

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
PRELIMINARY REVIEW

Address:	10237 Carroll Place, Kensington	Meeting Date:	09/19/17
Resource:	Primary One Resource Kensington Historic District	Report Date:	09/12/17
Applicant:	Montgomery County	Public Notice:	09/05/17
Review:	HAWP	Staff:	Dan Bruechert
Proposal:	Demolition and reconstruction of accessory structure		

RECOMMENDATION

Staff recommends that the applicant make revisions recommended by the Historic Preservation Commission.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Shingle Style
DATE: 1893

The subject property is single room, side gambrel-roofed, building with a clapboard first floor and shingled siding above. The building sits on a triangular parcel bound by Carroll Place and Montgomery Ave.

BACKGROUND

In September 2013, the applicant appeared before the HPC and proposed an initial scheme for an elevator tower in the northwest corner of parcel. In the previous proposal, the applicant proposed a shingle-clad elevator tower with a pyramidal roof. The HPC was generally supportive of the previous proposal (see the attached transcript and application).

PROPOSAL

The applicant is proposing to construct an elevator tower in the northwest corner of the library.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

Kensington Historic District Design Guidelines

The *Vision* was approved by the Montgomery County Council and was formally adopted by the Historic Preservation Commission. The goal of the *Vision* “was to establish a sound database of information from which to produce a document that would serve the HPC, M-NCPPC, their staff, and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century.”

In addition, the *Vision* provides a specific physical description of the district as it was at the time of the study, an analysis of character-defining features of the district, a discussion of the challenges facing the district, and a discussion of proposed strategies for maintaining the character of the district, while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington’s built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material
- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

Chapter 24A

(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

STAFF DISCUSSION

The applicant is proposing to construct an elevator tower in the northwest corner of the property. The elevator will provide access to the basement and allow the county to create occupiable space in the attic. As a result of the reconfiguration of the interior, the main reading room will be restored to its historic configuration.

The building's site constrains construction on site and a number of alternatives have been worked through in developing the current proposal. In the previous preliminary hearing (see the enclosed application packet and transcript starting at Circle 85) the HPC indicated general support with the proposal to construct some kind of elevator tower and hyphen to expand the use of the historic building. Lastly, the installation of the elevator tower will allow the county to remove the ADA ramp that was installed in 2015, restoring the front entrance of the library building

Hyphen

The elevator will be connected to the historic building by a glass hyphen. The hyphen serves to break up the massing of the elevator, but will also allow for access to the public space in the basement during hours when the library is not in service. The glass material allows for an open appearance and creates a clear break from the historic massing to the new construction.

Elevator Tower

To the north, the applicant is proposing to construct a rectangular elevator tower with a flat roof. The applicant abandoned the pyramidal roof design based on feedback from the HPC and MHT indicating that the roof shape did too much to draw attention to the new element.

The applicant has presented two proposals for the exterior cladding of the elevator tower. The first scheme on Circle 24 shows the elevator clad is a horizontal Hardi siding. The horizontal orientation matches the cladding on the ground floor of the basement. The second scheme is a glass clad elevator tower with the interior structure exposed (see Circle 26).

Staff feels that both of these schemes comply with Standards 9 and 10 and would be appropriate. Staff has expressed concern with the applicant that the height of the elevator tower could compete with primacy of the historic resource. The applicant has indicated that the tower is as low as possible while being able to reach all three of the proposed floors.

Egress Stairs

In order to provide direct egress to the outside, the applicant is proposing to create two new exits. The first is at the rear of the building. It will be accessed by a new set of below grade stairs. The stairwell will be surrounded by a pipe metal railing. The door will not be visible from the surrounding district.

A new egress door and stair will be constructed on the south façade. This door will be placed half below grade and will have a matching pipe metal railing. It will provide exit access from all three floors of the rehabilitated building.

Staff request feedback from the HPC on the following areas:

- What is the preferred exterior cladding for the hyphen?
- What is the preferred cladding for the elevator tower?
- Are there recommended alterations for the new below grade exits?

STAFF RECOMMENDATIONS

Staff recommends that the applicants respond to the comments from the HPC and then return for a HAWP.



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gwiedemann@wiedemannarchitects.com
Contact Person: GREG WIEDEMANN, AIA
Daytime Phone No.: 701.652.4022

Tax Account No.: _____
Name of Property Owner: MONTGOMERY COUNTY Daytime Phone No.: _____

Address: _____
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: GREG WIEDEMANN, AIA Daytime Phone No.: 701.652.4022
WIEDEMANN ARCHITECTS, LLC

LOCATION OF BUILDING/PREMISE: NOTES CHILDREN'S LIBRARY

House Number: 10237 CARROL PLACE

Town/City: KENNINGTON Nearest Cross Street: MONTGOMERY AVE.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Teardown
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimator: \$ TBD

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

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

8/29/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

6

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*	*	*	*	*	*
Major Landscaping/Grading	*	*	*	*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE INSTRUCTIONS ON DPS' HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.



**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:

SEE ATTACHED LETTER, #3

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

SEE ATTACHED LETTER, #3

2. SITE PLAN #4

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

(7)

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

Owner's mailing address

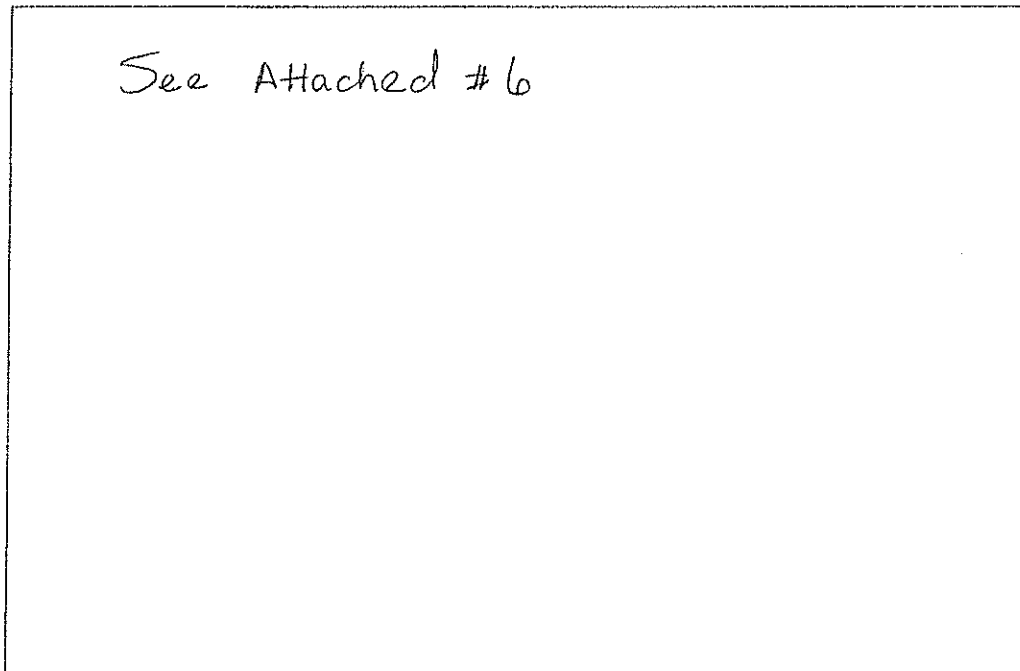
Owner's Agent's mailing address

GREG WIEDEMANN, AIA
WIEDEMANN ARCHITECTS LLC
5272 RIVER ROAD
SUITE 610
BETHESDA, MD. 20816

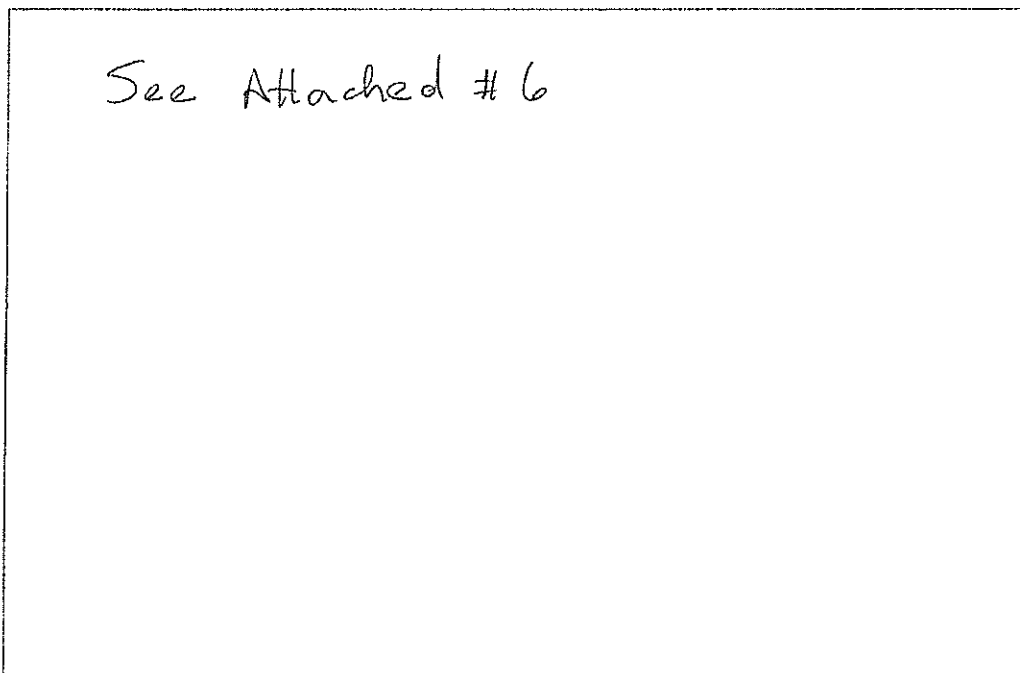
Adjacent and confronting Property Owners mailing addresses

SEE ATTACHED LETTER. #5

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

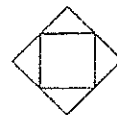
Applicant: _____

9

Page: __

Site Plan

See Attached



Shade portion to indicate North

Applicant: _____

(10)

Page: __

WIEDEMANN ARCHITECTS LLC

ARCHITECTURE
PLANNING
INTERIORS

Gregory Wiedemann AIA

28 August 2017

Dan Bruechert
Montgomery County Historic Preservation Office
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Noyes Children's Library
Kensington, Maryland

Dear Dan:

We are writing today to request a preliminary HPC review on 19 September 2017 of our current design for the Noyes Library. As you know, Wiedemann Architects previously submitted a Conceptual Review package in September 2013 to HPC for the Noyes Children's Library. Since the conceptual review, Montgomery County Public Libraries (MCPL), Montgomery County Department of General Services (DGS) and the Noyes Children's Library Foundation (NCLF) have developed the Memorandum of Understanding between the County and the Foundation to support the Renovation Project and the Mission of the Library moving forward. The MOU agreement was finalized in the Spring of 2016.

In the past four years, MCPL, DGS, Grimm and Parker and Wiedemann Architects have continued to develop the drawings to incorporating the program of requirements (POR) that was written by MCPL and DGS, as well as addressing the preliminary comments made by both HPC and MHT in 2013.

In 2016, MCPL announced that the Noyes Library would house the Jan Jablonski Early Literacy Center as well as having the current reading room, with the collection of children's books. MCPL, DGS, and NCLF are committed creating a universally accessible building for both staff and the public.

The current design differs from the design presented in 2013 in the following ways:

1. The staff area is now located on the upper level in order to avoid the need for a second means of egress from that level.
2. A direct exit to the exterior from the fire stair has been added on the south side as a result of discussions with the Permit Office and Fire Marshall.
3. Alternative designs have been developed for the elevator tower/addition.

We have prepared a brief summary to address the concerns the Commission raised in 2013. Included in your package are the submissions to HPC in 2013 as well as the current Proposed Design of 2017. In addition, we have included our submission to MHT in 2013 and 2017 with supporting material and letters of support, as well as the MCPL/DGS POR for the Noyes Library. Please refer to these documents as necessary during your review.

As you may recall, in the 2013 conceptual review, HPC and Wiedemann Architects had a discussion about the following items:

- Accessibility and Height of Elevator Tower
What is dictating the height of the elevator tower? Is it federal or state regulations? Is universal access required for all three levels of the facility?
- Location of the Elevator/Hyphen
Have we considered other locations for the elevator and its relationship to the existing building roof and front façade?
- Appearance of Elevator Tower
Tower Design, clock, material
- Window Wells and Grates
Window Wells with rails or grates

Accessibility and Height of Elevator Tower

In response to both HPC and MHT comments on the height of the tower and need for accessibility, WA discussed alternate plans with MCPL and DGS. (See attached Exhibit A, B, C, D, and E addressing the height and location of the elevator.) As you may recall, Noyes Library is also part of the Department of Justice settlement between the County and the DOJ related to non-conforming ADA access and restrooms (Settlement Agreement Number: DJ 204-350256).

The current design provides accessibility to (1) the lower level with a multi-purpose classroom space, (2) the main level with a restored reading room, and (3) an upper level devoted to staff for collection management, preparing for programs, and responding to inquiries, as well as a break room for meals. All bathrooms are planned to be accessible.

As part of our investigation, Koffell Associates, a code consultant, was hired to review the drawings for life safety compliance in the building. After an analysis of a few plan options, it was determined that the classroom space is best located in the basement, with two forms of egress for the patrons of the library. The staff space has been moved to the second floor with one immediate egress path to the exterior through the fire stair.

After the analysis by Koffell Associates, we had a preliminary design meeting with DPS staff regarding our approach with a plan reviewer, fire marshal, and sprinkler review. DPS suggested that we submit a code modification request to allow for a single exit from the 2nd floor staff area on the basis of low population (3 to 4 occupants), direct exit to the exterior from fire stair with rated enclosure, and installation of compensating life safety protections including an automatic sprinkler system, smoke detector system tied to a fire alarm.

Federal and state regulations would permit accommodation in lieu of elevator access to the upper level. There was much discussion about accommodating staff on another floor as the need might arise, but the conclusion was that with all the time and work invested in this renovation, that the whole building should be fully accessible. DGS and MCPL have indicated that elevator access to the all levels for staff and public is required to fulfill the mission of the library.

For the above-stated reasons and after exhaustive consideration of numerous other options, the current design maintains the elevator access to all three levels of the library.

Location of the Elevator/ Hyphen

As indicted in our submittal to MHT, we considered numerous alternative locations for the elevator (Refer to attached Exhibit A, B, C, D, and E indicating alternative locations that were considered.). We concluded that the proposed location in the NW corner had the least impact on the historic fabric and provided the accessibility required to all three levels of the library.

There was considerable discussion in 2013 about the position of the elevator tower and its relationship to the existing gambrel roof and front façade. The current design shifts the elevator back from the face of the Library to add some relief to the intersection of the Hyphen and Elevator to the original building.

We have since further investigated the elevator size, capacity and height requirements and concluded in order to maintain the lowest overall height, we have eliminated the peaked roof in favor of a flat roof. As you can see in the 2017 tower, the flat roof reduces the tower height to be very close in height to the historic building.

As you can see in the 2017 proposal, we have adjusted the hyphen on the second floor, setting it back from the face of the building so that it clears the gambrel within the

shingles of the building. We have added a roof (canopy/ overhang) to the front entry of the Hyphen to break up the façade of the tower, and allow shelter in inclement weather.

Appearance of Elevator Tower

In studying the appearance of the tower, we looked at a number of options for the material of the tower, but also how the tower is terminated. In 2013, we presented a sloped roof to the tower, to mimic some of the surrounding turrets in the neighborhood; we discussed the possibility of including a clock on the tower. Based on the 2013 discussion, we were encouraged to look at alternatives that contrasted more with the historic fabric.

We have developed two elevator options for presentation to HPC as well as MHT, the first is a more contextual tower with clapboard siding and a few slot windows, separated from the historic building with an all glass link. The second is an all glass tower to define the new addition as clearly separate from the historic building.

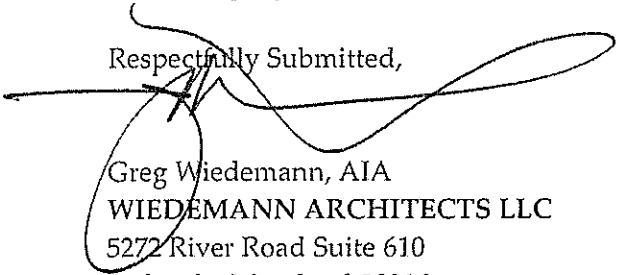
Window Wells and Grates

There are two windows that have been added to provide light into the new lower level classroom. The window wells will have fixed grates that will eliminate the need for any railings around the openings and will be below the level of the exterior siding.

We have presented these two options to MHT and they did not express a preference. As you know, MHT has required a public comment process that will occur in October. We welcome a discussion with the Commission regarding the options that have been presented, prior to the public meeting.

We intend to schedule the public meeting in mid-October to invite public comment about the proposed renovation of the Noyes Children's Library.

Respectfully Submitted,



Greg Wiedemann, AIA
WIEDEMANN ARCHITECTS LLC
5272 River Road Suite 610
Bethesda, Maryland 20816
301.652.4022

Noyes Library HPC Conceptual Submission

Table of Contents

HPC Application

Cover Letter/ Introduction

Noyes Neighbors List

Description of 2017 Proposed Project:

History of Library

History of Past Renovations / Present Condition of the Library

2017 Proposed Project Description

2017 Proposal

Location Plan

Existing Site, Plans and Elevations

2017 Proposed Renovation

Photographs

Historical

Noyes Today

Contextual Photos of the Neighborhood

Letters of Support

Letter of Support Montgomery County Public Libraries

Letter of Support Montgomery County Department of General Services

Letter of Support Noyes Children's Library Foundation

2012 MHT Submittal Package, dated 12 December 2012

2013 MHT Response Letter, dated 13 May 2013

2013 HPC Conceptual Review, dated 25 September 2013

2017 WA Response to MHT 2013 Letter, with Supporting Documents and Photographs

2017 MHT Response Letter, dated 19 June 2017

Appendix

MCPL Program of Requirements (POR)

Koffel Associates, Inc. Preliminary Safety Report

15

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

HPC Preliminary Review

29 August 2017

Page 1 of 5

Written Description of the Project

(a) Brief History of the Library

"Books were the Noyes Library's purpose and its reason for being." Noyes Library History 1976 KHS

The Noyes Library was founded in Kensington, Maryland in 1893, the first community funded library in the Washington DC region. It predates the current Library of Congress by four years. In the late 1800's there was a movement in metropolitan areas to create small membership based community libraries to borrow books and share resources among community members. Crosby Noyes, Brainerd Warner, JW Townsend, and Kensington residents were interested in starting a community library in the newly founded Town of Kensington. Brainerd Warner, founder of the Town of Kensington, built the library on a triangular lot, on a traffic island, adjacent to his home. Crosby Noyes, editor of the *Evening Star*, stocked the shelves with books, some donated by the *Evening Star*. When it was built, its name was built into the front gable as "*NoYes Library*", with an owl placed above, as a symbol of Wisdom and Learning.

The Noyes Library became a great educational resource in the town as well as a social and public meeting place for the community for the next 50 years. The Library was maintained by a Board of Trustees of the Noyes Library Association and it was funded by its members, as well as community events organized to support the library and its collections.

The Noyes Library continued to be operated by a Board of Trustees until 1951 when the Board agreed to have it incorporated as part of the newly founded Montgomery County Public Library System.

Against the wishes of many community members, the Noyes Library was closed in the late 1960's when the Kensington Park Library was built, and merged the collections of the smaller community libraries of Kensington, Rocking Horse and Garret Park.

After many protests and appeals from the local community and Congressman Gilbert Gude, the County reopened Noyes in 1970, the library re-opened as the Noyes Children's Library. It is part of the Montgomery County Public Library System, and one of only a few Libraries in the country dedicated to children.-The Noyes Children's Library in Kensington, Maryland is today a nationally recognized model for children's library services and a thriving center for early literacy.

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

HPC Preliminary Review

29 August 2017

Page 2 of 5



(b) Brief History of Prior Renovations/ Present Condition

The Noyes Library was originally built in 1893, with a shingle covered front porch. The door was located on the left side of the front (west) façade, with two windows adjacent to allow light to come into the building's main reading room, which was centered around a fireplace on the east side.

Over the past 75 years, it has undergone at least three renovations, moving the entrance and enclosing the porch.

Our research photographs from the Kensington Historical Society suggest that the entrance was moved in the 1940's from the front left (west) façade to the north façade when the

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

HPC Preliminary Review

29 August 2017

Page 3 of 5

Library's porch was enclosed. By enclosing the original porch, the Library was able to expand beyond its original reading room. Soon after, the Library was painted a shade of white.

In the early 1950's, the door was moved back to the Front (west) Façade again, this time in the center of the façade. A small bathroom was added at this time in the northwest corner, before.

When the Library was reopened in 1970, as the Noyes Children's Library, a small enclosed portico was added on the front (west) facade to provide a weather proof entry for the patrons and staff, while entering and leaving the Library.

The Library was built over an unfinished crawl space with limited access through a Cellar bulkhead door on the east side. Some foundation repairs and additional supports were added in the crawl space over time, but it remains a crawlspace to this day.

There is access to a voluminous attic space via a small ceiling hatch and a twelve foot ladder attached to one of the interior walls. The attic is currently devoted to the HVAC system and the library seasonal storage.

The building is currently not accessible and the goal is to provide universal access to the building so that staff can work regularly with groups of children and parents without worry of access to the programs and facility. The building lacks sufficient staff space, adequate toilet facilities, and sufficient meeting space to carry out its mission.

In the winter of 2016, an exterior ramp was added to provide an accessible entry to the library through the north side of the small enclosed portico. An existing window was changed to an ADA compliant entry. The interior bathroom was not renovated at the time, in anticipation of a planned renovation of the building.

(c) Brief Description of the Proposed Renovations

The goal of the proposed renovation is to gain universal access to this historic library, maintain the library collection on the first floor, while enhancing the services offered to the community with the addition of The Jan Jablonski Early Literacy Training Center (JJELTC) to the Noyes Children's Library, dedicated on March 11, 2017. The intention of the design is to maintain as much of the Library's exterior historic fabric as possible, while providing much needed space to make the library viable on an unusually tight triangular island site. The internal expansion of the useable space is largely concealed from view.

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

HPC Preliminary Review

29 August 2017

Page 4 of 5

The proposed renovation re-establishes the original Reading Room which was modified during the 1940's and 1950's renovations. Montgomery County Public Libraries plans to maintain the Reading Room and Children's Book Collection on the first floor.

The area of the original porch that was substantially modified during those prior renovations will be used for as a vestibule space. The vestibule will access both a new interior stair at the southwest corner of the existing building and the glass link and elevator tower at the northwest corner, both of which will provide access to the three proposed levels of the library.

The glass link entrance on the northwest corner of the first floor will provide a secondary means of egress to the first floor, required by IBC and NFPA codes and have direct access to the library from both Carroll Place and Montgomery Avenue. There will be an on-grade accessible path from street parking and access to an outside courtyard space for patrons and staff to enjoy.

Montgomery County Public Libraries requires three main programing spaces in the building to satisfy their Program of Requirements (POR). The three spaces are proposed on each of three different floor levels. In addition to the main library reading room level, staff space is proposed on the upper level and the JJELTC program/ classroom is proposed for the lower level.

The staff space on the second level requires a direct means of egress to the exterior from the stairwell. The south façade of the building has been altered to add an exterior door below the western window. This door also services as the required second means of egress directly to the exterior from the lower level JJELTC program space/ classroom. The Fire Marshall has indicated that the new stair must exit directly to the exterior, and is not permitted to exit through the first floor foyer.

The most significant exterior change is the addition of an elevator that will provide accessibility to all three levels. The two proposed design options (Option 1 Clapboard, Option 2 Glass) locate the elevator in a separate tower at the NW corner linked to the original building by a glass link that clearly differentiates new from old. Each proposal is distinct in that Option 1 assumes the style of the neighborhood, while Option 2 adopts a distinctly modern character.

19

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

HPC Preliminary Review

29 August 2017

Page 5 of 5

The proposed renovation converts the present crawlspace into useable lower level, to house the Jan Jablonski Early Literacy Center Program Room. The Jan Jablonski Early Literacy Training Center will be better equipped to ensure all children have developed the reading, listening and writing skills needed to enter school ready to learn. The JJELTC will provide access to current early literacy materials, programs, and activities for parents and professionals, including books, story time programing, and tactile experiences to engage with children. The center will also provide professional development for children's librarians, students enrolled in information science programs at local colleges and universities, daycare providers, and early childhood educators. The training center will also offer programming development for all branches of Montgomery County Public Libraries.

The current unused attic space is proposed to be converted to a much needed staff office, storage and break room with a staff bathroom and universal access to all three floors.

The existing building exterior will be otherwise restored, maintaining the existing windows, repairing the shingle roof where needed and removing years of peeling paint and repainting the exterior. In order to maximize the interior useable space, the vestibule porch which was added over 40 years ago will remain enclosed and the small entry facing west will be retained, with some repair work to the front stoop and front railings.

The space in front of the Library will be landscaped to provide a low sitting wall and plantings that shield the central gathering space from the traffic, while providing universal access to the space for the community.

Please find attached a site plan, floor plans, and exterior elevations that describe the existing conditions and proposed renovation in 2017 Proposed Drawing Set.

20



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1722 BYRNE ROAD SUITE 400
NILES, ILLINOIS 60064
TEL: 847.541.4400
FAX: 847.541.4401

PROJECT:
NOTES LIBRARY
ADMINISTRATION
ADMINISTRATION, NO 2015

STATUS:
FINAL

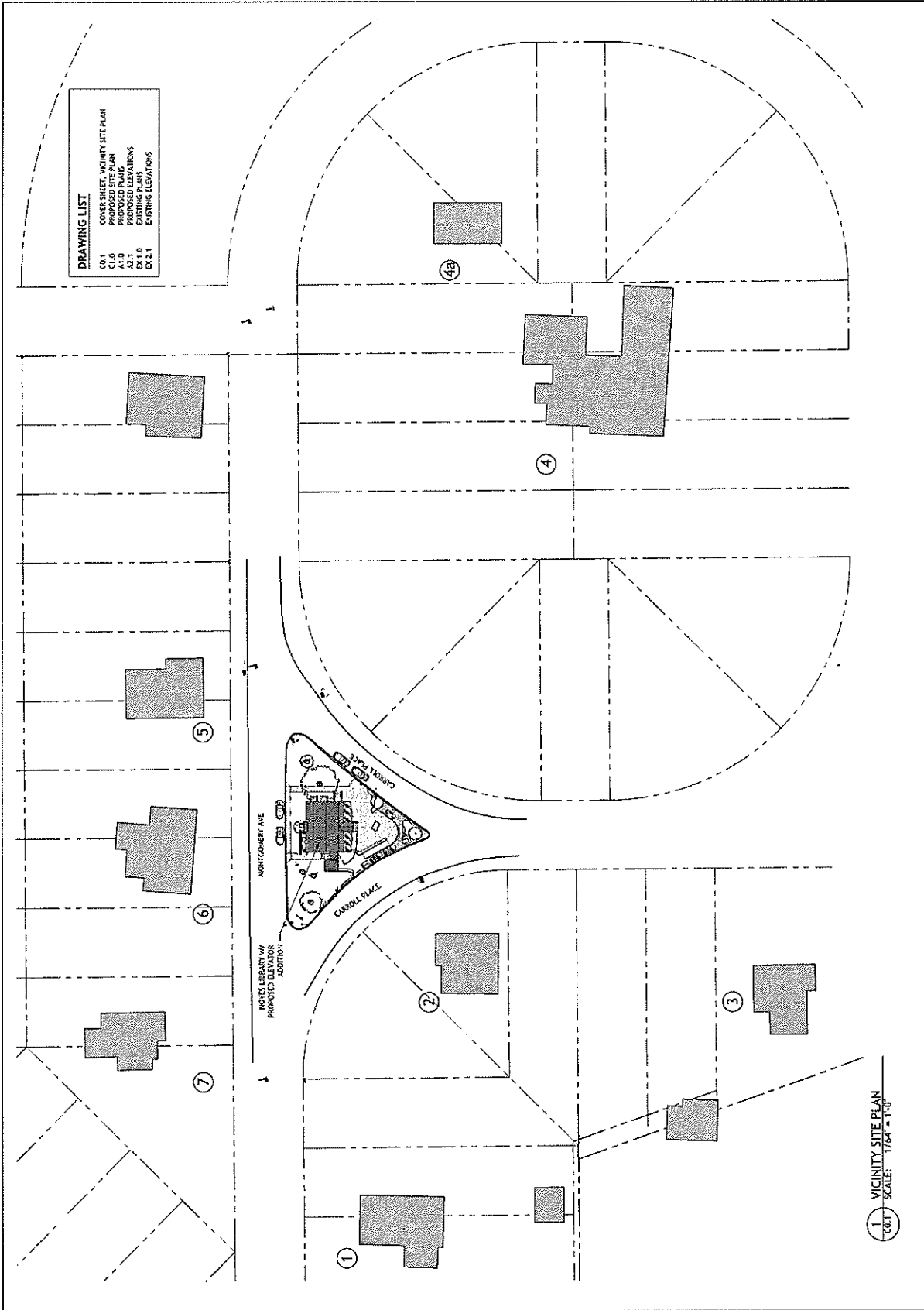
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C0.1



21



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BETHESDA, MD 20814
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FAX: 301.452.4401

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100% CITY DESIGN, LIMITED
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BETHESDA, MD 20814

DESIGN

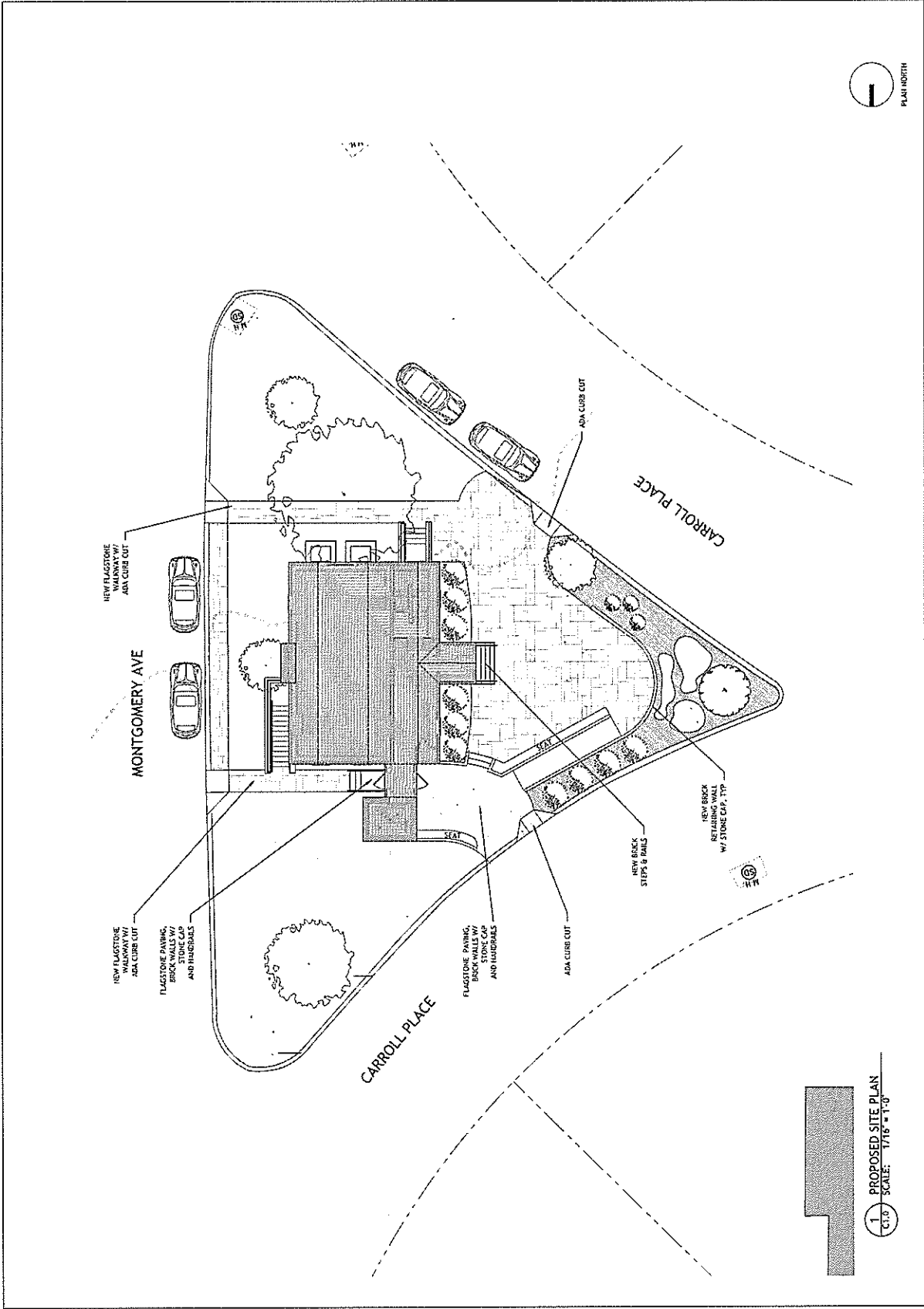
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1 PROPOSED SITE PLAN
C1.0 SCALE: 1/16" = 1'-0"

