

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Columbia Ave., Takoma Park	Meeting Date:	6/9/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	6/2/2021
Applicant:	Wakako Tokunga	Public Notice:	5/26/2021
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Alterations, Rear Addition, Hardscape Alteration, and Accessory Structure Construction		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1960



Figure 1: 15 Columbia Ave., Takoma Park

PROPOSAL

The applicant proposes to remove and replace the windows, door, and siding on the house, construct a new full-width front porch, construct an addition at the rear, construct hardscape alterations, and construct a new accessory structure.

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 at 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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A-8

- (a) 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 ensure 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
- (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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to rehabilitate the existing house and construct a two-story addition in the rear. An accessory structure and significant hardscape alterations are also proposed. The configuration of the house will result in two residential units.

Window, Door, and Siding Replacement

The c.1960 house has a brick ground floor and asbestos shingle second floor. The windows are a mix of vinyl and wood sash windows. There is a concrete stoop with a metal railing, and on the right side of the house, there is a brick chimney.

The applicant proposes to remove the existing windows and doors, and install new windows and doors in a new configuration. The asbestos siding on the second floor will be removed and replaced with fiber cement clapboard siding. The proposed replacement windows are Marvin Ultimate, aluminum-clad wood windows, installed as single-lite casement and fixed windows in new locations. The existing front door will be removed, relocated to the left side of the front elevation, and replaced with a new wood door and sidelight.

On the right side elevation, the applicant proposes to remove the existing chimney. Both side-gable elevations will have their existing windows removed and replaced. The replacement windows will be Marvin Ultimate to match the front of the house. New window openings will be larger than the existing windows.

Finally, the applicant proposes to install a concrete areaway on the left side of the house for egress to the expanded basement.

Staff finds that all of these changes are consistent with the *Design Guidelines*, as they will not change the size or massing of the existing Non-Contributing Resource. Based on a lenient review, Staff would recommend the HPC approve these changes as a HAWP.

Front Porch Construction

There is an existing concrete stoop with a simple metal railing in front of the house.

The applicant proposes to construct a full-width covered front porch. The proposed front porch will be constructed out of wood, with the roof supported by three square wood columns. The stairs and railing will also be wood.

Staff finds that front porches are a characteristic feature of houses in the Historic District (so much so that they are a preferred feature in the *Guidelines* for new construction). Staff also notes that the house at 13 Columbia Ave. was constructed as a twin (see below) to the subject property and has a large front porch that was reviewed and approved by the HPC in 2016. Staff would recommend approval of the proposed

front porch as a HAWP.



Figure 2: Photo of the subject property and its twin at 13 Columbia Ave., prior to its rehabilitation (c.2009).



Figure 3: 2019 image of the subject property and 13 Columbia Ave. after its rehabilitation.

Rear Addition

The applicant proposes to construct a contemporary-styled, two-story addition at the rear with a walk-out

basement, measuring 26' 5" × 24' 9" (twenty-six feet, five inches by twenty-four feet, nine inches). At the rear of the addition is a screened-in porch. The addition is inset by 6' 2" (six feet, two inches) on the right side and projects 3' 6" (three feet, six inches) beyond the left wall plane.

Materials for the addition include a CMU foundation, fiber cement siding panels, Marvin Ultimate clad windows, decorative wood slat siding, and wood rear steps.

Staff finds that the design and materials of the addition are compatible with the *Guidelines* as they offer maximum leniency, particularly where changes are at the rear.

The larger question for the HPC is the appropriateness of the placement, size, and massing of the proposed addition. Staff finds the footprint of the proposed addition is approximately the same size as the approved addition at 13 Columbia Ave. (the applicant and Staff Report for the 2016 HAWP and preliminary consultation are attached).

Typically, additions are required to be inset from the historic wall planes. The goal of that requirement is to retain the primacy of the historic resource, however, the subject resource is not historically significant. Staff finds the evaluation of the addition's placement and its left side projection needs to be focused on the impact on the surrounding streetscape. The right side of the addition is inset so that it will not be visible from the right of way. Because of the lot's unique shape, which curves with the street, the left projection is set back much further from the public right-of-way, approximately 70' (seventy feet), than the right rear of the house. Staff requests feedback from the HPC on the appropriate placement of the proposed rear addition.

The second question for the HPC is whether the massing of the addition will negatively impact the character of the district as a whole. Because of the configuration of the subject property, Staff finds the addition will only be visible from the left side of the house. The addition is inset on the right, so it will only be minimally visible from the right; and the houses along Hickory Ave. block any view from the east. Staff finds that the two-story mass, which projects 3' 6" (three feet-six inches), will not negatively impair the character of the district as a whole, per the *Guidelines*.



Figure 4: Detail of the subject property (center).

Hardscape Alterations

At the front of the subject property, there is a narrow concrete walk to the front stairs and an asphalt parking pad. The applicant proposes to install a new permeable paver area at the front. Overall dimensions of this area were not included with the submission, however, it appears to be more than 30' (thirty feet) wide. The paving extends along the right side of the house and widens slightly at the rear. A retaining wall is planned for this area. No specifications were included for the retaining wall.

Staff also notes that the proposed paving does not extend to the front stairs and questions whether the drawings are accurate for the proposed work.

Based on Staff's observation on site, it appears that the space between 15 and 13 Columbia Ave. is too narrow to install a driveway into the rear yard which would allow for off-street parking at the rear.

Staff finds that paving one-half of the front yard, even with a textured block, would detract from the streetscape and surrounding district. Staff recommends that the design be revised to reduce the amount of paving or changing the material to something similar in appearance to grasscrete that would preserve the appearance of the lawn. Staff requests the HPC provide feedback on the proposed hardscaping. Additionally, this proposal may not meet the front yard paving requirements of the zoning ordinance. The applicant should remove this section of the proposal from the application and return with a separate HAWP, if necessary.

Accessory Structure

The applicant plans to construct an accessory structure at the rear of the property, measuring 15' 11" × 23' 8" (fifteen feet, eleven inches by twenty-three feet, eight inches). This structure will provide storage

and a studio space. The design and materials of the proposed structure match the proposed addition. The accessory structure will be accessed by a new gravel path.

Staff finds that the size of the accessory structure is approximately that of a one-car garage. Due to the rearward slope of the lot and its distance from the street, the proposed structure will not be visible from the public right of way. Staff would recommend the HCP approve the HAWP for this proposed structure.

Additional Considerations

An addition of this size requires review and preliminary approval by the Takoma Park Arborist office. The letter from the arborist needs to be submitted with the final HAWP to be considered a complete application.

Additionally, Staff recognizes that the proposed addition does not appear to visually tie to the existing house or relate to the house or District in any significant manner. Several design revisions, including matching sill heights or the roof eave that Staff finds could be done to unify the whole.

Staff requests feedback from the HPC on any other elements of the proposed project, so the applicant may return for a successful HAWP.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions to the proposal based on the feedback from the HPC and return for a HAWP.



15 COLUMBIA AVENUE, TAKOMA PARK, MD
PROPOSED ADDITION/REOVATION
MATERIAL SPECIFICATIONS

WAK TOK architects

5/3/2021

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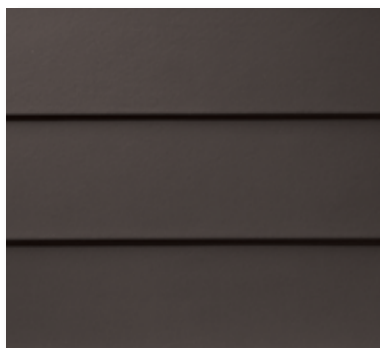
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Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
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Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

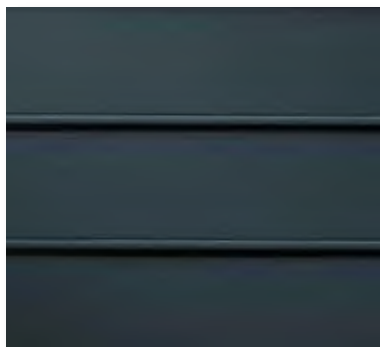
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Exposure	7 in
ColorPlus Pcs/Pallet	210
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DREAM COLLECTION™	✓		✓
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SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
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PRIME	✓	✓	✓

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Image 1



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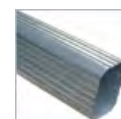
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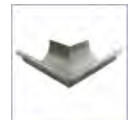
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casement or picture windows, and hardware located at the bottom of the window means easy operation even in hard to reach areas like over a kitchen sink.



Features of the Ultimate Awning Narrow Frame Window

- Available in heights up to 8 feet or widths up to 8 feet
- Narrow frame and flush exterior create a sleek contemporary aesthetic
- Can be easily installed without removing an existing window frame
- Multi-point locking system ensures a tight seal and security from top to bottom
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified

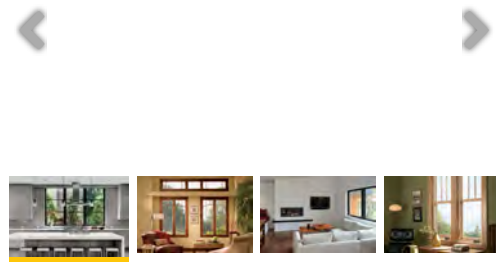


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ULTIMATE CASEMENT NARROW FRAME

Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement



The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.



Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use

INTERIOR

EXTERIOR



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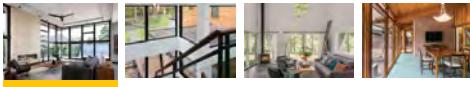
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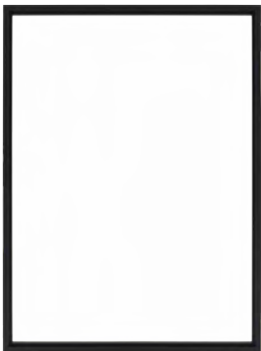
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ULTIMATE PICTURE NARROW FRAME



The Marvin Signature™ Ultimate Picture Narrow Frame window offers a classic style in a non-operable window. It's perfect for bringing expansive views and natural light into a room, and the window's narrow frame allows for window replacement without disturbing existing interior or exterior trim. Durable and energy-efficient, it can be sized to match accompanying operable windows for a streamlined design with flexible design options like wood species and stains to create a custom look.



Features of the Ultimate Picture Narrow Frame Window

- Available in a large range of size options
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Suits new construction, remodeling, or full-frame replacement
- Coastal/hurricane certification of IZ3
- CE certification

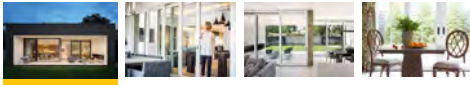


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ULTIMATE MULTI-SLIDE DOOR

Previously known as Marvin Ultimate Multi-Slide Door



The Marvin Signature™ Ultimate Multi-Slide Door is more than just a panoramic door, it's a gateway to indoor-outdoor living with performance that stands up to any weather, coast to coast. Design your ideal view, with sliding panels available in configurations that move in one direction or part in the center, and

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Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide



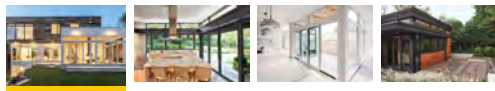
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INTERIOR

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Features of the Ultimate Sliding Patio Door

- Available in heights up to 9 feet or widths up to 16 feet
- Narrow 3-inch clad-wood top and bottom rails open space for light and views
- Handle options let you personalize the aesthetics
- Durable sill engineered for years of energy-efficient and weathertight performance
- Available in two-, three- or four-panel operating configurations for design versatility
- Optional top-hung screen glides smoothly
- Hidden Lock Status Sensor option connects with your smart home to indicate when door is closed and locked
- Optional low-profile, high-performance, universal design sill for a flush transition
- CE certified





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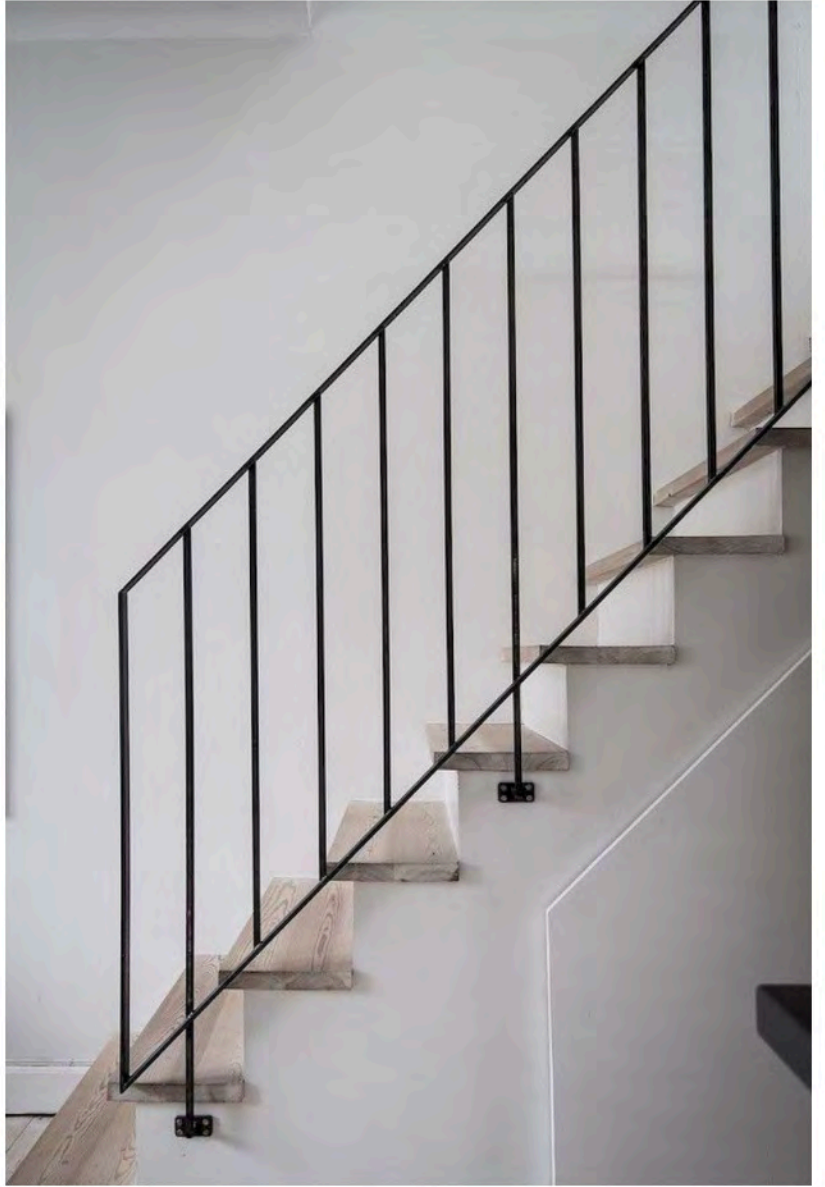
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Decking

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

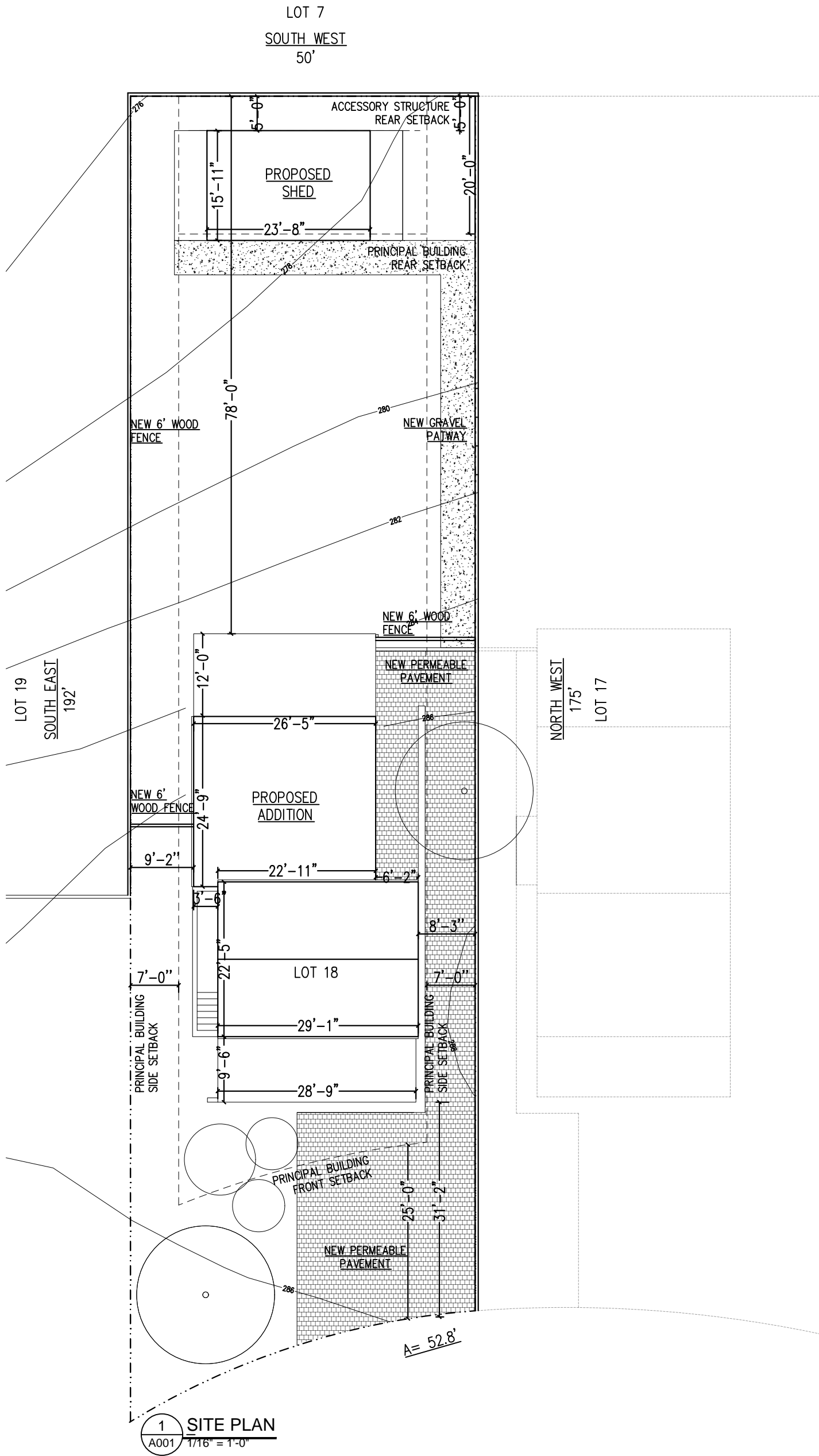
Our decking material as compared to pressure-treated pine.



METAL RAILING



WOOD SLATS



CONTACT INFORMATION

OWNER:
AIRI MAENO + JEFF DORN
15 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

ARCHITECT:
WAKAKO TOKUNAGA
WAK TOK ARCHITECTS
509 ALBANY AVENUE
TAKOMA PARK, MD 20912
TEL: 202 320 3867

STRUCTURAL ENGINEER:
APAC Engineering, Inc.
2110 Seminary Road
Silver Spring, Maryland 20910
TEL: 301 565 0543

LIST OF DRAWINGS

A001 COVER SHEET
A002 GENERAL NOTES AND SCHEDULES

A100 FLOOR PLANS
A101 FLOOR PLANS
A200 BUILDING ELEVATIONS
A201 BUILDING ELEVATIONS

wakako tokunaga architecture
509 albany avenue
takoma park, md 20912
202 320 3867

SYMBOLS

- ROOM
##

#

ROOM NAME AND NUMBER
- NOTE REFERENCE (SEE "KEY NOTES" FOR FURTHER INFORMATION).
- PARTITION TAG
- DOOR TAG
- WINDOW TAG
- PLAN/SECTION DETAILS
- DETAIL NUMBER
- ELEVATION TAG
- DETAIL TAG
- ELEVATION TAG
- HATCH INDICATES FIELD BUILT MILLWORK
- CEILING HEIGHT
- CEILING MATERIAL
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- LIGHT SWITCH
- GYPSUM BOARD
- FINISH TAG
- CHANGE IN FLOORING MATERIAL

PROJECT DATA

PROJECT NAME:
PROJECT ADDRESS: 15 COLUMBIA AV
TAKOMA PARK, MD 20912
LOT: 18
SQUARE: 18
PROPOSED PROJECT: RENOVATION, REAR ADDITION, FRONT + REAR PORCH CONSTRUCT.

ZONING: R-60

LOT AREA:
PROVIDED 9,200 SF
BUILDING HEIGHT:
MAX ALLOWABLE: 35'
PROVIDED: 26'-7" existing to be maintained
LOT OCCUPANCY:
MAX ALLOWABLE: 35%
PROVIDED: 20.2%
SET BACK:
FRONT: 25' 31'-2"
REAR: 20' 78'-0" principal building
SIDE: 7' 8'-3" existing to me maintained
SIDE: 7' 9'-2"
(LOT RECORDED BEFORE 1/1/54)

CODE:

BUILDING CODE EDITION:
IRC 2018
MBRC MARYLAND BUILDING REHAB CODE
NFPA NATIONAL ELECTRICAL CODE 2017
WSSC PLUMBING CODE
USE GROUP: DETACHED SINGLE FAMILY

DESIGN PARAMETERS

GROUND SNOW LOAD: 30 PSF (1.4 K/WM²)
WIND SPEED: 90 MPH (145KM/HR)
SEISMIC DESIGN CATEGORY: B
WINTER DESIGN TEMP: 13 DEGREE F (-10.6 C)
ICE SHIELD UNDERLAYMENT: REQUIRED
FLOOD HAZARDS: JULY 2, 1979
AIR FREEZING INDEX: 300
MEAN ANNUAL TEMP: 55 DEGREES F (12.8 C)
FROST LINE DEPTH: 30"
SUBJECT TO DAMAGE FROM:
WEATHERING - SEVERE
TERMITE - MODERATE TO HEAVY
DECAY - SLIGHT TO MODERATE

15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-

REGISTRATION

Professional Certification:
I certify that these documents were prepared or
approved by me, and that I am a duly licensed architect
under the laws of the State of Maryland.
License Number: 0795, expiration date: 5/6/2021.

COVER SHEET

A001

GENERAL CONDITIONS

1. PERFORM ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK HE/SHE IS TO PERFORM AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF WORK.
2. UNLESS OTHERWISE AGREED UPON, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE A.I.A. DOCUMENT A105, 2007.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK.
4. POINT OUT TO THE ARCHITECT ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO THE COMMENCEMENT OF WORK. ADDENDA WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THOSE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
5. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, SHALL ADJUST, REPAIR OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, INCLUDING OR AFFECTED WITHIN THE SCOPE OF THE CONTRACT.
7. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND/OR SIZES; WRITTEN DIMENSIONS GOVERN. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING WORK, AND PERIODICALLY DURING THE PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. SUBMIT SHOP DRAWINGS FOR FABRICATION AND SUBMITTALS/SAMPLES FOR SPECIFICATION TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL ITEMS. PROVIDE ARCHITECT WITH A LIST OF ALL ITEMS TO BE SUBMITTED PRIOR TO BEGINNING CONSTRUCTION.
9. NOTIFY ARCHITECT FOR REVIEW OF PARTITION CHALK LINE LAYOUT FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS UNTIL LAYOUT IS APPROVED BY ARCHITECT. COORDINATE AND VERIFY CONDITIONS WITH FINAL SYSTEMS FURNITURE AND EQUIPMENT SELECTION TO ENSURE PROPER FIT. IMMEDIATELY INFORM ARCHITECT IF ANY CONFLICTS ARE FOUND. DESIGN INTENT REVIEW DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY OF MAINTAINING CRITICAL DIMENSIONS.
10. CHANGES IN THE WORK SHALL BE INITIATED THROUGH CONSTRUCTION DIRECTIVES. CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL OF CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND TIME BY THE OWNER.
11. REVIEW DOCUMENTS, VERIFY DIMENSIONS, CEILING TO SLAB CLEARANCES AND ALL FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICT OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
12. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
13. COORDINATE WORK WITH BUILDING OWNER INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, AND USE OF BUILDING FACILITIES. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
14. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION.

ARCHITECTURAL NOTES

1. REVIEW GENERAL CONDITIONS NOTES BEFORE COMMENCING WORK.
2. PARTITION LOCATIONS, DIMENSIONS AND TYPES, DOOR AND WINDOW LOCATIONS MUST BE AS SHOWN ON ARCHITECTURAL PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. ARCHITECTURAL PLAN SUPERSEDES OTHER PLANS.
3. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. DO NOT ADJUST DIMENSIONS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
4. MAKE NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS NOTED OTHERWISE.
5. GYPSUM BOARD FINISHING: COMPLY WITH REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD AND WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS ALWAYS USING THE MORE STRINGENT OF THE TWO WHEN THERE IS A DISCREPANCY.
6. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND 'J' BEADS ALONG ENDS OF GYPSUM BOARD UNLESS OTHERWISE NOTED. TAPE, SPACKLE, AND SAND JOINTS. PROVIDE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION UNLESS OTHERWISE NOTED.
7. FOR EXPOSED WOOD PROVIDE FINISH GRADE HARDWOOD, FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
8. PROVIDE BLOCKING IN WALLS AS REQUIRED TO INSTALL ALL DOORS, WALLS, MILLWORK, ACCESSORIES AND FURNITURE.
9. ALL EXPOSED WALL SURFACES TO BE PATCHED, TREATED AND FINISHED WITH APPROPRIATE FINISH.
10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED. COORDINATE DOOR SWING WITH DOOR STOP TO ENSURE PROPER CONTACT.

