

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7305 Takoma Avenue, Takoma Park	Meeting Date:	4/22/09
Applicant:	Richard Henrich Jr.	Report Date:	4/15/09
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	4/8/09
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-09M	Staff:	Anne Fothergill

PROPOSAL: Rear addition, second story expansion, and alterations to house

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

BACKGROUND

The HPC approved the removal of a rear deck and ground level screened porch on this house in July 2008. In March 2009 the applicant had a Preliminary Consultation with the HPC about the proposed additions and alterations to the house. Overall the HPC was very supportive of the proposed changes including the 2nd story expansion. The Commission allowed the applicant to extend the right side of the rear addition past the side plane of the house, obscuring the rear right corner of the house. The unofficial, unedited transcript is in Circles 33-50

PROPOSAL

The applicant proposes to:

- Remove front porch enclosure and restore open front porch with wood columns, brick piers and a wooden balustrade
- Remove aluminum siding and reveal and restore wood siding underneath
- Construct an addition at the rear of the house (modification and expansion of the existing rear enclosed porch) with 2nd story expansion and partial basement; addition will have one-story section at the right side that extends 4 feet beyond the right plane of the house
- Addition will have wood siding and wood trim, wood shingles in the gable ends, wood brackets, wood windows with simulated divided lights, wood doors, tongue and groove wood siding on rear right bumpout, and an asphalt shingle roof
- Install two new, taller wood SDL window on both sides at foundation level; on left side replace three windows in existing rear addition with wood SDL windows

APPLICABLE GUIDELINES

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

Takoma Park Historic District Guidelines

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

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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 change and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A-8

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

Secretary of the Interior's Standards for Rehabilitation:

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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The Commission was very supportive of this proposal at the Preliminary Consultation. The only significant change that has been made, with the Commission's support, is that the notch at the rear right corner has been removed and now there is a 4' extension of the addition (reduced from 5') connecting at the rear right side of the house.

Staff and the Commission support the extensive rehabilitation and restoration of the bungalow as well as the sympathetic and compatible rear addition and second story expansion. As noted in "Applicable Guidelines," the Takoma Park Guidelines specifically allow for second story expansions. This design limits the expansion to the rear of the house and the overall impact to the bungalow will be much less than if the applicant was proposing an expansion of the entire roof. The adjacent properties are both two story houses and will remain taller than this house. The house is located across from a park so there are no confronting properties that would be impacted. When constructed, this expanded house would only be

slightly taller than the existing house and that additional height would be contained to the far rear of the house. The rear addition will extend the house only 4' behind the existing house.

In general, this proposal is in keeping with the guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.

Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246-777-6276

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Richard E Henrich Jr
 Daytime Phone No.: 202-441-0832
 Tax Account No.: 01073568
 Name of Property Owner: Richard E Henrich Jr Daytime Phone No.: 202-441-0832
 Address: 7305 Takoma Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: self Phone No.: 202-441-0832
 Contractor Registration No.: NA
 Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 7305 Street: Takoma Ave
 Town/City: Takoma Park Nearest Cross Street: Piney Branch Road
 Lot: P6 Block: 11 Subdivision: 025 B F Gilbert's Addition to Takoma Park
 Liber: 4826 Folio: 795 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed

Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family

Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 100,000

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.

Richard E Henrich Jr APRIL 1 2009
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 508173 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

rhenrich@erols.com

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Statements for 7305 Takoma Avenue, Takoma Park, Maryland

a.) Description of existing Resource and its surroundings:

The existing house is a "contributing resource" bungalow located on a small (4350 SF) lot on a short block across the street from a city park. It is in original condition except for added aluminum siding and enclosed and modified front and rear porches. It is the only one story house on its block. The other houses vary in style and age, from a new "Victorian" 2 houses down on the corner to an expanded Sears house two houses down on the other corner. The houses on this block have a consistent front setback and spacing.

b.) Description of the project and its impact:

The owner is proposing to restore the existing front enclosed porch to its original open state and remove the aluminum siding and restore the original wood clapboards. In the rear he is proposing to modify and extend the existing rear enclosed porch, extend a basement stairwell to the side beyond the rear of the existing main house, and raise the rear part of the roof to accommodate a partial second floor. This second floor space will enclose a single bedroom and bathroom, and at 396 SF is 37% of the area of the existing first floor. It's ridge will be approximately 3.5 feet above the existing ridge, occurring at a point 30 feet back in the 32 foot long main body of the house. Because of the small 32' deep rear yard, the addition projects only 4 feet beyond the existing house, carried on masonry piers.

The intent of this design is to place the addition as far to the rear as practicable, in order to minimize its impact on the existing resource, and to reduce its apparent height by using a cross gable, so that a sloping roof faces the street, with no gable wall competing with the existing front gables. The second floor sidewalls are inset 1.5 feet on either side from the existing house walls, allowing the original eaves to continue to the rear. The side extension containing the basement stair, which replaces an existing bumpout, is held back 6" from the rear corner of the main body of the house to allow that corner to remain unobstructed. With the new addition the house will still be lower than the other houses on the block, so its impact on the surroundings will be minimal. No trees will be affected by this work.

Exterior windows, roofs and siding will all be of original materials and match the existing house.

APPLICANT RICHARD E HENRICH JR

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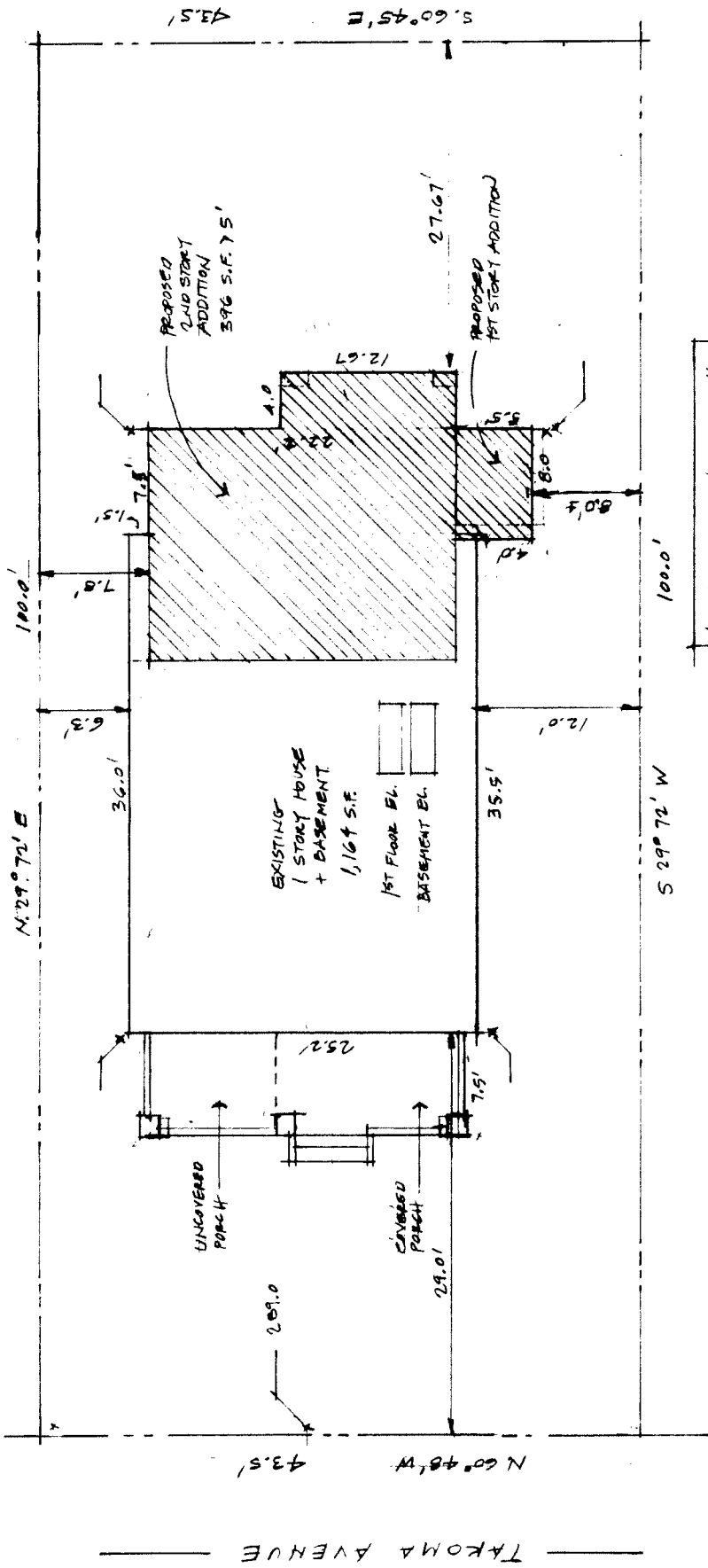
7305 TAKOMA AVE

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address RICHARD E HENRICH JR 7305 TAKOMA AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address RICHARD E HENRICH JR 7305 TAKOMA AVE TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
DAVID & SUSAN BORSNICK 7303 TAKOMA AVE TAKOMA PARK, MD 20912	JEFFREY & RS LUKER 7307 TAKOMA AVE TAKOMA PARK, MD 20912
JAMES H GORDON, TRUSTEE 7310 PINEY BRANCH RD TAKOMA PARK, MD 20912	CITY OF TAKOMA PARK 7500 MAPLE AVE TAKOMA PARK, MD 20912

APPLICANT RICHARD E. HENRICH JR
RICHARD E. HENRICH JR

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RICHARD E. HENRICH JR



PARTS OF LOT 597, BLOCK 11
 D.F. GILBERT'S ADDITION
 TO TAKOMA PARK, MARYLAND
 4,350 S.F.

