

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9821 Wightman Rd., Gaithersburg	Meeting Date:	6/28/2017
Resource:	Wightman House Master Plan Site #14/53	Report Date:	6/21/2017
Applicant:	Kathleen Sentkowski (Alan Abrams, Architect)	Public Notice:	6/14/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	14/53-17A	Staff:	Michael Kyne
PROPOSAL:	Addition and other alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
 STYLE: Queen Anne
 DATE: c. 1904-1908

Except from Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009):

John and Mary Wightman built the house soon after they acquired the property in 1904. The Wightmans were white farmers who employed Prathertown residents on their 141-acre property. The property was subdivided sometime after 1965. The Queen Anne-influenced design of the residence reflects a knowledge and acceptance of national architecture trends that is not common in the Damascus area in this time period. The house has replacement siding and windows.

BACKGROUND

The applicant appeared before the Commission for a preliminary consultation at the May 24, 2017 HPC meeting.

PROPOSAL

- Construct a one-story rear addition.
- Construct a small deck at the left side of the proposed rear addition and historic house.
- Construct a raised patio at the right side of the proposed rear addition.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

When reviewing projects at the **Wightman House (Master Plan Site #14/53)**, the Commission uses information found in *Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009)* for guidance. Specifically, the Commission should refer to the following statements, when applicable:

ENVIRONMENTAL SETTING: Parcel P775, being 0.49 acres.

The setting excludes the right-of-way for Wightman Road.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant appeared before the Commission for a preliminary consultation at the May 24, 2017 HPC meeting. At that time, the Commission expressed the following concerns about the proposal:

- The proposed addition's large projection beyond the left side of the historic house had the potential to detract from the historic house.
- The proposed vinyl siding and cultured stone on the addition were incompatible with the historic house.
- The proposed stove pipe had the potential to draw attention to itself and detract from the historic house.
- The proposed vinyl siding-clad projecting firebox on the left side of the addition was incompatible with the historic house.
- The proposed addition's roof was incompatible with the historic house.

The applicant has since revised their application to address the Commission's concerns and returned with a HAWP application. Specifically, the applicant has made the following revisions:

- The proposed addition is now entirely inset behind the historic house, with a 6" inset on the left side and the large projection on the right side retained.
- The applicant proposes fiber cement siding for the entire addition.
- The previously proposed stove pipe has been removed from the application.
- The previously proposed vinyl siding-clad projecting firebox has been removed from the application.
- The roof plan for the proposed addition has been revised - a gable has been added on the right-side entrance, which takes cues from the historic house, and a flat relief has been added at the hyphen adjacent to the historic house, providing a visual break and differentiation from the historic house.

Staff finds that the applicant has effectively addressed the Commission's previous concerns. In accordance with the Standards, the revised proposal is unlikely to detract from character-defining features of the historic house, and, although the proposed alterations are generally compatible with the historic house, they are clearly differentiated from the historic house.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

ALAN@ABRAMSDESIGNBUILD.COM

ALAN ABRAMS/HELICON WORK

Contact Email:

Contact Person:

Daytime Phone No.: 202 437 8583

Tax Account No.: 0150787

Name of Property Owner: KATHLEEN SENTKOWSKI

Daytime Phone No.: 301 262 9896

Address: 9821 NIGHTMAN RD GAITHERSBURG MD 20879

Contractor: TO BE DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ALAN ABRAMS

Daytime Phone No.: 202 437 8583

LOCATION OF BUILDING/PREMISE

House Number: 9821 Street: NIGHTMAN RD

Town/City: GAITHERSBURG Nearest Cross Street: BRINK RD

Lot: X Block: X Subdivision: DORSEY MEADOW 4718/8 03

Liber: _____ Folio: _____ Parcel: P775

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☒ AC ☒ Gas ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ 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 #: NOTE EXPIRED PERMIT 474272

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 NA

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.

Alan Abrams C.P.B.D.

6-7-2017

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

HAWP Application (Preliminary) for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879

PROJECT DESCRIPTION

June 7, 2017

Existing Structure and Setting

(please refer to Maryland Historic Trust Inventory Form)

Description of Project

The proposal is for a single story addition over a full basement, attached to the north (rear) end of the existing building. The addition will consist of a family room and a master's suite, including an entry, stairway to the new basement, laundry and bathroom, and bedroom, as well as ancillary outdoor spaces. A covered portico will shelter the entry on the east side of the addition.

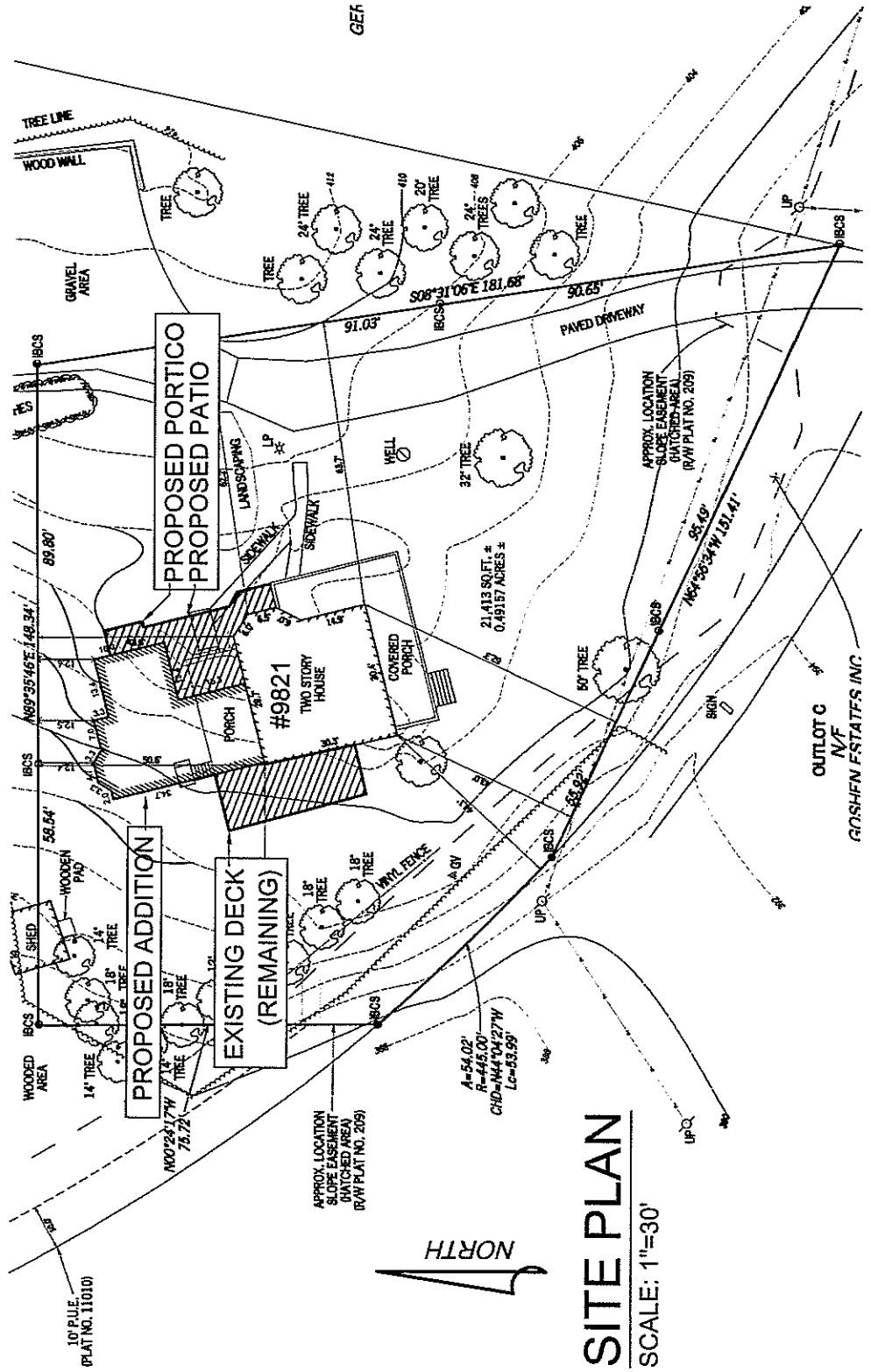
A primary consideration in planning the space is universal design for aging in place. This approach requires that all new spaces be on the ground level, with wide transitional spaces, and provision for privacy from the original home, should a live-in care giver, or other shared living arrangement ever be needed.

Another specific requirement is an outdoor living area that is sheltered from traffic noise and disruption from Wightman Road, a busy local thoroughfare.

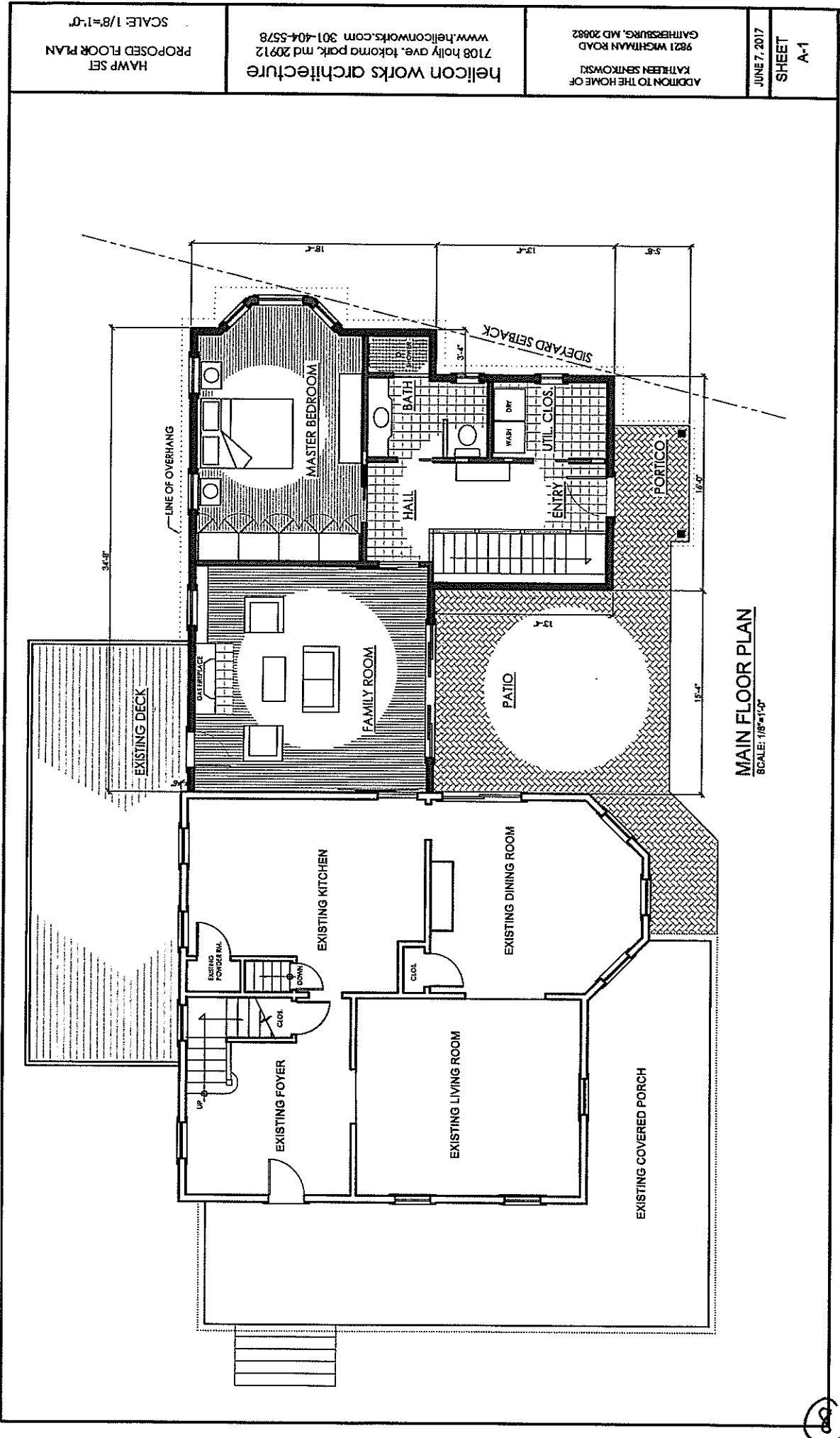
The addition will be distinguished from and subordinated to the existing historic structure principally by its massing and roof geometry.

