

#315 Baltimore Avenue, Takoma Park

TAKOMA PARK H.D.

PRELIMINARY CONSULTATION 5/22/13

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Baltimore Avenue, Takoma Park	Meeting Date:	5/22/2013
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/15/2013
Applicant:	Brian Finlay	Public Notice:	5/8/2013
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Construction of addition and other alterations		

STAFF RECOMMENDATIONS:

The HPC must provide the applicant with feedback on the following items:

- If construction an addition and front screen porch are in keeping with the Takoma Park Historic District Guidelines specified on Page 2 of the staff report.
- Guidance on the materials for the addition and porch.

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

The applicant is proposing to construct a 1 story, approximately 324 square foot addition at the left-rear (north east) corner of the historic massing. The proposed addition will extend approximately 9' beyond the left (north) elevation of the historic massing into the side yard. A flat roof screen porch (approximately 75 square feet), will be constructed 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 or fiberglass (painted).

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;
- 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 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. The applicant has provided a summary of his meeting with the arborist on pages 8-9.

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 of 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 recommends that the HPC determine if construction of flat roof screen porch in front of the proposed addition could be approved if submitted as a HAWP. If the HPC supports construction of the porch in the location as proposed, it must provide the applicant with applicable guidance on the design and material selections.

The applicant has provided a written justification stating their rationale for building a porch in this location. (See pages 8-9).

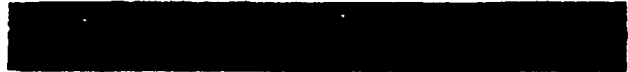
Staff supports the applicant's proposed material selections for all building components.

STAFF RECOMMENDATIONS:

The HPC must provide the applicant with feedback on items 1 & 2 below:

1. If construction of the proposed addition and front screen porch are in keeping with the Takoma Park Historic District Guidelines specified on Page 2 of the staff report.
2. Materials and details for the addition and porch.

Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: bfinlay@stimson.org Contact Person: BRIAN FINLAY
Daytime Phone No.: 703 725 0359
Tax Account No.: _____
Name of Property Owner: BRIAN FINLAY Daytime Phone No.: 703 725 0359
Address: 7315 BALTIMORE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 7315 Street: BALTIMORE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA
Lot: P7 Block: 78 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 90,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent

4/19/2013

Date

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

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

-----Original Message-----

From: Brian Finlay [mailto:bfinlay@stimson.org]

Sent: Monday, May 13, 2013 11:02 PM

To: Silver, Joshua

Subject: RE: FINLAY request for Preliminary Hearing (7315 Baltimore Ave)

Hey Josh

Thanks so much for your note. I'm relieved to hear that you find the plans if not ideal, then at least not unreasonable! We're really concerned about those two trees. As you can see, they really help make the lot and we think that losing them would really negatively alter the property.

Anyhow, I apologize for not including the materials selection and really do appreciate your willingness to help guide us toward the most historically appropriate gear for the house. I agree with all of the recommendations that you make below related to the windows, porch columns, and exterior stairs. As you saw, those are in fact the materials that we used for the previous addition, and we are really pleased with the way that they work with the original home. In terms of the piers, apologies for not having our architect make those alterations on the draft elevations. The first addition had a full foundation which we covered in parging to match the original foundation to the house. While we can certainly cover the piers with the same material (to the extent they are visible), Todd Bolton (the Takoma Park Arborist) would like for us to have some method of regularly accessing the space between the floor of the addition and the ground. While he admits that it is not the ideal thing to have underneath your home, he wants to ensure that: a) the existing slope running away (north) from the existing house not be altered, and b) that we regularly blow organic material underneath the structure in order to ensure that the root zone of the impacted tree is fed regularly. As the addition will only sit between a foot to two feet off of the ground, we will have to be creative in affixing some type of accessible doors on each side in order to comply with this plan--while preventing animals from making themselves comfortable. I'd like to work with the Commission to determine the most appropriate option -- I suspect you've had to do this before, and can probably recommend a couple of houses around town that have something similar?

In terms of the screened in porch, a number of factors drove us to the decision to encroach several feet up the side of the house. Some of those reasons are design related, some are based upon personal preference, and others based upon Todd's feedback regarding the welfare of the two trees closest to the house.

1. As you can see, the proposed screened porch roughly matches the entry porch that was added to the house back in 2004. We really like how that porch softened the look of the addition. As you see from the photographs and from visiting our home, today that original addition is virtually invisible from the street, which we really like as it pushes the original home out front. That is the look we are hoping to achieve with the proposed screened porch. Because it will sit lower to the ground than that original addition, we think that it will help make the proposed addition far less obvious from the street, particularly in comparison to a bank of windows or a solid wall.

2. As you know, the back of our lot slopes down to a ravine meaning that the property is quite infested with mosquitos all summer and fall. The addition of a screened porch is a virtual necessity if you want to enjoy the outdoors. The proposed build-out of the room moves the addition over toward the property line in order to preserve the trees, but we don't want to build too far out to the property line for two

reasons: 1) for the sake of our neighbors, and 2) in order to not completely obscure the viewline up the side of our house. The result is a limited width between the two additions. If we were to wedge the screened porch into that courtyard between the existing addition and the proposed addition, it would necessitate the loss of a bedroom window as well as the bank of southern exposure windows that we desperately crave. But more importantly, the location would only allow a depth of about 5 and a half feet (unless we remove a window), which really doesn't give us sufficient room for family live out there.

3. Perhaps most importantly, Todd has asked that we ensure that the existing slope of the lot over the root zone of that White Oak closest to the house be preserved. He tells us that it is important that rainwater and run-off from our gutters continues to provide moisture for the tree. By enclosing that space, it would be very difficult to have water run along that slope unless we have the roof draining between the walls of our house, which we are not too keen to experiment with!

4. From an internal design perspective, a screened porch that would sit in that gap between the original addition and the proposed addition would completely close off our dining room to natural light. The existing dining room sits directly in the middle of the original house. When the first addition was constructed, a hallway had to run along the back of the home creating a seven foot room between the end of the dining room and the nearest window. The addition of a screened porch at that location would make that room an entirely interior space, which we are not keen to create.

5. Finally, and this may sound inauthentic, but my wife really believes that front porches help build a sense of community. Because our existing portico at the front of the original house is so small and obviously we would not want to alter it, we are hoping that moving the porch up the side a few feet will help us enjoy the benefits of a "front porch" to the best extent we can. As you know, the original deck to the home was built along that side of the house and we find we use the temporary "enclosure" that we have in that location to get as close to the street life as possible. It has created a nice inviting space that we would like to just leave up in lieu of a permanent structure.

Hope that this makes sense. If not, I'd be pleased to have a chat on the phone to clarify.

