

7311 Baltimore Avenue Takoma Park  
~~MD~~ 2nd Preliminary Consultation  
Takoma Park Historic District

*2<sup>nd</sup> Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7311 Baltimore Avenue, Takoma Park	<b>Meeting Date:</b>	7/28/2010
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/21/2010
<b>Applicant:</b>	Mark Freedman and Kristen Summers (Amy Abrams, Agent)	<b>Public Notice:</b>	7/14/2010
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c1890-1900

**BACKGROUND**

On June 23, 2010 the HPC held a Preliminary Consultation review for construction of a rear addition at the subject property. The HPC provided the applicant with the following feedback in response to the proposed design:

1. Either a more contextual or modern design treatment should be pursued
2. The scale and massing of the proposed addition should be reduced and simplified
3. The use of a modified barrel roof form is inappropriate for this resource. A sloped/pitched roof form was recommended to simplify the design and transitions between the different roof masses
4. More preservation of the cruciform plan was recommended
5. The use of fiberglass windows is inappropriate for the proposed design. If a contemporary design is pursued fiberglass windows could be considered. A contextual design should use wooden simulated divided light windows
6. More relief and/or pushback of the 2 story flat roof hyphen between the historic massing and addition should be incorporated into the design to express an appropriate level of differentiation
7. The size and orientation of the porch should be reduced and better integrated with the rear addition to help mitigate the overall scale of the addition and horizontality of the feature
8. All metal roofing treatments should be manufactured on site (no panel/membrane systems)
9. Floor plans should be included with a revised design

10. A 2<sup>nd</sup> Preliminary Consultation was recommended to resolve the design concerns identified at the 1<sup>st</sup> Preliminary Consultation.

### PROPOSAL

The applicants are proposing to construct a two-story addition over a full basement at the rear of the house.

The proposed design extends across the majority of the rear elevation and beyond the existing rear bay approximately 18' into the rear yard. The proposed design includes a 2 story cantilevered bay that extends an additional 2' into the rear yard. The proposed addition increases the habitable portion of the house 714 square feet (building footprint); the current habitable portion of the house is approximately 880 square feet (building footprint). A 2 story reduced area of approximately 589 square feet is proposed for the left side rear elevation that serves as a connection between the 2<sup>nd</sup> level of the historic massing and living area of the proposed addition. The proposed addition will be inset 1'8" on both sides of the historic massing and lower than the ridgeline of the primary structure and original gable roof bay at the rear of the house.

The proposed design also includes the construction of a 1 story, hipped roof screened porch located at the rear of the right side elevation and a new wooden deck and stairway.

Material treatments include a combination of architectural asphalt shingles and soldered flat seam copper roofing, fiber cement siding, 2/2 simulated divided light wooden casement windows, a wooden door, parged CMU foundation, and a wooden deck with stairs to grade.

### 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;
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single-story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition;
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The revised design responds directly to Items 1, 2, 3, 4, 5, 6, 8, 9 and 10 listed on Circle 1 of the staff report.

The applicant has employed a more contextual design compatible with the historic massing. The size of the addition was reduced and the modified barrel roofs have been eliminated. The proposed material treatments are consistent with the resource and respond to the comments and feedback the HPC provided the applicant with at the 1<sup>st</sup> Preliminary Consultation. The revised design includes simulated divided light wooden windows and is inset 1'8" on both sides of the historic massing to express more differentiation. The applicant has provided detailed floor plans to assist the HPC in their review of the revised application.

The proposed one-story addition on the right side elevation maintains a sufficient level of the roof form and massing to preserve legibility of the cruciform plan. The proposed inset and low roof profile of the 2 story hyphen on the left side elevation expresses an appropriate level of relief and differentiation necessary to document the roof form and pitch of the historic rear bay.

Staff finds that the proposed design preserves the cruciform plan of the house, (*as viewed from the streetscape of the historic district*), without adversely affecting the perceived character of the resource.

Staff recommends eliminating the proposed 2 story cantilevered bay on the rear elevation. Removal of this feature would assist with reducing the perceived scale of the addition and simplify the transitions between the different roof forms. A shed roof form consistent with the roof pitch for the proposed 1 story addition on the right side elevation should be used for the proposed screen porch roof in lieu of a hipped roof. A shed roof form would maintain a consistent roof profile throughout the length of the 1<sup>st</sup> story addition and better integrate the porch with the addition.

Staff supports the proposed material metal roofing treatment for the hyphen and asphalt shingle roofing for the additions, fiber cement siding, parged CMU foundation and wooden simulated divided light windows and door. The proposed treatments are appropriate for new construction on a Contributing Resource property.

Staff recommends the applicant contact the City of Takoma Park Arborist to develop a tree protection plan prior to commencing any work at the site.

To achieve consistency with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed addition should meet the following guidelines:

- 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.
- 18.6 Use windows that are similar in character to those of the main house.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

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

1. Determine if the proposed design is consistent with the predominant architectural style and period of the resource.
2. Determine if the addition is compatible in scale with primary structure.
3. Determine if the design preserves a sufficient level of the cruciform plan.
4. Determine if the proposed material treatments are appropriate for the resource type and style. (These include siding, roofing, windows/doors, and deck/railings materials).

**STAFF RECOMMENDATION:**

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

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## **ADDENDUM TO HAWP APPLICATION** 7311 Baltimore Avenue, Takoma Park, MD July 7, 2010

### **DESCRIPTION OF EXISTING STRUCTURE**

The existing house is a two story + attic, wood framed structure built in 1908 (according to tax records). The steeply pitched, cross gabled roof and lack of ornamentation is a simplified, vernacular expression of Victorian style. The strongest feature is the base of the front gable end flying beyond the diagonal sides of the front bay. The plan is cruciform, with the main block of the house an elongated rectangle running parallel to the street. A large octagonal full height bay projects from the front, with a small front porch tucked into the southwest (right front) corner. A smaller and shallower full height bay projects from the front wall of the main block, to the north (left) of the octagonal bay. This bay is also capped by a reverse gabled roof, smaller in scale but similar in proportion to the roof over the octagonal bay.

A full height rectangular wing, aligned with the octagonal bay, projects 9 feet from the rear of the house. A small single story appendage is contained in the southeast (right rear, viewed from the street) corner. The habitable portion of the house has a footprint of approximately 880 square feet.

Much of the exterior of the house appears to be original (or very early) materials, including 2/2 double hung windows, and nominal 6" wide wood clapboards, milled to resemble weatherboards with 3" exposures. The roof is clad with metal shingles, and drained with half-round gutters and round section spouting.

The house is sited on a standard 50 foot wide by 150 feet deep city lot, amid an eclectic mix of house styles, and a wide variety of scale. An extensively remodeled and extended bungalow sits to its right; on the left is a much modified and extended vernacular house also dated at 1908. Within immediate view are two large recent houses in styles deriving from historic prototypes, and other early twentieth century homes with large additions. The front portion of the subject lot slopes gently down from south to north, but the rear drops more steeply, exposing almost the entirety of the rear wall of the brick basement.

### **PROJECT DESCRIPTION**

The proposal is to construct an addition that would extend across the majority of the rear of the house, but inset one foot, eight inches from each rear corner. It would extend past the existing rear bay approximately 18 feet, plus a two story cantilevered bay extending an additional two feet. The footprint of the habitable portion of the addition would be

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approximately 714 square feet. The main floor area of the addition would be 736 square feet, and the area of the addition on the second floor would reduce to 589 square feet. There would be a habitable walkout basement below the main floor. Based on a topographic survey and consultation with zoning staff at Montgomery County Department of Permitting Services, and given the steep grade, it has been determined that it is otherwise permissible to build a two story addition over a substantially above grade basement on this property.

The addition would also include a screened porch at the southwest corner, and a deck with a stairway to grade.

The theme of the design is to complement the original complex gabled forms with new gabled forms. The main portion of the new roof would have reduced pitch, to distinguish it from the original construction, and to establish a hierarchy of spaces. Cement plank siding would further distinguish the original from the new. Wood casement windows would also contrast with the existing wood double hung units; however the 2/2 glazing configuration and slender aspect ratio would reference the original style and proportions.

The main portion of the addition is connected to the original construction by a flat roofed hyphen, again to distinguish old and new, and to preserve to the greatest extent possible the original cruciform plan. This solution preserves in its entirety the rear gable and all other portions of the original roof.

On the main level, the addition would house a family room, with areas for play and study; also casual dining area which will do double duty as a library, and a new stairway to the basement level. (The present stairway to the basement is exceptionally steep and narrow, and leads to an area with a very low ceiling.) The second floor would include a child's bedroom and a master bedroom suite, with provision for a home office. The basement would include a rec room, bathroom, and spare bedroom.

On the site, one large tree (a magnolia, which is less than three feet away from the existing house) needs to be removed, whether the addition is built or not. Also, a mulberry tree near the north property line would need to be heavily pruned. No other trees would be seriously impacted by construction. Standard precautions for other trees on site would be taken.

The addition, though large, would project much less than the neighboring house on the left, which would still project approximately 16' beyond the proposed addition. The proposed addition would project only approximately 2' beyond the back line of the neighboring house on the right. Cladding, detailing, and fenestration would distinguish the addition, yet would be in character with the existing elements. We feel that the addition would compliment the house, and little if any visual impact on the public viewscape.

A further goal of the project is to build new space with the highest levels of energy efficiency, and to retrofit existing spaces and equipment, with the specific performance





efficiency and to retrofit existing spaces and equipment with the specific performance  
A further goal of the project is to build new space with the highest levels of energy

performance

addition would complement the house, and make it a high quality subject on the historic  
the addition, let would be in character with the existing elements. We feel that the  
neighborhood house on the right. Circulation, design and construction would distinguish  
proposed addition would project only approximately 5' beyond the back line of the  
lot, which would still project approximately 10' beyond the proposed addition. The  
The addition's primary intent would project much less than the neighborhood house on the

on site would be taken

area would be generally unobscured by construction. Suggested provisions for other areas  
intended for use near the main property line would need to be carefully planned. No other  
existing house) needs to be removed, whether the addition is built or not. Also, a  
On the site, one large tree (a magnolia) which is less than three feet away from the

would include a rec room, bathroom, and spare bedroom.

bedroom and a master bedroom suite, with provision for a home office. The basement  
and leads to an area with a large swimming pool. The second floor would include a child's  
basement level. (The present driveway to the basement is exceptionally steep and narrow,  
also causes driving area which will be done only as a priority and a new driveway to the  
On the main level, the addition would house a family room, with steps for play and study.

other portions of the original roof.

the original construction plan. This addition preserves in its entirety the rear garden and all  
original design to distinguish old and new, and to preserve to the greatest extent possible.  
The main portion of the addition is connected to the original construction by a flat roofed

construction and should reflect into would reference the original style and proportions.

would also contrast with the existing wood double hung units, however the 2x2 framing  
adding would further distinguish the original from the new. Wood casing windows  
if from the original construction, and to establish a hierarchy of spaces. Cement block  
gabled forms. The main portion of the new roof would have rounded hips to distinguish  
The intent of the design is to complement the original complex gabled forms with new

with a driveway to garage.

The addition would also include a screened porch in the southwest corner and a deck

basement on this property.

It is otherwise permissible to build a two story addition over a substantially above grade  
Department of Permitting Services, and given the steep grade, it has been determined that  
topographic survey and consultation with zoning staff at Montgomery County.

There would be a separate walkout basement below the main floor. Based on a  
level and the area of the addition on the second floor would reduce to 280 square feet.  
square of below ground area to 120 square feet. The main floor area would be approximately

objective that the combined new and existing volumes will use no more net energy for heating and cooling than did the original space.

In conclusion, we feel that the addition will compliment the original house, as well as greatly increasing the utility of the home for its owners and their large, extended family. Therefore, we submit that the proposed project will have no negative impact and hopefully a positive impact on the historic district.

Area summary (not including attic, decks, porches, patios, etc):

Total existing habitable floor area, 1<sup>st</sup> and 2<sup>nd</sup> floors: 1710 SF

Existing basement and storage area: 880 SF

Area to be removed: 50 SF

Proposed habitable floor area of addition, on first and second floors: 1325 SF

Proposed habitable floor area of new basement: 714 SF

Total proposed added habitable floor area: 2039 SF

Total existing and proposed habitable floor area: 3699 SF

1<sup>st</sup> PRELIMINARY CONSULTATION  
AREA SUMMARY

Area summary (not including attic, decks, porches, patios, etc):

Total existing habitable floor area, 1<sup>st</sup> and 2<sup>nd</sup> floors: 1710 SF

Existing basement and storage area: 880 SF

Area to be removed: 50 SF

Proposed habitable floor area of addition, on first and second floors: 1472 SF

Proposed habitable floor area of new basement: 827 SF

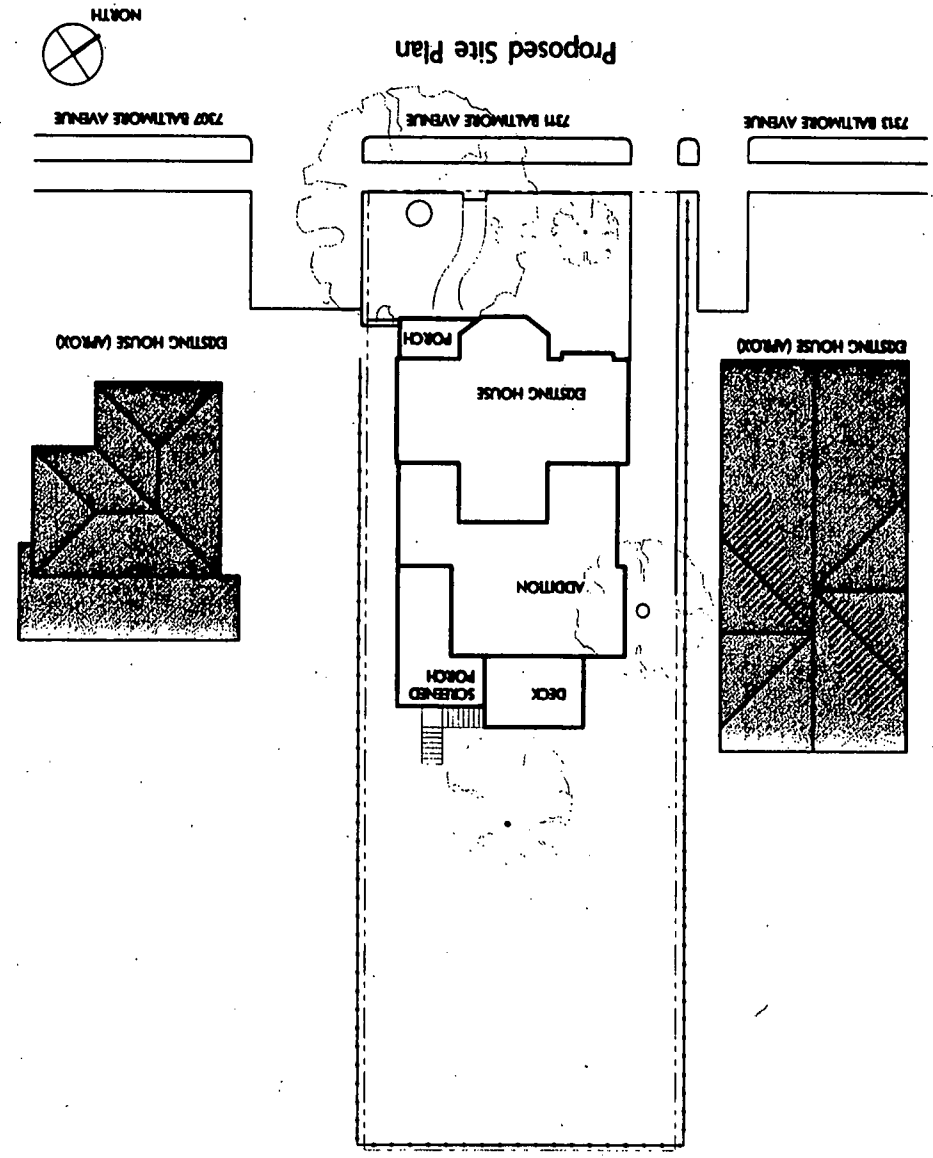
Total proposed added habitable floor area: 2299 SF

