


37/3-93Y 7214 Spruce Avenue  
Takoma Park Historic District

July 15, 1994

MEMORANDUM

TO: Historic Preservation Commission Members Attending  
July 18th Meeting in Takoma Park (Booth, Brenneman,  
Harris, and Norkin)

FROM: Gwen Marcus, Historic Preservation Coordinator 

SUBJECT: Background Materials for July 18th Meeting in Takoma  
Park

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As you know, on **Monday, July 18, 1994**, there will be a meeting in Takoma Park to discuss the administration of the Takoma Park Historic District and the review of Historic Area Work Permits in the area. The meeting will be at **6:30 p.m.** and will be held on the **2nd floor of the Takoma Park City Hall, 7500 Maple Avenue, Takoma Park.**

The attendees for this relatively informal meeting will include the Mayor and City Council of Takoma Park, planning staff from the City of Takoma Park, an interested citizen (Nina Seavey), and historic preservation staff (Nancy Witherell and myself). I haven't been able to get firm information on whether other citizens may be attending the meeting, but the City staffperson who I spoke with did not get the impression that Nina Seavey would be bringing in a group.

It is hoped that this can be a productive meeting which will not dissect the details of specific cases but will instead focus on the HAWP process - how it can be improved and made more understandable for citizens - and on the application of the Takoma Park guidelines.

There are at least four City Council members who were not on the Council when the historic district was designated and who have very limited information on that process. In fact, a number of the City staff are new and have little information on how the district was created and how the guidelines were developed.

As this may well be a major educational opportunity, we will bring copies of the Approved and Adopted Amendment for Takoma Park to distribute to everyone. We will also bring our standard handouts on the HAWP process, on tax credits, etc.

As general information, the HPC may want to know that - from August, 1992 through July, 1994 - we will have reviewed a total of 82 HAWPs in Takoma Park. Of these, there have been 2 actual denials: the Manahan vinyl siding case at 66 Walnut Avenue and the Trager back-porch demolition at 1 Columbia Avenue. The Manahan case went to the Board of Appeals, who allowed them to retain the vinyl siding. The Trager case was not appealed and the porch was appropriately rebuilt.

I know we are all hoping that the July 18th meeting can be productive and not simply an argument about Nina Seavey's specific case (which, incidentally, the HPC approved and construction of which is almost completed); however, issues related to that case may arise. Therefore, I'm attaching to this memo a copy of the staff report and HAWP application for the Seavey case.

Thanks for your participation in this upcoming meeting. Please call either Nancy or myself if you have questions, comments, or suggestions before the meeting.

APPROVED BY HPC ON 8/18/93  
(4-2 VOTE)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7214 Spruce Avenue	Meeting Date: 8/18/93
Resource: Takoma Park Historic District	Review: HAWP/Alteration
Case Number: 37/3-93Y	Tax Credit: No
Public Notice: 8/4/93	Report Date: 8/11/93
Applicant: Nina and Ormond Seavey	Staff: Nancy Witherell
PROPOSAL: Construct Rear Addition	RECOMMEND: Deny

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The applicants and their architect appeared before the Commission for a preliminary consultation at its July 14, 1993, meeting, during which the Commission was shown three schemes for constructing an addition on a one-story Craftsman-style house designated a contributing structure in the Takoma Park Historic District. The one-story house, with its porch and roof gables facing toward the street, has a relatively recent (1988) one-story addition at the rear. The addition's gable roof slope is flatter than that of the house.

At the meeting, the Commissioners were divided in their support for adding a second story above the 1988 addition (two of the schemes used this approach) or for adding a one-story addition behind the 1988 addition. The applicants and their architect strongly favored the second-story addition for reasons of cost and for possible future use of the rear yard; the Commission appeared to lean toward that proposal, as well.

The 1988 addition projects 4' on either side of the side walls of the original house. This projection would be maintained on the second floor, if constructed. The new roof would also reflect the flatter pitch of the existing addition's roof. The new roof would rise 5' above the house's gable roof. A small porch would be built in front of the side projection on the right side of the house.

The fenestration pattern and existing masonite finish of the rear addition are distinct from the house; the exterior surface and windows of the addition have been redesigned in order to make them more sympathetic to the Craftman-style elements and rough pebble dash stucco finish of the original house.

### STAFF DISCUSSION

The staff had previously recommended in favor of constructing an additional one-story section behind the house, believing that the proposed second story, visible above the roof of the historic house, would not meet the ordinance criteria, the Secretary of the Interior's Standards, or Takoma Park guidelines.

The staff continues to find the second-story proposal, now submitted as a HAWP with the encouragement of some of the Commissioners, to be inconsistent with accepted historic preservation practice and cannot recommend in favor of it. In the staff's judgment, the proposal sets a poor precedent for the review of other one-story houses in the historic district. This house, with its one-story addition and the desired addition, is not unique in the Takoma Park Historic District.

More important, however, is the future appearance of this house with a rear addition that looms five feet above the roof line of the historic house. An addition should be ancillary to, not taller than, the historic structure to which it is added. Given that the 1988 addition is four feet wider than the current house and that the roof slope is flatter than the existing roof, the second story would exacerbate these distinctions. It is understood that the 1988 addition is a given factor in any scheme; however, a new addition at the rear would not elevate the non-historic dimensions for greater public visibility.

The issue raised at the preliminary consultation about loss of yard space at the rear is an appropriate and important one. The historic district encompasses more than the public zone at the street front. Nevertheless, the staff would prefer that an addition to the house impinge on that more private space rather than on the streetscape, the most visible area under the purview of the Commission.

The staff sympathizes with the applicants' and architect's dilemma and understands why the Commission was divided in its response to the two proposals at the preliminary consultation. Nevertheless, the staff reiterates its opinion that the two-story proposal is inconsistent with the ordinance criteria.

### STAFF RECOMMENDATION

The staff recommends that the application be found not to be consistent with the purposes of Chapter 24A, as stated in 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic re-

source within an historic district, and to the purposes of this chapter;

or with Secretary of the Interior's Standards #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and with the Takoma Park guidelines for the review of contributing structures in the historic district:

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 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.

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.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1063035

NAME OF PROPERTY OWNER Nina & Ormond Seavey TELEPHONE NO. 301 270 0441  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7214 Spruce Ave. Takoma Park, Md 20814  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY BARBARA SIEGEL TELEPHONE NO. 301 654 3303  
(Include Area Code)

REGISTRATION NUMBER # 8629

### LOCATION OF BUILDING/PREMISE

House Number 7214 Street Spruce Ave

Town/City Takoma Park, Md Election District \_\_\_\_\_

Nearest Cross Street Tulip Ave

Lot 35 Block B 8 Subdivision 25 Takoma Park District 13

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |                   |                |           |                                 |       |                      |
|------------|-------------------|----------------|-----------|---------------------------------|-------|----------------------|
| Construct  | <u>Extend/Add</u> | Alter/Renovate | Repair    | Circle One: A/C                 | Slab  | <u>Room Addition</u> |
| Wreck/Raze | Move              | Install        | Revocable | Porch                           | Deck  | Fireplace            |
|            |                   |                | Revision  | Shed                            | Solar | Woodburning Stove    |
|            |                   |                |           | Fence/Wall (complete Section 4) | Other |                      |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? CATEGORY 2 STRUCTURE,

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- |   |   |
|---|---|
| 2A. TYPE OF SEWAGE DISPOSAL                 | 2B. TYPE OF WATER SUPPLY                    |
| 01 <input checked="" type="checkbox"/> WSSC | 01 <input checked="" type="checkbox"/> WSSC |
| 02 ( ) Septic                               | 02 ( ) Well                                 |
| 03 ( ) Other _____                          | 03 ( ) Other _____                          |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

The proposed project is a second floor on an existing 1988 addition to a 1920's stucco, 1 story bungalow. The site slopes to the rear and is mostly open - no trees will be removed. The original bungalow is a modest one story craftsman style with an open front porch. ~~Ex~~ Original house stucco is pebble dash style (rough).

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

The second floor will not affect any historic materials in that it is going above a 1988 addition. The existing addition has masonite siding. The proposed will have smooth stucco. The view from the street will be affected from about three houses away.

(2)



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

This is an attempt to improve the 1988 addition, which is colonial revival in style. New addition will not change termination to more craftsman style. Also, change from Masonite to stucco is an advantage. Masonry is not entirely desirable, but is limited by existing terminations & roof trusses.

- b. the relationship of this design to the existing resource(s):

The proposed addition is clearly delineated from the existing bungalow in that it pops out 4-5" at each side. Also, the new work will be about 2-0" higher than the peak of the existing.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Meets secretary's standards by clearly delineated existing to new; respects original and minimized changes to original; uses compatible materials. Especially 24A-8b 1, 5; 24A-8c 2D

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

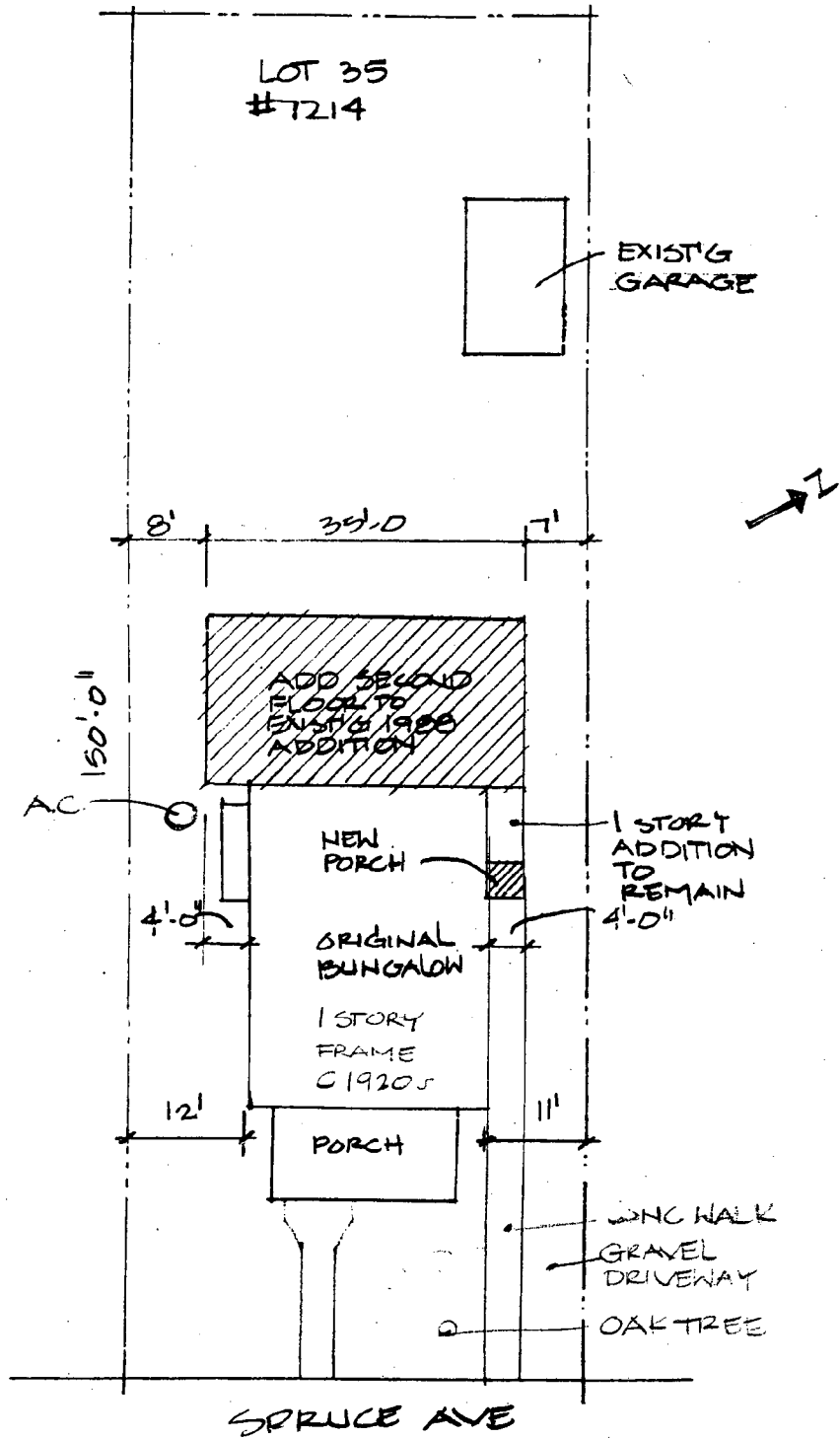
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Way Aepferbaum & Betty Cohen  
 Address 7209 Willow Ave  
 City/Zip Taloma Park, Md 20912

2. Name Kathryn D McKnight  
 Address 7211 Willow Ave  
 City/Zip Taloma Park, Md. 20912

(Spoke w/ Lana at Dept of Assessments 6.29.76 last transfer - according to people on street there is a possibility of new owners)  
 (A)



SITE PLAN  
1" = 20'

5



7214 SPRUCE : FRONT



7214 SPRUCE : REAR



7214 SPRUCE SIDE (SOUTH)



7214 SPRUCE : FRONT & NORTH SIDE



7210

7212

SPRUCE



7222

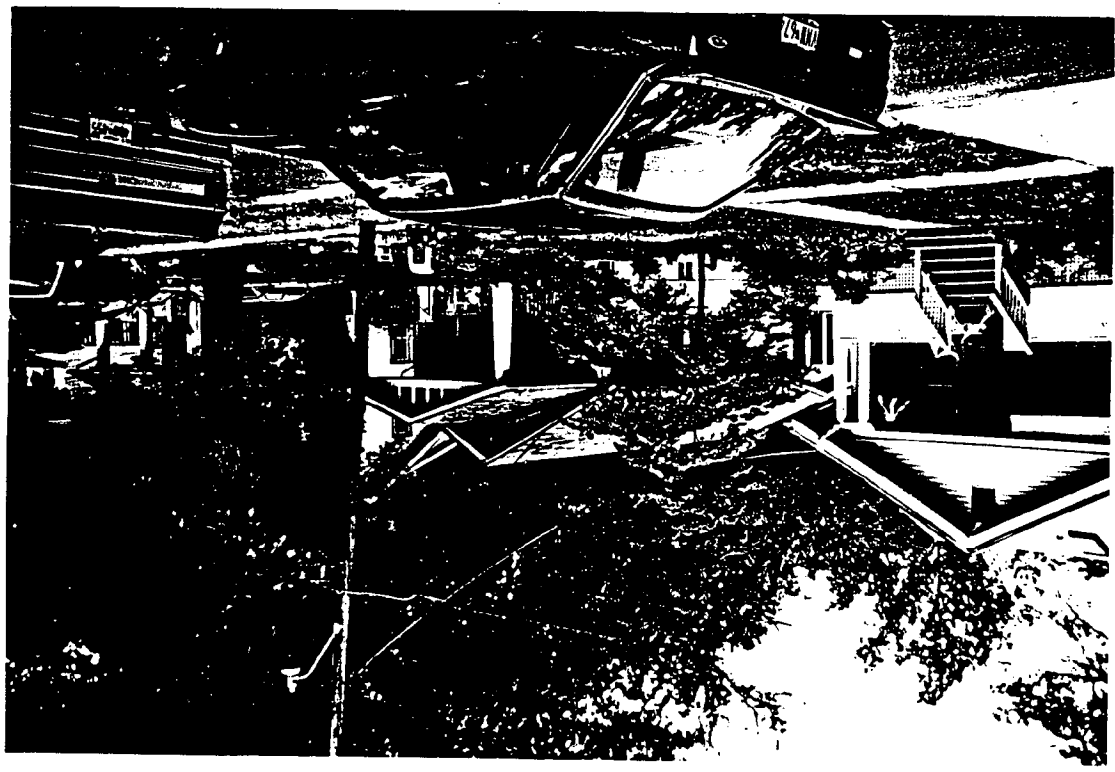
SPRUCE

7224

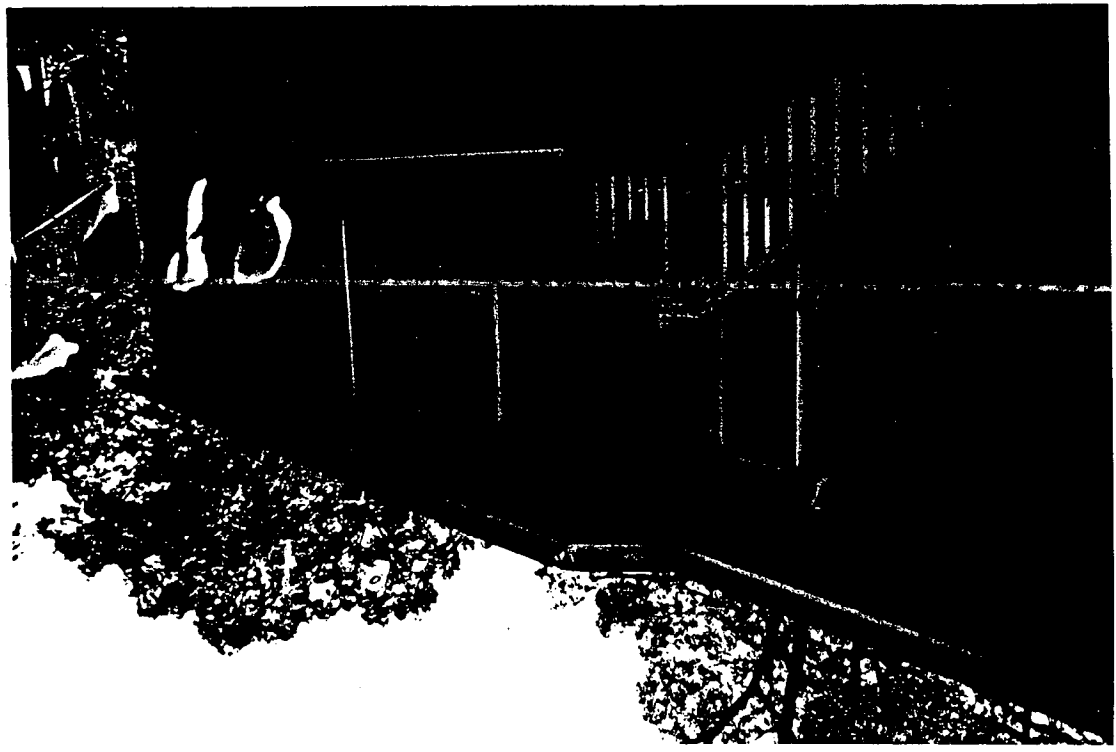
8

(b)