22



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SUITE 100
YONKERS, NY 10551
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Fax: 914.942.4401
www.wiedemannarchitects.com

PROJECT:
HOTEL CITICORP LIBRARY
RENOVATION AND
RENOVATION, NY 10551

DATE: 2017

DATE: 2017

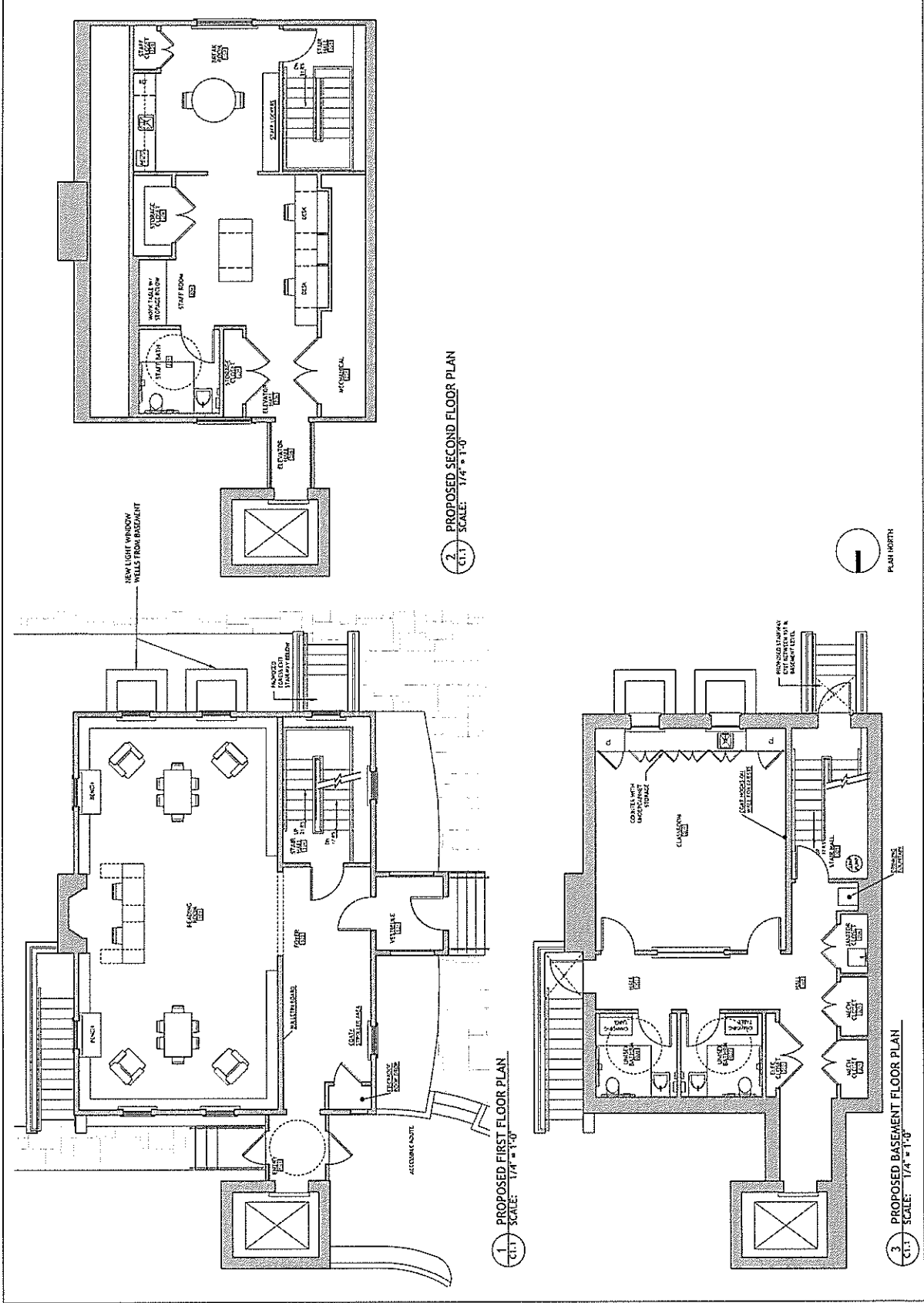
DATE: 2017

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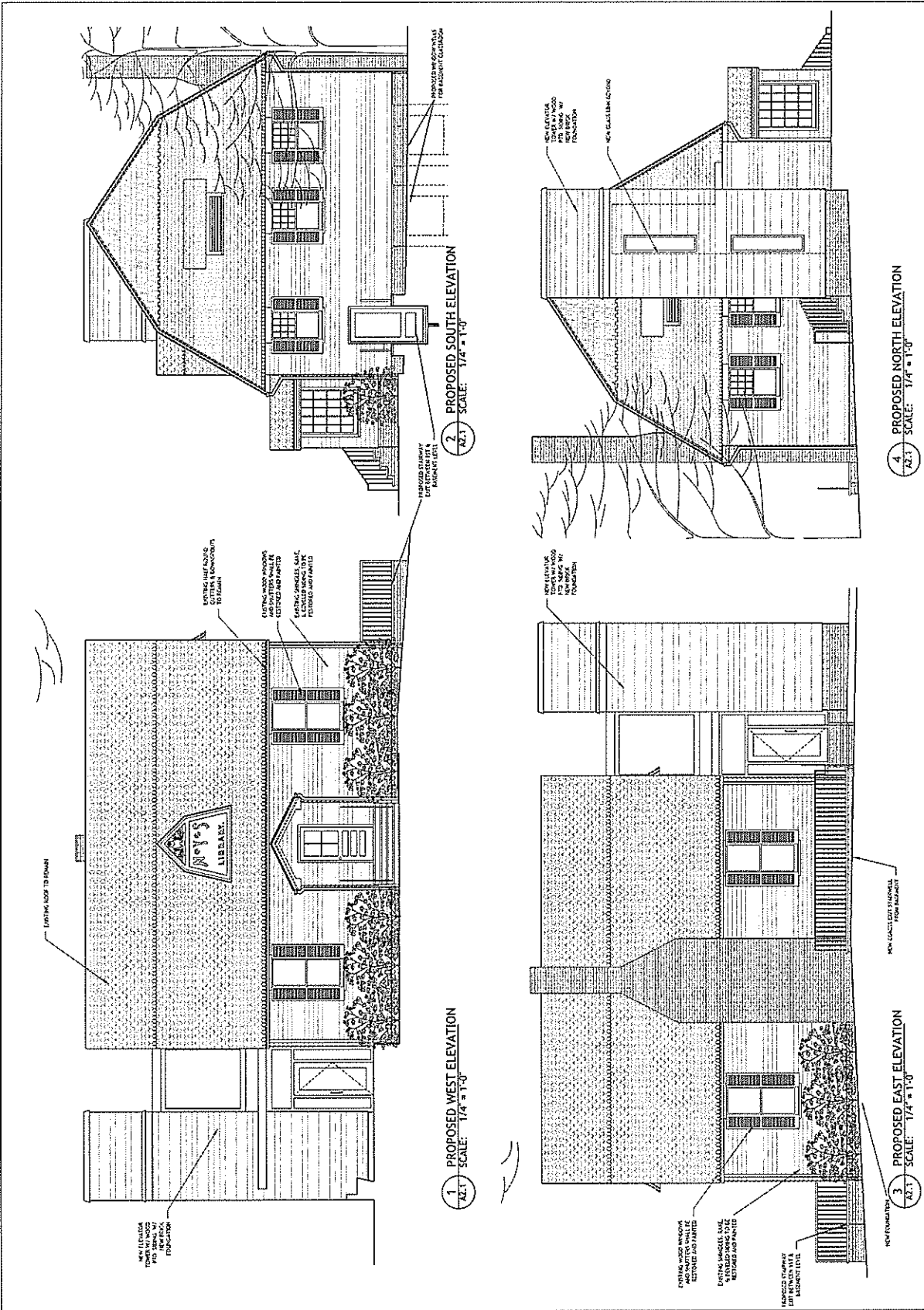
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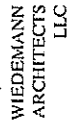
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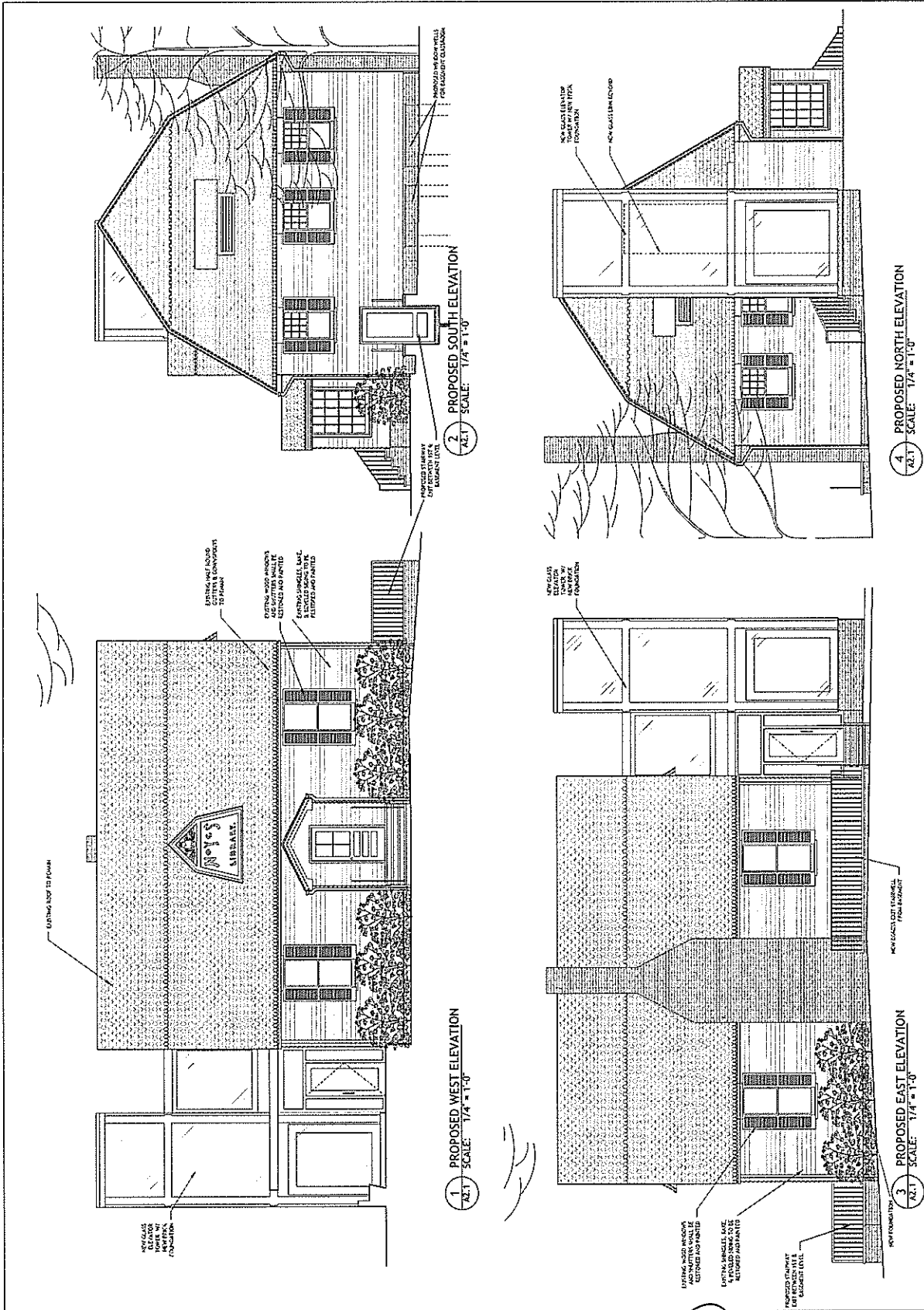
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A2.1
Tower Opt. 2
(GLASS)



28



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BETHESDA, MD 20814
Tel: 301.453.2400
Fax: 301.453.2401

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PROJECT
HOTEL, THE DIRECTS LIBRARY
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WASHINGTON, MD 20005

DESIGN
2017

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24 AUGUST 2017

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SHEET

Tower
Opt. 2
(GLASS)



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



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2722 RIVER AVENUE, SUITE 600
HOUSTON, TEXAS 77054
PHONE: 713.462.4422
FAX: 713.462.4444

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PROJECT
HOTEL THE GRAYSON LIBRARY
HOUSTON, TEXAS
ARCHITECT
WASHINGTON, DC 20540

STATUS
DESIGNED

DATE
24 AUGUST 2017

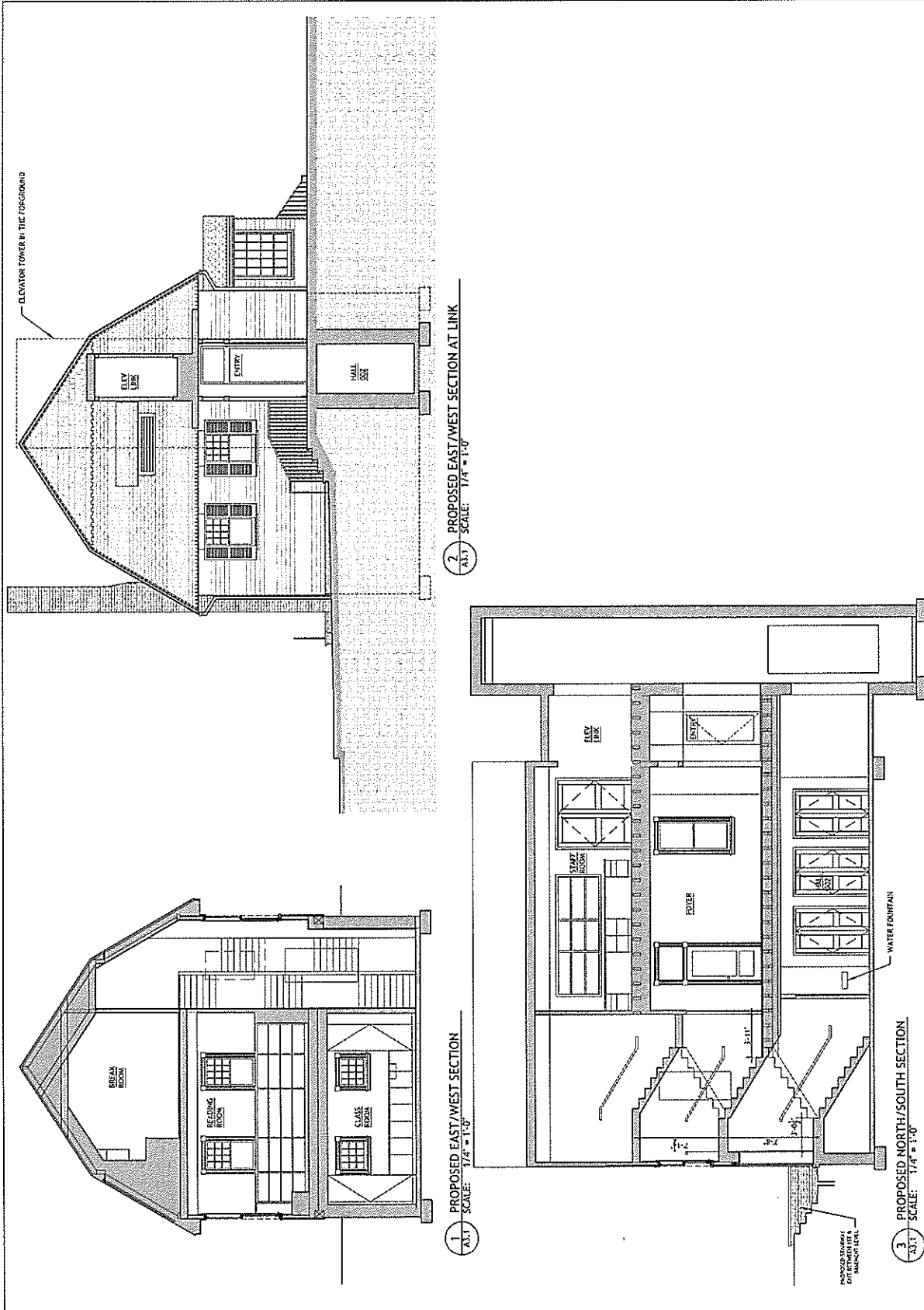
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A3.1



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Fax: 614.233.4444

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PROJECT
NORTH CLEVELAND LIBRARY
RENOVATION, AND ADDITION
CLEVELAND, OH 44115

DATE
29 AUGUST 2017

REVISION
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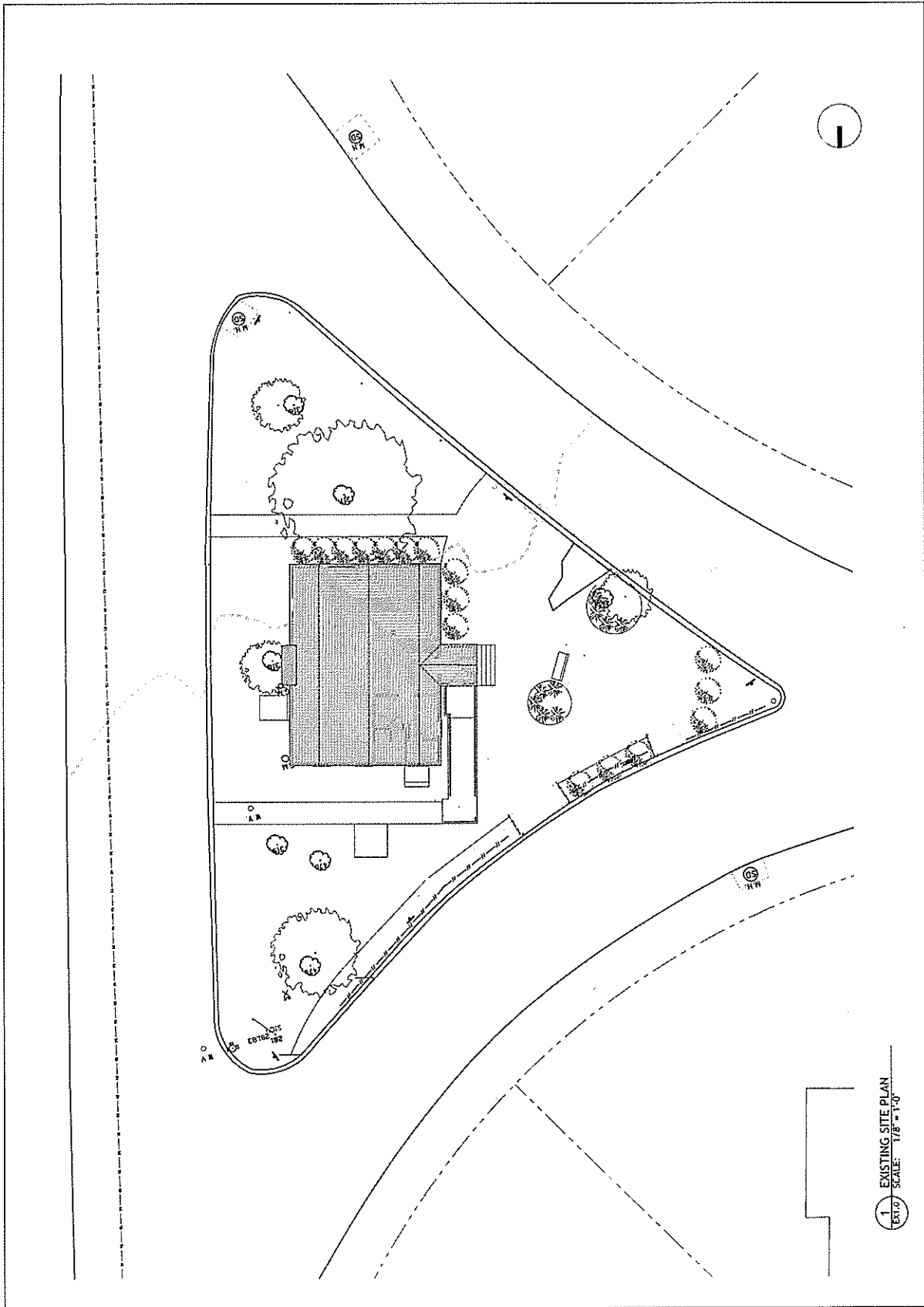
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FAX: 734.769.4544
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PROJECT
NOTES: CONCEPTUAL HIRING
REVISIONS: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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NOTES: CONCEPTUAL HIRING

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DATE

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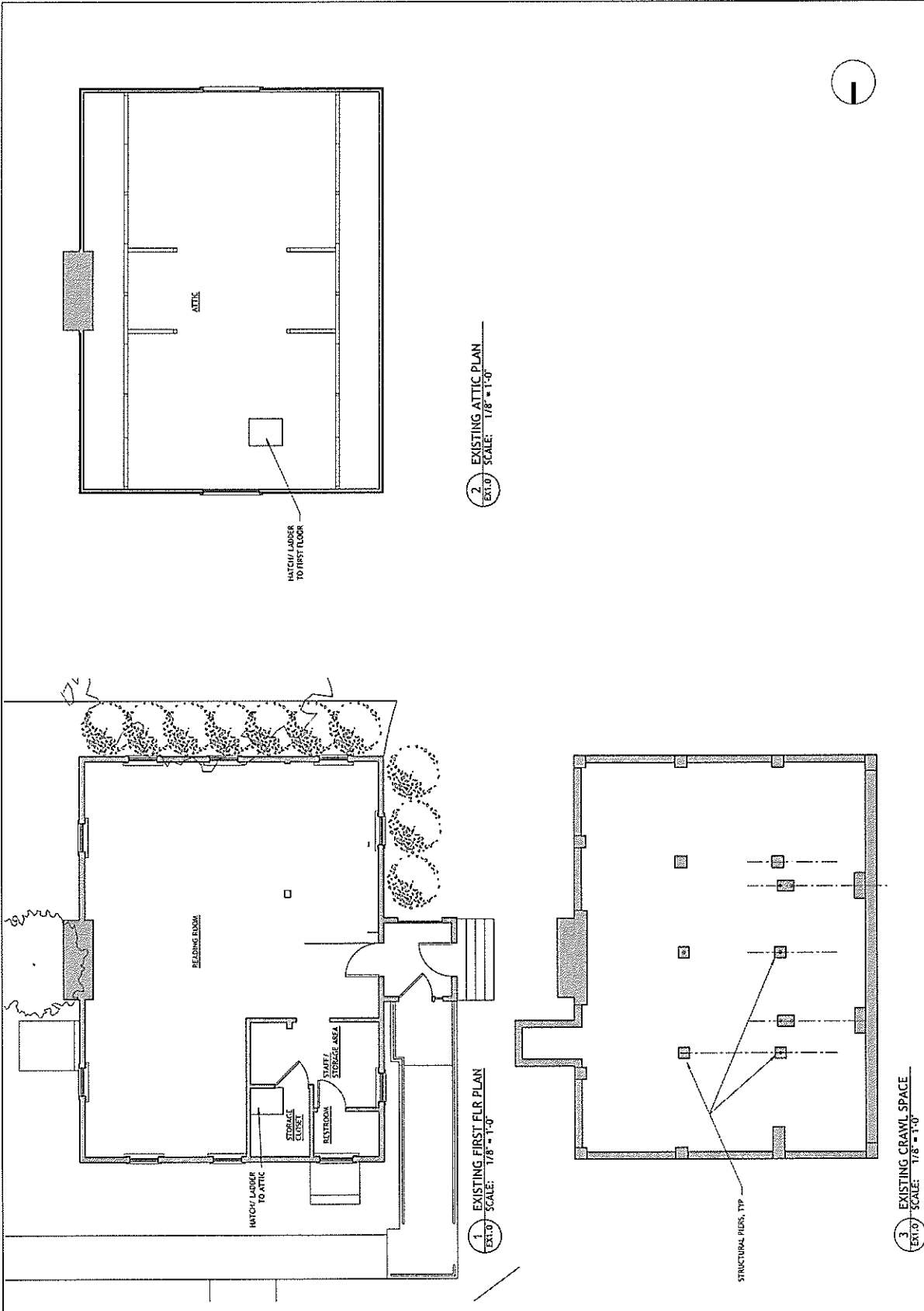
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FAX: 816.234.4422

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PROJECT
HOPKINS UNIVERSITY LIBRARY
KANSAS CITY, MO
KANSAS CITY, MO 64111

DATE
2017

HPC CONCEPTUAL REVIEW
28 AUGUST 2017

2017

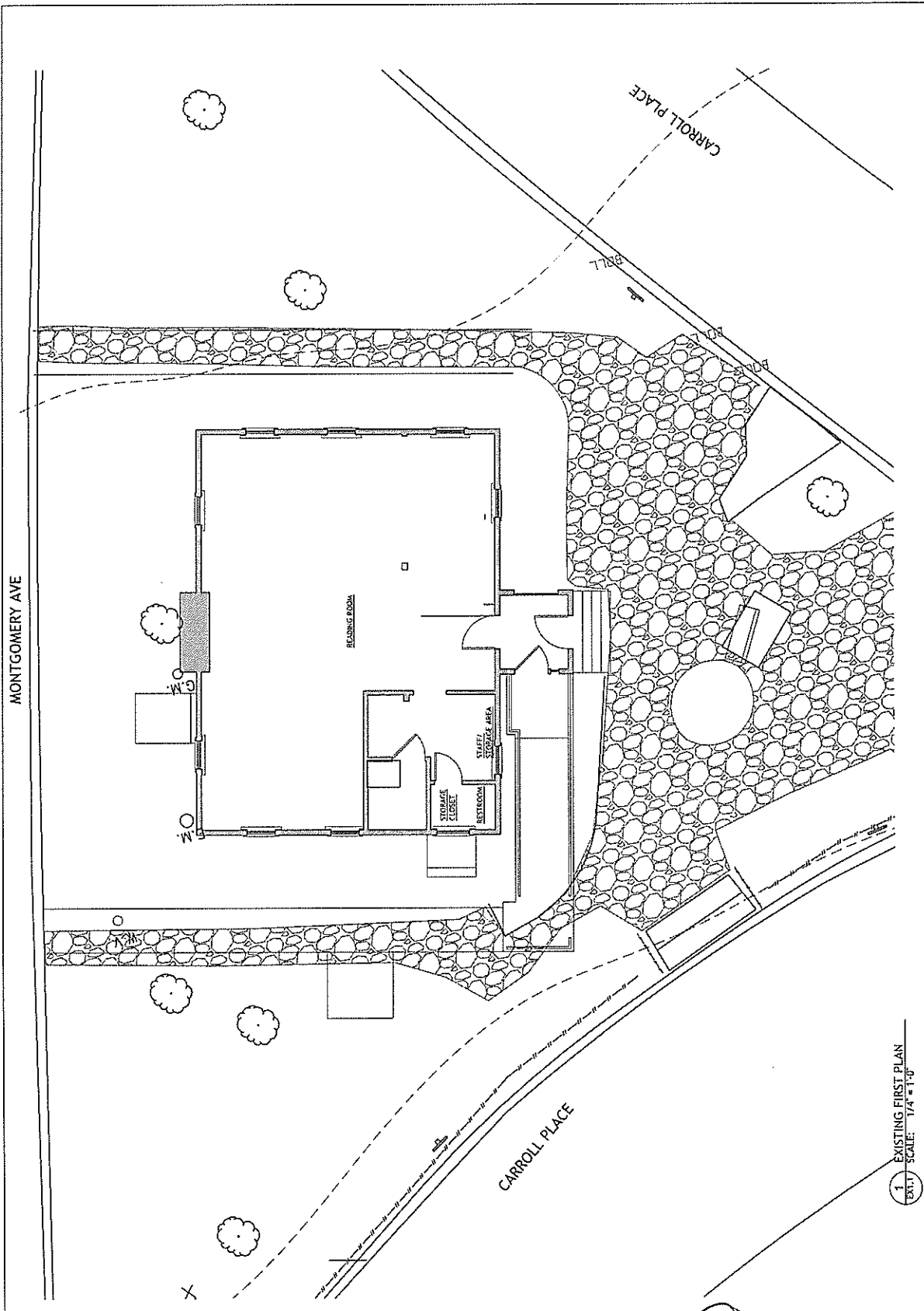
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1. EXISTING FIRST PLAN
SCALE: 1/4" = 1'-0"

10



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BRIDGE PLAZA
YONK, NY 10522-4422
Tel: 914.942.4944

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PROJECT

BOYS GUILD LIBRARY
1000 W. 10TH ST.
ASTORIA, OR 97103
ARCHITECT NO. 22891

DRAWN

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29 AUGUST 2017

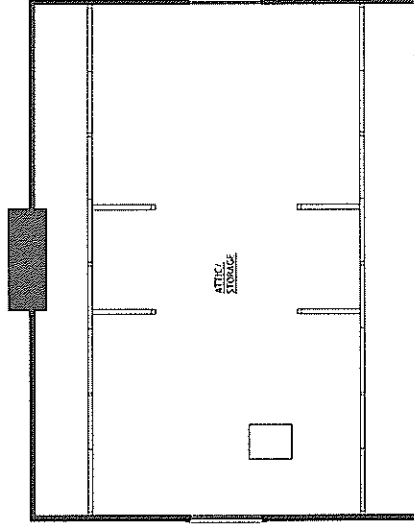
2017
PROPOSED
DESIGN

WIEDEMANN ARCHITECTS LLC

P R E L I M I N A R Y
NOT FOR CONSTRUCTION

SHEET

EX1.2



1 EXISTING ATTIC
EX1.2 SCALE: 1/4" = 1'-0"

32



WIEDENMANN
ARCHITECTS
LLC

5772 RIVER ROAD SUITE 600
BIRMINGHAM, AL 35242
PHONE: 205-992-2222
FAX: 205-992-2292

www.wiedemannarchitects.com
PROJECT:
NOTES CITY LIBRARY
1000 10TH AVENUE
KANSAS CITY, MO 64105

STATUS

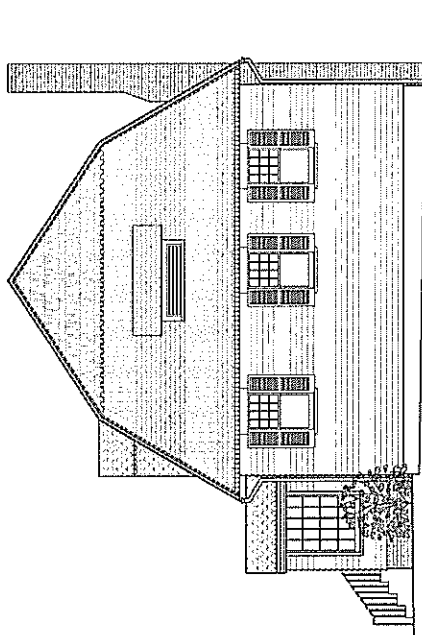
IPC CONCEPTUAL REVIEW
29 AUGUST 2017

© WIEDENMANN ARCHITECTS LLC

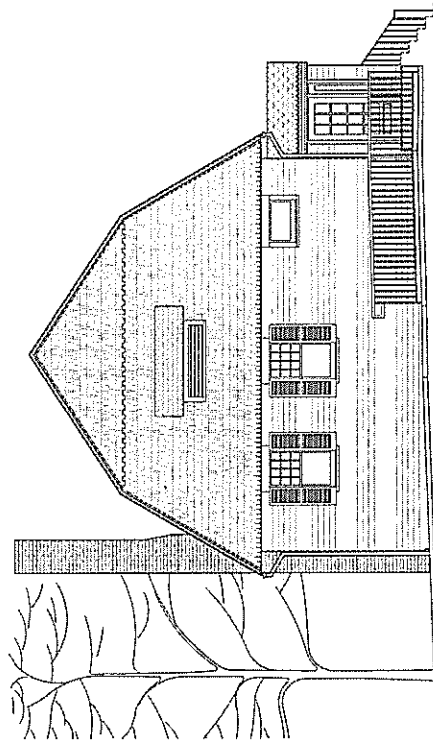
P.L.L. is a P.A.R.Y.
NOT FOR CONSTRUCTION

