

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10915 Kenilworth Ave., Garrett Park	Meeting Date:	4/19/2017
Resource:	Non-Contributing Resource (Garrett Park Historic District)	Report Date:	4/12/2017
Applicant:	Patrick Keating (Luke Olson, Architect)	Public Notice:	4/5/2017
Review:	HAWP	Tax Credit:	No
Case Number:	30/13-17A	Staff:	Michael Kyne
PROPOSAL:	Demolition of Non-Contributing resource and construction of new two-story house		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. **The proposed solar panels will be black with matte black frames.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Garrett Park Historic District
DATE: 1964

BACKGROUND

The applicant previously appeared before the Commission at the February 8, 2017 HPC meeting for a preliminary consultation. At the preliminary consultation, the Commission expressed support for the applicant's proposal, but expressed the following concerns/preferences:

- The Commissioners unanimously preferred Option 1, with a rear porch and one-car garage.
- There was a preference for a contemporary design, without any traditional elements such as brackets or frieze boards.

There was a suggestion regarding alternative designs for the front entrance, resulting in a more contemporary design. There was also discussion regarding the size/number of windows, particularly on the front elevation and left-side stair tower; however, staff asked the Commission to clarify their stance on this matter at the meeting, and the majority found the size/number of windows appropriate.

PROPOSAL

The applicant proposes to remove the existing c. 1964 two-story house, which is a Non-Contributing resource within the Garrett Park Historic District, and construct a new two-and-a-half-story house in its place.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (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:
 - (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.

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."

- #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicant has returned with a HAWP application and has addressed the Commission's previous concerns/preferences. The applicant proposes what was previously referred to as Option 1, which includes a rear porch and one-car garage. The previously proposed brackets under the second-floor bay on the left elevation have been removed.

The proposed front entrance has also been modified. Whereas the previously proposed entrance extended the full width of the proposed front bay, the current proposal is for an entrance that is approximately half the width of the front bay, with the other half of the bay being enclosed. Although this design does result in a slightly more contemporary appearance, some traditional elements remain, such as the small frieze board, column, and pilaster. Nonetheless, staff supports the proposed front entrance revision, as the majority of Commissioners did not express concerns or preferences regarding the entrance at the preliminary consultation.

The only new aspect of the applicant's proposal is solar panels on the right-side/rear roof slopes. Staff supports the proposed solar panels, finding that they are in the preferred location, where they are less visible from the public right-of-way. Staff recommends one condition of approval, stipulating that the proposed solar panels will be black with matte black frames, further minimizing their visibility and potential to detract from the surrounding 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* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** 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 follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ldson@gtmarchitects.com Contact Person: Luke Olson
Daytime Phone No.: 240-333-2021
Tax Account No.: _____
Name of Property Owner: PATRICK KEATING Daytime Phone No.: 301-949-1706
Address: PO Box 61 GARRETT PARK MD 20896
Street Number City State Zip Code
Contractor: T.B.D. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON / GTM ARCHITECTS Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 10915 Street: KENILWORTH AVE
Town/City: Garrett Park Nearest Cross Street: STRATHMORE AVE
Lot: 46 Block: 99 Subdivision: GARRETT PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

CHECK ALL APPLICABLE

- ☒ HVAC ☒ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☒ Fence/Wall (complete Section 4) ☒ Other: Detached Garage

1B. Construction cost estimate: \$ 700,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 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

01-18-17
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

794096

(4)

**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:

DEMO EXISTING NON-CONTRIBUTING STRUCTURE & CONSTRUCT
NEW 2-STORY SINGLE FAMILY HOME AND DETACHED
GARAGE WITH A TOTAL FOOTPRINT OF +/- 2,098 SF.

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

SEE ABOVE

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

LIST OF TREES PROPOSED TO BE REMOVED

- 11" DOGWOOD
- 21" PINE
- 12" MAPLE
- 6 1/4" THIN SYCAMORE
- 1 1/2" THIN DOGWOOD
- 23" CHERRY

LEGEND

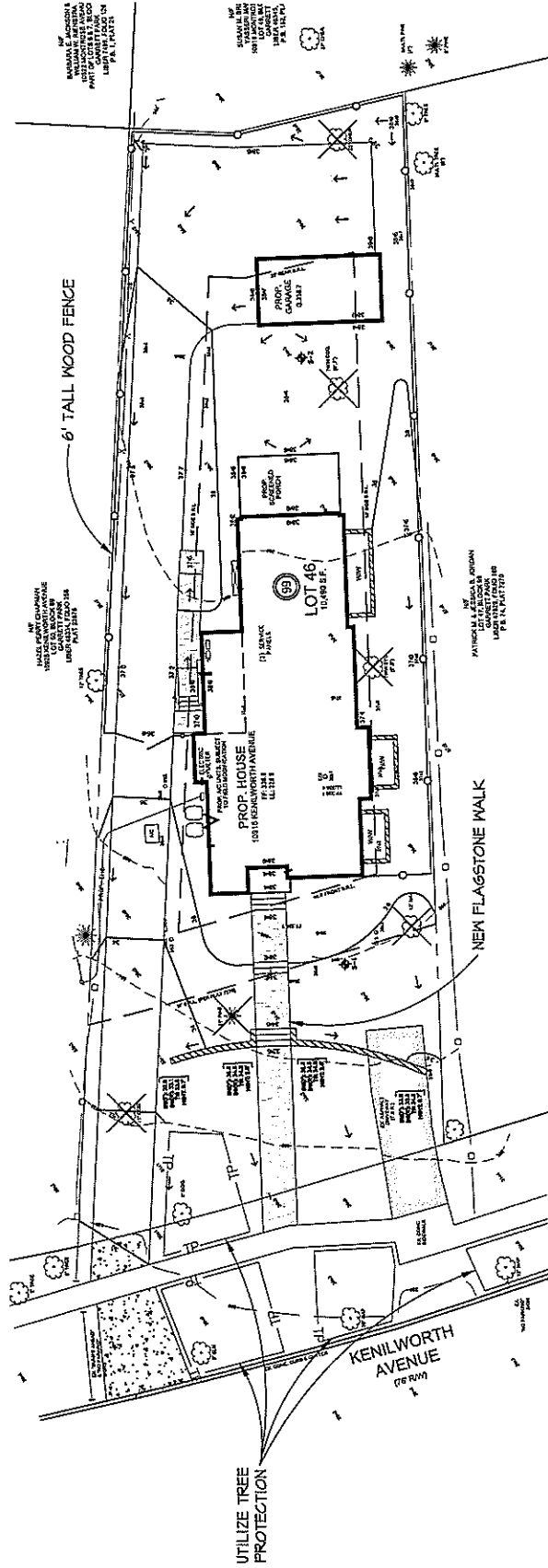
-  = EXISTING TREE TO REMAIN
-  = PROPOSED REMOVAL OF EXISTING TREE
- TBR = ITEMS TO BE REMOVED
- = PROPERTY LINE

LOT COVERAGE

MONTGOMERY COUNTY LOT AREA = 10,440 SF COVERAGE = 1639.8 + 24 = 1662.8 = 15.85% 25.51% (2676 SF) ALLOWED	EXCLUDES PORCHES, BAYS, CHIMNEYS
GARRETT PARK LOT AREA = 10,440 SF COVERAGE = 1839 + 264 = 2103 = 19.99% 20% (2088 SF) ALLOWED	INCLUDES PORCHES, BAYS, CHIMNEYS, STEPS, ETC.
GARRETT PARK MAIN BLDG AREA 18% (1879.2 SF) ALLOWED 17.4% (1833 SF) PROPOSED	

E.A.R.

MAIN BLDG = 9244 S.F. + 264 S.F. GARAGE = 9508 S.F. OR 93.4%
91.5% (8483.75 SF) ALLOWED



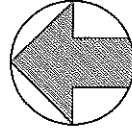
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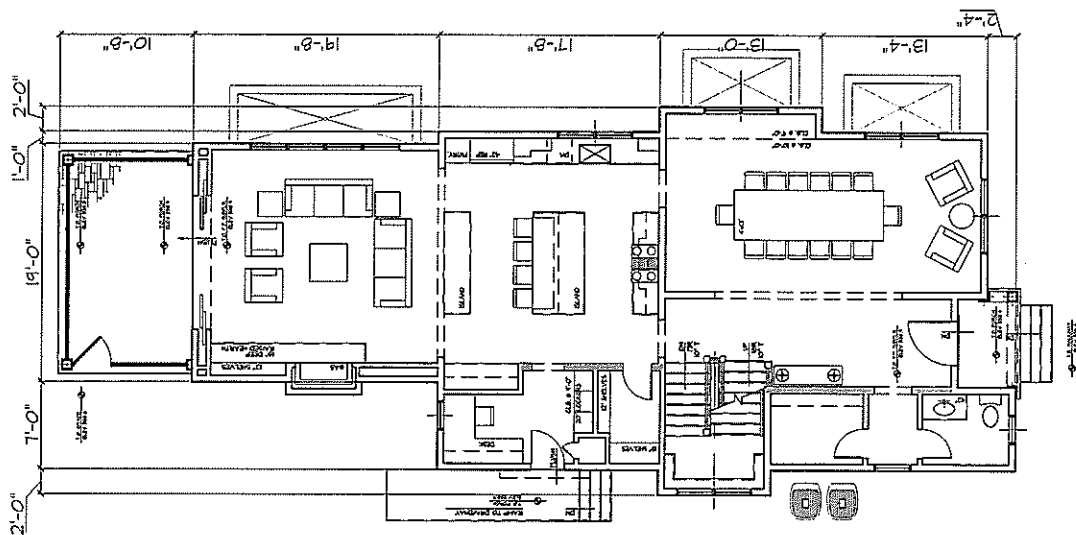
1 SITE PLAN
SCALE: 1" = 20'-0"

3

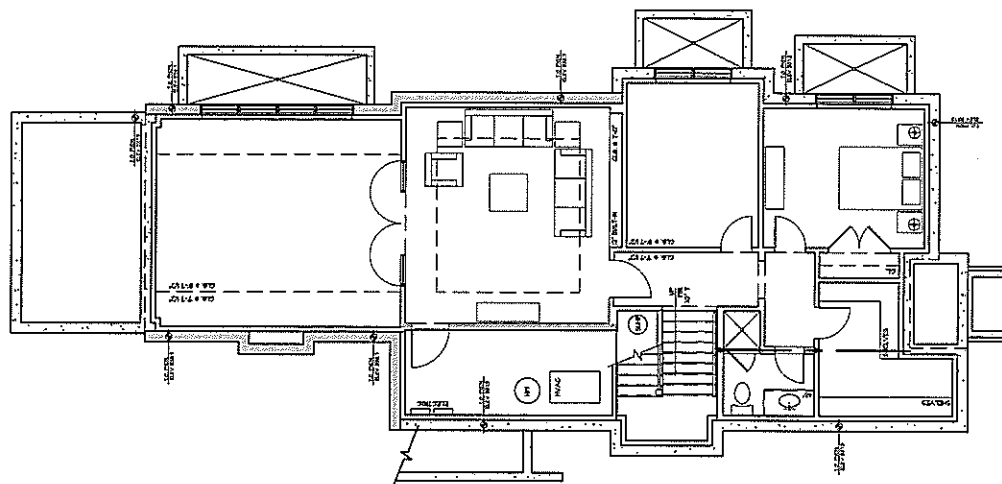
NORTH



GTM



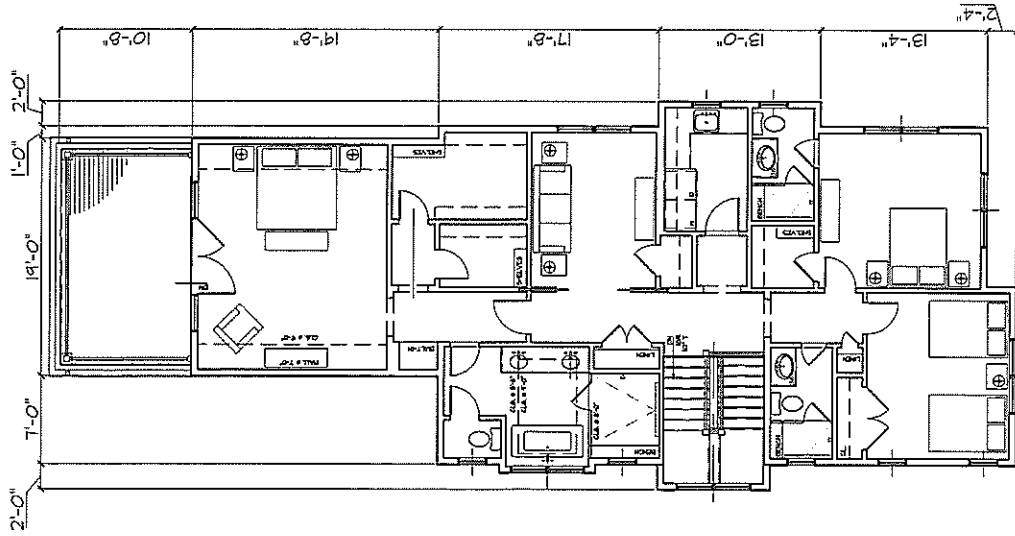
2 FIRST FLOOR PLAN 1605 FIN. SF
SCALE: 1" = 10'-0"



GRAPHIC SCALE



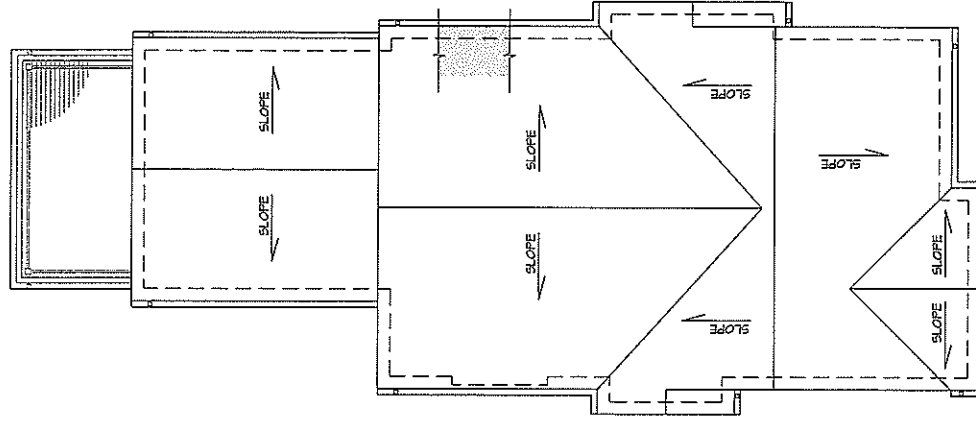
1 LOWER LEVEL PLAN 1/243 FIN. SF
SCALE: 1" = 10'-0"



GRAPHIC SCALE



1 SECOND FLOOR PLAN 1556 FIN. 5F
SCALE: 1" = 10'-0"



2 ROOF PLAN
SCALE: 1" = 10'-0"

GTM

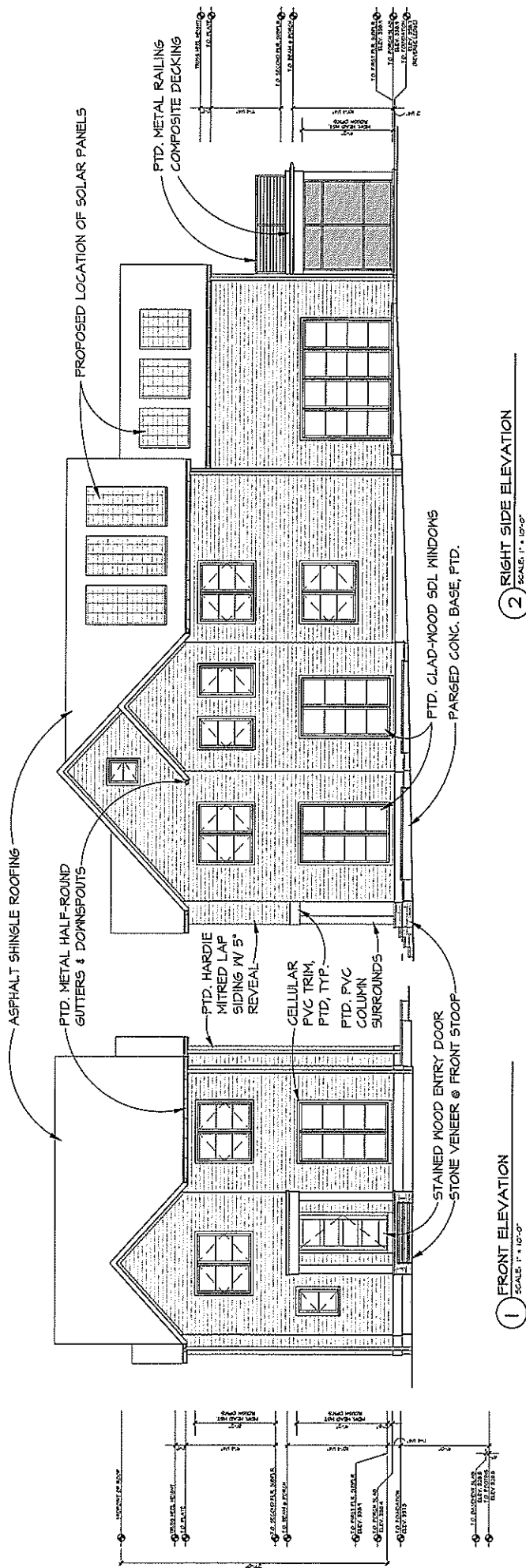
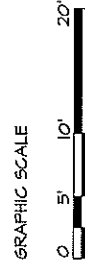
10915 KENILWORTH - HAWP REVIEW 04/19/2017

