

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7401 Maple Ave., Takoma Park	Meeting Date:	7/13/2016
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/6/2016
Applicant:	Josh Wright and Eliza Leighton (Paul Treseder, Architect)	Public Notice:	6/29/2016
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-16X	Staff:	Michael Kyne
PROPOSAL:	Rear addition and garage construction		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Craftsman - Two-Story
 DATE: c. 1915

BACKGROUND

The applicants previously appeared before the Commission at the May 25, 2016 HPC for a preliminary consultation. At that time, the Commission was fully supportive of the applicants' proposal and indicated that they would approve the application as submitted. The applicants have now submitted the previous proposal for a Historic Area Work Permit (HAWP).

PROPOSAL

The applicants propose to construct a 2 1/2 -story rear addition with basement and construct a new garage with attached shop at the rear of the subject property.

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

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

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

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

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

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

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

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

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

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

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

Secretary of Interior’s Standards for Rehabilitation

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

- #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- #9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- #10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants propose to construct a 2 1/2 -story rear addition with basement and construct a new garage with attached shop at the rear of the subject property. The proposed materials for the rear addition include horizontal Hardie Plank siding, vertical wood siding, 6-over-1 double-hung SDL windows, composition shingles, and an exposed parged concrete foundation. The proposed materials for the garage include Hardie Plank siding and composition shingles.

The applicants previously appeared before the Commission at the May 25, 2016 HPC for a preliminary

consultation. At that time, the Commission was fully supportive of the applicants' proposal and indicated that they would approve the application as submitted. The applicants have now submitted the previous proposal for a Historic Area Work Permit (HAWP).

Staff fully supports the applicants' proposal, as it is entirely consistent with what the Commission reviewed at the May 25, 2016 preliminary consultation.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

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

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

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

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

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

JULY 13



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: PAUL TRESEDER
Daytime Phone No.: 301-320-1580

Tax Account No.: _____
Name of Property Owner: JOSH WRIGHT & ELINA LEIGHTON Daytime Phone No.: _____

Address: 7401 MAPLE AVE TAKOMA PARK, MD. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7401 MAPLE AVE Street _____

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE

Lot: PT. 3 1/2 Block: 87 Subdivision: HOLMES & AUSTIN'S

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 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.

[Signature]
Signature of owner or authorized agent

JUNE 15, 2016
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

759846

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING HOUSE IS A CONTRIBUTING RESOURCE IN
TAKOMA PARK HISTORIC DISTRICT.

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

2 STORY ADDITION + BASEMENT (WALK-OUT)
1A' REAR OF EXISTING HOUSE, 4' INSET CA. SIDE,
RIDGE IS 3' BELOW EXISTING. STAIRWELL BETWEEN
FIRST FLOOR AND BASEMENT, BEHIND REAR PLANE
OF THE HISTORIC HOUSE, PROJECTS 6.5' INTO SIDE YARD.
(SEE PRELIMINARY CONSULTATION)

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the 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**

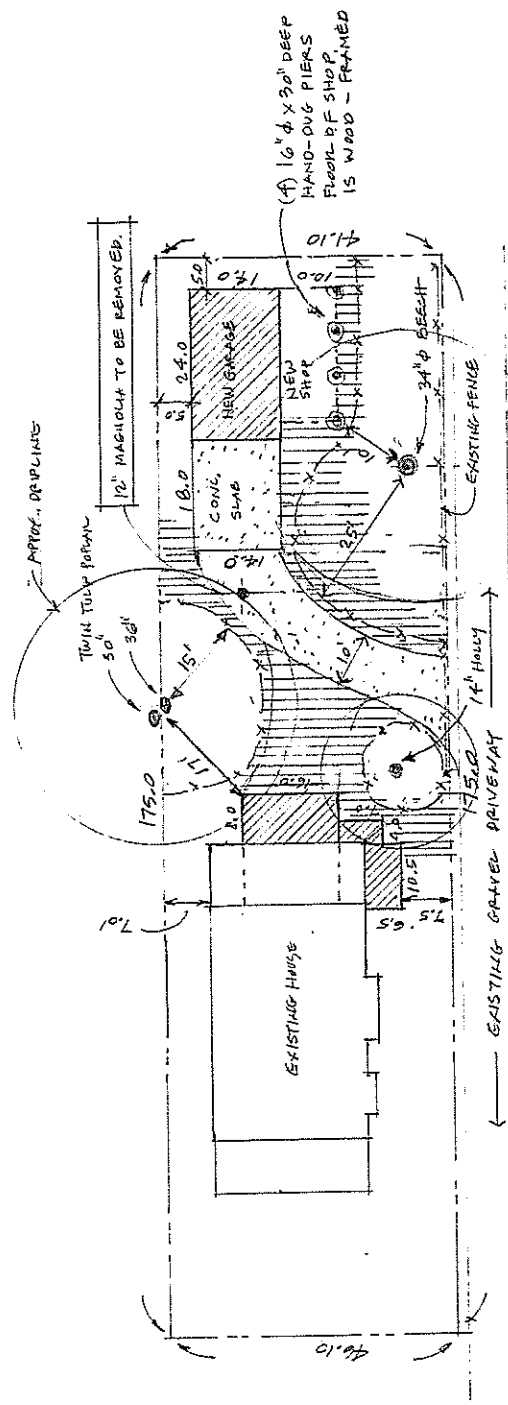
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
301-320-1581
Paul.Tresseder@verizon.net

Paul Tresseder
Architect AIA

Date	6-15-2016
Scale	
Drawn	
Job	WRIGHT
Sheet	
Of	1



APPROX. DRIVELINE

LEGEND

- GRAVEL DRIVE AND CONC. SLAB
- CONSTRUCTION STAGING AREA
- ROOT PROTECTONAL AREA - SPREAD 6" WOOD CHIPS
- TREE PROTECTION FENCING
- NEW FOOTINGS AND SLABS

SITE PLAN AND TREE PROTECTION PLAN

Scale: 1" = 20'-0"

NORTH

MARPLE AVE

EXISTING GRAVEL DRIVEWAY

14" Holly

EXISTING HOUSE

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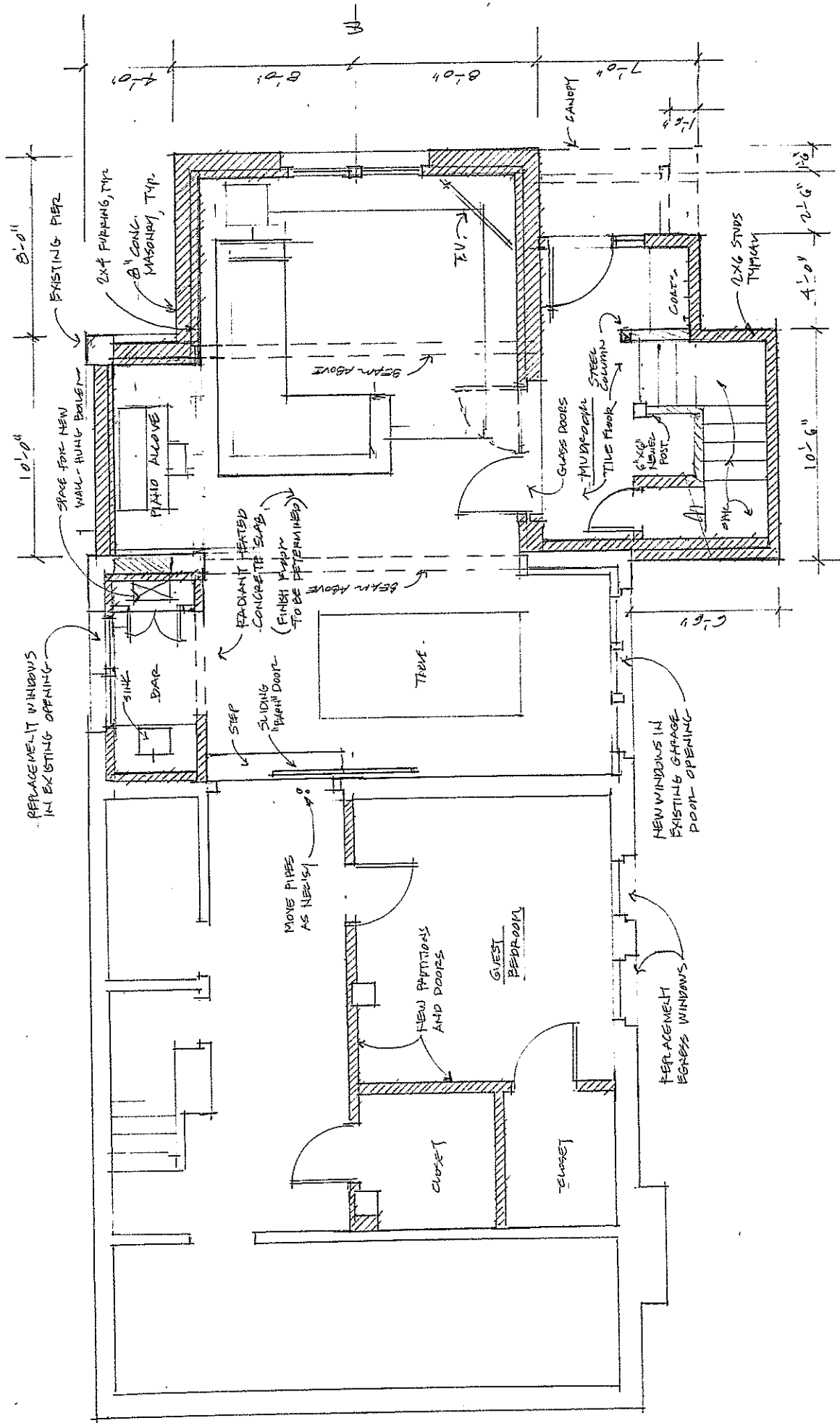
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ADDITIONS TO THE
WRIGHT - LEIGHTON RESIDENCE
7401 MARPLE AVENUE, TAKOMA PARK, MD.

