

*Second Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7110 Sycamore Ave., Takoma Park	<b>Meeting Date:</b>	4/19/2017
<b>Resource:</b>	Contributing Resource (Takoma Park Historic District)	<b>Report Date:</b>	4/12/2017
<b>Applicant:</b>	Joan Marsh (Owen Philbin, Agent)	<b>Public Notice:</b>	4/5/2017
<b>Review:</b>	Second Preliminary Consultation	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b> Roof reconfiguration, non-historic window replacement, and other alterations			

**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1910-1925

**BACKGROUND:**

The applicant previously appeared before the Commission at the March 22, 2017 HPC meeting for a preliminary consultation. At that time, the Commission was supportive of the applicant's efforts to preserve the historic house, but expressed the following concerns:

- The original siding appears to be in good condition and should not be removed/replaced.
- The 1927 Sanborn map indicates that the central front porch is original to the house and it should not be replaced with a full-width front porch.
- The design of the historic house is rather simple, and it would be inappropriate to add ornamentation (brackets, exposed rafter tails, band boards) to the historic house and/or rear addition.
- The windows in the proposed rear addition should be consistent in size.

There was some discussion about which sections of the existing house should be preserved and which can be removed. The Commission was unanimous in their finding that the rearmost addition (enclosed porch on stilts) is not historic and can be removed, while they were split as to whether the enclosed second-floor sleeping porch and section beneath (*referred to as Sections 2 and 3 in staff's presentation, see Circle 23*), which according to the 1927 Sanborn map are original to the house, should be removed.

## **PROPOSAL:**

The applicant is proposing the following work items at the subject property:

- Replace the existing asphalt shingle roofing.
- Remove existing rear structures.
- Construct new rear additions.
- Rebuild existing front porch.
- Convert an existing basement-level window to a door.
- Replace all existing non-historic windows.
- Construct a new deck on the left side of the proposed new 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.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve

the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, hardscaping, 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:***

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 has revised their proposal in accordance with the Commission's comments and, per staff's suggestion, returned for a second preliminary consultation. Specifically, the applicant has made the following revisions:

- The existing siding will be retained on the historic house.

- The existing central front porch will be rebuilt (see staff's comments below).
- The previously proposed ornamentation has been removed.
- The windows in the proposed rear addition are consistent in size.

Staff spoke with the applicant after the first preliminary consultation, and the idea of creating a gesture to the original rear roof form was discussed. The applicant's current proposal includes two options – Option 1, which proposes the removal of the existing rear structures and construction of a new rear addition, and Option 2, which proposes the same, but includes the gesture to the original rear roof form.

Staff notes that, when the applicant initially submitted their revisions, the proposed windows and doors in the rear addition were not entirely consistent and/or randomly placed (likely because the proposed left-side deck was not shown). The revisions also did not depict the existing siding on the historic house as being retained. At staff's suggestion, the applicant updated their drawings; however, the drawings for Option 2 do not reflect these updates.

Staff is generally supportive of the applicant's revised proposal, but asks the Commission for guidance regarding the following:

#### *Option 1 vs. Option 2*

Staff asks for the Commission's guidance regarding the two revised options. Staff asks the Commission to determine if either option fully addresses their previous concerns regarding the retention and/or removal of the existing rear structures. If both options address the Commission's previous concerns, staff asks for guidance regarding the preferred option, with the least potential to detract from the subject property and surrounding historic district.

#### *Front Porch*

The applicant has indicated that the central front porch will be rebuilt, in accordance with the Commission's previous comments; however, the proposed front elevation for Option 1 depicts a wider central porch, and the proposed side elevations for both options depict a shallower front porch. In order to preserve the original front porch form, staff suggests that the central front porch be rebuilt with the same approximate dimensions and design. Staff asks for the Commission's guidance on this matter.

#### *New Deck*

Although it is not depicted in the existing elevations, there is currently a wooden deck on the left side of the historic house. Per the left side elevations for Option 1, the applicant proposes to remove the existing deck and construct a new deck on the left side of the proposed new rear addition. At this time, the dimensions (and, specifically, the projection) of the proposed new deck have not been provided. Staff asks for the Commission's guidance regarding the appropriateness of the proposed new deck.

***Note: When the applicant returns for a HAWP application, existing and proposed floor plans, material specifications (windows and doors, deck railings and balusters, roofing, addition siding and trim) must be provided, and the proposed elevations should accurately reflect all proposed alterations (i.e., deck location and dimensions).***

#### **STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

Philbin



**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

DPS-#8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: O PHILBIN @ YAHOO . Com Contact Person: Owens Philbin  
Daytime Phone No.: 301-346-9790

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOAN MARSH Daytime Phone No.: 202-262-7479  
Address: 328 LINCOLN AVE TAKOMA PK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7110 SYCAMORE Street: \_\_\_\_\_  
Town/City: Takoma Park Nearest Cross Street: Columbia  
Lot: 12 Block: 21 Subdivision: BF Gilberts  
Libar: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Reconstruct  
☐ Move ☐ Install ☐ Wreck/Remove  
☐ 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 estimator: \$ \_\_\_\_\_

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessmant

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.

OR  
Signature of owner or authorized agent

3-1-17  
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**

79/089

6/8

**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:

Home Bought out of Foreclosure, Partially gutted  
By previous owner. Revealed many poorly done additions  
and some structural defects. Original roof framing is  
2x4 on 2 Ft centers with a 20ft plus span has failed  
and needs to be replaced. Existing windows are  
all replacements (Kynal and Aluminum) front porch  
is rotted and falling away from house.

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

Replace Roof changing the Peak from side to side to  
front to back this will help with the control of rain  
water to ease pressure on existing foundations. Replace  
all window w/ historically accurate windows. Change  
one window in driveway to a door

**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 features 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.

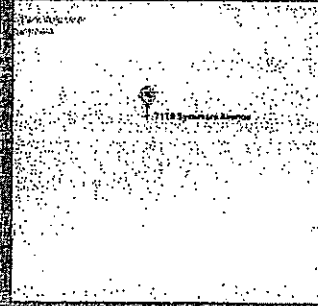
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

71A

ORDERED BY:



COMMUNITY SETTLEMENT GROUP, LLC  
11350 MCCORMACK RD  
EXEC. PLAZA III | SUITE 1300  
HUNT VALLEY, MD 21031  
O: 410.308.0515 | F: 877.401.7458



PROPERTY ADDRESS: 7110 SYCAMORE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 1609.3671

FIELD WORK DATE: 9/30/2016

REVISION HISTORY: (REV.D 9/30/2016)

16093671

LOCATION DRAWING

LOT 12, BLOCK 21

B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK,  
MONTGOMERY COUNTY, MARYLAND

09-30-2016 SCALE 1"=50'

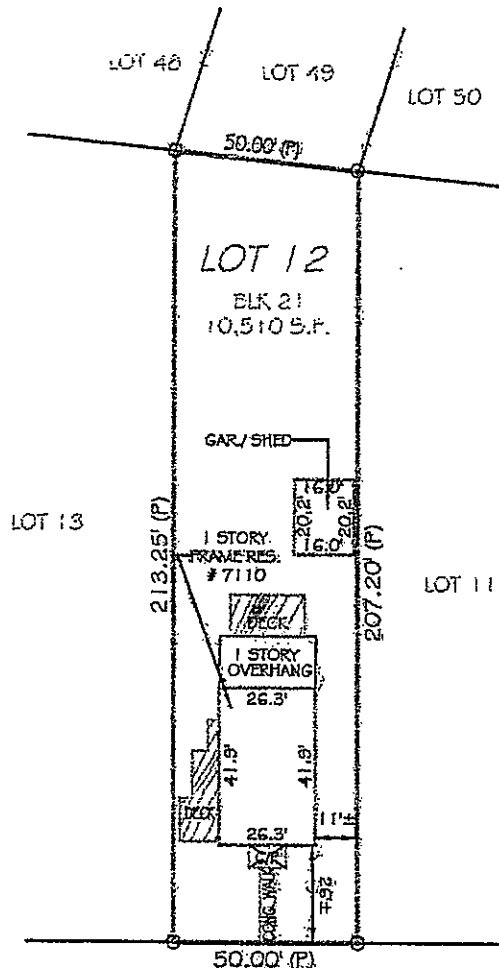


### PLEASE NOTE

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EXPIRES 10-26-16



SYCAMORE AVENUE



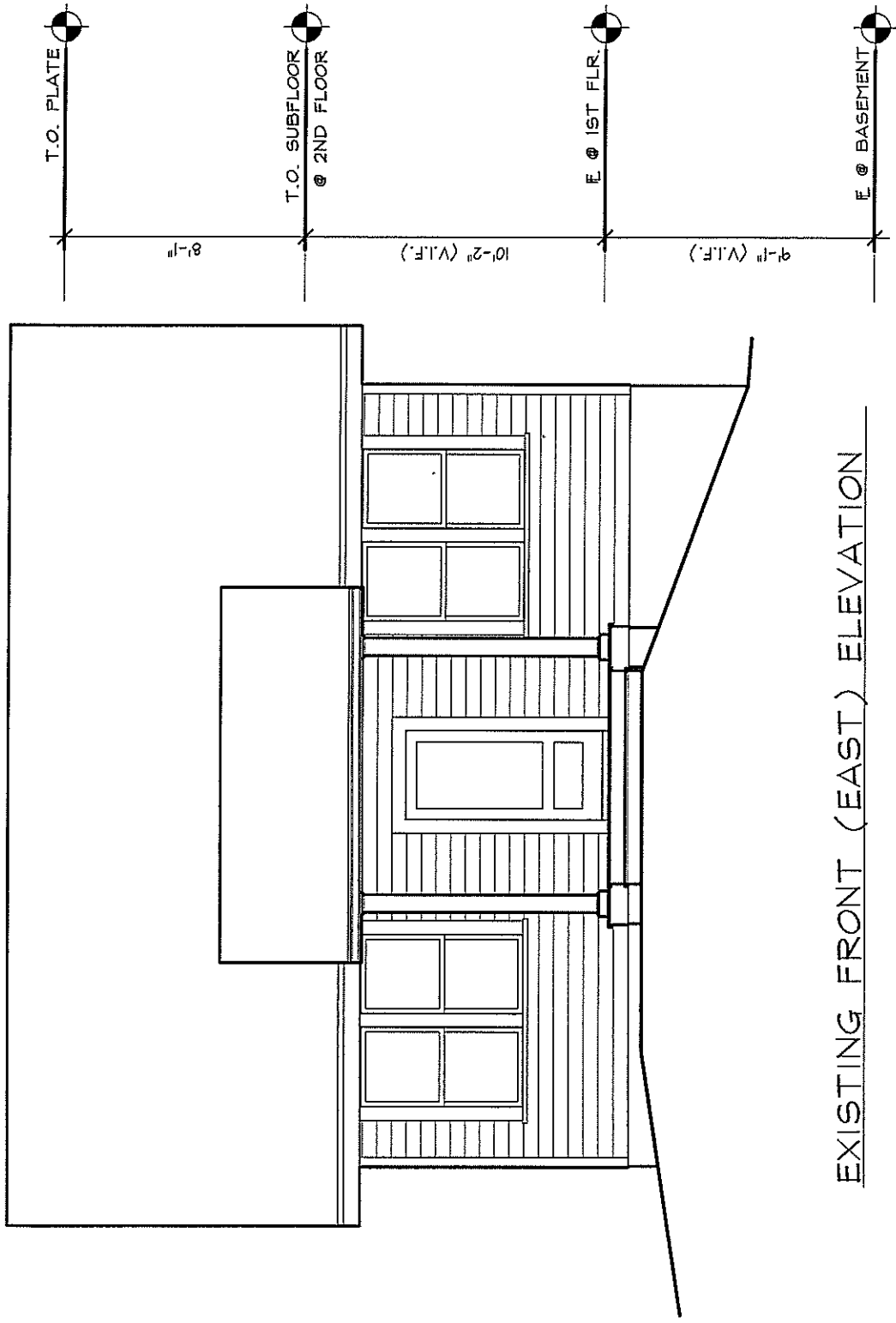
GRAPHIC SCALE (In Feet)

1 inch = 50' ft.

