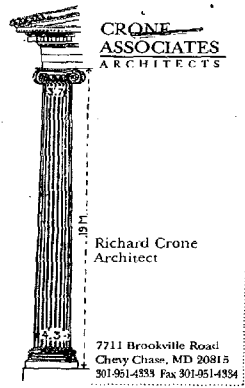


35/128-06A 4101 STANFORD ST
Geare House, 35/128



for Richard
Crone/owner
at stamping
11-6-06 stamped
plans they will
do set off

stamped
plans
11-6-06
(in file bin)
AR

STAFF ITEM

4101 Stanford Street, Chevy Chase (Geare House)

Rear addition was approved by the HPC.

The applicants' architect has two proposed changes:

Rear Elevation:

They no longer propose to relocate the 2nd floor window.

They would like to change first floor new door from 3 unit French door to 4 unit. *circle 4*

Left side Elevation:

Three windows that they had thought were original are not (snap in grills). They would like to replace these three windows with wood TDL windows to match the other original windows (two would be relocated from another part of the house where they were to be removed and one would be a new window). *circle 5*

Staff is requesting HPC approval to approve these changes at the staff level.

Approved

CRONE ASSOCIATES ARCHITECTS L.L.C.
7711 Brookville Road, Chevy Chase, Md. 20815
TEL 301 951 4333 FAX 301 951 4334
e-mail croneassociates @earthlink.net

1801 South Flagler Drive, #511, West Palm Beach, Fl. 33401
TEL. 561 832 1172
Richard D. Crone, AIA
FAX /TRANSMITTAL

To: Anne Fothergill / HPC Parks and Planning
Fax: 301 563 3412
From: Richard D. Crone, AIA
Date: 10.02.06

RE: 4101 Stanford

No. of pages to follow: 2 See attached side elevation & window schedule legend.

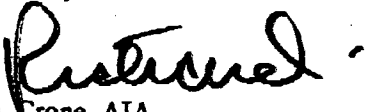
Dear Anne

One last item, hopefully, we need to bring to your attention. We ONLY discovered yesterday that three of the windows on first floor driveway side of the house are NOT original as we all had thought, but Dick Coleman confirmed that these three double hung windows, noted with a "1" and as listed on the keyed plan of window schedule attached should actually be marked a "2", indicating a non-original window. The three windows are in fact stamped "Weathershield" and are insulated sashes with snap in grills.

The good news is that we will have two original windows this size from demo elsewhere to install in their place to return them to the original windows as marked and approved by HPC, which we propose to install for the two windows ganged together left of the chimney on this elevation. The three windows are clouded on the attached and noted. We do not, however, have a third window to replace the other window standing alone to the left, and for it, we plan to do a replacement window to meet HPC approval, i.e. same muntin profile but with true divided lights and no snap in grills. I am still amazed we did not notice this before, as these three appear to be the only windows that the previous owners had changed out and not the others above on second floor for example. Perhaps there were window shades pulled down on the inside and we just assumed they were original, as they had been painted over so many times, we did not notice they were snap in grills. We have never been involved in any project where snap in grills were installed and hope never to be, thus would hope that in your meeting on the 10th of October to review the rear elevation door change we are requesting, that you might approve our intent to replace these as noted above.

Many thanks for your continued assistance to this Project.

Best


Richard D. Crone, AIA

Rear elevation
approved by HPC

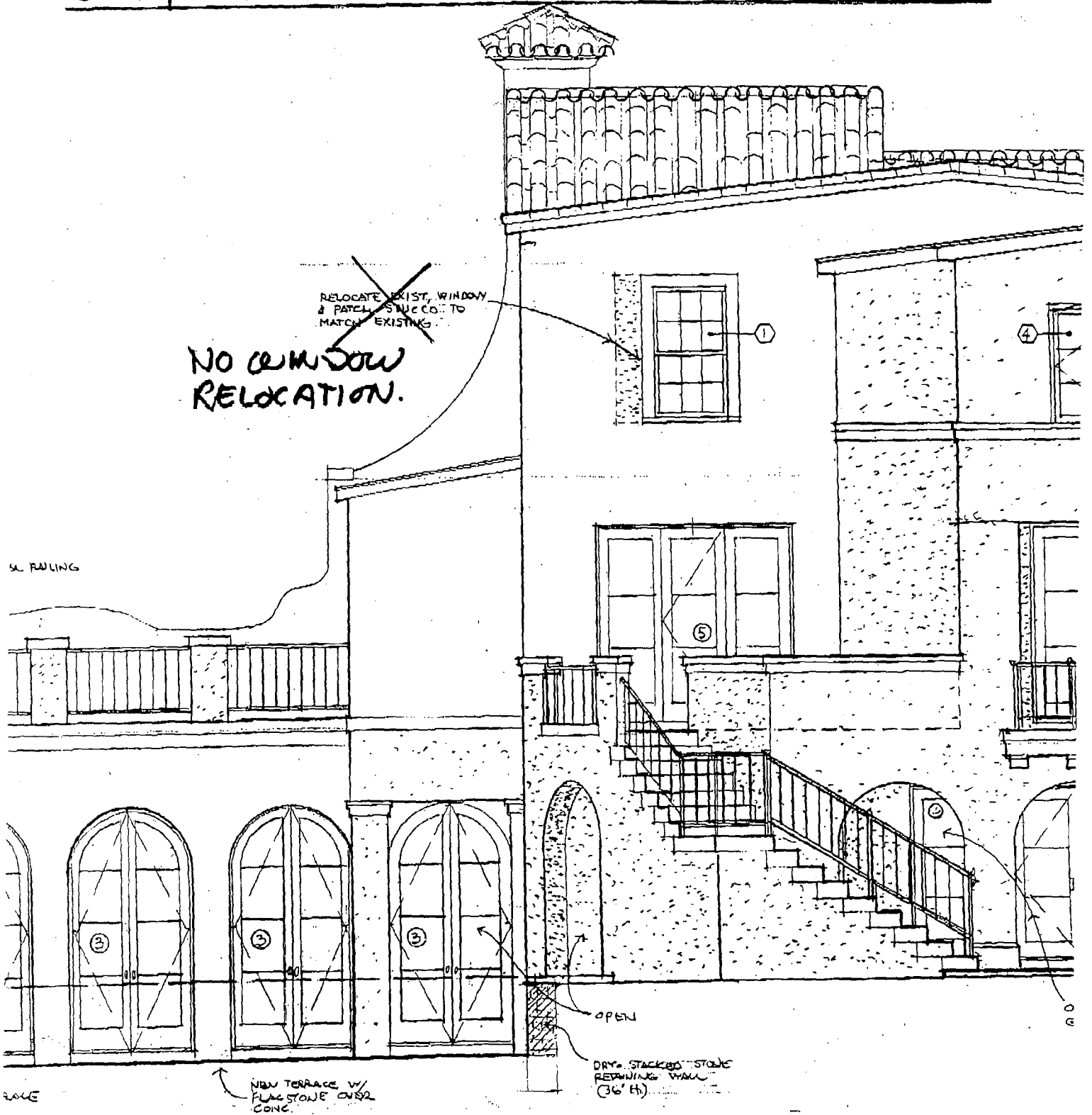
ORIGINAL SUBMISSION

P.1

~~RELOCATE EXIST. WINDOW
& PATCH SURF CO. TO
MATCH EXISTING.~~

NO WINDOW
RELOCATION.

W. RAILING



PROPOSED REAR ELEVATION

Scale: 1/4"=1'-0"

FINAL PROPOSED ELEV. P. 2

revised

10.02.06



Scale: 1/4"=1'-0"

5

INCORRECT, SHOULD
BE SET @ OR ABOVE
ORIGINAL WINDOWS,

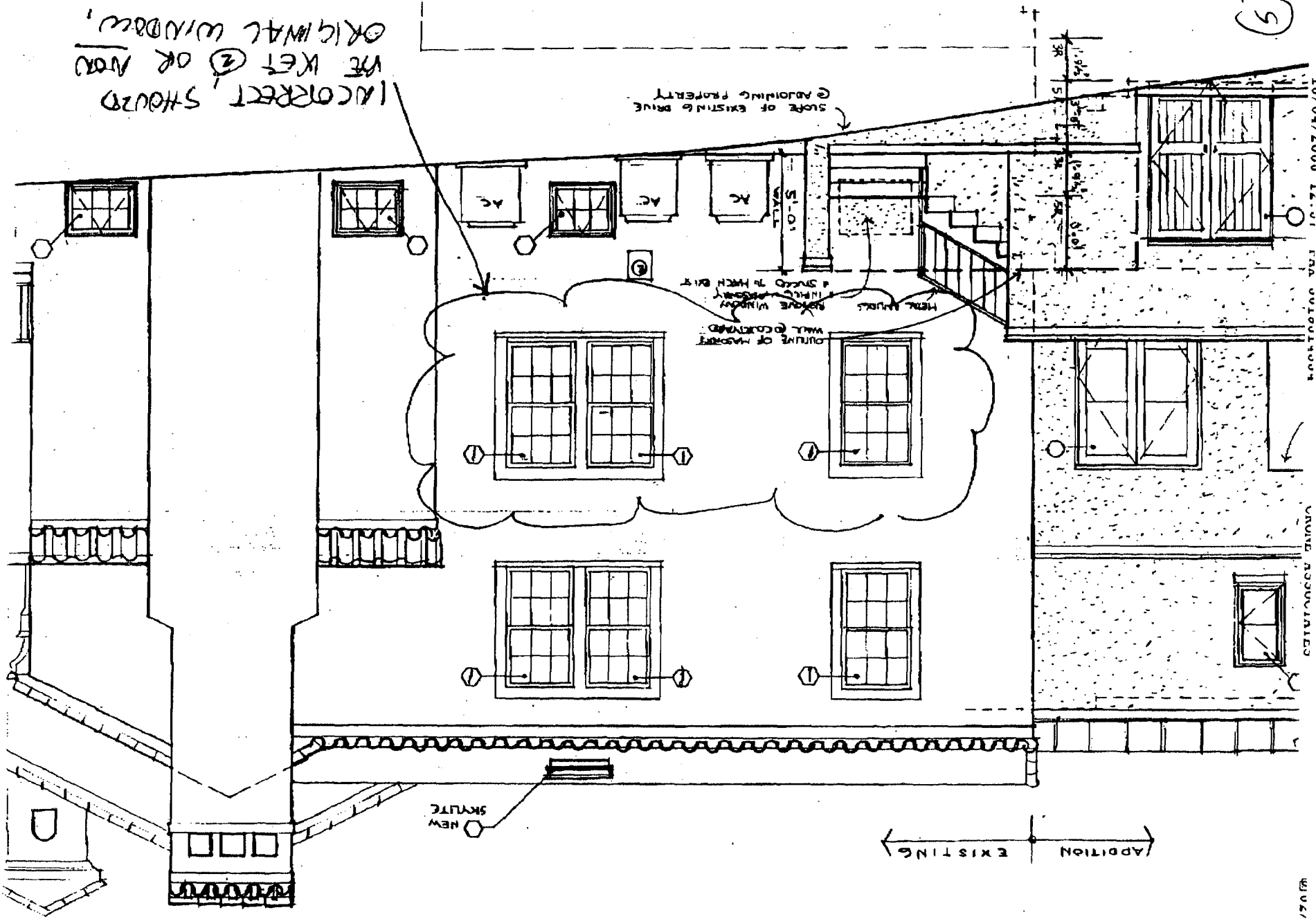
GRADE OF EXISTING DRIVE
& ADJOINING PROPERTY

REMOVE WINDOW
HERE BRACKETS
WALL GOING IN
LINE OF MASSIVE
WALL GOING IN

REMOVE WINDOW
HERE BRACKETS
WALL GOING IN

ADDITION
EXISTING

NEW
SKYLITE



P-2

CRONE ASSOCIATE ARCHITECT

7711 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

(301) 951-4333 FAX (301) 951-



Window / Door Legend

- ① Original Windows – Repair – No change
- ② Non Original Windows – Replace with HPC Approved
- ③ Non Original Door – Replace with HPC Approved
- ④ New Windows – HPC Approved
- ⑤ New Doors – HPC Approved
- ⑥ Original Door – Repair – No change

General Elevation Notes:

1. Existing clay tile roof to be repaired / broken tiles replaced as necessary.
2. Original stucco “scab” finish to be repaired as required and matched in same finish where window or door opening is changed in existing structure.
3. New Stucco finish on rear addition to be textured finish slightly smoother than Original on this house, more like the original finish the Architect installed on adjacent homes.
4. Original Gutters, Collectors and downspouts to remain, repair as required. New copper gutters on addition HPC approved.

7

6

Fothergill, Anne

From: Richard Crone [croneassociates@earthlink.net]
Sent: Thursday, August 17, 2006 9:41 AM
To: Fothergill, Anne
Cc: Bob Grunewald
Subject: 4101 Stanford

Dear Anne

Many thanks first for all your advice, suggestions and support throughout the HPC process. You have been great to work with in all respects and am most appreciative. Also thank you for speaking with Mr. Daniels today about the "variance", not needed for our alterations and additions.

In reviewing skylight issues with Dick Coleman in our office this morning, He confirmed that yes, the present skylight is a plastic bubble, which we will plan to repalce with a velux brand skylight glass roof window (flat) which we can also use as access to the roof anytime needed. The other skylight is definitely in a metal roof and not tile roof, so am thankful we can proceed with another Velux model skylight over the new interior stair. We will design around the rear window with ease.

Thanks again for all.

Best

Richard

Richard Crone
croneassociates@earthlink.net
301 951 4333

For file
re: 3 conditions
of approval



HISTORIC PRESERVATION COMMISSION

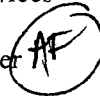
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: August 17, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #426432, rear addition and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the August 16, 2006 meeting. The conditions of approval are:

1. **The original skylight opening will be retained; plastic may be replaced with flat glass skylight.**
2. **New flat skylight may be installed only if it doesn't penetrate terra cotta clay tile roof.**
3. **The second floor window on rear elevation will not be relocated.**

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Robert & Susan Grunewald

Address: 4101 Stanford Street, Chevy Chase

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





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

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

Received

JUL - 5 2006

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Crone Dept. of Permitting Services
Daytime Phone No.: 301, 951 4333

Tax Account No.: _____
Name of Property Owner: Robert & Susan Grunewald Daytime Phone No.: 704 906 4523
Address: 827 Berkeley Charlotte N.C. 28203
Street Number City Street Zip Code
Contractor: TBD Phone No.: 1
Contractor Registration No.: _____
Agent for Owner: Crone Associates Arch. LLC Daytime Phone No.: 301 951 4333

LOCATION OF BUILDING/PREMISE

House Number: 4101 Stanford Street Street Stanford Street
Town/City: Chevy Chase Nearest Cross Street: Hillcrest Place
Lot: 1 Block: 13 Subdivision: Section 4
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/Ataze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ One million
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 N/A 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.

Richard D. Crone
Signature of owner or authorized agent

7.05.06
Date

Approved: with 3 conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8-17-06
Application/Permit No.: 426432 Date Filed: 7/5/06 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS
Edit 6/21/99
NOTE: PHOTOS WERE SUBMITTED w/ ORIGINAL APPLICATION FOR PRELIM. REVIEW,

**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:

4101 Stanford (subject property), is a single family detached residence of Spanish Colonial design, by the architect Reginald Geare, built approximately 1927 in line with two other similar styled homes by the same architect. This home is unique to this area and contains many noteworthy architectural details, including arched windows, stucco exterior, tile roof, towers, garden stucco walls. It is set on a heavily tree canopied corner lot sloping from front to back in Chevy Chase village across from an elementary school. Due to very low topography of the rear garden, most of entire rear lower level is not seen from the street, even without existing fencing and screen plantings. The existing condition is moderate to poor, suffering from cracks in the stucco, improper window flashing allowing for water penetration, crumbling roof tiles, deteriorating substructure, resulting in decay due to lack of proper maintenance for years. Subsequent repairs / improvements / window & door replacement from the original, / attempts at landscaping, retaining walls, etc., were all most indifferent or contrary to the original design, done with inappropriate or inferior quality materials and workmanship, planning or improper site development.

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

The scope of work for restoration and the new addition include: Extensive repair/restoration of the existing structure, adding a two story addition at the rear with open covered porch on lower level and plus a lower level storage room to the rear and west side of the property with paved terraces above. In keeping with recommendations of the HPC from previous hearing, the addition has been redesigned so that the addition is not seen from the street and below grade at street level and all other concerns were met for keeping maximum original windows and design of east / west facades in tact. No side entrance is planned any longer, except in the new rear addition.. We intend to replace all the non-original windows and doors in existing openings where feasible , with arch. correct windows of Marvin or equal / more original fenestration, repairing stucco to return the home to original texture, installing replacement roof tiles as required to closely approximate original, removing newer additions, decks, porches where not original. The

2. **Site**
The new proposed addition will have minimal impact visually to this corner lot and will be inset from both ends of existing footprint by min. 10". The addition on rear will be scaled to compliment the existing home, but distinct from it. The roof line is less tall than original. We are planning to remove inappropriate and non original garden walls, much concrete paving and driveways and features from the rear garden and return more green space to the lot, while new landscaping will conceal mechanical systems, condensers, a. from public view behind walls. There are no trees planned now to be cut or removed from the subject property of 6" or greater.
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**

(PREVIOUSLY SUBMITTED w/ ORIGINAL APPLICATION.)

- 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.

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).

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4101 Stanford Street, Chevy Chase **Meeting Date:** 08/16/06
Applicant: Susan and Robert Grunewald (Richard Crone, Architect) **Report Date:** 08/09/06
Resource: *Master Plan Site #35/128, Geare House* **Public Notice:** 08/02/06
Review: HAWP **Tax Credit:** Partial
Case Number: 35/128-06A **Staff:** Anne Fothergill

PROPOSAL: Rear addition and alterations

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION

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

1. The original skylight will be retained.
2. The new skylight will not be installed.
3. The second floor window on the rear elevation will not be relocated.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/128, Geare House*
STYLE: Spanish Revival
DATE: c. 1927

Excerpt from Places in the Past:

This cluster [4101, 4103, and 4105 Stanford Street] of picturesque Spanish Revival houses (c1927), near Rosemary Circle, were designed by Washington architect Reginald Geare. These evocative residences feature arched window and door openings, towers and turrets, terra cotta tile roofs and stucco walls. The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival houses, with the high degree of architectural sophistication exhibited by these three residences, are rare not only in Chevy Chase but throughout the country.

BACKGROUND

The applicant came to the HPC for a Preliminary Consultation on June 21, 2006. The meeting transcript is in Circles 37-59.

PROPOSAL

The applicant is proposing to renovate and expand this house located at the corner of Stanford and Hillcrest Place. Because it is on the corner, they are restricted by building restriction lines and setbacks. They are proposing alterations and an addition at the rear of the house, specifically:

Front (south) elevation (see Circles 10 and 11):

- Replace existing non-original metal doors and windows with wood, true divided light doors and windows

Right (east) elevation (see Circles 12+13):

- Remove non-original windows and doors and replace with wood, true divided light windows and doors
- Remove three foundation level windows and install two wood, true divided light windows
- Remove glass brick on rear right side and infill with stucco to match
- Remove existing skylight and patch roof
- Rear addition visible with new railing and steps to grade and foundation level arch

Rear (north) elevation (see Circles 14+15):

- Remove non-original rear deck and stairs
- Replace non-original entry door with wood, true divided light triple doors
- Relocate existing second story window to the right
- Install new railings and piers at right side street level terrace
- Replace non-original doors in arches with wood, true divided light doors
- Remove non-original single door and install wood TDL arched door to match
- Remove two garage doors
- Construct an approximately 200 SF footprint addition inset on both sides. The two-story addition has four arches on the basement level leading to a covered porch and three wood TDL doors and one small arched wood TDL window beyond. On the first floor there is a small balcony coming off the wood TDL doors and a low wall on both sides of the addition around the terraces. There are steps with iron railings from the first floor doors to grade and steps from the driveway area to grade

Left (west) elevation (see Circles 16+17):

- Replace non-original metal door with wood TDL door and install iron railing
- Replace non-original foundation-level windows with wood TDL windows
- Remove one foundation-level window at back of house and infill with stucco
- Install new skylight in roof
- Rear addition visible with new railing and steps to grade

Landscaping alterations (see Circles 19+21):

- Construct a 3' max. dry stacked stone retaining wall at the rear right side of the house surrounding a new flagstone patio with flagstone steps down to the yard
- At rear left side of the house install a 5 foot high masonry courtyard wall with stucco finish and stone cap and a 30" max. dry stacked stone wall at the rear left of the yard
- Add stucco finish and stone cap to existing retaining wall along Hillcrest property line
- Shorten the existing driveway and remove asphalt and install gravel and paver driveway. Remove some paving around the house.

No trees will be impacted by this project. The applicants may consider constructing a pool in the future but they would apply for a separate HAWP for that proposal.

APPLICABLE GUIDELINES

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

Montgomery County Code; Chapter 24A

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

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:

Standard #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.

Standard #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

At the June 21, 2006 HPC meeting, the Commission commended the applicants for their proposed restoration of this house and the improvements they were proposing for the non-original windows and doors. However, the HPC also expressed a number of major concerns about some of the proposed alterations and additions that were submitted for the Preliminary Consultation. Their biggest concerns were regarding the new west side entrance in the historic massing, the west side addition at the rear, and the numerous changes to original windows. The HPC strongly encouraged the applicants to only add on at the rear of the house, not at the side, to not create a new side entrance in this historic massing, and to only replace windows that were not original to the house. [The previous design with the side addition and entry can be seen in Circles 60-68.]

Since that meeting, the applicants' architect has responded to these concerns and staff is pleased with the changes that have been made to the plans. Specifically, there is no new side entrance in the historic house and the proposed addition is small and located at the rear of the house, not at the side. The proposed roof line of the addition is lower than the historic house and the addition is inset on the sides. The proposed materials are compatible and appropriate. All the proposed window changes, with a few exceptions, are the removal of non-original windows and replacement with wood true divided light windows. The removal and replacement of the inappropriate windows that are so prominent in the front of this house will enhance this house.

In terms of the other windows, the replacement of foundation level windows is generally allowable. At the rear right side where there are three non-original windows in openings that probably are not the original openings, the proposed new windows in new locations would generally be allowed as this is a rear section of the house, the area has already been altered, the changes are at the foundation level, and the new windows are compatible with the house. The applicants have also proposed changes to the rear elevation of the historic house that staff has recommended for approval because this is the least important elevation of this house and most of the proposed changes are at the foundation level.

However, the applicants have proposed three changes to the historic house that staff cannot support. In terms of the second story window relocation, generally the HPC does not allow a window to be moved unless it is for a very compelling reason and that does not seem to be the case for this bathroom floor plan.

Also, the plans show the removal of an original skylight and the installation of a similar skylight in a different location. This is problematic as the removal of an original feature is generally not approved nor is the creation of a new opening in the roof of a historic house. Staff is recommending against these alterations.

