

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

<b>Address:</b>	4 North St., Brookeville	<b>Meeting Date:</b>	7/22/2015
<b>Resource:</b>	<b>Non-Contributing Resource</b> Brookeville Historic District	<b>Report Date:</b>	7/15/2015
<b>Applicant:</b>	Matt Pollack	<b>Public Notice:</b>	7/8/2015
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	NA
<b>Case Number:</b>	23/65-15E	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Garage addition		

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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Brookeville Historic District  
**STYLE:** Mid-Atlantic Contextual  
**DATE:** 2012

**BACKGROUND**

The applicant previously appeared before the Commission at the April 8, 2015 HPC meeting. At that time, the Commission voiced the following concerns over the applicant's proposal to construct a detached two-story, two-car garage at the subject property: a two-story garage is out of character with the historic district, other two-car garages in the vicinity have rear opening garages, the proposed materials are not compatible with the historic district, and the proposed exterior stairway is out of character with the historic district.

The Commission provided the following suggestions as to how the applicant could make the proposal approvable: place the proposed garage in the approximate location labeled as "B" (see Circle 20), which is closer to the house and more recessed from the public right-of-way, make the proposed structure smaller (a one or one and a half story, one car garage or accessory "cottage"), use materials that are compatible with the historic district, eliminate the proposed exterior stairway.

**PROPOSAL:**

The applicant proposes to construct an attached one and a half story, two-car garage with breezeway. The proposed garage door will open at the rear of the structure where it will not be visible from the public right-of-way. The applicant proposes to use materials to match the main house that was constructed in 2012 with approval from the Commission at the October 12, 2011 HPC meeting.

## APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

### ***Brookeville Historic District Master Plan Amendment***

The *Brookeville Historic District Master Plan Amendment (#23/65)* identifies Primary Resources, Secondary Resources, and Spatial Resources. 4 North Street is a Spatial Resource (Non-Contributing Resource).

#### ***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**

Staff finds that the applicant has responded to the Commission’s previous concerns and fully supports the proposal as submitted. At the preliminary consultation, the Commission voiced support for a one to one and a half story cottage-like accessory structure, either freestanding close to the main house or connected to the main house via a hyphen. The Commission also pointed out that a two-car forward-facing garage was incompatible with the historic district and that other two-car garages in the district have rear openings. The applicant has responded to these concerns and suggestions and proposes to construct a one and a half story addition with two-car garage underneath that is connected to the main house via a breezeway. The proposed addition/garage is in the approximate location that Commission preferred at the preliminary consultation (location “B”, see Circle 20 ), but is even more recessed, closer to the main house, and farther from the public right-of-way as suggested.

Per the Commission’s suggestions, the applicant has also eliminated the proposed exterior stairway and proposes to use materials that match those on the main house, which were approved by the HPC. As part of the proposed new construction, two mature trees will be removed. Staff notes that at the preliminary consultation, the Commission indicated that a compatible structure was of utmost importance and that, because the subject property is heavily forested, they were not particularly concerned with the removal of trees. Staff also notes that the applicant has received approval from the Town of Brookeville for the proposed project.

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* #2, #9, and #10 outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the historic district and the purposes of *Chapter 24A*;

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

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

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

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tmaH.pollock@hotmail.com Contact Person: Math Pollock  
 Daytime Phone No.: 703 928 6533  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Math Pollock Daytime Phone No.: 703 928 6533  
 Address: 4 North St Brookville MD 20833  
Street Number City State Zip Code  
 Contractor: Myself Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 4 Street: North St  
 Town/City: Brookville MD Nearest Cross Street: Market St  
 Lot: 1 Block: \_\_\_\_\_ Subdivision: Powdermill  
 Liber: 0000 Folio: 0000 Parcel: 00000000000000000000 400

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  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: Garage

1B. Construction cost estimate: \$ 35,000

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 18 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.

TMP 6-25-15  
 Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 718783 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

CONSTRUCT detached garage w/ breezina. Met w/ Town of  
Brookville and this is a design we all came together  
on

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

All materials to match existing home that was approved for a  
Historic Note permit 3 years ago.  
2  
trees to be removed. ~~Brook~~ Town of Brookville gave O.K.

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.



MARYLAND STATE PLANE COORDINATES MAD 83 (2011)

N18°04'06"E 53.62'

FCE CAT. II EASEMENT  
P.No. 23281  
L. 13178 F. 421 394.8

LOT 1

TOTAL AREA: 32,742 s.f.  
or 0.75517 Ac.

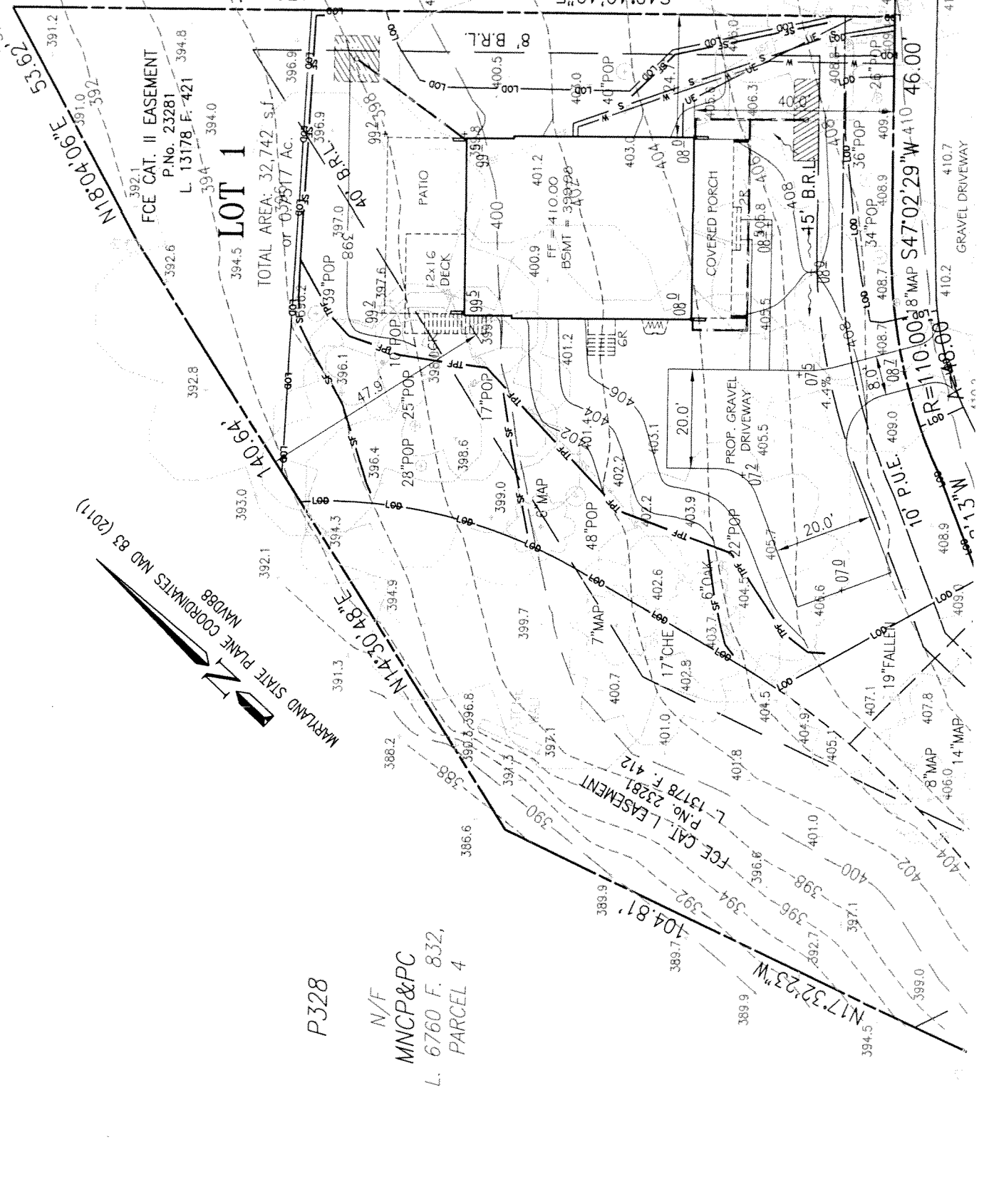
140.64'

P328

N/F  
MNCP&PC  
L. 6760 F. 832,  
PARCEL 4

FCE CAT. I EASEMENT  
P.No. 23281  
L. 13178 F. 412

N17°32'23"W 104.81'



JAMES C. L.

