

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7230 Spruce Ave., Takoma Park	Meeting Date:	1/11/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/4/2017
Applicant:	Aaron Kofner & Anat Shahar (Shawn Buehler, Architect)	Public Notice:	12/28/2016
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Addition and 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
STYLE: Bungalow
DATE: c. 1915-1925

PROPOSAL:

The applicants propose the following work items:

- Remove an existing rear deck
- Remove an existing rear/left side addition
- Remove an existing one-story rear addition
- Construct a new rear/left side addition with covered porch
- Construct a new one-and-a-half-story rear addition
- Alter/expand the roof of the historic house
- Replace the existing front dormer with a new front dormer
- Construct a side-projecting mudroom and attached garage

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.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

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

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

#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 applicants propose the following work items:

- Remove an existing rear deck
- Remove an existing rear/left side addition
- Remove an existing one-story rear addition
- Construct a new rear/left side addition with covered porch
- Construct a new one-and-a-half-story rear addition
- Alter/expand the roof of the historic house
- Replace the existing front dormer with a new front dormer
- Construct a side-projecting mudroom and attached garage

Staff asks for the Commission's guidance regarding the following:

Removal of Deck and Additions

The applicants propose to remove an existing rear deck, an existing rear/left side addition, and an existing one-story rear addition. The features to be removed are non-historic and do not contribute to the historic character of the property or surrounding historic district. Staff finds that the proposal to remove these features has no potential to detract from the subject property or surrounding historic district.

New Rear/Left Side Addition with Covered Porch

The applicants propose to construct a new rear/left side addition with covered porch in the approximate location of the existing rear/left side addition, which will be removed. The proposed new rear/left side addition takes cues from the historic bungalow, with two-over-two windows, a tapered column, and a wooden railing on the covered porch to match that on the front porch of the historic house.

As proposed, the roof of the covered porch extends to the main roof and covers an existing projecting bay on the left elevation of the historic house, which appears to be historic. The Commission may find that it is inappropriate to extend the covered porch to the main roof, as it could impact the ability to discern the main roof's form and the bay window from the public right-of-way.

Due to its height and slope, the roof of the proposed new rear/left side addition will engage two new windows that are proposed in the shed dormer of the proposed new one-and-a-half-story rear addition. Staff suggests that lowering the height and slope of the proposed new rear/left side addition roof may result in a simpler appearance on the left elevation, with less potential to detract from the historic house and surrounding historic district.

The proposed materials for the new rear/left side addition include Hardie Plank siding, Boral trim, laminated architectural shingles, and clad wood windows. The proposed materials are typical of what the Commission approves for new construction and additions.

Staff asks the Commission to provide any guidance that would make the proposed new rear/left side addition more compatible with the historic house and surrounding historic district.

New One-and-a-Half-Story Rear Addition

The applicants propose to construct a new one-and-a-half-story gable end rear addition in the approximate location of the one-story rear addition to be removed. A shed dormer will extend along the right side (as viewed from the front) of the proposed new rear addition to the roof of the main house.

The proposed materials for the new rear addition include Hardie Plank siding, Boral trim, laminated architectural shingles, wooden brackets and clad wood windows. Hardie Shakes are proposed in the gable end. The proposed materials are typical of what the Commission approves for new construction and additions.

Staff asks the Commission to provide any guidance that would make the proposed new rear addition more compatible with the historic house and surrounding historic district.

Historic Roof Alteration/Expansion

The applicants propose to alter/expand the roof of the historic house, increasing the slope to add interior space, while retaining the existing footprint. The existing roof has a 7/12 slope, while the proposed roof will have a 9/12 slope. The existing two-over-two windows in the gables will be retained, the existing wood shakes in the gables will be replaced with Hardie Shakes, and the existing wooden brackets will be replaced with new wooden brackets to match.

According to the *Guidelines*, “[s]econd story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.”

Staff suggests that the proposed roof alteration/expansion is consistent with the architectural style and period of the resource, as the historic house will retain its overall form and bungalow characteristics. The applicant has provided photographic examples of other bungalows in the Takoma Park Historic District, demonstrating that the proposed 9/12 roof slope is compatible with this style of resource.

Staff asks the Commission to provide any guidance that would make the proposed roof alteration/expansion more compatible with the historic house and surrounding historic district.

Front Dormer Replacement

The applicants propose to replace the existing dormer at the front of the house with a new dormer in the same approximate location. The proposed new dormer will be the same width as the existing dormer, but will be taller to increase interior headroom.

The applicants have stated that the existing dormer has been altered over the years and that the original dormer windows have been replaced. The existing two horizontal sliding glass windows will be replaced with two paired two-over-two double hung wood windows, which will take cues from the historic house.

Staff is generally supportive of the proposed dormer replacement, as the existing dormer appears to have

been altered and is no longer compatible with the historic house. Staff asks the Commission to provide any guidance that would make the proposed new dormer more compatible with the historic house and surrounding historic district.

Side-Projecting Mudroom and Attached Garage

The applicants propose to construct a one-and-a-half-story side-projecting mudroom addition and attached garage at the right side of the historic house. The materials for the proposed mudroom addition and attached garage include Hardie Plank siding, Boral trim, laminated architectural shingles, wooden brackets, clad wood windows, and Hardie Shakes in the gables.

The Commission does not typically approve side-projecting additions or attached garages, and these features are not common on historic houses within the Takoma Park Historic District. The applicants have stated that the proposed mudroom addition and attached garage will not be at all visible from the public right-of-way, due to the house's location; however, staff suggests that the mudroom addition and attached garage will be at least minimally visible from the public right-of-way and have the potential to detract from the subject property and surrounding historic district.

The subject property is located on an insulated lot, which is accessed via a private driveway off of Spruce Avenue. When approaching the subject property from the southwest on Spruce Avenue, the proposed mudroom addition and attached garage will not be at all visible. When approaching the subject property from the northeast on Spruce Avenue, the proposed side-projecting addition and attached garage will likely be visible in the absence of vegetation. It is likely that the proposed mudroom addition and attached garage will most visible when looking between the houses on Park Avenue.