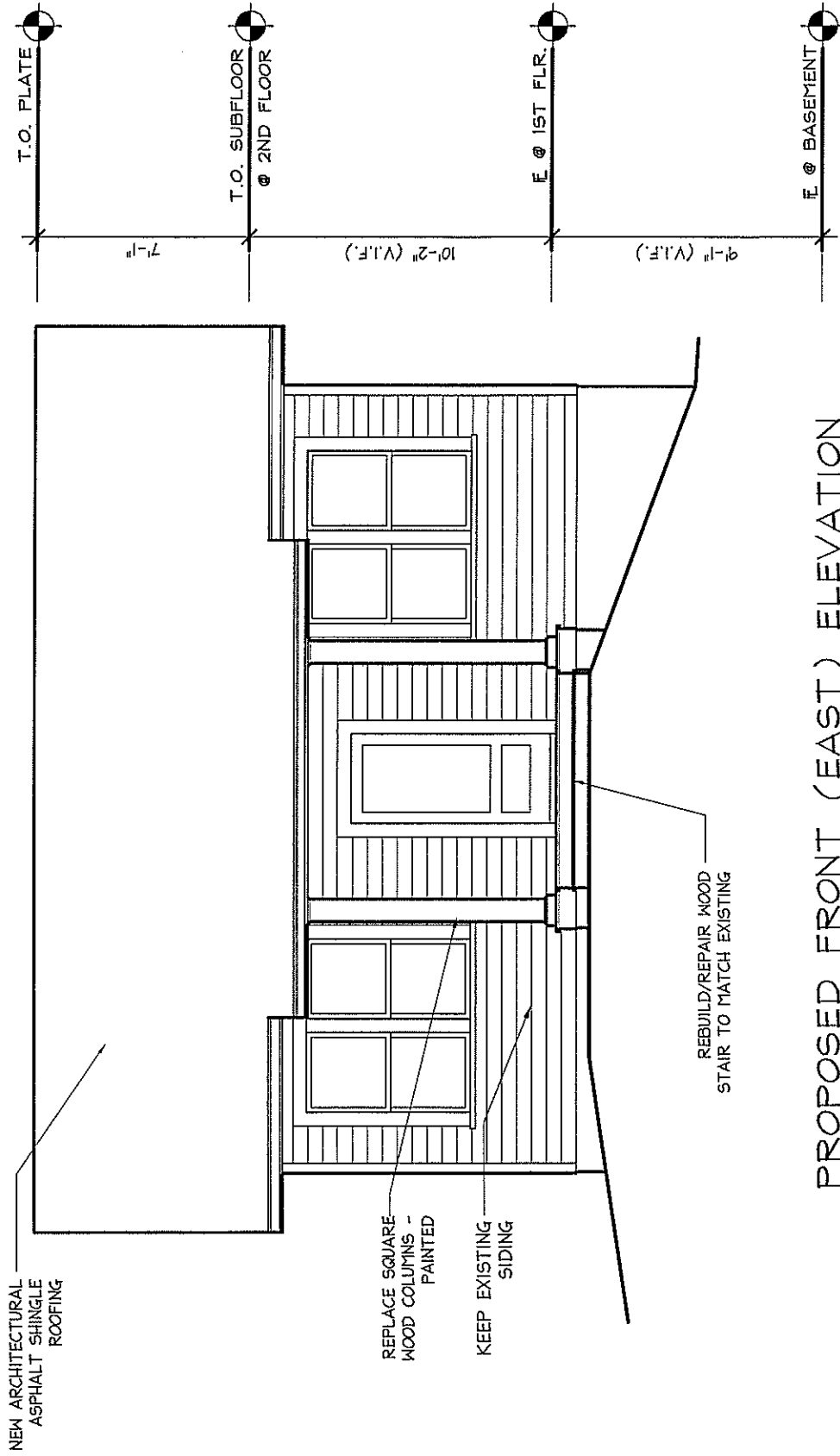
ACCURACY=3%

8





EXISTING FRONT (EAST) ELEVATION



PROPOSED FRONT (EAST) ELEVATION

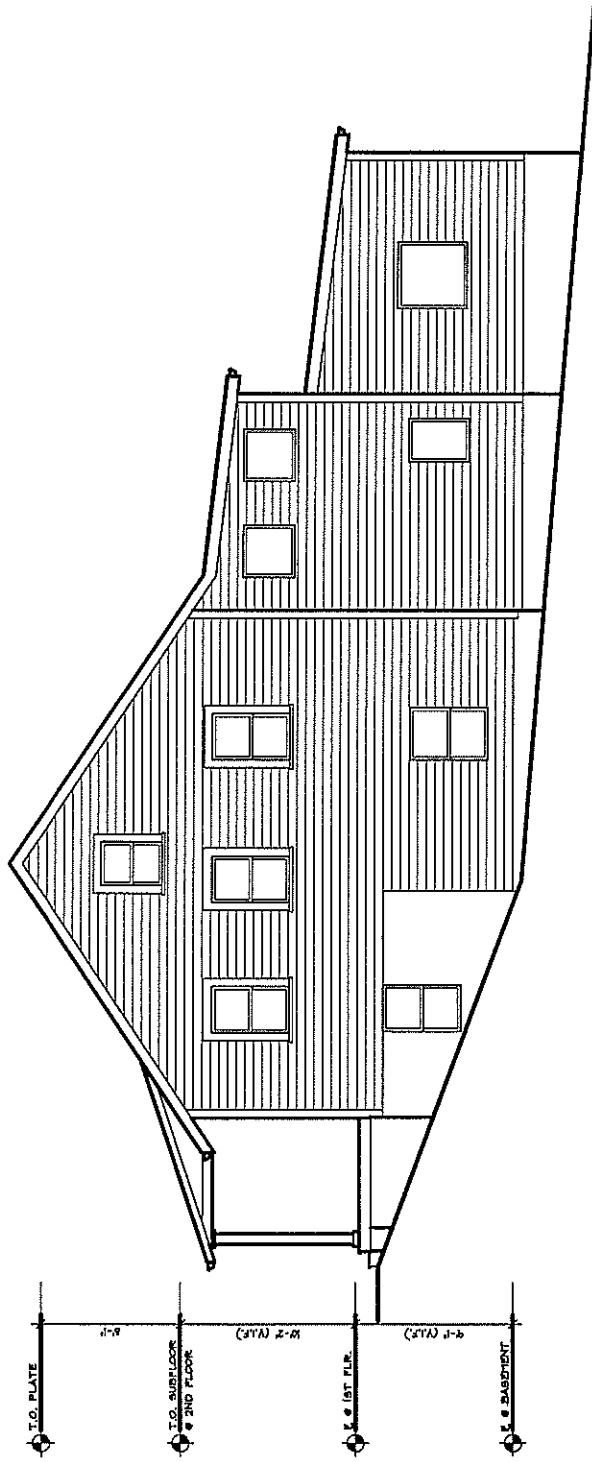
OPTION 1



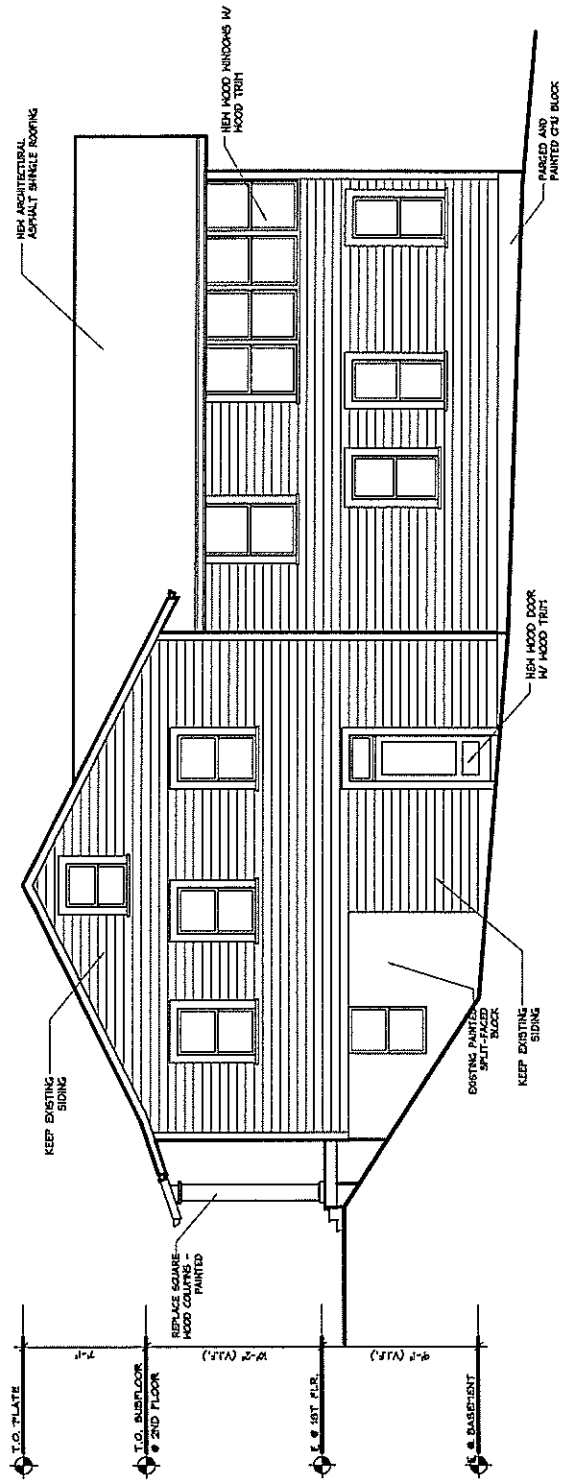
PROPOSED FRONT (EAST) ELEVATION

OPTION 2



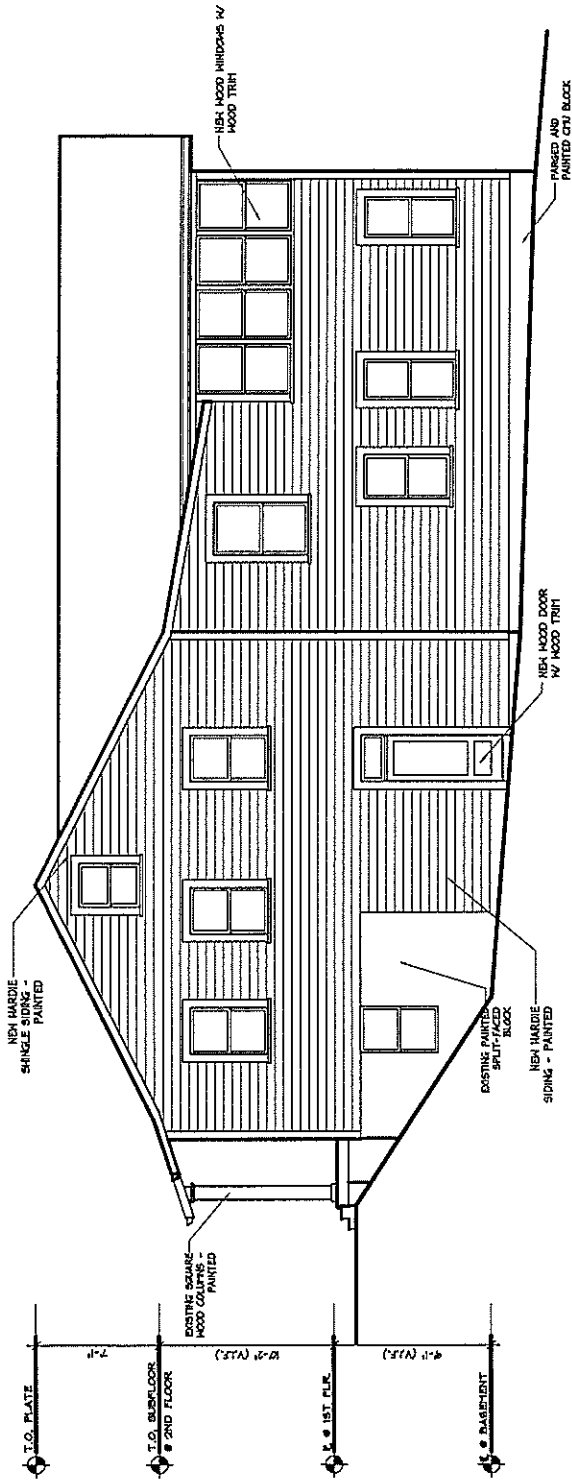


EXISTING NORTH ELEVATION

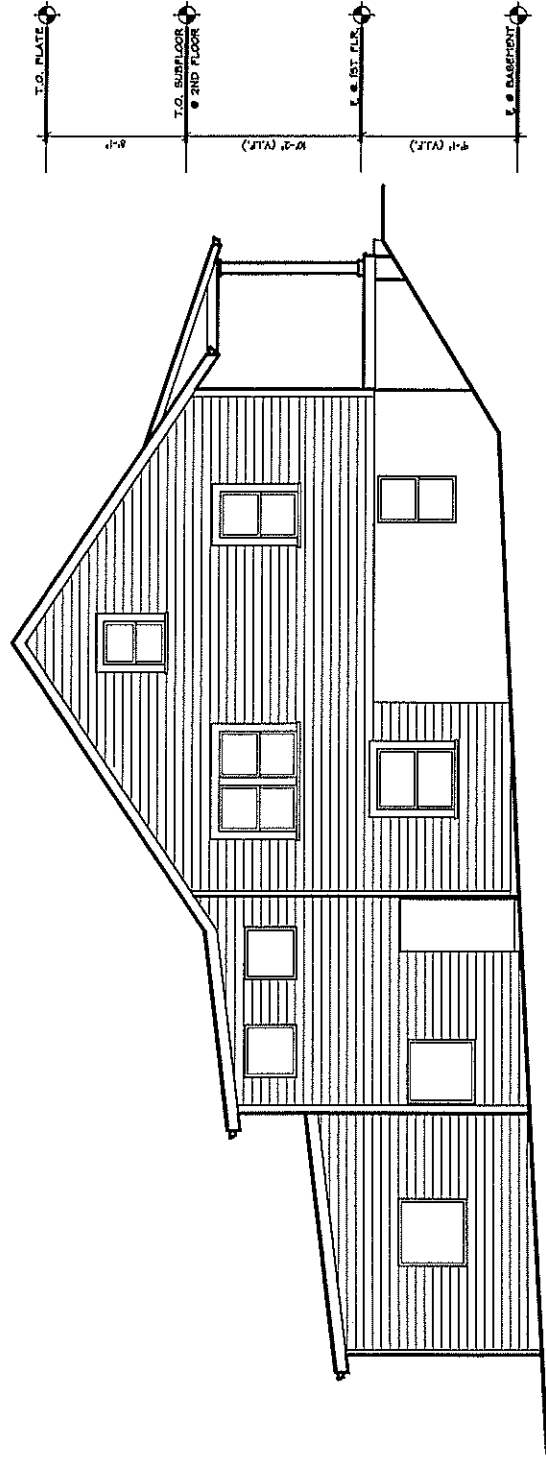


PROPOSED NORTH ELEVATION

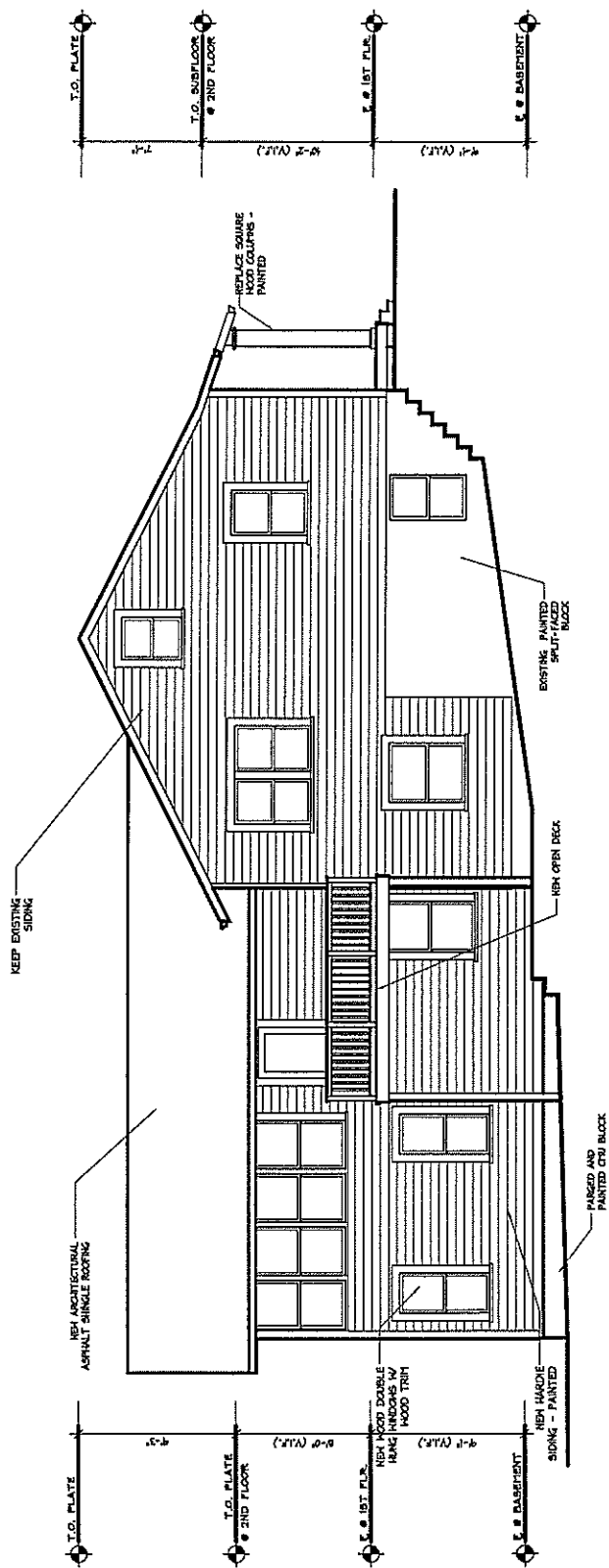
OPTION 1



PROPOSED NORTH ELEVATION  
**OPTION 2**



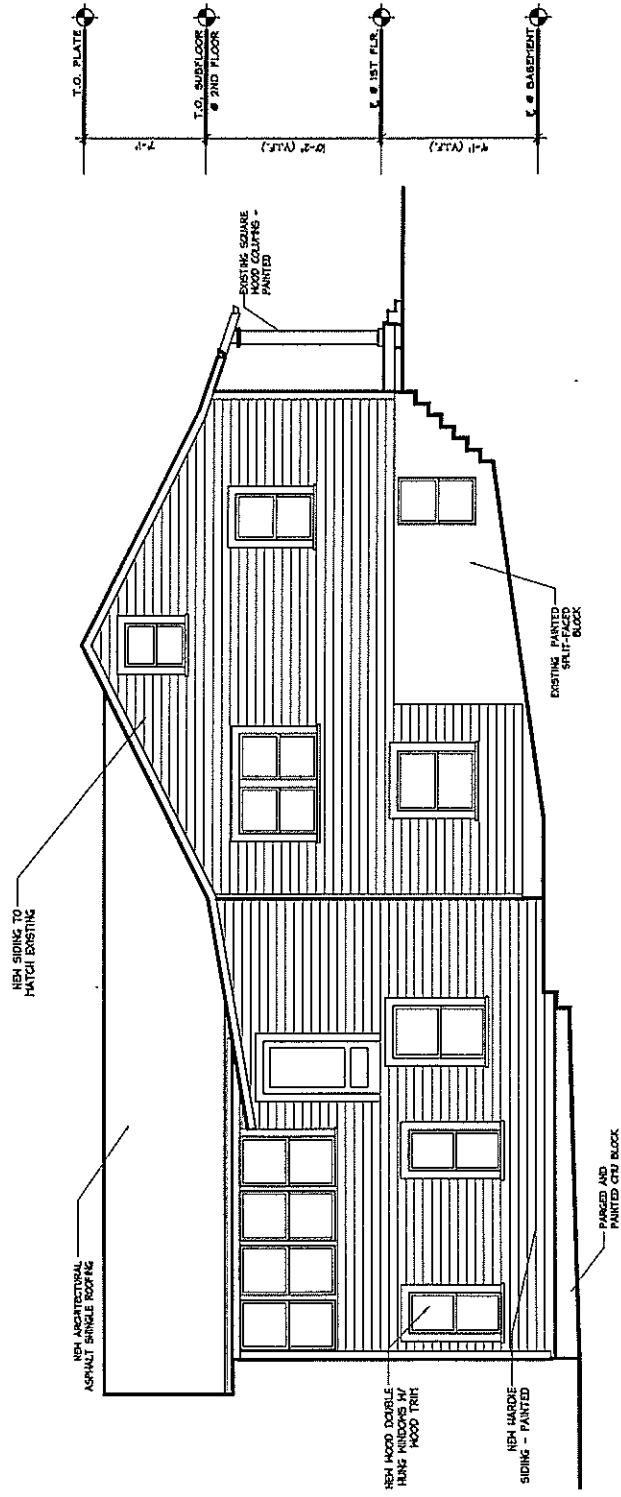
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

