

Second Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7230 Spruce Ave., Takoma Park	Meeting Date:	2/22/2107
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/15/2017
Applicant:	Aaron Kofner & Anat Shahr (Shawn Buehler, Architect)	Public Notice:	2/8/2017
Review:	2 nd Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL: Addition and alterations			

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: c. 1915-1925

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the January 11, 2017 HPC meeting. At that time, the Commission expressed the following concerns regarding the proposal:

- The roof of the previously proposed addition on the left side was too steep
- The previously proposed attached garage was inconsistent with the *Standards and Guidelines*
- The projecting bay on the left side of the historic house should be preserved, and not covered by the previously proposed covered porch on the left side
- The second-floor of the previously proposed right side-projecting mudroom addition should be pushed back

PROPOSAL

The applicants propose the following work items:

- Remove an existing rear deck
- Remove an existing rear/left side addition

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

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

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

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

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

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are

less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

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

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the January 11, 2017 HPC meeting. At that time, the Commission expressed the following concerns regarding the proposal:

- The roof of the previously proposed addition on the left side was too steep
- The projecting bay on the left side of the historic house should be preserved, and not covered by the previously proposed covered porch on the left side
- The previously proposed attached garage was inconsistent with the *Standards* and *Guidelines*
- The second-floor of the previously proposed right side-projecting mudroom addition should be pushed back

The applicants have revised their proposal consistent with the Commission's previous comments and returned for a second preliminary consultation.

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

Left Side Addition/Projecting Bay

The applicants have reduced the slope of the roof of the proposed left side addition. As revised, the proposed left side addition will not engage the windows of the proposed shed dormer above, which was a previous concern of both staff and the Commission.

The proposed left side addition no longer includes a covered porch, allowing the projecting bay on the left side of the historic house to remain unobscured. The proposed left side addition also retains the approximate distance to the historic house as the existing left side addition, further reducing any impact that the addition might have on the projecting bay or left side elevation of the historic house.

Staff is generally supportive of the proposed revisions, finding that they are consistent with the *Guidelines*. Although the proposed left side addition will be visible from the public right-of-way and is not entirely at the rear, it will replace an existing addition in the same location and, by ensuring that the projecting bay is not impacted, will preserve the predominant architectural features of the resource.

Attached Garage

At the first preliminary consultation, the Commission voiced concerns regarding the previously proposed attached garage, finding that an attached garage would be incompatible with the character of the subject property and surrounding historic district. While many of the Commissioners found that an attached garage of any type was likely not approvable, others suggested solutions, which would allow an attached garage to appear unattached and be more compatible with the historic house.

As revised, the applicants are no longer proposing an attached garage.

Side-Projecting Mudroom

With the attached garage removed from the proposal, the applicants are no longer proposing a second-floor for the proposed right-side projecting mudroom. As revised, the proposed mudroom will include a screened porch, which slightly wraps around and returns to the proposed rear addition.

Shed Dormers

The applicants propose to construct two new shed dormers (one on each side of the proposed new rear addition), which will return to the rear roof plane of the historic house. The shed dormer on the right (as viewed from the front) will be larger than that on the left, providing some of the interior space that would have been provided by the second-floor of the previously proposed mudroom.

The ridge of each dormer, as well as that of the proposed rear addition, will converge at the same approximate height as the historic ridgeline. Staff is generally supportive of the proposed shed dormer additions, finding that, in accordance with the *Guidelines*, they are at the rear of the property and generally consistent with the predominant architectural style of the subject property.

Rear Addition

Although the proposed rear addition is fairly consistent with the previous proposal, the architectural detailing has changed slightly, with board and batten being proposed in the gable end in place of the previously proposed Hardie Shakes. The proposed gable end materials are at the rear of the property, where they will not be at all visible from the public right-of-way; however, staff does prefer the previously proposed Hardie Shakes, finding them more compatible with the predominant architectural style and features of the historic house, in accordance with the *Guidelines*.

STAFF RECOMMENDATION:

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

LOCATION OF BUILDING/PREMISE

House Number: 7230 SPAUCE AVE Street
Town/City: TAKOMA PARK Nearest Cross Street: PARK AVE
Lot: PT. 19/29/27 Block: 8 Subdivision: LIPICOMB & EARNEST TRUSTEES ADDITION TO
Liber: 14768 Folio: 450 Parcel: TAKOMA PARK

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature]
Signature of owner or authorized agent

1.31.2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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

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

THE PROPOSED ADDITION INCLUDES A STEEPER ROOF AND NEW FRONT DORMER TO ACCOMMODATE A LARGER SECOND FLOOR + MORE HISTORICALLY CONTEXTUAL DORMER. NEW REAR ADDITION WITH 1 STORY BRVE + SHED DORMERS AT 2ND FLOOR AND NEW SIDE MIDROOM + PORCH ADDITION. STEEPER ROOF ENABLES US TO EXPAND SIZE OF SECOND FLOOR WHILE PRESERVING BUNGALOW MASSING. SIDE ADDITION CONCEALS BULK OF NEW MASSING FROM SPRUCE AVE.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

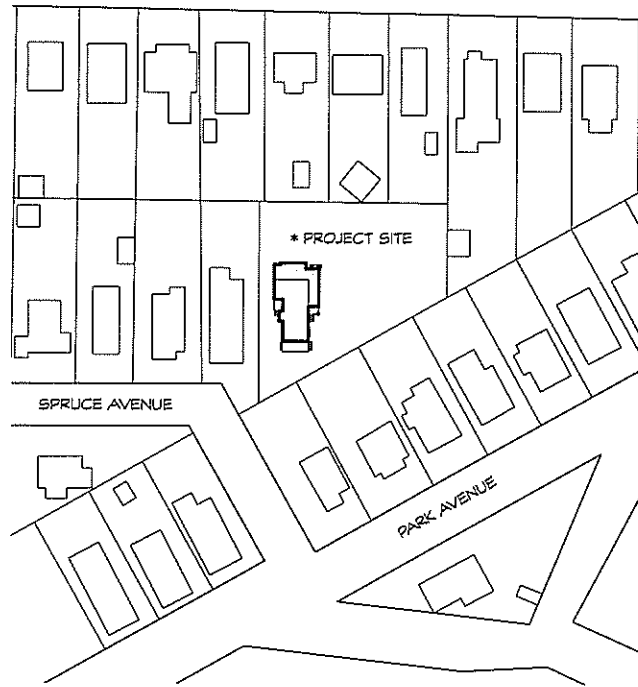
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

6. **TREE SURVEY**

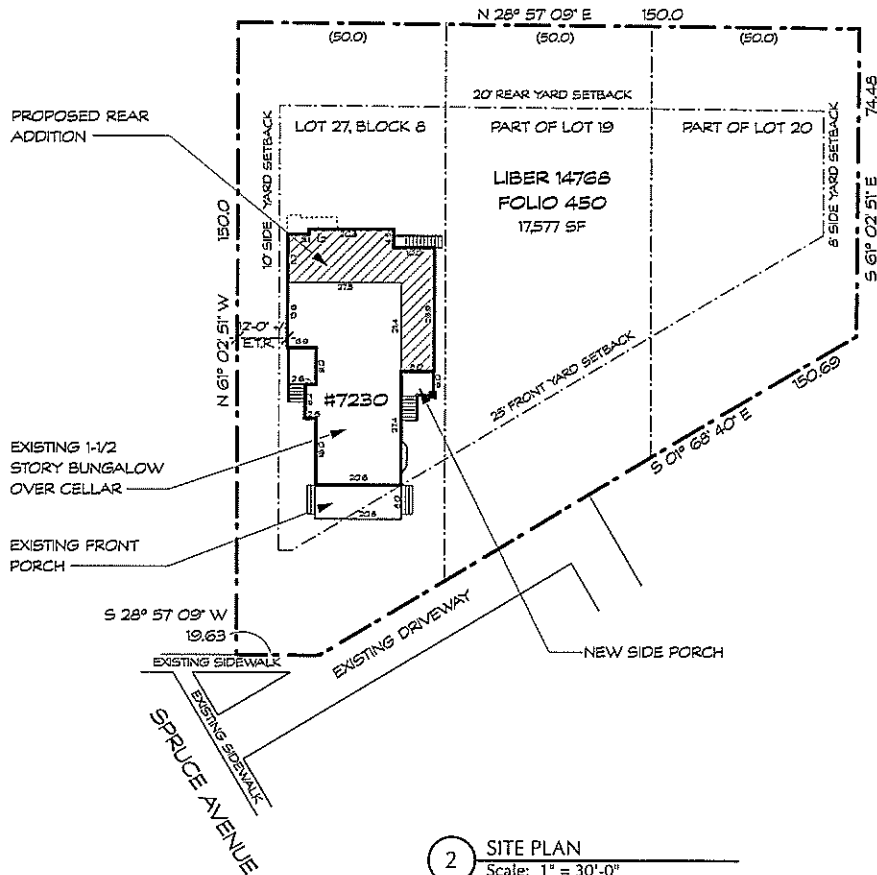
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.



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



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



SP-1

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

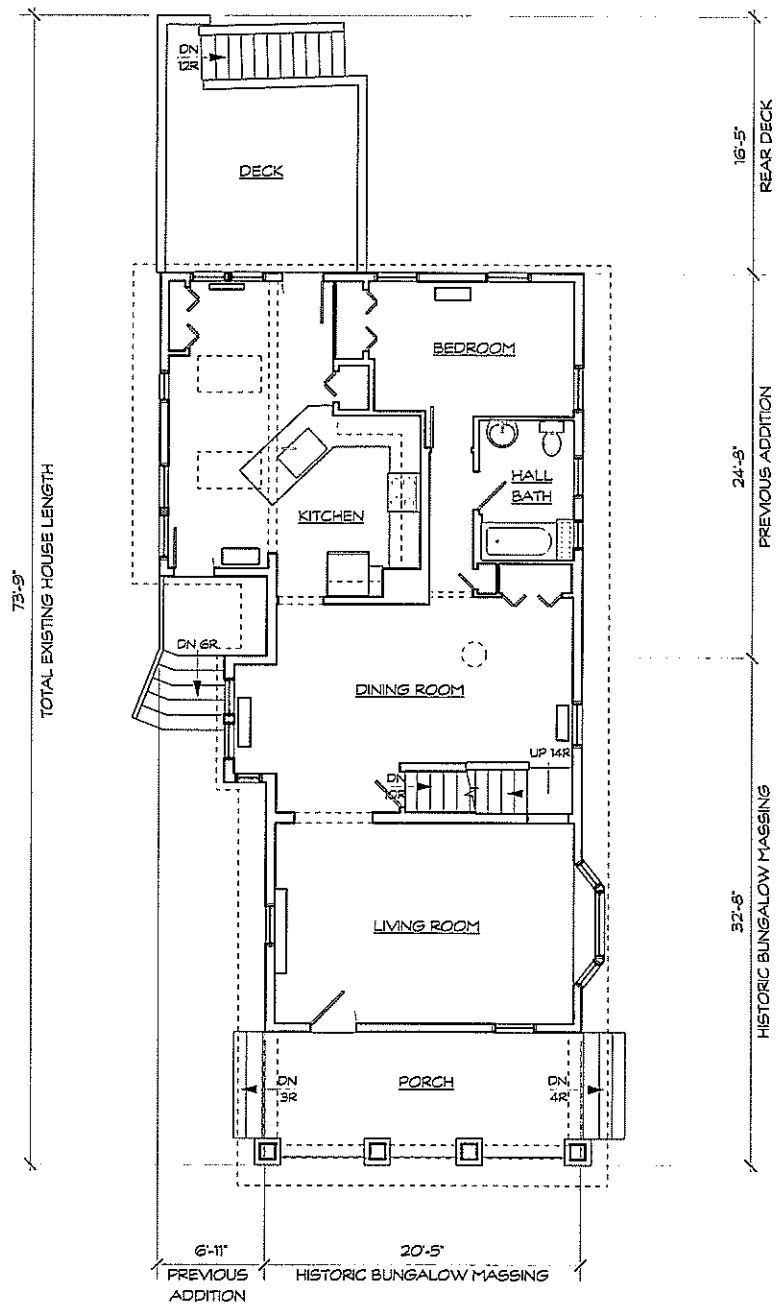
BENNETT FRANK McCARTHY
architects, inc.