SITE PLAN

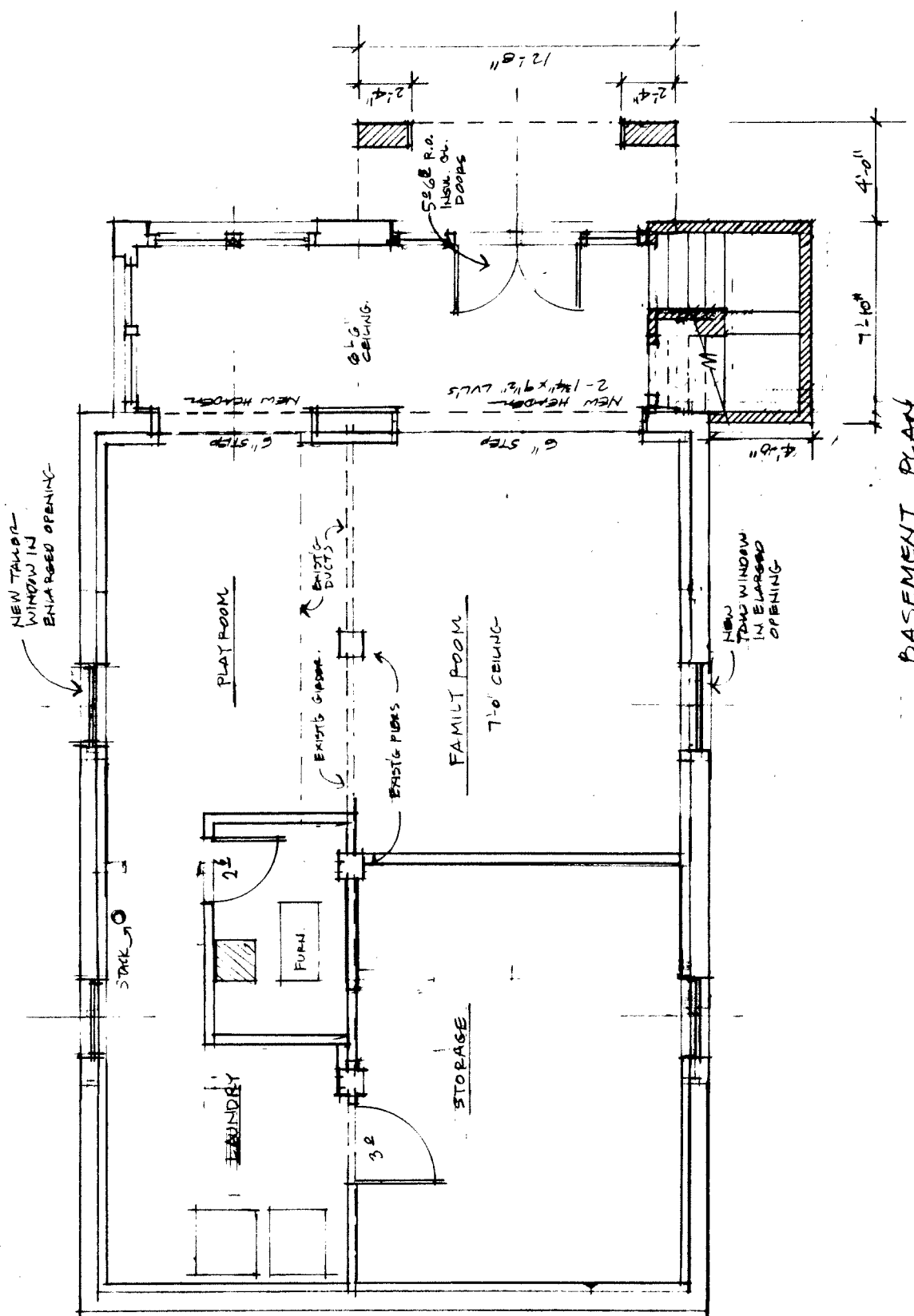
SCALE: 1/8" = 1'-0"

NOTE: NO CHANGES TO EXISTING
 GRABE IN THIS WORK

ADDITION TO THE HENRICH RESIDENCE
 7305 TAKOMA AVENUE, TAKOMA PARK, MD.

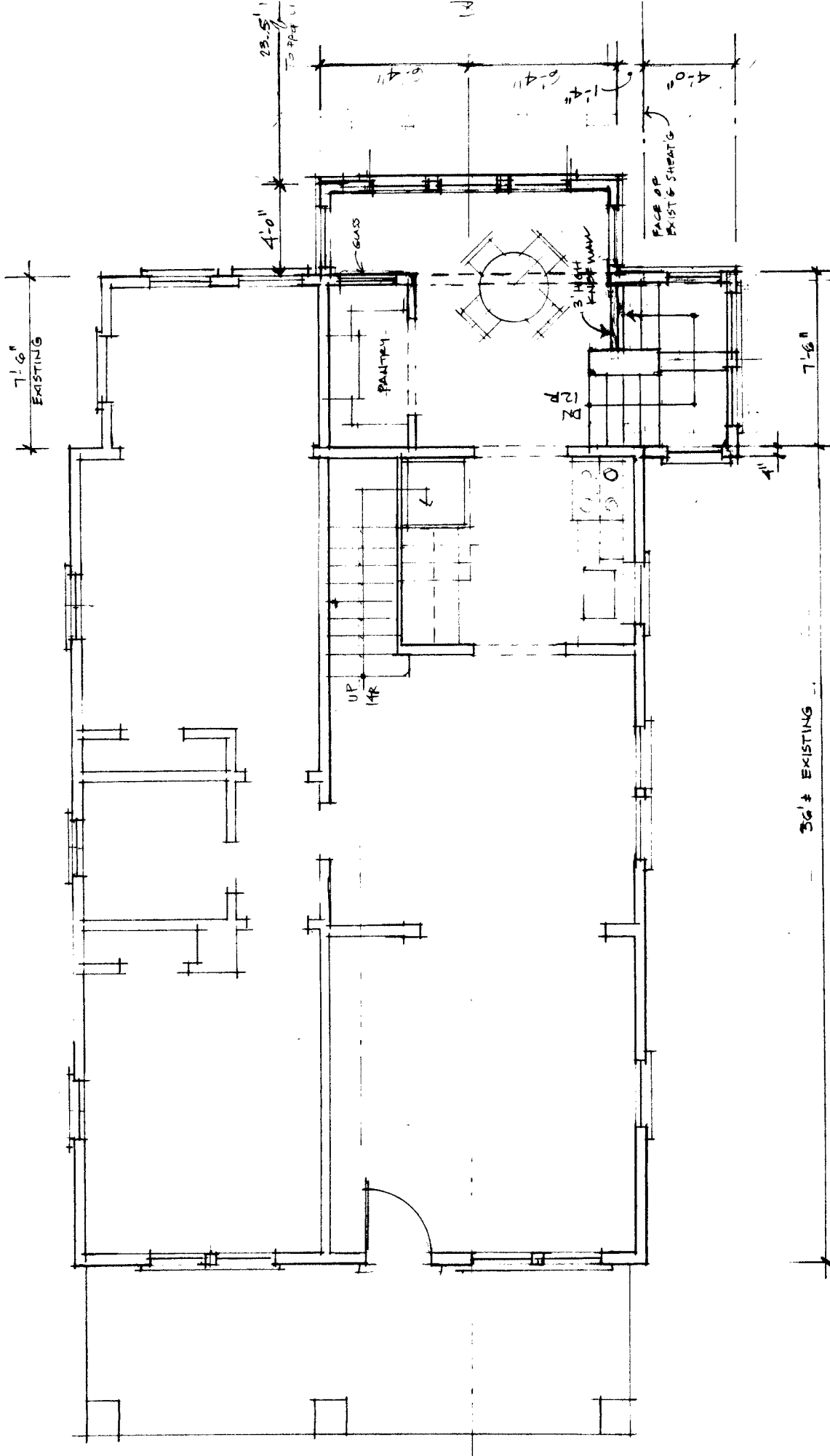
LOT COVERAGE CALCULATIONS
 LOT AREA: 4,350 S.F.
 EXISTING COVERAGE,
 INCLUDING COVERED PORCH: 1,175 S.F.
 PROPOSED COVERAGE,
 INCLUDING COVERED PORCH
 NEW EXTENSIONS: 1,271 S.F.
 PROPOSED LOT COVERAGE = $\frac{1,271}{4,350} = 29.2\%$

Historic
 CH 805



BASEMENT PLAN

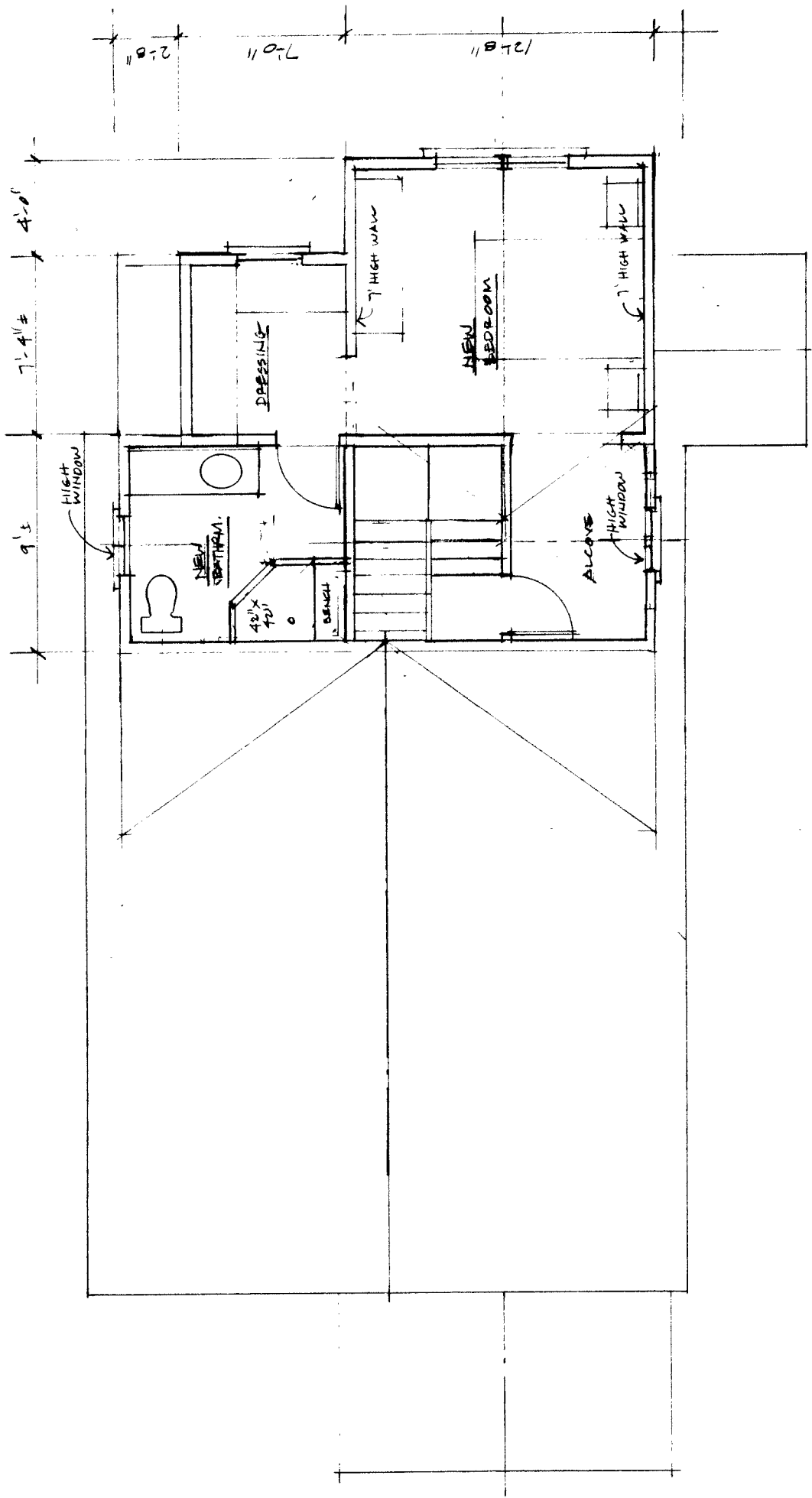
HENRICH



1ST FLOOR PLAN Scale: 1/4" = 1'-0"

