

31/06-06B 3936 Washington St  
Kensington Historic District, 31/06

\* Stamped  
dwp in  
Michelle's  
office

addition

Secondary Resource



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: June 19, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (M)  
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 416891 side additions / second story addition

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The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on April 26, 2006. This application was **APPROVED** with a condition. The condition of approval was that:

*The applicants will hire a certified arborist to develop a tree protection plan for the 18' evergreen and 21" deciduous trees. (These trees will be affected during construction and as a result of the construction. The plan should reflect how both these issues are to be addressed.) This tree protection plan will be submitted with the permit set of drawings at time of stamping and will be implemented prior to any work commencing on the property.*

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

Applicant: Chris and Ranelle Bruch (Robert Lach, Architect)

Address: 3936 Washington Street (Kensington Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





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

DPS - #8

*Michele*

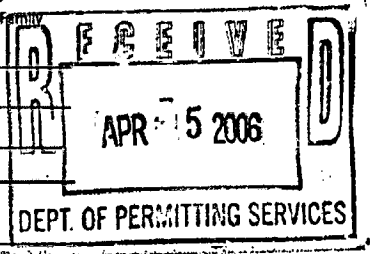
HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Lauren Clark  
Daytime Phone No.: 240-333-2028  
Tax Account No.: 01026088  
Name of Property Owner: Chris + Ranelle Bruch Daytime Phone No.: 202-625-4140  
Address: 3936 Washington St. Kensington MD 20895  
Street Number City State Zip Code  
Contractor: T.B.D. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

LOCATION OF BUILDING/PREMISE  
House Number: 3936 Street: Washington St.  
Town/City: Kensington Nearest Cross Street: Connecticut Ave.  
Lot: 53/P52 Block: 13 Subdivision: 15  
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/Teaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 200,000  
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.

Lauren S. Clark 4/5/06  
Signature of owner or authorized agent Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4/27/06  
Application/Permit No.: 416891 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

AP

416891

**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:

One-story brick & frame ranch w/ screened porch  
post 1930, "secondary resource"

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

Add second floor area under half-story addition

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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 profile 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 3936 Washington Street, Kensington      **Meeting Date:** 04/26/06  
**Resource:** Secondary Resource      **Report Date:** 04/19/06  
                  **Kensington Historic District**  
**Review:** HAWP      **Public Notice:** 04/12/06  
**Case Number:** 31/06-06B  
**Applicant:** Chris and Ranelle Bruch      **Tax Credit:** None  
                  (Robert Lach, Architect)  
**Proposal:** Side Additions/Second Story addition      **Staff:** Michele Oaks  
**Recommendation:** Approve with Condition

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RECOMMENDATION:

Staff recommends that the Commission approve this Historic Area Work Permit application with the condition that:

The applicants will hire a certified arborist to develop a tree protection plan for the 18' evergreen and 21" deciduous trees. (These trees will be affected during construction and as a result of the construction. The plan should reflect how both these issues are to be addressed.) This tree protection plan will be submitted with the permit set of drawings at time of stamping and will be implemented prior to any work commencing on the property.

BACKGROUND

A preliminary consultation was heard on this proposal at the January 11, 2006 public hearing (transcript beginning on circle 125 ). The Commission was supportive of this proposal and recommended that the applicant proceed to a HAWP application. They did not require any alterations to the proposed plans.

PROPERTY DESCRIPTION

**SIGNIFICANCE:** Secondary Resource  
**STYLE:** Ranch  
**DATE:** Post 1930

The existing house is a one-story, five-bay, ranch style, brick dwelling with a screen porch side extension. The notable details include a prominent, double barrel brick chimney, and an eclectic mix of window types and sizes.

This lot is a double lot within the Kensington Historic District, and has 124' of frontage. It measures 44,550 sq. ft, which is slightly larger than an acre of land. The house is sited mostly on Lot 53, however, it does straddle the lot lines of Lot 52.

**PROPOSAL:**

The project consists of:

- Demolish existing screen porch and construct a new addition to create a kitchen.
- Construct a new screen porch addition extending from the new kitchen addition.
- Construct a new 1-1/2 story, front-gabled massing at the front of the house to create added living space on the second level and a covered porch on the first level. This massing will project 8' beyond the existing front elevation of the house.
- Raise the existing roof by 12' to create a second level.
- Extend the existing chimney height approx. 12'.

Proposed material specifications include:

- Hardi-shingle siding mixed-in with the existing brick as the exterior cladding.
- Flagstone front porch flooring
- Vinyl clad, wood windows with dimensional grills only on the interior.
- Painted wood or PVC columns, trim and railings.
- Solid wood people doors.
- Asphalt shingle roof

**CALCULATIONS:**

Existing Building Footprint	2,486 sq.ft.
Existing Patio and Porches	384 sq. ft.
Proposed Building Footprint	755 sq.ft.
Proposed Porch Addition	288 sq. ft.
Lot size	44,550 sq.ft.
Existing Lot Coverage	6%
Proposed Lot Coverage	8%

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*. 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.
  - In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of Interior's Standards for Rehabilitation***

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

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.

***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the

district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

### **STAFF DISCUSSION**

The existing house is a Secondary Resource within the historic district and alterations to these resources are reviewed in terms of their impact on the overall streetscape and environmental setting of the historic district.

The construction of a second-story addition on secondary resource should be designed to be sympathetic to the adjacent historic resources so that the character defining features of the historic “garden setting” and the rhythm of the streetscape are not radically changed. The house is flanked to the north by a Primary 1 resource (3940) and to the south by a Primary 2 resource (3932). The houses that flank this non-contributing resource are both full, two-story dwellings. After construction of the proposed second story addition the adjacent houses will still be greater in height.

Preserving landscape features, including green spaces and elements of the “garden” suburb are important to retaining the integrity of this historic district. Character-defining features in this historic district include its open development pattern, large lots with a garden setting, and uniform front yard setbacks. Many of the oldest homes occupy more than one lot.

The proposed second-story addition with front cross gable/porch and side extension with screen porch addition are compatible to the size, scale and massing of the resource and therefore will not negatively impact the integrity of the surrounding streetscape of the historic district. The footprint of the new house will still retain the rhythm and spacing along this streetscape, as the current house does sit mainly on Lot 53. Secondly, the lot coverage numbers are consistent with other resources within the historic district. Finally, the proposed design incorporates modern interpretations of historic details and features found on houses within the existing historic district, while utilizing the use of contemporary building materials. This attention to detail assists in the house’s compatibility with the existing streetscape by being sensitive to the district’s existing architectural character.

### **STAFF RECOMMENDATION:**

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

with the *Secretary of the Interior’s Standards for Rehabilitation*;

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



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

DPS - #8

Michele  
78-75

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lauren Clark  
Daytime Phone No.: 240-333-2028

Tax Account No.: 01026088

Name of Property Owner: Chris + Ranelle Bruch Daytime Phone No.: 202-625-4140  
Address: 3936 Washington St. Kensington MD 20895  
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Lauren Clark Daytime Phone No.: 240-333-2028

### LOCATION OF BUILDING/PREMISE

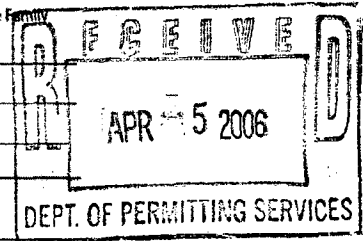
House Number: 3936 Street: Washington St.  
Town/City: Kensington Nearest Cross Street: Connecticut Ave.  
Lot: 53/P52 Block: 13 Subdivision: 15  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  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: \$ 200,000

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: \_\_\_\_\_  
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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.

Lauren Clark 4/5/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 416891 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

AP  
416891

5

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6

# MEMO

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**Date:** April 5, 2006  
**Project #:** 05.0010      **Project Name:** Bruch Residence  
**Subject:** Adjacent Property Names and Addresses

---

Stephen J. & M.S. Niven  
3932 Washington Street  
Kensington, MD 20895

Peter G. & E.H. Condliffe  
3939 Washington Street  
Kensington, MD 20895

James L. Foy  
3940 Washington Street  
Kensington, MD 20895

Mary & Mary DelBianco  
3929 Washington Street  
Kensington, MD 20895

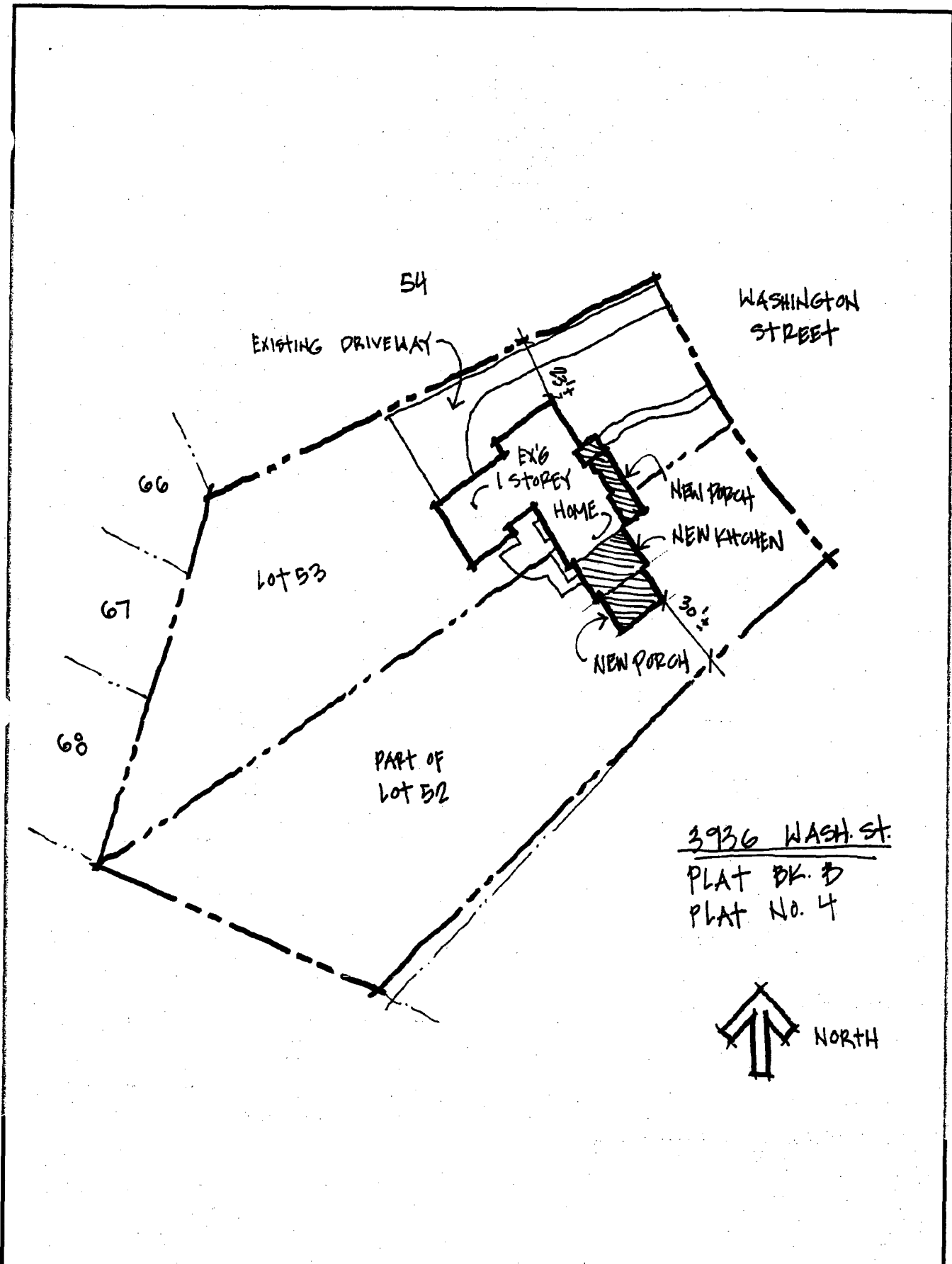
David & Lisa Albright  
4009 Cleveland Street  
Kensington, MD 20895

Richard Robinson  
4013 Cleveland Street  
Kensington, MD 20895

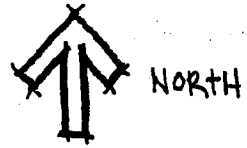
Kevin Nicastro  
10207 Summit Avenue  
Kensington, MD 20895

Kenneth Kolson  
10209 Summit Avenue  
Kensington, MD 20895

Shirley Watson  
10211 Summit Avenue  
Kensington, MD 20895



3936 WASH. ST.  
 PLAT BK. B  
 PLAT NO. 4

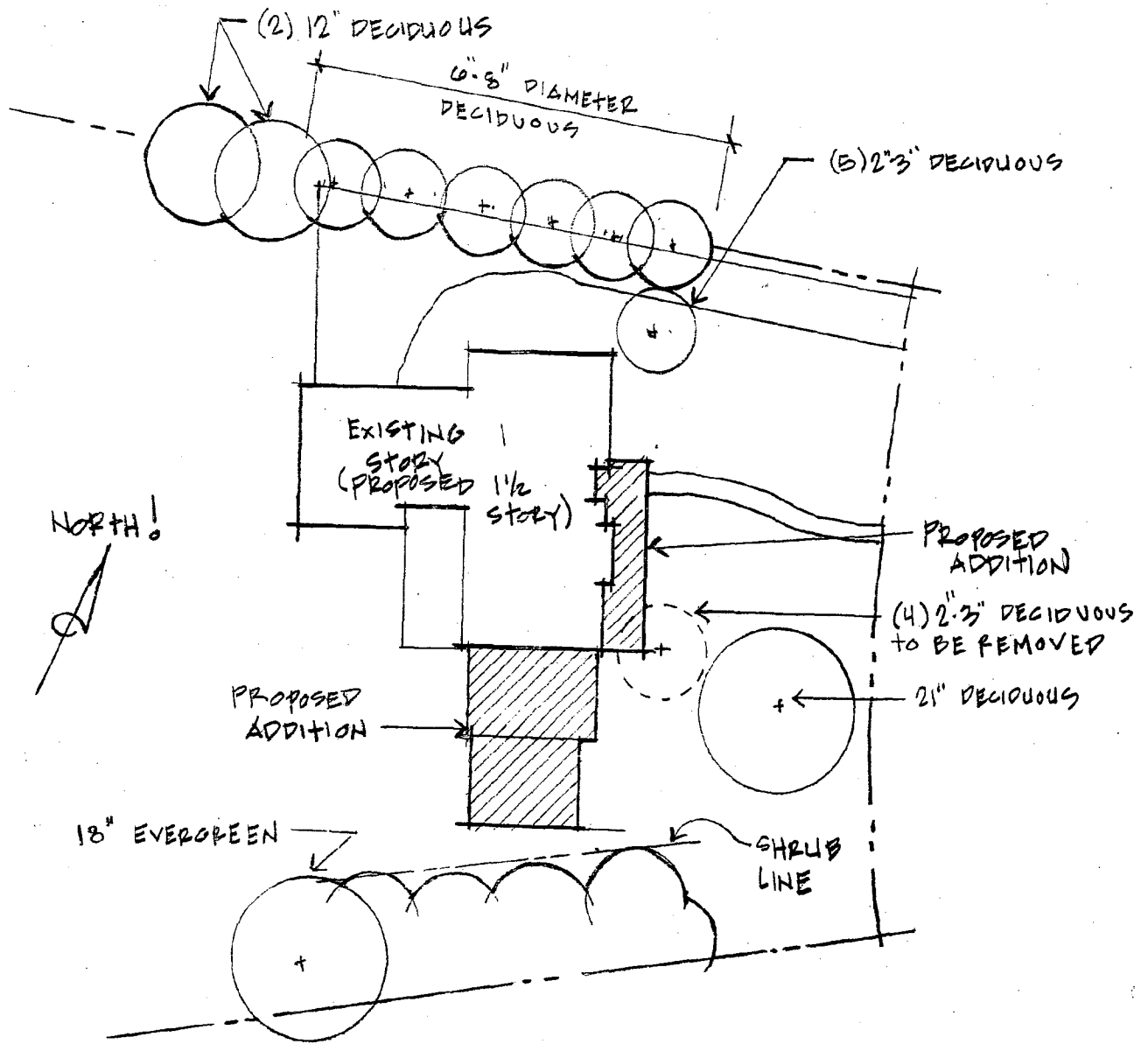


# Bruch Residence

## Proposed Site Plan

DRAWN BY: rl	SCALE 1"=50'	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY: gm	DATE 4/5/06			