30 Jan 2017

CONTEXT & SITE PLAN
Scale: AS NOTED

#1528

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
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EC-1

30 Jan 2017

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

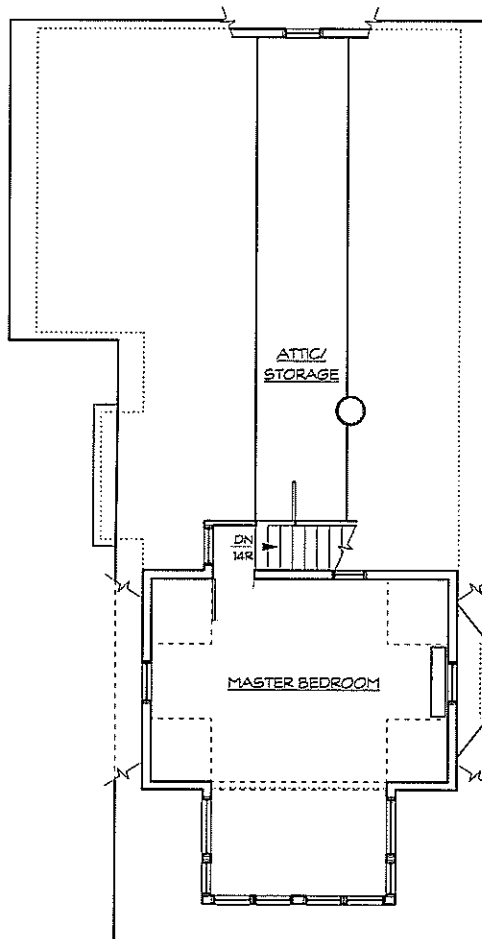
EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

#1528

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(9)



EC-2

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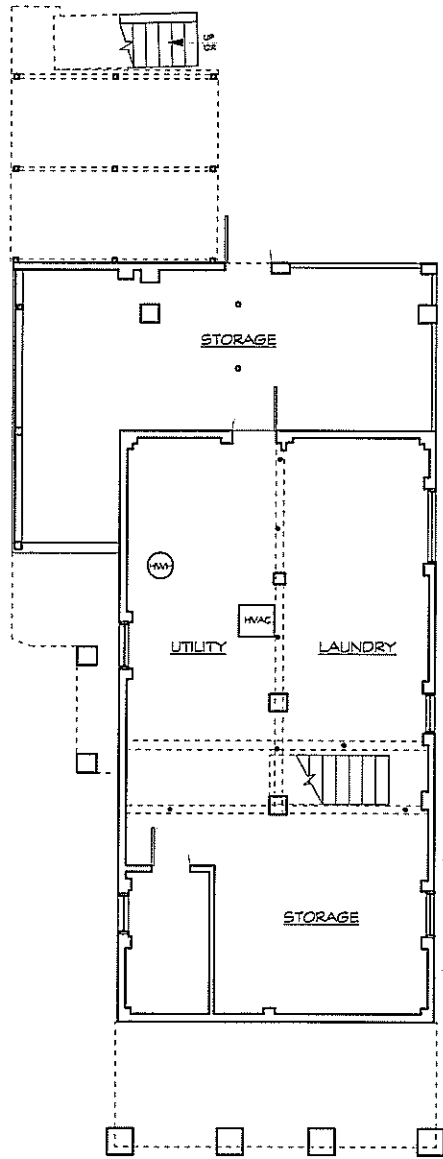
EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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EC-3

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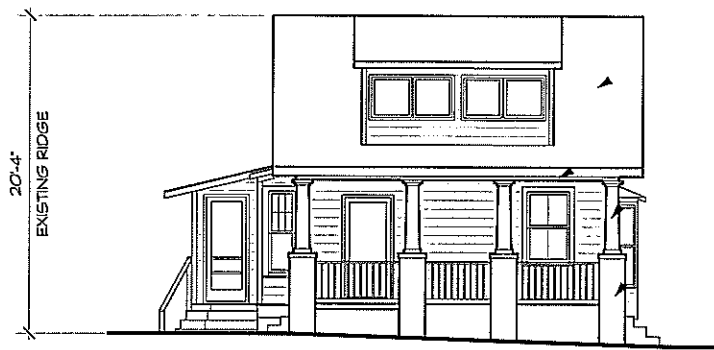
EXISTING BASEMENT PLAN
Scale: 1/8" = 1'-0"

#1528

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architects, inc.

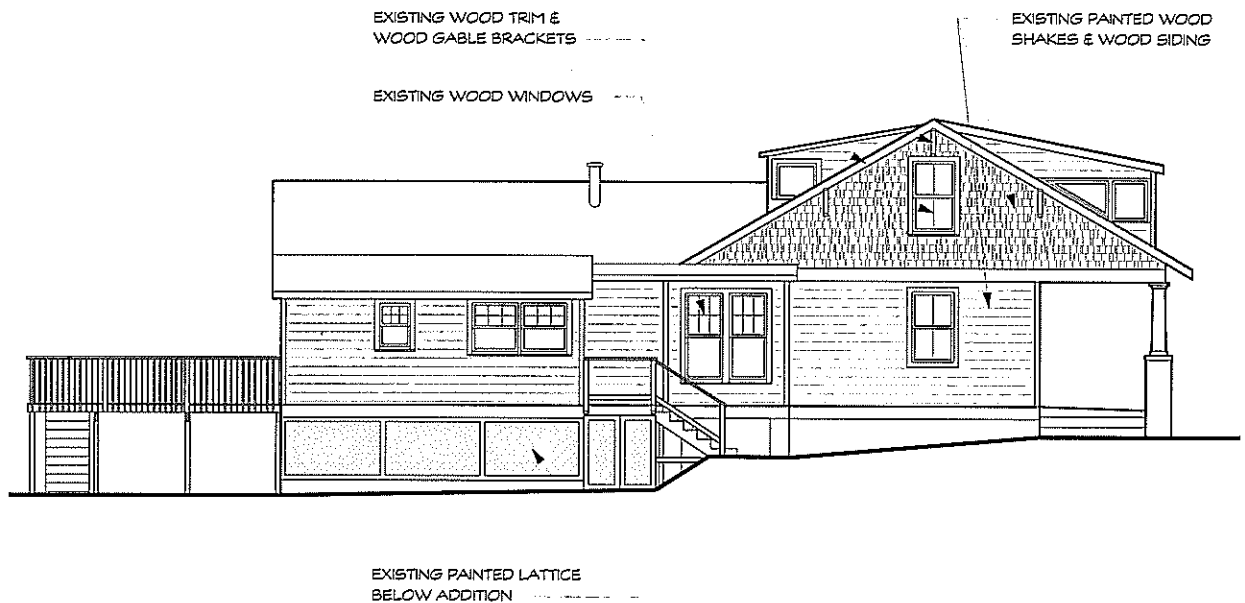
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- EXISTING 3-TAB SHINGLE ROOF
- EXISTING WOOD COLUMNS & PORCH TRIM
- EXISTING STUCCO / MASONRY PIERS

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



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

EC-4

30 Jan 2017

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

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

#1528

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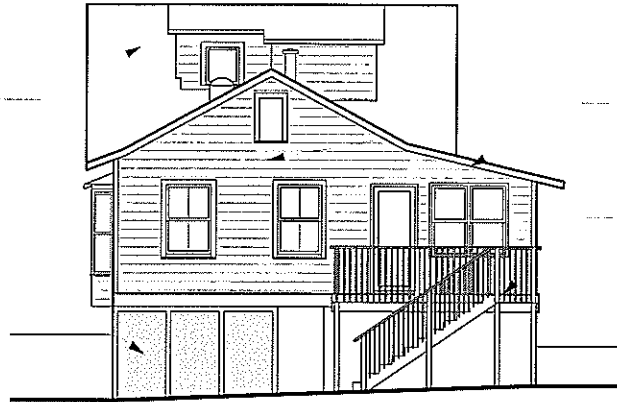
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EXISTING 3-TAB ROOFING

EXISTING PAINTED
LATTICE PANELS

EXISTING PAINTED
WOOD SIDING & TRIM

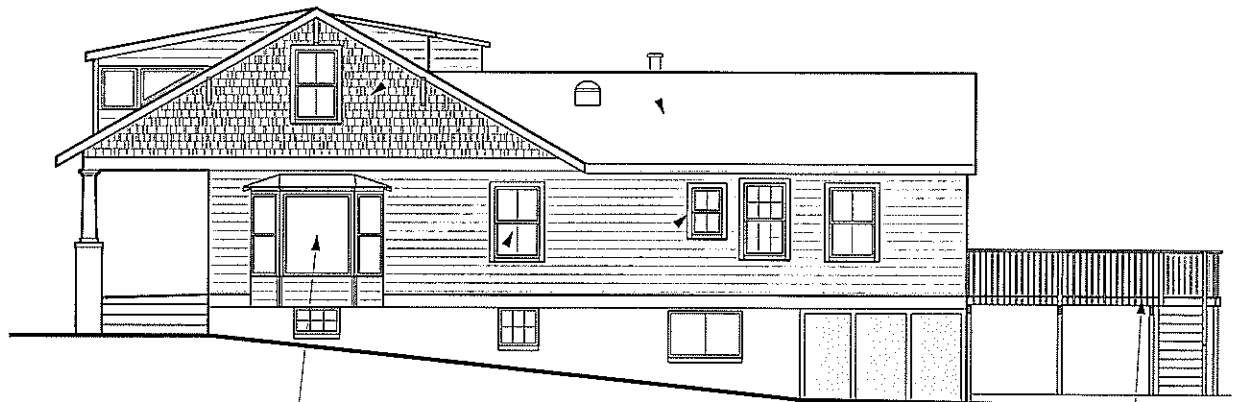
EXISTING PAINTED
WOOD DECK



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

EXISTING PAINTED
WOOD SHAKES

EXISTING 3-TAB ROOFING



EXISTING BAY WINDOW

EXISTING WOOD WINDOWS & TRIM

EXISTING PAINTED
WOOD DECK

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

EC-5

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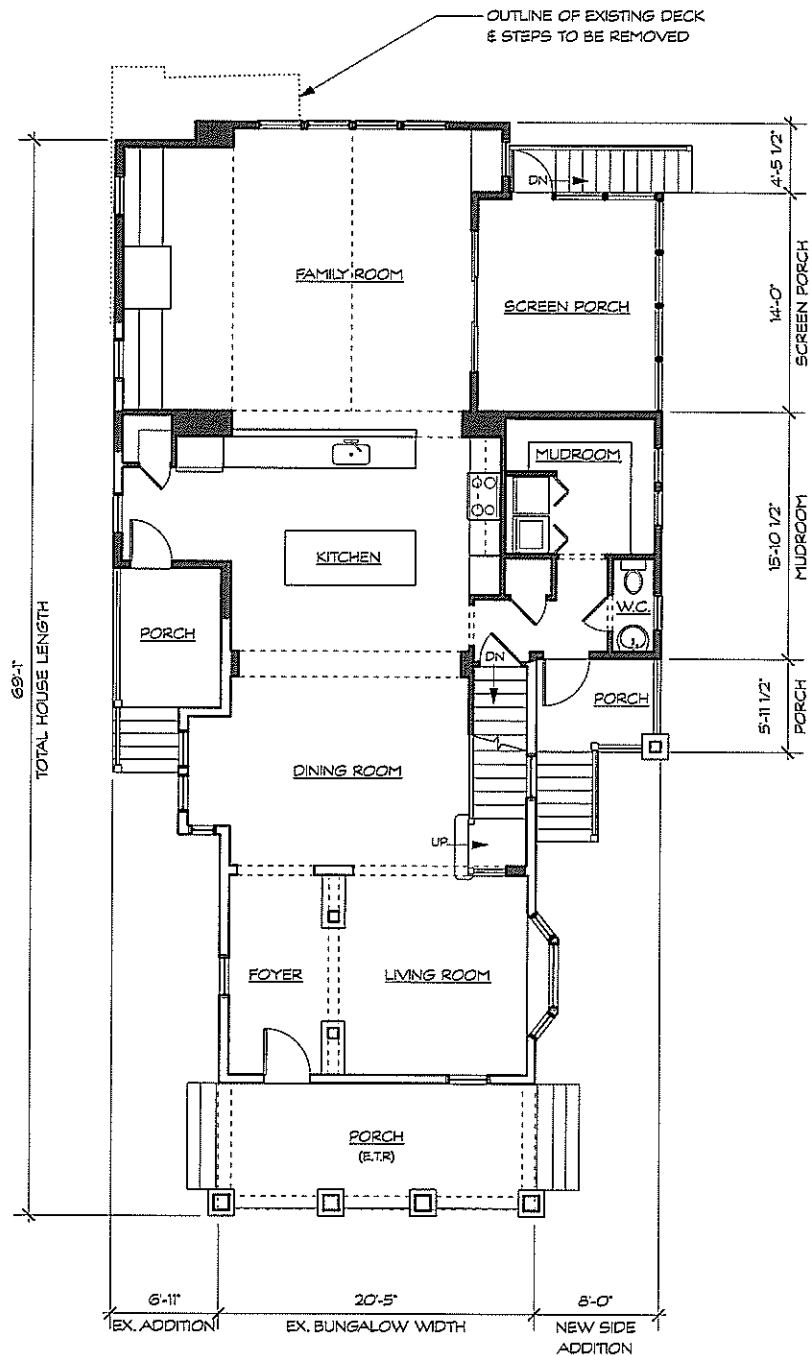
EXISTING REAR & SIDE ELEVATIONS
Scale: 1/8" = 1'-0"

