

7219 Hillgate
Talpauna Spaul

Protein 2008
WAWP 37/3-08 KFK

Staff Item

7219 Holly Avenue, Takoma Park

The applicants would like to make minor revisions to their approved plans for a rear addition. See attached. Staff recommends approval.

Paul Treseder
Architect AIA

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



May 21, 2012

Anne Fothergill
Montgomery County Historic Preservation Commission

Regarding
7219 Holly Avenue, Takoma Park

Dear Anne,

Last year I requested some changes to the HAWP for this project (I've enclosed a copy), and they were approved as a staff item, I believe. As this project nears design completion the owners have one additional change they would like to make. I hope that this change can also be accommodated at a staff level, or at least without re-filing the HAWP.

The owners have requested that I make the addition 2 feet larger toward the rear, with no change to the width. (Actually, they requested 4 feet and I talked them down to 2). I am proposing to make the connecting hyphen 1' longer, from 6' to 7', and the main addition 1' longer, from 15' to 16'. By splitting the additional space this way the height of the addition only increases 6"; it is now 4' lower than the adjacent ell and 7.5' lower than the main house. This arrangement also keeps the proportion of the new addition to the main house small enough so that it does not compete with the main house gable end (16' vs 30'), and it clearly still reads as a subsidiary volume. As such I believe it stays within the spirit and scope of the previously approved design.

Drawings showing the proposed change are enclosed; I look forward to your input.

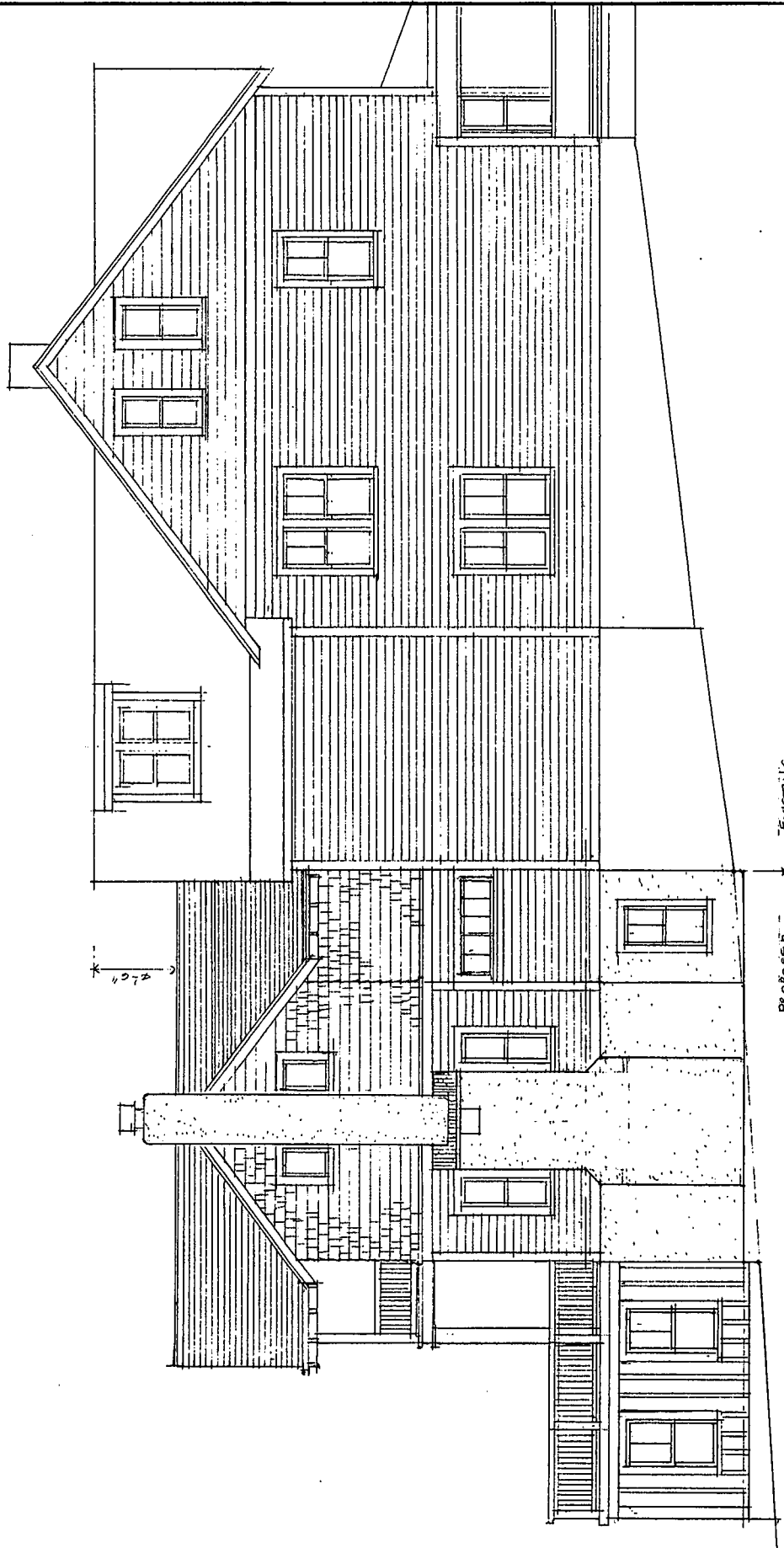
Thank you for your consideration,

Paul Treseder,

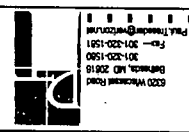


Paul Treseder Architectural AIA
 8320 Whittaker Road
 Bethesda, MD 20816
 Phone: 301-220-1590
 Fax: 301-220-1591
 Paul.Treseder@wtarch.com

Date: 1-12-12
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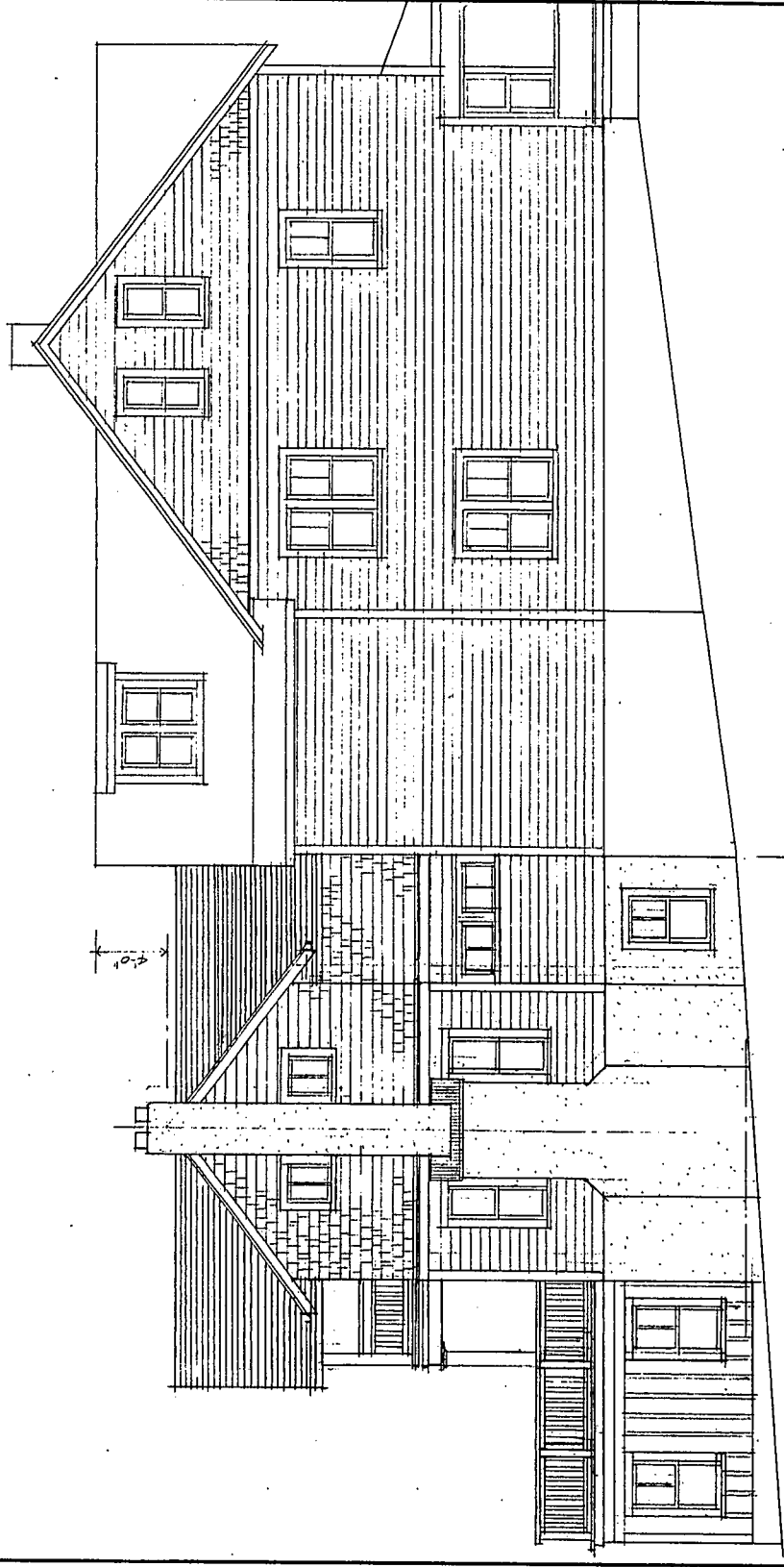


LEFT SIDE ELEVATION
 HRC - approved



Paul Treseder
Architectural
2201 Wacker Drive
Baltimore, MD 21202
Tel: 410-528-1500
Fax: 410-528-1501
Paul.Treseder@architect.com

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PROPOSED

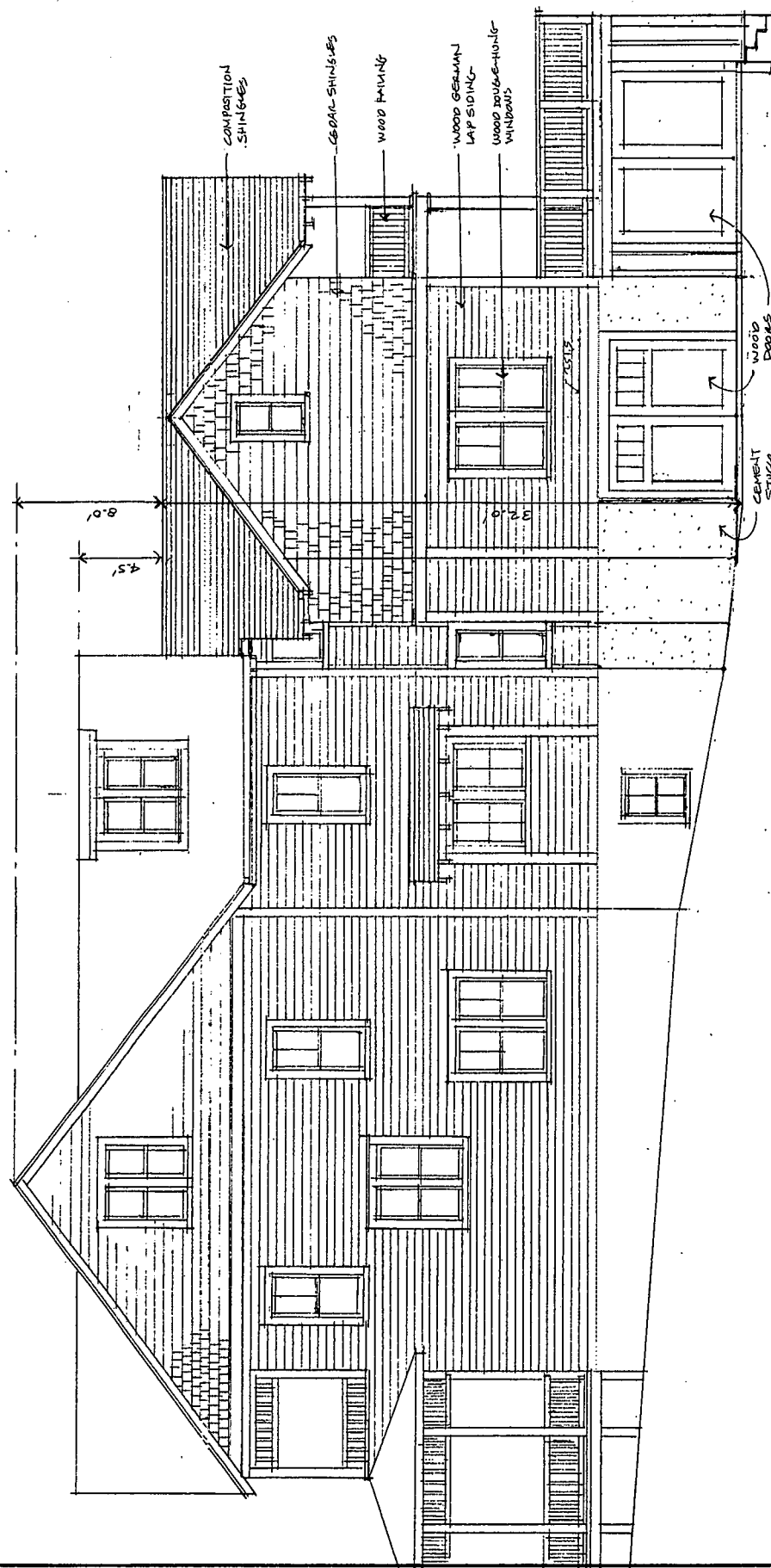
EXISTING

LEFT SIDE ELEVATION



Paul Treseder
Architect AIA
0320 Whicassett Road
Bethesda, MD 20816
Tel: 301-220-1580
Fax: 301-220-1581
Paul.Treseder@verizon.net

Date: 1.12.12
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01 Sheets



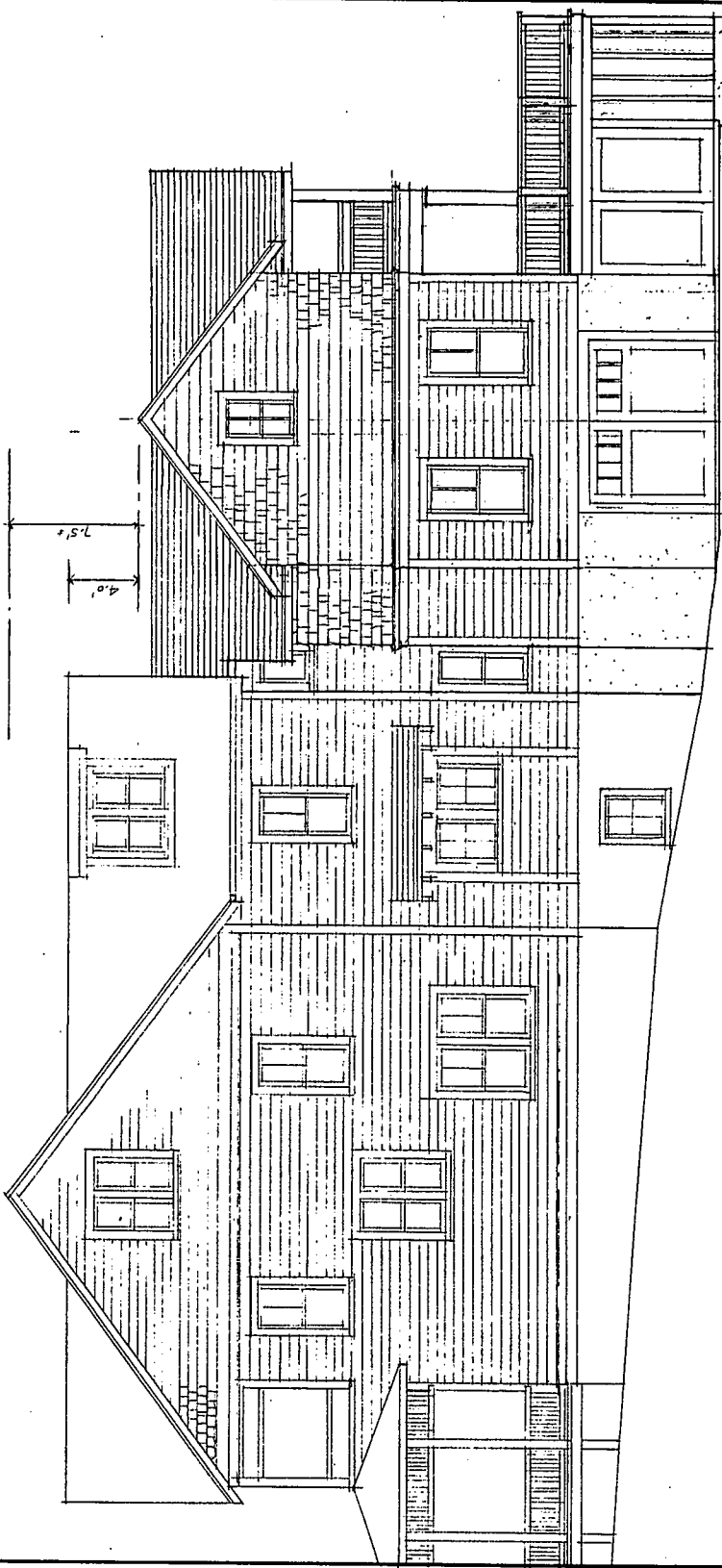
RIGHT SIDE ELEVATION
HPC - approved



Paul Treseder
ARCHITECTURAL

0220 Wilshire Road
Berkeley, CA 94705
301-520-1550
Fax: 301-520-1551
Paul.Treseder@comcast.net

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proposed
RIGHT SIDE ELEVATION



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 9/6/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #498531—rear addition construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on November 12, 2008.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Gary Norvell and Colleen Boothby
Address: 7219 Holly Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER
Daytime Phone No.: 301.320.1580

Tax Account No.: 01077704
Name of Property Owner: GARY NORVELL & COLLEEN BOOTHBY Daytime Phone No.: 301.588.5680
Address: 7219 HOLLY AVENUE TAKOMA PARK MD. 20912-4223
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: PAUL TRESEDER, ARCHITECT Daytime Phone No.: 301.320.1580

LOCATION OF BUILDING/PREMISE

House Number: 7219 Street: HOLLY AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 28 Block: 6 Subdivision: B.F. GILBERT'S ADDITION.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches *APPROVED BY HPC*
3B. Indicate whether the fence/retaining wall is to be constructed on one of the following locations:
DP 498531
OCTOBER 22, 2008

Approved
by MPC
1/25/12

Paul Treseder
Architect AIA

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



Anne Fothergill
Montgomery County Historic Preservation Commission

Regarding
7219 Holly Avenue, Takoma Park,
Revisions to the approved plans

Dear Anne,

As this project has been finalized for construction, the following revisions have been made to the plans approved several years ago. We have retained all the essential elements of the plan, and hope that the changes are minor enough to be handled on a staff level.

1. The cladding of the rearmost structure, the one story studio with a roof terrace, has changed from cement stucco to board and batten siding. For cost savings the walls have been changed from masonry to wood frame.
2. The exterior of the chimney has been changed from brick to cement stucco, again for cost savings.
3. The rear facing porch / balcony has been widened from 11' to 13'.
4. The rear facing windows flanking the French doors on the main floor level have been changed from single units to pairs, matching the ones on the West elevation.

Otherwise, all finishes and dimensions have remained the same, and we hope to be able to build this Spring or Summer.