The applicants have stated that they are proposing an attached garage due to current zoning regulation, which require a detached garage to be entirely in the rear yard. This requirement would result in a detached garage in the middle of the rear/side yard, with what the applicants have characterized as an inconvenient relationship to the main house.

If the Commission will not approve an attached garage, the applicants have indicated that they will seek a variance to allow the construction of a detached garage at the right side/rear of the house in the approximate location of the currently proposed attached garage.

Given the potential visibility and incompatibility with the subject property and surrounding historic district, staff would recommend that the Commission not approve the proposed mudroom addition and attached garage; however, staff does ask for the Commission's guidance on this matter.

STAFF RECOMMENDATION:

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: SHAWN@BFMARCH.COM Contact Person: SHAWN BUEHLER
Tax Account No.: 13-01068642 Daytime Phone No.: 301-585-2222
Name of Property Owner: AARON KOFNER + ANAT SHAHAR Daytime Phone No.: 310-980-7136
Address: 7415 BIRCH AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: T.B.D Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: SHAWN BUEHLER Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7230 SPRUCE AVE Street _____
Town/City: TAKOMA PARK Nearest Cross Street: PARK
Lot: PT. 19/20/27 Block: 8 Subdivision: LIPSCOMB + EARNEST TAYLOR'S ADDITION TO
Liber: 14768 Folio: 450 Parcel: TAKOMA PARK

PART ONE: TYPE OF PROJECT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 500,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature]
Signature of owner or authorized agent

12.10.16
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

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**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:

THE EXISTING HOME IS A TRADITIONAL BUNGALOW WITH A ONE STORY REAR ADDITION. THE 7:12 ROOF SLOPE IS SHALLOWER THAN MANY T.P. BUNGALOWS, LIMITING SECOND FLOOR TO A SINGLE BEDROOM. THE FRONT DORMER APPEARS TO HAVE BEEN ALTERED. WINDOWS DO NOT APPEAR TO BE HISTORIC. THE LOT IS IRREGULAR - IT DOES NOT FRONT THE STREET DIRECTLY AND THE SUBJECT HOME FACES THE BACKS OF HOMES ON PARK. THE LOT IS IRREGULARLY LARGE. THE ADJACENT NEIGHBOR HAS A LARGE REAR ADDITION ALREADY.

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

THE PROPOSED DESIGN INCLUDES: STEEPER ROOF + NEW FRONT DORMER TO ACCOMMODATE LARGER 2ND FLOOR + MORE HISTORICALLY CONTEXTUAL DORMER; NEW REAR ADDITION WITH ONE STORY GABLE + SHED DORMERS; NEW SIDE GARAGE + SCREEN PORCH ADDITION. STEEPER ROOF ALLOWS US TO MAINTAIN TRADITIONAL BUNGALOW MASSING WHILE ACCOMMODATING LARGER SECOND FLOOR. SIDE ADDITION HIDES BULK OF NEW MASS FROM STREET AND FROM IMMEDIATELY ADJACENT NEIGHBOR.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 5" 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.

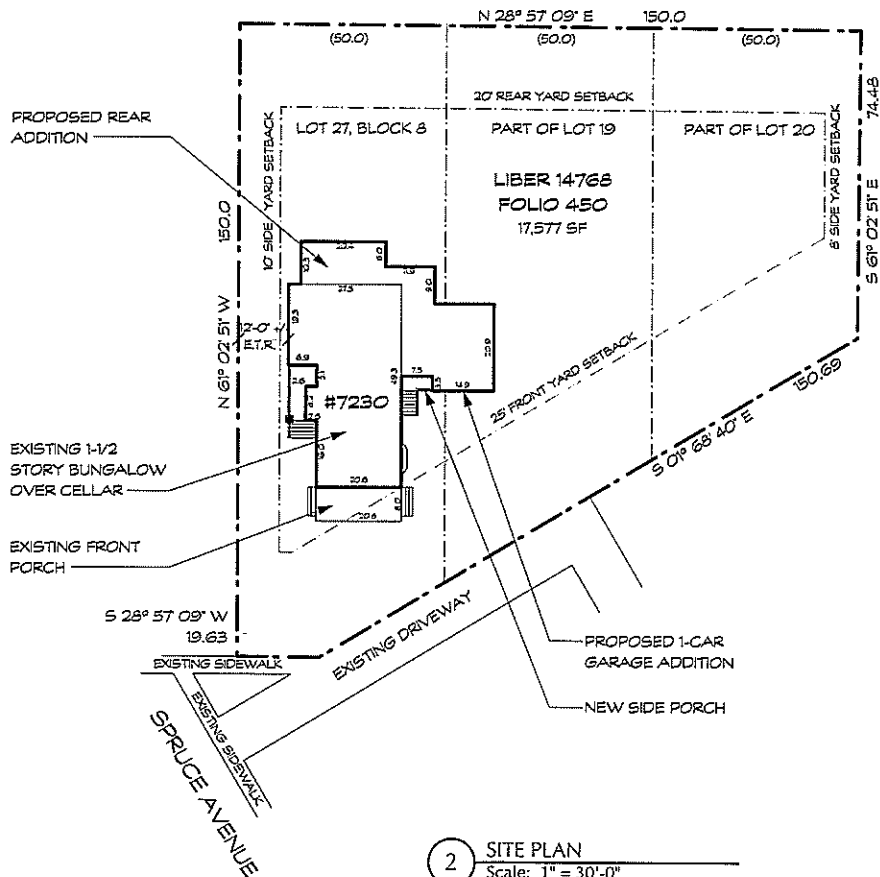
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.



1 CONTEXT SITE PLAN
Scale: N.T.S.



2 SITE PLAN
Scale: 1" = 30'-0"



SP-1

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

BENNETT FRANK McCARTHY
architects, inc.

