

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7204 Cedar Ave., Takoma Park	Meeting Date:	2/21/2018
Resource:	Outstanding Resource (Takoma Park Historic District)	Report Date:	2/14/2018
Applicant:	Nancy Augustine and Adam Oppenheim (Jackie Braitman, Architect)	Public Notice:	2/7/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18J	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION:

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

1. Window and door specifications will be submitted, with final review and approval delegated to staff.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Classical Revival
DATE: c. 1913

BACKGROUND:

The applicants previously appeared before the Commission for a preliminary consultation at the January 23, 2018 HPC meeting.

PROPOSAL:

The applicant proposes a building addition and other alterations at the subject property.

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.

Outstanding Resources – Residential

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

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

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- Preservation of original building materials and the use of appropriate, compatible new materials is encouraged.

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

Montgomery County Code; Chapter 24A-8

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

Secretary of the Interior's Standards for Rehabilitation:

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.” The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a 1 ½-story Classical Revival-style Outstanding Resource within the Takoma Park Historic District. Records indicate that the historic house was constructed in 1913, replacing a Queen Anne-style house that burned down that same year. The house is located on a corner lot, with its front facing Tulip Avenue and its right side facing Cedar Avenue. Because of the house's location, three of its elevations – the front, rear, and right side – are clearly visible from the public right-of-way. The applicant has indicated that the house experienced previous alterations, including the replacement of the original slate roof with asphalt and the replacement of the original clapboard siding on the dormers with asphalt shingles.

The applicants previously appeared before the Commission for a preliminary consultation at the January 23, 2018 HPC meeting. The Commission was supportive of the applicants' proposal, but expressed the following comments and concerns:

- The hyphen approach is appropriate, but some steps should be taken to make it read more as a

hyphen and/or distinct space. This could be accomplished by adding more fenestration, or perhaps by simply swapping the previously proposed right and left elevations of the hyphen.

- If possible, the hyphen should be shortened, while retaining the view of the dormers and other character-defining features on the rear of the historic house.
- The standing seam metal roof could be appropriate, if the correct details and finish (no ridge caps or vents, appropriate seam height, and a paintable matte finish) are proposed.
- The proposed curvilinear wheelchair ramp should be straight and moved adjacent to the building.
- The proposed poured concrete foundations and ramp should be parged to be more consistent with the historic house's foundation.
- There was no real support for the suggestion of three different roof types or for the suggestion of asphalt shingles on the addition and copper on the hyphen.
- There was concern from one Commissioner about the Palladian windows on the addition; however, the majority of Commissioners thought that you successfully referenced the details of the historic house.
- There was concern from one Commissioner about the paired window and shutters on the right side of the proposed hyphen; however, if the previous suggestions regarding fenestration changes are incorporated, these features will likely be removed from the proposal anyway.

The applicants have returned for a HAWP application, with the following revisions:

- More fenestration has been added to the proposed hyphen, with 12-lite doors and windows added to the left and right elevations.
- The length of the proposed hyphen has been reduced, going from 25'-11" to 20'.
- Asphalt shingle roofing is proposed for the hyphen and rear addition, differentiating the new structures from the historic house with slate roof.
- As revised, the wheelchair ramp is straight and directly adjacent to the proposed rear addition.
- The proposed wheelchair ramp will be parged to be consistent with the painted stone foundation of the historic house.
- The Palladian windows on the side elevations of the proposed rear addition have been simplified to take cues from but not replicate the details of the historic house.

Staff finds that the applicants have successfully responded to the Commission's previous comments and concerns and recommends that the Commission approve the HAWP application, with the following condition: Window and door specifications will be submitted, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the

proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
(301) 231-3376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jackie Braitman

Daytime Phone No.: 301-891-3800

Tax Account No.: 01057103

Name of Property Owner: Nancy Augustine & Adam Oppenheim

Daytime Phone No.:

Address: 9029 Fairview Rd, Silver Spring, MD 20910-4120

Street Number

City

State

Zip Code

Contractor: Braitman Design Studio, Inc.

Phone No.: 301-891-3800

Contractor Registration No.: MHIC# 125978

Agent for Owner: Jackie Braitman

Daytime Phone No.: 301-891-3800

LOCATION OF BUILDING/PREMISE

House Number: 7204 Street: Cedar Ave

Town/City: Takoma Park Nearest Cross Street: Tulip Ave

Lot: P18 Block: 6 Subdivision: 0025

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 ☐ 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: \$ 350,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 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

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

826332

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Schedule 1a: Description of Existing Structures and environmental setting.

7204 is an Outstanding Resource in the Takoma Park historic district. The house is on the site of the BF Gilbert House from 1885 – 1913. BF Gilbert was the developer for Takoma Park. The original house on the site was a Queen Anne style home; it burned down in 1913. The rebuilt house – the existing house -- is a "classical revival" style.

The house sits at the northwest corner of Tulip and Cedar Avenues. The lot is 28,768 sf – almost 4 times the size of the more typical lot in Takoma Park. A large 13ft by 44ft front porch has 6 large colonial columns. The house faces Tulip Ave even though the address is Cedar Ave. Continuing the "grand" style, the house is sited 115ft back from the sidewalk on Tulip.

There is a terra cotta paver walkway on the property from the sidewalk gate to the front porch. These pavers possibly date from 1885. They match the terra cotta pavers on the public sidewalk adjacent to the house -- which are the only remaining original sidewalks in Takoma Park.

The home is 1-1/2 stories with 2 front gable dormers, 3 back gable dormers, and partial basement. The home sits on a limestone foundation that extends partially (~30 inches) up the first floor walls. The stone foundation appears to be older than the current early 1900's construction. We hypothesize that the stone foundation was from the original 1885 home. The Takoma Park Master Plan says this current home was built in 1913 while the Maryland real property database lists the construction date as 1918.

The current home has been owned by the Augustine family for 65 years. The Augustine parents "aged in place" -- delaying needed maintenance for the past 20-or-so years. In addition, many of the "repairs" made in the 1970's were ones that destroyed the original materials -- such as replacing the slate roof with asphalt and replacing the clapboard siding on the dormers with asphalt shingles.

The lot is landscaped with mature plantings and trees.

AUGUSTINE-OPPENHEIM RESIDENCE

204 Cedar Ave, Takoma Park, MD 20912

Schedule 1a & 1b

HAWP APPLICATION

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Rev 04
01/30/18

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120 Park Ave
Takoma Park, MD 20912
Phone: 301-891-3800

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Schedule 1b: General Description of Project & Effect on the Historic Resource, Setting and District.

As mentioned, the house has been owned by one family for the past 65 years. The daughter has recently inherited the property and is committed to restoring the historic character and materials. She is also planning to pursue a Maryland Historical Trust Easement further protecting the home and its setting.

The objective of the work is to provide better living space while preserving and restoring the historic character of the home, including:

- Repairs and Restoration of the original structure: The owners plan to restore historic materials removed from the home including: replacing the asphalt shingle roof with slate and replacing the asphalt shingle siding on the dormers with clapboard. They also plan to modernize or repair old mechanical systems. Historic exterior trim, windows, siding, and foundation walls will be restored and repaired.
- The historic Terra Cotta Paver walkway on the site will be preserved and protected. The builder will also prepare a protection plan for the adjacent historic public sidewalk, coordinate that plan with the City of Takoma Park, and will execute that plan to fully protect that historic sidewalk.
- Proposed Addition: We propose to add an addition to the rear of the house that is subordinate to the original structure in both size and height. The proposed addition will also reflect the architectural style of the original home – same roof slope and window detail. The proposed addition will echo (but simplify) the original details including the 10-lite casement windows, tall 8 ft doors, and roof eaves detail.
- Proposed Connector: We propose to connect the addition to the original home with a 1-story connector with a lower roof line than the original home or the addition. The addition is located and designed such that no historic details are changed or obscured. The proposed connector will also provide a family entrance off the existing Cedar Avenue parking area. The entrance will not compete architecturally with the original front porch facing Tulip Ave.
- Original Architectural Elements will be Repaired or Restored: The original windows and doors will be repaired as will the original shutters and porch columns. We will remove chain-link security coverings, restore a slate roof on the original structure, and restore clapboard siding to the dormer walls. We explored the idea of removing the paint from and exposing the original stone foundation. However, the structural engineer believes that the stone and mortar are soft and could be damaged. So we will repaint instead.
- Two Small Changes to the Original Home Will Not Be Visible: The project will also include an interior first floor remodel to create a larger kitchen, better indoor/outdoor access, and safe stairs to the basement. As part of this interior change we propose to change a small section of roof over a back porch that was previously enclosed and incorporated into the kitchen. The current roof extends over that porch lowering the ceiling well below the 10ft ceilings in the home. This roof extension will no longer be visible once the addition is built and we propose to change that one small section of roof to a gable roof. We also proposed to remove one original window and install a new French door to a new deck. The new doors is not exactly in the same location as the window being removed. Again, these changes will be hidden behind the new connector and addition.

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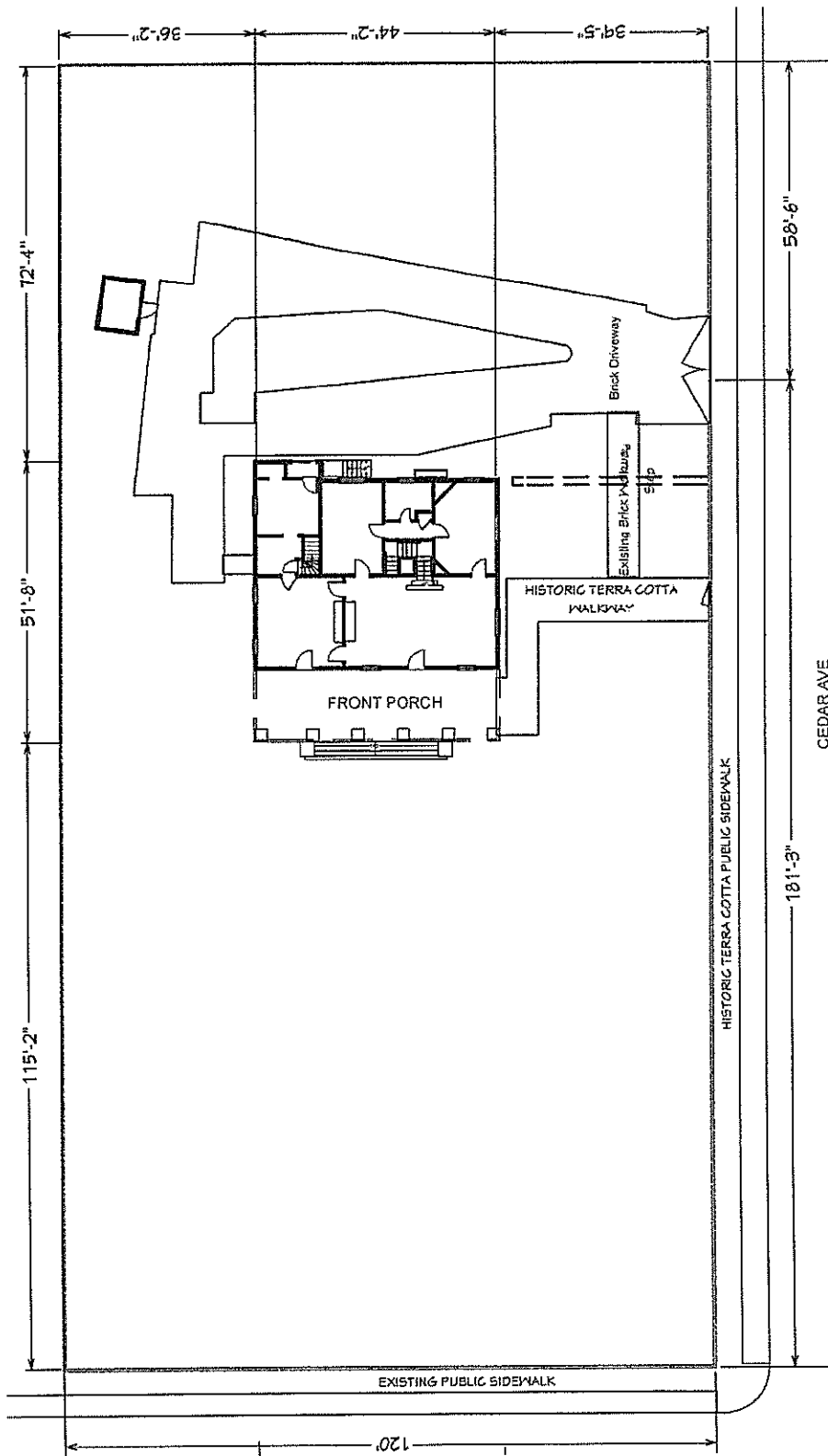
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Schedule 1a & 1b

HAWP APPLICATION

AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912



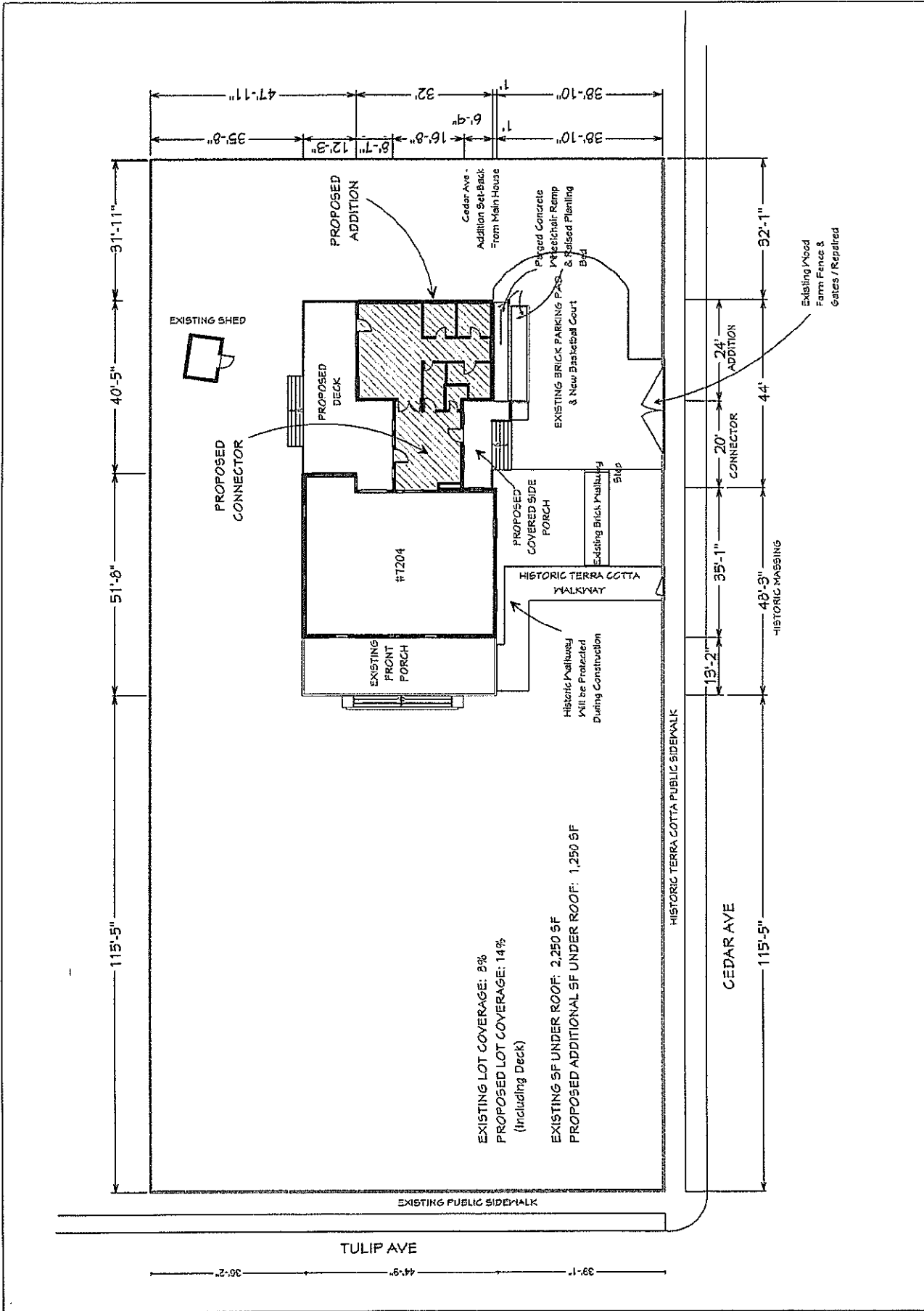
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EXISTING SITE PLAN - 1 in = 30 ft
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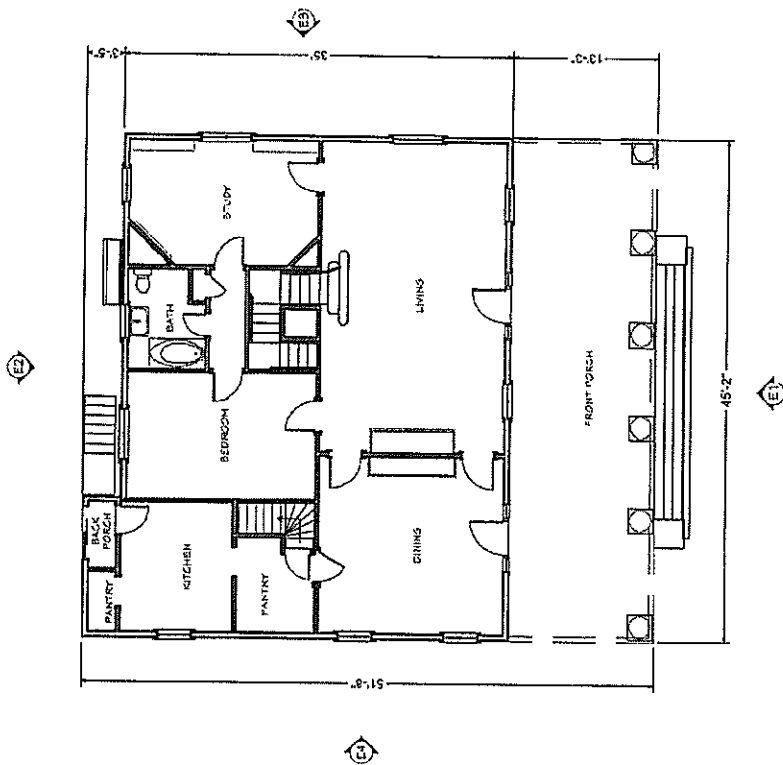
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PROPOSED SITE PLAN - 1 in = 30 ft
HAWP APPLICATION