Total existing and proposed habitable floor area: 3959 SF

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Takoma Park, Maryland 20912

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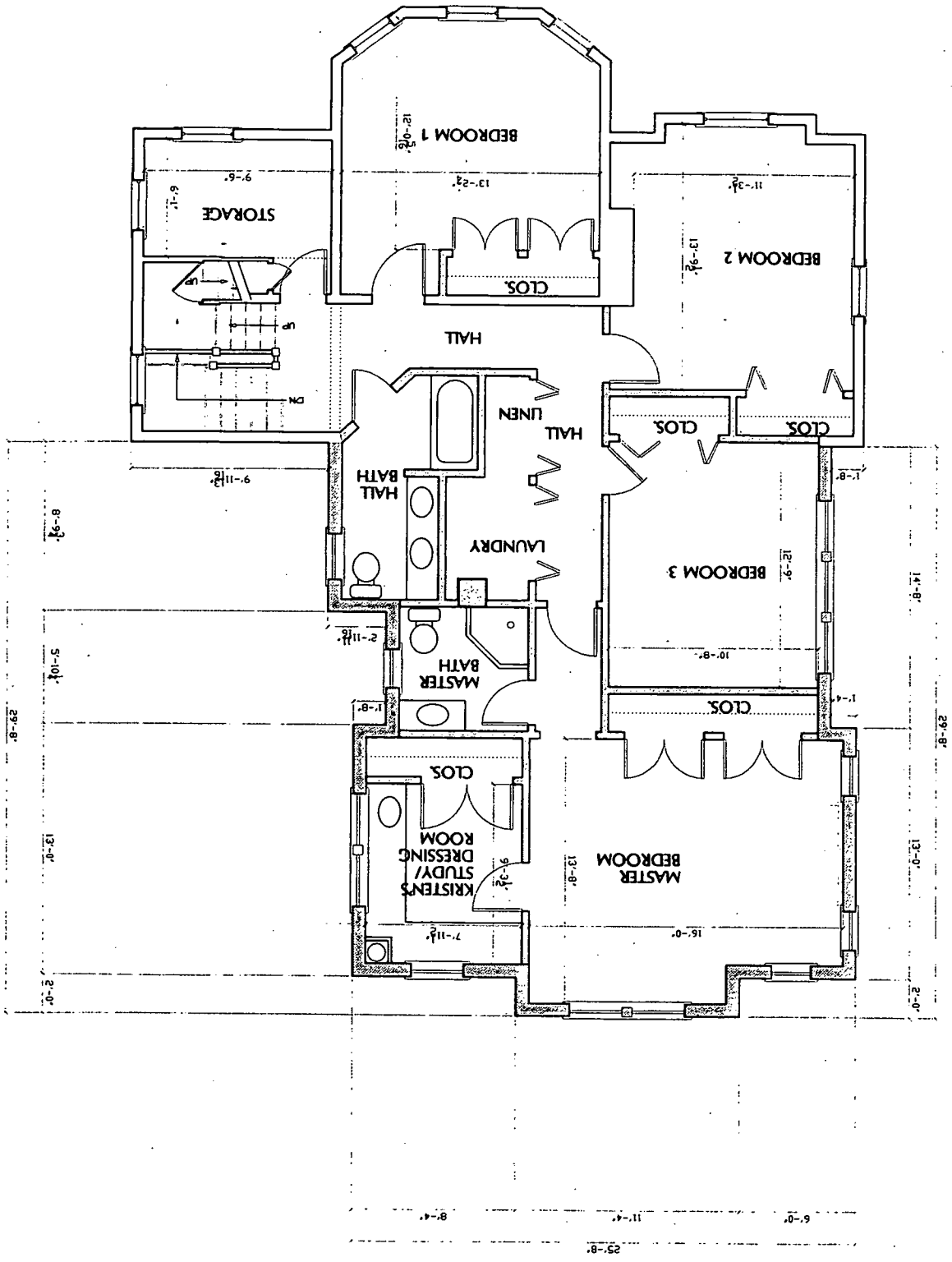
SITE PLANS - Existing and Proposed  
1" = 20'-0" May 26, 2010



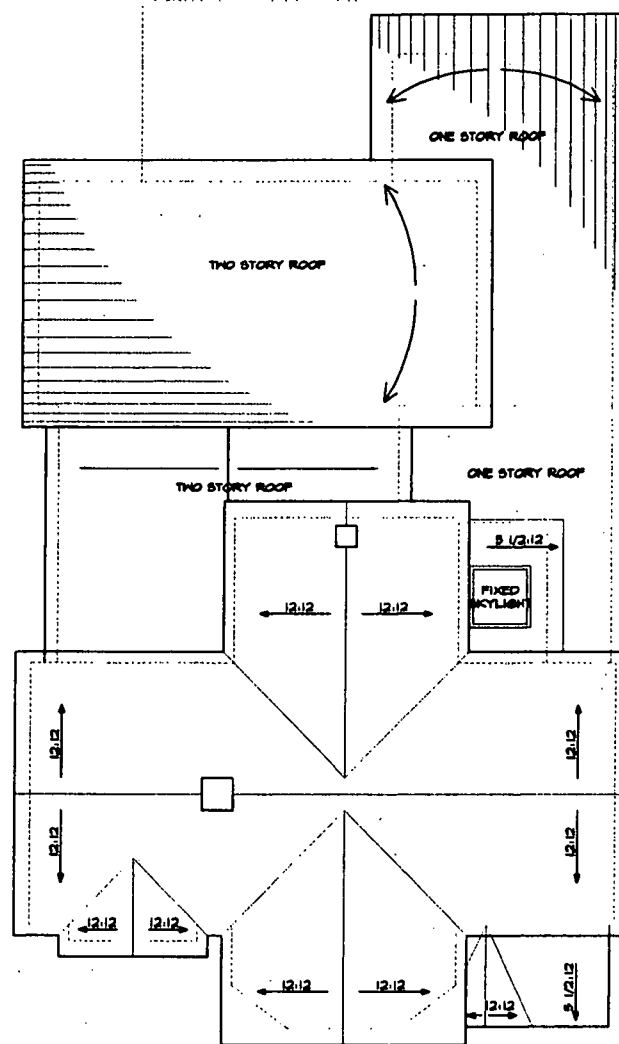
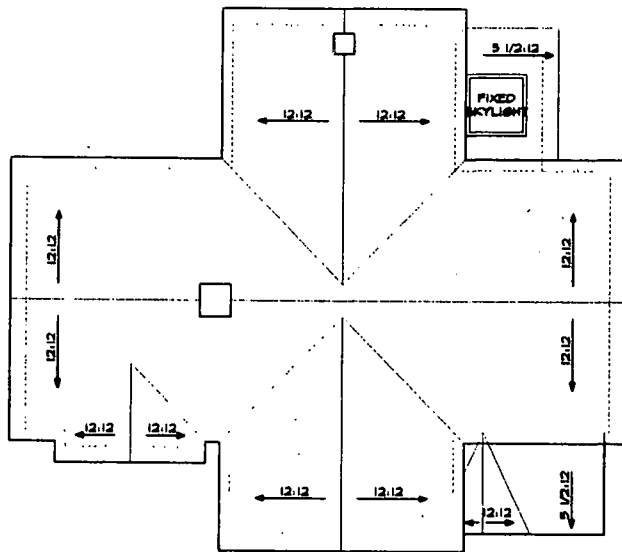
1st Preliminary Consultation

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PROPOSED  
SECOND FLOOR PLAN  
SCALE: 3/16"=1'-0"



Existing Roof Plan



1st Preliminary Consultation  
Proposed Roof Plan



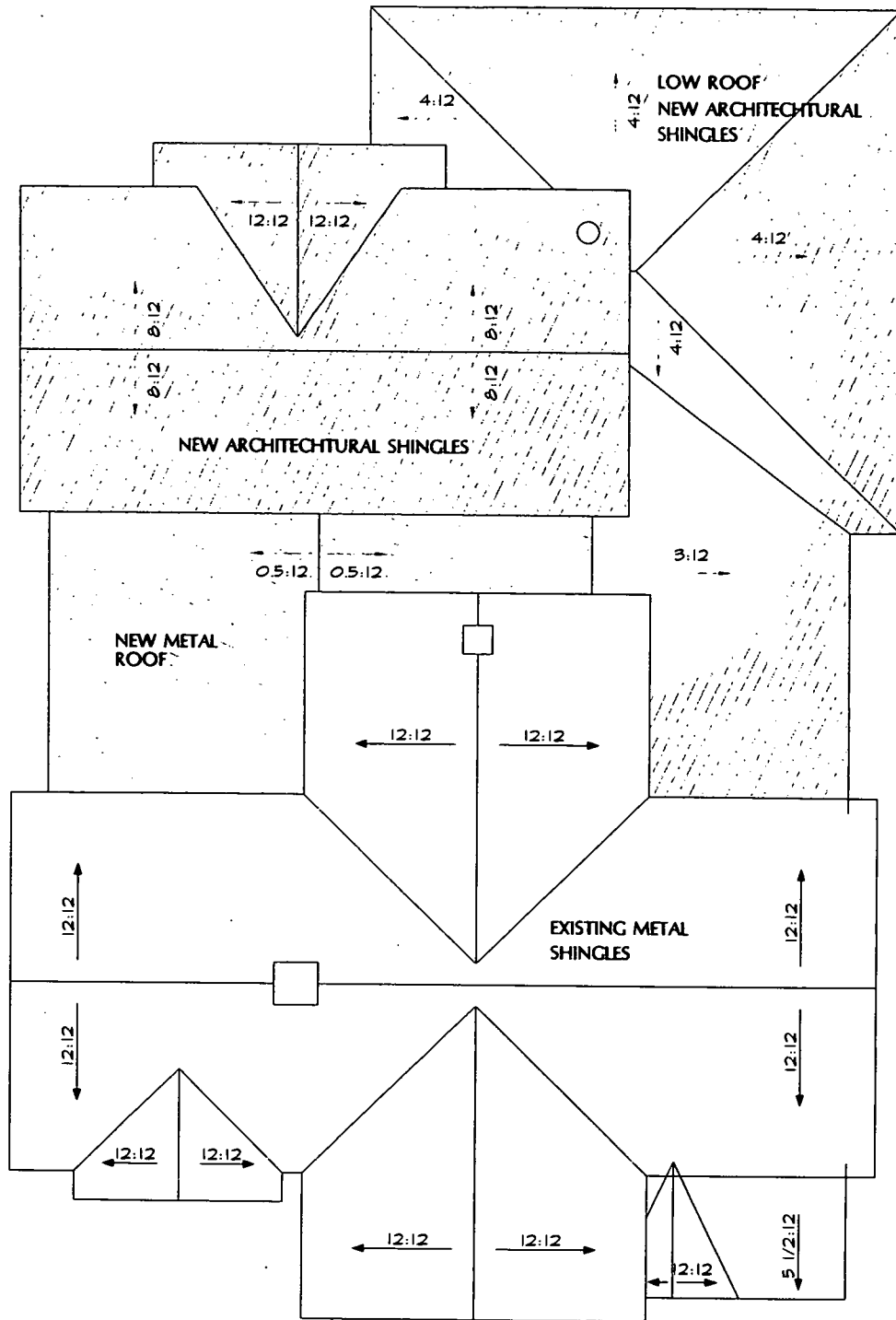
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ROOF PLANS - Existing and Proposed  
1/8" = 1'-0" May 5, 2010

1st Preliminary Consultation

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Existing Roof Plan

**PROPOSED  
ROOF PLAN**

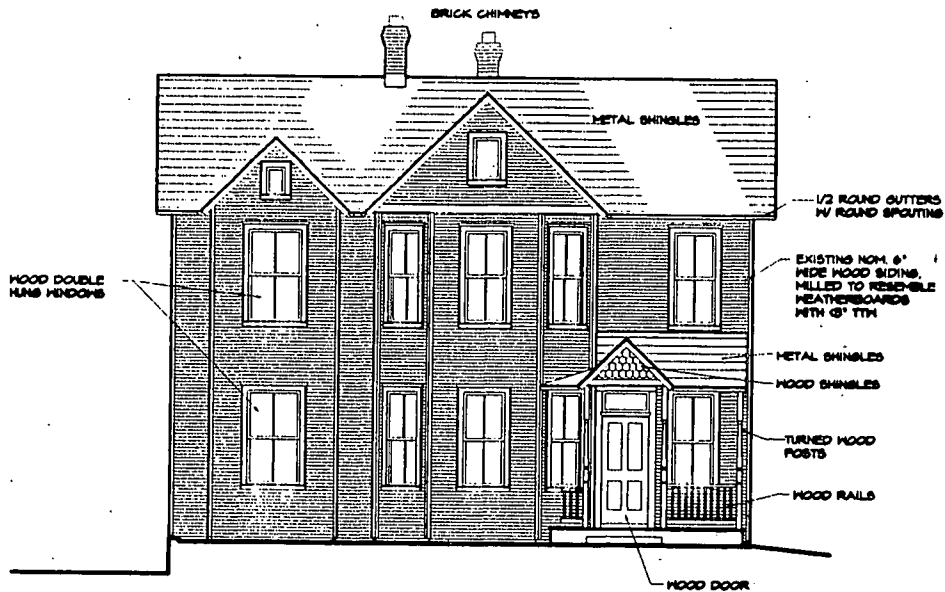
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HAWP DISCUSSION SET  
SHEET 3 OF 16  
JULY 7, 2010

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NO CHANGES PROPOSED FOR THE FRONT ELEVATION

SEE SOUTHEAST ELEVATION FOR ADDITIONAL NOTES

Existing Northwest (Baltimore Street) Elevation

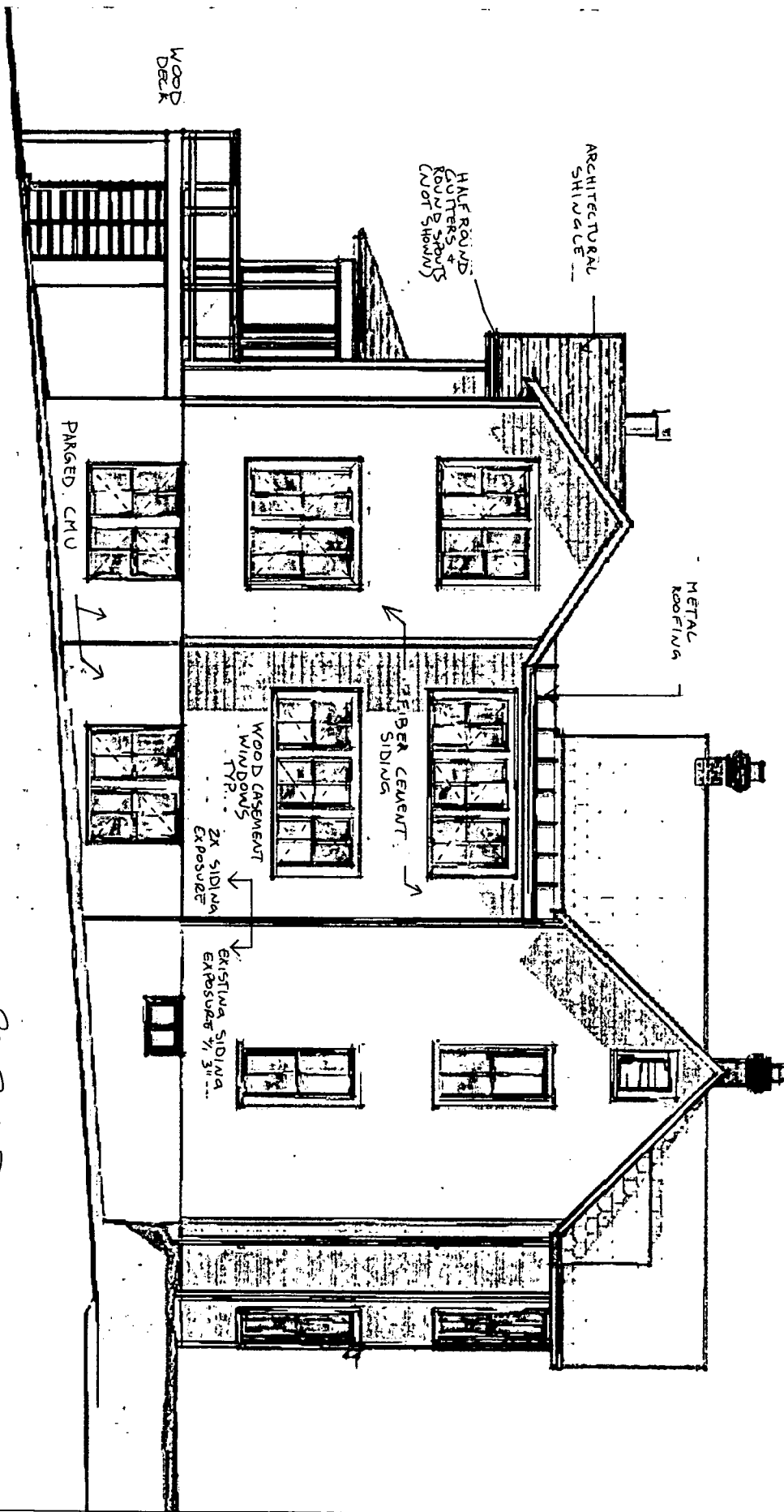
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**NORTHWEST ELEVATIONS - Existing and Proposed**  
1/8" = 1'-0" May 5, 2010