All spaces will be covered by low pitched hip roofs with shallow overhangs. At the same time, the meandering hip roofs of the addition will relate to the similar roofs (albeit with minimal overhangs) of the existing wrap-around porch, and the angled bay at the west side of the bedroom will relate to the two-story bay on the opposite side of the existing house.

New cladding will be fiber-cement plank (Hardie or similar). New fenestration will be 1/1 double hung metal clad wood windows, similar to the existing.



SITE PLAN
SCALE: 1"=30'



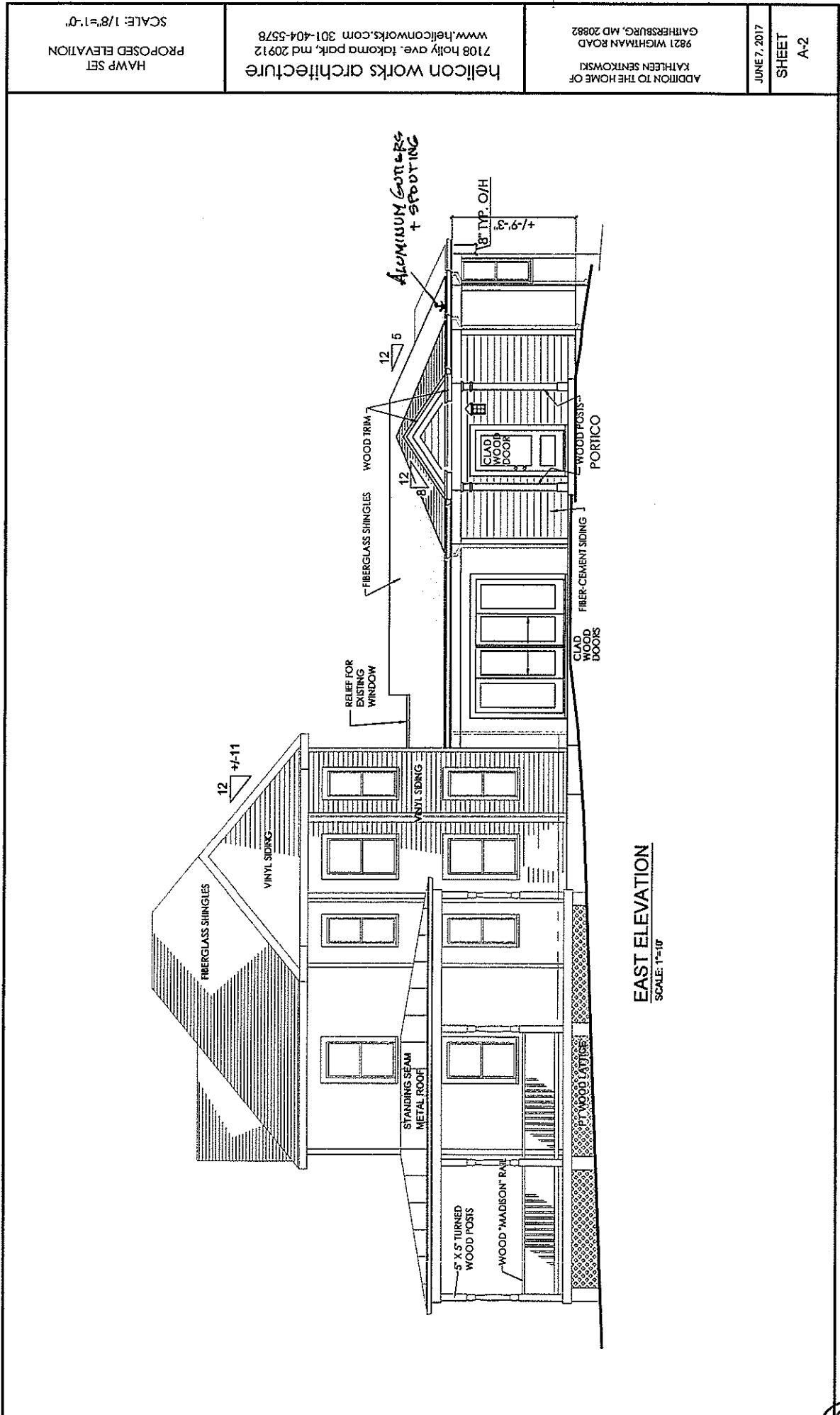
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
PROPOSED FLOOR PLAN
HAWP SET

helicon works architecture
7108 holy ave, takoma park, md 20912
www.heliconworks.com 301-404-5578

ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WRIGHTMAN ROAD
GAITHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-1



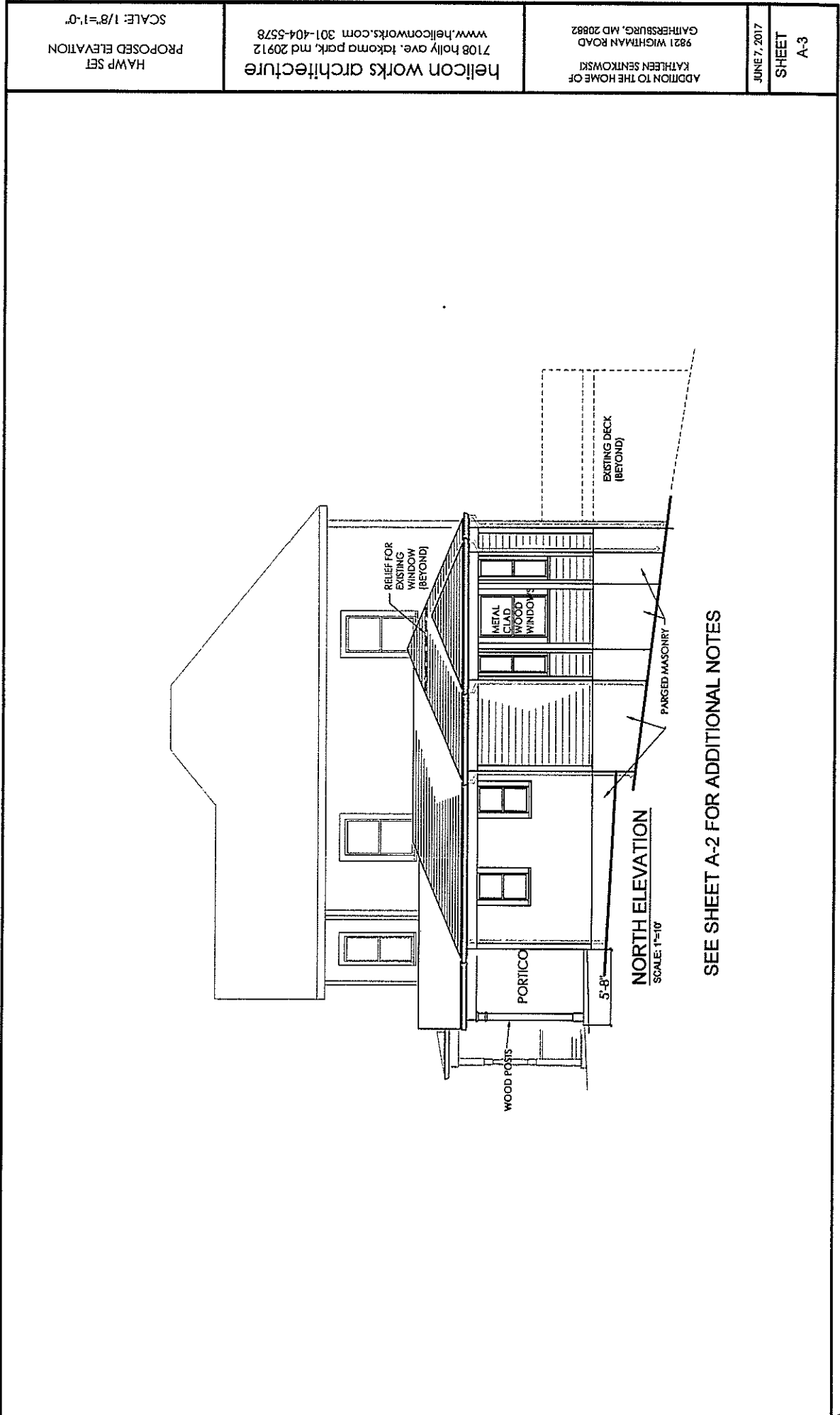
EAST ELEVATION
SCALE: 1"=10'

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

helicon works architecture
7108 holly ave, takoma park, md 20912
www.heliconworks.com 301-404-5578

ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-2



SEE SHEET A-2 FOR ADDITIONAL NOTES

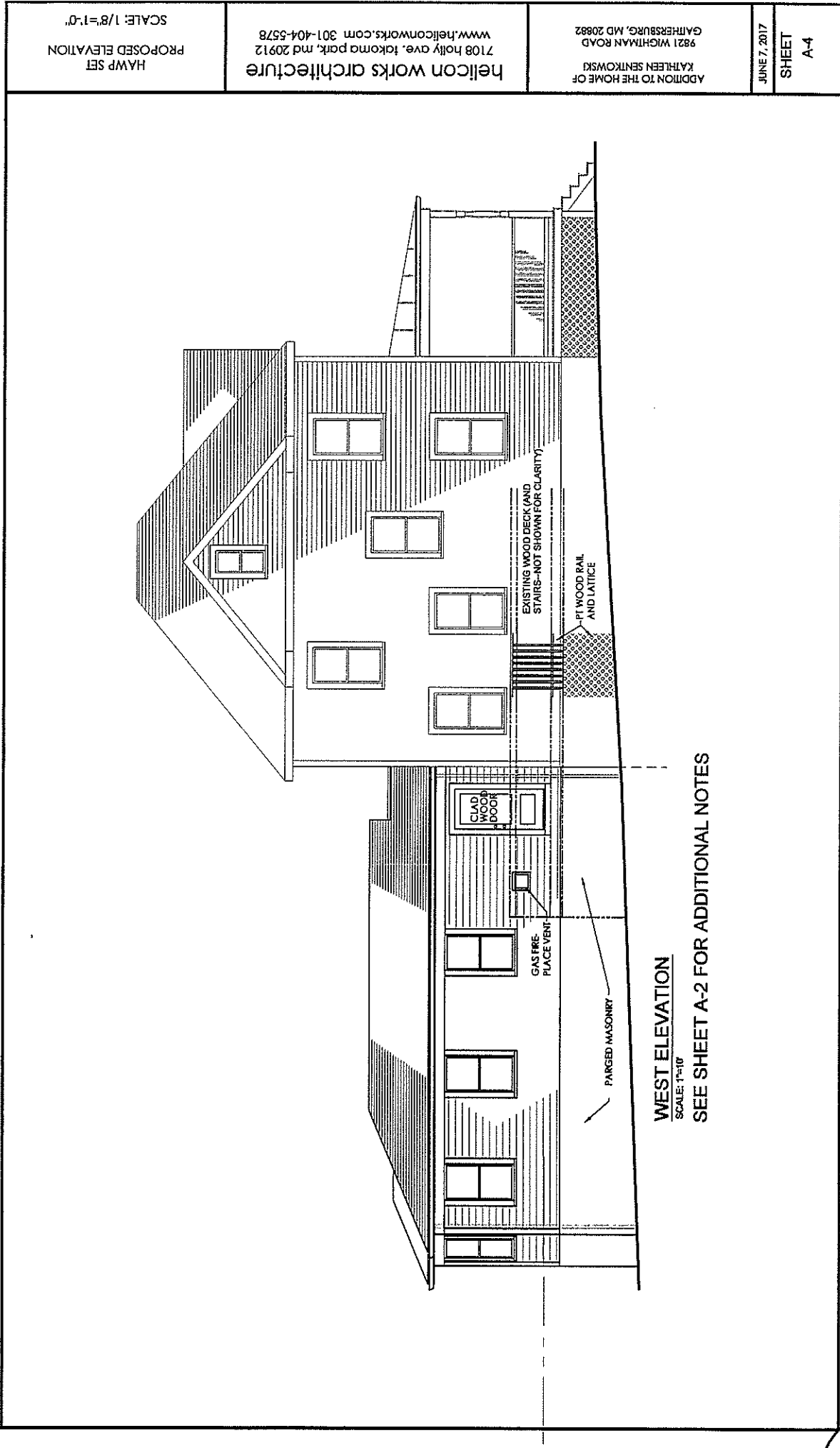
JUNE 7, 2017

SHEET
A-3

ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

helicon works architecture
7108 holly ave. takoma park, md 20912
www.heliconworks.com 301-404-5578

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1"=10'

SEE SHEET A-2 FOR ADDITIONAL NOTES

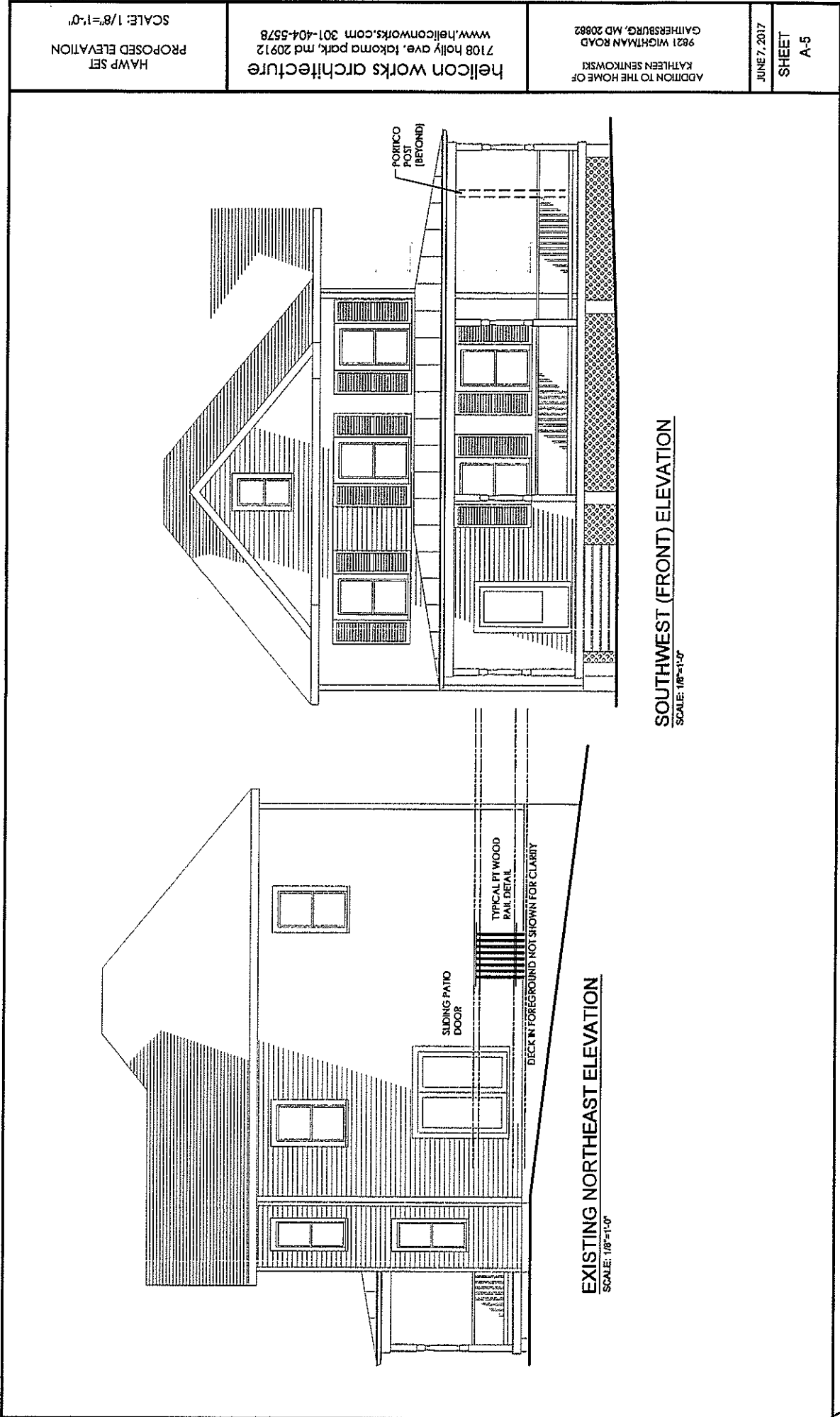
HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

helicon works architecture
7108 holly ave. takoma park, md 20912
www.heliconworks.com 301-404-5578

ADDITON TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GATHERSBURG, MD 20882

JUNE 7, 2017

SHEET
A-4



ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9621 WIGHTMAN ROAD
GAINERSBURG, MD 20882

helicon works architecture
7108 holly ave. fdcoma park, md 20912
www.heliconworks.com 301-404-5578

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

JUNE 7, 2017
SHEET
A-5

HAWP Application (Preliminary) for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879
Adjoining and Confronting Property Owners
June 7, 2017

Charles R & CR Tilford (Principal Residence and Premises Address)
9010 Brink Road
Gaithersburg, MD 20882
Legal Description: Dorsey Meadow Parcel P801 Subdivision 0001

Martin L & NS Wenk (Principal Residence and Premises Address)
9740 Wightman Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block S Lot 5

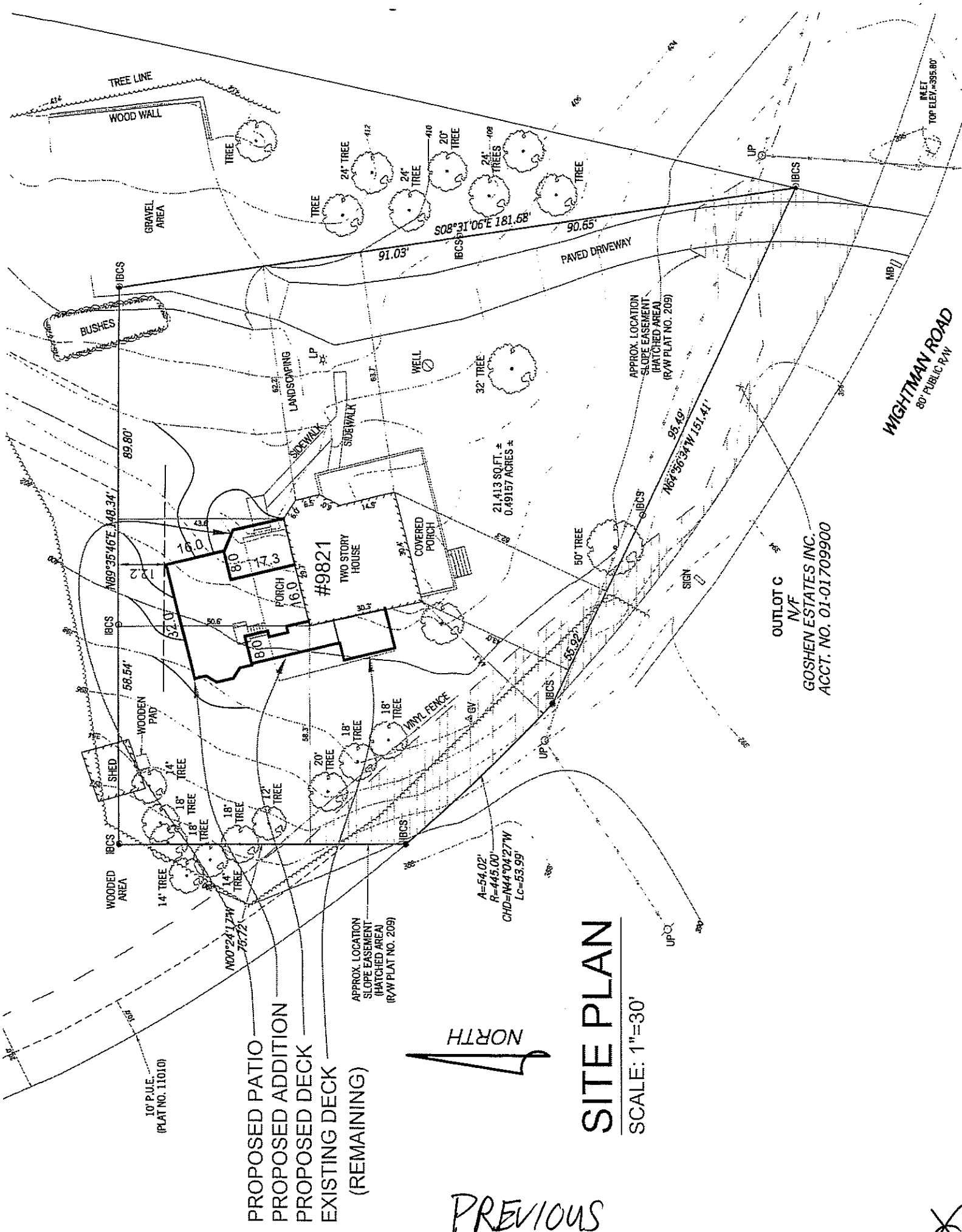
Kathleen Sentkowski (Principal Residence)
9821 Wightman Road
Gaithersburg, MD 20879
Subject property:
9825 Wightman Road
Gaithersburg, MD 20879
Legal Description: Outlot D Goshen Estates Subdivision 0003 Block C

