### Preliminary Consultation

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

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

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

### ARCHITECTURAL DESCRIPTION

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<th>SIGNIFICANCE:</th>
<th>Non-Contributing Resource to the Takoma Park Historic District</th>
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<td>STYLE:</td>
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<td>DATE:</td>
<td>c.1960</td>
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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.
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.

Figure 4: Detail of the subject property (center).
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
Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it’s the most popular brand of siding in America.

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**HardiePlank®**

Thickness 5/16 in  
Length 12 ft planks

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### STATEMENT COLLECTION™

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### DREAM COLLECTION™

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**SMOOTH**

- **STATEMENT COLLECTION™**
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- **STATEMENT COLLECTION™**
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Available in 5", 6", 7", and 8".

Call for custom sizes, profiles, and thicknesses.
Plain Round Paint Grip Steel Downspouts are available in 3", 4", 5" and 6" diameters.

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- **Rain Chains**
  - 25% Off Select Rain Chains Rain...

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- **Paint Grip Steel Miters**
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- **Paint Grip Steel End Caps**
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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
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
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
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 panels that stack in full view within the frame or conceal within a wall pocket. When accessibility is important, choose an optional low-profile sill that maintains a smooth, flush transition from indoors to out. In sizes as big as 56 feet wide or small enough to create a counter-height, kitchen pass-through option for a patio or deck, this door opens possibilities.

Features of the Ultimate Multi-Slide Door

- Choose from 22 operating configurations
- Available in frame sizes up to 60 feet wide
Built on the same solid foundation as the Marvin Signature™ Ultimate Sliding French Door, the Ultimate Sliding Patio Door offers more daylight with a contemporary vibe. A dual point locking system offers security. Panels seal tightly to keep out the weather. Operating configurations up to 16 feet wide make for a grand design element and can bring in a beautiful view or flood a room with light.

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
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.
METAL RAILING
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  Report Date: 8/31/2016
Takoma Park Historic District
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. 94- § 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 ½”.
- 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 ½”, 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: WTarchitecture@jimmy.com
Contact Person: Wicketa Takuraaga
Daytime Phone No.: 202-325-3867

Tax Account No.: 61069418

Name of Property Owner: Brianne Malan & Mark Lehrer
Daytime Phone No.: 917-405-2939

Address: 13 Columbia Ave Takoma Park MD 20912

Contractor:
Contractor Registration No.: 
Agent for Owner:
Daytime Phone No.: 

LOCATION OF BUILDING/PYRAMID

House Number: 13 Columbia
Street: Avenue
Town/City: Takoma Park
State: Maryland
Zip Code: 20912

LOT:
Block: 18
Subdivision: 
Lot:

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. Check all applicable:
☐ Construct ☐ Extend ☐ Alter/Rezone ☐ Garage
☐ Move ☐ Install ☐ Work/Raise ☐ Room Addition
☐ Demolition ☐ Repair ☐ Repairable ☐ Porch/Deck
☐ Preservation ☐ Renovate ☐ Demolition (complete Sections 5, 7)
☐ Other: ________________

1B. Construction cost estimate: $________________

1C. If this is a revision of a previously approved active permit, see Permit #: 768503

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND PERMIT APPLICATIONS

2A. Type of sewer disposal: 01 WSSC 02 Septic 03 Other

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

PART THREE: COMPLETE ONLY FOR FENCES, RETAINING WALLS

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/ation

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] 7/17/16

Signature of owner or authorized agent

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: __________________________ Signature: __________________________ Date: __________________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS

768503
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 frame built in 1960.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, pools, streets, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plan and elevations in a format no larger than 11 x 17. Plans on 8.5 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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where 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 crownline 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 abut the parcel in question, as well as the owner(s) of lot(s) or parcels which lie directly across the streets/highways from the parcel in question.