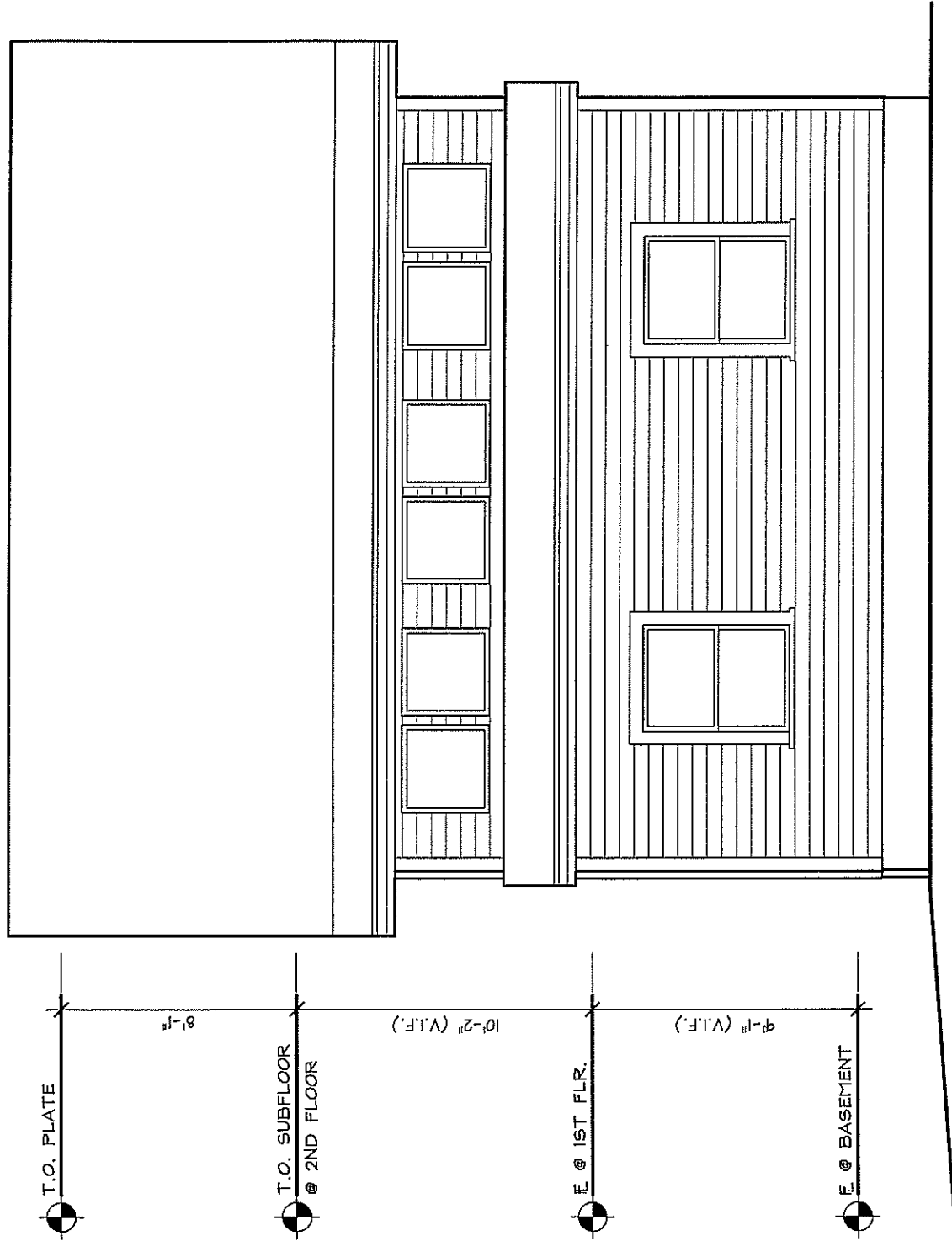
OPTION 1



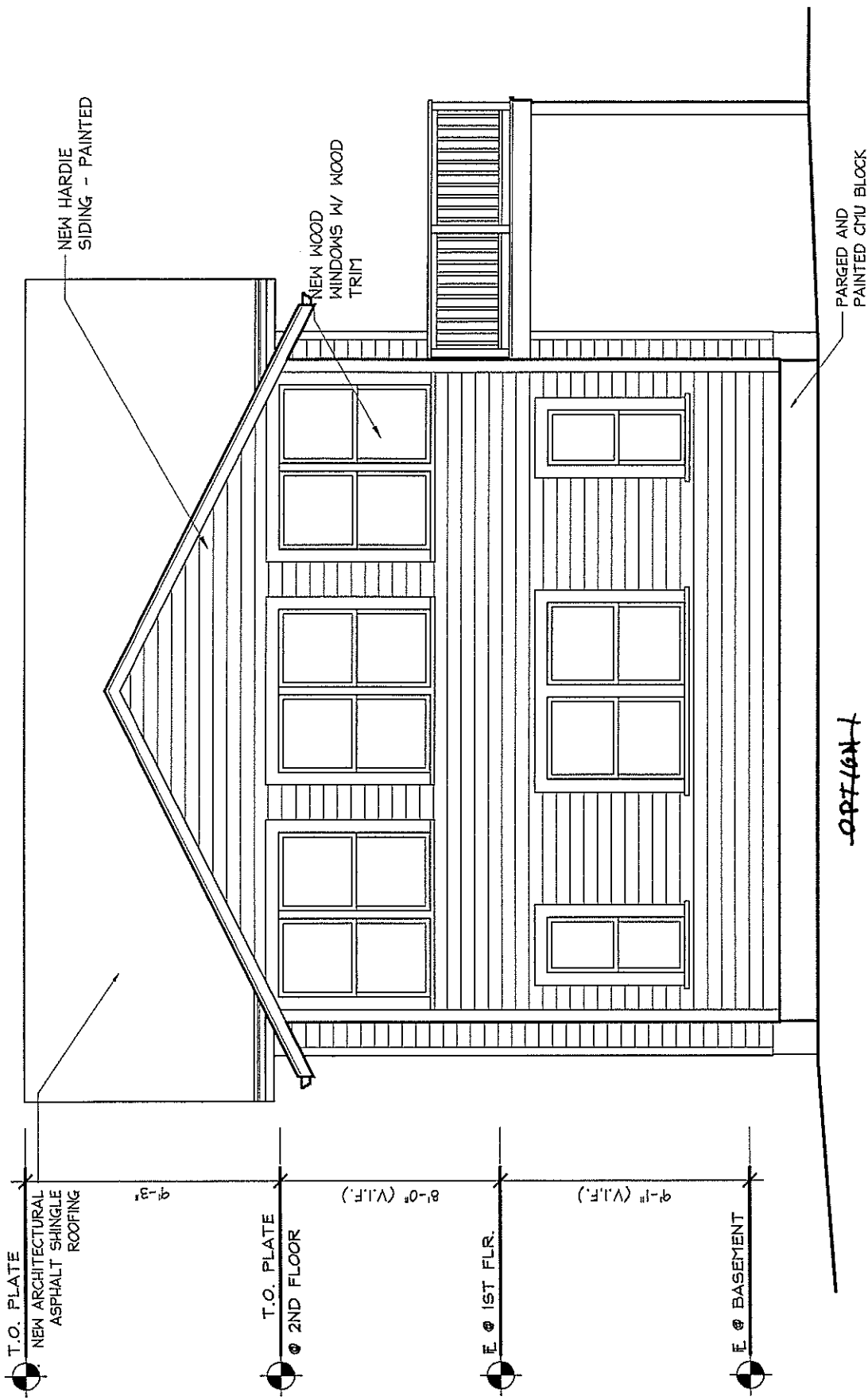


PROPOSED SOUTH ELEVATION

*Option 2*

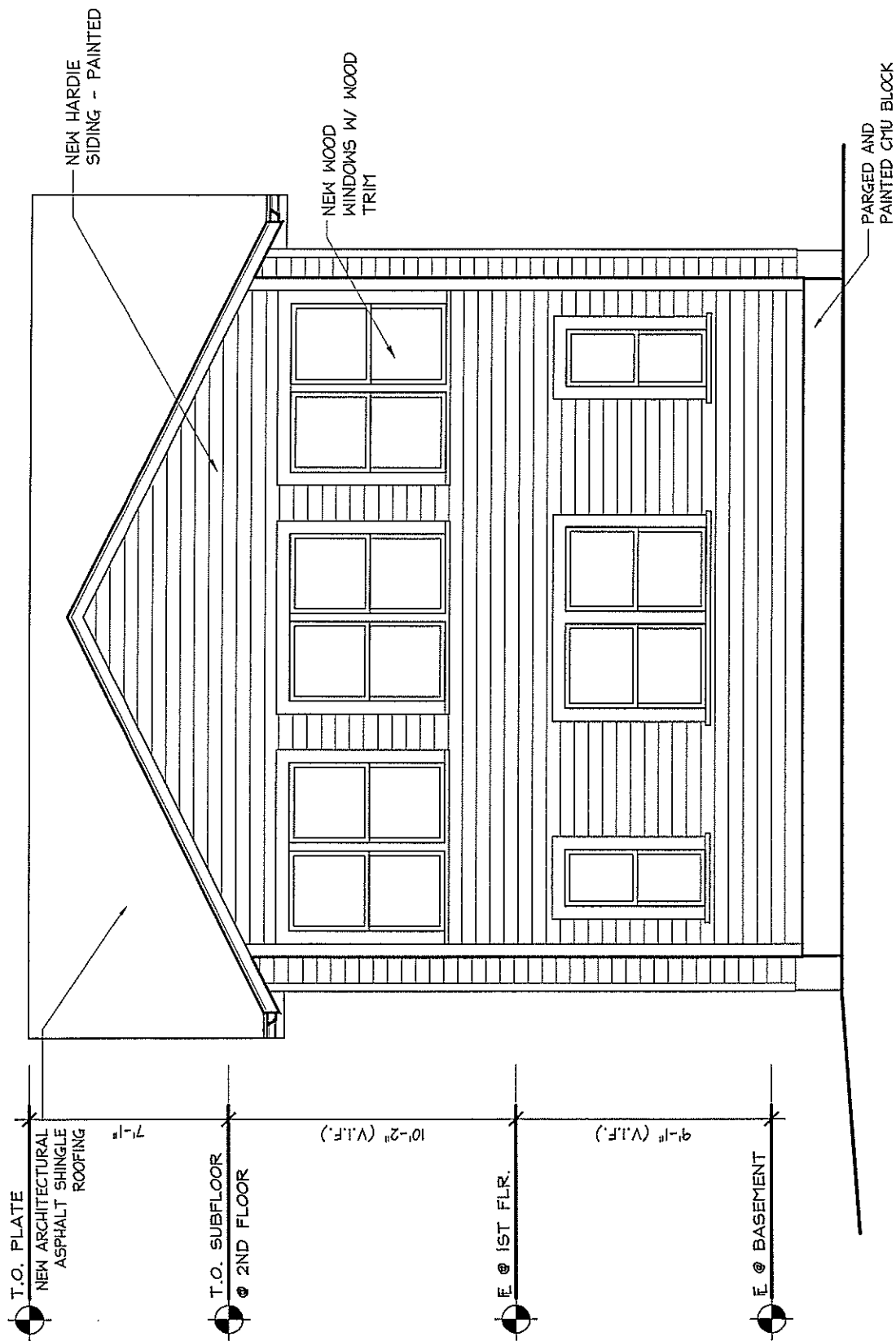


EXISTING REAR (WEST) ELEVATION



PROPOSED REAR (WEST) ELEVATION

OPTION 1



PROPOSED REAR (WEST) ELEVATION

OPTION 2

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



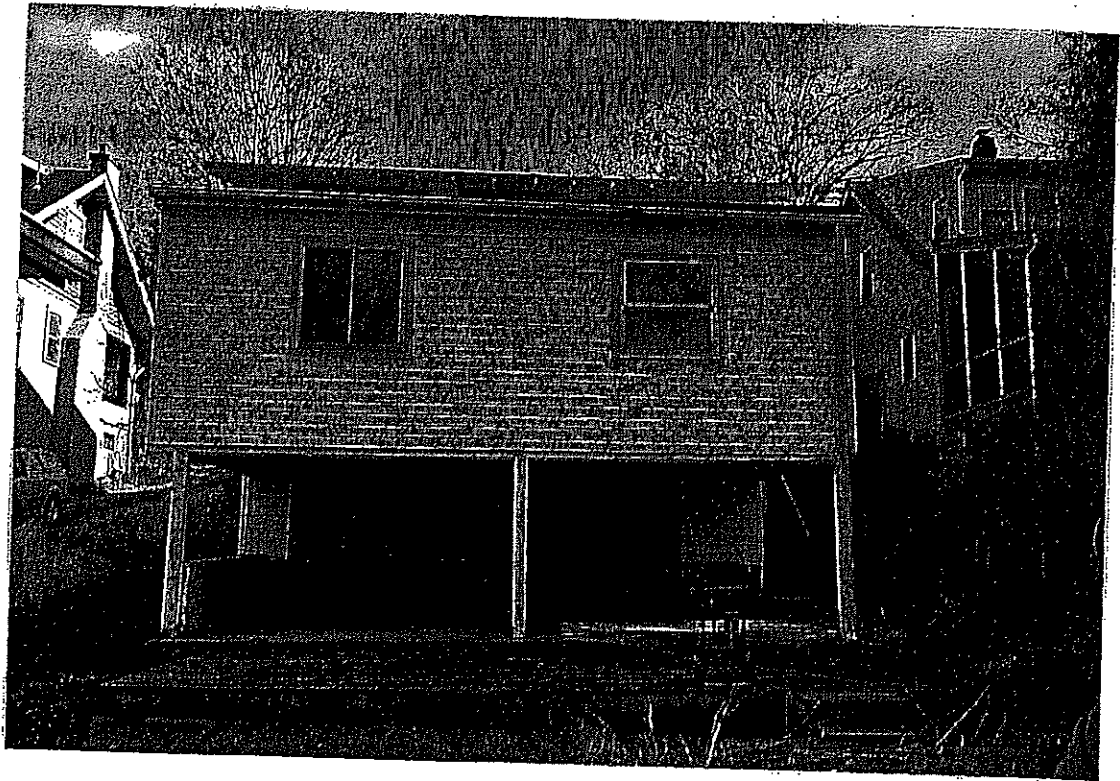
Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

71/15

Site Plan



Shade portion to indicate North

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

# 7110 Sycamore Ave., Takoma Park

Contributing Resource/Takoma Park HD  
Preliminary Consultation



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

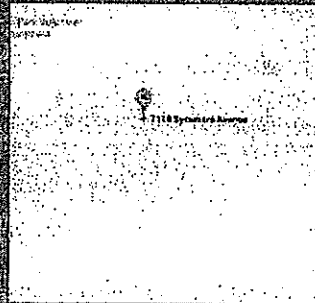