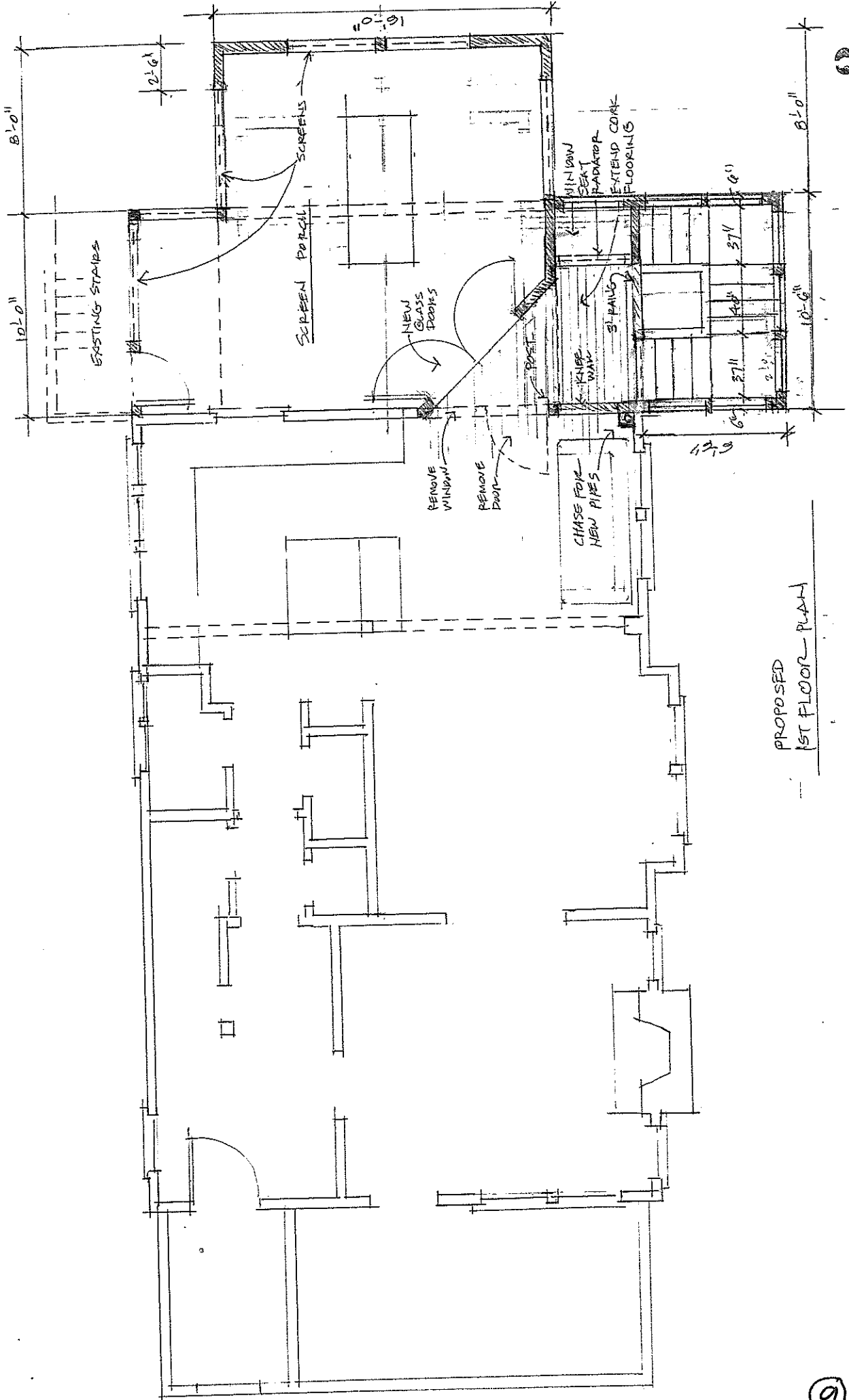




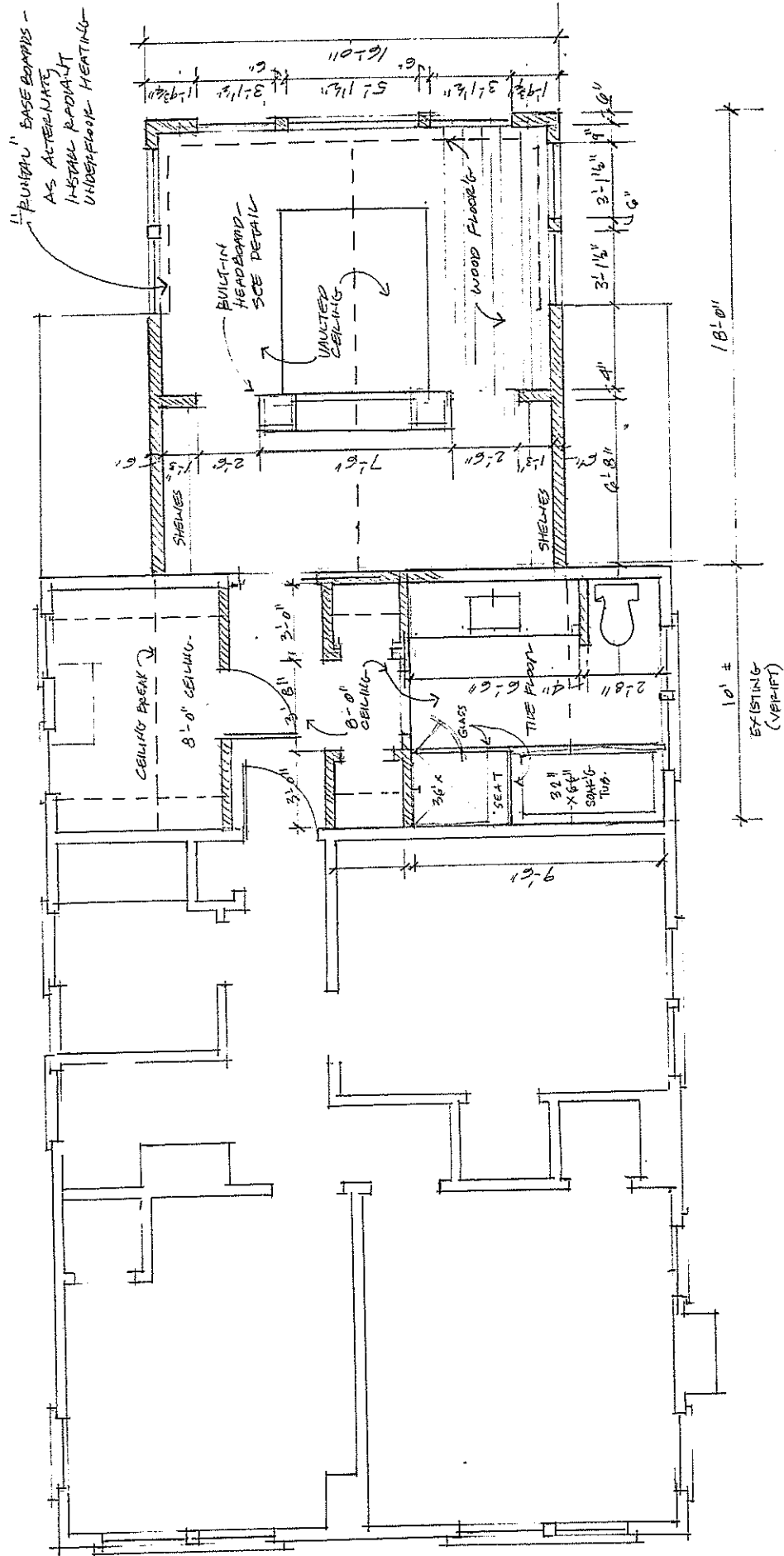
BASEMENT PLAN

Scale: 1/4" = 1'-0"





PROPOSED
1ST FLOOR PLAN



11" FINISH BASE BOARDS -
AS APPLICABLE
INSTALL RADIANT
UNDERFLOOR HEATING

BUILT-IN
HEADBOARD -
SEE DETAIL

UNALTERED
CEILING

WOOD FLOORING

SHELVES

SHELVES

CEILING BREAK

8'-0" CEILING

8'-0" CEILING

GLASS

TIME PIPER

SEAT

32" X 64" SOFAS

100"

18'-0"

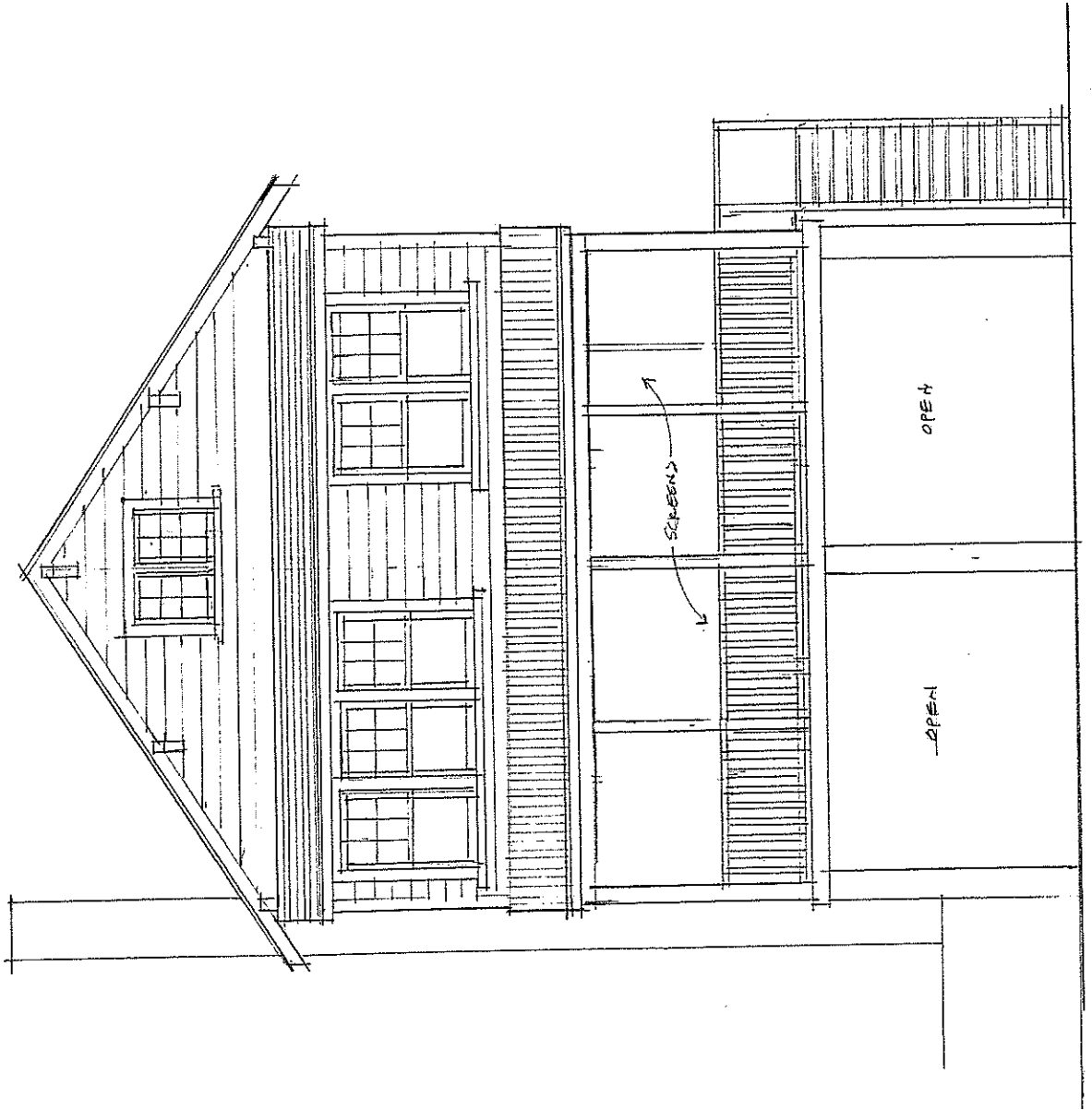
10' ±
EXISTING
(VERIFY)

