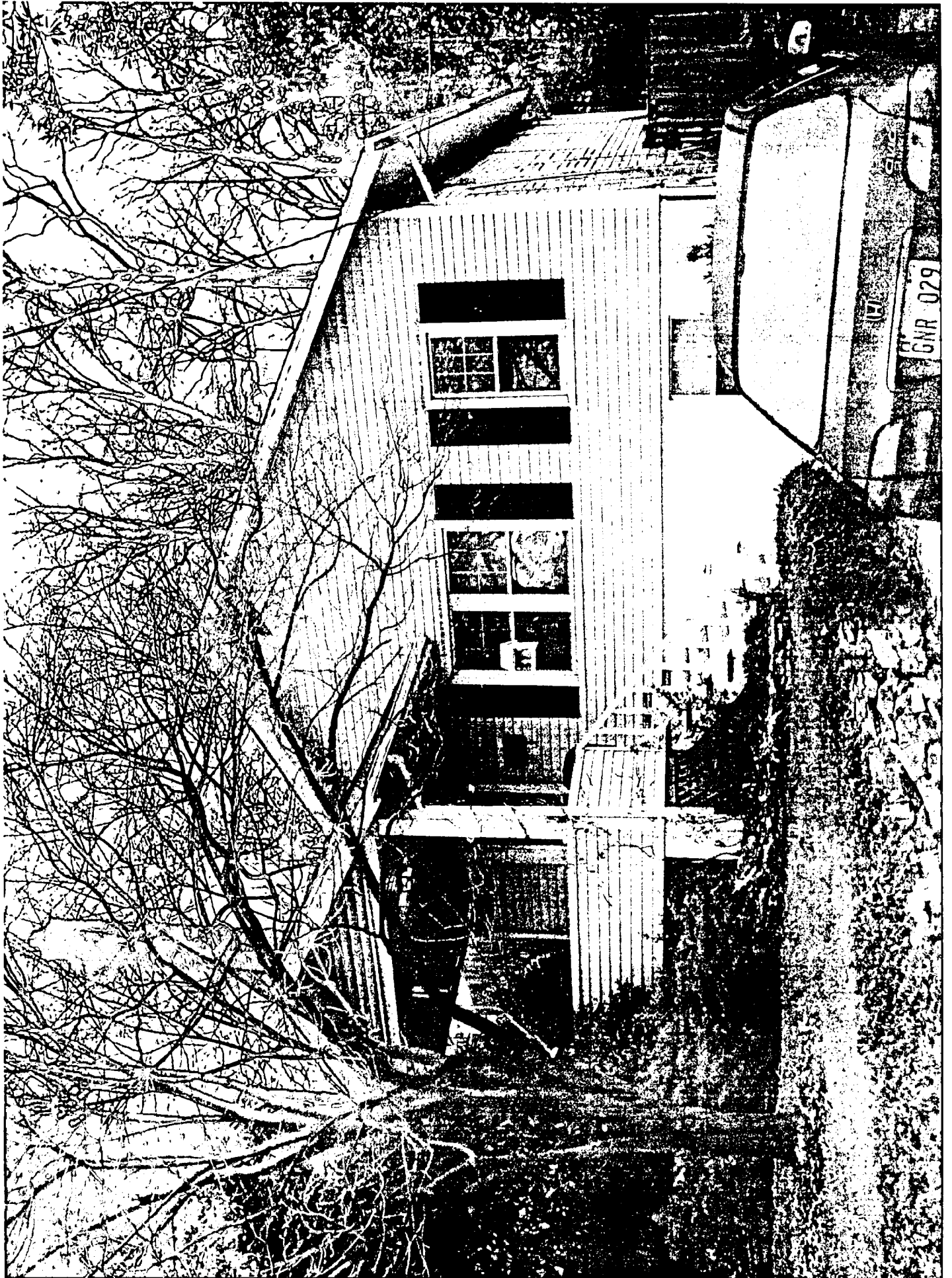
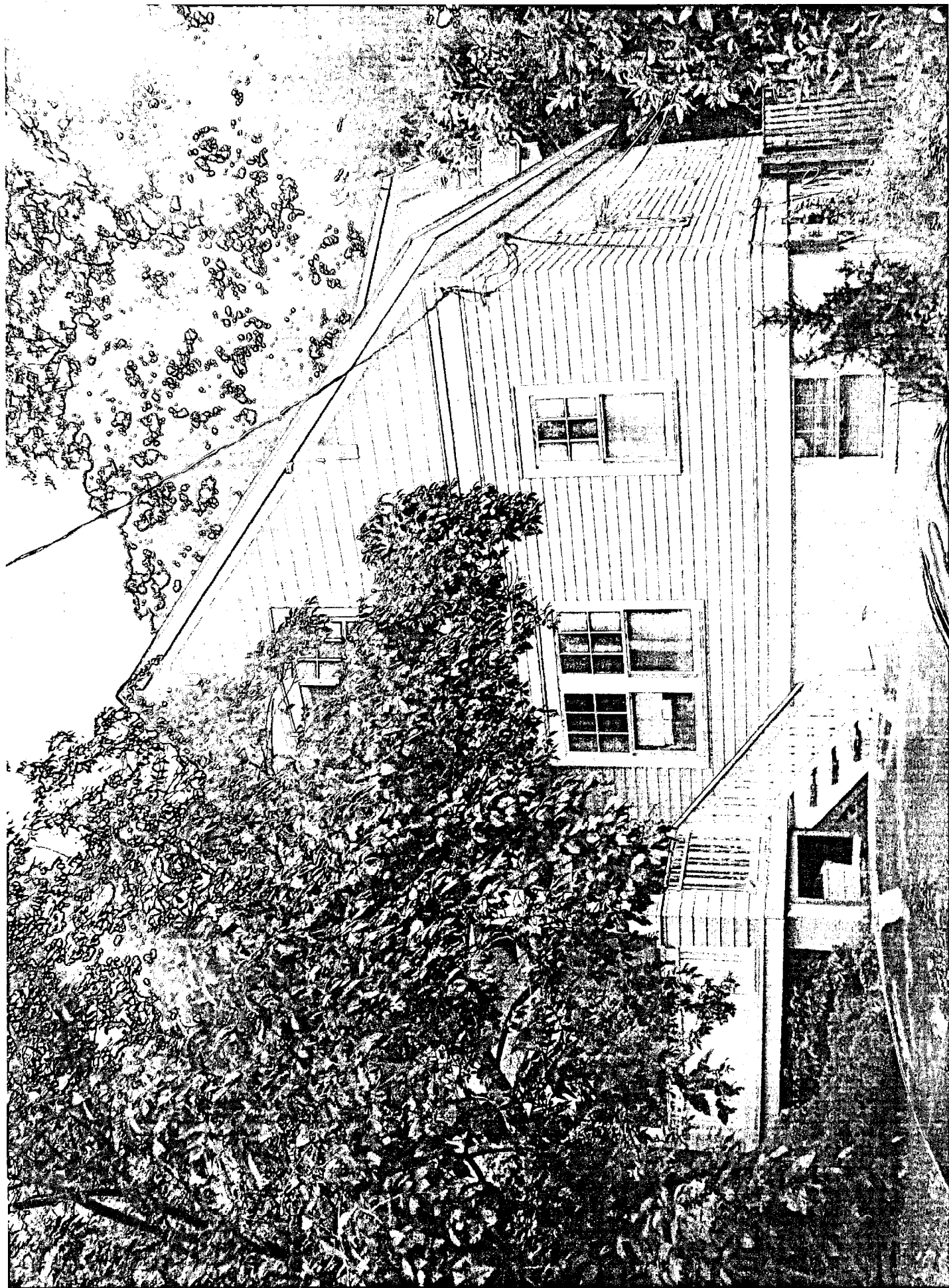


