

PRELIM 7220 Spruce Ave
Takoma Park Historic District

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1 out and see their property and look at more photographs of
2 it, it's beautiful. The way they keep the land, the way
3 they keep the buildings is just really a wonderful set up.

4 So, and we think -- good here.

5 MS. O'MALLEY: Thank you. So, we'll go on to the
6 next --

7 MR. RUPPERT: Thank you all.

8 ~~→~~ MS. O'MALLEY: We have another preliminary, 7220
9 Spruce Street. Can we have a staff report, please?

10 MS. FOTHERGILL: All right, we're going back to
11 Takoma Park. This 7220 Spruce Avenue, which is a
12 contributing resource, bungalow circa 1925. I'm going to
13 show you some visuals of -- house. The applicants are
14 proposing construction of a second story addition to their
15 house. The proposal is for an addition clad in Hardiplank
16 siding and would extend up an additional seven or eight feet
17 above the existing roof line, and the footprint of the house
18 would not change.

19 This is the existing house. This is the back of
20 the house. The house has a rear addition and that's the --
21 if you're looking from the front of the house, that's the
22 right side of the house. This is the right side of the
23 house from the front of the house. And this is the left
24 side of the house.

25 The -- some of the concerns about this proposal

1 are sort of overall concerns about a second story extension
2 of this type of -- and the effect it would have on this
3 bungalow and basically significantly altering the type of
4 bungalow.

5 And I think the applicant is open to discussing
6 with the Commission other design options so they can gain
7 the interior space they need to also meet preservation
8 criteria in the district. The Takoma Park guidelines do
9 allow for second story expansions of one-story houses, but
10 -- but I think the concern is the altering of this bungalow-
11 type and how to solve that problem. And we actually
12 discussed with the applicants' architect the possibility of
13 the second story with a hipped roof and then it becomes a
14 Four Square and it just -- new house type with either these
15 two possible designs and I think the applicant would like to
16 talk to you all -- about how they can get the space they
17 need and yet still --

18 Do you have any questions for Staff? They've been
19 here since actually before the fire station so I think
20 they're probably ready to come up.

21 MS. O'MALLEY: Would you please come up.

22 MS. SAINDON: Good evening, and thank you for
23 staying so late. I'm sure you're all tired. My name is
24 Elizabeth Saindon. I'm the homeowner. I'm born and raised
25 in Montgomery County. We bought this home in 1988 and it's

1 always been described as cute. We fell in love with this
2 little house and it's a grand house, but it is little and we
3 really hoped and planned to stay in it. There have been
4 several houses -- on our block that have been for sale, but
5 this is the house that we love.

6 And I think Staff did address the idea of changing
7 it into a different style of bungalow, but we fell in love
8 with it as a bungalow and we want to keep it as a bungalow.
9 And we picked Rick as our architect because he built his own
10 house into the historic styling, although he didn't have to,
11 and he has a real eye for not only beauty, but also this
12 historic -- and I -- well, I'll let him talk about the
13 design.

14 But I really look forward to working with the
15 Commission and anything that we can do or discuss and talk
16 about, we're flexible about anything about this little
17 house. I'd just like to see it be a slightly bigger house.

18 MR. VITULLO: My name is Rick Vitullo. I'm the
19 architect for Elizabeth and her husband. I hope that the
20 pictures and drawings that you have before you are enough; I
21 didn't bring any extraordinary visuals for you to look at.
22 But we do intend to keep the basic bungalow style, and
23 that's a broad range -- that encompasses to me a broad range
24 of building shapes and volumes. And we are very aware that
25 the scale of the house and the scale of the new addition

1 would be compatible with what's existing on the street, and
2 as you'll see in -- that the houses to the left and the
3 right -- two houses to the left and the right right now are
4 two-story houses. Some of them -- one of them I know has a
5 bungalow motife that has been kept. I have no idea if these
6 are original to the street -- if they were all one-story
7 bungalows at one -- from the beginning. I don't have that
8 information available to me, but --

9 MS. SAINDON: I do know that 7222, the one right
10 next to us --

11 MS. FOTHERGILL: Circle 22 in your packet.

12 MS. SAINDON: -- was actually a one-story bungalow
13 with basically the same structure as ours. And it was --
14 it's conversion happened well before the historic --

15 MR. VITULLO: And if you count -- I mean, the
16 basic roof of 7222 is the same roof as Elizabeth's house,
17 7220, raised up eight feet and I think to do that would be
18 to basically change the house from bungalow to Four Square
19 or whatever, totally changing the house.

20 What we propose is to more or less replicate the
21 main roof that is shown on 7216 with a ridge parallel to the
22 street, the large sloping roof which to me replicates the
23 bungalow type of -- and then hiding the second floor space
24 up under that eave of the roof with a large dormer on the
25 front.

1 MS. O'MALLEY: Do we have questions for the
2 architect? I think part of the problem I see with this plan
3 is that with the new -- with the new structure, I have a
4 hard time seeing the original house. It's just kind of
5 gone. And so for me the new plan is overwhelming.

6 MR. VITULLO: Well, to me the only way to address
7 that is that we are adding a second floor, so we are trying
8 to maintain as much of the low scale qualities of the one-
9 story bungalow yet adding a floor and keeping it -- keeping
10 the house itself a wholistic entity so we're not plopping
11 something behind or to the side or whatever. We're trying
12 to keep it and make it look like it was -- that it's a whole
13 house designed or redesigned or altered to be a larger
14 structure, yet still have a low scale.

15 MS. O'MALLEY: Well, although often we look to new
16 additions to be clearly new additions, rather than --

17 MR. BRESLIN: I'm looking at the -- if I'm
18 interpreting the drawings correctly, the only thing left
19 will be four columns, the porch floor and one window?
20 Because you're replacing the window, the door, the porch
21 roof --

22 MR. VITULLO: -- switch the door and the window in
23 the front, but the sides, the back, everything -- the
24 footprint will stay the same. Even some of the windows are
25 staying the same. We are switching two windows on the left

1 side and putting them -- and redoing them in the back where
2 there are no windows in the back -- on the side. So, from
3 the front, yes we are changing.

4 MR. BRESLIN: I appreciate the fact that you're
5 designing it wholistically and the last thing you want to
6 see is a hodge-podge of old and new; that looks confusing.
7 I think a hard thing for us is it is a contributing resource
8 and there's not a whole lot left when you're finished; at
9 least not from the streetscape, which is the most important
10 view. It's hard thing for us to --

11 MR. VITULLO: Well, from what I understand, an
12 addition should be compatible to the bungalow style, and I
13 think the addition is compatible. I mean, I don't know how
14 else to interpret more compatible. I mean, if you're saying
15 it should be retaining, then that's another thing, but I
16 think that the new addition is compatible, if I understand
17 the word "compatible".

18 MR. FULLER: I guess I have to echo my fellow
19 Commissioner's feelings. The words that I hear, the falling
20 in love with the bungalow, and what I see proposed isn't
21 completely compatible. I feel that, as Commissioner Breslin
22 points out, that as you look at the front of the house, you
23 don't see the roof sloping away from you, you don't see the
24 dormer that's there, you don't see the chimney. Obviously,
25 we're significanting increasing the height of the house

1 compared to what's there now, so the rhythm of the street is
2 changing considerably.

3 I'm not sure whether we're trying to squeeze too
4 much onto the property, whether the expansion is too
5 ambitious, or it's -- it's also in its placement; if it
6 couldn't be pushed more back and down. But I just don't
7 feel that it's particularly sympathetic to the old house and
8 at this point, this is almost a tear-down and starts from
9 scratch. There's very little of the old fabric left.

10 MR. VITULLO: Well, the footprint is intact --
11 totally intact. The first floor walls and totally intact.
12 Yes, we're changing the roof.

13 MR. BRESLIN: It would be interesting -- take this
14 -- take a highlighter and highlight what pieces will be old
15 pieces when you're finished. I think --

16 MR. VITULLO: It is -- just from the front
17 elevation.

18 MR. BRESLIN: Which is the streetscape, which is
19 our primary concern.

20 MR. VITULLO: I understand.

21 MS. WATKINS: I think the addition itself, if
22 we're just reviewing the whole package, I think it's fine.
23 The problem is -- I agree with the other Commissioners -- if
24 you look at the side elevation -- the existing side
25 elevation and the new side elevation, once again you've lost

1 direction the way the roof slopes, you change that, it
2 becomes a gable over the porch. There's just a number of
3 changes that there's very little left on the front elevation
4 that's recognizable as existing.

5 And I think if there's more of that left, it could
6 be a little more sympathetic towards the addition.

7 MR. VITULLO: I'm trying to understand the -- how
8 much we can retain of a one-story bungalow with a hip roof
9 if we're adding a second floor. I don't --

10 MS. WATKINS: It's a challenge. It's very
11 challenging to other people in Takoma Park and that's --

12 MR. VITULLO: I guess what I'd like is
13 suggestions --

14 MS. SAINDON: Right. My understanding is that
15 this has been attempted and the attempts are generally not
16 very successful. So, it would be lovely to -- do an
17 addition that it successful and I think -- I'm very open to
18 suggestions that you might have.

19 MS. ALDERSON: Can you look at what you might do
20 by preserving the form of the one-story hip and perhaps
21 pulling the addition -- I know you don't want to expand your
22 footprint and eat up the yard -- that's understood, and it's
23 always tough when it's a small house on a small yard.

24 MS. SAINDON: What yard?

25 MR. VITULLO: There is no --

1 MS. ALDERSON: Exactly. The question is, though,
2 can you pull it back a bit. Because even if you can get it
3 back some, then there's a chance of -- I think the
4 demarcation that I see in cases like this so far is that it
5 gets literally on top of it and -- old cottage is lost. If
6 it's -- if it's so far up that it doesn't even go to that
7 first ridge, then it tends to look like kind of half
8 swallowed, kind of like a dog with half a bone and a cat
9 with half a bird in its mouth.

10 I guess what I'm asking for you to look at if you
11 would is the possibility of pulling it back enough so that
12 you see that -- there, because to me, when I look at the
13 tension that we face with these between wanting to preserve
14 the character of the original and wanting to still end up
15 with something that's cohesive, if you were going for pure
16 cohesiveness, you'd undermine preservation; you usually go
17 for the hip -- the second story hip. You get a very
18 cohesive Four Square. It wouldn't be a preservation
19 project, but it would be very cohesive, like the one next
20 door that looks great.

21 From a preservation standpoint, though, my concern
22 here is that I think you sort of sacrifice both, because we
23 no longer have the recognizable cottage, it's a different
24 cottage. And my concern, we -- so much height in that kind
25 of roof right on top of that. That's kind of bigger than a

1 dormer on a bungalow, so it doesn't have a bungalow-y look
2 anymore. But I think it might be achieved by pulling it
3 back, leaving the hip there, because that really is the
4 principle character, and see what you can do behind that --
5 stepping it back a bit.

6 MR. VITULLO: Okay. I don't know exactly what
7 shape that would take that would not look like a hybrid.
8 Should that be what -- there's a number of houses that I've
9 seen that have had an addition -- pulled back, which to me
10 looks like a bungalow stuck in front of an addition that's
11 behind it. I don't -- I mean, yes, it would reduce the
12 scale if that's what we're trying to achieve, solely to
13 retain the scale at the street and then everything else is
14 just pushed behind.

15 MS. ALDERSON: I think the question is, is there
16 some way to retain that particular bungalow shape, which is
17 a hip shape; it's not a gable front. That's the question.

18 MS. O'MALLEY: Maybe if you --

19 MR. VITULLO: I don't know what -- I have no idea
20 what that's --

21 MS. O'MALLEY: Why don't we -- we have one
22 speaker, so if you'll step back one moment and then you can
23 come back up. Sabrina Behren?

24 MS. BEHREN: Sabrina Behren, I'm the president of
25 Historic Takoma. Once again, I just wanted to express

1 Historic Takoma's concerns with preserving contributing
2 resources to the historic district master plan, as this
3 house at 7220 Spruce is. We're very sympathetic to the
4 applicant wanting expanded living area and all of those
5 kinds of considerations and we hope that some compromise can
6 be reached to accommodate that desire.

7 But at this juncture, the two drawings that I have
8 seen fundamentally change the character of the house. It is
9 no longer a bungalow and it is as a bungalow that the house
10 contributes to the historic district master plan. So, I
11 don't know at this juncture what the resolution is, but I
12 would support the Staff recommendations to work for some
13 kind of -- some kind of better compromise for expanding the
14 space, but still retaining the integrity of the house as a
15 bungalow.

16 Thank you.

17 MS. O'MALLEY: Okay, come back up now applicants.

18 MS. SAINDON: I'm most obviously not an architect,
19 so can I ask a few questions?

20 MS. O'MALLEY: Sure.

21 MS. SAINDON: My -- it's -- the design clearly is
22 not the same bungalow; it's a different bungalow, but it's
23 clearly a bungalow, so I guess when I look at your charter,
24 it says that you're to preserve the style and I guess I'm
25 not real clear on what that means to you as a Commission. I

1 guess I'm hearing that style doesn't mean bungalow style in
2 the broader sense; it means the particular elements that --
3 existing structure?

4 MS. O'MALLEY: Yes, the reason that you are a
5 contributing resource, or yours is, that the factors that go
6 into making that unique house.

7 MR. ROTENSTEIN: I would just like to add to the
8 last comment. What you have now is a classic one-and-a-half
9 story bungalow. What you're proposing stretches the
10 definition of bungalow into what architectural historians
11 would call bungaloid, and even with what you're proposing,
12 that's a significant stretch.

13 But what I see as significant character defining
14 features of your house as it is now is a hip roof, the
15 central dormer, the rafter tails -- it's a classic bungalow
16 and what you're proposing is to stretch that definition so
17 far that it might go beyond its current style. And that's
18 the issue that I see.