7214 IN CONTEXT



7214 SPRUCE: LINK @ OLD TO NEW





7213 SPRUCE

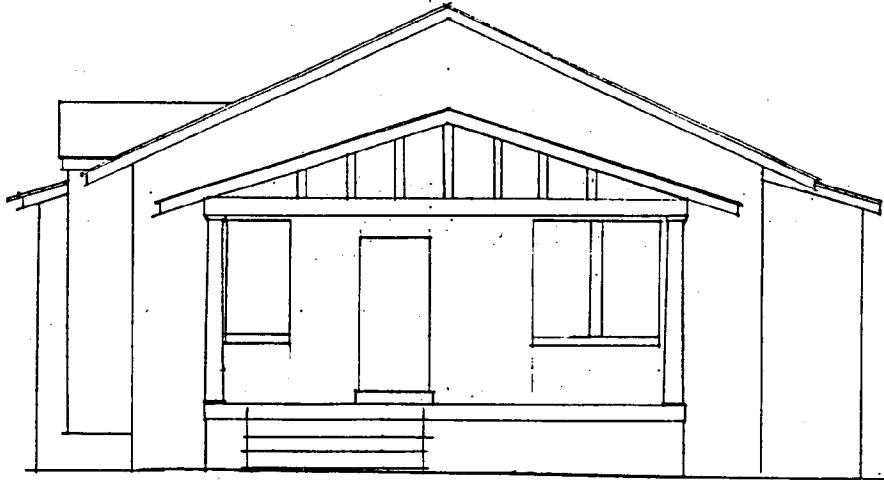


7214

SPRUCE

7216



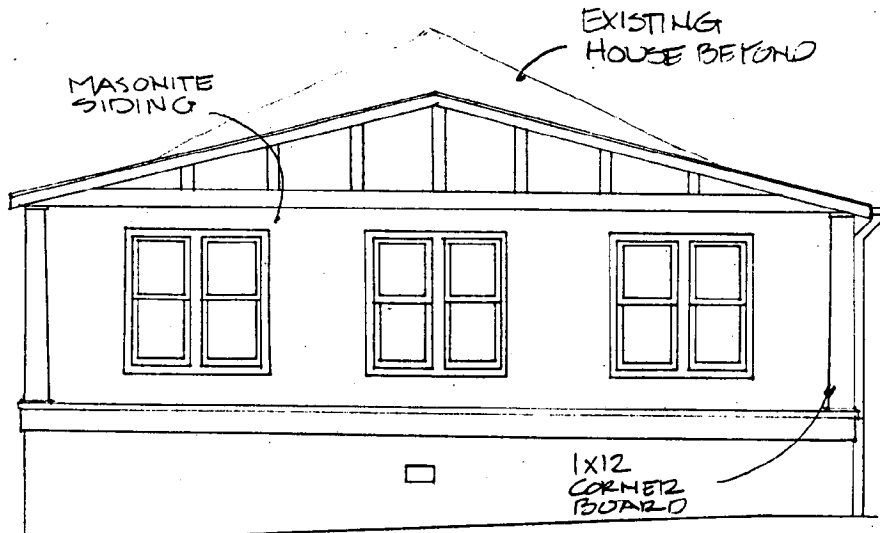


FRONT ELEVATION

EXISTING

7214 SPRUCE

1/8" = 1'-0"

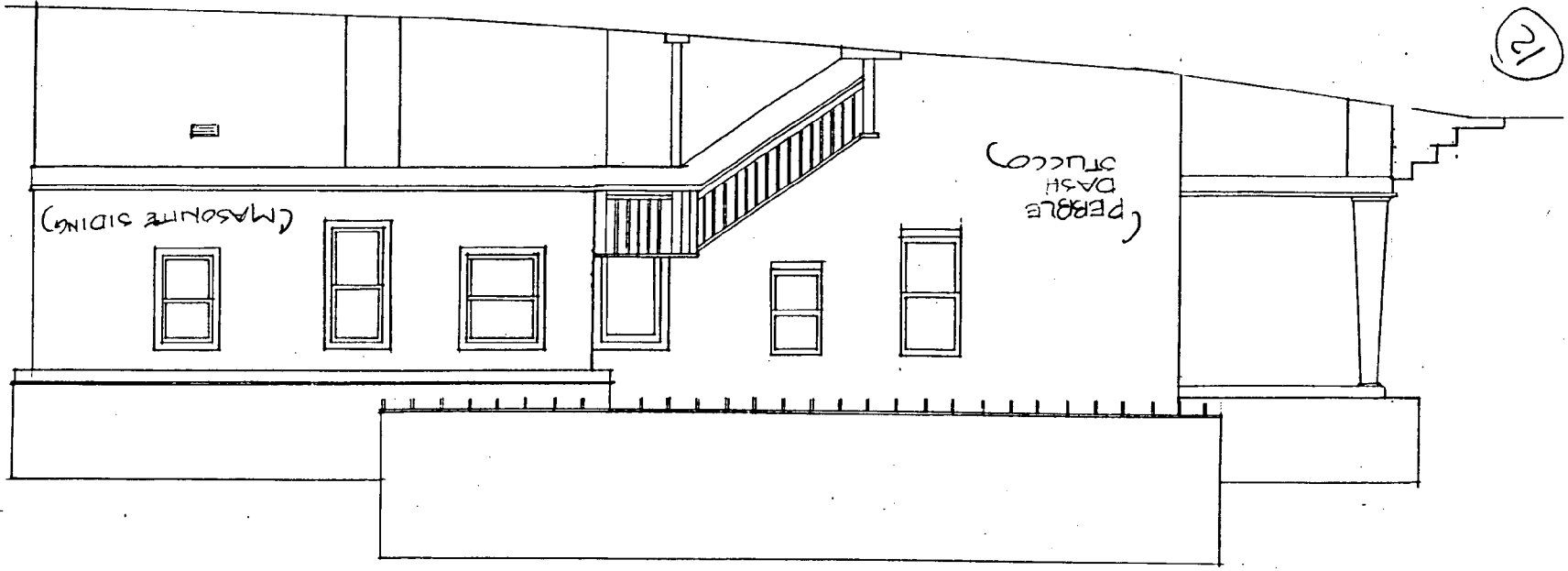


REAR: EXISTING  
7214 SPRUCE

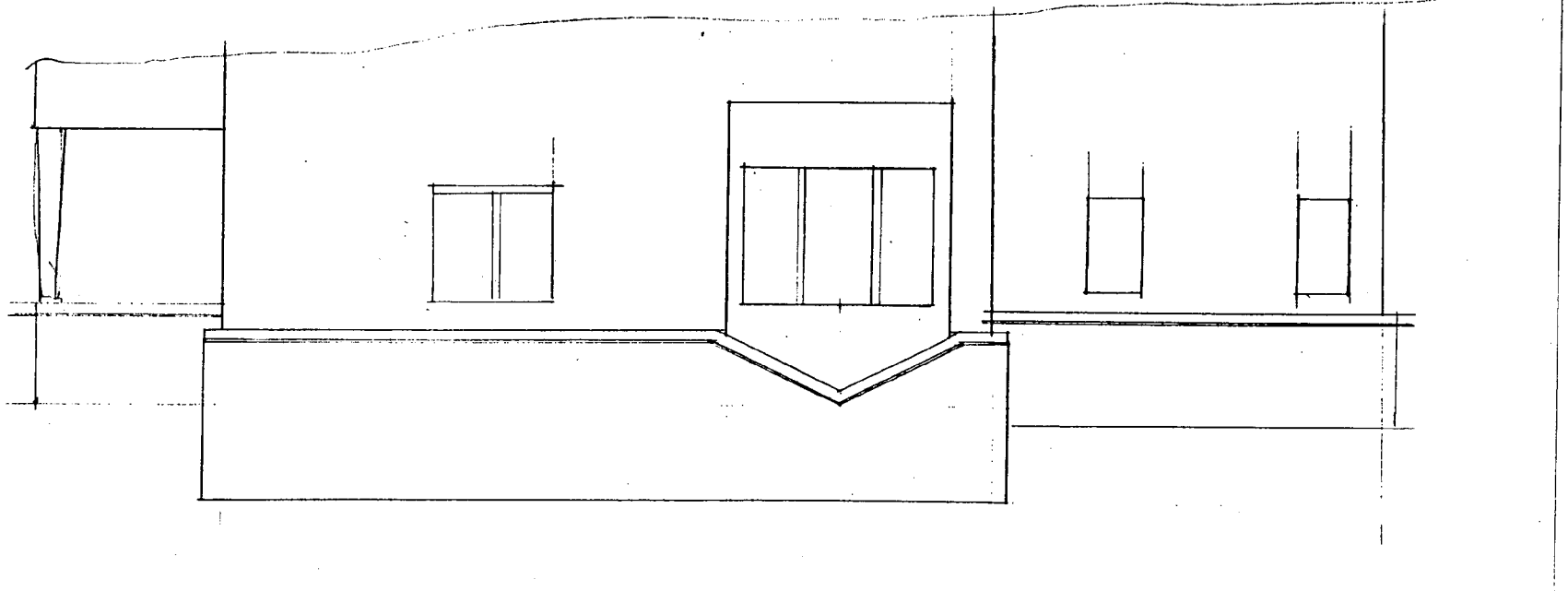
1/8" = 1'-0"

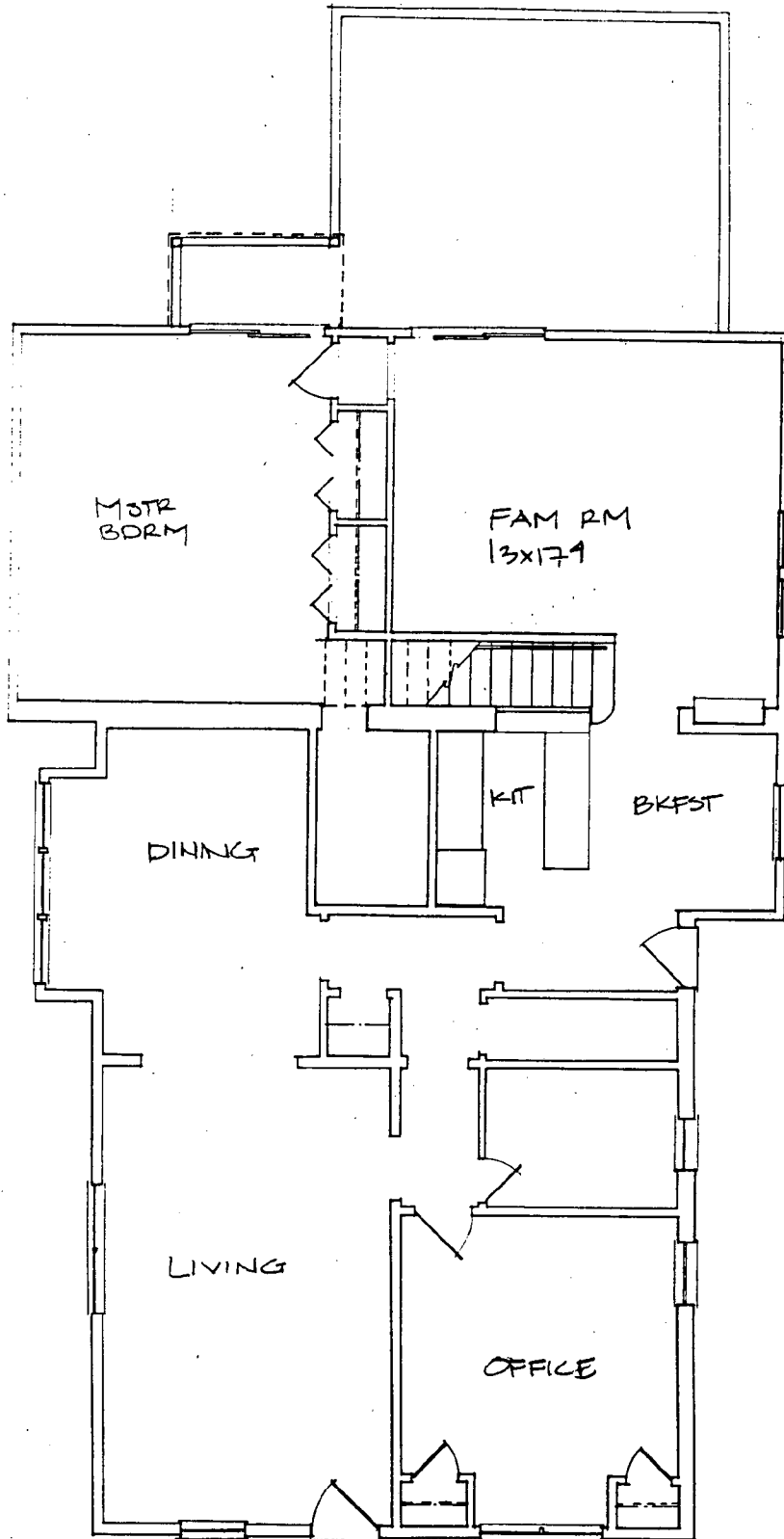
2/1

NORTH ELEVATION: 7214 SPRUCE AVE. EXISTING  
1/8" = 1'-0"



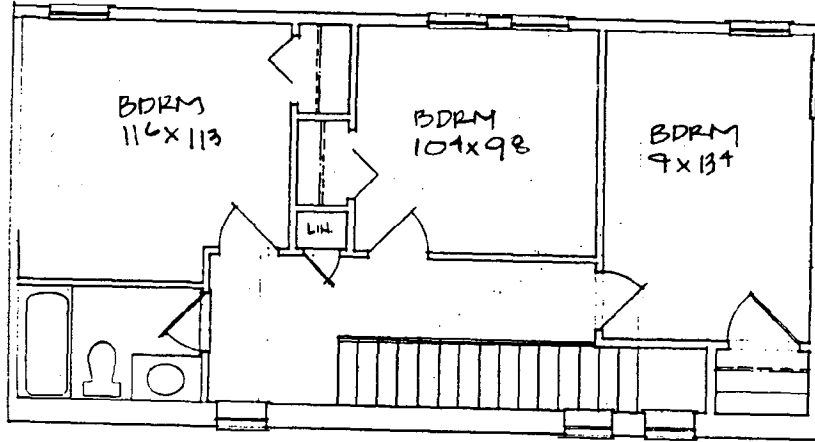
SOUTH ELEVATION EXISTING 7214 SPRUCE AVE  
1/8" = 1'-0"