2ND FLOOR PLAN





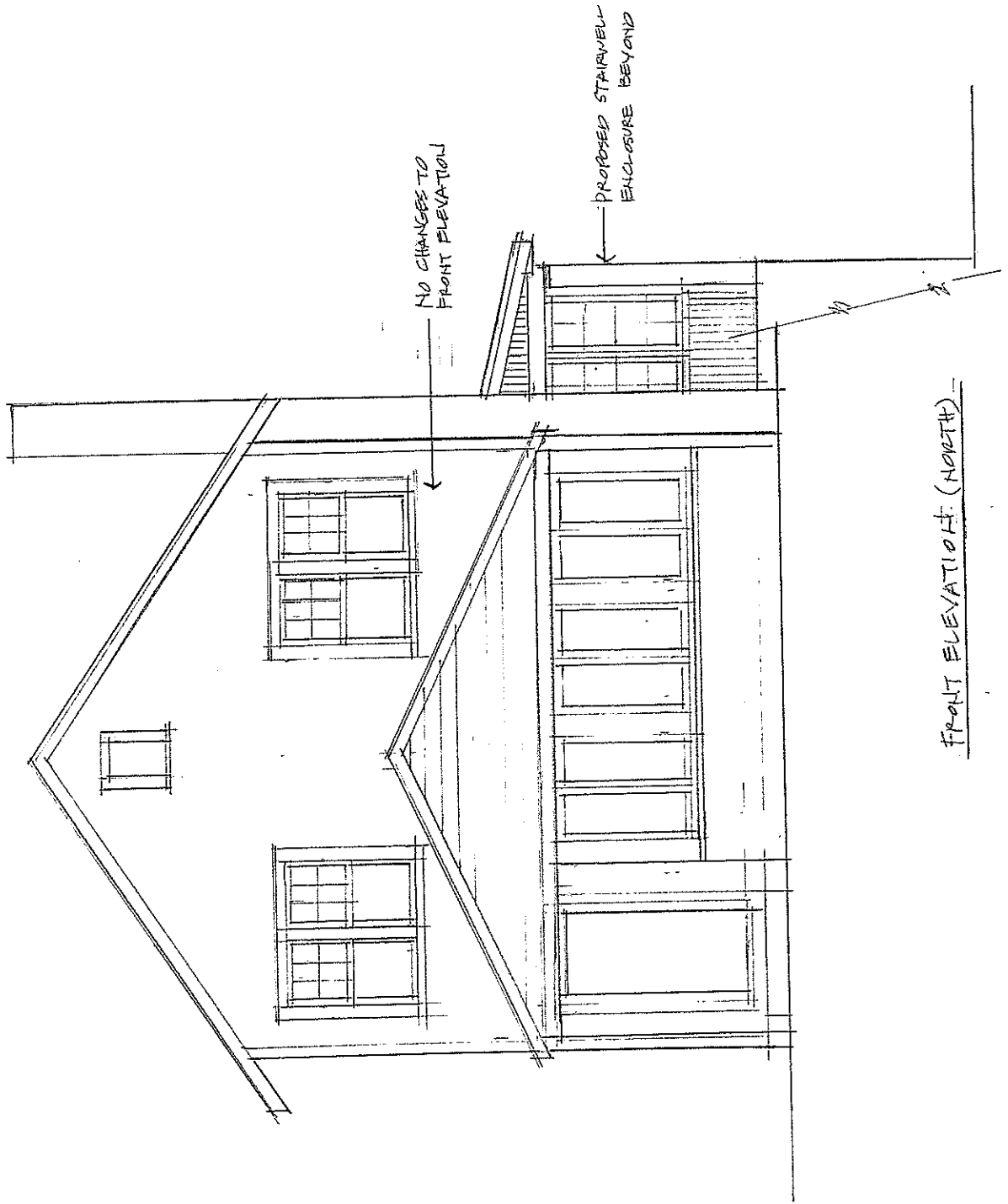
EXISTING → RIGHT (WEST) SIDE ELEVATION



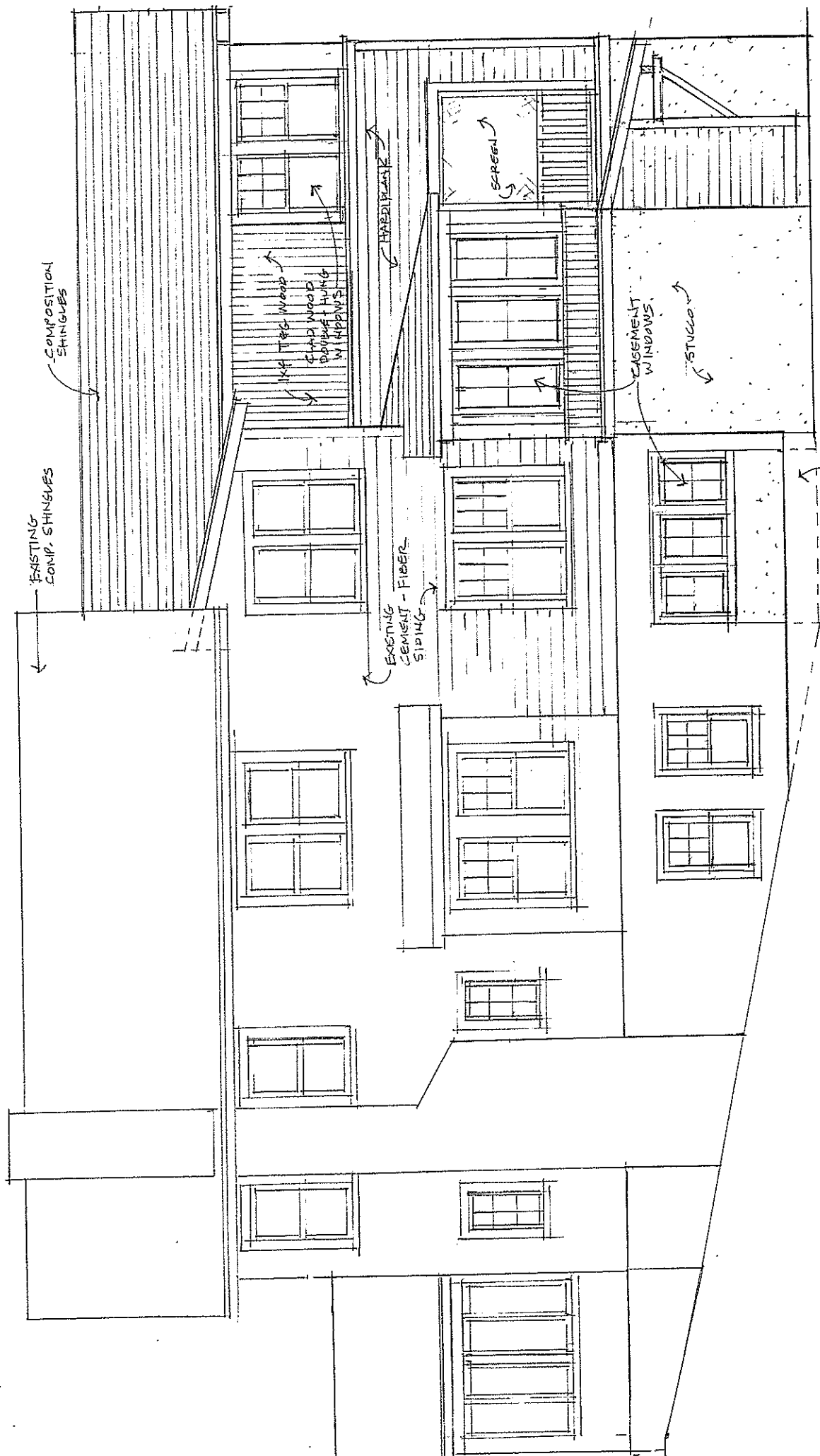
EXISTING REAR (SOUTH) ELEVATION



EXISTING LEFT SIDE (EAST) ELEVATION

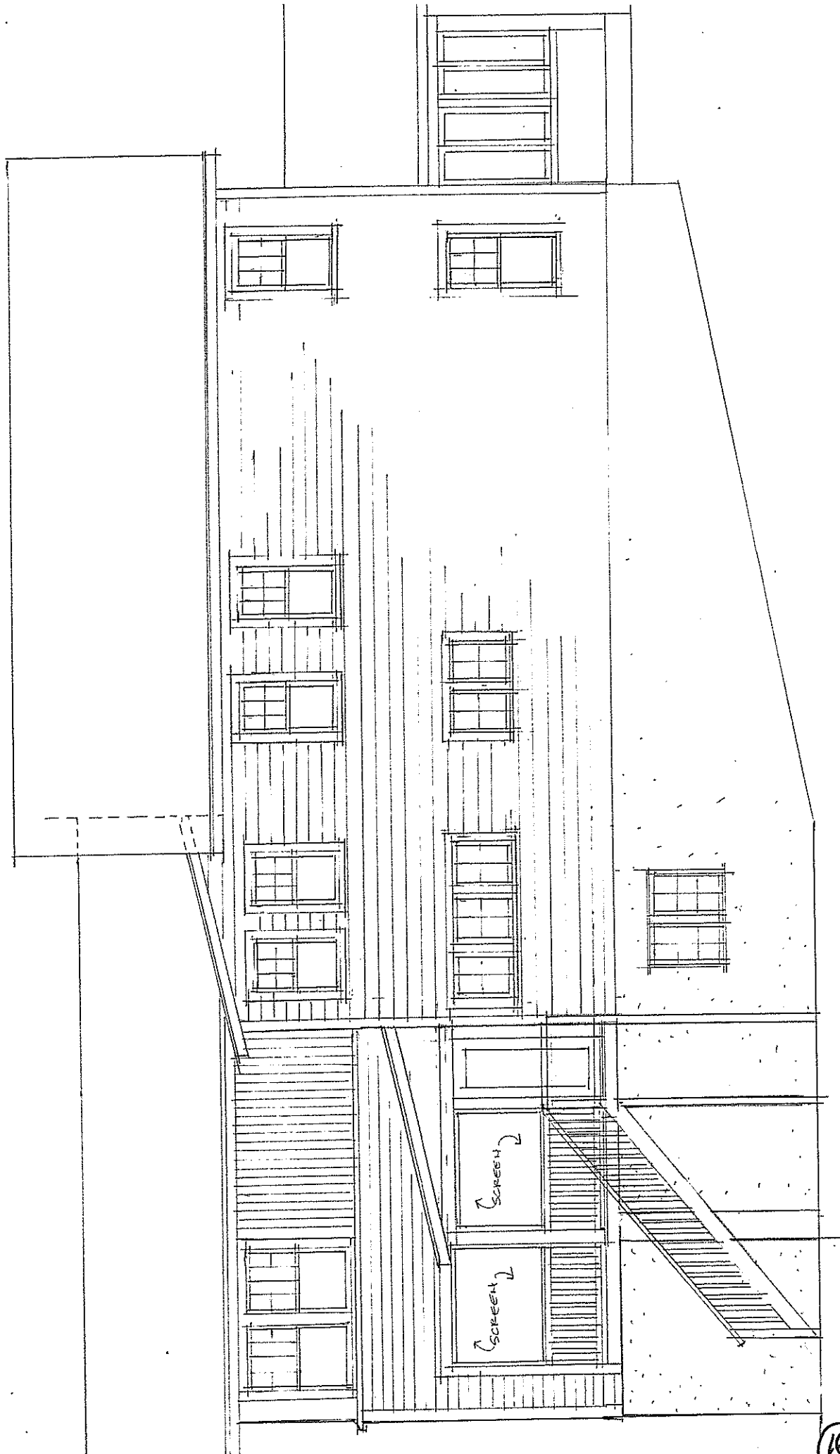


FRONT ELEVATION (NORTH)