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A-1

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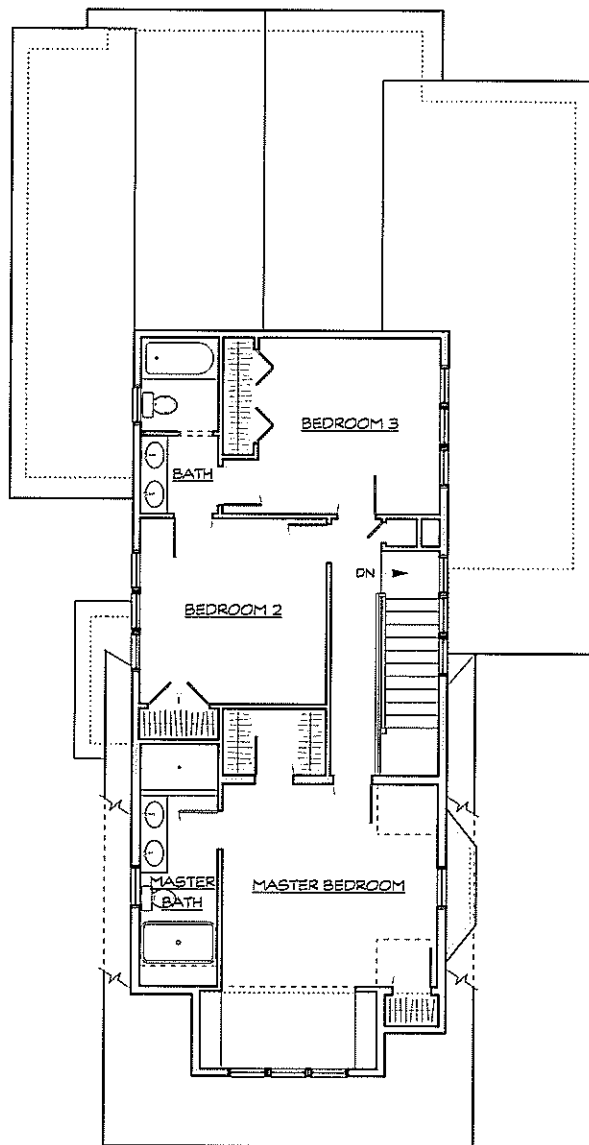
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PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

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A-2

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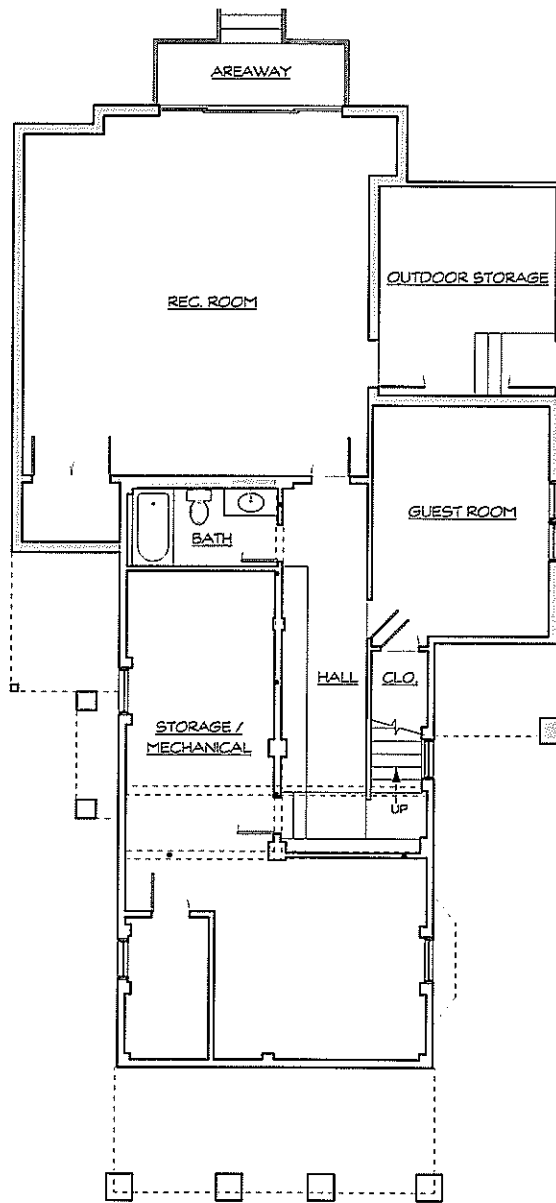
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PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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A-3

KOFNER-SHAHAR RENOVATION
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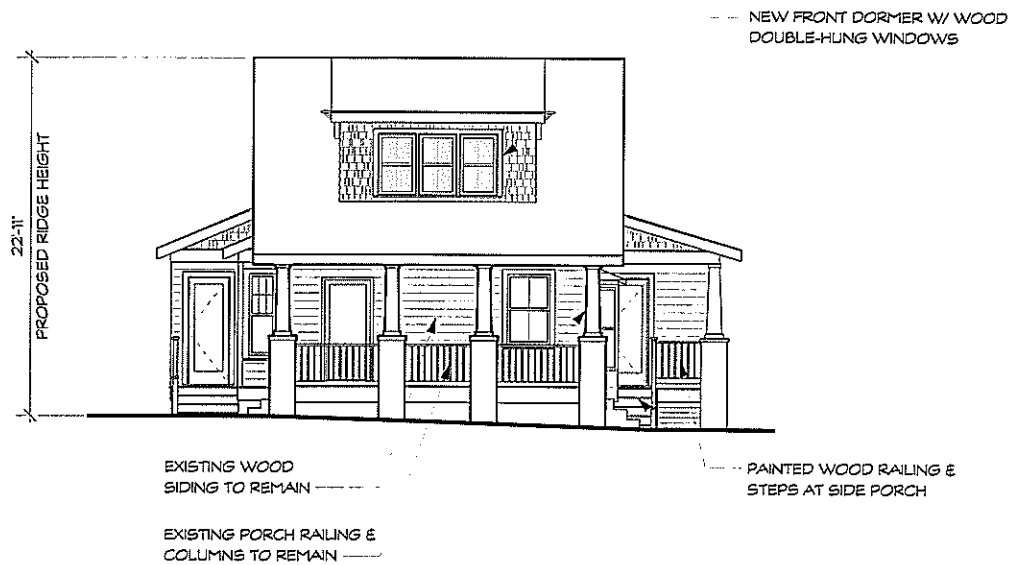
30 Jan 2017

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

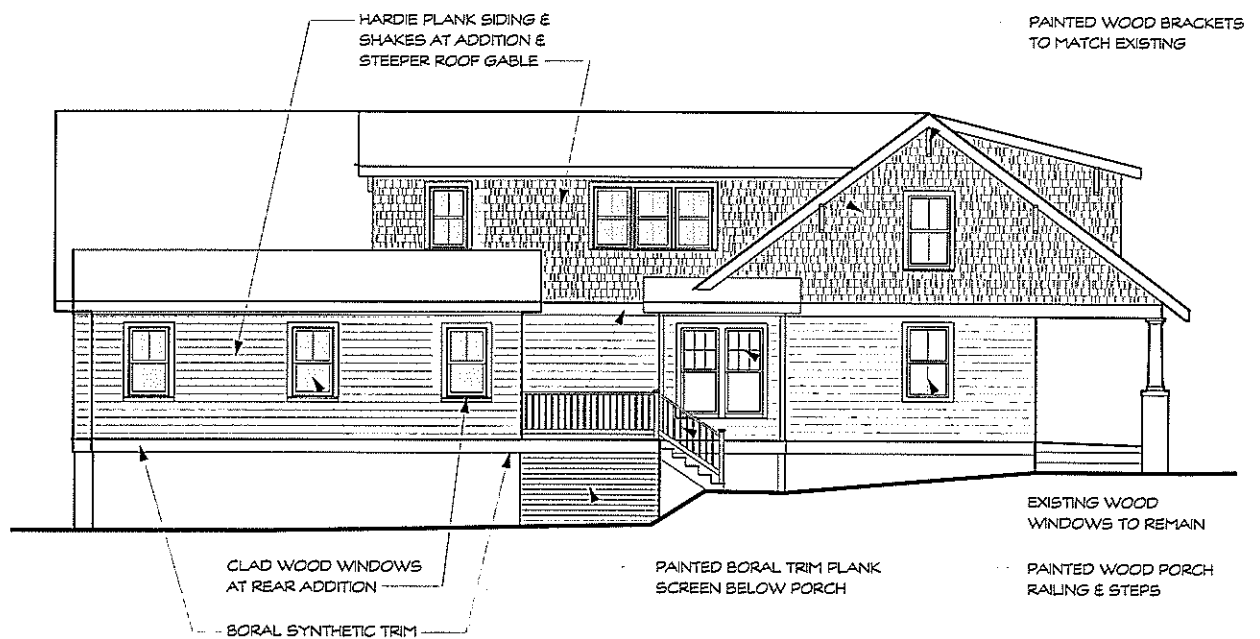
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1 PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



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

A-4

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

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

#1528

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30 Jan 2017

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LAMINATED ARCHITECTURAL
SHINGLE ROOFING

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

HARDIE PLANK SHAKES

BORAL TRIM AT ADDITION

PAINTED WOOD
STEPS & RAILING

CLAD WOOD WINDOWS
& DOORS AT ADDITION

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

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

NEW HARDIE PLANK SHAKES TO REPLACE
EXISTING AT STEEPER ROOF GABLE

HARDIE PLANK SHAKES
AT NEW DORMER

CLAD WOOD WINDOWS
AT ADDITIONS

EXISTING WOOD WINDOWS
TO REMAIN AT HISTORIC
BUNGALOW MASSING

PAINTED HARDIE PLANK
SIDING AT ADDITION

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

A-5

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

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EXISTING CONDITIONS:
SUBJECT PROPERTY EAST (FRONT) ELEVATION

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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EXISTING CONDITIONS:
SUBJECT PROPERTY NORTH ELEVATION

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
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EXISTING CONDITIONS:
SUBJECT PROPERTY WEST (REAR) ELEVATION

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

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EXISTING CONDITIONS:
SUBJECT PROPERTY SOUTH ELEVATION

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917



EXISTING CONDITIONS:
SUBJECT PROPERTY AS VIEWED FROM STREET

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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IMMEDIATE CONTEXT:
SUBJECT PROPERTY FRONTS BACK OF ADJACENT HOUSES

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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IMMEDIATE CONTEXT:
NEIGHBORING HOME TO SUBJECT PROPERTY

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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236 PARK AVENUE:
ROOF SLOPE & REAR MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK MCCARTHY

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238 PARK AVENUE:
ROOF SLOPE & MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK McCARTHY
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7216 SPRUCE AVENUE:
ROOF SLOPE & MASSING PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK McCARTHY

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7310 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

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7219 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK McCARTHY

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7204 WILLOW AVENUE:
ROOF SLOPE & DORMER PRECEDENT

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue
Takoma Park, MD 20912

#1628
30 Jan 2017

BENNETT FRANK McCARTHY
architects, inc.

