

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7110 Sycamore Ave., Takoma Park	Meeting Date:	9/11/2019
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	9/4/2019
Applicant:	Joan Marsh and Owen Philbin (Eric Saul, Architect)	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-17II RETROACTIVE REVISION	Staff:	Michael Kyne
PROPOSAL:	Siding installation, window removal, awning installation, and driveway alterations		

STAFF RECOMMENDATION:

Staff recommends that the HPC **deny** three (3) items and, separately, **approve** two (2) items in the HAWP application.

ARCHITECTURAL DESCRIPTION:

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

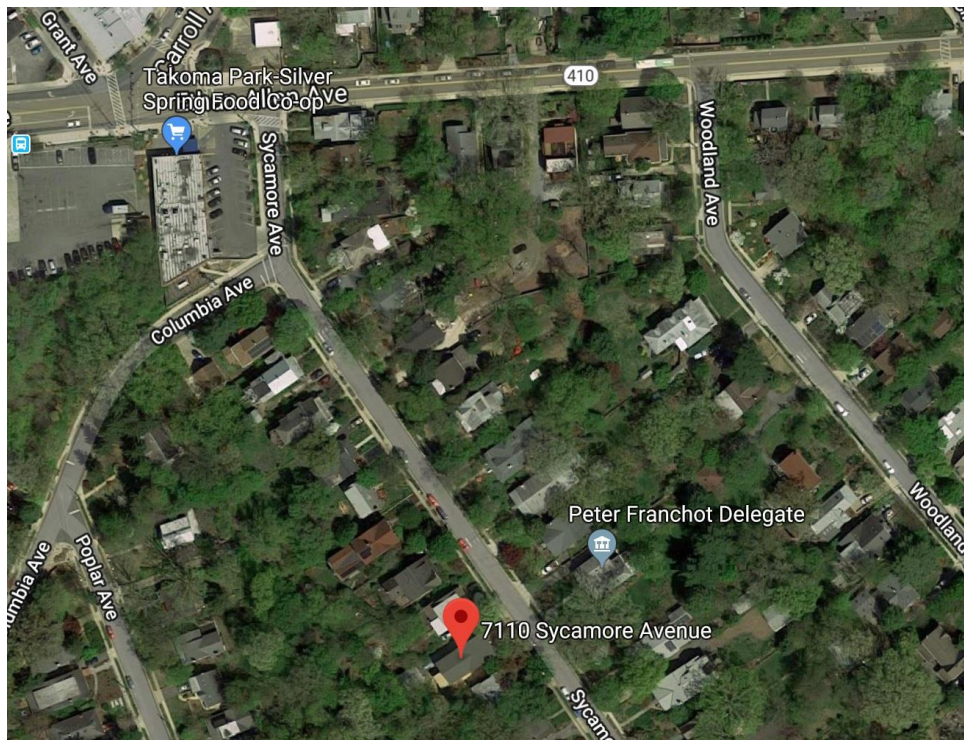


Fig. 1: Subject property.**BACKGROUND:**

The applicants previously appeared before the Commission for preliminary consultations at the March 22, 2017 and April 19, 2017 HPC meetings.¹ The applicants returned with a HAWP application, which was approved by consent with one (1) condition at the May 24, 2017 HPC meeting.² The approved HAWP application was for the following work items:

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

The condition of approval was as follows: Window and door details will be submitted, with final review and approval delegated to staff.

PROPOSAL:

The applicants propose the following revisions at the subject property:

1. Installation of house wrap over the original wood siding of the historic house.
2. Installation of new wood siding over the house wrap and original wood siding.
3. Removal of one original window from the northwest (right) elevation of the historic house.
4. Installation of a canopy over the basement-level entry on the northwest (right) elevation of the historic house.
5. Installation of a brick paver driveway within the footprint existing gravel driveway.

All of the revisions proposed are retroactive. When reviewing applications for retroactive work the Commission must judge the merits of the proposed alterations as if the work has not yet occurred.

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*

¹ Link to the audio/video transcript of the March 22, 2017 HPC meeting:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=a3ccf014-1e1f-11e7-b343-f04da2064c47

Link to the March 22, 2017 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2017/02/II.B-7110-Sycamore-Avenue-Takoma-Park.pdf>

Link to the audio/video transcript of the April 19, 2017 HPC meeting:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=5133be61-d8d4-11e6-ad57-f04da2064c47

Link to the April 19, 2017 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2017/02/II.A-7110-Sycamore-Avenue-Takoma-Park.pdf>

² Link to May 24, 2017 HAWP staff report: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.I-7110-Sycamore-Avenue-Takoma-Park.pdf>

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

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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

Secretary of the Interior's Standards for Rehabilitation:

- 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.

STAFF DISCUSSION:

The applicants previously appeared before the Commission for preliminary consultations at the March 22, 2017 and April 19, 2017 HPC meetings. The applicants returned with a HAWP application, which was approved with one (1) condition at the May 24, 2017 HPC meeting. The approved HAWP application was for the following work items:

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

The condition of approval was as follows: Window and door details will be submitted, with final review and approval delegated to staff.

Current Proposal

The applicants propose the following revisions at the subject property:

1. Installation of house wrap over the original wood siding of the historic house.
2. Installation of new wood siding over the house wrap and original wood siding.
3. Removal of one original window from the northwest (right) elevation of the historic house.
4. Installation of a canopy over the basement-level entry on the northwest (right) elevation of the historic house.
5. Installation of a brick paver driveway within the footprint existing gravel driveway.

All of the items proposed in this HAWP are for **retroactive approval**. Staff discovered these alterations while on a site visit in the fall of 2018. It has taken nearly a year for the applicant to be responsive to staff's request that the alterations either be removed to comply with the previously approved HAWP, or that the applicant seek approval from the HPC for the revisions.

In terms of items that may be considered to be compatible with the architectural character of the District and the historic house, Staff finds the proposed canopy installation (Item 4) is generally consistent with the predominant architectural style and period of the resource and preserves the predominant architectural features of the historic house, in accordance with the *Guidelines*. The proposed brick paver driveway installation (Item 5) within the footprint of the existing gravel driveway is also consistent with the *Guidelines*, as it respects the existing environmental settings, hardscaping, and patterns of open space of subject property and surrounding streetscape.

However, staff finds the proposed house wrap installation, wood siding installation, and window removal (Items 1-3) to be incompatible alterations to the historic house. By covering the original wood siding, the proposed house wrap and wood siding installation alters or removes character-defining feature of the historic house, which is inconsistent with *Standards* #2 and #9. Although the new wood siding is a traditional material, the applicants have not sufficiently demonstrated that it matches the original wood siding, which has been covered. The applicants have also not demonstrated that the original wood siding is deteriorated and needs to be replaced.

Staff has major concerns regarding the installation of house wrap over the original wood siding, as this will create serious moisture issues and cause the original wood siding (and perhaps structural components) to deteriorate quickly. The house wrap and additional layer of wood siding also alters the profiles of all the windows, doors, and trim, by removing the depth and reveal of the original fenestration—which is typically considered to be a character defining feature of historic buildings that should be maintained where feasible.

Staff finds the proposed window removal inconsistent with the *Guidelines* and *Standards*. According to the *Guidelines*, “[o]riginal size and shape of window and door openings should be maintained, where feasible.” The applicants have not provided sufficient information to demonstrate that it is not feasible to maintain the window, which is proposed to be removed. Additionally, the proposed window removal will remove a character-defining feature of the historic house, which is inconsistent with *Standards* #2 and #9.

Staff finds that portions of the proposal are inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource within historic district, per Chapter 24A-8(a).

Staff recommends that the HPC **deny** the HAWP application and that the applicants take to the appropriate actions to bring the subject property into compliance with their previously approved HAWP.

The **denial** would be for the following alterations:

1. Installation of house wrap over the original wood siding of the historic house.
2. Installation of new wood siding over the house wrap and original wood siding.
3. Removal one original window from the northwest (right) elevation of the historic house.

Staff recommends that the HPC **approve** the HAWP application for the following items only:

4. Installation of a canopy over the basement-level entry on the northwest (right) elevation of the historic house.
5. Installation of a brick paver driveway within the footprint existing gravel driveway.

STAFF RECOMMENDATION:

Staff recommends that the Commission **deny** the three (3) items noted above in the HAWP application under the Criteria for Denial in Chapter 24A-8(a), having found that the proposal will substantially alter the exterior features of the resource and is incompatible in character with the resource and the purposes of *Chapter 24A*, with the *Takoma Park Historic District Guidelines*, and with the *Secretary of the Interior’s Standards for Rehabilitation* #2 and #9.

Staff recommends that the Commission **approve** limited items in the HAWP application noted above 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* #2 and 9.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-48

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

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

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/REPAIR

House Number: 7110 SYCAMORE Street: _____

Town/City: Takoma Park Nearest Cross Street: Columbia

Lot: 12 Block: 21 Subdivision: BF Gilberts

Libor: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION/REPAIR

1A. CHECK ALL APPLICABLE: ☐ Construct ☐ Extend ☒ Alter/Reconstruct ☐ A/C ☐ Slat ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Revision ☒ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE FOR NEW FENCE/RETAINING WALL

3A. Height _____ (set _____ 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.

OR

Signature of owner or authorized agent

3-1-17

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

79/089

6/8

ORDERED BY:



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



PROPERTY ADDRESS: 7110 SYCAMORE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 1609.3671

FIELD WORK DATE: 9/30/2016

REVISION HISTORY: (REV.0 9/30/2016)

16093671

LOCATION DRAWING

LOT 12, BLOCK 21

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

09-30-2016 SCALE 1"=50'

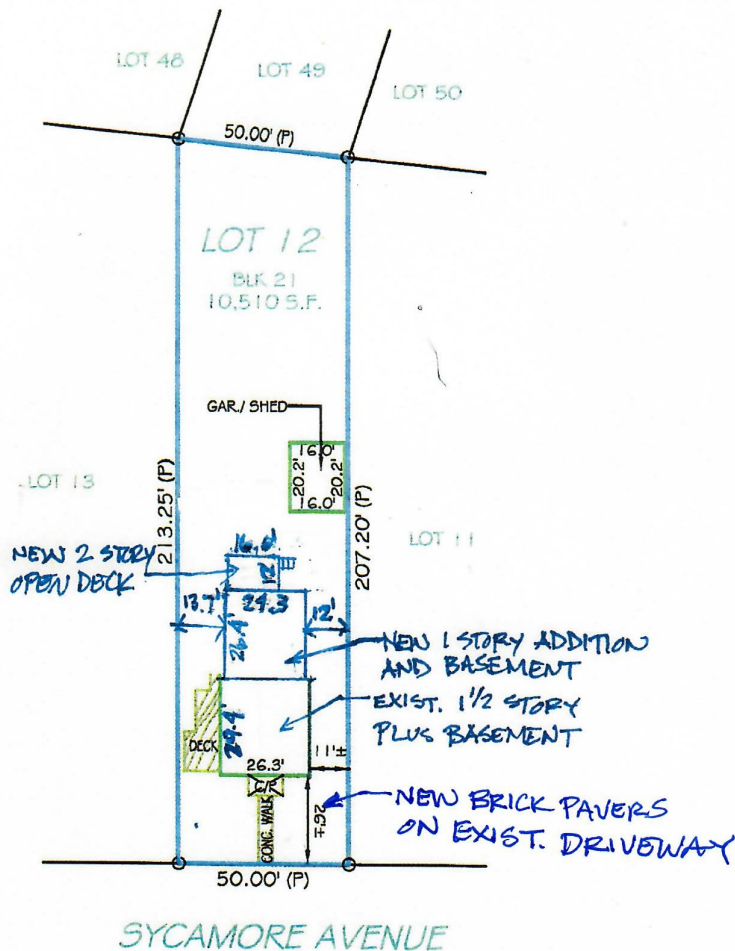


PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 10-26-16

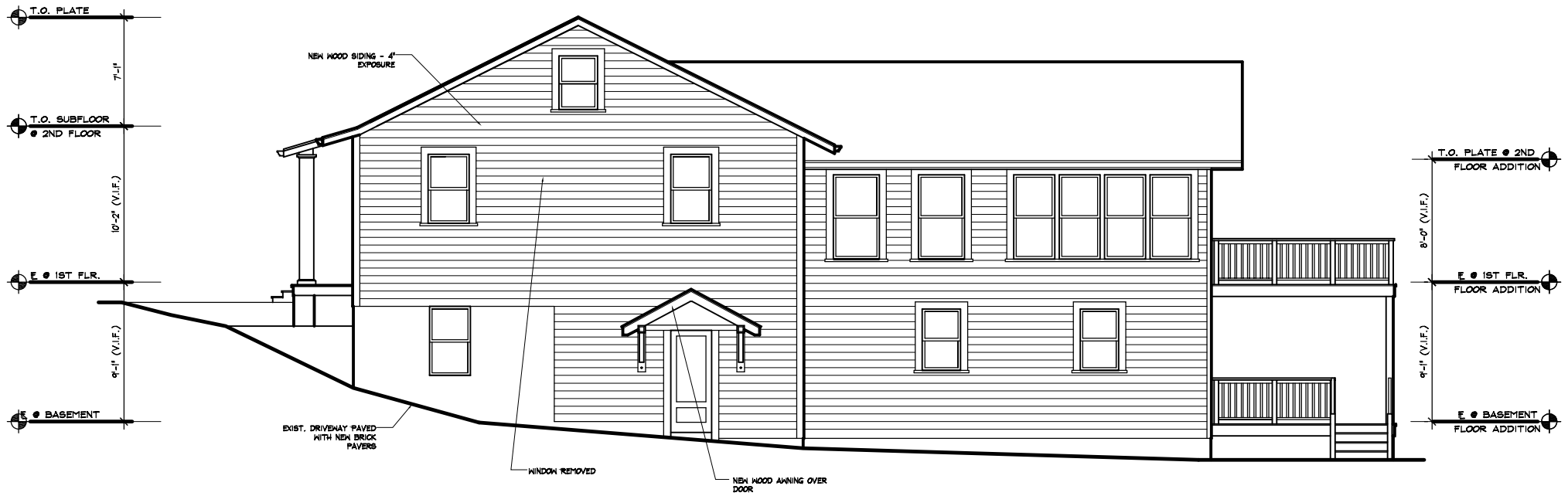


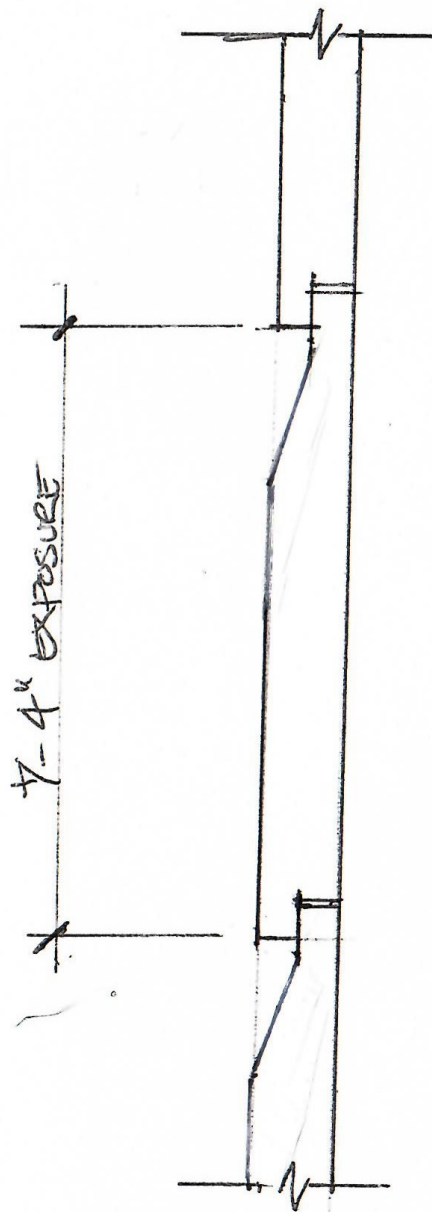
GRAPHIC SCALE (In Feet)

1 inch = 50' ft.

ACCURACY=3±

POINTS OF INTEREST:

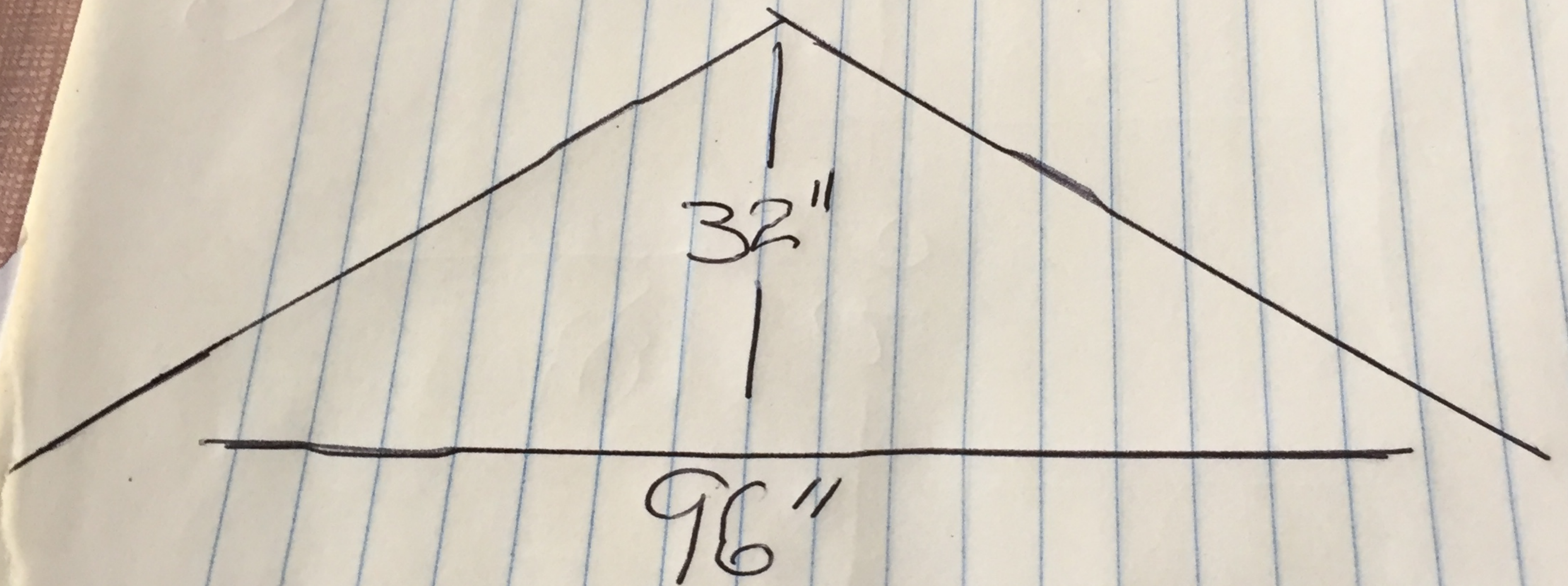




EX. CEDAR LAP SIDING







MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7110 Sycamore Ave., Takoma Park	Meeting Date:	5/24/2017
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	5/17/2017
Applicant:	Joan Marsh (Owen Philbin, Agent)	Public Notice:	5/10/2017
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-17II	Staff:	Michael Kyne
PROPOSAL:		Roof reconfiguration, non-historic window replacement, and other alterations	

STAFF RECOMMENDATION:

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

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

ARCHITECTURAL DESCRIPTION

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

BACKGROUND:

The applicant previously appeared before the Commission for preliminary consultations at the March 22, 2017 and April 19, 2017 HPC meetings. At the second preliminary consultation, the Commission was supportive of the applicant's revisions, but expressed the following:

- There was unanimous preference for Option 1.
- The windows in the proposed rear addition should have some consistency (i.e., size, location, height).
- The proposed deck should be at the rear of the proposed rear addition, not at the left side.
- Accurate existing and proposed floorplans and elevations are required for the Commission to make an informed finding.