37/03-07V 26 PINE AVENUE  
TAKOMA PARK HISTORIC DISTRICT

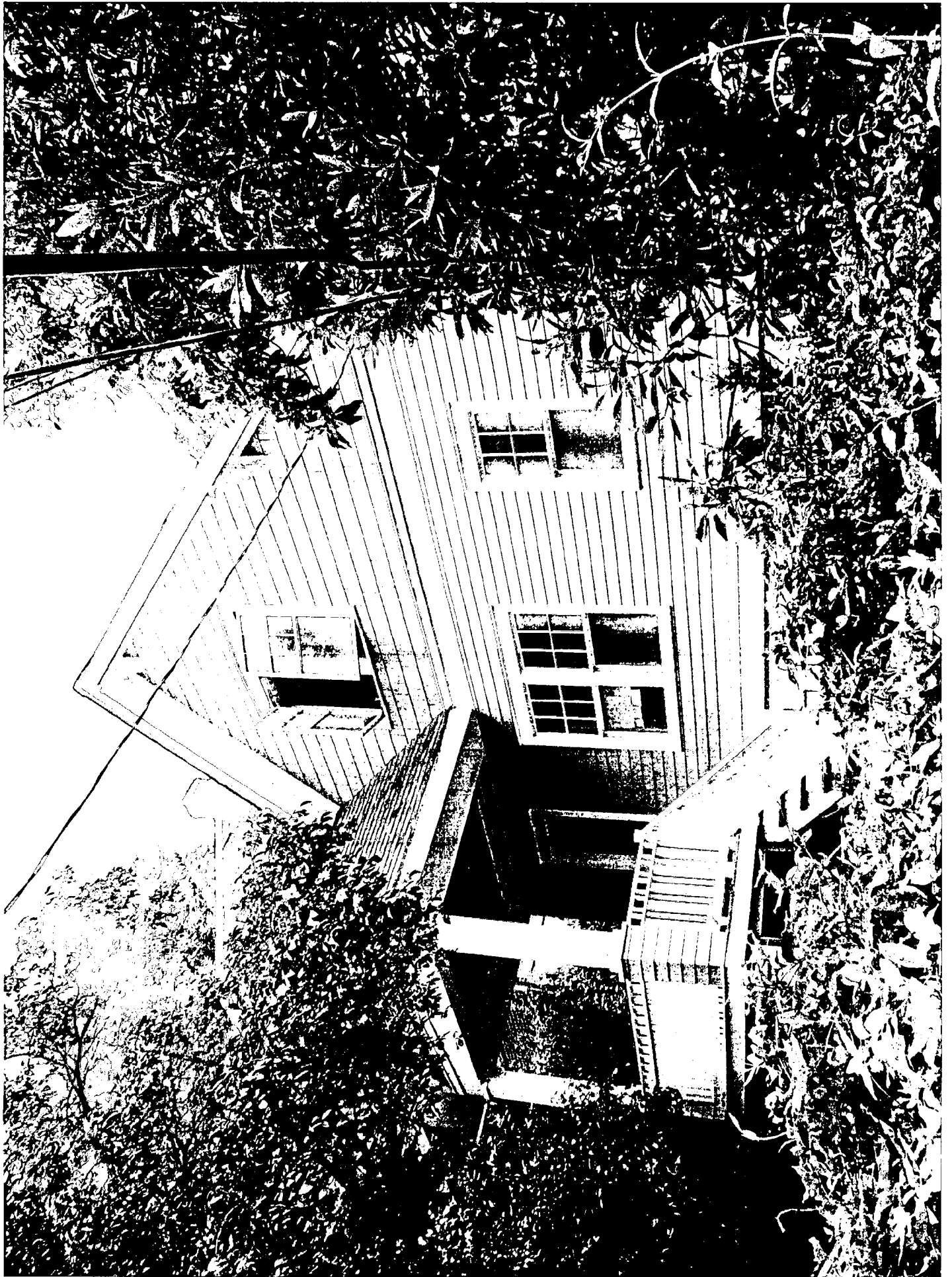
STAMPED PLANS  
IN JOSH'S  
OFFICE







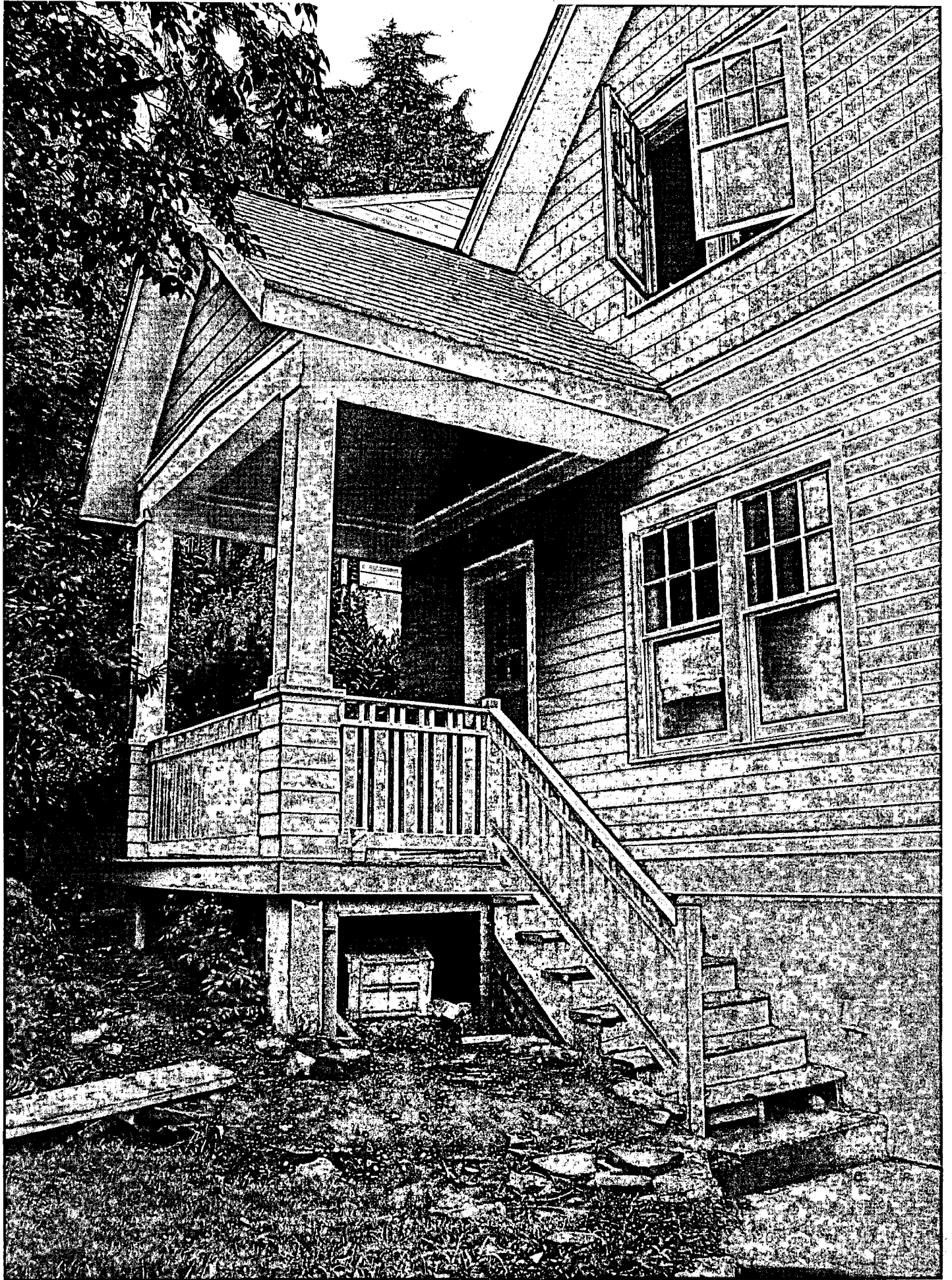














HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: July 12, 2007

**MEMORANDUM**

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #457272, rear addition and alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the July 11, 2007 meeting.

1. *The new front porch railings need to be true balustrades with inset pickets, and columns must be wood. (Detail to be shown on permit set of drawings).*
2. *The new windows and doors will be either true divided light (TDL) or simulated divided light (SDL) wooden windows. (Window schedule with specifications must be shown to staff prior to stamping final permit set of drawings).*
3. *The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
4. *The new skylight must lie flat on the roof.*

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Gary Geck

Address: 26 Pine Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

J  
DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: SHAWN BUEHLER  
Daytime Phone No.: 301-585-2222

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: GARY GECK Daytime Phone No.: 703-624-7849  
Address: 26 PINE AVENUE TAKOMA PARK MARYLAND 20912  
Street Number City State Zip Code  
Contractor: T.B.D Phone No.: T.B.D  
Contractor Registration No.: T.B.D  
Agent for Owner: BENNETT FRANK McARTHUR ARCHITECTS, INC. Daytime Phone No.: 301-585-2222

**LOCATION OF BUILDING/PREMISE**

House Number: 26 Street: PINE AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: ELM AVENUE  
Lot: 14 + 15 Block: 17 Subdivision: B.F. GILBERTS ADD. TO TAKOMA PARK  
Liber: 8017 Folio: 306 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 100,000.00  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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

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

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

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

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

[Signature] 6.19.07  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 11/3/08  
Application/Permit No.: 457272 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

THE EXISTING SINGLE-FAMILY RESIDENCE AT 26 PINE AVENUE IS A SINGLE-STORY FRAME HOUSE ABOVE AN UNFINISHED BASEMENT. THE HOUSE HAS A COVERED FRONT PORCH AND A SIMPLE, GABLED ROOF WITH THE RIDGE RUNNING PERPENDICULAR TO THE STREET. THE EXISTING EXTERIOR FINISHES CONSIST OF VINYL SIDING WITH VINYL WINDOW TRIM AND SHUTTERS. A PREVIOUS ADDITION HAS BEEN ADDED TO THE REAR OF THE HOUSE, USING THE SAME ROOF LINE AND EXTERIOR FINISHES. ANY HISTORICALLY SIGNIFICANT DETAILS HAVE BEEN REMOVED OR COVERED BY THE VINYL SIDING. THE EXISTING HOUSE LOT IS 4,634 SQUARE FEET AND OFFERS LITTLE ADDITIONAL BUILDING AREA BEYOND THE EXISTING HOUSE FOOT PRINT.

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

THE PROPOSED ADDITION CONSISTS OF A NEW PARTIAL SECOND FLOOR OVER THE EXISTING FIRST FLOOR FOOT PRINT. THIS ADDITION WOULD BE ACCOMMODATED BY INCREASING THE EXISTING ROOF SLOPE AND ADDING TWO SHED-STYLE DORMERS AT THE REAR OF THE HOUSE. THE SECOND FLOOR ADDITION WOULD PROJECT 18" BEYOND THE EXISTING FIRST FLOOR AT THE REAR OF THE HOUSE. THE PROPOSED PROJECT ALSO INCLUDES UPGRADING EXTERIOR FINISHES TO CEMENT-FIBER SIDING AND WOOD WINDOWS AND TRIM.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: July 12, 2007

### MEMORANDUM

TO: Gary Geck  
26 Pine Ave, Takoma Park

FROM: Josh Silver, Senior Planner *JDS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #457272

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Your Historic Area Work Permit (HAWP) application for a rear addition and alterations was Approved with Conditions by the Historic Preservation Commission at its July 11, 2007 meeting.

The conditions of approval were:

1. *The new front porch railings need to be true balustrades with inset pickets, and columns must be wood (detail to be shown on permit set of drawings).*
2. *The new windows and doors will be either true divided light (TDL) or simulated divided light (SDL) wooden windows. (Window schedule with specifications must be shown to staff prior to stamping final permit set of drawings).*
3. *The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
4. *The new skylight must lie flat on the roof.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
*County Executive*

Jef Fuller  
*Chairperson*

further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

Thank you very much for your patience and good luck with your project!



STAFF ITEM

Staff Member: Josh Silver  
August 14, 2007

On July 11, 2007 the Historic Preservation Commission (HPC) approved a 2<sup>nd</sup> floor addition with dormers, relocation of the front porch steps, and increase to the roof slope of the existing house at 26 Pine Avenue in Takoma Park (Contributing Resource).

The applicant is proposing two changes to what was previously seen and approved by the HPC. These changes are as follows:

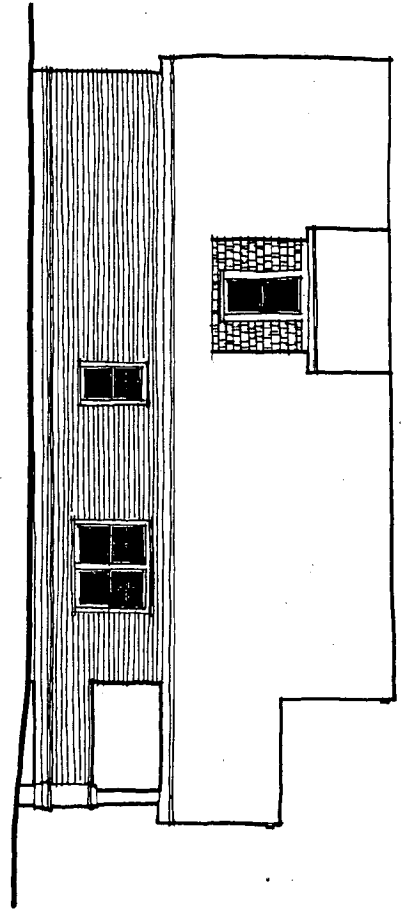
1. The applicant would like to move both roof dormers forward 3'0" to accommodate a readjustment to the interior space of the subject property. The style, pitch and proportion of both dormers facing the public right-of-way will remain the same as what was previously approved by the HPC. One slight modification to the dormer on the left elevation will include the installation of one 4/1 wooden window instead of the previously approved two 4/1 wooden windows. (See attached plans).
2. The applicant would also like to simplify the design of the partial 2<sup>nd</sup> -story addition on the rear elevation of the house. The original proposal included an 18" projection beyond the footprint of the existing 1<sup>st</sup> floor section of the house. The revised plan indicates the partial 2<sup>nd</sup> -story addition at the rear will be flush with the existing 1<sup>st</sup> floor section of the house. The new proposal also aims to simplify the detailing on the house by removing several brackets on the rear elevation. (See attached plans).