19 MR. BURSTYN: When I look at the picture of your
20 existing house, and I see why you think it's cute and I do,
21 too, is also I like the symmetry in design of the bungalow
22 where -- especially like you enter the front walk and you
23 walk straight right up the stairs right to the front door.
24 And you lose that in your design, and I think the symmetry
25 is an important part.

1 However, what I'd like you to do and also I draw
2 the Commissioners attention to -- I guess it's Circle 27,
3 which is, I guess, a little different design, and is this a
4 viable proposal as well? Because I like this one much
5 better.

6 MS. O'MALLEY: I think this is the one that turned
7 into the Four Square rather than a bungalow.

8 MR. BURSTYN: I mean, I like it because it retains
9 the roof and also the symmetry. I don't know what the
10 other --

11 MR. VITULLO: The scale --

12 MR. BURSTYN: -- Commissioners feel, but --

13 MR. VITULLO: That overwhelms the --

14 MR. BURSTYN: I mean, I don't know about the size.
15 Maybe it's too big. I mean, but I just like the design
16 better.

17 MS. SAINDON: It's -- I mean, it's the house next
18 door to ours. It's a lovely home. It's not a bungalow, but
19 it's a lovely home.

20 MS. O'MALLEY: You're changing the style of the
21 house.

22 MR. VITULLO: We've lost all the scale.

23 MR. BURSTYN: Well, but it -- it keeps the
24 semblance of the roof line and it keeps the symmetry in the
25 front door on the first floor.

1 MS. ALDERSON: Yeah, I think the symmetry is very
2 important.

3 MS. SAINDON: That's not a problem --

4 MS. ALDERSON: My thinking, to add to that, is
5 that once we go as far as -- get all kinds of different kind
6 of roofs, different kind of bungalow like somebody's --
7 around the corner. And once -- and the dormer gets that big
8 -- it first took me a minute to realize that's a dormer? I
9 think so much is gone, so much is changed that I'd be more
10 comfortable with a Four Square, simply because it blends
11 with the neighborhood. But, then again, that's not really a
12 Secretary of Interior standards solution in the way of
13 preservation solution. It's a fit in with the neighborhood
14 solution.

15 I would like to see if you could study further the
16 idea of preserving that front hip and pulling the addition
17 back a bit. Try to find a resolution to reconcile those.

18 MS. O'MALLEY: Since your grade drops down in the
19 back, is there a way to look at your need for more space in
20 a lower level?

21 MS. SAINDON: We could certainly -- we certainly
22 did contemplate that first. It's -- it is Takoma Park and
23 although it is a finished basement, it's -- finished
24 basement. I think that ultimate -- I think it would be very
25 difficult to do that and make it functional -- make it

1 functional space.

2 MS. O'MALLEY: Well, I do -- Takoma Park and there
3 are ways to dry out your basement that may be cheaper than
4 putting on a second story. But --

5 MS. SAINDON: Should I not tell you the story
6 about the floating sewage in the main house then?

7 MS. O'MALLEY: We have stories like that, too. I
8 think you have a very difficult problem with this house in
9 finding something that will work, giving you that much space
10 by purely going up, because I think you can't really have a
11 design that will be totally on top of the whole house that
12 doesn't change the house too much. It's no longer
13 consistent with the predominant architecture of that house.

14 MS. WATKINS: If you look at 7216 -- throwing this
15 out for other Commissioner's reactions. Look at the picture
16 on Circle 24, look at 7216. It's a very -- at least from
17 what I can tell -- similar -- similar massing. But if you
18 extended you -- if you kept the existing slope of the roof
19 and just extended it back and it became some variation of
20 7216, at least then you'd keep some of the -- some of the
21 roof line --

22 UNIDENTIFIED FEMALE: And leave the dormer?

23 MR. BRESLIN: You'd turn the hip into a gable.

24 MS. WRIGHT: Well, that's essentially their
25 proposal. Their number one option is to do that on Circle 7

1 what they're proposing is --

2 MS. WATKINS: Well, except they're changing the
3 porch. The porch becomes a gable --

4 MS. WRIGHT: So your main concern about number --
5 about the front and the solution on number seven is if there
6 would be some way to integrate the way the hipped roof
7 covers the existing porch into that -- into a gable roof,
8 that that would be a more successful solution than having
9 the pediment on the front of the porch?

10 MS. WATKINS: With the pediment, you lose
11 everything.

12 MR. VITULLO: Well, the shape of the porch is -- I
13 mean, I had one solution of bringing the main roof forward
14 so that it was bearing on the front porch columns and I
15 though actually that's a bigger change than having a
16 separate porch roof attached to the main roof. But
17 certainly that is a very viable solution to have the main
18 roof basically replicate 7216 and have a dormer --

19 MS. WATKINS: Or, what if you kept the slope -- I
20 don't know what -- it's hard to tell what the slope is. If
21 you kept the slope and just extended it back so it wouldn't
22 be quite as steep --

23 MR. VITULLO: Keep the slope of the front of the
24 hip?

25 MS. WATKINS: Yes.

1 MR. VITULLO: Then what would happen with the
2 sides of the hip?

3 MS. WATKINS: You're right.

4 MR. VITULLO: Then we could -- I think -- I have a
5 feeling the hip is to -- the slope of the hip is a little
6 too shallow to just extend back, and I don't know -- what
7 you're retaining if all you're retaining is the slope of the
8 front hip.

9 MS. WRIGHT: One question I had was had you ever
10 looked at doing a steeper hipped roof so it would still --
11 you'd essentially be putting a new roof on, but it would be
12 a steeper hipped roof. You probably wouldn't get as much
13 space on the second floor --

14 MR. VITULLO: It's steeper at -- from the first
15 floor level -- top of the first floor plate as it does now.

16 MS. ALDERSON: And what you're describing would
17 have a ridge rather than a pyramid shape, correct?

18 MS. WRIGHT: I think this has a ridge now.

19 MR. BRESLIN: Well, if you were to do some
20 variation -- some variation of 7216 where you raise the
21 roof, but the living area is under the roof and a large
22 dormer -- the dormer that's toward the back --

23 MR. VITULLO: Yes.

24 MR. BRESLIN: -- and if there's a dormer -- if
25 there's a dormer toward the front, it would be the existing

1 dormer or something similar to the existing dormer.

2 MS. WRIGHT: I think the essential question in
3 7216 is how does the Commission feel about changing a hipped
4 roof to a gable? And what I heard some Commissioners saying
5 is that that was in their mind a big change. I haven't --
6 just to explore, you know, the idea of a steeper hip that
7 would give you maybe not three bedrooms on the second floor,
8 but maybe -- you know, maybe two functional bedrooms on the
9 second floor or something. Had you looked at that option?

10 MR. VITULLO: I did hear the -- Anne relayed that
11 to me. I wasn't really sure what that meant.

12 MS. WRIGHT: Just the pitch of the hip, so that
13 you have a more pyramidal roof than a flat hip.

14 MR. VITULLO: Possibly.

15 MS. WRIGHT: I mean -- look --

16 MR. VITULLO: Right --

17 MS. WRIGHT: -- I mean this is -- completely --
18 suggestion --

19 MR. VITULLO: -- I think it would look --

20 MS. WRIGHT: -- it might look strange.

21 MR. VITULLO: Yeah, I think it would -- it
22 wouldn't look like anything that I've seen in Takoma Park.
23 I mean, in my mind our proposal is very similar to 7216.

24 MS. WRIGHT: Mm-hmm; it is.

25 MR. VITULLO: And we are very -- we'd be very

1 happy if you said build it like 7216, and I think it's
2 really more or less we're 95 percent towards that design
3 anyway.

4 Now, I'm not saying we're here to replicate other
5 houses in the area just because, you know, we pass the
6 Commission, but I think that that type of solution is
7 certainly, for us, extremely viable and we would certainly
8 be open.

9 MR. BRESLIN: Well, some -- in my opinion --
10 attractive thing about 7216 is when you look at it, you
11 don't see any gables. You see horizontal lines.

12 MR. VITULLO: Mm-hmm.

13 MR. BRESLIN: And if you look at your existing
14 house, you see horizontal lines, with the exception of the
15 dormer; it's a very shallow pitch. And one suggestion I
16 might have is you did this better -- a better 7216 where you
17 kept the horizontality, you kept the second floor largely in
18 your roof --

19 MR. VITULLO: Right.

20 MR. BRESLIN: -- and you kept a lot of the
21 bungalow detailing, but used your bungalow detailing. So,
22 for instance you have a dormer. You either reuse your
23 dormer or do something similar detailing to your dormer.
24 You might keep the low scale, keep the horizontality, keep
25 the second floor largely in the roof and then you could keep

1 the porch, the beam, the gutter relatively intact.

2 That might be a middle ground, so from the gutter
3 down is the same. From the gutter up is new, but it's
4 largely hidden behind the roof.

5 MR. VITULLO: Right. In my mind that reworking of
6 it is -- would be extremely acceptable to us. I wasn't sure
7 what you meant by - or, what of the original dormer on the
8 front of the hip of the 7220? Is that something that would
9 need to be retained or expanded upon? Is that an important
10 element --

11 MR. BRESLIN: I would think, in the ideal world,
12 you'd keep that dormer, because the dormer is a -- it's a
13 character giving element. However, if you were to raise the
14 roof, that may not be feasible. And if it's not feasible,
15 maybe you do something that's replicative of it.

16 MR. VITULLO: And that would be a roof that would
17 replace the main dormer --

18 MR. BRESLIN: Maybe you could do a dormer with a
19 similarly modest pitch and a similar window arrangement.

20 MR. VITULLO: Well, I think a dormer that would
21 have a hip on it that would be, say, attached to the type of
22 roof at 7216, that would be --

23 MS. O'MALLEY: And I would want to see the size
24 closer to your original dormer; not like the one on 7216.
25 It's huge --

1 MR. BRESLIN: It would have to be done --

2 MR. VITULLO: The size -- the size of the
3 original? The original dormer is basically an -- it doesn't
4 provide any light. I mean, these -- we are putting two
5 bedrooms --

6 MS. ALDERSON: I would like to add a refinement to
7 Commissioner Breslin's comment, and I think this is an
8 interesting direction; the idea of finding a way to extend
9 the roof as subtly as possible.

10 This point is very well taken, I believe, about
11 the relationship -- the linear relationship between the
12 dormers and the roofs and the -- I guess that is maybe what
13 troubled me the most about the initial design, and that's
14 that what's the bungalow characteristic is that the dormers
15 parallel the roof line. Your hip roof, your dormer is
16 paralleling that part and the wider dormer, that's really
17 admitting light to a whole second story and making it
18 occupyable. That's linear. It parallels the linear ridge
19 in the front.

20 And so my added suggestion is that either way you
21 pursue it; whether you find a way to extend the hip or
22 whether you instead decide to explore a gable that's side
23 facing like 7216, that the dormer should parallel the roof
24 line and that will keep it more cohesive and make it have
25 more of a bungalow character, whether it's small or large.

1 MR. VITULLO: Okay.

2 MS. ALDERSON: Yeah, it's the two just fighting
3 with each other too me that was part of what I had
4 difficulty with; the side facing gable and yet the dormer
5 being gable fronted.

6 MR. VITULLO: I think that's a really good idea.
7 I'm not sure exactly where that leaves the hip. Are we
8 going to have -- I mean, we're basically taking the hip away
9 and making the roof -- the main roof more or less be like
10 the 7216 roof type.

11 MR. BRESLIN: Well, that's looking from a
12 preservation point of view. Your house has a hip roof, it's
13 always had a hip roof. Ideally, it continues to have a hip
14 roof. So, I would urge you to explore a hip roof.

15 If a hip roof is infeasible, then I would think of
16 something like a gable would be the next option.

17 MR. VITULLO: Well, in my mind the hip roof
18 solution is the one -- Four Square, so --

19 MR. BRESLIN: I meant a lower --

20 MR. VITULLO: A lower --

21 MS. WRIGHT: I think the solution I was talking
22 about, and we've agreed that that potentially -- you could
23 do a few sketches and Staff would be glad to take a look at
24 the sketches, but I guess what I'd like to just find out is
25 could the majority of the Commissioners support some sort of

1 a gable roof change? Changing -- because when we look at
2 7216, it is the side gable bungalow. That is, in essence --
3 you know, we can work out all the details, but that is the
4 essence of what their original proposal on Circle 7 really
5 is. Maybe again a quick show of hands, how many
6 Commissioners could envision approving side gable roof on
7 this building?

8 MR. BRESLIN: Designed -- architect; yes.

9 MS. ALDERSON: I think we all feel that it's
10 conditional.

11 MS. WRIGHT: Yeah, so there's only four
12 Commissioners who say they feel that they could really
13 contemplate approving a side gable roof, so it's a little
14 iffy. There's not glowing support for that.

15 MS. ALDERSON: For the record -- for the record, I
16 would want to say that certainly the character is, you know,
17 this one-story hip roofed gable -- bungalow. I'm not sure
18 there's a way to achieve in an aesthetically successful way
19 of keeping that without having something big looming behind
20 it. And so that's why I'm prepared to say if that's not
21 possible to achieve, I would be more comfortable with a
22 continued slope, even if it ends up being a side gable. And
23 I am -- that ends up putting a front-facing gable that's
24 kind of arguing with a side-facing gable.

25 MS. WATKINS: I would agree with Caroline. That's

1 the -- I think that's one of the problems we run into in
2 Takoma Park. We try to put these large additions on the
3 back of these little houses and it's very strange, it's very
4 uncomfortable while trying to maintain this bungalow. And I
5 think if it's done well, I think the side gable could work.

6 MS. O'MALLEY: But I would -- I would still hope
7 that you would try again to -- to think if there's any way
8 at all that you can retain more of your original house.
9 Because it's not going to look like that cute little
10 bungalow anymore.