Thank You,

Paul Treseder

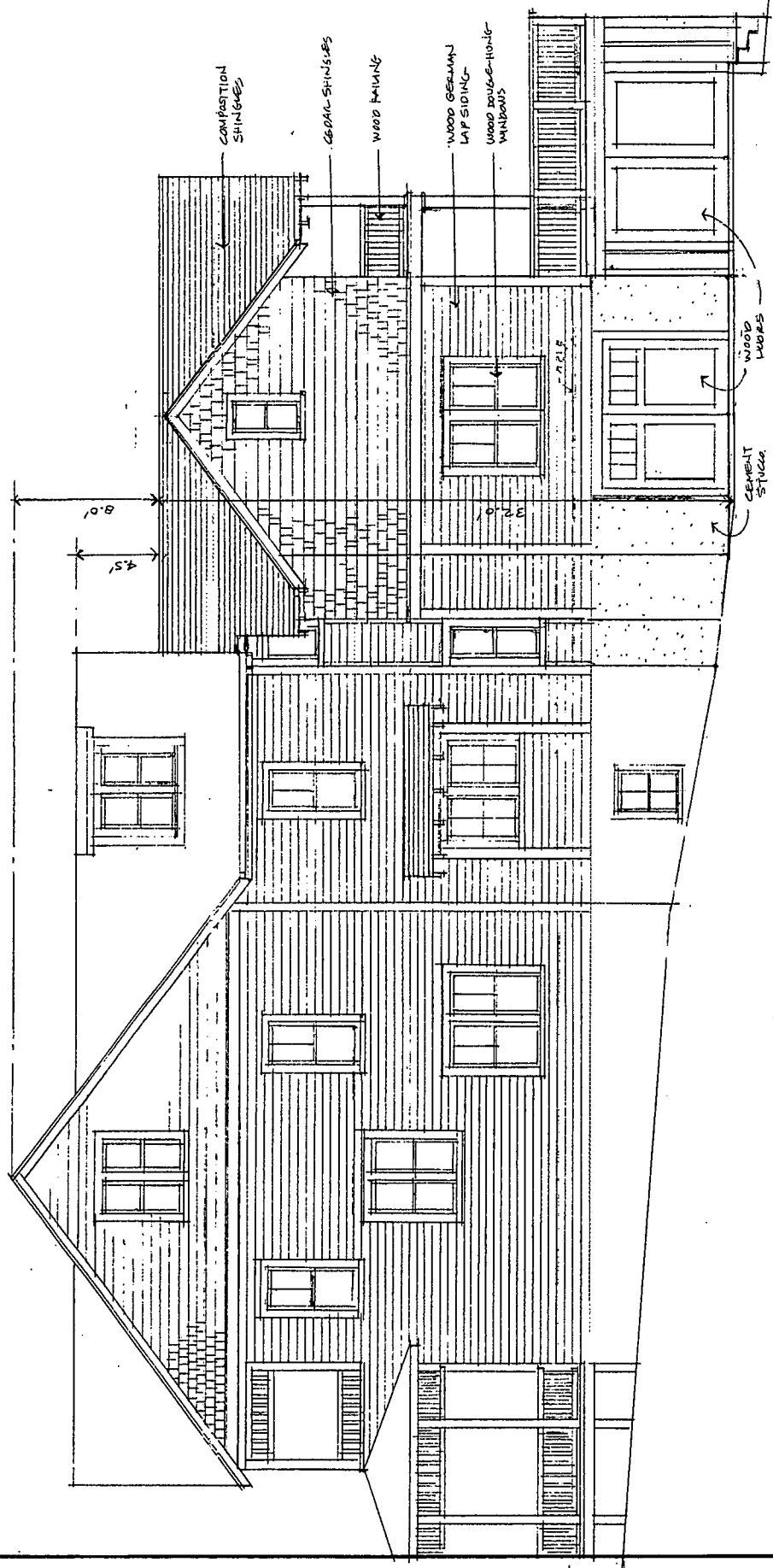
PS

I'm enclosing the original project description that was included in the original submittal, I don't know how long you keep your files!



Paul Tresseder Architectural
 6320 Wisconsin Road
 Bethesda, MD 20818
 301-220-1590
 Fax: 301-220-1591
 Paul.Tresseder@architect.com

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| 01 Sheets |



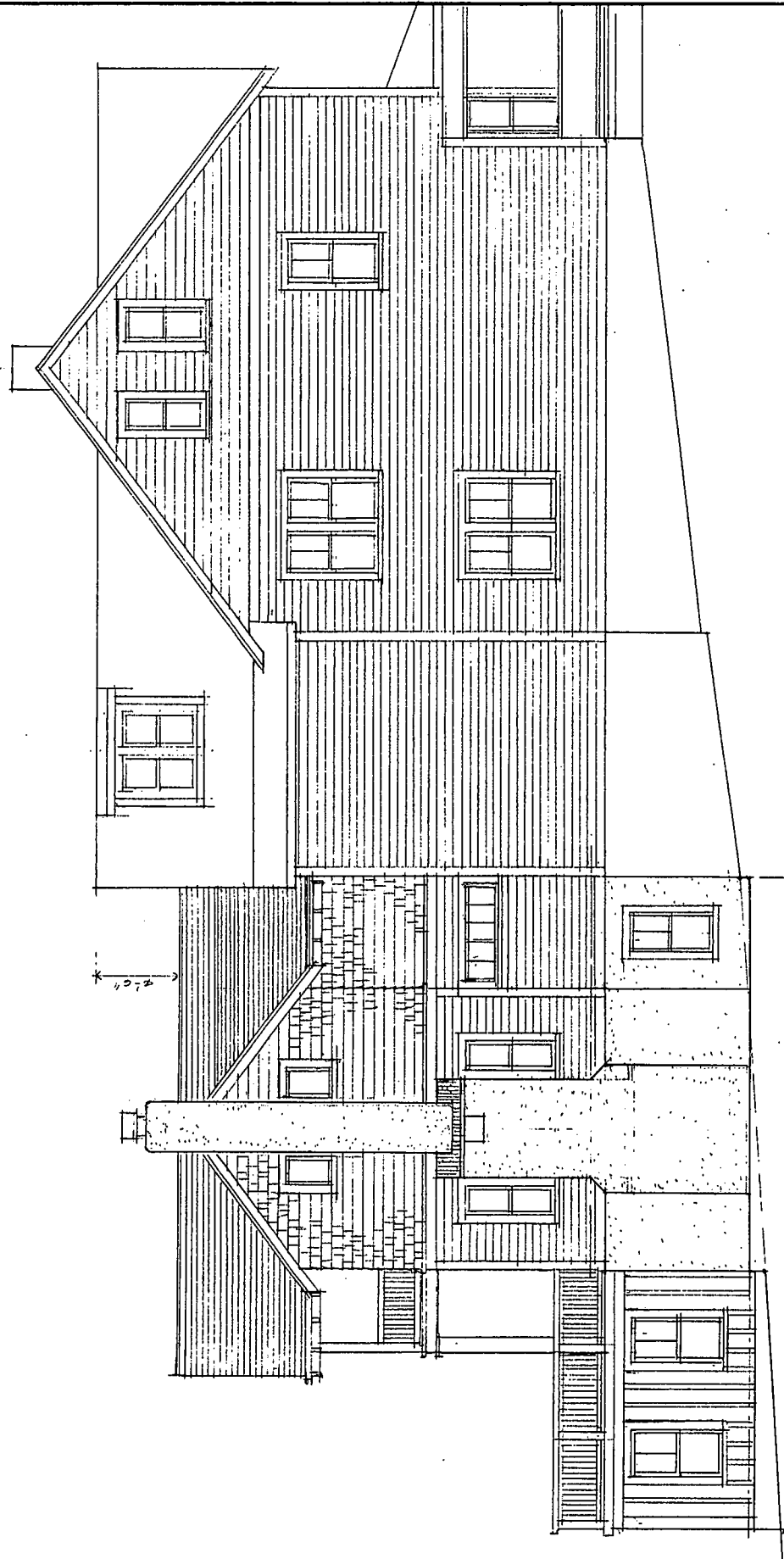
RIGHT SIDE ELEVATION

revised



Paul Treseder
Architectural
6320 Westcott Road
Bethesda, MD 20816
301-320-1500
Fax - 301-320-1511
Paul.Treseder@mta.com

Date: 1/10/12
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Of: Sheets



LEFT SIDE ELEVATION

Proposed Existing



Paul Tresseder
Architect AIA
6320 Wicresset Road
Bethesda, MD 20818
301-320-1500
301-320-1501
Paul.Tresseder@verizon.net

Paul Tresseder

Date: 11/12/11

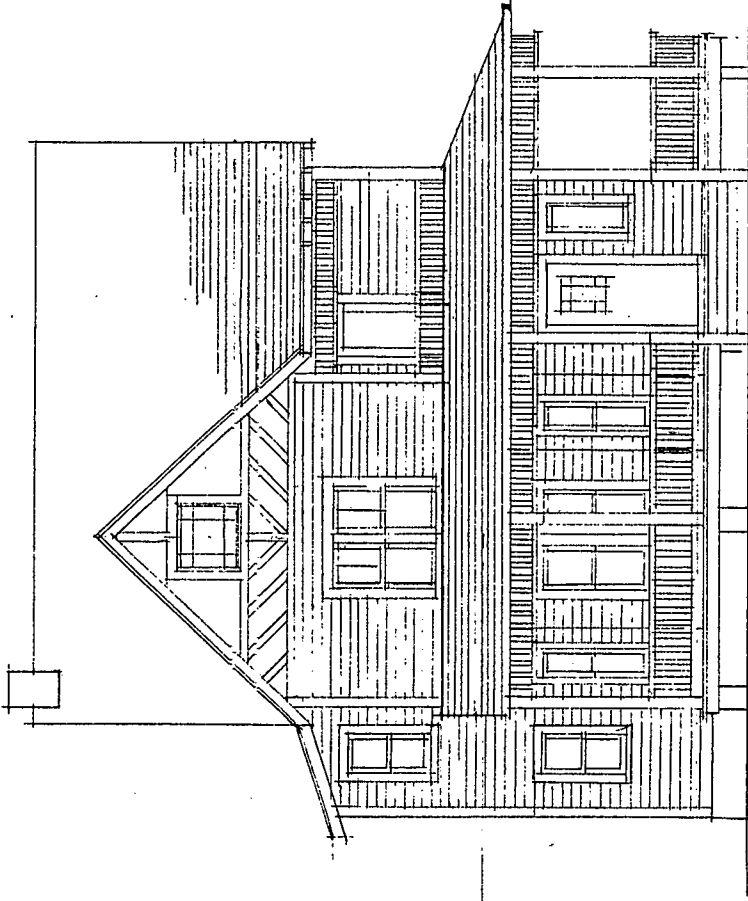
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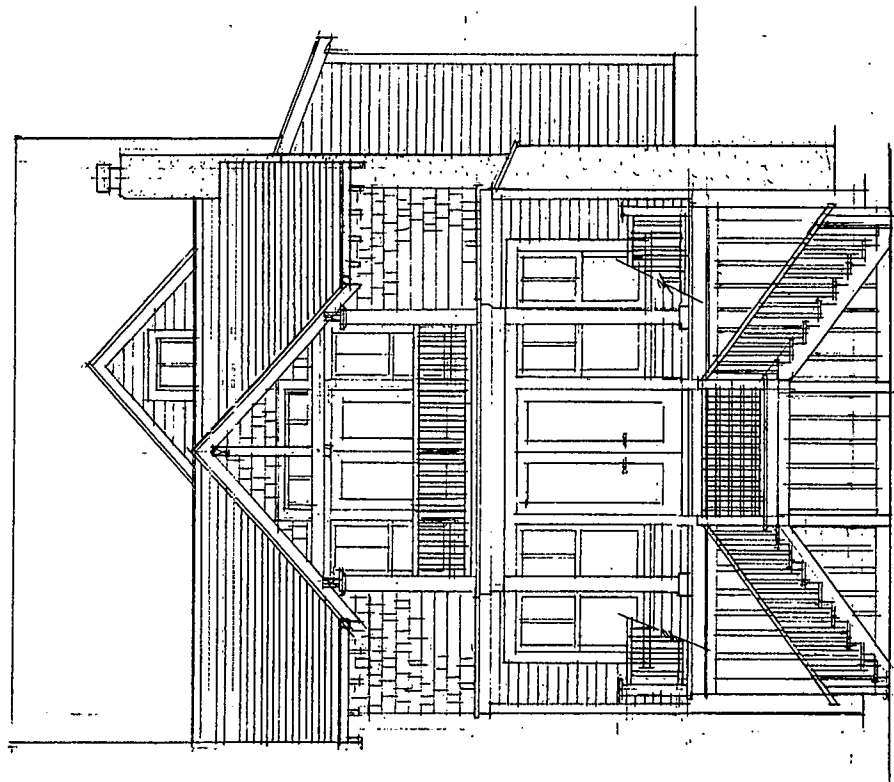
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FRONT ELEVATION

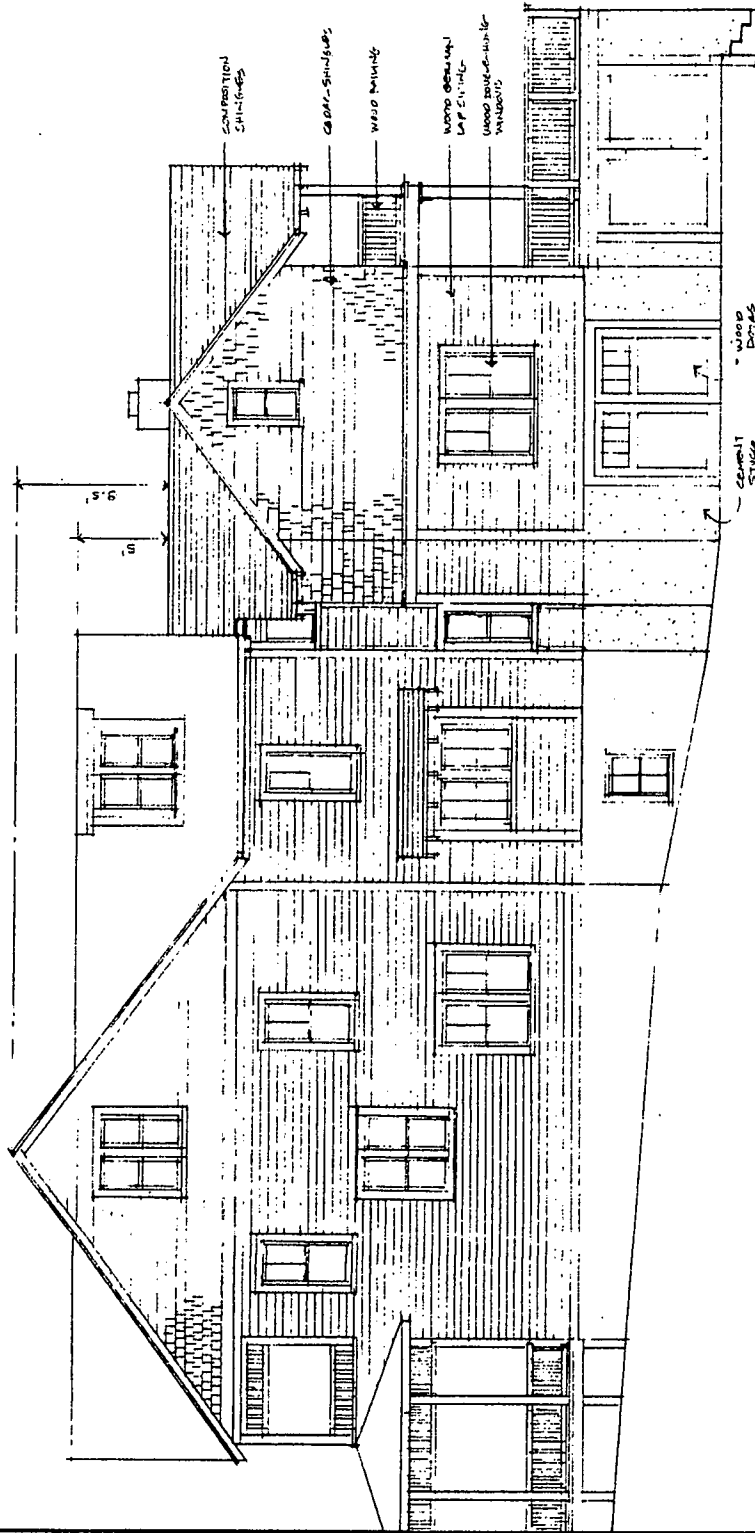


REAR ELEVATION



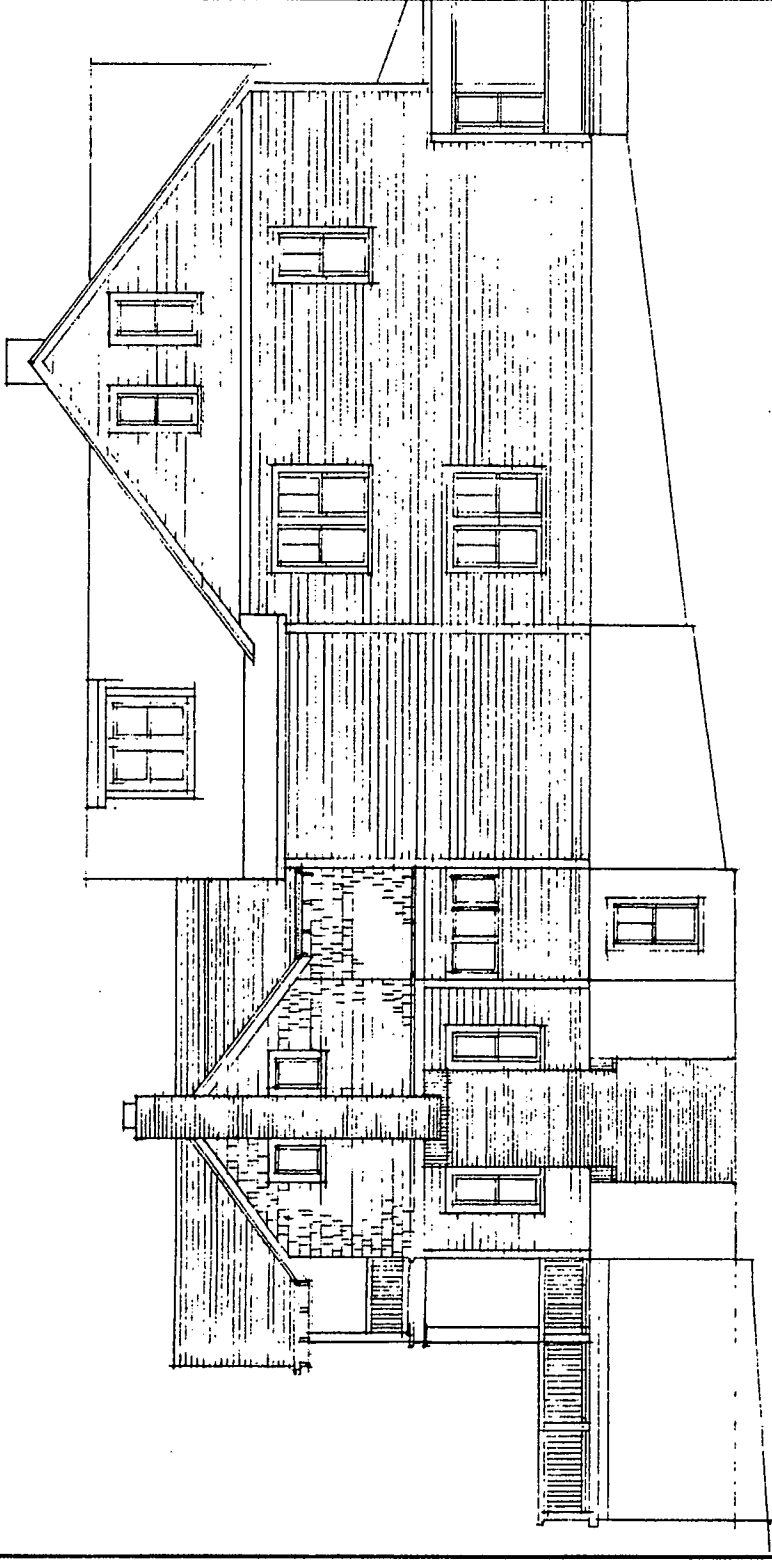
1000 Westwood Road
 Baltimore, MD 21201
 Tel: 410.528.1000
 Fax: 410.528.1001

Date: 11/15/10
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RIGHT SIDE ELEVATION

11/15/10 approved

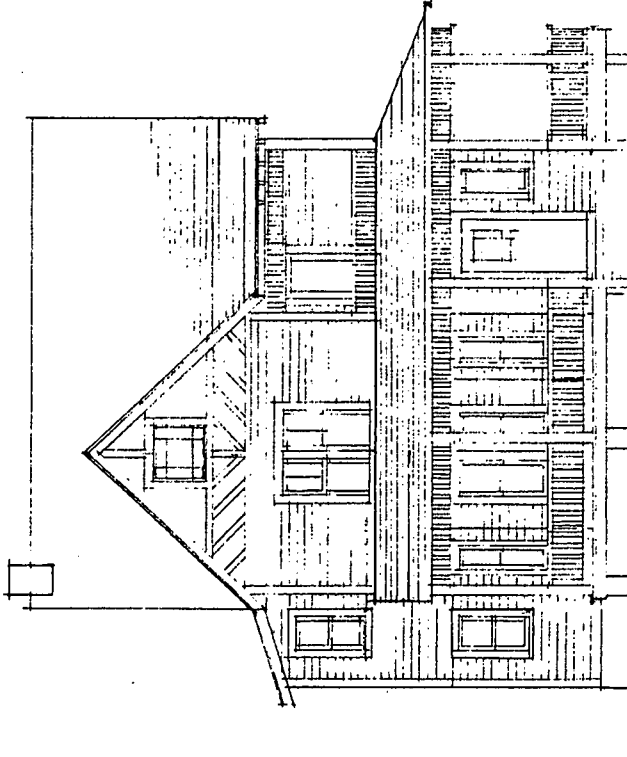


LEFT SIDE ELEVATION

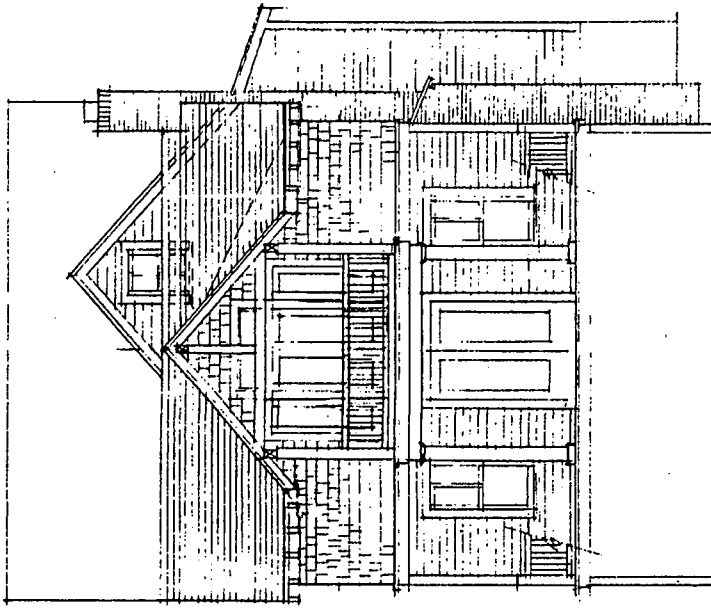


E222 Mechanical Plans
Drawing No. 2224
301-222-1234
Fax: 301-222-1234

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Of: 2



FRONT ELEVATION



proposed
REAR ELEVATION

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-----------------|
| Address: | 7219 Holly Avenue, Takoma Park | Meeting Date: | 11/12/08 |
| Resource: | Outstanding Resource Takoma Park Historic District | Report Date: | 11/05/08 |
| Applicant: | Gary Norvell and Colleen Boothby (Paul Treseder, Architect) | Public Notice: | 10/29/08 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 37/3-08KKK | Staff: | Anne Fothergill |
| PROPOSAL: | Rear addition construction | | |

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Stick Style
DATE: c. 1880s

BACKGROUND

In September 2008 the applicants came to the HPC for a Preliminary Consultation for this proposal. At that time, the HPC was very supportive of the rear addition and recommended changes at the connection of the historic house and the rear addition and the proposed right side addition on the rear ell. The applicants have responded to those concerns in the current proposal. See transcript in Circles 26-37.