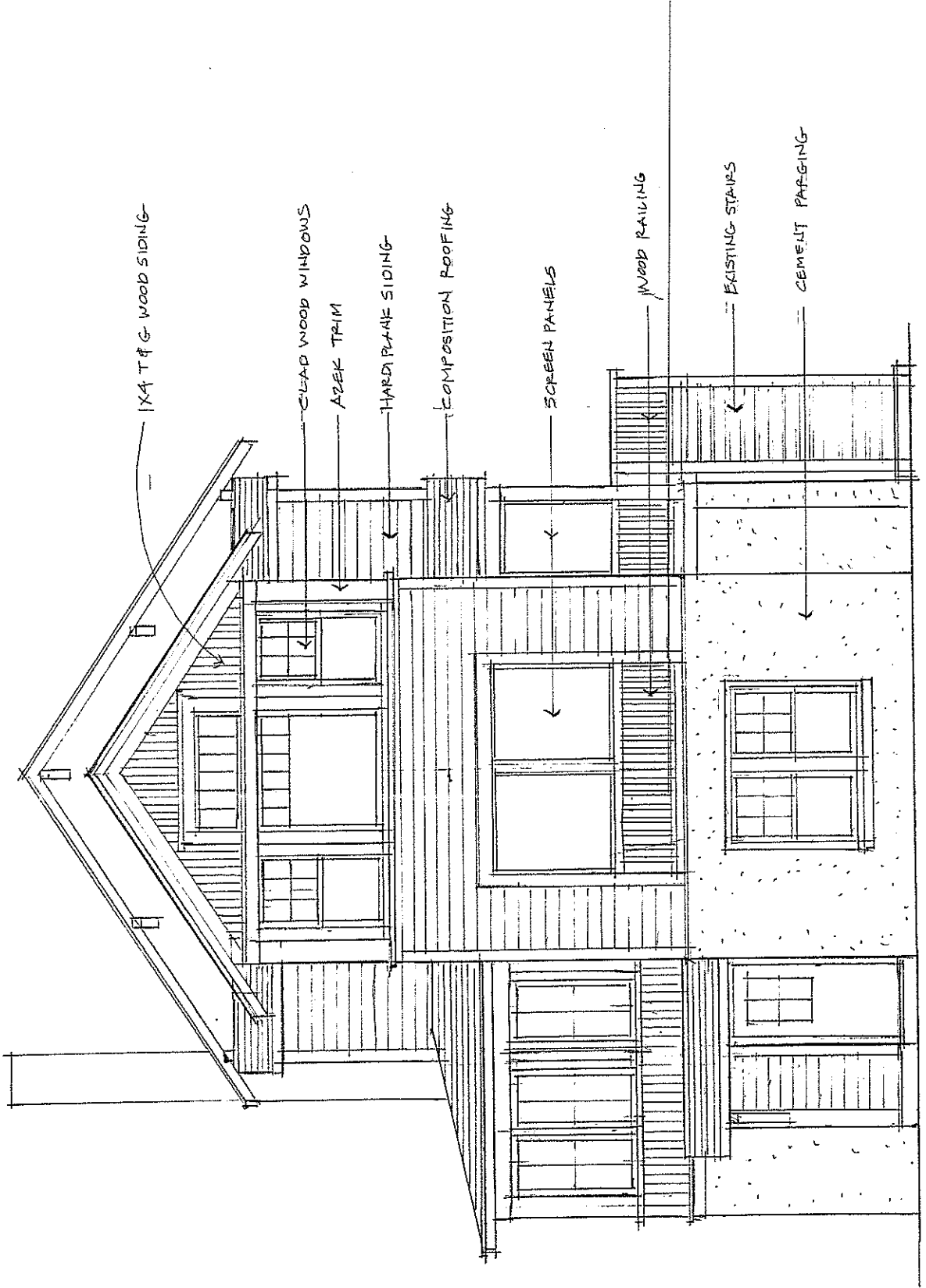
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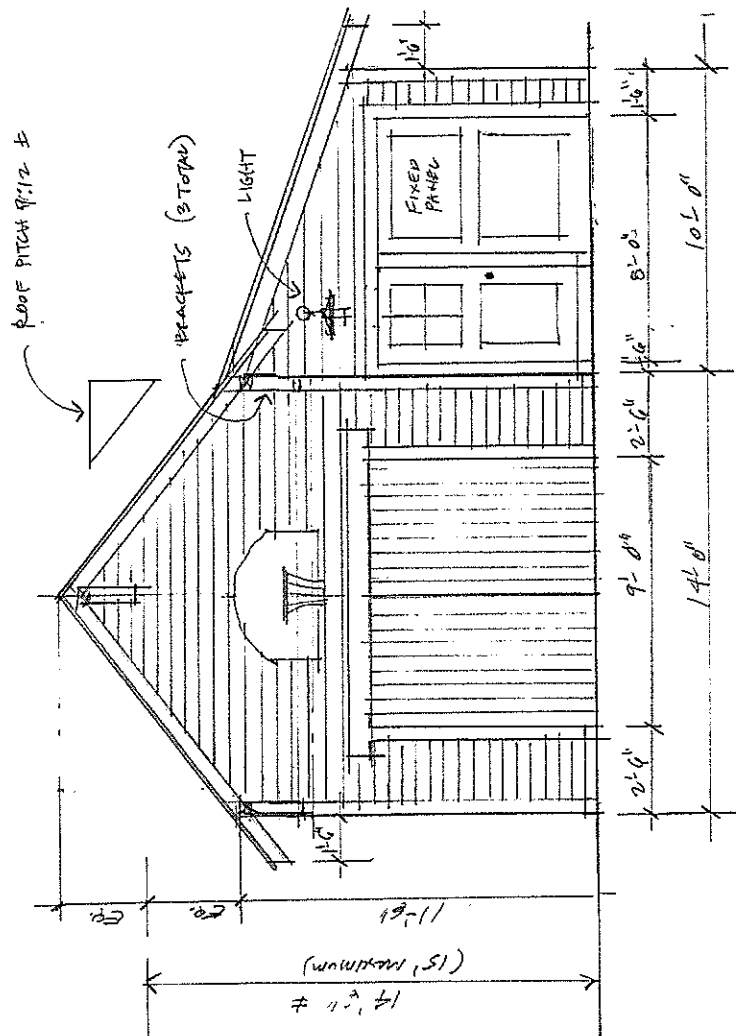


PROPOSED LEFT SIDE ELEVATION (EAST)

