

5815 Cedar pkwy  
CHEM CHASE

35/13-080

9-25-08

stamped plans  
in office bin

AF.



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 09/25/08

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #488048 – addition and alterations to house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the July 9, 2008 meeting. The condition of approval is:

1. The applicants will consult with the Chevy Chase Village arborist on a tree protection plan and tree protection measures will be in place prior to construction.

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

Applicant: Richard and Amy Zantzing  
Address: 5815 Cedar Parkway, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.





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

Contact Person: Chris Smolnar
Daytime Phone No.: 202-332-5416

Tax Account No.:
Name of Property Owner: Richard & Amy Zantzinga
Address: 5815 Cedar Parkway Chevy Chase
Contractor: Nauda Zantzinga & Assoc.
Contractor Registration No.: 41250
Agent for Owner: Chris Smolnar

LOCATION OF BUILDING/PREMISE

House Number: 5815 Street: Cedar Park way
Town/City: Chevy Chase Nearest Cross Street: West Irving
Lot: P9 Block: 29 Subdivision: 9

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.
1B. Construction cost estimate: \$ 400,000.00
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.

Signature of owner or authorized agent: [Signature] Date: 6-17-08

Approved: [Signature] with one condition For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 9-25-08
Application/Permit No.: Date Filed: Date Issued:

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

5815 Cedar Parkway is a 2 story wood framed structure built in 1933. The primary massing has a center entry, with a covered porch, and shuttered, double-hung windows which are arranged symmetrically on the elevation. The gabled roof is covered with slate, and the foundation is brick. An original north wing sits in the same plane as the main mass, but has a lower eave and ridge line. The eave is broken by a dormer. The wing is punctuated by groupings of casement windows at the First Floor and groups of double hung windows at the Second. A chimney occupies the center of the north elevation of the main mass. To the south, a one-story glassed in room sits on a brick foundation. This was most likely a screened or open porch, and the new sliding glass doors appear to have been added in the last 40 years. To the rear, the main mass is broken by a centered one-story bay below a dormer that breaks the eave line. The windows here are variously original double-hung and casement. Relatively new casements without muntins occur at the kitchen. A one-story garage sits to the southeast corner of the site, and was recently re-oriented to a new driveway which opens to Cedar Parkway. The lot has a large front yard, with a tree to the southwest, but a relatively shallow rear yard.

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

The proposed addition would require the removal of the one-story addition at the south, and alteration of the rear elevation. A two-story addition is proposed to the south, which is set back from the main mass by 1'-0". This wing has window arrangements which are similar to those at the existing north wing, including casement and double-hung window groupings and a dormer. At the rear, two porch like structures are added. In the larger, the porch is partially filled-in with glazing and wood panels. A central stair leads to grade.

The house would require some demolition of existing fabric, though many of these elements have been previously and unsympathetically altered. The large lot will allow the addition to sit comfortably on the property. The addition will have its own integrity, but defer to the existing massing of the house, as well as re-interpret architectural elements and details found on the house.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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

## **Manarolla, Kevin**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, July 09, 2008 3:19 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** CCV@montgomerycountymd.gov; Bob Elliott; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** LAP comments: 14 W Irv; 5815 Cedar; 8 Newlands consultation

The following are comments by the Chevy Chase Village Local Advisory Panel on cases before the HPC on July 9, 2008:

### 14 W Irving

Non-contributing resource

Removal of two trees

Several members of the LAP felt that it was not desirable to remove the tulip poplars based on the specific trees and therefore supported the intent of the Staff recommendation.

The majority of the LAP, including those who felt that trees should not be taken down, did feel that tree removal issue had been thoroughly discussed at the local level. LAP members cited the fact that the Village Board had addressed and deliberated the issue extensively at two Board meetings. The majority of the LAP recommended approval and felt that very strong deference should be shown to the Village Board of Managers and the local process should have a very substantial bearing on the HPC ruling. A member of the LAP who is also Chairman of the Village Tree Committee offered this specific summary of the local review process:

"Chevy Chase Village probably has the most complete and carefully cared for tree coverage of any neighborhood in this county. Issues concerning trees are almost continuously before the Village Board and advice is frequently received from the Village's and other arborists, the Village's Tree Committee, and many residents. In this case the proposed takedown of two trees was publicly discussed and argued at two successive Board meetings, quotations in writing from various professional books on trees were presented, and the Board insisted on receiving legal advice which confirmed that if the small house on the property is destroyed by the fall of a large tree, it will be barred by law from being rebuilt because of the small size of that lot. The Village Board was reminded that the Tulip Poplar species is the weakest of all the hardwood trees, can fall without any warning, and frequently drops large limbs from a substantial height. For those reasons the Village stopped planting that species on its streets many decades ago. The two trees at issue are perhaps 70 feet tall and stand about 8 feet from each other and a little over 20 feet behind the house. After learning all that and considering the potential risks presented by those mature trees, the Village Board reluctantly granted permission to Mr. & Mrs. Abell to remove those two trees from their small backyard. The HPC staff surely does not have greater understanding of this tree issue than the Chevy Chase Village Board of Managers. The LAP urges the HPC not to override the takedown decision that has already been so carefully made. "

### 5815 Cedar Parkway

Contributing Resource

Additions, dormers, front walkway and other alterations

Staff recommendation: approval, with condition that the applicant notify HPC of any changes to approved plan

LAP concurs with staff approval

### 8 Newlands consultation

Contributing Resource

Rear addition, shed construction, other alterations

Staff discussion was generally supportive with the exception of the east side (pages 27, 37). The LAP feels that this elevation has little impact on the overall streetscape and that the alterations are generally an improvement and in character with the rest of the house. One member concurred with the Staff recommendation. The majority of the LAP urges a very lenient review of this elevation.

Submitted on behalf of the LAP by  
Tom Bourke  
Chair

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

<b>Address:</b>	5815 Cedar Parkway, Chevy Chase	<b>Meeting Date:</b>	7/9/08
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	7/2/08
<b>Applicant:</b>	Richard and Amy Zantzing (Chris Snowber, Architect)	<b>Public Notice:</b>	6/25/08
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-080	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Construction of additions, dormers, front walkway and other alterations to house		

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this HAWP application with the following condition:

1. The applicant will consult with the Chevy Chase Village arborist on a tree protection plan and tree protection measures will be in place prior to construction.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1919

**BACKGROUND**

The applicants came to the HPC for a Preliminary Consultation on October 10, 1007. At that time the HPC was very supportive of the proposal and made one recommendation – that the new addition have a modest setback from the front plane of the house. Staff had recommended that the addition be pushed back one foot, and the Commission generally supported that dimension. The Local Advisory Panel also supported the side addition that would not be flush with the front plane of the house (Circle 57). The transcript from that meeting is in Circles 37-53.

**PROPOSAL**

The applicants propose to:

- remove an existing one-story non-original enclosed porch at the right side
- construct a two-story addition plus basement at the right side of the house
- construct a one-story rear addition with an open porch leading to a new patio
- install two new dormers in the attic at the front of the house
- install new brick or flagstone front walkway to street

The proposed materials include wood windows with simulated divided lights, wood siding and paneling to match existing, wood columns, wood railings, standing seam metal roof on rear porch, masonry piers and chimney, and wood lattice.

The lot coverage will increase from 12% to 15%. No trees will be removed for this project. See existing and proposed plans in Circles 6-22.

## APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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*

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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.

Specifically, the *Guidelines* state:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosure 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.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

### *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.

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

***Secretary of 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 a property will be avoided.
- #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.

**STAFF DISCUSSION**

As was noted in the previous staff report, this project is unusual because of the shape of the lot. There is a large front yard and not a lot of land behind the house. Because the house is on a corner, both the left (north) side and front (west) are very visible from the street, making it difficult to build an addition with minimal visibility. Lot coverage is not a major concern, but ideal placement of an addition is as the Commission generally does not support side additions. All these issues were discussed at the Preliminary Consultation, and the HPC stated their support of the proposed two-story side addition to this house.

At the Preliminary Consultation, the HPC supported the removal of the existing right side non-historic addition that projects forward of the house and the HPC recommended that the new massing have a modest setback (staff had recommended one foot) so it will not be flush with front plane of historic house. The applicants responded to that recommendation and the addition is now set back one foot. With the front setback and lower roof line, the addition is clearly differentiated from the historic massing while also sympathetic to the historic house in design and materials. The construction of front dormers and the new addition and porch at the rear are also compatible alterations.

Staff recommends approval of this application with a tree protection condition.

**STAFF RECOMMENDATION**

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

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, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** 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

Contact Person: Chris Smalzer  
Daytime Phone No.: 202-332-5416

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Richard & Amy Zantzinga Daytime Phone No.: 202-363-8501  
Address: 5815 Cedar Parkway Chevy Chase 10815  
Street Number City State Zip Code  
Contractor: Nauch Zantzinga & Assoc. Phone No.: \_\_\_\_\_  
Contractor Registration No.: 41250  
Agent for Owner: Chris Smalzer Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 5815 Street: Cedar Parkway  
Town/City: Chevy Chase Nearest Cross Street: West Irving  
Lot: P9 Block: 29 Subdivision: 9  
Liber: \_\_\_\_\_ 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: \$ 400,000.00

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.

Chris Smalzer 6-17-08  
Signature of owner or authorized agent Date

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

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS** (4)  
#488048

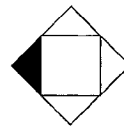
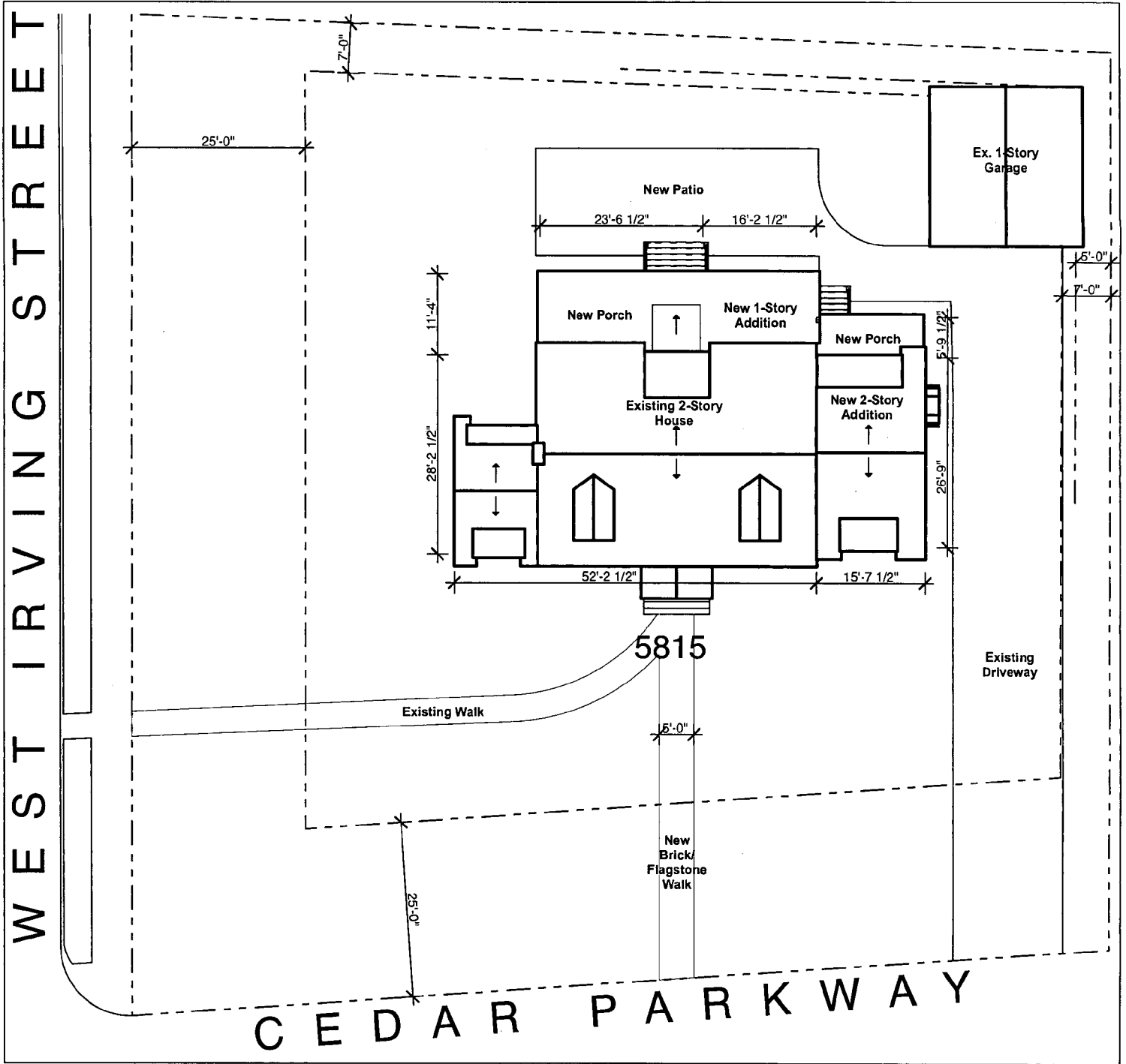
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

