

7804 TAKOMA AVE.
TAKOMA PARK

HOHM + HAWK
3713-07 PP.

B R O A D H U R S T
ARCHITECTS, INC.



Jeffery S. Broadhurst, AIA
Principal/President

306 First Street, Rockville, MD 20851
Phone 301.309.8900 Fax 301.309.8915

Tree

Removal

Stamped plans
in 1/4
2-21-08



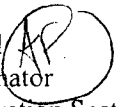
HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive
Date: 12/6/07

Jef Fuller
Chairperson

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #470936 - Rear addition, alterations to house, driveway alterations, tree removal, and new garage construction

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 December 5, 2007 meeting. The conditions of approval are:

1. The applicants will receive a tree removal permit from the City of Takoma Park.
2. The applicants will receive a tree protection plan permit from the City of Takoma Park and tree protection measures will be in place prior to construction.
3. The new driveway will not be asphalt. The new driveway will be either tinted concrete or an alternative material pending future review and approval by the HPC.
4. The applicants will submit a landscape plan to staff.

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: Steven and Karen Korn
Address: 7704 Takoma 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.



11/14/07
470936



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20859
240 777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JEFFERY BROADHURST, AIA
Daytime Phone No.: 301-309-8900

Tax Account No.: 01078177

Name of Property Owner: STEVEN & KAREN KORN Daytime Phone No.: 301-920-0037

Address: 7704 TAKOMA AVE, TAKOMA PARK, MD 20912-4126
Street Number City Street Zip Code

Contractor: MERRICK DESIGN & BUILD Phone No.: 301-946-2956

Contractor Registration No.: MD # 28985

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

LOCATION OF BUILDING/PREMISE

House Number: 7704 Street: TAKOMA AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE (410)
Lot: PART LOT 110 Block: 129 Subdivision: TAKOMA PARK LAND & TRUST COMPANY
Liber: 16798 Folio: 2937 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE AVE. BLDG

1B. Construction cost estimate: \$ 400,000 ±

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:
 Entirely on land of owner On public right of way/easement

JEFFERY BROADHURST, AIA 10-1-07

[Signature]
On party line/property line

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

**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:

THIS PROPERTY IS A 1902 "OUTSTANDING RESOURCE" VICTORIAN FRAME RESIDENCE ON A LARGE, 18,500 SQUARE FOOT WOODED LOT. THE CAMPUS OF MONTGOMERY COLLEGE IS DIRECTLY ADJACENT TO THE REAR PROPERTY LINE. THE ORIGINAL STRUCTURE IS INTACT EXCEPT FOR A MODEST RENOVATION OF THE REAR PORTION OF THE BLDG. AND THE ADDITION OF A ONE-STORY REAR PORCH IN 1983. AT THAT TIME ORIGINAL WINDOWS AND DOORS WERE REMOVED AND REPLACED WITH NEW UNITS OF VARYING SIZES, SOME IN NEW LOCATIONS.

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

THE PROJECT CONSISTS OF THREE COMPONENTS. 1) A ONE-STORY FRAME "SUMMER KITCHEN" ADDITION TO THE REAR OF THE BUILDING, CONNECTED WITH A SMALL HYPHEN. RESTORATION OF THE 1983 WORK WILL OCCUR ON THE SIDE FACADES OF THE ORIGINAL BLDG., 2) A NEW 1 1/2 CAR CARRIAGE HOUSE ACCESSORY BUILDING IN THE REAR YARD. 1 1/2 STORY FRAME BLDG. ON GLAZ., AND 3) REMOVAL OF ONE 30" Ø OAK TREE WHICH IS IN POOR HEALTH.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

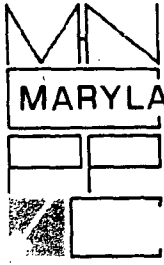
- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed 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 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Lorraine Pearsall FAX NUMBER: _____

FROM: Anne Fothergill

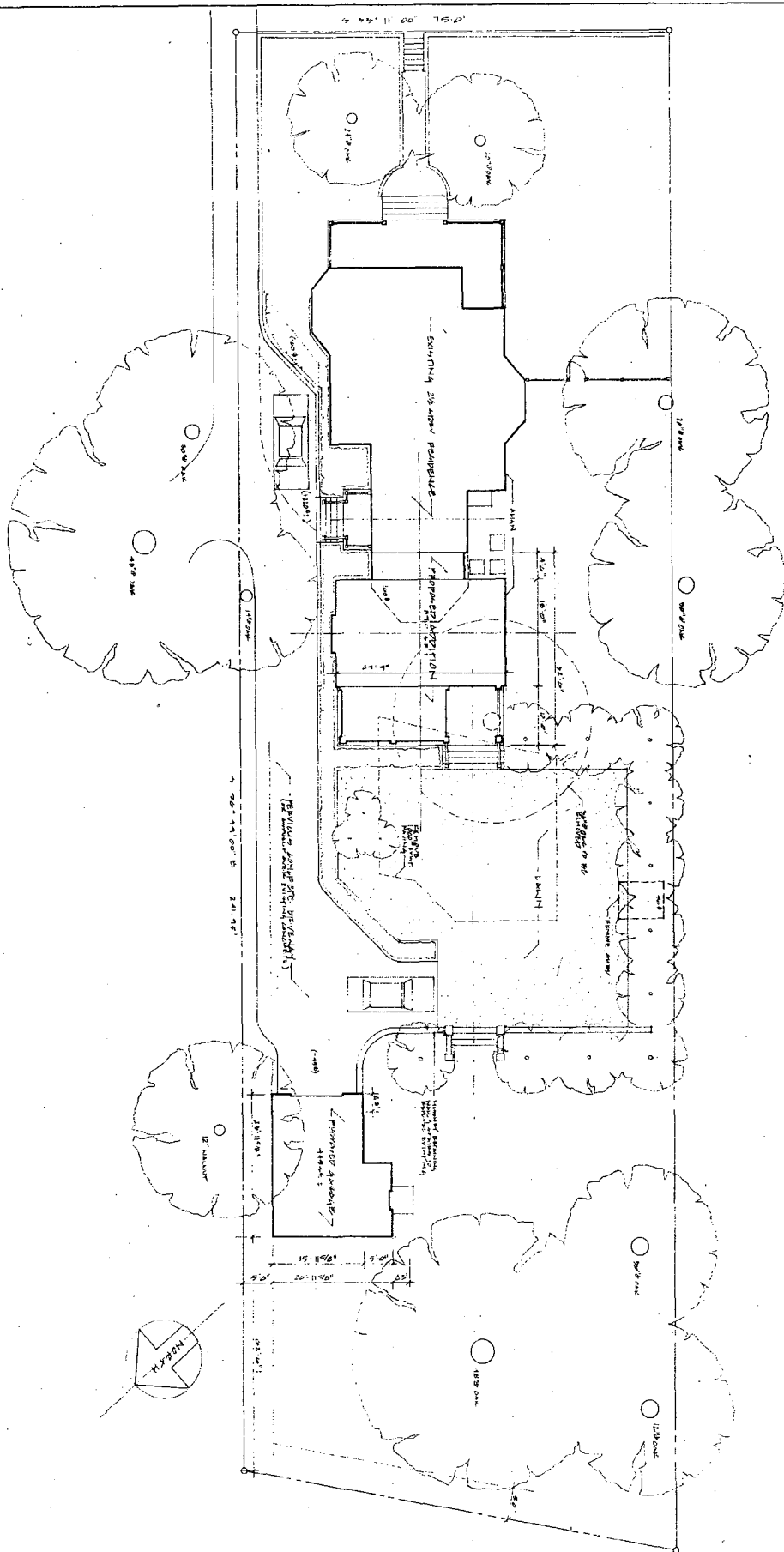
DATE: 5-13-08

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

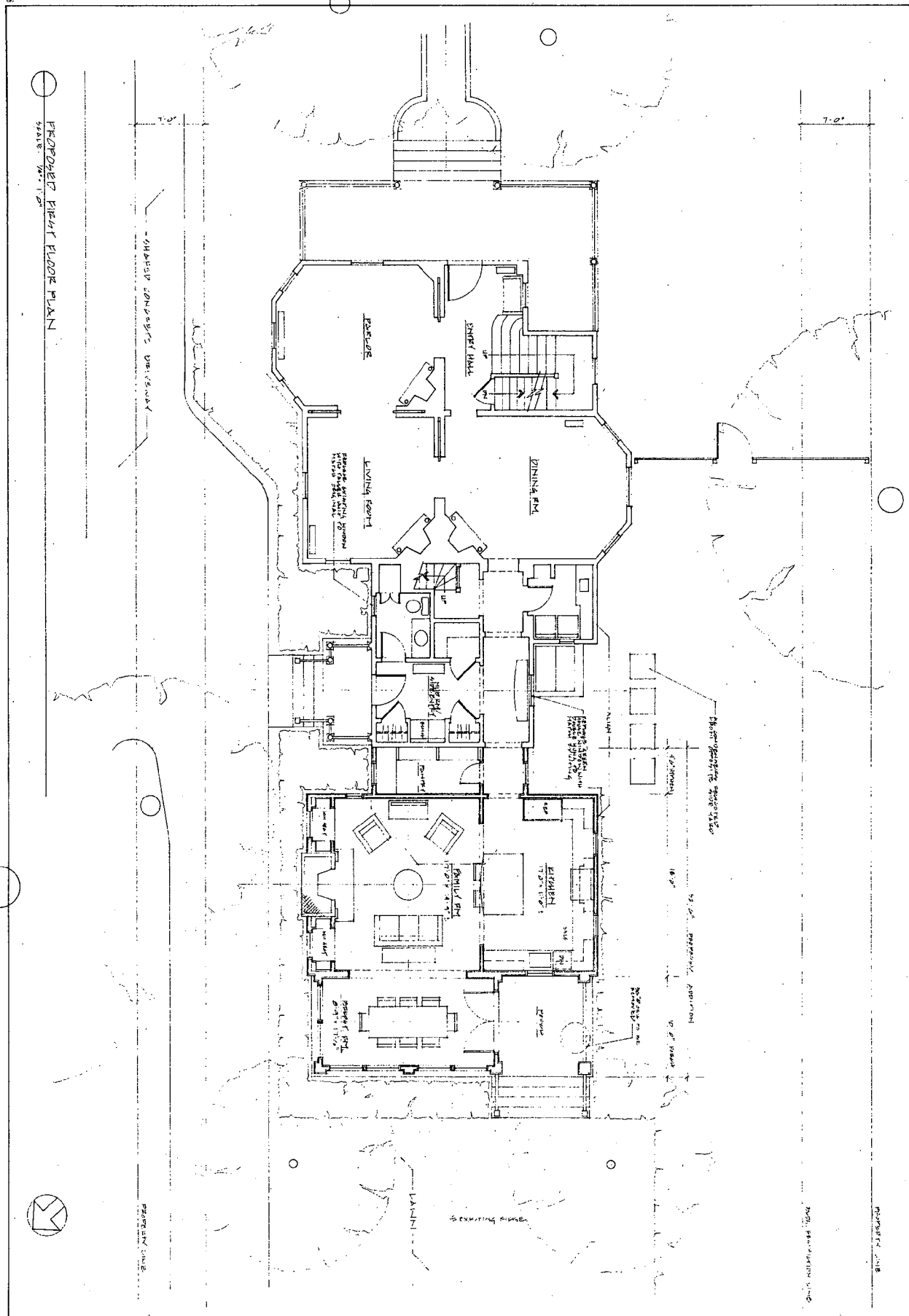
NOTE:

As I mentioned, the garage will
actually be smaller than shown
on this site plan but in the
same general location.