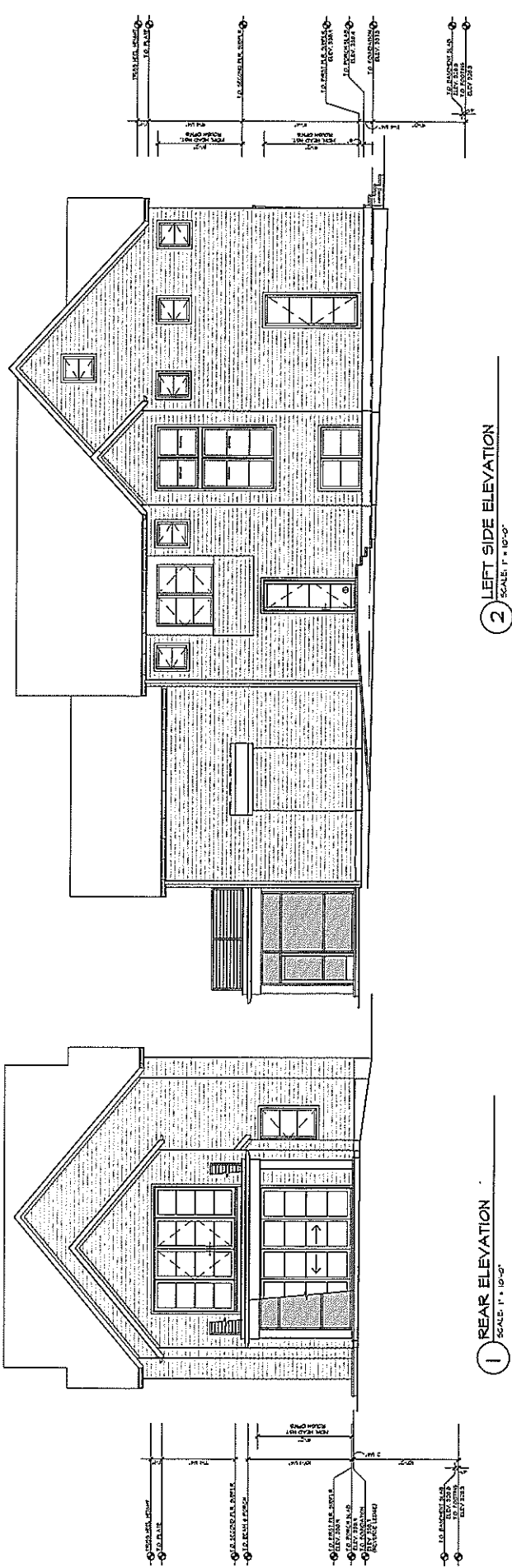
GTM ARCHITECTS

815 KENILWORTH AVE, GARRET PARK, MD MARCH 29, 2017

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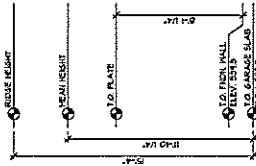
1 REAR ELEVATION
SCALE: 1" = 10'-0"

2 LEFT SIDE ELEVATION
SCALE: 1" = 10'-0"

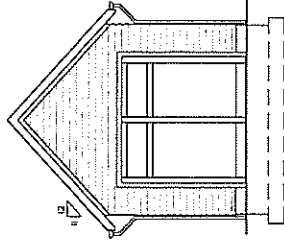
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GRAPHIC SCALE
0 5' 10' 20'

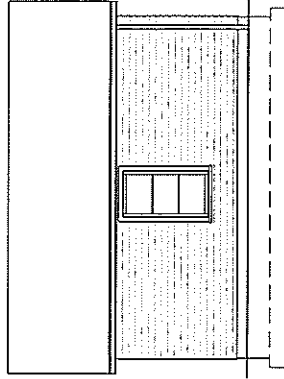
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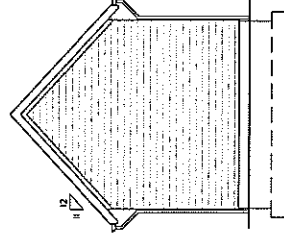
1 GARAGE FRONT ELEVATION
SCALE: 1/8"=1'-0"



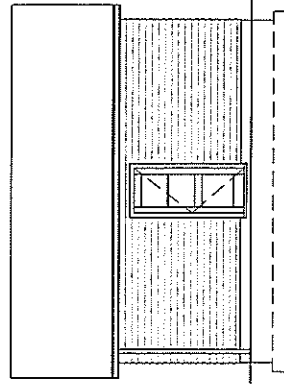
2 GARAGE RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



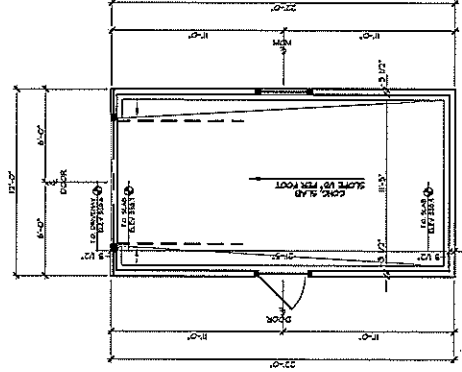
3 GARAGE REAR ELEVATION
SCALE: 1/8"=1'-0"



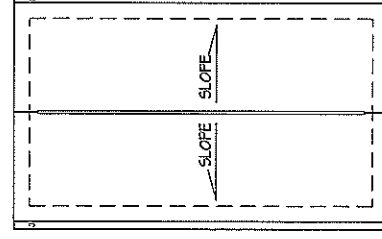
4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



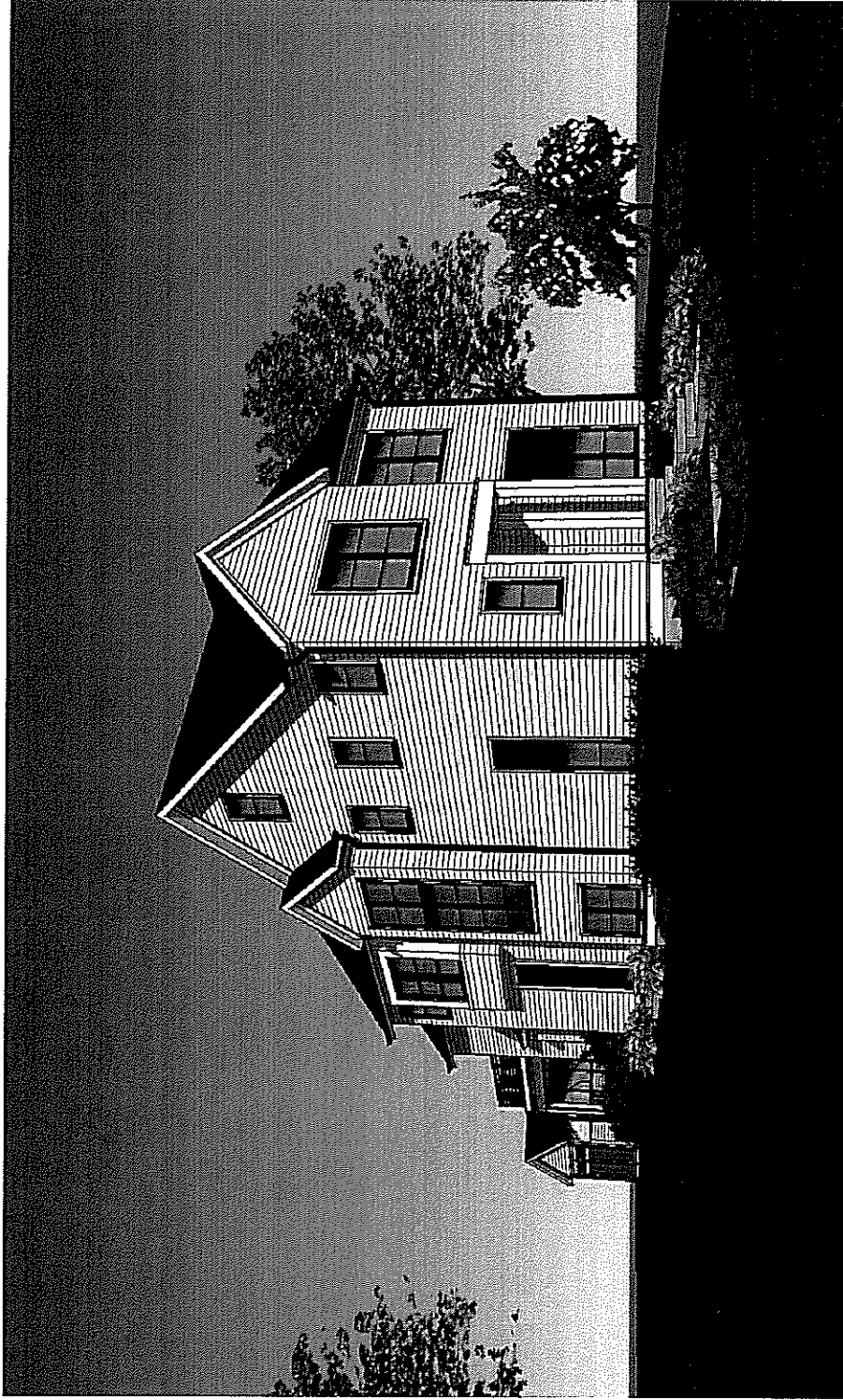
5 GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



6 GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"



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

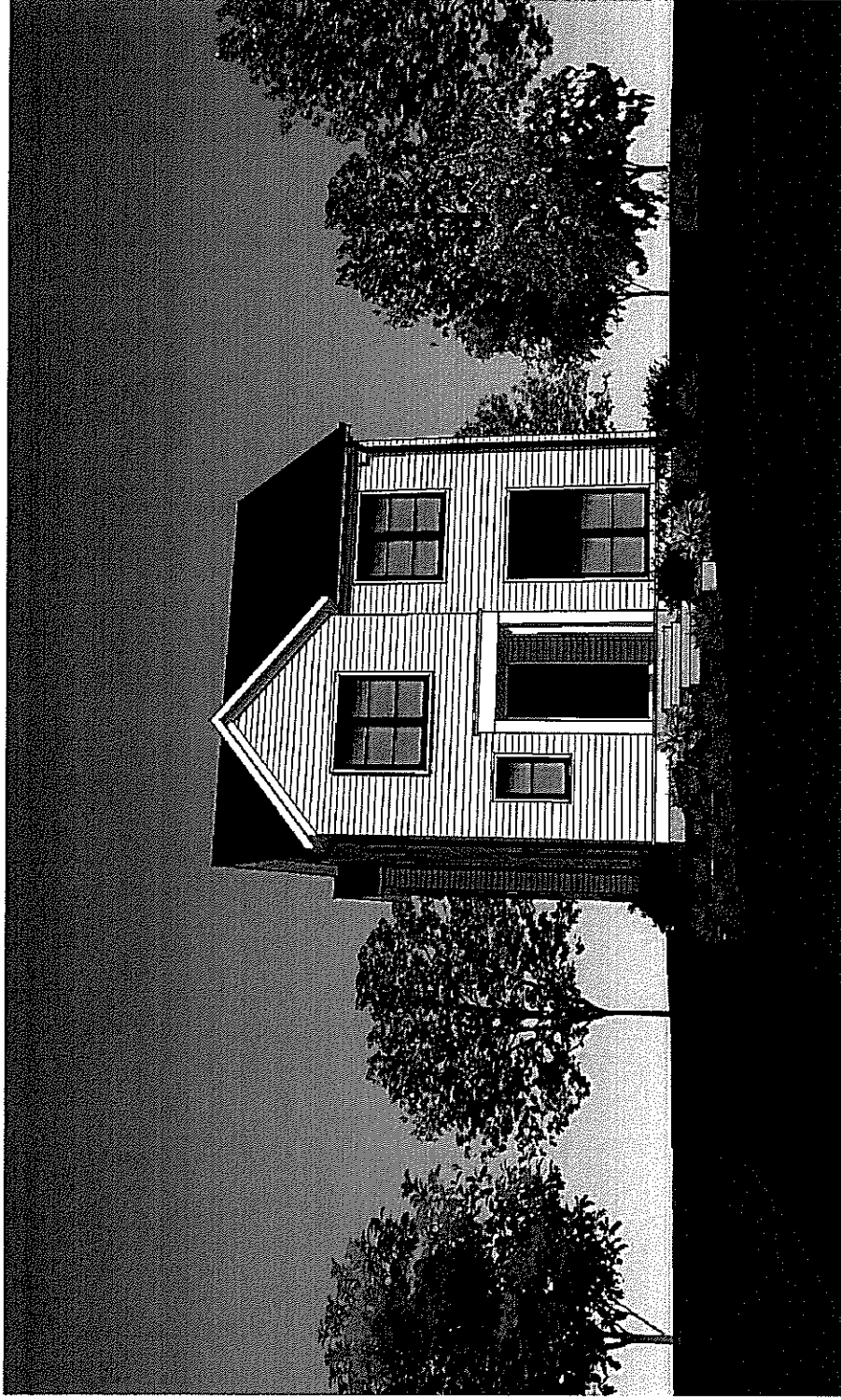


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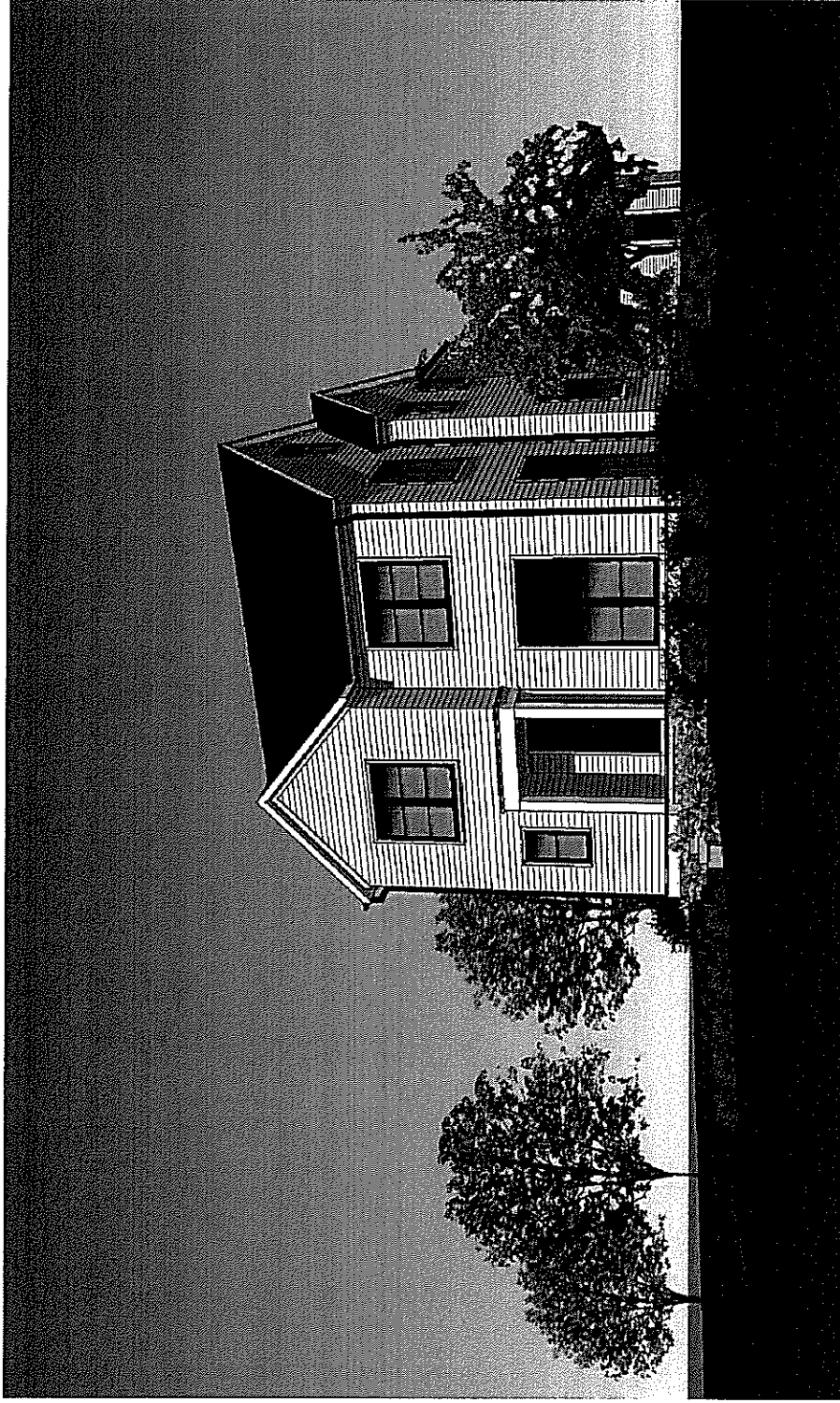
10915 KENILWORTH - HAWP REVIEW 04/19/2017

