

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7410 Maple Ave., Takoma Park	Meeting Date:	10/25/2017
Resource:	Outstanding Resource (Takoma Park Historic District)	Report Date:	10/18/2017
Applicant:	Merlin Hughes (Paul Treseder, Architect)	Public Notice:	10/11/2017
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-17QQQ	Staff:	Michael Kyne
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1920-30

BACKGROUND

The applicant previously appeared before the Commission at the September 6, 2017 HPC meeting for a preliminary consultation. At that time, the applicant proposed to remove an existing rear addition, construct a new rear hyphen and rear addition, and install a canopy over the front entrance. The Commission provided the following comments regarding the applicant's previous proposal:

- The proposed canopy over the front door is inappropriate and should not be approved.
- The left side of the proposed rear addition should be pulled in as much as possible, reducing the projection beyond the left side of the historic house.
- The proposed rear hyphen should be inset and/or differentiated from the historic house.
- The proposed cross gable on the left side of the rear addition should not project beyond the cross gable on the left side of the historic house.
- There should be a change in material at the proposed rear hyphen, providing greater differentiation.
- A minority of the Commissioners expressed concerns about replicating the historic cross gables.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove an existing one-story rear addition.
- Construct a new rear hyphen and rear addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources – Residential

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porches, dormers,

decorative details, shutters, etc. is encouraged.

- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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; 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 the 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.” 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 previously appeared before the Commission at the September 5, 2017 HPC meeting for a preliminary consultation. At that time, the applicant proposed to remove an existing rear addition, construct a new rear hyphen and rear addition, and install a canopy over the front entrance. The Commission provided the following comments regarding the applicant’s previous proposal:

- The proposed canopy over the front door is inappropriate and should not be approved.
- The left side of the proposed rear addition should be pulled in as much as possible, reducing the projection beyond the left side of the historic house.
- The proposed rear hyphen should be inset and/or differentiated from the historic house.

- The proposed cross gable on the left side of the rear addition should not project beyond the cross gable on the left side of the historic house.
- There should be a change in material at the proposed rear hyphen, providing greater differentiation.
- A minority of the Commissioners expressed concerns about replicating the historic cross gables.

The applicant has made the following revisions to their proposal, attempting to address the Commission's previous concerns:

- The previously proposed canopy over the front entrance has been removed from the proposal.
- The width of the proposed rear addition has been reduced by 4', so that the left side does not project beyond the left side of the historic house.
- The depth of the proposed rear hyphen has been increased by approximately 1'.
- The proposed cross gable on the left side of the rear addition no longer projects beyond the cross gable on the left side of the historic house.
- The previously proposed board and batten siding on the first-floor of the proposed rear hyphen has been extended to the second floor and additional windows have been added to the proposed rear hyphen.

Staff finds that the applicant has successfully addressed most of the Commission's previous concerns, that the proposal is generally consistent with the *Guidelines* and *Standards*, and that the proposed rear hyphen and rear addition are unlikely to detract from the subject property or surrounding Takoma Park Historic District.

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* and *Takoma Park Historic District Guidelines* 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 is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore 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 follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - 88

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: PAUL TRESEDER
Daytime Phone No.: 301-320-1580

Tax Account No.: _____

Name of Property Owner: MERLIN HUGHES Daytime Phone No.: _____

Address: 7410 MAPLE AVE, TAKOMA PARK MD. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PROJECT

House Number: 7410 Street: MAPLE AVE

Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE

Lot: PT. 9 Block: _____ Subdivision: B.F. GILBERT'S ADDITION.

Labor: _____ Folio: _____ Parcel: _____

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:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 250,000

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: ☒ WSSC ☐ 02 ☐ Septic ☐ 03 ☐ Other: _____

2B. Type of water supply: ☒ WSSC ☐ 02 ☐ Well ☐ 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

10-2-2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

#815165

(6)

**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:

CATEGORY 1 DUTCH COLONIAL HOUSE IN THE TAKOMA
PARK HISTORIC DISTRICT ON A HILL 9-10 FEET ABOVE
THE STREET. A LARGE SYCAMORE TREE IS A
MAJOR FEATURE IN THE FRONT YARD. A BASEMENT
GARAGE WITH DRIVEWAY IS AT THE LEFT SIDE OF
THE PROPERTY, AND A MAJOR CROSS GAMBREL
GABLE WITH A BAY IS ON THE LEFT SIDE OF THE
HOUSE TOWARD THE REAR.

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

A 16' X 23' 2 STORY ADDITION IS PROPOSED ENTIRELY
AT THE REAR OF THE EXISTING HOUSE, CONNECTED
BY A 9' HYPHEN TO THE ORIGINAL RESOURCE. THE
ADDITION HAS BEEN DESIGNED AND DETAILED TO MATCH
THE EXISTING CROSS GABLE ON THE LEFT SIDE OF THE
HOUSE, IT ALIGNS WITH THE HOUSE ON THE RIGHT SIDE
AND IS 1 FOOT INSET ON THE LEFT SIDE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

Paul Treseder

■ ■ ■ ■ ■ Architect AIA ■ ■ ■ ■ ■

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Paul.Treseder@verizon.net



October 2, 2017

Notes to revised plans, 7410 Maple Avenue, Takoma Park, responsive to the HPC comments hearing of September 6, 2017

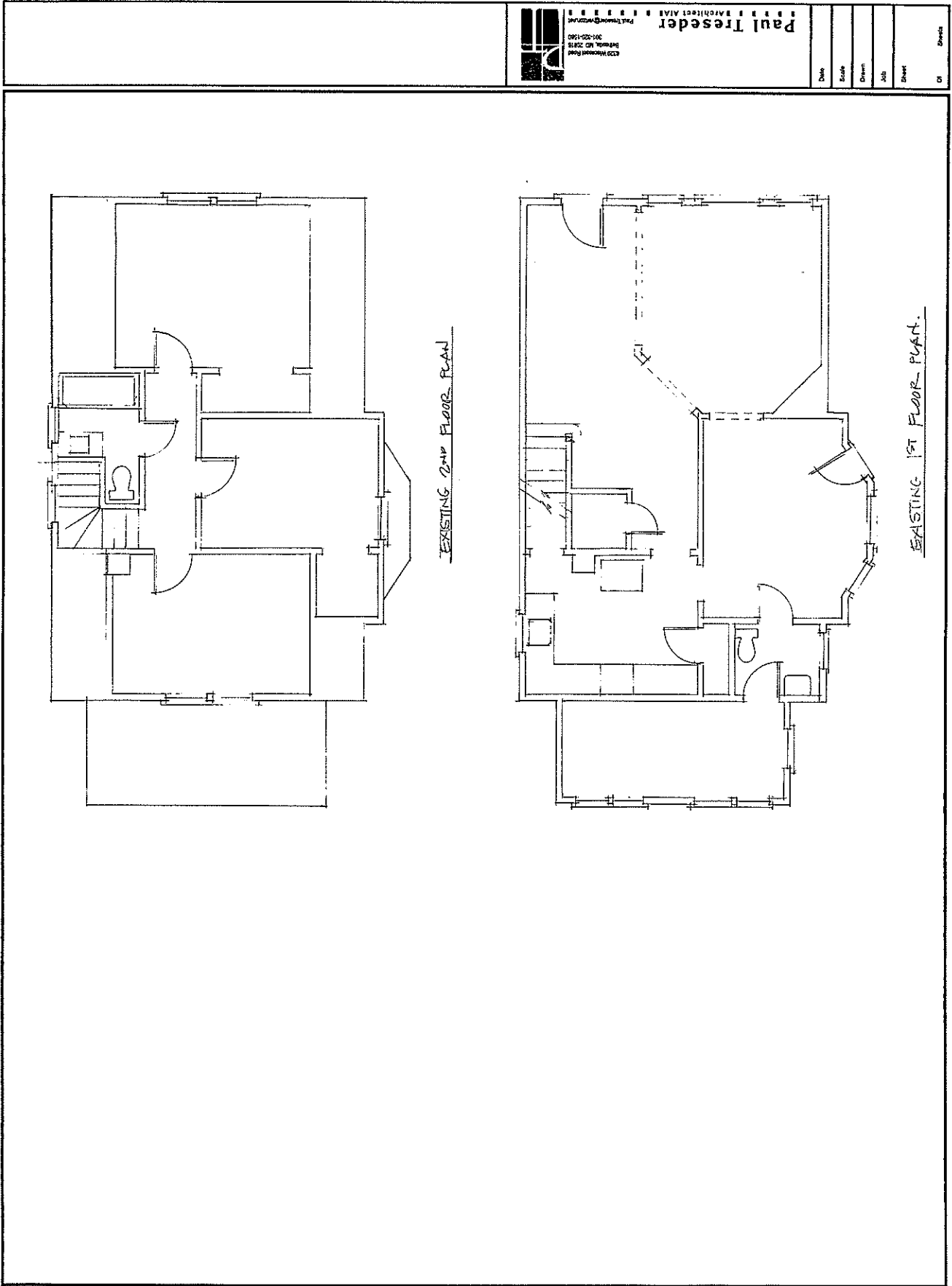
To HPC staff,

Here is my design proposal for the Hughes Residence, 7410 Maple Avenue, Takoma Park, revised to reflect the input from the preliminary hearing. Please refer also to my original description of the environmental setting and the general impact of this design on the environmental setting. Note that we are adhering to the Takoma Park specific guidelines.

