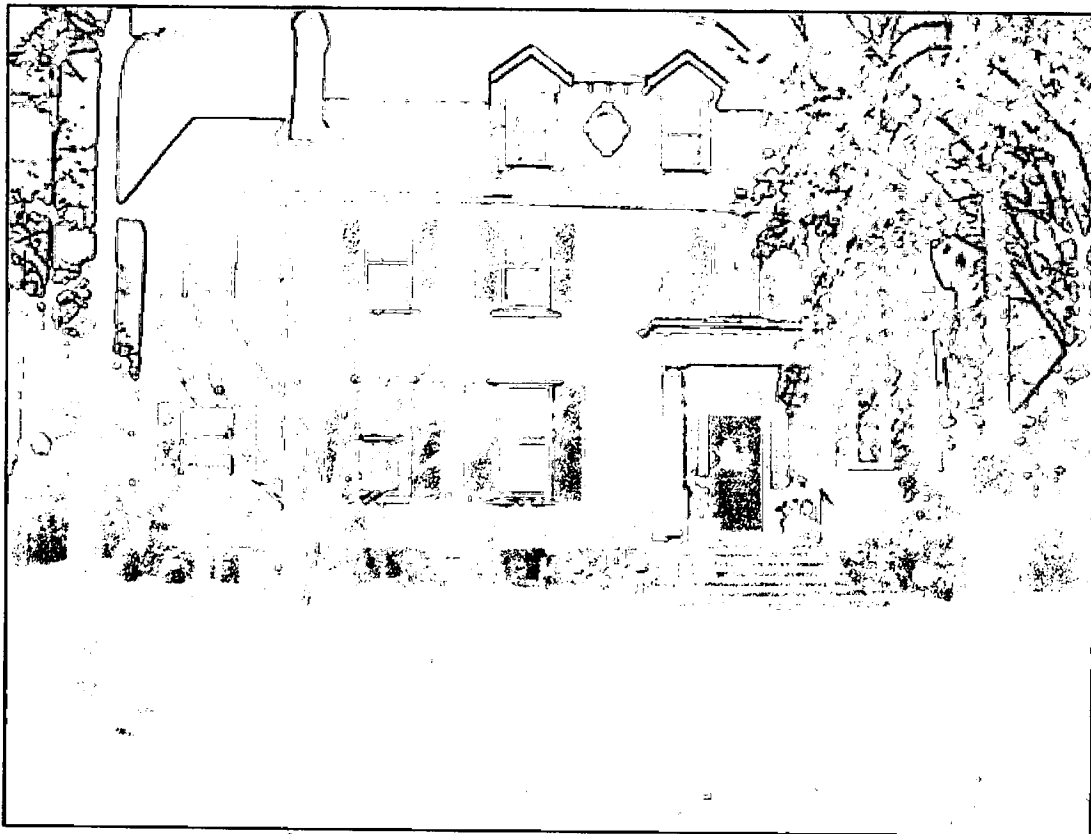
Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Davis Architects • 8-15-05