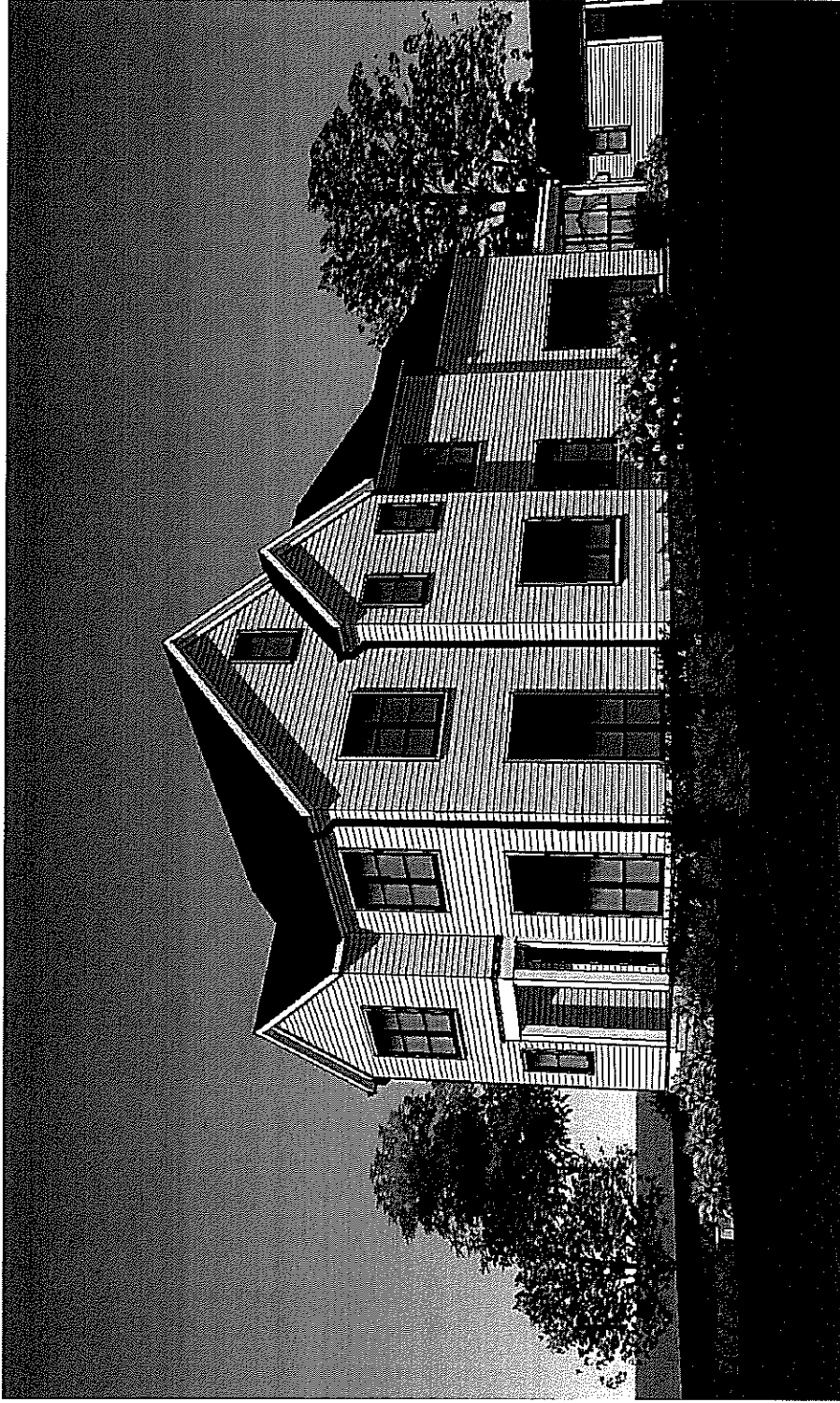
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10915 KENILWORTH - HAWP REVIEW 04/19/2017

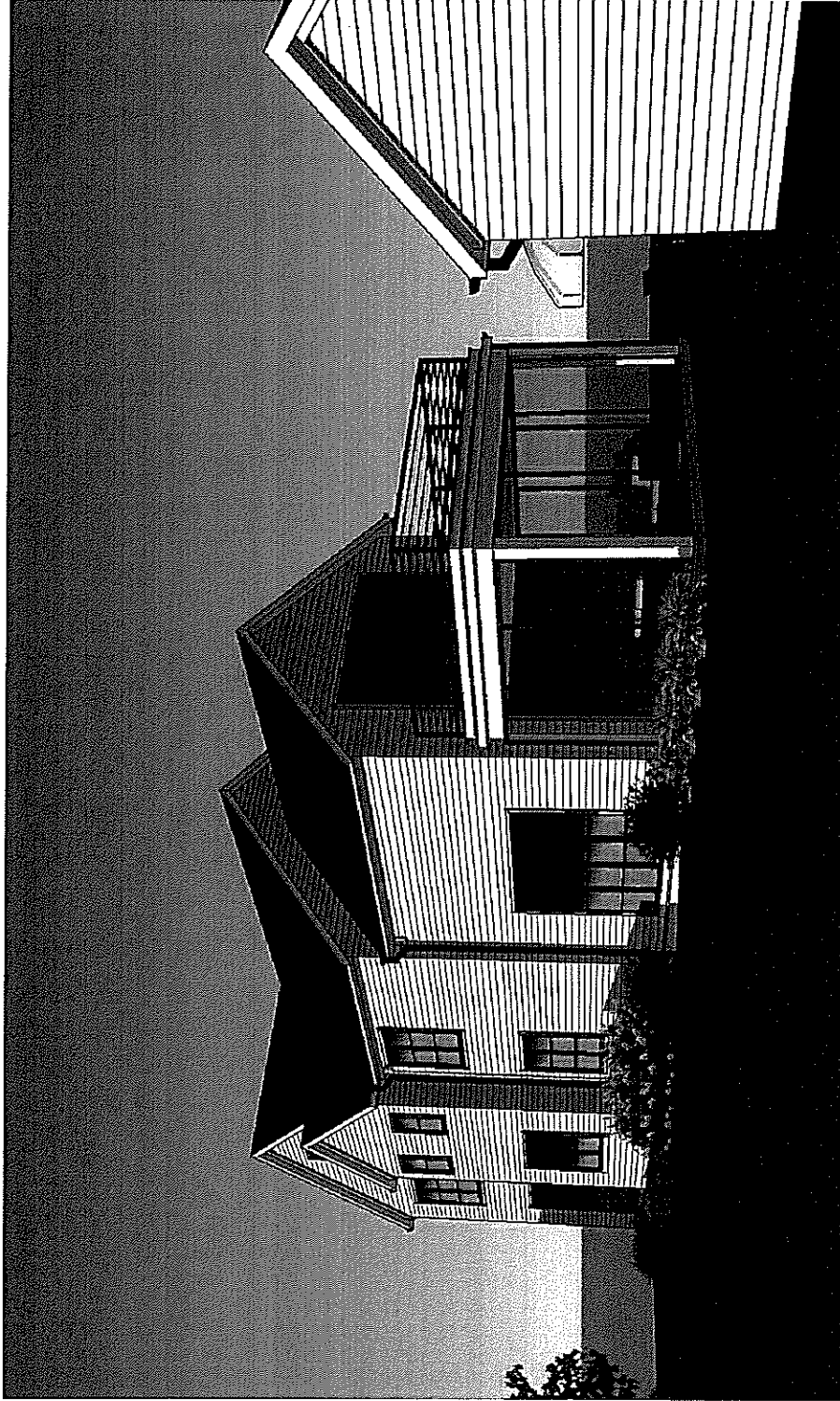
10915 KENILWORTH AVE, GARRET PARK, MD MARCH 28, 2017

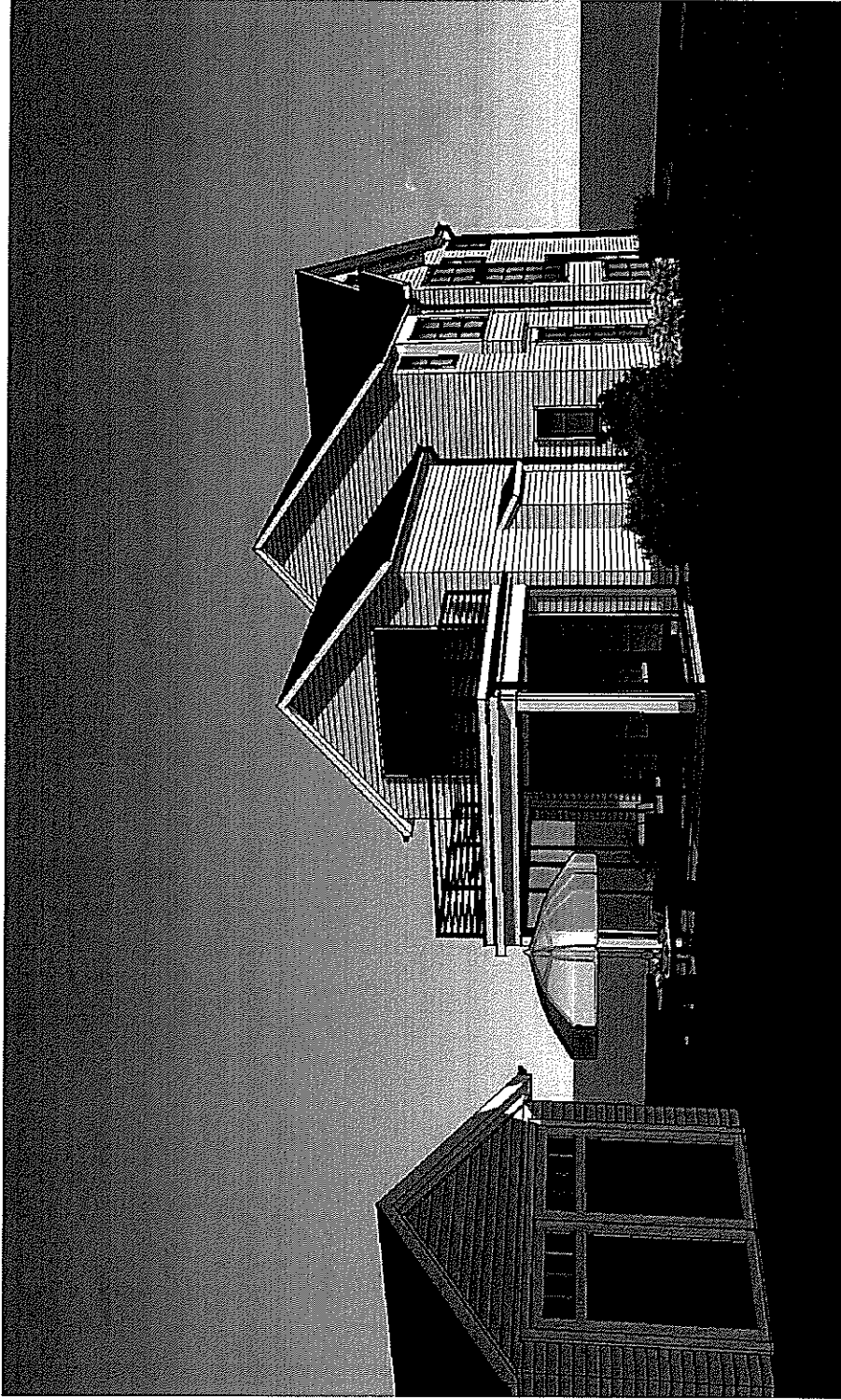
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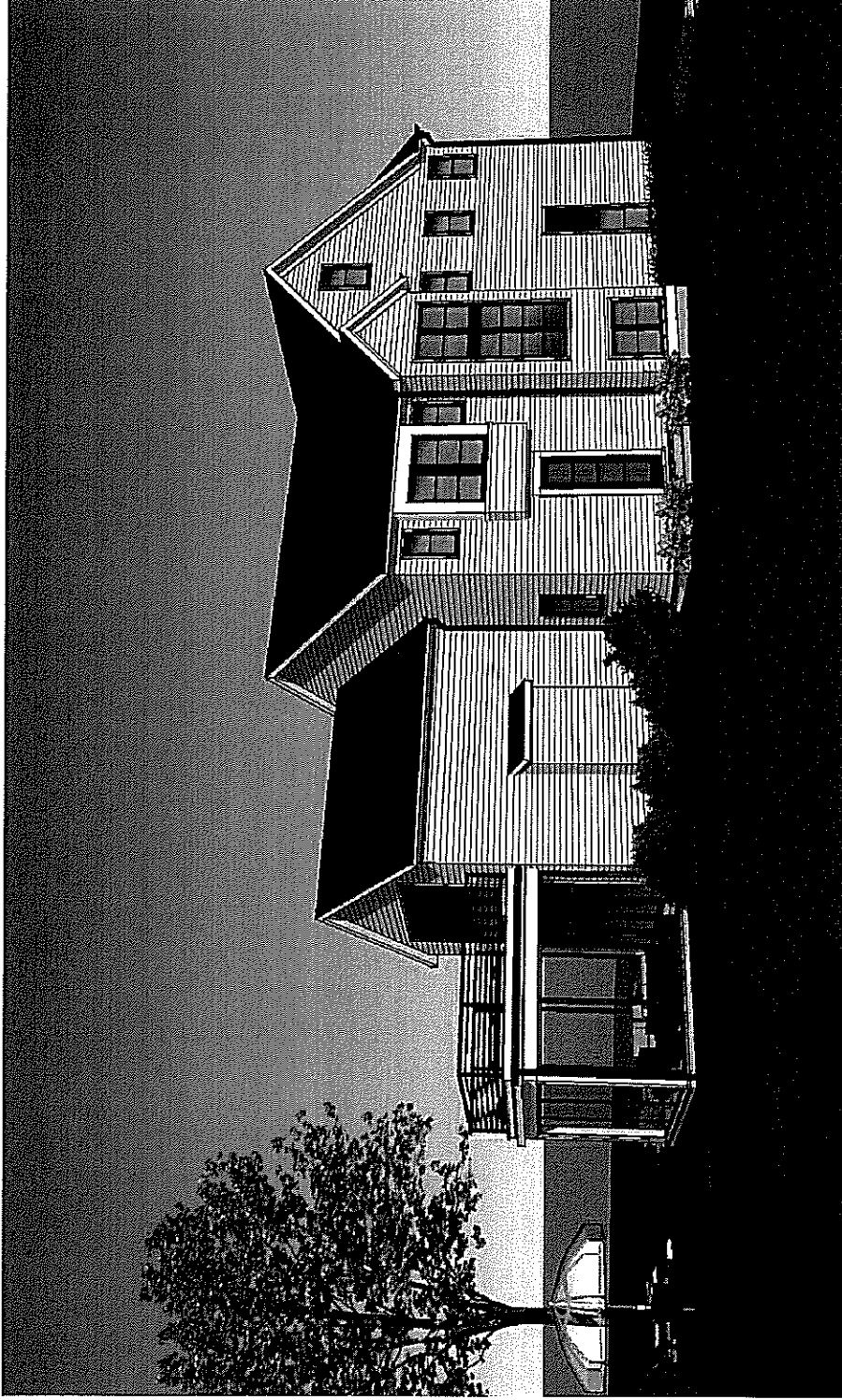
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10915 KENILWORTH - HAWP REVIEW 04/19/2017