[illegible]

DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE		FINISH	FRAME	HDWARE	LOCATION	REMARKS
001	G	3'-0"	9'-5 1/2"	INTERIOR SEALANT EXTERIOR PT	WOOD		ENTRANCE	SEE ELEVATION
002	C	2'-6"	6'-8"	SEALANT	WOOD		PANTRY B	
003	J	SEE ELEVATION		SEE SPECIFICATIONS			DINING B/PATIO	
004	C	2'-6"	6'-8"	SEALANT	WOOD		POWDER B	
005	C	2'-6"	6'-8"	SEALANT	WOOD		BATHROOM B	
006	E	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM B1	
007	E	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM B2	
008	E	2'-6"	6'-8"	SEALANT	WOOD		STORAGE B	
009	A	2 X 2'-4 5/8"	7'-5 1/2"	SEALANT	WOOD		CLOSET B	
010	E	2'-6"	6'-8"	PT	WOOD		MECHANICAL B	PAINTED TO MATCH WALL
011	C	2'-6"	6'-8"	PT	WOOD		GYM	PAINTED TO MATCH WALL
012	E	2'-6"	6'-8"	SEALANT	WOOD		W.C. B	
101	F	4'-7"	6'-8"	INTERIOR SEALANT EXTERIOR PT	WOOD		FRONT ENTRANCE	SEE ELEVATION
102	A	2 X 3'-2 1/16"	8'-0"	SEALANT	WOOD		CLOSET	
103	D	2'-6"	6'-8"	SEALANT	WOOD		POWDER	
104	C	2'-6"	6'-8"	SEALANT	WOOD		PIANO/GAME ROOM	
105	C	2'-6"	6'-8"	SEALANT	WOOD		PANTRY	
106	K	SEE ELEVATION		SEE SPECIFICATIONS			DINING / DECK	
107	C	4'-0"	6'-8"	SEALANT	WOOD		PIANO/GAME ROOM	
108	E	2'-6"	6'-8"	SEALANT	WOOD		STAIRCASE	
109	L	SEE ELEVATION		SEE SPECIFICATIONS			SHED UNDER FRONT PORCH	
201	A	2 X 3' 0 1/8"	8' - 0"	SEALANT	WOOD		LINEN	
202	D	2'-6"	6'-8"	SEALANT	WOOD		HALL BATH	
203	C	2'-6"	6'-8"	SEALANT	WOOD		MECHANICAL	
204	C	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM 2	
205	C	2'-6"	6'-8"	SEALANT	WOOD		BEDROOM 1	
206	A	2 X 2' 9 3/4"	8' - 0"	SEALANT	WOOD		CLOSET	
207	A	2 X 4' 1"	8' - 0"	SEALANT	WOOD		CLOSET	
208	D	2'-6"	6'-8"	SEALANT	WOOD		OFFICE 2	
209	C	2'-6"	6'-8"	SEALANT	WOOD		LAUNDRY	
210	C	2'-6"	6'-8"	SEALANT	WOOD		MASTER BEDROOM SUITE	
211	D	2'-6"	6'-8"	SEALANT	WOOD		MASTER BEDROOM	
212	C	2'-6"	6'-8"	SEALANT	WOOD		W.C. 2	
213	D	2'-6"	6'-8"	SEALANT	WOOD		W.C. 1	
214	D	2'-6"	6'-8"	SEALANT	WOOD		MASTER BATH	
S01	M	6'-0"	6'-8"	PAINT	METAL		SHED	
S02	L	3'-0"	6'-8"	PAINT	METAL		STUDIO	

WINDOW SCHEDULE

A1
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
1 TILT-TURN CUSTOM SIZE
2 PICTURES CUSTOM SIZE
LOW-E 3 U FACTOR .3

A3
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
1 AWNING
STANDARD SIZE
FROSTED GLASS
LOW-E 3 U FACTOR .3

A4
ALUM CLAD WOOD WINDOW MARVIN Ultimate Narrow frame
1 PICTURE
STANDARD SIZE
LOW-E 3 U FACTOR .3

A2
ALUM CLAD WOOD WINDOW MARVIN Elevate™ Glider window
1 AWNING STANDARD SIZE
2 PICTURES STANDARD SIZE
LOW-E 3 U FACTOR .3

B1
ALUM CLAD WOOD WINDOW
MARVIN Ultimate French Casement crank-out
STANDARD SIZE
LOW-E 3 U FACTOR .3

A5
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
1 TILT-TURN CUSTOM SIZE
2 PICTURES CUSTOM SIZE
LOW-E 3 U FACTOR .3

A6
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
2 PICTURES STANDARD SIZE
LOW-E 3 U FACTOR .3

B2
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Picture Narrow frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B3
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Picture Narrow frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

A8
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Picture Narrow frame
STANDARD SIZE
N. 3 4'-0" X 7'-7 1/8"
N. 3 4'-0" X 6'-5 1/8"
LOW-E 3 U FACTOR .3

A7
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow frame
STANDARD SIZE
N. 1 PICTURE 2'-0" X 7'-7 1/8"
N.1 CASEMENT 2'-0" X 6'-5 1/8"
LOW-E 3 U FACTOR .3

A9
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow frame
1 PICTURE STANDARD SIZE
2 AWNING STANDARD SIZE
LOW-E 3 U FACTOR .3

B4
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B5
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B6
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B7
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B8
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B9
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B10
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B11
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B12
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B13
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B14
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B15
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B16
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B17
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

B18
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Casement Push Out Narrow Frame
STANDARD SIZE
LOW-E 3 U FACTOR .3

S1
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
N. 1 PICTURE
N. 1 AWNING
STANDARD SIZE
LOW-E 3 U FACTOR .3

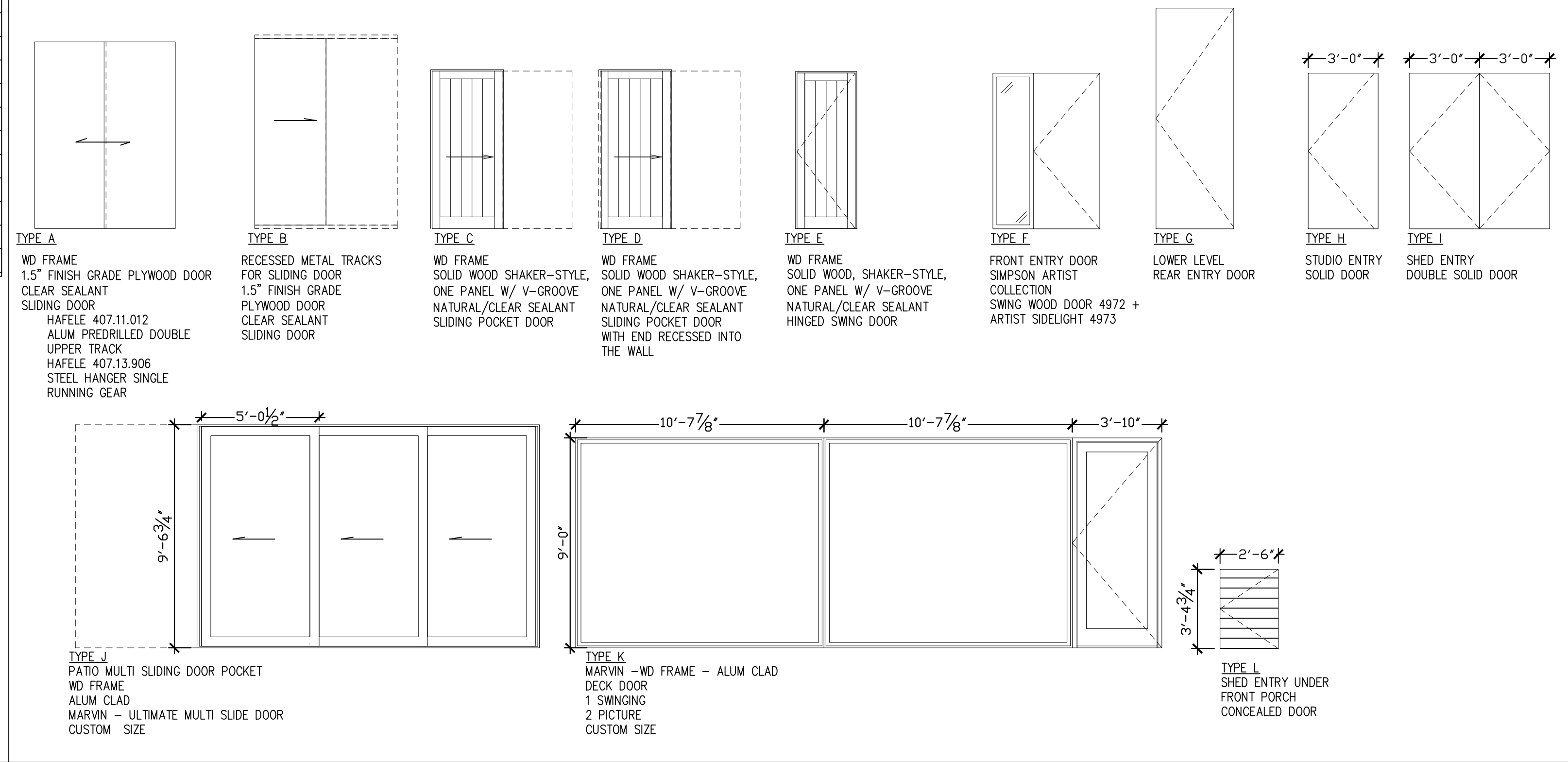
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ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
N. 1 PICTURE
N. 1 AWNING
STANDARD SIZE
LOW-E 3 U FACTOR .3

S3
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
N. 1 PICTURE
N. 1 AWNING
STANDARD SIZE
LOW-E 3 U FACTOR .3

S4
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
N. 1 PICTURE
N. 1 AWNING
STANDARD SIZE
LOW-E 3 U FACTOR .3

S5
ALUM CLAD WOOD WINDOW
MARVIN Ultimate Narrow Frame
N. 1 PICTURE
STANDARD SIZE
LOW-E 3 U FACTOR .3

DOOR TYPES	
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15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REGISTRATION

GENERAL NOTE & SCHEDULE	A002
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509 albany avenue
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202 320 3867

15 COLUMBIA AVE
ADDITION/RENOVATION
15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

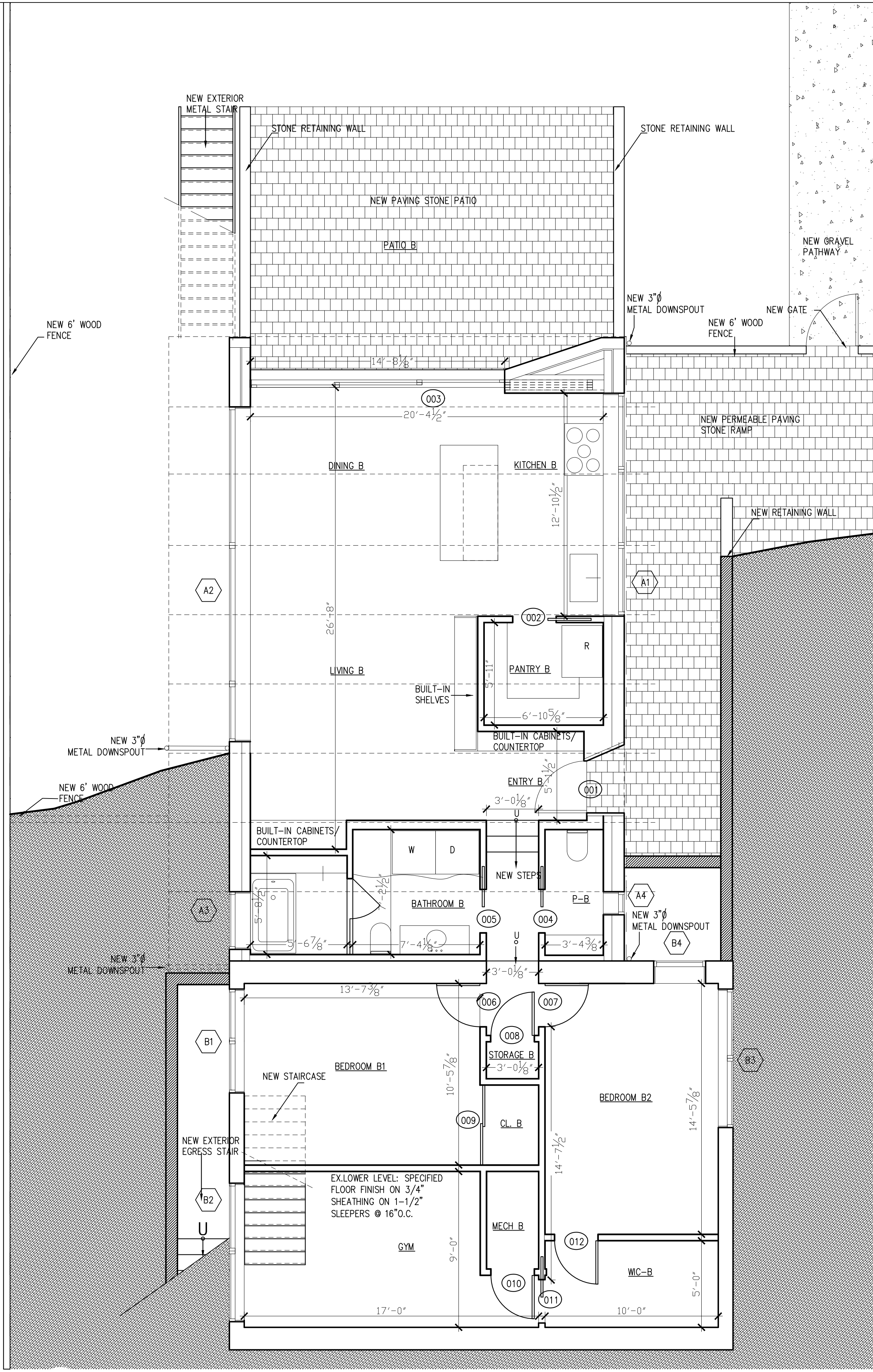
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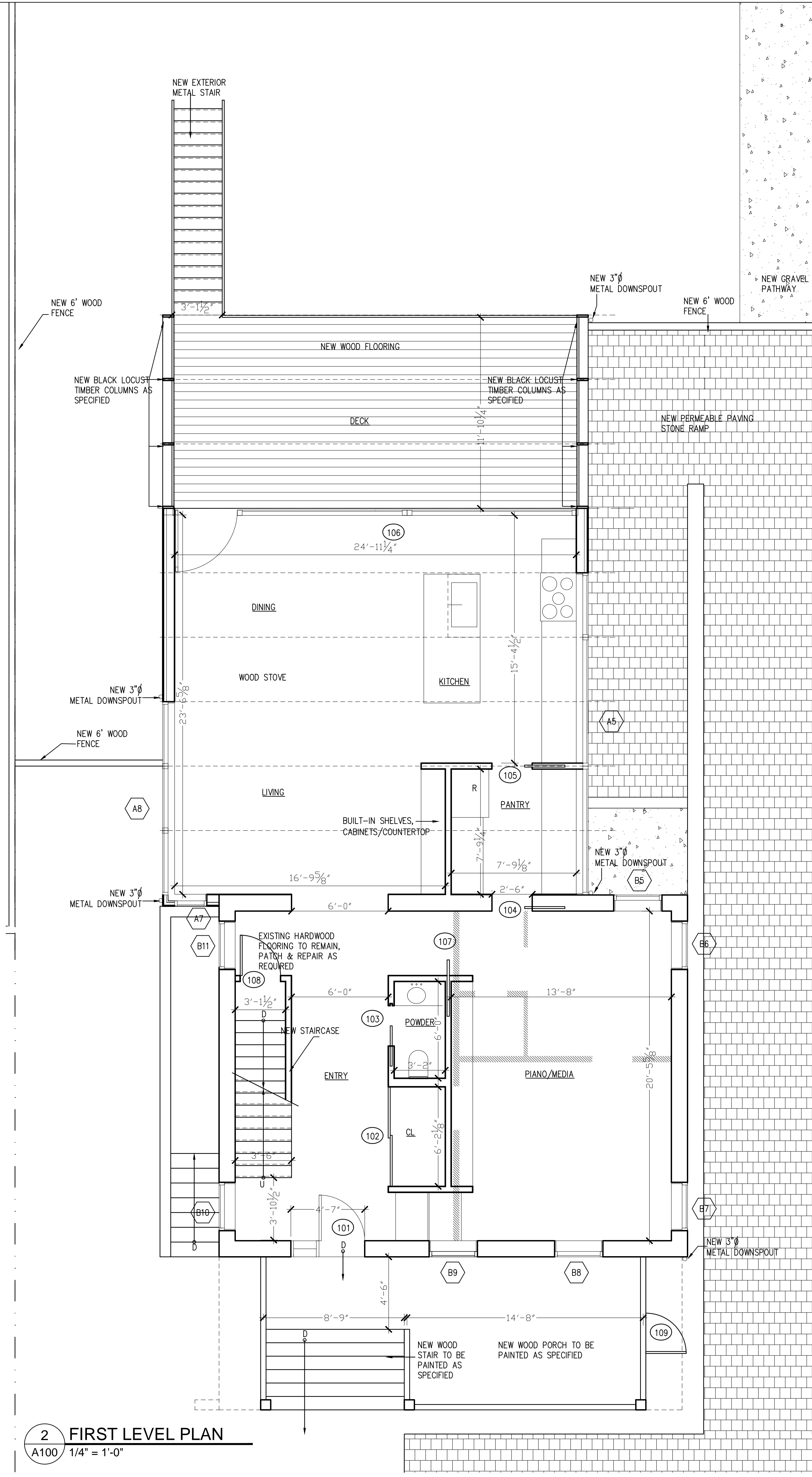
Professional Certification:
I certify that these documents were prepared or
designed by me, and that I am a duly licensed architect
under the laws of the State of Maryland, License
Number 0001, expiration date 5/6/2021.

FLOOR PLANS

A100



1 LOWER LEVEL PLAN
A100 1/4" = 1'-0"



2 FIRST LEVEL PLAN
A100 1/4" = 1'-0"

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15 COLUMBIA AVE
ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

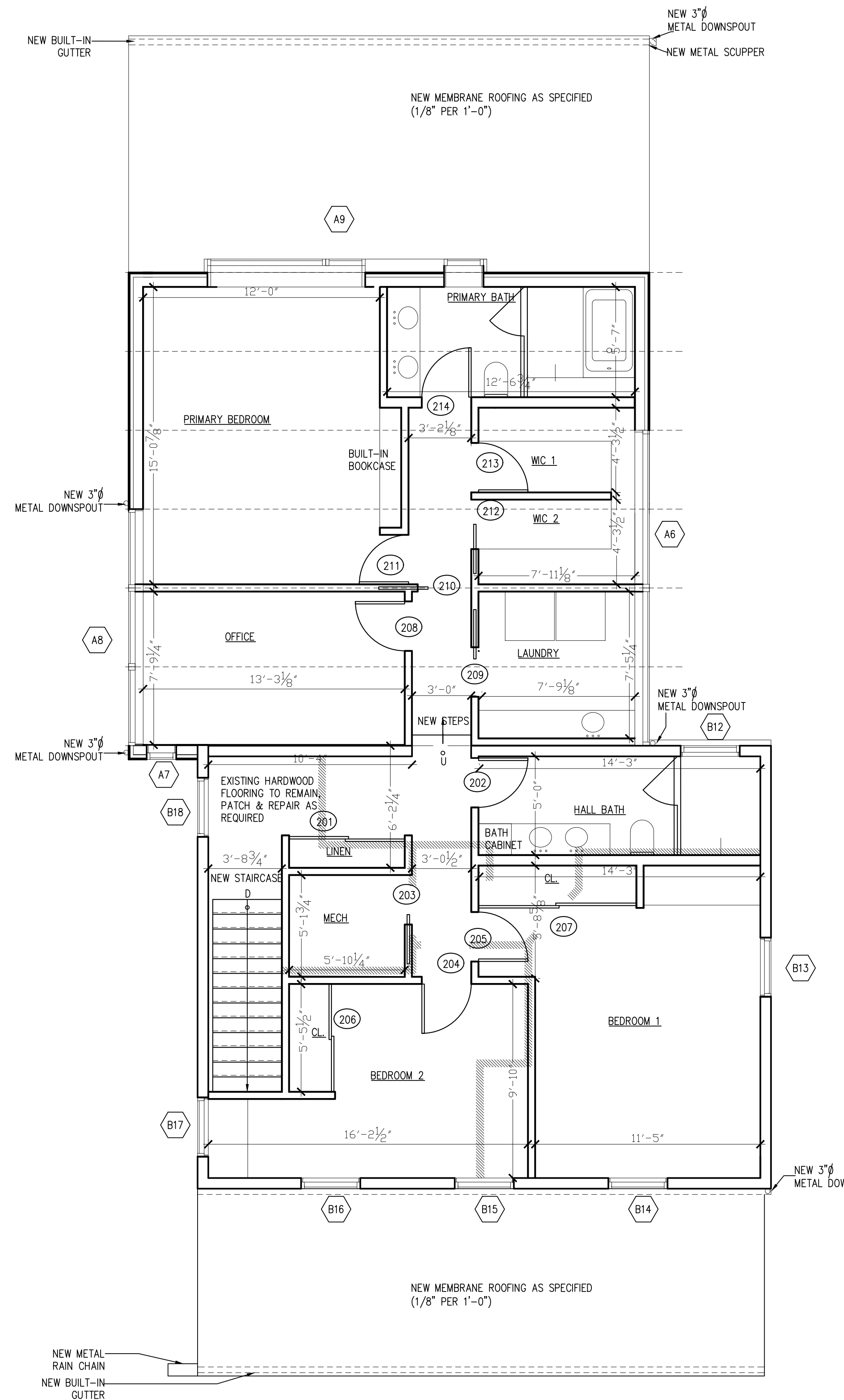
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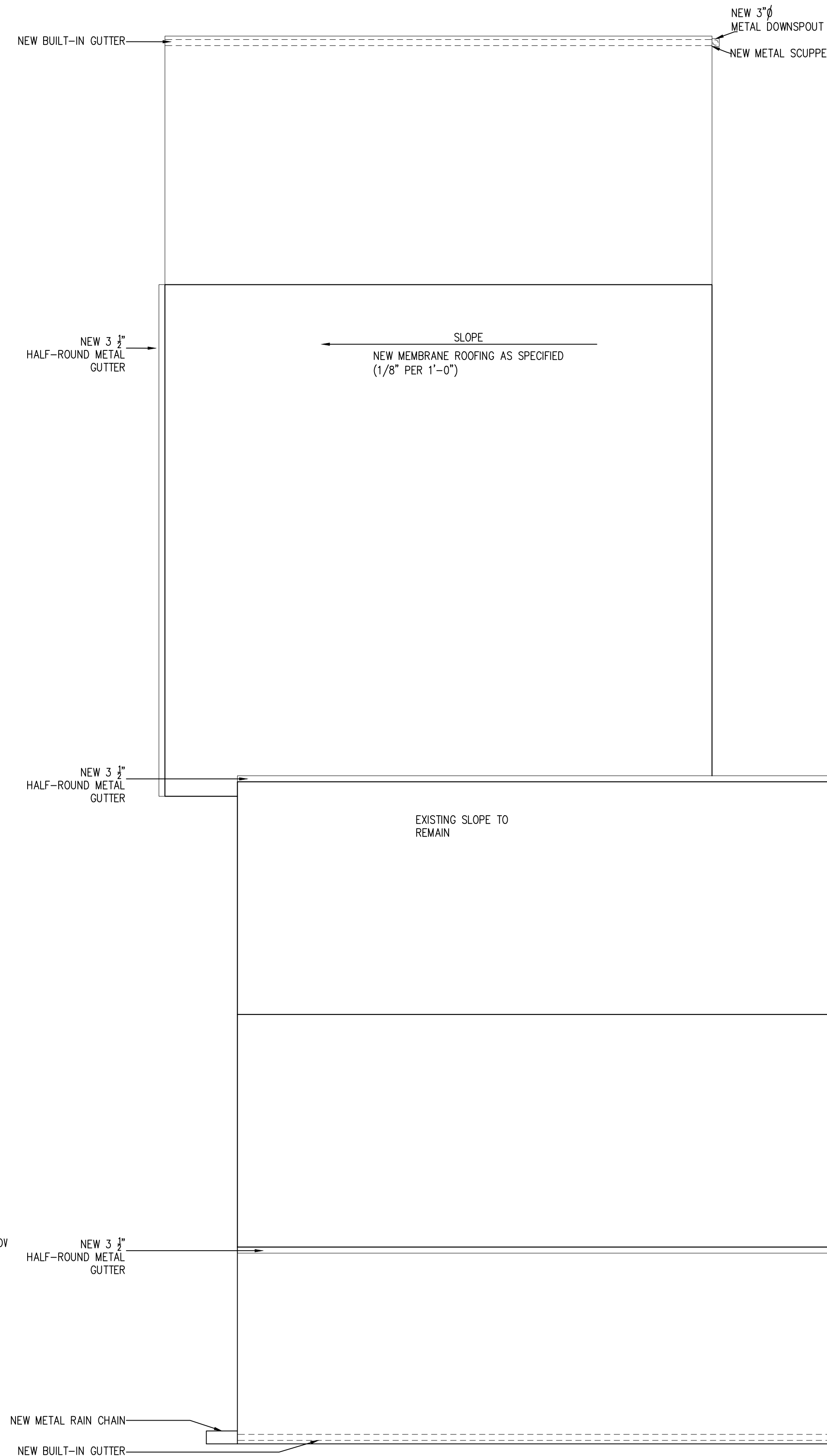
Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am a duly licensed architect
under the laws of the State of Maryland,
license number 15793, expiration date 5/6/2021.

FLOOR PLANS

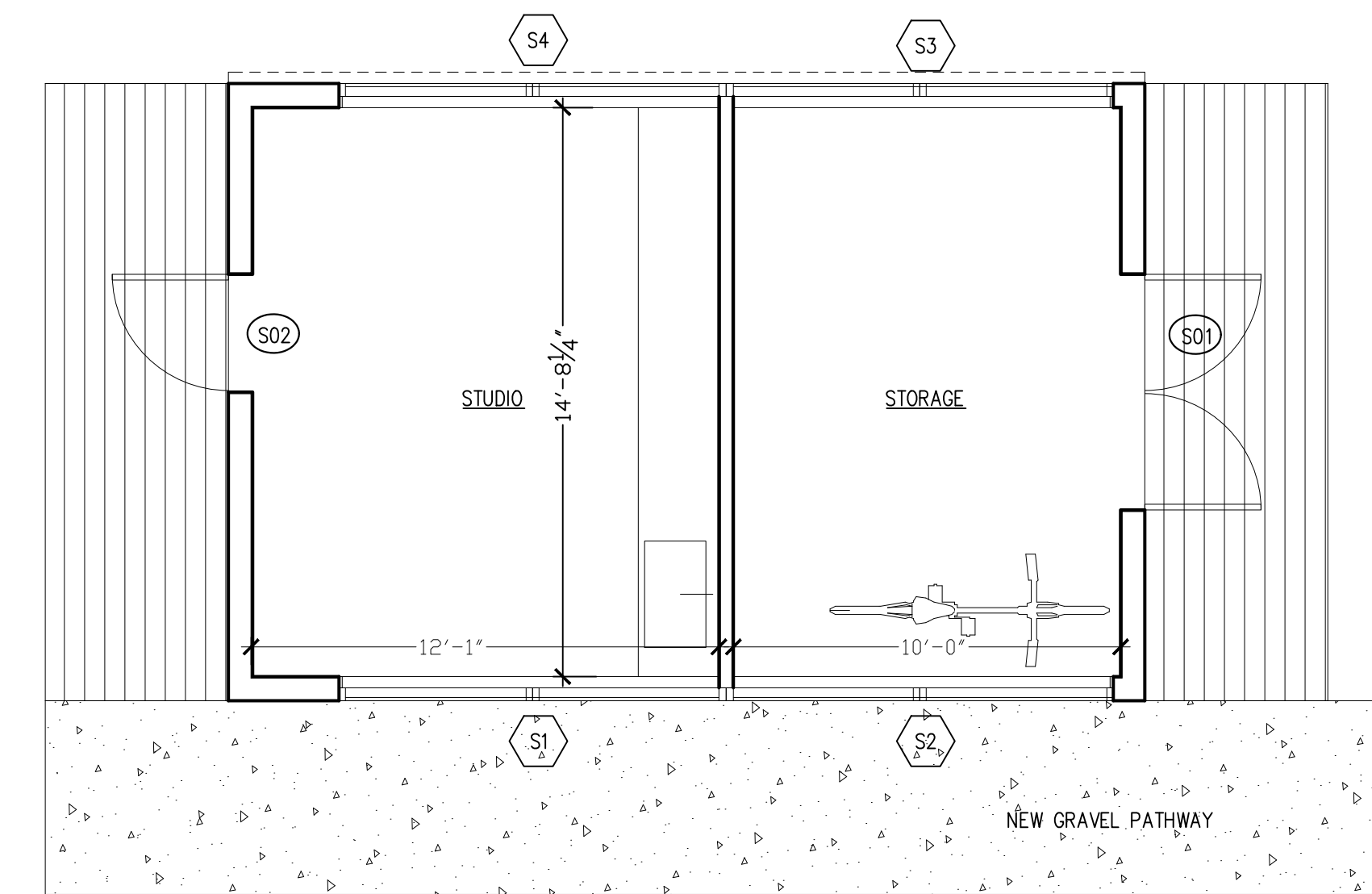
A101



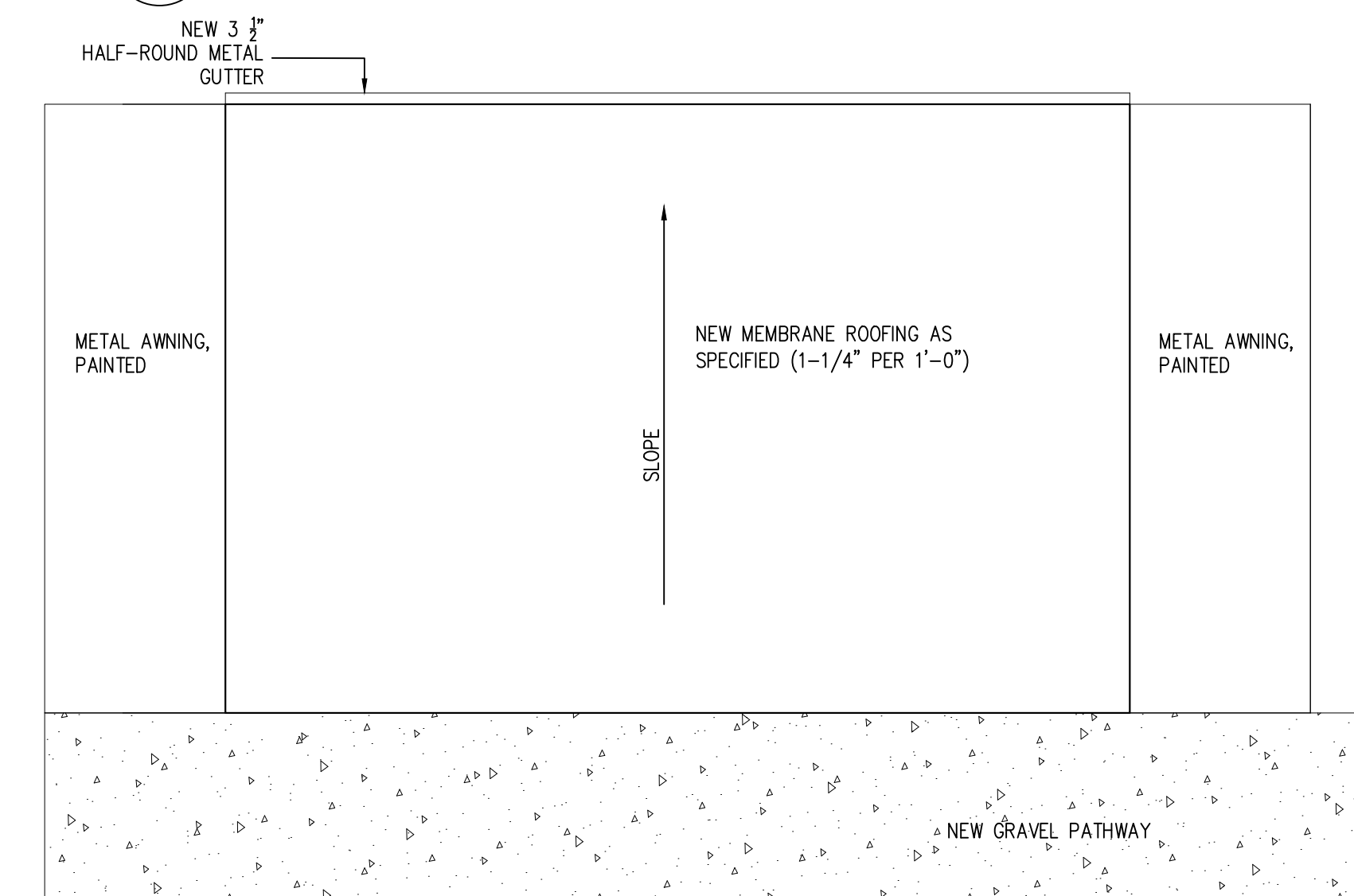
1 SECOND LEVEL PLAN
A101 1/4" = 1'-0"