<b>Owner's mailing address</b> JOAN MARSH 328 LINCOLN AVE TAKOMA PK MD 20912	<b>Owner's Agent's mailing address</b> OWEN Philbin 328 LINCOLN AVE TAKOMA PK MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
SAMANTHA SHOFAR 7108 SYCAMORE AVE TAKOMA PK, MD 20912	MARY L JORDAN 7111 POPLAR TAKOMA PK, MD 20912
PETER FRANKROT & ANNE MAHER 7111 SYCAMORE AVE TAKOMA PK, MD 20912	CYNTHIA J HALLBERLIN 7113 POPLAR TAKOMA PK 20912
TOM LATONDE & JULIA D ZITO 7112 SYCAMORE AVE TAKOMA PK, MD 20912	THOMAS K ENRY & SUE IMMERMAN 7107 POPLAR TAKOMA PK MD 20912



ORDERED BY:



COMMUNITY SETTLEMENT GROUP, LLC  
11350 MCCORMACK RD  
EXEC. PLAZA III | SUITE 1300  
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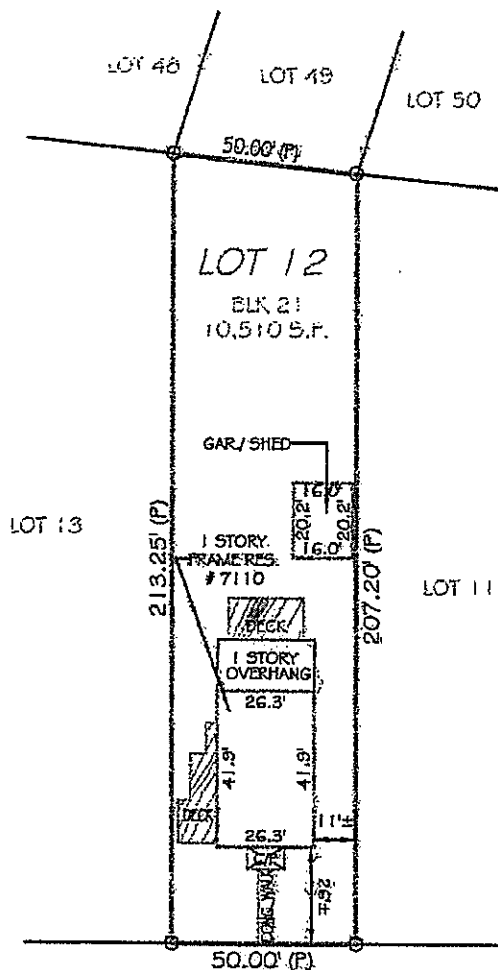


### PLEASE NOTE

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EXPIRES 10-28-16

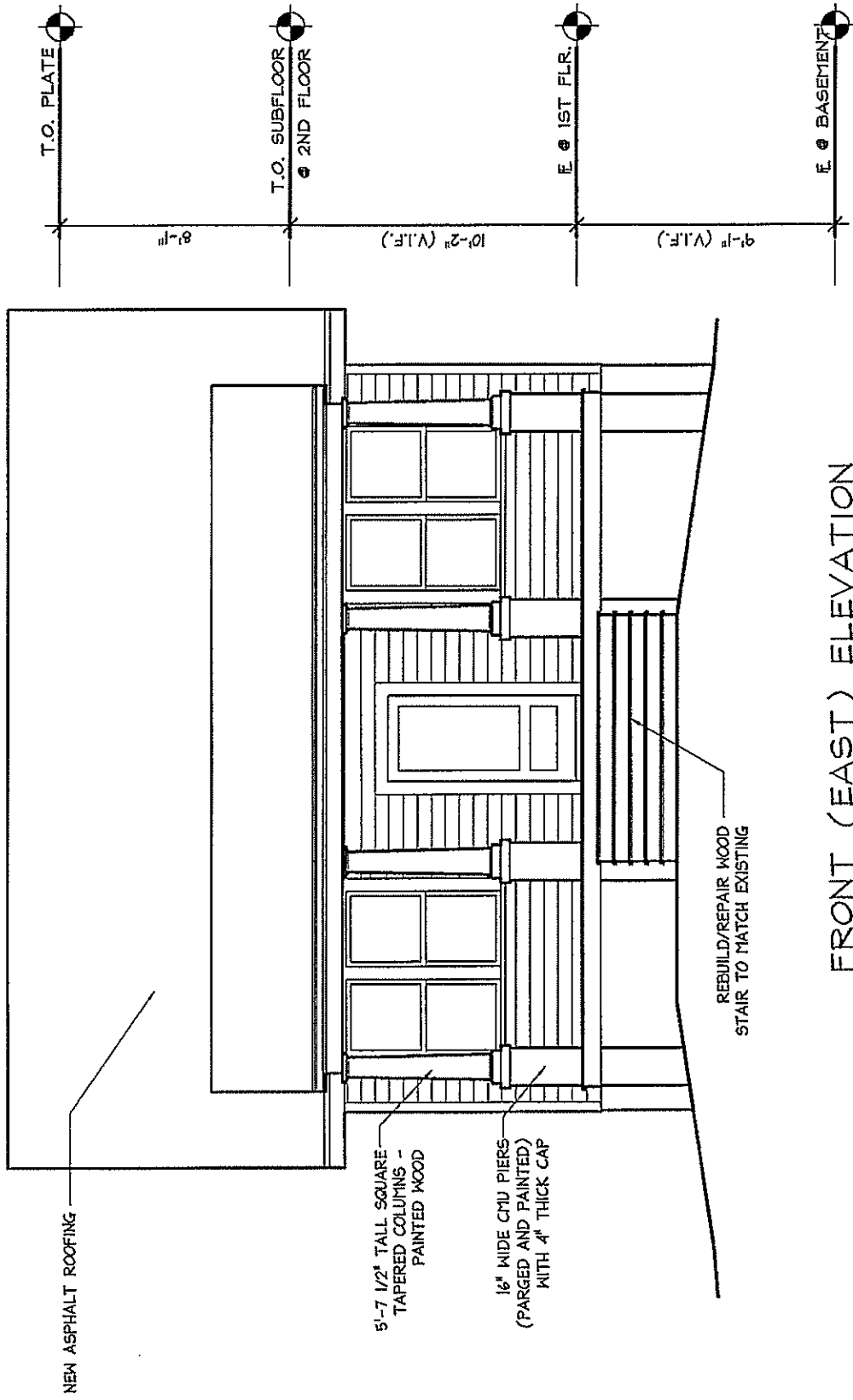


GRAPHIC SCALE (in Feet)

1 inch = 50' ft.