11 MS. SAINDON: No, but I still hand paste wax all
12 the floors every year, so on the inside it does.. And so --

13 MS. ALDERSON: And can we say -- let's assume that
14 you are comfortable pursuing a solution that preserve the
15 front porch and its elements --

16 MS. SAINDON: Absolutely.

17 MS. ALDERSON: -- and the openings --

18 MS. SAINDON: Absolutely. The symmetry on the
19 house I absolutely would work -- on the inside it's not that
20 great from a living space -- but it's certainly something
21 that --

22 MS. O'MALLEY: If you can go back and work with
23 some of these ideas and also -- I mean, maybe you'll come up
24 with something as you're fiddling with it that's totally
25 different.

1 MS. SAINDON: I guess if -- I know it's late, but
2 the four people who wouldn't agree to the side gable haven't
3 offered us anything to go with. And -- so --

4 MR. FULLER: I guess early on some of the comments
5 were are we maybe trying to put too much in, could the
6 program be scaled back slightly and that way you wouldn't
7 have to be forcing as much as high as you are. And is there
8 any option of letting a little bit of the additional density
9 go to the rear. I think some of this -- I just feel
10 overwhelmed. I feel that what's here is so much bigger than
11 what was there that even if we say that, okay, we've got a
12 little bit of the hip coming down in the front, yeah it has
13 a little reminiscence, but the closer it starts looking to
14 the house up the street, then it breaks the whole fabric
15 issue. Right now one of the nice things on the street is
16 that you have a larger house, you have houses with a lot of
17 different contexts. The more you start marrying up to one
18 of the other houses, I think you're hurting the rest of the
19 streetscape.

20 So, from my perspective, anything that can help
21 keep your program a little smaller so your house is the
22 bungalow -- it's the smaller house on the street -- I think
23 would be more successful. So, I'd be in favor of seeing a
24 little bit less maybe pushed a little bit back. But it's a
25 difficult problem. I don't think there's an easy solution.

1 MR. ROTENSTEIN: I think that suggestion is very
2 well put. I would explore towards the back of the house and
3 try not to make the front so overwhelming. I will just re
4 -- say it again, I really do think the character defining
5 features of this house are its roof lines and the dormer.

6 MS. O'MALLEY: I think you've heard enough from
7 me. Any comments from other Commissioners? All right, well
8 we hope you'll come back again and work with Staff some on
9 this --

10 MS. SAINDON: Thank you for your time.

11 MS. O'MALLEY: All right, we have -- Case C is
12 postponed and we have the review of the tax credit
13 applications.

14 MR. FULLER: Are we looking for a motion to
15 approve?

16 MS. O'MALLEY: I think this could be very brief
17 because most of us are familiar with it.

18 MS. TULLY: I was just going to say that this is
19 Group I of the tax credits for calendar year 2003. There
20 are about 40 -- there are 40 in this application and -- two
21 more groups and if you have any questions about specific
22 credits, I'd be happy to answer them.

23 MS. O'MALLEY: I don't think anyone had a
24 question.

25 MR. FULLER: Make a motion that we approve the

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Fax 301 920-0738

Website www.vitullostudio.com

FAX

Date: 6/30/04

To: Anne Fothergill

Cc:

Fax number: 301 563-3412

No. of pages, including this one: 7

Re: 7220 Spruce Ave., Takoma Park, MD

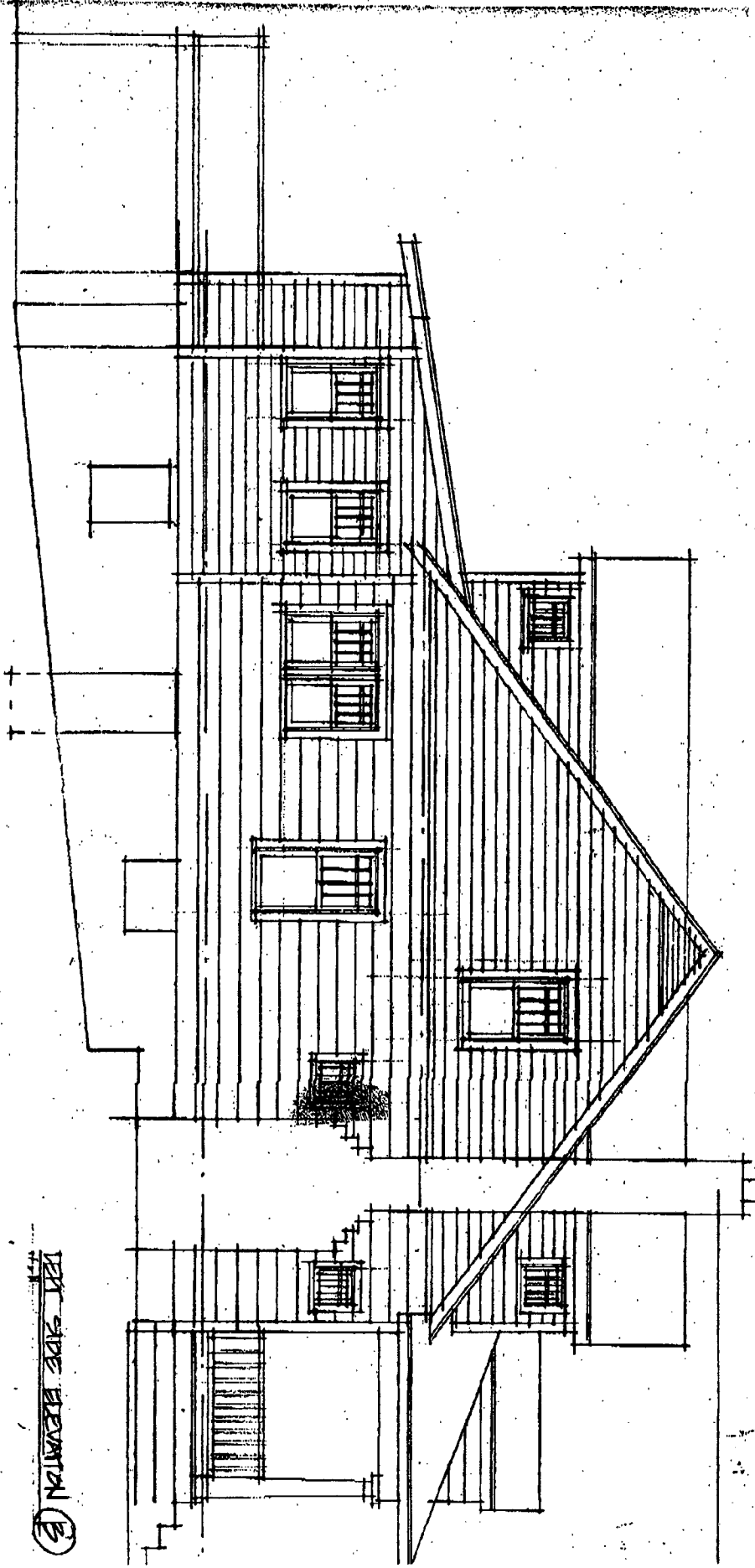
Dear Anne:

Here's the intact hip roof, with a rear addition. Also, I kept the entire front elevation at the first floor. If you look at the side and rear elevations (not included here; look at previous submittal) I did change some windows, but minimally.

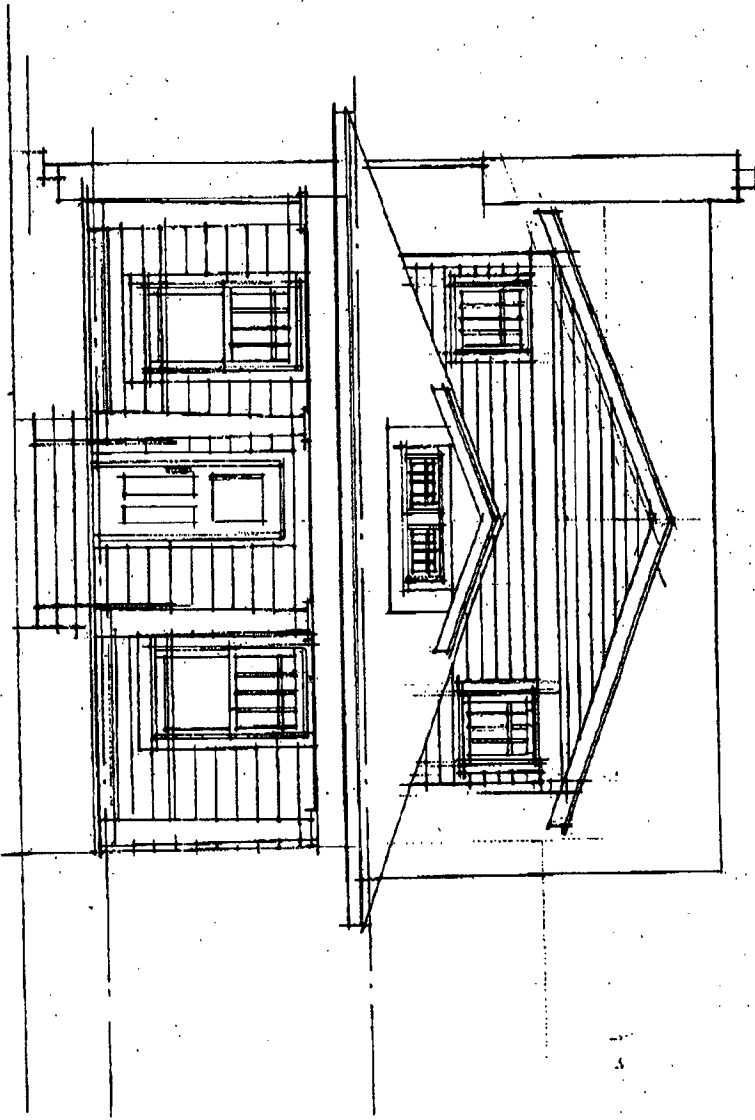
Thanks. Hope this works. I'm showing it the Saindon's tomorrow.



