

7315 BALTIMORE AVENUE, TAKOMA PARK

[HPC CASE# 3 7/03-13 00]

TAKOMA PARK H.O.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Baltimore Avenue, Takoma Park	Meeting Date:	8/21/2013
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/14/2013
Applicant:	Brian Finlay	Public Notice:	8/7/2013
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-13DD	Staff:	Josh Silver
PROPOSAL:	Construction of addition and other alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1920-30s

BACKGROUND

The HPC held a preliminary consultation hearing in May 2013 where they reviewed plans for construction of side addition and front screen porch at the subject property. The HPC provided the applicant with the following feedback in response to the proposed design:

- Consensus the addition location was appropriate due to the existing constraints of the site (i.e., trees)
- The addition's massing, size and scale were appropriate and in keeping with the character and massing of the primary house and existing non-historic side addition at the right
- Further examination of the proposed addition's windows and features was recommended. Specific comments included addressing window proportions and fenestration on the addition's north elevation
- Raising the front porch column and cornice height of the proposed front porch section was recommended for consistency with the existing front porch columns and non-historic addition on the front facade
- One Commissioner recommended locating the screen porch at the rear between the two additions
- A general comment was made about providing additional information for the proposed material treatments when returning for a HAWP
- Commissioners Heiler and Barnes were absent.

For additional background see the staff discussion from the May 2013 preliminary consultation hearing on pages 27.

A complete HPC meeting transcript can be found on pages 28-49.

PROPOSAL

The applicant is returning to the HPC seeking approval for a HAWP with an amended proposal in response to the HPC's feedback at the preliminary consultation hearing. The revised work scope is consistent with the applicant's first submission and involves the construction of a 1 story, approximately 324 square foot addition at the left-rear (north east) corner of the historic massing and flat roof screen porch (approximately 75 square feet), in front of the proposed 1 story addition. The proposed porch will replace an existing wooden deck platform in this location.

The proposed material treatments include:

- Siding: Horizontal fiber cement
- Roof: Asphalt shingle
- Windows: Awning and fixed wooden interior/exterior
- Piers: Parged exterior brick or concrete
- Columns: Wood
- Details: Wooden lattice and porch framing.

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

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.

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

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features, is, however, not required;
- Major additions should, where feasible, be placed to the rear of the 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;
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course;
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- (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.

- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The revised design responds to the majority of the HPC's comments provided at the preliminary consultation in May 2012.

As a matter of visibility from the public right-of-way, the revised design includes a higher column and eave height for consistency with the existing non-historic addition at the right and front porch columns.

The proportion and location of the windows on the north elevation have been revised and are now more in keeping with the fenestration of other elevations. Staff supports the south and east elevation windows as proposed. The window locations, style and size remain generally consistent with those reviewed by the HPC at the May 2013 preliminary consultation hearing.

Staff recommends that the HPC give the south and east elevation window details less scrutiny as they are not visible from the public right-of-way. Per the Takoma Park Guidelines, for Contributing Resources, *alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.*

Staff finds the proposal as being consistent with the Takoma Park Guidelines and Standards identified above and recommends that HPC approve the HAWP application as submitted.

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 is consistent with the Takoma Park Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bfinlay@stinson.org Contact Person: BRIAN FINLAY
Daytime Phone No.: 703-725-0359

Tax Account No.: _____
Name of Property Owner: BRIAN SUSH FINLAY Daytime Phone No.: 703-725-0359
Address: 7315 BALTIMORE AVE TAUOMA PARK MD 20912
Street Number City State Zip Code

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

PART ONE: HOUSE NUMBER AND STREET

House Number: 7315 Street: BALTIMORE AVE
Town/City: TAUOMA PARK Nearest Cross Street: TAUOMA AVE
Lot: P1 Block: 78 Subdivision: 025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

- 1A. CHECK ALL APPLICABLE:**
- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

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

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

PART ONE: COMPLETE FOR NEW/REMODEL/ALTER AND EXTERIOR VARIATIONS

- 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/assessment

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

[Signature]
Signature of owner or authorized agent

29 July 2013
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 640 972 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5

Proposed Addition to 7315 Baltimore Avenue, Takoma Park, MD

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

The existing home at 7315 Baltimore Avenue was constructed in 1928. The house is a simple frame construction with a hip roof. The original home encompasses approximately 940 square feet on a single floor plus a basement with limited clearance. A single story addition of 660 feet was completed in 2004 that was specifically designed to be sympathetic to the design of the original home. The house sits on a lot of approximately 10,000 square feet (see site plan attached). The home is young in comparison to the adjacent homes on Baltimore Avenue and can best be described as a variation of a single story colonial revival:

- 7319 Baltimore Avenue—Victorian home built in 1908
- 7316 Baltimore Avenue—Colonial Revival built in 1911
- 7313 Baltimore Avenue—Craftsman style home built in 1896

Regrettably, the original structure was re-covered in asbestos cement shingles in a horizontal pattern. The original siding was pebbledash stucco that has sustained heavy damage and is not salvageable.

The lot at 7315 Baltimore Avenue is heavily treed with two large white oak trees approximately 100" DBH and 103" DBH within 30 feet of the rear of the existing house and an additional black oak 20 feet from the rear of the addition (see site plan).

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

Like the original addition in 2004, the proposed addition will occupy a single story out the back end of the home so as to maintain the existing street elevation. We are working closely with our architect and the City Arborist of Takoma Park to ensure that construction avoids disturbing the existing trees on the lot, and as such, the addition will extend out from the existing structure by approximately 9 feet so as to avoid interference to the maximum extent possible with the two proximate trees. The original addition in 2004 was similarly offset by these proportions for the same reasons. The addition will also sit atop piers rather than a full foundation in order to ensure minimal disturbance of root structures. The piers will also facilitate the regular feeding of organic material under the addition, and will ensure that the existing slope will be maintained, thus ensuring that water run-off cuts across the root zone. The proposed new structure will add a single family room (approximately 18'x18'). It will be covered with a hip roof to approximate the original home and lines of the 2004 addition. A small screened porch will roughly approximate the front entry of the 2004 addition and be covered with a flat roof which is ~2 feet below the existing main roof eave. This will not only provide symmetry in keeping with the original colonial revival structure, it will also soften the view of the

addition which will be modestly visible from the wide vista between the original home and the neighboring home, which is divided by a half lot of green space.

We propose to cover the addition in horizontal hardiplank siding to match the original addition. The simple exterior architectural details of the addition will be fashioned to match the existing house. The front elevation of this house will be essentially unchanged upon completion of this addition.

The architect for this project is John Brady Architects in Washington, DC.

Site Plan

See attached

Plans and Elevations

See attached

Material Specifications

The proposed addition to the home will as closely approximate the existing structure as is possible. The existing cement shingles on the existing structure will not be touched. We propose to cover the addition in horizontal hardiplank siding. The addition and the existing home will be painted/stained to match.

The roof of the proposed addition will be covered in asphalt shingles to match the existing roof.

Photographs

See attached

Tree Survey

See attached

**Door and Window Schedule
7315 Baltimore Ave
Takoma Park, MD 20912**

WEST ELEVATION

Andersen Frenchwood Gliding Patio Door
400 Series
Model FWG6011L
Rough Opening—6'.0" x 6'.11"
U Value: 0.28
(Tempered Glass)
Dual pane, Low-E, argon blend filled

VELUX Skylights (4)
Model FCM 2246 0005
Rough opening height 46 ½ inches
22 ½ x 46 ½
U Value: 0.49
(Tempered Glass)

EAST and SOUTH ELEVATIONS

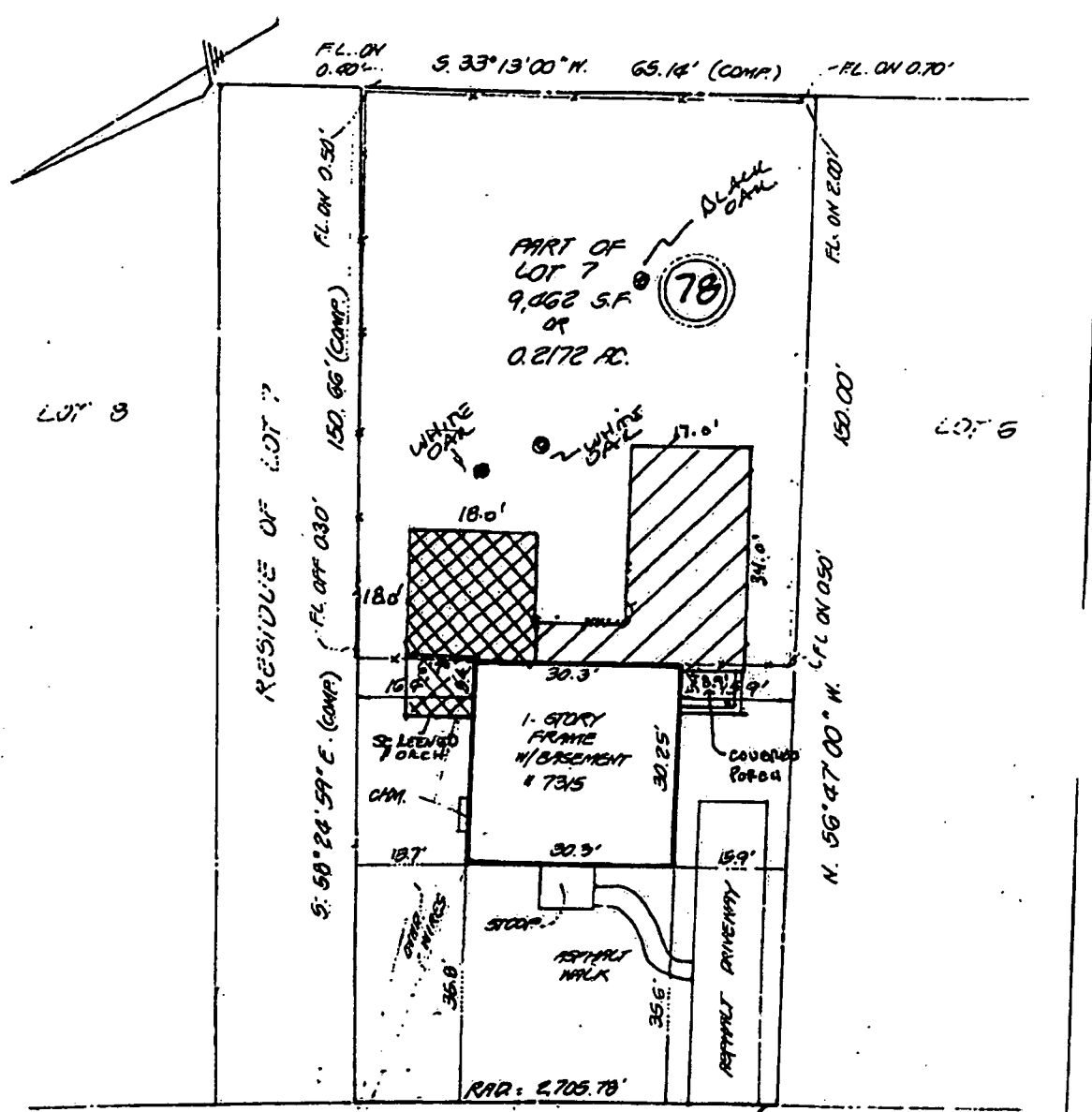
Andersen Series 100 (19)
Model 2626
Rough opening 2'6" x 2'6"
U Value: 0.28
(Tempered Glass)
Dual pane, Low-E argon blend filled

NORTH ELEVATION

Two reclaimed stained glass windows 2' x 4" to match existing from 2004 addition covered in immobile tempered glass.

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

Owner's mailing address	Owner's Agent's mailing address
Brian and Susan Finlay 7315 Baltimore Ave., Takoma Park, MD 20912	Brian and Susan Finlay 7315 Baltimore Ave., Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Anne and Scott Glusker 7319 Baltimore Ave., Takoma Park, MD 20912-4137	Carol Mossman and Kenneth Kato 7316 Baltimore Ave., Takoma Park, MD 20912-4137
Ken Wyner 7313 Baltimore Ave., Takoma Park, MD 20912-4137	



BALTIMORE AVENUE

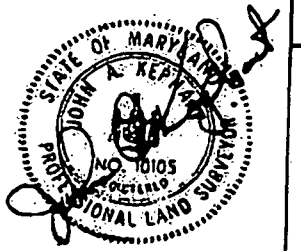
HOUSE LOCATION SURVEY

LOT PART OF LOT 7	BLOCK 70	SECTION	SUBDIVISION TAKOMA PARK
-------------------------	-------------	---------	-----------------------------------

SCALE: 1" = 20'
 DATE: OCT. 28 2003
 CLIENT: JACK BRADY
 CASE:

This property lies within a minimal flood hazard zone as determined by F.E.M.A.
 ZONE: PANEL: 200 C
 MAP: 240049
 REVISED: JUNE 16, 1972
 No title report furnished.

Surveyor's Certificate
 I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments.
 No property corners set.

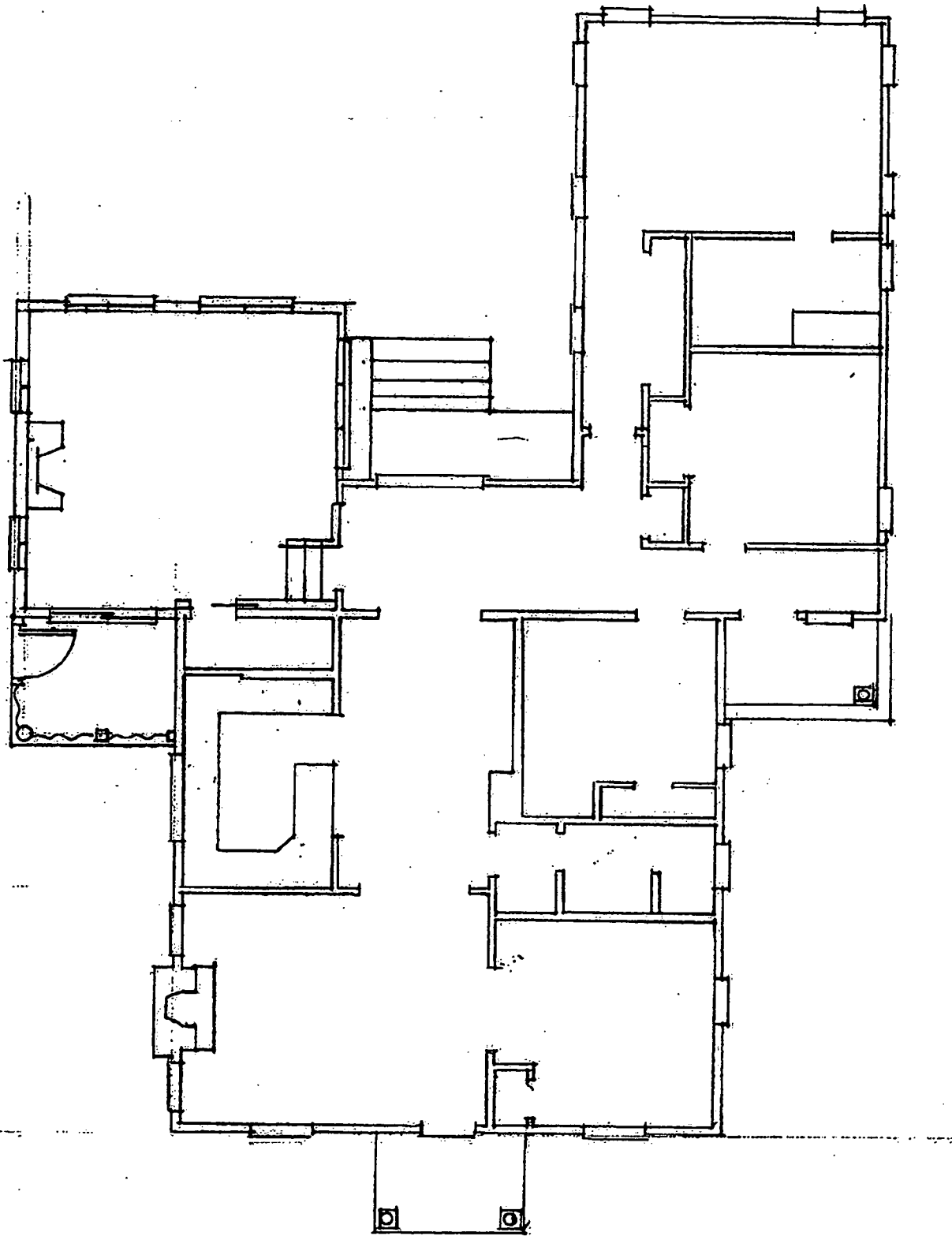


ENGINEERING - PLANNING - SURVEYING

KEPHART & COMPANY

• MARYLAND
 • VIRGINIA
 • WASHINGTON, D.C.
 • WEST VIRGINIA

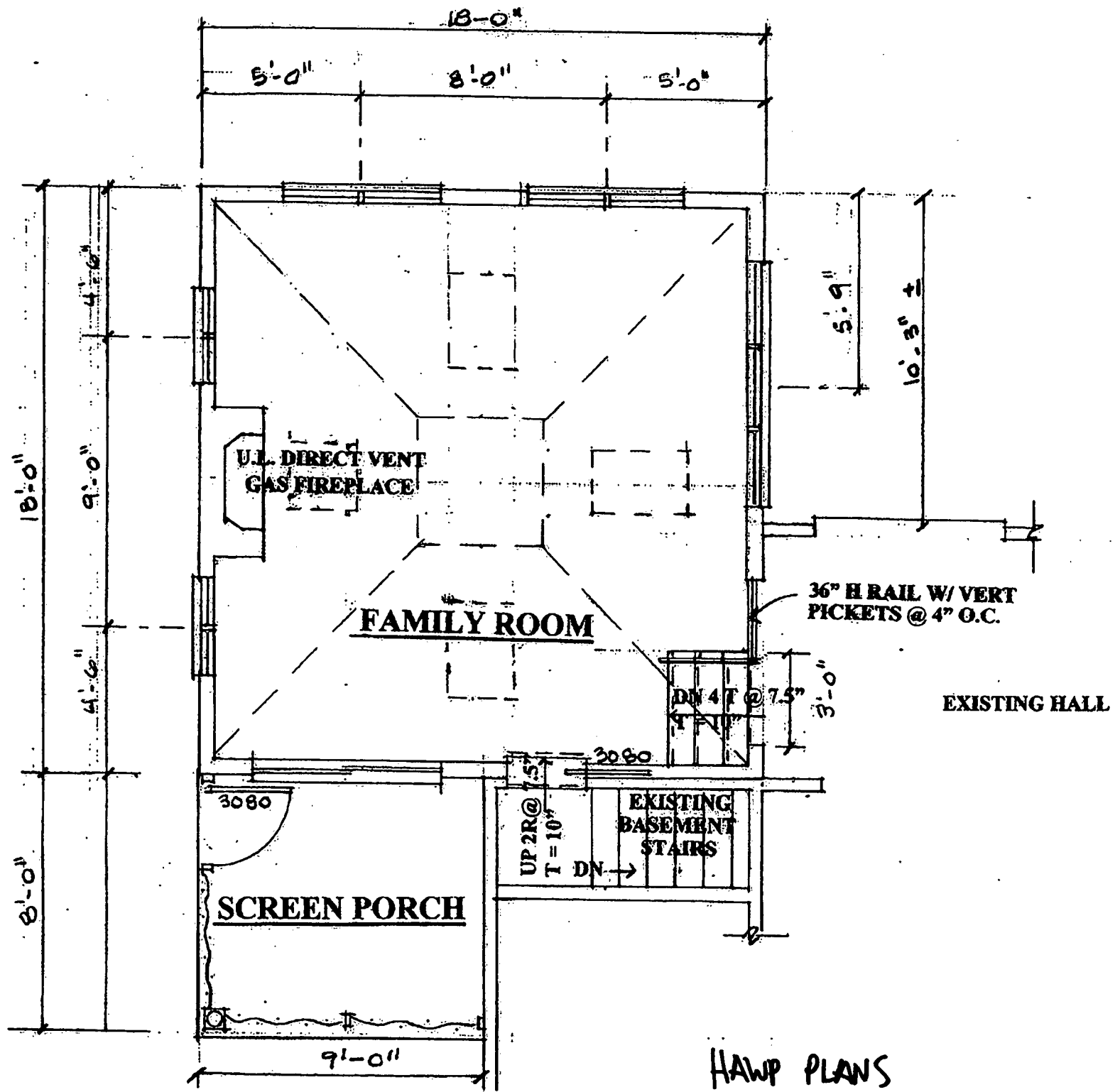
(301)-868-9688 (703)-548-5252
 9112 SPRING ACRES ROAD - CLINTON, MARYLAND 20735



HOUSE PLAN

1/8" = 1'-0"

