

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	38 Philadelphia Avenue, Takoma Park	Meeting Date:	9/4/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/28/2024
Applicant:	DTP RE Fund 3, LLC (Richard Vitullo, Architect)	Public Notice:	8/21/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Construction of a new second-story and two-story rear addition with basement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Figure 1: The subject property is located on the north side of Philadelphia Ave.

PROPOSAL

The applicant proposes to expand the existing house by adding a second story and constructing a two-story rear addition with a basement.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design 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.

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

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant

architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

- (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
 - (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.
- (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 subject property is a small one-story Craftsman house with a low-pitched hipped roof with exposed rafters and a full-width front porch. The existing house measures 22' 4" × 36' (twenty-two feet, four

inches wide by thirty-six feet deep), including the front porch, with a 10' (ten foot) deep addition off the rear. The house's only decorative elements are the exposed rafter tails and the arches in the front porch. The house is approximately 800 ft² (eight hundred square feet) and has a walk-out basement, as the lot slopes down from street level. At the rear, there is a small shed-roof projection (identified as an addition in the application materials), that is shown on the 1927 Sanborn Fire Insurance Map.

The house is currently covered in asbestos shingles. Broken shingles show stucco below the asbestos shingles, however, its condition is unknown. No original windows remain, all existing windows are vinyl replacements. The date of the wood front door is unknown.

The applicant proposes to expand the small house to accommodate multiple generations of the family by:

- Constructing a second story above the existing house and
- Constructing a two-story addition at the rear, with a full walk-out basement.

The applicants intend to treat much of the basement level in the rear addition as an ADU that can function independent of the rest of the house.

Second Story Addition

The applicant proposes to remove the low-pitched hipped roof (4:12) and install a steeper, front gable roof (10:12), with a taller side gable over the rear half of the existing house, creating a T-shaped cross-gabled roof over the historic portion of the house. Because of the hipped roof form, the roof is only 11' 6" (eleven feet, six inches) tall at the front edge, rising to a ridge height of 15' 4" (fifteen feet, four inches). The proposed roof will be 21' 4" (twenty-one feet, four inches) at the front wall plane above the porch. The taller roof will obscure much of the mass of the proposed rear addition (discussed below), however, under the Zoning Ordinance, the space above the front porch may not be occupiable. The proposed roof will have exposed rafter tails and the front gable will be filled in with shake siding with a pair of aluminum-clad wood casement windows (see *Figure 2*, below).

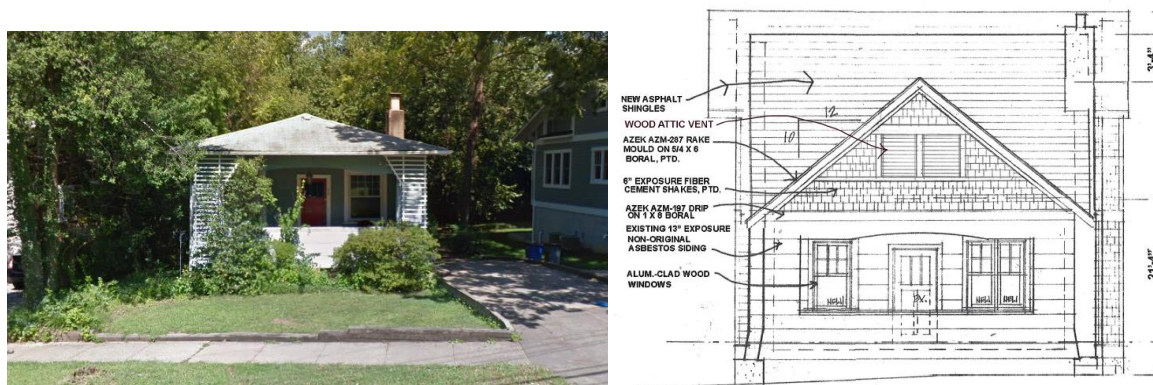


Figure 2: Front elevation of the subject property (left), and proposed elevation (right).

Staff finds that the proposed roof form proposed is commonly used in Craftsman architecture. *A Field Guide to American Houses* states, “cross-gabled examples make up about one-fourth of Craftsman houses.” An additional one-third of Craftsman houses are of what the *Field Guide* identifies as the front-gable subtype. However, Staff remains concerned that not enough of the existing character is retained by completely changing the roof line in this manner.

In a purely numerical analysis, the information presented demonstrates the size of the house at the front is consistent with the surrounding streetscape. The applicant provided a streetscape study covering the north side of Philadelphia Ave. from 48 Philadelphia Ave. through 18 Philadelphia Ave. The average

height of the houses in that stretch is 23' 7" (twenty-three feet, seven inches) and ranges from the subject property's low of 15' 4" (fifteen feet, four inches) to 31' (thirty-one feet tall) at 22 Philadelphia Ave. Staff finds the proposed roof height is not out of character with the surrounding streetscape, as the proposed roof height will be 21' 4" (twenty-one feet, four inches) at the front of the house, rising to 24' 8" (twenty-four feet, eight inches) approximately 20' (twenty feet) back from the front wall plane. The proposed height at the front is 1' (one foot) taller than the average height in the surrounding streetscape.

While that data shows the proposed house will not be an outlier in terms of height, this is just one consideration in determining the compatibility of the proposal. One of the defining characteristics of the Takoma Park Historic District is its idiosyncratic nature. There are a variety of styles, sizes, and shapes, from the beginning of the 20th century that reflect suburban development of the era. The amendment creating the historic district cites the period of 1900 to 1920 "reveal[s] changing American taste in house design from the elaborate ornamentation of the late 19th century to more practical simplified designs." The *Design Guidelines* provide support for allowing expansions including explicitly stating, "Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing," but do not include a limiting principle beyond stating the expanded building is the same predominate style. Does this mean that any one-story house can be converted into a two-story house provided the style does not change and the size is not too large? Staff finds that cannot be the case, because the *Design Guidelines* also encourage the preservation of window and door sizes and discourage alterations on the first floor at the front.

Proposals of this type clearly would not meet the Standards because of the dramatic change to the house massing, however, the administrative regulations for evaluating HAWPs state when there is a conflict between the Standards and any district-specific guidance, the district-specific guidance controls. So, Staff finds that the primary consideration is whether the proposal is consistent with the spirit and letter of the *Design Guidelines*, while still retaining some vestige of the house's character, per 24A-8(b)(2). Craftsman architecture is generally defined by a low-pitched gable or hipped roofs with wide, unenclosed eave overhangs with exposed roof rafters. Designs often incorporate exposed beams or braces under gables or porch eaves. Houses frequently have full or partial-width front porches supported with tapered columns. Staff recognizes that the subject property lacks ornamentation and really only expresses the low-pitched roof and exposed rafter tails that are associated with Craftsman architecture.

Overall, Staff finds more needs to be done to retain the character of the existing house to satisfy the requisite guidance.

To provide additional context, Staff presents three examples where the HPC approved a second-story addition to a Contributing Resource in the Takoma Park Historic District. Staff reminds the commissioners that they are not bound by precedent but are to be informed by it.

A few years ago, the HPC reviewed a proposal to modify the front porch at 7417 Baltimore Ave. In reviewing the proposal, the HPC revisited its 1995 approval of a second story.¹ In discussing the second

¹ The 2020 Staff Report and application for the porch modifications to 7417 Baltimore Ave. is available here: <https://montgomeryplanning.org/wp-content/uploads/2020/12/I.J-7417-Baltimore-Avenue-Takoma-Park.pdf>. The 1994 Preliminary Consultation is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box041/EXCEPTIONS/Unknown_Takoma%20Park%20Historic%20District%20PrelimConsult_7417%20Baltimore%20Avenue_11-03-1994.pdf. And the 1995 HAWP approval is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640006/Box041/37-3-95%20C_Takoma%20Park%20Historic%20District_7417%20Baltimore%20Avenue_06-23-1995.pdf.

story addition, the HPC agreed that the approved design retained the character of the house at the front, but that the new massing was so unbalanced that it detracted from the overall appearance.



Figure 3: 7417 Baltimore Ave. before the addition (left) and after the two-story addition (right).

The applicant's architect identified a project he designed at 7220 Spruce Ave., Takoma Park (application and Staff Report attached) where the HPC approved a side-gable second-story addition over the historic hipped roof. This proposal maintained the low-pitched hipped roof and front gable dormer at the front; and included a large rear gable addition behind the new roof, similar to the concept presented in this Preliminary Consultation.



Figure 4: 7220 Spruce Ave., before the addition (left) and after the second story (right).

In 2007, the HPC approved a HAWP at 26 Pine Ave. to add a second-story addition with dormers and a relocated front porch.² In the deliberation during the Preliminary Consultation, the HPC identified the loss of the historic design elements, the narrow lot, and setback limitations as unique circumstances that supported the approval of a second-story addition.

² The Staff Report and application for the HAWP at 26 Pine Ave., Takoma Park is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box076/37-03-07V_Takoma%20Park%20Historic%20District_26%20Pine%20Avenue_01-03-2008.pdf.



Figure 5: 26 Pine Ave. before (left) it's 2nd-story addition and after (right).

Because so much of the proposed rear addition's massing (discussed below) is obscured by the second story addition, Staff finds determining the appropriateness of a second story – and what form it should take - should be the primary consideration for this Preliminary Consultation. Staff requests feedback on the appropriateness of:

- Constructing a second story above the historic one-story house;
- The appropriateness of changing the roof form from a low-pitched hip roof to a front gable;
- The best way to incorporate Craftsman design elements; and
- Request specific recommended design revisions.

Rear Addition

At the rear of the existing house, the applicant proposes to demolish the existing shed-roofed addition and to construct a new two-story, cross-gable roof addition. The proposed rear addition includes a minimal inset at the historic rear building corners. The footprint of the addition is 28' × 26' 6" (twenty-eight feet deep by twenty-six feet, six inches wide). At its widest, the addition will project 4' 6" (four feet, six inches) from the historic wall plane in the right side and 3' (three feet) on the left side. There is a small inset at the historic rear corners that will create some visual separation between the historic house and new construction. The addition will be 30' 2" (thirty feet, two inches) tall from grade at the rear, which is 26' 4" (twenty-six feet, four inches) from grade at the front of the house. The applicant proposes to construct a small wood deck off of the rear of the addition.

Materials proposed for the addition include a concrete foundation (or stucco/parged CMU block), fiber cement siding, aluminum-clad windows, Boral/Aztek trim, and asphalt shingles. The windows on the two side elevations are multi-light casements, but all of the windows and doors on the rear are single-light casement and fixed windows.

Staff finds the proposed addition is large, but that most of its mass will be obscured by the proposed second-floor addition, discussed above. The addition's footprint is 8" (eight inches) deeper than the occupiable space of the historic house and is approximately 6' (six feet) wider than the historic building at its widest point. The total footprint of the addition is approximately 120% of the existing, albeit very small, historic house (measured by excluding the front porch footprint).

The addition's side gable ridge is 1' 8" (one foot, eight inches) taller than the proposed side gable ridge over the house. This difference in height will likely be negligible because of the human perspective when viewed from the surrounding district.

In addition to the proposed second-story roof, other factors will reduce the visibility of the proposed rear additions include the narrowness of the lot, the narrow side setbacks of the adjacent houses, the curve in

Philadelphia Ave. which obscures views from further down Philadelphia Ave., and the slope of the lot down from the street level.



Figure 6: The subject property along Philadelphia Ave.

Staff finds the proposed materials are all compatible substitute materials the HPC has consistently determined are appropriate for additions and new construction in the Takoma Park Historic District. Typical required conditions include installing the fiber cement siding with the smooth side facing out and requiring the aluminum-clad wood windows to have permanently affixed exterior and interior grilles with a spacer bar between the glass. Staff recommends that the proposed materials adhere to these conditions in the final HAWP submission.

Staff finds revisions to the massing of the proposed addition are necessary to ensure the addition does not overwhelm the character of the property and surrounding district, as Staff believes it does as currently presented. Staff finds that the larger proposed addition has become the primary focus and the historic portion of the house becomes an afterthought. While the visibility of the addition will be substantially mitigated by the proposed second floor, discussed above, Staff finds additional revisions to the rear addition are warranted. Because of the lot's steep slope away from Philadelphia Ave., and the more than 8' (eight feet) from the existing wall plane to the building restriction line, this may be an opportunity to construct an addition that projects further to the right side at the basement level and first floor, and then reduce the second-story mass and alter the roof form.

Staff finds that without the proposed two-story addition, the massing of the proposed rear addition would overwhelm the character of the site and potentially the surrounding streetscape. However, as proposed, Staff finds the visual impact of the proposed rear addition will not substantially detract from the character of the surrounding historic district because so much of the proposed addition is obscured by the second-story addition. Typically, additions are required to be inset from the historic wall planes to minimize their appearance and retain the primacy of the historic resource. The proposed inset will preserve the location of the historic corners of the house, but the HPC typically requires at least a 1' (one foot) inset. Dimensions for this inset were not notated on the submitted plans. Staff finds the 800 ft² (eight hundred square foot) house will lose much of that primacy, but also finds that because the proposed addition is located approximately 50' (fifty feet) from the public right-of-way, the second story addition will have a.

Staff requests feedback from the HPC on the appropriateness of the rear addition's design, massing, and materials.

Other Changes

The applicant proposes to remove all of the existing vinyl windows and replace them with multi-light aluminum-clad sash and casement windows. Staff finds that because the existing windows are vinyl replacements with grilles between the glass, the HPC should approve their removal as a matter of course. Staff further finds the proposed replacement windows appear to be appropriate replacements in both material and configuration. Full window specifications should be submitted with the HAWP application for a full evaluation.

The final change proposed is an exterior deck/staircase at the rear of the proposed addition. The proposed stairs will be wood with Ipe treads. Staff finds the proposed stairs will not overwhelm the character of the addition and will not be at all visible from the public right of way and, per the *Design Guidelines*, should be approved as a matter of course.

Staff request feedback from the HPC on the proposed window replacement and proposed exterior stairs.

Staff requests the applicant submit the following information with the HAWP application:

- City of Takoma Park Tree Impact Assessment;
- Window and door specifications; and
- Hardscaping material specifications.

STAFF RECOMMENDATION

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



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

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

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

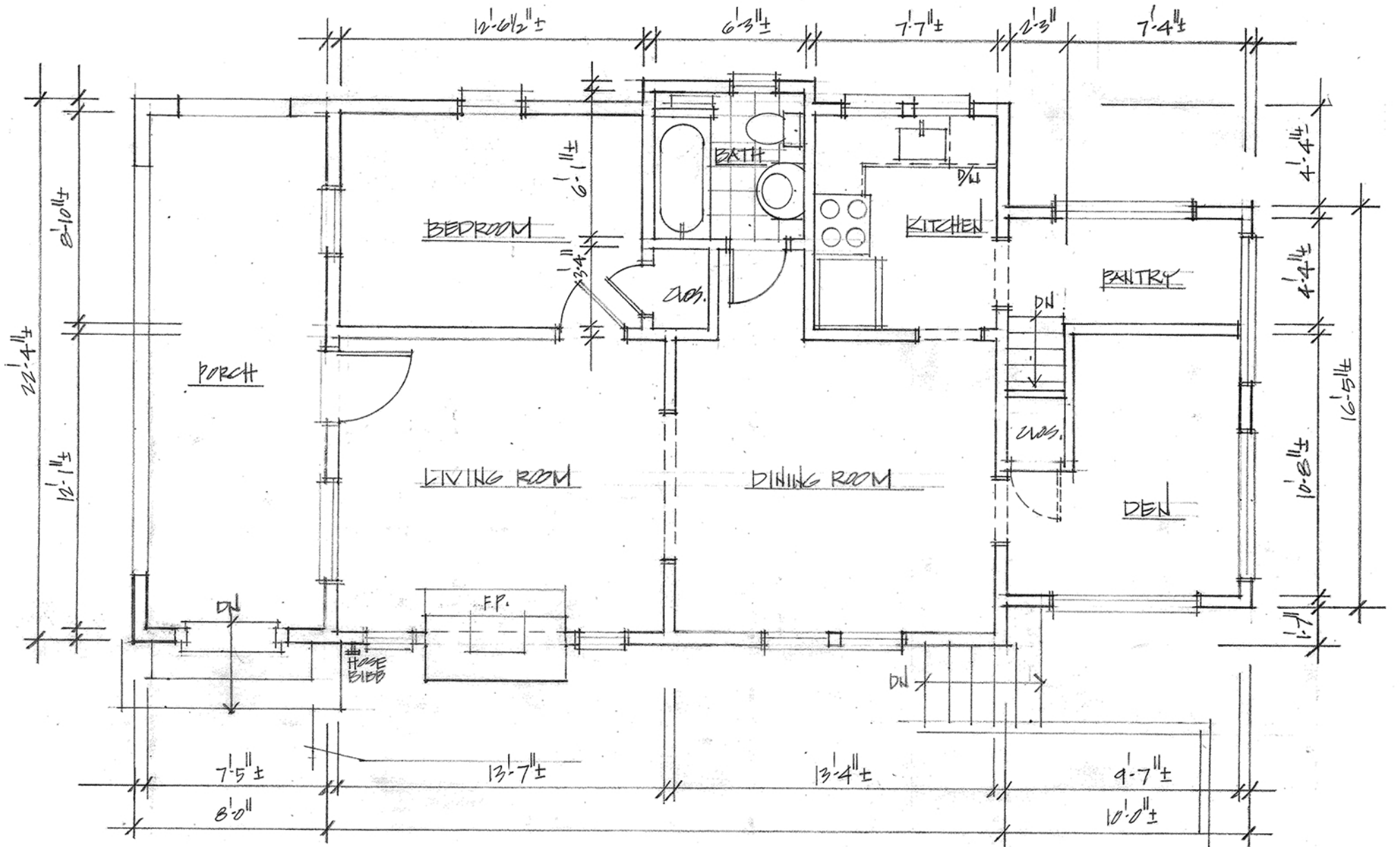
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

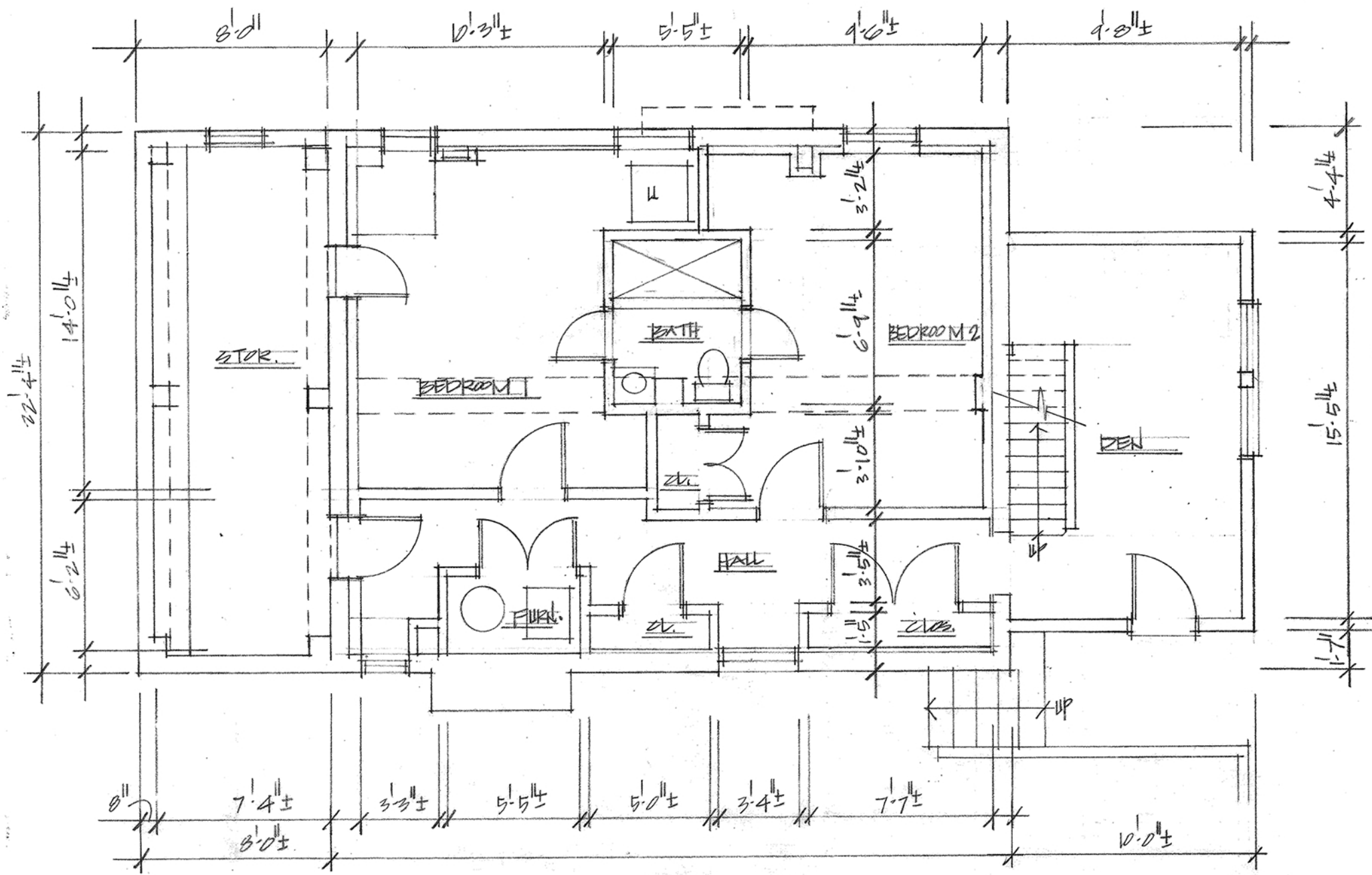
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

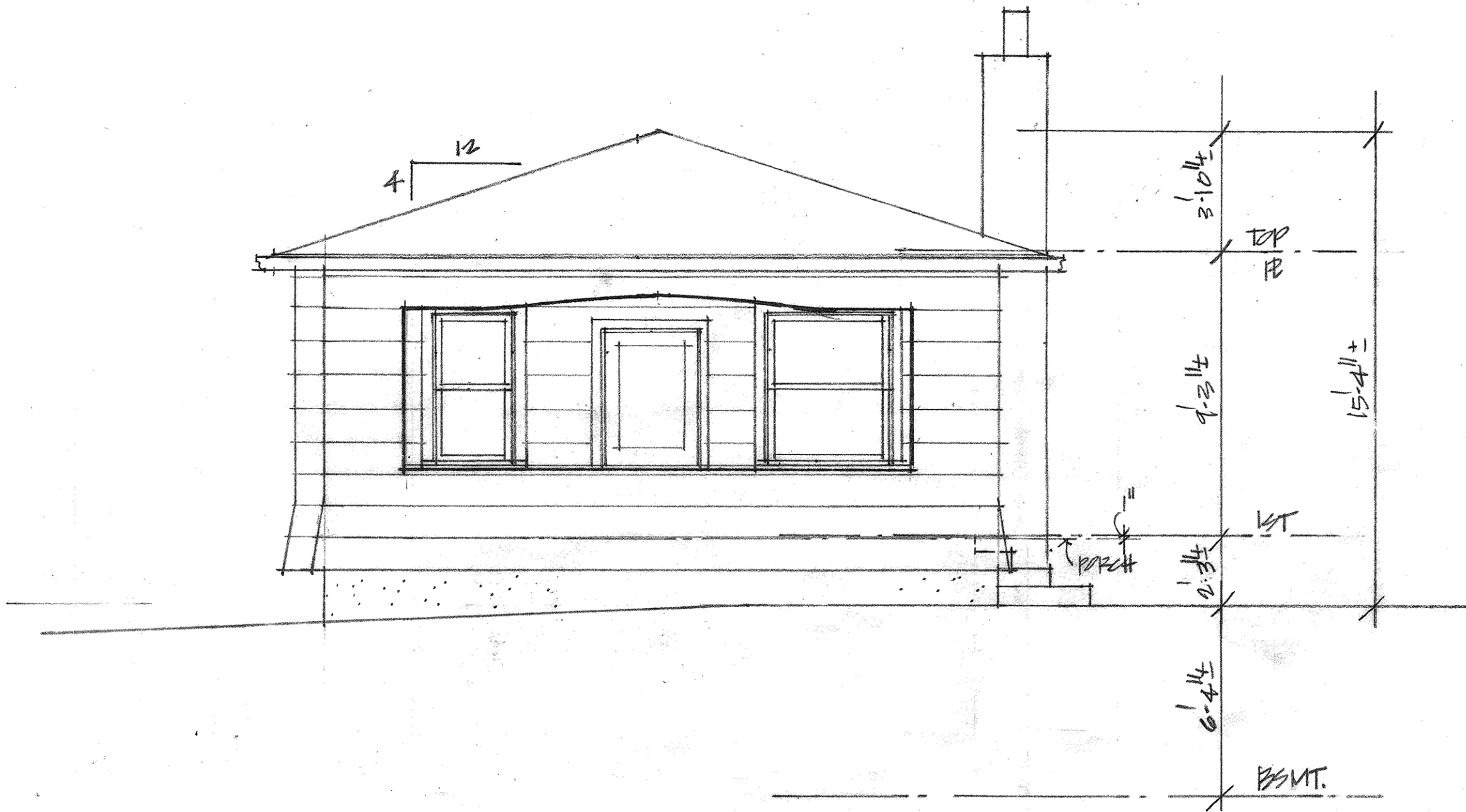
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

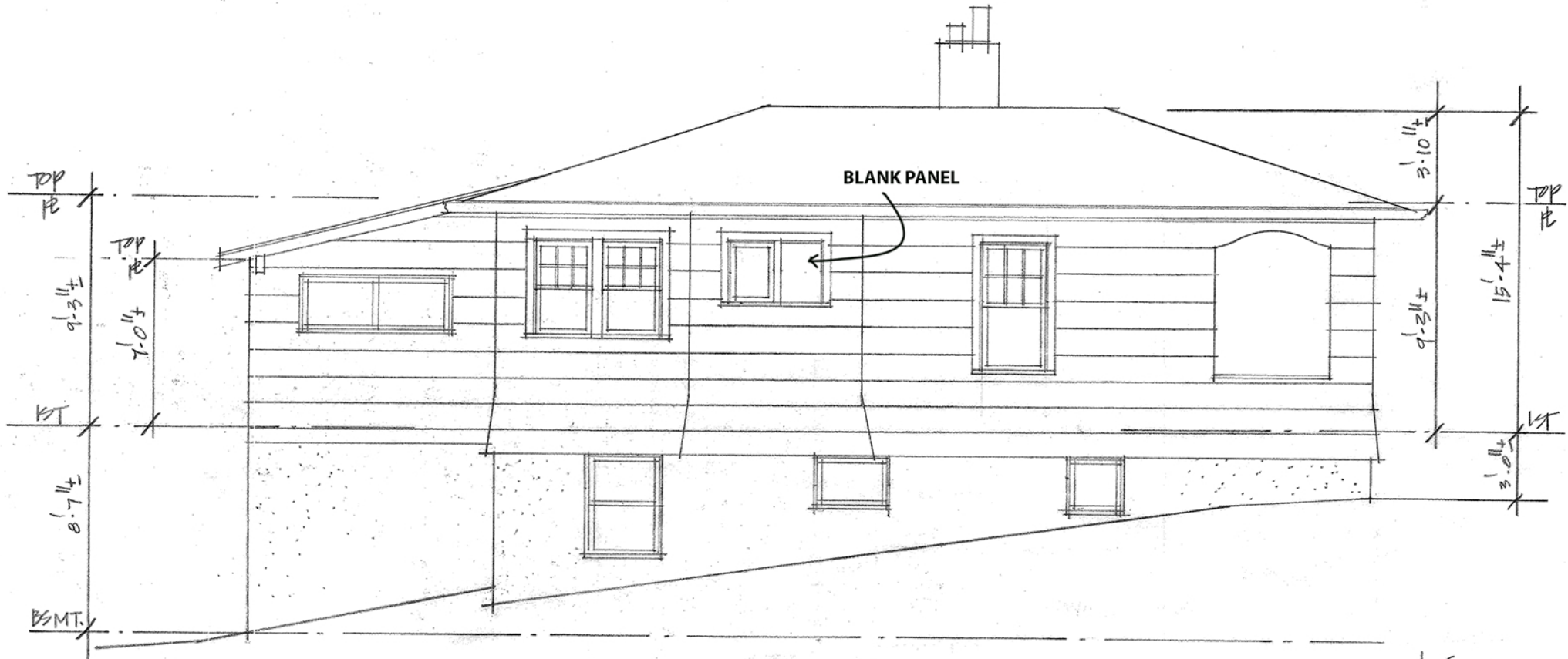


EXISTING BASEMENT PLAN
 1/4" = 1'-0"



EXISTING FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

4



BLANK PANEL

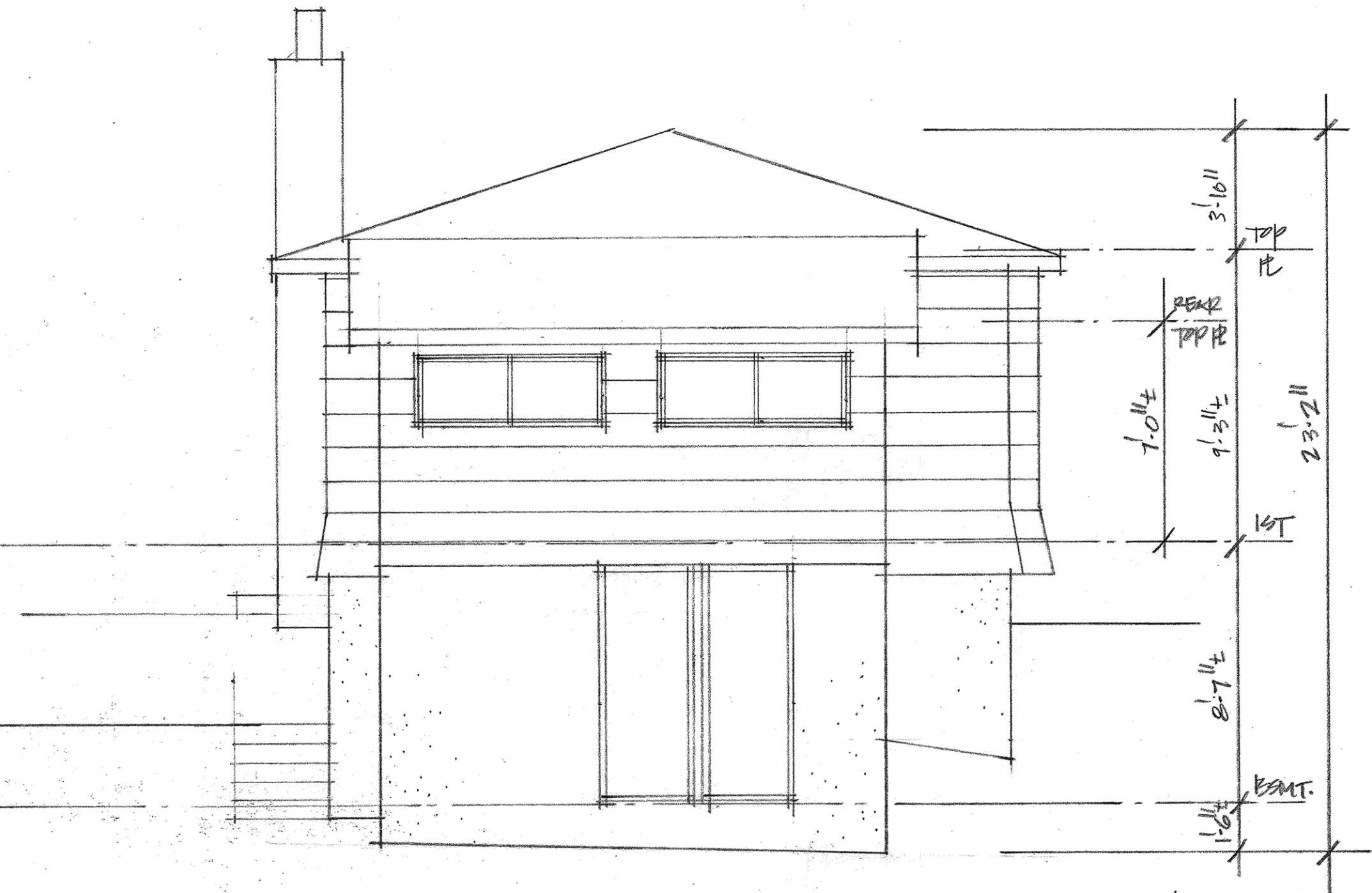
EXISTING SIDE ELEVATION (LEFT)
 $\frac{1}{4}'' = 1'-0''$

7

DISTANCE BETWEEN HOUSES
(Average: 23'-7")



EXISTING NEIGHBORHOOD PLAN

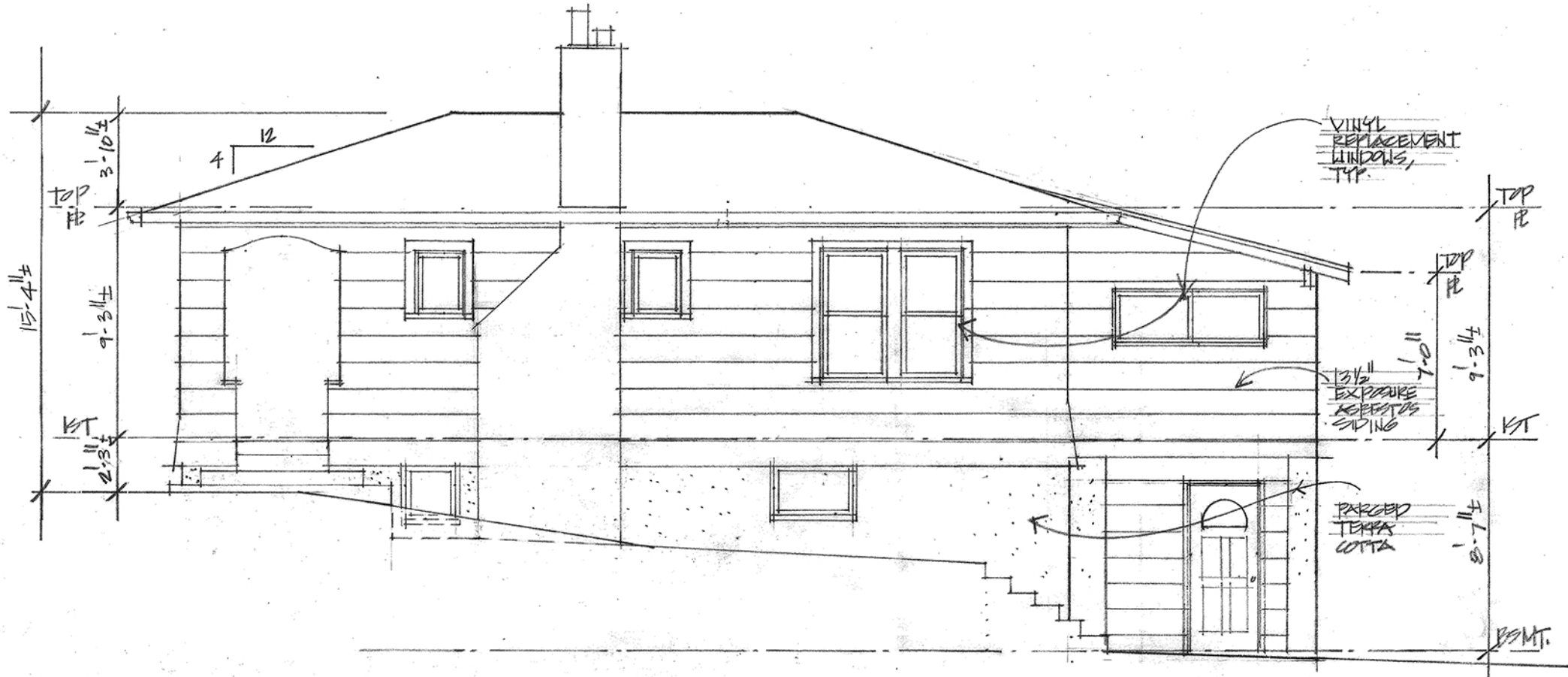


EXISTING REAR ELEVATION
 1/4" = 1'-0"