**GTM**  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX



**PROPOSED TREE SAVE MEASURES**

1. The 6"-8" deciduous trees along the driveway have the adjacent asphalt drive to act as root protection, but will be fenced off with clearly marked "do not disturb" signs posted.
2. The cluster of 2"-3" deciduous trees off of the northeast corner of the existing house will be protected by means of root protection matting, fencing and clearly marked "do not disturb" signs posted. It is believed that since there is no foundation work being performed in that area, that this tree can and will be saved.
3. The cluster of 2" to 3" deciduous trees off of the east corner of the existing house will have to be removed to make room for the new work.
4. The 21" deciduous in the front yard and the 18" evergreen in the rear side yard will not be affected by the proposed work. Fencing will be erected around the base of the 21" deciduous in the front yard to ensure that no damage is done during construction.
5. The large shrubs along the southeast property line will be pruned back prior to the start of construction.

FILE NAME: 050010-Tree.dwg

**Bruch Residence**

**Preliminary Tree Survey / Save Plan**

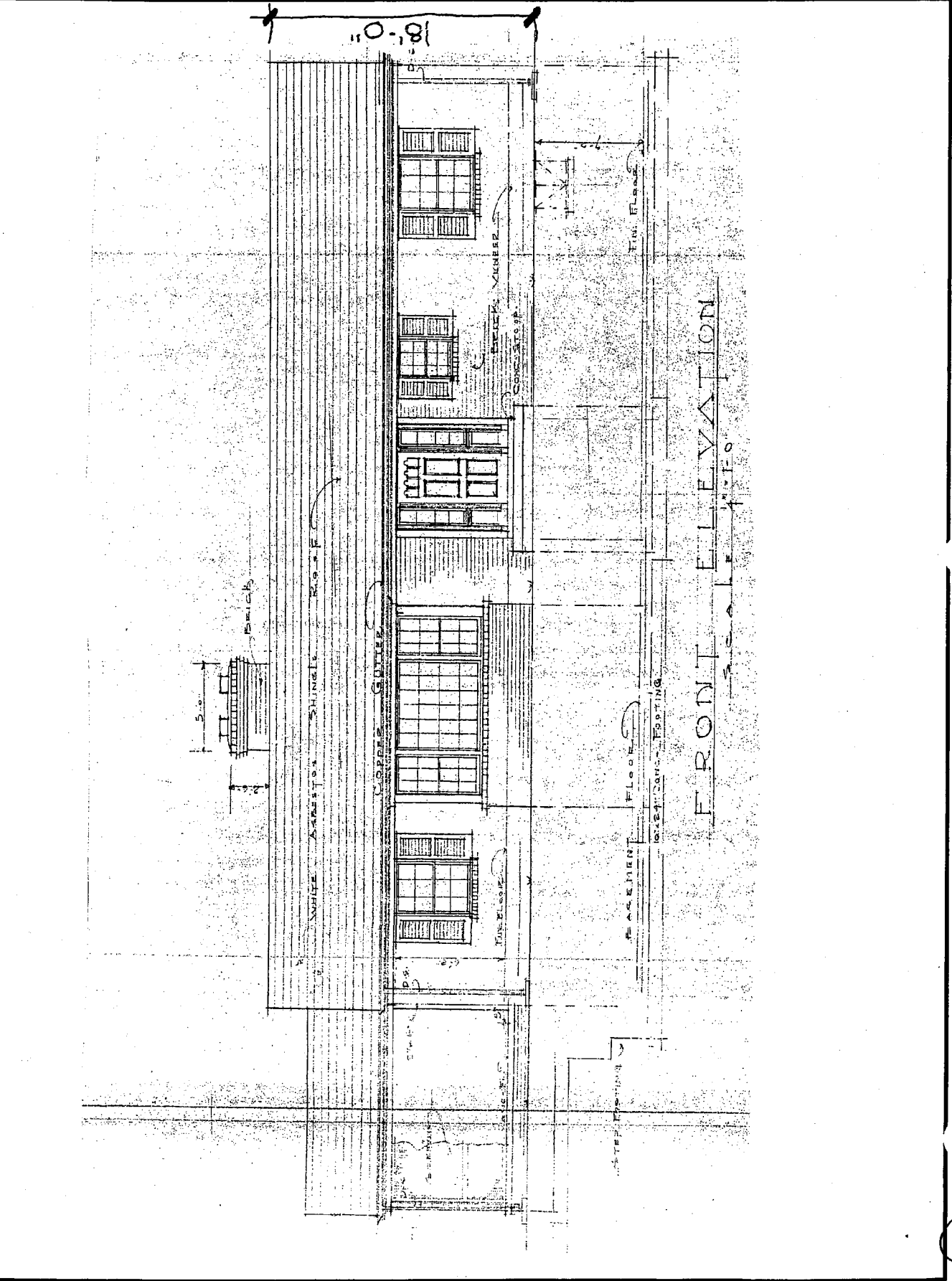
DRAWN BY: rl	SCALE: 1" = 30'	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY:	DATE: 4/5/06			

**GTM**  
 GTM ARCHITECT  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX

# Burch Residence

Existing Front Elevation

DATE 4/5/06	DESIGNED BY gm
SCALE 1/8" = 1'-0"	DRAWN BY n
PROJECT NO. 05.0010	REVISIONS
DRAWING NO.	ST MASSCH PROJECTS
7755 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (202) 333-2000 (202) 333-2001 FAX	



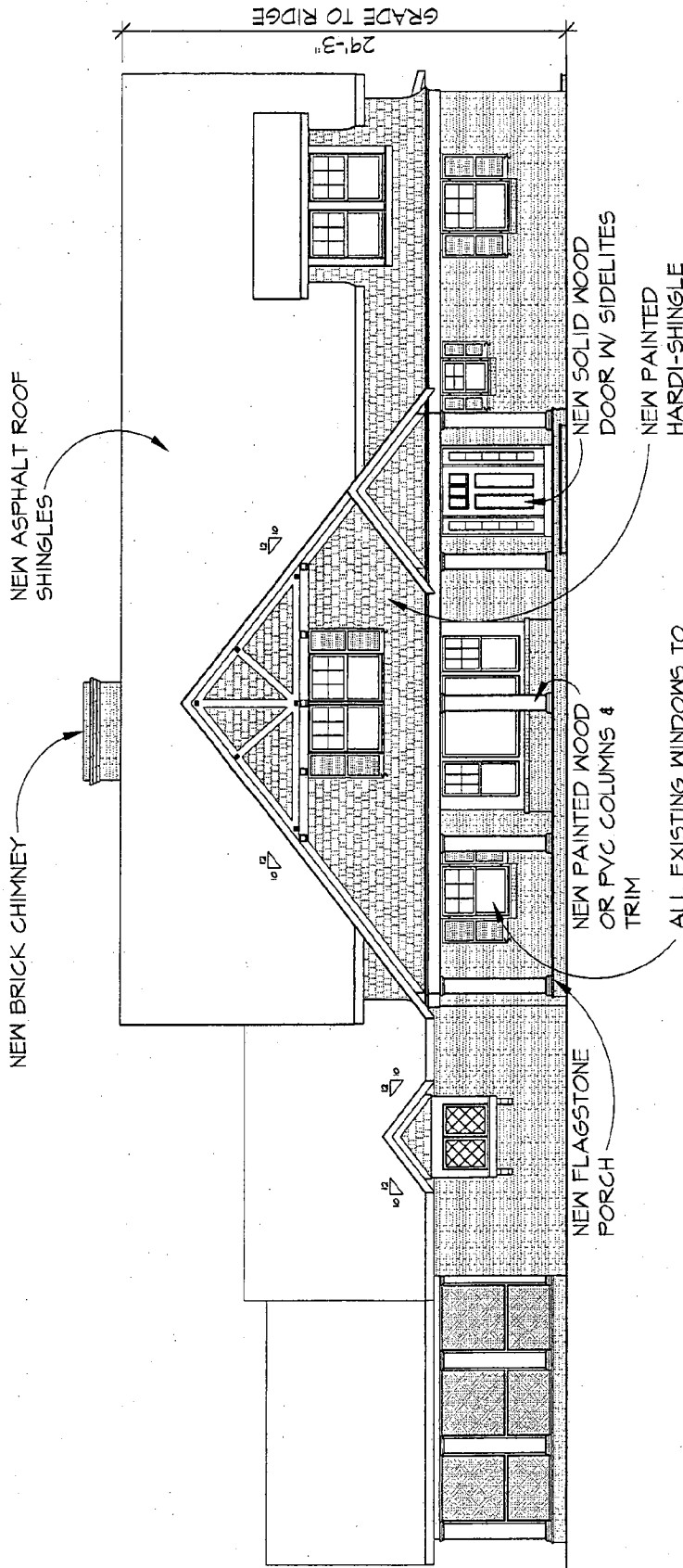


# Bruch Residence

## PROPOSED FRONT ELEVATION

CHECKED BY: GTM	DATE: 04/05/06
DRAWN BY: LSC	SCALE: 3/32"=1'-0"
PROJECT NO. 05.0010	REVISIONS

G.T.M. ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (301)333-2000  
 (202)333-2001 FAX



1 PROPOSED FRONT ELEVATION  
 SCALE: 3/32"=1'-0"

GIM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 233-2000  
 (240) 233-2001 FAX

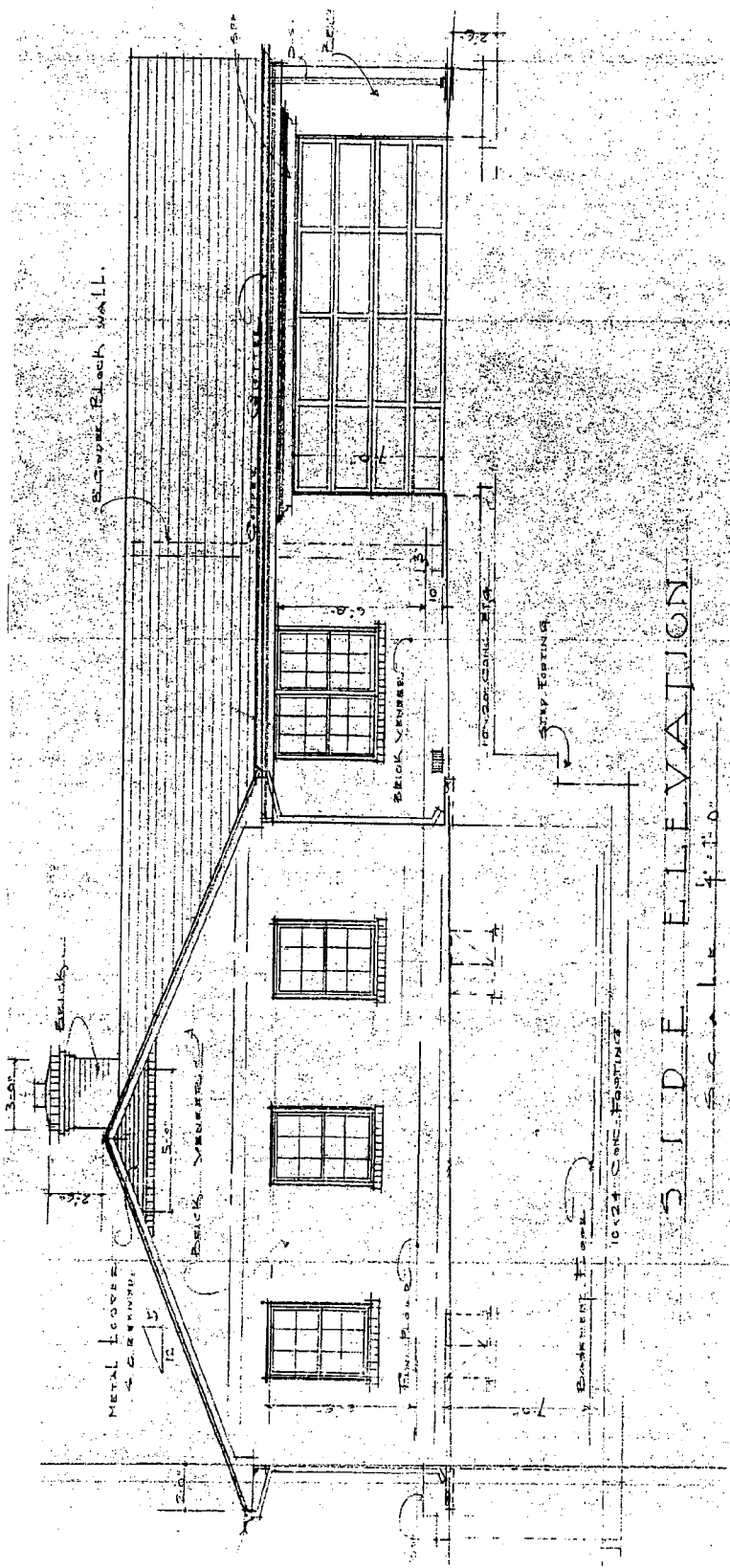
DRAWING NO. \_\_\_\_\_  
 PROJECT NO. 05.0010  
 REVISIONS \_\_\_\_\_