It should be noted that this lot slopes down from the street toward the rear of the lot and the proposed courtyard wall will be located substantially back from the street and down the hill so it would be low and hardly visible. The change from an asphalt driveway to a shorter gravel and paver driveway is an improvement to the site.

Staff is recommending approval of the proposed addition and alterations to this house with three conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application **with the conditions listed on page one** of this report 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..



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

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

Received

JUL - 5 2006

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Crone Dept. of Permitting Services

Daytime Phone No: 301 951 4333

Tax Account No.: _____
Name of Property Owner: Robert & Susan Grunewald Daytime Phone No.: 704 906 4523
Address: 827 Berkeley Charlotte N.C. 28203
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Crone Associates Arch. LLC Daytime Phone No.: 301 951 4333

LOCATION OF BUILDING/PREMISE

House Number: 4101 Stanford Street Street: Stanford Street
Town/City: Chevy Chase Nearest Cross Street: Hillcrest Place
Lot: 1 Block: 13 Subdivision: Section 4
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: \$ One million
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: WSSC Septic Other: _____
2B. Type of water supply: WSSC Well Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height N/A 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.

Richard D. Crone
Signature of owner or authorized agent

7.05.06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 4210432 Date Filed: 7/5/06 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

*** NOTE: PHOTOS WERE SUBMITTED w/
ORIGINAL APPLICATION FOR PRELIM. REVIEW (5)

**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:

4101 Stanford (subject property), is a single family detached residence of Spanish Colonial design, by the architect Reginald Geare, built approximately 1927 in line with two other similar styled homes by the same architect. This home is unique to this area and contains many noteworthy architectural details, including arched windows, stucco exterior, tile roof, towers, garden stucco walls. It is set on a heavily tree canopied corner lot sloping from front to back in Chevy Chase village across from an elementary school. Due to very low topography of the rear garden, most of entire rear lower level is not seen from the street, even without existing fencing and screen plantings. The existing condition is moderate to poor, suffering from cracks in the stucco, improper window flashing allowing for water penetration, crumbling roof tiles, deteriorating substructure, resulting in decay due to lack of proper maintenance for years. Subsequent repairs / improvements / window & door replacement from the original, / attempts at landscaping, retaining walls, etc., were all most indifferent or contrary to the original design, done with inappropriate or inferior quality materials and workmanship, planning or improper site development.

111

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

The scope of work for restoration and the new addition include: Extensive repair/restoration of the existing structure, adding a two story addition at the rear with open covered porch on lower level and plus a lower level storage room to the rear and west side of the property with paved terraces above. In keeping with recommendations of the HPC from previous hearing, the addition has been redesigned so that the addition is not seen from the street and below grade at street level and all other concerns were met for keeping maximum original windows and design of east / west facades in tact. No side entrance is planned any longer, except in the new rear addition. We intend to replace all the non-original windows and doors in existing openings where feasible, with arch. correct windows of Marvin or equal / more original fenestration, repairing stucco to return the home to original texture, installing replacement roof tiles as required to closely approximate original, removing newer additions, decks, porches where not original. The new proposed addition will have minimal impact visually to this corner lot and will be inset from both ends of existing footprint by min. 10". The addition on rear will be scaled to compliment the existing home, but distinct from it. The roof line is less tall than original. We are planning to remove inappropriate and non original garden walls, much concrete paving and driveways and features from the rear garden and return more green space to the lot, while new landscaping will conceal mechanical systems, condensers, from public view behind walls. There are no trees planned now to be cut or removed from the subject property of 6" or greater.

wood TPL windows
acc. to architect

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

(PREVIOUSLY SUBMITTED w/ ORIGINAL APPLICATION.)

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 canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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

6

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

ROBERT & SUSAN GRUNEWALD
 827 BERRELET AVE,
 CHARLOTTE, N.C.
 28203

Owner's Agent's mailing address

RICHARD CRONE, ARCH. LLC.
 7711 BROOKVILLE RD.
 CHEVY CHASE
 MD. 20815

Adjacent and confronting Property Owners mailing addresses

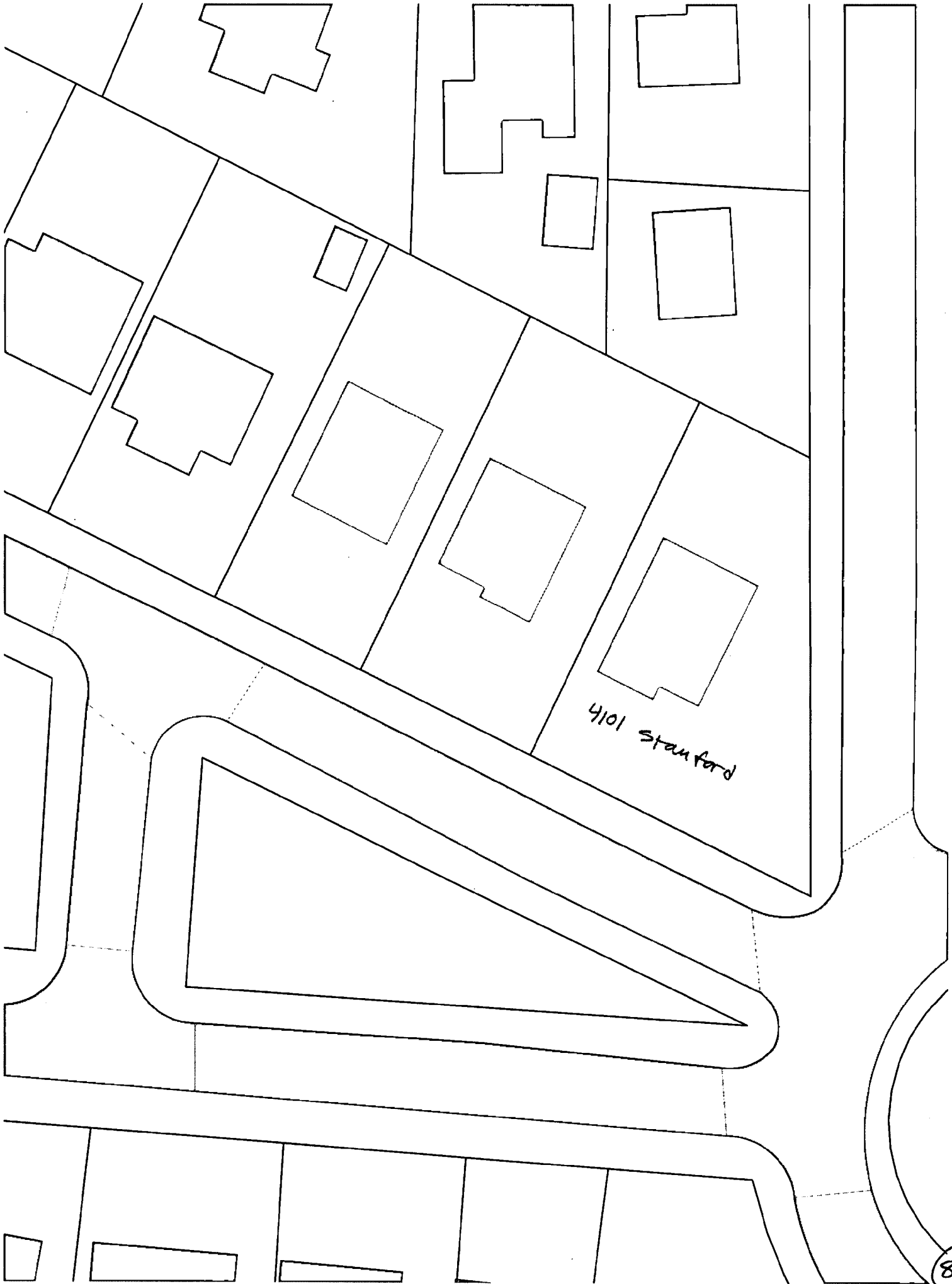
~~(ADJACENT OWNER)~~
 THAYE MACKENZIE
 4103 STANFORD ST.
 CHEVY CHASE MD.
 20815

OCCUPANT (BEHIND)
 7002 BEECHWOOD DRIVE
 CHEVY CHASE, MD.
 20815

OCCUPANT (REAR SIDE)
 6808 HILLCREST ST.
 CHEVY CHASE, MD.
 20815

OCCUPANT (ACROSS PARK)
 4106 ROSEMARY ST.
 CHEVY CHASE, MD.
 20815

OCCUPANT (ACROSS PARK)
 4104 ROSEMARY ST.
 CHEVY CHASE, MD.
 20815

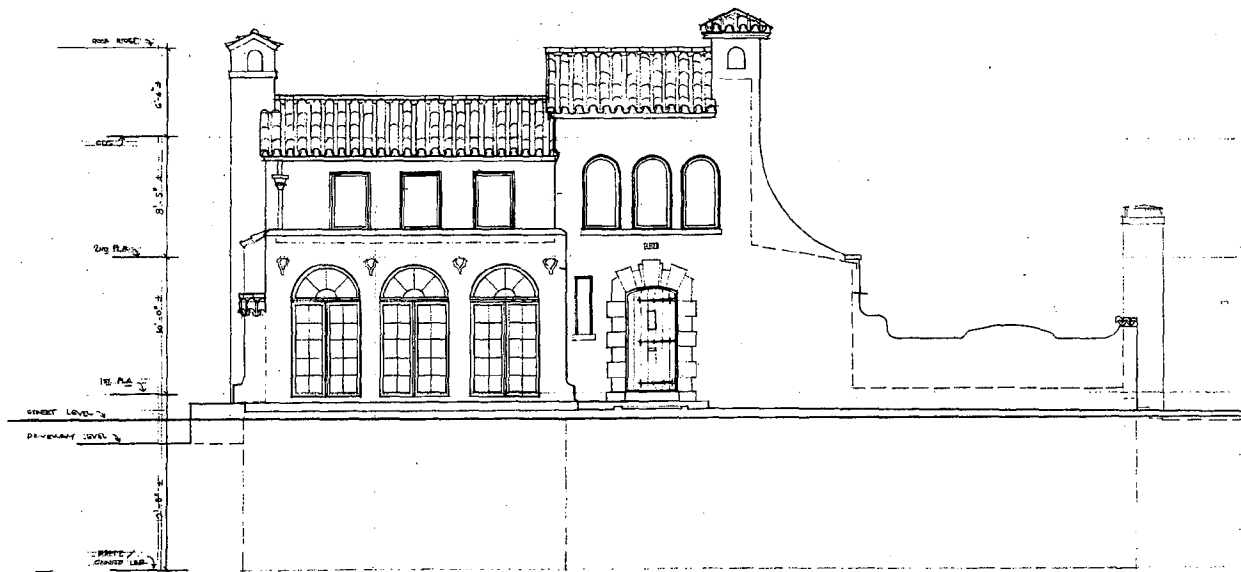


4101 Stamford

CRONE ASSOCIATES ARCHITECTS

771 BROOKVILLE ROAD
 CHEVY CHASE, MD 20815
 (301) 851-6257 FAX (301) 851-1334

□ □ □ □ □



FRONT ELEVATION - Stanford Street
 EXISTING CONDITIONS Scale 1/4\"/>

NO. DATE REVISION BY

Proposed Addition
 and Renovation to the
GRUNEWALD RESIDENCE
 4101 Stanford Street
 Chevy Chase MD 20815

PROJECT

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APPROVED BY

JOB NO.

EX-3

SHEET 06

10

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ARCHITECTS
771 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
(301) 951-4332 FAX (301) 951-4334

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Proposed Addition
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1401 Southland Street
Chevy Chase MD 20815

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SHEET 18

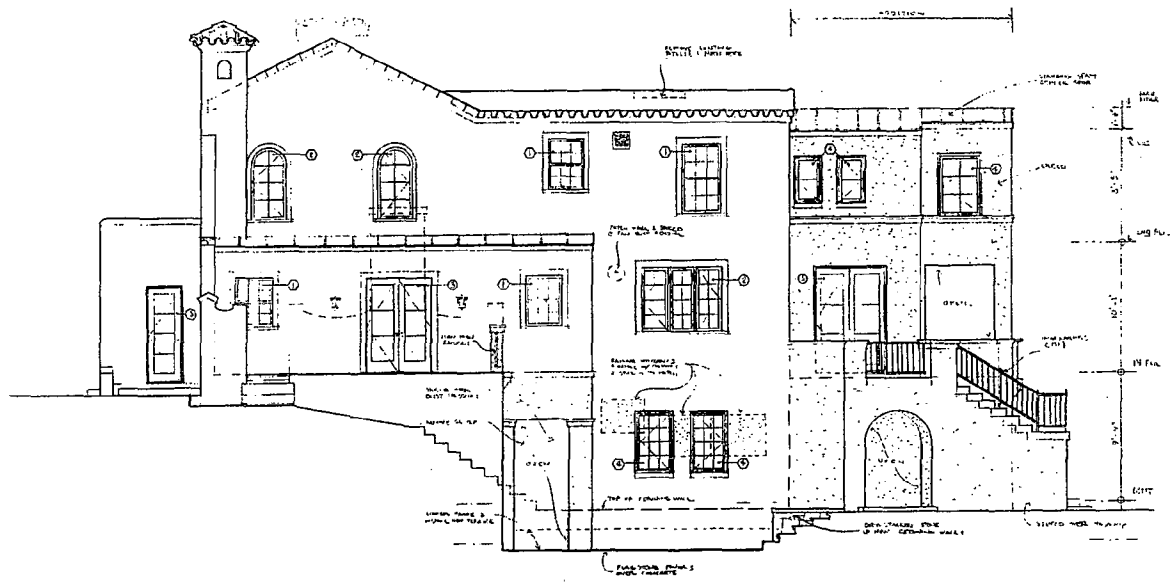


⊙ SIDE ELEVATION - Hillcrest Place
EXISTING CONDITIONS Scale 1/4" = 1'-0"

18

- Window / Door Legend**
- ① Original Windows - Repair - No Change
 - ② New Original Windows - Replace with HPC Approved
 - ③ Non-Original Door - Replace with HPC Approved
 - ④ New Windows - HPC Approved
 - ⑤ New Doors - HPC Approved
 - ⑥ Original Door - Repair - No Change

- General Elevation Notes:**
- 1 Existing exterior finish to be repaired / broken tiles replaced as necessary
 - 2 Original masonry "cut" finish to be repaired as required and matched in same finish where window or door opening is changed in existing structure
 - 3 New Stucco finish on that addition to be finished finish slightly smoother than Original on this house, more like the original finish in architect installed on adjacent houses
 - 4 Original Gutters, Collectors and Downspouts to be repaired as required. New copper gutters on addition HPC approved



PROPOSED SIDE ELEVATION
 Hillcrest Place

NO DATE REVISIONS

THE CRONE ASSOCIATES ARCHITECTS
 AND MEMBERS OF THE
GRUNEWALD RESIDENCE
 4001 - 4011 15th Avenue S.W.
 SEASIDE, CALIFORNIA 94132

PROJECT

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DATE: _____

SCALE: AS SHOWN

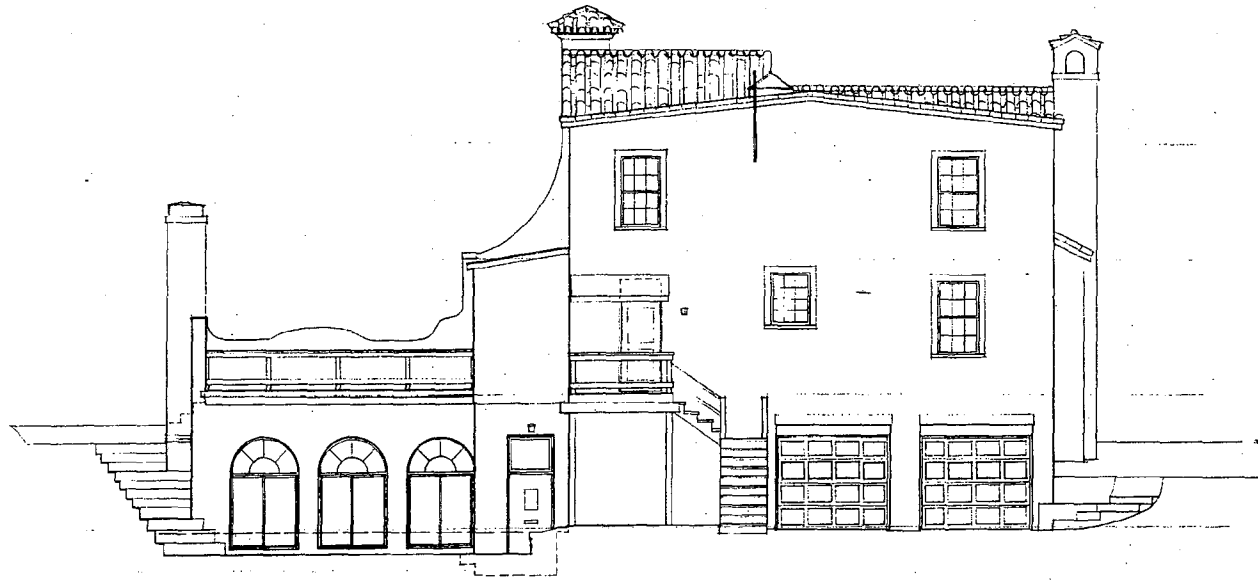
DESIGNED BY: _____

APPROVED BY: _____

JOB NO: _____

A-5

SHEET 5 OF 7



REAR ELEVATION
EXISTING CONDITIONS

NO DATE REVISION BY

Proposed Addition
and Renovations to the
**GRUNEWALD
RESIDENCE**
4101 Stanford Street
Chevy Chase MD 20815

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EX-5

SHEET

14

CRONE ASSOCIATES ARCHITECTS
 771 BROOKVILLE ROAD
 CHEVY CHASE, MD 20815
 (301) 951-4333 FAX (301) 951-4334



NO DATE REVISION BY

Proposed Addition and Renovation to the
GRUENWALD RESIDENCE
 4101 Standard Street
 Chevy Chase, MD 20815

PROJECT

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EX-6

SHEET 06

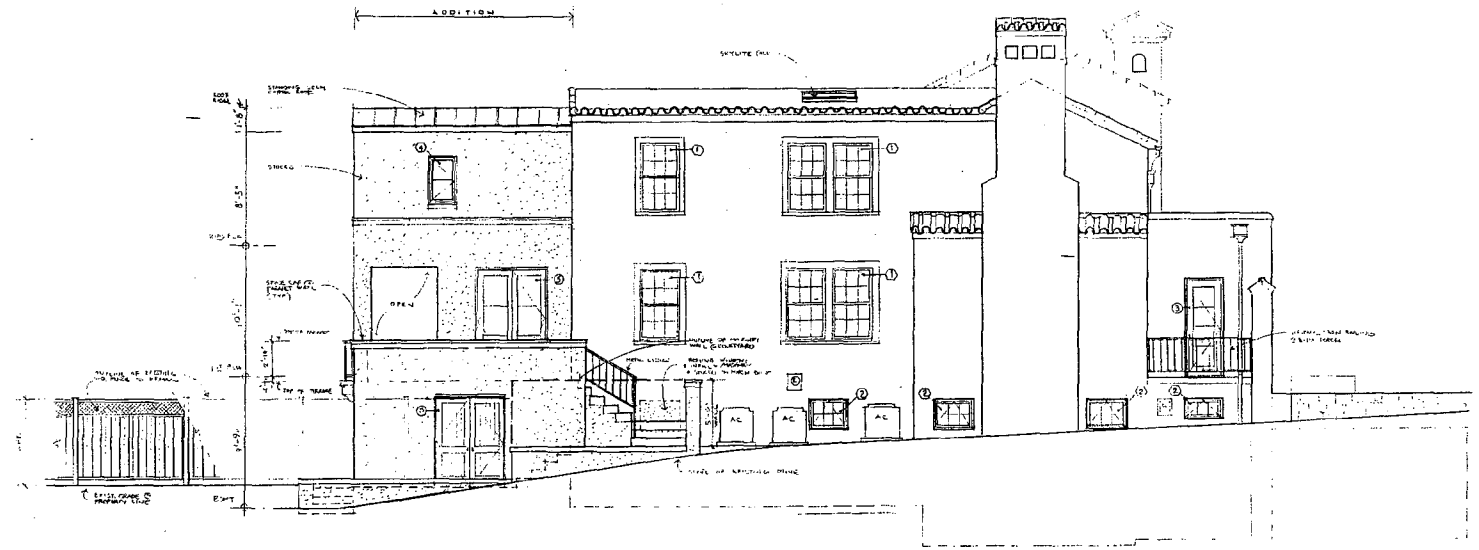


⊖ SIDE ELEVATION
 EXISTING CONDITIONS

46

- Window / Door Legend**
- ① Original Windows - Repair - No change
 - ② Non Original Windows - Replace with HPC Approved
 - ③ Non Original Door - Replace with HPC Approved
 - ④ New Windows - HPC Approved
 - ⑤ New Doors - HPC Approved
 - ⑥ Original Door - Repair - No change

- General Elevation Notes:**
- 1 Existing stay the roof to be repaired / broken, then replaced as necessary.
 - 2 Original stucco "scab" finish to be repaired, as required and matched in some finish where window or door opening is changed in existing structure.
 - 3 New Stucco finish on rear addition to be textured finish slightly smoother than Original on this house, more like the original finish the Architects installed on adjacent homes.
 - 4 Original Gutters, Collectors and downspouts to remain, repair as required. New copper gutters on addition HPC approved.