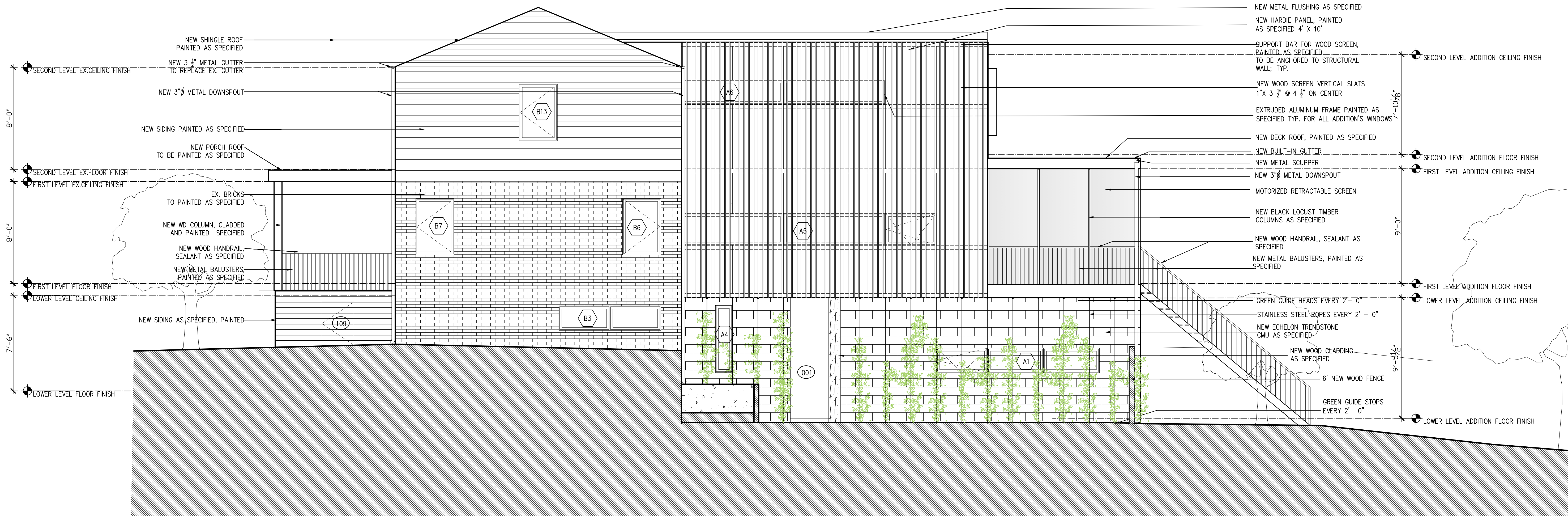
2 ROOF PLAN
A101 1/4" = 1'-0"



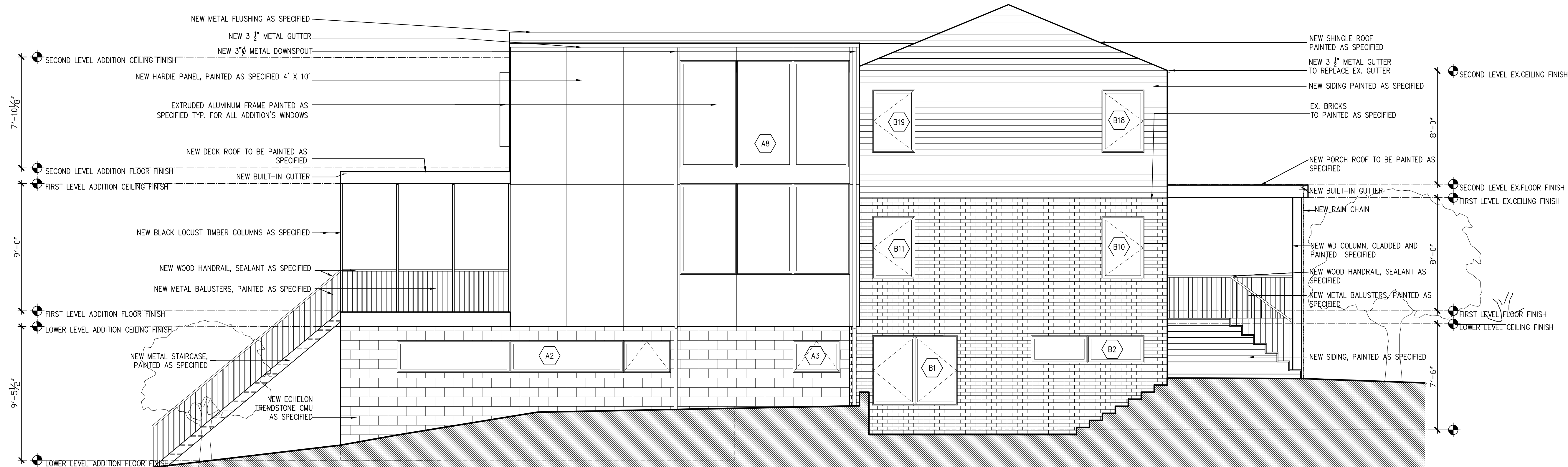
3 SHED/STUDIO
A101 1/4" = 1'-0"



4 SHED/STUDIO ROOF PLAN
A101 1/4" = 1'-0"



1 WEST ELEVATION
A200 1/4" = 1'-0"



2 EAST ELEVATION
A200 1/4" = 1'-0"

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509 albany avenue
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15 COLUMBIA AVE ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

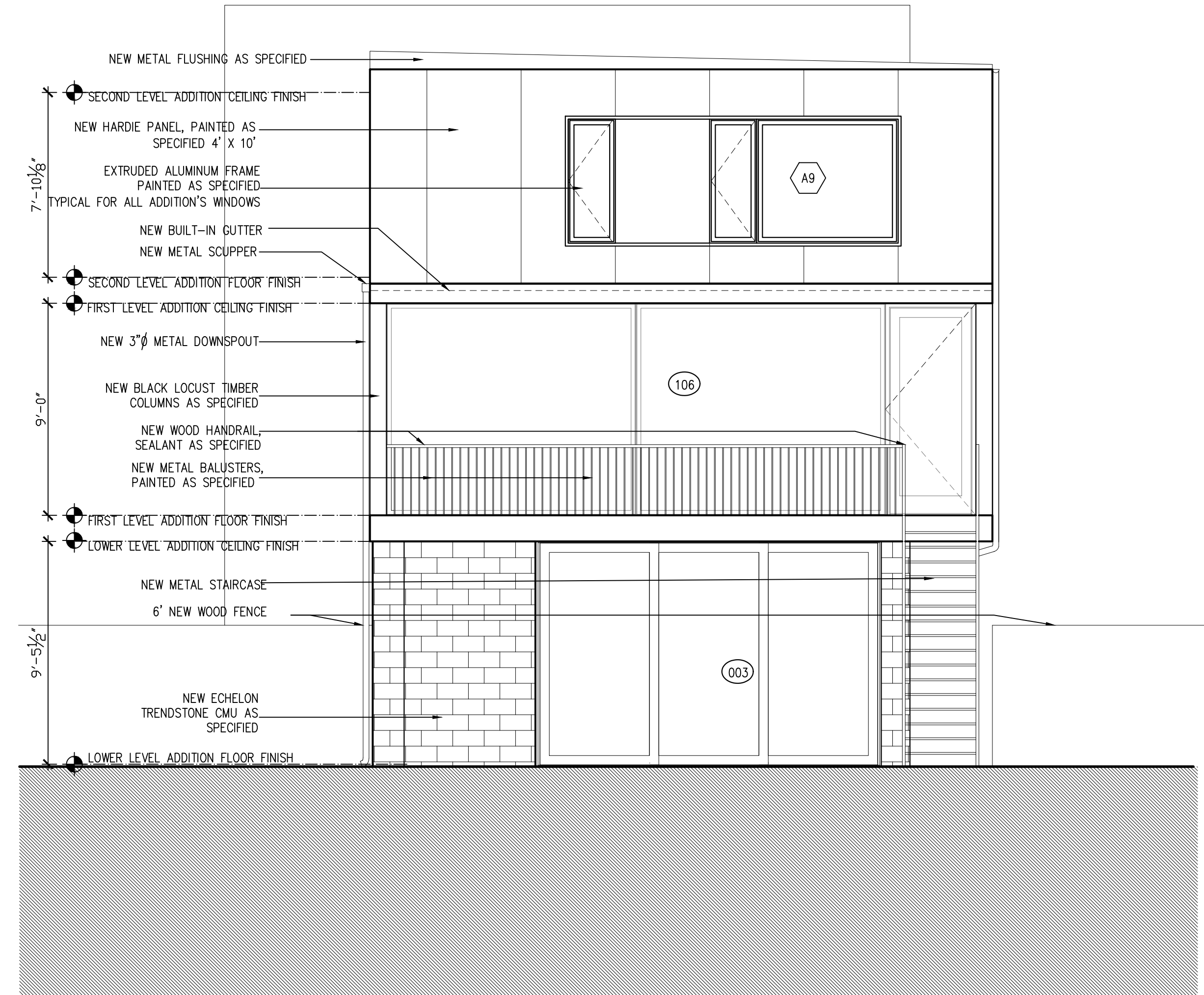
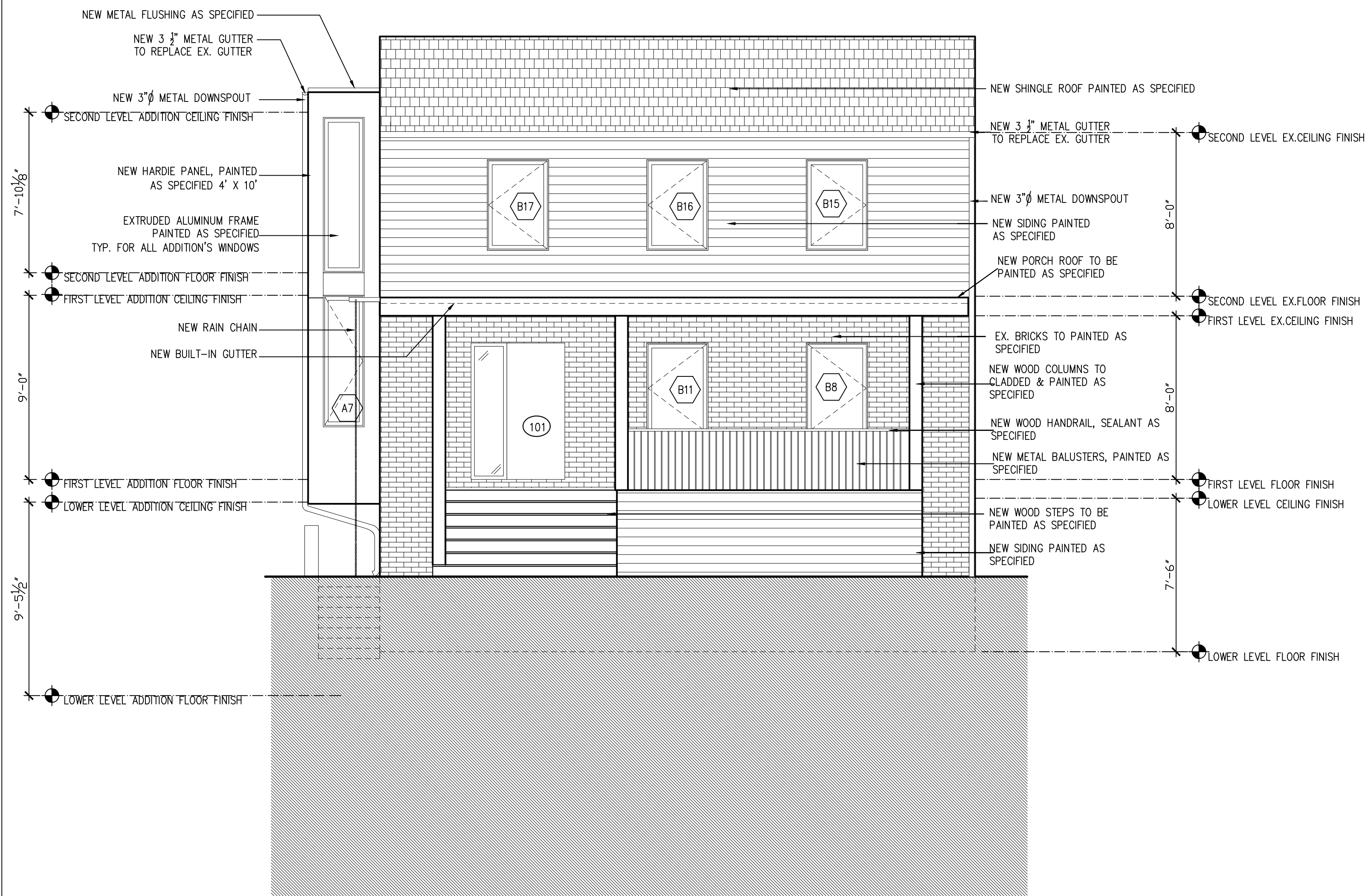
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REGISTRATION

Professional Certification:
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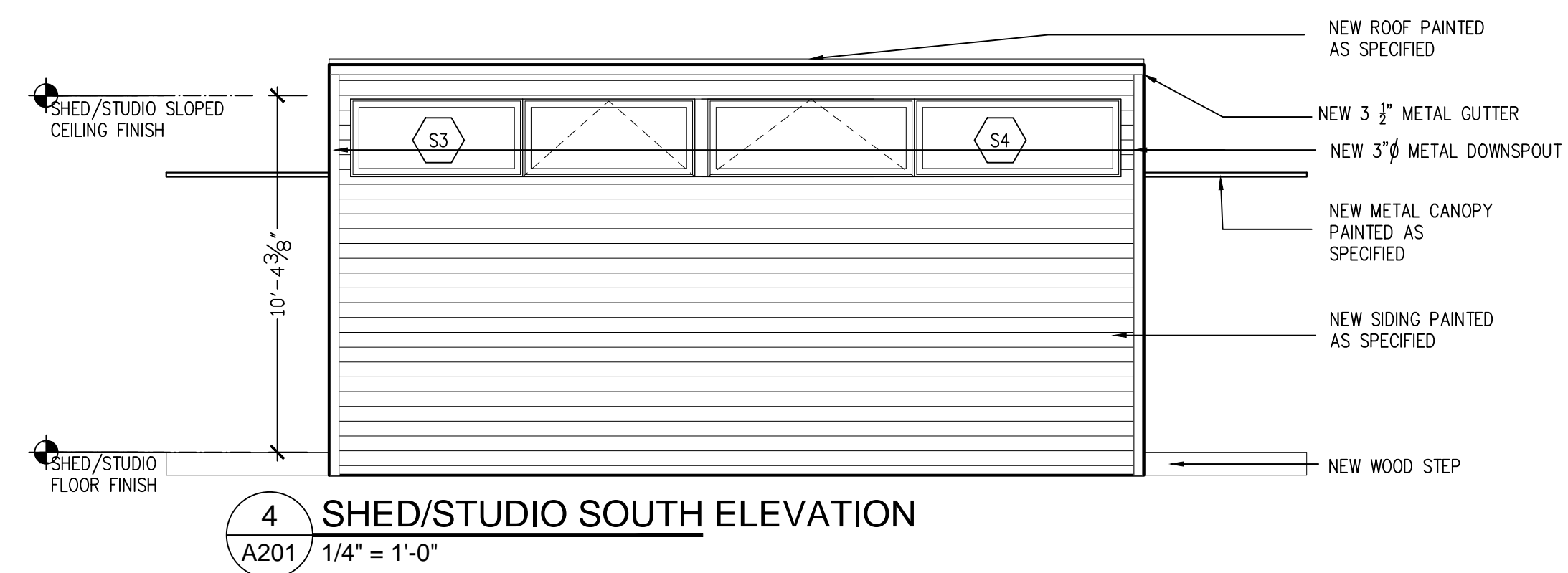
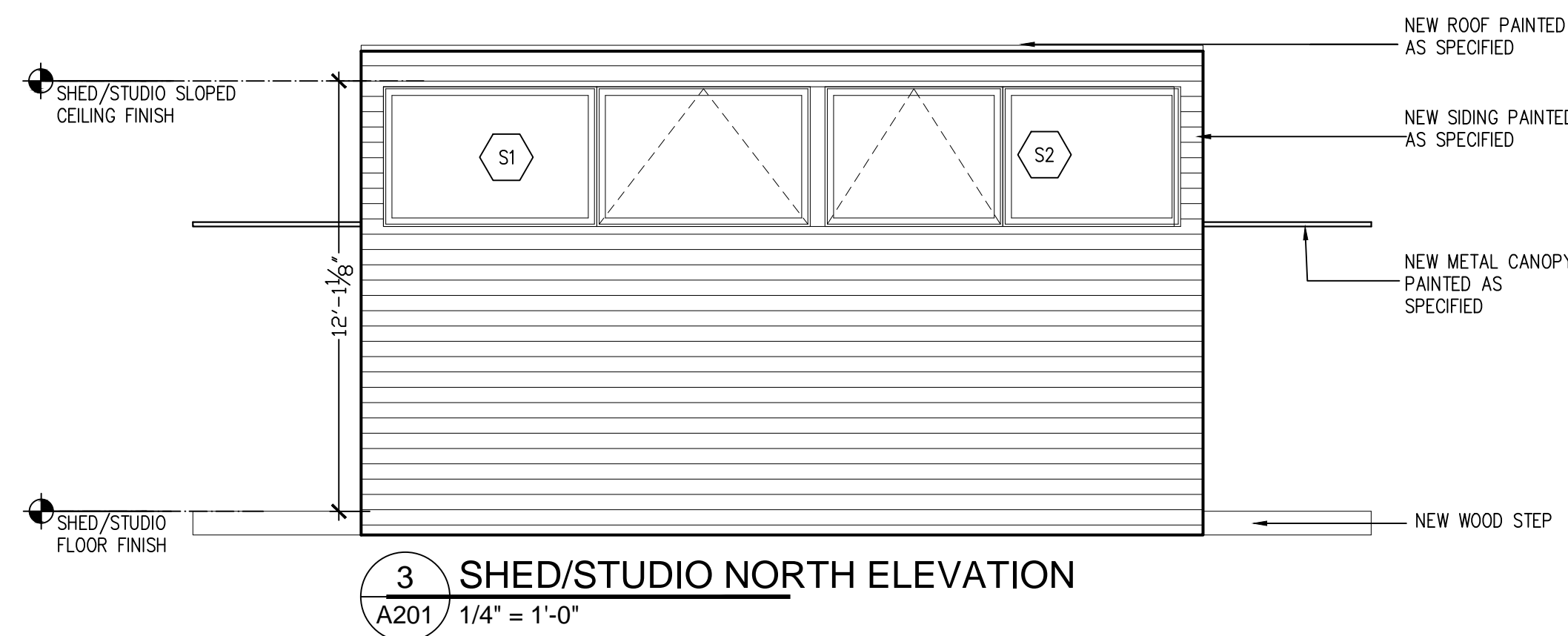
BUILDING ELEVATIONS

A200



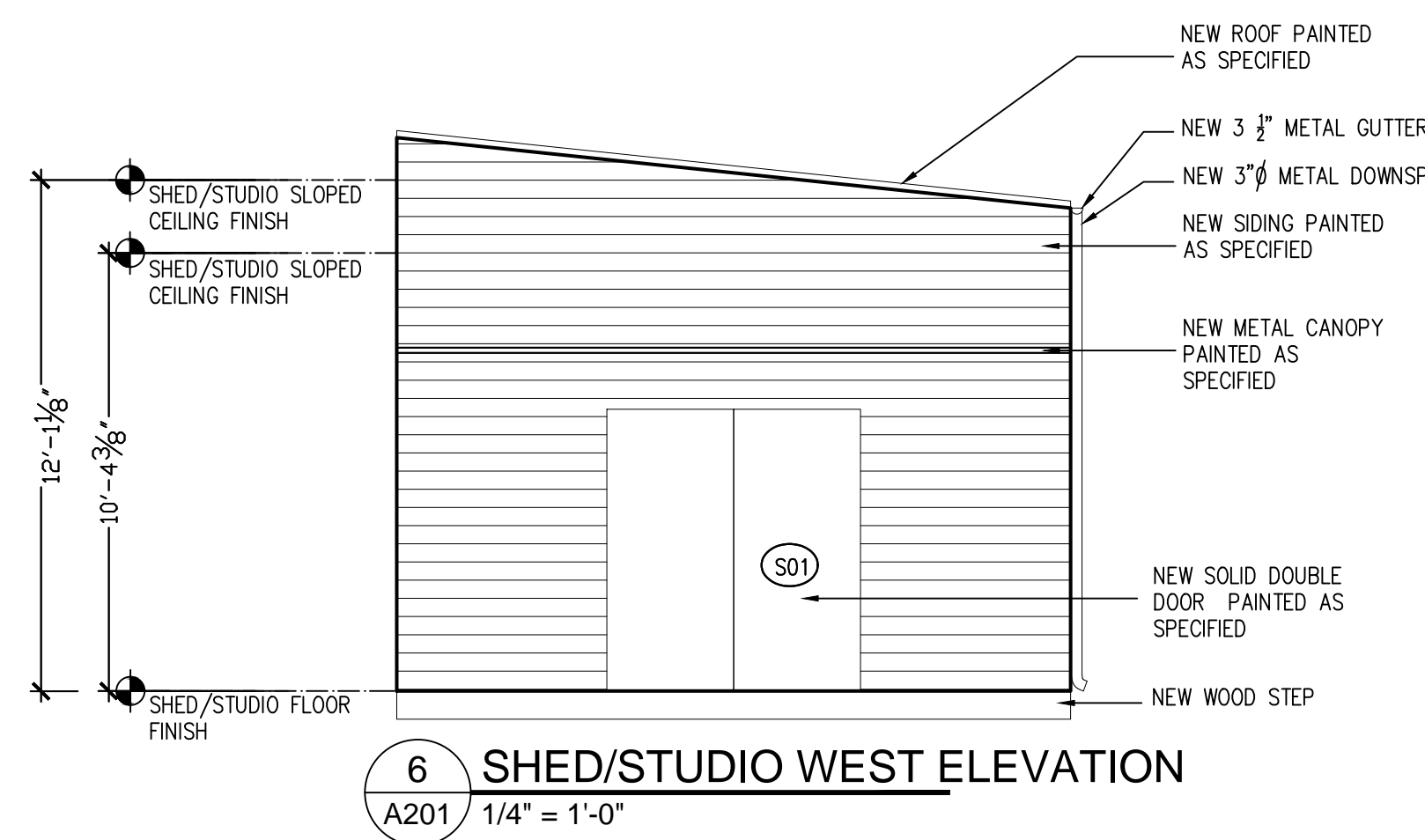
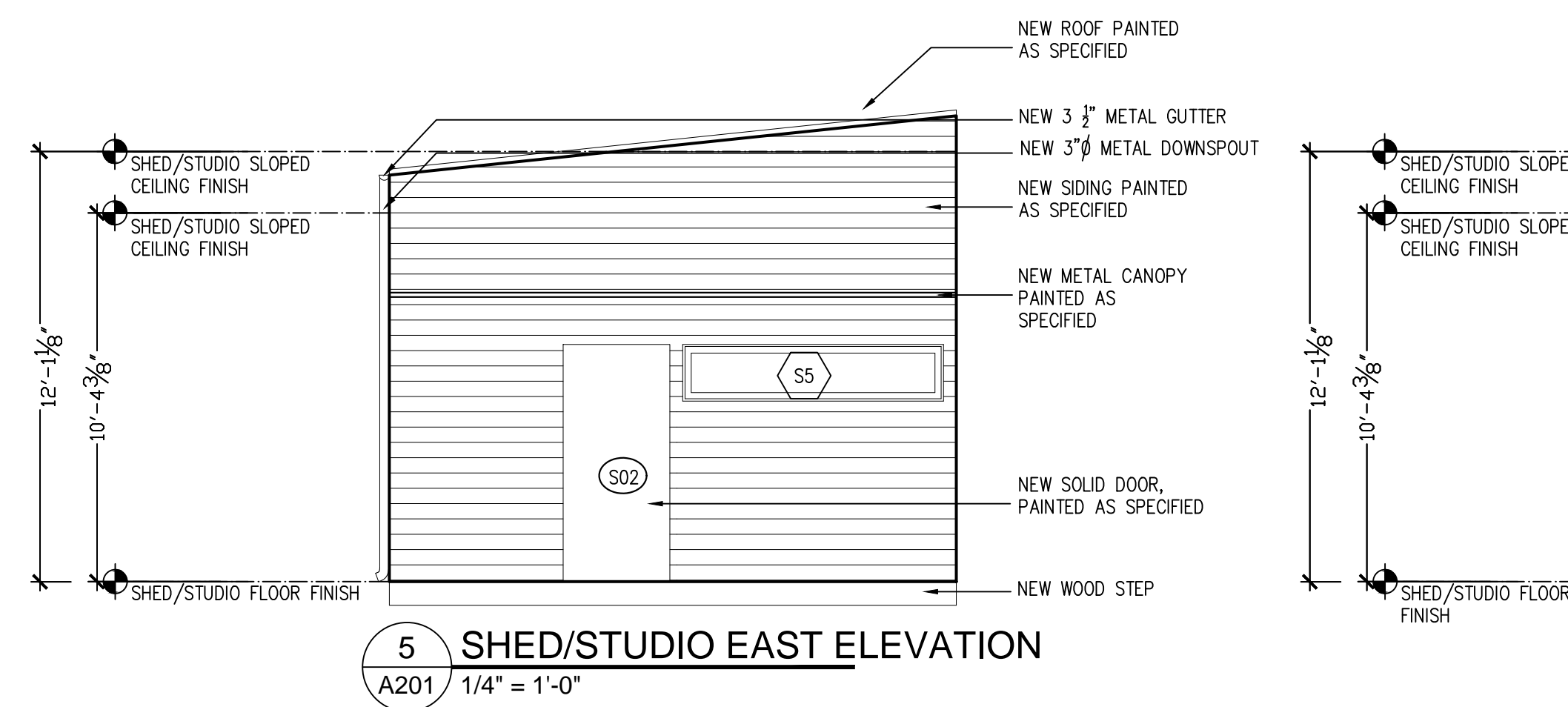
1 NORTH ELEVATION
A201 1/4" = 1'-0"

2 SOUTH ELEVATION
A201 1/4" = 1'-0"



3 SHED/STUDIO NORTH ELEVATION
A201 1/4" = 1'-0"

4 SHED/STUDIO SOUTH ELEVATION
A201 1/4" = 1'-0"



5 SHED/STUDIO EAST ELEVATION
A201 1/4" = 1'-0"

6 SHED/STUDIO WEST ELEVATION
A201 1/4" = 1'-0"

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15 COLUMBIA AVE ADDITION/RENOVATION

15 COLUMBIA AVENUE, TAKOMA PARK, MD 20912

REVIEW	-
PERMIT	-
BID	-
CD	-

REGISTRATION

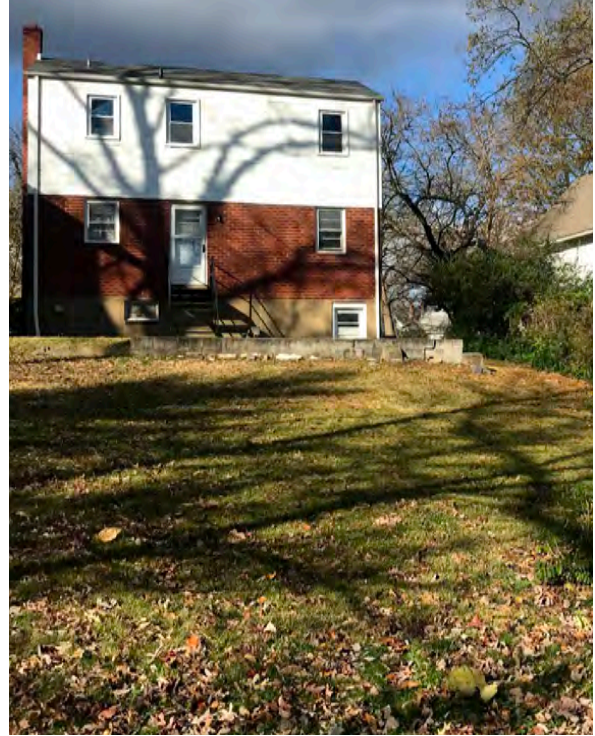
Professional Certification:
I certify that these documents were prepared or
approved by me, and that I am a duly licensed architect
under the laws of the State of Maryland, License
Number 0784, expiration date 5/6/2021.