1. I have reduced the width of the addition by 4', so that the left side does not project beyond the side of the main body of the house. This was, I believe, the commissions major concern. Downstairs I have added a 2' by 8' bay in the dining room, which helps reclaim the functionality of that room, but does not project beyond the bay of the original house. The total square footage of the addition has been reduced by 78 SF.
2. I have deepened the "hyphen" by about 1'. I believe that by widening this hyphen I further differentiate the old from the new, which was also one of the Commission's concerns.
3. I have added more windows to the hyphen, and made all the siding on it board and batten style. This will further make clear the boundary between old and new.
4. I have am proposing siding on the addition which matches the existing house, I feel this looks best, but am open to guidance from the commission. The trim details replicate the existing house, which I think was preferred by the commissioners.
5. I have eliminated the front door canopy.
6. The windows on the existing house are not original, and are 1/1 style. I have not found evidence of the original windows, but speculate that they were 2/2 double hung. I have used simulated divided light style windows on the addition, both double hung and casements, with light patterns as shown, which I have chosen depending on the proportion. I feel these windows best lend scale to the design.

Thanks for your consideration,

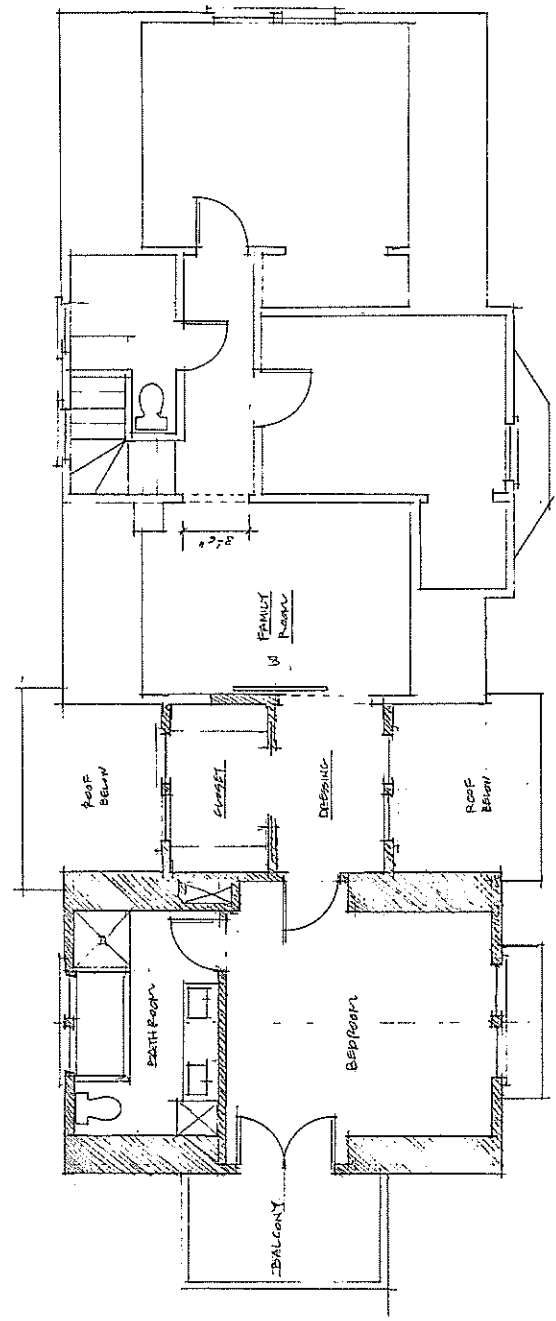
Paul Treseder, Architect



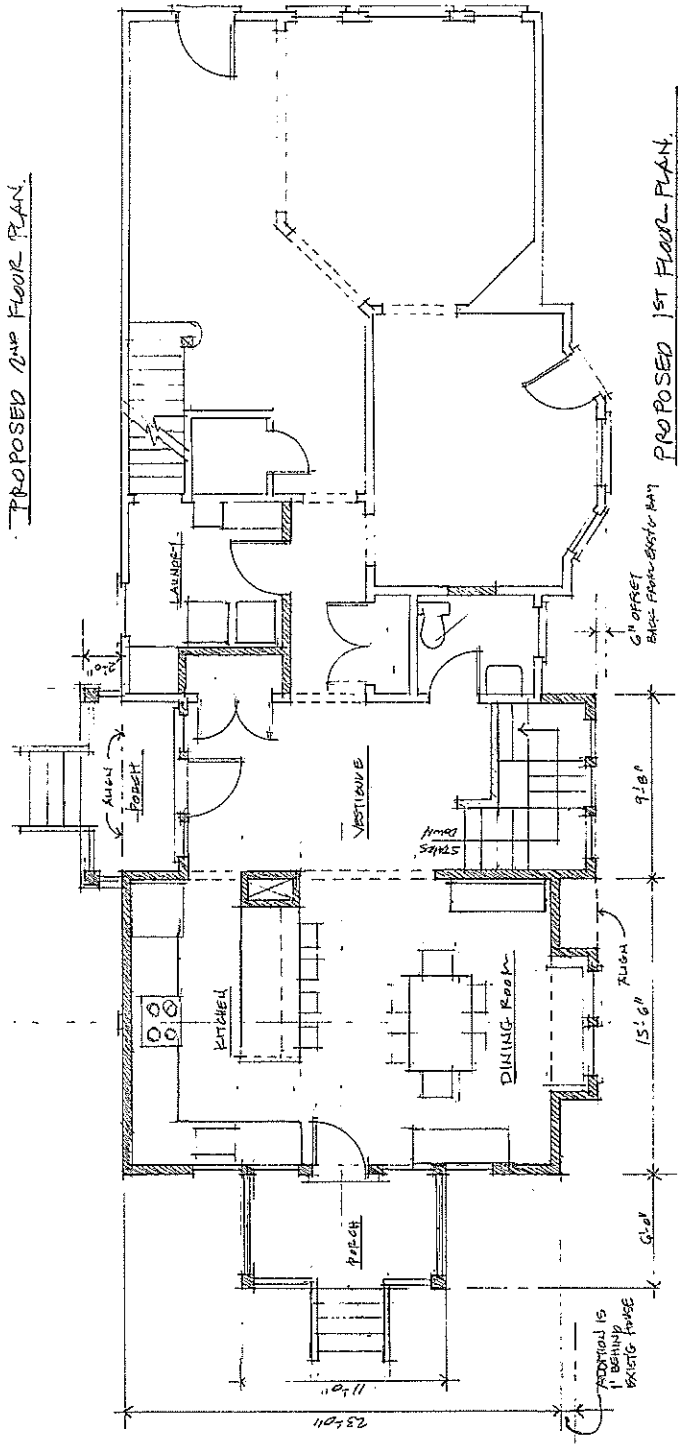
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Date	
Scale	
Drawn	
Job	

Paul Treseder
ARCHITECTURAL
10000 Highway 100, Suite 200
Baltimore, MD 21244
410-524-1200
paul@treseder.com