PROPOSAL

The applicants are proposing a two-story plus basement/garage addition at the rear of the house. The existing rear addition and deck (both built c. 1980) will be removed. The addition is inset from the house approximately six inches on the right side and multiple feet on the left side. The applicants propose a bay window on the right side of the existing rear ell of house. A terrace with a garage underneath are at the rear of the proposed addition with steps from the terrace to grade. There is an existing driveway and gravel parking area that will lead to the new garage. There is a brick chimney on the left side of the addition.

The proposed materials for the addition are German lap wood siding to match existing, wood shingles, wood true divided light windows and doors, wood trim, wood garage doors, brick chimney, and wood inset picket railings on the terrace and balcony.

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

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district

- in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one 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:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and 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

This house is an Outstanding Resource and any proposed alterations and additions are reviewed closely to ensure their appropriateness and compatibility with the historic house.

When the HPC reviewed this proposal at the Preliminary Consultation, the Commission made a few comments and recommendations:

- 1) the proposed massing, location, and materials of rear addition all compatible and approvable
- 2) the rear addition should be inset slightly for differentiation (this recommendation was not unanimous—some Commissioners felt an inset was not needed because it was so far back and not visible from the street)
- 3) there should not be a side addition at the right side of the original rear ell; a bay window in that location would probably be approvable since the windows there are not original windows (this recommendation was not unanimous—some Commissioners felt the small side addition in this location was approvable because it was so far back and not visible from the street)

The applicants responded to the HPC’s concerns by clearly differentiating the historic house from the new addition. Not only is the rear addition smaller and lower than the historic house, but it is now inset on the sides at the connection point to allow the original massing to read clearly.

The applicants also responded to the HPC's concerns about the proposed small side addition on the rear ell by removing that and proposing a bay window in the existing wall. Based on the HPC discussion at the Preliminary Consultation, the proposed bay window on the right side of the rear ell is approvable since it is a small change, the first floor massing will still be legible, the windows there are not original, and it will not be visible from the street.

As noted in the previous staff report, the house is on a very large lot and the overall length of this addition including the terrace and steps will be about 15 feet longer than the existing addition and deck that will be removed. There is an existing driveway and gravel parking area that will not be enlarged and, because of the downward slope of the lot, the garage will be tucked down below street level.

The proposed materials are appropriate for this house including wood siding to match the historic house, wood shingles, wood true divided light windows and doors, wood trim, wood garage doors, brick chimney, and wood inset picket railings on the terrace and balcony.

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

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

STAFF RECOMMENDATION

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

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; and,

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the general condition 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESSEDER

Daytime Phone No.: 301.320.1580

Tax Account No.: 01077704

Name of Property Owner: GARY NORVELL & COLLEEN BOSTHBY Daytime Phone No.: 301.588.5680

Address: 7219 HOLLY AVENUE TAKOMA PARK MD. 20912-4223
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESSEDER, ARCHITECT Daytime Phone No.: 301.320.1580

LOCATION OF BUILDING/PREMISE

House Number: 7219 Street: HOLLY AVE

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

Lot: 28 Block: 6 Subdivision: B.F. GILBERT'S ADDITION.

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence/retaining wall is to be constructed on one of the following locations: _____

Paul Treseder

498531
OCTOBER 22, 2008 (5)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address

Gary Norvell + Colleen Boothby
7219 Holly Ave.
Takoma Park, MD. 20912

Owner's Agent's mailing address

PAUL TRESSEDER
6320 WISCONSIN RD.
BETHESDA MD.
20816

Adjacent and confronting Property Owners mailing addresses

Steve Smith + J-Lee Newell
7301 Holly Ave.
Takoma Park, MD. 20912

John + Sharon Varnum
7217 Holly Ave.
Takoma Park, MD.
20912

Katherine Wakelyn
7218 Holly Ave.
Takoma Park, MD.
20912

James Epstein
4 Barclay Ave.
Takoma Park, MD.
20912

Statements for 7219 Holly Avenue, Takoma Park, Maryland

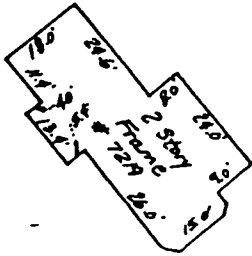
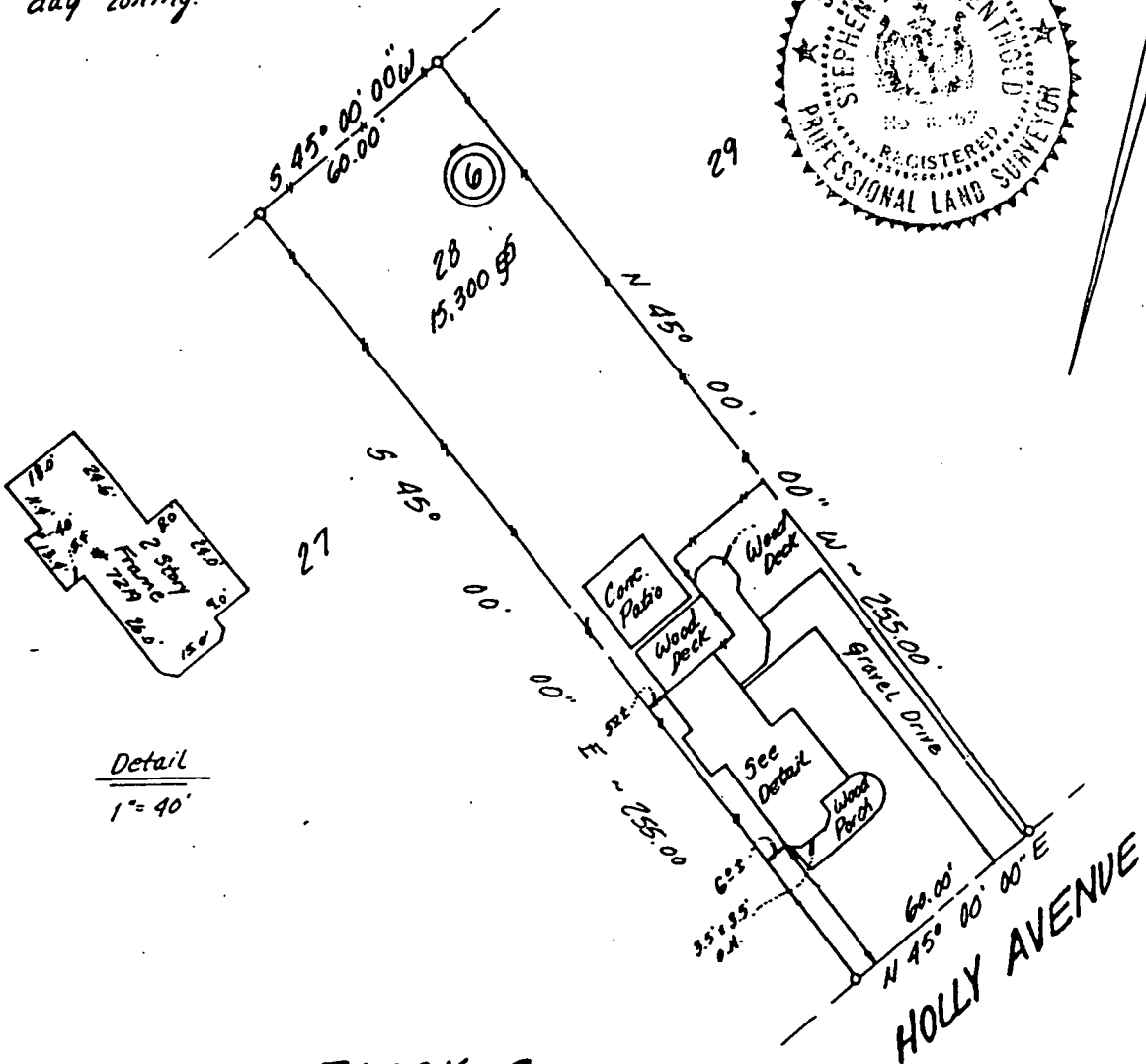
a.) Description of existing resource:

The existing house is a "category one" house dating from the 1890's, 2-1/2 stories high with a steeply pitched main roof. The exterior is distinguished by its porches and the decorative treatment in the front facing gable. The house is on a narrow, deep lot which slopes down to the rear. It is in the middle of a block on Holly Avenue a street with many homes of similar scale and age. There are later additions to the side and rear of the house, as well as a deck and patio in the rear. There are large trees in the front of the house.

b.) Description of the project and its impact:

The project consists of a two-story addition with a basement on the rear of the house, which will be minimally visible from the street. The existing rear addition and deck (built circa 1980) will be removed for this project. The proposed addition is limited to the existing house width. The design is also limited to two stories, with the walls of the second story lower than the existing house (6' vs 8') using the rafter space to complete the second floor room volume. The result is a roofline which is significantly lower than the main house (8.5') and lower than the rear ell (5'). The addition is also differentiated from the rear ell by a 2.5' wide connecting section recessed from the corners of the original house. A terrace with a garage below is attached to the rear of the addition. There is also an 18" deep x 86" wide bay proposed for the existing kitchen wall of the ell (first story only). Exterior finishes of the addition will be of period materials and detail, primarily German lap siding matching the existing house; the exception is the second floor of the addition, which will use painted cedar shingles. These will be of the cheaper, random width type rather than the regular scalloped design used in the upper section of the existing house, in order to denote a more utilitarian part of the house, as befits a rear addition. Windows in the addition will typically be two over one wood double hung, which match the existing house. There are also several narrow one over one windows, as in the existing house. Doors and windows will be trimmed in wood. The chimney will be brick, the basement walls stucco. Garage doors will be wood, side hinged and /or simulated side hinged. No trees will be affected by this work.

Note: Property predates modern day zoning.



Detail
1" = 40'

LOT 28 BLOCK 6
B.F. GILBERT'S ADDITION TO TAKOMA PARK

Existing

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

6-21-94

Date

Stephen J. Wenthold

Stephen J. Wenthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

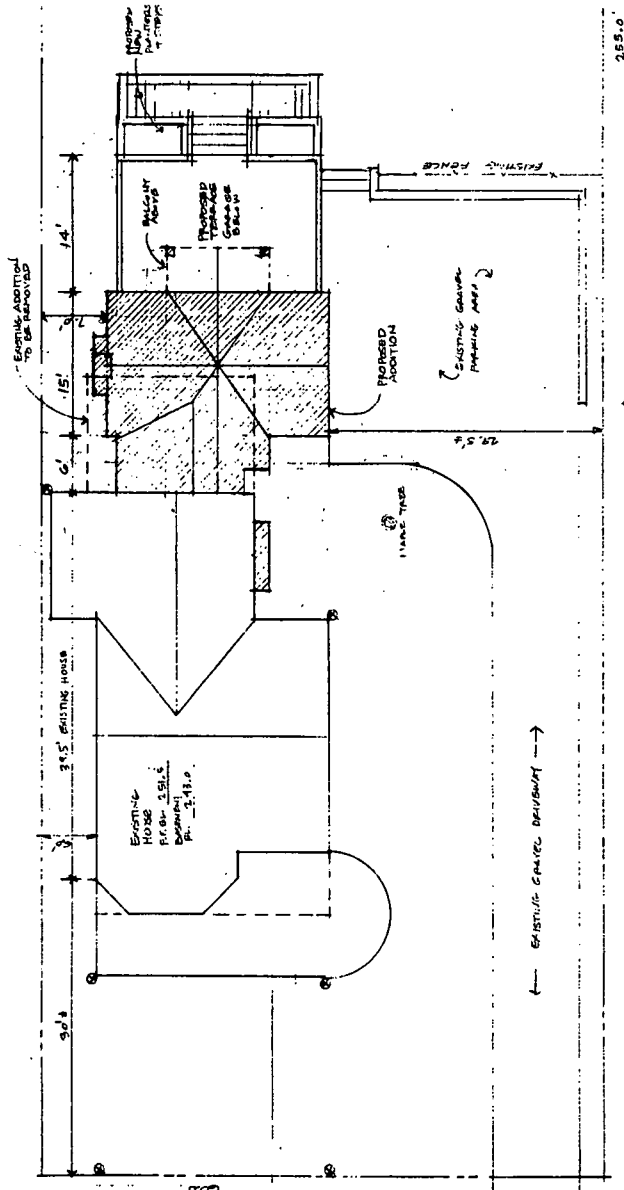


Meridian Surveys, Inc.
2401 Research Boulevard
Suite 270
Rockville MD 20850
(301) 840-0025

Scale: 1" = 50', 1" = 40'
Plat Book: B
Plat No.: 24
Work Order: 94-2704

Property
Address: 7219 Holly Avenue
Election District # 13
Jurisdiction: Montgomery County, Maryland

HOLLY AVENUE



LOT COVERAGE DATA:

LOT AREA: 15,300 S.F.

EXISTING LOT COVERAGE INCL. PORCHES: 1,516 S.F.

PROPOSED ADDITIONAL LOT COVERAGE: 531 S.F.

TOTAL LOT COVERAGE: 1,947 S.F.

= 12.6%

SITE PLAN

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

Date: 10.10.00

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

Drawn: JT

Job: 001101

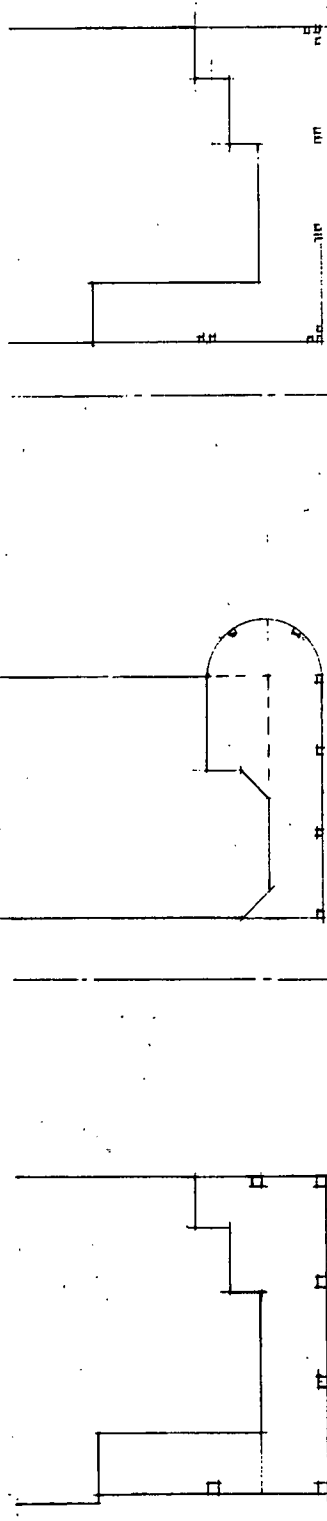
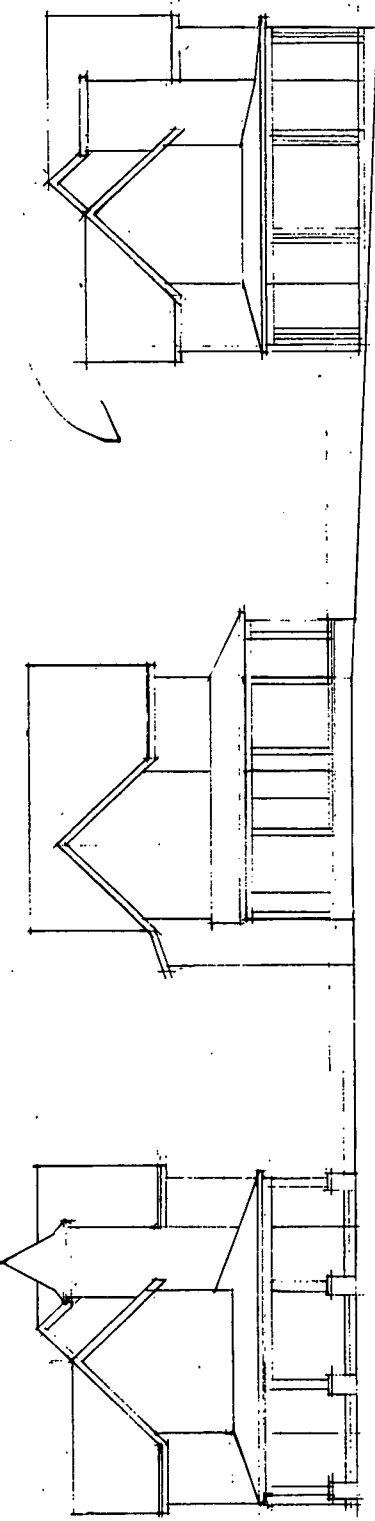
Sheet: 1