SCALE 1/8" = 1'-0"  
 DATE 4/5/06

DRAWN BY: gm  
 CHECKED BY: gm

# Bruch Residence

## Existing Right Side Elevation



SIDE ELEVATION  
 SCALE 1/8" = 1'-0"



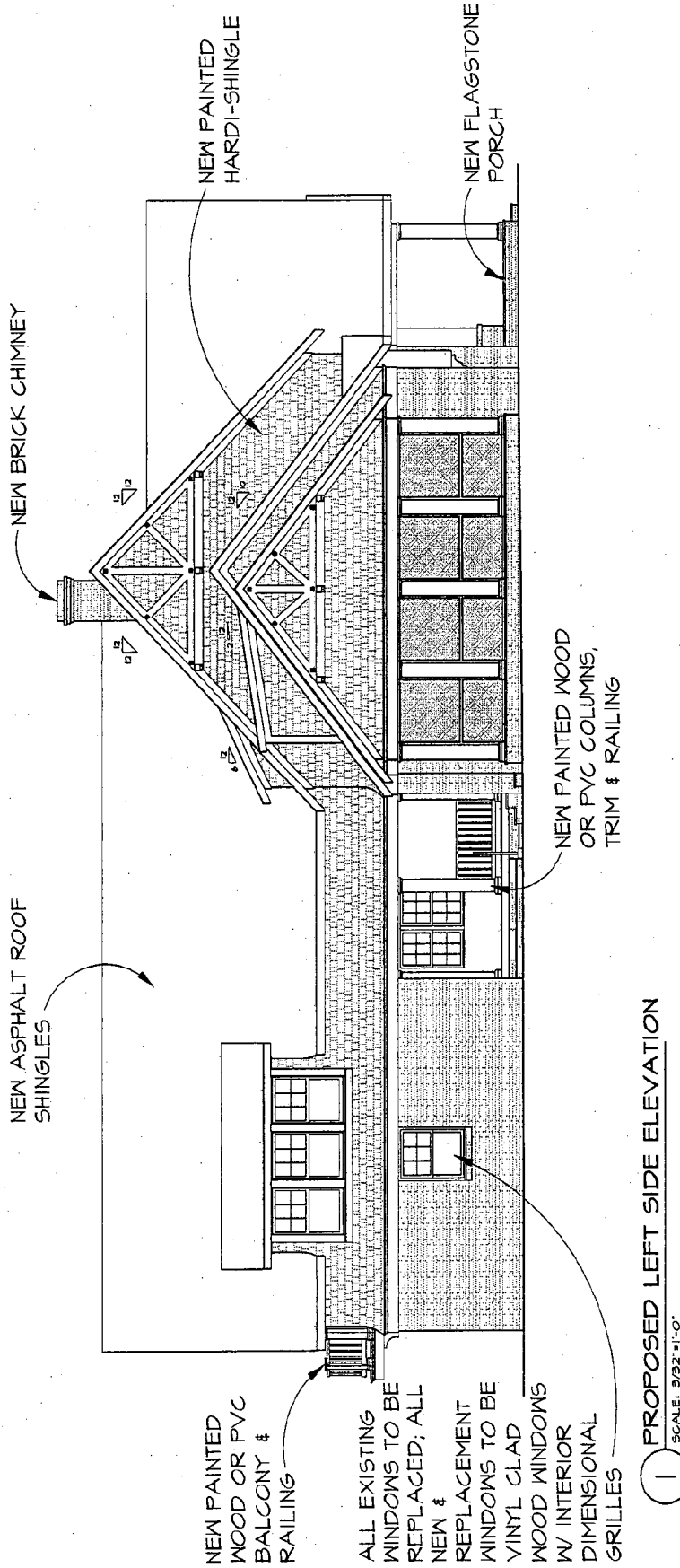


# Bruch Residence

## PROPOSED LEFT SIDE ELEVATION

DRAWN BY: LSC	SCALE: 3/32"=1'-0"	PROJECT NO: 05.0010	REVISIONS:
CHECKED BY: GTM	DATE: 04/05/06		

G T M ARCHITECTS  
7755 OLD GEORGETOWN ROAD  
STATE 700  
BETHESDA, MD 20814  
(301)333-2000  
FAX (301)333-2001



1 PROPOSED LEFT SIDE ELEVATION

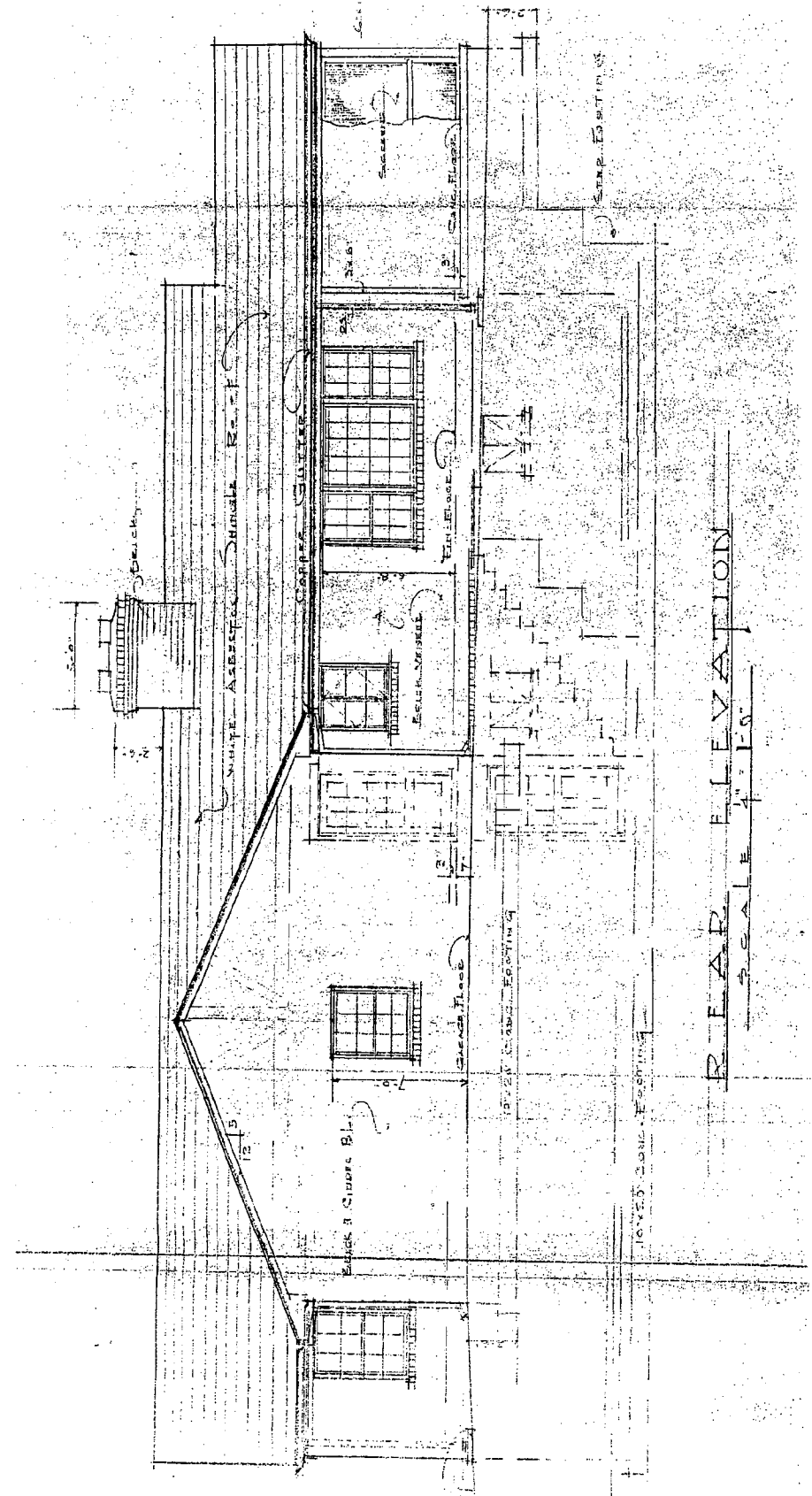
SCALE: 3/32"=1'-0"

GTM

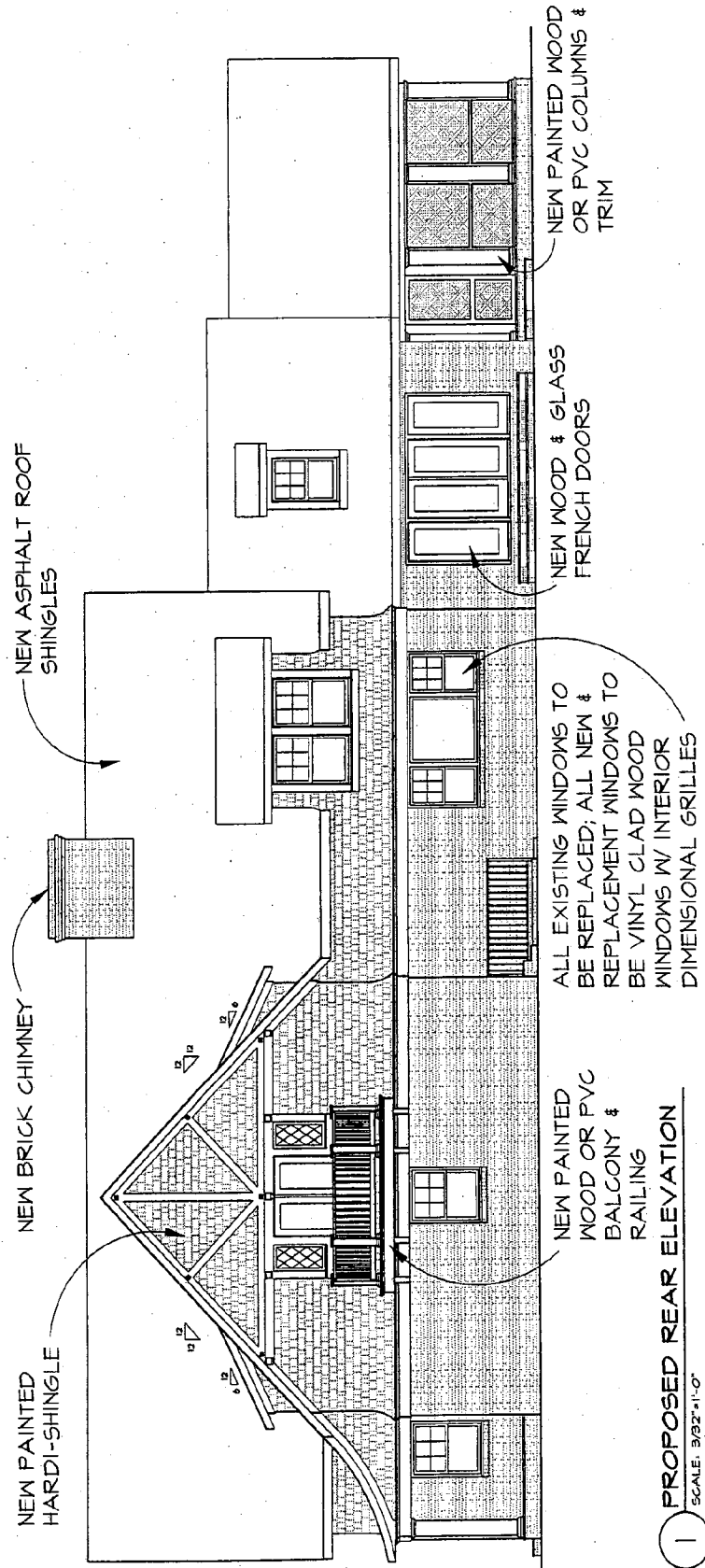
5

# Bruch Residence

## Existing Rear Elevation



DRAWN BY n1	DATE 4/5/06	PROJECT NO. 05.0010	CHECKED BY gm
	SCALE 1/8"		
DRAWING NO.		REVISIONS	7755 OLD GEORGETOWN ROAD BETHESDA, MD 20814 (301) 333-2000 (240) 333-2001 FAX
GTMARCHITECTS		GTM	