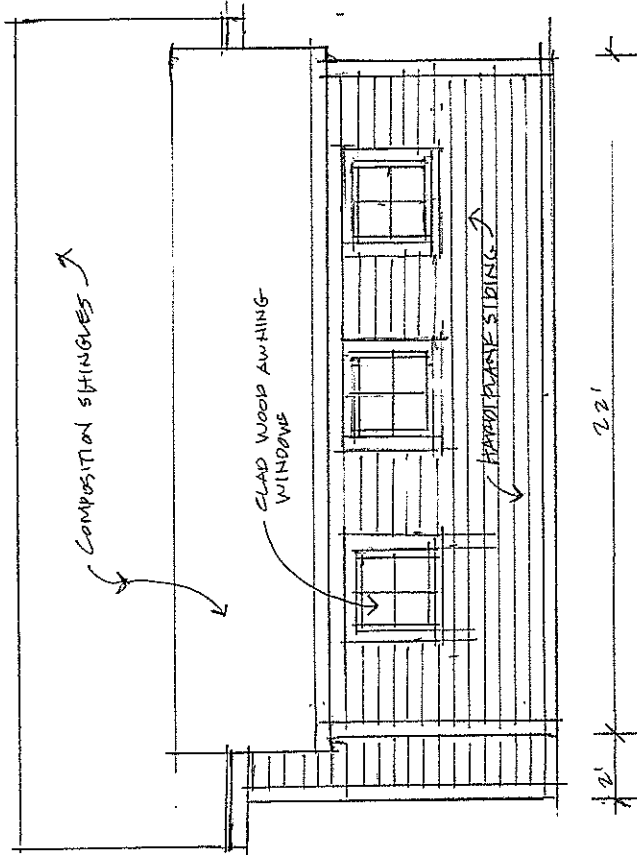




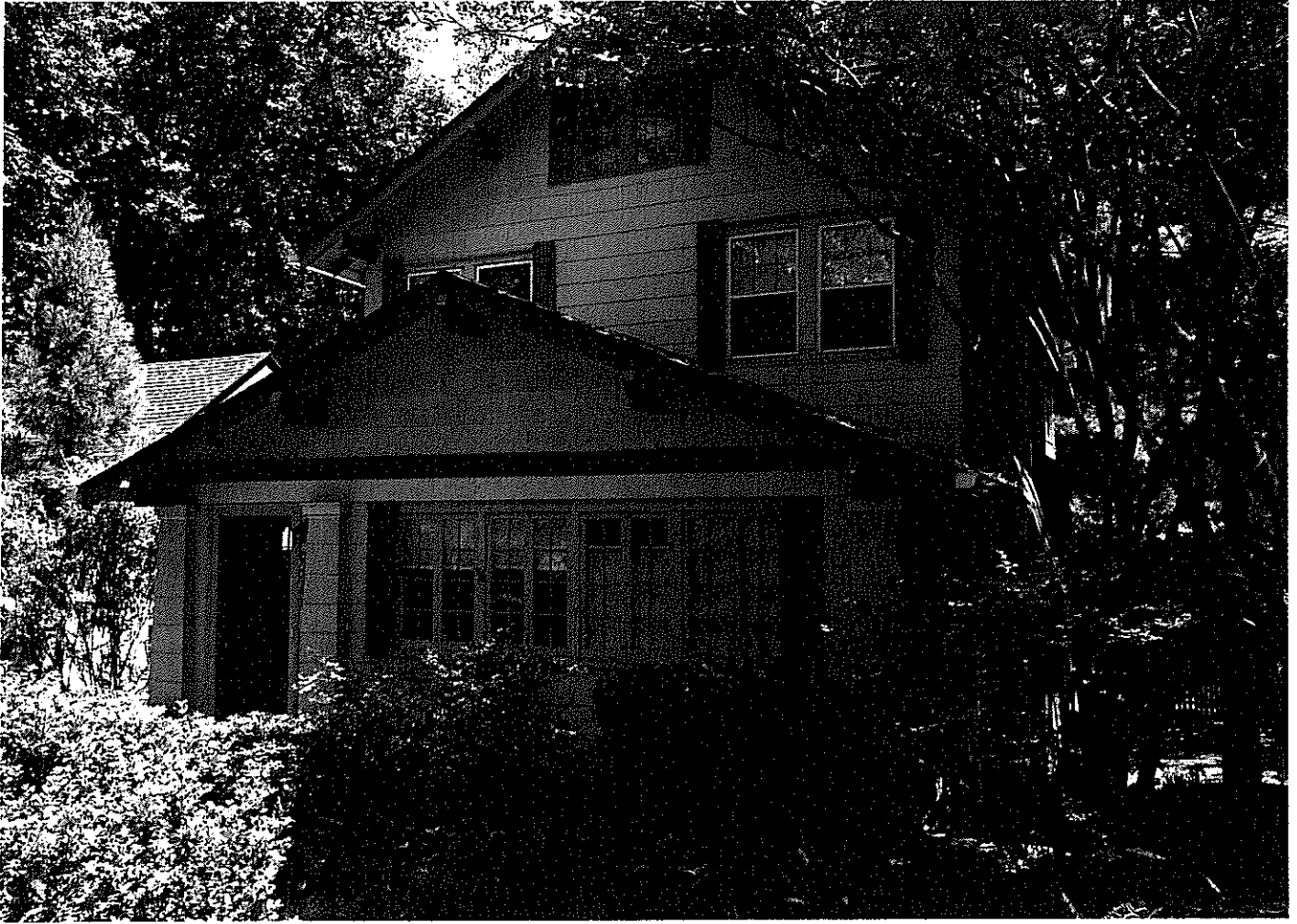
PROPOSED REAR ELEVATION (SOUTH)



FRONT ELEVATION



RIGHT SIDE ELEVATION



FRONT VIEW
FROM MAPLE AVE

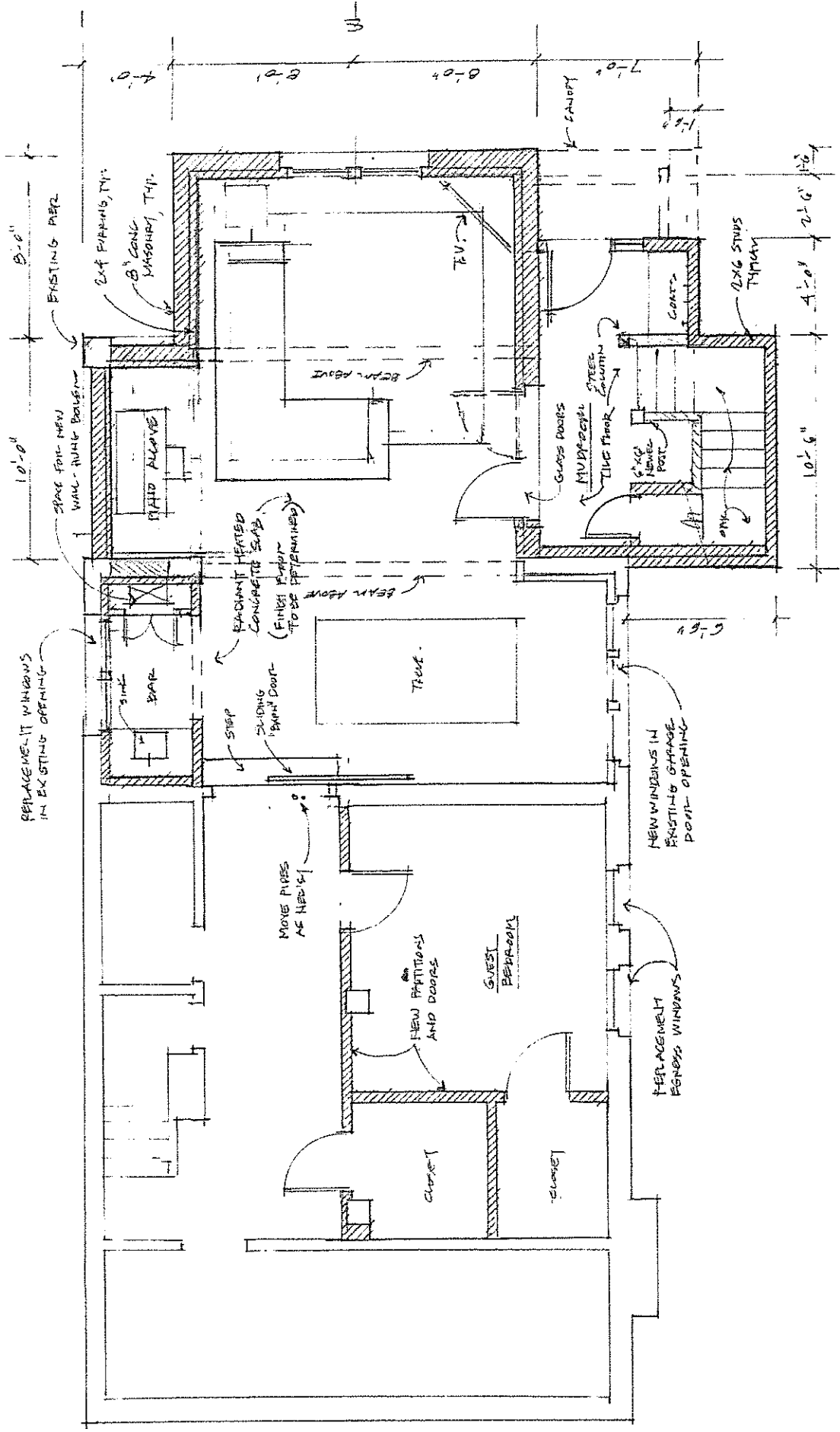


VIEW OF RIGHT SIDE,
DOWN DRIVEWAY

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

<p>Owner's mailing address 7401 MAPLE AVE TAKOMA PARK, MD. 20912</p>	<p>Owner's Agent's mailing address PAUL TRESEDER 6320 WISLASSET RD. BETHESDA, MD. 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7403 MAPLE AVE TAKOMA PARK, MD. 20912 NICOLIEN VAN SCHOUWEN.</p>	<p>7315 MAPLE AVE TAKOMA PARK, MD. 20912 MIGHAEL BEISS & SAMER SADEK</p>
<p>7402 MAPLE AVE TAKOMA PARK, MD 20912 MARK ROSS & SEENA MALOTT.</p>	<p>7400 MAPLE AVE TAKOMA PARK, MD. 20912 RON & DINA BORZEKOWSKI</p>
<p>1 AUSTIN PLACE TAKOMA PARK, MD 20912 JOYCE SCHOCPPACH</p>	

PREVIOUS PROPOSAL



REPLACEMENT WINDOWS
IN EXISTING OPENING

EXISTING PER

SPACE FOR NEW
WALL WATER BOLTER

2x4 FRAMING, TYP.
8\"/>

RADIANT HEATED
CONCRETE SLAB
(FINISH FLOOR
TO BE DETERMINED)

MOVE PIPES
AS NEEDED

NEW PARTITIONS
AND DOORS

GUEST
BEDROOM

CLOSET

CLOSET

NEW WINDOWS IN
EXISTING GARAGE
DOOR OPENING

REPLACEMENT
EGRESS WINDOWS

GLASS DOORS

MUD-RACK

TILE FLOOR

STEEL COLUMN

CONC.

2x6 STUDS
TYPICAL

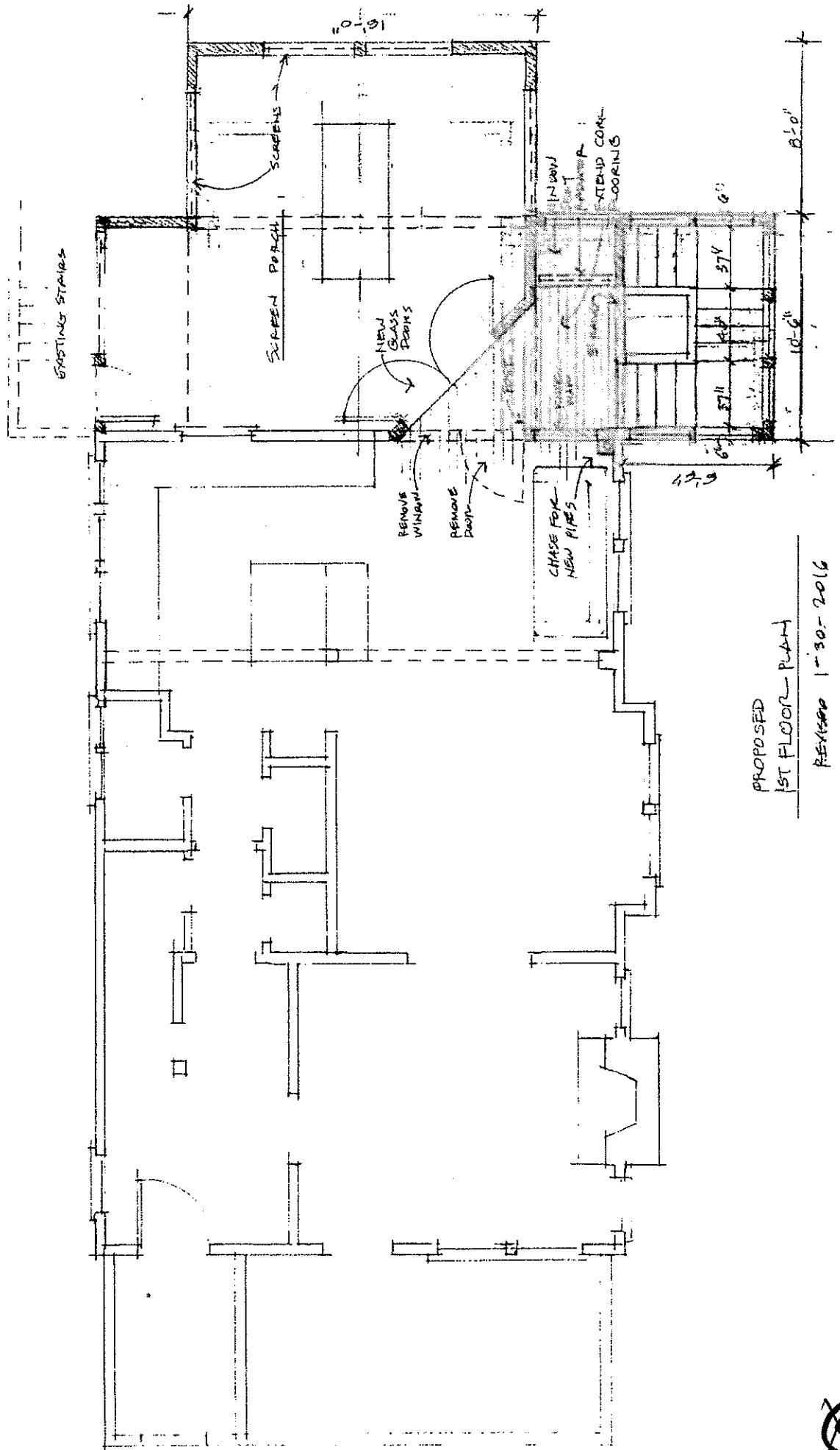
CONC.