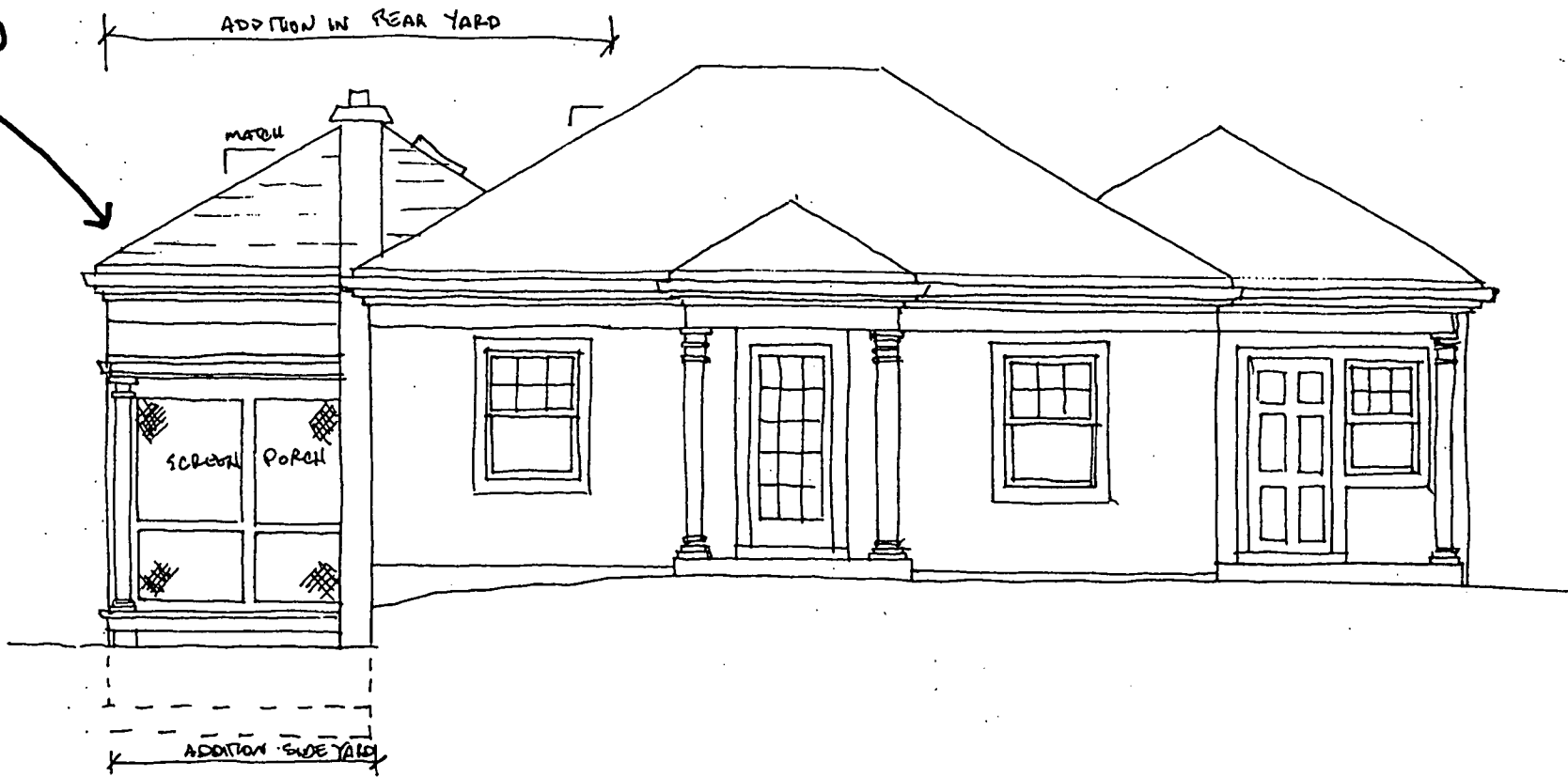
HAWP PLANS



12

THIS PAGE INTENTIONALLY LEFT BLANK

PROPOSED

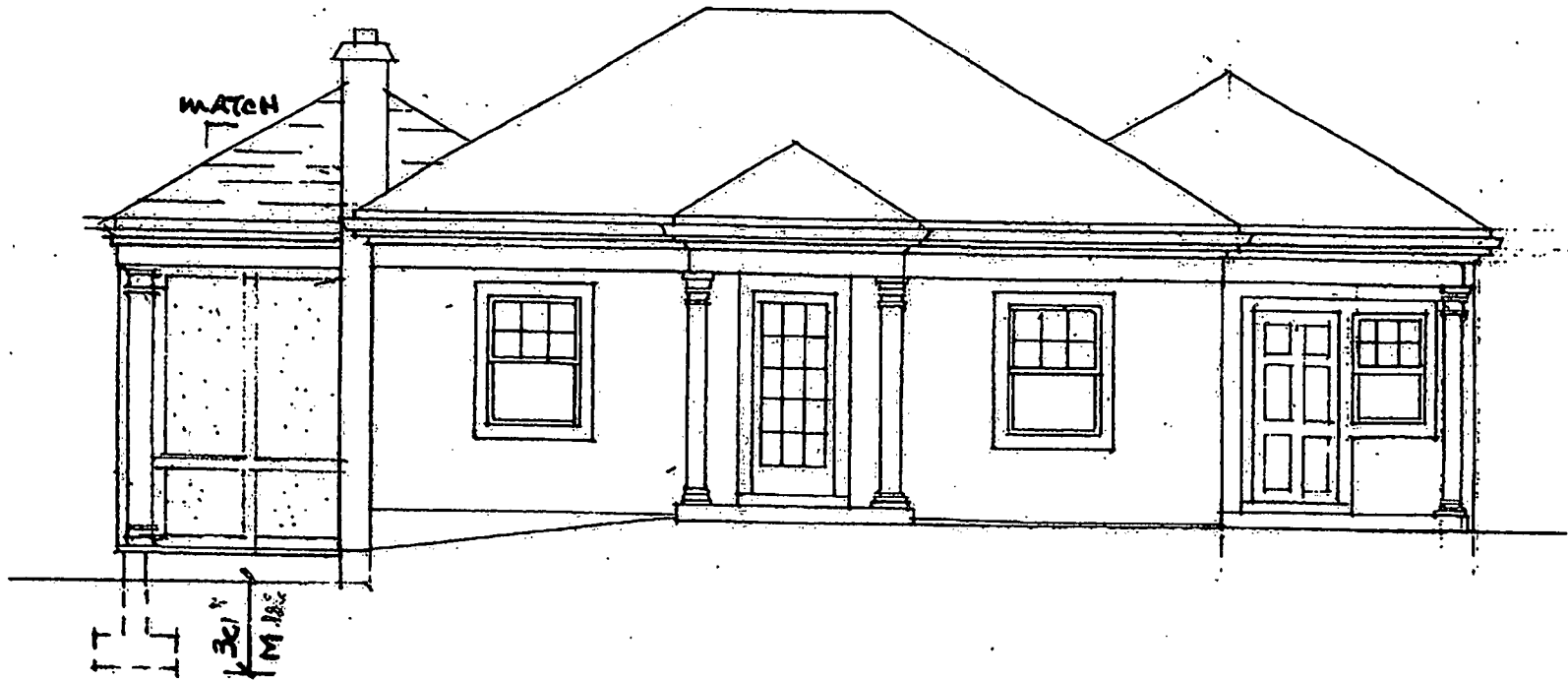


WEST ELEVATION

$\frac{1}{4}'' = 1' - 0''$ 4/15/13

PRELIMINARY CONSULTATION PLANS

3



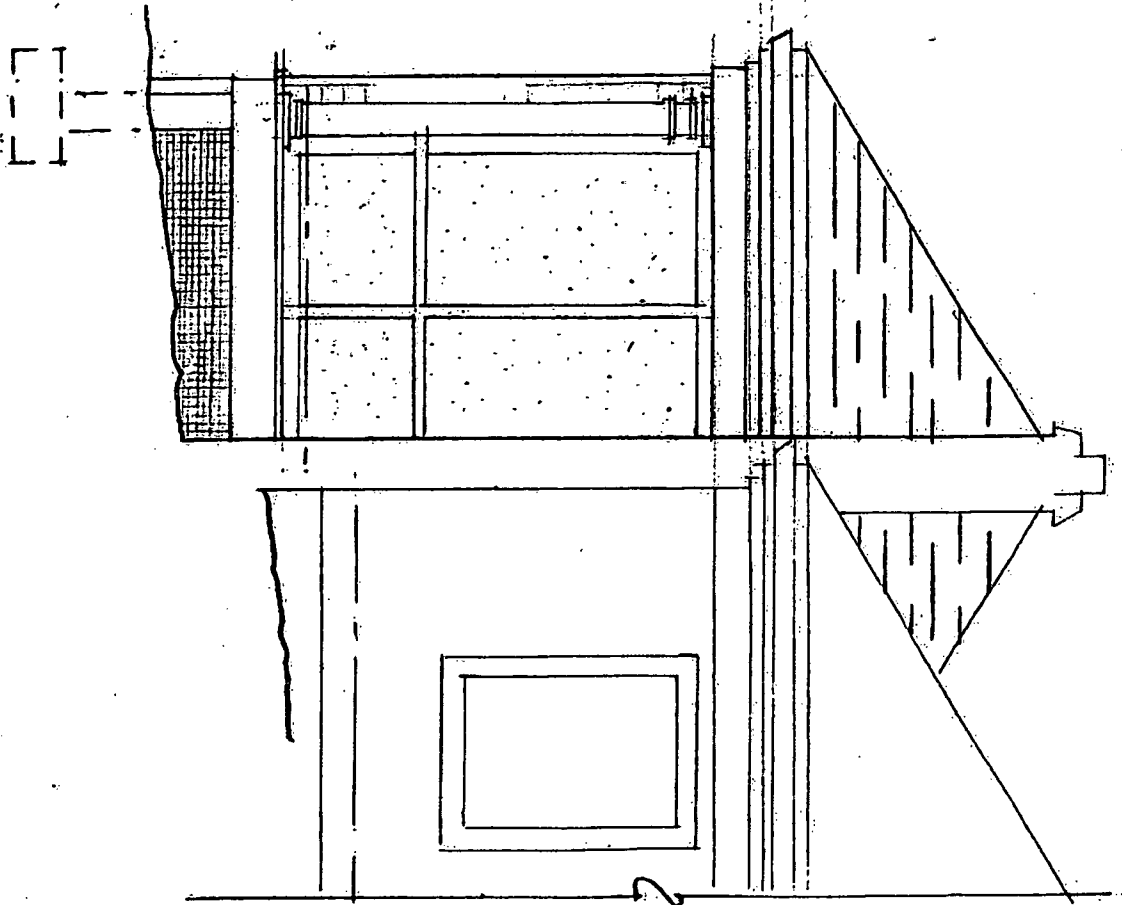
WEST ELEVATION

1/8" = 1'0"

14

HAWP PLAN

5



WEST ELEVATION

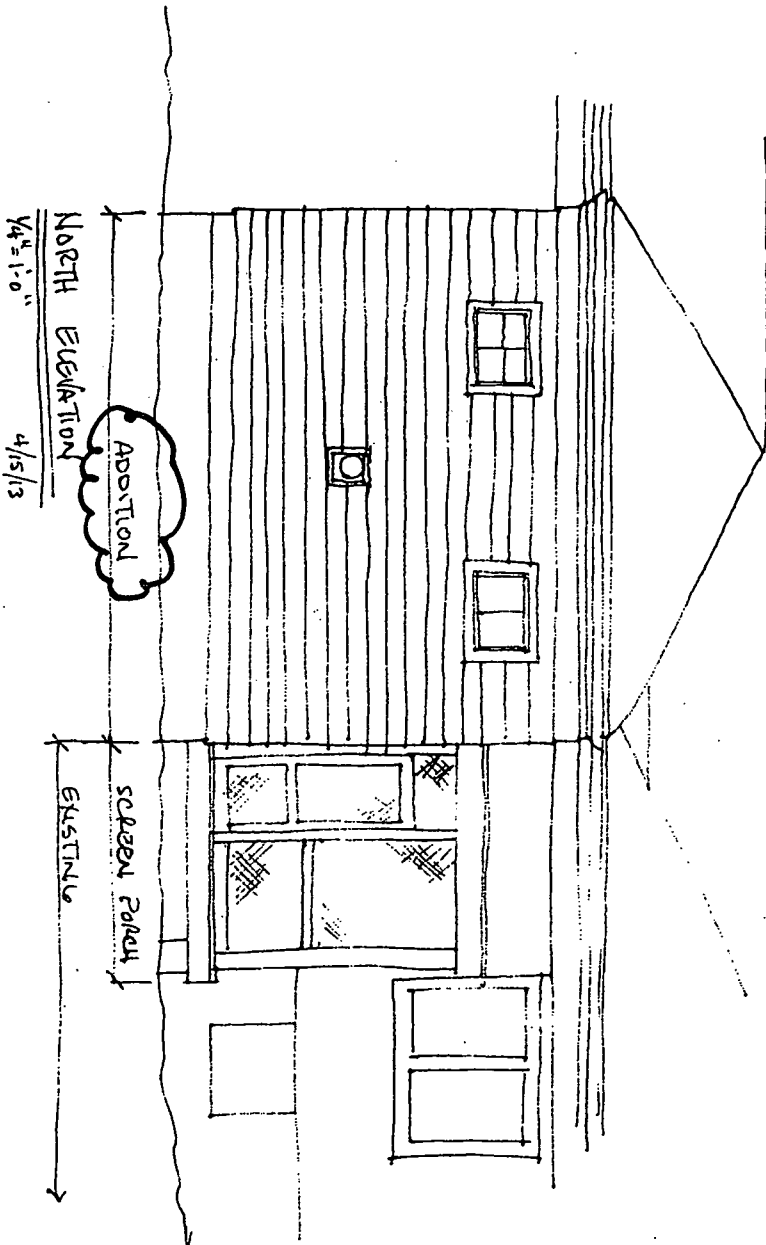
1/4" = 1'0"

HAMP PLAN [WEST ELEVATION DETAIL]

THIS PAGE INTENTIONALLY LEFT BLANK



PRELIMINARY CONSULTATION PLANS

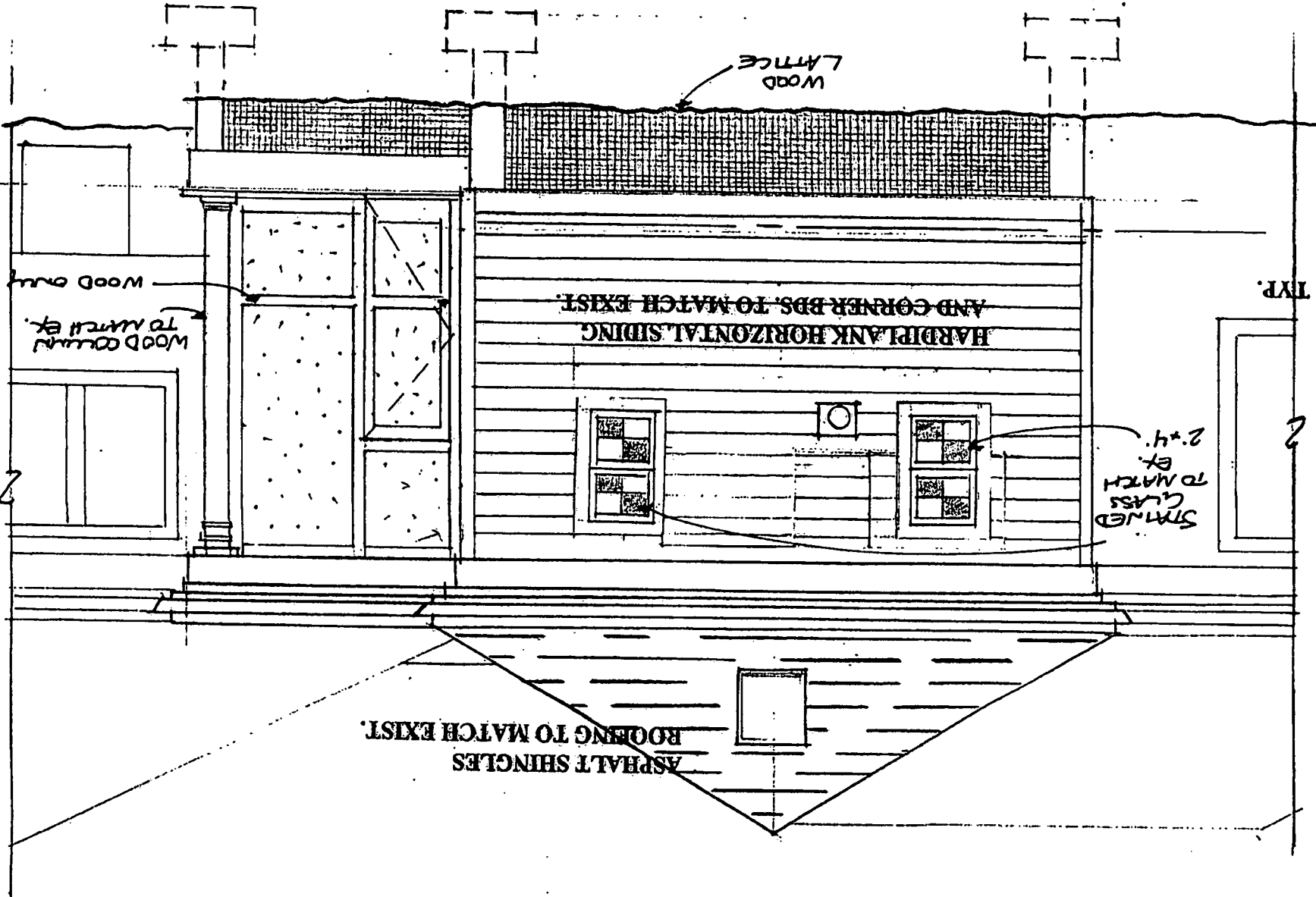




1/4" = 1'-0"

NORTH ELEVATION

HAWP PLAN



WOOD LATTICE

HARDPIANK HORIZONTAL SIDING AND CORNER BBS. TO MATCH EXIST.