Rick Vitullo



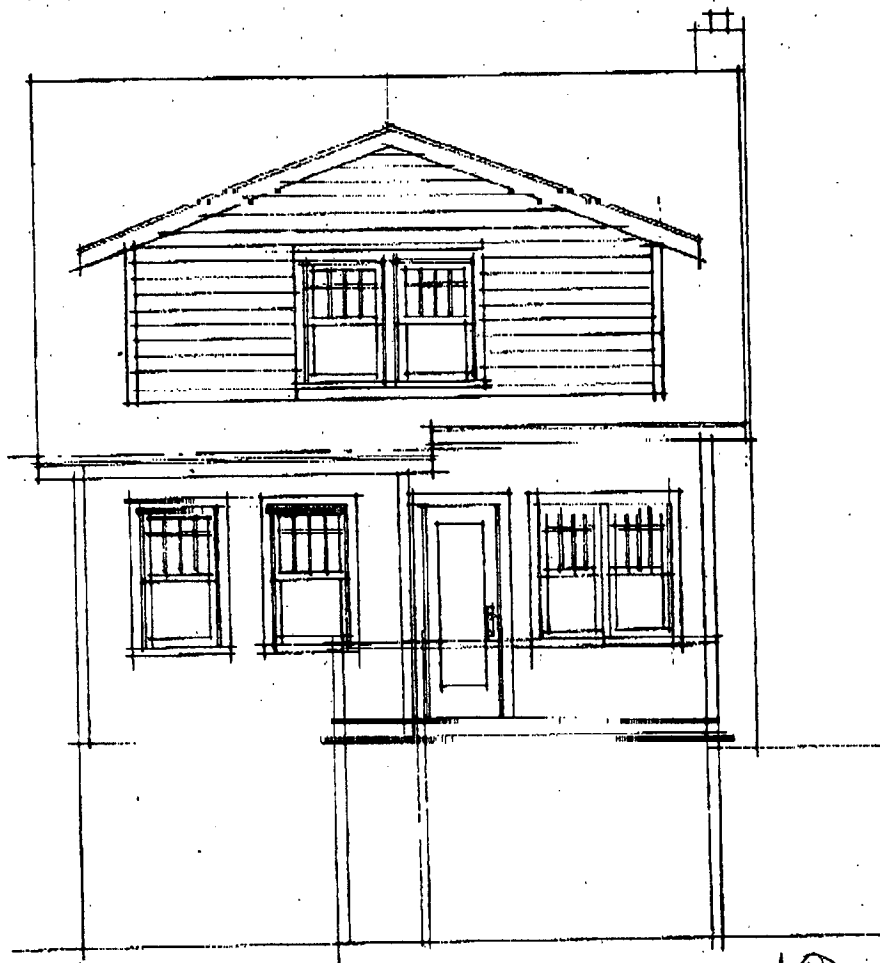
WEST SIDE ELEVATION
②



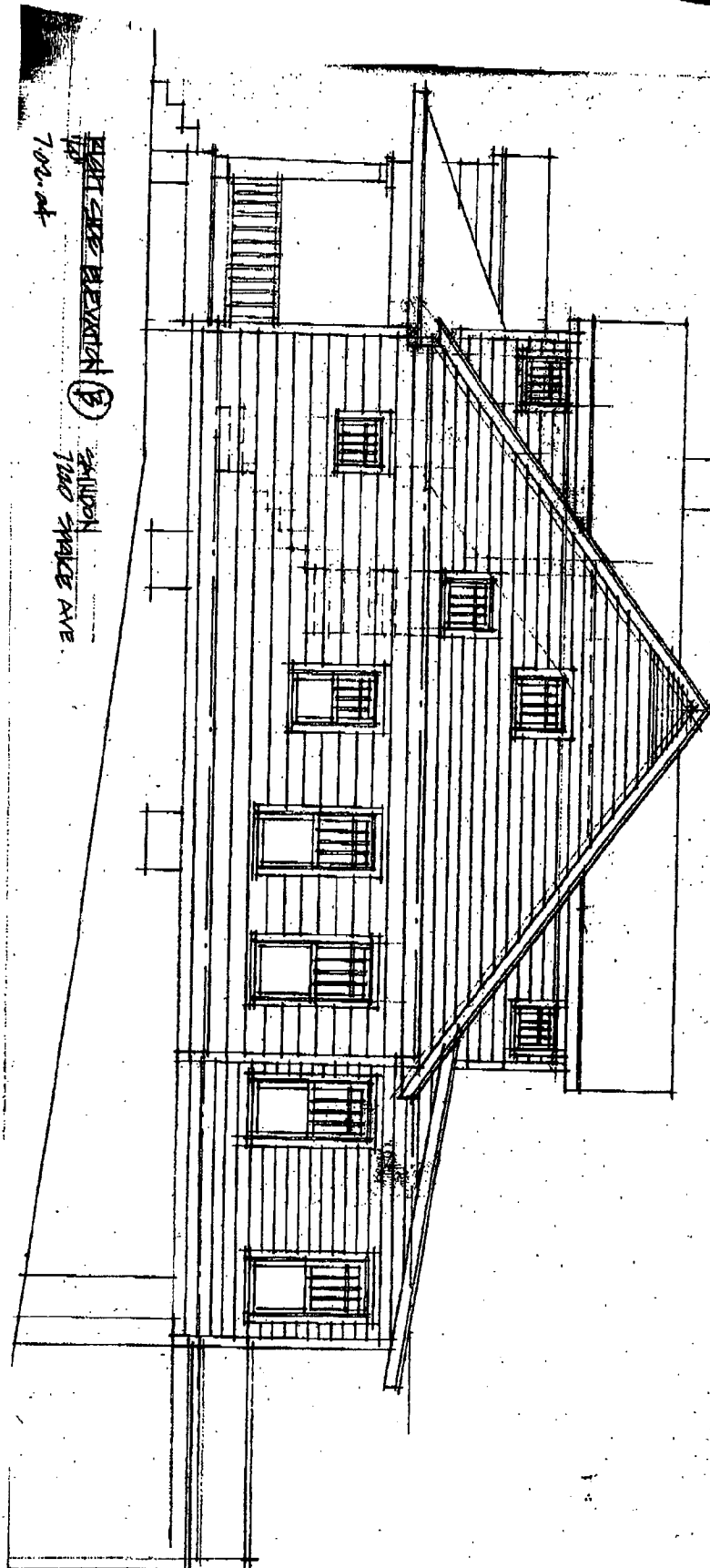
FRONT ELEVATION
 SIDE
 7 01 02
 (B) 3100 N
 7000 SPICE AVE.

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 7016 Woodland Ave.
 Takoma Park, MD 20913

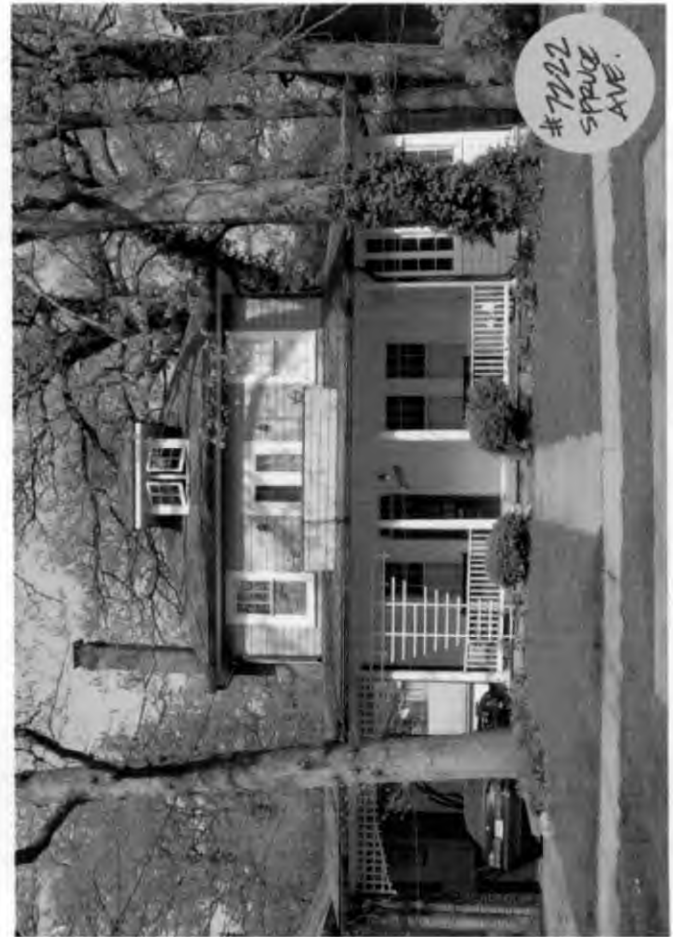
TO: Anne Fogarty



~~REAR ELEVATION~~ (R) CA
1/4" = 1'-0"
7.02.04
72



EAST SIDE ELEVATION
700.04
700 SHAKES AVE.





Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912





Saindon Residence
7220 Spruce Ave.
Takoma Park, MD 20912



Saindon Residence
7220 Spruce Ave.
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Phone 301 920-0737*Fax* 301 920-0738*Email* vitullostudio@earthlink.net*Website* www.vitullostudio.com**FAX****Date:** 5/28/04**To:** Anne Fothergill**Cc:****Fax number:** 301 563-3412**No. of pages, including this one:** 3**Re:** 7220 Spruce Ave., Takoma Park, MD

Dear Anne:

Thanks for your quick and thorough response. Here are some comments on your comments:

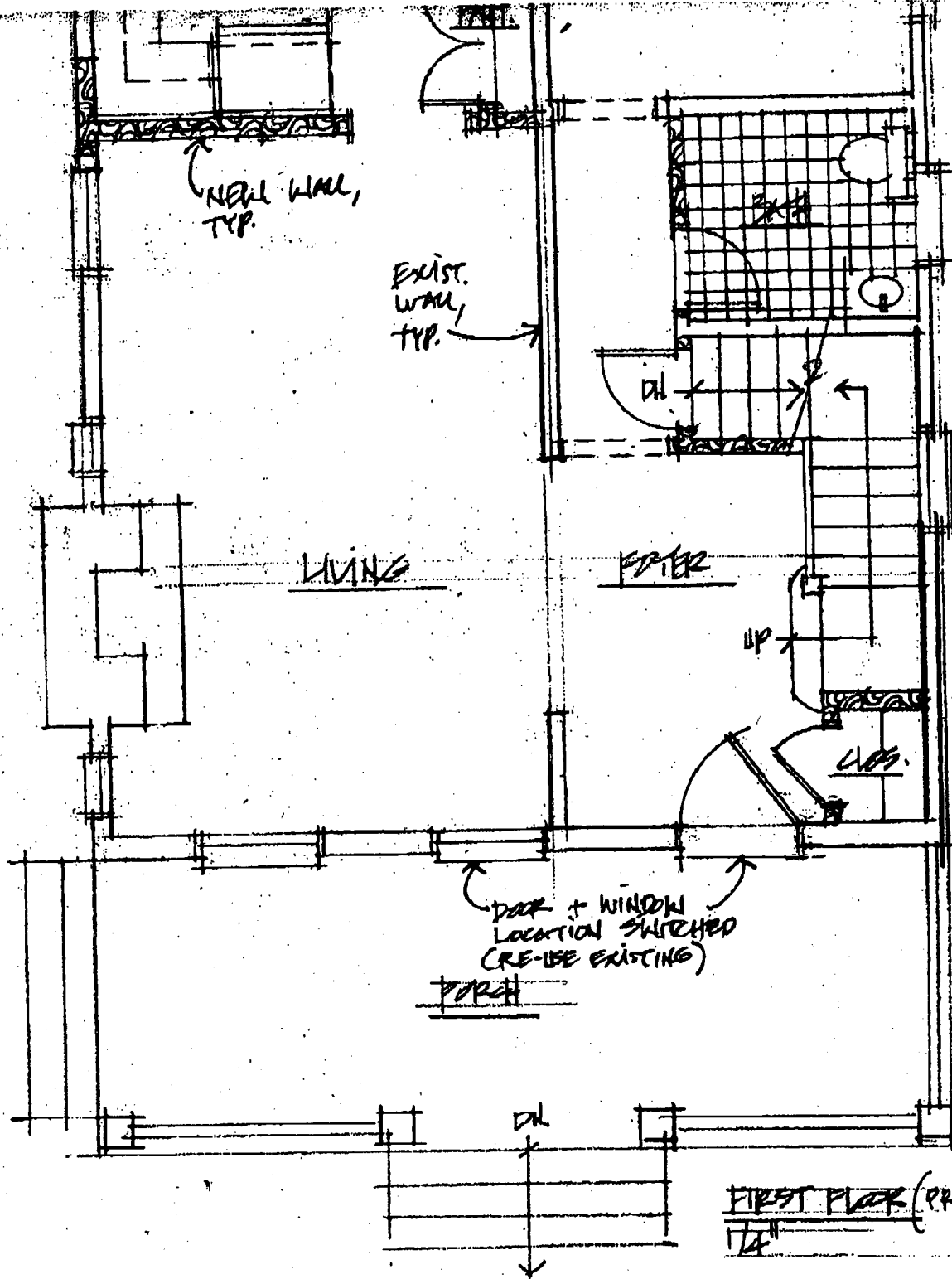
1. On the left side of the house the only window we are altering is closing up one window in the first pair of windows in the former dining room, so we can expand the kitchen (one of the main reasons for this renovation).
2. In the front we are switching the position of the right window and the middle door with each other, creating a true foyer near the stair. I realize that one "feature" of bungalows" is usually entering right into the living room, but today that is one of the main areas that clients of mine complain about in these layouts. We aren't changing the openings, just switching their positions.
3. On the right side, there are presently NO windows in the rear room (proposed family room) so we are putting in two new windows there. It seems to me a big blank wall (existing) is less desirable architecturally and historically than a wall with openings appropriately sized and specified to match the existing. There is a window toward the front we are making smaller and raising its height in the wall, but we have to do that because we are putting the stair there, and it needs to be that high to clear the stair.
4. I will keep the rear wall layout as well as the shed roof-type but we would like to raise the ceiling and roof so we can create a room with ceilings taller than the current 7'-9".

Do you need any of these items addressed and/or changed as a new drawing for your meeting? (I would guess you would need a new floor plan to reflect the rear condition in the family room, and I will send that to you today.)

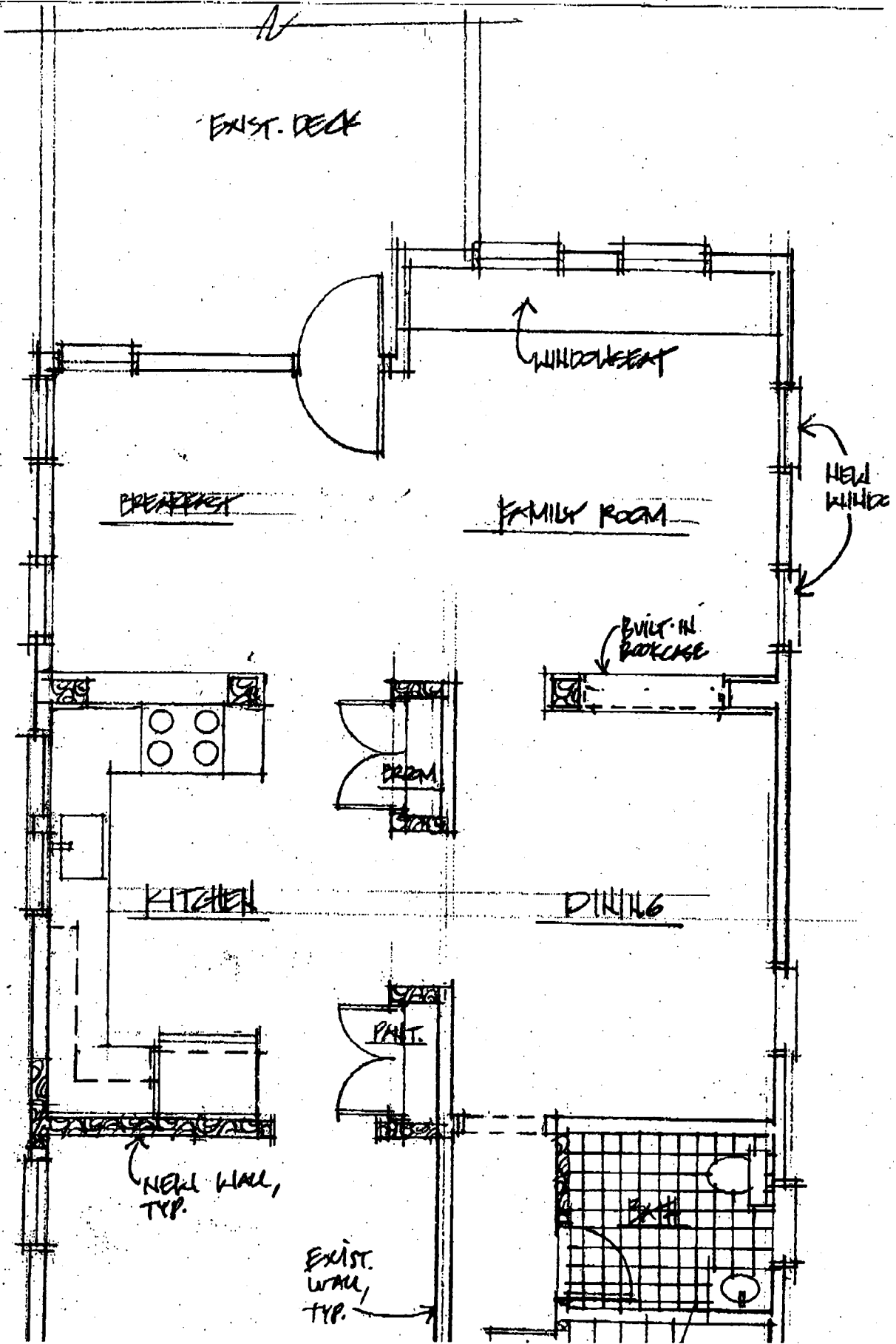
I can meet you next week, on Wednesday, if that still works at the house, 7220 Spruce Ave. I do have a meeting in Virginia and will be gone from 9 until noon, but I can meet there between 8 and 9am or after noon sometime. Name a time and I'll be there.