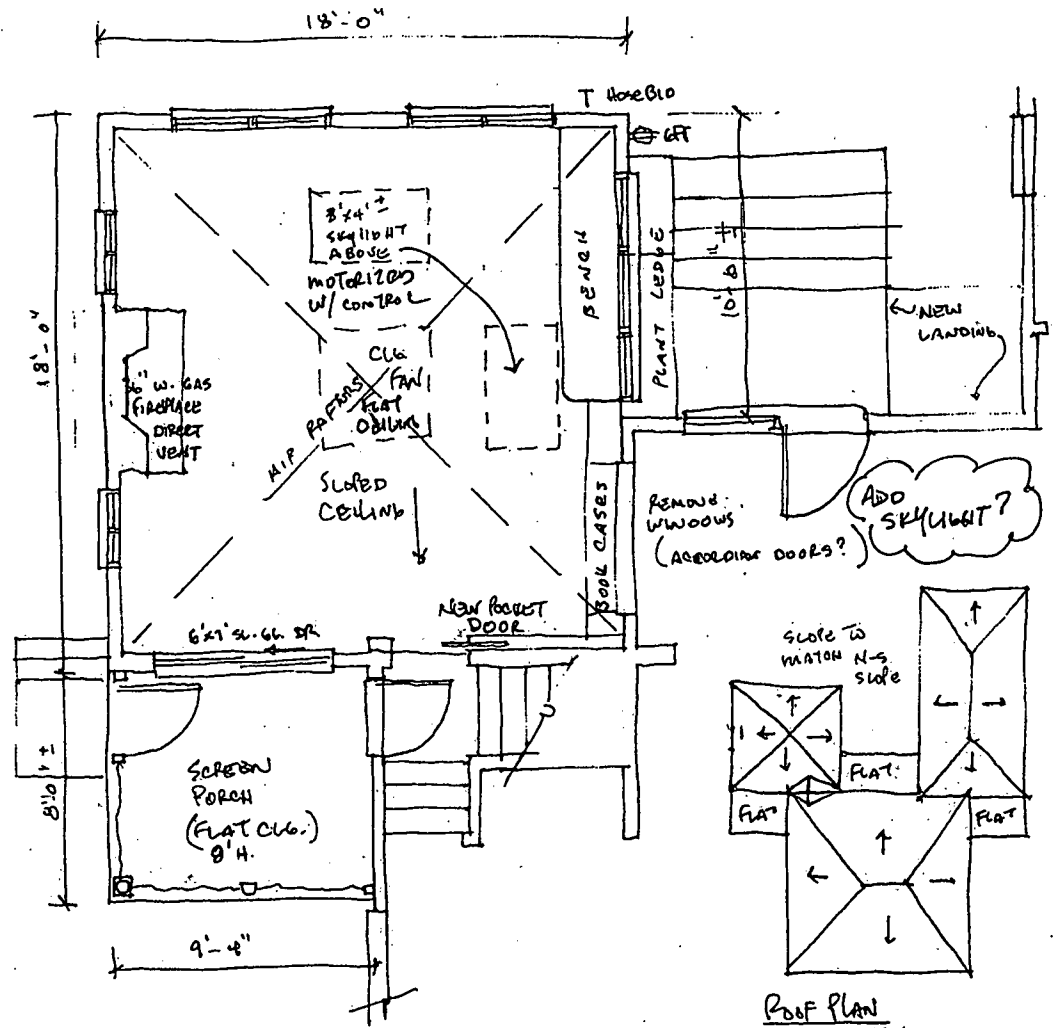
We really do appreciate your patience in holding our hands through this process. I hope that this hasn't been more painful than most. I feel that we've been contacting you once a week for the past six months!

Brian

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

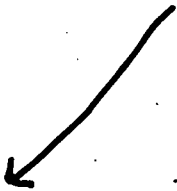
Owner's mailing address Brian and Susan Finlay 7315 Baltimore Ave., Takoma Park, MD 20912	Owner's Agent's mailing address Brian and Susan Finlay 7315 Baltimore Ave., Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Anne and Scott Glusker 7319 Baltimore Ave., Takoma Park, 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	