Ismail Sulaiman Olubiyi (Principal Residence and Premises Address)
20824 Bell Bluff Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block R Lot 1

Goshen Estates Inc. (Principal Residence)
5410 Olney Laytonsville Road
Olney, MD 20832
Subject Property:
Legal Description: PL 11010 Outlot C Goshen Estates

Montgomery County, MD
EOB 101 Monroe Street
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-B GR SEN EXT Stream Valley Park

Montgomery County, MD
County Office Building
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-C GR SEN EXT Stream Valley Park



PROPOSED PATIO
PROPOSED ADDITION
PROPOSED DECK
EXISTING DECK
(REMAINING)

NORTH

SITE PLAN

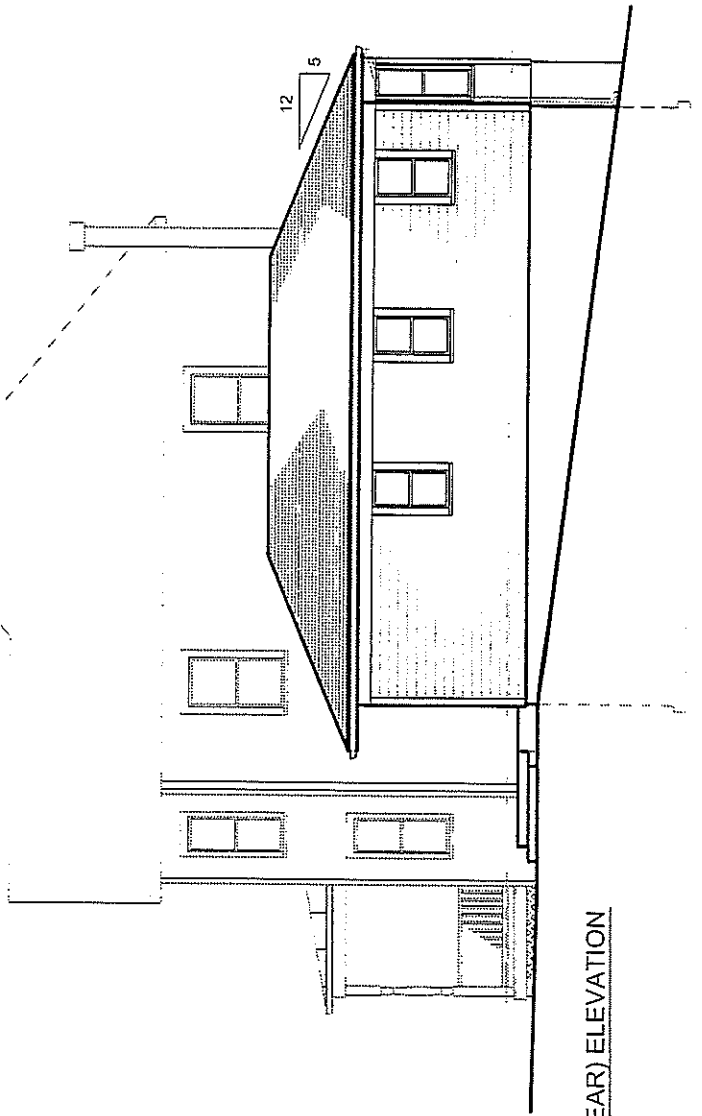
SCALE: 1"=30'

PREVIOUS

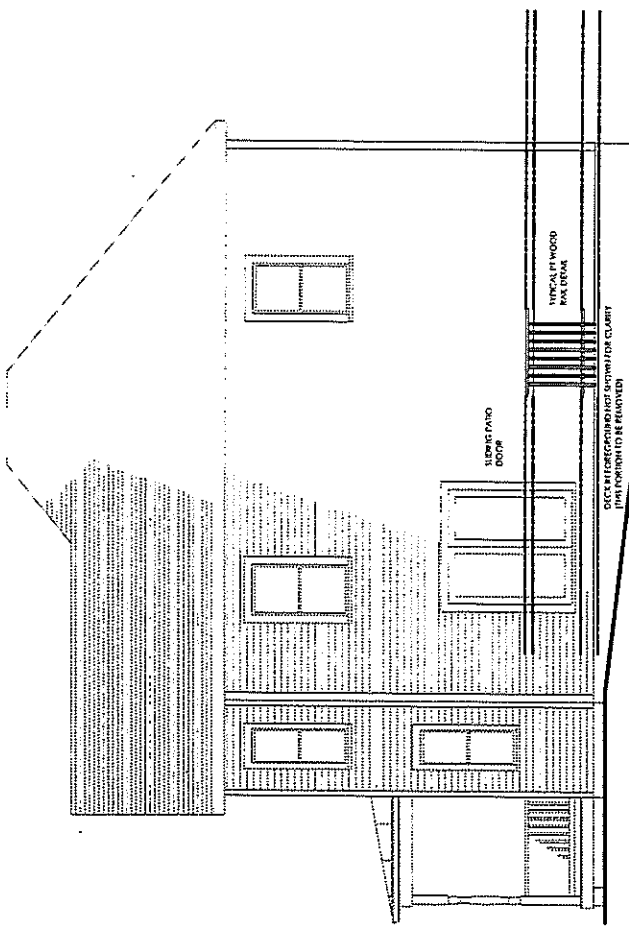
WIGHTMAN ROAD
80' PUBLIC R/W

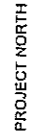
OUTLOT C
N/F
GOSHEN ESTATES INC.
ACCT. NO. 01-01709900

NORTH (REAR) ELEVATION
SCALE: 1"=10'



EXISTING NORTH ELEVATION
SCALE: 1"=10'





ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

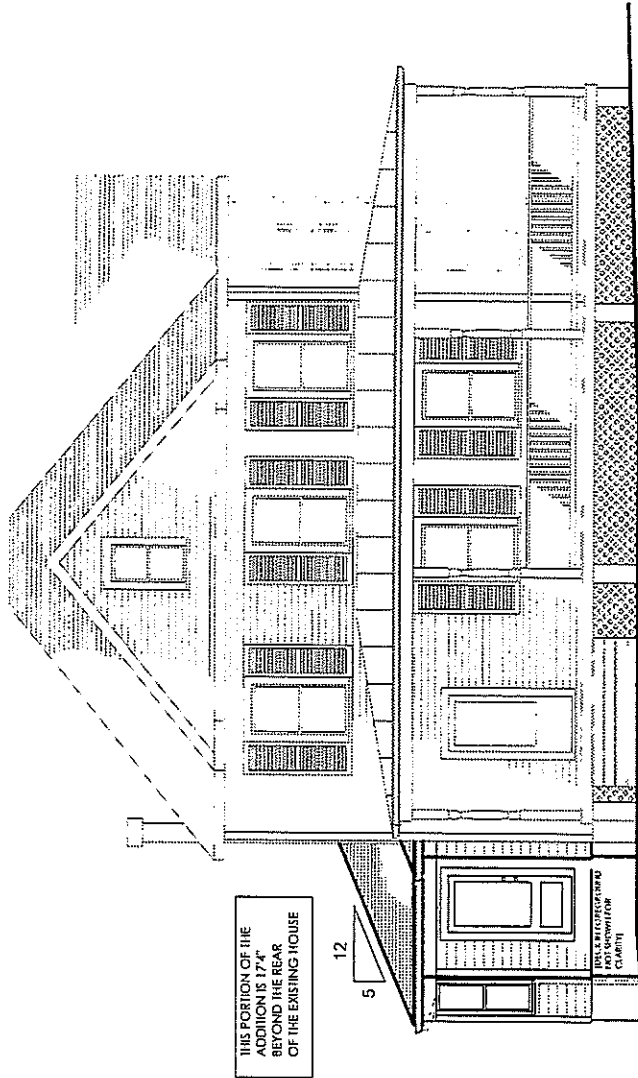
MAY 2, 2017

SHEET

A-3

helicon works architecture
7108 holly ave. takoma park, md 20912
www.heliconworks.com 301-404-5578

HAWP SET
PROPOSED ELEVATION
SCALE: 1" = 10'

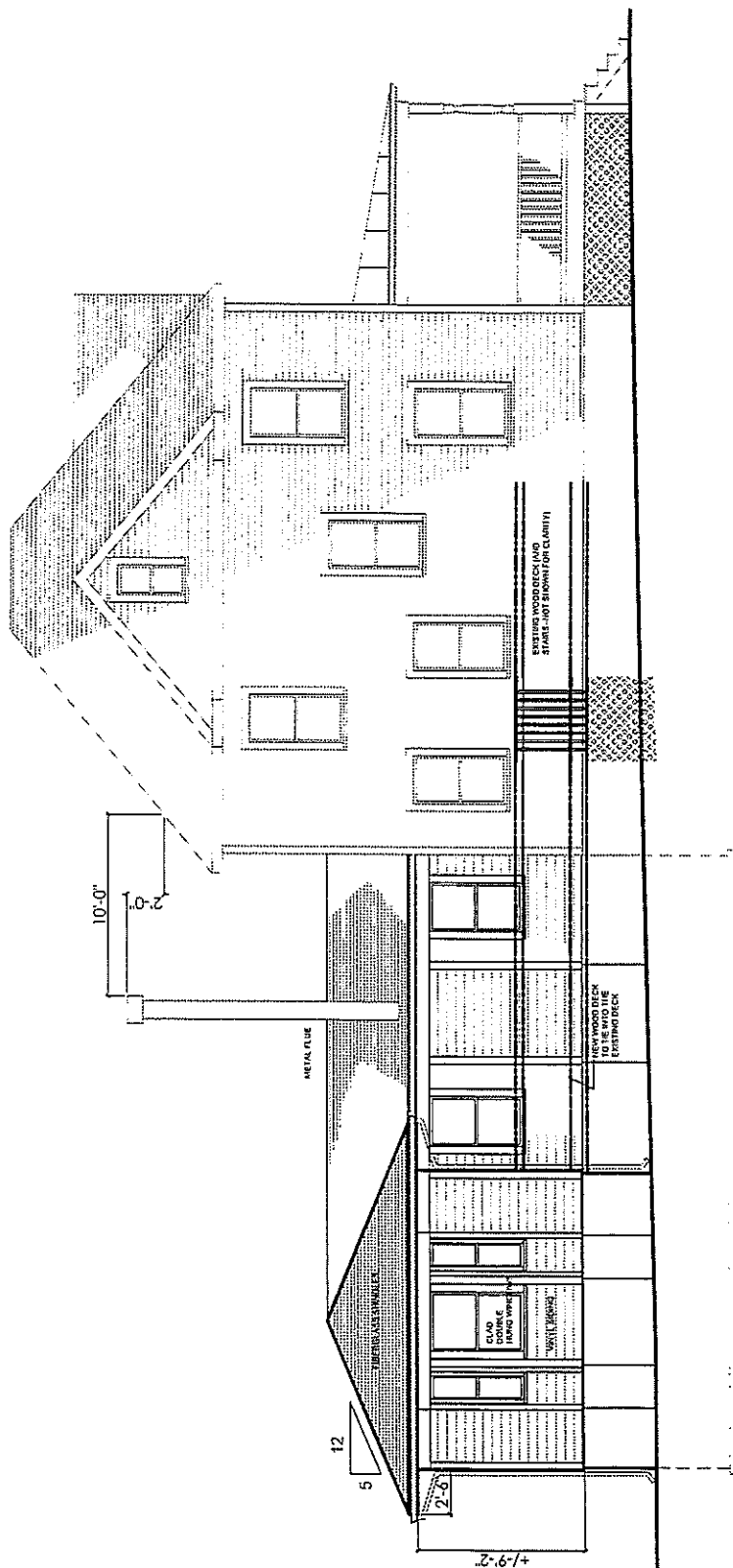


SOUTH (FRONT) ELEVATION
SCALE: 1"= 10'