PROPOSED 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN



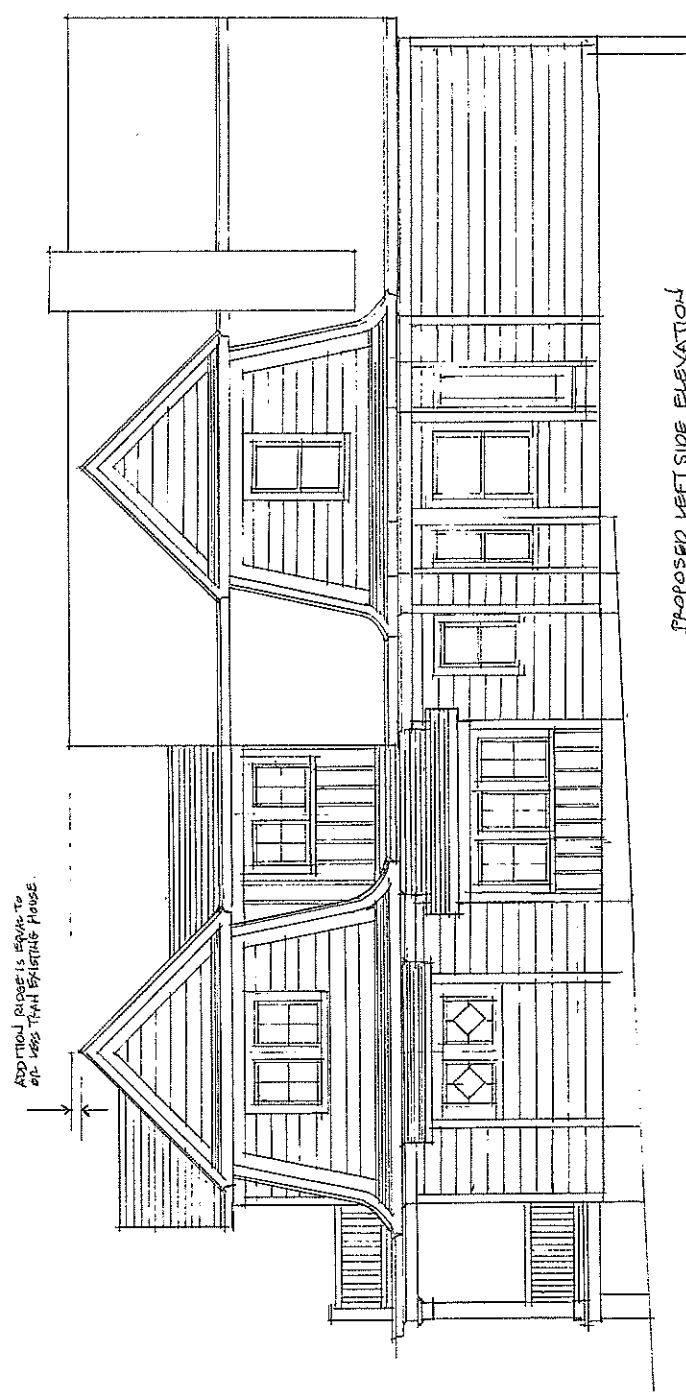
Sheet	Of	Drawings
Date	Scale	Drawn
John		

Paul Tresseder ARCHITECT AIA
1000 Third Street
Baltimore, MD 21202
410-528-1800
P.Tresseder@ptarch.com

EXISTING FRONT ELEVATION

EXISTING LEFT SIDE ELEVATION

PROPOSED LEFT SIDE ELEVATION



ADDITION RIDGE IS EQUAL TO
EXISTING RIDGE.

Paul Tresseder
Architectural Firm
1000 Highland Road
Birmingham, AL 35202
205-988-1234

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

Sheet	Of	Sheets
Drawn		
Job		
Scale		
Date		

Paul Tresseder
Architect AIA
222 Westwood Road
Baltimore, MD 21208
301.225.1540
Paul.Tresseder@att.net