BUILDING ELEVATIONS

A201



15 COLUMBIA AVE - NORTH (FRONT) FACADE



15 COLUMBIA AVE - SOUTH FACADE



15 COLUMBIA AVE - WEST FACADE



15 COLUMBIA AVE - EAST FACADE



ADJACENT HOUSE
13 COLUMBIA AVE - FRONT FACADE



ADJACENT HOUSE
19 COLUMBIA AVE - FRONT FACADE



CONFRONTING HOUSE
8 COLUMBIA AVE - FRONT FACADE

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Columbia Ave., Takoma Park	Meeting Date:	9/7/2016
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/31/2016
Applicant:	Wakako Tokunaga	Public Notice:	8/25/2016
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-16SS	Staff:	Michael Kyne
PROPOSAL:	Rear addition and other alterations		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1940s – 1950s

BACKGROUND

The applicant previously appeared before the Commission for a preliminary consultation at the July 27, 2016 HPC meeting. At that time, applicant proposed the following:

- Replace the existing asphalt shingles in-kind
- Replace the existing vinyl siding with Hardie Plank siding
- Replace the existing 1-over-1 double-hung windows with new casement windows
- Construct a two-story rear addition
- Construct a one-story screened porch with attached deck at the rear

The Commission was generally supportive of the applicant's proposal, but expressed the following concerns:

- As previously proposed, the rear addition would be inset 3" from the existing house. The Commission stipulated that the rear addition be inset a minimum of 6" from the existing house to reduce the perceived massing.
- The Commission requested additional information about the applicant's proposal to raise the roof of the existing house.
- The Commission stipulated that the proposed HardiePlank siding must be smooth-faced.
- The Commission stipulated that the proposed screened porch and deck must also be inset a minimum of 6" from the existing house.

- There was some concern about the proposal to replace the existing 1-over-1 double-hung windows with casement windows, and the Commission requested photographs of the neighboring houses as well as other houses within the historic district that have casement windows.
- The Commission requested existing plans and elevations to better understand the applicant's proposal.

PROPOSAL:

The applicant proposes the following work at the subject property:

- Replace the existing asphalt shingles in-kind
- Replace the existing vinyl siding with Hardie Plank siding
- Replace the existing 1-over-1 double-hung windows with new casement windows
- Construct a two-story rear addition
- Construct a one-story screened porch with attached deck at the rear

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.

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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

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

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

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

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

Secretary of Interior's Standards for Rehabilitation

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

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

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

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

STAFF DISCUSSION

The applicant previously appeared before the Commission for a preliminary consultation at the July 27, 2016 HPC meeting. At that time, applicant proposed the following:

- Replace the existing asphalt shingles in-kind
- Replace the existing vinyl siding with Hardie Plank siding
- Replace the existing 1-over-1 double-hung windows with new casement windows
- Construct a two-story rear addition
- Construct a one-story screened porch with attached deck at the rear

The Commission was generally supportive of the applicant's proposal, but expressed the following concerns:

- As previously proposed, the rear addition would be inset 3" from the existing house. The Commission stipulated that the rear addition be inset a minimum of 6" from the existing house to reduce the perceived massing.
- The Commission requested additional information about the applicant's proposal to raise the roof of the existing house.
- The Commission stipulated that the proposed HardiePlank siding must be smooth-faced.
- The Commission stipulated that the proposed screened porch and deck must also be inset a minimum of 6" from the existing house.
- There was some concern about the proposal to replace the existing 1-over-1 double-hung windows with casement windows, and the Commission requested photographs of the neighboring houses as well as other houses within the historic district that have casement windows.
- The Commission requested existing plans and elevations to better understand the applicant's proposal.

The applicant has revised their proposal and responded to the Commission's previous concerns. Specifically:

- The proposed rear addition, deck, and screened porch have been inset 6" from the existing house.
- The applicant has provided information, indicating that the existing roof will be raised 1' 5 1/2".
- The applicant has indicated that the proposed new and replacement siding will be smooth-faced HardiePlank.
- The applicant has provided photographs of the neighboring properties as well as photographs of other properties within the historic district that have casement windows (Circle 39-48).
- The applicant has provided demo plans on sheets D1 and D2 (Circle 11 & 12), which depict the existing conditions of the house.

Staff finds that the applicant has responded appropriately to the Commission's previous concerns and fully supports the proposal. The proposed rear addition, deck, and screened porch will be inset 6" from the existing house, which is consistent with the Commission's typical requirements and previous comments. The existing roof will only be raised 1' 5 1/2", which will likely result in minimal visual impact to the surrounding streetscape. The submitted photographs illustrate that there are a variety of window

sizes and styles in the immediate vicinity and that casement windows are not uncommon in the Takoma Park Historic District. Staff suggests that the applicant's proposal is unlikely to have a significant impact on the surrounding streetscape or the historic district as a whole, and that the proposal is consistent with the *Guidelines for Non-Contributing Resources*.

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.



DPS - 48

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: WTArchitecture@gmail.com Contact Person: Wakako Tokunaga
Tax Account No.: 61069418 Daytime Phone No.: 202-320-3867
Name of Property Owner: Brianna Mackey & Ned Cohen Daytime Phone No.: 917-405-2939
Address: 13 Columbia Av Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 13 Columbia Street: Av.
Town/City: Takoma Park Nearest Cross Street: Pine Avenue
Lot: 17 Block: 18 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 300K

1C. If this is a revision of a previously approved active permit, see Permit # 718842

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature]
Signature of owner or authorized agent

7/17/16
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

768503

1/15

**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:

Existing house is a non-contributing structure,
a two story rambler built in 1960.

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

Project proposes an alteration to the main roof,
a rear two-story addition, and construction of
covered porch & deck in the rear. It also proposes
upgrading the existing windows to new, more
energy efficient windows.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line 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.

2/15

WINDOW SCHEDULE

FINISH SCHEDULE			DATE
PAID	DESCRIPTION	MANUFACTURER	SPONSOR/OWNER
F1	WOOD/CONCRETE	TRD	TO BE SELECTED BY OWNER
F2	EXPOSED T.I.	TRD	TO BE SELECTED BY OWNER
B1	WOOD CASE	TRD	TO BE SELECTED BY OWNER
B2	CERAMIC TILE	TRD	TO BE SELECTED BY OWNER
PA1	PAINT	TRD	TO BE SELECTED BY OWNER
PA2	PAINT	TRD	TO BE SELECTED BY OWNER
PA3	PAINT	TRD	TO BE SELECTED BY OWNER
PA4	PAINT	TRD	TO BE SELECTED BY OWNER
C1	PAINT	TRD	TO BE SELECTED BY OWNER

1. ALL FINISH MATERIALS TO BE INSTALLED IN 2006.
2. PROVIDE MANUFACTURER'S NAME AND LOCATION FOR ALL MATERIALS.
3. PROVIDE MANUFACTURER'S NAME AND LOCATION FOR ALL MATERIALS.

DATE: 10/1/05

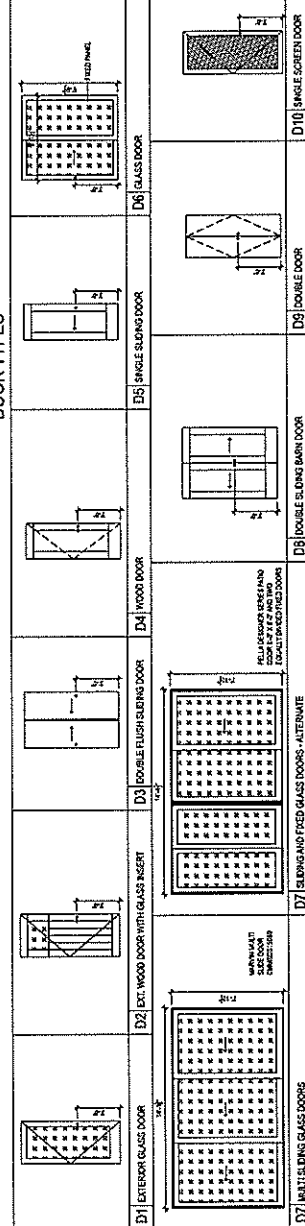
BY: [Signature]

FOR: [Signature]

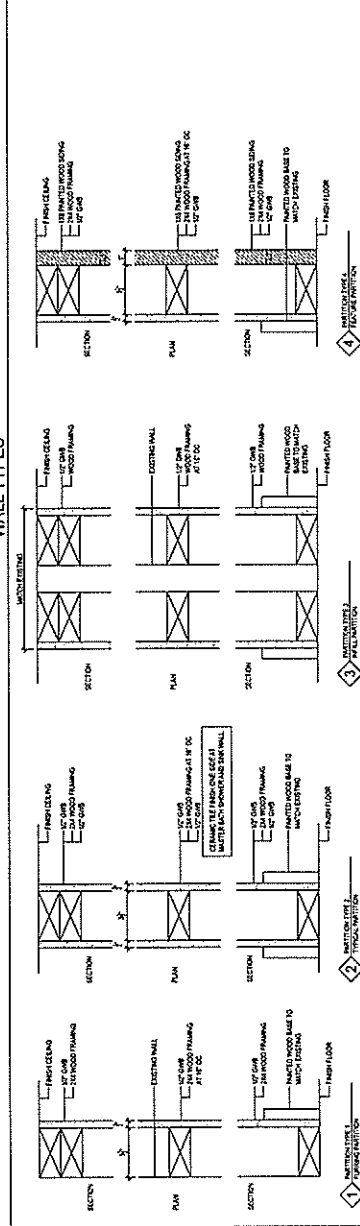
51105HJ3 8000

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03	3	30' x 12' x 11' 1/2"	\$1	
04	3	30' x 12' x 11' 1/2"	\$1	
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06	3	30' x 12' x 11' 1/2"	\$1	
07	3	30' x 12' x 11' 1/2"	\$1	
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80				

DOOR TYPES



WALL TYPES



GENERAL CONDITIONS

- [illegible]

ARCHITECTURAL NOTES





- [illegible]

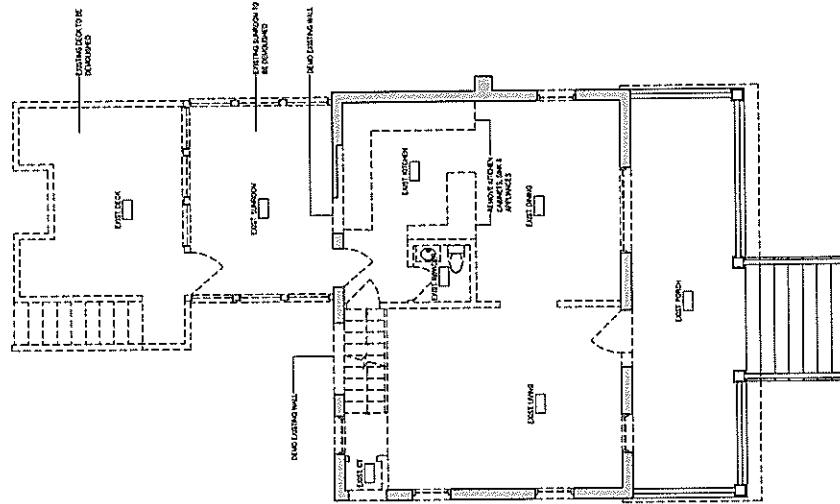
DOOD NOTES

- ## DOOR NOTES

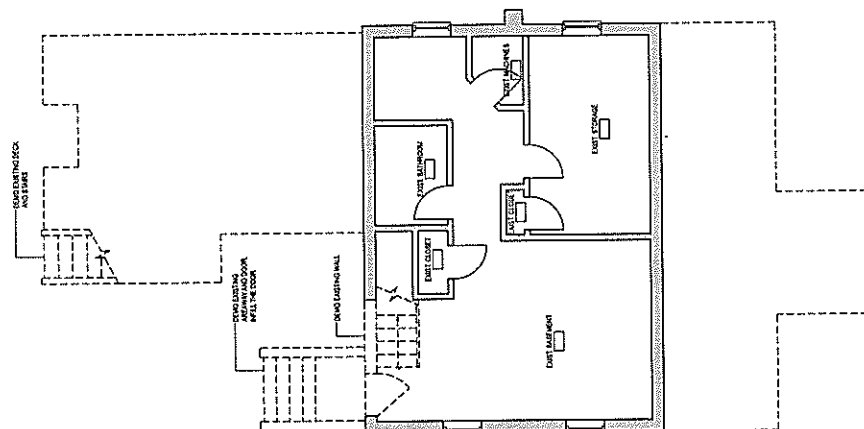


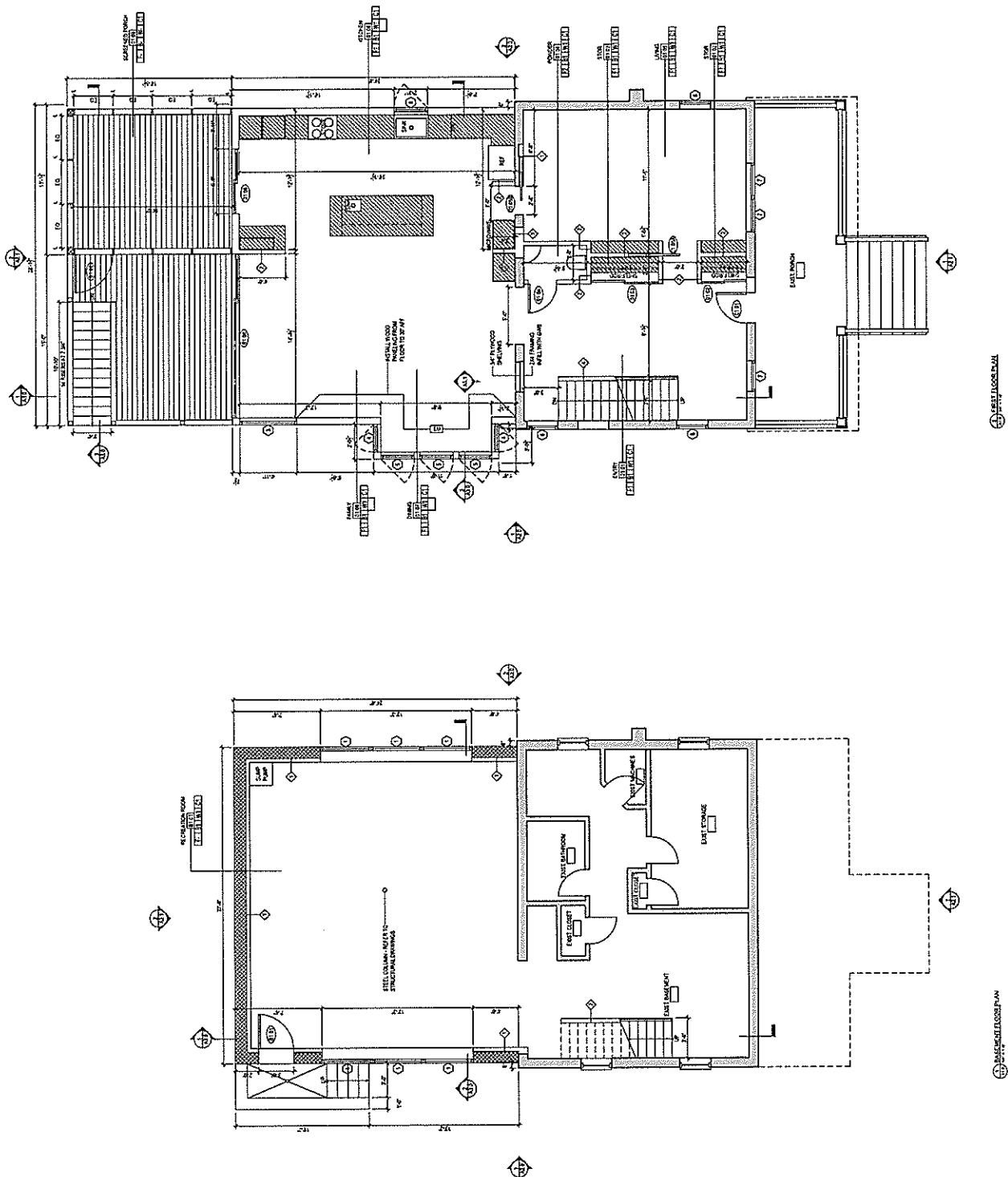
DEMOLITION LEGEND

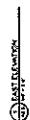
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING DOOR AND FRAME TO BE REMOVED
-  EXISTING WINDOW TO BE DEMOLISHED



NOTE: COUNCIL IS TO
ALL TESTING PROGRAMS
7-10-04







13 COLUMBIA AVE
TAKOMA PARK, MD 20912

BUILDING SECTIONS

A3.0

1

PERMIT	8/17/2016
--------	-----------

Walden Architecture
409 Albany Avenue
Takoma Park, MD 20912
202 370 3857

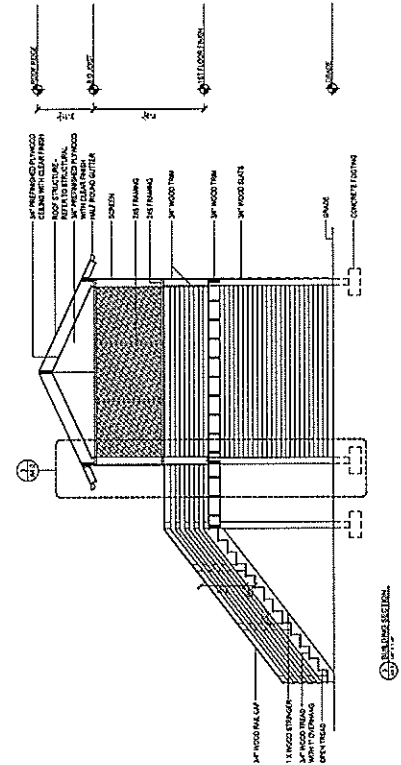
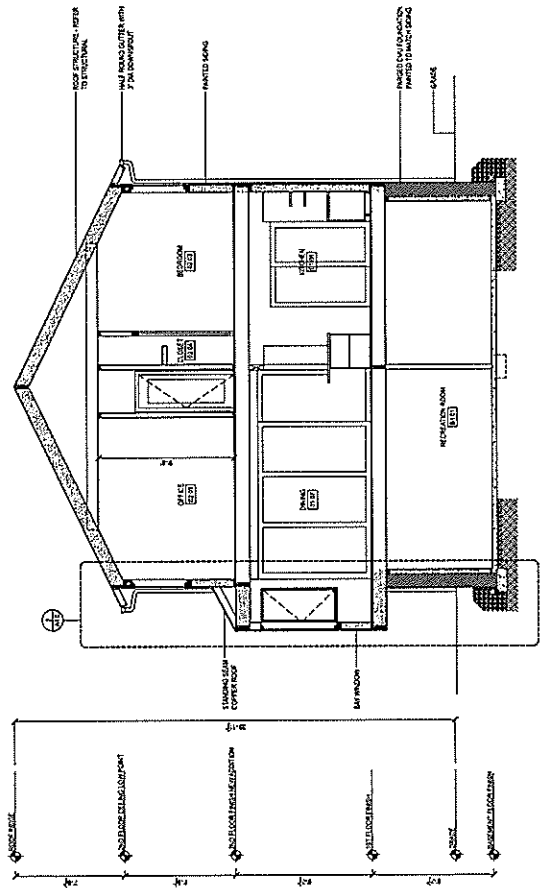
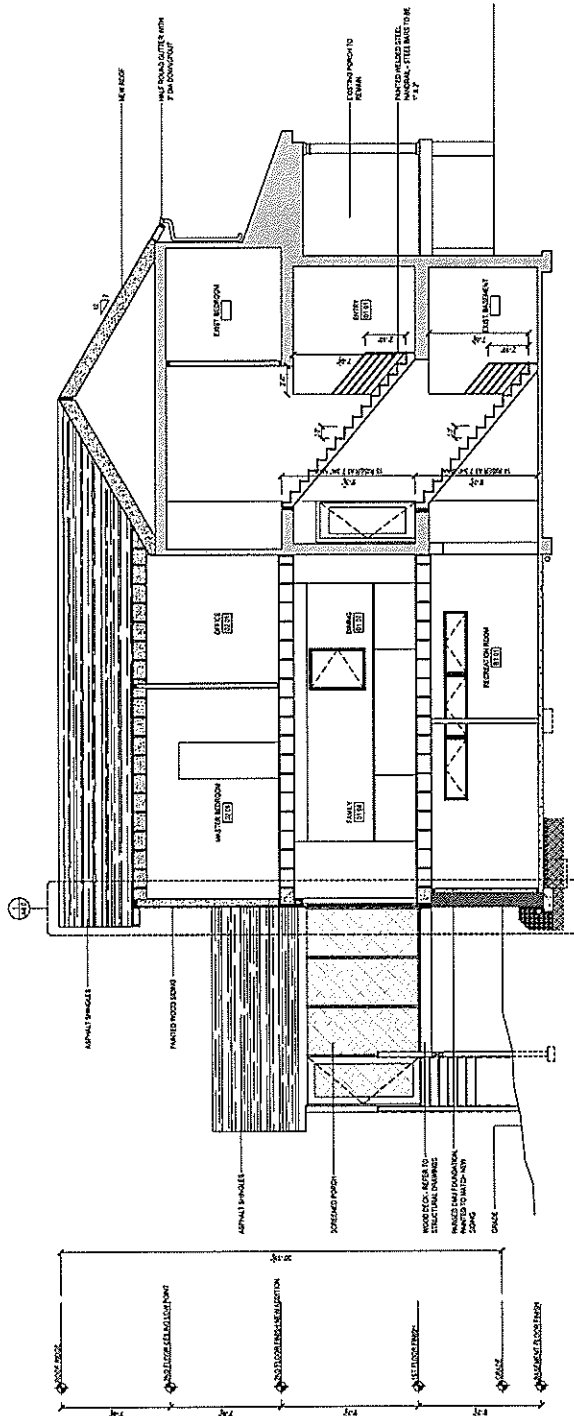
THERMAL ENVELOPE NOTES

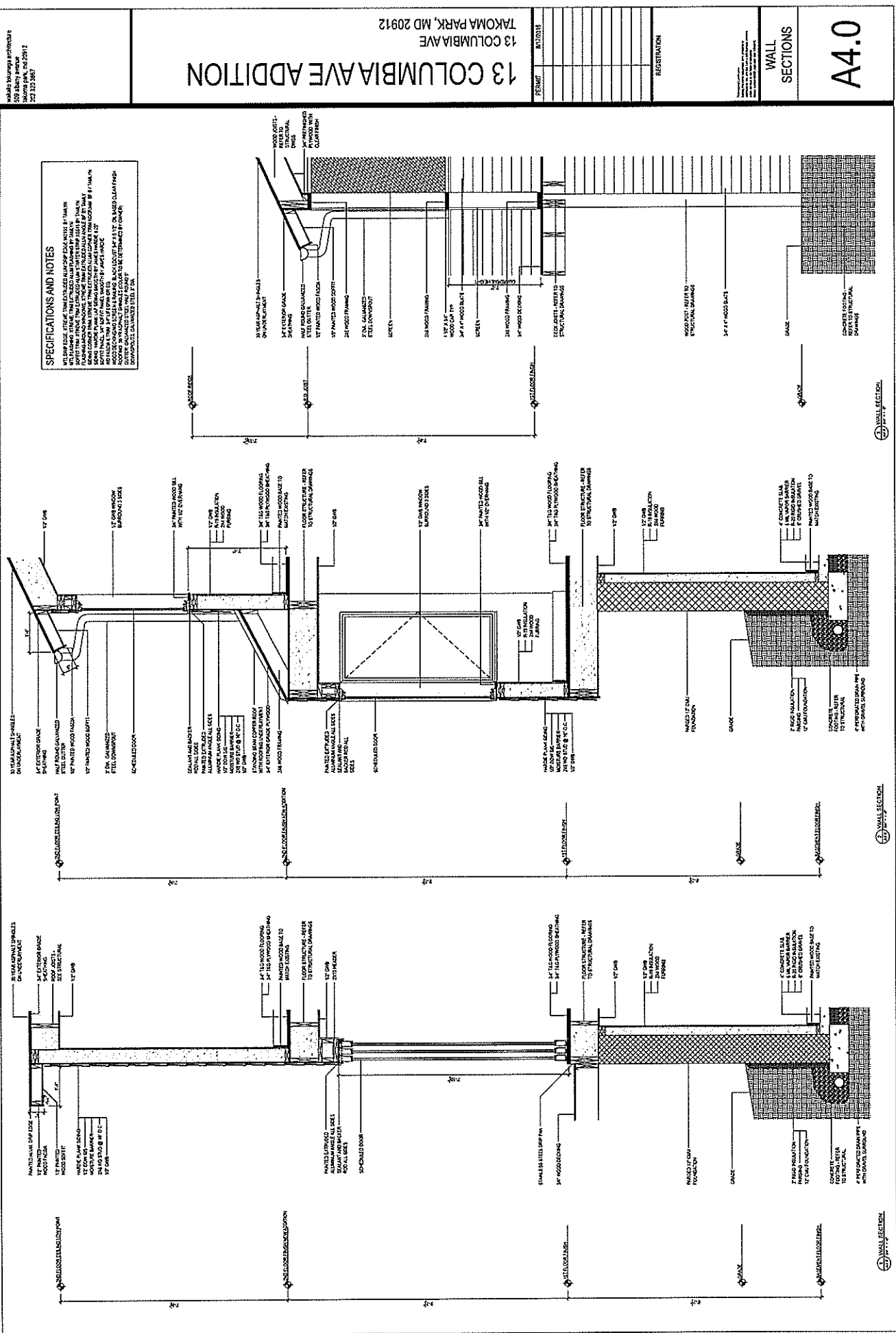
ROOF: 2" OF CLOSED-CELL SPRAY FOAM INSULATION, 1/4" PER INCH
1" OF 1/2" X 4" CELLOGLASS INSULATION, 1/4" PER INCH
WALLS: 2" OF 1/2" X 4" CELLOGLASS INSULATION, 1/4" PER INCH
2" OF CLOSED-CELL SPRAY FOAM INSULATION, 1/4" PER INCH
FLOOR: 1" OF 1/2" X 4" CELLOGLASS INSULATION, 1/4" PER INCH
FLOOR: 2" OF ROUGH CEMENT, 1/4" PER INCH

* Thermal Envelope and Air Barrier are continuous throughout entire proposed addition in accordance with Table 1103.4.2 of B.C. 9614.