POWELL

408

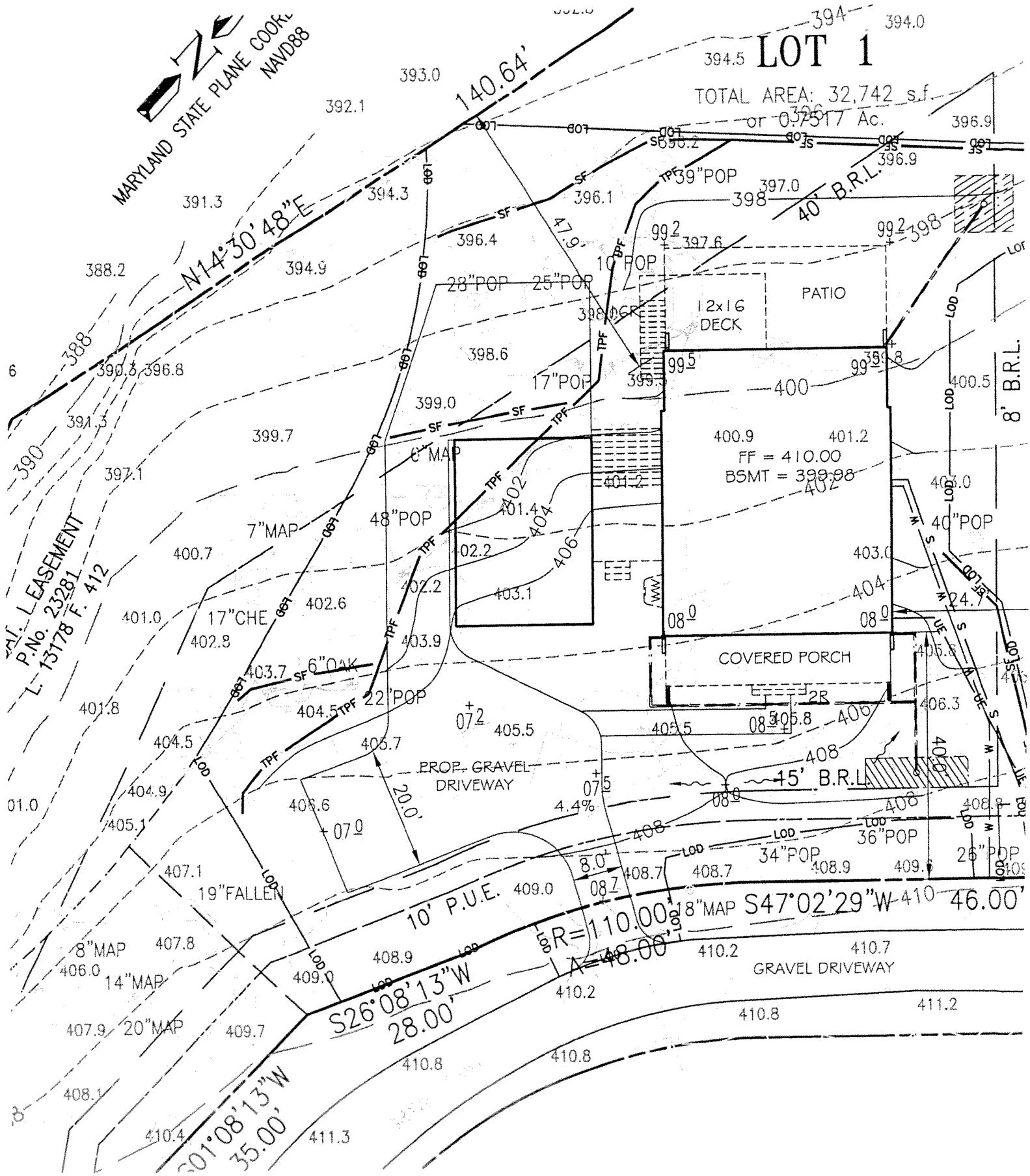
410.7  
GRAVEL DRIVEWAY



MARYLAND STATE PLANE COORDINATE  
NAVD88

# LOT 1

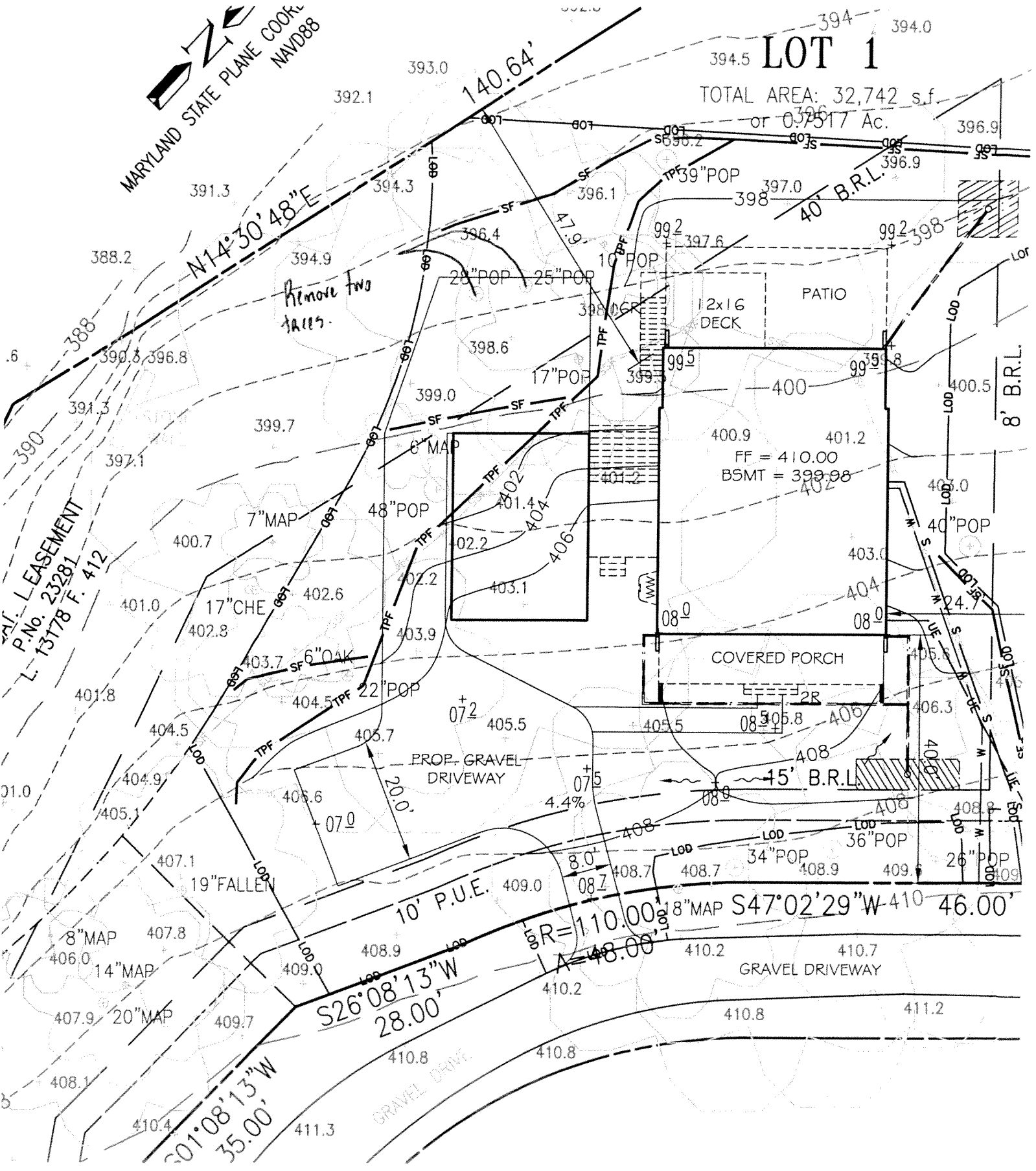
TOTAL AREA: 32,742 s.f.  
or 0.7517 Ac.



MARYLAND STATE PLANE COORD.  
NAVD88

# LOT 1

TOTAL AREA: 32,742 s.f.  
or 0.7517 Ac.



VEH. LEASEMENT  
P.No. 23281  
L. 13178 F. 412

Remove Two  
Trees

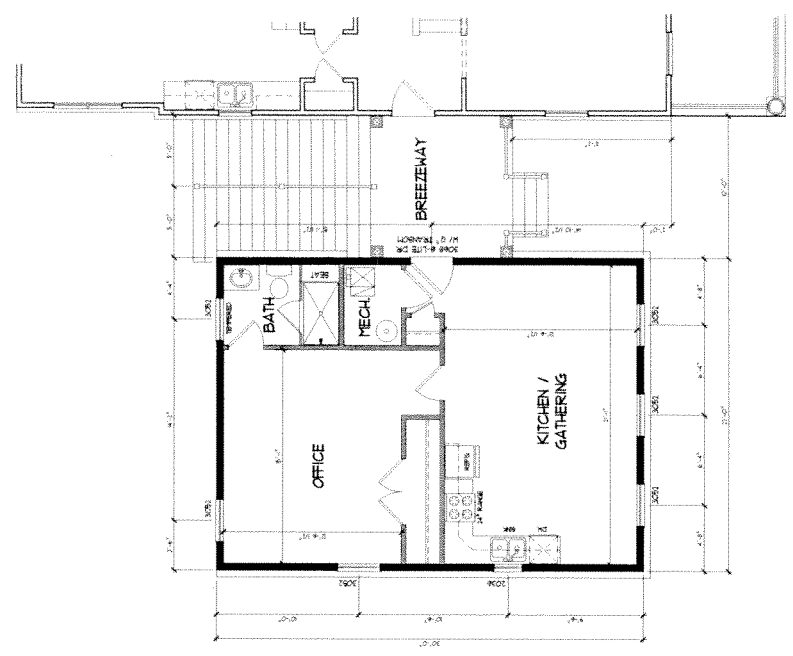


NOTE:  
 FOR UNRESOLVED CORRELATIONS  
 CHANGES THAT OCCUR IN THE FIELD  
 AND ANY VARIATION OR DEVIATION  
 FROM THE PLANS WILL COMPLY WITH  
 ALL APPLICABLE BUILDING CODES.

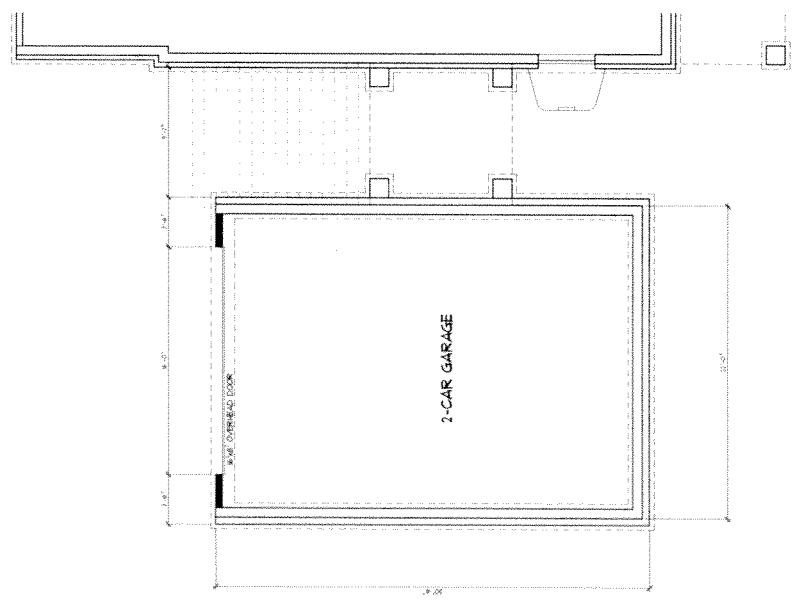
PLANS  
 DETACH GARAGE  
 4 NORTH ST. BROOKVILLE, MD. 20833

RESIDENTIAL  
 DESIGN SERVICES  
 DESIGNER: THOMAS ROWLAND  
 200 N. ROCK CREEK DR.  
 ROCKVILLE, VA 22067  
 PHONE: 703-451-0714

REVISIONS BY



FIRST FLOOR PLAN



GARAGE FLOOR PLAN

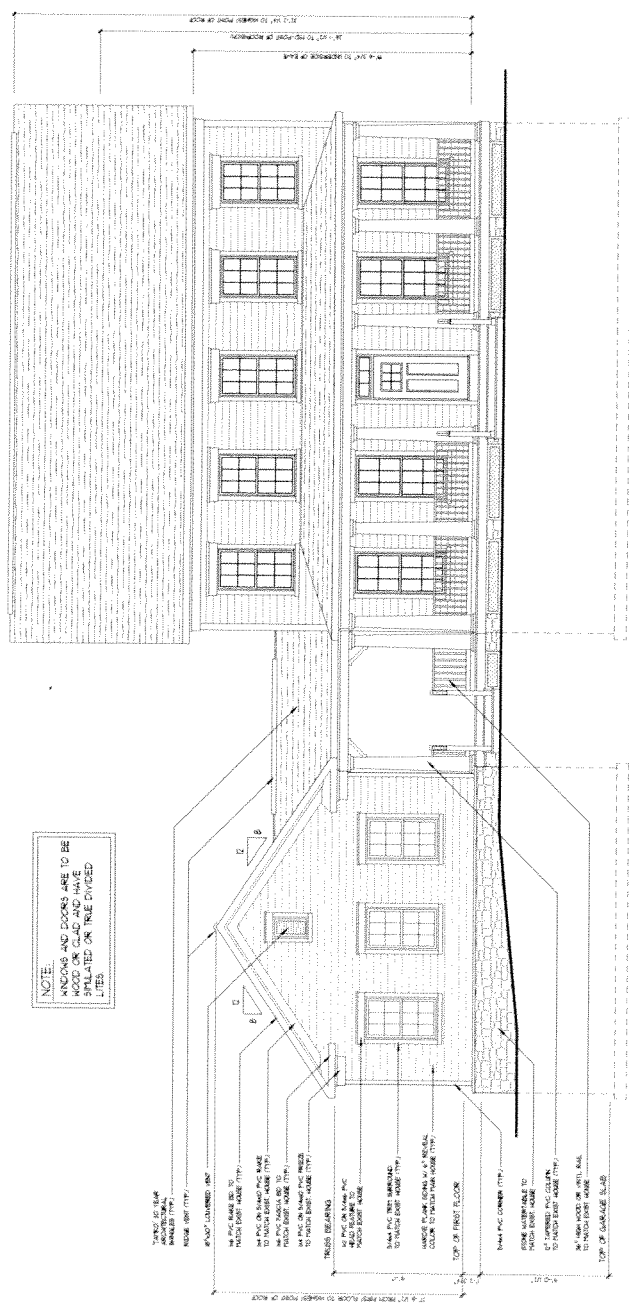
PROJECT NO.  
DATE  
SCALE  
SHEET NO.  
JOB NO.