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

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
ZANTZINGER, RICHARD C & AMY S 5815 CEDAR PKWY CHEVY CHASE MD 20815	CHRIS SNOWBER 2741 WOODLEY PLACE, NW WASHINGTON, DC 20008
Adjacent and confronting Property Owners mailing addresses	
SPRING, GRACE H 27 HESKETH ST CHEVY CHASE MD 20815  BULLARD, DEXTER M JR & L J 29 HESKETH ST CHEVY CHASE MD 20815	
CROMELIN, PAUL B 3RD & M M 5806 CEDAR PKWY CHEVY CHASE MD 20815  NADEL, MARK V ET AL 5808 CEDAR PKWY CHEVY CHASE MD 20815	
ASMUTH, PETER W & G B 5810 CEDAR PKWY CHEVY CHASE MD 20815  ELLIOTT, JOHN H JR & N M 37 W IRVING ST CHEVY CHASE MD 20815	
REED, JOHN & H A 35 W IRVING ST CHEVY CHASE MD 20815  KNIGHT, EDWARD S 32 W IRVING ST CHEVY CHASE MD 20815	

Site Plan



Shade portion to indicate North

6





HAMILTON  
SNOWBER



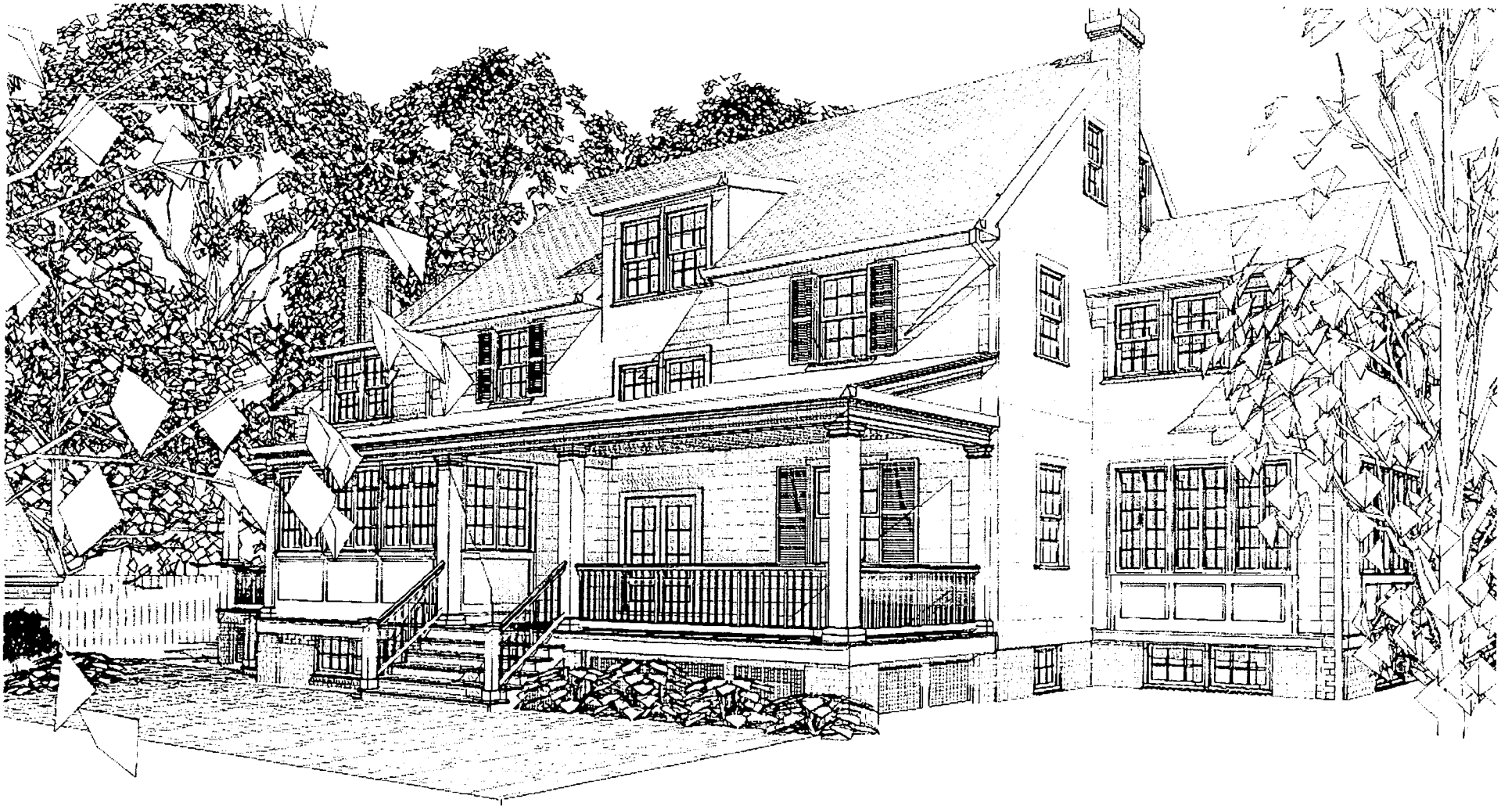
Architects

View From NW

6/17/08

p.1

**Zantzing Residence**  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1:1.18



HAMILTON  
SNOWBER



Architects

View From NW

6/17/08

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**Zantzing Residence**  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1:1.18



Existing West Elevation

6/17/08

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Zantzinger Residence  
 5815 Cedar Parkway  
 Chevy Chase, MD 20815  
 Montgomery Co. HAWP  
 1/8" = 1'-0"

HAMILTON  
 SNOWBER



Architects





HAMILTON  
SNOWBER



Architects

Proposed (Front) Elevation

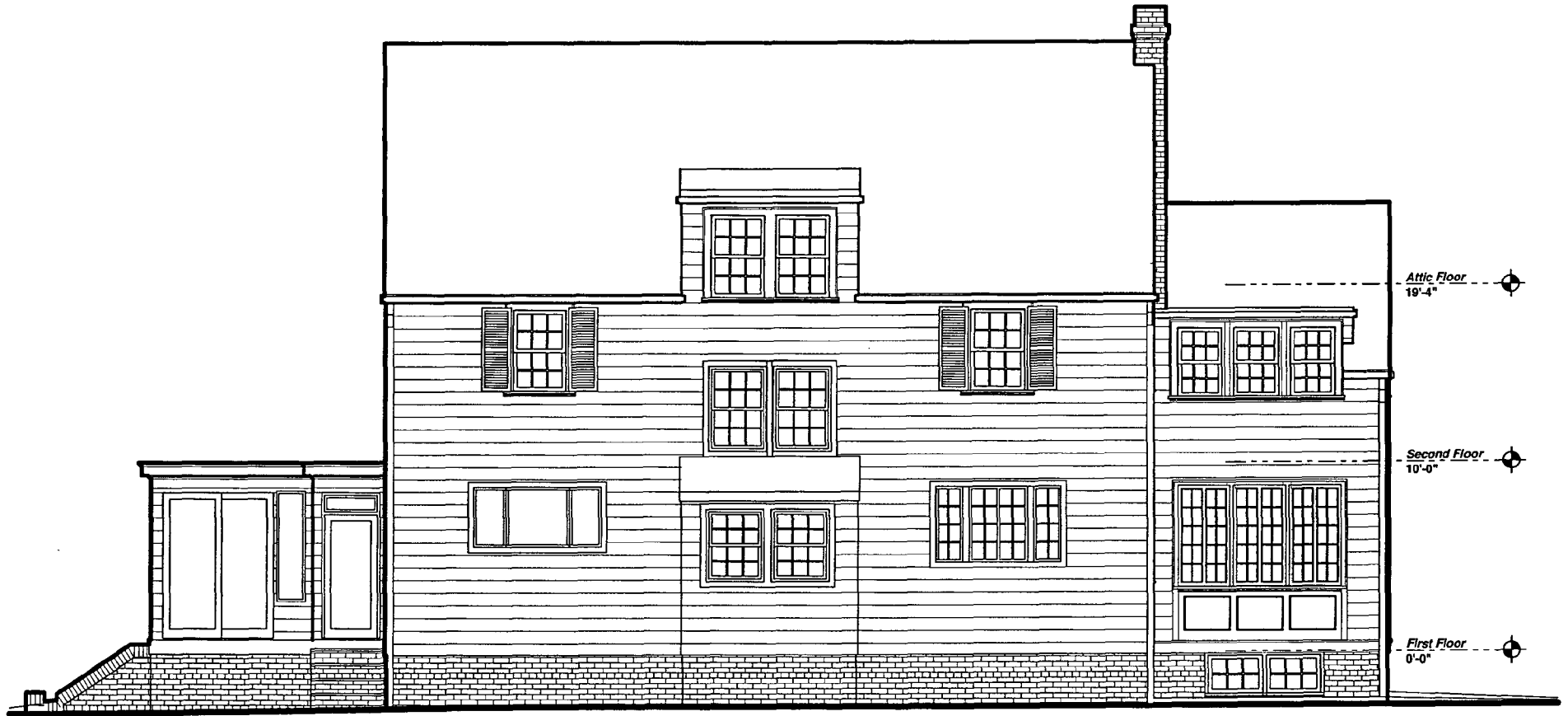
6/17/08

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**Zantzing Residence**  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1/8" = 1'-0"







HAMILTON  
SNOWBER



Architects

Existing East Elevation

6/17/08

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Zantzinger Residence  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1/8" = 1'-0"