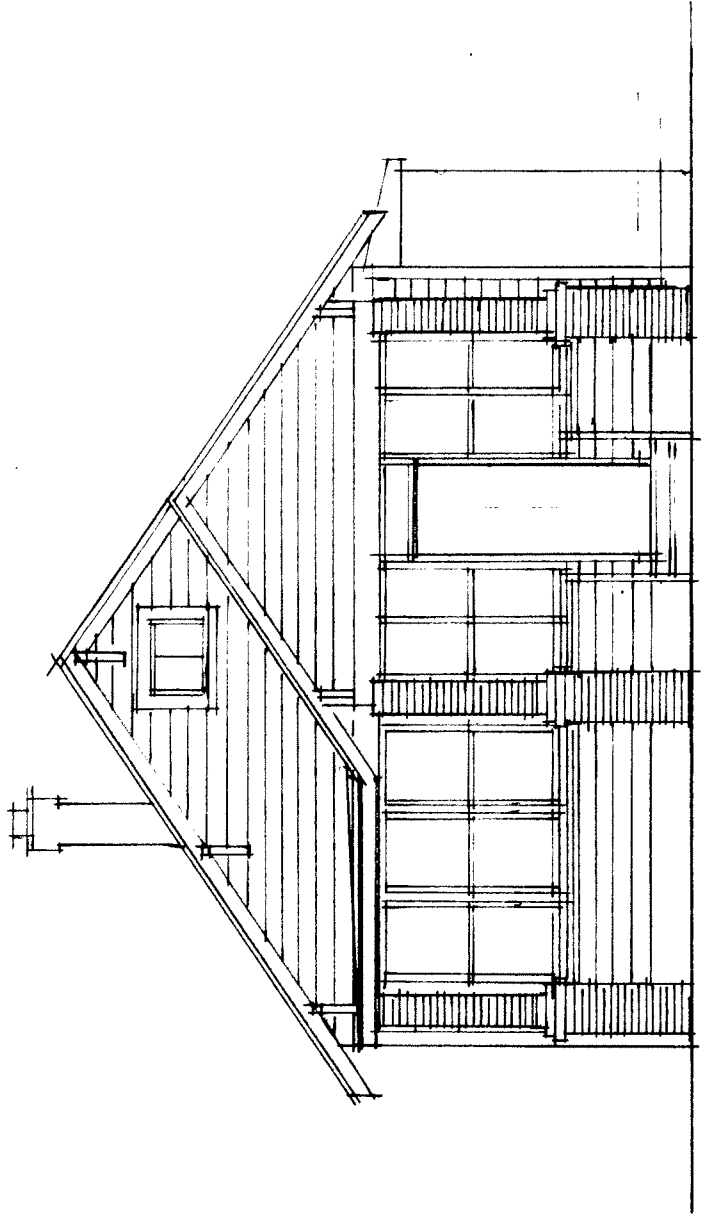
HENRICH

30' ± EXISTING



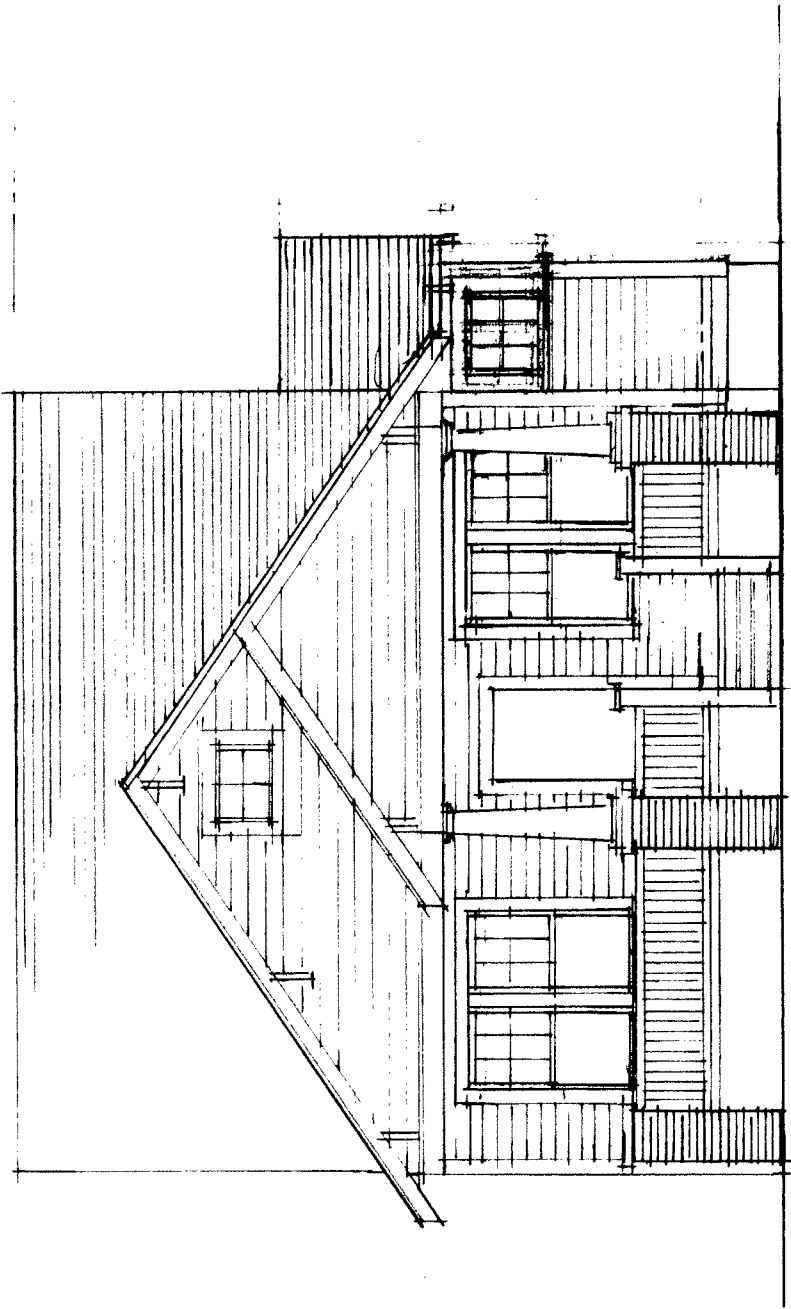
2ND FLOOR PLAN
HENRICH





EXISTING FRONT ELEVATION.

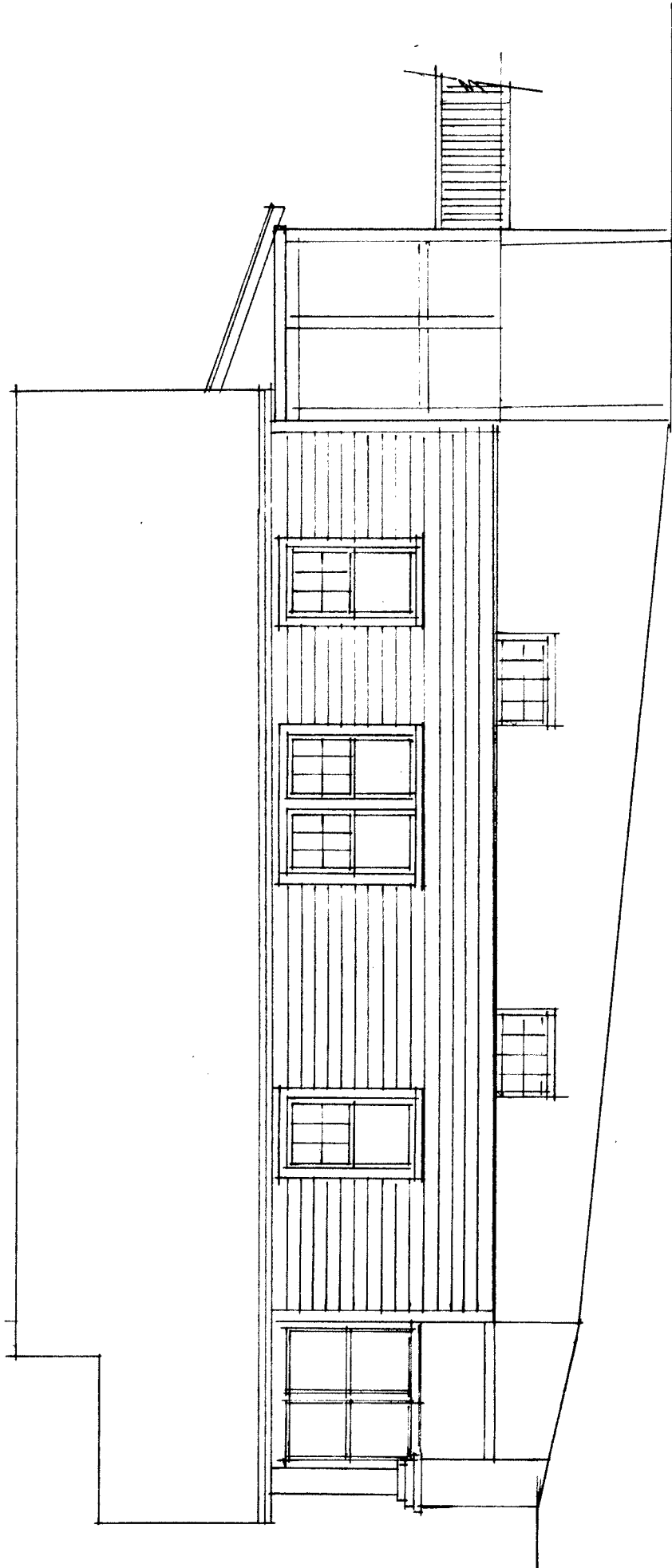
HENRICH



FRONT ELEVATION

HENRICH

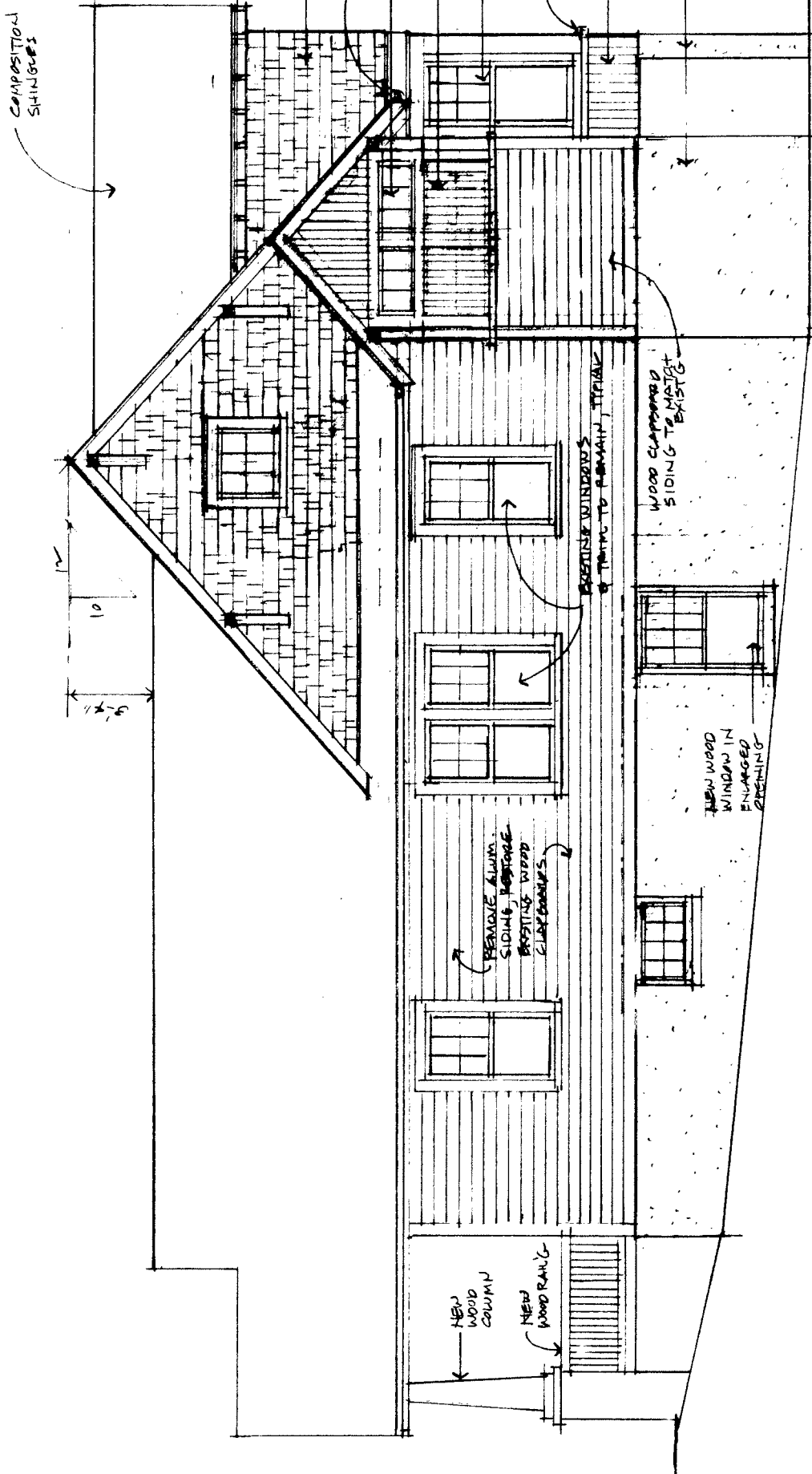
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EXISTING RIGHT SIDE ELEVATION