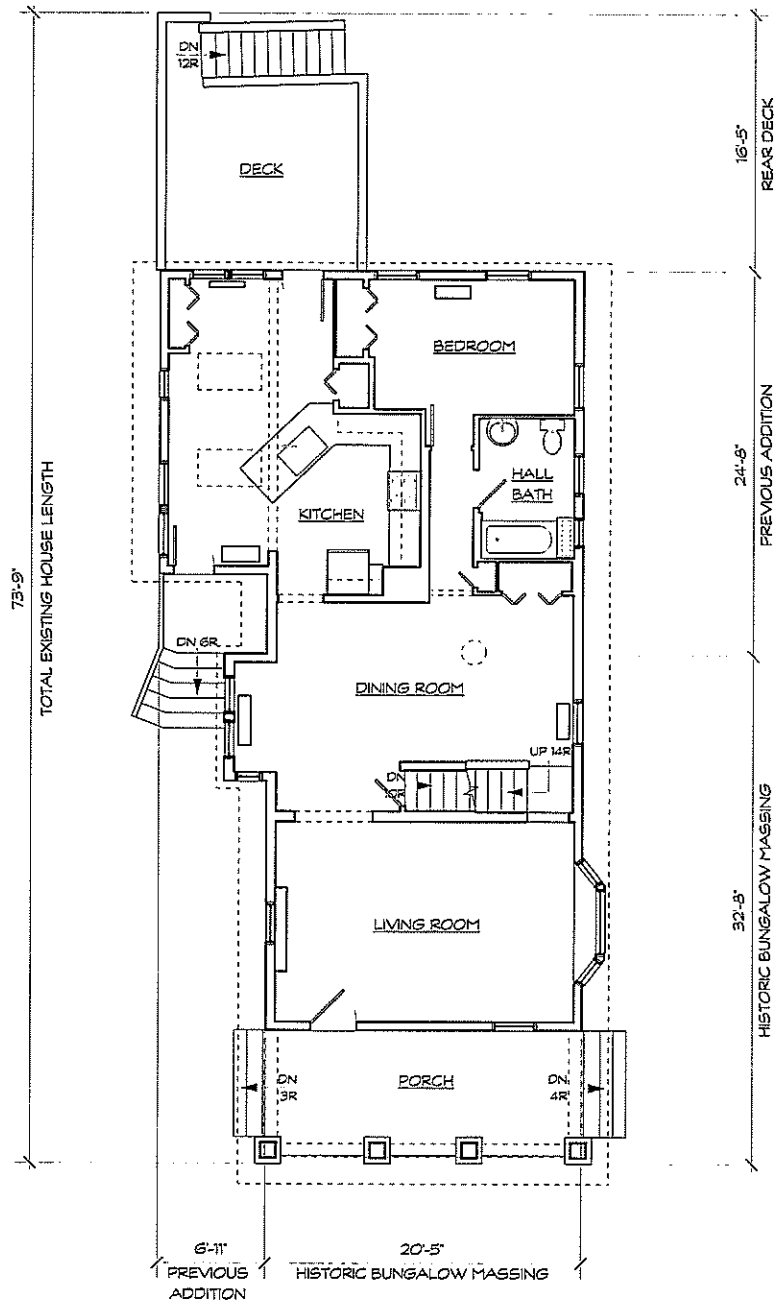
20 Dec 2016

CONTEXT & SITE PLAN
Scale: AS NOTED

#1528

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8977

9



EXISTING



EC-1

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

BENNETT FRANK McCARTHY
architects, inc.