STAINED GLASS TO MATCH EX. 2'-4"

WOOD COLUMN TO MATCH EX.

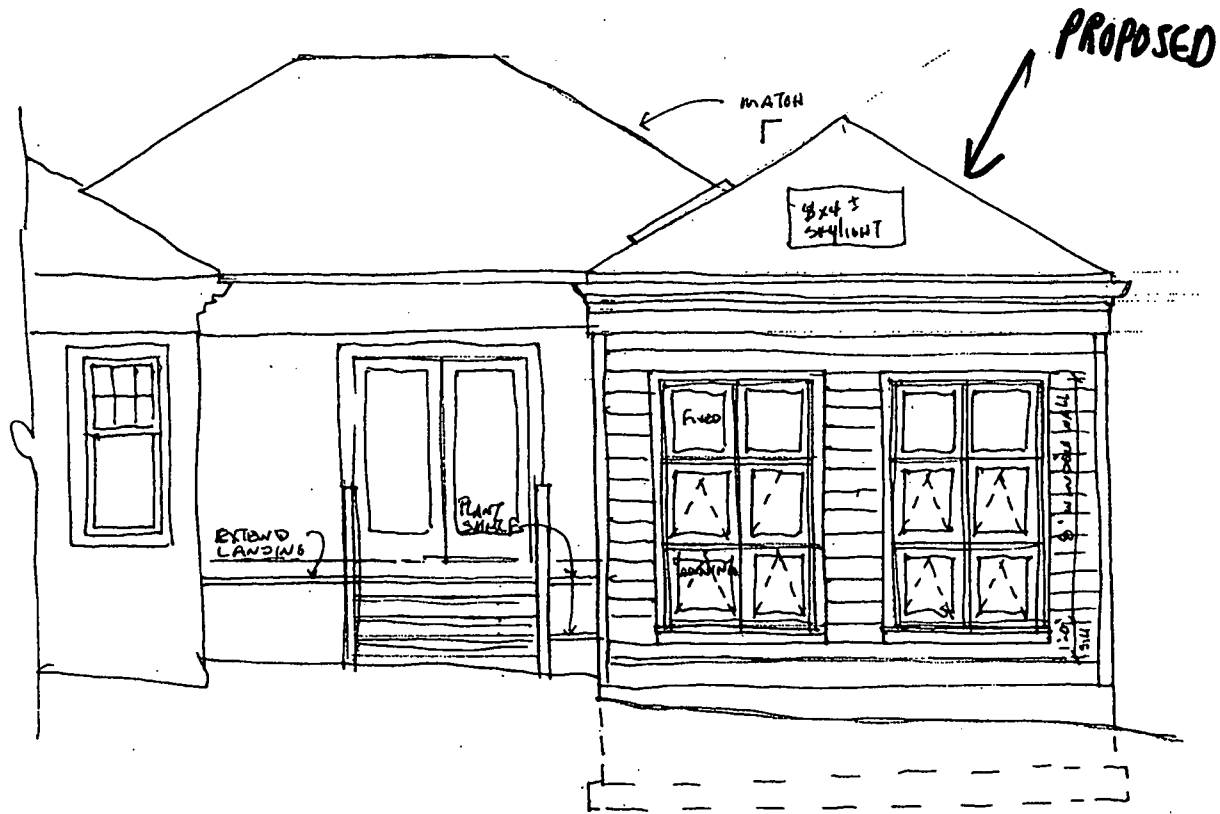
WOOD BR.

ASPHALT SHINGLES ROOFING TO MATCH EXIST.

TYP.

2

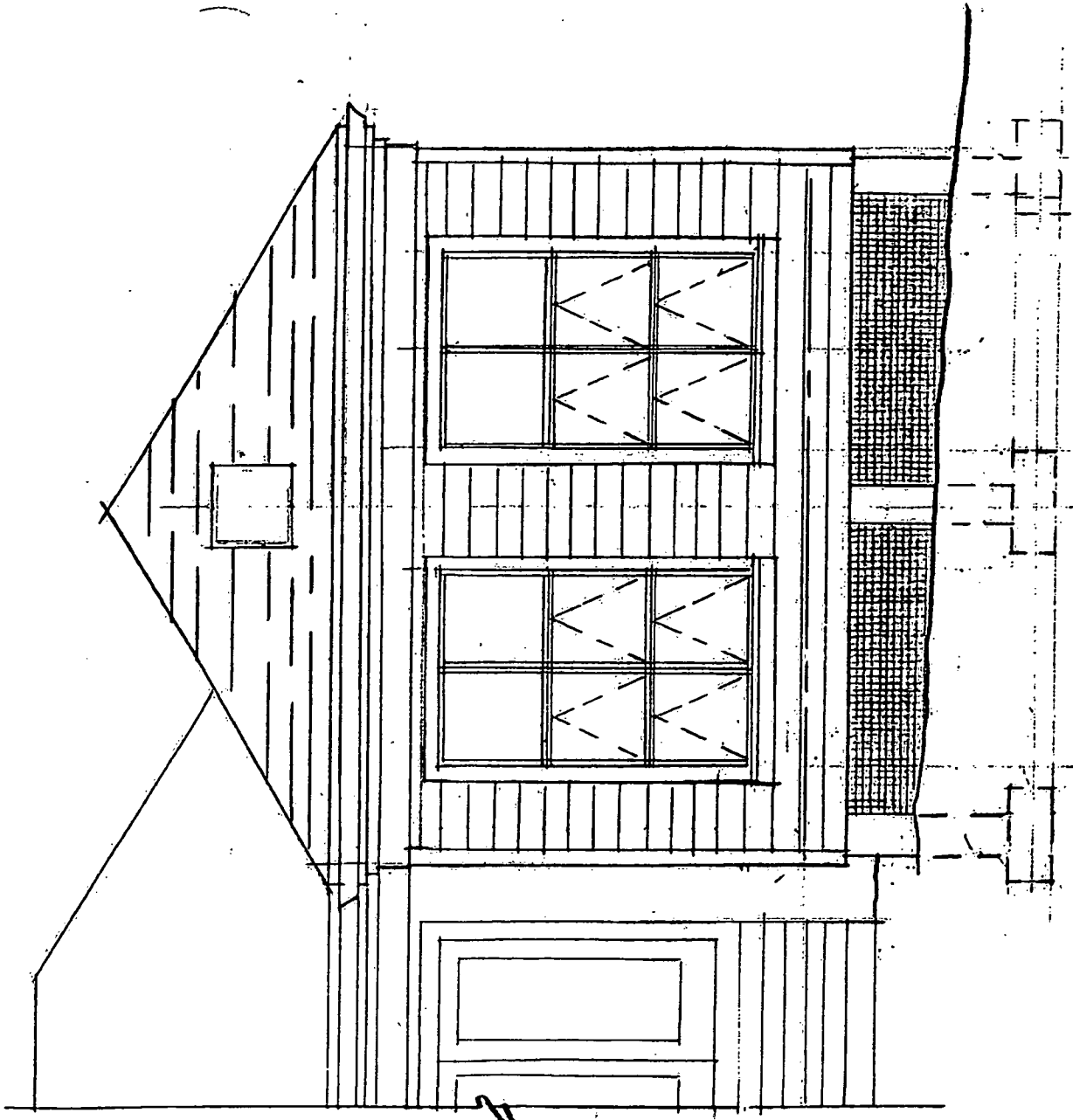
2



EAST ELEVATION
1/4" = 1'-0" 4/15/13

PRELIMINARY CONSULTATION PLANS

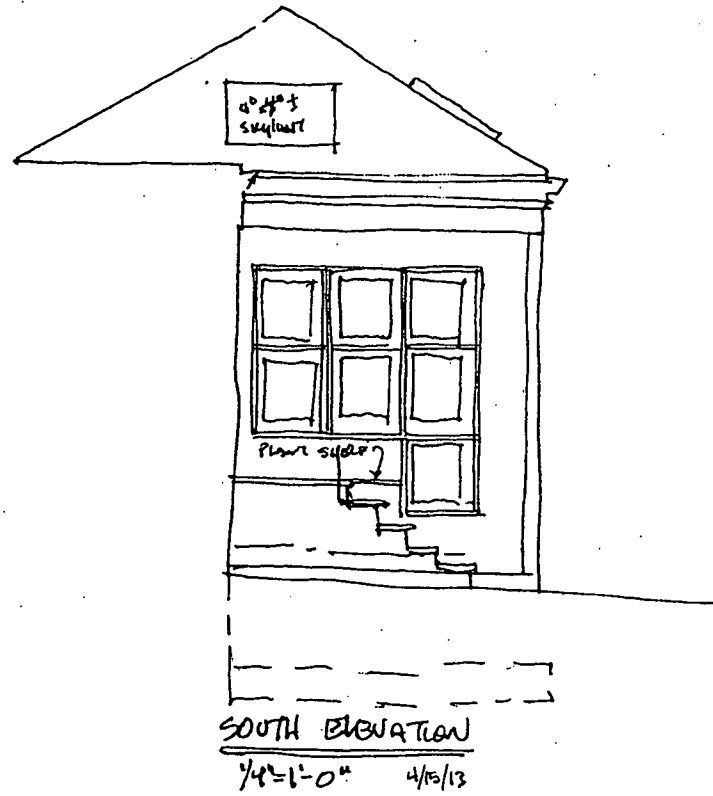




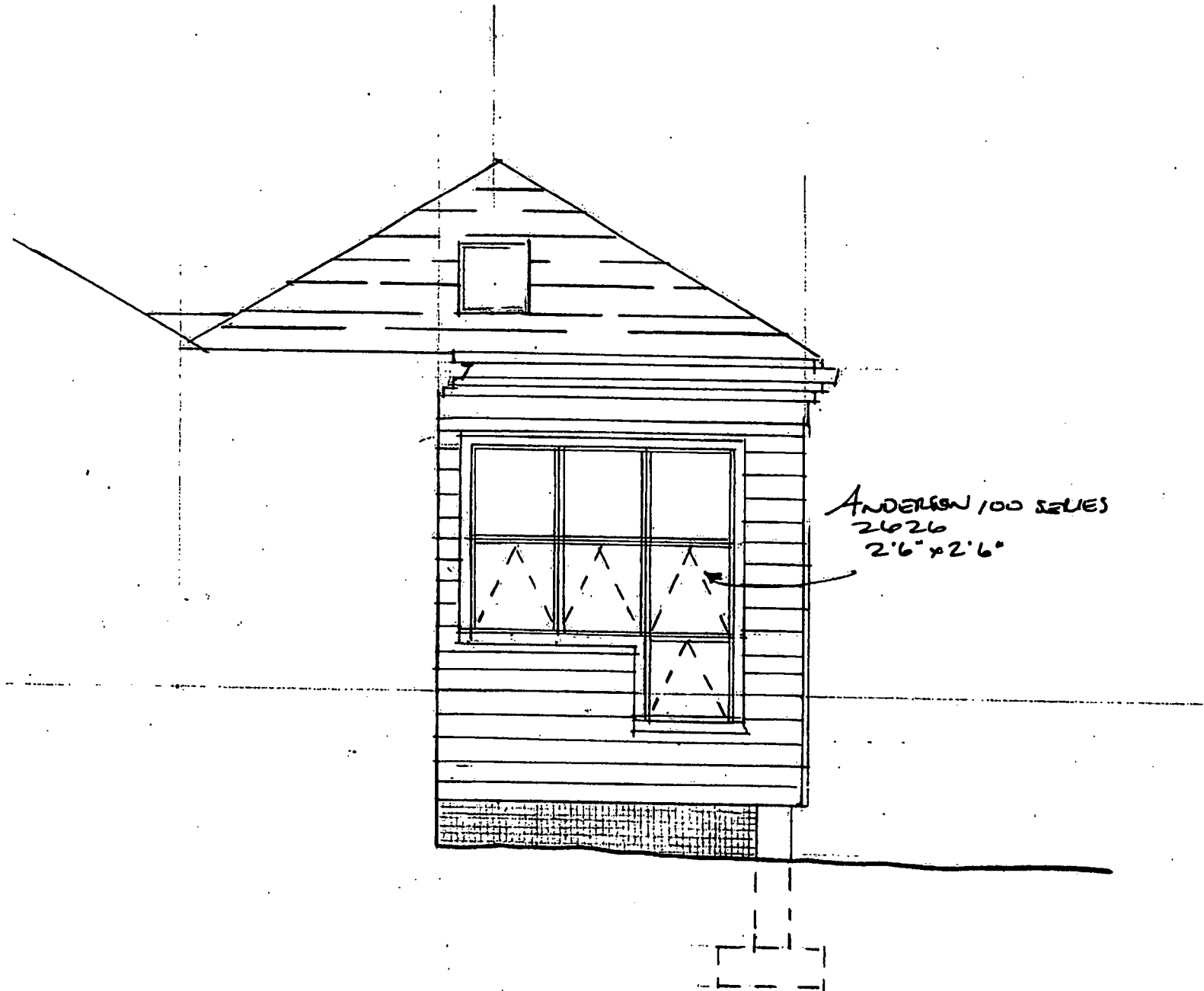
EAST ELEVATION
1/4" = 1'0"

Hand Plan

(119 1.1)



PRELIMINARY CONSULTATION PLANS



SOUTH ELEVATION

1/4" = 1'-0"

HAND PLAN

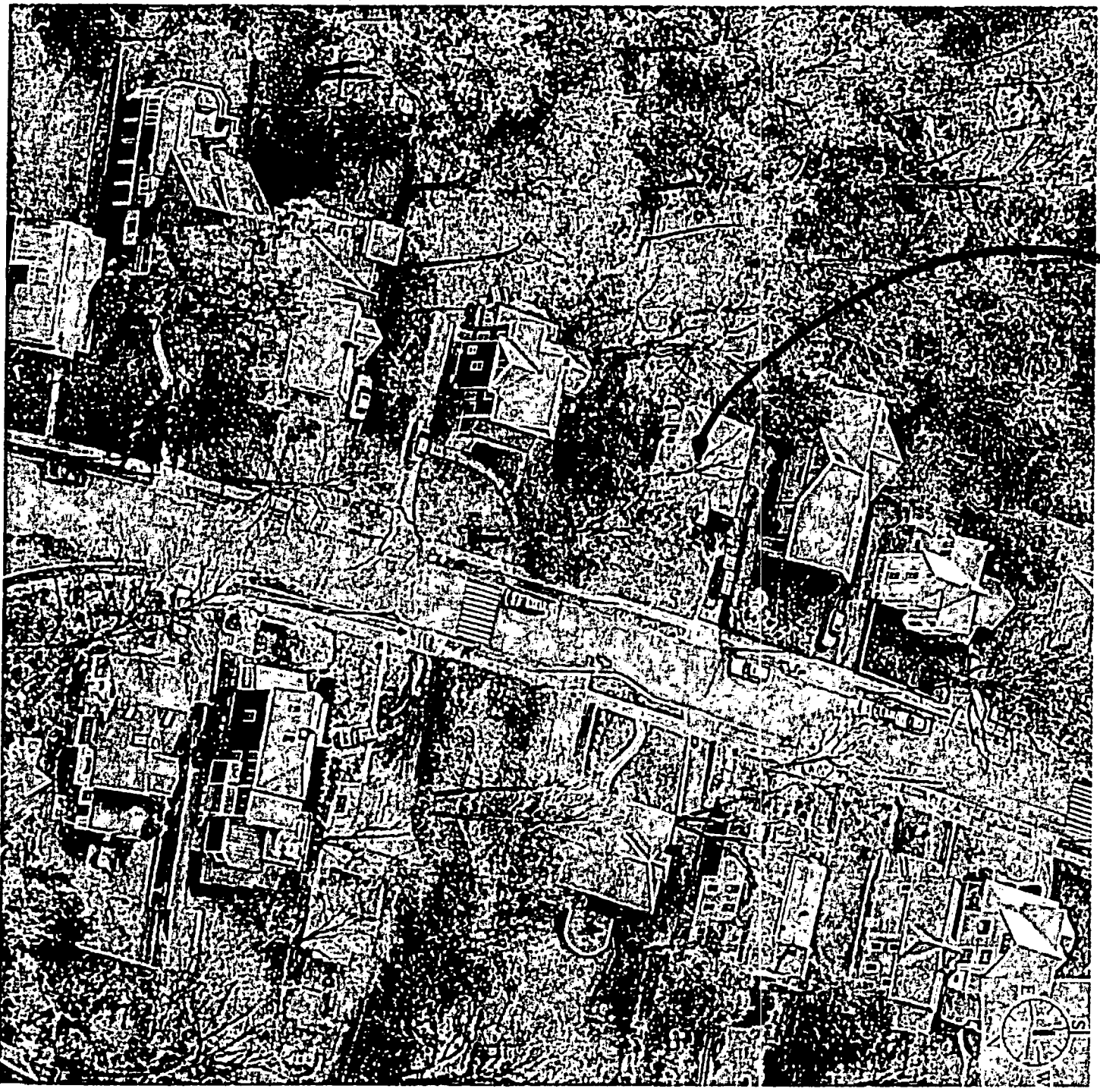
21



5134

22

23



7315



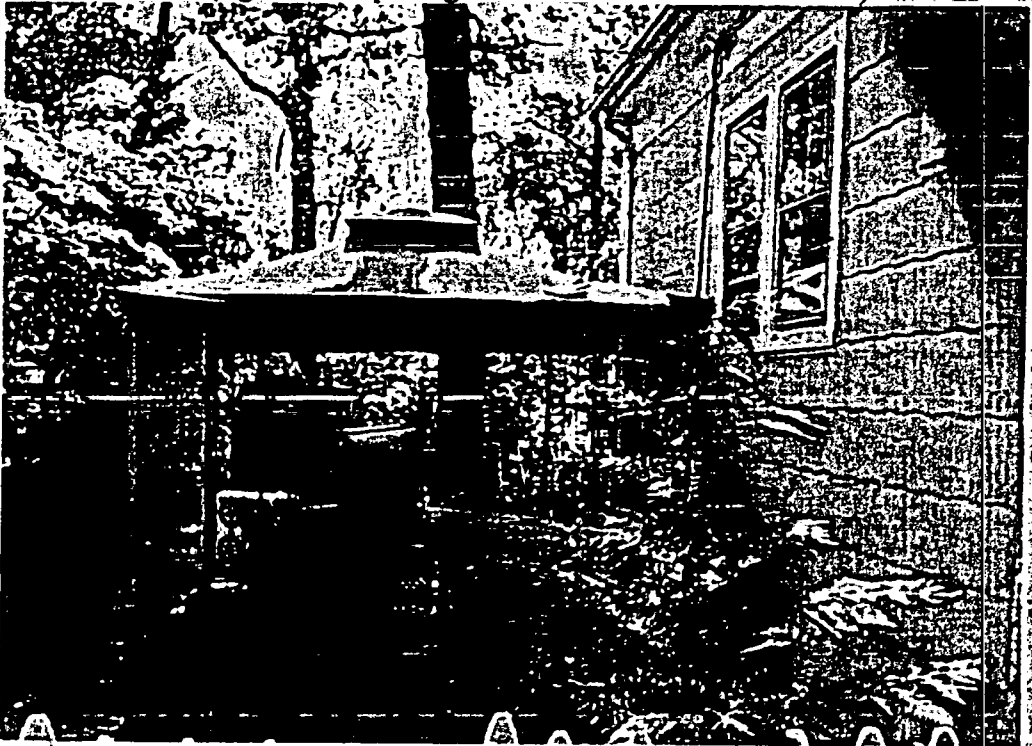
Front elevation from street



Front Elevation (left side from street)



Front elevation (right side depicting 2004 addition view from street)



Side elevation looking to rear



Rear elevation



Rear elevation 2

STAFF DISCUSSION [May 2013 preliminary consultation hearing]

The Takoma Park Guidelines state contributing resources, collectively, are the basic building blocks of the historic district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features. The Guidelines further state, new construction should consider elements such as patterns of open space, including spacing between houses and preservation of important mature trees. (Pages 15 & 18)

The applicant's proposal to construct an addition off the left rear corner of the historic massing and extension into the side yard is necessitated by three very large trees in the rear yard which are within close proximity to the existing house. The applicant has consulted with the city arborist who directed him to avoid construction within the root zone of the trees. The arborist has further advised the applicant to construct the addition on piers to minimize the potential impact on the trees.