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2

11-14-03

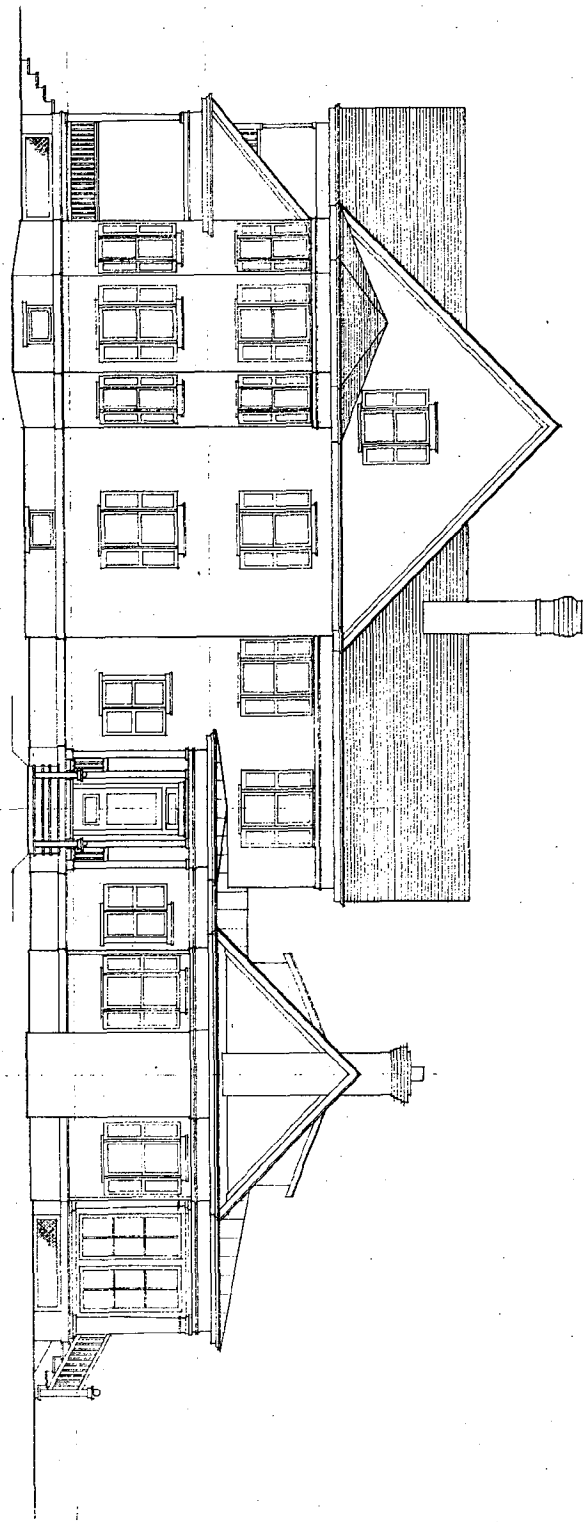
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
304 FIRST STREET, ROCKVILLE, MARYLAND 20851
(301) 309-8900 (301) 309-8915

PROPOSED NORTH EAST ELEVATION
SCALE 1/4" = 1'-0"



BROADHURST ARCHITECTS, INC.

11 March 2008

Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capitol Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Proposed Garage/Accessory Building
Korn Residence
7704 Takoma Avenue
Takoma Park, Maryland 20912

Dear Ms. Fothergill:

Per our recent correspondence, attached please find one full size set and six 8 ½" x 11" sets of the revised drawings for the proposed carriage house/garage at the Korn residence. As we you are aware, a larger garage design was approved by the Historic Preservation Commission on December 5, 2007, case #37/03-07PP. As I mentioned to you last week, the previous design was not in compliance with recent changes in the Montgomery County zoning ordinance regarding the height of an accessory building. Rather than suggesting that we move the previously proposed garage further off of the side property line to gain compliance, Steve and Karen Korn have decided to build a smaller version of the building that would remain in essentially the same area as the previous design. We seek the approval of your office and the HPC on this modification.

The new proposed garage is 148 square feet smaller and 7 feet shorter than the previous design. The second floor studio has been deleted. Otherwise, the basic design, image, and materials have remained the same.

Please contact me with any questions, or with further instructions. Thank you for your assistance.

Sincerely,



Jeffery Broadhurst, AIA
Broadhurst Architects, Inc.

Cc. Steve and Karen Korn

Stamped 3-14-08

staff item

Staff item -
anne

BROADHURST ARCHITECTS, INC.

11 March 2008

Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capitol Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

OK ✓
MPC 3-12-08

Re: Proposed Garage/Accessory Building
Korn Residence
7704 Takoma Avenue
Takoma Park, Maryland 20912

Dear Ms. Fothergill:

Per our recent correspondence, attached please find one full size set and six 8 1/2" x 11" sets of the revised drawings for the proposed carriage house/garage at the Korn residence. As we you are aware, a larger garage design was approved by the Historic Preservation Commission on December 5, 2007, case #37/03-07PP. As I mentioned to you last week, the previous design was not in compliance with recent changes in the Montgomery County zoning ordinance regarding the height of an accessory building. Rather than suggesting that we move the previously proposed garage further off of the side property line to gain compliance, Steve and Karen Korn have decided to build a smaller version of the building that would remain in essentially the same area as the previous design. We seek the approval of your office and the HPC on this modification.

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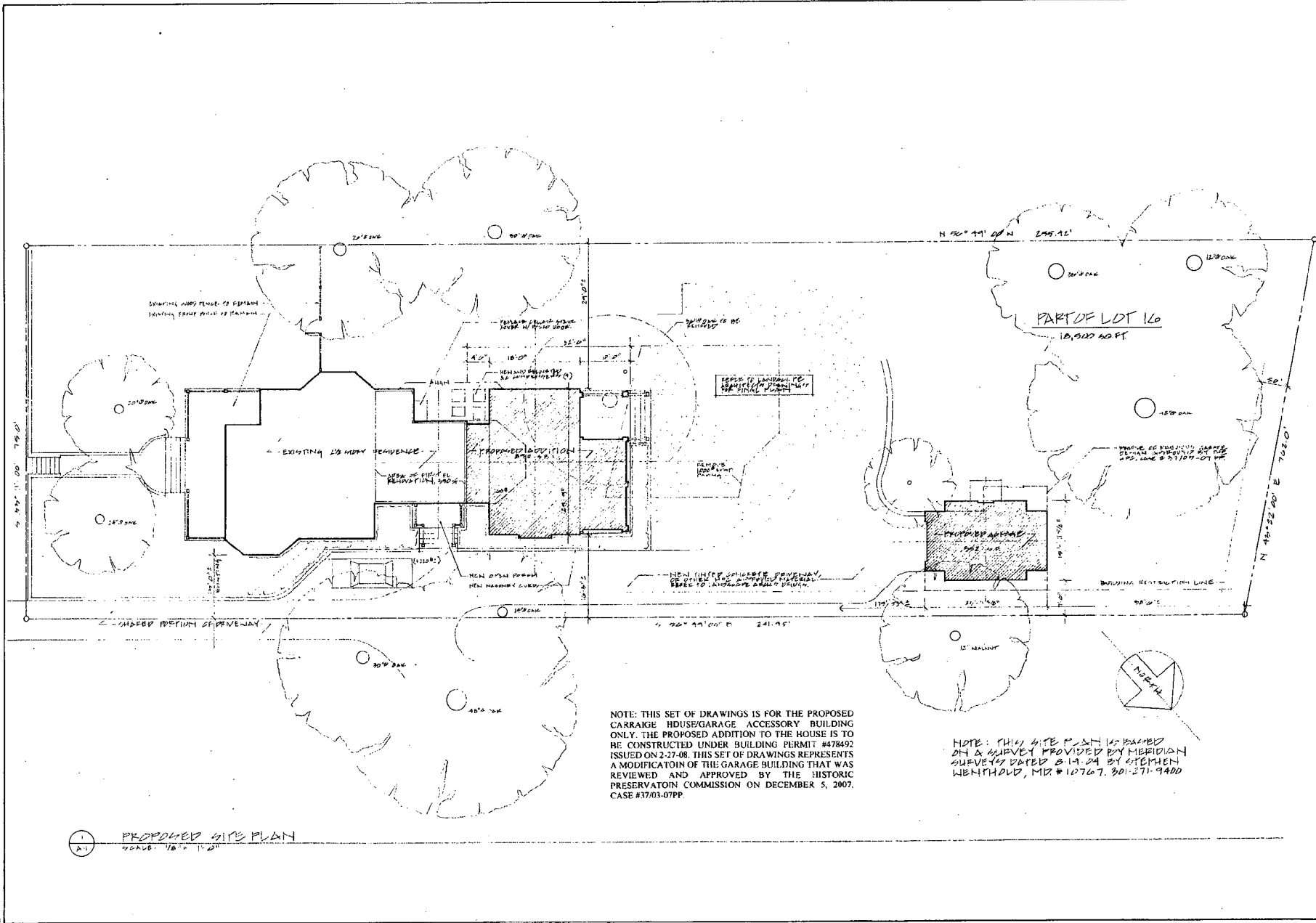
Please contact me with any questions, or with further instructions. Thank you for your assistance.

Sincerely,



Jeffery Broadhurst, AIA
Broadhurst Architects, Inc.

Cc. Steve and Karen Korn



NOTE: THIS SET OF DRAWINGS IS FOR THE PROPOSED CARRIAGE HOUSE/GARAGE ACCESSORY BUILDING ONLY. THE PROPOSED ADDITION TO THE HOUSE IS TO BE CONSTRUCTED UNDER BUILDING PERMIT #478492 ISSUED ON 2-27-08. THIS SET OF DRAWINGS REPRESENTS A MODIFICATION OF THE GARAGE BUILDING THAT WAS REVIEWED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION ON DECEMBER 5, 2007. CASE #37/03-07PP.

NOTE: THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY MERIDIAN SURVEY DATED 8-17-04 BY STEPHEN WENTHOLD, MD #10767, 30-371-9400

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

BROADHURST ARCHITECTS
106 FIRST STREET, BUCKVILLE, MARYLAND 20841
(301) 308-8900 (301) 308-8933

NEW SINGLE CAR CARRIAGE HOUSE FOR THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912

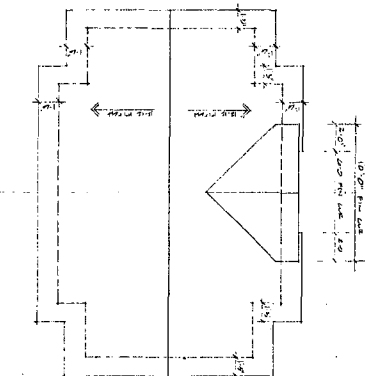
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

2008

A.1

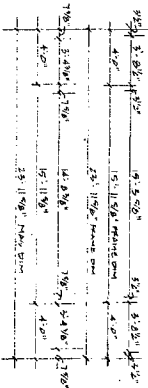
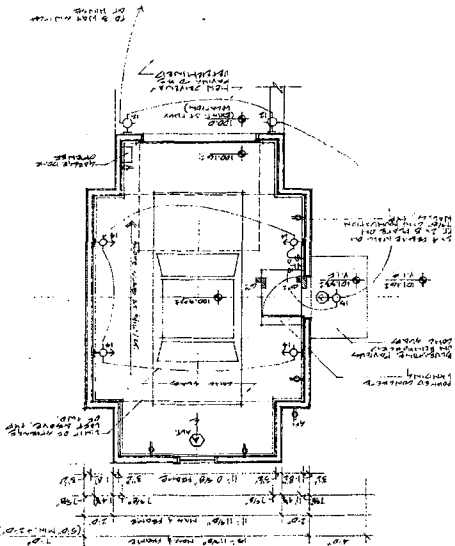


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

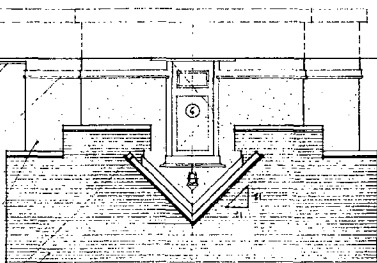


NOTE: 1 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 2 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 3 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL.