PROPOSED RIGHT SIDE ELEVATION

PROPOSED REAR ELEVATION



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

Owner's mailing address

7410 MAPLE AVE
 TAKOMA PARK, MD. 20912

Owner's Agent's mailing address

PAUL TRESSEDER
 6320 WISCASSET ROAD
 BETHESDA MD. 20816

Adjacent and confronting Property Owners mailing addresses

RICHARD GLASER &
 SHEYL GROSS-GLASER
 7412 MAPLE AVE
 TAKOMA PARK, MD. 20912

DEBORAH NELSON &
 THOMAS BRUHE
 7411 MAPLE AVE
 TAKOMA PARK, MD. 20912

WIFE & C.J.G. ROBINSON
 7409 MAPLE AVE
 TAKOMA PARK, MD. 20912

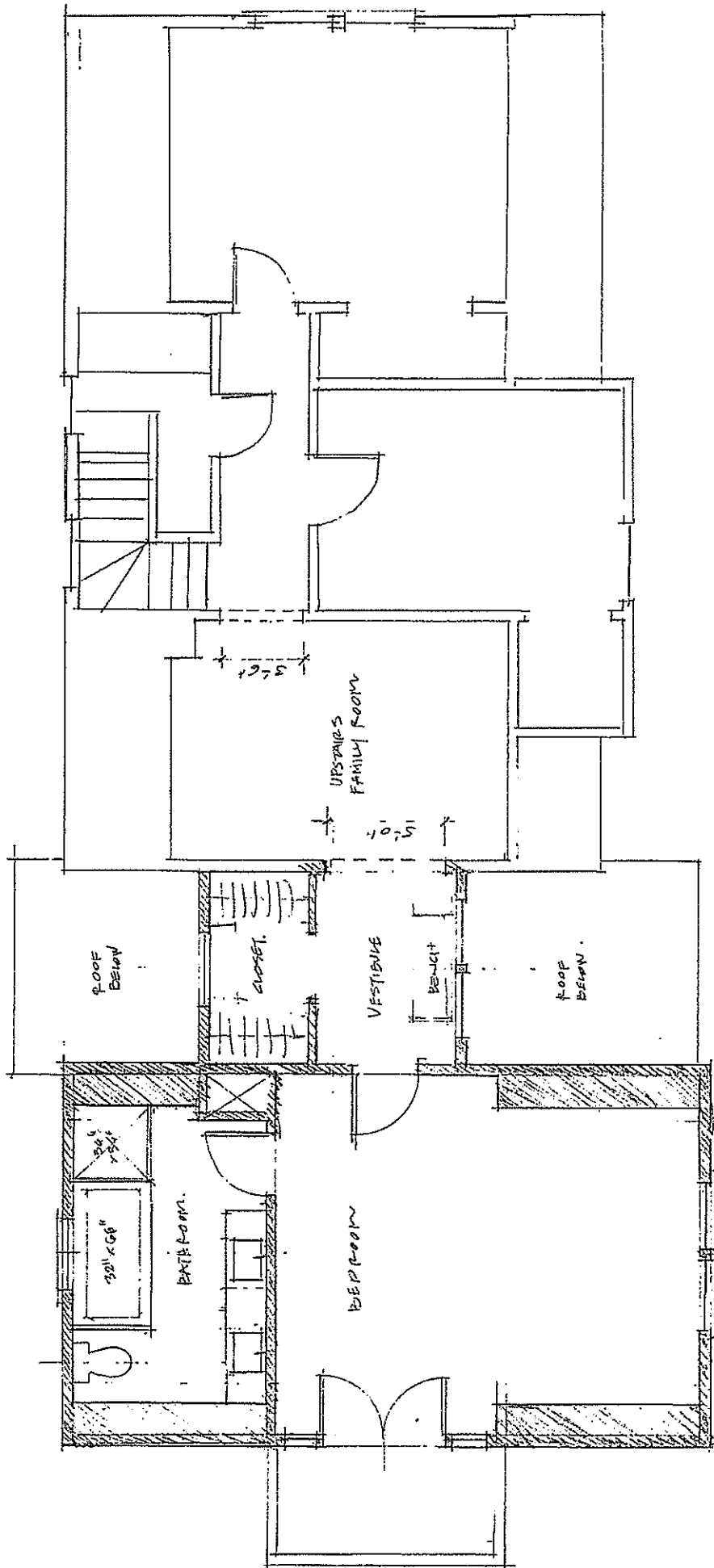
STEPHEN & L.J. O'BRIEN
 7408 MAPLE AVE
 TAKOMA PARK, MD. 20912

PREVIOUS PROPOSAL

ADDITION to the HUGHES / SULLIVAN RESIDENCE
7410 MAPLE AVE, TAKOMA PARK, MD. 20912



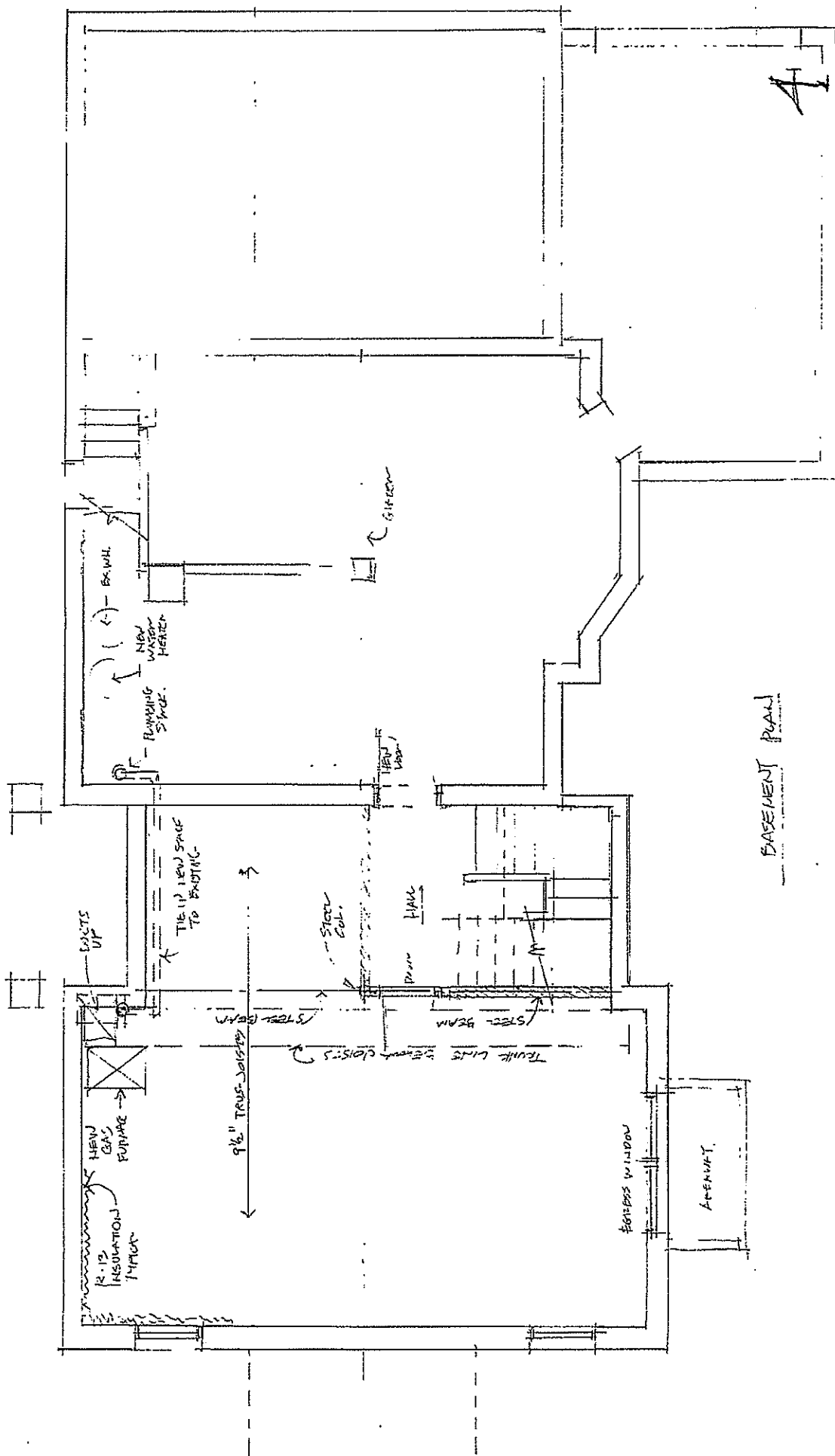
[Signature]