HAMILTON  
SNOWBER



Architects

Proposed East Elevation

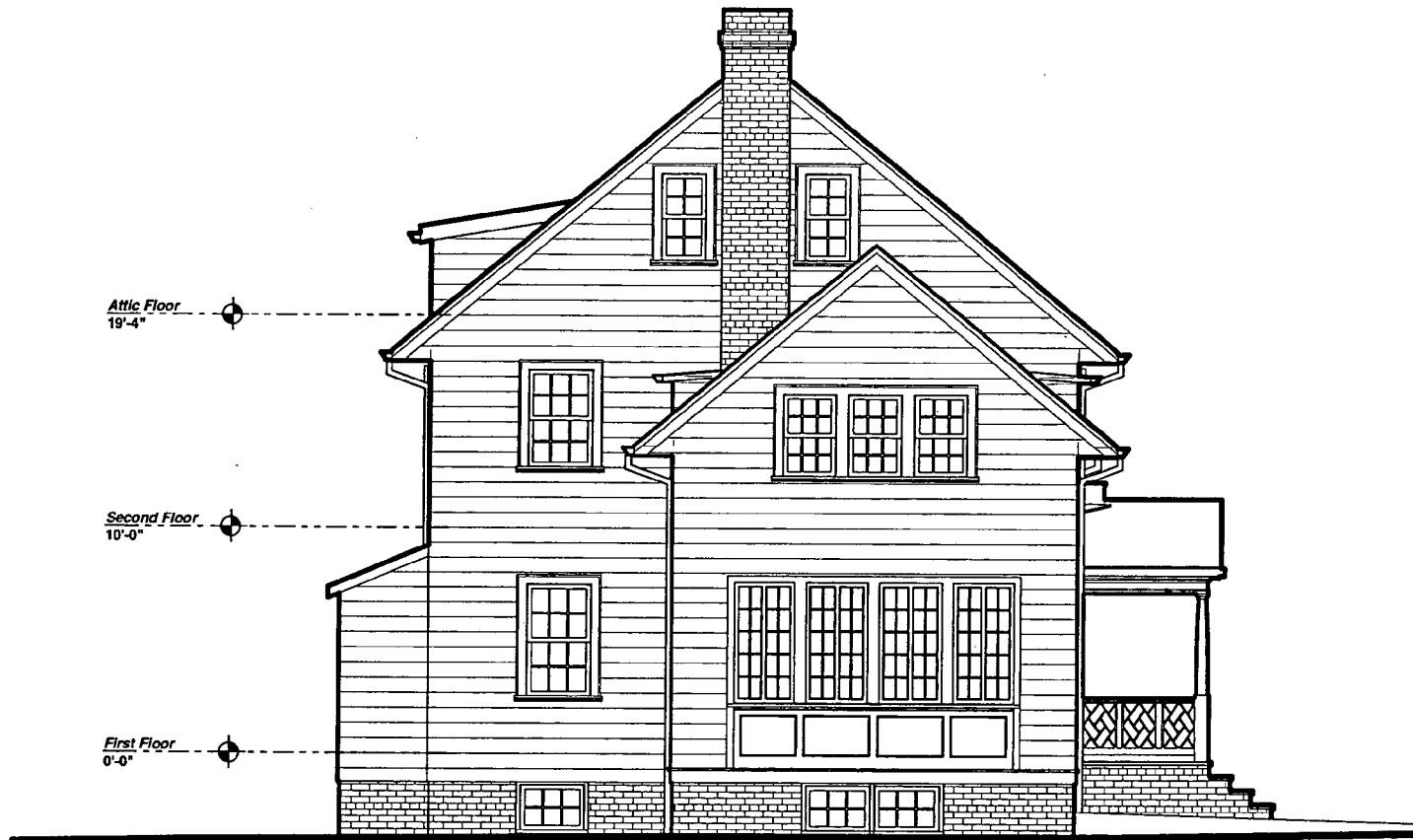
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p.14

Zantzinger Residence

5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP

1/8" = 1'-0"