If the HPC agrees with these proposed changes, staff will approve it.

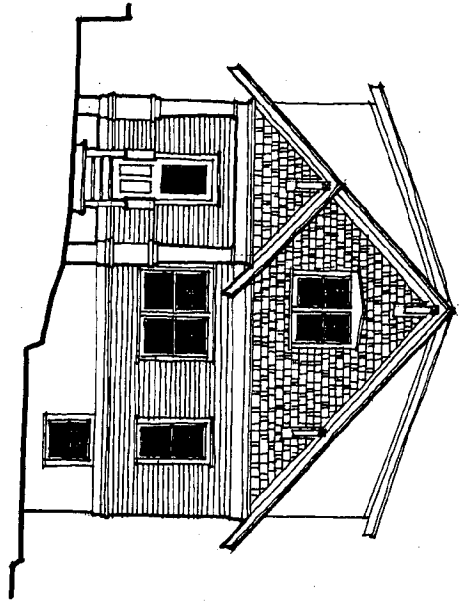
— Staff Approve



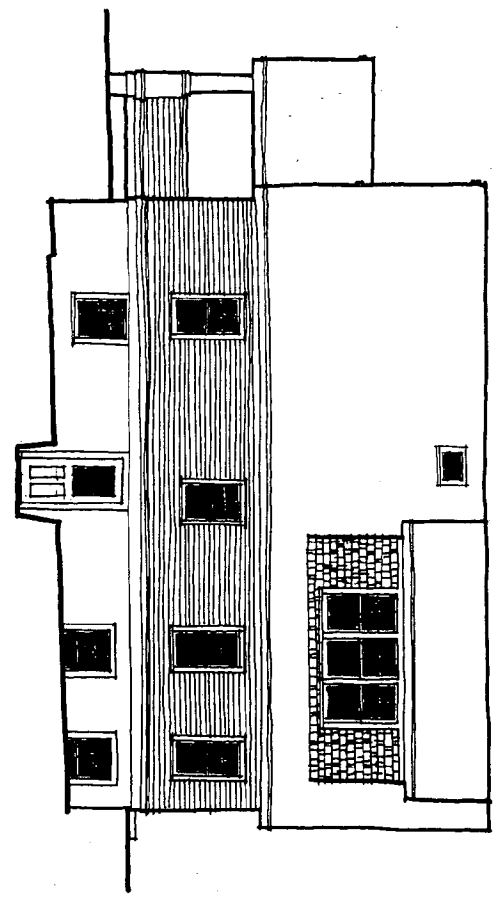




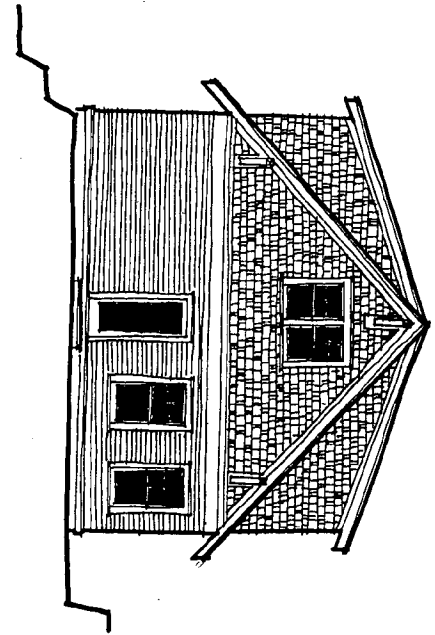
2  
PROPOSED LEFT ELEVATION  
Scale: 1/8" = 1'-0"



1  
PROPOSED FRONT ELEVATION  
Scale: 1/8" = 1'-0"



4  
PROPOSED RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



3  
PROPOSED REAR ELEVATION  
Scale: 1/8" = 1'-0"

*NEW PROPOSAL*

**GECK ADDITION**

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.  
1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910 301-585-2222

#0630  
1/8" = 1'-0"  
08/07/07

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	26 Pine Ave, Takoma Park	<b>Meeting Date:</b>	7/11/2007
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/4/2007
<b>Applicant:</b>	Gary Geck (Shawn Buehler, Architect)	<b>Public Notice:</b>	6/27/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-07V	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	2 <sup>nd</sup> level addition, porch stair relocation, window replacement, and exterior alterations		

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**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The new front porch railings need to be true balustrades with inset pickets, and columns must be wood (detail to be shown on permit set of drawings).
2. The new windows and doors will be either true divided light (TDL) or simulated divided light (SDL) wooden windows. (Window schedule with specifications must be shown to staff prior to stamping final permit set of drawings).
3. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
4. The new skylight must lie flat on the roof.

**BACKGROUND:**

The HPC reviewed this proposal on 2/28/07 as a Preliminary Consultation and were generally supportive of the proposed design. (See **attached transcript and drawing: Appendix A**).

The HPC's comments on the proposed design from the Preliminary Consultation were as follows:

- The 2<sup>nd</sup> story addition is acceptable given the unique situation of the house being on a narrow lot.
- The existing house has a very compromised façade. Changes to the façade would have little effect on the architectural characteristics of the house.

- The proposed design is very consistent with the volume of other houses that are original to the neighborhood.
- Concerns were expressed with the location of the proposed dormers. One Commissioner noted, "It gives the house an appearance that makes it look like the house is taking off." It was suggested the dormers be moved inward so they would not be above the first story walls.
- The HPC was supportive of relocating the front porch stairs from their current location on the side to the front.
- The HPC encouraged replacing an existing basement window with a door on the south (right) elevation of the house.

### ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District  
 STYLE: Bungalow  
 DATE: c1910s

The house is 1-story, three-bay frame dwelling with gabled roof. The main roof and the gable front roof of the asymmetrically placed porch have a low pitch and deep eaves. Steps to the front porch exit from the side of the porch. The house is clad in vinyl siding, and has vinyl window trim and shutters. A previous addition located at the rear of the house shares the same roofline as the original part of the house. All elevations of the existing house contain 6/1 double-hung windows.

### HISTORIC CONTEXT

The following are excerpts from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

"Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early 20th century."

"Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900."

- 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;
- original size and shape of window and door openings should be maintained, where feasible
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- some non-original building materials may be acceptable on a case-by-case basis.

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

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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

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

**STAFF DISCUSSION**

While the proposed design aims to beautify the existing house through the addition of several exterior details including wooden brackets, Hardi-plank horizontal siding and shingles, and new wooden windows, the design is not representative of historic preservation principles. The proposal radically changes a simple, bungalow with Colonial Revival details by altering its roof form, and with the addition of conjectural features modifies it into a contemporary interpretation of a Craftsman bungalow. These

proposed non-reversible changes would forever compromise the existing architectural integrity of this contributing resource, and thus the option to rehabilitate this resource back into its original splendor (i.e. removing the vinyl siding and exposing the original wood siding, rehabilitating the existing Colonial Revival porch and its details).

However, based on the comments and recommendations expressed at the first Preliminary Consultation, staff is recommending the Commission support the applicant's proposed plans. Under most circumstances a design proposal in the Takoma Park Historic District similar to this would not be supported by staff, but given the unique situation of the house's location on a narrow lot and the setback limitations of the property staff concurs with the HPC's comments from the first Preliminary Consultation, and supports the 2<sup>nd</sup> story addition.

Furthermore, the applicant's have addressed other items supported by the HPC during the first Preliminary Consultation including the:

- Proper selection of materials (i.e. hardi-plank siding, wooden windows, and shingles)
- Appropriate addition of Craftsman style detailing
- Removal of vinyl siding and shutters
- Removal of vinyl replacement windows and the installation of wooden windows

The Craftsman style bungalow is typical form within the Takoma Park Historic District. The new house will be compatible with the existing streetscape and will not negatively impact the character-defining features of the district. Staff is recommending approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

DPS - #8

J

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: SHAWN BUEHLER  
Daytime Phone No.: 301-585-2222

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: GARY GECK Daytime Phone No.: 703-624-7849  
Address: 26 PINE AVENUE TAKOMA PARK MARYLAND 20912  
Street Number City State Zip Code  
Contractor: T.B.D Phone No.: T.B.D  
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Lot: 14 + 15 Block: 17 Subdivision: B.F. GILBERTS ADD. TO TAKOMA PARK  
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
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 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 100,000.00

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

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

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

Signature of owner or authorized agent: \_\_\_\_\_ Date: 6.10.07

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 457272 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

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Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

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- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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

Owner's mailing address	Owner's Agent's mailing address
Gary Geck 26 Pine Avenue Takoma Park, MD 20912	Shawn Buehler Bennett Frank McCarthy Architects, Inc. 1400 Spring Street, Suite 320 Silver Spring, MD 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Paul D'Eustachio et al 21 Pine Avenue Takoma Park, MD 20912	James and Mary Coleman 28 Pine Avenue Takoma Park, MD 20912
Natalie and Milford Sprecher 24 Pine Avenue Takoma Park, MD 20912	Joseph Patrick Meagher and Arabella Parker 104 Elm Avenue Takoma Park, MD 20912
Joan Duncan and Charles Poor 25 Pine Avenue Takoma Park, MD 20912	James Ogilvy and Louis Howells 102 Elm Avenue Takoma Park, MD 20912
Richard Weiss and Natalie Angier 27 Pine Avenue Takoma Park, MD 20912	Larry Rood and Leah Curry-Rood 5 Montgomery Avenue Takoma Park, MD 20912