SECOND FLOOR PLAN - PROPOSED

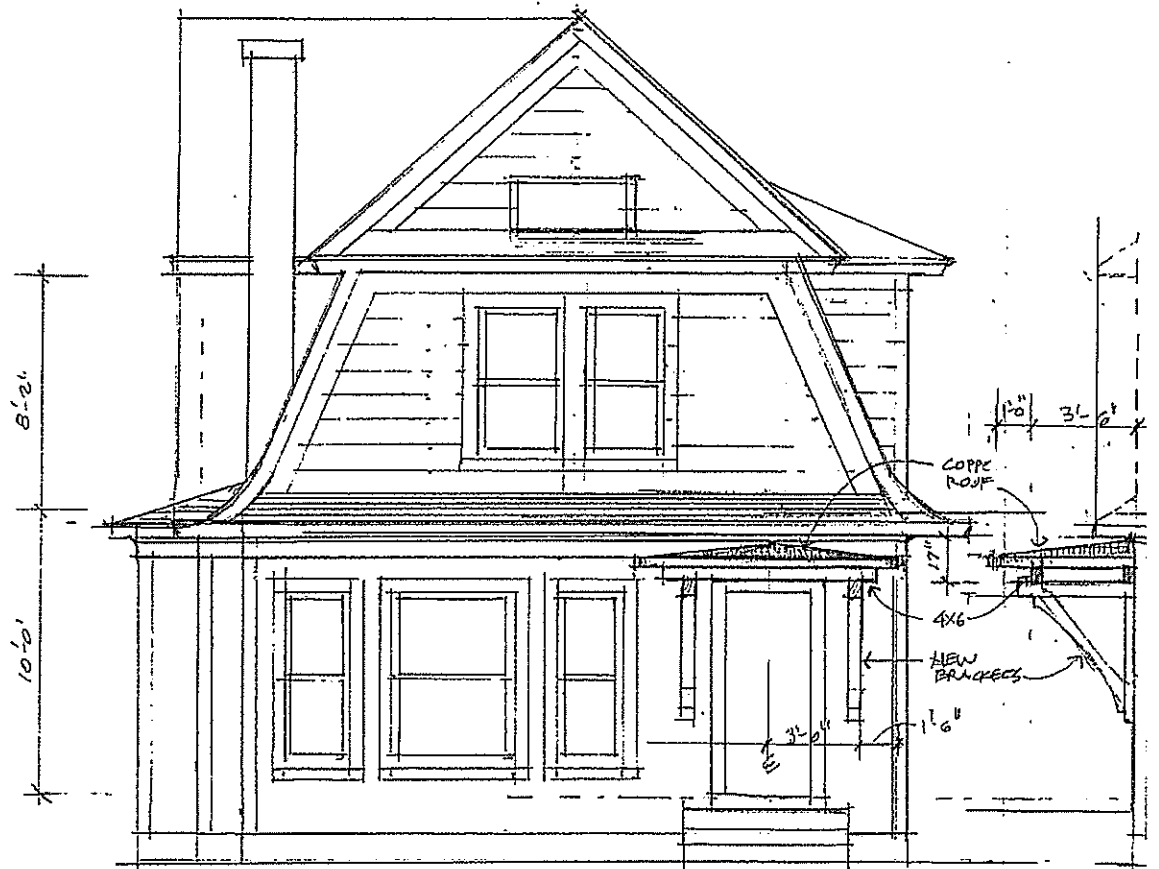
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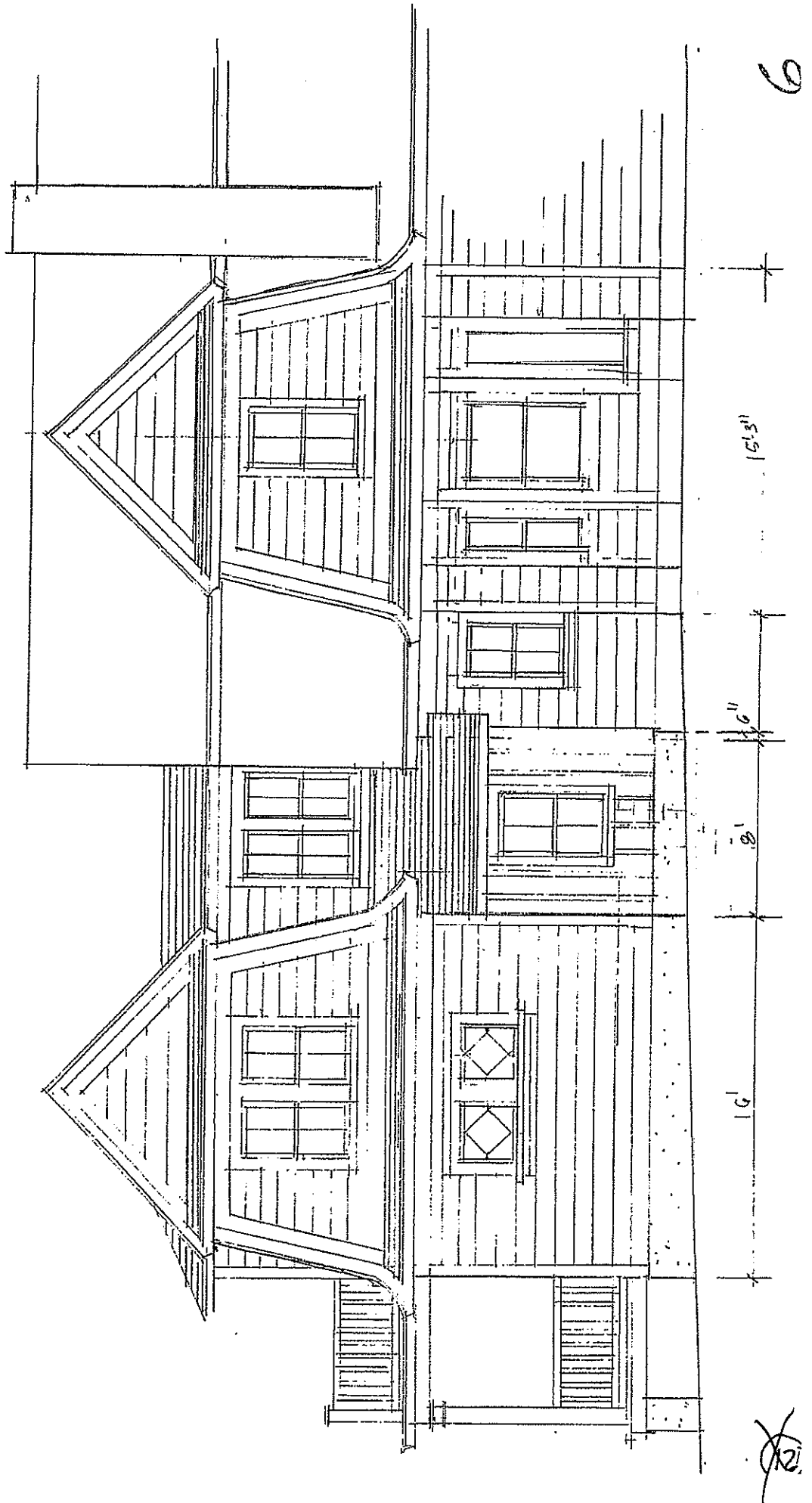
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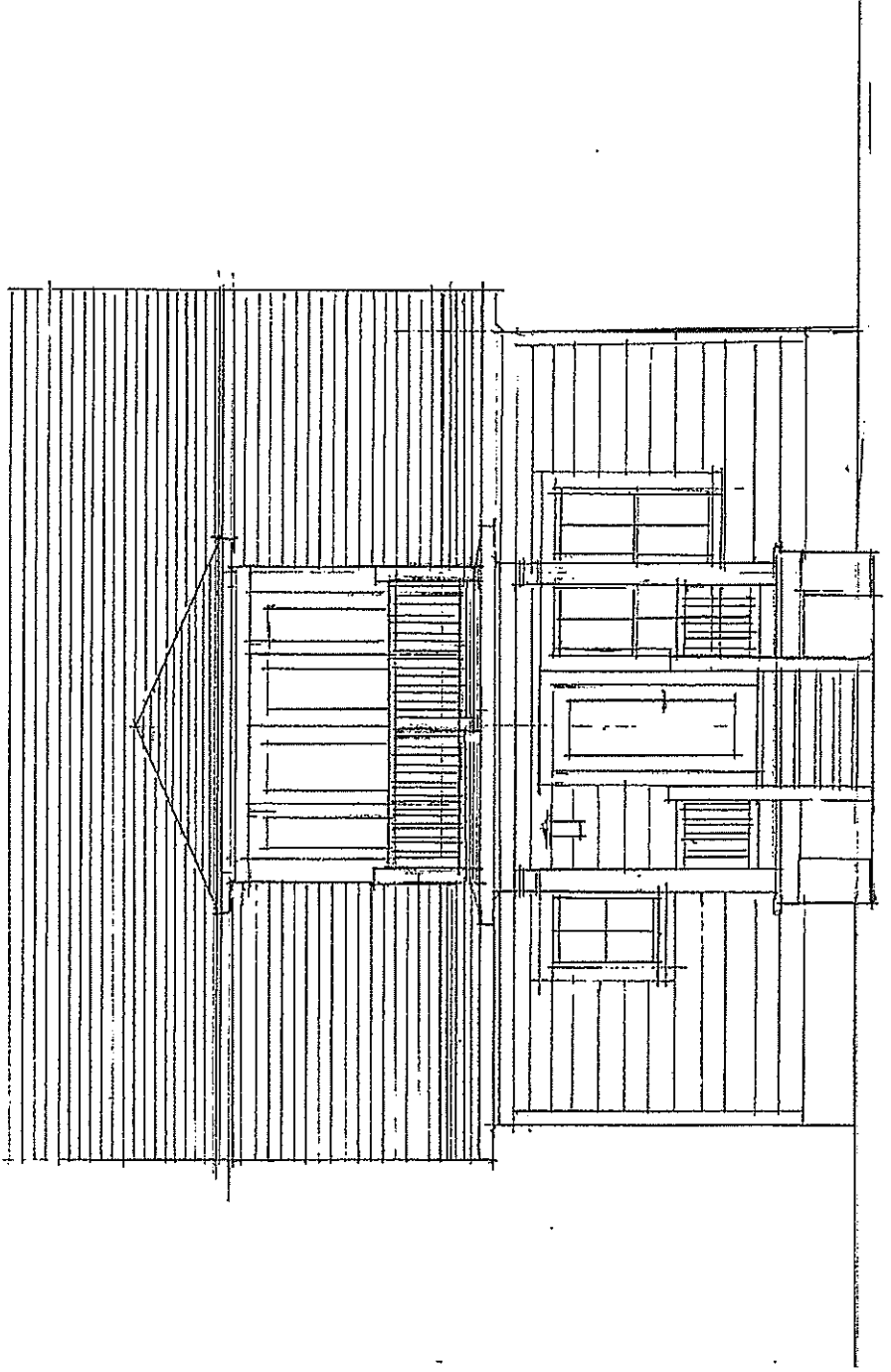
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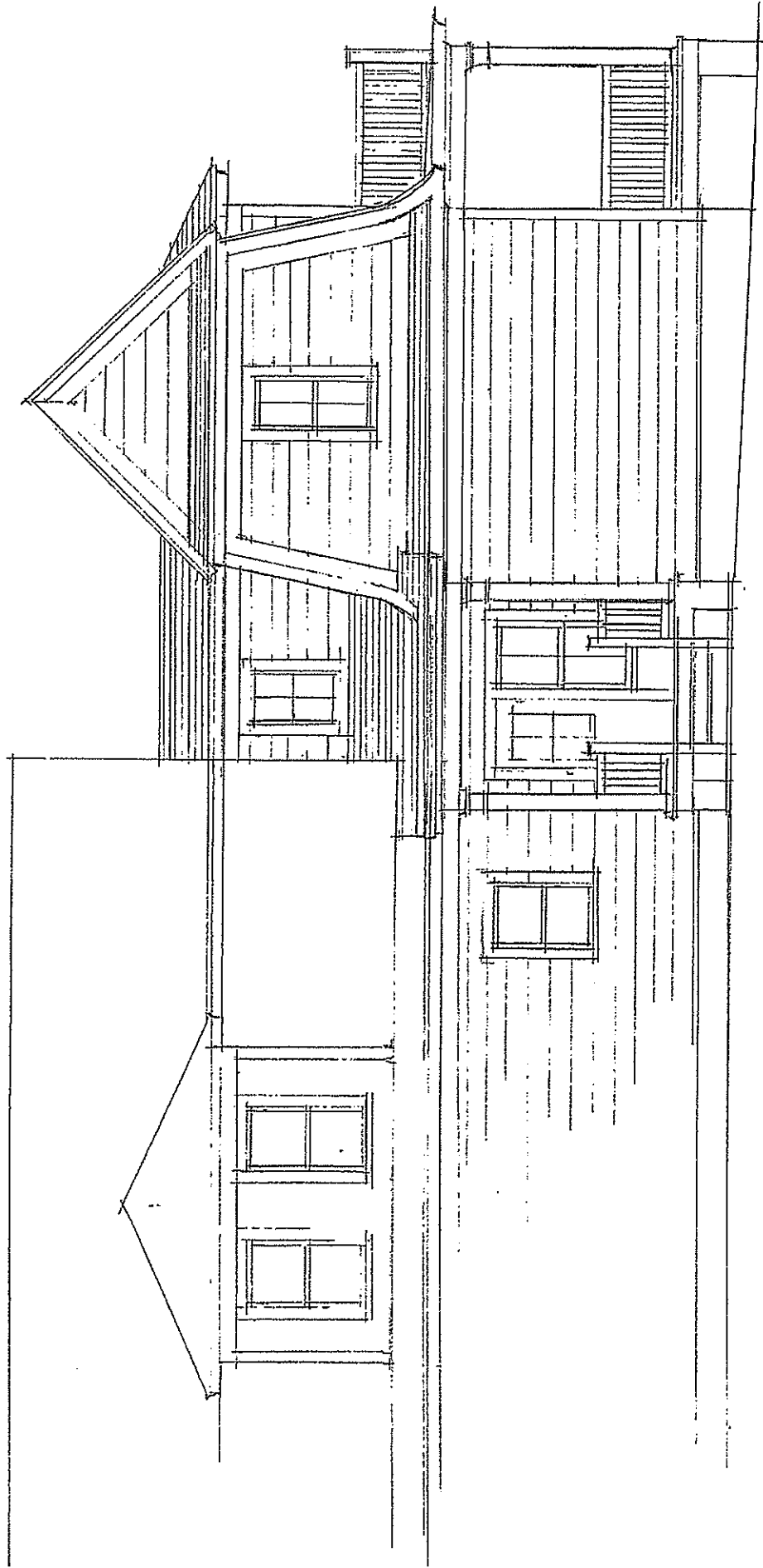
FRONT ELEVATION