Of: 1



ADDITION TO THE
SOUTH BY - APPROVED RESIDENCE

7219 HOLLY AVENUE, DETROIT, MI 48216

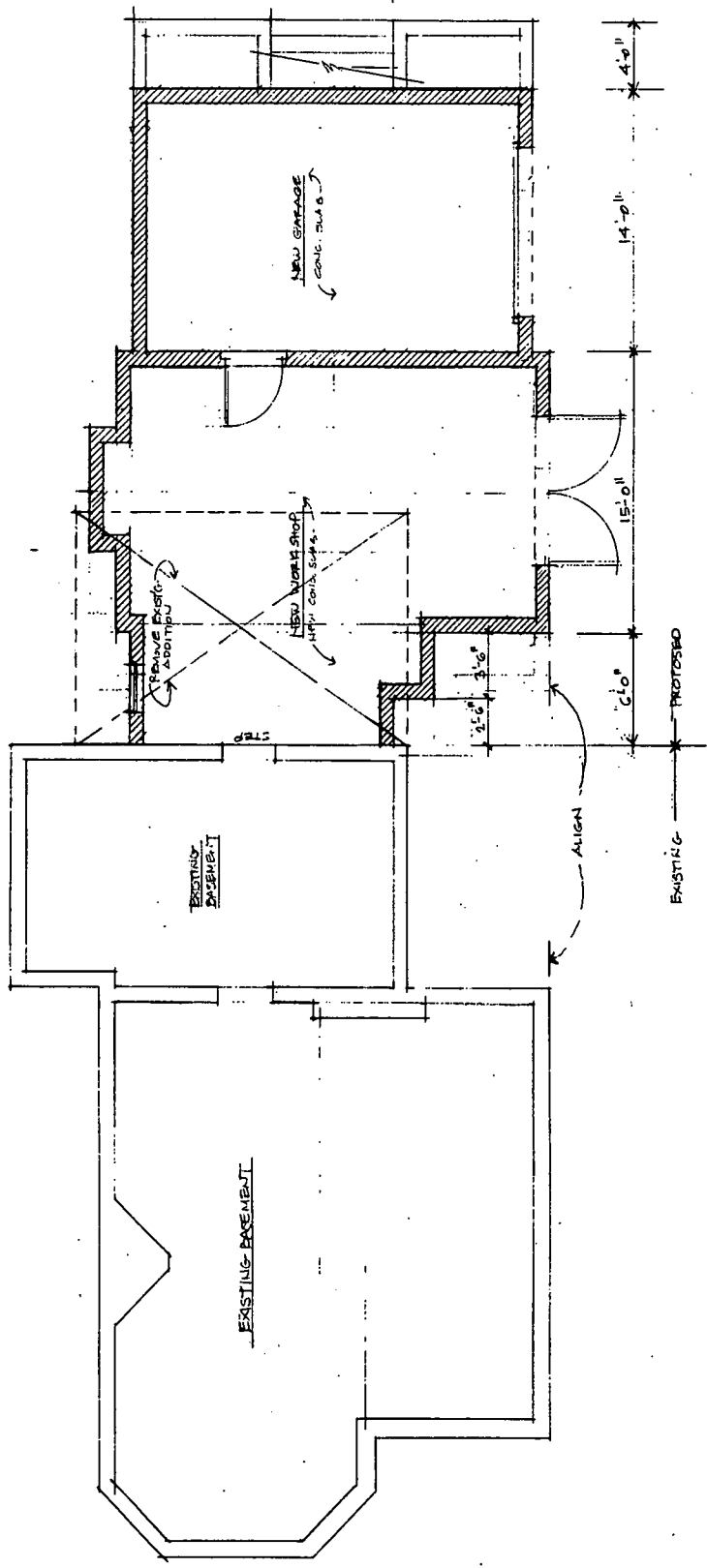


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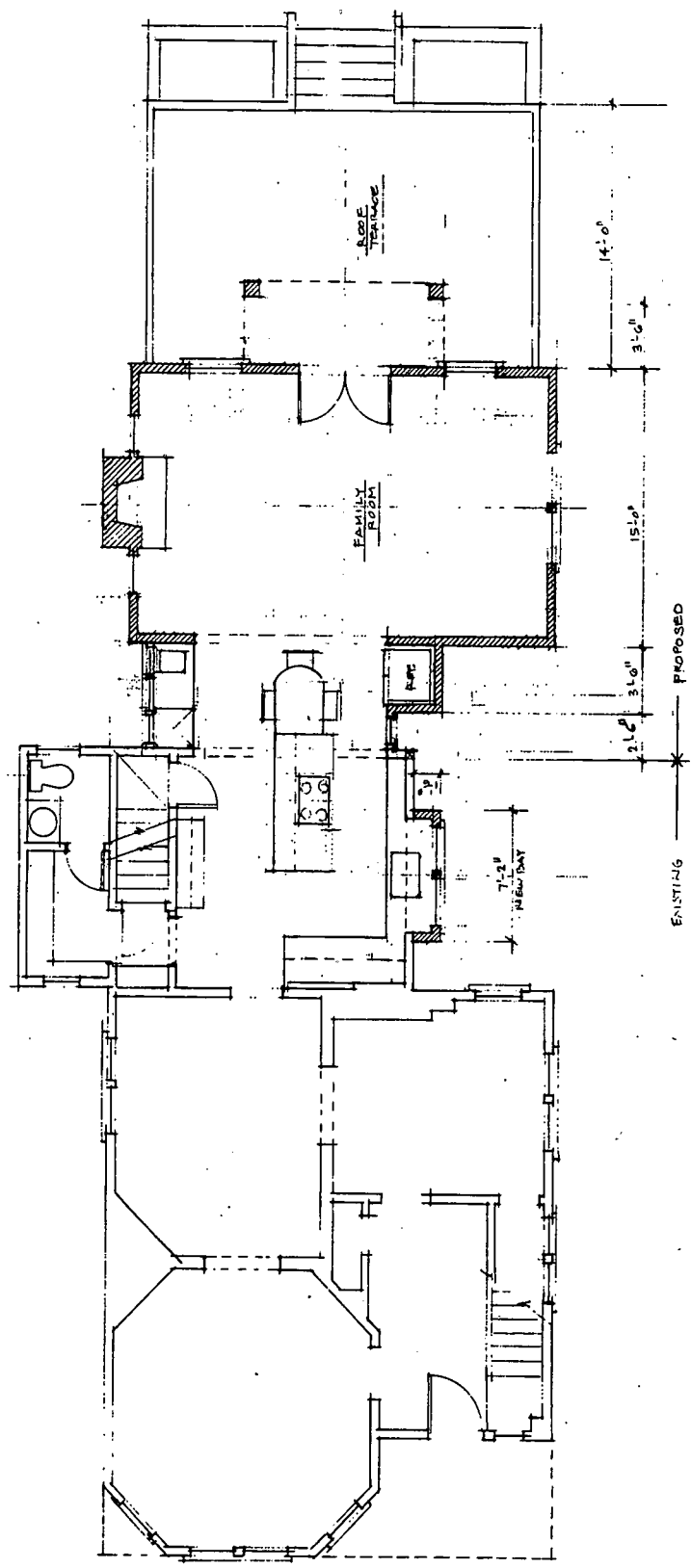
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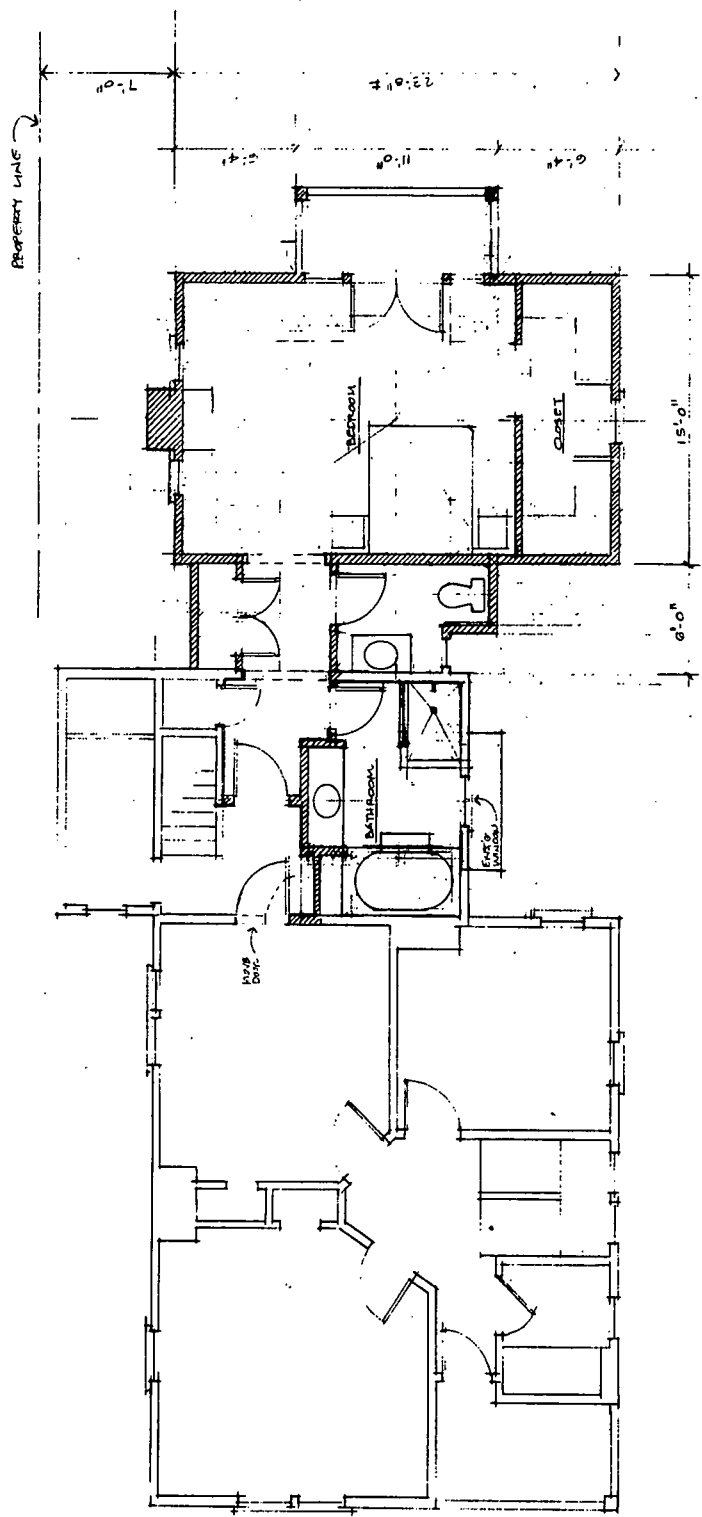
7301



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION

| | | | | |
|----|-------|----------|-------|------------------|
| OR | Sheet | Job | Drawn | Date |
| | | 12-11-17 | | 10-20-17 |
| | | | | Scale 1/4"=1'-0" |

5320 Whittaker Road
Bethesda, MD 20816
301-330-1500
Fax: 301-330-1501

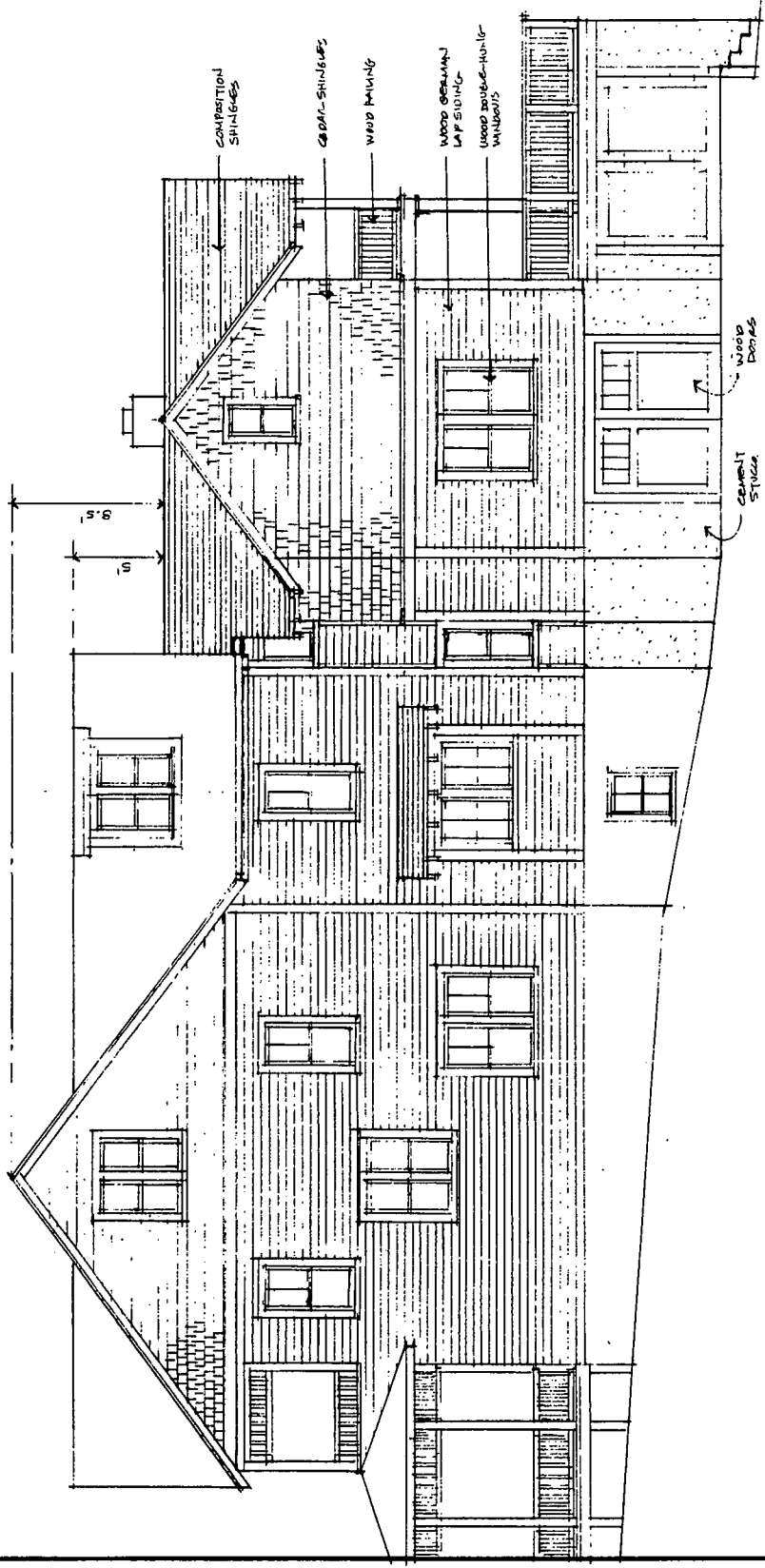


14

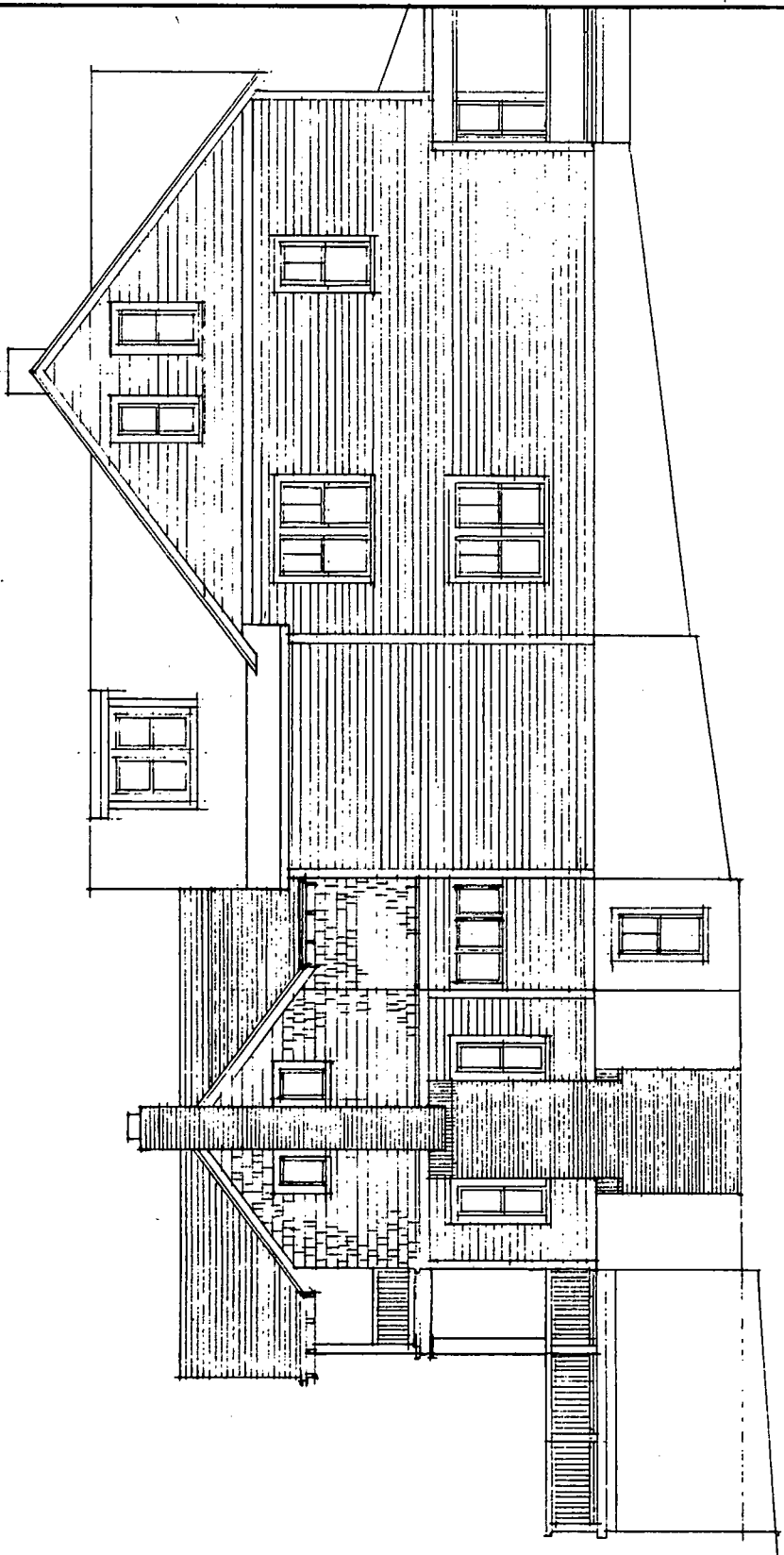


820 Michigan Road
 301-323-1541
 31822
 31822
 31822

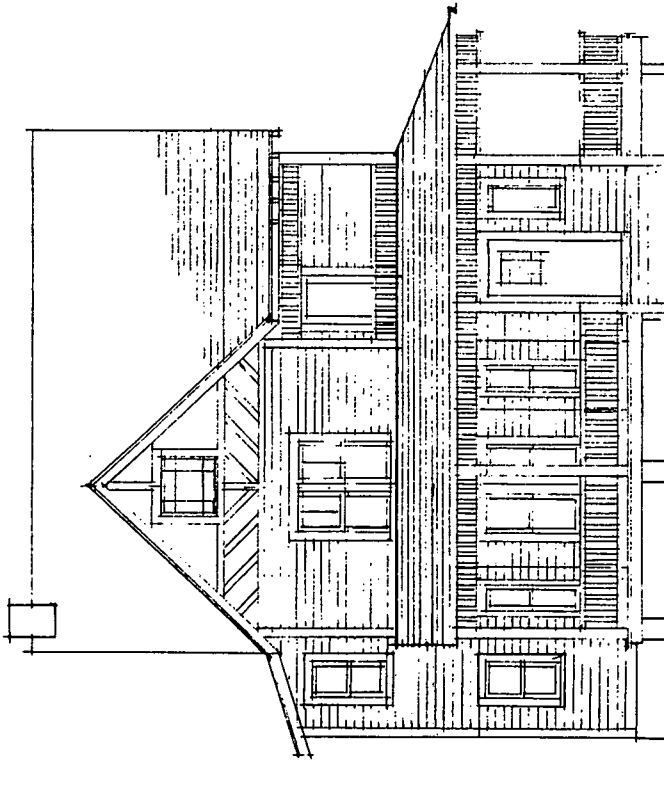
Date 10-20-10
 Scale 1/4" = 1'-0"
 Drawn
 Job BOOTH #1
 Sheet
 01
 Sheet



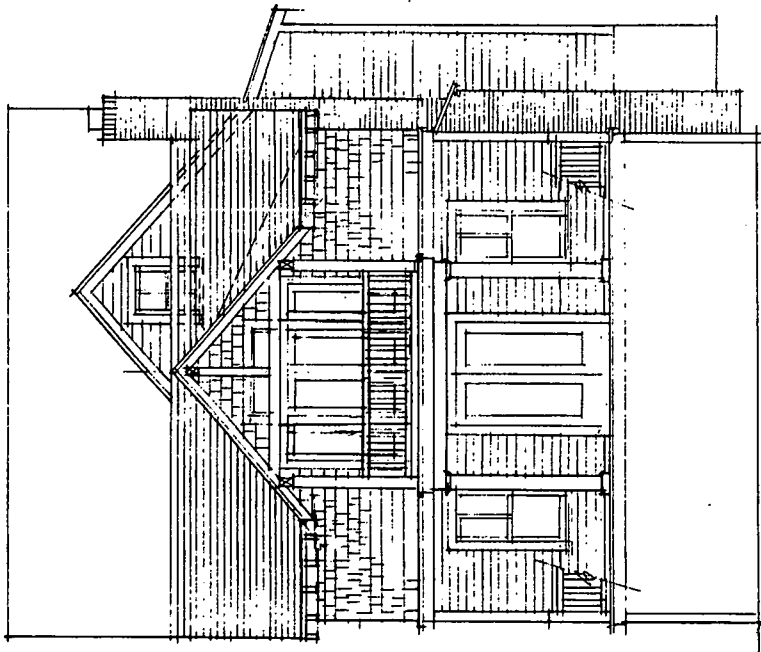
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



proposed
REAR ELEVATION

1851-201-1511
Bethesda, MD 20816
©2010 Williams Reed

Date 10-00-10

Scale 1/4" = 1'-0"