Thank you so much.

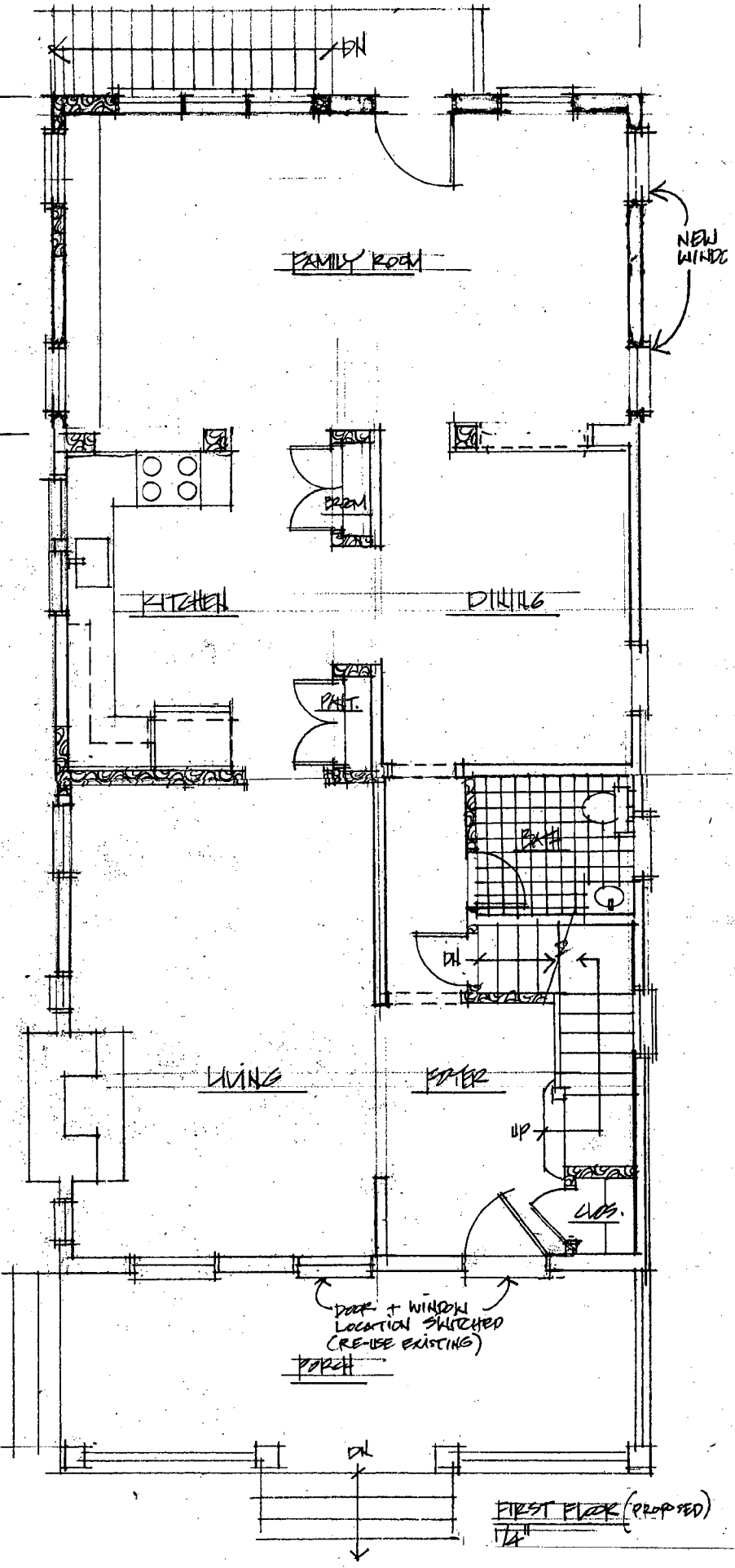

Rick Vitullo



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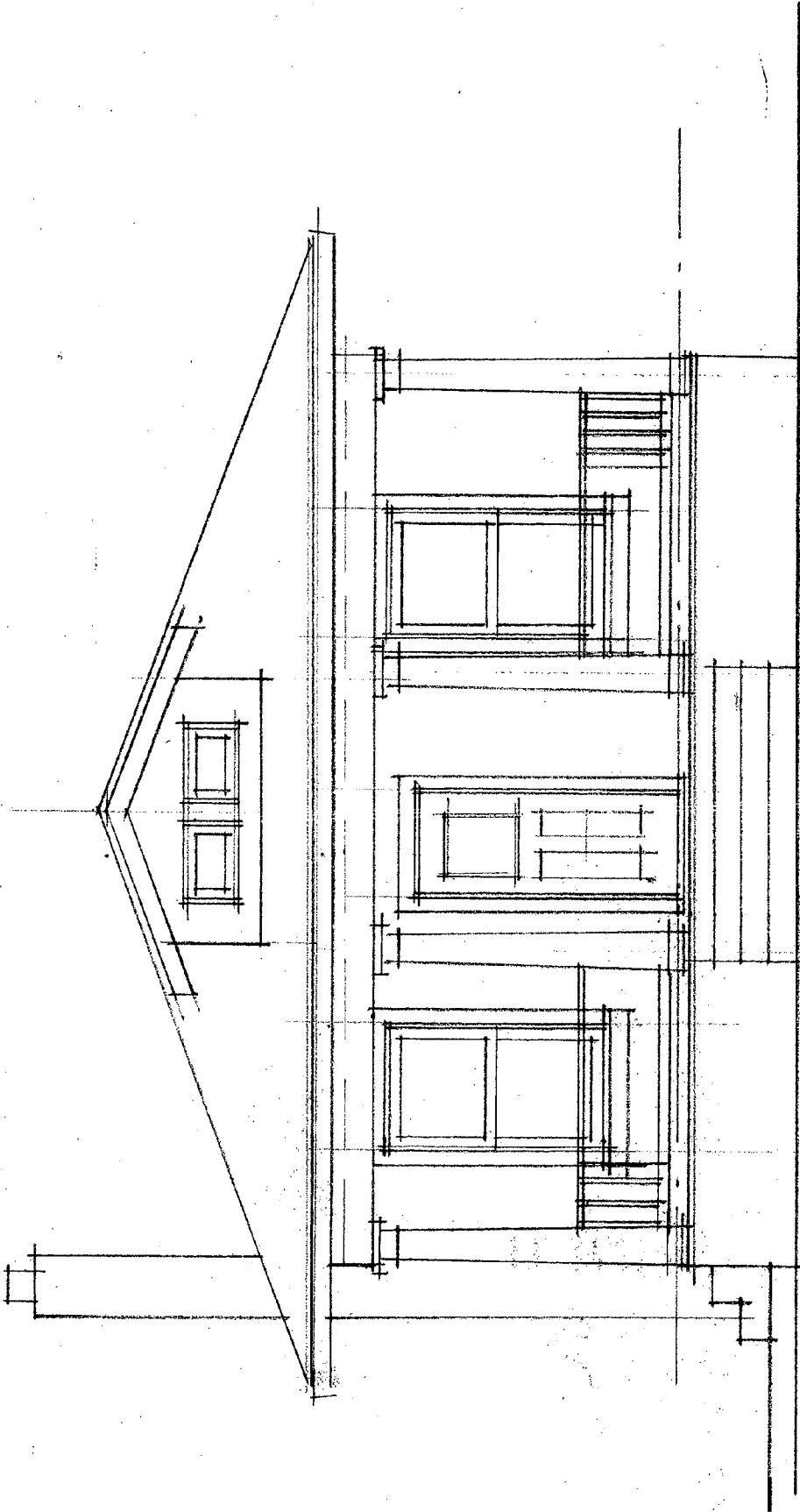


13'-3"



FIRST FLOOR (PROPOSED)
14'

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Takoma Park, MD 20912



EXISTING FRONT ELEVATION
1/4" = 1'-0"

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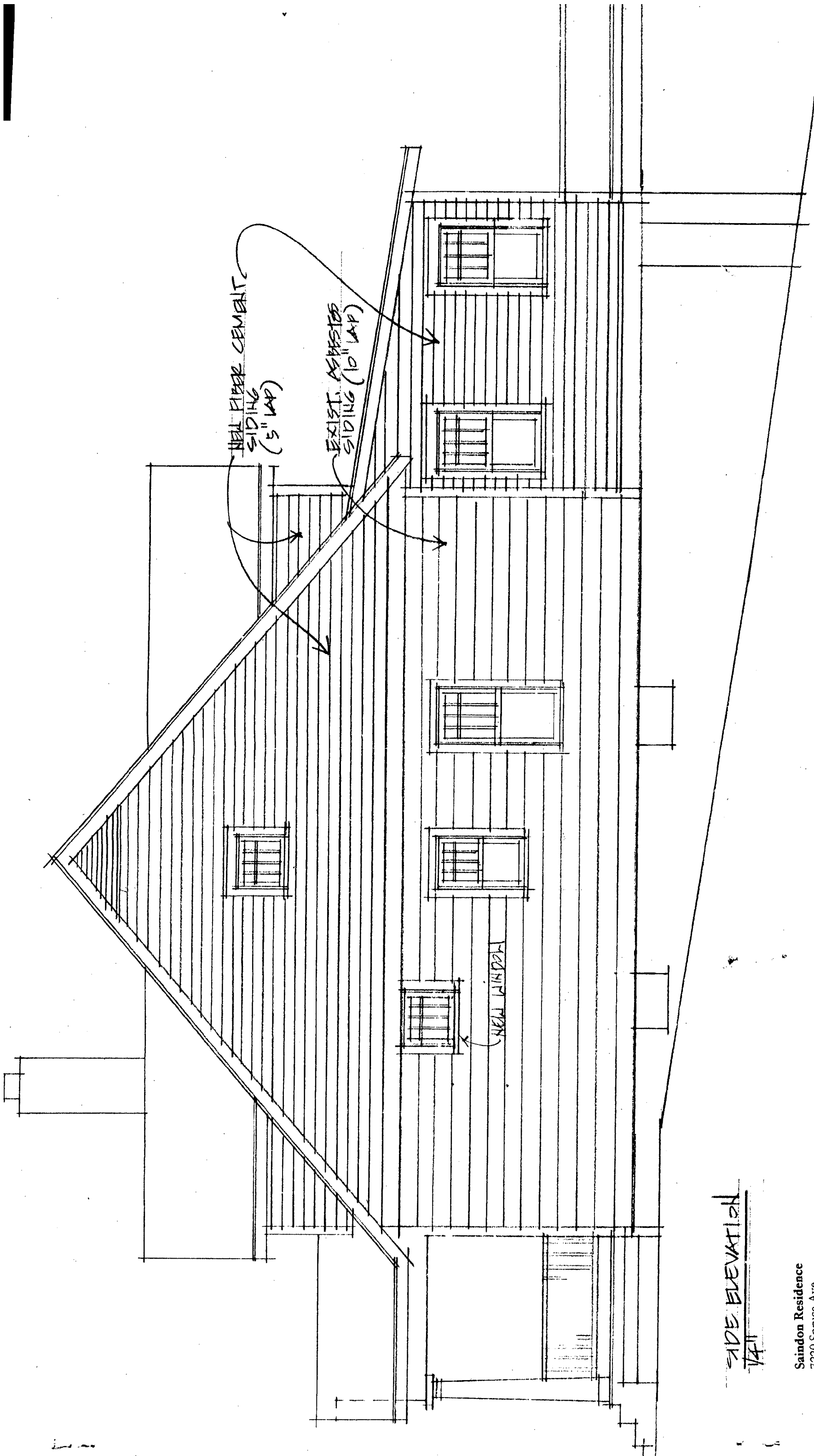
May 27, 2004

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Historic Preservation Commission
Montgomery County Park and Planning
1109 Spring St., #801
Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Page:

EXIST. FRONT ELEVATION



SIDE ELEVATION
1/4" = 1'