PROPOSAL:

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

- Replace the existing asphalt shingle roofing.
- Remove existing rear structures.
- Construct new rear addition.

- Rebuild existing front porch.
- Convert an existing basement-level window to a door.
- Replace all existing non-historic windows.
- Construct a new deck at the rear of the proposed rear addition.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

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

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

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

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, hardscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

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

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION:

The applicant previously appeared before the Commission for two preliminary consultations. At the last preliminary consultation (April 19, 2107), the Commission was generally supportive of the revisions that the applicant had made to their proposal since the first preliminary consultation (March 22, 2017), but provided comments and suggestions to make the proposal approvable when submitting for a HAWP.

At the second preliminary consultation, the applicant provided two options for the design of the proposed rear addition. Both options were generally consistent, but Option 2 included a gesture to the rear roof forms that are proposed to be removed. The Commission unanimously preferred Option 1 without the gesture.

The Commission suggested that the windows in the proposed rear addition be consistent, finding that, as proposed, the windows had no order, with random sizes and placement on each elevation.

The applicant proposed a new wooden deck on the left side of the proposed rear addition, which had not been included in their submission for the first preliminary consultation. The applicant indicated that the deck was being proposed at the left side because it would replace an existing wooden deck in the same approximate location. The Commission suggested that the applicant explore constructing the new deck at the rear of the proposed rear addition, where it will be minimally visible from the public right-of-way and less likely to detract from the historic house.

The Commission also pointed out several inconsistencies between the existing and proposed drawings and stated the importance of accurate existing and proposed floorplans and elevations when submitting for a HAWP.

The applicant has revised their proposal in accordance with the Commission's comments and suggestions. Specifically, the applicant has made the following revisions to their HAWP application:

- The applicant proposes Option 1.
- The windows in the proposed rear addition are generally consistent in size and height, and the windows have a stacked appearance.
- The proposed deck has been moved to the rear of the proposed rear addition.
- The applicant has provided accurate existing and proposed floorplans and elevations.

After full and fair consideration of the applicant's submission staff finds the proposal 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 with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-48

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

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

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/REPAIR

House Number: 7110 SYCAMORE Street: _____

Town/City: Takoma Park Nearest Cross Street: Columbia

Lot: 12 Block: 21 Subdivision: BF Gilberts

Libor: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF CONSTRUCTION/REPAIR

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☒ Alter/Reconstruct ☐ A/C ☐ Stair ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Revision ☒ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE FOR NEW FENCE/RETAINING WALL

3A. Height _____ (set _____ 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.

OR

Signature of owner or authorized agent

3-1-17

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

79/089

6/8

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Home Bought out of Foreclosure, Partially gutted
By previous owner. Revealed many poorly done additions
And some structural defects. Original Roof Framing is
2x4 on 2 Ft centers with a 20ft plus span has Rotted
And needs to be replaced. Existing windows are
all replacements (Kynal and Aluminium) Front Porch
is Rotted And Falling Away From House.

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

Replace Roof changing the Peak From Side to Side to
Front to Back This will help with the control of Rain
water to ease pressure on existing foundation. Replace
All windows w/ Historically Accurate windows. Change
ONE window in driveway to a door

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

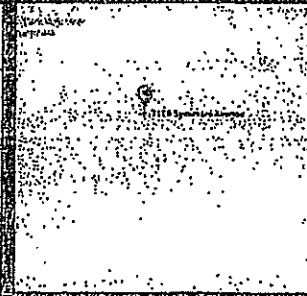
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

⑦

ORDERED BY:



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



PROPERTY ADDRESS: 7110 SYCAMORE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 1609.3671

FIELD WORK DATE: 9/30/2016

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

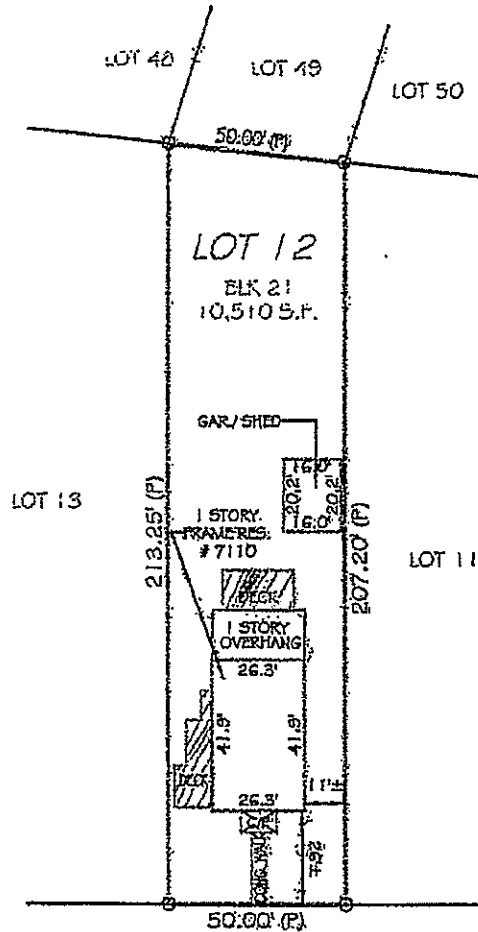
16093671

LOCATION DRAWING

LOT 12, BLOCK 21

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

09-30-2016 SCALE 1"=50'



PLEASE NOTE

This House Location Drawing is for informational purposes only. For Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 10-28-16

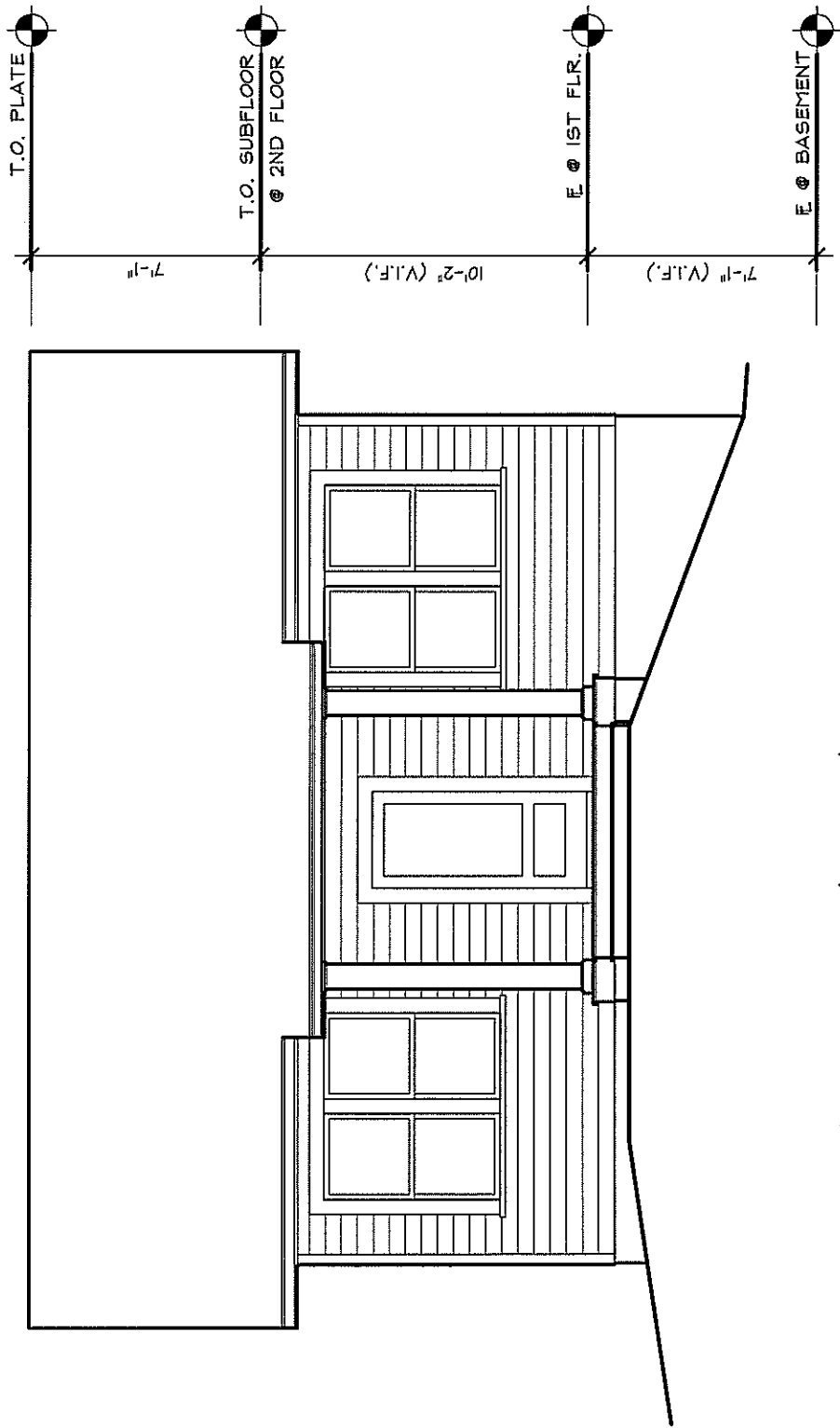


GRAPHIC SCALE (in Feet)

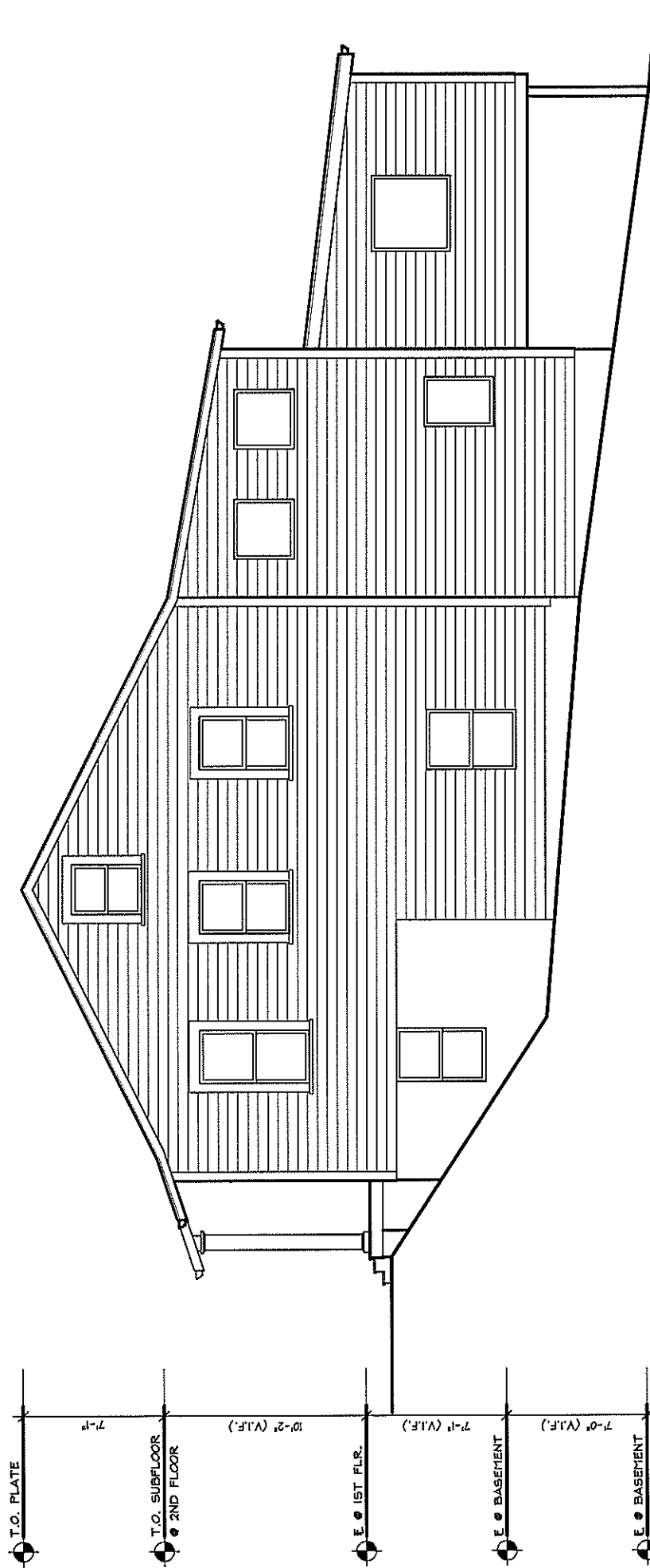
1 inch = 50' ft.

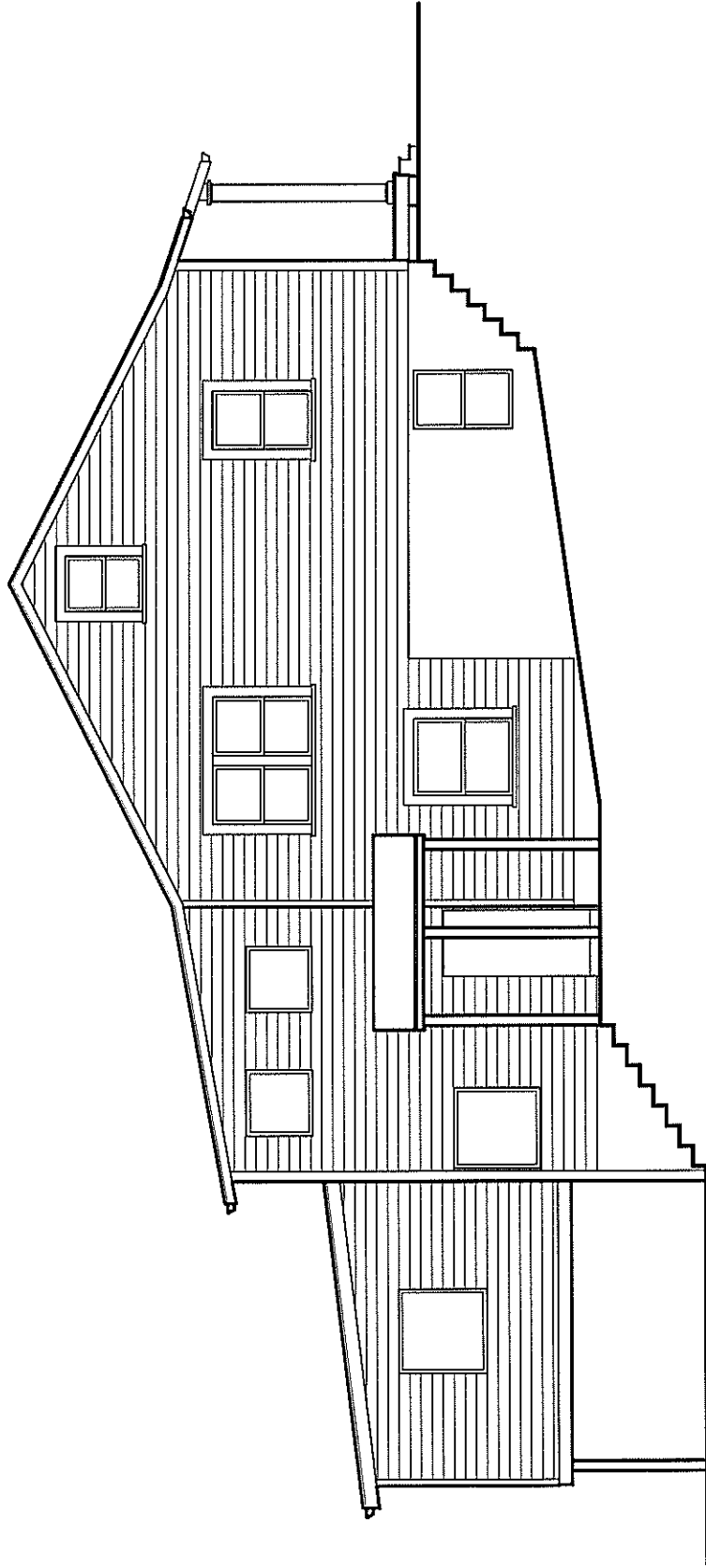
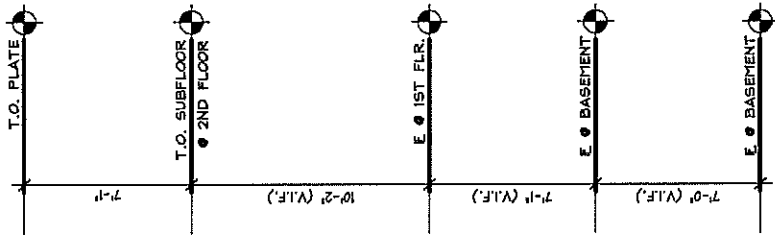
ACCURACY=3±