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REAR ELEVATION.



RIGHT SIDE ELEVATION.

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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5 PRELIMINARY CONSULTATION - :

6 7410 Maple Avenue :

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A meeting in the above-entitled matter was held on
September 6, 2017, commencing at 7:33 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE MEMBERS

Bill Kirwan, Chair
Sandra Heiler
Brian Carroll
Kenneth Firestone
Kathleen Legg
Richard Arkin
Eliza Voigt
Robert Sutton

Deposition Services, Inc.

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Phillip Estes

Michael Kyne

Daniel Bruechert

APPEARANCES

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1 Avenue, Takoma Park.

2 MR. KIRWAN: Do we have second?

3 MR. FIRESTONE: I second the motion.

4 MR. KIRWAN: Any discussion? All in favor, please
5 raise your right hand.

6 VOTE.

7 MR. KIRWAN: The motion passes unanimously. All
8 those historic area work permits have been approved. We
9 want to thank the applicants for making those easily
10 approvable by the Commission tonight, and working with Staff
11 to do so.

12 Moving on to the next item on our agenda which are
13 preliminary consultations. We have one tonight at 7410
14 Maple Avenue in Takoma Park. Do we have a Staff Report?

15 MR. KYNE: Yes, we do have a Staff Report. Again,
16 7410 Maple Avenue, Takoma Park, which is an Outstanding
17 Resource, Dutch Colonial style, circa 1920 to 1930. And the
18 proposal before us tonight is to remove an existing one-
19 story rear addition, construct a rear hyphen and rear
20 addition, and install a canopy on the front elevation. And
21 I took some photographs today, so I'll walk you around the
22 site.

23 Starting at the left side. Immediately in front.
24 Right side. Crossing the street. Getting closer. Walking
25 up the steps looking at the at grade patio above the garage.

1 This -- it was hard to get photographs of the right side
2 because of the proximity to the neighboring property line.
3 But this is the existing rear addition. Looking back at the
4 rear addition and showing more of that right side. This is
5 pretty much straight on from the rear yard. And moving
6 around to the left side as viewed from the front. And this
7 is actually standing on the neighboring property to the left
8 looking at the left side. This is looking at the rear yard
9 showing the setback. An existing shed with siding that
10 closely matches the siding on the house. And just some
11 details of the siding and foundation.

12 This is the main house. And, as you can see, we
13 have a brick foundation. It looks like some sort of
14 composite shingle that's supposed to sort of look like cedar
15 shakes. But, as you can tell from the grain, it's clearly
16 not real cedar. And, we have the same siding on the rear
17 addition, but we have a concrete foundation. So the plans,
18 should we need to refer to them. We have both existing and
19 proposed. And just slowly through the proposed. Left side.
20 Rear. Right side.

21 The applicable guidelines are the Takoma Park
22 Historic District Guidelines, and the Secretary of Interior
23 Standards. The subject property, again, is a 1920-30s Dutch
24 Colonial style Outstanding Resource. The house, as shown in
25 the pictures, is on an elevated lot above the sidewalk on

1 Maple Avenue, and there's a downward sloping driveway at the
2 right side of the house creating a great patio that we
3 looked at earlier. And the roof of the garage serves as
4 that patio.

5 The applicant proposes to remove an existing one-
6 story rear addition, and construct a 16 foot by 27 foot two-
7 story rear addition with 8 foot wide two-story hyphen in its
8 place. The proposed addition will project 5 feet beyond the
9 left side of the historic house, and it will be coplanar
10 with the historic house on the right side. A one-story
11 addition is proposed at the left side of the hyphen, and a
12 one-story covered porch is proposed at the right side. Both
13 the one-story addition and covered porch will be project
14 beyond the sides of the historic house.

15 Regarding design, the applicant proposed to take
16 cues from the historic house. Specifically, the applicant
17 proposes gamble cross gables on both sides of the proposed
18 rear addition that will largely match the left-side gamble
19 cross gable on the historic house. Typically, the
20 Commission requires rear additions to be inset on both side
21 of the historic house to preserve the corners, minimize
22 visibility, and provide differentiation.

23 Staff expresses the following concerns: Because
24 the additions will likely be highly visible from the right-
25 of-way, there is a potential for the perceived massing to be

1 incompatible with the surrounding properties and to detract
2 from the streetscape. Staff suggests that the applicant
3 explore decreasing the size of the additions, make the
4 additions inset from both sides of the historic house.
5 Because the subject property has a deep rear yard, Staff
6 suggests that the applicant explore alternatives such as
7 reorienting the addition. And this could provide the same
8 amount of additional space but with the addition projecting
9 further into the rear, and not beyond the sides of the
10 house.

11 While it might be appropriate to take visual cues
12 from the historic house and match the gambrel gables,
13 the proposed two-story addition will likely be highly
14 visible from the right-of-way, and there is a potential for
15 the addition to be mistaken as part of the historic massing.
16 To date, no material specs have been provided for the
17 proposed additions, and Staff asks the Commission to provide
18 guidance regarding the appropriate and compatible materials
19 with emphasis on the importance of providing compatibility
20 and differentiation through material selection and
21 construction techniques. And again, this might be more
22 important in this case because of the likely visibility of
23 the additions.

24 The applicant also proposed to install a canopy
25 over the front entrance. The proposed canopy will have a

1 copper roof supported by large wooden brackets, and Staff
2 does not support this proposal. Again, the subject property
3 is a significant outstanding resource within the district,
4 and the house has character-defining features, especially on
5 its primary facade, should be preserved. In accordance with
6 Standard No. 6, and preservation best practices, the
7 addition of missing features should be supported by clear,
8 physical documentary or photographic evidence. To date, no
9 information has been provided to indicate that there was
10 originally a canopy and/or covering over the entrance of the
11 subject property. While Standards 9 and 10 state that the
12 construction of new features might be appropriate if they
13 are compatible and differentiated, Standard 2 states the
14 character-defining features should not be altered or
15 removed.

16 Staff suggests that the existing uncovered
17 entrance at the front of the property is a character-
18 defining feature, and that altering it will detract from the
19 resource. Staff suggests that given the high degree of
20 visibility of the proposed canopy, the proposed material
21 should be more compatible with the historic house. And, of
22 course, that is if the Commission finds that a canopy would
23 be appropriate. To date, no information has been provided
24 to indicate that copper roofing and/or heavy wooden brackets
25 are present at any other location on the historic house, and

1 I confirmed that with my site visit today. I did not notice
2 any of those materials. Staff asks for the Commission's
3 guidance regarding the proposed canopy installation, and for
4 suggestions regarding more appropriate and compatible
5 alternatives, if any. And, with that, I can take any
6 questions that the Commission might have for me.