FRONT ELEVATION  
DETACH GARAGE  
4 NORTH ST. BROOKVILLE, MD. 20833

RESIDENTIAL  
DESIGN SERVICES  
DESIGNER: THOMAS KOWAL, AIA  
ARCHITECT: THOMAS KOWAL, AIA  
FREDERICKSBURG, VA 22407  
1200 WOOD CREEK DR.  
FAC: 455.0741

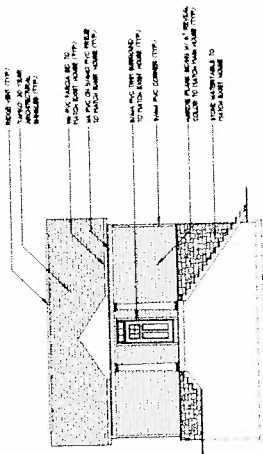
REVISIONS BY

NOTE:  
DUE TO UNFORESEEN COMPLICATIONS  
CHANGES THAT OCCUR IN THE FIELD  
MAY BE NECESSARY. THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR OBTAINING  
PERMITS FROM THE PLANNING  
DEPARTMENT AND ALL APPLICABLE BUILDING CODES.

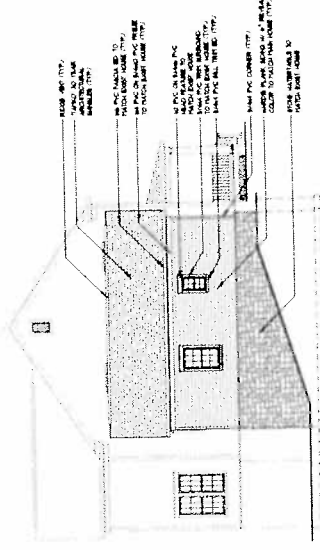


FRONT ELEVATION

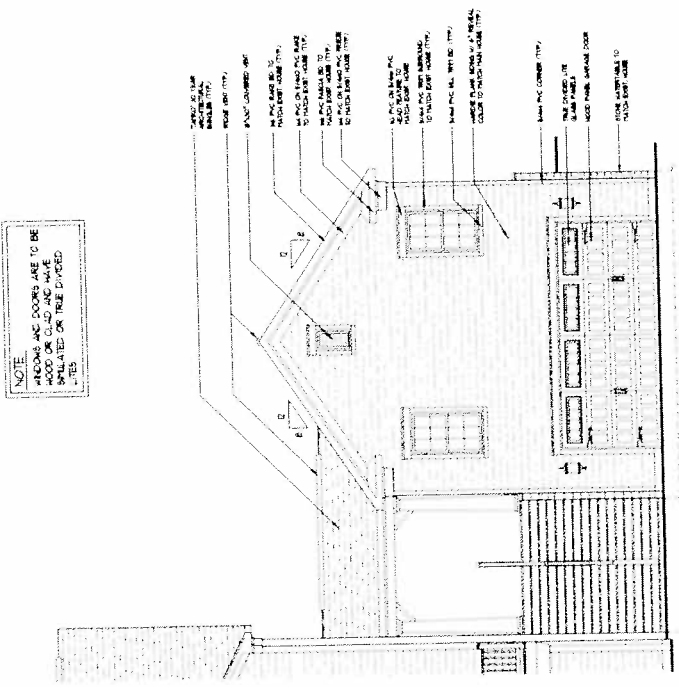
NOTE:  
 DUE TO IMPROPER CORRELATIONS  
 BETWEEN THE ELEVATIONS AND THE  
 PLAN, THE PLANS WILL COMPLY WITH  
 ALL APPLICABLE BUILDING CODES