TRUCK

BASEMENT PLAN REVISED 2-7-2016

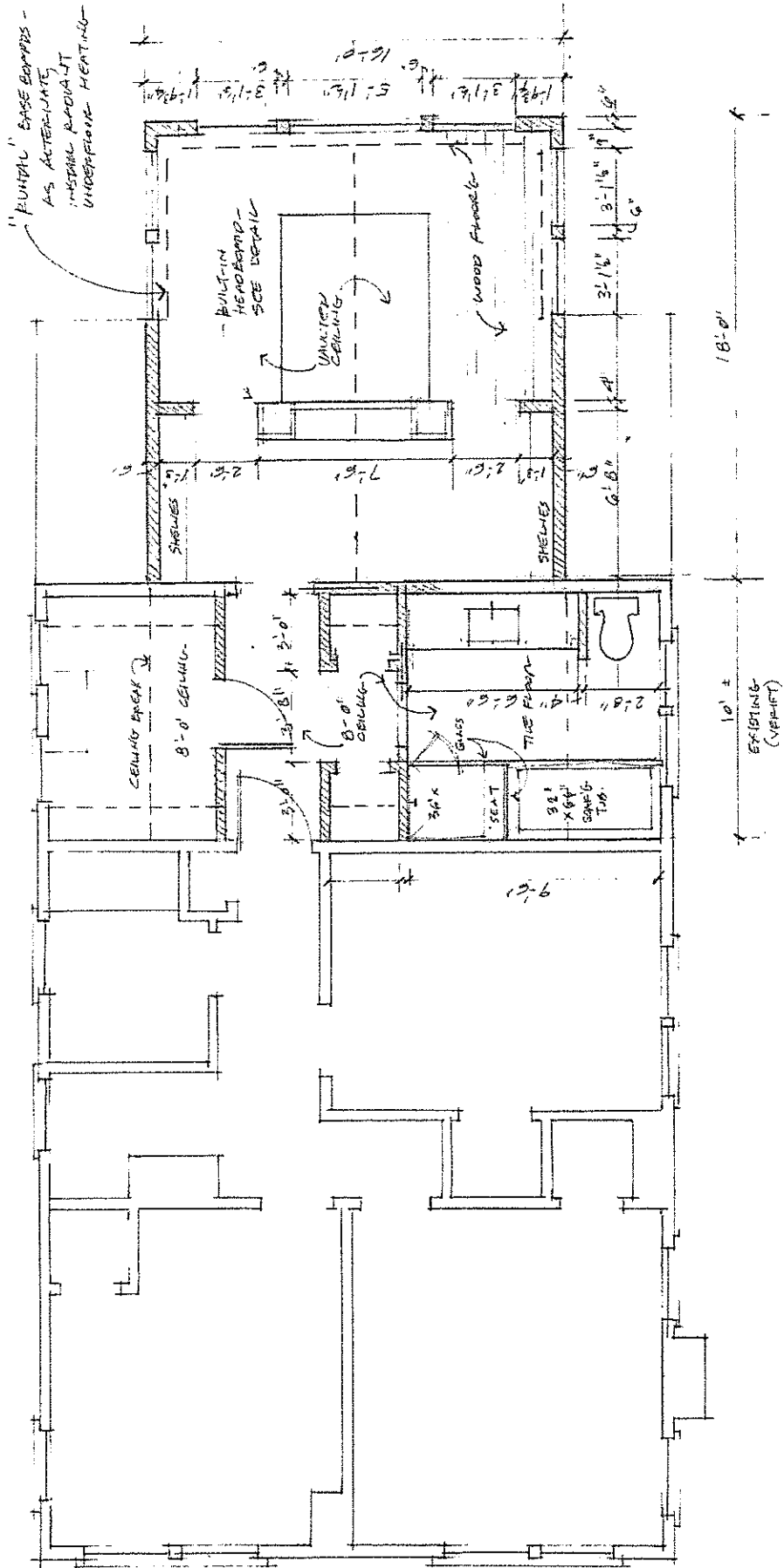
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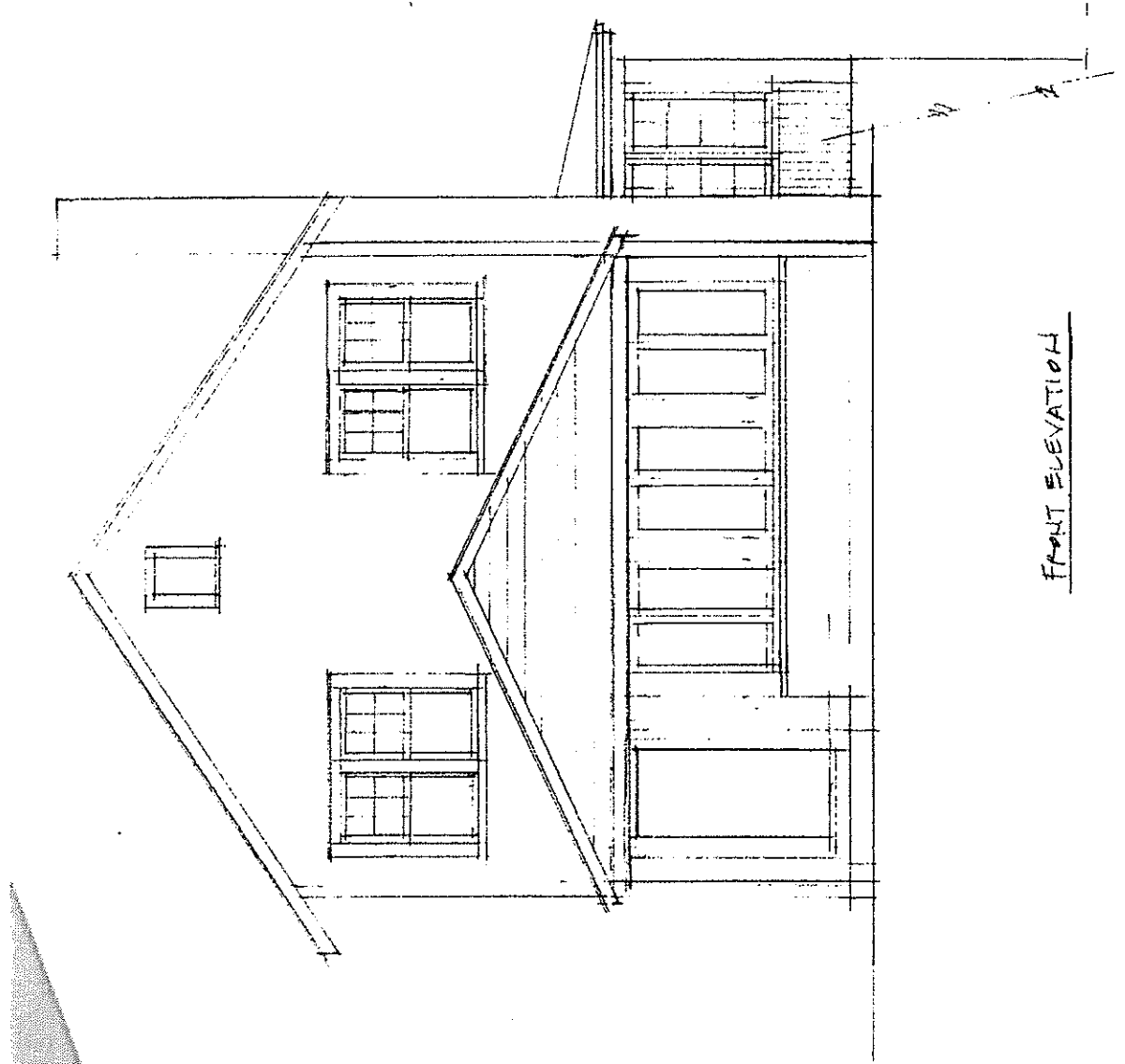
PROPOSED
 1ST FLOOR PLAN
 REVISION 1-30-2016