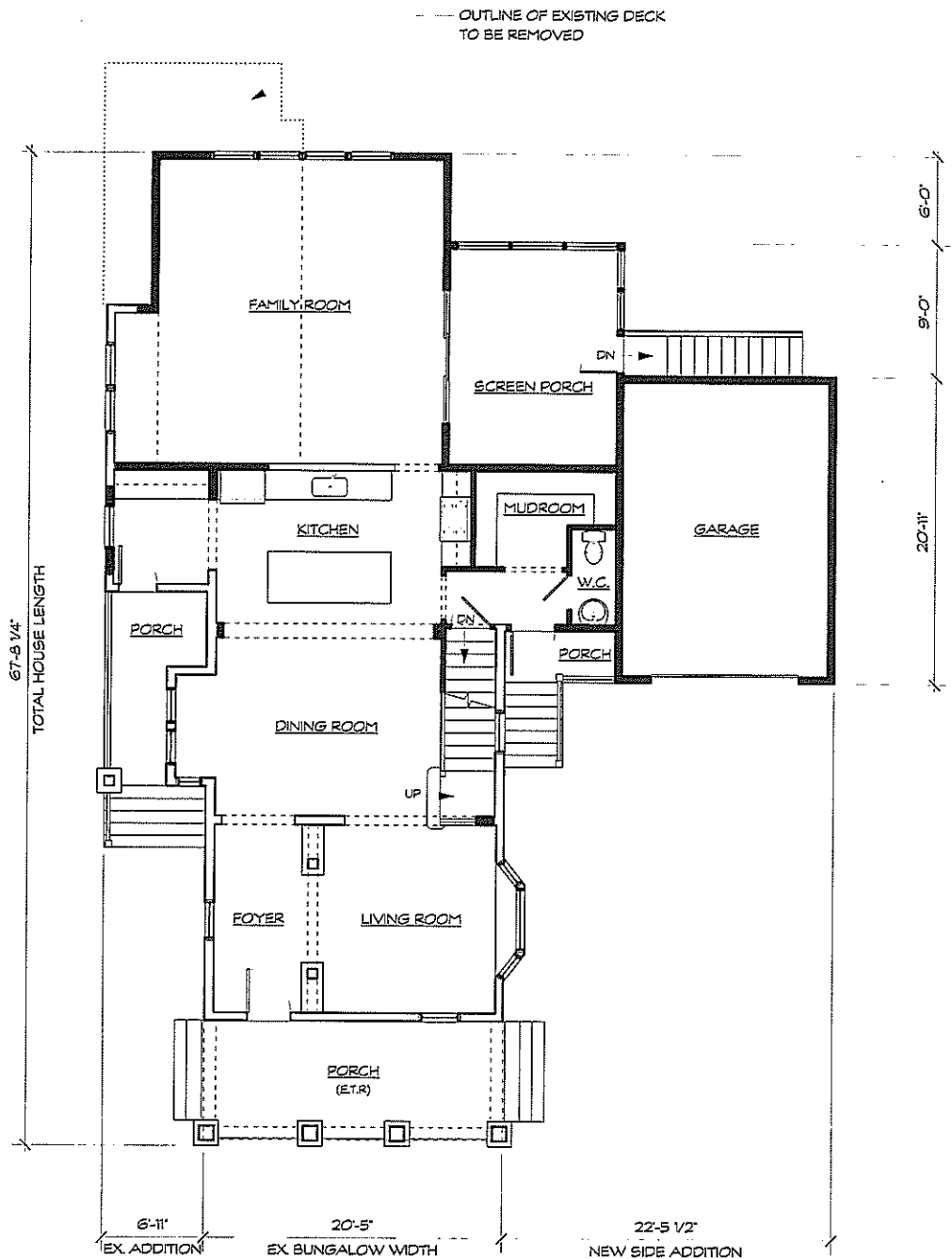
20 Dec 2016

EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

#1528

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10



PROPOSED

A-1

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

BENNETT FRANK McCARTHY
architects, inc.

20 Dec 2016

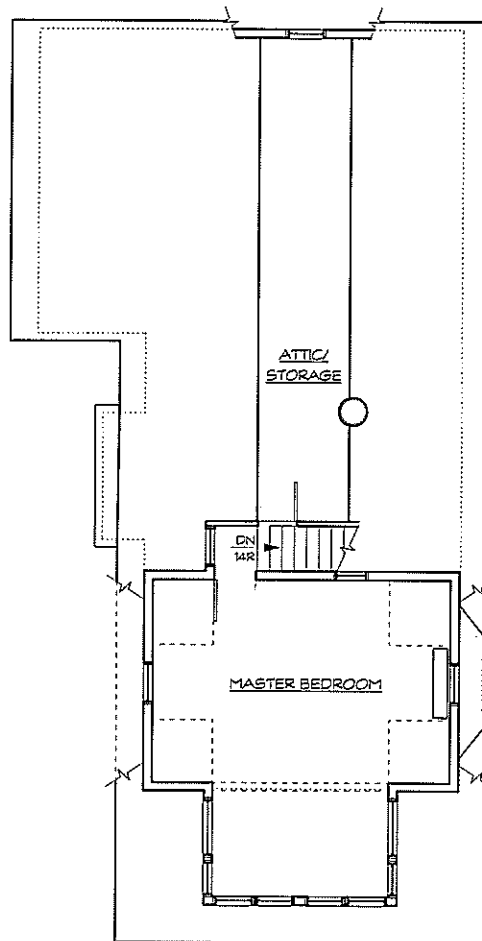
PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

#1528

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11



EXISTING

EC-2

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

BENNETT FRANK McCARTHY
architects, inc.

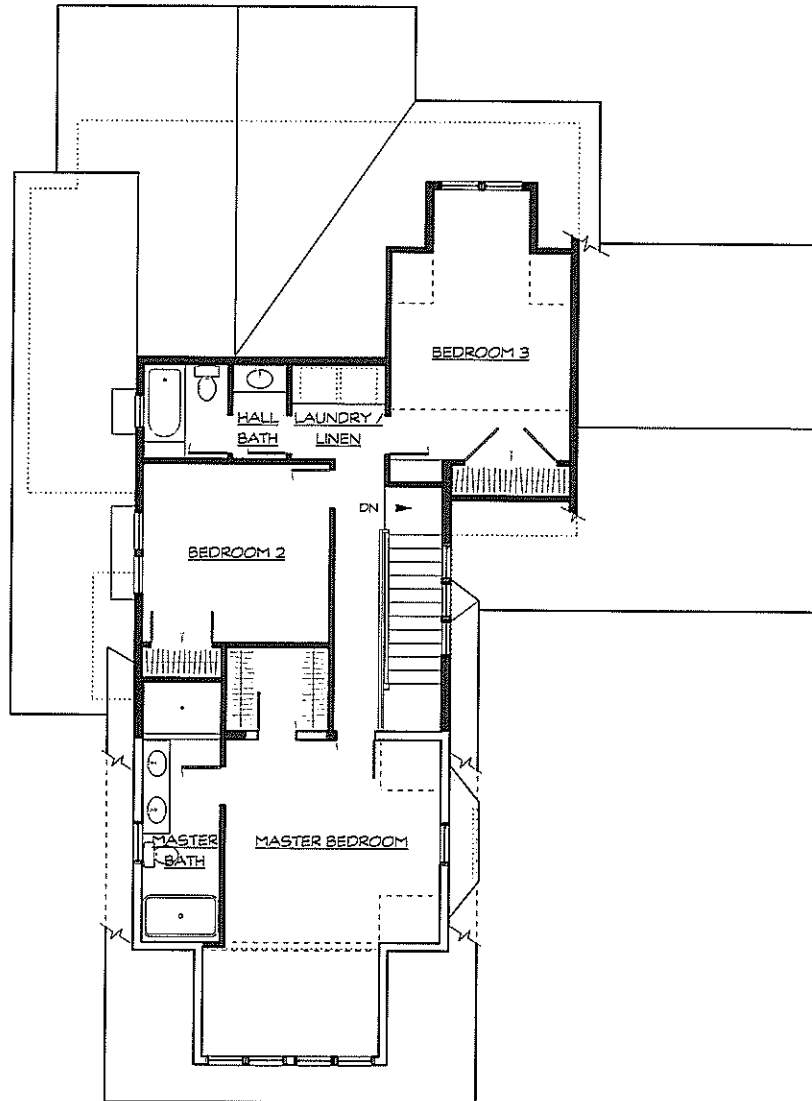
20 Dec 2016

EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

#1528

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12



PROPOSED

A-2

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

BENNETT FRANK McCARTHY
architects, inc.