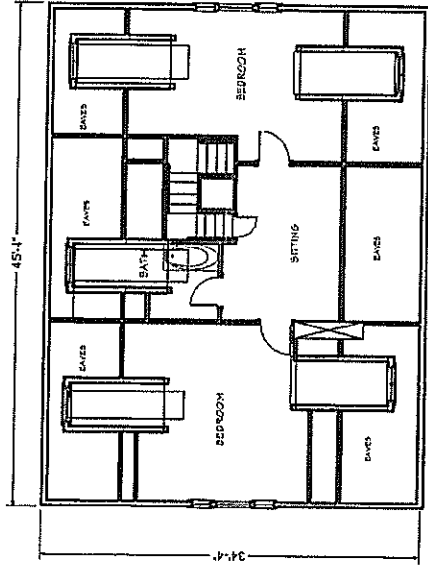
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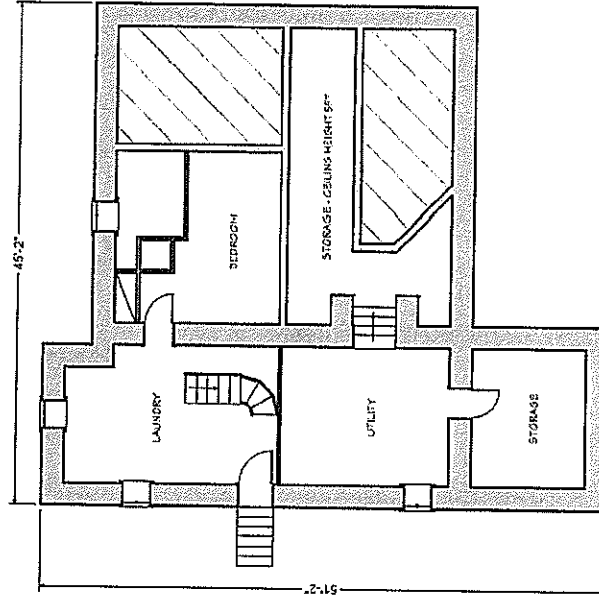
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EXISTING FIRST FLOOR - 1/16 in = 1 ft



EXISTING - SECOND FLOOR - 1/16 in = 1 ft



EXISTING BASEMENT - 1/16 in = 1 ft

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Existing Structure - Plan Views

HAWP APPLICATION

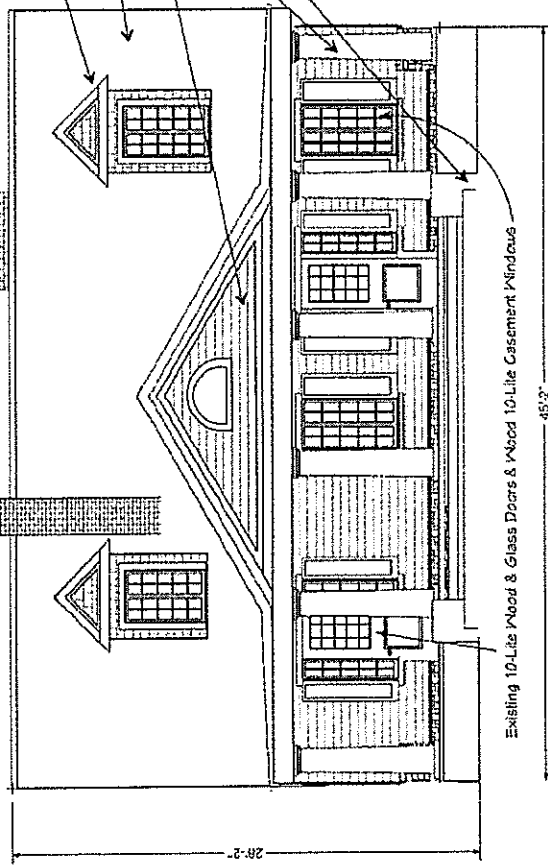
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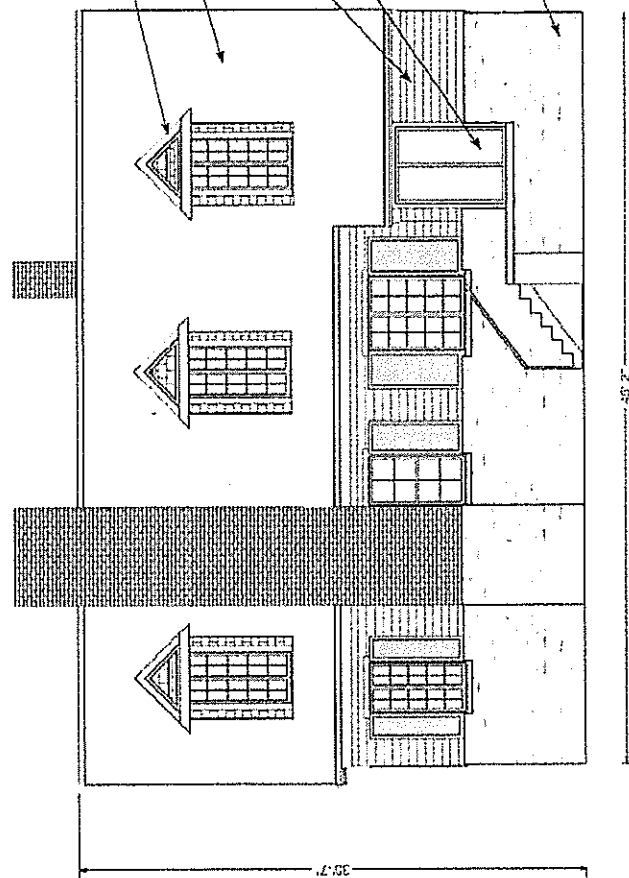
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Existing Gable Dormers w/
Non-Original Asphalt Shingle Siding
Existing Non-Original 3-tab Shingle Roof
Existing Painted Wood Clapboard Siding
Existing Wood Columns and Porch Trim
Existing Concrete Porch Floor & Steps



E1 - Existing Front Elevation
3/32 in = 1 ft

Existing Gable Dormers
w/ Non-Original Asphalt Shingle Siding
Existing 3-tab Shingle Roof w/ Non-Original
Asphalt Roofing
Existing Painted Wood Clapboard Siding
Existing Back Porch Previously Incorporated Into Kitchen
Including Non-Historic Alum / Glass Sliding Door
Existing Painted Stone Foundation



E2 - Existing Back Elevation
3/32 in = 1 ft

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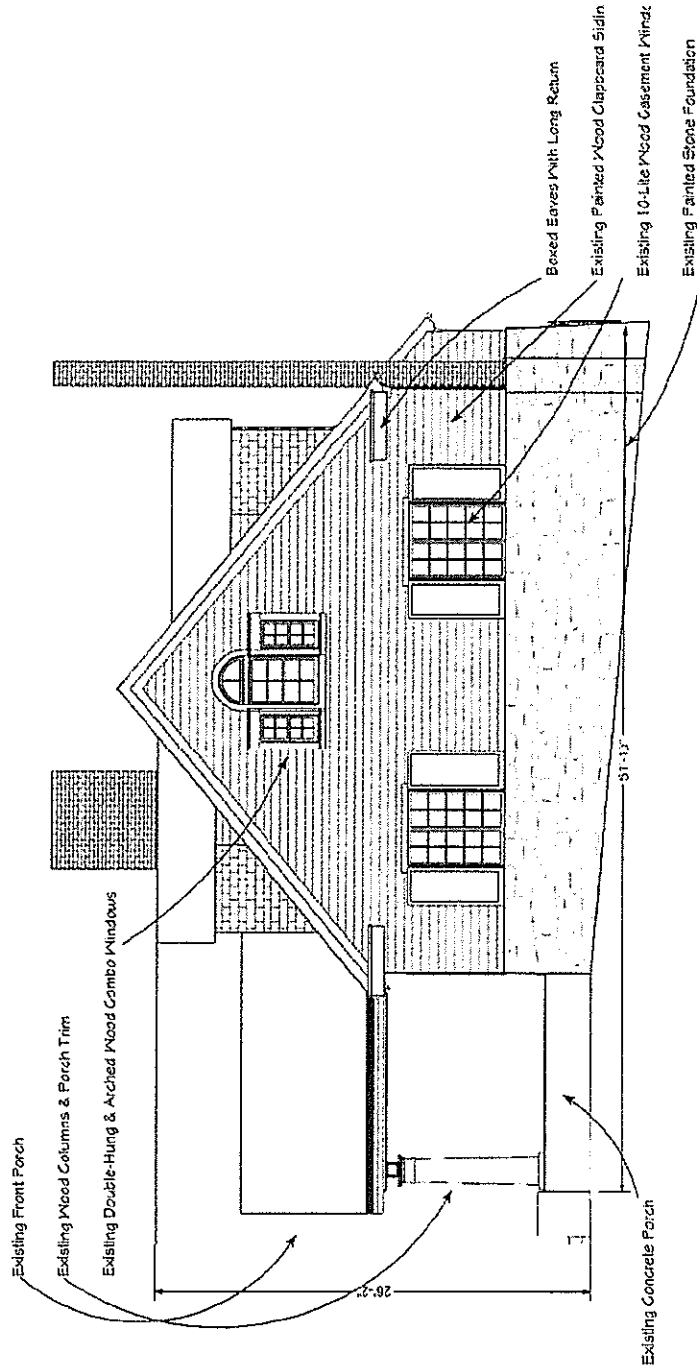
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Existing Structure - Elevations
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E3 - EXISTING - RIGHT ELEVATION
3/32 in = 1 ft

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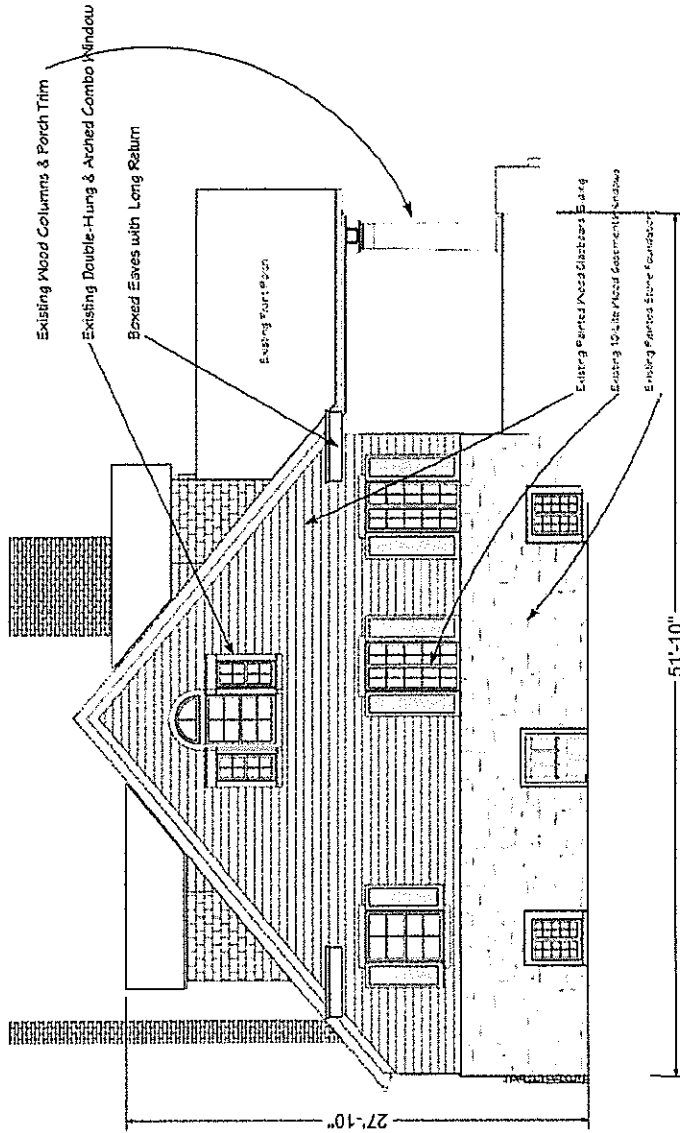
Existing Structure - Elevations

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E4 - EXISTING LEFT SIDE
3/32 in = 1 ft

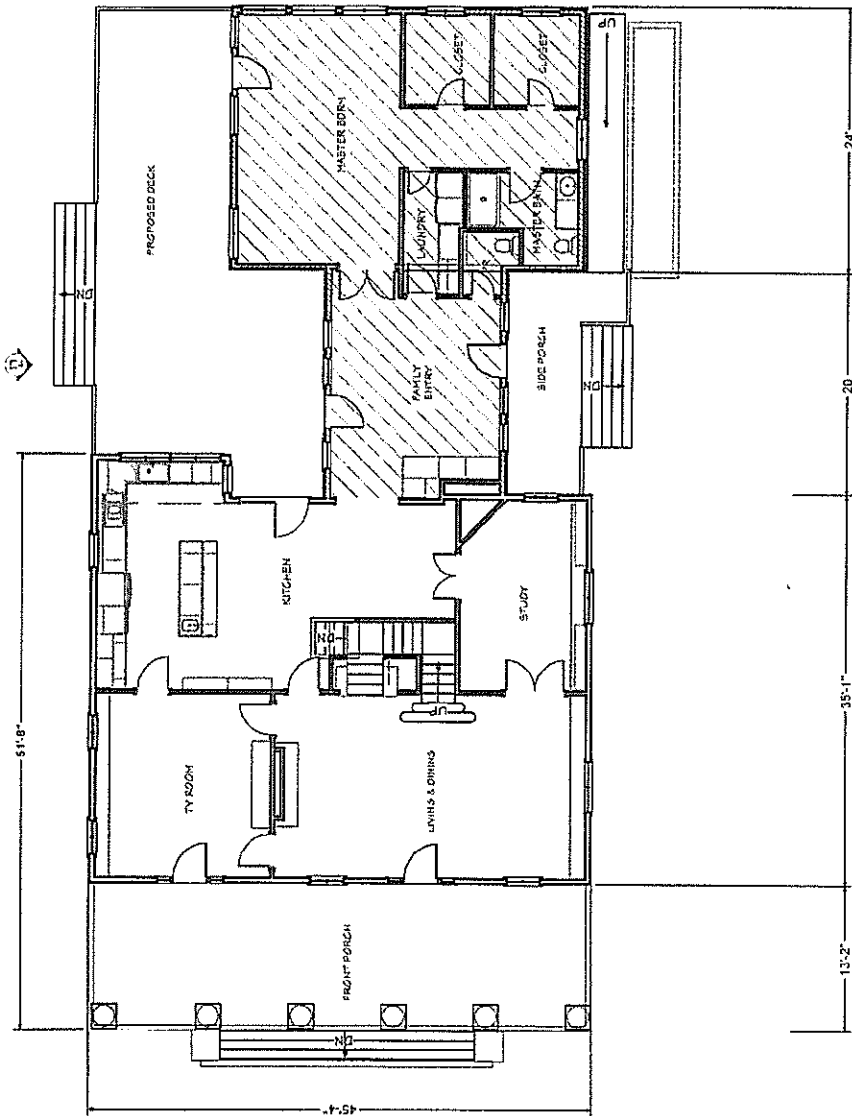
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Existing Structure - Elevations
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PROPOSED - FIRST FLOOR PLAN
1/16 in = 1 ft

Historic Massing

Proposed Low Roofed
Connector with
Covered Side Porch

Proposed Addition

Addition Set Back 1-Ft
From Historic Massing

Project: Oppenheim Residence
Consulting: Braitman Design Studio

- EXISTING 3RD FLOOR ROOF: 2,250 SF
- PROPOSED ADDITION 3RD FLOOR ROOF: 1,350 SF
- No Historic Features Enclosed
- Addition is Approx. 50% Massing of Original Structure
- Addition is Reduced in Scale and Set Back from Original Structure

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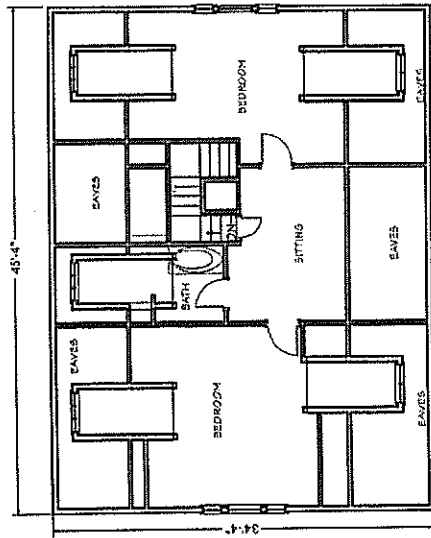
Proposal - Floor Plans

HAWP APPLICATION

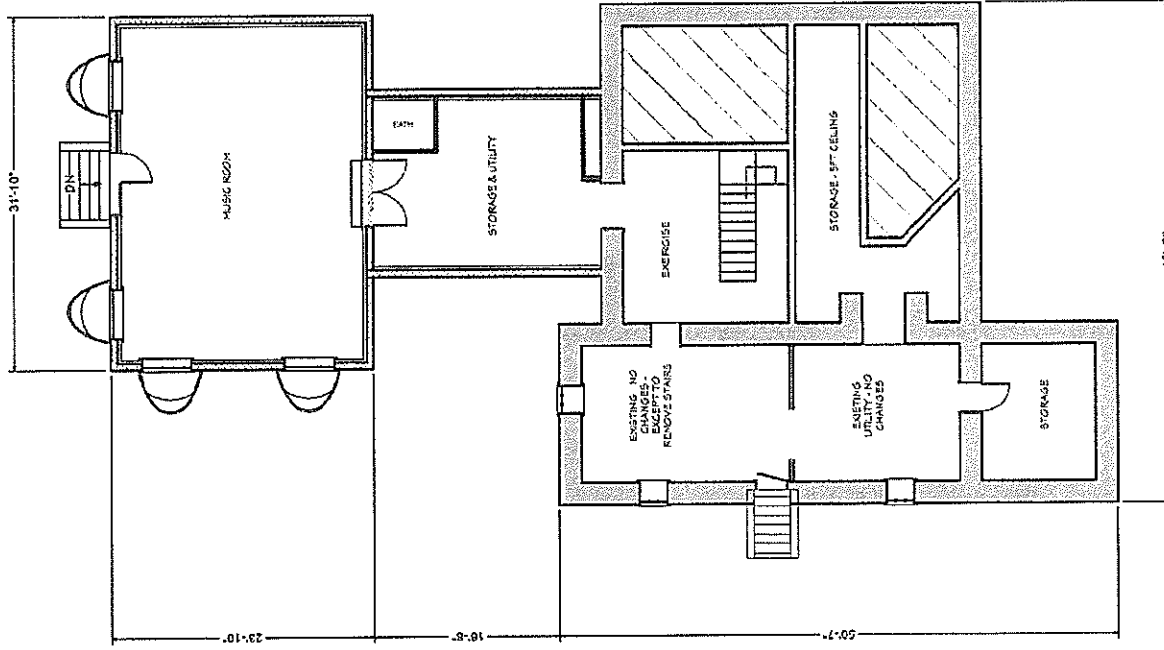
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PROPOSED 2ND FLOOR PLAN - NO CHANGES
1/16 in = 1 ft