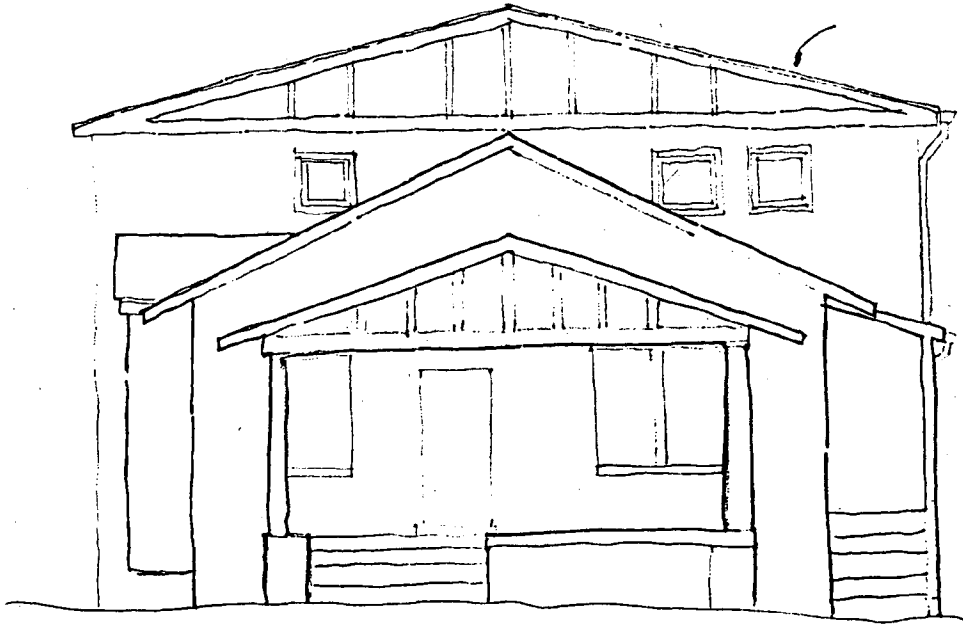
FIRST FLOOR PLAN 7214 SPRUCE  
1/8" = 1'-0"

13



⊙ SECOND FLOOR PLAN 7214 SPRUCE  
1/8" = 1'-0"

ADDITION  
BEYOND



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

7214 SPRUCE

SMOOTH  
STUCCO

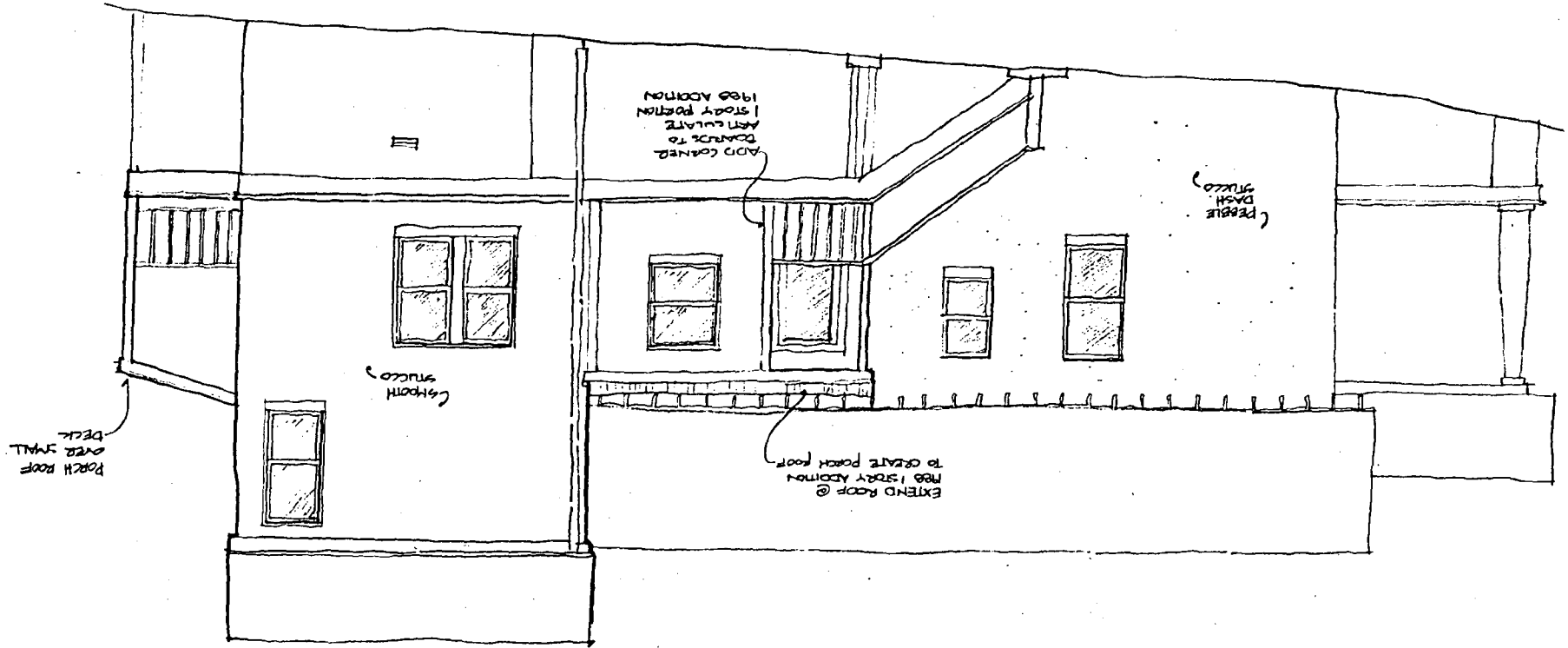


REAR FACADE: UTILIZING PREFAB TRUSSES & EXIST'G FOOTINGS  
1/8" = 1'-0"

15

6/1

7214 SPRUCE VALLEY SIDE ELEVATION



MONTGOMERY COUNTY HISTORIC PRESERVATION

COMMISSION MEETING

July 14, 1993

7:45 p.m.

BEFORE:

Albert Randall, Chairperson  
Walter Booth, Vice Chair  
Joseph B. Brenneman, Commissioner  
Ellen Pratt Harris, Commissioner  
George Kousoulas, Commissioner  
Martha Lanigan, Commissioner

STAFF:

Gwen Marcus, Historic Preservation Coordinator  
Christopher Hitchens, *County Attorney*  
Nancy Witherell, Planner  
Patricia Parker, *Planner*

JOHNSON & WARREN  
Reporting and Transcribing  
Upper Marlboro, Maryland  
(301) 952-05111

1 three in favor, two opposed, one abstaining, and the motion  
2 carries. I just want to make sure that gets on the record.

3 CHAIRMAN RANDALL: All right, is that how it  
4 stacks out? It takes a simple majority of those voting for  
5 or against.

6 MR. WILSON: Let me understand. Does that give  
7 us your approval -- we now have the HAWP, is that correct?

8 MS. WITHERELL: Once you give us revised  
9 drawings, yes; then we'll send it to DEP and you can  
10 proceed with your building permit.

11 MR. WILSON: Thank you.

12 MR. BOOTH: Nancy, before we start, would  
13 everybody like a five to ten-minute break? No? Keep  
14 going. All right.

15 This will bring us to III, Preliminary  
16 Consultation. The preliminary consultation for Ormond and  
17 Nina Seavey for an addition at 721<sup>A</sup>/<sub>3</sub> Spruce Avenue in Takoma  
18 Park. May we have the staff report?

19 MS. WITHERELL: This is a preliminary  
20 consultation. The house is a contributing structure in  
21 Takoma Park Historic District. The applicants and the  
22 architect, Barbara Siegel, submit three schemes. Scheme 1,  
23 which is their preferred scheme, is the most flushed out.

24 Scheme 1 and Scheme 2 both propose going up for  
25 a second story above an existing one-story addition that



1 was constructed in the 1980s, and that addition shows in  
2 this photograph because the addition projects beyond the  
3 side wall of the house.

4 Here's a view from the other side. Again, the  
5 left side of the house showing the bump-out at the rear.  
6 There is also a bay projection in front of that. And  
7 here's the view on this side showing the driveway and the  
8 garage at the rear.

9 Both of those proposals would -- the second-story  
10 would take the addition then above the height of the  
11 existing roof, and the reason is to add bedrooms inside and  
12 to have some room for a family room down on the first  
13 floor.

14 The third proposal is to continue back with a  
15 one-story addition beyond this house. That is shown in  
16 your packet, one of the last pages, Scheme 3. That's on  
17 page 15 and 16, in particular. That would be to continue  
18 the construction that you see that was done in the '80s,  
19 and to continue that back an additional 18 feet.

20 I've suggested that of the three schemes, Scheme  
21 3, which I know is the least preferred by the applicants,  
22 is the one that would stand the best chance of being found  
23 to be consistent with the ordinance and also with the  
24 Secretary's standards.

25 And that's because a two-story addition above a

1 one-story house is just fundamentally inconsistent with the  
2 style and character of this craftsman house, which is  
3 basically a one-story house. Rear additions should be  
4 ancillary to the house and should not be taller because  
5 that does change the character of what is a one-story  
6 house.

7 My only concern about going on the back is  
8 continuing the wider width and also just adding so much  
9 onto the house. The house essentially would be -- counting  
10 the '80s addition and the new addition, would essentially  
11 doubled in length. And so I would suggest that the walls  
12 somehow be articulated so there be a distinction there  
13 about moving on without a -- some kind of articulation of  
14 the planes of the side walls.

15 So I would recommend that the applicants  
16 reconsider Scheme 3 and see if there's some way that they  
17 can present something that's acceptable to them as well.

18 MR. BOOTH: Would the applicant -- and I believe  
19 the architect is also here. Please come forward.

20 Let me explain that in a preliminary consultation  
21 that the applicant comes forward, makes a presentation, in  
22 this case several different alternatives, and the  
23 Commission tries to give you some guidance as to what might  
24 be acceptable or not acceptable.

25 MS. SIEGEL: What we're starting with is a house

1 that is very, very small, the original bungalow. My name  
2 is Barbara Siegel. I'm the architect. We are starting  
3 with a very, very small original bungalow. An addition was  
4 put on in 1988. At that time Nina and Norman Seavey had  
5 one child and Nina was pregnant with her second child.  
6 They thought they would stop at two.

7 The addition is mal-proportioned and  
8 unsympathetic. It has masonite siding on it. It has  
9 rather a Georgian facade on the rear rather than the more  
10 informal craftsman style fenestrations that you find in  
11 Takoma Park.

12 What has happened is that there are program  
13 problems. The family has grown and the family does not  
14 want to move. They are very committed to Takoma Park and  
15 to the street. They need an additional bedroom, and  
16 they've also discovered with three children they need a  
17 place for the children to play.

18 I have known this house for awhile. I did 72 --  
19 this house is 7214. 7213 is across the street. I did 7213  
20 before Takoma Park became an historic district. I think  
21 it's a fairly sympathetic addition. I feel that I  
22 understand what the parameters are. This is just simply a  
23 problem house.

24 The rear addition is the wrong size and I don't  
25 have a lot to work with. If this were coming to me clean,

1 I would not have drawn this the way that it's coming to  
2 you.

3 I am actually -- disagree even on historic  
4 preservation grounds with Nancy about whether or not it  
5 should be a long railroad style addition. That would take  
6 it pretty much back to as far as zoning would allow. And  
7 I really feel that the open space in Takoma Park is  
8 extraordinarily valuable.

9 Additionally, the plan for the railroad style has  
10 the same problem that they're experiencing right now. They  
11 don't have access to the rear yard. And when I went out to  
12 measure the house the rear yard was overgrown and empty and  
13 the front yard had all the toys in it. And you don't see  
14 that in this slide, but I think in the picture that I sent  
15 around this is the house that always had the toys on the  
16 front porch.

17 I'd like to open up the family to the rear yard  
18 so that they begin landscaping that back space and start  
19 caring for it the way many of the backyards in Takoma Park  
20 are. And I think that the two-story schemes will help  
21 that.

22 I'd like to add to this that I have gotten  
23 preliminary estimates from the builder. And the scheme  
24 that is up there right now, his estimate is \$87,000. The  
25 second-story with the bump-outs and the gable which was, I

1 knew, more expensive -- I didn't realize how much more  
2 expensive -- he has at 134. And for the caboose, it's at  
3 124.

4 MS. SEAVEY: I guess the only comment I have is  
5 that obviously we could move. We could move out of Takoma  
6 Park. We could try to move someplace else in Takoma Park.  
7 As Barbara said, I have three children. I am president of  
8 the Oldster Home Citizens Association. I am very involved  
9 in the Takoma Park PTA. We are very committed to what  
10 Takoma Park stands for and don't want to move.

11 I think at this point we are in a situation, and  
12 I know this is not your problem but is my problem, we have  
13 too much family for too little house. And the idea of  
14 spending at this point money that is already -- we're going  
15 to be hard-pressed to gain. If we go for what is the  
16 cheaper version and ultimately the version we would like to  
17 see happen, which is to go up in the back which gives us a  
18 fairly large family room, I think that --

19 My husband is a professor at George Washington  
20 University. I'm a professor of history at George  
21 Washington and an independent film maker. We just don't  
22 make all that much money.

23 I know that this is not your problem, but the  
24 difference between borrowing the \$90,000 that it's going to  
25 take to build even the first scheme versus the \$123,000

1 which it would take to build the scheme that I know the  
2 staff would recommend, is a massive jump for people in our  
3 income bracket.

4           We could move to Gaithersburg. But as I said,  
5 our involvement in the community is such -- my particular  
6 involvement as the president of the Citizens Association is  
7 such that we have made a true commitment to what Takoma  
8 Park is all about. And I think we're one of the reasons  
9 why Takoma Park is kind of a valuable place to live as it  
10 is.

11           Our neighbors have supported us in this  
12 consideration. Again, I know this is probably less of an  
13 issue for you, but we did disseminate a petition. And our  
14 neighbors, in wanting to keep us in Takoma Park, have  
15 signed onto a petition recommending that we be allowed to  
16 build onto the second floor of this house.

17           Again, I don't know how that fits into the  
18 deliberation, but certainly the neighborhood is very  
19 supportive of our making the addition and to our remaining  
20 in our current home.

21           MR. BOOTH: Ms. Siegel, why don't you show us the  
22 three alternatives that you've got.

23           MS. WITHERELL: Can you see them?

24           MR. BOOTH: Barely.

25           MS. WITHERELL: Do you want this moved forward?

1 MR. BOOTH: If it's possible to move it forward,  
2 that would be better.

3 MR. SIEGEL: To this line is the original house.  
4 It's a one-story bungalow. If you block out that, that's  
5 the street facade that we have right now. This is a porch  
6 which is utilized by the family and is always just occupied  
7 by toys if not children. And then this is the existing  
8 house.

9 Here is the little dining room bump-out that's  
10 existing to the original home. This bump-out here is part  
11 of the addition, and you see it here. This bump-out is the  
12 only alteration that -- other than at the rear of the house  
13 is the only alteration that happened to the original  
14 bungalow.

15 There is a one-story addition here right now with  
16 a low slope that parallels the slope of the porch in the  
17 front. It's a much lower slope than the slope of the  
18 existing house.

19 What I'm proposing to do in this scheme is build  
20 on the existing walls and just go up another floor and  
21 actually recycle the trusses. It's a very economical  
22 solution. I'm reusing the existing windows in the  
23 addition. The one thing I was able to beg Nina to do is to  
24 put a little shed roof on the back here, which you see them  
25 all over Takoma Park for the side entries. And that's

1 about as much aesthetic non-functional effort she was  
2 willing to go with.

3 That's Scheme 1. Oh, we are also removing the  
4 masonite siding and putting up stucco, real stucco, not  
5 dried.

6 This is Scheme 2, where I've pulled back -- I  
7 think we shouldn't even talk about that because it really  
8 was so way beyond the budget. This evolved out of  
9 conversations with Nancy where I trying to figure out a way  
10 to articulate the second floor and do something that wasn't  
11 quite as massive and more modest and rambling, the way that  
12 you see the Takoma Park houses go.

13 This is the one-story addition which would keep  
14 the roof line below. My problem is that it really does  
15 make a caboose, and if I were starting fresh with this I  
16 think I would have had a pinched bag of some sort, or  
17 skewed it slightly just to indicate that this is not part  
18 of the original house. But because we already have this  
19 bump-out here, it starts kind of wrapping the house and  
20 causes some problems.

21 MR. BOOTH: And is there a third scheme?

22 MR. SIEGEL: This was the third scheme, but I  
23 think that the estimates are just so beyond.

24 MS. MARCUS: I think they're essentially asking  
25 you to focus on Scheme 1 and Scheme 3.



1 MR. KOUSOULAS: Is there an addition -- how large  
2 is that addition?

3 MS. SIEGEL: This is the size of the existing  
4 house right now. So it's about 16 feet, and I'm proposing  
5 adding another 18 feet.

6 MR. KOUSOULAS: Okay.

7 MR. BOOTH: We're not considering Scheme 3?

8 MS. MARCUS: This is the one we're considering.

9 MS. SIEGEL: We're looking at whether it makes  
10 more sense to go on one-story far back into the open space,  
11 which causes some plan problems and will keep the family  
12 from using the backyard and I feel would actually -- not  
13 only are we losing open space, but I feel that if I can get  
14 the family into the backyard that they will landscape the  
15 backyard, utilize it, and take care of it. Right now it's  
16 overgrown and not appreciate.