6

RIDGE HEIGHTS @ ADJACENT HOUSES ON PHILADELPHIA AVE. (Average height: 23'-7")

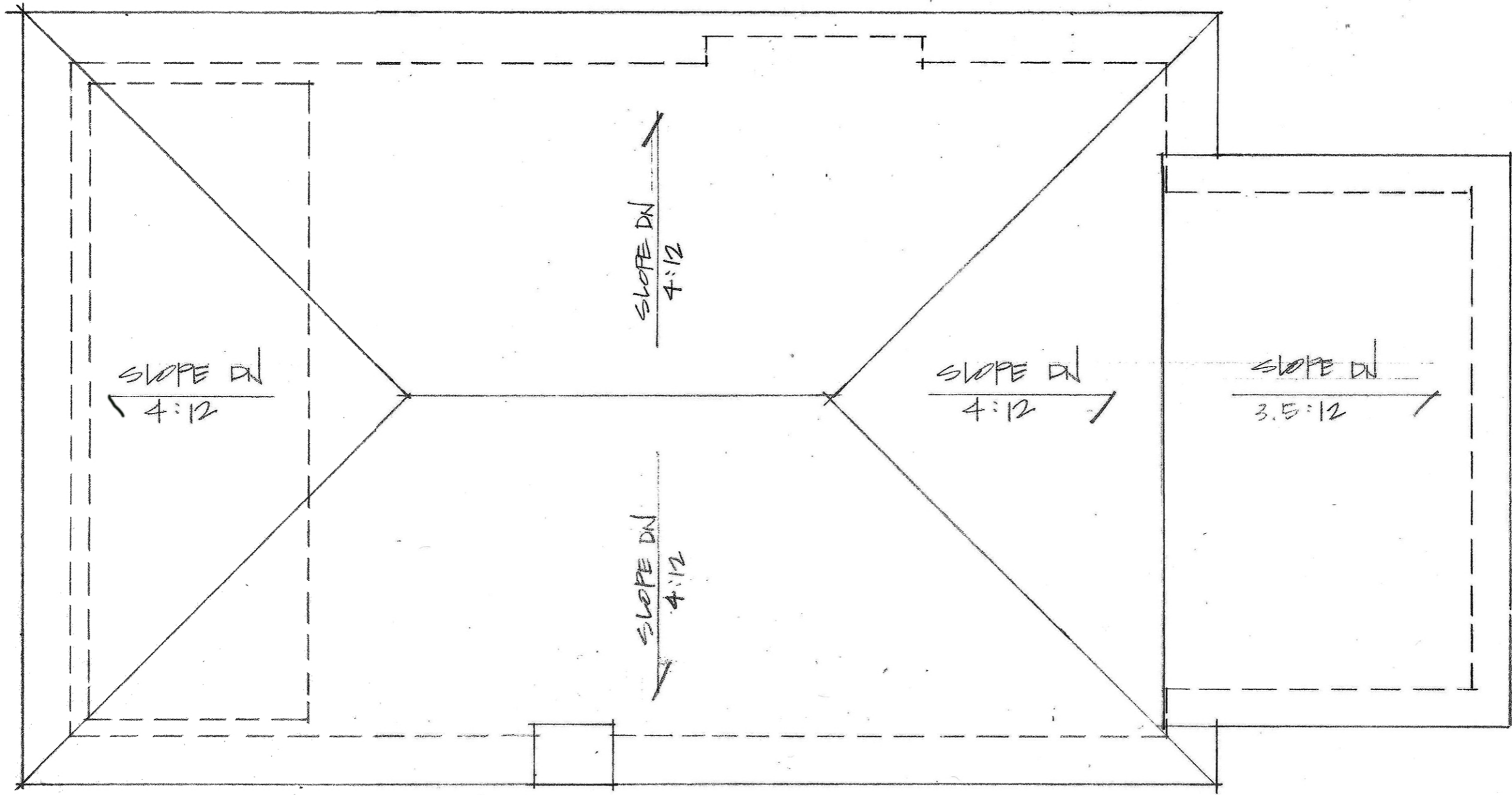




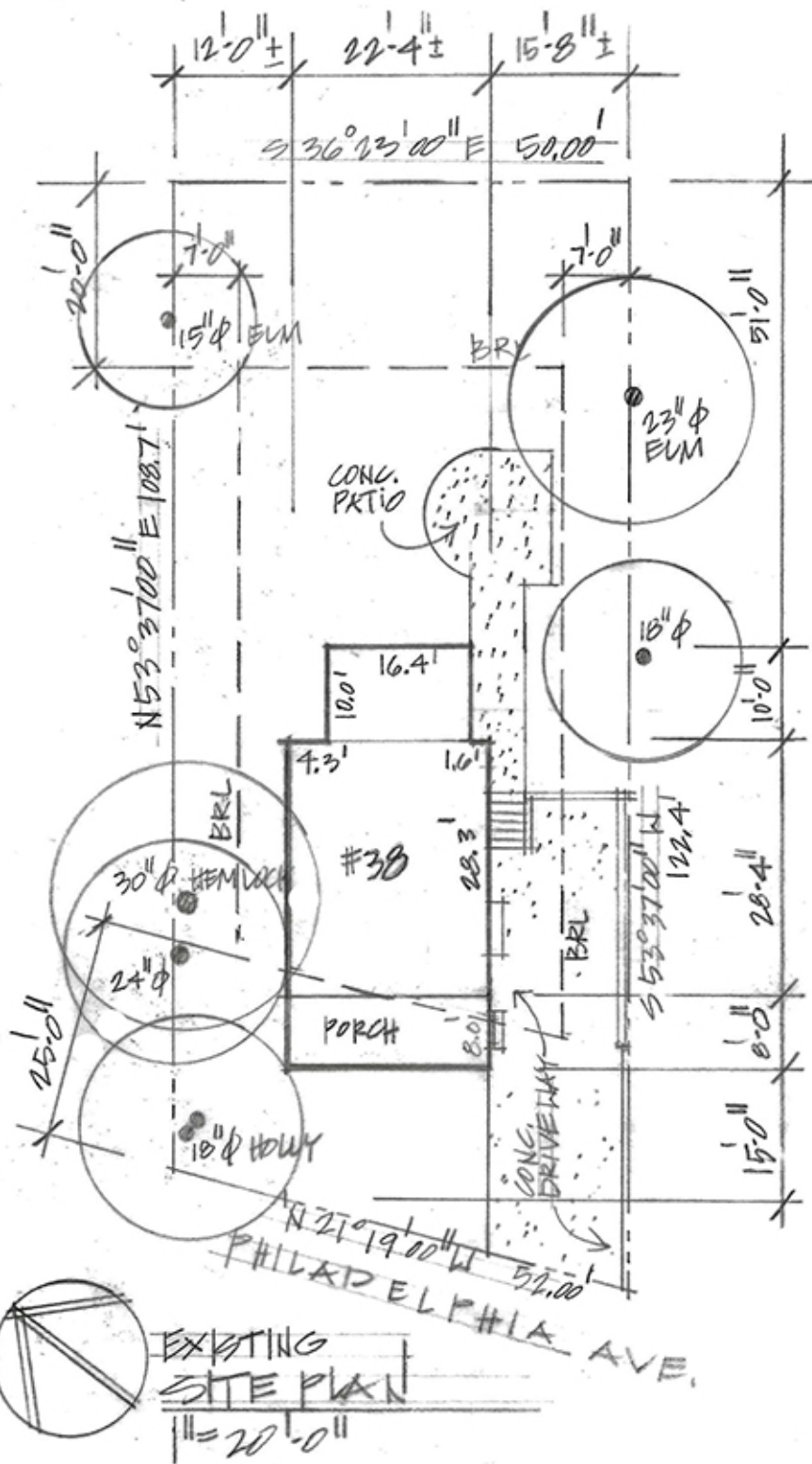
EXISTING SIDE ELEVATION (RIGHT)

1/4" = 1'-0"

5



EXISTING ROOF PLAN
 $\frac{1}{4}'' = 1'-0''$





OWNERS:

DTP RE Fund 3 LLC

38 Philadelphia Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Kirsten & Wesley Reppert

36 Philadelphia Ave.
Takoma Park, MD 20912

Kristina Gear

Stephane Faucillon

40 Philadelphia Ave.
Takoma Park, MD 20912

Thomas Bray

39 Philadelphia Ave.
Takoma Park, MD 20912

Dana Mofett

Christopher Durban

37 Philadelphia Ave.
Takoma Park, MD 20912

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

38 Philadelphia Ave., Takoma Park, MD 20912

*This is an "Contributing Resource" 1-story Bungalow, built in 1918, and it is located in the Takoma Park Historic District. The existing house has a 975 S.F. footprint, with a full basement under the entire house, including under the front porch and is located on a 5777 SF lot. **The finished interior space of the house, including the later rear addition, is 795 SF; there currently are two legal bedrooms in the house on the 1st floor, one is 110 SF and the other is 78 SF. There currently is one legal 137 SF legal bedroom in the basement and one other 143 SF room.***

It is rectangular in shape; the original house is 22'-4" wide x 28'-4" long, with a later 10'-0" x 16'-5" addition on the rear (1st floor & basement). There is a 22'-4" wide x 8'-0" covered porch in the front, which is covered with a continuation of the main house hip roof.

- a. Original House Structure:** *The main house structure is wood framed with a hip roof (4:12 slope), with the main ridge perpendicular to Philadelphia Ave.. There is a shed roof over the later rear addition (3+/-:12 slope).*
- b. Foundation:** *The foundation is parged terra cotta.*
- c. Exterior Finish:** *The original exterior finish of the house is stucco; the later exterior finish over the stucco is 13" exposure asbestos lap siding. The exterior finish on the later addition is the same, although the original finish under the asbestos siding is currently unknown.*
- d. Windows and Doors:** *Original house-There are no original windows in the house; all windows are vinyl replacement windows. The 3-lite wood front door may be original.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
38 Philadelphia Avenue., Takoma Park, MD 20912

To create a house with adequate spaces for a large family, including a full ADU in the basement for another family member, a large addition is necessary to the current small house with a 795 SF interior space footprint. Because of the small irregularly-shaped lot, and to avoid adding a new footprint that would negatively impact the overall massing of the house and decrease the available rear yard for the family's use, it was determined to build a 3-level addition in the rear with part of the 2nd floor addition containing bedroom functions over the existing 1st floor of the house.

Note: *This architect designed a very similar addition to a hip-roofed house at 7220 Spruce Avenue in Takoma Park 20 years ago. This was a 2nd story addition partially over the existing 1st floor. See accompanying photos to this submission.*

3-Level Rear Addition:

The addition to the house will contain 4 bedrooms and 2 full bathrooms on the 2nd floor, with an enlarged kitchen, dining room and family room on the 1st floor. In the basement will be a full 1-bedroom ADU, with another bedroom suite for a live-in caretaker. In the rear of this addition will be a stone/concrete patio and a wood stair from grade to the 1st floor.

At the front of the existing house a new rood structure (housing an HVAC attic) will be built over the porch and partially over the 1st floor up to the new gable roof.

The existing house will be renovated on the interior.

These will be built using the following materials/details:

1) **Exterior Finish:** *Painted fiber cement smooth lap siding with a 6" exposure will be the main wall finish on the new addition. Window and door trim will be painted Boral trim. Other secondary siding materials will be 6" exposure fiber cement shakes and 2 ½" exposure wood siding.*

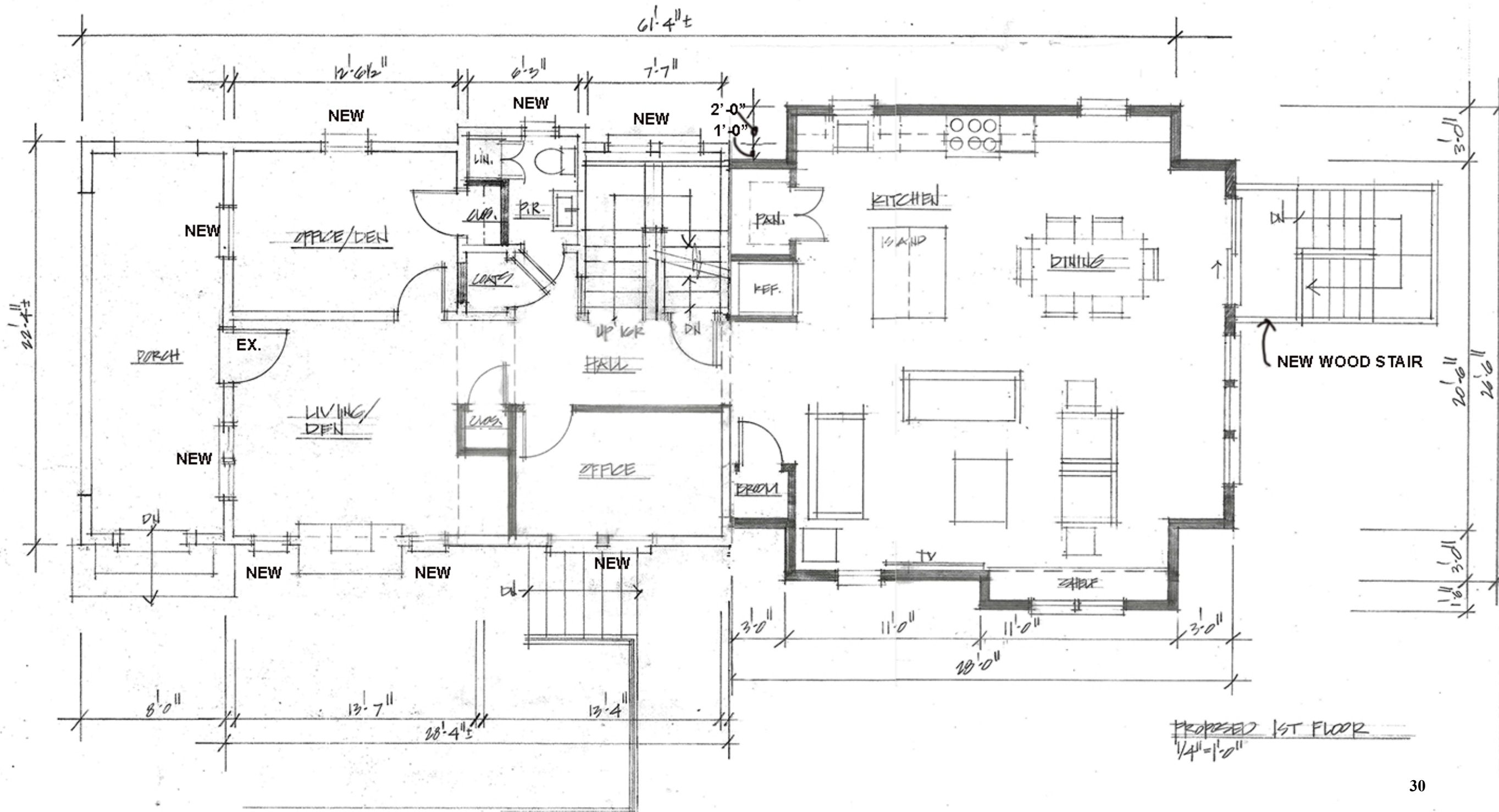
2) **Roofing:** *Asphalt shingles at all new roofs at rear. The small bay on the south side of the addition will have a metal standing seam roof.*

3) **Windows and Doors:** *The existing vinyl replacement windows will be replaced with aluminum-clad Marvin wood windows; the existing wood front door will be restored. The new windows and doors will be Marvin aluminum-clad wood.*

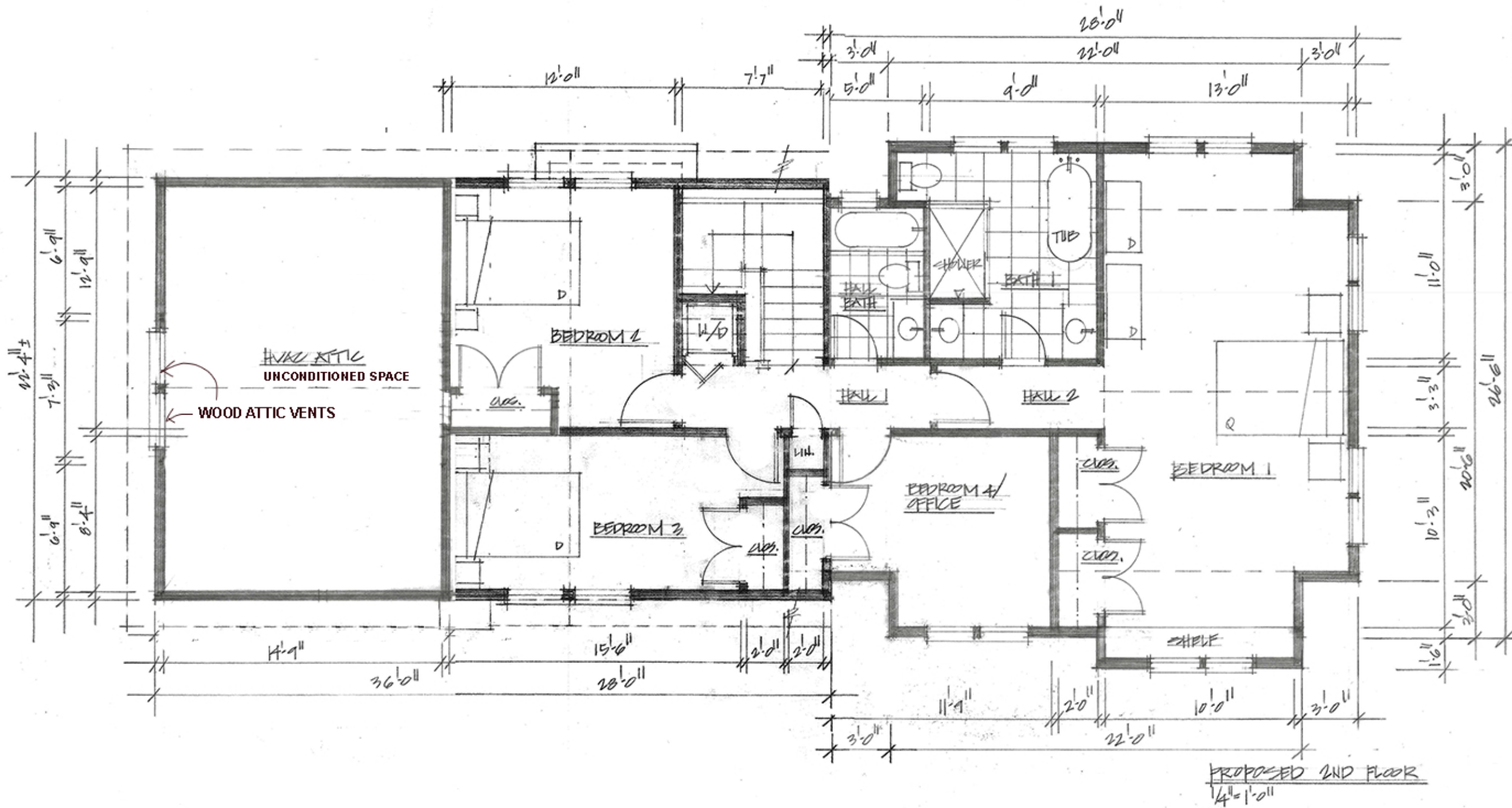
4) **New Foundation:** *This will either be parged CMU or stucco on wood-framed walls at the rear additions, with P.T. wood 4 x 4 posts at the new stair.*

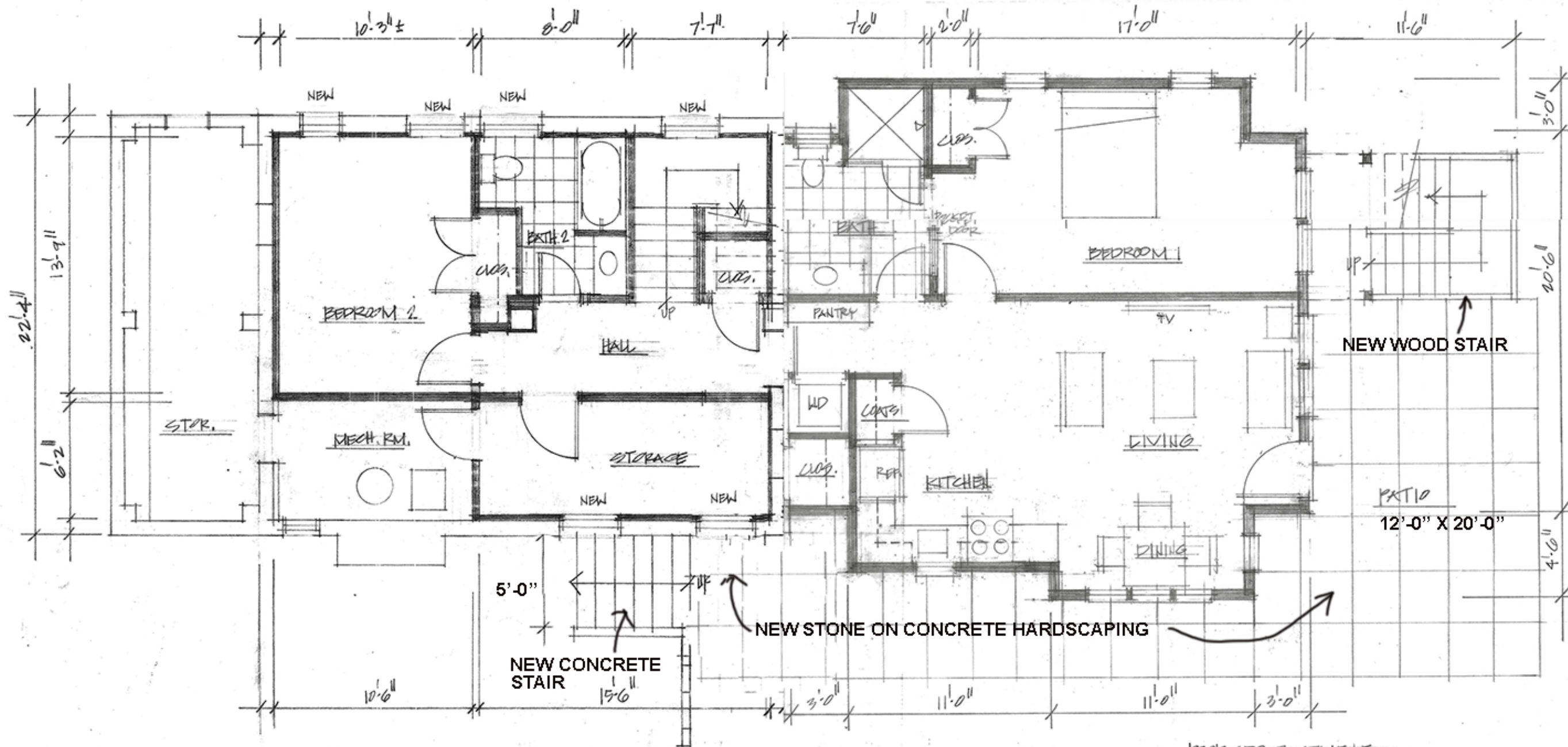
5) **New Hardscaping:** *A new stone-on-concrete walkway, on the side of the house, will be built with a new rear patio near the stair for the use of the ADU. A new 5'-0" wide concrete stair will be built to access the rear yard from the driveway/parking pad.*



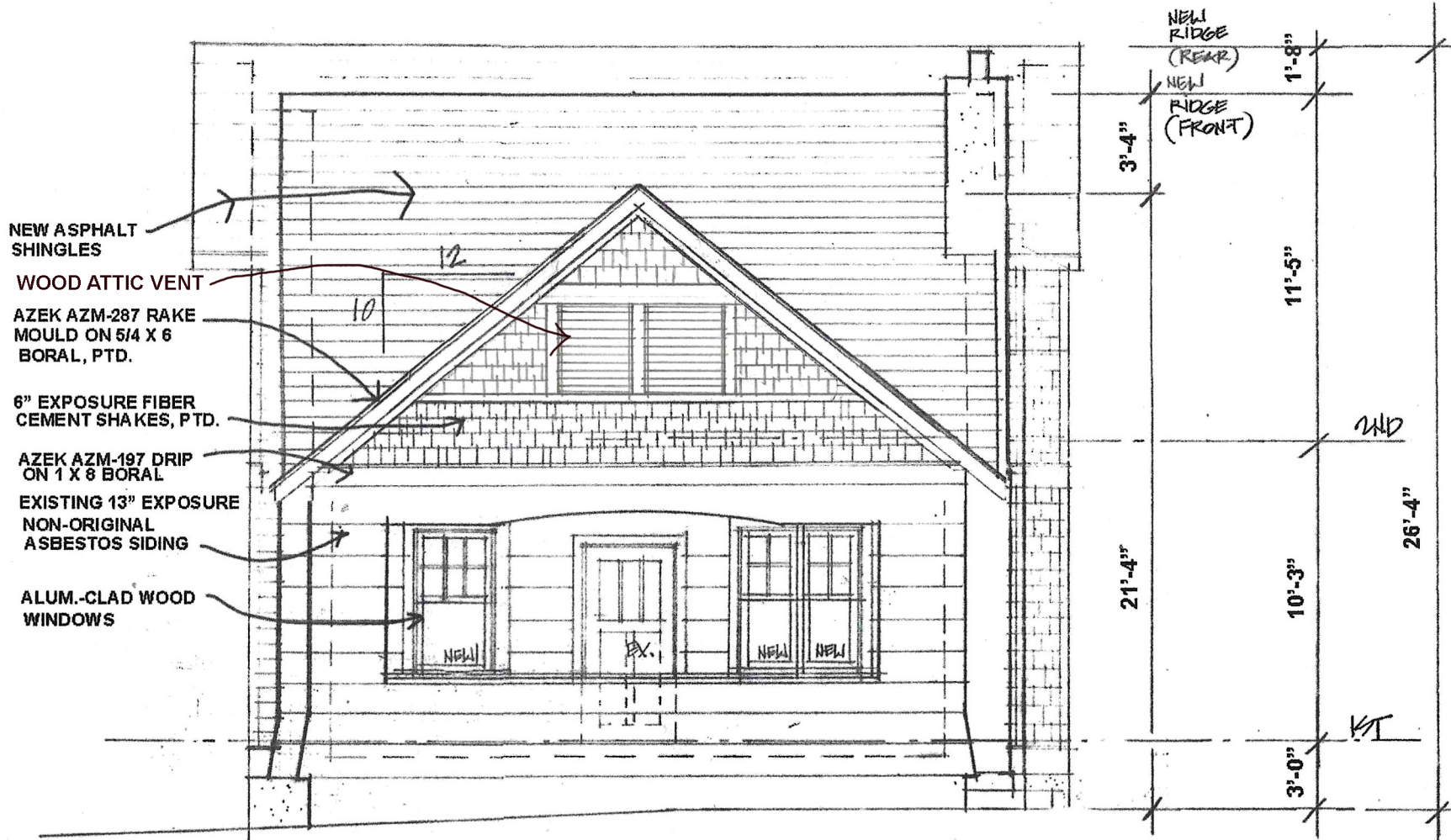


PROPOSED 1ST FLOOR
 1/4" = 1'-0"





PROPOSED BASEMENT
1/4" = 1'-0"



PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

B



PROPOSED SIDE ELEVATION
 1/4" = 1'-0"

DISTANCE BETWEEN HOUSES
(Average: 23'-7")



PROPOSED NEIGHBORHOOD PLAN

RIDGE HEIGHTS @ ADJACENT HOUSES ON PHILADELPHIA AVE. (Average height: 23'-7")



ASPHALT SHINGLES
AZEK AZM-287 RAKE
ON 5/4 X 6 BORAL, PTD.

ALUM.-CLAD WOOD
WOOD WINDOWS
5/4 X 4 BORAL, TYP., PTD.

2 1/2" EXP. WOOD SIDING,
PTD.

6" EXPOSURE FIBER
CEMENT SHAKES, PTD.
AZEK AZM-197 DRIP ON
1 X 8 BORAL, TYP., PTD.

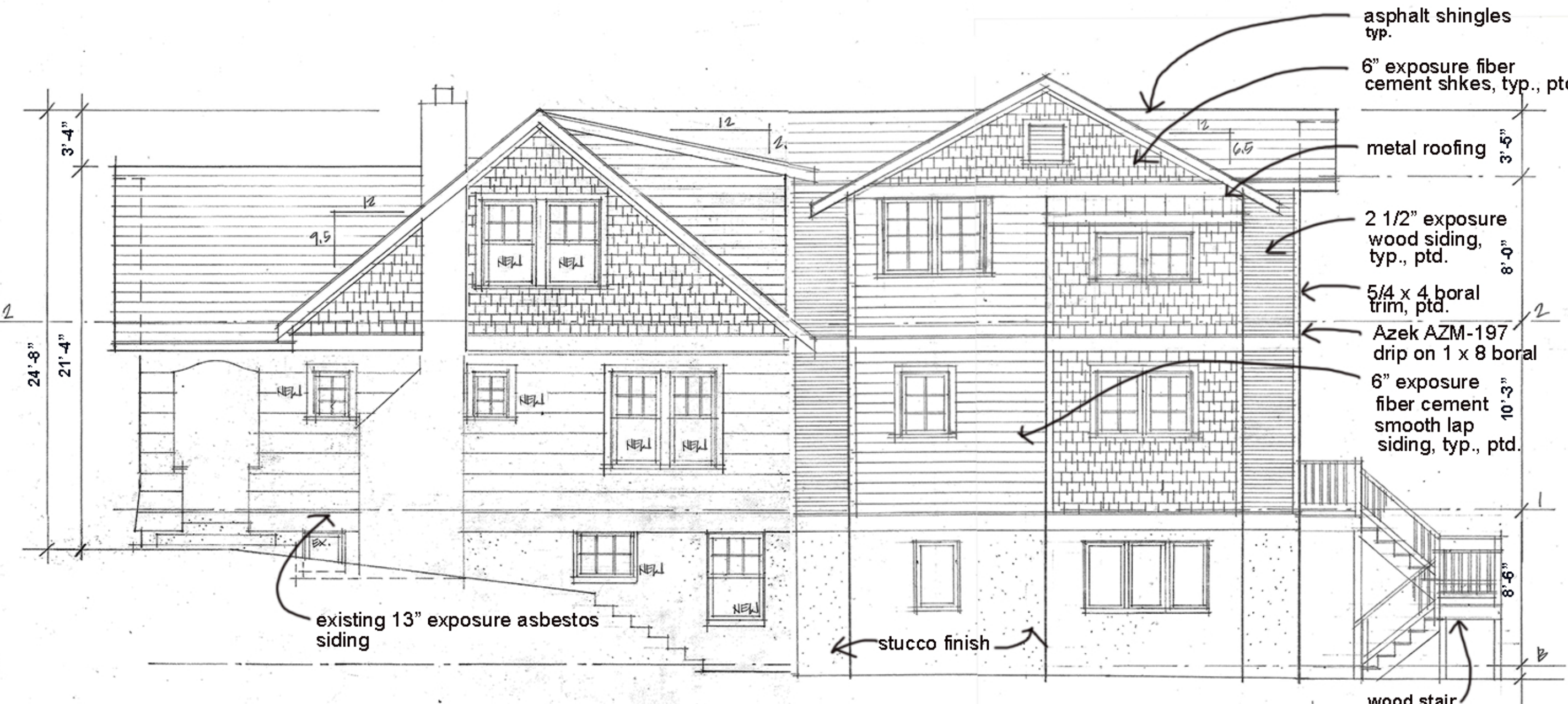
6" EXPOSURE FIBER
CEMENT LAP SIDING,
TYP., PTD.

STUCCO FINISH

WOOD STAIR W/
IPE TREADS



PROPOSED REAR ELEVATION
1/4"



asphalt shingles
typ.

6" exposure fiber
cement shks, typ., ptd

metal roofing

2 1/2" exposure
wood siding,
typ., ptd.

5/4 x 4 borat
trim, ptd.

Azek AZM-197
drip on 1 x 8 borat

6" exposure
fiber cement
smooth lap
siding, typ., ptd.