HAMILTON  
SNOWBER



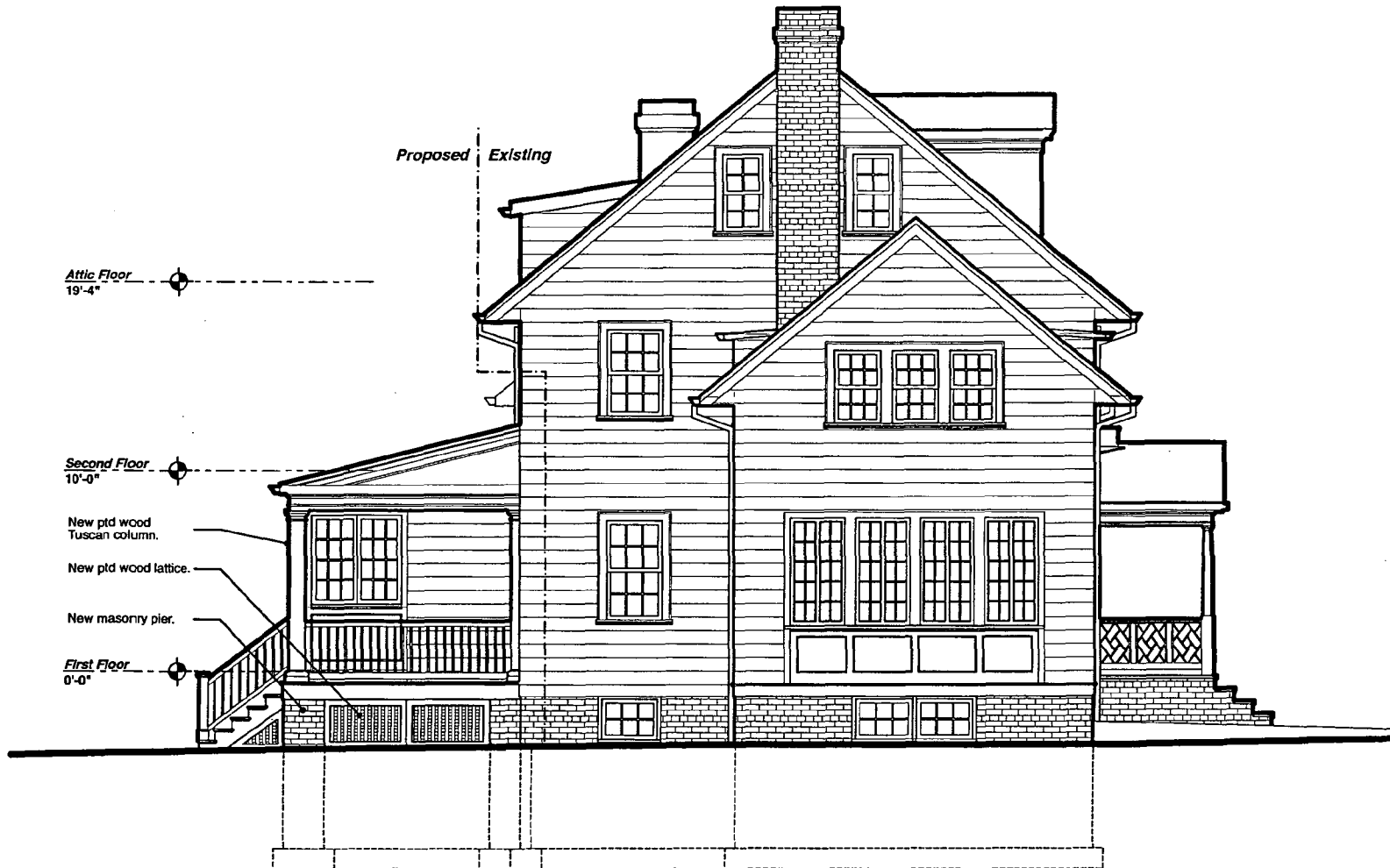
Architects

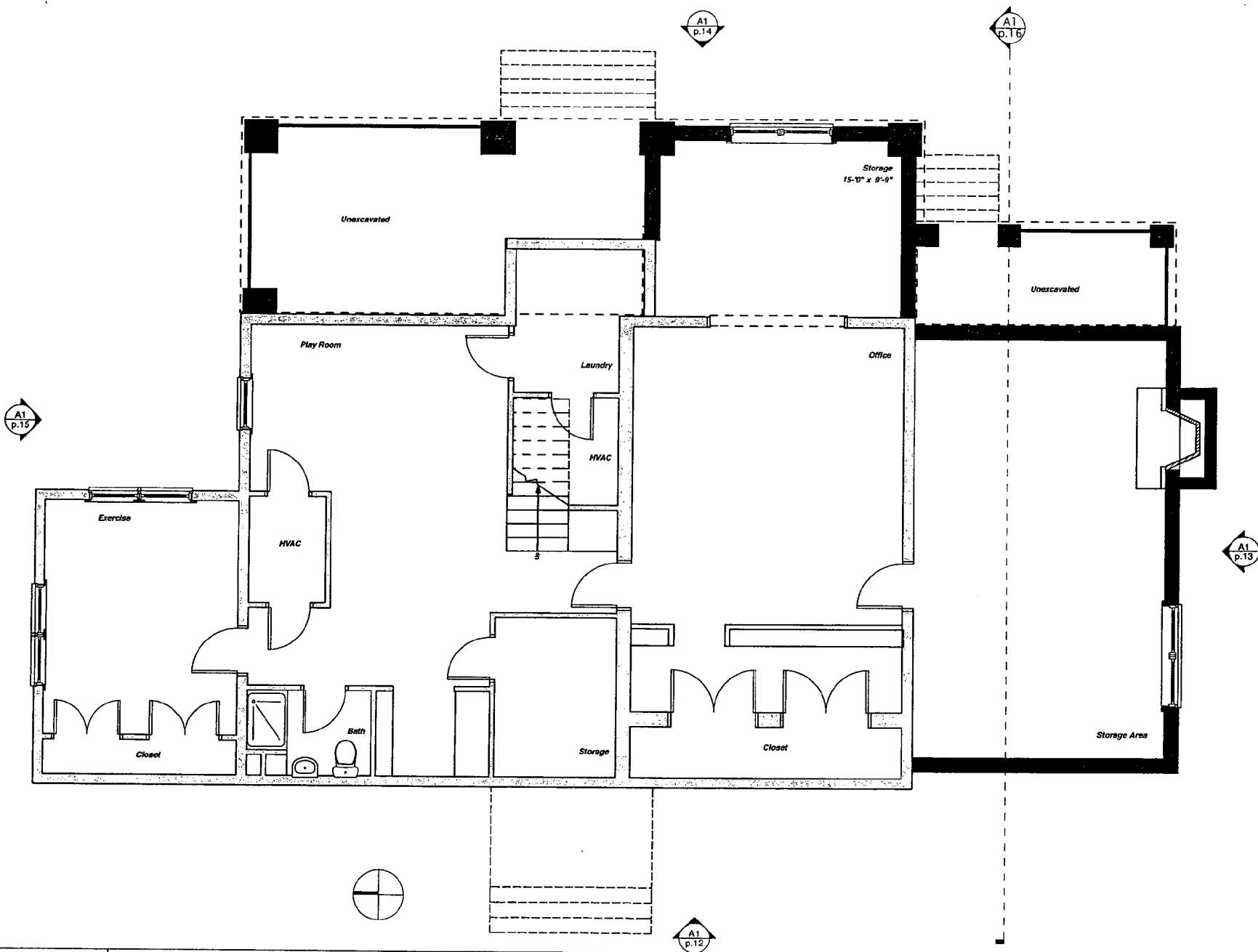
Existing North Elevation

6/17/08

p.11

**Zantzing Residence**  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1/8" = 1'-0"





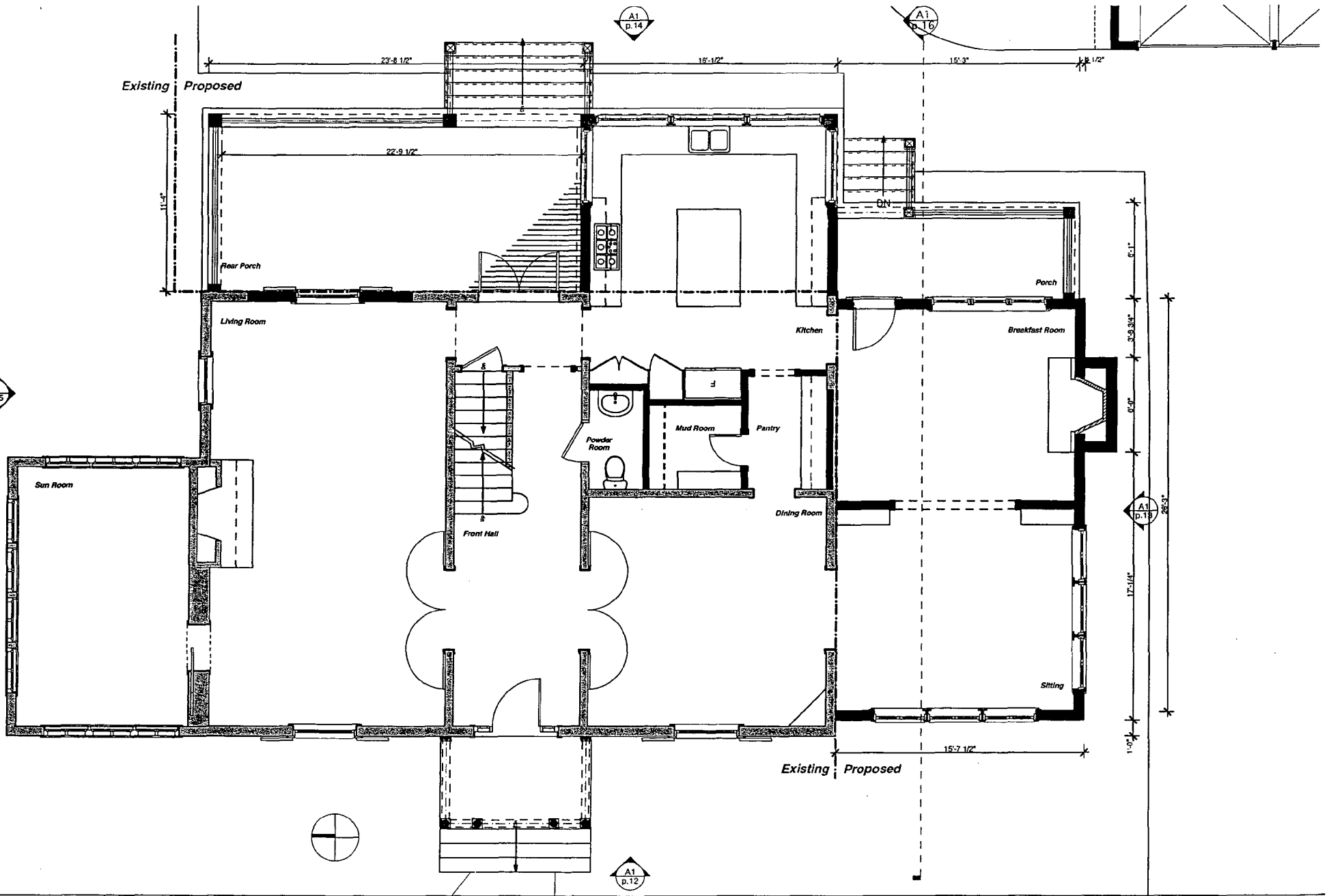
**Basement Plan**

6/17/08

p.4

**Zantzing Residence**  
 5815 Cedar Parkway  
 Chevy Chase, MD 20815  
 Montgomery Co. HAWP  
 1/8" = 1'-0"





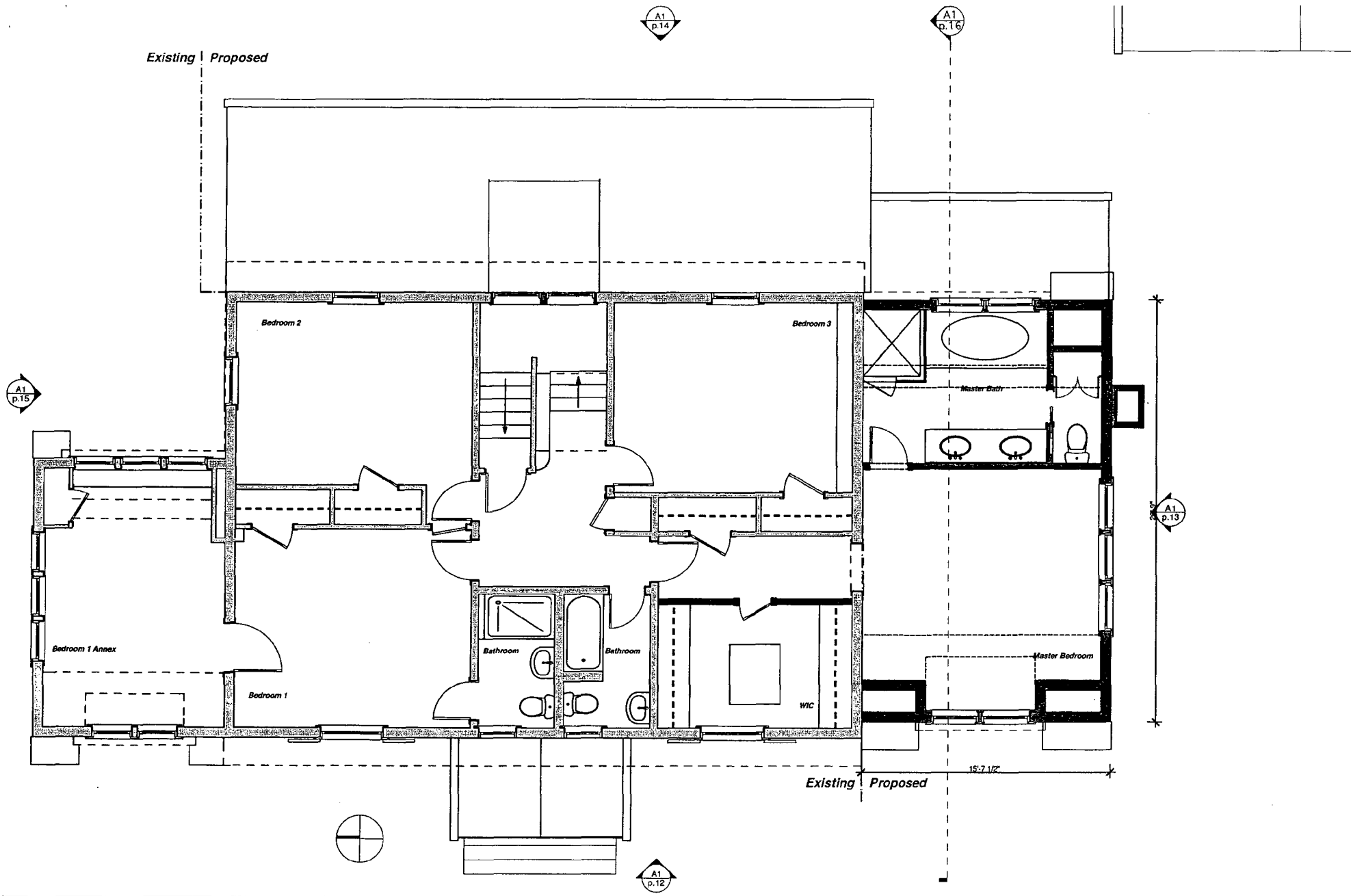
First Floor Plan

6/17/08

p.5

Zantzing Residence  
 5815 Cedar Parkway  
 Chevy Chase, MD 20815  
 Montgomery Co. HAWP  
 1/8" = 1'-0"





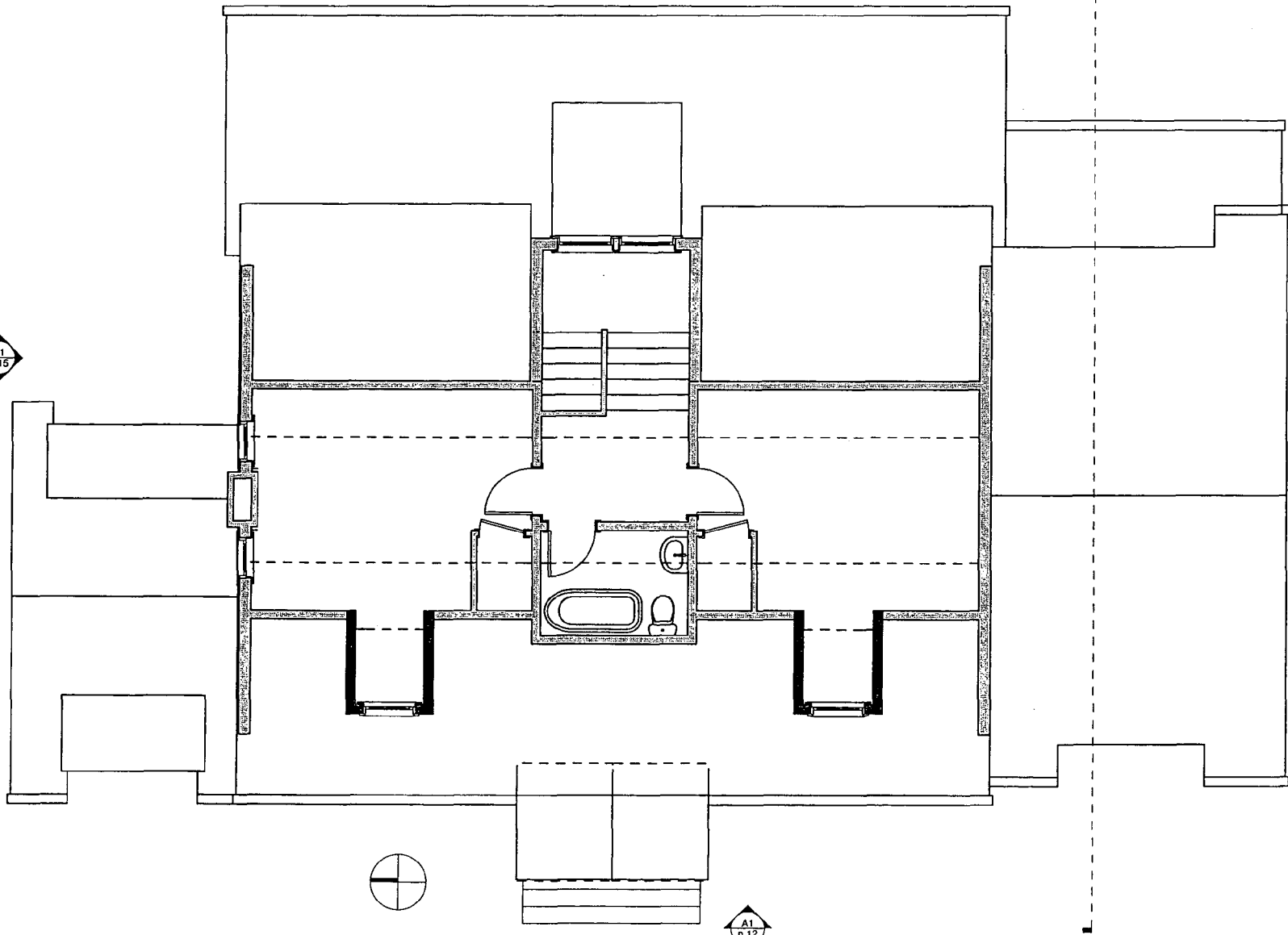
A1  
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p.12



Attic Plan

6/17/08

p.7

Zantzing Residence  
 5815 Cedar Parkway  
 Chevy Chase, MD 20815  
 Montgomery Co. HAWP  
 1/8" = 1'-0"



Section Through Addition

6/17/08

p.16

Zantzing Residence  
5815 Cedar Parkway  
Chevy Chase, MD 20815  
Montgomery Co. HAWP  
1/8" = 1'-0"

## Fothergill, Anne

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**From:** Chris Snowber [chris@hamiltonsnowber.com]  
**Sent:** Tuesday, June 17, 2008 1:23 PM  
**To:** Fothergill, Anne  
**Subject:** 5815 Cedar Parkway  
**Attachments:** HAWP-WebRevised.pdf; ATT73842.htm

Anne: Attached is a pdf of the revised project for Cedar Parkway. We are planning to submit this project for HPC review tomorrow, so that we can be reviewed (or consented.....) and the July 9 meeting. I wanted to send you the drawings and note the changes beforehand, to see if you had any comments. Hope this gives you enough time.

Thanks,

Chris

Here are the changes from the set that you reviewed in the fall. (Most are window arrangement and detailing issues).

### **First Floor Plan**

As per the suggestion of the HPC, we have pushed the face of the building back 1'-0" from our earlier submission. This makes the mass of the addition more secondary to the main mass.

We have also re-organized the plan, so that the kitchen is now at the rear. This means that the windows at the front (West) elevation can match in height the casement windows on the existing north wing.

The rear addition, including the porch and kitchen, has gotten approximately 8" deeper.

### **Elevations**

We looked closely at the house and noted that the main block has single double-hung windows with shutters, while the north addition has groupings of casements with panels below (First Floor), or groupings of double hungs (Second Floor). We repeated this pattern on our addition.

#### **West Elevation**

Face of addition set 1'-0" back from main mass.  
Casement windows with panels used at First Floor.