17 MR. BOOTH: That's the bottom scheme.

18 MS. MARCUS: Right. The top of the page is what  
19 you're not considering, the bottom of the page is what  
20 you're considering. Just don't look at the top of the page  
21 that I'm holding up.

22 MR. BOOTH: And Scheme 1 is what's up on the  
23 board.

24 MS. SIEGEL: This is Scheme 1.

25 MR. BOOTH: Question for either Ellen or Nancy.

1 What do the Takoma Park guidelines say about taking a  
2 bungalow and putting a second floor on?

3 MS. WITHERELL: Well, the guideline that refers  
4 to the possibility of going up is going up on a historic  
5 bungalow. And so that's separate from this. Perhaps this  
6 guidelines is more like rear additions, or alterations are  
7 characteristic with this style of the house.

8 We have looked at just going up on the roof  
9 overall.

10 MR. BOOTH: And in general we don't like it.

11 MS. WITHERELL: Well, we have --

12 MR. BOOTH: We have approved a few dormer  
13 situations.

14 MS. WITHERELL: Right.

15 MR. BOOTH: Ellen, did you have a --

16 MS. HARRIS: No. I was just going to say that  
17 this is not -- this case doesn't specifically address the  
18 guidelines as far as roof raisings because your roof --  
19 talking about making a further alteration to an existing  
20 addition which is different than altering the existing roof  
21 of the original house.

22 MR. BOOTH: All right. We need to start this  
23 somewhere. If the choice is between what's at the top up  
24 here on the board and what's down there on the bottom, I  
25 would actually agree with the architect in that I think it

1 would be a shame to keep the house running in a straight  
2 line, almost like what they used to refer to as a shot-gun  
3 shack.

4           It consumes whatever yard there is, and, Lord  
5 knows, children need a yard. That would be only in light  
6 of the fact that Takoma Park guidelines don't address the  
7 situation of raising a second floor on an addition as  
8 opposed to on the regular part of the house. I think it's  
9 just less impact on the lot to put a second story on,  
10 although a second story is probably more disconcerting to  
11 the neighboring houses.

12           MS. MARCUS: If I could just jump in, what the  
13 Takoma Park guidelines say, really, is that in general with  
14 contributing structures like this the changes should be  
15 viewed in terms of their impact upon the streetscape and  
16 their impact upon the overall rhythm of the street and the  
17 community.

18           It also does say in general additions should be  
19 made to the rear. Now, it doesn't specify that additions  
20 should be made to the rear at one-story or to the rear at  
21 two-stories. But I think when the guidelines were adopted  
22 the idea was if you have a choice in general of going up or  
23 going back, go back. And I know we've had a lot of cases  
24 where people haven't taken that option for one reason or  
25 another and have gone either up or wanted to do dormers in

1 order to get more second-story space.

2 But the guidelines did emphasize if you have a  
3 choice between going up or going back, they did basically  
4 say go back.

5 MR. BOOTH: With that in mind, then, what are the  
6 neighboring houses like? What we're trying to consider is  
7 the situation with the streetscape, and is this the only  
8 single-story house on the block and every other house of  
9 one-and-a-half story or a two-story; whereby putting this  
10 addition on are you making this the tallest house on the  
11 block?

12 MS. SEAVEY: No. As a matter of fact, we are  
13 probably one of the few one-story houses on the block.  
14 Almost all of the block is two-story houses. Across the  
15 street, which Barbara also did, is now two-stories, had  
16 been a one-story structure. Next door to myself on both  
17 sides are two-story structures, one with a dormer, one with  
18 a full second floor.

19 I can think of maybe only two other houses on the  
20 block that are one-story structures.

21 MS. SIEGEL: Also, my recollection of this street  
22 is that this would not be the tallest house, even in terms  
23 of original structures. As I walk down the street on that  
24 -- I'm actually more familiar with the other side of the  
25 street.

1           As I walk down the street, on that side of the  
2 street, there are some very tall two-story structures that  
3 are the very traditional craftsman style with the big over-  
4 hanging eaves. This is probably one of the more modest  
5 houses on this side of the street.

6           MS. WITHERELL: I would concur that this is  
7 probably the shortest house because it doesn't even have --  
8 I mean, the second story is not even an attic. You  
9 couldn't add dormers and get anything out of it. I would  
10 characterize most of the houses around it as being  
11 craftsmen and bungalow houses that, with the exception of  
12 the two-story you mentioned, are one-and-a-half stories.

13           Across the street they're all taller, for one  
14 thing because they're up. There's a big grade change, and  
15 some of them have gone up. The one that you passed the  
16 picture around on is the one you did across the street.  
17 And you recently approved -- recall the yellow house for  
18 Jane Hurst that came in last time. That's typical of what  
19 you would see on that side of the street.

20           MR. BOOTH: I'd like to hear from the other  
21 Commissioners. Start at either end. Commissioner  
22 Brenneman, any comments?

23           MR. BRENNEMAN: No. On this case I was ---- hear  
24 the comments from the architect.

25           MR. BOOTH: Okay. Let's move down the other end,

1 then.

2 MS. HARRIS: I think this is one of the most  
3 difficult design projects we've seen in quite a while. It  
4 seems rather simple because it's a simple structure, but  
5 design-wise it's very difficult because there's an existing  
6 condition that's going to be difficult to deal with.

7 And to be quite honest about it, I'm sort of  
8 torn. In the long scheme, which is Scheme C, makes some  
9 sense to me because the ridge line of the roof is lower  
10 than the front, which is something that we always talk  
11 about. Yes, it does extend on either side and, yes, it  
12 does sort of wrap the original house. But it's still  
13 pretty easy to read the original house. Although that's  
14 also true of Scheme A. The house is there and there's just  
15 simply something going up sort of behind it.

16 I think that from a massing standpoint, Scheme A  
17 does bother me some, however. There is a house on Maple  
18 Avenue that's sort of in the block corresponding with this  
19 one. It's a gray bungalow. And its roof line runs  
20 parallel to the street on the original part of the house,  
21 and they put a two-story addition on the back with the  
22 ridge line that's perpendicular to it. And in my view it's  
23 one of the worst additions in Takoma Park. Unfortunately,  
24 it was done under the Atlas status, and, hopefully, you  
25 weren't the architect.

1           And so it's a little bit different condition in  
2 that the front part of the house is a bungalow with a ridge  
3 running parallel to the street. It's a very odd looking  
4 bungalow because there's no dormers. But, again, it's one  
5 of the least successful additions in Takoma Park. I think  
6 that this is a little better because all the ridges would  
7 be running in the same direction and it would be facing  
8 front.

9           I also think that the second-story part of it,  
10 it's good that you've kept the ridge line low. And it's  
11 hugging the original house rather than being something much  
12 taller which some of these other additions have been.

13           I'm not giving you a whole lot of direction. I'm  
14 just sort of talking because I honestly am not real sure  
15 how I feel about it. I guess I could see either one being  
16 an acceptable solution.

17           MR. BOOTH: Commissioner Kousoulas?

18           MR. KOUSOULAS: I'd agree with just about  
19 everything that's been said negatively about the bottom  
20 one. Other than we won't see it, really, there's very  
21 little to commend it in terms of how it uses the site, the  
22 kind of house it ends up being, all that.

23           So Scheme A -- maybe there are other ways to  
24 treat the volume because the massing does bother me. But  
25 I think, essentially, the bulk of the house is going to

1 need to be there in some places. There's just no other  
2 place to put it.

3 Right now I gather it's going to be stucco, the  
4 general character and finish of the house is going to wrap  
5 everything once it's done.

6 MS. SIEGEL: Right now in the original bungalow  
7 there's pebble-dash stucco. The new addition will have  
8 smooth stucco, partly for cost reasons, partly because I  
9 think that I would have problems with the man on the street  
10 thinking this was original. So that it's a sympathetic but  
11 not identical.

12 MS. HARRIS: So you're suggesting the addition  
13 will be stucco but a different texture?

14 MS. SIEGEL: Yes.

15 MR. KOUSOULAS: But at a glance it will still  
16 sort of be this beige thing that's looming up over another  
17 beige thing.

18 MS. HARRIS: And it's proposed to have another  
19 roof pitch, too.

20 MS. SIEGEL: Yes. The roof pitch will match the  
21 roof pitch of the front porch as opposed to the house  
22 portion, which is a steeper pitch.

23 MR. BOOTH: Do the windows that you have  
24 indicated on the second floor there, do they pass code? I  
25 know second floor bedroom windows have to be of a certain



1 size, don't they?

2 MS. SIEGEL: These are very big windows. They're  
3 existing on the first floor and they're going to go up to  
4 the second floor. So, yes.

5 MS. WITHERELL: Walter, are you referring to the  
6 front windows on page seven, the front of the two-story  
7 section or on the back?

8 MR. BOOTH: I was looking at the design on the  
9 board.

10 MS. SIEGEL: These or these?

11 MR. BOOTH: It would be the second floor front  
12 windows.

13 MS. SIEGEL: They're not in bedrooms. That's  
14 actually bringing light down into the hall onto the first  
15 floor.

16 MR. BOOTH: Commissioner Lanigan, any comments?

17 MS. LANIGAN: I agree with the staff report. I  
18 think the longer one-story addition, it does have some  
19 problems, but I think the second story, raising the second  
20 story in the rear like that is really much more visible and  
21 more incompatible with the existing house.

22 MR. BOOTH: Commissioner Brenneman, do you want  
23 to take a second shot?

24 MR. BRENNEMAN: I would go with 3. I'm not that  
25 impressed with any of them.

1 MR. BOOTH: Okay. That's kind of it.

2 MS. HARRIS: Does that give you a sense? If it  
3 doesn't, say so because we don't want people to walk away  
4 and have no idea of what they're supposed to do.

5 MS. SIEGEL: Should I resubmit Scheme 1 and take  
6 it to a vote, develop it further and see if I can  
7 articulate it a little bit better?

8 MR. BOOTH: That might be. The problem with any  
9 preliminary consultation is you may or may not get a  
10 consensus. We try to give you a sense of where it would go  
11 when it would appear, and you're also dealing with the  
12 problem that there's only five out of nine commissioners  
13 here right now.

14 MS. HARRIS: And one of them, being me, didn't  
15 make a preference one way or another. So that literally  
16 means it was two-and-a-half to two-and-a-half, I think.

17 MS. SEAVEY: Can I ask a question about  
18 procedure, please?

19 MR. BOOTH: Certainly.

20 MS. SEAVEY: If there is some level of  
21 ambivalence -- granted, if you all had existed five years  
22 ago, I would not be having this problem right now because  
23 we would have gone and you would have said the massing on  
24 this house is terrible, and we wouldn't have done it the  
25 way that we did it. But now we're kind of stuck.

1           When we're looking at what is nearly a \$45,000  
2 cost differential between Scheme 1 and Scheme 3, do you  
3 take that into consideration in terms of whether or not you  
4 would look more favorably on what is already not -- on  
5 either side is not a very acceptable solution. It's not  
6 the greatest solution no matter what. Does that -- is that  
7 an issue for you all, the same way it is, obviously, for  
8 me?

9           MR. BOOTH: No. It does not enter into our  
10 considerations. And with that, I'll make a caveat. And  
11 the caveat to that is upon few occasions we will entertain  
12 hardship applications. These are very rare. They're  
13 granted infrequently and it usually requires a substantial  
14 amount of financial proof, both financial statements from  
15 the applicants as well as comparison.

16           Where these inevitably come in is where someone  
17 wants to use a -- the classic case would be where someone  
18 wants to put on a new roof and there's an existing slate  
19 roof, and the existing slate roof, to replace with slate,  
20 is going to cost \$60,000. Or they can have a -- they now  
21 actually make asphalt shingles that kind of look like slate  
22 and it will only cost them \$10,000; and they come in with  
23 a financial hardship application.

24           But in something like this, I don't think it  
25 would even come into the question. It's strictly -- as we

1 mentioned earlier, we are just judging the exterior of the  
2 house: does it destroy the fabric of the historic  
3 structure; does it interfere with the streetscape; and what  
4 is its capability with the historic district that it's in.

5 MS. SEAVEY: Well, let me ask you one last  
6 question, then, which is if -- you know, from our point of  
7 view, which is we can't live in the house and certainly the  
8 kids can't grow up in the house as it currently is; and if  
9 you approve a plan that is well beyond our reach, are you  
10 really saying that you want us out of the house?

11 I mean, at what level does the owner and the fact  
12 that we're kind of stuck in this situation of having what  
13 is -- albeit, I'm sorry that we built the first addition.  
14 There's nothing we can do about that now. But we need a  
15 place for our children to grow up.

16 And this -- and inasmuch as we have made a  
17 commitment to the community and the community has made a  
18 commitment to us, where does -- you know, where does the  
19 individual fall into that, you know, kind of the decision  
20 about whether what is already kind of a historically  
21 marginalized situation come into play?

22 MR. BOOTH: I'm afraid there's just no easy  
23 answer to that question. It's a situation that we have to  
24 deal with with some frequency. Unfortunately, there is no  
25 simple solution. I mean, at times I've sure we've had

1 people who have applied for -- in fact, I know that we have  
2 had people come in, apply for a Historic Area Work Permit,  
3 have it granted, and then decide that rather than spend  
4 \$100,000 on an addition, it's just simpler to move. And  
5 you can find another house, and they move.

6 I know that has happened. And I'm not suggesting  
7 that you do it, but I am suggesting that, you know, that is  
8 something we can't control.

9 MS. SEAVEY: I understand that. But let's -- you  
10 know, I am president of the Citizens Association of Old  
11 Takoma and we've been very supportive of the existence and  
12 certainly the participation of Takoma Park in the historic  
13 district, and certainly as it relates to your governing  
14 body. But it was never intended that it would throw people  
15 out of their homes.

16 MS. MARCUS: I just want to jump in here. I  
17 don't think there's any intention at all of saying you have  
18 to move out of your house. I don't think that's what the  
19 Commission is intending.

20 They are by law given a fairly narrow set of  
21 things that they are allowed to look at even, and they  
22 can't look at interior floor plans. They are limited to  
23 just looking at the outsides of buildings and what impact  
24 they have on the neighborhood.

25 Certainly, in Takoma Park there are a lot of very

1 small houses, and as families grow people want to expand  
2 them. I think there's an important community purpose in  
3 that, in keeping an intact community. And I think the  
4 Historic Preservation Commission has really tried to be  
5 very -- to recognize that, to work very closely with people  
6 and allow a lot of different kinds of additions that maybe  
7 they even had some qualms about, but they felt would aid  
8 the homeowner in meeting their needs as well.

9           The time comes occasionally when because of  
10 design issues there may be just some houses that are hard  
11 to really effectively add onto. I think there's probably  
12 a lot of different ways to skin a cat from a design  
13 perspective, and maybe -- you have a very skilled  
14 architect. Maybe she can have some additional thoughts in  
15 terms of how to accomplish that.

16           But sometimes -- and it's a very hard decision  
17 for the Commission. Sometimes there are houses that are  
18 just really, really hard to add onto, and it's not a matter  
19 of throwing anyone out of their house.

20           Another issue is -- again, it's late and we  
21 probably need to keep going, but a lot of houses in Takoma  
22 Park which started off as small starter-homes for families  
23 that didn't have children or maybe had one child are now  
24 becoming four-bedroom houses. And the day is going to come  
25 eventually when there aren't going to be any more starter

1 homes in Takoma Park for people who are just starting off  
2 with one child who want just two bedrooms or three  
3 bedrooms.

4 It's a problem maybe for Takoma Park to look at,  
5 too, because the folks who live there now are making the  
6 houses bigger. Obviously, when they get around to selling  
7 them at some point down the road they may be pricing some  
8 of these young starting families out of the market because  
9 all these houses are big now.

10 I think for a civic association that's interested  
11 not just in historic preservation but sort of the  
12 continuity of the neighborhood and the mix of the  
13 neighborhood, that may be an issue to think about.

14 MS. SEAVEY: Well, I would like to continue to  
15 serve as the president of the organization.

16 MS. SIEGEL: I don't think I heard -- I don't  
17 feel like I'm leaving this meeting with you advising me not  
18 to add to this house. I think we're all recognizing that  
19 this is not an easy house to add to, but that there is no  
20 problem with this particular house to add to it. It's just  
21 a matter of what we're going to do that works.

22 MR. BOOTH: And, unfortunately, we couldn't even  
23 give you a lot of consensus on that. Some people like the  
24 longer one, some people like the two-story one. And to be  
25 quite honest, to answer the applicant, I'm not sure which

1 was the cheaper one. And if you are governed by your  
2 finances, then my suggestion would be to proceed.