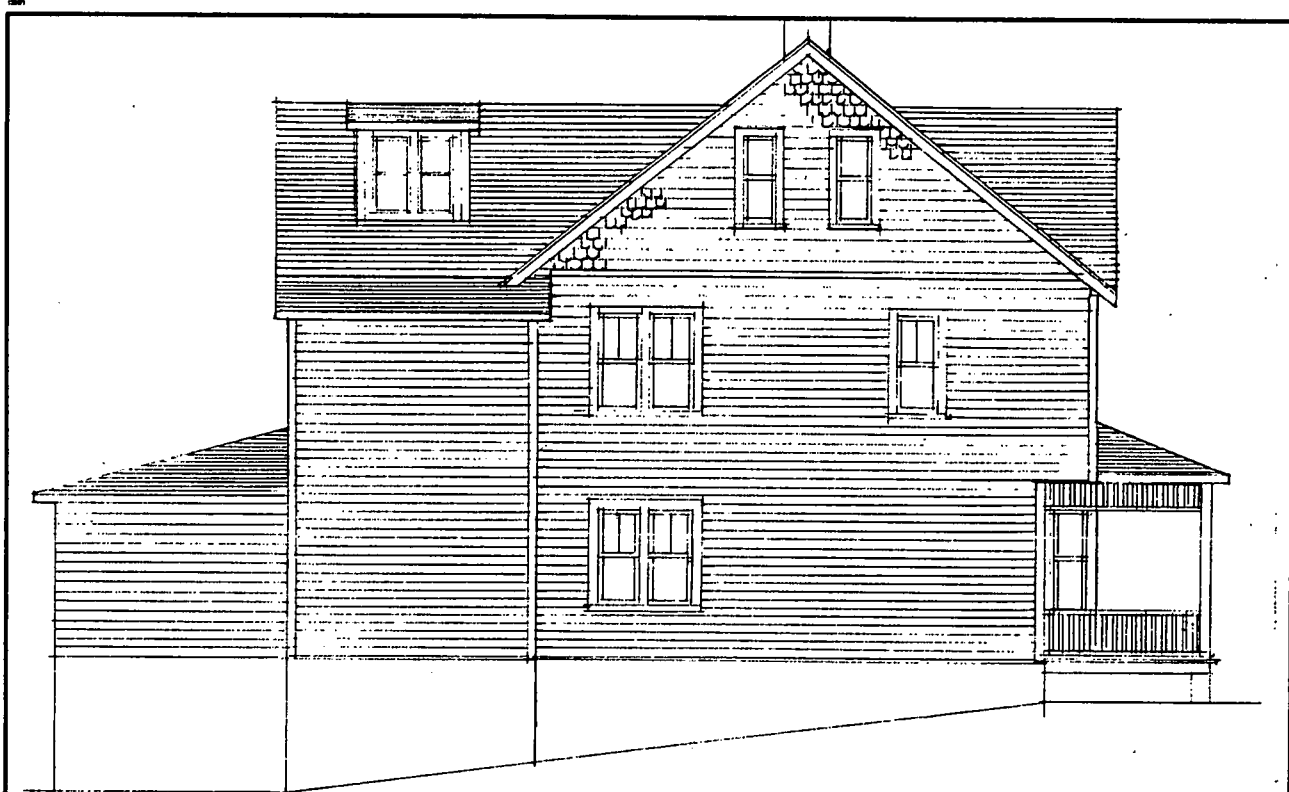
Drawn

Job Scottley

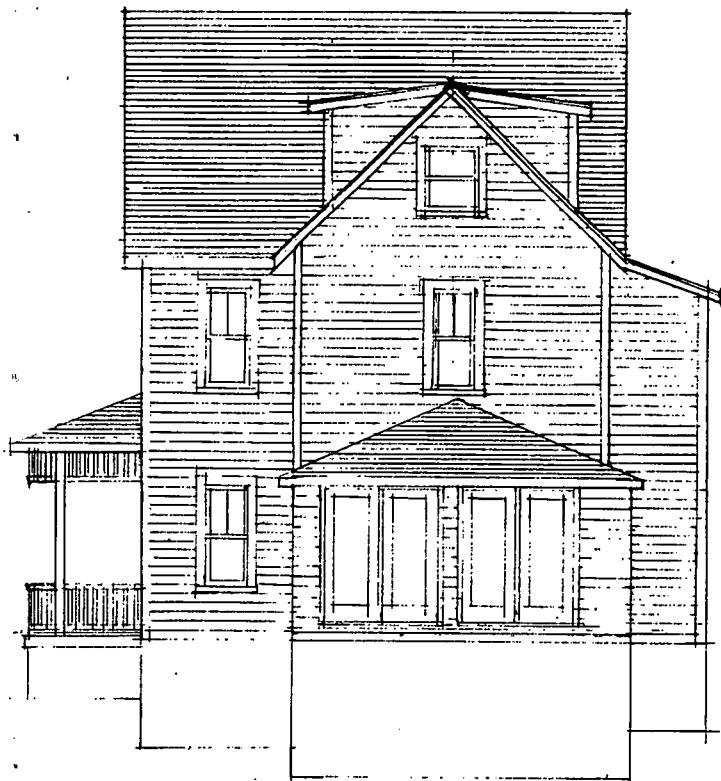
Sheet

Of

Sheet



EXISTING LEFT SIDE ELEVATION



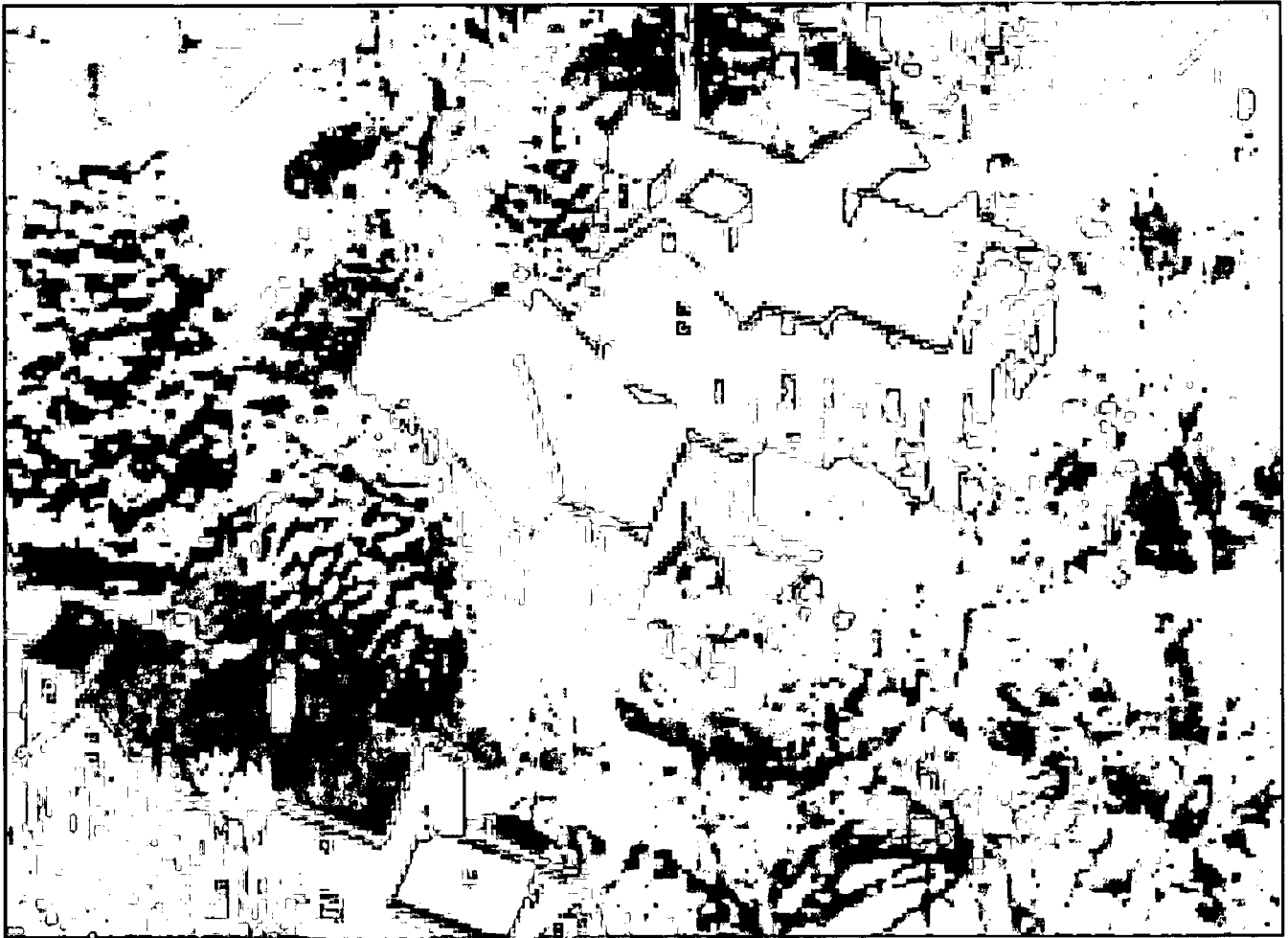
EXISTING REAR ELEVATION

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 Drawn:
 Job: 3077-67
 Sheet:
 Of: 3

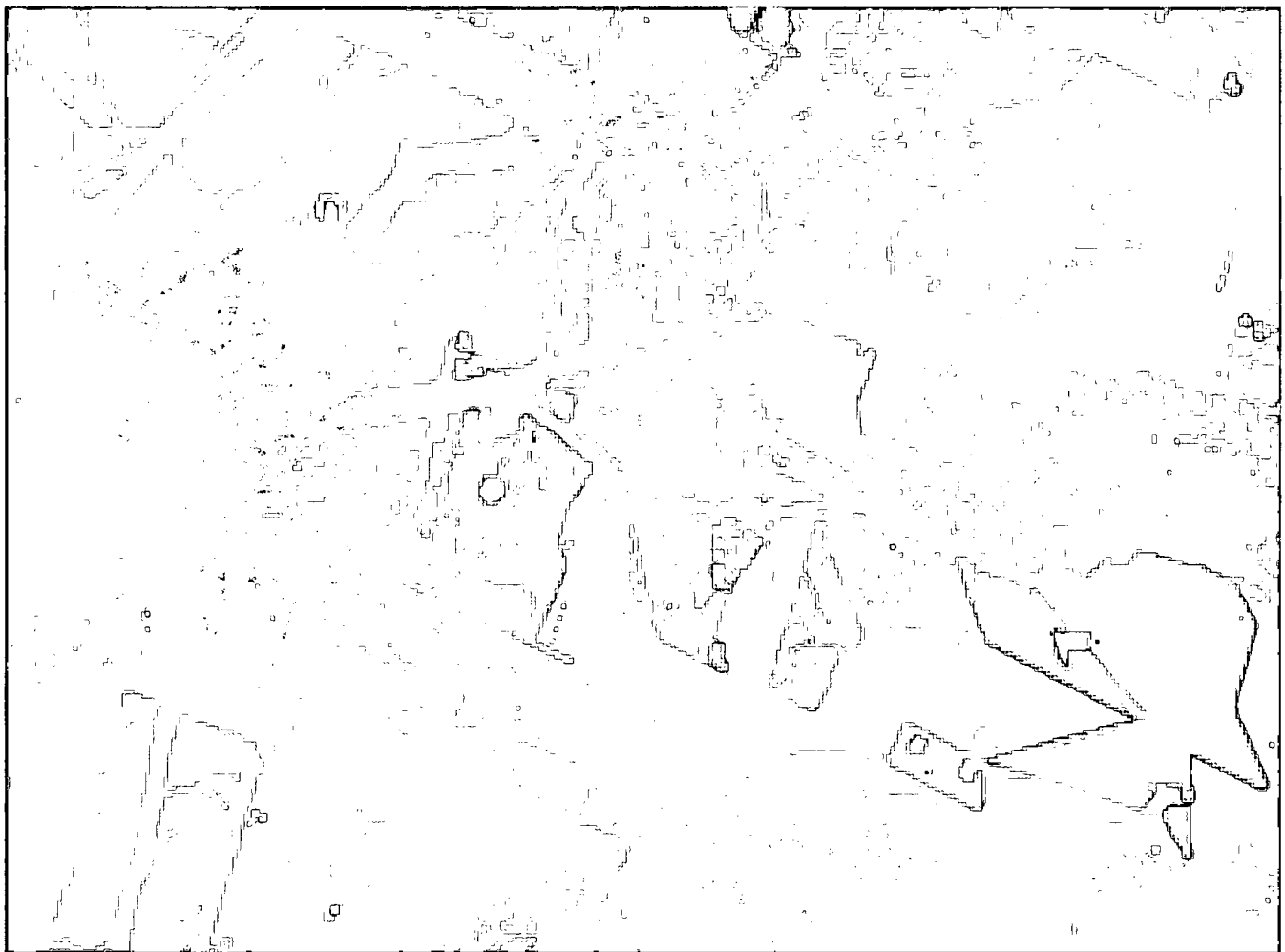
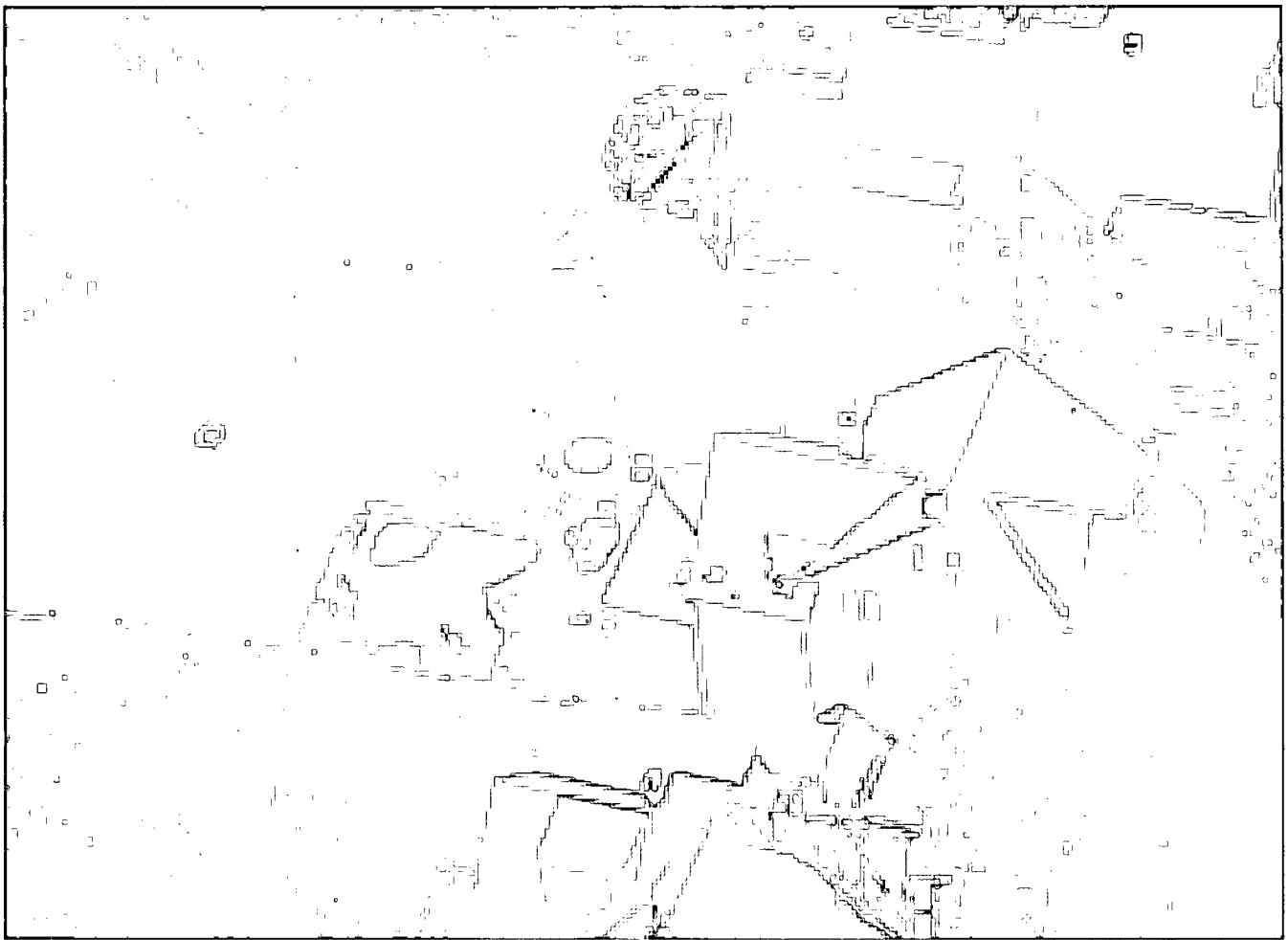
Paul Treceder

6200 Wisconsin Road
 Beltsville, MD 20716
 301-320-1500
 Fax: 301-320-1581

16



(19)
~~(22)~~



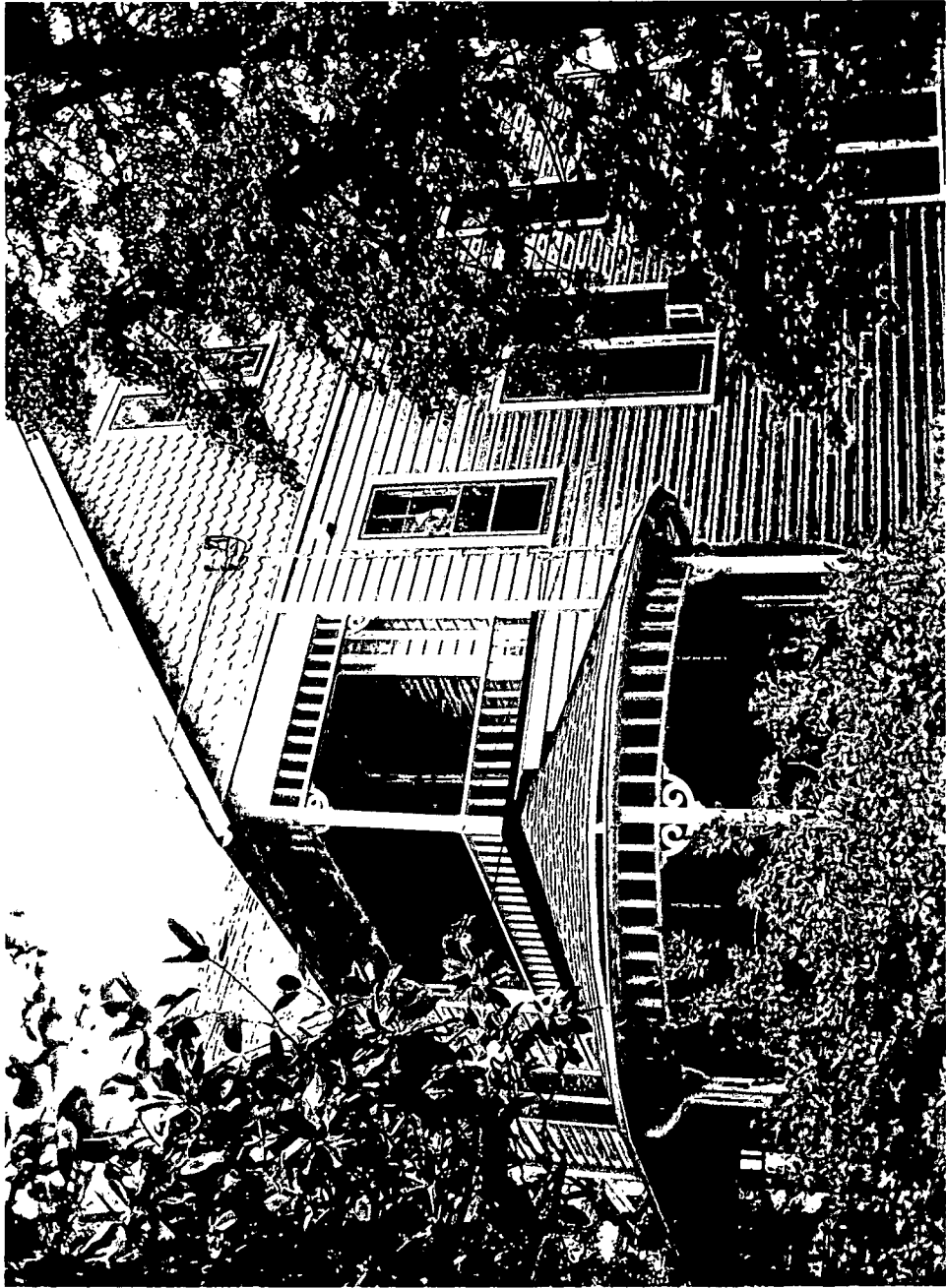
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FRONT ELEV.



LEFT EVEN.



FRONT / RIGHT ELEV.



REAR / RIGHT ELEV.



REAR ELEV.

September 10, 2008 HPC Meeting Transcript

Next on the agenda, we're moving to preliminary consultations. Case A at 7219 Holly Avenue, Takoma Park. Is there a staff report?

MS. FOTHERGILL: There is. This is an outstanding resource in the Takoma Park Historic District. And you actually may recall this property. In December of last year you approved a historic area work permit for the construction of door and skylights on the rear roof of this house. This is a stick-style sort of a 1880s house and the applicants are proposing to build a two-story, plus basement garage addition at the rear of the house. They would remove the existing rear addition which was built about 1988. And the existing back would be removed and -- but they're proposing -- you will see in their plans, there's a 3-foot wide, one-story section at the rear, right side of the existing rear "L" of the house that would connect the house and the addition. There is a chimney at the left side of the addition and a terrace with a garage underneath -- or at the rear of the pool's division with steps from the terrace to --. There's an existing garden by the parking area, but will lead to the new garage and they don't change or get expanded for this proposal.

The proposed materials for the addition are German larch wood siding and wood shingles and other materials to match the existing house. The materials for the new windows and doors, trim, garage doors, roof, chimney, terrace, and terrace room are not specified and would come back in a more detailed application.

The -- as was mentioned, this was an outstanding resource, so it gets a high level of scrutiny -- any proposed changes. And overall, staff supports this proposed massing as it's at the rear. It's smaller and lower than the historic house. However, the one thing that concerns staff is that it's important that the right side of the original rear "L" remain in-tact. And the proposed one-story side addition -- even though it's only 3-foot wide, would obscure such a building. So, even though the architect made a concerted effort to design the roof to allow the second floor of the "L" to remain visible, the staff doesn't support this side addition on an original section of an outstanding resource. And staff did a very, crude, rough alteration on the site plan in circle 14 to sort of show what I'm

referring here, which is to remove that one-story piece that connects to the historic block. And then, inset the addition so that corner can still read and then it can come back out.