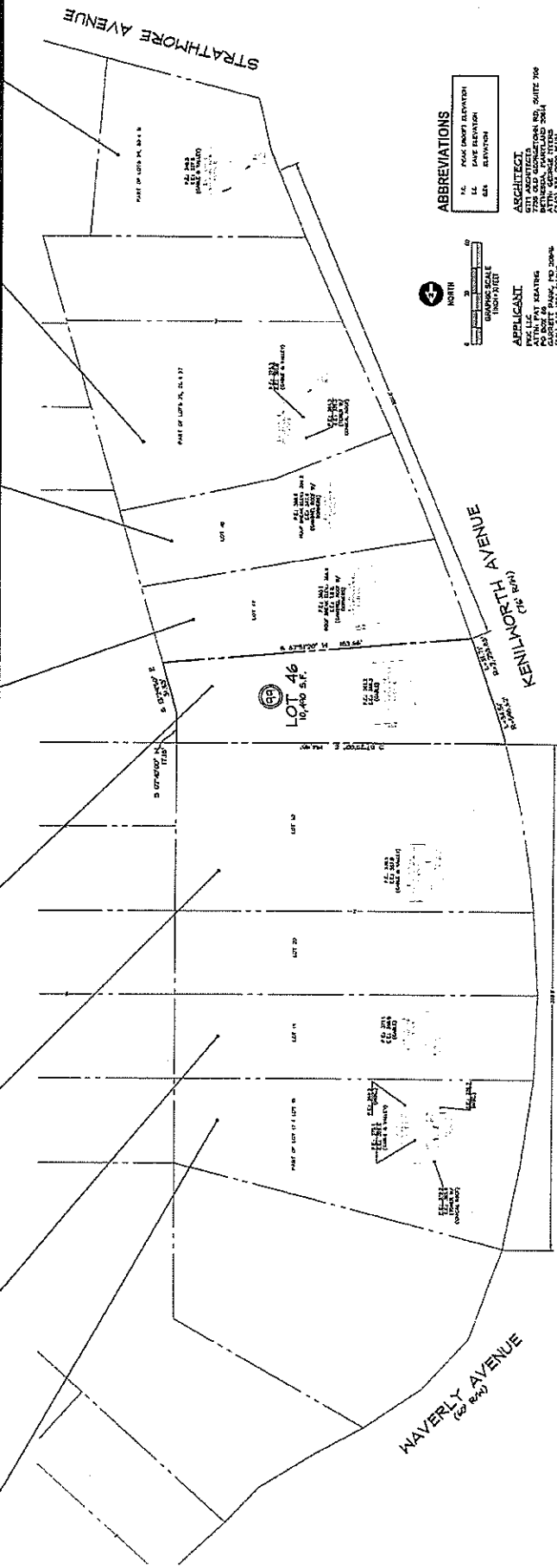
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10915 KENILWORTH AVENUE, GARRETT PARK, MD 20896



NORTH

GRAPHIC SCALE
1"=40'-0"

APPLICANT

ATKINS, LLC
 100 N. FM 3604
 SUITE 200
 GARRETT PARK, MO 64038
 TEL: 816-481-1000
 FAX: 816-481-1001
 email: info@atkins.com
 www.atkins.com

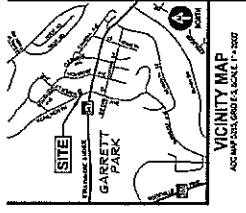
ABBREVIATIONS

NO.	NAME (SHORT) ABBREVIATION	FULL NAME
1.	PLAN	PLAN
2.	ELEVATION	ELEVATION
3.	SECTION	SECTION

ARCHITECT

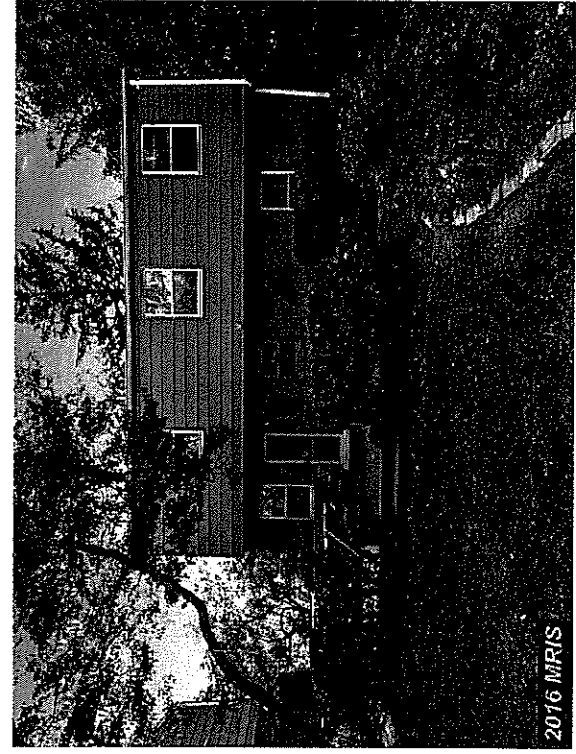
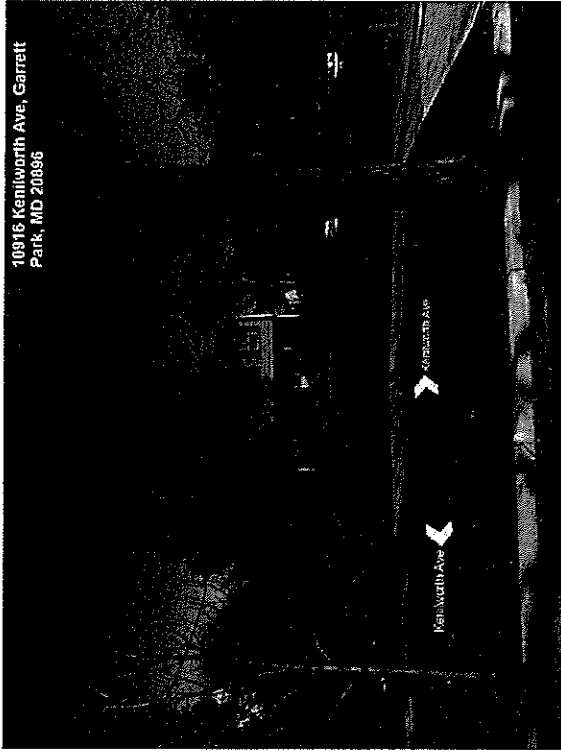
STH ARCHITECT
 100 N. FM 3604
 SUITE 200
 GARRETT PARK, MO 64038
 TEL: 816-481-1000
 FAX: 816-481-1001
 email: info@sth.com
 www.sth.com

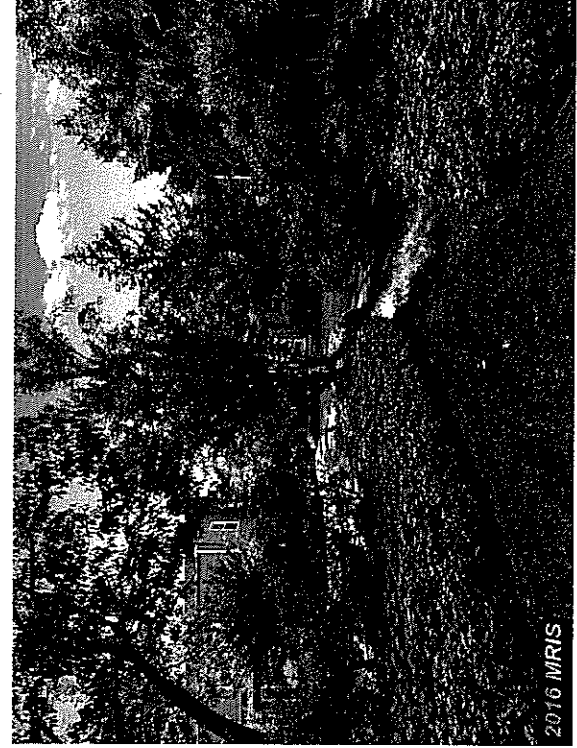
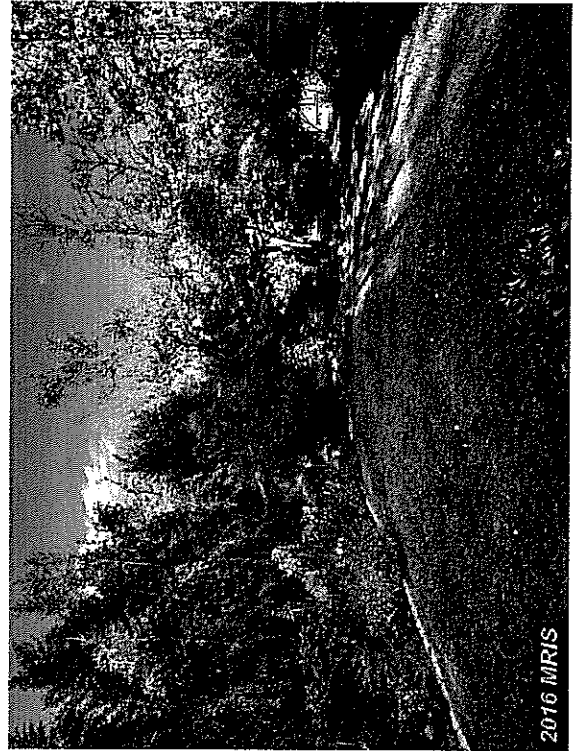
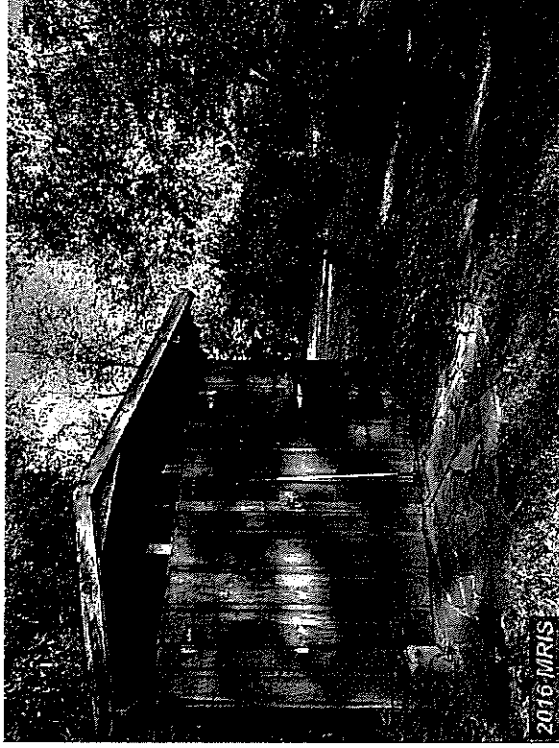
10915 KENILWORTH AVENUE
LOT 46, BLOCK 99
GARRETT PARK
BUILDING HEIGHT EXHIBIT



GENERAL NOTES:

- [illegible]





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

<p>Owner's mailing address</p> <p>PAT KEATINGA PO Box 61 GARRETT PARK, MD 20896</p>	<p>Owner's Agent's mailing address</p> <p>LUKE OLSON GDM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Hazel Chapman PO Box 85 Garrett Park MD 20896</p>	<p>Susan Brocato & Mahmood Yasser 10918 MONTROSE AVE GARRETT PARK MD 20896</p>
<p>Michael Casassa 10914 Kenilworth Ave Garrett Park MD 20896</p>	<p>Cameron & Kelly Oskvig 10908 Kenilworth Ave Garrett Park MD 20896</p>
<p>Patrick & Jessica Jordan 10913 Kenilworth Ave Garrett Park MD 20896</p>	<p>Michelle Lipson & John Poussen PO Box 255 Garrett Park MD 20896</p>
<p>Barbara Jackson & William Rienstra PO Box 378 Garrett Park MD 20896</p>	

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
2
3
4 - - - - - X
5 :
6 HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-17I
7 7120 Carroll Avenue :
8 - - - - - X
9 :
10 HISTORIC AREA WORK PERMIT - : HPC Case No. 34/02-17A
11 3537 Spencerville Road :
12 - - - - - :
13 :
14 PRELIMINARY CONSULTATION - :
15 10221 Montgomery Avenue :
16 - - - - - :
17 :
18 PRELIMINARY CONSULTATION - :
19 10915 Kenilworth Avenue :
20 - - - - - :
21 :
22 :
23 :
24 :
25 :

13
14 A meeting in the above-entitled matter was held on
15 February 8, 2017, commencing at 7:34 p.m., in the MRO
16 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
17 20910, before:

18 COMMITTEE MEMBERS
19 Bill Kirwan, Chair
20 Sandra Heiler
21 Brian Carroll
22 Marsha Barnes
23 Kenneth Firestone
24 Richard Arkin
25 Saralyn Salisbury-Jones
Eliza Voigt

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

1 in a lot more danger if it's not occupied.

2 MR. KIRWAN: Can I make a friendly amendment that
3 the foundation walls of the ramp and the new landing are of
4 parged concrete block. Do we have a second?

5 MR. ARKIN: Second.

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

8 VOTE.

9 MR. KIRWAN: The motion passes unanimously. I
10 want to thank the applicants for their cooperation on this
11 case, and we do wish you the best with your renovations.
12 It's a great thing you're doing as Commissioner Barnes said.
13 Thank you.

14 Move on to the next section of our agenda tonight,
15 the preliminary consultations. The first of which is II.A
16 at 10221 Montgomery Avenue in Kensington. Do we have a
17 Staff Report?

18 MR. BRUCHERT: Mr. Chairman, would you mind if we
19 did those in opposite order?

20 MR. KIRWAN: No, not at all.

21 MR. BRUCHERT: Thank you.

22 MR. KIRWAN: Then we're going to switch it up and
23 first hear Case I.B at 10915 Kenilworth Avenue in Garret
24 Park.

25 MR. KYNE: Sorry about that.

1 MR. KIRWAN: No problem.

2 MR. KYNE: So this is 10915 Kenilworth Avenue in
3 Garrett Park. A non-contributing resource in the Garrett
4 Park Historic District. And this would be a preliminary
5 consultation. So the subject property is on the screen in
6 front of you under the purple dot. And what I have here is
7 actually the Garrett Park Historic District and the subject
8 property is circled in red. And what I'm attempting to show
9 here is that the property is on the opposite side of the
10 street or not within the boundary of the historic district.

11 Again, a non-contributing resource, circa 1964.
12 And the proposal before you is to remove the existing 1964
13 two-story house and construct a new two and a half story
14 house in its place. So this is the site as it exists today.
15 And I'm starting at the front/left of the house. Walking
16 around to the right. This is looking back at the house from
17 the rear yard. This is looking into the rear yard from the
18 front. And then this is what is adjacent to the rear. And,
19 what I'm going to show you next are the neighboring
20 properties to the right. So, the house, we have the subject
21 property on the left and then the house to the right is also
22 circa 1964, as is the house in the center.

23 And then we have a outstanding resource, Queen
24 Anne style. And then at the end of the block we have a,
25 what's called a Chevy house, which is obviously the smallest

1 block. Going back in the other direction and the
2 photographs I've taken here, I'm trying to include the
3 houses and the relationship to their neighbor in showing the
4 differences in height along the block.

5 And then, this is looking past the subject
6 property to the left. And this is the property on the left.
7 Looking back toward the subject property. To the left of
8 the last property we looked at. And this is at the end of
9 the block before it makes a sharp turn. And then, we're now
10 looking at the properties on the opposite side of the street
11 which are considerably smaller. But again, outside of the
12 boundary of the historic district. And it includes new
13 construction as you can see here.