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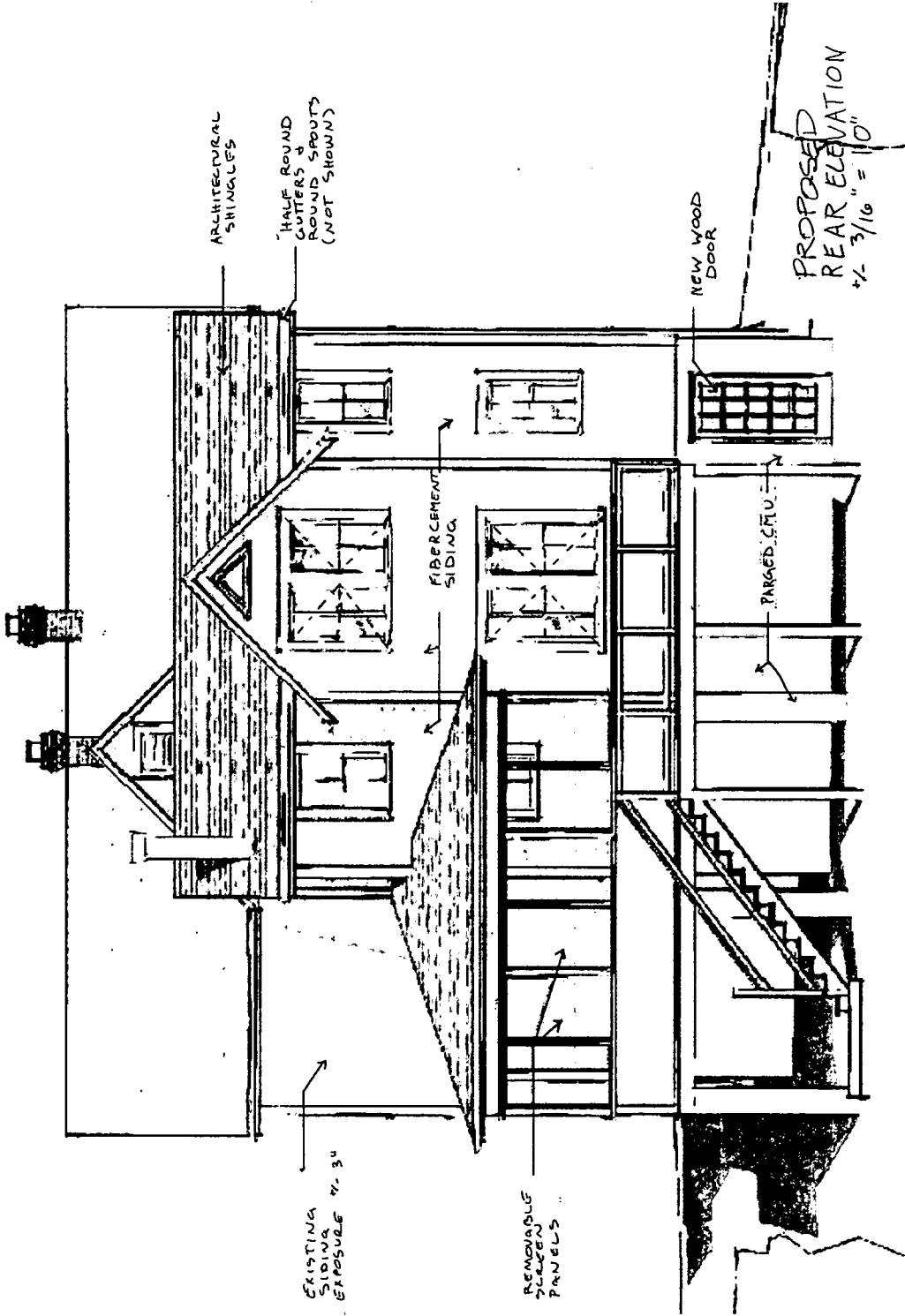
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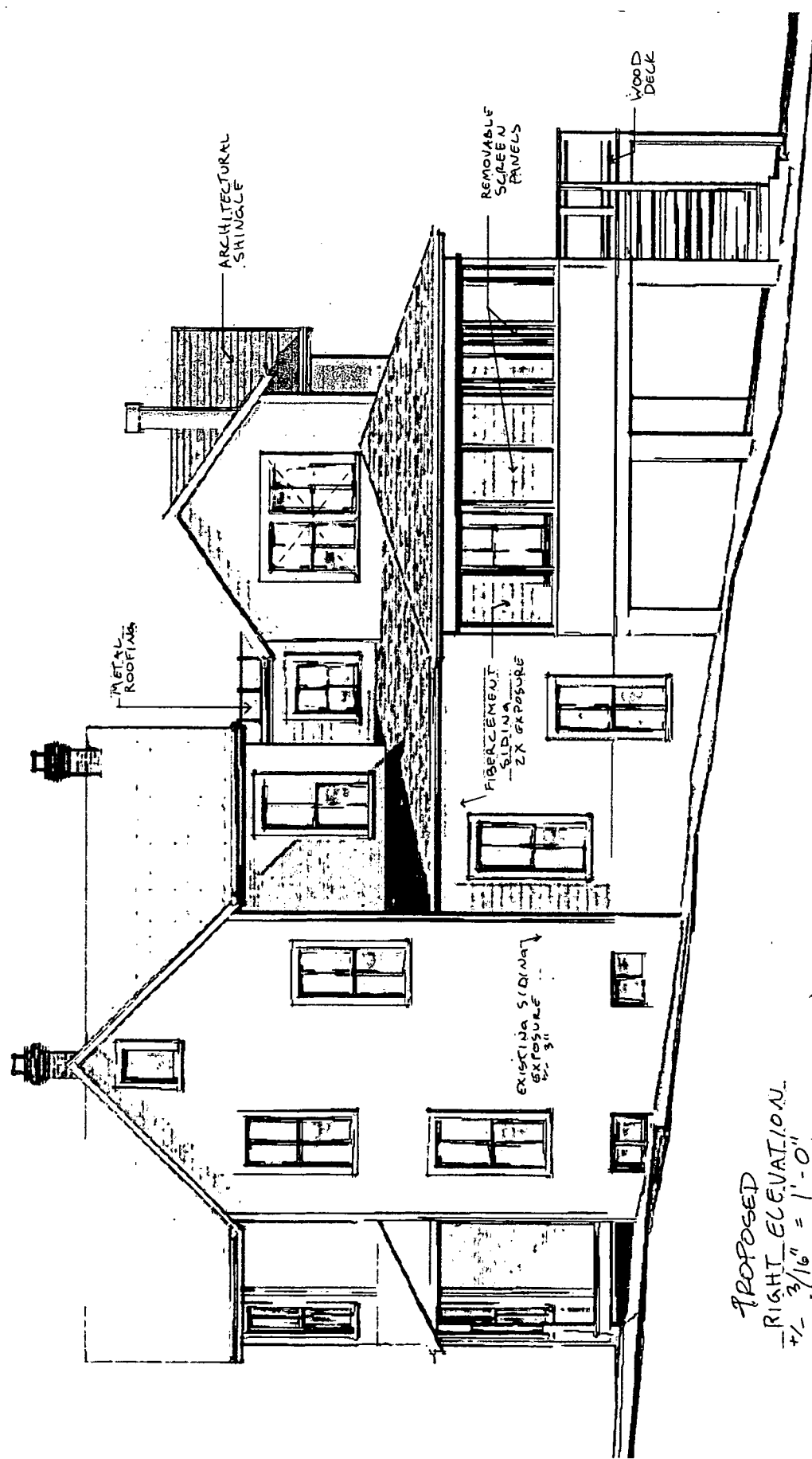
PROPOSED LEFT ELEVATION  
1/2" = 3/16" = 1'0"

Revised Design



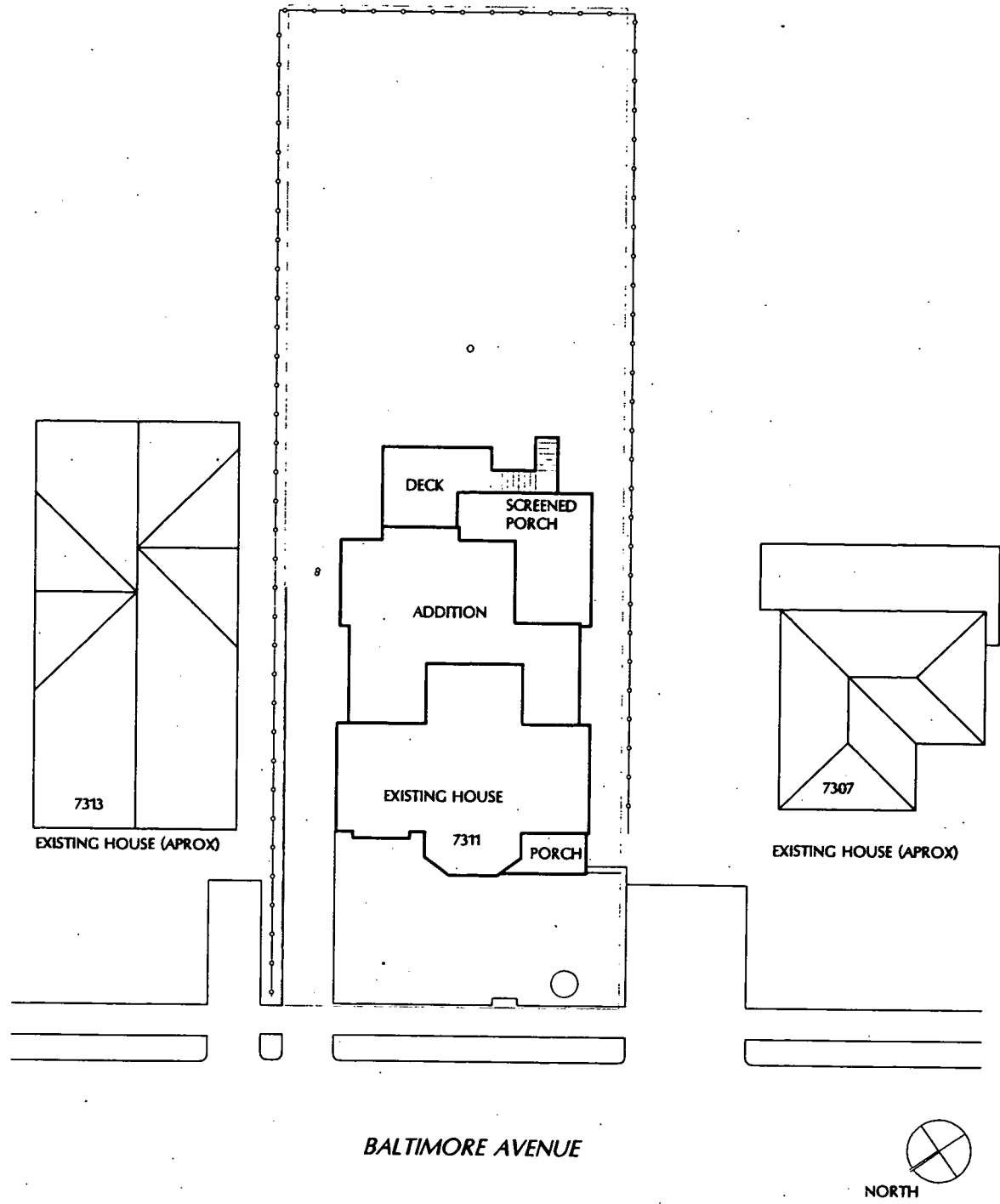


Revised Plan



PROPOSED  
 RIGHT ELEVATION.  
 +/- 3/16" = 1'-0"

Revised Plan

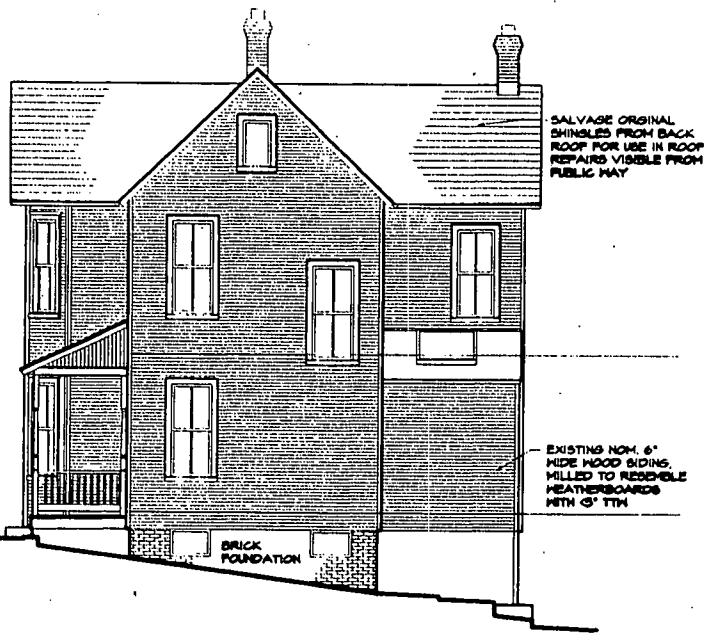


**PROPOSED SITE PLAN**

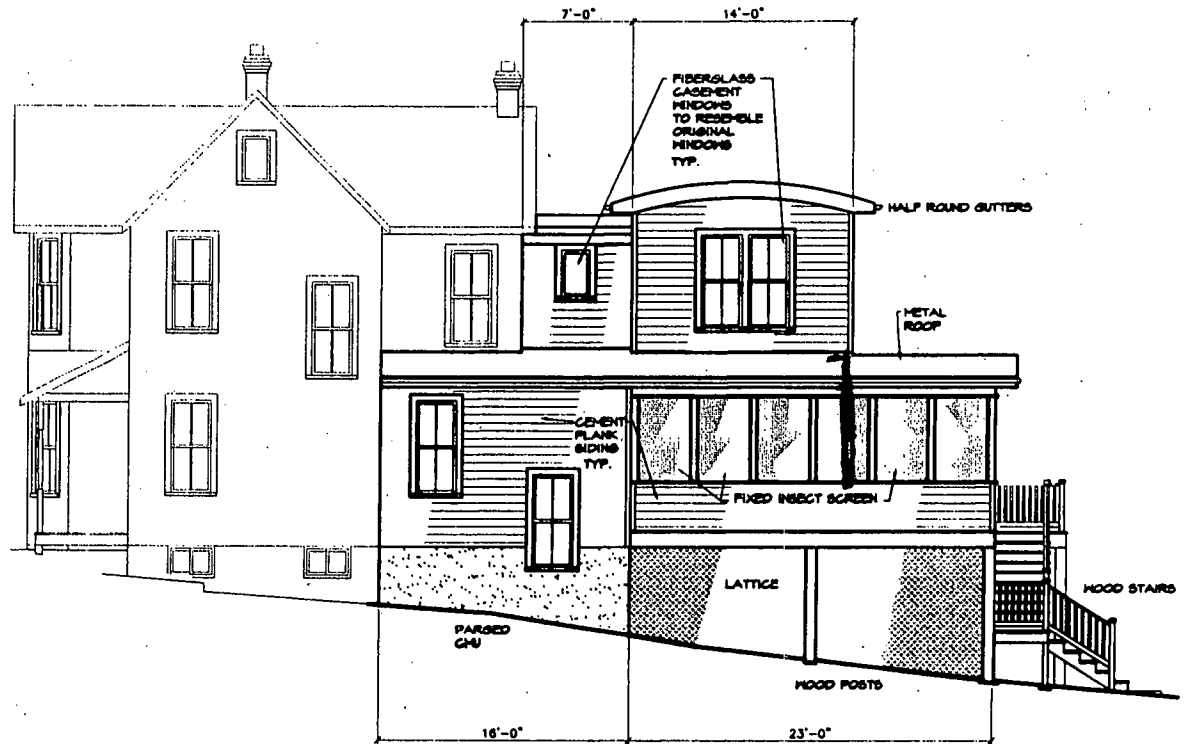
SCALE: 1/16"=1'-0"

<p>Freedman &amp; Summers Residence 7311 Baltimore Ave. Takoma Park, Maryland 20912</p>	<p><b>ABRAMS DESIGN BUILD LLC</b> A SUSTAINABLE APPROACH TO BEAUTIFUL SPACE 409 BUTTERNUT STREET NW WASHINGTON DC 20012 WWW.ABRAMSDESIGNBUILD.COM 202-726-5844</p>	<p>HAWP DISCUSSION SET SHEET 1 OF 16 JULY 7, 2010</p>
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Existing Southwest (Side) Elevation

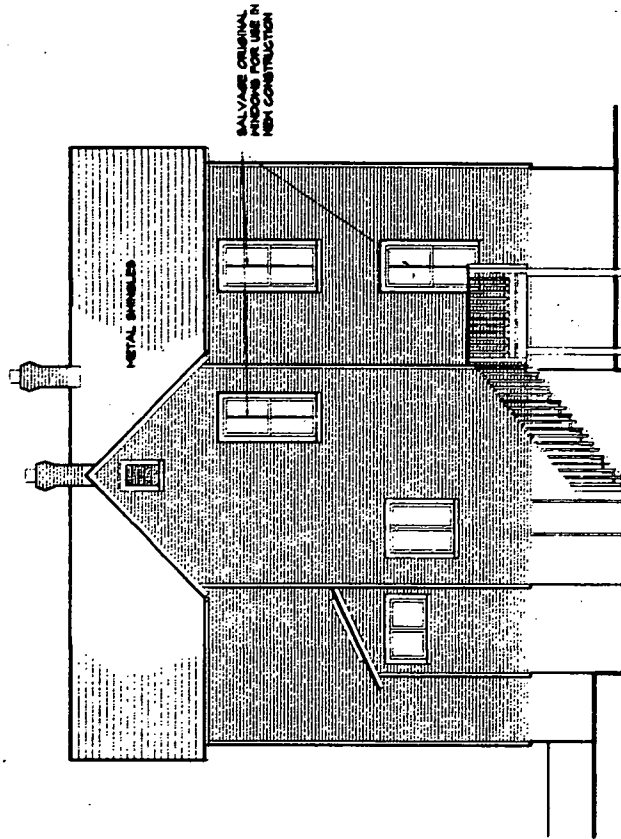


1st Preliminary Consultation  
Proposed Southwest (Side) Elevation

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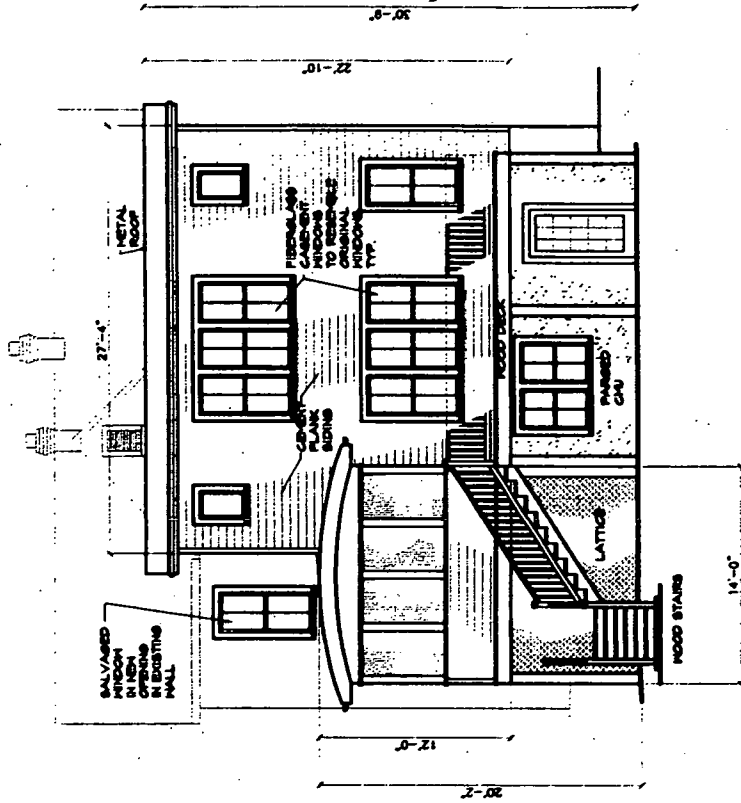
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**SOUTHWEST ELEVATIONS - Existing and Proposed**  
1/8" = 1'-0" May 5, 2010