And otherwise, this is a large lot. It's overall, this is going to extend the house about 15 feet more than it is now, including the terrace. There are no trees to be removed and the materials that we've seen so far are appropriate and sympathetic. And so staff overall, supports the proposal, the preliminary proposal, but with that warning/ concern.

So, here are some photos to show you and this is the house. And then, it's actually very difficult to get a shot of the rear of this house, but you can see where that proposed one-story section would be that staff has concerns about. And then, you can see the 1980s addition that would be removed. And then, well, that's as good as we get of the back. And the applicant and architect are here too.

MR. FULLER: Any questions for staff?

MS. MILES: I have a question. You know that there is no specificity about the materials for anything except for the -- and the shingles. Do you have any concerns about that being entirely in the rear of the house on a contributing resource in this historic district?

MS. FOTHERGILL: It is an outstanding resource. I'm sorry. So, the secretary of the interior standard supply, not the Takoma Park guidelines. The -- we would expect that they would use materials to match the house. So, we'd treat it about windows, wood trim, wood garage doors, brick chimney, wood inset , -- around -- all the things that would be appropriate for this house because it's an outstanding resource.

MS. MILES: And did you discuss that with the applicant?

MS. FOTHERGILL: We did have a meeting. I don't know if we got into the details of the materials.

MS. MILES: Okay. Thank you.

MR. FULLER: Other questions for staff? Would the applicant like to come forward. State your names for the record. you have seven minutes. Welcome.

MR. TRESEDER: Thanks. I'm Paul Treseder, the architect for the project.

MR. NORVELL: I'm Gary Norvell, the owner.

MR. FULLER: Give a presentation. Are you here to

MR. TRESEDER: We're here to listen to your feedback. We obviously, appreciate the staff's recommendation. We functionally -- for function reasons I very much want to keep the bump out on the "L." It's pretty crucial for making my interior work. Obviously, that's not your concern, but it wasn't done arbitrarily. I purposely made it as small as I possibly could and still get the functionality that I wanted. Actually, I should amend that. I could probably make it 2 feet instead of 3 feet and still get my functionality. And I think that if you flip through the photographs you can see -- I just would like to emphasize -- that is hard -- from the street, it is impossible to sort of see around the corner and see this. So, even though it is part of the original fabric, it is -- I felt it met Takoma Park findings and it was reversible and it, even though it obviously, partially obscures historic fabric it -- the original massing is still I think, relatively, clearly legible. But that's what you're here to give us your opinions on. So, that's all cut.

MS. ALDERSON: Well, Paul, could you walk us through why those --

MR. TRESEDER: Oh, the kitchen is the room that's in that space. And the current kitchen was there already and the current addition is a little family room off the back and the kitchen ends up being a corridor basically, to get from the main part of the house to the back. We're going to have that same functional relationship. The family room will be bigger, but without that bump -- without the kitchen being able to shift over a few feet, the kitchen becomes a kitchen/corridor. And it's as you know, sometimes in a room like a kitchen you know 6 inches can make all the difference between something functioning and something not functioning. And that's my logic for you. It's not a capricious addition. It's responding to a very real need. And again, because it's entirely invisible from the street I felt it was consistent with Takoma Park guidelines. Everywhere else I've attempted to keep the -- and then there's sort of a little interesting thing you'll see from the photos is there's on the other side of this "L" there's an old bump-out that probably, I would say, is 30s, 40s. It's you know, matches the German side and it's obviously, not original in houses. A couple of bathrooms -- probably when they added in-door plumbing or something. Maybe Gary has a better feeling for that.

MR. NORVELL: Yeah. I found that --

MR. TRESEDER: As you can see -- yeah, you can see that.

MR. NORVELL: To the left-hand side of the photo map.'

MR. TRESEDER: That's obviously, clearly visible from the street. I'm not sure if it's relevant, but interesting.

MR. FULLER: Are there questions or any comments for the applicant?

MS. ALDERSON: Just one. Is the bump-out to allow the kitchen not to -- to -- allow additional space which I can see is the space to have a new work area in which your functioning work area -- would that have relieved the work area to let somebody to it? I'd say, yeah, move over. It's a room I'd highlight. If you -- if that was approved, do you think there -- it would be possible to relocate or salvage the window that would be removed and re-using it on the outside?

MR. TRESEDER: Well, actually, those identical windows would just be pulled forward the two feet.

MS. ALDERSON: So, it could -- that could --

MR. TRESEDER: Because the sink is already there. That's already the sink wall. So, that would literally, just be moved forward. Yes, exactly.

MR. NOVELL: -- probably nicer windows --

MR. TRESEDER: Well, I don't think we've had a -- perhaps we -- well, if the owner want -- you might want to use you know double glazing or something to really match the size. But actually, if it were important, we could actually use the exact same windows, I think. Because they're the right size.

MS. ALDERSON: So, it's possible?

MR. TRESEDER: You know they're functionally the right size. Nothing wrong except that they're you know, they're old windows that need repair.

MS. ALDERSON: No older than all the other ones.

MR. NOVELL: Well, but I don't -- I mean --

MR. TRESEDER: Probably not.

MR. NOVELL: -- the windows --

MR. TRESEDER: Are they original?

MR. NOVELL: -- at the kitchen aren't in the original stuff.

MR. TRESEDER: Oh, they aren't?

MR. NOVELL: Just so you know that.

MR. TRESEDER: They were changed the time the addition was done?

MR. NOVELL: Yeah. Probably. I mean, not in my time. Since they're not bell, double-hung -- they are double-hung, but they're not old like the rest of the house.

MS. ALDERSON: Can you please -- is it possible to get that on the screen again? What it is that you're referring to as the non-original kitchen windows? I'm not sure which windows you were talking about. I've seen a lot of --

MR. TRESEDER: Well, you can -- you can look past the --

MS. ALDERSON: --

MS. MILES: -- right?

MR. TRESEDER: You're on the twelve exactly.

MS. ALDERSON: Oh, I see. You can't -- I see. -- yeah, the double-window is not -- it's in different proportions. Is that part of the other exhibit is based on your experience with other houses? Since we can't see them.

MS. FOTHERGILL: If you look in circle 18 you can see them better than this --

MR. TRESEDER: Yes. They don't have Spanish weights. I don't believe they're Spanish weights. So, I'd think they'd be you know closer to our windows probably.

MS. ALDERSON: These are much newer. Okay. Well, then I retract what I said. I thought they were two over twos.

MR. TRESEDER: There's usually a mix in windows, just I haven't quite figured out what's going on. There's a lot -- there's some that are two over twos and some that aren't. But they all seem to be an old, original window. So, it's sort of a mystery on the original house.

MS. ALDERSON: If you could do this in such a way that yeah, those are -- they're not

so whether to say the windows are an original and these are obviously much later. They're not of the vertical proportions of the house. -- But you could do this and still save the two over two from the perpendicular wall, is that right?

MR. TRESEDER: That's right.

MS. ALDERSON: It's shallow enough?

MR. TRESEDER: Exactly. We stop short of that existing window.

MS. ALDERSON: So, that there'd be some alteration and I ask if you could still read the mass, but we would actually not be concealing any original windows?

MR. TRESEDER: I guess that's true. But it's almost as if it were like a little bridge almost, because I'm actually not -- I'm also leaving the foundation below open as well. So, you could again, so this reads almost like a bay. So, that you know the original wall plane is there and you can sort of see it at the bottom and you see it at the top and this is just like an interruption at the original wall point.

MS. ALDERSON: I think that's an interesting idea to solve the spatial problem without completely sacrificing it, masking over the original features.

MR. TRESEDER: Another just -- on my proposed addition if you look at the drawings -- one thing I am proposing to do is to change materials on the second floor. And this is almost -- I always enjoy the feedback from the commission on these kinds of things. My thought was to -- the main house changes to German latch siding to a fish scale shingle at the -- between the second floor and the attic. And here, I'm proposing to create a horizontal line between the first and second floors to make it shift between German latch siding and shingles, and not use fish scale shingles, but to use cheaper, conventional, random-width shingles. And that was done sort of intentionally to make this feel more like a rear outbuilding using a -- as the house proceeds toward the rear, the finishes get simpler and less expensive. And I'm trying to carry that motif --

MS. ALDERSON: Can you direct us to a number?

MR. TRESEDER: I'm sorry. I'm looking at circle 11.

MS. ALDERSON: Okay. Right. Right. Right. That's sort of craftsman shaped shingles

as opposed to --

MR. TRESEDER: It is, but actually, the inspiration mode is the thought that outbuildings are often -- that they would transition to a cheaper material as they reached the rear of the property.

MS. ALDERSON: In this rectangle, right?

MR. TRESEDER: Mm-hmm. So, it's an idea and I appreciate feedback on those --

MS. ALDERSON: I think it suits the new addition better than fish scale shingles would.

MR. DUFFY: Generally, I would agree with that approach. You know the front is somewhat decorative, but it gets pretty plain around the back. And being an outstanding resource, I think you would want the addition to be -- to be to receive somewhat relative to the original. So, that would pretty well suggest a fairly toned-down approach to the materials with the "L" in the back, in my mind.

Could staff show an image of the house from the front right? Or do you have anything that's viewed from the public right-of way?

MR. TRESEDER: That's the view --

MS. FOTHERGILL: This would be on the sidewalk.

MR. TRESEDER: Yeah. This would be sort of a -- if you were trying to look at this new addition, you would be standing here trying to see it. But you couldn't see around the corner there that the little bridge are we're talking about would be 4 feet around that corner.

MS. ALDERSON: I'm pretty familiar with this old area too, --. You really have to be edging up to the house to see this much. It's pretty -- you don't really see too much of the sides -- not of the rear portion of the sides. you see the front portion, but I never really noticed the "L" strolling by. So, it is pretty concealed.

MS. MILES: My question is to what I raised to Anne earlier about the materials. Can you specify what you would be using for the windows, doors, trim garage doors, roof, chimney, terrace, railings, et cetera, other than the shingles?

MR. TRESEDER: Well, we're going to use a German-latch siding on the main level. I

believe -- well, this is -- I don't think this is a standard German lap. Usually in little houses, the profile is not something you can get anymore. So, usually I specify a custom mill doing the lap siding to match the original profile. It seems like a small thing, but I've done it before and it makes a huge difference. If you try to use the limber yard German lap, it just doesn't look right. So, we'll use that. Corner boards, woods. Now, I like to use the SDL. I forget, it's been awhile since I've worked on an outstanding resource. So, I don't know if you allow the SDL whites in the windows. Those are what I prefer to use

MS. MILES: I think we have for additions, right?

MS. FOTHERGILL: The real matrix that we are adopting as part of the design guidelines, says for additions to outstanding resources that could be true divided?

MR. TRESEDER: Okay. We'll do what we have to do. I hate to do it because, as you know it means that the moldings have to be out of proportion. I mean the mutton bars are actually in order to hold the thicker insulating glass you have to use a 1-inch mutton bar. Well, there are I guess there are other choices. You can use a single-glazed window and with a storm and submit it with a storm. And that maybe that's what we'll end up using then. And that's interior storm, isn't it?

MS. MILES: Or exterior.

MR. TRESEDER: Okay. So, it's like a marvin with an interior -- mark?

MS. ALDERSON: It's like a -- only proportions are important.

MR. TRESEDER: Yeah. Because as you know, when you use insulating glass the mutton bar just gets too fat and --. So, yeah, we could use a -- instead of using SDLs I guess then, we would use a single-glaze TDL. Yeah,

MS. MILES: Asphalt roof, I assume?

MR. TRESEDER: Yes. A matching roof --

MS. MILES: Brick chimney or stone?

MR. TRESEDER: It's called -- I'd rather use brick. No stone. It's a true -- we're going to be doing a Rumford fireplace. It will be a two -- fireplace.

MS. MILES: All right. and then the railings and other trim pieces will all be equal,

right?

MR. TRESEDER: They'll all be -- well, yes, in this case they will. Yeah.

MS. MILES: And so no hearty --

MR. TRESEDER: None of this will. You know I know -- no hearty plank. No PVC. No ASIC. The owners would be paying for this thing for the rest of their lives.

MS. MILES: You satisfied my concerns. Thank you. I also agree with Commissioner Alderson and I like the idea of the bump-out being -- looking like it's sort of tacked on so that it can be viewed as the -- an addition. And since there are no original windows and the original window is on the perpendicular side, will not be affected. I think that's appropriate.

MS. ALDERSON: I don't have a problem with the bump-out the way you've handled it here. I've been viewing the way the house reads from the street. But some day, perhaps on another project you might revisit the brackets that were added I guess, in the early '90s. And were kind of --

MR. TRESEDER: You didn't tell me that --

MS. ALDERSON: I think there is actually, original documentation on the house that shows what's authentic.

MR. TRESEDER: -- a little bit of the gallery real pieces?

MS. ALDERSON: They're added. Stick -- they would have been angular, I think. Yeah. They would have been angular or absent. They were added in the 90s, and not with a permit.

MR. FULLER: Just before we get down to the -- before we get in the line of comments

--

MR. NOVELL: I bought it in '94.

MR. FULLER: Before we get down to the line of just general or specific comments, I guess the only thing Paul and staff -- one of my concerns just looking at this application. There's now a whole lot of existing tradition lines to look at here. Normally, I think you see a little bit more than what's actually here now. I think I --

MR. TRESEDER: You mean in the floor plans as well as elevations?

MR. FULLER: Yeah. Yeah.

MR. TRESEDER: Certainly. We'd make sure you have those.

MR. FULLER: And same thing as it relates to the neighborhood plan. We're looking at one sheet. We don't really see how this sits next to adjoining properties. So, it would just be useful to have that.

MR. TRESEDER: A little street scape? - How many houses down do you think we should go?

MR. FULLER: Just, you tell me where the context changes. If it's -- if everything's basically the same build-to line, then that's fine. Just give me one on each side. Because everything's variable, I'd like to see something going that way.

MR. TRESEDER: Okay.

MR. FULLER: Let's just go down the line so we can wrap this up. I've heard very few comments about massing. But if people comment on massing, there has been a considerable discussion on the side addition to the back "L." Staff has pointed out the question the attachment at the rear of the "L." There's been a fair amount of discussion on the materials.

Nuray, we'll start with you and just stay on the road.

MS. ANAHTAR: Yeah. I would like to focus on the two comments that the staff had. The first one is obviously, the addition on the first floor. I think you can still get a nice kitchen without it. Since it's an outstanding resource, I would rather not see any walls demolished. But I would like to know what you think about the second comment because I can't see that it will affect your roof design. So, have you looked at it to see how it's going affect your roof inset?

MR. TRESEDER: Oh, if we were to take on the recommendation and use it?

MS. ANAHTAR: Yeah because it won't be looking right in what you're showing.

MR. TRESEDER: No, I couldn't do it.

MS. ANAHTAR: It won't be the same height.

MR. TRESEDER: No, I couldn't do it exactly the way they said. I'd have to revisit that and you know.

MS. ANAHTAR: Yeah, I think you have to change your roof configuration.

MR. TRESEDER: Exactly.

MS. ANAHTAR: So, it's not a simple insert in there, but it'll change the look, basically.

MR. FULLER: I guess now, from your perspective, do you think that's an important comment to inset that back piece in the addition? Or would you --

MS. ANAHTAR: Yes, it's an outstanding resource, that's what we have been trying to do with every other outstanding resource. So, I would rather see the minimal impact on the original house. So, yeah, I support both of the comments, basically. But other than that, I like the massing materials that you're proposing.

MS. ALDERSON: I don't have a problem with it because the way it really is partial. And it leaves a reading of the original position of the house. This is not broadly visible. It's not on a corner lot. And that you've left both the footprint -- what's below, what's above and what's on the side -- and so that actually all the -- one non-destruct window which gets you in a little push in a wall. So, to me it's quite modest. And overall, it meets the objective. So, I don't have an issue.

MR. FULLER: What about the issue of the inseting or non-inseting the rear addition?

MS. ALDERSON: I think it's a minor issue, but it's glass we're taking a look at. But I could generate this -- you know this conforms in that it's well back there. It's I think it generally meets our expectations for addition that's well setback. I don't -- to me that minor inset is not critical to the success of this.

MR. FULLER: Thank you. Warren?

MR. FLEMING: I don't have a problem with it. No, no problem here.

MS. MILES: I agree with Commissioner Alderson's comments.

MR. DUFFY: Well, I have mixed feelings. But generally, if there's an outstanding we like to see as much of the massing of the original house maintained. And with this site, it seems like there's plenty of space to expand for the rear. So, there's not an inherent problem with the site that's requiring an addition to the side. And lacking you know, better information on the site you know, my tendency is to say overall, I don't have a problem with it other than the kitchen bumping out. I think I agree with the staff report. I agree with the Commissioner also.

MR. FULLER: What about the -- whether or not the rear addition needs to stay in line with -- or set in from the master --

MR. DUFFY: I don't think that's important. I don't think -- I think if it were to set in 18 inches it would hardly be visible. You know it would hardly be noticeable.

MR. ROTENSTEIN: I don't have an issue with inside of the rear addition. I am a little concerned because it is an outstanding resource about the addition, and I like the way you characterized it as a bay. But still, you'd be obscuring original fabric on that rear "L" and that's a little troubling. And I agree with Commissioner about these comments regarding the expansion of the rear.

MR. FULLER: I guess I would echo the later comments as if we went through this. We are here to protect the historic fabric and probably, or particularly, on that outstanding resource I think the weighing of an internal program versus the fabric of the house is probably more important. So, I would be against putting the addition on the side of the rear "L." I think it can be solved either by getting bigger or moving the kitchen to the rear. It sounds -- it looks like the driveway goes all the way to the rear of the property anyhow. But it seems to me that the other way is resolving your kitchen problem. I also concur that from my perspective, the -- I don't see any reason to have to see the back corner of the "L" or to worry about whether or not the rear addition aligned with the back of the house because I think it's set back far enough that I don't think your eye's really going to notice the difference. So, as I count the votes, I hear that the majority of the commissioners do not like the side addition. The majority of the commissioners do not have a problem with the rear addition coming out to the same extent as the -- portion of the house. I think everybody said that the massing of the house is good and I think the only discussion I brought on materials that everybody thinks you're in the right direction.

MR. TRESEDER: That's very helpful. Thank you very much.

MR. FULLER: Okay? Thank you.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-----------------|
| Address: | 7219 Holly Avenue, Takoma Park | Meeting Date: | 9/10/08 |
| Resource: | Outstanding Resource Takoma Park Historic District | Report Date: | 9/03/08 |
| Applicant: | Gary Norvell and Colleen Boothby (Paul Treseder, Architect) | Public Notice: | 8/27/08 |
| Review: | Preliminary Consultation | Tax Credit: | None |
| Case Number: | N/A | Staff: | Anne Fothergill |
| PROPOSAL: | Rear addition construction | | |

STAFF RECOMMENDATION

Staff is recommending that the applicants make revisions based on the comments of staff and the HPC and apply for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Stick Style
DATE: c. 1880s

BACKGROUND

In December 2007 the HPC approved a HAWP for this house for construction of dormers and installation of skylights.

PROPOSAL

The applicants are proposing a two-story plus basement/garage addition at the rear of the house. The existing rear addition (built c. 1980) and deck will be removed. There is a 3' wide one-story section at the rear right side of the existing rear ell of house that connects the house and the addition. There is a chimney at the left side of the addition. A terrace with a garage underneath are at the rear of the proposed addition with steps from the terrace to grade. There is an existing driveway and gravel parking area that will lead to the new garage.

The proposed materials for the addition are German lap wood siding and wood shingles and other materials to match the existing house. The materials for the new windows and doors, trim, garage doors, roof, chimney, terrace railing are not specified.

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

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and 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

This house is an Outstanding Resource and any proposed alterations and additions are reviewed closely to ensure their appropriateness and compatibility with the historic house. In general, an addition should be smaller and lower than the historic house as this proposed addition is, and overall staff supports the proposed massing and its location at the rear of the house. A rear addition should be clearly differentiated from the historic massing and should allow the original massing to read. In terms of this house, it is important that the right side of the original rear ell remain intact and the proposed first floor side addition, while only 3 feet wide, would obscure its legibility. Staff appreciates that the design of the proposed addition's roof allows the second floor of the ell on the right side to remain visible, but it would not be in keeping with the Secretary of the Interior's *Standards* to allow an addition off the side elevation of an original section of an Outstanding Resource. Instead, what staff would recommend is an addition that is entirely off the rear and is inset at the sides so any original corners can remain visible allowing the original house to retain its integrity (see site plan that has been altered by staff in Circle 14).

The house is on a very large lot and the overall length of this addition including the terrace and steps will be about 15 feet longer than the existing addition and deck that will be removed. There are no trees to be removed for this addition and the applicants will work with the City of Takoma Park arborist on a tree protection plan. There is an existing driveway and gravel parking area that will not be enlarged and, because of the downward slope of the lot, the garage will be tucked down below street level.