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

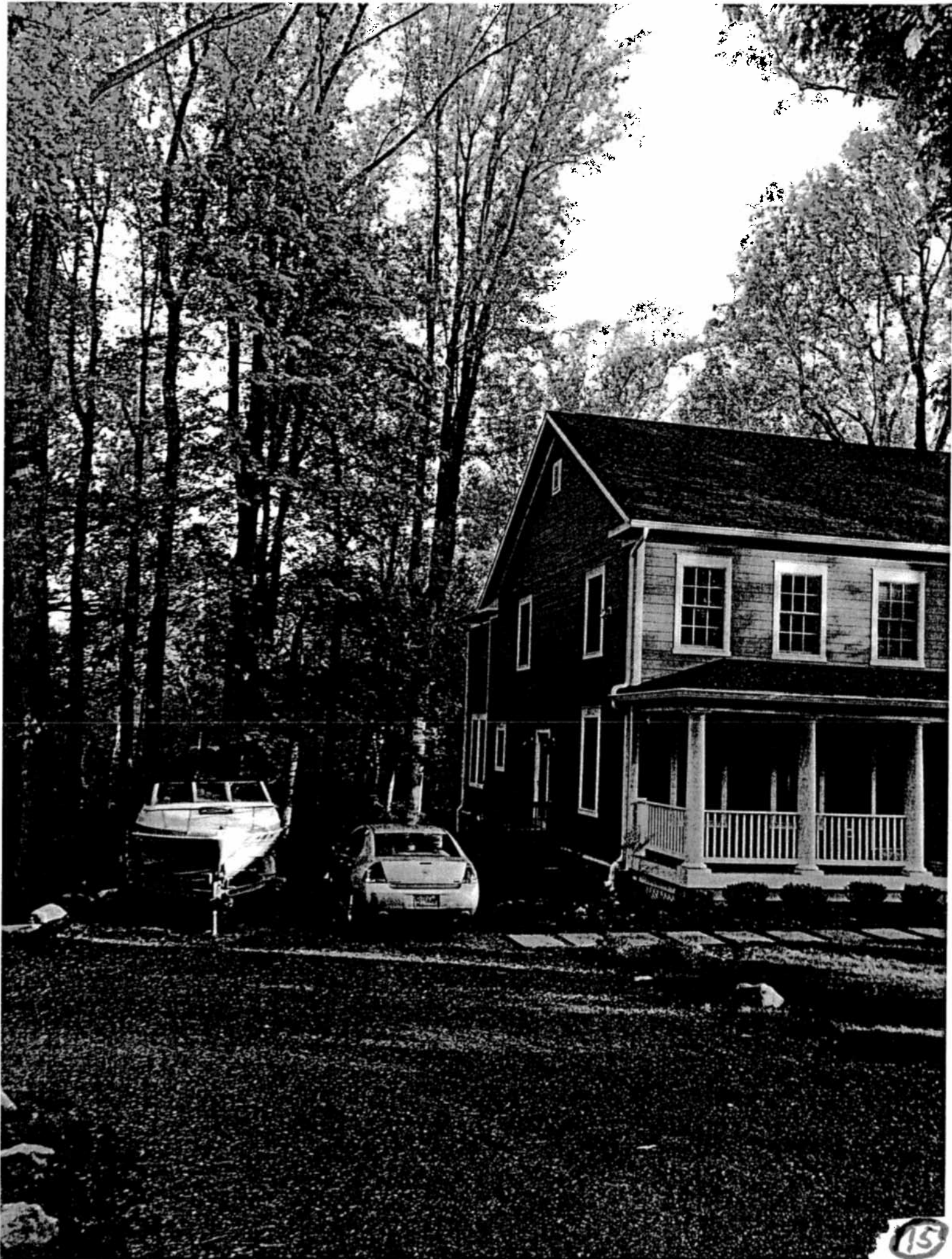


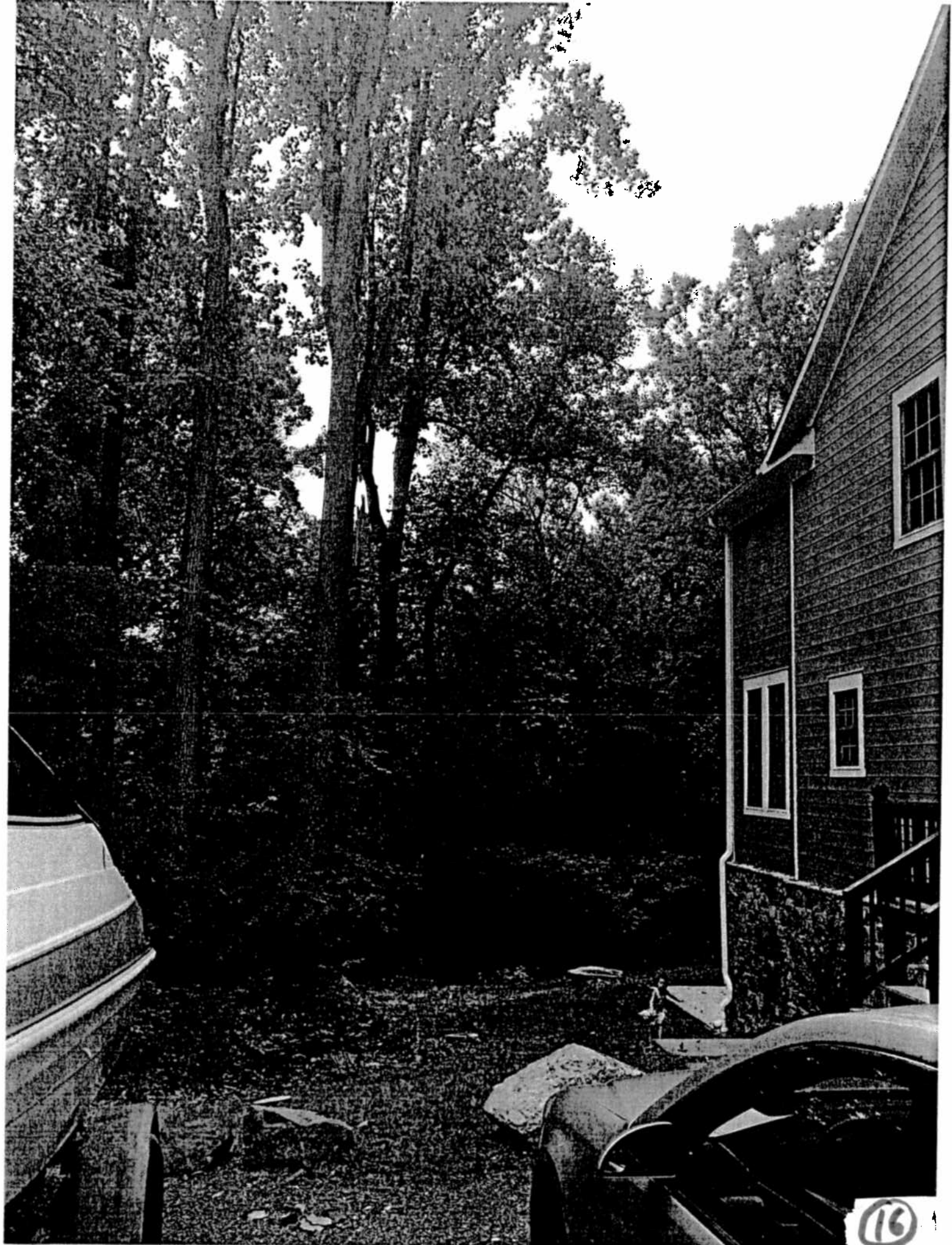
REAR ELEVATION

NOTE:  
 WINDOWS AND DOORS ARE TO BE  
 WOOD OR CLAD AND HAVE  
 SHUTTERS OR TRIPLE DIVIDED  
 LITES

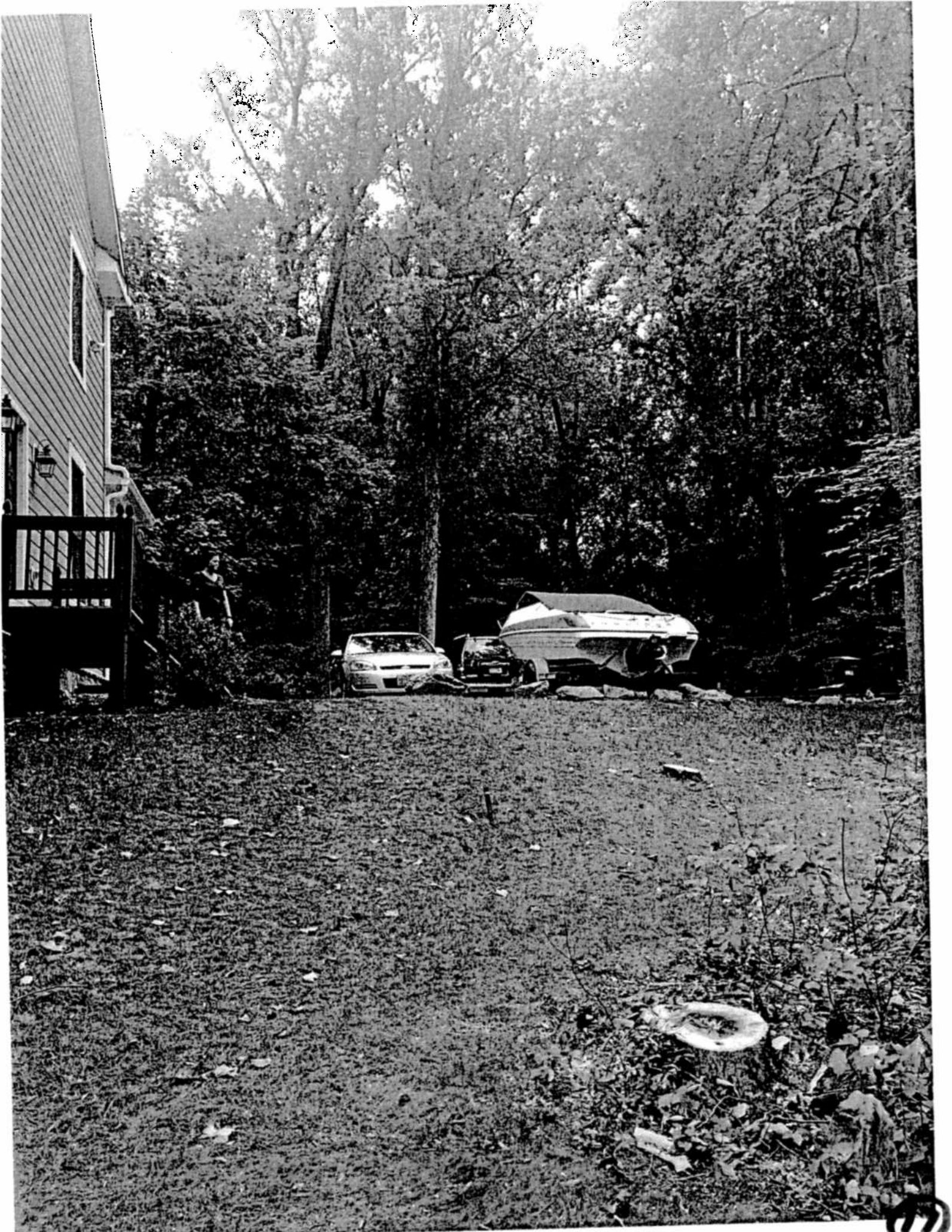


Remove two trees











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

**Owner's mailing address**

4 North St  
Brookville Md 20833

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

1 North St  
Brookville Md 20833

Katherine Farquhar

2 North St  
Brookville Md 20833

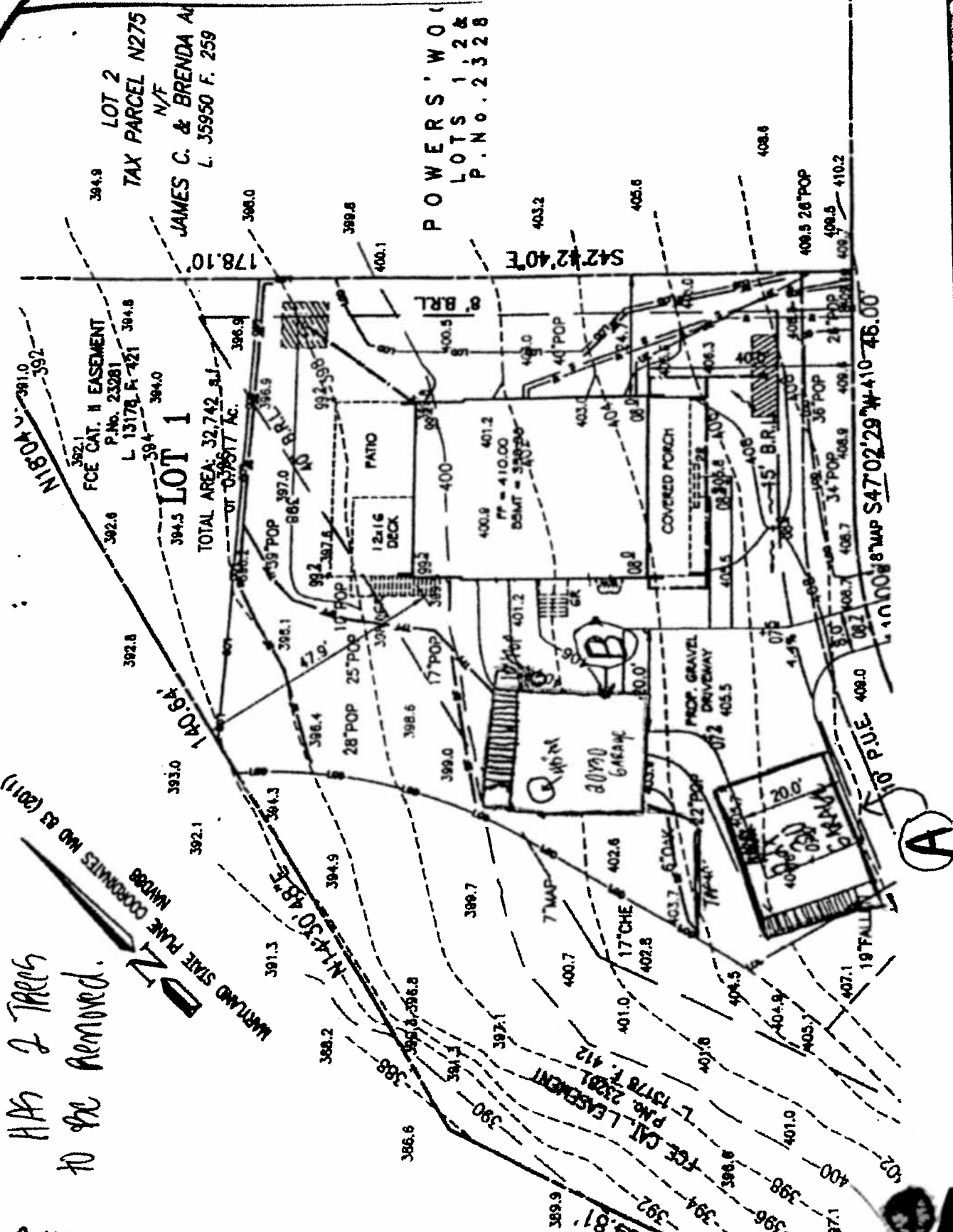
Jim + Brenda Albus

OPTION B  
HAS 2 TREES  
TO BE REMOVED.

M. Pollak

PREVIOUS PROPOSAL

(20)



LOT 2  
TAX PARCEL N275  
N/F  
JAMES C. & BRENDA A.  
L. 35950 F. 259

POWERS' WOOD  
LOTS 1, 2 &  
P. No. 2328

LOT 1

TOTAL AREA: 32,742 sq. ft.  
OF 0.7517 AC.