Staff met with the applicant at the property and observed the location of the trees and confirmed the difficulty of locating an addition entirely at the rear. An existing non-historic addition, constructed in 2004, located on the right rear elevation and beyond the wall plane of the historic massing into the side yard was approved as such to avoid impacting the aforementioned trees.

Staff concludes based on the information presented that the proposed construction of a 1 story, 324 square foot addition at the left rear corner of the historic massing should be permitted. In this case staff finds that an exception to the *Guidelines*, which state "*major additions should, where feasible, be placed to the rear of the existing structures so that they are less visible from the public right-of-way*", should be granted in the interest of preserving the trees.

The proposed design and details of the addition and porch are generally consistent with the predominant Colonial Revival architectural style and period of the historic massing and do not impact any predominant architectural features of the resource.

The subject property is separated from the adjacent property to the north (left) by a downward sloping residue lot that is densely covered with vegetation and trees. The residue lot serves as a natural buffer between the properties and is considered part of existing environmental setting. Staff observed a pattern of equal spacing between the properties along this section of Baltimore Avenue as well as other residual lot conditions in the vicinity. Staff identifies these patterns of open space and residual lots as predominant features which define the historic district. The applicant's proposal does not include building within the residual lot, and as such the pattern of open space between the properties will remain unchanged.

Staff finds that the proposed material selections for all building components as being compatible in style with the architectural character of the historic massing.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

----- X
 :
 PRELIMINARY CONSULTATION - :
 7315 Baltimore Avenue :
 :
 ----- X
 :
 PRELIMINARY CONSULTATION - :
 6400 Brookville Road :
 :
 ----- X

A meeting in the above-entitled matter was held on May 22, 2013, commencing at 7:41 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMISSION MEMBERS

- Bill Kirwan, Acting Chair
- Paul Treseder
- Jorge Rodriguez
- Joe Coratola
- Max vVan Balgooy
- Kenneth Firestone
- Brian Carroll



ALSO PRESENT:
Scott Whipple
Anne Fothergill
Joshua Silver

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Brian Finlay	12
David Kirsch	33
Anne Decker	36

TABLE OF CONTENTS

	<u>PAGE</u>
CLOSED SESSION	4
Board of Appeals Case No. A-6402	
HISTORIC AREA WORK PERMITS	
Case A	5
Case B	5
Case D	5
Case E	5
Case F	5
PRELIMINARY CONSULTATION	
Case A	6
Case B	25
MINUTES	46
OTHER BUSINESS	
Commission Items	45
Staff Items	46

1 MR. KIRWAN: The motion passes unanimously. Thank
2 you for presenting your historic area work permits and
3 packaging them in such a way that made this as easy for us
4 to expedite and approve. Thank you. The second item on our
5 agenda tonight is Case No. II.A. at 7315 Baltimore Avenue in
6 Takoma Park. It's a preliminary consultation, and is there
7 a staff report?

8 MR. SILVER: Yes, there is. 7315 Baltimore Avenue
9 is a contributing resource in the Takoma Park Historic
10 District. The applicant is before you to construct a one-
11 story approximately 324 square foot addition at the left
12 rear corner of the historic massing. The addition will
13 extend approximately nine feet beyond the left elevation of
14 the historic massing into a side yard. There is flat roof
15 screen porch feature that will be constructed, or is
16 proposed to go in front of this one-story addition that will
17 replace an existing wooden deck platform.

18 I've spelled out some of the materials. This is a
19 preliminary consultation, so this would be an opportunity
20 for the Commission to provide the applicant with any
21 feedback or express any concerns they may have with the
22 material selections moving forward. As you have probably
23 read in the staff report, staff is generally in support of
24 this application because of the circumstances, which I'll go
25 into here in a moment. But about the trees, it is a

1 preliminary consultation because it's a side addition
2 visible from the right-of-way that extends beyond the
3 historic massing into the side yard. Also, somewhat of a
4 unique situation, this house already has a HPC approved side
5 addition that extends beyond the plane and the driving force
6 behind this are trees in the rear yard.

7 I've outlined the Guidelines and the Secretary of
8 the Interior Standards in the staff report, and I am, again,
9 supporting this addition on the premise that it is
10 necessitated by three very large trees in the rear yard
11 which are within close proximity to the existing house. The
12 applicant has consulted with the City arborist. Staff has
13 also spoke with the City arborist, and the arborist has
14 directed the applicant to avoid construction within the root
15 zone of the trees. The arborist has further advised the
16 applicant to construct an addition on piers in addition to
17 some other preventative measures to minimize potential
18 impact on these trees.

19 There is a summary of the applicant's meeting with
20 the arborist on page 8 and 9 to help the Commission. Again,
21 I met with the applicant at the property and observed the
22 location of the trees, which actually I'm going to go
23 forward here and sort of give you a little bit of sense. If
24 you look at the right photo there, you will see one of the
25 trees that's in question. And then you can kind of begin to

1 understand the sort of tight buildable area at the rear.
2 And then here are some other trees. Again, you can see
3 those two trees in the photo on the left that are really the
4 driving force behind the location of this addition.

5 As I said, the addition on the other side, on the
6 right side of the property was approved by the HPC as to
7 avoid impacting nice trees. So I concluded based on the
8 information presented that the proposed construction of this
9 addition at the left rear corner should be permitted. In
10 this case staff finds that an exception to the Guidelines
11 which state major additions should, where feasible, be
12 placed to the rear of an existing structure so that they are
13 less visible from the public right-of-way, should be granted
14 in the interest of preserving these trees.

15 Staff finds the design and details of the addition
16 and porch are generally consistent with the predominant
17 Colonial Revival architectural style or period. The
18 proposal does not impact any predominant architectural
19 features of this resource. The property is separated from
20 the adjacent property by a downward sloping of what is
21 referred to on the plat as a residue lot that is densely
22 covered in vegetation and trees. This is important to
23 preserve this space because the Takoma Park Guidelines talk
24 about preserving the patterns of open space and part of the
25 environmental setting.

1 And so this property and the adjacent property are
2 on a sort of a one and a half lot situation. There is this
3 vegetative green zone buffer between the two, and again,
4 that is going to be preserved. I, during the site visit,
5 and a subsequent site visit, had gone out to the property
6 again, walked the street a little bit, and you know, these
7 are patterns, again, that are important. And staff would
8 find as being a predominant architectural feature. And
9 again, this is not going to impact this open space pattern.

10 Staff recommends that the HPC determine if
11 construction of the flat roof screen porch in front of the
12 addition could be approved if submitted as a historic area
13 work permit. If the HPC supports construction of the porch
14 in this location as proposed, it must provide the applicant
15 with applicable guidance on the design and materials. There
16 is, again, a written justification or rationale for building
17 a porch from the applicant on pages 8 and 9 of the staff
18 report. I am generally supportive of the material
19 selections. Obviously, again, this is a very early design
20 phase, but the applicant and I have spoken about the
21 materials.

22 So I've provided a couple steps or items rather
23 that the Commission should provide feedback on if
24 construction of the proposed addition and front screen porch
25 are in keeping with the Takoma Park Guidelines, which are

1 specified on page 2, and the materials and details guidance
2 for the addition and porch. And, staff is recommending that
3 the applicant make any revisions to the plan based on the
4 feedback from the Commission, and return with a historic
5 area work permit application. And, I'll sort of flip
6 through a few photos here for you, and I can come back to
7 these. It's also worth noting that I did actually talk with
8 the applicant, and I didn't put this in the staff report,
9 about doing a second story addition over the first story,
10 and I think the applicant's written description talks a
11 little bit about this.

12 I think he's prepared to comment on that a little
13 bit more as to the reasons why they want to, are proposing
14 this. But that could potentially, again, did not evaluate
15 that option with any drawing could present a preservation
16 concern and perhaps a visibility concern that a side
17 addition that extends nine feet out would not. But, I just
18 wanted to point that out.

19 So you can see this one, the right side addition.
20 The covered tent there is where the wooden deck platform is.
21 It's very low to grade. There's no rail system or anything.
22 And then the rear yard and the trees. That's all I have.

23 MR. KIRWAN: Do we have any questions for staff?

24 MR. TRESEDER: Yes. Josh, could you clarify the
25 residue, this residual lot. What is the ownership of that

1 lot? Is that owned by the applicants?

2 MR. SILVER: We'll have to ask the applicant.

3 Sorry, I don't have an answer.

4 MR. CORATOLA: Josh, could you go to that front
5 elevation shot again. On the right hand side, the addition
6 on the back, is that a porch with a column?

7 MR. SILVER: Like an open, you know, covered entry
8 porch, that's right. With a column that's pretty consistent
9 with the historic columns on the front there, the main
10 entrance.

11 MR. CORATOLA: And then the other question I have,
12 I don't know if you can answer this, in the rear elevation
13 the gap between this new addition and the existing, do you
14 know what that space is? Do you know how wide that is?

15 MR. SILVER: I'm sorry, I don't know.

16 MR. CORATOLA: Okay, thanks.

17 MR. RODRIGUEZ: Josh, the location of the proposed
18 screen porch will match the location of the tent?

19 MR. SILVER: I think that's a good sort of way to
20 look at it, and maybe slightly different. I think the
21 applicant could address that more specifically, but that is
22 my understanding. Yeah, it would be pretty similar to
23 what's there so.

24 MR. KIRWAN: Any other questions for staff? Okay,
25 if there aren't any other questions, I'm going to ask the

1 applicant to come forward if they would please. Come to our
2 table up here and you can make a brief presentation. You'll
3 have about, I think it's seven minutes to do so. And when
4 you are ready to -- of course, if you don't care to make a
5 presentation and just want to take our questions we can just
6 dive right in. But, if you want to give a brief or at the
7 very least, introduce yourself.

8 MR. FINLAY: Sure. My name is Brian Finlay, sir,
9 the applicant and owner of the house. As staff mentioned,
10 this original addition, we bought the house back in 2003 and
11 the original addition to the home went up back in 2004, we
12 petitioned the Commission, and worked closely with staff at
13 that time in order to kind of have a design that we thought
14 was, and ultimately the Commission approved obviously, as
15 being, you know, historically, you know, acceptable to the
16 Commission at the time.

17 So what we'd like to do is, as I say, ideally we
18 would have just petitioned, we would have just rolled all of
19 this into a single, you know, single construction on the
20 front end the last time we did this, so we wouldn't be
21 bothering you this time. But it was obviously a matter of
22 finances and so forth, and so we really kind of want to go
23 through with this second phase of the construction project
24 at this time.

25 MR. KIRWAN: That's it?

1 MR. FINLAY: Yes, sir.

2 MR. KIRWAN: Thank you. Does anybody have any
3 questions for the applicant?

4 MR. TRESEDER: Well, could you answer the question
5 I posed to staff?

6 MR. FINLAY: Yeah, I sure can. I can indeed. To
7 the best of our knowledge, the neighbor and I believe that
8 that is their property, we think. We have all been laboring
9 under that assumption.

10 MR. TRESEDER: Okay, thank you.

11 MR. CORATOLA: My question follows up on Josh.
12 Could you tell me what the distance is between your proposed
13 addition and the existing on the rear? So the proposed
14 addition and the existing rear addition, that gap, the
15 dining room gap.

16 MR. FINLAY: Oh, that gap right there, I can,
17 yeah. It is, I believe, 12 feet.

18 MR. CORATOLA: Okay. And, as I'm looking at the
19 design, you're sort of proposing that even though it's a
20 screen porch on the left hand side, you're mimicking, you're
21 sort of mimicking the right side with the flat roof and the
22 column?

23 MR. FINLAY: Yes, sir. Yes, sir.

24 MR. VAN BALGOOY: Mr. Chair? Can I ask, I'm
25 looking at the west elevation, which is on Circle 13 of my

37

1 packet, and can you tell me -- I'm noticing that you have
2 two columns at the front door, and you have a column on your
3 addition, the existing addition that's there. They're all
4 at the same height, but then the column on the addition
5 you're proposing is a different height. Is there a reason
6 for that?

7 MR. FINLAY: Yes, sir. As you look at that
8 drawing, the lawn actually slopes quite sharply from right
9 down, left. And so there's a, you know, if we were to build
10 it at grade, it would, you know, the foundation would be up
11 quite high, you know, the base of the, so the piers would
12 have to be, you know, quite high. And so it's actually, it
13 does sit quite a bit, I mean, it sits maybe about four steps
14 lower than the original structure and the addition, original
15 addition, I mean.

16 MR. VAN BALGOOY: So the floor of the addition
17 you're proposing sits about two feet lower than the main
18 block of the house?

19 MR. FINLAY: Yeah, that's about right, sir. Two
20 or three feet.

21 MR. VAN BALGOOY: Okay. Did you think about
22 designing the front so that the column did sit equal, in
23 equal height with the other columns? Not that you changed
24 the floor, but simply so that it looked as if it were there
25 and then you just build a solid porch rail underneath it

1 that looks like a foundation from the front, but is actually
2 a porch rail from the inside.

3 MR. FINLAY: Yeah, I think that that, you know,
4 provided the design, so the column would be, presumably
5 would be, so it would be shorter than the other columns, is
6 that right or no?

7 MR. VAN BALGOOY: No, I think it could be exactly
8 the same height.

9 MR. FINLAY: The same height just kind of jacked
10 up basically.

11 MR. VAN BALGOOY: Right. You just design it to
12 look from the street that it's all balanced.

13 MR. FINLAY: They'll look the same height, I like
14 that idea.

15 MR. KIRWAN: If I could just ask a quick question.
16 On Circle 14 the porch looks very different. The side
17 elevation of the screen porch looks very different than
18 what's drawn on Circle 13. Are we seeing just a cruder
19 drawing? I mean, to have one set just developed for a HAWP
20 we'd see. I'm looking at Circle 14. And, if you look at
21 the side, look at the column for instance on that screen
22 porch. It's not the side column you've drawn on Circle 13.

23 MR. FINLAY: Yes. It's different, yes, sir.

24 MR. KIRWAN: Those are details we'd want to see
25 developed on all of the elevations so it's consistent all

1 around.

2 MR. FINLAY: Yes, sir. Yeah, that column that is
3 depicted there on 14 is actually, you know, we presume that
4 that would be the corner post basically of the, so you can
5 see if from both elevations. Yeah, I apologize for that.

6 MR. KIRWAN: Okay. Any other questions for the
7 applicant?

8 MR. VAN BALGOOY: Mr. Chair, since we're talking
9 about Circle 14, again, I will support this, I note because
10 isn't the level of review for details is not as, because
11 it's a contributing structure is not as how as it would be
12 on an outstanding resource, so this is just a suggestion or
13 just a question. On the north elevation you have two small
14 windows, and because you have a fireplace that's directly
15 venting out the back, you don't have a chimney there, I
16 would also, -- I don't know what the other commissioners
17 think -- I would also be open if you, because it looks like
18 you like lots of windows in that room, to having a
19 horizontal band, just one horizontal window across since you
20 can do that. But it's up to you.

21 MR. FINLAY: Yes, sir.

22 MR. VAN BALGOOY: Because I just noticed these
23 small windows on this one side. Everything else has lots of
24 windows so, just a thought. I don't know what the other
25 commissioners think though.

1 MR. FINLAY: Part of our rationale for that, sir,
2 was to design something, we had thought maybe we'd put a
3 small -- we don't have photographs of it, unfortunately, on
4 the opposite side, but the original addition on the back as
5 it looked into the neighbors backyard, you know, we want to
6 be respectful a little bit of their privacy and our own,
7 obviously, so we're not kind of looking in at one another,
8 and so we had installed essentially two small stained glass
9 windows, so it would let some light in, but you know, it
10 would be opaque so that we could not, you know, we weren't
11 looking at each other.

12 And similarly with this, although this does not
13 extend, this will extend basically as back as far as the
14 neighbors, the back of the neighbors' house, so we're not
15 really looking into their yard the way we were on the other
16 side. But again, the thinking was at least to a little bit
17 replicate that to maintain some privacy for both of us.
18 And, I guess that certainly doesn't obviate the, you know, a
19 high up, you know, single window.

20 MR. VAN BALGOOY: Pretty high. I'm just giving
21 that to you as an option. I'm not designing your project.
22 I just wanted you to think about that as an option.

23 MR. FINLAY: Thank you.

24 MR. KIRWAN: Any other questions for the
25 applicant? All right, if there's not, I'm going to ask you

1 to turn off your microphone and we're going to deliberate.
2 So I'm going to ask the Commissioners to address the issues
3 of this preliminary, and I'm going to start with
4 Commissioner Rodriguez, if that's okay, on my right.

5 MR. RODRIGUEZ: In general, I think the project is
6 doing what it needs to do. I am more concerned about some
7 of the details, and I would recommend that you look
8 carefully, one is alignment of certain things. For example,
9 what Commissioner Treseder, I think it was, saying about the
10 height of the column and the alignment of that column and
11 the roof with the rest of the house. I think that's very
12 important to maintain.

13 But, the other part that I think you need to look
14 carefully is of the proportions of things. For example, the
15 two windows on the north elevation, they look squat. I
16 don't know if those windows should be more square or really
17 rectangular. You have to define that, because I think that
18 will make your project look much better. And the same I
19 have to say with the south elevation with I think the
20 window. And my recommendation is look at the window. I
21 think it's a very foreign type of articulation, and
22 organization of that window. I think it looks completely
23 odd. Mostly when the head of the window is very close to
24 the door, but they don't align. So I think you need to
25 consider some spacing between the window and the proximity

1 to the existing house. That would be my recommendation.

2 And, maybe it's a different window. Maybe it's a
3 larger square window, something that looks much better in
4 the proportion of the wall that you are putting on.

5 Overall, apart from that I won't have much to say. I think
6 that I would support that. I think given the guidelines for
7 Takoma Park and the restrictions that you have, I think you
8 have done as much as possible to make this a very sensitive
9 insertion.