SITE PLAN BASED ON BOUNDARY  
 LOCATION SURVEY BY POTOMAC  
 VALLEY SURVEYS, DATED 4-19-07



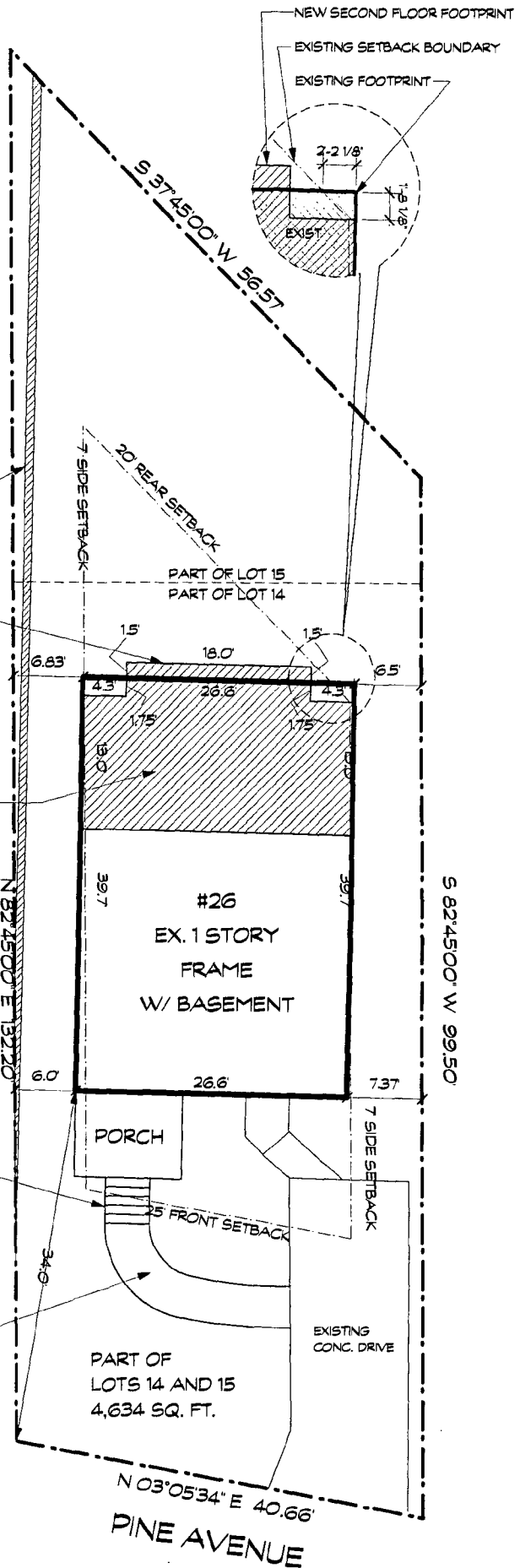
EXISTING  
 MASONRY  
 RETAINING  
 WALL TO  
 REMAIN

OVERHANG AT  
 NEW 2ND FLOOR

NEW HALF-STORY ADDITION  
 ABOVE EXISTING 1ST FLOOR

NEW ENTRY STEPS TO  
 REPLACE EXISTING

NEW WALK



LOTS 14 & 15, BLOCK 17  
 B.F. GILBERT'S ADD. TO  
 TAKOMA PARK

**GECK ADDITION**

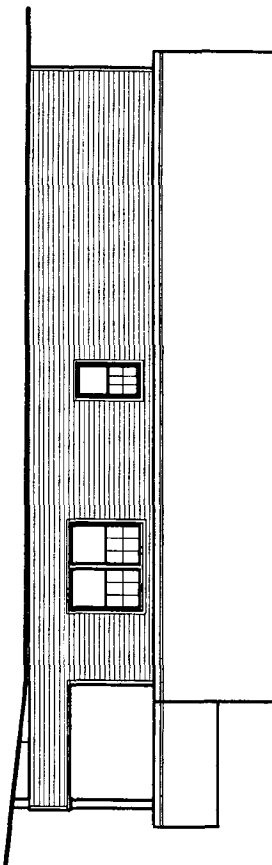
26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.  
 1400 Spring Street, Suite 320  
 Silver Spring, Maryland 20910 301-585-2222

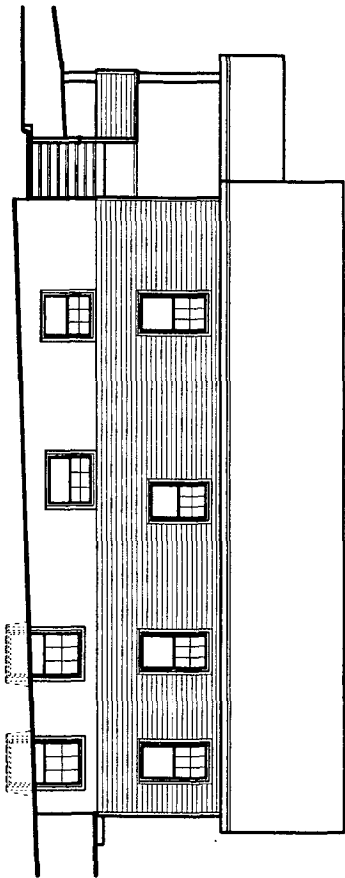
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 06/20/07

A-011

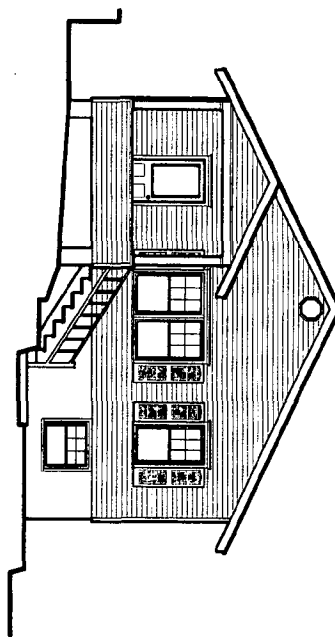
12



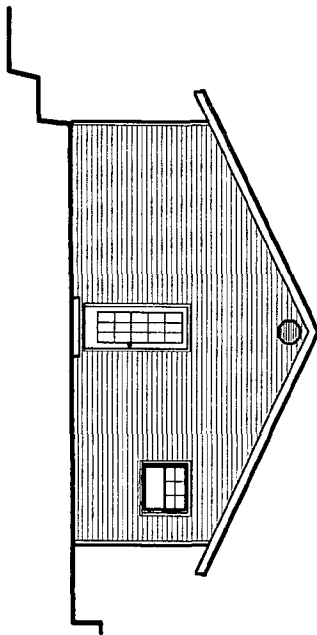
2 LEFT ELEVATION  
Scale: 1/8" = 1'-0"



4 RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



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



3 REAR ELEVATION  
Scale: 1/8" = 1'-0"

**GECK ADDITION**

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.  
1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910

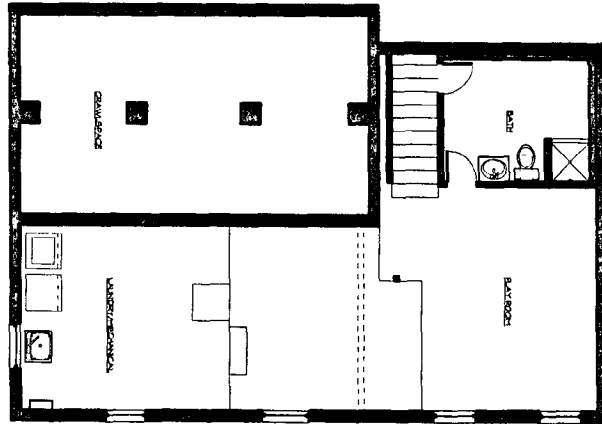
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#0630  
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06/20/07

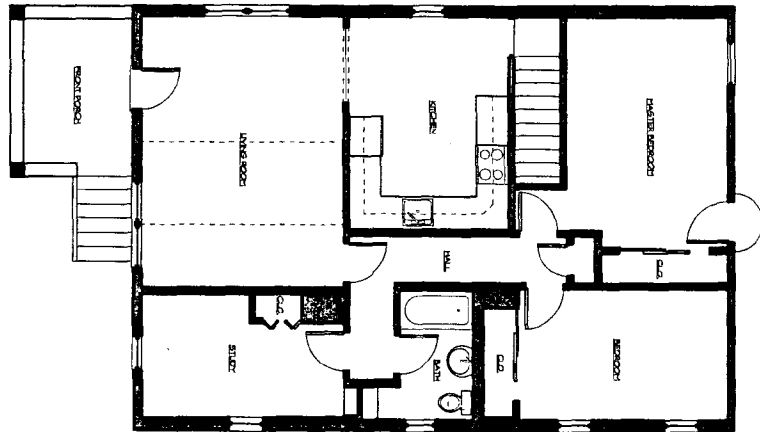




1 EXISTING BASEMENT  
Scale: 1/8" = 1'-0"



2 EXISTING FIRST FLOOR  
Scale: 1/8" = 1'-0"



**GECK ADDITION**

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.

1400 Spring Street, Suite 320

Silver Spring, Maryland 20910

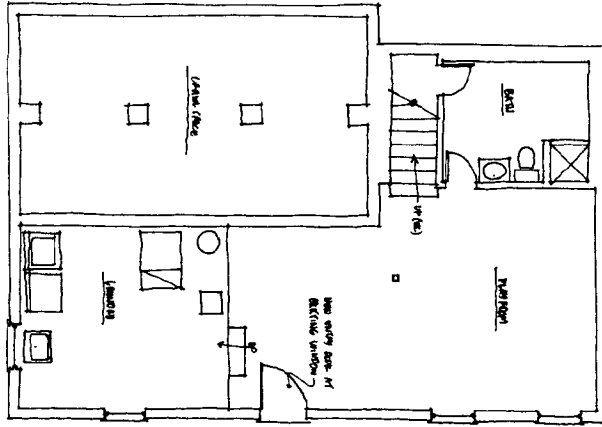
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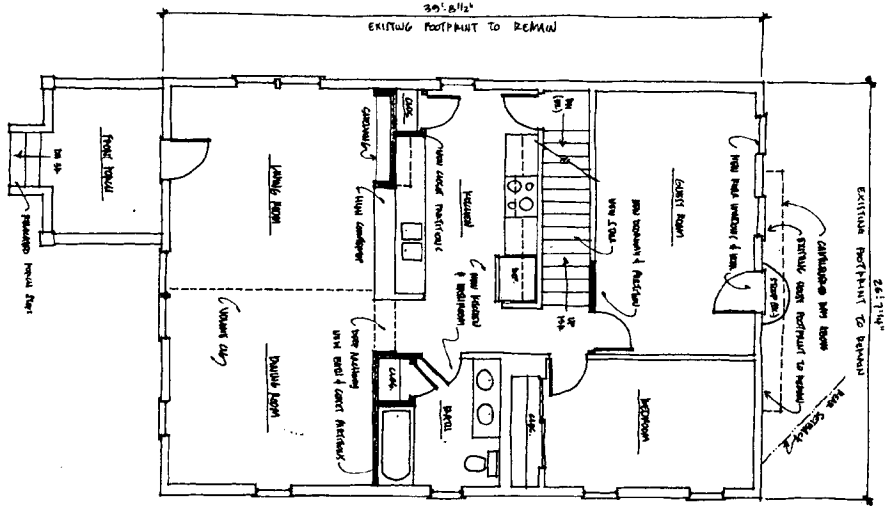
1/8" = 1'-0"