HENRICH

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COMPOSITIONAL SHINGLES

CEDAR SHINGLES

ALUM. GUTTERS

WOOD TRANSON WINDOWS

1X4 T&G WOOD SIDING

WOOD S.D.V. DOUBLE HUNG WINDOW

CONT. SUBSILL

1X4 T&G WOOD SIDING

CEMENT BRICK ON CONC. MASONRY

12

10

9'-6"

PERMANENT ALUM. SIDING, BRASSING WOOD CLIP PANELS

EXISTING WINDOWS TO REMAIN, TYPICAL

WOOD CLIPPED SIDING TO MATCH EXISTING

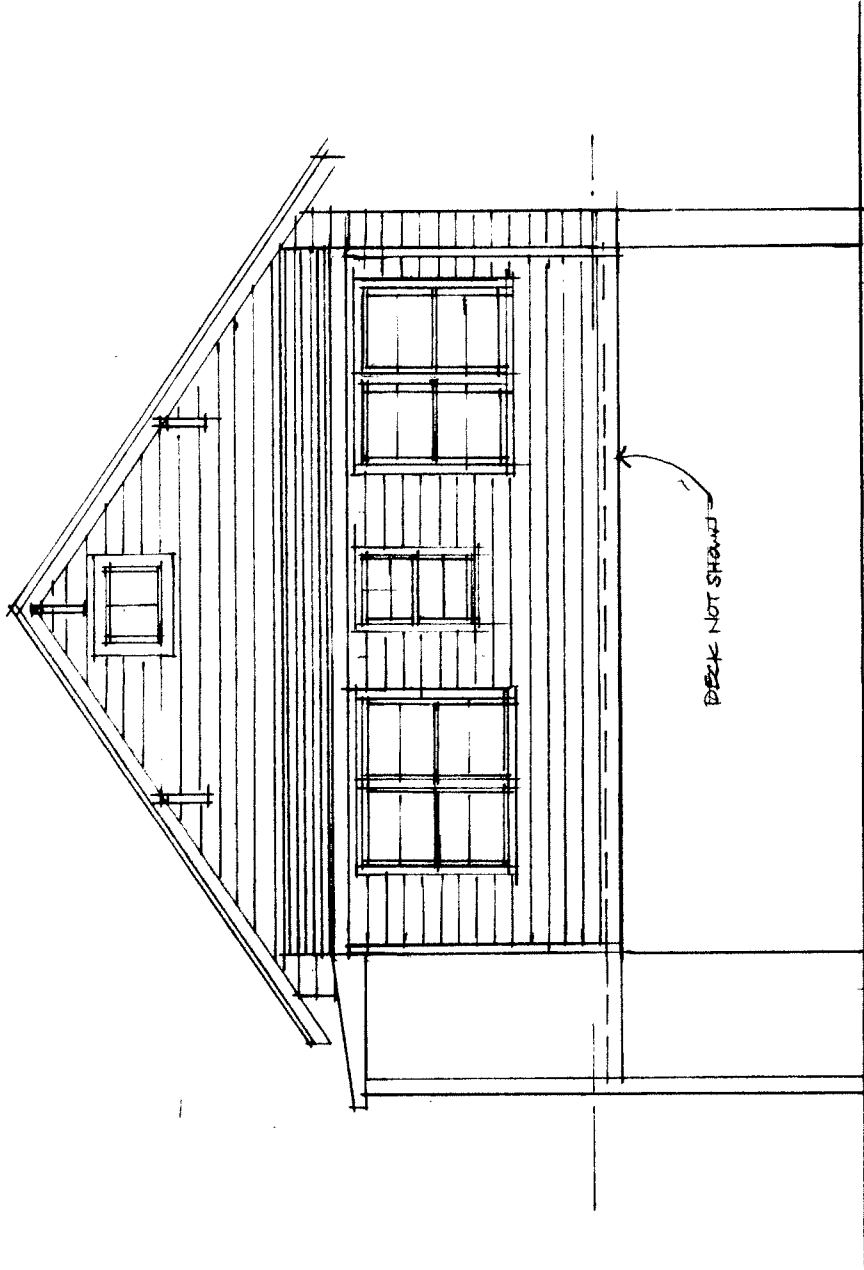
NEW WOOD IN WINDOW ENLARGED OPENING

NEW WOOD COLUMN

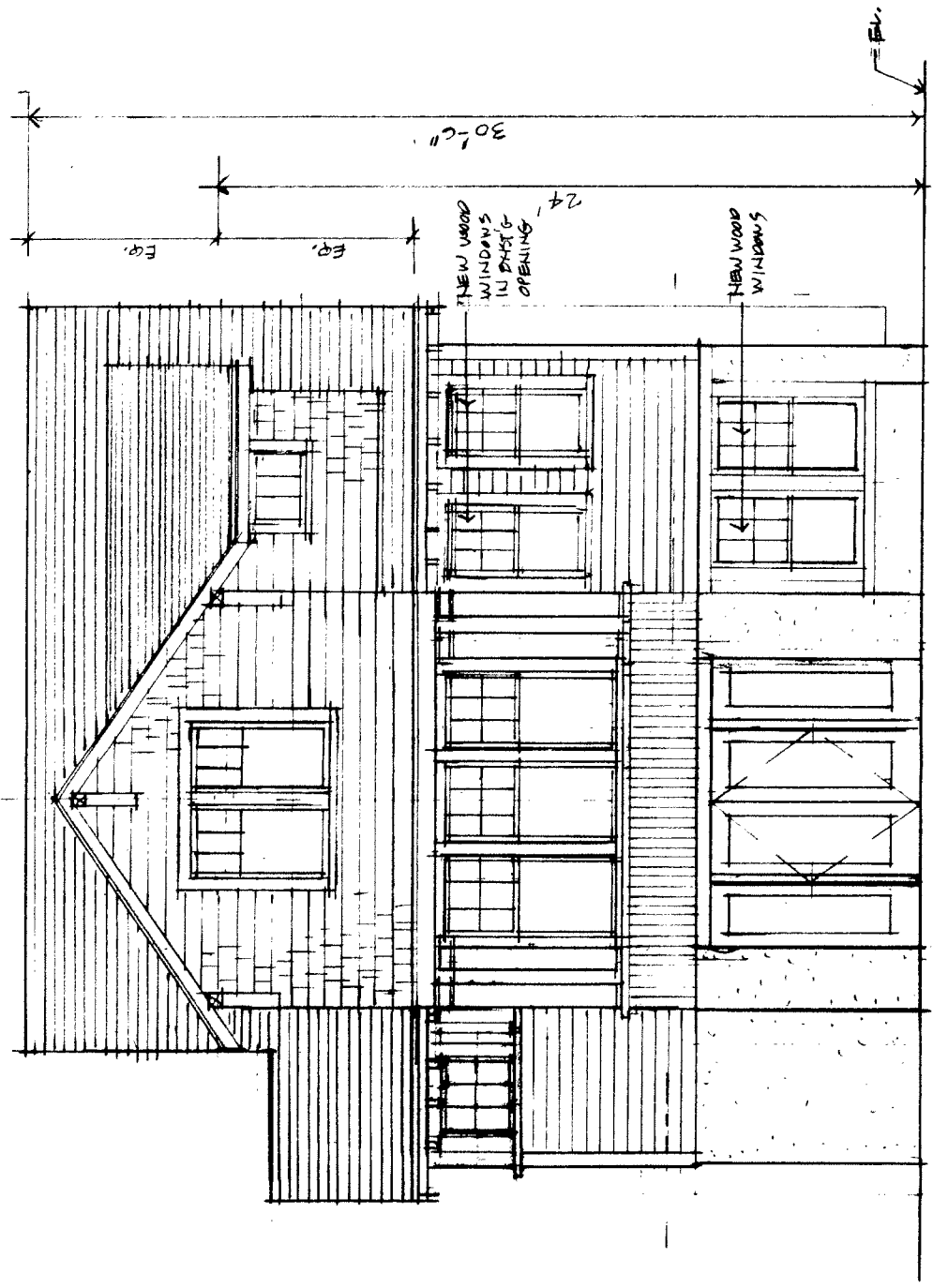
NEW WOOD RAILING

RIGHT SIDE ELEVATION.