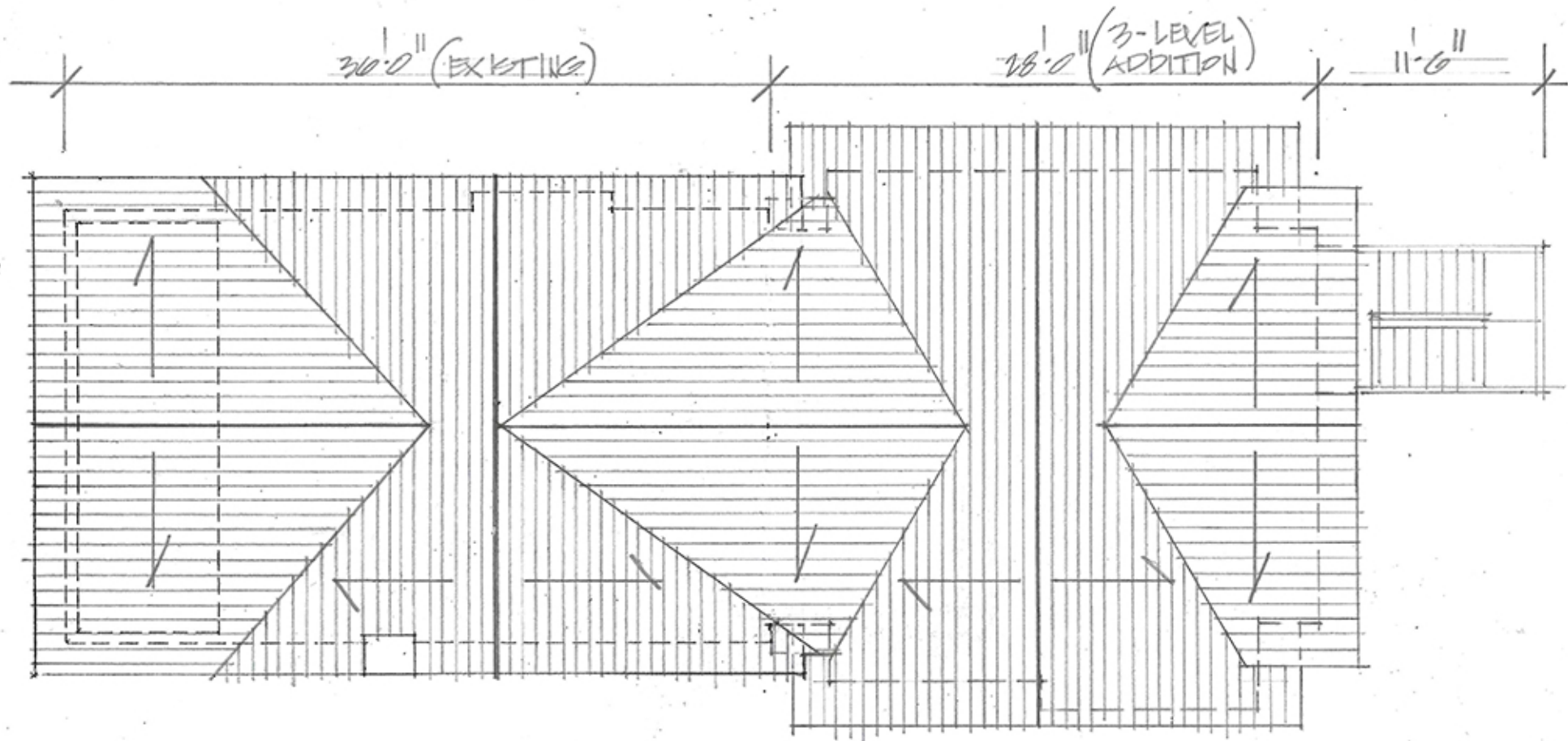
existing 13" exposure asbestos
siding

stucco finish

wood stair

PROPOSED SIDE ELEVATION

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/8"=1'-0"









7220 Spruce Ave.



45



7220 Spruce Ave.



7220 Spruce Ave.

7220 Spruce Ave.



7220 Spruce Ave.



7220 Spruce Ave.



The following pages include the 2004 HAWP application and Preliminary Consultation for the second floor expansion at 7220 Spruce Ave.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7220 Spruce Ave., Takoma Park **Meeting Date:** 09/08/04
Applicant: Elizabeth H. and Andrew J. Saindon **Report Date:** 09/01/04
(Richard Vitullo, Agent)
Resource: Contributing Resource **Public Notice:** 08/25/04
Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-04UU **Staff:** Anne Fothergill
PROPOSAL: Construction of 2nd-story addition
RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-1925

BACKGROUND

The applicants had a Preliminary Consultation with HPC at the June 23, 2004 meeting and a Second Preliminary Consultation with the HPC at the July 28, 2004 meeting (see staff report in Circles 1-57 and minutes in Circles 2-X). At the second Preliminary Consultation, as can be read in the minutes, a majority of Commissioners agreed that, with some changes, the proposed 2nd story addition would be approvable.

PROPOSAL

The applicants are proposing construction of a second-story addition to their house. The proposed elevations and floor plans can be seen in Circles i-9. The footprint of the house would not change. The proposed design shows the front porch with its hip roof and dormer retained and then it leads into the new section with a gable roof and a rear dormer. The new section is pushed back further than the previous proposal so the full porch roof and chimney are retained. The previously proposed design can be seen in Circles 9-12.

The proposed addition would be clad in fiber cement lap siding and would have wood windows

with simulated divided lights (see proposed materials list in Circle h). No windows or doors on the front elevation will be changed as originally had been proposed, but the applicant is proposing the relocation of 3 windows from the existing location to other locations on the first floor including the back right wall where there are currently no windows. Additionally, they are proposing 2 new windows, one on each side, to match the existing windows. The alterations at the rear of the house are to a non-original section of the house.

STAFF DISCUSSION

The Takoma Park *Guidelines* recommend additions be placed at the rear but they allow for 2nd story expansion of Contributing Resources.

Specifically, the *Guidelines* state:

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

The HPC had concerns about the initial proposal because of the loss of the important front elevation features of this bungalow including the hip roof, dormer and the front porch form (see first design in Circles 35-40). In terms of the 3rd and 4th designs that were discussed at the 2nd Preliminary (see Circles 4-14), the HPC felt the design was headed in the right direction but stressed the need to push the new massing back so these front elements could be retained and the addition's effects on the house minimized.

The current proposal shows a design that retains these front features and the massing is pushed

back behind the chimney. At the HPC's request, the front dormer on the porch is intact and the new design exposes the connection of the dormer and the porch to the roof, which had been obscured in previous designs. According to the architect, they responded to the HPC's concerns by pushing the gable roof massing back as far as they possibly could before it would become problematic architecturally and structurally. The isometric drawings (see Circles m and n) show how the new roof lines and the new massing and the historic house will fit together. Staff finds this proposed design successfully resolves the issues that the HPC had raised about the retention of the important front features and form of the house.

The Guidelines state that "original size and shape of window and door openings should be maintained, where feasible," but the applicant did need to make some changes to windows. None of the changes are to the front elevation windows or door. The proposal does show retention of almost all existing window openings and a few windows are relocated so they remain within the house. Staff finds this is approvable within the Guidelines for a Contributing Resource.

As can be seen in the neighborhood context photos, this house is surrounded by houses that are 2-story, many that were one-story houses and were expanded to 2-stories. The expanded house would not be taller than its neighboring houses and would be 8 feet taller than it is now. The proposed massing would blend in with the streetscape in terms of its size and scale.

The Takoma Park *Guidelines*, as noted above, state:

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.

Staff finds that this proposal meets the Takoma Park *Guidelines*. Historic Takoma has stated their recommendation of approval of the proposal. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 (b) 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,

and with the general condition applicable to all Historic Area Work Permits that the applicant will **present 3 permit sets of drawings to HPC staff for review and stamping** prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

RECEIVED

AUG 1 6 2004

Dept. of Permitting Services
 Division of
 Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

355145

Contact Person: Elizabeth H. Scindon

Daytime Phone No.: 301/443-8376 (w)
301/221-8995 (c)

Tax Account No.: 01061765

Name of Property Owner: Elizabeth H. & Andrew J. Scindon Daytime Phone No.: 301/443-8376

Address: 7220 Spruce Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Rick Vitullo Daytime Phone No.: 301/920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7220 Street: Spruce Ave.
 Town/City: Takoma Park Nearest Cross Street: Park Ave.
 Lot: 32 Block: 8 Subdivision: _____
 Liber: 1 Folio: _____ Parcel: 46

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Elizabeth H. Scindon
 Signature of owner or authorized agent

8/14/04
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 355145 Date Filed: _____ Date Issued: _____

RECEIVED

AUG 1 6 2004

Dept. of Permitting Services
 Division of
 Casework Management

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

*One story with basement single family residence in a
Contributing Resource district in the city of Takoma Park,*

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

*Addition of a second story with three bedrooms and a
bath, and laundry (laundry to be moved from
basement to 2nd floor)*

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

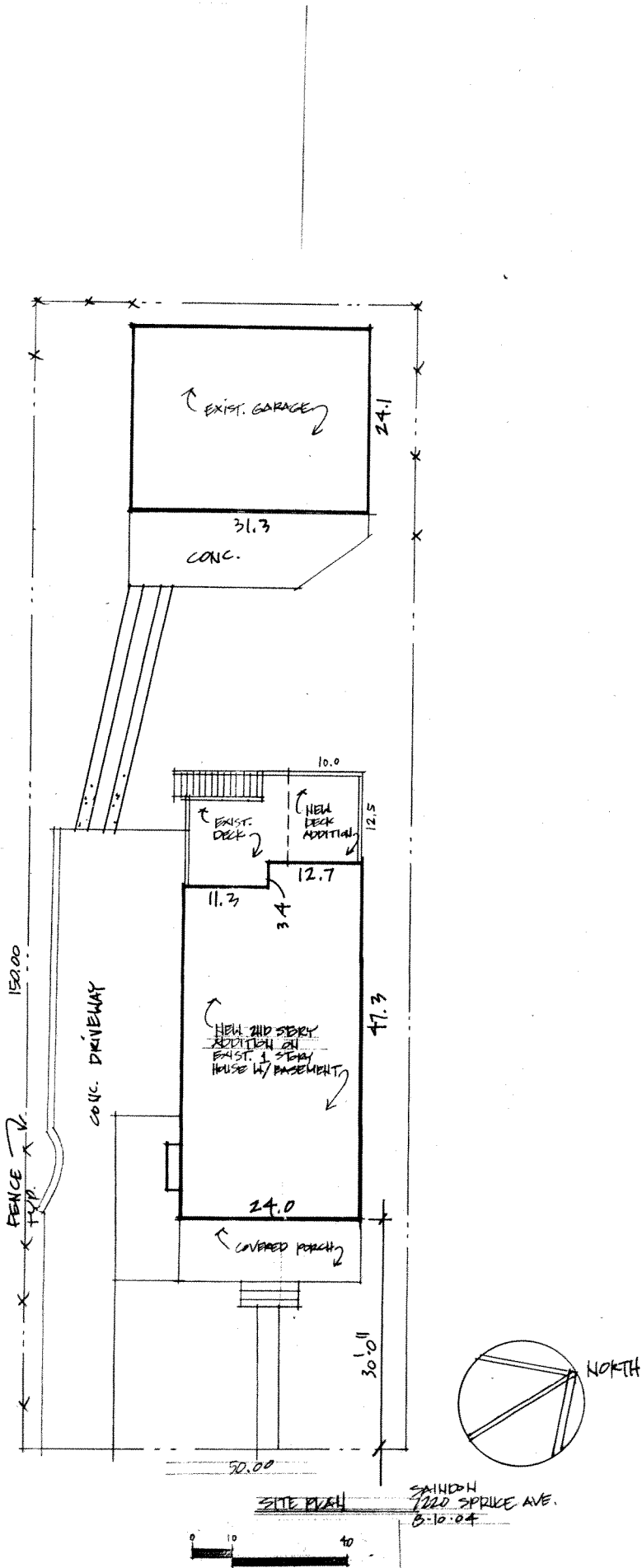
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

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

<p>Owner's mailing address Elizabeth H. Sandan 7220 Spruce Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Rick V. Stullo 7016 Woodland Ave. Takoma Park, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Jane Hurst and Joe Murphy 7219 Spruce Ave. Takoma Park, MD 20912</p>	<p>Jill Gay 7218 Spruce Ave. Takoma Park, MD 20912</p>
<p>Valerie Tonat and Nick Hanks 7227 Spruce Ave. Takoma Park, MD 20912</p>	<p>Charles Powers 7217 Willow Ave. Takoma Park, MD 20912</p>



Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

8

VITULLO ARCHITECTURE STUDIO, P.C.

7016 Woodland Ave. Takoma Park, MD 20912

Phone 301 920-0737

Fax 301 920-0738

Email vitullostudio@earthlink.net

Website www.vitullostudio.com

August 12, 2004

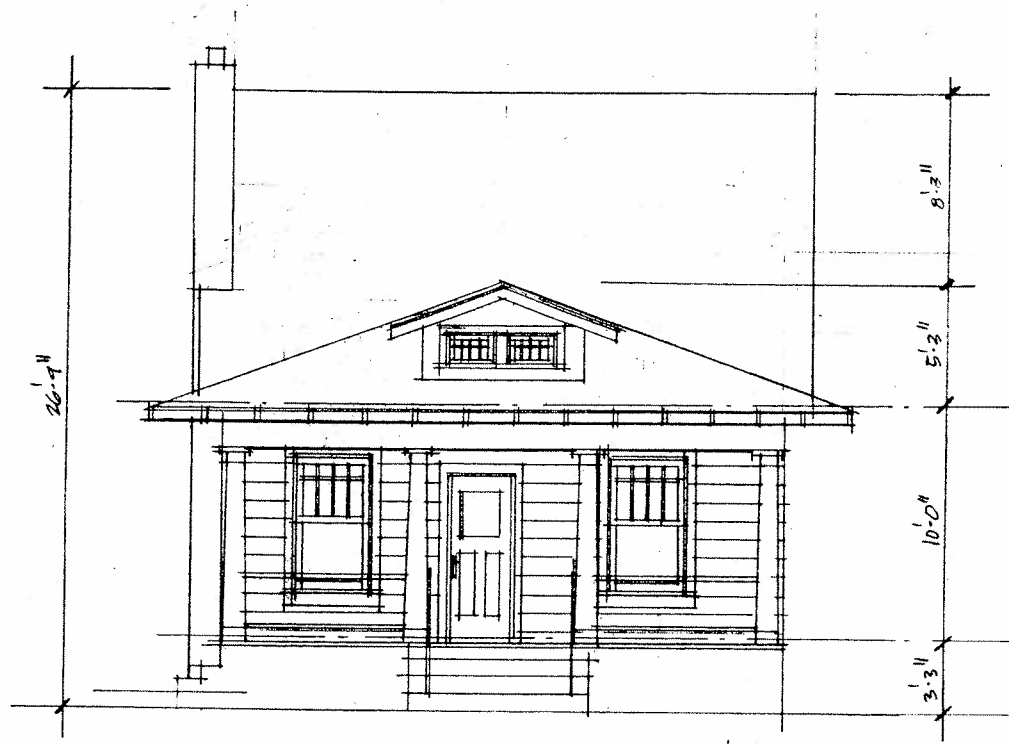
Saindon Residence

7220 Spruce Ave.

Takoma Park, MD 20912

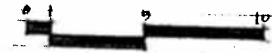
MATERIALS LIST FOR HOUSE ADDITION

1. **Siding, at First Floor:** 10-inch fiber cement lap siding to match existing asbestos siding.
2. **Siding, at Second Floor:** 5-inch fiber cement lap siding.
3. **Window and Door trim:** wood trim to match existing.
4. **Metal gutters:** (to match existing).
5. **Windows:** where new windows to be installed, to match existing except to be double glazed Simulated divided lite.
6. **Roofing:** asbestos shingles, to match existing.



FRONT ELEVATION
 8-10-04

SKETCH
 7220 SPRUCE AVE.





5

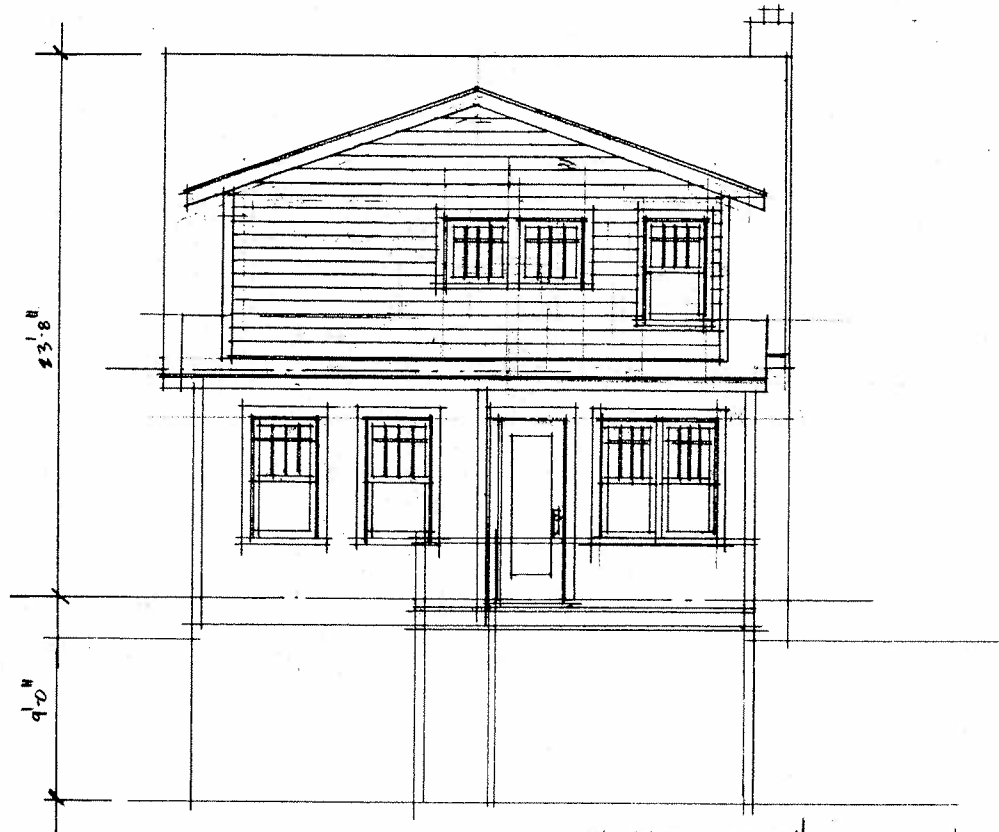


LEFT SIDE ELEVATION
VA
8-10-04

SAUNDY
TIZO SPACE



7



5

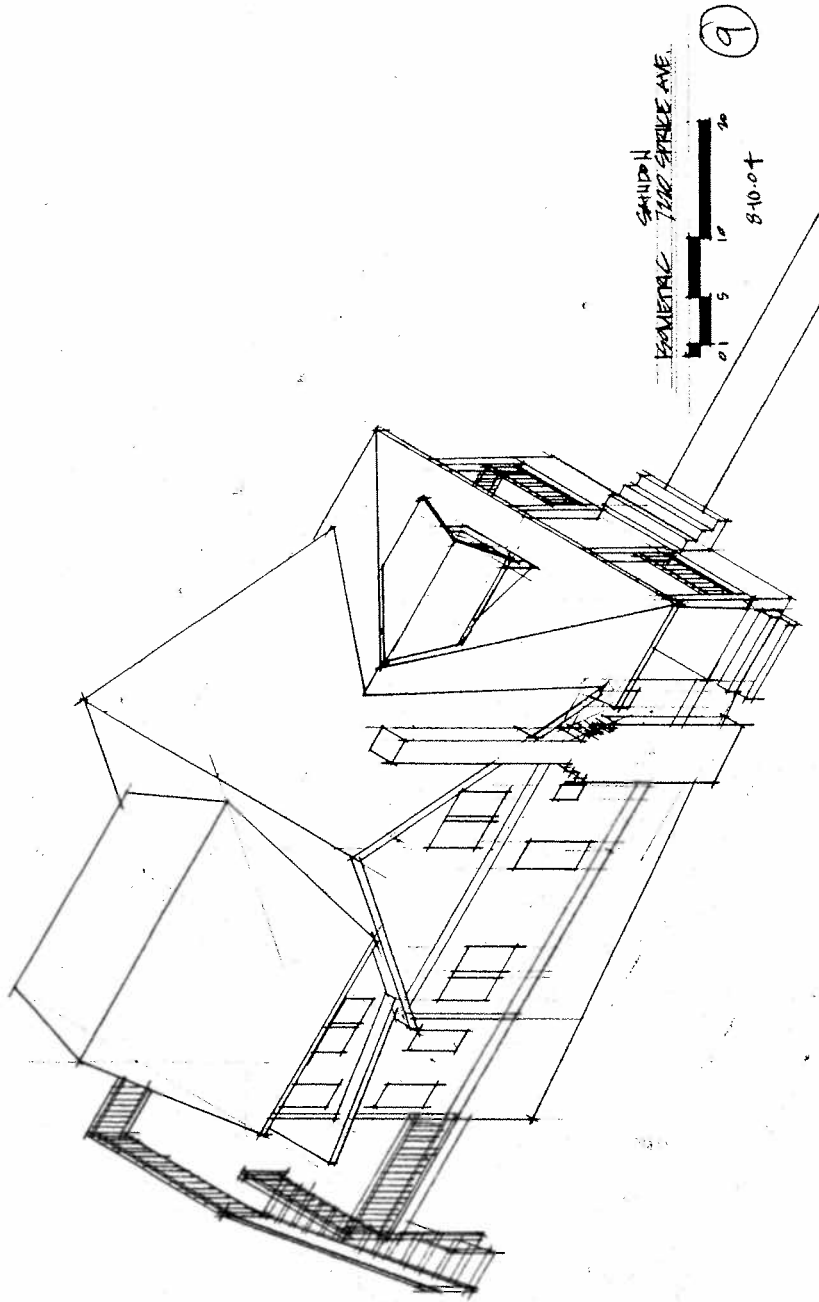
REAR ELEVATION
1/4" = 1'-0"
8-10-04

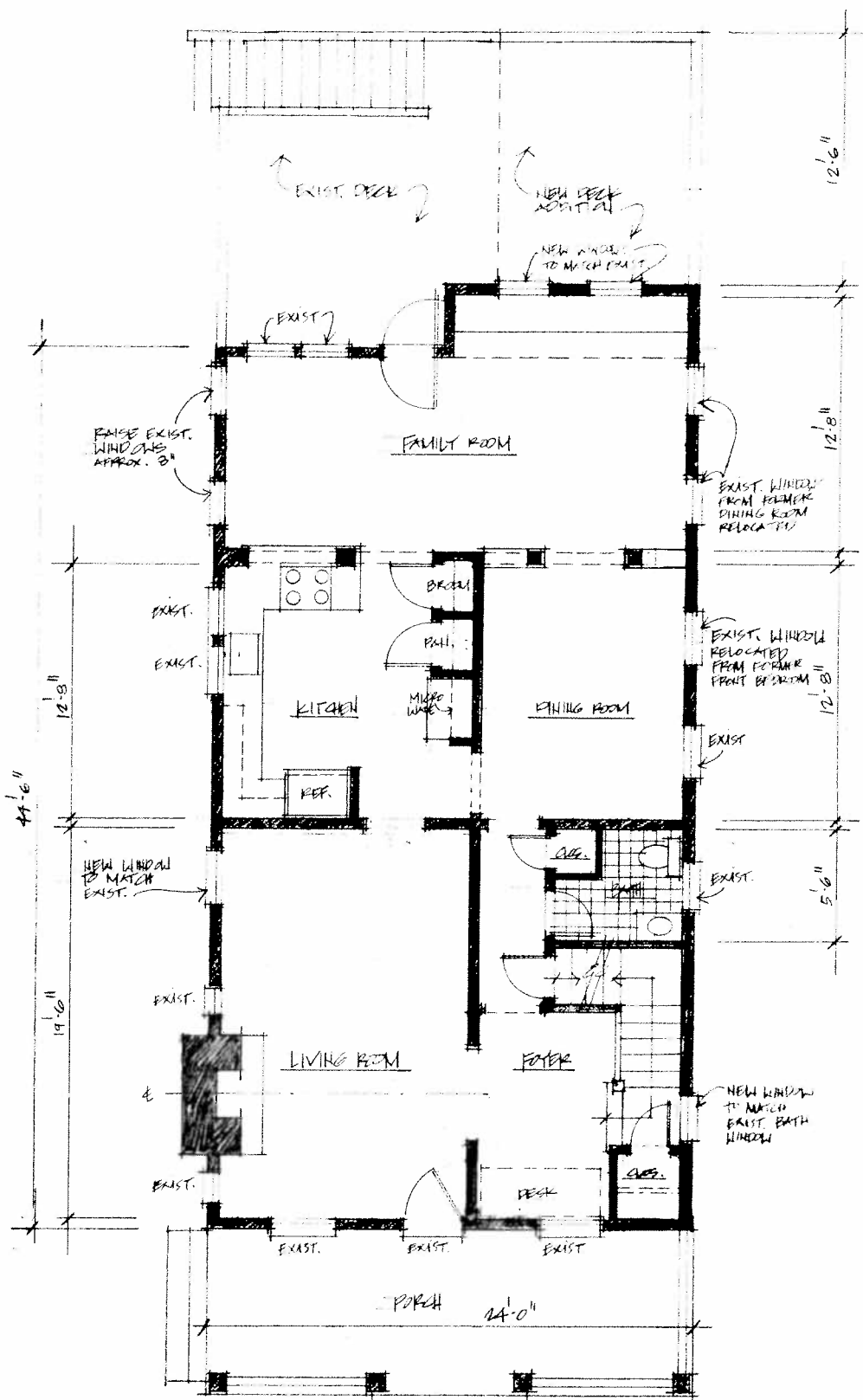
SANDER
7220 SPACE





SABODI RESIDENCE
7220 SPRUCE AVE.
TAKOMA PARK, MD 20912
6.10.04

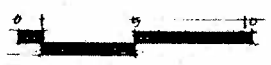


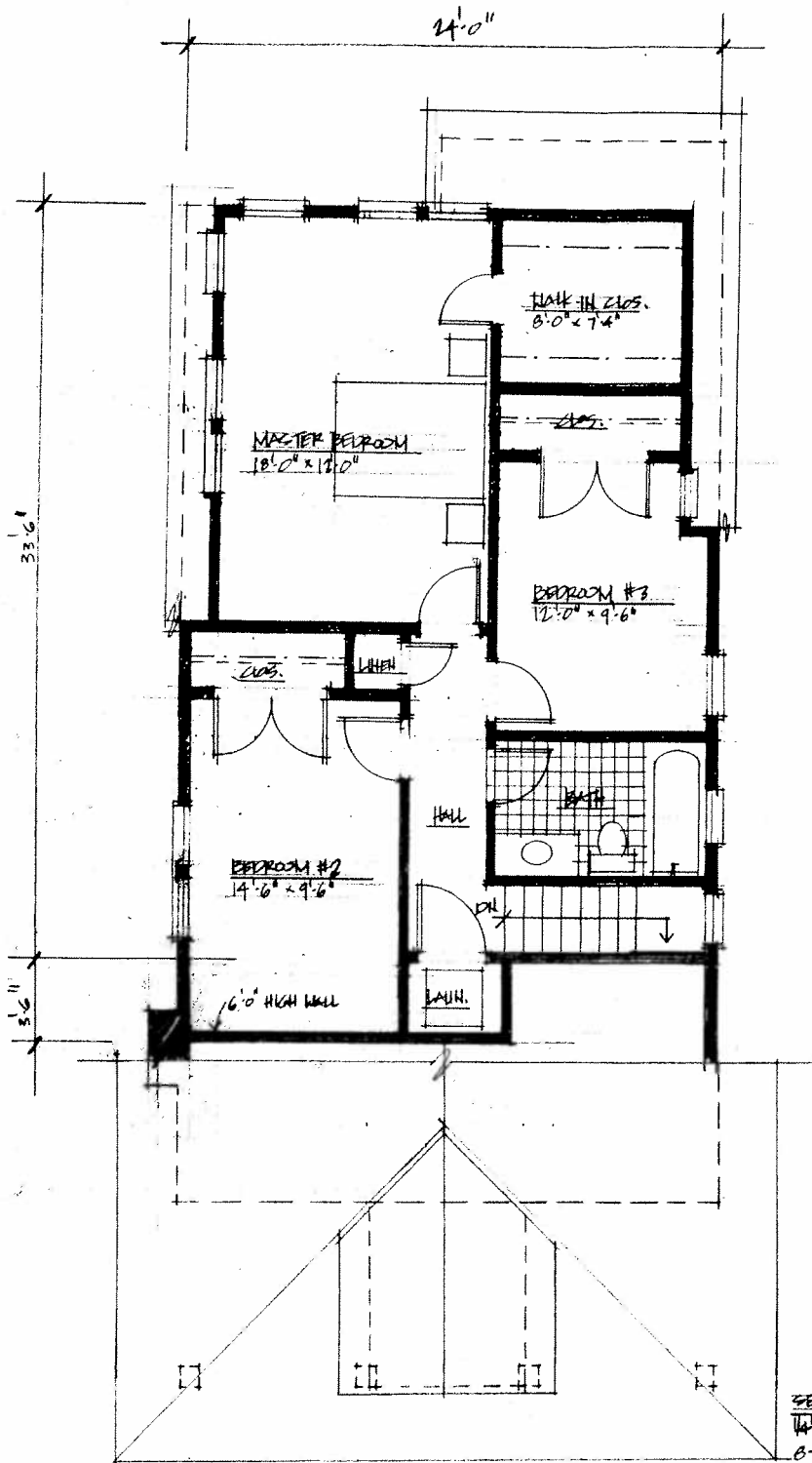


FIRST FLOOR PLAN

1/4" = 1'-0"

SAMUEL RESIDENCE / 7220 SPENCE AVE.
8-10-04





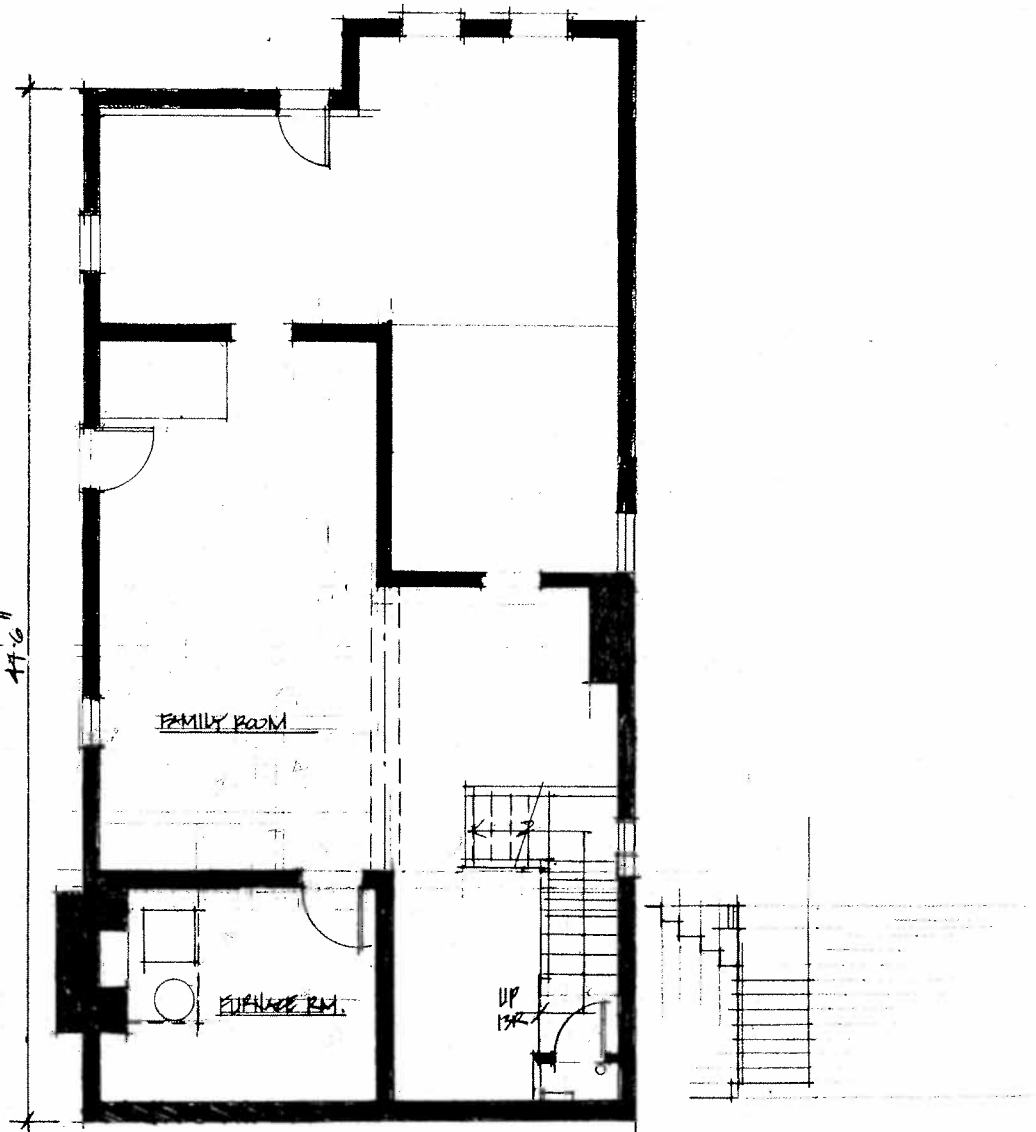
Viable Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912

SECOND FLOOR
 8-10-04

SANDON RESID. 7220 SPRUCE AVE.
 6 1 9 10

67

P

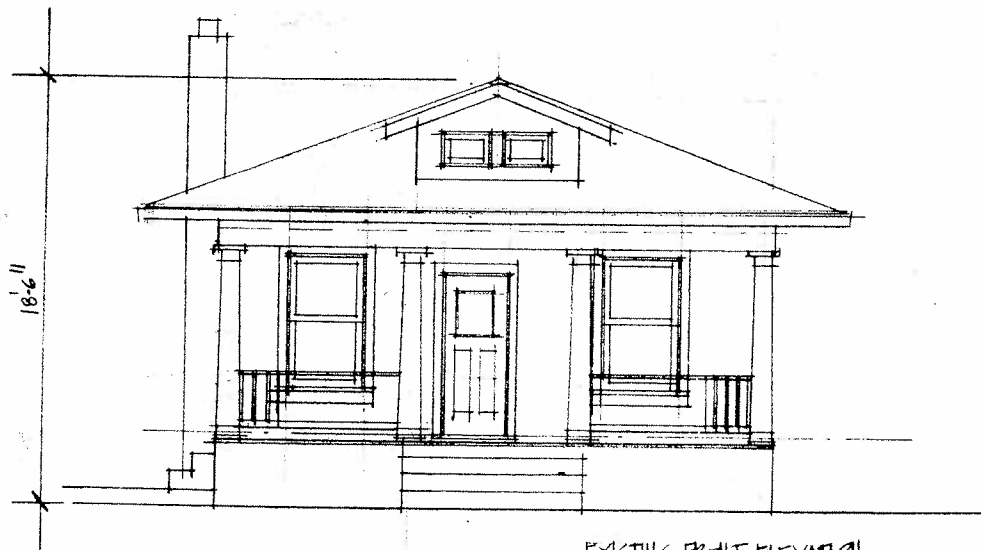


SKETCH
8-10-04

BASMENT PLAN
11'-5" x 12'-0"