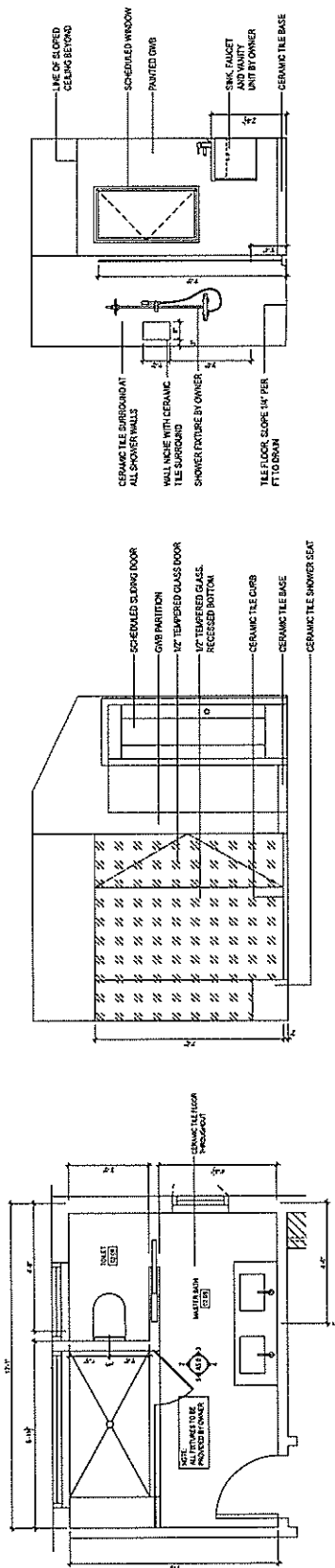
15210 • J. Neurosci., July 26, 2006 • 26(30):15203–15210

NOTE: REFUSE TO SIGN IF SIGNATURE LINE IS PREVIOUSLY INITIALED

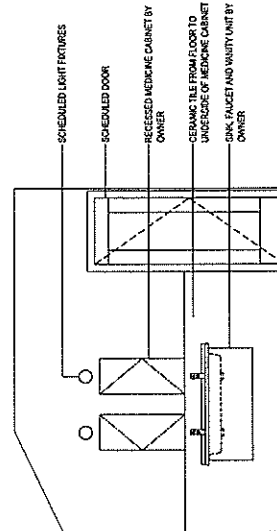




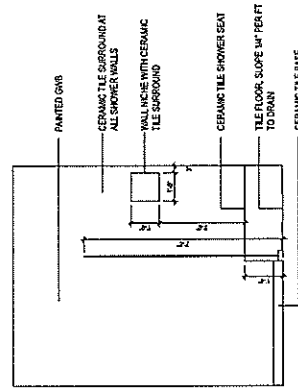
13 COLUMBIA AVE
TAKOMA PARK, MD 20912
202.212.2817



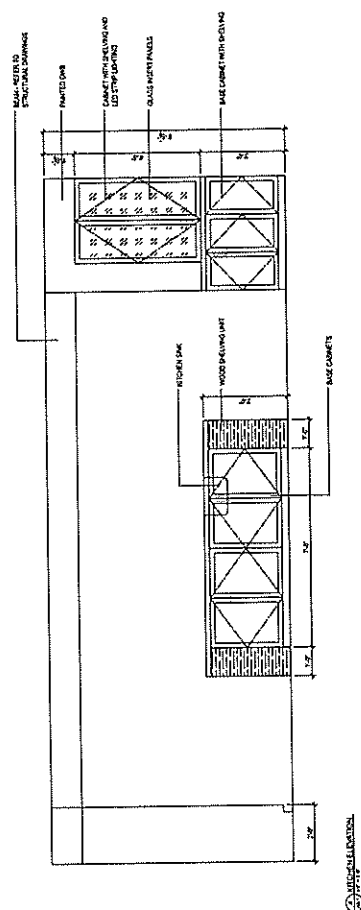
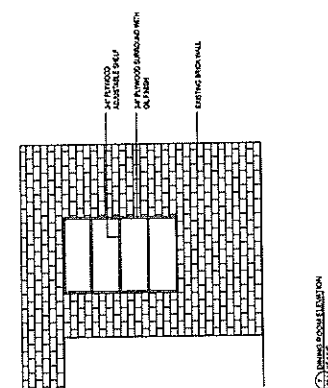
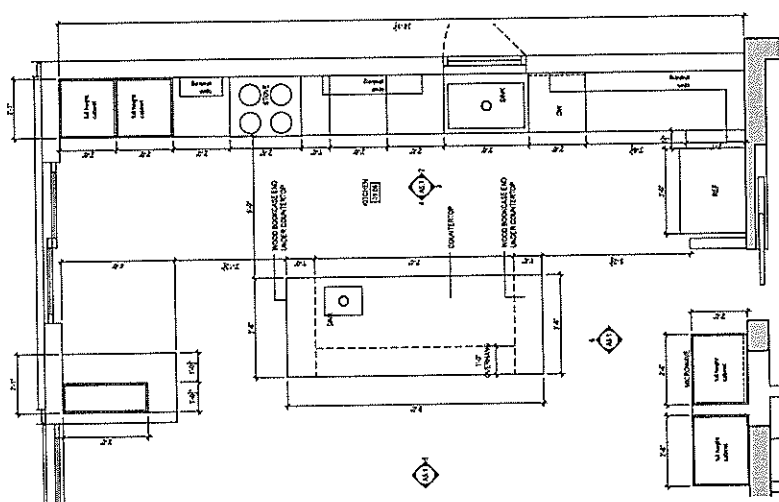
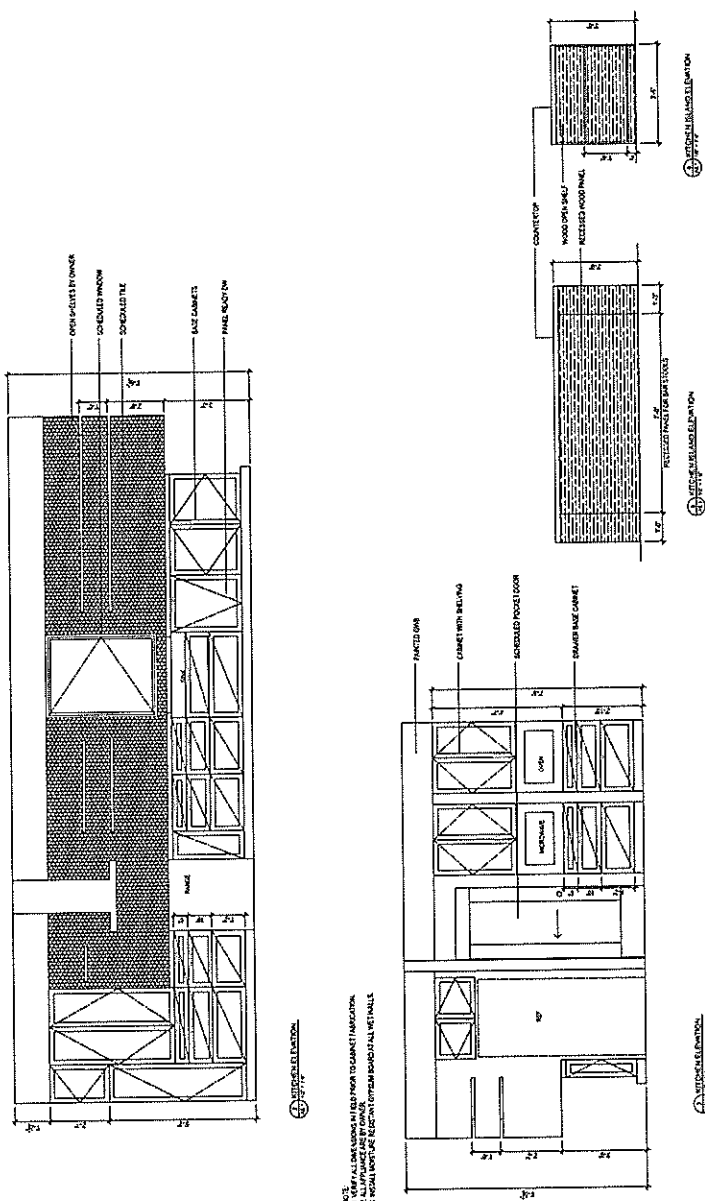
⑦ MASTER BATH+PLAN



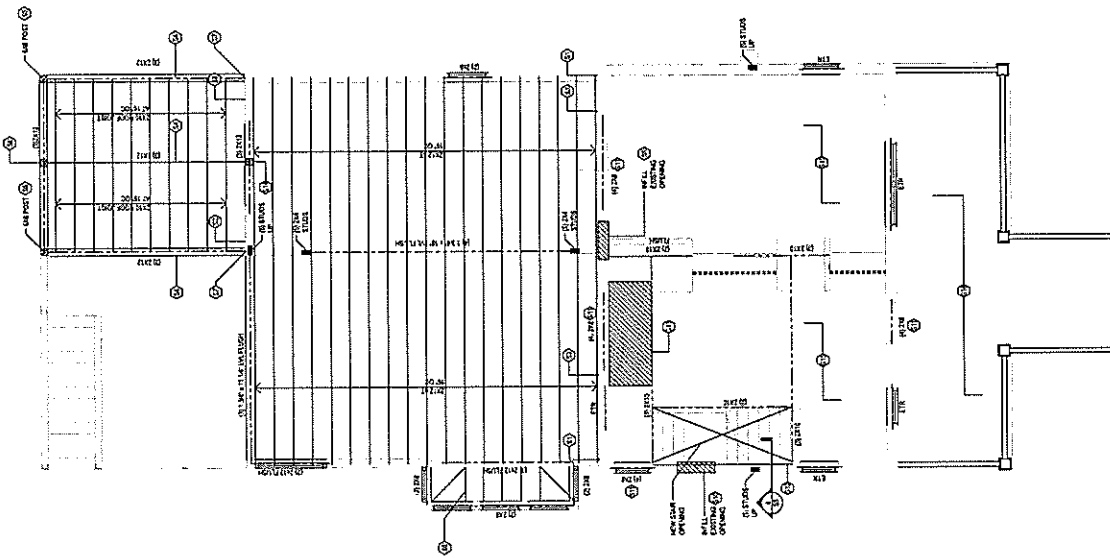
MASTER BATH ELEVATION



MASTER BATH ELIMINATION



SECOND FLOOR FRAMING PLAN



FRAMING NOTES

1. THE BOTTOM OF ALL CONNECTIONS SHALL BE AT MINIMUM BELOW GRADE.
2. ALL WALLS SHALL BE CONCRETE OR BRICK.
3. ALL WALLS SHALL BE SUPPORTED BY BRACE AND ANCHOR SHALL BE SET INTO FOUNDATION.
4. ATTACH ALL BRACE AND ANCHOR BEAMS TO CONCRETE WALLS WITH 1/2" DIA. ANCHOR BOLTS.
5. BRACE AND ANCHOR BEAMS SHALL BE 2" X 10" LAMINATED PLYWOOD.
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SECOND FLOOR FRAMING PLAN

13 COLUMBIA AVE ADDITION

13 COLUMBIA AVE
TAKOMA PARK, MD 20912

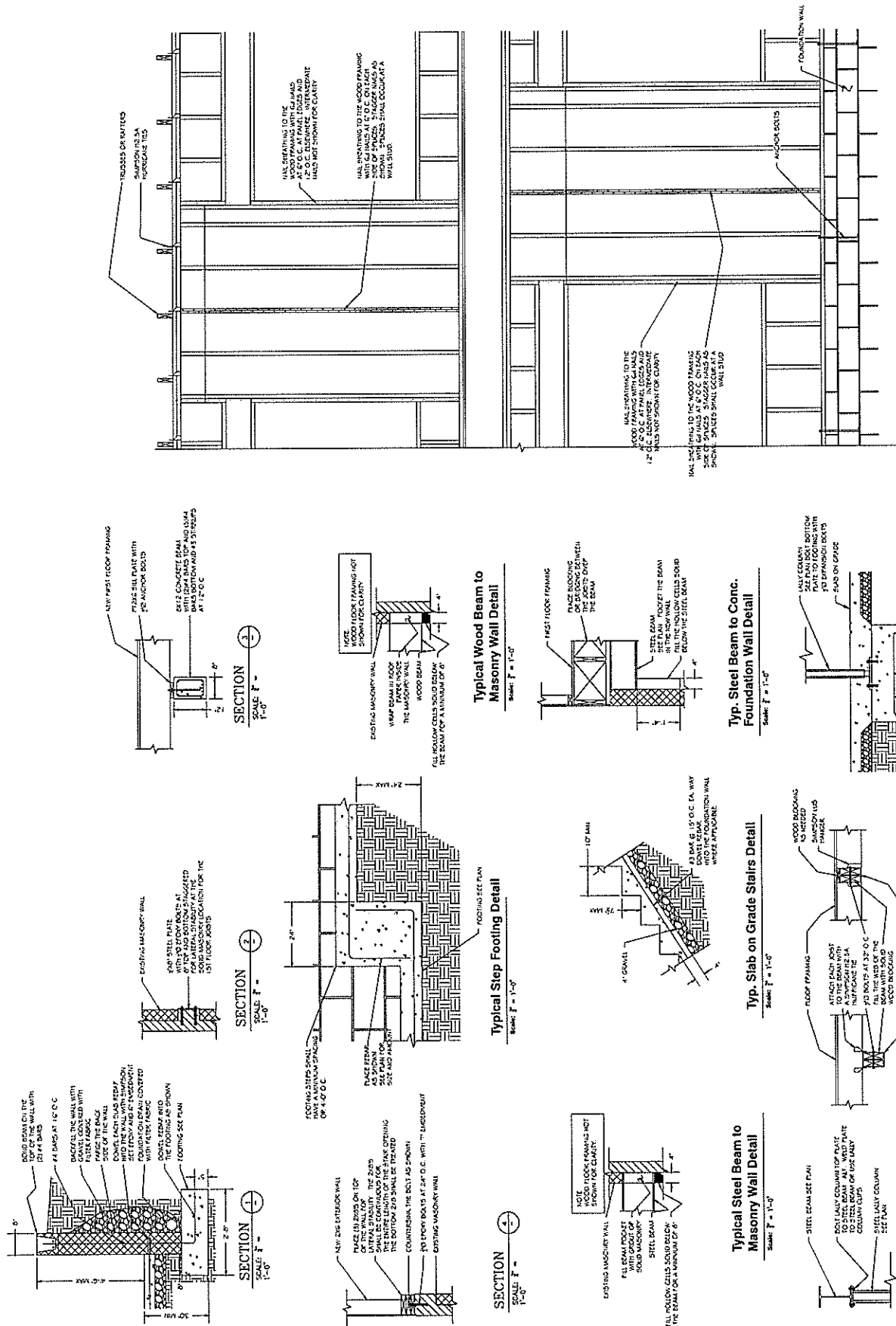
Architect: [Name]
Structural Engineer: [Name]
Date: [Date]
Sheet: [Number]

FRAMING PLANS

S3

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISION	01/10/2012
2	REVISION	01/10/2012
3	REVISION	01/10/2012
4	REVISION	01/10/2012
5	REVISION	01/10/2012
6	REVISION	01/10/2012
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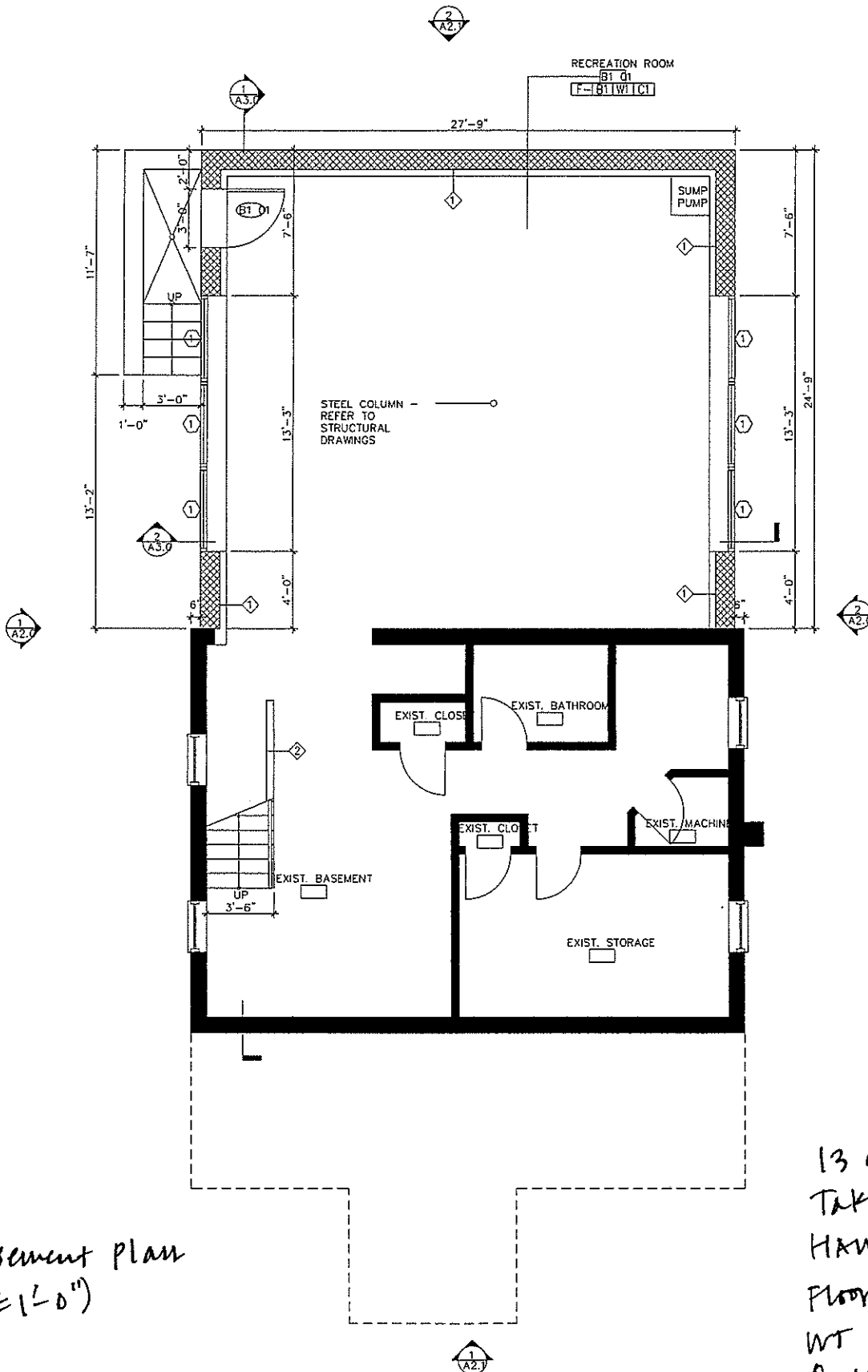


Typical Framing Elevation at EDP Panels

Typical Lally Column to Footing Detail

Typical Wood Joists to Steel Beam Details

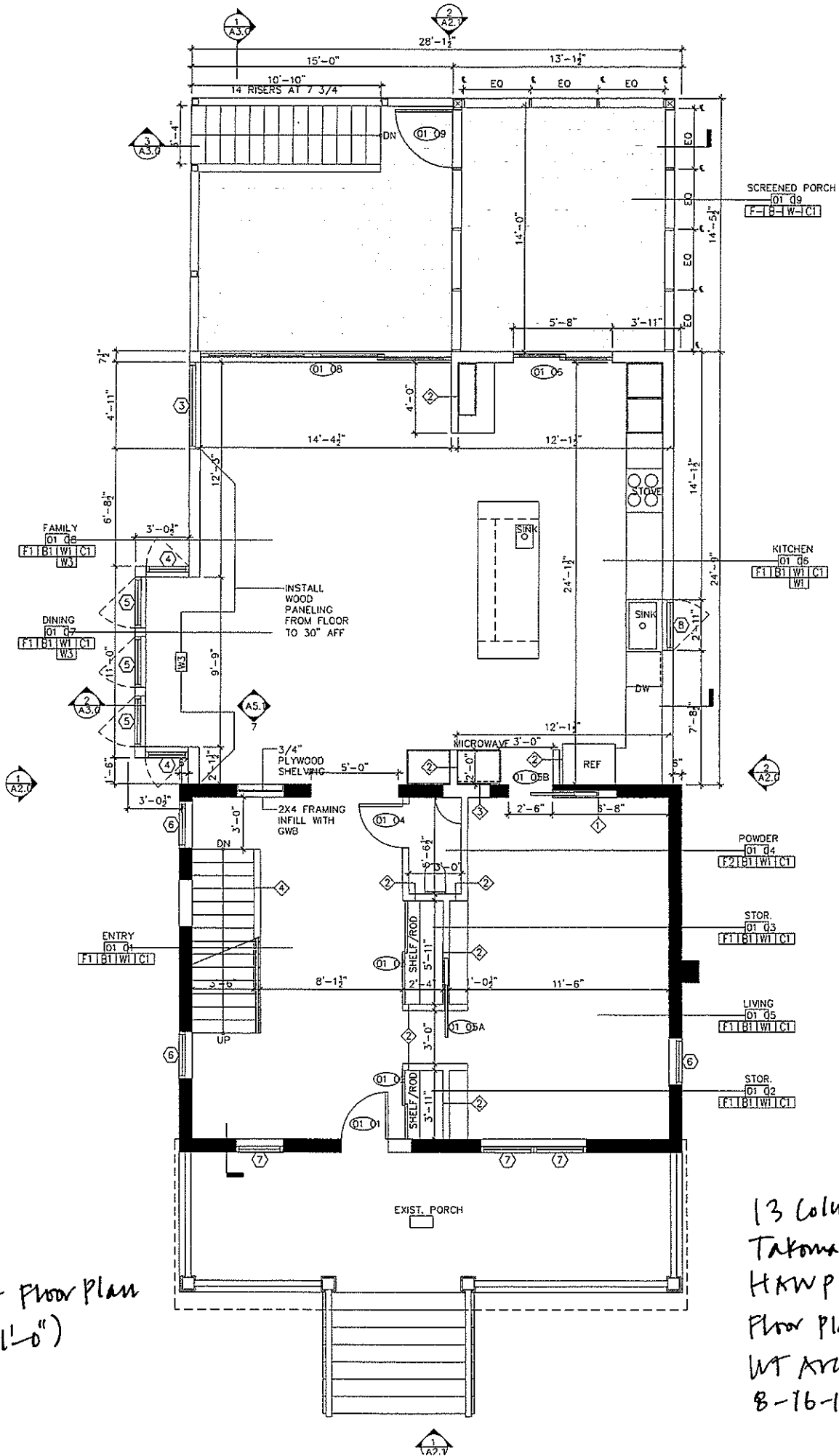
Typical Steel Beam to Masonry Column Detail



Basement plan
(1/8"=1'-0")

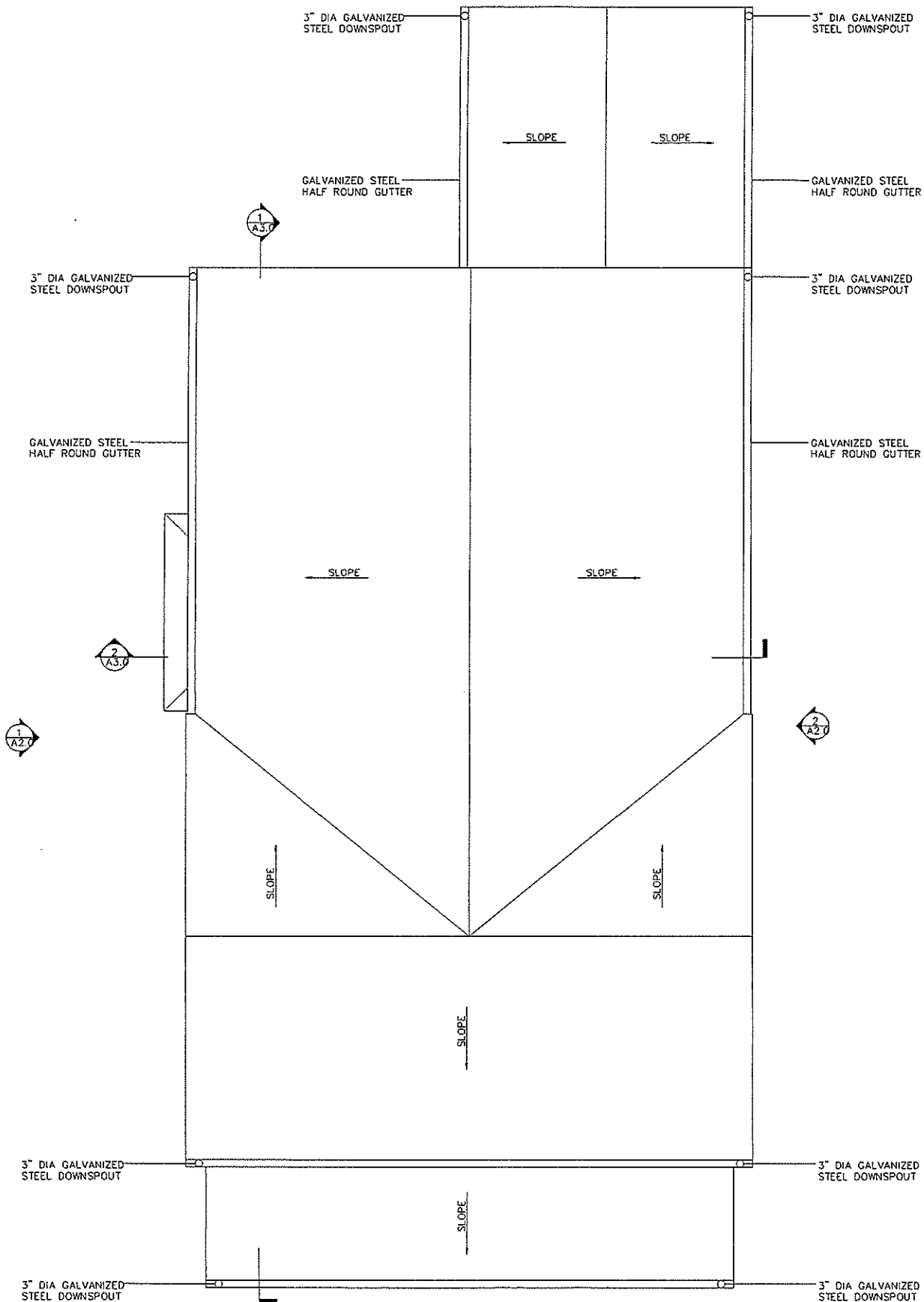
13 Columbia Av.
Takoma Park, MD
HAWP App
Floor plans (1/8"=1'-0")
WT Arch.
8-16-16

First Floor Plan
(1/8" = 1'-0")



13 Columbia Av.
Takoma Park, MD
HKWP App
Floor Plans
WT Arch.
8-16-16

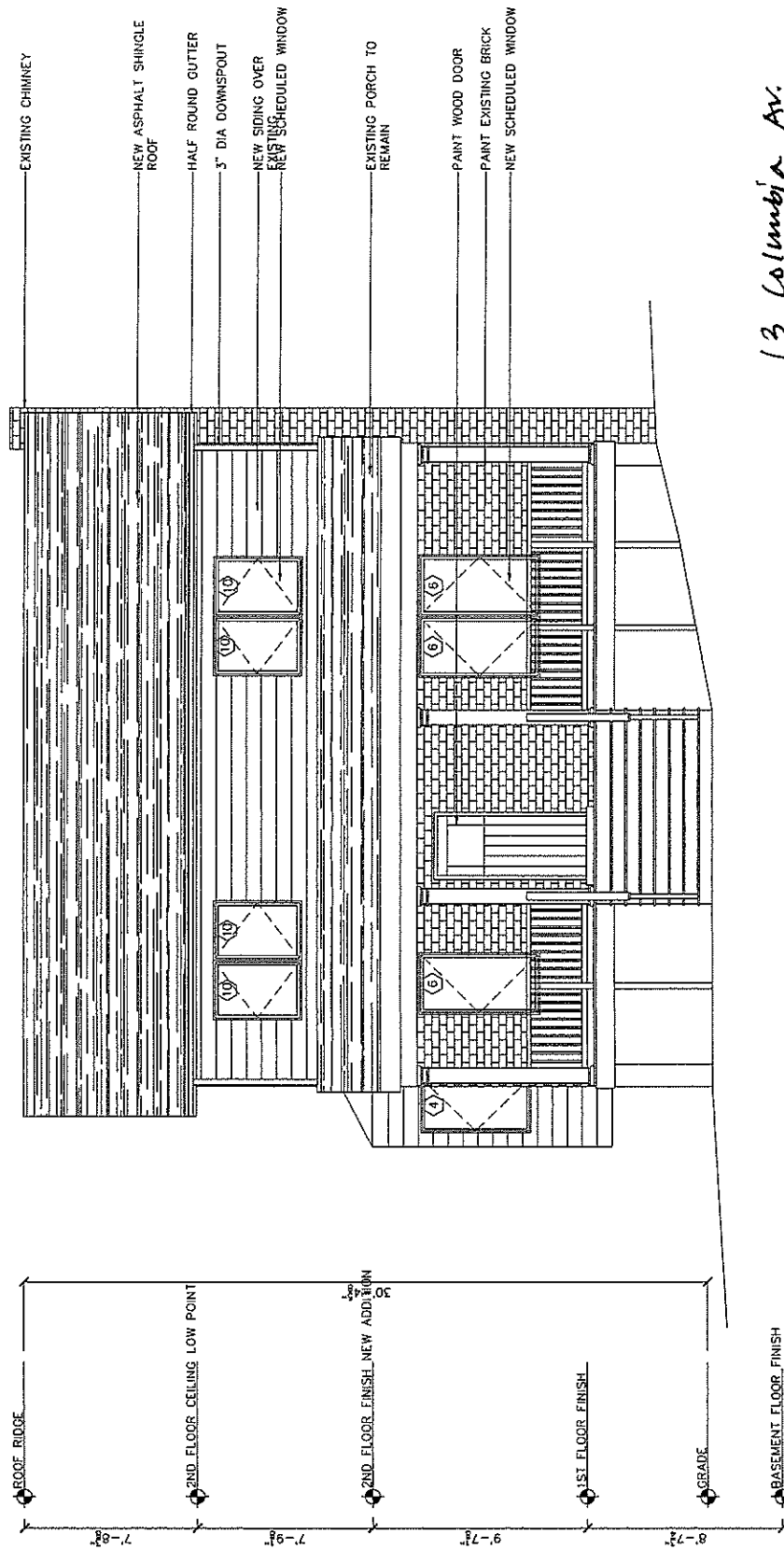
59 9/15



Roof Plan
 (1/8" = 1'-0")



EXISTING ROOF TO REMAIN
 13 Columbia Av., Takoma Park, MD
 HAWP APP - Floor Plans
 WT Arch. 8-16-P6 11/1/83