• HVAC - SPLIT SYSTEM wall/floor UNIT
 OR
 TIE INTO EXISTING DUCT SYSTEM

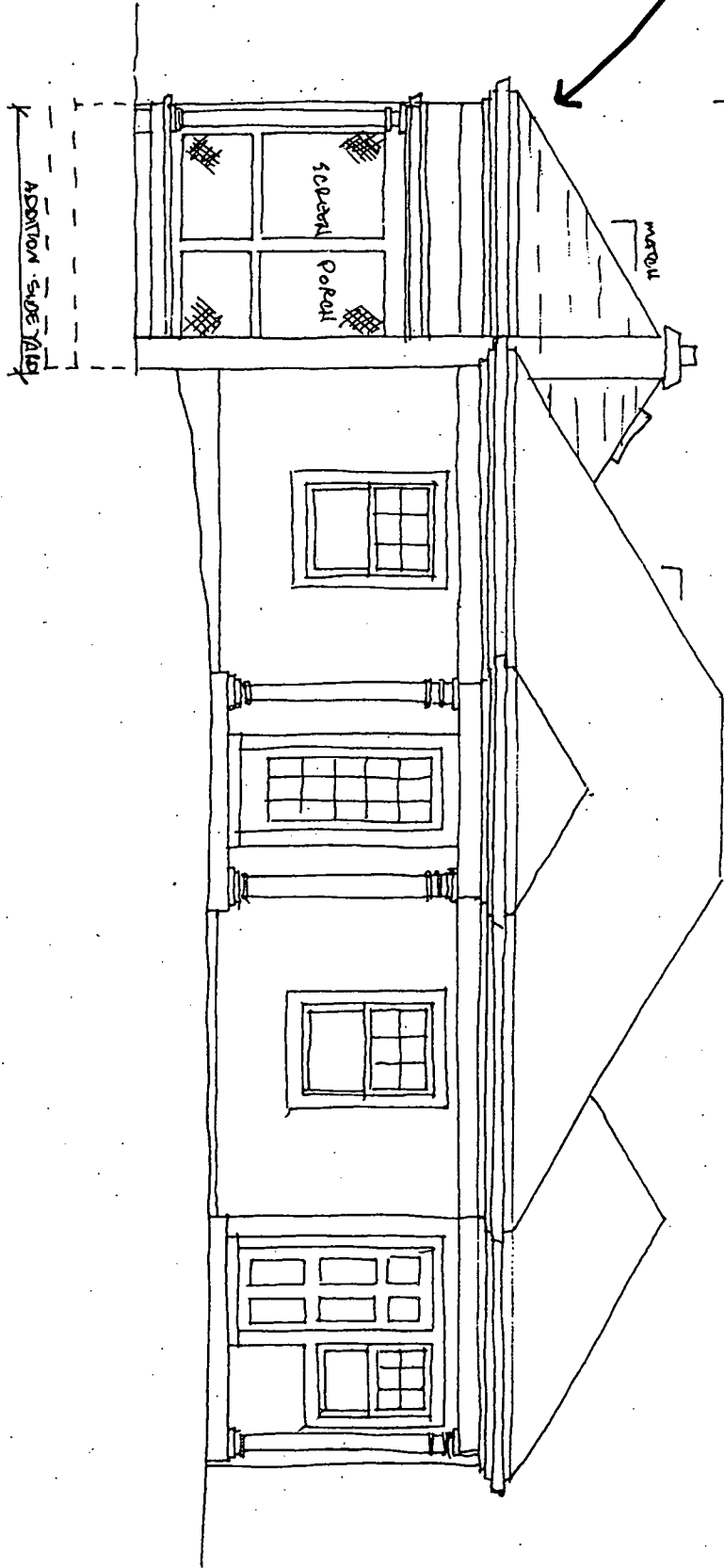


13

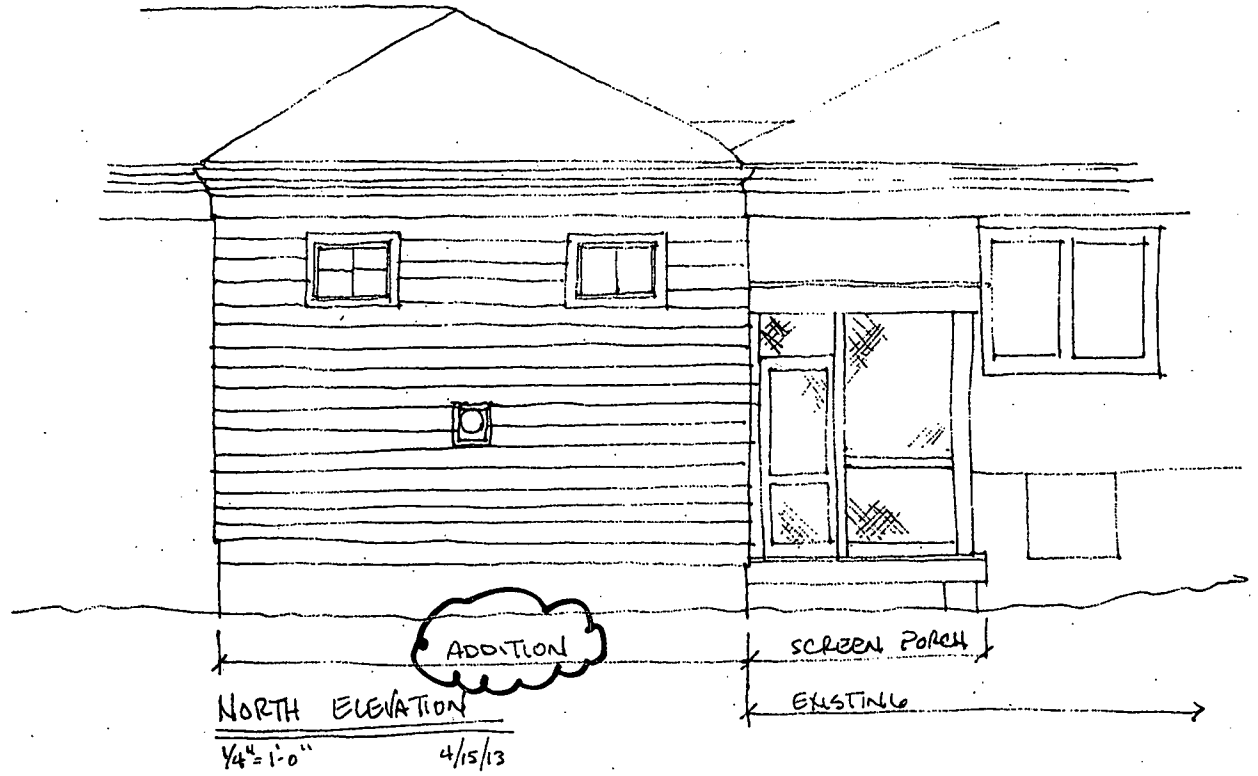
PROPOSED



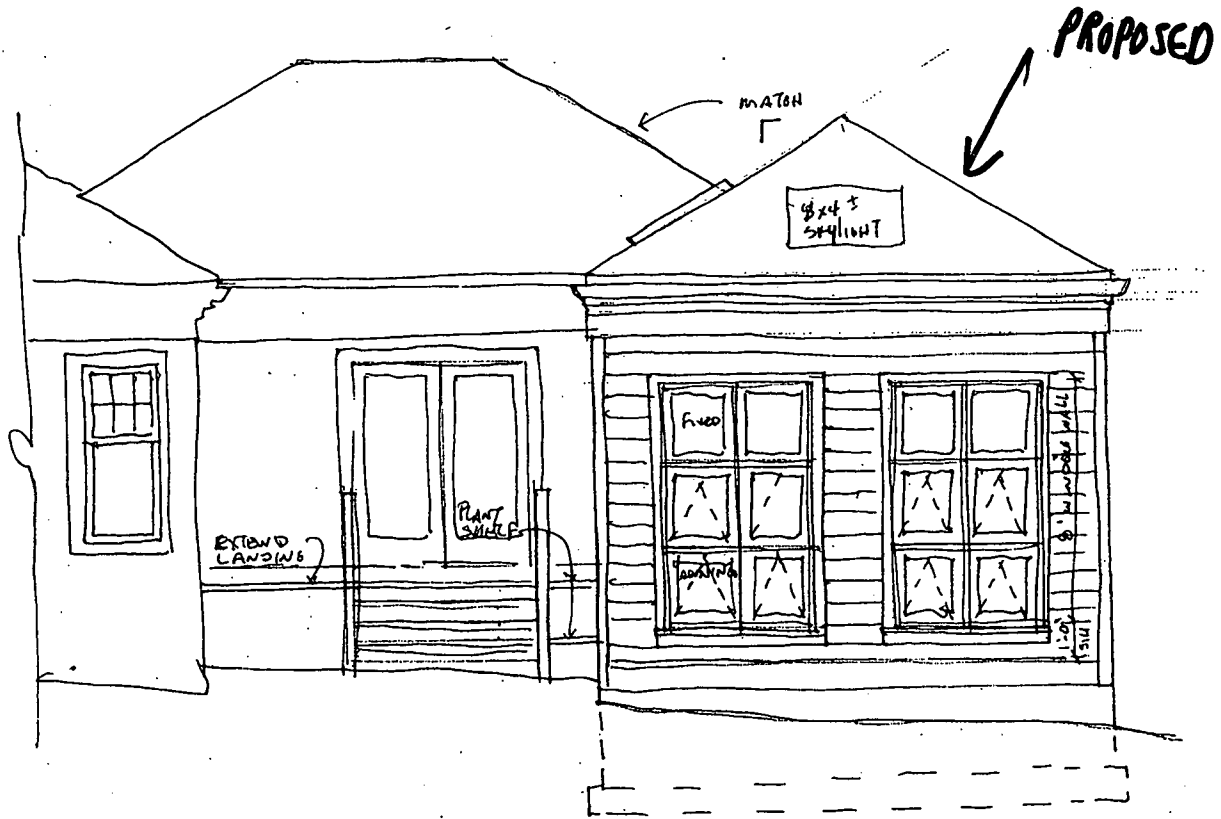
ADDITION IN REAR YARD



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



14

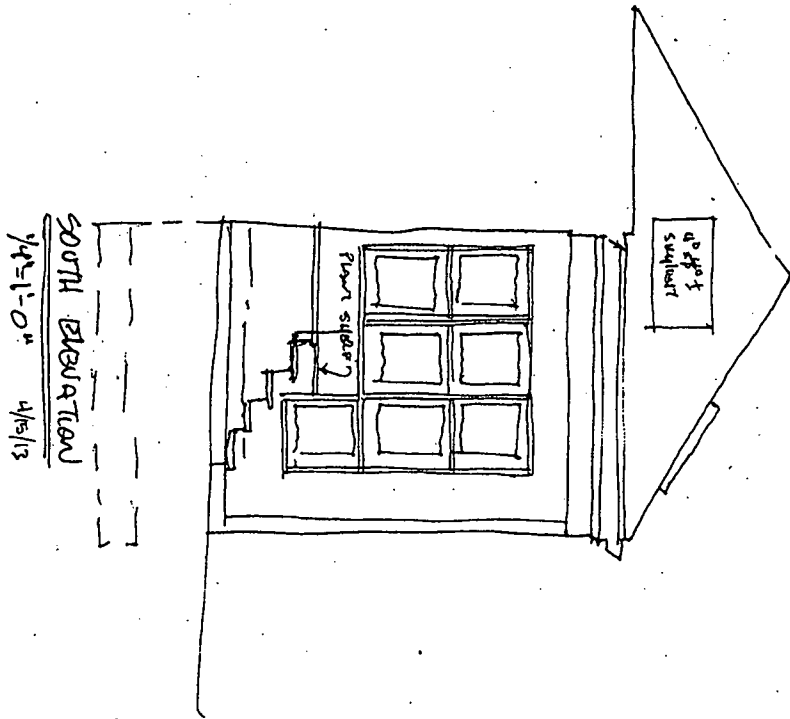


EAST ELEVATION
1/4" = 1'-0" 4/15/13

15

16

11/9 11



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

7315

(7)





SITE



Front elevation from street



Front Elevation (left side from street)