3 You've gotten a very mixed -- I mean, you've got  
4 five people here. And as Commissioner Harris said, you've  
5 got kind of a two-and-a-half to two-and-a-half split. I'd  
6 proceed with the cheaper alternative and bring it in for a  
7 second prelim or even make an Historic Area Work Permit and  
8 proceed on that basis.

9 MS. HARRIS: And mine was the split decision.  
10 And as an architect, if it were my client, we would be  
11 going with the cheaper scheme. I guarantee you that.

12 MR. BOOTH: Okay?

13 MS. SIEGEL: Thank you.

14 MS. SEAVEY: Thank you.

15 MR. BOOTH: We will now move into subdivisions.  
16 This will be Number A, Subdivision 1-90065, the Keys  
17 Property, which directly involves Master Plan Site Number  
18 22/14, Oatland Farm. Staff report?

19 MS. PARKER: This parcel contains 127.14 acres  
20 and is in a TDR receiving zone. It is located near the  
21 intersection of Olney Laytonville Road and Bowie Mill  
22 Road. The proposal includes Master Plan Site Number 22/14,  
23 Oatland Farm, and Oatland Farm includes a circa 1875 house,  
24 transitional Greek revival, Italian 8 style; a small log  
25 house, possibly early slave quarters, a stone spring house



**MONTGOMERY COUNTY HISTORIC PRESERVATION****COMMISSION MEETING**

August 18, 1993

7:30 p.m.

**BEFORE:**

Walter Booth, Vice Chair  
Joseph B. Brenneman, Commissioner  
Ellen Pratt Harris, Commissioner  
George Kousoulas, Commissioner  
Martha Lanigan, Commissioner  
Gregg Clemmer, Commissioner

**STAFF:**

Gwen Marcus, Historic Preservation Coordinator  
Patricia Parker, Planner  
Nancy Witherell, Planner

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Upper Marlboro, Maryland  
(301) 952-0511

1 and you have your brochure over here, too.

2 MS. WITHERELL: Mr. Chairman, the applicants for  
3 Case G are here.

4 CHAIRMAN BOOTH: Okay. Reversing ourselves a  
5 little bit, we will call Item G, which was called earlier,  
6 the application of Nina and Ormond Seavey for an addition  
7 at 7214 Spruce Avenue, Takoma Park; HPC Case Number 37/3-  
8 93Y in the Takoma Park Historic District.

9 Could we hear from staff?

10 MS. WITHERELL: The house is a contributing one-  
11 story craftsman style house in the Takoma Park Historic  
12 District. The applicants and their architect appeared  
13 before the Commission for a preliminary consultation a  
14 month ago at its July 14th meeting. At that time they  
15 presented several schemes for how to add an additional  
16 bedroom, bedroom space at the rear of the house.

17 The house is intact now in its current  
18 configuration except that there is a later addition built  
19 in 1988 at the rear. And you can see this in the left  
20 corner of this slide. The addition is one story and it  
21 projects beyond the width of the house. That first  
22 projection is the bay and then the second projection is the  
23 addition. And you can see it again on this side.

24 The applicants' very strong preference is to  
25 build up above this existing 1988 addition. And so their

1 proposal, based on what they heard at the preliminary  
2 consultation a month ago, was to proceed with that scheme  
3 for the Historic Area Work Permit, and that's what they've  
4 produced for you to review tonight.

5 The proposal would fill the footprint of the  
6 existing rear addition. The side walls would go up the  
7 same degree and the roof ridge would measure five feet  
8 above the roof ridge of the existing house. In addition,  
9 the current materials and fenestration pattern on the  
10 existing one-story addition that it would be added to would  
11 be made more compatible with the materials and style of the  
12 house.

13 Staff is troubled by having a rear addition that  
14 is taller than the house and is troubled with this not only  
15 just as a precedent but also as an issue for its appearance  
16 on the streetscape, and so continues to recommend that this  
17 not be the most favored approach.

18 Let me just show you the slides. There's a  
19 close-up. There's a garage in the rear, the driveway is on  
20 the right side. And I guess those are the only slides I  
21 have. There's a view of the full house.

22 The houses around this property are a variety of  
23 one-and-a-half and two-story houses. I think this is  
24 probably the lowest one in the immediate area, although  
25 some of them are bungalows that are one-and-a-half story on

1 either side. This house has no livable space above one  
2 story.

3 CHAIRMAN BOOTH: I would add that I believe the  
4 applicant was in on July 14th for a preliminary  
5 consultation.

6 MS. WITHERELL: That's correct.

7 CHAIRMAN BOOTH: And those are the minutes that  
8 were in everybody's packets. And if I recall at the time,  
9 I don't think the applicant got a very good consensus. I  
10 think it got very much of a -- as I recall it was an  
11 absolute split vote. So I think as Commissioner Harris  
12 stated, you got two-and-a-half for and two-and-a-half  
13 against.

14 That's just for the record and just for the  
15 information of any Commissioners who weren't here at that  
16 time.

17 Are there any questions for staff from the  
18 Commission at this time?

19 (No response)

20 CHAIRMAN BOOTH: Okay, I'd like to hear from the  
21 applicant.

22 MS. SIEGEL: What I've done here is -- it seems  
23 that to review what the staff wrote for the first  
24 preliminary consultation, we were in agreement that any  
25 addition is an improvement on this house. There are some

1 massing problems with this house and also material problems  
2 with the house. The siding right now is masonite siding  
3 and it's somewhat colonial in its look, Georgian colonial  
4 at the rear.

5 Any improvement on that is appreciated. So that  
6 we're debating whether to go up or whether to go to the  
7 rear. So I thought that it would be worthwhile to build a  
8 very rough massing model of the house and investigate these  
9 two options. And, actually, I think they kind of speak for  
10 themselves.

11 What I discovered and realized is that -- I'd  
12 like to come forward.

13 MS. MARCUS: Get the hand-held mike.

14 MS. SIEGEL: I'll need help with the hand-held  
15 mike in order to show this.

16 This is the original bungalow without any  
17 addition. It does not exist like this any longer. You can  
18 see that the land is sloping. If you see that the roof is  
19 flat, the land slopes down. Here is the addition that I am  
20 proposing, the second story on the existing one-story  
21 bungalow. And I admit it's not the most wonderful  
22 bungalow.

23 When I wrote to you for the preliminary  
24 consultation, I did say I know this is not going to be the  
25 best addition in Takoma Park. I feel that it's probably

1 the more modest intrusion on this house.

2           What you can see is that if the one-story  
3 addition is extended back, it's now twice the width that it  
4 is -- this is the existing width. By doubling the width 18  
5 feet back further it becomes equal almost in massing to the  
6 original house. What happens is that as the land slopes  
7 off it turns out that to build further back is a much large  
8 volume than building up. Building up, all of the volume  
9 that's built is truly livable space. Building back, I've  
10 got about seven feet of crawl space underneath here which,  
11 really, that's the first floor right there. That's a lot  
12 of dead space underneath there, and it makes this one-story  
13 addition seem extremely massive.

14           I'd like to also remind you that I did go through  
15 a design process with this addition. The Takoma Park  
16 guidelines do say that we can go two stories on the  
17 existing homes. I tried not to impact the existing house  
18 and keep the original bungalow intact as much as possible,  
19 and felt that as long as there was this intrusion to the  
20 rear, that's where I would look.

21           So the three schemes that we investigated last  
22 time on July 14th were all to the rear.

23           The other issues as to why a two-story scheme is  
24 a better scheme have to do with open space. And although  
25 the streetscape is perhaps affected by a two-story scheme,

1 I believe it's equally affected by the one-story scheme,  
2 and we're losing open space by going further back.

3 Also, with the two-story scheme, in the plan, if  
4 you look, the family room leads into the backyard, which  
5 means that the kids and the family will use the backyard.  
6 They will start maintaining it. The backyard is not very  
7 well maintained because there's not easy access to it.  
8 And, in fact, what's happening right now is that all of the  
9 toys and the kids play in the front.

10 The mother called me up today and said, "Listen,  
11 if we have to live with this house the way that it is, my  
12 children are going to be continuing to play in the street.  
13 I want my children playing in the backyard." So that it's  
14 also a functional issue. Going upstairs is a much more  
15 efficient use of the existing space.

16 The owner is here also.

17 CHAIRMAN BOOTH: Would you please introduce  
18 yourself.

19 MR. SEAVEY: I'm Ormond Seavey. I don't really  
20 have a great deal to add to what Barbara said.

21 I think that the -- by going up, we are not --  
22 the plan -- the staff report would suggest to one reading  
23 it casually that we're proposing something that looms over  
24 the existing structure, the older structure. But, in fact,  
25 from -- I think one can see from the model that Barbara

1 brought along that it would in fact not really be easy to  
2 see that there is an addition from -- by walking along the  
3 -- and, in fact, one of the things that staff suggested is  
4 that the -- that passers-by, looking at it in terms of the  
5 public space, would be affect -- would see some kind of  
6 change. But, in fact, we see, my wife and I see the  
7 backyard as being a kind of public space, that it would be  
8 infringed upon by, in fact, creating -- by being consumed  
9 by an addition, further large addition.

10 Those are the reasons that we have for preferring  
11 the plan that Barbara suggested.

12 MS. SIEGEL: The owner has a petition of all of  
13 the neighbors on the street, saying that they like these  
14 people and they understand that this is perhaps not the  
15 most gorgeous addition, but they really would like to see  
16 this happen because this family needs this space. They  
17 have more children than they have room for, as it was  
18 described to me when they hired me.

19 CHAIRMAN BOOTH: If you would hand the petition  
20 in to staff it can be made part of the record.

21 MR. SEAVEY: I'm actually looking for that  
22 petition.

23 CHAIRMAN BOOTH: Also, before we get into full  
24 questions from the Commission or a discussion, I would ask  
25 whether there is anyone else present who would like to



1 speak on this proposal.

2 Yes, sir, please come forward. And if you would,  
3 take the chair over and speak into the microphone, and  
4 introduce yourself.

5 MR. COMISIAC: Hello. My name is Stosh Comisiak.  
6 I am the neighbor directly across the street. And I feel  
7 that if anybody has to look at this property, it's me.

8 My house looms. It's the highest point on the  
9 street. And I, frankly, think that the extension to the  
10 back is going to be very ugly. I don't like the idea of  
11 that. I really look at it -- you know, from an aesthetic  
12 point of view, I would rather see the slightly raised  
13 design. I think it makes the building look a bit better,  
14 and anything you can do to improve it is, frankly, a  
15 benefit to the neighborhood.

16 I really do like the idea of keeping yards and  
17 garden areas open. One thing that they do is they have --  
18 they garden in the back of that house, and if there was any  
19 of that space eaten up they couldn't do any of that.  
20 That's an important aspect of my life, so I know it would  
21 be important to them.

22 CHAIRMAN BOOTH: Does your house sit higher than  
23 this house?

24 MR. COMISIAC: Oh, yes. My house is directly  
25 across the street and it's a bungalow also, but it sits up

1 -- my yard, front yard starts about five feet above the  
2 street level, with a brick wall. And then the house goes  
3 up another five or six feet up, stairs to the porch level.  
4 And it's one level back.

5 And then we have a sort of a <sup>cupola</sup>~~cupola~~ on the top of  
6 the house which is a small room about 13 feet, all windows,  
7 which we spend some time up in quite often. So I get to  
8 look at the neighborhood from a kind of birds' eye view.

9 The aesthetics of the neighborhood are very  
10 important when you're looking at it from that point of  
11 view, and I really just think this house would <sup>look</sup> like it went  
12 on forever with that long extension. It's kind of like a  
13 long caterpillar; whereas I think this has a much better  
14 eye appeal to me, looking at it.

15 CHAIRMAN BOOTH: From your vantage point of that  
16 <sup>cupola</sup>~~cupola~~ on top of your roof, would it be your estimate that  
17 the two-story addition will not affect the streetscape in  
18 terms of its height as opposed to the other houses on the  
19 street?

20 MR. COMISIAK: Well, from up there, no. From  
21 down below, I think if anything, it's going to be an  
22 improvement. One thing about the house is, the way it is,  
23 I'm familiar with it inside and out. It is very difficult  
24 to use the back area. And it's a cumbersome house. So  
25 this idea and the way it's designed now looks to me like

1 it's going to look a lot better.

2 I feel that it would also make the house more  
3 usable. It would also make their backyard space more  
4 usable. I can't see anything negative about it. I think  
5 she's done a very good job with very little to work with,  
6 in improving the concept there. I think it would look  
7 better, actually.

8 CHAIRMAN BOOTH: Thank you. Are there any  
9 questions for the applicant, the architect, or the neighbor  
10 from the Commission?

11 (Inaudible)

12 MS. MARCUS: We need your mike. We can't get you  
13 on the --

14 MR. CLEMMER: I'll repeat. What's the difficulty  
15 with your backyard? I'm having a hard time grasping,  
16 visualizing what's back there that makes it "difficult" for  
17 you --

18 MR. SEAVEY: If you turn to one of the other  
19 slides, you can see that the door to -- the door just  
20 beyond that red van, that's the door to the backyard. It  
21 opens out to the side. So there isn't ready access from  
22 the house.

23 MR. CLEMMER: So it's an access problem, it's not  
24 a rough ground or something, or a jungle back there?

25 MR. SEAVEY: No. In fact, it's -- no, it's not

1 a problem -- it's kept up well enough.

2 MS. SIEGEL: I wasn't -- what I'm implying is  
3 that there's no motivation to really be landscaping in  
4 there. Usually in families with young children you see the  
5 swing sets in the backyard. They're just clearly not using  
6 this yard. They cut the grass and that's about it. It's  
7 not something that's developed, that they have a lot of  
8 affection for, which I think that if we can get them in the  
9 backyard easily, if their family room is off the backyard  
10 they'll enjoy it.

11 Right now the back -- the rear addition has three  
12 bedrooms. What I'm proposing is to take two of those  
13 bedrooms and turn them into a family room for the children.

14 MS. HARRIS: Is it my understanding that the  
15 reason for the roof pitch and roof line that you're  
16 proposing for the addition is that existing trusses are to  
17 be reused?

18 MS. SIEGEL: Yes. Also, the front porch is  
19 repeated in the truss slope. That's where that slope comes  
20 from. The existing bungalow house, the slope is much  
21 steeper and, in fact, would make a much larger addition.

22 MR. KOUSOULAS: Can I see the model a second?

23 CHAIRMAN BOOTH: What the model doesn't show is  
24 that there would also be a small porch off the back that  
25 you tend to see in the plans?

1 MS. SIEGEL: Yes. The theory behind the porch  
2 roof is that they're very common in Takoma Park. And this  
3 addition as it exists extends four feet beyond the existing  
4 bungalow. I'm trying to make that four-foot extension to  
5 look meaningful by putting a porch roof on, so that in some  
6 ways one could tell a story to oneself that, oh, this porch  
7 roof was here and that's why the addition extends four  
8 feet. It's a cosmetic repair to the four-foot problem, the  
9 extension.

10 MR. CLEMMER: I'm looking through the staff  
11 report that we get, and I'm trying to find the figures for  
12 total square footage that's in there now and what you want  
13 to end up with. Do you know those figures off the top of  
14 your head?

15 MS. SIEGEL: I'm sorry, I don't.

16 MR. CLEMMER: Staff?

17 MS. WITHERELL: We base our report on the volume,  
18 looking at the massing.

19 MS. SIEGEL: Both additions are approximately the  
20 same size and square footage.

21 MS. WITHERELL: If you went off the back -- you  
22 have 18 feet now and you'd go another 18 feet, and this is  
23 adding 18 feet --

24 MR. CLEMMER: Well, this is where I was going  
25 with this. We're going to continue to get these cases on

1 these modest bungalows in Takoma Park. It seems like  
2 there's one a month or two a month or three a month. And  
3 we've already settled four or five of these with different  
4 solutions to different houses.

5 Based on what we've done so far, and Takoma Park  
6 is a relatively new historic district, how does this stack  
7 up against what we've granted as far as percentage of  
8 addition? I.e., if we've got 2000 square feet there now,  
9 are we adding 50 percent more square feet as an average to  
10 our projects, or is this one way out in a field?

11 MS. WITHERELL: We've seen such a variety, I  
12 really don't know how to answer that question. We --

13 MR. CLEMMER: It's too early?

14 MS. WITHERELL: Well, no. But we have had large  
15 rear additions, we've had adding extra space upstairs that  
16 didn't previously exist.

17 MS. MARCUS: The Commission has approved  
18 additions not only in Takoma Park but other places in the  
19 past that have substantially doubled the footprint of a  
20 particular house, in some cases, even of a two-story house.  
21 So I think in terms of percentage of increase that may not  
22 be the biggest issue here. I think it's sort of where does  
23 the extra space go rather than how much extra space is  
24 there.