① PROPOSED SIDE ELEVATION
 S.A. 1/20/17

NO. DATE REVISION

Proposed Addition and Renovation to the
GRUNEWALD RESIDENCE
 3100 Woodmont Street
 Clay City, OH 45918

PROFESOR

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DATE: 7/22/17

SCALE: AS SHOWN

DRAWN BY:

APPROVED BY:

KR: NI

A-7

④

NO. DATE REVISION BY

Proposed Addition and Renovation to the
GRUNEWALD RESIDENCE
 4101 Stanford Street
 Chevy Chase, MD 20815

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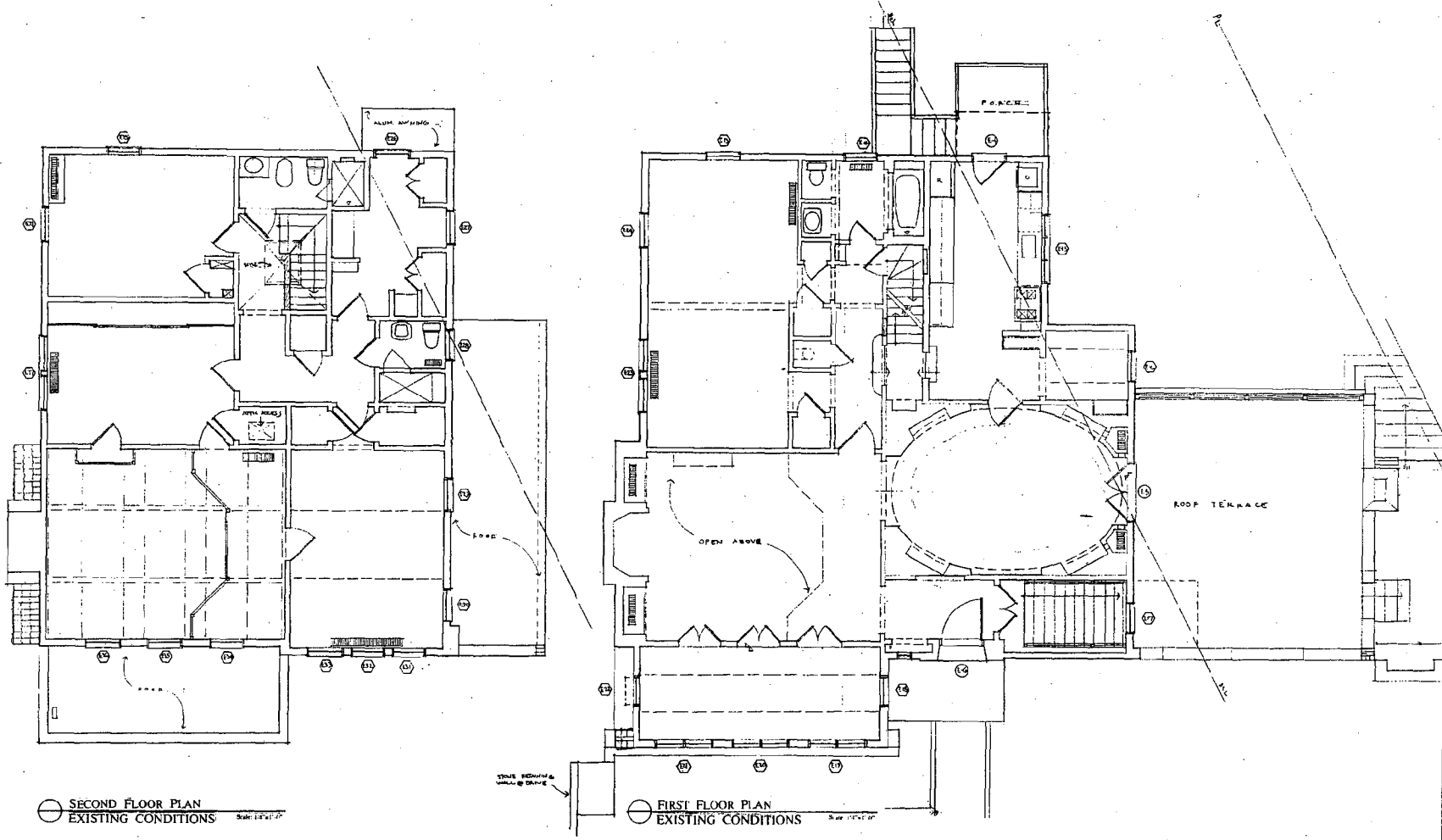
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EX-2

DATE



SECOND FLOOR PLAN
 EXISTING CONDITIONS Scale 1/8" = 1'-0"

FIRST FLOOR PLAN
 EXISTING CONDITIONS Scale 1/8" = 1'-0"

18
 26

CRONE ASSOCIATES ARCHITECTS

7711 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
(301) 951-4333 FAX (301) 951-4334

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Proposed Addition
and Renovations to the
GRUNEWALD RESIDENCE
4101 Stanford Street
Chevy Chase MD 20815

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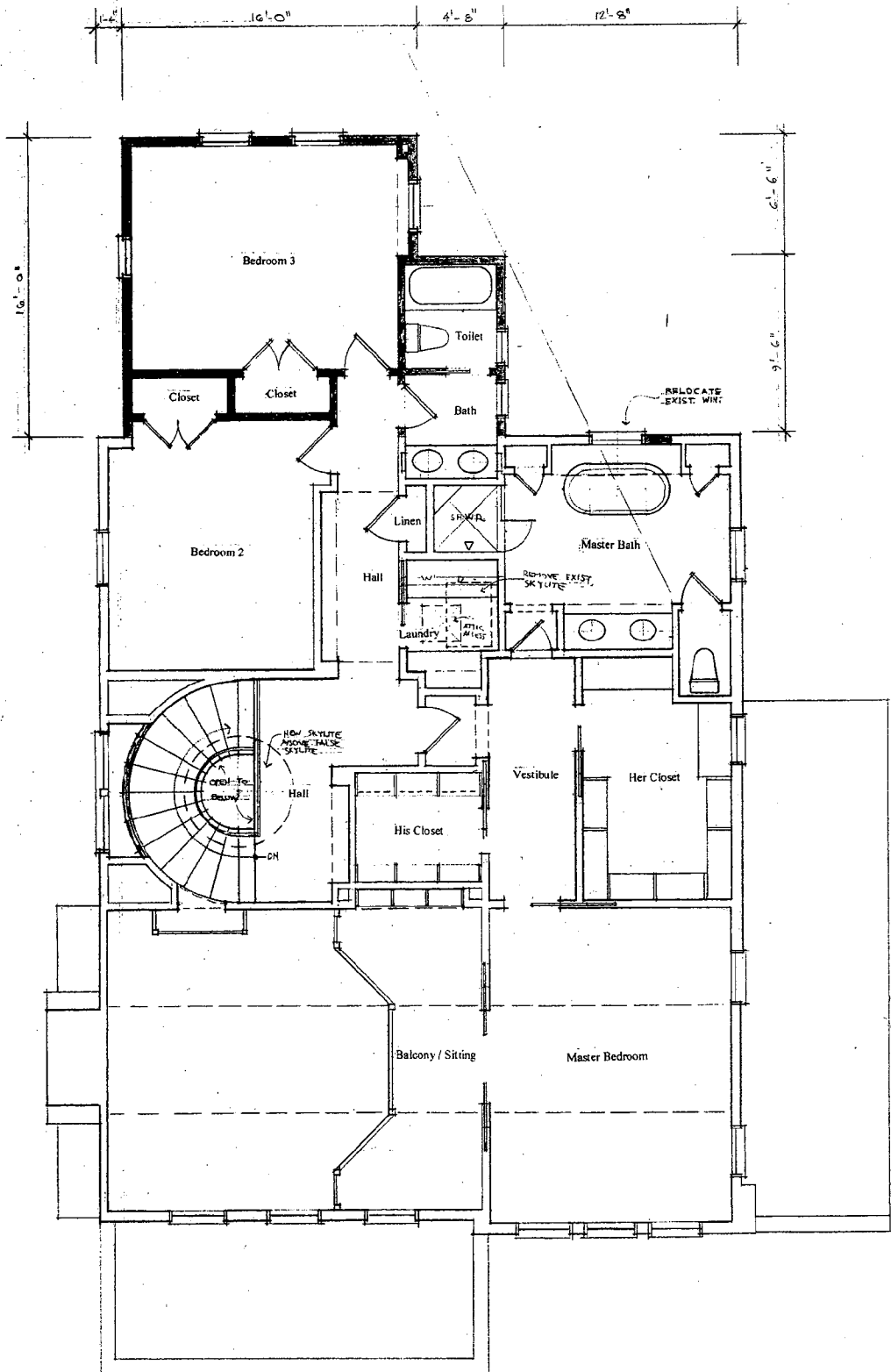
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JOB NO

A-3

SHEET 3 OF 7

20



1
A-3
PROPOSED SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

LEGEND

Existing Wall to Remain	
New Construction (Hatched or Shaded)	



INDEX TO SHEETS

- A-1 Site Plan / Zoning Notes / Lower Level Floor Plan Proposed
- A-2 First Floor Plan Proposed
- A-3 Second Floor Plan Proposed
- A-4 South Elevation / Front
- A-5 East Elevation / Right side
- A-6 North Elevation / Rear
- A-7 West Elevation / Left side

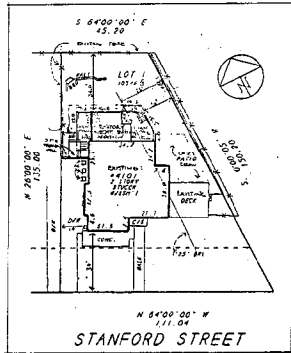
ZONING INFORMATION

Address: 4101 Stanford Street, Chevy Chase, MD 20815
 Lot: Block 13, Section 4
 Lot area: 10,516 sq ft
 Zoning: R-60

Setbacks: Front yard (Stanford) - 25' or EBL (34')
 Front yard (Hilkecrest Place) - 25'
 Rear yard - 34' or 50'
 Side yard - 8'

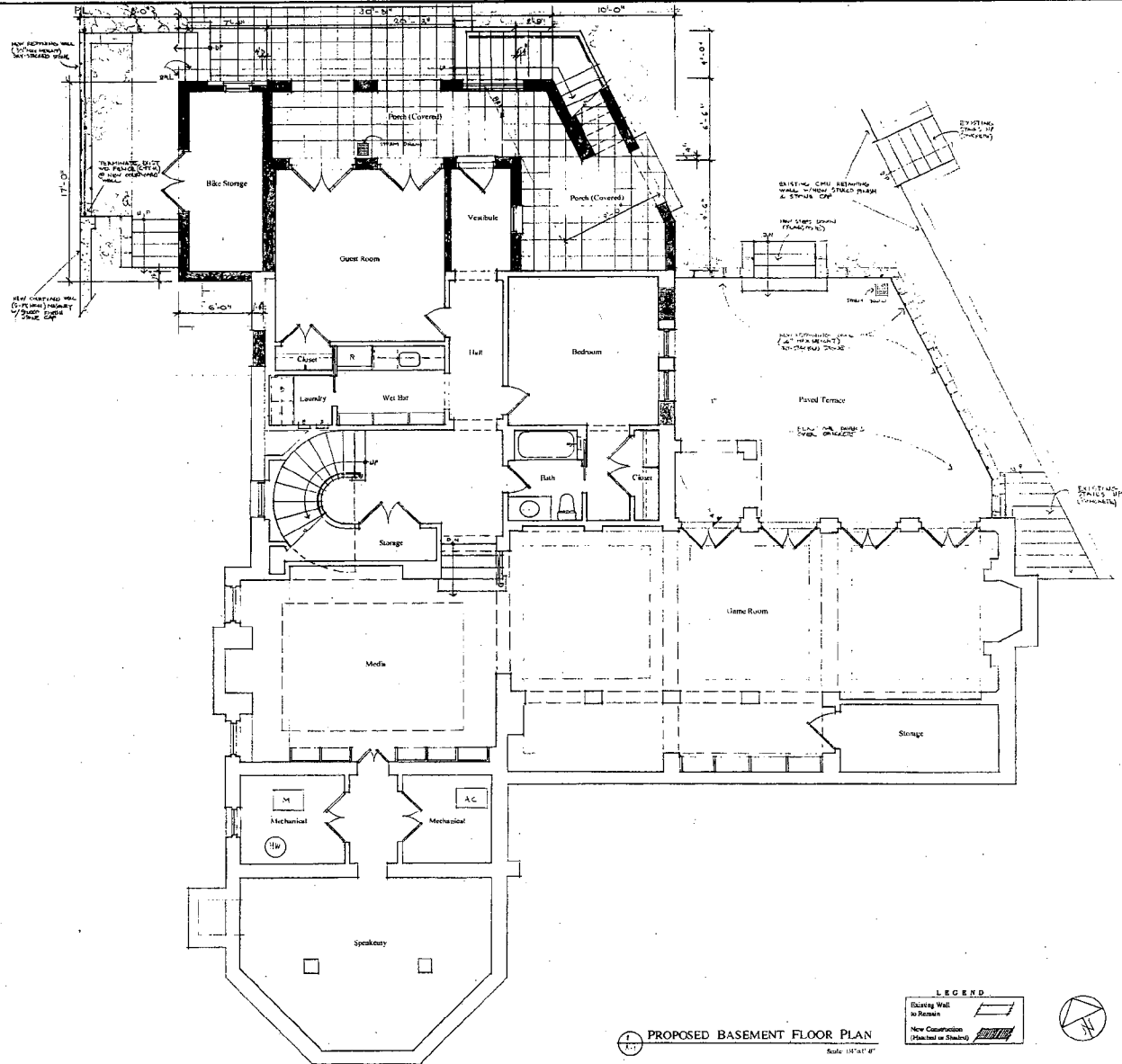
Square Footage	Existing	Proposed Addition / Alteration
First Floor	1064 sq ft	1064 sq ft, 114 sq ft Porch
Second Floor	2247 sq ft	1064 sq ft, 114 sq ft Porch
Lower level Hab	608 sq ft	1064 sq ft, 114 sq ft Porch / 316 sq ft
Concealed porch		
Lower level Garage	230 sq ft	Convert to be habitable
Speakeasy	280 sq ft	existing to remain

Lot Coverage	Existing	Proposed Addition / Alteration
House Footprint	1988 sq ft (18.8%)	2288 sq ft (20.7%)
New porches (see notes)	0 sq ft	1064 sq ft (10.0%)
Total lot coverage		2288 sq ft (20.7%)
Paved / Paved areas	2025 sq ft (19.2%)	1380 sq ft (12.7%)
Driveway	Concrete	Gravel / paving stones



SITE PLAN

SCALE: 1"=30' 0"



LEGEND

Existing Wall to Remain	
New Construction (Plastered or Stained)	

PROPOSED BASEMENT FLOOR PLAN

Scale: 1/8"=1' 0"

NO. DATE REVISION BY

Proposed Addition and Removal to the
GRINWALD RESIDENCE
 4101 Stanford Street
 Chevy Chase MD 20815

PROJECT

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N.Y.C. REVIEW

A-1

SHEET 1 OF 7

21

CRONE
ASSOCIATES
ARCHITECTS
771 BROOKFIELD ROAD
GARDEN CITY, NY 11530
PH: 516-465-4333 FAX: 516-465-4334

DATE: 11/15/01 BY:

Prepared, Drawn and Dimensioned by:
CRONE ASSOCIATES
RESIDENCE
4701 Stanford Street
Larchmont, NY 10593

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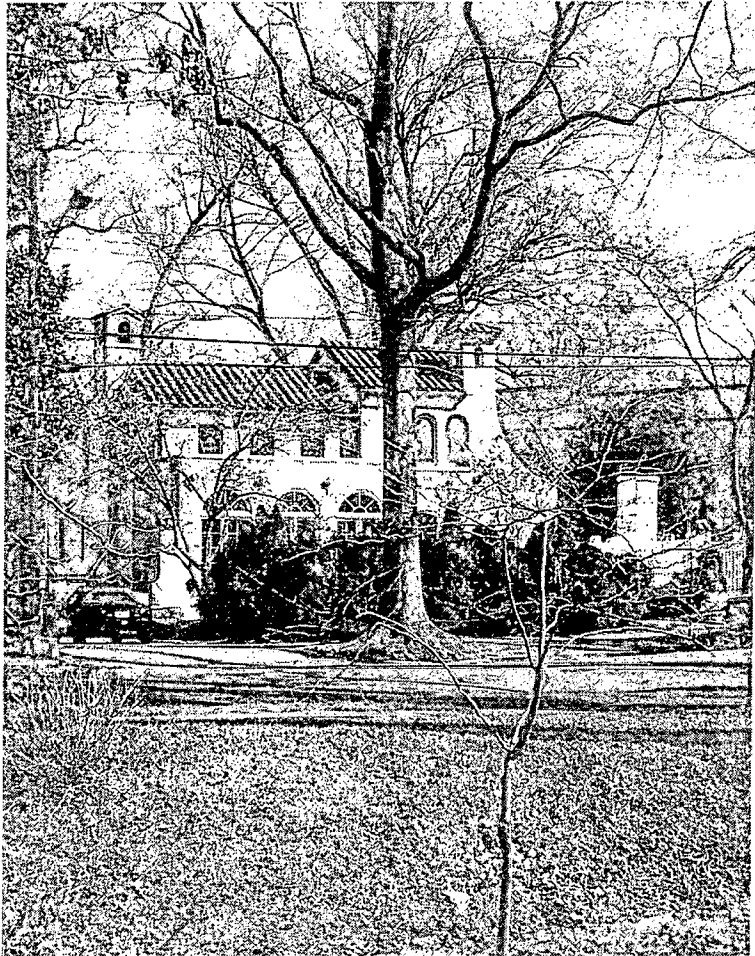
DRAWN BY:

APPROVED BY:

NO. 145

P-1

SHEET 1 OF 7



Front - Stanford Street



Front - Stanford Street

22
30

CRONE
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ARCHITECTS
771 BROOKVIEW ROAD
CHEFFY CHASE, MD 20815
UNIVERSITY PARK DRIVE
□ □ □ □ □

NO DATE APPROVED

Property of
GRUNWALD
RESIDENCE
4101 WOODBURN DRIVE
CHEFFY CHASE, MD

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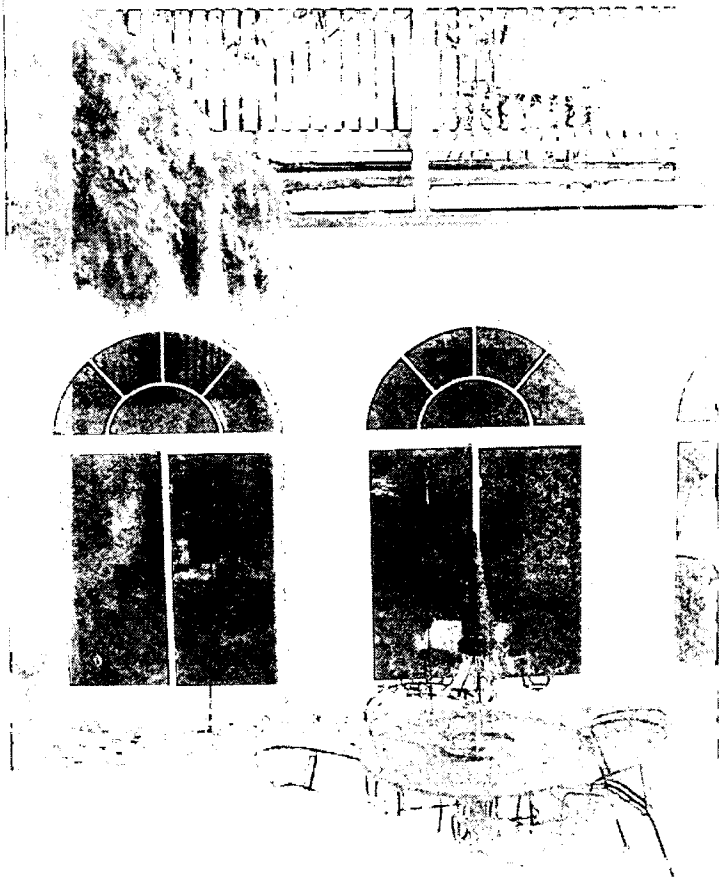
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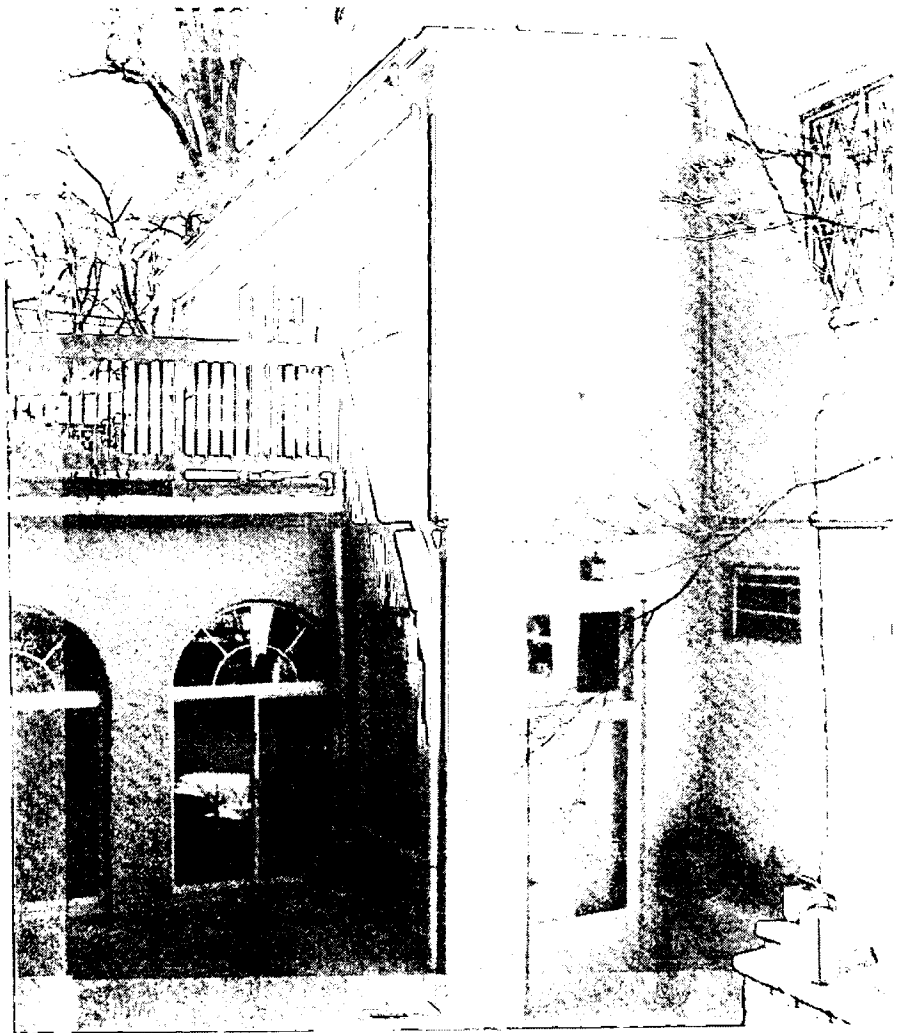
REV. NO.:

P-3

SHEET 3 OF 7



Rear - Lower Terracc



Rear - Lower Terracc

2E
12



Rear - Lower Terrace

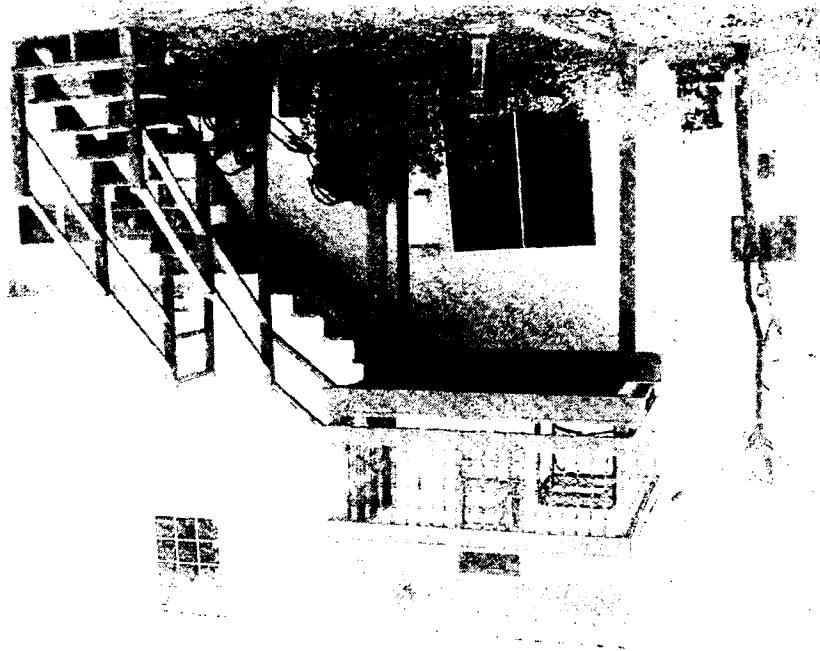


Rear - Garage

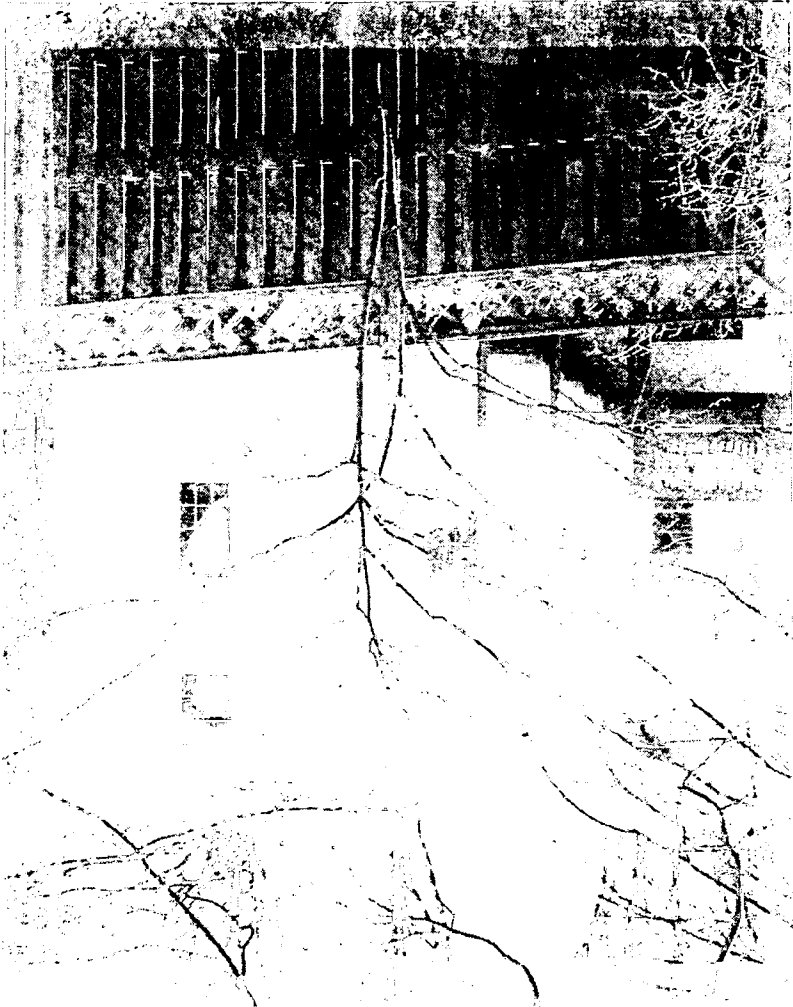
253
25

45
92

Rear - Porch



Rear - View Above Fence



P-5

CRONT ASSOCIATES ARCHITECTS
THIRTY EIGHT WEST
CHERRY STREET
CHICAGO, ILL. 60604
TEL. 312.467.1111

GRANT WARD
RESIDENT

DATE: 11/11/01

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

PROJECT NO. 01-001

DATE: 11/11/01

BY: [Signature]



Side Elevation

CRONE
ASSOCIATES
ARCHITECTS
271 BROWNVILLE ROAD
CHERRY CREEK, MD 21033
410-578-1441 FAX 410-578-1442

NO. DATE. REVISION

Proposed Addition
and Renovation of the
GRUNEWALD
RESIDENCE
4163 Woodmont Drive
Cherry Creek, MD 21033

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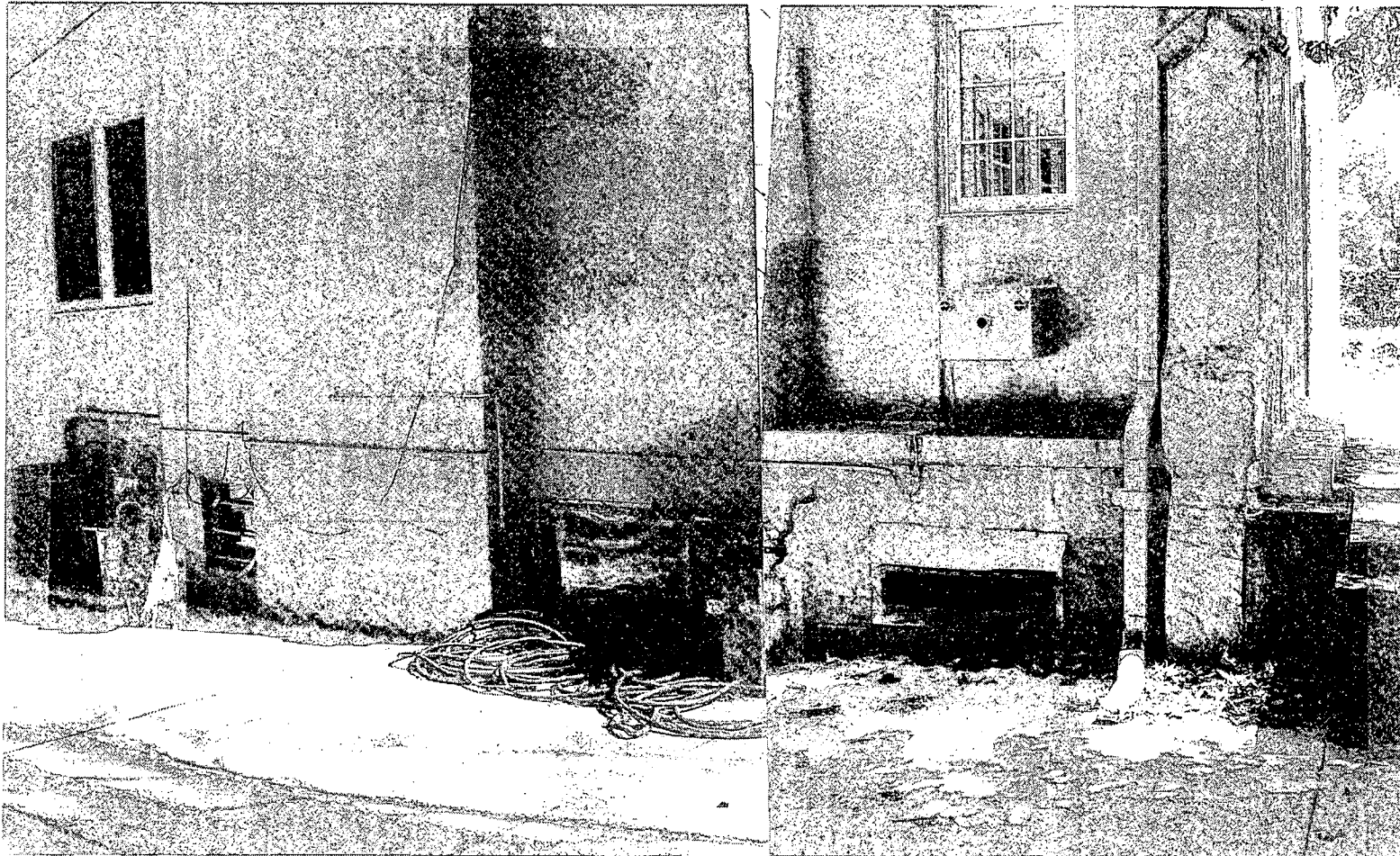
APPROVED BY

PLOT NO.

P-6

SHEET 6 OF 7

35
27



Side Elevation - Driveway

CRONE
ASSOCIATES
ARCHITECTS
701 HENRY AVENUE, SUITE 200
LITTLE ROCK, AR 72201
501.224.4337 FAX 501.224.4334

NO DATE REVISION BY

Proposed Addition to
and Renovation of the
**CRUNEWALD
RESIDENCE**
1414 Belmont Street
Little Rock, Arkansas 72201

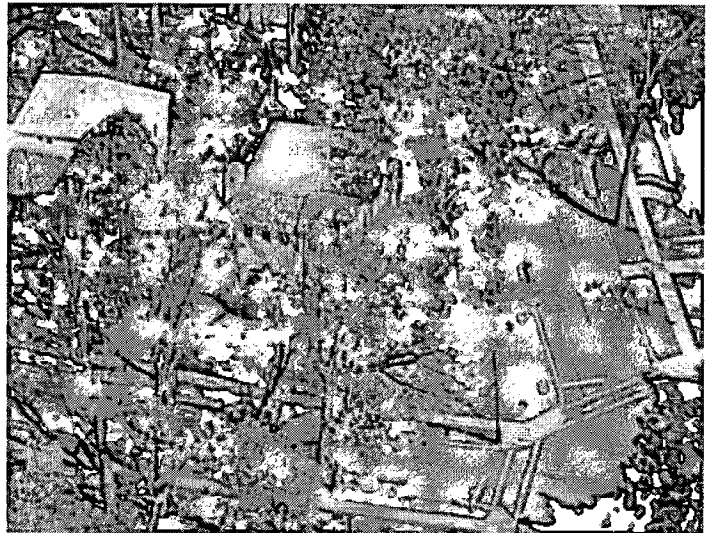
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DATE	01-06-06
SCALE	
PROJECT NO.	
CLIENT NO.	
BY	JR

P-7

92
92



29
~~37~~

front



driveway/left



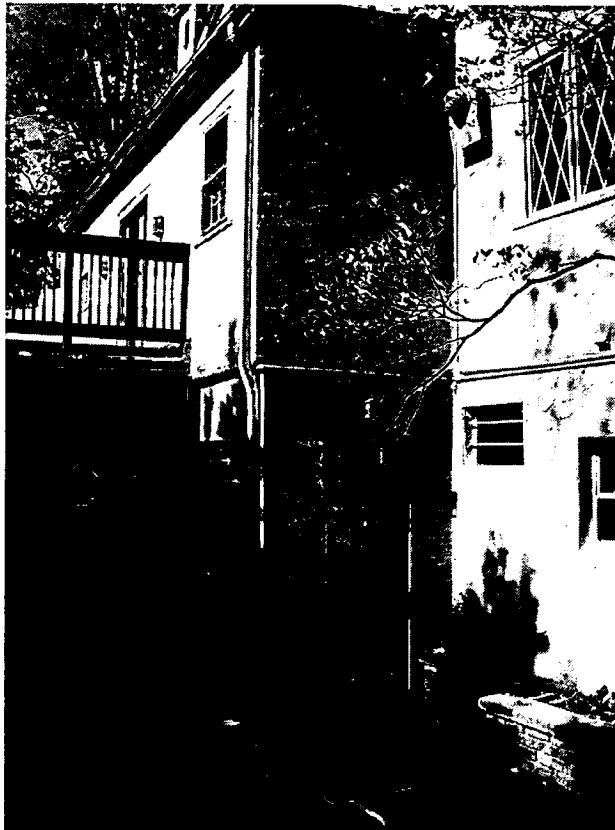
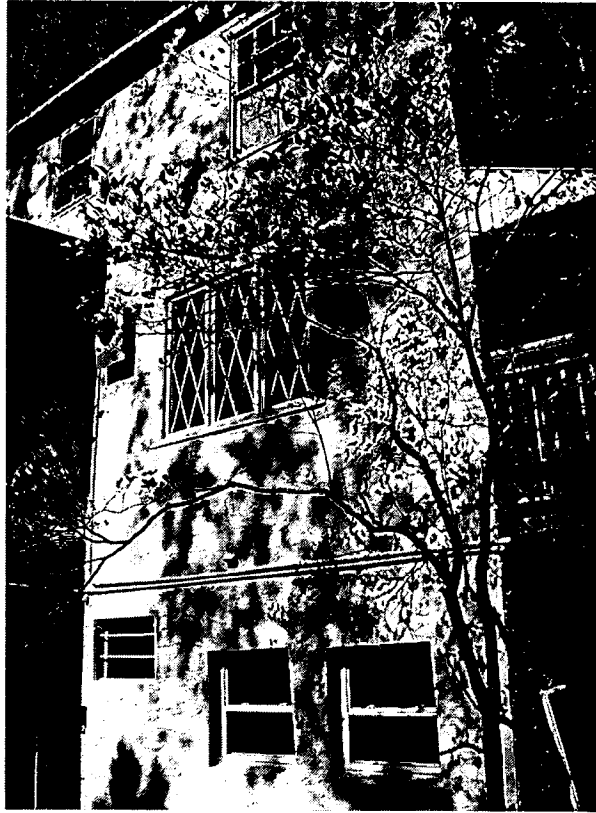
side

right side



31
~~39~~

right side



32
~~40~~

back



33
~~41~~

back yard



34
~~42~~

left side (from rear)



35
43



Existing skylight

June 21, 2006 HPC Meeting Transcript

MS. O'MALLEY: The next case that we're going to hear is the preliminary.

MS. FOTHERGILL: This is a preliminary consultation at 4101 Stanford Street which is an individually designated house, the Geare House. This is pulling from -- this is in the past. It is part of a cluster of futuresque-survival houses circa 1927 in Rosemary Circle. They were designed by Washington architect Reginald Geare. These evocative residences feature arch windows and door openings, towers and turrets, terra cotta tile loops and stucco walls.

The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival Houses with a high degree of architectural sophistication exhibited by these three residences are rare, not only in Chevy Chase, but throughout the country.

The applicants recently purchased this house and are proposing to renovate and expand it. I'm going to show you some visuals and explain what they are proposing to do. After they purchased it, they found they were restricted substantially by county building restriction lines because they are on this corner of Stanford and Hillcrest Place, and so that has greatly affected what they are proposing.

These are some aerial shots and they are quite a few years old. That is the house on the corner. And that's another view, and another view. And those are the three houses in a row. The house at the top of the photo, 4105 Stanford, has recently had an addition built that is not show in this photo. It was approved a few years ago. And this is that row of houses as well.

And the house we're talking about tonight is the one not visible on the right. This is 4101 Stanford, the Geare House. And I believe this was the last house that Mr. Geare designed before he died, and it was designed to be his residence. This is the front. The changes the applicants are proposing to the front are to replace, there have been a lot of alterations to this house that are inappropriate, including a lot of window with metal windows and doors, and so they are proposing to do a lot of restoration work, including moving those not original doors in the arches and install new wood true divided light doors.

They have submitted design options since they weren't able to access photos of what was there originally in terms of the design of any of those options. So you'll see those as you look through your staff report. This is going around the right side. There are some changes to the right side. There's a, again, a metal window that they want to replace with a wood french door. They want to install a new wood window on the second floor that you can see in your plans in Circles 14 through 18 some of these changes.

And then they want to remove three foundation level windows and install new windows. And some of them, this lot slopes and some of the windows are below street grade, and they did a great job of conveying that in their drawings in Circle 63 by showing what is above grade and what is below grade.

And this is as you come around the back of the house. Oh sorry, I skipped two things. On the right side elevation they want to, -- there's, not visible in this photo, but right on the back section there's some non-historic glass brick, they want to remove that and install a new window. And then they want to put a new railing on that first floor terrace that would be more appropriate. And now looking at changes to the rear elevation, this is the -- they, again, they want to replace the windows and the arches with more appropriate wood true divided light doors, I believe.

This is the main massing rear elevation and they are proposing a number of changes, including removing that small deck and stairs down and removing the aluminum windows at that lower left section. Oh no, those are the on the previous section, I apologize. There are some changes to the second floor windows and first floor door configuration and they did some design options, again, some different ideas that we can look at tonight.

They do want to remove those two garage doors, and then they're proposing to construct a rear addition. It would be 18 feet wide by 12 2 feet deep, and it is essentially centered on that rear elevation. And it's set in from the left side. It has three arches that are open, and they lead to a covered porch, and then there are doors beyond it. And there's a small balcony coming off the first floor doors, and then there's terraces, there's a terrace on one side, and an equipment area on one side on the first level.

And there are steps where the iron railings from the first floor goes to grade and to the driveway area to grade. And then this is just a shot of the backyard. And this is coming around the corner of the house to

the west elevation. And they are proposing an addition on this side which is 13 feet by 6 feet deep. And this section will have storage at the ground level, and then it would be a two story addition.

There would be a new entrance from this, on this side elevation within the existing, same, they would, and you can see in Circles 23 through 25 to create an entry way it would require playing with some windows and either realigning some or moving some, and that's to be discussed tonight.

And it would have a 24 inch porch roof and a low wall and entry courtyard. And this is looking down the driveway to the site of that left side addition and the new entryway. So you can get a sense of where it would be on the side of the house. They may propose some other changes. This is just a preliminary consultation, early stages, but they are talking about maybe changing the driveway material to something more appropriate, and they are talking about possibly a pool in the backyard, but that would probably come in as a separate HAWP all together.

Staff has met with the applicant and their architects two times, and discussed some of the components of this application or this proposal. The staff supports and some that are more problematic. The proposed roof line for the two additions is lower than the existing historic house. They're removing some pavement around the house which is a good thing. The proposed materials are appropriate, and especially the removal and replacement of the inappropriate windows, especially on the front elevation, are improvements. So those are all positive aspects of this.

There are a number of changes to existing windows and openings that are problematic and do not meet the Secretary of Interior Standards. So that is something to be discussed tonight. And there are a number of changes to both the rear and this left west side elevation that concern staff, and while maybe a rear addition might be something that would meet standards and be less visible and impact the house less, staff has concerns about changes both to the rear elevation and the west side elevation.

And I will point out Circle 10 which is an isometric view, and I think helps explain exactly what the massings they're proposing, the two additions. And the applicants have brought boards, so that these things will be easier to see in larger and more colorful visuals. And the applicant and their architect are here, and would love to discuss this proposal with you.

MS. O'MALLEY: Are there any questions for staff? Would the applicant like to come up, please?

MR. CRONE: Let me introduce myself first and then I'd like to set up an easel to bring a few boards up. I'm Richard Crone, the architect, and my client Bob Grunewald.

MS. O'MALLEY: Welcome.

MS. TULLY: Oh, and also I will add while Mr. Crone is setting up, that you did receive in your work session a fax that he sent to your attention with some clarifications and comments on the staff report.

MR. CRONE: I want to thank Anne because I think she's done a very good job of assisting us to come in with the right approach on the project, and try to be the liaison between our clients wishes and what's respectful of this property. It's a unique opportunity for us. It's a great historic property.

My initial thoughts about the house when I first saw it, I thought, it's got a great facade but the other three sides sort of fail to deliver. And had the front been like the other three sides, we wouldn't be sitting here this evening. But it's kind of like the era of the 80's when they built brick fronts on houses and then aluminum siding on the other three sides. They gave all their attention to big show in the front.

And it's kind of like what this house has done in itself, and to reach the status. I'd like to call attention to the fact that these are three Richard Gere houses in a row. There are two others across the circle which are not part of the historic landmark status. But they're equally, I think even the same floor plan, and many of the same details as well. So I'm not as familiar with the history of one of the three.

Let me explain this first board here on the left, and then I will go back and forth between various ones. This is not the three houses. What, if I may stand up, this first property here is 21 --

MS. O'MALLEY: Do we have a hand mike? We use that for the recorder.

MR. CRONE: Thank you. This first house is 4105 Stanford. This next, and this, are both the same property, 4101, and 4101. The intent is to show both the relationship of the fronts of the houses as they face Stanford Street, and also the depth of the existing house. This is much the footprint of the middle house, you might even consider this the middle house between, this is the existing house there that has been renovated that Anne mentioned. It does have this configuration of addition on it.

This is shown here to show what would be allowable because of the significant setback restriction, building restriction line that we must adhere to. Being a corner lot, it cuts through the home right now. This is 8 feet off the side yard line, and this is calculated to be 32 foot from the rear yard. It leaves us this small window here to place an addition.

This is what would be allowable. This is what we're choosing to apply for a permit to do. The addition built here was 500 square feet. What we're looking to build is 305 square feet as a footprint. We chose to split it into two three story additions here for several reasons. It does wrap around like this does as one unified addition. These however, are terraces and terraces here, and we needed this additional square footage desperately to accommodate the client's program.

The interior of the house, I don't know if you've studied the first floor plan, has a wonderful living room and it's cathedral ceiling and two story high. It has a wonderful dining room. A very formal oval shaped, very unique, and I think part of the appeal of the house. The kitchen is a galley kitchen. There's no eating space for a family of five, three children and Bob and his wife, Susan. To take all the meals in the very large oval formal dining room seem inappropriate.

So we're trying to create a kitchen with an in kitchen breakfast suite. We're looking for a family room. The problem with -- let me turn, go to the first floor plan. This I believe is Circle 26. This shows, I've got a setback line through here, here and here on the side. This was an enclosed sunroom on the front of the house. This very elaborately, beautifully detailed oval dining room and a formal living with a balcony, and this is the resulting space here with a full bathroom on the back of the house, a very small window and a door going out to the porch that we intend to tear off.

Clearly, we cannot grow the kitchen this way. We can't grow it this way. The only thing the house can do is move this way or back to gain additional square footage. Not only do we need the square footage on the first floor, we need it even more desperately on the second floor. We have a second floor with three bedrooms and two very small bathrooms. We're looking at vanities this big in the bathrooms, in bathrooms that are more like 5 by 8 feet. Barely enough for a tub, toilet and a sink.

This is the second floor existing as it is now with a tiny bathroom here, and a very small bathroom here. There are literally nonexistent closets on the second floor, though the previous owners had built a mirrored wall across here, narrowing the room down to about 8 2 feet to accommodate closet space. When you're investing this kind of heavy dollars into purchasing a property, and because of existing mechanical, electrical, HDA systems, which are all obsolete, and relatively obsolete floor plan by today's standards, there's probably over a million dollars in restoration and renovation costs ahead of them.

And to have purchased a home at close to two million dollars and then putting another million into it, to end up with an equally obsolete floor plan or a small bathroom with the vanity the side sinks. A failure on our part is the fiduciary responsibility to the client not to try to achieve a current today's floor plan.

We're not talking mc mansion here, we're just talking about a workable floor plan that would focus to the garden, accommodate three bedrooms, two logical size bathrooms, closets, and for this reason we desperately need the 310 square foot addition that we're looking for.

This is the proposed plan in Circle 29 on your documents to show the second floor. We currently have a very narrow stair that twists and turns about 2 2 feet wide. It's hardly big enough to get furniture up to the second floor. If they happen to own an armoire, good luck getting it up the stairs. It's almost like a back service stairwell that exists.

Our proposal is to I've the stairway a new central circulation and focus point to come in from the side of the house. On this side where the driveway comes up. So that most groceries, the kids, the unloading, the in and out of the house would come through here. Let me go back to the first floor. Which is Circle 28 on your information. And this shows the extent of the addition to the side and to the rear. This left terrace is really a place to conceal air conditioner condensers out fo the way, out of sight, and with the noise away from the living side over here.