PLEASE PRINT (OR BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PREFER TO STAY WITHIN THE BOUNDARIES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.
Site Plan
($\frac{1}{48''} = 1'-0''$)
13 Columbia Avenue Existing Elevations

Existing Front (North) Elevation

Existing porch
Existing Side (East) Elevation

Existing Rear (South) Elevation
7424 Buffalo Avenue
Takoma Park, MD

509 Albany Avenue
Takoma Park, MD
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tr>
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<td>WAKAKO TOKUNAGA</td>
</tr>
<tr>
<td>TAKOMA PARK, MD</td>
<td>509 ALBANY AVE</td>
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<tr>
<td>20912</td>
<td>TAKOMA PARK, MD 20912</td>
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#### Adjacent and confronting Property Owners mailing addresses

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<td>TAKOMA PARK, MD 20912</td>
<td>OWENR: RONALD LEVINE</td>
</tr>
<tr>
<td>15 COLUMBIA AVE (Adjacent)</td>
<td>TAKOMA PARK, MD 20912</td>
<td>OWER: LUCINDA MEEHAN</td>
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<tr>
<td>8 COLUMBIA AVE (Confronting)</td>
<td>TAKOMA PARK, MD 20912</td>
<td>OWNER: DAVID &amp; LORI DUPREE</td>
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<tr>
<td>12 MONTGOMERY AVE (REAR)</td>
<td>TAKOMA PARK, MD 20912</td>
<td>OWNER: PAUL MILLER</td>
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3/15
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION:
6907 Westmoreland Avenue

PRELIMINARY CONSULTATION:
13 Columbia Avenue

PRELIMINARY CONSULTATION:
514 Albany Avenue

A meeting in the above-entitled matter was held on July 27, 2016, at the Montgomery County Historic Preservation, Maryland-National Capital Park and Planning Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION MEMBERS

Bill Kirwan, Chairman
Sandra Heiler, Vice Chair
Richard Arkin
Marsha Barnes
Kenneth Firestone
Kathleen Legg
Saralyn Salisbury-Jones
Eliza Voigt

Deposition Services, Inc.
12321 Middlebrook Road, Suite 210
Germantown, MD 20874
Tel: (301) 881-3344 Fax: (301) 881-3338
info@DepositionServices.com www.DepositionServices.com
ALSO PRESENT:

Michael Kyne, Planner Coordinator

* * * * *

APPEARANCES

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<tr>
<td>Thomas Manion</td>
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<td>Bruce Moyer</td>
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<td>Joanne Bowman</td>
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<td>Paul Treseder</td>
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<td>Matthew Larson</td>
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<td>Debra Fuller</td>
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* * * * *
PRELIMINARY CONSULTATIONS

Case II.B. - 6907 Westmoreland Avenue, Takoma Park, MD 35
Case II.D. - 13 Columbia Avenue, Takoma Park, MD 49
Case II.E. - 514 Albany Avenue, Takoma Park, MD 69

* * * * *

MINUTES

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don't think the visibility is an issue, which is what we
would be looking at for the impact on the District. I take
the point about the glass windows and the rain, and since
you do have the cupola to try and draw the air up that
ceases to be a huge concern of mine, but I hope you
understand why I thought it didn't look like a screened
porch. And I do not have a problem with the stone, however,
I feel that in the drawings that have been presented the
stone pillars seem a bit too massive, and it may just be the
drawings. I understand why you would have the knee wall in
stone, and once again, it may just be my eye not reading it
well enough, but to me they look rather massive, and I would
prefer them perhaps to be slimmed down a bit.

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

MR. MOYER: Thank you very much.

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

MR. KYNE: We do have a Staff Report for 13 Columbia, Takoma Park. Again, this is a non-contributing resource, Colonial Revival circa 1940s, '50s, and the proposed work items, replace the existing asphalt shingles in kind, replace the existing vinyl siding with Hardie Plank siding, replace the existing one over one 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. Existing photographs, and I will note that this porch seems to be rather new. These are current photographs, but I did find some Google Streetview photographs from 2012, I believe, where the house did not have a full width front porch.

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

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

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

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

The two-story rear addition, Staff is conceptually supportive, again. As proposed, the rear addition will be coplanar with the side elevations of the house, and there will also be a bump out or a bay window on the left elevation that projects beyond the left side elevation of
the main house. The ridge line of the proposed rear
addition will also be the same height as that of the main
house, and typically the Commission requires rear additions
to be inset from each side elevation of the main house, and
to have a ridge line lower than that of the main house as
this helps minimize visibility and break up the perceived
massing of the house and addition. So, Staff asks for the
Commission's guidance regarding the appropriateness of the
proposed rear addition, and specifically whether the
proposed rear addition should be inset on each side and have
a lower ridge line than the main house. The materials for
the proposed rear addition will match those proposed for the
main house, which again, were Hardie Plank siding with an
eight-inch reveal, casement windows, and asphalt shingles.