15

helicon works architecture
7108 holly ave. takoma park, md 20912
www.heliconworks.com 301-404-5578

HAWP SET
PROPOSED ELEVATION
SCALE: 1" = 10'

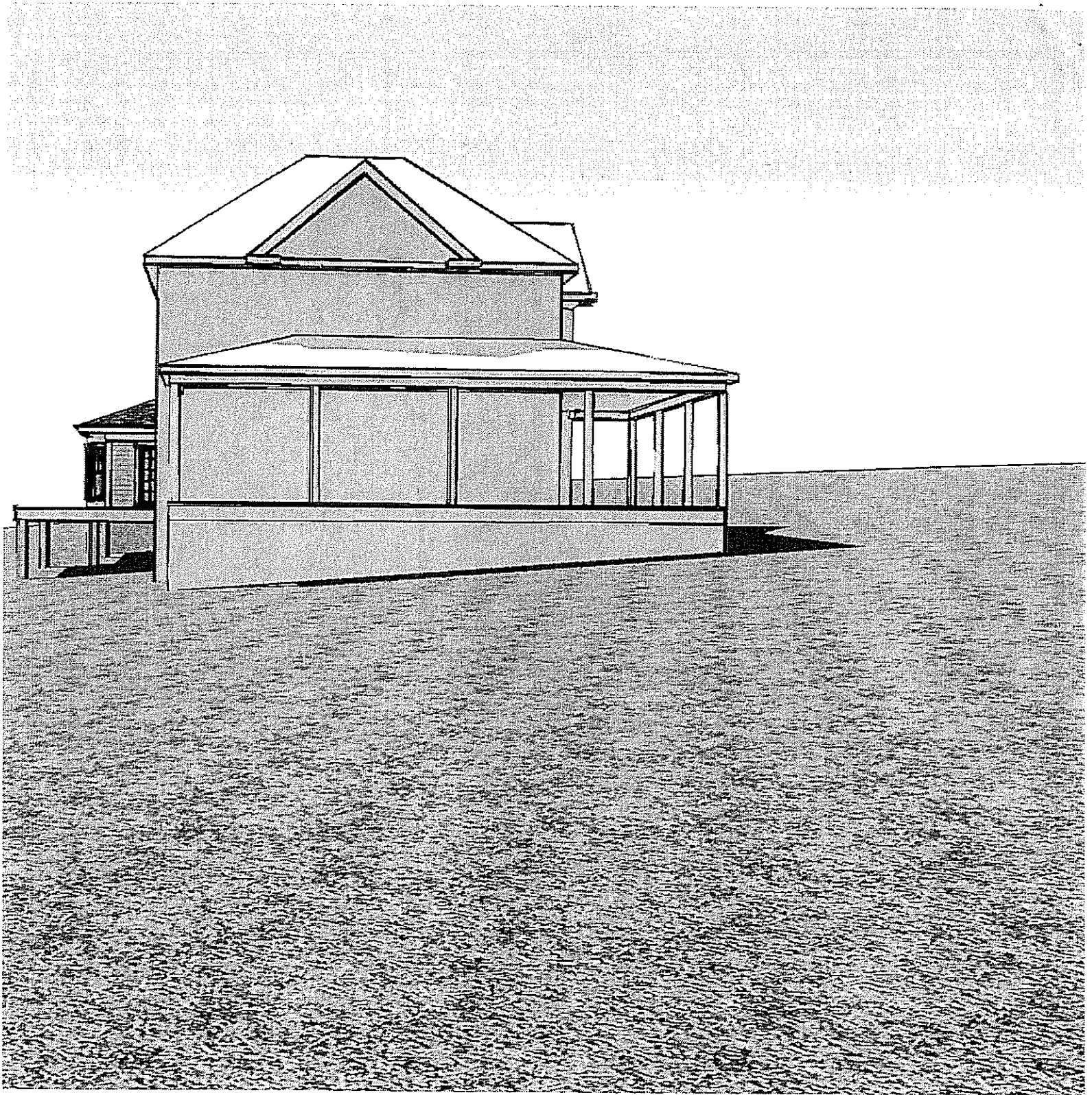


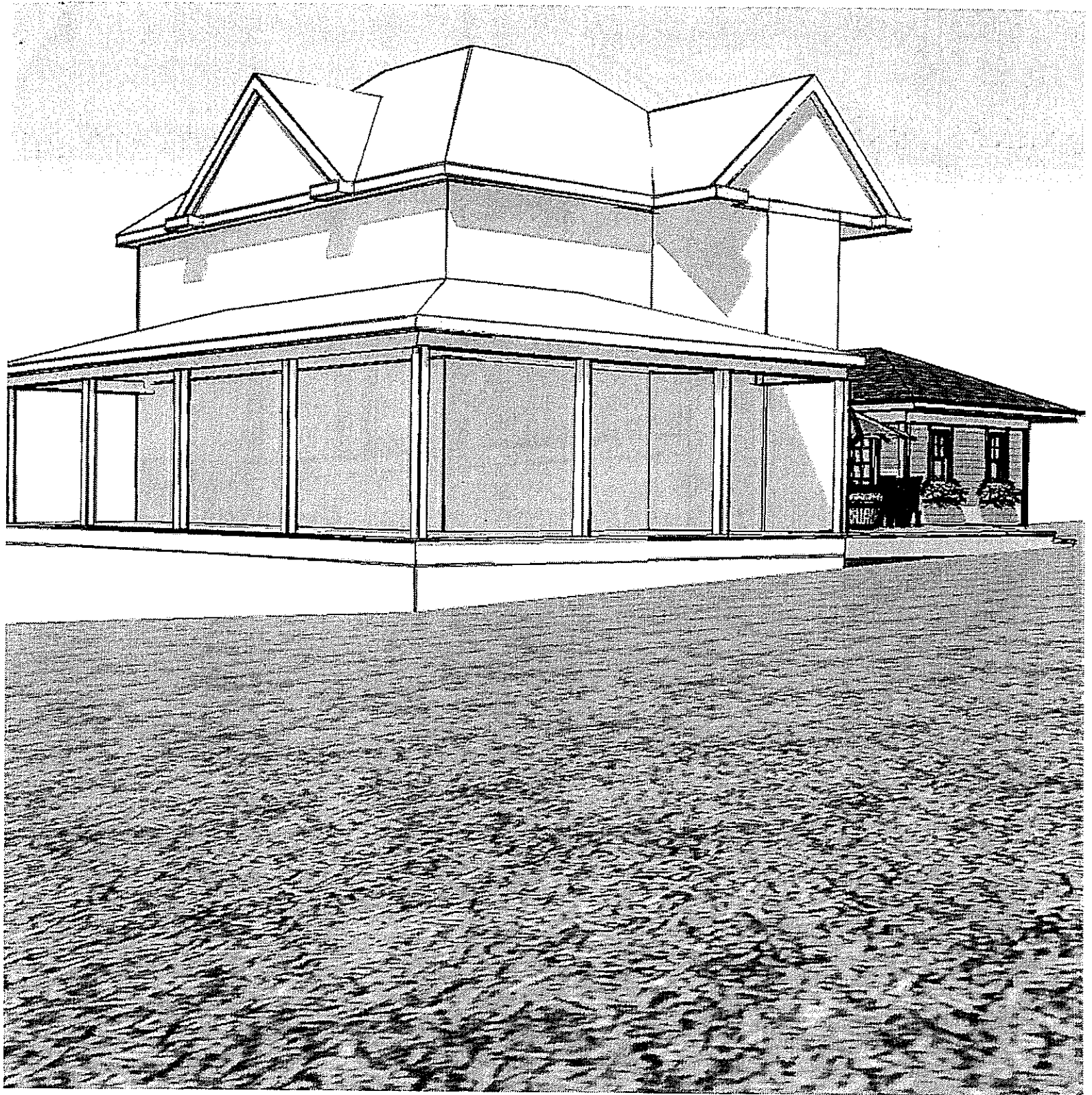
WEST ELEVATION
SCALE: 1"=10'