#### **South Elevation**

Casement windows with panels used at First Floor, and a grouping of double-hungs at the Second Floor. This is a grouping that is more similar to the arrangement in the original north elevation of the north wing of the house (see below), to which it is most similar. Chimney is now centered over the fireplace.

#### **East Elevation**

At BR porch, casement windows with panels used at First Floor.  
At Kitchen, casement windows similar to other wings used, with panels below.  
At Master Bath, connect the dormer to the main block of the house, as is done on the existing North extension.  
Columns are now square, rather than round.  
At LR windows under porch, use a 4-lite wide window, with shutters, to match the front of the house.

#### **North Elevation**

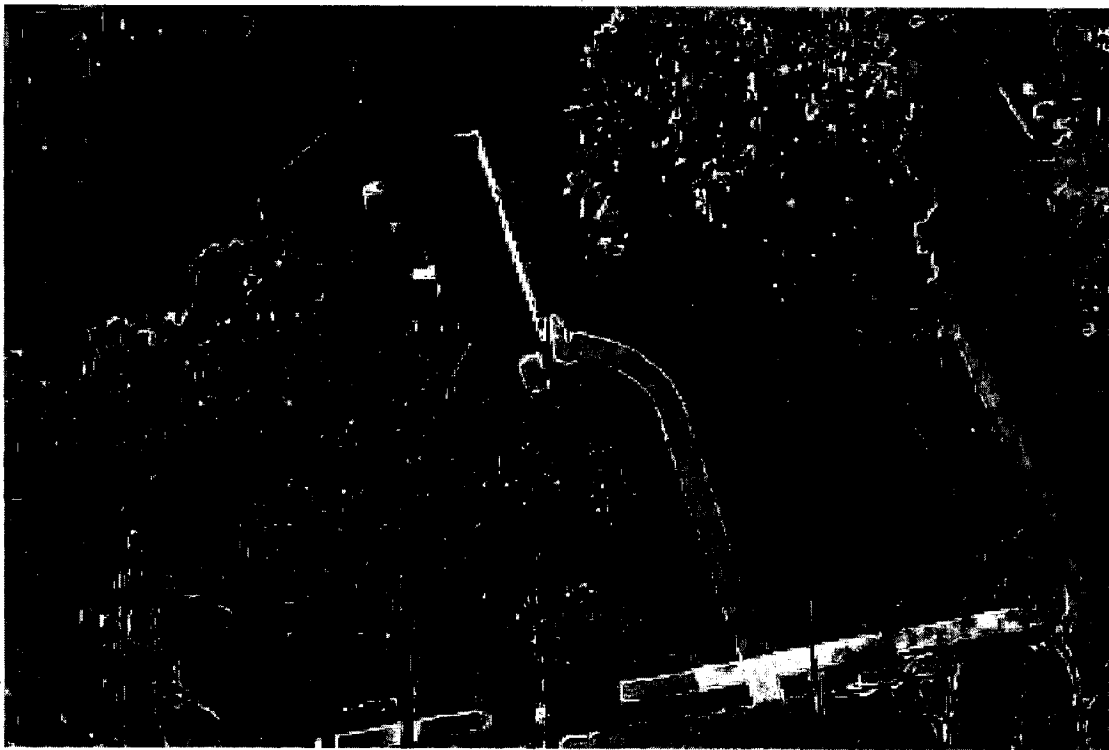
Kitchen casement windows.

#### **Site Plan**

We are proposing to add a walk from the front door to Cedar Parkway. This is needed because most visitors park along Cedar Parkway, and then have to walk all the way around the corner to get to the existing walk from Irving Street.

Christopher R. Snowber AIA  
Hamilton Snowber Architects

5815 Cedar Parkway



Existing Property Condition Photographs (duplicate as needed)



Detail: View From NW



Detail: View From SW

25

- Existing Property Condition Photographs (duplicate as needed)



Detail: View From NE



Detail: View from NE

26





27  
~~25~~



26  
24

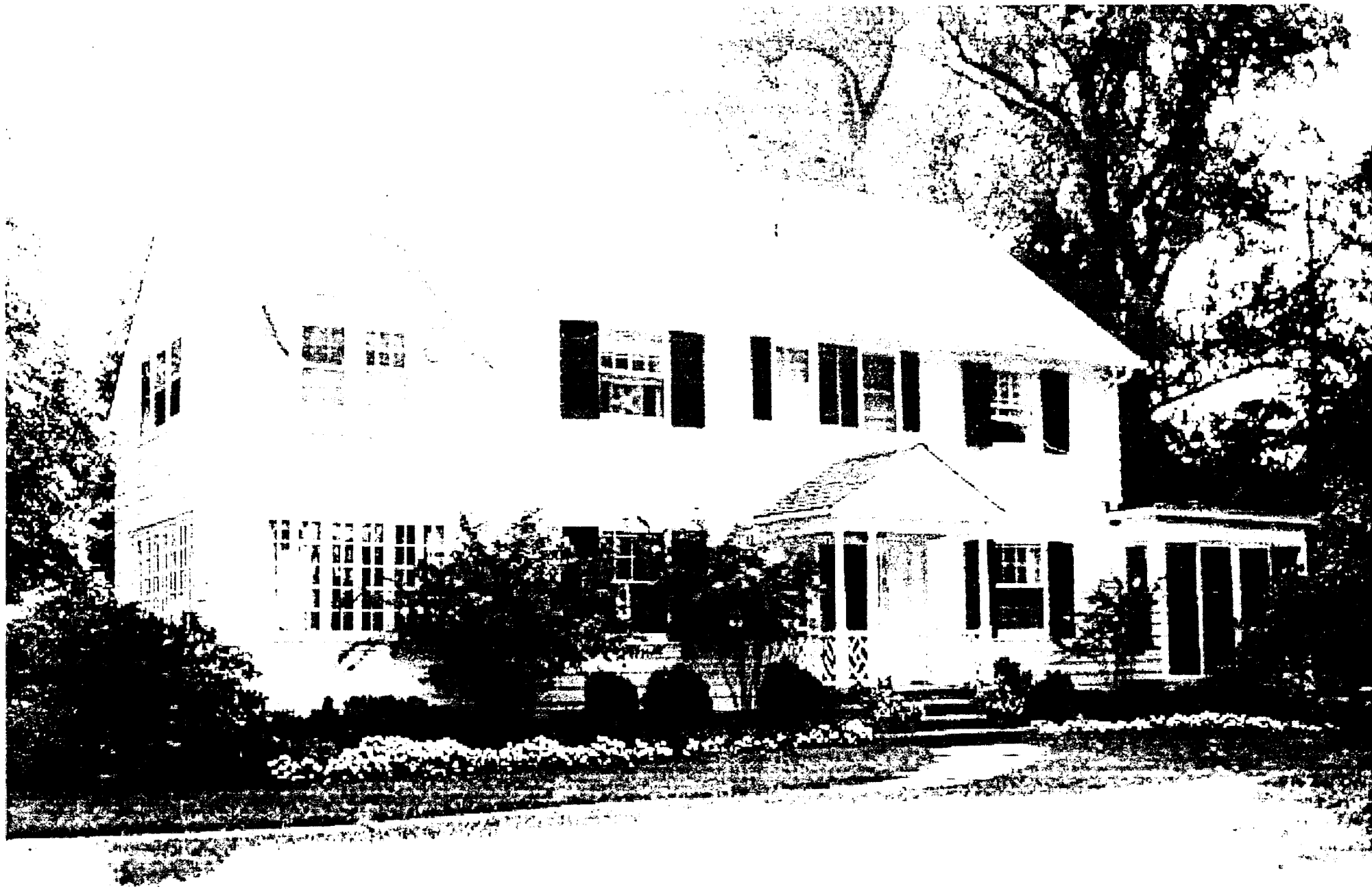


view from  
W. Irving

(29)  
(72)

30 1/8



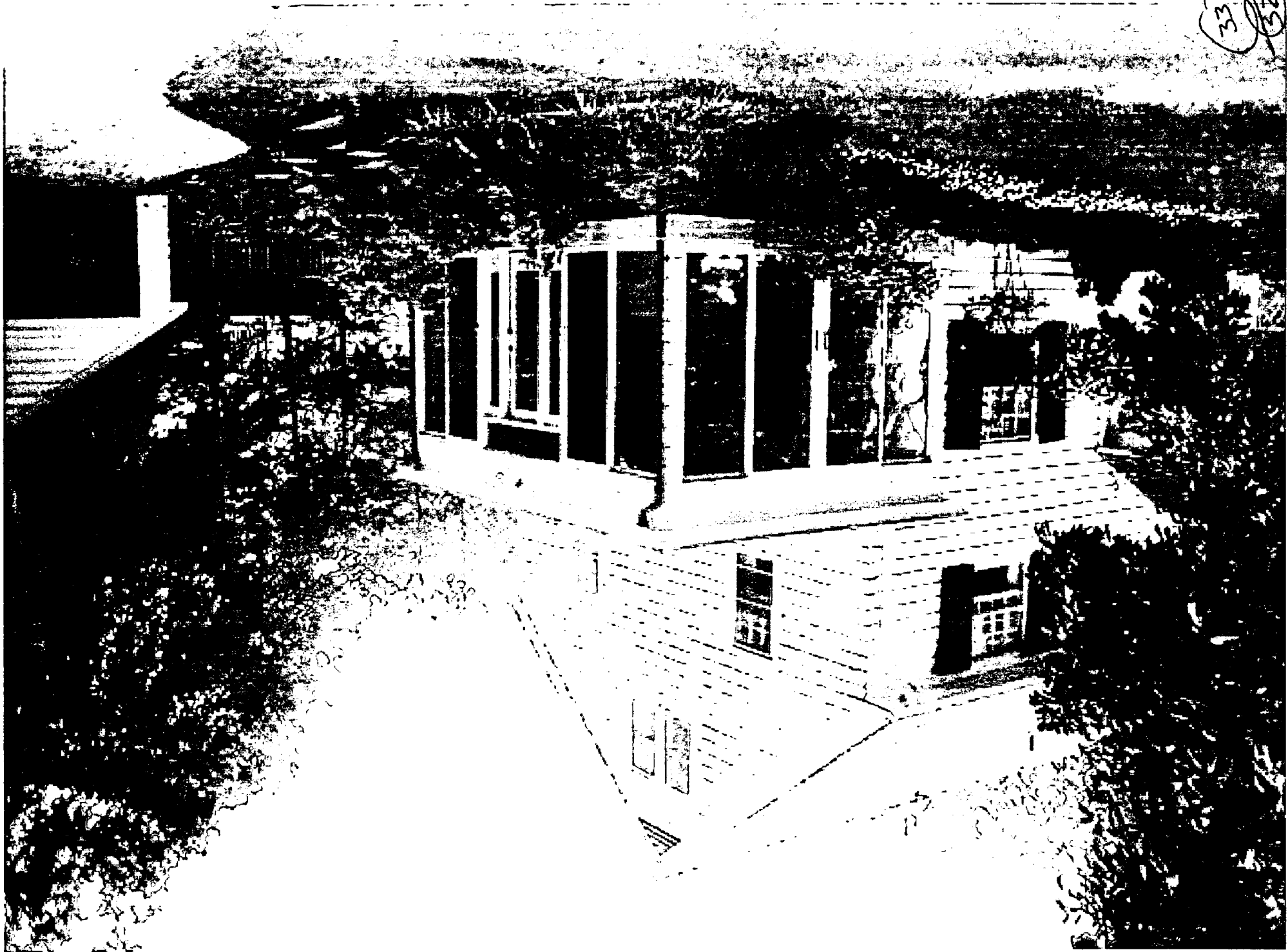


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32











THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

----- X

PRELIMINARY CONSULTATION - :  
17700 Comus Road

----- X

PRELIMINARY CONSULTATION - :  
5815 Cedar Parkway

----- X

PRELIMINARY CONSULTATION - :  
4 East Irving Street

----- X

A meeting in the above-entitled matter was held on October 10, 2007, commencing at 7:34 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Jef Fuller

COMMITTEE MEMBERS

Timothy Duffy

David Rotenstein

Warren Fleming

Nuray Anahtar

Leslie Miles

Caroline Alderson

Thomas Jester

Lee Burstyn

ALSO PRESENT:

Clare Kelly, Staff

Michele Oaks, Staff

Gwen Wright, Staff

Anne Fothergill, Staff  
Judy Christianson, Staff  
Joshua Silver, Staff  
Scott Whipple, Staff

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Don Pleasants	10
Bruce Hutchinson	10
Claudia Pleasants	
Chris Snowber	32
Richard Zantzing	42
Amy Zantzing	
Chris Snowber	55
Bob Kyle	57
Kate Fulton	

MR. FULLER: Thank you. All right. Next on our agenda tonight is case B at 5815 Cedar Parkway, Chevy Chase. Do we have a staff report.

