

35/130-03A 4105 Stanford Street
(Horton House, Master Plan Site 35/130)

II C ~~II~~

M-NCPPC

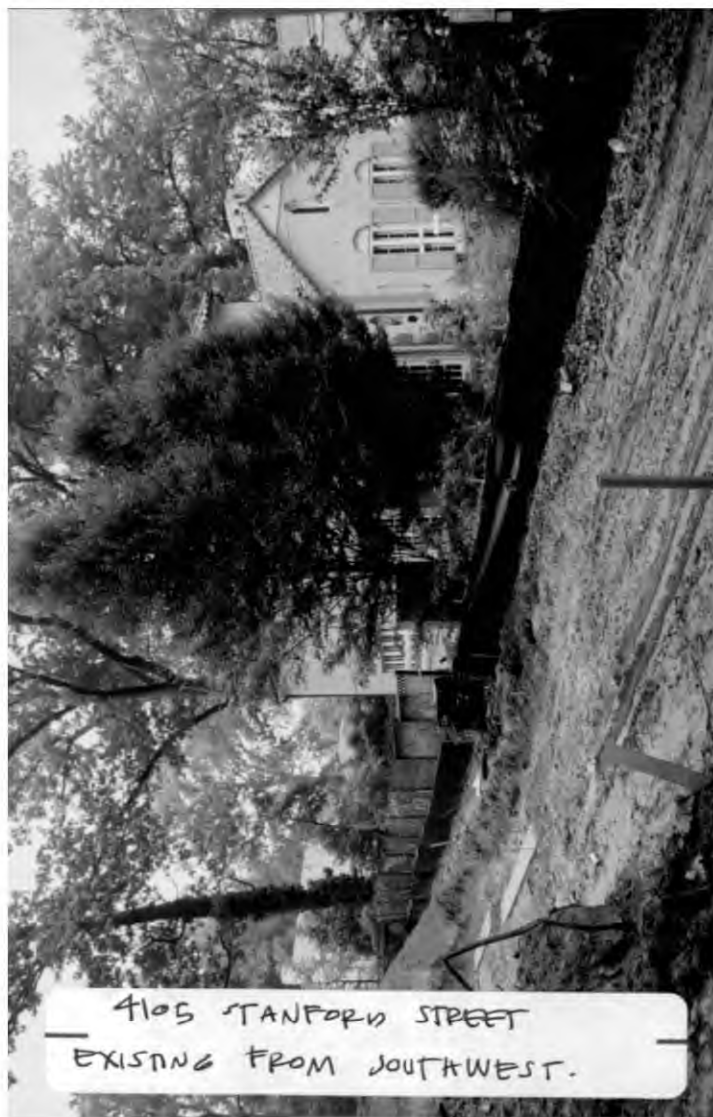


**MONTGOMERY COUNTY DEPARTMENT
OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

4105 stanford street
extra photos



4105 STANFORD STREET
EXISTING FROM SOUTHWEST.



4105 STANFORD STREET
— EXISTING RESIDENCE FROM SOUTH —



4105 STANFORD STREET
EXISTING FROM SOUTHWEST.



4105 STANFORD STREET
— EXISTING RESIDENCE FROM SOUTH. —



4105 STANFORD STREET
EXISTING EAST FACADE & 4103
STANFORD STREET.













1105 STANFORD STREET
EXISTING REAR YARD - LOCATION OF
ADDITION & WALL TO BE REBUILT.



4105 STANFORD STREET
EXISTING - WALL TO BE REBUILT/LOCATION
OF ADDITION



4105 STANFORD STREET
EXISTING FROM SOUTH/ACCESS TO REAR



4105 STANFORD STREET
VIEW OF WEST FACADE / EXISTING.







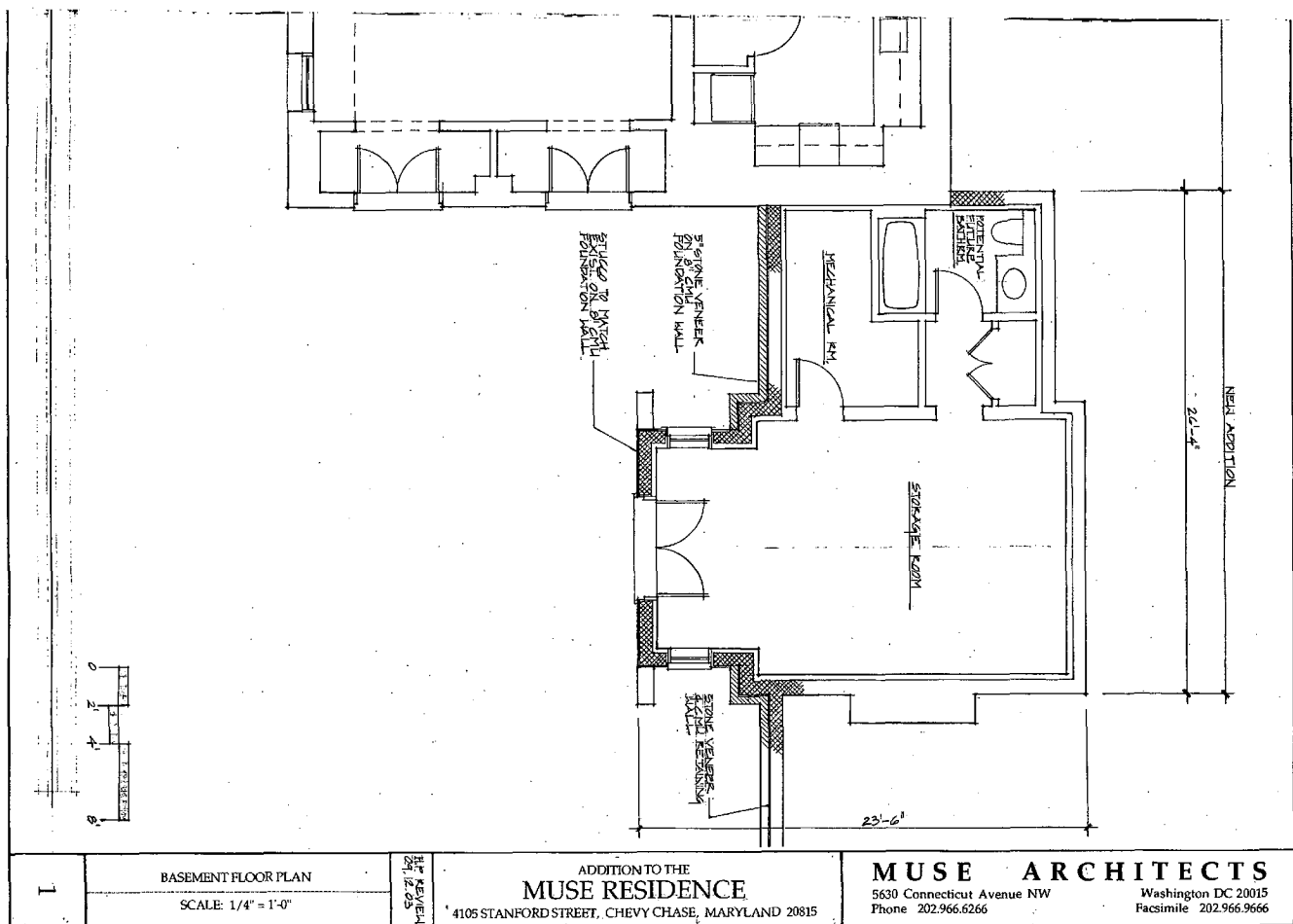
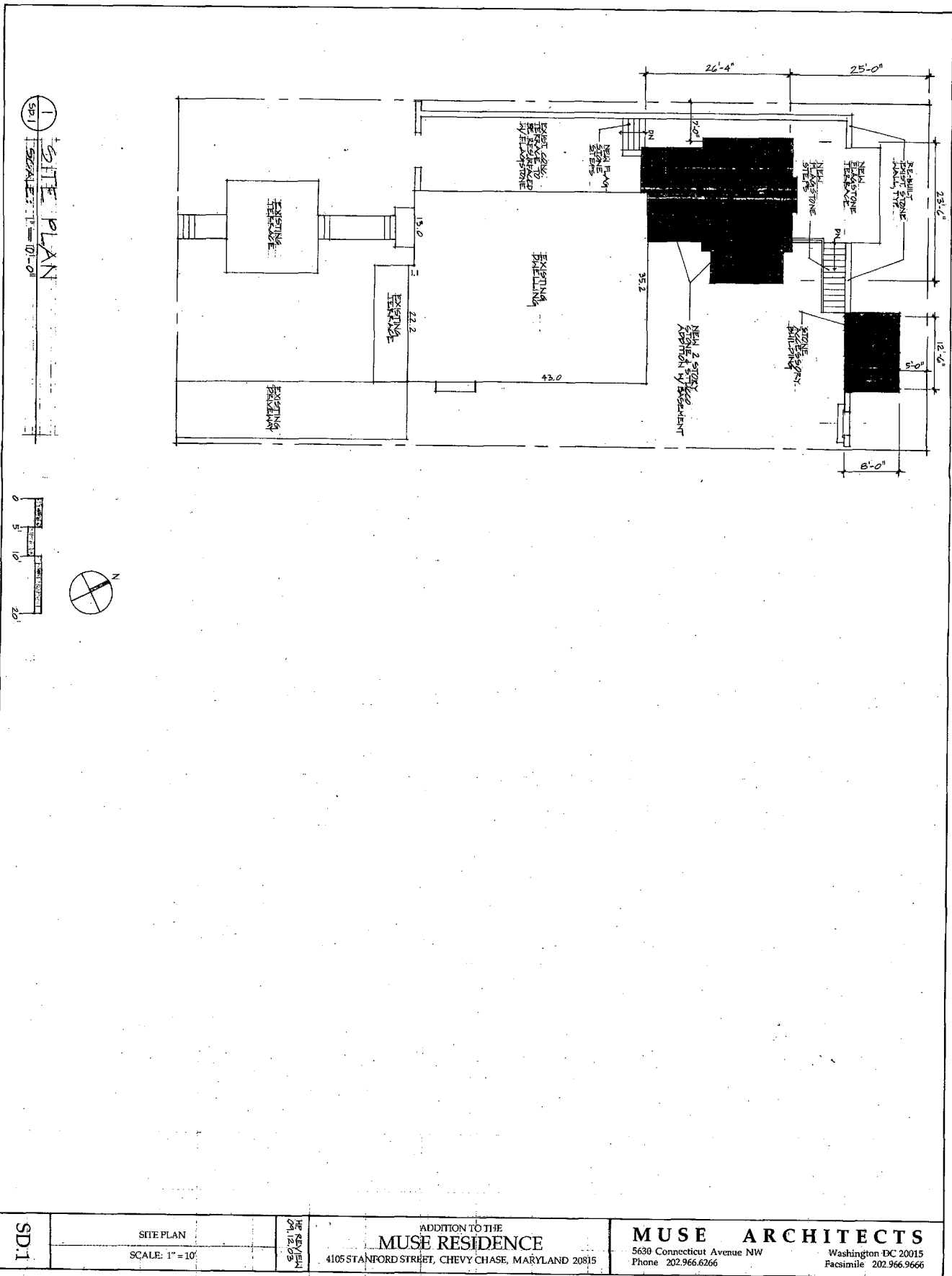