8/10

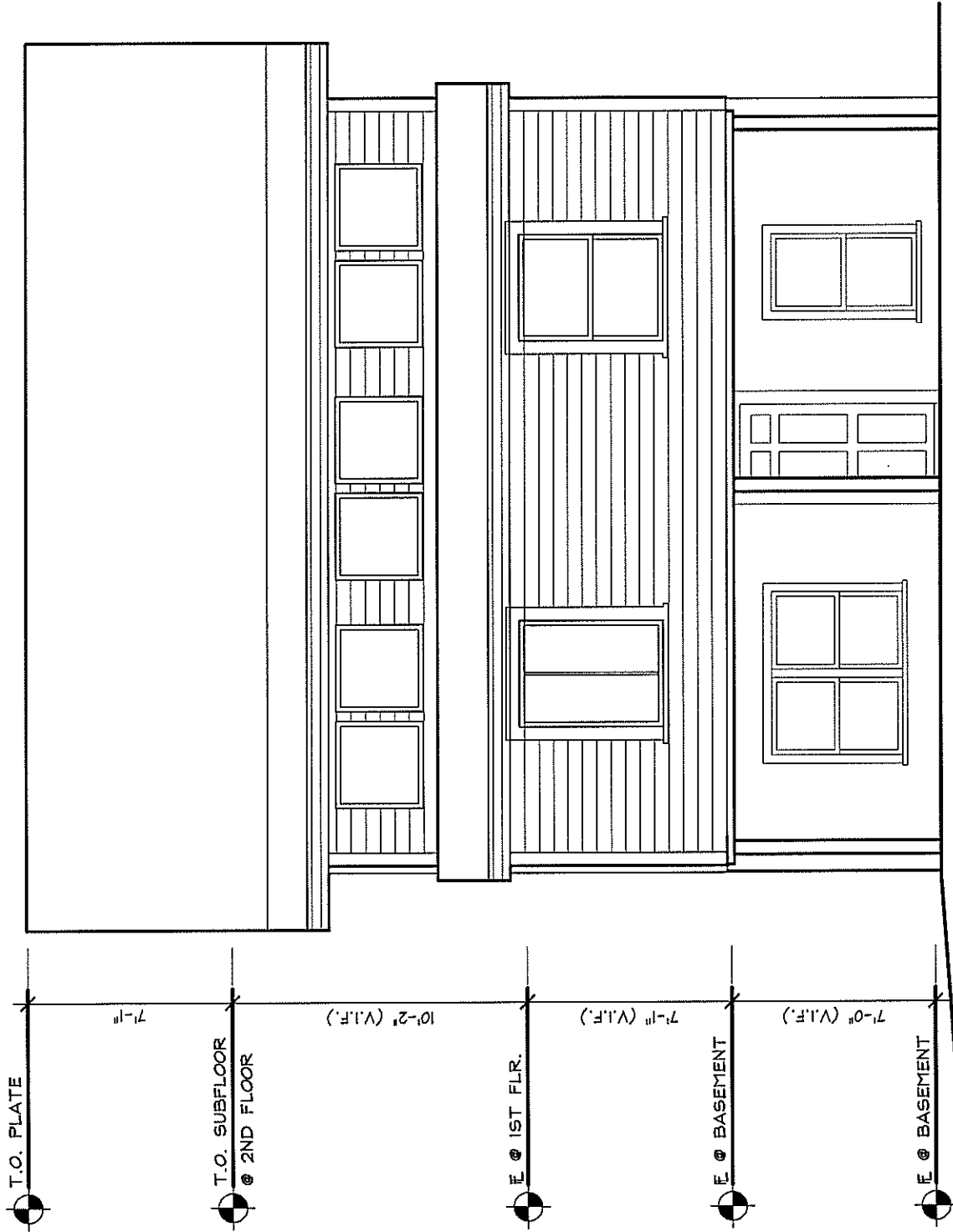


EXISTING FRONT (EAST) ELEVATION

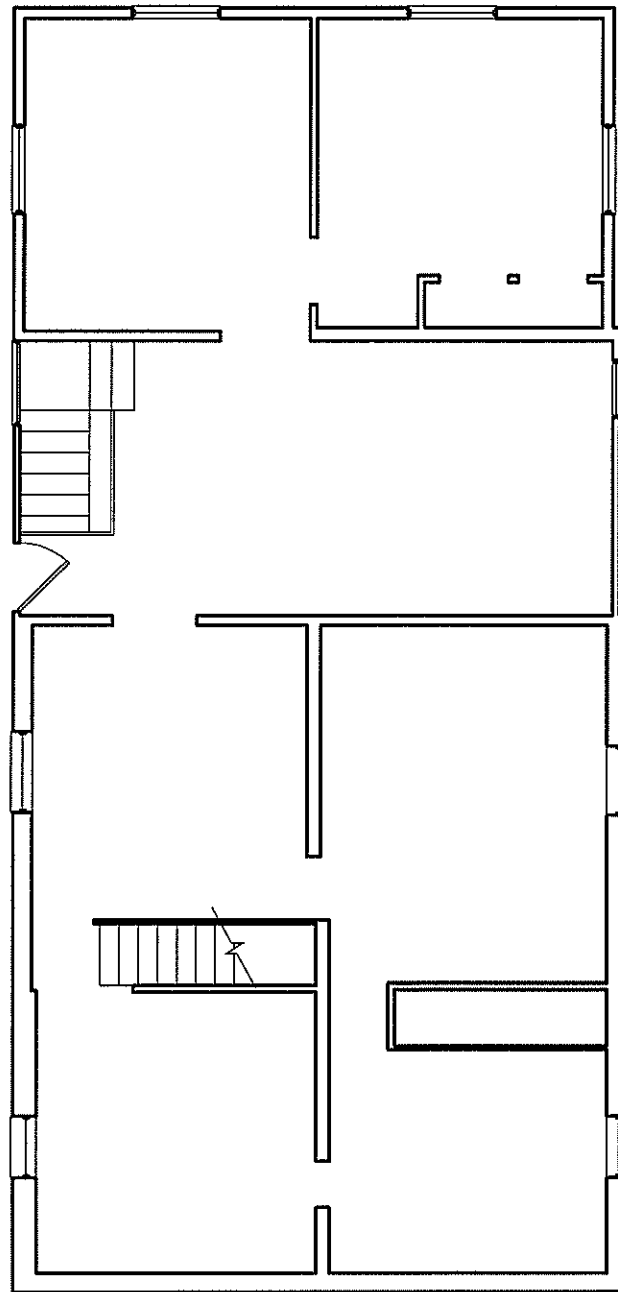




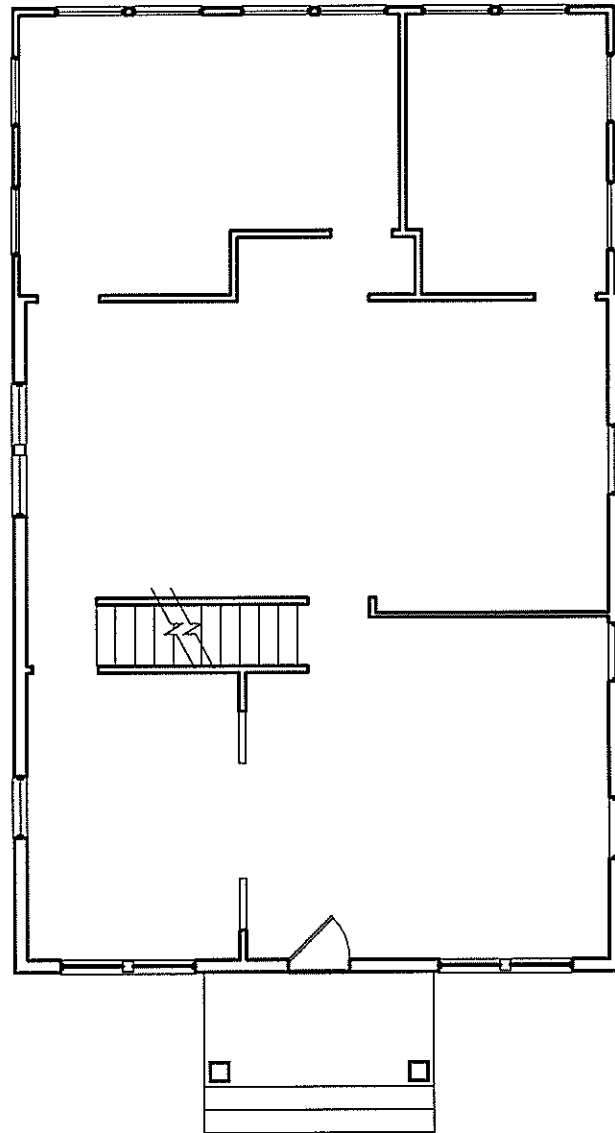
EXISTING SOUTH ELEVATION



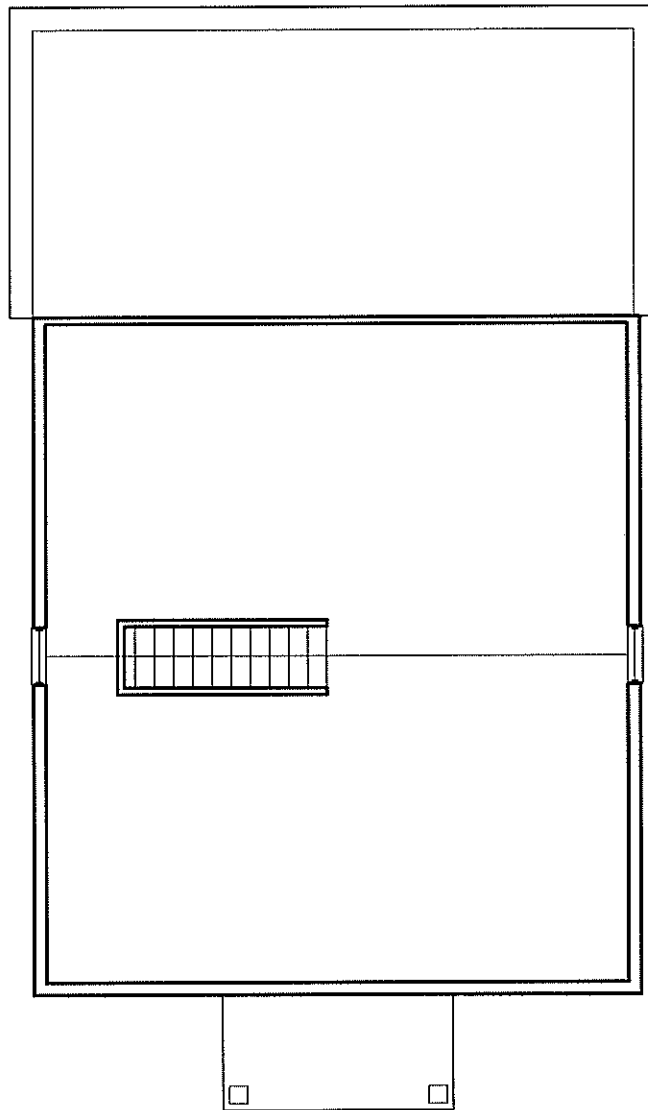
EXISTING REAR (WEST) ELEVATION



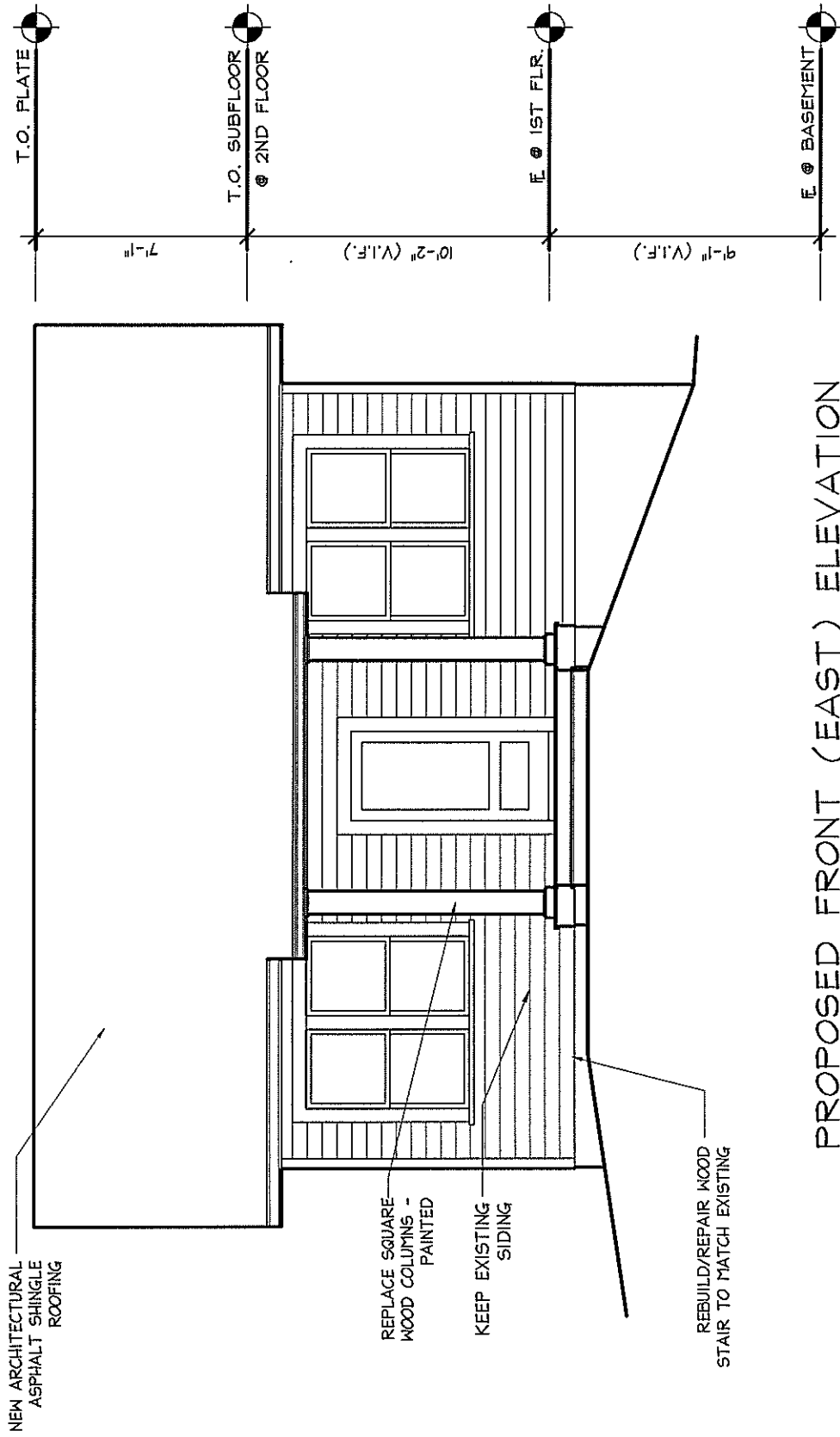
EXISTING LOWER LEVEL PLAN



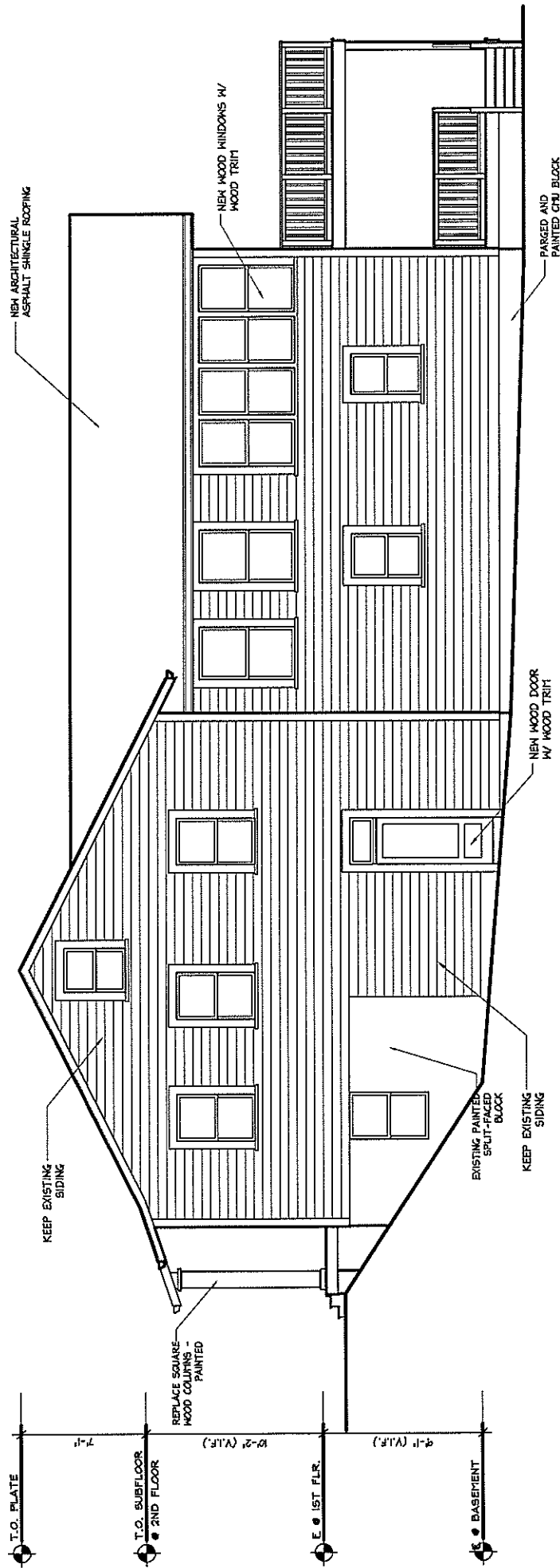
EXISTING FIRST FLOOR PLAN



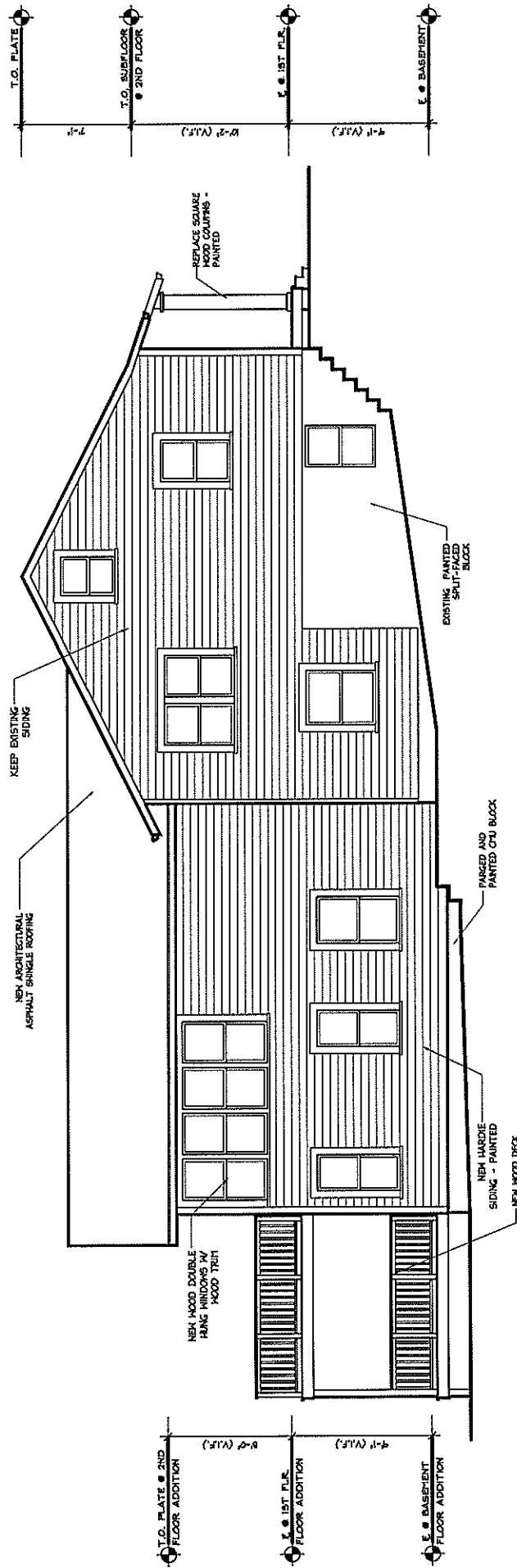