06/20/07

1 **BASMENT PLAN**  
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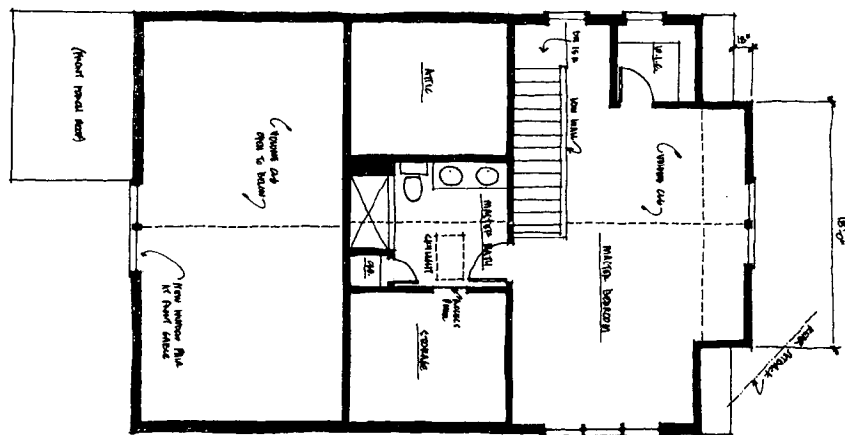


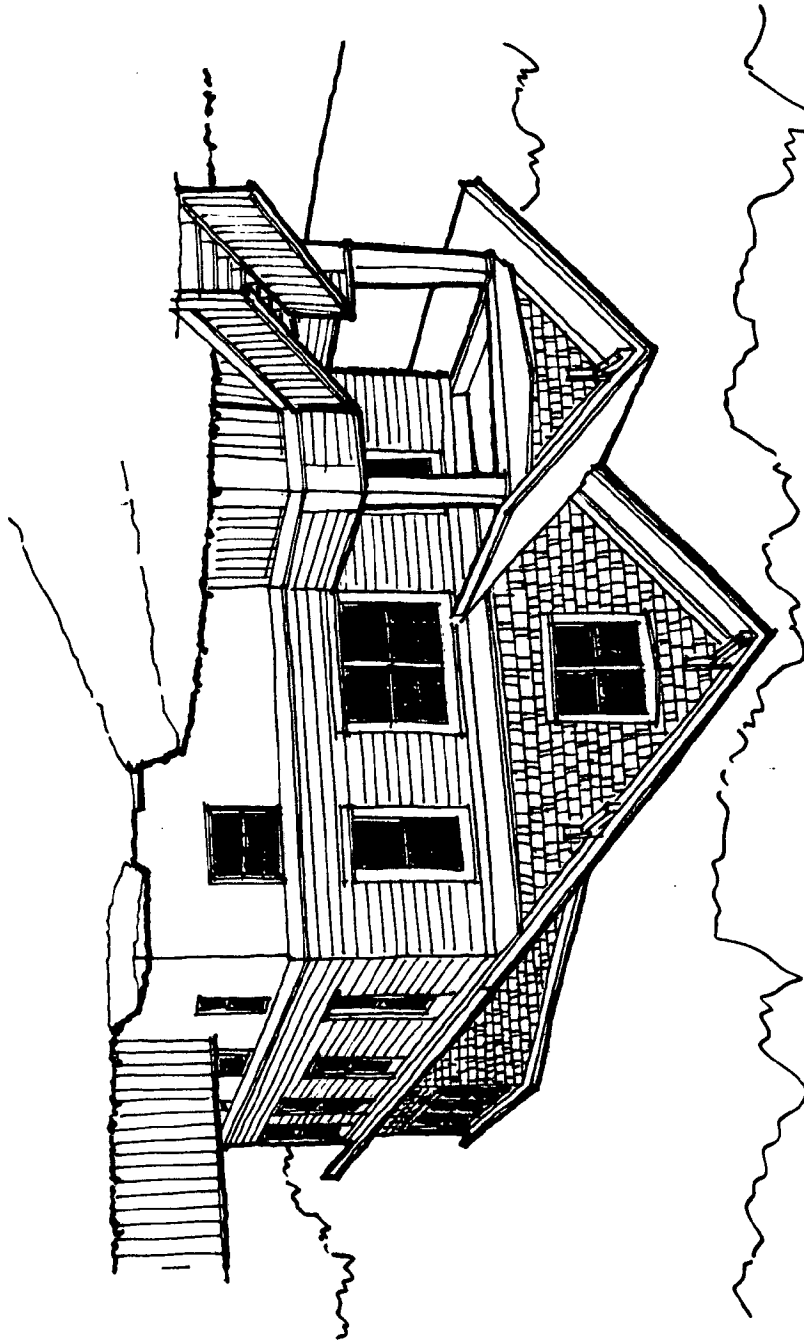
2 **FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"



2 **SECOND FLOOR PLAN**  
Scale: 1/8" = 1'-0"

EXISTING WALLS & PARTITIONS  
PARTIAL WALLS & PARTITIONS





1 PROPOSED PERSPECTIVE  
Scale: N/A

**GECK ADDITION**

26 Pine Avenue, Takoma Park, MD 20912

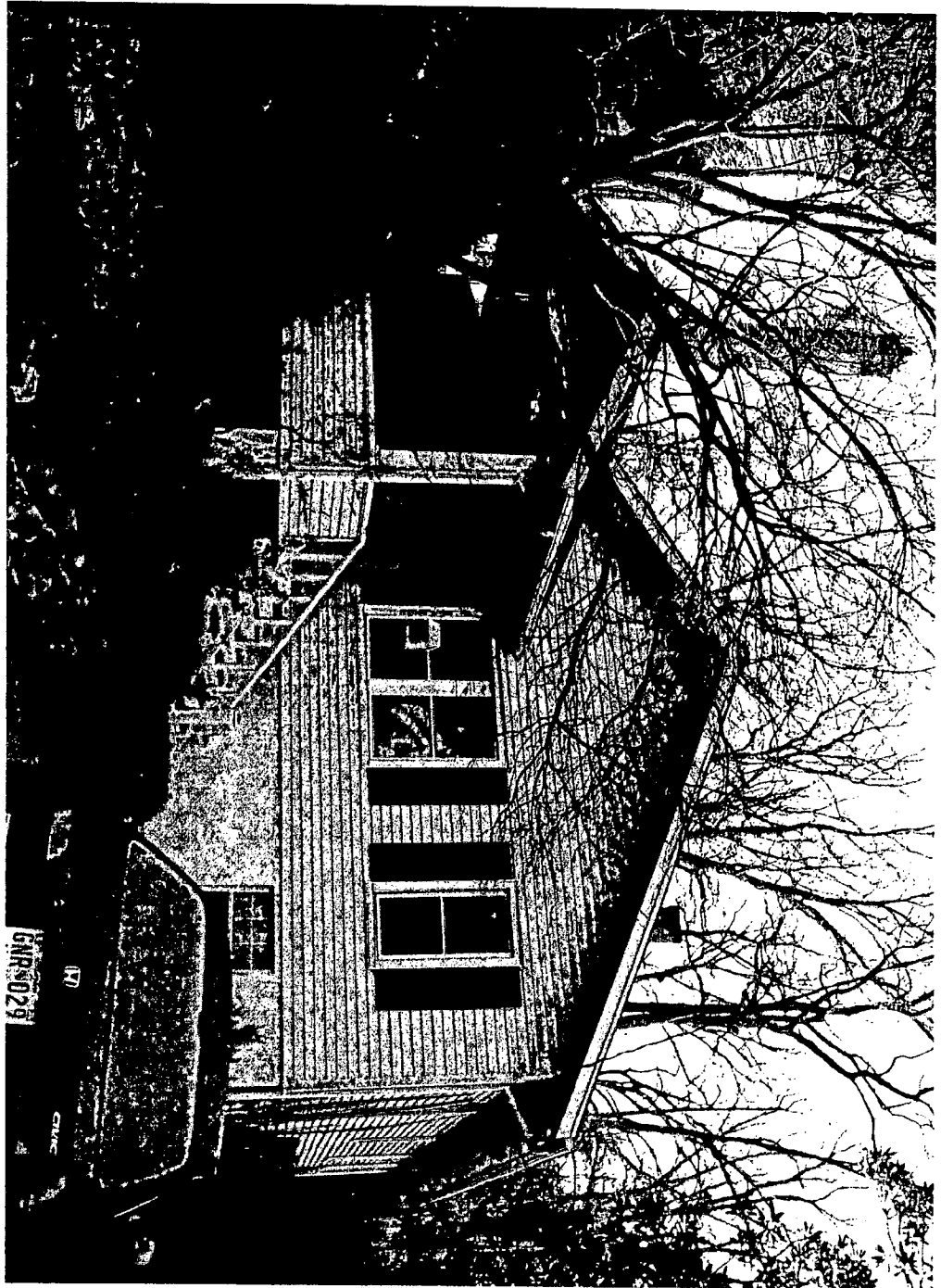
Bennett Frank McCarthy Architects Inc.  
1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910

301-585-2222

#0630  
NTS  
06/20/07



11



1 EXISTING PERSPECTIVE  
Scale: N/A

### GECK ADDITION

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.