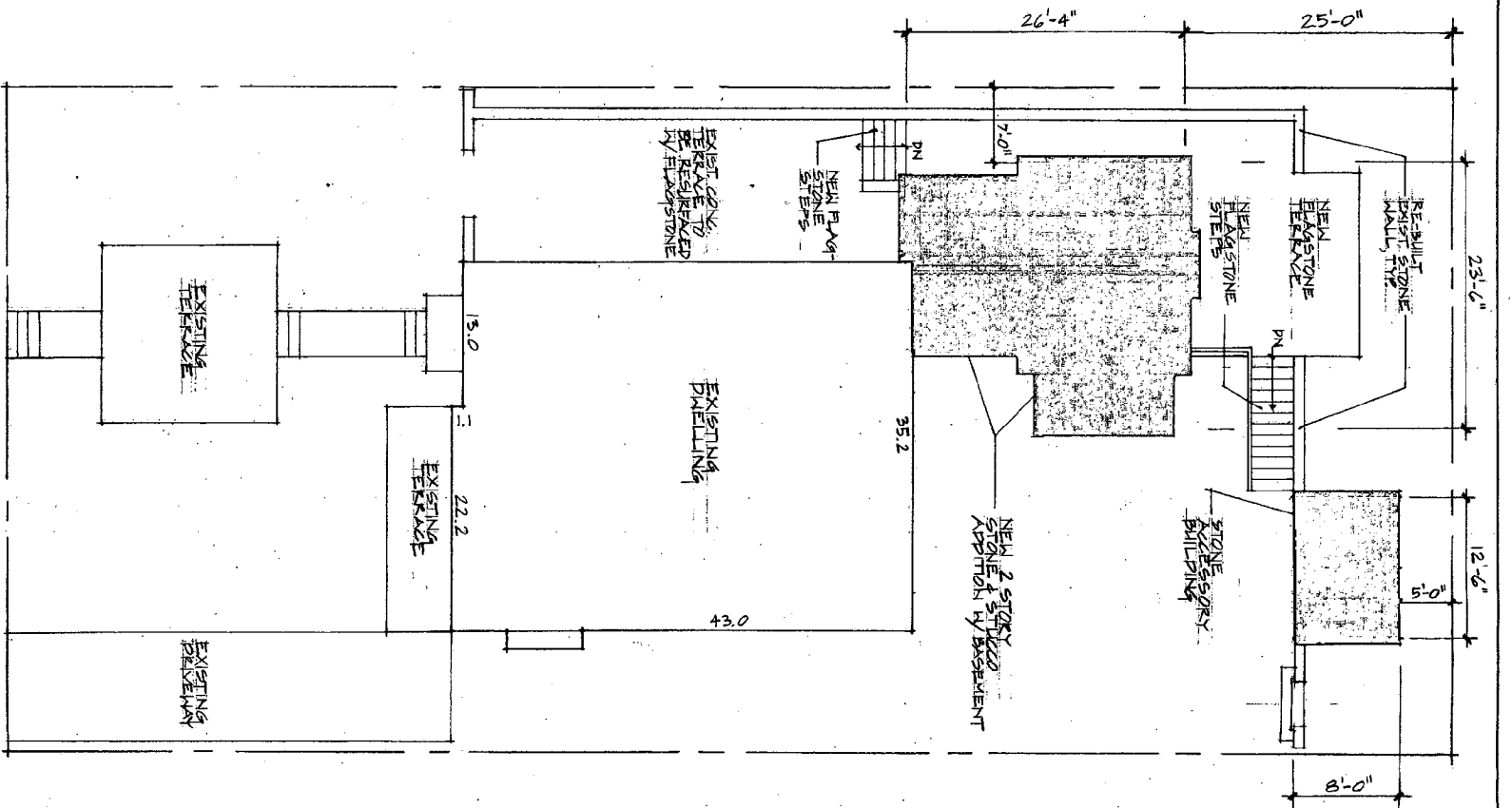




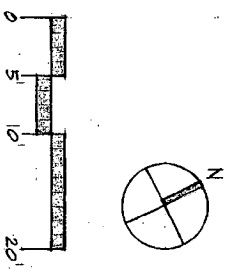


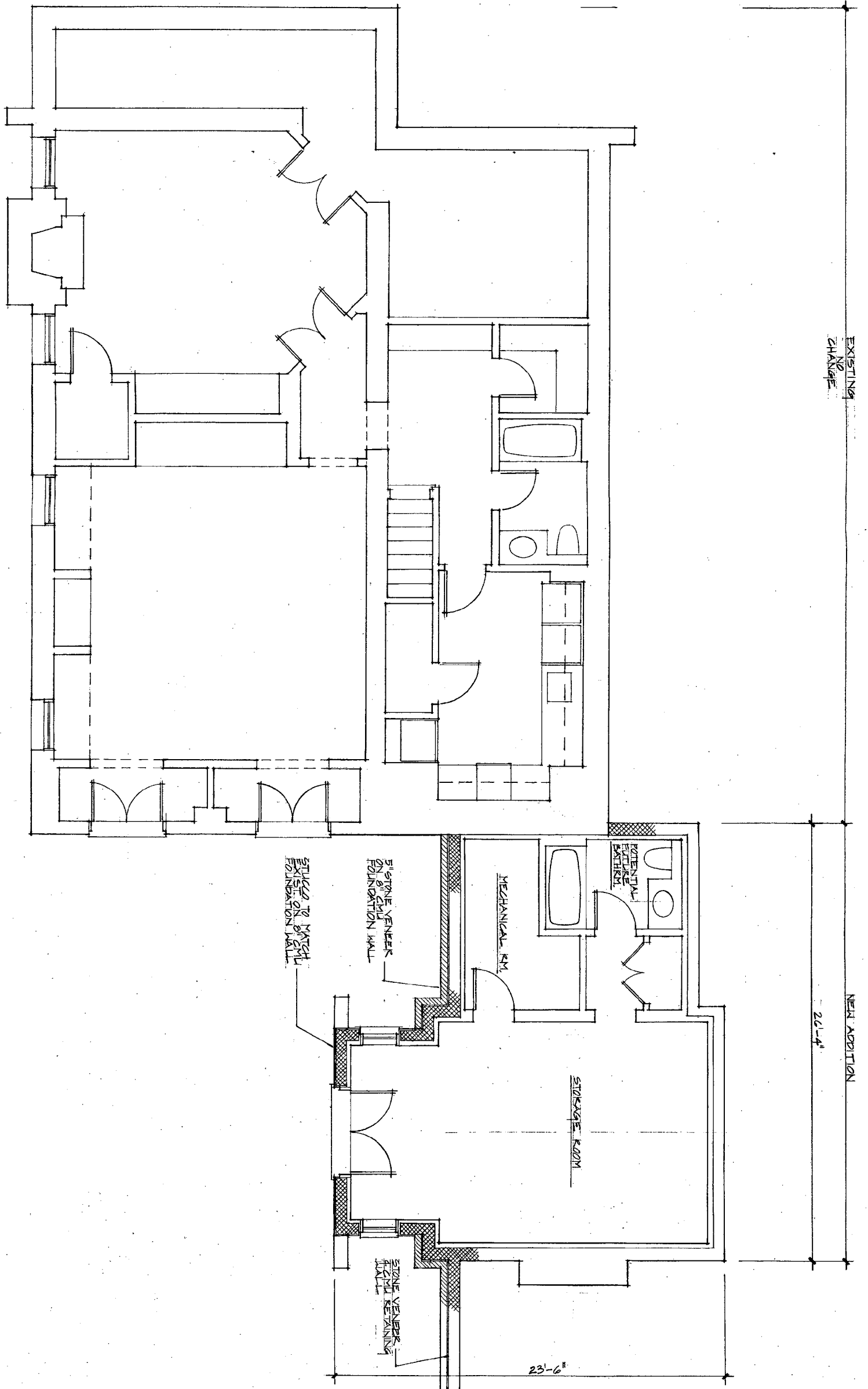






1 SITE PLAN
 SD.1 SCALE: 1" = 10'-0"





1
A.1
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

H.P. REVIEW
29.12.03

ADDITION TO THE
MUSE RESIDENCE

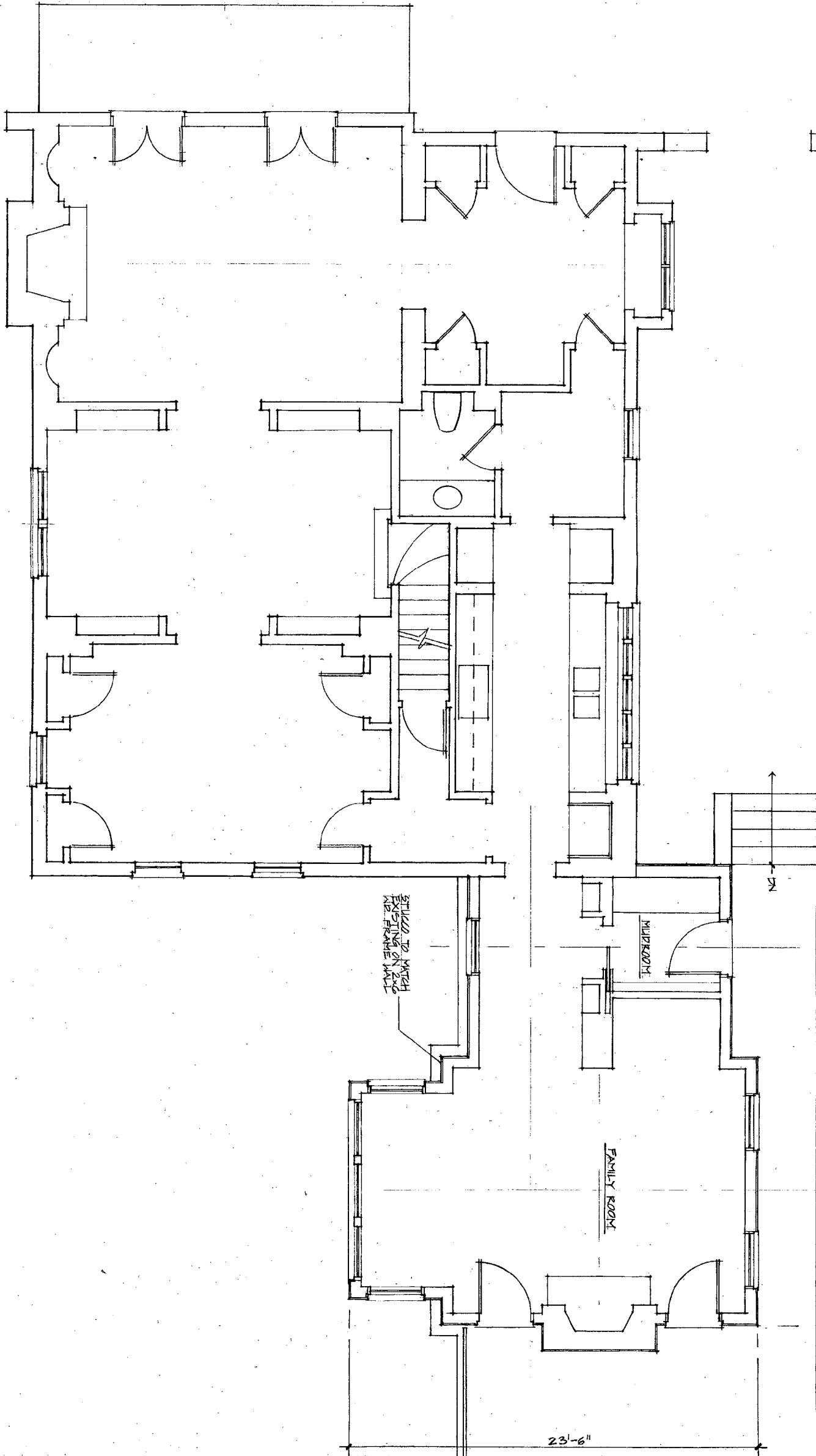
4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS

5630 Connecticut Avenue NW
Phone 202.966.6266

Washington DC 20015
Facsimile 202.966.9666

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



EXISTING
NO
CHANGE

NEW
ADDITION
26'-4"

23'-6"



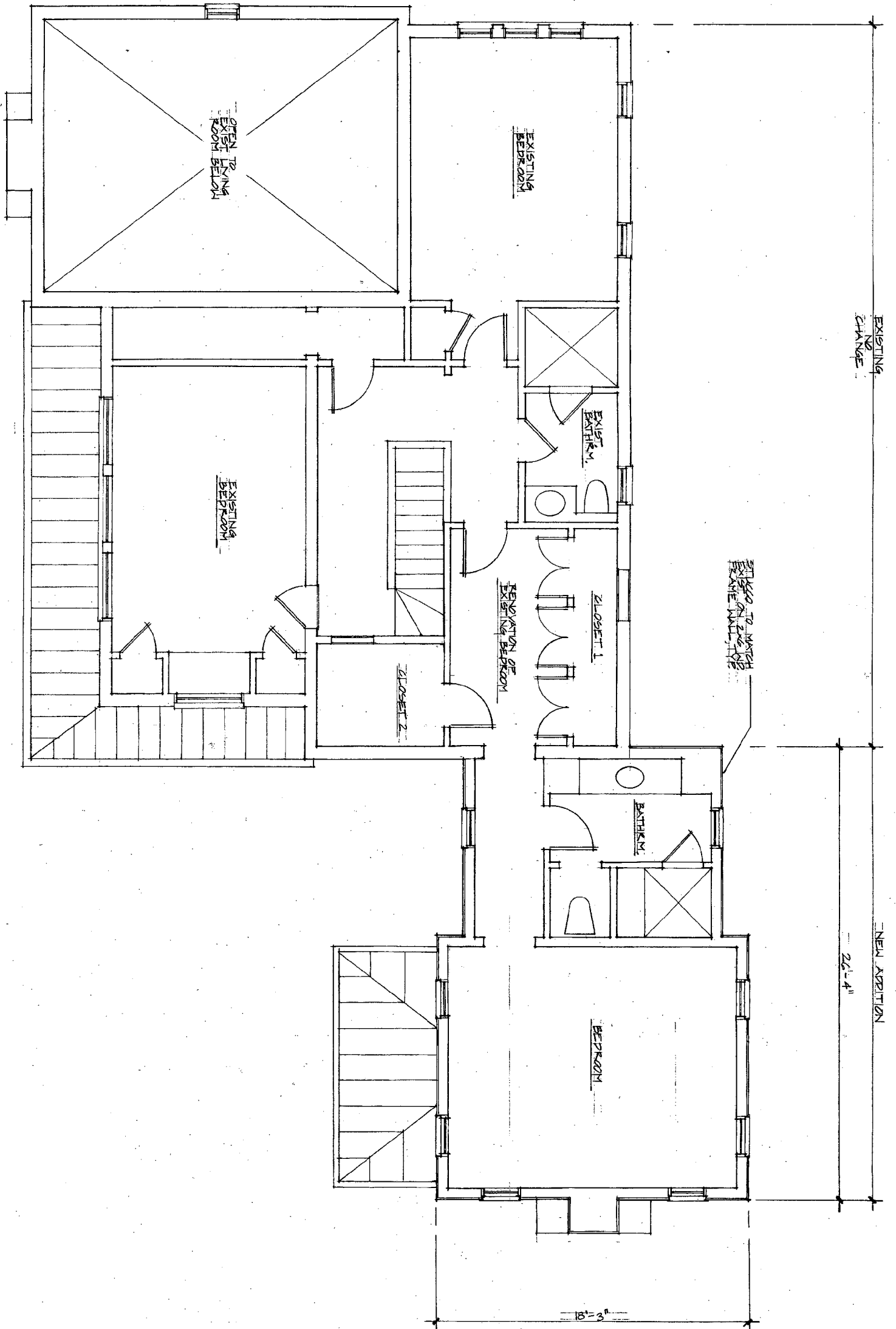
2

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

THE REVIEW

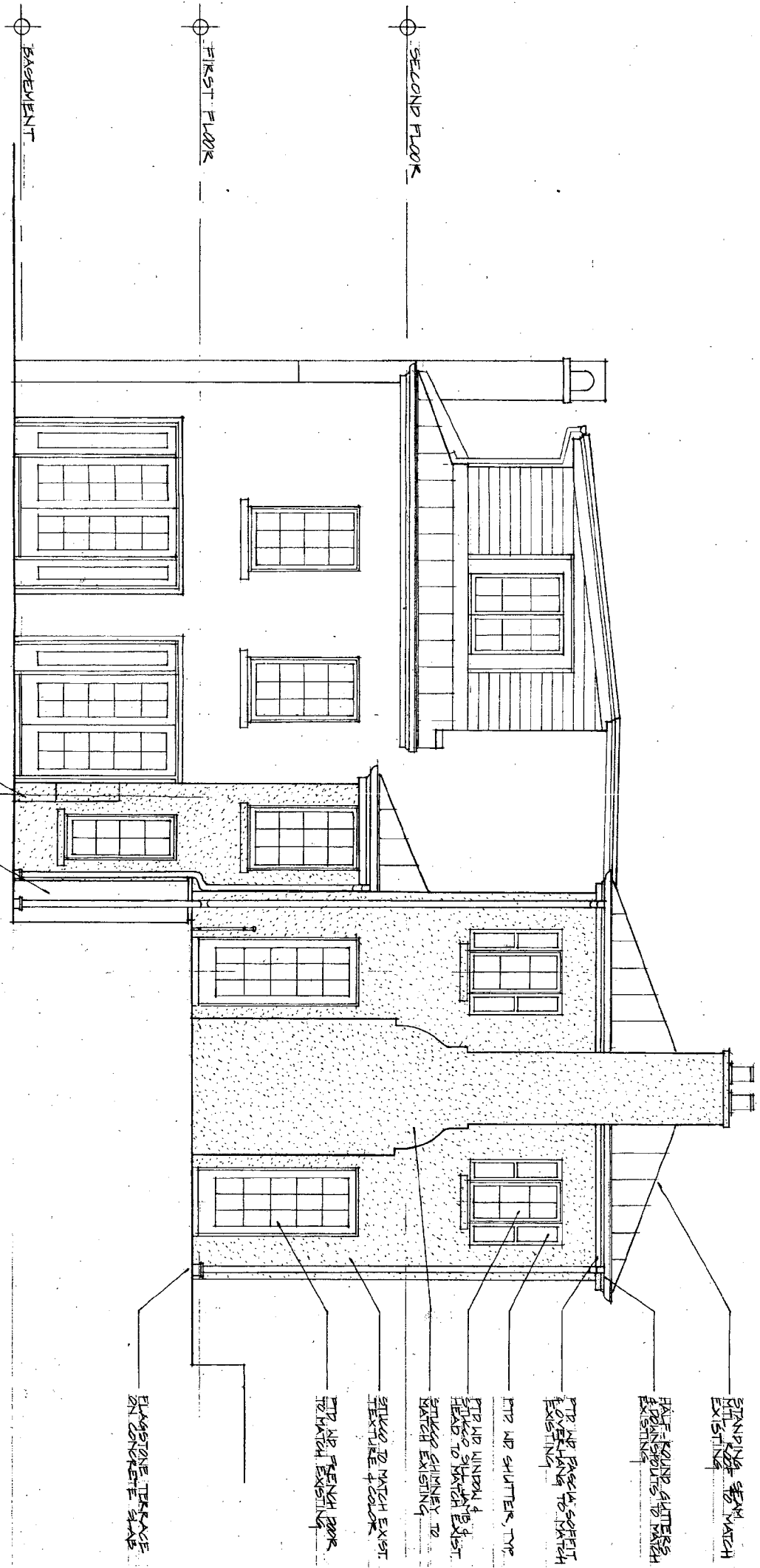
ADDITION TO THE
MUSE RESIDENCE
4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
5630 Connecticut Avenue NW
Phone 202.966.6266
Washington DC 20015
Facsimile 202.966.9666