PROPOSED - BASEMENT PLAN
1/16 in = 1 ft

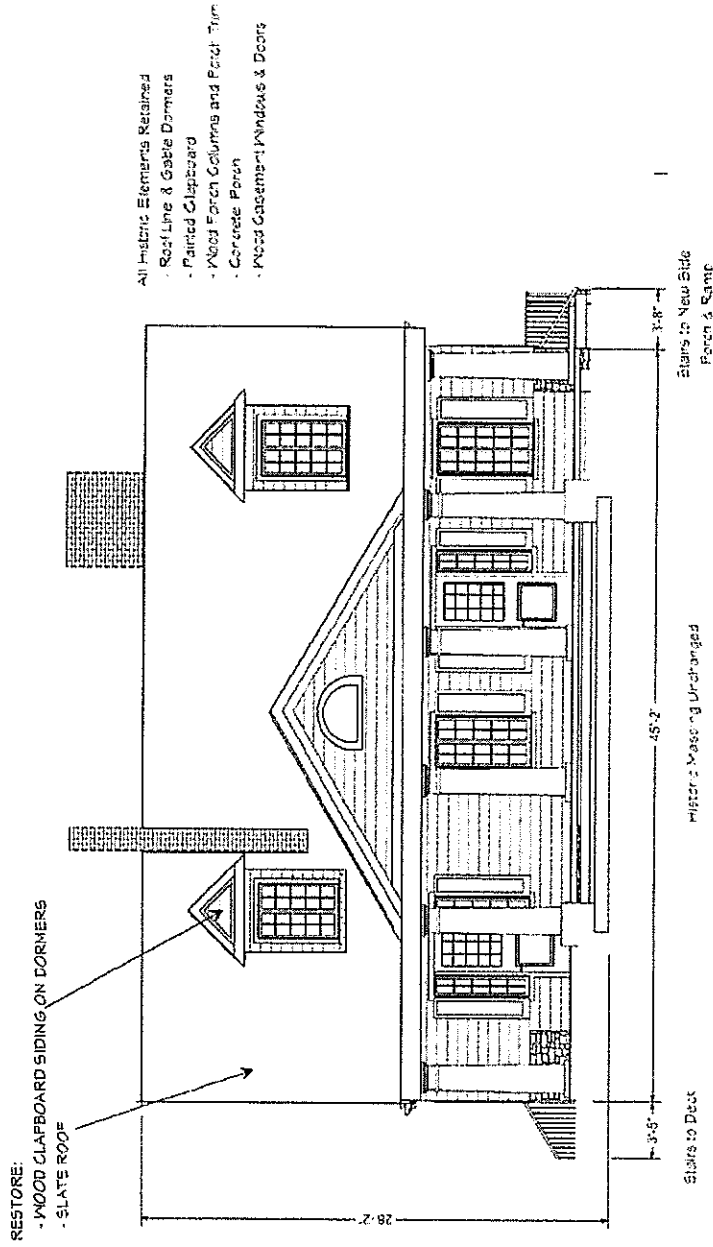
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Proposal - Floor Plans
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E1 - PROPOSED FRONT - TULIP ELEVATION
3/32 in = 1 ft

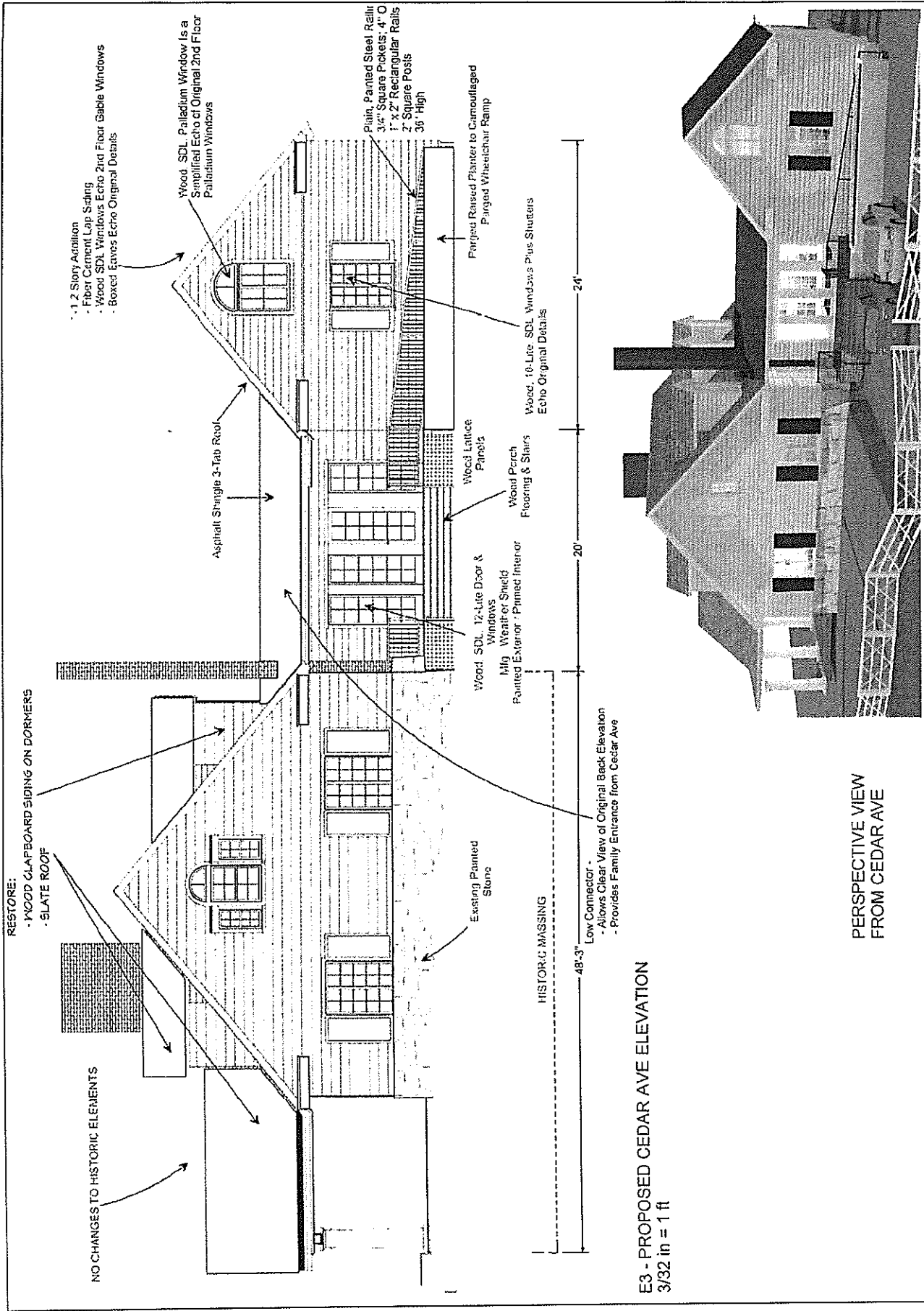
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Proposal - Elevations
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Proposal - Elevations

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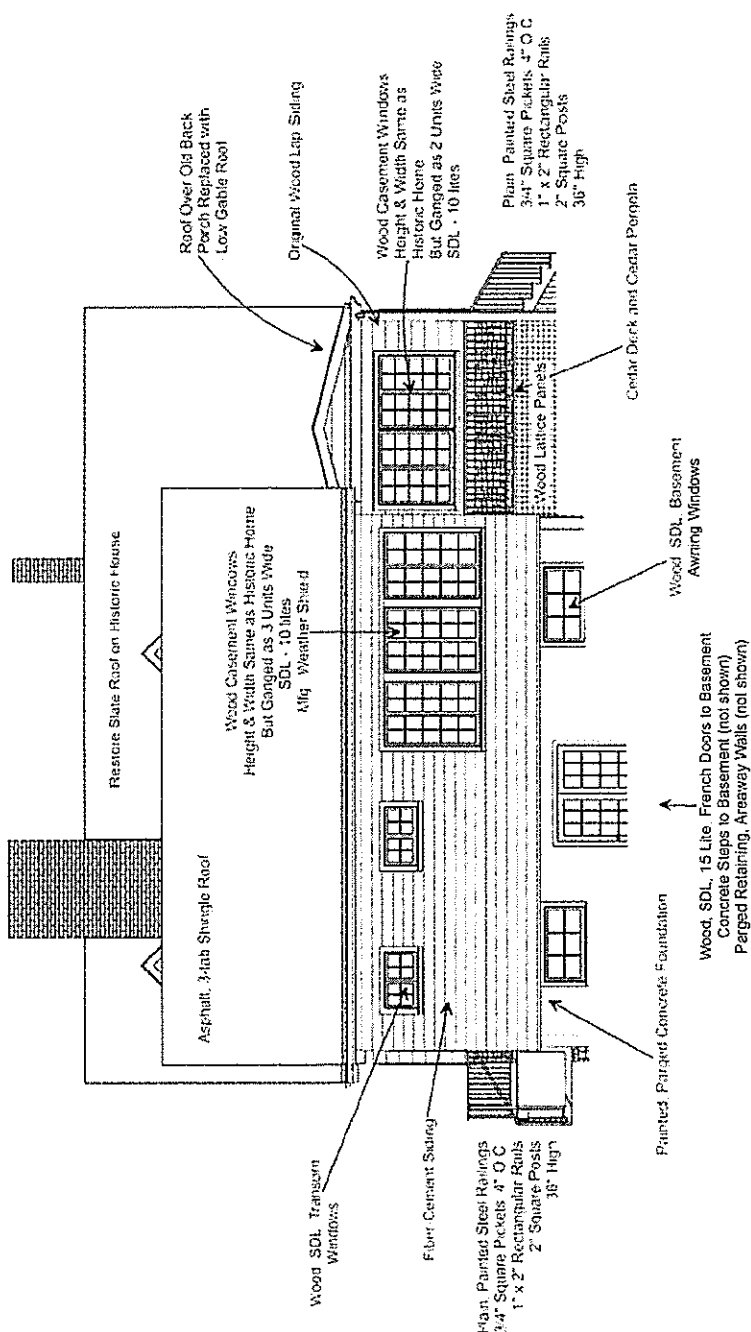
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E2 - PROPOSED BACK ELEVATION
3/32 in = 1 ft

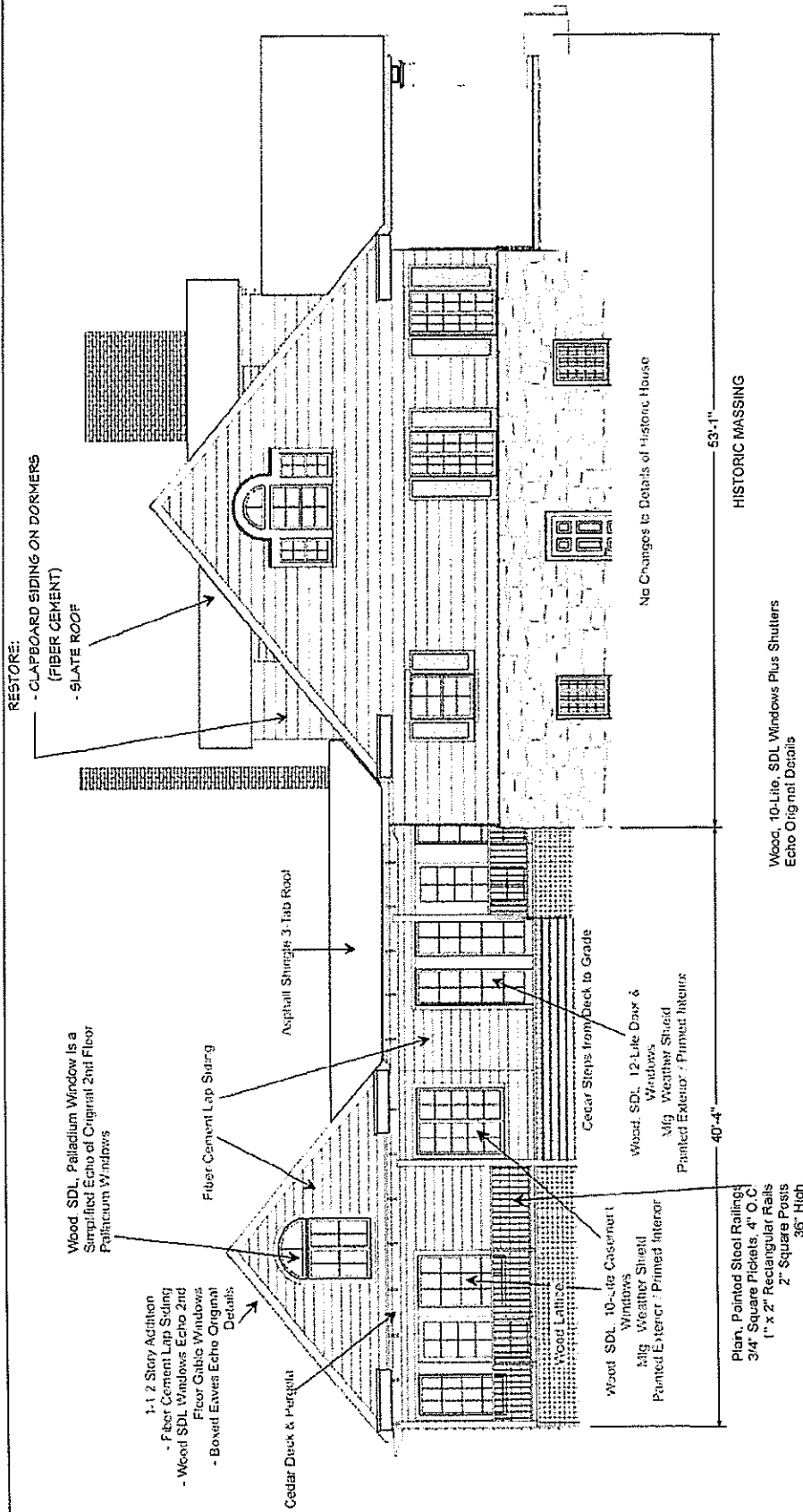
AUGUSTINE-OPPENHEIM RESIDENCE
7204 Cedar Ave, Takoma Park, MD 20912

Proposal - Elevations
HAWP APPLICATION

13 of 20
Rev 04
01/30/18

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E4 - PROPOSED NORTHWEST ELEVATION
3/32 in = 1 ft

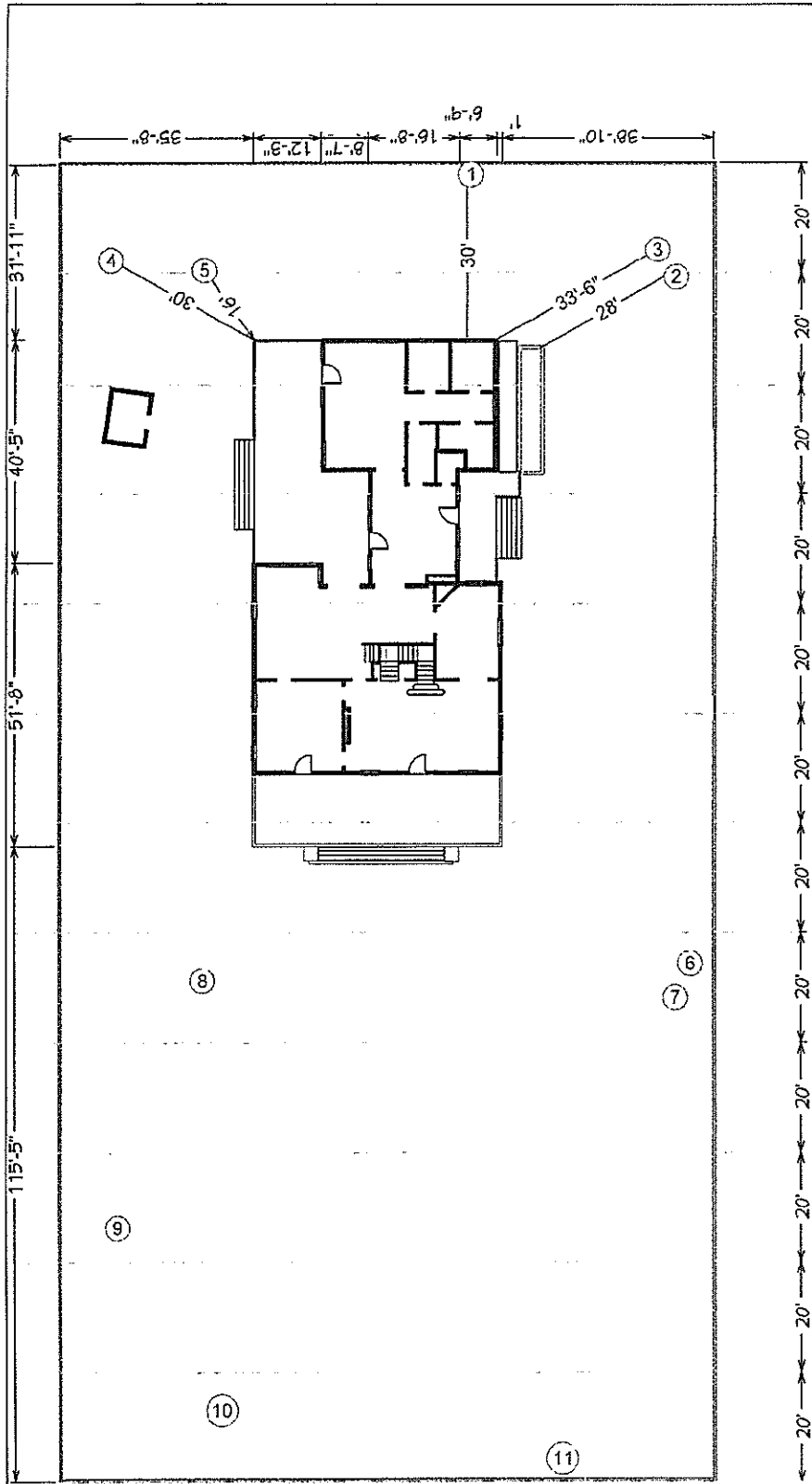
AUGUSTINE-OPPENHEIM RESIDENCE
7204 Cedar Ave, Takoma Park, MD 20912

Proposal - Elevations
HAWP APPLICATION

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TREE SURVEY

No construction will occur within the drip-lines of any trees that are 4" in Diameter or larger. However, in order to ensure that all trees on site are protected, we plan to root prune 3ft out from excavation and to install protection fencing at that same point. The root pruning is scheduled for February -- during dormancy and months prior to construction.