14 And I have the plans, if we need to refer to them
15 later. But I will move through them slowly. Showing two
16 options the applicants are considering. Option 1 and Option
17 2. The differences that I've noted are that Option 1
18 includes a one-story rear porch and a smaller garage,
19 whereas Option 2 does not have a rear porch and has a larger
20 garage.

21 And the applicant has also provided 3-D models,
22 and I will note that in the 3-D models, the rear porch has a
23 different design. Please take note of that. And the
24 applicants have also provided a streetscape study which
25 Staff did suggest in the Staff Report but, the applicants

1 provided, I believe before they even received the Staff
2 Report. And just a summary, because it's hard to make out,
3 the existing height of the subject property at peak is
4 approximately 361 feet, and the proposed height is
5 approximately 372 feet. Most neighboring houses range from
6 between 360 feet to 375 feet, with one example being
7 approximately 347 feet, which would be the Chevy house.

8 And, the applicant has also provided examples of
9 similar construction not in the Garrett Park Historic
10 District, I do not believe, but this gives you a good idea
11 of what the house may look like without the attached garage
12 to the side of course.

13 The applicable guidelines are Montgomery County
14 Code, Chapter 24-A-8, and Secretary of Interior Standards
15 for Rehabilitation. Staff Discussion. The applicant
16 proposes to remove the existing house, construct a new house
17 in its place. The footprint of the existing house is
18 approximately 946 square feet, while that of the proposed
19 house is 1650 square feet. As noted, the applicant is
20 proposing the two different options, one with the smaller
21 garage and attached one-story porch, and one with a larger
22 garage.

23 And again, as I noted earlier, we do have two
24 different designs of the rear porch. And the elevations we
25 have a more traditional design, while on the 3-D models we

1 have a more contemporary design with a flat roof and railing
2 on top. And Staff has no preference for either design of
3 the porch, but I do prefer, in my opinion, Option 1 is
4 preferable finding that the one-story porch properly
5 terminates the telescoping effect of the overall design.
6 And I also prefer the smaller 264 square foot garage,
7 finding that with a rear porch, the garage could result in,
8 a larger garage could result.

9 Like the subject property, the two adjacent
10 properties to the right are circa 1964 non-contributing
11 resources. The adjacent property to the left is a 1892
12 Queen Anne style outstanding resource, and the properties on
13 the opposite side are all outside of the district. We'll
14 move on from there. The house to be removed is roughly
15 rectangular with its broad side parallel to Kenilworth
16 Avenue, while the front section of the proposed house is
17 square with a series of square, telescoping in the rear.

18 The proposed new house includes several
19 projections and bays, with a recessed front porch under a
20 two and a half story bay with cross gable, which takes cues
21 from the turrets and towers of the Queen Anne style houses
22 in the district. When reviewing proposals within the
23 district, the Commission is instructed to use the Secretary
24 of Interior Standards for Rehabilitation.

25 The relevant Standard in this case is Standard No.

1 2, which states that the historic character of a property
2 will be retained and preserved. Removal of distinctive
3 materials or alterations of features, spaces and spatial
4 relationships that characterize the property will be
5 avoided. And, in this case, the property is the designated
6 resource for the district itself. And the features, spaces
7 and spatial relationships that characterize the district
8 include, lot coverage, the distance between houses, and the
9 view from house to house.

10 The proposal will result in approximately double
11 the lot coverage, and the house with a different shape and
12 orientation to the street. However, the proposed new house
13 will retain the same approximate front setback, and Staff
14 suggests that the proposed design is more compatible with
15 the size and design of neighboring outstanding resources
16 such as the Queen Anne style houses that's at 10925 and
17 10909. As noted in Places From the Past, Garrett Park
18 reflects nearly a century of diverse architectural styles,
19 and those styles include the lavish Queen Anne style houses,
20 and the modest Chevy houses.

21 The house to be removed is a non-contributing
22 resource which does not contribute to the historic character
23 of the streetscape. In accordance with the Standards and
24 preservation best practices, new construction in the
25 historic district should be compatible with the houses that

1 do contribute to the streetscape. And due to the diversity
2 of architectural styles, compatible new construction could
3 take cues from either the modest Chevy houses, or the lavish
4 Queen Anne houses, as in this case.

5 So, Staff asks the Commission to provide guidance
6 that can make the proposed new construction more compatible
7 with the district. Specifically, Staff asks the Commission
8 to provide guidance on the following details, the projecting
9 bays on each side elevation with the appearance of stacked
10 pediments in the gable ends of the main house. The overall
11 design of the projecting bay at the front of the house,
12 which will be its most prominent feature. And the
13 cantilevered bay on the second floor of the left side
14 elevation which also serves as a canopy for the entrance
15 below. And Staff notes that with its brackets and
16 ornamentation, the cantilevered bay appears inconsistent
17 with the overall design of the house, which is a
18 contemporary and simplified approach to a more traditional
19 form.

20 Staff asks the Commission to provide guidance
21 regarding the compatibility and preference of Options 1 and
22 2. If the Commission has a preference for the design of the
23 proposed rear porch, we saw both the contemporary and
24 traditional design. I ask you to voice your preference.
25 And the applicant has stated that the proposed materials

1 include hardiplank siding, Azec trim, clad wood windows and
2 asphalt shingles. And the proposed materials are typical of
3 what you approve for new construction, but I ask for you to
4 provide any guidance regarding materials that can make the
5 proposal more compatible with the historic district. And, I
6 will now turn it over to you for any questions you might
7 have for me.

8 MR. KIRWAN: Any questions for Staff?

9 MS. HEILER: In the photograph that you showed us,
10 it appeared that the existing house is set back
11 substantially more than the neighboring houses. Is that
12 true?

13 MR. KYNE: Bear with for a moment to find the
14 photograph. So, the subject property is the green house in
15 this photograph. And hopefully I have a photo to illustrate
16 it. The green house and the house directly to the right,
17 actually are canted to sort of follow the curve of the
18 street, past the green house, the subject property, whereas
19 the houses to the right are more straight on. But, when
20 you're walking along the street, you do not get the
21 impression that it is set back much further than the
22 neighboring houses.

23 MS. HEILER: So the proposed house will be set
24 back about the same distance as the neighboring houses?

25 MR. KYNE: That's correct.

1 MS. HEILER: Thank you.

2 MS. VOIGT: And just to follow up, and the
3 proposed house will have the same setback as the existing
4 house?

5 MR. KYNE: Yes, that's my understanding.

6 MR. KIRWAN: Commissioner Barnes?

7 MS. BARNES: Since you visited the property, could
8 you tell me -- we've seen two variations on this rear porch,
9 one of which seems to have a terrace above. And, in your
10 experience having been there, do you think any of that would
11 be visible from the road?

12 MR. KYNE: If it is visible, I think it will be
13 minimally visible at best. I would guess that it's probably
14 not going to be visible from the front, but I can't say for
15 sure.

16 MS. BARNES: Thank you.

17 MR. KIRWAN: Michael, could you flip through the
18 photos of the example project, just flip through them slowly
19 for us, if you could?

20 MR. KYNE: And, I will note that this design is a
21 little different. The proposed design includes a recessed
22 porch under the sort of faux turret that's created by that
23 projecting front bay. And also, again, no side projecting
24 garage which we don't really like here.

25 MR. KIRWAN: This photo shows what appears to be a

1 more traditional looking porch compared to the one in the 3-
2 D. Okay. Is that it? Thank you. Any other questions for
3 Staff? You're up applicant. I'll give you seven minutes
4 for your testimony. Just state your name for the record.

5 MR. MYERS: Hi everybody, nice to see you all.
6 I'm George Myers. I've been in front of you guys a few
7 times. Pat Keating is the builder and owner. I thought I'd
8 just walk you through quickly the thought process on the
9 design. A couple things about Garrett Park is that they
10 have more strict setbacks, side yard setbacks are a total of
11 25 as opposed to a total of 18 would be in the county. So
12 it makes for a little bit thinner longer footprint.

13 Another thing about Garrett Park is they have much
14 more restricted lot coverage requirements there. So it's
15 only a 20 percent maximum. And that's for everything, that
16 includes porches, garages, everything. Whereas in the
17 county, on a lot like this, we would have about 25.5
18 percent, but that excludes porches, it also excludes a
19 detached garage. So, Garrett Park sort of already limits
20 the size of the house, which I think is good. But that was
21 sort of a design consideration.

22 A couple things about the initial design is, the
23 idea of it, because it was apparent that it was going to be
24 a fairly long thin house, the idea is sort of a telescoping
25 house seemed to make sense to me where we have one cross

1 gable that's the main gable, and then a gable behind that
2 goes back and steps down with the size of the gable being
3 about 26 or 27 feet which, we thought was kind of in
4 proportion to the rest of the neighborhood. So tried to
5 break it down into smaller pieces, and the pieces that would
6 be in scale with the neighborhood.

7 The actual front porch or sort of the smaller
8 front porch, when Pat actually, initially told me that he
9 would prefer as big of a back porch as he possibly could
10 have, and really did not want a front porch, so the
11 configuration of the house, the smaller front porch came
12 about really as an overhang. I really needed the square
13 footage for the second floor which kind of dictated the
14 footprint. And initially, I just carved out a recessed kind
15 of, you know, smaller front door with a recess, and then
16 came up with the idea of the overhang.

17 It's a little unusual, but I think, again, part of
18 the idea of this house is that we're trying to use forms but
19 in a little bit more contemporary way, so that we're not
20 trying -- we could take this exact form probably and do a
21 historic replica using the same exact massing. But decided
22 to take it to a little bit more contemporary feel. And
23 that's why we sent those pictures over, because that's a
24 house that's actually being built over in Somerset. It has
25 some similar ideas. It's just a more modern version of a

1 farmhouse, basically larger windows, a little bit cleaner
2 detailing, not so much trim. And so that's kind of the
3 effect that we were after.

4 I think height-wise, we're right in line with most
5 of the other houses on the street. And we do prefer, as
6 does Staff, the single car garage. Mainly because it's an
7 either or. We really can't have both. If you go to a two
8 car garage, you lose the porch because of lot coverage. And
9 so, we prefer the single car as well. So, with that, we'd
10 love to hear any of your thoughts.

11 MR. KIRWAN: I do have a question. Could you talk
12 about the porch, differences in the porches between the
13 drawings and the 3-D model, and the porch we see in your
14 example versus this one?

15 MR. MYERS: The difference is mainly, I drew the
16 porch myself, and then Luke Olson from my office did the 3-D
17 and submitted it. He didn't tell me. And I said where did
18 that terrace come from, and he said, I thought that'd be a
19 good idea. I think we're a little bit on the fence of it
20 ourselves. I think one of the things about -- I think
21 second floor terraces are really kind of, I don't think
22 anybody ever goes out on them, but one of the things that's
23 nice about it, is it allows you to get glass much lower into
24 your bedroom in the back. So, I'm going to leave it up to
25 Pat. I think either one is appropriate.

1 MR. KIRWAN: What about the detailing of the
2 screen panels. It looks much more contemporary in this
3 rendering versus the photograph example, versus the hand
4 drawing.

5 MR. MYERS: Again, I think, Bill, it's more in
6 flux a little bit right now. I'd like to see your input.
7 Our main goal here tonight is to see if you're okay with the
8 overall massing and size, and get your suggestions on how
9 you think we should take it. Okay?

10 MR. KIRWAN: Any other questions?

11 MS. HEILER: Yes, I have a question. In one of
12 your drawings you show a chimney, a fireplace chimney, and
13 in the upper you show a little box.

14 MR. MYERS: Same issue. I drew, thinking we were
15 going to do a masonry chimney. An again, we did the 3-D
16 model and we just submitted it, and we probably should have
17 done a better job of coordinating the two. It's the same
18 line of influx. I think Pat would prefer to just do a gas
19 fireplace as opposed to a wood burning masonry chimney. So
20 the 3-D model is probably the more up to date one to look
21 at.

22 MS. HEILER: Okay. I guess, this question is,
23 this is to Staff, if it is a gas fireplace and it's just a
24 little box stuck on the side, how visible is that from the
25 street or will it be?

1 MR. MYERS: I don't think it'll be visible from
2 the street at all.

3 MR. KIRWAN: Any other questions? Commissioner
4 Arkin?

5 MR. ARKIN: Thank you, Mr. Chairman. There are
6 certain elements in your proposal that caught my eye that
7 I'd like to ask some questions about. Are the floating bay
8 windows functional or are they basically a stylistic
9 measure?

10 MR. MYERS: There's a bay window above the side
11 entry, sort of, it actually helps us get a little bit more
12 floor space for the master bath up there, and provides a
13 small covering as you come in the opening into that side
14 entry. The bay that we're showing in the 3-D in the back,
15 would be a bay window that would, you know, in the family
16 room. So it would be useful floor space.

17 MR. ARKIN: The cantilever design is really a much
18 more modern feature. Going back a couple slides, one more,
19 and another. I think you're going forward.

20 MR. KYNE: Tell me what you're looking for,
21 Richard, and I'll --

22 MR. ARKIN: I'm looking for the very long window
23 on the side. I think it's the other side. That's a
24 stairwell?

25 MR. MYERS: That's correct.

1 MR. ARKIN: It kind of screams modern, and I was
2 wondering if it was a design element that you're married to,
3 or if you could do stacked windows?

4 MR. MYERS: You're talking about the very large
5 expanse that's up -- near the stair tower right?

6 MR. ARKIN: Yes.

7 MR. MYERS: Well, I think our intent is to use
8 predominantly casement windows. That would probably be a
9 large fixed window. Are we against maybe less glass? Is
10 that what you're -- I think all of the windows we're
11 proposing a consistent feel more in line with those photos
12 of the house in Cumberland. I'm sorry, in Somerset, that we
13 put up there.

14 MR. ARKIN: Well, I guess I'm more concerned about
15 the, being compatible with the houses in the Garrett Park
16 district.

17 MR. MYERS: You mean the proportion of the glass
18 being too much glass? I think it would be hard to see that
19 from that street.

20 MR. ARKIN: Well, it's closer to the front of the
21 house. You could make that argument. No, I don't know, it
22 looks pretty visible to me.

23 MR. MYERS: Well, I think, remember, this is a 3-D
24 model that doesn't have any context in it. And probably an
25 angle that you probably wouldn't get because there's another

1 house in the way.

2 MR. ARKIN: Well, that might shield the overhang
3 over the entry door. So that would be essentially it. Is
4 there -- you have an alternative to a porch design.

5 MR. MYERS: The rear porch or the front?

6 MR. ARKIN: The front porch.

7 MR. MYERS: No.

8 MR. ARKIN: Would it pose a problem for you to
9 have something more conventional?

10 MR. MYERS: Well, the one thing is, on our lot
11 coverage right now is sort of a zero some gain. So, if we
12 filled that in and added a one story porch, I'd have to
13 remove some porch from the rear. I would be -- again,
14 initially, the first design I actually had had no porch at
15 all, just a small, just a recessed door, a recessed door
16 within that piece, mainly because of wanting to preserve as
17 much porch in the back.

18 MR. KEATING: I live in a house now that has a
19 traditional porch from porch.

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

21 MR. KEATING: My name is Pat Keating, I'm the
22 owner of the property, and my wife gave George specific
23 instructions not to put a front porch on the house because
24 she didn't want, that's just an element she didn't want. So
25 I got to speak for her.

1 MR. ARKIN: So, you are saying that it is not what
2 you want?

3 MR. KEATING: We don't want the traditional front
4 porch because the lot coverage is so expensive and right now
5 we're fighting for every square foot we can on this
6 property. And I'd much rather have a useable screen porch
7 on the back, than I would a front porch that I don't use. I
8 do like the look of this property. I think it's very clean,
9 very simple, and it's practically, the front door is
10 covered, which is what I like as well.

11 MR. ARKIN: To the right of that on the front, and
12 around the corner on the right side of the house, you have
13 some, again, some very long windows. Do they need to be
14 that long? Are you trying for dramatic affect or?

15 MR. MYERS: No. I mean, nothing needs to be. It
16 was just a, you know, it's just a more contemporary look. A
17 little bit more glass than you would typically see. It
18 could certainly be, you know, less.

19 MR. ARKIN: Thank you.

20 MR. KIRWAN: Any other questions? All right, if
21 not, thank you for your testimony. We'll give your our
22 thoughts on the matter. I think it would be good for the
23 applicant to hear from all of us, so if we could just sort
24 of go around the dais and give our thoughts on the matter.
25 Paying close attention to the points that Staff have raised

1 on Circle 3. You mind starting us off, Commissioner Arkin?