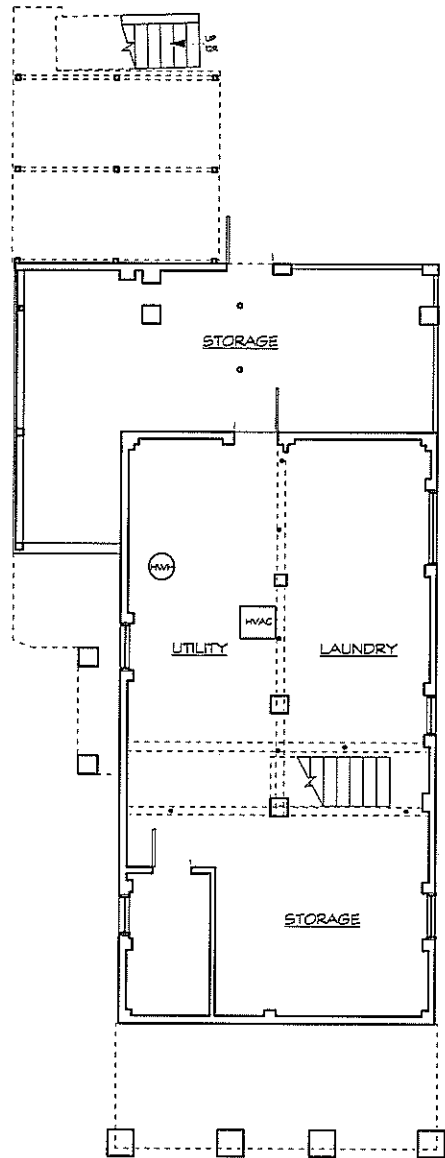
20 Dec 2016

PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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EXISTING

EC-3

KOFNER-SHAHAR RENOVATION
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BENNETT FRANK McCARTHY
architects, inc.

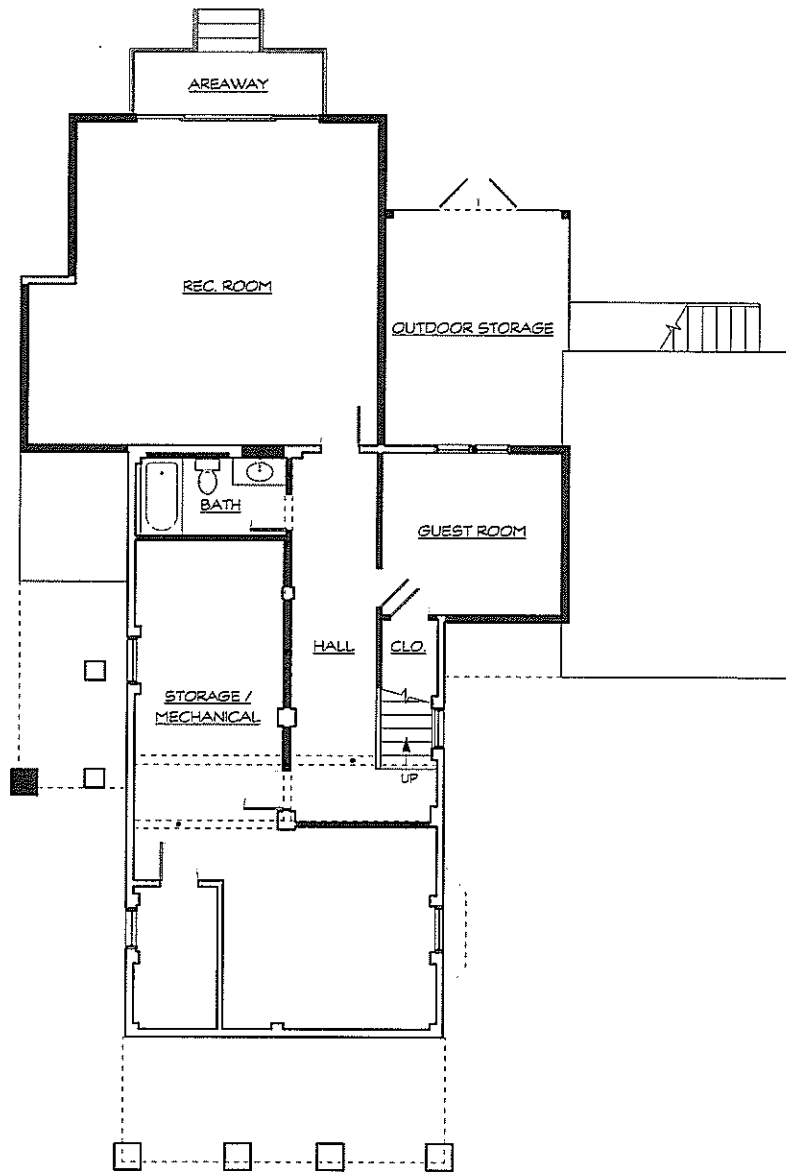
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EXISTING BASEMENT PLAN
Scale: 1/8" = 1'-0"

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14



PROPOSED

A-3

KOFNER-SHAHAR RENOVATION
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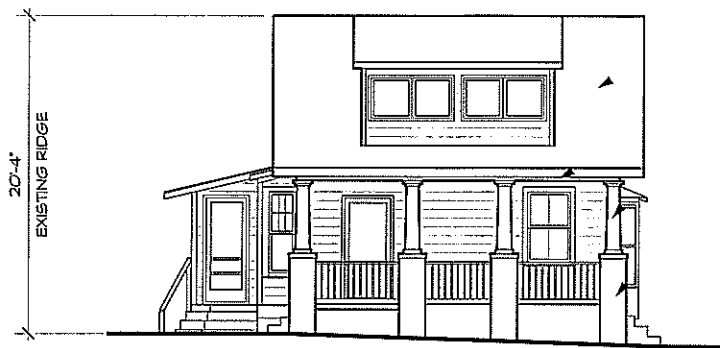
20 Dec 2016