1400 Spring Street, Suite 320

Silver Spring, Maryland 20910

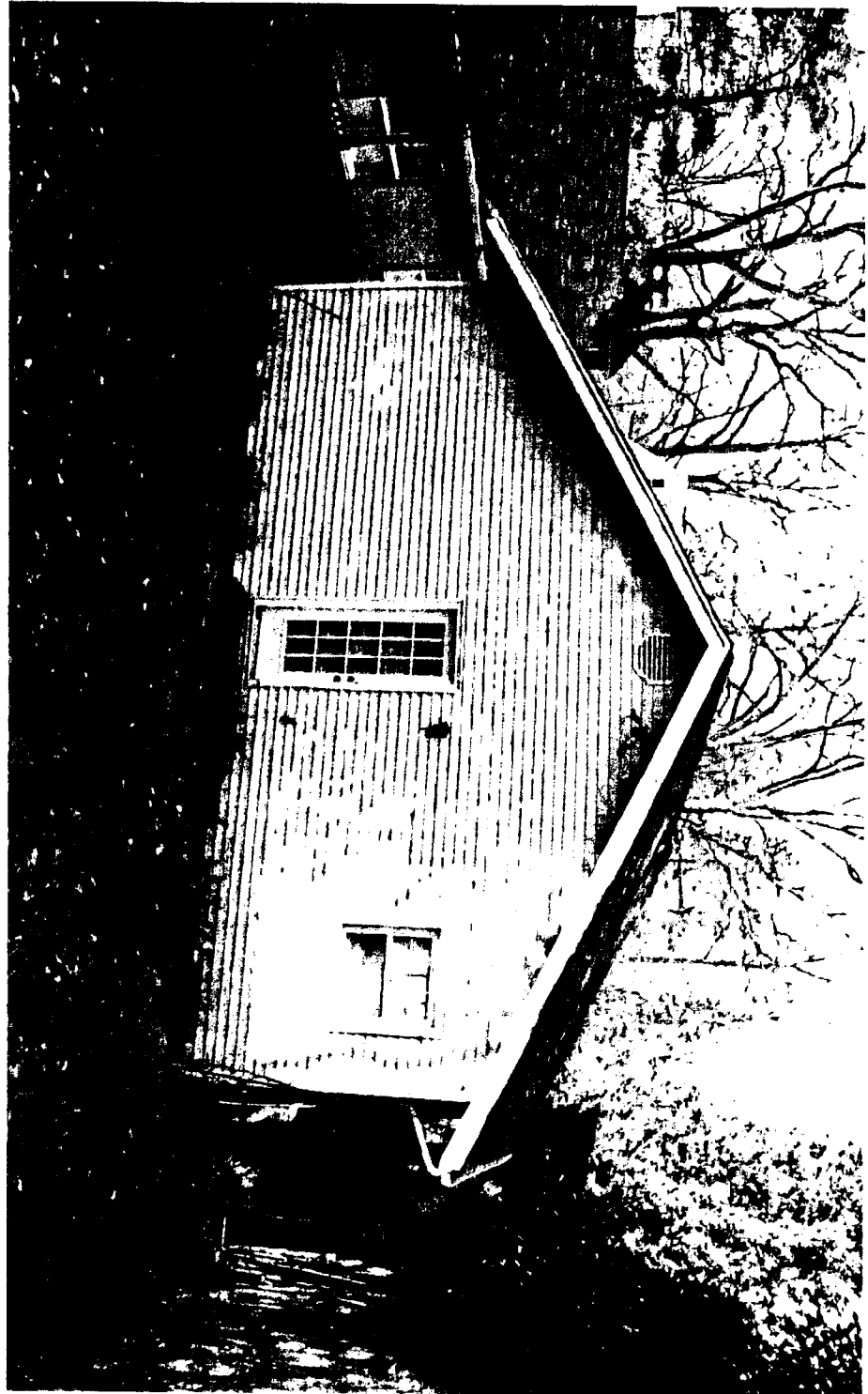
301-585-2222

#0630  
1/8" = 1'-0"  
06/20/07

EC-3

01

1 EXISTING PERSPECTIVE  
Scale: N/A



## GECK ADDITION

26 Pine Avenue, Takoma Park, MD 20912

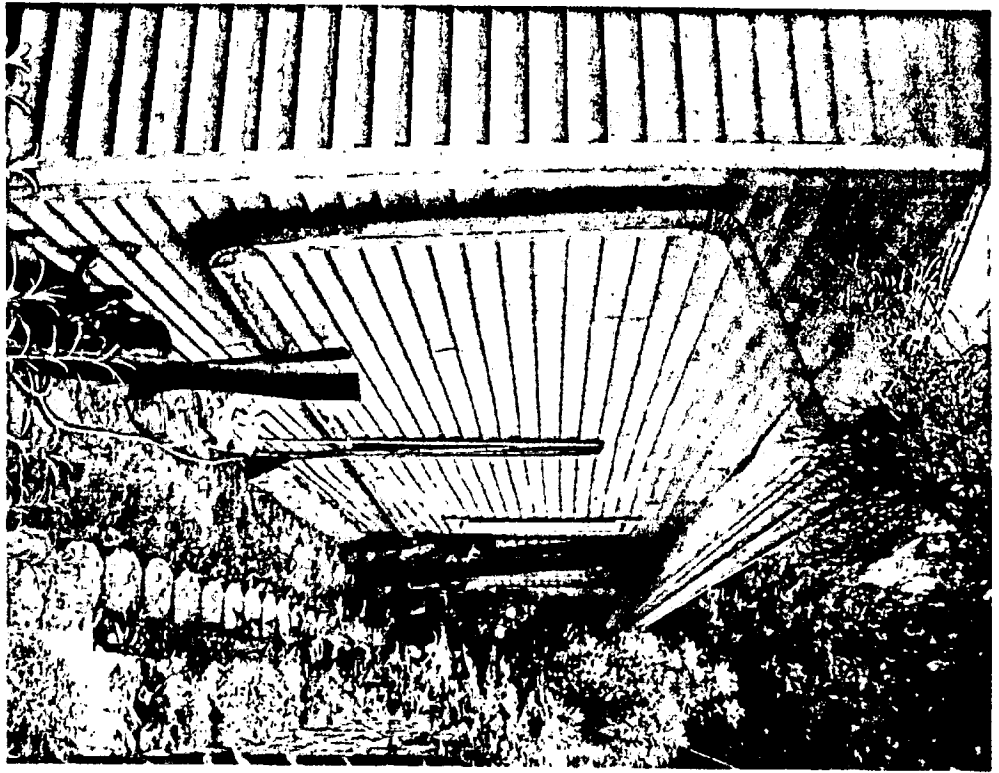
Bennett Frank McCarthy Architects Inc.  
1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910 301 585-2222

#0630  
1/8" = 1'-0"  
06/20/07

EC-4

61

1 EXISTING LEFT SIDE  
Scale: N/A



2 EXISTING RIGHT SIDE  
Scale: N/A



## GECK ADDITION

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.  
1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910 301-585-2222

#0630  
1/8" = 1'-0"  
06/20/07

EC-5

# **Appendix A**

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn  
Timothy Duffy  
David Rotenstein  
Caroline Alderson  
Tom Jester  
Jeff Fuller  
Warren Fleming  
Nuray Anahtar

ALSO PRESENT:

Judy Christianson  
Anne Fothergill  
Tania Tully  
Michele Oaks

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Carl Mahany	9
Thomas Manion	9
Larry Ruggeri	15
Steven Gibson	34
Jodi Longo	42
Lynn Gallagher	45
Miche Booz	54
Steve Kerr	61
Mark Geriopedo	65
Paul Espinoza	86
Renita Espinoza	88
Shawn Buehler	106
Gary Geck	112

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-07A  
26130 Frederick Road :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 18/11-07A  
19510 White Ground Road :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06/07A  
3951 Baltimore Street :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 23/65-07B  
310 Market Street :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 35/13-07C  
37 W. Lenox Street :
- - - - - X
- PRELIMINARY CONSULTATION - :  
11 East Melrose Street :
- - - - - X
- PRELIMINARY CONSULTATION - :  
22022 Dickerson Road :
- - - - - X
- PRELIMINARY CONSULTATION - :  
26 Pine Avenue :
- - - - - X

A meeting in the above-entitled matter was held on  
February 28, 2007, commencing at 7:41 p.m., in the MRO  
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland  
20910, before:

*[Handwritten signatures and initials]*

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1 need this house.

2 MS. ESPINOZA: If we can't have an upstairs, I'm  
3 going to sell it. There's no way.

4 MR. ESPINOZA: I mean, I want to work with it  
5 because, I grew up there, I lived in the community since I,  
6 I went to elementary school in Monocasee.

7 MS. O'MALLEY: Well, I think if you get with the  
8 staff and work on, you know, get together this week and  
9 really talk about what your options could be, that you'll be  
10 able to see, you know, you'll have a better idea of what  
11 might work.

12 MR. ESPINOZA: Okay. Sure.

13 MS. O'MALLEY: Thank you. We have one more  
14 preliminary, 26 Pine Avenue, Takoma Park.

15 MS. TULLY: 26 Pine Avenue in Takoma Park is a  
16 contributing resource in the Takoma Park Historic District.  
17 It is another bungalow. This is a gable front bungalow that  
18 is currently sheathed in aluminum siding. It sits in the  
19 center or the typical narrow Takoma Park, although it does  
20 have a funny angle at the end.

21 The main roof and the gable, and the porch, the  
22 porch is asymmetrical. They both have gable roofs and low  
23 pitch and deep eaves. The house has been altered to some  
24 degree, certainly the porch has had changes, and certainly  
25 the covering with the aluminum. The applicants, similar to  
26 the prior applicants, are proposing the construction of a



1 second story addition. They're also proposing relocating  
2 the front porch steps, adding a new side entrance to the  
3 basement, and then some rear elevation modifications.

4 In Takoma Park with contributing resources, you're  
5 looking at proposed changes that are visible from the public  
6 right of way. Within the guidelines there are some specific  
7 mentions of additions, including that major additions  
8 should, where feasible, be placed on the rear of existing  
9 structures so they're less visible. That additions and  
10 alteration to the first floor or the front are discouraged,  
11 but not automatically prohibited.

12 Second story additions should be generally  
13 consistent with the predominant architectural style and  
14 period of the resource, and it specifically mentions,  
15 although structures that have been historically single story  
16 can be expanded and should be appropriate to the surrounding  
17 streetscape in terms of scale and massing.

18 And it is with that in mind that staff made some  
19 recommendations and it is a small house supportive of an  
20 addition to meet the applicants needs. This is a relatively  
21 nondescript bungalow that has been stripped of most of its  
22 architectural detail. The proposed addition will make three  
23 main changes to the existing house.

24 It will add a second level. It will increase the  
25 roof pitch. And it will reorient the front porch. It will  
26 not increase the footprint of the house, change the roof

1 form, change the location of windows or doors, or move the  
2 porch. The proposed massing would blend well with the  
3 streetscape in terms of its size and scale, and the  
4 simplified Craftsman details are compatible with a bungalow  
5 form.

6 The applicant met with staff with four options of  
7 different ways to add to this bungalow, including popping up  
8 or camel back at the rear and the number of options, and  
9 agreed, and with staff's guidance, and they agreed this was  
10 the best of the four options that were proposed. Anyhow so,  
11 it is staff's recommendation that they get guidance from the  
12 commission and move forward with design refinements and a  
13 historic area work permit application.

14 And I can answer questions, but the applicant and  
15 his architect are also here this evening.

16 MS. O'MALLEY: Any questions for staff? Would the  
17 applicants come up, please? Welcome. And if you'd state  
18 your name for the record, please.