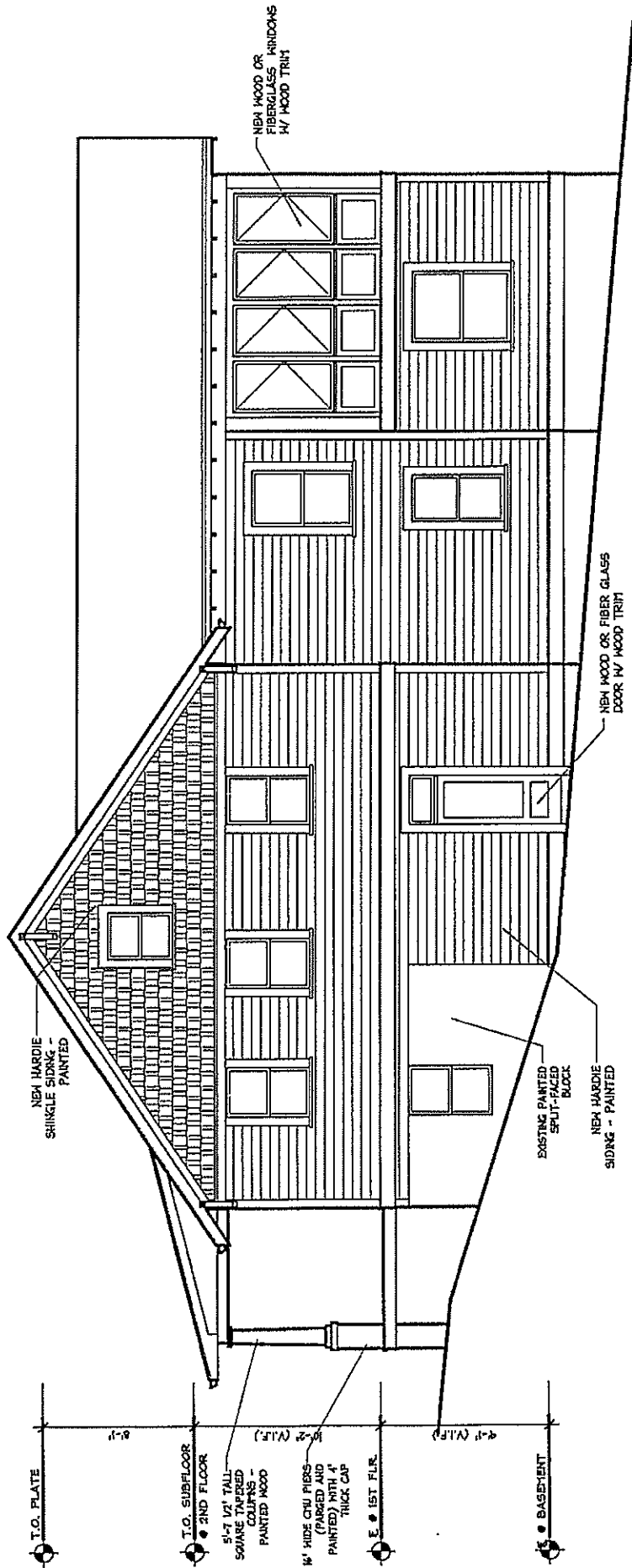
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PREVIOUS PROPOSAL

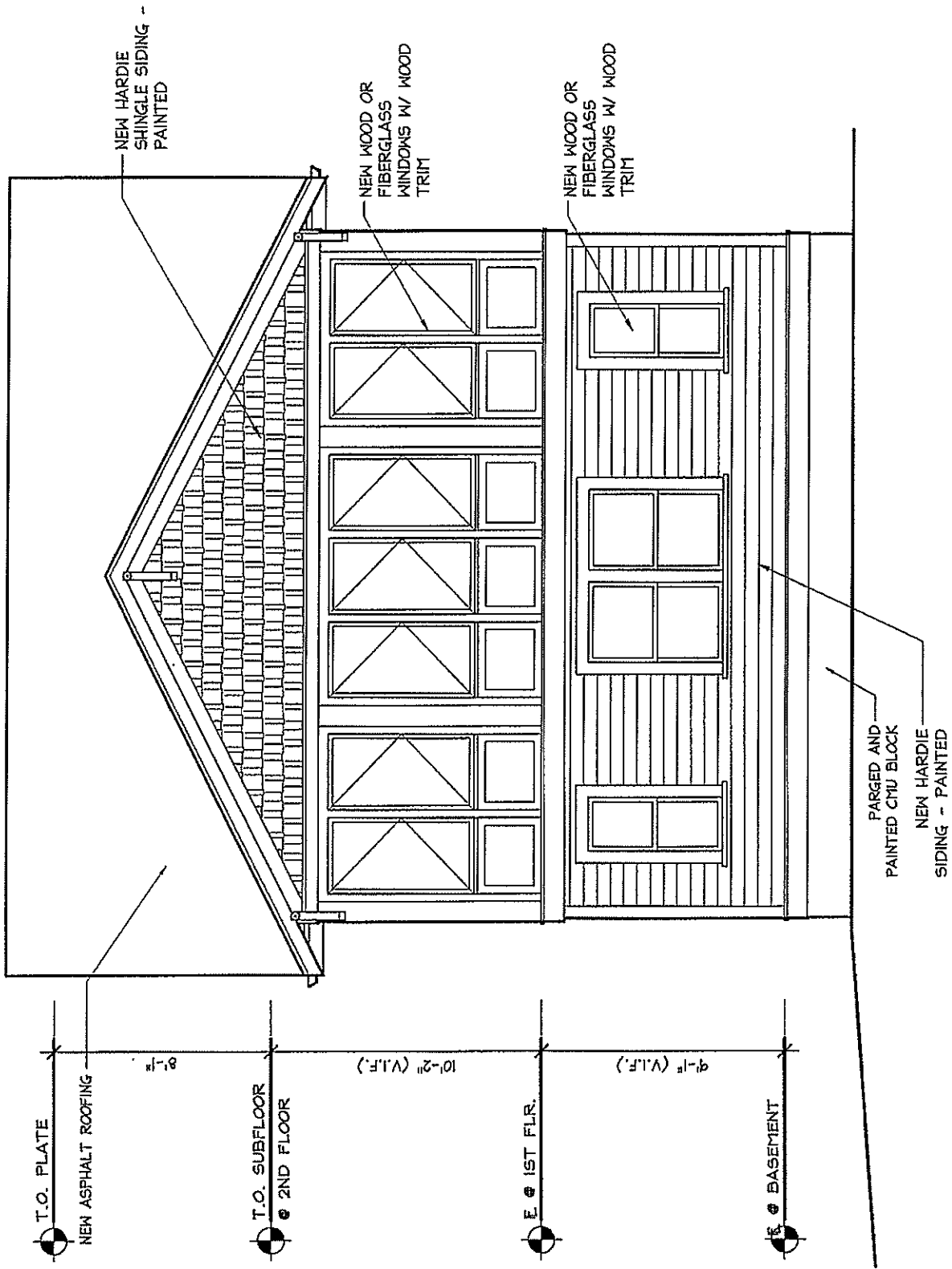


FRONT (EAST) ELEVATION

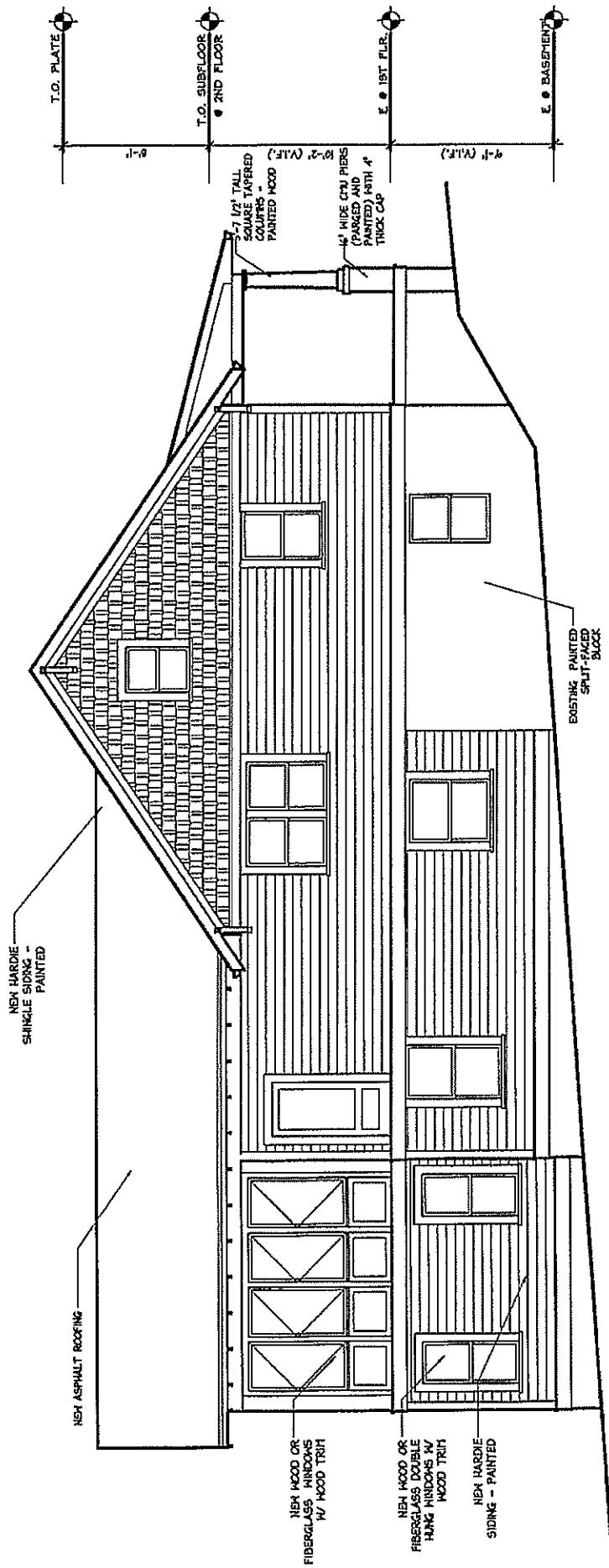
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NORTH ELEVATION



REAR (WEST) ELEVATION



SOUTH ELEVATION

*[Handwritten mark]*

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X

5 PRELIMIARY CONSULTATION - :

6 7304 Willow Avenue :

7 - - - - - :

8 PRELIMINARY CONSULTATION - :

9 7110 Sycamore Avenue :

10 - - - - - X

11

12

13

14

15 A meeting in the above-entitled matter was held on

16

17 March 22, 20176, commencing at 7:32 p.m., in the MRO

18

19 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

20

21 20910, before:

22

23 COMMITTEE MEMBERS

24

25 William Kirwan, Chair

26

27 Sandra Heiler

28

29 Brian Carroll

30

31 Marsha Barnes

32

33 Kathleen Legg

34

35 Richard Arkin

36

37 Eliza Voigt

38

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**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 the topography of the property with the lot going up at the  
2 back, which would complicate matters. I find that the fact  
3 this will be quite far back from the street and you will  
4 have reduced that which is potentially visible from the  
5 street, makes it acceptable.

6 MR. KIRWAN: Well, I think for those who are here  
7 tonight, we had sort of a unanimous, I mean, not unanimous,  
8 but we have a majority who are supportive of the project.  
9 We had one Commissioner who raised concerns about its  
10 position but, I think from the majority of us, you're in  
11 very good shape to come back for a HAWP. So, we look  
12 forward to seeing you.

13 MR. MCCARTHY: Thanks for your comments.

14 MR. KIRWAN: All right, thank you. We'll move on  
15 to Case II.B at 7110 Sycamore Avenue in Takoma Park. Do we  
16 have a Staff Report?

17 MR. KYNE: Yes, we do have a Staff Report. As you  
18 said, this is 7110 Sycamore Avenue in Takoma Park. A  
19 contributing resource within the Takoma Park Historic  
20 District, a bungalow circa 1910 to 1925. And the proposal  
21 before us is to replace the existing asphalt shingle  
22 roofing, remove existing rear structures, construct new rear  
23 additions, convert an existing basement level window to a  
24 door. Remove the existing central front porch, construct a  
25 new full width front porch, replace the existing wooden

1 siding with Hardie plank siding and Hardie shingles.  
2 Install brackets in the side gables of the historic house,  
3 and replace all existing non-historic windows.

4 And I'll just walk around the house quickly. And  
5 the garage at the rear/right side. And, I have the plans  
6 for reference should we need to refer to those. And the  
7 applicable guidelines are the Takoma Park Historic District  
8 Guidelines, and the Secretary of Interior Standards for  
9 Rehabilitation. And, on to discussion.

10 The rear additions. I ask for the Commission's  
11 guidance regarding the removal of the existing two-story  
12 structure at the rear. The 1927 Sanborn Map indicates that  
13 this structure is historic. The structures at the rear has  
14 been altered over the years and the Commission may find that  
15 it can be removed without detracting from the subject  
16 property or surrounding historic district.