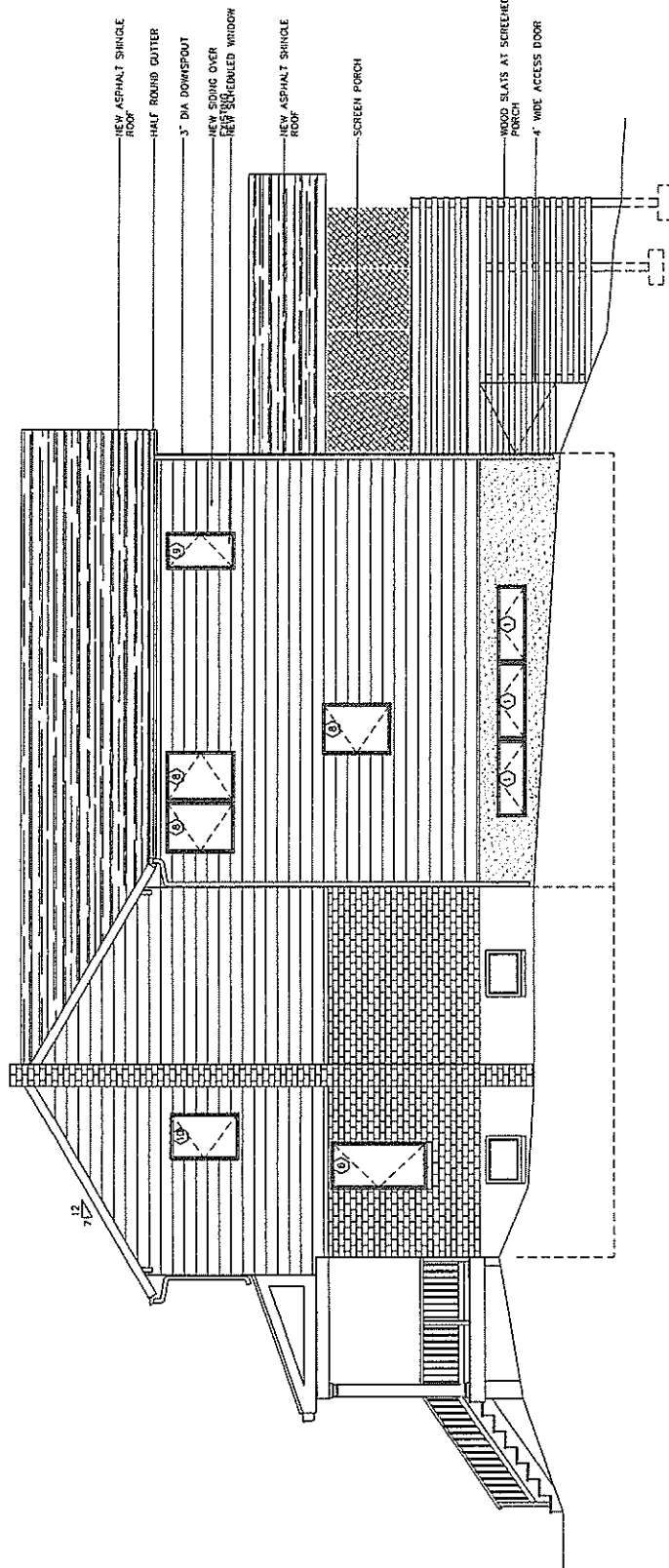


1 NORTH ELEVATION
A3.1 1/8" = 1'-0"

13 Columbia Av.
Takoma Park, MD
H&W P App - Front Elev.
(1/8" = 1'-0")

WT Architecture
8-16-16

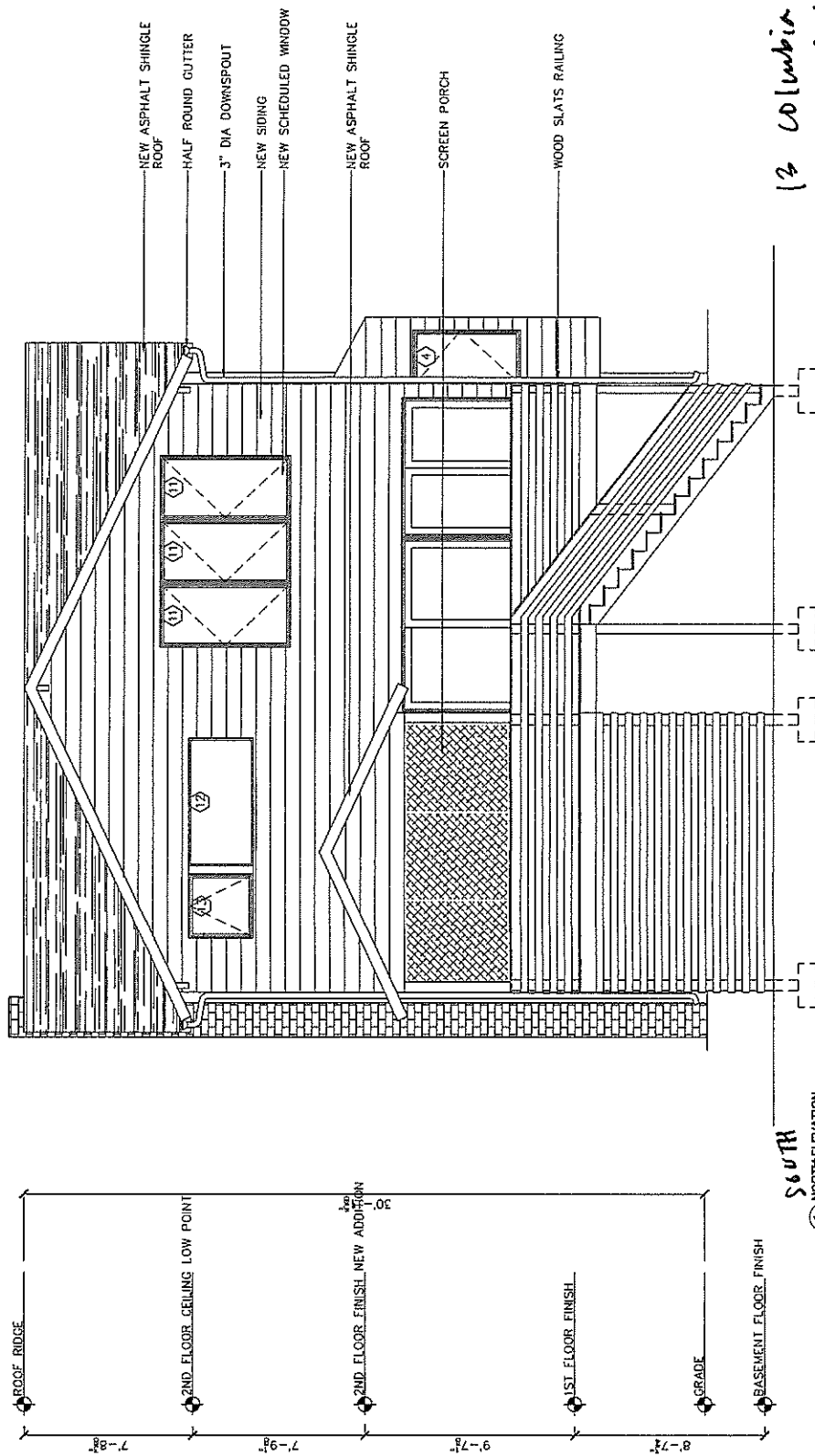
12/15
62



West Elev.
(3/32" = 1'-0")

13 Columbia Av.
Takoma Park MD
HAMP App - Side Elev.
(3/32" = 1'-0")

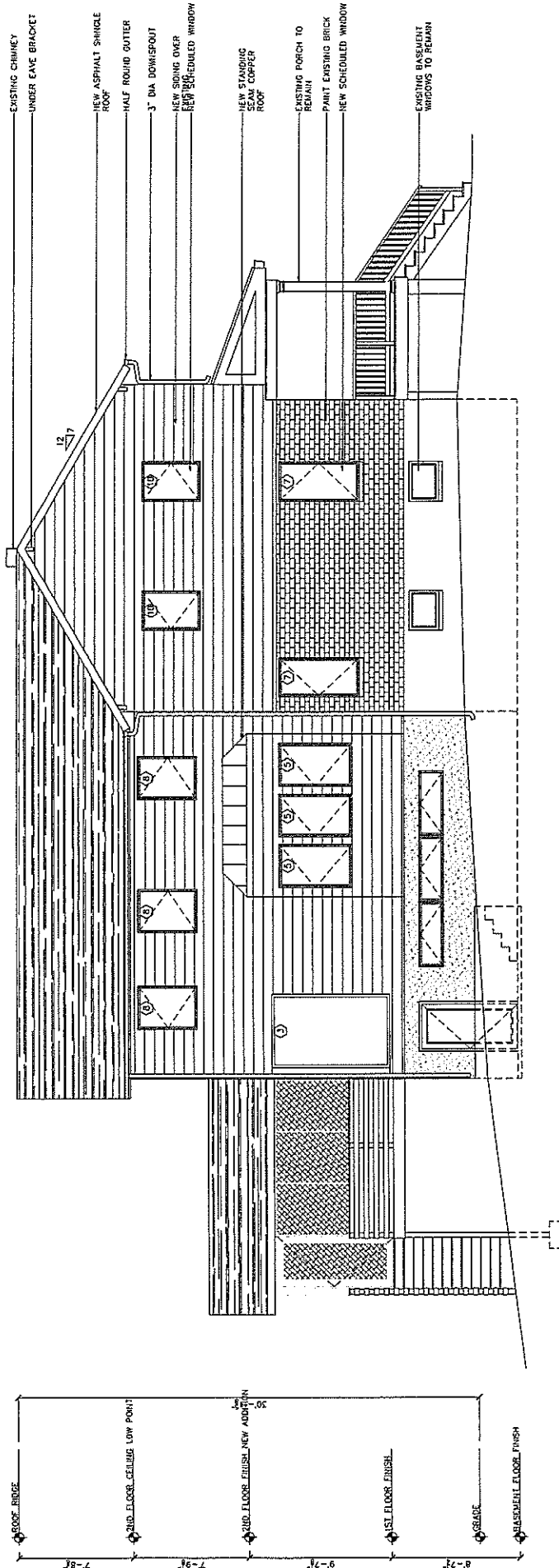
13/15



13 Columbia Av.
 Takoma Park, MD
 HAWP App.
 Restor Elev. (1/8"=1'-0")
 WT Arch.
 8-16-16

SOUTH
 NORTH ELEVATION
 1/8"=1'-0"

14/15



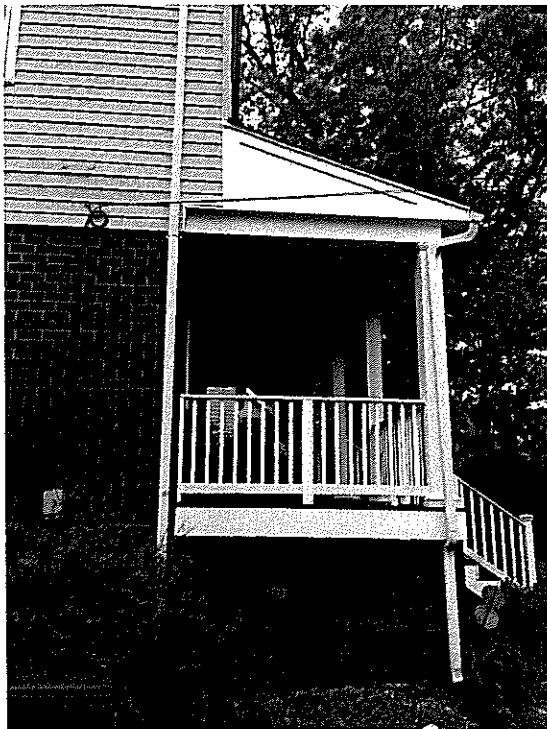
13 Columbia Av.
 Takoma Park, MD
 HAMP APP. (3/32"=1'-0")
 Side Elev. (3/32"=1'-0")
 WT Arch.
 8-16-16

15/15

13 Columbia Avenue Existing Elevations



Existing Front (North) Elevation



Existing porch

4/15



Existing Side (East) Elevation



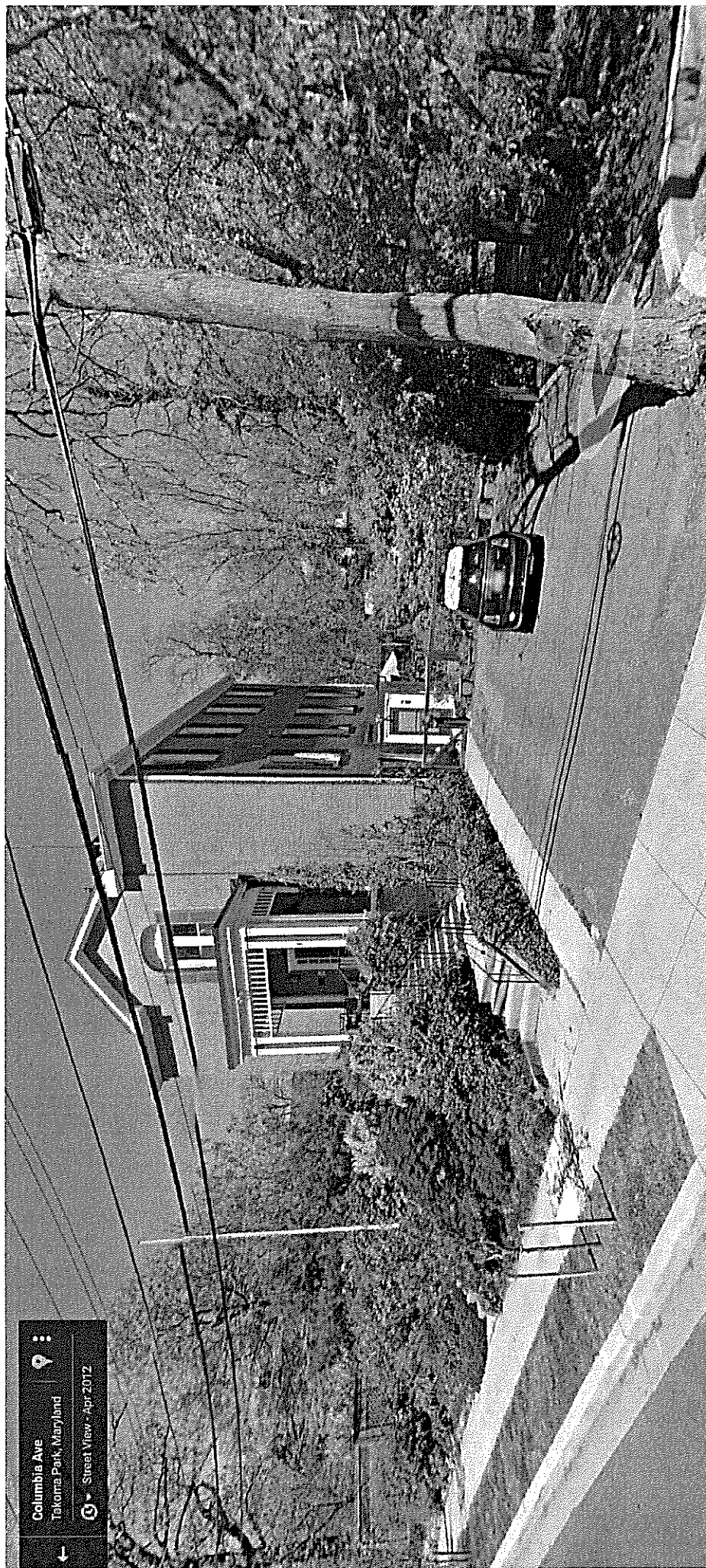
Existing Rear (South) Elevation

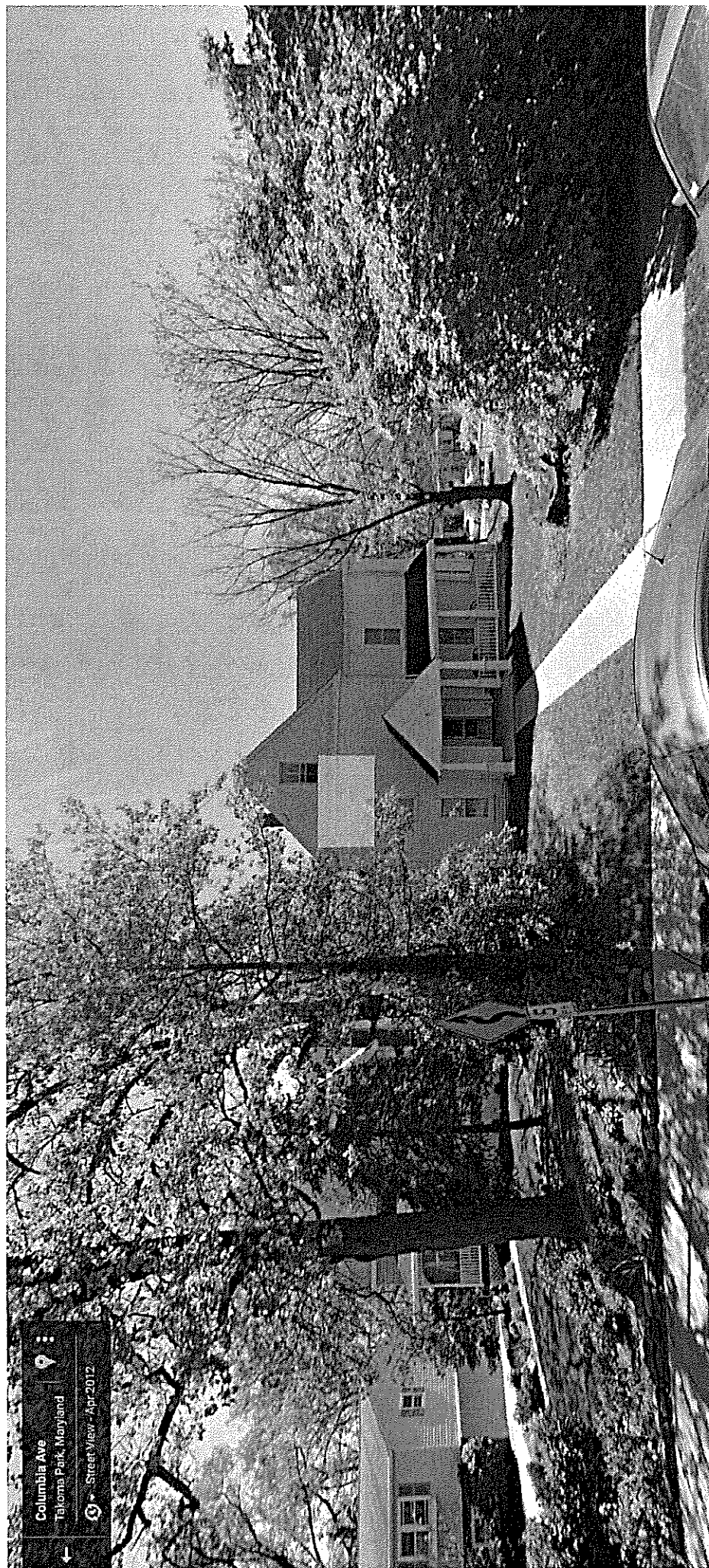
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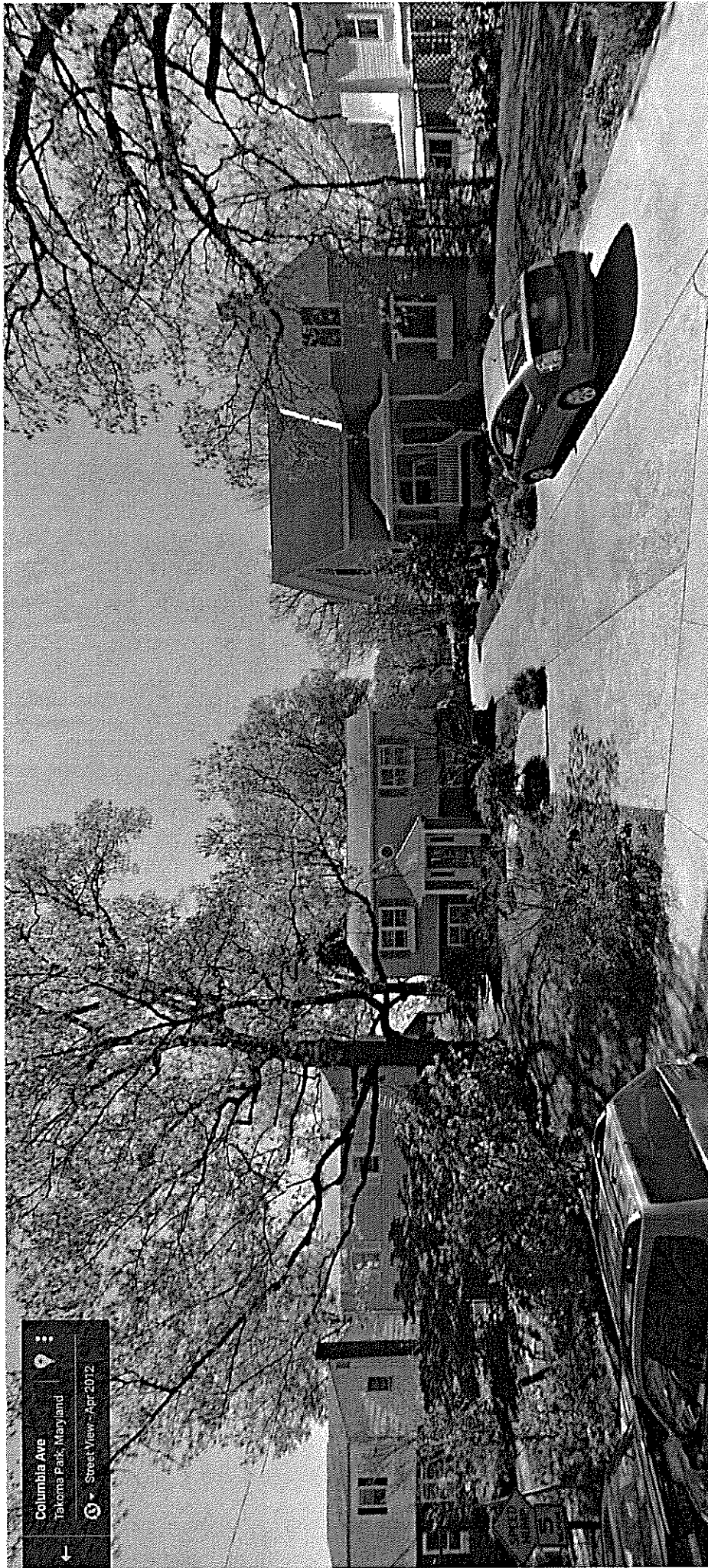


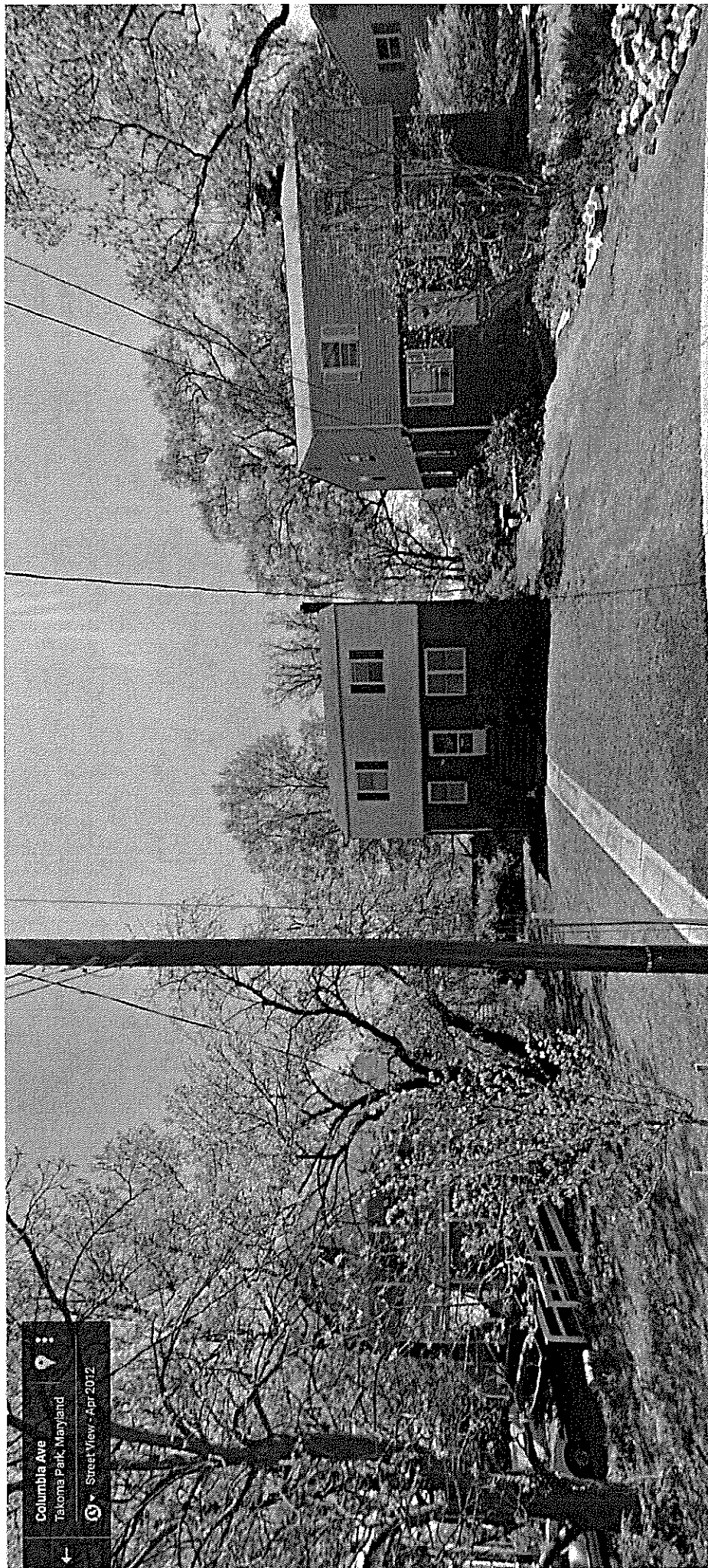
Existing Side (West) Elevation

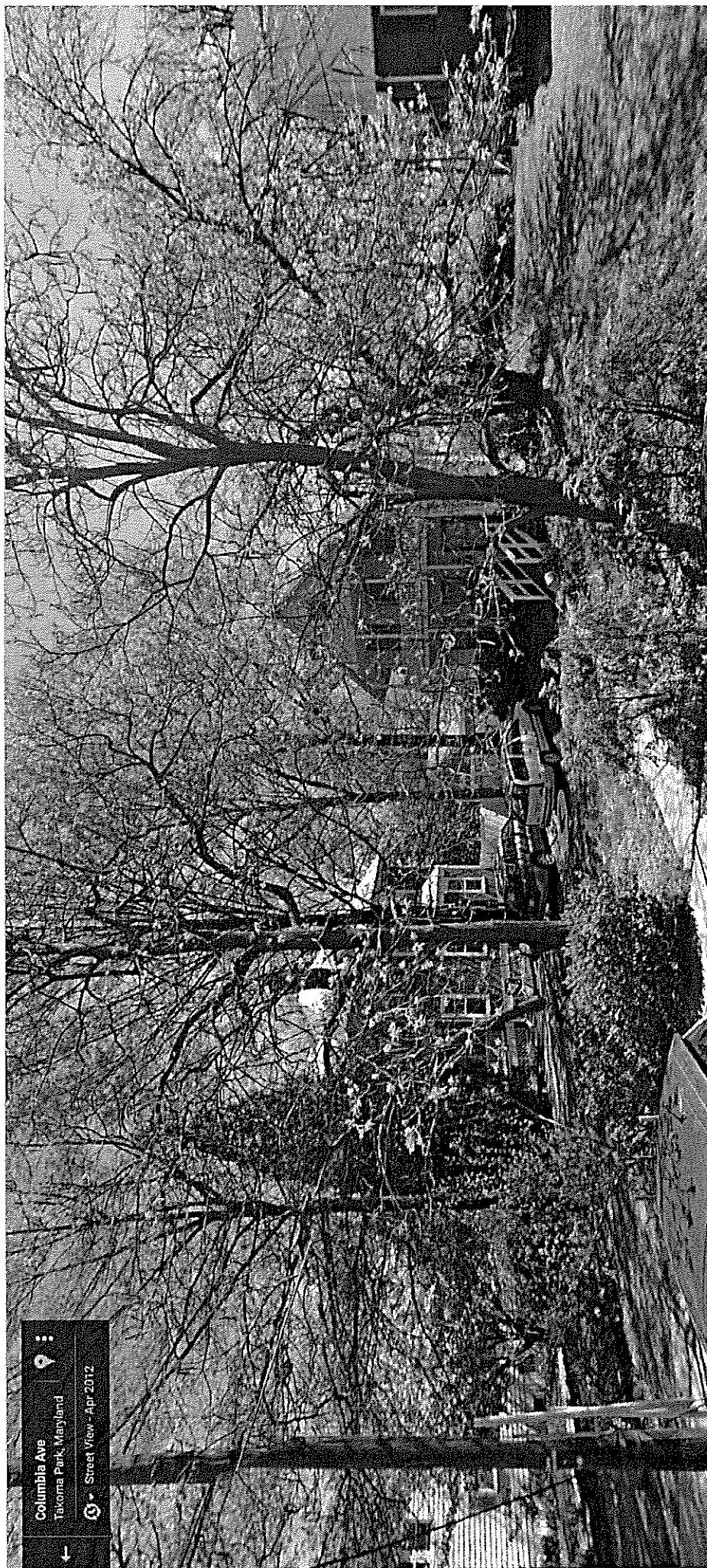
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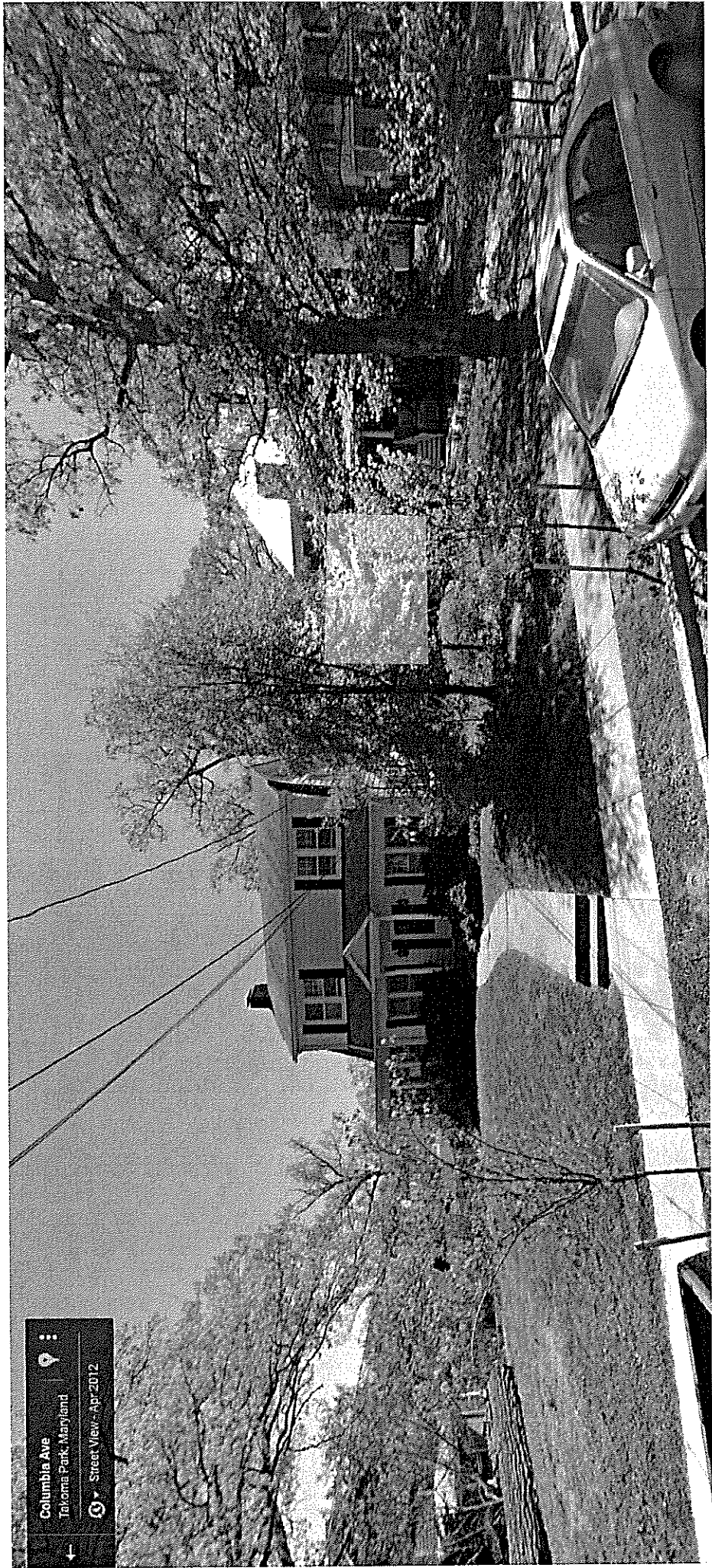