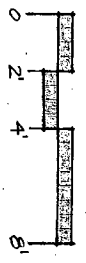


1 SECOND FLOOR PLAN
 X.3 SCALE: 1/4" = 1'-0"





1 NORTH ELEVATION
 A4 SCALE: 1/4" = 1'-0"



STAINPING SEAM MATCH EXISTING
 HALF-ROUND GUTTERS EXPANSION JOINTS TO MATCH EXISTING
 PUT UP BASQUET SCORBIT TO BE LAPPED TO MATCH EXISTING
 PUT UP SHUTTERS, TOP
 PUT UP LINEN & STUCCO SHUTTERS & HEADS TO MATCH EXIST.
 BRICK CHIMNEY TO MATCH EXISTING
 STUCCO TO MATCH EXIST. TEXTURE & COLOR
 PUT UP PENNY ROOF TO MATCH EXISTING
 FLAGSTONE TERRACE ON CONCRETE SLAB

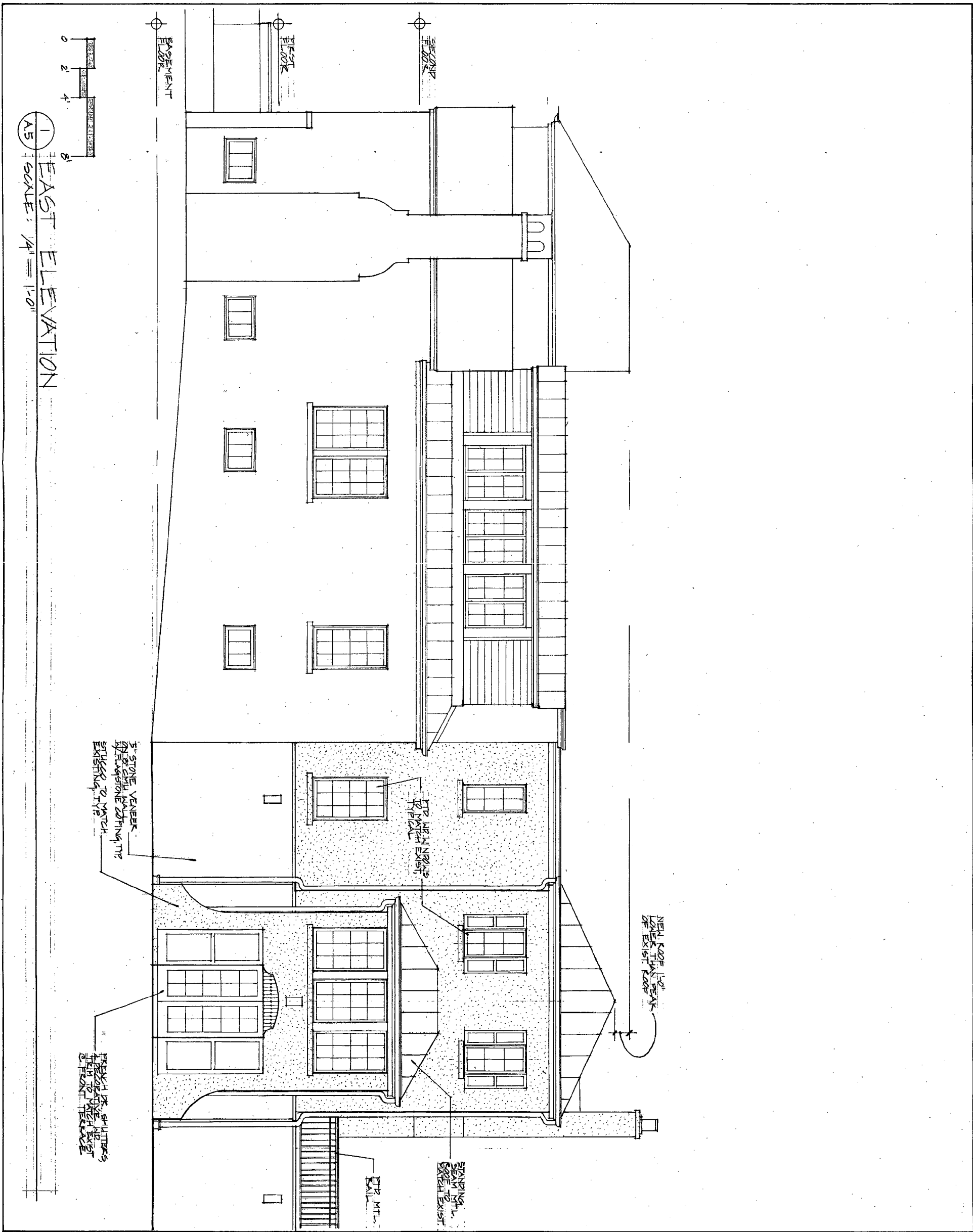
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

HP REVIEW
 01.12.13

ADDITION TO THE
 MUSE RESIDENCE

4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
 5630 Connecticut Avenue NW Washington DC 20015
 Phone 202.966.6266 Facsimile 202.966.9666



1 EAST ELEVATION
 A5 SCALE: 1/4" = 1'-0"

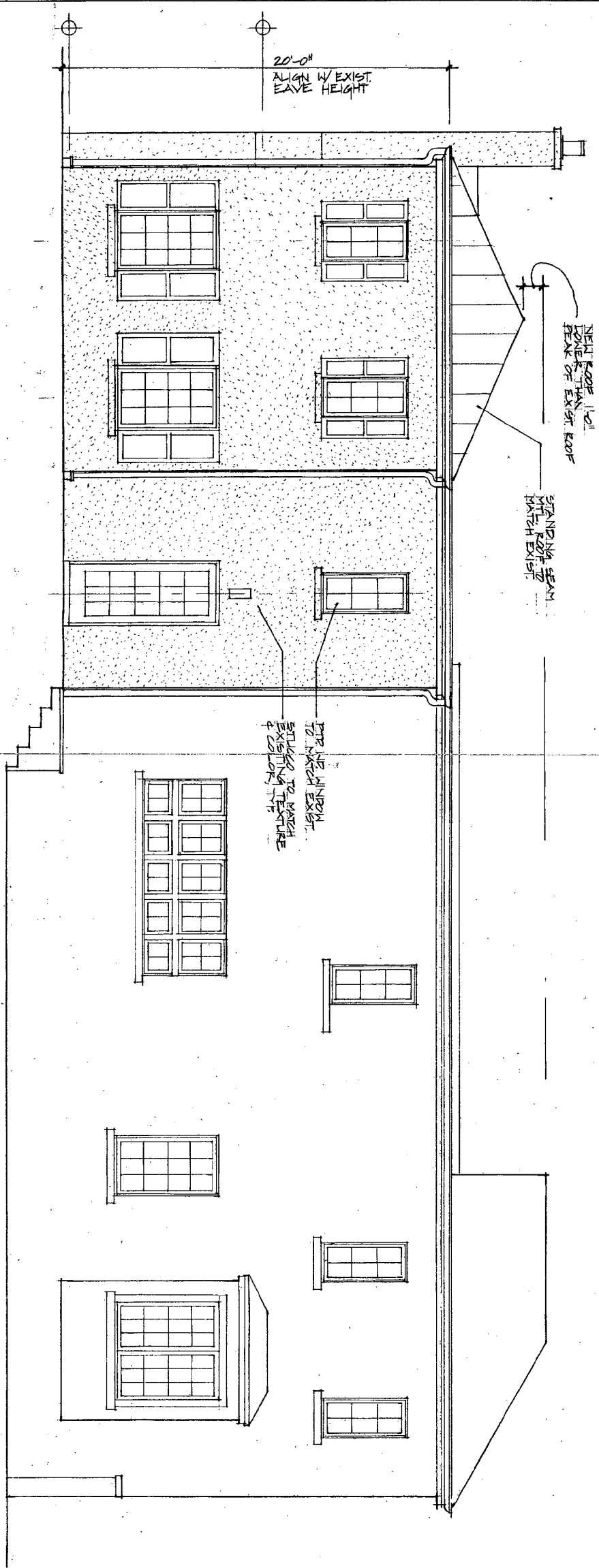
EAST ELEVATION
 SCALE: 1/4" = 1'-0"

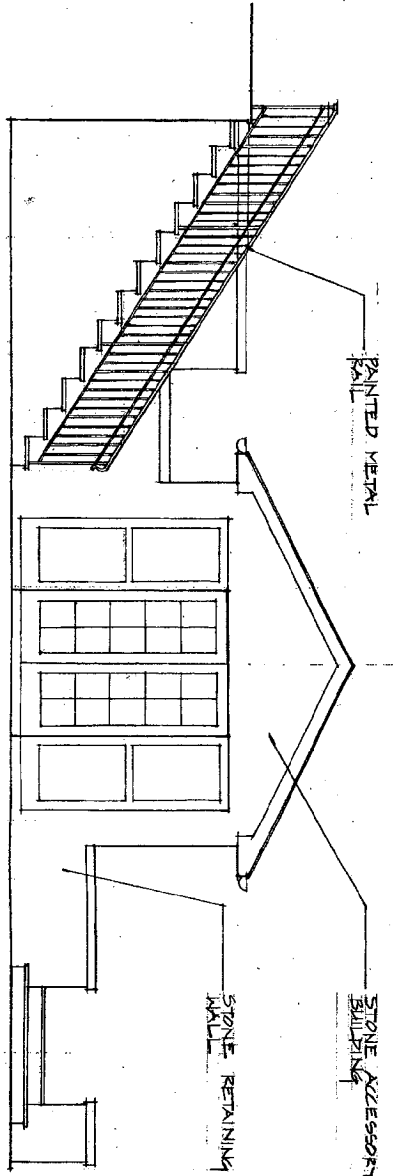
REVISION
 02/12/23

ADDITION TO THE
MUSE RESIDENCE
 4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

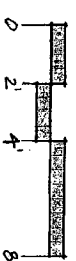
MUSE ARCHITECTS
 5630 Connecticut Avenue NW Washington DC 20015
 Phone 202.966.6266 Facsimile 202.966.9666

1 WEST ELEVATION
 A.6 SCALE 1/4" = 1'-0"





① ACCESSORY STRUCTURE
 A.7 SCALE: 1/4" = 1'-0"



NEW ROOF 11'-0"
LOWER THAN
EXIST. PEAK

EXISTING DORMER
BEYOND

NEW ADDITION
BEYOND



EXISTING
NO CHANGE

① SOUTH ELEVATION
 A.8 SCALE: 1/4" = 11'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 11, 2004

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

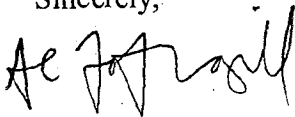
RE: Changes to approved HAWP # 318960
4105 Stanford Street, Chevy Chase (Horton House) Master Plan site # 35/130

Dear Mr. Jetter:

I am writing you this letter regarding an approved change to the above-referenced Historic Area Work Permit. The homeowners have consulted with the Town of Chevy Chase arborist and determined they need to remove two trees in their backyard. The Montgomery County Historic Preservation Commission approved this proposed amendment to the HAWP at their March 10, 2004 meeting. The tree removal was approved with the **tree replacement condition that the applicant must plant a minimum of 2 trees on their property. The trees to be planted must be 2" in caliper minimum and selected from the Montgomery County Native Species List.**

Please accept this letter as **formal approval** for removal of the 2 trees. If you have any additional questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,



Anne Fothergill
Historic Preservation Planner

cc: Stephen Muse

MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill
Date: March 10, 2004

Attached please find an email from a homeowner proposing removal of 2 trees as part of a previously-approved HAWP for 4105 Stanford Street (Horton House) in Chevy Chase.

The applicant is in the midst of excavation for a rear addition. When the town arborist came out to the site he had concern about their trees. They called in another arborist, whose letter is attached, who also thinks the trees are leaning and would be adversely affected by the addition and at risk of uprooting.

The applicant would like permission to remove these 2 trees. Staff is asking the HPC to allow staff-level approval of this revision to the HAWP.

*replanting
town approved 2 trees*

*Abi → Julia's
signature*

Fothergill, Anne

From: Stephen Muse [smuse@musearchitects.com]
Sent: Monday, March 08, 2004 5:52 PM
To: Fothergill, Anne
Subject: Muse residence

Anne,

As you probably remember, when the town arborist visited our house as part of a preconstruction meeting, he commented on one tree in the corner of our property. He recommended that we take this tree down. At first, I did not want to deal with this and assumed that we would simply go forward with the construction. When the contractor heard the arborist's comments, he brought out a second arborist, Integrated Plant Care, to offer a second opinion. I just received the letter and am going to fax you a copy.

In short, he is questioning three trees – two on our property and one on our neighbor's. Given his concern, I would hope to remove the two on our property and talk to our neighbor about the third. While I would hope that my neighbor shares my concern, at the least I would want to remove the section of my neighbor's tree that hangs over our yard.

What makes all of this more important for us is the following . . .