SHEET

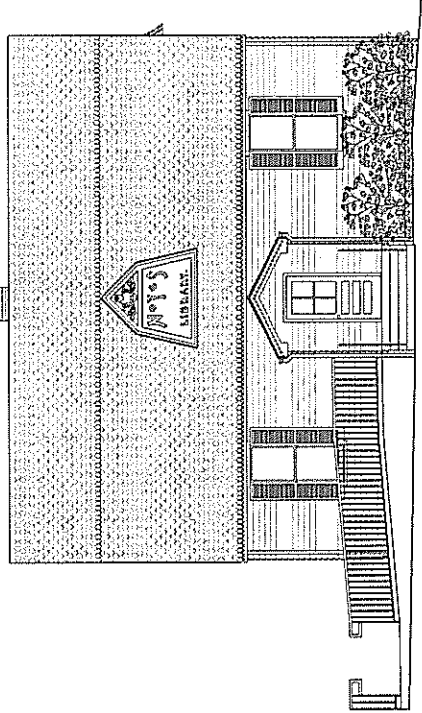
EX2.1



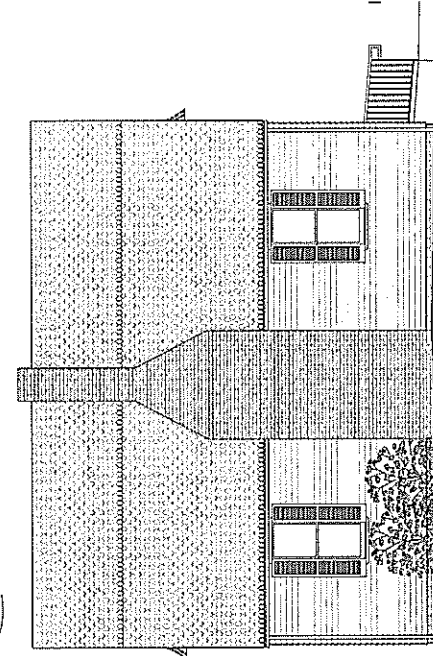
2 EXISTING SOUTH ELEVATION
EX2.1 SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
EX2.1 SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
EX2.1 SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
EX2.1 SCALE: 1/4" = 1'-0"

NOYES CHILDREN'S LIBRARY

Submittal to Historic Preservation Commission

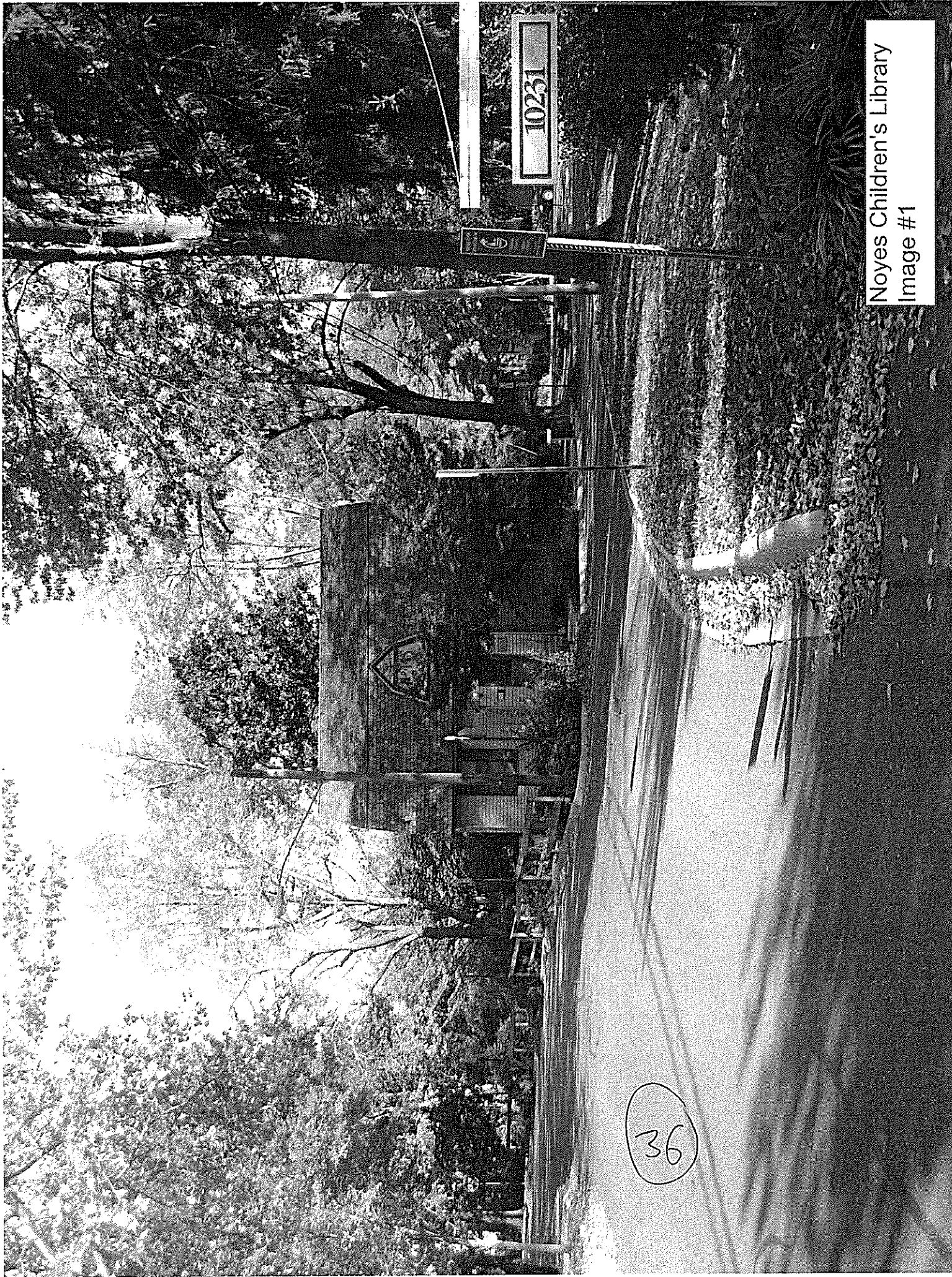
HPC Preliminary Review

29 August 2017

Immediate and Adjacent Neighbors (Please refer to Vicinity Map C0.1 for location):

1. Jeffery & Gloria Capron
10304 Montgomery Ave
Kensington, MD 20895
2. Nicholas Storer
10234 Carroll Place
Kensington MD 20895
3. James and Carol Sharp
10226 Carroll Place
Kensington, MD 20895
4. Montgomery County
10231 Carroll Place
Kensington, MD 20895
5. Bruce Caswell
10221 Montgomery Ave
Kensington, MD 20895
6. Gene Cohen
10225 Montgomery Ave
Kensington, MD 20895
7. Mackie Barch
10303 Montgomery Ave
Kensington, MD 20895

NOYES LIBRARY PHOTOS



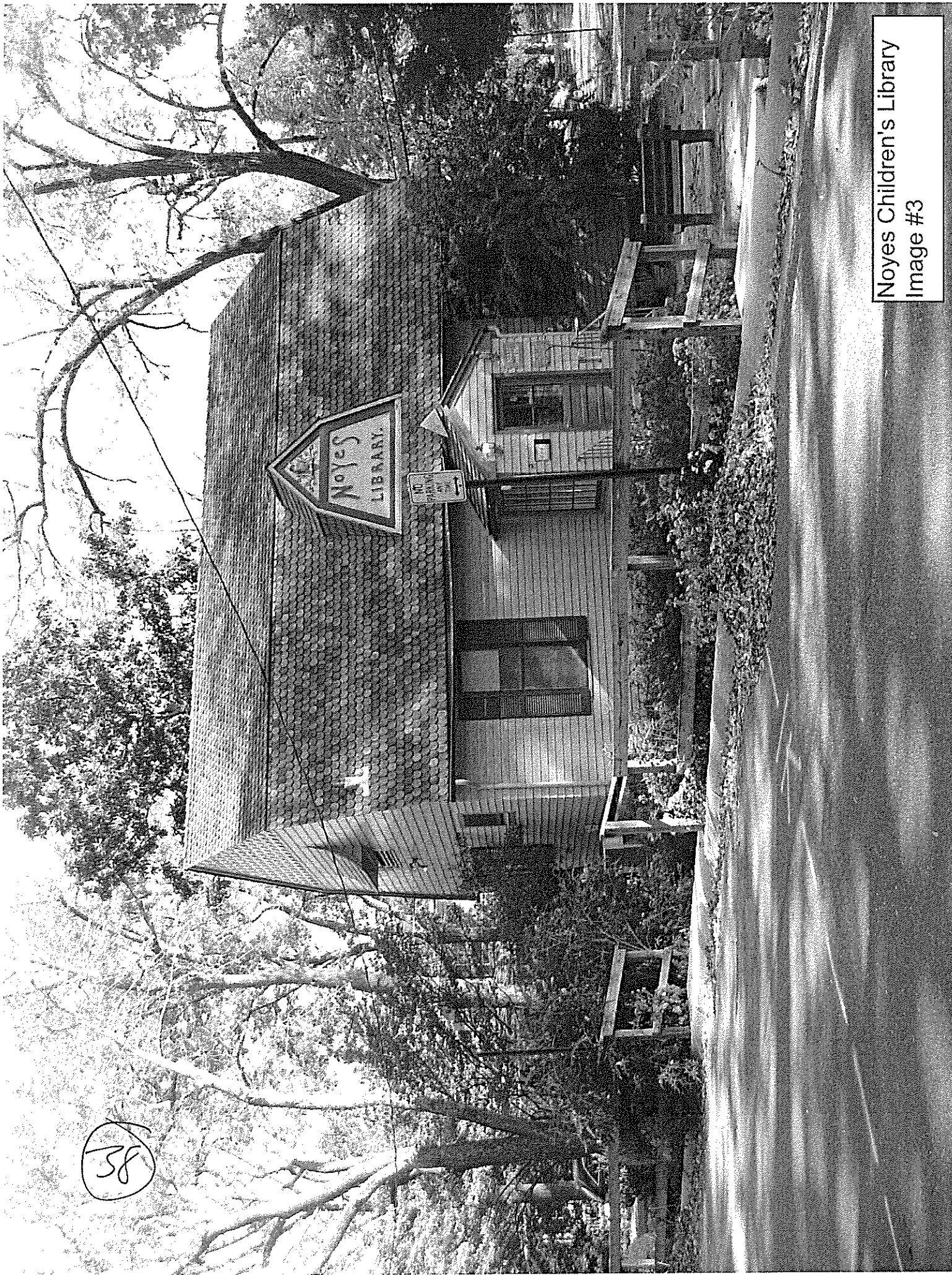
Noyes Children's Library
Image #1

37

Noyes Children's Library
Image #2

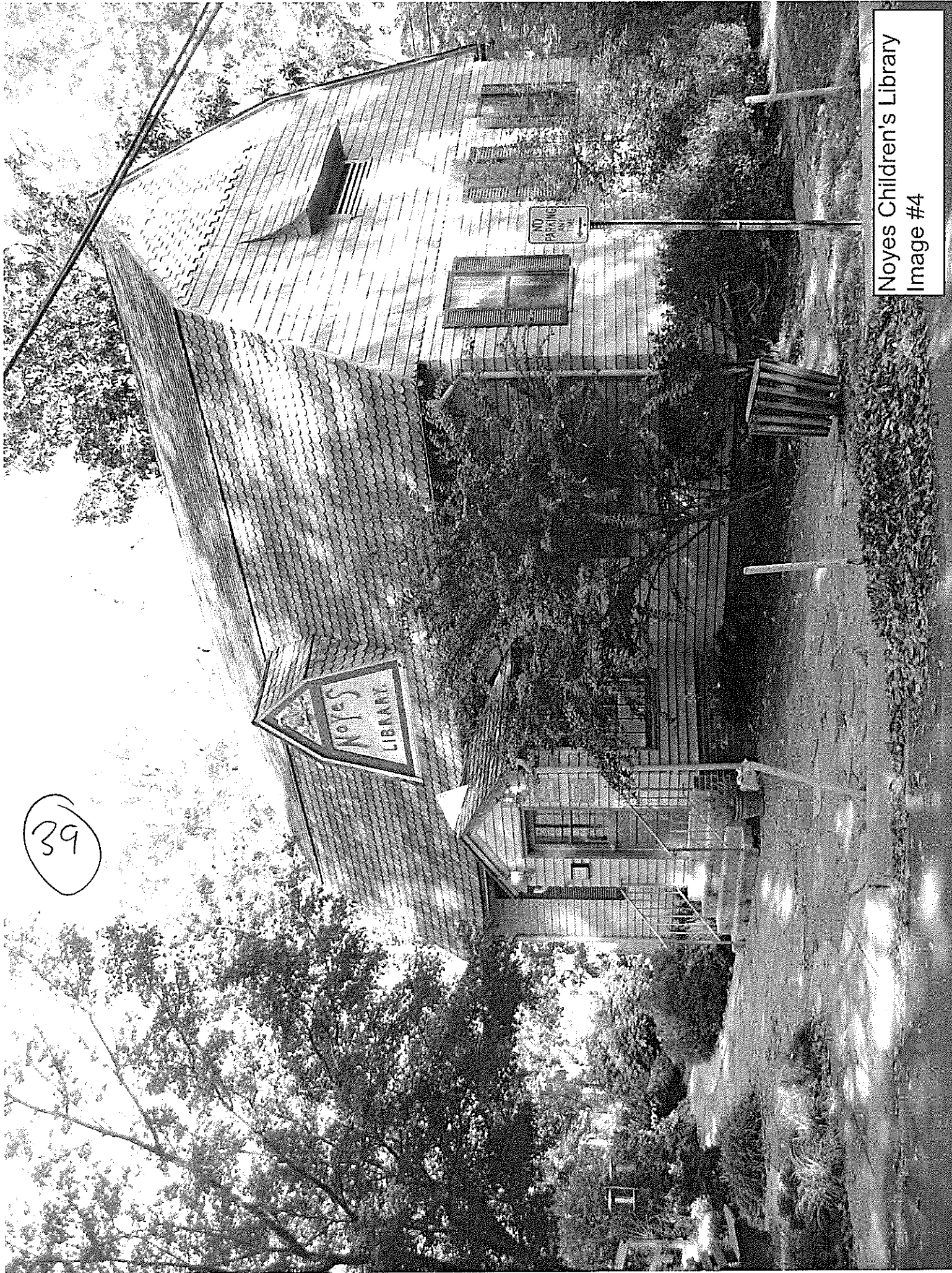


38

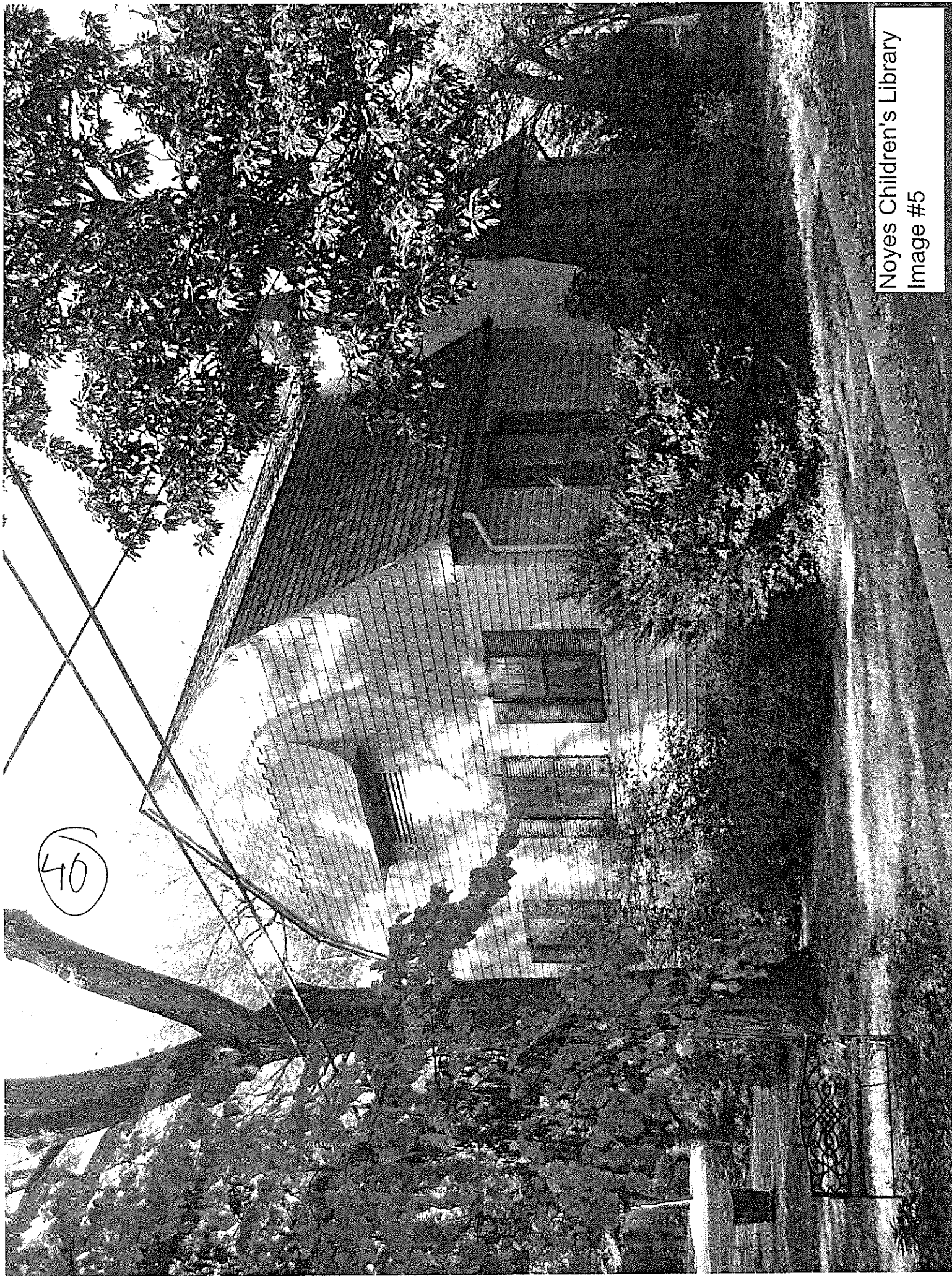


Noyes Children's Library
Image #3

39



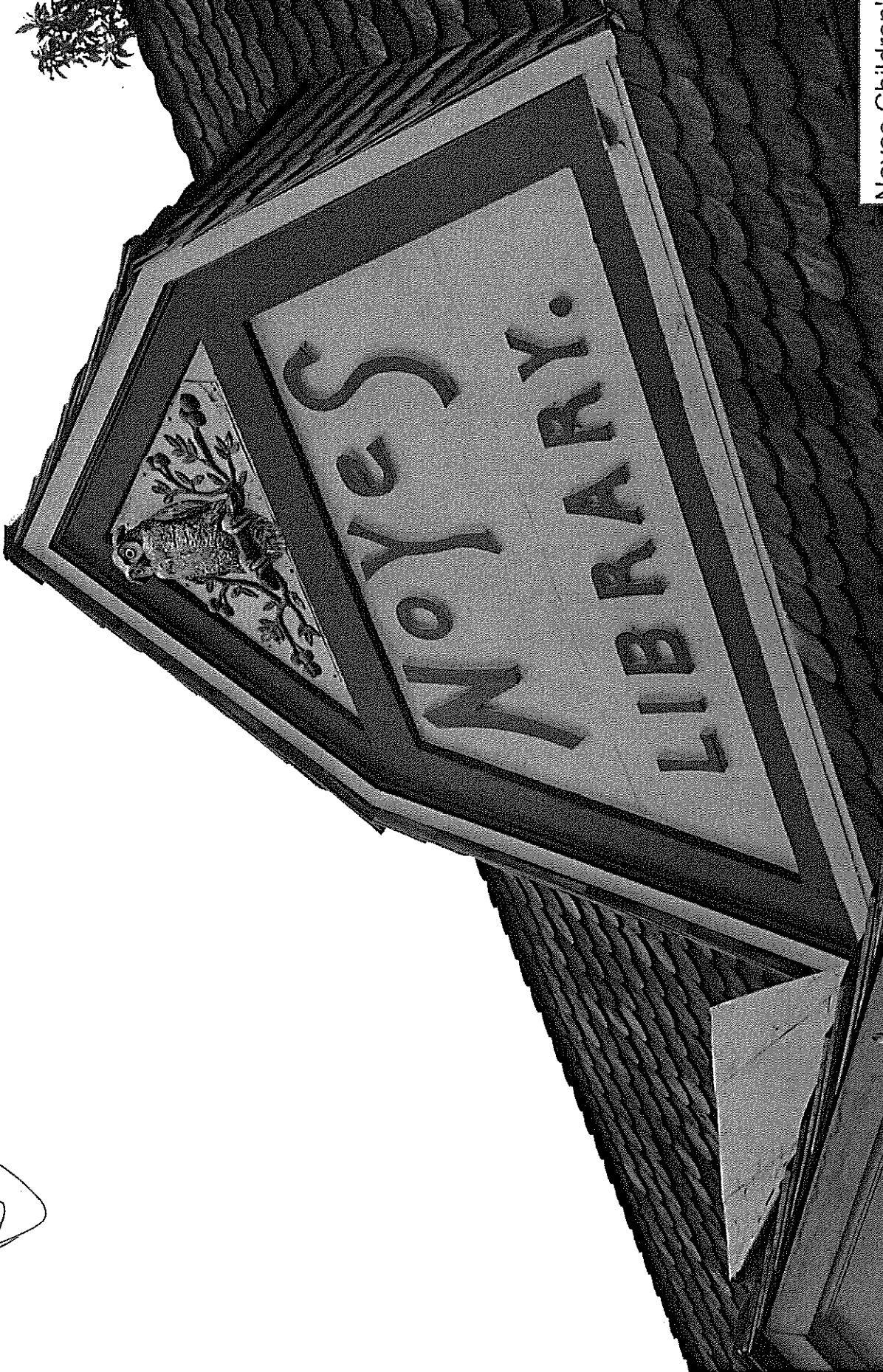
Noyes Children's Library
Image #4



Noyes Children's Library
Image #5



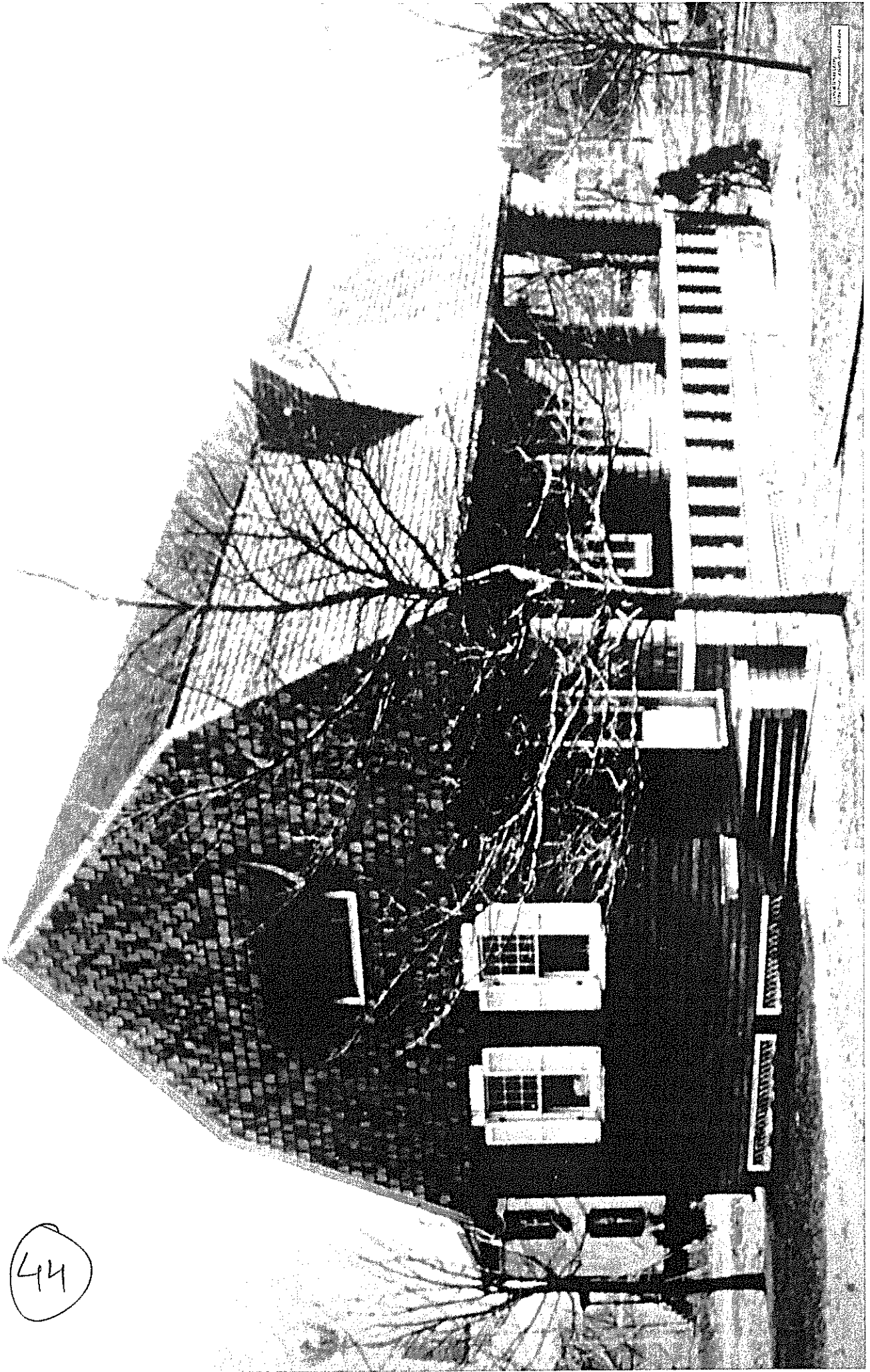
Noyes Children's Library
Image #6



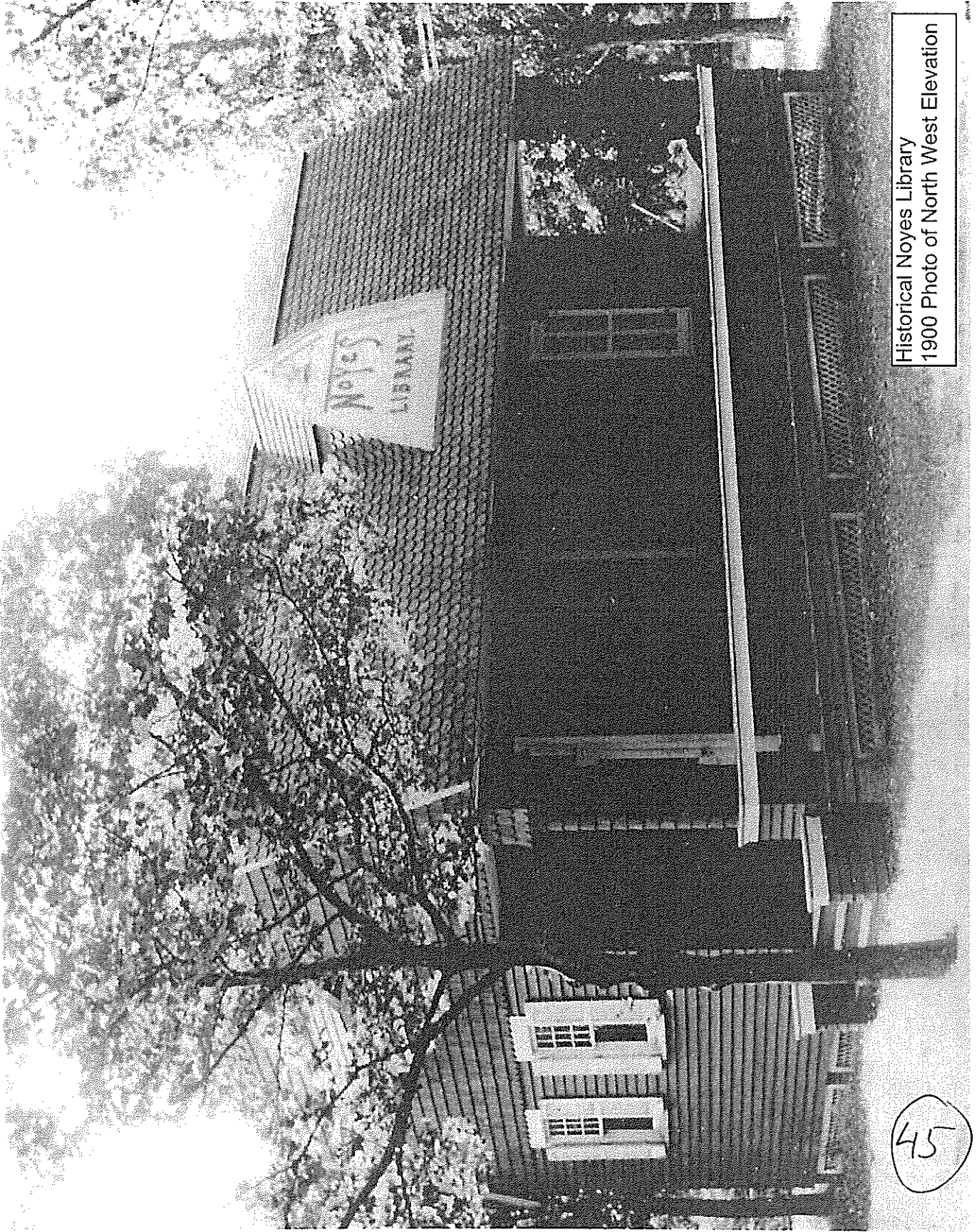
42

HISTORICAL PHOTOS

43



44



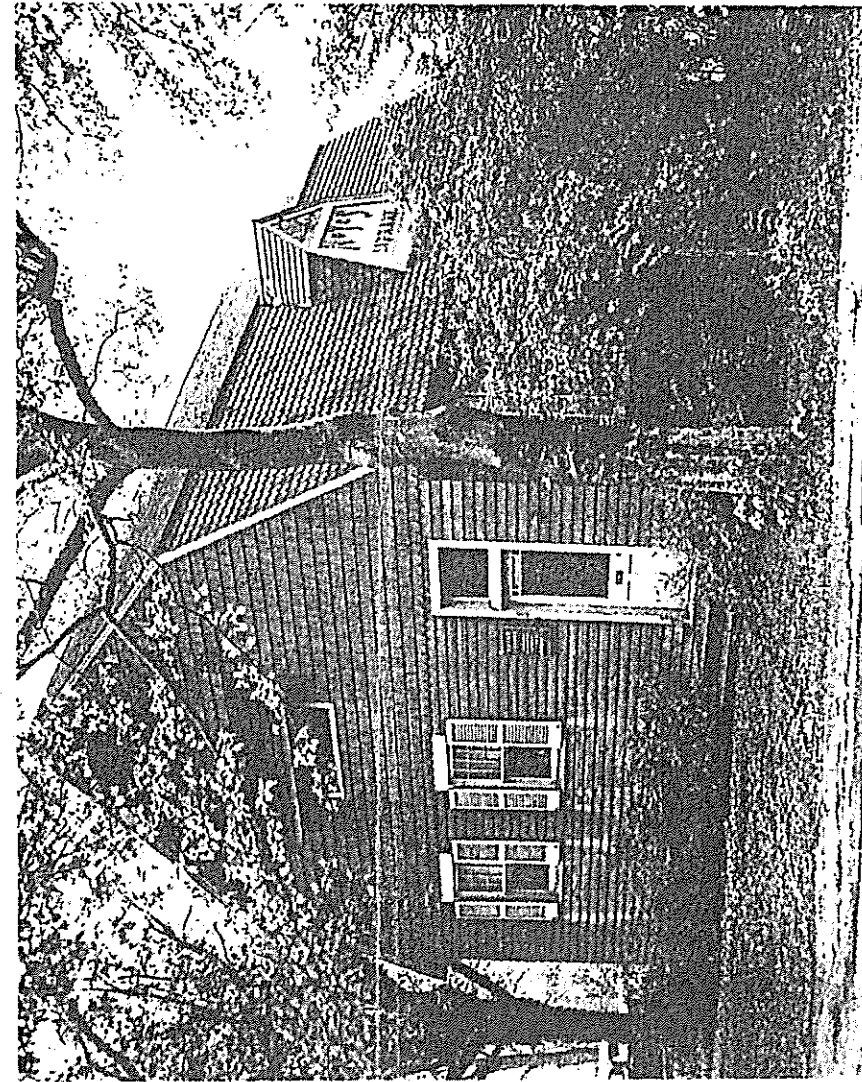
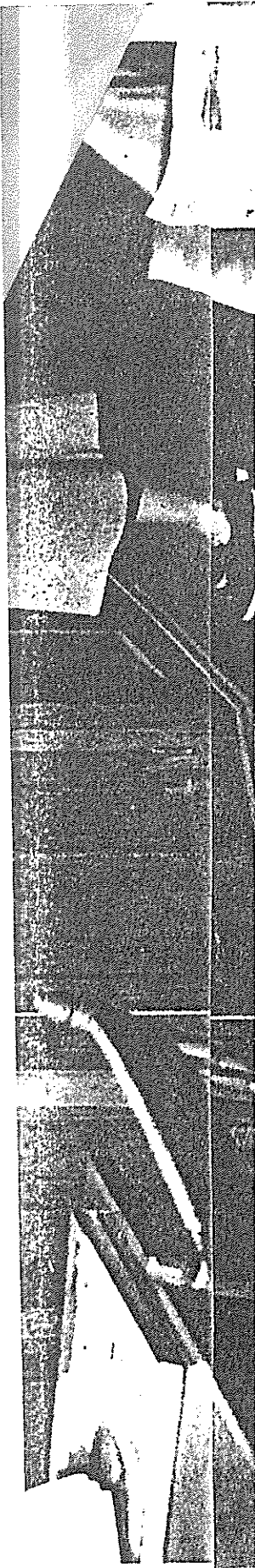
Historical Noyes Library
1900 Photo of North West Elevation

45

46



Historical Noyes Library
1949 Interior Photo of Reading Room



The library's building, long a Kensington landmark. It stands at Montgomery avenue and Carroll place.