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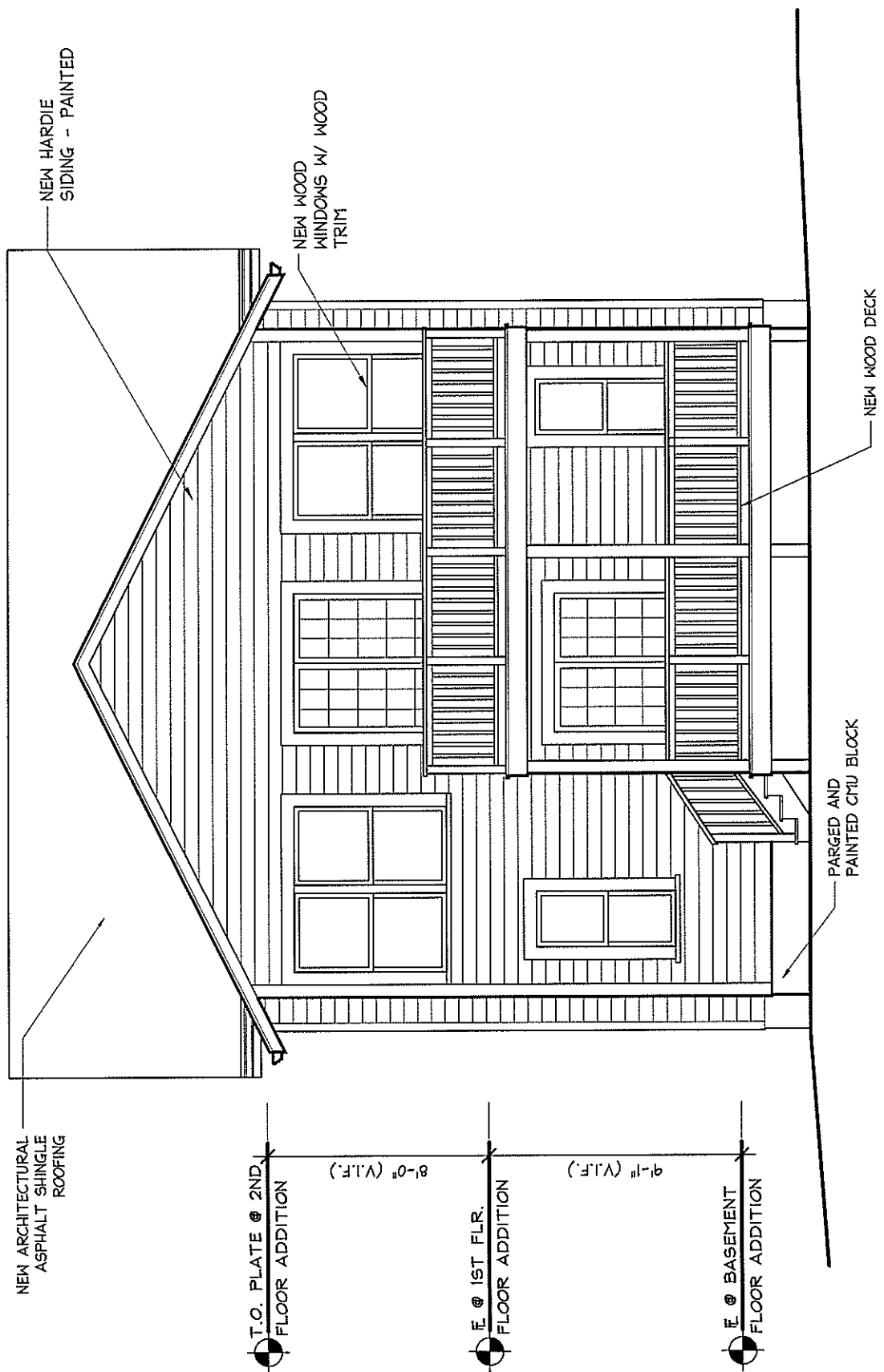


PROPOSED FRONT (EAST) ELEVATION

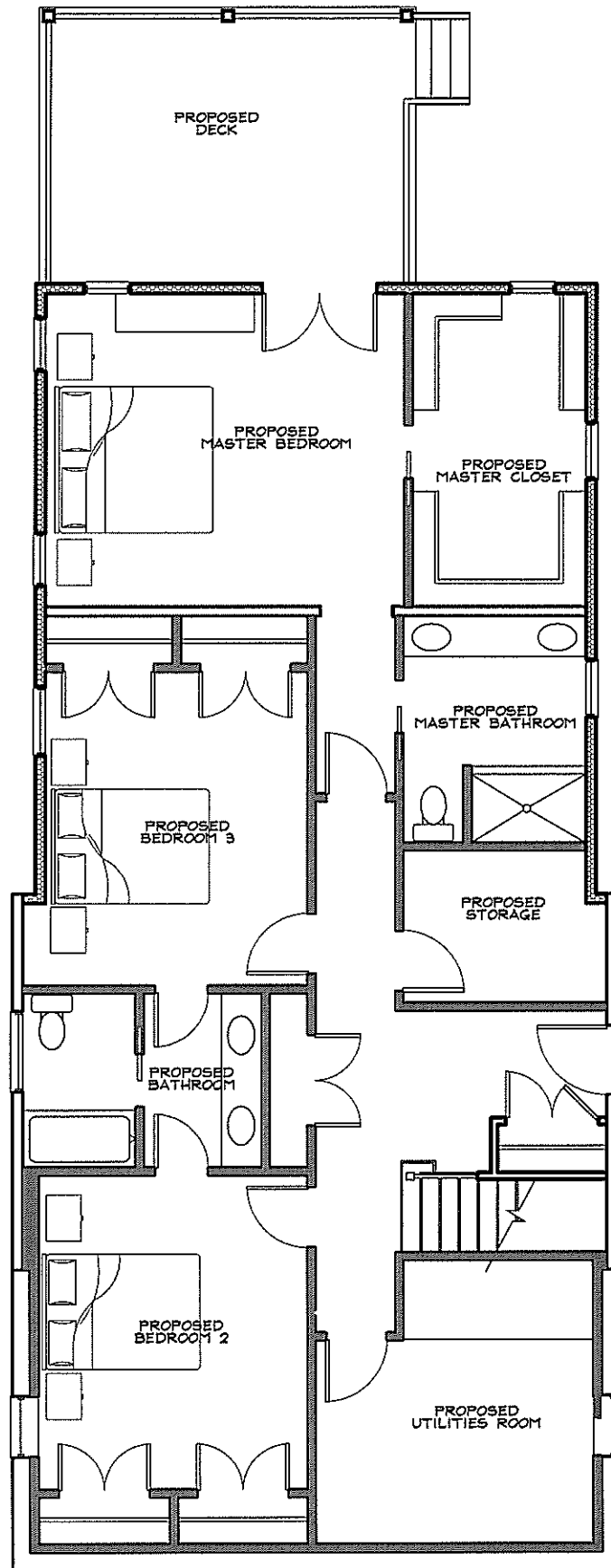


PROPOSED NORTH ELEVATION

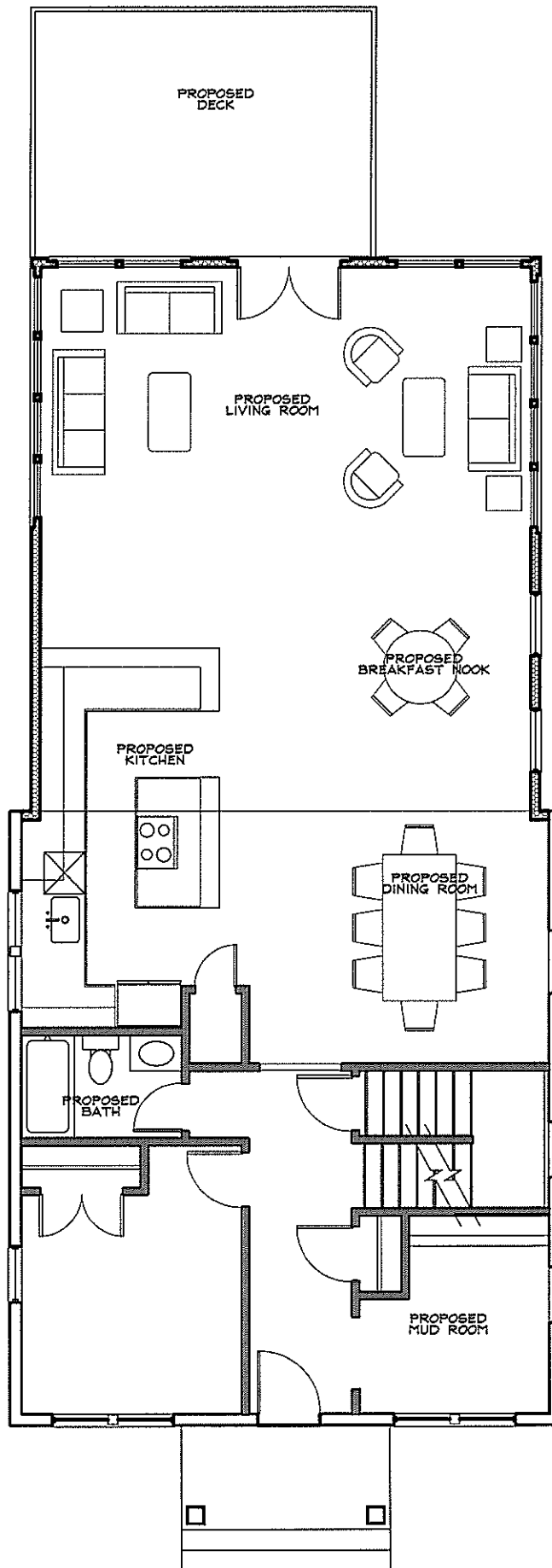




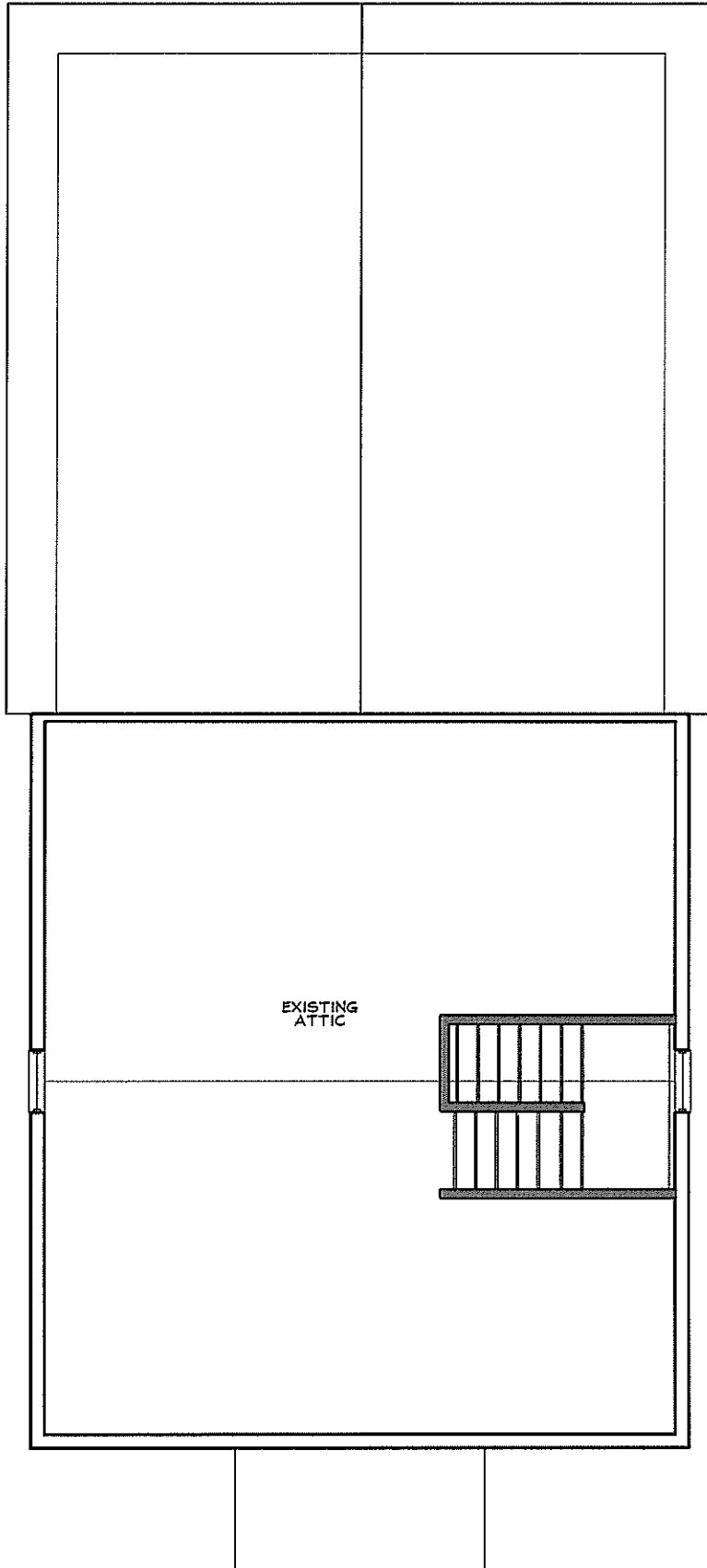
PROPOSED REAR (WEST) ELEVATION



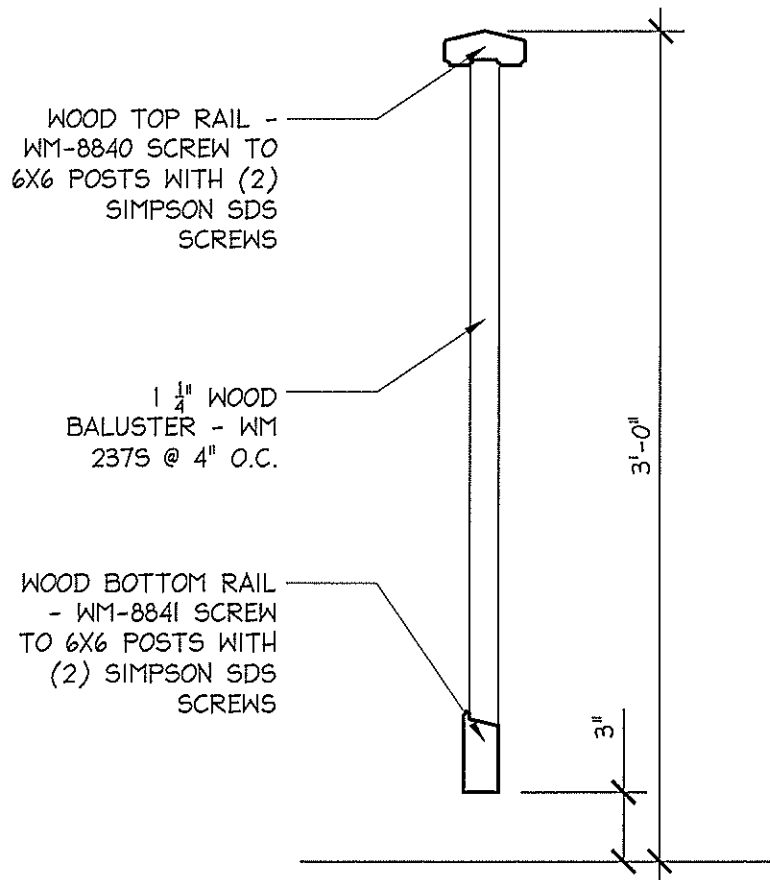
LOWER LEVEL PLAN



FIRST FLOOR PLAN

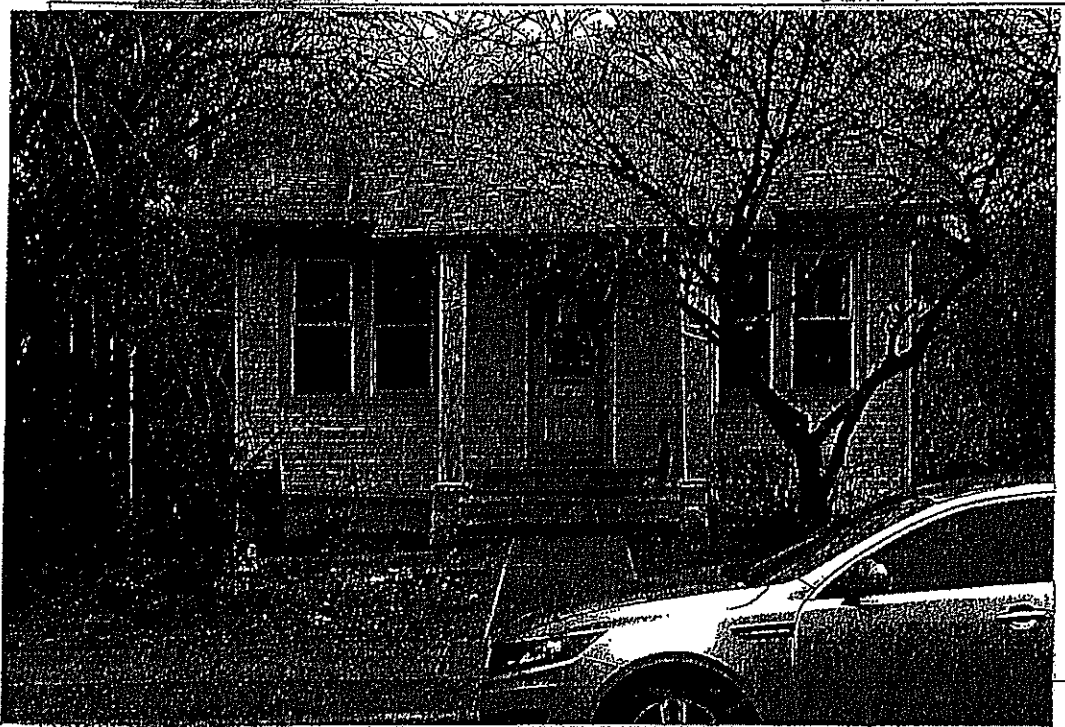


ATTIC FLOOR PLAN



RAILING DETAIL

Existing Property Condition Photographs (duplicate as needed)