2 MR. ARKIN: Thank you, Mr. Chairman. Staff has
3 asked for guidance on the projecting bays, and because
4 they're far back, I have less problem with them. And, the
5 cantilevered bay that's over the door, I think it's far
6 enough back that, this is my own opinion, I think it's far
7 enough back that it's not a major problem. My personal
8 opinion is that the front of the house, although it's a
9 little unusual, is less of a problem than some of the other
10 issues. To me it doesn't shout at me. This is not a --
11 we're not trying to replicate a period house. This is a
12 non-contributing resource, or will be a non-contributing, so
13 I think what we're most concerned about is compatibility.

14 And, to that end, I am concerned about the very
15 long floor to ceiling windows on the first floor. I'd like
16 to see them less prominent and more compatible. A little
17 shorter than that. Otherwise, I think this is headed in the
18 right direction. I do like the idea of the porch, even
19 though that will not be truly visible from the street. And
20 I do like the idea of the smaller garage too, which I think
21 is the applicant's, the owner's preference and is more
22 consistent with many of the surrounding houses.

23 MR. FIRESTONE: I don't have too much to add. I
24 feel as the Staff pointed out, this house will be more
25 compatible with the historic district than the 1964 house

1 that's currently there. So, I encourage you to continue
2 with this project. I also prefer the single car garage and
3 porch configuration that the owner seems to like also. And,
4 the other thing that Commissioner Arkin pointed out is,
5 maybe a little less glass to make it a little more
6 compatible with some of the other houses.

7 MS. BARNES: I want to thank you for bringing this
8 project to us. I think you have sought to have in massing
9 something that is very compatible with the neighborhood, and
10 you have at the same time made a very distinctively new
11 house by using some rather sleek approaches. And the large
12 windows, I think, are part of that. I'm not troubled by
13 them as they fit into this. I would be troubled if massing
14 were rather different.

15 We were asked about this sort of use of, I think,
16 brackets on the cantilevered window over the door, and I
17 wonder if it would be more appropriate to repeat the sort of
18 sleeker approach that you've used on the front of the house
19 where you have created a little covered space for a person
20 fiddling with his or her key trying to get in the front
21 door. I think that your choice of materials, based on what
22 the Staff has told us, is consistent with what we have
23 generally approved, and it seems to me that if you go with a
24 screen porch, and based on what I've heard, if you do a
25 terrace above or not, it does not seem as if that would be

1 particularly visible from the right-of-way. And, I think
2 the smaller garage is a better option. And, as I understand
3 it, if you want the porch basically the only option.

4 MR. MYERS: That's correct.

5 MS. BARNES: So, thank you.

6 MR. MYERS: Thank you.

7 MS. HEILER: I'd like to echo Commissioner's
8 Barnes' suggestions. I think you've been quite successful
9 at picking up some design elements from the neighborhood and
10 still coming up with a really very contemporary design. I
11 think the large windows are an important part of that
12 contemporary look. Staff asked us to comment on the
13 brackets and ornamentation on the bay. I think they're
14 probably minimally visible from the road, maybe not at all.
15 And, it may well be another example, picking up a little bit
16 of design hints from the neighborhood, so I don't object to
17 them. I wouldn't require them. I also agree with everyone
18 else that the smaller garage and the porch is a better
19 overall use of the space.

20 MS. SALISBURY-JONES: I don't have a lot to add.
21 I am in support of the project. The materials are fine. As
22 far as options go, I think, Option 1 is the better choice.
23 And the size and massing is appropriate, and compatible with
24 the neighborhood. And I appreciate that you're not trying
25 to replicate exactly, but taking cues from the style of the

1 neighborhood.

2 MR. CARROLL: I don't have too much to add either.
3 I think the massing is right on. I think it's a big
4 improvement over the house that's, you know, parallel to the
5 road. This makes a lot more sense in Garrett Park. You
6 know, the brackets on the cantilevered window on the second
7 floor, I think it's going to be minimally visible because of
8 the stair tower just in the front of it and the narrow lot.
9 You know, I could see them go away because all the rest of
10 this is so clean. I really like the minimal trim. It looks
11 like there's no corner boards on here, so it's really a
12 stripped down, it's a huge acreage kind of a shaker house
13 without all the who ha's on it. I like the glass in the
14 front. That's what we want to put, even a suggestion of a
15 tackle on that column in the front, just clean, when you go
16 out on the screening.

17 I really like the modern rear porch, but I think
18 it's minimally visible from the right-of-way. I don't think
19 it really falls under our purview too much. And, yeah, I
20 think I could be in support of this. I like it. I like
21 where you're going with it. I think it's a big improvement.
22 Thank you.

23 MS. VOIGT: I also don't have a lot to add. I
24 think this a successful project. I think when evaluating new
25 construction in a historic district, you're looking at size

1 and setback, and scale and massing, and I think the
2 periscope affect to the house, the height of the house, the
3 massing, I think it's all successful. And I think it's
4 important that, you know, impact the sense of place that
5 Garrett Park Historic District has, and I think that this
6 will, you know, fit in successfully.

7 MR. KIRWAN: And, I would agree. I echo the
8 sentiments of the other Commissioners. I think it's a nice
9 project. The massing is a very successful way to address
10 the site in this district. I do agree that Option 1 is the
11 better option with the porch and the single car garage. And
12 I don't have any issues with the materials. You know, the
13 only little details that concern me a little bit is the
14 front porch.

15 There's something about it that, it's almost a
16 little bit too traditional for me. I almost want to push it
17 a little more contemporary. I don't know whether it's that
18 frieze board, that maybe goes away and the siding just comes
19 down to the top of the columns. There's something about
20 that that just to me doesn't feel consistent with the other
21 details. I sort of feel the same way about the brackets on
22 the projecting bay. I almost think the brackets ought to go
23 away, and the projecting bay ought to be more contemporary,
24 you know, visually unsupported cantilever. But, those are
25 details, and minor details. And I think those are things

1 that, you know, are probably going to, you're going to study
2 a lot more as you develop it.

3 I think the only other, you know, I think you know
4 this already, but just consistency between the drawings, the
5 floor plans and the model, and the elevations. You know, we
6 don't see the projecting bay on the floor plans yet. I'm
7 sure that'll show up next time around. So, we look forward
8 to seeing you come back for your HAWP.

9 MR. MYERS: Thank you very much.

10 MR. KIRWAN: All right, thank you.

11 MR. WHIPPLE: Mr. Chairman?

12 MR. KIRWAN: Yes?

13 MR. WHIPPLE: I think we heard from two
14 Commissioners who wanted shorter windows, and I think by
15 inference, the balance of you are good with the windows as
16 they are, is that correct? So staff can give appropriate
17 guidance?

18 MR. ARKIN: Does that include the stair tower too?
19 The very long window in the stair tower.

20 MR. KIRWAN: I don't have an issue.

21 MR. FIRESTONE: I can go with the shorter windows,
22 or the ones on this. I'm not that concerned about that.

23 MR. KIRWAN: All right.

24 MR. ARKIN: What gives me heartburn is the stair
25 tower. So, if you could look at see if there's any way to

1 make it a little less screamingly modern.

2 MR. MYERS: Thank you very much.

3 MR. KIRWAN: All right, thank you. We're going to
4 jump back to Case II.A at 10221 Montgomery Avenue in
5 Kensington. Do we have that Staff Report ready?

6 MR. BRUCHERT: Thank you. We're in Kensington,
7 10221 Montgomery Avenue. The proposal here is for a
8 relatively modest addition to this circa 1898 Queen Anne
9 that has a non-historic addition back to the rear. And the
10 proposal is to install a mudroom between the side and the
11 back. And, if you look to the left of the tree in the
12 center, you can see a new entrance introduced into the non-
13 historic addition. It's a better view. What you see on the
14 right with the solid brick foundation is historic. The
15 brick piers are actually a non-historic addition.

16 So the proposal is to actually build closer to the
17 street the mudroom and continue on a hardiplank side, the
18 new construction. Again, this is, you can see the contrast
19 between historic wood on the right with the shutters and the
20 one over one windows, and then on the left you see non-
21 historic addition. That entrance will go away and then a
22 new one will replace it.

23 So, there's a site plan of the house. You can see
24 sort of the octagonal section, octagonal shaped addition in
25 the rear is the non-historic. The new mudroom will be added

1 basically where the porch and stairs are, and project
2 slightly. And you can see the two existing and proposed
3 floor plans. There will be the loss of one historic window.
4 And you can see that on the existing first floor plan, that
5 window will be turned into, basically a passway between the
6 mudroom and the kitchen. As proposed, the porch will then
7 become smaller. And there will be two small windows
8 introduced into the new mudroom, which will project two feet
9 six inches outside beyond the edge of the non-historic
10 addition to the rear.

11 Again, this is the side elevation that we're
12 looking at. So, we'll have a projecting addition. The
13 roofline will remain pretty consistent with the non-historic
14 addition. It does come forward of the house, but I think
15 that the hipped roof shape blends in better with the
16 addition than a gable that sort of truncates at the entrance
17 itself.

18 Lastly, the other proposal is to replace this
19 vent, this roof vent that you see with a window. The window
20 details were not provided with Staff. Sorry, I didn't
21 include in my photographs. There is a front window in the
22 dormer that's a six over six. Staff is interested in
23 figuring out whether a one over one that would match the
24 window configuration found around the rest of the house
25 would be appropriate, or if a six over six is consistent

1 with the dormer would be better.

2 The questions that I have for you is regarding new
3 construction. This is sort of the push and pull of
4 Standards 9 and 10, is it compatible enough, yet
5 differentiated enough with the historic to be successful? I
6 think that it's placement is appropriate. I think that it's
7 scale is appropriate. Based on the site from the plan, it
8 won't be prominently visible. And then, my last question for
9 the Commission is whether or not, or what the appropriate
10 window configuration would be for replacing a dormer vent
11 with a window? Otherwise, it's a simple modest project.

12 MR. KIRWAN: Thank you. Questions?

13 MR. ARKIN: Thank you, Mr. Chairman. What is the
14 siding on the house? What material is it?

15 MR. BRUCHERT: The house is wood. The addition
16 is, I believe, Hardie.

17 MR. ARKIN: Okay. The proposed addition is
18 Hardie?

19 MR. BRUCHERT: Well the proposed addition is, but
20 the extant non-historic addition that is on your screen now
21 is also Hardie, I believe.

22 MR. ARKIN: And the trim materials are, presumably
23 they're wood on the existing house, will be Azec or
24 something similar to that on the --

25 MR. BRUCHERT: That's correct.

1 MR. ARKIN: Thank you.

2 MS. HEILER: Are the six over six windows in the
3 upper dormer original? Are they new or do we know anything
4 about them?

5 MR. BRUCHERT: I think they're in-filled
6 sometimes. I don't have specifications on those. I'm sorry
7 I didn't include the image that I had.

8 MS. VOIGT: You can see it in one of the pictures.
9 We have an image.

10 MR. BRUCHERT: Oh, thank you. You know, I mean,
11 the placement looks appropriate. You know, as to whether or
12 not that was original, I would have to guess. My guess
13 would be it's a later, but still historic addition. And the
14 dormer with the vent is original.

15 MS. BARNES: Commissioner Barnes just pointed out,
16 the dentils over those six by six, or the six over six
17 windows which make them suspiciously newer than the house.

18 MR. KIRWAN: Any other questions for Staff? Would
19 the applicant please come forward. I think you know the
20 drill, but before you speak, just make sure your microphone
21 is on and state your name for the record.

22 MS. DEICHMAN: Hi I'm Laurie Deichman, and I'm the
23 homeowner. And obviously, I haven't done this before.

24 MR. BRESLIN: I'm Steven Breslin, the architect.
25 I have done this before, and I sat up there for six years,

1 so I'm familiar with the process. Well, okay, to answer
2 some of the questions, I've been around up in the attic, I
3 believe all the dormers are original. The windows on the
4 front, if you go to my drawings, the double-hung windows on
5 the front are the only windows in the entire house that have
6 muntins. So, my assumption is that those are -- can you go
7 to the front of the house? They're the only windows in the
8 entire house that have muntins, so our assumption is that
9 they are the right size windows, but they were replaced at
10 some point.

11 And, as far as replacing the attic fan, which is
12 obviously not original to the house, the dormer appears to
13 be original. The attic fan vent is not original. And
14 there's a dormer on the opposite side that has either an
15 awning or a hopper. And I replicated that in the drawing.
16 It's either an awning or a hopper, a vertical, I'm sorry, a
17 horizontal window. So the assumption is that this had a
18 awning or a hopper that was replaced. It was replaced by an
19 attic fan, and will go back to an awning or a hopper. And
20 you can see the proportion of that, the vent is square, and
21 I think I drew a double-hung here. And a double-hung here
22 looks very high. So I think the horizontal window, first of
23 all, looks better. And if you look at the window on the
24 opposite side, it's what's on the opposite side. So that's
25 the story with the attic window.

1 As far as the first floor addition, when you look
2 at the house now, the addition is clearly an addition. It's
3 very similar materials. The detailing of the windows are
4 the same, but it's clearly an addition. Complimentary. I
5 think it looks good. But, no one would, you know, confuse
6 that with the existing house. And we're just trying to make
7 it a little bit wider, a little bit deeper to make it more,
8 to introduce more living space to the house, but to do it in
9 a very sympathetic way that remains very subservient.
10 Setback from the front. We're only extending outwards two
11 and a half feet. You know, 30 inches isn't very far. But
12 it's enough to give some living space to the inside and make
13 the mudroom and some of the interior functions work better.
14 So we thought it was a way of, you know, very modestly
15 adding to a non-historic addition in a way that didn't
16 distract from the main house, but was still distinguishable.
17 Just by its size, it's location, and it's scale.

18 Another thing, you'll see, there is one window. A
19 kitchen window which I wasn't convinced is historic, but
20 maybe you looked at it more carefully than I did. But there
21 are three clearly historic windows, and they are remaining.
22 And the one we're going to kind of put inside the porch so
23 we can maintain it.

24 MR. KIRWAN: And the foundation materials of your
25 proposal are brick to match the addition?

1 MR. BRESLIN: It'll be brick. It'll be a brick
2 addition.

3 MR. KIRWAN: Okay. Very good. And painted wood
4 railings, similar stair treatment to what we see in the
5 existing?

6 MR. BRESLIN: Exactly.

7 MR. KIRWAN: Any other questions?

8 MS. BARNES: I'm sorry. I didn't understand
9 something you just said about the window which you would
10 keep on the inside?

11 MR. BRESLIN: So, if you see the existing, there's
12 two large windows on the first floor. And when the porch,
13 well, when the mudroom gets extended, one of those windows
14 winds up being inside the porch. And we did that so we
15 could save it, and not disturb the window. And that
16 dictated how far the porch went. It would be nice to have a
17 larger porch in some ways or a larger mudroom in some ways.
18 But we didn't want to disturb that window. It's very
19 important on the outside. It's very important on the
20 inside.

21 MS. BARNES: And then the smaller window that you
22 think is non-original will become a passway?

23 MR. BRESLIN: I don't want to say I don't think
24 it's original but, just because of where it's located and
25 the kitchen, the kitchen's been redone a couple of times.

1 I'm not convinced it's original. It may or may not be.

2 MS. BARNES: Okay.

3 MR. BRESLIN: But it's not a large feature window
4 like the other ones are.

5 MS. BARNES: Thank you.

6 MR. ARKIN: And that will become what again?

7 MR. BRESLIN: A pass through.

8 MR. ARKIN: An interior pass through?

9 MR. BRESLIN: Turned into a door.

10 MR. ARKIN: Thank you.

11 MR. KIRWAN: Any other questions for the
12 applicant? No? Very good. Then let's move into
13 deliberations. Thank you for your testimony. Commissioner
14 Voigt, would you like to start things off?

15 MS. VOIGT: Hi. I think the addition is a nice
16 addition. I think it's, you know, minimal, compliments very
17 minimal. I don't think it is too -- I think it's
18 differentiated enough, and I think it works. And, as far as
19 the window, I think a six over six replicating the other
20 dormer window is -- that was one of the questions of Staff.
21 I think, you know, is that what you're looking at?

22 MR. BRESLIN: Well, one thing we can do is, before
23 we come back, we can make sure we understand what the
24 opposite dormer is, because I looked at it, I said, I'm
25 almost sure it's an awning or a hopper, I showed. But we

1 can take some additional photographs.