16 THE WASHINGTON STAR PICTORIAL MAGAZINE

12/25/1949, Evening Star

Miss Helen Clum, acting librarian, issues a book to Mrs. Ashby Lewis at the Noyes Library in Kensington, Md. In the background are Hawthorne Arey and his son Gordon, and at the right is Mrs. Walter B. Wells, director of the Kensington Sketch Class. Art works by members of the class, on display in the library, may be rented or bought.

Community Library Oldest in Area

OLDEST public library in the Washington area (other than the Library of Congress), the Noyes Library in Kensington, Md., plays an important role in community life there. Members of the Kensington Woman's Club serve as volunteer library workers two days a week. The library serves as an art center, too; its walls are decorated with a continuing exhibit of work by the Kensington Sketch Class.

The library was started with a gift of 500 books and \$500 from Crosby S. Noyes, first editor of The Star. The Noyes Library Association, incor-

porated late in 1892, was given its building by Brainard H. Warner, founder of Kensington, and the library opened January 10, 1893.

It is open from 7 to 9 p.m., Monday through Thursday; from 10 to 12 a.m. Friday and from 3 to 5 p.m. Saturday. Any one is free to read or study in the library during those hours, but only subscribers—who pay \$2 a year—may take books out. The library is supported by these subscriptions, by the income from a \$5,000 trust fund left by Mr. Noyes and by a yearly contribution of about \$200 from the town.

Historical Noyes Library
1949 Photo of North West Elevation

47



1952

48

Historical Noyes Library
1952 Photo of West Elevation

**WASHINGTON SUBURBAN
SANITARY COMMISSION**
CONTRACT NO. 1255—W&S
WATER MAIN AND SEWER
CONSTRUCTION

Sealed proposals for constructing in Ogden Road and Ridgefield Road, Springfield Subdivision, Montgomery County, approximately 200 feet of 6-inch, 125 feet of 8-inch and 580 feet of 12-inch water mains, 100 feet of 6-inch and 495 feet of 8-inch plain concrete or vitrified pipe sewers, and 335 feet of sewer house connections, will be received at the office of the Washington Suburban Sanitary Commission, Hamilton Street, Hyattsville, Maryland, until Monday, May 11, 1953 at 2:00 P.M., Eastern Daylight Saving Time, at which place and time they will be publicly opened and read.

Plans and specifications may be obtained from the office of the Chief Engineer of the Commission, Hyattsville, Maryland, upon deposit of \$5.00, which deposit will be returned to bidders or to those returning plans and specifications in good condition.

Raymond W. Bellamy,
Chairman
L. S. Ray
J. Norman Ager
Commissioners

Attest:

James B. Parkhill
Secretary-Treasurer

R-5-8

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN, that the Subscriber of Montgomery County, has obtained from the Orphans' Court of Montgomery County, in Maryland, Letters of Administration on the personal Estate of

LILLIAN MAY DEAN

late of Montgomery County, deceased. All persons having Claims against the de-

ceased are hereby warned to exhibit the same, with vouchers thereof, legally authenticated to the subscriber on or before the 20th day of September next: they may otherwise by law be excluded from all benefit of said Estate. All persons indebted to said Estate are requested to make immediate payment.

Given under my hand this 10th day of March in the year of our Lord, one thousand nine hundred and fifty-three.

William A. Volkman
7347 Wisconsin Ave.
Bethesda, Md.

R-5-29

**PROPOSED BUDGET FOR TOWN OF
KENSINGTON, MARYLAND**

1953 - 1954

Estimated Revenues

General Fund:

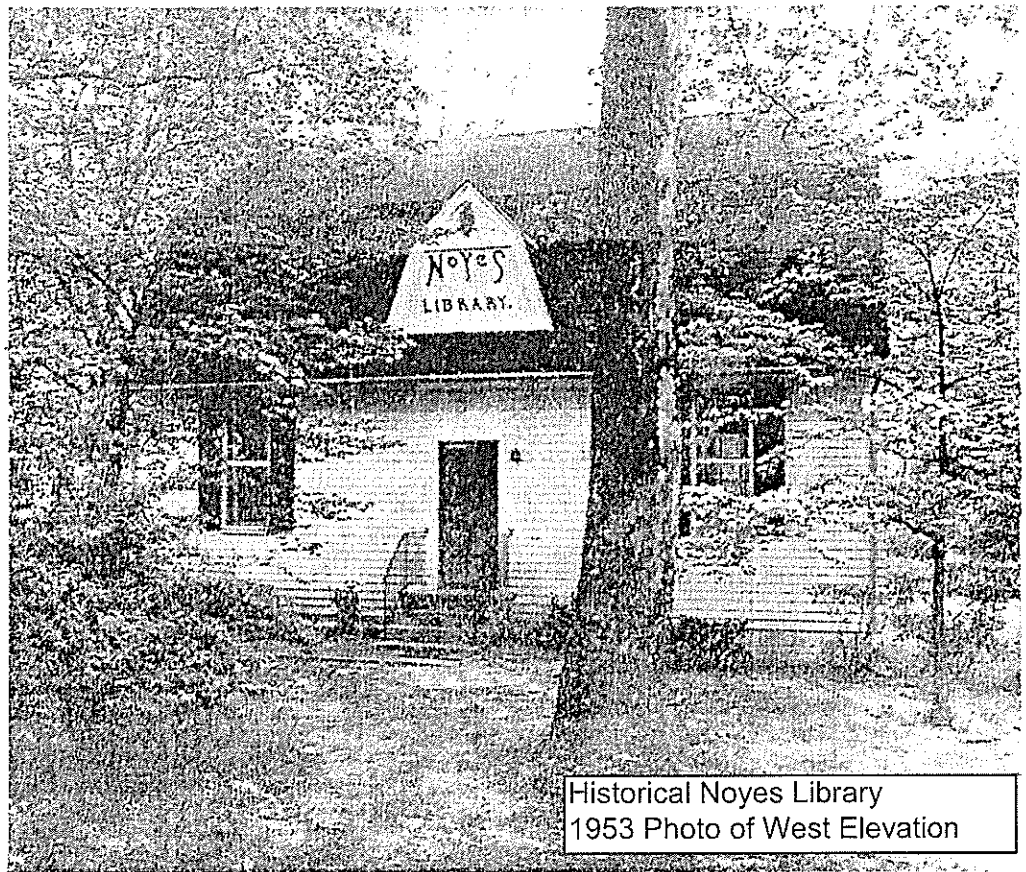
Real Estate Taxes	\$15,350.00
Income Tax	15,000.00
Corporation Taxes	1,500.00
Traders Licenses	1,000.00
Public Utilities	500.00
Bank Shares	800.00
Franchise Taxes	150.00
Admissions Taxes	25.00
Miscellaneous Taxes & Fees	100.00
	<hr/>
	\$34,425.00

Street Fund:

Gasoline & Vehicle Tax	\$ 6,000.00
Fuel Mutual	1,600.00
	<hr/>
	\$ 7,600.00

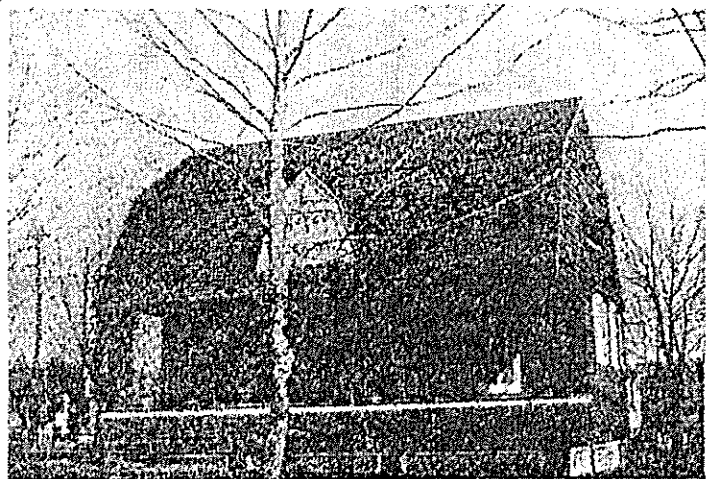
Trash Fund:

Trash & Garbage Assessments	\$ 6,500.00
Commercial Trash Collection	1,475.00



Historical Noyes Library
1953 Photo of West Elevation

The Noyes Library today—renovated and restored by the County Library Board and partially landscaped by the Garden Section of the Woman's Community Club.



The Noyes Library as it appeared in 1906.

* * *

**Renovated Noyes Building
State Librarians To Tour**

By Mildred B. Harman

The Noyes Library in Kensington will be a shining example of a renovated public library when delegates to the Maryland Library Association will make it one of the important stops on their tour of libraries in Montgomery County tomorrow morning.

The Maryland Library Association is holding its state or spring convention at the Woman's Club in Chevy Chase and from 10:30 to

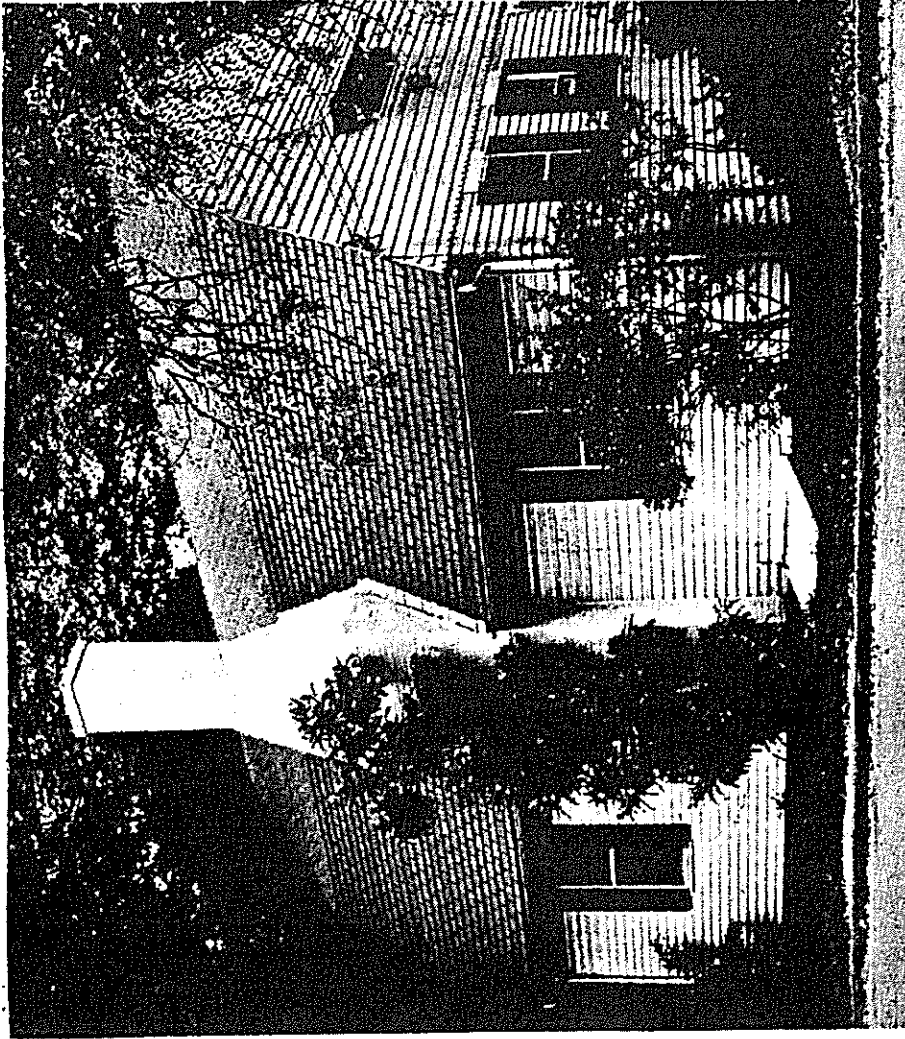
trance has been changed to its original place, the building has been painted, and which the past two months the grounds have been drained, filled in and the Garden Section of the Woman's Community Club of Kensington has started a long range program of landscaping, which will harmonize with the site and with the general character of the town.

With the exception of the Library of Congress the Noyes Library is said to be the oldest in

49

Thursday, September 3, 1964

18



Oldest Library in Washington Area

Noyes Library opened in 1896, a community project at Carroll Place and Montgomery Avenue in Kensington. The library opened its doors before the Library of Congress and is one of the oldest along the East Coast. It

is one of the smallest of the 13 county libraries with only 700 square feet of space. Garrett Park is smaller, with 600 square feet. Sentinel Photo By Ed Mervis.

County Library System:

Rockinghorse Elementary School building, Garrett Park is a community center, and there are no windows in the Twinbrook basement. Meeting Rooms

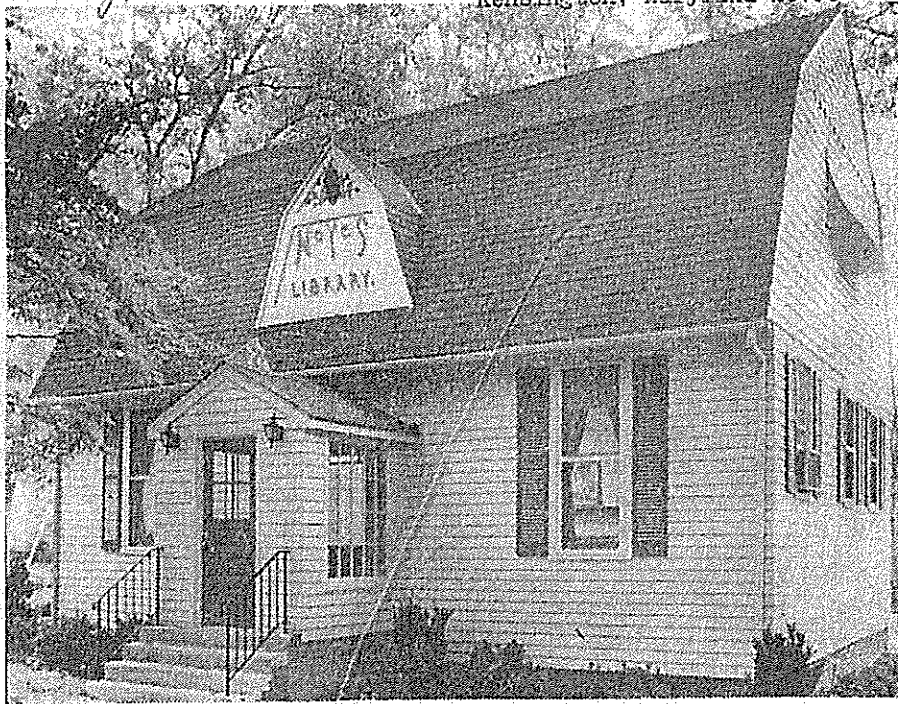
Meeting rooms are provided in Little Falls, Wheaton, Davis and in Silver Spring.

Historical Noyes Library
1964 Photo of South
Regional Facilities. Each
branch is a young
children's library --
Silver Spring

Historical Noyes Library
1964 Photo of South West Elevation

Washington Star
Sunday, 7/15/70

Noyes Library
Carroll Pl. & Montgomery Avenue
Kensington, Maryland 20795



—Star Staff

Children and books will be together in this Kensington library.

REPLACES NOYES COLLECTION

Children Get Own Library

The oldest public library in the metropolitan area, a frame structure on a shady street in Kensington, is to reopen tomorrow as one of the few libraries in the nation designed exclusively for children.

Noyes Library, named after Crosby S. Noyes, 19th century editor of The Star, was built in 1893, four years before the Library of Congress building was completed.

With books on Robin Hood and the Big Dipper replacing Noyes' personal collection—with which the library was founded—the new center will cater to preschool through junior high school youngsters.

The building has been undergoing renovations for three months.

The library will feature filmed stories, puppet shows and a miniature theater. Also available are about 6,500 books geared more to general interests than school studies.

Trustees of the private Noyes Library Association, which has cared for the building over the years, helped finance its interior decoration. It is living room style, with throw cushions and wall-to-wall carpeting. Renovation cost the county about \$10,000.

Ann Seeley, director of children's services for the Montgomery County libraries, said

she knows of only two other all-children's libraries in the country which experiment with innovative programs.

Librarian Nora Caplan said staff members hope to set up instructional programs on children's literature for parents and personal reading enrichment sessions for youngsters. The library also will be a place for children to browse, she said.

Hours will be 1 to 5:30 p.m. on weekdays and 9 a.m. to 1 p.m. on Saturdays. The library is at Carroll Place and Montgomery Avenue, a few blocks from the old Kensington railroad station.

1970

51

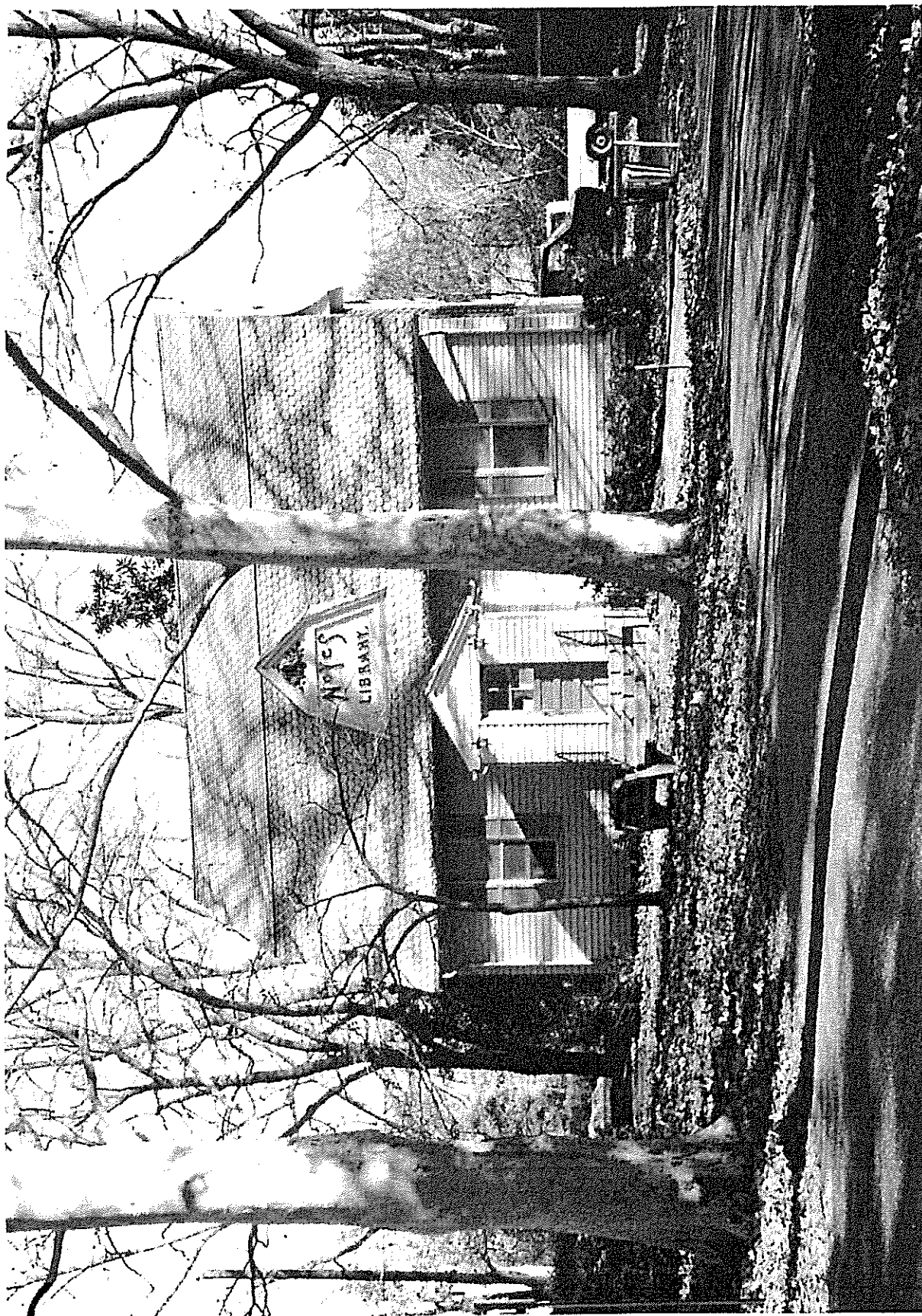
Historical Noyes Library
1970 Photo of North East Elevation



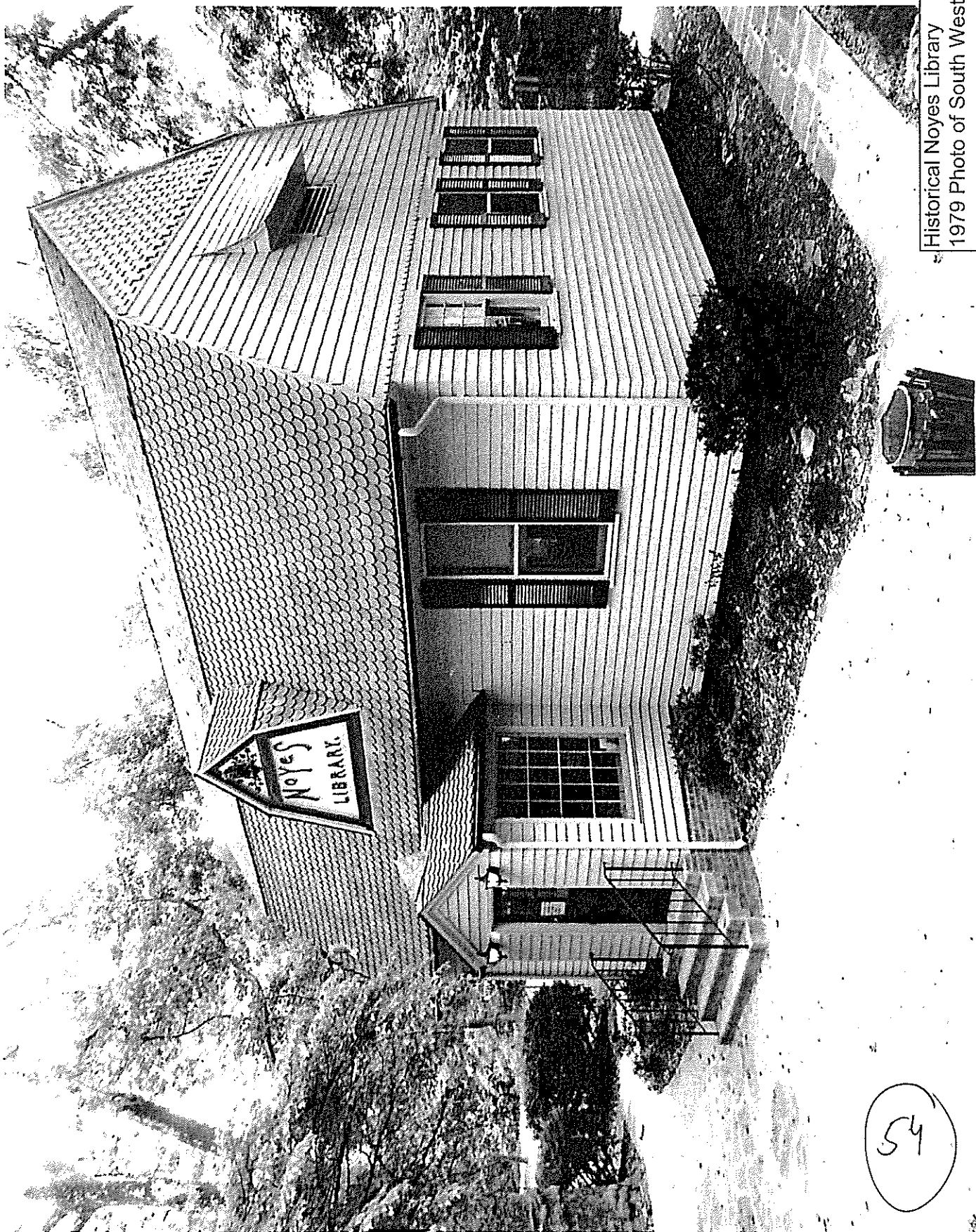
52

1979

1970's -
80's



53



Historical Noyes Library
1979 Photo of South West Elevation

54

CONTEXTUAL PHOTOS

56

10304 Montgomery Ave
Context- House #1 on C0.1







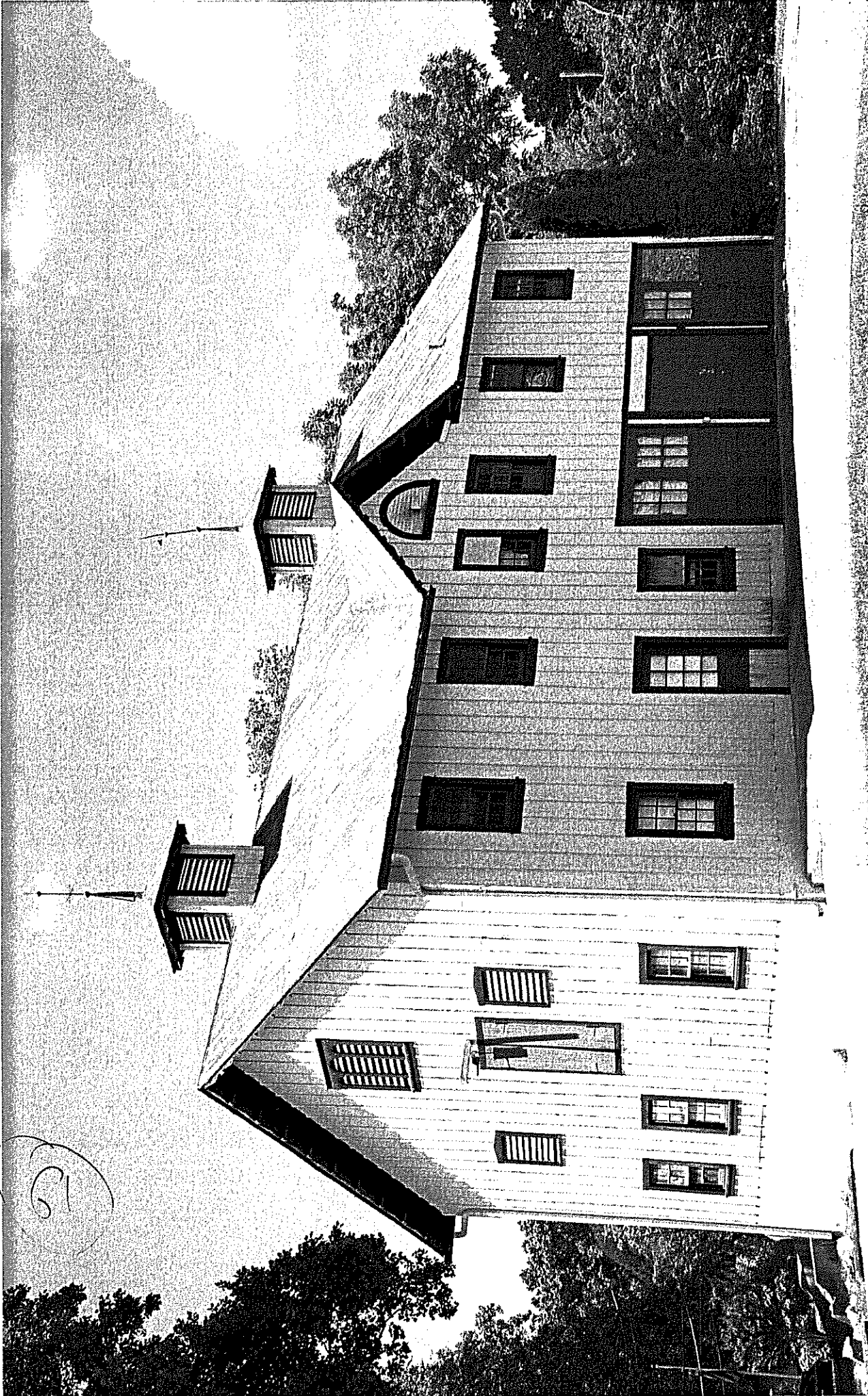
10226 Carroll Place
Context- House #3 on C0.1