HENRICH

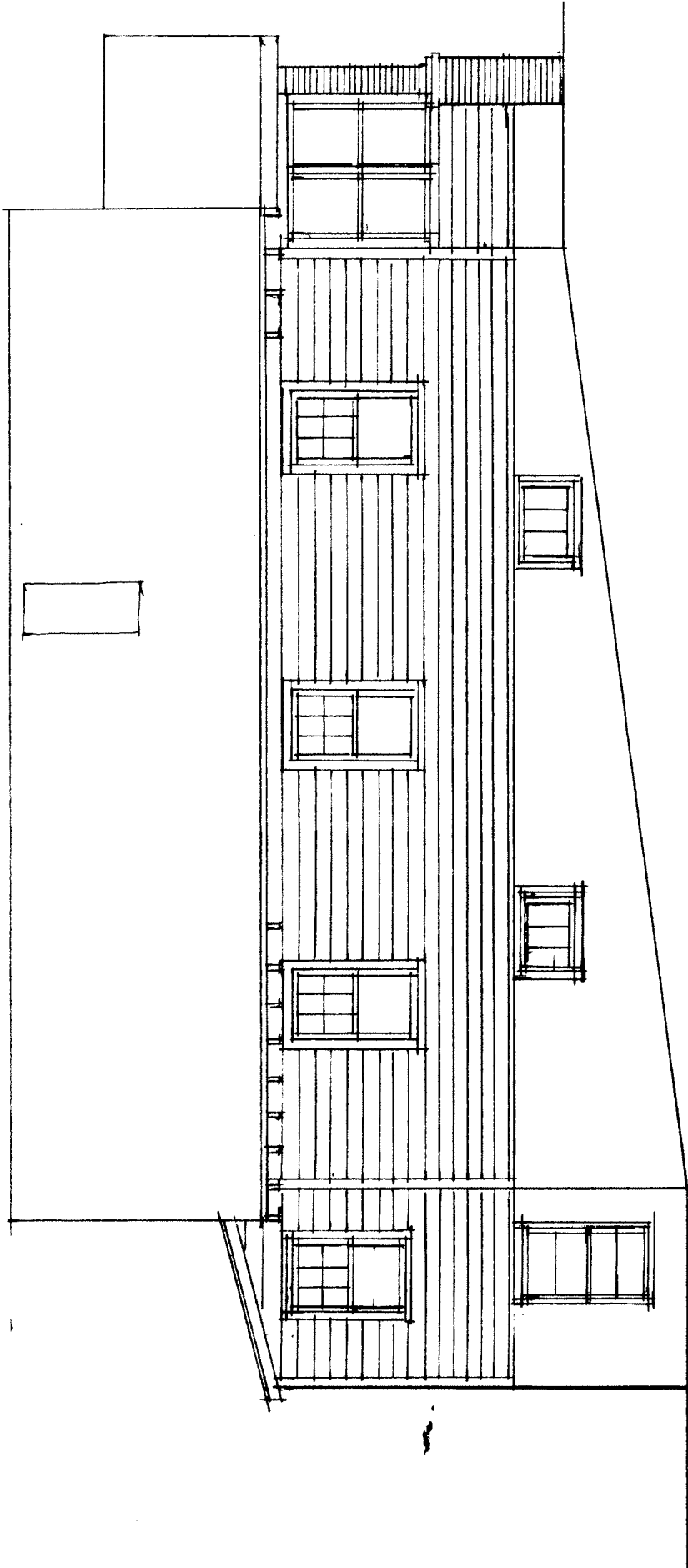


EXISTING REAR ELEVATION
HENRICH



REAR ELEVATION

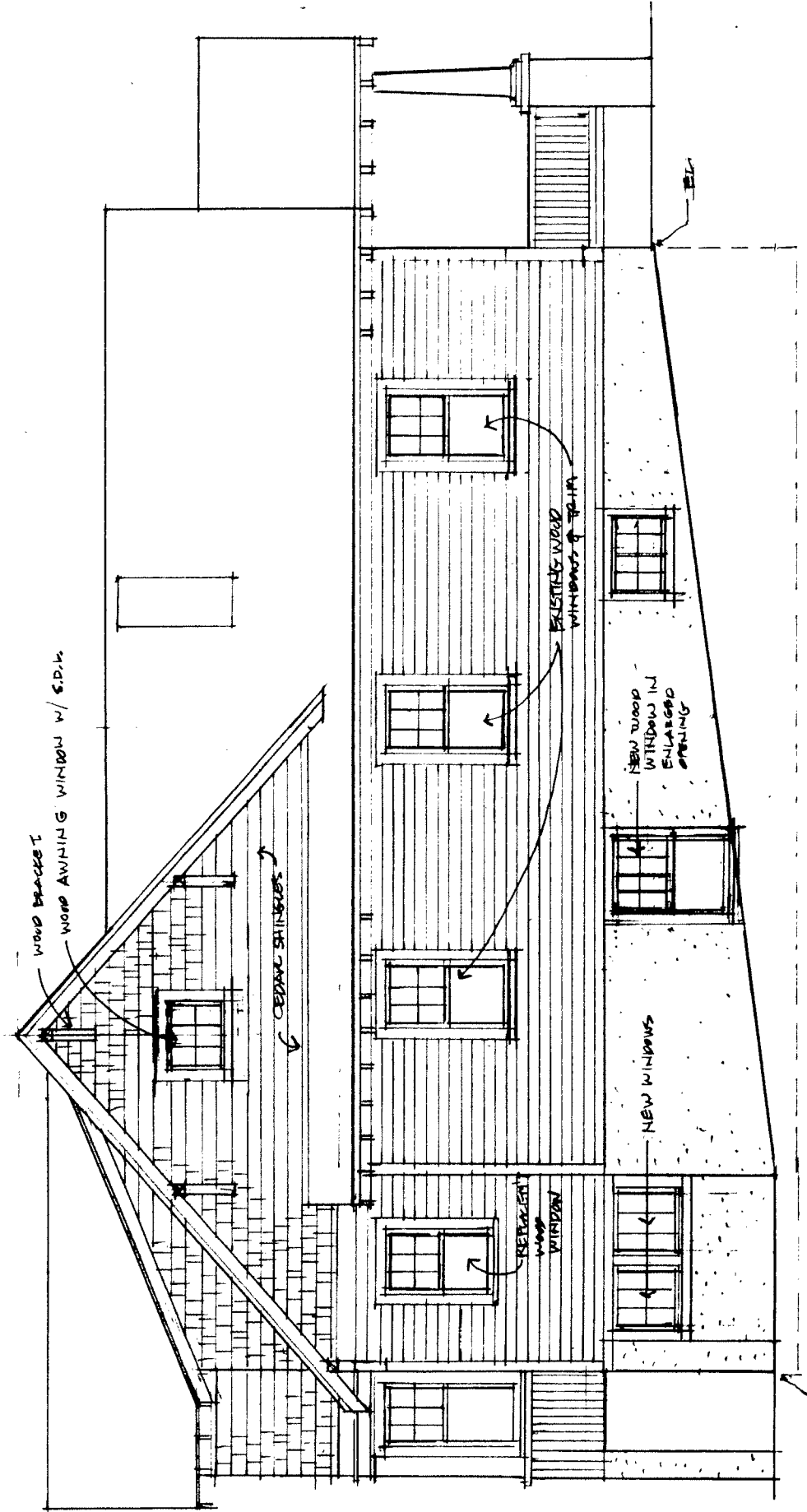
HENRICH



EXISTING LEFT SIDE ELEVATION

HENRICH





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11% GRADE CHANGE

LEFT SIDE ELEVATION
HENRICH

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FRONT LEFT CORNER VIEW



FRONT LEFT CORNER VIEW



REAR ELEVATION



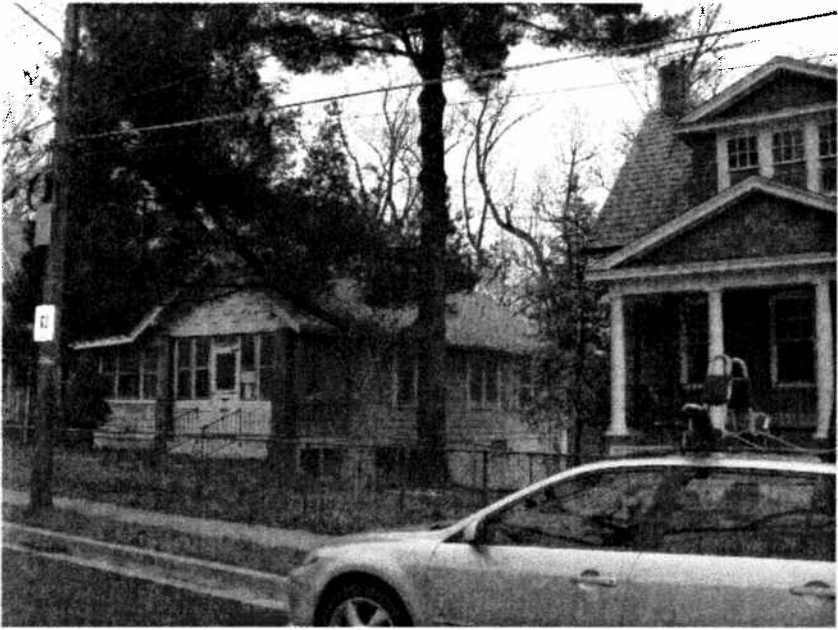
REAR LEFT CORNER VIEW



7305 Takoma Avenue









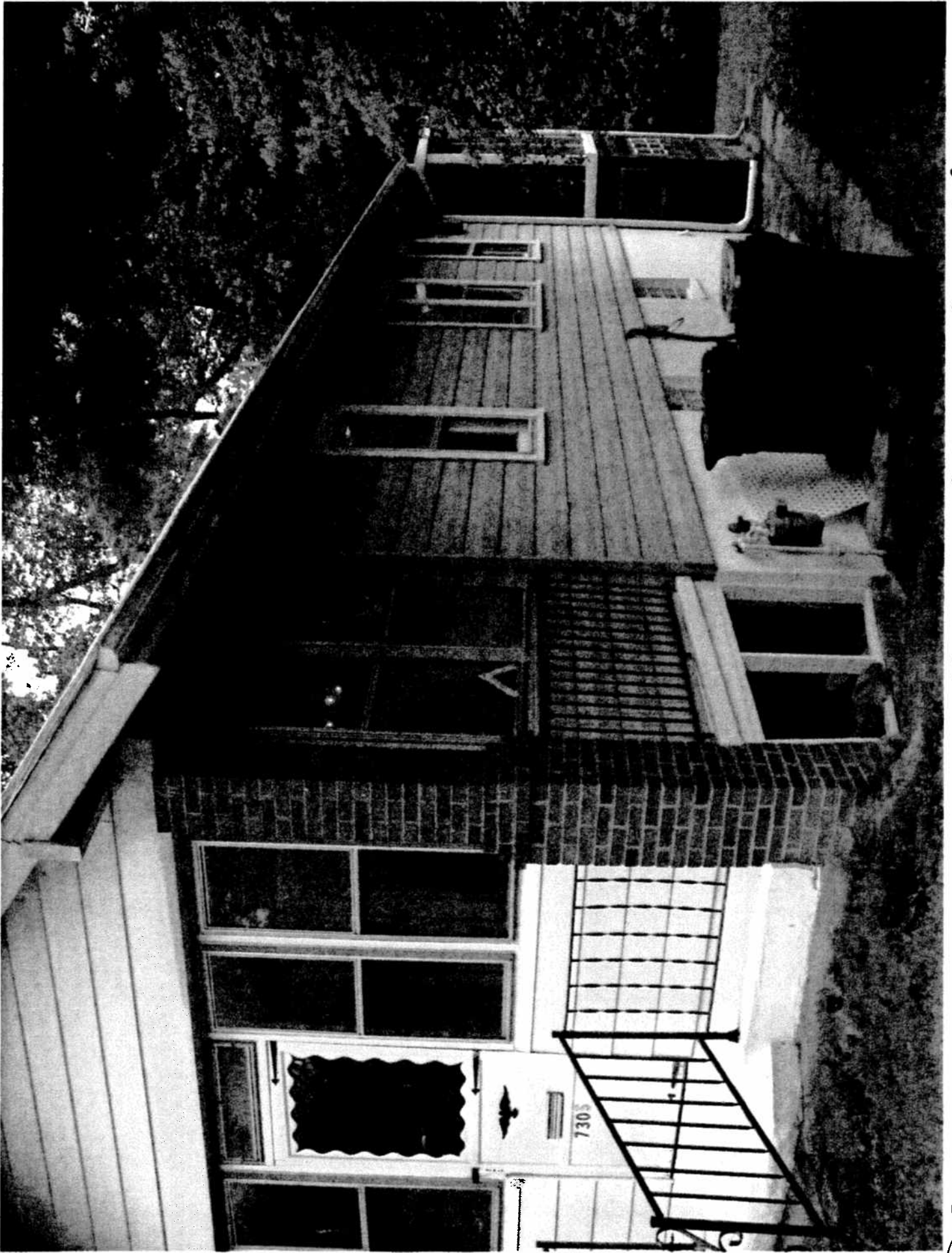






FRONT ELEVATION

30
~~18~~



RIGHT FRONT CORNER-VIEW

(19) (31)

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not edited unofficial transcript

THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

----- X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 17/01-09A
19801 Darnestown Road :

----- X
:
PRELIMINARY CONSULTATION - : Takoma Park
7305 Takoma Avenue : Historic District

----- X
:
Proposed Amendment to :
Historic Preservation Ordinance :
HPA 09-1 :

----- X

A meeting in the above-entitled matter was held on March 25, 2009,
commencing at 7:37 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring,
Maryland 20910, before:

COMMISSION CHAIRMAN

David Rotenstein

COMMISSION MEMBERS

- Leslie Miles
- Sandra Heiler
- William Kirwan
- Timothy J. Duffy
- Jorge Rodriguez
- Caroline Alderson
- Thomas C. Jester
- Warren Fleming

ALSO PRESENT:

Scott Whipple, Historic Preservation Supervisor
Josh Silver, Historic Preservation Staff
Anne Fothergill, Historic Preservation Staff
Jeff Fuller, Former Chairman
Nuray Anahtar, Former Commissioner
Lee Burstyn, Former Commissioner
Scott Knight, Bell Architects

APPEARANCES

STATEMENT OF:

PAGE

Julie Mueller	8
Mark ^{Pavl} Treseder	28
Richard Henrich	29
Wayne Goldstein	

MR. ROTENSTEIN: Thank you, Scott. And as it was pointed out, the architect has arrived for a preliminary consultation.