SEE SOUTHEAST ELEVATION FOR NOTES

Existing Southeast (Back) Elevation



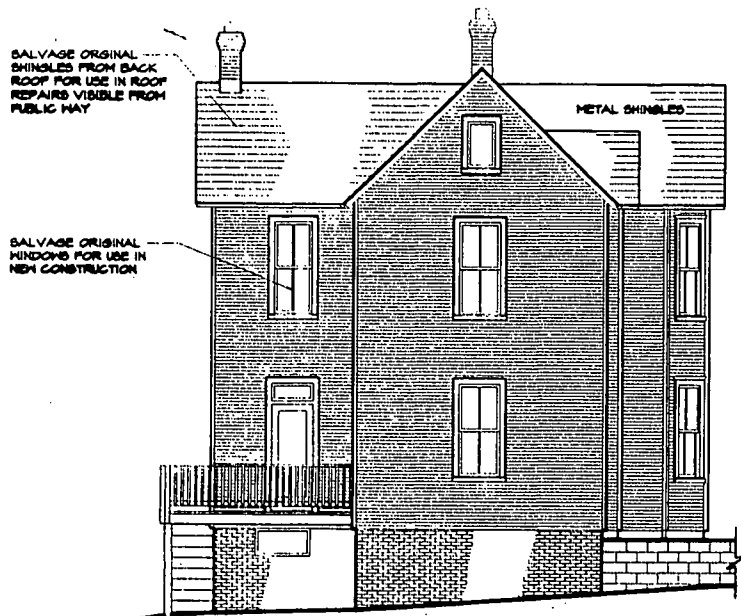
1st Preliminary Consultation  
Proposed Southeast (Back) Elevation

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SOUTHEAST ELEVATIONS • Existing and Proposed  
1/8" 1'-0" May 5, 2010

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SEE SOUTHEAST ELEVATION FOR NOTES

Existing Northeast (Driveway Side) Elevation



1st. Preliminary Consultation  
Proposed Northeast (Driveway Side) Elevation

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**NORTHEAST ELEVATIONS - Existing and Proposed**  
1/8" = 1'-0" May 5, 2010



Historic Area Work Permit Application  
7311 Baltimore Avenue  
May 5, 2010, revised June 9, 2010



Northwest Elevation (Street Elevation) of House

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Historic Area Work Permit Application  
7311 Baltimore Avenue  
May 5, 2010, revised June 9, 2010

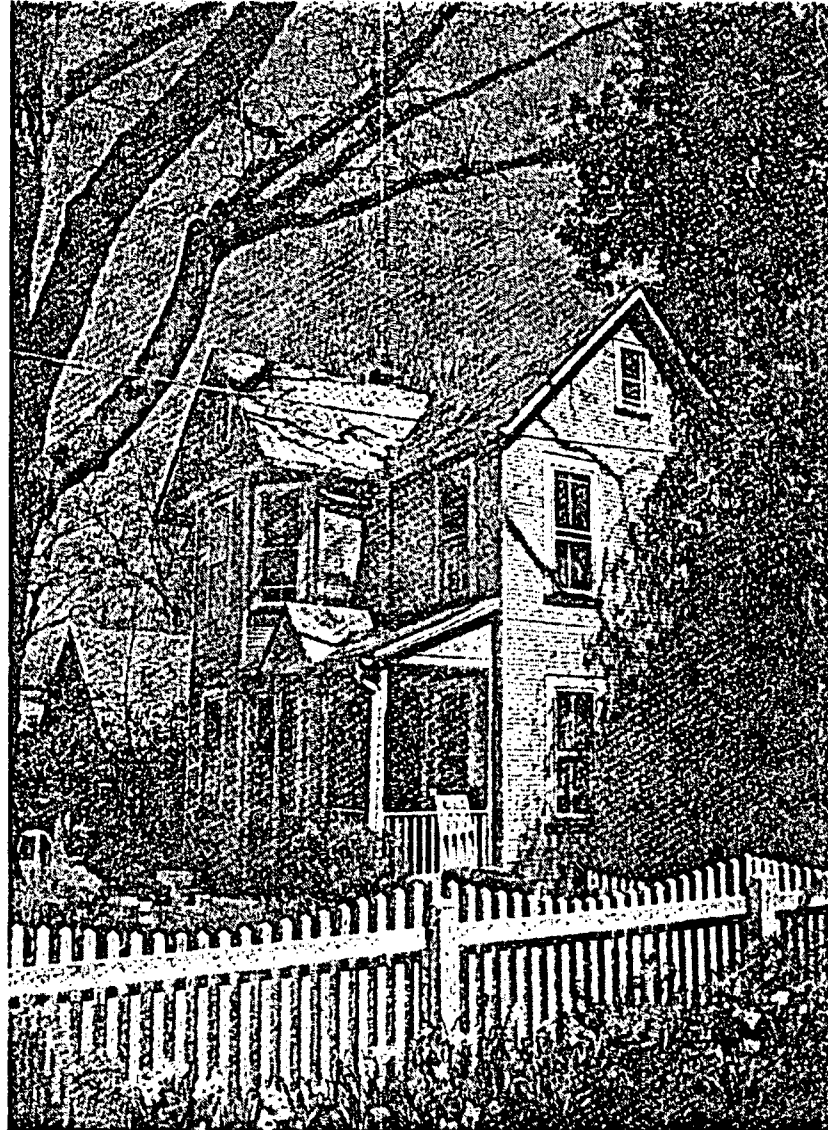


View of North Corner

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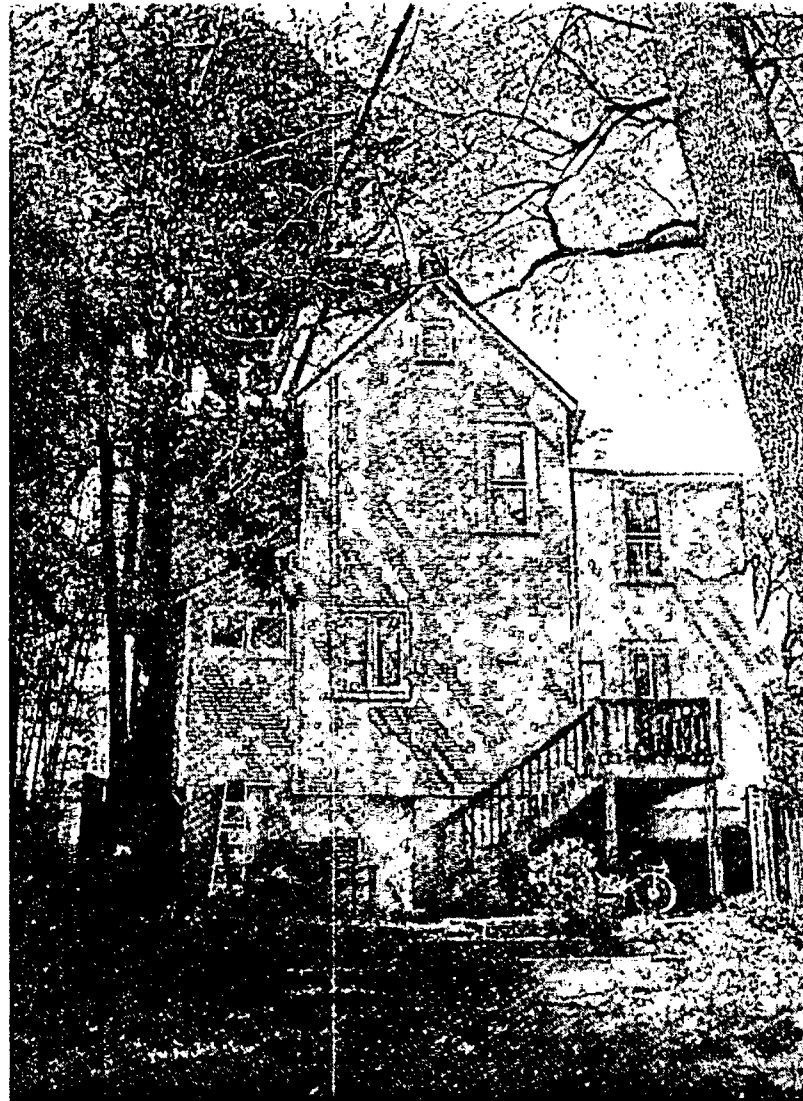
Historic Area Work Permit Application  
7311 Baltimore Avenue  
May 5, 2010, revised June 9, 2010



View of West corner of house

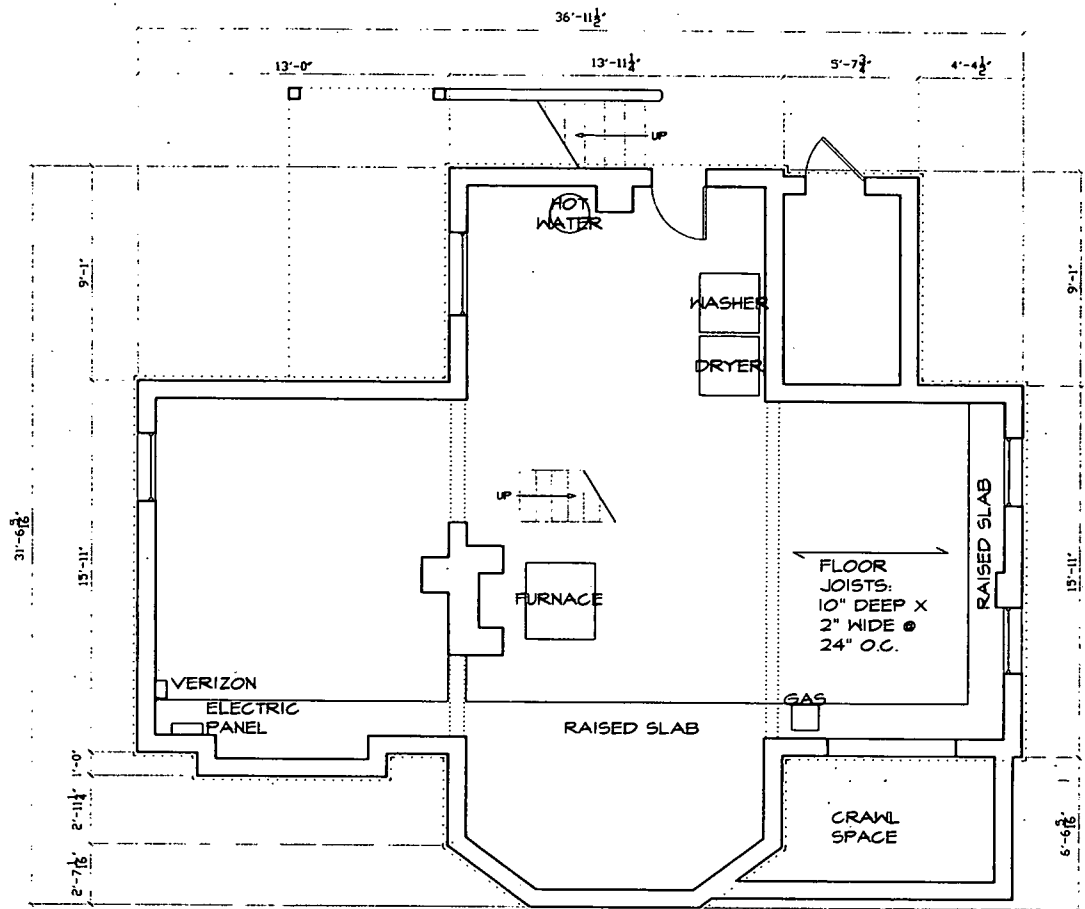
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Historic Area Work Permit Application  
7311 Baltimore Avenue  
May 5, 2010, revised June 9, 2010



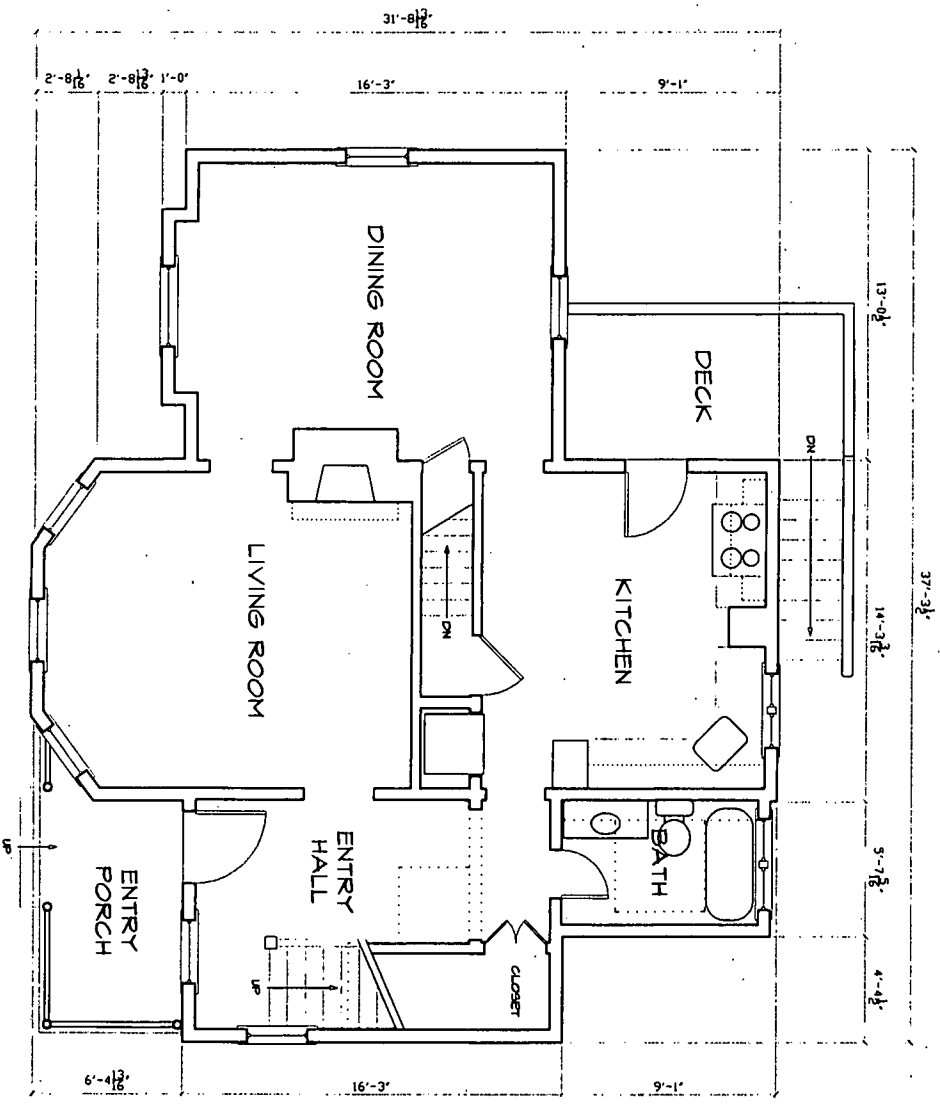
Current view from backyard

412



**EXISTING  
BASEMENT PLAN**

SCALE: 3/16"=1'-0"