17 So this is the Sanborn Map that I'm referring to.  
18 And, as you can see in the red circle, that's the two-story  
19 structure at the rear. And it's kind of hard to make out,  
20 but what it notes specifically on the Sanborn Map is that  
21 the first level is open. And I ask for the Commission's  
22 guidance regarding the exposed rafter tails in the proposed  
23 additions. The exposed rafter tails are an ornamental  
24 feature that do not exist on the historic house, and they  
25 may detract from the simple features of the historic house.



1 And for reference I have the plans showing the rafter tails  
2 that I'm referring to.

3 And I ask for the Commission's guidance regarding  
4 the larger one-over-one window on the right side elevation  
5 of the finished face below the second story enclosed porch.  
6 This window is inconsistent with the other proposed windows  
7 in the new additions, and a paired window may be more  
8 appropriate here while still providing the desired natural  
9 lighting. Window door alteration. The Commission generally  
10 exercises leniency when reviewing alterations to basic level  
11 windows, and Staff suggests that the proposal is unlikely to  
12 detract from the subject property or surrounding district.  
13 And the lot here actually slopes quite a bit, so when you're  
14 standing on the street, although this will still be visible,  
15 the visibility will be minimal. And this is just showing on  
16 the left the existing window, and on the right the proposed  
17 door.

18 The front porch alterations. Again, according to  
19 the 1927 Sanborn Map, the subject property had a central  
20 front porch in 1927, and portions of the existing  
21 deteriorated front porch foundation are consistent with the  
22 historic house. And I confirmed this today with a site  
23 visit. As evidence suggested, the existing front porch is  
24 original. Staff recommends that it not be converted to a  
25 full width porch. But as I noted, it is deteriorated so, of

1 course, it can be rehabilitated. And the 1927 Sanborn Map  
2 showing the central front porch. And the photographs before  
3 you now show that, again, the porch is definitely  
4 deteriorated, but we do have consistent features between the  
5 foundation of the historic house and the central porch.

6           The siding replacement. The applicant has stated  
7 that the existing siding is a mix of sizes, with the  
8 original having a six inch reveal, and later patches have a  
9 five and a half to six inch reveal. And the proposed siding  
10 will have a six inch reveal to be consistent with the  
11 original siding.

12           Again, I did visit the site today and, I found  
13 that any differences in the siding on the historic massing  
14 were mostly indiscernible, and the original wood siding  
15 appeared to be in good condition.

16           As noted, the 1927 Sanborn Map indicates that the  
17 first floor of the two-story rear structure was originally  
18 open, suggesting that the existing siding on the first floor  
19 was added at a later date when the first floor was enclosed.  
20 And, what I have in front of you now is just trying to  
21 illustrate exactly what I believe is historic and what is  
22 not. So, what's labeled one and two, of course, according  
23 to the Sanborn Map, were always enclosed. Now, if you look  
24 at the photo on the right, you will see that the siding in  
25 the upper portion labeled number two, which again, according

1 to the Sanborn Map has always been enclosed. It is  
2 different than the siding on the main house. Being vertical  
3 siding as opposed to the horizontal siding.

4           The siding on the section labeled number three,  
5 which the Sanborn Map indicated was originally open, seems  
6 to be more consistent with that on the historic massing.  
7 But, again, judging from the Sanborn Map, it would be my  
8 guess that that was enclosed at a later time. And it may be  
9 slightly different in size than the historic, on the  
10 historic massing. But it's mostly indiscernible and  
11 especially indiscernible from the public right-of-way. And  
12 the applicant has not provided sufficient information  
13 regarding the inconsistent siding and patches. And it is  
14 unclear whether the inconsistent siding is associated with  
15 the later enclosure.

16           In accordance with the Guidelines, Staff  
17 recommends that the existing siding, which overall, appears  
18 to be in condition, should not be replaced with artificial  
19 siding as it is highly visible from the public right-of-way.  
20 The brackets that are proposed for the gable ends or side  
21 gables of the historic house. As of this writing, or I'm  
22 sorry, as of the writing of the Staff Report, the applicant  
23 has not provided justification for the additional brackets  
24 to the main house. And there is no documentation that such  
25 brackets ever existed at the subject property.

1           In accordance with the Standards, changes that  
2     create a false sense of historical development such as  
3     adding conjectural features or architectural elements from  
4     other buildings shall not be undertaken. And with this,  
5     Staff recommends that the proposed brackets not be approved  
6     absent supporting documentation that the house originally  
7     had such brackets.

8           And, window replacement. The existing windows are  
9     all non-historic, being a mix of vinyl and aluminum. And I  
10    did confirm that today. And, Staff suggests that replacing  
11    the existing non-historic vinyl or aluminum windows with new  
12    wood windows would be appropriate, resulting in windows and  
13    materials that are more compatible with the historic house  
14    and surrounding district. However, Staff finds that the  
15    installation of fiberglass windows in these locations would  
16    have a potential to detract from the district, and would not  
17    recommend approval of that.

18           So, in summary, for the rear additions, the  
19    questions I'm asking you to provide guidance for tonight,  
20    can the two-story historic structure at the rear be removed?  
21    Are exposed rafter tails appropriate? Is the larger one-  
22    over-one window on the right side appropriate? For the  
23    window/door conversion, is it appropriate? For the front  
24    porch alterations, is it appropriate to convert the historic  
25    central porch to a full width porch? Siding replacement.

1 Is it appropriate to replace the original wood siding with  
2 Hardie Plank and Hardie Shingles? Brackets. Are the  
3 proposed brackets in the historic gable appropriate? And,  
4 window replacement. Is it appropriate to replace all non-  
5 historic windows with fiberglass or wood? And, with that, I  
6 will take any questions you have for me. And again, for  
7 reference, I have the plans and probably 50 plus more  
8 photographs of specific features, if you should have any  
9 questions about this.

10 MR. KIRWAN: Michael, I have question. The packet  
11 doesn't have existing drawings, it doesn't have existing  
12 floor plans or proposed floor plans. It doesn't have  
13 existing drawings that always are helpful in going back and  
14 forth between the proposed, and so we can understand what  
15 the changes are exactly.

16 MR. KYNE: Yes, that is correct. This application  
17 does not have the existing drawings and/or floor plans. And  
18 that is something that we definitely do require for a  
19 complete application when it comes to a HAWP. At the prelim  
20 stage we like to have that information because as you noted,  
21 it makes it easier to judge and, you know, compare the  
22 existing with the proposed and see what the new changes will  
23 be. But unfortunately, we do not have those for this  
24 application.

25 MS. HEILER: Michael, could you put up the picture

1 that you had that showed the different kinds of siding and  
2 had the numbers one, two and three on it? And, can you talk  
3 about, you know, what you think was enclosed, what was not  
4 enclosed, and the area that's to the right of three, what's  
5 the status of that? Is that something that's planned to be  
6 removed?

7 MR. KYNE: First off, the area to the right of  
8 three is definitely proposed to be removed. So for the  
9 areas marked one, two and three, if you look at the  
10 photographs in front of you, they would indicate that the  
11 siding marked number two is certainly later. It's vertical  
12 siding, where the rest of the siding is horizontal. And one  
13 and three are fairly consistent in size and characteristics.  
14 But, if you go to the Sanborn Map, and this is a little,  
15 it's zoomed in a little further so we can read it better.  
16 You'll see that it notes that that rear portion was two  
17 stories with an open first story. So, that is why I've  
18 indicated that I believe the sections labeled one and two  
19 have always been enclosed, whereas the section labeled  
20 number three was enclosed later.

21 Now, the reason why I'm sort of asking these  
22 questions is, it's unclear where there are discrepancies in  
23 the siding and the dimensions, why that is. Was it because  
24 there were patches to the original siding, or is it because  
25 certain areas were enclosed at a later date?

1           MR. WHIPPLE: Although, it occurs to me that I  
2 think what the Sanborn might be suggesting is that it was an  
3 open first story, first story, that on this it probably was  
4 a sleeping porch, and the basement level that I think that  
5 you're interpreting is the first story for that back part is  
6 actually the basement story. I think given the new  
7 information about the siding, that likely one and three were  
8 always enclosed, two was probably open as perhaps a sleeping  
9 porch of some sort.

10           MS. HEILER: Thank you.

11           MR. KIRWAN: Any other questions for Staff?

12           MS. BARNES: Michael, the slide on which you had  
13 the door, I can see, but I got confused about the window and  
14 -- all right, so, we're taking out the window and then  
15 closing in the basement window. Or how's this working?

16           MR. KYNE: So, what the proposal is to remove both  
17 windows in the photo on the left.

18           MS. BARNES: Okay.

19           MR. KYNE: So the 2-over-1 window in the first  
20 level which is below grade actually because of the sloped  
21 lot. And also the basement level window. So, if you look  
22 at it in this photograph, you might get a better idea for  
23 exactly what's happening. Everything within the red circle  
24 is being removed converted into a door consistent with that  
25 shown in the plan to the right.

1 MR. WHIPPLE: Let me jump in. I'm sorry.

2 MS. BARNES: So, it would be a door with a transom  
3 to accommodate the slightly greater height?

4 MR. KYNE: That's right, yeah.

5 MR. WHIPPLE: Let me just jump in briefly to  
6 comment on the drawings. Actually, I want to thank the  
7 applicant because they were very willing to work with us.  
8 The drawings that you're looking at now were actually not  
9 the first scheme. A first scheme came in, and Staff gave  
10 some feedback on it, and the applicant was very, very  
11 willing to take this in the direction that you're actually  
12 seeing.

13 And so, in an effort not to push this off to  
14 another meeting, we worked with the drawings that came in,  
15 that may have been rushed a little bit because they were  
16 making some significant alterations to try to get it to  
17 what's before you. And so, I'm sure that given more time  
18 and given your input tonight, that some of these things  
19 like, I think, so the elevation, so the ground isn't  
20 represented correctly, in relationship to the building in  
21 the elevations. I'm sure that those types of things will be  
22 corrected when this comes back. But, and I think that  
23 they're probably due to responding to us quickly and getting  
24 the stuff back in front of us.

25 MS. HEILER: No, I was just a little confused



1 because it looked like if you were incorporating both you  
2 were going to end up with an oversized door, although you  
3 can deal with that with the transom, which I think they put  
4 in. That's helpful, thank you.

5 MR. ARKIN: Mr. Chairman?

6 MR. KIRWAN: I think we had Brian.

7 MR. CARROLL: I just wanted to clarify, we've got,  
8 we're moving existing and rear structures. I get there's a  
9 porch on stilts in the back, but there is, it looks like the  
10 Sanborn Map shows a garage as existing. There's no plans to  
11 remove the garage or take the garage out, is there?

12 MR. KYNE: There is not. So again, the reason why  
13 I referred to that as structures in the report is because  
14 originally it was characterized as removing two rear  
15 additions which would include everything that we discussed  
16 previously, the sections that were labeled two and three,  
17 and the porch on stilts. Once we looked at the Sanborn Map  
18 and realized that that section that was being referred to as  
19 an addition again, and the section labeled two and three  
20 here were likely, or according to the Sanborn, are original  
21 to the house, we just referred to them as structures instead  
22 of additions. But the garage will not be touched.

23 MR. CARROLL: Thank you.

24 MR. KIRWAN: Commissioner Arkin?

25 MR. ARKIN: Thank you, Mr. Chairman. In one of

1 your slides you had, I think, bullet points of questions  
2 that you wanted us to address. Is that in the paper Staff  
3 Report?

4 MR. KYNE: No, that was just a summary that I put  
5 on the screen for you tonight, for your benefit, so that we  
6 can sort of stay organized and stay on task and address the  
7 specific questions that Staff had. At least now, of course,  
8 you can provide input on other aspects of the proposal if  
9 you'd like, but these are the questions that I was looking  
10 for your input on.

11 MR. ARKIN: So when it's an appropriate time, I  
12 would appreciate it if you would put this back up on the  
13 screen.

14 MR. KYNE: Certainly.

15 MR. ARKIN: Thank you.

16 MR. KIRWAN: Michael, I have a question about the  
17 use of sort of flush corner boards that I see on the north  
18 elevation versus the south elevation. On the north  
19 elevation, corner boards seem to be used, I think there's an  
20 existing corner board on the north elevation that defines  
21 the cross gable geometry of that main block of the house.  
22 Then I see that on the existing -- I think I see that on the  
23 existing photo of a north elevation. We don't have a very  
24 good photo of the existing south elevation, and I don't see  
25 that corner board appearing on the south elevation. Is it

1 not there, or is it -- does it show up again on the south?

2 MR. KYNE: So, on the south elevation you are  
3 right, there isn't a good photograph. This is actually the  
4 best photograph I was able to get because of the proximity  
5 to the fence on the adjacent property line, as you can sort  
6 of see at the left side of the photograph. So, if you, I  
7 can actually pull up my reference photographs. There is no  
8 discernible corner on that side, and it was my understanding  
9 the reason that that may, that that condition may carry over  
10 to the new design is because I think the applicant is  
11 planning to reuse portions of the existing foundation which  
12 would put it in the same approximate location. Now we can  
13 confirm that with them when they come forward, but that is  
14 my understanding.

15 MR. KIRWAN: And again, that's why existing  
16 elevations would be helpful when they come back so we can  
17 better understand some of those conditions.