The proposed materials are appropriate for this house and for the specific materials that were not noted in the plans staff would recommend wood true divided light windows and doors, wood trim, wood garage doors, brick chimney, and a wood inset picket railing on the terrace.

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on staff and the HPC's comments and apply for a Historic Area Work Permit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE FINE ARTS FOUR ROCKVILLE MD 20850
301-563-3400

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER

Daytime Phone No.: 301-320-1580

Tax Account No.: _____

Name of Property Owner: GART NORJEU & COLLEEN BOOTHBY Daytime Phone No.: 301-588-5680

Address: 7219 HOLLY AVENUE, TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7219 Street: HOLLY AVE

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

Lot: 28 Block: 6 Subdivision: B F GILBERT'S ADDITION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: _____

(4)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

| Owner's mailing address | Owner's Agent's mailing address |
|---|--|
| Gary Norvell + Colleen Boothby 7219 Holly Ave. Takoma Park, MD. 20912 | PAUL TRESSEDER 6320 WISCASSET RD. BETHESDA MD. 20816 |
| Adjacent and confronting Property Owners mailing addresses | |
| Steve Smith + J-Lee Newell 7301 Holly Ave. Takoma Park, MD. 20912 | John + Sharon Varnum 7217 Holly Ave. Takoma Park, MD. 20912 |
| Katherine Wakelyn 7218 Holly Ave. Takoma Park, MD. 20912 | James Epstein 4 Barclay Ave. Takoma Park, MD. 20912 |
| | |
| | |

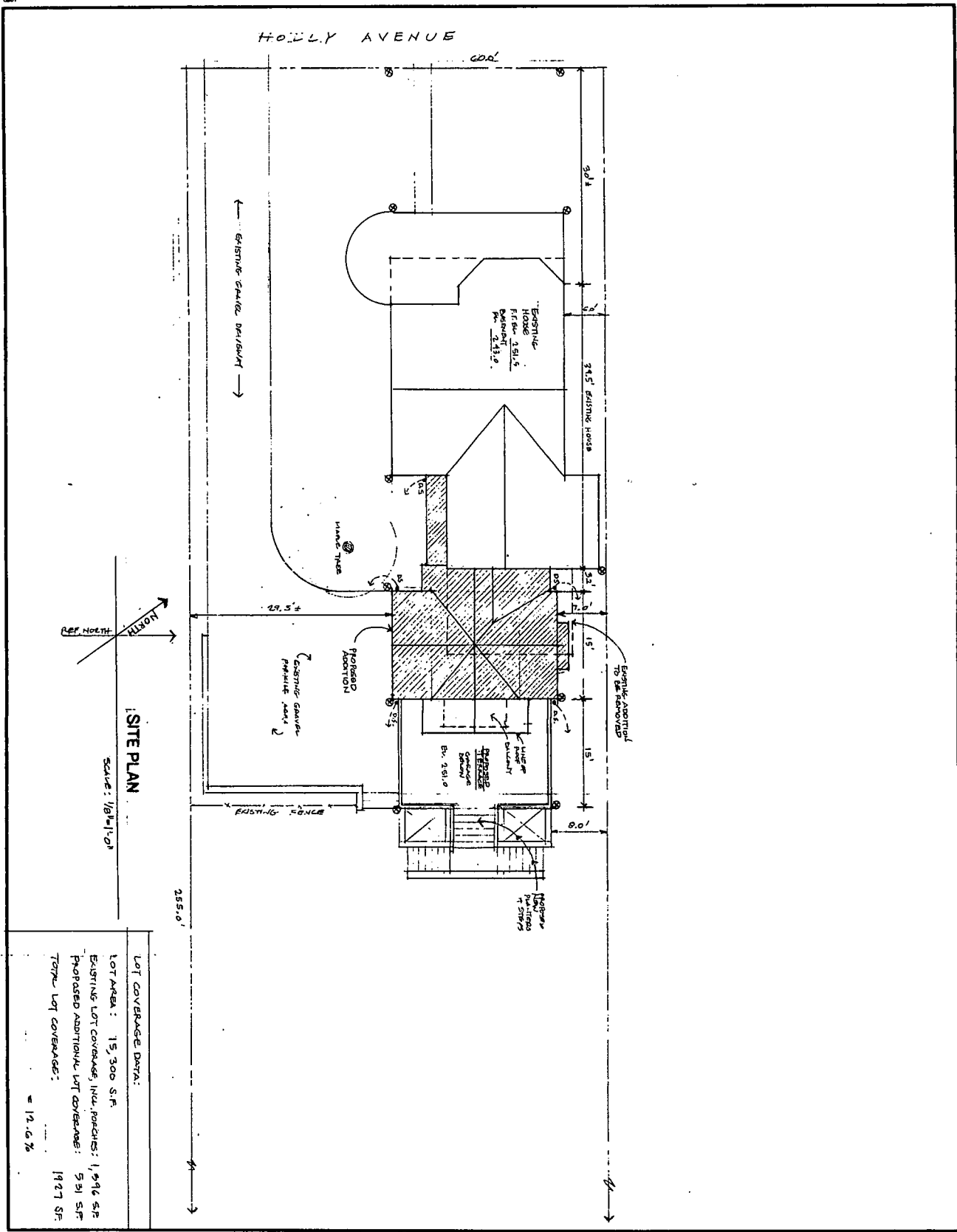
Statements for 7219 Holly Avenue, Takoma Park, Maryland

a.) Description of existing Resource:

The existing house is a "category one" house dating from the 1890's, 2-1/2 stories high with a steeply pitched main roof. The exterior is distinguished by its porches and the decorative treatment in the front facing gable. The house is on a narrow, deep lot which slopes down to the rear. It is in the middle of a block on Holly Avenue a street with many similar vintage homes. There are later additions to the side and rear of the house, as well as a deck and patio in the rear.

b.) Description of the project and its impact:

The project consists of a two-story addition with a basement on the rear of the house, which will be minimally visible from the street. The existing rear addition and deck (built circa 1980) will be removed for this project. The proposed addition is limited to the existing house width. The design is also limited to two stories, with the walls of the second story lower than the existing house (6' vs 8') using the rafter space to complete the room volume. The result is a roofline which is significantly lower than the main house (8.5') and lower than the rear ell (5'). The addition is also differentiated from the rear ell by a 3' wide connecting section. A terrace with a garage below is attached to the rear of the addition. There is also a 3' extension of the existing kitchen wall of the ell proposed for the first story only, spanning the area between the main house and the addition. This extension stops 5' before the corner of the main house so as to retain an existing window facing the rear and to keep it from being visible from the street. Exterior finishes will be of period materials and detail, matching the existing house with the exception of the second floor wall shingles. These will be of the cheaper, random width type rather than the regular scalloped design, in order to denote a more utilitarian part of the house, as befits a rear addition.



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

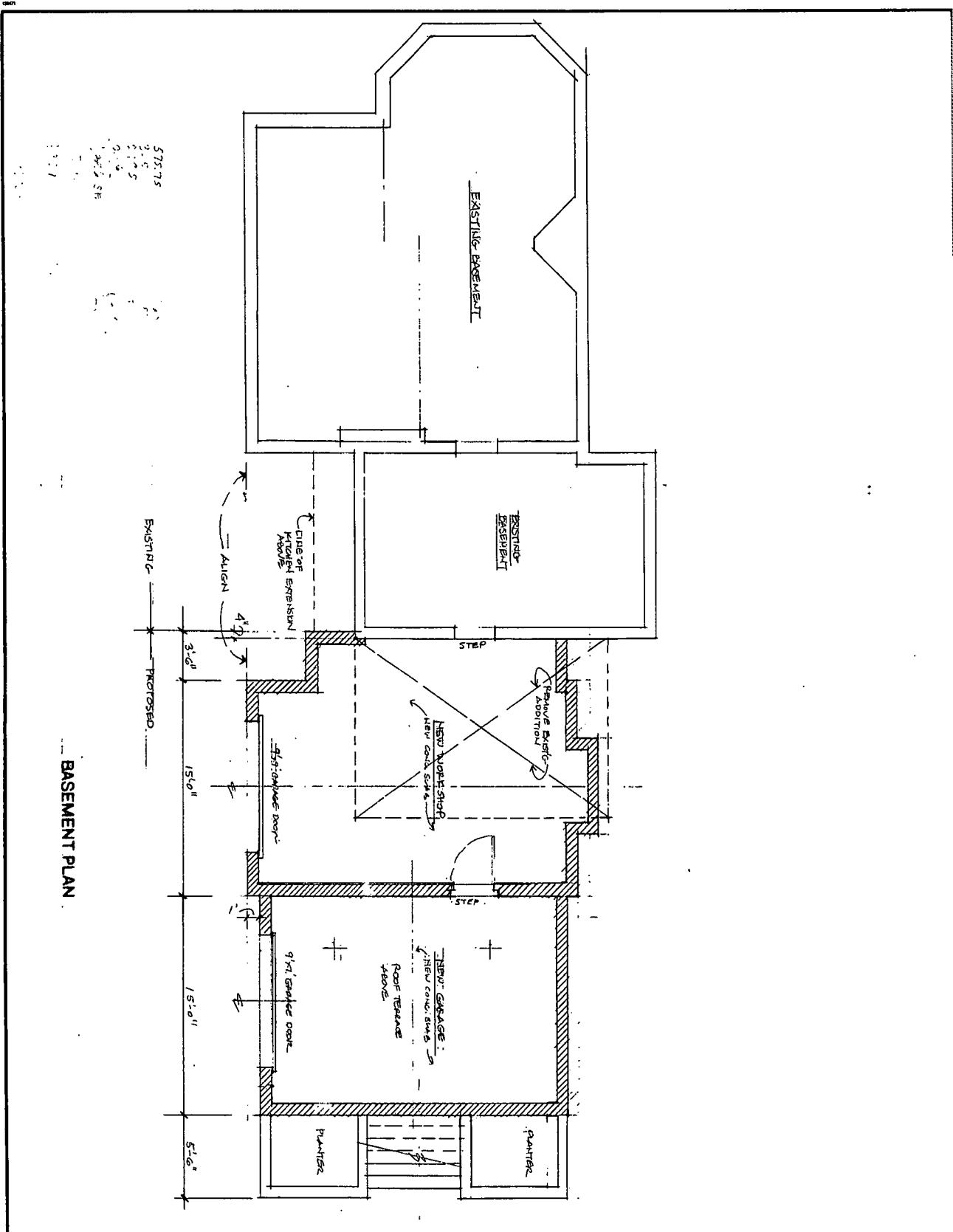
| |
|---|
| LOT COVERAGE DATA: |
| LOT AREA: 15,300 S.F. |
| EXISTING LOT COVERAGE, INC. PORCHES: 1,916 S.F. |
| PROPOSED ADDITIONAL LOT COVERAGE: 531 S.F. |
| TOTAL LOT COVERAGE: 1,927 S.F. |
| = 12.6% |

| |
|-------------------|
| Date: 8-6-08 |
| Scale: 1/8"=1'-0" |
| Drawn: JT |
| Job: BOOTHBY |
| Sheet: [Symbol] |
| Of: Sheets |

Paul Treseder
Architect AIA

6320 Wisconsin Road
Bethesda, MD 20816
301-320-1500
301-320-1506
Fax: 301-320-1581
Paul.Treseder@verizon.net

--- ADDITION to the
--- BOOTHBY - NORVELL RESIDENCE
7219 HOLLY AVENUE, TAKOMA PARK, MD. (7)



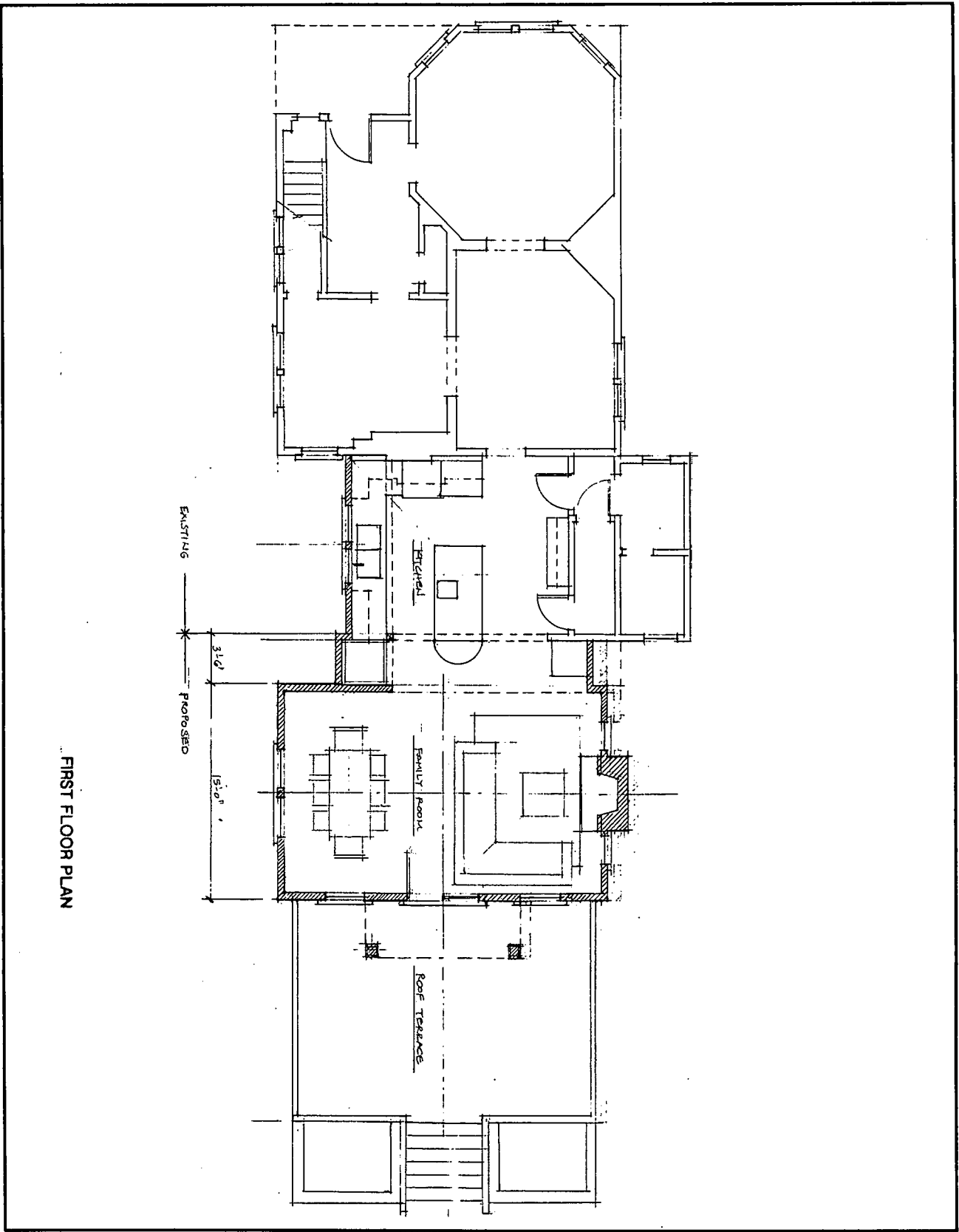
BASEMENT PLAN

573.75
2.5
2.5
2.5
0.5
267.5

6320 Wisconsin Road
Beltsville, MD 20815
301-320-1500
301-320-1581
Paul.Treseder@verizon.net

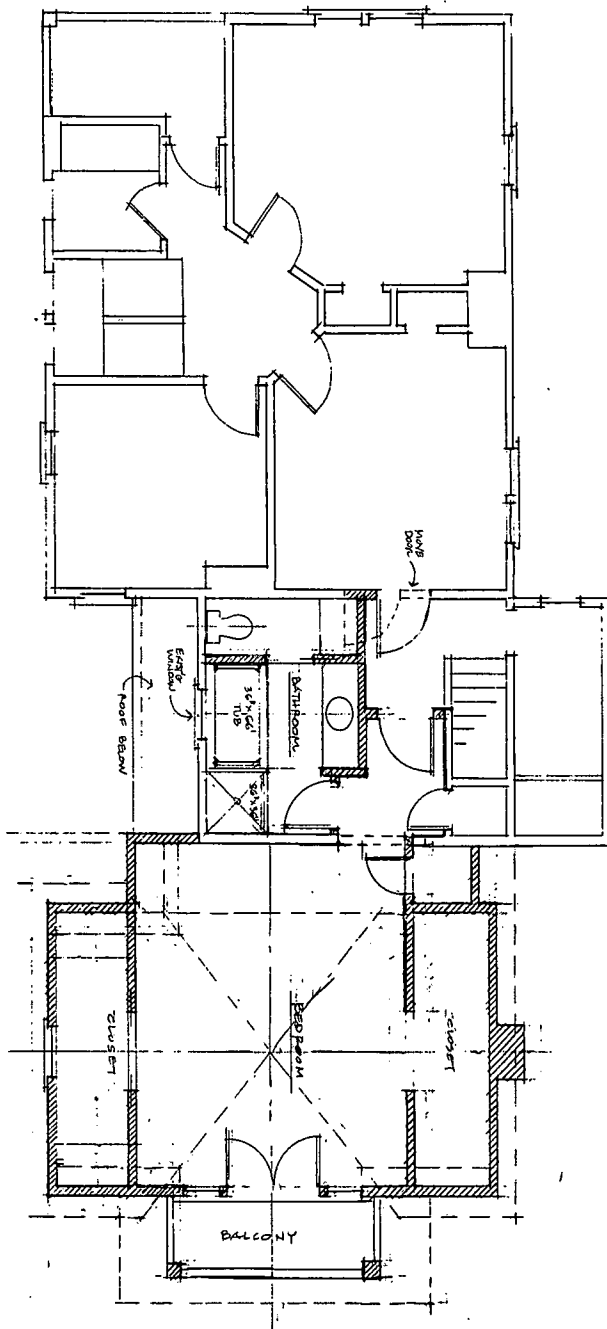
Paul Treseder
Architect AIA

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| Of | Sheets |



FIRST FLOOR PLAN

| | | | |
|---|--|---------------------------------------|-----|
| 0320 Wicacrest Road Beltsville, MD 20818 301-333-1560 Fax- 301-320-1561 Paul.Treseder@verizon.net | | Paul Treseder Architect AIA | (9) |
| Date: 8.6.08 Scale: 1/4" = 1'-0" Drawn: Job: Country Sheet: Of: Sheets | | | |



...|SECOND FLOOR PLAN

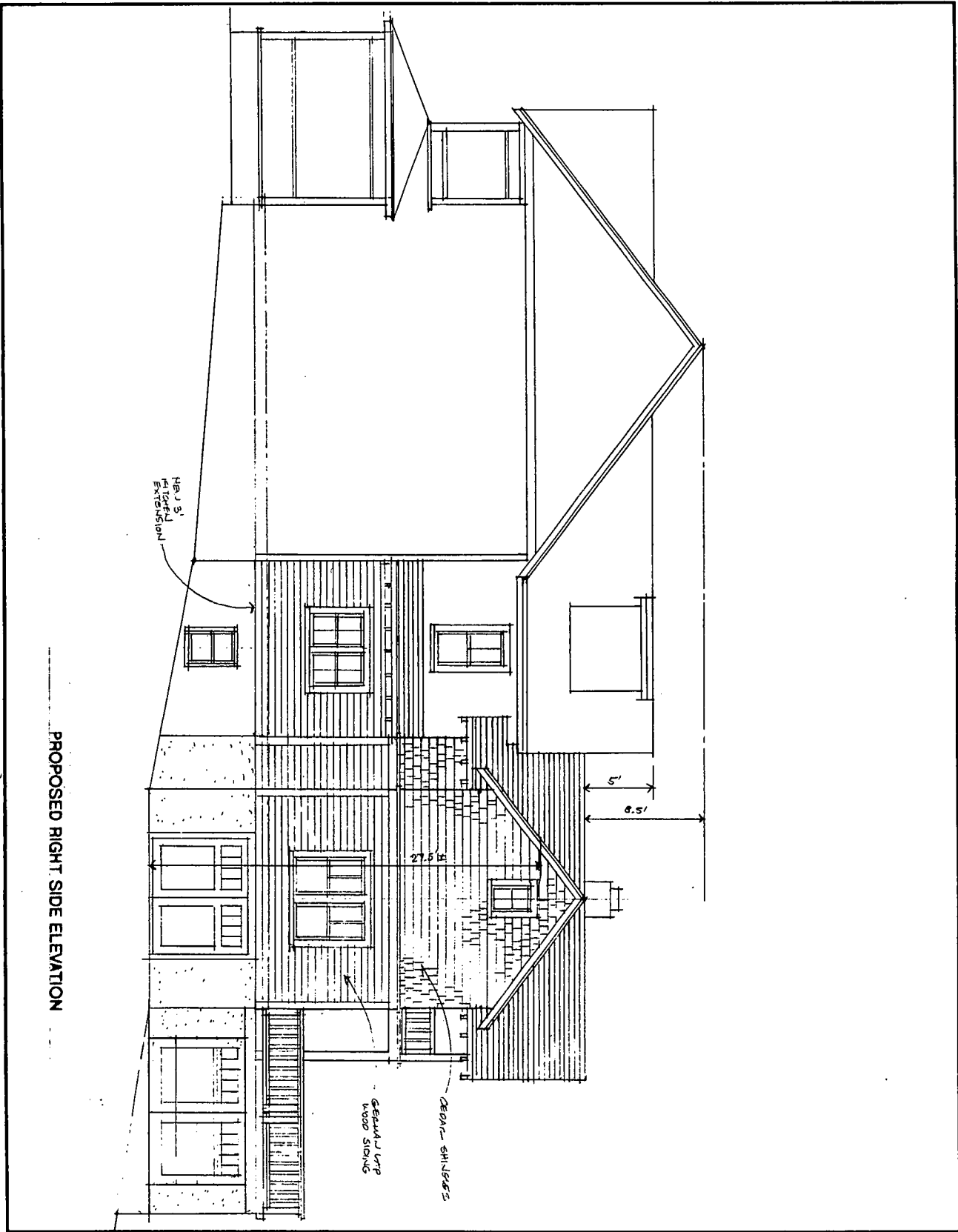
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| SCALE | 1/4" = 1'-0" |
| DRAWN | |
| JOB | Booth's |
| SHEET | 4 |
| OF | 5 SHEETS |