There are also numerous accent trees and newly planted over-story trees (all 2" caliper or less) no closer than 50ft from the construction area and will be fully contained within the tree protection area.

- | | |
|-----------------------------------|---------------------------------|
| 1. White Oak - 35" in diameter | 7. Red Oak - 18" in diameter |
| 2. White Oak - 18" in diameter | 8. White Oak - 12" in diameter |
| 3. Tulip Poplar - 18" in diameter | 9. White Oak - 12" in diameter |
| 4. White Oak - 12" in diameter | 10. Red Oak - 12" in diameter |
| 5. White Oak - 8" in diameter | 11. White Oak - 18" in diameter |
| 6. Red Oak - 12" in diameter | |

TREE SURVEY
1 in = 30 ft

AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

HAWP APPLICATION

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FRONT FACADE

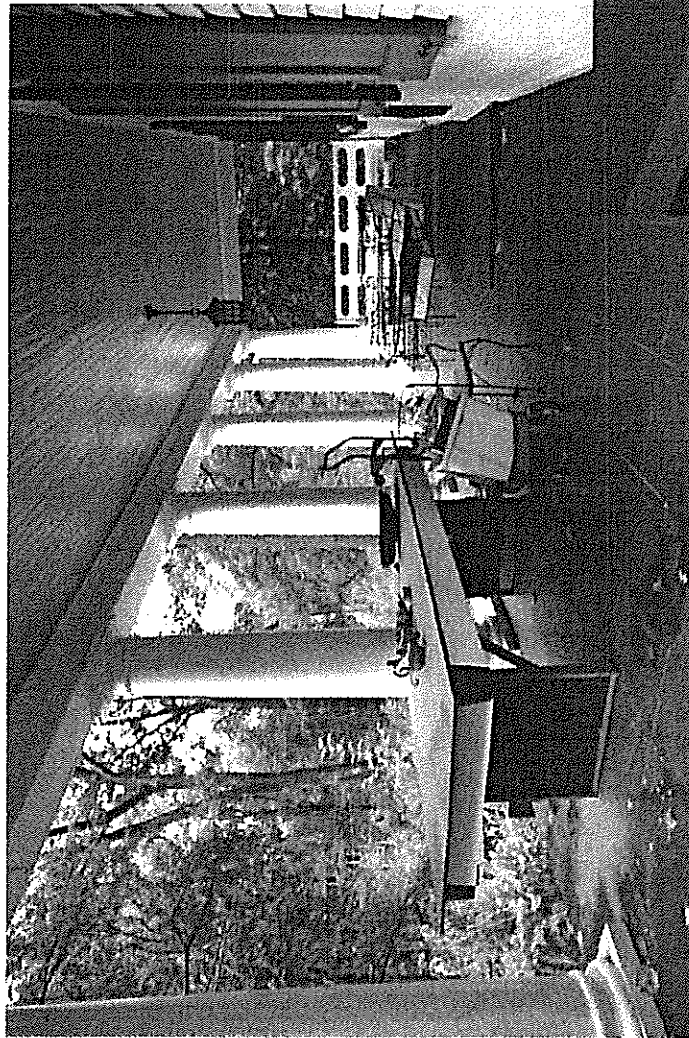
AUGUSTINE-OPPENHEIM RESIDENCE
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HAWP APPLICATION

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FRONT PORCH DETAILS



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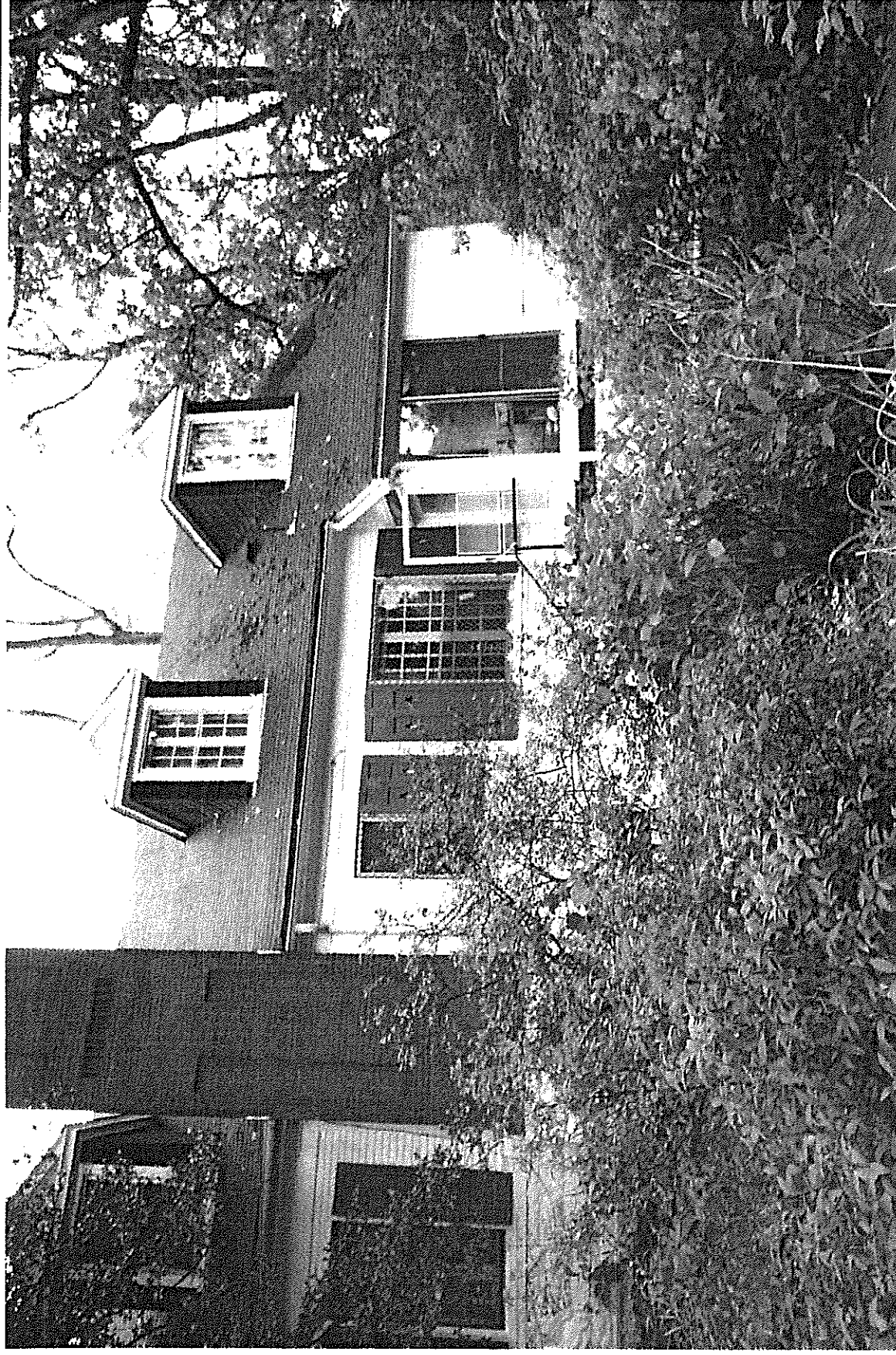
7204 Cedar Ave, Takoma Park, MD 20912

HAWP APPLICATION

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01/30/18

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BACK FACADE

AUGUSTINE-OPPENHEIM RESIDENCE

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CEDAR AVE FAÇADE



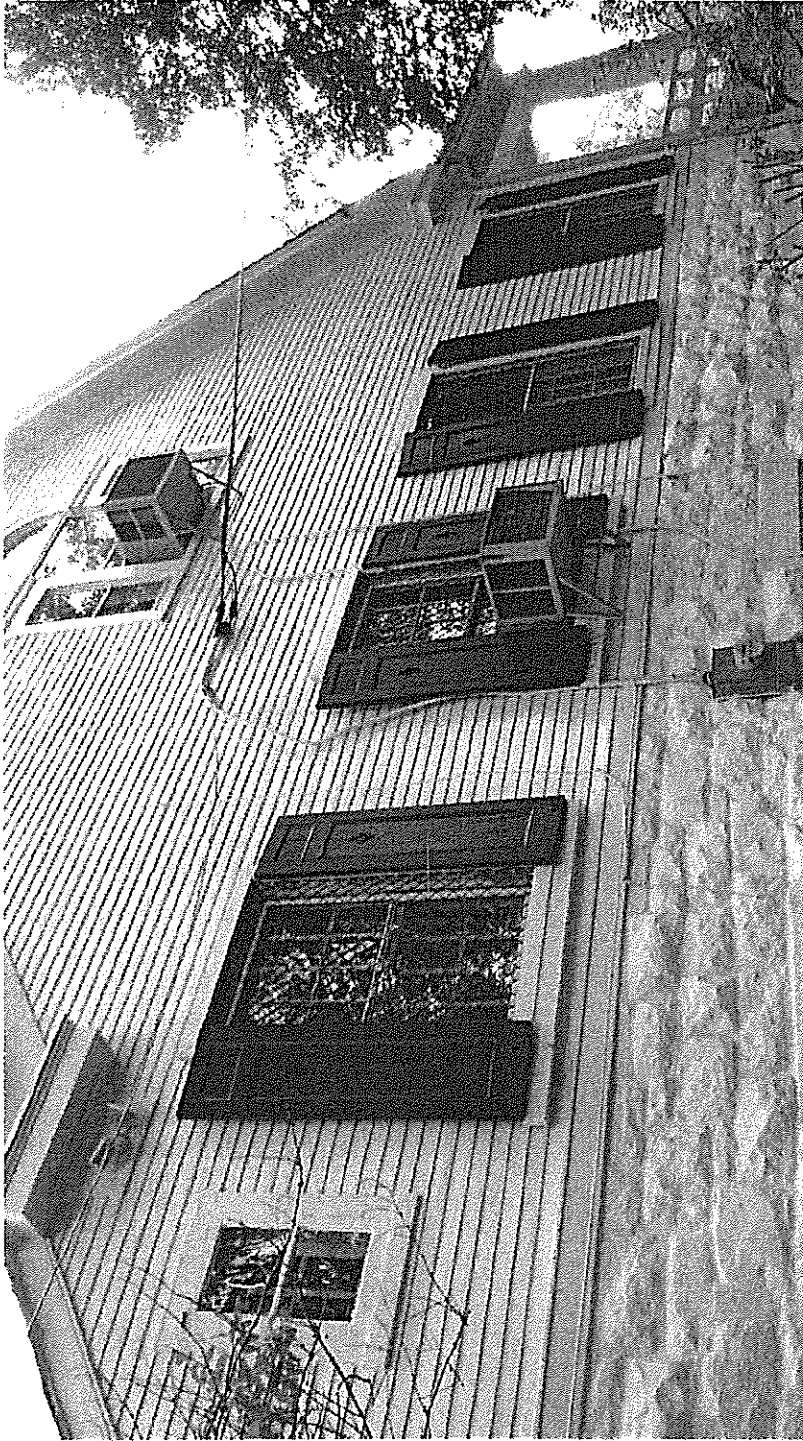
AUGUSTINE-OPPENHEIM RESIDENCE
7204 Cedar Ave, Takoma Park, MD 20912

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NORTHWEST SIDE FACADE

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

Owner's mailing address

Nancy Augustine & Adam Oppenheim
9029 FAIRVIEW RD
SILVER SPRING, MD 20910-4120

Owner's Agent's mailing address

JACKIE BRAITMAN
Braitman Design Studio, Inc.
120 PARK AVE
TAKOMA PARK, MD 20912-4311