25 MR. CLEMMER: How much distortion can we permit

1 on a modest bungalow?

2 MS. MARCUS: Or where is the most appropriate way  
3 to add onto a modest bungalow.

4 MS. HARRIS: The one comment I would make just  
5 following that line of thinking is that doubling the square  
6 footage and the footprint of a one-story, very modest  
7 bungalow seems like proportionately a bigger alteration  
8 than adding approximately the same percentage to the  
9 footprint of the bigger house.

10 I mean, it's sort of not totally rational  
11 thinking in some ways, but when you have something -- you  
12 know, there's just proportional things. When it's bigger  
13 to begin with, adding more to it doesn't seem to be as much  
14 as when something is small. If that makes any sense.

15 MS. MARCUS: I think maybe what you're saying is  
16 the smaller the house, the maybe more small the addition  
17 needs to be; the bigger the house, the bigger the addition?

18 MS. HARRIS: Right.

19 MS. MARCUS: That kind of thing --

20 MS. HARRIS: Right.

21 MS. MARCUS: -- that might work, essentially.

22 MS. HARRIS: Just something large seems to be  
23 able to take a larger addition. But that's getting into  
24 philosophy that's not directly related to this case  
25 exactly.

1           CHAIRMAN BOOTH: I'd like to make a comment.  
2 Looking at this and having seen the two plans that were  
3 proposed at the preliminary, and I believe I'm being  
4 actually consistent. I think I said at the time I  
5 preferred the two-story. The reasons for that mostly  
6 concur with what the applicant has said.

7           I think the other approach to build going all the  
8 way back just makes the house too long. The footprint then  
9 becomes very, very large, very long, and I think at that  
10 point then we've eaten up the entire backyard.

11           It doesn't appear that this two-story addition  
12 which, when you look at the existing house, is really one-  
13 and-a-half stories in comparison, because it seems to slope  
14 away and it's not like a full two stories on top of the  
15 back part. I think the architect has made a serious effort  
16 to not put a two-story addition on the front part of the  
17 house but to keep it in the back.

18           I would also just say that I think this is a good  
19 example of trying to make the best out of a small house,  
20 out of a bungalow. There aren't a lot of things you can do  
21 with them. And I think one of the things we have done in  
22 Takoma Park is we've been very leery of raising the roof on  
23 the front part, and I think we've managed to -- the  
24 architect has managed to avoid that with this.

25           If I've got to consider two alternatives, and one



1 is to go straight back in a straight line, or to make the  
2 addition a one-and-a-half story addition on the back part,  
3 I think this is much preferable. And if it meets the  
4 applicant's needs, I think this is the way to go.

5 I think this is the preferable way and I would be  
6 in favor of the plan as suggested.

7 I would ask for any other comments.

8 MS. HARRIS: Well, the reason I was asking --  
9 just bringing up the point about the roof truss is that one  
10 possible improvement to the design would be to not reuse  
11 those trusses and to make the plate height on the side  
12 walls a bit lower than normal and just bring down the whole  
13 mass of the roof and, you know, allow the volume of the  
14 bedrooms to go up into the slope, slope of the roof.

15 CHAIRMAN BOOTH: Would you make it consistent  
16 with the existing roof on the front part?

17 MS. HARRIS: Well, I was hoping to avoid that  
18 question. You know, that's sort of a toss up. I mean, you  
19 look at the elevation and the main roof of the original  
20 house is a little bit more dominant than the porch roof.  
21 So my first reaction is why aren't you matching what was  
22 there. But you may have to, in order to get the proper  
23 head room for that kind of scheme.

24 The other thing that I -- but I also realize  
25 that's going to make this project more expensive. And

1 having had one of my own projects a block away come in  
2 considerably over budget on a bid, I can also be sort of  
3 sympathetic to that standpoint of it.

4 CHAIRMAN BOOTH: Is the pitch of the roof on the  
5 addition the same as on the front porch?

6 MS. SIEGEL: Yes. That's where the pitch was  
7 developed. I did not do the original addition.

8 CHAIRMAN BOOTH: Okay.

9 MR. KOUSOULAS: I think it's pretty clear that  
10 the two-story one is better than the one-story addition.  
11 I guess is it good enough? That's the more important  
12 question.

13 Because of the nature of perspective, I think the  
14 addition will be perceived smaller and less obtrusive than  
15 it does in the model and the elevations. I mean, you tend  
16 to never really see it straight on and from 2000 feet away,  
17 but you always --

18 MR. SEAVEY: Well, that's the perspective you  
19 would have if you were driving by on a cherry-picker.

20 MR. KOUSOULAS: Yeah. So you'll usually be  
21 seeing it from a distance.

22 The other virtue it has, which a lot of additions  
23 that are, let's say, taking the same volume, a two-story  
24 house and adding onto the back, is that it really keeps the  
25 original volume intact and very separate, very distinct in

1 perception. So it's better than some other ones I can  
2 think of where even a slightly smaller addition has been  
3 butted up but basically extrudes the gable too much and  
4 really turns it into a different thing.

5 The one concern I have, and maybe that's handled  
6 through paint color, because if the addition is the same  
7 color as the house, well, that's going to have one  
8 appearance. But if the addition is darker, sort of a  
9 recessive color, that especially makes the corners, these  
10 little tips kind of recede, that could be even better, and  
11 work with the perspective. So I would look into a  
12 different, darker recessive color.

13 CHAIRMAN BOOTH: Keeping in mind, of course, we  
14 don't have any purview over color.

15 MR. KOUSOULAS: Yeah. But without the darker  
16 recessive color, the addition might not be good enough.

17 CHAIRMAN BOOTH: Okay, understood.

18 MR. SEAVEY: Well, the architect and I have an  
19 interest in color and the appearance of the house. I think  
20 the suggestion is interesting to hear.

21 MS. HARRIS: We just can't make it a requirement.  
22 It has to be a suggestion.

23 MR. CLEMMER: Since I didn't have the benefit of  
24 being here for the preliminary consultation, I'm going to  
25 have one of my own right now for about two minutes.

1           There's no basement to this house, I take it?

2           MR. SEAVEY: There is a basement for the original  
3 part of the house. There is under the -- under the  
4 addition is simply a crawl space, the existing addition.

5           MS. SIEGEL: The existing basement is wet,  
6 though.

7           MR. CLEMMER: Pardon me?

8           MS. SIEGEL: It's wet.

9           MR. CLEMMER: Wet. But that's a problem that  
10 could be taken care of. The --

11          MS. SIEGEL: Not really. There's a very high  
12 water table on this property.

13          MR. CLEMMER: Where I'm going with this is it  
14 seems to me you've got the same amount of volume if you dug  
15 down and had a walk-out basement, that you would be gaining  
16 this second floor. I don't know if that was addressed last  
17 month or not, but I'd certainly like to hear from the  
18 Commission on that, and maybe from you all, too, of course.

19          MS. HARRIS: So what you're suggesting is that  
20 instead of going up with the rear addition that it should  
21 be down.

22          MR. CLEMMER: She said there would be this huge  
23 wasted space if they had the addition as a one-floor going  
24 all the way back. And it seems to me that -- make use of  
25 that space. There are lots of walk-out basements. Now, I

1 didn't know there was a wet problem, but --

2 MR. SEAVEY: I can offer the perspective offered  
3 by our contractor, the contractor who built the present  
4 addition. He said that the chances of building back there,  
5 given the water table, would make the project prohibitively  
6 expensive. We're talking about \$100,000.

7 MS. MARCUS: And I think realistically, you may  
8 want to talk about this, I don't know if the grade change  
9 is such in the backyard of that house that it -- you'd have  
10 to dig out quite a bit to have a walk-out basement. There  
11 is a grade change and maybe the model doesn't really  
12 clearly show it. But I don't think there is a grade change  
13 like you normally see with a walk-out basement, where it's  
14 a real change in grade of almost one story. I think it's  
15 much more gentle than that.

16 MR. CLEMMER: I'm just going by the drawing.

17 MS. MARCUS: But the applicant may mention that.

18 MS. SIEGEL: No. Actually, you would still be  
19 above -- the lower level would still be below grade, so you  
20 would have to step up to come outside. It would not be a  
21 true walk-out basement.

22 CHAIRMAN BOOTH: Martha, Joe, any comments?

23 MS. LANIGAN: I would just like to say this is an  
24 extremely difficult case. I think I tend to agree with the  
25 staff report. However, the comments of the two architects

1 on the Commission are pretty persuasive, also.

2 I don't know what to say. I don't see this as --  
3 sort of either alternative as attractive additions. That's  
4 about all I can say.

5 CHAIRMAN BOOTH: Joe, any comment?

6 MR. BRENNEMAN: I'm not really excited about  
7 either one, but I think I lean more toward the two-story  
8 addition at this point.

9 CHAIRMAN BOOTH: Any further discussion, any  
10 questions?

11 MR. CLEMMER: I guess I'm just -- I'm over here  
12 in Never-Never Land. I can't believe that we only have two  
13 plans for this site and both of them at best are lukewarm.  
14 Certainly we have architectural talents in Washington that  
15 can come up with a good plan for this.

16 MS. SIEGEL: Actually, I began this process with  
17 Nancy quite a long time ago and I approached her with a lot  
18 of schemes and we spent a long time kind of shredding,  
19 trying to come up with a good solution.

20 My original letter to you all sort of said I  
21 really think I'm quite proud of my architectural talents.  
22 And I did the house across the street at 7213 Spruce, which  
23 is kind of a nice house.

24 MR. CLEMMER: I didn't mean to disparage you.

25 MS. SIEGEL: No, no. But I was saying this is

1 definitely not my best effort. I am hindered by what I  
2 have to work with in this addition. And, certainly, if I  
3 had come to this project with no addition on it, I think I  
4 could have come up with something quite nice. But we have  
5 an existing addition that has to be dealt with.

6 I feel I'm improving it, but there's -- the  
7 reality is that although this Board is not required to  
8 consider budget, when I draw I have to. And I am hampered.

9 CHAIRMAN BOOTH: If no further discussion, I'd  
10 like to hear someone, I guess, try to make a motion and see  
11 what we've got.

12 MR. KOUSOULAS: I'd like to make a motion that a  
13 Historic Area Work Permit be granted to the applicants for  
14 Case 37/3-93Y based on the applicants' -- I guess this is  
15 their first application, so based on the application before  
16 us, and with a condition, or maybe you can accept it as an  
17 amendment, that the material of the addition, two-story  
18 addition, be distinguished sufficiently from the original  
19 so as to somehow make it recede. It doesn't have to be  
20 color but the material.

21 Based on -- I've got to get my numbers straight.  
22 Excuse me. Based on Chapter 24A-8(b)(2), in that it's  
23 consistent with the character of the existing structure and  
24 nature of the historical, archaeological, architectural and  
25 cultural features of the site. And I think that should do

1 it.

2 CHAIRMAN BOOTH: And consistent with the  
3 Secretary of Interior guidelines.

4 MR. KOUSOULAS: Yes.

5 CHAIRMAN BOOTH: Can I hear a second?

6 MR. BRENNEMAN: I'll second.

7 CHAIRMAN BOOTH: Okay. There is a motion before  
8 us. Any further discussion of the motion?

9 MS. HARRIS: I have a question of the motion-  
10 maker. In regard to your comment about the exterior  
11 cladding of the addition so that it recedes, the  
12 application that is before us is stucco. I would assume  
13 that the motion-maker is not suggesting that that material  
14 be changed. Is that correct?

15 MR. KOUSOULAS: Actually, I am, because there  
16 aren't that many choices. You could go to a different  
17 texture, but I would think that the texture would --

18 MS. SIEGEL: Right now the bungalow --

19 MR. KOUSOULAS: Let me -- I mean, you can change  
20 the color of it, that would certainly help, or if you went  
21 to some kind of siding that created a pattern. But that  
22 may actually bring it forward. So the choice is up to you.  
23 You can stick with stucco.

24 I would like staff to work with the applicant on  
25 that.



1 MS. HARRIS: Could I -- well, I'm just -- the  
2 reason why I bring this is up is that we've had cases where  
3 the whole discussion has been centered around what the  
4 exterior cladding material is. And I think we've got an  
5 application before us for stucco. I think that that's  
6 probably acceptable to most of us, if I can make that  
7 assumption.

8 And I think we need to be very careful here,  
9 because if it's a different material I think it needs to  
10 come back to us, to be quite honest about it.

11 MS. MARCUS: Perhaps instead of material it could  
12 be stated that the detailing and treatment of the addition  
13 would be something that would make it appear to recede,  
14 rather than specifying that it would be the material. That  
15 might be a way of handling the motion that seems to be  
16 accomplishing what Commissioner Kousoulas is after.

17 CHAIRMAN BOOTH: Would that be acceptable to the  
18 motion-maker?

19 MR. KOUSOULAS: I would accept that.

20 CHAIRMAN BOOTH: Would that be acceptable to the  
21 second?

22 MR. BRENNEMAN: Yes.

23 CHAIRMAN BOOTH: Okay. With the motion amended,  
24 is there any further discussion?

25 (No response)

1 CHAIRMAN BOOTH: There being none  
2 favor of the motion please signify by rais.  
3 hand.

4 (Vote taken in favor of the motion.)

5 CHAIRMAN BOOTH: All those opposed?

6 (Vote taken in opposition to the motion.)

7 CHAIRMAN BOOTH: The motion carries four to two  
8 For the record, Commissioners Kousoulas, Harris, Booth, and  
9 Brenneman voted in favor of the motion. Commissioner  
10 Clemmer and Lanigan voted against.

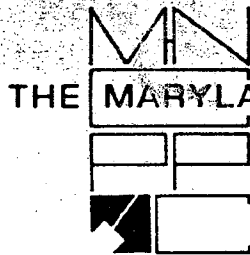
11 Thank you.

12 MS. SIEGEL: Thank you.

13 CHAIRMAN BOOTH: The next item is III  
14 preliminary consultation for Jim and Mary Gordon for  
15 porch addition at 10909 Kenilworth Avenue, Garrett Park  
16 the Garrett Park Historic District. May we hear from the  
17 staff?

18 MS. WITHERELL: This is an outstanding resource  
19 in the Garrett Park Historic District built in, I believe  
20 1899. The original porch was removed from the house. The  
21 applicants and their architect have submitted historical  
22 photographs, which you see in your packet, particularly  
23 page four and five.

24 A house was built to the left of this house  
25 There's the exposed turret that originally had a porch



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: \_\_\_\_\_

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Approved with Conditions: addition's exterior  
material will be distinguished from existing stucco

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Seavey

Address: 7214 Spruce Avenue, Takoma Park



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1063035

NAME OF PROPERTY OWNER Nina & Conrad Seavey TELEPHONE NO. 201 270 0441  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7214 Spruce Ave Takoma Park Md 20914  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY BARBARA SIEGEL TELEPHONE NO. 301 654 2203  
(Include Area Code)

REGISTRATION NUMBER #8629

### LOCATION OF BUILDING/PREMISE

House Number 7214 Street Spruce Ave

Town/City Takoma Park Md Election District \_\_\_\_\_

Nearest Cross Street Tulip Ave

Lot 35 Block B8 Subdivision 25 Takoma Park District 13

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one) Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition  
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? CATEGORY 2 STRUCTURE

### 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

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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 (agent must have signature notarized on back) \_\_\_\_\_ Date 7-5-93

APPROVED X For Chairperson, Historic Preservation Commission  
Signature Albert B. Randall Date 8-18-93

APPLICATION/PERMIT NO: 930728476 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7214 Spruce Avenue	Meeting Date: 8/18/93
Resource: Takoma Park Historic District	Review: HAWP/Alteration
Case Number: 37/3-93Y	Tax Credit: No
Public Notice: 8/4/93	Report Date: 8/11/93
Applicant: Nina and Ormond Seavey	Staff: Nancy Witherell
PROPOSAL: Construct Rear Addition	RECOMMEND: Deny

---

The applicants and their architect appeared before the Commission for a preliminary consultation at its July 14, 1993, meeting, during which the Commission was shown three schemes for constructing an addition on a one-story Craftsman-style house designated a contributing structure in the Takoma Park Historic District. The one-story house, with its porch and roof gables facing toward the street, has a relatively recent (1988) one-story addition at the rear. The addition's gable roof slope is flatter than that of the house.

At the meeting, the Commissioners were divided in their support for adding a second story above the 1988 addition (two of the schemes used this approach) or for adding a one-story addition behind the 1988 addition. The applicants and their architect strongly favored the second-story addition for reasons of cost and for possible future use of the rear yard; the Commission appeared to lean toward that proposal, as well.