18 MR. KYNE: Exactly. Let me go forward here and  
19 see if we have any additional --

20 MR. KIRWAN: But presumably, the side walls all  
21 the way back to the new addition are coplanar. There's no --

22 MR. KYNE: Right.

23 MR. KIRWAN: -- there's no stepping, we're not  
24 getting the six inch reveal or anything like that?

25 MR. KYNE: As proposed, that's right.

1 MR. KIRWAN: All right. Thank you.

2 MS. VOIGT: Is the applicant requesting to remove  
3 all the windows to replace the windows?

4 MR. KYNE: That's right. So, all the windows in  
5 the house currently are non-historic. They're a mix of  
6 aluminum, vinyl and, I believe, even some wood. And the  
7 applicant is proposing to replace all the windows. Now,  
8 they didn't provide material specifications for what the  
9 replacement windows will be. I know that they indicated  
10 that in the additions they will be either wood or  
11 fiberglass. And for an addition, fiberglass or wood, either  
12 one might be appropriate. What I've stated in the Staff  
13 Report is that for the historic house, the historic portion,  
14 particularly the sides and front elevations, those windows  
15 should be wood so they do not detract from the streetscape  
16 or the property.

17 This photograph in front of you actually is  
18 standing in the rear looking at that south elevation.  
19 Again, it's very close to the adjacent property but, just  
20 trying to show you that -- well, there you go. It is, in  
21 fact, coplanar.

22 MR. KIRWAN: Commissioner Carroll?

23 MR. CARROLL: I'm just curious. On Circle 9 the  
24 description written by the homeowner or the applicant says -  
25 -- I'm just wondering if it's a misprint or something -- it

1 says, original roof frame is two by fours, two feet on  
2 center, 20 foot lengths. Is that, do you have any idea if  
3 that's correct?

4 MR. KYNE: I believe that that is probably  
5 accurate. We can ask the applicant when they come forward.  
6 But that was one of the reasons why, if you see the  
7 description of the project, this is from the original  
8 application that Scott referenced earlier. The description  
9 says, replace the roof, changing in the peak from a side to  
10 side to front to back. So that was part of the original  
11 proposal. They were actually coming in with a proposal to  
12 make this a front gable house, and one of the reasons that  
13 the applicant cited was the fact that the framing of the  
14 roof was insufficient for --

15 MR. CARROLL: And when it says original, is that  
16 to the --

17 MR. KYNE: I believe that that is a no, because  
18 the applicant also indicated when I spoke with them via  
19 telephone, that there is physical evidence that the roof has  
20 been altered over time. So I would say that when they say  
21 original, they actually mean existing.

22 MR. CARROLL: Okay.

23 MR. KIRWAN: Any other questions for Staff? All  
24 right. We can ask the applicant to please come forward.  
25 I'll give you seven minutes for your testimony, and you may

1 have heard us mention this before, before you speak, make  
2 sure your microphone is on and you state your name for the  
3 record.

4 MS. MARSH: My name is Joan Marsh, and I'm the  
5 owner of the property.

6 MR. PHILBIN: My name is Owen Philbin, and I'm her  
7 husband.

8 MS. MARSH: And the contractor.

9 MR. PHILBIN: And the contractor.

10 MS. MARSH: So, just a little bit of background.  
11 We're long time residents of Takoma Park, and we buy  
12 distressed property in Takoma Park, and then my husband  
13 rehabilitates it. We are very committed to the historic  
14 nature of Takoma Park, and we've worked on historic  
15 properties in the past, and we do our best to make sure  
16 we're staying consistent with guidelines and enhancing the  
17 beauty of a historic property. So, we appreciate, you know,  
18 your willingness to consult with us on this particularly  
19 unique property, which, by the way, sat vacant for many  
20 years and fell into foreclosure. We bought it out of  
21 foreclosure and the neighborhood is quite eager to see  
22 someone try to restore some beauty in this sad little piece  
23 of property.

24 So, I think we can start with some easy stuff, and  
25 take it off the table. So the windows --

1           MR. PHILBIN: All wood.

2           MS. MARSH: All wood. I mean, you know, that's  
3 just the way we build, so that's not going to be an issue.  
4 The brackets, not essential. I mean, we like to try to do  
5 ornamentation on bungalows but, you know, if that's a  
6 problem, that's not essential. So I think we'll move on to  
7 some of the more significant issues raised by Michael. So  
8 the rear addition, and I don't know if you want to address  
9 or how the rear, the current rear of the home is  
10 constructed.

11           MR. PHILBIN: I think he's correct. The one  
12 section was, I think it was labeled number two, was a  
13 sleeper porch. It's length is about 15 foot long, and it  
14 was built on top of two by six's on the 15 foot span. Well,  
15 on two foot centers. Bounces really well. And then, they  
16 enclosed below it at some point. It's got newer two by  
17 four's and section number three is the siding. And then, I  
18 think the raised enclosed space at one point was a deck that  
19 they enclosed at a later date, because the floor joists are  
20 also two foot centers.

21           My hope is that I could take that all down. The  
22 foundation under section three is poured concrete four  
23 inches thick. So, I know that's not big enough to build a  
24 two-story addition on. So I'm willing to take those out as  
25 well, and set back the six inches on either side with my new

1 foundation, and I'd probably go with textured block on that  
2 as well. And then take that back all the way underneath the  
3 enclosed porch, so that the foundation goes all the way  
4 across.

5 MS. MARSH: On the front porch, so the front porch  
6 as the pictures indicate is a small central front porch.  
7 The houses on either side have a front porch that runs the  
8 length of the house. So, our thought was for purposes of  
9 making this historic property consistent with the character  
10 of the neighborhood, we would like to extend the front porch  
11 as the designs were indicated. And that's why we brought  
12 that proposal forward. And, I don't know if you have any  
13 comments on how the front porch is constructed?

14 MR. PHILPIN: The original front porch, or not the  
15 original, the existing, is really in bad shape. It appears  
16 that a few of the original blocks that were the front  
17 footings are still there. The columns have been replaced.  
18 The sheathing and the two by four's holding the roof have  
19 been replaced. It's just a mess. Not much salvageable on  
20 that front porch. You can see there that most of the  
21 original sheathing on the roof has been replaced. The  
22 rafter tails that did come through, most of them have been  
23 sistered with new two by four's. The roof has significant  
24 damage on the inside. It just sags. They built a wall in  
25 the attic to help support the span of the two by four's



1 which they cracked the plaster ceiling below. So, my intent  
2 is to take the whole roof off and reframe it with two by  
3 ten's, and come back with a proper structure. And then, you  
4 know, rework the exposed rafters on the ends.

5 MS. MARSH: And then why don't you address the  
6 siding?

7 MR. PHILBIN: Oh, the siding. There's evidence of  
8 fire damage on the front corner where the meters. So that  
9 siding is relatively new to the house. I would say it was  
10 30, 40 years old. Along the back -- oh, and the siding goes  
11 directly to the two by four's. There's no sheathing  
12 underneath it. So removing the siding is just not an option  
13 because at this point it's structurally holding up the  
14 house. It is the sheathing. It's got a lot of peeling  
15 paint. It's cracked in spots. It's checking.

16 My intent was to encapsulate it, wrap the whole  
17 house with Tyvek and side over top of it. If that's not  
18 feasible, and we showed the cedar shake in the gable ends,  
19 or Hardie shake in the gable ends. That was trying to  
20 eliminate all those horizontal lines. From the driveway  
21 view, it just is, it's overwhelming the amount of horizontal  
22 line going there. So we're trying to soften that up with  
23 some cedar shake.

24 MS. MARSH: Michael, is there anything else we  
25 needed to address? I know it was a long list.

1           MR. KYNE: The list is in front of you now, but I  
2 think you've covered everything.

3           MS. MARSH: Oh, I guess the window/door  
4 conversion. So that was to create -- we're trying to turn  
5 it into a nice single family residence, and that was to  
6 create an opportunity for access to the, access to the house  
7 from the driveway. And we are trying to stick with the  
8 historic opening. I think one of the Commissioner's  
9 observed the transom, and that's our effort is to try to  
10 respect the original historic opening there.

11           MR. KIRWAN: Thank you for your testimony. Do we  
12 have any questions?

13           MR. CARROLL: I have a question about the -- from  
14 the shots, I can't tell whether it's just overgrown or there  
15 is no surface on the driveway? If there isn't, are you  
16 going to put something on there down to the garage?

17           MR. PHILBIN: I am. I'm working with the neighbor  
18 next door. He wants to have his driveway done.

19           MR. CARROLL: Okay.

20           MR. PHILBIN: So, we're still hammering it out,  
21 because it's not a shared driveway, but it's, they're right  
22 next to each other. And there's two big trees, I don't know  
23 if you can see in the picture, but there's two big trees  
24 that kind of separate our driveways. Anyway, so we've met  
25 with Todd, before he quit.

1 MS. MARSH: That's the arborist.

2 MR. PHILBIN: And, we got his guidance. But, I  
3 just want to go slowly because we can't move forward.

4 MS. MARSH: And it is our intent to keep the  
5 garage. I know somebody asked that question. We're not  
6 planning to demolish the garage.

7 MR. PHILBIN: The garage was rebuilt at one point,  
8 because it's now with trusses and somebody is carrying  
9 electric line out to it as well. So its been redone at one  
10 point.

11 MR. KIRWAN: A question I, it's not so much a  
12 question, I just want to confirm you understood what I asked  
13 Staff with regard to existing conditions, drawings, and  
14 proposed drawings. I think when you come back it will be  
15 critical that you have a set of existing condition drawings,  
16 including floor plans, and then proposed drawings. Because  
17 that'll help us understand those six inch offsets. We can't  
18 really tell that right now, where those are exactly  
19 occurring. That'll help us understand, you know, exactly  
20 what you're, how you're transitioning the exterior materials  
21 --

22 MR. PHILBIN: Right.

23 MS. MARSH: Yeah, absolutely.

24 MR. KIRWAN: -- between existing volume and the  
25 proposed.

1 MS. MARSH: We just didn't want to get too far  
2 down the path until we understood and got guidance from this  
3 Commission.

4 MS. HEILER: The picture in Circle 15 which shows  
5 the side of the house with the roofline that continues over  
6 the sleeping porch, essentially. Can you talk about the  
7 condition of the roof on that part?

8 MR. PHILBIN: The section above two?

9 MS. HEILER: Yes.

10 MR. PHILBIN: Okay. That, one skin is two by  
11 four's. At some point in the last two years, a tree had  
12 fallen in it, so there's a hole in it, we've patched. But,  
13 most of that existing structure is rotted. But it's two by  
14 four's, once again, two foot centers. There's not much of  
15 the original sheathing left. You can see where part of it  
16 was cut and patched into what was there for sheathing. It's  
17 rolled roofing, not shingles.

18 MS. HEILER: Is it vastly different from the  
19 condition of the roof -- of the main part of the house there  
20 that appears to continue over that original sleeping porch?

21 MR. PHILBIN: Well, they're tied together. But  
22 they're definitely different materials.

23 MS. HEILER: Okay. The structural materials, I'm  
24 not talking about the surface.

25 MR. PHILBIN: Oh. Okay, the structural materials,

1 the two by four's that frame that roof are connected to the  
2 bearing wall that ran across the original back of the house.  
3 No hangars or anything, they just landed on it.

4 MS. HEILER: And one other question. The front  
5 porch, it appears that all of the components have been  
6 replaced. Do you have any photographs that show -- do we  
7 know that the replacements match what was there?

8 MR. PHILBIN: Oh, I don't have any originals.

9 MS. HEILER: You don't have any earlier  
10 photographs?

11 MR. PHILBIN: The only thing that I have is the  
12 fact that there was a porch there.

13 MS. HEILER: Like, do these columns match what was  
14 there?

15 MR. PHILBIN: I know that the columns have been  
16 replaced because there's actually a mail drop thing placed  
17 in it, and they've got like a laundry shoot basically for  
18 mail, that goes down into the basement apartment.

19 MS. MARSH: At one point the home was divided into  
20 maybe three apartments. You would not believe the inside of  
21 this property.

22 MR. KIRWAN: Are there similar houses to this one,  
23 this type of house on that street?

24 MS. MARSH: Yes. I think both the house to the  
25 right and to the left.

1 MR. PHILBIN: Well, no, those are --

2 MR. KIRWAN: Well, we can do that as a site visit  
3 to look at, but it would be good to document what those  
4 houses look like. That'll help us better understand the  
5 porch and what might be, we might be able to tell on those  
6 houses what the materials of the existing porches may have  
7 been, given if this has been replaced. For instance, we  
8 don't see, these columns are full high columns on the  
9 existing front porch, and you're showing a masonry pedestal  
10 with a half column. So, there's a significant change there  
11 to what may or may not have been consistent with that style  
12 of house. Any other questions for the applicant?  
13 Commissioner Arkin?

14 MR. ARKIN: I'm not sure I quite understand the  
15 discussion of the front porch. That is not an existing, I  
16 mean, that is not an original front porch?

17 MR. PHILBIN: Oh no, it was originally there.

18 MR. KIRWAN: So the foundation is original?

19 MR. PHILBIN: There was a front porch on the front  
20 of the house.

21 MR. ARKIN: It was not full width?

22 MR. PHILBIN: No, it was not full width. The  
23 original front porch was the same dimensions I'm going to  
24 say that it is now, based on the block that's still there.  
25 But the components that make up the front porch now are not

1 original to the structure.

2 MR. ARKIN: It also appears that there were full  
3 width front porches on the houses that bracket this house?

4 MR. PHILBIN: Yes.

5 MR. ARKIN: In 1927. Your proposed drawings for  
6 north and south elevations, you have rather dramatic band  
7 boards, is that simply an esthetic?