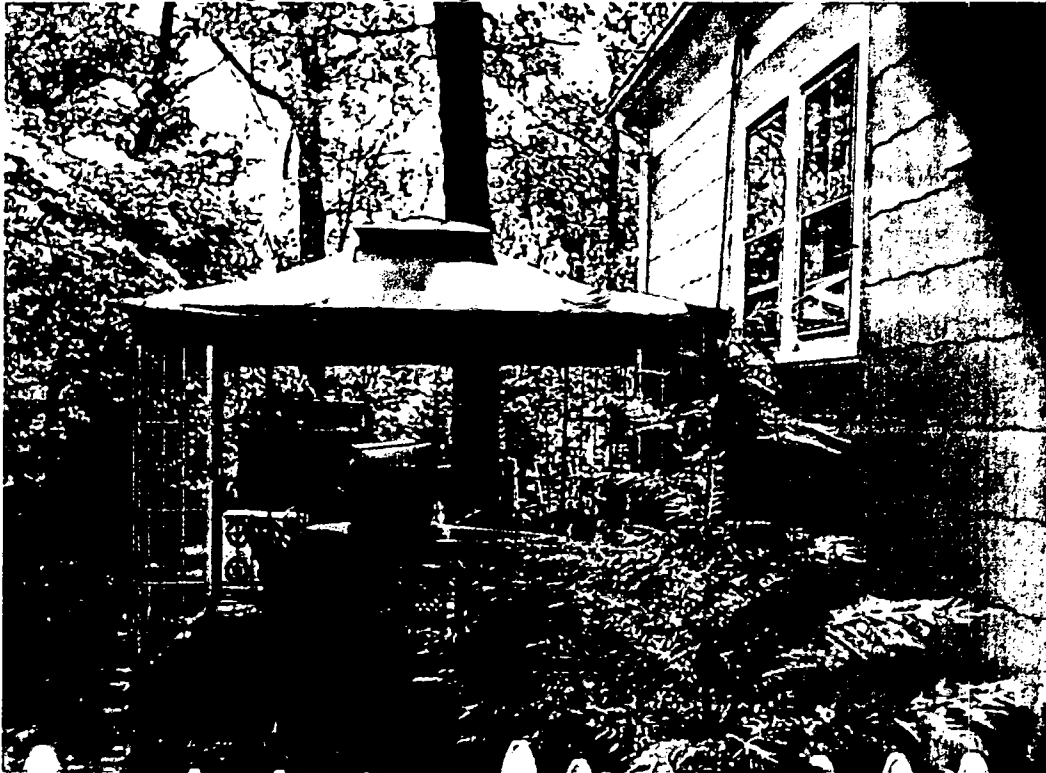
Rear elevation



Rear elevation 2



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



Side elevation looking to rear

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Baltimore Avenue, Takoma Park	Meeting Date:	5/22/2013
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/15/2013
Applicant:	Brian Finlay	Public Notice:	5/8/2013
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Construction of addition and other alterations		

STAFF RECOMMENDATIONS:

The HPC must provide the applicant with feedback on the following items:

- If construction an addition and front screen porch are in keeping with the Takoma Park Historic District Guidelines specified on Page 2 of the staff report.
- Guidance on the materials for the addition and porch.

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

The applicant is proposing to construct a 1 story, approximately 324 square foot addition at the left-rear (north east) corner of the historic massing. The proposed addition will extend approximately 9' beyond the left (north) elevation of the historic massing into the side yard. A flat roof screen porch (approximately 75 square feet), will be constructed 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: Awing and fixed wooden interior/exterior
- Piers: Parged exterior brick or concrete
- Columns: Wood or fiberglass (painted).

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;
- 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 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. The applicant has provided a summary of his meeting with the arborist on pages 8-9.

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 of 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.

3 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.

3 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 recommends that the HPC determine if construction of flat roof screen porch in front of the proposed addition could be approved if submitted as a HAWP. If the HPC supports construction of the porch in the location as proposed, it must provide the applicant with applicable guidance on the design and material selections.

The applicant has provided a written justification stating their rationale for building a porch in this location. (See pages 8-9).

Staff supports the applicant's proposed material selections for all building components.

STAFF RECOMMENDATIONS:

The HPC must provide the applicant with feedback on items 1 & 2 below:

- 4
1. If construction of the proposed addition and front screen porch are in keeping with the Takoma Park Historic District Guidelines specified on Page 2 of the staff report.
 2. Materials and details for the addition and porch.

Staff recommends that the applicant make revisions to the plans based on feedback from the HPC and submit for a Historic Area Work Permit.



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 FINLAY Daytime Phone No.: 703 725 0359
 Address: 7315 BALTIMORE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 7315 Street: BALTIMORE AVE
 Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA
 Lot: P7 Block: 78 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/ANNUITY

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 90,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR CONDITIONS

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 of owner or authorized agent

4/19/2013
Date

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

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

-----Original Message-----

From: Brian Finlay [mailto:bfinlay@stimson.org]

Sent: Monday, May 13, 2013 11:02 PM

To: Silver, Joshua

Subject: RE: FINLAY request for Preliminary Hearing (7315 Baltimore Ave)

Hey Josh

Thanks so much for your note. I'm relieved to hear that you find the plans if not ideal, then at least not unreasonable! We're really concerned about those two trees. As you can see, they really help make the lot and we think that losing them would really negatively alter the property.

Anyhow, I apologize for not including the materials selection and really do appreciate your willingness to help guide us toward the most historically appropriate gear for the house. I agree with all of the recommendations that you make below related to the windows, porch columns, and exterior stairs. As you saw, those are in fact the materials that we used for the previous addition, and we are really pleased with the way that they work with the original home. In terms of the piers, apologies for not having our architect make those alterations on the draft elevations. The first addition had a full foundation which we covered in parking to match the original foundation to the house. While we can certainly cover the piers with the same material (to the extent they are visible), Todd Bolton (the Takoma Park Arborist) would like for us to have some method of regularly accessing the space between the floor of the addition and the ground. While he admits that it is not the ideal thing to have underneath your home, he wants to ensure that: a) the existing slope running away (north) from the existing house not be altered, and b) that we regularly blow organic material underneath the structure in order to ensure that the root zone of the impacted tree is fed regularly. As the addition will only sit between a foot to two feet off of the ground, we will have to be creative in affixing some type of accessible doors on each side in order to comply with this plan--while preventing animals from making themselves comfortable. I'd like to work with the Commission to determine the most appropriate option -- I suspect you've had to do this before, and can probably recommend a couple of houses around town that have something similar?

In terms of the screened in porch, a number of factors drove us to the decision to encroach several feet up the side of the house. Some of those reasons are design related, some are based upon personal preference, and others based upon Todd's feedback regarding the welfare of the two trees closest to the house.

1. As you can see, the proposed screened porch roughly matches the entry porch that was added to the house back in 2004. We really like how that porch softened the look of the addition. As you see from the photographs and from visiting our home, today that original addition is virtually invisible from the street, which we really like as it pushes the original home out front. That is the look we are hoping to achieve with the proposed screened porch. Because it will sit lower to the ground than that original addition, we think that it will help make the proposed addition far less obvious from the street, particularly in comparison to a bank of windows or a solid wall.

2. As you know, the back of our lot slopes down to a ravine meaning that the property is quite infested with mosquitos all summer and fall. The addition of a screened porch is a virtual necessity if you want to enjoy the outdoors. The proposed build-out of the room moves the addition over toward the property line in order to preserve the trees, but we don't want to build too far out to the property line for two

reasons: 1) for the sake of our neighbors, and 2) in order to not completely obscure the viewline up the side of our house. The result is a limited width between the two additions. If we were to wedge the screened porch into that courtyard between the existing addition and the proposed addition, it would necessitate the loss of a bedroom window as well as the bank of southern exposure windows that we desperately crave. But more importantly, the location would only allow a depth of about 5 and a half feet (unless we remove a window), which really doesn't give us sufficient room for family live out there.

3. Perhaps most importantly, Todd has asked that we ensure that the existing slope of the lot over the root zone of that White Oak closest to the house be preserved. He tells us that it is important that rainwater and run-off from our gutters continues to provide moisture for the tree. By enclosing that space, it would be very difficult to have water run along that slope unless we have the roof draining between the walls of our house, which we are not too keen to experiment with!

4. From an internal design perspective, a screened porch that would sit in that gap between the original addition and the proposed addition would completely close off our dining room to natural light. The existing dining room sits directly in the middle of the original house. When the first addition was constructed, a hallway had to run along the back of the home creating a seven foot room between the end of the dining room and the nearest window. The addition of a screened porch at that location would make that room an entirely interior space, which we are not keen to create.

5. Finally, and this may sound inauthentic, but my wife really believes that front porches help build a sense of community. Because our existing portico at the front of the original house is so small and obviously we would not want to alter it, we are hoping that moving the porch up the side a few feet will help us enjoy the benefits of a "front porch" to the best extent we can. As you know, the original deck to the home was built along that side of the house and we find we use the temporary "enclosure" that we have in that location to get as close to the street life as possible. It has created a nice inviting space that we would like to just leave up in lieu of a permanent structure.