helicon works architecture
7108 holly ave. takoma park, md 20912
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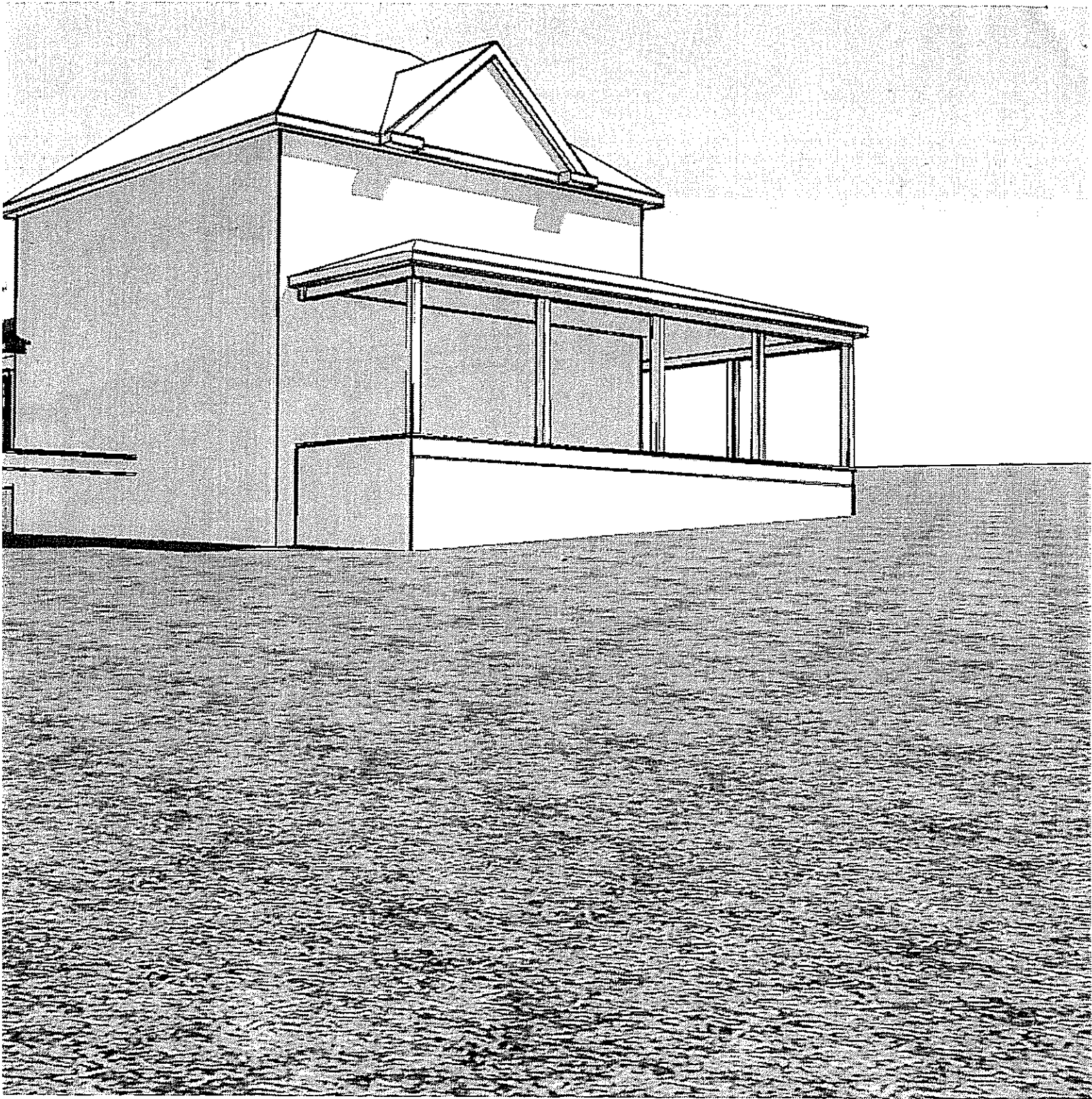
Architectural drawing of the East Elevation of a building. The drawing shows a two-story structure with a gabled roof. The left side features a large gable with "PREGLASS SHINGLES" and a chimney. The right side has a porch with "WOOD HANDICAP RAIL" and a "STANDING SEAM METAL ROOF". The main facade includes "VINYL SIDING", "CLAD WOOD 2 LEAF DOORS", and "CLAD DOUBLE EXPOSURE WINDOWS". A small triangle with "12" and "5" is shown near the roofline. The drawing is labeled "EAST ELEVATION" and "SCALE: 1"=10'".

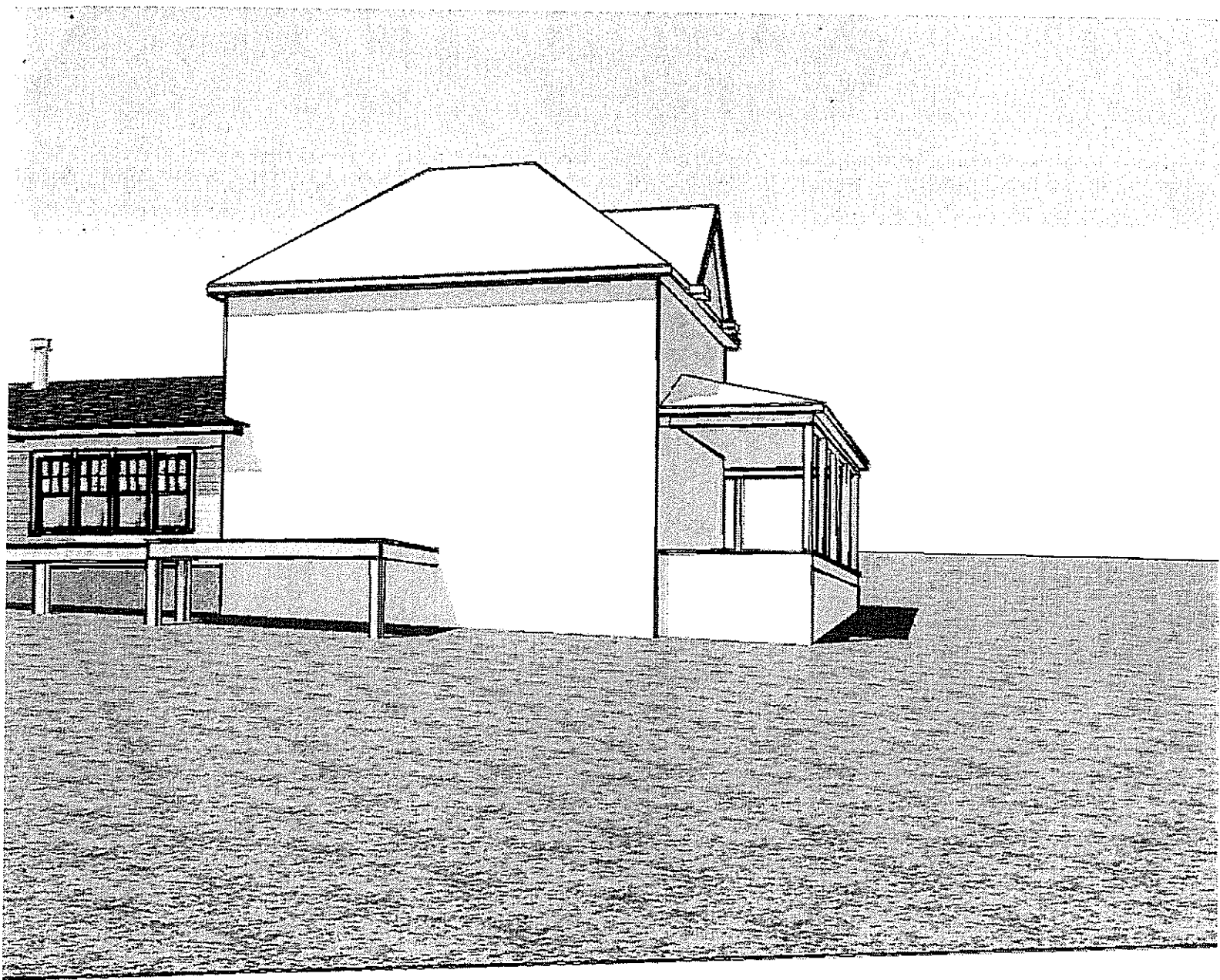
EAST ELEVATION
SCALE: 1"=10'





17





1	THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION		
2			
3	- - - - -	X	
4	HISTORIC AREA WORK PERMIT -	:	
5	6300 Brookeville Road	:	HPC Case No. 35/13-17K
6	- - - - -	:	
7	HISTORIC AREA WORK PERMIT -	:	
8	2 High Street	:	HPC Case No. 23/65-17C
9	- - - - -	:	
10	HISTORIC AREA WORK PERMIT -	:	
11	7212 Carroll Avenue	:	HPC Case No. 37/03-17FF
12	- - - - -	:	
13	HISTORIC AREA WORK PERMIT -	:	
14	226 Park Avenue	:	HPC Case No. 37/03-17GG
15	- - - - -	:	
16	HISTORIC AREA WORK PERMIT -	:	
17	4717 Drummond Avenue	:	HPC Case No. 35/160-17A
18	- - - - -	:	
19	HISTORIC AREA WORK PERMIT -	:	
20	500 Tulip Avenue	:	HPC Case No. 37/03-17HH
21	- - - - -	:	
22	HISTORIC AREA WORK PERMIT -	:	
23	3940 Washington Street	:	HPC Case No. 31/06-17B
24	- - - - -	:	
25	HISTORIC AREA WORK PERMIT -	:	
	7110 Sycamore Street	:	HPC Case No. 37/03-17H
	- - - - -	:	

1 - - - - - :
PRELIMINARY CONSULTATION - :
2 9821 Wightman Road :
- - - - - X

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A meeting in the above-entitled matter was held on
May 24, 2017, commencing at 7:30 p.m., in the MRO Auditorium
at 8787 Georgia Avenue, Silver Spring, Maryland 20910,
before:

COMMITTEE MEMBERS

- William Kirwan, Chair
- Sandra Heiler, Vice Chair
- Marsha Barnes
- Kenneth Firestone
- Robert Sutton
- Richard Arkin
- Eliza Voigt
- Brian Carroll

1 approval by this Commission this evening and look forward to
2 seeing your projects completed.

3 UNIDENTIFIED PERSON: Thank you.

4 MR. KIRWAN: We're going to move on to the next
5 item on our agenda, the first one we're going to hear
6 tonight which is Preliminary Consultation for property at
7 9821 Wightman Road, Gaithersburg. Do we have a Staff
8 Report?

9 MR. KYNE: Yes, we do, thank you. Again this is
10 9821 Wightman Road, Gaithersburg, Master Plan site known as
11 the Wightman House and this is a Preliminary Consultation.
12 It's a Queen Anne style building, circa 1904 to 1908, and
13 the proposal is to construct a one-story rear addition, to
14 construct a small deck at the left side of the proposed rear
15 addition and historic house and construct a raised patio at
16 the right side of the proposed rear addition.

17 And I'm going to start out with some photographs
18 and I'm going to walk you around the property. I'm going to
19 start approaching the property from the north, from the
20 public right-of-way of Wightman Road and just approach the
21 house.

22 MR. KIRWAN: Michael, I'm going to interrupt you
23 for just a second --

24 MR. KYNE: Sure.

25 MR. KIRWAN: -- and just make a quick announcement

1 that Commissioner Firestone has rejoined the Commission. He
2 had recused himself previously during our HAWP review.
3 Thank you. Please proceed.

4 MR. KYNE: That's right. Okay, so this is walking
5 from the north approaching the subject property. As you can
6 see it's pretty heavily wooded and there's heavy vegetation,
7 although the Commission does review proposals as if the
8 vegetation does not exist. But the lot is actually sloped
9 as well, so that may help to minimize the visibility. And
10 this is actually on the opposite side of the street, the
11 same side of the street as the house. Continuing to
12 approach the drive, I'm sorry, right of the house, now
13 walking up the drive, looking back towards the house.
14 Walking around toward the rear. This would be the rear.

15 This is an existing shed which is at the left side
16 of the house as you look at it from the front and this is
17 the existing garage which we saw the front of at the end of
18 the driveway. And again continuing around the house, this
19 is approaching the left side. And now we end at the front.
20 And I have the plans for reference, should we need to refer
21 to them. And the applicable guidelines are the Damascus
22 Goshen Historic Resources Master Plan Amendment and the
23 Secretary of Interior Standards for Rehabilitation.

24 And I do have some information here which is
25 almost verbatim from the Staff Report and the Commission

1 indicated upstairs in the work session that they were
2 familiar with staff's concerns and prepared to address them.
3 But just to summarize there is a rear addition that staff is
4 slightly concerned with because it does project beyond the
5 left side of the historic house and typically we would want
6 the addition to be inset. Again, this is addressed in the
7 Staff Report and I believe the Commission is ready to
8 provide comments.