8 MR. PHILBIN: Yes. To help break up all the  
9 siding and lines, and I was hoping that where the siding  
10 meets the block to also put in another vertical trim board  
11 to help. Currently the siding just butts right up to the  
12 block without a trim board, where the siding meets the  
13 original position.

14 MR. KIRWAN: Any other questions for the  
15 applicant. Okay, if not, we're going to move into  
16 deliberations. We'll give you our thoughts on the matter.  
17 If you can make sure you turn your microphones off while we  
18 do that. I'll just go ahead and jump in again. So, I think  
19 for me, I mean, generally speaking, I think the new rear  
20 addition is something I can be okay with down the line. I  
21 don't have a problem with the square footage that you're  
22 adding to the house. I think for me what I, and I don't  
23 know what the answer is tonight, I think it's going to have  
24 to come when you provide those additional drawings, but it's  
25 really trying to figure out what we're willing to consider

1 in the existing historic portion of the house versus what  
2 we're going to let you demolish and add on toward the rear.

3 Right now, tonight, from me, it's that section one  
4 on that photograph. That to me is the main volume of the  
5 house that I think is important to preserve. You know,  
6 right now tonight, that also affects my thoughts on the  
7 siding replacement. I think that part of the house should  
8 be preserved unless you can give us a very strong argument  
9 for why that has to be replaced.

10 And, I hear your concerns about the siding being  
11 applied directly to the two by four wall framing, but that's  
12 consistent with historic resources. So, that's now how we  
13 build today, but that was very consistent with the way they  
14 did it back then. So, that doesn't concern me from a  
15 preservation point of view. But it does carry with it some  
16 issues with how you would insulate that and properly  
17 introduce a vapor barrier. But there are things like foam  
18 insulation that can get you there.

19 So it's really that section one that I think is  
20 the beginning for me of what we need to try to preserve to  
21 the greatest extent possible and restore. Then back from  
22 that I have more flexibility to what you're proposing, and  
23 understanding exactly how you're going to do that, and a  
24 plan with the six inch setbacks will be helpful to see. The  
25 window and door conversion, I don't really have an issue



1 with that. I think that's fine, even though it is in the,  
2 that center main portion of the historic resource. I'm okay  
3 with that.

4           The front porch alterations, I'm not okay with it  
5 as I see it tonight. I think having seen that house type  
6 with that single bay front porch before in Takoma Park and  
7 other historic districts around here, I think that probably  
8 was the appropriate front porch for that house. If you can  
9 come at us with that style house had this porch, and you  
10 think that's not a good indication of how those houses had  
11 front porch, I'm willing to entertain that. But I think  
12 given the foundation that we see, the existing foundation, I  
13 think that front porch probably ought to be restored along  
14 with the main volume of the front portion of the house.

15           I've already sort of addressed the siding  
16 replacement. I think I'm fine once we get beyond, at least  
17 for me tonight, beyond section one. It's fine to replace  
18 that siding, introduce Hardie plank, siding alternatives,  
19 that's all fine. I'm not crazy about all the banding and  
20 the breaking up of the facade you're doing. The existing  
21 resource is just very simply done in one style of siding all  
22 the way from the block up to the gable end, and I think at  
23 least in that section one, that should be maintained. I  
24 think the introduction of the band boards and the change of  
25 siding from siding to shingle is going to confuse the

1 history of that house, at least in that main center portion.

2 So I think that less important to preserve.

3 I feel the same way about the brackets. Unless  
4 you can find evidence that the brackets have been there, I  
5 don't think they should be added on to the existing main  
6 body of the house. And it's probably best for the  
7 consistency of the additions with the main body to not add  
8 those on as well.

9 And, you've already sort of taken care of the  
10 window issues for us. I think the wood window replacement  
11 is the appropriate one. Both for the existing windows and  
12 in existing locations as well the new windows you're  
13 proposing. And, I was just reminded that there is this  
14 issue, not on here, of the larger scale window on the north  
15 elevation basement level, of the north elevation of the rear  
16 most part of the addition. I would agree with Staff that  
17 probably the scale of that window seems odd compared to the  
18 other ones that are being proposed. So, I think it'd be  
19 better to have it more consistent in that location as well.

20 MS. HEILER: Actually, I do appreciate your saving  
21 the house. We're concerned here, I think, with two  
22 different issues. One is preserving the style of the house.  
23 And, another is preserving the historic materials of the  
24 house. This house appears to be, it's difficult to save  
25 those materials. You know, some of the siding appears to be

1 useable, as the Chairman said, the way things were built,  
2 the siding may well have been connected to the framing  
3 directly. And so, I think whatever you can save of those  
4 historic materials, that's good. But clearly, the front  
5 porch, you're not dealing with historic materials. The roof  
6 is not useable.

7           When it comes to the style, I think that roofline  
8 that connects the main house, the gable connecting the  
9 original sleeping porch is really an important  
10 characteristic of the design of this house, and of many of  
11 the houses of this period in that area. And so, I would  
12 object to removing that section. I think it's important to  
13 preserve that and find a way to use that particular element  
14 of the design to do part of your addition. I would not have  
15 any objection to putting an addition on the back of this  
16 house to accommodate the other needs that you're covering in  
17 that addition. But, I think losing that roofline in favor  
18 of removing that and putting, you know, the gabled addition  
19 straight out the back is a serious loss.

20           I agree with the Chairman also about preserving  
21 the size, the dimensions of that shape of the original front  
22 porch. You know, it would be lovely if you could find out  
23 what the original columns looked like. If you can't, then  
24 of course you'll have to probably copy columns from the  
25 neighborhood. I think those two things are very significant

1 to the design of this house, and they need to be preserved.

2           The other design element that I think you should  
3 preserve is the clapboard siding in the gable of that  
4 original part. I think this loses something very  
5 significant to the design. And the design, what you have  
6 left, to use shingles there. I think they change the look,  
7 which is very simple. If you use the same kind of siding  
8 throughout the whole thing. And I would preserve the look  
9 that you have. At the rate things are going to improve when  
10 you replace these windows. I think your proposal to change  
11 the window and door on the side, those two windows into a  
12 door, just makes it more livable. I think you have a hard  
13 problem here.

14           And, I think it's wonderful to preserve this house  
15 even though so little of it is left, really. So little of  
16 the material is left, but I think that you do have the  
17 design and the structure, and I think it's worth preserving.  
18 I agree with the other thing is no brackets. And the rear  
19 addition, as I said, I have a problem with removing this and  
20 putting in the large rear addition. I can imagine saving  
21 this part and putting a small rear addition on it, whatever  
22 style you want.

23           MS. VOIGT: I really don't have anything to add.  
24 I stand with the two commissioners before said it well, and  
25 I commend you on bringing this house back, and I think

1 simple is better with this house, because it was a simple  
2 house.

3 MR. CARROLL: I would tend to agree. I think the  
4 one design element that you probably have that you could  
5 play with a little bit is that if somebody's already torn  
6 out all the windows in the house, and you're going to put  
7 them back, it would be good to look around the neighborhood  
8 and see, you know, if some of them are two over one, or  
9 something like that. There may be some other mullion  
10 patterns that are appropriate to this age of house. I think  
11 adding the brackets while, you know, if it was a new house,  
12 I would do that, but you know, a false sense of history with  
13 a house like this.

14 I'd like to see the porch stay at the same size  
15 that it is. Though obviously it needs some help, and when  
16 you look at things like two by four's, you know, 24 inches  
17 on center from the roof that's kind of frightening to me.  
18 But, I think the windows, because they've all been taken out  
19 at this point, when you go to put them back, that might be  
20 something to look at, and look for precedence in the  
21 neighborhood, bring us some pictures of those, and that's  
22 probably a pretty easy sale as long as it's appropriate to  
23 1910 to '25. Although, that might be a place to get a  
24 little bit of detail in there. Thank you.

25 MR. ARKIN: I'm pretty much in agreement with the

1 comments that have already been made. I agree particularly  
2 with the Chairman's statements that he thinks that the  
3 original box, the original element, the original, the most  
4 original, clearly original part of the house should be  
5 preserved. What I find interesting about this house is that  
6 it so clearly illustrates, perhaps too clearly, the  
7 evolution of a lot of houses in Takoma Park, and  
8 Commissioner Heiler's comment about preserving the roofline  
9 on the first rear addition, I think is worth considering  
10 that there might be some way to make the evolution to at  
11 least adjust the evolution much more clearly instead of  
12 trying to look at this as a single design to come out of  
13 this with a design of a nice looking total house. I think  
14 it would be nice to preserve the sense of evolution. Well,  
15 simplifying it in cleaning up some of the anomalies that  
16 have happened from the patching and the use of probably  
17 materials that were available over the years.

18           And, the exposed rafter tails in the back of the  
19 house seem to me to be too much. And, a truly false sense  
20 of history that while you may have seen exposed rafter tails  
21 in the early part of the house, it's unlikely you would have  
22 seen it in the additions. So, and I'm not really sure what  
23 they add. I have no problem with the window/door  
24 conversion. I think if you can use a, where you show a  
25 larger window on the right side, if you can perhaps not use

1 a larger window. That seems to stick out inappropriately.  
2 I would like to see the smaller, a form of the front porch  
3 preserved rather than going full width. I'm not sure that a  
4 full width front porch would be a deal killer. But I think  
5 it would be nice to preserve the sense of the way that  
6 section of the streetscape worked at one time. Even though  
7 you will have to rebuild, clearly you will have to rebuild  
8 that front porch.

9           As far as siding replacement, if you can preserve  
10 the siding on the main portion of the house, I think that  
11 would be good. I have some trouble with putting a band  
12 board in at the front of the house, the original portion of  
13 the house. That's a more modern element. I understand that  
14 you would like to break up the large expanse of siding. But  
15 I think that's worth looking at to see if there's a better  
16 solution. You've already said that you are not going to,  
17 that you're going to remove the proposed brackets and that  
18 all your windows will be wood when you replace them. I  
19 think that's very good.

20           The evolution is really the design, and design,  
21 scare quotes, of the house. It's not an architectural  
22 project, product, I mean, and, but I truly appreciate your  
23 taking this house, an essentially derelict house and making  
24 it into something which is useable and functional. And, I'm  
25 looking forward to seeing what you propose on the next

1 iteration. Thank you.

2 MS. BARNES: I would like to echo that comment.  
3 That I think it's wonderful that you are both willing to  
4 take on this project which sounds pretty daunting.

5 MS. MARSH: I was not particularly willing. It  
6 was his idea.

7 MS. BARNES: Well then I particularly thank you  
8 for being here this evening and sitting through all of this.  
9 I'd like to start with the bottom and move up. I'm  
10 delighted to hear you're going to use wood replacement  
11 windows. I don't think that brackets are appropriate. I  
12 think that the siding should remain on the historic core of  
13 the house, which I took to be that portion of the house in  
14 the pictures before we got to two and three. I would not be  
15 amenable to a front porch alteration. I think it's very  
16 clear from the 27 Sanborn Map that in spite of the fact your  
17 neighbors have porches across the front, this was a small  
18 porch. What remains to be seen is what kind of columns are  
19 used, and we'll look forward to seeing that when you come  
20 back.

21 The window/door conversion is fine, and once I  
22 understood how it was going to work, I was even happier.  
23 And here, I think I part company with some of the  
24 Commissioners. After listening to everyone, I have to  
25 confess, I was confused as to what we were suggesting. I



1 feel very strongly after listening to your description of  
2 the structure, that I am supportive in removing the historic  
3 structures to the rear, which would be two and three in our  
4 little slide. And, starting over. And while it is  
5 interesting to talk about the roofline and the issue of  
6 evolution, I would be supportive of an addition to the rear  
7 which is inset, and has no rafter tails exposed. And you  
8 can come back to us with more detail. I think you've also  
9 heard that there was concern about the size in this one set  
10 of drawings you've given us about a window on the right hand  
11 side. So I would deal with that.

12 But, I would be supportive of removal of the  
13 historic addition to the rear of the house, given what you  
14 said about the condition.

15 MS. LEGG: Thank you for coming in, and I will be  
16 brief. Actually, Commissioner Barnes has summarized much of  
17 what I think. So I align myself with her thoughts.

18 MR. KIRWAN: Great. Well, you've heard from all  
19 of us.

20 MS. VOIGT: I'm just a little confused, just to  
21 clarify the two-story, the historic structure. Can we bring  
22 up that one, two three? So, I think what we're saying is  
23 two and three.

24 MR. KIRWAN: So, you've heard from all of us. I  
25 think we're generally supportive of the big moves that

1 you're making. I think that really we're getting sort of,  
2 where we're having hang ups are on the details, particularly  
3 the original massing of the main body of the house, and our  
4 general thoughts there about preserving it. There's some  
5 thoughts about the shed roof in the back over the existing  
6 rear addition that a couple of Commissioners do think that  
7 that possibly should be saved, but that's something that  
8 sort of work for you in your design, and when you come back  
9 show us if whether you think that's something feasible or  
10 not to do.

11 And Staff will do an excellent job of interpreting  
12 our thoughts and comments, and helping you understand them  
13 all. But again, I think we generally are very, across the  
14 board, we're very appreciative of the efforts you're making  
15 here to preserve this resource. I mean it's spot on, and we  
16 look forward to seeing you come back with a more complete  
17 application next time. Thank you.

18 The next item on our agenda for -- we have a  
19 meeting to continue here -- are minutes. Do we have any  
20 minutes to approve this evening?

21 MR. WHIPPLE: Unless anybody has any news for me,  
22 no, we do not have --

23 MR. CARROLL: I'm a little curious. I thought I  
24 sent these in for the last, two weeks ago?

25 MR. WHIPPLE: You did. That's in error. That