0 5 10

3

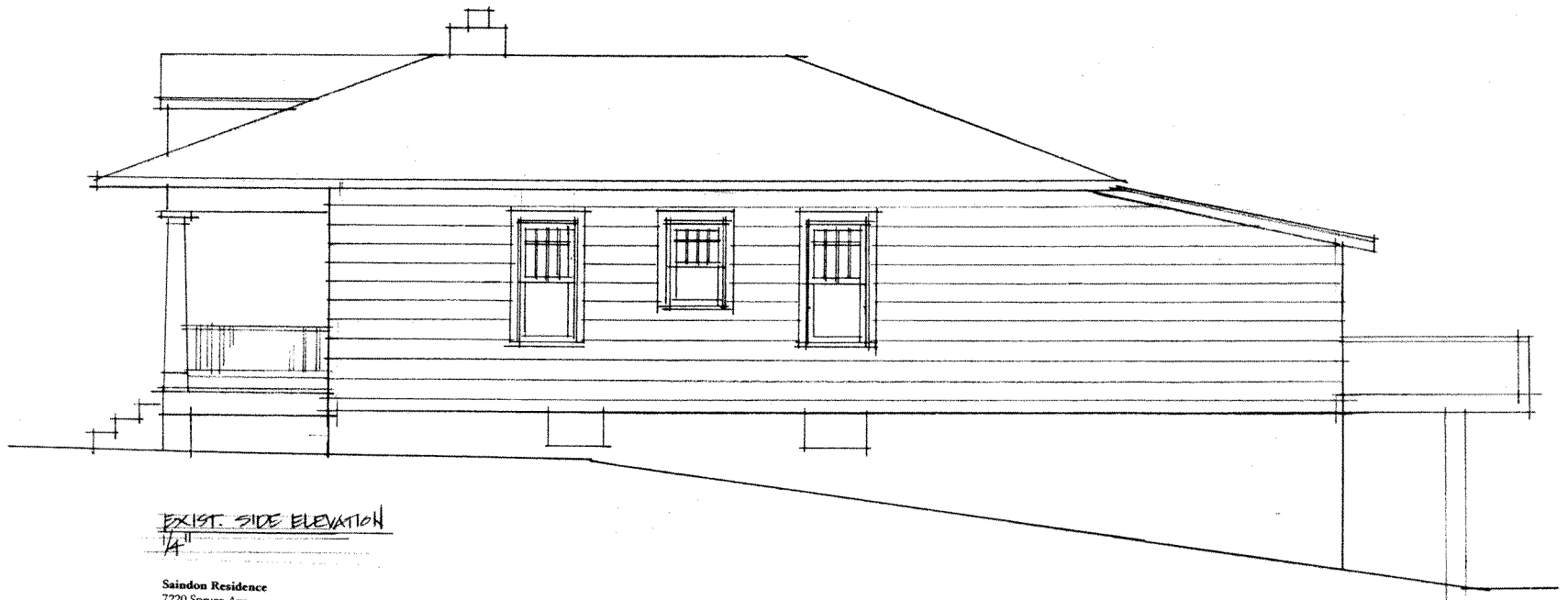


EXISTING FRONT ELEVATION

SAINDON 8.10.04



(2)



EXIST. SIDE ELEVATION
1/4"

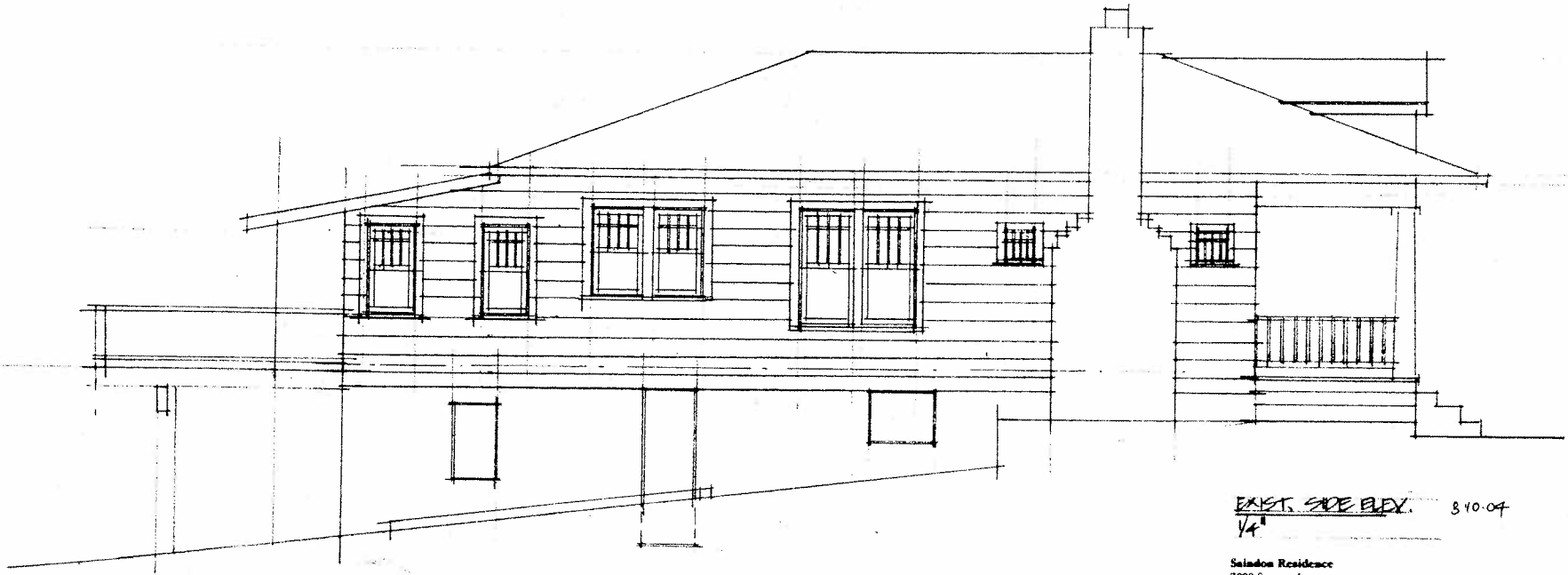
Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

3/10/04



(3)

5



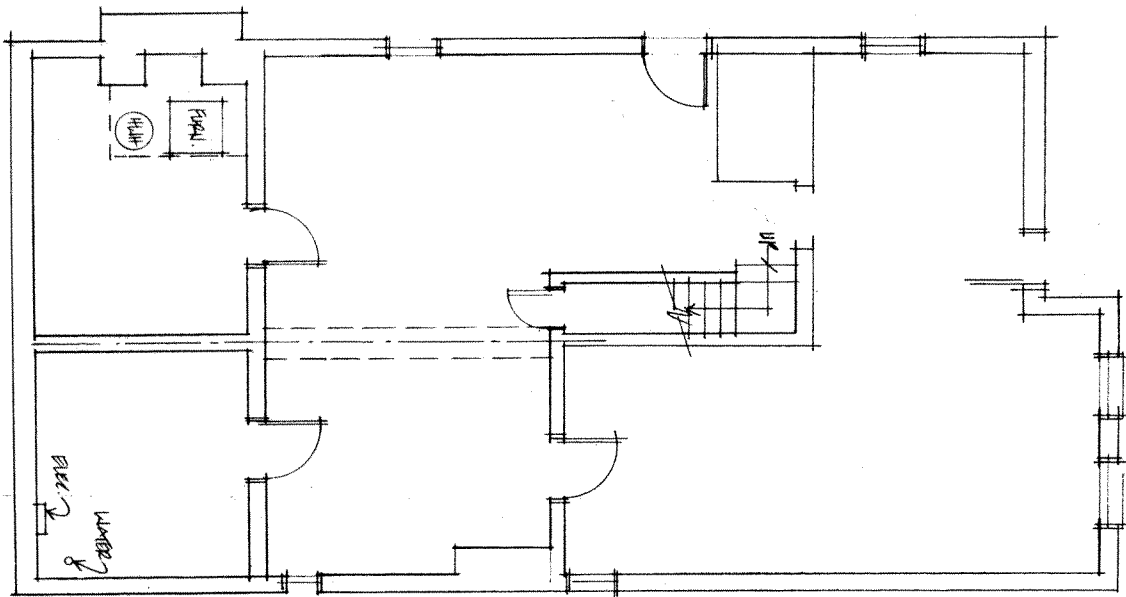
EXIST. SIDE ELEV. 840-04
14'

Sainton Residence
7220 Spruce Ave.
Takoma Park, MD 20912



(14)

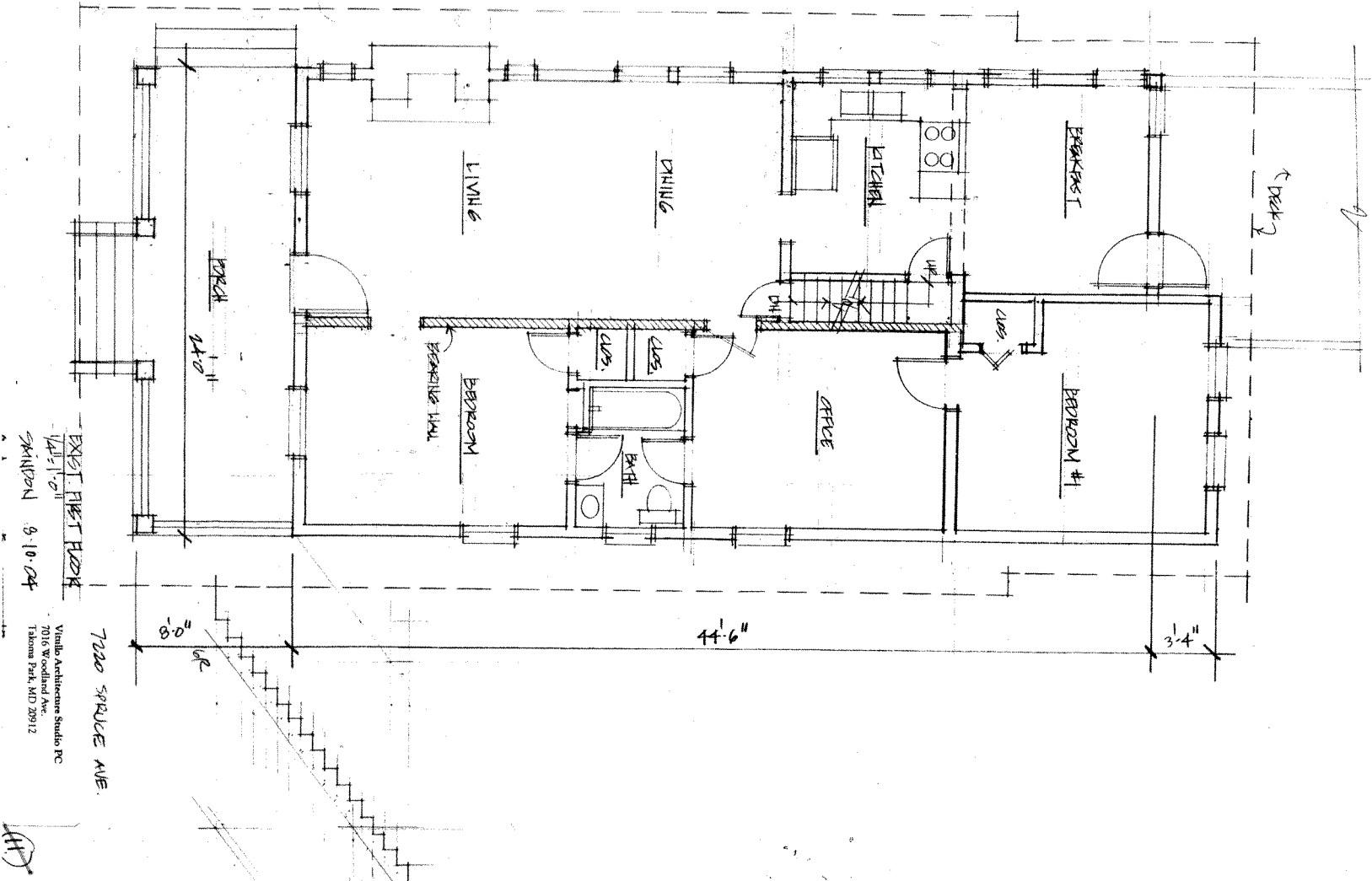
+



SKILLION BASEMENT PLAN (EXIST.)
 7/20/2006



2



EXIST. FIRST FLOOR
 14'-11"
 14'-0"
 8-10-04
 SHILTON

7020 SPRUCE AVE.
 Villa Architecture Studio PC
 7016 Woodland Ave.
 Takoma Park, MD 20912



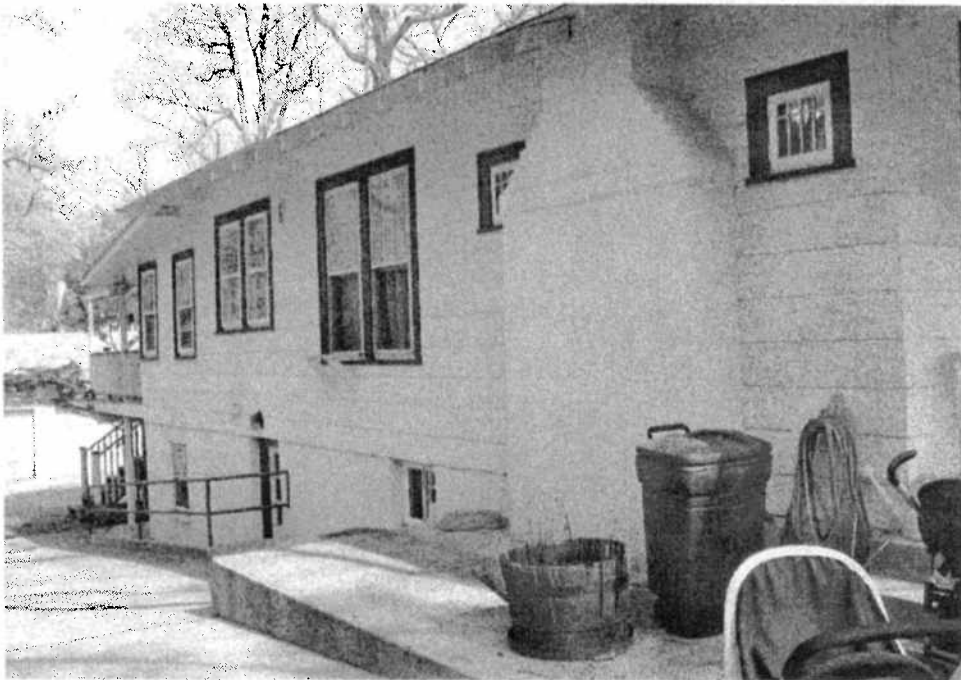


Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

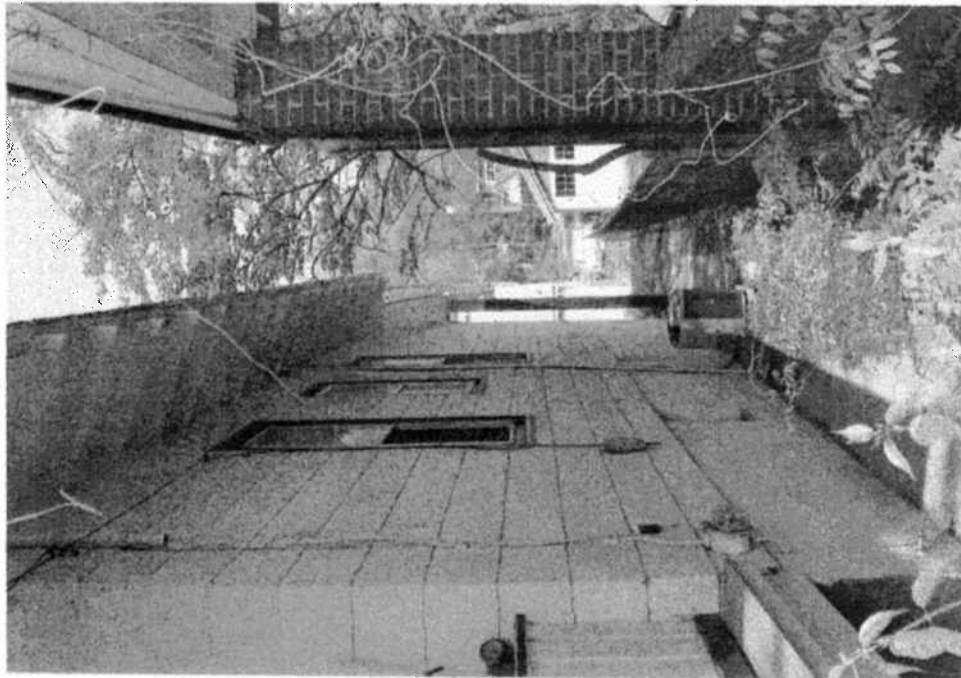
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

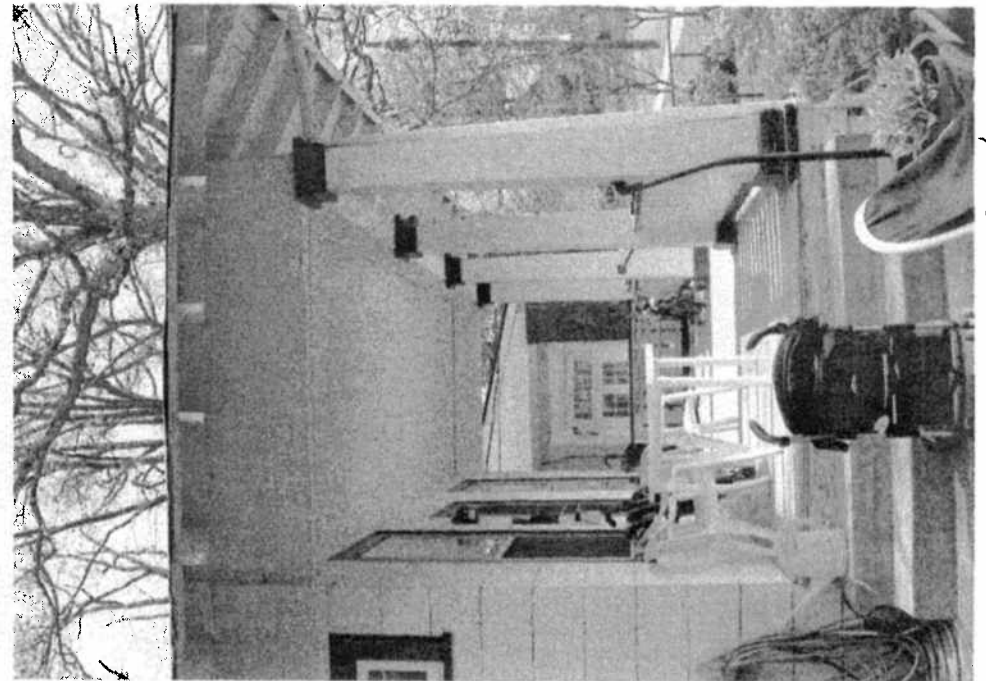
Vitulo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912



LEFT SIDE/REAR



RIGHT SIDE



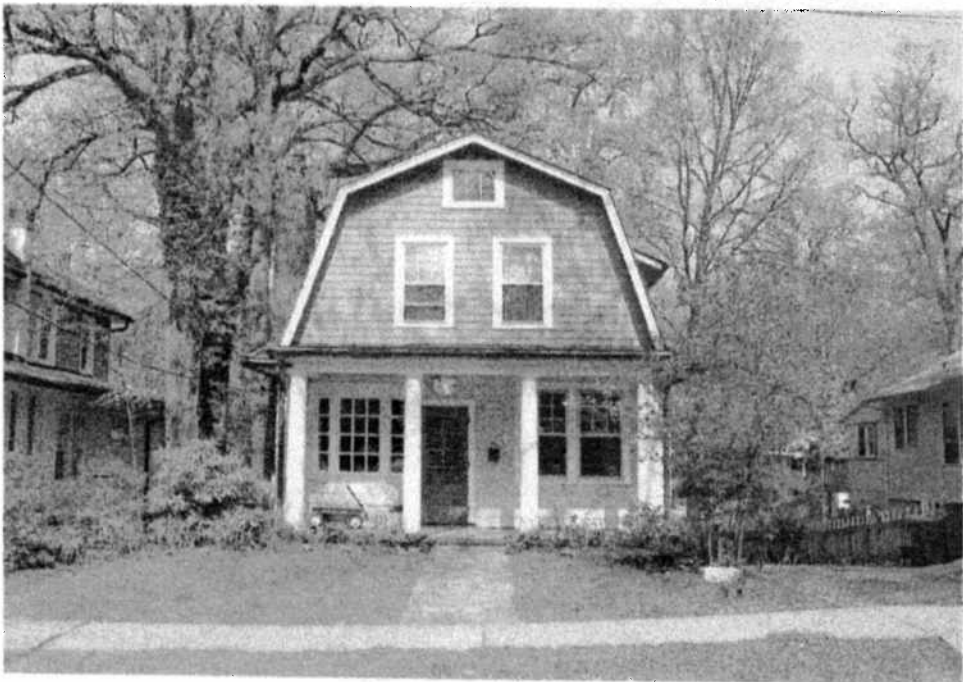
LEFT SIDE/FRONT



7219 SPRUCE AVE.



7216 SPRUCE AVE.



7224 SPRUCE AVE



7218 SPRUCE AVE.

July 28, 2004 HPC meeting

86

pld

1 MR. URICIOLO: Thank you.

2 MR. W'NUK: Thank you, very much.

3 MR. URICIOLO: Appreciate it.

4 MS. O'MALLEY: The next case is Case B, 7220 Spruce
5 Avenue, Takoma Park. Do we have a staff report?

6 MS. FOTHERGILL: We do. This is a contributing
7 resource in Takoma Park. The applicants had a preliminary
8 consultation before you a month ago, the June 23rd meeting,
9 so I think you are pretty familiar with the house. I can
10 show you visuals if you want.

11 The applicants are proposing a second-story
12 addition of their house, and they, the first submission which
13 I am calling design A, really reconfigured the front of the
14 house and the Commission had a lot of concerns, and there was
15 a pretty lengthy preliminary consultation about how to solve
16 the problems that were occurring in design A. And one
17 discussion was about the fact that the, the front of the
18 house, the form of the porch, and the hip roof, and the
19 dormer were all completely altered in that design. And so,
20 there was talking of raising the hip roof, which is shown on
21 design B, which we all realized did not work and it created a
22 new house type. So, in the preliminary consultation, we
23 spent a lot of time discussion how the applicants could get
24 their spacial needs and still retain the important elements
25 of this house. And, there was some discussion of a house

pld

1 down the street, which has a gable roof, and some
2 Commissioners were open to the gable roof, but just not
3 starting right at the porch. And so, the applicants have now
4 submitted design C and design D. And, on design D you will
5 see circle 9, and staff feels that they have come, this is,
6 of the four, the most successful. They have retained these
7 really important elements of the house: the front porch
8 form, the hip roof, the dormer, and then they have set back a
9 new gable form addition. And, the applicants are here, and,
10 you know, want to hear if you agree with staff that design D
11 works best. Historic Takoma I believe had to leave, but they
12 wanted you to know that they were in support of design D.
13 They feel very comfortable with design D, and they were not
14 able to submit that in writing.

15 Would you like to see some slides of the house?

16 The photos are circles 45 and 47.

17 MS. O'MALLEY: I think we are okay. Everybody
18 remembers this one. Applicants, come up please. Actually, I
19 do have a question for staff. You have design D on circle 9.

20 MS. FOTHERGILL: Yes.

21 MS. O'MALLEY: And that is also on tab 11?

22 MS. FOTHERGILL: The side elevations? Yes. It's
23 in the lower right corner on those pages.

24 MS. O'MALLEY: Oh.

25 MS. FOTHERGILL: Sorry. It's hard to see. And

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1 then it goes through number 12, and then the fourth one,
2 circle 13 and 14.

3 MS. O'MALLEY: Did you have anything you anything
4 you want to add to the staff report or comments?

5 MR. SAINDON: Well, I guess it seems obvious that
6 we did respond to concerns about it being the original one-
7 story facade when we first brought these, and the hip roof,
8 and then trying to minimize any addition that we do on the
9 second floor to make it fit into the bungalow style. And
10 design C pushes the addition furthest back, and then design D
11 has the side gable. It seems apparent from the drawings what
12 we have tried to do.

13 MR. BRESLIN: Well, I think you have done it. When
14 I look at --

15 MR. SAINDON: D?

16 MR. BRESLIN: -- D. I think you keep the
17 horizontality, you keep the main elements that make your
18 house, give your house the character. And I think with the
19 roof being a, it's basically a large dormer on a gable, it
20 almost raises a one and a half story house up to a two-story,
21 which evokes the bungalow style, which is appropriate. So I
22 think of all the schemes we have seen, that's most, this is
23 by far the most successful. It kind of creates an almost a
24 hybrid style, though, which makes it almost unavaoidable in a
25 case like this, but I think the hybrid style that's the

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1 essence of the old house read, which the others didn't. So,
2 in that way, I think it is pretty successful.

3 MR. SAINDON: Yes, I thought that what we would
4 have to do to respond to your concerns was to create a hybrid
5 style, but I think this is a pretty successful hybrid style.

6 MR. BRESLIN: Right.

7 MR. SAINDON: And if the hip porch roof, which is
8 what it is now, I think it works well with the submission.

9 MS. O'MALLEY: Was there a way, did you try doing
10 it with the gable in scheme D? Did you try doing that set
11 back farther, like C is, so that you would have more of the
12 roof shape of the original house.

13 MR. SAINDON: Well the side gable right now sits
14 over the main body of the house. I think that, to me, is the
15 only real way to do it with this type of design.

16 MR. FULLER: The concern I have is that elevation B
17 is a little bit deceiving, because if you look at your
18 elevation on circle 10, your new dormer essentially is going
19 to piggyback on top of the old dormer, so that the old dormer
20 doesn't really return all the way back to the existing roof.
21 It sort of implies that it does, but I know that it's simply
22 because it's in the foreground. But where your new dormer
23 is, it looks like it probably drops onto the roof four, five,
24 six feet in front of where it actually, the original dormer
25 marries back to the building. So there still is going to be

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1 a piggybacking effect there. We are concerned as to what the
2 real impact of that is going to be when you see it.

3 MS. FOTHERGILL: You can see the existing side
4 elevation in circle 38, so as to make the comparison you are
5 trying to see.

6 MR. FULLER: I guess, I think the new designs are
7 significantly more successful than the original ones that we
8 had seen. It still seems like an awful lot of additional
9 density on a very small property, and I guess I would ask the
10 question again, are you sure that with the grade that's
11 dropped off to the rear, that there is no way that you can
12 recapture some living space at the lower level rather than
13 the upper level, because it looks like you are daylighting
14 with this, as far back as the addition now goes, it looks
15 like you essentially have a full out of ground story at the
16 rear of the house?

17 MRS. SAINDON: The problem is that it's a very,
18 very long house already, and basically you would be asking us
19 to build a bowling alley.

20 MR. FULLER: I'm not saying go back any further
21 than you are. I am saying, going back as far as you are
22 already, it appears that you almost have a daylighted lower
23 level at this point. Instead of -- rather putting the
24 additional density up to the second floor, could you
25 recapture the space under your first floor and turn that into

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1 your living space? Because it wouldn't have the overpowering
2 effect that this has on the real bungalow.

3 MR. SAINDON: Well, I guess in terms of just the
4 overall layout of the whole house, in terms of the living
5 situation, the owner wants to have the bedroom areas a little
6 bit bigger. And I think to create a cross gable over the
7 main body of the house that doesn't include the rear shed, it
8 was the intent to have all the sleeping areas on the second
9 floor, not in the basement. They need their sleeping areas
10 upstairs. I don't think it's acceptable to have the sleeping
11 areas for them in the basement.

12 MRS. SAINDON: No. It mean, there is allergy
13 issues. It mean, it's just not, it would be very difficult
14 to have us sleeping in the basement.

15 MR. SAINDON: And there are different qualities of
16 the spaces and what they need are upstairs, better spaces,
17 just general living areas.

18 MS. O'MALLEY: And what if you took the setback
19 like you have it on plan C, but you didn't have the roof so
20 high, that you had the roof, maybe like the roof on the
21 original house, so that it has a slope down in the front, as
22 well as the sides. Your roof would be --

23 MR. SAINDON: This is the slide of the roof of plan
24 D, put that on top of the rear addition in plan C?

25 MR. FULLER: It think the cross dormer is a more

1 effective solution.

2 MR. SAINDON: I don't understand.

3 MS. O'MALLEY: No, the roof would be the same as
4 the original roof, the roof on the original house, that shape
5 of a roof?

6 MS. WILLIAMS: Or, what about just more like a
7 hipped roof? It mean the original house roof is kind of, I
8 mean, it is hipped. It's not --

9 MR. SAINDON: Okay.

10 MS. ANAHTAR: I have a question. You are intending
11 to keep the front porch, the roof and the dormer above, but
12 since you will be removing most of the roof, are you going to
13 be able to keep it? Or are you planning to rebuild that? I
14 mean, I don't, it doesn't seem possible to keep this piece,
15 you know, where if you are adding this huge dormer here.
16 Right? So what is your intention? Are you planning to
17 rebuild, you know, just to create the same look?

18 MR. SAINDON: The original --

19 MS. ANAHTAR: Or do you think you will be able to
20 fit the porch roof and the dormer above?

21 MR. SAINDON: I don't see where there would be a
22 problem. I mean they would --

23 MR. FULLER: On scheme B, everything behind the
24 porch disappears.

25 MS. ANAHTAR: What?

1 MR. FULLER: On scheme B, everything behind the
2 porch on scheme B --

3 MS. WRIGHT: I think she is asking, will it be
4 possible to actually keep the porch and dormer --

5 MR. WRIGHT: Structurally.

6 MS. ANAHTAR: Structurally. Yes.

7 MS. WRIGHT: -- or are you about reconstructing the
8 porch and dormer?

9 MR. SAINDON: No. The intent would be to of course
10 try to keep it. I think it is in good enough shape that it
11 could be kept.

12 MS. ANAHTAR: But is it going to be possible,
13 structurally possible, to keep it?

14 MR. SAINDON: Well, if not, if we can't keep it
15 because it is falling apart, then we will rebuild it exactly
16 as is.

17 MS. ALDERSON: What about the possibility, since
18 Commissioner Fuller has raised it, and I think it is a good
19 point, that when you look at the other versions, you don't
20 really see the one strength of that, and I do prefer D, is
21 that you have a recognizable front piece. And I wonder if
22 the dormer in front could be pulled back just enough so that
23 you do have that original dormer actually meeting the peak,
24 where it does now? I think that could make a great
25 difference, if you can actually literally slide your floor

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1 plan. Is there a possibility that you could pull that dormer
2 back just a little --

3 MR. FULLER: Combine schemes C and D.

4 MS. ALDERSON: -- and extend it backward just a
5 little, to take you basically to the same floor plan and then
6 shifting it, I don't know, a few feet, so that you can still
7 retain that joining of the peaks of the dormer and the roof?

8 MS. WRIGHT: Are you following that? I think what
9 she is saying is, do this and bring this back here.

10 MR. SAINDON: But keep this, keep the gable, keep
11 it, right.

12 MS. ALDERSON: Keep the gable, pull it back in the
13 front, and push it back in the back.

14 MR. FULLER: If you are able to get your massing to
15 work in your design C, essentially use the cross hip at the
16 back half of the house, same as where C is, but just reverse
17 the roof.

18 MR. SAINDON: Well, I think that we would lose -- I
19 think basically what it would do is, unless we shift it
20 somehow, made the rear dormer deeper, more towards the back
21 of the property.

22 MS. WRIGHT: Yes, I think that's what he is saying.

23 MS. ALDERSON: Which is essentially what you did in
24 C.

25 MR. SAINDON: So the shorter dormer in front?

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1 MS. ALDERSON: Yes. Yes.

2 MR. SAINDON: Because right now they are matching
3 dormers.

4 MS. ALDERSON: And longer in the back, so that you
5 have the same amount of square footage --

6 MR. SAINDON: And sliding it.

7 MS. ALDERSON: -- which is what C does with the
8 space.

9 MS. WRIGHT: Build more over your one existing one
10 story rear section. In fact, you know, build --

11 MR. SAINDON: Right.

12 MS. WRIGHT: -- if you want all the way over that.

13 MS. WRIGHT: And then, just shorten this as much as
14 you can, to make it more --

15 MR. SAINDON: So where the two, where the front
16 slope of the first tip meets the top of the dormer ridge?

17 MR. FULLER: That's right. So that you can get it
18 back, as you have in scheme C. You pulled all the massing
19 back essentially behind the existing chimney.

20 MR. SAINDON: Right.

21 MR. FULLER: If you could let that be the sort of,
22 the initiation point before your two-story mass happens, but
23 I think the other roof that is shown in option D is more
24 successful. So, you get the massing, you know if your floor
25 plan worked in your option C, then it probably should work in

1 option D, sliding that massing back.

2 MR. SAINDON: Well, structurally, we probably will
3 have to do a little structural gymnastics with it.

4 MS. ALDERSON: If you can, it will make a
5 tremendous difference in not making the front look smaller.

6 MR. SAINDON: Yeah. No, I understand. I was just
7 a little hesitant to even do that to begin with, which is why
8 I was going together with the other schemes, but I know that
9 it will work. It really isn't that, it's really just some
10 plan altering, but it doesn't bother me at all.

11 MR. FULLER: To me, the cross dormer is a more
12 successful roof structure, but I don't like that for all
13 four.

14 MS. O'MALLEY: More like --

15 MR. SAINDON: It would be a smaller mass of dormer,
16 because it would also slide back and slide up, up the side of
17 the roof.

18 MS. WILLIAMS: Wait. If it slides back, it slides
19 up? Why --

20 MR. SAINDON: Well, the wall of the front of the
21 gable --

22 MR. FULLER: The lower end of it slides up, so you
23 get less exposure.

24 MR. SAINDON: The shorter wall slides up the main
25 slope of the roof.

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1 MR. FULLER: The top doesn't get higher.

2 MS. ALDERSON: Right. That's correct.

3 MR. SAINDON: The mass of it would look small.

4 MR. BRESLIN: And something else with the dormer.

5 You have a gable dormer, did you ever making that either a
6 hip dormer --

7 MRS. SAINDON: Which one is that?

8 MR. BRESLIN: Well, either a hip dormer or a shed
9 dormer, because one thing you have done is you have
10 introduced a gable to a house that doesn't have any gables.

11 MS. ALDERSON: I was originally thinking a shed,
12 when we had this conversation. Yes.

13 MR. BRESLIN: Either a shed, or something other
14 than a gable, because a gable is a foreign object, a foreign
15 form for this house.

16 MS. ALDERSON: That's right. The traditional
17 arrangement in a bungalow would be if it's gable-fronted,
18 it's a gable-fronted dormer, and if it's side, if it's a
19 side-facing gable, it would be a shed. That would be more
20 traditional, if you could pull, if you could still get your
21 area.