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

p. 1 of 2

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

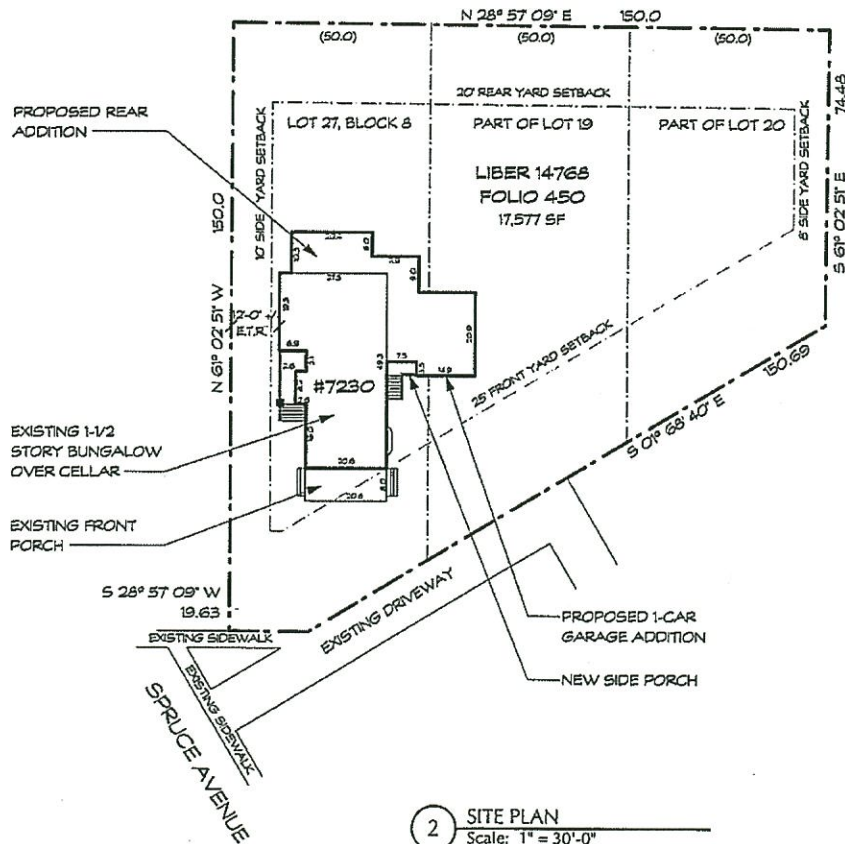
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

p. 2 of 2

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



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



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



SP-1

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

BENNETT FRANK McCARTHY
architects, inc.

20 Dec 2016

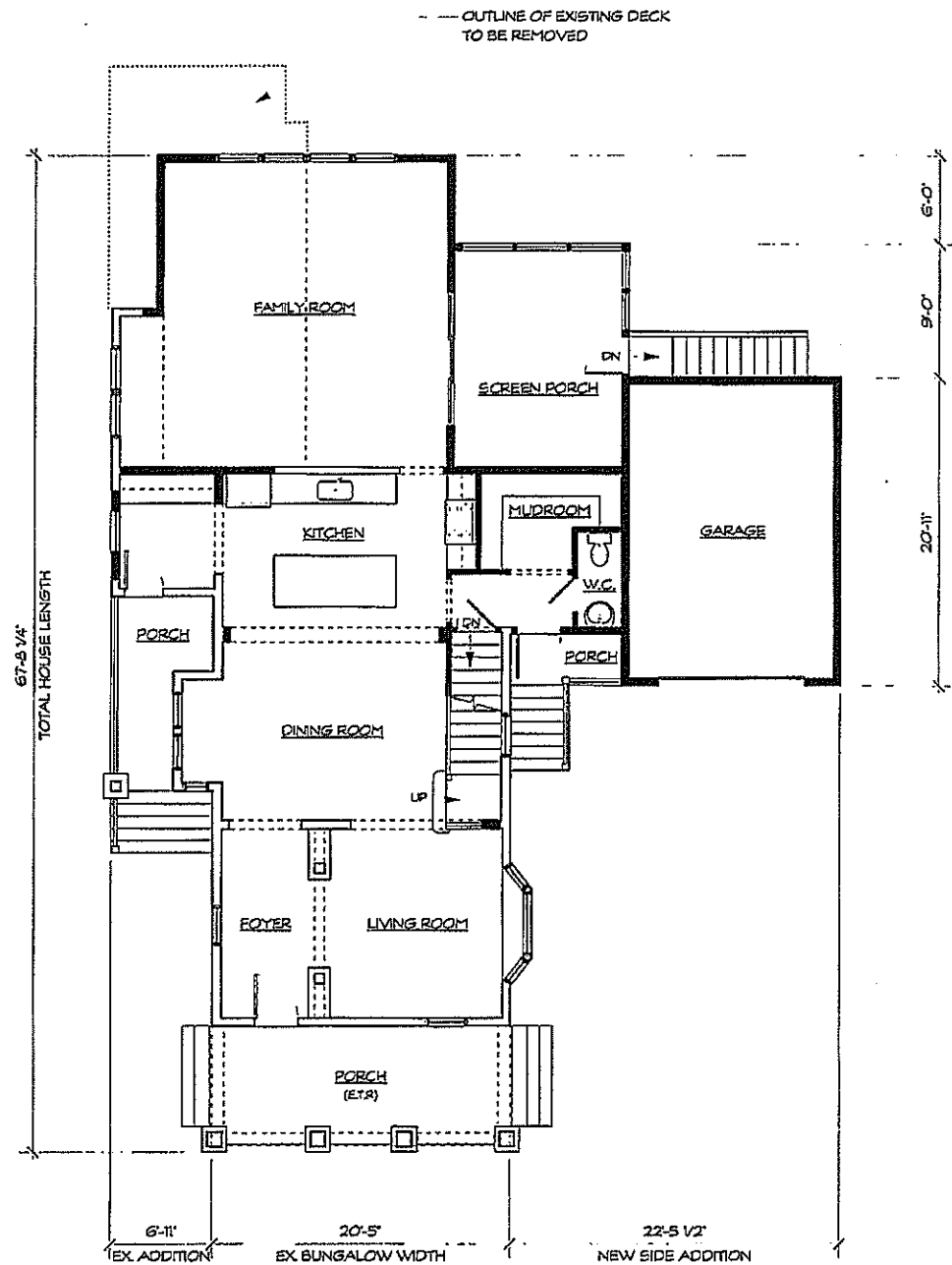
CONTEXT & SITE PLAN
Scale: AS NOTED

#1528

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

PREVIOUS PROPOSAL

[Handwritten signature]



PROPOSED

A-1

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue, Takoma Park, MD 20912

PROPOSED FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

#1528

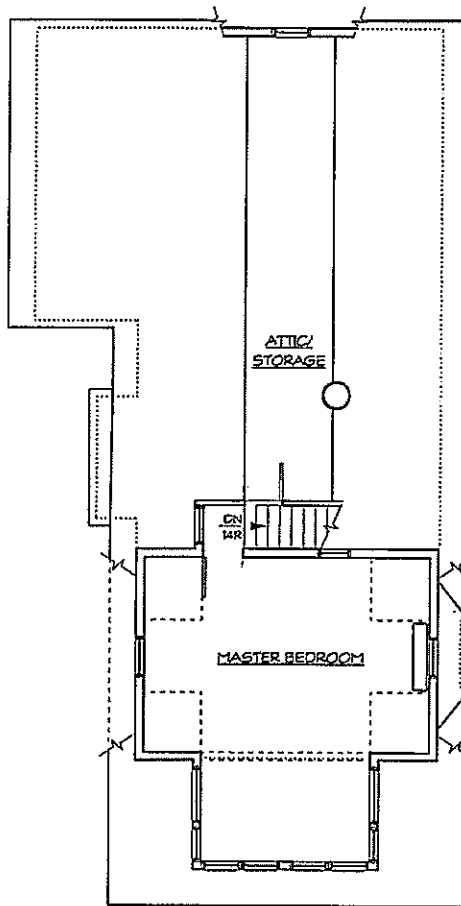
BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8911

20 Dec 2016

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~~EXISTING~~

EC-2

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

BENNETT FRANK McCARTHY
architects, inc.

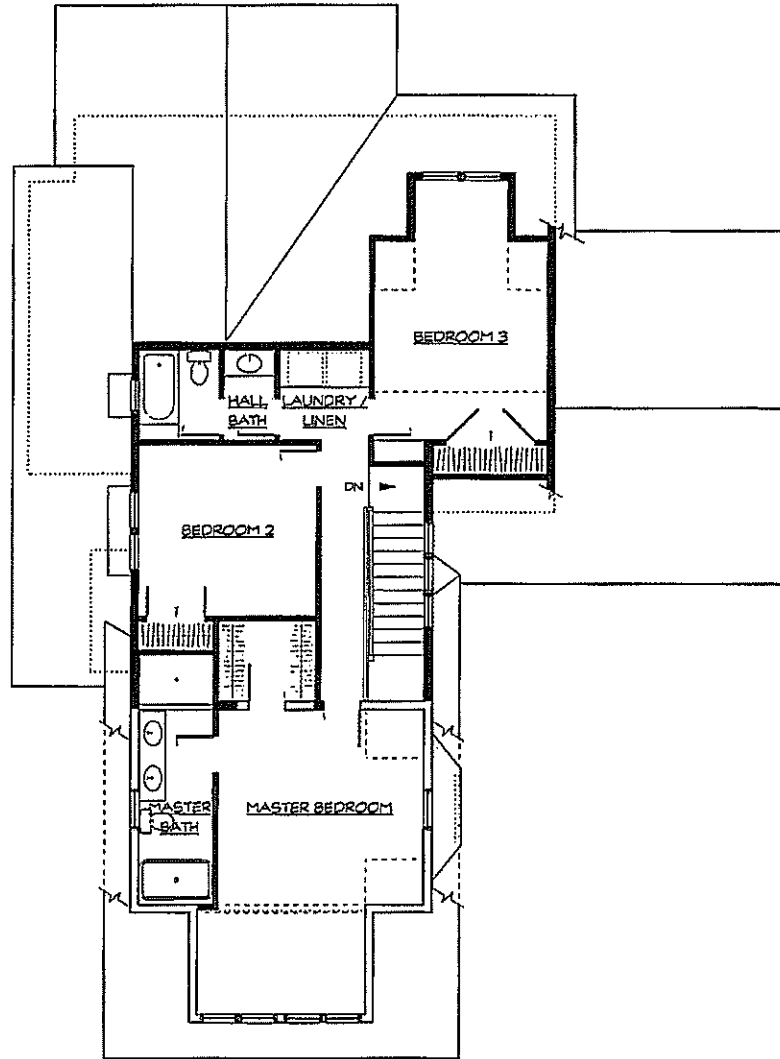
20 Dec 2016

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

#1528

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PROPOSED

A-2

20 Dec 2016

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

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

#1528

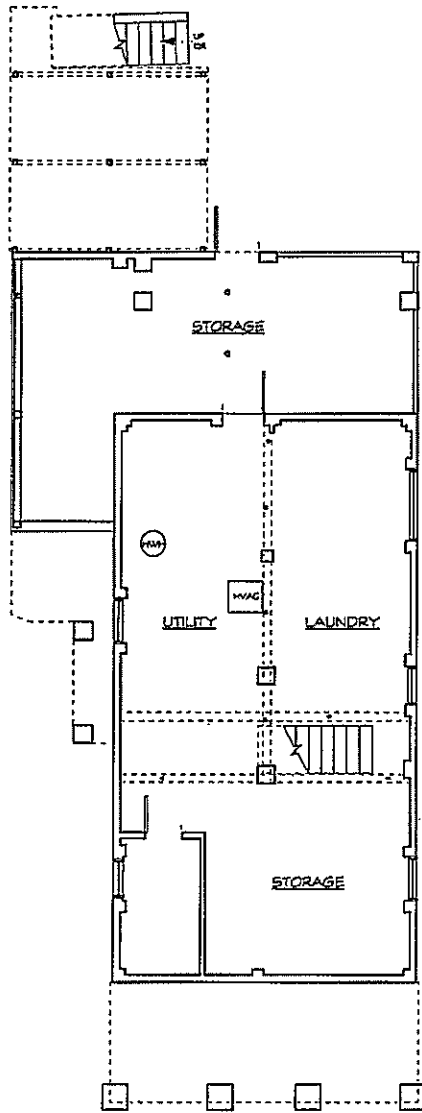
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13



EXISTING

EC-3

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

BENNETT FRANK McCARTHY
architects, inc.