MS. FOTHERGILL: Yes.

MR. ROTENSTEIN: So do we have a staff report?

MS. FOTHERGILL: Yes. This is a contributing resource in the Takoma Park Historic District at 7305 Takoma Avenue in Takoma Park. It is a 1923 Craftsman bungalow that has had a number of alterations, and the applicant is proposing some rehabilitation and restoration work and then also, some additions and other alterations. I'm going to show you the house with slides and then I'll tell you what the applicant is proposing.

So as you can see, the house is across from a park which is actually across from the train tracks, so there are no houses across the street from this block. That is the back of the house. The right side. One thing you might note is that there is an existing side projection at the rear right side of the house, and that will come up when we discuss it. And then these are looking down the block. This is the only one-story house on the block. It is the lowest house, so that's important to note for the vertical expansion that they're talking about doing. This is looking straight on at the house. We'll stop here.

The applicants are proposing to remove that front porch enclosure and restore the open front porch with wood columns, brick piers and a wooden balustrade. They are also proposing to remove the aluminum siding and reveal and restore the wood siding underneath. And the applicant is proposing to construct an addition at the rear of the house which would involve modification and expansion of the existing rear enclosed porch and also, a second story expansion and partial basement. The addition will have a one-story section at the right side that extends five feet beyond the right plane of the house which is why I mentioned that other existing right side projection. The addition will have wood siding and wood trim shingles in the gable ends that would either be wood or fiber cement, and wood brackets, wood windows and an asphalt shingle roof to match the existing house.

And the applicant has met with staff a number of times to discuss what would be appropriate for this house and certainly, the proposed rehabilitation work and changes to the front porch are improvements and commendable, and staff supports the removal of the aluminum siding, and the rear addition is designed so that the rear corners of the house remain visible which is something that this Commission always supports and encourages. And the small one-story section at the rear, right side of the house is relatively small, it's only five feet beyond the right plane of the house, and it's about 75 feet back from the street. And again, it allows that rear right corner of the house to remain, so that's appropriate.

The main change to this house that is to be discussed tonight is the second-story expansion, and what is important to note is that the Takoma Park guidelines specifically allow for second story expansions and this language was specifically put in the, in the guidelines during designation to allow for expanding these one-story bungalows in Takoma Park. And this design is an attempt to have the least amount of impact on this house, especially from in terms of the overall streetscape.

The new roof ridge is 30 feet back on the existing 32-foot long roof and will only be three-and-a-half feet taller than the existing roof ridge, so it is a relatively minor and pushed back expansion. The design has the existing eaves retained around the house and the Commission has, in the past, approved similar second-story expansions where the roof expansion was pushed to the rear and the front of the house remained one story so that that form remained intact at the front.

The, in terms of impacts to adjacent resources, they are both two-story houses and will be, will remain taller than this house. As I mentioned, the house is across from a park so there are no houses there that would be impacted, and the rear addition will extend the house four feet behind the existing house so it is not a large extension at the rear.

And so the applicants are here tonight to discuss this proposal with you but in terms of the Takoma Park guidelines, they do allow for this type of expansion and this has been designed to have

the least amount of impact on this house and also the adjacent resources and the streetscape as possible.

MR. ROTENSTEIN: Thank you, Anne. Are there any questions for staff? Would the applicant and the applicant's architect like to come up? And state your names for the record.

MR. TRESEDER: I'm ^{Paul}~~Mark~~ Treseder. I'm the architect for this project.

MR. HENRICH: My name's Richard Henrich. I'm the owner.

MR. ROTENSTEIN: Good evening. And if you'd like to make a presentation or discuss the staff report, feel free. Seven minutes as a property owner as our timing routine goes.

MR. HENRICH: I think the staff made a very good presentation of what's involved and what our intentions are. We do want to honor the original Craftsman style of the bungalow which is now very much concealed by subsequent alterations and additions, and we've tried to come up with a plan that will have the least possible impact on, you know, visual, existing visual aspect of the property from the street.

MR. TRESEDER: I might just point out that Richard's program for a second floor is quite modest. It is not adding on the same square footage. We're not doubling the square footage. I believe in my statement, I have some calculations there but I think it's, that the second floor square footage is something like a third of the square footage. So the idea was, hopefully, a modest expansion. He's -- the majority of his program he's trying to fit into the existing basement. That's where he's expanding as much as possible. The upstairs is just to squeeze one more, one more bedroom in.

MR. ROTENSTEIN: Are there any questions for the property owner?

MR. DUFFY: I have a question. I have a couple questions. Having to do with this, the bump at the back rear, without having floor plans, I can't tell what the purpose or the logic of it is. Usually, we try to avoid having new additions extend beyond the plane of the existing. Is there some reason, programmatically, that that has to project into the side yard rather than go further to the back?

MR. TRESEDER: That, that bump-out encloses the new staircase to the basement and the current staircase to the basement is a little narrow structure within the body of the house and so programmatically, my intent there was to, by going out to the side, being able to, to keep the, not take away the square footage that is necessary for the rest, for the functions inside, the kitchen and existing bedroom. So it's to get the staircase to be wide enough, get enough headroom to meet code. I'm taking advantage of that to bring, add windows and bring in natural light while I'm at it, trying to make the progress from the first floor of the basement a pleasant experience. Again, mentioning the fact that we're actually putting a lot of the program in the basement, we want to make the basement a place where you're drawn to. So that was, that was, that's what's going on in that, in that stairwell. And we did put the stairwell behind the current main mass of the house so that it didn't deflect.

MR. DUFFY: Okay. My second question about it is, and, you know, Anne stated that you're making efforts to leave the back two corners of the house, which is something we're usually interested in seeing so that the original massing can still be perceived, but in that back right corner, it looks like it's a very narrow little gap that would be hard to build and hard to maintain and -- what is the intention there? Is it really six inches wide by --

MR. TRESEDER: It's literally just a little reveal, yes. It was the most I could -- I have something -- the constraints I'm working with obviously had to do with the code requirements for the width of the staircase.

MR. DUFFY: Uh-huh.

MR. TRESEDER: I also have a rear yard. It's not a very deep lot. I haven't pushed -- I think 20 feet is the minimum rear yard setback. I think I have the rear, I tried to leave like I think, leave Rich about 25 feet of rear yard but it just, in terms of the program, I'm trying to not take the whole rear yard and since the side yard is there, you know, I'd like, you know, to use a little bit of it. Otherwise, it's not doing him much good. But the idea was to at least get, not obscure that corner so it's, you know,

there's always a little bit of room for give. There's probably another six inches we could squeeze out of it but it's, it's a tight fit to get the code legal stair in there.

MR. DUFFY: Okay. Well, we can take that up in Commission discussion but my perspective is that the new massing of that bump is so close to the existing house that for all practical purposes, that existing corner is obscured and is no longer really perceivable. But I don't have any additional questions.

MR. HENRICH: If I could make a comment. There --at the time I purchased the house, it had, and I think you saw it in the, one of the photos, it did have a bump-out there already as one of the additions that had been added onto it. Early on, we got permission to remove the rear deck extension and I also removed that bump that was on the side because it was deteriorated and appeared to be unsafe.

MR. DUFFY: In roughly the same location?

MR. HENRICH: In the same location, yes.

MR. TRESEDER: Exactly the same.

MR. HENRICH: Exactly the same location.

MR. DUFFY: Okay. And when was that removed?

MR. HENRICH: That was removed in August. We got permission. We came before the Commission, got permission to remove it.

MR. DUFFY: Okay.

MR. HENRICH: And did remove it.

MR. DUFFY: Okay. That's relevant I think. Thanks.

MR. TRESEDER: It was built out of pressure-treated wood. It was quite, quite goofy looking.

MR. DUFFY: Was it one story or two?

MR. TRESEDER: One story.

MR. DUFFY: One story.

MR. HENRICH: Well, it went from the ground up to the --

MR. TRESEDER: The first floor.

MR. HENRICH: Including you could walk out of the kitchen into it so it was one story from the street but, you know, by the time it got to the backyard, it was pretty tall.

MR. DUFFY: Okay.

MR. HENRICH: It was as tall as what we're thinking of doing.

MR. DUFFY: Okay. Thanks.

MR. ROTENSTEIN: Okay. Commissioner Miles?

MS. MILES: Just quickly. What was the dimension of that original, not original, addition, bump-out relative to the bump-out that you're proposing?

MR. HENRICH: It didn't come out quite so far I don't think towards the side yard but --

MR. TRESEDER: It was about the same.

MR. HENRICH: -- in width, it was about the same. It's, it was the --

MS. MILES: The side elevation.

MR. HENRICH: It was the same as the existing, existing addition of an enclosed rear porch. So this is kind of, I don't know if you can see it.

MR. TRESEDER: It didn't go as far going toward the side property line.

MS. MILES: Well, that's what I'm asking. I'm trying to essentially say okay, this was a four by eight structure and now we've got a four by ten structure. Can you give me some sense of that?

MR. TRESEDER: I would say that before, it was probably about a three by, it was probably about a three by seven structure, a three by eight. Now it's going to be a five by seven, five by eight, so we're adding, we're coming close to the property line.

MS. MILES: Thank you.

MR. ROTENSTEIN: Okay. I guess the way I see it from the staff report and the presentation the applicant made, we're looking at three basic items, the alteration of the porch, the right side bump-out and the second story roof. So I guess if we want to start with Commissioner Miles and address these and move on to the Commission.

MS. MILES: Did Commissioner Kirwan have a question on it?

MR. KIRWAN: I had some concepts or legible questions. Thank you. I think there's many things that are commendable about the project, I think the restoration of the front porch, I think the efforts you've made to try to mitigate the size of the second floor and the resulting roof height. One of the issues, one of the hesitations I have with the project and in particular, you know, when I see the axiometric (phonetic sp.) is that the original house has a very simple form to it. There's, it's pretty much just a straight rectangle with a very simple gable roof. The windows are almost all exactly the same size as you move around the building on the front and two sides.

What the axiom shows me is a very complicated series of roof forms and additions, and there's lots of different window sizes that are, to me, they're in somewhat of a contrast to the original building. I'm just curious to know if you explored any simpler massing options in the process and possibly, that's something to take away from this meeting as well.

MR. TRESEDER: Well, certainly, we can explore simple window, a simpler variety of windows. The -- to get the head room, we could certainly -- let me ask you. Let me ask you. Do you think -- one of the things that I sort of went back and forth with is the whole concept of adding a cross gable because the house is obviously very strong, you know, one-dimensional, and as soon as you add that cross gable, you're sort of going against that. The flip side is when you don't have a cross gable and you draw something, it looks like just this big thing plunked on the back. You have, basically, a second gable that's very dominant. You actually have a wall. And so the idea of the cross gable was at least you

have a sloping plane of roof presenting to the street as opposed to a second wall.