This shows an indented doorway and a two foot overhang for the family to enter and come up the steps to the main level here, and then continue up the steps to the next floor. Again, trying to honor the double windows that are here on the existing side elevation of the house. So it dictated this shape, and it truly is a nice stairwell, a grand stairwell befitting a home of these proportions of a living room, dinning room, the

larger kitchen with island, room for a breakfast area, and then a terrace on this level for dining, or down the steps to the garden in the rear.

Looking at what this does on the side, shown in the darker gray shows the, what we feel is a very minimal impact to the side addition here. It does wrap around with the terraces. These stucco walls that we're proposing actually will pick up on the feeling of the stucco walls across the front of the house to the right side.

Looking back at one of the photographs in the front, the house is very abruptly sharply cut right there, and then it has a nice facade flowing down the lines to the right. I feel personally that putting, showing some addition to the left helps balance the house better to the side. Picking up on the stone walls also gives it a bit more width and replicates the stucco over here as well.

We intend to create a small courtyard here. I think that the fireplace protrudes out 3 feet at this point. This protrudes from the original house 6 feet only, so we're looking at an addition that is only 3 feet further than the existing fireplace. And the entrance way we're planning is actually recessed back behind, so literally unseen from the street.

I go back to this other plan just one moment, to again show the footprint of the addition that was approved which also is to the side to the rear, and they have a new side entry doorway from their driveway also into the house. So it's not something we're trying to break precedent. We're following what has been done already.

The front facade of the house, we're virtually making no changes to, other than replacing those existing metal windows and doors with true divided light. And unfortunately, the horizontal mutton bars do not show in here, but there are four of those in each door panel that we're proposing, and then instead of the full new glazed windows which were recently put in, we would propose to put in casement windows here and here and here across the front to pick up a similar light pattern that we would have in the door.

This is the extent of the view of the side addition that you would see from the street. And then the stone wall here.

MS. O'MALLEY: Can I just interrupt and ask, do you have any idea what the original windows were?

MR. CRONE: We do not. I don't have any photographs of those at this point. We believe that they would have been similar to this, judging the windows from the other neighboring houses, none of which have full view windows. So we do know that some of the windows on the side are clearly replacement. The diamond windows that you see on the next elevation are replacement. But I was going to suggest that we take one elevation at a time, and I'll walk you through them.

So the front elevation is only changing these windows and the side windows on the front porch, plus these, back to what we think was more original to the house. And certainly get rid of the metal and the aluminum windows. No changes to the stucco.

We will probably have to put on a new roof. Barrel tile roof because of the deterioration and condition of this one. But the rest of these details would remain the same. The other elevation of the front is simply to show a different floor pattern with a transom fan light above the doors, which is not our favorite direction to go. We would like to do a pair of doors with arched tops to them.

And this has also been done at one of the Geare houses across the circle which is not one of the historic properties, but it was a detail that was done. So I don't think that we're asking again for something that doesn't have a precedence.

Going to the east side elevation of the home, and let me pull up a before. This board more clearly shows the actual elevation, how it steps down. So much of what we're planning to do cannot be seen at all from the street. Down here you can see the very irregular haphazard arrangement of types of windows from metal windows here, here and here. Glass blocks here. Diamond windows here, and original window here, which we plan to keep. There is a smaller double hung original window here, which is in a bathroom.

Our plans calls for this becoming one room, and thus to have two windows in it with different size sill heights don't make a lot of sense. So when I look at the other elevation, and I will point that out -- these two are full glazed single glazed windows with grill bars put over them, I assume, for security reasons.

Looking at the new elevation, this shows the same elevation but at street level, so you can see that you really don't see what's going on down below this line here. Just these windows here outlined in blue are what we are changing so that these two windows have the same sill height. This would stay the same. We'll put in one of the windows from the house to replace at this location so that we have two original windows from the house, but at least they'll match in sill height.

These would be two new windows in the kitchen. Again, much the same design, but instead of the diamond picture window here. Which are not original windows. Then what you see here is the tip of the new windows we'll see here, and I'll show you another view of those in just a moment.

MS. O'MALLEY: Was that kitchen window the original opening in the wall?

MR. CRONE: I am not certain that that is true. I would guess not, but I don't know. This shows the actual elevation without the cut, so you can see that these windows here would align here. And again, that window being in blue because these would be the new windows, but this would be an existing window that we'll take from somewhere in the house to put in here.

This shows the depth of the new addition and the terrace up here and the iron railing coming down to the grade.

MR. JESTER: What's the area below the terrace? Just to the left there?

MR. CRONE: Right here?

MR. JESTER: Yes.

MR. CRONE: This is just a lattice and this probably used just for recess reveal in the stucco wall to echo some of the other arches in the project. This is the elevation which is almost identical to the one we just saw, except if you'll note the windows here line up, but they're not quite centered on this window. This is the elevation we propose only because of the floor plan of the kitchen and the eating area, it dictates more of this configuration is what we're looking to do.

MS. O'MALLEY: I think we need to move along quickly.

MR. CRONE: This shows you one more option to, if we kept that opening that's there by putting in three casement windows and three individual windows below, getting rid of glass block, etcetera.

Looking at the rear elevation, this is our proposed new addition here with the terrace up here that we can conceal the air conditioning condensers on, and then have new doors going out of the kitchen, hone the breakfast area to the patio here, and to the windows here.

That shows replacing those widows that you saw on the lower level, again with arched top doors on that level. Then we come to the side elevation, and this shows the existing house all the way from here. The beginning of this addition perhaps sits back about 90 feet from the street. And again, the new doorway, again shown in blue, because this is an existing double window. There is an existing double window below this that's shown on this board.

So here's an existing, we're proposing to push these up to become a large window and the stairwell and then install doors below with a canopy over that covering to enter the house from the side. Again, a new addition here. This is the small part that's 12 feet wide that protrudes out by 6 feet, and the other addition here.

This is the logical point to cut through to the house. There's a old speakeasy in the ground below the front porch here, which precludes putting a stair at this location, and because of the doorway and the steps, and if we were to try to put any steps with this many risers to enter the house at this point, it would push them out into the driveway making it unusable to park any cars here.

So this became the logical place that we could recess it back, conceal it from the street, and it's the logical point to enter the house from on the side. This was just one more alternative or option and that would be to keep the top two sashes, put the overhang here and then the doors below, which I think is less successful than the previous one we would like to do in our application.

And then last, we would put, it shows clearly, it just does not have the proportion architecturally of the unit of the first, the first one does. And in fact, we need the space, and the distance is for the proper porch overhang and the brackets to support it, and one of the reasons why it is separate. I'll take any other questions you might have.

MS. O'MALLEY: I guess I just wanted to make a comment at first, and that is, generally with a Master Plan Site, we don't like to see changes in the exterior. You know, changes of locations or size of windows and things. And so, there's a lot going on with your program here.

But, do other commissioners have some comment?

MR. ROTENSTEIN: Well, I want to amplify what the Chair just said. A couple of things. The description of the changes to the fenestration over time, throughout the life of this building are complex. It would have been immensely beneficial for us to have elevation drawings showing what the original fenestration might have been versus what has been added or taken away.

The second thing, which goes more to the Chair's point is, changes in the fenestration you're proposing are just not consistent with what we generally like to see or approve, and this is a very massive program. Almost impossible to follow the amounts of detail you've given, but nonetheless, the fenestration is a significant issue that I think we're going to talk more about.

MR. FULLER: My comments, first, it's a wonderful house, and really, really think it's a great house and I guess with that, needs to be treated gently. Also very much appreciate the fact that you're coming in and saying that on the, you know, the primary front elevation you're looking to do a lot of rehab, you're trying to restore things. I think all of those things are very commendable.

I'll align with my fellow commissioners who have already spoken, in particular, as it relates to the, I guess it's the east elevation. That's such a visible elevation from the street. The number of changes that are being proposed there and windows, I find that problematic. It's also somewhat problematic to me, and they sort of tie together, at the ground level you're an addition that steps across the setback line on the western elevation. I'm sorry, on the eastern elevation.

I'm concerned whether you're really going to get that approved, because it looks to me that that's occupied space. In which case, in the symmetry that you're proposing on the back elevation wouldn't necessarily fall out the way you're proposing to make it happen.

You may also be falling in that gray area of changing from basements to cellars because you're starting to create more at that level, and I don't know if that's important to you or not. But, I guess the overall

issue is that with those when you take them away, then sort of the symmetry of what you're proposing, the rear elevation starts to disappear.

And then I'll echo my fellow commissioners comments as it relates to the west elevation. I have a problem with the addition coming out on two sides. I think, you know, going to the rear, and I appreciate the fact you're fighting a lot of setbacks. You don't have a whole lot of space inside of it. In fact, as you point out, a lot of your house is already over the setbacks on the one side.

But I do have a problem with what's there. And I guess, my last comment has to do with as a general rule, our preference is not to see the functional front entry of a building shifted. I mean, with what you're proposing here, you're making sort of a very grand entry and functionally the front door of the house is really going to be shifted from what has traditionally been the front off the street to being a side into a monumental stairwell, which again, just is a significant shift from what traditionally has been done here.

MS. O'MALLEY: Did you want to comment?

MR. CRONE: May I comment to one of the things. As we understand and interpret the building restriction lines, the terrace or deck that's off the breakfast room, we're entitled to build out 9 feet for a terrace beyond that building restriction line if it is not covered. So, if that --

MR. FULLER: Again, that's not going to be ours to determination. My concern is that you're occupying the space below it. A terrace typically, I think you're exactly right, but the fact that you're occupying the space below, I think you can get in trouble that they're going to --

MR. CRONE: Those are dedicated as storage rooms for bicycles and for garden implements. It's not --

MR. FULLER: It's a gray area. Again, it's not ours. But my only point is that if you get shot down when you go through DEP, then it significantly changes the other stuff you've got here. And again, that's not ours to deal with. But it just looks, it's something you need to confirm.

MR. JESTER: I'd like to give you my comments. I know this property well. My children attend the elementary school adjacent to the property and I drive by this house daily. It is a wonderful property, and I have a number of comments. It looks like there is some space to the rear that you haven't quite hit the

restriction line. I think on one of the diagrams that you showed there was some additional square footage you could potentially pick up.

MR. CRONE: I think there was only a half a foot of space behind the, where we're pulling the addition out to now. Let me go back to that board.

MR. JESTER: It might mean that the east wall of that new addition would be further to the west, but I think there's, if I recall correctly.

MR. CRONE: This is the building restriction lines here. We are pushed out right to the line on this side, and within a half a foot of the back. This is 32 feet from her to the back lot line. And this is the restriction line here of which the house is already setting over, and this shows this terrace of which we can go right to this point or 9 feet in the line over to here.

MR. JESTER: Can you tell me how much square footage is encompassed in that west side addition?

MR. CRONE: This?

MR. JESTER: No, that part.

MR. CRONE: This is only 78 square feet.

MR. JESTER: Okay. I also share some of the other commissioners concerns about the addition on that elevation. I think it's probably a good idea to go to the rear the way you have for that one part of it, and I think, it is a very large house, and I understand the need to make it work for the owners, and that there may be some things that are less than desirable on the current configuration, but I still think you might be able to achieve almost all of the requirements for the client without putting that addition on the west side.

The stair that's basically taken over a considerable amount of space in the interior seems a little bit excessive, and I think a little creativity, you might be able to find a way to capture back some of that space for other purposes like the bedrooms that you're trying to achieve.

I'm not going to try and solve the puzzle for you tonight, but I'm just telling you that I think that the reorientation of the entrance on that side is a bit of a problem, and I think part of that, character of that

particular facade is the fact that the chimney was set up as kind of protruding and projecting from what is otherwise a relatively flat plane. So I think that's something that needs to be considered.

MR. CRONE: This elevation, we're respecting this entirely, the chimney and the slight bump out here. And then from here back, which is very plain, and then of course, with the ugly porch that exists back here, and then the random placement of transom windows and things like this that we're trying to clean up. But again, all of this is behind, below grade as the property is sloping. This is our grade here, as it slopes down and move through the garden walls that we're proposing to put in place starting right here, across here would conceal, -- sorry, right across here -- would conceal much of this from any view.

MR. JESTER: I realize it is toward the rear, but I think because this is a Master Plan Site, there's a high level of scrutiny and there's an obligation to make as little change to the property as possible and preserve as much of the character as possible. So I'm suggesting that you look at not placing an addition on that side, and see if there's another way to more or less meet the per mack requirements.

MR. CRONE: I can only express that it would really create a great hardship for us to create the physical space, because we've lost half of the second floor with this two story living room. And if you get a master suite up here, and two bedrooms and decent size bathrooms or closets, we could conceivably push this side addition back further, but it's still to get the 300 square feet we need.

This only gives us 225. This gives us 78. So it's 303 square feet. We didn't have the luxury that this builder did over here, when he built the addition on the side in the back, further back than we are, and further over than we are. Because we have this line here. This is all we have.

MR. JESTER: I understand that. Your client owns this property, and not the other one. And he's forced to deal with the restriction lines he purchased. And I have to assume that you're aware when the purchased the property that you purchased a Master Plan Site that had some --

MR. GRUNEWALD: What we didn't know was that a side yard is really a front yard. That was a little bit of a surprise to us.

MR. JESTER: So, I think it's a wonderful site, and I think you'll find a way to make it work for you and achieve the preservation that we're trying to achieve.

MS. O'MALLEY: Commissioner Alderson?

MS. ALDERSON: I was doing a little, I don't know if I ate enough chocolate covered coffee espresso beans to be alert enough to absorb every single thing that's happening with design. I was trying to take notes. I'm not completely adverse to a side addition. Although, I will agree with my fellow commission that those wonderful anchoring towers are the real end pieces of this design.

But I would encourage look at what the options are for the back, and look at the option of pulling it back so it just, are recessed as possible. But, I think that the many masses that compose this, give a little bit of flexibility and see about pulling things back as much as you can.

I, absorbing all the things happening with all the windows I think was a lot for all of us. But I would suggest, certainly there will not be objection to replacing nine original windows with windows that are more integral with the design. I can see obviously that a casement that doesn't go, it looks better when you put one that does go. Where you're doing that, I thought the clusters of windows reflected the treatment of the clustering that was used in the original design at its best work better. It was more integrated.

So I would certainly favor where you're replacing something that's not original, I support strongly doing it in a manner that reflects original design intent. And in choosing which configuration of door. But what I would suggest doing for the next round to make it easier for everyone to digest, is to single out those elements which you're able to determine are not original elements. And then suggest for these elements this is what we would like to treat.

And then if there are other elements that there's some very compelling reason to replace, then look at those as a separate set of issues. That would be easier for us to do.. First to look at what is essential a restoring intent in areas that have been altered. And then secondly, to look at those where there is a program issue or a functionality issue that has to be addressed, and then what those options are.

MR. CRONE: Could I ask a question of Mrs. Alderson. The two windows that I explained on the east side which are on the second floor which had different sill heights, now that they're in the same room, would there be any problem with replacing the shorter window with an original window from the house --

MS. ALDERSON: This is the back or the side?

MR. CRONE: This is the side.

MS. ALDERSON: I don't have a problem with that. I mean there's a real architectural logic to it. And so, but my thinking is sort of as far using up your points on material retention, look for the opportunities to preserve something that's not really a problem. Which might be, for example, by pulling that addition back if you can so that, you know, the house can tolerate a number of changes and still have a fair number of original elements so that there isn't that perception that a great deal has been removed.

But yeah, I don't have a problem aligning the windows in that room on that side.

MR. ROTENSTEIN: I'll jump in and add my disagreement with that. This whole house brings a symmetry and by changing those windows to make them even out more, I think it might accomplish what you're trying to do for the interior, but I don't think it accomplishes much in the way of preserving the exterior.

MS. O'MALLEY: We do have --

MR. ROTENSTEIN: Correct. Assuming they are original.

MS. O'MALLEY: We do have a speaker, and I should let them come up and say something, and then you can come back up. Joseph McCleary?

MR. MCCLEARY: Just had a couple of question.

MS. O'MALLEY: Well, you have to state your name for the record on a mike so we can --

MR. MCCLEARY: My name is Joe McCleary. I'm the neighbor right behind the house, the white house that you saw on the slides there on Hillcrest. And I just had a quick question. One was, if I'm reading the survey here correctly, does that mean that when the rear addition is put in, that the distance from that to the back of the lot line would be 32 feet, that's correct?

MS. O'MALLEY: Yes. That's what I'm reading.

MR. MCCLEARY: Okay. And the second question had to do with, maybe this is inappropriate for this venue, but the time frame for doing it. Who would I ask that question, I guess the architect, the builder?

MS. O'MALLEY: I think that, this is the preliminary, and he may come back with another preliminary, and then he would come back with his HAWP application, and then he would go for his building permits. And then he would start.

MR. MCCLEARY: I was thinking more once it starts. I'm very interested in how long it takes.

I was around when the --

MS. O'MALLEY: You would have to discuss that with him.

MR. MCCLEARY: Okay, that's somebody else. Okay. Thank you.

MS. O'MALLEY: I'm glad it's an amicable meeting. Commissioner --

MS. ANAHTAR: Anahtar. Well, in general I would support a rear addition to this house, but I don't support all the proposed changes to the side elevations. Maybe one window enlargement I would agree with, but other than that, I think the house is beautiful as it is.

MS. O'MALLEY: I think that what we try to preserve about the house is the exterior, you know, what, how it appears, how it historically appeared. I mean, it would be important, if you wanted to change a window and you could verify that it wasn't originally in that location or something, then that's something else we might consider. But, generally we look to keep the openings where they historically were.

And if there are any original windows, where they historically were. My feelings would also be to have the addition toward the rear, and maybe you can reconfigure your interior design so that you can manage what you want that way.

Have all of the commissioners had a chance to comment? Did you have a question?

MR. GRUNEWALD: Well, I guess a question that I have with regard to timing, because timing is critical here. I don't know if you're about to go or whatever, but is it possible that we can have a vote with regard to the rear addition and no changes to the windows other than replacing ones that were not existing? Something that can give us a scale to move forward with the project.

MS. O'MALLEY: Well, we wouldn't vote on it, because it's preliminary. But we could go up and along and say, this part we really like, this part has to change. Is that the kind of thing would help?

MR. CRONE: I was just going to say as the architect, I was hoping to accomplish really just one thing tonight, and that was not just to overwhelm you with a lot of drawings and complexities and difficult lot setbacks and everything else, but to try to put forth the need for additional square footage upon on the second floor, which if we confine the addition strictly to the back, not visible from the street, it does limit us down to

about 220 square feet. And it means bathrooms are going to suffer. We've tried so many different scenarios in the planning stages over the past two months.

And had certainly volunteered similar information while we could support better your proposal if it was all behind the house. And I was thinking as an architect looking at the front facade that to better balance the house, also since this addition that we are proposing here on the west side sits so far back, and we desperately need that square footage.

As I mentioned a little earlier, I can push it back further, but it still would project a little bit out to the left side just like the previous application in Kensington did. We need the square footage. I could probably have kept the entire addition behind had we not had half of the back yard blocked off because of the building restriction line.

And I was hoping this evening that we could get a consensus approved for the footprint that we're trying to work on because I have no doubt we're very flexible about window replacement, and I know how the commission feels about all of the inappropriate window materials that have been put in the house, and we're happy to change all those with Marvin or equal type windows and do a first class job doing this. It does hinder greatly the utilization and getting rid of this obsolete floor plan.

MR. FULLER: I think we should be able to get you at least some of this. I don't think we can give you an approved footprint, because I really think in particular this is such a unique house, it's going to be your execution of that footprint, but I didn't think I heard anybody say they were against a rear addition. So I think that the idea of a rear addition --

MS. O'MALLEY: Well, I think the rear addition could even extend out some. See, if it's not covering that side portion of the house, then that's still in tact.

MR. FULLER: And that to me gets into execution. I mean the perfect, in the perfect world it stays straight behind the house, but I think you could solve it and let it bump out some.

MR. CRONE: We can probably work with that very much if we could leave this evening with that understanding because we have done studies to push the side back so that more of the existing side of the house is preserved. But it would still project out to, -- it really is critical to the success of the project.

MR. FULLER: And as it relates to windows, personally, restoration of windows is great. East elevation since it's facing the road, I don't think, you know just squaring up windows, I don't think is a good idea. You know if you had a compelling reason on the ones that are more or less below grade anyhow, maybe --

MR. CRONE: Because those are all misaligned and I'm not sure what the original even fenestration was where they were punched through. It just seems serendipitous.

MR. FULLER: Again, it'd be almost impossible to see them unless you're in the property itself, the way the wells work.

MR. CRONE: Right. Well even the side, I know trees don't go and fences don't count, but the property is well covered with about 20 foot stand of Leland Cypress all the way down that side street, and a six foot fence as well. So virtually nothing on this side of the house is visible from the street.

I think what is more visible is the back of the house seen from down past the school as you're driving up the side street here, and again, I thought was a smaller addition on the back that didn't extend over and then the small addition on the side back of the west side would be more amenable and less invasive.

MR. FULLER: Don't argue too hard for your smaller addition.

MS. FOTHERGILL: Julia, just for clarification. In Circle 9, the site plan, were you saying where that first floor mechanical terrace is, if the rear addition extended to the side to that extent, which is the basically the maximum that it could. That you might be open to that as opposed to that side addition on the historic house?

MS. O'MALLEY: That was what I had thought, yes. That that would be preferable than --

MS. FOTHERGILL: And do I see a number of commissioners nodding to that?

MS. O'MALLEY: Or do others disagree?

MR. ROTENSTEIN: I disagree because I think as Commissioner Jester pointed out earlier that the chimney and the tower on the opposite side of the house are really critical in terms of being able to read the ends of the house. Anything that absorbs the chimney or extends out beyond the chimney would significantly detract from the house's character.

So in that respect I just don't think that anything that projects out from that side, the west side would be something that I would be inclined to approve.

MS. ALDERSON: Can we take a vote?

MS. O'MALLEY: Let's go down the line I guess. Commissioner Anahtar?

MS. ANAHTAR: I'm not sure yet.

MR. JESTER: That's actually my view too. I think I'd like, my preference is still that the addition only be on the rear, and I'd like to see the best possible plan that works within those parameters. And, I might entertain what we're talking about right now, but I just, I don't know yet because I haven't seen it in massing. I haven't seen it in elevation.

MR. CRONE: Just to call your attention one last time to the rear addition as we have proposed it, this sits well under the roof line. It's a smaller block as seen from the street driving up the street. You might get a glimpse of this, and I thought this being smaller, more symmetrical, the balcony off of the family room here. This being the original house here at this point, more of the original house is seen from the rear, which this, actually be able to see more than the side view of the east side of the house because of the row of Leland Cypress trees that are there.

And rather than have a bulkier addition protruding out to the right, we would keep it as small possible on the rear here with a very small addition on the side at the very far back of the property.

MR. JESTER: I still feel that the elevations of the primary and secondary ones, and that the rear one is really the tertiary elevation. So I think I've made my preference known. And even with the massing we're talking about whether it's on the corner, or whether it isn't there at all, I think there's still some elevation issues on that side that we've talked about, how much change to that elevation just for that stairwell zone.