PROPOSED BASEMENT PLAN
Scale: 1/8" = 1'-0"

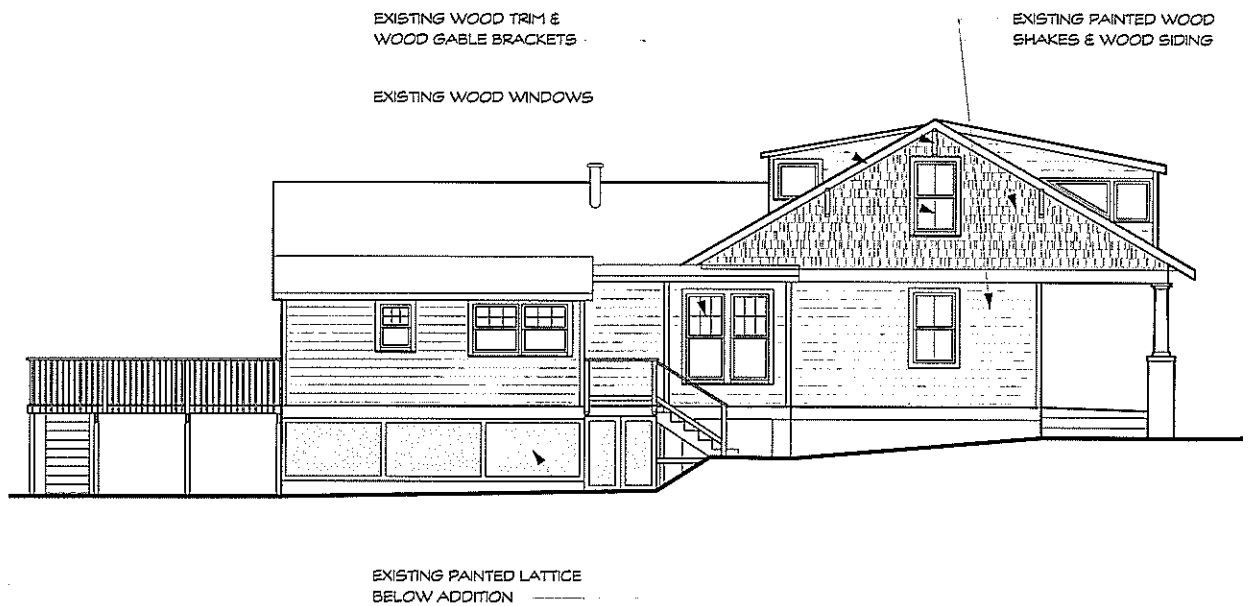
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FE



1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"

EXISTING

EC-4

20 Dec 2016

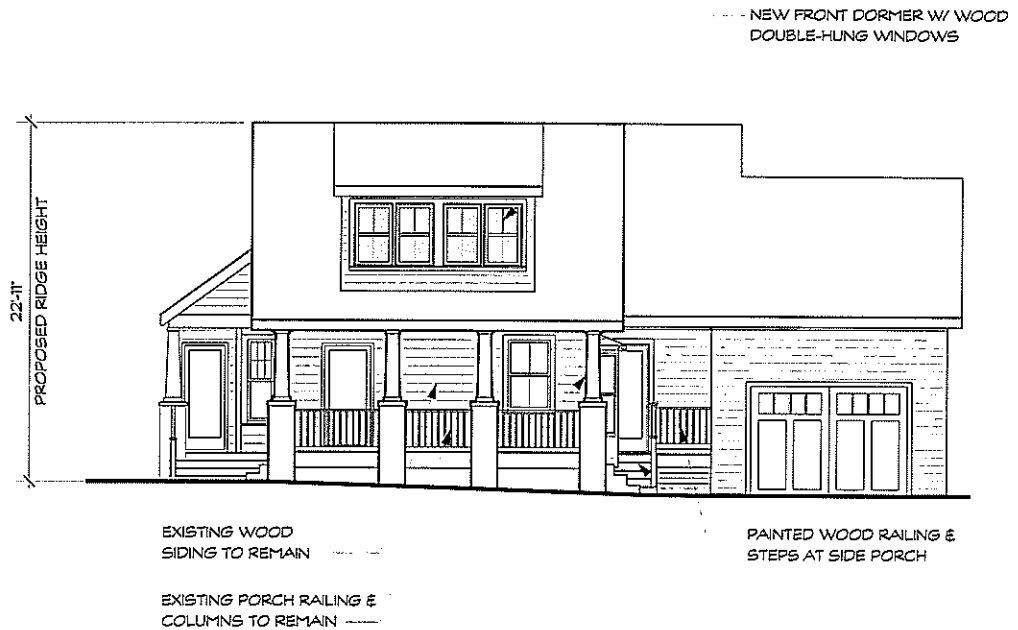
KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