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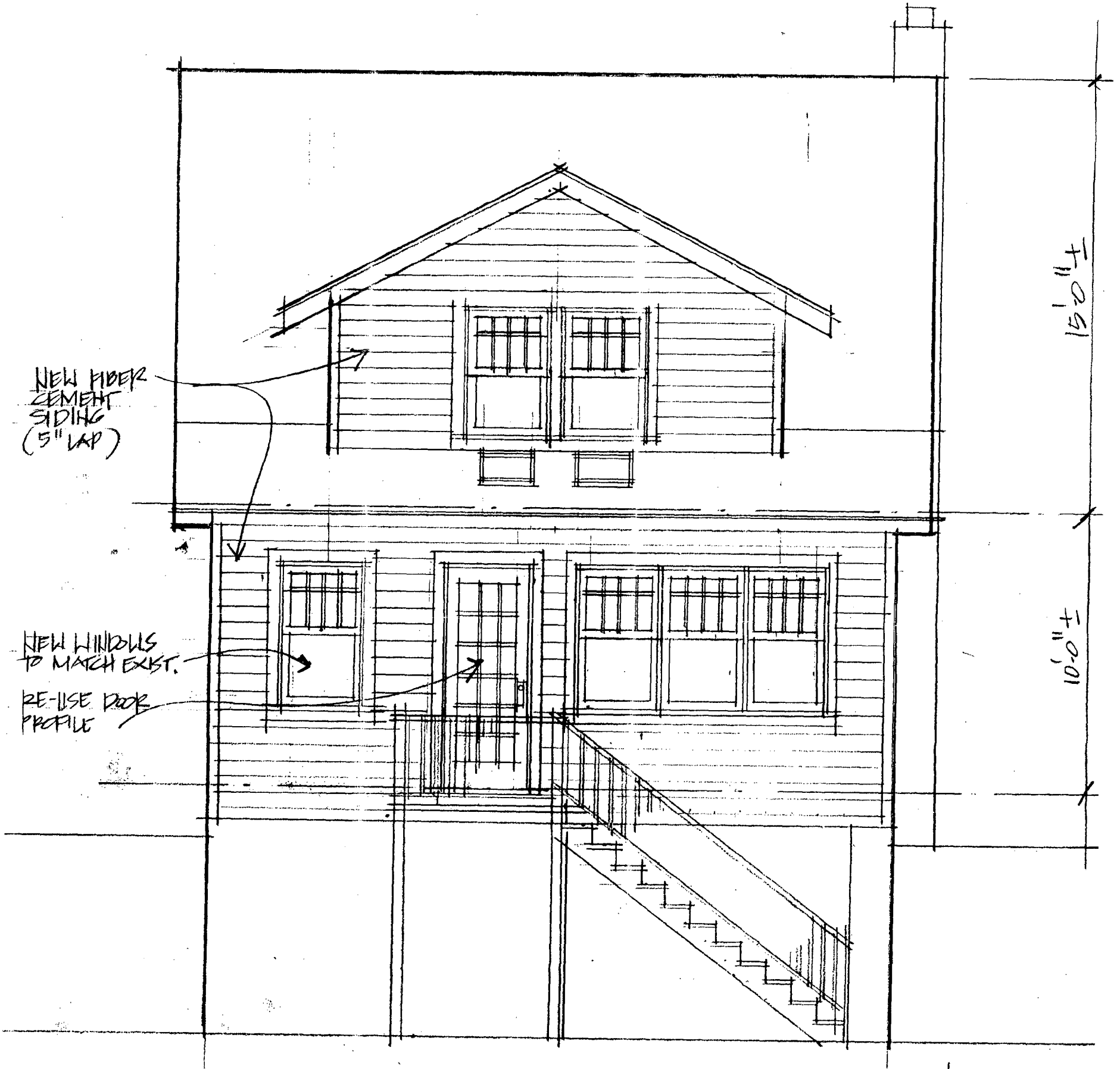
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Page:

PROPOSED SIDE ELEVATION (RIGHT)



15'-0" ±

10'-0" ±

REAR ELEVATION
1/4"

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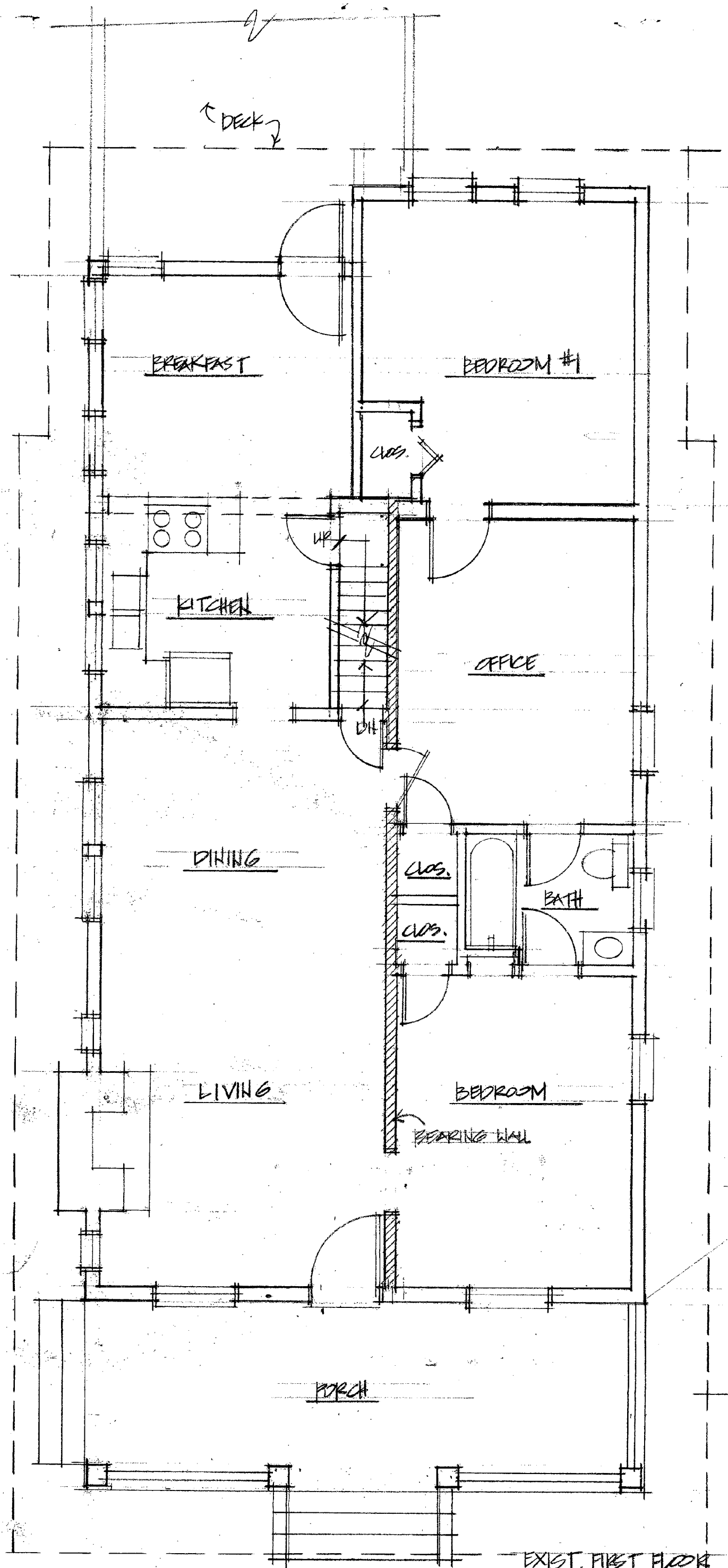
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Page: PROPOSED REAR ELEVATION



EXIST. FIRST FLOOR
 1/4" = 1'-0"

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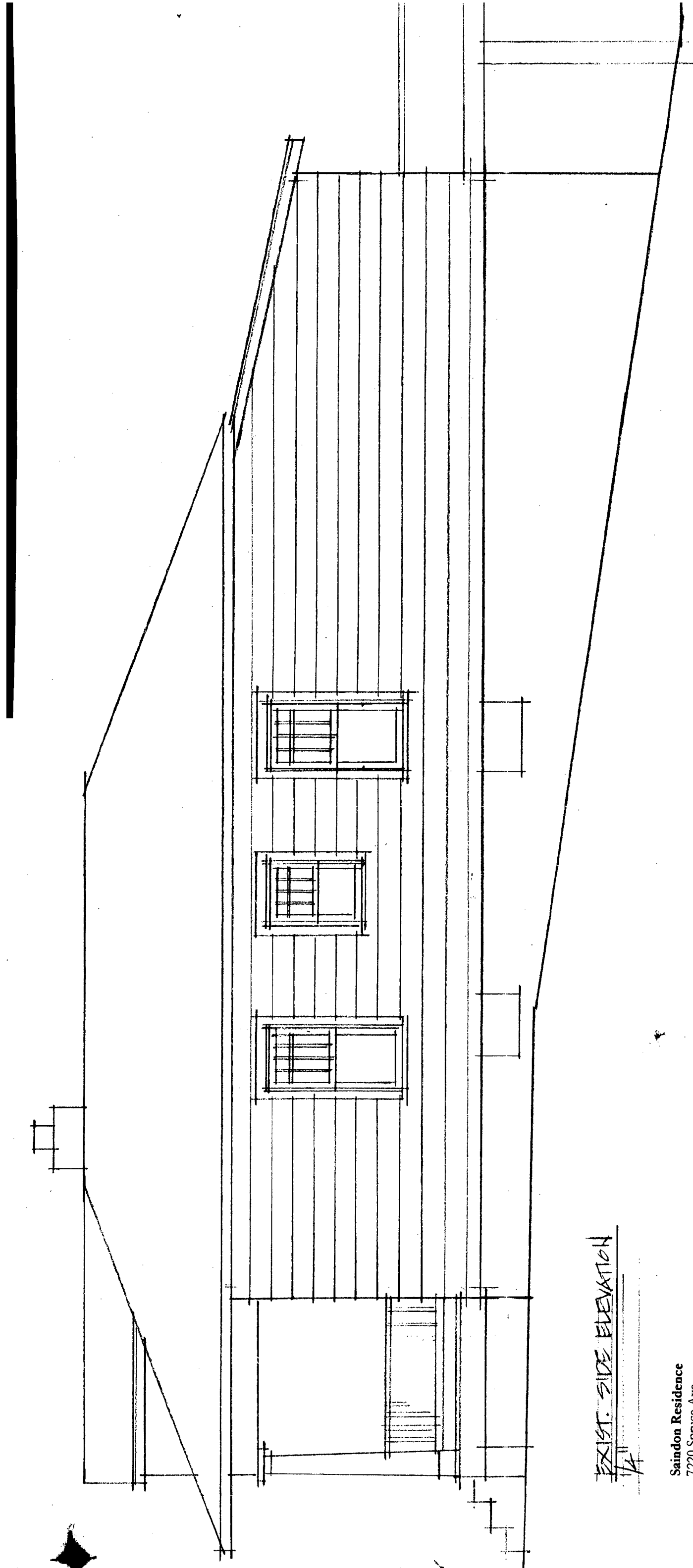
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Page:

EXISTING FIRST FLOOR PLAN



EXIST. SIDE ELEVATION
14

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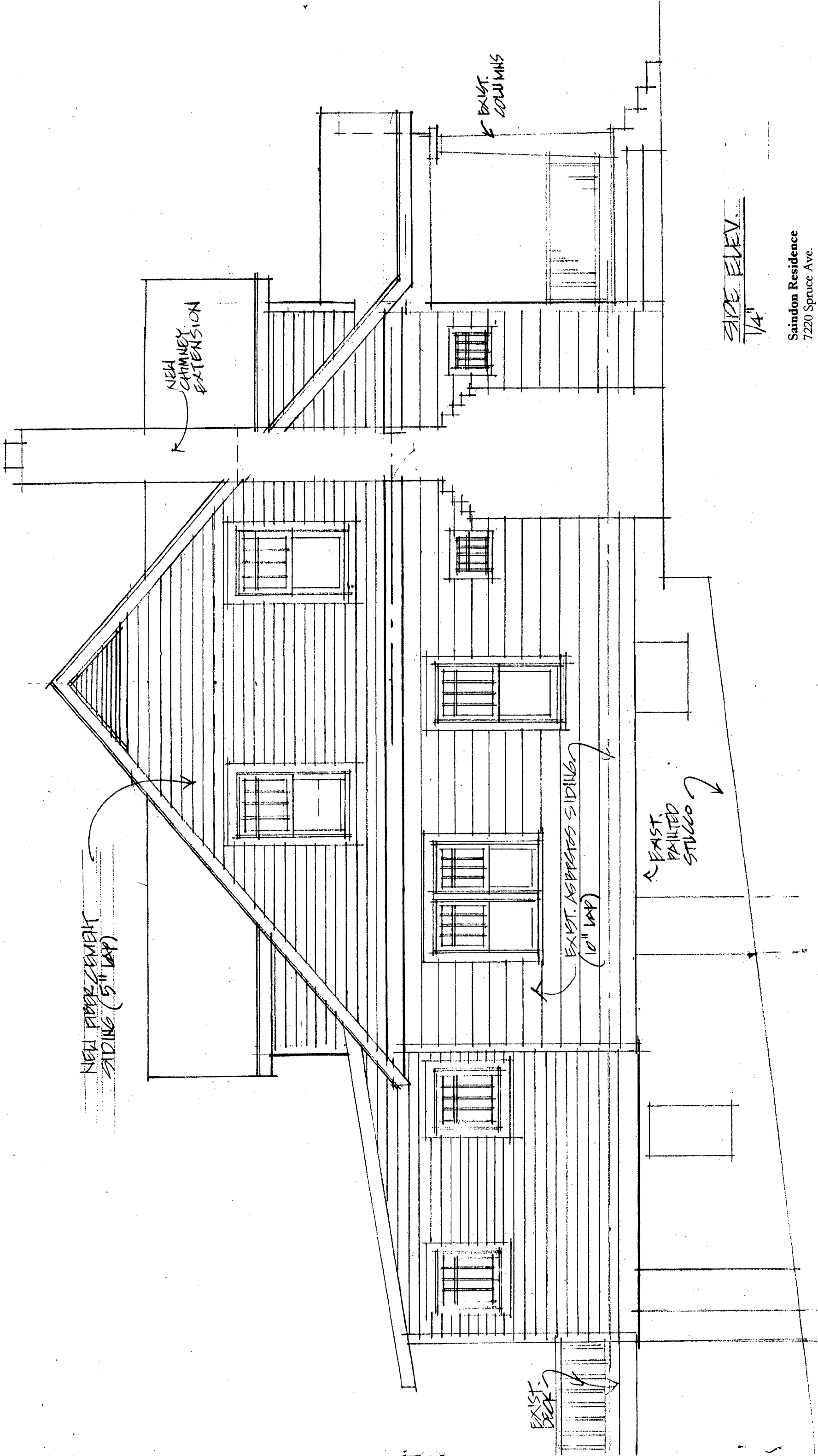
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Page:

EXISTING SIDE ELEVATION (RIGHT)



SIDE ELEV.
1/4"