FCE CAT. II EASEMENT  
P.No. 23281  
L. 13178 F. 421 394.8

WATKINS STATE PLANE COORDINATES (NAD 83) (2011)



A

FCE CAT. I EASEMENT  
P.No. 23281  
L. 13178 F. 412

S4702.29 W 410.45.00

S42#2.40F

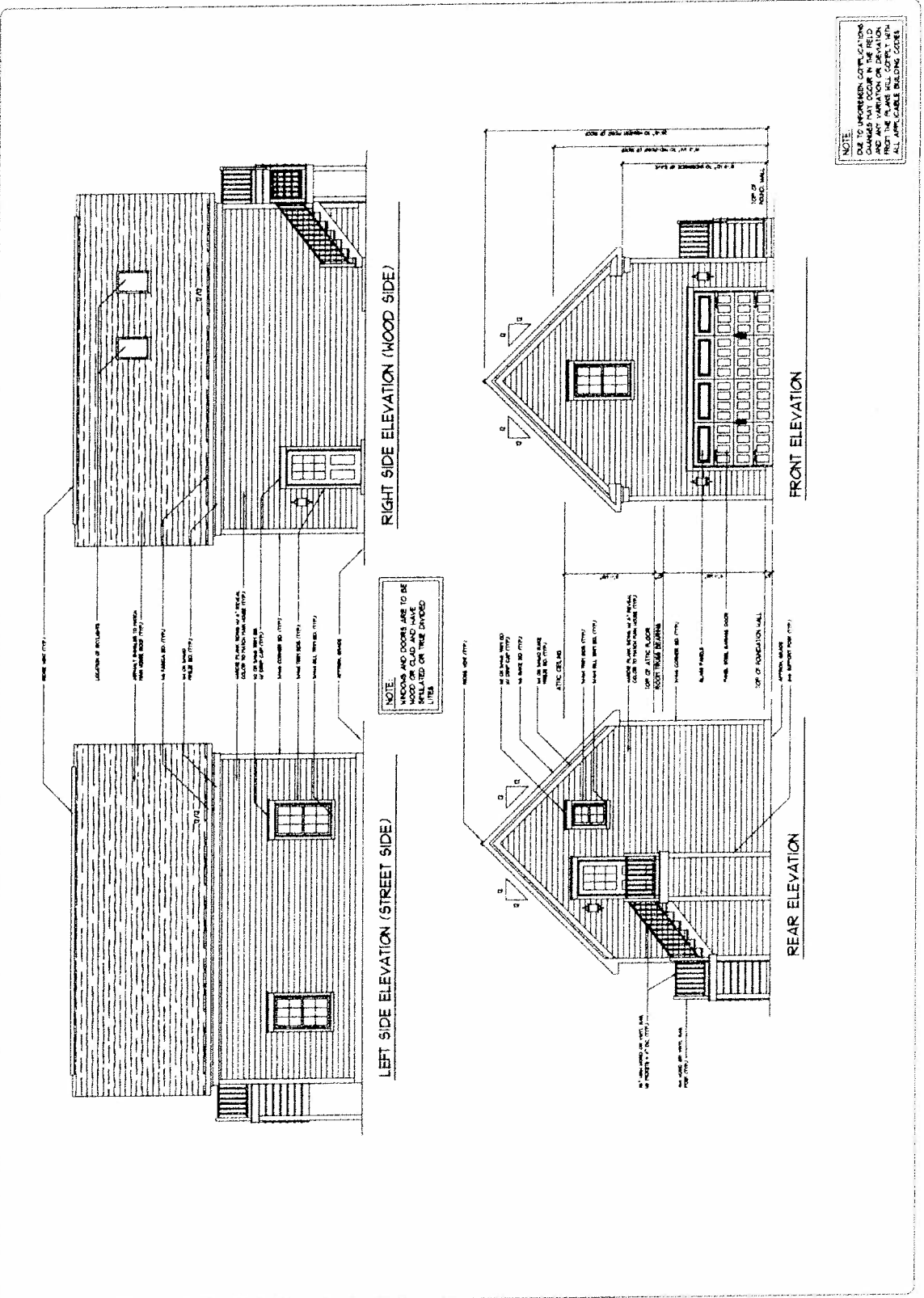
# OPTION "A"

REVISIONS	BY

**RESIDENTIAL**  
**DESIGN SERVICES**  
 1000 N. WOOD CHURCH RD.  
 WOODBRIDGE, VA 22191  
 (703) 444-0344

**ELEVATIONS**  
**DETACH GARAGE**  
**4 NORTH ST. BROOKVILLE, MD. 20833**

DATE	
SCALE	
DRAWN BY	
CHECKED BY	
SHEET	<b>A-2</b>



# OPTION "A"

NO.	REVISIONS	BY

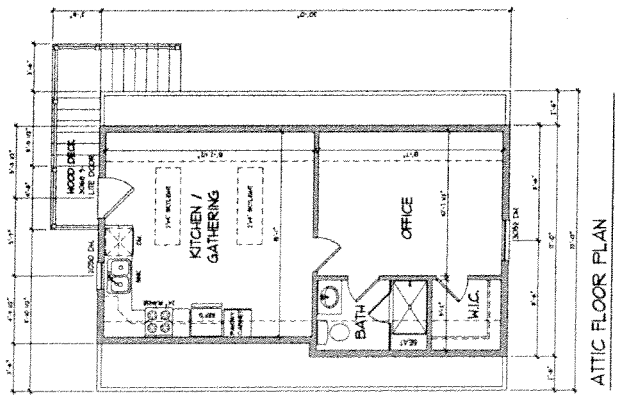
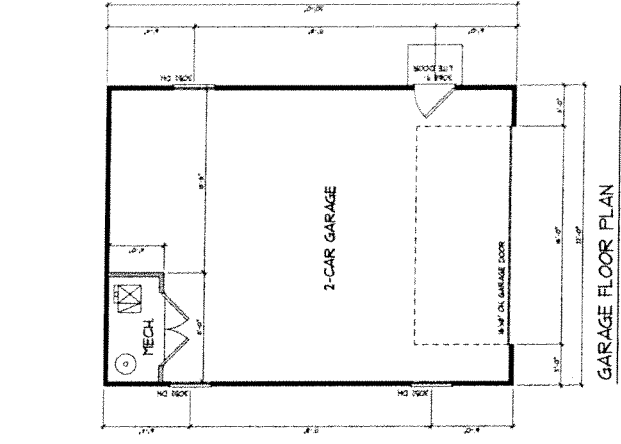
RESIDENTIAL  
DESIGN SERVICES  
1000 N. ROCK CREEK DR.  
WESTERLY, VA 22686  
(540) 485-0216

4 NORTH ST. BROOKVILLE, MD. 20833  
DETACH GARAGE  
PLANS

DRAWN	DATE
CHECKED	SCALE
TITLE	PROJECT
NO.	DATE
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.
BY	NO.

A-1

NOTE:  
DUE TO UNEXPECTED COMPLICATIONS  
CHANGES MAY OCCUR IN THE FIELD.  
CONTRACTOR TO VERIFY ALL DIMENSIONS  
PRIOR TO THE PLANS WILL COMPLY WITH  
ALL APPLICABLE BUILDING CODES.



# OPTION "B"

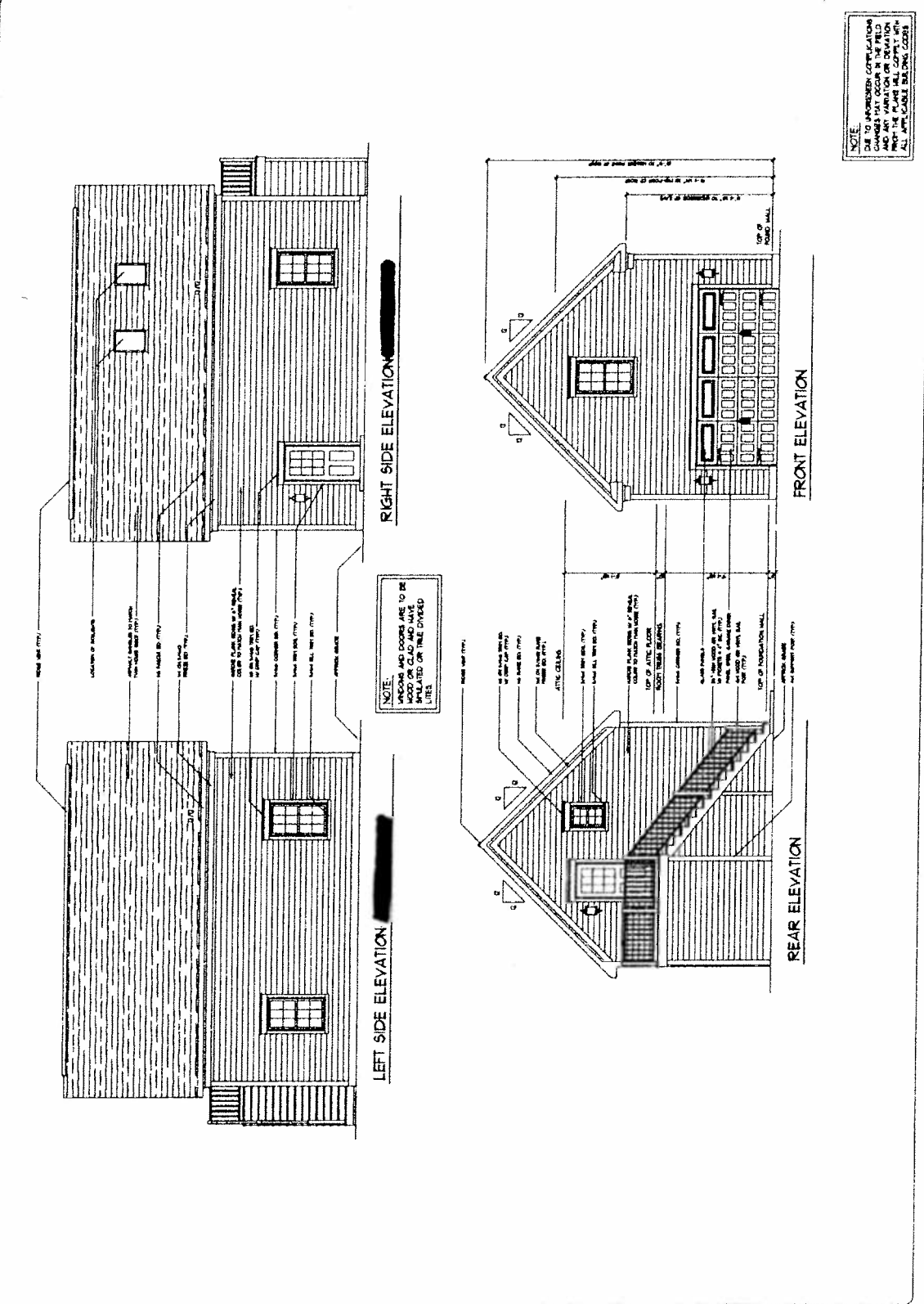
REVISIONS	BY	DATE

**ELEVATIONS**  
**DETACH GARAGE**  
**4 NORTH ST. BROCKEVILLE, MD. 20833**

**RESIDENTIAL**  
**DESIGN SERVICES**  
 DESIGNER: MICHAEL MCLEOD  
 ARCHITECT: MICHAEL MCLEOD  
 1001 W. NORTH ST. #100  
 WASHINGTON, DC 20004

DATE	
SCALE	
BY	
NO.	