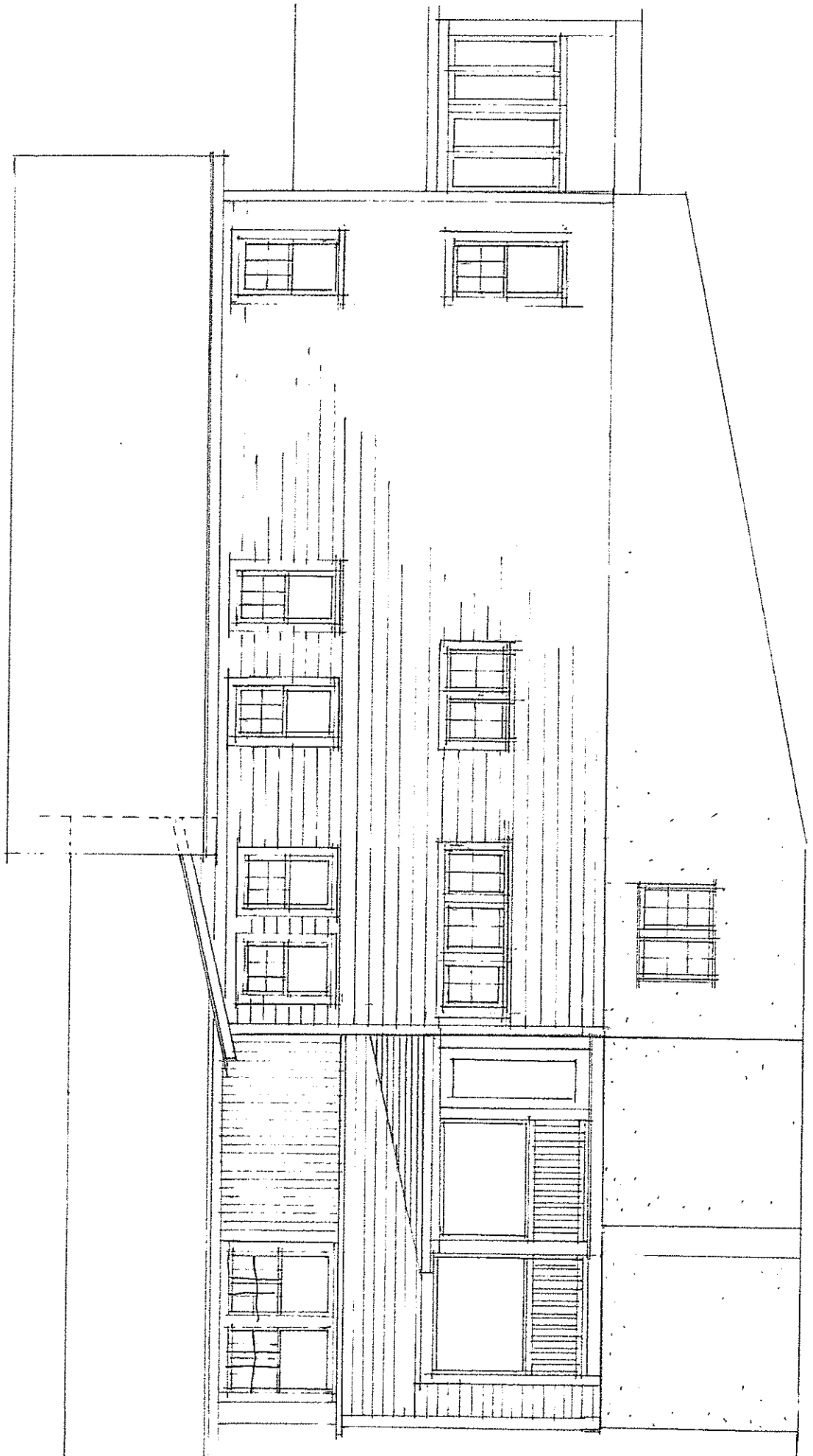
2ND FLOOR PLAN REVISED 2.7.2016





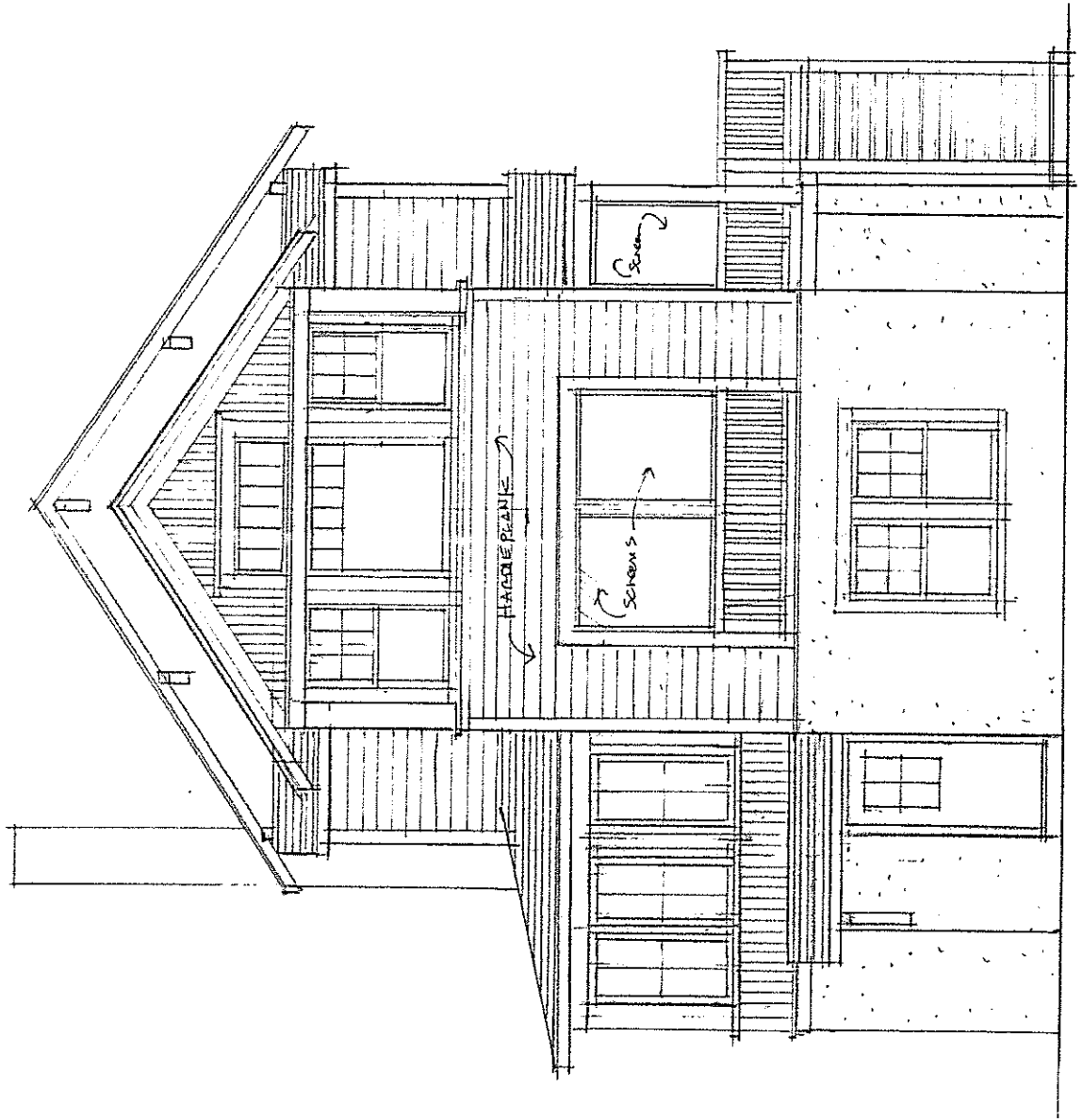
FRONT ELEVATION





LEFT SIDE ELEVATION.





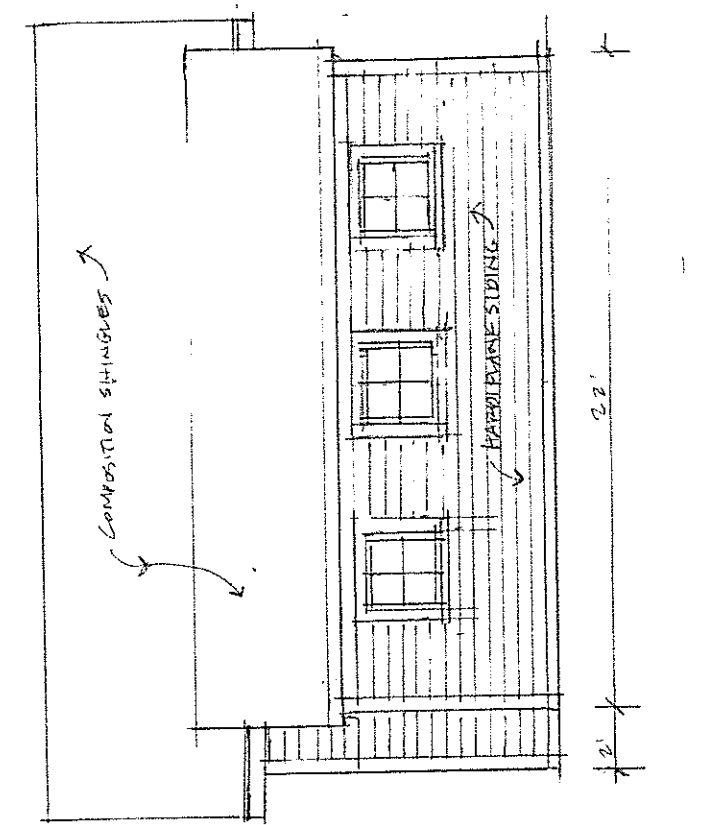
REAR ELEVATION



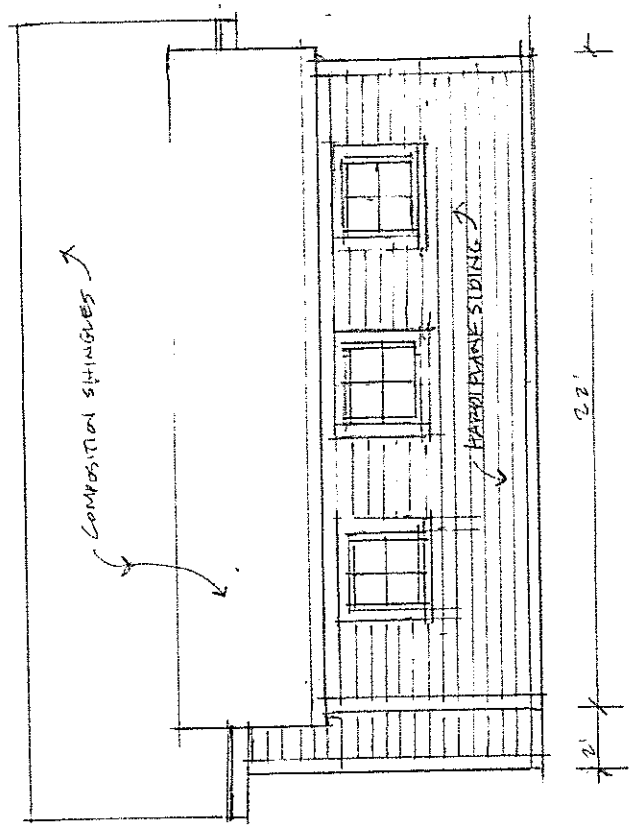


RIGHT SIDE ELEVATION REVISED 1-30-2010





FRONT ELEVATION



RIGHT SIDE ELEVATION

UPLIGHT / UPLIGHT GARAGE
REVISED 1-24-2016



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- - - - - X
- PRELIMINARY CONSULTATION - :
- 7401 Maple Avenue :
- - - - - :
- PRELIMINARY CONSULTATION - :
- 711 (715) Pershing Drive :
- - - - - X

A meeting in the above-entitled matter was held on
 May 25, 2016, commencing at 7:35 p.m., in the MRO Auditorium
 at 8787 Georgia Avenue, Silver Spring, Maryland 20910,
 before:

COMMITTEE MEMBERS

- Bill Kirwan, Chair
- Sandra Heiler
- Kenneth Firestone
- Brian Carroll
- Richard Arkin
- Saralyn Salisbury-Jones

1 8813 Hawkins Lane, Chevy Chase.