20 Dec 2016

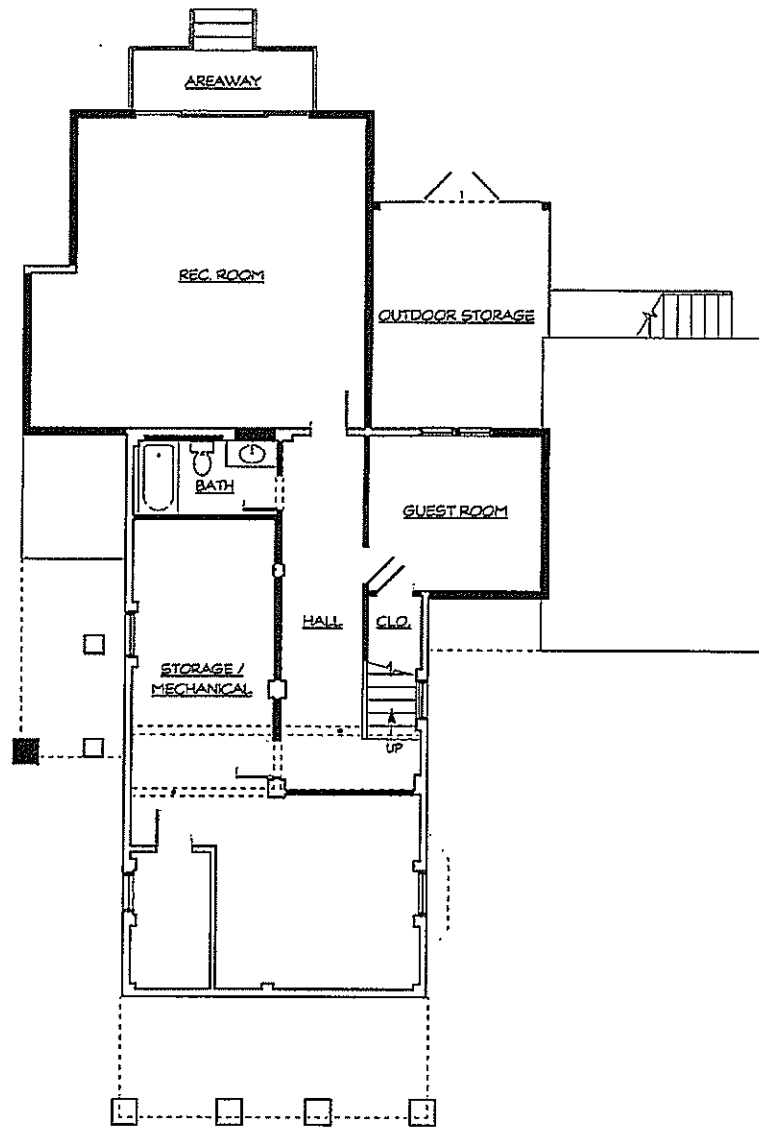
EXISTING BASEMENT PLAN
Scale: 1/8" = 1'-0"

#1528

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04



PROPOSED

A-3

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

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

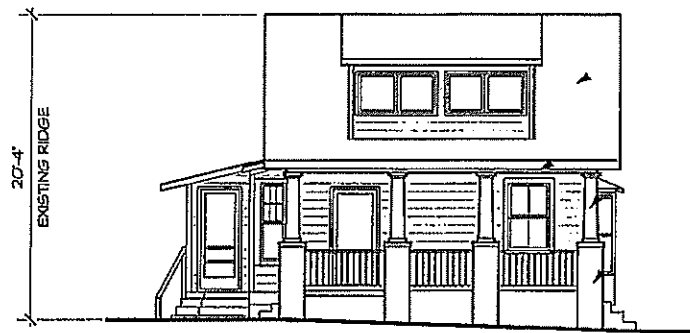
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BENNETT FRANK McCARTHY
architects, inc.

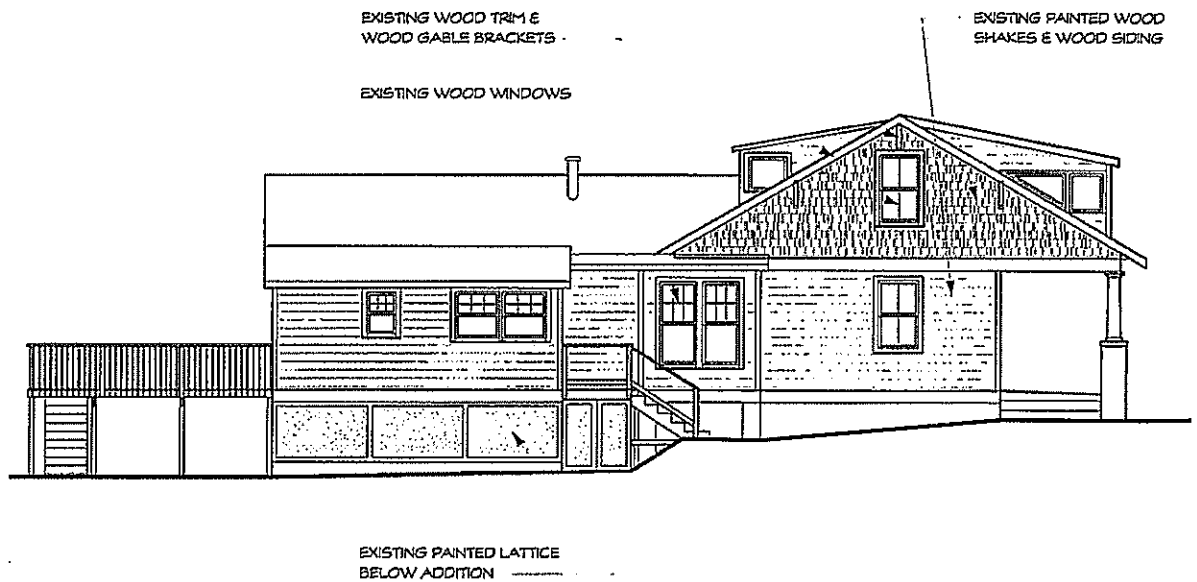
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2766
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20 Dec 2016

Handwritten signature/initials



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



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

EXISTING

EC-4

20 Dec 2016

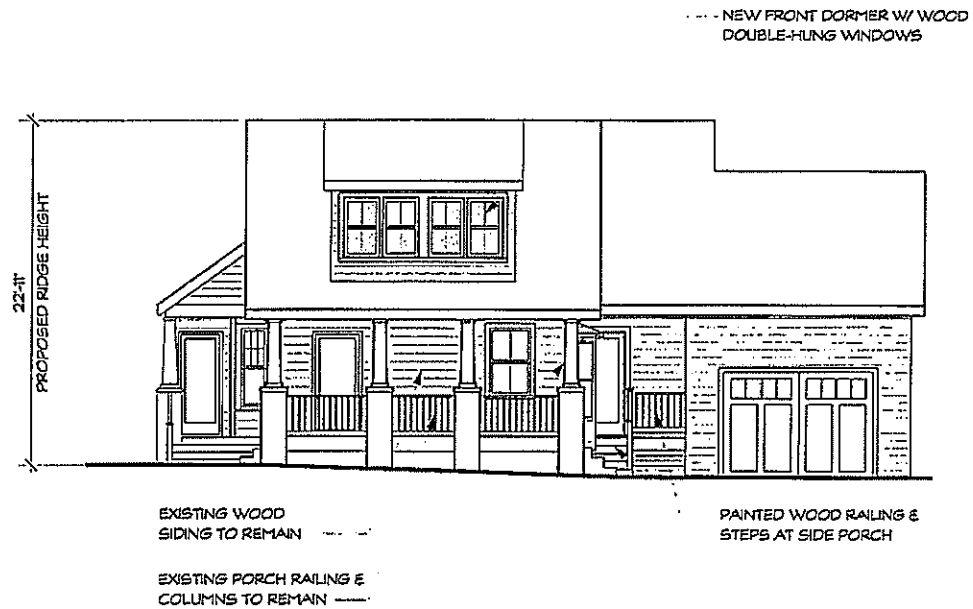
KOFNER-SHAHAR RENOVATION
7230 Spruce Avenue, Takoma Park, MD 20912

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

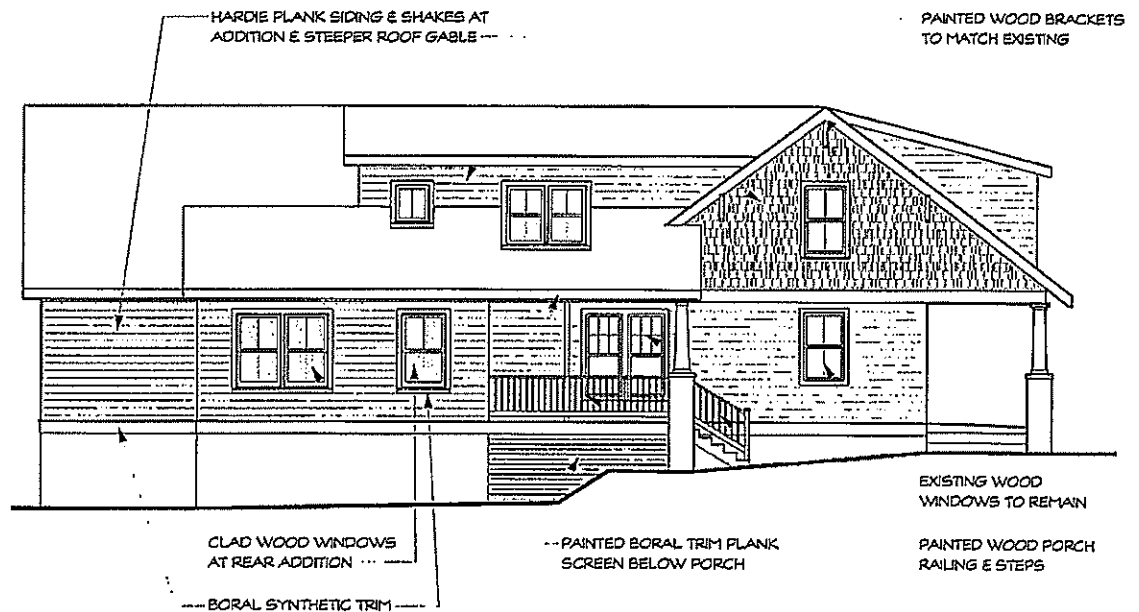
#1528

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



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

PROPOSED

A-4

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

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

#1528

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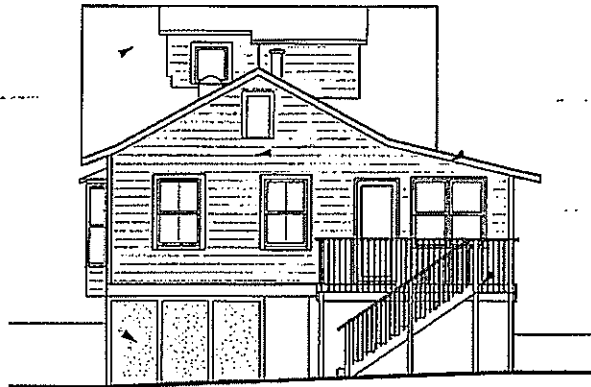
20 Dec 2016

