

Historic Preservation Commission Preliminary Consultation Report

Address: 10012 Menlo Ave., Silver Spring

Applicant(s): Salmen Badawy

Proposal: 2nd story addition, partial demolition, tree removal

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Bob Sutton (Chair), Karen Burditt (Vice-chair), Jeff Hains , Michael Galway, Zara Naser, Julie Pelletier, and James Doman.

Recommendations

The commissioners asked the applicant about the full extent of fencing as it was not on the site plan.

- The HPC's typical requirement is that fences to the rear of the rear wall plane can be up to 6' tall and have a solid appearance (but need to be wood). Fences to the front of the rear wall plane are generally limited to 48" and need to have an open picket design. These front fences also need to be constructed using traditional materials (i.e., wood, iron, or stone).

Feedback from the commissioners was generally positive, with a majority supporting the massing of the proposed 2nd-floor addition.

The commissioners indicated the overall design was difficult to evaluate due to the way the elevations and rendering were presented.

- Drawings of the existing building were not included which makes comparing the existing condition to the proposed very difficult (having existing drawings allows for an apples to apples comparison of the proposal).
- The line weights and details in the drawings don't allow for a thorough evaluation of the proposed design, especially in:
 - The transition area on the walls where the new construction meets the existing;
 - Window trim;
 - Column details; and
 - Drawing scale (the plans note 'scale as noted', but no scale is provided – converting PDF sizes can alter the proportions on building plans).
- A commissioner expressed concerns that the streetscape study was not to scale and created a building that is out of proportion with what is actually proposed. (staff notes the space between buildings also does not appear to be accurate).
 - There are many ways to present a streetscape study including the ones Staff provided earlier, or a photographic example like the one here:
<https://montgomeryplanning.org/wp-content/uploads/2024/08/II.C-38-Philadelphia-Avenue-Takoma-Park.pdf>.

Commissioners found the materials proposed to be appropriate.

Commissioners didn't take issue with the tree removals, but indicated that some on-site planting should occur. The full extent of the rear yard could be ascertained once the bamboo is removed.

One commissioner expressed a desire to see the house in a more Art Deco/Art Moderne direction and recommended considering 9013 Flower Ave., Silver Spring as an inspiration.

Staff identified the following materials as necessary to consider a HAWP application complete:

- Drawings of the existing building;
- Detailed elevation and plan drawings of the proposed house with a sufficient level of detail to effectively evaluate the proposed work;
- Any renderings should be shown without trees as the HPC is charged to evaluate proposals in the absence of vegetation;
- An existing site plan with tree location, size, and species identified;
- All specification materials;
- Complete materials for the fence and hardscaping including locations on a scaled site plan and all material specifications and images;
- A detailed proposed site plan that includes the location of any alterations to the hardscaping and includes details for the dimension and appearance of any new hardscaping/significant re-grading.

Staff notes the proposal could be split into multiple HAWPs with the work on the house and trees first, and working on finalizing the plans for the hardscaping, fencing, and other site work during the time the construction drawings are being produced.

The HPC recommended a second preliminary consultation because the HPC didn't have the opportunity to fully consider how the building was going to be altered from its existing condition (this is why plans showing the existing condition are so important).

Staff will provide the applicant with examples of recently approved complete HAWP applications to illustrate the level of detail necessary for a HAWP application.

- Return for an additional preliminary consultation
- Return for a HAWP in accordance with the Commission's recommendations