10 MR. VAN BALGOOY: Mr. Chair. I find your design
11 very attractive. I mean, I really like the sort of sense of
12 the two pavilions. The design of the original building is
13 symmetrical. It's not perfectly symmetrical as the other
14 chimney on one side, but that's sort of a general feeling,
15 and I think you've been very respectful of that and kept the
16 addition smaller to the main block. I think you've been
17 very respectful of the trees that are on the property.
18 You're going to an extra length to protect them. I really
19 appreciate that.

20 And so, because you don't need to under the
21 guidelines exactly replicate details, I can certainly
22 support what you're proposing with just some cleaning up of
23 the drawings so they're presentation quality for our needs.
24 However, I would recommend you look at the positioning of
25 the columns across the front so you do, because the columns

1 are a major feature, so that it becomes symmetrical. And I
2 think you can do it without affecting your design or the
3 function or the use that you have planned for the room
4 itself. Otherwise, that's the only comment I really have.

5 MR. CORATOLA: I agree with the two previous
6 Commissioners. I think that given your restraints on the
7 site, you've come up with a fairly workable solution. I
8 also agree about looking at your proportions, looking at, as
9 Commissioner Van Balgooy had mentioned early on in the
10 questioning about raising the column height, so that because
11 you have, it is a very symmetrical design that you work with
12 the symmetry, work the details out so it's tying in with the
13 right side of the house.

14 I would also urge you, because I saw the notes
15 about putting the screen porch in the back, and the reason I
16 had mentioned, asked the dimension in the back, you could
17 basically span, if you were to relocate that screen porch
18 between the two additions, and did, you know, if you're
19 concerned about light, did some kind of skylights or make it
20 a glass roof or something, you could, I'm thinking if you
21 look at that, you might realize you would use that screen
22 porch more often because it would be at the same level. You
23 would have the indoor/outdoor dining component. And, if you
24 did some kind of skylights in it, you wouldn't lose the
25 light that you think you might lose. And, that might clean

1 up the front a little bit better. But I'm also thinking
2 that you might use the screen porch more because of it being
3 at the same level, they're easier to access. Those are my
4 only comments.

5 MR. FIRESTONE: I think I concur with the previous
6 Commissioners about the columns and the windows. On the
7 screen porch I did notice that one of your reasons for
8 wanting it in the front is to have interaction with other
9 members of your neighborhood, which I think is very
10 important, particularly in Takoma Park. I know that from
11 personal experience. I don't know if this is off base or
12 not but, maybe you could do both the screen porch you have
13 which would give you the community and neighborhood, and
14 also suggestion of putting something between the two
15 buildings in the rear that would give you indoor/outdoor
16 dining. But, I don't know if anybody else would agree with
17 me on that.

18 MR. CARROLL: I have to echo the previous
19 Commissioners' comments. I like it, you've been very
20 sensitive to the house. I think it's a great job. You
21 know, some of the things that I want to see on the drawings,
22 like Circle 14, I know that you said this is an undeveloped
23 drawing, but you're not showing corner boards and you are on
24 some of the other ones, and just to know what those details
25 are and the exposure of the clapboards, it looks like you've

1 got quite a large exposure on your house, it's about 8
2 inches, and these look five, six, something like that.
3 Those details together in the drawing will tell us what we
4 need to know.

5 And, to Commissioner Coratola's comment about the
6 porch, the other thing I think that you want to consider is
7 the porch may be a lovely space, and you may really enjoy
8 it, but it is sitting in the woods on the north side of your
9 house. And while it's pointing toward the front, I think it
10 really is pretty far back in there, and there's a lot of
11 vegetation. It's not going to be like a porch that's out on
12 the front of the house. Somebody to walk up to your porch,
13 they'd have to go most of the way around your house. If the
14 porch did move around, you might get some more sunlight in
15 there. But right now you're sitting low to the north of the
16 house in the woods. Like I said, it might be lovely, it's
17 going to be very private, but it's just something to think
18 about. Thank you.

19 MR. TRESEDER: Point number one, I believe that
20 this proposed addition are indeed in keeping with Takoma
21 Park Guidelines because of the, even with the side addition,
22 and we don't usually like those, both because of the reasons
23 for the trees, and also because of the distance between this
24 house and the neighboring house, I feel that it can, it's
25 very approvable. So I would agree with the other

1 Commissioners on that.

2 As far as the materials and details of the front
3 porch, I don't have a lot to add. But I will add one thing.
4 And that is, I'm a little worried about the proliferation of
5 columns. And one way perhaps to avoid that would be to use
6 square columns that are -- and again, this is something I
7 think we've, on other projects we've discussed this concept
8 of things becoming less formal as you move toward the rear
9 of the house, and I think that, in fact, I would recommend
10 that you not use round columns but use square ones, and that
11 would work very nicely into the construction of the screen
12 porch. And, I would even go further and suggest, for
13 reasons of symmetry, that while you're at it, you change the
14 other, on the other back porch that you've already
15 constructed, if that were also to be a square column, that
16 would give you symmetry, but it would also, again, not
17 compete with the more formal round columns on the historic
18 front portico. So that's my detail suggestion for you.

19 MR. KIRWAN: All right. Just to sum up, I
20 generally concur with what the other Commissioners have
21 said. I think you're right on target with this preliminary
22 to head towards a historic area work permit. I agree with
23 the comments about providing a little more, better balance
24 between the new screen porch and the porch you did on the
25 other side of the house. I think those are Commissioner Van

1 Balgooy's suggestion to raise that cornice line is a good
2 one.

3 I think you heard some concerns about the windows
4 on the north elevation. I think those are certainly
5 something to look into. But again, I don't think we heard
6 anything that really limited future consideration for a HAWP
7 on those issues. You also heard some other things about the
8 screen porch in the back versus the screen porch in the
9 front. Again, I think those are issues for you to grapple
10 with and to explore as you develop this further.

11 We didn't hear a lot of specifics on the materials
12 that have been proposed. I'm going to assume that the
13 Commissioners didn't have any concerns about the specific
14 materials being proposed in this case. I think in my
15 opinion they're all fine. I don't see any issue there. So,
16 I think with that said, I think you've heard a consensus up
17 here that you're ready to go forward and you've got some
18 details to work out and to show a little more clearly when
19 you come before us with a HAWP, but aside from that, thank
20 you for your good work on this and when working with staff,
21 and we look forward to seeing you next time.

22 MR. FINLAY: Thanks so much.

23 MR. KIRWAN: If you want it on the record, turn
24 that mic on.

25 MR. FINLAY: I just wanted just to add to the

1 Commission, you know, working with the staff has really
2 been, you know, they are, I will say, frustratingly firm in
3 exercising the guidelines, but they're extremely patient and
4 staff really has gone above and beyond in kind of holding
5 our hand through this process. Obviously, we don't have our
6 architect here with us, and so we really want to commend the
7 Commission staff for being so helpful through the process.

8 MR. KIRWAN: I would concur with you on that as
9 well. We have an excellent staff here, and thank you for
10 those comments. The next case before us tonight is a second
11 preliminary, case II.B. I'm sorry. The second preliminary
12 consultation before us tonight is case II.B. at 6400
13 Brookville Road in Chevy Chase. Do we have a staff report?

14 MR. SILVER: Yes, we do. 6400 is Brookville Road
15 in Chevy Chase is a contributing resource. The applicants'
16 proposal, sort of can boil this down a little bit here, I
17 went into great length in the written staff report, but
18 basically it is to remove a non-historic side addition from
19 the right elevation, one-story side addition, and construct
20 a new addition in its place but adding to the footprint in
21 terms of the size onto the north and, well, sort of toward
22 the front a little bit, toward the rear and out towards the
23 right of the existing, I guess, to be more specific, that
24 would be the north, west and east.

25 And then there is a shed roof addition that would

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

- - - - - X
- PRELIMINARY CONSULTATION - :
- 7315 Baltimore Avenue :
- - - - - X
- PRELIMINARY CONSULTATION - :
- 6400 Brookville Road :
- - - - - X

A meeting in the above-entitled matter was held on
 May 22, 2013, commencing at 7:41 p.m., in the MRO Auditorium
 at 8787 Georgia Avenue, Silver Spring, Maryland 20910,
 before:

COMMISSION MEMBERS

- Bill Kirwan, Acting Chair
- Paul Treseder
- Jorge Rodriguez
- Joe Coratola
- Max Van Balgooy
- Kenneth Firestone
- Brian Carroll

ALSO PRESENT:
Scott Whipple
Anne Fothergill
Joshua Silver

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Brian Finlay	12
David Kirsch	33
Anne Decker	36

TABLE OF CONTENTS

	<u>PAGE</u>
CLOSED SESSION	4
Board of Appeals Case No. A-6402	
HISTORIC AREA WORK PERMITS	
Case A	5
Case B	5
Case D	5
Case E	5
Case F	5
PRELIMINARY CONSULTATION	
Case A	6
Case B	25
MINUTES	46
OTHER BUSINESS	
Commission Items	45
Staff Items	46

P R O C E E D I N G S

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MR. KIRWAN: Good evening and welcome to the May 22, 2013 meeting of the Montgomery County Historic Preservation Commission. My name is Bill Kirwan, I'm the Acting Chair, and I'd like to begin this evening by asking the Commissioners and staff to introduce themselves beginning on my left.

MR. TRESEDER: Hello, I'm Paul Treseder from Bethesda.

MR. CARROLL: Brian Carroll, Gaithersburg.

MR. FIRESTONE: Kenneth Firestone, Takoma Park.

MR. CORATOLA: Joe Coratola, Gaithersburg.

MR. VAN BALGOOY: Max Van Balgooy, Rockville.

MR. RODRIGUEZ: Jorge Rodriguez, Chevy Chase.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation Staff.

MR. SILVER: Josh Silver, Historic Preservation Staff, and Scott Whipple, Historic Preservation Supervisor is in the building but not at the dais at the moment.

MR. KIRWAN: Thank you. The first items on our agenda this evening are the historic area work permits. Have these work permits been duly advertised?

MR. SILVER: Yes, advertised in the May 8, 2013 edition of the Washington Examiner.

MR. KIRWAN: Thank you. And if anyone is here to

1 testify for any of the cases, please give a speaker form to
2 staff and they will let us know that you are here to address
3 one of the cases. We're going to begin by expediting the
4 cases we believe can be expedited based on the staff
5 reports.

6 ----- Is anyone here to speak in opposition to Case
7 I.A. --

8 MR. SILVER: Mr. Chair, pardon me. I believe the
9 first agenda item is pursuant to the closed meeting.

10 MR. KIRWAN: Yes. First agenda item is that we
11 had a closed worksession upstairs regarding a Board of
12 Appeals Case No. A-6402, the Appeal of Margaret S. Marcus,
13 replacement of windows and doors at 22 Hesketh Street in
14 Chevy Chase, Maryland. And the closed session was done
15 pursuant to State Government Article Annotated Code of
16 Maryland 10-508(a)(7) to consult with counsel to obtain
17 legal advice. We discussed this appeal case and in a split
18 vote of 5 to 2, we decided to not appeal the appeal and take
19 it before the Circuit Court. The appeal then will, as
20 decided by the Board of Appeals, will stand.

21 Our second agenda tonight then is the historic
22 area work permits, and I think you've already told me the
23 work permits have been duly advertised. So I am going to
24 ask if anyone is here to speak in opposition to Case I.A. at
25 23330 Frederick Road in Clarksburg?

1 Case I.B. at 6 Quincy Street in Chevy Chase?
2 Case I.D. at 3932 Washington Street in Kensington?
3 Case I.E. at 37 Philadelphia Avenue in Takoma
4 Park?
5 Case I.F. at 10903 on Kenilworth Avenue in Garrett
6 Park?

7 MR. CORATOLA: Mr. Chair, hearing none, I move
8 that we approve the following historic area work permits in
9 accordance with the staff reports, based upon the record
10 before us, and in consideration of the recommendations of
11 the Local Advisory Panel including the conditions
12 recommended by staff.

13 HPC Case No. 13/10-13A at 2330 Frederick Road in
14 Clarksburg; Case No. 35/13-13R at 6 Quincy Street in Chevy
15 Chase; HPC Case No. 31/06-13G at 3932 Washington Street in
16 Kensington; HPC Case No. 37/03-13T at 37 Philadelphia Avenue
17 in Takoma Park; and HPC Case No. 30/13-13A at 10903
18 Kenilworth Avenue in Garrett Park, with the added condition
19 that the applicant work with staff on finalizing the
20 details.

21 MR. KIRWAN: Is there a second?

22 MR. FIRESTONE: Second.

23 MR. KIRWAN: Any discussion? All in favor, please
24 raise your right hand.

25 VOTE.

1 MR. KIRWAN: The motion passes unanimously. Thank
2 you for presenting your historic area work permits and
3 packaging them in such a way that made this as easy for us
4 to expedite and approve. Thank you. The second item on our
5 agenda tonight is Case No. II.A. at 7315 Baltimore Avenue in
6 Takoma Park. It's a preliminary consultation, and is there
7 a staff report?

8 MR. SILVER: Yes, there is. 7315 Baltimore Avenue
9 is a contributing resource in the Takoma Park Historic
10 District. The applicant is before you to construct a one-
11 story approximately 324 square foot addition at the left
12 rear corner of the historic massing. The addition will
13 extend approximately nine feet beyond the left elevation of
14 the historic massing into a side yard. There is flat roof
15 screen porch feature that will be constructed, or is
16 proposed to go in front of this one-story addition that will
17 replace an existing wooden deck platform.

18 I've spelled out some of the materials. This is a
19 preliminary consultation, so this would be an opportunity
20 for the Commission to provide the applicant with any
21 feedback or express any concerns they may have with the
22 material selections moving forward. As you have probably
23 read in the staff report, staff is generally in support of
24 this application because of the circumstances, which I'll go
25 into here in a moment. But about the trees, it is a

1 preliminary consultation because it's a side addition
2 visible from the right-of-way that extends beyond the
3 historic massing into the side yard. Also, somewhat of a
4 unique situation, this house already has a HPC approved side
5 addition that extends beyond the plane and the driving force
6 behind this are trees in the rear yard.

7 I've outlined the Guidelines and the Secretary of
8 the Interior Standards in the staff report, and I am, again,
9 supporting this addition on the premise that it is
10 necessitated by three very large trees in the rear yard
11 which are within close proximity to the existing house. The
12 applicant has consulted with the City arborist. Staff has
13 also spoke with the City arborist, and the arborist has
14 directed the applicant to avoid construction within the root
15 zone of the trees. The arborist has further advised the
16 applicant to construct an addition on piers in addition to
17 some other preventative measures to minimize potential
18 impact on these trees.

19 There is a summary of the applicant's meeting with
20 the arborist on page 8 and 9 to help the Commission. Again,
21 I met with the applicant at the property and observed the
22 location of the trees, which actually I'm going to go
23 forward here and sort of give you a little bit of sense. If
24 you look at the right photo there, you will see one of the
25 trees that's in question. And then you can kind of begin to

1 understand the sort of tight buildable area at the rear.
2 And then here are some other trees. Again, you can see
3 those two trees in the photo on the left that are really the
4 driving force behind the location of this addition.

5 As I said, the addition on the other side, on the
6 right side of the property was approved by the HPC as to
7 avoid impacting nice trees. So I concluded based on the
8 information presented that the proposed construction of this
9 addition at the left rear corner should be permitted. In
10 this case staff finds that an exception to the Guidelines
11 which state major additions should, where feasible, be
12 placed to the rear of an existing structure so that they are
13 less visible from the public right-of-way, should be granted
14 in the interest of preserving these trees.

15 Staff finds the design and details of the addition
16 and porch are generally consistent with the predominant
17 Colonial Revival architectural style or period. The
18 proposal does not impact any predominant architectural
19 features of this resource. The property is separated from
20 the adjacent property by a downward sloping of what is
21 referred to on the plat as a residue lot that is densely
22 covered in vegetation and trees. This is important to
23 preserve this space because the Takoma Park Guidelines talk
24 about preserving the patterns of open space and part of the
25 environmental setting.

1 And so this property and the adjacent property are
2 on a sort of a one and a half lot situation. There is this
3 vegetative green zone buffer between the two, and again,
4 that is going to be preserved. I, during the site visit,
5 and a subsequent site visit, had gone out to the property
6 again, walked the street a little bit, and you know, these
7 are patterns, again, that are important. And staff would
8 find as being a predominant architectural feature. And
9 again, this is not going to impact this open space pattern.

10 Staff recommends that the HPC determine if
11 construction of the flat roof screen porch in front of the
12 addition could be approved if submitted as a historic area
13 work permit. If the HPC supports construction of the porch
14 in this location as proposed, it must provide the applicant
15 with applicable guidance on the design and materials. There
16 is, again, a written justification or rationale for building
17 a porch from the applicant on pages 8 and 9 of the staff
18 report. I am generally supportive of the material
19 selections. Obviously, again, this is a very early design
20 phase, but the applicant and I have spoken about the
21 materials.

22 So I've provided a couple steps or items rather
23 that the Commission should provide feedback on if
24 construction of the proposed addition and front screen porch
25 are in keeping with the Takoma Park Guidelines, which are

1 specified on page 2, and the materials and details guidance
2 for the addition and porch. And, staff is recommending that
3 the applicant make any revisions to the plan based on the
4 feedback from the Commission, and return with a historic
5 area work permit application. And, I'll sort of flip
6 through a few photos here for you, and I can come back to
7 these. It's also worth noting that I did actually talk with
8 the applicant, and I didn't put this in the staff report,
9 about doing a second story addition over the first story,
10 and I think the applicant's written description talks a
11 little bit about this.

12 I think he's prepared to comment on that a little
13 bit more as to the reasons why they want to, are proposing
14 this. But that could potentially, again, did not evaluate
15 that option with any drawing could present a preservation
16 concern and perhaps a visibility concern that a side
17 addition that extends nine feet out would not. But, I just
18 wanted to point that out.

19 So you can see this one, the right side addition.
20 The covered tent there is where the wooden deck platform is.
21 It's very low to grade. There's no rail system or anything.
22 And then the rear yard and the trees. That's all I have.

23 MR. KIRWAN: Do we have any questions for staff?

24 MR. TRESEDER: Yes. Josh, could you clarify the
25 residue, this residual lot. What is the ownership of that

1 lot? Is that owned by the applicants?

2 MR. SILVER: We'll have to ask the applicant.

3 Sorry, I don't have an answer.

4 MR. CORATOLA: Josh, could you go to that front
5 elevation shot again. On the right hand side, the addition
6 on the back, is that a porch with a column?

7 MR. SILVER: Like an open, you know, covered entry
8 porch, that's right. With a column that's pretty consistent
9 with the historic columns on the front there, the main
10 entrance.

11 MR. CORATOLA: And then the other question I have,
12 I don't know if you can answer this, in the rear elevation
13 the gap between this new addition and the existing, do you
14 know what that space is? Do you know how wide that is?

15 MR. SILVER: I'm sorry, I don't know.

16 MR. CORATOLA: Okay, thanks.

17 MR. RODRIGUEZ: Josh, the location of the proposed
18 screen porch will match the location of the tent?

19 MR. SILVER: I think that's a good sort of way to
20 look at it, and maybe slightly different. I think the
21 applicant could address that more specifically, but that is
22 my understanding. Yeah, it would be pretty similar to
23 what's there so.