**1** PROPOSED REAR ELEVATION  
 SCALE: 3/32"=1'-0"

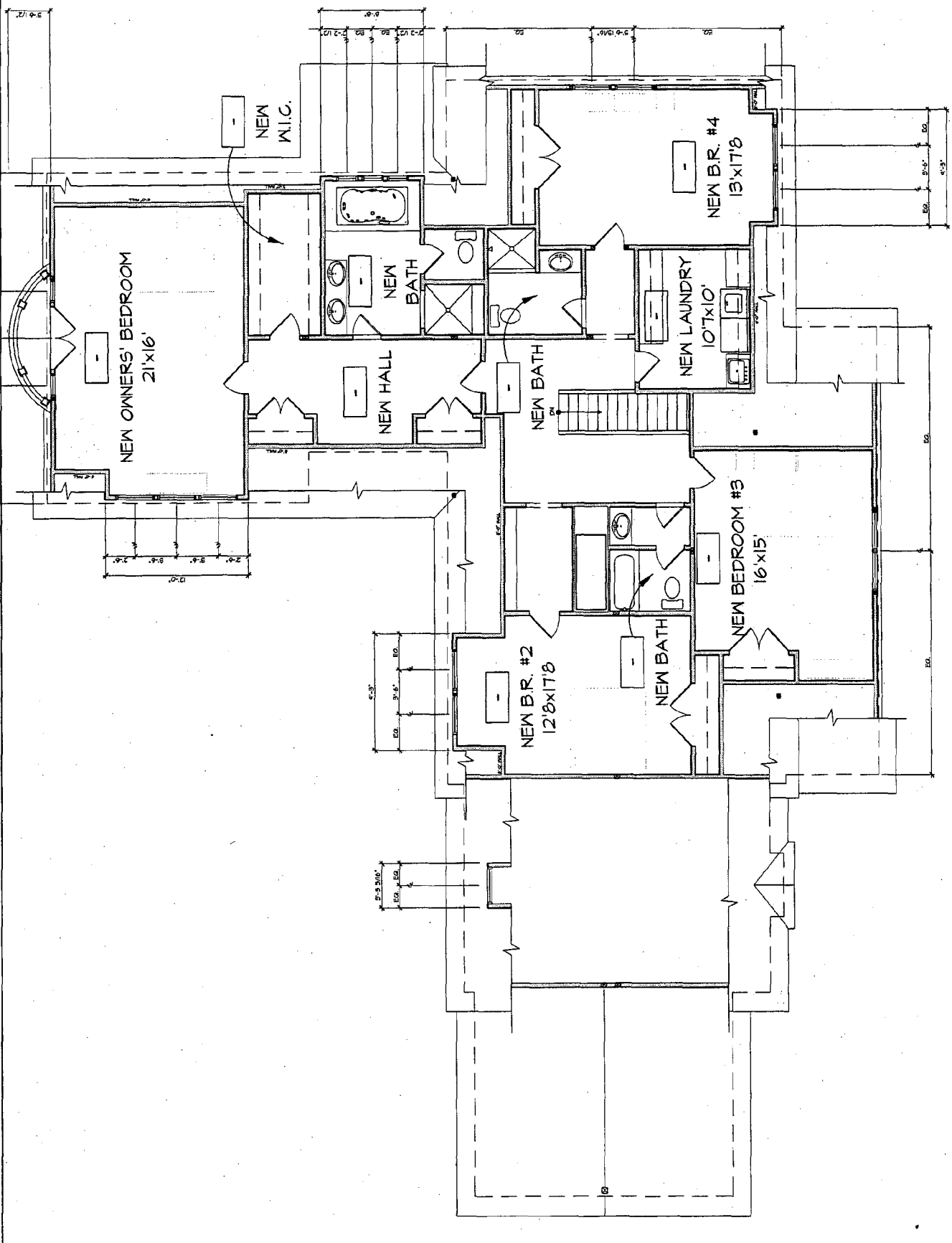




# Bruch Residence

## PROPOSED SECOND FLOOR PLAN

7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (301) 333-2000 (301) 333-2001 FAX	PROJECT NO. 05.0010	DATE: 04/05/06
DRAWING NO.	REVISIONS	CHECKED BY: GTM
G.T.M.		SCALE: 3/32"=1'-0"



61



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BRUGH RESIDENCE · EXISTING BACK YARD VIEW

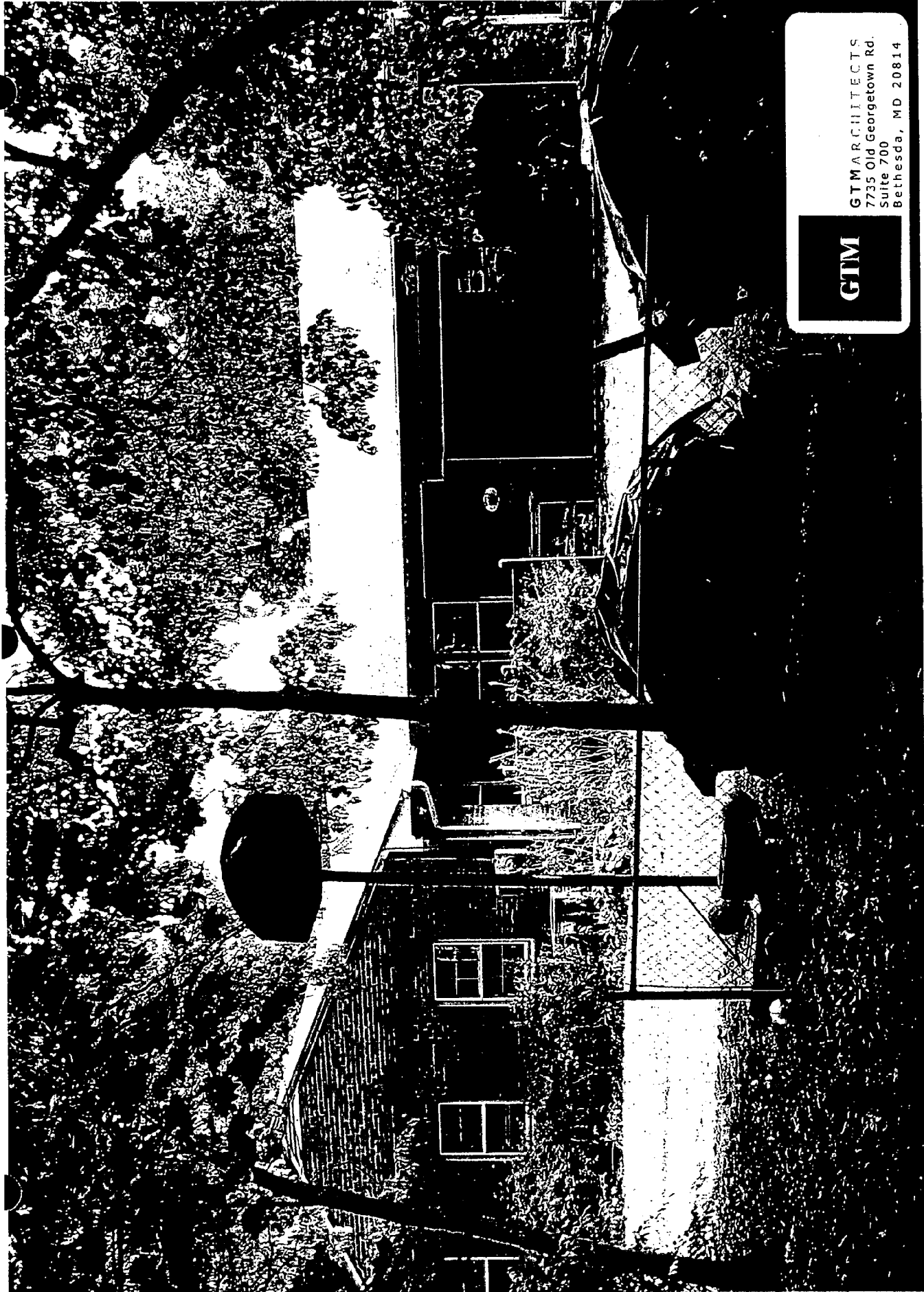
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BRUCH RESIDENCE - EXISTING REAR VIEW

17



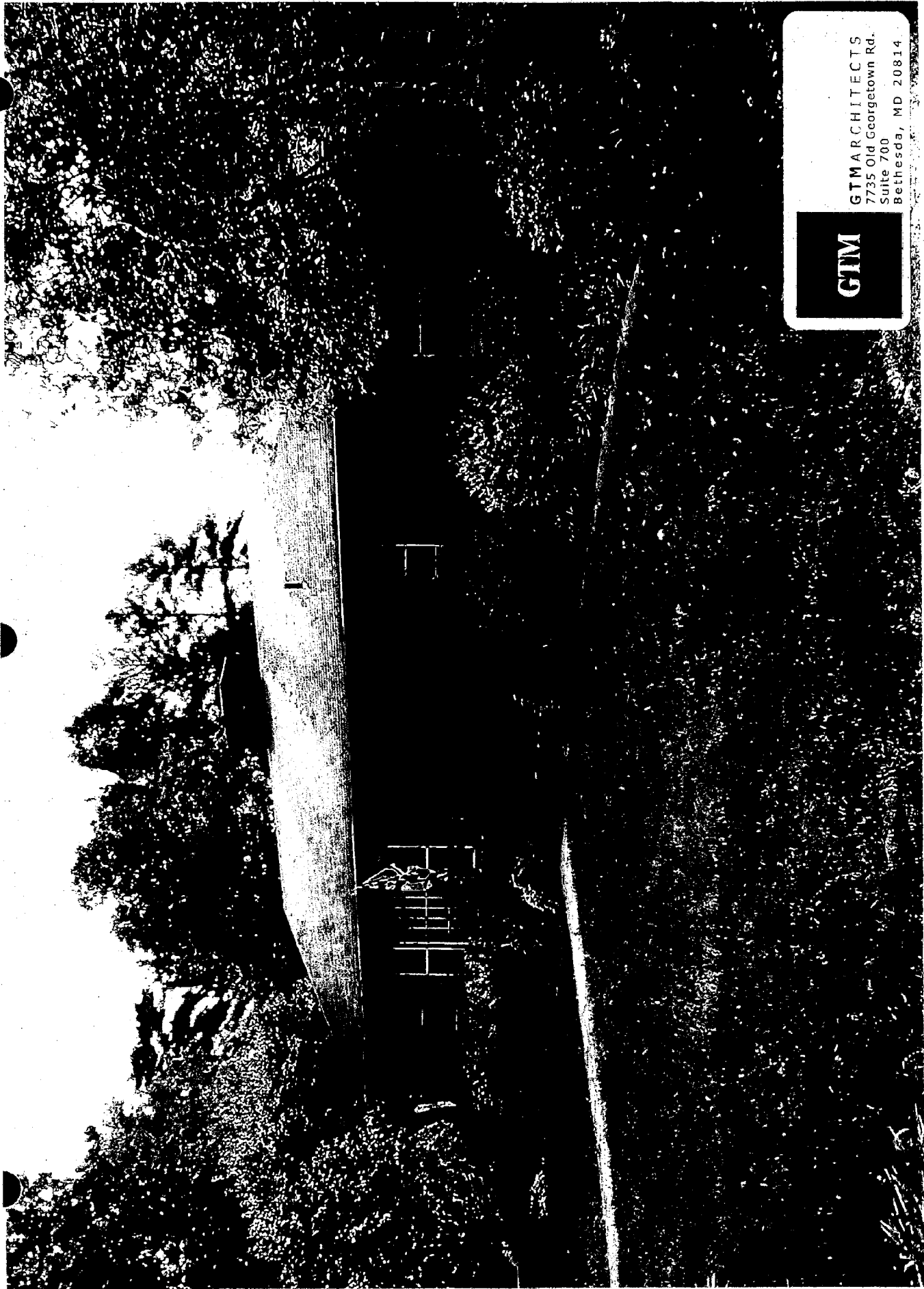
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Bethesda, MD 20814

BRUGH RESIDENCE · EXISTING FLIGHT SIDE VIEW



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7735 Old Georgetown Rd.  
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BRUCH RESIDENCE. EXISTING FRONT VIEW



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24 BRUCH RESIDENCE . EXISTING FRONT VIEW

1 MS. O'MALLEY: Did you have any brief comments you  
2 wanted to make?

3 MR. LACH: There's only one comment. It's a little  
4 bit of a clarification just to make sure as we move forward  
5 that there aren't any surprises. The screen porch that's  
6 shown there will actually be demolished and the kitchen will  
7 be new construction. That's all. And also that I hope you  
8 have it in front of you and I'm sure you do that the  
9 recommendation or the comments from the LAP --

10 MS. O'MALLEY: Yes.

11 MR. LACH: -- also included in the package.

12 MS. OAKS: You did receive that in your work  
13 session. It's the favorable LAP comments.

14 MS. O'MALLEY: Correct. Are there questions by  
15 Commissioners?

16 MR. FULLER: I guess I don't really have any  
17 questions. I think it's, you know, a responsible design.  
18 It's not overpowering. The only small comment I would  
19 suggest you consider is that by putting the new screen porch  
20 to the left side of the house, you're making it fairly long  
21 barrier and sort of detracting a little bit from what I'll  
22 say is sort of the garden setting as viewed from the street.  
23 If you could rotate that, consider rotating the screen porch  
24 around to the west elevation to be behind the house, you  
25 would still have the same relationship to the kitchen areas,  
26 and it would leave a little bit more oneness when viewing

1 the overall streetscape. Because as I said, the way you've  
2 got it, I think your design works nicely, but you know, you  
3 look at your site plan, you've got a good percentage of the  
4 overall lot coverage is now sort of buildable, built out.

5 But, other than that, I think you know, you've  
6 done a good job.

7 MR. LACH: Thank you.

8 MS. ALDERSON: I just agree with that. I think  
9 it's great that you are raising the roof pitch to be more  
10 consistent with the neighborhood and adding relief and porch  
11 details which also integrated much more with the  
12 neighborhood than the house that's there. And I also agree  
13 that if there's an opportunity there to make it less long,  
14 that you might want to explore that since all the adjoining  
15 houses are kind of boxier than your plans. By possibly  
16 putting the porch, re-orienting the porch or relocating it  
17 toward the rear.

18 MR. BRUCH: If I could just respond to that. This  
19 is an incredible property because it was owned by a  
20 landscape architect who spent 18 years developing all the  
21 landscaping. And it's an incredible yard. And what we're  
22 trying to do is maximize the views in relationship between  
23 the living space and the yard because both of us spend a lot  
24 of time outside. And by, when we looked at this originally  
25 we actually had a screen porch. This is our fifth version  
26 of the design. We had a linear version which didn't have a



1 second floor. We had a straight two story house which  
2 looked like a big mansion and we had a couple of other  
3 schemes where we changed the front porch.

4 But, we had a version that had a rear porch off  
5 the kitchen. And we did a sight line study and we need to  
6 get a living space further to the left to be able to see  
7 around the garage to experience, you know, 30 percent of the  
8 rear yard. So, it was really by design that we're trying to  
9 get to the left and try to have our living space as far left  
10 as possible so that we can enjoy the views to the rear yard,  
11 so.

12 MS. BRUCH: 'Cause otherwise you have to tear down  
13 the garage additionally.

14 MR. BRUCH: The garage kind of blocks a number of  
15 the views to the rear yard and that's really what this is.

16 MS. ALDERSON: That certainly seems justifiable.

17 MR. LACH: And in hindsight also, the existing  
18 house is so low to the ground that there won't be a  
19 requirement for that railing system that's shown in that  
20 screen porch. So it will just be sort of floor to ceiling  
21 screening and fairly transparent.

22 MS. O'MALLEY: I had a question for the architect.  
23 When I was looking at the plans I was comparing Circle 11  
24 with Circle 13 and 15. And I wondered what the actual  
25 height is supposed to be for that gable that faces the  
26 front? Because Circle 11 looks like it's lower.

1 MR. LACH: Uh-huh.

2 MS. O'MALLEY: Than the other two drawings.

3 MR. LACH: Oh, it sure does.

4 MS. O'MALLEY: And I know further down Washington  
5 Street there was a case where the front gable came out and  
6 it was as tall as the original and then they didn't put the  
7 dormers in and it appears as a huge mass on the front of the  
8 house. And I'm sure you want to avoid that look.