2 GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

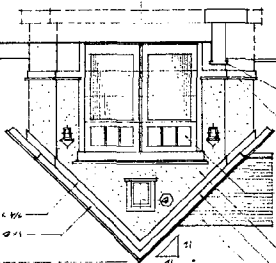


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NOTE: 1 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 2 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 3 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL.

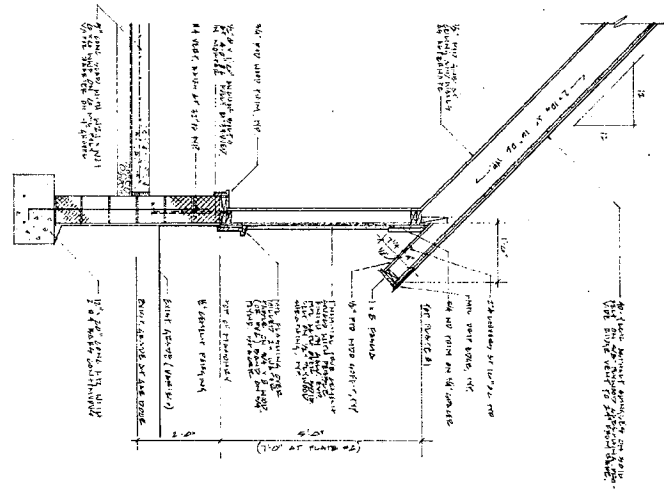
4 SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE: 1 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 2 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL. 3 - GARAGE FLOOR FINISH TO BE 1/2" THICK CONCRETE ON 4" THICK GRAVEL.

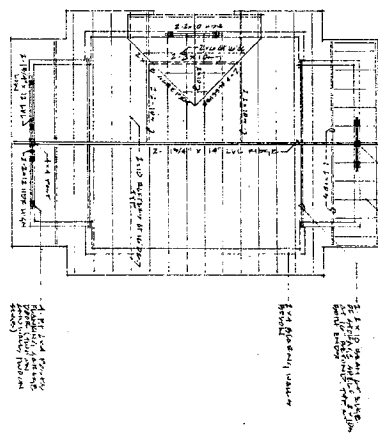
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1. WALL SECTION



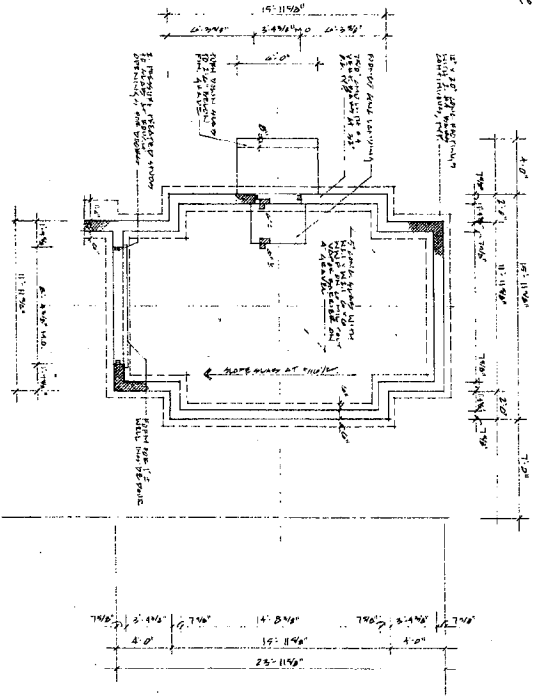
2

2. ROOF BRACING PLAN



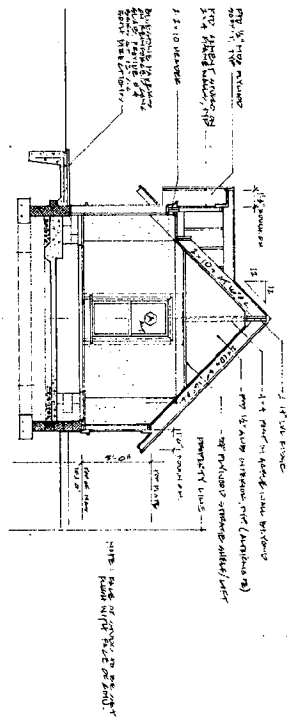
3

3. FOUNDATION PLAN



4

4. BUILDING SECTION



A.13

DATE 4.6.08

GARAGE STRUCTURE AND DETAILS SCALE AS NOTED

NEW SINGLE CAR CARRIAGE HOUSE FOR THE KORN RESIDENCE 7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.301.8915



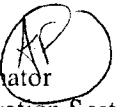
HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive
Date: 12/6/07

Jef Fuller
Chairperson

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #470936 - Rear addition, alterations to house, driveway alterations, tree removal, and new garage construction

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 December 5, 2007 meeting. The conditions of approval are:

1. The applicants will receive a tree removal permit from the City of Takoma Park.
2. The applicants will receive a tree protection plan permit from the City of Takoma Park and tree protection measures will be in place prior to construction.
3. The new driveway will not be asphalt. The new driveway will be either tinted concrete or an alternative material pending future review and approval by the HPC.
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Applicant: Steven and Karen Korn
Address: 7704 Takoma 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.



11/14/07
470936



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JEFFERY BROADHURST, AIA
Daytime Phone No.: 301-309-8900

Tax Account No.: 010781727

Name of Property Owner: STEVEN & KAREN KORN Daytime Phone No.: 301-920-0037

Address: 7704 TAKOMA AVE, TAKOMA PARK, MD. 20912-4126
Street Number City State Zip Code

Contractor: MERRICK DESIGN & BUILD Phone No.: 301-946-2956

Contractor Registration No.: MD # 38985

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

LOCATION OF BUILDING/PREMISE

House Number: 7704 Street: TAKOMA AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE (410)
Lot: PART LOT 110 Block: 109 Subdivision: TAKOMA PARK LAND & TRUST COMPANY
Liber: 16798 Folio: 2937 Parcel:

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1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE ATTACHMENT

1B. Construction cost estimate: \$ 400,000 ±

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: _____
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JEFFERY BROADHURST, AIA 10-1-07

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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.

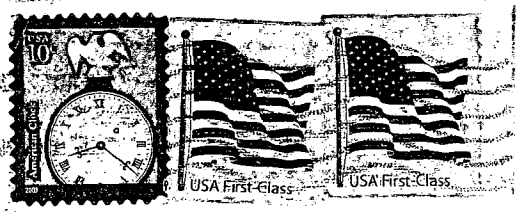
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5. PHOTOGRAPHS

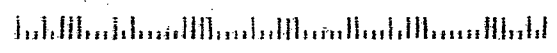
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

SILVER SPRING, MD
25 NOV 2007 PM



SHANE KOTHEK GILL
MNL PPL
1109 SPRING ST. # 801
SILVER SPRING, MD. 20910

32

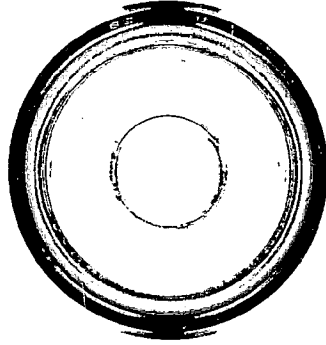


BROADHURST ARCHITECTS, INC.

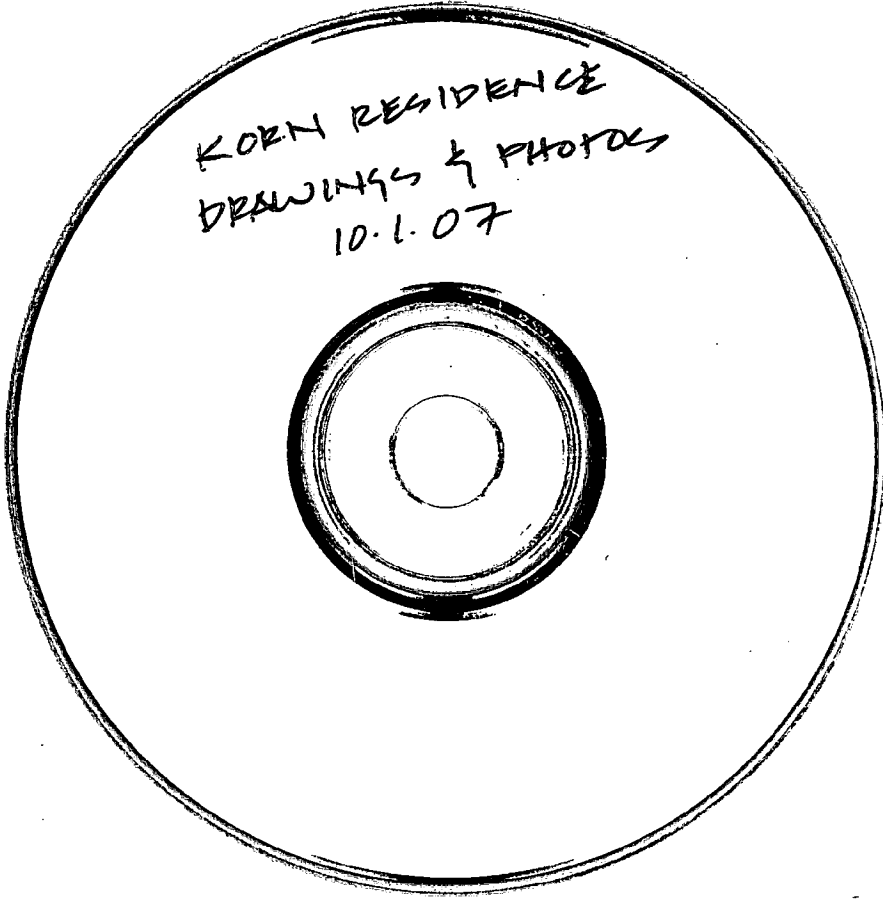
306 First Street, Rockville, MD 20851

BROADHURST ARCHITECTS, INC.
306 First Street, Rockville, MD 20851 301.309.8900

7704 TAKOMA AVE
PERSPECTIVE RENDERINGS
BROADHURST ARCHITECTS



KORN RESIDENCE
DRAWINGS & PHOTOS
10.1.07



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7704 Takoma Avenue, Takoma Park **Meeting Date:** 12/05/07
Applicant: Steven and Karen Korn **Report Date:** 11/28/07
(Jeffery Broadhurst, Architect)
Resource: Outstanding Resource **Public Notice:** 11/21/07
Takoma Park Historic District
Review: HAWP **Tax Credit:** Partial
Case Number: 37/3-07PP **Staff:** Anne Fothergill

PROPOSAL: Addition and alterations to house, new garage, tree removal, and other alterations

STAFF RECOMMENDATION

Staff recommends that HPC approve the application with the following conditions:

1. The applicants will receive a tree removal permit from the City of Takoma Park.
2. The applicants will receive a tree protection plan permit from the City of Takoma Park and tree protection measures will be in place prior to construction.
3. The new driveway will be tinted concrete; the driveway will not be asphalt.
4. The applicants will submit a landscape plan to staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1902

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on October 24, 2007. The transcript is in Circles 26-42. At that meeting the Commission expressed their support of the proposed addition and garage and recommended that the applicants make a few changes and then submit a HAWP application.