10231 Carroll Place
Context- House #4 on C0.1

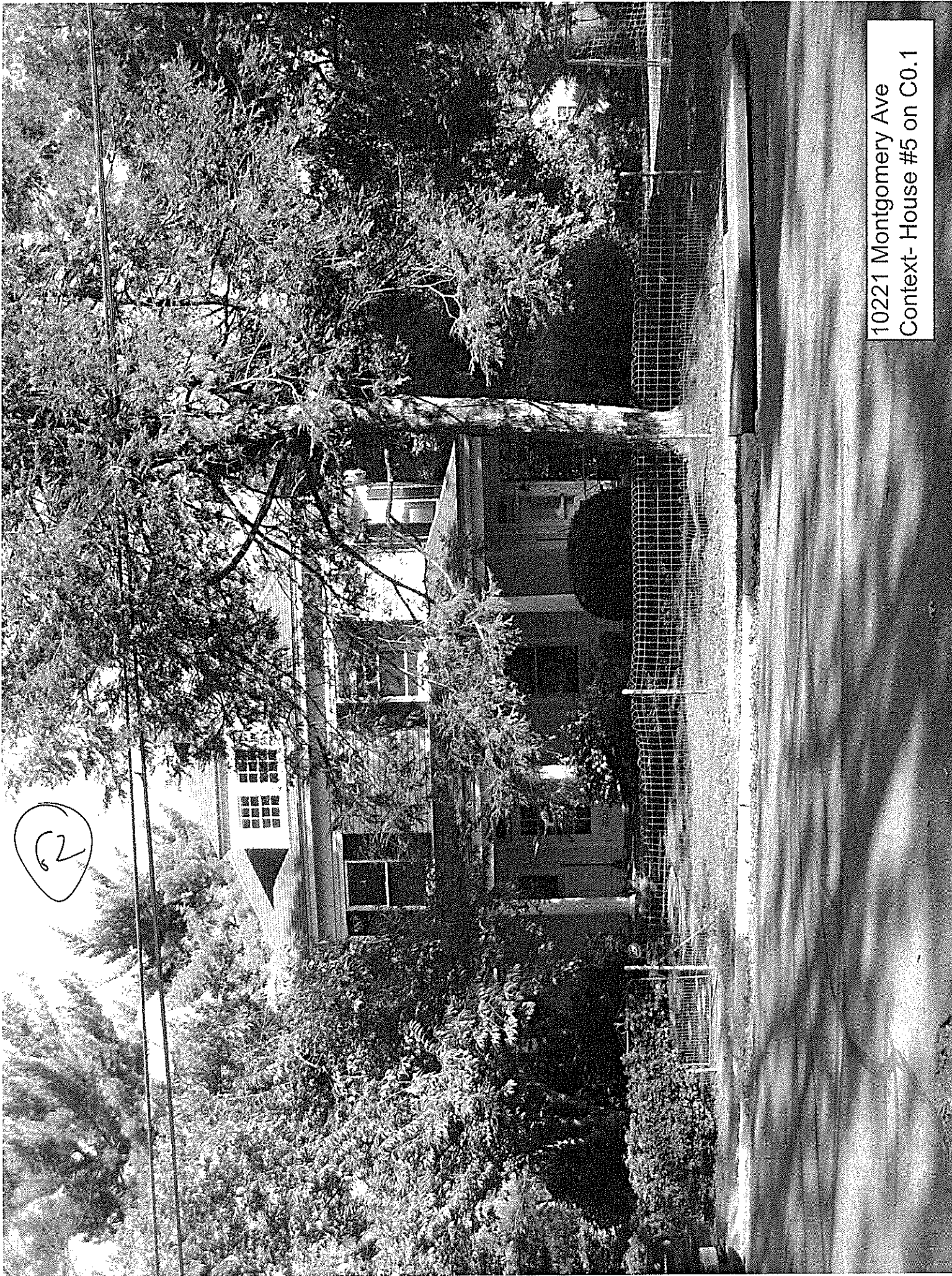


10231 Carroll Place
Context- House #4 on C0.1



10231 Carroll Place
Context- House #4a on C0.1

51

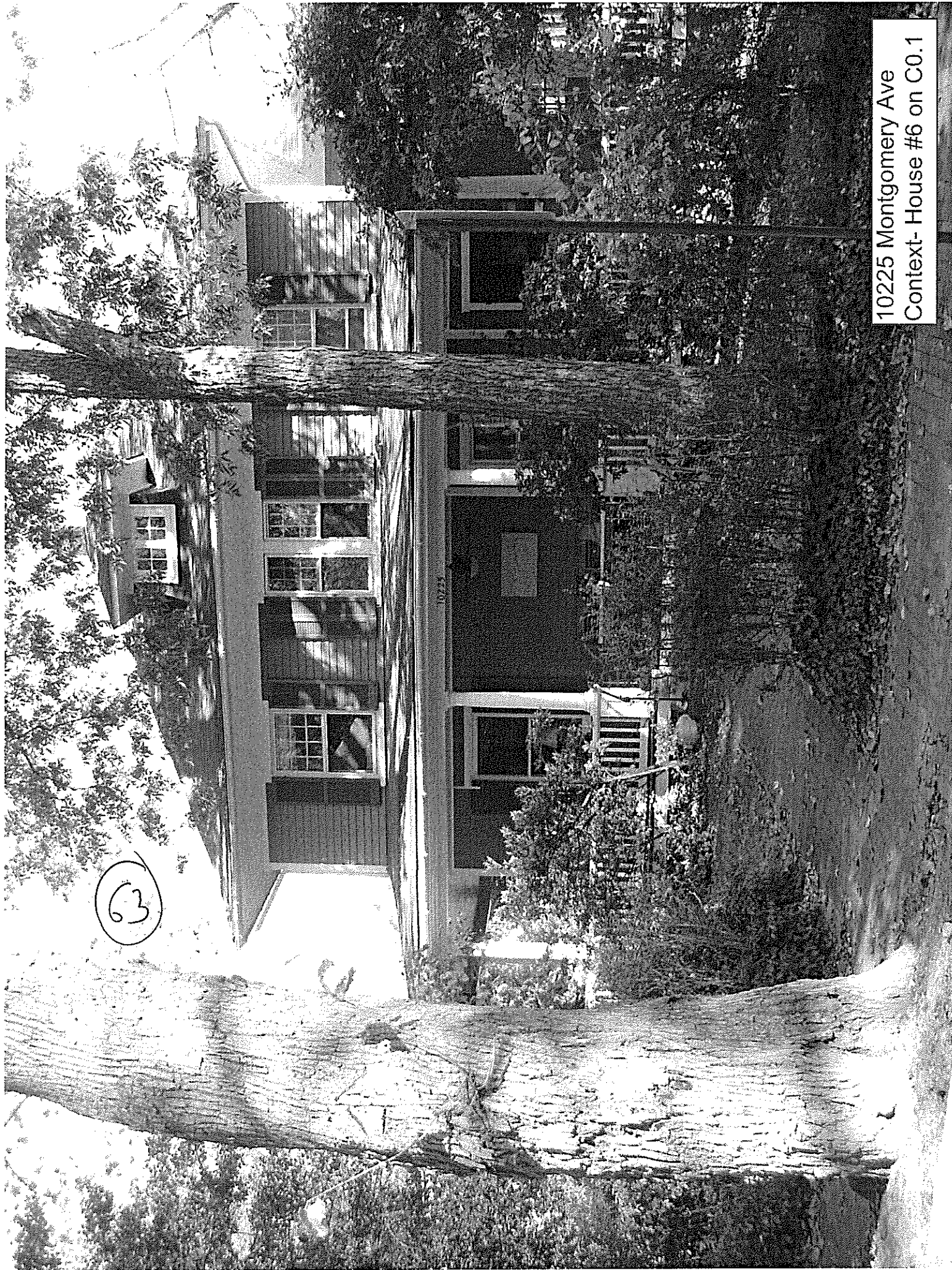


62

10221 Montgomery Ave
Context- House #5 on C0.1

63

10225 Montgomery Ave
Context- House #6 on C0.1



64

10303 Montgomery Ave
Context- House #7 on C0.1





DEPARTMENT OF GENERAL SERVICES

Isiah Leggett
County Executive

David E. Dise
Director

March 31, 2017

Elizabeth Hughes
Director/State Historic Preservation Officer
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, Maryland 21032-2023

Re: Noyes Children's Library

Dear Ms. Hughes,

I am writing on behalf of Montgomery County, Department of General Services (DGS), regarding our proposed renovation of the Noyes Children's Library in Kensington MD. The County is seeking Maryland Historical Trust's (MHT) review and approval of the County's proposed design.

The County has engaged Wiedemann Architects, LLC, to prepare the attached conceptual design submission as a follow up to the initial submittal made to Maryland Historic Trust in late 2012. In response to the original submittal, MHT provided the County with a letter which made seven recommendations for the County to consider.

Since that time, Department of General Services (DGS) has carefully considered MHT's suggestions. The first recommendation addresses the programming and use of the space. DGS has worked with the Montgomery County Public Libraries (MCPL) to develop a Program of Requirements (POR) for the Noyes Library. MCPL determined that there were three fundamental functions the library must provide; a circulation and reading space; an Early Literacy Center which will be a multi-functional space to serve as a classroom and program space for children's programs and other public events associated with Montgomery County Public Libraries; a staff workroom separate from the public space for staff to work on the collection and preparation of programs and events.

In order to provide sufficient area for these important functions, the proposed design increases the useable area by creating a full height lower level and finishing the existing attic space, thereby creating three floors for programmed uses.

Office of the Director

101 Monroe Street, 9th Floor • Rockville, Maryland 20850
www.montgomerycountymd.gov/dgs

65

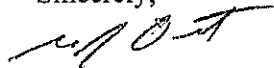
Elizabeth Hughes
Maryland Historical Trust
March 31, 2017
Page 2

MHT's recommendations 2 through 6 are primarily about the architectural form. DGS has worked with the architects to explore alternative design options in response to your suggestions. The submittal addresses these alternative designs and presents the County's preferred design.

The Noyes Library is also part of the Department of Justice settlement between the County and the DOJ related to non-conforming ADA access and restrooms (Settlement Agreement Number: **DJ 204-35-256**). Recently, the County worked successfully with MHT to provide a ramp to the building entrance, designed to be temporary, until the full renovation could begin. The renovated building will obviously need to meet the DOJ requirements. It will provide universal access by re-grading the site to create a natural path of circulation and providing an elevator for access to all three floors. New ADA compliant restrooms will be provided. The goal is to create fully accessible library, providing opportunities for all individuals to use this unique facility.

As you are aware, the Noyes Library is an important community facility. We look forward to working with MHT and to arriving at a final design for the Noyes Library.

Sincerely,



Greg Ossont
Deputy Director

Cc: David Dise, Director, Department of General Services
Hamid Omidvar, Division Chief, Building Design and Construction
Susanne Churchill, Project Manager, Building Design and Construction





MONTGOMERY COUNTY PUBLIC LIBRARIES

Isiah Leggett
County Executive

B. Parker Hamilton
Director

April 26, 2017

Ms. Elizabeth Hughes
Director/State Historic Preservation Officer
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, Maryland 21032-2023

Dear Ms. Hughes:

Montgomery County Public Libraries (MCPL) is currently working with the Montgomery County Department of General Services, Division of Building Design and Construction; Wiedemann Architects; and Grimm and Parker Architects on a Rehabilitation Project for the Noyes Library for Young Children.

We have approved the Program of Requirements for the project, which will provide for a comprehensive rehabilitation of the historic library to include conversion of the attic into a finished second floor, renovation of the first floor, the addition of a finished basement, an elevator, ADA compliant restrooms, and egress stairs. The rehabilitated facility will be able to accommodate more users and more types of programming and services than are possible in the current facility. Providing service on three fully functional floors, all reachable by elevator, is vital to fulfilling our mission and to demonstrating our commitment to providing a totally accessible facility.

The changes to the building will allow us to fulfill our mission of offering "free and equal access to services and resources that connect the people of Montgomery County to ideas and information which sustain and enrich their lives" by providing space for a meeting room, which will be accessible for public use both during and after library hours, and which will allow programming, training, collaboration, and meetings to take place. The after-hours use is important in order to meet one of the major programming goals of MCPL; to provide space for training on early literacy and presentations with an early literacy focus. In addition, it will be used for public events associated with MCPL.

The building will be fully accessible, with an elevator to the upper and lower levels and separate ADA accessible restrooms for the staff and public. The refurbished space in the upper level will provide a separated staff area on a different floor from the public space where off desk work can be completed, including collection management activities, preparing for programs, and

67

reading and responding to email. This area will also serve as a place to take breaks and to eat meals.

Changes on the main entry level will include a smaller desk, ergonomically designed to allow service from either a sitting or standing position and tables and chairs for users of the collection of the Jan Jablonski Early Literacy Training Center (JJELTC), which is named for, and dedicated to, founding Noyes Foundation member and Noyes Library for Young Children supporter Jan Jablonski. That collection currently exists and contains a specialized print collection on early literacy topics for educators, adults working with young children, and parents/caregivers.

The proposed multi-functional space on the newly created lower level will allow us to expand the JJELTC's service scope to provide for a training component, as well as the classroom/program space for children's programs and other public events associated with MCPL. We will host training and programs on early childhood development and early literacy skills for educators, families and caregivers in the new JJELTC space,

The JJELTC will also provide a venue for presentations by authors of children's books as well as early literacy focused speakers for parents and other members of the community. Children's group activities will include storytelling for preschool children, arts and crafts activities, and puppet theater performances, conducted in an informal seating arrangement in flexibly designed space for programming.

The JJELTC will be a place where children 5 years of age and younger, with parents/caregivers, can participate in one-on-one activities that build early literacy/school readiness skills and early literacy concepts such as: reading, talking, singing, playing and writing.

For all of the reasons outlined above, we strongly support the rehabilitation project for the Noyes Library for Young Children and encourage the Maryland Historic Trust to approve the building design changes that are being recommended.

Sincerely,



B. Parker Hamilton
Director

- c: Rita W. Gale, Public Services Administrator, Space Management, ADA, and Collection Management, Montgomery County Public Libraries
Mary Ellen Icaza, Public Services Administrator, Community Engagement, Programming and Learning, Montgomery County Public Libraries
Susanne Churchill, Project Manager, Department of General Services, Division of Building Design and Construction



NOYES CHILDREN'S LIBRARY FOUNDATION

April 21, 2017

Elizabeth Hughes
Director/ State Historic Preservation Officer
Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, Maryland 21032-2023

RE: Noyes Children's Library
10237 Carroll Place Kensington, MD
Section 106/ Historic Preservation Review

Dear Ms. Hughes,

The Noyes Children's Library Foundation, a champion of Noyes since 1991, would like to add its support to the **2017 Proposal** for the Noyes Children's Library currently being submitted by Wiedemann Architects, LLC. The Foundation has been deeply invested in this project that will make the historic Library universally accessible while also increasing its usable space.

The Foundation will fund just over half of the proposed budget, and has the support of the State of Maryland and the Town of Kensington as it joins with Montgomery County and Montgomery County Public Libraries (MCPL) to make the proposed renovation a reality. The success of our ongoing fundraising campaign is a reflection of the support in Kensington and the larger community for the improvements to Noyes Children's Library.

The packet you are receiving shows amazing depth and thoroughness in presenting you with the best possible solution to making this small, historically significant building into an accessible, welcoming and inclusive place where all children can be introduced to the magic of books. The increased space and accessibility will also enable the Library to house the Jan Jablonski Early Literacy Training Center, bringing important early literacy training advances to the County, D.C. region, and beyond.

As you will see, Wiedemann Architects illustrates the one design that meets the Program of Requirements (POR) outlined by MCPL. All stakeholders involved in this project have given careful consideration to the design given the restrictions of the building, the space it occupies in Kensington, and the POR. We believe that the **2017 Proposal** meets all of the needs and challenges of this renovation and look forward to the advancement of the Proposal's development.

Please do not hesitate to contact us if you need any further information. Thank you for your time.

Sincerely,

Diana Ditto and Sheila Dinn
Co-presidents, Noyes Children's Library Foundation

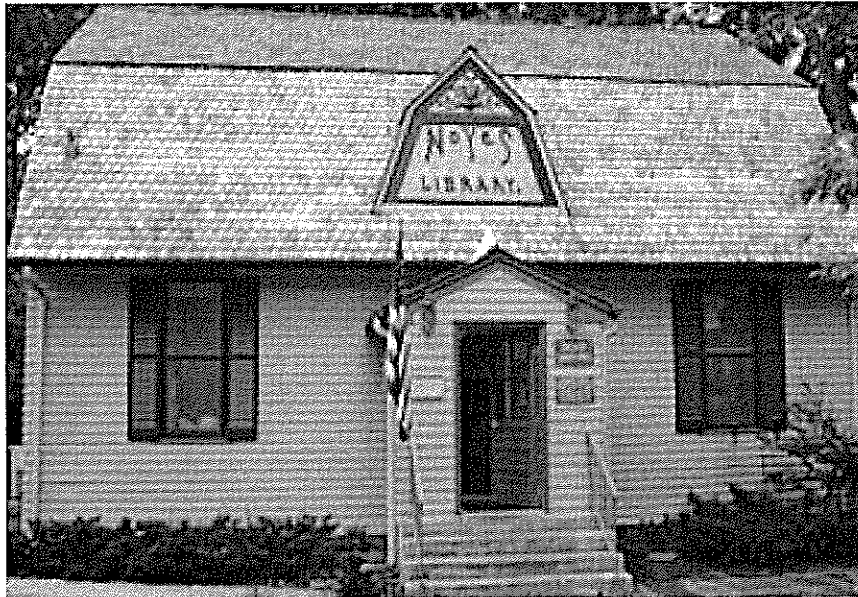
Noyes Children's Library Foundation • P.O. Box 31 • Kensington, MD 20895
noyeslibraryfoundation.org

Noyes Children's Library, est. 1893 • 10237 Carroll Place • Kensington, MD 20895

69

Program of Requirements
for
Noyes Library for Young Children

Department of Public Libraries



Montgomery County, Maryland
Department of General Services
Division of Building Design and Construction
101 Monroe Street, 11th Floor
Rockville, Maryland 20850
November 2016

70

**Noyes Library for Young Children
Program of Requirements
Montgomery County Public Libraries
November 2016**

TABLE OF CONTENTS

1. Library Mission Statement
2. Summary of renovation needs
3. Functional uses
 - A. Staff work area
 - B. Reading Room
 - C. Jan Jablonski Early Literacy Training Center
 - D. Restrooms and Janitors' closets
 - E. Entry
 - F. Book Drop
4. General Building requirements
 - A. Mechanical Systems, Environmental Controls & Energy Conservation
 - B. Lighting
 - C. Electrical, Electronic Needs
 - D. Site Use and Building Access
 - E. Safety and Security
 - F. Carpeting, Finishes and Furniture
 - G. Shelving

1) Library Mission Statement

The Noyes Library is a small, historically designated library with services specifically focused on Pre-Kindergarten and Early Literacy education (infants through approximately age 8). The small scale and intimate setting of the library are unique and provide a signature experience for children.

This project proposes a comprehensive rehabilitation and expansion of this historic library so the rehabilitated facility retains the library's unique, small-scale, intimate experience, while making substantial improvements to the building to

- 1) create a fully accessible facility for all patrons and staff;
- 2) provide all new ADA restrooms for public and staff use;
- 3) provide space for library staff to prepare and deliver library programming;
- 4) provide multi-purpose program space for use during and after library hours
- 5) reconfigure the existing and new spaces to accommodate a special collection, learning manipulatives, programming, and services centered on early literacy development for young children that is dedicated to founding Noyes Foundation member Jan Jablonski.

To meet these needs, the proposed scope of work includes conversion of the attic into a finished second floor, renovation of the first floor, the creation of a finished basement, the addition of an elevator to provide access for all, provision of new ADA compliant restrooms and egress stairs as required by code.

2) Summary of Renovation needs and goals

Renovation planning is a process that looks at a building and its services as an integrated whole. This overall systematic analysis of the building on a reasonable timetable is critical to maintaining adequate, safe and up-to-date public facilities. Working with the Division of General Services, Division of Building Design and Construction, the Department of Public Libraries assesses its buildings and needs of Montgomery County residents on a seven year cycle in order to:

- A) Provide up-to-date, comfortable and safe physical facilities for the delivery of effective, efficient, and equitable access to library services for residents throughout Montgomery County, Maryland;
- B) Upgrade buildings to meet new code requirements (ADA, fire code, energy, safety requirements, etc.);
- C) Protect capital investment by maintaining the library system's infrastructure;
- D) Incorporate new technologies;
- E) Update program and service delivery based on community needs.

3) Functional Uses

Based on these renovation goals DGS & MCPL have developed the following Program of Requirements which looks at requirements and locations within the facility.

A) Staff Work Area

i) Location

- Current – Main level
- Proposed - **Upper Level with new smaller circulation desk on main floor**

ii) Current condition

Currently, the staff area consists primarily of a large single service desk, located in the reading room area.

A small alcove, adjacent to the restroom, provides some off-the-floor storage for the staff

iii) Proposed changes

The renovation will provide a separated staff area on a different floor from the public space where off desk work can be completed including collection management activities, preparing for programs, and reading and responding to email. This area will also serve as a place to take breaks and to eat meals.

The renovation will also provide a smaller service desk, ergonomically designed to allow for sit/stand, to be located in the main Reading Room area.

iv) Fit-out Requirements

- Lockers for coats and personal items for 3-4 staff
- 2 work surfaces (30" x 60" min) housing 2 computers, printer, scanner, receipt printer
- Work counter – paper cutter, laminator, stapler,
- 2 adjustable chairs
- File cabinets – lockable movable pedestals under work surface and freestanding lateral file
- Storage cabinet for supplies
- Break table with seating for 2-3
- Kitchen area to include sink, small refrigerator, microwave, coffee maker, cabinet storage/drawers for silverware, cups/glasses/plates
- Floor covering to be a hard surface such as luxury vinyl or a rubber "Norament" type material

B) Reading Room

i) Location

- Current – Main Level
- Proposed - **Main Level**

ii) Current condition

The current Reading Room holds not only the collection of books and media, but also the service desk for the staff and provides space for all programs, such as

story time, arts and craft activities, etc. This dual function limits how and when the space can be used as there is limited access to the collection when programming is happening and there is limited space for program attendees. The current collection is 13,123 volumes.

iii) Proposed changes

The Reading Room space should, in addition to housing the collection, be a warm and inviting space with chairs large enough for a parent and child to sit together to read a book, for children size tables and chairs and for computer stations with software specifically targeted to pre-reading children and for use by persons with a disability.

The single service desk will function as a place to check out and return books, and to provide information and reader's advisory about the collection, activities and programs provided by the Library.

iv) Fit-out Requirements

- Collection - 13,000 volumes
- Library shelving – no greater than existing shelving along outside walls and no freestanding shelving if possible.
- Service Desk – room for 2 staff, each with a phone (VOIP), computer, scanner, and receipt printer and a shared cash register.
- 1 printer to be shared - printer to be desk-top model
- Seating for parents & children - at least 2 large snuggle type lounge chairs and/or window seats
- Tables and chairs for preschool age children - two preschool age tables with 4 preschool chairs and two adult chairs
- Furniture to be moveable to extent possible.
- Existing floor to be restored, if feasible, with areas of carpet tiles.

C) Jan Jablonski Early Literacy Training Center

i) Location

- Current- Main Level
- Proposed - **Lower Level**

ii) Current condition

- Currently there is no specific early literacy center. All programs are held in the Reading Room. This limits the number of participants and the area is often overcrowded. Access to the collection is reduced when programs occur in the space. Programs must be scheduled only for hours the library is open because there is no ability control access to the collection and materials during off hours.
- Some early literacy tools are available on a very limited basis in the Reading Room area.

iii) Proposed changes

The proposal is to create a stand-alone multi-functional space separate from the main reading room to be used during library hours as well as after hours.

It will serve as the Early Literacy Training Center as well as the classroom/program space for children's programs and other public events associated with Montgomery County Public Libraries.

Children's group activities will include such things as storytelling for preschool children, arts and crafts activities, and puppet theater performances, conducted in an informal seating arrangement in flexibly designed space.

When there is not a programmed group activity, the room will serve as the Early Literacy Center - a location where children 5 years of age and younger with parents/caregivers can participate in one-on-one activities that build early literacy/school readiness skills.

The Early Literacy Center is a language-rich environment for playing with toys and educational manipulatives and teaching young children early literacy concepts such as:

- print motivation (enjoyment and interest in books and reading),
- phonological awareness (ability to hear and play with the smaller sound in words),
- vocabulary (knowing the names of things),
- narrative skills (describing things, expressive language),
- print awareness (recognizing conventions of print), and
- letter knowledge (names and sounds of letters).

Storage shelving and closets are needed so the Early Learning items can be cleared, as appropriate, to create a venue for other programs.

During off-hours the space should be available for other presentation and public use. The space will provide a venue for presentations by authors of children's books as well as early literacy focused speakers for parents and other members of the community.

To make the best and most complete use of the space, it must be fully accessible when the rest of the Library is closed. It must have direct access to the outside without traveling through the staff area or the main reading room both of which should be secured.

This after-hours use is important in order to meet one of the major programming goals of the Library; to provide space for training on Early Literacy and presentations with an Early Literacy Focus. In addition, it will be used for public events associated with Montgomery County Public Libraries.

iv) Fit-out Requirements

- Space or multi-use configuration.
- Storage space – to hold items used for programs/events. Can be in adjacent hallway or built in closets
- Counter – to set up refreshments, art supplies, etc. with sink
- Projection screen/projector or smart board/digital screen/TV
- Direct ADA access to outside without going through secured staff area or the main reading room. This is to allow for afterhours use while keeping the rest of the building secure.
- Floor covering to be hard surface such as luxury vinyl tile or rubber type material. Area rug or 'sit-upons' for story time to be provided.

D) Restrooms and Janitors' closets

i) Current

Currently there is one small restroom, which is not ADA compliant, that is shared by the staff and the public. Any cleaning done at the library is serviced from this restroom.

ii) Proposed

At least two restrooms for the public (or as required by code), and one for staff.

All ADA requirements are to be met as required. Include baby changing stations in public restrooms.

Janitor closet should have water access for mop bucket and storage for paper towels, cleaning supplies

E) Building Entry

i) Current

Currently the entry is accessed via outdoor stairs and the recently installed ramp. There is a small vestibule, which protects the space from direct outside air. It has a bench and newspaper hand-outs.

ii) Proposed

Universal access will be provided to building in such a way that all visitors can access the lobby or the current vestibule from the front plaza. Area for the following will be provided:

- Area for umbrellas
- Place for stroller storage
- Walk-off mat
- Bulletin board
- Newspapers and other hand-outs

F) Book Drop off

i) Current

Currently there is no after-hours book drop

ii) Proposed

Provide a book drop that is ADA accessible from the outside for the public to return books when library is closed. Librarians to access dropped books from inside the building. Book drop must be lockable from the exterior.

4. BUILDING COMPONENTS

A. Mechanical Systems, Environmental Controls & Energy Conservation

Conditions in the existing building:

- Technology of the HVAC system is outdated and inefficient and the system is generally unreliable.
- Building has operable windows but difficult to open.
- Plumbing is not adequate.
- Restroom does not meet ADA requirements.
- Building surfaces are in poor condition.
- The roof was replaced in 1992 and appears to be in good condition.

Recommendations for Change:

- Replace the HVAC system, bringing all building systems up to applicable building and energy requirements; Consider a new VRF system
- Provide new plumbing facilities as required by code and by ADA
- Provide an ADA restroom for staff that is separate from public facilities

B. Lighting

Conditions in the existing building:

- Lighting is good in some places, but inadequate in others.
- Lighting is not energy efficient
- Natural lighting is provided in some places.

Recommendations for Change:

- Lighting needs to be replaced for efficiency reasons and to eliminate spots or shadows cast from the high bookcases so that customers/staff can read the labels and spines of the books.
- Provide natural light in the Jan Jablonski Early Literacy Training Center and throughout the library to the extent possible.

C. Electrical, Electronic Needs

Conditions in the existing building:

- Conduit runs for electricity, electronic cabling, voice and data lines are not sufficient for future expansion.
- Service desk and workspace area does not have ample raceways for wire management.

Recommendations for Change:

- The interior of the building must be wired for future flexibility for a variety of equipment--both electric and electronic and voice and data lines.
- Improve flexibility of wiring, providing conduit runs of sufficient capacity to allow for future wire insertion, as well as some blank circuits for future dedicated lines.
- Provide electrical/conduit plan that is flexible enough to accommodate some future rearrangement of shelving and furniture.
- Provide flush mounted floor outlets and ample numbers of wall outlets at regular intervals throughout the building and wire management in all furniture.
- Reroute and add outlets in public, and staff workroom areas to meet current and future needs.
- Provide exterior electric outlet for outdoor events.

D. Site Use and Building Access

Conditions in the Existing Building Site:

- Paved area outside of entry is uneven and potentially a tripping hazard
- ADA ramp provides access to front vestibule

Recommendations for Change:

- Repave the area – reuse existing slate as possible. Use materials that will withstand weather including snow removal.
- Create a Universal Design Access to entry and to all levels of the building

E. Safety and Security

Effective security to be provided for the staff, the public, and equipment including library materials.

Conditions in the Existing Building:

- Motion detection system is in operation in part of the building.
- There is some emergency lighting, but it is inadequate.
- Button-controlled automatic doors are installed on the exterior access and interior access doors for the only entrance to the building and are functioning properly
- There are no security cameras in the building or on the property to monitor activity.

Recommendations for Change:

Effective security must be provided for the staff, the public, and the equipment.

- Update and install additional emergency lighting.
- Replace doors with key locking/unlocking system.
- Add ID badge reader access where appropriate.

F. Carpeting, Finishes and Furniture

Conditions in the existing building:

- Carpeting is old and frayed and needs to be replaced.
- Walls need repainting.
- Ceiling needs to be replaced
- Furniture is wearing and in generally poor condition.

Recommendations for Change:

- Replace carpeting with floor coverings that will withstand use.
- Investigate restoring original wood flooring in the reading room.
- Paint walls and other surfaces as needed inside and outside of the building.
- Investigate restoring historic ceiling in the reading room.
- Replace furniture.

G. Shelving

Conditions in the Existing Building:

- Existing shelving is wood and is installed along the perimeter walls of the reading room. It is taller than the 48 inch standard generally used in Children's Rooms in Montgomery County.

Recommendations for change:

- Provide a shelving solution that is in keeping with the historic nature of the reading room while providing access to young children under age 8. Perimeter shelving should be no higher than current height. Any new freestanding shelving if required should be no more than 48" high.

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January 31, 2017

Mr. Rick Morrison
Grimm and Parker
11720 Beltsville Drive
Suite 600
Calverton, MD 20705

**RE: NOYES LIBRARY RENOVATION ANALYSIS - KENSINGTON, MD
W031-01**

Dear Rick:

Koffel Associates, Inc. has performed an analysis of the renovations for the Noyes Library located in Kensington, Maryland. The purpose of the analysis is to evaluate the building based on the issues raised in the email from Wiedemann Architects dated November 21, 2016 and provide our findings and recommendations.

Applicable Codes and Standards

The project must be designed in accordance with the building and fire codes, as adopted by Montgomery County. The requirements are found in the following documents:

- International Building Code, 2015 Edition with local amendments (IBC)
- The *Life Safety Code*®, 2015 Edition with State amendments (*LSC*)
- NFPA 1, 2015 Edition with State amendments
- International Existing Building Code, 2015 Edition with State amendments (IEBC)

Based on the scope of work within the building, the construction is classified as a change in use. Per the IEBC, Chapter 10, and the *LSC*, Chapter 43, the means of egress must comply with the provisions for new construction. Therefore the IBC, Chapter 10, and the *LSC*, Chapters 12 and 38, are applicable to the spaces.

Use and Occupancy

As currently shown, the building will be classified as a mixed use, Business and Assembly. The upper level is Business while the main level and the lower level are Assembly occupancies. The building can be classified as separated or non-separated mixed use. If separated mixed use is chosen, the business and assembly portions of the building must be separated from each other by construction that is fire rated for at least 1 hr and the supporting construction of the separation must also be fire rated for at least 1 hr. The provisions of business will only apply to the business portions of the building and the assembly requirements will only apply to the assembly portions of the building. If non-separated mixed use is chosen, the most restrictive requirements, for the building, of both business and assembly occupancies is applicable throughout unless there is a physical separation between the uses.

(81)

The building will be approximately 2,264 sq ft in area and is two stories above grade, with a basement.

Recommendation: A non-separated mixed use approach is recommended for the building. However, in order to use the non-separated mixed use approach, complete building sprinkler protection per NFPA 13 will be required to meet the allowable height requirements per IBC Section 508.3.2 and LSC Section 6.1.14.3.2 and Table 12.1.6. Sprinkler protection of concealed combustible spaces may not be necessary if one of the appropriate exceptions permitted by NFPA 13 is implemented.

Egress

The drawings currently indicate a single exit from the second floor, two exits from the first floor, and two exits from the basement.

The LSC contains requirements for a single exit that are more stringent than the requirements in the IBC. The LSC Chapter 38 contains several provisions for a single exit from a story as summarized below:

- Section 38.2.4.3 – a room or area with an occupant load less than 100 is permitted to have a single exit if:
 - the exit discharges directly to the exterior at the level of exit discharge
 - the travel distance is less than 100 ft
 - the stairs must not exceed 15 ft in height and must be separated from other parts of the building, with no door openings

As currently designed, the exit stair does not discharge to the exterior at the level of exit discharge; it discharges below the level of exit discharge due to the site topography, but it will discharge directly to the exterior. Also, the stair will have openings on the main level as well as the basement since this stair serves as an exit for the basement. A code modification would be required from Montgomery County to use this provision. If the provisions of this section are used, sprinkler protection is not prescriptively required but could be used as a mitigating factor in the code modification request.