9 MR. LACH: Certainly. And one of the things that  
10 we strive to do, especially on the historic houses is to  
11 make sure that we do set any dormers or attachments that we  
12 have to the main body, set them down farther than the main  
13 block. You know, just from eyeballing, I'm sure it's a  
14 couple, two, three feet down from the main ridge.

15 MS. O'MALLEY: So would it be more like the Circle  
16 11?

17 MR. LACH: It would be much more like Circle 11,  
18 yeah, especially in that front bedroom underneath that  
19 massing. It's where we need the least amount of square  
20 footage on the second floor, so, there's a little bit of  
21 play there.

22 MS. O'MALLEY: You can always put in tray ceilings.

23 MR. LACH: Oh, a significant portion of that half  
24 story addition is going to have half height walls and  
25 splayed ceilings. It's going to be a lot of really  
26 interesting space.

1 MS. ALDERSON: Sounds like you've done a lot of our  
2 work, iterations.

3 MS. O'MALLEY: Are there any other comments?

4 MR. FULLER: No.

5 MS. O'MALLEY: I think everybody likes your design.

6 MR. LACH: Thank you very much.

7 MS. O'MALLEY: That was easy.

8 MR. BRUCH: Thank you very much.

9 MS. O'MALLEY: Thanks for the hard work. So, now  
10 we'll review the minutes. This was from December 7. Do we  
11 have a motion?

12 MR. FULLER: I'll make a motion we approve the  
13 minutes from December 7.

14 MS. O'MALLEY: And other business? Commission  
15 items? I think we have several Commission items.  
16 Commissioner Rotenstein.

17 MR. ROTENSTEIN: Last Thursday I attended the  
18 public hearing of, sponsored by the Maryland Transportation  
19 Administration, their proposal to close four MARC stations  
20 including the station in Dickerson and the station in Boyds.  
21 I testified on behalf of the Commission underscoring the  
22 significant ties the railroad has to those communities and  
23 the historic buildings. And I was one of more than 30  
24 comment groups who were unanimously opposed to the proposal  
25 to close the stations. I wasn't able to stay for the whole  
26 hearing because it went substantially longer than it was

# MEMO

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**Date:** April 5, 2006  
**Project #:** 05.0010      **Project Name:** Bruch Residence  
**Subject:** Adjacent Property Names and Addresses

---

Stephen J. & M.S. Niven  
3932 Washington Street  
Kensington, MD 20895

Peter G. & E.H. Condliffe  
3939 Washington Street  
Kensington, MD 20895

James L. Foy  
3940 Washington Street  
Kensington, MD 20895

Mary & Mary DelBianco  
3929 Washington Street  
Kensington, MD 20895

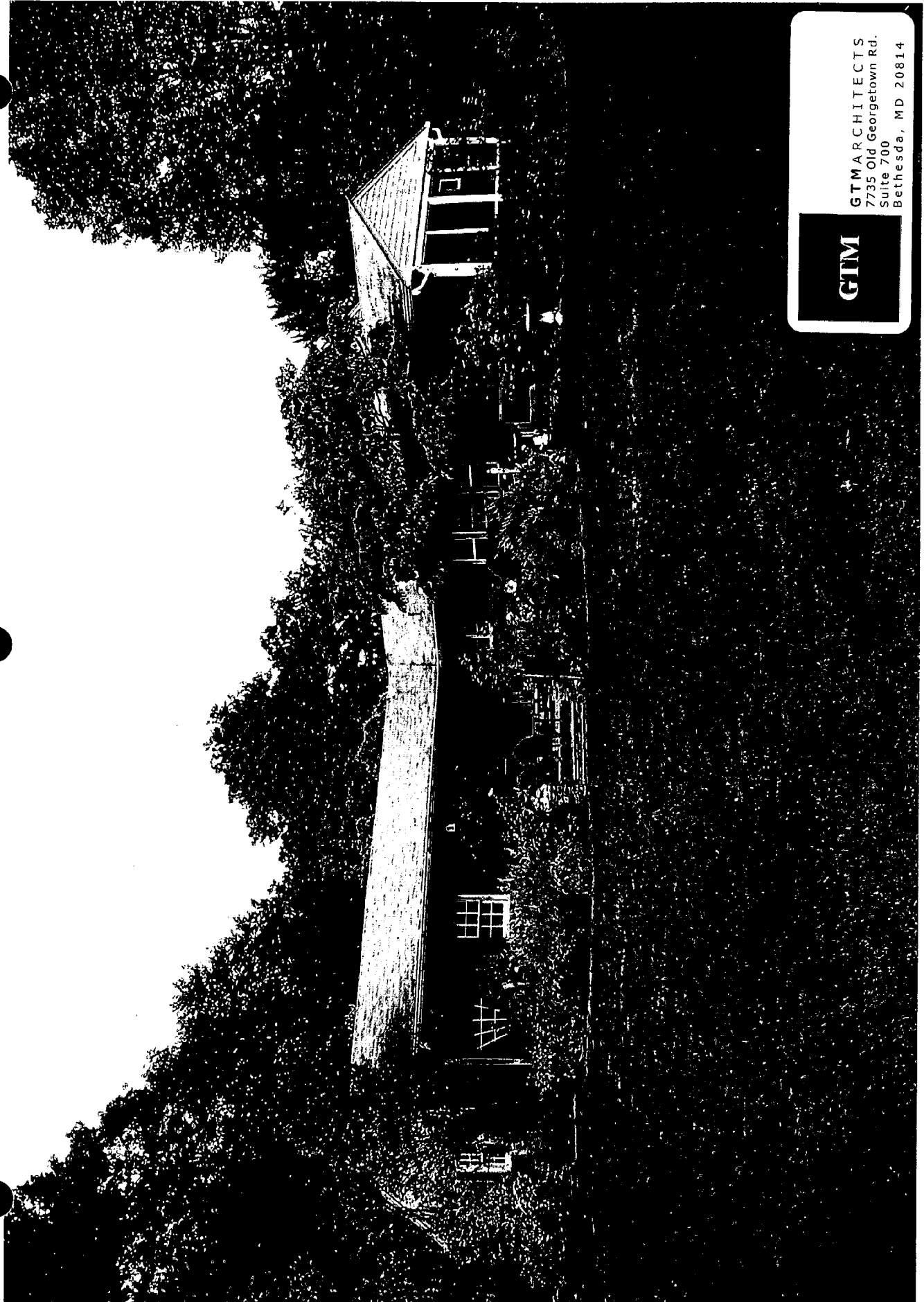
David & Lisa Albright  
4009 Cleveland Street  
Kensington, MD 20895

Richard Robinson  
4013 Cleveland Street  
Kensington, MD 20895

Kevin Nicastro  
10207 Summit Avenue  
Kensington, MD 20895

Kenneth Kolson  
10209 Summit Avenue  
Kensington, MD 20895

Shirley Watson  
10211 Summit Avenue  
Kensington, MD 20895



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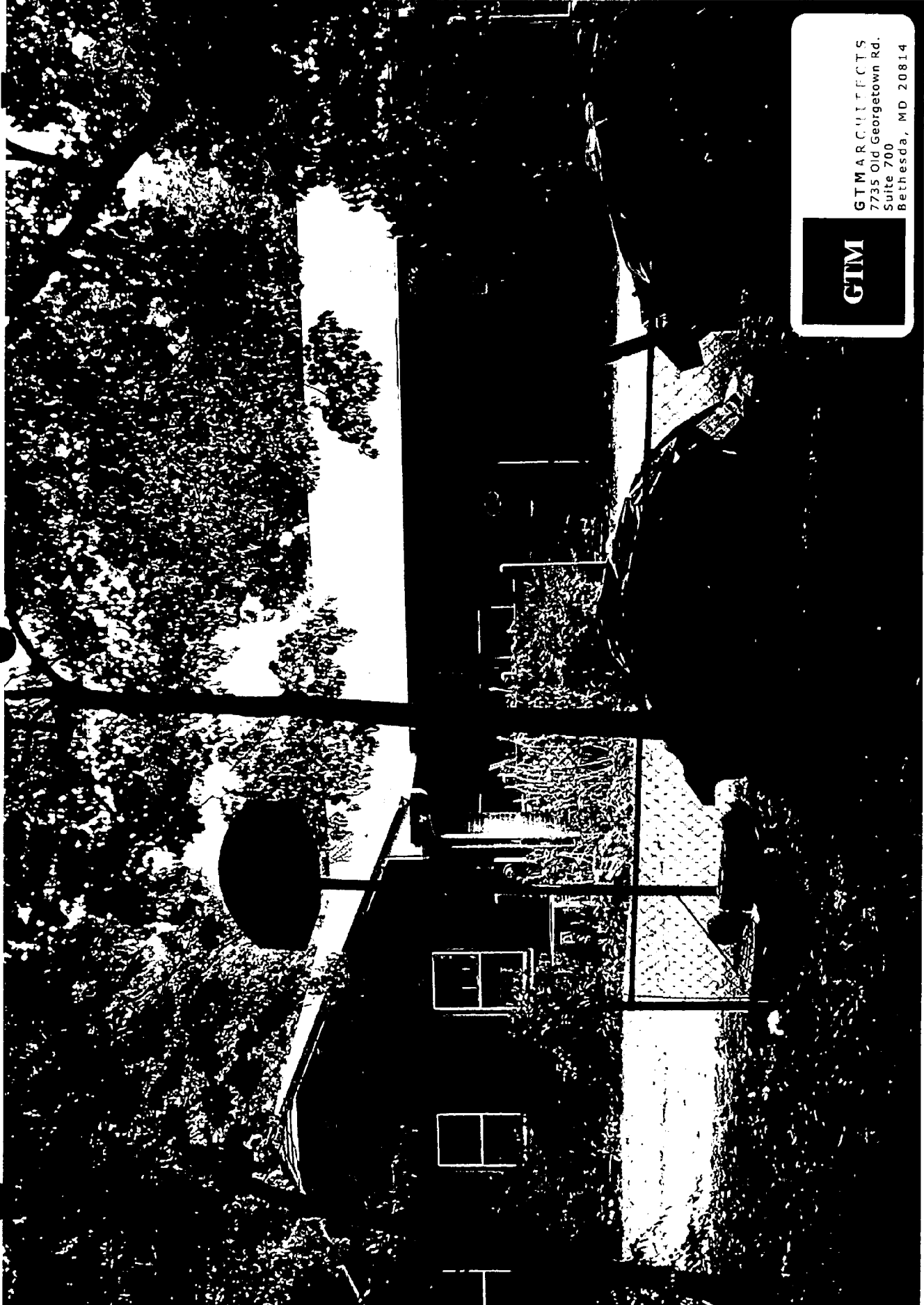
**BRUCH RESIDENCE · EXISTING BACK YARD VIEW**



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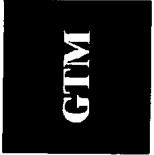
**BRUCH RESIDENCE - EXISTING REAR VIEW**



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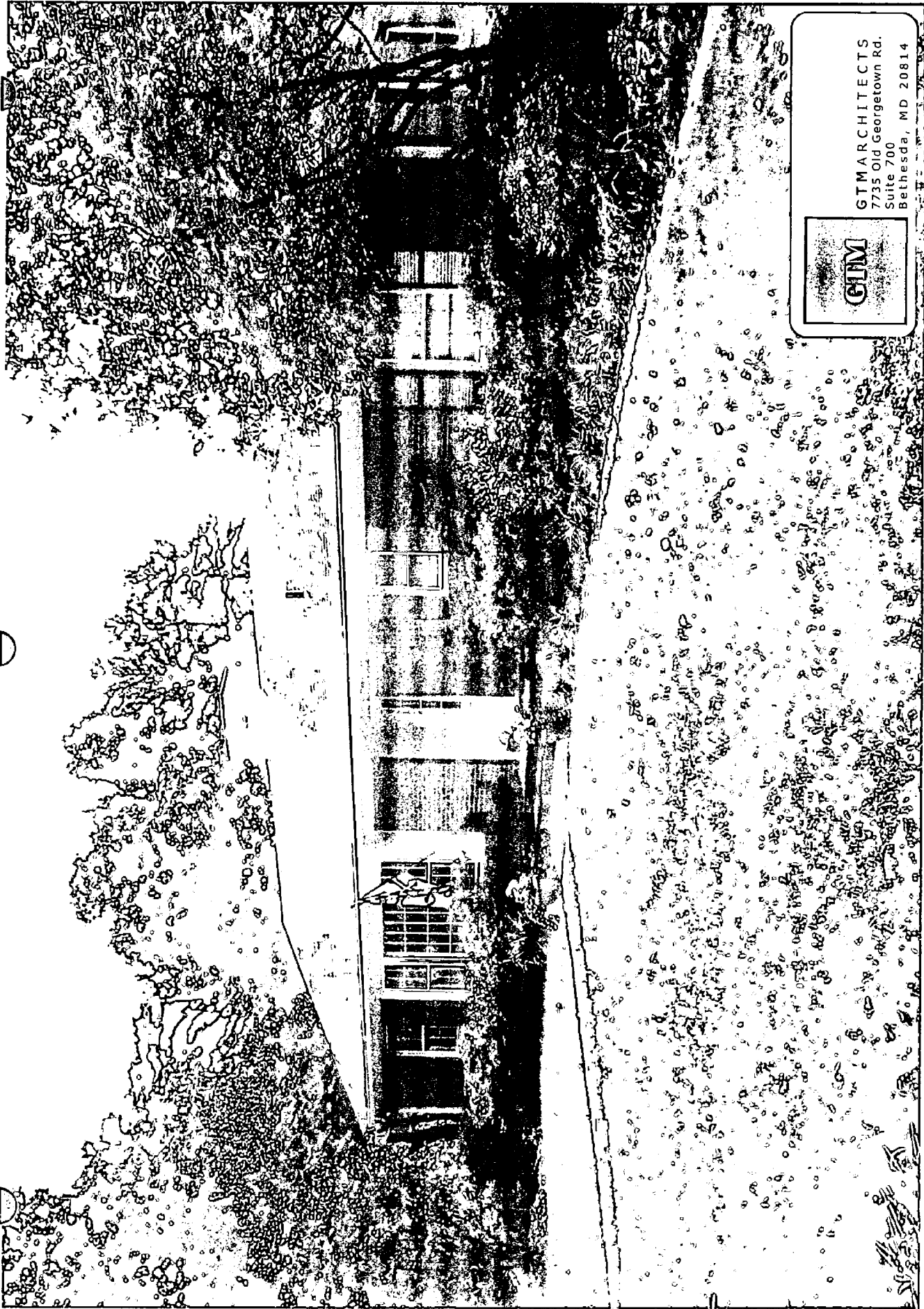
**BRUCH RESIDENCE · EXISTING FLIGHT SIDE VIEW**