PROPOSAL

The applicants are proposing to construct a rear addition and a new garage. They are proposing to replace windows in the house that were replaced in the 1980s. They are also proposing alterations to the existing driveway and the removal of existing paving and one 36" tree in the backyard.

The proposed 890 SF footprint, 1 ½ story tall rear addition would remove the 1983 rear porch addition and connect to the historic house with a 4.5' deep hyphen. There is a new entrance on the right side and a door will be installed where there is an existing window that is not original to the house in an opening that has

been shortened. Dormers are proposed to provide interior light but there is no usable second floor space. The proposed materials include wood siding, wood windows and doors, and operable wood shutters.

The proposed 1 ½ car, 445 SF garage is 15' 11" wide (20' 11" wide at the rear) x 23' 11" deep and is 1 ½ stories (23' 3" tall) with dormers on both sides. The garage will have painted cement stucco, wood windows, and operable wood shutters. The applicants are proposing pervious concrete for the driveway -- or asphalt over the existing concrete -- and an additional 220 SF of paving will be added to widen the driveway next to the house at the shared driveway connection.

In 1983 the previous owners replaced some windows and the applicants are proposing to reverse those changes by installing wood windows in openings that will be the same size as the original windows.

In the back yard, the applicants propose to remove approximately 1,000 square feet of concrete and the small shed. They also propose to replace in-kind an existing brick retaining wall that is about 18" to 24" high and surrounds two sides of the existing parking area. They are proposing to add a set of stairs (four risers) and extend the wall about 24 feet across the back yard.

The applicants are proposing to remove a 33" white oak tree at the back of the house. The applicants are in the process of getting a City of Takoma Park tree removal permit which will require appropriate tree replacement and the City arborist has begun the 15 day posting for the tree removal. The applicants will create a landscape plan for the yard as they intend to plant new trees and bushes.

The lot is 18,500 SF and the existing lot coverage is 9.4% and proposed lot coverage is 16.6%

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier

architectural styles.

- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

Standard # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

STAFF DISCUSSION

This proposal involves changes to an Outstanding Resource in the Takoma Park Historic District and therefore every aspect of the proposal is reviewed very closely for its potential adverse impact on the historic house and the district. Overall, staff supports a rear addition to this house and a detached one-car garage, and at the Preliminary Consultation the Commission also supported this proposal.

Since the Preliminary Consultation, the applicants have responded to the HPC's concerns and made the following changes:

- Reduced the width of garage two feet at front from 18' to 16' (approximately)
- Reduced the width of garage three feet at rear from 24' to 21' (approximately)
- Lowered the height of garage 1 ½ feet from 24' 9" to 23' 3"
- Removed 60 SF of pavement from the driveway expansion next to the house (adding 220 SF)
- Removed 45 SF of pavement from the turnaround area next to the garage

Staff supports the proposed garage since it has been reduced in size and it will sit far back on the lot and will be barely visible from the street.

The applicants are proposing either to install a new pervious concrete driveway or to put asphalt over the existing concrete driveway. However, staff does not recommend a change from concrete to asphalt for this driveway. One Commissioner recommended tinting the concrete to lessen the visual impact and staff is recommending that as a condition of approval.

Since there are a number of mature trees on this property, the applicants will work with the City of Takoma Park arborist on the tree protection plan.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the conditions listed on page one** as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).**

11/14/07
470936



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240-777-6070

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JEFFERY BROADHURST, AIA
Daytime Phone No.: 301-309-8900

Tax Account No.: 010281727

Name of Property Owner: STEVEN & KAREN KORN Daytime Phone No.: 301-920-0027

Address: 7704 TAKOMA AVE, TAKOMA PARK, MD 20912-4126
Street Number City State Zip Code

Contractor: MERRICK DESIGN & BUILD Phone No.: 301-946-2356

Contractor Registration No.: MD # 38985

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

LOCATION OF BUILDING/PREMISE

House Number: 7704 Street: TAKOMA AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE (410)
Lot: PART LOT 16 Block: 629 Subdivision: TAKOMA PARK LAND & TRUST COMPANY
Liber: 16798 Folio: 2927 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE ALTER/BLDG

1B. Construction cost estimate: \$ 400,000 ±

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:

In party line/property line Entirely on land of owner On public right of way/easement
JEFFERY BROADHURST, AIA 10-1-07

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

(5)

**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:

THIS PROPERTY IS A 1902 "OUTSTANDING RESOURCE" VICTORIAN FRAME RESIDENCE ON A LARGE, 18,500 SQUARE FOOT WOODED LOT. THE CAMPUS OF MONTGOMERY COLLEGE IS DIRECTLY ADJACENT TO THE REAR PROPERTY LINE. THE ORIGINAL STRUCTURE IS INTACT EXCEPT FOR A MODEST RENOVATION OF THE REAR PORTION OF THE BLDG. AND THE ADDITION OF A ONE-STORY REAR PORCH IN 1983. AT THAT TIME ORIGINAL WINDOWS AND DOORS WERE REMOVED AND REPLACED WITH NEW UNITS OF VARYING SIZES, SOME IN NEW LOCATIONS.

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

THE PROJECT CONSISTS OF THREE COMPONENTS. 1) A ONE-STORY FRAME "SUMMER KITCHEN" ADDITION TO THE REAR OF THE BUILDING, CONNECTED WITH A SMALL PORCH. RESTORATION OF THE 1983 WORK WILL OCCUR ON THE SIDE FACADES OF THE ORIGINAL BLDG., 2) A NEW 1 1/2 CAR CARRIAGE HOUSE ACCESSORY BUILDING IN THE REAR YARD 1 1/2 STORY FRAME BLDG. ON GLASS, AND 3) REMOVAL OF ONE 36" OAK TREE WHICH IS IN POOR HEALTH.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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

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

<p>Owner's mailing address Karen and Steve Korn 7704 Takoma Avenue Takoma Park, Md. 20912</p>	<p>Owner's Agent's mailing address Jeffery S. Broadhurst 306 First Street Rockville, Md. 20851</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Sally Brucker 7700 Takoma Ave. Takoma Park, Md. 20912-4126</p>	<p>David B. Weisman 7701 Takoma Ave. Takoma Park, Md. 20912-4118</p>
<p>Clarence E. & LJ Page 7705 Takoma Ave. Takoma Park, Md. 20912-4118</p>	<p>Beth Susan Brinkmann & Steven David Cook 7709 Takoma Ave. Takoma Park, Md. 20912-4168</p>
<p>Paul C. Chrostowski & Lorraine J. Pearsall 7708 Takoma Ave. Takoma Park, Md. 20912-4126</p>	<p>Montgomery Community College Board of Trustees Montgomery Community College Rockville, Md. 20850</p>

BROADHURST ARCHITECTS, INC.

14 November 2007

Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capitol Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Residential Renovation and Addition
Korn Residence
7704 Takoma Avenue
Takoma Park, Maryland 20912

Dear Ms. Fothergill:

Per our recent correspondence, attached please find a package of information regarding the residence at the above listed address. This package includes the following documents: 1) Application for Historic Area Work Permit and attachments as submitted for the preliminary review on 10.1.07, 2) My original letter to you dated 10.1.07, 3) Existing Condition/Measured Drawings of the residence (EX-1 through EX-9), 4) Revised Schematic Design Drawings 1 through 6 dated 11.14.07 based on the comments made by the commissioners on 10.24.07, and 5) Three perspective renderings of the proposed project (please note that these sketches have not been modified since the previous hearing, but serve to explain the overall character of the proposed project). I understand that you still have in your possession the disk of digital photographs of the residence that I provided earlier.

Based on the comments made by the Historic Preservation Commission during the preliminary review on October 24 we have restudied several aspects of the project and have made the following modifications to the drawings and our intentions:

Issue One: The size of the proposed garage.

While the majority of the commissioners found no objection to the proposed size of the garage/carriage house relative to the scale of the main house, to the size of the lot, and to existing outbuildings on adjacent lots, a few suggested that the building be reduced in size. We have subsequently redesigned the garage so that it is two feet narrower on the front façade, and three feet narrower on the rear façade. The height of the garage has been reduced by 1'-6". The garage now covers 55 square feet less area.

Issue Two: The amount of paved area adjacent to the residence.

While the majority of the commissioners found no objection to the proposed additional paving adjacent to the north east façade, a few suggested that that paving be reduced. As I explained during the review, the intention of that added paving is to allow one car to pass another at the point where the shared driveway splits between 7704 and 7708 Takoma Avenue. We have studied this issue and have subsequently modified the plan so that the area of paving is reduced by approximately 60 square feet.

Issue Three: The amount of paved area adjacent to the garage.

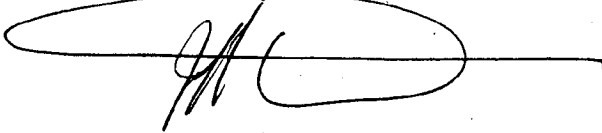
While the majority of the commissioners found no objection to the proposed paving adjacent to the garage, a few, and staff, suggested that the amount of paving be reduced. As I explained during the review, the amount of paved area at the automobile turn around is of minimum dimensions to be functional as originally presented. However, we have studied this issue and have subsequently modified the plan so that the garage is moved three feet closer to the street, and the area of paving is reduced by approximately 45 square feet.

Issue Four: The degree of design integration between the addition and the historic residence.

While the majority of the commissioners found no objection to the proposed massing, position, and connection, a few comments were made about the proposed addition being too similar to the historic building. As I explained during the review, the general concept of this addition was one of several that were presented to HPC staff prior to the preliminary hearing. In fact, this scheme was selected based on the positive comments made by staff. These comments were repeated in the staff report dated 10.17.07. We feel that the addition has been designed so that the limits of original and new constructions are clear. However, as I explained during the review hearing, we agree that the addition does need to further distinguish itself from the main house in a deliberate but subtle manner. The historic residence is sided in various material including 2" exposure clapboard, fish scale cedar shingles, and straight cut cedar shingles. Furthermore, the existing sidings are painted in two distinctly different colors. It is our intention that the addition will simpler than the historic residence in that it will be clad in only one material, clapboard to match existing (also used to repair portions of the walls of the original structure), and that the siding be painted in one color only. A single trim color will be used on the addition.

Please contact me with any questions, or with further instructions. I look forward to meeting with the Historic Preservation Commission on December 5.

Sincerely,

A handwritten signature in black ink, appearing to be 'J Broadhurst', is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

Jeffery Broadhurst, AIA
Broadhurst Architects, Inc.