7 MR. KIRWAN: Michael, could you run us through the
8 photographs taken from Maple Avenue again? I just want to
9 get a sense of visibility from the street.

10 MR. KYNE: Yes. So again, this is starting at the
11 left side of the house as viewed from the front. And, I
12 think it's pretty clear here that there will be a higher
13 degree of visibility when the trees are not full. As we
14 move to a straight-on view, I think we get the idea that at
15 least part of the addition might be visible when viewing
16 straight-on. And, I think, certainly visible from the right
17 side.

18 MR. KIRWAN: Thank you. Any other questions for
19 Staff? All right, if not, we welcome the application to
20 please come forward. Before you speak, just make sure your
21 microphone is turned on, and state your name for the record.

22 MR. HUGHES: My name is Merlin Hughes.

23 MR. TRESEDER: I'm Paul Treseder, the architect.
24 Merlin, why don't you go ahead and describe what you're
25 doing with your family.

1 MR. KIRWAN: State your name for the record.

2 MR. HUGHES: My name is again, Merlin Hughes. I'm
3 the homeowner. I live there with my wife and two children,
4 and my children are getting larger, and so it is a small
5 house. We've been here 10 years or so. Our concerns right
6 now are that we don't have enough space for two growing
7 boys. My eldest, you know, he's half a shoe size smaller
8 than me right now. So we were looking to add some space.
9 So we home school and we need more space for them to be able
10 to do work at home, to have some space to themselves. Right
11 now their spaces are their bedrooms, which is fine, but it
12 would be nice to have a place where they can make a mess.
13 So, we were looking to add some space for, you know, a
14 growing family.

15 So the proposal is two stories. At the top we
16 would add a master bedroom, and there's also a space that is
17 currently one of the children's bedroom that we'd turn into
18 a family space, and for me, that would actually be largely a
19 place to work. So I work from home, and right now I work in
20 the dining room or on the stairs, wherever I can. And so it
21 provides some space for me to work. Then downstairs it
22 would provide a, you know, a slightly larger improved
23 kitchen. We also, right now our dining room is -- looks out
24 over the patio, and so we have a, you know, fantastic back
25 garden with a tremendous number of animals who come to

1 visit. And our view is of our neighbor's house. And so
2 we'd love to have a view out to the back. Right now we
3 really don't have that. So, at the ground level we're
4 looking to move our dining room back there and our kitchen
5 back there so that we have a, you know, a better view of the
6 place. And then, you know, all things being possible, a
7 basement downstairs would provide a place for the children
8 to do work. So we do a lot of handcraft. I do woodwork,
9 and the boys do woodworking, and so it would provide a space
10 for us to do things like that, that isn't running out to the
11 shed, which is a great shed, but it is somewhat overcrowded
12 with garden equipment and things like that.

13 MR. TRESEDER: And, Merlin brings up a very
14 interesting point out this house. It currently has this
15 little one-story back addition which effectively cuts the
16 house off from its own backyard. And as part of this, sort
17 of a benefit of this addition is it'll open the house up to
18 its backyard. I'd like to just make a few comments about
19 the Staff comments, because this is exactly what I'm looking
20 for is to get some feedback, and I would agree very much
21 with Staff that from the downhill side, this house, this
22 addition will be visible. From the uphill -- Maple Avenue,
23 goes uphill from right to left. So from the downhill side,
24 I think this addition will be, will indeed be visible, and
25 that's why I kept the addition coplanar with the house at

1 that side.

2 From the uphill side, I think it's very much less
3 so. It's actually very hard to see what's going on there.
4 If you try to take a picture of that back corner, it's even
5 -- well, right now there's leaves on the trees, but I think
6 even with leaves off the trees it's going to be hard, very
7 hard to see given the grade of the street. So there I felt
8 more comfortable having the addition project beyond the
9 existing plane of the main house. That being said, I think
10 the design has -- we have flexibility in the design. And,
11 as Staff says, we have a nice deep backyard. So, we have, I
12 think, the flexibility to make, for instance, the hyphen
13 deeper, which would sort of push the main body of the
14 addition back further into the yard, and help perhaps
15 further differentiate it from the historic mass. And we
16 have room to, I think, made the addition, pull the left side
17 of the addition closer to the plane of the house. I think
18 we have that flexibility, so I'd like to just put that out
19 there as you're considering that.

20 I feel fairly strongly about replicating the
21 module that -- the current side gambrel has a module. I
22 believe it's around, let me look here, I think it's around
23 14 feet, and the whole inspiration for this design was
24 basically pulled off of that gambrel to try to match the
25 scale of that gambrel. And so, I'd hate to lose that kind

1 of -- that effect. But, that being said, I think the
2 addition, we have the ability to tweak the size of it. And
3 yeah, I'd be glad to hear your feedback.

4 MR. KIRWAN: Thank you very much. Any questions
5 for the applicants before we go into deliberations? Yes,
6 Commissioner Carroll?

7 MR. CARROLL: Have you given any thought -- just
8 looking through the plans to turning the last section of the
9 rear addition 90 degrees? I understand what you're saying
10 about this here, but I'm just wondering, in your whole
11 process, did you ever look at, you know, it would be master
12 bedroom -- from the house you'd go through sort of master
13 bath and then the bedroom at the back, and maybe kitchen and
14 then dining room at the back, you know, turning it 90
15 degrees.

16 MR. TRESEDER: There's always a way. I
17 personally, yes, I did look obviously at several schemes. I
18 really --

19 MR. CARROLL: That's what I figured.

20 MR. TRESEDER: I really love the way this cross
21 gambrel picked up the theme of the existing one and that's
22 why I went with this version. I think a long narrow
23 addition going out toward the back would, I don't know. In
24 a way it would --

25 MR. KIRWAN: You could, in theory, have the cross

1 gambrels but then have a projected part that sort of narrow
2 up the width of it. Have the cross gambrel and still
3 project the gambrel out the back, for instance.

4 MR. TRESEDER: That's correct. In fact, you can
5 see I had a little balcony that lie like that, and if that
6 were, if that space were actually enclosed space, it would
7 provide. So there's lots of little ways, you know, again,
8 depending on your feedback, there's lots of way that I can
9 get the same square footage, and probably the same program
10 without going so far toward the side yard. Because I
11 understand that that's an issue.

12 And the other thing that I could also do, I think
13 -- this is here where I sort of disagree with Staff, I don't
14 think there's any danger of this being mistaken for a part
15 of the original house or massing. Although I think that if
16 the hyphen were enlarged by a few feet it would, again, help
17 that differentiation and perhaps -- right now you can see
18 I've sort of shown this basically the same materials
19 matching. But perhaps if the hyphen had different materials
20 or different style to further create a break between the old
21 and the new, that might really help. For that matter, we
22 don't necessarily have to even -- the original house has
23 these old asbestos shingles which are, which I think we plan
24 to keep, although they aren't original to the house,
25 obviously. And my thought was to match those with modern

1 fiber shingles. But we could investigate different cladding
2 materials to further differentiate it. But I, I really
3 love, this gambrel is such a beautiful, the detailing is so
4 beautiful on it. I'm just inspired to try and pick up on it
5 on this addition.

6 MR. KIRWAN: Okay, good. Any other questions for
7 the applicant? All right. Well, if not, we'll go around
8 the horn here and give our thoughts. Anybody want to kick
9 things off, either end of the dais?

10 MR. CARROLL: I do.

11 MR. KIRWAN: Commission Carroll?

12 MR. CARROLL: So, Paul, looking through the
13 Staff's -- I think it'd be easier to approve the front
14 entrance that's proposed if we could find some evidence.
15 You know, anything that we can -- yes, sir?

16 MR. TRESEDER: I forgot to address that. Sorry.
17 You know, I have to admit that's somewhat of a sacrificial
18 project, okay. I know from the Commission that it really
19 doesn't belong. We just thought maybe it could slide.