22 MR. SAINDON: So the roof structure of the dormer
23 doesn't affect the plan. It wouldn't affect it, so.

24 MRS. SAINDON: But I am just the homeowner. I
25 thought that -- I am doing my research here. I thought there

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1 is a gable, the little gable on the attic.

2 MS. ALDERSON: There is. There is.

3 MRS. SAINDON: And I thought it was designed to
4 mimic that, and I thought it was quite lovely. But, who am
5 I?

6 MR. SAINDON: You are saying that there is a --

7 MS. ALDERSON: It's just there are two ways you can
8 parallel them. Right now it's paralleling the dormer and the
9 roof slope, and which is, you know, which works from the
10 perspective of a line relating to another. The traditional
11 solution would be to parallel the ridge, the top ridge.

12 MR. SAINDON: I guess, in my mind though, to add a
13 shed would add sort of a third roof type, if we have the
14 gable, and now we have the shed. So, I don't know. That
15 seems --

16 MS. WRIGHT: We encourage them to mimic the
17 existing dormer on the porch, because we found especially
18 that very shallow pitch for this front dormer is one of the
19 things that adds to maintaining the horizontality, the sense
20 that this is a very horizontal house, which is easily lost
21 when you are adding a full second story. And so when we had
22 talked with them, I know your knowing their original plan A I
23 guess it was, you know, there was a different solution, which
24 I can't find right now --

25 MRS. SAINDON: It is in there.

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1 MS. WRIGHT: -- but --

2 MRS. SAINDON: Page 35.

3 MS. WRIGHT: -- but, which had a slightly more, it
4 still had a front-facing gable for the dormer, but it was
5 slightly more pitched, so that it was a slightly steeper
6 pitch, and we sort of said, no, you know, try to make it the
7 same pitch as that dormer, and that's going to help you
8 maintain the sense of the horizontality. And I think having
9 that detail of that board at the top of the window that goes
10 across adds to that feeling also.

11 MS. ALDERSON: And it also parallels the hip, which
12 is nice. I am comfortable either way. I do think, though,
13 if there is a way for you to pull the whole thing back,
14 that's got to make a tremendous difference.

15 MR. SAINDON: That can be done.

16 MS. O'MALLEY: So, if you happen to have the new
17 dormer back farther, you will be able to see the roof line of
18 the original house, this section, just for some sections?

19 MR. SAINDON: You could see the -- Well, how much,
20 what's the minimum?

21 MS. O'MALLEY: You will be able to see a piece of
22 it?

23 MR. SAINDON: In the ridge of the main entrance.

24 MS. O'MALLEY: Yes, circle 6, you know, on plan C
25 you had it quite a ways back.

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1 MR. SAINDON: It's the minimum, the way you're --

2 MR. FULLER: To me, if they could just get back to
3 somewhere in the area of the chimney, I mean, just so that
4 the roof retreats, the dormer comes back to the main roof,
5 and whether it's in front of or behind the chimney, I am not
6 sure, but something in that general range.

7 MR. SAINDON: Yeah.

8 MS. ALDERSON: That gives you the full roof and it
9 gives you a full bay.

10 MR. SAINDON: Okay. That's okay.

11 MS. WILLIAMS: I think you definitely, I think
12 definitely it needs to go behind the chimney. I didn't have
13 the privilege of being here for the first preliminary, so I
14 feel like I am a little bit out in right field, but I just
15 feel like your scheme D completely encapsulates the existing
16 structure in a way that you cannot read the massing at all,
17 and even though I don't like the roof form in design C, at
18 least your original building is readable and intact. And, I
19 mean, I am just really having a hard time embracing this at
20 all, but if, you know, I did have any, you know, sort of
21 strong opinion, it would be to pull whatever you are going to
22 do way back behind the chimney, and I am not sure I could
23 really stomach anything in front of that, because there is
24 not enough house to support.

25 MS. WRIGHT: We probably, you know, should go back

1 over some of the things that were discussed in the first
2 preliminary.

3 MS. WILLIAMS: I read the minutes.

4 MS. WRIGHT: Yes. The Takoma Park guidelines are
5 unique. We probably wouldn't approve an addition like this
6 in any other historic district, but this was a major, major
7 point of discussion during the creation of the Takoma Park
8 district. And, you know, it is hard to stomach, but there,
9 this was essentially the compromise to get a district, to be
10 blunt --

11 MS. WILLIAMS: I totally understand that, and I am
12 not saying, you know, they can't do their second floor
13 addition, but I mean, we have had cases in Takoma Park where
14 we have felt that the addition has overwhelmed the existing
15 structure to the point where it wasn't acceptable, and I feel
16 like this really borders that. I mean, this is a, you know,
17 a --

18 MR. FULLER: You didn't have the benefit of where
19 we started from the last time.

20 MS. WILLIAMS: Okay. Well, but in any case, I just
21 think it has to be pulled back, I mean, to at least behind
22 the chimney.

23 MS. O'MALLEY: Let me just ask you again, along
24 those lines --

25 MR. SAINDON: I just want to make one point.

1 MS. O'MALLEY: Go ahead.

2 MR. SAINDON: Just looking over pulling that front
3 dormer back, I am thinking that it is probably not even worth
4 having the front dormer be pulled back to the chimney, which
5 I think is okay. I think we could, I could eliminate the
6 front dormer and pull the rear dormer back even further and
7 get what we want. Because I think if we pull back to the
8 chimney, we will have no overhead windows. We will have no
9 other windows, because it will be too high. So there is no
10 big point of even having a dormer, which I don't think is a
11 big problem. We could have the windows for the bedrooms in
12 the side and the back.

13 MS. O'MALLEY: And you can --

14 MR. SAINDON: So we could basically retain a great
15 majority of the ridge, of original hip.

16 MS. ALDERSON: And you could add more windows than
17 you have in design C, if you need to get more daylight.

18 MR. SAINDON: Yeah, yeah. Right. Everything could
19 be pushed into the rear, but I feel that the side, what you
20 call the cross gable dormer, the main roof, I think that is
21 important to keep. But I think we don't need the front
22 dormer if we have to put it back so far.

23 MS. WILLIAMS: Well I think that would be a huge
24 improvement then, if you just eliminate that front dormer
25 altogether.

1 MR. SAINDON: Okay.

2 MS. WILLIAMS: That will benefit it enormously.

3 MS. ALDERSON: It would lighten it up.

4 MS. O'MALLEY: I guess I would go back, just to ask
5 about my comment. If you were using scheme C, as I look at
6 it from the side --

7 MR. SAINDON: Yes?

8 MS. O'MALLEY: Actually the front elevation is
9 different than the side elevation. From the side it looks
10 like you, if you put a hip roof on the addition, then I'd put
11 one on your original.

12 MR. SAINDON: A roof on the addition on the second
13 floor? I mean that -- it's basically like slicing the
14 original hip off, moving it up, almost like you would in C, I
15 guess.

16 MS. WILLIAMS: If you look at your design C scheme.

17 MR. SAINDON: Uh-huh.

18 MS. WILLIAMS: Rather than having a stepped up, you
19 know, gable there --

20 MR. SAINDON: Right.

21 MS. WILLIAMS: -- just go ahead and make that roof
22 height all the same, but do it as a hip.

23 MR. SAINDON: Right. Okay. I brought that a step
24 down just to minimize the step up from mass to mass, but you
25 are saying just put a hip on that back?

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1 MS. WILLIAMS: Yes.

2 MS. FOTHERGILL: As the staff person who is going
3 to be advising them, they have now had two preliminaries. I
4 think, I need some sort of consensus of what could be
5 approvable. And I am hearing behind the chimney. I have
6 heard that very clearly. I think I need a roof form
7 consensus.

8 MS. WILLIAMS: To just back up a little bit. I am
9 not quite sure why people of Historic Takoma, why staff, why
10 the general, you know, response has been more favorable to D
11 over C. I guess, I sort of see as being more in the right
12 direction, and I'm not quite, I feel like I am missing
13 something.

14 MS. ALDERSON: My concern with C, because we did
15 have this discussion last time, was that you have so much
16 wall coming straight up from the street facade that the
17 addition is much more visible from the street. And so, by
18 seeing instead the roof material, I think it's going to be
19 less visible from the street.

20 MS. O'MALLEY: Well, so if your hip roof on the
21 addition came almost down to your original roof --

22 MS. WATKINS: I think the problem is that it kind
23 of, it's real heavy, it kind of sits on the existing house.

24 MR. FULLER: Option C.

25 MS. WILLIAMS: Option C. And it just kind of

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1 crushes it almost. I mean, we have seen --

2 MS. WATKINS: I don't think there is a great
3 solution here.

4 MS. WRIGHT: Right. We have seen a lot of these
5 kinds of proposals over the years, and we have seen a few
6 that have been one-story, hipped roof bungalow. It is the
7 hardest bungalow to add onto, no question in my mind. And,
8 if you remember the very small property that we saw on Holly
9 that we had many preliminary consultations about, essentially
10 what we ended up with was a scheme similar, in some ways, to
11 design C. And the owners felt that was a very satisfactory
12 decision. I can show you, if you would like it -- I won't be
13 at the next meeting or the meeting after that -- a couple of
14 solutions that have been built out in Takoma Park for these
15 one-story, hipped bungalows, and none of them have been very
16 good. We have had a solution C-type solution built, and I
17 have to tell you, it doesn't look good. It looks like there
18 is a weird two-story building that has been, you know,
19 squished onto the back of this house. We have had solutions
20 where they have raised the hip slightly and put dormers on
21 the side to create a second story, and it hasn't looked good,
22 because it ends up with the roof looking virtually flat. I
23 mean this, in the 12 years this district has been in
24 existence, we have been through this design exercise a number
25 of times.

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1 MR. FULLER: Has anybody ever tried to put a very
2 contemporary addition on the back, basically to try to
3 divorce it in materials, and just let it be just a completely
4 separate element?

5 MS. WRIGHT: Well, I think you recently just saw a
6 case where they had a large back yard.

7 MS. WILLIAMS: Right.

8 MS. WRIGHT: And they added essentially like, you
9 know, almost equal-sized pavilion with a, you know, like a
10 connector, but that was because they had a very large rear
11 yard.

12 MS. ALDERSON: And at the same time we don't want
13 red-line row. This is -- my concern, because I would like to
14 commend that, you know, a great effort has been made and the
15 applicants have been responsive, I think the willingness to
16 consider pulling back the addition is important, and I
17 appreciate it. I would urge against the C approach, because
18 that's a wall that is going straight up at the front-most
19 location on the site, whereas a sloping backwards, whether
20 it's a gable or a hip, is taking the mass away from the
21 street and away from the front of the house.

22 MRS. SAINDON: Can I add something that affects the
23 inside and not the outside? But it is an important part from
24 my end. And one of the things that I like about design D
25 that I find nice on the inside is that the stairwell is in a

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1 logical location in the home. And when you push it all the
2 way, all the way back, the stairwell might be in a very
3 awkward position in the house. And I understand that you
4 guys are looking, which I understand you guys are looking at
5 the outside. I have to look at the inside and the outside,
6 and so I just --

7 MS. ALDERSON: Okay. Where is that right now in D?

8 MRS. SAINDON: In D, it's in the front.

9 MS. ALDERSON: In the very front?

10 MRS. SAINDON: Yeah.

11 MR. SAINDON: Behind the right, in the front.

12 MRS. SAINDON: D's floor plan is circle 13.

13 MS. ALDERSON: It's under circle 13?

14 MS. WRIGHT: C is circle 13. I mean, unfortunately
15 circle 8 is a little bit smaller, so it is a little bit
16 harder to see, but the --

17 MS. ALDERSON: What is the D floor plan again?

18 MS. WRIGHT: 13.

19 MS. ALDERSON: 13?

20 MR. SAINDON: 13, circle 13.

21 MRS. SAINDON: And it just -- I know that that's --

22 MS. WATKINS: I think you could probably still get
23 that to work, if you had your stair front at the bedrooms all
24 go towards the back, rather than having it centrally a
25 located staircase, if you keep that staircase in the foyer.

1 When you come up, you know, run your two bedrooms down the
2 side of the master at the end.

3 MR. SAINDON: I think we can make that. I think the
4 stairs --

5 MS. WATKINS: Yes.

6 MR. SAINDON: In scheme C, where the main massing
7 is pushed way back, we had to put the stairs back.

8 MS. WATKINS: Right.

9 MR. SAINDON: But I think we make those come more
10 up front.

11 MS. WILLIAMS: So, in design D, if you just
12 eliminated the front dormer but kept the side gable as is,
13 you could still retain the stair --

14 MR. SAINDON: Yeah. Yeah.

15 MS. WILLIAMS: -- and retain more of the front
16 elevation?

17 MS. FOTHERGILL: That's right. That's right.

18 MS. ALDERSON: And from a preservation standpoint,
19 that's not only pulling the mass backwards, but that's also
20 sloping the mass away from you.

21 MR. SAINDON: Right. Right. And I think the extra
22 large gable dormer in back is no problem. It's a good
23 solution to get that mass pushed back.

24 MS. ALDERSON: Terrific.

25 MS. O'MALLEY: Okay. Are your stairs in that

1 location now, circle 13, in D?

2 MR. SAINDON: Yes.

3 MRS. SAINDON: Oh, no, no. Currently?

4 MS. O'MALLEY: As in D?

5 MRS. SAINDON: No. Our, our --

6 MS. O'MALLEY: You don't have stairs?

7 MRS. SAINDON: Our stairs are not to code.

8 MR. SAINDON: It's a foot and a half wide.

9 MRS. SAINDON: They are deadly is what they are.

10 MR. SAINDON: They are out of code.

11 MS. ALDERSON: Do you still need a consensus read

12 from us for the record? I think there is a consensus that,

13 if the dormer can be pulled back to the chimney or beyond,

14 that that would be acceptable?

15 MR. SAINDON: Or no dormer.

16 MS. ALDERSON: If there is a preference, instead

17 of --

18 MR. SAINDON: We are not going to do a dormer.

19 MS. ALDERSON: Or actually eliminating the front
20 dormer, and continuing with the approach in D of a roof slope
21 that's sloping away from the street facade.

22 MS. O'MALLEY: Does that work?

23 MR. SAINDON: Yeah.

24 MS. O'MALLEY: All right. So we hope to see you
25 back soon for another -- Is there such thing as a third

pld

1 preliminary?

2 MS. WILLIAMS: I don't know.

3 MS. SAINDON: Can we go for the permits? I would
4 think, after two preliminaries, if they are able to
5 successfully --

6 MS. WRIGHT: Yes, I think you can go ahead and file
7 for a historic area work permit. And certainly if the
8 Commission then sees it and feels like they have concerns,
9 and you all are willing to address those concerns, you can
10 continue the historic area work permit, and discuss it over
11 two meetings.

12 MR. SAINDON: Okay.

13 MS. WRIGHT: But I think you are at a point where
14 you can comfortably file.

15 MS. O'MALLEY: Just don't do your completed
16 construction drawings.

17 MS. WRIGHT: Don't do your construction drawings.

18 MR. SAINDON: Oh, believe me, I have no intention.

19 MS. O'MALLEY: Thank you.

20 MR. SAINDON: Great. Thank you.

21 MRS. SAINDON: Thank you very much.

22 MS. O'MALLEY: You're getting there.

23 MR. SAINDON: Yes. Thank you very much.

24 MS. O'MALLEY: All right. The next one is Case C,
25 lot 11, in Hyattstown.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7220 Spruce Ave., Takoma Park **Meeting Date:** 07/28/04
Applicant: Mr. and Mrs. Saindon **Report Date:** 07/21/04
(Richard Vitullo, Agent)
Resource: Contributing Resource **Public Notice:** 07/14/04
Takoma Park Historic District
Review: 2nd Preliminary Consultation **Tax Credit:** None
Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Construction of 2nd-story addition

RECOMMEND: Proceed to file a HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-1925

PROPOSAL

The applicants are proposing construction of a second-story addition to their house. The proposed addition would be clad in Hardi-plank and would extend up an additional 7 or 8 feet above the existing roof line. The footprint of the house would not change.

The applicant had a Preliminary Consultation with HPC at the June 23, 2004 meeting (see minutes in Circles 15-28). At that time they had submitted their initial proposal, Design A, and, at staff's request, a sketch of another design, Design B. Now the applicants are submitting Design C and Design D for the HPC's consideration.

The applicant has submitted existing and proposed elevations and floor plans for both Design C and D (see Circles 4-14), photos of the existing house (Circles 45-47), as well as neighborhood context photos (Circles 49-52).

Design C shows the front porch with its hip roof retained and then the addition steps back as it goes up so it has two gable roof sections. Design D shows the front porch with its hip roof and dormer retained and then it leads into a new gable roof with two dormers for the new addition.

STAFF DISCUSSION

The Takoma Park Guidelines recommend additions be placed at the rear but they allow for 2nd story expansion of Contributing Resources.

Specifically, the Guidelines state:

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

As was mentioned during the first Preliminary Consultation, staff and the HPC had some concerns about the first proposal, Design A, and its effect on the historic house. The HPC discussed these concerns with the applicants at the June 23, 2004 meeting. The overall concern was loss of the important front elevation features of this bungalow including the hip roof and the front porch form.

The HPC asked the applicants to explore the possibility of a new design that retains these features. Some Commissioners also discussed the design of a house down the street at 7216 Spruce which has a gable roof and they were open to the possibility of a similar design for this house.

The applicant has worked closely with staff on exploring different design ideas. Initially the idea of raising the hipped roof was discussed but as can be seen in Design B in Circles 55-57, that results in an entirely different house type, essentially a Four Square.

At the Preliminary Consultation, the applicant heard the HPC discuss the uniqueness of this bungalow's front elevation and hipped roof and the importance of the retention of those features. After the Preliminary, the applicant submitted Designs C and D, and staff finds Design D a more successful response to the HPC's concerns of the two designs.

In Design D, the applicants basically took their initial design and reconfigured it to retain the front of the house. They have kept the front elevation intact including the hip roof on the porch and the dormer and have also kept the front door in its original location, which the HPC requested, and then expanded up into a new gable roof with two dormers.

As can be seen in the neighborhood context photos, this house is surrounded by houses that are 2-story, many that were one-story houses and were recently expanded to 2-stories. The expanded house would not be taller than its neighboring houses and would be 7-8 feet taller than it is now. The proposed massing would blend in with the streetscape in terms of its size and scale.

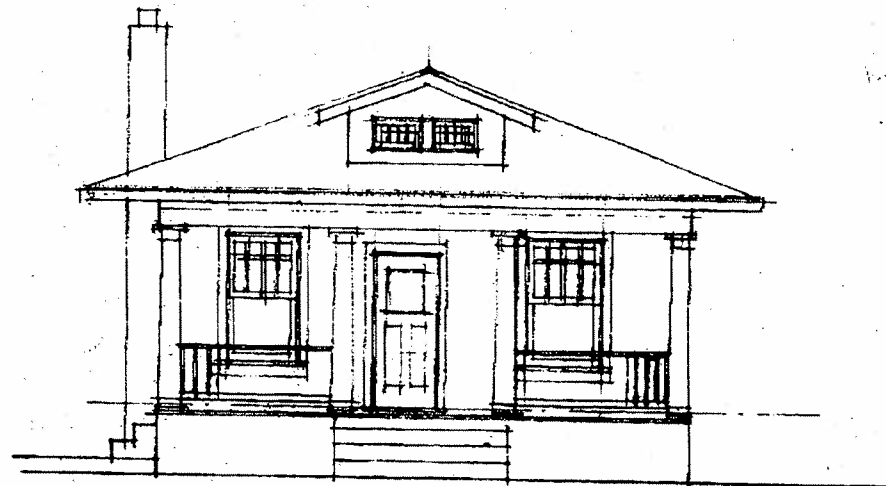
The Takoma Park Guidelines, as noted above, state:

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.

Staff finds that Design D has resolved the HPC's concerns about retaining the front of the house and meets the Takoma Park Guidelines. Should the HPC find this design approvable, staff will work with the applicant on appropriate materials including wood siding instead of Hardiplank, minimal original window removal, and, if necessary, relocation of original windows.

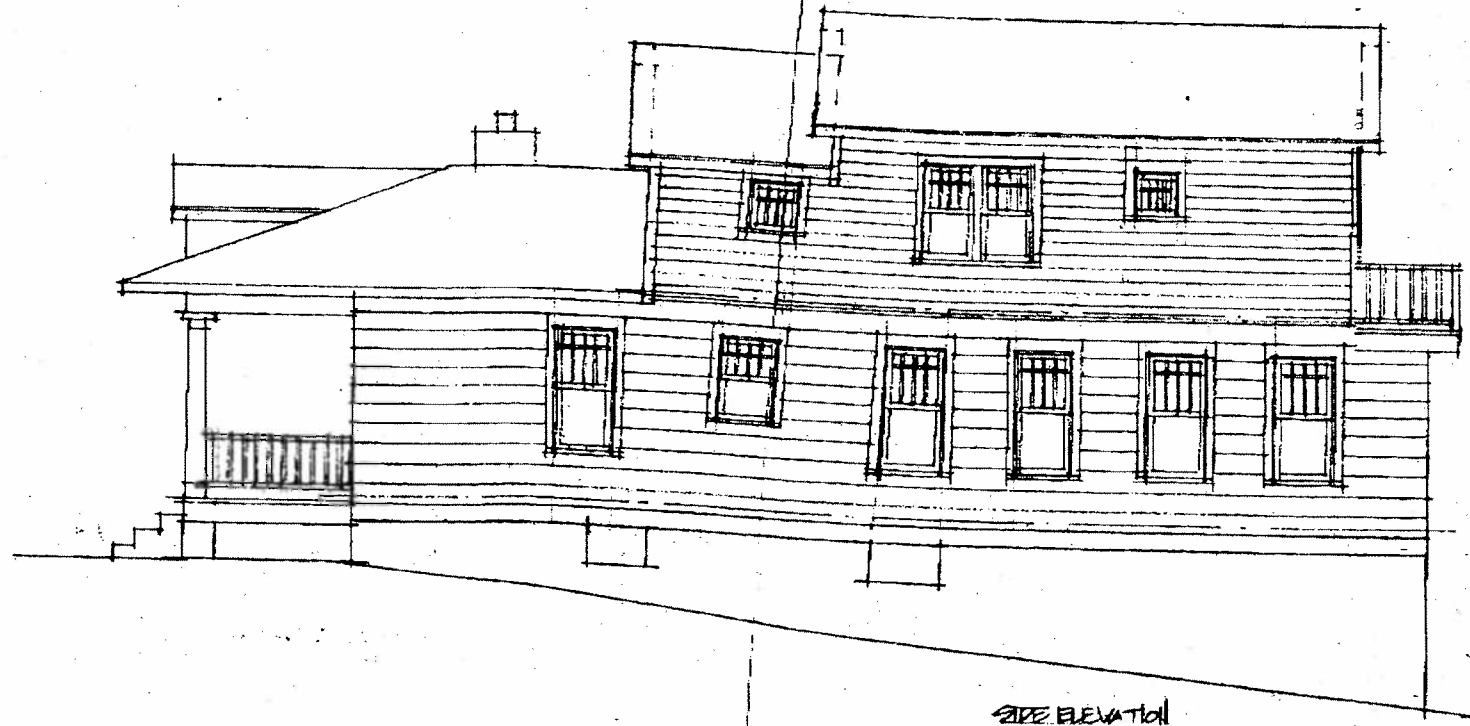
STAFF RECOMMENDATION

Staff recommends the applicants make revisions based on comments from the HPC and then return for a Historic Area Work Permit application.



EXISTING FRONT ELEVATION
 SANDON 4-28-04

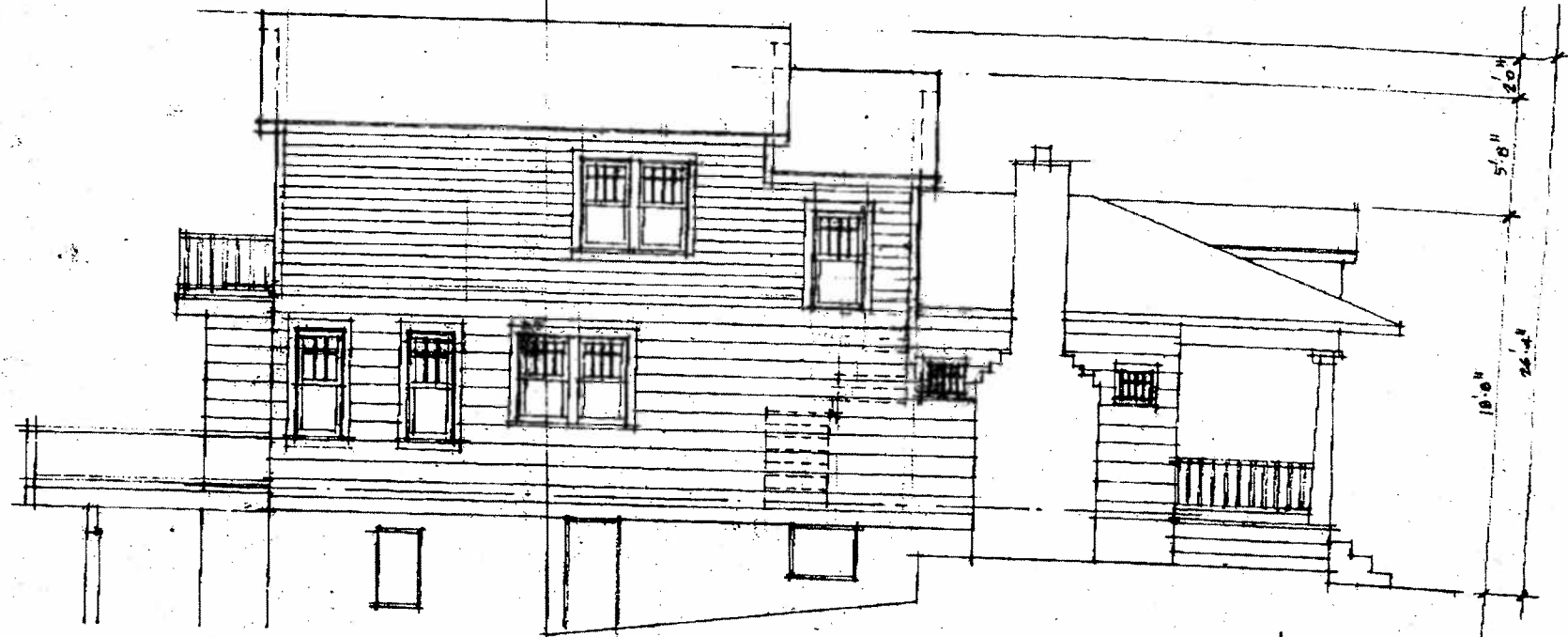
③
 ④



SIDE ELEVATION

④
⑤

DESIGN C106



SIDE ELEVATION

6

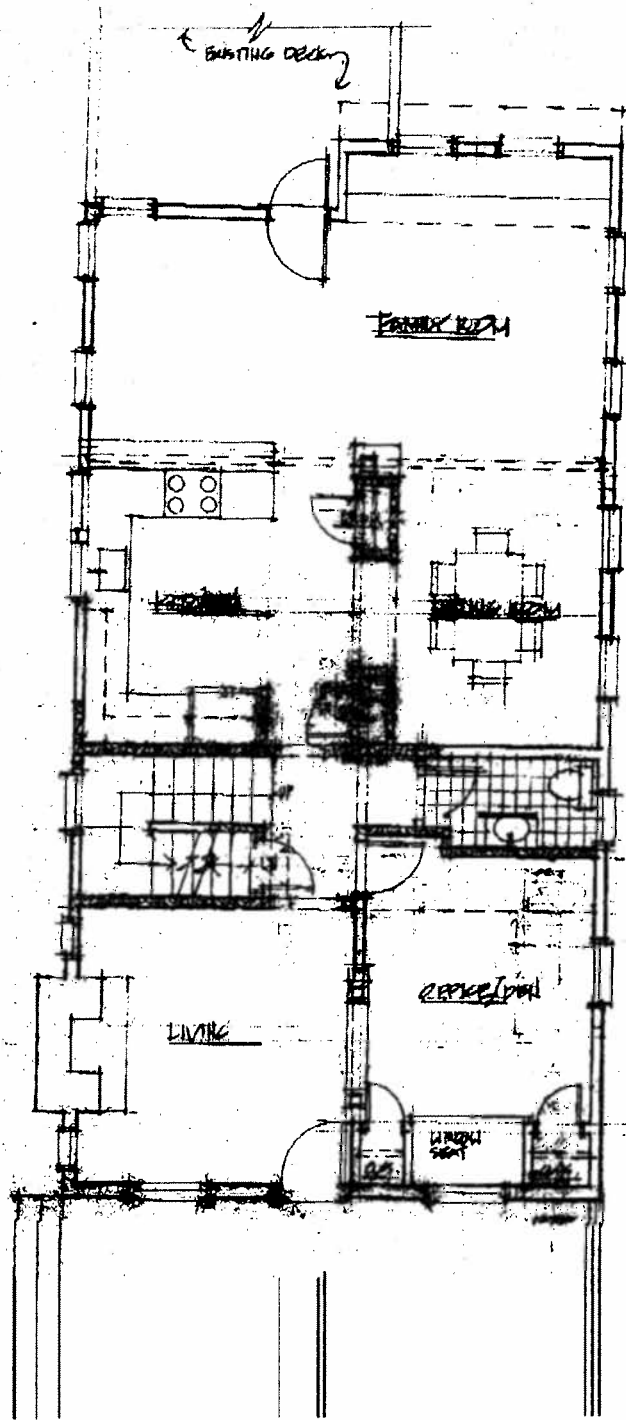
DESIGN 407



REAR ELEVATION
14

57

DESIGN C



DESIGN C



FRONT ELEVATION (B) SKETCH
7000 SPACE AVE.
7.01.02

Vitullo Architecture Studio PC
7016 Woodland Ave.
Takoma Park, MD 20912

DESIGN D 110

(9)



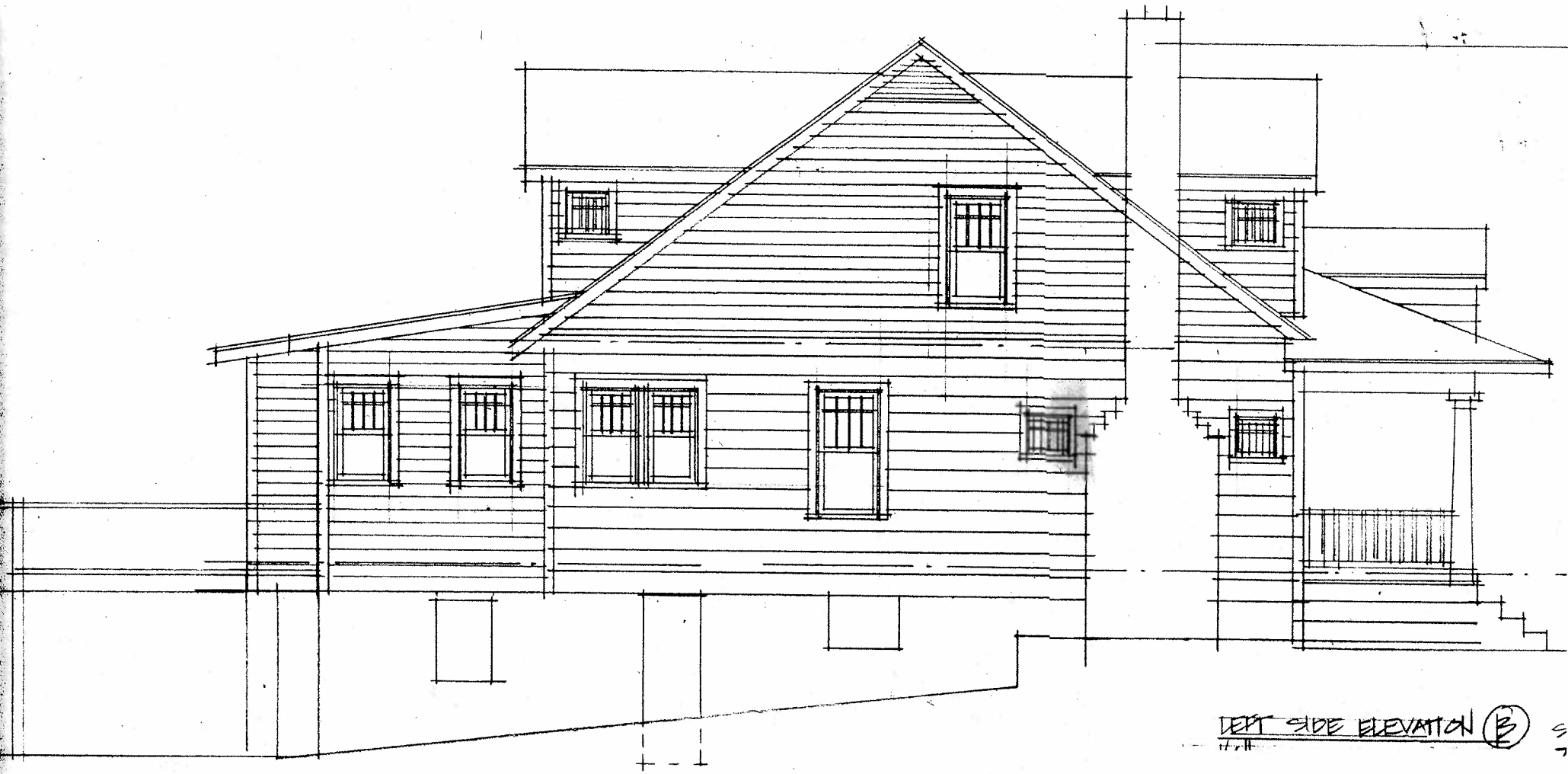
RIGHT SIDE ELEVATION (B)

7.02.04

SHINDON
7220 SPACE AVE.