- Section 38.2.4.4 - a business occupancy three or fewer stories in height with a maximum occupant load per story of 30 is permitted to have a single exit if:
 - the exit discharges directly to the exterior
 - the travel distance to the exterior of the building does not exceed 100 ft
 - the stair does not serve as an exit from other stories

As currently designed, the exit stair serves as an exit to other stories since it also serves the basement. Two exits are required from the basement since it contains an assembly occupancy. A code modification would be required to use this provision. A justification for this code modification may be that the occupants of the basement are assumed to have exited the building prior to the occupants of the second floor reaching the exit door from the stair to the outside. If the provisions of this section are used, sprinkler protection is not prescriptively required but could be used as a mitigating factor in the code modification request.

82

- Section 38.2.4.6 - a single exit is permitted for buildings containing a single business tenant, no more than two stories if:
 - the building is fully sprinkler protected per NFPA 13
 - the travel distance to the outside is less than 100 ft

As currently designed, the building contains three stories and is not currently sprinkler protected. If the building were provided with sprinkler protection, a code modification from Montgomery County will be required since the building is more than two stories.

Recommendation: The new interior stairs must be at least 36 in. wide per LSC §7.2.2.1.2.

Recommendation: Handrails must be provided on both sides of the stairs per LSC §7.2.2.4.1.1.

Recommendation: Security grills are not permitted in assembly occupancies per IBC §1010.1.4.4. The drawings currently indicate a security grill at the entrance to the reading room. Doors that are locked when the reading room is closed may be a solution. Otherwise, a code modification would be required from Montgomery County if the security grill is still the preferred option. Possible mitigating factors for justification of the security grill include the small size of the building and the amount of staffing provided.

Recommendation: Exterior stairs must be designed to prevent the accumulation of water per LSC §7.2.2.6.5.

Recommendation: Exterior stairs are required to be separated from the interior of existing buildings by fire-rated construction where the building is not sprinkler protected. If the building is not sprinkler protected, the exterior wall must be fire rated for at least 1 hr and the openings within 10 ft of the stair (including windows) must be fire rated for at least 45 minutes. This requirement is applicable to both exterior stairs. If a sprinkler system is provided throughout the building, the exterior wall and openings within 10 ft of the respective stair do not require a fire rating per LSC §7.2.2.6.3.1.

On the main level and in the basement, the exits are remote and meet the separation requirement of one-third the maximum diagonal of the space they serve.

Conclusion and Recommendations

Koffel Associates has evaluated the Noyes Library, based on the email from Wiedemann Architects, to verify that the project, as designed and reviewed, will meet the applicable Montgomery County fire protection and life safety-related code requirements. Recommendations have been provided to address deficiencies that were observed on the current drawings.

In general, the installation of complete building sprinkler protection per NFPA 13 is recommended. If complete sprinkler protection is not provided, other mitigating fire protection features, such as but not limited to, a manual fire alarm system with complete smoke detection, may be necessary for the various code modification requests.

A preliminary design review meeting with Montgomery County is strongly recommended to confirm direction based on the cited recommendations.

83

We trust that this analysis meets your needs at this time. Please call should you have any questions.

Prepared by:

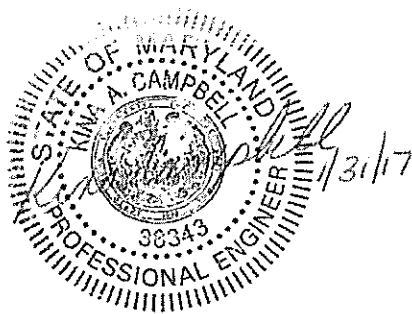
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84

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10237 Carroll Place, Kensington	Meeting Date:	9/25/13
Applicant:	Montgomery County Government (Greg Wiedemann, Architect)	Report Date:	9/18/13
Resource:	Primary-One Resource Kensington Historic District	Public Notice:	9/11/13
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Construction of elevator tower addition and other alterations

STAFF RECOMMENDATION

Staff recommends that the applicants respond to the comments from the HPC and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Dutch Colonial
DATE: 1893

excerpt from Places in the Past:

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually changed to the Kensington moniker.

Warner founded a library for Kensington residents, donating the land and constructing the building. *Noyes Library* is named for Crosby Noyes, editor and publisher of the *Washington Evening Star*, who assembled its book collection. With its opening in 1893, Noyes Library became a social and educational hub of Kensington. Today, Noyes is the only children's library in the Montgomery County Library System.

The applicants provided a detailed history of the building in Circles 10-11 and historic photos in Circles 36-40. As noted, the front of the building has been altered significantly and the original entrance to the building has been relocated.

86

67

PROPOSAL

The applicants are proposing to expand the small library and to make the building accessible in compliance with ADA requirements. The applicants are limited in their expansion options because of the shape and size of the site. The applicants propose to install an elevator so that staff and patrons can access all three floors.

The applicants propose to:

- convert crawl space into habitable basement space with accessible restrooms, storage and an office; the foundation will be rebuilt with brick face; wood egress windows will be added on the south side and an egress stairwell on the east side
- convert attic space into classroom space with no alterations to existing roof form; remove louver on south side and expose awning window
- remodel the first floor with the original reading room in its pre-1940s configuration (interior changes only)
- construct an elevator tower at the left (north) side of the building and a glazed hallway connector; create a new accessible entrance and interior foyer space
- make some alterations to the existing front stoop and railing to meet code (overall the previously-altered front of the building will remain the same)
- install an on-grade accessible path from the street

See a detailed description of the proposed changes in Circles 12-14 and existing and proposed plans in Circles 17-28.

The applicants will be receiving a state bond so this proposal will go through the Section 106 review process with Maryland Historical Trust (MHT). The applicants have started that review process and MHT has determined that they will not require an easement on the building and the project may require mitigation.

Because of the size and shape of the property, any addition to the footprint would require a setback variance. Additions that are built for the purpose of providing accessibility are exempt from the setback requirements and the applicants expect that this addition as proposed will not require a variance.

The local Noyes Library Foundation has been very involved in fundraising, programming and lobbying for the library as a community asset and there is neighborhood support for the proposal.

APPLICABLE GUIDELINES

When reviewing alterations within the Kensington Historic District, the *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would

87 2

serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

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 one 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:

Standard # 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will 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 *Vision of Kensington: A Long-Range Preservation Plan* states that within the Historic District, "the houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district's streetscapes." The *Vision* discusses specifically the Historic Residential Core, where Noyes Library is located, which "consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities."

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate
- Locating an addition to the side of a structure is generally inappropriate. However, special site constraints, such as sloping topography or location of a champion or specimen tree, may require a side addition.
- An addition to the rear of a structure must also conform to Montgomery County and municipality setback requirements.

18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

18.3 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic house in mass, scale and form. It should be designed to remain subordinate to the main structure.
- One option to help visually separate an addition from the primary building is to link the primary structure with a smaller breezeway.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- An addition should be simple in design to prevent it from competing with the primary structure.

18.4 Use building materials that are compatible with those of the primary structure.

18.5 An addition should be compatible in character with the primary structure.

- An addition should be made distinguishable from the historic building, even in subtle ways, such that the character of the original can be interpreted. An addition should draw design elements from the historic structure, expressing them in a simplified or contemporary manner rather than striving to perfectly recreate historic building features.

89

4

- A change in setbacks of the addition from the historic building, or applying a new trim board at the connection point can help define the addition.
- An addition that seeks to imply an earlier period than that of the primary building also is inappropriate. For example, an addition that is more ornate than the original building would be out of character.

18.6 Use windows that are similar in character to those of the main structure.

- If the original windows were a wood, double-hung style, for example, then new windows that appear similar to them would be appropriate. Windows of suitable contemporary design might also be appropriate.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

- It is important to repeat the roof lines and slopes found on the primary structure. Typically, gable, hip and shed roofs are appropriate for residential-type building additions. Flat roofs may be appropriate in certain cases, such as for some commercial buildings.
- Eave lines on the additions should be no higher, and preferably lower, than those of the historic building or structure.

The applicants are faced with a challenging situation due to the site and building constraints and the desired use of the building as well as the mandate for accessibility. The goal of this Preliminary Consultation is to determine whether the HPC will support the applicants' proposal to construct an elevator tower adjacent to the historic building, which is the applicants preferred way to provide accessibility while increasing and maximizing useable interior space.

The applicants have proposed a design that will increase the interior useable space with minimal impact to the exterior of the building. They will be able to convert the existing attic space into useable space without any changes to the roof form, which is commendable. As noted in the applicants' narrative, the front of the building has been significantly altered with the addition of a porch and the later enclosure of the porch and the addition of the entry vestibule. As part of this design the applicants will be recreating the reading room with the same dimensions as the original first floor reading room prior to the front additions and alterations. The front of the building will remain the same with a new accessible entrance to the left.

The main impact to the building and property is on the north side where the new 9' wide elevator tower and 6' wide two-story glazed hyphen will connect to the historic building. On the first floor the addition will connect through what was originally the front door opening that has been enclosed. Because of the needed mechanical overrun space, the elevator tower must be extended up to the base of the roof as shown. The tower and hyphen are clearly differentiated, which is important, but the HPC may prefer that the tower design be more utilitarian and less conspicuous, perhaps without the shingled roof and decorative panels and with a flat roof or using another design approach for the tower and hyphen.

Staff proposed other approaches and the applicants responded to these ideas:

- find space inside the building to install the elevator
there is not sufficient space inside the building for both an elevator and to meet the applicants' programmatic and accessibility needs; if they installed the elevator within the existing footprint it would have penetrated the roof and altered the roof form
- lower the elevator tower (see above)
- reduce the size of the hyphen and bring the elevator closer to the building
the hyphen will serve as the accessible entrance and the turning radius is needed within the space

- attach the elevator tower to the rear of the building
 - a rear connection would require entering directly into the main reading room which is not preferred; the back of the property does not accommodate accessibility as well as the proposed northwest corner of the site, which is higher; one goal was to have the accessible entrance be a main entrance, not a secondary entrance at the rear; the rear of this building fronts Montgomery Avenue and is highly visible (all sides of this building are visible)

The applicants have researched the history and evolution of the building and have taken the integrity of the historic building into consideration and tried to minimize impacts to the historic block. The site is very restrictive and the building is very small. Construction of an addition to this building will be very challenging with the site constraints and a required setback variance* and an addition will be very visible. The proposal provides universal access to the building while allowing the applicants to get expanded and useable internal space to meet their needs.

**construction of an accessibility improvement would not require a setback variance*

Overall, in terms of the applicable guidelines, staff finds that the new addition is clearly differentiated from the historic block and is reversible and, as *Standard # 10* states, "if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." While this would be a substantial alteration to this building and setting, this may be a rare occurrence when the HPC cites Chapter 24-A-8:

- (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.
- (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

Staff recommends that the HPC provide the applicants with clear feedback on whether they determine that the proposal is in keeping with the review criteria. If the HPC supports the proposal in concept, the Commission should provide the applicants with design guidance and suggestions for any changes.

STAFF RECOMMENDATION

Staff recommends that the applicants respond to the comments from the HPC and then return for a HAWP.

91



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-88

APPLICATION FOR HISTORIC AREA WORK PERMIT

gwiedemann@gwiedemannarchitects.com Contact Person: GREG WIEDEMANN, AIA
Contract Email: _____ Daytime Phone No.: 301.652.4022

Tax Account No.: _____

Name of Property Owner: MONTGOMERY CO. GOV'T.

Daytime Phone No.: _____

Address: _____

Street Number

City

State

Zip Code

Contractor: TBD

Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GREG WIEDEMANN, AIA

Daytime Phone No.: 301.652.4022

LOCATION OF BUILDING/PREMISE

NOTES CHILDREN'S LIBRARY

House Number: 10237 CAROL PLACE

Town/City: KENSINGTON

Nearest Cross Street: MONTGOMERY AVE.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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: \$ TBD

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

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 of owner or authorized agent

04 SEPT 2013

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

92 3

**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:

SEE ATTACHED LETTER.

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

SEE ATTACHED LETTER.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

93 ~~8~~

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

Owner's mailing address	Owner's Agent's mailing address GREG WIEDEMANN AIA WIEDEMANN ARCHITECTS LLC 5272 RIVER ROAD SUITE 610 BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
SEE ATTACHED LETTER (ITEM #7).	

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 1 of 7

1. WRITTEN DESCRIPTION OF THE PROJECT

(a) Brief History of the Library

"Books were the Noyes Library's purpose and its reason for being." Noyes Library History 1976 KHS

The Noyes Library was founded in Kensington, Maryland in 1893, the first community funded library in the Washington Region. It predates the current Library of Congress by four years. In the late 1800's there was a movement in metropolitan areas to create small membership based community libraries to borrow books and share resources among community members. Crosby Noyes, Brainerd Warner, JW Townsend, and Kensington residents were interested in starting a community library in the newly founded Town of Kensington. Brainerd Warner, founder of the Town of Kensington, built the library on a triangular lot, adjacent to his home. Crosby Noyes, editor of the *Evening Star*, stocked the shelves with books, some donated by the *Evening Star*. When it was built, its name was built into the front gable as "*NoYes Library*", with an owl placed below, as a symbol of Wisdom and Learning.

The Noyes Library became a great educational resource in the town as well as a social and public meeting place for the community for the next 50 years. The Library was maintained by a Board of Trustees of the Noyes Library Association and it was funded by its members, as well as community events organized to support the library and its collections.

The Noyes Library continued to be operated by a Board of Trustees until 1951 when the Board agreed to have it incorporated as part of the newly founded Montgomery County Library System. Against the wishes of many community members, the Noyes Library was closed in the late 1960's when the Kensington Park Library was built, and merged the collections of the smaller community libraries of Kensington, Rocking Horse and Garret Park.

After many protests and appeals from the local community and Congressman Gilbert Gude, the County reopened Noyes in 1970, as the only local library devoted to children in the Washington metropolitan region. The library re-opened as the Noyes Children's Library. It is part of the Montgomery County Library System, and one of only a few Libraries in the country dedicated to children.

As Noyes inspires children, so has it inspired their parents and the larger community. The Noyes Children's Library Foundation, a registered 501(c)3 charitable non-profit, was founded in 1991 to provide private funds to help pay operating expenses for the library. Foundation board members include specialists in early childhood, early literacy and reading, community services, fundraising, business, and public relations. The Foundation has no paid employees.

95

18

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 2 of 7

In addition to providing funds for books and salaries, the Foundation sponsors events and programs for children in the library and the community. Foundation volunteers have also provided Penny Theater puppet shows promoting early literacy for thousands of young children in libraries all around the county, public schools, preschools, shelters, and cultural centers.

The Noyes Children's Library in Kensington, Maryland is today a nationally recognized model for children's library services and a thriving center for early literacy.

(b) Brief History of Prior Renovations/ Present Condition

The Noyes Library was originally built in 1893, with a shingle covered front porch. (Refer to 1900 historic photo from northwest) The door was located on the left side of the front (west) façade, with two windows adjacent to allow light to come into the building's main reading room, which was centered around a fireplace on the east side. (Refer to 1949 photo of interior)

Over the past 70 yrs it has undergone three renovations, moving the entrance and enclosing the porch.

Our research photographs from the Kensington Historic Society suggest that the entrance was moved in the 1940's from the front left (west) façade to the north façade when the Library's porch was enclosed. (See 12/25/1949 article from *The Washington Star Pictorial Magazine*). By enclosing the original porch, the Library was able to expand beyond its original reading room.

Soon after, the Library was painted a shade of white. In the early 1950's, the door was moved to the Front (west) Façade again, this time in the center of the façade. (See photograph in 08 May 1953). When the Library was reopened in 1970, as a Children's Library, a small enclosed portico was added on the front (west) facade to provide a weather proof entry for the patrons and staff.

The interior underwent interior changes with the addition of a bathroom and staff room in the northwest corner of the first floor. The Library was built over an unfinished crawl space with limited access through a Bilco-style door on the east side. Some foundation repairs and additional supports were added in the crawl space over time, but it remains a crawlspace to this day. The spaces between the original brick piers were filled with brick to create a continuous brick foundation.

There is access to a voluminous attic space via a small ceiling hatch and a ladder attached to one of the interior walls. The attic is currently devoted to the HVAC system and storage.

96

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NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 3 of 7

(c) Brief Description of the Proposed Renovations

The goal of the renovation is to expand the use of the Library as a center to develop new ideas and programs as prototypes for other branch children's rooms in the County, to enable its staff to reach children who cannot easily attend the usual branch library programs, and to work with groups of parents and other adults involved in services to children.

The building is currently not accessible and the goal is to provide universal access to the facility so that staff can work regularly with groups of children with special needs. The building lacks sufficient staff space, adequate toilet facilities, and sufficient meeting space to carry out its mission. The site conditions preclude any expansion of the footprint, so the proposed expansion is achieved by utilizing the unused crawl space and attic space.

The intention is to change the exterior appearance with the least impact on the historic fabric, while providing much needed space to make the library viable. The internal expansion of the useable space is largely concealed from view. The proposed renovation converts the present crawlspace into useable lower level. The existing Bilco door is proposed to be converted to an emergency exit for the lower level, with a stair leading to the rear of the property.

The proposed renovation re-establishes the original reading room that was modified during the 1940's renovations. The area of the original porch what was substantially modified during those prior renovations will be used for a gathering space, much like the original porch, and stair that will connect the three proposed levels of the library. The limits of the original reading room will be re-established.

The most significant exterior change is the addition of an elevator that will provide accessibility to all three levels. The proposed design locates the elevator in a separate tower at the NW corner linked to the original building by a glass link that clearly differentiates new from old. The entrance from the proposed elevator into the library is where the original porch entrance once was and it will provide direct access to the library from both Carroll Place and Montgomery Avenue. There will be an on-grade accessible path from street parking.

The unused attic space is proposed to be converted to a meeting room for community functions. The only external change to the building at the upper level is the removal of the narrow horizontal louver to expose the awning window behind on the south side in the location of the existing ventilation louvers affording a view of the Warner Mansion, the original home of the founder of the library. The building will be protected by an automatic sprinkler system and will be made complaint with the Americans with Disabilities Act.

97 12

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 4 of 7

The existing building exterior will be otherwise restored, maintaining the existing windows, repairing the shingle roof where needed and removing years of peeling paint and repainting the exterior. In order to maximize the interior useable space, the original porch which was enclosed over 50 years ago will remain enclosed and the small entry facing west will be retained, with some repair work to the front stoop and front railings to meet current code requirements.

The space in front of the Library will be landscaped to provide a low sitting wall and plantings that shield the central gathering space from the traffic, while providing universal access to the space for the community.

Although the Fire Marshall has indicated that the new stair must exit directly to the exterior, our present design would require a waiver to permit the retention of the existing windows on the west side and the use of the current front door as the means of egress.

Please find attached a site plan, floor plans, and exterior elevations that describe the existing conditions and proposed renovation.

2. SITE PLAN/ LANDSCAPE PLAN

See attached Site Plan and Landscape Plan depicting the Library location, new walkways and other site improvements for access to the outdoor reading courtyard.

3. PLANS AND ELEVATIONS

See required two (2) copies of the plans and elevations, depicting the existing conditions and proposed modifications.

List of Drawings attached:

C0.0	COVER SHEET, VICINITY SITE PLAN
EX 0.0	EXISTING SITE PLAN
EX 1.0	EXISTING CRAWL SPACE
EX 1.1	EXISTING FIRST FLOOR PLAN
EX 1.2	EXISTING ATTIC PLAN
C1.0	PROPOSED SITE PLAN
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.1	PROPOSED/ EXISTING WEST ELEVATIONS
A2.2	PROPOSED/ EXISTING EAST ELEVATIONS
A2.3	PROPOSED/ EXISTING NORTH/ SOUTH ELEVATIONS

98 13

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 5 of 7

4. MATERIAL SPECIFICATIONS

The following is a description of the proposed material for the project.

Exterior Siding

The existing painted wood siding/ shingles shall remain; any repairs shall match existing siding/ shingles in species and dimension.

In the addition, there will be a glass link with metal framed windows/ doors connecting to the original Library as the main entrance into the Library and gathering spaces. On the new Elevator Tower the siding shall be cedar similar to the existing siding but having a different exposure to differentiate it from the original.

Wood Shutters

Existing painted louvered shutters shall remain. All shutters will have operable hardware. Based on photographic evidence, we believe the original house had operable louvered shutters. Repairs to the existing shutters will be done on an as needed basis and will match the existing shutters.

Foundations

The existing historical Library had a brick pier foundation which had been in-filled in the 1940's. The foundation will be rebuilt with brick face to allow for the excavation of the basement in the Library; the existing brick chimney will be underpinned.

Exterior Trim

The existing historic trim on the original Library will remain. All new exterior trim will be painted Spanish Cedar, in profiles as depicted on the elevations.

Windows

All the original single pane windows on the historic house will remain and will be restored. Basement egress windows will be added on the south side, similar in scale to the existing windows. All new windows will be painted wood casement windows with simulated divided lite and insulated glass, which clearly identify the new windows from the historic. The mullion patterns of the existing and proposed windows are shown on the attached drawings.

Roofing

The existing Cedar Shingle Roof shall remain. Any repairs associated with the addition and mechanical work shall be done, using existing palettes of shingles stored in the existing crawl space.

99 14

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 6 of 7

5. PHOTOGRAPHS

See attached required photos, labeled as requested

6. TREE SURVEY

See attached Site Plan for Tree Survey and Landscape Design

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

See attached Adjacent and Confronting Properties List of Owners

David Monier (Trustee)

10213 Montgomery Ave

Kensington, MD 20895

(alternate address

27 Wardell Circle

Oceanport, NJ 07757)

Bruce Caswell & Lauren Deichman

10221 Montgomery Ave

Kensington, MD 20895

Gene Cohen & Wendy Miller

10225 Montgomery Ave

Kensington, MD 20895

Mackie Barch

10303 Montgomery Ave

Kensington, MD 20895

Gloria & Jeffrey Capron

10304 Montgomery Ave

Kensington, MD 20895

Jay M. Henn

10234 Carroll Place

Kensington, MD 20895

(100)

~~(15)~~

NOYES CHILDREN'S LIBRARY

Submittal to Montgomery County HPC

Preliminary Review

4 September 2013

Page 7 of 7

Carol & James Sharp
10226 Carroll Place
Kensington, MD 20895

Warner Circle Mansion
MNCPPC new offices
Under Construction

101

~~16~~



WIEDEMANN
ARCHITECTS
LLC

1728 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.WIEDEMANNARCHITECTS.COM

PROJECT
WIEDEMANN ARCHITECTS
1728 W. 10TH AVE. SUITE 100
DENVER, CO 80202

DATE
10/11/11

DESIGNER
WIEDEMANN ARCHITECTS
1728 W. 10TH AVE. SUITE 100
DENVER, CO 80202

DATE
10/11/11

PROJECT
WIEDEMANN ARCHITECTS
1728 W. 10TH AVE. SUITE 100
DENVER, CO 80202

DATE
10/11/11

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WIEDEMANN ARCHITECTS

PRELIMINARY
NOT FOR CONSTRUCTION

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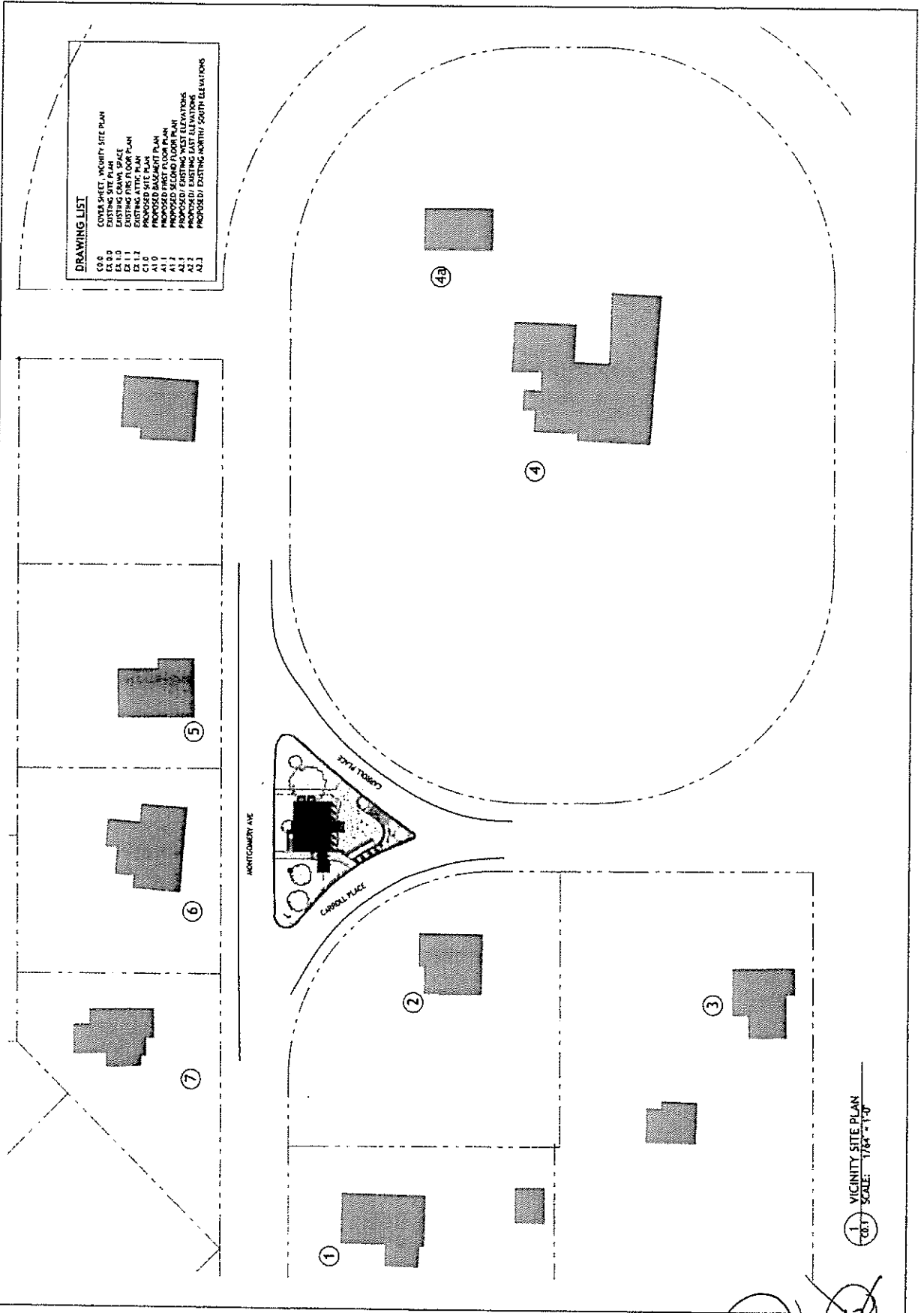
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DRAWING LIST	
CO.0	COVER SHEET, VICINITY SITE PLAN
CO.1.0	EXISTING SITE PLAN
CO.1.1	EXISTING CHALK SPACE
CO.1.2	EXISTING FIRST FLOOR PLAN
CO.1.3	EXISTING SECOND FLOOR PLAN
CO.1.4	EXISTING THIRD FLOOR PLAN
CO.1.5	EXISTING FOURTH FLOOR PLAN
CO.1.6	EXISTING FIFTH FLOOR PLAN
CO.1.7	EXISTING SIXTH FLOOR PLAN
CO.1.8	EXISTING SEVENTH FLOOR PLAN
CO.1.9	EXISTING EIGHTH FLOOR PLAN
CO.1.10	EXISTING NINTH FLOOR PLAN
CO.1.11	EXISTING TENTH FLOOR PLAN
CO.1.12	EXISTING ELEVENTH FLOOR PLAN
CO.1.13	EXISTING TWELFTH FLOOR PLAN
CO.1.14	EXISTING THIRTEENTH FLOOR PLAN
CO.1.15	EXISTING FOURTEENTH FLOOR PLAN
CO.1.16	EXISTING FIFTEENTH FLOOR PLAN
CO.1.17	EXISTING SIXTEENTH FLOOR PLAN
CO.1.18	EXISTING SEVENTEENTH FLOOR PLAN
CO.1.19	EXISTING EIGHTEENTH FLOOR PLAN
CO.1.20	EXISTING NINETEENTH FLOOR PLAN
CO.1.21	EXISTING TWENTIETH FLOOR PLAN
CO.1.22	EXISTING TWENTY-FIRST FLOOR PLAN
CO.1.23	EXISTING TWENTY-SECOND FLOOR PLAN
CO.1.24	EXISTING TWENTY-THIRD FLOOR PLAN
CO.1.25	EXISTING TWENTY-FOURTH FLOOR PLAN
CO.1.26	EXISTING TWENTY-FIFTH FLOOR PLAN
CO.1.27	EXISTING TWENTY-SIXTH FLOOR PLAN
CO.1.28	EXISTING TWENTY-SEVENTH FLOOR PLAN
CO.1.29	EXISTING TWENTY-EIGHTH FLOOR PLAN
CO.1.30	EXISTING TWENTY-NINTH FLOOR PLAN
CO.1.31	EXISTING THIRTIETH FLOOR PLAN
CO.1.32	EXISTING THIRTY-FIRST FLOOR PLAN
CO.1.33	EXISTING THIRTY-SECOND FLOOR PLAN
CO.1.34	EXISTING THIRTY-THIRD FLOOR PLAN
CO.1.35	EXISTING THIRTY-FOURTH FLOOR PLAN
CO.1.36	EXISTING THIRTY-FIFTH FLOOR PLAN
CO.1.37	EXISTING THIRTY-SIXTH FLOOR PLAN
CO.1.38	EXISTING THIRTY-SEVENTH FLOOR PLAN
CO.1.39	EXISTING THIRTY-EIGHTH FLOOR PLAN
CO.1.40	EXISTING THIRTY-NINTH FLOOR PLAN
CO.1.41	EXISTING FORTIETH FLOOR PLAN
CO.1.42	EXISTING FORTY-FIRST FLOOR PLAN
CO.1.43	EXISTING FORTY-SECOND FLOOR PLAN
CO.1.44	EXISTING FORTY-THIRD FLOOR PLAN
CO.1.45	EXISTING FORTY-FOURTH FLOOR PLAN
CO.1.46	EXISTING FORTY-FIFTH FLOOR PLAN
CO.1.47	EXISTING FORTY-SIXTH FLOOR PLAN
CO.1.48	EXISTING FORTY-SEVENTH FLOOR PLAN
CO.1.49	EXISTING FORTY-EIGHTH FLOOR PLAN
CO.1.50	EXISTING FORTY-NINTH FLOOR PLAN
CO.1.51	EXISTING FIFTIETH FLOOR PLAN
CO.1.52	EXISTING FIFTY-FIRST FLOOR PLAN
CO.1.53	EXISTING FIFTY-SECOND FLOOR PLAN
CO.1.54	EXISTING FIFTY-THIRD FLOOR PLAN
CO.1.55	EXISTING FIFTY-FOURTH FLOOR PLAN
CO.1.56	EXISTING FIFTY-FIFTH FLOOR PLAN
CO.1.57	EXISTING FIFTY-SIXTH FLOOR PLAN
CO.1.58	EXISTING FIFTY-SEVENTH FLOOR PLAN
CO.1.59	EXISTING FIFTY-EIGHTH FLOOR PLAN
CO.1.60	EXISTING FIFTY-NINTH FLOOR PLAN
CO.1.61	EXISTING SIXTIETH FLOOR PLAN
CO.1.62	EXISTING SIXTY-FIRST FLOOR PLAN
CO.1.63	EXISTING SIXTY-SECOND FLOOR PLAN
CO.1.64	EXISTING SIXTY-THIRD FLOOR PLAN
CO.1.65	EXISTING SIXTY-FOURTH FLOOR PLAN
CO.1.66	EXISTING SIXTY-FIFTH FLOOR PLAN
CO.1.67	EXISTING SIXTY-SIXTH FLOOR PLAN
CO.1.68	EXISTING SIXTY-SEVENTH FLOOR PLAN
CO.1.69	EXISTING SIXTY-EIGHTH FLOOR PLAN
CO.1.70	EXISTING SIXTY-NINTH FLOOR PLAN
CO.1.71	EXISTING SEVENTIETH FLOOR PLAN
CO.1.72	EXISTING SEVENTY-FIRST FLOOR PLAN
CO.1.73	EXISTING SEVENTY-SECOND FLOOR PLAN
CO.1.74	EXISTING SEVENTY-THIRD FLOOR PLAN
CO.1.75	EXISTING SEVENTY-FOURTH FLOOR PLAN
CO.1.76	EXISTING SEVENTY-FIFTH FLOOR PLAN
CO.1.77	EXISTING SEVENTY-SIXTH FLOOR PLAN
CO.1.78	EXISTING SEVENTY-SEVENTH FLOOR PLAN
CO.1.79	EXISTING SEVENTY-EIGHTH FLOOR PLAN
CO.1.80	EXISTING SEVENTY-NINTH FLOOR PLAN
CO.1.81	EXISTING EIGHTIETH FLOOR PLAN
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CO.1.102	EXISTING HUNDRED-FIRST FLOOR PLAN
CO.1.103	EXISTING HUNDRED-SECOND FLOOR PLAN
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CO.1.112	EXISTING HUNDRED-ELEVENTH FLOOR PLAN
CO.1.113	EXISTING HUNDRED-TWELFTH FLOOR PLAN
CO.1.114	EXISTING HUNDRED-THIRTEENTH FLOOR PLAN
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CO.1.116	EXISTING HUNDRED-FIFTEENTH FLOOR PLAN
CO.1.117	EXISTING HUNDRED-SIXTEENTH FLOOR PLAN
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CO.1.200	EXISTING HUNDRED-NINETY-NINTH FLOOR PLAN