19 MR. GECK: My name is Gary Geck, the owner.

20 MR. BUEHLER: My name is Shawn Buehler from Ben  
21 Frank McCarthy Architects.

22 MS. O'MALLEY: Welcome. Commissioners did you  
23 have questions for them?

24 MR. FULLER; Do they have any reactions to staff  
25 report first?

26 MR. BUEHLER: No, I think the summary was right

1 on. We did, as staff mentioned, we looked at several  
2 options. We understand that the primary goal is not to  
3 affect the street appearance of the house, but looking at  
4 other projects around Takoma Park where our similar goal was  
5 kept in mind during the design process and the outcome might  
6 not have been as desirable. We were trying to come up with  
7 a solution that we felt was more cohesive to the house.

8           So we're trying to keep a one story eave, which we  
9 think is important to the character of the house, and trying  
10 to keep the gable to the street and a single roof ridge to  
11 the street, which we think is all important to the character  
12 of the house. And I think by adding some bracket type  
13 detailing that's consistent with Takoma Park in the gable,  
14 we can offset the changes we're making to the roof pitch  
15 with adding character that probably was more likely to be  
16 seen with the house than the aluminum siding that's there  
17 now.

18           MS. O'MALLEY: It looks like you all have a lot of  
19 positive changes on the streetscape.

20           MS. ALDERSON: I'd just like to add, make note of  
21 the street, I mean, what we can see is that it's a very  
22 compromised facade and so I am inclined to be much more  
23 lenient about raising the roof on the main portion because  
24 it's just almost unrecognizable, and I think your effort,  
25 you've obviously done your homework, looking at the  
26 character of the material combinations that are common and

1 original to the neighborhood, and so in this case I think  
2 it's appropriate.

3 MR. DUFFY: How many stories are the houses on  
4 either side of this property?

5 MR. BUEHLER: From the street the house to the  
6 right is a similar style and size. The house to the left is  
7 on a much higher lot and is a full two story house. so that  
8 house is actually significantly taller. If you look at the  
9 image which I guess is --

10 MS. TULLY: Circle 5.

11 MR. BUEHLER -- Circle 5, I was going looking to  
12 Circle 12. You can see the chimney of the neighboring  
13 house. If you start at the peak of the porch roof, that  
14 dark vertical is the chimney and that's the whole side of  
15 that house, so it's actually significantly higher.

16 MS. ALDERSON: My thinking is this is actually, --  
17 even though the houses tend to fill the lots much more here  
18 because they're very small lots, this is very consistent  
19 with the volume that's original to the neighborhood. It's a  
20 mix of one and two stories with hilly terrain that makes  
21 sort of move all around as you drive through the  
22 neighborhood. This is actually much more consistent with  
23 the character of the neighborhood than the house as it is  
24 now.

25 MS. O'MALLEY: I wanted to make a comment. I've  
26 always struggled with the look of this design where you kind

1 of look like the back end is taking off. And I wondered  
2 whether if you brought the dormers, looking straight on, if  
3 you brought the dormers in a foot or something so they're  
4 not exactly above the first story walls? Does that help?

5 MR. BUEHLER: I mean there are a lot of additions  
6 with shed dormers. I appreciate that approach. We try to  
7 do that when possible. The dormer on the left side of the  
8 house is in its location to accommodate the stair. We're  
9 trying to use the existing footprint of the stair down to  
10 the basement. We have the space available, but to make the  
11 run work we actually need to go all the way to the edge of  
12 the house.

13 As it turns out, that dormer is almost not, is  
14 almost completely invisible from the street because the only  
15 time you see the back of the house is from the low side of  
16 the property, which is the right side. So if it's more  
17 ideal, the dormer to the right side, I think the program of  
18 that is a lot more flexible. We could pull that one in.  
19 The question there is, what's your value? Is it the  
20 symmetry of the two dormers or is it pulling one in where  
21 you have the opportunity?

22 MS. O'MALLEY: I'll defer to the architects.

23 MR. FULLER: I guess my comments, you know, I  
24 think there's some significant differences between, for  
25 instance, this property and it going up to a second story in  
26 the property before. But the property before sort of

1 actually had a very unique character. Not to say nasty  
2 things about your property, but as it sits there right now,  
3 I don't think it has that much character, and I think  
4 they're trying to do something that adds some character that  
5 doesn't necessary hurt the overall neighborhood.

6           So I think I can be supportive of a second story  
7 addition. Exactly how it's detailed, I think you have to be  
8 careful about trying to get too cute with it, but I think  
9 certainly some more detail than currently is there is in the  
10 right direction. I don't disagree with the Chair that if  
11 the dormers didn't , you know if it didn't look like the  
12 building just had a skirt around it at the second floor line  
13 would be advantageous, but also I understand structurally  
14 you've got some issues there and you've also got the stair  
15 you have to deal with, so, I would see what you could do  
16 with it, but I wouldn't take it too far.

17           MR. BUEHLER: I'd also like to suggest that the  
18 deep roof eaves help us in that case as well. I think, the  
19 concern you have is much more apparent when you have a six  
20 inch or a 12 inch eave, but these eaves that are, if my  
21 recollection serves me, about 21 inches. That certainly  
22 helps to do.

23           MR. DUFFY: I think you're right about, in  
24 general, about the dormer. I think perhaps at another  
25 hearing if you were to have a perspective from the back.  
26 You know, the elevation is somewhat misleading. It looks

1 funny in elevation, but I think it will look better if there  
2 were a perspective from the back.

3 I also agree with the other commissioners that,  
4 you know, typically, we wouldn't be very supportive of a two  
5 story addition, but this is fairly unique and there's not a  
6 whole lot of opportunity to add to the back. So I think  
7 this is a unique case that would argue for the two story and  
8 the types of moves you're making.

9 MS. O'MALLEY: I don't know, it sounds like you've  
10 got a pretty positive response.

11 MR. BUEHLER: Yeah, it sounds that way. We do  
12 have so questions about materials. It's likely the total  
13 result of the project would involve a full exterior upgrade  
14 away from aluminum siding to something more compatible with  
15 Takoma Park. Whether or not that's in the cards right now  
16 or not or down the road is still being debated. I can  
17 imagine as an initial phase, the material for the gable end  
18 and the porch gable which are being replaced obviously would  
19 be dealt with now, perhaps a Hardi-shingle or something like  
20 that, obviously not vinyl.

21 The idea that the, from the trim band separating  
22 the first floor from the gable on down everything stays the  
23 same until a second phase when siding can be upgraded,  
24 window trim can be upgraded and maybe some of the vinyl  
25 replacement windows are replaced with better windows. Are  
26 we better off to propose the entire desired outcome now with

1 the idea in mind that we may only be doing the second story  
2 addition, or is it your preference that we make an  
3 application now for the second story addition and then make  
4 another application later?

5 MS. O'MALLEY: I think if you give us the whole  
6 picture now that works to your advantage, and then you can  
7 phase it in as you're able.

8 MR. BUEHLER: So that it doesn't get us into  
9 trouble to only build half of the application.

10 MS. ALDERSON; What you can say in your  
11 application is that a later phase will include replacing the  
12 aluminum siding with wood.

13 MS. TULLY: I was going to say, --

14 MS. ALDERSON: Or whichever material you would  
15 propose.

16 MS. TULLY: Right. I was going to say that is  
17 actually why staff initially said let's not talk about the  
18 siding initially, let's get the second story addition,  
19 because as I understand it, what's underneath is asbestos  
20 siding, and that there's no wood at all left.

21 MR. BUEHLER: I don't believe so.

22 MR. GECK: My understanding is if there's asbestos  
23 on the -- there's actually an existing addition. So the  
24 front house may have wood under the asbestos, but the back  
25 house won't have any wood because it was added 15 years ago,  
26 so that will be only with only the existing siding.



1           MR. FULLER: I can't say that I wouldn't be  
2 supportive, but one of the reasons why as also supporting  
3 being more lenient is the fact that you were going to get  
4 rid of the aluminum siding. I'm not real thrilled to hear  
5 that that might not happen for years off in the future, but  
6 I just have to make that judgment when it comes back in.

7           MS. ALDERSON: Make a great difference. Even if  
8 you just do the front facade. So I might suggest that if  
9 you're, the budget's tight, consider doing the most visible  
10 surfaces.

11          MS. O'MALLEY: And taking off those little  
12 shutters.

13          MR. BUEHLER: Yes. I can't believe they're still  
14 myself. We have yet to find anyone who likes the shutters.  
15 Two other questions we have, we didn't really speak much  
16 about it. One portion of the project that the homeowner is  
17 contemplating is relocating the steps from the side of the  
18 porch to the front of the porch. There are houses on the  
19 street that seems to have both configurations, so it's  
20 certainly not an unprecedented change. I want to know if  
21 there is any reaction --

22          MS. ALDERSON: Again, it looks so altered to me.  
23 There's no way to confirm this is original. It's very  
24 likely altered. That doesn't even look like an original  
25 railing to me. So I wouldn't oppose that, but if you want  
26 to do a little research on the house, that may be helpful.

1 MS. O'MALLEY: You would probably have to add a  
2 front walk then?

3 MR. BUEHLER: That would be the idea.

4 MR. GECK: My understanding is the front walk  
5 would not be part of the permitting process or landscaping,  
6 is that correct?

7 MS. TULLY: No.

8 MR. GECK: It is part of the permitting process?

9 MS. ALDERSON: It is paving.

10 MS. TULLY: Hardscape, is it landscaping, like  
11 adding plants and plants and flowers and you know planting  
12 beds, we don't review, but we do review any addition or  
13 change of hardscape.

14 MR. GECK: Hardscape versus landscape?

15 MS. TULLY: Hardscape versus landscape, although  
16 you can do, you know, stepping stones.

17 MS. O'MALLEY: Landscape the big problem is  
18 removal.

19 MR. GECK: Right. So now I just heard stepping  
20 stones are not hardscape?

21 MS. ALDERSON: If you plan to add a sidewalk, you  
22 go ahead and show it in your plans, whether it's concrete or  
23 flagstone.

24 MR. BURSTYN: Wait, I think I'm hearing two things  
25 here.

26 MS. O'MALLEY: Yes?

1           MR. BURSTYN:  If sidewalks are reviewed, stepping  
2 stones are not, but flagstone walkway is.  Is that what  
3 you're saying?

4           MS. TULLY:  If it's a continuous hard surface.

5           MS. ALDERSON:  Yeah, If you're planning a  
6 sidewalk, just show the sidewalk.  So if it's going to be a  
7 functional sidewalk, it's going to be a fairly continuous  
8 surface.