↑
Columbia Ave
Takoma Park, Maryland
📍
🕒 Street View - Apr 2012





7424 Buffalo Avenue
Takoma Park, MD



509 Albany Avenue
Takoma Park, MD



**511 Albany Avenue
Takoma Park, MD**



**7403 Buffalo Avenue
Takoma Park, MD**

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

Owner's mailing address 13 COLUMBIA AVE. TAKOMA PARK, MD 20912	Owner's Agent's mailing address WAKAKO TOKUNAGA 509 ALBANY AV TAKOMA PARK MD 20912
Adjacent and confronting Property Owners mailing addresses	
11 COLUMBIA AVE (ADJACENT) TAKOMA PARK, MD 20912 OWNER: RONALD LEVINE	15 COLUMBIA AVE (ADJACENT) TAKOMA PARK, MD 20912 OWNER: LUCINDA MEEHAN
8 COLUMBIA AVE (CONFRONTING) TAKOMA PARK, MD 20912 Potts - OWNER: DAVID & LORI DUPREE	
12 COLUMBIA MONTGOMERY AVE (REAR) TAKOMA PARK, MD 20912 OWNER: PAUL MILLER	

3/15

Prelim

A1.0

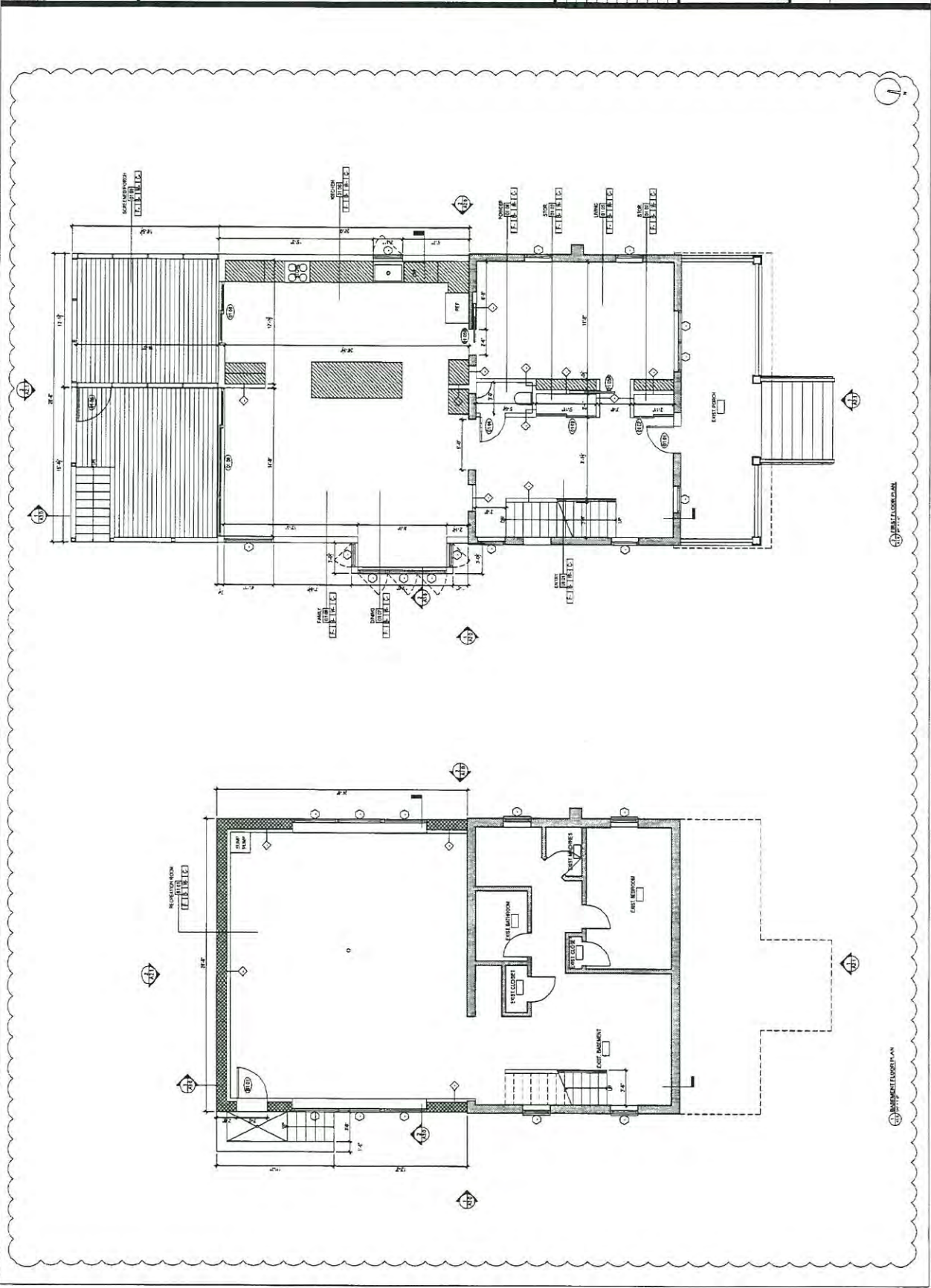
FLOOR PLANS

REGISTRATION

PERMIT	00151218
DATE	01/15/2012
PROJECT	13 COLUMBIA AVE ADDITION
OWNER	TAKOMA PARK, MD 20912
ARCHITECT	WILLIAM H. HARRIS & ASSOCIATES, INC.
ENGINEER	WILLIAM H. HARRIS & ASSOCIATES, INC.
PLUMBER	WILLIAM H. HARRIS & ASSOCIATES, INC.
ELECTRICIAN	WILLIAM H. HARRIS & ASSOCIATES, INC.
Mechanical	WILLIAM H. HARRIS & ASSOCIATES, INC.
Structural	WILLIAM H. HARRIS & ASSOCIATES, INC.
Interior Design	WILLIAM H. HARRIS & ASSOCIATES, INC.
Landscaping	WILLIAM H. HARRIS & ASSOCIATES, INC.
Other	WILLIAM H. HARRIS & ASSOCIATES, INC.

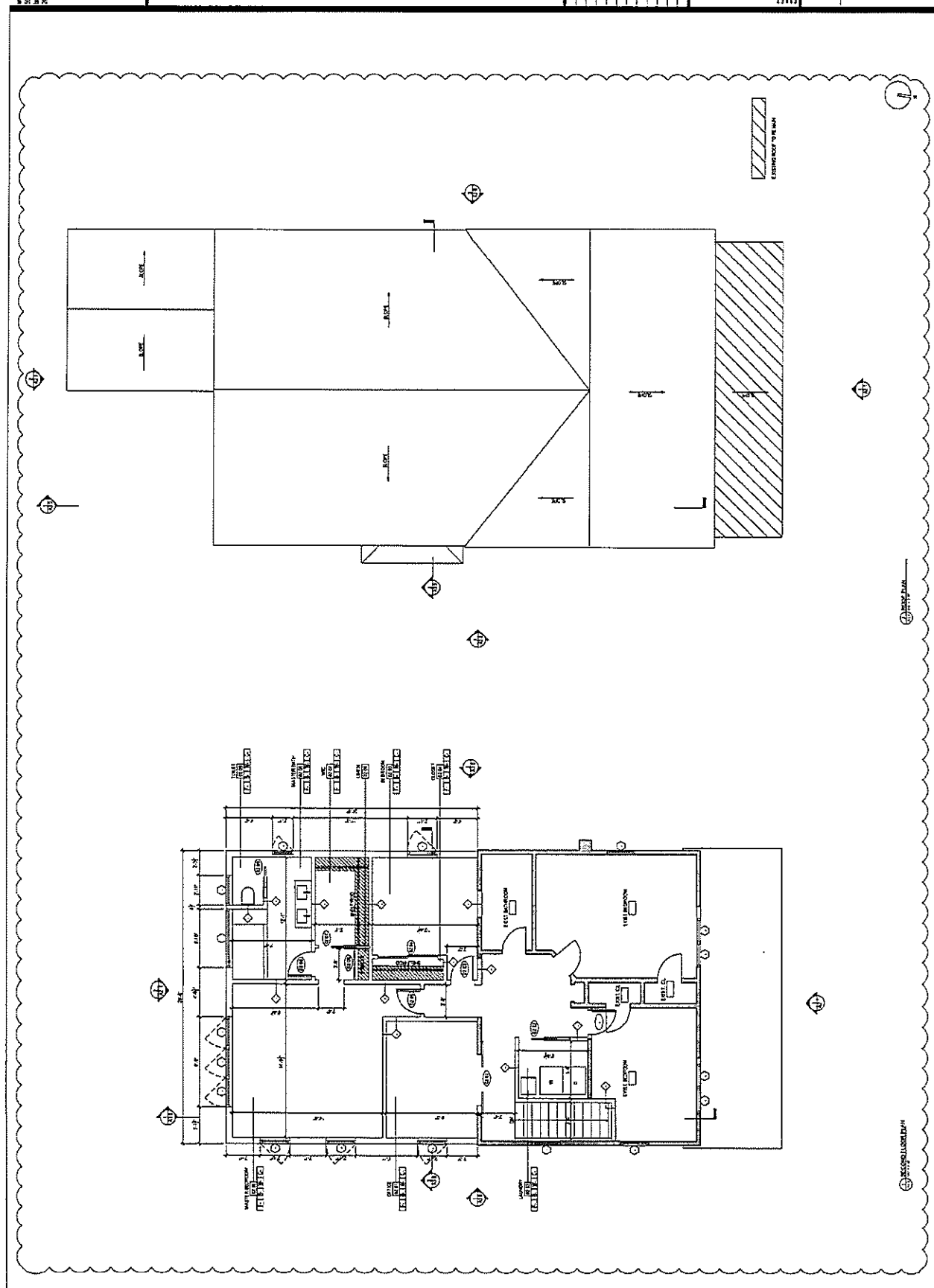
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TAKOMA PARK, MD 20912

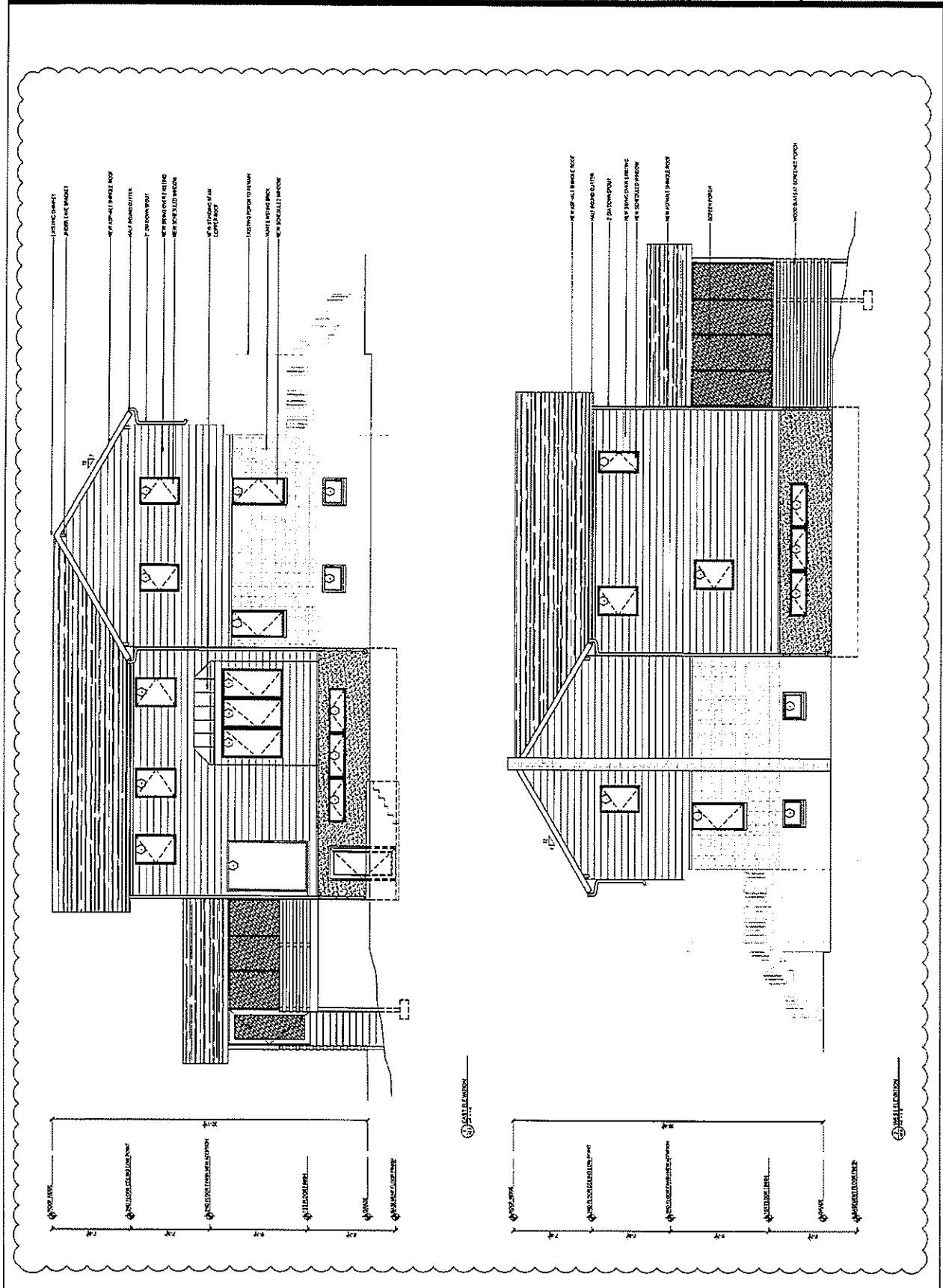
WILLIAM H. HARRIS & ASSOCIATES, INC.
2015 13th Street, NW
Washington, DC 20004
202.331.3867

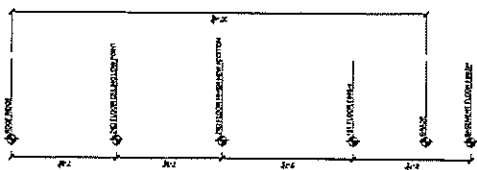
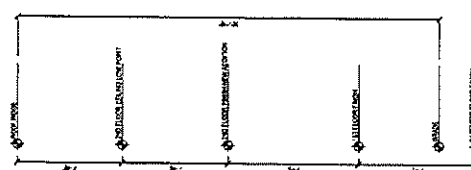


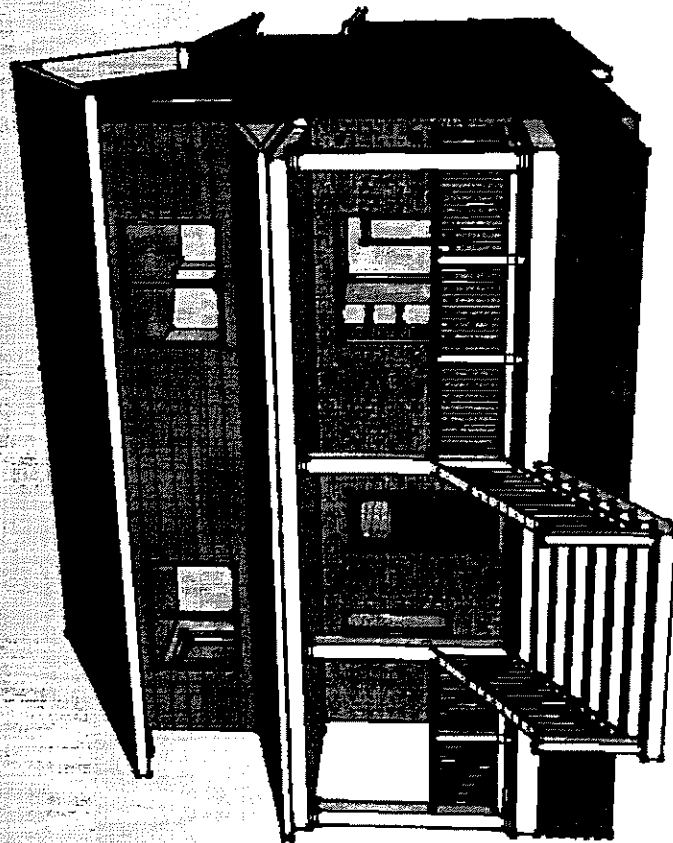
PREVIOUS PROPOSAL

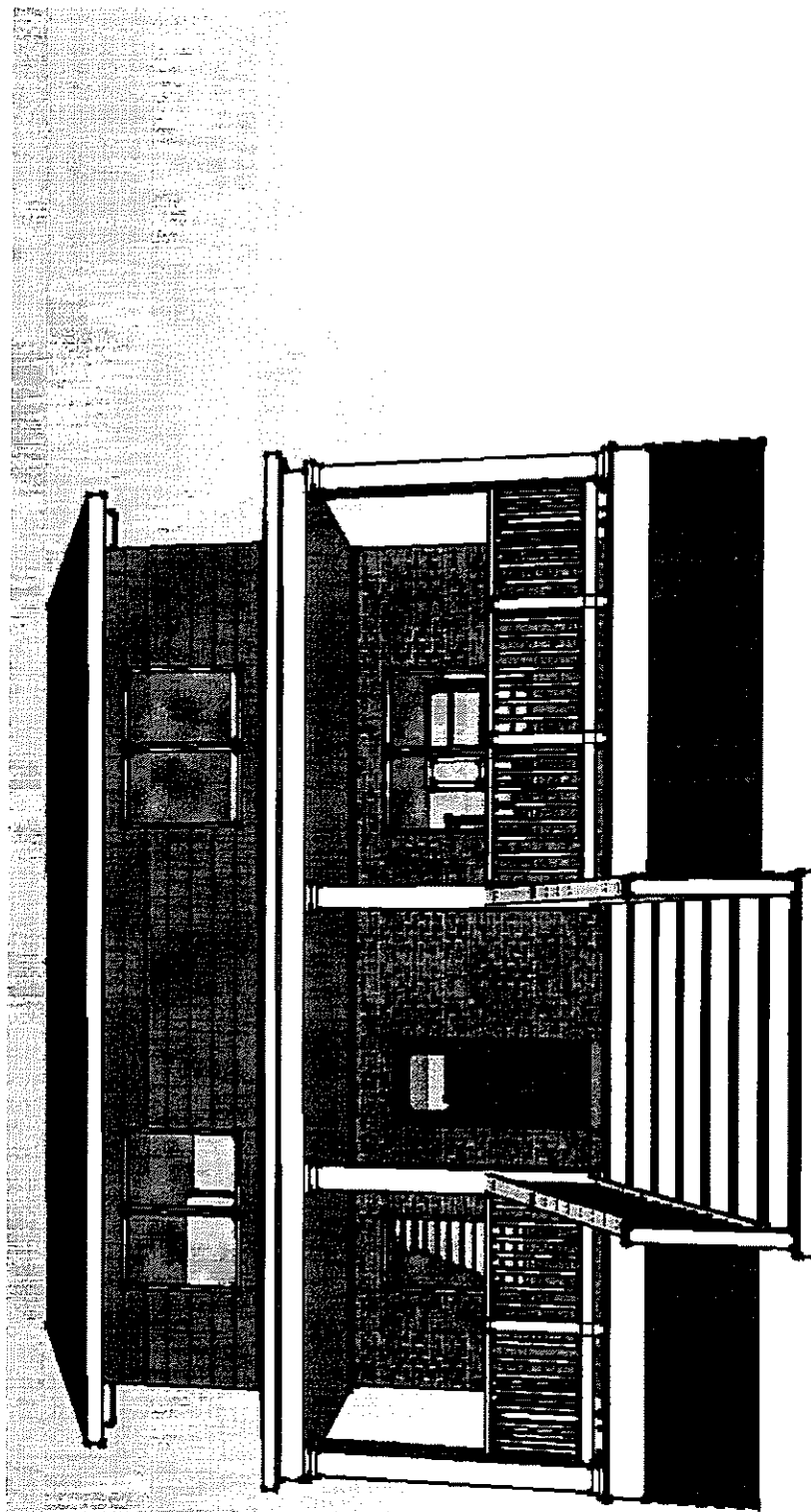


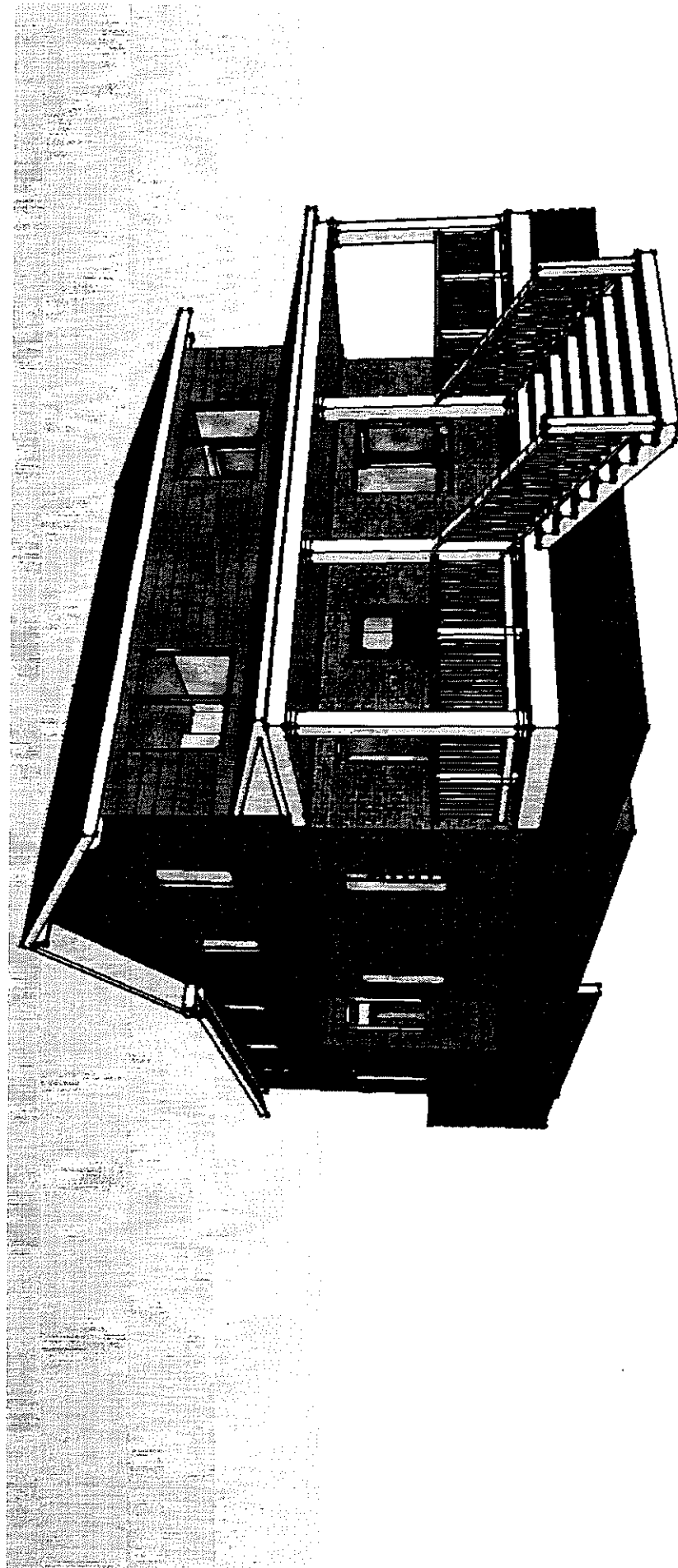


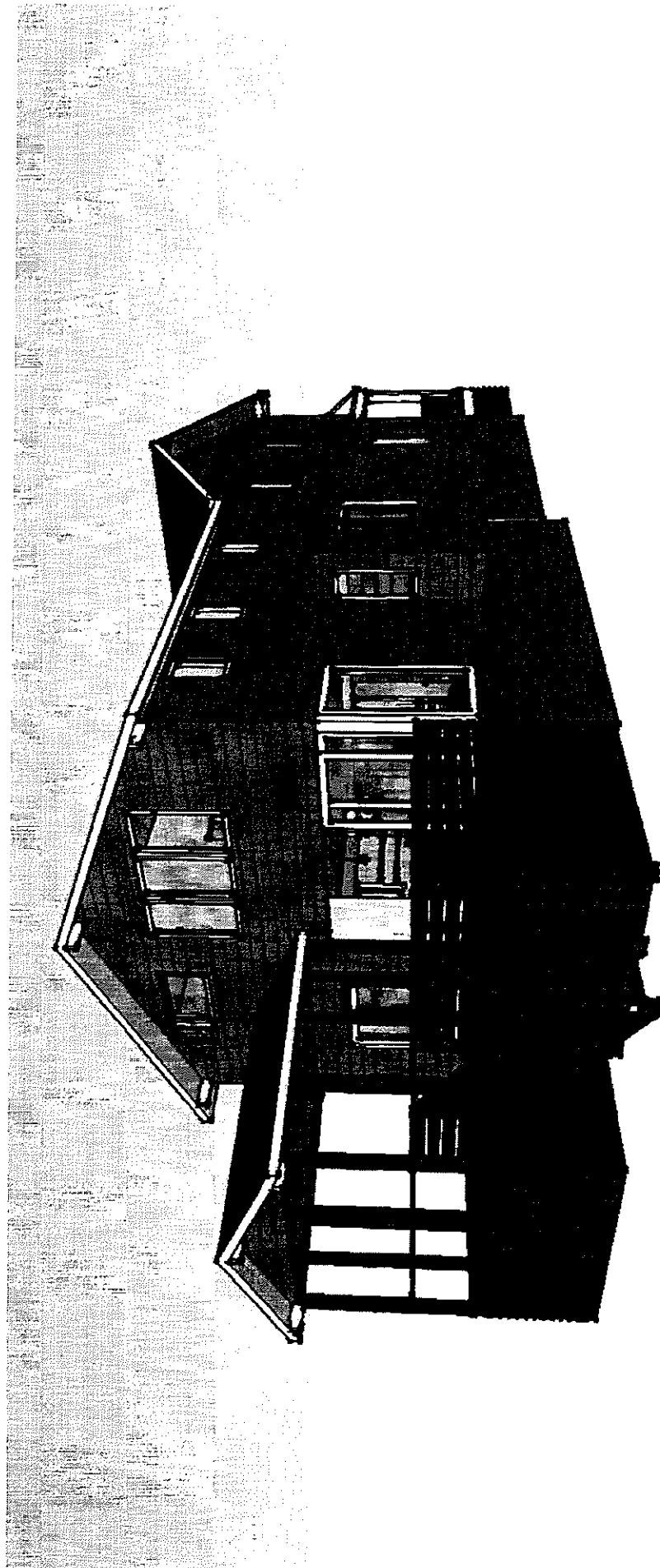


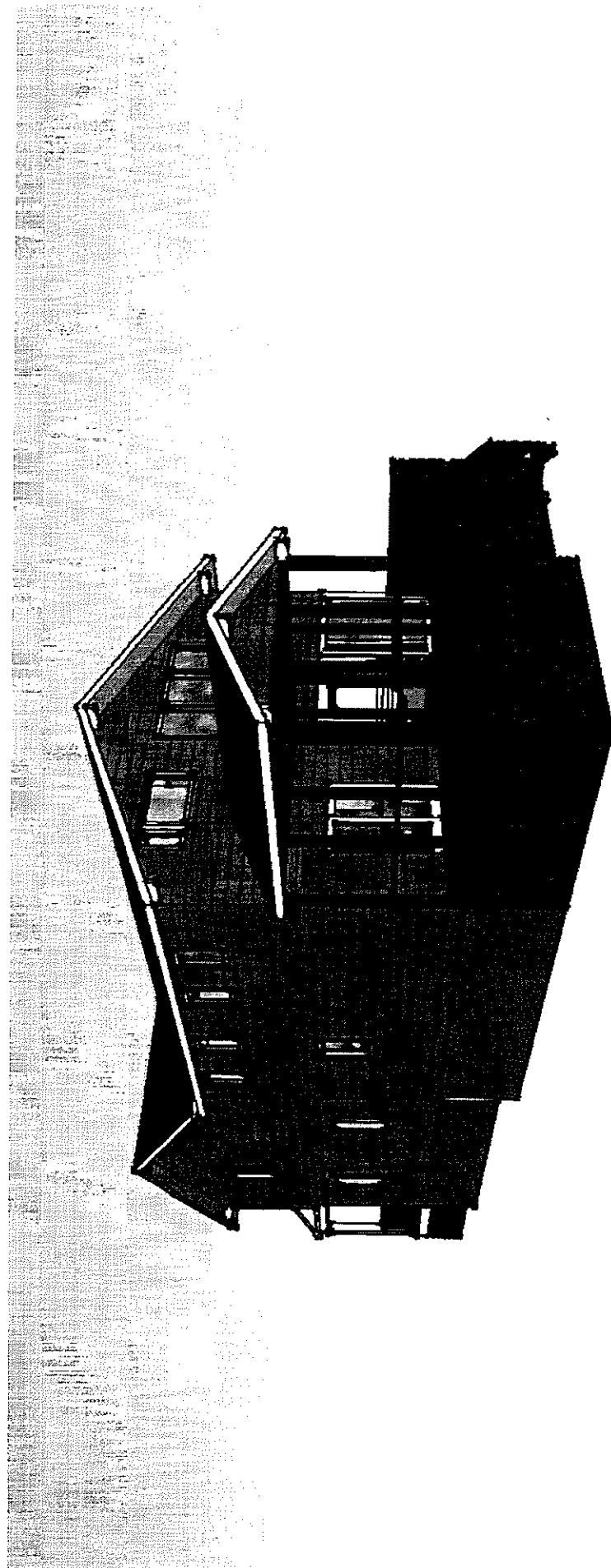












1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3 - - - - - X

4 PRELIMINARY CONSULTATION - :

5 6907 Westmoreland Avenue :