The 1988 addition projects 4' on either side of the side walls of the original house. This projection would be maintained on the second floor, if constructed. The new roof would also reflect the flatter pitch of the existing addition's roof. The new roof would rise 5' above the house's gable roof. A small porch would be built in front of the side projection on the right side of the house.

The fenestration pattern and existing masonite finish of the rear addition are distinct from the house; the exterior surface and windows of the addition have been redesigned in order to make them more sympathetic to the Craftman-style elements and rough pebble dash stucco finish of the original house.

## STAFF DISCUSSION

The staff had previously recommended in favor of constructing an additional one-story section behind the house, believing that the proposed second story, visible above the roof of the historic house, would not meet the ordinance criteria, the Secretary of the Interior's Standards, or Takoma Park guidelines.

The staff continues to find the second-story proposal, now submitted as a HAWP with the encouragement of some of the Commissioners, to be inconsistent with accepted historic preservation practice and cannot recommend in favor of it. In the staff's judgment, the proposal sets a poor precedent for the review of other one-story houses in the historic district. This house, with its one-story addition and the desired addition, is not unique in the Takoma Park Historic District.

More important, however, is the future appearance of this house with a rear addition that looms five feet above the roof line of the historic house. An addition should be ancillary to, not taller than, the historic structure to which it is added. Given that the 1988 addition is four feet wider than the current house and that the roof slope is flatter than the existing roof, the second story would exacerbate these distinctions. It is understood that the 1988 addition is a given factor in any scheme; however, a new addition at the rear would not elevate the non-historic dimensions for greater public visibility.

The issue raised at the preliminary consultation about loss of yard space at the rear is an appropriate and important one. The historic district encompasses more than the public zone at the street front. Nevertheless, the staff would prefer that an addition to the house impinge on that more private space rather than on the streetscape, the most visible area under the purview of the Commission.

The staff sympathizes with the applicants' and architect's dilemma and understands why the Commission was divided in its response to the two proposals at the preliminary consultation. Nevertheless, the staff reiterates its opinion that the two-story proposal is inconsistent with the ordinance criteria.

## STAFF RECOMMENDATION

The staff recommends that the application be found not to be consistent with the purposes of Chapter 24A, as stated in 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic re-

source within an historic district, and to the purposes of this chapter;

or with Secretary of the Interior's Standards #2 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and with the Takoma Park guidelines for the review of contributing structures in the historic district:

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 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.

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.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1063035

NAME OF PROPERTY OWNER Nina & Ormond Seavey TELEPHONE NO. 301 270 0441  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7214 Spruce Ave. Takoma Park, Md 20814  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY BARBARA SIEGEL TELEPHONE NO. 301 654 3303  
(Include Area Code)

REGISTRATION NUMBER # 8629

LOCATION OF BUILDING/PREMISE

House Number 7214 Street Spruce Ave

Town/City Takoma Park, Md Election District \_\_\_\_\_

Nearest Cross Street Tulip Ave

Lot 35 Block B 8 Subdivision 25 Takoma Park, District 13

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4)			Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? CATEGORY 2 STRUCTURE,

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Well
03 ( ) Dther _____	

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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.



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

The proposed project is a second floor on an existing 1988 addition to a 1920's stucco, 1 story bungalow. The site slopes to the rear and is mostly open - no trees will be removed. The original bungalow is a modest one story craftsman style with an open front porch. ~~Ex~~ Original house stucco is pebble dash style (rough).

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

The second floor will not affect any historic materials in that it is going above a 1988 addition - The existing addition has masonite siding. The proposed will have smooth stucco. The view from the street will be affected from about three houses away.

2

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

This is an attempt to improve the 1988 addition, which is colonial revival in style. New addition will ~~add~~ change ~~construction~~ to more craftsman style. Also, change from Masonite to stucco is an advantage. Masonry is not entirely desirable, but is limited by existing terminations & roof trusses.

- b. the relationship of this design to the existing resource(s):

The proposed addition is clearly delineated from the existing bungalow in that it pops out 4'-0" at each side. Also, the new work will be about 2'-0" higher than the peak of the existing.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Meets secretary's standards by clearly delineated existing to new; respects original and minimized changes to original; uses compatible materials. Especially 24A-8b 1, 5; 24A-8C & D

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

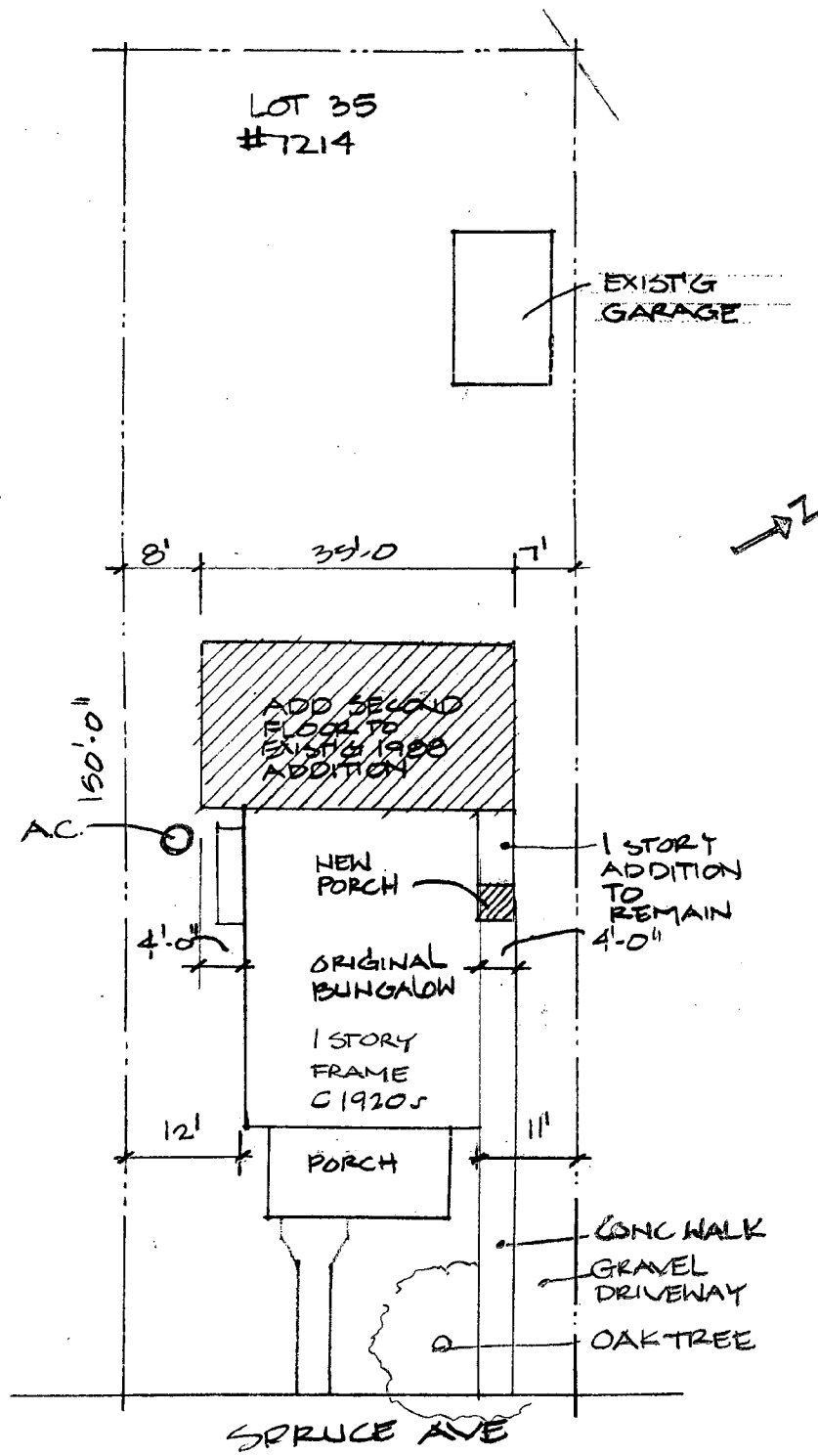
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Judy Appelsbaum & Betsy Cohen  
 Address 7209 Willow Ave  
 City/Zip Taloma Park, Md 20912

2. Name Kathryn D McKnight  
 Address 7211 Willow Ave  
 City/Zip Taloma Park, Md. 20912

(Spoke w/ Lane at Dept of Assessments 6-29-76 last transfer - according to people on street there is a possibility of new owners)  
 (A)



SITE PLAN  
 1" = 20"

5



7214 SPRUCE : FRONT



7214 SPRUCE : REAR



7214 SPRUCE SIDE (SOUTH)



7214 SPRUCE : FRONT & NORTH SIDE



7210

7212

SPRUCE

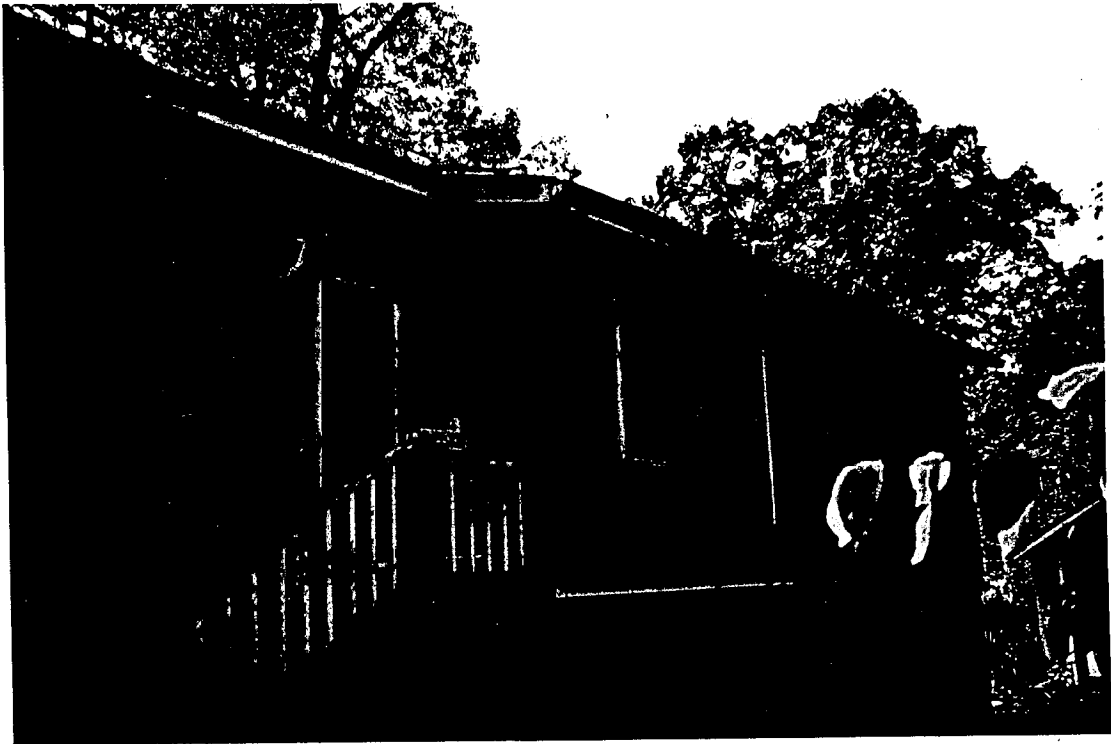


7222

SPRUCE

7224

8



7214 SPRUCE: LINK @ OLD TO NEW



7214 IN CONTEXT





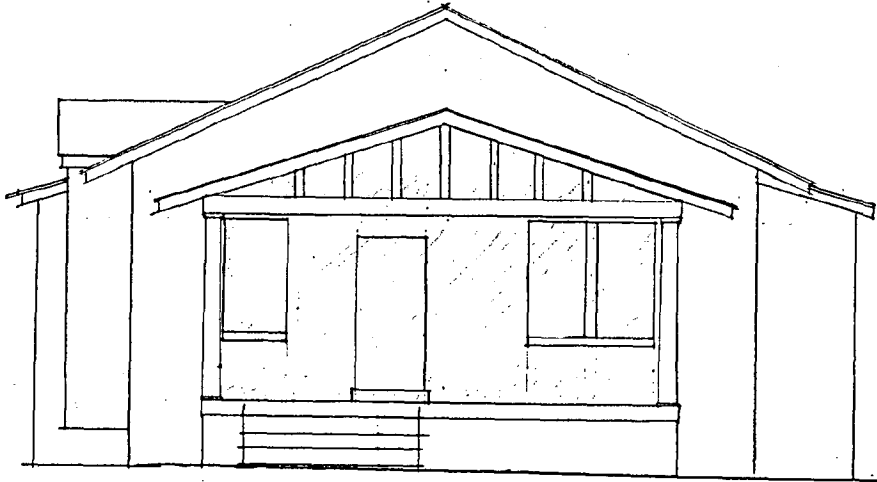
7213 SPRUCE



7214

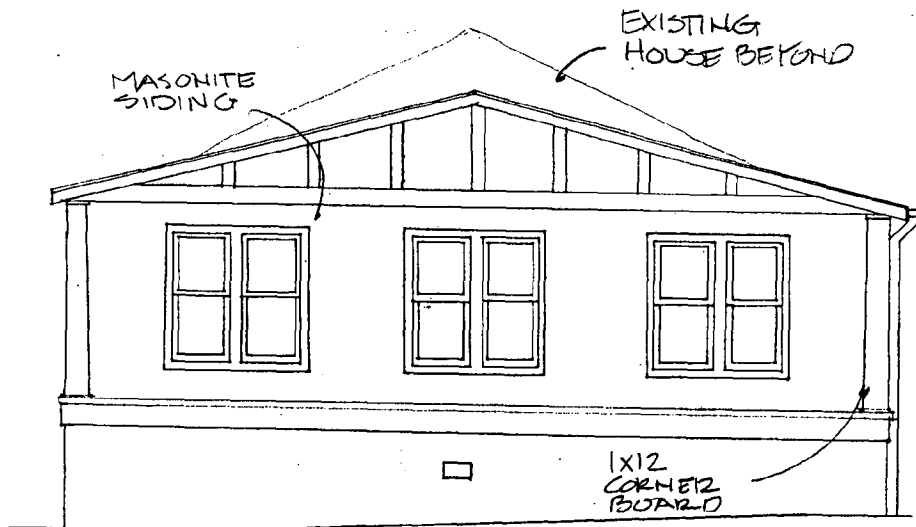
SPRUCE

7216



FRONT ELEVATION  
EXISTING  
7214 SPRUCE

1/8" = 1'-0"