Cc. Steve and Karen Korn
Lorraine Pearsall

Zoning Summary

11.14.07

Owner's Name: Karen and Steve Korn

Property Address: 7704 Takoma Avenue
Takoma Park, Maryland 20912

Property Description: Part of Lot 16, Block 69
Montgomery County, Maryland

Zone: R-60

Lot Area: 18,500 square feet (0.42 acres)

Max. Lot Coverage: 35%, 6,475 square feet

Existing Lot Coverage: 9.4%, 1,740 square feet

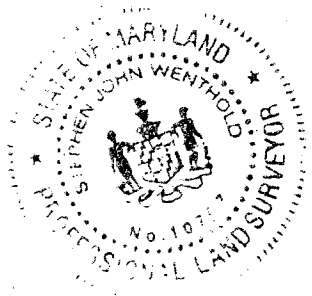
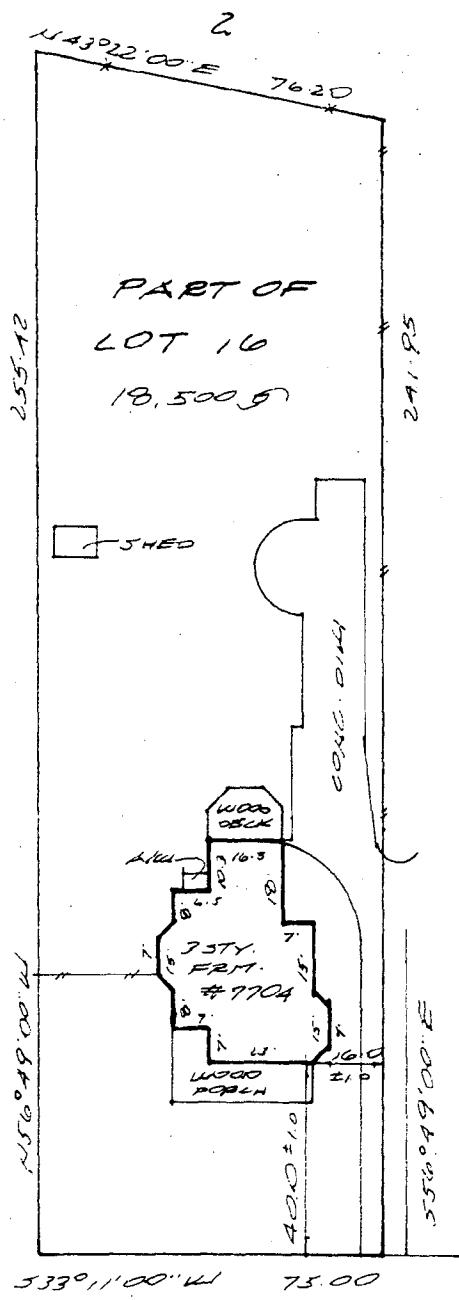
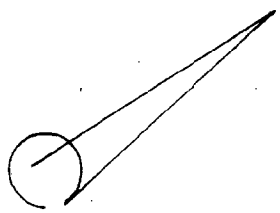
Proposed Lot Coverage:

Existing:	9.4%,	1,740 square feet
Addition:	4.8%,	890 square feet
Garage:	2.4%,	445 square feet
Total:	16.6%,	3,075 square feet

Setback Requirements: Front: 25' or established building line
Side: 7'
Rear: 20'

Setbacks: Accessory Bldg. Rear: 5' (as long as it is under 24 linear ft.)
Side: 5' (as long as it is under 24 linear ft.)

11



Property predates modern day zoning.
 No evidence of property corners was found. Apparent occupation is shown.

Date: 08-19-04 Scale: 1"=40' Drn: B.P.
 Plat Book: B
 Plat No.: 23 NO TITLE REPORT FURNISHED
 Work Order: 04-4626
 Address: 7704 TAKOMA AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold

LOCATION DRAWING
PART OF LOT 16
BLOCK 69
TPL & T CO.
LIBER 16798 FOLIO 293

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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 refinancing.

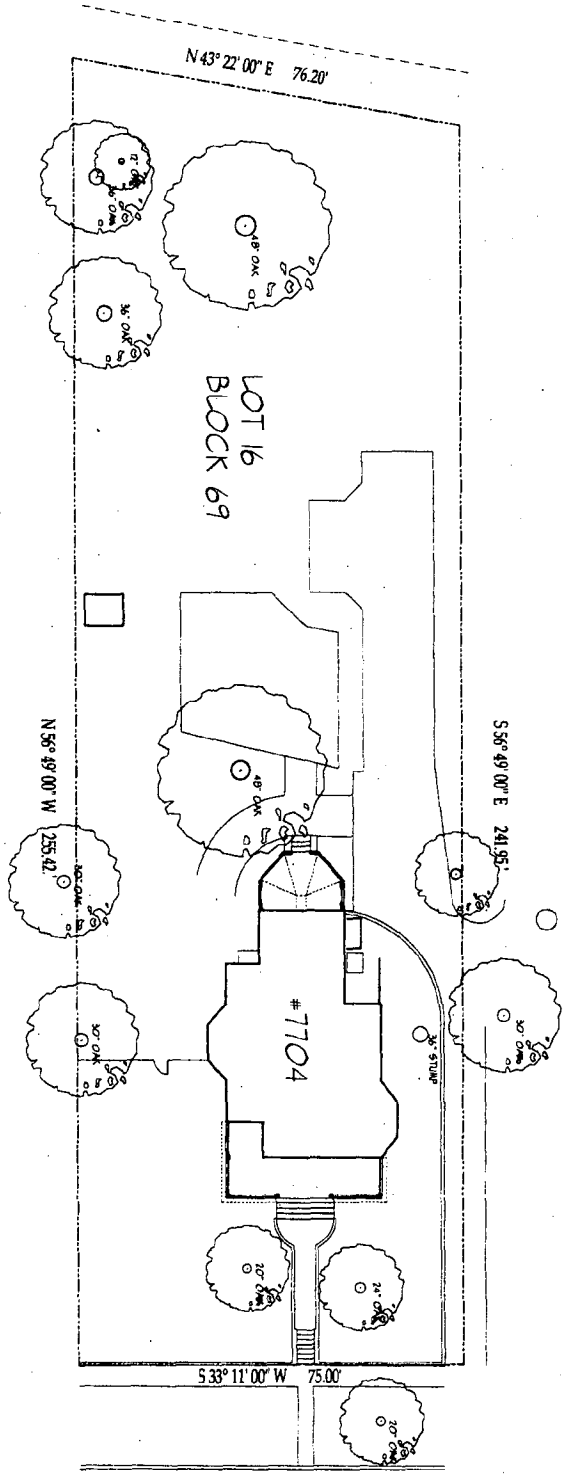


Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400



1
EX-1

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



EX-1

DATE
09/20/07

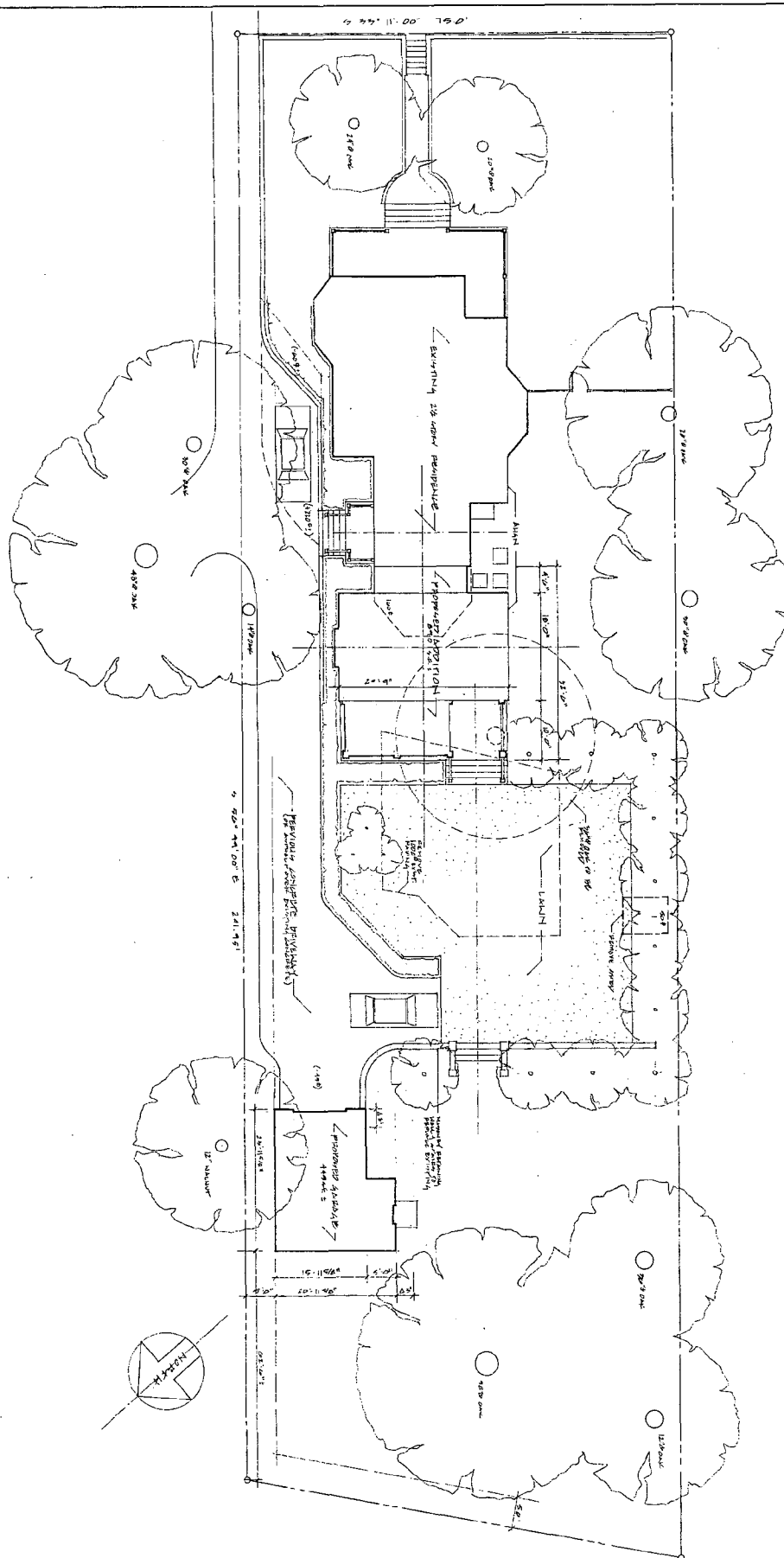
EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912



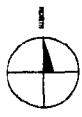
BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND 20851
(PH) 301.309.8900 (F) 301.301.8915