Paul Treseder
Architect AIA

5320 Wilkesford Road
Beltsville, MD 20816
301-320-1580
Fax- 301-320-1581
Paul.Treseder@verizon.net



10



PROPOSED RIGHT SIDE ELEVATION

3' H

27.5' H

5' H

6.5' H

SEMI-TRIP WOOD SIDING

DECK - SHINGLES

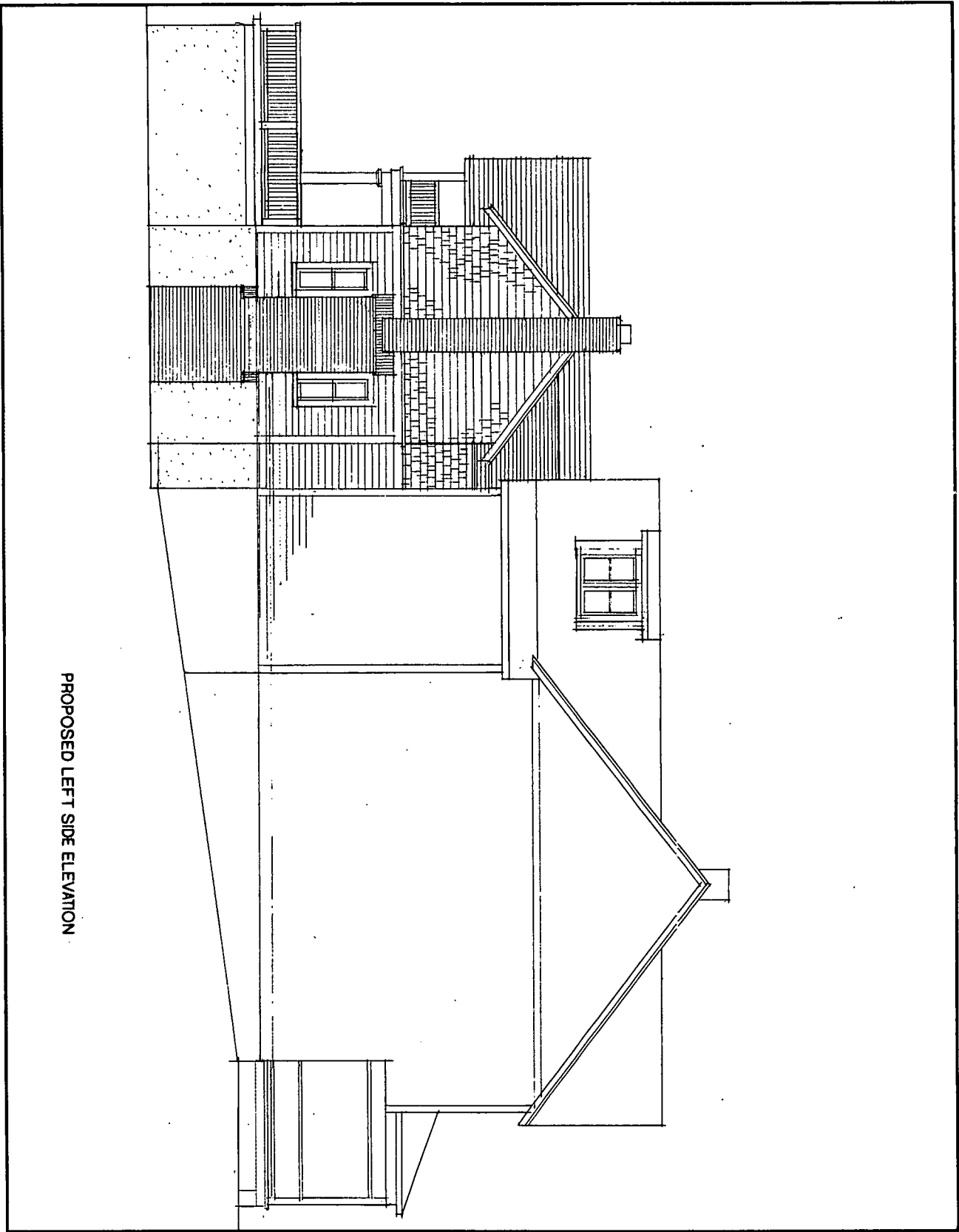
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| Drawn | YPL/BN | |
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| Date | 8.6.08 | |

Paul Treseder
Architect AIA

6320 Whisman Road
Bethesda, MD 20816
301-320-1590
Fax - 301-320-1591
Paul.Treseder@verizon.net



11



PROPOSED LEFT SIDE ELEVATION

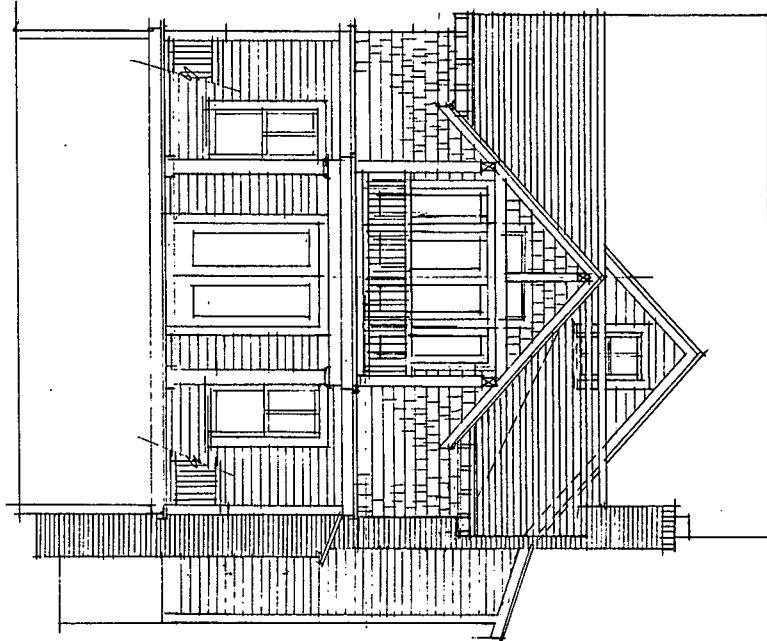
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 Joe Boonick
 Sheet
 DT

Paul Treseder
 Architect AIA

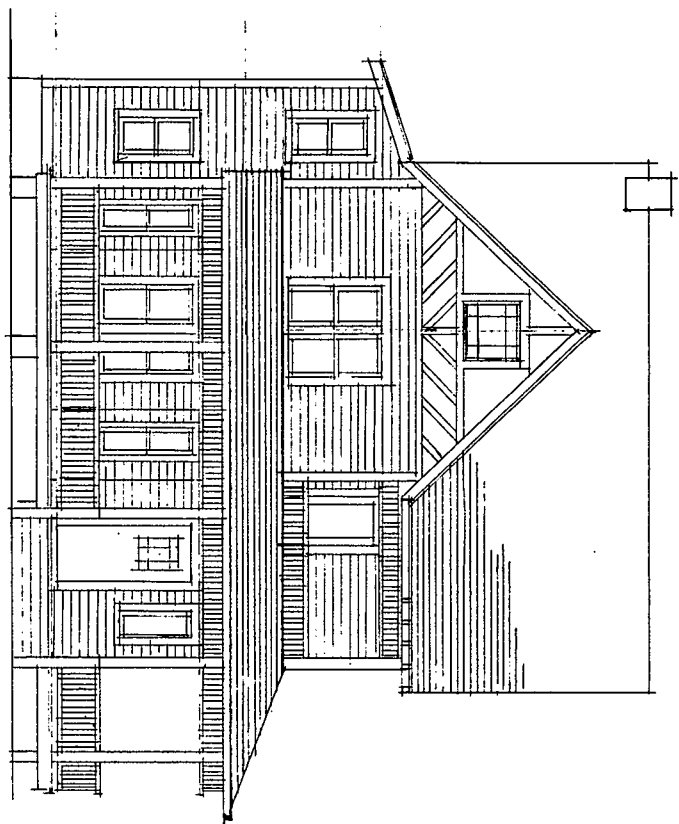
6320 Wicaccaw Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1581
 Paul.Treseder@verizon.net



12



REAR ELEVATION



FRONT ELEVATION

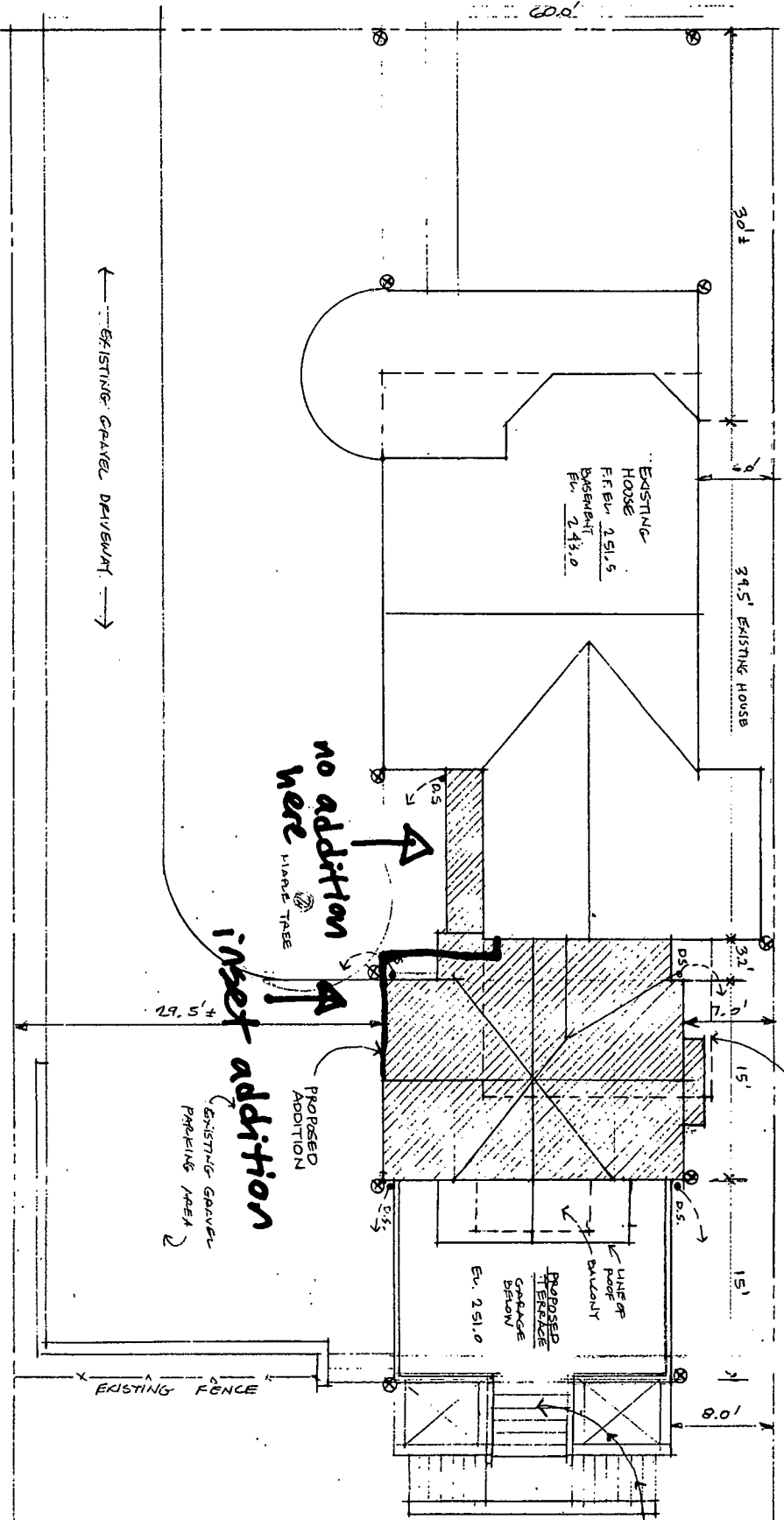
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 Of Sheets

Paul Treseder
 Architect AIA

6320 Wilcrest Road
 Beltsville, MD 20816
 Tel- 301-320-1580
 Fax- 301-320-1581
 Paul.Treseder@verizon.net



HOLLY AVENUE



Staff's suggestion

SITE PLAN

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



FRONT VIEW



LEFT SIDE VIEW



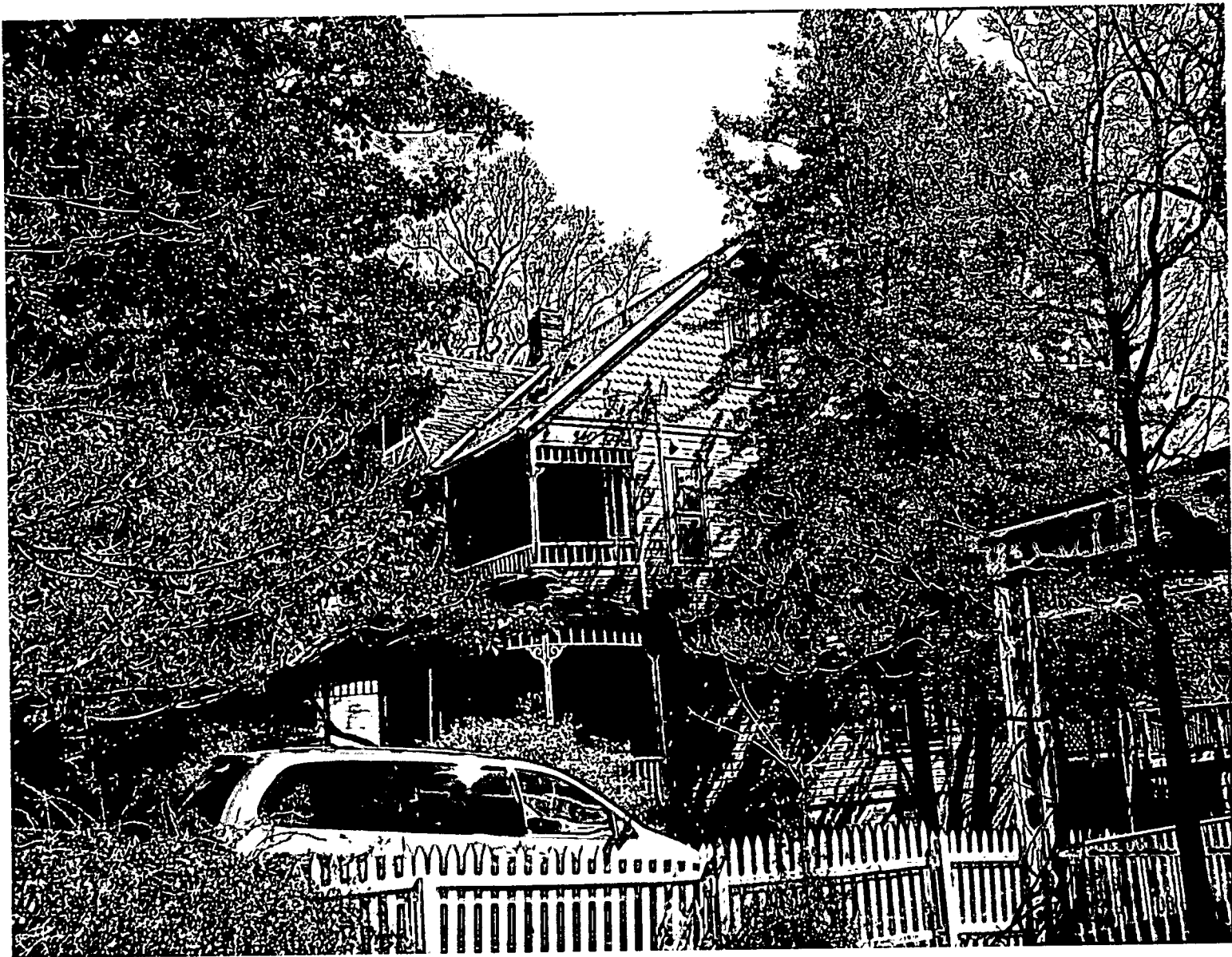
RIGHT SIDE VIEW
(FROM FRONT)



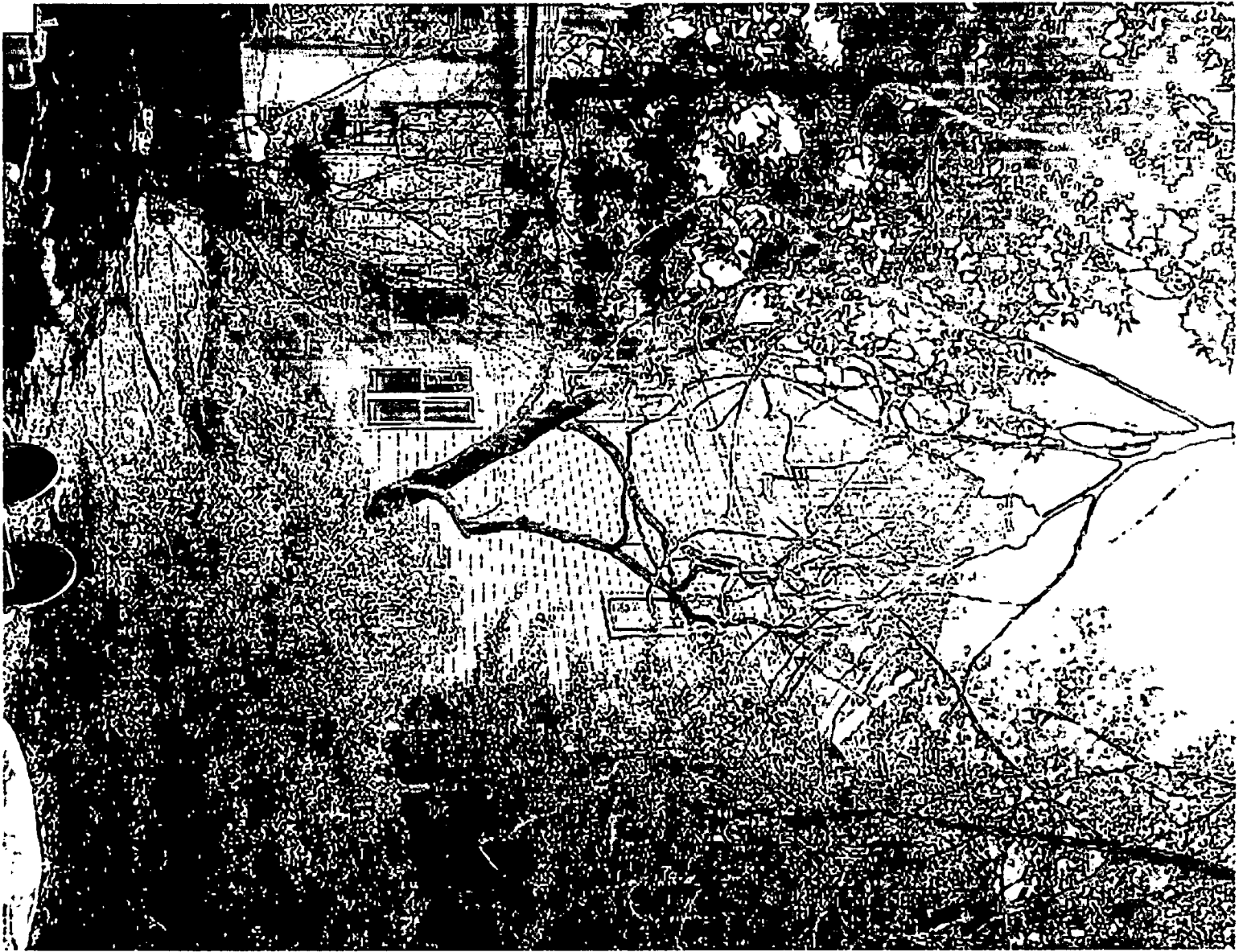
RIGHT SIDE VIEW
(FROM REAR)



REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE
VIEW