Detail:



Detail:

Applicant: _____

Page: _____

Site Plan



Shade portion to indicate North

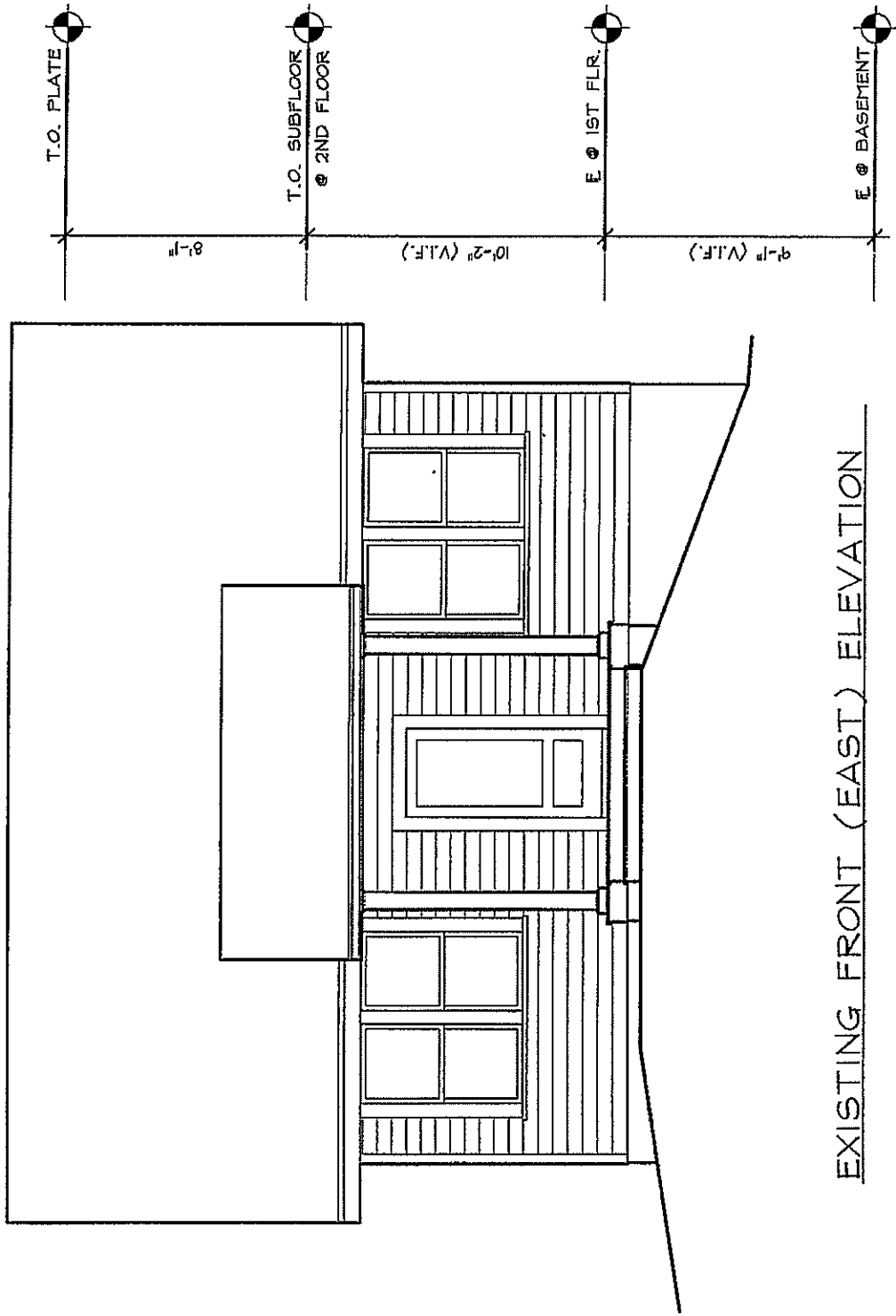
Applicant: _____

Page: _____

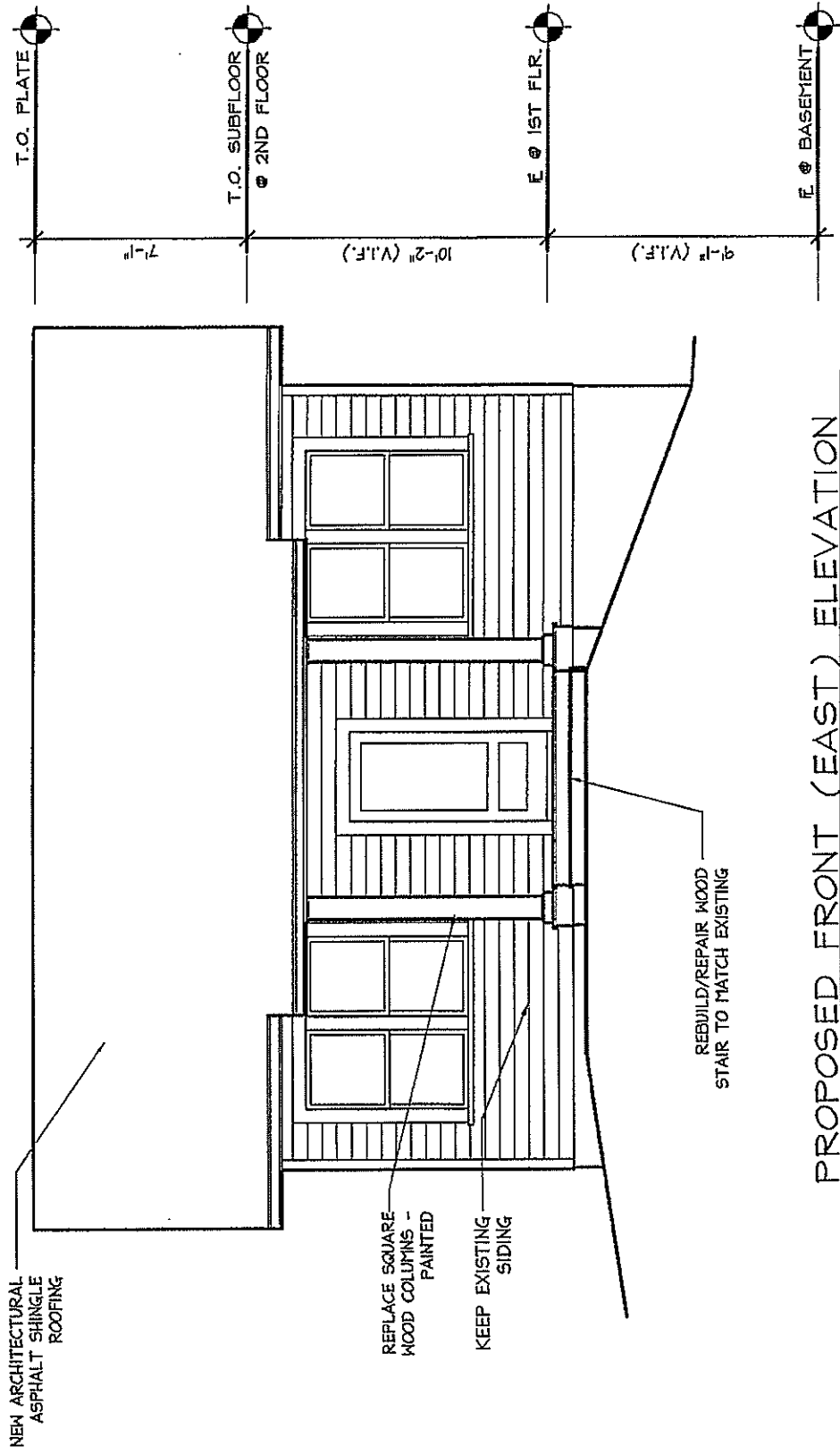
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address JOAN MARSH 328 LINCOLN AVE TAKOMA PK MD 20912</p>	<p>Owner's Agent's mailing address OWEN PHILBIN 328 LINCOLN AVE TAKOMA PK MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>SAMANTHA SHOFAR 7108 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>MARY L JORDAN 7111 POPLAR TAKOMA PK, MD 20912</p>
<p>PETER FRANKHOT & ANNE MAHER 7111 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>CYNTHIA J HALLBERLIN 7113 POPLAR TAKOMA PK 20912</p>
<p>TOM LALONDE & JULIA D ZITO 7112 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>THOMAS KENNY & SUE IMMERMAN 7107 POPLAR TAKOMA PK MD 20912</p>

Previous Proposal (April 19, 2017)



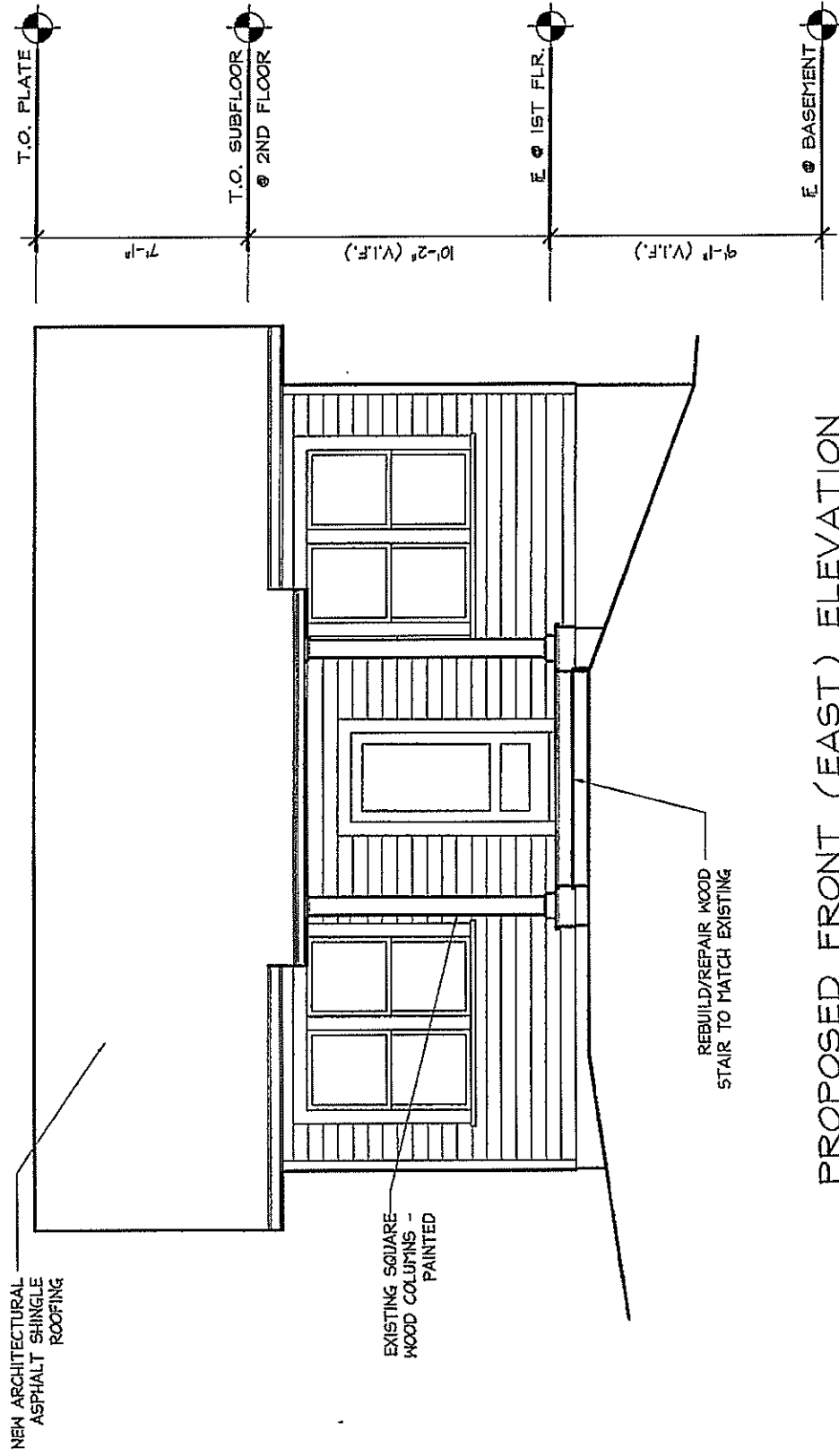
EXISTING FRONT (EAST) ELEVATION



PROPOSED FRONT (EAST) ELEVATION

OPTION 1

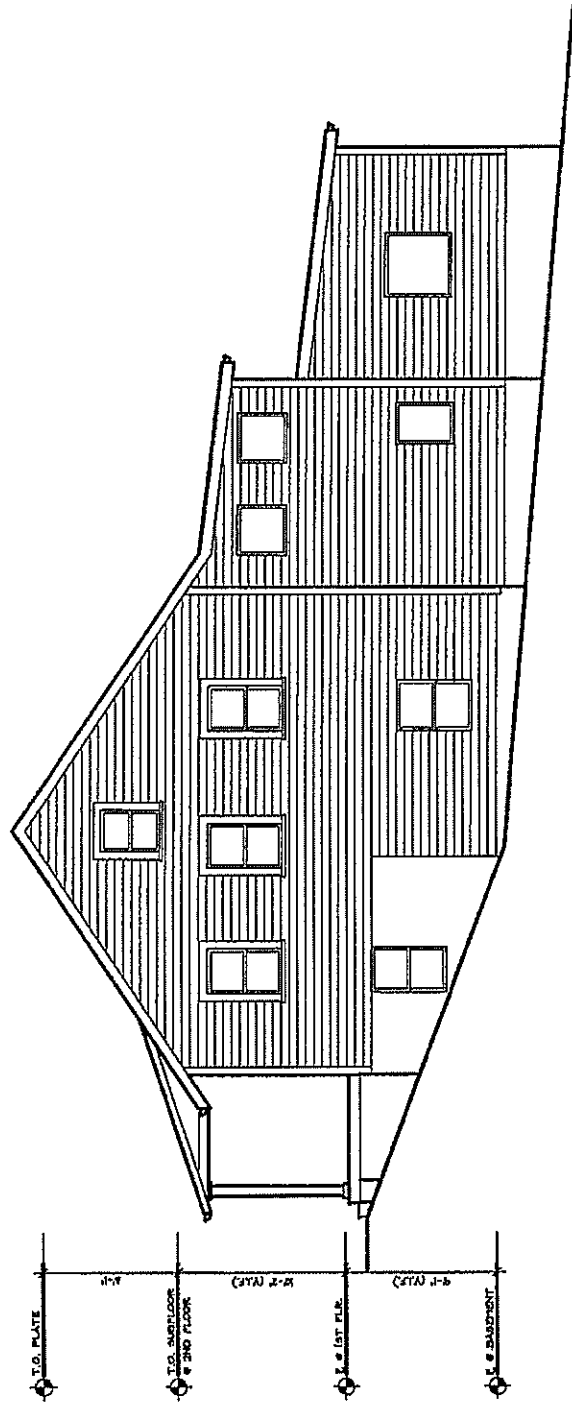




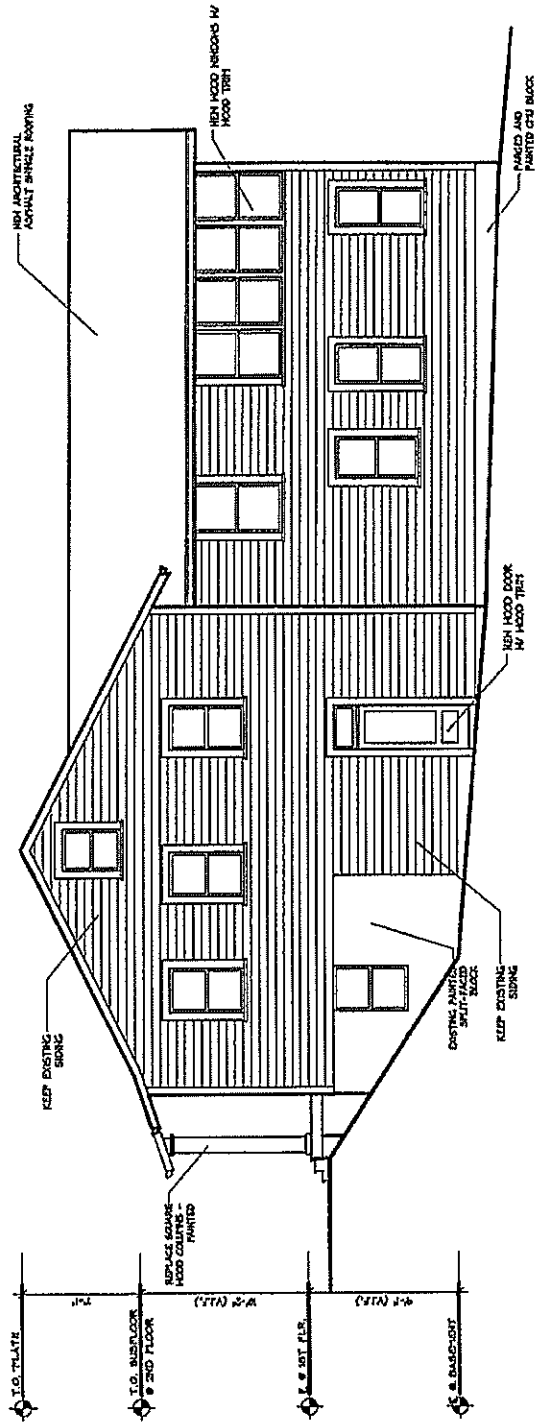
PROPOSED FRONT (EAST) ELEVATION

OPTION 2

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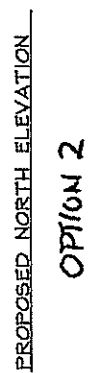
EXISTING NORTH ELEVATION