**EXISTING  
MAIN FLOOR PLAN**  
SCALE: 3/16"=1'-0"

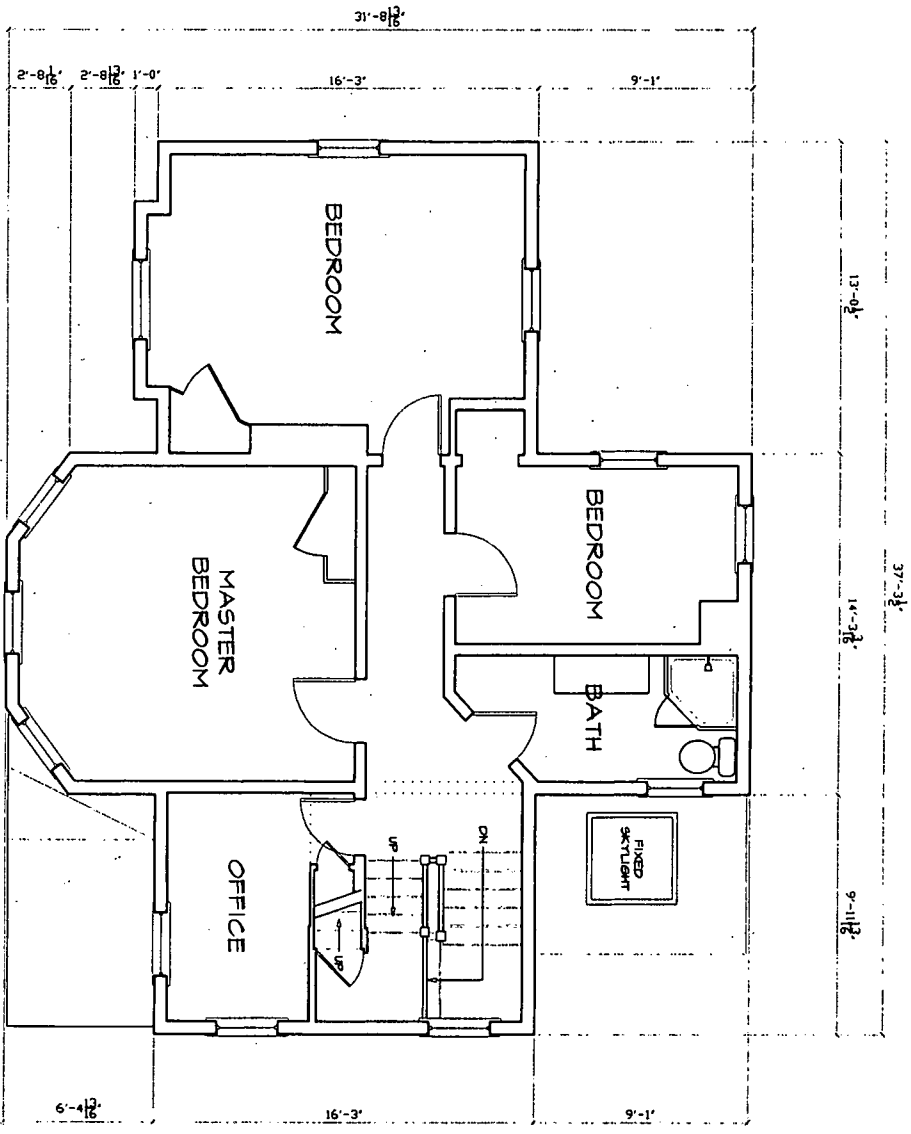
Freedman & Summers Residence  
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**HAWP DISCUSSION SET**  
SHEET 4 OF 15  
JULY 7, 2010

12



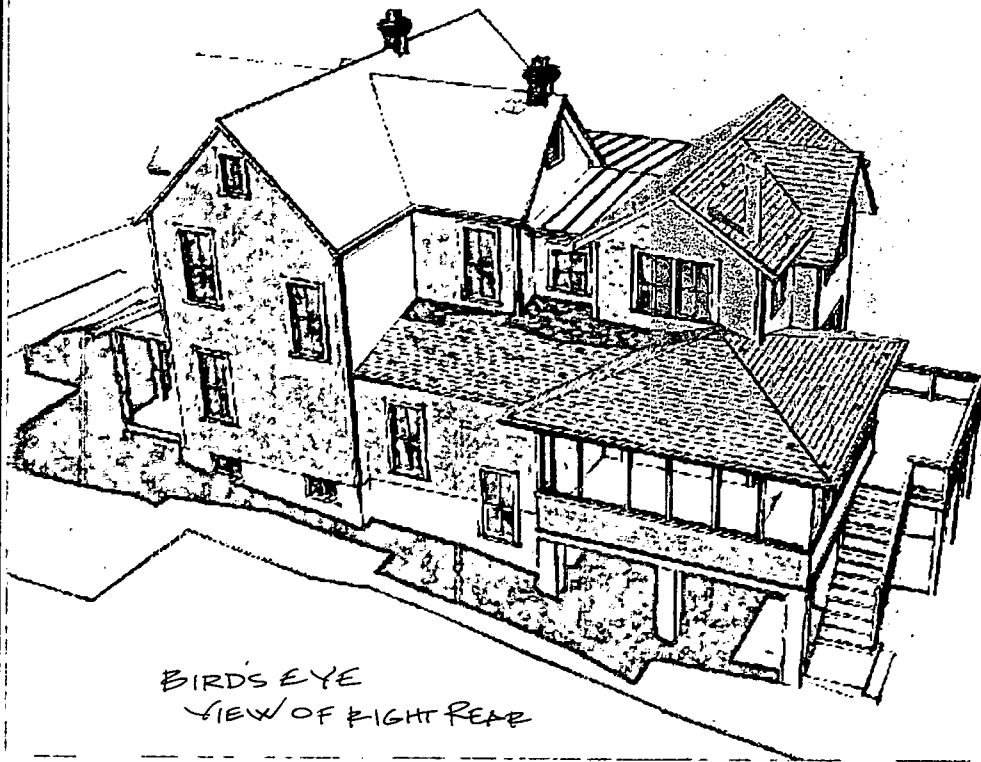
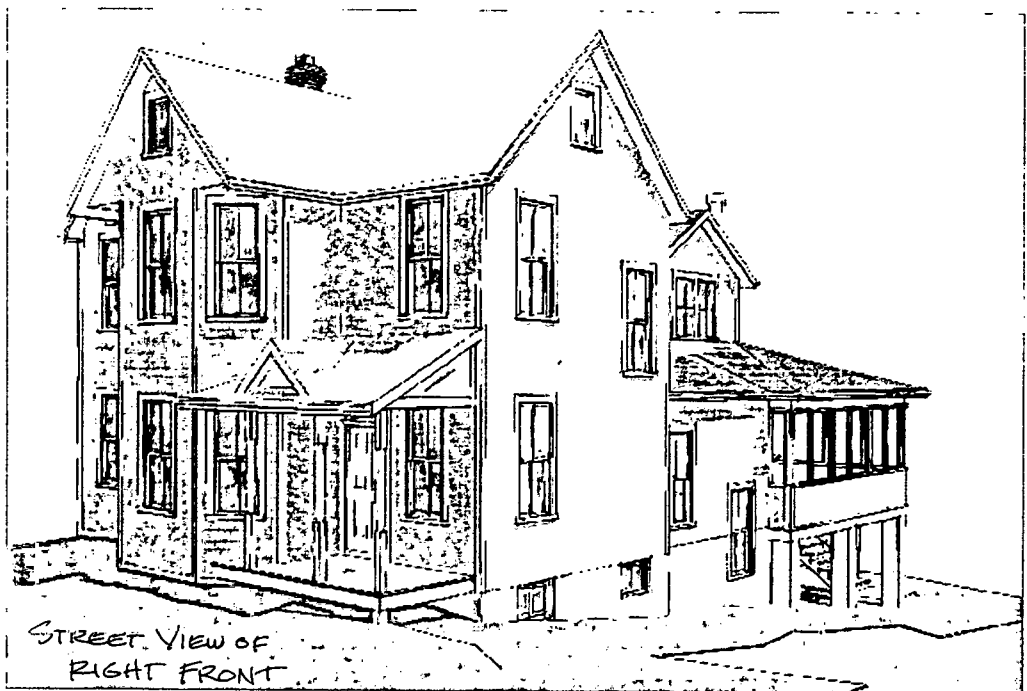


**EXISTING  
SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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SHEET 5 OF 16  
JULY 7, 2010

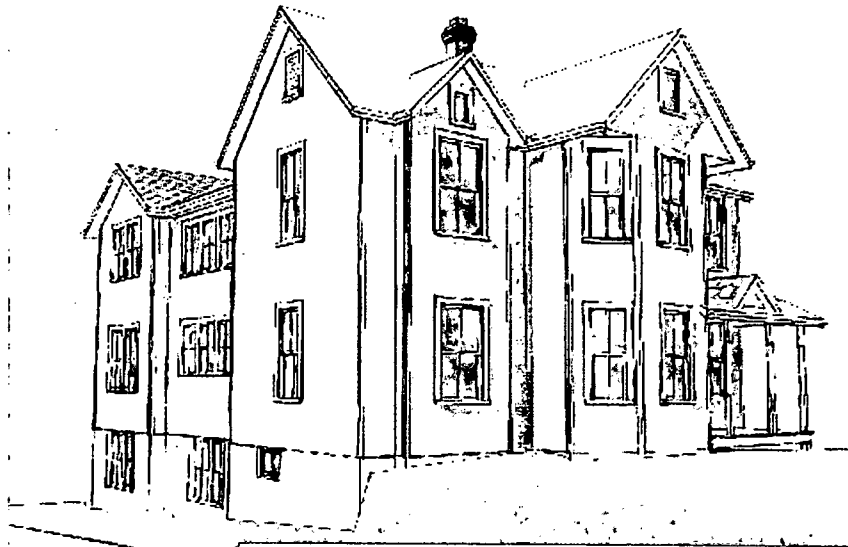


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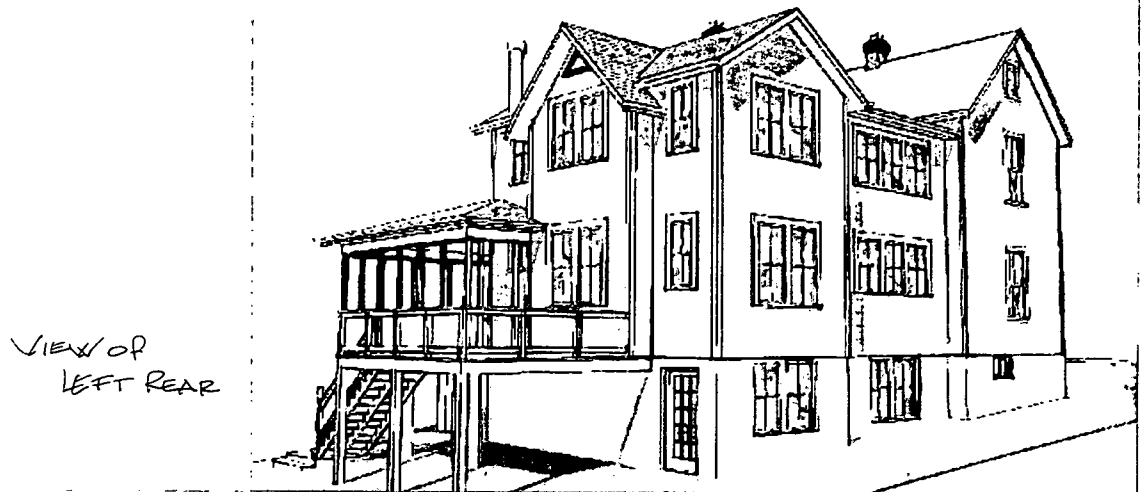
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HAWP DISCUSSION SET  
SHEET 15 OF 16  
JULY 7, 2010

25



STREET VIEW  
OF LEFT REAR



VIEW OF  
LEFT REAR



VIEW OF  
RIGHT REAR

Freedman & Summers Residence  
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HAWP DISCUSSION SET  
SHEET 16 OF 16  
JULY 7, 2010

26



Historic Area Work Permit Application  
7311 Baltimore Avenue  
May 5, 2010, revised June 9, 2010