MS. FOTHERGILL: We do. This is a contributing resource in the Chevy Chase Village historic district, and it is a colonial revival house built in 1919. And the applicants are proposing, I'm going to get the visuals up on the screen -- the applicants are proposing to remove an existing one-story non-original right side enclosed porch, and at the right side of the house build a two-story addition plus basement on that right side of the house.

They are also proposing a one-story rear addition with an open porch, leading to a new patio, and two dormers in the attic front of the house. And I will show you.

This is an aerial shot of the house. This project is slightly unusual for preliminary review, contributing resources in Chevy Chase Village, because it is a corner property, and because of the shape of the lot. There is, as you can see, a large front yard, and not a lot of space behind the house.

So whereas generally we would recommend a rear addition, in this case there isn't much room for rear addition, and also it still has visibility because it is a corner. So the applicant and their architect had to work with this unusual lot shape, and they tried to respond to the guidelines.

They, you know, consulted with staff. And their materials are compatible and their addition will have a lower roof line, and is smaller than the historic block. But the Commission generally doesn't support side additions, and the side additions that have been approved have been, for the most part, one-story. And so that would have a smaller impact on the historic house and streetscape than a two-story side addition.

That said, this may be a situation where the Commission would support a two-story side addition. The removal of this non-historic addition is something that could be supported. And then right now the proposed two-story addition is flush with the front plane of the historic house. And staff

recommends that that massing be pushed towards the rear so as to get it away from that front plane, and push it to sort of the least visible corner of the house.

And the -- I'll show you some more slides. I also want to point out that the local advisory panel did provide comment. And they, in this case, do support a side addition. And they acknowledge that generally the guide is to go to the rear; but in this case, a side addition would be supported.

And they also recommend that it be pushed back and not be flush with the front plane of the house. This is more shots of the house from Cedar Parkway. And then this is looking at the back of the house, which is visible from West Irving, and that's where they are proposing a one-story rear addition.

MS. ALDERSON: Can you show the previous one, just once?

MS. FOTHERGILL: Oh sure. This is the front left. And the rear. And then this is, again, from West Irving. So you can see that any changes at the rear are also visible. And this is, again, I'll leave it on this slide, this is the section that they are proposing to remove, and then in that location build a two-story side addition.

And as you can see, the applicants are here, and with their architect. And so if you have any questions for staff or the applicants?

MR. FULLER: Are there questions for staff? Good evening. If you would please introduce yourselves, and if you would like to make a presentation or ask us questions or however you would like to proceed?

MR. SNOWBER: Okay. My name is -- can I be heard?

MR. FULLER: Hit the button.

MS. ALDERSON: Just push the button.

MR. SNOWBER: Okay. Hello. My name is Chris Snowber with Hamilton, Snowber Architects, and I am here tonight with Richard and Amy Zantzing, who are the owners of 5815 Cedar

Parkway.

Anne Fothergill, I've never met, but spoken to many times on the phone now, has done a great job, actually, of putting together some of the materials for you so you have a pretty good sense of what we are trying to accomplish.

We also have a slide presentation. Is that -- I understand this is sort of an informal advisory sort of discussion. So I've not been at one of these exactly before, so I will try to keep my presentation somewhat that way, and sort of have this be a discussion.

I think, let me sort of quickly go through what we have as a presentation here. This is an aerial shot of the immediate neighborhood of the site. The house is located in about the center top of the slide at the corner of West Irving and Cedar Parkway. Thank you very much for doing that.

There it's located. And you can see that indeed it does have a very large front yard, and a smaller rear yard. When this photo was taken, whoever, whenever that was done, you can see there is a driveway off of West Irving Street, and the garage was originally facing north towards Irving Street.

Richard and Amy, in the last couple of years, have actually removed that driveway and rotated the garage towards the west, so it now faces onto Cedar Parkway. And that was all part of a goal to get, to make that back yard, which is fairly shallow, as usable as possible. So if you'd go to the next slide.

So this is, again, the shot of the front of the house facing west, facing towards Cedar Parkway. You can see the non-historic addition on the right hand side there, which is on the south end of the house. Go ahead.

Okay, and here, it looks like the same shot that Anne was showing before. You can see it originally, perhaps, was some sort of a screen porch that had been filled in with glass over time. Go ahead.

This is another view of the same thing. It has steps that step down into the area where the

new driveway currently is located. And again, here is a view from West Irving, looking towards the rear of the house. Go ahead.

Again, the front of the house, and then I'll quickly take you through the base drawings of the house, the existing conditions. This is the site plan. You can see the existing house in white, and then on the right, to the south, on the -- to the top towards the east is the proposed two-story addition on the right, and a one-story porch, open porch an enclosed porch on the east.

And you can see how the addition, as we've got it set, is fairly close setback towards the existing garage. We've, we have -- it extends fairly far back already, so as we get into this major discussion, which is going to be about, you know, how far this -- you know, where this should be placed relative to the front of the house, and I will hurry up and get back to that. That becomes an important factor. Go ahead.

These are the existing elevations. One thing you will note about this is that the elevation is sort of asymmetrical. It's got a center hall. The whole plan is fairly symmetrical, but then this elevation is quite asymmetrical with this wing on the left hand side, which is original.

The wood clapboard on the left hand side, and the main portion of the house are completely in the same plane. There is no setback at all, either in the clapboard or in the foundation. That's the way it was originally built. Go ahead. Go ahead.

These are then views of the south elevation. Go ahead. And the rear elevation, now, that's looking east. And you can see on the far right, that's the back side of the wing that occurs on the front elevation. Go ahead.

And again, this has been the north elevation. Okay. These are the existing plans. This is the existing first floor. There is a center hall. Up the middle to the left is the living room, and a family room. And to the right is a dining room, and behind the dining room is a small kitchen.

To the left of the dining room, to the left of the kitchen and straight on back on the center



hall access is a small breakfast room that is about a --

MR. FULLER: Very low ceiling, what is a little less than seven feet?

MR. SNOWBER: Six-six. It's underneath the landing of the stairway. So it's really an inadequate living space there. And then on the far right is this enclosed sunroom that we have. Okay.

And on the second floor are a series of bedrooms. To the left is the master bedroom, and there are two bathrooms in the center you can see there.

MR. FULLER: Okay.

MR. SNOWBER: This is the attic. The attic is two rooms up at the top with a small bathroom, and then windows at each end of the north and south ends.

So this is a rendering of our proposed solution to the homeowners' problems, which are to try to make a little more reasonable size kitchen and some eating area, to create an open porch on the back of the house, and some family room space and then a master bedroom suite upstairs.

So our proposal is to be, again, in the same plane as the rest of the house. You'll note there is no setback there. There is a very strong line, oddly enough, created by the gutter, the downspout as it comes down, again, between the main house and the existing addition on the left, and on the right hand side was well.

So we have, in putting the new addition in, we've followed some of the eave lines of the existing. We have a dormer that is slightly larger. Our whole addition is wider than the existing. Our windows are slightly different, although generally of the same character. But there are some distinctions between them.

And again, we use the, because it is all in the same plane, which is somewhat unusual, we brought ours to the same plane to match this condition on the left, and also used the downspout as a minor, but actually it reads pretty strongly, both in my rendering and in the photographs. I think you can see that as well.

MR. FULLER: Okay.

MR. SNOWBER: Okay. So here is the revised, the proposed plan. The center hall now continues all the way through to the back to an open porch in the upper left hand corner. To the right, now as you enter the dining room, the dining room opens onto a kitchen which is in the new wing. So the new wing on the right hand side is a kitchen and a breakfast area. That then opens to a small porch on the back which then has access to the rear yard and the garage.

Immediately to the left of the breakfast area on the back and to the right of the porch is a, is a small family room that is enclosed. And as we go to the elevations, I'll show you how that is rendered and treated.

This is the second floor and we have taken one of the bedrooms, turned it into a hallway and closet area, and then created a master bedroom suite on the far right, which consists of a bedroom and a bathroom.

And this is now the attic. One other aspect of our proposal I didn't mention was that we are proposing two dormers on the front elevation, and that's to give more light to each of the attic bedrooms there. There you can see them again in the rendering there.

So what I'd now like to do is just show a few neighborhood pictures. I just have a few of them here. So this is our proposal. Excuse me, these are our hard line elevations. So there you can see the existing addition on the left, and our proposed addition where we, it's centered about its own line on the addition itself, but it is wider than the existing, and proportionally the windows are slightly larger in both the second floor and first floor parts.

Like the first floor of the addition, we have casement windows on the first floor. Like the second floor, we have double hung windows. So there is sort of, I think the elevation has a strong reading of the center of the house with the, centered around the front porch with the large double hung windows, the shutters. We're now sort of reinforcing that center with those dormers up at the top. And then we

have these balanced wings to the left and right.

Again, the gutter, the downspout between the main house and the addition sort of strongly defines the two, even more so with sun on it. We've also got a dotted line there which builds it out, but that was just for clarity, not for making it look more different. Okay.

This is then the south elevation, which is the wing. It steps down, probably, from the main mass of the house, and we're showing here the existing, the new kitchen and breakfast area, and the bedroom on the second floor, and a chimney for a fireplace that occurs in the breakfast area.

To the far right, you can see the small covered porch that is the entry porch for the back, and then beyond that, a wing that is the new family room. Go to the next one.

So then on the rear elevation here, you can see there is, we've created this one-story porch that is the whole width of the main mass of the house. It's a single one-story porch roof that on the right hand side is an open porch, then a set of doors in the middle which step down into the yard, and then on the left the family room, which sort of sets behind a colonnade of, the same columns that occur on the open porch. On the far left is an open porch, again, which gets you into the breakfast area and kitchen.

Okay. And then this is the far north elevation, where you can see the projection on the -- of the family room and the porch there. So we go now to, I think, yes. So there is, here, once again, the rendering of the house with the addition. And I was going to show you some of the neighborhood houses here.

This is the existing house at 5815 Cedar Parkway. This next one is a house on Lenox Street, similar era. Obviously, the same sort of, the same house, with obscured by the trees is the same kind of an addition with a broken dormer, broken eave with a dormer that pops up. It is wood and also has the clapboard in the same plane like ours does. And then this obviously has dormers. I don't know whether they were original or added later on.

And then obviously an addition added much more recently that is set further back, and a

very different idea than what we are proposing with ours. Go to the next.

This is then a house on Grafton Street, the same addition you can see on the far left, the same detailing. In this case, both the foundation of it, which is brick, and the second floor, which are clapboard, are set back from the main mass. Again, you know, more variations here, again, with the dormers up on the top. Next.

This is another house on Hesketh, which the dormers, the addition is now on the other side, but you can see more clearly. This is very similar to the other house I just showed. Again, the brick with the addition set back slightly from the front.

And then finally, this is at the corner of Cedar Parkway and Hesketh, and it is again, at the beginning, the main mass on the right is the central house. It was the existing left wing that was, is brick below. It's painted, but it is brick, and then siding up above, set back. And then an addition which was done on the far left, which is more or less, the porch comes to more or less the same plane as the addition, and then the main mass of that is set back.