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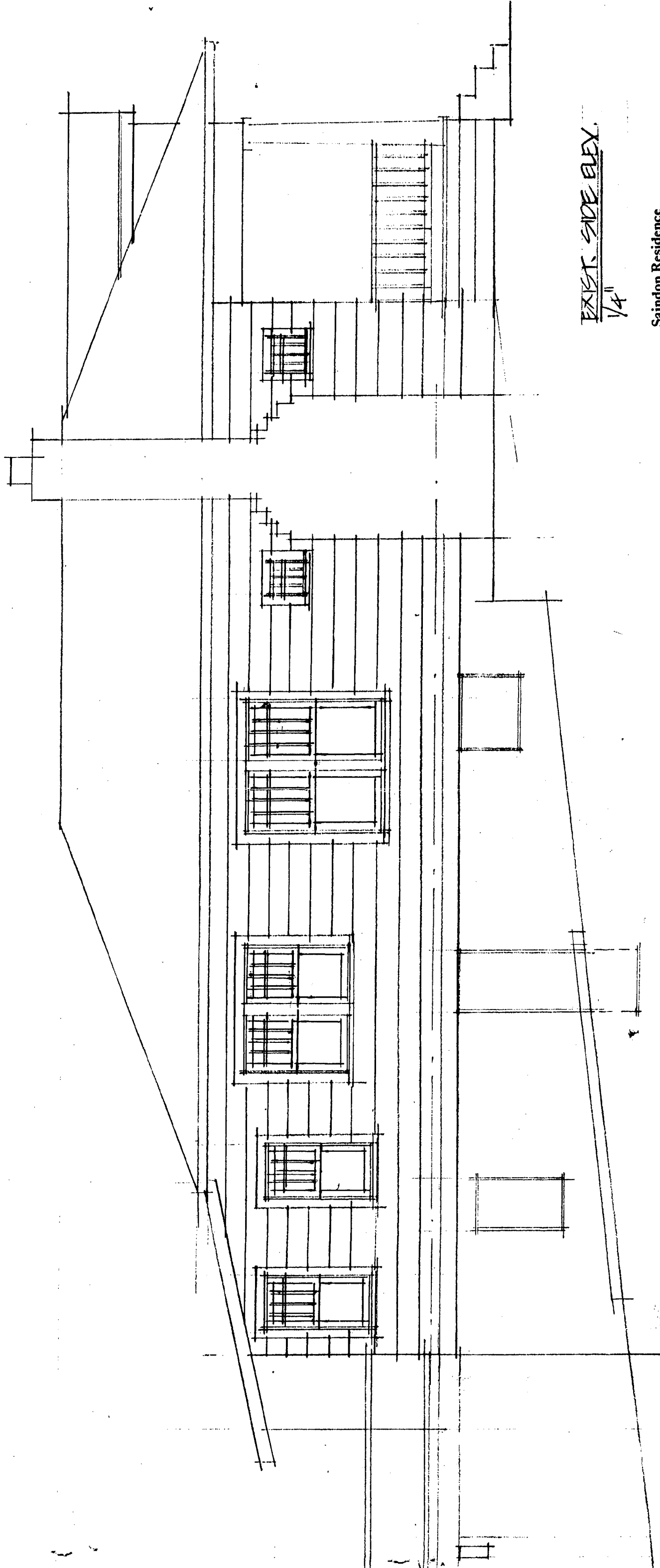
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Page:

PROPOSED SIDE ELEVATION (LEFT)



EXIST. SIDE ELEV.
1/4"

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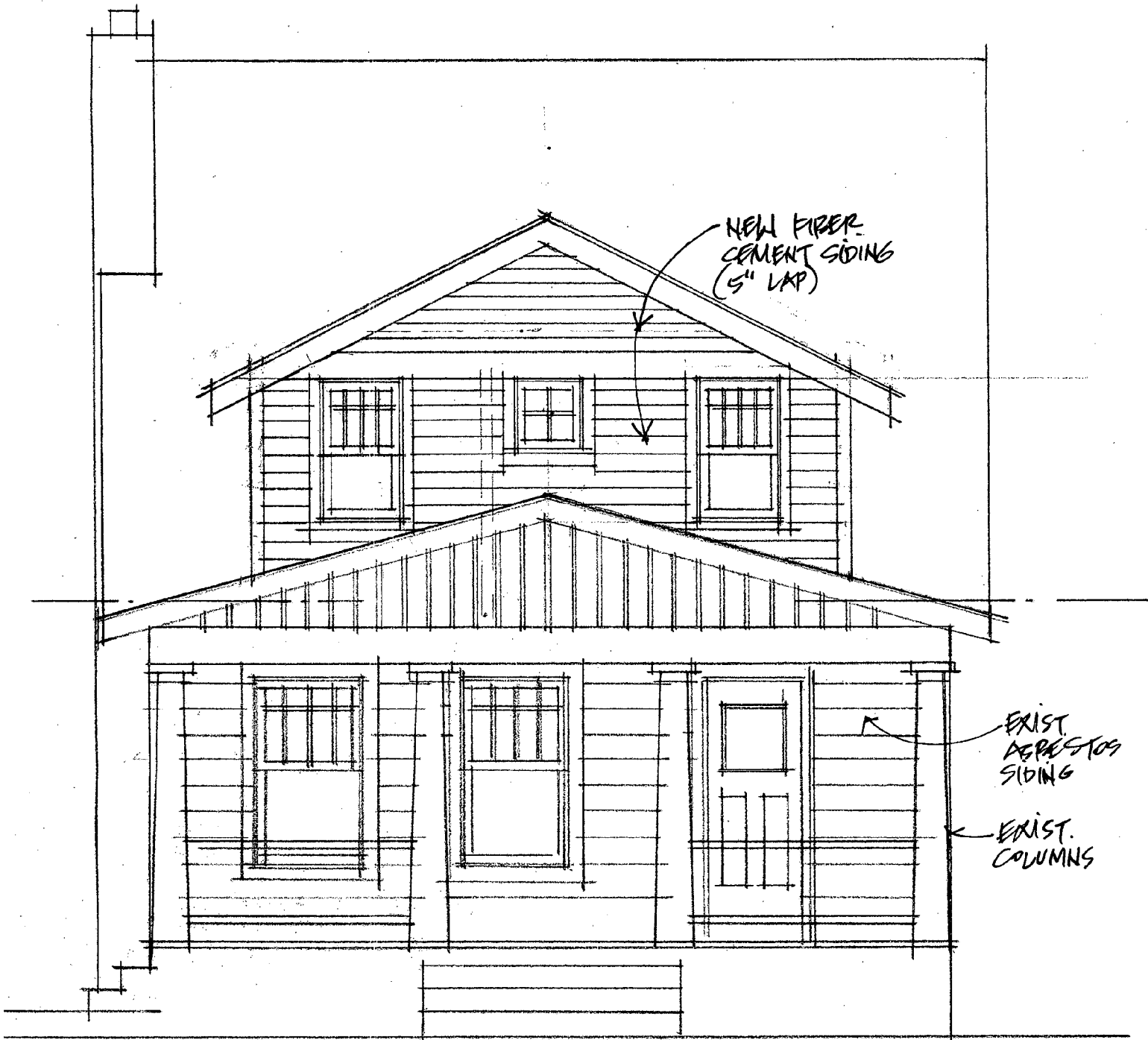
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Page:

EXISTING SIDE ELEVATION (LEFT)



FRONT ELEV. (PROPOSED)
1/4"

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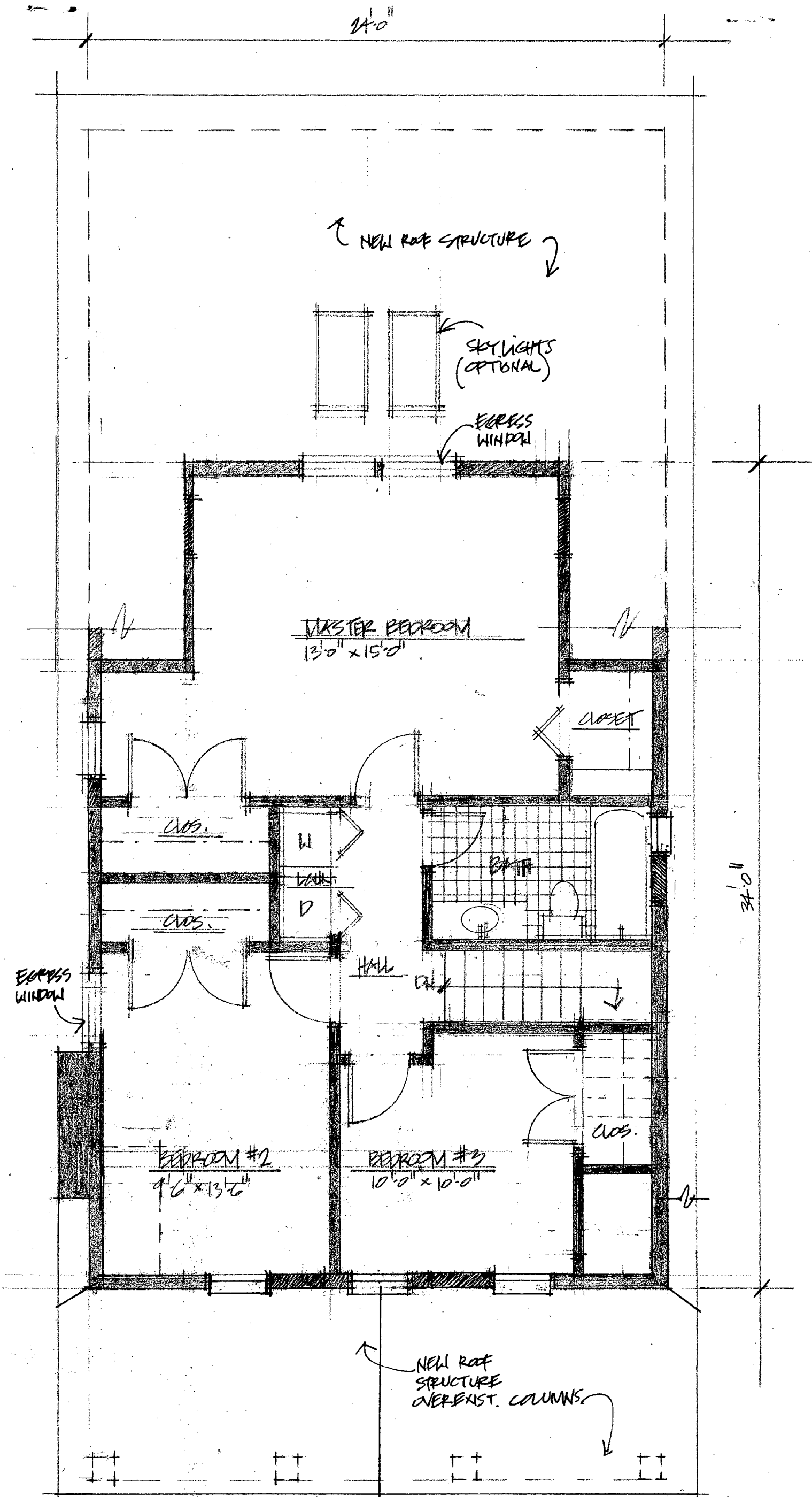
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Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Page: **PROPOSED FRONT ELEVATION**



SECOND FLOOR PLAN (PROPOSED)
 1/4" = 1'0"

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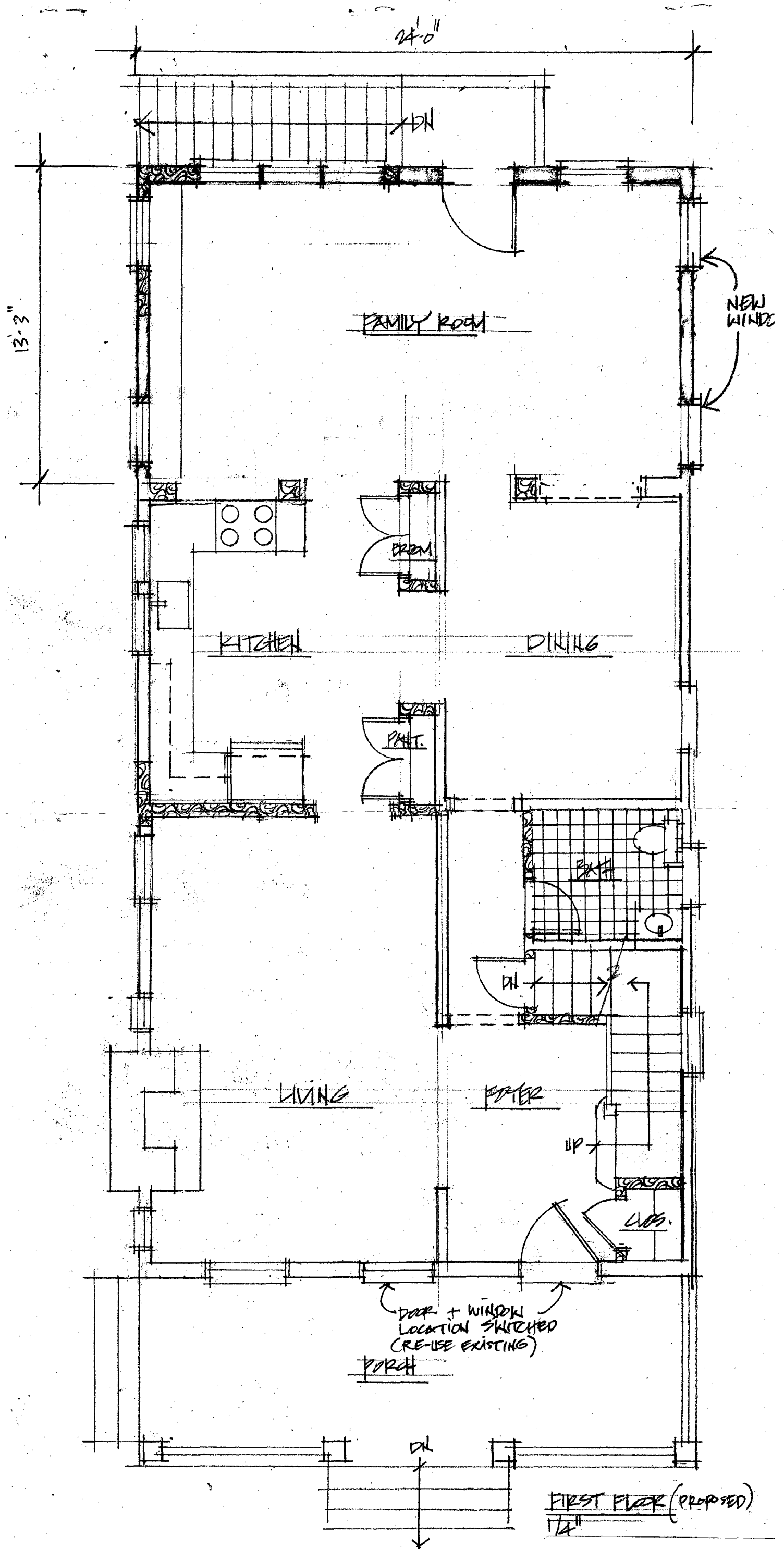
May 27, 2004