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**BRUCH RESIDENCE. EXISTING FRONT VIEW**

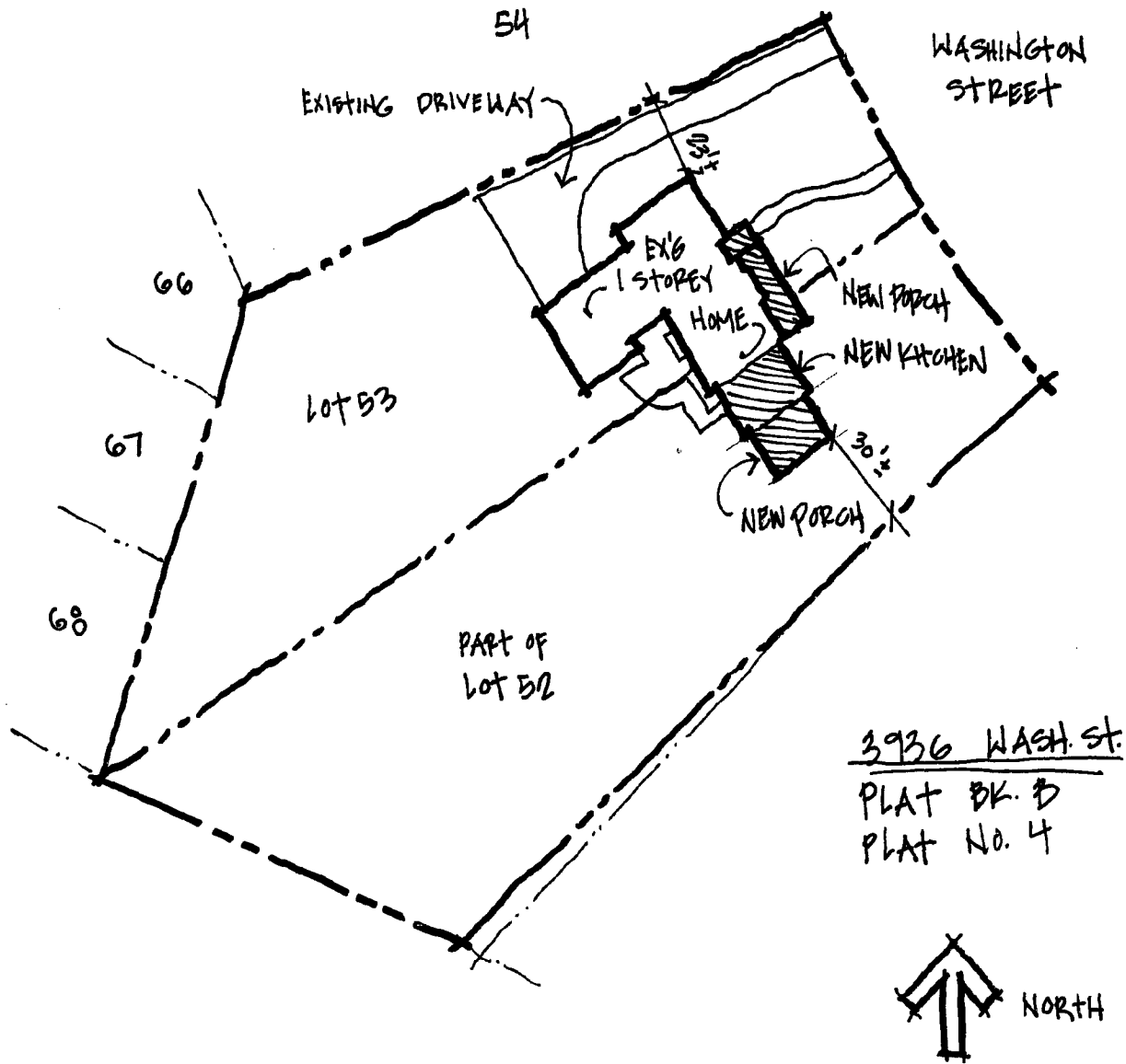




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BRUEH RESIDENCE · EXISTING FRONT VIEW



3936 WASH. ST.  
 PLAT BK. B  
 PLAT NO. 4



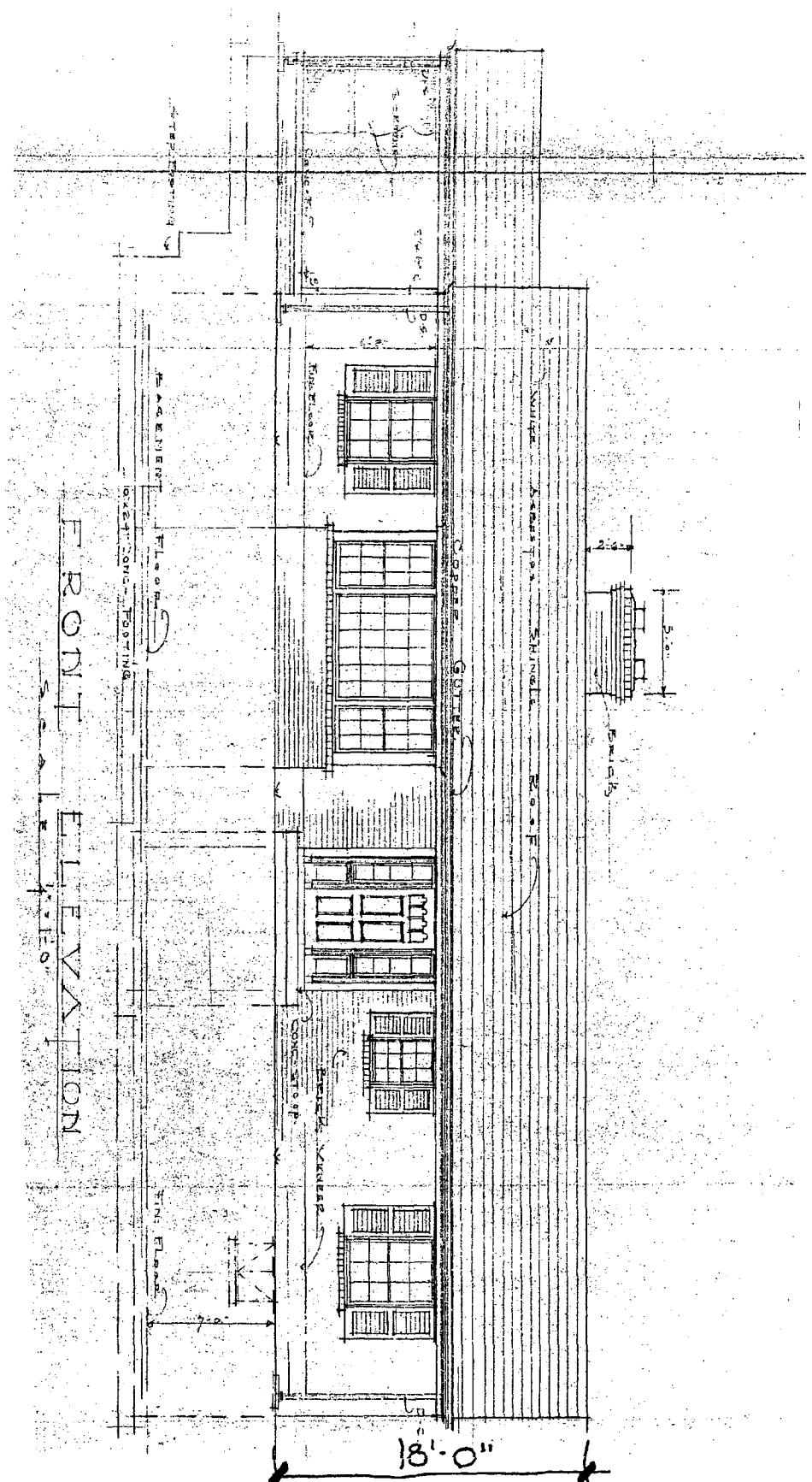
# Bruch Residence

## Proposed Site Plan

DRAWN BY: rl	SCALE: 1"=50'	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY: gm	DATE 4/5/06			



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# Bruch Residence

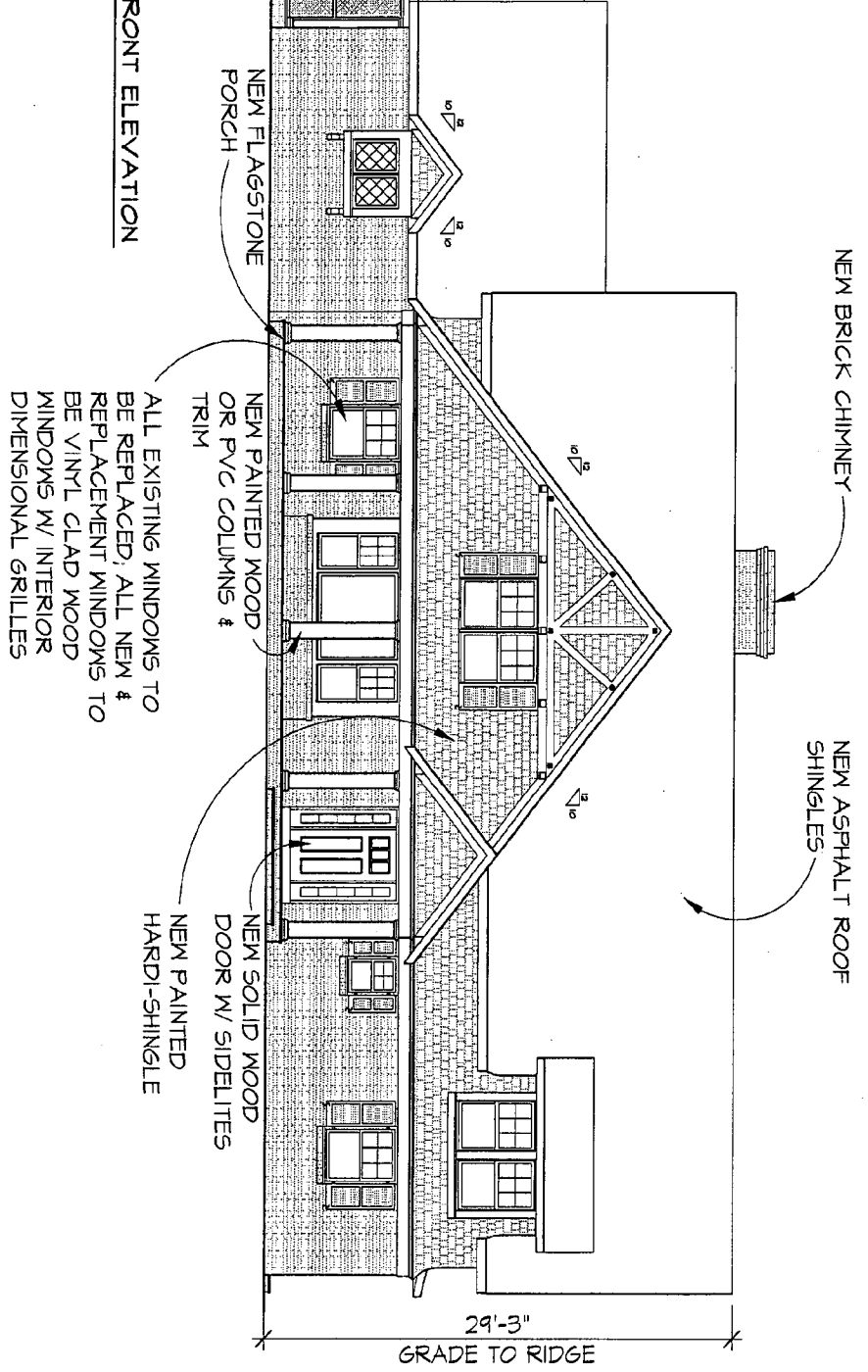
## Existing Front Elevation

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CHECKED BY: <i>gm</i>	DATE: <i>4/5/06</i>			



GTMARCH:1E0:1E  
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 SUITE 700  
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 (240)333-2001 FAX

**1** PROPOSED FRONT ELEVATION  
SCALE: 3/32"=1'-0"



# Bruch Residence

## PROPOSED FRONT ELEVATION

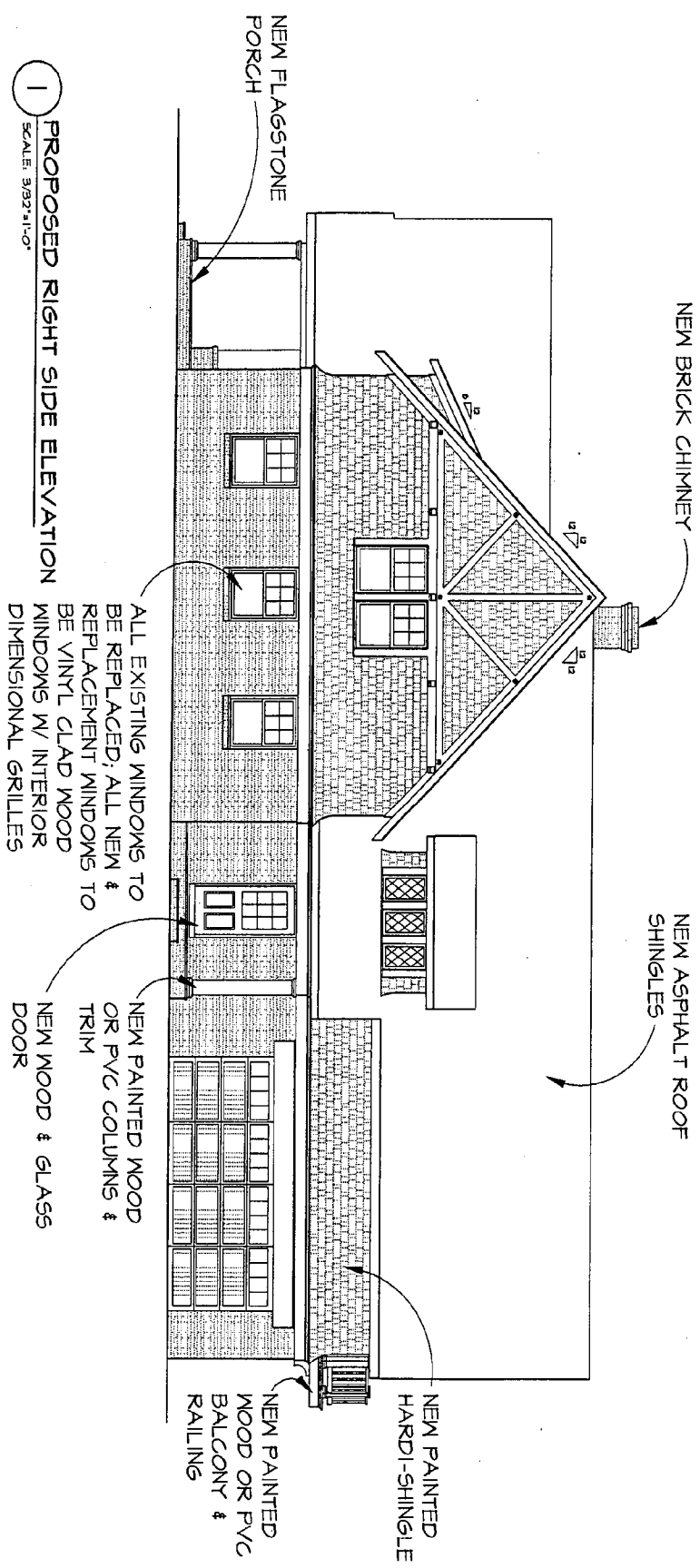
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CHECKED BY: GTM	DATE: 04/05/06			