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



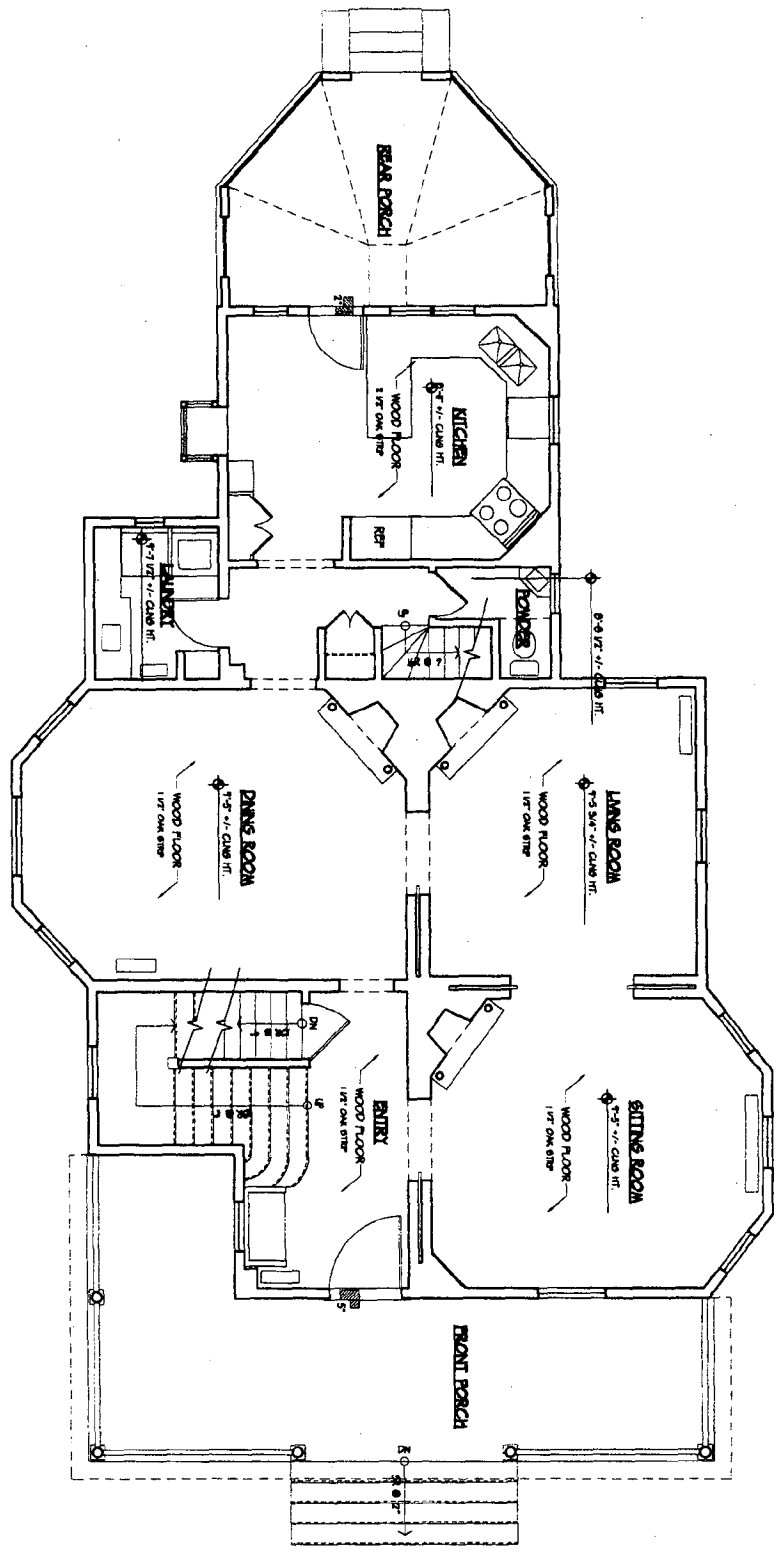
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hl

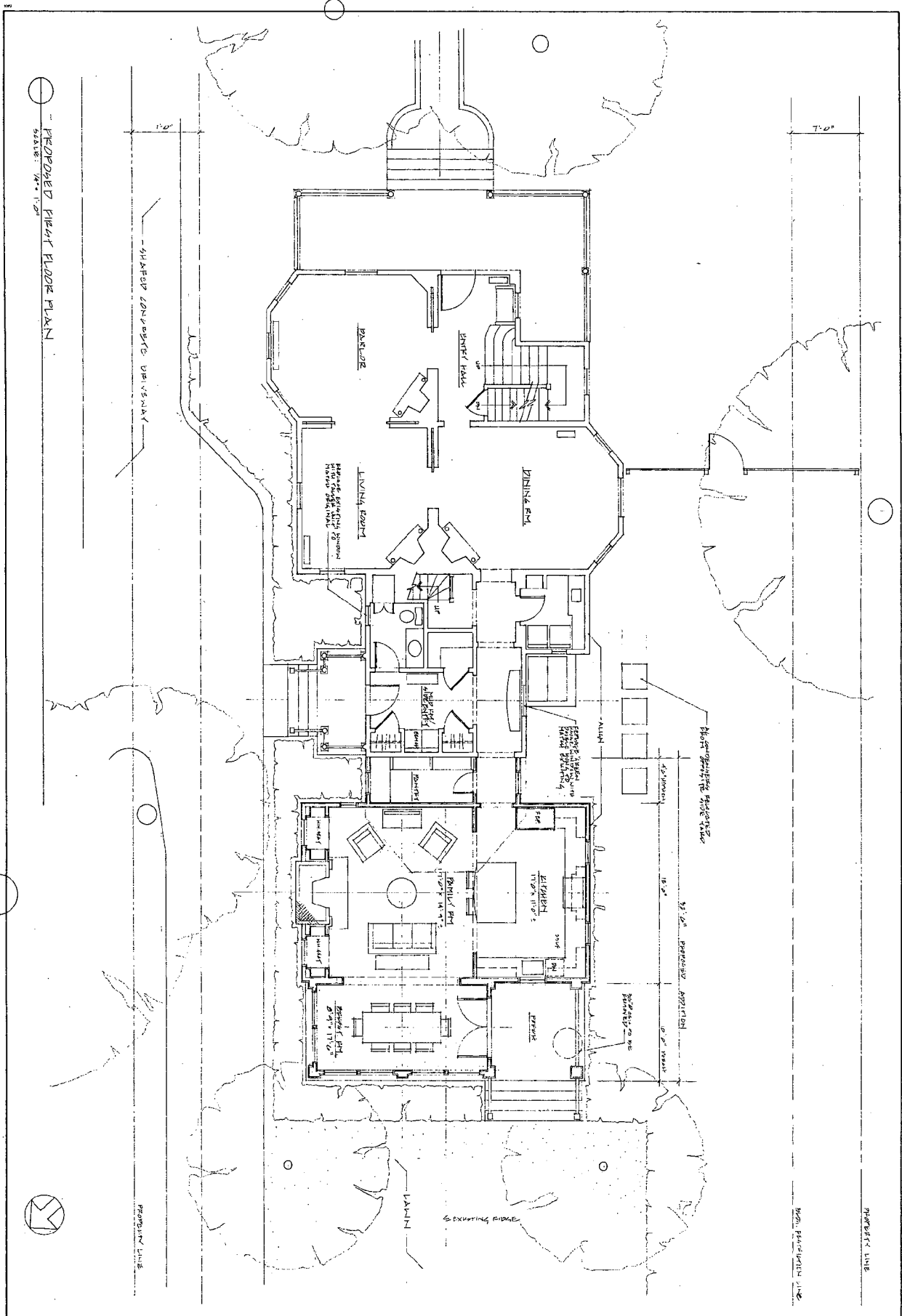


1
EX-3

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EX-3	DATE: 09/14/07	EXIST. FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.309.8915
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
300 FIRST STREET, ROCKVILLE, MARYLAND 20851
PH: 301.346.8700 FX: 301.346.8715

15

BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(PH) 301.509.8900 (FAX) 301.509.8915



RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912

EXIST. NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

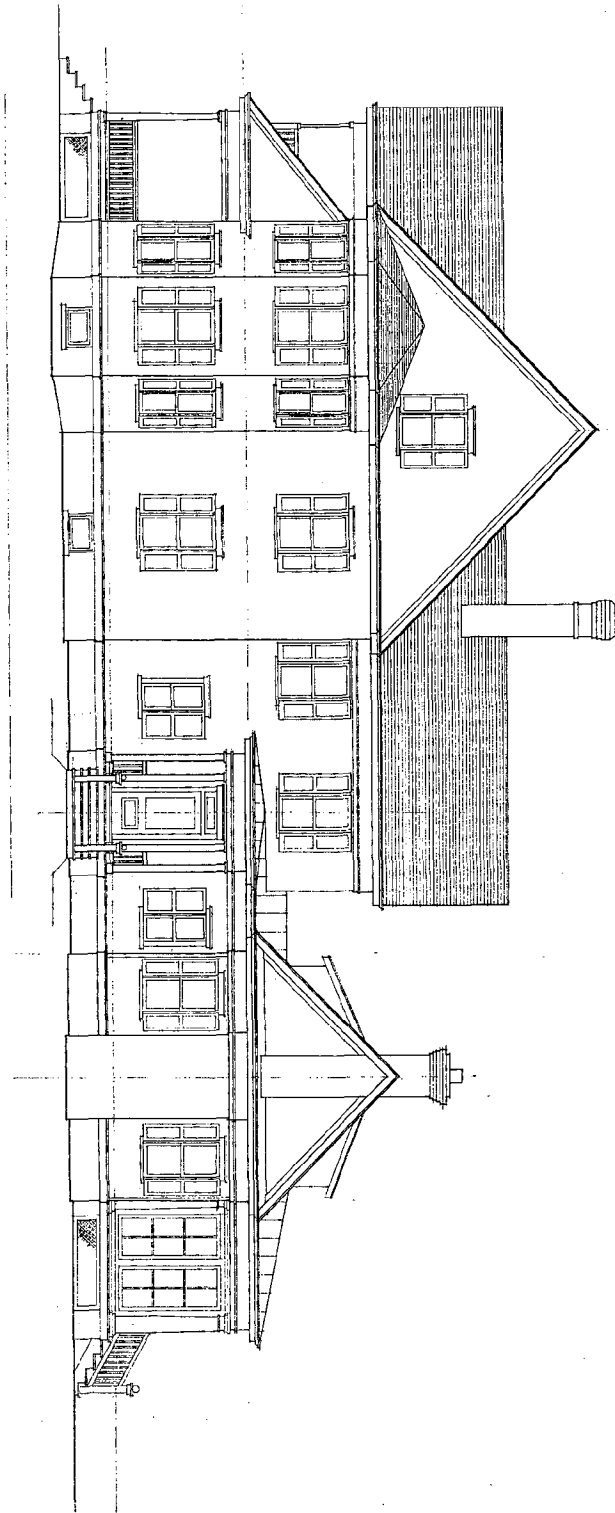
DATE
09.14.07

EX-7



1 EXISTING NORTHEAST ELEVATION
EX-7 SCALE: 1/4" = 1'-0"

PROPOSED NORTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



3

11-14-07

PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

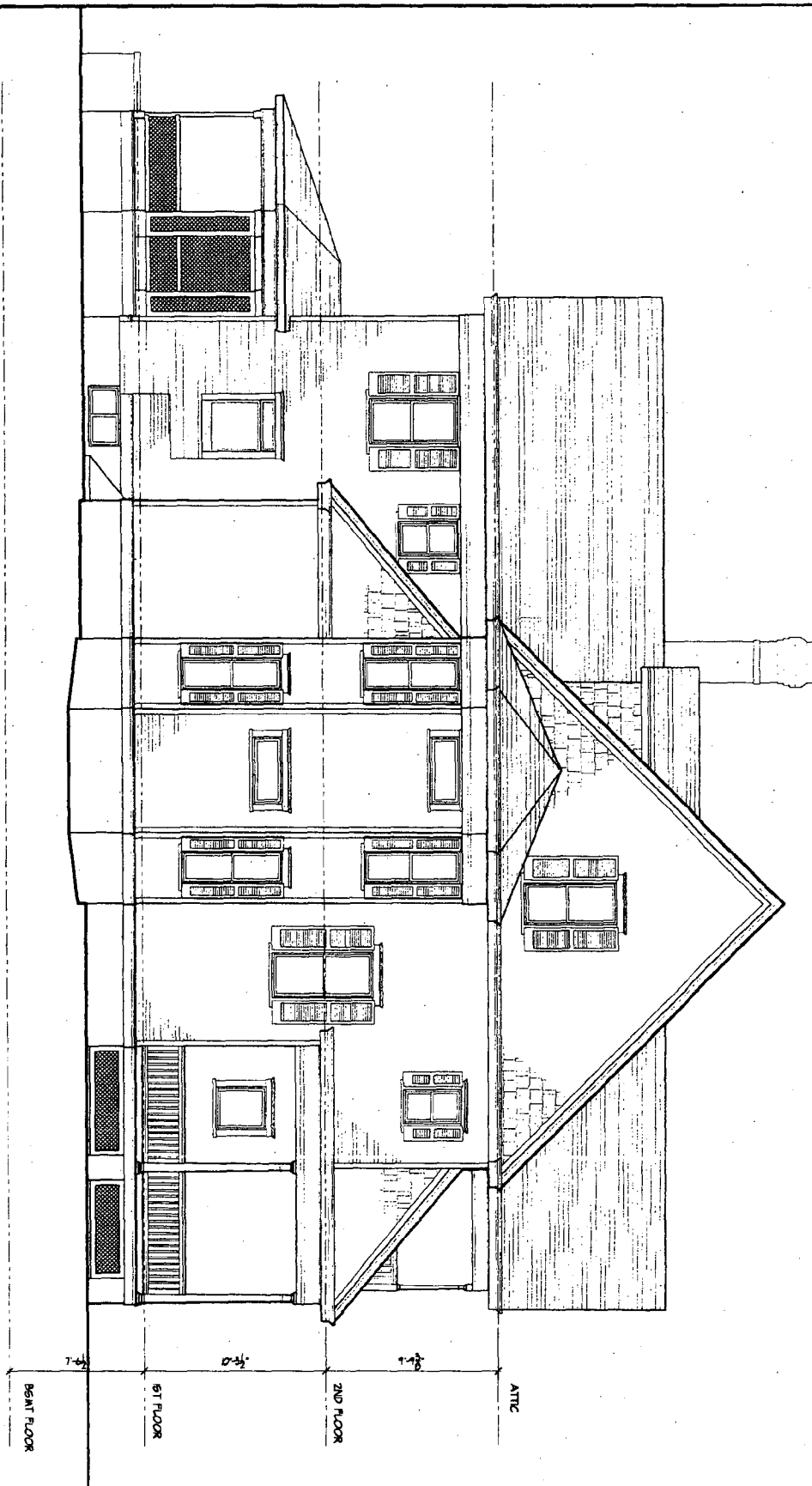
ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
306 FIRST STREET, ROCKVILLE, MARYLAND 20851
(301) 201-2000 (F) 301-200-8815

17

1
 EXISTING SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



EX-8

DATE
09/14/07

EXIST. SOUTHWEST ELEVATION

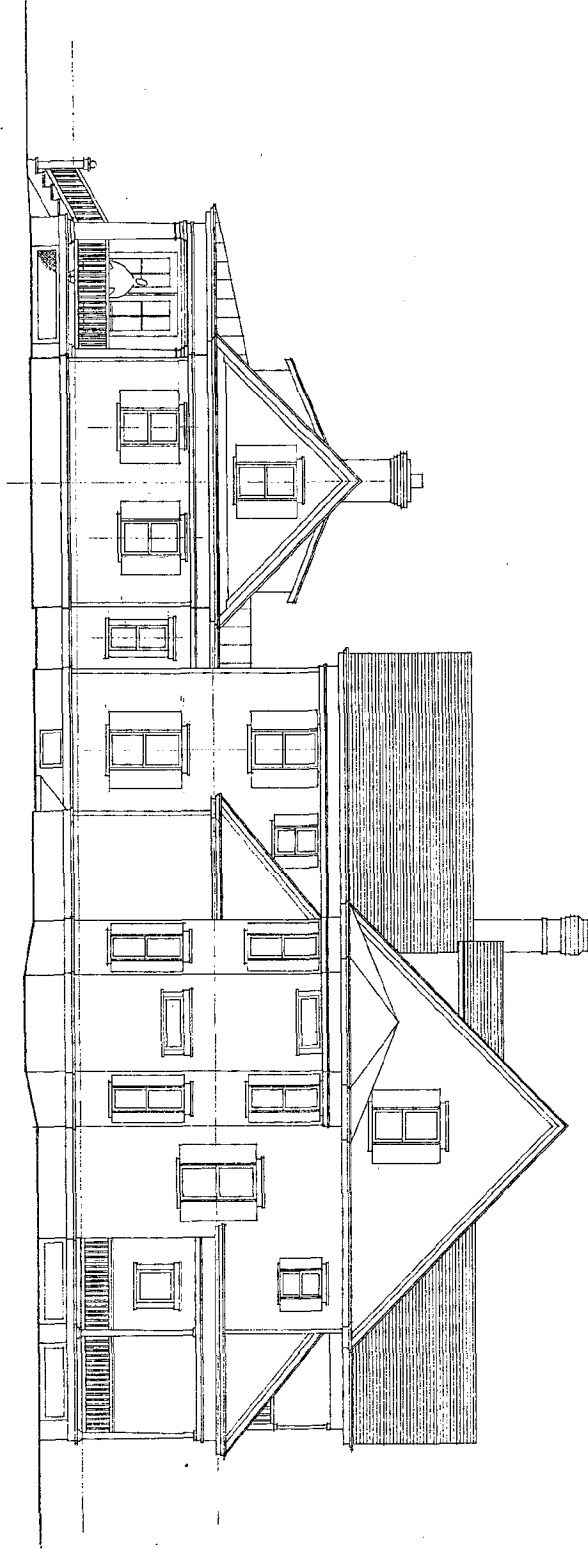
SCALE: 1/4" = 1'-0"

RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
 7704 IAKOMA AVENUE TAKOMA PARK, MD 20912



BROADHURST ARCHITECTS, INC.
 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
 (PH) 301.309.8900 (F) 301.309.8915

PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



5

7-0-11

PROPOSED SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

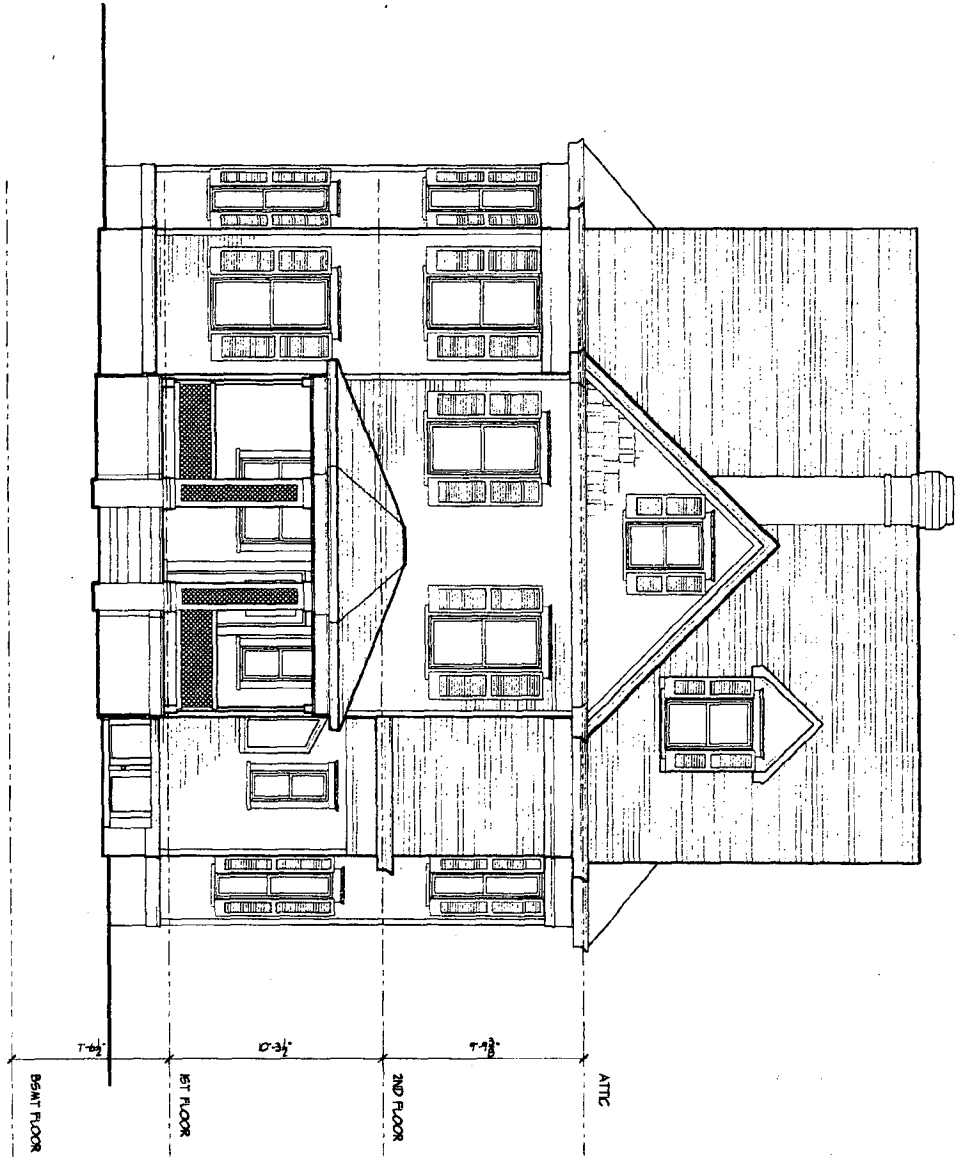
ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
304 FIRST STREET, ROCKVILLE, MARYLAND 20851
(301) 309-8000 (301) 309-8913

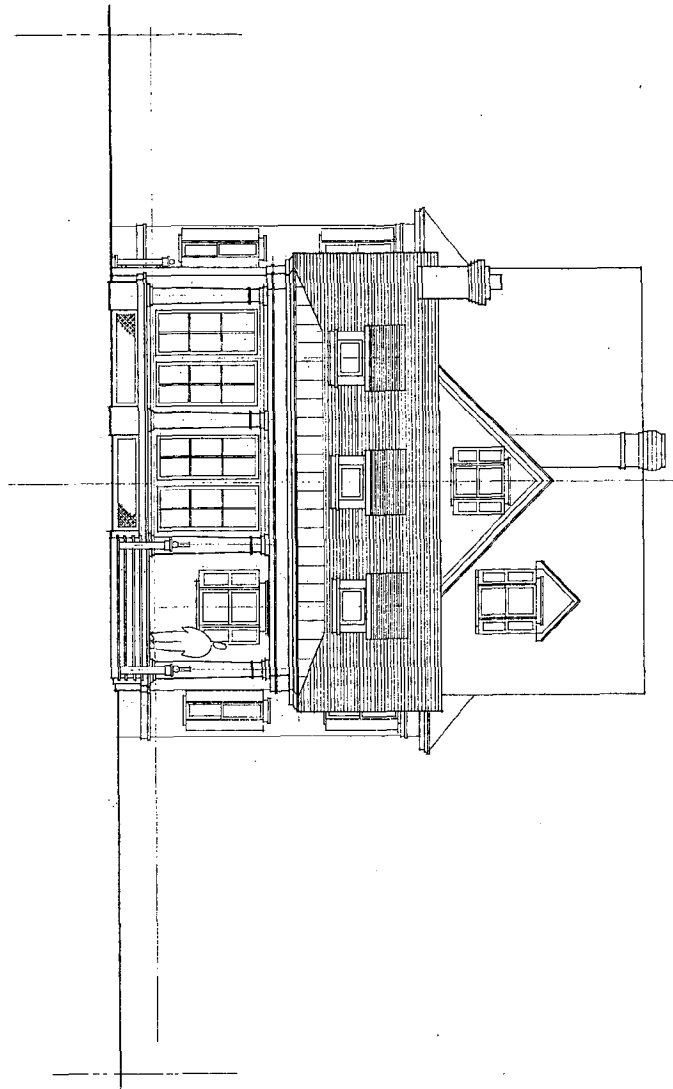
19

1
EX-9
EXISTING NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



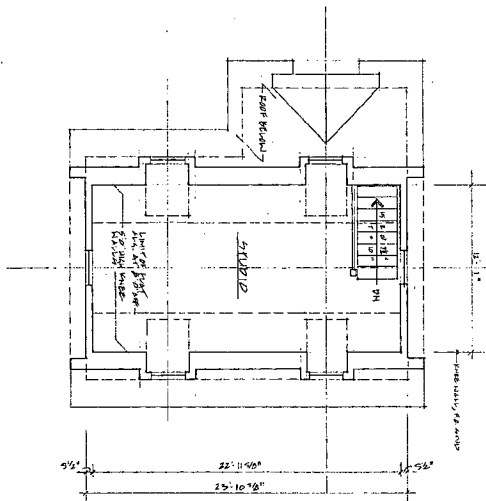
EX-9	DATE: 09/14/07	EXIST. NORTHWEST ELEVATION SCALE: 1/4" = 1'-0"	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.309.8915
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FRONT NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