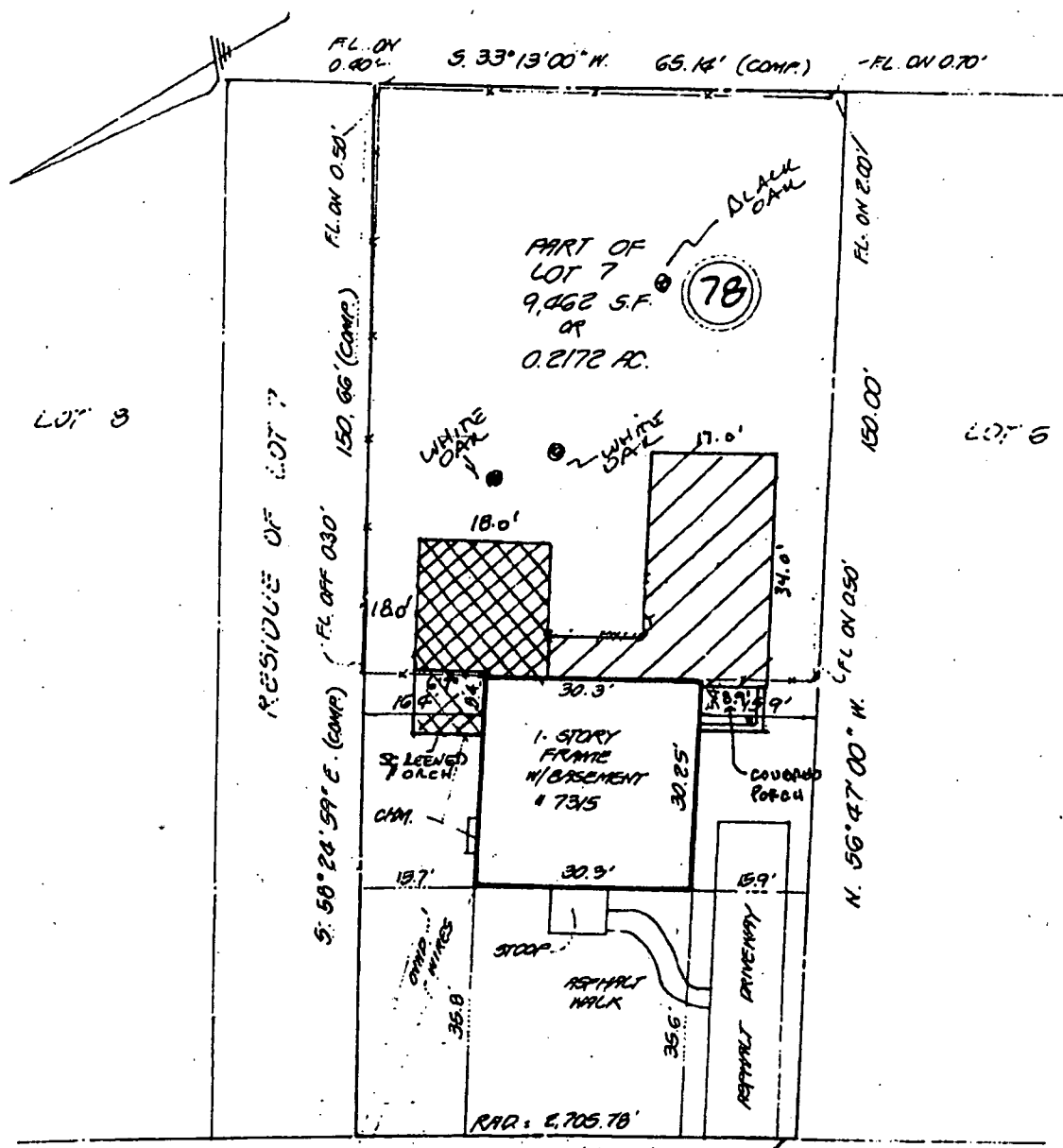
Hope that this makes sense. If not, I'd be pleased to have a chat on the phone to clarify.

We really do appreciate your patience in holding our hands through this process. I hope that this hasn't been more painful than most. I feel that we've been contacting you once a week for the past six months!

Brian

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

Owner's mailing address Brian and Susan Finlay 7315 Baltimore Ave., Takoma Park, MD 20912	Owner's Agent's mailing address 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	



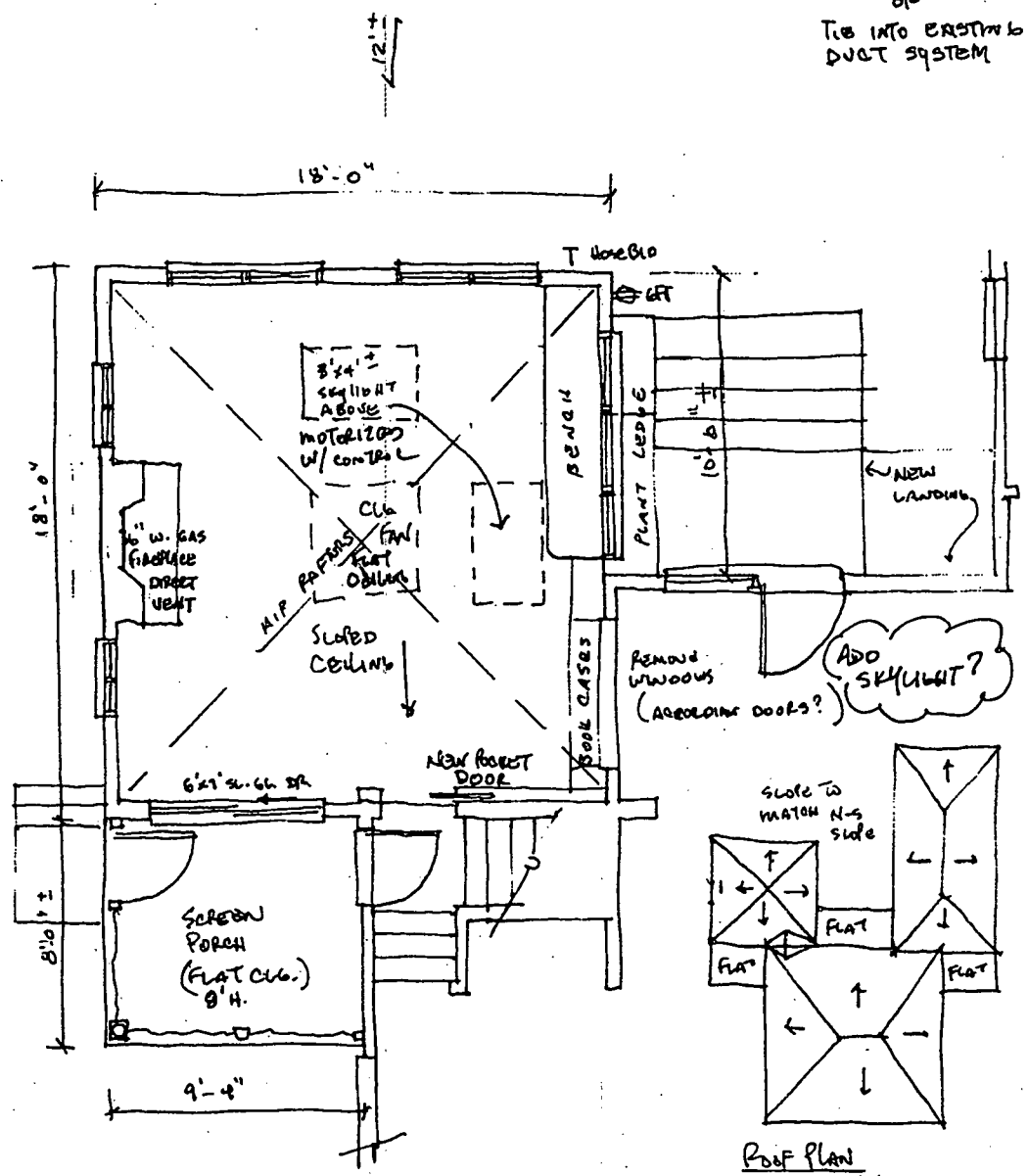
BALTIMORE AVENUE

HOUSE LOCATION SURVEY			
LOT PART OF LOT 7	BLOCK 78	SECTION	SUBDIVISION TAKOMA PARK
SCALE: 1" = 20'		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, 1992 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.
DATE: OCT. 22 2003			
CLIENT: JACK BRADY			
CASE:			
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			