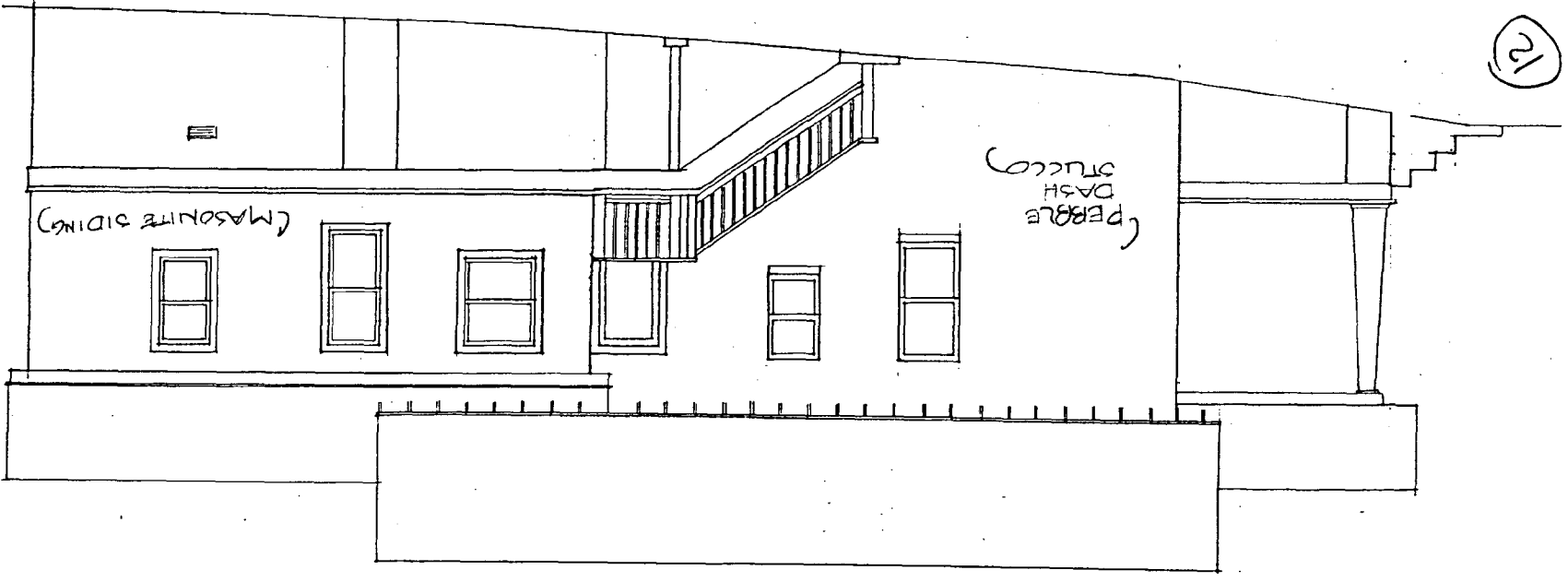


REAR: EXISTING  
7214 SPRUCE

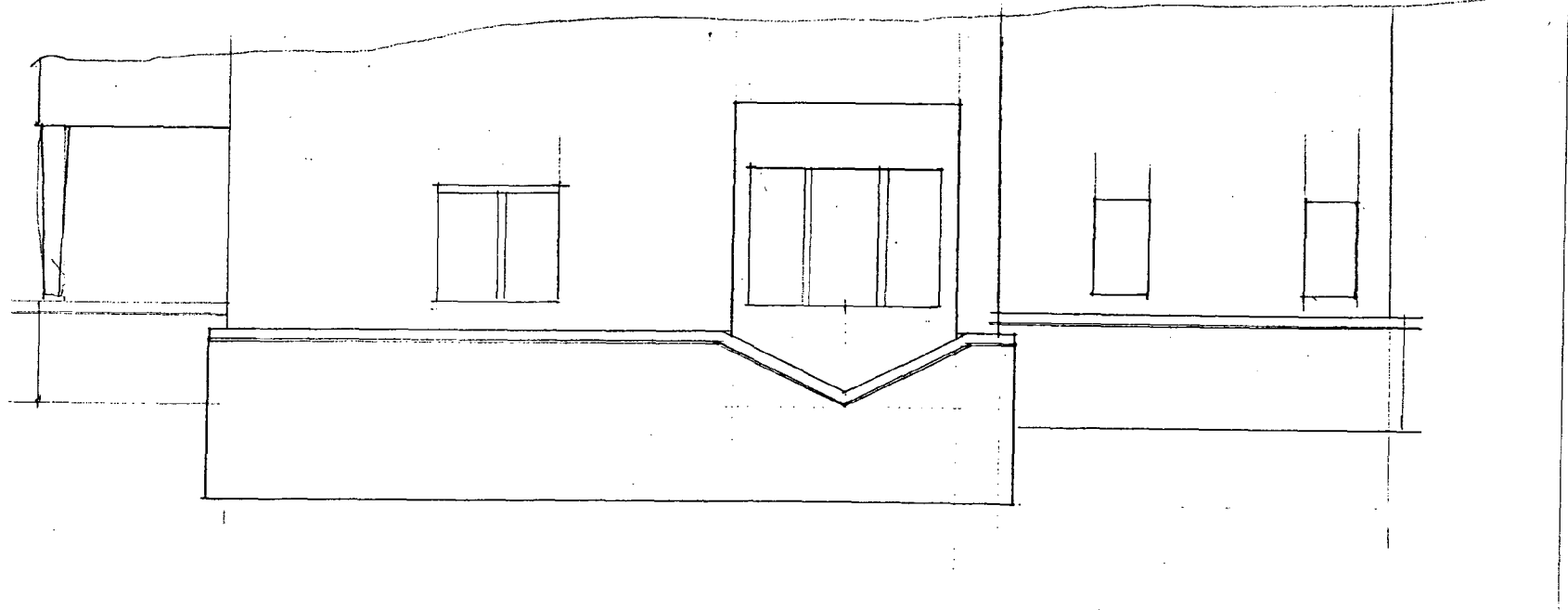
1/8" = 1'-0"

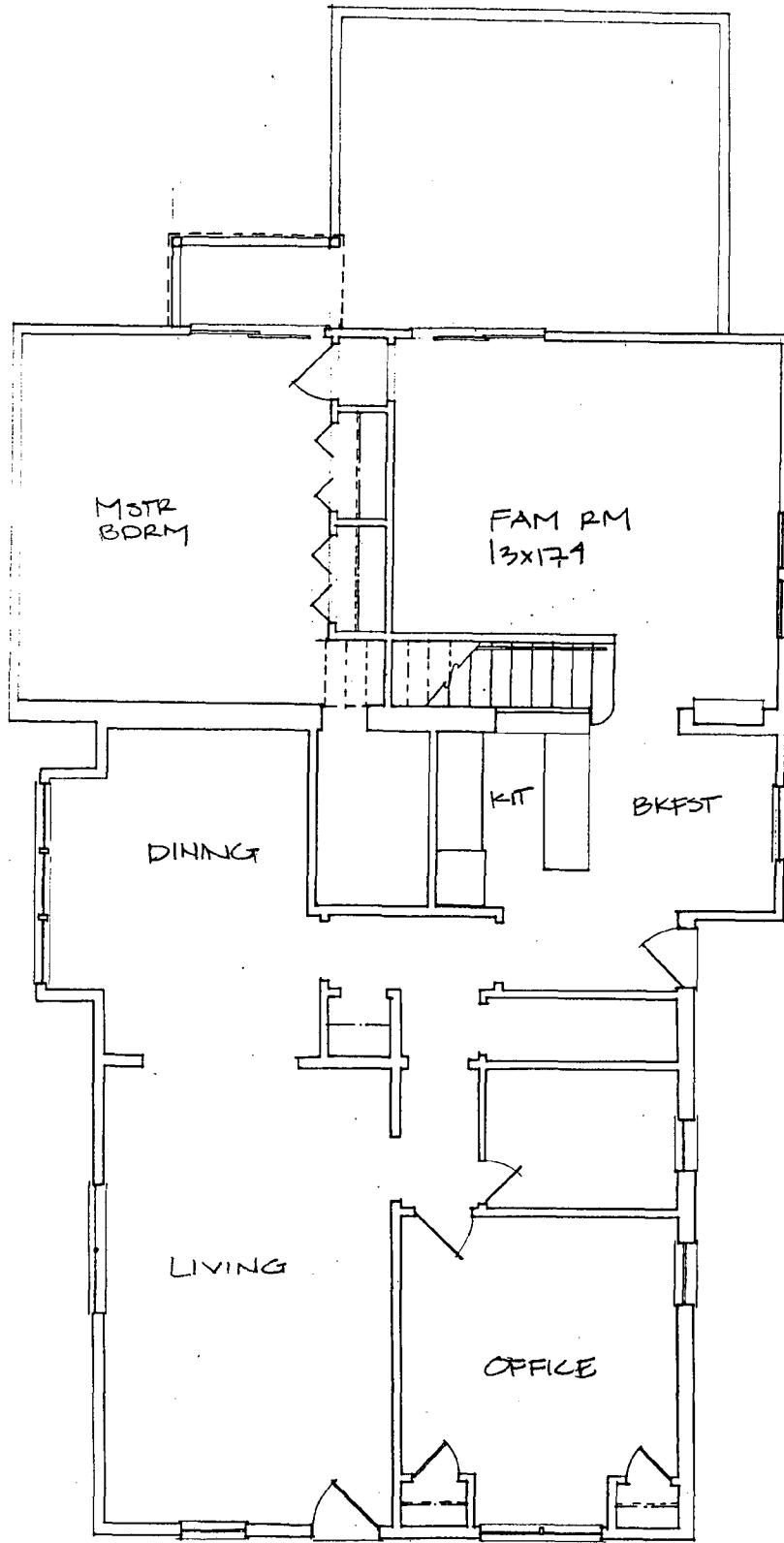
2

NORTH ELEVATION: 7214 SPRUCE AVE. EXISTING 1/8/11-011



SOUTH ELEVATION EXISTING 7214 SPRUCE AVE 1/8/11-011

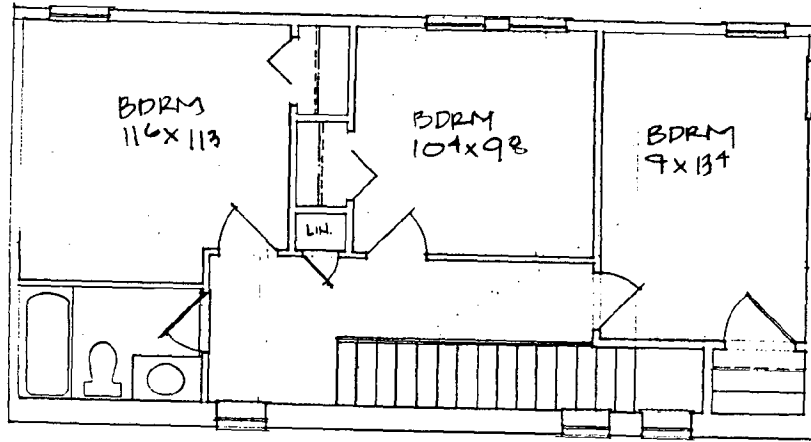




FIRST FLOOR PLAN  
1/8" = 1'-0"

7214 SPRUCE

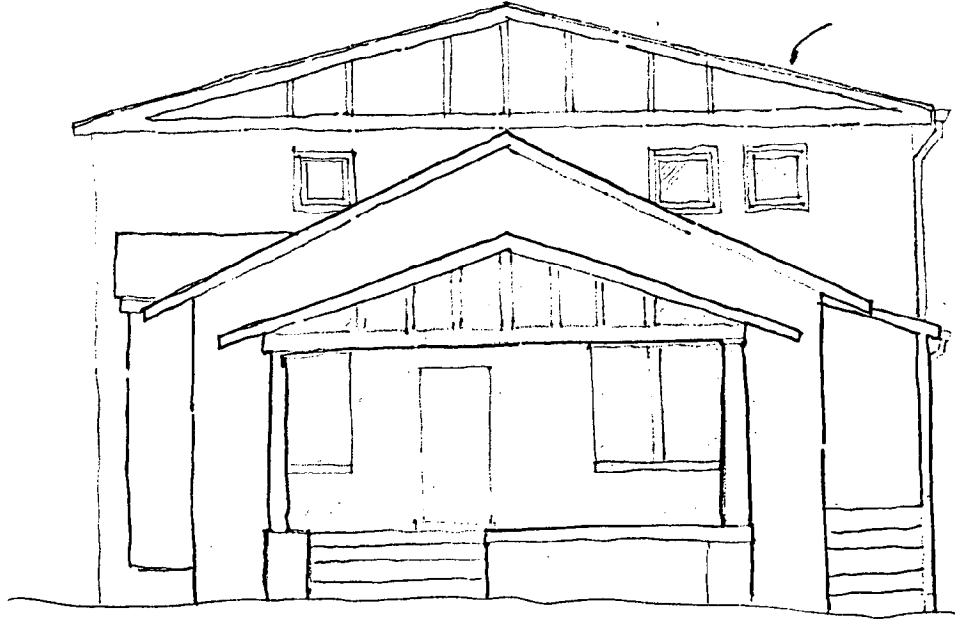
13



SECOND FLOOR PLAN  
1/8" = 1'-0"

7214 SPRUCE

ADDITION  
BEYOND



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

7214 SPRUCE

SMOOTH  
STUCCO

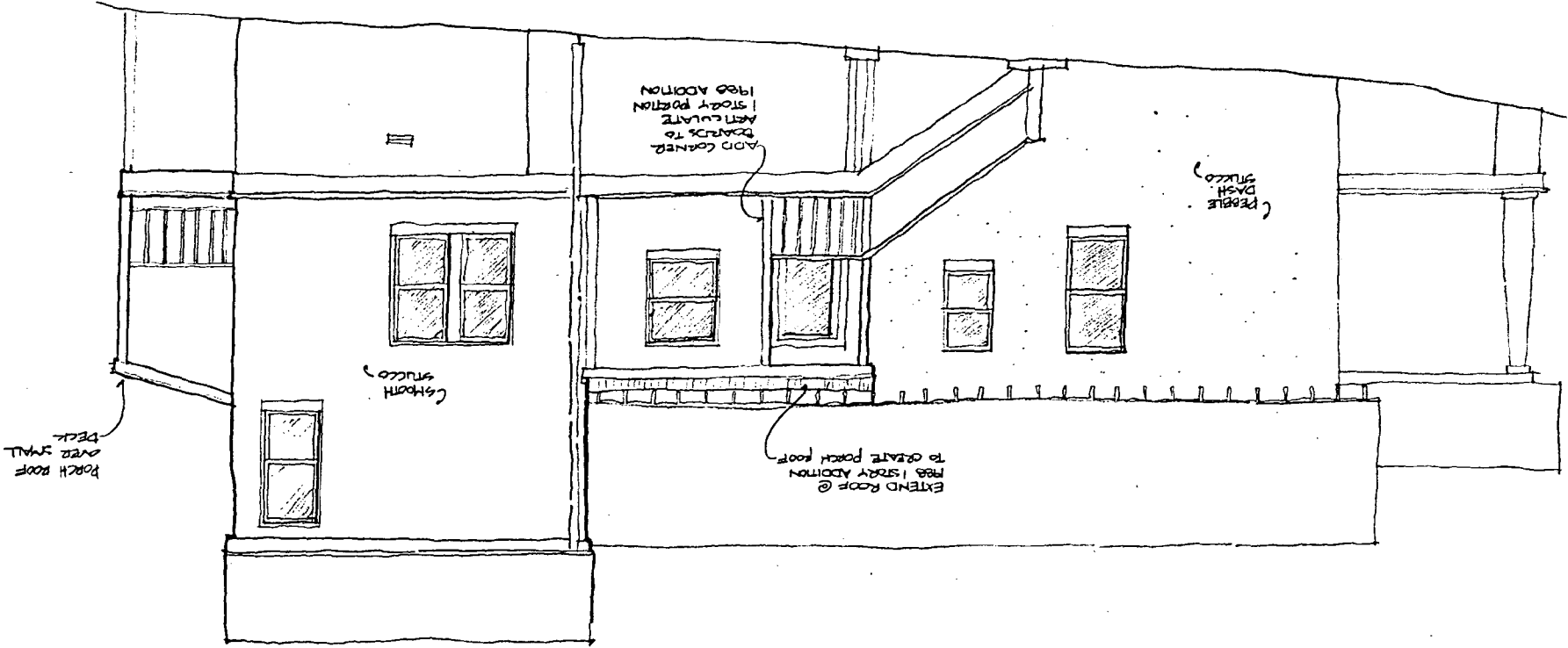


REAR FACADES UTILIZING PREFAB TRUSSES & EXIST'G FOOTINGS  
1/8" = 1'-0"

15

21

SIDE ELEVATION 7214 SPRUCE 1/8" = 1'-0"



TO WHOM IT MAY CONCERN:

We, the undersigned, as neighbors of the Seavey Family, applicants to the Montgomery County Historical Commission, do hereby request that the plan for the building of a second story in the back of their home be granted. The Seaveys have been a true asset to this neighborhood and we look forward to having them as a part of our community for years to come. Further, the addition, as it is currently proposed, is acceptable to us. We would like the commission to regard this second-story addition over a currently-existing structure as an economical and architecturally sound solution to the need for more space by the Seavey Family.

We thank you for your consideration of our opinion.

Name	Address	Telephone Number
William Skidmore	7217 Spruce Ave	(301) 891-2891
Patricia B. Skidmore	7217 Spruce Ave.	(301) 891-2891
Jan Welch	7216 Spruce Ave	301-891-2254
Jane Hurst	7219 Spruce Ave	301-270-0290
Paul Broad	7212 Spruce Ave	301-270-1829
Marilyn Miller	7212 Spruce Ave	301-270-1829
John Prater	7218 Spruce Ave	301-270-0346
Willie Davis	7210 Spruce Ave	301 270 6752
Bruce Schwel	7209 Spruce Ave	301-270-5846
Walter A	7220 Spruce Ave	301-891-3074
Robert Janet	7222 Spruce Ave.	301-270-6287
Robert J. Hobbs	7222 Spruce Ave	301-270-6287
Jim Gray	7218 Spruce Ave	301-270-0346
Jim L. Re	7207 Spruce Ave	(301) 270-0572
Edward R. Rine	7207 Spruce Ave.	301-270-0572
Patricia E. Donnelly	7213 Spruce Ave.	(301) 891-3236
Joseph O. Tyrell	7213 Spruce Ave.	(301) 891-3236





7210

7212

SPRUCE



7222

SPRUCE

7224



7214 SPROUCE: LINK @ OLD TO NEW



7214 IN CONTEXT



7214 SPRUCE : FRONT



7214 SPRUCE : REAR



7214 SPRUCE SIDE (SOUTH)



7214 SPRUCE : FRONT & NORTH SIDE



7213 SPRUCE



7214

SPRUCE

7216

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**