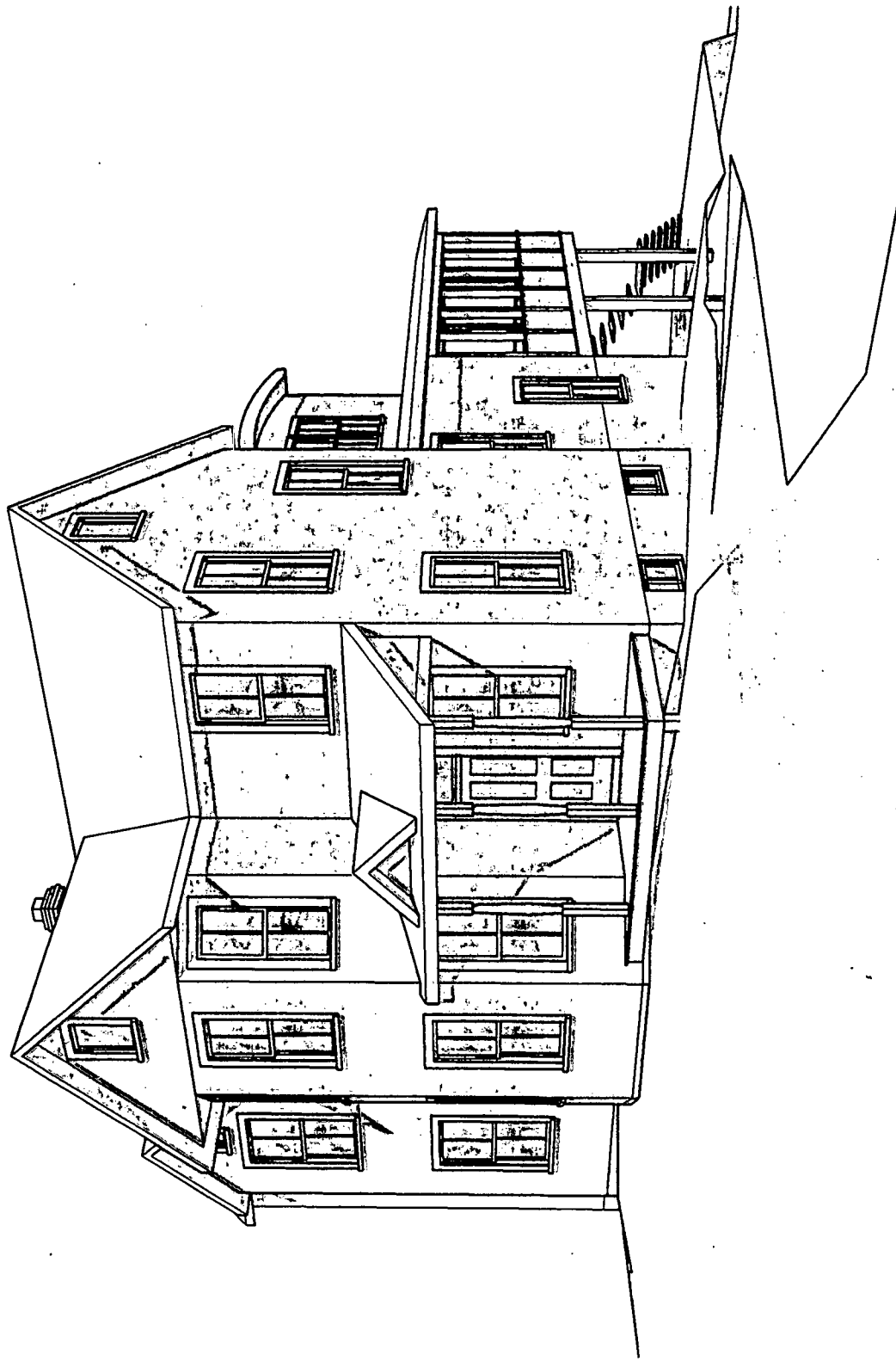
Aerial View of Existing Conditions

24

**1<sup>st</sup> Preliminary Consultation  
Perspective Views**

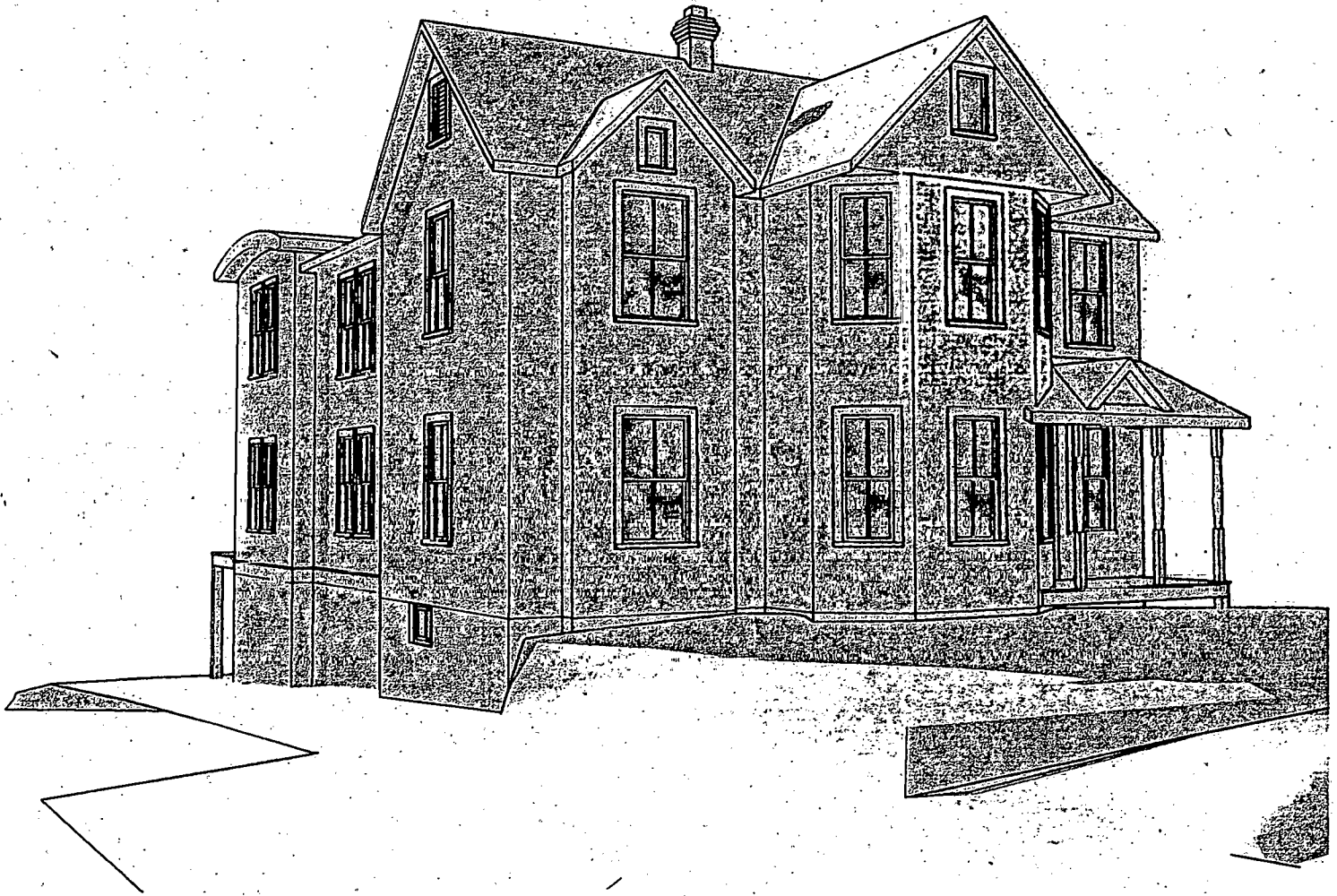
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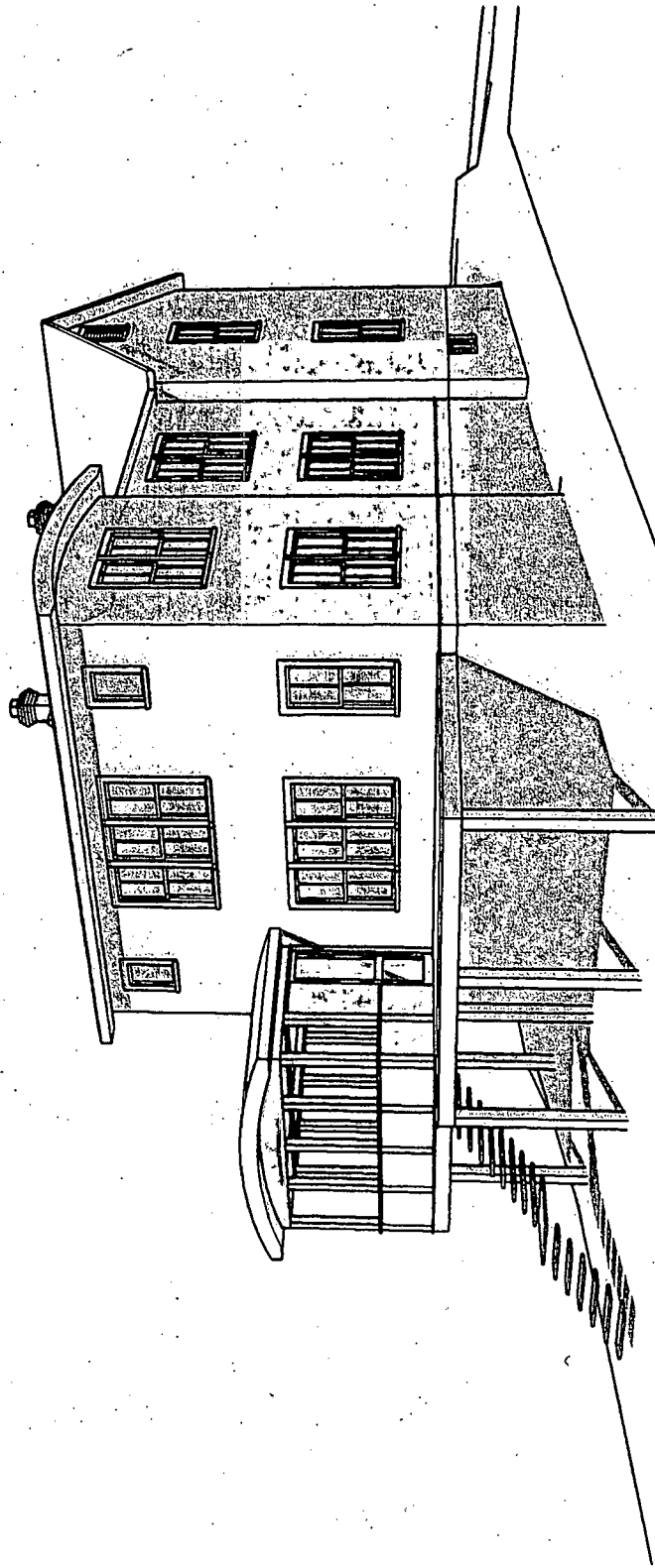


West  
Main





View from  
North

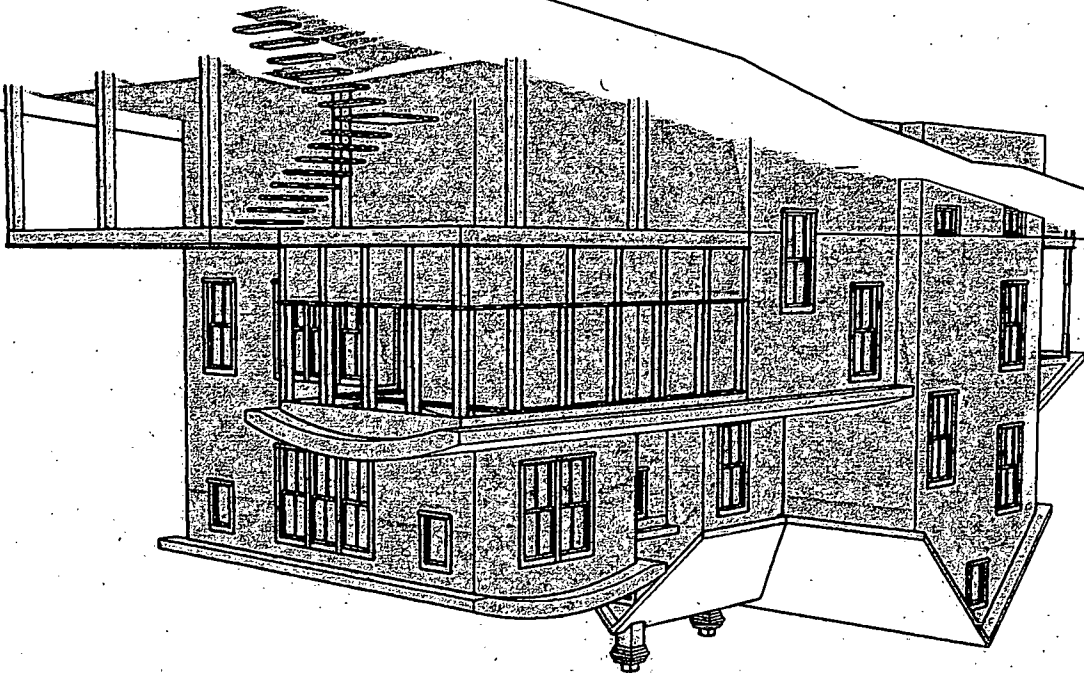


VIEW FROM  
EAST

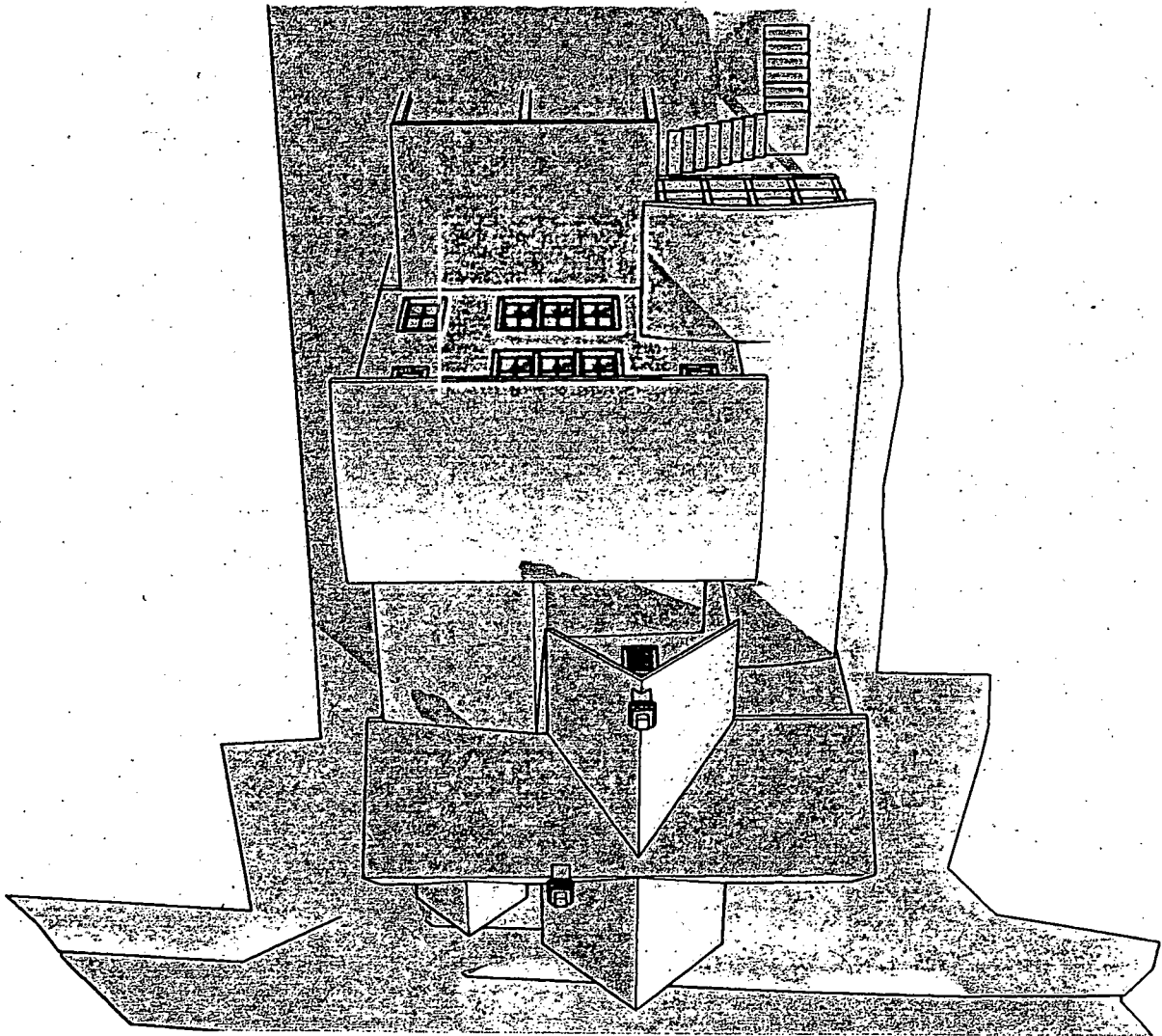
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36

View from  
SOUTH



43



N ←

**Unofficial  
HPC Meeting Transcript  
June 23, 2010**



1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- 2 ----- X
- 3 :
- 4 PRELIMINARY CONSULTATION - :
- 5 7311 Baltimore Avenue :
- 6 ----- X
- 7 :
- 8 PRELIMINARY CONSULTATION - :
- 9 10308 Montgomery Avenue :
- 10 ----- X
- 11 :
- 12 PRELIMINARY CONSULTATION - :
- 13 10110 Capitol View Avenue :
- 14 ----- X
- 15 :

11  
 12 A meeting in the above-entitled matter was held on  
 13 June 23, 2010, commencing at 7:35 p.m., in the MRO  
 14 Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
 15 20910, before:

16 COMMITTEE CHAIRMAN

17  
18 Thomas Jester

19 COMMITTEE MEMBERS

20 Leslie Miles

21 Jorge Rodriguez

22 M. Lisa Whitney

23 William Kirwan

24 Meg Mehar

25

ALSO PRESENT:

Scott Whipple  
Anne Fothergill  
Joshua Silver

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Mark Freedman	9
Alan Abrams	12
Lorraine Pearsall	22
Dennis Kilcullen	41
George Myers	42
Ana Robles	61
Bob Braddock	61
Michael Sauri	63

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1 properties.

2           The next item on our agenda this evening are the  
3 preliminary consultations. The first case we'll hear is  
4 Case A at 7311 Baltimore Avenue in Takoma Park. Is there a  
5 staff report?

6           HISTORIC PRESERVATION STAFF: Yes, there is.  
7 7311 Baltimore Avenue is a contributing resource located  
8 within the Takoma Park Historic District. The applicants  
9 are proposing to construct a two-story addition over a full  
10 basement at the rear of the house. The design will extend,  
11 the addition, rather, will extend across the majority of the  
12 rear elevation and beyond the existing rear bay of the  
13 house, approximately 21 feet into the rear yard. This will  
14 add approximately 827 additional square feet to the building  
15 footprint of the house.

16           The addition will also be inset on both sides of  
17 the historic massing and lower than the ridge line of the  
18 primary structure, and the original gable roof bay at the  
19 rear. The design also includes construction of a one-story  
20 screen porch that will extend from the southeast corner of  
21 the house in the rear yard and a new wooden deck and  
22 stairway. Material treatments include a flat seam copper  
23 roofing, fiber cement siding, fiberglass casement windows  
24 and parged CMU foundation treatment.

25           Staff is generally supportive of a two-story rear

HISTORIC PRESERVATION  
and

1 addition of the property. The applicant has met with staff  
2 and presented several alternative design proposals which  
3 staff did not support, finding that it was inconsistent with  
4 the guidelines and standards. Subsequently, the applicant  
5 has submitted this revised proposal to get some direction  
6 from the commission on the feasibility of the proposed  
7 design.

8 Staff's main concern with the original proposal is  
9 that there was not enough evidence of the cruciform part of  
10 the house being preserved. And staff now finds that these  
11 elements are successful. These revised elements are  
12 successful in distinguishing the two massings in such a way  
13 that the character of the rear bay and part of the historic  
14 massing can still be interpreted. The use of the modified  
15 barrel roof breaks up the mass of the additions and allows  
16 for it to then be visually distinguished from one another.

17 The inset and the lower roof height and foundation  
18 treatment also help further differentiate the two massings.  
19 Staff's main concern with the proposed design is the porch  
20 enclosure, and staff recommends that the applicant reduce  
21 the size of the screen porch and change the character of its  
22 orientation for consistency with what is a vertically  
23 oriented historic massing. Staff finds that the section of  
24 the porch that extends beyond the rear wall plane in the  
25 proposed addition competes with this vertical orientation of

1 the primary structure. A reduction in size would also help  
2 mitigate some of the perceived scale of the new construction  
3 as it relates to the historic massing.

4 The applicant is proposing, as I said, fiberglass  
5 window treatments. This is a contributing resource. The  
6 Takoma Park Guidelines state that some non-original building  
7 materials may be acceptable on a case-by-case basis. The  
8 Design Guidelines for Historic Sites and Districts in  
9 Montgomery County state that new additions should utilize  
10 wood and simulated divided light windows appropriate for the  
11 resource type and style. The applicant wishes to have a  
12 discussion with the commission about the installation of a  
13 fiberglass treatment. And staff also recommends the  
14 applicant contact the City of Takoma Park arborist to  
15 develop a tree protection plan prior to commencing any work  
16 at the site.

17 There are three points that staff would like the  
18 commission to focus on and give the applicant feedback on,  
19 and staff is recommending that the applicant return for a  
20 historic area work permit after getting feedback and  
21 comments from the commission. I won't go through those  
22 three points. They're on Circle 5 of the staff report, and  
23 I can run you through a few slides here. The applicant also  
24 has a short presentation that they'd like to show the  
25 commission with some different perspective views. And I'd

1 be glad to answer any questions.

2 MR. JESTER: Do commissioners have any questions  
3 for staff?

4 MS. WHITNEY: I have a question. The home at 7313  
5 Baltimore Avenue, just to the east, did we also approve that  
6 addition?

7 HISTORIC PRESERVATION STAFF: I can't say for  
8 certain. If it was post, I believe, 1992 Takoma Park was  
9 designated a historic district, we presumably would have  
10 reviewed that and the commission would have made a finding,  
11 but I don't know for sure. I could find that out for you.

12 MR. JESTER: Other questions? If not, if the  
13 applicant would like to come forward and make a  
14 presentation. If you would press the button until the  
15 microphone is red and then you can just identify yourselves  
16 for the record, please.

17 MR. FREEDMAN: Good evening. Thank you for  
18 hearing our presentation. My name is Mark Freedman. Pardon  
19 my voice, I have a little bit of a cold. You guys are a  
20 safe distance. Poor Alan here has to be in my germs though.  
21 My wife, Kristen and I bought this house about 10 years ago,  
22 and as is often the case, the intervening years have now fit  
23 to be Grand Central Station for innumerable kids, friends,  
24 family members, et cetera, et cetera, et cetera, and has  
25 driven our thoughts for what we want to do with the house.

1           Bedroom space, bathroom space, laundry space,  
2 family room space, that kind of thing, and the porch, which  
3 I will say a little more about is one of our items of focus,  
4 in that we'd really like to do what a number of our  
5 neighbors have done and have a real kind of three season  
6 screen porch where we can enjoy the great outdoors and not  
7 have the mosquitoes of the great outdoors enjoy us too much  
8 in the process.