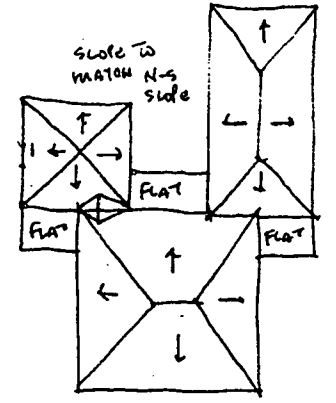


Tree

• HVAC - SLAT SYSTEM WALL/ROOF UNIT
OR
TIE INTO EXISTING DUCT SYSTEM

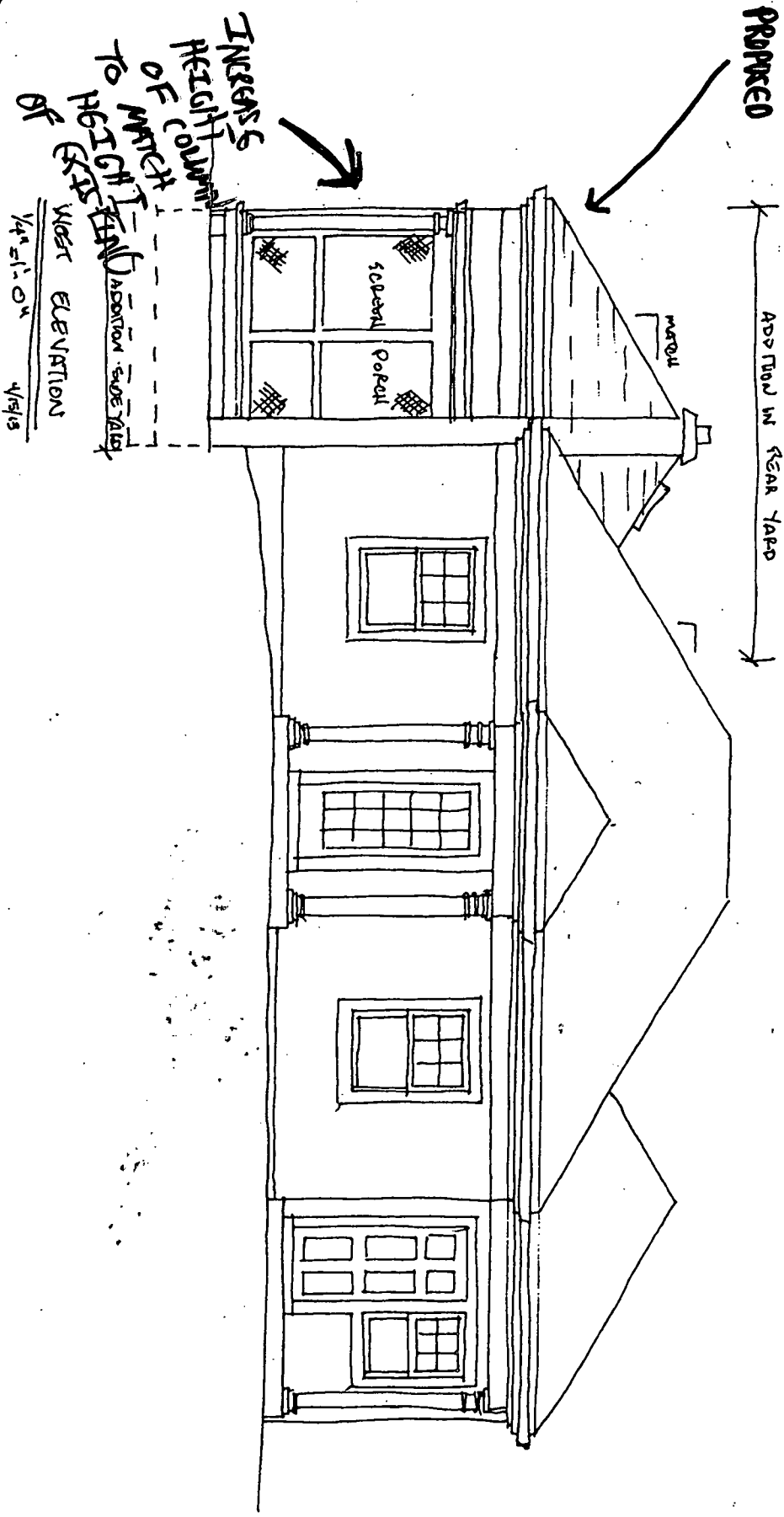


REMOVE WINDOWS (RELOCATE DOORS?)
ADD SKYLIGHT?

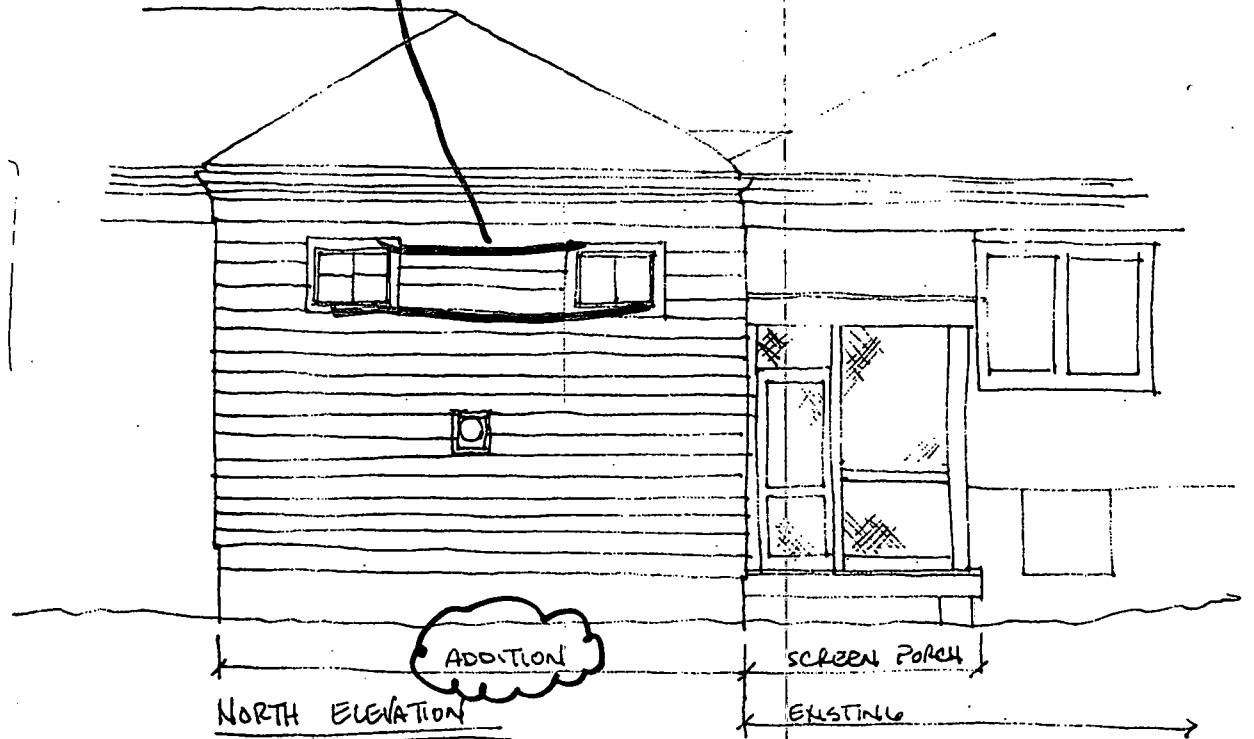


ROOF PLAN
1" = 20' 4/1/13

(13)



HORIZONTAL WINDOW BAND SUGGESTION
(MAX)



NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

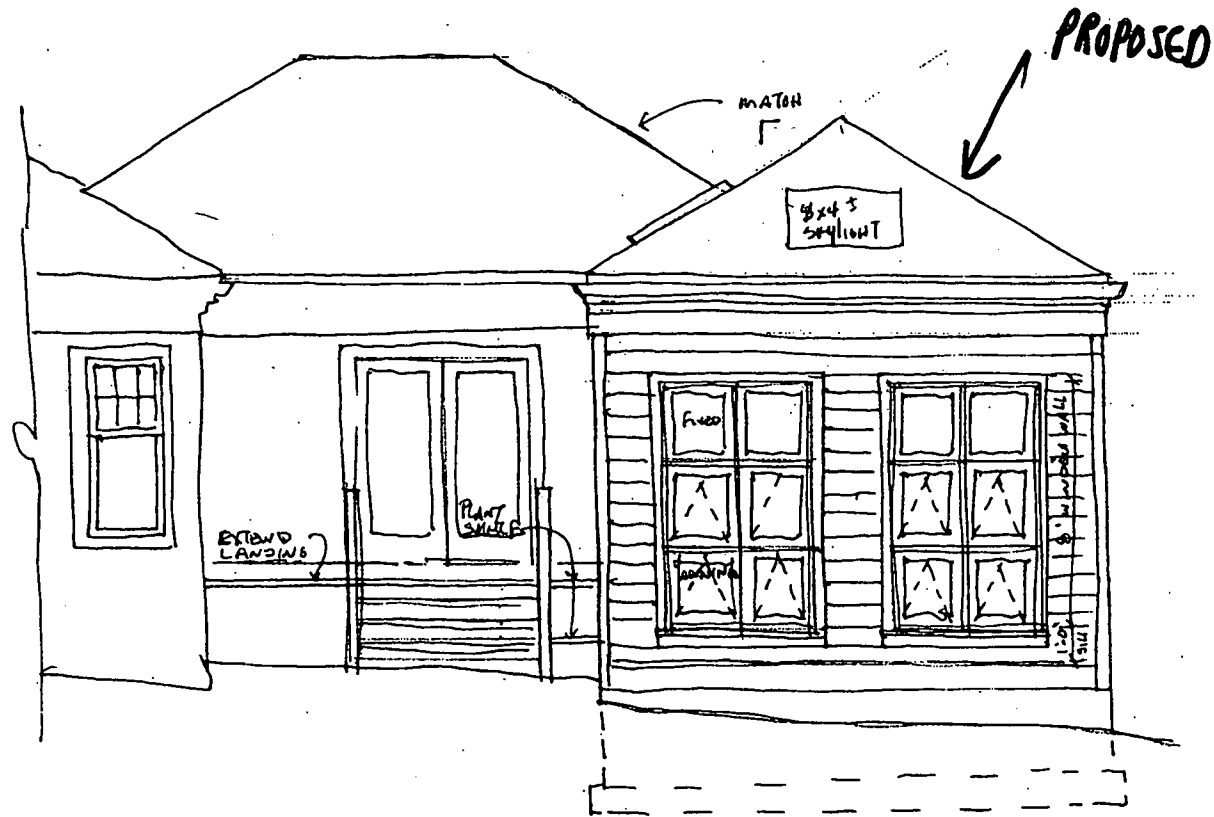
4/15/13

ADDITION

SCREEN PORCH

EXISTING

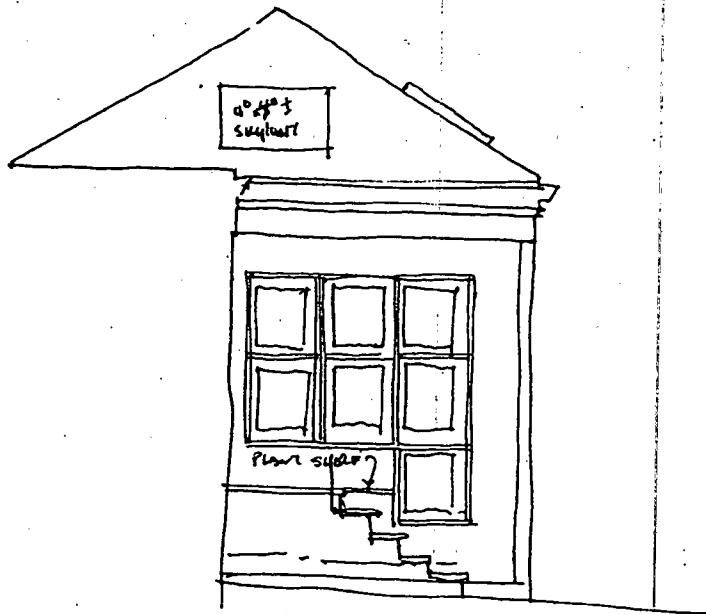
14



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

15

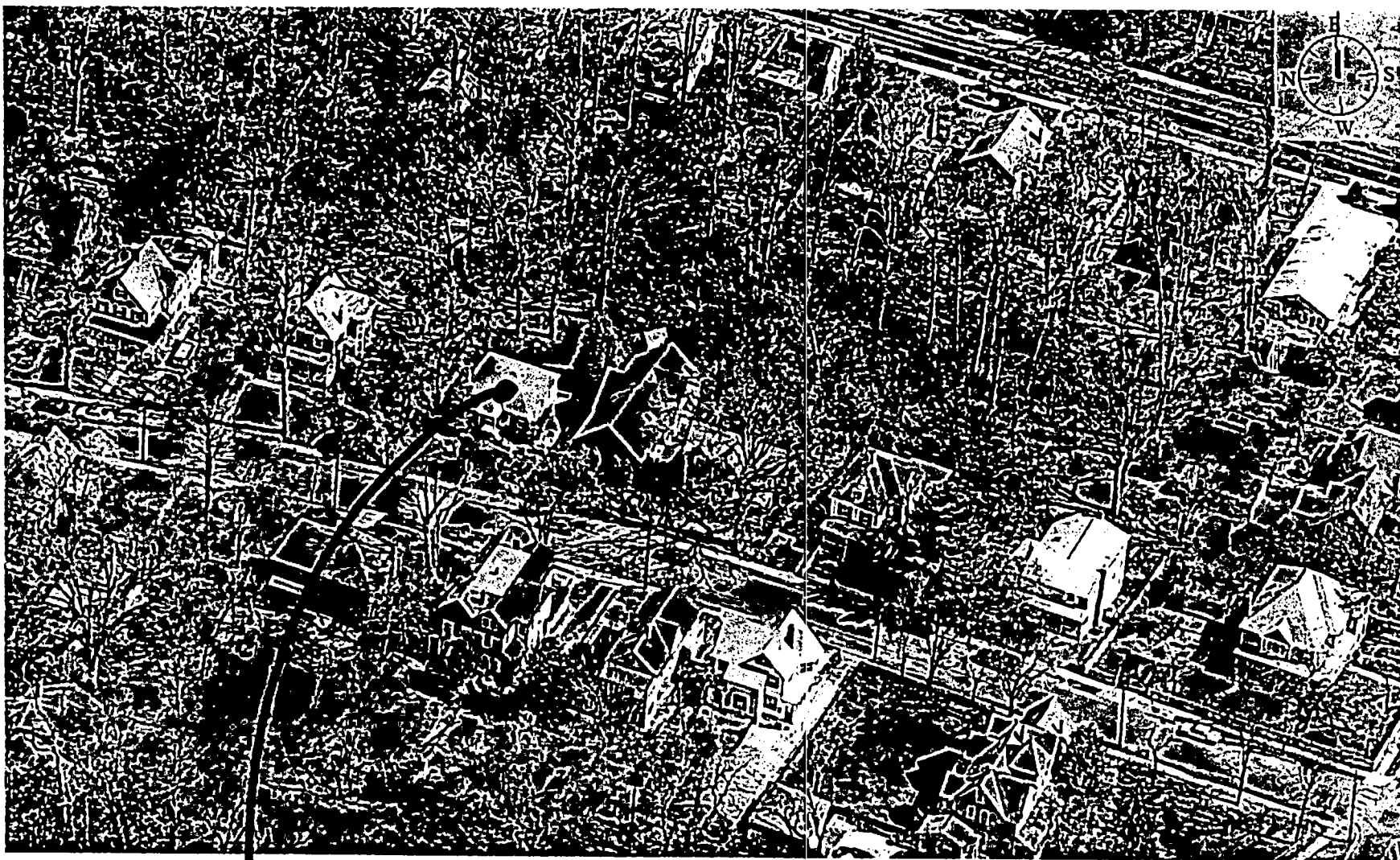
11/1/13



SOUTH ELEVATION

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

16



(17)

7315



7315



Front elevation from street



Front Elevation (left side from street)