0

DESIGN D 111



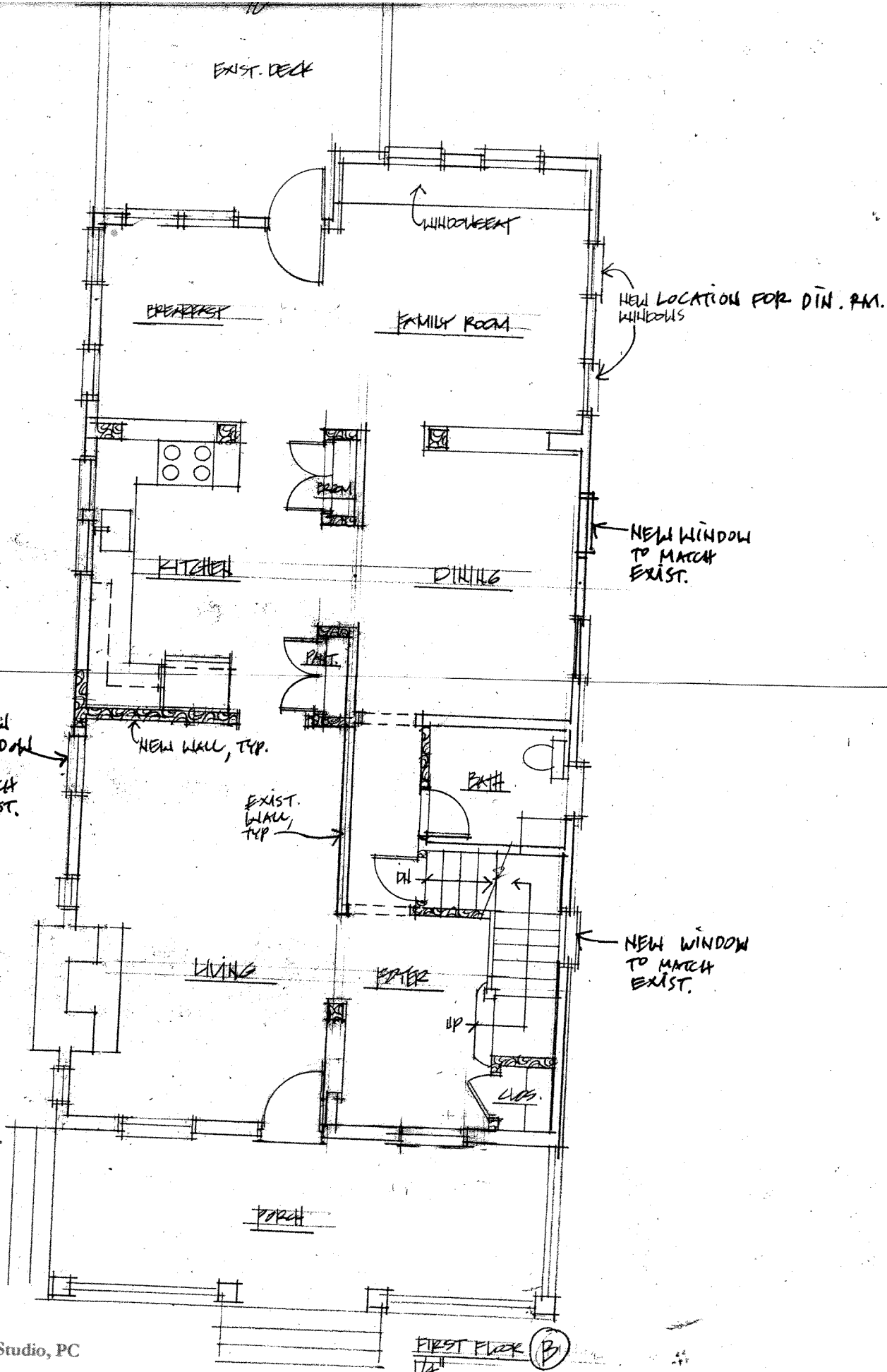
DEPT SIDE ELEVATION (B)

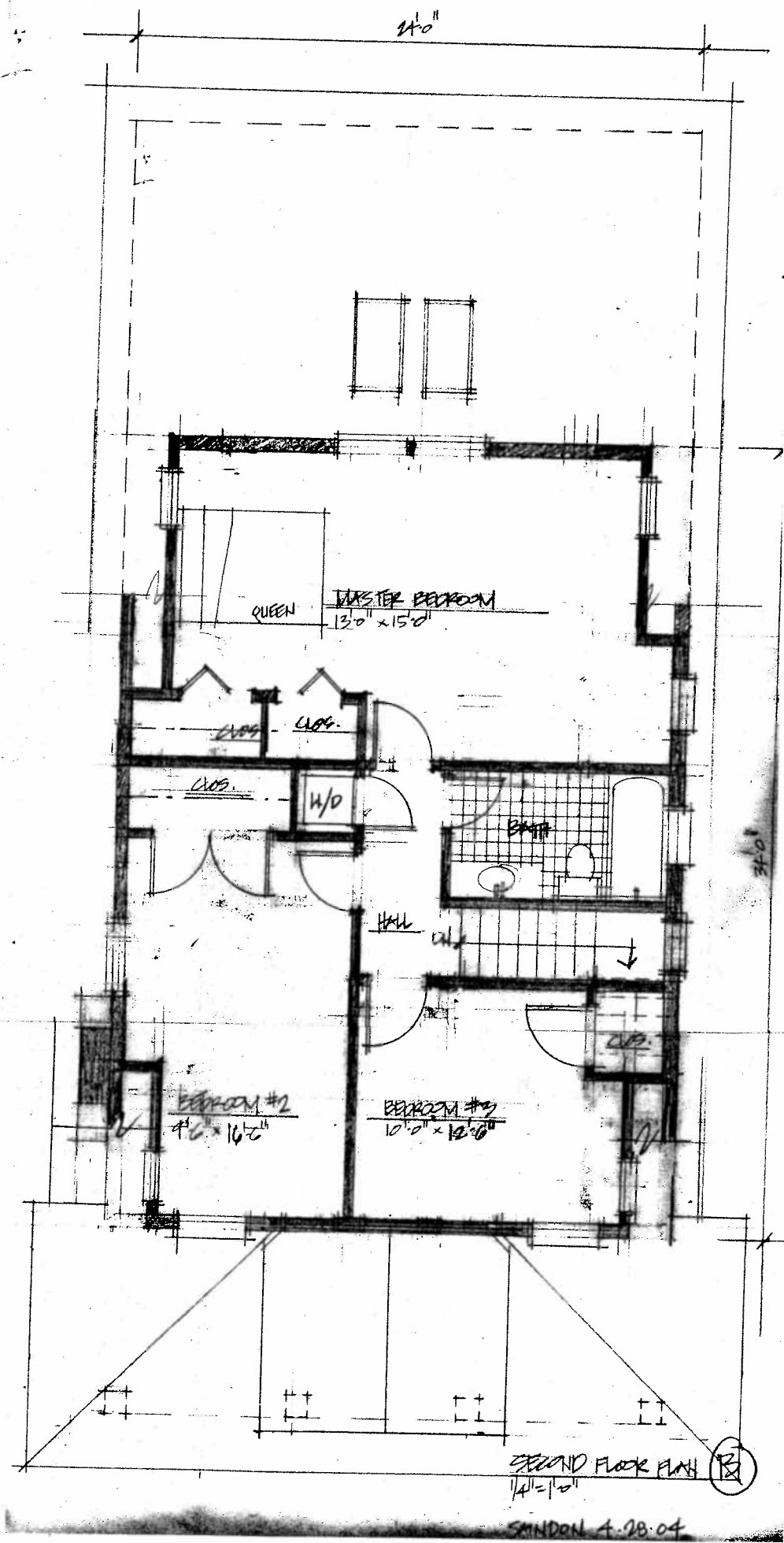
11

DESIGN 112



REAR ELEVATION (B) CA
1/4" = 1'-0" 72
7.02.04





SECOND FLOOR PLAN (R)
MAY 1 2004

DESIGN D
115

(14)

SANDON A. 28.04

June 23, 2004 HPC meeting

MS. O'MALLEY: We have another preliminary, 7220 Spruce Street. Can we have a staff report, please?

MS. FOTHERGILL: All right, we're going back to Takoma Park. This 7220 Spruce Avenue, which is a contributing resource, bungalow circa 1925. I'm going to show you some visuals of -- house. The applicants are proposing construction of a second story addition to their house. The proposal is for an addition clad in Hardiplank siding and would extend up an additional seven or eight feet above the existing roof line, and the footprint of the house would not change.

This is the existing house. This is the back of the house. The house has a rear addition and that's the -- if you're looking from the front of the house, that's the right side of the house. This is the right side of the house from the front of the house. And this is the left side of the house.

The -- some of the concerns about this proposal are sort of overall concerns about a second story extension of this type of -- and the effect it would have on this bungalow and basically significantly altering the type of bungalow.

And I think the applicant is open to discussing with the Commission other design options so they can gain the interior space they need to also meet preservation criteria in the district. The Takoma Park guidelines do allow for second story expansions of one-story houses, but -- but I think the concern is the altering of this bungalow-type and how to solve that problem. And we actually discussed with the applicants' architect the possibility of the second story with a hipped roof and then it becomes a Four Square and it just -- new house type with either these two possible designs and I think the applicant would like to talk to you all -- about how they can get the space they need and yet still --

Do you have any questions for Staff? They've been here since actually before the fire station so I think they're probably ready to come up.

MS. O'MALLEY: Would you please come up.

MS. SAINDON: Good evening, and thank you for staying so late. I'm sure you're all tired. My name is Elizabeth Saindon. I'm the homeowner. I'm born and raised in Montgomery County. We bought this home in 1988 and it's always been described as cute. We fell in love with this little house and it's a grand house, but it is little and we really hoped and planned to stay in it. There have been several houses -- on our block that have been for sale, but

this is the house that we love.

And I think Staff did address the idea of changing it into a different style of bungalow, but we fell in love with it as a bungalow and we want to keep it as a bungalow. And we picked Rick as our architect because he built his own house into the historic styling, although he didn't have to, and he has a real eye for not only beauty, but also this historic -- and I -- well, I'll let him talk about the design.

But I really look forward to working with the Commission and anything that we can do or discuss and talk about, we're flexible about anything about this little house. I'd just like to see it be a slightly bigger house.

MR. VITULLO: My name is Rick Vitullo. I'm the architect for Elizabeth and her husband. I hope that the pictures and drawings that you have before you are enough; I didn't bring any extraordinary visuals for you to look at. But we do intend to keep the basic bungalow style, and that's a broad range -- that encompasses to me a broad range of building shapes and volumes. And we are very aware that the scale of the house and the scale of the new addition would be compatible with what's existing on the street, and as you'll see in -- that the houses to the left and the right -- two houses to the left and the right right now are two-story houses. Some of them -- one of them I know has a bungalow motife that has been kept. I have no idea if these are original to the street -- if they were all one-story bungalows at one -- from the beginning. I don't have that information available to me, but --

MS. SAINDON: I do know that 7222, the one right next to us --

MS. FOTHERGILL: Circle 22 in your packet.

MS. SAINDON: -- was actually a one-story bungalow with basically the same structure as ours. And it was -- it's conversion happened well before the historic --

MR. VITULLO: And if you count -- I mean, the basic roof of 7222 is the same roof as Elizabeth's house, 7220, raised up eight feet and I think to do that would be to basically change the house from bungalow to Four Square or whatever, totally changing the house.

What we propose is to more or less replicate the main roof that is shown on 7216 with a ridge parallel to the street, the large sloping roof which to me replicates the bungalow type of -- and then hiding the second floor space up under that eave of the roof with a large dormer on the front.

MS. O'MALLEY: Do we have questions for the

architect? I think part of the problem I see with this plan is that with the new -- with the new structure, I have a hard time seeing the original house. It's just kind of gone. And so for me the new plan is overwhelming.

MR. VITULLO: Well, to me the only way to address that is that we are adding a second floor, so we are trying to maintain as much of the low scale qualities of the one-story bungalow yet adding a floor and keeping it -- keeping the house itself a wholistic entity so we're not plopping something behind or to the side or whatever. We're trying to keep it and make it look like it was -- that it's a whole house designed or redesigned or altered to be a larger structure, yet still have a low scale.

MS. O'MALLEY: Well, although often we look to new additions to be clearly new additions, rather than --

MR. BRESLIN: I'm looking at the -- if I'm interpreting the drawings correctly, the only thing left will be four columns, the porch floor and one window? Because you're replacing the window, the door, the porch roof --

MR. VITULLO: -- switch the door and the window in the front, but the sides, the back, everything -- the footprint will stay the same. Even some of the windows are staying the same. We are switching two windows on the left side and putting them -- and redoing them in the back where there are no windows in the back -- on the side. So, from the front, yes we are changing.

MR. BRESLIN: I appreciate the fact that you're designing it wholistically and the last thing you want to see is a hodge-podge of old and new; that looks confusing. I think a hard thing for us is it is a contributing resource and there's not a whole lot left when you're finished; at least not from the streetscape, which is the most important view. It's hard thing for us to --

MR. VITULLO: Well, from what I understand, an addition should be compatible to the bungalow style, and I think the addition is compatible. I mean, I don't know how else to interpret more compatible. I mean, if you're saying it should be retaining, then that's another thing, but I think that the new addition is compatible, if I understand the word "compatible".

MR. FULLER: I guess I have to echo my fellow Commissioner's feelings. The words that I hear, the falling in love with the bungalow, and what I see proposed isn't completely compatible. I feel that, as Commissioner Breslin points out, that as you look at the front of the house, you don't see the roof sloping away from you, you

don't see the dormer that's there, you don't see the chimney. Obviously, we're significanting increasing the height of the house compared to what's there now, so the rhythm of the street is changing considerably.

I'm not sure whether we're trying to squeeze too much onto the property, whether the expansion is too ambitious, or it's -- it's also in its placement; if it couldn't be pushed more back and down. But I just don't feel that it's particularly sympathetic to the old house and at this point, this is almost a tear-down and starts from scratch. There's very little of the old fabric left.

MR. VITULLO: Well, the footprint is intact -- totally intact. The first floor walls and totally intact. Yes, we're changing the roof.

MR. BRESLIN: It would be interesting -- take this -- take a highlighter and highlight what pieces will be old pieces when you're finished. I think --

MR. VITULLO: It is -- just from the front elevation.

MR. BRESLIN: Which is the streetscape, which is our primary concern.

MR. VITULLO: I understand.

MS. WATKINS: I think the addition itself, if we're just reviewing the whole package, I think it's fine. The problem is -- I agree with the other Commissioners -- if you look at the side elevation -- the existing side elevation and the new side elevation, once again you've lost direction the way the roof slopes, you change that, it becomes a gable over the porch. There's just a number of changes that there's very little left on the front elevation that's recognizable as existing.

And I think if there's more of that left, it could be a little more sympathetic towards the addition.

MR. VITULLO: I'm trying to understand the -- how much we can retain of a one-story bungalow with a hip roof if we're adding a second floor. I don't --

MS. WATKINS: It's a challenge. It's very challenging to other people in Takoma Park and that's --

MR. VITULLO: I guess what I'd like is suggestions --

MS. SAINDON: Right. My understanding is that this has been attempted and the attempts are generally not very successful. So, it would be lovely to -- do an addition that it successful and I think -- I'm very open to suggestions that you might have.

MS. ALDERSON: Can you look at what you might do by preserving the form of the one-story hip and perhaps

pulling the addition -- I know you don't want to expand your footprint and eat up the yard -- that's understood, and it's always tough when it's a small house on a small yard.

MS. SAINDON: What yard?

MR. VITULLO: There is no --

MS. ALDERSON: Exactly. The question is, though, can you pull it back a bit. Because even if you can get it back some, then there's a chance of -- I think the demarcation that I see in cases like this so far is that it gets literally on top of it and -- old cottage is lost. If it's -- if it's so far up that it doesn't even go to that first ridge, then it tends to look like kind of half swallowed, kind of like a dog with half a bone and a cat with half a bird in its mouth.

I guess what I'm asking for you to look at if you would is the possibility of pulling it back enough so that you see that -- there, because to me, when I look at the tension that we face with these between wanting to preserve the character of the original and wanting to still end up with something that's cohesive, if you were going for pure cohesiveness, you'd undermine preservation; you usually go for the hip -- the second story hip. You get a very cohesive Four Square. It wouldn't be a preservation project, but it would be very cohesive, like the one next door that looks great.

From a preservation standpoint, though, my concern here is that I think you sort of sacrifice both, because we no longer have the recognizable cottage, it's a different cottage. And my concern, we -- so much height in that kind of roof right on top of that. That's kind of bigger than a dormer on a bungalow, so it doesn't have a bungalow-y look anymore. But I think it might be achieved by pulling it back, leaving the hip there, because that really is the principle character, and see what you can do behind that -- stepping it back a bit.

MR. VITULLO: Okay. I don't know exactly what shape that would take that would not look like a hybrid. Should that be what -- there's a number of houses that I've seen that have had an addition -- pulled back, which to me looks like a bungalow stuck in front of an addition that's behind it. I don't -- I mean, yes, it would reduce the scale if that's what we're trying to achieve, solely to retain the scale at the street and then everything else is just pushed behind.

MS. ALDERSON: I think the question is, is there some way to retain that particular bungalow shape, which is

a hip shape; it's not a gable front. That's the question.

MS. O'MALLEY: Maybe if you --

MR. VITULLO: I don't know what -- I have no idea what that's --

MS. O'MALLEY: Why don't we -- we have one speaker, so if you'll step back one moment and then you can come back up. Sabrina Behren?

MS. BEHREN: Sabrina Behren, I'm the president of Historic Takoma. Once again, I just wanted to express Historic Takoma's concerns with preserving contributing resources to the historic district master plan, as this house at 7220 Spruce is. We're very sympathetic to the applicant wanting expanded living area and all of those kinds of considerations and we hope that some compromise can be reached to accommodate that desire.

But at this juncture, the two drawings that I have seen fundamentally change the character of the house. It is no longer a bungalow and it is as a bungalow that the house contributes to the historic district master plan. So, I don't know at this juncture what the resolution is, but I would support the Staff recommendations to work for some kind of -- some kind of better compromise for expanding the space, but still retaining the integrity of the house as a bungalow.

Thank you.

MS. O'MALLEY: Okay, come back up now applicants.

MS. SAINDON: I'm most obviously not an architect, so can I ask a few questions?

MS. O'MALLEY: Sure.

MS. SAINDON: My -- it's -- the design clearly is not the same bungalow; it's a different bungalow, but it's clearly a bungalow, so I guess when I look at your charter, it says that you're to preserve the style and I guess I'm not real clear on what that means to you as a Commission. I guess I'm hearing that style doesn't mean bungalow style in the broader sense; it means the particular elements that -- existing structure?

MS. O'MALLEY: Yes, the reason that you are a contributing resource, or yours is, that the factors that go into making that unique house.

MR. ROTENSTEIN: I would just like to add to the last comment. What you have now is a classic one-and-a-half story bungalow. What you're proposing stretches the definition of bungalow into what architectural historians would call bungaloid, and even with what you're proposing, that's a significant stretch.

But what I see as significant character defining

features of your house as it is now is a hip roof, the central dormer, the rafter tails -- it's a classic bungalow and what you're proposing is to stretch that definition so far that it might go beyond its current style. And that's the issue that I see.

MR. BURSTYN: When I look at the picture of your existing house, and I see why you think it's cute and I do, too, is also I like the symmetry in design of the bungalow where -- especially like you enter the front walk and you walk straight right up the stairs right to the front door. And you lose that in your design, and I think the symmetry is an important part.

However, what I'd like you to do and also I draw the Commissioners attention to -- I guess it's Circle 27, which is, I guess, a little different design, and is this a viable proposal as well? Because I like this one much better.

MS. O'MALLEY: I think this is the one that turned into the Four Square rather than a bungalow.

MR. BURSTYN: I mean, I like it because it retains the roof and also the symmetry. I don't know what the other --

MR. VITULLO: The scale --

MR. BURSTYN: -- Commissioners feel, but --

MR. VITULLO: That overwhelms the --

MR. BURSTYN: I mean, I don't know about the size. Maybe it's too big. I mean, but I just like the design better.

MS. SAINDON: It's -- I mean, it's the house next door to ours. It's a lovely home. It's not a bungalow, but it's a lovely home.

MS. O'MALLEY: You're changing the style of the house.

MR. VITULLO: We've lost all the scale.

MR. BURSTYN: Well, but it -- it keeps the semblance of the roof line and it keeps the symmetry in the front door on the first floor.

MS. ALDERSON: Yeah, I think the symmetry is very important.

MS. SAINDON: That's not a problem --

MS. ALDERSON: My thinking, to add to that, is that once we go as far as -- get all kinds of different kind of roofs, different kind of bungalow like somebody's -- around the corner. And once -- and the dormer gets that big -- it first took me a minute to realize that's a dormer? I think so much is gone, so much is changed that

I'd be more comfortable with a Four Square, simply because it blends with the neighborhood. But, then again, that's not really a Secretary of Interior standards solution in the way of preservation solution. It's a fit in with the neighborhood solution.

I would like to see if you could study further the idea of preserving that front hip and pulling the addition back a bit. Try to find a resolution to reconcile those.

MS. O'MALLEY: Since your grade drops down in the back, is there a way to look at your need for more space in a lower level?

MS. SAINDON: We could certainly -- we certainly did contemplate that first. It's -- it is Takoma Park and although it is a finished basement, it's -- finished basement. I think that ultimate -- I think it would be very difficult to do that and make it functional -- make it functional space.

MS. O'MALLEY: Well, I do -- Takoma Park and there are ways to dry out your basement that may be cheaper than putting on a second story. But --

MS. SAINDON: Should I not tell you the story about the floating sewage in the main house then?

MS. O'MALLEY: We have stories like that, too. I think you have a very difficult problem with this house in finding something that will work, giving you that much space by purely going up, because I think you can't really have a design that will be totally on top of the whole house that doesn't change the house too much. It's no longer consistent with the predominant architecture of that house.

MS. WATKINS: If you look at 7216 -- throwing this out for other Commissioner's reactions. Look at the picture on Circle 24, look at 7216. It's a very -- at least from what I can tell -- similar -- similar massing. But if you extended you -- if you kept the existing slope of the roof and just extended it back and it became some variation of 7216, at least then you'd keep some of the -- some of the roof line --

UNIDENTIFIED FEMALE: And leave the dormer?

MR. BRESLIN: You'd turn the hip into a gable.

MS. WRIGHT: Well, that's essentially their proposal. Their number one option is to do that on Circle 7 what they're proposing is --

MS. WATKINS: Well, except they're changing the porch. The porch becomes a gable --

MS. WRIGHT: So your main concern about number --

about the front and the solution on number seven is if there would be some way to integrate the way the hipped roof covers the existing porch into that -- into a gable roof, that that would be a more successful solution than having the pediment on the front of the porch?

MS. WATKINS: With the pediment, you lose everything.

MR. VITULLO: Well, the shape of the porch is -- I mean, I had one solution of bringing the main roof forward so that it was bearing on the front porch columns and I thought actually that's a bigger change than having a separate porch roof attached to the main roof. But certainly that is a very viable solution to have the main roof basically replicate 7216 and have a dormer --

MS. WATKINS: Or, what if you kept the slope -- I don't know what -- it's hard to tell what the slope is. If you kept the slope and just extended it back so it wouldn't be quite as steep --

MR. VITULLO: Keep the slope of the front of the hip?

MS. WATKINS: Yes.

MR. VITULLO: Then what would happen with the sides of the hip?

MS. WATKINS: You're right.

MR. VITULLO: Then we could -- I think -- I have a feeling the hip is to -- the slope of the hip is a little too shallow to just extend back, and I don't know -- what you're retaining if all you're retaining is the slope of the front hip.

MS. WRIGHT: One question I had was had you ever looked at doing a steeper hipped roof so it would still -- you'd essentially be putting a new roof on, but it would be a steeper hipped roof. You probably wouldn't get as much space on the second floor --

MR. VITULLO: It's steeper at -- from the first floor level -- top of the first floor plate as it does now.

MS. ALDERSON: And what you're describing would have a ridge rather than a pyramid shape, correct?

MS. WRIGHT: I think this has a ridge now.

MR. BRESLIN: Well, if you were to do some variation -- some variation of 7216 where you raise the roof, but the living area is under the roof and a large dormer -- the dormer that's toward the back --

MR. VITULLO: Yes.

MR. BRESLIN: -- and if there's a dormer -- if there's a dormer toward the front, it would be the existing dormer or something similar to the existing dormer.

MS. WRIGHT: I think the essential question in 7216 is how does the Commission feel about changing a hipped roof to a gable? And what I heard some Commissioners saying is that that was in their mind a big change. I haven't -- just to explore, you know, the idea of a steeper hip that would give you maybe not three bedrooms on the second floor, but maybe -- you know, maybe two functional bedrooms on the second floor or something. Had you looked at that option?

MR. VITULLO: I did hear the -- Anne relayed that to me. I wasn't really sure what that meant.

MS. WRIGHT: Just the pitch of the hip, so that you have a more pyramidal roof than a flat hip.

MR. VITULLO: Possibly.

MS. WRIGHT: I mean -- look --

MR. VITULLO: Right --

MS. WRIGHT: -- I mean this is -- completely -- suggestion --

MR. VITULLO: -- I think it would look --

MS. WRIGHT: -- it might look strange.

MR. VITULLO: Yeah, I think it would -- it wouldn't look like anything that I've seen in Takoma Park. I mean, in my mind our proposal is very similar to 7216.

MS. WRIGHT: Mm-hmm; it is.

MR. VITULLO: And we are very -- we'd be very happy if you said build it like 7216, and I think it's really more or less we're 95 percent towards that design anyway.

Now, I'm not saying we're here to replicate other houses in the area just because, you know, we pass the Commission, but I think that that type of solution is certainly, for us, extremely viable and we would certainly be open.

MR. BRESLIN: Well, some -- in my opinion -- attractive thing about 7216 is when you look at it, you don't see any gables. You see horizontal lines.

MR. VITULLO: Mm-hmm.

MR. BRESLIN: And if you look at your existing house, you see horizontal lines, with the exception of the dormer; it's a very shallow pitch. And one suggestion I might have is you did this better -- a better 7216 where you kept the horizontality, you kept the second floor largely in your roof --

MR. VITULLO: Right.

MR. BRESLIN: -- and you kept a lot of the bungalow detailing, but used your bungalow detailing. So, for instance you have a dormer. You either reuse your

dormer or do something similar detailing to your dormer. You might keep the low scale, keep the horizontality, keep the second floor largely in the roof and then you could keep the porch, the beam, the gutter relatively intact.

That might be a middle ground, so from the gutter down is the same. From the gutter up is new, but it's largely hidden behind the roof.

MR. VITULLO: Right. In my mind that reworking of it is -- would be extremely acceptable to us. I wasn't sure what you meant by -- or, what of the original dormer on the front of the hip of the 7220? Is that something that would need to be retained or expanded upon? Is that an important element --

MR. BRESLIN: I would think, in the ideal world, you'd keep that dormer, because the dormer is a -- it's a character giving element. However, if you were to raise the roof, that may not be feasible. And if it's not feasible, maybe you do something that's replicative of it.

MR. VITULLO: And that would be a roof that would replace the main dormer --

MR. BRESLIN: Maybe you could do a dormer with a similarly modest pitch and a similar window arrangement.

MR. VITULLO: Well, I think a dormer that would have a hip on it that would be, say, attached to the type of roof at 7216, that would be --

MS. O'MALLEY: And I would want to see the size closer to your original dormer; not like the one on 7216. It's huge --

MR. BRESLIN: It would have to be done --

MR. VITULLO: The size -- the size of the original? The original dormer is basically an -- it doesn't provide any light. I mean, these -- we are putting two bedrooms --

MS. ALDERSON: I would like to add a refinement to Commissioner Breslin's comment, and I think this is an interesting direction; the idea of finding a way to extend the roof as subtly as possible.

This point is very well taken, I believe, about the relationship -- the linear relationship between the dormers and the roofs and the -- I guess that is maybe what troubled me the most about the initial design, and that's that what's the bungalow characteristic is that the dormers parallel the roof line. Your hip roof, your dormer is paralleling that part and the wider dormer, that's really admitting light to a whole second story and making it occupiable. That's linear. It parallels the linear ridge in the front.

And so my added suggestion is that either way you pursue it; whether you find a way to extend the hip or whether you instead decide to explore a gable that's side facing like 7216, that the dormer should parallel the roof line and that will keep it more cohesive and make it have more of a bungalow character, whether it's small or large.

MR. VITULLO: Okay.

MS. ALDERSON: Yeah, it's the two just fighting with each other too me that was part of what I had difficulty with; the side facing gable and yet the dormer being gable fronted.

MR. VITULLO: I think that's a really good idea. I'm not sure exactly where that leaves the hip. Are we going to have -- I mean, we're basically taking the hip away and making the roof -- the main roof more or less be like the 7216 roof type.

MR. BRESLIN: Well, that's looking from a preservation point of view. Your house has a hip roof, it's always had a hip roof. Ideally, it continues to have a hip roof. So, I would urge you to explore a hip roof.

If a hip roof is infeasible, then I would think of something like a gable would be the next option.

MR. VITULLO: Well, in my mind the hip roof solution is the one -- Four Square, so --

MR. BRESLIN: I meant a lower --

MR. VITULLO: A lower --

MS. WRIGHT: I think the solution I was talking about, and we've agreed that that potentially -- you could do a few sketches and Staff would be glad to take a look at the sketches, but I guess what I'd like to just find out is could the majority of the Commissioners support some sort of a gable roof change? Changing -- because when we look at 7216, it is the side gable bungalow. That is, in essence -- you know, we can work out all the details, but that is the essence of what their original proposal on Circle 7 really is. Maybe again a quick show of hands, how many Commissioners could envision approving side gable roof on this building?

MR. BRESLIN: Designed -- architect; yes.

MS. ALDERSON: I think we all feel that it's conditional.

MS. WRIGHT: Yeah, so there's only four Commissioners who say they feel that they could really contemplate approving a side gable roof, so it's a little iffy. There's not glowing support for that.

MS. ALDERSON: For the record -- for the record, I would want to say that certainly the character is, you

know, this one-story hip roofed gable -- bungalow. I'm not sure there's a way to achieve in an aesthetically successful way of keeping that without having something big looming behind it. And so that's why I'm prepared to say if that's not possible to achieve, I would be more comfortable with a continued slope, even if it ends up being a side gable. And I am -- that ends up putting a front-facing gable that's kind of arguing with a side-facing gable.

MS. WATKINS: I would agree with Caroline. That's the -- I think that's one of the problems we run into in Takoma Park. We try to put these large additions on the back of these little houses and it's very strange, it's very uncomfortable while trying to maintain this bungalow. And I think if it's done well, I think the side gable could work.

MS. O'MALLEY: But I would -- I would still hope that you would try again to -- to think if there's any way at all that you can retain more of your original house. Because it's not going to look like that cute little bungalow anymore.

MS. SAINDON: No, but I still hand paste wax all the floors every year, so on the inside it does. And so --

MS. ALDERSON: And can we say -- let's assume that you are comfortable pursuing a solution that preserve the front porch and its elements --

MS. SAINDON: Absolutely.

MS. ALDERSON: -- and the openings --

MS. SAINDON: Absolutely. The symmetry on the house I absolutely would work -- on the inside it's not that great from a living space -- but it's certainly something that --

MS. O'MALLEY: If you can go back and work with some of these ideas and also -- I mean, maybe you'll come up with something as you're fiddling with it that's totally different.

MS. SAINDON: I guess if -- I know it's late, but the four people who wouldn't agree to the side gable haven't offered us anything to go with. And -- so --

MR. FULLER: I guess early on some of the comments were are we maybe trying to put too much in, could the program be scaled back slightly and that way you wouldn't have to be forcing as much as high as you are. And is there any option of letting a little bit of the additional density go to the rear. I think some of this -- I just feel overwhelmed. I feel that what's here is so much bigger than what was there that even if we say that,

okay, we've got a little bit of the hip coming down in the front, yeah it has a little reminiscence, but the closer it starts looking to the house up the street, then it breaks the whole fabric issue. Right now one of the nice things on the street is that you have a larger house, you have houses with a lot of different contexts. The more you start marrying up to one of the other houses, I think you're hurting the rest of the streetscape.

So, from my perspective, anything that can help keep your program a little smaller so your house is the bungalow -- it's the smaller house on the street -- I think would be more successful. So, I'd be in favor of seeing a little bit less maybe pushed a little bit back. But it's a difficult problem. I don't think there's an easy solution.

MR. ROTENSTEIN: I think that suggestion is very well put. I would explore towards the back of the house and try not to make the front so overwhelming. I will just re

-- say it again, I really do think the character defining features of this house are its roof lines and the dormer.

MS. O'MALLEY: I think you've heard enough from me. Any comments from other Commissioners? All right, well we hope you'll come back again and work with Staff some on this --

MS. SAINDON: Thank you for your time.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7220 Spruce Ave., Takoma Park **Meeting Date:** 06/23/04
Applicant: Mr. and Mrs. Saindon **Report Date:** 06/16/04
(Richard Vitullo, Agent)
Resource: Contributing Resource **Public Notice:** 06/09/04
Takoma Park Historic District
Review: Preliminary Consultation **Tax Credit:** None
Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Construction of 2nd-story addition

RECOMMEND: Revise and return for a 2nd Preliminary Consultation

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915-1925

PROPOSAL

The applicants are proposing construction of a second-story addition to their house. The addition would be clad in Hardi-plank and would extend up an additional 7 or 8 feet above the existing roof line. The footprint of the house would not change.

The applicant has submitted existing and proposed elevations and floor plans (see Circles 6-16), photos of the existing house (Circles 17-19), as well as neighborhood context photos (Circles 21-24).

STAFF DISCUSSION

The Takoma Park Guidelines allow for 2nd story expansion of Contributing Resources. Specifically, the Guidelines state:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

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

Staff understands that this is a small house and is generally supportive of an addition to this house to meet the applicants' needs. As can be seen in the neighborhood context photos, this house is surrounded by houses that are 2-story, many that were one-story houses and were recently expanded to 2-stories. The expanded house would not be taller than its neighboring houses and would be 7-8 feet taller than it is now. The proposed massing would blend in well with the streetscape in terms of its size and scale.

However, staff does have some concerns and thoughts about the proposal and its effect on the historic house. Staff's biggest concern is the overall effect this expansion would have on this bungalow. This bungalow has a hip roof that extends from the top of the front porch. The new design has a gable roof that starts from behind the front porch, which will have a new, separate roof. The proposal with a gable roof is well designed, but it alters this bungalow's type and style and transforms it into a different type of bungalow.

Staff has talked with the applicant about the possibility of using the hip roof type but essentially raising the roof. At staff's request, the applicant did a sketch of this and it is included in Circle 27-29. As can be seen, a second story expansion of this type of bungalow is difficult because putting a hipped roof on top of a new full second story basically creates an entirely different house type instead of an expanded bungalow as desired.

Staff would like the HPC to discuss this roof type dilemma with the applicants so they will know if they can proceed with the gable roof as proposed or should explore the hip roof raising further or if there is another solution.

Additionally, it should be noted that the Takoma Park Guidelines, while allowing for 2nd story

expansion, do recommend that major additions be placed at the rear. Staff recommends that the applicants consider a rear addition. Beyond the original house is a shed roof addition and perhaps that could be removed and a larger addition constructed in its place. Part of this bungalow's uniqueness is its front elevation and hipped roof and ideally those features would be retained.