MR. FULLER: And again, I'd prefer the addition to the rear to stay similar to what you've shown on your elevation there, the back corner still reads. I can see there might be some options that you could do that would allow it to creep pass the back corner of the house, but that's certainly not my first preference. You'd have, again, I'd need some convincing. But I wouldn't say completely, absolutely not.

MS. ALDERSON: We always prefer an all rear addition, but I think it certainly is more amenable if it is going to bump out, to be pulled all the way to the back and the other advantage there is that you're preserving the facade and all those materials. So it's one fewer compromise in the sort of tallying up of compromises, and that seems to me, that's a compromise that is avoidable by how you handle the massing.

MR. JESTER: You also have three commissioners who are not here tonight. Which may work in your favor or it may add more to the debate.

MR. CRONE: I would like to have one question to Mr. Fuller. I think you're the one that commented about the side entry detracting from the front entry. It's certainly not our intention to not use the front door of the house. We're looking for a service entry to the side, and the reason it appears bigger and to be competitive with the front door is simply because we're trying to honor those existing double gain, double hung windows above it and make sense of that. But it's not to be the main entry to the house at all. It's just to facilitate getting people, groceries and kids, and a mud room and that sort of thing in, which we didn't have room inside the front door to have a mud room and things of that nature.

And certainly we're not trying to put a circular drive at the front of the property to get groceries into the house. So, this seemed, and since it had already been done before, I hope that the commission wouldn't have any objection to continuing that as a circulation point to enter the house in our redesign.

MR. FULLER: My concern was making it look like a major front entry. In some of the schemes, in particular that are emphasizing the glass to the stairs sort of dropping down to it, it sort of is a very glazed formal front entry look. And whether it's functional that way or not, and so all I'm saying is that, and it really speaks to some of the other comments that to minimize any changes to elevation. If you minimize some of the other changes to that elevation, you're not going to be competing with the front door.

MS. O'MALLEY: Commissioner Anahtar?

MS. ANAHTAR: I think if you push the side elevation to the back and keep the existing windows and not change the side elevation as you proposed, I'll be okay.

MR. CRONE: I would appreciate that. Thank you very much. I only hope the rest of the commission feels that way. Because it is an envelope I could work within.

MS. O'MALLEY: I think that's the best we can do for tonight.

MR. CRONE: Okay.

MR. FULLER: But to his general comment, I would still think that they would be well served with a second preliminary rather than coming back for a HAWP. Because I think you're pretty far from consensus right now.

MR. GRUNEWALD: Is there anything we can do to avoid that? I mean, I've got a family I'm moving up here and I'm trying to be in construction as quickly as possible.

MS. FOTHERGILL: If the HAWP came in with a rear addition only, that probably could avoid a second preliminary.

MS. O'MALLEY: That's true. If there was a way that you could just have that rear addition and have your side entrance go into the rear addition or something.

MR. CRONE: Even if it protruded three feet or to the depth of the chimney, it would help.

MR. FULLER: I mean to me, it's obviously, it's your risk, but it's your money if you have, your architect has to draw it up to a final level. I think that you've done an awful lot tonight doing three different alternatives. I think you've done an awful lot more than anybody would look for for you to come back with. To me, a new massing that sort of responds to the things we're talking about I think could be produced fairly quickly, try to get back on the schedule very quickly. That would still be my recommendation rather than to try to risk it.

MR. JESTER: It's a four week, it essentially adds another month to your schedule. But you do have the option of submitting a HAWP.

MS. ANAHTAR: Well, but we all support an addition to this house. We're not objecting that. And as long as, we care mostly about is preserving the historic fabric. So as long as they do that, --

MR. FULLER: But it is a Master Plan house and there are a lot of things that you're trying to do, and I think a lot of them you're trying to do right. It's not a question that object to many of the things you're trying to do. But I just think you're taking chances.

MR. CRONE: I'm personally comfortable working out with Anne or anyone else the windows on the house because I think we can do an individual window by window survey and we'll follow suit on that. And as I say, even in the proposed plans, we plan to relocate some of the existing windows into new locations, perhaps or reuse them because they are original. So I'm not worried about the windows. Again, my main concern was just the massing or the size of the addition if we couldn't please try to keep it 325 square feet because it will resolve our program, otherwise we just have to compromise the closets, bathrooms, size of rooms, etcetera, upstairs.

MR. GRUNEWALD: And I neighbor would prefer that we get started and over with.

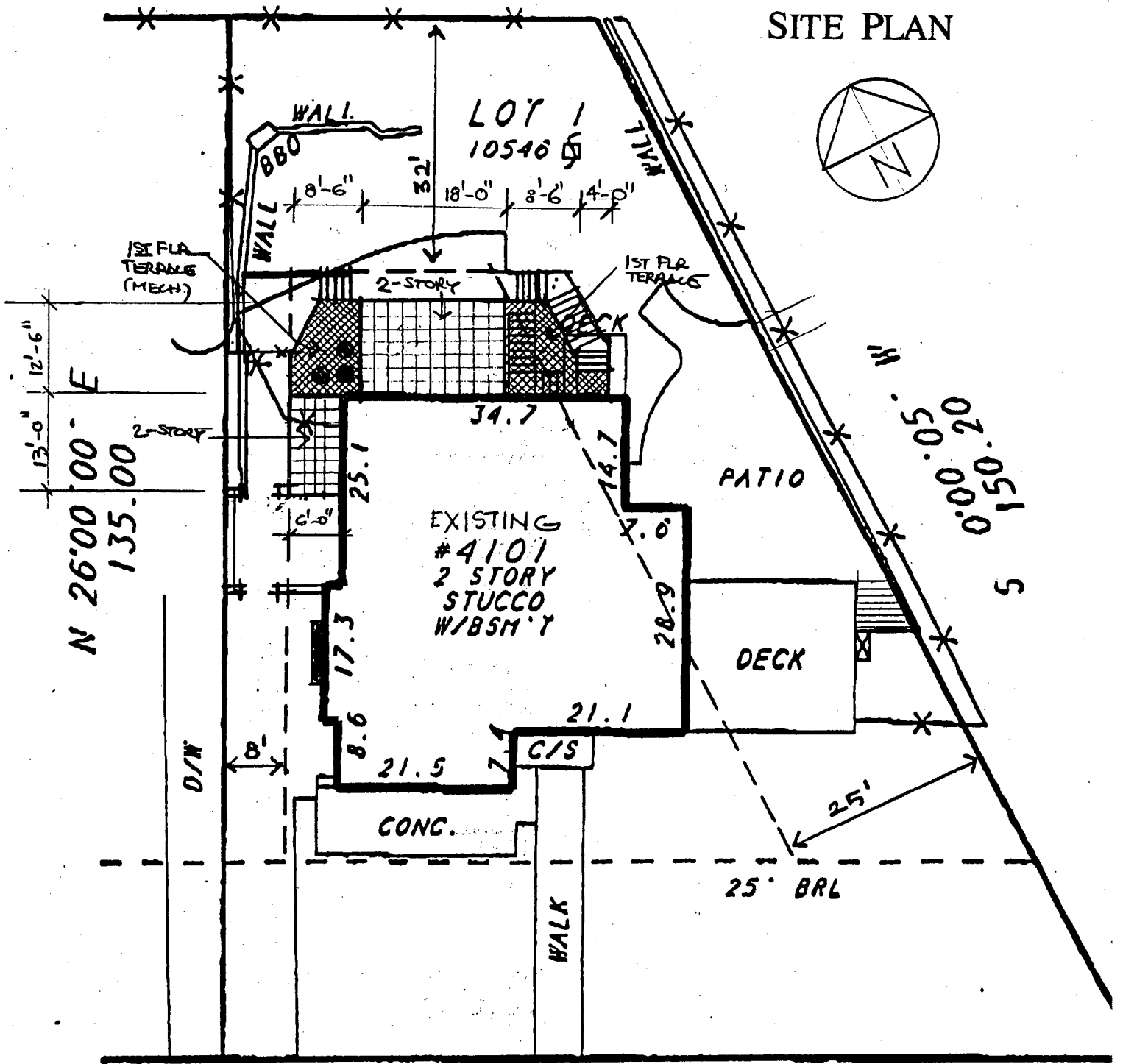
MR. JESTER: I don't know if there's much more we can give you about advice. It's a great property. I think you'll figure out whether it's better for you to proceed to a HAWP or to submit another preliminary. But I tend to agree with Commissioner Fuller. I think that just to not be proceeding at risk and really mess up your schedule and spend more money having to redesign if it doesn't go well.

If you submit a HAWP, I really think just, you know, it's four more weeks, I think you'd, we'd iron out all the details. There are probably some things we haven't really focused on tonight that may become, we may want to speak more to next time. We're so focused on the massing and that tonight.

MS. O'MALLEY: Thank you.

Preliminary Submission

SITE PLAN



PROPOSED ADDITION

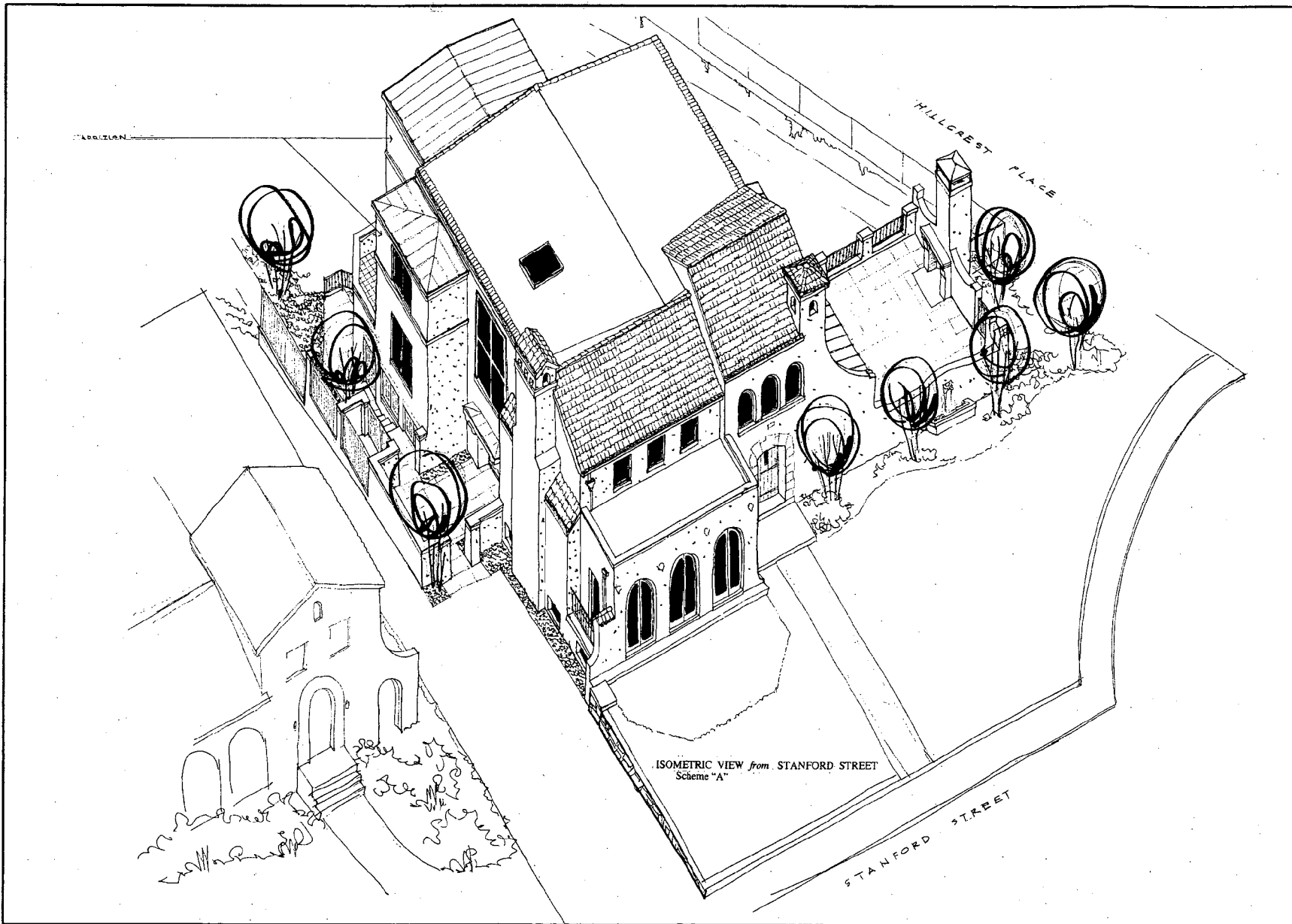
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STANFORD STREET

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9



CRONE
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ARCHITECTS
7711 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
(301) 951-4330 FAX (301) 951-4332

NO. DATE REVISION BY

Proposed Addition
and Renovations to the
**GRUNEWALD
RESIDENCE**
4101 Stanford Street
Chevy Chase MD 20815

PROJECT

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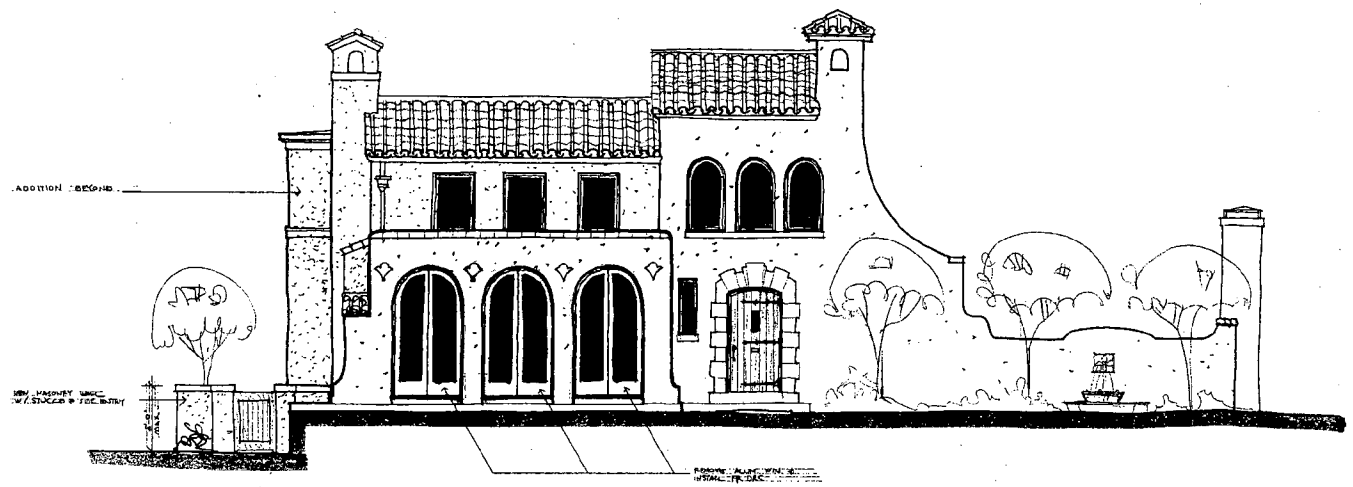
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SHEET 1 OF 15

Preliminary

6/19

CRONE ASSOCIATES ARCHITECTS
 711 BROOKVILLE ROAD
 CHERY CHASE, MD 20815
 (301) 921-4333 FAX (301) 921-4334



PROPOSED FRONT ELEVATION-Stanford Street
 Scheme "A"

NO DATE REVISION BY

Proposed Addition
 and Renovation to the
**CRUNEWALL
 RESIDENCE**
 1101 Stanford Street
 Chery Chase MD 20815

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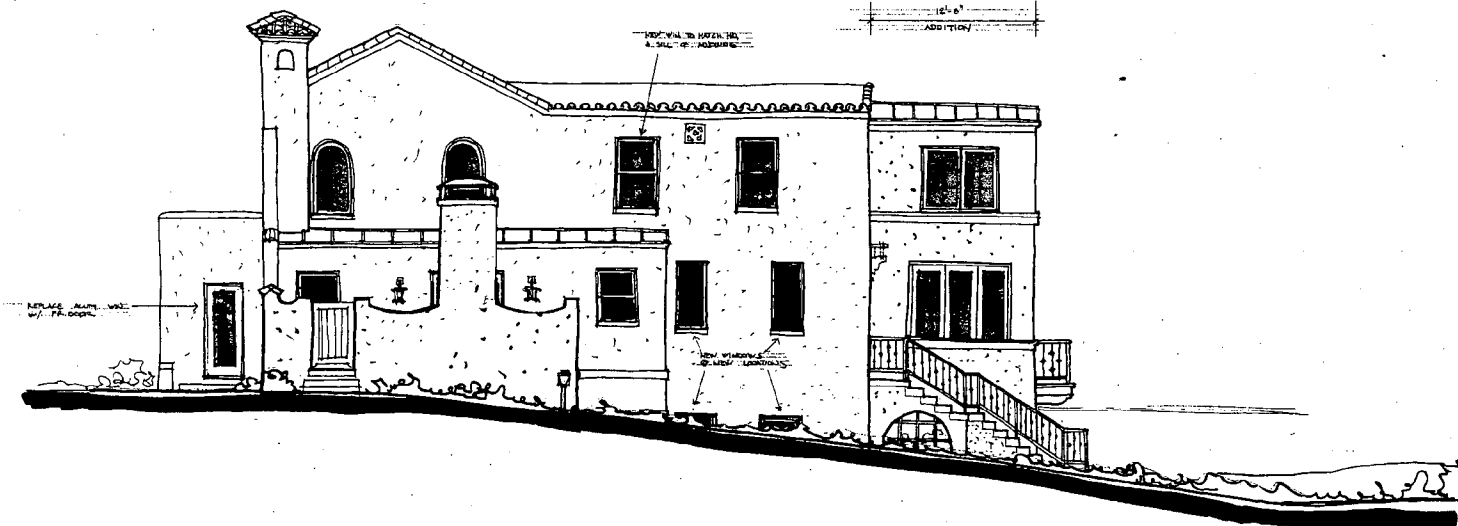
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A-5

SHEET 3 OF 15

preliminary

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PROPOSED SIDE ELEVATION-Hillcrest Place
 Scheme "A" above Street Grade

BY DATE REVISION BY

Proposed Addition and Replacements to the
GRINWALD RESIDENCE
 4101 Stafford Street
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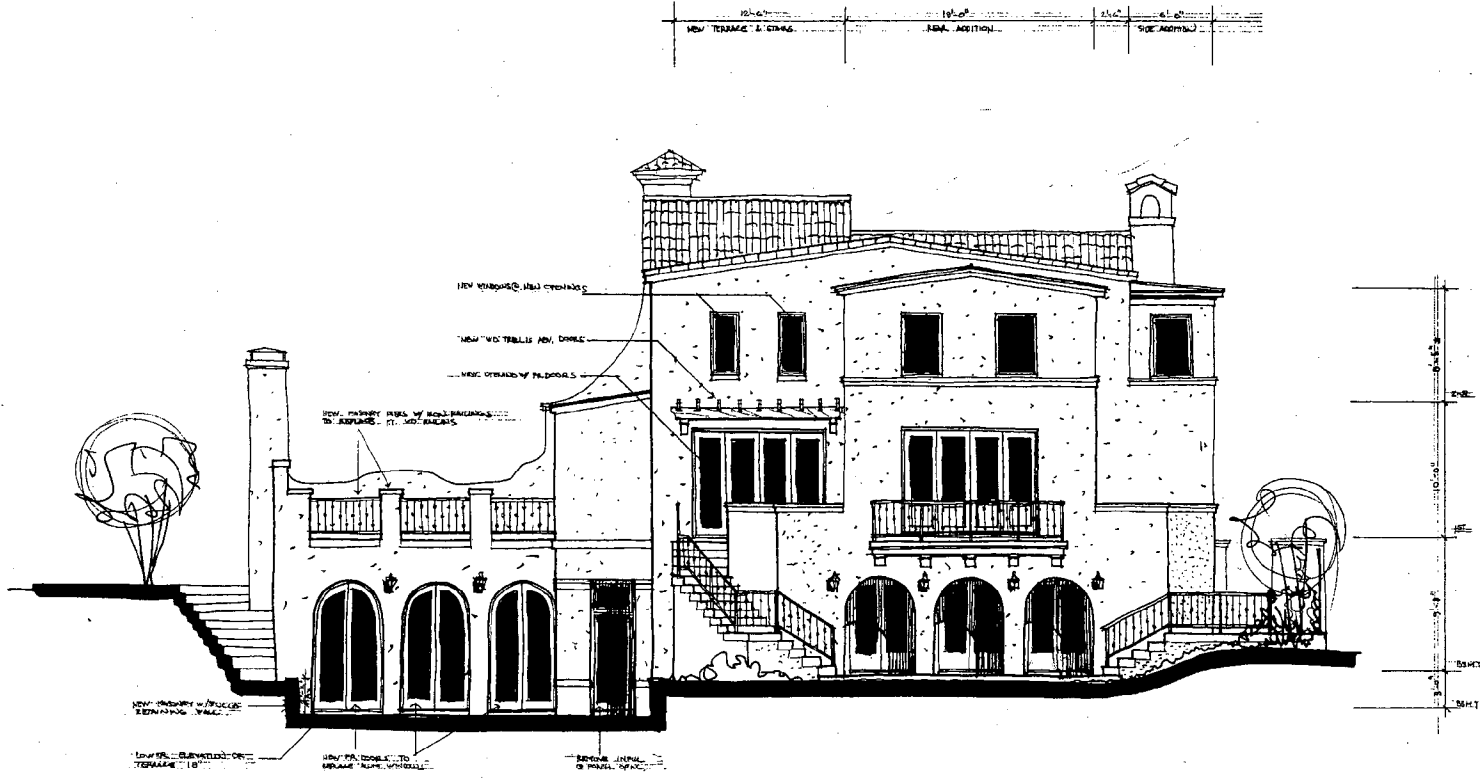
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SHEET 7 OF 15

Preliminary

63
 15



PROPOSED REAR ELEVATION
 Scheme "A"

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Proposed Addition
 and Renovation to the
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 4101 Stanford Street
 Chevy Chase MD 20815

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Preliminary

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PROPOSED SIDE ELEVATION
 Scheme "A"