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1 PROPOSED RIGHT SIDE ELEVATION  
SCALE: 3/32"=1'-0"

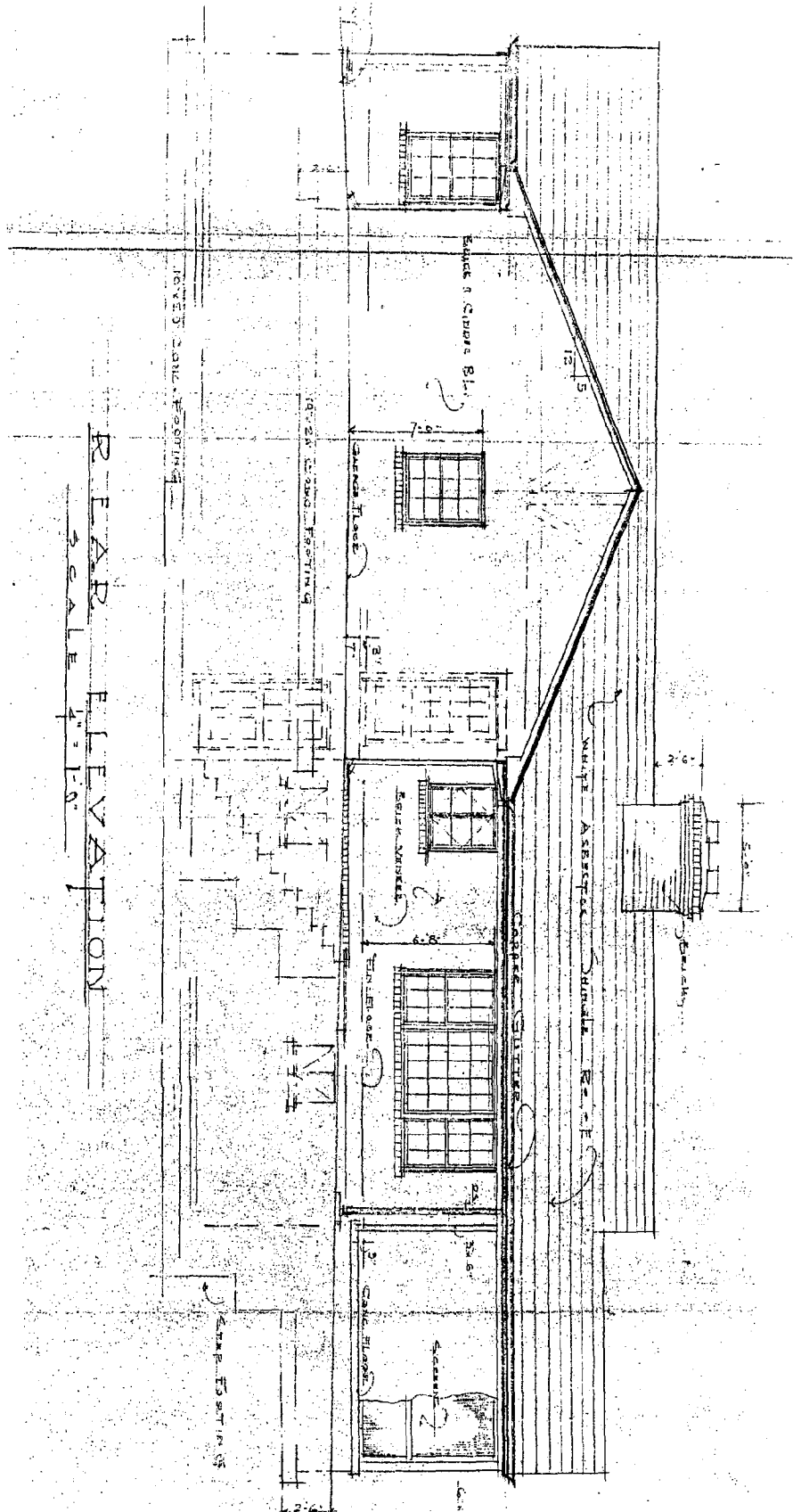
# Bruch Residence

## PROPOSED RIGHT SIDE ELEVATION

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REAR ELEVATION  
 SCALE 1/8" = 1'-0"

# Bruch Residence

## Existing Rear Elevation

DRAWN BY: rl	SCALE 1/8"	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY: gm	DATE 4/5/0p			



GT MARKS, INC.  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX

1 PROPOSED REAR ELEVATION  
SCALE: 3/32"=1'-0"

ALL EXISTING WINDOWS TO BE REPLACED; ALL NEW & REPLACEMENT WINDOWS TO BE VINYL CLAD WOOD DIMENSIONAL GRILLES

NEW WOOD & GLASS FRENCH DOORS

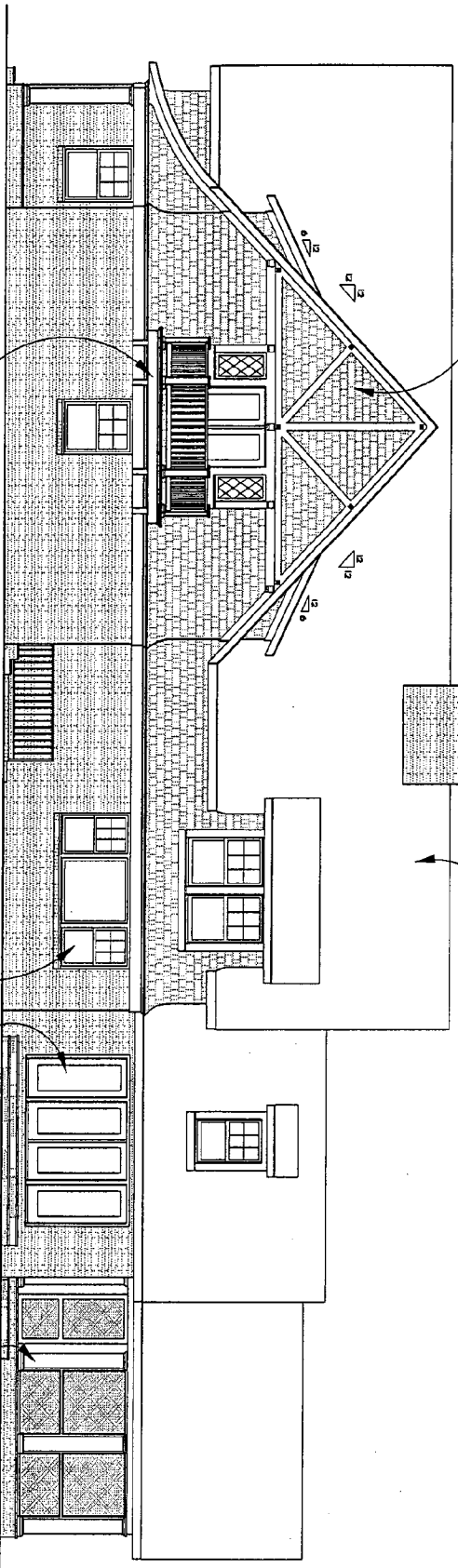
NEW PAINTED WOOD OR PVC COLUMNS & TRIM

NEW PAINTED WOOD OR PVC BALCONY & RAILING

NEW PAINTED HARDI-SHINGLE

NEW BRICK CHIMNEY

NEW ASPHALT ROOF SHINGLES



# Bruch Residence

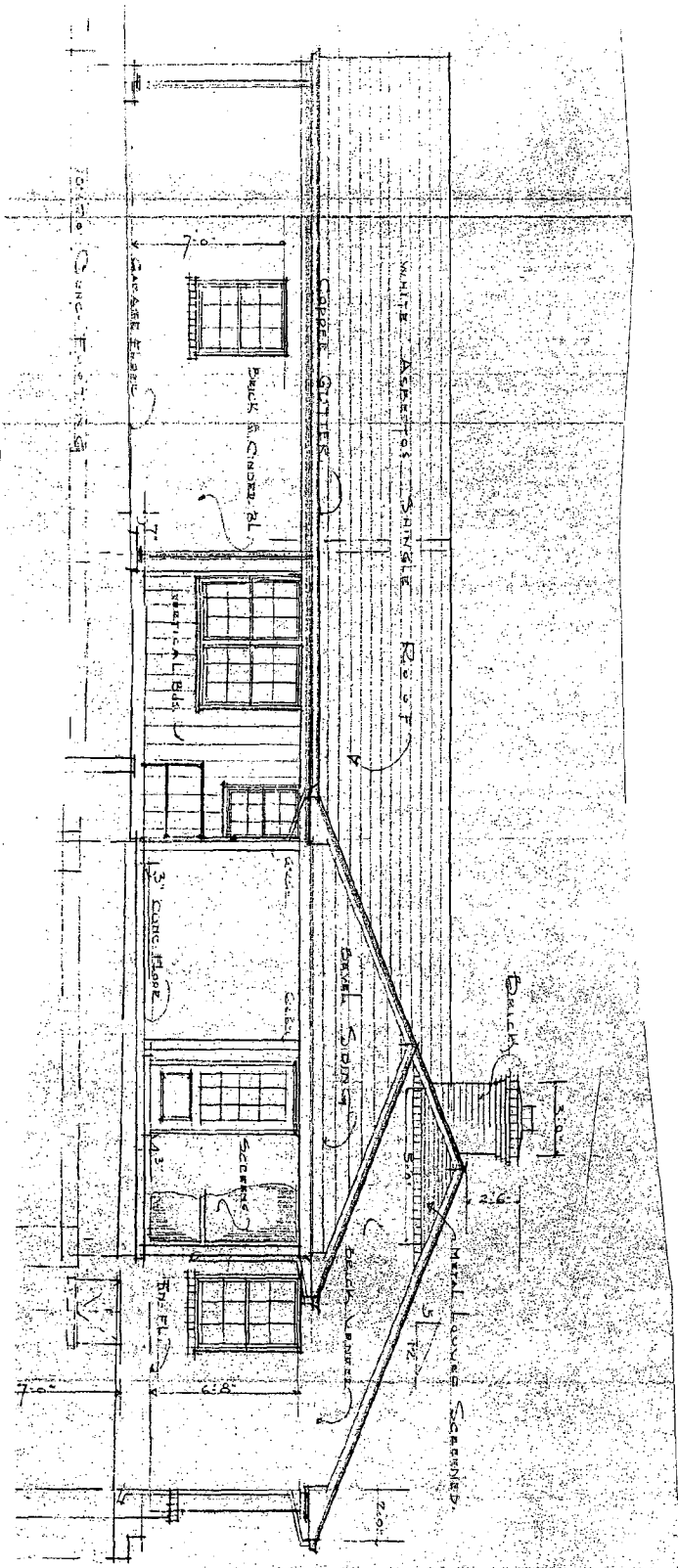
## PROPOSED REAR ELEVATION

DRAWN BY: LSC	SCALE: 3/32"=1'-0"	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY: GTM	DATE: 04/05/06			