In terms of the details of the current proposal, staff has these additional recommendations:

- 1) The HPC normally does not allow switching the positions of the front door and window on the front elevation of a Contributing Resource. This would change the original openings of the house and would alter a distinguishing characteristic of this house. Staff would recommend that the applicant re-evaluate their interior space needs and try and work with the existing door-window configuration.
- 2) The HPC generally does not approve Hardi Plank on the front of a Contributing Resource. Staff would recommend the applicants use wood siding.
- 3) There are some original windows that will be removed because of interior changes, but the HPC generally does not approve removal of original windows. The windows are on the side elevations and while the HPC has approved window replacement on side elevations of Contributing Resources, staff would like to try and preserve them.

On the right side of the house, it is proposed that the window be removed and replaced with a smaller window because this is the location of a new staircase to the 2nd floor. Staff would like to see the applicants explore whether there is a way to retain the original window and still have the interior staircase.

The other window to be removed is a double window on the left side of the house. The new design removes this double window and replaces it with one single window. The proposal shows new windows to be installed on the rear right side where right now there are none (this is not an original section of the house). Staff wonders if this original double window could be re-used in this space.

STAFF RECOMMENDATION

Staff recommends the applicants make revisions based on comments from staff and the HPC and then return for a second Preliminary Consultation.

VITULLO ARCHITECTURE STUDIO, P.C. ⁰⁶

7016 Woodland Ave. Takoma Park, MD 20912

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Website www.vitullostudio.com

May 27, 2004

Ms. Anne Fothergill
Historic Preservation Commission
Montgomery County Park and Planning
1109 Spring St., #801
Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Dear Ms. Fothergill:

Vitullo Architecture Studio, P.C. is submitting the following project for review by the Historic Preservation Commission. We are the agent and project contact for this review.

Please find enclosed photographs and drawings for this review.

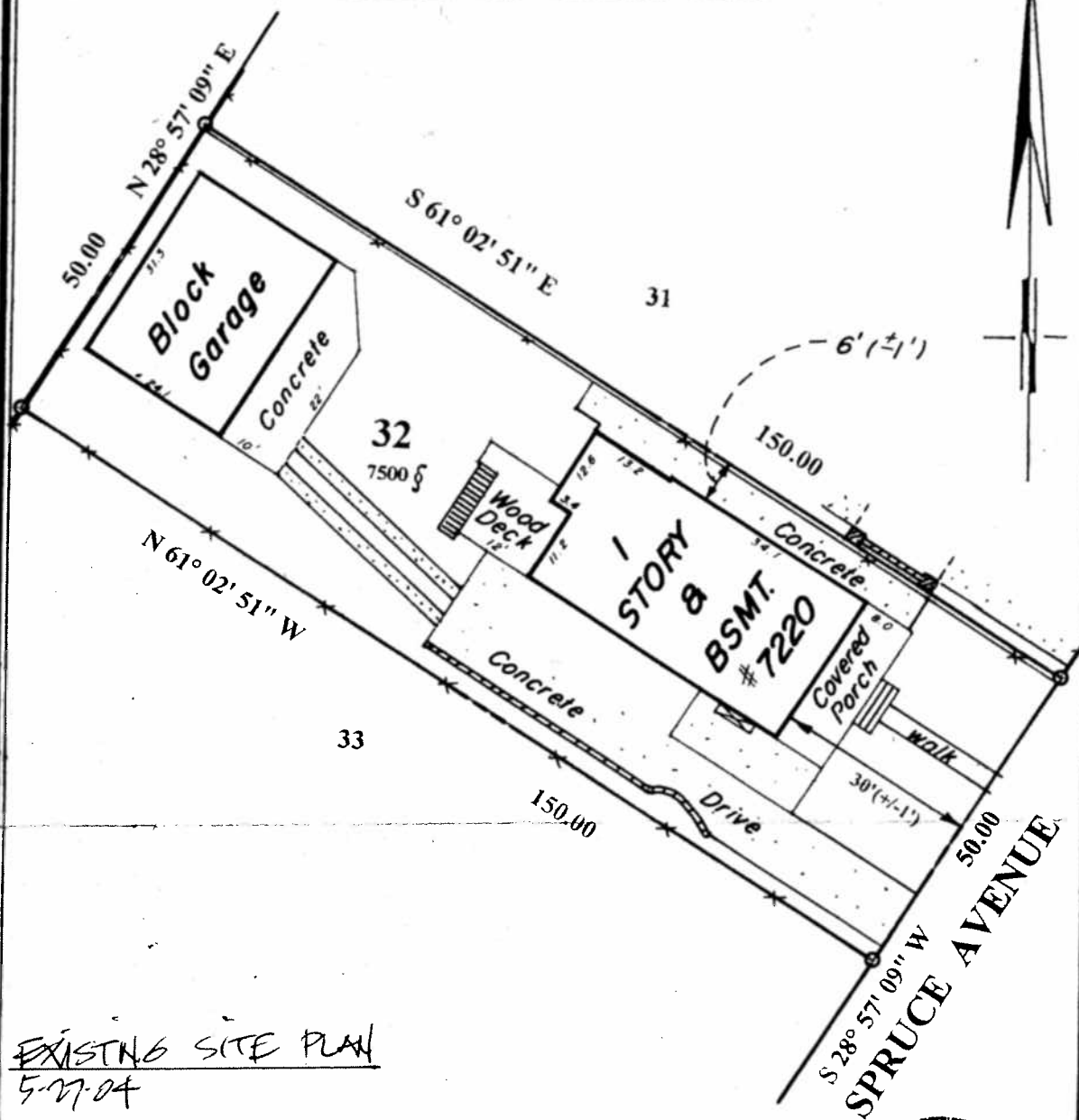
If you have any questions, please feel free to call me at any time.

Sincerely,



Richard J. Vitullo AIA

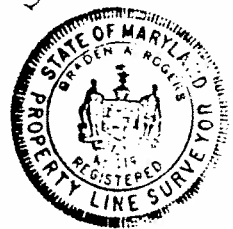
LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740



EXISTING SITE PLAN
5-27-04

NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



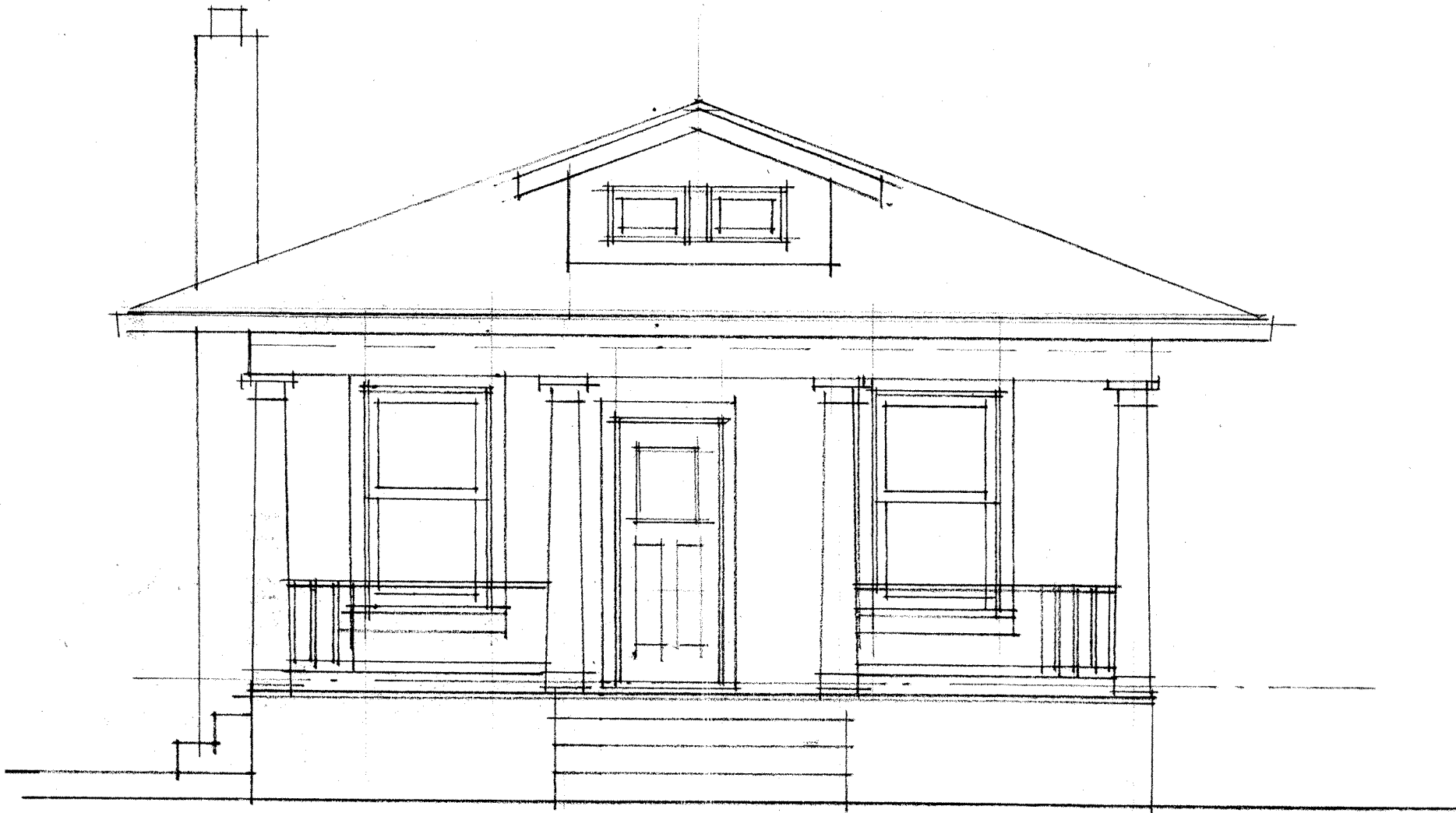
NO TITLE REPORT FURNISHED

LOCATION PLAT OF:
7220 SPRUCE DRIVE
Montgomery County, Maryland
SUBDIVISION
Lipscomb and Earnest Trustees
Addition to **TAKOMA PARK**

LOT: 32	BLOCK: 8
PLAT BOOK: 1	PLAT NO: 46
DATE: May 15, 1998	SCALE: 1" = 20'
CASE NO: _____	FILE NO: NT 98029

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Braden A. Rogers
BRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 134



EXISTING FRONT ELEVATION

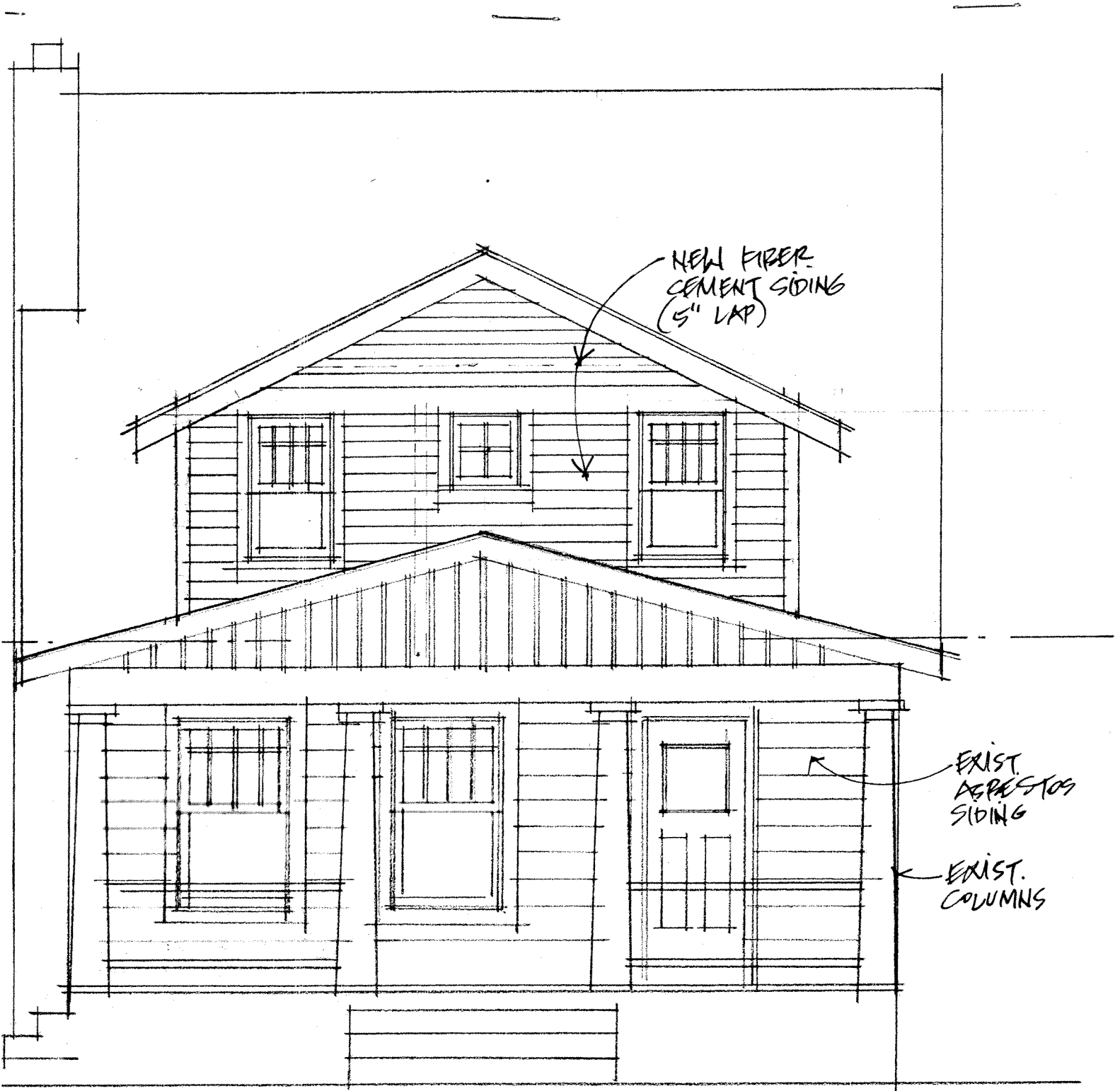
1/4" = 1'-0"

Saindon Residence

7220 Spruce Ave

Takoma Park, MD 20912

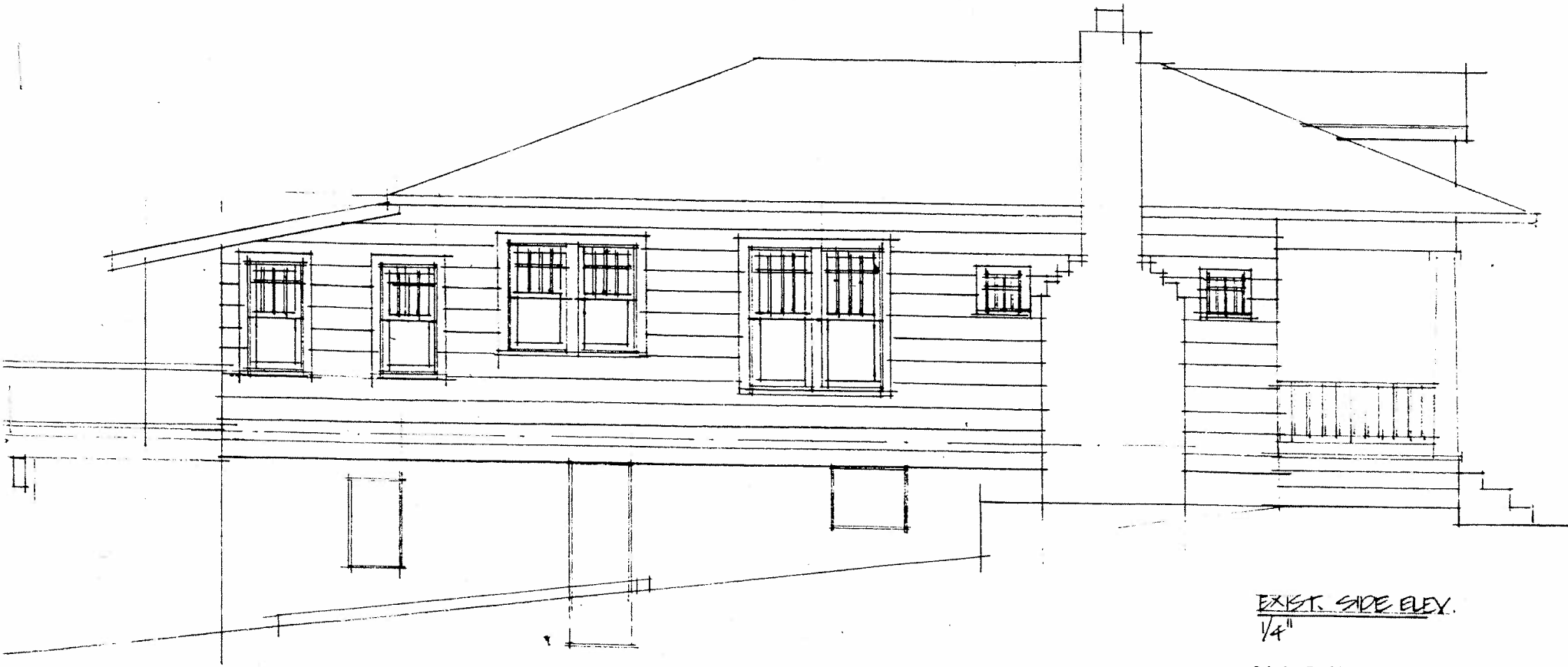
(34) (6)



DESIGN A

FRONT ELEV. (PROPOSED)
1/4"

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912



EXIST. SIDE ELEV.
1/4"

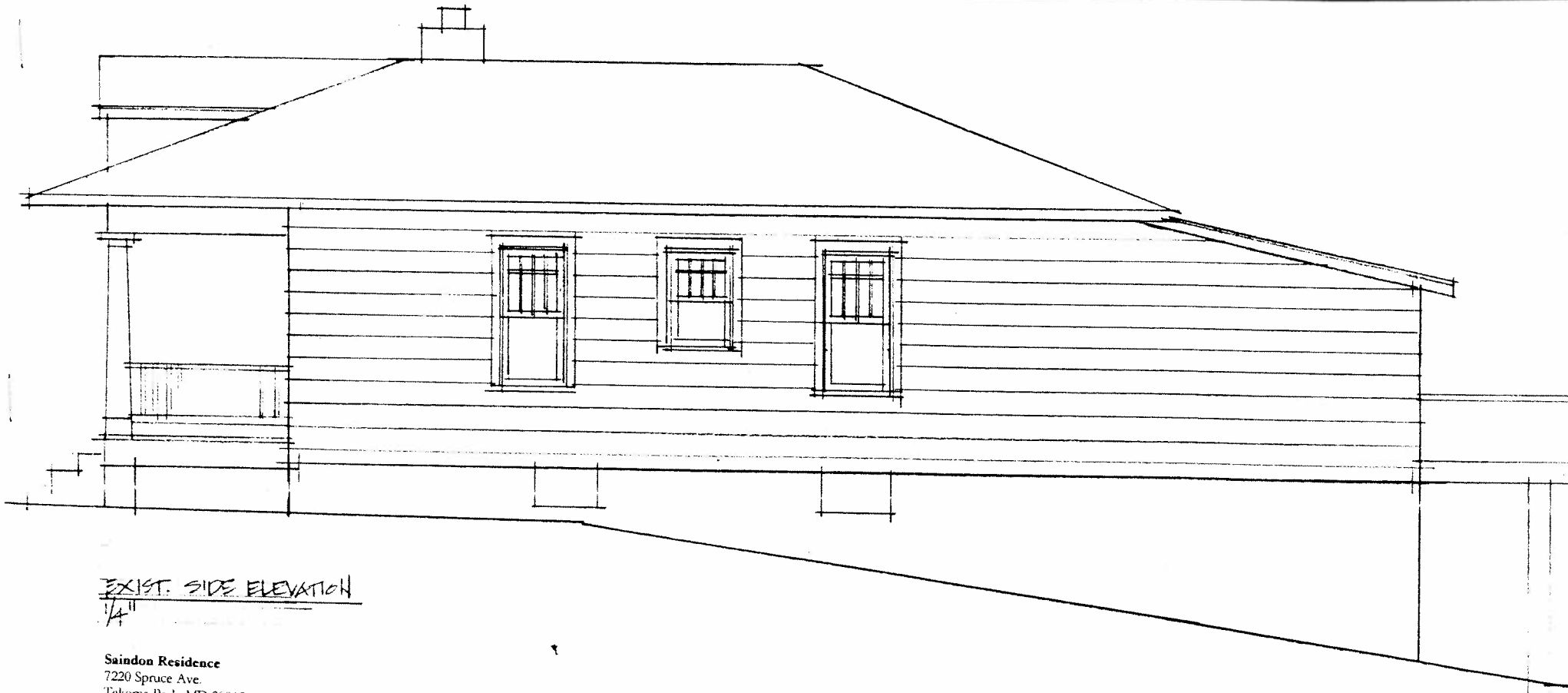
Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

36
28



DESIGN A

(37)
9

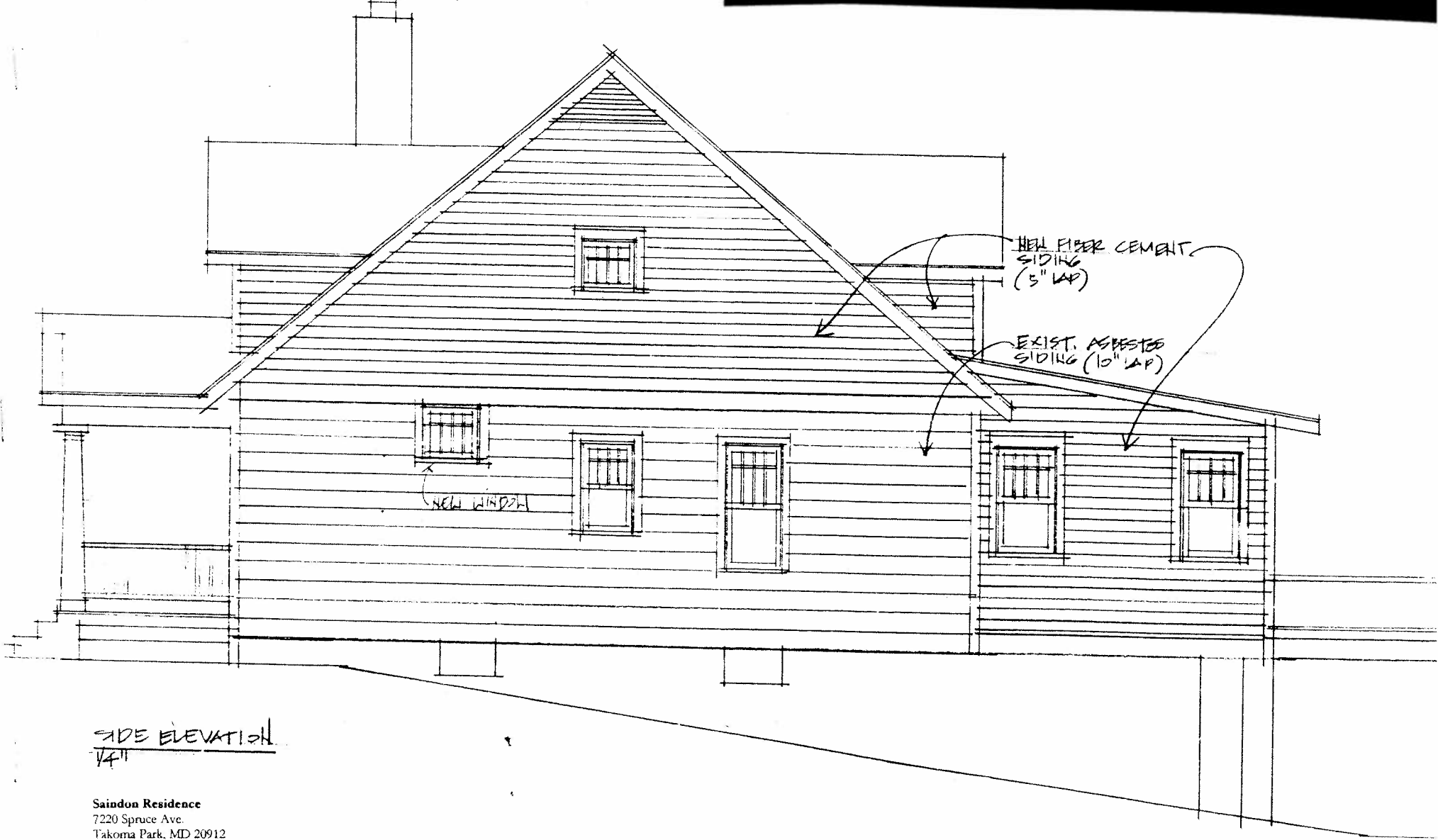


EXIST. SIDE ELEVATION
1/4"

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

38
10

PROPOSED SIDE ELEVATION (RIGHT)

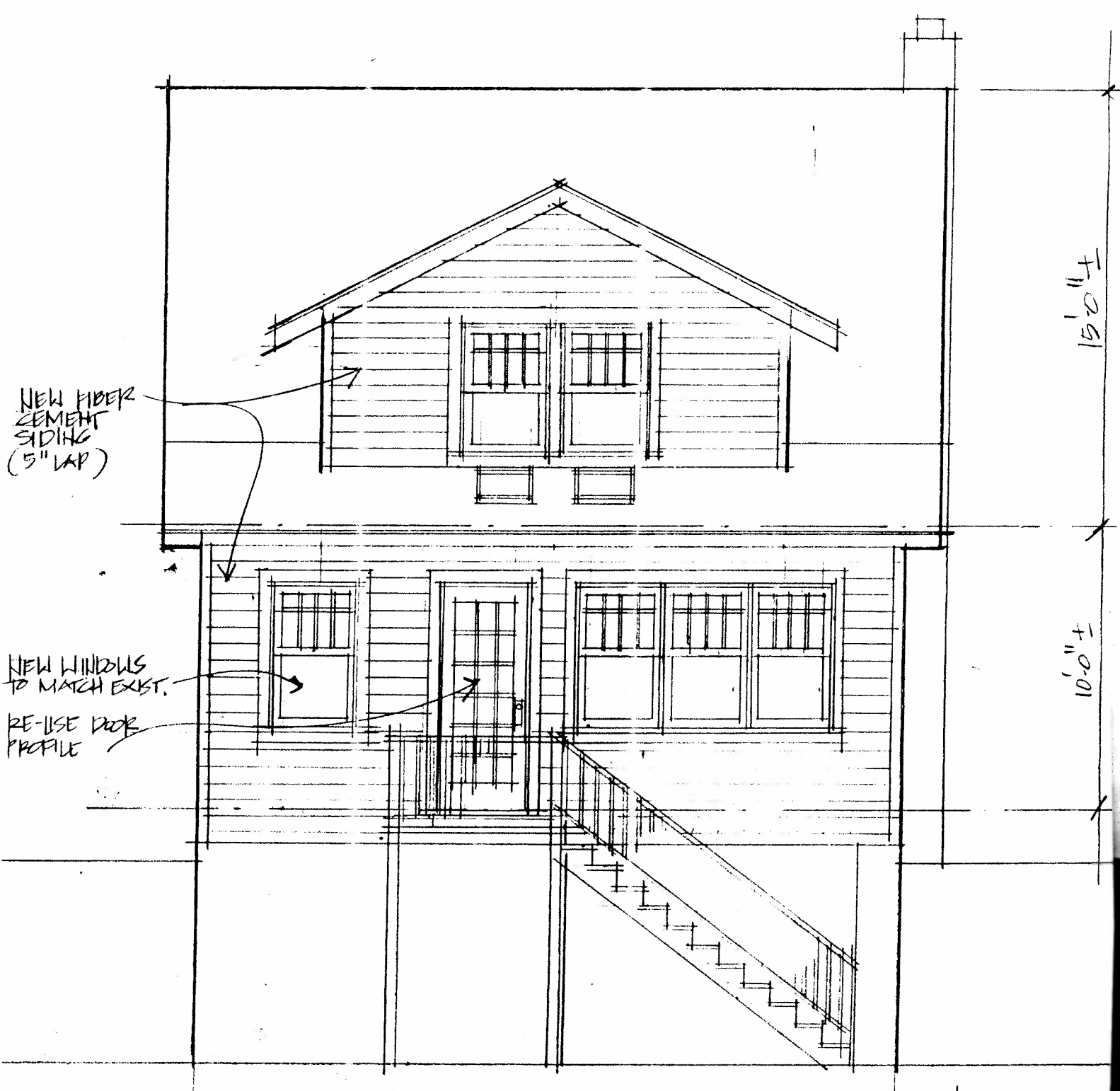


SIDE ELEVATION
1/4"

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

DESIGN A

39
11



15'-0" ±

10'-0" ±

NEW FIBER
CEMENT
SIDING
(5" LAP)

NEW WINDOWS
TO MATCH EXIST.

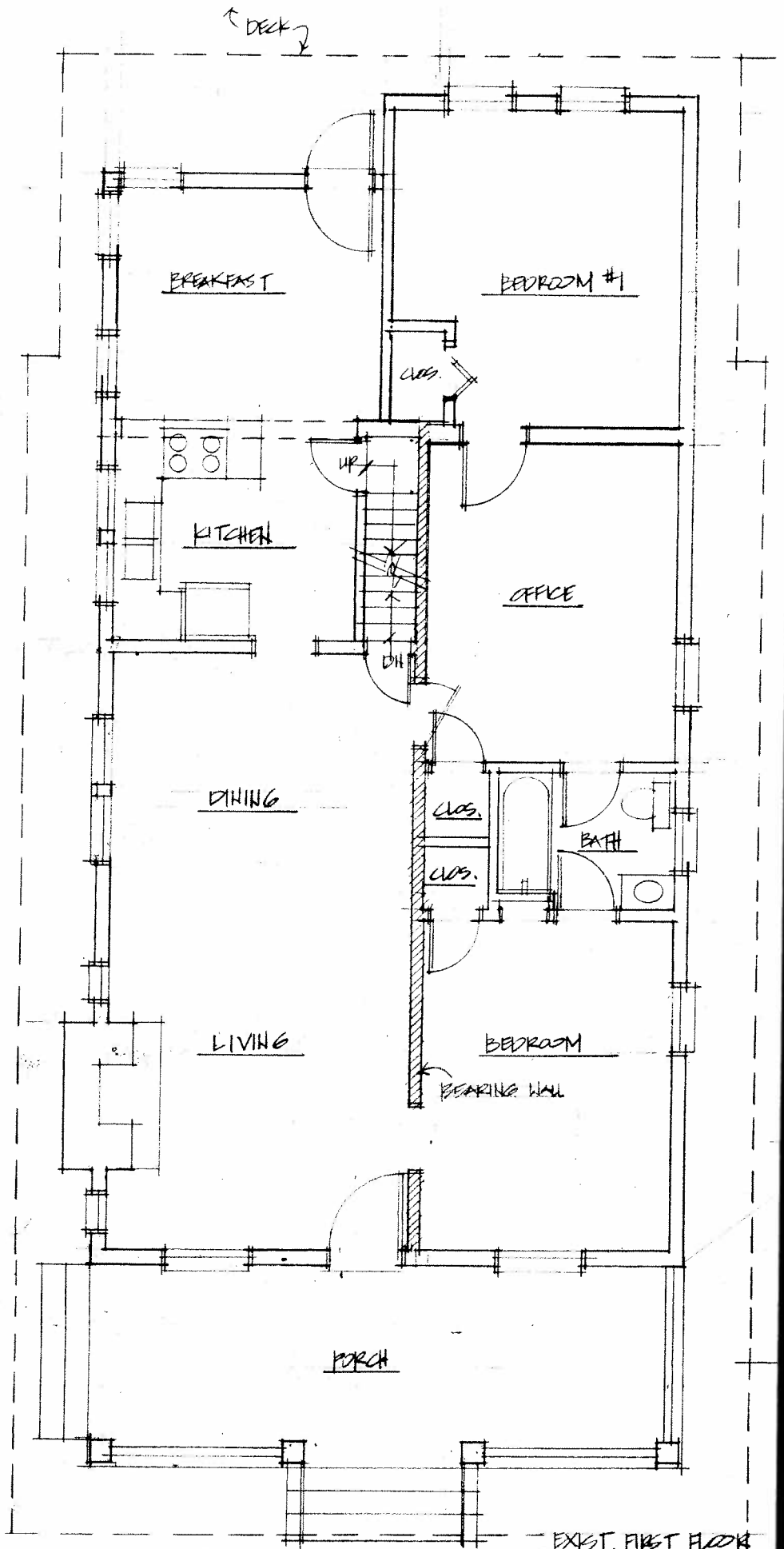
RE-USE DOOR
PROFILE

DESIGN A

REAR ELEVATION
1/4"

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

(141) (12)