Adjacent and confronting Property Owners mailing addresses

BADT STEVEN M
WEISS ALICE M
7201 CEDAR AVE
TAKOMA PARK, MD 20912

COLWELL JAMES C
7209 CEDAR AVE
TAKOMA PARK, MD 20912

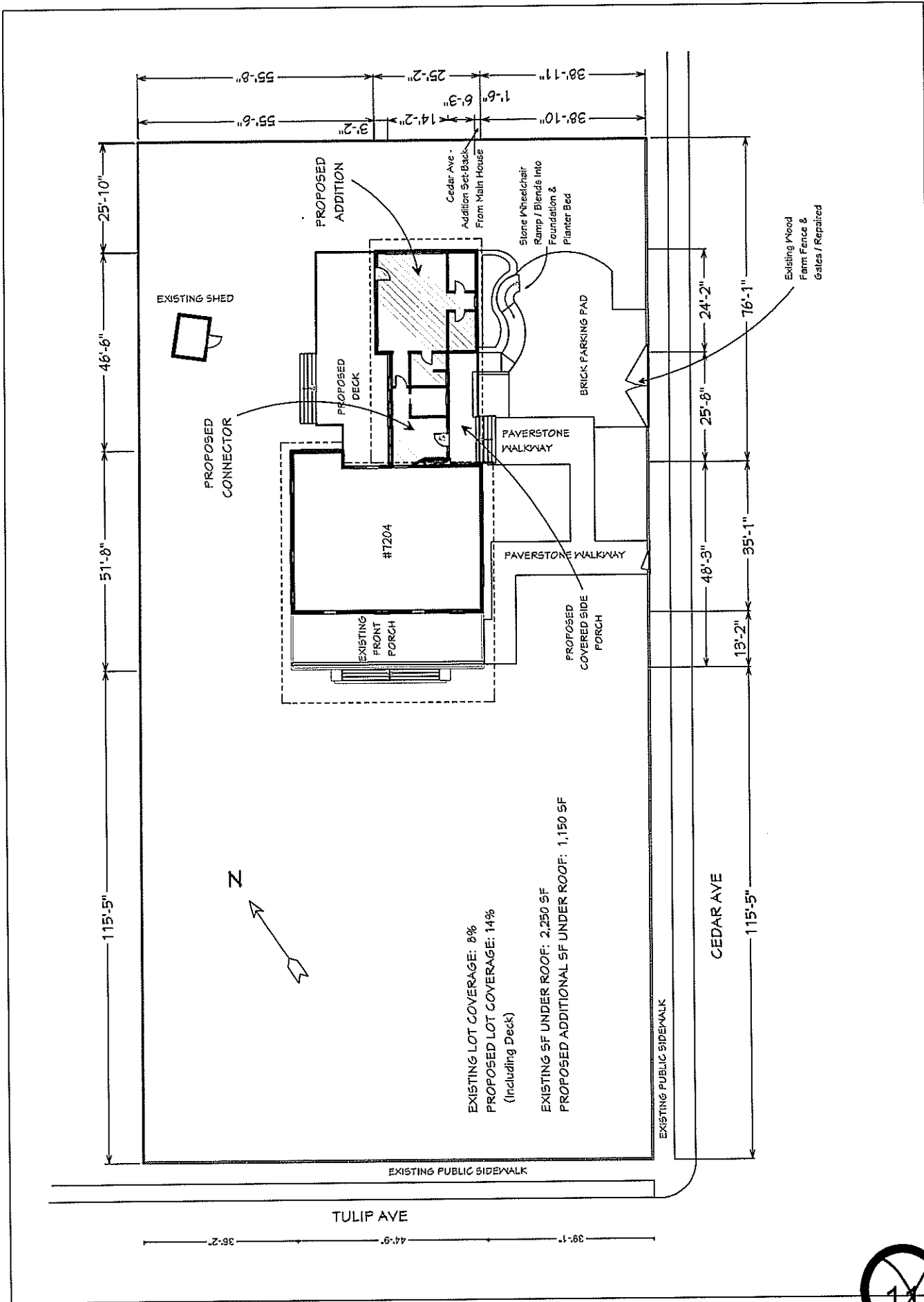
CARAFELLI JOSEPH JR & M A
7203 CEDAR AVE
TAKOMA PARK, MD 20912

VAENA MARCOS J H
VAENA KELLY
7212 CEDAR AVE
TAKOMA PARK, MD 20912

FLAMBERG GEMMA &
DANIEL M LEVIN
7205 CEDAR AVE
TAKOMA PARK, MD 20912

WELCH LAURA
7118 CEDAR AVE
TAKOMA PARK, MD 20912

PREVIOUS PROPOSAL



AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

SITE PLAN - 1 in = 30 ft

Preliminary HAWP

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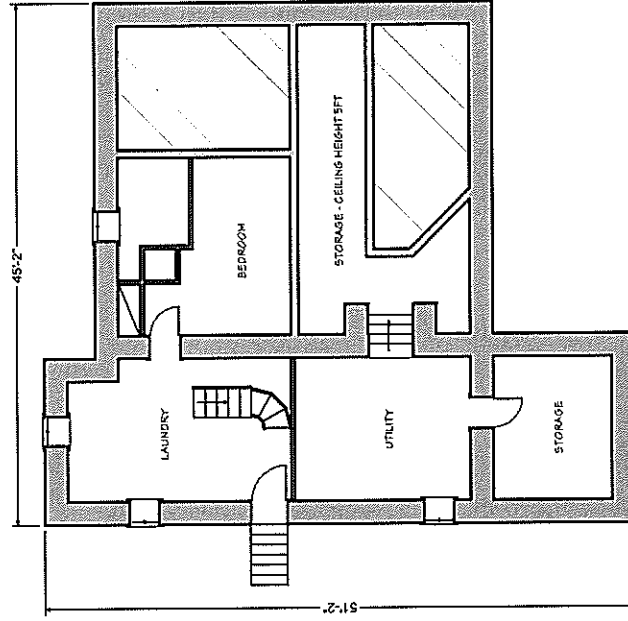
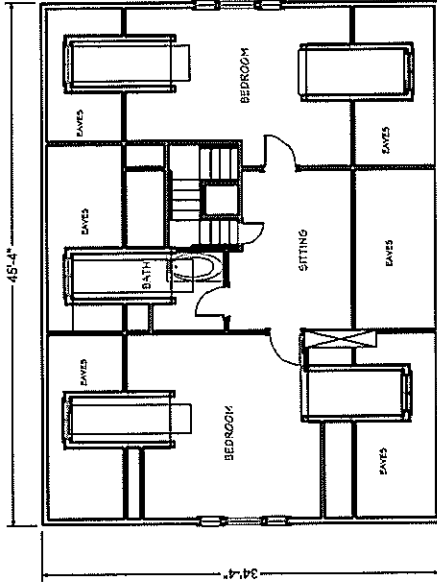
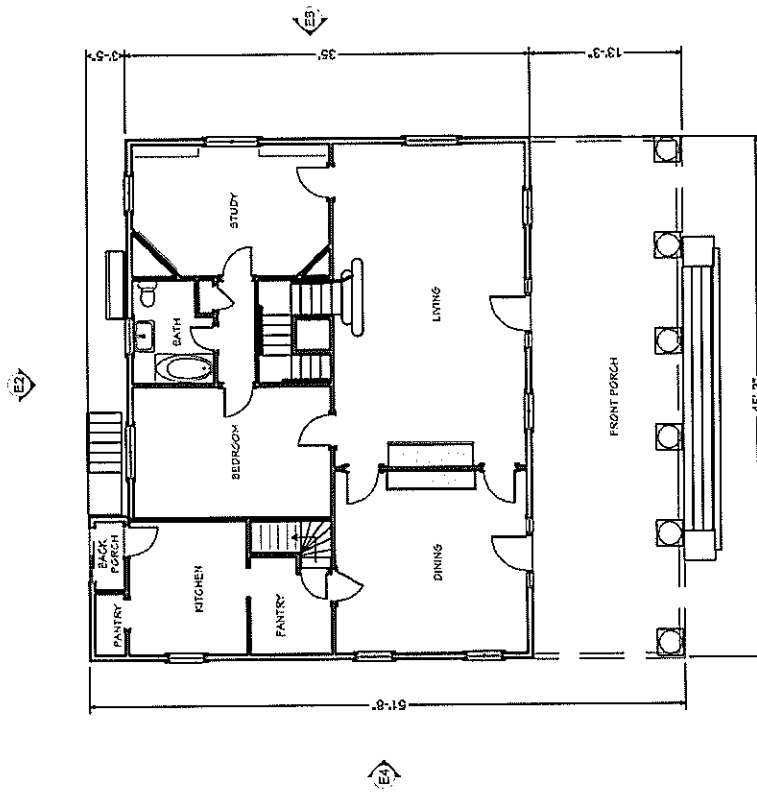
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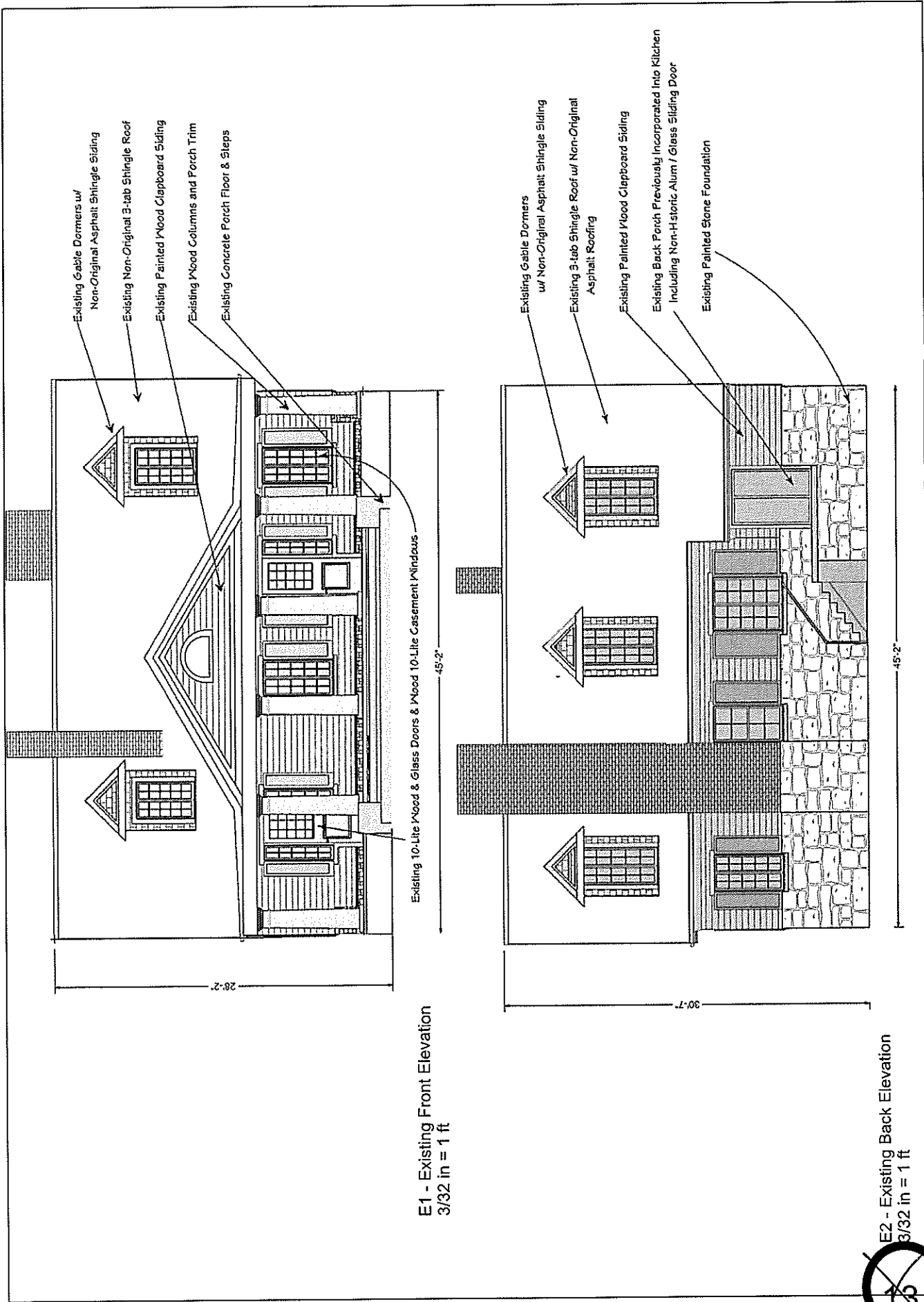
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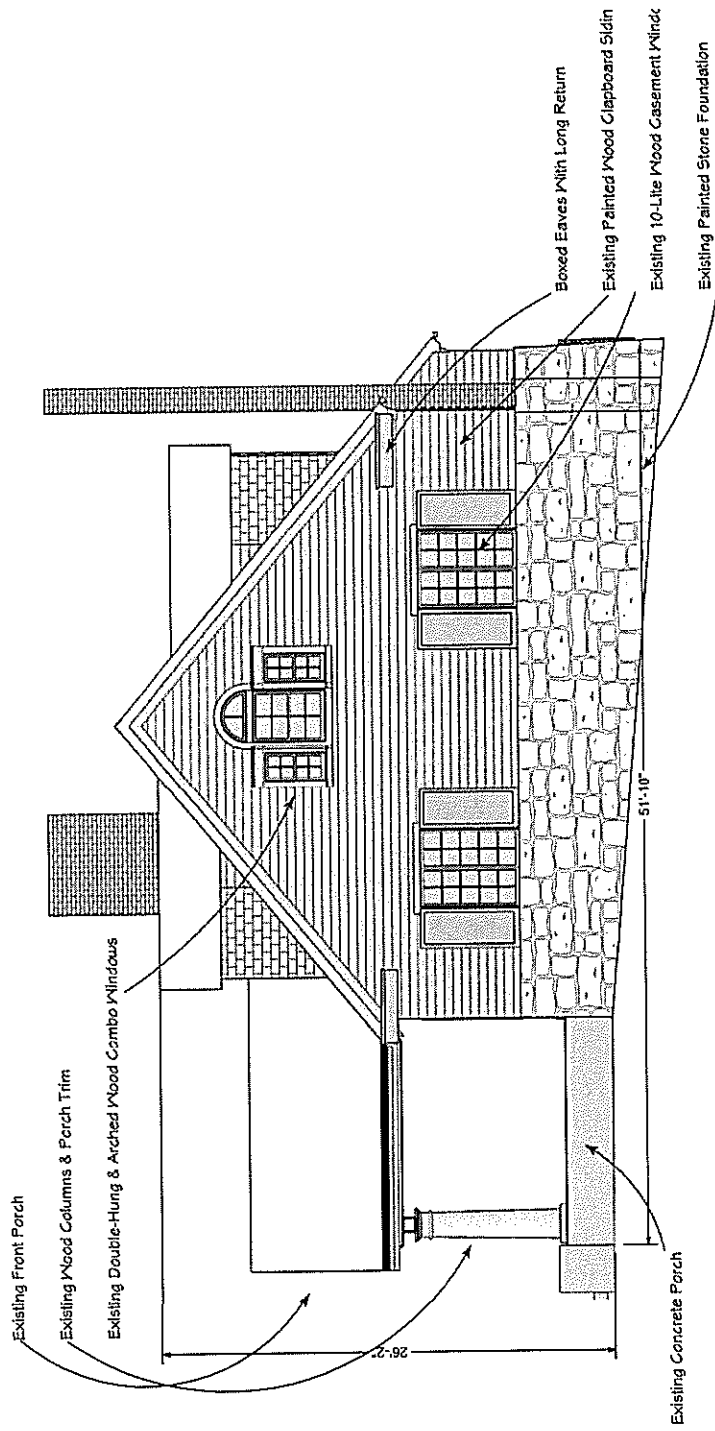
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E3 - EXISTING - RIGHT ELEVATION
3/32 in = 1 ft



AUGUSTINE-OPPENHEIM RESIDENCE

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Existing Structure - Elevations

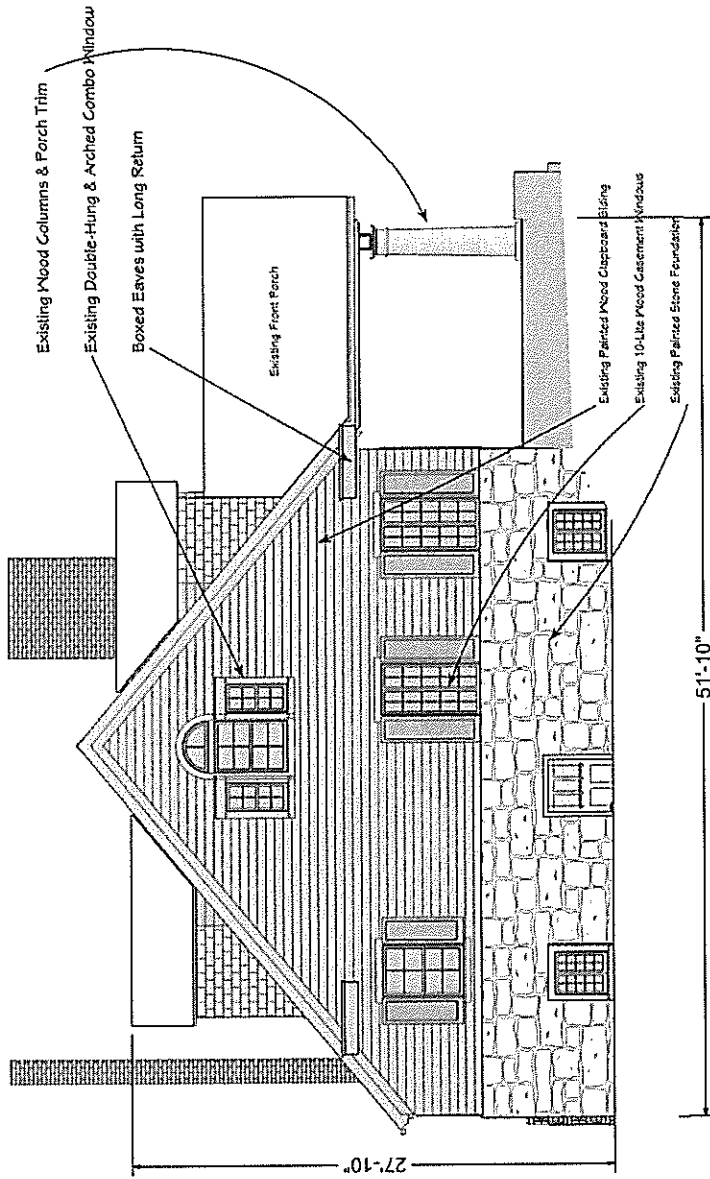
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E4 - EXISTING LEFT SIDE
3/32 in = 1 ft



AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

Existing Structure - Elevations

Preliminary HAWP

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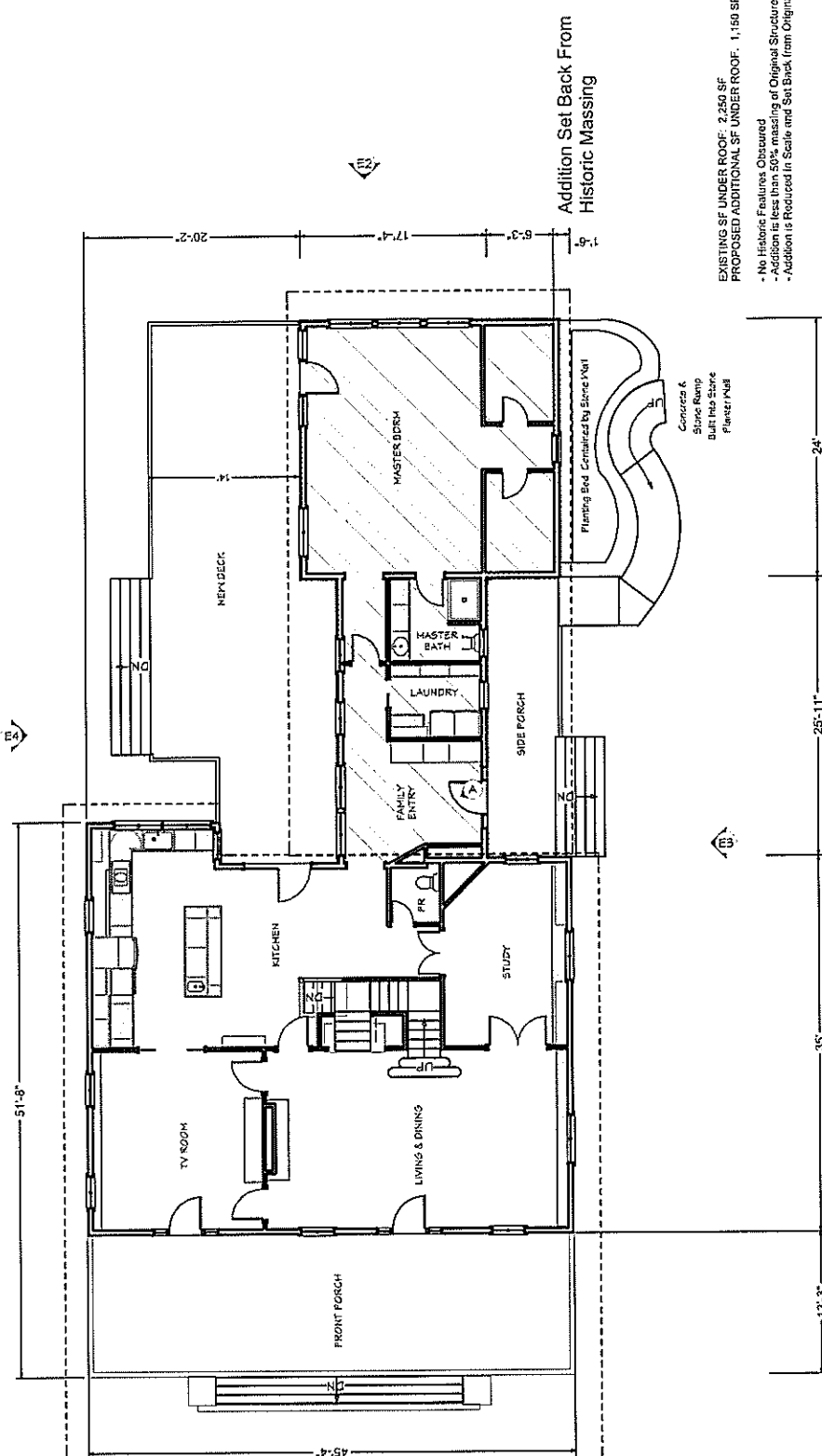
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Addition Set Back From
Historic Massing

- EXISTING SF UNDER ROOF: 2,250 SF
- PROPOSED ADDITIONAL SF UNDER ROOF: 1,150 SF
- No Historic Features Obscured
- Addition is less than style massing of Original Structure
- Addition is Reduced in Scale and Set Back from Original Structure

Concrete &
Steel Beam
Built into Stone
Plaster Wall

Historic Massing

Proposed Low Roofed
Connector with
Covered Side Porch

Proposed Addition

CEDAR AVE

KEY E1 - PROPOSED - FIRST FLOOR PLAN
1/16 in = 1 ft

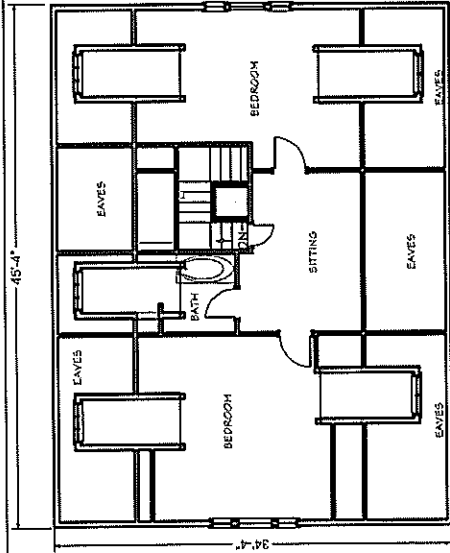
AUGUSTINE-OPPENHEIM RESIDENCE
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Proposal - Floor Plans
Preliminary HAWP