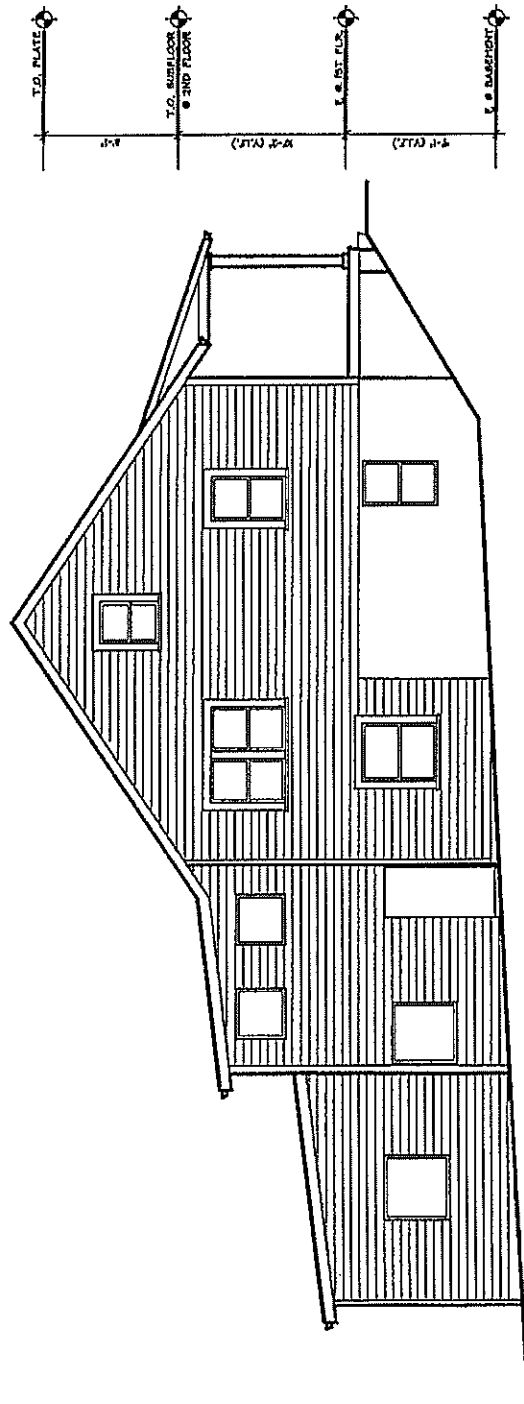
PROPOSED NORTH ELEVATION

OPTION 1

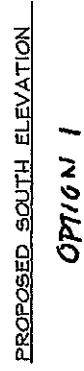
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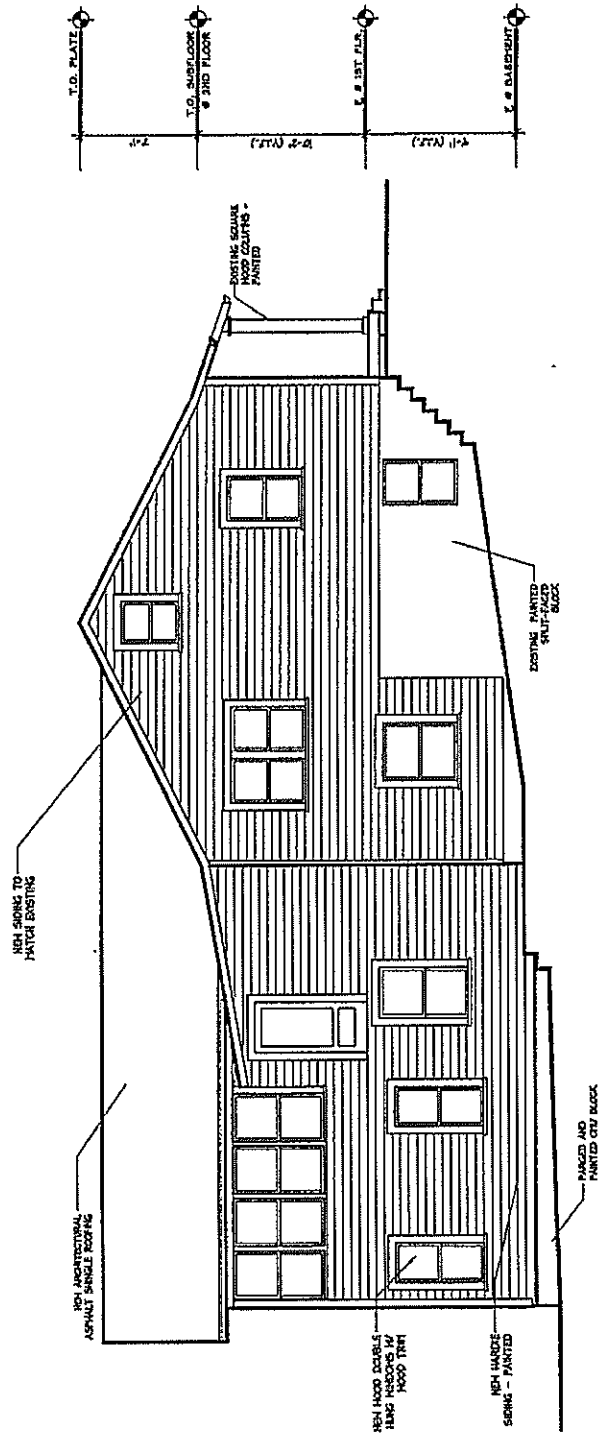
OPTION 2



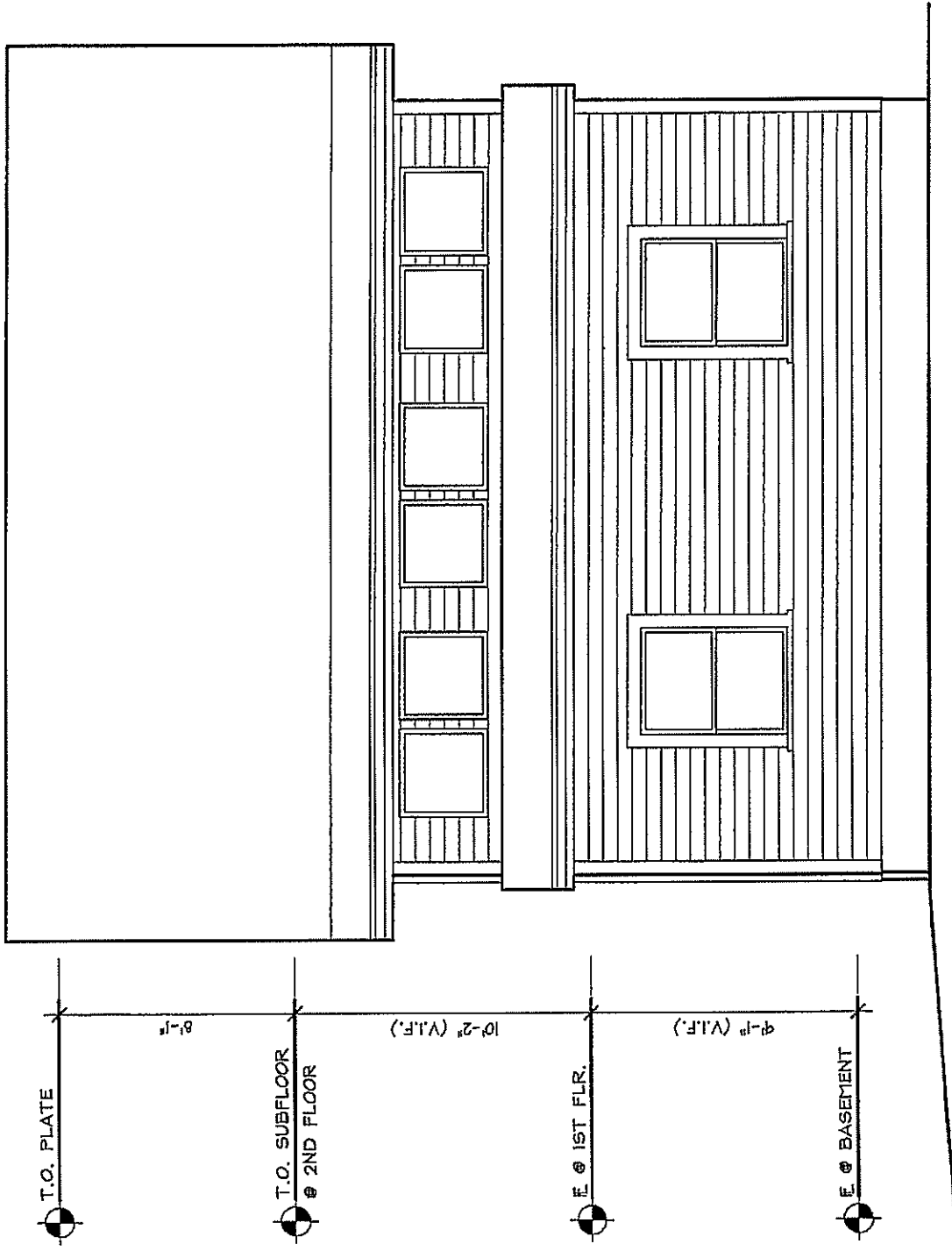
EXISTING SOUTH ELEVATION



OPTION 1

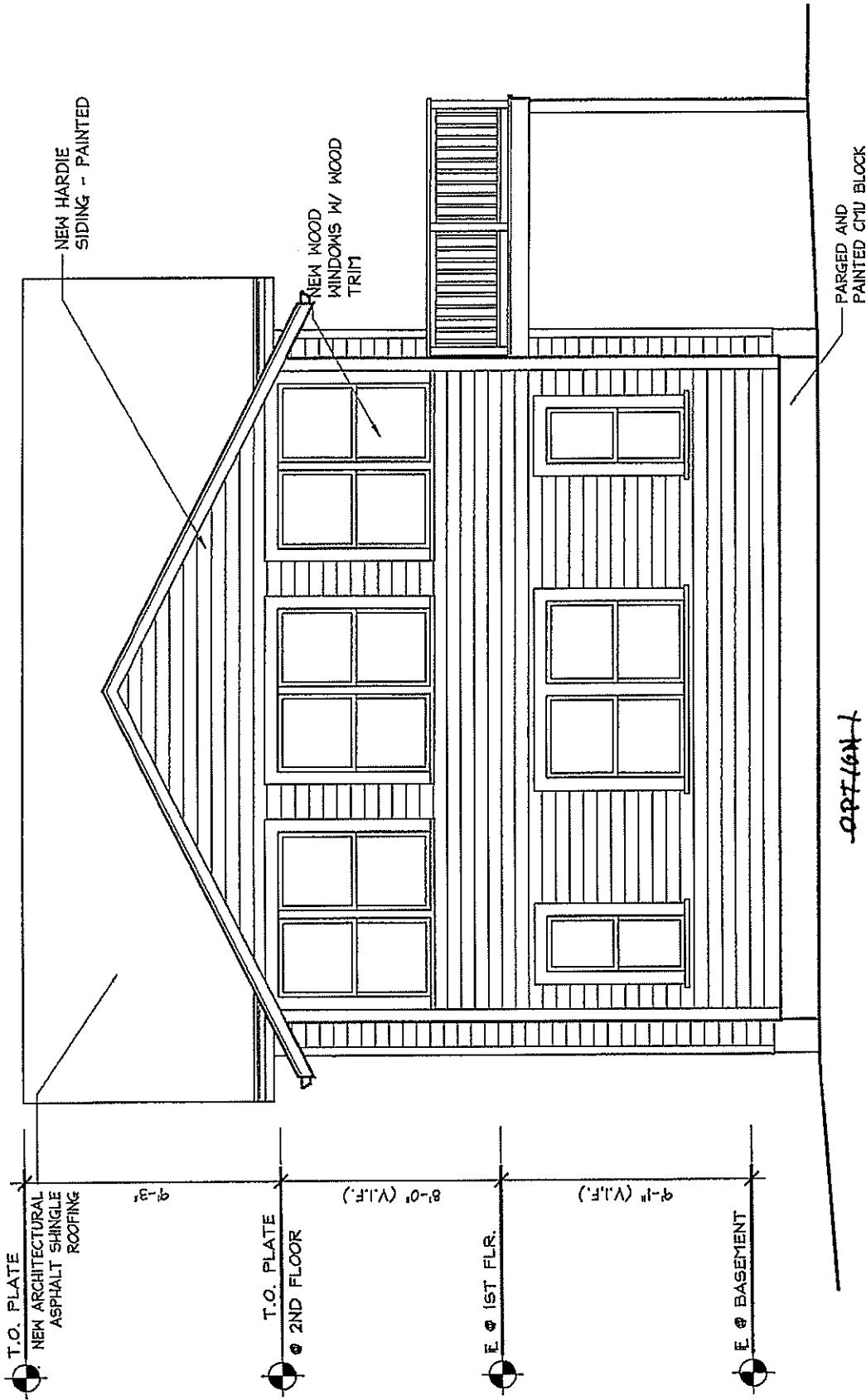


PROPOSED SOUTH ELEVATION
Option 2



EXISTING REAR (WEST) ELEVATION

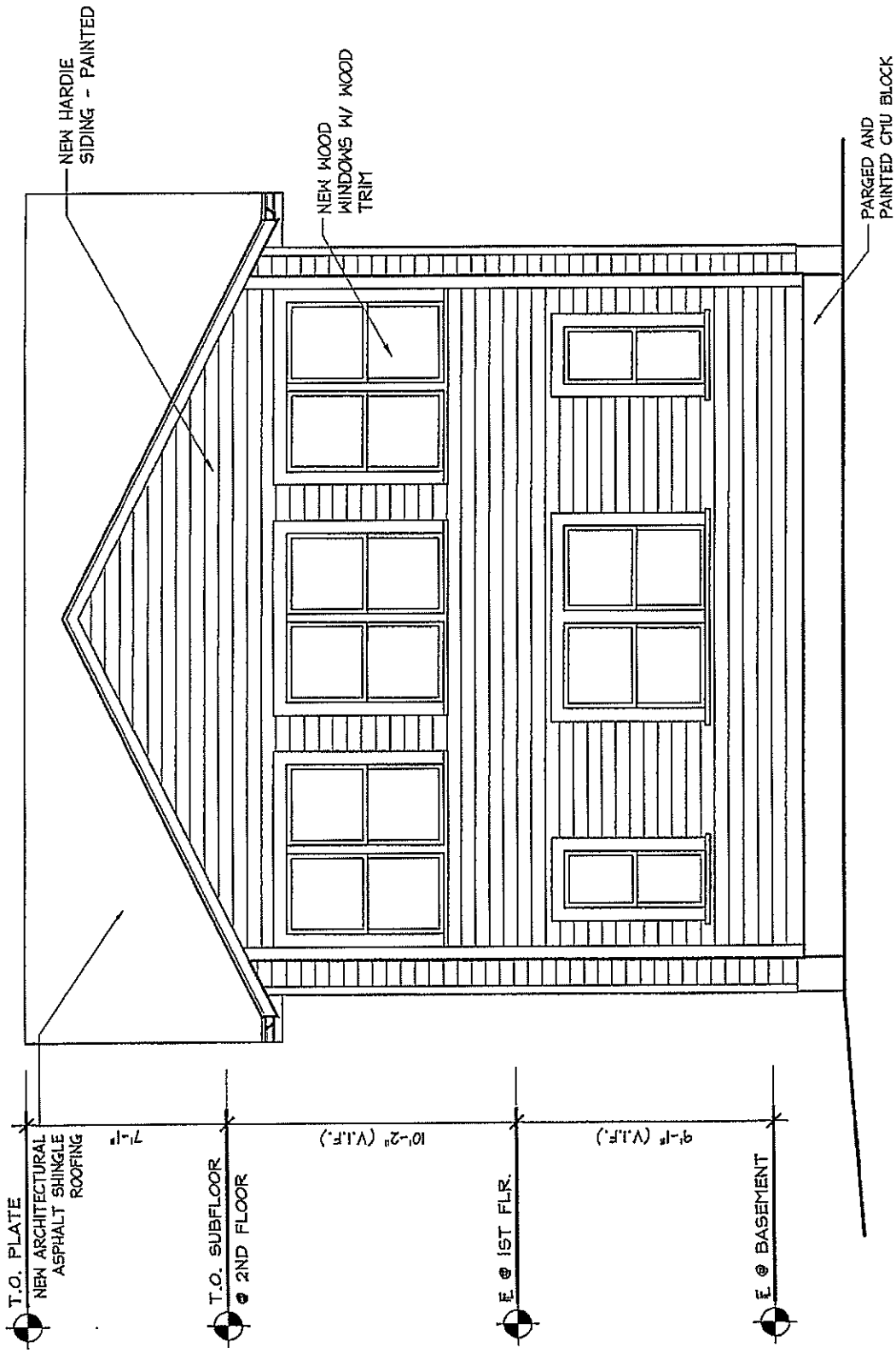
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PROPOSED REAR (WEST) ELEVATION

OPTION 1





PROPOSED REAR (WEST) ELEVATION

OPTION 2



1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X
5 :
6 PRELIMINARY CONSULTATION - :
7 7110 Sycamore Avenue :
8 :
9 - - - - - X

7

8 A meeting in the above-entitled matter was held on
9 April 19, 2017, commencing at 7:32 p.m., in the MRO
10 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
11 20910, before:

11

12 COMMITTEE MEMBERS

12

13 Bill Kirwan, Chair
14 Sandra Heiler
15 Marsha Barnes
16 Kenneth Firestone
17 Kathleen Legg
18 Richard Arkin
19 Eliza Voigt

17

18

19

20

21

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

1 MR. KYNE: Thank you. Yes, we do have a Staff
2 Report. Again, 7110 Sycamore Avenue, Takoma Park. It's a
3 Contributing Resource within the Takoma Park Historic
4 District. Bungalow style, circa 1910 to 1925. And this is
5 a second preliminary consultation. And the applicant
6 previously appeared before you at the March 22nd hearing,
7 and you expressed the following concerns. The original
8 siding appears to be in good condition, and should not be
9 removed/replaced. The 1927 Sanborn map indicates the
10 central front porch is original to the house, and it should
11 not be replaced with a full-width front porch. The design
12 of the historic house is rather simple, and it would be
13 inappropriate to add ornamentation to the historic house
14 and/or rear addition. The windows of the proposed rear
15 addition should be consistent in size. And, there was also
16 some discussion or a question as to whether which sections
17 of the existing house should be preserved, and which could
18 be removed.