32 W. KIRKE ST.

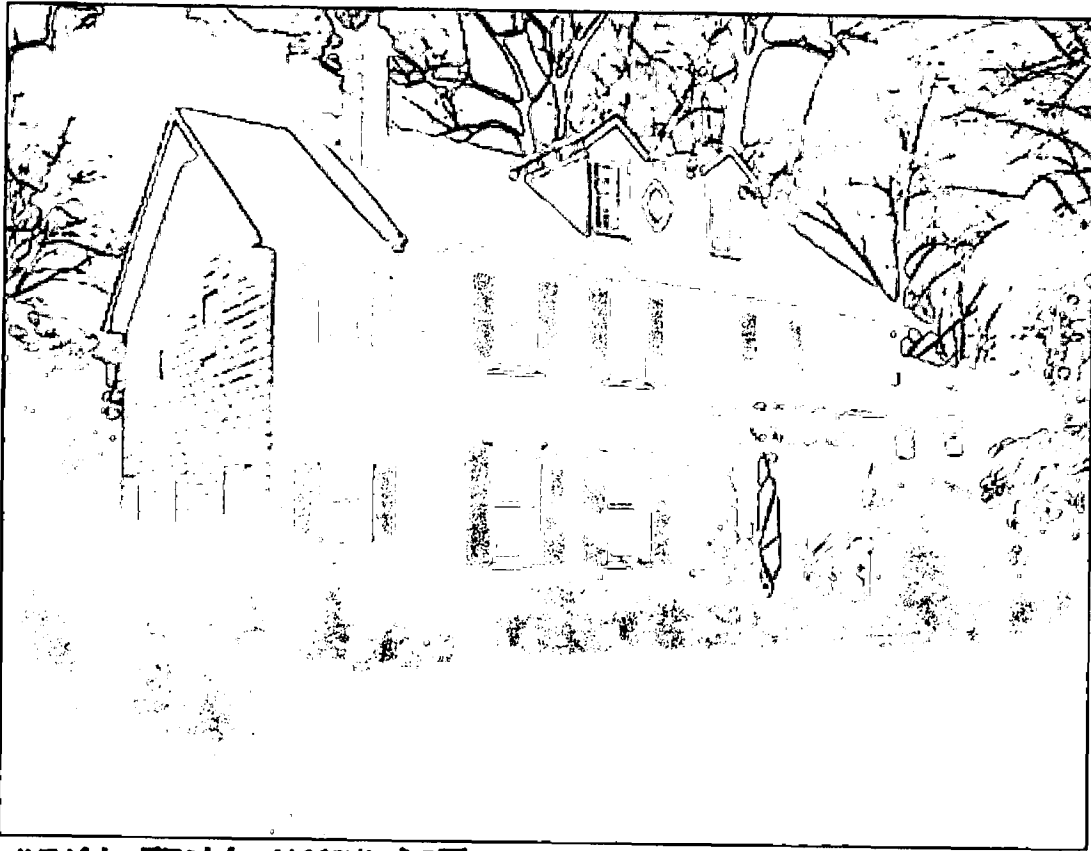


VIEW FROM NORTHWEST

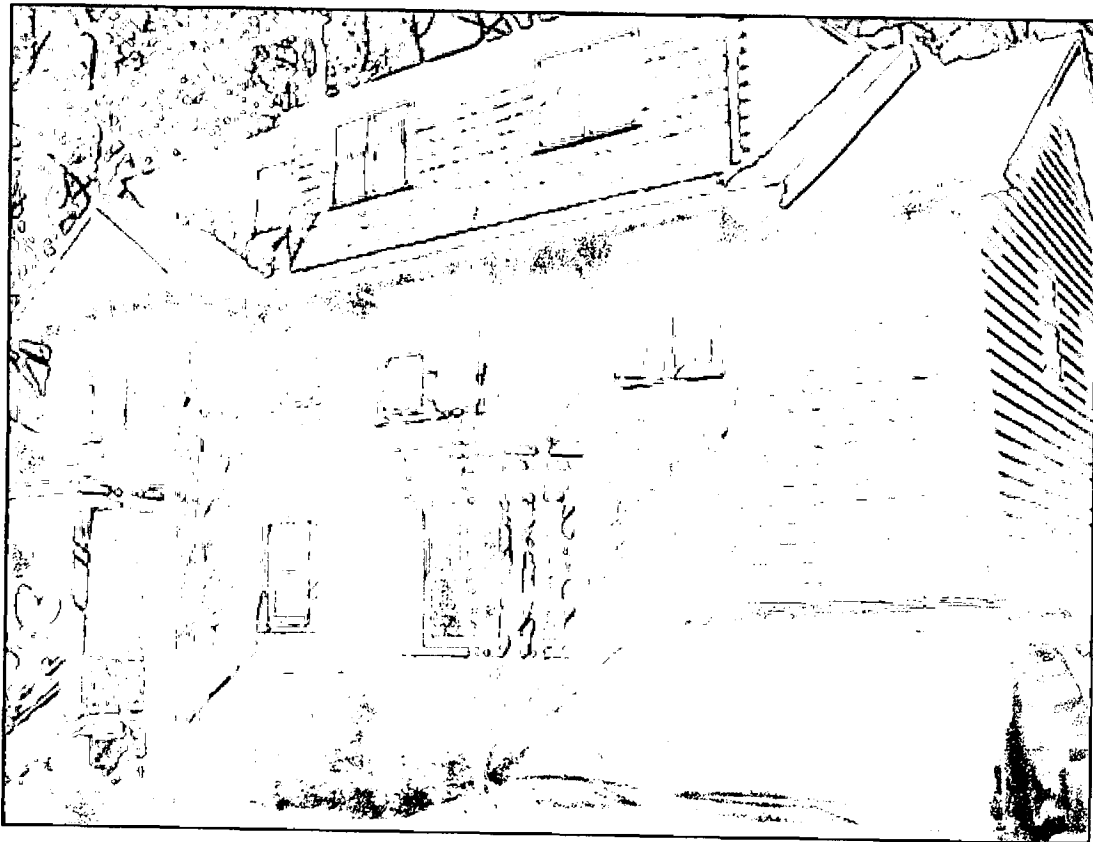


FRONT (NORTH) ELEVATION

32 W. KIRKE ST.



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

32 W. KIRKE ST.



REAR (SOUTH) ELEVATION



NORTHEAST CORNER

Oaks, Michele

From: Oaks, Michele
Sent: Friday, April 13, 2007 8:29 AM
To: 'MAIL@DAVIDJONESARCHITECTS.COM'
Subject: Pls Forward To David Re:32 W. Kirke St Project