If you remember that terrible storm that blew through Chevy Chase approx. 15 years ago . . .

We were living in a Cape Cod around the corner from where we presently live. I was at the office and Farideh was home with our daughter Merce. A tree came down on our house, causing \$75,000 worth of damage. Farideh and Merce were in the master bedroom on the second floor. The tree hit Merce's bedroom on the same floor.

Now that we are adding on and the arborist is concerned, this is of great concern to us.

What is the process for having this reviewed? Given that excavation has begun, any expedited review of this is greatly appreciated.

You should know that we are planning a major landscape plan and would happily replace these trees.

Once you read the fax, please let me know what you think.

Many thanks.

Stephen

STEPHEN MUSE, FAIA

MUSE ARCHITECTS
5630 CONNECTICUT AVE. NW

3/10/2004

MUSE ARCHITECTS

MUSE ARCHITECTS 5630 Connecticut Avenue, NW Washington, DC 20015 202.966.6266 FAX 202.966.9666

FAX TO: ANNE FOTHERGILL

DATE: 9 MARCH 04

FAX NO: 301.563.3412

ATTN:

RE: MUSE RESIDENCE

PAGES: 2

ANNE,

TO FOLLOW IS ARDMON'S LETTER.

PLEASE ADVISE AS TO PROCESS.

AS I STATED IN YESTERDAY'S EMAIL, WE HAVE
BEGUN EXCAVATION - THUS WE WOULD HOPE TO
MOVE QUICKLY.

WE ARE ALSO PLANNING AN EXTENSIVE LANDSCAPE
PLAN & WW REPLACE THESE LEANING TREES.

MANY THANKS.

FROM:


Stephen Muse, FAIA

Should there be any questions regarding this material, or difficulty in receiving a clear copy, please call our office at
202-966-6266 during normal business hours.



2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130 • Fax (301) 881-3695

March 8, 2004

Mr. Raul Laguzzi
Horizon Builders
2131 Esprey Ct. Ste. 3
Crofton, MD 21114

Dear Mr. Laguzzi,

As requested, I stopped by the Muse residence at 4105 Stanford St. in Chevy Chase to check the trees. I wish to report my findings.

As presently proposed, there are two oaks in the rear of the property that will be adversely affected by the construction of the new addition. Roots will be cut within 7' of the trunk. Each tree leans precipitously, one overhanging the neighbor's property and the other toward 4105 and 4101 Stanford St. Trees that lean are already more prone to uprooting, as evidenced by the number of leaning trees that came down in Hurricane Isabel. With the added stress of a reduced number of support roots, there is a real concern of these trees landing on unintended but convenient targets. I recommend the trees be taken down now.

Of more concern is the condition of the large oak on the neighbor's property adjacent to the fence in the center rear. There appears to be a significant pocket of decay in the trunk at 50' from the ground. There is also decay at the union of the trunk and a major limb. As one half of the crown overhangs the Muse property, I'm concerned that this tree will split. The tree appears to be declining in vigor, as evidenced by the recent tree pruning activity, and I recommend it be taken down to eliminate the risk the tree presently poses.

Please let me know if I may be of any further assistance.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist
Association

Fothergill, Anne

From: Stephen Muse [smuse@musearchitects.com]
Sent: Wednesday, March 10, 2004 11:30 AM
To: Fothergill, Anne
Subject: Re: Muse residence

While I can go measure, I would estimate the diameter to be approx. 18" - 24".

They are trees that do not branch until they are very high off the ground and they are serious leaners.

There are only two trees in our rear yard. There are multiple trees in our neighbor's yard – directly behind us – this tree is almost on the property line and this is the tree that the arborist is most concerned about.

We will be doing extensive planting in the rear. My hope would be that you can authorize removal of these two trees (arborist is concerned about their lean – regardless of our work) at this time so that we can keep moving; I will happily share landscape plan with you when it is developed.

Many thanks.

STEPHEN MUSE, FAIA

M U S E A R C H I T E C T S
5630 CONNECTICUT AVE. NW
WASHINGTON, DC 20015

T. 202.966.6266
F. 202.966.9666

From: "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>
Date: Wed, 10 Mar 2004 11:15:55 -0500
To: "Stephen Muse" <smuse@musearchitects.com>
Subject: RE: Muse residence

Actually, two questions before I go talk to Gwen--what size (diameter breast height) are the trees? And do you have other trees in the back yard? Thanks, Anne

-----Original Message-----

From: Stephen Muse [mailto:smuse@musearchitects.com]
Sent: Monday, March 08, 2004 5:52 PM
To: Fothergill, Anne
Subject: Muse residence

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Fothergill, Anne

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Stephen

STEPHEN MUSE, FAIA

MUSE ARCHITECTS
5630 CONNECTICUT AVE. NW

3/10/2004

MUSE ARCHITECTS

MUSE ARCHITECTS 5630 Connecticut Avenue, NW Washington, DC 20015 202.966.6266 FAX 202.966.9666

FAX TO: ANNE FOTHELOU

DATE: 9 MARCH 04

FAX NO.: 301.563.3412

ATTN:

RE: MUSE RESIDENCE

PAGES: 2

ANNE,

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WE ARE ALSO PLANNING AN EXTENSIVE LANDSCAPE
PLAN & WILL REPLACE THESE LEANING TREES.

MANY THANKS.

FROM:


Stephen Muse, FAIA

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2279 Lewis Avenue □ Rockville, Maryland 20851
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March 8, 2004

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Horizon Builders
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Crofton, MD 21114

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Please let me know if I may be of any further assistance.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist
Association

January 22, 2004

Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

RE: Changes to approved HAWP # 318960
4105 Stanford Street, Chevy Chase (Horton House) Master Plan site # 35/130

Dear Mr. Jetter:

I am writing you this letter regarding an approved change to the above-referenced Historic Area Work Permit. The owners of the house would like to switch 2 windows on the west elevation with 2 doors on the rear elevation. As this change is minor and takes place in the new addition and does not affect the historic integrity of the resource, staff is approving this design modification.

Please accept this letter as **formal approval** for these changes. If you have any additional questions, please do not hesitate to contact me. Thank you for your assistance in this matter.


Sincerely,



Anne Fothergill
Historic Preservation Planner

cc: Stephen Muse

MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill 
Date: January 14, 2004

Attached please find an email describing proposed changes to a previously-approved HAWP for 4105 Stanford Street (Horton House) in Chevy Chase as well as the approved and proposed elevations.

The applicant would like to flip the 2 doors and 2 windows at the rear and side of the new addition to the house. The windows and doors will be the exact same as approved, just in the reverse locations.

Additionally, they will not be building stairs from the terrace to the yard which had been approved.

The windows and doors are part of the new addition and are not visible from the street. Staff finds these changes approvable and would like HPC's approval for staff-level approval of these changes.

Fothergill, Anne

From: Stephen Muse [smuse@musearchitects.com]

Sent: Monday, January 05, 2004 11:33 AM

To: Fothergill, Anne

Subject: Muse Residence

Anne,

Happy New Year. I hope 2004 is good for you.

We have filed for permit and are getting close to starting construction of our addition. In developing the scheme further and in watching the monster being built next door, we are proposing two changes. Please review these and let me know how I need to proceed:

1. We are deleting the exterior stair from the upper terrace to the lower yard. This is somewhat based on cost, but also on our belief that we just don't need this stair.
2. We had proposed two 3'-0" wide doors from family room to rear terrace and two 3'-0" wide windows facing the neighboring house. We would like to reverse these – putting the two doors on the side and the two windows on the rear. This is based on knowing that we will have windows open often and doors open seldom – and not wanting open windows to neighbors side.

As you can see, both have minimal impact on what was reviewed. What is process for these changes?

Many thanks.

Stephen

STEPHEN MUSE, FAIA

M U S E A R C H I T E C T S

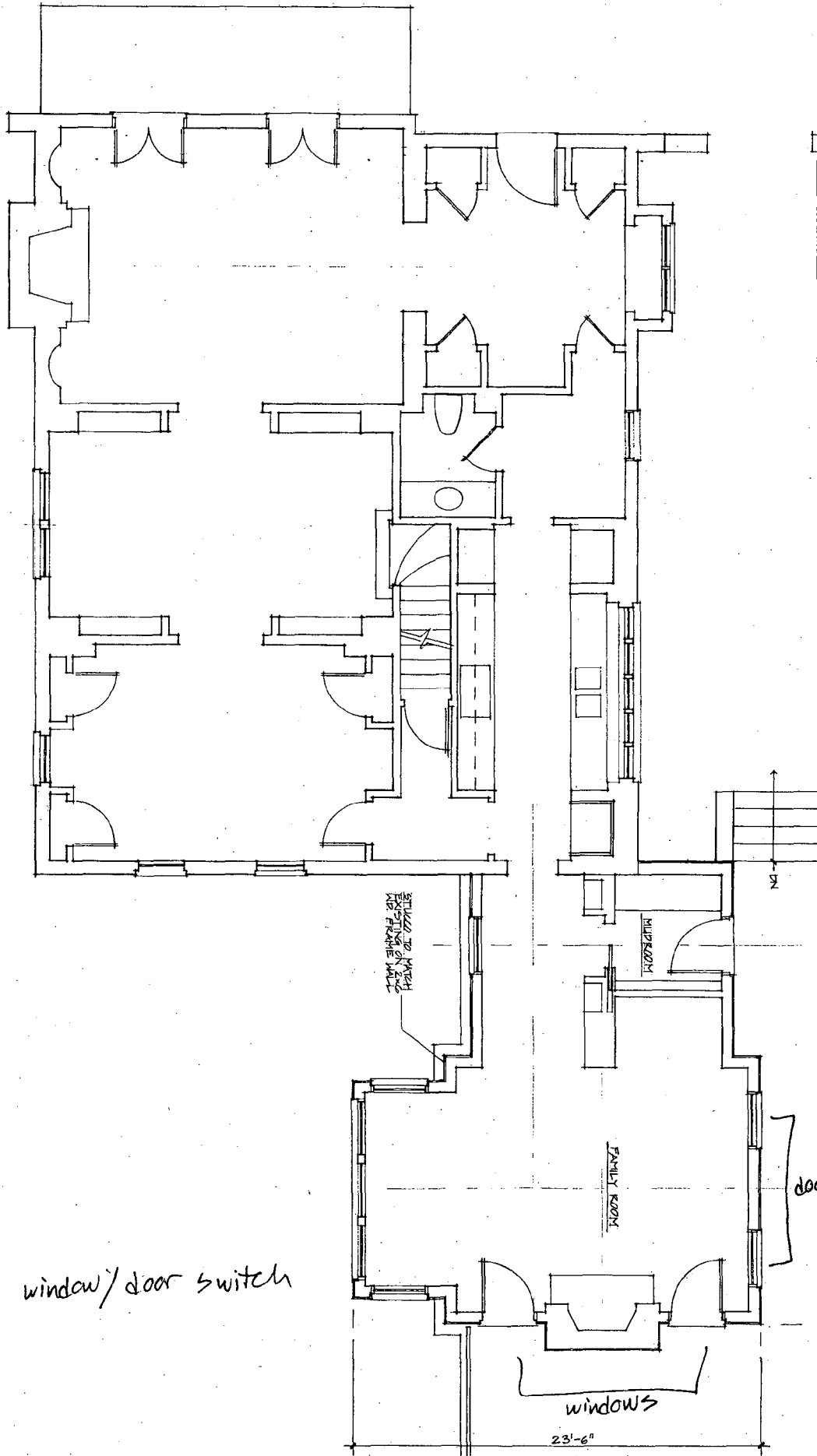
5630 CONNECTICUT AVE. NW

WASHINGTON, DC 20015

T. 202.966.6266

F. 202.966.9666

1. FIRST FLOOR PLAN
 A.2 SCALE: 1/4" = 1'-0"



EXISTING
 NO
 CHANGE

NEW ADDITION

26'-4"

doors

FAMILY ROOM

BEDROOM

STAIRS TO FINISH EXISTING ON 2ND AND FINISH 3RD FLOOR WALK

windows

23'-6"

window/door switch



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

DATE: 10/20/08

ADDITION TO THE
 MUSE RESIDENCE

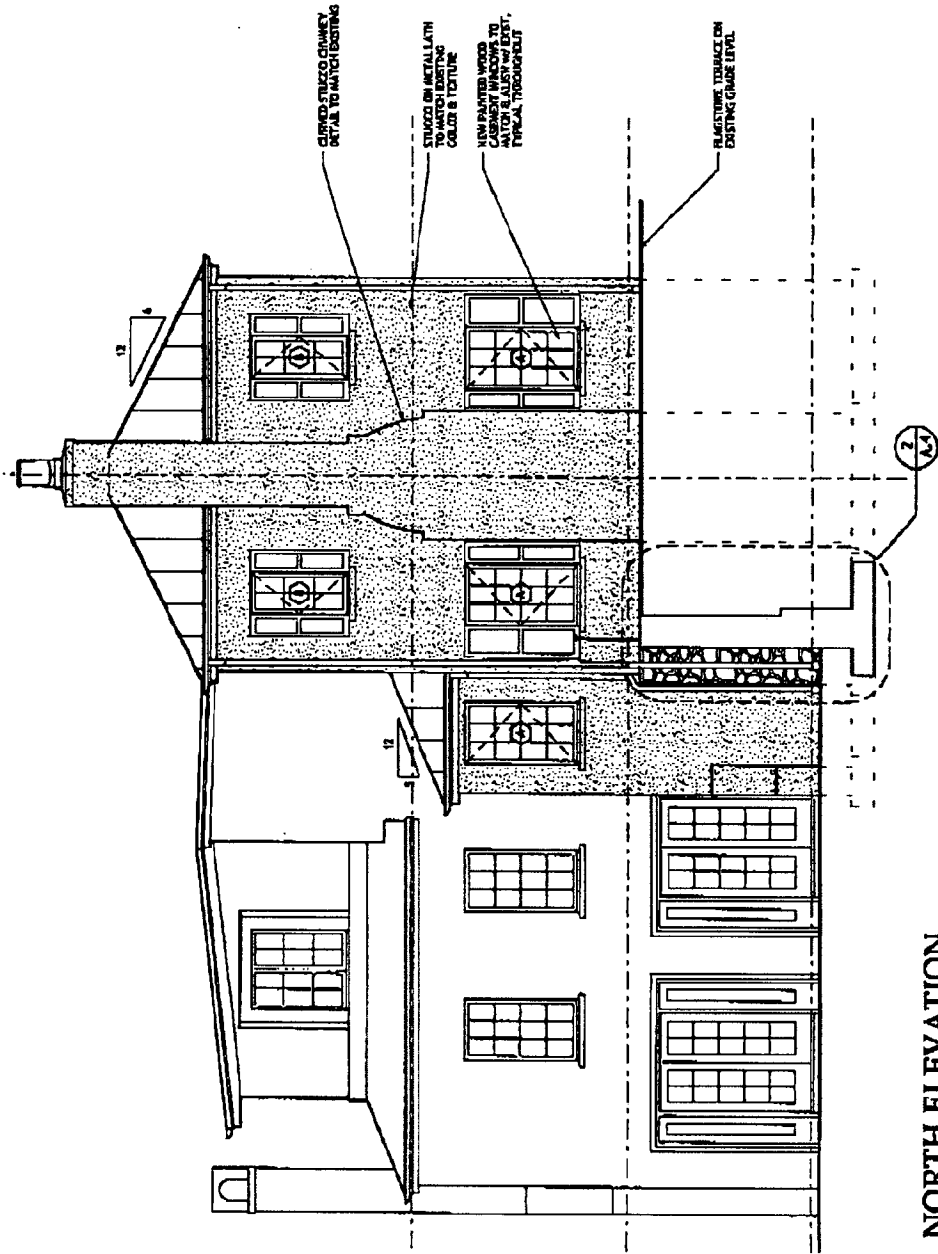
4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS

5630 Connecticut Avenue NW
 Phone 202 966 6766

Washington DC 20015
 F in 11 2029 9

NEW PROPOSAL



NORTH ELEVATION

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

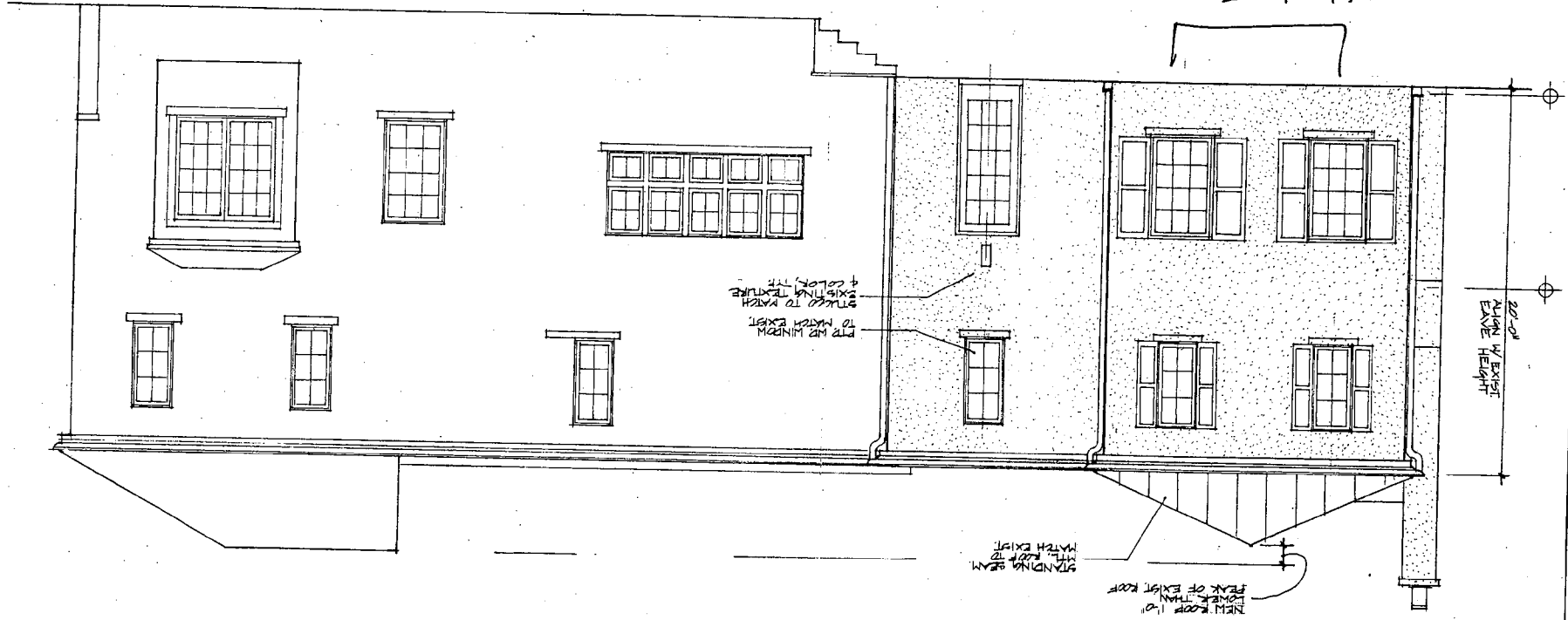
1/8"

3
A.3

1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

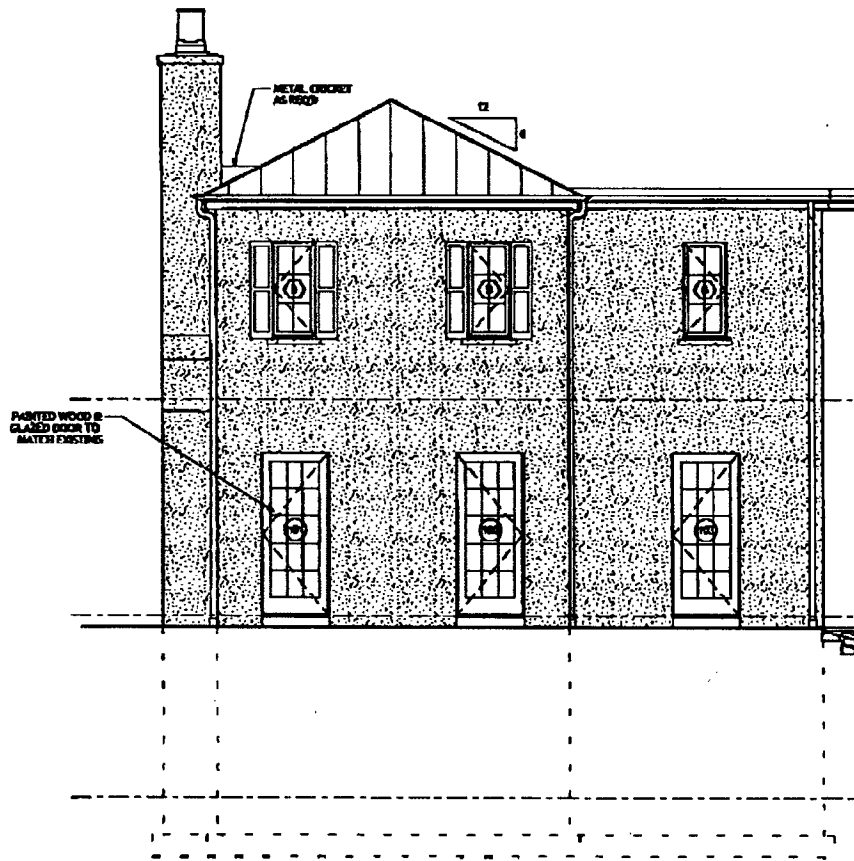


change to doors



APPROVED

NEW PROPOSAL



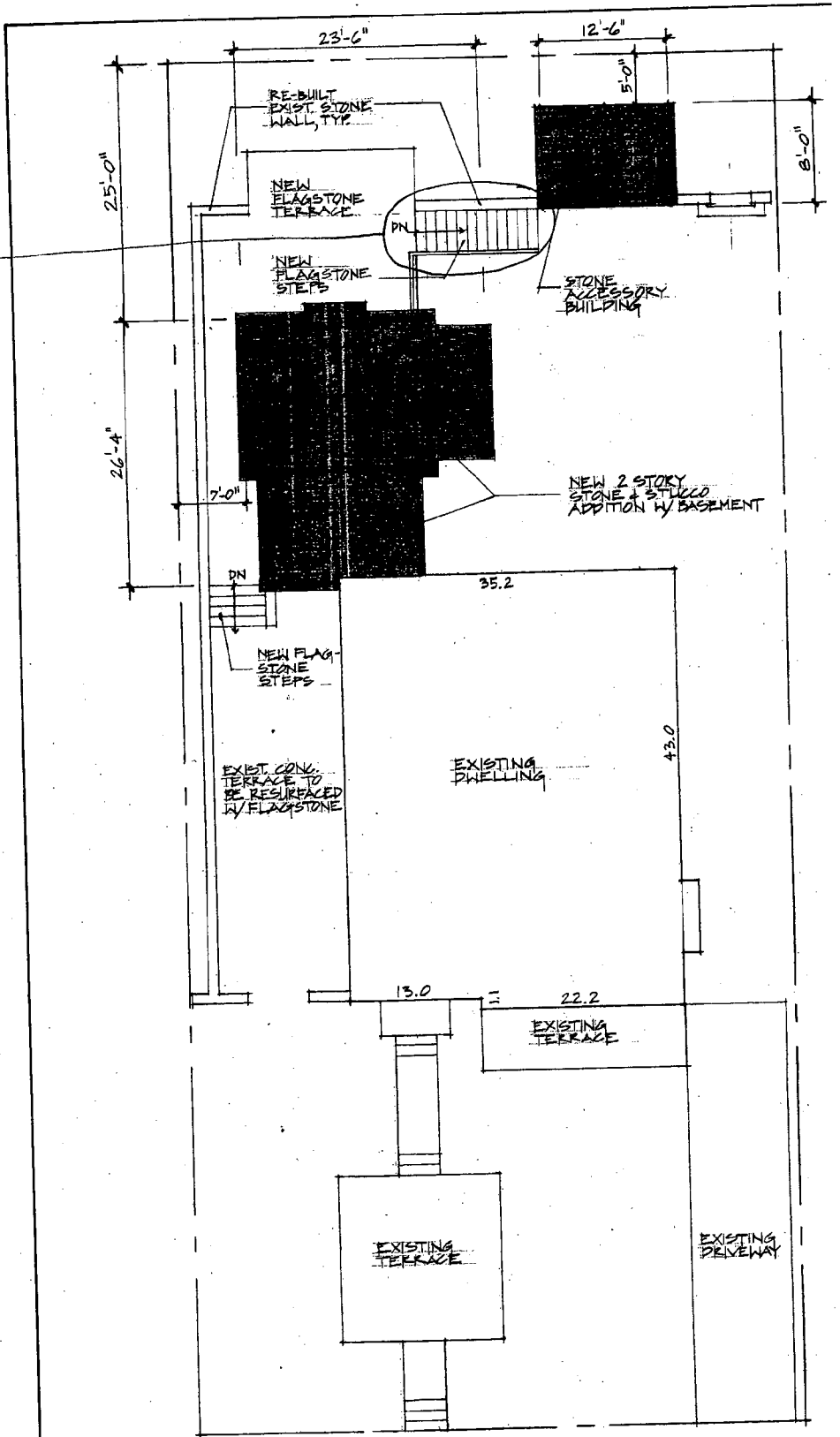
4
A.3

WEST ELEVATION

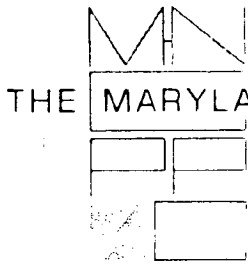
SCALE: 3/8" = 1'-0"

1/8"

No new stairs



① SITE PLAN
SP.1 SCALE: 1" = 10'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 10-9-03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

DPS # 318960
HAWP # 35/130-03A

FROM: Gwen Wright, Coordinator *AW*
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Mr. + Mrs. Stephen Muse

Address: 4105 Stanford St. Chevy Chase, MD 20815

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
655 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20860
240/777 6370

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: STEPHEN MUSE, FAIA
Daytime Phone No.: 202. 966. 6266

Account No.: 00463920
Name of Property Owner: STEPHEN & FARIDEH MUSE Daytime Phone No.: 202. 966. 6266
Address: 4105 STANFORD STREET CHEVY CHASE, MD. 20815
Street Number City Street Zip Code
Contractor: HORIZON BUILDERS, INC. Phone No.: 301. 261. 6706
Contractor Registration No.: MD: MHIC # 18391
Agent for Owner: STEPHEN MUSE, FAIA Daytime Phone No.: 202. 966. 6266

LOCATION OF BUILDING/PREMISE

House Number: 4105 Street: STANFORD STREET
Town/City: CHEVY CHASE Nearest Cross Street: HILLCREST CIRCLE
Lot: 3 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: RECONSTRUCT EXISTING STONE RETAINING WALL

1B. Construction cost estimate: \$ 200,000

1C. If this is a revision of a previously approved active permitt, 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: 2 feet 0" inches (RECONSTRUCT EXISTING STONE WALL)
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent: _____ Date: 16 SEPTEMBER 03

Approved: _____ For Chairperson Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10-9-03
Application/Permit No.: 318960 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

EXISTING RESIDENCE WAS DESIGNED BY REGINALD GEART
AND WAS BUILT IN THE 1920S. IT IS ONE OF THE
SEVENTEEN HISTORICALLY DESIGNATED STRUCTURES IN THE TOWN
OF CHEVY CHASE MD. THE OWNERS HAVE RENOVATED/
REPAIRED/ RESTORED THE EXISTING RESIDENCE DURING THEIR
THIRTEEN YEARS OF OWNERSHIP. THE RESIDENCE IS A COLONIAL
SPANISH REVIVAL HOUSE - STUCCO WALLS CLAY TILE ROOF
(WHERE IT IS NOT A FLAT ROOF). IT SITS ON A 60 X 135' LOT - THE
THIRD OF A ROW OF SIMILAR HOUSES.

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

ADDITION IS IN THE REAR YARD. ITS PROGRAM IS BASED ON
THE NEED FOR A THIRD BEDROOM AND SECOND BATHROOM
ON THE UPPER FLOOR. WHILE ITS DESIGN IS MATERIALLY SYMPATHETIC
WITH EXISTING, ITS SITE PLANNING LAYOUT CLEARLY DISTINGUISHES
THE NEW FROM THE OLD. A REAR YARD RETAINING WALL (PRESENTLY
IN DISREPAIR) WILL BE RECONSTRUCTED AS PART OF THE PROJECT.

SITE PLAN

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

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

PLANS AND ELEVATIONS

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

- 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.

MATERIALS SPECIFICATIONS

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

PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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

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. NA.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and adjoining 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.