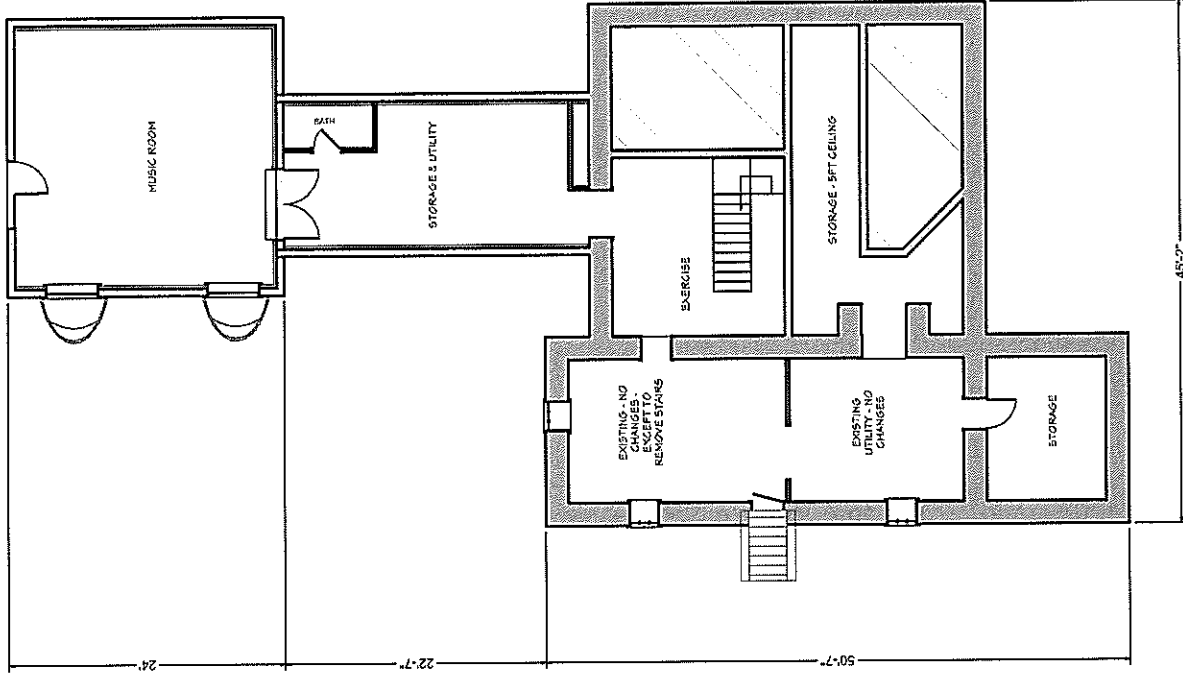
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PROPOSED 2ND FLOOR PLAN - NO CHANGES
1/16 in = 1 ft



PROPOSED - BASEMENT PLAN
1/16 in = 1 ft

AUGUSTINE-OPPENHEIM RESIDENCE

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Proposal - Floor Plans

Preliminary HAWP

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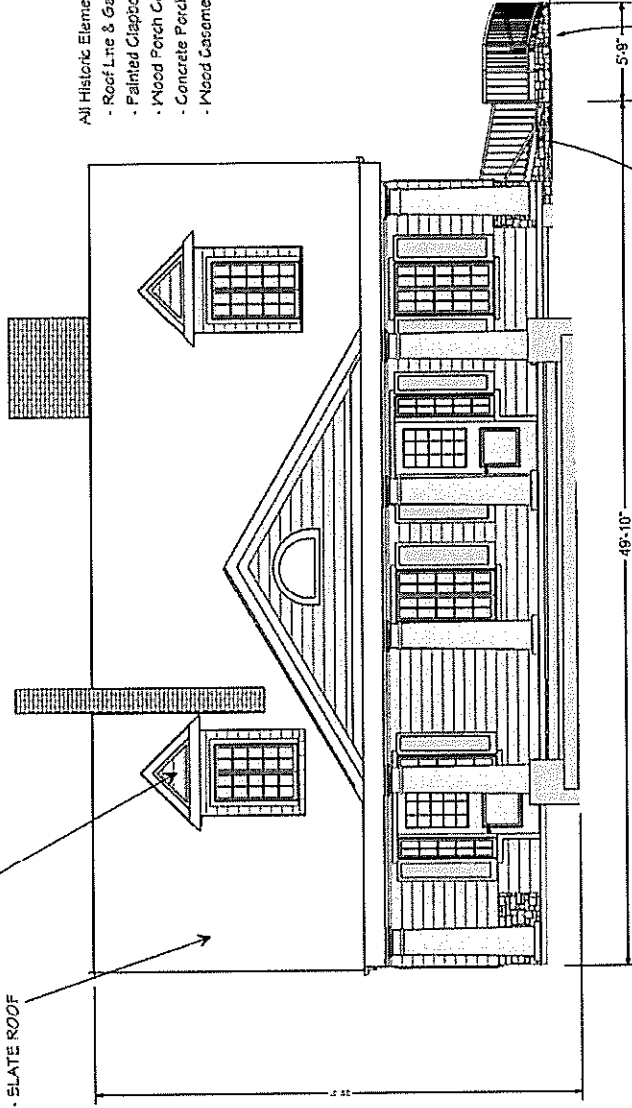
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RESTORE:

- WOOD CLAPBOARD SIDING ON DORMERS
- SLATE ROOF

- All Historic Elements Retained
- Roof Line & Gable Dormers
- Painted Clapboard
- Wood Porch Columns and Porch Trim
- Concrete Porch
- Wood Casement Windows & Doors



E1 - PROPOSED FRONT - TULIP ELEVATION
3/32 in = 1 ft

AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

Proposal - Elevations

Preliminary HAWP

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RESTORE:
 - WOOD CLAPBOARD SIDING ON DORMERS
 - SLATE ROOF

NO CHANGES TO HISTORIC ELEMENTS

1-1.2 Story Addition:
 - Fiber Cement Lap Siding
 - Wood SDL Windows Echo 2nd Floor Gable Windows
 - Boxed Eaves Echo Original Details

Standing Seam Metal Roof

Painted Stone

Glass & Panel Door & Side-Lites

Lattice Panels

Natural Stone Raised Planter Wall
 and Wheelchair Ramp
 w/ Metal Railings

Shutters Echo Original Details

HISTORIC MASSING

50'

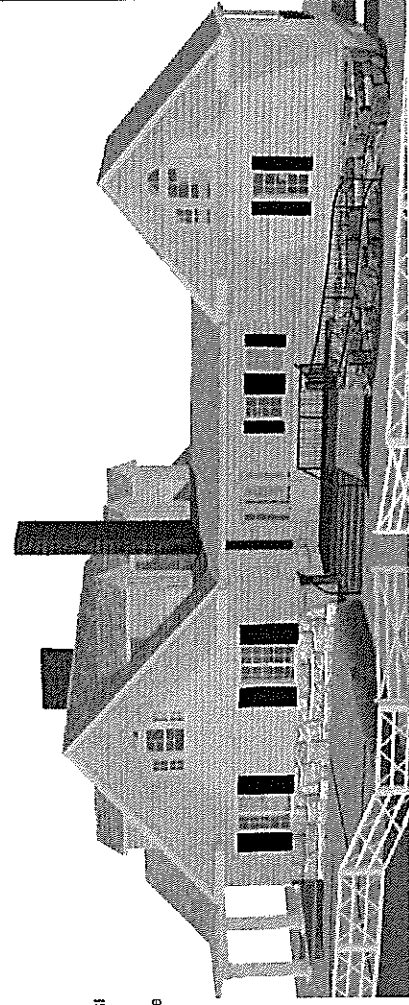
45'

Low Long Connector -
 - Allows Clear View of Original Back Elevation
 - Provides Family Entrance from Cedar Ave
 - Putting Utilities in Connector Subordinates
 Mass of Addition

PROPOSED CEDAR AVE ELEVATION
 3/32 in = 1 ft

EXISTING SF UNDER ROOF: 2,250 SF
 PROPOSED ADDITIONAL SF UNDER ROOF: 1,150 SF

- No Historic Features Obscured
 - Addition is less than 50% massing of Original Structure
 - Addition is Reduced in Scale and Set Back from
 Original Structure



AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

Proposal - Elevations

Preliminary HAWP

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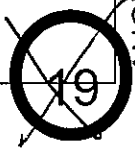
120 Park Ave

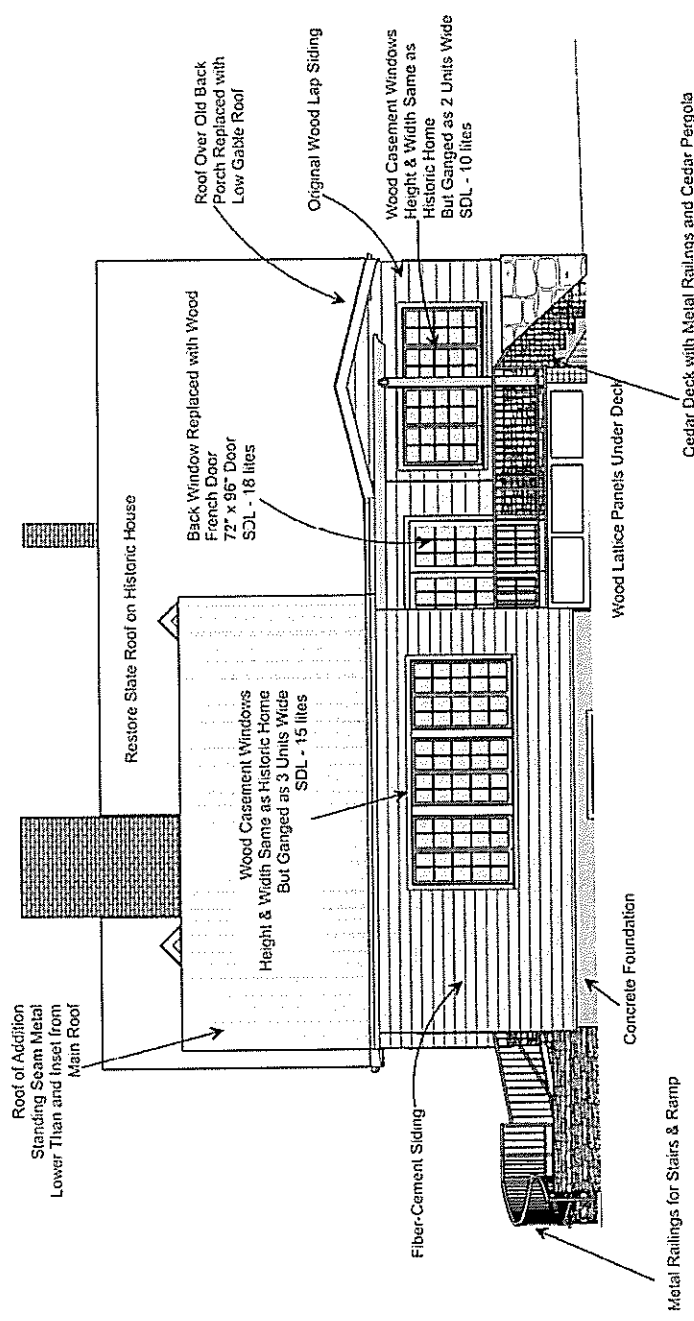
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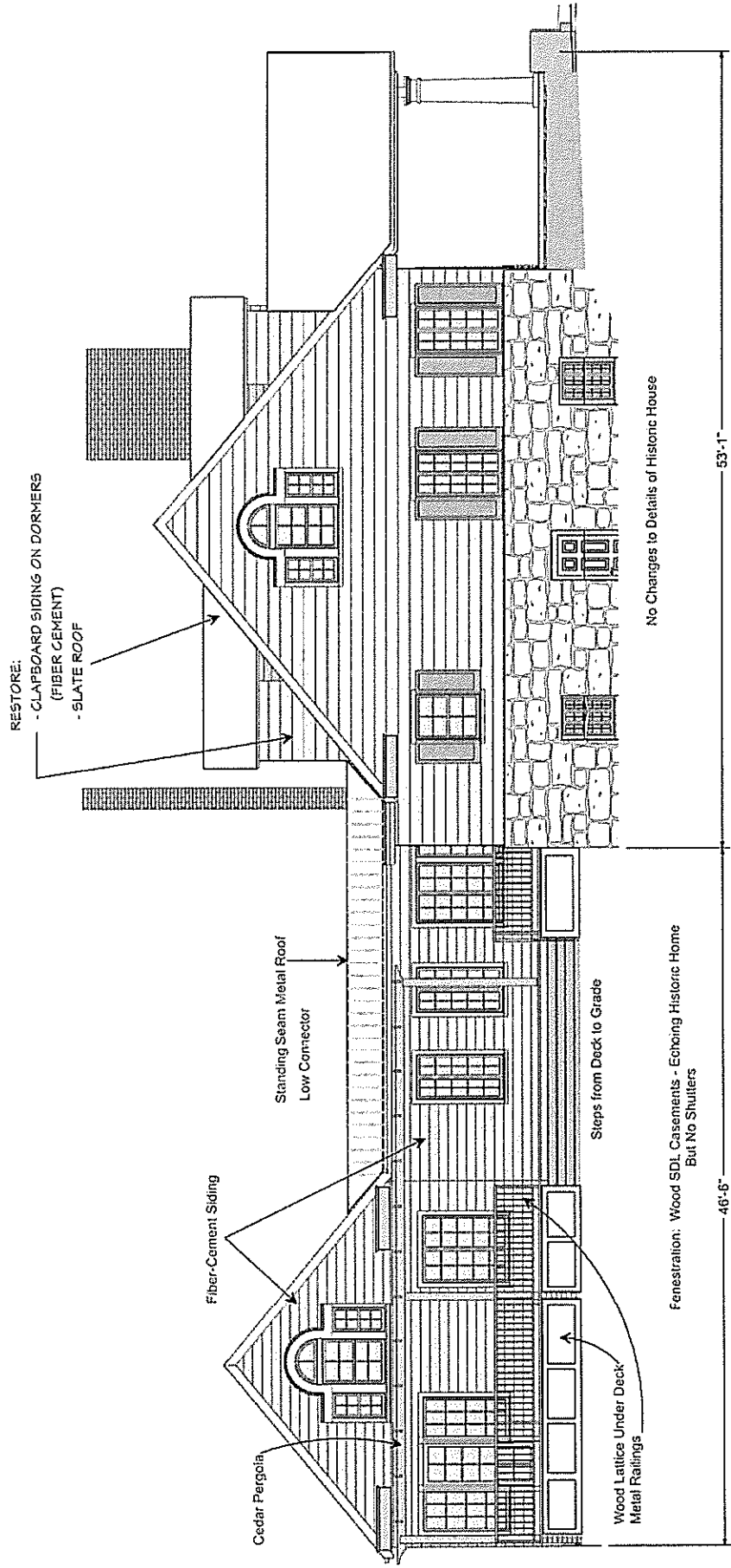
E2 - PROPOSED BACK ELEVATION
3/32 in = 1 ft



AUGUSTINE-OPPENHEIM RESIDENCE
7204 Cedar Ave, Takoma Park, MD 20912

Proposal - Elevations
Preliminary HAWP

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E4 - PROPOSED NORTHWEST ELEVATION
3/32 in = 1 ft

AUGUSTINE-OPPENHEIM RESIDENCE

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Proposal - Elevations

Preliminary HAWP

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1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X
:

5 HISTORIC AREA WORK PERMIT - :
17 Hesketh Street : HPC Case No. 35/13-18C

6 :
- - - - - X

7 :
PRELIMINARY CONSULTATION - :

8 7204 Cedar Avenue :
:

9 - - - - - X

10 A meeting in the above-entitled matter was held on
11 January 23, 2018, commencing at 7:34 p.m., in the MRO
12 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
13 20910, before:

14

COMMITTEE MEMBERS

15

Bill Kirwan, Chair

16

Sandra Heiler

17

Marsha Barnes

18

Kenneth Firestone

19

Richard Arkin

20

Eliza Voigt

21

Robert Sutton

22

23

24

25

Deposition Services, Inc.

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Phillip Estes

Michael Kyne

Daniel Bruechert

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Charlet Wang	16
Jackie Braitman	32

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

3 VOTE.

4 MR. KIRWAN: The motion passes unanimously. We
5 want to thank you for coming out tonight, Ms. Wang, and wish
6 you the best with your project as you go forward. Thank
7 you.

8 The next item on our agenda this evening is a
9 preliminary consultation for 7204 Cedar Avenue in Takoma
10 Park. Do we have a Staff Report?

11 MR. KYNE: Yes, we do. Thank you. Again, 7204
12 Cedar Avenue, Takoma Park. This is an outstanding resource,
13 classical revival style, circa 1913. And the applicant is
14 here tonight with a proposal for a building addition and
15 other alterations. And I will start with a walk around the
16 property.

17 This is starting at the front. And this is
18 actually from Tulip Avenue. And, as you can see, we have
19 quite a large setback here. And this is, I'm angled sort of
20 to the left front, and then just moving right around. This
21 is across the street, again on Tulip Avenue, looking
22 directly at the front at a right angle. And then across
23 Cedar Avenue and moving up.

24 And then this is moving toward the rear. The rear
25 yard. Back on the same side of the street as the house.

1 Looking across the rear yard at the rear neighbor. And then
2 from the approximate rear right hand corner looking back at
3 the house. And then, moving into the rear yard. This is
4 looking straight on at the rear. Moving to the left, and
5 when I say left and right in this instance, I'm referring to
6 as viewed from the front. And this is the left side.
7 Toward the front of the house looking back along the left
8 side into the rear. This is the right side. And then the
9 front from the left corner.

10 And, this is the front dormer. And, as you may
11 have noted, this is identical to the three dormers on the
12 rear. Another view of the front dormers. This is just
13 looking at the existing paver patio/driveway in the rear.
14 And this is looking at an existing terracotta walkway that
15 leads from the sidewalk to the house. This is on the right
16 side of the house. And you may have also noted the
17 terracotta sidewalk in the previous photos along Cedar
18 Avenue on this side of the street.