**A-2**



# OPTION "B"

NO.	DATE	BY	DESCRIPTION

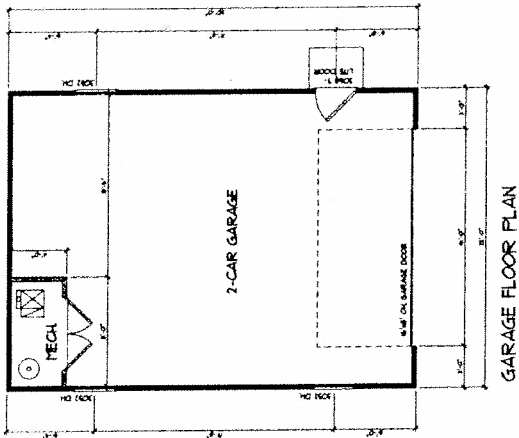
RESIDENTIAL  
DESIGN SERVICES  
DESIGNED: THOMAS HOUL AND  
MAY & ROCK CREAM PA  
ARCHITECTS, P.A. 1947  
2001 48th ST

4 NORTH ST. BROOKVILLE, MD. 20633  
DETACH GARAGE  
PLANS

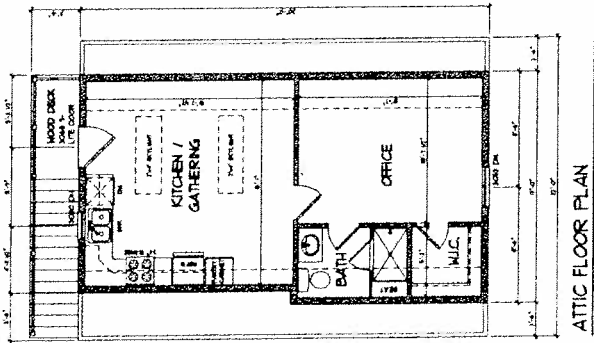
NO.	DATE	BY	DESCRIPTION

A-1

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS FOR THE PROJECT AND ANY VARIATION OR DEVIATION FROM THE PLANS WILL BE THE CONTRACTOR'S RESPONSIBILITY.



GARAGE FLOOR PLAN



ATTIC FLOOR PLAN



1 (No audible response.)

2 MR. KIRWAN: No. Okay. Well, I think then that's  
3 -- I think what you're hearing from us tonight is that we  
4 don't really have any major concerns with the proposal in  
5 front of us. The guardrail has been pointed out as  
6 something we probably, we might focus on if we have the  
7 ability to focus on it. As staff pointed out, that's  
8 outside of the environmental setting, so it really  
9 technically is outside our purview.

10 MR. TRESEDER: Mr. Chairman --

11 MR. KIRWAN: Yeah.

12 MR. TRESEDER: -- wouldn't you say this sort of  
13 falls in the category of so many things that, in order to  
14 retain its usage for its historic use, we have to adapt to  
15 contemporary conditions? And to the extent that building  
16 these things keeps it in compliance allows the historic use  
17 to be maintained, and so in a way, these are contributing to  
18 its historic use.

19 MR. KIRWAN: I think that's what we're saying,  
20 yeah. All right. Thank you, Commissioner Treseder. All  
21 right. Thank you very much for your presentation tonight.  
22 We look forward to seeing you come back after your  
23 presentation with the MHT and their comments.

24 The last item on our agenda tonight is II-F at 4  
25 North Street in Brookeville, Maryland. Do we have a staff

1 report? Actually, before we do the staff report, does  
2 anybody need a quick recess?

3 (No audible response.)

4 MR. KIRWAN: It's been a long evening, and we're  
5 all good? All right. Then please proceed.

6 MR. BOWLING: Thank you, Mr. Chairman and members  
7 of the Commission. This is a preliminary consultation for a  
8 non-contributing resource at 4 North Street in the  
9 Brookeville Historic District. This building is a  
10 non-contributing resource, built circa 2012, received  
11 approval for construction from the Historic Preservation  
12 Commission in October of 2011. It is a Mid-Atlantic  
13 contextual building. It has a lot of design influence that  
14 is Greek Revival elements. You'll see the classical eaves  
15 cut back, Tuscan columns, symmetrical patterns of  
16 fenestration, two-story building. It's approximately 1,650  
17 square feet, single-family residence, and it's predominantly  
18 a residential area. It fronts North Street. Again, it was  
19 constructed circa 2012 after receiving the HPC's approval.

20 Here you can see the Brookeville Historic District  
21 outlined in blue, and then this particular resource is  
22 outlined in yellow. And in the next, where we zoom in a  
23 little bit, you still see the outline of this particular  
24 resource, but you also see a, two stars, which are  
25 contributing resources to the Brookeville Historic District,

1 and in circles are non-contributing resources to the  
2 Brookeville Historic District. And, as you're aware, when  
3 you go out to this resource and you pull up to it, it kind  
4 of sits in a forested area at the end of North Street, and  
5 topography, as it is, it's almost downhill when you look at  
6 it from the contributing resource that's starred there at  
7 the corner, which I believe was a schoolhouse, or -- I'm  
8 sure Sandy would be able to confirm that for me. So this  
9 property has some topographic constraints. In addition,  
10 it's encumbered with several forest conservation easements.  
11 One is a Category 1 and the other is a Category 2.

12           For this proposed project, they would like to  
13 construct a detached garage. The detached -- there are  
14 other detached garages in Brookeville. This particular  
15 design would be slightly larger than the other ones in  
16 Brookeville. With that said, they have spoken to the Town  
17 of Brookeville and received a preliminary okay to move  
18 forward in the direction that they're moving. And the  
19 applicants have proposed two locations, and we'll just call  
20 them Location A and Location B.

21           There's an existing driveway that you can see  
22 depicted on the image on your screen now, and in the Option  
23 A you would have a side elevation -- the garage -- fronting  
24 North Street, and in Option B you would actually have the  
25 overhead style, I'm sorry, carriage-style overhead door

1 fronting North Street. Option B would require the removal  
2 of a 40-inch DPA, or a diameter at breast height, DBH. I  
3 believe it's a tulip poplar, if I'm not mistaken.

4           This is the house here. It gives you an idea of  
5 what the property looks like if you're standing on North  
6 Street. We're just zooming in on some of the, some of the  
7 detailing, and the reason we did that, we wanted to point  
8 out those eaves because they're replicated in the design of  
9 the garage. And the two designs for the garage are  
10 identical except for the exterior stair, and so that's  
11 important to point out. In Option A you can see the  
12 exterior stair cuts back around to the woods side of the  
13 building. In Option B it's going to just stay on the woods  
14 side. This is its general location. If you were driving  
15 down North Street, this is what you would see. You would  
16 see a garage there rather than what you see right now.

17           This is Option B, and please note the stair. It  
18 just hugs that rear, that rear wall, and it would be  
19 entirely against the woods, but you see the eave detail is  
20 replicated; the, I'm sorry, the carriage-style overhead  
21 garage door. The siding and architectural shingles would  
22 match that on the existing house. There's some detailing  
23 still to be determined on the woods, the doors, et cetera.  
24 And in Option B the location would be roughly where this box  
25 is drawn. There is one mature tree that would be removed in

1 this instance, and one other tree to be removed, but I  
2 believe the DBH of that particular tree is 12 inches.

3           This is a composite that shows the relative scale  
4 of the garage to that of the existing structure, and we  
5 wanted to include that to -- and this is the, and candidly,  
6 this is the applicants' preferred location. This would be  
7 the preferred location if the applicant had a choice for a  
8 detached garage, and they wanted to -- and the Commission  
9 had requested that they provide some idea of what type of  
10 scale we're talking about. So the applicant kindly put this  
11 together, and we include it in the presentation this  
12 evening.

13           This is what it would look like if you were  
14 looking at it from the side, if you were looking at the side  
15 of the existing house. Obviously, the stairs would not just  
16 drop off onto a hill, and there's some detailing here, but I  
17 think it gives a general idea of the scale of what we're,  
18 what we're talking about.

19           If you, if you look at the different siding, it's  
20 -- really, the chief thing to look at here is the stairway  
21 configuration, and also, I think it is important to note --  
22 and we have a collection of photographs from Brookeville  
23 that we'd be happy to pull up -- that most of the detached  
24 garages and accessory structures in Brookeville at least  
25 appear, when you're looking at them, to be just slightly

1 smaller in size, they lack exterior stairs, and they're set  
2 towards the rear plane of the respective lots.

3           Now, with that said, there are some constraints on  
4 this property: it's encumbered by two-fourths conservation  
5 easements; it's on a hill; it's in the back of a road, or  
6 it's at the end of a road set against the woods. And the  
7 applicant has some programmatic needs. They would like to  
8 have an accessible finished space on the second floor of the  
9 garage, and that necessitates a second form of egress for  
10 that finished space. And the reason they're preferring the  
11 option they're putting forward, where it's the garage beside  
12 the house, is the stairway would be minimally visible, as it  
13 would be against, set against the woods.

14           The building finishing material should be  
15 compatible, and so that's going to require more detailing,  
16 at least from staff's point of view; that we need to figure  
17 out exactly the reveal of the siding, for instance, if it's  
18 going to have corner boards, what type of architectural  
19 shingles we're talking about, what are the woods going to  
20 be, are they going to be aluminum-clad wood or are they  
21 going to be wood windows, true divided light, simulated  
22 divided light, et cetera, and this -- so, again, with Point  
23 4, the windows and doors should be compatible.

24           With that said, I'd be happy to answer any  
25 questions you might have, and thank you very much for your

1 time this evening.

2 MR. KIRWAN: Any questions for staff?

3 MR. ARKIN: Two quick questions. B and A are the  
4 only, the only places where this, that could accommodate  
5 this building?

6 MR. BOWLING: Yes, sir. We've pretty much  
7 exhausted other alternatives, working with the applicant.  
8 For this particular site, with the encumbrances that are on  
9 the land, there's not many other options for this property,  
10 or I'm sorry, for this garage, excuse me.

11 MR. ARKIN: Okay. Thank you.

12 MR. TRESEDER: Do you have any pictures of this  
13 40-inch tulip poplar?

14 MR. BOWLING: Unfortunately, Commissioner  
15 Treseder, I do not. You know, it was called out kind of by  
16 the applicant, that we asked him to identify the tree that  
17 was going to be removed, and he was the one who informed us  
18 that it was the 40-inch, and unfortunately, I don't have a  
19 great photograph. I think you could probably see it in one  
20 of these photographs. Right behind the boat in this  
21 photograph, I believe that's the 40-inch DBH tulip popular.  
22 I mean, I could probably zoom in, if you'd bear with me for  
23 a moment.

24 MR. TRESEDER: It looks like it has multiple  
25 trunks or multiple --

1           MR. BOWLING: And perhaps Mr. Pollack would be  
2 able to confirm that when he comes up, but that, I don't  
3 know off the top of my head. It does look like it splits,  
4 though, you're correct.

5           MR. KIRWAN: Any other questions?

6           MR. ARKIN: Matt, could you put the slide back up  
7 that shows where the surrounding resources are, contributing  
8 and non-contributing?

9           MR. BOWLING: Yes, sir, I'd be happy to bring that  
10 up right now. Here you go.

11           MR. ARKIN: Okay. Now, so there is a difference  
12 in terms of visibility from the historic resources,  
13 primarily with Option A, if I'm reading that correctly, or  
14 am I not reading it correctly?

15           MR. BOWLING: Well, I think you're going to be  
16 able to see this garage from the schoolhouse in either  
17 option --

18           MR. ARKIN: Yeah.

19           MR. BOWLING: -- and you certainly will as you're  
20 -- if you lived at the end of North Street there and you  
21 came down this drive every single day, you would see this  
22 garage, and so at -- either option is going to be visible.  
23 If you were at the schoolhouse, which is kind of set on a  
24 hill again, and looking down, you'd probably see more of the  
25 option where the garage, the overhead door is fronting the



1 house, fronting the house. So you'd see the side of the  
2 garage; more of it would be revealed, more of the massing.  
3 In the option where the garage is closest to the house, you  
4 would see a narrower profile. You would see just the end.  
5 You would just see the overhead door.