2 MR. KIRWAN: Do I have a second?

3 MR. ARKIN: Second, Mr. Chairman.

4 MR. KIRWAN: Thank you. Any discussion? All in
5 favor of approving those historic area work permits, please
6 raise your right hand.

7 VOTE.

8 The motion passes unanimously. We want to thank
9 those applicants for the good work they did on those cases,
10 or on those permit applications to make those easily
11 approvable by the Commission this evening. We're going to
12 move on to item II on our agenda, and specifically, II.A at
13 7401 Maple Avenue, Takoma Park. It's a preliminary
14 consultation. Do we have a Staff Report?

15 MR. KYNE: Yes, we do have a Staff Report. As you
16 said, this 7401 Maple Avenue, Takoma Park. It's a
17 Contributing Resource, two-story Craftsman, circa 1915,
18 within the Takoma Park Historic District. The proposed work
19 item is construct a 2 1/2 story rear addition with basement,
20 and construct a new garage with attached shop at the rear of
21 the subject property.

22 So, I'll show you some photographs of the
23 property. This is the front, and we can see there is a
24 sloping driveway to the right. And moving in, down the
25 drive, looking back at the rear as it exists. And then,

1 this is looking from the opposite angle from the street.
2 And a littler closer. The proposed site plan. I'll go
3 through the floor plans quickly. The front elevation. And
4 you will note that the front elevation, there will be no
5 changes except for the enclosed stairway which projects
6 beyond the right side. And the existing right elevation,
7 and proposed. Existing rear elevation, and proposed. West
8 side, and proposed. And this is the proposed garage with
9 attached shop. And, the applicant has provided some 3-D
10 prospective views.

11 So, the applicable guidelines in this case are the
12 Takoma Park Historic District Guidelines, and the Secretary
13 of Interior Standards for Rehabilitation. And on to Staff
14 Discussion. The applicants propose to construct a 2 1/2
15 story rear addition with basement, and construct a new
16 garage with attached shop. The proposed materials for the
17 rear addition will include horizontal Hardie Plank siding,
18 vertical wood siding, six over one double-hung SDL windows,
19 composition shingles in an exposed parged type foundation.
20 The proposed materials for the garage include Hardie Plank
21 siding and composition shingles.

22 Staff is conceptually supportive of the proposed 2
23 1/2 story rear addition. Per the Commission's typical
24 requirements, the proposed addition is inset from each side
25 of the historic house, and the ridge line of the proposed

1 addition is much lower than that of the historic house.
2 While the Commission would typically require rear additions
3 to be inset a minimum of six inches from each corner, in
4 this case, the applicant is proposing a four feet inset
5 which will significantly limit the visibility for the
6 addition from the public right-of-way.

7 Staff suggests that the proposed materials for the
8 rear addition are appropriate, but seeks the Commission's
9 guidance on any revisions that would make the proposal more
10 compatible with the resource. Staff also asks for the
11 Commission's guidance regarding a proposed enclosed
12 stairwell that leads from the addition to the basement. The
13 stairwell projects six and a half feet between the right
14 side elevation as viewed from the public right-of-way, and
15 because of the exposed foundation, the proposed enclosed
16 stairwell is effectively two-stories. However, due to the
17 sloped topography, as we saw in the photographs, the
18 stairwell will be perceived as one-story from the public
19 right-of-way. And, Staff notes that the proposed stairwell
20 will be constructed adjacent to an existing screened porch
21 at the rear, and not the historic house.

22 Staff fully supports the proposed new garage with
23 attached shop. The garage is in the preferred location and
24 due to the topography of the lot, will be minimally visible
25 from the public right-of-way. And the design of the

1 proposed garage is sympathetic to the character of the
2 historic house, and the proposed materials are appropriate
3 for new construction within the historic district. So,
4 Staff asks the Commission to provide further guidance on any
5 aspects of the proposal that could be improved, or that
6 would make the proposal more compatible with the resource or
7 consistent with the Guidelines and Standards. And, with
8 that, I'll be happy to take any questions you have.

9 MR. KIRWAN: Thank you, Michael. Any questions
10 for Staff? All right. We don't appear to have any. Thank
11 you. We'll ask the applicant to please come forward. And,
12 we need you to introduce yourself for the record before you
13 speak, and just make sure your little red light on your
14 microphone turns on before you speak. Thank you.

15 MR. WRIGHT: Josh Wright.

16 MR. TRESEDER: Paul Treseder, Architect.

17 MR. KIRWAN: We can give you seven minutes for a
18 presentation, if you choose, or just --

19 MR. WRIGHT: Sure. So, you know, we wanted to
20 expand the house. We have a growing family, and are trying
21 to do something that's appropriate for the historic
22 district. We moved to Takoma Park because of the historic
23 district and really appreciate living there. So wouldn't
24 want to do anything that was inappropriate to the district.
25 The basic idea behind the plan is to get additional space on

1 the top floor to have an additional bathroom and additional
2 bedroom, and at the same time, down on the basement level
3 providing more of a play space for the three kids. And
4 then, there's no off-street parking for the property because
5 we have a shared driveway, so wanting to put a garage and
6 shop in the back to help to facilitate that.

7 MR. TRESEDER: I would just add that, like so many
8 of these old houses, the existing basement stairs is steep
9 narrow, a tripping hazard, and the basement is currently
10 used sort of a guest quarters, but the intention is to have
11 the basement more of a family room. And so, the desire for
12 connection between the main floor, a viable connection, was,
13 it's extremely important to the owners. And, so the kids
14 can come from upstairs down to the family room, and then
15 also go out to the backyard and utilize the backyard more.
16 So, we felt that by putting the staircase fully behind the
17 historic house, there was a back screen porch, that was at
18 one time filled in, and then this existing screen porch was
19 added on sometime, gosh, probably in the '50s or '60s. It's
20 a concrete slab, and so the stairwell is in the plane of
21 that new addition. It's entirely behind the historic house.

22 MR. KIRWAN: Any questions for the applicant? All
23 right, if not, then we'll just ask you to turn your
24 microphones off, and we'll give you our thoughts on this as
25 a preliminary consultation. Commissioner Carroll, would you

1 mind starting things off?

2 MR. CARROLL: Sure. I think when you start going
3 back to the idea that we want to inset these things from the
4 existing historic structures, with another commissioner up
5 here saying that, the last time we were reading the details,
6 so I think we got that covered. The materials that we're
7 using here, you've got Hardie on the back. You've got quite
8 a wide exposure of existing house, were you in any way
9 trying to match that, or are you going to differentiate with
10 the new material? It looks a little smaller.

11 MR. TRESEDER: Well, the existing house has the
12 cement fiber shingles, and we haven't really done
13 investigation to know what the historic siding is underneath
14 it. But, I'm not particularly interested in matching the
15 cement fiber ones. I'm sure that, if we ever did take the
16 siding off, it would be some smaller exposure, and I suppose
17 we could tweak the -- we're going to learn probably during
18 this construction what that is, and assuming it is some kind
19 of clapboard, you know, we could adjust the Hardie clapboard
20 to match it, don't you think? So, you know, it's going to
21 be, you know, six or seven inches, in that neighborhood. I
22 think we would attempt to match it. If it's significantly
23 different, if it's like a double four or something, I don't
24 think we would try to match it, we would just, with the
25 standard Hardie Plank.

1 MR. CARROLL: And, I think with the four foot
2 inset, and the tightness of the lot, particularly to the
3 north, it's going to be very hard to see any of this from
4 the public right-of-way. So, I mean, I don't see a reason
5 that you have to surgically match what's on the house. And,
6 you've gone to a vertical siding for the second floor, and
7 then, is there a water table that runs around that separates
8 the two?

9 MR. TRESEDER: Exactly. Yeah. And that water
10 table is higher than the floor line to reduce the
11 massiveness of the second floor.

12 MR. CARROLL: Okay. I don't have a lot of other
13 questions. It seems like you've checked all the boxes here.
14 I really, you know, I think it's going to be minimally
15 visible from the right-of-way. It looks like it's really
16 nicely detailed. It's going to fit in well. So, I don't
17 have a lot to add.

18 MS. SALISBURY-JONES: Hi there. I just wanted to
19 say that I do appreciate that the view from the public
20 right-of-way is minimal. I've reviewed the plan. It
21 doesn't appear that there's going to be any negative impact
22 on the resource, and I don't believe, you know, there's any
23 problems here. So it does look like you checked all the
24 boxes, and I appreciate that.

25 MR. TRESEDER: Thank you.

1 MS. HEILER: Yes, I agree that you've checked all
2 the boxes. I also think this is a very, very nice way to
3 expand this house. It appears to me to be compatible with
4 the house, minimally visible. Even if it were a little bit
5 visible, I think it really is compatible with the
6 neighborhood and with the house. And, I think you've done a
7 nice job.

8 MR. FIRESTONE: I don't have anything really to
9 add other than, what I'm seeing here looks good, and I look
10 forward to seeing an application for a work permit.

11 MR. ARKIN: I agree with the prior speakers. I
12 think the program is certainly an entirely appropriate
13 program, one that we encourage expansion and the use and
14 reuse of an existing historic resource, and adapting it to
15 the 21st Century and to modern families. It certainly is
16 very well detailed, which will be something that will be
17 largely enjoyed by your family since it's not terribly
18 visible from the rest of the -- from the public way. I do
19 want to say that I think that the stair tower that you're
20 proposing seems to me to be an excellent solution to the
21 need that was expressed in the program that way, in making
22 this expansion, which will be visible from the public way,
23 wholly compatible. And, as was said before, I'm looking
24 forward to seeing the final submission.

25 MS. HEILER: I'd just like to second Commissioner

1 Arkin's comments about the stairway, the exposed stairway.
2 I think this is a nice way to handle the problem of the
3 existing stairs.

4 MR. KIRWAN: And, I too, am very supportive of the
5 project. I think, I suspect the reason Staff wanted us to
6 see this as a preliminary was because of the scale of the
7 addition. It is larger than some additions we see, but I
8 think the site and the way the site drops off is
9 particularly toward the back, and just the nature of the
10 site itself with the houses so closely together really helps
11 this addition work out very well for the size it is. And, I
12 suspect the second reason was this projection on the side.
13 We usually, you know, we tend to defer to additions that set
14 in from the rear, rear corners of the house, but I think,
15 again, in this case, the stair tower offers a really nice
16 solution to working that stair into it. And again, the site
17 helps to mitigate the impact it has on the neighborhood.
18 So, we thank you for the good work on this, and we look
19 forward to seeing it as a HAWP application.

20 MR. WRIGHT: Thank you.

21 MR. KIRWAN: The next item on our agenda, item
22 III.A is both a review and for us to provide advice to the
23 Planning Board on a limited plan amendment, and also a
24 preliminary consultation for the portions of the proposal
25 that are within the historic site. Again, the address of