Rear elevation



Rear elevation 2



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



Side elevation looking to rear

JORGE: DETAILS

ALIGNMENT OF FEATURES

PROPORTIONS (N) ELE. WINDOWS OR SHARP

(S) " " SPACING OF WINDOWS
LARGE SHARPS

VAN BALGON: COLUMN POSITIONING
DETAILS

CORATOVA: CONCUR W/ ABOVE

RELOCATE SCREEN PORCH BETWEEN ADDITIONS
ADD SHARPS

FIRESTONE: CONCUR W/ ABOVE, COLUMNS + WINDOWS

CARROLL: " "

(H) CORNERBOARDS, EXPOSURE OF DOORBOARDS

TRISSEDER: SUPPORTS SIDE ADDITION
PORCH (LOW-NORTH-LOW LIGHT, IN HANDS)

MAT./DETAILS OF FRONT PORCH -- COLUMNS (LESS FORMAL)
SYMMETRY ADD COLUMNS OF OTHER FRONT PORCH
 (R) SIDE

KIRKMAN: AGENTS W/ ABOVE, AGENT BALANCE W/ OTHER PORCH
 (N) ELEVATION WINDOWS

Silver, Joshua

From: Brian Finlay <bfinlay@stimson.org>
Sent: Monday, May 13, 2013 11:02 PM
To: Silver, Joshua
Subject: RE: FINLAY request for Preliminary Hearing (7315 Baltimore Ave)

Hey Josh

Thanks so much for your note. I'm relieved to hear that you find the plans if not ideal, then at least not unreasonable! We're really concerned about those two trees. As you can see, they really help make the lot and we think that losing them would really negatively alter the property.

Anyhow, I apologize for not including the materials selection and really do appreciate your willingness to help guide us toward the most historically appropriate gear for the house. I agree with all of the recommendations that you make below related to the windows, porch columns, and exterior stairs. As you saw, those are in fact the materials that we used for the previous addition, and we are really pleased with the way that they work with the original home. In terms of the piers, apologies for not having our architect make those alterations on the draft elevations. The first addition had a full foundation which we covered in parging to match the original foundation to the house. While we can certainly cover the piers with the same material (to the extent they are visible), Todd Bolton (the Takoma Park Arborist) would like for us to have some method of regularly accessing the space between the floor of the addition and the ground. While he admits that it is not the ideal thing to have underneath your home, he wants to ensure that: a) the existing slope running away (north) from the existing house not be altered, and b) that we regularly blow organic material underneath the structure in order to ensure that the root zone of the impacted tree is fed regularly. As the addition will only sit between a foot to two feet off of the ground, we will have to be creative in affixing some type of accessible doors on each side in order to comply with this plan--while preventing animals from making themselves comfortable. I'd like to work with the Commission to determine the most appropriate option -- I suspect you've had to do this before, and can probably recommend a couple of houses around town that have something similar?

In terms of the screened in porch, a number of factors drove us to the decision to encroach several feet up the side of the house. Some of those reasons are design related, some are based upon personal preference, and others based upon Todd's feedback regarding the welfare of the two trees closest to the house.

1. As you can see, the proposed screened porch roughly matches the entry porch that was added to the house back in 2004. We really like how that porch softened the look of the addition. As you see from the photographs and from visiting our home, today that original addition is virtually invisible from the street, which we really like as it pushes the original home out front. That is the look we are hoping to achieve with the proposed screened porch. Because it will sit lower to the ground than that original addition, we think that it will help make the proposed addition far less obvious from the street, particularly in comparison to a bank of windows or a solid wall.
2. As you know, the back of our lot slopes down to a ravine meaning that the property is quite infested with mosquitos all summer and fall. The addition of a screened porch is a virtual necessity if you want to enjoy the outdoors. The proposed build-out of the room moves the addition over toward the property line in order to preserve the trees, but we don't want to build too far out to the property line for two reasons: 1) for the sake of our neighbors, and 2) in order to not completely obscure the viewline up the side of our house. The result is a limited width between the two additions. If we were to wedge the screened porch into that courtyard between the existing addition and the proposed addition, it would necessitate the loss of a bedroom window as well as the bank of southern exposure windows that we desperately crave. But more importantly, the location would only allow a depth of about 5 and a half feet (unless we remove a window), which really doesn't give us sufficient room for family live out there.

3. Perhaps most importantly, Todd has asked that we ensure that the existing slope of the lot over the root zone of that White Oak closest to the house be preserved. He tells us that it is important that rainwater and run-off from our gutters continues to provide moisture for the tree. By enclosing that space, it would be very difficult to have water run along that slope unless we have the roof draining between the walls of our house, which we are not too keen to experiment with!

4. From an internal design perspective, a screened porch that would sit in that gap between the original addition and the proposed addition would completely close off our dining room to natural light. The existing dining room sits directly in the middle of the original house. When the first addition was constructed, a hallway had to run along the back of the home creating a seven foot room between the end of the dining room and the nearest window. The addition of a screened porch at that location would make that room an entirely interior space, which we are not keen to create.

5. Finally, and this may sound inauthentic, but my wife really believes that front porches help build a sense of community. Because our existing portico at the front of the original house is so small and obviously we would not want to alter it, we are hoping that moving the porch up the side a few feet will help us enjoy the benefits of a "front porch" to the best extent we can. As you know, the original deck to the home was built along that side of the house and we find we use the temporary "enclosure" that we have in that location to get as close to the street life as possible. It has created a nice inviting space that we would like to just leave up in lieu of a permanent structure.

Hope that this makes sense. If not, I'd be pleased to have a chat on the phone to clarify.

We really do appreciate your patience in holding our hands through this process. I hope that this hasn't been more painful than most. I feel that we've been contacting you once a week for the past six months!

Brian

-----Original Message-----

From: Silver, Joshua [mailto:joshua.silver@montgomeryplanning.org]

Sent: Monday, May 13, 2013 12:33 PM

To: Brian Finlay

Subject: RE: FINLAY request for Preliminary Hearing (7315 Baltimore Ave)

Hi Brian,

In reviewing your preliminary application submission I see that you did not specify several material selections for the addition and porch sections. This is totally fine because your plans are only conceptual at this point. My material recommendations are below. Would you please kindly reply stating whether or not you agree to these recommendations. My recommendations are based on past HPC decisions.

Also, after giving your submission careful consideration I wanted to let you know I support your proposal to add the addition as shown on the plans. No reason here to rehash why, trees, trees and more trees. My primary concern with the proposal is the screen porch enclosure. I am not opposed to a screen porch, however, per our discussion locating additions at the rear is considered best preservation practices and in keeping with the Takoma Park Guidelines, which state "major additions, where feasible, be placed to the rear of existing structures...". From a preservation perspective we consider the cumulative effect of the addition and the screen porch as being a "major addition".

So, where does this leave you, my recommendation will not be for the total elimination of the screen porch, rather the details for the porch be simplified or additional considerations be given to locating the porch feature at the rear. My request from you is: can you please briefly describe why a screen porch cannot be located at the rear. I would like your justification for why the porch is proposed in the front. When we met at your property it was mentioned if possible you

would like to avoid covering up the existing entry at the rear. Are there are other reason why a small porch cannot be located at the rear? Your explanation would be appreciated.

Materials:

Windows: wood (interior/exterior) windows, no cladding. Any window locations with muntins (which looks like only two) should have a simulated-divided light profile.

Porch columns and exterior stairs: Columns: wood, wood composite, fiberglass. The columns must be fabricated from a material that can be painted. Note some composite materials come pre-painted, this would also be considered acceptable. Exterior stairs: wood or wood composite, painted or stained.

Piers: the plans do not show piers. I recommend matching the foundation material on the house presently for any exterior masonry areas. Please specify. Thanks.

Let me know if you have any other questions.

Thanks for your cooperation,
Josh

-----Original Message-----

From: Brian Finlay [mailto:bfinlay@stimson.org]

Sent: Thursday, April 25, 2013 1:45 PM

To: Silver, Joshua

Cc: Brian Finlay

Subject: FINLAY request for Preliminary Hearing (7315 Baltimore Ave)

Importance: High

Josh -

Thanks again for your help in putting this together. Herewith the full package. If you'd like me to drop off hard copies, I can absolutely do that.

Regards,
Brian