And I think there is one more, another house on Cedar Parkway, which is not the same house, but it is down the block. It's at the corner of Cedar and Lenox, and it has an addition at each end of the house. The one at the south end of the house, obviously there's a small hyphen, and then it projects actually in front of the house, and also has a large dormer that spreads across the whole thing.

My comment about this is just that I think we are proposing an addition that does not create the same sort of mass and scale that this does. We are extending the existing house, but in a more sympathetic way than this one does.

And then finally, back to our house, and a rendering of our proposal here. Okay. Thank you. Too much?

MS. FOTHERGILL: All in six minutes.

MR. SNOWBER: Okay. Okay. I tried to make a few points about our approach to the

addition. I think Richard Zantzinger would like to make a couple of comments himself about the house.

MR. ZANTZINGER: I don't know what I can add to what Chris just said. But I think there are a few things I might sort of point out from our perspective is that we support the goals of historic preservation, generally, and like what it has done for Chevy Chase Village, and what it means to Chevy Chase Village.

And we also like our house, although we recognize it is a fairly common example of a center island colonial that was repeated at least 10 times in the Village, and several other times in Chevy Chase, D.C. It's not, we understand the house is not that special from a historic perspective. I don't know what that means to you all, but we're sensitive to where the house falls.

We have, and I know that this isn't, this isn't a guideline that the historic preservation folks want to follow, but it is one that is important to us. We want our addition to be seen. We want it to be very much as -- we want the house to look as though it was all built at the same time, which is, as I say, probably runs contrary to the goal that you all have. But I can't separate that from the fact that the house is not that significant historically. So anyway, that is what it is.

And what we really, really want to avoid in this construction is the box on the back. It just is not, to me it takes so much from these houses, and you see it so frequently. And the further we push this thing back, the more it's going to feel like the box on the back. And it will be very visible from West Irving, as you come down West Irving and approach Cedar Parkway. So that's the extent of what I might add.

MR. FULLER: Are there questions or comments for the applicant?

MS. ALDERSON: I think the dormers are current, that you were so thoughtful about scaling them and detailing them to be well integrated, much better than the last example --

MR. ZANTZINGER: Thank you.

MS. ALDERSON: -- that really alters the front. So I think that's fine. I think I agree

that the right addition in this case is the best approach, because it was going to show no matter where you put it, and that preserves more of the open space on the property, which is something we always look at.

And I think also since, especially since it is right on the front facade, that the more seamless approach is the appropriate one, so that -- I mean, our first charge is preserving the character of the district. If you are not really noticing it there, it will preserve the character. And we certainly have seen some additions recently that are extremely different, and they alter the character.

I don't think anyone here is going to suggest a box on the back, because I think we have really probably heard from staff on the merits of this approach. My only thought was though, that since the side addition is bigger and taller, and it's bigger all over, that it would help to move it back some.

And I don't think that has to necessarily compromise the whole program or the whole look. I think it could be moved back some, and actually work out maybe having it in better balance, because as it is, this is still going to look quite a bit bigger than the other one. They are not going to be symmetrical.

And I think they could still be, even though it would sacrifice a little bit of the patio, the patio is connected now, but there is still a porch connection, either way. So I think the patio could still really work. And I would be interested in what the other Commissioners have to say. But that was just one thought is that it could be pulled back a little without compromising your vision for what would make it very well integrated.

MR. ZANTZINGER: Thank you.

MS. MILES: I have a question. Are you losing the little attic window on that side? I couldn't see it on the elevation.

MS. ZANTZINGER: Yes, we are.

MS. MILES: Okay. And that, I assume that was the motivation then for putting in the dormers, because otherwise there will be no light for that space. It wouldn't be, have a space anymore. I

think it looks lovely, by the way. I do, I think it's very pretty, and I think the rear addition will actually improve your rear elevation which has a very unattractive bump out in the middle of it now.

MR. ZANTZINGER: Thank you for saying that.

MS. MILES: But I would agree that since it will be larger in massing, it's not going to look symmetrical in any case, and it's not usual for us to approve a two-story addition on the side. I think it should step back somewhat, not hugely.

I do think it needs to read, though, like it is an addition, and not like it is an original part of the house, although I hear your desire to have it look like it was all built at once. You are right that that is contrary to the Secretary of the Interior guidelines.

So I think if it were just stepped back a few feet it would be very approvable, and I would happily approve it.

MS. ANAHTAR: Yes, I think you did an excellent job. I like both the side and the rear addition. I don't have any problems with anything. And I agree that the two-story addition on the side can be pushed back. I would approve it the way it is. Either way, I will be fine.

MR. ZANTZINGER: Thank you.

MR. BURSTYN: Yes. It indicates on circle 19, you don't have to turn to it though, that the width of the addition is 15-6. What is the width of the other side? Do you know?

MR. SNOWDBER: Just give me one second. I don't. I would imagine it's in the realm of --

MR. ZANTZINGER: 11 feet.

MR. SNOWBER: -- yes, maybe 11, maybe 11 inside and 11-6, 11-8 on the outside, something like that.

MR. BURSTYN: So it's about one-third wider than the other one, than the existing?

MR. SNOWBER: No, it would be more like one-quarter. Something like that. I'm

sorry, somewhere in there.

MR. BURSTYN: One is 11 feet wide and the other one is 15.

MR. SNOWBER: Yes. Excuse me, right. Sorry, a third.

MR. BURSTYN: I'm just wondering, when you look at your scale drawing, especially that one, since the addition is over on the back side there, it looks smaller than the one on the left, but when in actuality --

MR. SNOWBER: Sure.

MR. BURSTYN: -- it's actually going to be larger than the one on the left, correct?

MR. SNOWBER: Corerct.

MR. BURSTYN: So when you look at the property straight on, you'll probably see that the addition on the right is larger.

MR. SNOWBER: Right. You have that elevation in your -- on page --

MR. FULLER: Circle 7.

MR. SNOWBER: -- 7, right. I think the estimate about it being a third larger is about right. I'm sorry I don't have that exact dimension.

MR. BURSTYN: Yes, circle 7.

MR. SNOWBER: There you go.

MR. BURSTYN: Are the windows, do you think, the same length, the first floor windows, height or width?

MR. SNOWBER: I would say the width is, the width is about the same. Yes, we actually used a similar window. We just did not subdivide them into pairs of french casements the way those were done. And those are single casements, would be the idea. Right, so there is a little --

MR. BURSTYN: Yes, I would be a little concerned that when you look at it straight on,



the addition is going to -- when you look at it, when you looked at your drawing, it looked very symmetrical.

But when you look at the circle 7, in actuality, it's not really symmetrical because it's wider, it's higher, it's got the chimney, even though in actuality you noted on another drawing that the chimney is actually towards the rear. So in circle 7 you don't get that perspective.

So, I mean, I think I would have to concur that anything you do to minimize its look from the front. What would be the effect of suggesting, like the other Commissioners said, of pushing it back a little bit?

MR. SNOWBER: Yes, we've looked at that.

MR. BURSTYN: Did you consider that? What would be the consequences?

MR. SNOWBER: Yes, well, there are a number of things. There are both internal plan issues that occur, but mostly the mass just keeps pulling back further towards the garage, and creates, you know, between this, the two-story mass of the house and the one-story mass of the garage, it just gets tighter and tighter. So, I mean, I think, you know, certainly a substantial push back would have an impact on that aspect of the project, plus the plan starts to not work as the connections between the rooms break down. Right now there is a good relationship between the rooms. And that --

MR. BURSTYN: Which circle are you looking at?

MR. SNOWBER: I'm looking right now at the first floor plan on 17. Yes, 17. We also like the idea of preserving, of having this one-story porch that stretches across the whole back, appearing dominant and being connected to the main mass. As this secondary porch and the addition push further back, those two start to blend together in an odd way. I like the, I like the distinction between them on the rear elevation right now.

MS. ALDERSON: We're looking at the detail. If you were to move it back even just a few feet, that would still have the porch recessed in relation to the other.

MR. SNOWBER: Right. Exactly. I think the question is sort of the setback somewhat, versus substantial and all of that.

MS. ALDERSON: So a modest setback could have you still connecting where it could be functional, and still having the porch where it connects to the adjoining and be a little bit offset.

MR. SNOWBER: Yes. I don't think that it -- yes. I don't think it completely wreaks havoc on the plan or the massing. I think, you know, I think it's this whole question about how it reads on the front which, you know, we feel strongly we like that relationship across the front. We'd like to maintain it if we could.

MR. ZANTZINGER: That will cost a window.

MS. ALDERSON: Yes.

MR. SNOWBER: Correct.

MS. ALDERSON: That's, I think, a modest setback is going to bring you a little more in balance, because they are already asymmetrical anyway.

MR. SNOWBER: Right.

MS. ALDERSON: And I don't think that's going to introduce a major compromise to the programming, or to the feel.

MR. ROTENSTEIN: I think considering the requests we get for additions, and I'm thinking back to the first preliminary we had this evening, this is a fairly good approach to solving your space needs. I agree with staff, however, that the addition does need to be set back some. I don't agree with your assertion that the downspout differentiates the new from the old sufficiently.

Staff in their recommendations that it could be a foot, a foot, maybe six inches, something to give a little bit of reveal to distinguish the addition from the original house.

The illustration you gave us for the house at 122 Hesketh Street is a good example of how that might be approached, otherwise except for that one issue, I think this is an approvable

application if it comes forward.

MR. FULLER: Any other comments. I guess my personal comments, I'll follow the other Commissioners, or the majority that I think I heard say that the location of the, and sort of the massing of the addition, I think, is acceptable. I concur with the comments that there should be some differentiation between the addition and the existing house for two reasons. One is to emphasize the fact that it is a later addition. It's not part of the historic fabric.

Number two, the way it reads right now, and particularly looking at an elevation that looks so close to the addition on the left side, but it's not. It's taller; it's wider. The windows are slightly differently configured. I think you have to have a little bit more to, okay, make a real statement to it. But I concur with what I've heard here. I think this is approvable.

So from my perspective, we'll go through the issues. I think everybody's comments have all been, said the dormers are not a problem. I have heard that all except for one of the Commissioners felt that the size and massing of the addition was approvable as is.

I think there is a fairly strong consensus that they want there to be some setback to it, but as discussed, that ranged from six inches to a couple of feet. So we're not talking the addition behind the house. And I think there was universal, generally universal agreement that there should be some differentiation. One Commissioner felt it was approvable as is. So I think you're pretty close. So I think you're ready to proceed back towards a real HAWP if that's the direction we are going.

MR. ZANTZINGER: Okay. Thank you very much.