20 MR. KIRWAN: See if we were distracted that night
21 and go through.

22 MR. CARROLL: Other than that, I mean, again, the
23 orthographic nature of drawing sort of makes these things
24 appear to be much more apparent than they're going to be,
25 because I think with that garage and the way the road is

1 sloped, this addition is going to be pretty far up and back
2 behind that. That said, and again, I get kind of a chuckle
3 out of coming to the Commission with something that projects
4 out beyond -- an addition that projects beyond the side of
5 the house. Because that was the issue that I sort of pegged
6 you with when you were on the Commission. But, I think the
7 suggestion that, you know, any attempt to pull that cross
8 gable back in, even if it means taking that little porch at
9 the rear and putting a little bit of program out there.

10 But I like your, you know, particularly your side
11 elevation drawing. I mean it really depicts the kind of
12 rhythm that you're going for, so I get that. And, I'd like
13 to see that stay in here. And I like the detail. I don't
14 think you're going to have a problem. I think the 8 foot
15 hyphen is going to be plenty to differentiate the rear, the
16 addition from the existing rear mass. So, I think anything
17 you could do to pull the side in at all, even if it means
18 going back a little bit. But other than that, I don't have
19 -- I'm probably forgetting some issue here, but, I think
20 it's nice. I'm looking forward to seeing some more details.
21 Thank you.

22 MS. LEGG: It's good to see you again. I agree
23 with the front porch. My last house we used the side door
24 and we were not allowed to put a covering over it, and it
25 drove me nuts every day. So I have sympathy for you but,

1 unless there's evidence, I think it's hard to support. I'm
2 really sorry. I like the side elevation here. My only
3 concern that we haven't chatted about are the diamond
4 windows. I don't know how consistent that is, but perhaps
5 we want something that's different than the others. But it
6 kind of stands out to me a little bit.

7 I think the hyphen helps. I think generally I
8 like to see things inset a little bit from the building. I
9 think you know that, Paul. If there's a way to have it
10 inset a little bit, I think that would be easier to support.
11 But generally, I'm very supportive of the project.

12 MR. KIRWAN: I'll go ahead and jump in. I agree
13 with much of what's been said already. I think the --
14 starting from the back, or starting from the end of the
15 Staff's list, I think I agree the canopy probably is a non-
16 starter, unless some evidence can be shown. I too like the
17 cross gambrel. I think it's very successful. I think it's
18 most successful on the opposite side of the drawing we see
19 in front of us. I guess that's the east side. I think on
20 the west side, I think the hyphen is probably more
21 successful if it is inset like it is up on the second floor,
22 and like you're doing on the right side elevation here. I
23 know that's going to create some issues with the stair, but
24 I think that would help the hyphen really read as a
25 connector piece.

1 And I think the cross gambrel on the left probably
2 shouldn't project any further out than the base of the cross
3 gambrel on the existing house. I don't think it has to -- I
4 think it can project past the main body, main footprint of
5 the house. But I think it ought to probably hold tight to
6 the edge of the existing cross gambrel. And then, I think
7 you've got a lot of freedom to explore more a T-shaped
8 addition toward the rear to sort of make up for some of that
9 lost square footage and extend it a little bit further into
10 the back to help with that.

11 I do think there ought to be a change in material
12 with the hyphen. You show sort of a board and batten on the
13 stair side. I think maybe that's a good material choice for
14 both sides of the hyphen, maybe all the way up to the second
15 floor. And then I think matching with some modern material,
16 the asphalt shingles is perfectly fine on the rest of the
17 addition as you work your way back. So, again, I think it's
18 a -- I think you're very close. I think it just takes a
19 little bit of tweaking to make this approvable. Thanks.

20 MS. HEILER: Actually, I agree with the Chairman's
21 comments, particularly about the projection of the cross
22 gable. That it should not project further than the gable on
23 the main block. I also think the choice of the canopy as
24 the sacrificial lamb was a poor one, because no one would
25 want to interfere with the lovely pent roof. It's so

1 characteristic of the house. And, as far as the diamond
2 windows go, I think they're very charming. You're building
3 a new addition, and so I think you ought to be able to go
4 wild.

5 MR. FIRESTONE: I have nothing to add in addition
6 to what the previous Commissioners have said.

7 MS. VOIGT: Yeah, I also agree with what the
8 previous Commissioners have said, and I think that the idea
9 of differentiating the material of the hyphen could be
10 helpful as well, because I think the goal here is to
11 emphasize the historic house as opposed to the new addition.
12 That's why I like those diamond windows as well on the
13 addition. But I think narrowing it is important as well.

14 MR. SUTTON: I don't really have anything to add,
15 except that I would like to see a little bit more
16 differentiation of design of the gambrel addition. In my
17 mind it's a little bit too much like the original. And I
18 don't -- I would prefer having it a little bit more
19 differentiated.

20 MR. ARKIN: If this were new construction, if the
21 entire house were new construction, and I were looking at
22 this as new construction, and I were a potential buyer I'd
23 say, its old, it's really beautiful. But it is an addition
24 to a historic house. And I share the concerns that have
25 been expressed by the previous speakers about the problem of

1 it looking too much like it -- the addition looks too much
2 like the original. The gambrel is a very unusual gambrel,
3 and is really quite beautiful. And I can understand the
4 urge to repeat it. I would be a bit more comfortable if it
5 were smaller, or if it were differentiated in some
6 significant way. And I also have a little bit of trouble
7 with the height of the addition. It is higher than the --
8 it appears in the drawings at least to be higher than the
9 main house, the original house.

10 MR. TRESEDER: It's the same or a little bit
11 lower. It's definitely not higher.

12 MR. ARKIN: I guess I'll be interested in seeing
13 more detailed drawings then later on. I agree with the
14 previous speaker. If there is some clever way you could
15 make this clearly an addition. It's clearly echoing the
16 original house. That would be best. I think you need to
17 avoid any chance of all the gambrels looking original.

18 MR. KIRWAN: Okay. So, you've heard from all of
19 us, I think, tonight, except for one. But, you heard
20 probably the majority of the Commissioners with some fine
21 tuning comments. And then you heard from two Commissioners
22 who were more concerned about the replication of the
23 gambrels. So you can play the odds and decide how to come
24 back next time with a solution. So, again, its your choice
25 how to best approach this. We would certainly welcome if

1 you wanted to come back and show us at another preliminary,
2 but I think you probably could make those tweaks and come
3 back to us with a HAWP application.

4 MR. TRESEDER: One thing I plan to do, if I do
5 bring this back as a HAWP, is to bring a 3D, a very nice,
6 you know, 3D rendering which I think will --

7 MR. KIRWAN: It will be very helpful, yeah.

8 MR. TRESEDER: -- help everyone. Show how visible
9 it is from the street. I didn't get a chance to do that for
10 this preliminary but, I'm, as you know they can do wonders
11 with these things, and I think that will help.

12 MR. KIRWAN: That's a great idea. It will help a
13 lot of us.

14 MR. CARROLL: And I would just say, Paul, the
15 thing that really goes wrong with those 3D renderings a lot
16 is their often aerial view kind of going around the house so
17 you can see the massing. And in this case, you're going to
18 be really well served by having that, like the level of the
19 street and the garage, and all of that in there so you can
20 get down and look up. Because I think that's what most
21 people do wrong, is to get up above these things.

22 MR. TRESEDER: We'll do this in Revit and we can
23 look at it from wherever you want.

24 MR. KIRWAN: Thank you. As you know, Staff will
25 do a great job working you through next steps, so we'll look

1 forward to seeing you come back. Thank you. All right, the
2 next item on our agenda this evening are the tax credit
3 applications. Do you have a summary for us?

4 MR. KYNE: Yes. We presented seven additional tax
5 credit applications. This is Group VI of the 2016 historic
6 preservation tax credit applications, and the Commission has
7 agreed to transmit those to the Department of Finance.

8 MR. KIRWAN: That's right. And we usually do a
9 motion, don't we? So, let's have a motion to transmit
10 those.

11 MS. HEILER: I move that we send the approved tax
12 credit applications to the Department of Finance.

13 MR. KIRWAN: Do we have a second?

14 MR. ARKIN: I'll second.

15 MR. KIRWAN: Any discussion? All in favor, please
16 raise your right hand.

17 VOTE.

18 MR. KIRWAN: The motion passes unanimously. They
19 shall be so transmitted. Do we have any Commission items?
20 And we have two Staff items, if you could summarize those
21 for us.

22 MR. BRUECHERT: First we have 301 Market Street in
23 Brookeville. The applicant is revising a HAWP approved
24 September 19, 2012, and he's proposing to change the
25 dimensions of a proposed shed from 20 feet, 16 inches to 24