EXISTING FRONT & SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

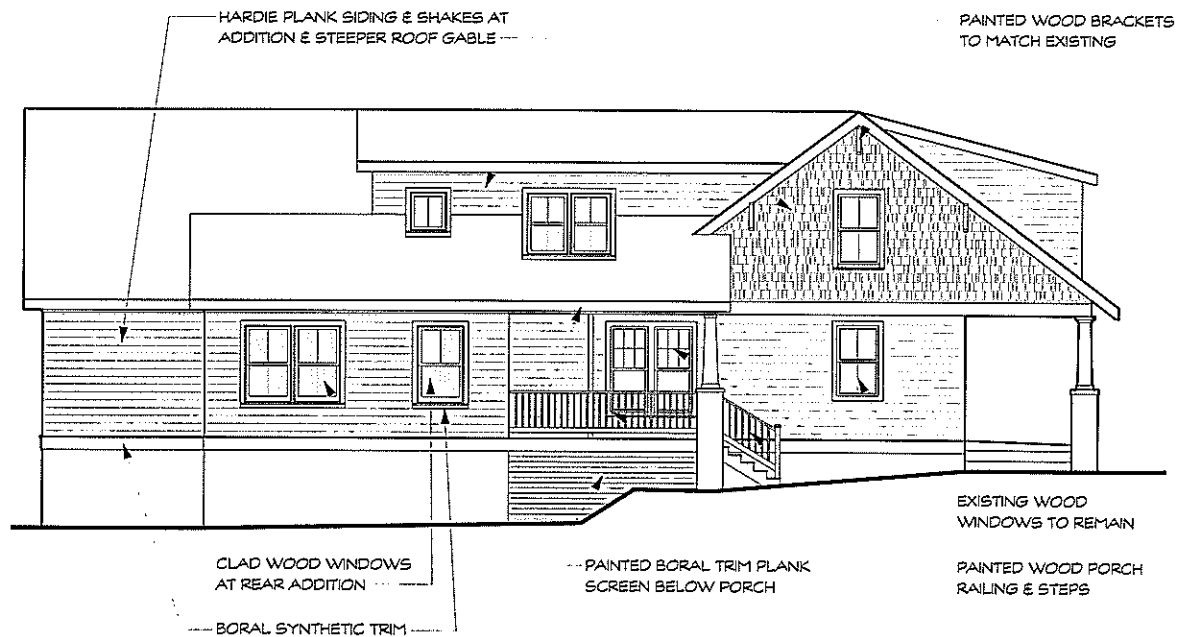
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1 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"

PROPOSED

A-4

KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

PROPOSED FRONT & SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

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20 Dec 2016

EXISTING 3-TAB ROOFING

EXISTING PAINTED
LATTICE PANELS

EXISTING PAINTED
WOOD SIDING & TRIM

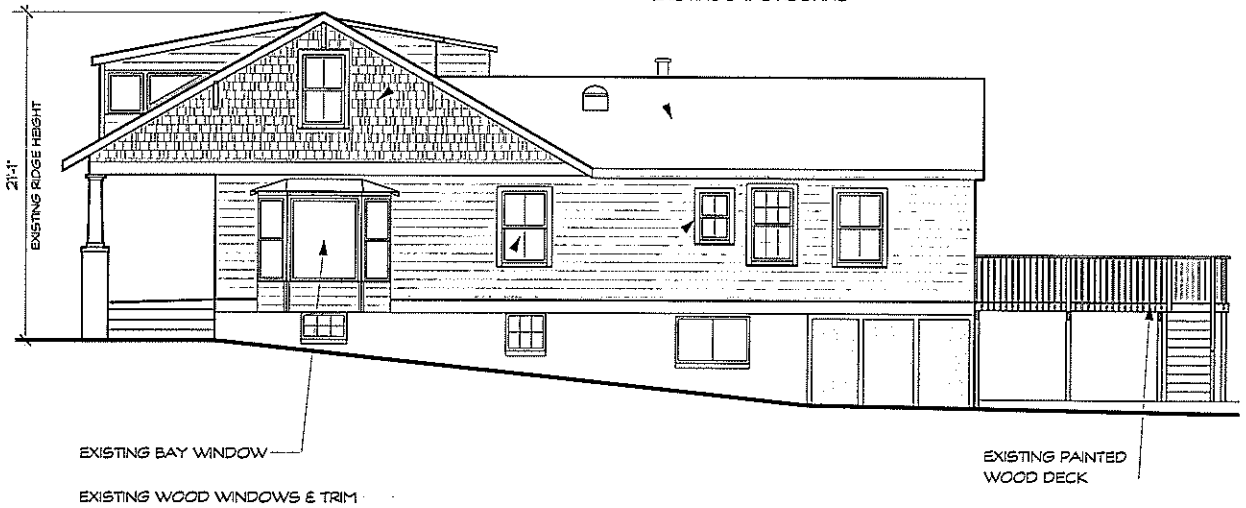
EXISTING PAINTED
WOOD DECK



1 EXISTING REAR ELEVATION
Scale: 1/8" = 1'-0"

EXISTING PAINTED
WOOD SHAKES

EXISTING 3-TAB ROOFING



EXISTING BAY WINDOW

EXISTING WOOD WINDOWS & TRIM

EXISTING PAINTED
WOOD DECK

2 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"

EXISTING

EC-5

20 Dec 2016

KOFNER-SHAHAR RENOVATION
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EXISTING REAR & SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

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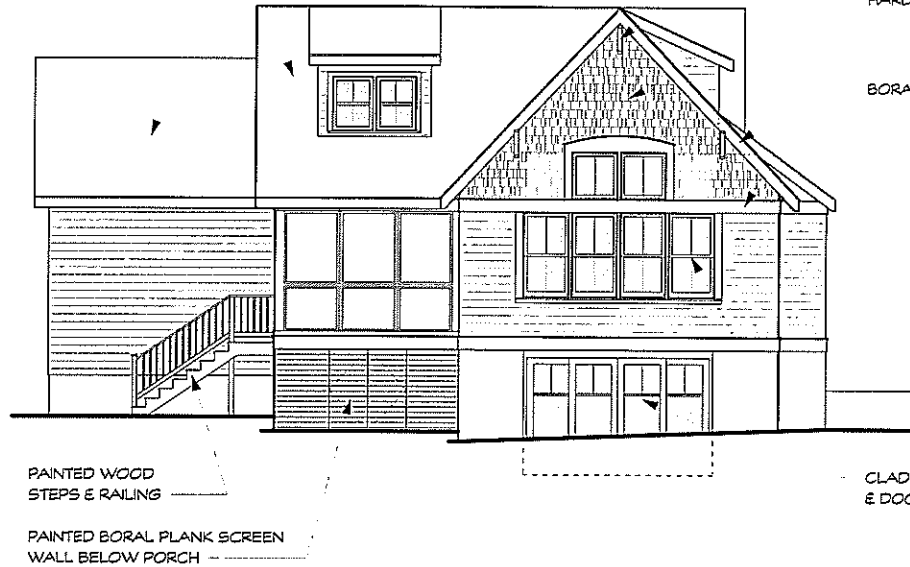
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LAMINATED
ARCHITECTURAL
SHINGLE ROOFING