MR. KIRWAN: Well, I also wonder if this includes from the front, the way the front porch engages the, and it's sort of off-center with the main volume of the house. There might be ways to treat the addition that way.

MR. TRESEDER: I actually, I actually studied those and had some and we thought that they were very awkward in their massing. I'd be happy to dig them out and show them, show them to you but what I came out of it with was a sense that we had this, we were creating a wall plane that was, with no windows in it that was more intrusive than this receding plane of the roof.

MR. KIRWAN: What happens to a certain degree is the preservation of the rear corners of the house is something the Commission looks for. Yet, with this roof that's sort of coming over that and engaging the front, we're sort of losing the sense of the original volumes of the house with all these, all these complex volumes that are then coming off the addition.

MR. TRESEDER: Hopefully from the street, though, it won't be complex, I mean, in a way, the cross gable conceals the rear dormers, you know, of the roof line and so they actually make it a very simple clean line from the front. That was actually one of the goals of that cross gable was to, what was to -- yeah. To allow the complexity to be in the backyard and not face the street.

So, you know, but you do struggle with that because you have, by definition, a small workingman's bungalow and by definition, when you add onto it, it is bigger and how do you do that without making it, you know, ruining the spirit. I'm thinking perhaps that certainly simplifying the windows would be one way to, to honor that concept maybe. Also, I don't know what the Commission thinks of, one thing I did is I did purposely use a separate material on the areas above the eave line, moved to shingles rather than to clapboards. I don't know what the, if the Commission had to ask anything about that.

MR. KIRWAN: I mean, I personally don't have a strong opinion about that but --

MS. MILES: Thank you.

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MR. KIRWAN: I mean, I personally don't have a strong opinion about that but --

MR. TRESEDER: But certainly, it wouldn't be, I don't think it's aesthetically or in terms of code requirements, I could modify -- I showed some casement windows on the second floor.

MR. ROTENSTEIN: I think some of the concerns that Commissioner Kirwan brought up are a little beyond the discussion at this point because they're at the rear of the house, and the architect has stated very well that the cross gable will conceal those from the, from the streetscape. I think what we need to do is just go down the line and try to give you a feel for what you've brought before us this evening. So Commissioner Miles, do you have anything to add to what you said before?

MS. MILES: I would say, actually, I'm fully supportive of this proposal and I am more supportive than I was before we began because I think you're ill-served by the proposed plan elevation circle 11 which makes this cross gable look substantially more than three feet higher than the existing gable and I think that to know that it is three feet higher and it is only four feet off of the rear of the house, that's very reassuring. Under the Takoma Park guidelines, I think this is the best solution that you could probably come up with without imposing a huge-looking off-center addition on the house. I think this is a good solution.

I'm very happy, of course, to see the front porch rehabilitated. I don't mind the intrusion in the side yard although I would like it to be a little smaller. I'd like it to be essentially the same as what was there before and I recognize that you've got a programmatic need there and it may not be possible to do that. Of course I endorse removing the aluminum siding and to restoring the siding, the wood siding below, and I support the use of the complimentary materials, and I think the windows actually look very appropriate and I'm very supportive.

MR. ROTENSTEIN: Commissioner Heiler.

MS. HEILER: Yes. I had one question. I noticed that the chimney on the left side of the house, when you're facing the front elevation, is gone. Is that correct?

MR. TRESEDER: That was a mistake on my drawing. We're keeping it.

MS. HEILER: Okay. So it will be in front of this cross gable?

MR. TRESEDER: Yes. Yes. And it will not be affected by this work.

MS. HEILER: And one other question. How similar is this cross gable in size to what's going on in the green house to the left? Can we look at the front of that green house and see pretty much what, you know, exclude the crenellated tower but the cross gable in relation to this. Is this much higher? I guess because it's a second story, is this what you're proposing, sort of the same as the house next door but dropped down?

MR. TRESEDER: Well, one way to think of it is that my cross gable is about four feet, well, let's be, four-and-a-half feet higher than the top of the window, the second floor windows. If you look at the second floor windows of that house -- you're talking about the house in the foreground here?

MS. HEILER: Uh-huh.

MR. TRESEDER: You can see that the front peak is a good six to seven feet higher than the top of the windows.

MS. HEILER: So this, this will be --

MR. TRESEDER: Significantly lower.

MS. HEILER: Okay. Then I have no problem with that. It seems like the best solution to a difficult problem.

MR. ROTENSTEIN: Commissioner Kirwan, do you have anything to add?

MR. KIRWAN: No further comments.

MR. ROTENSTEIN: Commissioner Duffy?

MR. DUFFY: I generally agree with Commissioner Miles. It's difficult adding to one-story bungalows and this, the approach you're taking is, I think, consistent with how we've, how we've seen this kind of a problem successfully addressed in Takoma Park. In other parts of the County, you know,

we wouldn't want to see the second story addition like this but I think it's successful here. I also think, you know, what's important is what's visible from the public right of way and relatively speaking, I think it will be fine.

Often, also, we encourage differentiation of the new from the old. However, that logic breaks down somewhat in smaller houses and so in this house, I think the way you're treating the fenestration and the detailing and all that is okay to have it similar to the existing. It gets a little weird when you're differentiating too much in a very small house, so I'm okay with that as well.

The only issue I really have is with the bump and particularly with that slot. I think that slot is so narrow it will be problematic, you know, it's not supposed to be a major concern of ours, your maintenance issues and these kinds of things, but I think it's going to be, I think it's kind of problematic. And from a massing perspective, I'd like to see that slot widened because again, I think we're losing that corner of the building because it's so close.

And I'd also agree with Commissioner Miles that I'd rather see that bump-out -- in Takoma Park, we have allowed side yard bump-outs more so than other parts of the County because of some of the difficulties in adding the houses in Takoma Park but if that could be reduced, I'd be pleased. Otherwise, I think it's a pretty good solution to the problem.

MR. ROTENSTEIN: Commissioner Rodriguez.

MR. RODRIGUEZ: I agree with Commissioner Miles. I still have the same problems. I think the connection between the bump-out and the existing house is problematic and you need to look at that. But I definitely commend the use of the groove. I think the sloping groove proceeds well from the massing of the house. I mean, the back part will agree well with existing building.

MR. ROTENSTEIN: Commissioner Alderson.

MS. ALDERSON: Completely agree with Commissioner Miles that the cross gable was the solution for a contact addition that doesn't encroach on the yard, much better than concentric

gable. And you know that from other projects we've worked on. And I'm okay with the bump-out. It seems like once again, the solution to a difficult problem to keep the whole program compact. And I also think that the well-integrated design solution is the right one for a bungalow, the windows and the gable treatment are perfectly appropriate for a Craftsman house, and we would all love to see that porch become an open porch again.

MR. ROTENSTEIN: Commissioner Jester?

MR. JESTER: I don't have too much more to add that hasn't been stated by the other commissioners, but I generally think the massing is pretty successful. Given the fact that this is in, we're applying it to Takoma Park guidelines, I think it's actually very successful in terms of preserving the original massing and the public, views from the public right of way. Commissioner Duffy mentioned an idea about maybe not a need to differentiate quite as much addition from the original design. I think that's pretty much right on the mark given the way this gable's going to come directly out of the original massing.

I do think that you can consider something like switching the new windows to whatever ones just to make it, some distinction between the original windows and the new windows. That might help. I would encourage you to prepare plans for the work permit. It would have been useful to have plans.

MR. TRESEDER: They were part of the package.

MS. FOTHERGILL: Yeah. I -- they appear not to have been put in the packet.

MR. JESTER: Okay.

MS. FOTHERGILL: So I, so that's an apology on the staff's part.

MR. JESTER: They exist.

MR. TRESEDER: We have some here if anyone would like to look at them. They were part of the package.

MR. JESTER: I think we will be able to get to the bottom of the issues without them but obviously for the submission, we would need them.

MR. TRESEDER: Well, I --

MR. ROTENSTEIN: I think Commissioner Jester's right. At this point, I think we have enough information to give you the feedback that you need.

MR. JESTER: Just regarding the bump-out, I think that either moving it further back and increasing the bump-out by another 6 or 12 inches would be ideal, or I wouldn't be uncomfortable if it was, if it didn't exist at all on that side, it existed on the other side. I think it's just an awkward condition as it's currently drawn. I'd just like to commend you on the restoration of the porch. I think it's really nice. It really goes a long way to improving the character of the building.

MR. ROTENSTEIN: Commissioner Fleming?

MR. FLEMING: Yes. I approve the proposal. And also, when you come back, if you wanted to save some money by keeping the aluminum siding, I'll support that, too.

MR. TRESEDER: Interesting. Well, you know, you don't see aluminum siding very much anymore. Everything's vinyl. So maybe aluminum itself is going to be an endangered product.

MR. ROTENSTEIN: Perhaps we can save that for a discussion well in the future beyond tonight. I don't have too much to add to the comments that the architects have provided you with. I also agree that this is a good solution to a complex problem, that you've met the general needs of the house and the constraints you have to work under with the Takoma Park guidelines.

Basically, it sounds like most of the Commission is supportive of the overall program. You had some questions about the bump-out on the side and that is for, I'd urge you to explore your opportunities to reduce that as best as you can. I didn't hear any issues about the porch. Generally, it's a good idea to open up a porch on a bungalow like this. Some concern about the legibility of the corner near the bump-out and that slot. I don't necessarily have a concern one way or the other on that. And

48

the cross gable, generally, you have support there that it's a good solution.

So when you come back for the work permit, definitely include the floor plans. I think that would be beneficial. I like the idea that you had the axiometric. That's helpful on a building like this. Even though the staff had some slides showing the relationship of the house with the adjoining properties, it might also be beneficial for you to provide us with some views of how your proposal is going to relate to the properties on either side. Other than that, I think you have a good program here and I think you're ready to come back for a HAWP when you have everything settled out.

MR. DUFFY: Mr. Chairman, there's one item that I think we could provide some guidance and perhaps save the applicant some trouble. This issue of the slot at the back right. Commissioner Jester mentioned, if I heard him correctly, that he might be fine if that simply disappeared. I feel that way as well. I think it would be better to not have that corner there and eliminate the slot, and I wonder if other commissioners have a few about that.

MR. ROTENSTEIN: Commissioner Miles.

MS. MILES: Agree.

MR. RODRIGUEZ: I agree with each of them. I think it be, should show it or not show it at all, but I think the solution is nothing in our control.

MR. TRESEDER: Too small to be effective.

MR. RODRIGUEZ: Yeah. Exactly.