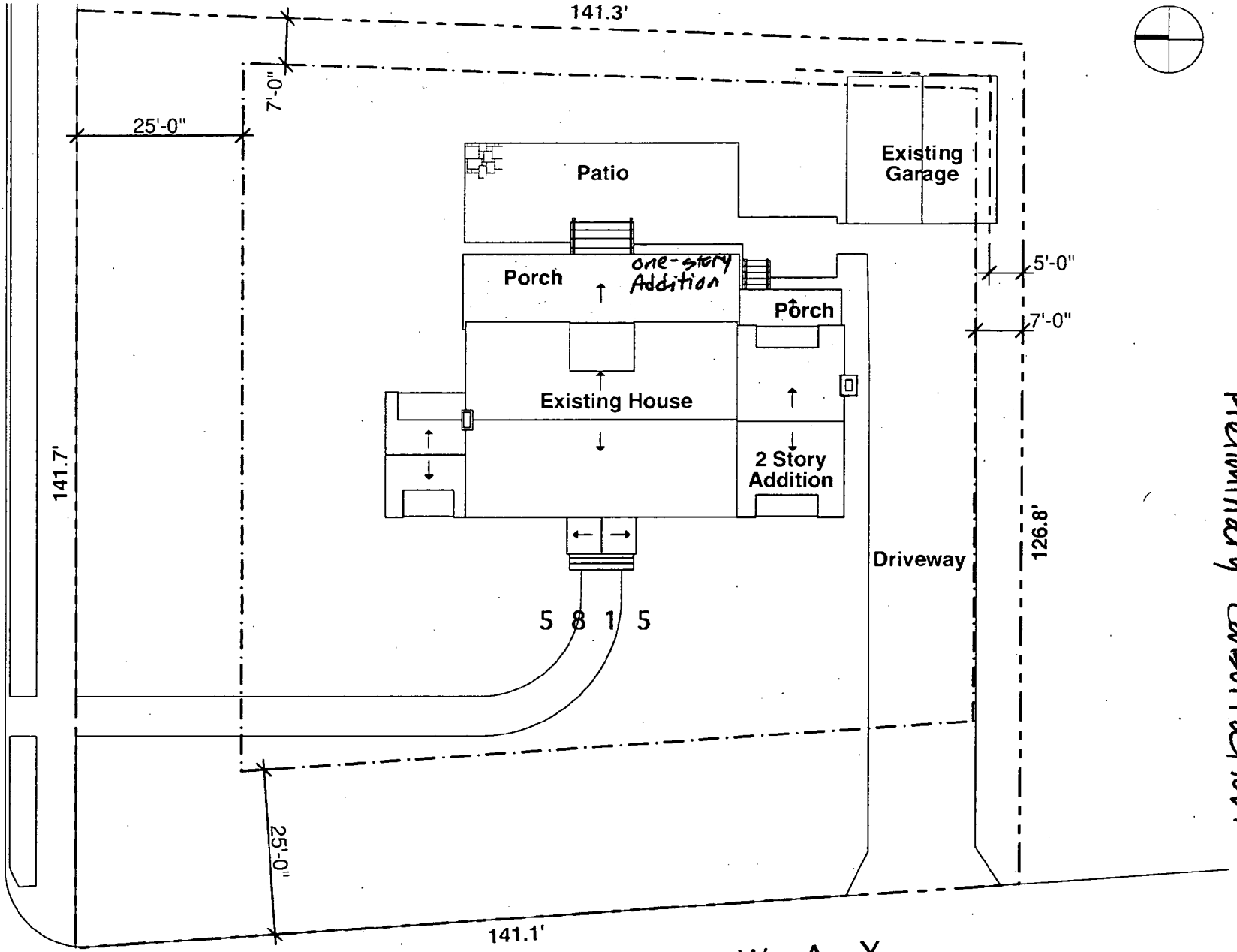
MR. SNOWBER: Thank you all very much.

MR. ZANTZINGER: Thank you for your time and attention and Anne's great work. It's really impressive.

MR. FULLER: Thank you, Anne.

MS. FOTHERGILL: Thank you.

WEST IRVING STREET

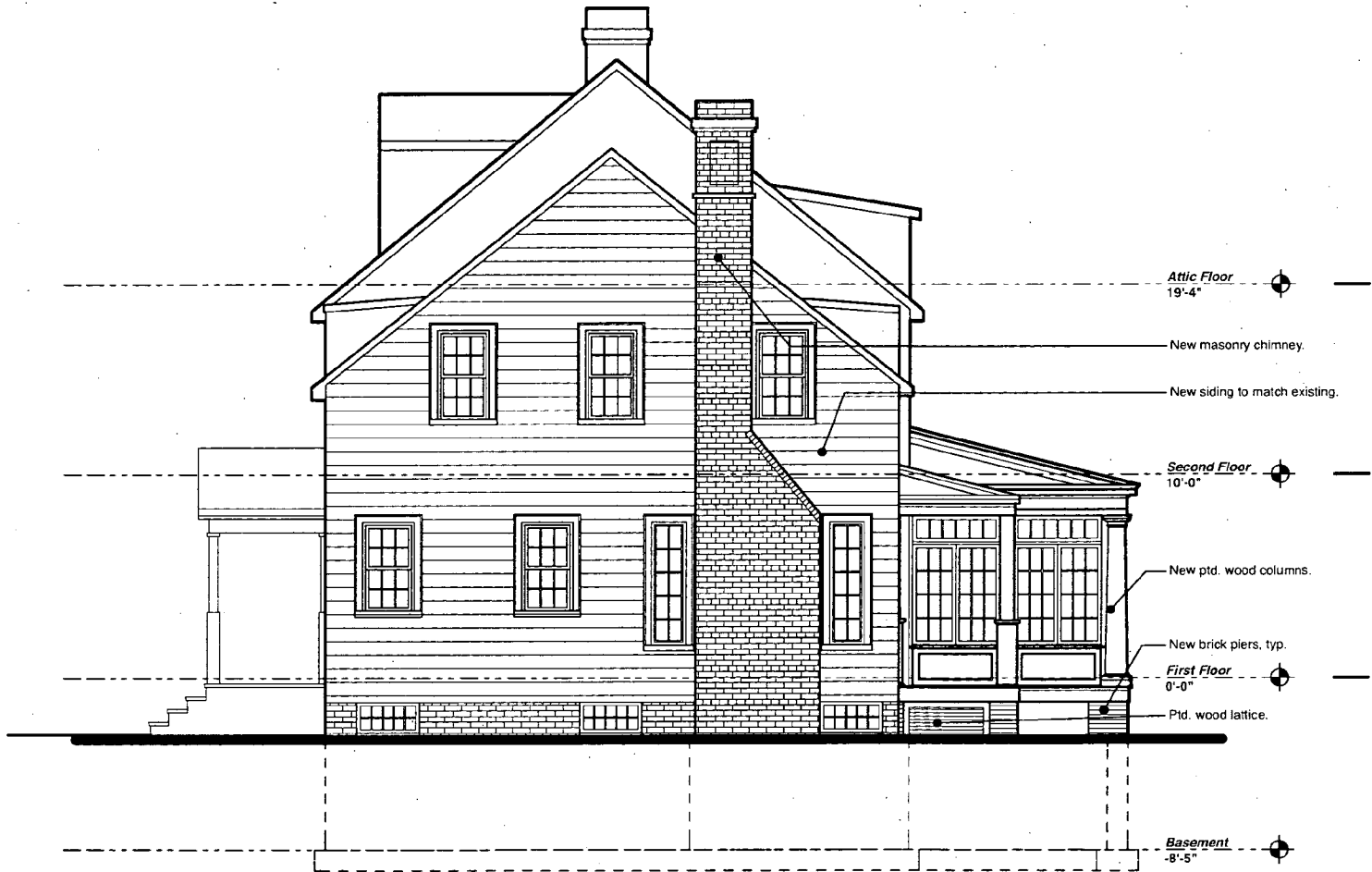


Preliminary Consultation

CEDAR PARKWAY

HAMILTON  
SNOWBER  
Architects

54

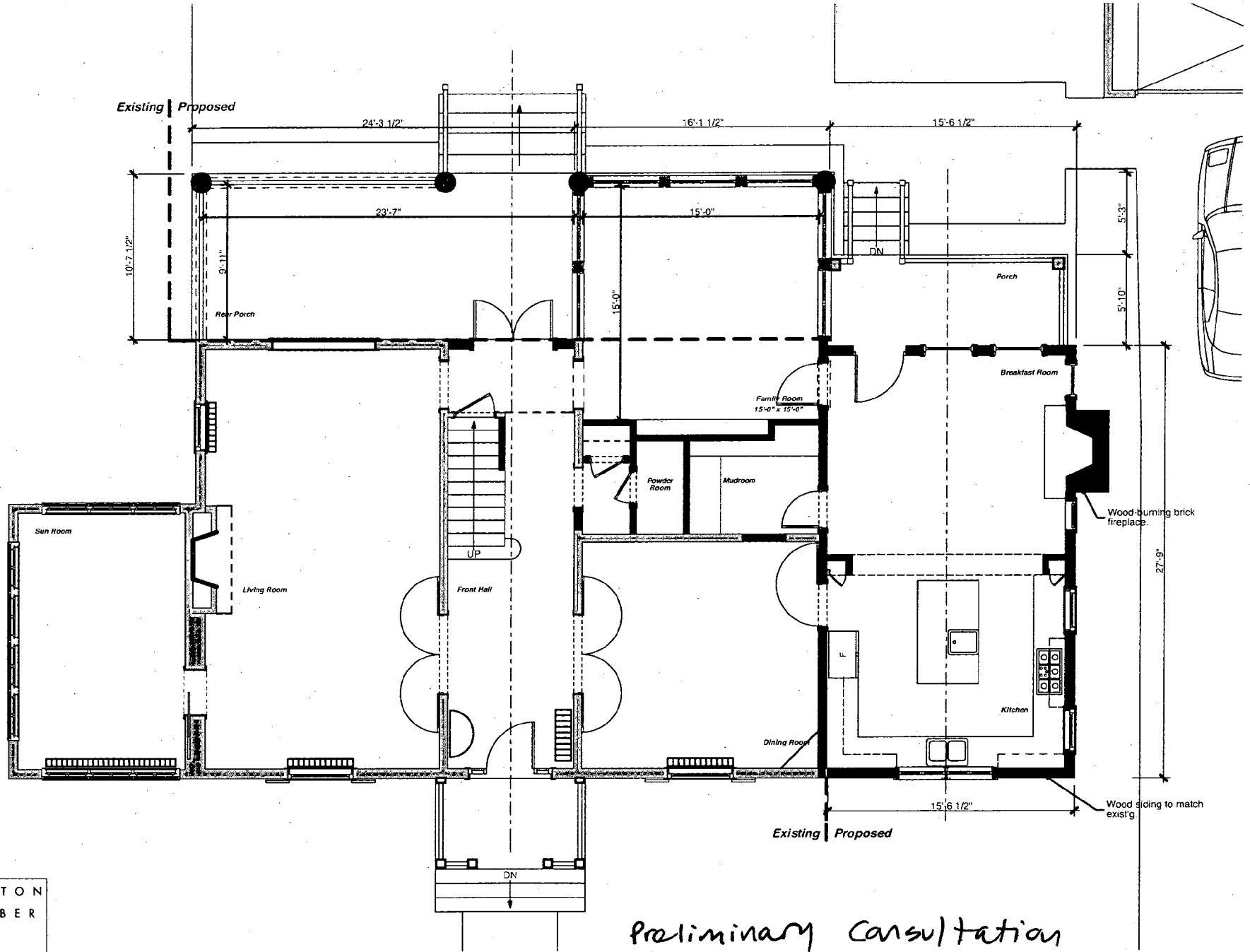


Right side elevation - preliminary consultation

Zantzing Residence South Exterior Elevation 1/8" = 1'-0" 10/2/07

HAMILTON  
SNOWBER  
Architects

55



HAMILTON  
SNOWBER  
Architects

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Zantinger Residence First Floor Construction Plan 1/8" = 1'-0" 10/2/07

LAP comments from Preliminary Consultation

Fothergill, Anne

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Tuesday, October 09, 2007 5:12 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Silver, Joshua  
**Cc:** Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** 4 East Irving, 5815 Cedar Pkwy - HPC 10-10-07

The following are the comments of the LAP for the HPC hearing of 10-10-07 (for Preliminary Consultation)

5815 Cedar Pkwy  
Contributing resource  
Two-story side addition, one-story rear addition

Staff noted that the HPC "generally does not support side additions", but "if a new two-story addition is supported by the Commission," then staff would recommend that the addition be set back.  
The LAP concurs with that recommendation. Our Guidelines do permit major additions on the sides of houses under certain limited circumstances, and the LAP's view is that the circumstances here do warrant permitting a major side addition if it is set back and not flush with the front plane of the house. In this case (as opposed to the next case) the prior addition is to be completely removed and the location of the design aspect questioned by staff is on the front of the house. Therefore we fully support the staff recommendation.

4 East Irving  
Contrib. resource  
Second story addition at side of house

Staff recommends approval if rear elevation of addition is inset, and the LAP supports approval of the proposal. In this case, however, we are less concerned than Staff regarding the alignment of the rear wall - we feel that it is in the rear and subject to less scrutiny, and we recognize that the current one-story 1996 addition (and therefore its bearing wall) is flush with the rear wall of the house - Therefore setting the new structure back would pose an undue structural hardship for an element which is not visible from the street.

Submitted for the LAP by  
Tom Bourke, Chairman

Thomas K. Bourke -  
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