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

And now, on to the one-story screened porch with
attached deck. Staff is generally supportive of the
proposed one-story screened porch at the rear of the house.
The proposed screened porch will be at the rear of the
proposed two-story rear addition, and is likely to be
minimally visible from the public right-of-way. As
proposed, the one-story screened porch is coplanar with the
right side elevation of the proposed addition, which as we
heard earlier is coplanar with the main house. Should the
Commission require the two-story rear addition to be inset,
the screened porch should be inset, as well, and maybe you
could discuss whether it should be inset even further than
the addition.

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

Other issues, the Applicant has not specified a
material for the foundation of the addition, but the
submitted elevations suggest that it may be stucco, and
Staff asks for the Commission's guidance regarding an
appropriate material for the foundation of the rear
addition. And the Applicant proposes to paint the currently
unpainted brick on the first floor of the main house,
typically paint is not within your purview, but painting a
previously unpainted brick is within the Commission's
purview. So, I ask the Commission to provide guidance as to
whether the existing brick, or whether painting the existing
brick could detract from the streetscape. From the
submitted photographs it appears that the existing front
porch has wood slat screen underneath, and the proposed
elevations indicate that a similar treatment will be used
for the proposed rear screened porch and attached deck. The
Staff asks for the Commission's guidance regarding the
appropriateness of this treatment.

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

MR. KIRWAN: Any questions for Staff? Yes?

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

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

MS. BARNES: Two questions. Could you bring
Circle 19 back up on the screen, please? It's a view of the
rear of the existing house and the one-story addition. Yes,
this one. So, it looks to me as if this one-story addition
is inset, would you say how --

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

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

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

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

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

MS. BARNES: You would? Okay.

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

MS. BARNES: Okay. Thank you.

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

MR. KYNE: I don't think it would be a common
feature, but I think also that would be something that we
would ask the Applicants to demonstrate to help support
their case.

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

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

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

    MR. ARKIN: Yes.

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

    MR. LARSON: Hello, my name is Matthew Larson
(phone-sp.), I'm project Architect at WD Architecture. I
guess regarding the rear addition inset, the drawings do
show an inset, it's about a three-inch inset on both sides,
so it is inset a little bit. But just to go over the
existing structure, it's a brick façade on the lower level,
vinyl siding on the upper level, asphalt shingles, single
pane double hung windows that have a poor quality for
thermal performance. And so, the alteration is proposing a
main existing roof to be a bit steeper than the current
roof, and the rear addition ridge line would match the ridge
line at the front existing alteration.

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

MR. KIRWAN: Any questions for the Applicant?
MS. HEILER: Yes. Did I understand you to say
that in replacing the roof shingles on the existing house
you were also going to raise the ridge line?

MR. LARSON: That's correct.
MS. HEILER: By how much?
MR. LARSON: I don't have the exact, I'm not sure
if we can pull up the drawings here that show. I don't want
to say for sure, I don't know the exact additional height
that was added.

MS. HEILER: And is this necessary for say ceiling
heights inside?
MR. LARSON: Yes. They were looking to add a
little bit more ceiling height for the interior.
MS. HEILER: And is that why the ridge of the addition needs to match the proposed height of the ridge of the original house?

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

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

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

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

MR. LARSON: It's eight feet.

MS. HEILER: Thank you.

MR. KIRWAN: Other questions?

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

MR. LARSON: Aesthetics, and also energy efficiency.

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

MR. LARSON: Yes.

MR. KIRWAN: It's true.

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

MR. LARSON: Yes.
MR. ARKIN: -- front façade?

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

MR. ARKIN: Thank you.

MR. KIRWAN: Any other questions for the Applicant?

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

MR. LARSON: Correct.

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

MR. LARSON: Correct.

MS. BARNES: Or more.

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

MS. BARNES: Okay. And --

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

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

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

MS. BARNES: Thank you.

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

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

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

MR. LARSON: No.

MS. VOIGT: Okay.

MR. LARSON: The same line.