19 So the revised proposal is to replace the existing
20 asphalt shingle roofing, remove existing rear structures,
21 construct new rear additions, rebuild the existing front
22 porch, convert an existing basement level window to a door,
23 replace all existing non-historic windows, construct a new
24 deck on the left side of the proposed new rear addition.
25 And, I believe that reconfiguration of the historic roof and

1 pitch should be added to this list.

2 So we've seen these photographs before, but I'll
3 walk you around the property. Front, right side, rear, left
4 side, and take note of the existing deck, here. And the
5 garage at the rear. Nothing being proposed for this.
6 Again, the garage.

7 So, I do have the elevations, the existing and
8 proposed here for reference. And, I'll go through them
9 slowly. And also, please take note to the differences in
10 the porch in Option 1, which is before you now, and Option
11 2. And again, how they relate to the existing front porch.
12 And also, the previously referenced roof reconfiguration.
13 This is the existing roof and the existing pitch; and this
14 is the proposed. And in this slide, please take note of the
15 proposed rear deck, which is shown in Option 1, and based
16 upon the location of the door in Option 2, I believe that it
17 is proposed for both.

18 Ad the main difference -- let me backtrack for a
19 second -- the main difference between Option 1 and Option 2,
20 in my opinion, unless the applicant can say otherwise, is
21 that Option 2 has a sort of gesture to the existing roof
22 form at the rear.

23 And the applicable guidelines are the Takoma Park
24 Historic District Guidelines, and the Secretary of
25 Interior's Standards for Rehabilitation. And we only have a

1 few things to discuss tonight. Again, this is a second
2 prelim so, first Option 1 versus Option 2. I'm just asking
3 for your guidance regarding these two options. I want you
4 to determine if either option fully addresses your previous
5 concerns regarding the retention and/or removal of the
6 existing rear structures. And if both options address your
7 concerns, some guidance regarding the preferred option,
8 which would be the one with the least potential to detract
9 from the property in the district?

10 And the front porch. Again, as I showed you in
11 the existing of the two proposals, the applicant proposes to
12 rebuild the central front porch. However, in Option 1, the
13 front porch is depicted as being wider. This might be an
14 error in the drawing. Maybe the intention is to have it
15 wider in both Option 1 and 2, or maybe it's not to have it
16 be wider at all. But maybe we can address that with the
17 applicant and get some feedback. And, Staff would suggest
18 that the central front porch should be rebuilt the same
19 approximate dimensions and design as the existing since we
20 do have documentation that it is original to the house, and
21 it's highly visible at the front. And, I ask for your
22 guidance on this matter.

23 And, I'll share with you the existing deck on the
24 left side. And, again, it's not depicted in the existing
25 elevations, but it is there. And per the elevations for

1 Option 1, we see that they're proposing a new deck at the
2 left side, which appears to project somewhat beyond the left
3 side elevation of the historic house. Although we do not
4 have dimensions for that deck at this time. So, I ask your
5 guidance regarding the appropriateness of the proposed deck?
6 And that is all.

7 I will add that when I wrote the Staff Report, I
8 did not notice that the roof was changing, that the pitch
9 was changing, so if the Commission could please provide
10 guidance as to whether that's appropriate? I know that we
11 previously heard from the applicant that the roof is not
12 code compliant and it needs to be rebuilt. But maybe they
13 can address whether it can be rebuilt, you know, similar to
14 its existing condition or if there's a reason for the
15 change. And, with that, I would be happy to take any
16 questions you might have for me.

17 MR. KIRWAN: Michael, could you pull up the slide
18 that shows the north elevation? I think it's the same slide
19 on Circle 23. It's the photograph, I'm sorry. There you
20 go, that's it. Okay, thanks. Any questions for Staff? Any
21 other questions?

22 MR. ARKIN: Thank you, Mr. Chairman. This may be
23 a question that's more appropriate to pose to the applicant.
24 Can you explain exactly what is happening on the south
25 elevation in Option 2, on Circle 17? There seems to be a

1 change in the dimension of the addition. Though it's really
2 not clear what the dimension is, or whether there was a
3 smaller shed structure, or whether that is just a decorative
4 gesture with the roof trim? Should I pose that to the
5 applicant?

6 MR. KYNE: I can try to answer that. My
7 understanding, having had discussions with the applicant, is
8 that this is just a decorative feature. So this is an
9 attempt to make a gesture towards the existing rear
10 addition, which we've pretty much determined is actually
11 original to the house, so we were trying to make a gesture
12 to that structure. That was done at Staff's suggestion
13 after the last prelim. This is sort of what the applicant
14 came up with. I don't know if there are other ways to
15 achieve this but, my understanding is, to answer your
16 question, this is only a decorative feature.

17 MR. ARKIN: Then does that mean that the addition
18 in Option 2 is wider than the addition in Option 1?
19 Presumably, there is some depth to the deck that's shown
20 there?

21 MR. KYNE: Again, and I did get a nod in
22 confirmation from the applicant when I was going over this
23 in the presentation, the intention is to have the deck in
24 both options which, sort of the way you can tell that is the
25 fact that when you show the door there at the second level

1 in the same approximate place, so again, I believe that the
2 applicant did give me the confirmation that the intention is
3 to have the deck in both options.

4 MR. ARKIN: Thank you.

5 MR. KIRWAN: Michael, could you pull up the
6 photograph of the front porch? Because I think there's some
7 drafting issues on the drawings. So, is the front porch
8 roof coplanar with the main roof?

9 MR. KYNE: As I recall from my site visit, I
10 believe that it is. You may be able to see some relief.

11 MR. KIRWAN: There's a slight angle shot that you
12 have in here of the front facade, it's in the Staff packet,
13 maybe you don't have it up on the slide. It's not as
14 dramatic as -- if you pull up the existing front facade
15 drawing --

16 MR. KYNE: Actually, I have, just as before, I
17 have quite a few photographs here, and maybe this helps?

18 MR. KIRWAN: Well, it is, but it's not nearly as
19 dramatic as the front elevation and the side -- existing
20 elevations are drawn. So at the most it breaks off from the
21 gutter board a few inches. But, it shows as a much
22 pronounced shed in the existing drawing. So, I think in the
23 proposed front facades, we're getting something closer to
24 what actually exists, than what we're seeing in the
25 existing.

1 MR. KYNE: Right. I think so. I would agree with
2 that.

3 MR. KIRWAN: So I think there's some drafting
4 issues on the drawings that we need to have the applicant
5 address. Okay. Any other questions for Staff? If not,
6 invite the applicant please come forward. You're welcome to
7 provide any testimony, or just take our questions. Whatever
8 you prefer. And before you speak, just state your name for
9 the record.

10 MR. PHILBIN: My name is Owen Philbin.

11 MR. KIRWAN: Do you want to just take questions?

12 MR. PHILBIN: I'm ready. Yes.

13 MR. KIRWAN: Okay. Very good. Can you -- why
14 don't I just start off. Can you -- a couple things we're
15 noticing, as we just mentioned, was the front porch. It
16 seems much less dramatic as a shed than your existing
17 drawings make it look like. So your proposed drawings make
18 it look much more different than the existing drawings do,
19 yet the proposed drawings look closer to --

20 MR. PHILBIN: My proposed drawing must be wrong.

21 MR. KIRWAN: What's that?

22 MR. PHILBIN: I mean, my existing drawing must be
23 wrong.

24 MR. KIRWAN: Okay, that's helpful. The other
25 question is, you're lowering the roof ridge by about a foot

1 it looks like from existing to proposed. And, we're
2 wondering why you're doing that? You're making the roof
3 angle shallower, at least on your drawings, that's the way
4 it reads. So, if you look at -- why don't you just flip
5 back and forth between these two, Michael and you'll that
6 window, the gable end window is much closer to the ridge and
7 dimensions say 8 foot 1 on the existing drawing, and it says
8 7 foot 1 on the proposed drawings. Is there a reason to --

9 MR. PHILBIN: Well, I had him lower the rear roof
10 one foot, and he may have lowered both roofs.

11 MR. KIRWAN: Okay. Because actually this, the
12 proposed roof of the main body of the house looks more
13 accurate to me based on the photographs, than the existing
14 drawing makes it look?

15 MR. PHILBIN: Yeah.

16 MR. KIRWAN: Okay. So, I think it'll be helpful
17 when you --

18 MR. PHILBIN: I was trying to bring the addition
19 roof down, and he must have --

20 MR. KIRWAN: Okay. And that we see.

21 MR. PHILBIN: -- lowered both roofs down at the
22 same time.

23 MR. KIRWAN: Well, but I guess the question is, is
24 the roof we're seeing in this drawing actually correct?
25 Because it looks more correct compared to the photographs.

1 MR. PHILBIN: And that's the seven foot?

2 MR. KIRWAN: Yeah. And you probably have a field
3 dimension you can verify?

4 MR. PHILBIN: Yes, I believe that it is seven
5 foot, yeah, 7 foot 1 inside from the subfloor to the bottom
6 of the rafter.

7 MR. KIRWAN: Okay. Well, this is saying to the
8 top of the top of the ridge, so, okay. Because what that
9 drawing does is it gets us closer to the geometry that's
10 needed at the front porch to have it look like what's in the
11 photographs. So, I think you need to go back and verify the
12 accuracy of your drawings, and when we see an existing
13 drawing and a proposed drawing, there shouldn't be any
14 changes that you're not proposing to do in other words.
15 Because it confuses us, and it gets us fixated on something
16 that's really not, may not be an issue. So we were
17 concerned coming down here that you had made a complete
18 change to the historic roofline.

19 MR. PHILBIN: No. Yeah, my intention is to leave
20 the main box of the house as it is. But, repair it.

21 MR. KIRWAN: Right.

22 MR. PHILBIN: Because the current roof rafters are
23 inadequate, and the front porch is just rotting away.

24 MR. KIRWAN: Right.

25 MR. PHILBIN: And then, everything from the rear

1 back I want to just remove and replace.

2 MR. KIRWAN: Okay. The only other, and this was
3 actually a comment I made to Staff, and I think you
4 understood the comment and can provide it next time but, we
5 had asked for floor plans, proposed and existing floor plans
6 so we can understand in plan as well as in elevation the
7 changes you're making. One such change that will probably
8 come up a little later is whether there really is a need to
9 have the deck on the side, or could the deck be on the rear
10 of your addition. So having floor plans in the packet you
11 present, existing and proposed, will help us, you know,
12 evaluate those criteria.

13 MR. PHILBIN: Well, we don't have any current -- I
14 mean, we keep changing them, because like we've brought our
15 rear addition in a foot on each side, so we had to scrap the
16 plans we had.

17 MR. KIRWAN: Right. But there should be a floor
18 plan that corresponds to these elevations. And that's what
19 we need to see.

20 MR. PHILBIN: It's just a rough sketch at this
21 point because we don't know where we're going.

22 MR. KIRWAN: Okay. We need to see those. Those
23 are part of the application requirement. So we need to see
24 floor plans when we're evaluating these things. We need to
25 understand, for instance, how much you're setting your

1 addition back in plan. We need to see it dimensioned.

2 MR. PHILBIN: All right.

3 MR. KIRWAN: So we understand how much you're
4 setting those sides of your addition back from the corners
5 of the existing house. We need to understand what is
6 happening in the first floor of that addition that requires
7 you to put the deck on the side of the house, or is there
8 flexibility in putting the deck on the rear, which is what
9 we would typically prefer to see in an additional deck.

10 MR. PHILBIN: Well, there's totally a deck there.

11 MR. KIRWAN: Yeah, but you're taking it down?

12 MR. PHILBIN: Yeah, because it was built with some
13 --

14 MR. KIRWAN: Understood, understood. But, you're
15 going back in with a new deck, and we're going to evaluate
16 whether that new deck is appropriate in that location, or
17 whether it's appropriate in another location. So to make
18 your argument, what I'm saying is, the floor plan might help
19 you make your argument when you bring those to us, because
20 if there really is a need for that deck to be on the side of
21 the house, then you can make that argument, and you can make
22 that argument using your floor plans. When you just show us
23 elevations, we don't see any need for the deck to be on that
24 side, and where we might likely prefer it on the rear of the
25 house. So, that's why those drawings are very important for

1 us to have. A full package of drawings.

2 MR. PHILBIN: All right.

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

5 MS. BARNES: Mr. Philbin, I have two questions.
6 One, when you were here the first time and you were
7 describing the challenges you faced with the rafters and
8 everything, I also recall your talking about the amount of
9 space. So, if it's 7 foot 1 from the subfloor to the
10 rafters, you're good? This is going to work?

11 MR. PHILBIN: Well, it's not going to be, I mean,
12 we're going to condition the space. It's not going to be a
13 bedroom, and it's not going to, you know, it'll be bonus
14 space. Dry, full storage, with stairs that go up to it, is
15 our plan. But it will not be a bedroom. It doesn't have
16 egress windows. It doesn't have the ceiling height. But we
17 do plan on putting lights, electric.

18 MS. BARNES: Storage space.

19 MR. PHILBIN: Clean bonus space, yeah.

20 MS. BARNES: And the second question, and the
21 Chair has touched on this, and it may just reflect my
22 difficulty understanding things, but what we have in our
23 packets, Circles 10 and 11, which show the slight variations
24 on the front porch. And what wasn't clear to me was whether
25 this was all intentional, or whether it was just sort of a

1 little slip of the pen, because the one seems to create a
2 larger roof for the front porch, a longer one, or a broader
3 one than the other. And I didn't know --

4 MR. PHILBIN: My intention is to keep it as it is,
5 without any changes.

6 MS. BARNES: Okay.

7 MR. PHILBIN: I do not have an answer for why it
8 got extended to --

9 MS. BARNES: Maybe it just was the slip of the
10 pen. Okay. But the intention is to have it very much the
11 same dimension of the existing porch?

12 MR. PHILBIN: Correct.

13 MS. BARNES: And your intention also is to try and
14 follow the same roof?

15 MR. PHILBIN: Pitch lines will be the same as
16 existing, yes.

17 MS. BARNES: Okay. Thank you, Mr. Philbin.

18 MR. PHILBIN: Yep.

19 MS. LEGG: If I may piggyback off of the porch
20 question just slightly? I notice in the photo on the, when
21 you're facing the building on the right side there is a
22 railing, and on the left there is not. In the drawings I'm
23 not seeing railings.

24 MR. PHILBIN: That is not a railing, it's a bench.

25 MS. LEGG: Oh.

1 MR. PHILBIN: And there was no railings. It's
2 less than 30 inches from the floor.

3 MS. LEGG: Okay.

4 MR. PHILBIN: Well, there may have been railings a
5 long time ago, but currently there's a bench.

6 MS. LEGG: Great. Thank you.

7 MS. HEILER: So, I'm assuming that the addition
8 that you're putting on the back is inset from the sides of
9 the main house.

10 MR. PHILBIN: One foot on each side, yes.

11 MS. HEILER: One foot, thank you.

12 MS. VOIGT: And, on this north elevation, on the
13 existing house is remaining the same because it looks like
14 in the drawings the openings, we look at the photo, and it
15 could, again, just be, it looks like the window openings
16 have, are a different shape. Some of them are -- if you
17 look at the photo. Here, it looks like the first, the
18 window closest to the front of the house is a little lower?

19 MR. PHILBIN: Lower.

20 MS. VOIGT: Yeah?

21 MR. PHILBIN: We'll maintain that.

22 MS. VOIGT: The existing house is the existing
23 house, it was repairing it and rebuilding the front porch.

24 MR. PHILBIN: I'm replacing the windows with wood
25 windows, taking the vinyl ones out.

1 MS. VOIGT: And you're keeping the siding?

2 MR. PHILBIN: Keeping the siding.

3 MS. VOIGT: And you're putting addition in the
4 front footage, and we'll talk about the porch.

5 MR. PHILBIN: Exactly.

6 MR. ARKIN: Mr. Chairman?

7 MR. KIRWAN: Yes?

8 MR. ARKIN: I have a question. If I'm
9 understanding your drawings correctly, you're proposing
10 approximately a foot inset on each side for the rear
11 addition, is that correct?

12 MR. PHILBIN: That is correct.

13 MR. ARKIN: So, I don't quite understand how the
14 drawing in 17 works. Are you planning to simply extend the
15 roof, or are you just --

16 MR. PHILBIN: Are you talking about the shed roof
17 detail?

18 MR. ARKIN: The shed roof detail.

19 MR. PHILBIN: That'll be just that. It'll just be
20 a nod to the original. It won't be the original roof.
21 It'll be a new rafter that will follow the -- it'll be as
22 wide as the original roof on the original structure, and the
23 other roof is -- doesn't come out as far -- so it'll just
24 give it a nod that there was a shed roof.

25 MR. ARKIN: So it'll get some dimensionality?

1 MR. PHILBIN: Yeah. I'm really not liking it
2 though. I like Option 1 better, myself. I think it's
3 distracting, and it messes with my door. So, I'm really
4 towards Option 1, myself. I think it's a detail, I mean, we
5 went to great strides to remove any extra details in our --
6 from our previous plan, like vertical band boards, or any
7 band boards. And so, this detail to me just, it's
8 distracting.

9 MR. ARKIN: Well, I'm glad to -- I'm sympathetic
10 to what you're saying. Do you intend to replicate the
11 existing overhangs? They're pretty --

12 MR. PHILBIN: On the existing?

13 MR. ARKIN: On either option?

14 MR. PHILBIN: Well, on the original structure, the
15 shed roof that comes off the back and covers number two, the
16 shed roof picks up, it's not a very good picture, but the
17 shed roof that comes off of the original house, covering
18 two, comes right to the original structure of the house.