24 MR. KIRWAN: Any other questions for staff? Okay,
25 if there aren't any other questions, I'm going to ask the

1 applicant to come forward if they would please. Come to our
2 table up here and you can make a brief presentation. You'll
3 have about, I think it's seven minutes to do so. And when
4 you are ready to -- of course, if you don't care to make a
5 presentation and just want to take our questions we can just
6 ~~dive right in.~~ But, if you want to give a brief or at the
7 very least, introduce yourself.

8 MR. FINLAY: Sure. My name is Brian Finlay, sir,
9 ~~the applicant and owner of the house. As staff mentioned,~~
10 this original addition, we bought the house back in 2003 and
11 the original addition to the home went up back in 2004, we
12 petitioned the Commission, and worked closely with staff at
13 that time in order to kind of have a design that we thought
14 was, and ultimately the Commission approved obviously, as
15 being, you know, historically, you know, acceptable to the
16 Commission at the time.

17 So what we'd like to do is, as I say, ideally we
18 would have just petitioned, we would have just rolled all of
19 this into a single, you know, single construction on the
20 front end the last time we did this, so we wouldn't be
21 bothering you this time. But it was obviously a matter of
22 finances and so forth, and so we really kind of want to go
23 through with this second phase of the construction project
24 at this time.

25 MR. KIRWAN: That's it?

1 MR. FINLAY: Yes, sir.

2 MR. KIRWAN: Thank you. Does anybody have any
3 questions for the applicant?

4 MR. TRESEDER: Well, could you answer the question
5 I posed to staff?

6 MR. FINLAY: Yeah, I sure can. I can indeed. To
7 the best of our knowledge, the neighbor and I believe that
8 that is their property, we think. We have all been laboring
9 under that assumption.

10 MR. TRESEDER: Okay, thank you.

11 MR. CORATOLA: My question follows up on Josh.
12 Could you tell me what the distance is between your proposed
13 addition and the existing on the rear? So the proposed
14 addition and the existing rear addition, that gap, the
15 dining room gap.

16 MR. FINLAY: Oh, that gap right there, I can;
17 yeah. It is, I believe, 12 feet.

18 MR. CORATOLA: Okay. And, as I'm looking at the
19 design, you're sort of proposing that even though it's a
20 screen porch on the left hand side, you're mimicking, you're
21 sort of mimicking the right side with the flat roof and the
22 column?

23 MR. FINLAY: Yes, sir. Yes, sir.

24 MR. VAN BALGOOY: Mr. Chair? Can I ask, I'm
25 looking at the west elevation, which is on Circle 13 of my

1 packet, and can you tell me -- I'm noticing that you have
2 two columns at the front door, and you have a column on your
3 addition, the existing addition that's there. They're all
4 at the same height, but then the column on the addition
5 you're proposing is a different height. Is there a reason
6 for that?

7 MR. FINLAY: Yes, sir. As you look at that
8 drawing, the lawn actually slopes quite sharply from right
9 down, left. And so there's a, you know, ~~if we were to build~~
10 it at grade, it would, you know, the foundation would be up
11 quite high, you know, the base of the, so the piers would
12 have to be, you know, quite high. And so it's actually, it
13 does sit quite a bit, I mean, it sits maybe about four steps
14 lower than the original structure and the addition, original
15 addition, I mean.

16 MR. VAN BALGOOY: So the floor of the addition
17 you're proposing sits about two feet lower than the main
18 block of the house?

19 MR. FINLAY: Yeah, that's about right, sir. Two
20 or three feet.

21 MR. VAN BALGOOY: Okay. Did you think about
22 designing the front so that if the column did sit equal, in
23 equal height with the other columns? Not that you changed
24 the floor, but simply so that it looked as if it were there
25 and then you just build a solid porch rail underneath it

1 that looks like a foundation from the front, but is actually
2 a porch rail from the inside.

3 MR. FINLAY: Yeah, I think that that, you know,
4 provided the design, so the column would be, presumably
5 would be, so it would be shorter than the other columns, is
6 that right or no?

7 MR. VAN BALGOOY: No, I think it could be exactly
8 the same height.

9 MR. FINLAY: The same height just kind of jacked
10 up basically.

11 MR. VAN BALGOOY: Right. You just design it to
12 look from the street that it's all balanced.

13 MR. FINLAY: They'll look the same height, I like
14 that idea.

15 MR. KIRWAN: If I could just ask a quick question.
16 On Circle 14 the porch looks very different. The side
17 elevation of the screen porch looks very different than
18 what's drawn on Circle 13. Are we seeing just a cruder
19 drawing? I mean, to have one set just developed for a HAWP
20 we'd see. I'm looking at Circle 14. And, if you look at
21 the side, look at the column for instance on that screen
22 porch. It's not the side column you've drawn on Circle 13.

23 MR. FINLAY: Yes. It's different, yes, sir.

24 MR. KIRWAN: Those are details we'd want to see
25 developed on all of the elevations so it's consistent all

1 around.

2 MR. FINLAY: Yes, sir. Yeah, that column that is
3 depicted there on 14 is actually, you know, we presume that
4 that would be the corner post basically of the, so you can
5 see if from both elevations. Yeah, I apologize for that.

6 MR. KIRWAN: Okay. Any other questions for the
7 applicant?

8 MR. VAN BALGOOY: Mr. Chair, since we're talking
9 about Circle 14, again, I will support this, I note because
10 isn't the level of review for details is not as, because
11 it's a contributing structure is not as how as it would be
12 on an outstanding resource, so this is just a suggestion or
13 just a question. On the north elevation you have two small
14 windows, and because you have a fireplace that's directly
15 venting out the back, you don't have a chimney there, I
16 would also, -- I don't know what the other commissioners
17 think -- I would also be open if you, because it looks like
18 you like lots of windows in that room, to having a
19 horizontal band, just one horizontal window across since you
20 can do that. But it's up to you.

21 MR. FINLAY: Yes, sir.

22 MR. VAN BALGOOY: Because I just noticed these
23 small windows on this one side. Everything else has lots of
24 windows so, just a thought. I don't know what the other
25 commissioners think though.

1 MR. FINLAY: Part of our rationale for that, sir,
2 was to design something, we had thought maybe we'd put a
3 small -- we don't have photographs of it, unfortunately, on
4 the opposite side, but the original addition on the back as
5 it looked into the neighbors backyard, you know, we want to
6 be respectful a little bit of their privacy and our own,
7 obviously, so we're not kind of looking in at one another,
8 and so we had installed essentially two small stained glass
9 windows, so it would let some light in, but you know, it
10 would be opaque so that we could not, you know, we weren't
11 looking at each other.

12 And similarly with this, although this does not
13 extend, this will extend basically as back as far as the
14 neighbors, the back of the neighbors' house, so we're not
15 really looking into their yard the way we were on the other
16 side. But again, the thinking was at least to a little bit
17 replicate that to maintain some privacy for both of us.
18 And, I guess that certainly doesn't obviate the, you know, a
19 high up, you know, single window.

20 MR. VAN BALGOOY: Pretty high. I'm just giving
21 that to you as an option. I'm not designing your project.
22 I just wanted you to think about that as an option.

23 MR. FINLAY: Thank you.

24 MR. KIRWAN: Any other questions for the
25 applicant? All right, if there's not, I'm going to ask you

1 to turn off your microphone and we're going to deliberate.
2 So I'm going to ask the Commissioners to address the issues
3 of this preliminary, and I'm going to start with
4 Commissioner Rodriguez, if that's okay, on my right.

5 MR. RODRIGUEZ: In general, I think the project is
6 doing what it needs to do. I am more concerned about some
7 of the details, and I would recommend that you look
8 carefully, one is alignment of certain things. For example,
9 what Commissioner Treseder, I think it was, saying about the
10 height of the column and the alignment of that column and
11 the roof with the rest of the house. I think that's very
12 important to maintain.

13 But, the other part that I think you need to look
14 carefully is of the proportions of things. For example, the
15 two windows on the north elevation, they look squat. I
16 don't know if those windows should be more square or really
17 rectangular. You have to define that, because I think that
18 will make your project look much better. And the same I
19 have to say with the south elevation with I think the
20 window. And my recommendation is look at the window. I
21 think it's a very foreign type of articulation, and
22 organization of that window. I think it looks completely
23 odd. Mostly when the head of the window is very close to
24 the door, but they don't align. So I think you need to
25 consider some spacing between the window and the proximity

1 to the existing house. That would be my recommendation.

2 And, maybe it's a different window. Maybe it's a
3 larger square window, something that looks much better in
4 the proportion of the wall that you are putting on.

5 Overall, apart from that I won't have much to say. I think
6 that I would support that. I think given the guidelines for
7 Takoma Park and the restrictions that you have, I think you
8 have done as much as possible to make this a very sensitive
9 insertion.

10 MR. VAN BALGOOY: Mr. Chair. I find your design
11 very attractive. I mean, I really like the sort of sense of
12 the two pavilions. The design of the original building is
13 symmetrical. It's not perfectly symmetrical as the other
14 chimney on one side, but that's sort of a general feeling,
15 and I think you've been very respectful of that and kept the
16 addition smaller to the main block. I think you've been
17 very respectful of the trees that are on the property.
18 You're going to an extra length to protect them. I really
19 appreciate that.

20 And so, because you don't need to under the
21 guidelines exactly replicate details, I can certainly
22 support what you're proposing with just some cleaning up of
23 the drawings so they're presentation quality for our needs.
24 However, I would recommend you look at the positioning of
25 the columns across the front so you do, because the columns

1 are a major feature, so that it becomes symmetrical. And I
2 think you can do it without affecting your design or the
3 function or the use that you have planned for the room
4 itself. Otherwise, that's the only comment I really have.

5 MR. CORATOLA: I agree with the two previous
6 Commissioners. I think that given your restraints on the
7 site, you've come up with a fairly workable solution. I
8 also agree about looking at your proportions, looking at, as
9 Commissioner Van Balgooy had mentioned early on in the
10 questioning about raising the column height, so that because
11 you have, it is a very symmetrical design that you work with
12 the symmetry, work the details out so it's tying in with the
13 right side of the house.

14 I would also urge you, because I saw the notes
15 about putting the screen porch in the back, and the reason I
16 had mentioned, asked the dimension in the back, you could
17 basically span, if you were to relocate that screen porch
18 between the two additions, and did, you know, if you're
19 concerned about light, did some kind of skylights or make it
20 a glass roof or something, you could, I'm thinking if you
21 look at that, you might realize you would use that screen
22 porch more often because it would be at the same level. You
23 would have the indoor/outdoor dining component. And, if you
24 did some kind of skylights in it, you wouldn't lose the
25 light that you think you might lose. And, that might clean

1 up the front a little bit better. But I'm also thinking
2 that you might use the screen porch more because of it being
3 at the same level, they're easier to access. Those are my
4 only comments.

5 MR. FIRESTONE: I think I concur with the previous
6 Commissioners about the columns and the windows. On the
7 screen porch I did notice that one of your reasons for
8 wanting it in the front is to have interaction with other
9 members of your neighborhood, which I think is very
10 important, particularly in Takoma Park. I know that from
11 personal experience. I don't know if this is off base or
12 not but, maybe you could do both the screen porch you have
13 which would give you the community and neighborhood, and
14 also suggestion of putting something between the two
15 buildings in the rear that would give you indoor/outdoor
16 dining. But, I don't know if anybody else would agree with
17 me on that.

18 MR. CARROLL: I have to echo the previous
19 Commissioners' comments. I like it, you've been very
20 sensitive to the house. I think it's a great job. You
21 know, some of the things that I want to see on the drawings,
22 like Circle 14, I know that you said this is an undeveloped
23 drawing, but you're not showing corner boards and you are on
24 some of the other ones, and just to know what those details
25 are and the exposure of the clapboards, it looks like you've

1 got quite a large exposure on your house, it's about 8
2 inches, and these look five, six, something like that.
3 Those details together in the drawing will tell us what we
4 need to know.

5 And, to Commissioner Coratola's comment about the
6 porch, the other thing I think that you want to consider is
7 the porch may be a lovely space, and you may really enjoy
8 it, but it is sitting in the woods on the north side of your
9 house. ~~And while it's pointing toward the front, I think it~~
10 really is pretty far back in there, and there's a lot of
11 vegetation. It's not going to be like a porch that's out on
12 the front of the house. Somebody to walk up to your porch,
13 they'd have to go most of the way around your house. If the
14 porch did move around, you might get some more sunlight in
15 there. But right now you're sitting low to the north of the
16 house in the woods. Like I said, it might be lovely, it's
17 going to be very private, but it's just something to think
18 about. Thank you.

19 MR. TRESEDER: Point number one, I believe that
20 this proposed addition are indeed in keeping with Takoma
21 Park Guidelines because of the, even with the side addition,
22 and we don't usually like those, both because of the reasons
23 for the trees, and also because of the distance between this
24 house and the neighboring house, I feel that it can, it's
25 very approvable. So I would agree with the other

1 Commissioners on that.

2 As far as the materials and details of the front
3 porch, I don't have a lot to add. But I will add one thing.
4 And that is, I'm a little worried about the proliferation of
5 columns. And one way perhaps to avoid that would be to use
6 square columns that are -- and again, this is something I
7 think we've, on other projects we've discussed this concept
8 of things becoming less formal as you move toward the rear
9 of the house, and I think that, in fact, I would recommend
10 that you not use round columns but use square ones, and that
11 would work very nicely into the construction of the screen
12 porch. And, I would even go further and suggest, for
13 reasons of symmetry, that while you're at it, you change the
14 other, on the other back porch that you've already
15 constructed, if that were also to be a square column, that
16 would give you symmetry, but it would also, again, not
17 compete with the more formal round columns on the historic
18 front portico. So that's my detail suggestion for you.

19 MR. KIRWAN: All right. Just to sum up, I
20 generally concur with what the other Commissioners have
21 said. I think you're right on target with this preliminary
22 to head towards a historic area work permit. I agree with
23 the comments about providing a little more, better balance
24 between the new screen porch and the porch you did on the
25 other side of the house. I think those are Commissioner Van

1 Balgooy's suggestion to raise that cornice line is a good
2 one.

3 I think you heard some concerns about the windows
4 on the north elevation. I think those are certainly
5 something to look into. But again, I don't think we heard
6 ~~anything that really limited future consideration for a HAWP~~
7 on those issues. You also heard some other things about the
8 screen porch in the back versus the screen porch in the
9 front. Again, I think those are issues for you to grapple
10 with and to explore as you develop this further.

11 We didn't hear a lot of specifics on the materials
12 that have been proposed. I'm going to assume that the
13 Commissioners didn't have any concerns about the specific
14 materials being proposed in this case. I think in my
15 opinion they're all fine. I don't see any issue there. So,
16 I think with that said, I think you've heard a consensus up
17 here that you're ready to go forward and you've got some
18 details to work out and to show a little more clearly when
19 you come before us with a HAWP, but aside from that, thank
20 you for your good work on this and when working with staff,
21 and we look forward to seeing you next time.

22 MR. FINLAY: Thanks so much.

23 MR. KIRWAN: If you want it on the record, turn
24 that mic on.

25 MR. FINLAY: I just wanted just to add to the

1 Commission, you know, working with the staff has really
2 been, you know, they are, I will say, frustratingly firm in
3 exercising the guidelines, but they're extremely patient and
4 staff really has gone above and beyond in kind of holding
5 our hand through this process. Obviously, we don't have our
6 architect here with us, and so we really want to commend the
7 Commission staff for being so helpful through the process.

8 MR. KIRWAN: I would concur with you on that as
9 well. We have an excellent staff here, and thank you for
10 those comments. The next case before us tonight is a second
11 preliminary, case II.B. I'm sorry. The second preliminary
12 consultation before us tonight is case II.B. at 6400
13 Brookville Road in Chevy Chase. Do we have a staff report?

14 MR. SILVER: Yes, we do. 6400 is Brookville Road
15 in Chevy Chase is a contributing resource. The applicants'
16 proposal, sort of can boil this down a little bit here, I
17 went into great length in the written staff report, but
18 basically it is to remove a non-historic side addition from
19 the right elevation, one-story side addition, and construct
20 a new addition in its place but adding to the footprint in
21 terms of the size onto the north and, well, sort of toward
22 the front a little bit, toward the rear and out towards the
23 right of the existing, I guess, to be more specific, that
24 would be the north, west and east.

25 And then there is a shed roof addition that would



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bfinlay@stinson.org Contact Person: BRIAN FINLAY Daytime Phone No.: 703-725-0359

Tex Account No.: Name of Property Owner: BRIAN & SUSHI FINLAY Daytime Phone No.: 703-725-0359 Address: 7315 BALTIMORE AVE TAYLOR PARK MD 20912

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

PART ONE: BUILDING PERMIT

House Number: 7315 Street: BALTIMORE AVE Town/City: TAYLOR PARK Nearest Cross Street: TAYLOR AVE Loc: PT Block: 78 Subdivision: 025

PART ONE TYPE OF PERMIT/ACTION/USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Reversible, AC, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

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

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

PART TWO: COMPLETION OF CONSTRUCTION AND RECONSTRUCTION

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

PART THREE: COMPLETELY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent

Date: 29 July 2013

Approved: For Chairperson Historic Preservation Commission Signature: Date: 8/26/13 Application/Permit No.: 640 977 Date Filed: Date Issued:



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: August 26, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

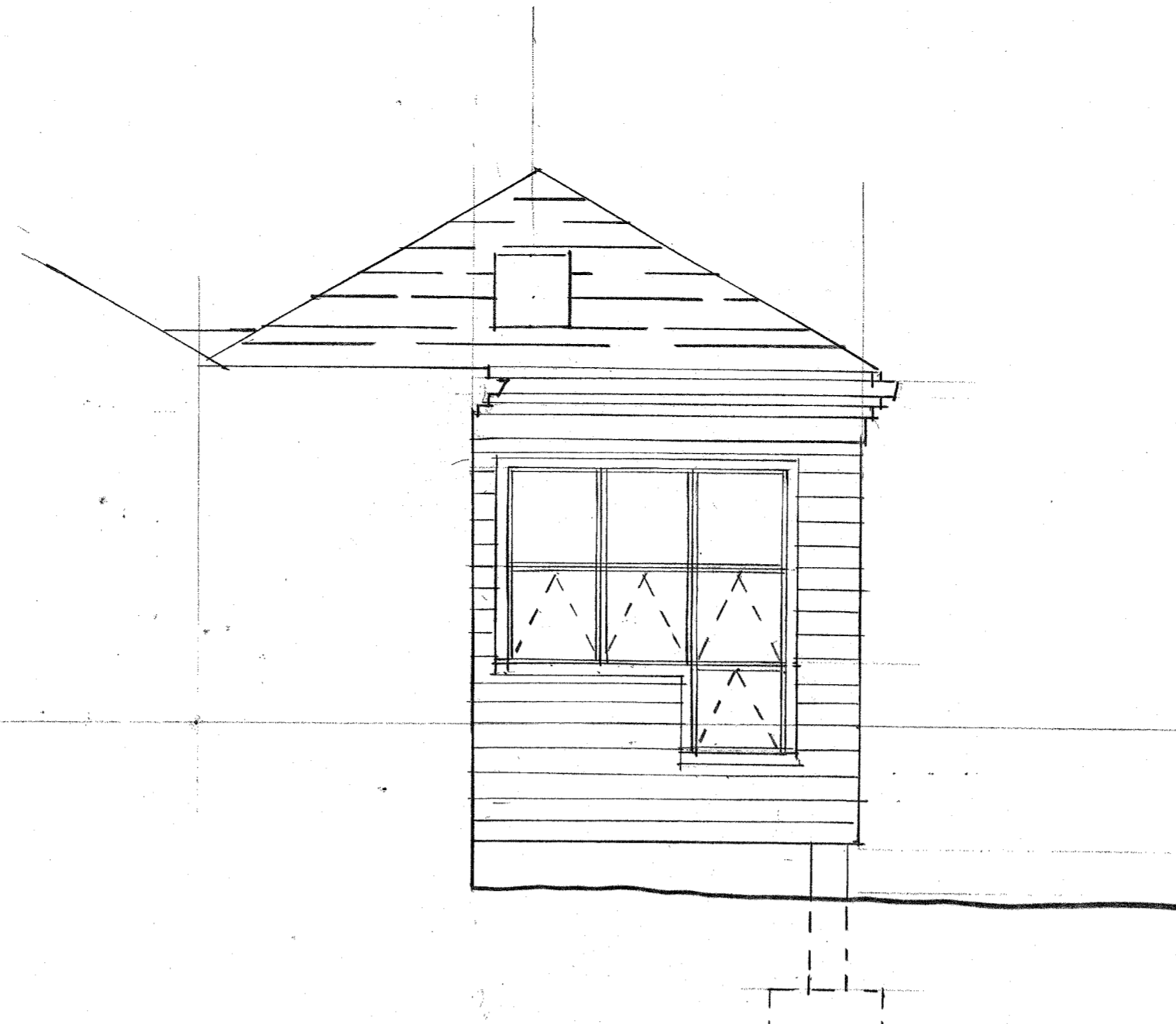
SUBJECT: Historic Area Work Permit #640972, construction of addition and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 21, 2013 meeting.