9 As far as materials for the addition fiberglass
10 shingle roofing is proposed, vinyl siding is proposed and
11 one over one metal clad wood windows are proposed and
12 there's also a gray stovepipe, a painted gray stovepipe at
13 the left side of the addition. And just quickly staff is
14 concerned about the proposed siding as vinyl does not
15 accurately reflect the characteristics of a historic house,
16 and so I asked the Commission to address that.

17 And again, the stove pipe seems to create sort of
18 an awkward situation so again if the Commission has some
19 more appropriate solutions for that. There is a firebox on
20 the left side of the addition which staff found incompatible
21 and hopefully the Commission will provide some alternatives.

22 And then lastly on the addition there is stone
23 depicted on the right elevation of the hyphen which is
24 atypical for the addition because the rest of the addition
25 is showing a clapboard like material. And then for the left

1 side deck the Commission would typically want the deck to be
2 at the rear, in accordance with the standards and
3 preservation best practices. In this case if you were to
4 put it at the rear of the proposed addition, it would be
5 impossible because of the setback lines and there is an
6 existing deck at the left side that may help obscure the
7 proposed deck and that is it.

8 So with that, I'd be happy to take your questions,
9 and then we have the applicant here to come forward as well.

10 MR. KIRWAN: Questions for staff? Ms. Barnes?

11 MS. BARNES: Michael, could you help me understand
12 something? In looking at circle 13 I'm seeing a door to the
13 left. And I'm trying to understand exactly where that is.
14 Would that be the door that would be the new master bedroom?
15 When I look at circle 12, so I'm on circle 13 --

16 MR. KYNE: Yes.

17 MS. BARNES: -- we have the right door --

18 MR. KYNE: Yes.

19 MS. BARNES: -- and then there's another door on
20 the left?

21 MR. KYNE: It appears so, yes.

22 MS. BARNES: Thank you.

23 MR. KIRWAN: Any other questions for staff?

24 (No audible response.)

25 MR. KIRWAN: All right. If not, we invite the

1 applicant to please come forward and we'll give you seven
2 minutes for your testimony. And then I'm sure we'll have
3 some questions for you. And when you're ready to speak,
4 just make sure your microphone is turned on and you state
5 your name for the record.

6 MR. ABRAMS: Okay. It's the small button at the
7 base?

8 MR. KIRWAN: Yes.

9 MR. ABRAMS: Is the red indicating that it's on?

10 MR. KIRWAN: Yes, that's good.

11 MR. ABRAMS: I'm Alan Abrams, I'm representing Ms.
12 Sentkowski. I'd like to thank you for the opportunity to
13 present the project. I'd also like to thank the staff for
14 their constructive comments.

15 We've had time to understand them and we're
16 prepared to discuss them in detail, as you think it's
17 appropriate. I trust the physical features of the plan are
18 clear, but beyond that I want to emphasize the intent behind
19 the design. Ms. Sentkowski has enjoyed living in and caring
20 for this house in its unique setting for 23 years. It's her
21 intent to age in place here, to continue to enjoy and
22 preserve the house for the rest of her life.

23 And that's the basis for the layout, the features
24 and the amenities of the project. Specifically, it is to
25 provide a comfortable living suite that the owner can occupy

1 all on one level with level access to the property and the
2 existing deck, and to organize it such that another family
3 member or caregiver could occupy some or all of the existing
4 space without imposing on the owner's privacy. And
5 obviously to provide these features with the least possible
6 impact on the original building.

7 Do you want to add anything?

8 MS. SENTKOWSKI: No, I'm good.

9 MR. ABRAMS: So other than that, I'm ready, I'm
10 prepared to hear your comments and --

11 MR. KIRWAN: Okay. Very good.

12 MR. ABRAMS: -- respond.

13 MR. KIRWAN: Do we have any questions for the
14 applicant? Yes, Mr. Arkin?

15 MR. ARKIN: Thank you, Mr. Chairman. I noticed
16 though that you have not identified all materials that you
17 will be using on the addition, and are there any that we
18 should be aware of at this point? I would presume that if
19 you should come back for another preliminary review you
20 would include them on your HAWP application, particularly
21 I'm interested in the basement.

22 MR. ABRAMS: I have to apologize in reducing the
23 size of the plans in order to transmit them to, the notes
24 may have gotten too small to read but we've identified the
25 cladding, the roofing, the windows, the major components.

1 You know we're regarding this as a preliminary design, so we
2 haven't, you know, specified all the finishes yet. We want
3 to do a little bit of estimating before we make final
4 decisions.

5 MR. ARKIN: Thank you.

6 MR. KIRWAN: Any other questions for the
7 applicant?

8 (No audible response.)

9 MR. KIRWAN: If not, we'll, oh yes, Ms. Barnes.

10 MS. BARNES: Mr. Abrams, in looking at your plans
11 and this prompted my question about the door, which
12 apparently comes off of the master bedroom. We like to see
13 things behind the historic structure and there is I think
14 about 8 or 9 feet that come off to the side. I noticed that
15 the dining room of the historic structure has a large
16 protruding bay and I am curious as to whether or not you had
17 given any thought to kind of flipping your master bedroom
18 and lavatory and bath, et cetera, so that it would be not
19 protruding beyond the side of the house, but perhaps
20 captured behind the, the bay of the dining room. Do you
21 understand what I'm --

22 MR. ABRAMS: I completely understand the --

23 MS. BARNES: Okay. Thank you.

24 MR. ABRAMS: -- suggestion and may I respond? In
25 order to understand the layout as it's presently configured,

1 you have to refer to the Site Plan and you'll see that the
2 property is non-orthogonal, that there is an oblique
3 setback, which really I've designed it such that it, you
4 know, barely nicks the corner at the bottom right of the
5 stairs, so that's the limiting dimension. Now you know even
6 before the staff comments, in conversation with Michael, you
7 know and we're aware of the projection and the issue that it
8 raises. There are a few tweaks that we've considered that
9 would mitigate the projection. I don't think that we can
10 eliminate it though. I think by turning the long dimension
11 of the family room 90 degrees, brings the massing in
12 tighter. It would allow us to shift the T-shape of the
13 bedroom to the east or down the page, if you will. And we
14 could at least cut the projection in half. But to eliminate
15 it, I think we'd either have to come up with some non-
16 orthogonal type of addition or a two story addition, which
17 is kind off the table in order to provide the other
18 features.

19 And I would like to also comment on the deck that
20 it's, it's maybe misleading I maybe used the wrong term to
21 call it a deck because its function is really a simple
22 connector to the existing deck which really wraps even
23 farther to the right in this. So the intent is simply to
24 link to the deck which serves as a kitchen garden, you know
25 for raising herbs.

1 MR. KIRWAN: Michael, could you pull up --

2 MS. BARNES: Yes.

3 MR. KIRWAN: -- a photo of that side of the house --

4 MS. BARNES: Yes.

5 MR. KIRWAN: -- just so we can --

6 MS. BARNES: Yes, it's that one. Thank you.

7 MR. KIRWAN: -- the drawings don't shown, well, I
8 guess they do but, you know.

9 MR. ABRAMS: So there you get a view of the deck
10 which projects well beyond the back of the house and we
11 simply want to connect to it. I mean it would be feasible
12 to simply not remove that portion of the deck and you know
13 figure out how to link it to the addition in some other
14 fashion.

15 MS. BARNES: Thank you so much.

16 MR. CARROLL: Can I ask?

17 MR. KIRWAN: Commissioner Carroll?

18 MR. CARROLL: I'm just wondering in looking at the
19 plan, one of the other things that we're so concerned with
20 is the flue pipe, you were talking about that, you know, I
21 understand the Code implications of having it there. Have
22 you guys looked at any other locations, like putting the
23 fireplace on the north wall of the family room which would
24 get it further away from the house and allow you to drop the
25 height of that down a little bit?

1 MR. ABRAMS: Yes, we've looked at various options
2 to address that and I think we can eliminate that dramatic
3 projection in some fashion.

4 MR. CARROLL: Okay. Good. Thank you.

5 MR. KIRWAN: I just want to jump in with a
6 question, I just want to go back to Commissioner Barnes
7 initial comment, which I thought was a very good one about
8 flipping the master bedroom wing so that the master bedroom
9 is on the right side facing the house. I didn't quite
10 follow, I think you just sort of said that wouldn't work.
11 But what's the reasoning behind not doing that? That seems
12 to be a very easy way to solve a lot of the concerns here
13 and it also gets the bedroom away from the street, which
14 seems to make a lot of sense as well.

15 MR. ABRAMS: Yes, I understand that as well, but
16 the purpose of the entry on the east side or the lower end
17 of the page, is access to the garage, which functions as a
18 workshop and you know for muddy type of activities,
19 gardening and other hobbies and whatnot, the entry is
20 adjacent to the driveway. So that was the major driver of
21 that configuration. It's to function as a mudroom, you
22 know, a muddy mudroom, if you will.

23 MR. KIRWAN: Right, but you can come, either walk
24 along the back of the house and come into a door on the rear --

25 MR. ABRAMS: Well, your --

1 MR. KIRWAN: -- in a similar way.

2 MR. ABRAMS: -- grade is dramatically, you're
3 losing grade there.

4 MR. KIRWAN: Like you've got to step up to it. I
5 mean you could have a set of stairs on the landing on the
6 back side and nobody would see it, we wouldn't be concerned
7 about it.

8 MR. KYNE: Could I interject for a second? Also,
9 you could correct me if I'm wrong, Mr. Abrams, it was my
10 understanding that the issue was the rear setback line, so
11 if you look at the screen in front of you, Mr. Chairman, I
12 think if you were to flip it, it still cannot go any further
13 to the right than it is so it's going to be the same, and
14 the same approximate footprint no matter if you put, which
15 room you put on either side. Is my understanding.

16 MR. KIRWAN: Okay. That's helpful, I mean unless
17 the family room reorients and then the house moves further
18 away from the rear property line, then that might also offer
19 the opportunity to fix that too. Okay.

20 MR. ARKIN: Well --

21 MR. KIRWAN: Well I think that's something I would
22 want, and I'll mention that in deliberations but I think
23 that might, we would at least like to see that example,
24 would like to see that explored. Sorry. Commissioner
25 Arkin?

1 MR. ARKIN: Thank you, Mr. Chairman. I apologize
2 for coming back, I missed a question that I wanted to ask
3 you. Based on the first paragraph, my question was based on
4 the first paragraph of your statement that at circle 17,
5 circle 7, I'm sorry, in which you describe the addition
6 being built over a new basement, and is the new basement to
7 be finished, intended to be finished? Will there be any
8 access to the new basement from the house, from the main
9 house?

10 MR. ABRAMS: Well, there's a stairway in the lower
11 right side of the floor plan that accesses the basement.
12 There is no exterior access.