EXISTING 3-TAB ROOFING

EXISTING PAINTED
LATTICE PANELS

EXISTING PAINTED
WOOD SIDING & TRIM

EXISTING PAINTED
WOOD DECK



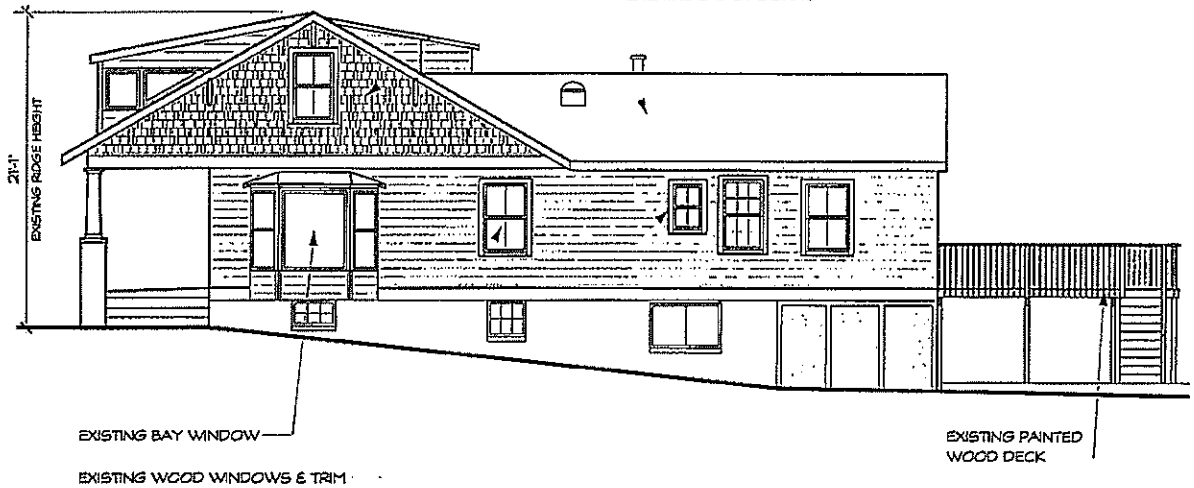
1

EXISTING REAR ELEVATION

Scale: 1/8" = 1'-0"

EXISTING PAINTED
WOOD SHAKES

EXISTING 3-TAB ROOFING



2

EXISTING SIDE ELEVATION

Scale: 1/8" = 1'-0"

EXISTING

EC-5

KOFNER-SHAHAR RENOVATION

7230 Spruce Avenue, Takoma Park, MD 20912

EXISTING REAR & SIDE ELEVATIONS

Scale: 1/8" = 1'-0"

#1528

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20 Dec 2016

1/8

LAMINATED
ARCHITECTURAL
SHINGLE ROOFING

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

HARDIE PLANK SHAKES

BORAL TRIM AT ADDITION



PAINTED WOOD
STEPS & RAILING

PAINTED BORAL PLANK SCREEN
WALL BELOW PORCH

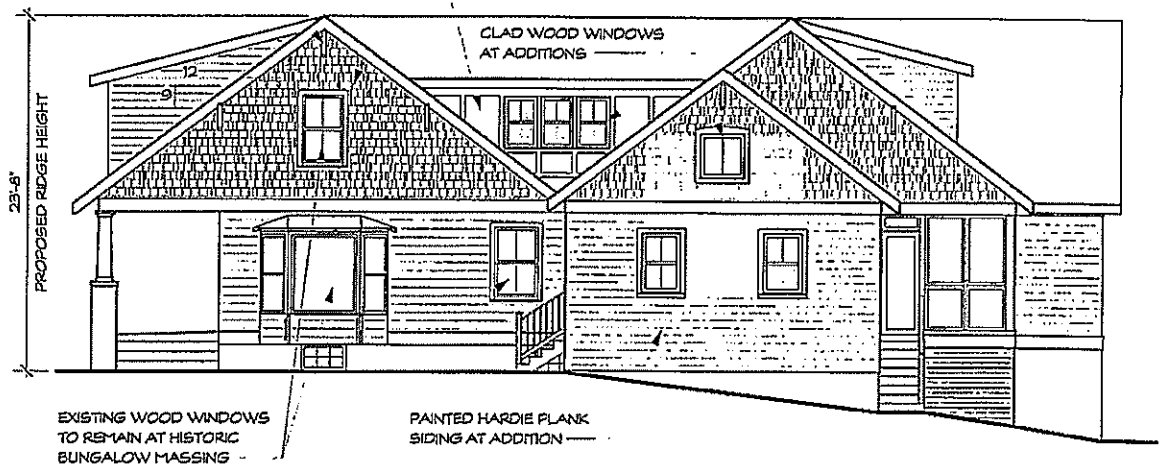
CLAD WOOD WINDOWS
& DOORS AT ADDITION

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

NEW HARDIE PLANK SHAKES TO REPLACE
EXISTING AT STEEPER ROOF GABLE

NEW PAINTED
WOOD BRACKETS
TO MATCH EXISTING

PAINTED HARDIE PANELING &
BORAL TRIM BETWEEN GABLES



23'-8"
PROPOSED RIDGE HEIGHT

CLAD WOOD WINDOWS
AT ADDITIONS

EXISTING WOOD WINDOWS
TO REMAIN AT HISTORIC
BUNGALOW MASSING

PAINTED HARDIE PLANK
SIDING AT ADDITION

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

PROPOSED

A-5

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

BENNETT FRANK McCARTHY
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20 Dec 2016

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

#1528

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- - - - - X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-17C
6801 Westmoreland Avenue :
:
- - - - - :
PRELIMINARY CONSULTATION - :
7230 Spruce Avenue :
:
- - - - - X

A meeting in the above-entitled matter was held on
January 11, 2017, commencing at 7:32 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE MEMBERS

William Kirwan, Chair
Sandra Heiler
Brian Carroll
Marsha Barnes
Richard Arkin
Eliza Voigt

1 35/13-17A at 12 Hesketh Street, Chevy Chase; Case 37/03-17E
2 at 7101 Sycamore Avenue, Takoma Park; Case 18/8-17A at 19900
3 White Ground Road, Boyds; and Case 35/54-17A at 8810 Hawkins
4 Lane, Chevy Chase.

5 MR. KIRWAN: Is there a second?

6 MS. BARNES: I second the motion.

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

9 VOTE.

10 MR. KIRWAN: The motion passes unanimously. Those
11 historic area work permits are all approved this evening by
12 the Commission. I want to thank the applicants for their
13 good work to make those easily approvable. And, for next
14 steps, contact Staff during regular business hours.

15 The first case we're going to hear this evening is
16 Case I.F at 6801 Westmoreland Avenue in Takoma Park. Do we
17 have a Staff Report?

18 MR. WHIPPLE: Mr. Chairman?

19 MR. KIRWAN: I'd like to recommend that since I
20 don't believe that the applicants are here, that we defer
21 consideration of this until later in the meeting, and we
22 move on to the preliminary consultation and work with the
23 applicants of that project.

24 MR. KIRWAN: Okay, so be it. We will now jump to
25 the preliminary consultation for 7230 Spruce Avenue in

1 Takoma Park. And, I see a Staff Report on the screen. So,
2 please go ahead.

3 MR. KYNE: All right. As you mentioned, this is
4 7230 Spruce Avenue, Takoma Park, a Contributing Resource in
5 the Takoma Park Historic District, bungalow, circa 1915 to
6 '25. A proposal to remove an existing rear deck, remove an
7 existing rear left side addition, remove an existing one-
8 story rear addition, construct a new rear left side addition
9 with covered porch, construct a new one and a half story
10 rear addition, alter/expand the roof of the historic house,
11 replace the existing front dormer with a new front dormer,
12 and construct a side-projecting mudroom and attached garage.

13 And, I have quite a bit of photographs for you to
14 look at tonight. So, I'll start with this, the front of the
15 house, and then moving around toward the right side. And
16 then looking at the existing bay, the gable end with the
17 brackets, which will be replicated. The approximate
18 location of the attached garage and mudroom. Looking back
19 toward the front from the rear corner. And looking at the
20 rear. Opposite side. This is the porch to be removed and
21 replaced with a porch in the approximate same location.
22 And, at the far right side of the photograph is an existing
23 bay, which we believe is historic, that will be covered by
24 the new covered porch.

25 That bay again. Looking at the dormer to be

1 altered from the opposite side. These properties are what's
2 confronting the subject property, and what we're looking at
3 is the rear of properties primarily on Park Avenue. And
4 this is standing in the intersection of Park, Spruce and, I
5 believe, Holt Place. And then also, walking down, and you
6 can see the subject property between the brick house and the
7 other sort of bungalow looking house closer to the left.
8 Then moving, we can still see the subject property from the
9 sidewalk. And this is approaching from the opposite
10 direction on Spruce and, as you can see, as we move along
11 Spruce in the public right-of-way we can see that left hand
12 side of the subject property.

13 And then this, the next series of photographs I'm
14 going to show you are all taken from Park Avenue. And, in
15 the Staff Report I will tell you that I believe the subject
16 property will be visible in the absence of vegetation from
17 Park Avenue. And, I just circled the subject property in
18 each photograph. As we move along you can see. And then
19 this photograph is the perhaps the most telling, you can see
20 pretty much the entirety of the location where the proposed
21 attached garage and mudroom will be.

22 And in this photograph we don't see the subject
23 property, but again, I believe we see the approximate
24 location where the garage may -- we may see portions of that
25 garage. And then I have the plans where, and I will go

1 through slowly, but we can refer back to these if we need
2 to. Existing, proposed. And existing and proposed. And
3 the applicable guidelines in this case are the Takoma Park
4 Historic District Guidelines, and the Secretary of Interior
5 Standards for Rehabilitation.

6 Staff Discussion. Removal of the deck and
7 additions. The applicants propose, again, to remove an
8 existing rear deck, existing rear/left side addition, an
9 existing one-story rear addition. HPC deems these are non-
10 historic, and do not contribute to the historic character of
11 the property, or historic district.

12 The Staff finds that the proposal to remove these
13 features has no potential to detract from the subject
14 property or historic district. The new/I mean rear/left
15 side addition with covered porch, the applicants propose to
16 construct a new rear/left side addition with covered porch
17 in the approximate location of the existing rear/left side
18 addition, which will be removed. They propose a new
19 rear/left side addition takes cues from the historic
20 bungalow with two-over-three windows, paper column, and
21 wooden railing on the covered porch to match that on the
22 front porch of the historic house.

23 As proposed, the roof of the covered porch extends
24 to the main roof and covers an existing projecting bay on
25 the left elevation, which appears to be historic. And we

1 did focus on that a bit earlier. The Commission may find
2 that it is inappropriate to extend the covered porch to the
3 main roof, as it could impact the ability to discern the
4 main roof form and the bay window from the public right-of-
5 way. Due to its height and slope, the roof proposed on the
6 rear/left side addition will engage two new windows that are
7 proposed in the shed dormer, as the proposed a new one and a
8 half story rear addition.

9 Staff suggests that lowering the height and slope
10 of the proposed new rear/left-side addition roof may result
11 in a simpler appearance on the left elevation, with less
12 potential to detract from the historic house and surrounding
13 district. The proposed materials from the new rear/left
14 side addition include Hardie plank siding, Boral trim,
15 laminated architectural shingles and clad wood beams. And
16 the proposed materials are typical of what you would approve
17 for new construction and additions.

18 Staff asks the Commission to provide any guidance
19 that will make the proposed new rear and left side addition
20 more compatible with the historic house and surrounding
21 district. And on to the new one and a half story rear
22 addition. The applicants propose to construct a new one and
23 a half story gable and rear addition in the same approximate
24 location of the one story addition. A shed dormer will
25 extend along the left side as viewed from the front. The

1 proposed new addition to the roof of the main house. Much
2 like the previous side addition, the proposed materials
3 include Hardie plank, Boral trim, laminated architectural
4 shingles, wooden brackets and clad wood beams and Hardie
5 shakes are propose on the gable end.

6 The proposed materials are typical of what you
7 would approve for new construction and additions, and I ask
8 you to provide any guidance that would make the proposed new
9 rear addition more compatible with the district and -- I'm
10 sorry -- historic house and surrounding district.

11 The roof alteration extension. The proposal here
12 is to alter and expand the roof of the historic house,
13 increasing the slope to add interior space while retaining
14 the existing footprint. The roof will go from a 712 slope
15 to, what is, I believe, a 912 slope. The existing two-over-
16 two windows and the gables will be retained. The wood
17 shakes and the gables will be replaced with Hardie shakes,
18 and the existing wooden brackets will be replaced with new
19 wooden brackets to match.

20 The Guidelines for second story additions and
21 expansion say that they should be generally consistent with
22 the predominant architectural style and period of the
23 resource. And they say, in parentheses although structures
24 that have been historically single story and been expanded.
25 And should be appropriate to the surrounding streetscape in

1 terms of scale and massing. And Staff does suggest that the
2 proposed alteration expansion is consistent with the
3 architectural style and period of the resource, as the
4 historic house will retain its overall form and bungalow
5 characteristics. And the applicant has provided
6 photographic examples of other bungalows in the district
7 demonstrating the proposed 912 roof slope is compatible with
8 this style. And I ask you to provide any guidance that
9 would make the roof alteration more compatible with the
10 district or the house and the surrounding district.