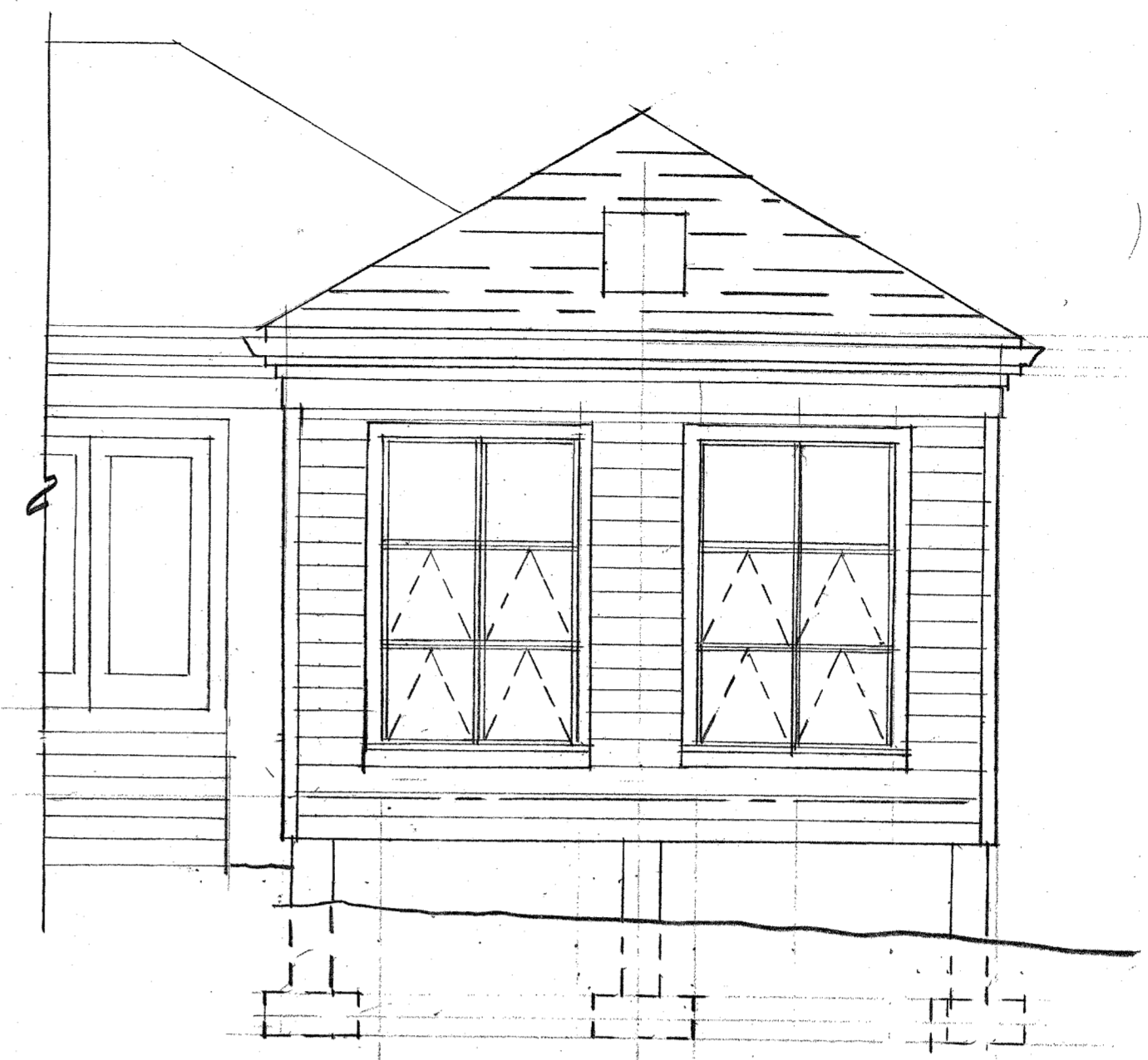
Applicant: Brian Finlay

Address: 7315 Baltimore Avenue, Takoma Park

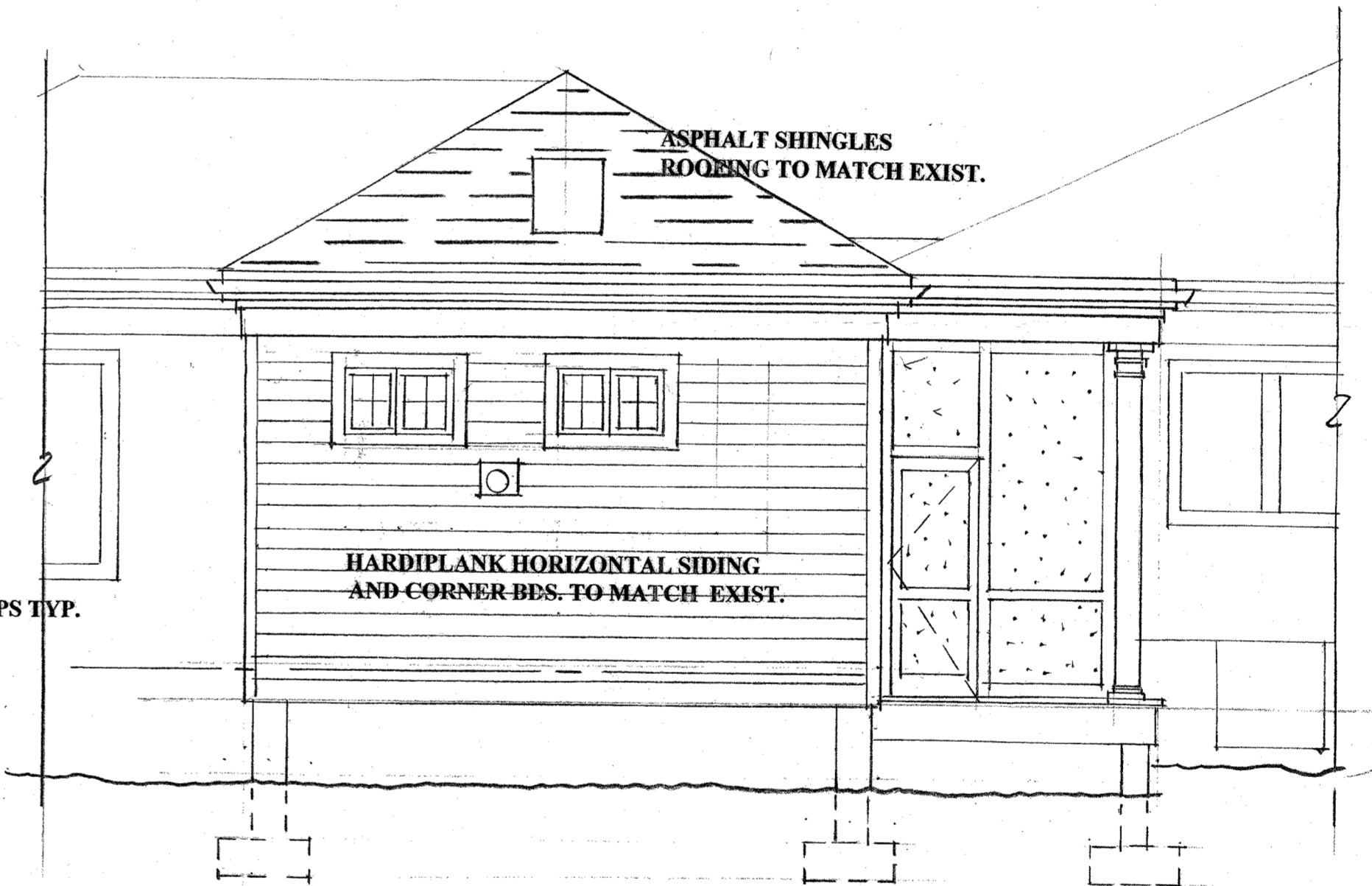




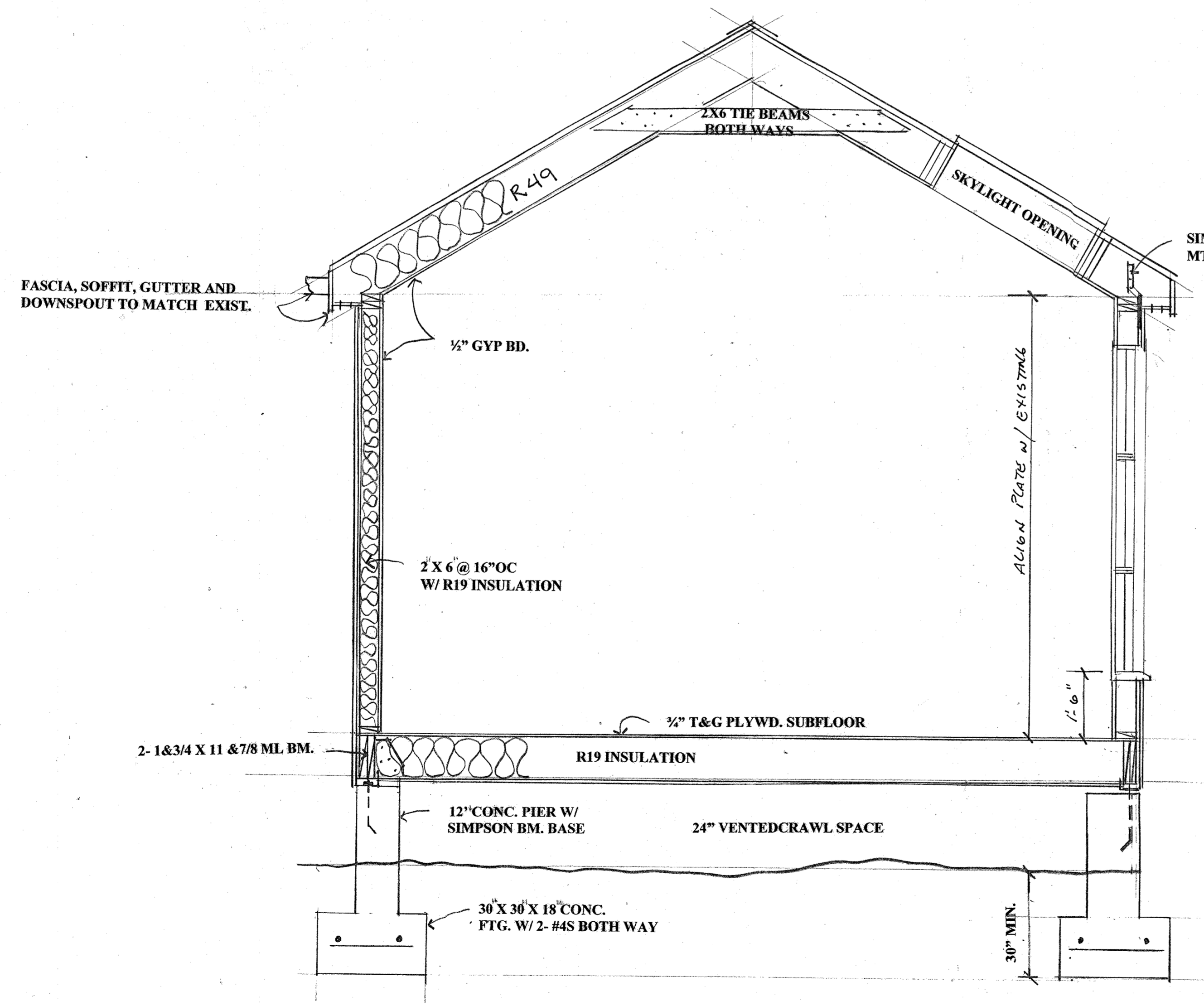
SOUTH ELEVATION
1/4" = 1'-0"



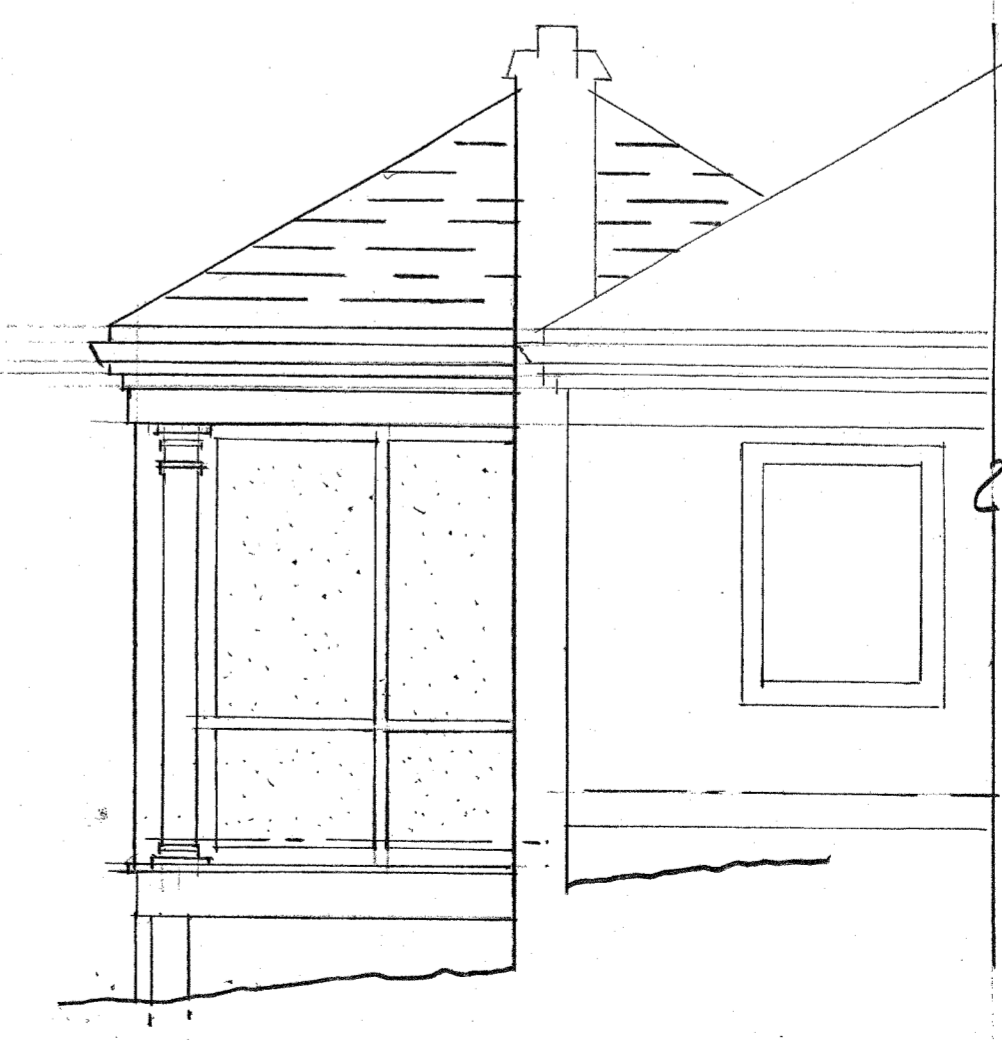
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



BUILDING SECTION
1/2" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

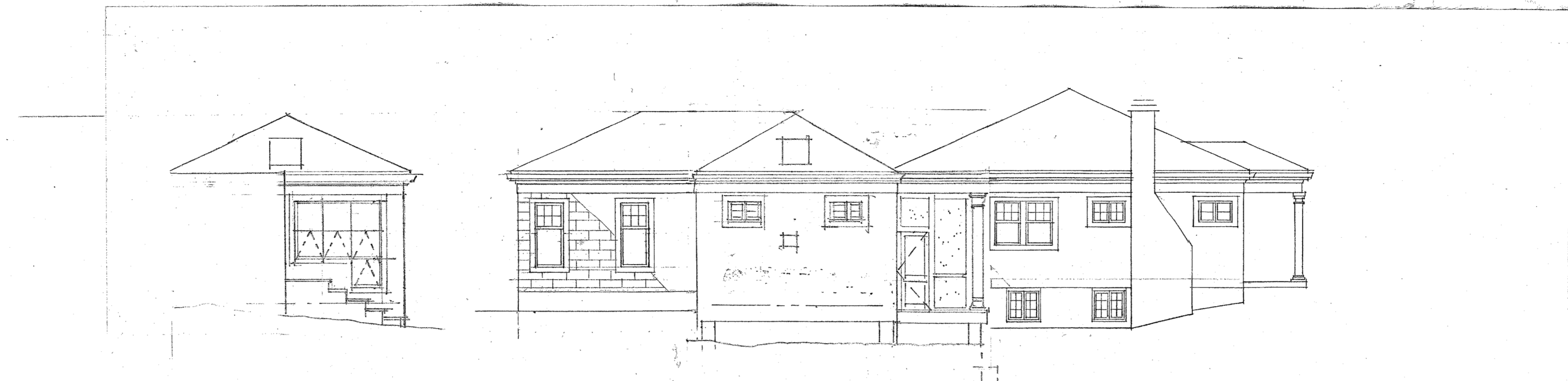
FAMILY ROOM ADDITION

FINLAY RESIDENCE
7315 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

A-2

26 JULY, 2013



SOUTH ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

WEST ELEVATION
1/8" = 1'-0"