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Montgomery County Park and Planning
1109 Spring St., #801
Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Page:

PROPOSED SECOND FLOOR



FIRST FLOOR (PROPOSED)
14'

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May 27, 2004

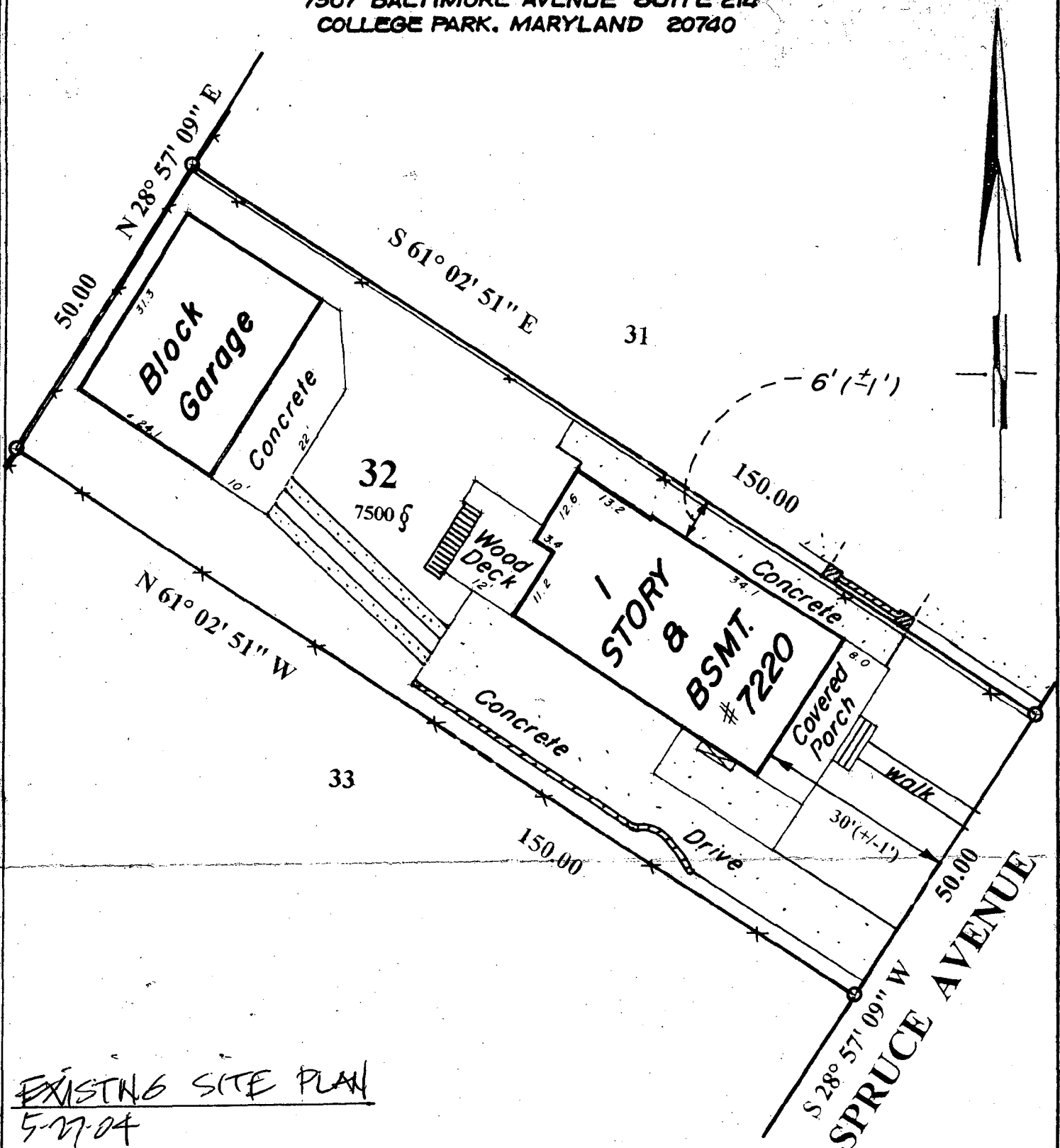
Ms. Anne Fothergill
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Montgomery County Park and Planning
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Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Page:

PROPOSED FIRST FLOOR PLAN

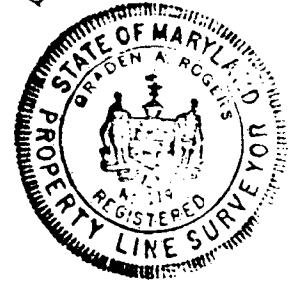
LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



EXISTING SITE PLAN
 5-17-04

NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



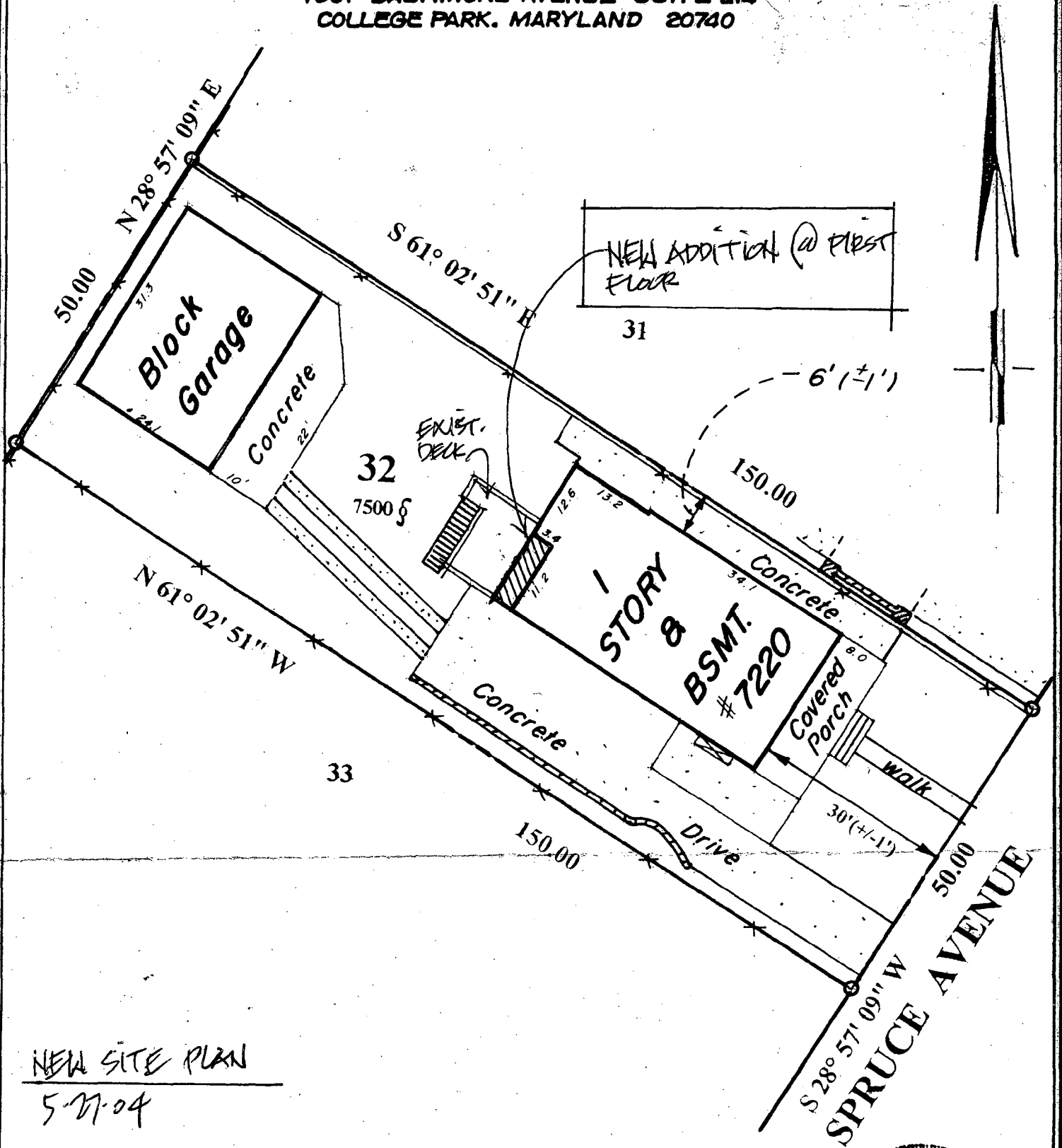
NO TITLE REPORT FURNISHED

LOCATION PLAT OF: 7220 SPRUCE DRIVE Montgomery County, Maryland SUBDIVISION Lipscomb and Earnest Trustees Addition to TAKOMA PARK	LOT: <u>32</u>	BLOCK: <u>8</u>
	PLAT BOOK: <u>1</u>	PLAT NO: <u>46</u>
	DATE: <u>May 15, 1998</u>	SCALE: <u>1" = 20'</u>
	CASE NO: _____	FILE NO: <u>NT 98029</u>

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Graden A. Rogers
 GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119

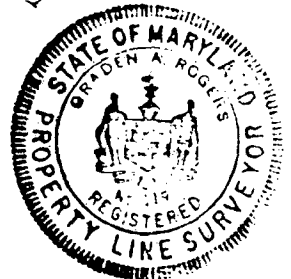
LANDTECH ASSOCIATES, INC.
7907 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740



NEW SITE PLAN
5-27-04

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NO TITLE REPORT FURNISHED

LOCATION PLAT OF:

7220 SPRUCE DRIVE
Montgomery County, Maryland
SUBDIVISION
Lipscomb and Earnest Trustees
Addition to **TAKOMA PARK**

LOT: 32
PLAT BOOK: 1
DATE: May 15, 1998
CASE NO: _____

BLOCK: 8
PLAT NO: 46
SCALE: 1" = 20'
FILE NO: NT 98029

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Graden A. Rogers
GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119

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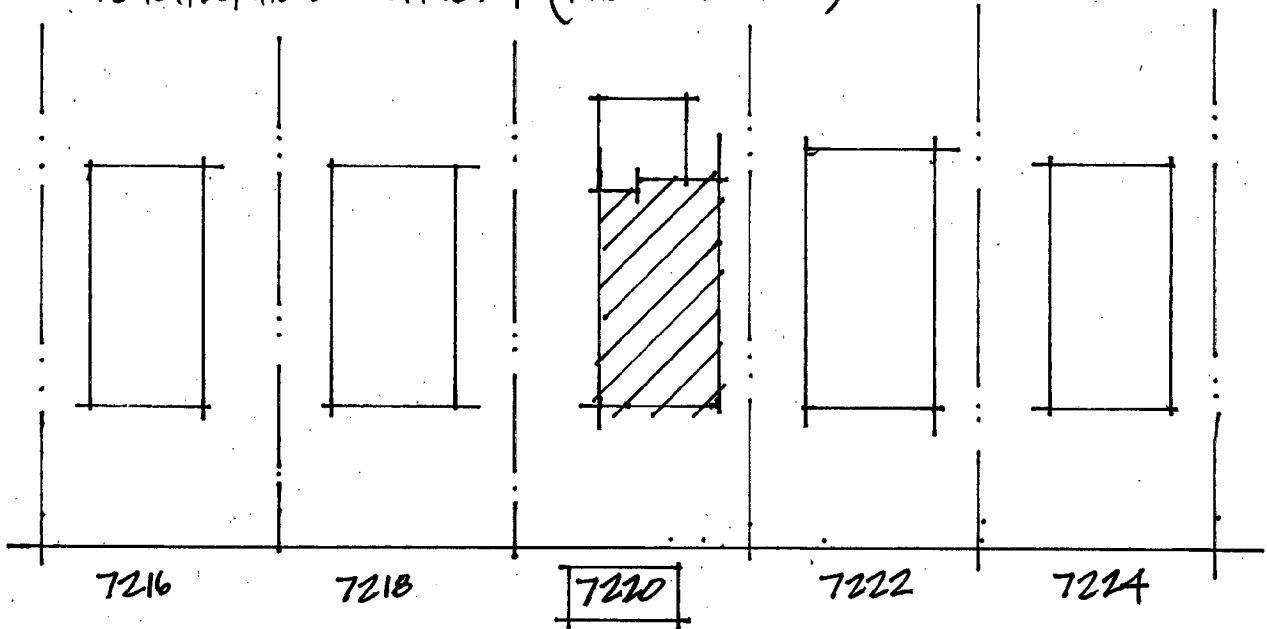
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Montgomery County Park and Planning
1109 Spring St., #801
Silver Spring, MD 20910

Re: Addition and renovation of 7220 Spruce Ave., Takoma Park, MD 20912

Page:

NEIGHBORHOOD CONTEXT (PHOTO LEGEND)



SPRUCE AVENUE

SPRUCE AVENUE
STREET CONTEXT (SEE PHOTOS)
1" = 40'-0"

7219

7221