9           MR. BUEHLER:  I don't, I don't know that it'll be  
10 hard for us to commit to the sidewalk and not mention to  
11 remove the stairs.  So regardless of the material, I don't  
12 see why we couldn't add it to the application.

13           MR. BURSTYN:  But it looks like on the drawing  
14 that you're rebuilding the entire front porch, because the  
15 pitch of the roof is different, the columns, the entrance,  
16 everything.  So do you intend to take down the entire  
17 existing front porch and rebuild?

18           MR. BUEHLER:  I don't believe our intention is to  
19 remove the porch.  We do need to make the roof, we don't  
20 need to make the roof steeper, it seemed to me that to  
21 maintain the character of the house, having the roof of the  
22 porch match the main roof made sense.  We want to relocate  
23 the stairs, and if at that time it makes sense to upgrade  
24 the low wall and column appearance, I'd say we would do that  
25 more as a surface treatment not as a rebuild.

26           I think there are a lot of beautiful porches in

1 Takoma Park with really nicely detailed columns. These  
2 columns are basically, they have, I don't think they have  
3 any taper at all. They're just aluminum wrapped. So they  
4 could stand to have some more detail. Again, whether or not  
5 that's part of the initial phase or whether that's phase two  
6 on this. There's kind of two issues at hand with one budget  
7 which is space that needs to be added and then upgrades  
8 visually that would like to be accomplished.

9           The third aspect of the project I think is fairly  
10 minor, but wanted to make sure that it was, we understood if  
11 it was reasonable or not. On the side of the house, it  
12 would be the right side where the basement is more, the  
13 basement is out of the ground on that side. And I think  
14 this probably shows it best in one of the elevations,  
15 Elevation 4 on Circle 11. We'd like to replace a window  
16 with a door to provide storage access to the basement  
17 without going through the house. I don't know if that's  
18 something that is considered to be particularly offensive or  
19 not as a change.

20           MS. O'MALLEY: The door would be where?

21           MR. BURSTYN: It's on the side of the house.

22           MS. O'MALLEY: Oh, it's on the side.

23           MR. JESTER: I don't have a problem with that.

24           MS. O'MALLEY: Just to clarify, are you changing  
25 the pitch of the original house roof?

26           MR. BUEHLER: Yeah, we're talking about changing

1 the roof from the entire --

2 MS. O'MALLEY: The entire roof.

3 MS. ANAHTAR: But the tree goes, right? There's a  
4 tree at the front where you locate the stairs, steps?

5 MR. BUEHLER: The ornamental plum?

6 MS. ANAHTAR: Whatever it is.

7 MR. BUEHLER: It doesn't have to go.

8 MS. ANAHTAR: Oh, so it can stay?

9 MR. BUEHLER: It's nearing the end of its life  
10 anyway.

11 MS. O'MALLEY: We generally look at anything six  
12 inches or greater diameter.

13 MR. BUEHLER: So if we want to remove that, that  
14 should be a part of our application?

15 MR. JESTER: You can talk to Takoma Park arborist.

16 MR. BUEHLER: Yes. We're familiar with the  
17 arborist.

18 MR. JESTER: Mr. Linkletter I think his name is.

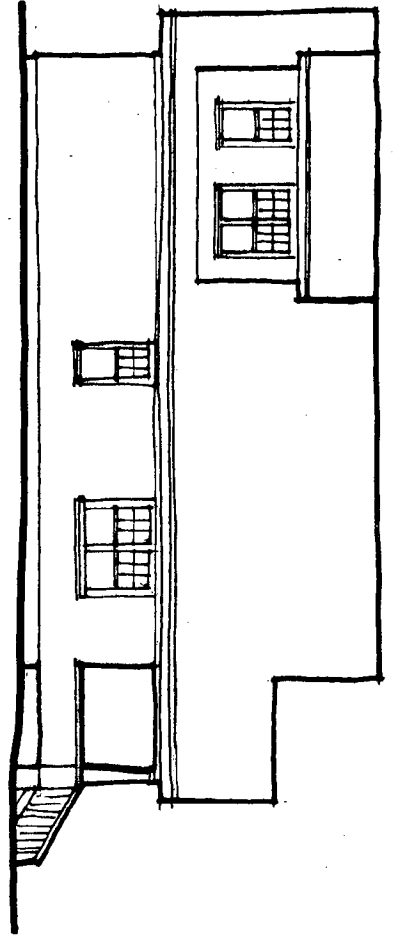
19 MR. BUEHLER: Not anymore. I forget the name of  
20 his replacement.

21 MS. TULLY: Todd Bolton.

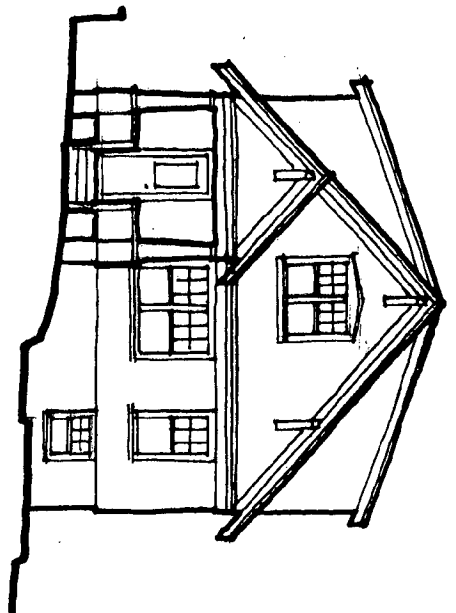
22 MR. BUEHLER: Yes. I think that's all of our  
23 questions.

24 MS. O'MALLEY: All right, and I'm sure if you  
25 think of anymore, staff can help you.

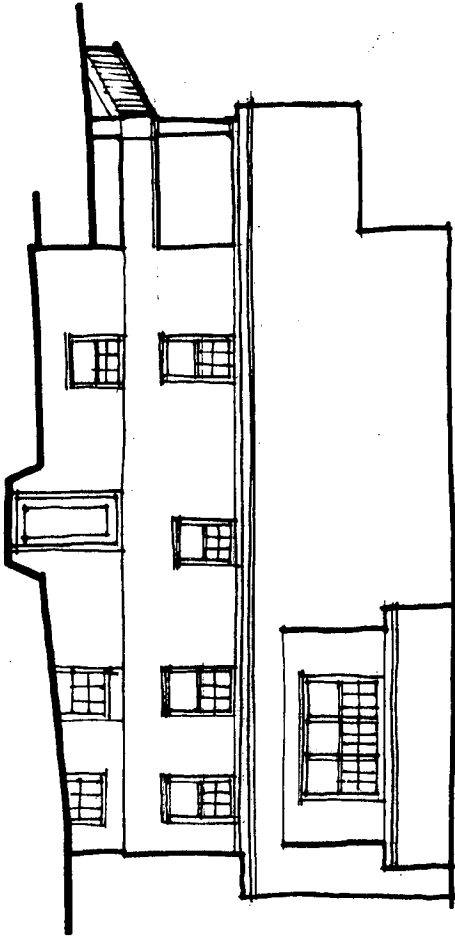
26 MR. BUEHLER: Thank you.



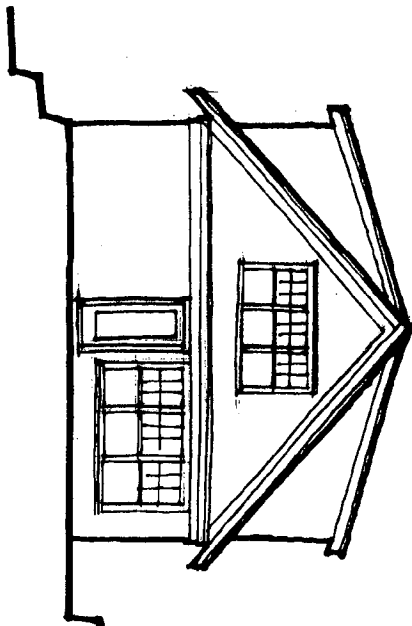
2 PROPOSED LEFT ELEVATION  
Scale: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
Scale: 1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



3 PROPOSED REAR ELEVATION  
Scale: 1/8" = 1'-0"

**GECK ADDITION**

26 Pine Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480

#0630  
1/8" = 1'-0"  
02/14/07

## Silver, Joshua

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**From:** Todd Bolton [ToddB@takomagov.org]  
**Sent:** Wednesday, January 02, 2008 2:43 PM  
**To:** Silver, Joshua  
**Subject:** Re: FW: Tree protection permit for 26 Pine Avenue

Josh,

Mr. Geck and I talked about the need for a tree protection plan. He was going to consult with his contractor regarding what they would need in the way of access and storage prior to creating a draft protection plan for my review.

Thanks, Todd

>>> "Silver, Joshua" <[Joshua.Silver@mncppc-mc.org](mailto:Joshua.Silver@mncppc-mc.org)> 1/2/2008 1:20 PM >>>

Hi Todd,

Can you tell me Mr. Geck has been in contact with you to determine if a tree protection plan is required for his project? His architect would like to submit drawings for building permits and a condition of approval by the HPC was the applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project.

Your response would be greatly appreciated.

Thanks,

Joshua Silver, Senior Planner  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org)  
[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

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**From:** Shawn Buehler [mailto:shawn@bfmarch.com]  
**Sent:** Monday, December 17, 2007 11:28 AM  
**To:** Silver, Joshua  
**Subject:** Fwd: Tree protection permit for 26 Pine Avenue

Begin forwarded message:

**From:** <gary.geck@starpower.net>  
**Date:** December 14, 2007 9:51:43 AM EST  
**To:** [Toddb@takomagov.org](mailto:Toddb@takomagov.org)  
**Cc:** Shawn Buehler <[shawn@bfmarch.com](mailto:shawn@bfmarch.com)>  
**Subject:** Tree protection permit for 26 Pine Avenue

Mr. Bolton -

This is to follow up from my voice message of December 14th. I will be applying for a tree protection permit for 26 Pine Avenue. I am extensively remodeling the house, but not expanding the footprint, so my initial anticipation is only for root protection measures. The architect is Shawn Buehler of Bennett Frank McCarthy Architects, and he is submitting for building permits. The process also involves MNCPPC final approval from Josh Silver. Construction will start in February, at the earliest.

Before completing the tree protection permit application (as indicated on the City website), I would like to discuss any specific requirements that will be necessary. In addition, it would help advance the building permit process if you could acknowledge, via email to Josh Silver, that we have begun the tree protection application process.

My home number is 301-920-1289, but can be reached during the day at mobile 703-624-7849. Your assistance in this matter is greatly appreciated.

Regards - Gary

Gary Geck