6 MR. ARKIN: Okay. Thank you.

7 MR. KIRWAN: Any other questions for staff?

8 (No audible response.)

9 MR. KIRWAN: All right. We'll invite the  
10 applicant to come forward. You have seven minutes if you'd  
11 like to give us a presentation, and we may follow up with  
12 some questions. And, again, turn your microphone on; state  
13 your name for the record before you speak.

14 MR. POLLACK: All right. My name is Thomas  
15 Pollack. I'll try and make this short and sweet for you  
16 guys. Thanks for staying so late. Everything Matt said  
17 right there is on point, exactly what I want to do. I  
18 really didn't have thoughts in doing this garage in the  
19 beginning. It kind of came up as, with my mother, who's  
20 getting older. This is pretty much all for her so she has a  
21 place to be, for me to watch her. So that's where this is  
22 all coming from.

23 There's not much really more to say. It's pretty  
24 straightforward what I want to do. Again, Option B is more  
25 of what I'd like to do. The tree is actually a 48-inch

1 poplar that's over there. That was the only other reason  
2 why I wanted to put it on the A side, so I didn't have to  
3 affect any trees, and the original design of this house and  
4 the layout had the garage over on that side from the  
5 previous builder, but other than that, that's pretty much  
6 it, yeah.

7 MR. KIRWAN: Thank you.

8 MR. POLLACK: Uh-huh.

9 MR. KIRWAN: All right. Any questions for the  
10 applicant? Uh-huh.

11 MS. HEILER: Matt had mentioned that these were  
12 the only two locations. If the, if Option B were placed  
13 closer to the house, could it be moved back a little bit?

14 MR. POLLACK: So if I move it over to the house,  
15 definitely I could move it back a little bit. And I'm also  
16 open to the suggestion of maybe, if it helps to make it  
17 smaller, maybe put, like, two single-car garages and maybe a  
18 breezeway to the house, if it'll help with the aesthetics of  
19 making it come together a little bit better, but if I move  
20 it closer to the house, I definitely can push it a little  
21 further back. I don't know if you have the building  
22 restriction lines, but they go right around the line. So I  
23 have it pushed all the way back. So if I push it over, it  
24 can go back a little bit more.

25 MS. HEILER: Okay. And how close to the house

1 would you have to get it to preserve the tree, or is that  
2 not an option?

3 MR. POLLACK: That's what's killing me, is the --

4 MS. HEILER: Okay.

5 MR. POLLACK: -- tree is, it's, it won't make it  
6 if we do it in this location.

7 MS. HEILER: Okay. Thank you.

8 MR. KIRWAN: Any other -- go ahead.

9 MR. FIRESTONE: You stated that the main reason  
10 you want this outbuilding is to house your mother?

11 MR. POLLACK: Yes, sir.

12 MR. FIRESTONE: Could it be something other than a  
13 garage then, which might be a one-story structure instead?

14 MR. POLLACK: So that was the convincing part, was  
15 to get her to do this, because she did not want to be living  
16 with, or next to her son and depend on me. So I sat her  
17 down with the architect, and she's the one that pretty much  
18 came up with the drawings and the layouts. If it gets a  
19 little bit smaller, I'm worried that she's not going to do  
20 it, and she's pretty much told me that. So that's why I  
21 have it a little bit bigger with the layout of it.

22 MR. FIRESTONE: Well, first of all, I can see,  
23 with an aging adult, the stairs could become problematic  
24 over time, but the other question is, I think of a garage as  
25 being for car storage, and this would be like a carriage

1 house with an apartment over the garage?

2 MR. POLLACK: Yes.

3 MR. FIRESTONE: But perhaps it would be less  
4 obtrusive if you just eliminated the car storage part of it  
5 and made it an accessory dwelling unit.

6 MR. POLLACK: Okay.

7 MR. FIRESTONE: I mean, I don't know if that's  
8 feasible or even --

9 MR. POLLACK: I'm not sure the zoning of how that  
10 works. Does it have to be -- I'd have to get some more  
11 research on that. That's a --

12 MR. FIRESTONE: Okay, but I mean, I was just  
13 thinking --

14 MR. POLLACK: -- that's a great idea.

15 MR. FIRESTONE: Yeah. I mean, if you don't need  
16 to store the car there --

17 MR. CORATOLA: Ken, before you go down that rabbit  
18 hole, that's building two residences on a single property.

19 MR. FIRESTONE: Oh, okay. I thought we did have  
20 some new zoning that allowed that now.

21 MR. ARKIN: Can we address that question to staff,  
22 because I think Ken may be correct?

23 MR. BOWLING: It's important to point out that the  
24 Town of Brookeville has their own zoning authority, and so I  
25 can't comment on the Town of Brookeville's zoning. I'm not

1 100 percent familiar with it. I'm sorry.

2 MR. ARKIN: Well, that might be something you'd  
3 want to look into then.

4 MR. POLLACK: Sure.

5 MR. ARKIN: Had a couple of questions. Can I  
6 follow up? Since the major or, at least, a major purpose of  
7 this is housing for your mother and, as was brought up a  
8 moment ago, that the stairway can be a concern, is there any  
9 reason why you could not enclose the stairway, make it an  
10 interior stairway, which would offer some weather protection  
11 and also gives you an opportunity to, at a much lower cost,  
12 to put some electricity in and perhaps put in a chairlift  
13 should the steps become a problem for your mother sooner  
14 rather than later?

15 MR. POLLACK: So the only thing with the stairs is  
16 if I -- the only way I could do it is make the garage or the  
17 place bigger --

18 MR. ARKIN: Yeah.

19 MR. POLLACK: -- enclose it in the back, which I  
20 could do, but I'm trying to avoid making the structure  
21 larger. We did look into trying to put the stairs inside  
22 and making it smaller, and it just didn't work out with the  
23 kitchen --

24 MR. ARKIN: Uh-huh.

25 MR. POLLACK: -- and the place for her. It was

1 just getting too small for her inside.

2 MR. ARKIN: And the problem with making the  
3 building, the outbuilding larger is aesthetic?

4 MR. POLLACK: I thought that was just -- I thought  
5 that was more of a concern from what I'd gotten feedback  
6 from you guys, that you didn't want it to be any larger than  
7 it already was.

8 MR. ARKIN: Well, I guess I'm -- I'm not sure how  
9 the rest of the Commission feels or how staff feels about  
10 that, but it seems to me that part of the function, if you  
11 are hoping that your mother will live there for a longer  
12 period of time, will be to make it more accommodating to  
13 mobility challenges that she may have as she gets older.  
14 So --

15 MR. POLLACK: I would be all for that if you guys  
16 are, but I'm not sure how -- I'd have to hear that from you  
17 guys, I guess.

18 MR. ARKIN: Thank you.

19 MR. POLLACK: Thank you.

20 MS. HEILER: Yes, I have questions about the need  
21 for a two-car garage. You know, part of the reason for this  
22 wide structure appears to be that you need the space in the  
23 upstairs. There are several one and a half-story one-car  
24 garages in Brookeville. With a one and a half-story, you'd  
25 have a knee wall rather than wasting that space that's above

1 the outside. How important is the need for two cars?

2 MR. POLLACK: Again, it's just the way -- I don't  
3 need a two-car garage. It's all about for my mother with  
4 her feeling she's not too closed in with the house.

5 That's --

6 MS. HEILER: Okay.

7 MR. POLLACK: -- that's, I guess, the biggest  
8 thing. I'd go to a one-car garage in a heartbeat if I could  
9 do that with the space.

10 MR. KIRWAN: Any questions for the applicant?

11 (No audible response.)

12 MR. KIRWAN: All right. If not, we have some  
13 testimony, I think. So if you could turn off your  
14 microphone, and we want to invite a speaker to come forward.  
15 I think it's Ms. Katherine Farquhar. Thank you. And I  
16 believe you have three minutes.

17 MR. WHIPPLE: Are you representing yourself or the  
18 Town?

19 MS. FARQUHAR: Who said that? Oh.

20 MR. WHIPPLE: Hi.

21 MS. FARQUHAR: I heard this voice. I'm  
22 representing myself.

23 MR. KIRWAN: Okay. Three minutes.

24 MS. FARQUHAR: I know a detail about the town that  
25 might be relevant, but for right now I'll speak for myself.

1 MR. KIRWAN: Okay.

2 MS. FARQUHAR: My name is Katherine Farquhar. I  
3 live at 1 North Street, Brookeville. I'm also president of  
4 the Brookeville Town Commissioners, but that's not why I'm  
5 here this evening. I'm here because Matt and Theresa's  
6 house is the newest one on North Street and mine is the only  
7 house on the North Street that is, that dates from the  
8 1800s, and I think that's, that's relevant to the two  
9 concerns that I have.

10 Can we go to picture -- yes. May I stand up and  
11 point on the --

12 MR. KIRWAN: As long as we can hear you and we can  
13 take down your testimony, that's fine.

14 MS. FARQUHAR: Okay.

15 MR. WHIPPLE: You can use the laser pointer, if I  
16 can --

17 MR. KIRWAN: How do you like the slick technology  
18 we have here?

19 MR. WHIPPLE: There you go.

20 MS. BARNES: Oh, she's got it.

21 MS. FARQUHAR: Okay. North Street comes in like  
22 this. There are three newer houses along here. These three  
23 are newer, meaning 1990s or so. This here is a small white  
24 schoolhouse that was restored in 1989. It's a white-frame  
25 building. My first concern is, as you drive in like this,



1 you come around a corner that's almost a blind corner, as  
2 Matt and I and the other residents know. We've met each  
3 other a few times on this curve. And when you get to this  
4 point, you come to this straightaway of the road that has  
5 the 1880 farmhouse right there, and I'm concerned about the  
6 impact right here of the, of the mass of the garage,  
7 particularly if it does not carry significant -- I'm not an  
8 architect -- but significant historical aspects. That's the  
9 first thing.

10           So when I talk about the schoolhouse, I've also  
11 talked just today with Matt briefly about the possibility of  
12 having the garage or the cottage structure echo some of the  
13 features of the schoolhouse perhaps, because that makes a  
14 link between past, echoes of past, and then you go down here  
15 to the rest of the past, if that makes sense.

16           The second thing that I wanted to say this evening  
17 was that I have seen the plan at the Brookeville Planning  
18 Commission on Monday evening that has the Plan B. I'm  
19 totally in support of putting that back. And we have a lot  
20 of tulip poplars in the area. I hate losing a 40-inch tulip  
21 poplar, but my gosh, there are tulip poplars everywhere, and  
22 there are a number of large ones. So it's not as though  
23 it's the only tulip poplar in this area of Brookeville. So  
24 if that removal was necessary in order to make a better  
25 corner right there, a better introduction to the end of

1 North Street in this spot, I would be in favor of that.

2 And I just wanted to add something --

3 MR. KIRWAN: Just wrap it up.

4 MS. FARQUHAR: Okay -- because of the conversation  
5 you were having at the end. At the Kerr (phonetic sp.)  
6 residence, there is a, probably an ex-garage but is an  
7 accessory unit, and there are a couple of other places in  
8 town where there can be or have been -- oh, the Millers'  
9 house. Chris Scanlan's house has the Miller house as a sort  
10 of a mother-in-law accessory. And so I would note that the  
11 notion of a cottage there makes a lot of sense, and that's  
12 the end of what I say as Katherine Farquhar. Brookeville  
13 does do its own zoning variances, too, for things. So there  
14 you go. Thank you.