2 MS. DEICHMAN: I think in the first photo that we
3 saw, it was taken from the yard, if you look really
4 carefully in that --

5 MR. BRESLIN: Oh, you can see it.

6 MS. DEICHMAN: You can see the existing window on
7 the other side.

8 MR. BRESLIN: It's not very clear, but there you
9 go. That's what we're trying to replicate.

10 MS. VOIGT: So, I think it fulfills the Secretary
11 of Interior Standards here that are stated under 9, not to
12 destroy historic materials, features, and differentiate from
13 the old. So good thinking.

14 MR. CARROLL: I also think it's a nice improvement
15 to the house. You know, with the Standards that we're
16 looking at, the vision for Kensington, thoughts about the
17 rhythm, the spacing, the scale, the building height, the
18 directional expression of the house, I think that it's, the
19 main mass of the house with those three gables around the
20 sides is, and the roof, is the kind of main point that this
21 house is making. The addition is so far back, and so small,
22 that I don't think it disrupts the spacing of the street of
23 anything, so I don't have a problem with the addition. I
24 think it's going to make a big improvement.

25 In terms of the -- replacing the louver there, I

1 think taking your cues from the other side of the house is
2 the right approach. So, yeah, I'd be interested to see
3 that. I think that the -- I agree with you, the addition is
4 differentiated enough that, you know, you threaded that
5 needle, it's compatible but not, you know, creating a false
6 sense of history. So, I like it. It looks good.

7 MS. SALISBURY-JONES: I'm in agreement with
8 previous Commissioners' comments. It's a good project.
9 Don't have any concerns. I agree its different enough and
10 far back. Also, I think taking the cue from the other
11 windows, it being a horizontal window is perfectly fine.
12 And that's all I have.

13 MS. HEILER: I agree also with the previous
14 comments. Putting in the small horizontal window to match
15 the other side will be actually important improvement to
16 this side.

17 MS. BARNES: I want to thank you for coming in for
18 a preliminary consultation, and I also want to thank you for
19 your patience when we reversed the order, because one of our
20 Staff people needed to be able to talk to applicants about
21 their results. So thank you very much for your patience.
22 I'm very supportive of your project. I think that the
23 proposed mudroom is differentiated, and it is discreet
24 enough that it doesn't impact the historic structure. I
25 would be supportive of your horizontal window taking its cue

1 from the other eave. I would not be supportive of the six
2 over six windows that are on the front, because somehow it
3 looks slightly off to me. So, thank you.

4 MR. FIRESTONE: I'm going to try and be as brief
5 as possible. I think everything that the other
6 Commissioners have said I agree with. This addition works.
7 It's compatible, but not giving a false sense of history. I
8 think the horizontal window would be the way to go. And I
9 look forward to seeing an approvable application for a work
10 permit.

11 MR. ARKIN: I would also like to thank you for
12 coming in for a preliminary consultation. I think it was a
13 little less than helpful to you, so you will know if you're
14 going in the right direction. I think you are going in the
15 right direction. I'm supportive of your proposal. I also
16 agree that the horizontal window on the eave matching the
17 one on the other eave is a good solution.

18 I also think that with the materials you're using
19 for the addition are sufficiently -- will sufficiently
20 differentiate the old from the new. And also are certainly
21 compatible with it. And I'm really not sure that the six
22 over six windows on the front are before us tonight. If
23 they are before us tonight, I think one over one would be
24 more appropriate. But, I'm not sure they're before us.

25 MR. BRESLIN: They're existing.

1 MR. ARKIN: They are before us?

2 MR. BRESLIN: No, they're existing windows that
3 we're not touching.

4 MR. ARKIN: So it's not part of the application?

5 MR. BRESLIN: No, they're just an aberration.

6 MS. DEICHMAN: Would you like them to be?

7 MR. KIRWAN: I agree with all the other
8 Commissioners. This project meets our county code, meets
9 our criteria and regulations that we follow. And we do want
10 to thank you for coming in, and we look forward to the HAWP
11 when you come back. Thank you.

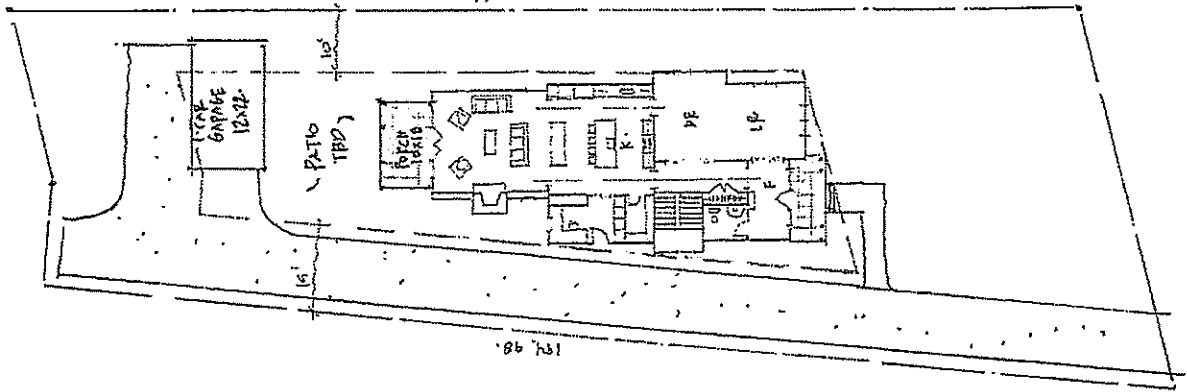
12 The next item on the agenda are meeting minutes.
13 Do you have for us, Scott, and I do apologize, I am
14 delinquent with mine and I will make sure mine are ready for
15 the next hearing.

16 MR. WHIPPLE: We have no transcripts for approval.
17 I just want the record to reflect that the October 26th and
18 December 7th transcripts have been previously approved.

19 MR. KIRWAN: Okay, very good. And September 7th
20 is still outstanding, is that right?

21 MR. WHIPPLE: September 7th, October 5th, December
22 16th, they're the only ones that are out. We haven't gotten
23 you the December and on ones.

24 MR. KIRWAN: Thank you. Do we have a volunteer
25 for tonight? Thanks, Commissioner Voigt, appreciate that.



SITE PLAN - OPTION #1.

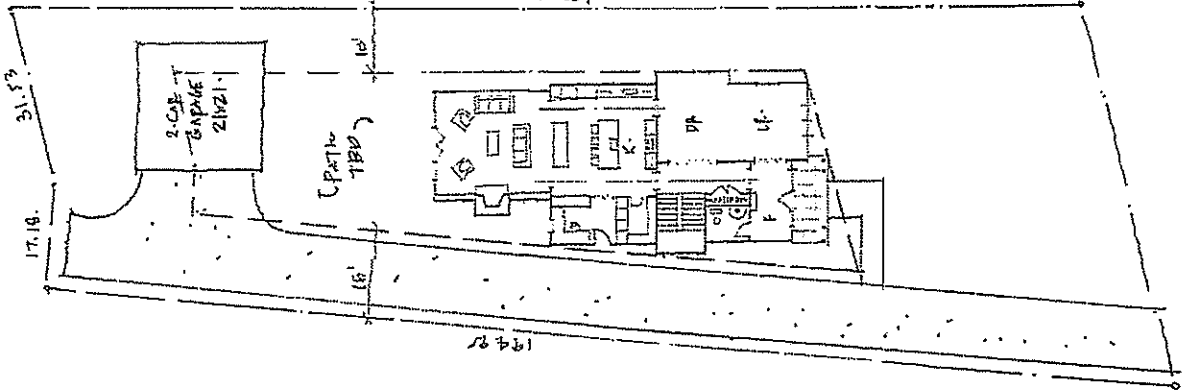
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GARAGE: 264 SF

PORCH: 104 SF

(20%)

TOTAL 2,098 SF (20%)



SITE PLAN - OPTION #2.

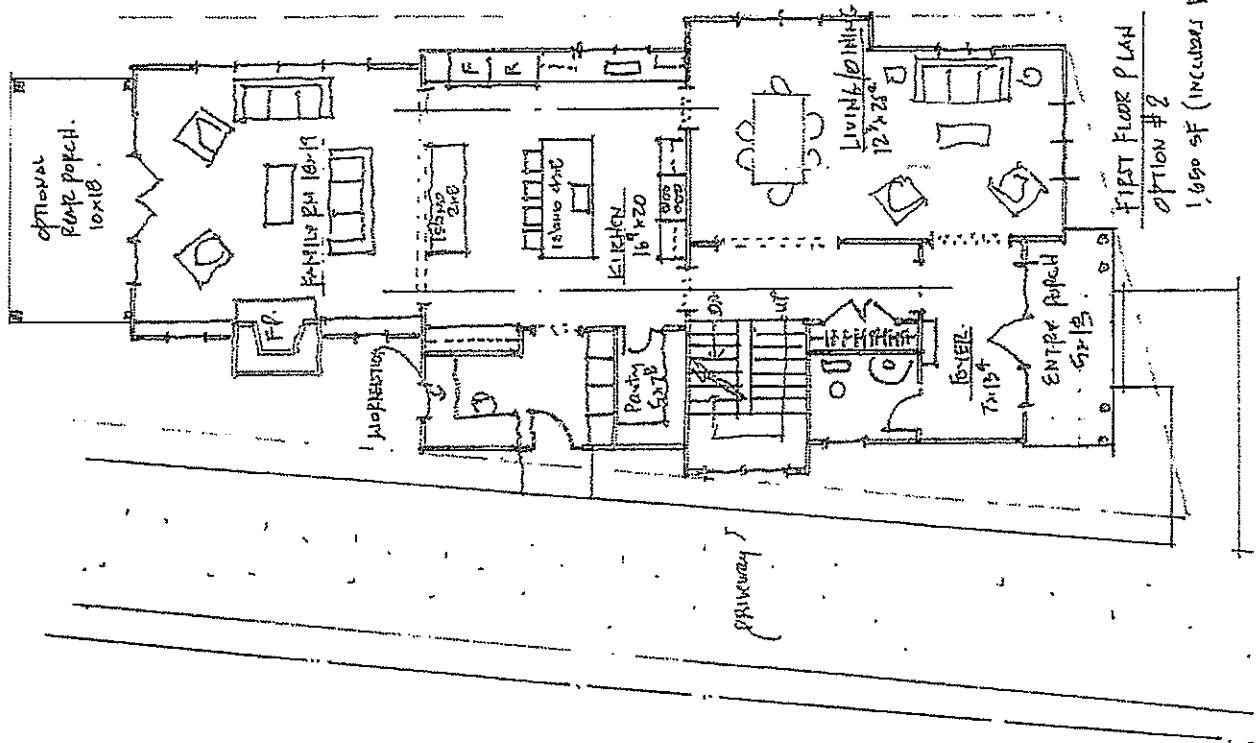
HOUSE: 1,690 SF ±

GARAGE: 440 SF ±

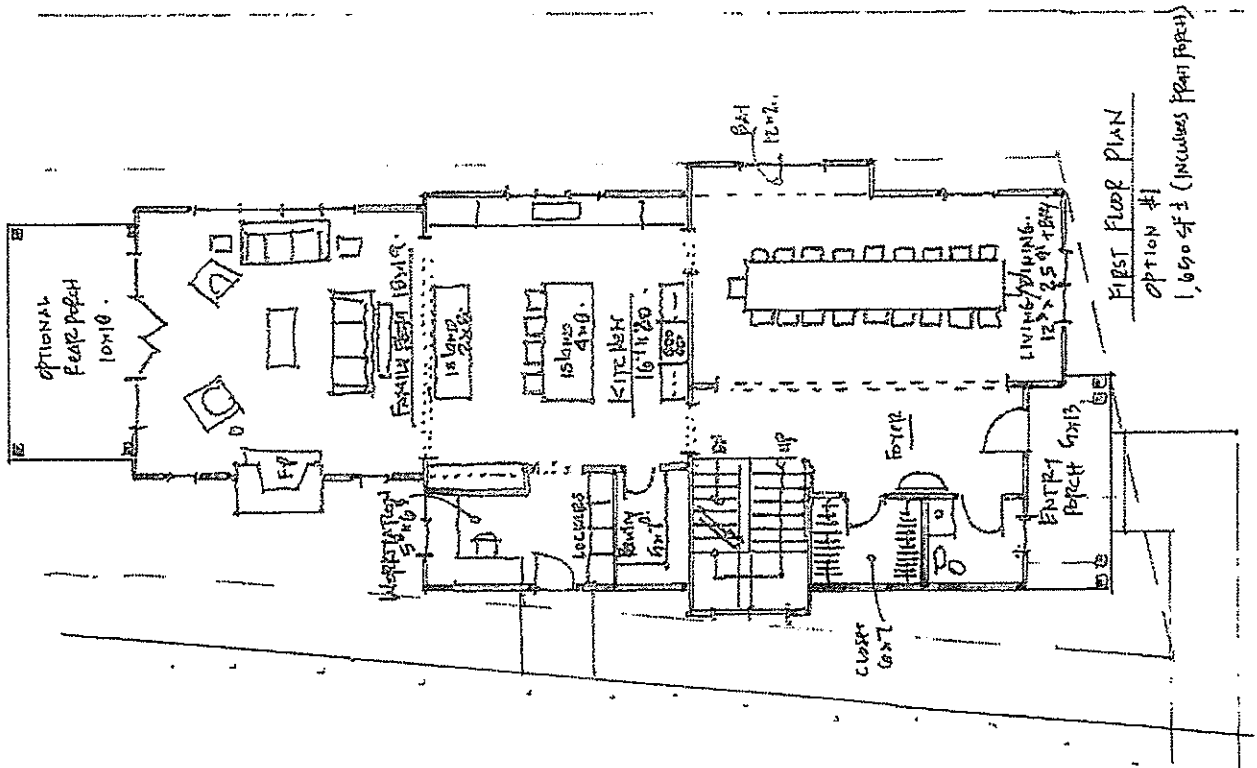
TOTAL 2,070 SF (20%)

10915 KENIL WORTH AVE

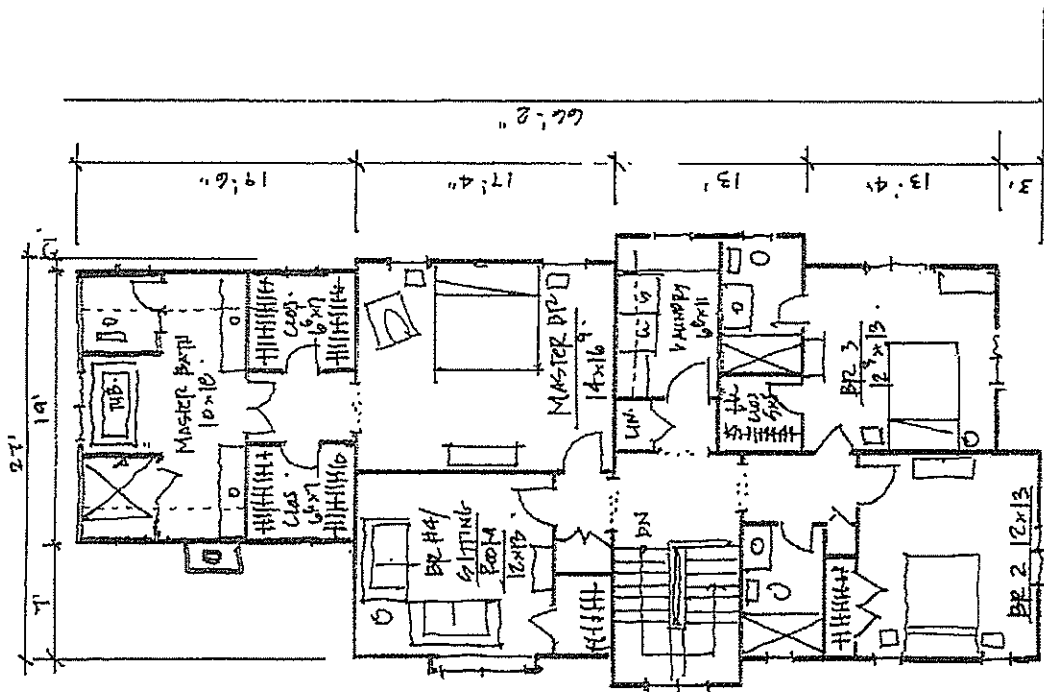
LOT SIZE: 10,476 SF.