**CTM**

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# Bruch Residence

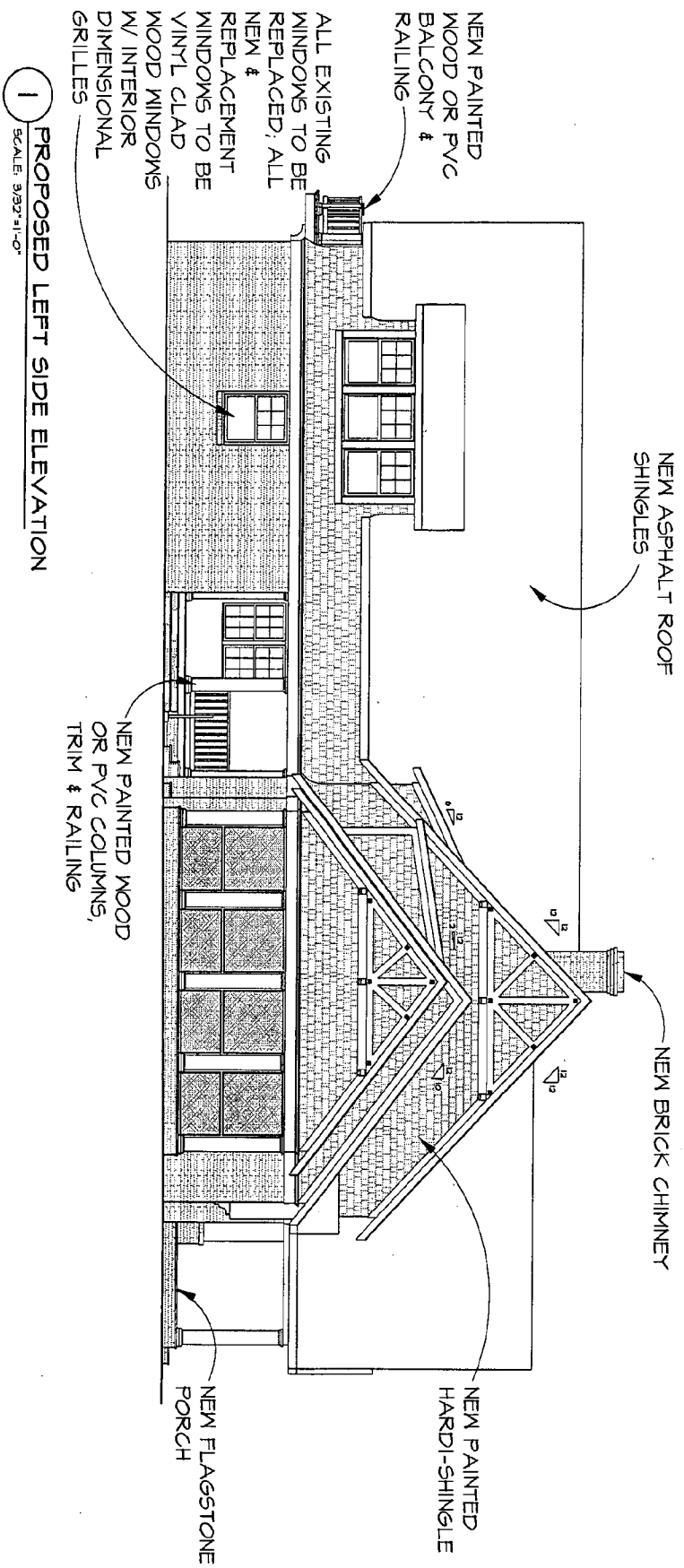
## Existing Left Elevation

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CHECKED BY: gm	DATE: 4/5/06			



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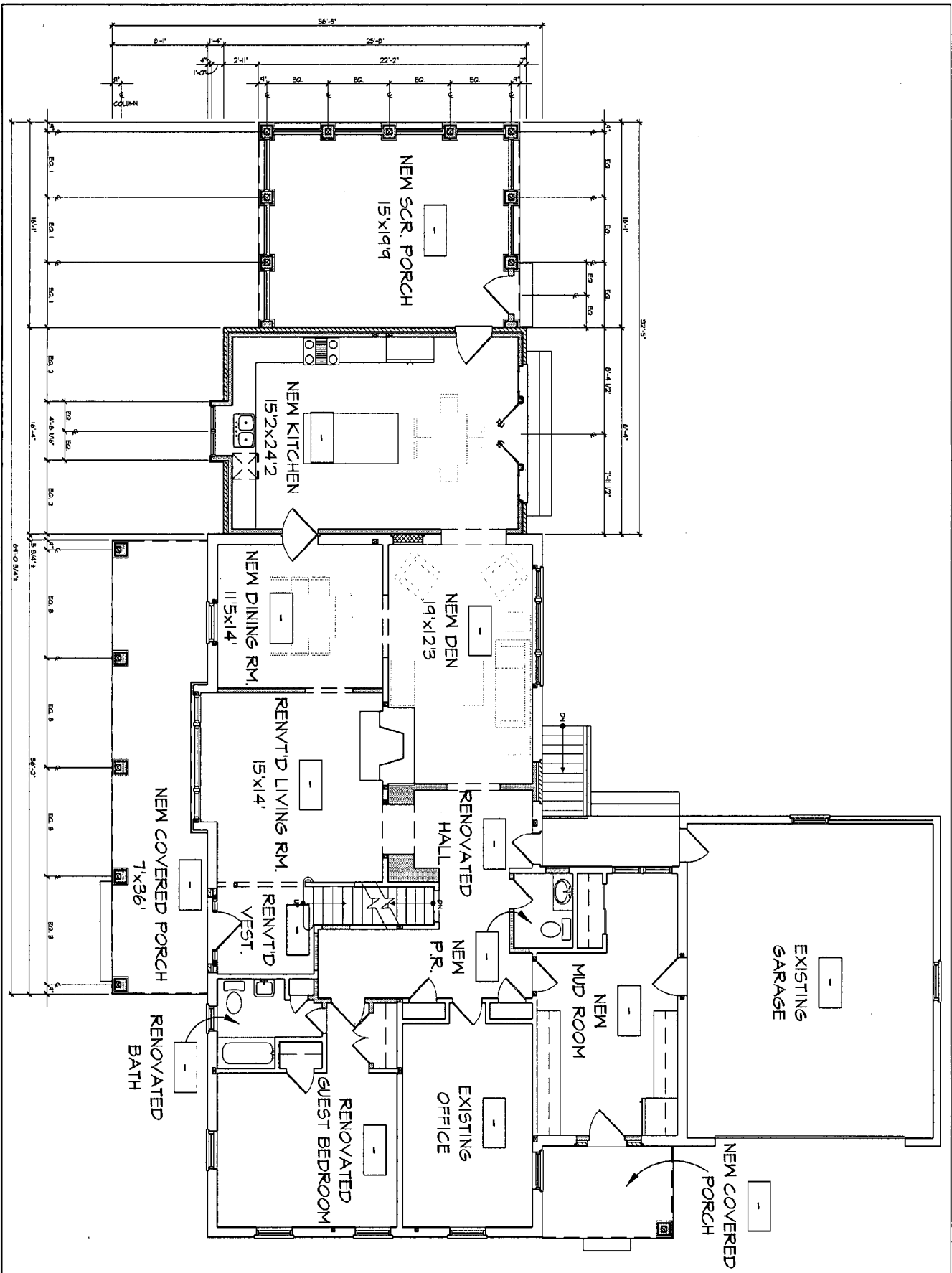
# Bruch Residence

## PROPOSED LEFT SIDE ELEVATION

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CHECKED BY: GTM	DATE: 04/05/06			

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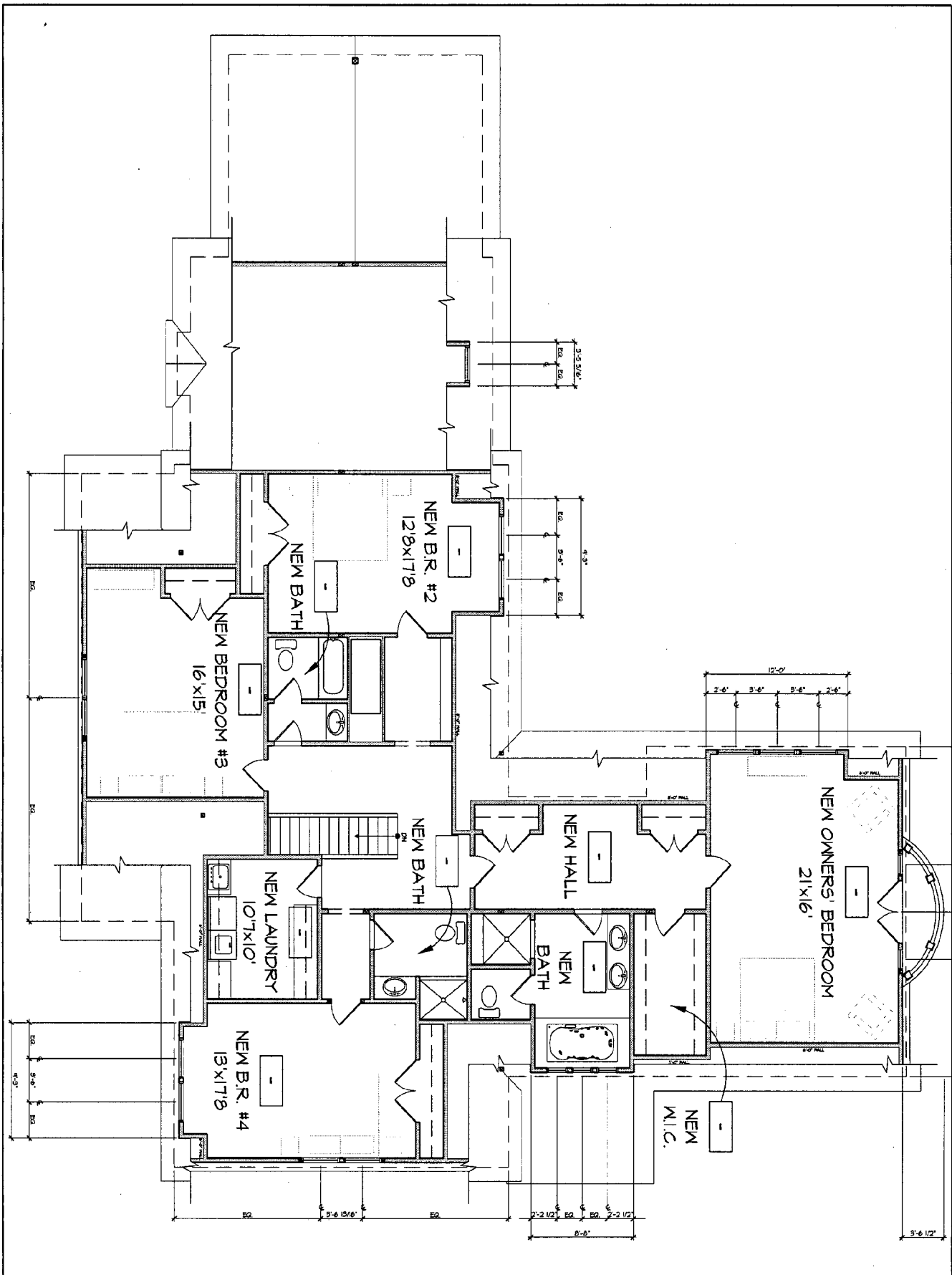
# Bruch Residence

## PROPOSED FIRST FLOOR PLAN

DRAWN BY: LSC	SCALE: 3/32" = 1'-0"	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY: GTM	DATE: 04/05/06			




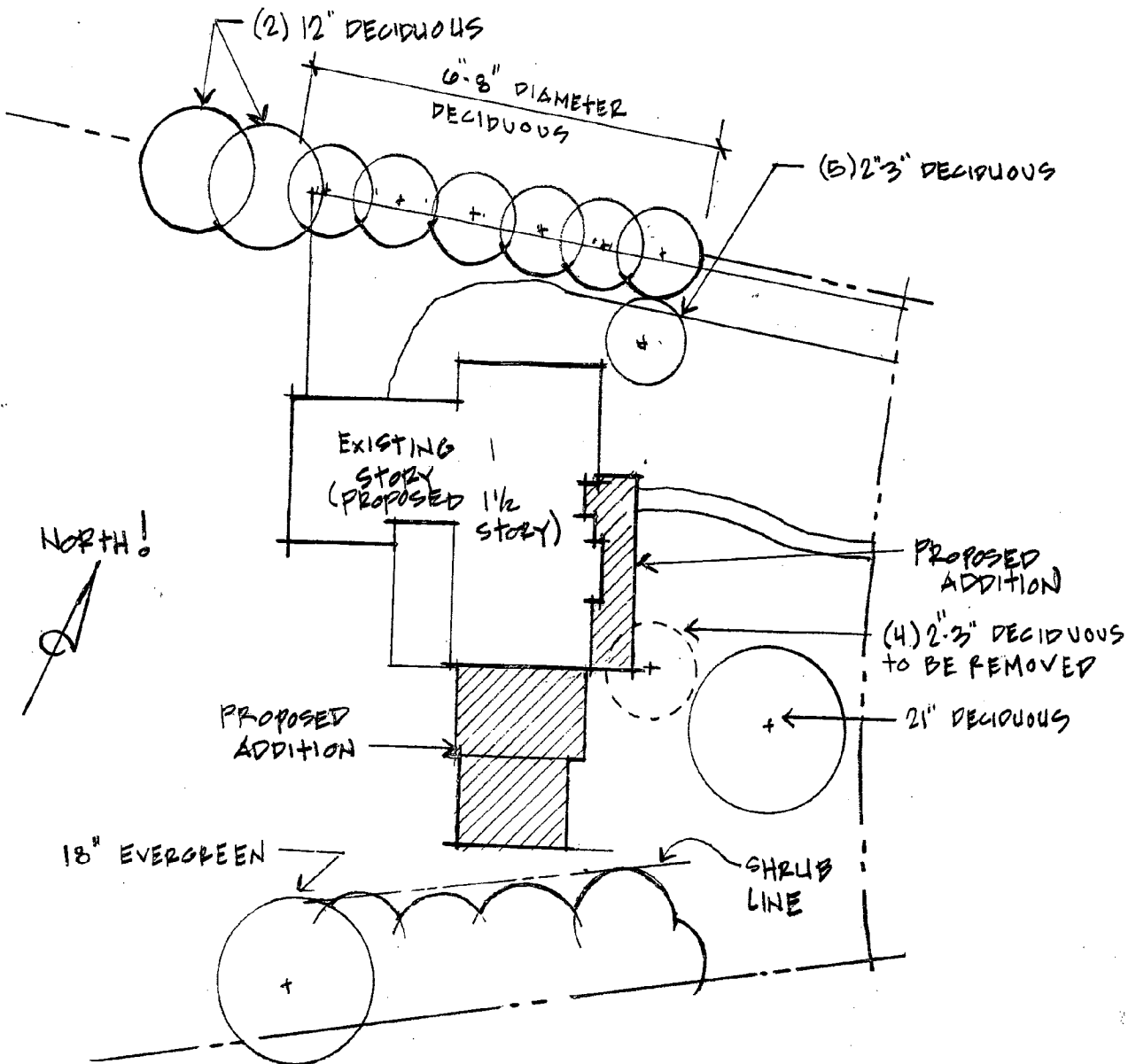
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 SUITE 700  
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# Bruch Residence

## PROPOSED SECOND FLOOR PLAN

DRAWN BY: LSC	SCALE: 3/32"=1'-0"	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.	 <b>GTM ARCHITECTS</b> 7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (240)333-2000 (240)333-2001 FAX
CHECKED BY: GTM	DATE: 04/05/06				



**PROPOSED TREE SAVE MEASURES**

1. The 6"-8" deciduous trees along the driveway have the adjacent asphalt drive to act as root protection, but will be fenced off with clearly marked "do not disturb" signs posted.
2. The cluster of 2"-3" deciduous trees off of the northeast corner of the existing house will be protected by means of root protection matting, fencing and clearly marked "do not disturb" signs posted. It is believed that since there is no foundation work being performed in that area, that this tree can and will be saved.
3. The cluster of 2" to 3" deciduous trees off of the east corner of the existing house will have to be removed to make room for the new work.
4. The 21" deciduous in the front yard and the 18" evergreen in the rear side yard will not be affected by the proposed work. Fencing will be erected around the base of the 21" deciduous in the front yard to ensure that no damage is done during construction.
5. The large shrubs along the southeast property line will be pruned back prior to the start of construction.

**Bruch Residence**

**Preliminary Tree Survey / Save Plan**

DRAWN BY: rl	SCALE 1" = 30'	PROJECT NO. 05.0010	REVISIONS	DRAWING NO.
CHECKED BY:	DATE 4/5/06			

**GTM**

**GT MARCHITECTS**

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FILE NAME: 050010-Tree.dwg