15 MR. KIRWAN: Thank you. Before you stand up, were  
16 there any questions for the speaker?

17 MR. ARKIN: A quick question. As a resident, do  
18 you have any preferences, in terms of wanting to echo  
19 historical qualities, capability, I guess, with other  
20 historic structures, about an outside stair as opposed to an  
21 inside stair?

22 MS. FARQUHAR: Inside stair or, or concealed  
23 outside stair. I think where there are outside stairs you  
24 -- like up on, right here. These have accessory, right --  
25 that's Water Street -- these have accessory garage

1 buildings. Where there are stairs, it's helpful if they are  
2 on the back or not, especially not facing you as you come  
3 around the curve.

4           The other thing that I -- I should have showed up  
5 when you all were talking about the roof material for Matt's  
6 and Theresa's house. If there were a, if there were a  
7 possibility of having a standing seam roof on the cottage or  
8 the garage, it would tie to 2 North Street and it would tie  
9 to 1 North Street in a way that might make that element more  
10 prominent for that section of town.

11           MR. KIRWAN: If there's no other questions for the  
12 speaker, we'll move on then. Thank you very much for your  
13 testimony, appreciate it.

14           MS. FARQUHAR: Thank you very much. Thank you.

15           MR. KIRWAN: We'll move into deliberations, and  
16 who wants to start?

17           MS. HEILER: I do.

18           MR. KIRWAN: Go ahead, Commissioner Heiler. Thank  
19 you.

20           MS. HEILER: So the reason I asked about the  
21 one-car garage -- and I think it's very interesting to also  
22 consider just a one-story accessory structure, which you may  
23 well be able to get zoning for, I don't know -- is that  
24 there just isn't any history or existence of two-car garages  
25 in Brookeville, particularly among the newer houses. By

1 newer, I mean houses built since Brookeville became a  
2 historic district.

3           There is, on North Street, at, it's probably 15,  
4 there is a two-car garage, which is entirely different from  
5 this. It's essentially three bays. Two of them are  
6 garages, single-car garages. It's a much, much bigger  
7 structure than, I think, that this property could handle.  
8 They're also rear-opening garages; so they're just not at  
9 all comparable. There is one other two-car garage among the  
10 newer houses on Water Street and that's also a rear-opening.  
11 There are, on Market Street, two two-car garages in the  
12 historic houses, but they're set way, way behind the rear  
13 plane of the house.

14           So for the newer houses that have been built since  
15 it became a historic district, they're all one-car garages,  
16 and I think that that's the most that I could support. I  
17 could certainly support a one-story structure or a one and a  
18 half-story one-car garage with space over it. The extra  
19 half story would give you a knee wall to give you the same  
20 space, I think, that you can get in a two-car garage.

21           The other thing that I think you need to consider  
22 is the materials, because they make a difference. You know,  
23 a good example of the one-car garage with rooms above it is  
24 at 17 North Street. That's a very fancy building in its own  
25 way. It's a garage. It has a standing seam metal roof and

1 a wood door, and I think the use of a wood door, if you're  
2 going to have a garage, would make a huge difference. You  
3 know, a steel door just, it changes the character of this  
4 place.

5           And one of the things that I would mention,  
6 besides the fact that this -- the road curves there, and  
7 it's the first thing you would see when you come around that  
8 part of North Street. North Street is one-quarter of the  
9 streets in Brookeville, so it's not to be taken lightly.  
10 This is also a street where people walk. So this is right  
11 before -- there's a pathway that connects North Street and  
12 Water Street, and there's a decent amount of pedestrian  
13 travel on that, traffic on that street. So this would be  
14 very visible, and I think it would have a very significant  
15 effect on the environment of the historic district. So --

16           MR. ARKIN: First, looking, looking at the  
17 proposal within the context of the ordinance, which probably  
18 the most, the most critical aspects of this are  
19 compatibility, which were issues that I think that  
20 Commissioner Heiler was addressing a moment ago, the least  
21 -- making this, making this, the building, the garage and  
22 carriage house, if that's what you end up with, recede from  
23 the site, not be the first thing that you see, I think makes  
24 B, by far, the most desirable site.

25           One of the things that you, I can't imagine that

1 you see much of in Brookeville, because you don't see it in,  
2 much in historic houses in Montgomery County, is a  
3 second-floor entrance. So having an enclosed stairway and  
4 an entrance on the first floor, from a compatibility  
5 standpoint, with the historic structures that are in the  
6 neighborhood, I think, would be desirable. And I think in  
7 terms of weighing the impact on the neighborhood and the  
8 viewscape from the historic buildings, I think it has much  
9 less of an impact. A slightly larger building, two or three  
10 feet wide to accommodate a stairwell, I think, has less  
11 impact.

12           Also, if you do end up with a two-car garage, I  
13 would strongly urge you to have two doors. A double door  
14 is, no matter how, how history-like you try to make it, it's  
15 still a modern garage door, but I think that it would make  
16 some sense to explore with whoever the authorities are --  
17 the town commissioners, the city clerk, however, the town  
18 clerk, however it works in Brookeville -- other options you  
19 might have available to see if perhaps there is a way to,  
20 under the Brookeville zoning ordinance, to get an accessory  
21 cottage on the site as an apartment for a relative or an  
22 apartment for whatever purpose. I think that makes a lot of  
23 sense and probably ought to be your next stop after  
24 listening to us tonight. Thank you.

25           MS. BARNES: I applaud your interest in providing

1 a place for your mother, and as someone whose had relatively  
2 recent experience with some aging relatives, I find the  
3 exterior stairway to be an absolute horror and nonstarter,  
4 and I can only begin to imagine what it would be in the  
5 winter.

6           And I believe I have heard from someone in a  
7 position to know something about commissioners in  
8 Brookeville the idea that there are perhaps some options for  
9 seeking a zoning variance, and I would urge you to think  
10 about trying to do something as a single-story accessory  
11 structure, if that's possible in Brookeville, for your  
12 mother.

13           And I take the point, if I were your mother, I  
14 might want to be in Option A, a little farther from the  
15 house, but I take the point that for others it might be  
16 desirable for the structure to be pushed farther back and  
17 less visible, but I would urge you to explore that because  
18 I, I think you could construct a garage with this space up  
19 above and the exterior stair and find that it just was not  
20 going to work very well.

21           MR. FIRESTONE: I think my first preference would  
22 be to go for an auxiliary dwelling unit cottage if you can  
23 figure out a way to legally do that, if you do not  
24 absolutely need the car storage. And as far as a location  
25 for either the garage or the cottage, I think Location B

1 would probably be preferable from the standpoint of the  
2 surrounding town. And as far as some of the comments that  
3 were made about materials and enclosing the staircase, I  
4 concur with them.

5 MS. HEILER: I just want to add one other thing.  
6 As Commissioner Farquhar mentioned, this is, this is quite a  
7 heavily wooded area. This is set in the woods. We won't  
8 miss the tree. However, the larger the building is, the  
9 more intrusive it is on that particular area. The smaller  
10 you can make it and the farther back you can make it, the  
11 less of a problem it is to the historic district itself.

12 MR. CORATOLA: I'm just going to tack my agreement  
13 to Commissioner Heiler.

14 MR. TRESEDER: This project, as submitted, is, I  
15 think, not out of scale with the existing house. I think it  
16 could afford to be smaller, but it actually I don't think is  
17 too overwhelming the way it is. I do think that it should  
18 not have a double garage door because that's not compatible  
19 with Brookeville, but in terms of the actual height and  
20 width and bulk of it, I don't think it's inappropriate, but  
21 if -- at the same time, if it were smaller, I think it would  
22 be an improvement. I also think that if it were pushed  
23 further back from the plane of the house and maybe a little  
24 closer to the house, that would also be helpful.

25 So as far as the stairs are concerned, you know, I



1 think that if they're in the back of the structure, they  
2 won't be visible. They may not be practical, but from my  
3 point of view, they're not really visible, and I don't think  
4 that would be an issue. So -- and I'm glad to hear that the  
5 tree would not be missed, because that was my -- because I  
6 think Location B is far superior and should be the one  
7 pursued.

8 MR. KIRWAN: All right. Thank you. I do prefer  
9 Location B, but I do think the, I actually think the scale  
10 of the garage with its two-story quality is out of character  
11 with the, and out of scale, with the existing residence. I  
12 think it does need to be smaller. I think if you do have to  
13 go down the path of a garage on the first floor and a  
14 bedroom suite upstairs, the bedroom ought to be dormers and  
15 a one and a half-story structure as opposed to this full  
16 two-story, two-story height that we have before us.

17 But I actually think that the path that  
18 Commissioner Firestone started us down about, you know,  
19 given that you stated that the garage is not a critical  
20 component to your program for this, you know, having a  
21 one-story structure, whether it's a freestanding building or  
22 linked back to the main house with a hyphen, I think, you  
23 know, would be a much better solution to this, to this site  
24 in the approximate location of where you want it in Option  
25 B. So we'll hope that you go down the path of trying to get

1 this thing smaller as one story, and I look forward to  
2 seeing how, how that comes about. All right. Thank you.

3 We are completed with Agenda II items. Do we have  
4 any minutes to approve this evening?

5 MR. WHIPPLE: We have no minutes for you tonight.

6 MR. KIRWAN: And do we have a brave soul who is  
7 willing to take the minutes for this evening?

8 (No audible response.)

9 MR. KIRWAN: Well, I will take them because they  
10 may be the last minutes I review. So I'll take the minutes  
11 for tonight. Do we have any Commission items?

12 (No audible response.)

13 MR. KIRWAN: And we have a few staff items, I  
14 believe.

15 MR. KYNE: Yes, we did have a few staff items. We  
16 had a staff item for 7128 Willow Avenue, Takoma Park, and we  
17 had a staff item for 7305 Cedar Avenue, Takoma Park. Is  
18 that it?

19 MR. WHIPPLE: No. We had one more.

20 MR. KYNE: And bear with us for one moment.

21 MS. BARNES: Post office.

22 MR. KIRWAN: Right. They need an address.

23 MR. KYNE: And we had a staff item for 7400  
24 Wisconsin Avenue in --

25 MR. WHIPPLE: Bethesda.

1 MR. KIRWAN: Bethesda.

2 MR. KYNE: -- Bethesda, and they were approved.

3 MR. KIRWAN: Yes. We looked at those upstairs,  
4 and they were approved.

5 MR. KYNE: Yes.

6 MR. KIRWAN: That's right. Very good. And if  
7 there's nothing else, then we're adjourned. Thank you.

8 (Whereupon, at 10:40 p.m., the meeting was  
9 adjourned.)

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% Digitally signed by Wendy Campos

ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

*Wendy Campos*

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Wendy Campos

April 17, 2015