19 This is an example of the chain link fence that is
20 in the windows, all of the windows, currently, for security.
21 On the front their actually installed on the inside. And
22 then, on the sides and rear, they're installed on the
23 outside. And just a quick view of some of the trees in the
24 rear yard. I'm not sure if any of these are proposed to be
25 impacted but, we want to make sure that we are taking this

1 into consideration.

2 And then the plans. The image on the screen in
3 front of you is actually the existing site plan, which I
4 inadvertently left out of the Staff Report. And the
5 proposed site plan. Existing floor plans. Existing
6 elevations. Then proposed floor plans and elevations.

7 The applicable guidelines in this case are the
8 Takoma Park Historic District Guidelines, and the Secretary
9 of Interior Standards for Rehabilitation. And, onto
10 discussion. As you can see from the photographs, this is a
11 one and a half story classic revival style outstanding
12 resource. And records indicate that the historic house was
13 constructed in 1913, replacing a Queen Anne style house that
14 burned that same year. The house is located on a corner lot
15 as noted, and as seen in the photographs, the front of the
16 house faces Tulip Avenue, and the right side faces Cedar
17 Avenue. And because of this, three of its elevations are
18 clearly visible. That being the front, rear and right side.
19 And the applicant has indicated that house experienced
20 previous alterations including the replacement of the
21 original slate roof with asphalt, and the replacement of the
22 original clapboard siding on the dormers with asphalt
23 shingles.

24 So, I'll just go into some detail for the proposed
25 work. There is an extensive list of restoration work

1 including replacing the existing asphalt roof with slate.
2 Replacing the asphalt shingles on the dormers with wood
3 clapboard siding to match the historic house. Repairing the
4 exterior trim, siding and foundation walls as necessary.
5 Repairing the original windows and doors. Repairing the
6 original shutters. Repairing the original porch columns.
7 Removing the chain link security coverings from the windows.

8 Regarding the additions, the proposal is to
9 construct and one and a half story addition at the rear of
10 the house which will be connected by a one-story hypen. And
11 the proposed materials for the hypen and the addition
12 include fiber cement siding, SDL wood windows, and standing
13 seam metal roofing. Other work includes the construction of
14 an attached deck at the left side of the proposed hypen and
15 rear addition. The construction of a covered porch at the
16 right side of the proposed hypen.

17 The construction of stone paver walkways at the
18 right side of the property connecting to the proposed
19 coverage porch. Construction of a stone wheelchair ramp at
20 the right side of the property connecting to the proposed
21 covered porch. The alteration of a small roof overhang at
22 the rear/left side of the historic house. Changing the
23 existing shed roof overhang to a gable roof overhang. And
24 the conversion of an existing original window at the rear of
25 the historic house to a French door.

1 Staff does fully support restoration and repair
2 work finding that it will enhance the preservation of the
3 resource. But I do ask for your guidance regarding the
4 following, and for many of the things I'll list here, I did
5 go in-depth in the Staff Report, so I won't repeat that
6 verbatim here tonight, but hopefully, you've all had a
7 chance to read that, and we can reference that if we need
8 to. But, the questions that I, or the issues that I would
9 seek your guidance on include the following: does the
10 combined length of the proposed hyphen and rear addition have
11 the potential to detract from and/or overwhelm the historic
12 house? Is the hyphen approach appropriate at the subject
13 property, or would a more traditional addition be more
14 compatible with the surrounding district and streetscape?
15 If the Commission finds that the hyphen approach is
16 appropriate in this case, should the materials and/or design
17 be more clearly differentiated from the historic house,
18 especially given the hyphen's visibility from Cedar Avenue?

19 Would a more traditional addition be more
20 appropriate, although it would require the alteration and/or
21 removal of character defining features which are clearly
22 visible from the right-of-way? I see any general guidance
23 regarding the proposed materials, especially the standing
24 seam metal roofing, and with regard to that, I would be
25 looking for advice or more specifically, I'd be asking you

1 to give the applicant advice regarding the finish and the
2 ridge details for the standing seam metal roof. Any
3 guidance regarding the proposed conversion of the original
4 window at the rear to a French door, noting the visibility
5 from Cedar Avenue, and that the Guidelines for outstanding
6 resources encourage the preservation of original windows and
7 doors.

8 And, as I did state in the Staff Report, while the
9 Guidelines do stress the importance of preserving the
10 original windows and doors, if you find the hypen approach
11 appropriate, and if you find the proposal appropriate, that
12 window will not be visible from Cedar Avenue. Any guidance
13 regarding the proposed alteration of the small roof overhang
14 at the rear left side of the house. And Staff asks that the
15 applicant provide any additional information regarding the
16 existing overhang that may help the Commission in making
17 their recommendations. Specifically regarding date and
18 whether or not that is original.

19 And this was not in the Staff Report, but it has
20 come to Staff's attention that this property may be in a
21 sensitive area as the existing terracotta sidewalks along
22 Cedar Avenue are the only remaining original sidewalks in
23 the historic district. The City of Takoma Park is actively
24 working with Historic Takoma to formulate a plan to protect
25 these sidewalks. From the submitted site plan it is unclear

1 how the existing rear paver driveway is proposed to be
2 altered, and whether these alterations have the potential to
3 impact the adjacent sidewalks. Staff asks the applicant to
4 clarify the proposal so that the Commission can ensure that
5 the sidewalks will not be damaged. And, Staff also notes
6 that there is an existing terracotta walkway. You saw that
7 in the photos at the right side of the house. The walkway
8 shares characteristics with the sidewalks along Cedar
9 Avenue, but it's unclear if it is original and/or if it is
10 proposed to be altered. Any information that can be
11 provided regarding the walkway, and whether it is original,
12 will help the Commission make informed recommendations.

13 And, so with that, I do recommend the applicant
14 make any revisions based on the Historic Preservation
15 Commission's recommendations and return for a HAWP. And
16 finally, I do want to show you some of the existing
17 surrounding streetscape. This was just taken from Google
18 street view. So this is basically from the subject property
19 or the same side of the street as the subject property
20 looking at the houses on the opposite side of the street of
21 Cedar Avenue. So moving along. And then this is the
22 existing property to the rear. and with that, I would be
23 glad to take any questions you might have for me.

24 MR. KIRWAN: Michael, have we heard from Historic
25 Takoma?

1 MR. KYNE: We haven't received any comments, no.

2 MR. KIRWAN: And we're kind of referring to this
3 as a hypen, but it's not the typical hypen that we usually
4 see and want to see, more of a connector. So, determining
5 the use of that word versus just calling the whole thing an
6 addition, I'm just curious. Is it just because it's
7 physically in floor plan?

8 MR. KYNE: I think, in discussing with the
9 applicant it was, in discussing with the applicants and
10 determining why they were proposing this design, it was for
11 the same reasons that we would often see a hypen proposed.
12 It's to separate the addition from the historic house
13 providing differentiation. As I noted in the Staff Report,
14 this one has some major differences from what we usually see
15 in a hypen. Hypens are usually very modest. They're not as
16 long as the ones being proposed, and one of the main
17 objectives in having a hypen at the rear is, of course,
18 differentiation. But in making it more modest, it reduces
19 the visibility from the oblique angles at the front.
20 Because you can see the rear clearly from Cedar Avenue, it
21 may not be as appropriate in this case.

22 MR. KIRWAN: Okay. And the last question I had
23 was, the side porch, deck, which is the side entrance into
24 the house, it's rendered as if it, I mean, it kind of looks
25 like it's brick. Have there been any indication of what the

1 material is for the side porch yet, or is that specified?

2 MR. KYNE: It hasn't been specified.

3 MR. KIRWAN: I mean, it has a lattice opening, so
4 it almost look like it would be a light structure, like it
5 would be a wood structure. We can ask the applicant.

6 MR. KYNE: Yes, let's ask the applicant because,
7 as I noted, it hasn't been specified, so I'm not sure.

8 MR. KIRWAN: Okay. Any other questions?

9 MS. HEILER: You had mentioned the terracotta
10 paving. Can you tell us again what would be the impact on
11 the existing terracotta paving around the house?

12 MR. KYNE: Well again, one of my main reasons for
13 mentioning that in the Staff Report tonight, I want the
14 applicants to be aware that this information has come to
15 light, and I want them to provide any information to you and
16 to us as Staff, that might help us in making our future
17 recommendations, because at this point it's unclear whether
18 it will be impacted. I don't believe that it will, but I
19 think it's just important that that's on the record, and
20 that we can note that it will not be.

21 MS. VOIGT: Because, Michael, the existing
22 walkway, there is an existing walkway that's adjacent to the
23 terracotta, and the brick paving pad. None of this that
24 connects to the terracotta is new? We can ask the applicant
25 that too.

1 MR. KYNE: So -- yeah, let's ask the applicant.
2 But, if you look at the existing site plan, we can see the
3 terracotta walkway at the right side that I identified in
4 the photographs. And it looks to be in the same location in
5 the proposed, so I don't think that's being impacted. But,
6 it would be, I think, important for us to make that
7 determination tonight.

8 MR. KIRWAN: Any other questions?

9 MR. ARKIN: Mr. Chairman, yes. Am I correct in
10 assuming that the house is not occupied?

11 MR. KYNE: That is my understanding, yes. So, if
12 you want me to be a little more specific. Again, the
13 applicants can address this but, I believe the house is
14 currently unoccupied, but it's planned to be occupied by the
15 daughter of the present owners.

16 MR. ARKIN: And because it's been unoccupied was
17 the reason for installing the chain link?

18 MR. KYNE: That's my understanding, yes.

19 MR. ARKIN: Okay, thank you.

20 MR. KRIWAN: Any other questions for Staff? All
21 right, if not, we invite the applicant to please come
22 forward. We can give you seven minutes for your testimony,
23 and then we probably have some questions for you. And,
24 please state your name for the record before you speak.

25 MS. BRAITMAN: I'm Jackie Braitman.

1 MR. KIRWAN: Is it on yet? Push the little square
2 button and the light will come on. There you go.

3 MS. BRAITMAN: Jackie Braitman, Braitman Design
4 Studio. I'm an agent for the owners. The answer to your
5 question is that that chain link has been on for a very long
6 time. The owners, current owner is the estate of the
7 Augustines, and the heir is their daughter, who is my
8 client. The Augustines have owned the house for 65 years,
9 and Nancy, the daughter, the current owner, or to be owned,
10 the heir, is very interested in restoring the house and
11 preserving its character. The terracotta walkway is not
12 being impacted. The existing terracotta walkway on the
13 property, so the -- this is brick, and not historic. This
14 is terracotta and is the same terracotta as the sidewalk
15 that is in the, on Cedar Avenue. There's no work that we
16 would be proposing that would impact the terracotta.

17 We worked real hard to try to come up with a
18 proposal that would meet the guidelines as we understood
19 them. And so, because of the shape, if you could put the
20 side view, the view from Cedar, because of the shape of the
21 house and the shape of the roof, and the three back dormers,
22 and the fact that it's on a corner and so visible, it was a
23 challenge to come up with a program that would meet my
24 client's needs as well as preserve that character. And
25 it's, you know, in our view, a gable end addition would

1 destroy the character of the house viewed from Cedar, in
2 particular.

3 So, I've always called it a connector rather than
4 an ell. That connector is specifically meant to, so that
5 from any view, you know, any oblique view or direct view
6 from Cedar, you could always see the defining
7 characteristics of the house. So that's one of the reasons
8 for the length of that connector. You know, the reason I
9 included the perspective view in addition to the elevations
10 is because you can see that as you bring that addition
11 closer to the house, we start to obscure the defining
12 characteristics of the house. And, in addition, my client
13 was very, I mean, from her perspective, she wants to
14 preserve the interior character of the house too. And those
15 upstairs rooms, what you don't appreciate from the pictures
16 is that the house has 10 and 11 foot ceilings, including on
17 the second floor. And the views from those dormers are
18 quite dramatic, and we really don't want to block those
19 views. So, that's one of the reasons for the long connector
20 and for the way the addition is designed.

21 By my reading of the guidelines which talks about
22 scale and character and form, it seems to me that we are in
23 compliance with the guidelines, even though, if you look at
24 the, you know, yes, the length along Cedar of the new
25 construction is virtually identical to the historic massing.

1 They're both about 50 feet. But because of the way the
2 connector and addition are developed, the scale, the massing
3 is clearly subordinate to it. And I think that also the
4 materials help define that difference. So the standing seam
5 metal roof, which actually fairly typical in the
6 neighborhood. One of the streets almost directly across,
7 one of the houses almost directly across the street is a
8 standing seam metal roof. I know that there is a house on
9 Willow which was a standing seam metal roof, and you guys
10 allowed them to remove that decaying roof a few years ago.
11 But of that period, standing seam metal was typical in the
12 construction there.

13 In addition, Cedar Avenue -- so, this is the site
14 of the original Gilbert house. Gilbert is the gentleman who
15 developed Takoma Park, and this was his house. The Queen
16 Anne house that burned was his house. It was substantially
17 more massive than the existing house. It was a Queen Anne,
18 and the houses around it, the, absolutely, the pictures that
19 Michael showed were directly across the street. But if you
20 go one more block, there are some very large houses, and the
21 lots on Cedar are larger than the average lots in Takoma
22 Park. And most of those houses are larger. So, I don't
23 think that the proposal is counter to the scale of that part
24 of the neighborhood. Whereas, I'm on Park Avenue, a few
25 blocks away, and it would be completely inappropriate on

1 Park. So, I think that's everything.

2 MR. KIRWAN: All right, great. Thank you for our
3 testimony. I have a couple of questions. Coming back to
4 the metal roof. The Commission has spent a long time
5 looking at modern metal roofs compared to old historic metal
6 roofs, and back in the day when you could still do painted
7 tin, that was a great modern material to use --

8 MS. BRAITMAN: Right.

9 MR. KIRWAN: -- for a standing seam metal roof.
10 We've had concerns with the modern prefinished roof systems
11 because they tend to have, because those joints are welded
12 and seamed, they have heavy cap details, heavy venting
13 details, heavy eave line details, so it'd be important as
14 you begin to formalize exactly what material you want to use
15 there to better understand, because we're making reference
16 to historic metal roofs, but my guess is that's, you know,
17 unless you're going to do a standing seam copper roof, which
18 I'd be all in favor of, but that would be very expensive.
19 You know, I think we'll struggle with prefinished metal
20 roofs as we go forward.

21 MS. BRAITMAN: Okay.

22 MR. KIRWAN: And going back to a question I asked
23 Staff, the side porch deck, is that --

24 MS. BRAITMAN: It's wood construction.

25 MR. KIRWAN: It's a wood deck, okay.

1 MS. BRAITMAN: It is, it could be something
2 different, but it's currently proposed as wood.

3 MR. KIRWAN: All right. Yes, Commissioner
4 Firestone?

5 MR. FIRESTONE: Okay, I'll try and kick this off,
6 but one thing about the size of the lot and the proportions
7 and size of this building, if I remember correctly, if you
8 continue along Cedar towards Holly, the property adjacent to
9 this one, doesn't it have basically have two houses on it?

10 MS. BRAITMAN: As you continue along Tulip towards --

11 MR. FIRESTONE: Tulip rather, yes, towards Holly.

12 MS. BRAITMAN: You know, I'm, that's where
13 Wolfgang lives and I'm not completely sure of where those
14 property lines are.

15 MR. FIRESTONE: But it's like one house is behind
16 the other there?

17 MS. BRAITMAN: Yes, that's right. Although, the
18 house I think directly adjacent on Tulip has already entered
19 into some kind of, I'm sure I'll use the term incorrectly,
20 an historic preservation easement, so because of the size of
21 the lot which guarantees that the lot is not subdivided.
22 And my client intends to enter into the same type of
23 agreement with this lot to further protect the house. But,
24 you know, it is a huge lot.

25 MR. FIRESTONE: Yeah, I mean, the point I was

1 trying to make is that, considering the size of the lot and
2 considering the historic house that was there previously, I
3 don't know that enlarging this house is unreasonable.

4 MS. BRAITMAN: Yeah, we're still at something
5 like, you know, even with the addition, 15 percent lot
6 coverage or something like that.

7 MR. FIRESTONE: The other question I had concerned
8 the terracotta pavers. You said there shouldn't be any
9 impact on them, but I think, I'm wondering is you are going
10 to take some consideration for protecting or perhaps even
11 removing and reinstalling them once construction starts?

12 MS. BRAITMAN: The plan was, is to, in the same
13 way that we would do a tree protection plan, we would do a
14 plan to protect those pavers on the lot, and also the pavers
15 that we would be crossing as we bring construction equipment
16 into the site. They actually are in pretty good, the
17 sidewalk on the property is in quite good shape, and my
18 worry would be that in uninstalling them, we would damage.
19 them. And so, my current plan would be to protect them
20 rather than to uninstall them and reinstall them.

21 MR. KIRWAN: Just to add onto that. I think it'll
22 be important ultimately for us to see exactly where that
23 existing walkway ends and how you're connecting into it. In
24 the drawings it looks seamlessly, they all look like they're
25 one material. So, at some point, we're going to want to see

1 the detail of --

2 MS. BRAITMAN: There's actually a step, right at
3 the, right at where the current parking pad is, there's a,
4 it's really a short, really tiny retaining wall, and it's a
5 step, and that's where the brick starts and the pavers end.

6 MR. KIRWAN: Well, just make that very clear in
7 the drawings. What material you're using compared to the
8 new material will be important for us to see as you go
9 forward. Commissioner Voigt, you had a question?

10 MS. VOIGT: Hi. Well, thank you very much for
11 taking care of this house. I think it's a beautiful house.

12 MS. BRAITMAN: Isn't it a great house? Yeah.

13 MS. VOIGT: Yeah, I think so. It could be the lot
14 too, it's really pretty. But, my question, so that the
15 original house is one and a half stories, and the addition
16 is one and a half stories, but because, you're saying
17 because of this hyphen or because of this separator, that you
18 won't get the feeling. And I think the grade of the
19 property --

20 MS. BRAITMAN: It's slight. The front grade is
21 pretty steep, but in the back there's a little bit of grade
22 there, but not a whole lot. But it does set it down a
23 little bit. The addition is not actually one and a half
24 stories. It's a vaulted ceiling, but the roofs line is the
25 same as, the same slope as the historic roofline, and the

1 windows are the same. So it appears to be a one and a half
2 story addition. It's really a one-story addition.