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Proposed Addition
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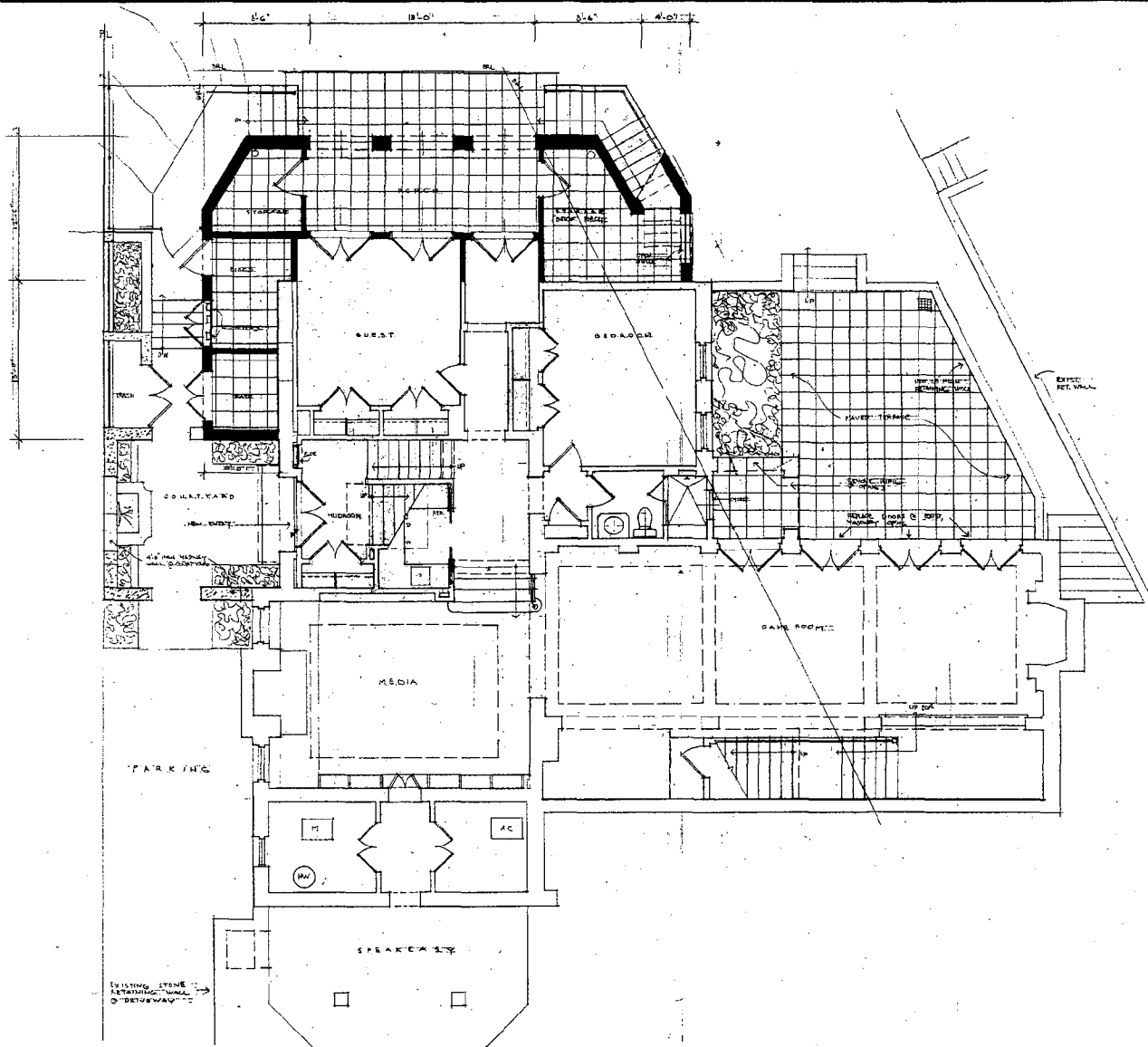
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SHEET 13 OF 15

Preliminary

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 13



PROPOSED GROUND FLOOR PLAN
 Scale: 1/4" = 1'-0"

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Proposed Addition and Renovation of the
GRUNEWALD RESIDENCE
 4111 Shiloh Street,
 Chery Chase MD 20715

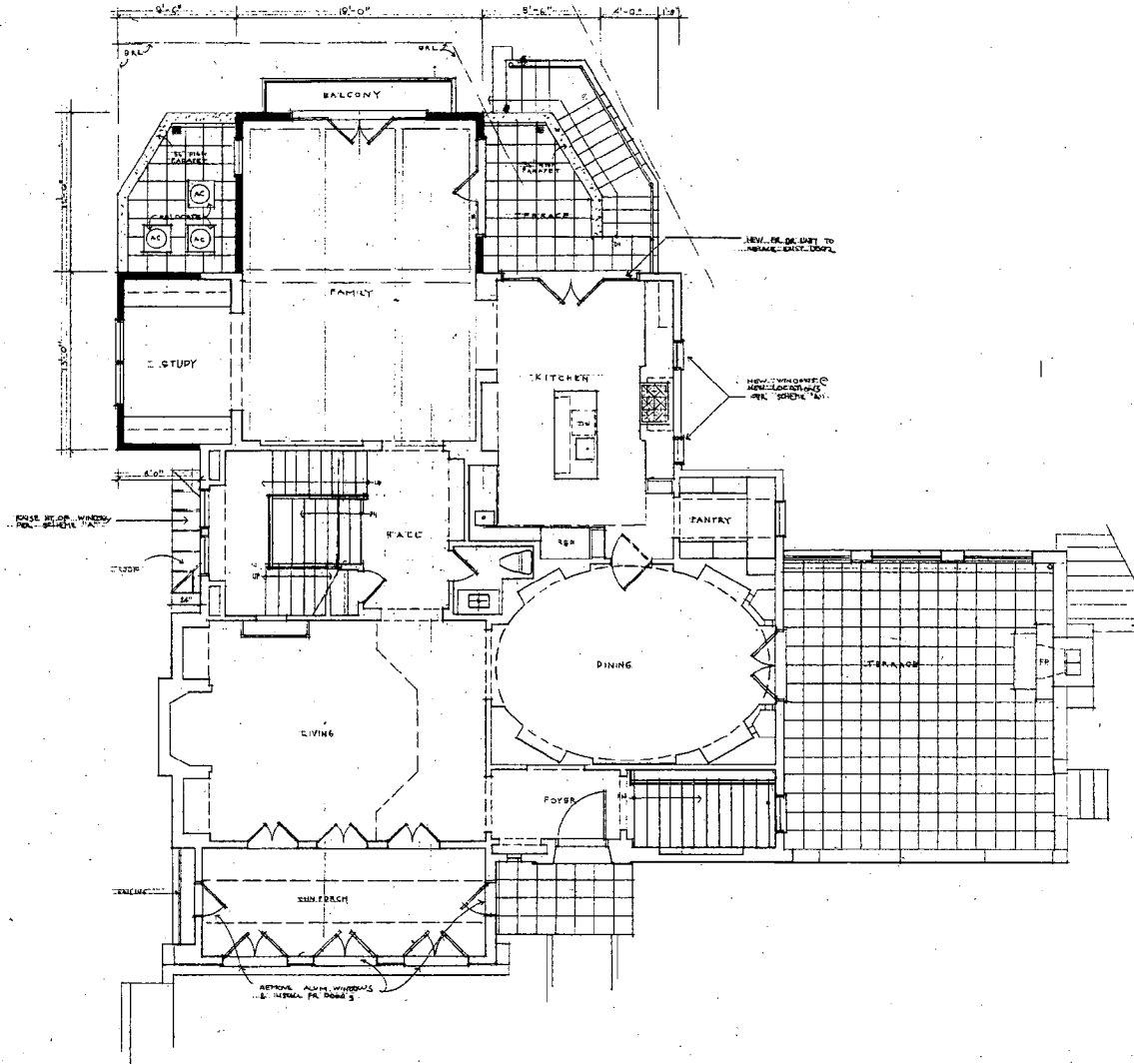
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27



PROPOSED FIRST FLOOR PLAN
 NOTE: SHADED WALLS DENOTE ADDITION
 OUTSIDE FOOTPRINT OF EXISTING HOUSE.

NO.	DATE	REVISION	BY

Proposed Addition and Renovations to the
CRINEWALD RESIDENCE
 3111 Stanford Street
 Chevy Chase MD 20815

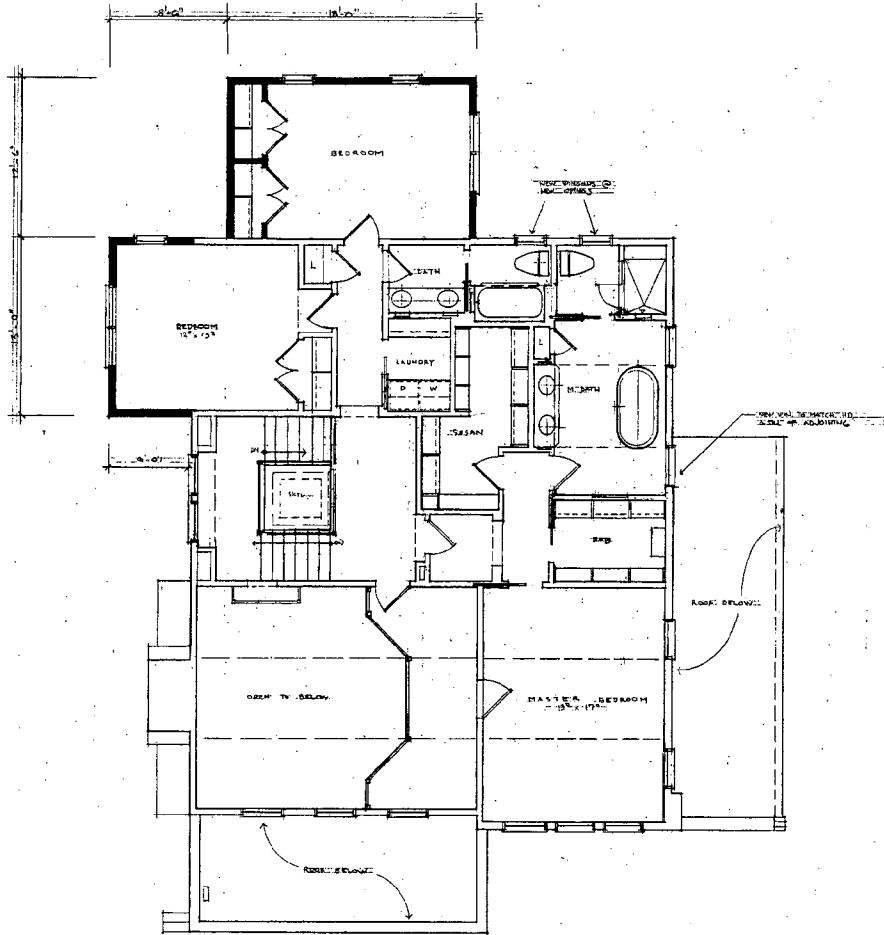
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preliminary

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PROPOSED SECOND FLOOR PLAN
 Scale: 1/8" = 1'-0"
 NOTE: SHADED WALLS DENOTE ADDITION
 OUTSIDE FOOTPRINT OF EXISTING HOUSE.

NO DATE REVISION BY

Proposed Addition
 and Renovation to the
**GRUNEWALD
 RESIDENCE**
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preliminary

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Richard D. Crone, AIA
FAX /TRANSMITTAL

To: Anne Fothergill / HPC Parks and Planning
Fax: 301 563 3412
From: Richard D. Crone, AIA
Date: 6.21.06

No. of pages to follow: 4

Dear Anne

Thank you for your e-mails on location, time, date, place for meeting this evening and I plan to be there by 7:30 pm with the Owner, Bob Grunewald, which should be well in advance of the hearing.

After reading your staff recommendation report / exhibit 1, I thought it might be worthwhile to provide at the meeting the attached supporting site plans showing actual footprints of both our Project at 4101, exhibits 3&4 and that actually approved and constructed at 4105 Stanford, exhibit 2.

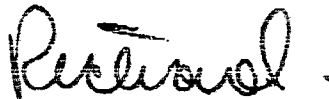
The square footage added at 4105 Stanford was 500 sq. ft. x 3 floors, which wrapped around the corner as one large addition of 3 stories with roof line tying into the existing home, not distinctly separated. The "hyphen" mentioned in your report is actually in the rear-right of the home, not at left side, see exhibit 2, unless you consider the jog at rear of this addition a "hyphen".

Exhibit drawing 3 indicates what buildable area we are allowed, which would produce similar large wrap around addition of 303 sq.ft. with terrace on right side. What we prefer are two smaller additions, distinctly separate from the historic, existing home, which total only 303 sq.ft. with terraces flanking to provide storage underneath. This shows more clearly the original home on each side of the new smaller addition at rear. Each home, both subject Property and exhibit 2, 4105 Stanford have new side entrances on left side at driveway.

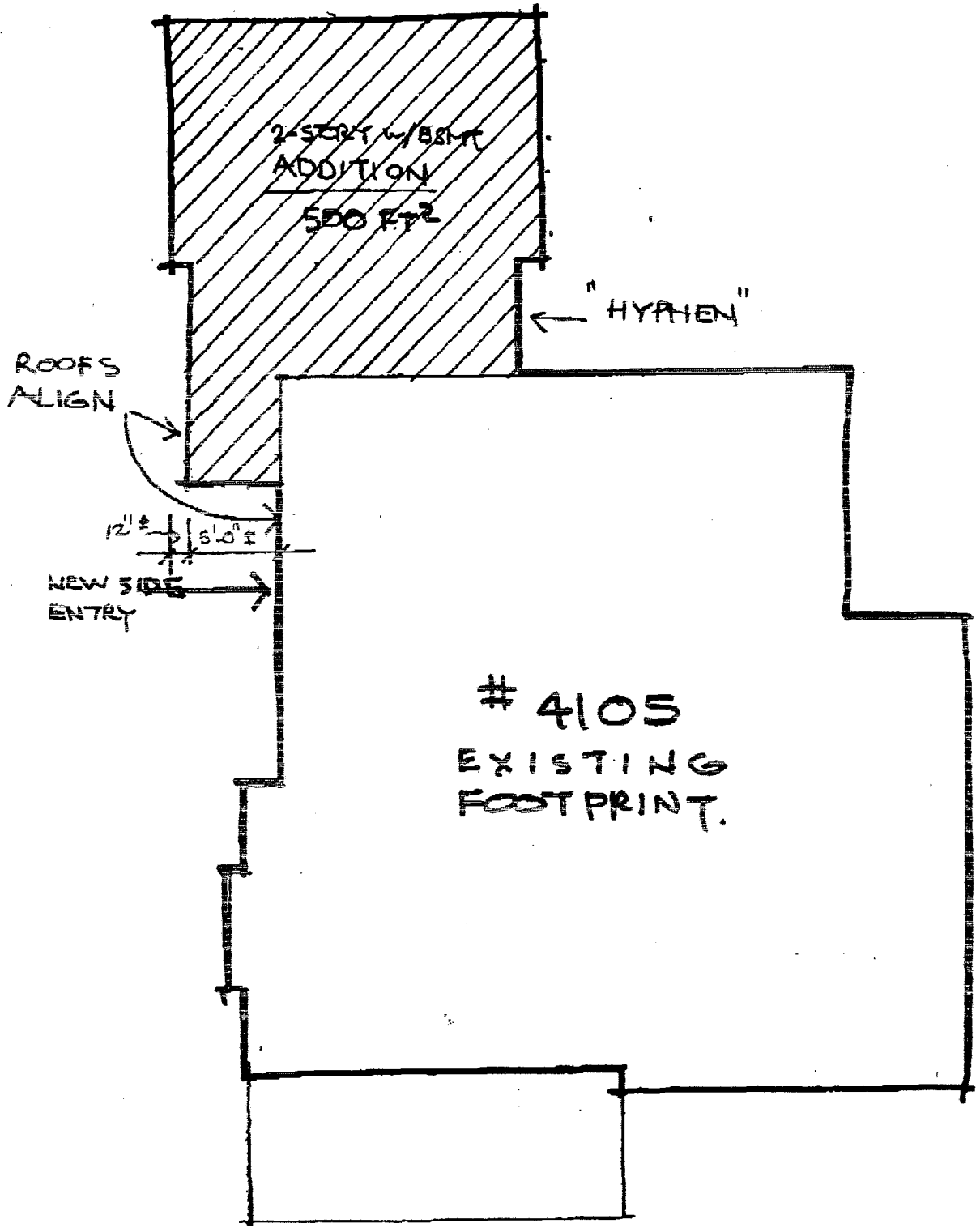
I hope we will be able to agree on the footprint of the new addition(s) this evening so our design work can move forward and that perhaps other details, i.e. windows, doors, etc. can be reviewed at future meetings, in case we have any disagreement this evening or are not able to reach a conclusion on all aspects of the future changes.