1 VICINITY SITE PLAN
SCALE: 1/4" = 1'-0"

102

102

CO.0



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171 PARKVIEW BLVD, SUITE 200
METairie, LA 70002
504.885.1111
www.wiedemannarchitects.com

PROJECT
NOTES: CHILDREN'S LIBRARY
FOUNDATION
10017 CALLE
RENOVATION, NO. 2014

ISSUED

NPC PRELIMINARY REVIEW
ON SEPTEMBER 2013

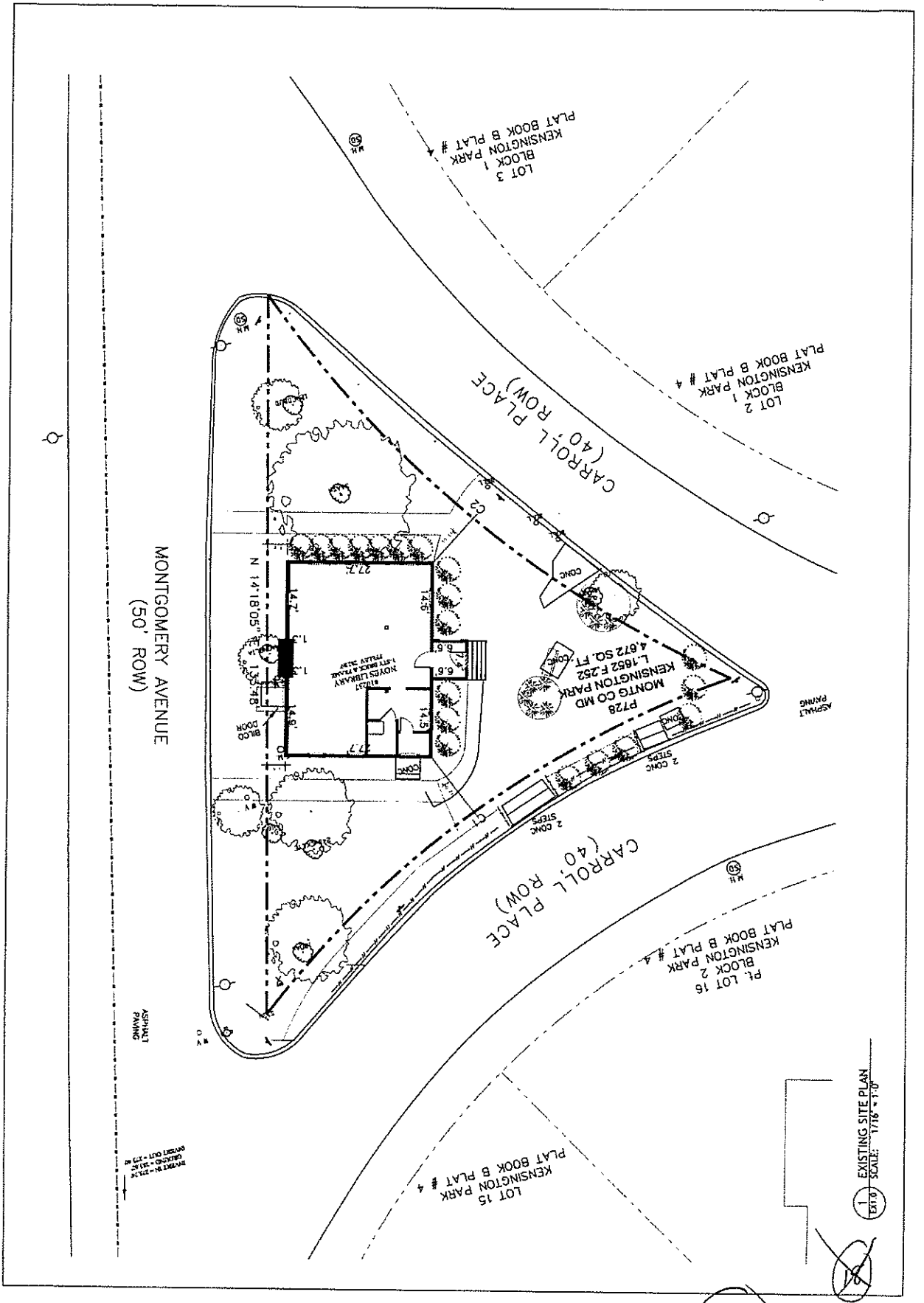
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EX

C1.0



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

103



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3171 MYSTIC BLVD SUITE 500
MONTGOMERY, AL 36106
TEL: 205.261.0000
WWW.WA-ALABAMA.COM

PROJECT
NOTES CHILDREN'S LIBRARY
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NOTES CHILDREN'S LIBRARY

10317 CARROLL PLACE
MONTGOMERY, AL 36106
ISSUED
DATE: 01 SEPTEMBER 2013

PROJECT
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NOTES CHILDREN'S LIBRARY
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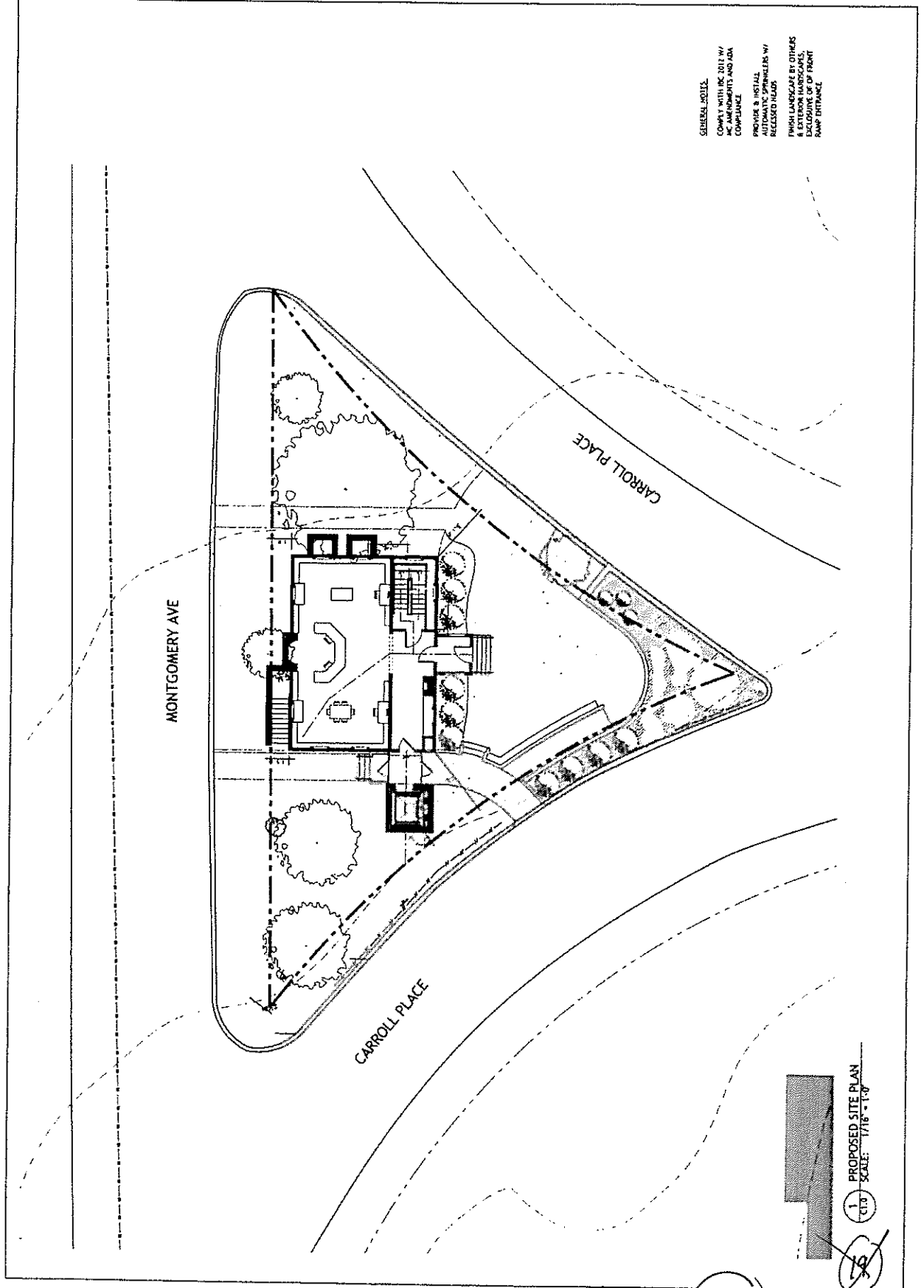
10317 CARROLL PLACE
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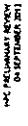
C1.0

GENERAL NOTES:
COMPLY WITH IRC 2012 W/
AMENDMENTS AND ADA
COMPLIANCE.
PROVIDER & INSTALL
AUTOMATIC SPRINKLERS W/
RECESSED HEADS
FINISH LANDSCAPE BY OTHERS
& EXTERIOR HANDSCAPES,
EXCLUDING OF CP FRONT
PAINT ENTRANCE.



1
PROPOSED SITE PLAN
SCALE: 1/16\"/>

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1234

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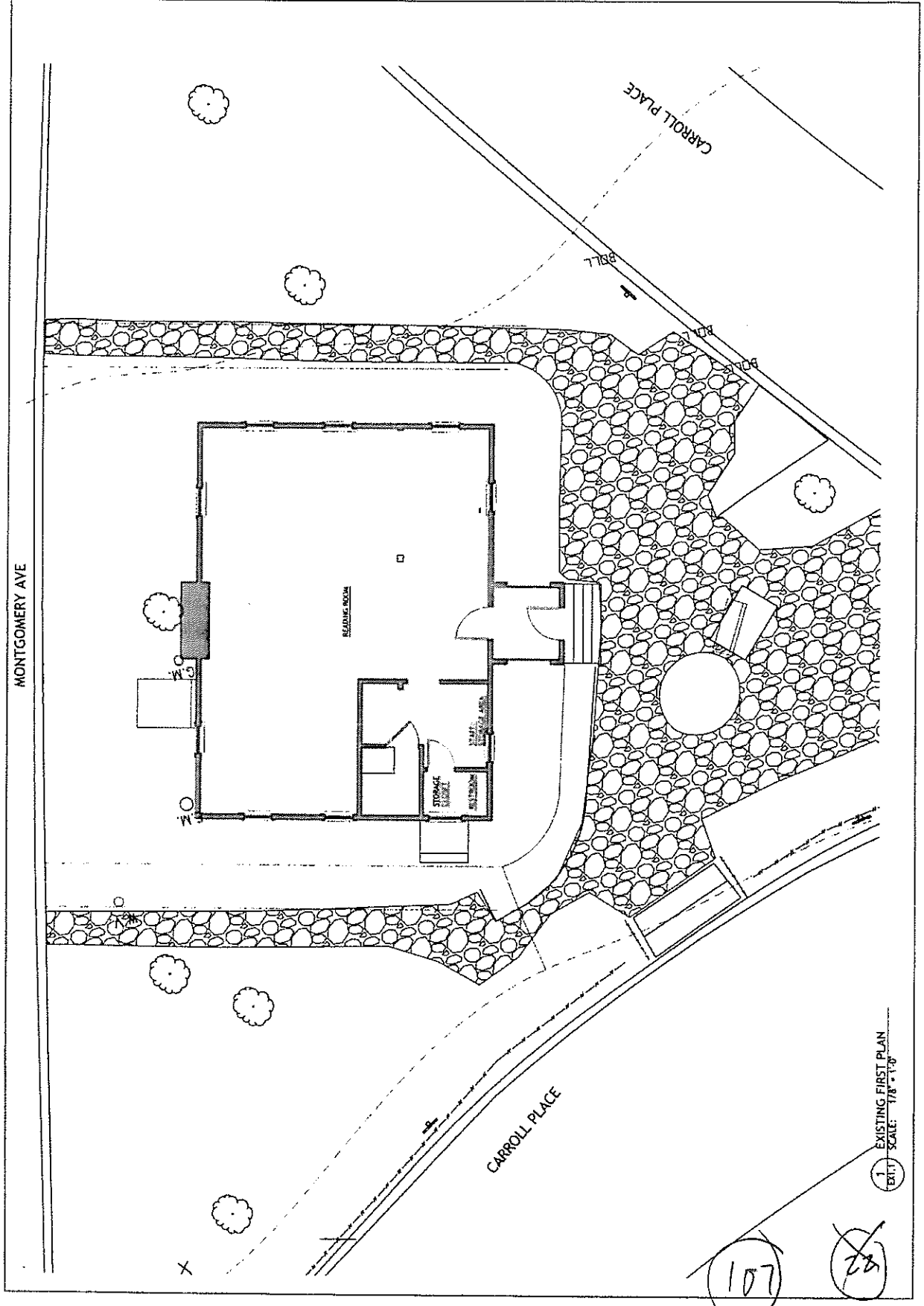
123 FIRST AVENUE, SUITE 100
BETHESDA, MD 20814
Phone: 301-455-4400
Fax: 301-455-4401
www.wiedemannarchitects.com

PROJECT
NOTES FOR CONSTRUCTION
NOTES FOR CONSTRUCTION
FOUNDATION
10/11/11 C. W. WIEDEMANN
ANNAPOLIS, MD 20696
ISSUED

10/11/11 PRELIMINARY REVIEW
ON 10/11/11

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4772 BAYVIEW ROAD SUITE 400
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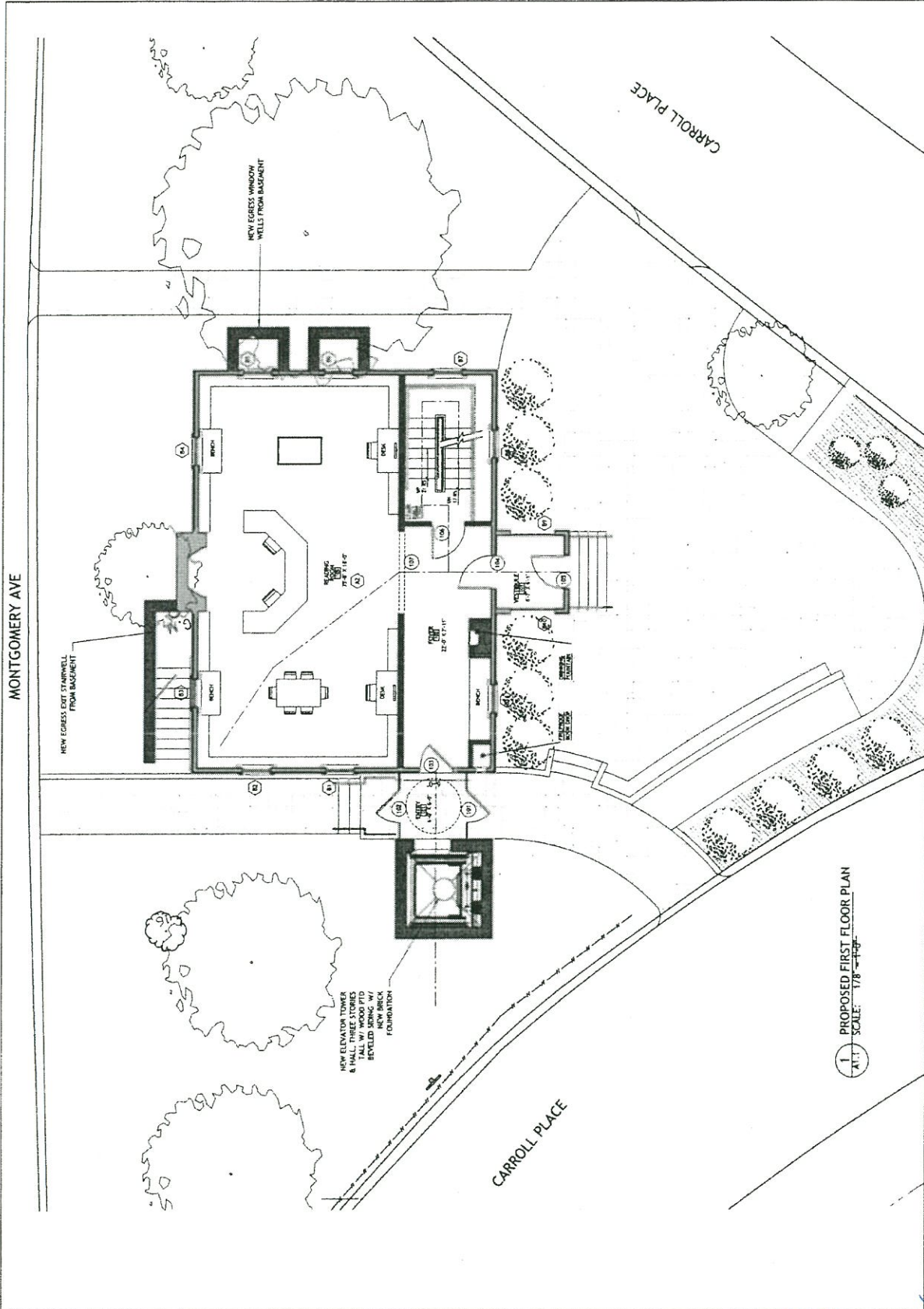
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SUNNYVALE TOWNHOMES
PHASE 1: FOUNDATION
PHASE 2: EXTERIOR
PHASE 3: INTERIOR
PHASE 4: LANDSCAPE
PHASE 5: FINISHES
DATE: 04 SEPTEMBER 2013
HPC: PRELIMINARY REVIEW

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A1.1



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73



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177 RIVER BLVD STE 100
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PROJECT

NOTES CHILDREN'S LIBRARY
NOTES CHILDREN'S LIBRARY
FOUNDATION
10317 CALVERT BLVD
KENSINGTON, MD 20895

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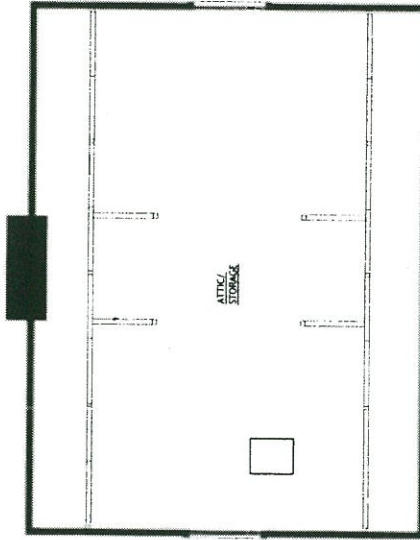
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EX1.2



1 EXISTING ATTIC
SCALE: 1/8" = 1'-0"

109

24



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1225 BRAYNE ROAD SUITE 510
METHUEN, MA 01844
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FAX: 978.683.2804

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PROJECT:
NOTES CHILDREN'S LIBRARY
10237 CARROLL PLACE
ARLINGTON, MA 01930

TITLE:
FLOOR PLAN

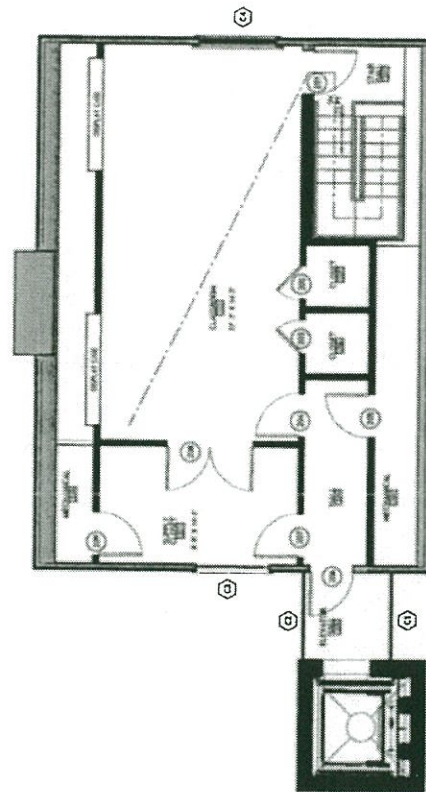
DATE:
OCTOBER 2011

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A1.2



1 PROPOSED SECOND FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"

110

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PROJECT

NOTES CHILDREN'S LIBRARY

NOTES CHILDREN'S LIBRARY

10017 CANNON RD
KENSINGTON, MD 20755

ISSUED

HPC PRELIMINARY REVIEW

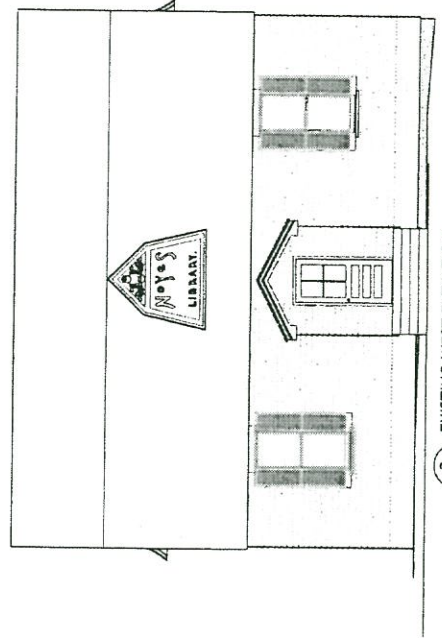
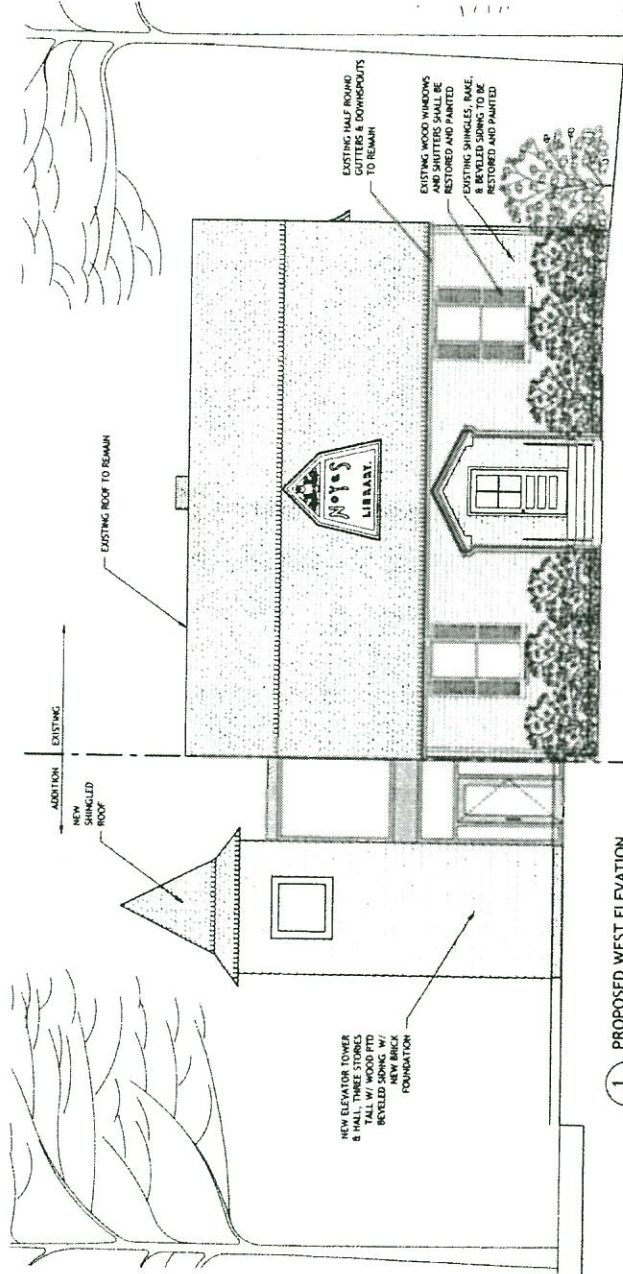
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1272 N. 10TH AVE. SUITE 202
MILWAUKEE, WI 53233
TEL: 414.333.1111
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PROJECT:
HOTEL CHELSEA LUMINA
RENOVATION
10337 CAMPBELL AVE.
MILWAUKEE, WI 53226

DATE: 04/20/2017
BY: J. WIEDEMANN

DATE: 04/20/2017
BY: J. WIEDEMANN

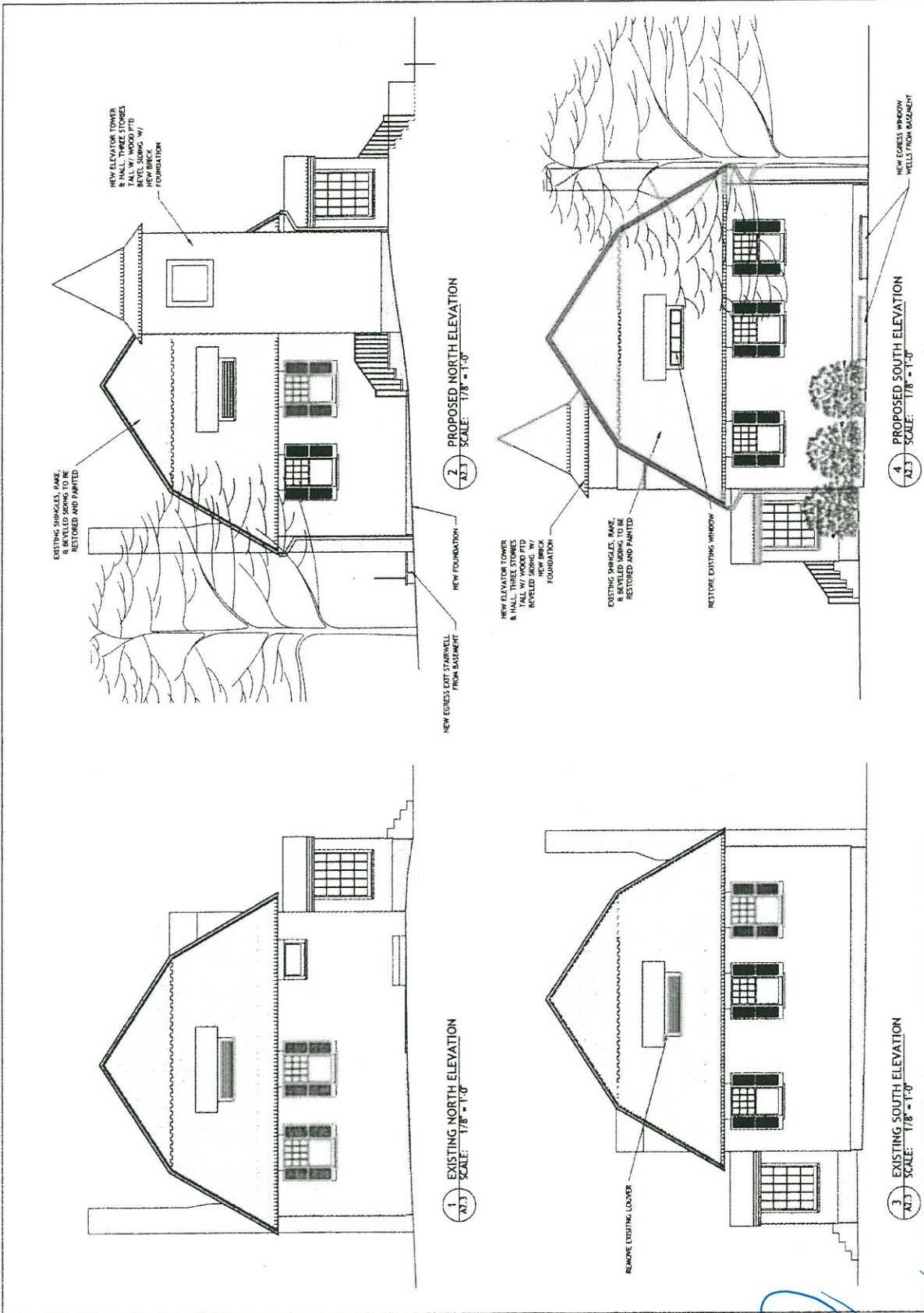
DATE: 04/20/2017
BY: J. WIEDEMANN

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113

28

P R O C E E D I N G S

MR. KIRWAN: Good evening, welcome to the September 25th, 2013 meeting of the Historic Preservation Commission. My name is Bill Kirwan, I am the Chairman, and I'm going to ask Commissioners and staff to introduce themselves, and I'll start on my left.

MR. CARROLL: Brian Carroll, Gaithersburg.

MR. VAN BALGOOY: Max van Balgooy, Rockville.

MS. HEILER: Sandy Heiler, Brookeville.

MR. RODRIGUEZ: Jorge Rodriguez, Chevy Chase.

MR. FIRESTONE: Kenneth Firestone, Takoma Park.

MR. WHIPPLE: Scott Whipple, Historic Preservation Staff.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation Staff.

MR. SILVER: Josh Silver, Historic Preservation Staff.

MR. KIRWAN: Thank you. The first item on our agenda this evening are the historic area work permits. Have the work permits been duly advertised?

MS. FOTHERGILL: Those were advertised in the Washington Times on September 11, 2013.

MR. KIRWAN: All right. Thank you, Anne. If anyone is here to testify for any of these cases in opposition, please give a speaker's form to staff and

114

1 you for your good work on those historic area work permits,
2 and making those easily approvable for the Commission. And,
3 if you have any further questions about those cases, please
4 contact staff tomorrow. Thank you.

5 The next item on our agenda are the preliminary
6 consultations. The first one being II.A at 10237 Carroll
7 Place in Kensington, which is an addition to the Noyes
8 Library. Do you have a staff report?

9 MS. FOTHERGILL: We do. And, I don't have a lot
10 of visuals, but I think the applicants do, so I'm sure
11 they'll show those. But this is an aerial shot of the Noyes
12 Library, which is a Primary One Resource in the Kensington
13 Historic District. As you can see, it sits in a little
14 island of land, sort of in the center of the historic
15 district. It was constructed in 1893, and it has a
16 relationship and it is adjacent to Circle Manor, the
17 Brainard Warner House, which you'll see in another aerial
18 photo.

19 You can see it here in the lower left of your
20 slide. That is a very prominent site in the Kensington
21 Historic District, and you can see in the excerpt from
22 Places In The Past, in your staff report, that he donated
23 this land and founded the library. And it is a children's
24 library in the Montgomery County library system. It has had
25 a number of alterations, and we can go through those. And

115

1 then, the reason the applicants are here is sort of two-
2 fold, but one is, to comply with ADA requirements. They
3 have been cited and need to provide accessibility, and so
4 that sort of started this process, and then the library has,
5 it's a very restricted space, and the site is restricted, so
6 they, it opened up a whole discussion of what did they want
7 to do. And so, this is their proposal, and they're coming
8 here to get guidance from the HPC on what the HPC would
9 support.

10 This is another photo. And this is the end of the
11 building where the elevator tower will be located. So this
12 is the library today, and originally the entrance to the
13 library was on the left side elevation. And then there was
14 an open porch, so in 1949 the porch was enclosed. So the
15 front of the building has been altered. You have historic
16 photos in your staff report. And my guess is the
17 applicant's also brought some. But the applicants have done
18 a lot of research on the library. There's a Noyes Library
19 Foundation, which is very involved in this project, and they
20 have a lot of research on the library and its history and
21 its evolution and alterations.