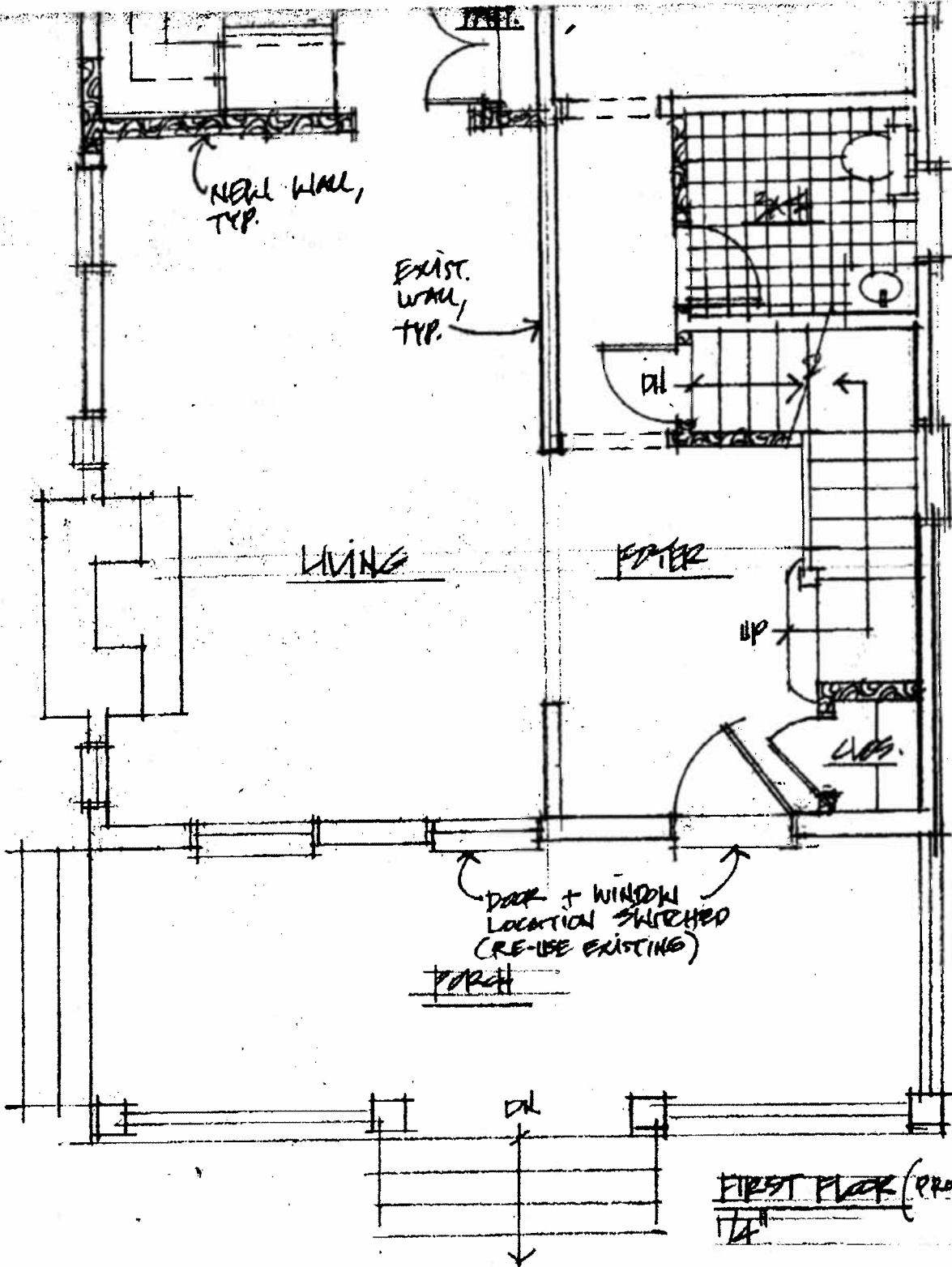


EXIST. FIRST FLOOR

1/4" = 1'-0" 142

Saindon Residence

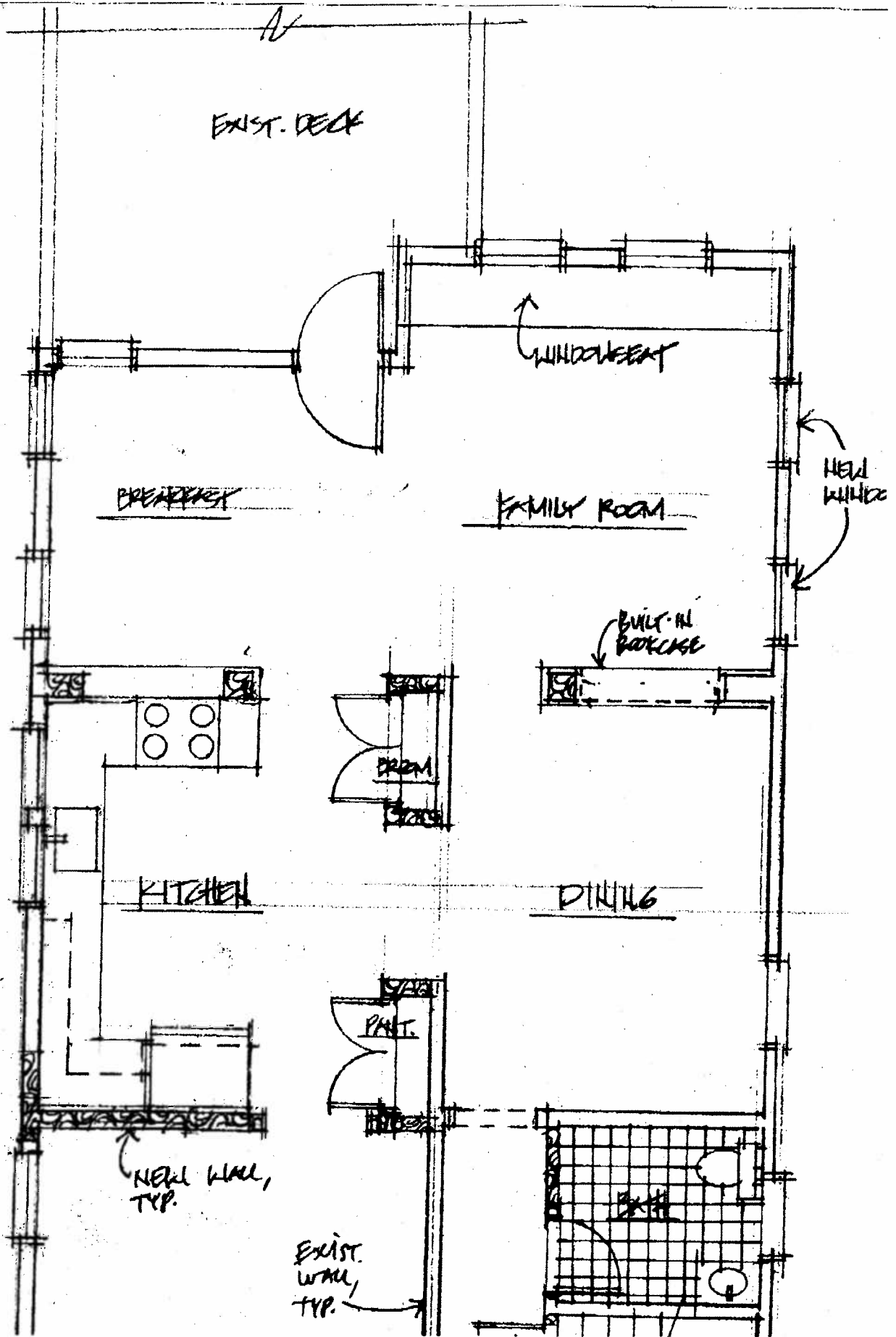
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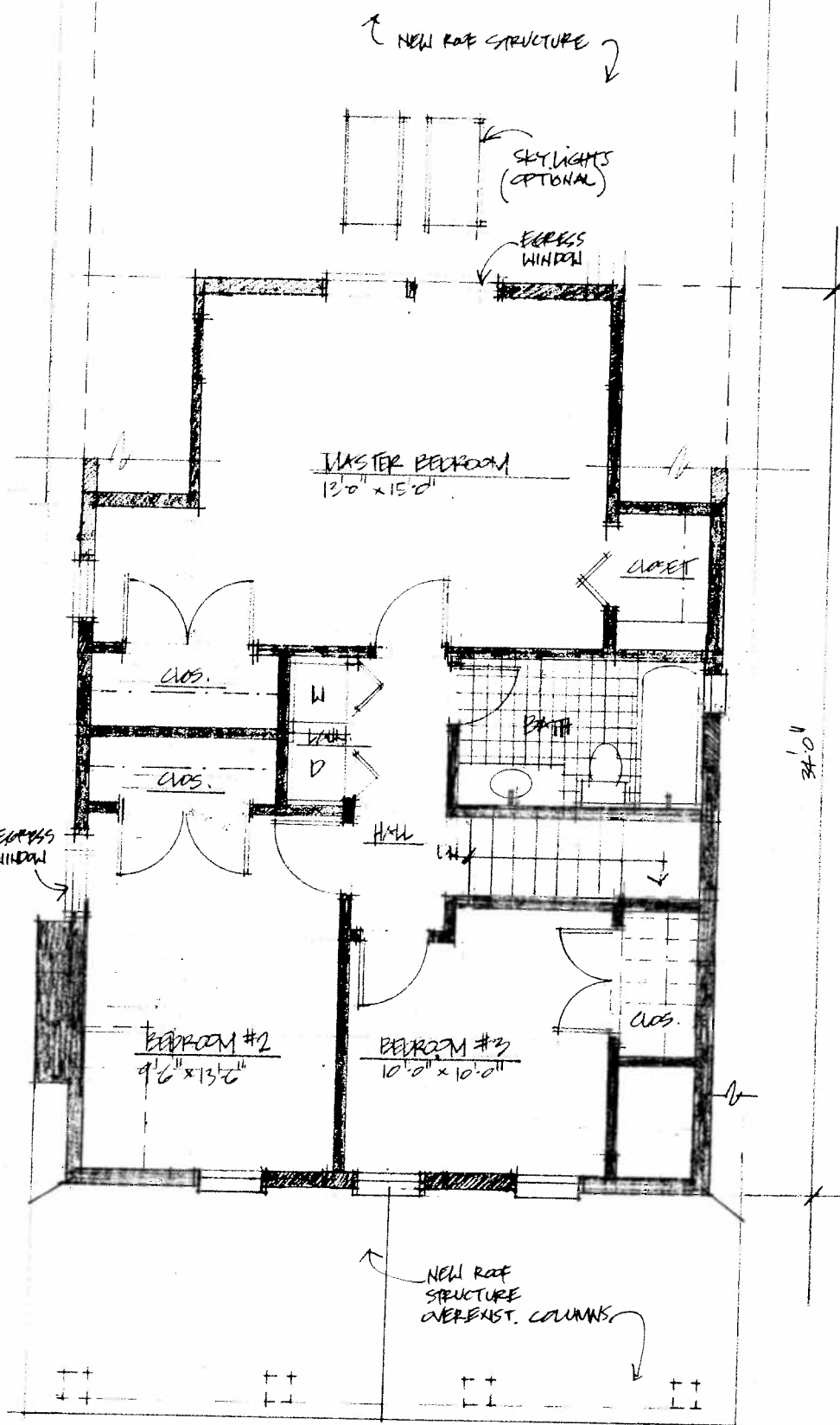


FIRST FLOOR (PROPOSED)
174'

Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

143
42





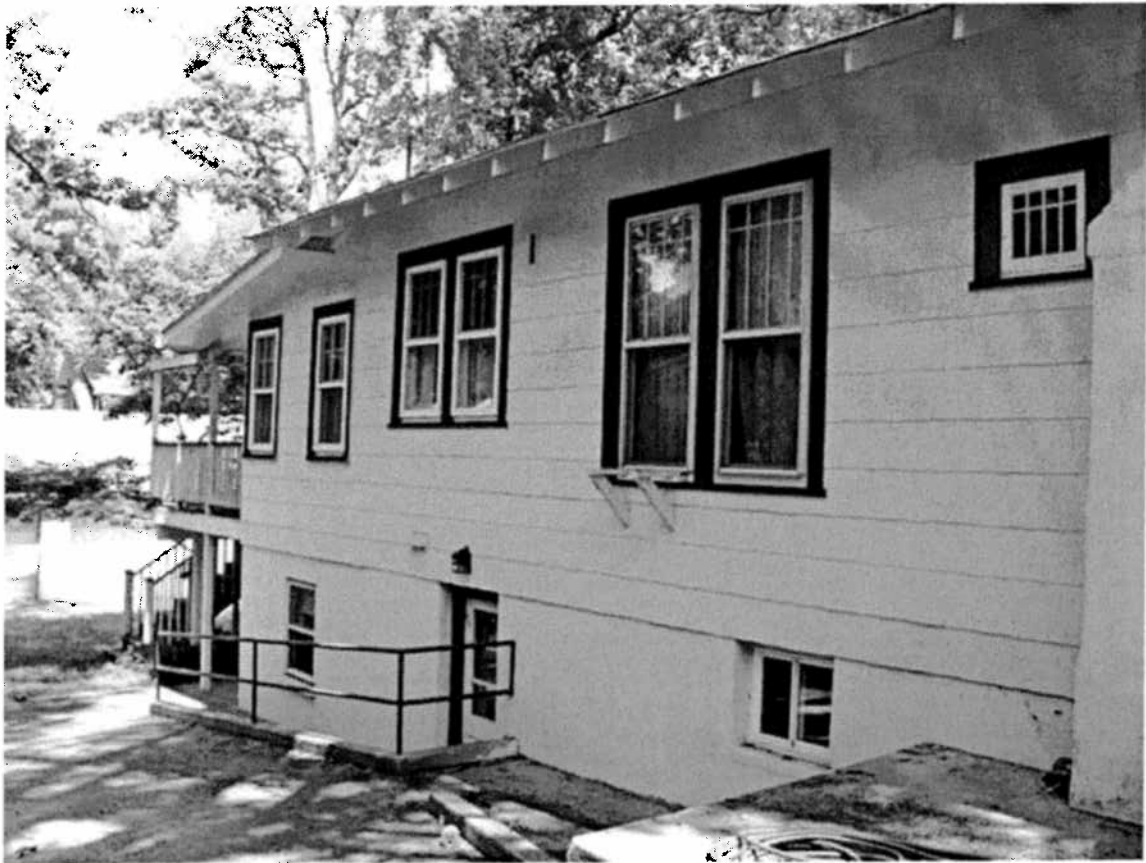
SECOND FLOOR PLAN (PROPOSED)
 1/4" = 1'-0"

Saindon Residence
 7220 Spruce Ave
 Takoma Park, MD 20912

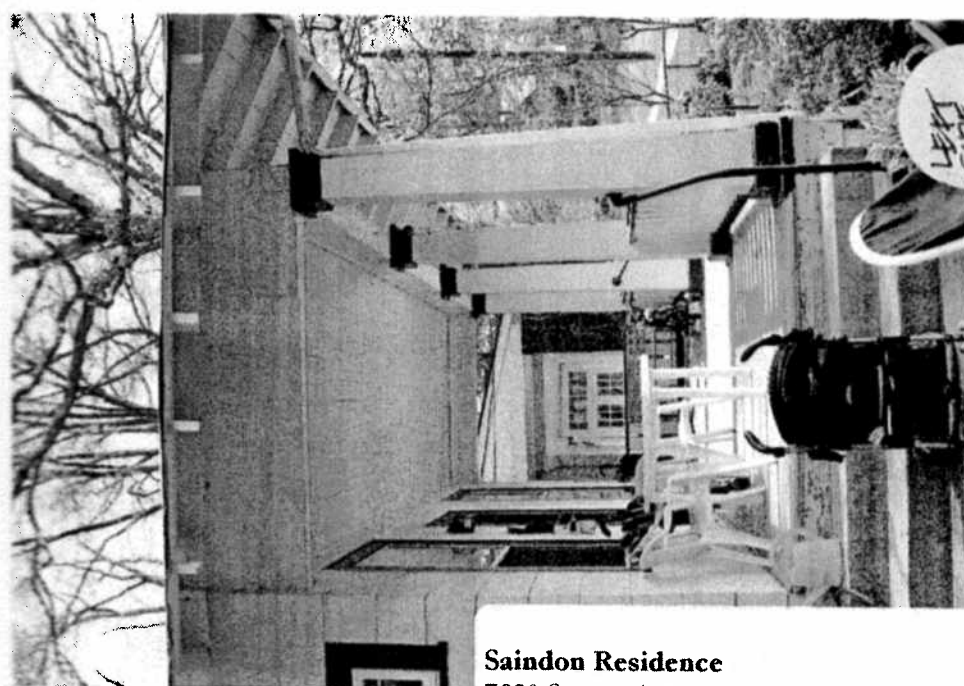
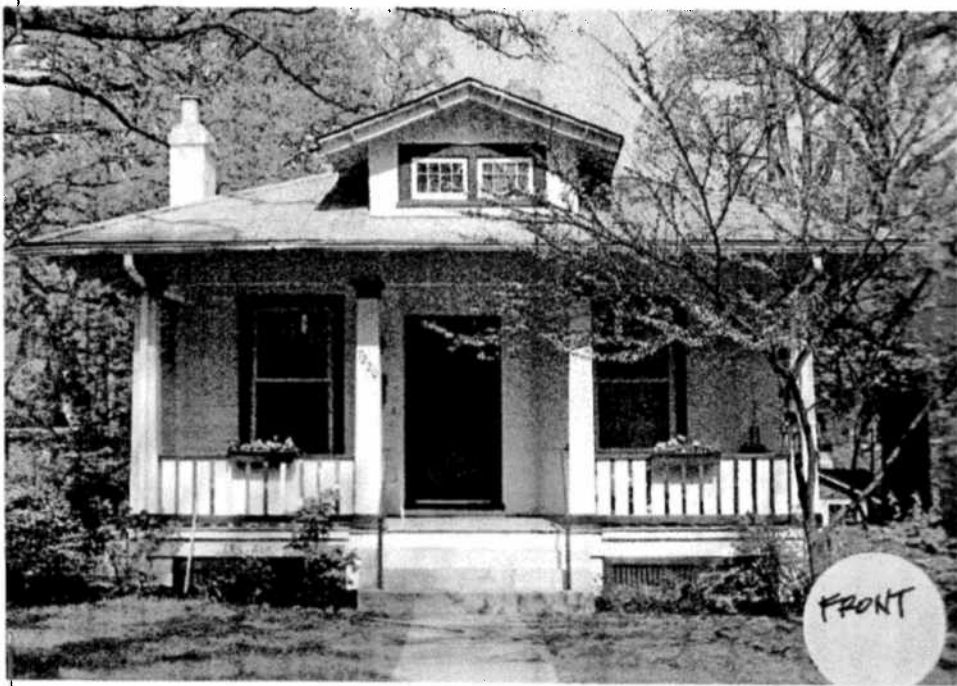
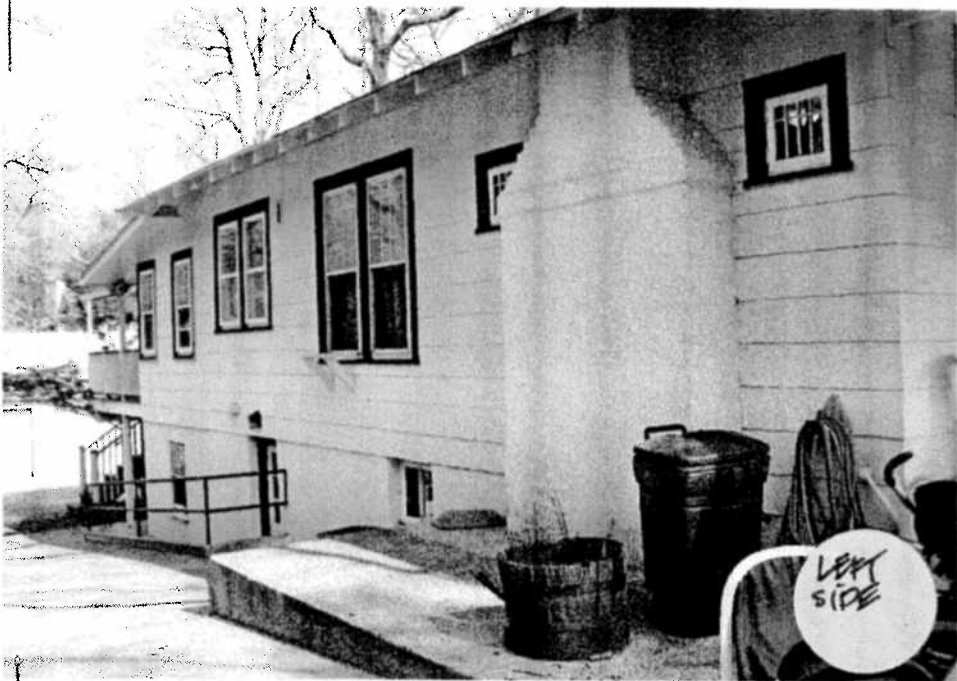
145
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146
45 (17)

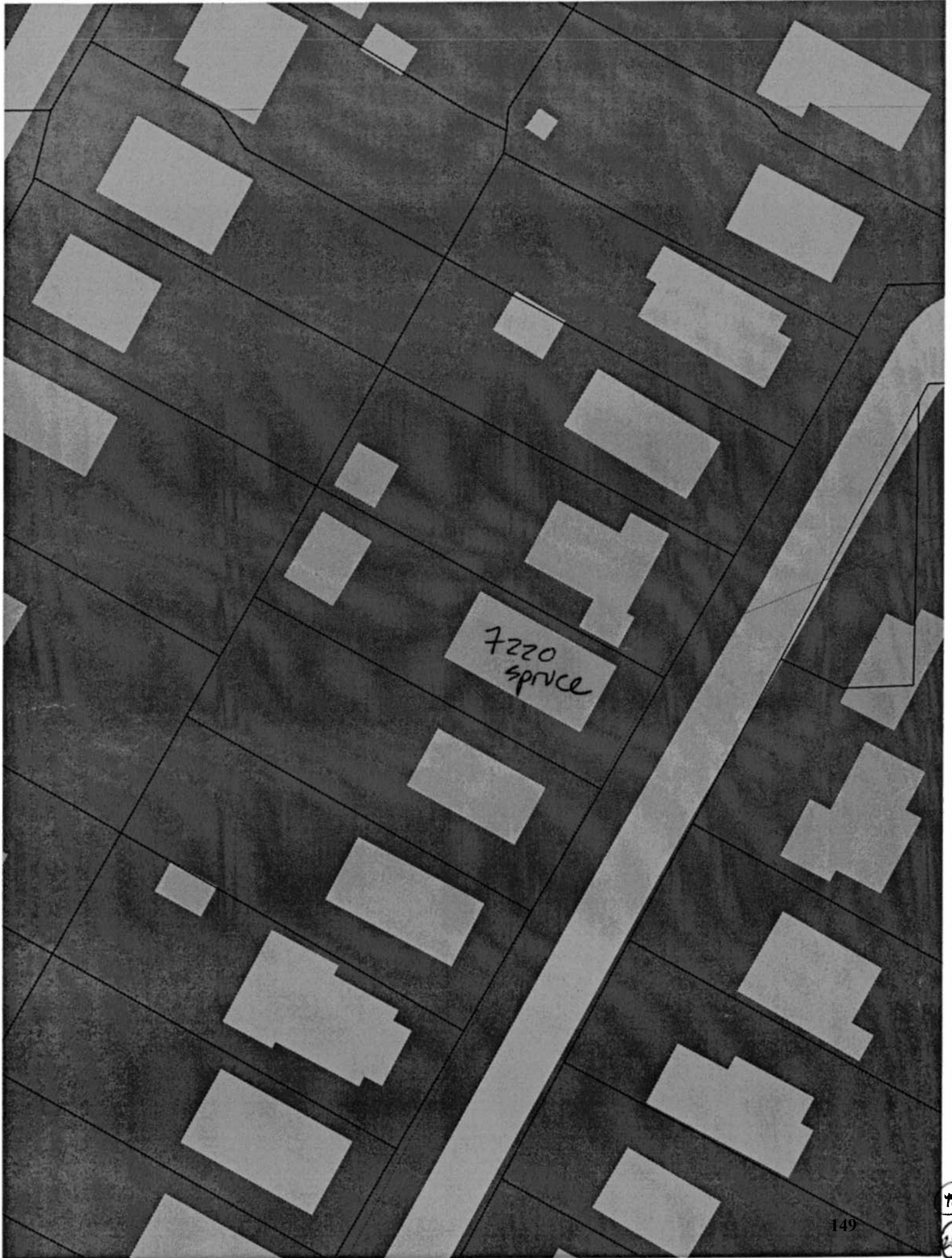


147
46 (18)



Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

④ ⑤



7220
spruce

VITULLO ARCHITECTURE STUDIO, P.C.

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Phone 301 920-0737
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Website www.vitullostudio.com

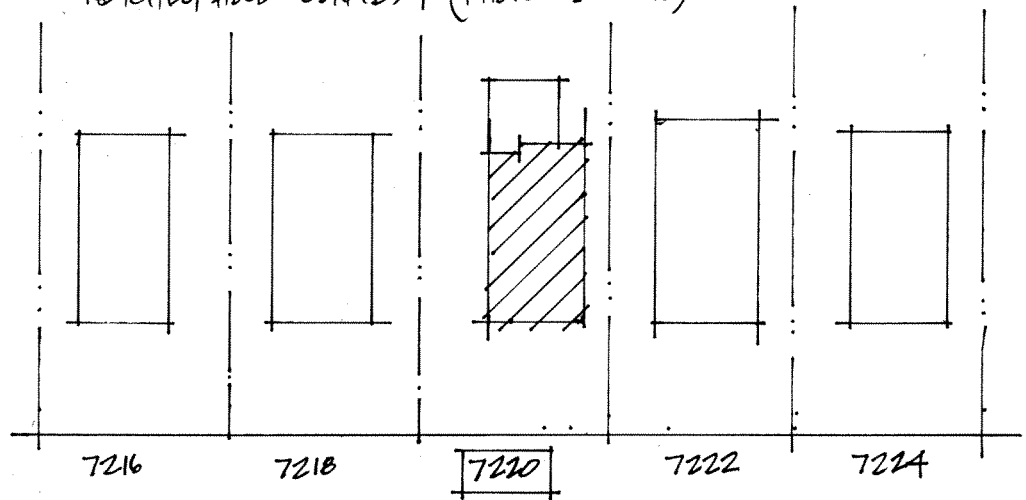
May 27, 2004

Ms. Anne Fothergill
Historic Preservation Commission
Montgomery County Park and Planning
1109 Spring St., #801
Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

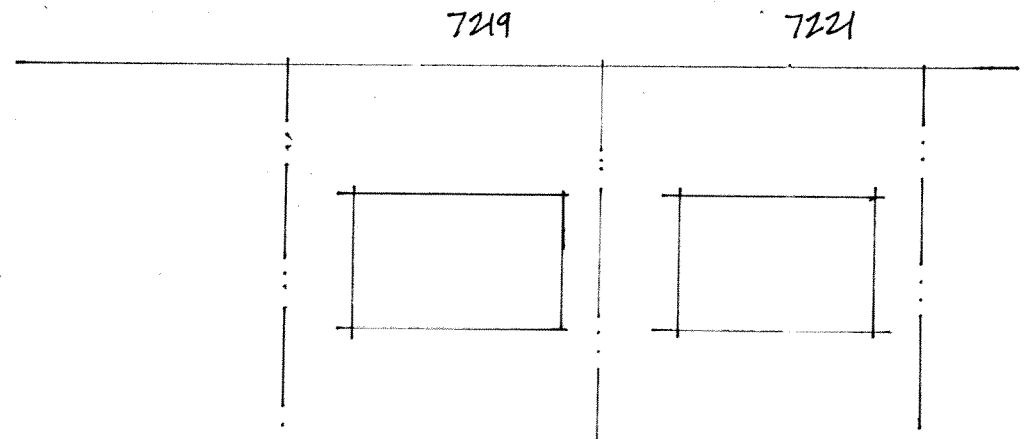
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NEIGHBORHOOD CONTEXT (PHOTO LEGEND)

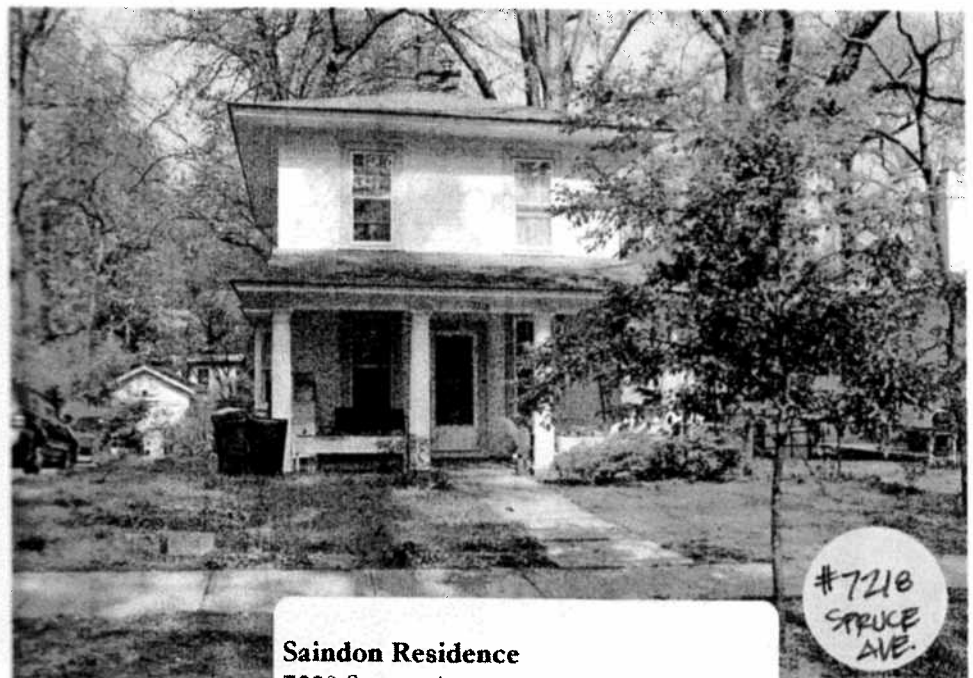


SPRUCE AVENUE

SPRUCE AVENUE
STREET CONTEXT (SEE
PHOTOS)
1"=40'-0"



49
21



Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

Handwritten scribbles in the bottom left corner, possibly initials or a signature.



Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

(51)
~~23~~



Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912

52
24

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FAX**Date:** 5/28/04**To:** Anne Fothergill**Cc:****Fax number:** 301 563-3412**No. of pages, including this one:** 3**Re:** 7220 Spruce Ave., Takoma Park, MD

Dear Anne:

Thanks for your quick and thorough response. Here are some comments on your comments:

1. On the left side of the house the only window we are altering is closing up one window in the first pair of windows in the former dining room, so we can expand the kitchen (one of the main reasons for this renovation).
2. In the front we are switching the position of the right window and the middle door with each other, creating a true foyer near the stair. I realize that one "feature" of bungalows" is usually entering right into the living room, but today that is one of the main areas that clients of mine complain about in these layouts. We aren't changing the openings, just switching their positions.
3. On the right side, there are presently NO windows in the rear room (proposed family room) so we are putting in two new windows there. It seems to me a big blank wall (existing) is less desirable architecturally and historically than a wall with openings appropriately sized and specified to match the existing. There is a window toward the front we are making smaller and raising its height in the wall, but we have to do that because we are putting the stair there, and it needs to be that high to clear the stair.
4. I will keep the rear wall layout as well as the shed roof-type but we would like to raise the ceiling and roof so we can create a room with ceilings taller than the current 7'-9".

Do you need any of these items addressed and/or changed as a new drawing for your meeting? (I would guess you would need a new floor plan to reflect the rear condition in the family room, and I will send that to you today.)

I can meet you next week, on Wednesday, if that still works at the house, 7220 Spruce Ave.

I do have a meeting in Virginia and will be gone from 9 until noon, but I can meet there between 8 and 9am or after noon sometime. Name a time and I'll be there.

Thank you so much.


Rick Vitullo

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Phone 301 920-0737

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Website www.vitullostudio.com

FAX

Date: 6/7/04

To: Anne Fothergill

Cc:

Fax number: 301 563-3412

No. of pages, including this one: 4

Re: 7220 Spruce Ave., Takoma Park, MD

Dear Anne:

Here's the hip roof, placed on a full second floor. We could pull the roof height down some, but we'd have to change the pitch of the hip, as well as add dormers. Seems like it would be the same type of (major) change to the roof as my scheme.

Thank you so much.

Rick Vitullo



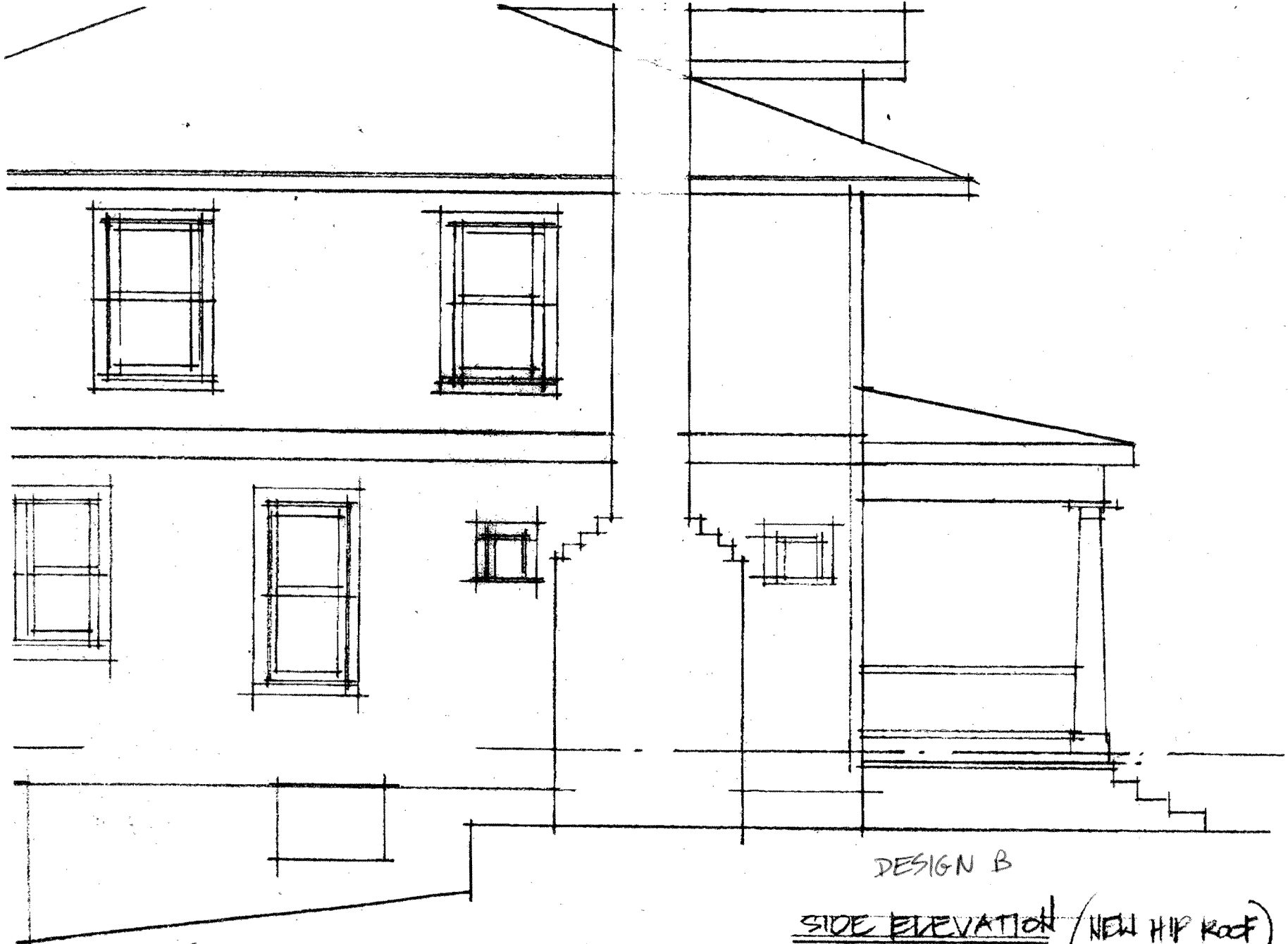


SANDEN
6.7.04

FRONT ELEVATION (NEW HIP ROOF)
1/4"

DESIGN B

62
55



DESIGN B

SIDE ELEVATION (NEW HIP ROOF)

1/4"

central 1.7 st.

92
95



DESIGN B

57