Best

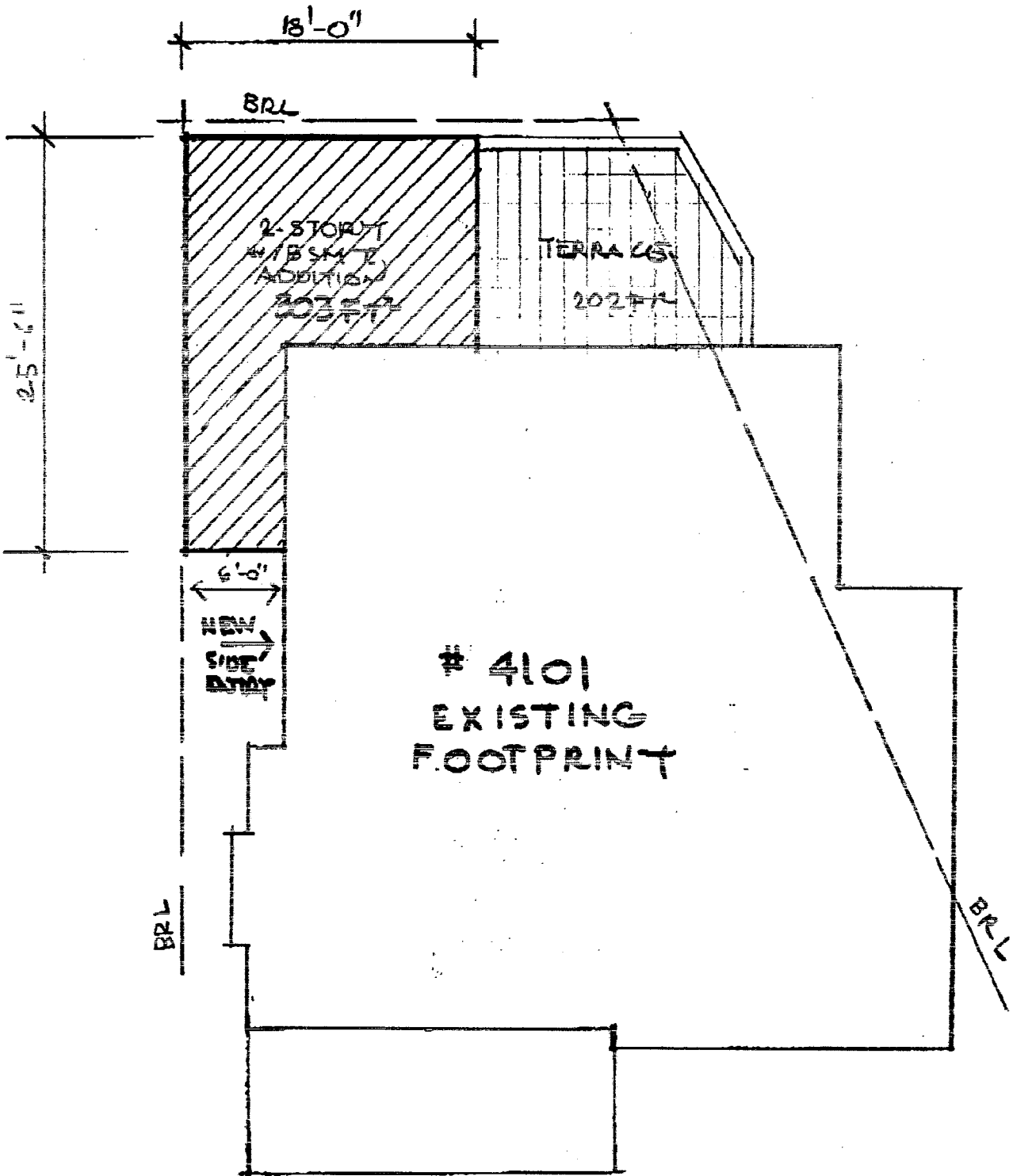
Richard D. Crone



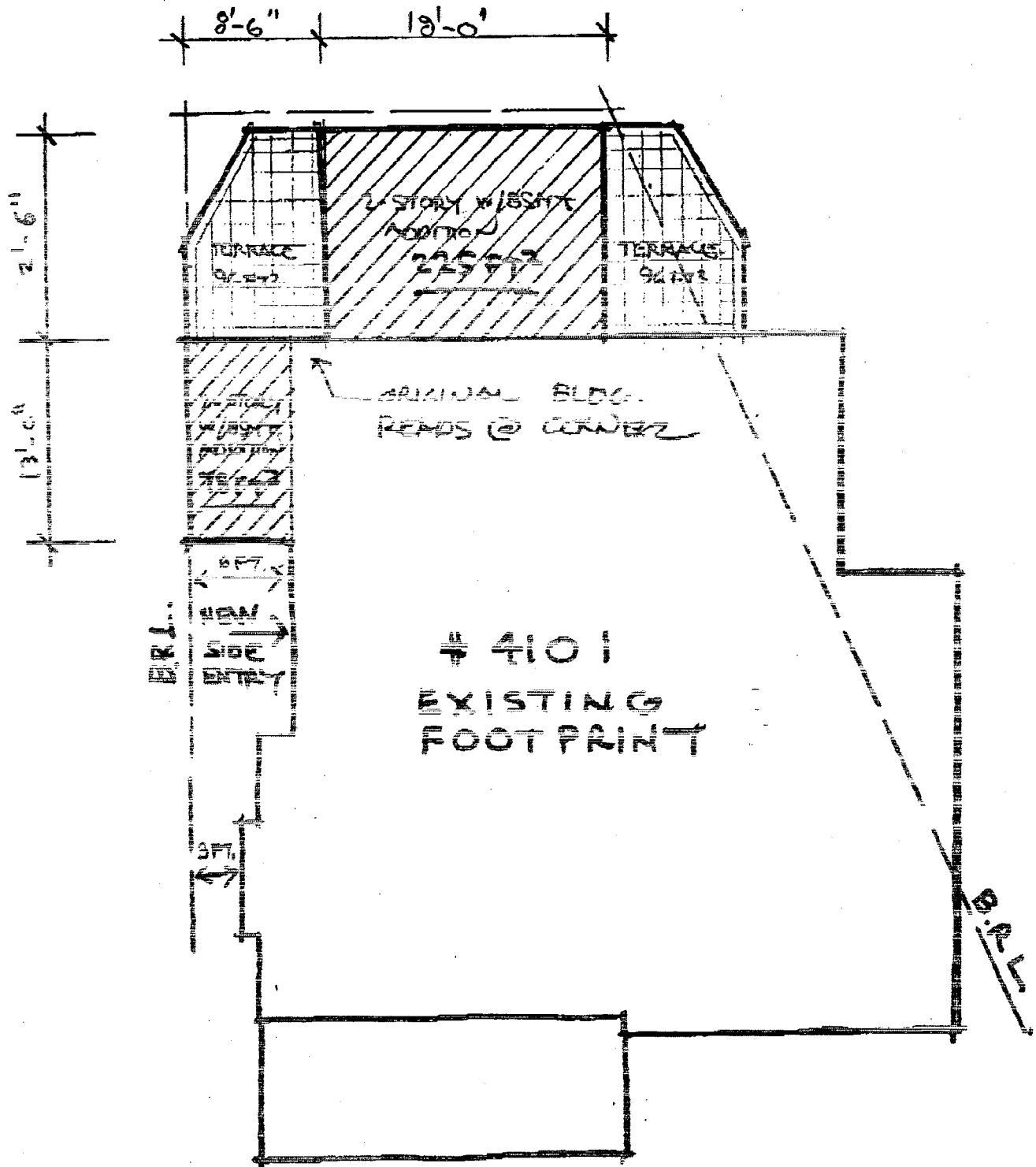
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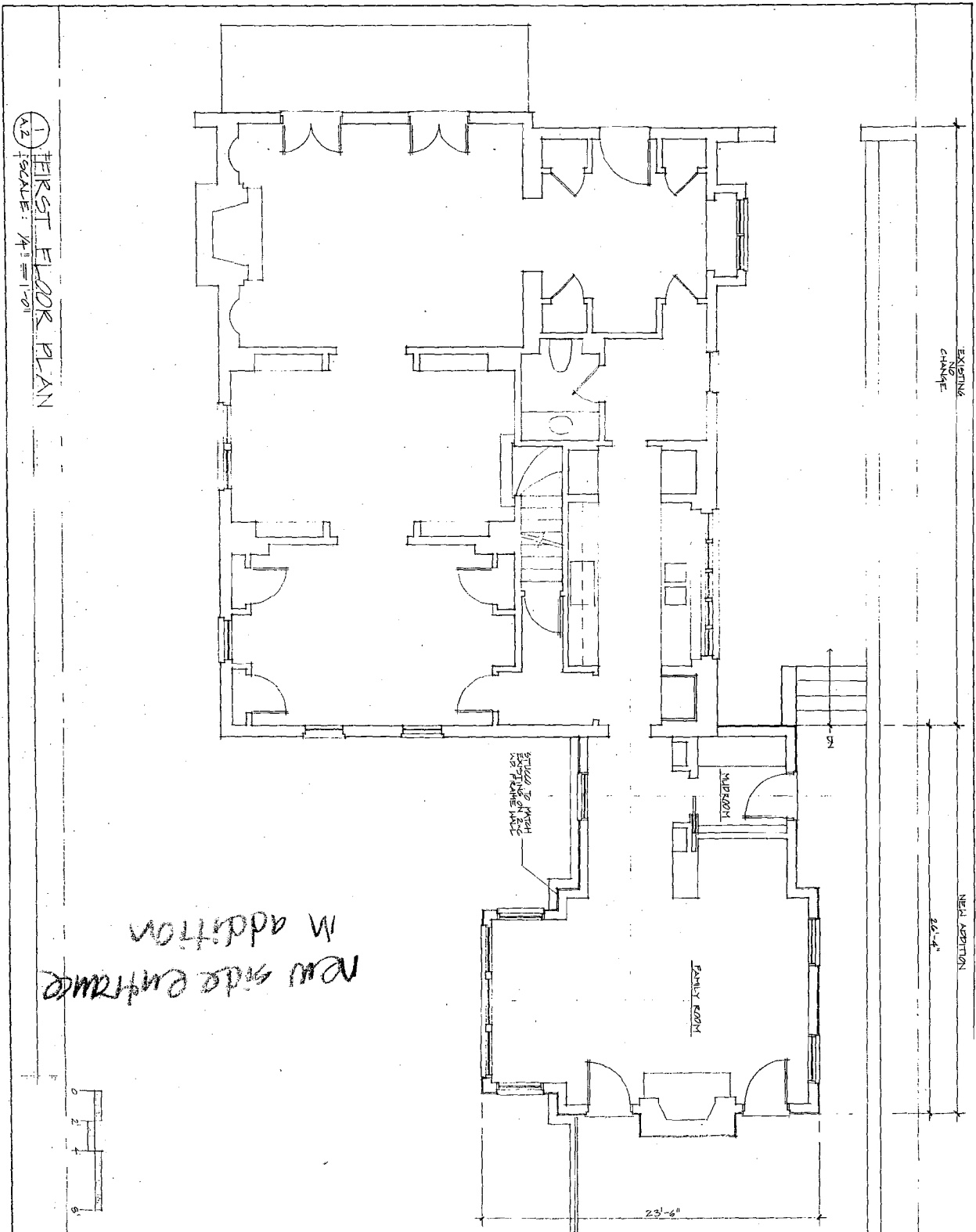
BUILDING FOOTPRINT OF
4105 STANFORD STREET



SCHEMATIC FOOTPRINT FOR
4101 STANFORD STREET



**PROPOSED
BUILDING FOOTPRINT OF
4101 STANFORD STREET**



① FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

*NEW SIDE ENTRANCE
 IN addition*

EXISTING
 NO CHANGE

26'-4"
 WALL TO CENTER LINE

23'-6"

2

FIRST FLOOR PLAN

DATE: 11/11/01

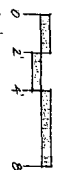
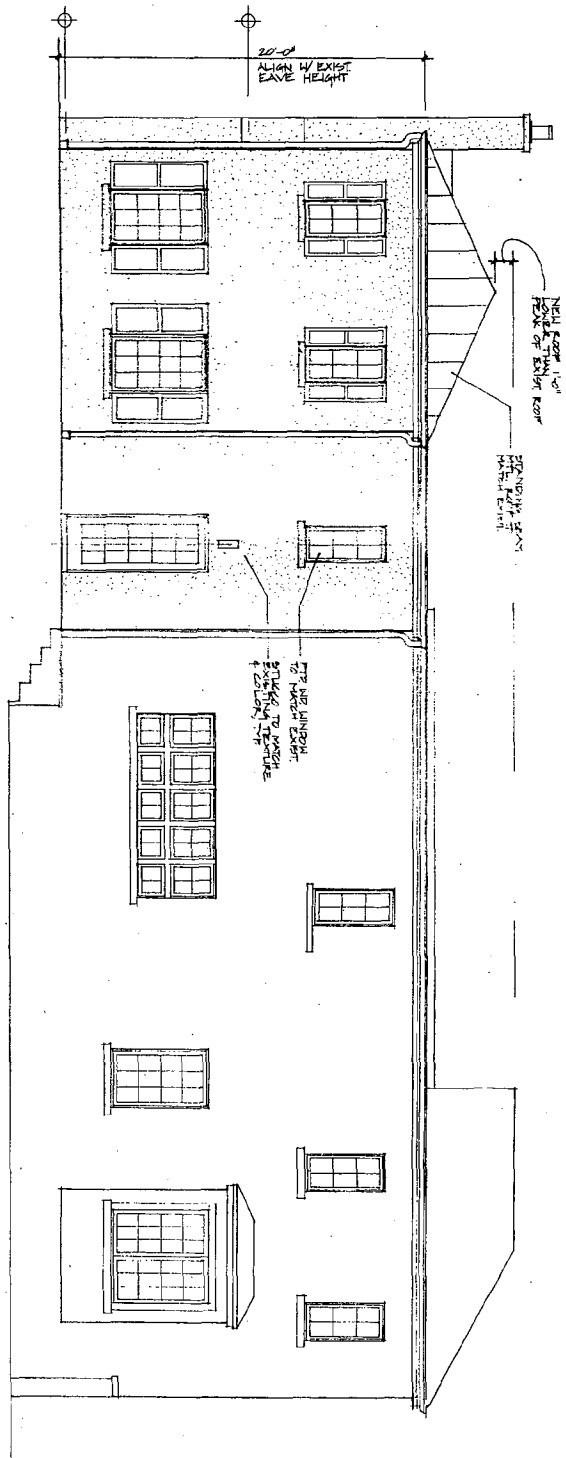
ADDITION TO THE
 MUSE RESIDENCE

MUSE ARCHITECTS

5630 Connecticut Avenue NW
 Phone 202.966.6266

Washington DC 20015
 Facsimile 202.966.9666

① WEST ELEVATION
 SCALE: 1/4" = 1'-0"



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4101 Stanford Street, Chevy Chase **Meeting Date:** 06/21/06
Applicant: Susan and Robert Grunewald (Richard Crone, Architect) **Report Date:** 06/14/06
Resource: *Master Plan Site #35/128, Geare House* **Public Notice:** 06/07/06
Review: Preliminary Consultation **Tax Credit:** Partial
Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Additions and alterations to house
RECOMMEND: Revise and return for a HAWP

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/128, Geare House*
STYLE: Spanish Revival
DATE: c. 1927

Excerpt from Places in the Past:

This cluster [4101, 4103, and 4105 Stanford Street] of picturesque Spanish Revival houses (c1927), near Rosemary Circle, were designed by Washington architect Reginald Geare. These evocative residences feature arched window and door openings, towers and turrets, terra cotta tile roofs and stucco walls. The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival houses, with the high degree of architectural sophistication exhibited by these three residences, are rare not only in Chevy Chase but throughout the country.

PROPOSAL

The applicant is proposing to renovate and expand this house located at the corner of Stanford and Hillcrest Place. Because it is on the corner, they are restricted by county building restriction lines and setbacks. Therefore, they are proposing an addition at the rear and left side of the house. Specifically, they propose the following:

Front (south) elevation (see Circles 11-13):

- Remove existing non-original metal doors in front arches and install new wood, true divided light doors (see proposed designs in Circles 12 + 13)
- The new side addition would be visible at the rear left side
- A new courtyard wall (5' max.) and entrance gate at front left

Right (east) elevation (see Circles 14-18):

- Remove metal window and replace with wood French door
- Install new wood window on second floor
- Remove three foundation level windows and install new windows (some below street grade)—see different window configurations in Circles 16-18

- Remove non-historic glass brick on rear right side and install new window
- Rear addition visible with new railing and steps to grade and foundation level arch

Rear (north) elevation (see Circles 19-21):

- Remove rear deck and stairs
- Remove aluminum windows and install new wood doors
- Install new railings and piers at ground level terrace
- Change second floor windows and first floor door configuration (see options in Circles 20+21)
- Remove two garage doors
- Construct an 18' wide x 12.5' deep addition inset on both sides. The two-story addition has three arches leading to a covered porch and doors beyond at the ground level. There is a small balcony coming off the first floor doors and terraces/equipment area with a low wall on both sides of the addition. There are steps with iron railings from the first floor doors to grade and from the driveway area to grade

Left (west) elevation (see Circles 22-25):

- Replace metal door with wood door and new iron railing
- Create a new entrance with a door with 24" porch roof and a low wall and entry courtyard. To install this door, the existing window pattern would be altered (see options in Circles 23-25)
- Construct a 13' wide x 6' deep addition. The addition section would have storage at the ground level and windows above.

They also propose to shorten the driveway and remove some existing paving around the house. They may propose to remove the asphalt driveway and install a gravel or paver driveway. No trees will be impacted by this project. The applicants may consider constructing a pool in the future but they would apply for a separate HAWP for that proposal.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard # 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.

Standard #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.

Standard #10: New additions and adjacent or related 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.

The Secretary of Interior's *Standards* recommend that new additions on historic structures should be avoided, if possible, and considered only after it is determined that needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

Staff has met with the applicants and their architects and expressed concern about so many alterations and additions to this individually-designated resource. Because of Geare's design with a two-story living room, it is difficult to get adequate living space for a family on the second floor without an addition. Unfortunately, the BRLs are so restrictive that in order for the owners to get the space they want inside, the addition must come out on the left side, which generally staff and the HPC do not support.

There are a few components of this proposal that staff supports. The proposed roof line for both additions is lower than the existing historic house, excessive pavement is being removed from around the house, the materials are compatible and appropriate, and the removal and replacement of the inappropriate windows that are so prominent in the front of this house and other incompatible elements will enhance this house.

While staff commends a number of improvements to this house that the applicants are proposing as part of its restoration, there are changes proposed for existing windows and openings that staff cannot support. The Secretary of Interior's *Standards* stress the importance of the retention of original windows and openings. If the applicants were proposing one window change, perhaps staff could reconcile that. However, they are proposing many changes to existing windows in location or size and this is problematic.

As shown in this proposal, two facades of the historic house will be altered substantially. The HPC generally might allow changes to one façade, and that is usually the rear. The proposed left side changes to the existing house including the new entrance and related window and doors changes as well as the addition and new entry courtyard and wall may be too visible and too focal and detract from the historic house.

However, that is not to say that staff will not support changes and an addition to this house. It is not out of the question to add on to an individually-designated resource. In general the Commission has approved sympathetic and compatible additions, especially where their impact on the historic massing was small. In fact, the HPC approved an approximately 500 SF footprint addition to one of this house's sister houses, 4105 Stanford, a few years ago. That addition had a small hyphen off the rear left side of the house and extended a few feet out the side as a way to minimize impact to the historic house.

It should be noted that this lot slopes down toward the rear and most of the changes proposed are set substantially back from the street. In the isometric view in Circle 10 it is clear where the two additions are and where the original massing is, which is important. Looking at that same visual, if the applicants were proposing only the rear addition, the proposal would be easier to support.

The architects are clearly open to working on the design as reflected in the number of designs they submitted, and staff appreciates this flexibility in their approach to the proposal. Based on the discussion in this report and with the HPC, the next step may require some creative interior space reconfiguration. At the preliminary consultation, the HPC will provide the applicants with feedback on the proposed design and what they find to be allowable alterations and additions and what they cannot support. Then the applicants can return for either another preliminary consultation or with an application that has been revised to reflect the discussion in this report and by the Commission.

Staff has discussed these concerns with the applicant and staff is certain that the applicants and their architects can work together with staff on revisions to make it an approvable and compatible proposal based on the guidance from the Commission.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on the comments of the HPC and return to the HPC with a Historic Area Work Permit application.



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: Dick Coleman
Daytime Phone No.: 301 951 4333

Tax Account No.:
Name of Property Owner: Robert & Susan Grunewald Daytime Phone No.: 704 906 4523
Address: 827 Berkeley Charlotte N.C. 28203
Contractor: TBD Phone No.:

Contractor Registration No.:
Agent for Owner: Crone Associates Arch. LLC Daytime Phone No.: 301 951 4333

LOCATION OF BUILDING/PREMISE
House Number: 4101 Street: Stanford Street
Town/City: Chevy Chase Nearest Cross Street: Hillcrest Place
Lot: 1 Block: 13 Subdivision: Section 4
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 1.1 million
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: 5.23.06

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.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

4101 Stanford (subject property), is a single family detached residence of Spanish Colonial design, by the architect Reginald Geare, built approximately 1927 in line with two other similar styled homes by the same architect. This home is unique to this area and contains many noteworthy architectural details, including arched windows, stucco exterior, tile roof, towers, garden stucco walls. It is set on a heavily tree canopied corner lot sloping from front to back in Chevy Chase village across from an elementary school. Due to very low topography of the rear garden, most of entire rear lower level is not seen from the street, even without existing fencing and screen plantings. The existing condition is moderate to poor, suffering from cracks in the stucco, improper window flashing allowing for water penetration, crumbling roof tiles, deteriorating substructure, decay and lack of proper maintenance for years. Subsequent repairs / improvements / window & door replacement/ attempts at landscaping, retaining walls, etc., were all most indifferent or contrary to the original design and done without quality materials or workmanship, planning or improper site development.

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

The scope of work for restoration and addition includes: repair of existing structure, adding two small two story additions, one at rear and another at northwest corner, set far back from street view, plus lower level storage rooms to the rear and west side of the property, replacing the non-original windows and doors in existing openings, with arch. correct / more original fenestration, applying new stucco to return the home to original texture, installing replacement roof tiles as required to closely approximate original, removing newer additions, decks, porches where not original. The new proposed additions will have minimal impact visually to this corner lot and will be set far from front or east side of the property due to very limited buildable areas due to setbacks imposed by this corner lot. Additions will be scaled to compliment the existing home, but distinct from it. We are planning to remove inappropriate and non original garden walls, and features from the garden and much concrete and driveway area in the rear garden and return more green space to the lot, while concealing mechanical systems, condensers, refuse cans, etc. from public view behind walls. There are no trees planned now to be cut or removed from the subject property of 6" or greater.

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.

2. **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.

~~3. **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.~~

4. **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.

~~5. **TREE SURVEY**~~

N/A

~~If you are proposing construction adjacent to or within the canopy 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.~~

6. **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).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address ROBERT & SUSAN GRUNEWALD 827 BERRELET AVE, CHARLOTTE, N.C. 28203</p>	<p>Owner's Agent's mailing address RICHARD CRONE, ARCH. LLC. 7711 BROOKVILLE RD. CHEVY CHASE MD. 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>(ADJACENT OWNER!) THAYE MACKENZIE 4103 STANFORD ST. CHEVY CHASE MD. 20815</p>	<p>OCCUPANT (BEHIND) 7002 BEECHWOOD DRIVE CHEVY CHASE, MD. 20815</p>
<p>OCCUPANT (@ REAR SIDE) 6808 HILL CREST ST. CHEVY CHASE, MD. 20815</p>	<p>OCCUPANT (ACROSS PARK) 4106 ROSEMARY ST. CHEVY CHASE, MD. 20815</p>
<p>OCCUPANT (ACROSS PARK) 4104 ROSEMARY ST. CHEVY CHASE, MD. 20815</p>	

CRONE
ASSOCIATES
ARCHITECTS, LLC

RESIDENTIAL ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE DESIGN

RICHARD D. CRONE AIA

5.31.06

Anne Fothergill
Historic Preservation Planner
HPC Review committee members
Montgomery Co. Park & Planning
1109 Spring Street, Suite 801
Silver Spring, Md. 20910

Dear Ms. Fothergill
HPC Planning review committee

Re: 4101 Stanford St., Chevy Chase, Md.

We are very excited with the challenges before us, as architects, in assisting our clients, Susan and Robert Grunewald, in the forthcoming renovation / restoration and additions to 4101 Stanford Street in Chevy Chase.

Due to the nature of this corner lot, its topography, and the very tight existing building restriction lines, I know you are well aware of the challenges, we face on how best to enlarge this home to create a livable home for this growing family. Due to the limited amount of square footage in the home on the second floor for three bedrooms, adequate closets, bathrooms, laundry, etc. we can only accommodate the program by planning for additions to the home, which are limited to the back and left rear with minimum space for any addition.

I am confident that the proposed designs soon to be submitted for review, will be sympathetic to the concerns of all for a sensitive restoration of the home and yet meet with our clients needs for a family of five. With the many numerous and unkind alterations to the exterior and interior of this home over the past years, extensive replacement of inappropriate windows & doors, inferior materials and poor application of workmanship exhibited, we should all be fortunate that the new owners stand at the ready to meet the challenges ahead both financially and emotionally to make now a proper Work, in correcting and repairing this significant resource for the community of Chevy Chase.

We look forward to a more in depth review to explain our designs and answer questions on the 21st of June with the committee. We hope to secure your recommendations for our design and the approval of the HPC at that time so we might move forward with the final design development drawings and then to construction documents for permitting.

Sincerely



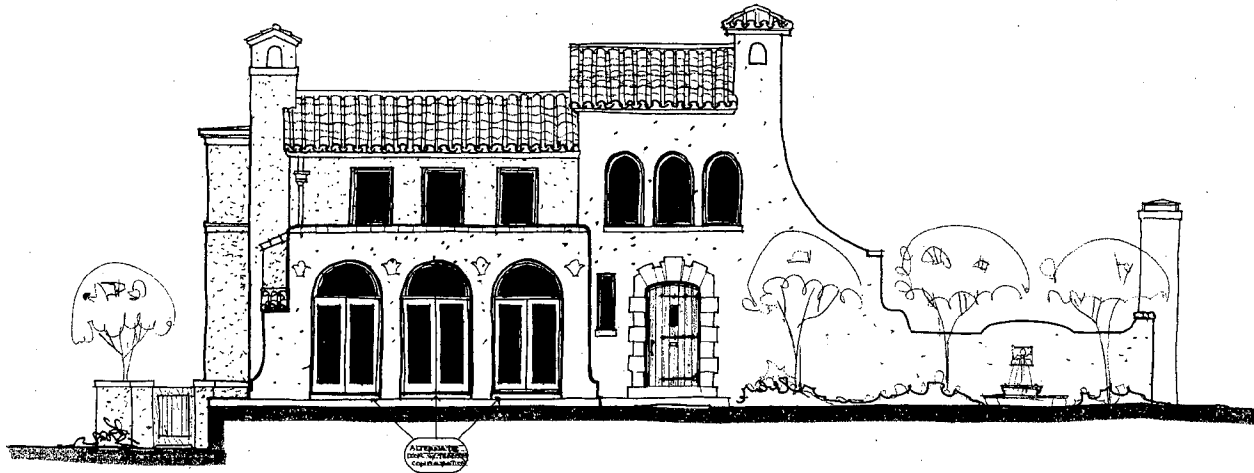
Richard D. Crone, Architect

7711 Brookville Rd
Chevy Chase, Md. 20815
T: 301 951 4333 F: 301 951 4334

1801 So. Flagler Drive
West Palm Beach, Fla. 33401
T: 561 832 1172

croneassociates@earthlink.net

CRONE
ASSOCIATES
ARCHITECTS
7711 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
1301 931-4333 FAX 301 931-4334



PROPOSED FRONT ELEVATION-Stanford Street
Scheme "B"

NO. DATE REVISION BY

Proposed Addition
and Renovation to the
**CHUNEWALD
RESIDENCE**
4111 Stanford Street
Chevy Chase MD 20815

PROJECT

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DATE 8-01-06

SCALE 3/8"=1'-0"

DRAWN BY

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JOB NO

A-6

SHEET 6 OF 15

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CRONE
ASSOCIATES
ARCHITECTS
7711 BROOKVILLE ROAD
CHEVY CHASE, MD 20815
0001 951-4233 FAX 0001 951-1244

□ □ □ □ □



PROPOSED SIDE ELEVATION-Hillcrest Place
Scheme "B"

NO. DATE REVISION BY

Proposed Addition
and Restorations to the
**GRINEWALD
RESIDENCE**
4101 Stanford Street
Chevy Chase MD 20815

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17



PROPOSED SIDE ELEVATION-Hillcrest Place
Scheme "C"

NO. DATE REVISION BY

Proposed Addition
and Renovations to the
**GRUNEWALD
RESIDENCE**
4101 Mansford Street
Chevy Chase MD 20815

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A-10

SHEET 10 OF 15

18



PROPOSED REAR ELEVATION
Scheme "B"

NO DATE REVISION BY

Proposed Addition
and Renovation to the
**GRUNWALD
RESIDENCE**
4101 Shafter Street
Cherry Chase, MD 20815

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SCALE

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SHEET 14 OF 15



PROPOSED SIDE ELEVATION
Scheme "B"

NO. DATE REVISION BY

Proposed Addition
and Renovations to the
**GRUNEWALD
RESIDENCE**
1101 Stamford Street
Chevy Chase MD 20815

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PROPOSED SIDE ELEVATION
Scheme "C"

NO DATE REVISION BY

Proposed Addition
and Renovations to the
GRUNEWALD
RESIDENCE
3101 Stamford Street
Chevy Chase MD 20815

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DATE 6-1-09

SCALE 1/4"=1'-0"

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APPROVED BY

JOB NO

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