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

MR. KIRWAN: Any other questions? We'll move into deliberations, I'll kick things off. I'm generally supportive of the project in sort of concert with the Staff Report. I think my two biggest issues are I do think there needs to be a greater inset, I think the massing of this addition is what concerns me, and I think there ought to at least be six to eight inches as the existing current addition has, I think that's important because it really will help differentiate the mass of the addition from the main resource. I just, particularly in the drawings we have
before us three inches to me just doesn't seem enough based
on what we have before us. I think it's got to be more
significant in on both sides.

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

Other aspects of the Staff Report I'm in support
with, the replacement of the existing asphalt shingle roof,
I'm fine with using Hardie Plank as long as it's the smooth
type Hardie Plank and not the textured, and I don't have a
problem with the window replacements, and I don't have a
problem with the rear one-story screened porch, but it
should go with the bulk of the addition being inset from the
main body of the house. Whoever else wants to jump in, please do.

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

MR. FIRESTONE: Keeping in mind that this is a non-contributing resource, and as Commissioner Heiler pointed out, you're basically doing a redesign of a non-contributing resource, so my way of looking at it is if this were, you know, if this were built the way you have it now originally would it really be detrimental to the Historic District? And I'm not sure I know. Perhaps a little less massing by doing a little more inset would be helpful. Once
again, raising the roof may or may not really affect that
much of the massing and scale of the house that it would
change the look of the District. Other than that, I have no
problems with putting new shingles on that replace the old
shingles that were there. Getting rid of the vinyl siding I
think is a plus, Hardie Plank if it's the smooth Hardie
Plank is a material we approve all the time. The windows,
once again, I don't know how much that really affects the
overall Historic District, it's a non-contributing resource,
these windows while they may have been original and not
particularly historic. And once again, the other thing, I
guess, was painting the brick, no, it was -- never mind.
Yes, I think it was something about painting the brick. I
have -- what?

   MS. HEILER: By design.

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

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

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

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

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

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

MR. ARKIN: I'm in agreement with the comments made by the previous Commissioners in terms of massing, and in terms of the roof height. I think it would help, it would make the, this house more compatible with the Historic
District if it were inset enough that it was visibly inset, inset perhaps a foot, six inches at the very least. And if you could lower the ridge line on the addition a bit. Whether or not this is compatible with the Historic District I really can't say without seeing some snapshots of houses in the immediate area. And I am concerned in this case with the casement windows because of the change in shape. Visually it will be very different from the current one over one windows with the, with shutters. And my concern is not necessarily to make this house better or not better, my concern is whether the casement windows which have a wider, which are wider and have a different proportion will stand up and draw attention away from the historic houses in the District. So, if you could bring some snapshots in of the surrounding houses, some of the surrounding houses, and some of the houses across the street that would be very helpful.

Otherwise, all the, I agree with the other comments that were made. I certainly don't have any problem with replacing the existing asphalt shingles, I agree that Hardie Plank is a superior material, and I have no problem with the screened porch with the attached theater. But having a better sense of what the neighborhood will look like, what it currently looks like, and what it will look like once you've made the changes would be very helpful to me.
MS. LEGG: Thanks for coming in tonight. A couple
of things, first, I want to just talk about this plan, when
we see you for a HAWP I'm going to request bigger photos
because I'm struggling to see the inset, but maybe I just
can't because it's a little small. I also really find it
helpful to flip through and see the existing and then the
proposed, so I'd like to request that, as well.

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

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

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

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

MR. LARSON: That tree will remain.

MS. BARNES: Oh.

MR. LARSON: Yes.

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

MR. LARSON: Yes.

MS. BARNES: Okay. But I think the addition does
need to be inset. I think in terms of your proposal for
raising the roof it will be very important when you come
back for a Historic Area Work Permit to have specific detail
about how much, and perhaps some good visuals to help us. I
don't hear people saying they're adamantly opposed to it,
but they are opposed if it radically alters the house vis-à-
vis others in the neighborhood. So, if we're talking about
a minor increase, that's one thing, if you're raising it a huge amount that's another thing. The other things that you have proposed are fine by me, I am not troubled by the casement windows, or the removal of shutters. But inset is very important for a major addition like you're proposing.

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

MR. LARSON: Thank you.

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

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