TAKOMA PARK

HOUSE LOCATION SURVEY

SECTION: TAKOMA PARK

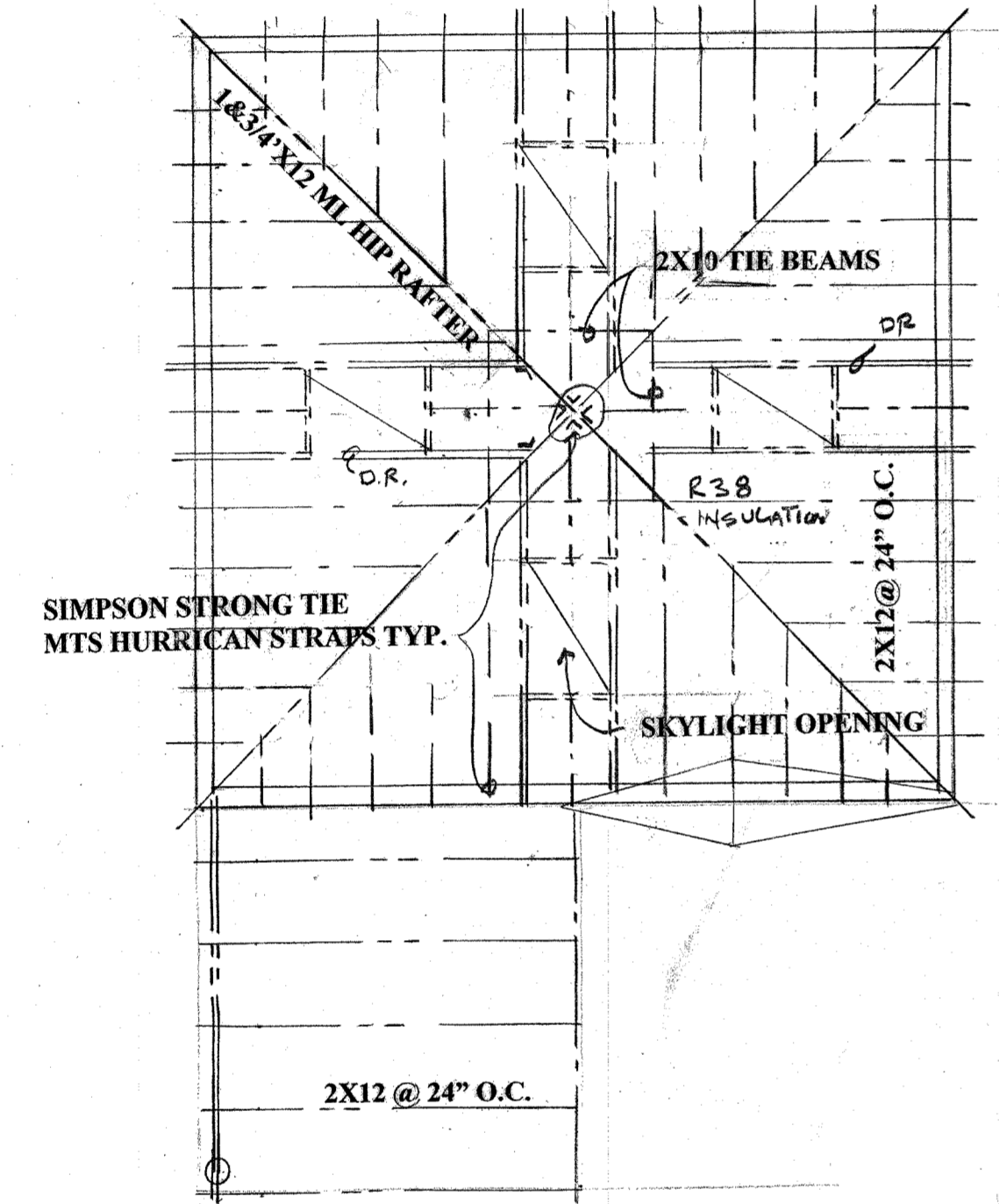
SCALE: 1" = 40'

DATE: 07/27/2013

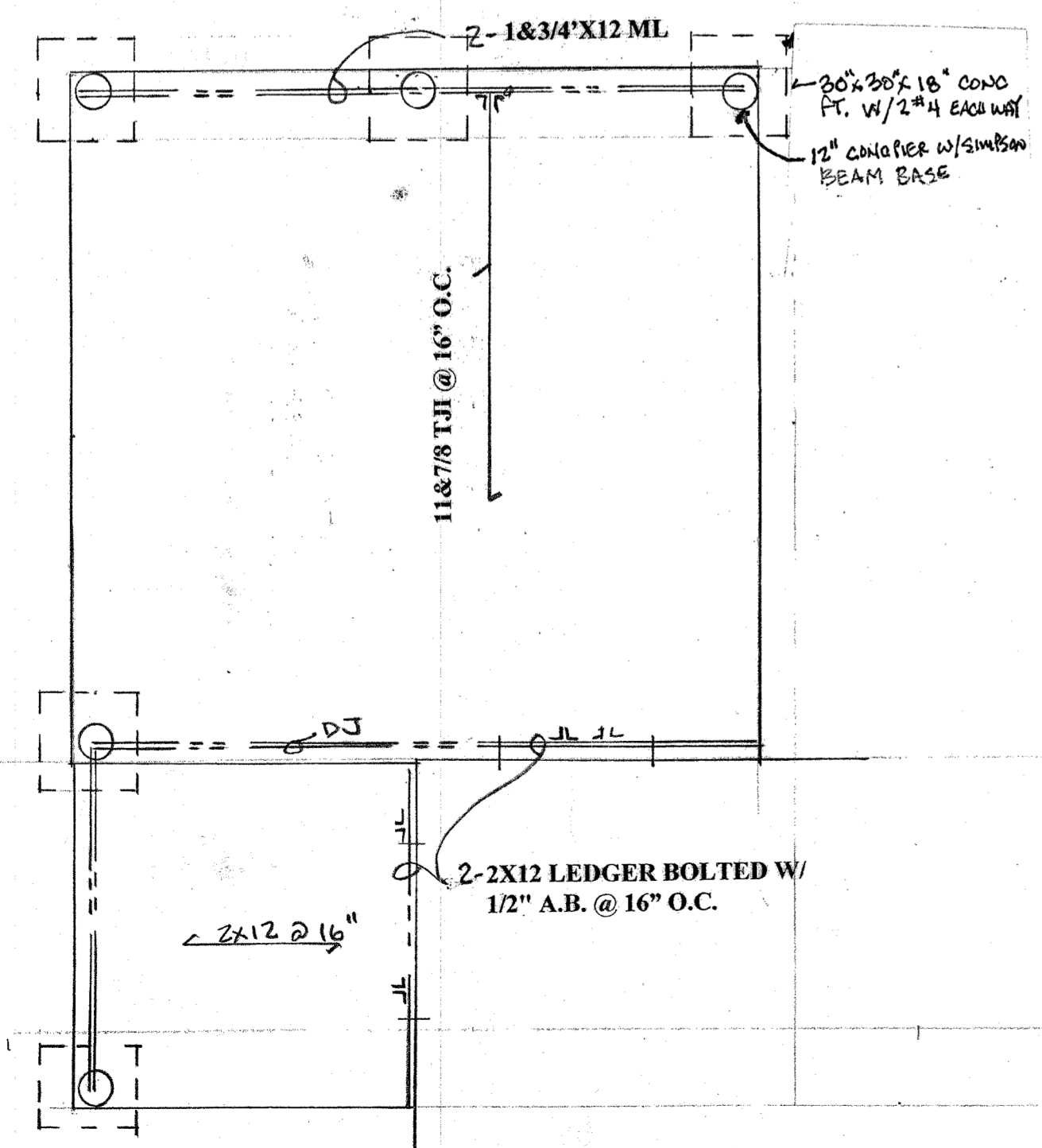
CLEARANCE: 20'0"

NAME: EPHART & COMPANY

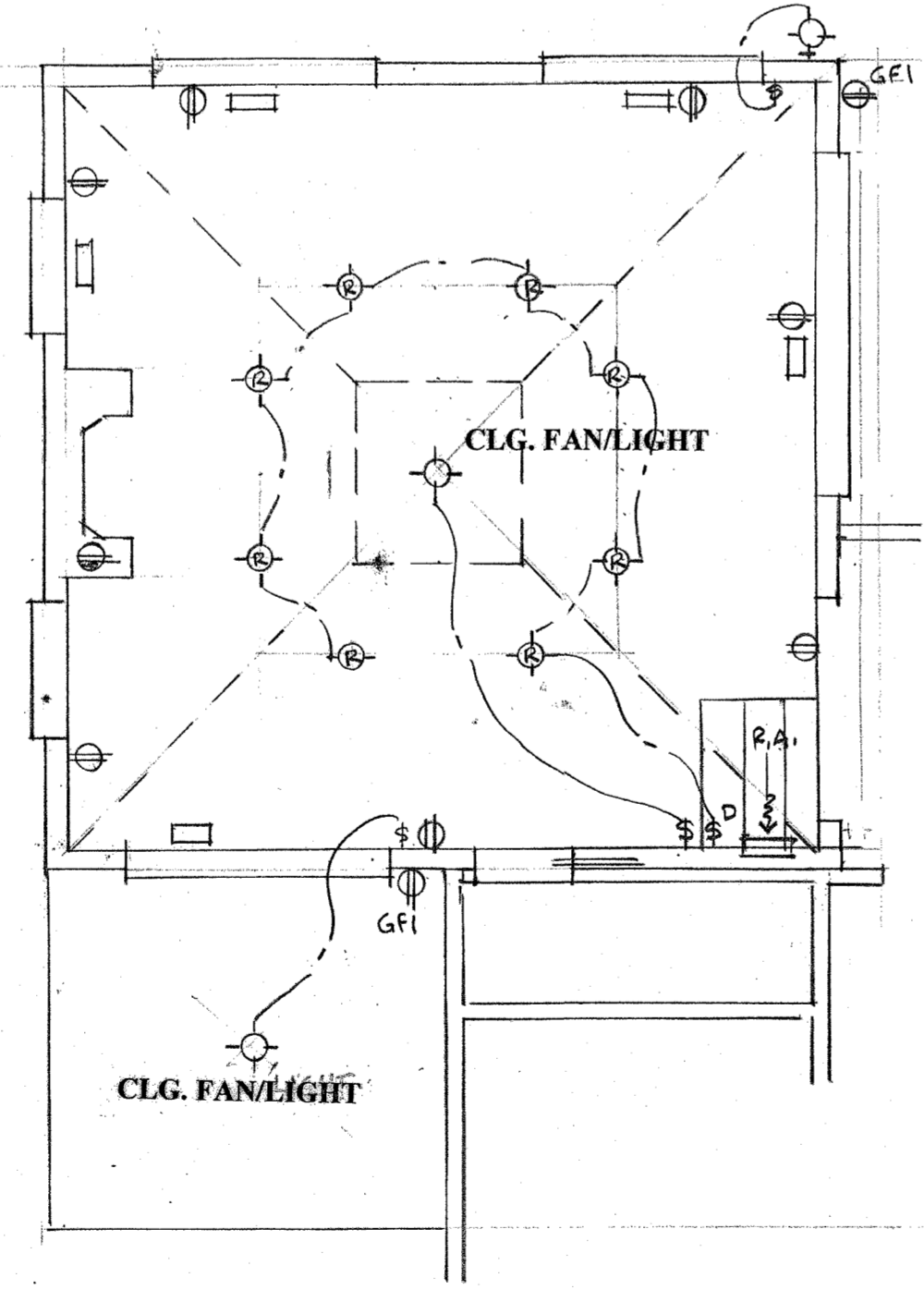
1301-868-8666
912 SPRING ACRES ROAD - CLINTON, MARYLAND 20710



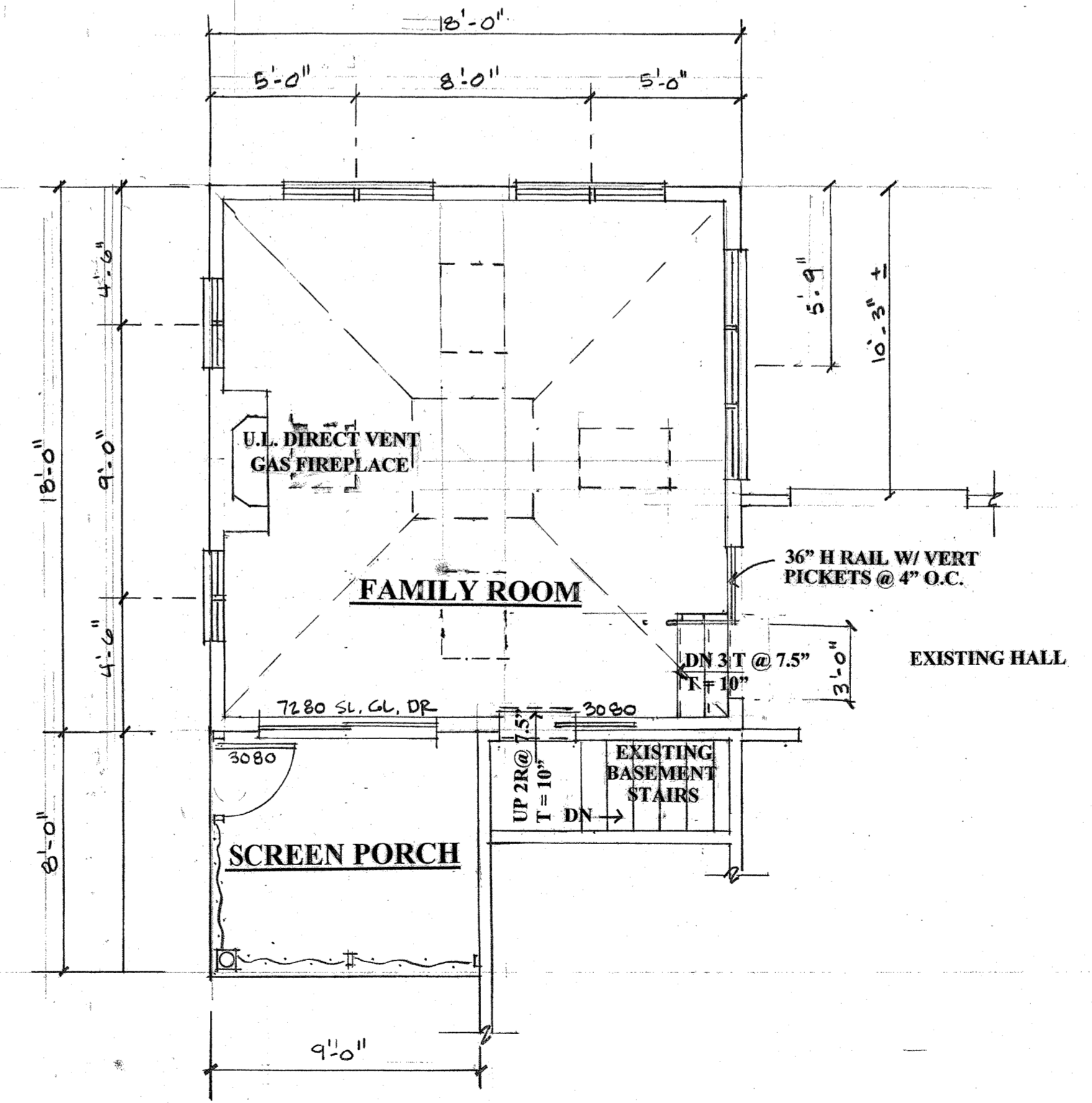
ROOF FRAMING
1/4" = 1'-0"



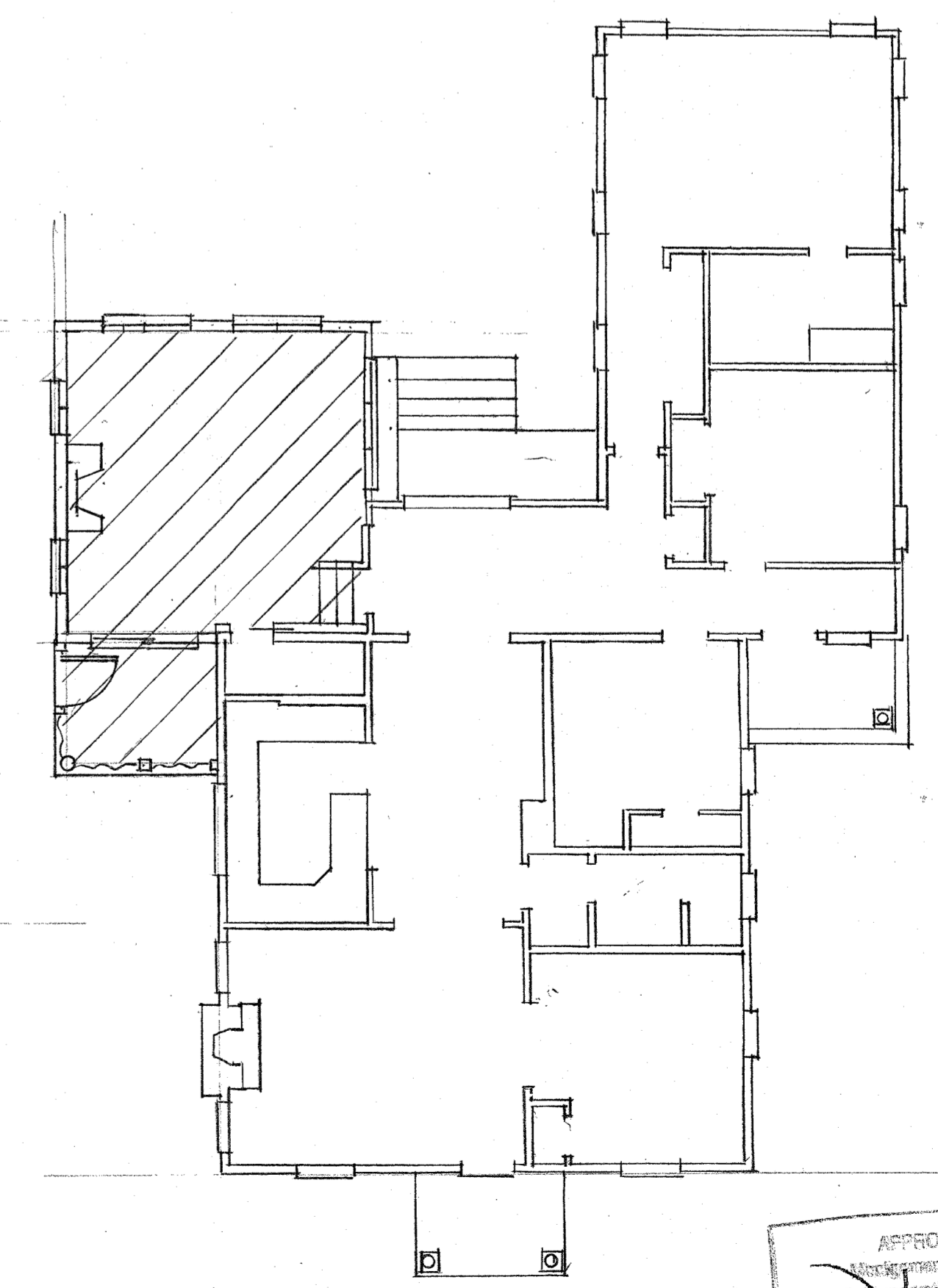
FOUNDATION & FLOOR FRAMING
1/4" = 1'-0"



ELECTICAL PLAN
1/4" = 1'-0"



PLAN
1/4" = 1'-0"



HOUSE PLAN
1/8" = 1'-0"

APPROVED
Historic Preservation Commission

FAMILY ROOM ADDITION

FINLAY RESIDENCE
7315 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND

A-1
26 JULY, 2013
3 JULY, 2013