11 Front dormer. The proposal is to replace the
12 existing dormer at the front with a new dormer in the same
13 approximate location. The proposed new dormer will be the
14 same width of the existing dormer but will be taller to
15 increase interior headroom. And the applicants have stated,
16 which is demonstrated by the photographs that I showed you,
17 that the existing dormer has been altered over the years,
18 and the original dormer windows have been replaced. The
19 existing two horizontal sliding glass windows will be
20 replaced with two paired two-over-two double-hung wood
21 windows, which take cues from the historic house. The Staff
22 is generally supportive of the proposed dormer replacement
23 as the existing dormer appears to have been altered and is
24 no longer compatible with the historic house. But, I do ask
25 you to provide any guidance that would make this aspect of

1 the proposal better.

2 And finally, the side-projecting mudroom and
3 attached garage. The proposal here is to construct a one
4 and a half story side-projecting mudroom addition and
5 attached garage at the right side of the historic house.
6 The materials include Hardie plank siding, Boral trim,
7 laminated architectural shingles, wooden brackets, clad wood
8 windows and Hardie shakes and gables. The Commission does
9 not typically approve side-projecting additions or attached
10 garages, and these features are not common in the district.

11 The applicants have stated that the proposed
12 mudroom and attached garage will not be at all visible from
13 the public right-of-away due to the house's location.
14 However, Staff suggests that the mudroom addition and
15 attached garaged will be minimally visible from the public
16 right-of-way and have the potential to detract from the
17 subject property and surrounding historic district. And,
18 since I've written the Staff Report, I visited the site and
19 I think that those features will certainly be visible,
20 highly visible, in my opinion, from the public right-of-way,
21 as seen in the photographs.

22 The subject property is located on an insulated
23 lot. Again, I sort of reassessed that statement but, the
24 lot is accessed via a private driveway off of Spruce Avenue.
25 When approaching the subject property from the southwest on

1 Spruce Avenue, the proposed mudroom addition and attached
2 garage will not be at all visible, and that's probably still
3 true. When approaching the subject property from the
4 northeast, the proposed side-projecting addition and garage
5 will be visible, and the mudroom addition and garage will
6 also be visible when looking between the houses on Park
7 Avenue.

8 The applicants have stated that they are proposing
9 an attached garage due to the current zoning regulations
10 which require a detached garage to be entirely in the rear
11 yard. This requirement would result in a detached garage in
12 the middle of the rear/side yard with what the applicants
13 have characterized as an inconvenient relationship to the
14 main house. If the Commission will not approve an attached
15 garage, the applicants have indicated that they will seek a
16 variance to allow the construction of a detached garage in
17 the approximate same location. And given the potential
18 visibility and incompatibility with the subject property and
19 surrounding district, Staff would recommend that the
20 Commission not approve the proposed mudroom addition and
21 attached garage. However, I do seek your guidance on this
22 matter.

23 And, with all of that, I will finally conclude
24 and ask the applicants to make any revisions based upon your
25 recommendations and return for a HAWP, or in this case,

1 probably a second prelim. And I would be happy to take any
2 questions that the Commission might have for me.

3 MR. KIRWAN: Okay. Any Commissioner questions?

4 MS. BARNES: I have a question, Michael, which
5 relates to the front dormer. The windows are clearly not
6 original but, would you be able to offer an opinion as to
7 whether the dormer, in terms of its size and pitch, is
8 original?

9 MR. KYNE: I'd be hesitant to venture a guess on
10 that one. But, it appears that it probably is, in my
11 estimation.

12 MS. BARNES: Thank you.

13 MR. KIRWAN: Any other questions for Staff?

14 MS. HEILER: Yes, I have a question. If a side
15 attached garage is not allowed, I think you said that it
16 would require the detached garage to be partly in the side
17 yard as well as the backyard. Looking at Circle 9, in the
18 plat, it looks to me as if there is, you know, this extends
19 onto two lots, and that there would be room on that right
20 most lot, to put a detached garage entirely behind the rear
21 plane of the house. Is that your understanding?

22 MR. KYNE: That's my understanding. I think that,
23 as I mentioned in the Staff Report, it would be an
24 inconvenient relationship, and that may have to do with the
25 current configuration of the driveway which, as you can see

1 in this slide, is parallel to the front of the lot. And
2 also, other features that exist on the lot currently, such
3 as the fencing that we saw in the photograph. But, we can
4 ask the applicant to clarify that.

5 MS. HEILER: Thank you.

6 MR. KIRWAN: Any other questions for Staff? All
7 right. If not, we invite the applicant to please come
8 forward. We can give you seven minutes for your testimony.
9 And I'm sure we'll have some follow up questions after that.
10 And, before you speak, please make sure you state your name
11 for the record.

12 MR. BUEHLER: My name is Shawn Buehler. I'm from
13 Bennett Frank McCarthy Architects. First, I would like to
14 say, thank you, Michael, it's a fairly comprehensive
15 description of what is, admittedly, a large project. And,
16 his description strikes me as a pretty reasonable account of
17 the dialogue he and I have had. The fact that the project
18 is presented in about six different additions is
19 representative of a general strategy of ours, which is to
20 take what is relatively a small, as an existing house, and
21 find ways to make it more compatible with the size house
22 that's realistic for the neighborhood that it sits in,
23 without putting too much bulk in any one location. And so,
24 our goal was not to just add straight back, which we can do
25 more of based on the zoning limitations of the lot. But

1 rather, put some of the bulk on the side of the house which,
2 I can appreciate is generally not an acceptable solution
3 given that the house is approached in a non-traditional
4 manner, in that it does not front the street.

5 It struck us that placing some bulk next to the
6 house was, perhaps, less of an inconvenience to the
7 immediate neighbors as creating a house that was
8 unrealistically long. So that's to speak to the general
9 strategy of adding a little bit up, a little bit back, a
10 little bit over. With respect to the garage, again, I would
11 say that Michael's characteristic description of the project
12 is accurate. We -- I would like to clarify that the -- with
13 respect to the variance, it's certainly something we would
14 entertain. I would not like that to be characterized as a,
15 if we don't get it, this is what we're going to do kind of
16 thing. It's more a matter of, it's a peculiar lot. The lot
17 is very wide relative to its depth. It's twice the size of
18 a typical lot. And so, placing the garage in the backyard
19 really takes away what makes the lot so valuable, and what
20 made it so expensive for the owners.

21 And so, while we certainly agree that an attached
22 garage is not typical in the historic district, and the
23 comments recommending it not be approved were largely
24 anticipated, that's language that might help us if we do
25 proceed with a detached garage to potentially get into a

1 dialogue with zoning about where on this lot it makes the
2 most sense. And so, I don't know that we need to spend a
3 lot of time talking about the garage, because I think we
4 concede that that's a very difficult task.

5 The mudroom addition between the garage and the
6 house is a place where I would seek some guidance from the
7 Commission. The functions associated with that portion of
8 the addition, if not allowed on the side of the house as a
9 modest six or seven foot projection, again, away from the
10 street side of the house, if not allowed there, those would
11 more realistically end up behind the house making it even
12 longer. I'm personally not of the impression that making
13 this house more than twice its original length is ideal.
14 And so, my thought was, a modest amount of bulk away from
15 the street side of the house was a reasonable ask. But,
16 I'll be curious to hear your thoughts on that.

17 Michael's comments on the dormer. The slope of
18 the porch roof, the porch roof engaging with the bay on the
19 side of the house, all strikes me as fair and reasonable
20 comments. I'm sure as we hammer out the larger details
21 about the rest of the bulk, we can find ways to massage
22 these elements and make them -- address those concerns. So
23 these, again, strike me as pretty reasonable comments.

24 The other big piece of this I wanted to address
25 before taking in your feedback was, the steeper roof for the

1 existing house. I know that traditionally asking to alter
2 the roofline as visible from the street is not a traditional
3 request. Again, in this case, having worked on several
4 bungalows in the historic district, some have steeper roofs,
5 some have shallower roofs. This is a house type that has as
6 many as three or four bedrooms upstairs, and as few as one.
7 In our case, we have one existing bedroom. Trying to get
8 meaningful second floor space and stay under the existing
9 roof ridge is going to be a tortured exercise. And so, it
10 seemed to us that there are bungalows with 912 roofs. And
11 so we're certainly not asking to put ourselves outside of
12 the parameters of what you would see in the historic
13 district, and it allows us to better subordinate the
14 addition behind to the house in front. Which, I'm sure is
15 an appreciated goal.

16 The dormer on the front is exactly as Michael
17 described. I do believe it's an existing element in some
18 form. I do not believe the windows are original. The house
19 was added to and renovated, I think, about 20 or so years
20 ago. And the windows, from the interior hardware and so
21 forth, they are clearly of that era. So, we believe that in
22 the course of getting a steeper roof, it's going to force us
23 to reconfigure that dormer, and our reconfigurations would
24 be looking to make the house look more like an original
25 Takoma Park bungalow.

1 If we don't do the steeper roof, then I assume
2 that we'll focus all our attention behind the house, which
3 leaves the dormer as is. Which, I think, personally, is a
4 good trade to get that dormer looking more like it's
5 supposed to. I think that's the only thing else I wanted to
6 add. Otherwise, again, thank you, Michael, for getting us
7 to this point. And finally, I would say, this is definitely
8 a work in progress. We didn't want to get all the details
9 worked out and come to you. We know we're asking to do a
10 lot to this house, and so, we're interested in getting your
11 feedback and doing everything we can to incorporate and get
12 a project that, that incorporates those things.

13 MR. KIRWAN: Thank you, Mr. Buehler. Do we have
14 any questions for the applicant?

15 MR. CARROLL: Shawn, do you have any idea of where
16 the original historic house ends? I'm assuming that the
17 stuff that's on the rear now is addition? Do you have any
18 idea where that stopped?

19 MR. BUEHLER: I do agree that the piece on the
20 back is an addition. My impression is that the gable that
21 you see toward to the -- if you look at drawing 2 that's on
22 the screen, the gable to the left half of that drawing, I
23 believe, represents the depth of the existing house.

24 MR. CARROLL: Okay. And one other question. It's
25 a very unusual lot. It's big. You guys are not -- I'm

1 assuming, not anywhere close to the lot coverage, even if
2 you had a detached garage that you were still willing to do
3 that?

4 MR. BUEHLER: That's correct. There's an
5 interesting history on this lot. The previous owner has
6 made several attempts to subdivide the lot. In fact, we had
7 been approached by previous potential buyers of this lot,
8 and have gone through planning exercises that have
9 demonstrated that it was never going to get subdivided in a
10 way that would let a second house be built. And so, the
11 homeowners that I'm working for came to the property when he
12 was looking to sale the second lot, and he offered to buy
13 the entire lot. But it does kind of demonstrate that a
14 house of this size, in its current condition on a lot of
15 this size, is really just an unsustainable configuration.
16 To have a double size lot, the house needs to be -- it needs
17 to be more than a two bedroom house.

18 MR. KIRWAN: Any other questions? No. If not,
19 then we will deliberate this matter and give you our
20 thoughts on the proposal. It's always helpful on a
21 preliminary if the applicant hears from all of us, I think.
22 Especially, when we have some Commissioners missing, as that
23 will be helpful in a follow up preliminary or a HAWP
24 scenario. So, anybody want to kick things off with their
25 thoughts?

1 MR. CARROLL: If nobody, I'll go.

2 MR. KIRWAN: Sure. Thank you, Commissioner
3 Carroll.

4 MR. KYNE: Mr. Chairman, can I interject for a
5 second? I just wanted to note that we did receive late in
6 the day, public comments from Historic Takoma, which they
7 have been transmitted to the Commission. But just to
8 summarize, I think that the comments are fairly consistent
9 with Staff's comments in the Staff Report. Although
10 Historic Takoma was more concerned about the alteration of
11 the roof slope. Thank you.

12 MR. KIRWAN: All right, thank you. Yes, we did
13 receive those, and have taken those under consideration.
14 So, with that, Commissioner, Carroll, please continue.