6 - - - - - X

7 PRELIMINARY CONSULTATION - :

8 13 Columbia Avenue :

9 - - - - - X

10 PRELIMINARY CONSULTATION - :

11 514 Albany Avenue :

12 - - - - - X

12 A meeting in the above-entitled matter was held on

13 July 27, 2016, at the Montgomery County Historic

14 Preservation, Maryland-National Capital Park and Planning

15 Commission, MRO Auditorium, 8787 Georgia Avenue, Silver

16 Spring, Maryland 20910, before:

17

18

19 COMMISSION MEMBERS

20 Bill Kirwan, Chairman

21 Sandra Heiler, Vice Chair

22 Richard Arkin

23 Marsha Barnes

24 Kenneth Firestone

25 Kathleen Legg

Saralyn Salisbury-Jones

Eliza Voigt

ALSO PRESENT:

Michael Kyne, Planner Coordinator

* * * * *

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Thomas Manion	13
Wesley Reppert	30
Bruce Moyer	40
Joanne Bowman	41
Paul Treseder	41
Matthew Larson	56; 74
Debra Fuller	85

* * * * *

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Case G	5
Case H	5

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Case II.D. - 13 Columbia Avenue, Takoma Park, MD	49
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Case II.E. - 514 Albany Avenue, Takoma Park, MD	69
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Commission Items	99
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Staff Items	99
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1 don't think the visibility is an issue, which is what we
2 would be looking at for the impact on the District. I take
3 the point about the glass windows and the rain, and since
4 you do have the cupola to try and draw the air up that
5 ceases to be a huge concern of mine, but I hope you
6 understand why I thought it didn't look like a screened
7 porch. And I do not have a problem with the stone, however,
8 I feel that in the drawings that have been presented the
9 stone pillars seem a bit too massive, and it may just be the
10 drawings. I understand why you would have the knee wall in
11 stone, and once again, it may just be my eye not reading it
12 well enough, but to me they look rather massive, and I would
13 prefer them perhaps to be slimmed down a bit.

14 MR. KIRWAN: So, I think you heard unanimous
15 general approval of the direction you're headed. I think
16 two, at least two Commissioners felt fairly strongly about
17 the columns being framed like the front porch rather than
18 stone, but others felt the stone might be an approvable
19 detail for your HAWP. So, I think that's really left to you
20 to explore, whichever way you think is best, and again, we
21 look forward to your HAWP application. Thank you.

22 MR. MOYER: Thank you very much.

23 MR. KIRWAN: Take care. The next case this
24 evening is Case II.D. at 13 Columbia Avenue in Takoma Park.
25 And I'll let Michael switch gears again and get to the Staff

1 Report. Thank you.

2 MR. KYNE: We do have a Staff Report for 13
3 Columbia, Takoma Park. Again, this is a non-contributing
4 resource, Colonial Revival circa 1940s, '50s, and the
5 proposed work items, replace the existing asphalt shingles
6 in kind, replace the existing vinyl siding with Hardie Plank
7 siding, replace the existing one over one double hung
8 windows with new casement windows, construct a two-story
9 rear addition, construct a one-story screened porch with
10 attached deck at the rear. Existing photographs, and I will
11 note that this porch seems to be rather new. These are
12 current photographs, but I did find some Google Streetview
13 photographs from 2012, I believe, where the house did not
14 have a full width front porch.

15 MR. KIRWAN: Did we see that as a HAWP?

16 MR. KYNE: Not sure. I can go back and check that
17 out. And now we'll look at the plans. And some three-
18 dimensional renderings. And the applicable guidelines in
19 this case are the Takoma Park Historic District Guidelines,
20 and the Secretary of Interior's Standards for
21 Rehabilitation. And Staff discussion, for the roof, fully
22 supportive of the in kind replacement of the asphalt shingle
23 roofing. The proposed re-roofing will not result in a
24 change of appearance, and the proposed materials are
25 appropriate for this non-contributing circa 1940s to '50s

1 Colonial Revival style resource.

2 On the siding, Staff fully supports the proposed
3 siding replacement, the existing siding is vinyl and is
4 likely not original to the subject property. The Applicant
5 proposes to replace the vinyl siding with Hardie Plank
6 siding with an eight-inch reveal, and the proposed siding is
7 more compatible with the District and the existing siding.
8 The Commission typically approves Hardie Plank as an
9 appropriate and compatible material.

10 On the windows, Staff conceptually supports the
11 proposed window replacement. The Applicant has stated that
12 the existing windows appear to be original, one over one
13 double hung windows, and they propose to replace them with
14 new casement windows. And Staff generally encourages the
15 restoration of original windows, however, the subject
16 property is a non-contributing resource, and the existing
17 windows do not contribute to the character of the
18 surrounding streetscape. And the Guidelines encourage the
19 Commission to exercise leniency when reviewing alterations
20 to non-contributing resources.

21 The two-story rear addition, Staff is conceptually
22 supportive, again. As proposed, the rear addition will be
23 coplanar with the side elevations of the house, and there
24 will also be a bump out or a bay window on the left
25 elevation that projects beyond the left side elevation of

1 the main house. The ridge line of the proposed rear
2 addition will also be the same height as that of the main
3 house, and typically the Commission requires rear additions
4 to be inset from each side elevation of the main house, and
5 to have a ridge line lower than that of the main house as
6 this helps minimize visibility and break up the perceived
7 massing of the house and addition. So, Staff asks for the
8 Commission's guidance regarding the appropriateness of the
9 proposed rear addition, and specifically whether the
10 proposed rear addition should be inset on each side and have
11 a lower ridge line than the main house. The materials for
12 the proposed rear addition will match those proposed for the
13 main house, which again, were Hardie Plank siding with an
14 eight-inch reveal, casement windows, and asphalt shingles.

15 Staff is generally supportive of the proposed
16 materials, but the Commission may find that some
17 differentiation in materials will help distinguish the
18 addition from the main house, and will also break up the
19 overall perceived massing. Staff notes that an existing
20 one-story rear addition will be removed to accommodate the
21 proposed new two-story addition. The existing addition does
22 not contribute to the character of the streetscape or the
23 surrounding historic district.

24 And now, on to the one-story screened porch with
25 attached deck. Staff is generally supportive of the

1 proposed one-story screened porch at the rear of the house.
2 The proposed screened porch will be at the rear of the
3 proposed two-story rear addition, and is likely to be
4 minimally visible from the public right-of-way. As
5 proposed, the one-story screened porch is coplanar with the
6 right side elevation of the proposed addition, which as we
7 heard earlier is coplanar with the main house. Should the
8 Commission require the two-story rear addition to be inset,
9 the screened porch should be inset, as well, and maybe you
10 could discuss whether it should be inset even further than
11 the addition.

12 The proposed rear deck is coplanar with the left
13 side elevation of the proposed two-story rear addition,
14 which again, coplanar with the main house. And again, if
15 you require the proposed addition to be inset then the deck
16 should be inset, as well. The Applicant proposes wood slat
17 railings for the proposed rear deck, and Staff is supportive
18 of these proposed railings.

19 Other issues, the Applicant has not specified a
20 material for the foundation of the addition, but the
21 submitted elevations suggest that it may be stucco, and
22 Staff asks for the Commission's guidance regarding an
23 appropriate material for the foundation of the rear
24 addition. And the Applicant proposes to paint the currently
25 unpainted brick on the first floor of the main house,

1 typically paint is not within your purview, but painting a
2 previously unpainted brick is within the Commission's
3 purview. So, I ask the Commission to provide guidance as to
4 whether the existing brick, or whether painting the existing
5 brick could detract from the streetscape. From the
6 submitted photographs it appears that the existing front
7 porch has wood slat screen underneath, and the proposed
8 elevations indicate that a similar treatment will be used
9 for the proposed rear screened porch and attached deck. The
10 Staff asks for the Commission's guidance regarding the
11 appropriateness of this treatment.

12 And finally, I recommend that the Applicants make
13 any revisions based upon your comments and recommendations,
14 and return for a HAWP application. And now I will be happy
15 to take any questions you might have for me.

16 MR. KIRWAN: Any questions for Staff? Yes?

17 MS. LEGG: It's more of a comment than a question.
18 In the future do you think we could get bigger images for
19 the site plans? I find it a little challenging. And also,
20 I think it would be super-helpful to see existing site
21 plans, just as a note. Thank you.

22 MR. KYNE: Yes, ma'am. Thank you.

23 MS. BARNES: Two questions. Could you bring
24 Circle 19 back up on the screen, please? It's a view of the
25 rear of the existing house and the one-story addition. Yes,

1 this one. So, it looks to me as if this one-story addition
2 is inset, would you say how --

3 MR. KYNE: It looks like six, eight inches,
4 something like --

5 MS. BARNES: Okay. And then the second question
6 was is anything visible from the street? I don't think so,
7 but it was hard for me --

8 MR. KYNE: I guess the best way to sort of tell
9 that would be look at the bird's eye view that we have in
10 front of us now.

11 MS. BARNES: Yes. I mean, to me it appears the
12 even obliquely you would not see the addition in the rear.

13 MR. KIRWAN: Well, I went to the site, I mean, I
14 absolutely would see the addition.

15 MS. BARNES: You would? Okay.

16 MR. KIRWAN: Yes. I mean, I'm not sure you would
17 make out lots of detail, but you would definitely perceive
18 the massing.

19 MS. BARNES: Okay. Thank you.

20 MR. ARKIN: This must be my night for windows.
21 The existing windows on the front are two over two, and
22 they're proposing replacing them with casements. In the
23 Historic District are there other examples of casements in
24 the front façade of a house on non-contributing resources?

25 MR. KYNE: I don't think it would be a common

1 feature, but I think also that would be something that we
2 would ask the Applicants to demonstrate to help support
3 their case.

4 MR. KIRWAN: Well, I would also doubt that non-
5 contributing resources would necessarily have any common
6 features because they're non-conforming, so they're not part
7 of a pattern of --

8 MR. ARKIN: Well, I'm concerned, assuming that the
9 non-contributing resource as it is is compatible with the
10 surrounding area, I'm concerned about making it less
11 compatible with the Historic District.

12 MR. KIRWAN: Well, I think that would be the
13 issue.

14 MR. ARKIN: Yes.

15 MR. KIRWAN: Not how it compares to other non-
16 contributing resources in the District. Other questions for
17 Staff? Okay, if not, we'll ask the Applicant please come
18 forward, we'll give you seven minutes for your presentation,
19 and then we'll have probably some questions.

20 MR. LARSON: Hello, my name is Matthew Larson
21 (phonetic sp.), I'm project Architect at WD Architecture. I
22 guess regarding the rear addition inset, the drawings do
23 show an inset, it's about a three-inch inset on both sides,
24 so it is inset a little bit. But just to go over the
25 existing structure, it's a brick façade on the lower level,

1 vinyl siding on the upper level, asphalt shingles, single
2 pane double hung windows that have a poor quality for
3 thermal performance. And so, the alteration is proposing a
4 main existing roof to be a bit steeper than the current
5 roof, and the rear addition ridge line would match the ridge
6 line at the front existing alteration.

7 We're planning on replacing the vinyl siding with
8 Hardie Plank siding, which was mentioned, it would be an
9 eight-inch exposure, and the existing windows would be
10 replaced with energy efficient windows, casement windows, as
11 was discussed. That's it.

12 MR. KIRWAN: Any questions for the Applicant?

13 MS. HEILER: Yes. Did I understand you to say
14 that in replacing the roof shingles on the existing house
15 you were also going to raise the ridge line?

16 MR. LARSON: That's correct.

17 MS. HEILER: By how much?

18 MR. LARSON: I don't have the exact, I'm not sure
19 if we can pull up the drawings here that show. I don't want
20 to say for sure, I don't know the exact additional height
21 that was added.

22 MS. HEILER: And is this necessary for say ceiling
23 heights inside?

24 MR. LARSON: Yes. They were looking to add a
25 little bit more ceiling height for the interior.

1 MS. HEILER: And is that why the ridge of the
2 addition needs to match the proposed height of the ridge of
3 the original house?

4 MR. LARSON: Yes. I mean, that's probably the
5 main reason why the ridge line of the front addition was
6 raised in order to accommodate --

7 MS. HEILER: So, can you tell us what --

8 MR. LARSON: -- the rear addition ridge line.

9 MS. HEILER: -- the current height of those
10 ceilings, of the ceiling is now?

11 MR. LARSON: It's eight feet.

12 MS. HEILER: Thank you.

13 MR. KIRWAN: Other questions?

14 MR. ARKIN: Yes, Mr. Chairman. Could you tell us
15 why you are going to casement windows, as opposed to one
16 over, two over two, or one over one windows?

17 MR. LARSON: Aesthetics, and also energy
18 efficiency.

19 MR. ARKIN: Casement windows are more efficient
20 than --

21 MR. LARSON: Yes.

22 MR. KIRWAN: It's true.

23 MR. ARKIN: Are there other examples of casement
24 windows in the surrounding neighborhood on the --

25 MR. LARSON: Yes.

1 MR. ARKIN: -- front façade?

2 MR. LARSON: I mean, I don't know the exact, the
3 neighbors know, but on the street I believe there are.

4 MR. ARKIN: Thank you.

5 MR. KIRWAN: Any other questions for the
6 Applicant?

7 MS. BARNES: Two quick questions. It looks to me
8 from the plans as if you're essentially doubling the size of
9 the house. Perhaps I'm misreading the plans.

10 MR. LARSON: Correct.

11 MS. BARNES: But in terms of square footage you're
12 adding in square footage about the same amount as the square
13 footage of the existing house.

14 MR. LARSON: Correct.

15 MS. BARNES: Or more.

16 MR. LARSON: It's pretty much the same.

17 MS. BARNES: Okay. And --

18 MR. LARSON: If you include the screened porch
19 it's a little bit more.

20 MS. BARNES: Okay. Because one of the things that
21 we look at is massing, and size, and so that was something
22 that caught my eye. The other thing is you indicated that
23 the proposed addition would be inset about three inches on
24 each side, and the existing addition which you're proposing
25 to take off has a deeper inset, is there a reason you didn't

1 propose a deeper inset for the new addition?

2 MR. LARSON: To try to maximize the size of the
3 additional square footage for the home.

4 MS. BARNES: Thank you.

5 MS. VOIGT: I have a quick question. So, if the
6 rear addition is inset slightly does that mean, because here
7 in our Staff Report it says the porch is not inset, is that
8 inset, as well, with the left side?

9 MR. LARSON: It would be coplanar with the
10 addition, so inset from the existing three inches, as well.

11 MS. VOIGT: But is it inset from the addition?

12 MR. LARSON: No.

13 MS. VOIGT: Okay.

14 MR. LARSON: The same line.

15 MS. VOIGT: So, it's the same line. Okay.

16 MR. KIRWAN: Any other questions? We'll move into
17 deliberations, I'll kick things off. I'm generally
18 supportive of the project in sort of concert with the Staff
19 Report. I think my two biggest issues are I do think there
20 needs to be a greater inset, I think the massing of this
21 addition is what concerns me, and I think there ought to at
22 least be six to eight inches as the existing current
23 addition has, I think that's important because it really
24 will help differentiate the mass of the addition from the
25 main resource. I just, particularly in the drawings we have

1 before us three inches to me just doesn't seem enough based
2 on what we have before us. I think it's got to be more
3 significant in on both sides.

4 I'm a little troubled by the raising of the
5 existing roofline. I'm not necessarily opposed to it, but I
6 think I need to be better convinced why that's absolutely
7 necessary. My guess is eight-foot ceilings in second
8 stories in this neighborhood are not all that uncommon, so
9 I, you know, I'm a little concerned both by the depth of the
10 addition, and now that we're hearing not only does the
11 addition have a higher roofline than the main house, but the
12 main house is going to be modified to match that roofline.
13 I don't have any problem with the rooflines aligning because
14 I don't think that will be perceptible from the, I don't
15 think the addition's roofline will be perceptible from the
16 front at all, but, you know, I'm a little troubled by this
17 restructuring of the main roof of the house, and would need
18 to be more convinced that that's really critical.

19 Other aspects of the Staff Report I'm in support
20 with, the replacement of the existing asphalt shingle roof,
21 I'm fine with using Hardie Plank as long as it's the smooth
22 type Hardie Plank and not the textured, and I don't have a
23 problem with the window replacements, and I don't have a
24 problem with the rear one-story screened porch, but it
25 should go with the bulk of the addition being inset from the

1 main body of the house. Whoever else wants to jump in,
2 please do.

3 MS. HEILER: Yes, I'd like to agree with
4 everything that Commissioner Kirwan has said. I think the
5 raising of the roof on the main house everything will depend
6 on how much it's being raised, does this make this a
7 substantially larger house? You know, clearly, this is a
8 redesign of a non-contributing resource, different windows,
9 different roofline, different siding, and raising it a small
10 amount that still is in keeping with the overall height of
11 houses in the Historic District is fine, if it raises it
12 very much, of course, then I think it has, will have an
13 undue effect on the Historic District, so I'd be interested
14 in seeing just how much is it going to be increased. I
15 don't think that it's a problem to make the ridge the same
16 height on the addition as it is on the existing house. The
17 biggest question is how high will it be?

18 MR. FIRESTONE: Keeping in mind that this is a
19 non-contributing resource, and as Commissioner Heiler
20 pointed out, you're basically doing a redesign of a non-
21 contributing resource, so my way of looking at it is if this
22 were, you know, if this were built the way you have it now
23 originally would it really be detrimental to the Historic
24 District? And I'm not sure I know. Perhaps a little less
25 massing by doing a little more inset would be helpful. Once

1 again, raising the roof may or may not really affect that
2 much of the massing and scale of the house that it would
3 change the look of the District. Other than that, I have no
4 problems with putting new shingles on that replace the old
5 shingles that were there. Getting rid of the vinyl siding I
6 think is a plus, Hardie Plank if it's the smooth Hardie
7 Plank is a material we approve all the time. The windows,
8 once again, I don't know how much that really affects the
9 overall Historic District, it's a non-contributing resource,
10 these windows while they may have been original and not
11 particularly historic. And once again, the other thing, I
12 guess, was painting the brick, no, it was -- never mind.
13 Yes, I think it was something about painting the brick. I
14 have -- what?

15 MS. HEILER: By design.

16 MR. FIRESTONE: Yes. I have, the problem I can
17 see with that is I have an understanding that painting brick
18 can be detrimental to the brick not so much from the
19 historic standpoint, but just from a structural standpoint.
20 But on the other hand, because this is a non-contributing
21 resource, that brick is really not a historic material, so,
22 you know, if it improves the look of the house so be it. So,
23 I think I am pretty supportive of this, I might want to see
24 a little more detail as far as if it is going to be inset.
25 And I'm ready to I think, you're ready probably with a few

1 modifications to come forward for the HAWP.

2 MS. VOIGT: Hi. So, this is a non-contributing
3 resource, but this is a part of a Historic District, and I
4 really, I think that the massing is off on this house, I
5 think it makes it, it turns this house into a very large
6 house, and it's not the size, it's just the design. And I
7 think it's really important that you inset it more than it
8 is now. We couldn't, it was hard to tell from the drawings
9 that it was inset, and I did go and look at, I did go down
10 the street, and I think that because when I saw this I was
11 concerned about the size. And I think that if you inset it
12 it'll make all the difference in the world, and it'll really
13 make a big impact on the Historic District if it's inset, I
14 think it'll be fine.

15 You know, you've changed the front a lot, as well,
16 by dropping the shutters, changing the windows, but I think,
17 again, it's a non-contributing resource, but I think it's
18 pretty important that everything be inset in order to give
19 the feeling, you know, to lessen the massing of it. And,
20 you know, I don't even know if the addition roof if there's
21 any way to kind of give an impression of the addition roof
22 being not as high as the existing house roof, but that might
23 be difficult. So, try and through creative architecture you
24 can keep the size of your house, but give the impression
25 from the street and the neighborhood that you're not going

1 to be swarming the neighbor.

2 MR. LARSON: Yes. I just wanted to note that, you
3 know, that there's a house across the street that's actually
4 very massive and large, as well, and then there's a house a
5 couple of doors down that's very large, as well. Just as a
6 note. And I, from what I recall, this house fits within,
7 you know, the depth that it goes back in terms of the
8 massing of those houses.

9 MS. VOIGT: Sure. Well, let's just see the other,
10 see what it looks like with an inset, because I think it'll
11 make a difference.

12 MS. SALISBURY-JONES: I don't have much to add. I
13 agree with the previous Commissioners' statements regarding
14 the inset, because it's a non-contributing resource I'm
15 really fine with the windows, the casement windows. And,
16 you know, in general I'm in agreement with everything
17 Commissioners have said, and thinking that, and in general
18 approvment of the project. So, just maybe looking at the
19 inset would be, you know, just echoing what previous
20 Commissioners said regarding the inset and, but thank you
21 for coming in and listening to our comments.

22 MR. ARKIN: I'm in agreement with the comments
23 made by the previous Commissioners in terms of massing, and
24 in terms of the roof height. I think it would help, it
25 would make the, this house more compatible with the Historic

1 District if it were inset enough that it was visibly inset,
2 inset perhaps a foot, six inches at the very least. And if
3 you could lower the ridge line on the addition a bit.
4 Whether or not this is compatible with the Historic District
5 I really can't say without seeing some snapshots of houses
6 in the immediate area. And I am concerned in this case with
7 the casement windows because of the change in shape.
8 Visually it will be very different from the current one over
9 one windows with the, with shutters. And my concern is not
10 necessarily to make this house better or not better, my
11 concern is whether the casement windows which have a wider,
12 which are wider and have a different proportion will stand
13 up and draw attention away from the historic houses in the
14 District. So, if you could bring some snapshots in of the
15 surrounding houses, some of the surrounding houses, and some
16 of the houses across the street that would be very helpful.

17 Otherwise, all the, I agree with the other
18 comments that were made. I certainly don't have any problem
19 with replacing the existing asphalt shingles, I agree that
20 Hardie Plank is a superior material, and I have no problem
21 with the screened porch with the attached theater. But
22 having a better sense of what the neighborhood will look
23 like, what it currently looks like, and what it will look
24 like once you've made the changes would be very helpful to
25 me.

1 MS. LEGG: Thanks for coming in tonight. A couple
2 of things, first, I want to just talk about this plan, when
3 we see you for a HAWP I'm going to request bigger photos
4 because I'm struggling to see the inset, but maybe I just
5 can't because it's a little small. I also really find it
6 helpful to flip through and see the existing and then the
7 proposed, so I'd like to request that, as well.

8 When I look at plans I think it's really important
9 to have complete plans, so if you're removing the shutters,
10 have that in there; if you're doing something with the tree
11 in the back, please put that in there, as well. But I think
12 that's really important for us to really make an educated
13 decision.

14 I think, also, an inset would be important. I
15 think this neighborhood from when I drive around, and what
16 we're seeing in the area a lot of the additions are inset,
17 and I don't want to change that expectation. I understand
18 there are a couple, you can bring in photos and we can
19 discuss it in the HAWP, but I think this house in particular
20 would do well by a six-inch inset, at least.

21 I'm fine with the smooth Hardie Plank, and
22 actually, that's all I have on my sheet. Thank you for
23 coming in.

24 MS. BARNES: So, this is a non-contributing
25 resource, and the guidelines that we have tell us that we

1 should basically approve alterations to non-contributing
2 resources as a matter of course. The only exceptions would
3 be major additions and alterations to the scale and massing.
4 And I think in this case we have a very major addition. And
5 I was hopeful that I was going to be told that there was no
6 way you would see it from the street, but I've been told
7 that's not the case. I think it becomes extremely important
8 that it be inset, and three inches on either side,
9 unfortunately, doesn't get it done. I look at this overhead
10 view and see that I think you're also going to be taking out
11 a very large tree, so you need to -- it looks that way.

12 MR. LARSON: That tree will remain.

13 MS. BARNES: Oh.

14 MR. LARSON: Yes.

15 MS. BARNES: Wow. It's interesting you're going
16 to be able to fit this all in.

17 MR. LARSON: Yes.

18 MS. BARNES: Okay. But I think the addition does
19 need to be inset. I think in terms of your proposal for
20 raising the roof it will be very important when you come
21 back for a Historic Area Work Permit to have specific detail
22 about how much, and perhaps some good visuals to help us. I
23 don't hear people saying they're adamantly opposed to it,
24 but they are opposed if it radically alters the house vis-à-
25 vis others in the neighborhood. So, if we're talking about

1 a minor increase, that's one thing, if you're raising it a
2 huge amount that's another thing. The other things that you
3 have proposed are fine by me, I am not troubled by the
4 casement windows, or the removal of shutters. But inset is
5 very important for a major addition like you're proposing.

6 MR. KIRWAN: So, I think you heard general support
7 for the project. I think a majority of Commissioners were
8 concerned about the inset and think it should be greater,
9 six to eight inches I think was fairly consistent. There
10 was some discussion about the window modifications and
11 having some more supporting documentation would be helpful.
12 But I think, you know, you can discuss with Staff whether
13 it's more appropriate to come back as another preliminary
14 with this additional information, or just come in for a HAWP
15 if you follow, you know, if you've met all the things that
16 we've talked about. So, you can sort that out with them.
17 So, thank you.

18 MR. LARSON: Thank you.

19 MR. KIRWAN: Appreciate it, and we look forward to
20 seeing you come back. And I think you're going to be back
21 for the next one, correct? So, just feel free to stay right
22 there. You don't have to get back up.

23 So, next item on, and last item on our preliminary
24 agenda is Case II.E. at 514 Albany Avenue in Takoma Park.
25 We have a Staff Report.