9           This house presents a number of challenges because  
10 it's a wide and kind of shallow house on a narrow and deep  
11 lot, and so we're trying to make use of the depth of the  
12 lot. That also shields the back of the house from views  
13 from the street, and we're hoping that's an asset we can  
14 use. It's also a house that has an attic and a basement,  
15 neither of which are habitable. They can't be finished in  
16 any kind of living spaces and that kind of forces us out of  
17 the main structure.

18           We started this process a couple of years ago. We  
19 wanted to get a real sense from who we thought were kind of  
20 the experts as to what we really could do. I called up  
21 Alan, because Alan and I had worked together on the Board of  
22 Historic Takoma for a number of years, and I liked his sense  
23 of historic preservation and also his artistic sensibility.  
24 I didn't want to put all my eggs in one basket, so I also  
25 called Heritage and Rick Leonard, and I asked both of them

1 to come up with ideas and answer my questions of what can we  
2 do, and what might work. They actually both came up with  
3 similar plans, which were reflected in the original plans we  
4 submitted.

5           They both felt that we could do what we want, what  
6 we were trying to do and there are some great ways of doing  
7 it. We were pretty surprised then when we submitted those  
8 plans and staff had concerns. I have to say, I went to a  
9 staff meeting as a very concerned homeowner, but I was  
10 fairly relieved when staff got across that it wasn't that we  
11 couldn't do what we wanted to do, it was that some  
12 assumptions about what kind of historic preservation we were  
13 doing were different from what they thought you all would  
14 want to see. We were more extending what was existing and  
15 they emphasized that we should be focusing on something  
16 contrasting and complimentary.

17           So we have before you a plan that, it isn't what I  
18 thought I'd be bringing before you, but I like it a lot. I  
19 like the fact that it gives Alan a chance to spread some of  
20 his artistic wings while also building something that I  
21 think is very Takoma Park. And it's also something that  
22 really works with the historic property that I hope will  
23 meet our needs. I know staff has, we haven't had a chance  
24 to talk with staff about their concerns about the porch, but  
25 that's one element of the design that we've really been, you



1 know, still playing with and working with. And while I  
2 think we're going to want to make the porch more into the  
3 backyard, I think we can also address some of the concerns  
4 of staff about how it works into the overall picture and  
5 hopefully come up with something that will both be the kind  
6 of front porch that can really be a living room for us, but  
7 also one that works into the overall design. So that's my  
8 homeowner's perspective, and I think Alan can give you much  
9 more of the technical thought. I thank you for your time.

10 MR. ABRAMS: Thank you for the opportunity to  
11 speak. My name is Alan Abrams. I'm the owner of Abrams  
12 Design Build and I wanted to share a little bit of the back  
13 story of the project. The starting point for this project  
14 is a seemingly recently sized house, but one that suffers  
15 from an inefficient floor plan. The main floor is comprised  
16 of an oversized, for the scale of the house, a very large  
17 stair hall and staircase, formal staircase. It also has a  
18 supplementary staircase going to the basement. A very  
19 narrow, very steep stair. It's got two chimney masses  
20 completely contained within the footprint. And what remains  
21 is a modest parlor, dining room and kind of a fair sized  
22 kitchen, and a little bathroom tacked onto a corner.

23 Upstairs are two modest bedrooms, a bathroom and a  
24 bedroom that is 89 inches wide which is five inches wider  
25 than the absolute code minimum, and by any other measure,

1 substandard. The program for the Freedman family seeks to  
2 provide a large enough dining area sufficient for the entire  
3 family to gather in at once. A remodeled kitchen and family  
4 room and related amenities. The screen porch, as Mark has  
5 mentioned, a well lit safe, code compliant stair to the  
6 basement, a new basement, and we spent a great deal of effort  
7 determining how the basement would be defined and hired a  
8 surveyor and developed a plan which demonstrates that the  
9 slope of the lot is such that it's steep enough to define  
10 the basement, even though the basement is not a cellar, the  
11 lot is so steep that we're not creating a two-story addition  
12 plus basement in conformance with Montgomery County  
13 regulations on building height.

14 In addition, Mark and Kristen also require  
15 professional work spaces in the home. So we set about to  
16 design a plan in a form that was compact and efficient, and  
17 reduce the massing as it receded towards the back and as it  
18 was, and reduce the massing as it would be perceived from  
19 either side of the house from the public right of way. We  
20 paid close attention to the Takoma Park Guidelines in that  
21 design. We did, however, take a liberty with the roof line  
22 given that the house is a category 2, a contributing  
23 resource and that the original rear gable was not visible  
24 from the right of way. We propose to extrude that gable and  
25 have smaller masses on either side of a central extension.

1           Staff, however, recommended against this approach  
2 and strongly advised us to create a vivid contrast with the  
3 original roof line and with the original form of the house,  
4 and if I may paraphrase Josh's description, he said, bring  
5 me a glass box and I'll be happy. So this is what we've  
6 come up with. And, if I may fumble with the computer here  
7 for a moment, -- the original massing is on the left. The  
8 cruciform plan clearly obvious. I'm going to jiggle the  
9 cursor over the connecting link to the main block of the  
10 addition. There's also a two-story wing on the left side of  
11 the house, and a single-story wing on the right side of the  
12 house, which covers a new stairway.

13           This portion that I'm zigging and zagging over is  
14 the screen porch. We've distinguished it from the steep  
15 gabled roofs by using a shallow segmented circular roof  
16 line, and rotating around, borrowed a little bit from the  
17 window configuration of the original. In this case, our  
18 preference is very strongly for casement windows, which are  
19 much, much more thermally efficient than double hung having  
20 roughly 20 times the resistance to infiltration as a double  
21 hung window.

22           Part of our mission, part of my own personal  
23 mission and passion is energy efficient design, and one of  
24 the objectives of the design is to do it so efficiently and  
25 to retrofit the existing house that, even though we're

1 coming close to doubling the volume of the house, that we  
2 will not increase the net heating and cooling load for the  
3 total project. Scrolling around, again, the connecting link  
4 and main living area to distinguish from the original  
5 construction.

6 We didn't develop floor plans for this with any  
7 great detail. You know, we're trying to keep our investment  
8 in the design economical until we are confident that we have  
9 a good program here. So we're seeking your advice. If you  
10 wish, I can also show you the initial design that we came up  
11 with, but other than we'll --

12 MR. JESTER: I don't know that that's necessary.  
13 I think we're going to, this is the proposal that's before  
14 us. I think we should stick to the comments on this one.  
15 This is the current direction. If that concludes your  
16 presentation, --

17 MR. ABRAMS: May I conclude with a comment on the  
18 porch referring to staff's comments. I tend to disagree  
19 with the assessment of the screen porch. Let me scroll back  
20 around. This version that I'm showing you tonight is a  
21 slight tweak from what was submitted in our packet, and I  
22 was kind of at the last minute I got the report, I think  
23 yesterday and spent today trying to incorporate some of  
24 staff's comments about verticality into this iteration,  
25 raising the roof line, lowering the floor line a little bit,

1 and also the original submission in our packet had a barrel  
2 vaulted connected with the main block of the house, and  
3 we've interrupted it with a little bit of a shed roof here.  
4 That kind of remembers, if you will, the little addition in  
5 the corner, which would otherwise be removed in this plan.

6 But, I wanted to say about the porch that I think  
7 it's important from a sculptural point of view that it  
8 project beyond the back wall of the house of the addition. I  
9 feel it counter balances the mass, the main block, the two-  
10 story mass helps it reduce in mass as it recedes to the  
11 back. I feel the two barrel vaults, the two barrel vaults  
12 meeting at a right angle relate back to the original  
13 cruciform plan. In effect these two roofs represent that  
14 cruciform deconstructed and reassembled, not literally  
15 reassembled, but recomposed in a dynamic fashion. So I'm  
16 asking you to consider it from that perspective as well.

17 MR. JESTER: I think you've given us a very good  
18 idea of what the intentions were behind the design. Unless  
19 you have anything you really need to add, I think we'd like  
20 to give the commission an opportunity to ask some questions  
21 and then we'll deliberate and hopefully give you some  
22 comments that will help you move forward.

23 MR. ABRAMS: Thank you.

24 MR. JESTER: Are there questions for the  
25 applicant?

1 MS. MILES: I have a question. Would the soldered  
2 flat seam copper roof be assembled on site or is this pre-  
3 fab proposed roof?

4 MR. ABRAMS: Number one, we haven't really  
5 researched that. The barrel roof lends itself to a flat  
6 seam assembled on site. There may be standing seam pre-  
7 fabbed roofs that would be far more economical that we would  
8 like to investigate. And, I would like to also suggest  
9 that, you know if, we haven't begun to analyze a budget yet  
10 but, if we get in a pinch, if you will, we might want to  
11 consider a membrane roof as well, which would be far, far  
12 less costly than a metal roof.

13 MR. JESTER: I think as we move in this we'll  
14 probably be able to offer some advice about what materials  
15 we think would be compatible for the roof. Are there any  
16 other questions for the applicant?

17 MS. MILES: Because you haven't done any plans,  
18 it's hard for us to determine what your intentions are for  
19 the program and to respond to whether or not this is an  
20 appropriate massing given what you intend to do. Can you  
21 give me some sense of what your program is internally other  
22 than large room. I don't believe you said anything about  
23 the second floor at all.

24 MR. ABRAMS: Yes, I'll be happy to talk you  
25 through.

1 MR. JESTER: If I could just interrupt. I'm not  
2 sure that a description of the plan is going to be  
3 sufficient for us to evaluate it. I mean, I personally feel  
4 that there's some information here that's missing, as  
5 Commissioner Miles suggested, that makes it a little bit  
6 difficult for us to evaluate a proposal and really give you  
7 concrete advice. We can certainly respond to the massing,  
8 give you some sense of whether it's in the right direction,  
9 but I personally think that there's some information that's  
10 really needed to evaluate a proposal. And I know it's, I  
11 understand why you wanted to kind of focus on the exterior,  
12 but they kind of go hand in hand. It's not an either or,  
13 and so I'm not sure that it's going to be that beneficial to  
14 get a description of what's going to be on the inside of the  
15 house with this addition.

16 MR. ABRAMS: Okay. Well, we --

17 MR. FREEDMAN: If I may, I understand the feeling  
18 of well we'd like to see what you're doing on the inside  
19 because that clearly relates as to what we need to do on the  
20 outside, and we had detailed plans for you for the first  
21 concept we sent in, and then we didn't provide such plans  
22 here in part in an effort to try to resolve some of what  
23 would seem to be the big picture, philosophical ideas of  
24 what approach we were taking and concerns about the  
25 investment into a whole full set of plans. So to the extent

1 it's helpful, I can give you a quick idea, and I think then  
2 you can, you know, add up the massing space as for what  
3 we're doing, but we ~~easily~~ can give you on a quick rough and  
4 dirty sense, you know, here's a basic sketch of it without  
5 giving detailed plans, but if you'd like detailed plans, we  
6 can give you those as well.

7           The real quick and dirty is on the second floor  
8 having space for a master bedroom, another bedroom, and a  
9 couple of full baths. And this, the net result would be  
10 four bedrooms, two bathrooms on the upstairs and probably a  
11 study area. And then on the ground floor having a kitchen,  
12 a family room, maybe a den, a table space, kind of a kitchen  
13 table area, and then ~~that's~~ stretching out into the screen  
14 porch for a flow, and then the basement area really kind of  
15 is based on the size of the upper areas and what's partially  
16 driving us in spacing is the need for the bedroom space on  
17 the second floor. That's where our biggest space needs are,  
18 and then that kind of obviously drive the lower spaces.

19           MR. JESTER: Are there any other questions for the  
20 applicant?

21           MR. RODRIGUEZ: I wanted to know with more  
22 precision about the areas, because when I look at the floor  
23 plans it seems like you are doubling the size of the house.  
24 But when I try to do the math I cannot, so the existing  
25 house is around 855 square feet per floor, and then how much



1 you're adding on the first floor?

2 MR. FREEDMAN: As Alan pulls it out, I don't know  
3 if we have the floor by floor breakdown. I know that we  
4 are, we're coming close to doubling the size of the house.  
5 One of the big distinctions is, as Alan pointed out, the  
6 existing structure has a lot of very inefficient uses of  
7 space, and so the new structure would have highly efficient  
8 uses of space, so while we're doubling the square footage, I  
9 think the part of what we're doing is adding very efficient  
10 uses of space to in part compensate for a lot of inefficient  
11 uses of space in the original design. Now I say that with  
12 the note that it's part of the character of this old  
13 Victorian house that it has these inefficient uses of space.  
14 The stair cases aren't nested, stuff like that.

15 I like the fact that one of the things we're doing  
16 here is, with the exception of that back block of the house,  
17 we're really preserving the interior. The front hallway,  
18 the front parlor, the front dining room, the upstairs rooms  
19 that map with those, we're really leaving those as is. The  
20 hallways, and so that when you walk into the house, the  
21 front of the house will feel just as it would feel, as it  
22 was when it was built 100 years ago and our goal for the  
23 interior is that it naturally flows from that. And part of  
24 doing that also means maintaining a lot of inefficiencies of  
25 space which pushes us into needing to build more space to

1 cover useful functions, as we build the exterior.

2 I realize, again, that's conceptual, that floor  
3 plan, but I think those are, -- I understand the sense if  
4 you look at, and then, well, this is a lot of space to add  
5 to a house. And it's one of the funny things about the  
6 house is it has great curb appeal, and I remember the first  
7 time I walked into it, and you walk in and come up to the  
8 attic, and you think, well, wait a minute, I thought this  
9 had a nice big attic, and you walk, then you open the door  
10 to the basement, like oh, well wait a minute, there's, you  
11 know, the only thing that lives down here are crickets and a  
12 furnace. And similarly, I remember the first time I walked  
13 around the house, I don't want to say I was disappointed in  
14 it, we obviously bought it, but it didn't win me over in  
15 part because there's a lot of oddities about its space, and  
16 that's part of what we're addressing here.

17 MR. RODRIGUEZ: I think that's part of the  
18 information that we're missing to give you a good feedback,  
19 because we are missing the floor plans. We are missing the  
20 things that you are telling us, so it will really be hard  
21 for us to tell you exactly what we see, when we haven't seen  
22 the whole picture.

23 MR. JESTER: I think we will be able to give you  
24 some guidance that will be helpful for you to continue the  
25 design work. If there aren't any other questions for the

1 applicant, we do have one speaker before we move on to  
2 deliberations. Lorraine Pearsall from Montgomery  
3 Preservation, Inc.

4 MS. PEARSALL: I'm really happy they came for a  
5 preliminary because they need your wisdom to work this one  
6 out, I think a little bit. I certainly know Mark and his  
7 family, and Alan is a good friend. There's, when I looked  
8 at this version, I think is better than the first in the  
9 sense that it didn't fully lose the cruciform feeling of the  
10 house, which I think is very special to this particular  
11 house.

12 What I'm struggling with a little bit and trying  
13 to find a solution for is the side that where the angle that  
14 we're looking at, you at least can see part of the  
15 cruciform, but on the other side it presents like a big  
16 wall, and I don't know if there's a way to deal with that.  
17 I think in a way it takes away some of the beauty of the  
18 house, and I recognize that space is an issue. I don't know  
19 whether some space can be gained, you know, because it's  
20 tall. The topography in the back, can something be gained  
21 there in the back in that center piece below it. I don't  
22 know, and you guys have a lot more experience with this, but  
23 I guess I'm just sort of wondering how that other side,  
24 Alan, can you turn that around. I love your model, it's  
25 great.

1           And it's so, I think having the ability to do  
2 preliminary consultations with you is so very helpful, where  
3 you kind of brainstorm together, but it's just that this  
4 wall, if I was living next to it, I mean, it presents as a  
5 big, big wall, and I don't know if there's a way, a clever  
6 way to deal with that and maybe there isn't.

7           The curved roof, I kind of, when I looked at  
8 initially I thought, you know, is that going to clash when  
9 you walk up the street? I don't know how visible, frankly,  
10 I don't know how visible that will be from the sidewalk, so  
11 I would actually like to know. It is clever and Alan is  
12 very clever about trying to find solutions. I don't know  
13 whether lowering the back will help, or stepping the house  
14 down would help with some of the vertical height in the back  
15 because of that topography challenge that they have is  
16 something.

17           But the roof line, I just sort of thought maybe it  
18 clashed a little bit with the house, but maybe it won't be  
19 visible. I just can't tell that from looking at this  
20 whether when you walk down the street and you look at it  
21 diagonal will it be, wow, you know, looks very clashing with  
22 the house, so it may not be visible, but these are just  
23 things I'd like you to think about. I think this house does  
24 have challenges. It is a really special house, and quite  
25 lovely, and if there's, I know you guys can figure it out.

1 So, thanks.

2 MR. JESTER: Thank you, Lorraine. We're going to  
3 move into deliberations and try and give you some feedback  
4 on the proposal. So if you wouldn't mind turn the mic off.  
5 We'll have you come back up in a minute at the conclusion,  
6 or if you just want to stay at the table, that's fine. Just  
7 as long as the mics are off.

8 I think we have a number of issues that we need to  
9 address. One is the size of the addition, some concerns  
10 have been raised about that. The overall massing and the  
11 form, and possibly some of the details. Would someone like  
12 to start?