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

<p>Owner's mailing address STEPHEN AND PARIDEH MUSE 4105 STANFORD STREET CHEVY CHASE, MD. 20815.</p>	<p>Owner's Agent's mailing address SAME</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>PATRICK KEATING. (OWNER IS CONTRACTOR, PRESENTLY BUILDING NEW HOME @ 4107 STANFORD STREET) PATRICK KEATING AND .CO. PO BOX 61 GARRETT PARK, MD. 20896.</p>	<p>MR. TRAYER M'KENZIE 4103 STANFORD STREET CHEVY CHASE, MD. 20815</p>
<p>ANDRE RIGOT & MARIANNE HAUG 7002 BEECHWOOD DRIVE CHEVY CHASE, MD. 20815</p>	<p>JOSEPH AND SUE CLIFFORD * 4108 ROSEMARY STREET CHEVY CHASE, MD. 20815</p>
<p>JOHN KENNETH FNAUS * 4109 ROSEMARY STREET CHEVY CHASE, MD. 20815</p>	

* ROSEMARY STREET IS SEPARATED BY PUBLIC PARK FROM STANFORD STREET.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4105 Stanford Street	Meeting Date:	10/08/03
Applicant:	Stephen and Farideh Muse	Report Date:	10/01/03
Resource:	<i>Master Plan Site # 35/130</i> Horton House	Public Notice:	09/24/03
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/130-03A	Staff:	Anne Fothergill

PROPOSAL: Construction of addition to house and accessory building

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/130, Horton House*
STYLE: Spanish Revival
DATE: c. 1927

This picturesque Spanish Revival house was designed by the Washington architect Reginald Geare. It is one of three similar houses in a row on Stanford Street all by Geare. The house is stucco with a distinctive red clay tile roof, a flat roof section, and a new standing seam copper roof at the rear. Originally the house had a long driveway down the right side of the house to the attached garage at the back of the house. The applicants converted the garage to a basement family room and removed the paving and made a back yard for the house. The yard currently has two levels and many retaining walls; the upper level is virtually inaccessible and therefore unusable space.

PROPOSAL

The applicants propose to install a two-story plus basement addition at the rear left side of the house (525 SF footprint). This will allow the applicants to have a master bedroom and an additional bathroom on the second floor. The addition will connect on the first floor through the existing back door and on the second floor they will convert a non-original window to a door to the hall to the new bath and bedroom.

The materials for the addition include a standing seam copper roof, stucco, and wood windows and shutters. The applicants plan to utilize some stone from the retaining wall on the new right (east) side basement level. There will be French doors on the right side basement entrance to match the existing front elevation terrace doors. The new roof line will be one foot lower than the peak of the existing roof.

They also are proposing to install a stone accessory building (120 SF footprint). This building will be located at the rear right side of the lot and will be used as a storage shed. See details in Circles 20 + 21.

The applicants plan to install a flagstone terrace where there is currently concrete on the left side of the house. They also will install a flagstone terrace on a concrete slab off of the family room on the first floor. This will have a metal railing that leads to steps down to the yard and the new accessory building. They will re-build the existing retaining walls which are falling down.

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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials; and

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 new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff is pleased to see an addition for this building that would have a minimal impact on this important resource in Chevy Chase. Using Standard #10 above, this addition could be removed and the resource would be virtually unimpaired. It appears the architect strived to impact the house the least amount possible and thoughtfully designed the new addition so no new openings would be punctured in the existing building fabric and it would be clear where the old section ends and the new begins.

The design of the addition shows clear differentiation between old and new as the addition extends out approximately 7 feet on the left side. Although the materials for the most part match the existing, staff feels that this design shows where the old ends and the new begins and additional material differentiation is not needed. The standing seam copper roof is clearly a change from the existing clay tile roof but will also tie into the other back section where there is a non-original standing seam roof. Staff encouraged the applicant to keep the new roof line lower than the existing, although it would be virtually impossible to ever see the two rooflines together. The houses on both sides are close to this house and it would be hard to get that vantage point.

Staff appreciates the use of the stone in the lower level of the new addition as this helps tie the whole setting together—the existing retaining walls with the new addition and with the new shed.

The applicant has created a little courtyard by installing the accessory building and staff feels that is a complementary addition to the resource and setting. Since there was paving at the rear of the house initially, staff finds the grass and courtyard concept is an improvement.

Staff finds that this proposal follows Standards #2, 6, 9, and 10 above and that this addition will not adversely affect the resource. Staff recommends approval.

STAFF RECOMMENDATION

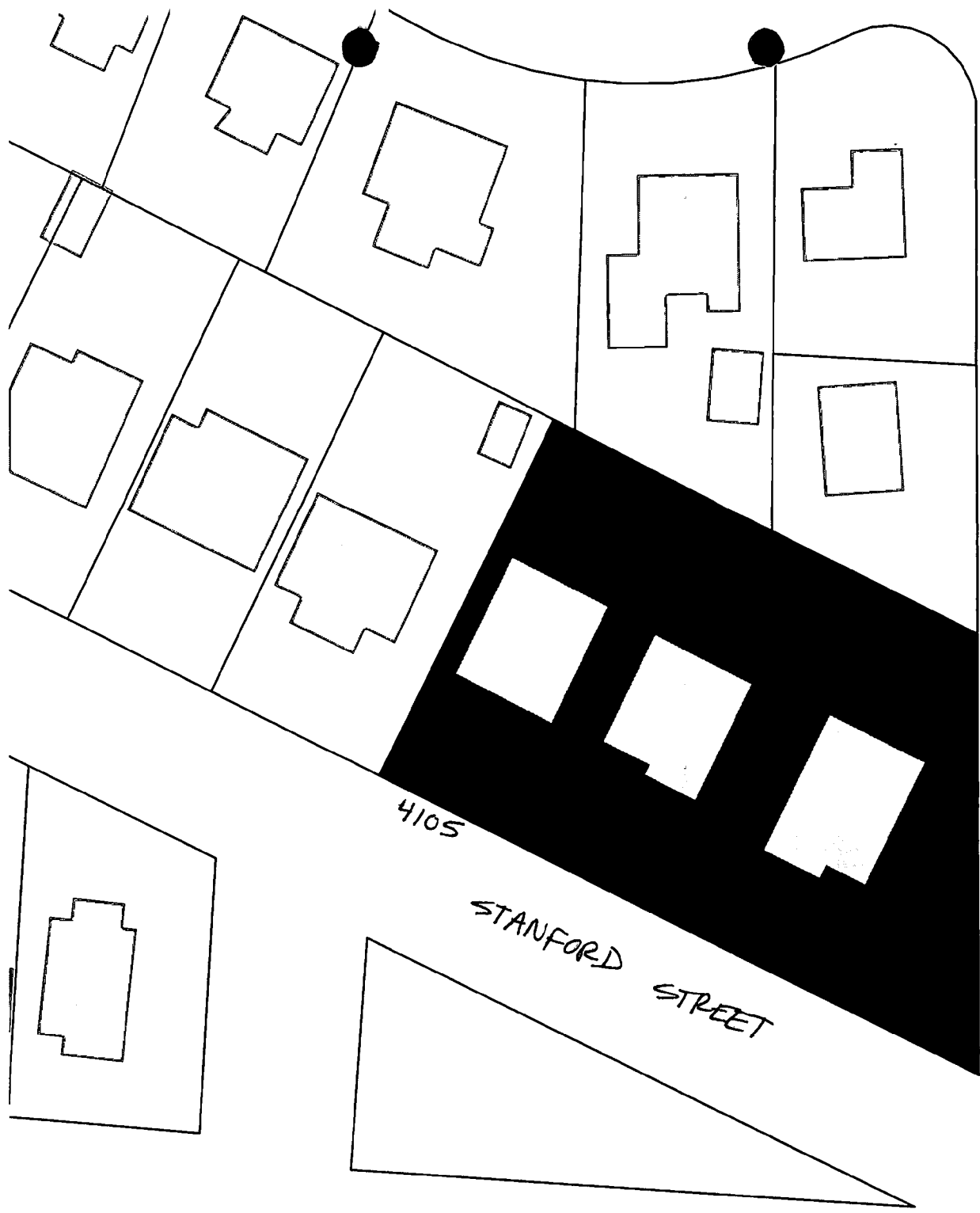
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