19 MR. ARKIN: It didn't look like that in the
20 picture.

21 MR. PHILBIN: So, I mean, I was trying to keep
22 that look so it would go back to the box of the original
23 house.

24 MR. ARKIN: I'm not sure I'm following what you're
25 saying.

1 MR. PHILBIN: May I give him this picture?

2 MR. KIRWAN: Questions about the applied shed?

3 MR. ARKIN: Yeah. The shed on the, the existing
4 shed, which is on the screen right now.

5 MR. KIRWAN: He's going to recreate that, and just
6 attach it to the side of the addition.

7 MR. ARKIN: Well, but there is a significant
8 overhang which matches the overhang on the front.

9 MR. KIRWAN: Yes. Yes. He's not showing that in
10 the rear elevation. We're not seeing that in the rear
11 elevation.

12 MR. PHILBIN: Yeah. It would look like that.

13 MR. ARKIN: It would like that.

14 MR. PHILBIN: It would come out the two foot --
15 same as the overhang on the original structure, and just
16 come down and then end where, and end.

17 MR. ARKIN: So, the roof then, the roof will
18 basically have a two foot overhang on each side, once the
19 renovations are complete as it does now?

20 MR. PHILBIN: Yeah.

21 MR. ARKIN: Approximately two feet?

22 MR. PHILBIN: Two, yeah.

23 MR. ARKIN: Thank you.

24 MR. KIRWAN: This is -- I have a question. And
25 again, this is why floor plans are helpful for us to see.

1 If you look at our Circle 17, which is, and 16, which is the
2 south elevation of Option 1 and Option 2, the window under
3 the deck is moving around between the two options. And, it
4 also has a higher head and a higher sill than the smaller
5 windows that are further out on the addition. Is there some
6 level change happening on the lower level?

7 MR. PHILBIN: No.

8 MR. KIRWAN: So, I think bringing some consistency
9 to the heights of those windows would be helpful. The other
10 comment I have, and again, this might be drifting into
11 deliberation a little bit but, I'm a little concerned about
12 on Circle 14 and 13, the lower level windows are different
13 sizes and kind of scattered around. We normally like to see
14 things stacked like they do on the main body of the house.
15 So, you know, maybe the two windows that are furthest out on
16 the rear addition, maybe those should stack underneath the
17 grouped windows up above. And then this, the window further
18 back on the lower level, maybe that should be positioned
19 right underneath the window above it. And so, those are
20 just some comments. We'll get into that in deliberations a
21 little bit more. But, those are just things that I think,
22 you know, just need to be cleaned up in the drafting.

23 MR. PHILBIN: All right.

24 MR. KIRWAN: That would help us out quite a bit.
25 And again, the floor plans would be helpful to see.

1 I also just want to point out, on Circle 19 where
2 you've lowered the roof of the addition in Option 1,
3 compared to Option 2 on Circle 20, I foresee you're going to
4 run into an issue where the rafter of your roof and the
5 header over your pared double-hung windows on, near the
6 corners of that addition, go back to the other, Option 1,
7 Michael, that one, the rafter supporting that roof and the
8 header over that window, you're either going to have to
9 lower the windows, or raise the roof higher. So, again,
10 that's just sort of a --

11 MR. PHILBIN: I think in an effort, because we
12 were trying to meet a deadline to get the drawing in.

13 MR. KIRWAN: Okay. That's fine.

14 MR. PHILBIN: I asked him to lower the roof, and
15 he just lowered the roof enough.

16 MR. KIRWAN: That's fine. I think more I'm
17 pointing out that when you come back, if you want to try to
18 come back for a HAWP, you got to work all those things out,
19 so we don't have those kinds of questions and concerns.
20 Because it changes -- if you then had to make the window
21 smaller, in a fourth go round, we'd have to see it again,
22 potentially. So, we want to try to help you get through
23 this, you know, possibly in one more meeting. One more
24 application. So, we're just pointing these things out to
25 try and help. Any other questions for the applicant? All

1 right, if not, then let's all -- if you can turn off your
2 microphone, we'll give your our thoughts on the matter. I
3 think it's important that the applicant hears from all of
4 us, since this is a preliminary matter, and we're only
5 missing one Commissioner tonight. So, it will be good to go
6 around the horn here, and give our thoughts. I don't mind
7 starting off.

8 I think if we just jump right to the question of
9 Option 1 versus Option 2, I think I am in preference for
10 Option 1. I don't think the applied rake board really helps
11 me be more comfortable with the rear addition. I'm
12 comfortable with it as it's proposed. I have already
13 pointed out sort of in the questions that I think there
14 needs to be some order brought to the windows on the sides
15 of the -- both the north and the south side of the addition.
16 The stacking of windows, as I mentioned, like we see on the
17 addition, and like we see on the proposed rear elevation of
18 the house, that would be very helpful.

19 I think we're now clear on the issue of there are
20 no changes to the roof. There really are not going to be
21 any changes to the proposed front porch. So, those are okay
22 as is. And we just need to see those very clearly drafted
23 in the final drawings we receive. I think my biggest issue
24 is with the positioning of the deck. And again, I've
25 already pointed out that that's why it's going to be very

1 helpful for us to see floor plans ultimately. I think in
2 most cases we would prefer to see new additions like decks,
3 and particularly decks off of additions be towards the rear
4 of the house. It seems to be a deep lot. And since there
5 is no attempt to have a stair come down from the deck to
6 grade, the deck's just going to be up there in the air, so
7 it seems like, you know, without a plan to look at, it seem
8 like the deck could very easily be on the rear of the house,
9 and that way, not very visible from the street, which I
10 think would be a preferred location for the deck.

11 I think I captured everything. Michael, if I
12 didn't, please say so. Those are my thoughts.

13 MS. HEILER: I'd like to agree with the comments
14 of the Chairman. You've come a long way to really making
15 this approvable. And I think most of the issues really are
16 in the drawings. I'm probably the person who suggested
17 trying to preserve that shed roof over section two, and I
18 think the gesture really ends up being awkward. So, in that
19 case, Option 1 is certainly better. And, as the Chairman
20 has suggested, floor plans would help us to understand why
21 that deck needs to be on the side, or as he said, it's
22 certainly preferable if the deck can go on the back. If
23 there's no reason that your layout and your program requires
24 it on the side. It's more easily approved with it on the
25 back. So, clean, nice drawings that reflect what you're

1 really intending to do will come a long way to making this
2 approvable.

3 MS. BARNES: Michael, could you bring up the
4 photograph that shows the side view of the house where we
5 have the longer window in the front? Thank you. Mr.
6 Philbin, once again, I applaud you for tackling this
7 project, and I'm sure that there are times when you think
8 we're being, we're nitpickers or something. But, we want
9 this to be very successful. And I think you have,
10 unfortunately, not been well served this evening by the
11 drawings which have sown confusion. One of the Chairman's
12 comments related to the placement of the windows and the
13 fact that there were different sizes, I think you have an
14 argument when you see this side view of the differing sizes
15 of the window, for that use of different size windows on
16 your addition. But I agree with the Chairman that perhaps
17 more strategic placing of the windows is better.

18 I find that Option 1 is preferable to Option 2. I
19 appreciate that there was an effort to try and make a
20 gesture towards the existing rooflines, and I think it
21 creates a false sense that is not useful. And, I'm
22 delighted to hear what you had to say about the front porch,
23 because obviously that is a very visible element of the
24 house, and I appreciate that you're going to be keeping that
25 the same size, the same line. And then the other question

1 will be, the columns. Thank you.

2 MR. FIRESTONE: I'm going to agree with what the
3 previous Commissioners have said. And Option 1 looks like
4 probably the better of the two. I am concerned about the
5 positioning of the deck and would like to see more reason
6 why it has to be on the side versus the back. And, most
7 importantly, I would like to see more accurate drawings so
8 that I have a better idea of what's going on because things
9 just seem too confusing with the drawings that don't seem to
10 really reflect the reality of the existing house, and may
11 not reflect what is really going to happen. So, when you
12 come back, good drawings.

13 MS. VOIGT: Thank you very much for coming in the
14 second time, and we'll look forward to coming back and
15 probably being approved, and moving forward with this really
16 nice rehabilitation of a house that needs some TLC. So,
17 thank you, I'm sure we all appreciate it. And, I agree with
18 the other Commissioners. Preference for No. 1, no need to
19 extend that roofline. And, some consistency. And, also
20 some dimensions. I think we can have a better understanding
21 of that side deck if we understood how far out it actually
22 is. So, if we could see some dimensions on that would be
23 helpful. Thank you.

24 MR. ARKIN: I think I was among the Commissioners
25 that asked you to try to make the gesture toward the .

1 existing shed roof. And I appreciate your trying, but I
2 agree with what you said earlier, I think Option 1 works
3 better. I really don't think Option 2 works at all on that.
4 I think it looks clumsy, as I believe was the word you used.
5 The drawing of the existing north elevation on Circle 12,
6 the front window as shown is not, it does not reflect the
7 actual conditions as was shown in the picture that was up on
8 the screen a moment ago. It is longer, and I think that is
9 actually, in my mind, one of the character defining features
10 of the existing house, the first box of the existing house
11 which is the one that's really the most intact. And, I
12 would be interested in seeing if you could replicate that?
13 I may be alone on -- if you could have a longer window to
14 replicate the existing window so that the three windows on
15 the side would not be of equal length on the first floor.

16 MR. KIRWAN: I think that's what you're proposing.
17 It's not changing.

18 MR. PHILBIN: I'm not, I'm not, yeah.

19 MR. ARKIN: If you go back to the --

20 MR. KIRWAN: It's just an error in the drawing.

21 MR. PHILBIN: It's a drawing error. I apologize.

22 MR. ARKIN: So that will happen?

23 MR. PHILBIN: Yeah, the main box is going to stay
24 the main box.

25 MR. ARKIN: Okay, good. I would be willing to

1 look at the side deck, and as was stated by other
2 Commissioners, the floor plan would make it much easier to
3 understand why you're suggesting that. And, on the porch, I
4 think it's important that you replicate the existing porch
5 as much as possible in shape, mass, details. And that kind
6 of unique, kind of peculiar roof that is close to the same
7 angle, but slightly different. I think, too, that that is
8 character defining for this particular house. And, if it's
9 -- in the context of a, the new roof on a greatly spruced-up
10 house really might be a quite attractive point too, and it
11 would be more honest in terms of the preservation.

12 I agree with the other comments. I think this is,
13 you've made some pretty good steps heading forward and I'm
14 looking forward to seeing the next iteration.

15 MS. LEGG: Thank you for coming in again. I will
16 be quick. I align myself with the Chairman's comments
17 except on one section, which is the deck. I'm willing to
18 consider it on that side the way it is in the existing
19 house, as it's below the street level. It's not visible and
20 it looks like there are stairs that go down to it. I think
21 if that were incorporated, I think you would have my support
22 on having a side deck. And Option 1 as we see it.

23 MR. KIRWAN: I think you heard -- you have a
24 comment?

25 MS. HEILER: One more comment. The columns on the

1 front, the big square columns with the very short lengths
2 that you have, is there any reason that you believe that
3 those are original to the house or that's what they looked
4 like? They're unusual in that style of house, the short
5 lengths of the long columns.

6 MR. PHILBIN: I do not think they're original. I
7 have no evidence one way or the other, and I was just going
8 to replicate what was there. If the Commission, I mean,
9 I've looked around and I've talked to Michael about it, and
10 the other houses of the similar build, had bigger front
11 porches and much broader columns, and the tapers, but it
12 would just fill that -- I just, we both agree that it just
13 didn't look right. So, but I'm willing to do any column.

14 MS. HEILER: You don't have to fluff it up for us.
15 Thank you.

16 MR. FIRESTONE: One more comment on the front
17 elevation, on the porch, columns, etcetera. I wasn't at the
18 first preliminary, so I don't know all the details. But my
19 understanding is there was a Sanborn map that showed the
20 narrow porch, but is there any evidence that maybe that
21 narrow porch was not original, that it was originally built
22 to something else and then by the time of the Sanborn map it
23 had changed?

24 MR. PHILBIN: Hmm.

25 MR. ARKIN: Okay. And the other question

1 concerning the columns, is have you checked with Historic
2 Takoma to see if perhaps they have an early picture of the
3 house? There's an outside chance they might, and that might
4 give you a better idea of what the columns are or were.

5 MR. PHILBIN: The evidence I have that they're not
6 original is the lumber, and one of them actually has a nail
7 shoot that goes down to a lower apartment. So they've all
8 been, I mean --

9 MR. ARKIN: Yeah. I just thought maybe you could
10 get a better idea of what was there previous to these non-
11 original columns?

12 MR. PHILBIN: Right. I've been driving around and
13 just about everything I've seen is either a taper with a big
14 base, and it's just too heavy for that space.

15 MR. ARKIN: Okay.

16 MS. BARNES: I had been looking at some of the
17 earlier drawings when you had proposed extending the porch,
18 and it strikes me that it should be possible to do a taper
19 with a smaller base that would fit the smaller porch. And,
20 because that seems to be so much in the style of this kind
21 of a house. And, I grant you, you don't want a big heavy
22 base and that pretty substantial taper, but a more modified
23 version of that might work on this porch.

24 MR. KIRWAN: Well, I think you've gotten some good
25 comments.

1 MR. KYNE: Mr. Chairman, could I chime in for a
2 minute? Could I get everyone to sort of weigh in on that
3 just quickly because generally, Staff's position on
4 something like that would be without documentation, it would
5 be conjectural but, because what's here is clearly not
6 historic, maybe that is an approach to take because it is
7 compatible with the style as the Commission said. So, if
8 everyone could sort of weigh in whether they would like the
9 applicant to pursue that option just so Staff has some clear
10 guidance when they come back. Please.

11 MR. KIRWAN: I mean, I think for me, lacking the
12 evidence that something different was there does being
13 conjectural and, I mean, I think the, as Commissioner
14 Firestone pointed out, a trip over to Historic Takoma might
15 be very valuable, because they might either have a
16 photograph of this house or know of photographs of this
17 style of house that maybe will give you some evidence, or
18 something to develop an argument that there should be some
19 sort of different column here. So, I think that would --
20 yes?

21 MR. ARKIN: The mail shoot that you mentioned,
22 while you indicate that's not an original feature, do you
23 have any sense of whether that was added during the period
24 of historic importance? For Takoma Park it is unusual,
25 certainly a very unusual feature. And I didn't see it in

1 any of the details.

2 MR. PHILBIN: Well, it was made out of duct work.

3 MR. ARKIN: Out of duct work?

4 MR. PHILBIN: Duct work. I don't know how
5 historic duct work is, but I don't think it --

6 MR. ARKIN: So it's certainly unique?

7 MR. PHILBIN: Yeah, there's a lot of unique things
8 in this house.

9 MR. ARKIN: Thank you.

10 MR. KIRWAN: Commissioner Arkin, can you respond
11 to Staff's question?

12 MR. ARKIN: I'm not sure what we're -- in terms of
13 what are the alternatives?

14 MR. KIRWAN: Well, do we want the applicant to
15 pursue a different column, or Staff pointed out that the
16 typical standard is unless there's some evidence, it should
17 be reconstructed the way we see it today. And I suggested
18 that I agree with that, but that a visit to Historic Takoma
19 might provide some evidence that there is a type of column
20 on these types of houses that would be more appropriate than
21 what we see today.

22 MR. ARKIN: I think it might be worth making the
23 trip to Historic Takoma to see what's there. And you can
24 perhaps present that as an option at the next stage,
25 particularly if we're in the HAWP stage. I wouldn't be

1 opposed to that at this point.

2 MS. VOIGT: But if there's, and if nothing is
3 found at Historic Takoma, I'd go with the Chairman.

4 MR. FIRESTONE: I will agree, if you can document
5 that some reasonable step that there was something
6 different, I will be comfortable with trying to recreate it.
7 But in the absence of any evidence, I'd say stick with what
8 is there. And as far as the mail shoot goes, I believe a
9 lot of these houses may have been subdivided into apartments
10 probably around the time of -- my understanding from
11 neighbors, that happened around the time of World War II
12 when there was an influx of people coming to the D.C. area
13 to work. They started subdividing these houses into
14 apartments.

15 MS. BARNES: I continue to believe that these are
16 probably not appropriate for this house. I understand that
17 I'm -- this is conjecture on my part, but I don't find that
18 this fits with what I know of this style.

19 MS. HEILER: I think if you want to pursue a
20 better style of these and want to make the trip to Historic
21 Takoma and find something different, I would be certainly
22 open to looking at it if you prefer to just put it in the
23 way it is, I think this is approvable as it is.

24 MS. LEGG: I think I could be swayed if you found
25 similar houses with different columns to also support

1 different columns.

2 MR. KIRWAN: Okay. So I think we can bring this
3 to a conclusion. I think you've heard broad level support
4 for what you presented. I think there's just a lot of --
5 some details in the drafting that we need to clean up, and
6 we need to see floor plans when you come back. I think
7 you've heard from a few Commissioners that they might be
8 okay with the side deck. The floor plans will help. And
9 that might sway the others of us who maybe aren't quite
10 there yet. But, I think at least exploring that as an
11 option, an optional deck on the back versus the side, would
12 be helpful for us to see.

13 I suspect if you really work closely with Staff,
14 you very well might be able to come back with a historic
15 area work permit. So, but I'll leave that between you and
16 Staff to discuss, and they'll guide you the best process to
17 go from here.

18 MR. PHILBIN: On the deck, I would put it on the
19 side because the existing deck was on the side.

20 MR. KIRWAN: Typically decks, typically
21 communities prefer decks on the rear, mainly to keep the
22 noise and the riff raff on the back.

23 MR. PHILBIN: Well, and that's why I reduced the
24 size because --

25 MR. KIRWAN: And we tend to prefer that too

1 because that also doesn't put new structures on the side
2 elevation.

3 MR. PHILBIN: I will --

4 MR. KIRWAN: If you want to make an argument for
5 the deck really needs to be on the side then --

6 MR. PHILBIN: I want to get through this as
7 smoothly as possible. I am moving the deck to the back.
8 But as I do that, then I'm going to have to change the
9 windows in the back.

10 MR. KIRWAN: Well, if you take the center two
11 windows and make them French doors, done. Right? And the
12 rear elevation is not something that I think we're going to
13 have a lot of hang-ups about. You've already got a nice
14 very ordered balance back there. I think it's fine. All
15 right. Thank you very much for your good work on this, and
16 we look forward to seeing you come back.

17 The next item on our agenda are tax credits. We
18 have tax credit applications to consider tonight and make a
19 recommendation.

20 MR. KYNE: Yes. We presented 14 tax credits for
21 the calendar year 2016 for you to recommend approval that we
22 transmit those to the Department of Finance. And I believe
23 in the worksession that all of the Commissioners agreed that
24 we could transmit those tax credits?

25 MR. KIRWAN: Yes, that's correct. Very good,