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

HARDIE PLANK SHAKES

BORAL TRIM AT ADDITION

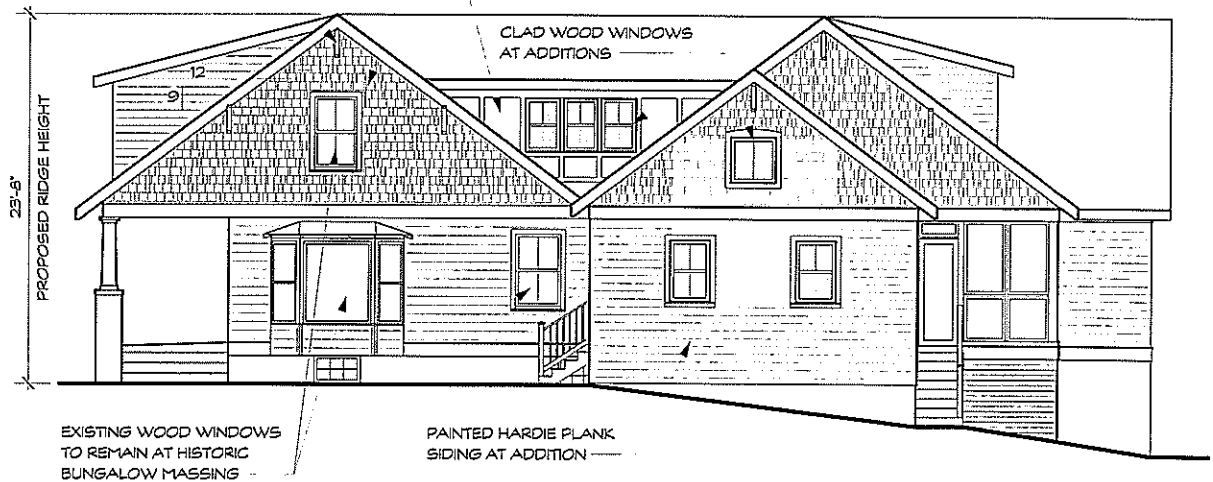


1 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"

NEW HARDIE PLANK SHAKES TO REPLACE
EXISTING AT STEEPER ROOF GABLE

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

PAINTED HARDIE PANELING &
BORAL TRIM BETWEEN GABLES



2 PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"

PROPOSED

A-5

KOFNER-SHAHAR RENOVATION
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20 Dec 2016

PROPOSED REAR & SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

#1528

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EXISTING CONDITIONS:
SUBJECT PROPERTY EAST (FRONT) ELEVATION

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

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20 DEC 2016

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EXISTING CONDITIONS:
SUBJECT PROPERTY NORTH ELEVATION

KOFNER-SHAHAR RENOVATION

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EXISTING CONDITIONS:
SUBJECT PROPERTY WEST (REAR) ELEVATION

KOFNER-SHAHAR RENOVATION

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EXISTING CONDITIONS:
SUBJECT PROPERTY SOUTH ELEVATION

KOFNER-SHAHAR RENOVATION

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EXISTING CONDITIONS:
SUBJECT PROPERTY AS VIEWED FROM STREET

KOFNER-SHAHAR RENOVATION

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EXISTING CONDITIONS:
SUBJECT PROPERTY W/ NON-TRADITIONAL DORMER WINDOWS

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IMMEDIATE CONTEXT:
SUBJECT PROPERTY FRONTS BACK OF ADJACENT HOUSES

KOFNER-SHAHAR RENOVATION

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IMMEDIATE CONTEXT:
NEIGHBORING HOME TO SUBJECT PROPERTY

KOFNER-SHAHAR RENOVATION

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236 PARK AVENUE:
ROOF SLOPE & REAR MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

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238 PARK AVENUE:
ROOF SLOPE & MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

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7216 SPRUCE AVENUE:
ROOF SLOPE & MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

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7310 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

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7219 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

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Takoma Park, MD 20912

#1628
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architects, inc.

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7204 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

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

p. 1 of 2

<p>Owner's mailing address Aaron Kofner & Anat Shabar 7415 Birch Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Shawn Buehler Bennett Frank McCarthy Arch. Inc. 1400 Spring St., Suite 320 Silver Spring, MD 20910</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Virginia A. Sharpe 7228 Spruce Ave. Takoma Park, MD 20912</p>	<p>Jessica C. Landman & L. Daniel Mullaney PSC 82 Box 204 DPO AE 09710-0082 (232 Park Ave.)</p>
<p>Ellen Aiklen Knowles Slater McClellan Knowles 230 Park Ave. Takoma Park, MD 20912</p>	<p>Bonnie Jo Mount 228 Park Ave. Takoma Park, MD 20912</p>
<p>Barbara & Kenneth Firestone 226 Park Ave. Takoma Park, MD 20912</p>	<p>Gail K. Jensen 7315 Willow Ave. Takoma Park, MD 20912</p>

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

2.2 of 2

<p>Owner's mailing address</p> <p>Aaron Kofner & Anat Shahan 7415 Birch Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>Shawn Buchler Bennett Frank McCarthy Arch, Inc. 1400 Spring St. - Suite 320 Silver Spring, MD 20910</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Lawrence Lempert & Patrizia Ricci 7313 Willow Ave. Takoma Park, MD 20912</p>	<p>Nancy Boocker 7311 Willow Ave. Takoma Park, MD 20912</p>
<p>Alfred E. Pinkney & Pamela H. Sommers 7307 Willow Ave. Takoma Park, MD 20912</p>	<p>Frederico S. Azcarate & Maria A. Roeper 7305 Willow St. Takoma Park, MD 20912</p>