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

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

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

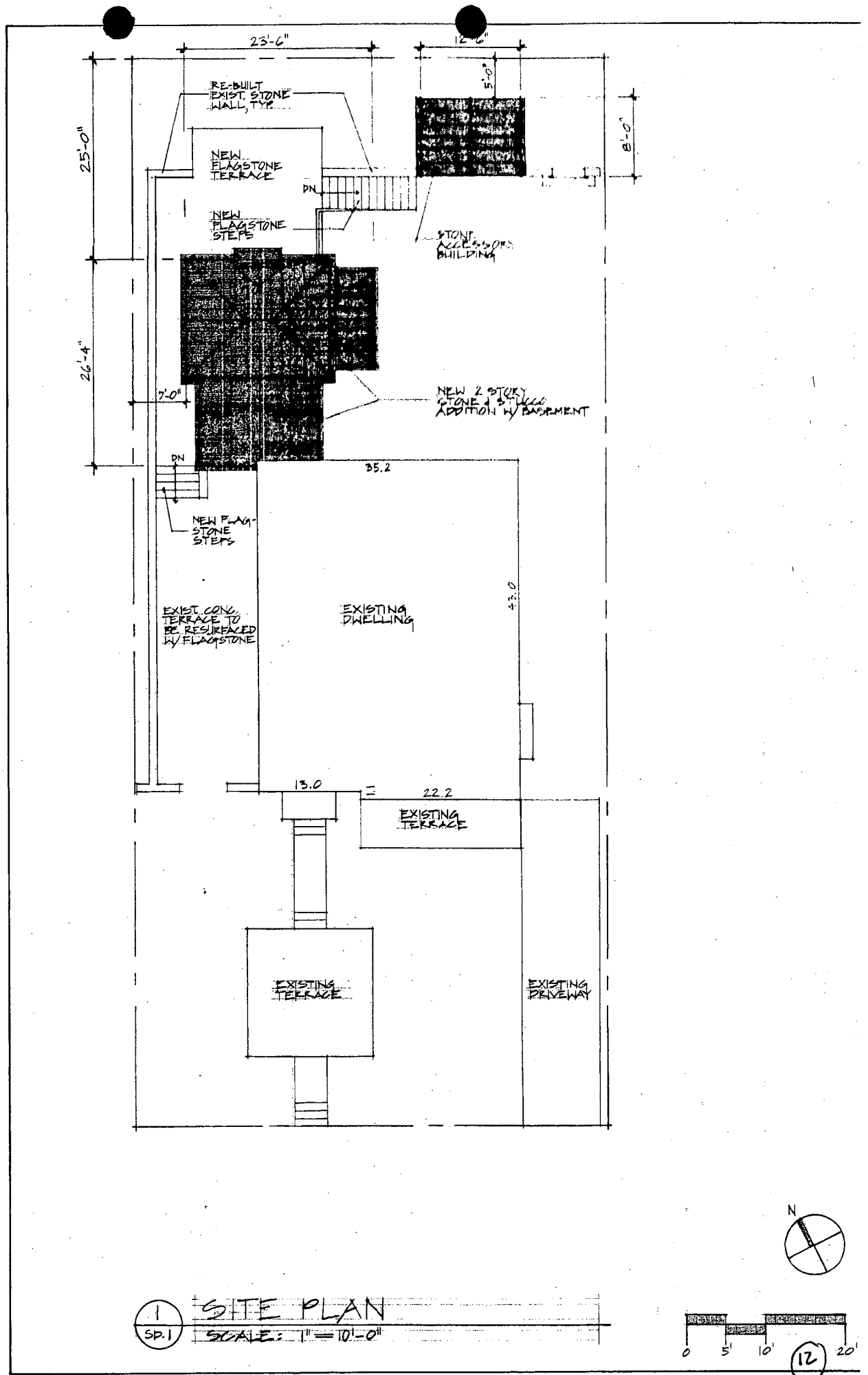


4105

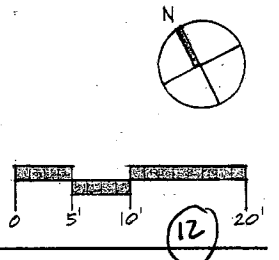
STANFORD STREET

ROSEMARY STREET

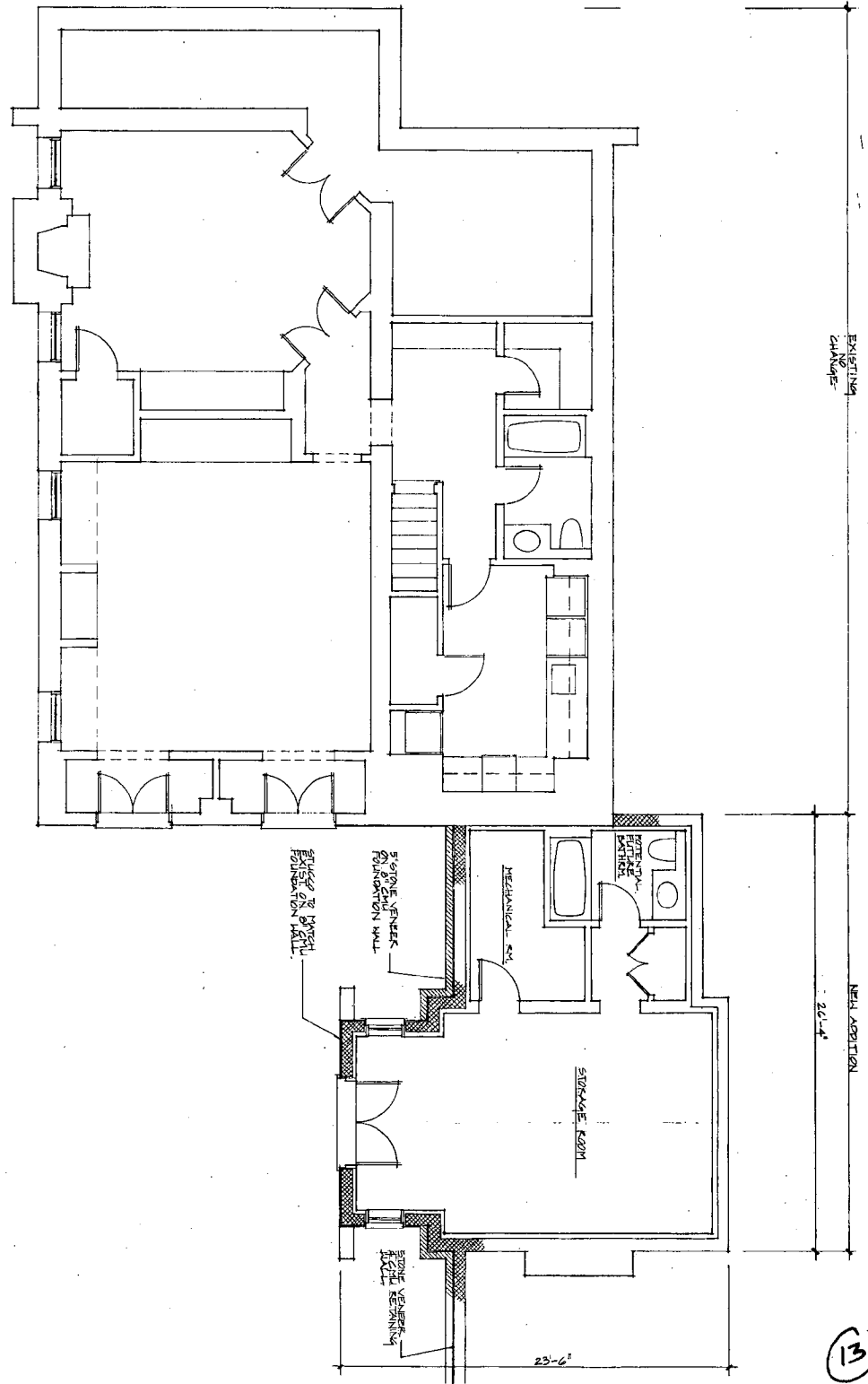


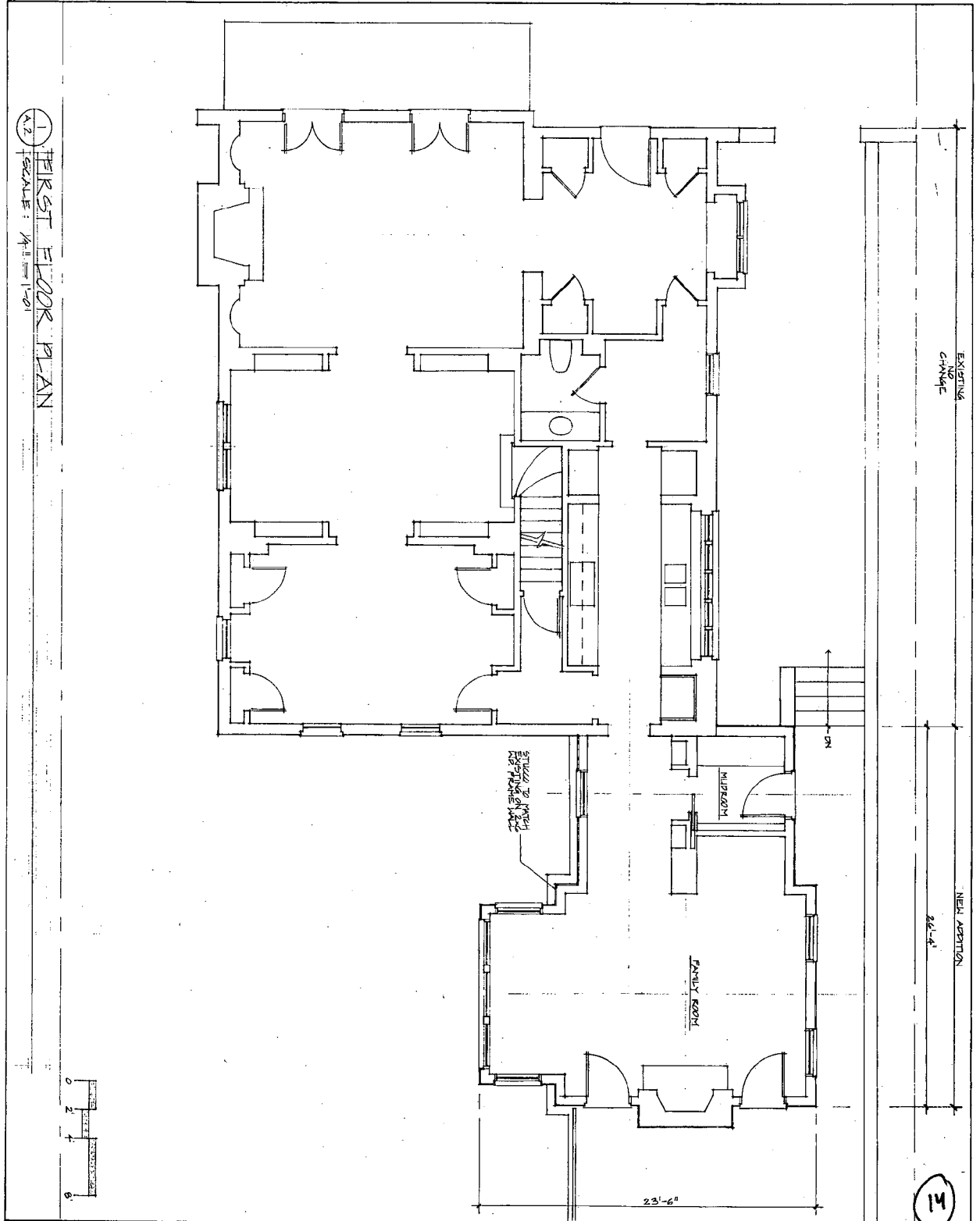


1 SITE PLAN
 SP.1 SCALE: 1" = 10'-0"



1
 (A1) BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"





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



2

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

DATE REVISIONS

ADDITION TO THE
MUSE RESIDENCE
 4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
 5630 Connecticut Avenue NW
 Washington DC 20015
 Phone 202.966.6266
 Facsimile 202.966.9666

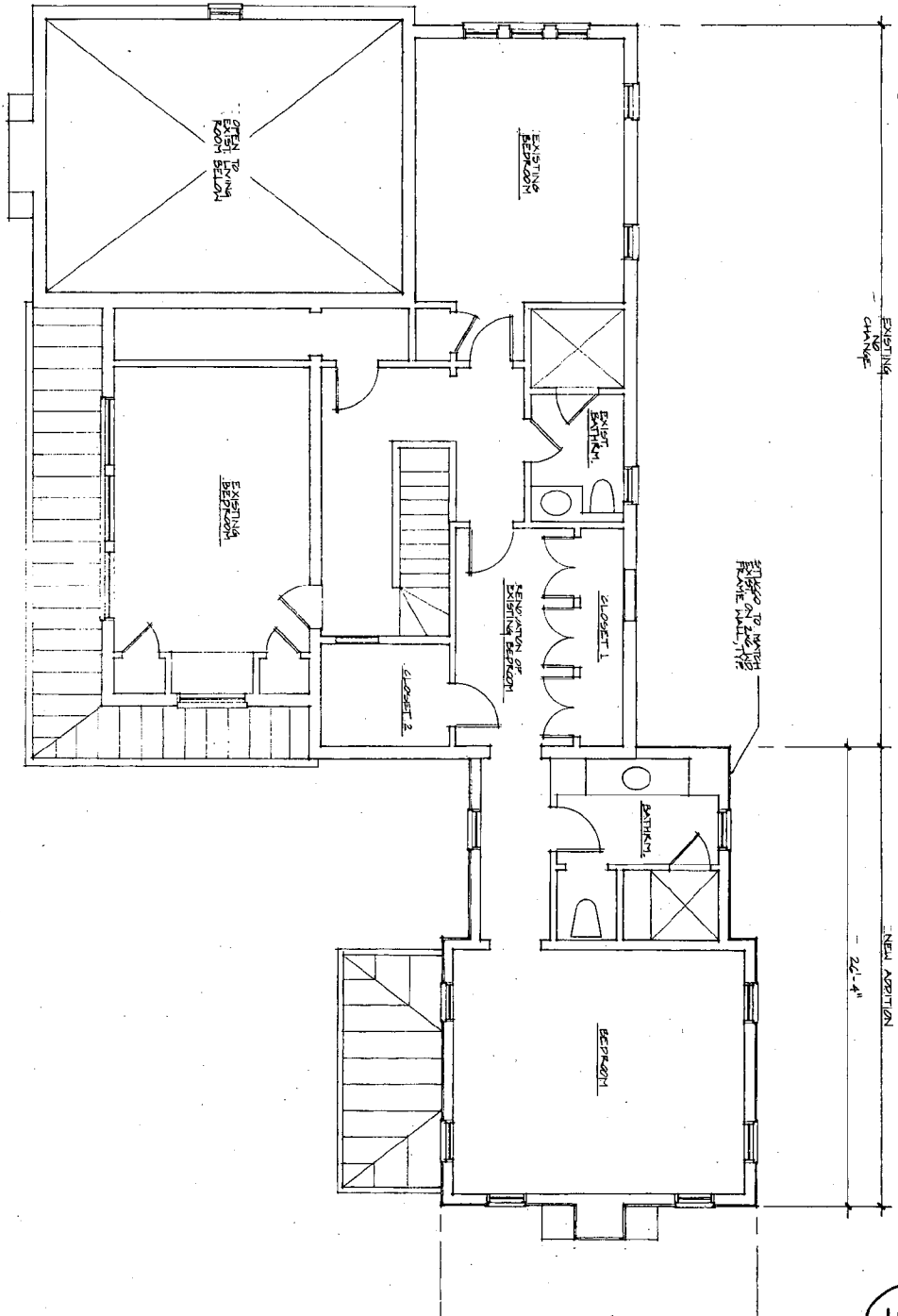
14

EXISTING CHANGE

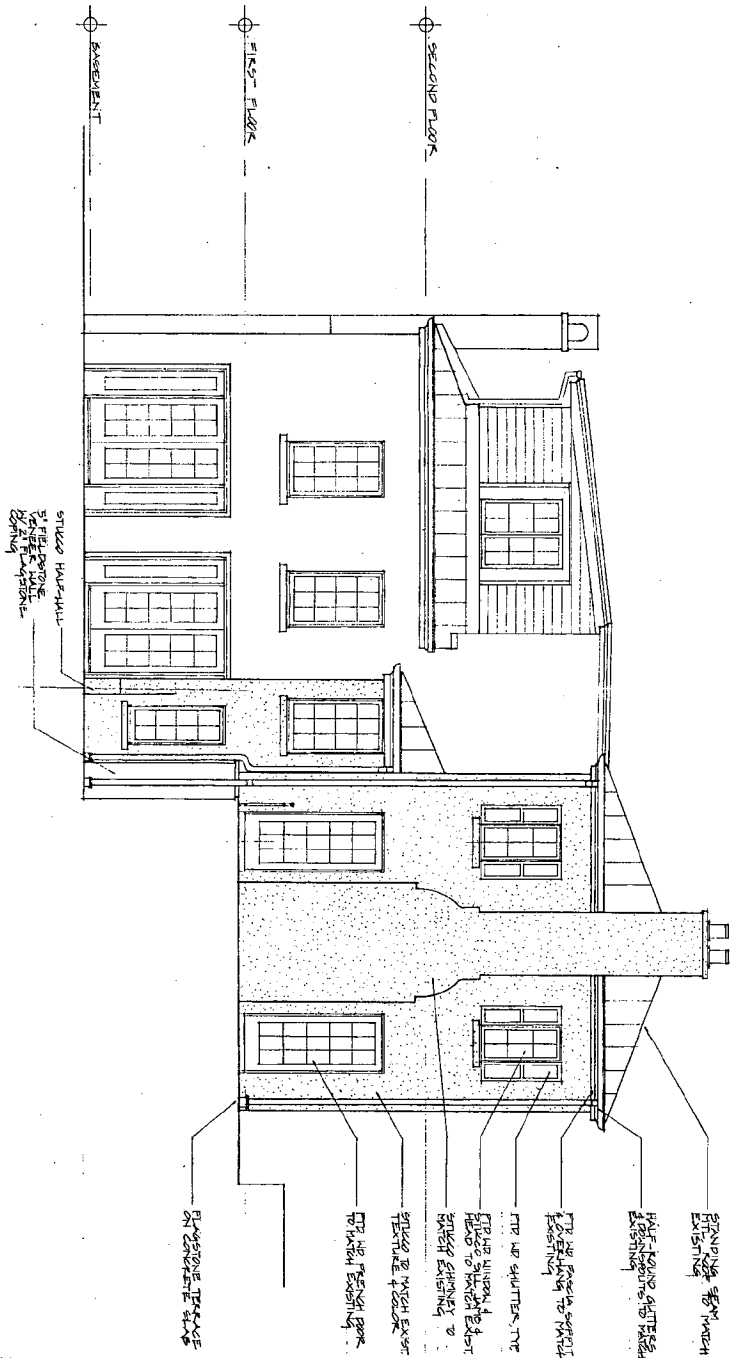
NEW ADDITION 26'-4"

23'-6"

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



1 NORTH ELEVATION
 1/4" = 1'-0"



4

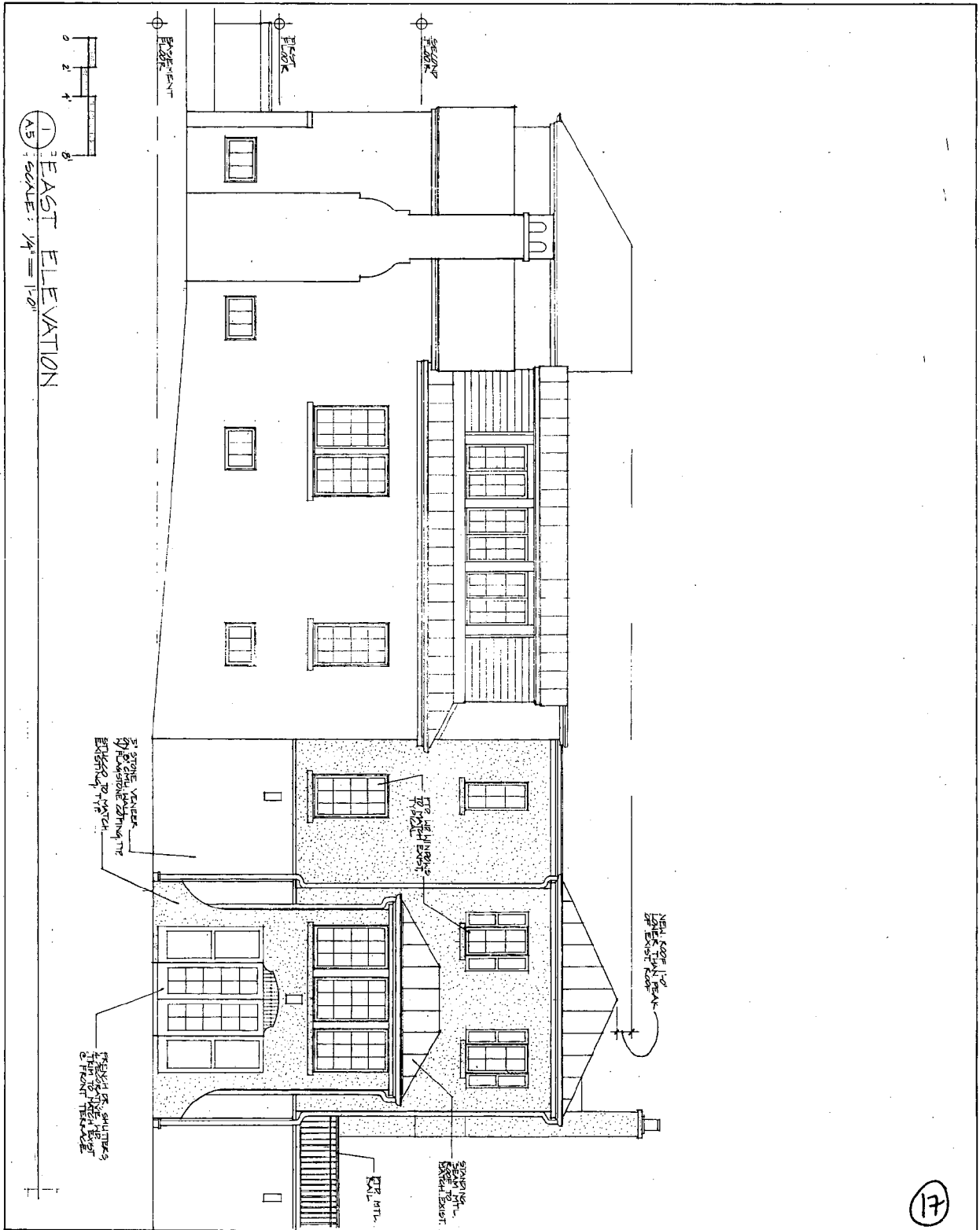
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