3 MS. VOIGT: Okay.

4 MR. KIRWAN: Any other questions?

5 MS. HEILER: Yes. I'm assuming that the
6 foundation of the connector there is not ever visible
7 because of the steps. Does the foundation of the addition,
8 whatever part is visible, and the wall by the wheelchair
9 ramp, does that match the foundation of the house?

10 MS. BRAITMAN: No. This is one of the curious
11 things. It's a stone foundation. I mean it's, you'll love
12 to walk into this basement. You know, the base of the stone
13 foundation walls are about 30 inches wide, you know, and
14 they taper up to, you know, 15 inches or so. What doesn't
15 make sense is that that's not typical of construction for a
16 house in 1913. So we believe that at least some of those
17 stone walls were original foundation walls of the Gilbert
18 house. However, one of the foundation, one of them is no
19 longer, it's in the middle of the house and is no longer
20 supporting. We suspect it was the original exterior wall of
21 the Gilbert house, and then they matched that stone
22 foundation in building a portion of the new house that goes
23 beyond that. That's supposition, because we can't find
24 plans on it. But, I don't, we couldn't match that. It's a
25 limestone, it's a pretty soft stone, which is one of the

1 reasons we're doing as little as possible to that stone
2 foundation. We were planning on doing poured concrete for
3 the foundation walls for the connector, and for the
4 addition. But they would not be visible, mostly because of
5 that, of the wheelchair ramp and the porch.

6 MS. BARNES: Several questions. I share my
7 colleagues views that it looks like a very, very wonderful
8 house and it's great to know that it's going to be rehabbed.
9 Really, a slate roof or a fake slate roof?

10 MS. BRAITMAN: No. My client is committed to this
11 house, and she wants to install a true fake, a true fake, a
12 true slate roof. Yeah.

13 MS. BARNES: Which will make the issue of any
14 metal seam roof become even more important, I think, in
15 terms of how it corresponds. I wanted to ask about the
16 lights in the doorway in the connector. You have side
17 lights? At least it appears that.

18 MS. BREITMAN: Right.

19 MS. BARNES: And, I --

20 MS. BRAITMAN: Because the original house has side
21 lights.

22 MS. BARNES: I see.

23 MS. BRAITMAN: So if you look at the, well there's
24 not a good picture of it in any of the material you've seen.
25 The front porch that faces Tulip has two glass doors with

1 side lights. So, that's the, you know, I actually had not
2 originally drawn it that way, but she wanted the skylights
3 to coordinate with the original.

4 MS. BARNES: Okay. And there seems to be a
5 pergola over the deck?

6 MS. BRAITMAN: Yeah.

7 MS. BARNES: Okay.

8 MS. BRAITMAN Which is not visible from any place,
9 but yes.

10 MS. BARNES: And then, I wanted to ask you, given
11 the size of the lot and everything, if you had given
12 consideration to having the connector and the addition
13 slightly broader? It would appear that you have doorways
14 out onto the deck.

15 MS. BRAITMAN: Right.

16 MS. BARNES: And I just wondered if you had given
17 any thought to that all being a little broader. This, I
18 suppose, comes back to the question of a more standard
19 addition rather than a connector with --

20 MS. BRAITMAN: One of the, as is true with any
21 house of this era, one of the drawbacks for today's
22 lifestyle is no indoor/outdoor connection. And, except for
23 the front porch, although the chain link kind of destroys
24 that right at the moment. But, Mrs. Augustine, was a
25 gardener, and while the garden beds haven't been maintained

1 well in the last 10 or 15 years, it's a wonderfully
2 landscaped lot. And Nancy very much wants to restore the
3 garden beds and improve them, and get an indoor/outdoor
4 connection. And so one of the reasons we did design it the
5 way we did, was so that while preserving completely the
6 historic view, we could create good light and garden views
7 from the kitchen, and from the new master bedroom. So,
8 that's the reason we did it the way we did it, and if we
9 brought it farther over, we would, it would make it harder
10 to create that connection.

11 MS. BARNES: And because you've mentioned the
12 garden beds and the lot, are there any trees that would be
13 impacted by your design?

14 MS. BRAITMAN: Thankfully, no. I'm not quite sure
15 why they didn't allow any mature trees to grow that close to
16 the house in the back, but no.

17 MS. BARNES: Because they were wise.

18 MS. BRAITMAN: Could be, but there are -- and
19 unfortunately, a lot, they've lost a lot of the mature oaks
20 that were in that area. And we've already started planting
21 more trees.

22 MS. BARNES: Thank you.

23 MR. KIRWAN: Any other questions? Do you have
24 question? Okay.

25 MR. ARKIN: I guess what I'm asking are questions.

1 But I'll begin by saying that I think the connector as
2 you've described it is, really does succeed in drawing
3 attention to the features of the main house, of the old
4 historic house, and limiting, rather than obscuring them. I
5 am concerned about two things that sort of jumped out at me,
6 and I wonder if you could tell me why you plan on doing
7 that. On the connector, looking at Circle 19, that
8 elevation, the Cedar Avenue elevation, why do you have two
9 windows with the shutters butting? You don't seem to have
10 that anywhere else on the property, and I'm wondering why
11 you chose those option if there is some other option that
12 wouldn't stand out so much.

13 MS. BRAITMAN: May I ask whether the question is
14 about the shutters or about the windows or both?

15 MR. ARKIN Well, both, really. You have on the
16 original house the conventional, the conventional windows on
17 the first floor seem to be shuttered, and you have the
18 showier windows in the gable.

19 MR. KIRWAN: Commissioner Arkin, can I make a
20 suggestion?

21 MR. ARKIN: Yeah.

22 MR. KIRWAN: That you simply state what you think
23 is the appropriate thing to do in your comments during
24 deliberation as opposed to asking a rhetorical, I mean not a
25 rhetorical, but a sort of an open ended question that -- I

1 think you should state what your opinion is on those windows
2 and your comments.

3 MR. ARKIN: I don't have an answer. That's why
4 I'm posing it as a question.

5 MR. KIRWAWN: Then maybe if you don't have the
6 answer --

7 MR. ARKIN: So, I don't have the answer. And so
8 I'm asking.

9 MR. KIRWAN: Somebody else might pick it up, or
10 it's maybe not a question to ask.

11 MR. ARKIN: And then my other question has to do
12 with the standing seam roof. And it's quite a lot of roof
13 you're adding to the historic house, and with the colors
14 that you show on your renderings, it tends to, from that
15 perspective it seems to overwhelm the roof, and I was, the
16 slate roof, and I was wondering if there's some way you
17 could perhaps, maybe, mute the color so it would not be so
18 striking?

19 MS. BRAITMAN: Absolutely. And, you know, as I'm
20 sitting here, one of the, you know, and thinking about the
21 problems with trying to do anything with the metal that
22 would not cause problems in terms of modernity, inclined to
23 go to talk to my client about a copper roof on the
24 connector, standing seam copper roof on the connector and a
25 shingle roof, you know, an asphalt shingle roof on the

1 addition, which I think would probably solve the problem
2 that you're raising as well as the issue of the materials.

3 MR. KIRWAN: Any other questions for the
4 applicant?

5 MS. BRAITMAN: Can I ask a question?

6 MR. KIRWAN: Sure.

7 MS. BRAITMAN: One of the things that we've
8 proposed in this is metal railings. And I haven't heard any
9 concern about that. I wonder if there is any concern about
10 that?

11 MR. KIRWAN: I, for one, don't. I think they're
12 most appropriate when they're fully exposed to the weather
13 like this. Wood and, you know, they're getting better and
14 better with the synthetic wood railings, but they often
15 still look a little fake, so I don't have a personal issue
16 with metal railings when they're out and exposed like this.
17 I think you're seeing heads nodding in agreement with that.

18 I'll just kick off with my comments. I do support
19 the addition, an addition to this house, and I think the
20 general configuration of what you've done, I find to be
21 something that is an appropriate response to this resource
22 for all the reasons you stated. I think it -- I do
23 appreciate what you're doing with the hypen with regards to
24 the interior views from the back of the house out into the
25 garden. So I think that can be a good response.

1 I think my biggest issue that I kind of raised at
2 the Staff report was, the hypen is not reading like a hypen.
3 And I think it really should. It should. And I think more
4 to the point with the introduction of a copper roof, that's
5 going to differentiate it even more from the other two
6 volumes. I think the hypen should read like some sort of
7 enclosed glass gallery or something like that, so it really
8 does read as a distinct thing separating these two pieces.
9 And you have an opportunity, within the hypen you're
10 actually showing us the back side of the hypen. The better
11 side of the hypen is what's facing the garden, and I think,
12 I would consider flipping that plan. That gives you the
13 opportunity to have this very glassy long hallway that leads
14 from the bedroom back to the rest of the house. And puts
15 those -- I'm not going to take comments or questions. This
16 is our thoughts that you'll have to take back to Staff and
17 consider.

18 So, that's my kind of view on this hypen, is it's
19 right now looking too much like both the addition and the
20 original resource, and it really needs to read as a distinct
21 piece on its own. As you have already kind of alluded to, I
22 think the roofs, and I don't think the roof of the hypen
23 necessarily has to be copper. I think it could be an
24 asphalt shingle roof if the roof of the addition is an
25 asphalt shingle roof. They could all be slate. But I think

1 metal, I'm concerned about metal for the all the reasons I
2 posed in my question. Standing seam copper would be great,
3 and I think that would be an acceptable solution for the
4 hypen, but again, it kind of leads to the hypen wanting to
5 read more like a hypen.

6 With regards to the ramp, I do have concerns about
7 the curvilinear shape of it. I totally agree the ramp is
8 something completely appropriate to request, especially for
9 long term residents in the house. But I think you actually
10 ought to push the ramp up against the house and have the
11 planting bed be what's facing the street, so that helps
12 conceal the ramp and its exposure to the street view, and
13 puts the planting bed that allows the plants to grow and
14 conceal the railing that's coming down. I think the ramp's
15 a little bit too much of a sculptural, calling too much
16 attention to itself as some sort of sculptural thing that
17 doesn't fit with the style of the house. I think it could
18 be more rectilinear and concealed by the planters.

19 The railing details. You brought up the railings.
20 The railing details will be important. Staff has lots of
21 guidelines on things that we've approved before with regard
22 to railings, so I would definitely get information from them
23 on what you finally present to us. And with regard to the
24 foundation, I'm a little, I was a little paused by the
25 concrete foundation comment. I think actually wherever the

1 foundation is exposed, especially on the rear elevation,
2 because there's no decks and things concealing it, it will
3 be visible from public space. You might want to consider
4 putting a parge coat over it that can be painted to match
5 the stone foundation. Similarly, with the planting beds,
6 I'm a little hesitant with stone on the ramp and the
7 planting beds, so you may want to consider making a parged
8 wall surface your sort of standard for the foundations of
9 the addition to again, make those distinct from the stone
10 foundation of the resource.

11 And lastly, Staff, I'm sure, will advise you,
12 we're going to want to see a lot of information and
13 specificity on the types of windows and doors you'll be
14 using for the project, the muntin details, all that kind of
15 stuff that they can sort of direct you to what we've find
16 appropriate. You know, but I think a lot of the things I'm
17 talking about are detail tweaks. I'm not talking about
18 major changes to this project, and I think it's really just
19 sort of tweaking it to get it there. But I think it's very
20 close right now. It's generally headed in a great
21 direction, and I appreciate your work with your client to do
22 a sensitive addition to this resource.

23 MS. HEILER: I agree with the Chairman, that I
24 think this is the right approach to putting an addition on
25 this house. And with his suggestion that the better side of

1 the hypen faces the garden, and you might want to use that
2 for the side that's most visible. I disagree with the whole
3 idea of having three different roof materials, the slate on
4 the house, and using wood on the or even asphalt shingle on
5 the addition, and copper on the hypen. I think, you know,
6 the state of the art right now with standing seam metal
7 roofs that are prefinished has improved enormously in the
8 last couple of years, and I think that you can come up with
9 quite an appropriate standing seam metal roof that's what a
10 matte finish that you could use on both the hypen and the
11 addition. I would certainly not put an asphalt shingle roof
12 on the addition with slate on the house. The addition does
13 defer to the house, but not that much.

14 I fully understand what you're doing with this
15 very long connector in preserving the view from the dormers
16 on the house. I think though that the connector is
17 disconcertingly long. If there is any way to reduce that
18 size, and one way of doing it is as the Chairman suggested,
19 making it glass. Otherwise, any way that you can reduce the
20 length of it, I think improves the look of the total
21 addition. Moving that at the addition closer to the house,
22 I think benefits the entire structure. I think you've done
23 a masterful job in repeating many of the elements of the
24 house, the design elements in the addition and simplifying
25 them somewhat. I think that's completely successful. And,

1 I agree with the notion of making the visible parts of the
2 foundation, parging them or doing something to prevent that
3 concrete from the contrast that it would provide with the
4 house. And, in general, I don't like metal railings, but
5 sometimes I think you have to do it. I hate to see a metal
6 railing on a house that's this good but, you know, you're
7 the architect.

8 MS. BARNES: I have to say that I appreciate the
9 project you've brought to us. I do not share quite the
10 concerns of other Commissioners about the length of the
11 connector. I think that you could distinguish it a bit by
12 removing the shutters on the windows and altering them
13 slightly. And I find that the door with the lights, which
14 is sympathetic to the main structure, perhaps is mimicking
15 it too much and then not giving us the differentiation that
16 we want. And I think there's always this tension between
17 differentiation and sympathetic additions, and I appreciate
18 what I think you've done in terms of being sympathetic.

19 I feel that the Chair's suggestion about the ramp
20 is a very excellent one. And, I also support the
21 suggestions about parging if you're using the concrete. I
22 think that would work out better. And I am glad to hear
23 that you will be taking steps to protect the terracotta
24 walkways.

25 MR. FIRESTONE: I'm not going to add too much to

1 the comments of the other Commissioners, other than to say
2 that I think that this is a very thoughtful and sensitive
3 project that you're undertaking and your concerns about the
4 original house, and doing, you know, keeping that as the
5 primary focus of the area so that it will be visible and
6 they'll be minimal alteration to it, and preserving it, is
7 admirable and I'm looking forward to seeing some finished
8 plans on this.

9 MR. SUTTON: Hi. I like the building a lot. I've
10 been very interested in this type of Colonial revival, Greek
11 revival, and I think it's preserving the front of the house
12 is fantastic. I would like to see the connector reduced
13 some. If you need more space, you might be able to put it
14 in the rear addition. And so I agree that, I don't feel
15 strongly one way or the other about the roof on the
16 addition.

17 The one thing I would like to see that, is the
18 Palladian window on the addition. Palladian windows, look
19 like they match the ones on the historic side, and I would
20 like to see a little bit of differentiation. And the reason
21 I say that, the other windows on the addition are different
22 than the windows on the historic house in design, and I'd
23 like to see, I think, you know, the shutters and the windows
24 themselves are a little bit different, and I'd like to see,
25 personally, but I'm not going to fall on my sword over it,

1 maybe some modification of the Palladian windows.

2 MR. ARKIN: I don't have very much to add. I do
3 think that the suggestion of shortening the connector is
4 worth looking at. Even shortening it a little bit would
5 make it stand out less. If you decide not to reverse the
6 inside treatment of the connector, then I would suggest that
7 you remove the shutters on the connector. I think they're
8 unnecessary. They're not on the other side of the
9 connector. And, be careful where you're using windows that
10 abut. I also think that the comment about the curvilinear
11 ramp is an excellent comment. I think having a ramp like
12 this is wonderful if the objective is to keep the house
13 comfortable perhaps for aging, for the occupant to age in
14 place. But the curvilinear treatment does stand out.

15 And similarly, I agree with the prior speaker that
16 the Palladian window should repeat the suggestion or the
17 sense of the window in the historic house, but not duplicate
18 it exactly.

19 MS. VOIGT: Okay, well I'll just wrap it up. I
20 think this is a great project. I really appreciate your
21 restoration work on this house. I think it's a beautiful
22 house. The size of the lot, I don't have a problem with the
23 length of the connector. I actually think it works pretty
24 well. I mean, when I looked through at a lot of different
25 hypens, because I also thought that a hypen should be more

1 differentiated. But I went and looked at materials, and
2 many of the hypens kind of do resemble the addition. So, I
3 think this works really well. I think that the
4 Commissioners had a lot of great details that I won't
5 repeat, but I think they will really work well. So, it's
6 all good. Thank you.

7 MR. FIRESTONE: Mr. Chairman, can I add one more
8 comment?

9 MR. KIRWAN: Yes.

10 MR. FIRESTONE: I'm in favor of a longer hypen or
11 connector, or whatever we want to call it, because I think,
12 as you stated, one of the reasons for doing that is to
13 preserve the views and appearance of the original house, and
14 that if you make that shorter or larger, or bring the
15 addition closer in, it will start to obscure the main house.

16 MR. KIRWAN: So I think overall you heard some
17 pretty consistent comments. And again, I think it really is
18 the details. I think the general approach seems to be very
19 strong and we're very supportive of it. You should consult
20 with Staff, but I think many of things are easily solvable,
21 and we hope to see you when you come in for a historic area
22 work permit.

23 MS. BRAITMAN: Thank you.

24 MR. KIRWAN: Thank you very much for coming in
25 tonight. Okay. The next item on our agenda are the meeting

1 minutes. Do we have any that we should approve tonight, as
2 a closing to the old way of doing?

3 MR. ESTES: Mr. Chairman, no, we have no meetings
4 to approve tonight.

5 MR. KIRWAN: Okay, very good. And I do not
6 believe we need a volunteer for tonight, so we'll move on to
7 Commission items. None? Then we'll have a few Staff items
8 to discuss.

9 MR. KYNE: Yes. We looked at two Staff items in
10 the worksession. One for 5912 Cedar Parkway, Chevy Chase,
11 and that was approved. And then we looked at a revision at
12 7400 Wisconsin Avenue, Bethesda, and that was not approved.

13 MR. KIRWAN: That's correct. We agree with those
14 conclusions. And with that, we're adjourned.

15 (Whereupon, at 8:59 p.m., the meeting was
16 adjourned.)

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