15 MR. CARROLL: I do appreciate the fact that you've
16 tried to minimize the bulk, and that this is a very unusual
17 lot. You know, I think going back to Michael's comments, a
18 few things like the elevation to the south where the new
19 porch roof is up at a pretty steep angle and climbing up the
20 wall. That's going to be pretty visible from the public
21 right-of-way. I wonder if there's a way to pull that roof
22 down a little bit to sort of minimize that, that new porch
23 that runs along the south wall? I think that the, you know,
24 whether or not the front dormer is original, whatever
25 somebody did to it in the past was very unfortunate. So I

1 think that, you know, the windows are a great improvement.
2 In terms of picking the roof up, I understand the impetus to
3 do that, the need for the head room up there.

4 I'm wondering if you have any examples around here
5 that -- essentially we're going from 20 foot four up to
6 about 23 feet. So, yeah. Are there any other buildings in
7 the immediate vicinity that have that, you know, that that
8 would be a strong argument, in my opinion, to allow that. I
9 understand the impetus, being there's a need to do it, but
10 I'm looking for some kind of precedent.

11 MR. BUEHLER: As a matter of fact, there is a
12 house at 7336 Carroll Avenue. I forgot if it's Lee. It's a
13 corner lot. And so it's actually very visible. As a corner
14 lot, you definitely see the front and side. It's a very
15 similar bungalow type house with a one-story eave and a
16 ridge that's parallel to the front of the house. And that
17 house did get a steeper roof slope so that it would limit
18 the size of any other addition put on the house. I believe
19 that work was done sometime in the last three to five years.
20 But I can find out more about that, if that's helpful. The
21 address is 7336 Carroll Avenue.

22 MR. CARROLL: Okay. I'll take a look at that. I
23 think, you know, the Historic Takoma objection to the
24 attached garage at the side of the house -- I think I fought
25 this fight before where, you know, as soon as it becomes

1 detached it has to go all the way behind the house, and
2 given that the driveway runs across the front of the house,
3 and then down the side, it starts to become a little
4 tortured. I wonder if there might be some sort of
5 compromise. It looks like there's nothing above the garage,
6 and I wonder if even some sort gesture, you know, as you
7 look at the front elevation, I think it's Circle, I can't
8 remember the number, 17. As you look at the front
9 elevation, even if there's some gesture towards, you know,
10 having it detached, but giving it some sort of separation so
11 that it's attached by a porch or something, anything. Just
12 so that it's a nod to the desire from the Historic Takoma to
13 have that detached but maybe, maybe that's a compromise. It
14 stays physically attached, but kind of has some sort of
15 visual cue that says it's a separate structure.

16 I don't have any problem with the rear additions.
17 I think what's primarily going to be visible is that porch
18 on the south side. Raising the roof on the front, and I
19 think the dormer on the front is going to be a big
20 improvement. I think the garage is minimally visible from
21 the right-of-way but, you know, if there's an objection from
22 Historic Takoma, if we can make such a gesture towards that.
23 And I think the mudroom is also -- I take your point the six
24 foot bump and it's substantially behind the house and really
25 not impacting -- I think that the defining feature to this

1 house are that front porch and elevation, and really a
2 little bit of the side porch, because that's, it's visible
3 from the public right-of-way. So, those are my comments for
4 what they're worth.

5 MR. KIRWAN: I'll just jump in. I have a lot of
6 similar feelings about this that Commissioner Carroll had.
7 I just had a couple of more minor comments first. I think
8 the roof over the side entry should be, have a lower pitch
9 or lower slope. I think it's just a little too dominant
10 right now. It should emulate what had been there before a
11 little bit closer. I think it is worth trying to explore
12 preserving the feeling of that projected bay. So, I would
13 lean toward trying to take the roof off of that portion of
14 it and set the roof a little further back.

15 The roof pitch on the front and the dormer
16 changes, I'm okay with. I think, again, there is precedent
17 for this, and I think Staff has made a good point about
18 there is language in the Guidelines that can make this
19 permissible. So I'm comfortable with the front elements,
20 and generally the side and rear elements as well. So,
21 again, it comes back to the garage. I think the garage is
22 problematic as it's been presented. I had similar thoughts
23 to what Commissioner Carroll just expressed about, maybe
24 there is a way that the garage could be rendered as more of
25 an attached pavilion to the main house so it's not -- I

1 mean, right now the dominance of that second story roof just
2 continuing out over across the garage as well, really makes
3 it feel large and bulky. I think if the garage really read
4 as an independent piece with a little connecting link back
5 to the house, that would help quite a bit. So I think
6 that's worth exploring. I'd be willing to entertain that as
7 a possible solution to allow the garage to remain attached,
8 but look like a free standing element.

9 Whether the garage is there or not, the mudroom
10 addition -- I think the mudroom addition is fine and
11 probably provides that opportunity for that link to the
12 garage that I just described. I'm a little bit more
13 troubled by -- when that roof goes up to the second story
14 and grabs that bedroom in the back. You know, maybe there's
15 a way to reconfigure the bedroom in the second floor so the
16 bedroom swings around toward the rear and doesn't have to --
17 the second story doesn't have to project off the side. But
18 maybe the first story can to make that link to the garage.
19 So, I would take a look at that, if possible. Or maybe the
20 bedroom is somehow rendered more like a dormer, you know,
21 one-story roof, as opposed to being such a dominant large
22 roof right now.

23 So anyway, I would encourage you to explore ways
24 to get the bedroom back off of the side plane while allowing
25 these things on the first floor to project out. So, again,

1 I think generally this is in a good direction, and I
2 appreciate the moves you're making to try to take these
3 program elements and do them in an additive way to this
4 bungalow. But I think the garage has to, at the very least,
5 be some sort of pavilion attached to the house if we're
6 going to pursue that as a direction.

7 MR. CARROLL: Can I just interject?

8 MR. KIRWAN: Sure.

9 MR. CARROLL: Shawn, can you bring us back a roof
10 plan for this? I'm sure it's in the set, but it's just, you
11 have a second floor and a roof plan. That'd be great.

12 MR. KIRWAN: And, just in closing, I would
13 encourage you to come back for a second preliminary just so
14 we can see the development of it. I think jumping right to a
15 HAWP might be a little too premature, but we'll know a
16 little bit better as we hear from the rest of the
17 Commissioners. Anybody else?

18 MS. HEILER: Yes. I generally agree with the
19 comments of the previous two Commissioners. I have more
20 problem with the whole notion of the second story over the
21 mudroom. I think the mudroom as a one-story addition of
22 jutting off to the side is fine. If it formed a hyphen to
23 the garage, then I think it might be okay to continue to
24 attach the garage. A simpler solution though, of course,
25 from my point of view, is to detach the garage. But an

1 attached garage it seems really foreign to the style of
2 these bungalows in Takoma Park.

3 I think it makes perfect sense to increase the
4 roof pitch on the main house to accommodate greater head
5 height, and the improvements to the dormer are improvements.
6 And I think, it came up before that the roof pitch of the
7 side porch on the south side. I think it's important to
8 save that bay on the south side. That whole corner of the
9 original house and the bay is such an important part of the
10 style of this house. That finding a way to save it seems
11 important. I have no problem with extending the roof to the
12 rear at the same ridge height as the newly increased height
13 of the main house. And I think you can accommodate that. I
14 don't think there's a problem with the rear, and the rear
15 facade. It's the problem with that south side. It needs to
16 preserve a little more of the historic house.

17 Overall, I think you're improving this house
18 enormously. Not only in making it more livable, but the
19 change to the front and that dormer makes a huge difference.

20 MS. VOIGT: Hi. So I also, I agree with the other
21 Commissioners. And I just wanted to commend you on the
22 presentation first of all of your drawings. I find it very
23 helpful, and we rarely get it, in my experience, of the
24 existing and the proposed. Because it's really easy to
25 understand what you're doing. I agree that I think that the

1 attached garage is something that is just not representative
2 of this neighborhood, or of the era. So, setting it back
3 further, detaching it. Well, maybe there's something you
4 can work out. But somehow, it's really very visible right
5 now. And, in terms of the roof pitch, I think that
6 bungalows are generally low slung. And again, because of
7 your great drawings, you can really see a difference. But I
8 understand that you do need to gather some height in the
9 second floor. So, if there's some way to do that more
10 gently than you've already tried to do, I don't know if
11 that's possible?

12 And, again, as the other Commissioners have said,
13 there's a lot going on here. And it will reduce the bulk
14 overall. But I think if there's some way you can look at
15 simplifying it, in the next go round, that would be great.
16 Thank you.

17 MR. ARKIN: I'm generally in agreement with many
18 of the comments made by the previous Commissioners, but I
19 find myself staring at the drawing on Circle 17 at the top.
20 And not really understanding how the roof over the mudroom
21 and the garage will work. I do agree with the comment that
22 was made by the prior speaker, or one of the prior speakers,
23 that I think a better solution would be to detach the
24 garage. And one advantage to that is that we would probably
25 look at a detached garage with less intensity than we look

1 at it while it's attached. If you did that, and if you
2 could somehow move the bedroom that's partially over the
3 garage back some, I think you'd have more of a
4 differentiation between the old and the new, if I'm seeing,
5 if I'm understanding this drawing correctly.

6 And, you would retain more of the original house,
7 the feel of the original house so that a person walking by
8 who sees the house will appreciate the original bungalow
9 effect, and the proposed dormer really improves that. The
10 existing dormer really sticks out like a sore thumb. And
11 then, you would have a bunch of additions. You could -- if
12 a mudroom was necessary, you could probably do that with a
13 much lower roof, a shed roof of some kind. And possibly,
14 preserve the bay, as was suggested. But, I am looking
15 forward to seeing a roof plan at the next prelim. Thank
16 you.

17 MS. BARNES: I have a problem with the concept of
18 the attached garage because I think it is incompatible with
19 the bungalow style and the period that this bungalow
20 represents. I am supportive of the plan to increase the
21 roof height to enable you to have greater use of the second
22 floor, and also to do something about the very awkward front
23 dormer. I had asked the question because I also wondered if
24 that front dormer had at some point been enlarged. Looking
25 at other bungalows, it seemed to be quite massive.

1 I would support the idea of a side addition for a
2 mudroom. I was very much persuaded by your presentation on
3 the breadth of the lot, and the fact that it is towards the
4 rear of the existing bungalow. And I echo the comments of
5 other Commissioners about the need to preserve the bay on
6 the south side, and to do some work on the roofline there.

7 MR. KIRWAN: So, in summary, if I've captured this
8 correctly, I think we have at least two Commissioners who
9 are pretty opposed to any idea of an attached garage on the
10 side. Two other Commissioners who expressed, I think,
11 preference for a detached garage, but could possibly see an
12 alternative solution, and two Commissioners who were
13 supportive of an opportunity to redesign it to create a
14 compatible attached garage. And, I think there was general
15 agreement on all the other points regarding the shed dormers
16 and the scale of the second story addition in the back, and
17 support of a mudroom on the side, and things like that.

18 So, you know, I would, best confer with Staff, and
19 talk about what's the best direction to go from here. I
20 mean, it appears that there's the opportunity to possibly
21 sway the majority, at least of the Commissioners who are
22 here today, with a solution of an attached garage. But, I
23 think right now it's probably a 50/50 gamble. So, consult
24 with your clients and Staff, and come back to us at another
25 prelim with your next proposal. Any questions for us?

1 MR. BUEHLER: No, thank you.

2 MR. KIRWAN: Okay. Great, thank you very much.

3 Are we prepared to hear --

4 MR. WHIPPLE: We are. The applicant's not here,
5 but I think that you have an application before you, and you
6 should go ahead and hear the Staff presentation.

7 MR. KIRWAN: Very good. Then, we will hear Case
8 I.F now, and let's hear the Staff Report for 6801
9 Westmoreland Avenue in Takoma Park.

10 MR. BRUCHERT: Good evening. This is Case No.
11 37/03-17A, 6801 Westmoreland Avenue in Takoma Park. You
12 see on your screen, this is an image of the house. It's
13 constructed circa 1915 to 1925, and it is listed as
14 Contributing to the Takoma Park Historic District. And it's
15 reviewed under County Code Chapter 28A, and the Takoma Park
16 Historic District Guidelines.

17 Again, sort of as a general concept, the District
18 stresses the importance of assuring that additions and other
19 changes to the existing structures act to reinforce and
20 continue existing streetscapes, rather than to impair the
21 character of the District. And the design review for each
22 project should emphasize the importance of the resource with
23 the overall streetscape and its compatibility with the
24 existing patterns, rather than focusing on any close
25 scrutiny of the architectural details.