DATE: 10/10/01
 BY: JAC

ADDITION TO THE
MUSE RESIDENCE
 4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
 5630 Connecticut Avenue NW
 Phone 202.966.6266
 Washington DC 20015
 Facsimile 202.966.9666

16



1 EAST ELEVATION
 AS SCALE: 1/4" = 1'-0"

5

EAST ELEVATION
 SCALE: 1/4" = 1'-0"

THE SEVEN
 BY SEVEN
 ON 12/28

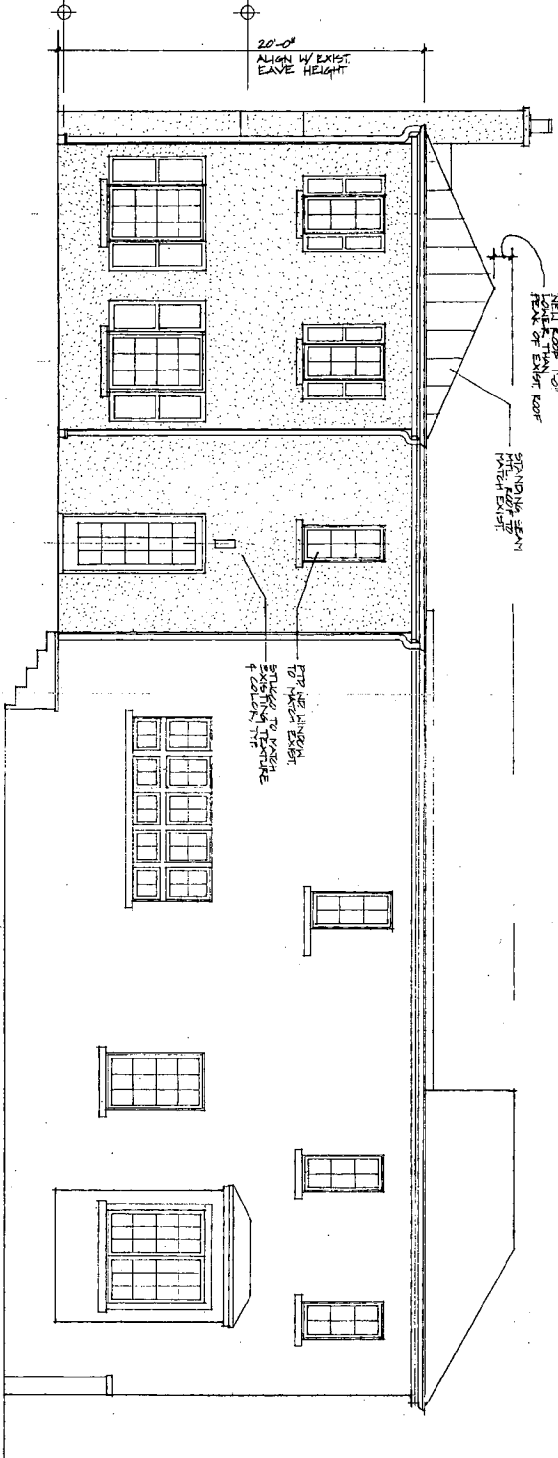
ADDITION TO THE
MUSE RESIDENCE

4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
 5630 Connecticut Avenue NW
 Washington DC 20015
 Phone: 202.966.6266
 Facsimile: 202.966.9566

17

WEST ELEVATION
SCALE: 1/4" = 1'-0"



9

WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION

ADDITION TO THE
MUSE RESIDENCE
4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

MUSE ARCHITECTS
5630 Connecticut Avenue NW
Phone 202.966.6266
Washington DC 20015
Facsimile 202.966.9666

18

NEW ROOF 1'-0"
LOWER THAN
EXIST. PEAK

EXISTING DORMER
BEYOND

NEW ADDITION
BEYOND



EXISTING
NO CHANGE

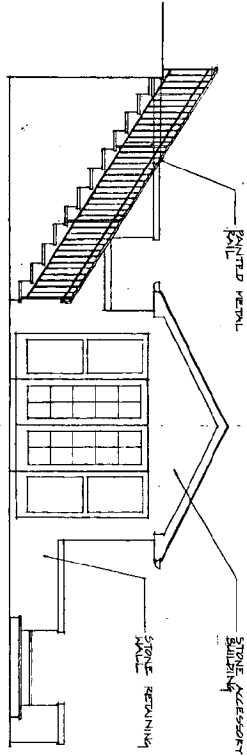
1
A.B

SOUTH ELEVATION

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

1
A.7 ACCESSORY STRUCTURE

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



7

ACCESSORY BUILDING
SCALE: 1/4" = 1'-0"

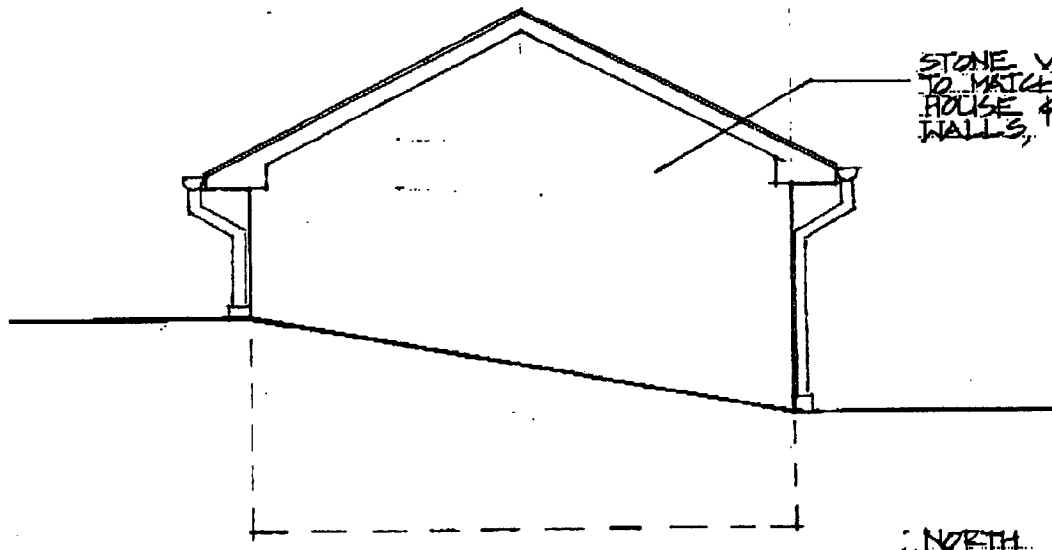
DR. REVISED
12.03

ADDITION TO THE
MUSE RESIDENCE

4105 STANFORD STREET, CHEVY CHASE, MARYLAND 20815

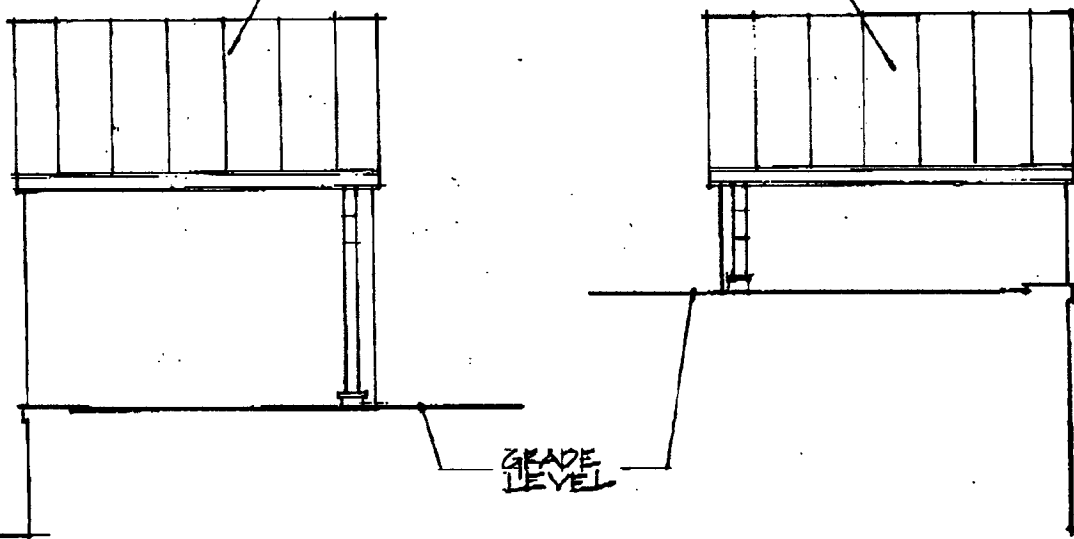
MUSE ARCHITECTS
5630 Connecticut Avenue NW Washington DC 20015
Phone 202.966.6256 Facsimile 202.966.9666

20



NORTH

STANDING SEAM METAL ROOF TO MATCH EXISTING



EAST

WEST

2
A.7

ELEVATIONS

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

4105 Stanford Street



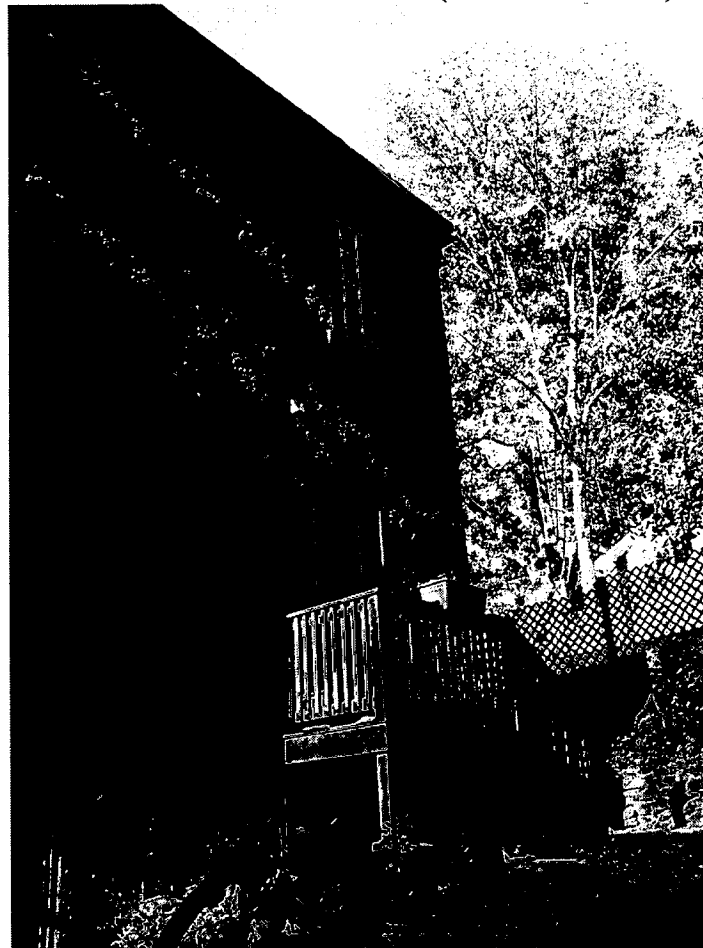
Stanford Street: 3 Geare houses in a row



left side of house (site of addition)



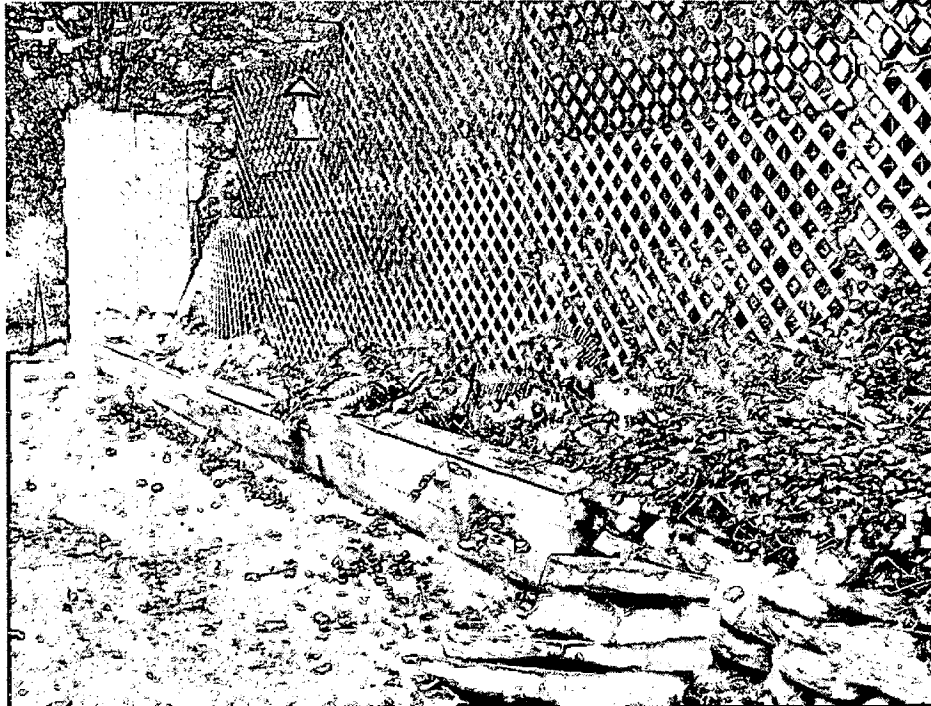
back of house—site of addition (door and window)



basement level of house (formerly a garage)



left side of house—flagstone to be installed and retaining walls to be rebuilt



back yard upper level and stone retaining wall



front door