13 MR. ARKIN: Okay. And is there a plan at any time
14 in the future to make that a habitable space?

15 MR. ABRAMS: No.

16 MR. ARKIN: Thank you.

17 MS. VOIGT: I have one question.

18 MR. KIRWAN: Yes, go ahead.

19 MS. VOIGT: Hi. Could you talk to us a little bit
20 about the stone on the side and your thoughts about that? I
21 was just curious. Because it's just the only stone on the -
22 -

23 MR. ABRAMS: Yes, thank you. The preferred
24 product would be a veneer stone, but it's a natural stone,
25 it's similar to the stuff that comes out of the River Road

1 Quarry, so it's, you know, two inches thick but it's stone.

2 MR. KIRWAN: Okay, any other questions for the
3 applicant? Because I would like us, we have one
4 Commissioner that has to leave early and I'd like to get his
5 comments in deliberation.

6 MS. HEILER: I do.

7 MR. KIRWAN: Okay. A quick question.

8 MS. HEILER: The staff noted that the firebox is
9 clad in vinyl and suggested cladding it in brick or stone.
10 Are you willing to consider that?

11 MR. ABRAMS: Absolutely, although there are other
12 ways of managing this to place the fireplace in the core of
13 the addition rather --

14 MS. HEILER: On the inside.

15 MR. ABRAMS: -- than on an exterior wall. It
16 might be one solution. Another solution might be to go to a
17 gas fireplace, which it could be completely contained within
18 the envelope.

19 MS. HEILER: Okay.

20 MR. KIRWAN: Why don't we move into deliberations
21 and I won't limit questions for the applicant during
22 deliberations, if anybody has any follow up. So, Mr.
23 Sutton, I know you have to leave early, so if you wouldn't
24 mind giving us your thoughts on the case first.

25 MR. SUTTON: Yes. I've read through the staff's

1 recommendations and I actually agree with what the staff
2 says. I think my major concern is having it set out and I
3 hope that you're able to look at alternatives to that, what
4 you've discussed, I think at some length. I'm also a little
5 concerned about the siding, the vinyl siding and the stone.
6 I've worked with the Secretary's standards, I know you're
7 supposed to show that it's different than the original
8 structure, but sometimes different is, you know don't have
9 to be like way, way, way different. So I think those are my
10 concerns as well as the fireplace. I know that there are
11 all kinds of different, there are many alternatives for
12 fireplace, gas I think actually works quite well. You don't
13 have to be quite as dramatic as a stove pipe. So those are,
14 I think I almost agree, I agree completely with the staff
15 concerns, but those are my specific concerns as well. Thank
16 you.

17 MR. KIRWAN: Thank you. Commissioner Arkin, do
18 you want to take it from there and we'll go around the horn?

19 MR. ARKIN: Thank you. I agree with many of the
20 comments that were made by the previous speaker. And a
21 suggestion that you might want to consider, hardiplank as a
22 substitute for vinyl siding, where siding is necessary.
23 This Commission has allowed hardiplank because of its
24 dimensional stability and the fact that it looks almost like
25 siding, but not quite as opposed to vinyl which tends to

1 deform and really is quite discernible from siding, with the
2 siding. I have another concern too. Part of it is the
3 stovepipe and the stovepipe in my eyes acts as an attention
4 getter, drawing the eye to the addition as opposed to the
5 historic portion of the project, of the resource. And the
6 historic resource is two stories plus attic, or three
7 stories, I don't know if the attic is habitable. A very
8 vertical look and the addition is very horizontal. And
9 apparently is considered a second floor and that is not
10 feasible for various reasons.

11 And I very much appreciate the necessity for
12 having an accessible addition that would allow easy access
13 to the master bedroom for the purpose of the owner or any
14 future purchaser who is mobility challenged in some way.
15 And my concern, this addition is in the rear, that the
16 roadway, the new addition is in the rear of the property but
17 the new roadway curves around and we have been instructed to
18 look at the proposals as if there is no foliage. Right now
19 it is very adequately screened from view by foliage. Some
20 of that foliage will probably have to be removed for
21 excavation, for construction. But my concern is I'm
22 concerned about the very dramatic change between vertical
23 and horizontal and my concerns would be alleviated somewhat
24 if there would be some way you could eliminate or minimize
25 the very tall stovepipe. My other concern too is that the

1 basement, a lot the basement on the new addition will be
2 exposed, so I'd be very interested in seeing materials for
3 cladding sometime in the future. Thank you.

4 MR. KIRWAN: Commissioner Firestone?

5 MR. FIRESTONE: I'm going to try and be rather
6 brief. The major concern I have for the siding materials,
7 as the other Commissioners have mentioned, there seems to be
8 first of all, vinyl I don't think really works, at least
9 from the vinyl I have seen. Hardiplank would be an
10 improvement and I guess I'm concerned about having also the
11 stone veneer which just seems to be, you know, it doesn't
12 seem to be part of the whole and I'm also somewhat concerned
13 about the chimney pipe for the fireplace. However, I can
14 understand the desire for having a wood burning fireplace
15 instead of gas. And those are my only comments.

16 MS. BARNES: I support the idea of the raised
17 patio and I have some reservations about the use of stone
18 facing on what is effectively a hyphen I think in that
19 point. I find that it's jarring with the house. The
20 pictures of the house make it look like such a welcoming and
21 inviting place and very somehow warm. And I find that that
22 stone is just a jarring contrast to that. I have a problem
23 with the extension beyond the plane of the historic house
24 and I think anything that you might be able to do, I
25 understand when I raised the one question with you that that

1 causes problems, anything you might be able to do to
2 mitigate that extension would be good.

3 And I find that the flue is very troublesome and
4 if there were a way of handling that so that you don't have
5 something that sort of appears rather industrial and draws
6 attention to the addition and away from the historic
7 structure, which should be the focus because as I said it
8 looks like a very welcoming and inviting kind of home.

9 MS. HEILER: Yes, I'd like to echo the comments of
10 the previous Commissioners, especially with the use of
11 materials and the stone veneer.

12 MS. VOIGT: I also am going to echo the
13 Commissioners. I do want to say I commend you for wanting
14 to live in this wonderful home and the design and the
15 concept of a single story design is a great concept. I
16 think in this case, you know, the bump out it a little, is
17 too wide. The materials probably need to be adjusted to the
18 hardiplank and to look at the stone and the stovepipe
19 extends too high. But in concept, it's a great idea. We
20 want people to live in homes, nothing preserves them more.
21 So thank you.

22 MR. CARROLL: I would agree with most of the
23 things that have been said by my fellow Commissioners. If
24 you can minimize the projection to the west, you know, turn
25 the living room and get the stovepipe down.

1 I'm a little troubled by the vinyl, maybe a little
2 bit contrary in terms of the stone, just in the fact that I
3 believe that the stone sitting on the east side of the house
4 and 10 feet back from the side of the historic house, the
5 way the road curves and the way the house is sitting, it's
6 not visible. I mean it may not be the material that I would
7 choose but I would suggest that it's not in any way visible
8 from the road. You'd have to be almost behind the house to
9 see it.

10 I don't have a problem with the deck. I
11 understand extending the deck. I like the idea of aging in
12 place and setting this up the way that you're doing that.

13 I did have a quick question. On the east it
14 specifies a patio, but according to the grade change and it
15 looks like there's a deck that wraps around the back of the
16 house now. Would you be actually filling that in so that
17 you would have a patio or would it be a deck, a wood deck?

18 MR. ABRAMS: The grade is such that there wouldn't
19 be a great deal of change to the grade, the existing grade
20 where the patio is indicated.

21 MR. CARROLL: Okay. So you would be able to walk
22 in at grade and you --

23 MR. ABRAMS: Just enough pitch to get it to drain.

24 MR. CARROLL: Okay. So I really don't have a
25 problem, I'd like to see another material besides the vinyl.

1 But I think the way the house sits on the lot, the fact that
2 it's raised, you've got this horizontal sort of low addition
3 I mean it's not going to be terribly visible from the road.
4 So yes, I would just say it was the stovepipe and maybe the
5 vinyl and then my contrarian ideas about what you do back
6 there on that wall I don't think anyone can really see. So
7 thank you. I appreciate you coming in for this.

8 MR. KIRWAN: All right. So I'll just jump in with
9 my comments. I think as I mentioned in deliberation I
10 thought Commissioner Barnes had an excellent idea and just
11 doodling it over your plan and taking into account the
12 setback line and the angle of it, it does appear that if you
13 did reorient the family room you could flip the plan and get
14 the bedroom closer to the one side. Or not, just slide the
15 whole thing forward. So that does seem to work. So I would
16 encourage you to explore that so we can eliminate the
17 projection on the left side.

18 I agree with the other Commissioners that I think
19 hardiplank siding would be a much better material than
20 vinyl. I would have had a difficult time supporting vinyl
21 without seeing some samples of it and being convinced it's
22 an appropriate material.

23 If the fireplace is to stay on the side elevation,
24 I do agree that there ought to be some other material that
25 faces that fireplace. I would think the money you're

1 spending on stone on the patio side and put it there, to
2 make it feel more like a true fireplace.

3 And like the other Commissioners the stovepipe at
4 its height is a nonstarter for me. So I think where you're
5 headed is this reorientation of the family room and burying
6 the fireplace in the plan to deal with that. And again, I
7 think that leads to some other interesting opportunities and
8 solutions to the other concerns.

9 I'm fine with the left side deck. I don't have
10 any issue with that extension, especially given the existing
11 deck and the modifications you're making to it. I'm fine
12 with the raised patio. I think it'll get changed a little
13 bit in some of these, what you come back to us with.

14 A new comment I have which I don't think we've
15 talked about tonight, are the roof slopes. I think for me
16 the addition right now is too prairie style, it's two low
17 sloped pitched roofs and broad overhangs and it doesn't to
18 me kind of pick up on the characteristics of the existing
19 house. I would prefer to see the bedroom bathroom wing be a
20 gabled wing with a roof pitch that matches the historic
21 house and then letting the hyphen be a low sloped connector
22 wing. I think that would be a better way to appropriately
23 add on aesthetically to the house and be compatible with it.

24 So I think you've heard some pretty consistent
25 comments regarding materials and orientation on some of the

1 concerns about projecting past the side yard and of course
2 of the fireplace issues. I think again you've heard pretty
3 consistent concerns raised and so we look forward, I mean I
4 will leave it up staff but it might be good to come in for
5 another preliminary before you go into a final HAWP just
6 because I have a sense it's going to change quite a bit from
7 what we see tonight. And it would be good for us to take
8 another look at it before you come in for HAWP. All right.

9 MR. ABRAMS: Thank you very much.

10 MR. KIRWAN: All right. Thank you.

11 MS. SENTKOWSKI: Thank you.

12 MR. KIRWAN: All right. I think we have some tax
13 credits to take into account tonight.

14 MR. KYNE: Yes, we do. So at the work session we
15 presented Group II of the 2016 Historic Preservation Tax
16 Credit applications, Group II includes 14 applications by
17 which staff is seeking your approval to transmit to the
18 Department of Finance.

19 MR. KIRWAN: Yes, we did look at those upstairs
20 and do we have a motion?

21 MS. HEILER: I move that we approve transfer all
22 of the tax credits to the Finance Department.

23 MR. KIRWAN: All right.

24 MS. BARNES: I second the motion.

25 MR. KIRWAN: Any discussion?