22 But, you can see in Circle 36 the 1900 photo that
23 shows the open porch. And then you can see in Circle 38 the
24 1949 article that shows that porch enclosed, still with the
25 door on the left. And then eventually they added this front

116

1 entrance. You can see in Circle 40 the 1979 photo showing
2 the little new entryway. So, the front of the building has
3 been altered, and the site has major setback restrictions.
4 There's sort of nowhere to build, and they need space.
5 They're very restricted for space, and they don't want to go
6 up through the roof form and alter that form.

7 So, the applicants are proposing to convert the
8 crawl space into habitable basement space, and that would
9 have the accessible restrooms, storage and an office. The
10 foundation will be rebuilt with brick face, and there would
11 be wood egress windows added on the south side, and an
12 egress stairwell on the east side. They also propose to
13 convert attic space into classroom space with no alterations
14 to the existing roof form that you see here.

15 They would remove the louver on the south side and
16 expose the awning window. You can see that here on the
17 second floor. And then their proposal is to remodel the
18 first floor and restore the original reading room in its
19 pre-1940's configuration. Those are interior changes only,
20 but that is their goal to bring that reading room back.

21 And then they propose to, and this is the back of
22 the building, just so you can see all sides. And then they
23 propose to, as you can see in the site plan, construct an
24 elevator tower at the north side of the building with a
25 glazed hallway connector, and that would be a new accessible

1 entrance and an interior foyer space. They also will make
2 some alterations to that existing front stoop and railing to
3 meet code. But overall, the previously altered front of the
4 building will remain as is. And then they will install an
5 on grade accessible path from the street for accessibility.

6 Just a little bit of background. The applicants,
7 I believe, will be receiving a State bond, for this proposal
8 will go through the Section 106 review process with Maryland
9 Historical Trust, and the applicants have started that
10 process. MHT has determined that they will not require an
11 easement on the building, and that the project, based on
12 this proposal, may require mitigation, and the applicants
13 have started that process.

14 Another thing, the applicants have looked into the
15 setback issues, and because of the size and shape of the
16 property, as you can see in the slide, any addition to the
17 footprint would require a setback variance, although
18 additions that are built for the purpose of providing
19 accessibility are exempt from the setback requirements. So,
20 it is definitely easier and a more straightforward process
21 for them to find the space within the existing footprint for
22 their programmatic needs, and do the accessibility as the
23 addition, which is what they're proposing here.

24 As I mentioned, there's a Noyes Children's Library
25 Foundation that has been very involved, fundraising,

118

1 programming, lobbying. There are many players in this.
2 It's, you know, Montgomery County Public Libraries, the
3 foundation, also the County's General Services, and MHT
4 ultimately will be involved, plus the HPC will review it.
5 So, the applicants are coming to the HPC early to get a
6 sense of if this is something that the HPC will support.

7 The staff report has the Countywide Design
8 Guidelines with principles for an addition, design
9 suggestions for new additions. As noted, this is
10 challenging, the site and the building constraints, and then
11 the mandate for accessibility, and the need for more space.
12 So, there are a lot of factors here. This is the side
13 elevation shown. Oh no, this is old. Don't look at that.
14 Just look at your staff report and what the applicants
15 brought. There was an earlier design for the tower.

16 So, one goal is to not alter the building, as
17 minimally as possible, so that's a goal and the applicants
18 have really strived for that. The main impact will be the
19 nine foot wide elevator tower with a six foot wide two-story
20 glazed hyphen that will connect to the historic building.
21 On the first floor, the addition will connect through what
22 was that; originally that front door opening that has been
23 enclosed. Because of the needed mechanical over run space,
24 the elevator tower must be extended up to the base of the
25 roof, as shown here, and in your front elevation, which you

119

1 can see in Circle 26. So, you might want to refer to that
2 in your staff report.

3 So, as you can see in Circle 26, the tower and the
4 hyphen are clearly differentiated, which is an important
5 preservation goal. But, it's possible the Commission may
6 prefer that the tower design perhaps be more utilitarian,
7 simplified, less conspicuous, maybe without the shingled
8 roof and the decorative panels or with a flat roof or
9 something, or perhaps yet another design approach for the
10 tower and the hyphen. And, staff asked the applicant about
11 a number of different options, Could they install elevator
12 inside the building? Could they lower the elevator tower?
13 Could they reduce the size of the hyphen? Bring the
14 elevator close the building, or attach the elevator tower to
15 the rear of the building? For various reasons, none of
16 those other options work, and those are outlined in your
17 staff report.

18 So, they have thought all those things through.
19 They've researched the history and evolution of the
20 building. They've taken the integrity of the historic
21 building into consideration and tried to minimize impacts to
22 the historic block. So, overall, in terms of the applicable
23 Guidelines, the new addition is clearly differentiated.
24 It's reversible. If removed in the future, the essential
25 form and integrity of the historic property and its

120

1 environment will be unimpaired. This would be a substantial
2 alteration to this building and setting, and very visible.
3 No doubt about it.

4 So, this may be a time when the HPC cites
5 different standards from Chapter 24A. Perhaps 24A(8)(6),
6 which balances the interest of the public in preserving the
7 site, would the interest of the public from use and benefit
8 of the proposal, or 24(a)(3), which states that the proposal
9 would enhance the public or private utilization of the
10 historic site located within a historic district in a manner
11 that is compatible.

12 So, overall, staff would ask that the Commission
13 provide the applicants with feedback on whether they
14 support, you know, this separated elevator tower, whether
15 they find it's in keeping with the review criteria, and then
16 design suggestions for changes. And, if it's a positive
17 response, then the applicants would return for a historic
18 area work permit.

19 MR. KIRWAN: Thank you, Anne. Anybody have any
20 questions?

21 MS. FOTHERGILL: Oh, and I will add that the
22 Kensington Local Advisory Panel submitted comments, which
23 the Commission received.

24 MR. KIRWAN: Thank you.

25 MR. VAN BALGOOY: Mr. Chair?

(12)

1 MR. KIRWAN: Yes, go ahead.

2 MR. VAN BALGOOY: Ms. Fothergill, what is
3 prompting the elevator tower? Is it the federal Americans
4 with Disabilities Act? Is it a state regulation, or is it a
5 county regulation?

6 MS. FOTHERGILL: That's a question for the
7 applicants, because I asked the same question, and it was
8 unclear. But, they were, they have a pending citation. So,
9 I don't know if it's county, state or federal.

10 MR. KIRWAN: Anybody else, questions for staff?
11 We'll ask the applicant to please come forward. When you're
12 ready to speak, you need to push the button, make sure the
13 red light goes on, and state your name for the record.
14 You'll have seven minutes to provide your testimony. Those
15 microphones have not been raised yet, so you need to lift up
16 the boom on the microphone.

17 MR. WIEDEMANN: I'm Greg Wiedemann, of Wiedemann
18 Architects in Bethesda, Maryland, with Lindsey Field, from
19 my office. I think Anne gave a fairly succinct summary of
20 this building and our proposal. We're really trying to
21 achieve universal access to a facility that will become a
22 child literacy center. And, in order to do that, we need to
23 find more space in this building to meet that need.

24 So, we're taking advantage of an unused crawl
25 space, and an unused attic space. And we're trying to

1 preserve the character of the exterior of the building to
2 the greatest extent that we can. As Anne explained, the
3 front of the building that you see there in the narrow
4 stairway to the right, and the foyer space, is the location
5 of the original front porch, which was removed and fully
6 renovated, I think, in the 1940's. The door to the building
7 was actually originally on the north side where we're
8 showing the door coming into that foyer, and it was moved
9 back and forth over the course of the last 120 years.

10 Also, as Anne said, there is no ability to expand
11 this building as of right with the exception of additions
12 that are purely for accessibility purposes. The site,
13 although it appears somewhat flat, is not particularly flat
14 in terms of access. The level of the main floor of the
15 library is approximately at the elevation of the curb at
16 Carroll, in the lower left hand portion of this slide. It's
17 three or four steps higher than Montgomery Avenue. So,
18 we're proposing a gathering space in front of the library
19 that would also be accessible, so you could approach it from
20 Carroll Place on the right. If you approached it there,
21 that ramp would lead up to the accessible entrance. You can
22 also approach from Montgomery Avenue on the south, and also
23 get to the accessible entry.

24 One thing that's important is that we wanted
25 universal access to all three levels of this building

1 because currently that reading room that's shown there on
2 the east side is not in that form. That's the original form
3 of the reading room. It currently has a small bathroom and
4 staff room sort of carved into it. So, this elevator will
5 serve all three levels of the building. It will also allow
6 the building to work to open in manners that will allow some
7 of it to be closed, and some of it to be open depending upon
8 the use. So, that's the reason the elevator is serving
9 three levels, if that question might come up.

10 I think that pretty much summarizes it. If you
11 have any questions, I'm here to answer. Actually, your
12 question about the compliance, I believe it's both a state
13 Maryland accessibility requirement as well as a federal ADA
14 requirement, because clearly this is a public facility.

15 MR. KIRWAN: Thank you. Anybody have questions
16 for the applicant?

17 MR. VAN BALGOOY: I'll follow-up with the public
18 accommodations under ADA, because I've handled similar
19 situations with other historic buildings. And, just
20 thinking about, did you think about where the public spaces
21 should be in this, and would that allow you to not have to
22 provide access to every floor?

23 MR. WIEDEMANN: We actually think that all three
24 levels are public spaces in order to maximize the utility of
25 the building. We chose to locate the largest space up

1 above, which pretty much dictated the height of the tower.
2 The bathrooms needed to be below, and they need
3 accessibility. And also, even if the program were somehow
4 reversed, it would be not possible to -- it would be
5 important to have accessibility to all three levels.

6 MR. VAN BALGOOY: So, if you placed the restrooms
7 and the classroom in the basement level, and moved the
8 closets, the custodial closet and the storage and the staff
9 offices on the third floor, and not made that accessible by
10 elevator that would not suit your purposes?

11 MR. WIEDEMANN: Right. The main gathering,
12 there's a history of given puppet theater in this building.
13 So the upper room suits that purpose rather than the below
14 grade space in terms of scale and promoting that use. So
15 that to us was an important space to utilize for the puppet
16 use.

17 MR. VAN BALGOOY: Can you clarify that a bit more.
18 I don't quite understand why a puppet theater would dictate
19 it would be on the second floor rather than the basement.

20 MR. WIEDEMANN: It's simply where the largest
21 gathering space could be achieved. If you compare the staff
22 offices to the scale and space on the third floor, they're
23 not comparable spaces.

24 MR. CARROLL: Mr. Wiedemann, I just have a
25 question about the roof of the hyphen connecting the tower

125

1 to the building. I'm not sure I understand the materials as
2 they're drawn here. What's the material of the roof? I'm
3 looking at an elevation.

4 MR. WIEDEMANN: The hyphen is a flat roof, a
5 totally flat roof.

6 MR. CARROLL: Oh, I see, okay. And that resolves
7 into the plane of the roof at the front of the building?

8 MR. WIEDEMANN: Yes.

9 MR. CARROLL: Thank you.

10 MR. KIRWAN: And, while we're on roofs, is there
11 any precedent for the type of roof that's on the elevator
12 tower that you're drawing from, the sort of witches, that
13 kind of image? It seems complex for the building form, I'm
14 just wondering if you're pulling that from something in
15 Kensington or?

16 MR. WIDEMANN: There's certainly history of those,
17 of Victorian tower forms in the immediate vicinity of this
18 building, and that form is sort of recollective of that.
19 It's also making kind of a reference to a children's tower
20 too, in our mind. So we want it to be sympathetic but also
21 kind of playful at the same time.

22 MS. HEILER: The area that aligns with the second
23 floor in that hyphen shows a wider area. Can you tell me
24 what the materials are in that area? It's sort of halfway
25 up the hyphen.

~~125~~ 126

1 MR. WIEDEMANN: It's just a glass link. This is
2 just glass. This is just a glass link.

3 MS. HEILER: That's the thing your finger was just
4 on? No, just go down, the dark gray. What's that?

5 MR. WIEDEMANN: What is it made of?

6 MS. HEILER: What material, yeah.

7 MR. WIEDEMANN: It could be aluminum. It could be
8 a metal panel. Definitely in contrast with the building.
9 More like a storefront.

10 MR. RODRIGUEZ: Do you have a section to do the
11 hyphen? What is the relationship of the hyphen as proposed
12 to the form of the roof?

13 MR. WIEDEMANN: I'm sorry, the hyphen is coming in
14 here, is that we're you're asking?

15 MR. RODRIGUEZ: Yeah, but how the hyphen meets the
16 roof, the existing structure roof?

17 MR. WIEDEMANN: It sits right here underneath.

18 MR. RODRIGUEZ: Are you sure there's no projecting
19 out of the plane of the roof?

20 MR. WIEDEMANN: We don't believe that would be
21 required in order to create the passage that we need.

22 MR. RODRIGUEZ: I think it -- I don't know. There
23 is something between the section of the building and the
24 position of the hyphen that I can't understand. I take it
25 you only show one view that is the front elevation or the

127

1 back elevation, but I don't think you show where the hyphen
2 is in relationship with the section, the shape of the roof.
3 And I think the plane; the front plane of the hyphen on the
4 front facade is projecting beyond the slope of the roof, so
5 there is a little triangular piece of the hyphen that is
6 projecting out of the volume.

7 MR. KIRWAN: If you look at the drawing, I guess
8 at Circle 28, proposed south elevation, the hyphen, the top
9 of the hyphen roof or the underside of that, the fascia of
10 the roof, the aligns with the break in the Dutch Gambrel,
11 and if you look at that elevation, you're drawing 482.3, it
12 looks like Commissioner Rodriguez is correct, that it would
13 slightly project out beyond that roof plane.

14 MR. RODRIGUEZ: And I asking this because I think
15 the critical point for this project is the location of the
16 elevator tower, and I don't think -- can you explain more
17 about why it's located on that side of the building? How
18 that affect the program attic issues that you were
19 addressing?

20 MR. WIEDEMANN: First, to address the first
21 comment, it would be our intention to set that hyphen in,
22 right. It is not in the same plane as the elevator tower.
23 Everyone understands that, correct? So that, and then all
24 we really need is a three foot passage back in to make the
25 connection to the second floor.

128

1 MR. RODRIGUEZ: Yes and no. If you have an
2 accessible entrance then you had the door clearances, you
3 have more than three foot, the technical part of that. So
4 we know that the hyphen needs to meet certain width.

5 MR. WIEDEMANN: Right.

6 MR. RODRIGUEZ: I understand that you are going to
7 have to move it back until it is below the roof, and that's
8 the reason of my second question. Because when you do that,
9 something is going to happen. How that will affect what
10 you're doing?

11 MR. WIEDEMANN: Well, it might require that the
12 tower and the link move eastward a few feet. But in
13 principle, it would not change the design. And you're
14 asking why is the elevator there? Why is it at that
15 location? Once you come into this link, you're entering the
16 building where it originally entered. It was the original
17 front entrance of the building. So that's one reason. The
18 second reason is that that corner, that northwest corner of
19 the site is the only place on the site that is at the same
20 level as the first floor of the library. So it is the most
21 level direct access to the main reading room. Thirdly, it
22 allows a ramp from the gathering space up to that point.

23 Now, if you consider the other side of the
24 building the back of the building, and I would suggest that
25 this building has no back, it has really multiple fronts.

129

1 In fact, I believe the zoning ordinance would consider it
2 multiple fronts; access from Montgomery Avenue is from a
3 lower elevation. It would require a long ramp to get up to
4 the same elevation that we're showing here. And, we also
5 feel that this entrance allows people to come from the
6 gathering place or from the successful entrance into the
7 same foyer. It's important to us that the route for
8 accessibility is a prominent one. It's also important to us
9 that it's not a back door into the reading room. That as
10 you come in, you're coming into a foyer space and then
11 moving into the reading room.

12 And we we're also able to preserve all the windows
13 of the reading room and the character of the reading room,
14 by not entering directly into it. We also, it's physically
15 impossible to get the elevator within the building without
16 destroying the reading room and the roof.

17 MR. RODRIGUEZ: Thank you.

18 MR. KIRWAN: I have another question. You showed
19 the section before through the existing building. It was
20 helpful to me because I was having trouble understanding the
21 new fire stair you're putting in. And I was going to ask
22 what's happening in that interstitial space between the fire
23 stairs -- it looked like to me a fully enclosed fire stair -
24 - and the original exterior wall of the house. But it looks
25 like what is happening is that stair is actually within that

130

1 space. You can still see those windows from the stair,
2 you're sort of moving through that two-story volume, is that
3 correct? Do I understand that correctly?

4 MR. WIEDEMANN: The fire marshal would like this
5 stair to exit directly to the outside. So that's yet
6 another challenge for us, but we're hoping that if there's
7 support for this design, that there could be some
8 accommodation to exiting into the foyer. In order to
9 accommodate the gambrel roof, this is a multiple run stair
10 that takes the first run at the high point, the second at
11 the intermediate point, and then the third. So there is a
12 space between the stair and those windows in order to
13 preserve the exterior of the building.

14 MR. KIRWAN: A very small scale, the copies we
15 have. It almost looked like what is now I understand to be
16 the railing, was actually a solid wall. It's now clearer
17 for this action, if that is the case. Okay, thanks.

18 The other question I had was, the panel on the
19 tower. Is it just a blank panel? Is it eventually going to
20 become something else? Possibly a clock?

21 MR. WIEDEMANN: It was a clock in an earlier
22 iteration.

23 MR. KIRWAN: I think it'd be great.

24 MR. WIEDEMANN: It could be a clock. It could be
25 a plaque that commemorates the 120 years of the building.

(131)

1 We're open to suggestions and comments.

2 MR. KIRWAN: A clock seems very appropriate for
3 the, such a center focal point to the community.

4 MR. WIEDEMANN: Right.

5 MR. VAN BALGOOY: Mr. Wiedemann, can you clarify
6 for me, there are three floors to this building, the
7 basement, the first floor, and the second floor. How are
8 those all currently being used? Which ones are open to the
9 public?

10 MR. WIEDEMANN: Just the first floor.

11 MR. VAN BALGOOY: Just the first floor. So the
12 basement floor is --

13 MR. WIEDEMANN: It's crawl space.

14 MR. VAN BALGOOY: Crawl space, purely for
15 mechanical.

16 MR. WIEDEMANN: It's dirt.

17 MR. VAN BALGOOY: Just dirt, not even mechanical,
18 okay. And then the second floor is --

19 MR. WIEDEMANN: Accessed through a small hatch
20 through, you climb a ladder.

21 MR. VAN BALGOOY: Okay, so the public, staff, no
22 one goes up there on a regular basis?

23 MS. FIELD: No, because staff uses it for storage,
24 and as part of the --

25 MR. KIRWAN: You might want to just introduce

1 yourself for the record.

2 MS. FIELD: This is Lindsey Field from Wiedemann
3 Architects. The staff uses the second floor, the attic, for
4 storage, for seasonal transfers of books and decorations and
5 things, but it's a vertical ladder that's attached. It's
6 about 13 feet tall, and she scales the ladder to get up to
7 get access to all the materials she needs.

8 MR. VAN BALGOOY: So what you're proposing then
9 will almost triple the size of the current public use.
10 Okay, thank you.

11 MR. KIRWAN: Any other questions?

12 MR. CARROLL: I'm just looking at the elevations
13 of the tower and, you know, particular, the north elevation,
14 it looks like a lot of siding running up there. Is there
15 any thought to brining the, you know, the fascia of the
16 roof, some line to break up that field a little bit?

17 MR. WIEDEMANN: Yeah.

18 MR. CARROLL: Okay. I think that would make it a
19 little bit better for me. The scale, it looked kind of big
20 with just all siding. Thank you.

21 MR. KIRWAN: Anyone else? Any other questions?
22 Well then we'll go ahead and move into our deliberations.
23 So, if you could turn off your microphones so we don't get
24 any feedback, and your light remains on, so I'm going to
25 invite you to be the first.

1 MR. RODRIGUEZ: In general I think this is a very
2 good way to address the issues of the building and the
3 issues of space. I think that you have identified few very
4 key elements that are addressing the needs and resolving the
5 problems. So, in general, I think I'm very supportive of
6 the project. There are, however, details that I really
7 don't think that the project is successfully addressing.

8 The issues of how -- mostly of the relationship
9 between the pieces that you are proposing and the existing
10 building. And, I will go first with the detail that I just
11 asked you about. I think that relationship between the
12 hyphen and the building has to be resolved in section,
13 because definitely you don't want the plane of the glass
14 projecting beyond the slope of the roof. So that is
15 something that is going to have to be designed somewhat.
16 And that is going to affect the location and position of the
17 tower.

18 I think for me the biggest element that I would be
19 extremely cautious about is the roof and the tower. I think
20 when I see the project I'm trying to understand when I visit
21 the site, and you can see that it gives a false sense of
22 contextualism that I think is really detrimental for the
23 building. I think either the tower becomes an element that
24 is very simple, probably minimal. I don't know, and I
25 thinking about Peter Zumthor, the Swiss architect, type of

1 thing that is extremely clean an element so you will see
2 what it is, or becomes an element that is covered by
3 vegetation so it becomes a solid, other part of the
4 landscape, but doesn't have the sense of a tower tower
5 because that's not the relationship that the building needs.
6 Or, is an element that can be as playful as playing with the
7 signage of the building and this becomes a decorative
8 material that covers these, and I think the beautiful arts
9 and crafts lettering, sign of the building is a very good
10 clue to look at for elements to match. But I think, if I
11 had to tell you something, I think the proposal for the roof
12 and the treatment of the tower, in my opinion, is not there.
13 I think this requires a lot more exploration.

14 The other alterations that I think needs work
15 considering is the relationship of once you start walking up
16 the ramp and the sidewalk that is coming from Carroll Place,
17 I think you're going to have issues with slopes and elements
18 there, and transitions and blends that is going to have to
19 treat it somewhat. There might be --

20 MR. WIEDEMANN: The route from Carroll is level.

21 MR. RODRIGUEZ: Yeah, it's level, but it cannot be
22 level because you have to shed water out of buildings, so
23 you go two percent and then you have to blend things. So
24 there is other treatment to the ground plane that I think is
25 what to look at to see how it connects with the access point

1 that you want. And the third point that I think needs to be
2 really look carefully, is the window wells. Because
3 depending on how deep these are, the walls that you are
4 showing as very low, are not going to be that low, or there
5 is going to be a railing there, a guide rail of some sort,
6 so, and that element is going to be another element the
7 facade which you are not showing, but is going to have a
8 very strong presence in this building.

9 And, as you said, you are right, this building is
10 not a building with one facade, it's a building with four
11 facades, and when you drive around and move around, and walk
12 around the building, the most important thing that you see
13 of this building is its profile, and it's really what makes
14 the building is the profile. So, those would be my points.
15 I think in general the approach is correct, and I think the
16 site demands the careful details and things are clear for me
17 is fine. I think the association of the elevator with the
18 old porch creates a really clear bend in the floor plan
19 where the circulations happens and what is the relationship
20 between entering and moving in the building. And which, I
21 think is, I appreciate that.

22 MR. KIRWAN: Thank you. Commissioner Firestone?

23 MR. FIRESTONE: I don't have anything to add at
24 this point.

25 MR. KIRWAN: Commissioner Heiler?

136

1 MS. HEILER: I also think you've taken quite an
2 appropriate approach to expanding this. I disagree somewhat
3 about the success of the tower. I think because it's such a
4 playful building, and because of its use, the design of the
5 tower, and particularly the design of the roof, I think is
6 quite successful.

7 The one thing that I think you need to keep in
8 mind is that, you don't want it to appear that this is
9 original, yet you don't want it to be jarringly different.
10 And one way to handle that may be through the treatment of
11 the panel, which at least, at that point can make clear that
12 this is a great deal newer than the rest of the building. I
13 do agree that a line on the exterior of the tower at the
14 floor line of the second roof would break up that very large
15 expanse, and it needs that.

16 The only area that I have any quibbles with is the
17 material of the panel; excuse me, of the hyphen. I think a
18 glazed hyphen is the best approach, and anything that occurs
19 on that hyphen though besides the glazing that looks too
20 slick, I guess; aluminum would be my last choice. Just that
21 it's, the hyphen is meant, I think, to disappear. And so,
22 if you can't make it all glass, then it should be at least
23 some kind of less noticeable, less slick material.
24 Otherwise, I think you've done a great job.

25 MR. VAN BALGOOY: Thank you, Mr. Wiedemann, you've

137

1 obviously thought this through very carefully, and this is a
2 tough site. Triangular lot, and it's a great building, it's
3 really important to this community, so you're constrained in
4 many ways to figure that out, but sometimes you get the best
5 work out of architects in a tough situation.

6 Just some comments. You know, this is just a
7 preliminary consultation, and we'll see what comes
8 eventually. We may disagree with each other. In fact, I
9 know I will, with some of my colleagues here, so you'll have
10 to figure out what to do with all that. So, I know, for
11 example, that the Chair has suggested maybe putting a clock
12 on the tower, I'm going to say don't put a clock on the
13 tower because they inevitably are never maintained and the
14 clock is always wrong.

15 MR. KIRWAN: I haven't said that yet, I haven't
16 done my deliberation yet. I asked a question.

17 MR. VAN BALGOOY: Oh, okay, sorry. I am
18 predicting that he's going to say that. So, but maybe I'll
19 change his mind after this. So please, don't do a clock.
20 Find something, a mural, I don't care, something else that
21 doesn't have to be maintained on a daily basis. I like your
22 approach on the fire stair that it's still going to preserve
23 the windows. I like your effort to preserve that reading
24 room, which I think is perhaps the most important interior
25 room. And that your approach to accommodating people with

138

1 disabilities is in a respectful manner that they come in
2 through a similar entrance, as much as possible, and not
3 through a back door. And that you're trying to achieve
4 universal access throughout the entire building. I really
5 do appreciate that.

6 One thing that would help me with the plans
7 though, is looking at, because there are two Carroll Places,
8 is to have a north arrow so I know which direction I'm
9 looking, because that's sometimes difficult to figure out
10 which Carroll Place are you talking about, the east one or
11 the west one, the north one or the south one. I'm not sure.
12 Now, because you are tripling the size of the building, only
13 the first floor is used. You're providing now public access
14 in a basement level and to the second floor.

15 Knowing that ADA is about providing public
16 accommodation, and I'm concerned about the height and size
17 of the tower dominating this very small picturesque
18 building, I would suggest taking the tower only serving --
19 taking the height down -- only serving the first and
20 basement floor. That's something you're, I mean, that's a
21 suggestion I'm going to make. It's one I've seen used in
22 other areas, and then the top floor is used only by staff,
23 and in cases when there is a staff member who is, has
24 limited mobility, accommodation is provided for them on
25 another floor.

139

1 That provides all the public spaces on the
2 basement and on the first floor, the restrooms are there,
3 the reading room is there, they're all together, and the
4 public doesn't need to go on the third floor. That allows
5 the tower to be reduced in size, and it doesn't have such a
6 large impact on this pretty, you know, as again, we say,
7 it's an important resource, highly visible. And to also
8 think about how does it look. And, you've heard already a
9 couple of discussions about different approaches to that.
10 And unfortunately, I can't help you with that. I sort of
11 know it when I see it, unfortunately. And so, I just know
12 it seems to be too tall for the building and seems to
13 dominate it. So, otherwise, again, I want to congratulate
14 you on trying to tackle this really, really tough project.
15 There are no easy answers, but I hop with our discussion you
16 can find one. Thank you.

17 MR. CARROLL: I just want to echo the previous
18 Commissioners comments. I think it's, you know, you've got
19 a tough road to hoe here, and I really do appreciate the
20 respectful way that, you know, people are coming into the
21 entrance not as second class citizens, it's really, I think,
22 given the situation it's about the best approach you can
23 have, particularly with the elevation issues and so forth.
24 And, you know, the citation by the staff of Montgomery Code
25 and the Secretary of the Interior Standards, you know,

1 enhancing or aiding the protection, preservation and public
2 or private utilization of a historic site, I think that's,
3 you know, I think you're doing that here.

4 You know, again, I would say that the elevation of
5 the tower, it seems kind of tall, and I think breaking it up
6 in some way. And, just one thing I was noting, when I look
7 at the west elevation, and I look at that iconic Noyes
8 Library dormer in the front, it's got this convex hip to the
9 roof, and then with the tower you've gone to this concave
10 configuration. And, you know, when I look at the west
11 elevation, I keep wondering why it's not a convex hip to it,
12 you know. And, perhaps differentiating it that much more
13 makes sense, but I'm left wondering -- because I looked
14 through the precedence that you show here, and I see, you
15 know, straight hips, and I see one that's flared -- but that
16 west elevation, and maybe it's a question that you guys have
17 already answered in your office, but that's the question
18 that comes up for me.

19 But other than that, I congratulate you. Like the
20 previous Commissioner said, it's a tough problem and I think
21 you've come up with a really good solution. And I'd love to
22 see the details and, you know, maybe something like a sketch
23 up massing model would explain the hyphen better to us.
24 Because I'm having trouble understanding how it comes in
25 there as well. And, like you said, it may have to move a

141

1 foot here, a foot there, but I'll be interested to see it.
2 So, thank you.

3 MR. KIRWAN: Yeah, I think you heard some really
4 good comments. I too agree that the general approach is
5 spot on. I mean, I think it's the right way to tackle this
6 problem, and I think, you know, bringing the original front
7 door back to life for everyone, I think, successful or not,
8 is a great solution to the problem.

9 I think where I -- I agree with a lot of what the
10 other Commissioners have said -- I think what I was
11 struggling with the most was the tower and the hyphen. You
12 know, the tower, as was mentioned before seems very
13 contextual. It's really trying to be much like the library
14 in its materials, and in some way, its form. And then the
15 hyphen is such a contrast.

16 To me that can, it's a little bit dangerous to go
17 down that road because it might give a false sense of
18 history. It might actually, it sort of suggests that the
19 tower may have already, you know, been there. And then at
20 some point somebody connected it to and reused -- turned the
21 tower into an elevator tower or something like that. I
22 think the hyphen either ought to be a little more like the
23 tower and the building. The glazing should be divided and
24 have, you know, maybe some of the materials, like the
25 siding, or take the place of the metal on the spandrel

1 palatals, and also maybe the hyphen has a little pitched
2 roof to it, so it all sort of fits in more together, or the
3 other approach is to make the tower a little more
4 contemporary, as Commissioner Rodriguez was suggesting.

5 So I think the tower and the hyphen need to work
6 together a little better, and not be so contrasting. I
7 think the approach to contrast the original building is
8 perfectly fine from a historic preservation point of view,
9 but I think the tower then needs to respond to that, or you
10 make it a little more contextual, but still different.

11 But, you know, I think, some comments were made
12 about other details we'll be looking at when you come back
13 to us. Things like the railing details, the terrace, and
14 all those sorts of things will be important for us to
15 understand, and more questions about materials. But I think
16 again, you heard from across the board that the approach is
17 right on, and we're really sort of picking on the details
18 right now, which is, you know, which you probably haven't
19 really gotten into yet. So, I think that's the next stage
20 that we're looking forward to seeing when you come back.

21 MR. WIEDEMANN: Just a point of clarity on the
22 area, these window wells. Those actually are not necessary
23 as egress windows, so those windows can be high windows. So
24 they don't necessarily create a hazard and require rails.

25 MR. RODRIGUEZ: Yeah. As long as they are no more

143

1 than 30 inches.

2 MR. KIRWAN: Well, there's always, you can put a
3 grate there or something like that, you don't have to have a
4 railing necessarily.

5 MR. WIEDEMANN: Yeah. But, we're anticipating
6 that they would not be above the ground.

7 MR. RODRIGUEZ: The biggest issue is what
8 Commissioner Kirwan just said, basically, what is the
9 relationship between what is added and what exists. And, I
10 think from the historic preservation point of view, that
11 that's the key question to answer with the project.

12 MR. WIEDEMANN: Thank you.

13 MR. KIRWAN: All right, thank you very much for
14 bringing such an interesting project before us, and we'll
15 move on to our second preliminary tonight. It's in
16 Brookeville at 1 North Street. It's a construction of a
17 front porch and some other miscellaneous alterations. Do we
18 have a staff report?

19 MR. SILVER: We do. 1 North Street, Brookeville,
20 is an outstanding resource within the Brookeville Historic
21 District. There's four components to this project, two of
22 which I hope that we can move through quickly and you agree
23 with me. That would be the first one is the removal and
24 replacement of an existing standing seam metal roof, with a
25 standing seam metal roof on the historic massing section of

144