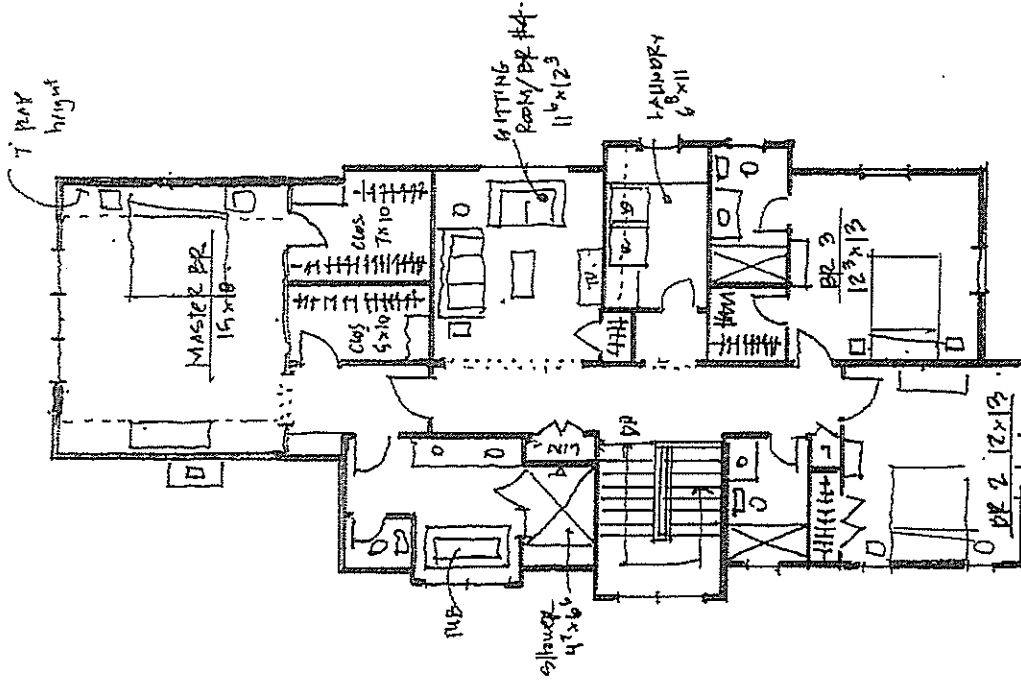
OPTION #2
1,690 SF (INCLUDES FRONT PORCH)



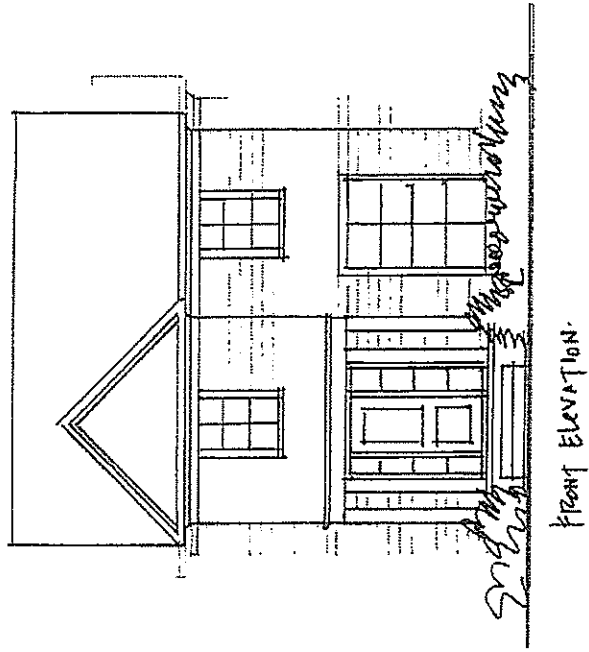
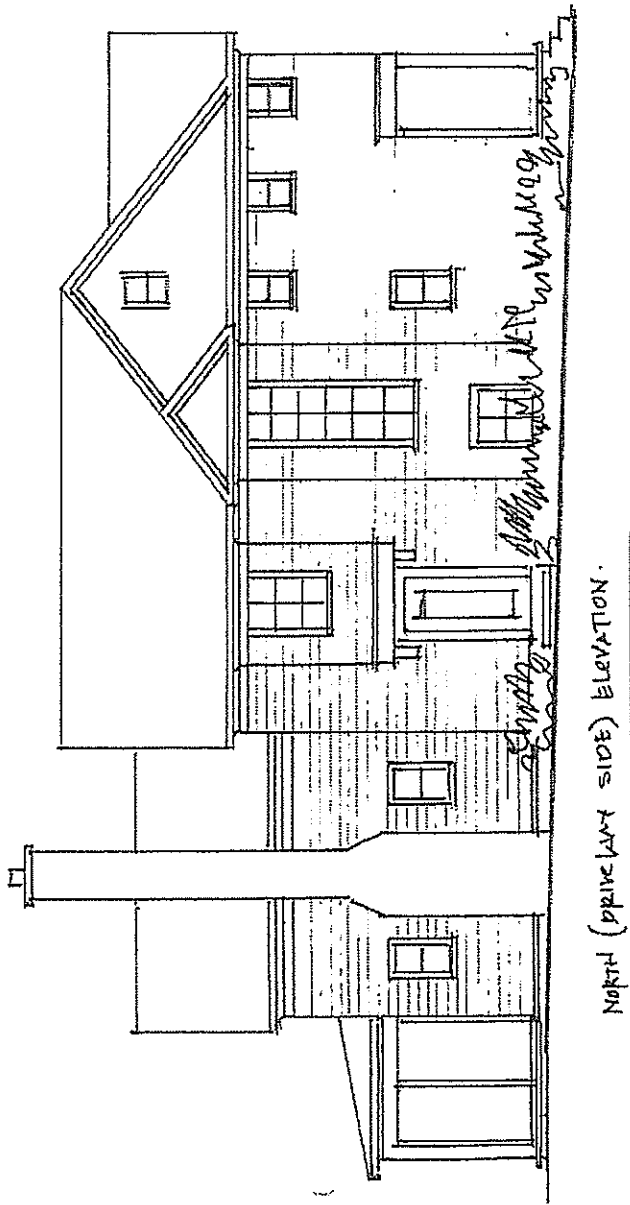
OPTION #1
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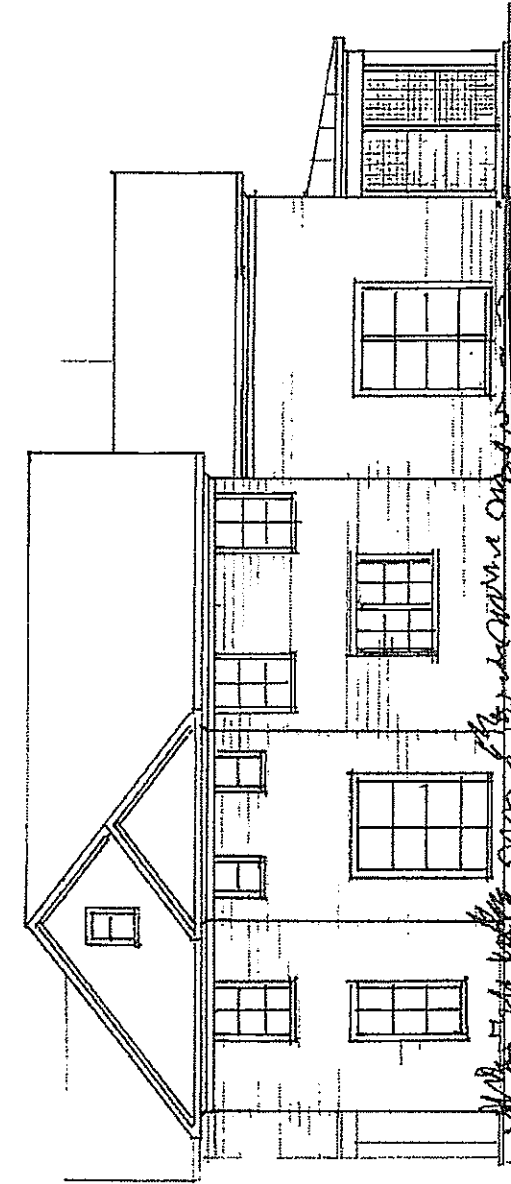


SECOND FLOOR PLAN.
OPTION #1
1,650 sq ft

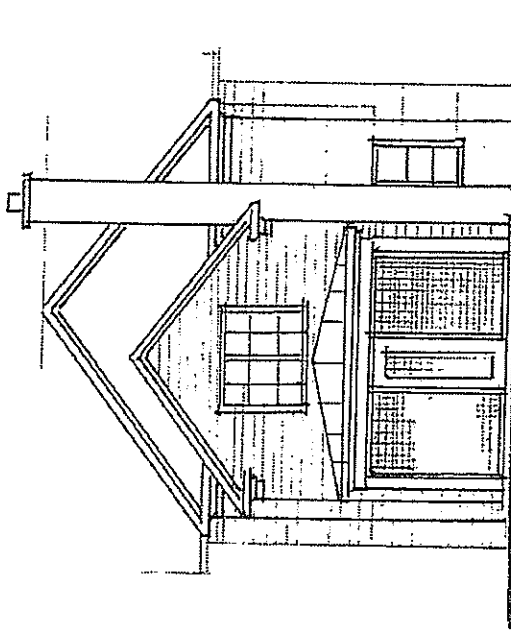


SECOND FLOOR PLAN.
OPTION #2
1,650 sq ft

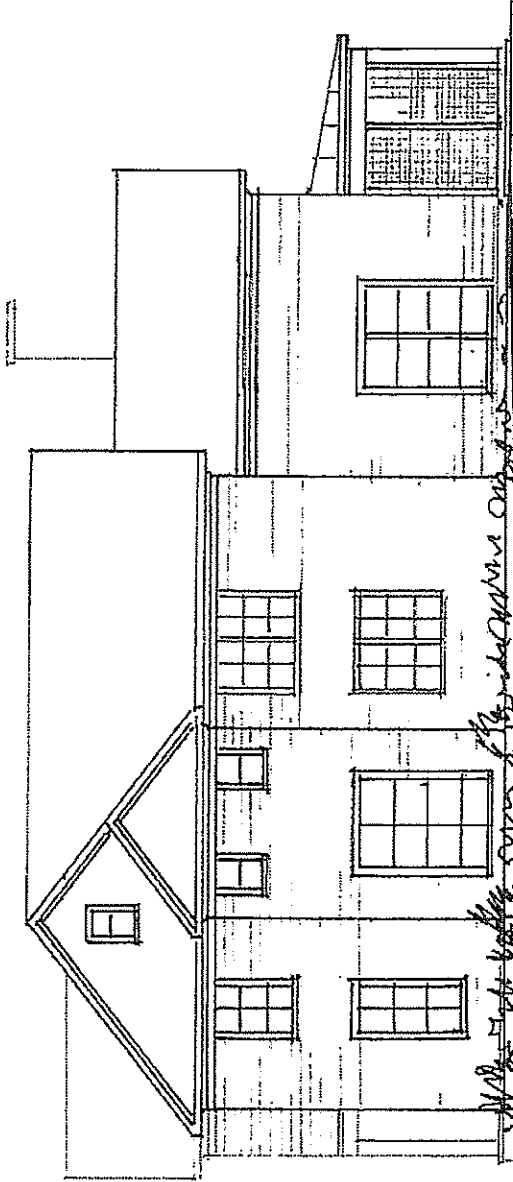




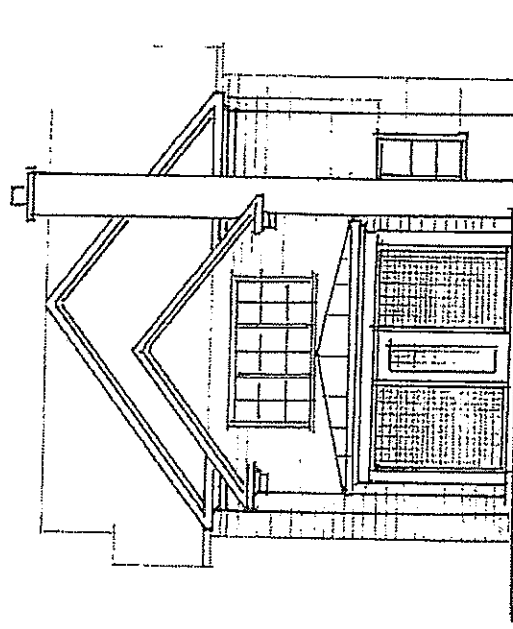
SIDE (SOUTH) ELEVATION. OPTION #1



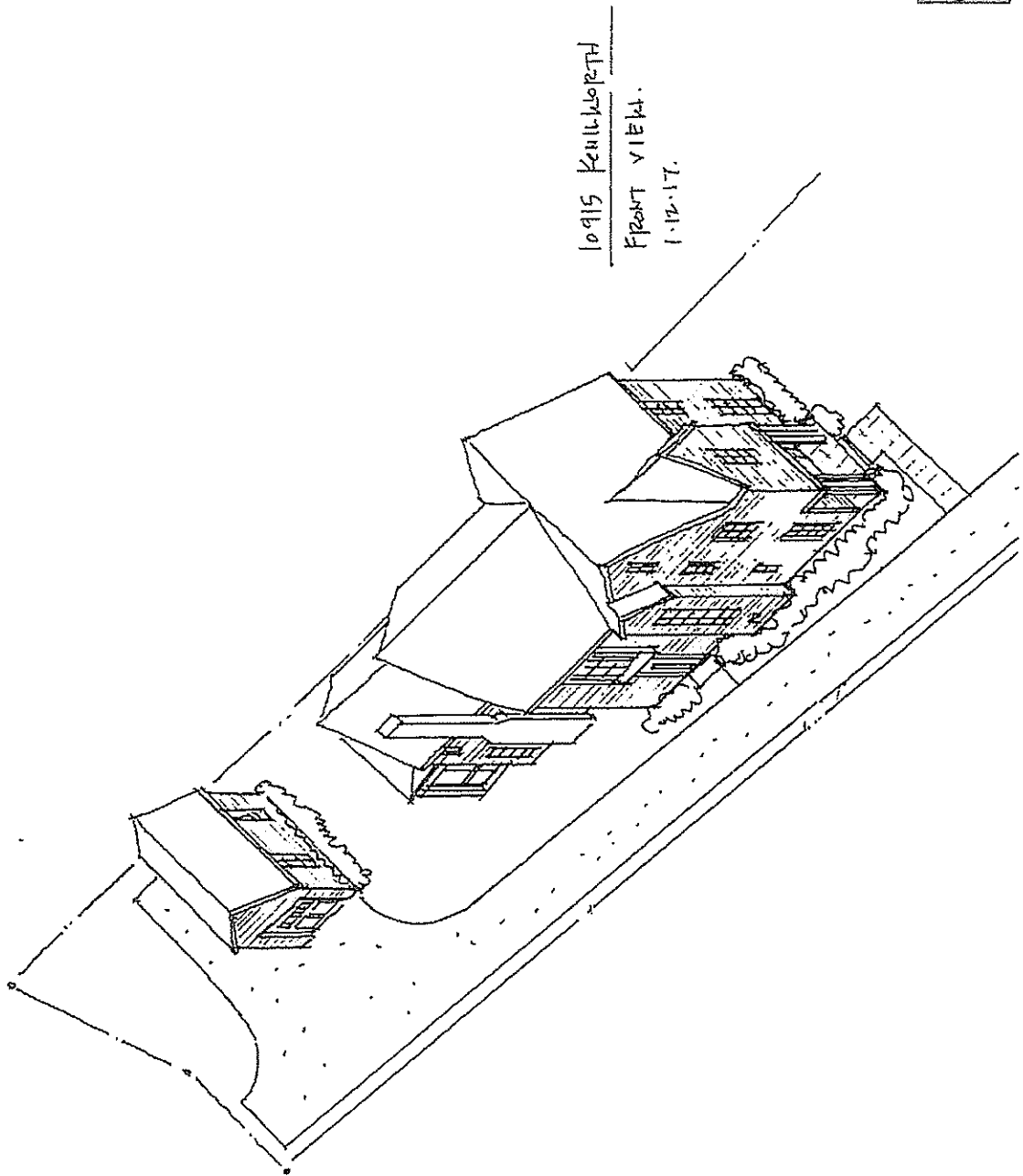
REAR ELEVATION. OPTION #1



SIDE (SOUTH) ELEVATION. . OPTION #2.



REAR ELEVATION. OPTION #2.



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