David:

I didn't have your direct e-mail so I got this main one from your website. Sorry for not getting my comments back to you yesterday, Planning Board ran longer than expected.

My initial comments about the project are as follows:

1. What is the new proposed lot coverage? As you know in the Village the HPC has a goal that they want to stay in a perfect world around 16%, but definitely under 20. (Doesn't mean that they won't approve, but it won't be a slam dunk) With the garage and the new addition it looks from the site plan that you are significantly over. Also, what is the existing and proposed differential? The one area that the Commission does not waiver is doubling the lot coverage. (covered porches are included in the #'s, patios/driveways are not)
2. In the site plan you show the new addition being offset slightly from the existing massing to provide differentiation, but on the first floor plan this is not shown. We would strongly encourage a 1' offset, all the way back (including areaways). This does two things, one, provides differentiation, and two, minimizes the visibility of the addition from the street, thus not affecting the historic streetscape pattern.
3. Question? Material specs? Commission has changed their policy on windows. They are only approving painted, wood, simulated-divided light windows on their additions on contributing and outstanding resources within their historic districts, they are not approving clad windows anymore.

Also, what are the other materials you are proposing? wood lap siding? stone foundation? I can't really tell from the drawings. If so, I would support this direction. Hardi-siding is approvable, but it must be trimmed out in wood. All the other details, porch railings cornices etc also must be wood. Chimney material should be stone or brick, not a stucco or lap siding.

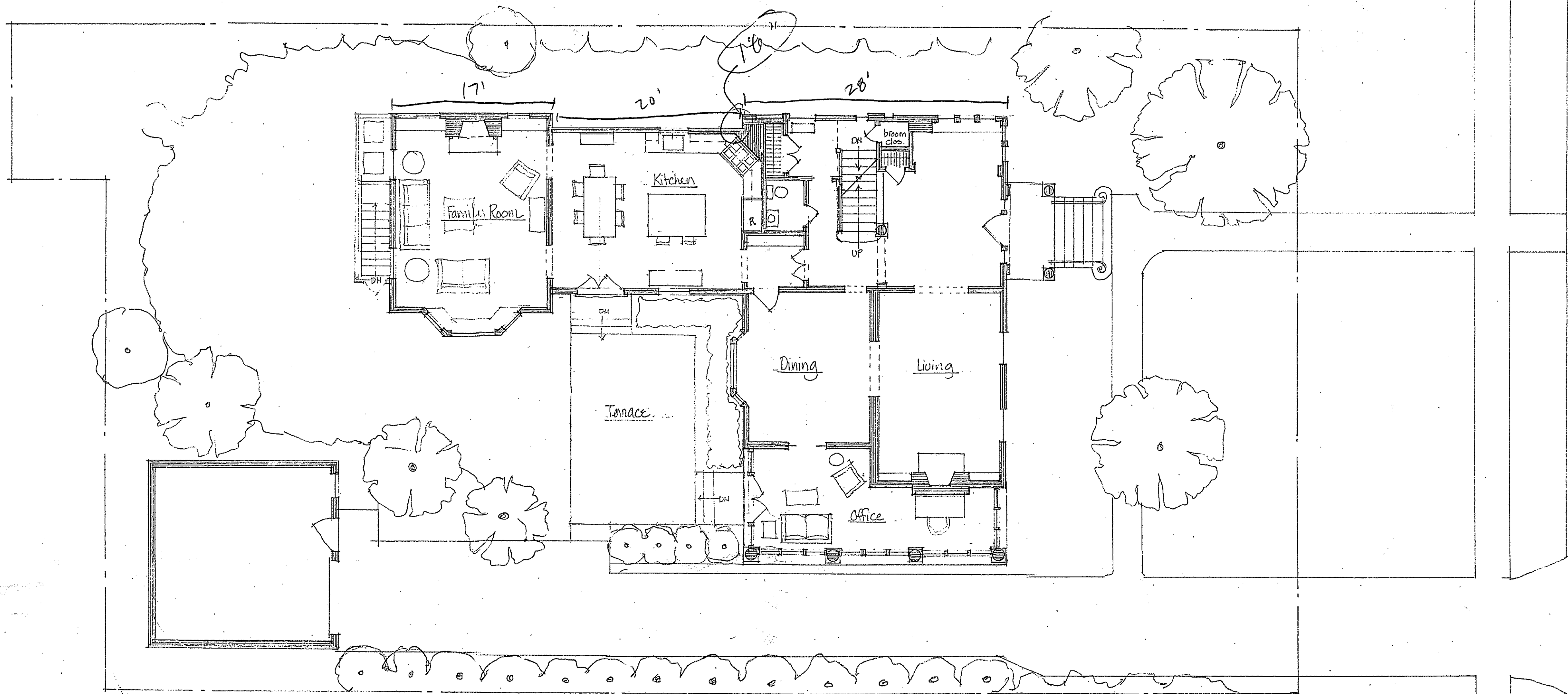
Things I like:

1. Lower roofline
2. Continuity in design, addition with the original massing

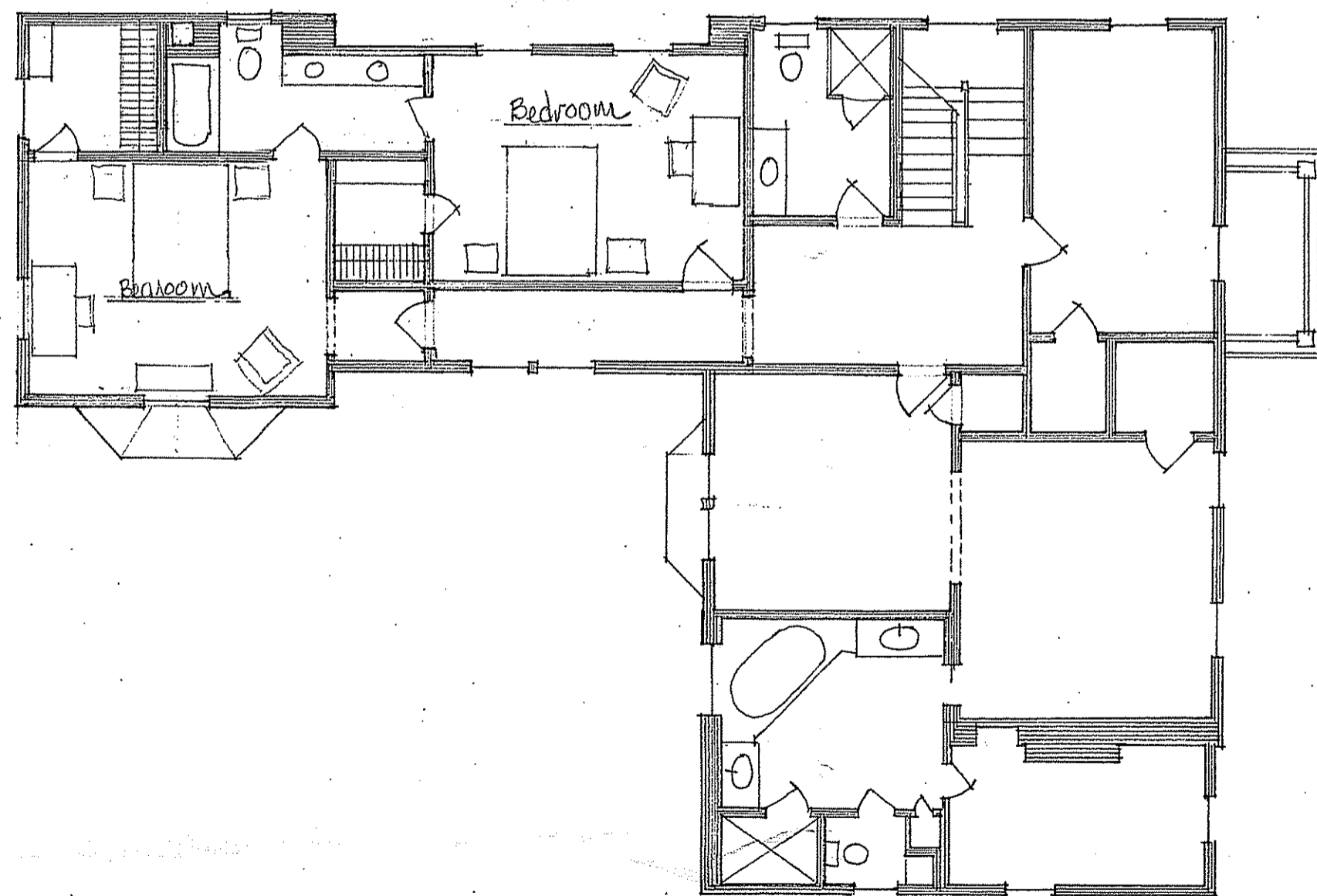
Hope this is helpful.