13 MS. WHITNEY: Well, I'll go ahead and start. My  
14 first comment would be on the fiberglass windows that were  
15 listed in the packet. I would strongly encourage if indeed  
16 you're spending this much money on this addition, to put  
17 fiberglass windows is, excuse the colloquialism but,  
18 lipstick on a pig, just don't do that. The house warrants  
19 wood windows and the price difference is really not, you'll  
20 get much more use and much more (indiscernible) out of your  
21 wood windows.

22 The other one is, I'm very uncomfortable with the  
23 barrel roof. It does, in my opinion, it does not complement  
24 the original structure. It is so modern in appearance that  
25 it just, it takes away too much from the original cruciform.

1 I'd like to quote Secretary of the Interior Standards for  
2 Rehabilitation No. 9, the new work shall be differentiated  
3 from the old and will be compatible with the historic  
4 materials, features, size, scale and proportion and massing  
5 to protect the integrity of the property.

6 It just needs to complement it. And considering  
7 that it's going to be half the size, it really does mean,  
8 that's my opinion. My last comment, was that I would, I  
9 would really like to see the footprint reduced just a little  
10 tiny bit. Thank you.

11 MR. KIRWAN: I'll go ahead and follow that up. I  
12 agree with much of what Commissioner Whitney has said. If  
13 we start off with the windows, I do not support the use of  
14 the fiberglass windows on this resource. The reason stated  
15 in your document is to differentiate between, you know, for  
16 the windows on the existing house and what I see is a window  
17 that's trying to be similar to the windows on the existing  
18 house and pick up on that scale and proportion, which I  
19 think is the right response. So in that regard, I would  
20 encourage you to, also encourage you to pursue a wood  
21 window, simulated divided light option for the project.

22 I also agree that the barrel roof form is not  
23 appropriate for this resource. I think a pitched roof form  
24 that's similar to the existing house is more appropriate. I  
25 think you can do the flat roofs where you're showing flat

1 roofs. I think that will work out fine, and also help to  
2 differentiate the new massing from the existing. There's a  
3 house right up the street, 7300, which looks to have had  
4 additions done to its original form in ways that it used the  
5 similar proportions and gable forms of that resource. So  
6 again, I would, you might want to take a look at that, look  
7 down the driveway between that house and its neighbor and  
8 you'll see how they picked up on some of the proportions and  
9 pitched roofs of the existing resource.

10 I think it will be very important to see floor  
11 plans. I think it's very difficult to judge the  
12 appropriateness of the scale of the addition without the  
13 floor plans. You know, I think it will help us understand  
14 better what is needed out of this addition, and you all also  
15 might find in going through the exercise of doing the floor  
16 plans for this massing that maybe it doesn't need to be as  
17 big as what you're showing today. I mean, from what I  
18 understand, you haven't really done the details on those  
19 floor plans yet, so it might naturally tighten up a little  
20 bit as you go through that exercise, and I think that will  
21 be helpful for us to see.

22 The last suggestion I had, if you could spin the  
23 model 180 degrees so we go back to that earlier view, I do  
24 agree with the comments on the horizontal nature of that  
25 stair addition and the screen porch. And you've changed

1 ~~what you showed us in the document submitted. You've broken~~  
2 ~~that roof a little bit to attempt to mitigate that~~  
3 ~~horizontality. One thing you might want to look at is~~  
4 ~~whether that porch should turn the corner of the addition~~  
5 ~~and be along porch along the long side of the family room.~~  
6 ~~That might help bring the scale of that large volume as it~~  
7 ~~faces the backyard down to a one-story plus crawl space kind~~  
8 ~~of scale.~~ It will also allow us to, you know, you'll have  
9 that stair addition and then they'll be a little relief as  
10 it turns the corner back to the family room addition. So  
11 that might help just for a break out that side, and not have  
12 it be such a long facade.

13           Also, the comment that was made by the previous  
14 speaker about that hyphen piece between, again, if you could  
15 maybe spin it back 180 just so we could go back around the  
16 corner there. ~~You know, I would encourage you to, that flat~~  
17 ~~roof hyphen between the existing gable and the new barrel~~  
18 ~~vaulted gable, I would encourage you to push that back a~~  
19 ~~little bit and try to get more relief between those.~~ I  
20 think it's a good comment she made and I think that would be  
21 worth exploring so that that really reads more as a hyphen --  
22 between two volumes as opposed to one very large wall mass.  
23 And I think that's about it.

24           MS. MILES: I'm going to say that I actually think  
25 that a barrel vault roof is not inherently inappropriate. I



1 have seen them used on additions successfully and on infill  
2 buildings in historic districts that are quite interesting.  
3 I do think it's a little more challenging on this project  
4 where you've got very traditionally sloped gabled roofs, and  
5 I think it is a little jarring, and I agree with  
6 Commissioner Kirwan's comment that I think that from this  
7 vantage point it's particular jarring probably because  
8 you've got essentially a flat plane or very close to flat  
9 plane with a traditional gable roof, a flat roof and then a  
10 barrel vaulted roof that's too busy.

11 As for the materials, I agree that fiberglass  
12 windows are not appropriate. I would guess I would like to  
13 see would be something that either looks completely  
14 different and to reflect what Josh actually said, you know,  
15 a glass cube, something that looks so plainly different or  
16 something that is more compatible. And this to me is sort  
17 of a hybrid of two things, and it's not successful in either  
18 one. That you've got double hung windows that are made out  
19 of a material that's meant to mimic the look of original  
20 wood windows but is actually going to read like an  
21 imitation. You'd be better off, in my opinion, using, you  
22 know, metal casement that looks completely new and different  
23 rather than using something that to me looks like an  
24 imitation.

25 If you are going to use the barrel roof, if that

1 does get approved, I would say that either that has to be a  
2 real made on site standing seam roof or not a metal roof. I  
3 think that a prefab metal roof always looks fake, reads like  
4 a shopping mall. You're not going to want to have that look  
5 on your house. To me the most important question though is  
6 the scale and massing of this addition.

7           And because we don't know what your program is  
8 really for the interior, we cannot assess it. But by and  
9 large, to me it is almost always too large if it's going to  
10 double the size of an existing house where the house --  
11 although I understand it's not efficient on the inside,  
12 we're not talking about a small bungalow. We're talking  
13 about a pretty substantial Victorian four winged house, and  
14 I think it does need to be reduced in scale to be  
15 appropriate.

16           MR. RODRIGUEZ: I don't want to sound like on my  
17 days of a studio, design studio instructor but, I think it,  
18 would be what I will like to tell you is, one is either you  
19 want the house to be absolutely different and you do it, or  
20 you want to be complementary and you do it. This proposal  
21 is between and is neither one or the other. I think that  
22 you should (indiscernible) scale, how this relates to the  
23 massing. How it relates to the side, how the scale is  
24 really increase further more because of the slope of the  
25 side. The piece need to be somewhat complementary. So what

1 I see is there is a lot of connections, intersections,  
2 transitions from one volume to the other. They are  
3 confusing and (indiscernible).

4 There is a connection to the house that the side  
5 really points out very clearly how you attach to the edge of  
6 the roof, how you do that, how you transition that. That's  
7 a design problem and that's when I inform some of the issues  
8 of how you solve in terms of details. I agree also with the  
9 issue of the scale in terms of the size of the addition.

10 It looks massive and it looks like we are doubling  
11 the size of the house without understanding clearly how the  
12 program is being treated and what is the existing conditions  
13 is very hard to give you a clear assessment of that.

14 MS. MEHAR: I would concur that the massing is, of  
15 the new addition is really inappropriate. It's really just  
16 too big. I am somewhat on (indiscernible) on the barrel  
17 vaulted roof. It's hard to judge not seeing it, but I do  
18 think that maybe, you know, a different approach, something,  
19 you know, going more a modern direction as some of the  
20 commissioners said were or going more traditional, you know,  
21 the modern could be quite interesting and worth pursuing.  
22 So I wouldn't rule that out.

23 Now you were talking about the sort of wanting to  
24 be outdoors but not wanting to get bitten, so I'm curious  
25 whether or not some of the massing could be the deck and the

1 ~~screened-in porch could be somewhat reduced, because you do~~  
2 ~~have the open front porch. So perhaps some of that could be~~  
3 ~~reduced. I think my other main concern is preserving the~~  
4 ~~cruciform form, and as the design is currently presented, it~~  
5 ~~doesn't seem to read and preserve that as well as I think it~~  
6 could. So if you can try and work on that and get it to  
7 preserve that form, I think we would be more likely to be,  
8 approve it.

9 MR. JESTER: I guess from my perspective, I'd  
10 start by just kind of letting you know there's a really nice  
11 idea that you're pursuing here that is a very positive  
12 thing. I think the approach you're taking to having a  
13 significant mass behind the cruciform massing of this house  
14 is a nice idea and I think it's just a matter of kind of  
15 working towards the details that have some unified concept.  
16 ~~I think in part it's just a need for simplification of some~~  
17 ~~of the parts. I think there's just too many parts that make~~  
18 ~~up the overall mass.~~

19 I generally agree that it might be just a little  
20 ~~bit too large~~, and I also agree with Commissioner Kirwan's  
21 ~~comment about the need for more of an inset so that we~~  
22 ~~really read the original mass of the side elevations.~~ I  
23 agree that one, the side elevation it reads as a very long  
24 one even though you've tried to break it up in this more  
25 current model. I think I agree with the comments that were

1 made about basically two directions that you can go and  
2 either one of them would be perfectly valid and could be  
3 appropriate. One being a more contextual, something that  
4 kind of blends in more, and the other approach that's more  
5 of a modern treatment, something that just stands out as  
6 being a little bit more distinguished from the original  
7 design. I think that's where this is really headed.

8 As far as the barrel vault, I think Commissioner  
9 Miles' comment about the kind of gable form in a flat roof,  
10 and then a very shallow barrel vault doesn't really even  
11 read like a true barrel vault. Points out that there's,  
12 it's not unified at this point. I would even consider a  
13 sloped roof on that mass. It really kind of will let that  
14 mass in the back stand out as something that's special  
15 relative, -- relationship to the original massing.

16 I also, I don't think anyone has really commented  
17 on the deck and how the porch kind of meet the ground on the  
18 rear part of the site. But it really does in the model  
19 looks like it's floating, and I see that as, at the moment  
20 as kind of somewhat unresolved and I think it's, you know,  
21 it's, you know, it's a full, it's almost a fully story so it  
22 needs to be thought through how that works out. I also  
23 agree that the fiberglass windows are inappropriate and you  
24 should consider wood for the addition.

25 I think with those comments, what I'd like to do

1 is just quickly try and summarize what I think I've heard  
2 from the commissioners and hopefully that will give you some  
3 overall direction to move forward with some (indiscernible).  
4 And I would say at the outset that I personally think that  
5 it would be to your benefit to come back for a second  
6 preliminary so that you're not moving forward with, I think  
7 there's enough issues that need to be resolved that it would  
8 be wise for you to come back rather than submitting a HAWP,  
9 and that will also give us an opportunity to see the plans  
10 that we've, I think a number of commissioners feel would be  
11 really helpful to make sure that we're comfortable with the  
12 program and how its being resolved as an actual mass  
13 addition proposal.

14           So again, just to recap, I think I heard most of  
15 the commissioners state some concern about the fiberglass  
16 windows. I think you should be considering wood for that.  
17 A number of commissioners expressed concern the mass may be  
18 a little bit too large, and we need to maintain as much of  
19 the reading of the original cruciform plan and massing on  
20 this house as possible, possibly with some additional  
21 insets.

22           I think we heard a request from one of the  
23 commissioners to see the floor plans and how they relate so  
24 we can better evaluate the overall proposal. I think there  
25 was a general agreement that there's a couple of different

1 approaches that can be taken to this addition, be it a more  
2 contextual design that's similar with the original design or  
3 one that's a little more contemporary. I think there were a  
4 number of commissioners who expressed concern about the  
5 barrel vault form for the main mass on the addition. Again,  
6 not all of the commissioners are here this evening so it  
7 doesn't, I mean, it's an outside possibility that it could  
8 be approved but I think you did hear some concern about  
9 that.

10 I think we should point out that I think I heard  
11 that there's, we would probably be looking at higher quality  
12 roofing materials for this addition, again, I think, just  
13 because of the quality of the original house we'd not be  
14 looking for membrane roofing systems or prefabricated  
15 roofing systems. I think you want to stick with, you know,  
16 either slope form metal roofing or asphalt or, there are a  
17 couple of possibilities but I think we want to stay away  
18 from manufactured roofing and membrane roof forms, roofing  
19 systems.

20 I think a couple of commissioners pointed out  
21 there was some concern about the side elevation being a  
22 little bit long and that needs some more study to help kind  
23 of (indiscernible), I'm sorry, massing. Do you feel like  
24 you have some general sense of issues that we'd like you to  
25 address?

1 MR. ABRAMS: Yes. Thanks for the clarity and if I  
2 may, can I speak to the issue of window material?

3 MR. JESTER: I don't know that there's much more  
4 to add. I think we've, I mean we understand, we've heard  
5 from you why you would like to use that material and I think  
6 a number of us have pointed out why we feel it would  
7 inappropriate. If you want to make a point quickly, feel  
8 free.

9 MR. ABRAMS: Let me say generally that I think  
10 preservation looks backwards and I think it looks forward,  
11 and I think why we love our wood windows in our historic  
12 houses is because when this house was built at the turn of  
13 the 19th, 20th century, wood was a high quality product and  
14 it lasted a long time and it held paint very well. And I  
15 used wood windows in my houses for many years, including the  
16 house up the street from this on 7410 Baltimore Avenue, for  
17 which I won the Montgomery prize for preservation for new  
18 house in historic district, and I am appalled to drive by  
19 that house and see the windows beginning to rot out because  
20 the wood that we use today is inferior to anything that was  
21 used for good millwork 100 years ago. There's a perception  
22 that fiberglass is not a quality product, but it is  
23 thermally the most efficient product.

24 It's more efficient than an aluminum clad window,  
25 aluminum clad wood window, and if what we celebrate in



1 preservation is the best of its era, then I think we should  
2 also celebrate what the best of our current era is, and  
3 that's why I was very, very deliberate in the choice of  
4 fiberglass windows, and I'm not saying that I shouldn't  
5 consider, how can I, I've talked myself into a corner here,  
6 but I did not do this from a position of neglect or  
7 skimping, I did it because I thought it was the highest  
8 quality product for a lot of reasons.

9 MR. RODRIGUEZ: What I can say, I appreciate what  
10 you're saying and I know that the energy efficiency of some  
11 of these modern materials are much better, but then my  
12 question to you is, why you use modern materials in so  
13 traditionally insets? So why you treat the material in the  
14 traditional set so, and that's a question that I think is  
15 being raised by the commission is, is it a modern house or  
16 is that traditional house? So you have to make that  
17 distinction, and when you've made that distinction, you can  
18 treat the materials accordingly and I think that will be the  
19 best that we can say.

20 MR. JESTER: Thank you. I appreciate your  
21 thoughts on that issue and hope we've given you enough  
22 feedback to move forward with the design. We look forward  
23 to seeing a revised design. Thank you.

24 MR. FREEDMAN: I don't want to belabor, I know you  
25 have other stuff to do, may I ask a quick question?

1 MR. JESTER: We have other cases.

2 MR. FREEDMAN: I just want to ask if the  
3 commissioners, my concern is being batted about. I realize  
4 you're offering your thoughts, your input and we have  
5 thoughts and input from staff, I'm concerned about getting  
6 caught in the loop because a lot of the, there are a number  
7 of things you've said that are things that we were very  
8 conscious of trying to do in the initial design and then we  
9 changed for this design, and I don't want there to be a  
10 disconnect that kind of keeps us coming back and getting  
11 more and more. I want to know whether the commission wants  
12 to see the original design where there's a completely  
13 different set of compromises and decisions for us to be able  
14 to get that feedback as well, or what's the best way to  
15 proceed, because I don't want to be caught in a loop that's  
16 going to be frustrating for all of us.

17 MR. JESTER: I think our charge was to give you  
18 feedback on the design that you submitted, which we presume  
19 is the current direction. So, I think, you heard pretty  
20 consistent comments across the board from the commissioners  
21 who are here this evening about the design that was  
22 proposed. So I think that you'll have to just take that  
23 direction and try and move forward. You're welcome to  
24 continue working with staff on the project, but I don't,  
25 it'd be more difficult for you, I think, if you heard wildly

1 disparate opinions from the commissioners and I don't think  
2 that was the case this evening. So I'm not sure that I can  
3 offer you, help you much more than that. I think you just  
4 need to kind of take the comments from this evening and have  
5 a little distance for a day or so and think about what the  
6 next steps are for your design.

7 MR. KIRWAN: Can I just add something real quick.  
8 I mean, I think our staff is very good at interpreting what  
9 we say at these hearings and then taking it back to the  
10 applicants and helping them work through the ultimate  
11 solutions. So I think what you're going to encounter going  
12 back to staff is that they have listened very, very intently  
13 tonight, and they're going to help you interpret what we  
14 said into the best direction to go in. I think if you think  
15 the previous design is, responds to what we said tonight  
16 then that may be a direction you want to pursue. But that's  
17 a decision that you have to, you and your designer have to  
18 make in responding to the comments you heard tonight.

19 MR. JESTER: Thank you. The next case we'll hear  
20 this evening is Case B at 10308 Montgomery Avenue in  
21 Kensington. Is there a staff report?

22 HISTORIC PRESERVATION STAFF: There is. This is a  
23 Primary One resource in the Kensington Historic District.  
24 It's a Queen Anne house built in 1898, and the applicants  
25 provided a photo that you have in your staff report that was