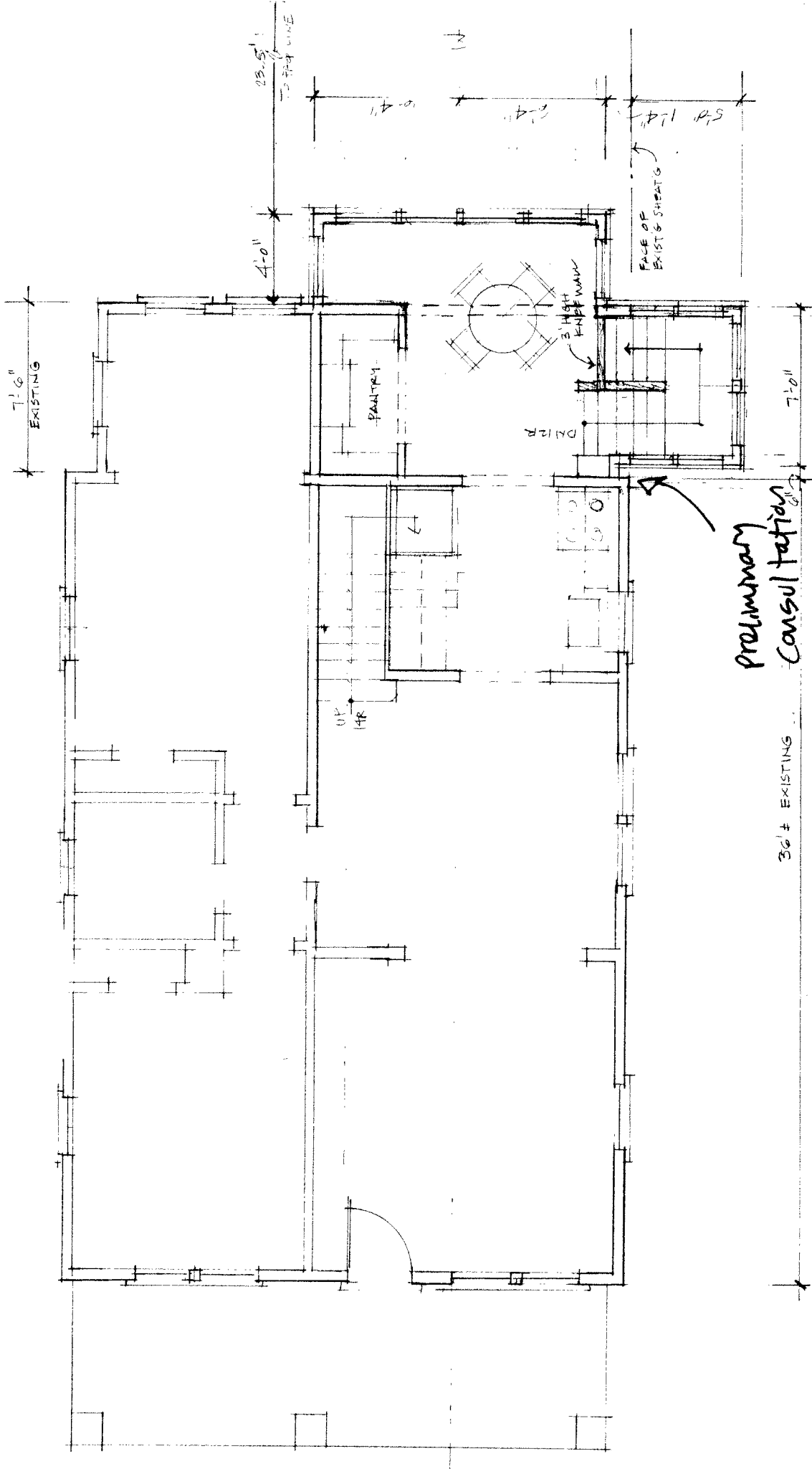
MR. TRESEDER: I wish I did have the, you saw the plan because the bump-out is, the width is constrained, it's not constrained physically but it's not going back farther because matching the existing back porch is what we're using. So that, you know, so I have this seven foot six inch total width of existing back porch that I'm aligning everything with, so that's for my net. And then I subtract all thicknesses and minimum stair widths, I'm left with six inches.

MR. DUFFY: I'd just like to say that my reason for leniency there is because of the

particular difficulties with this type of a site and this type of a house. Usually we wouldn't, you know, usually we'd want to see the existing massing and the existing corner maintained but here, I think there's good reason for an exception.

MR. ROTENSTEIN: Any other comments? All right. Well, thank you for coming in.

MR. HENRICH: Thank you.



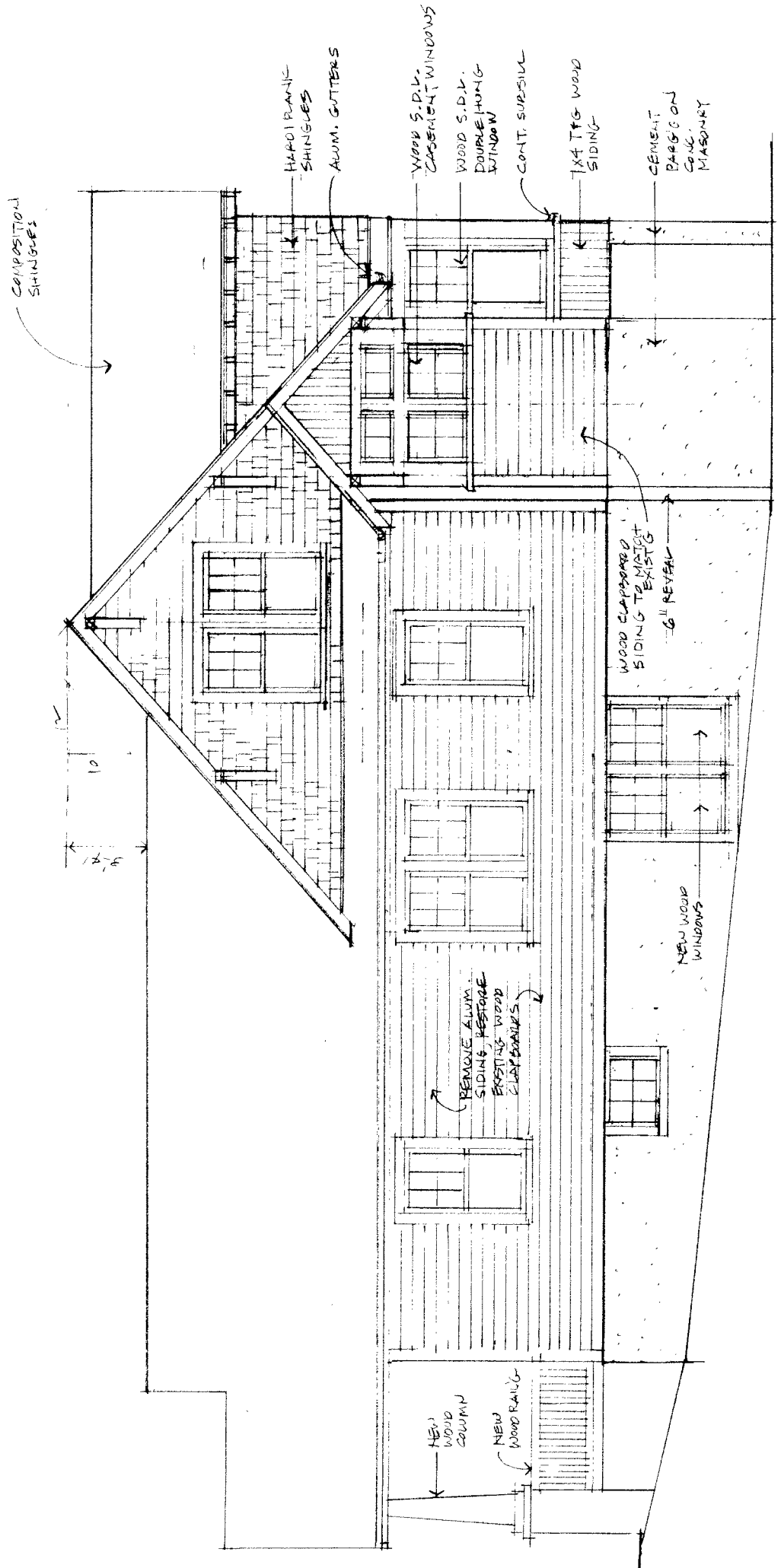
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36'± EXISTING

1ST FLOOR PLAN Scale: 1/4" = 1'-0"

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51



RIGHT SIDE ELEVATION.

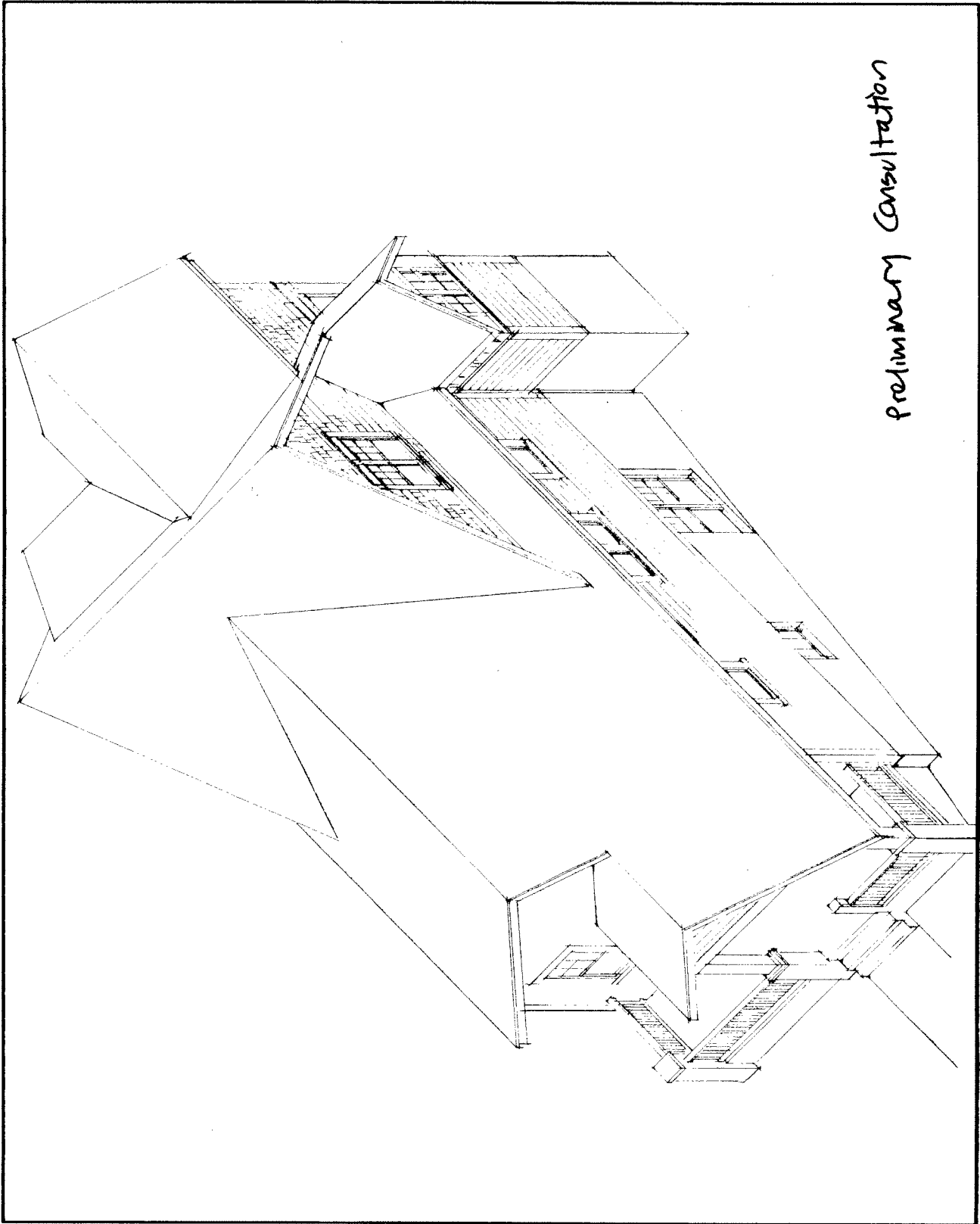
Preliminary Consultation

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Date	Scale	Drawn	Job	Sheet	Of	Sheets



Preliminary Consultation

53
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