Michele

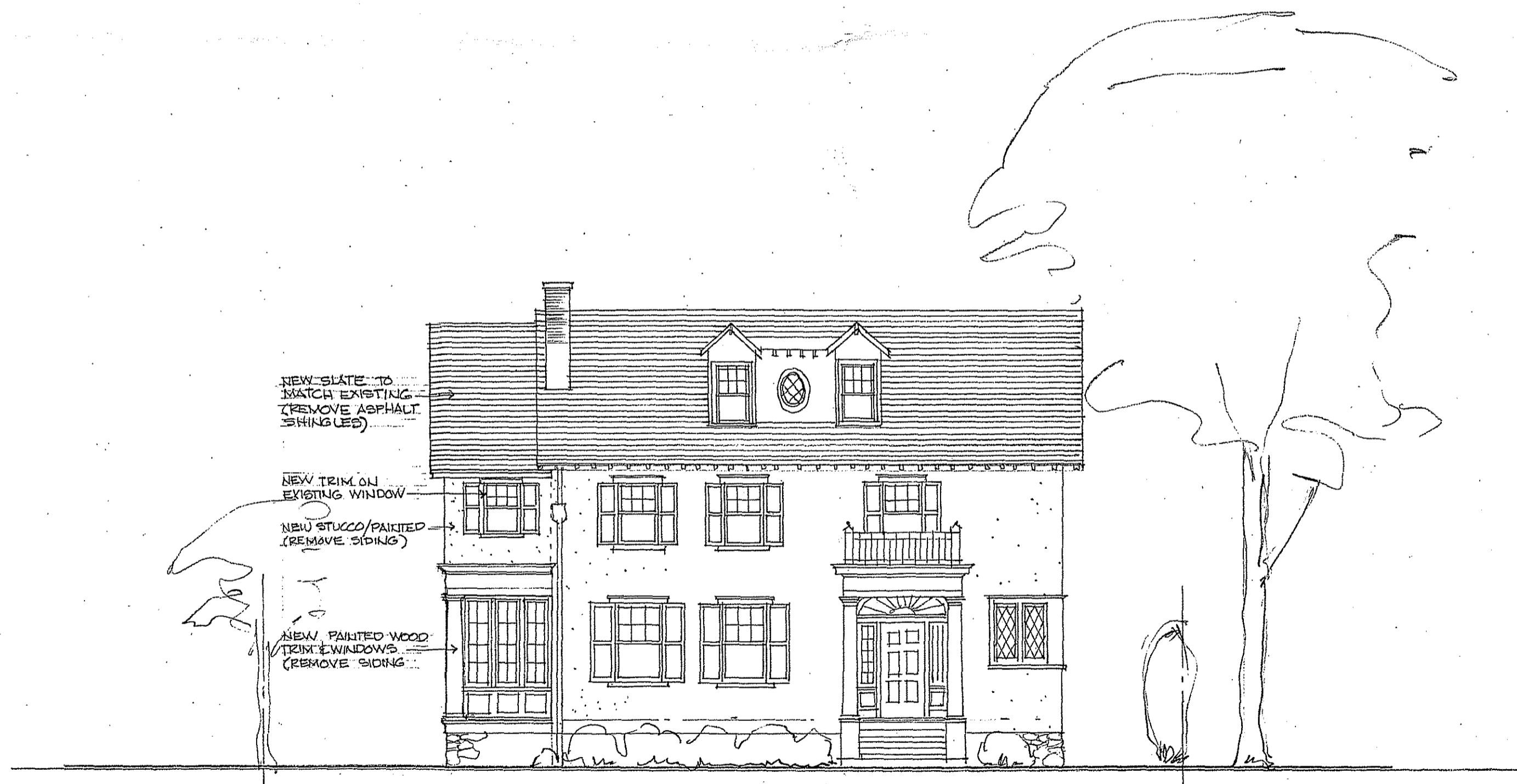
Michele Oaks, Planner Coordinator
Historic Preservation Section
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Maryland-National Capital Park and Planning Commission
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michele.oaks@mncppc-mc.org
www.montgomeryplanning.org



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Lynham Residence • West Elevation @ 1/8" = 1'-0" • David Jones Architects 8.15.05