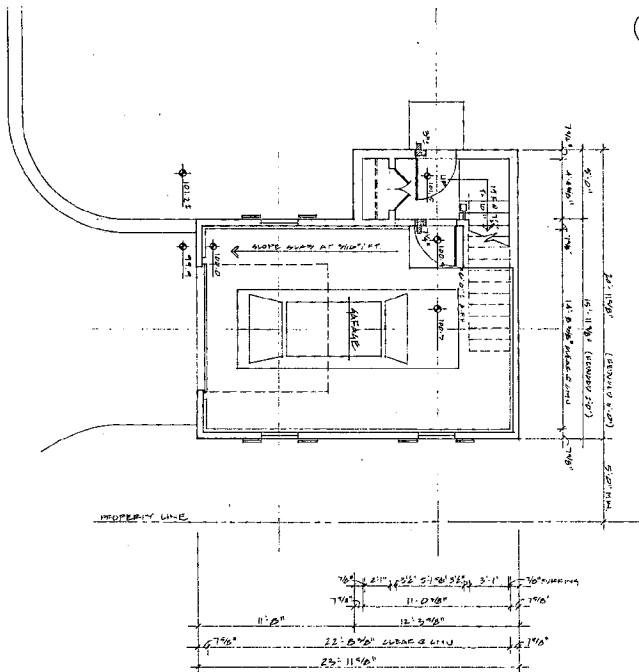


21

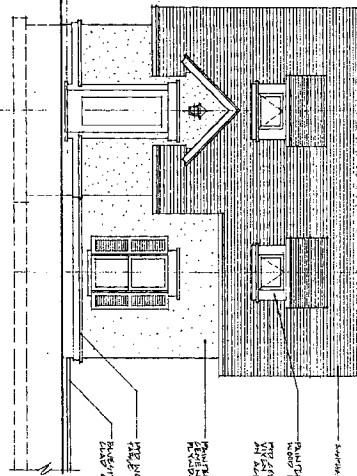
STUDIO LEVEL PLAN
SCALE: 1/8" = 1'-0"



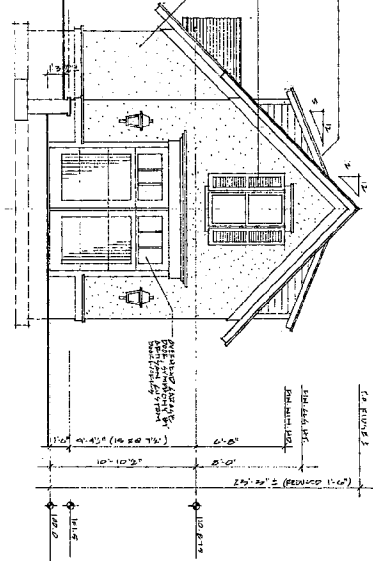
GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

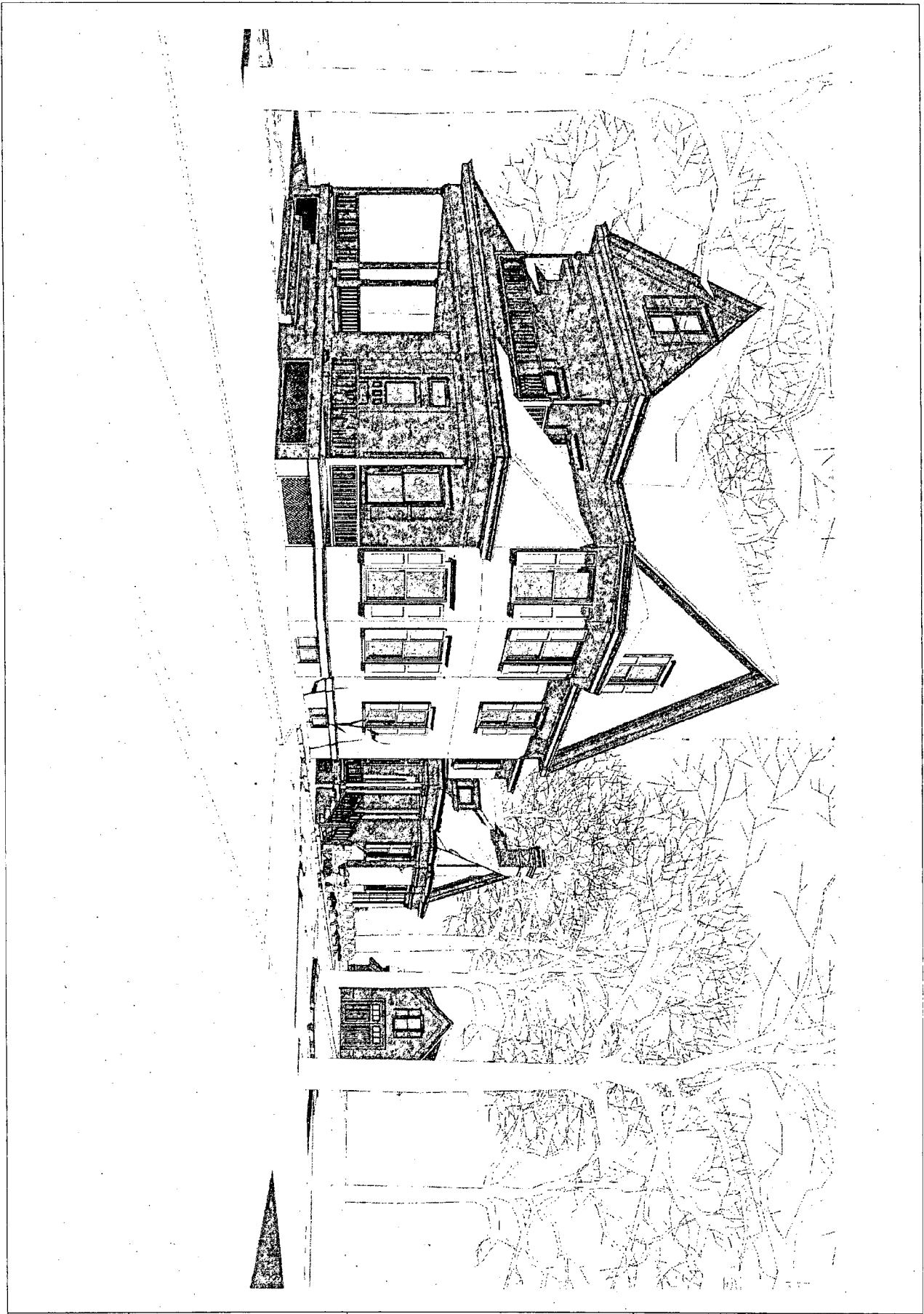


SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"





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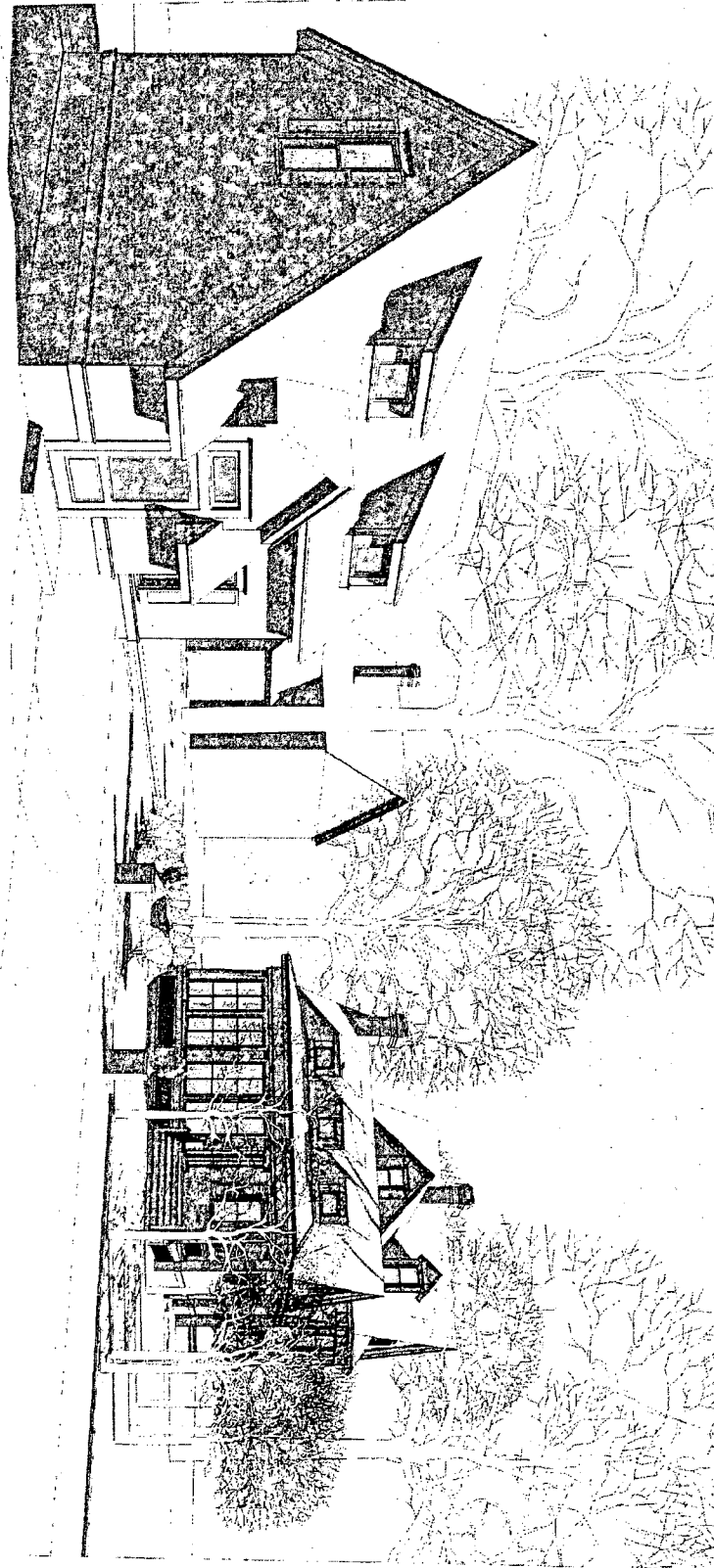
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RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912



BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(PH) 301.306.9900 (F) 301.306.8915

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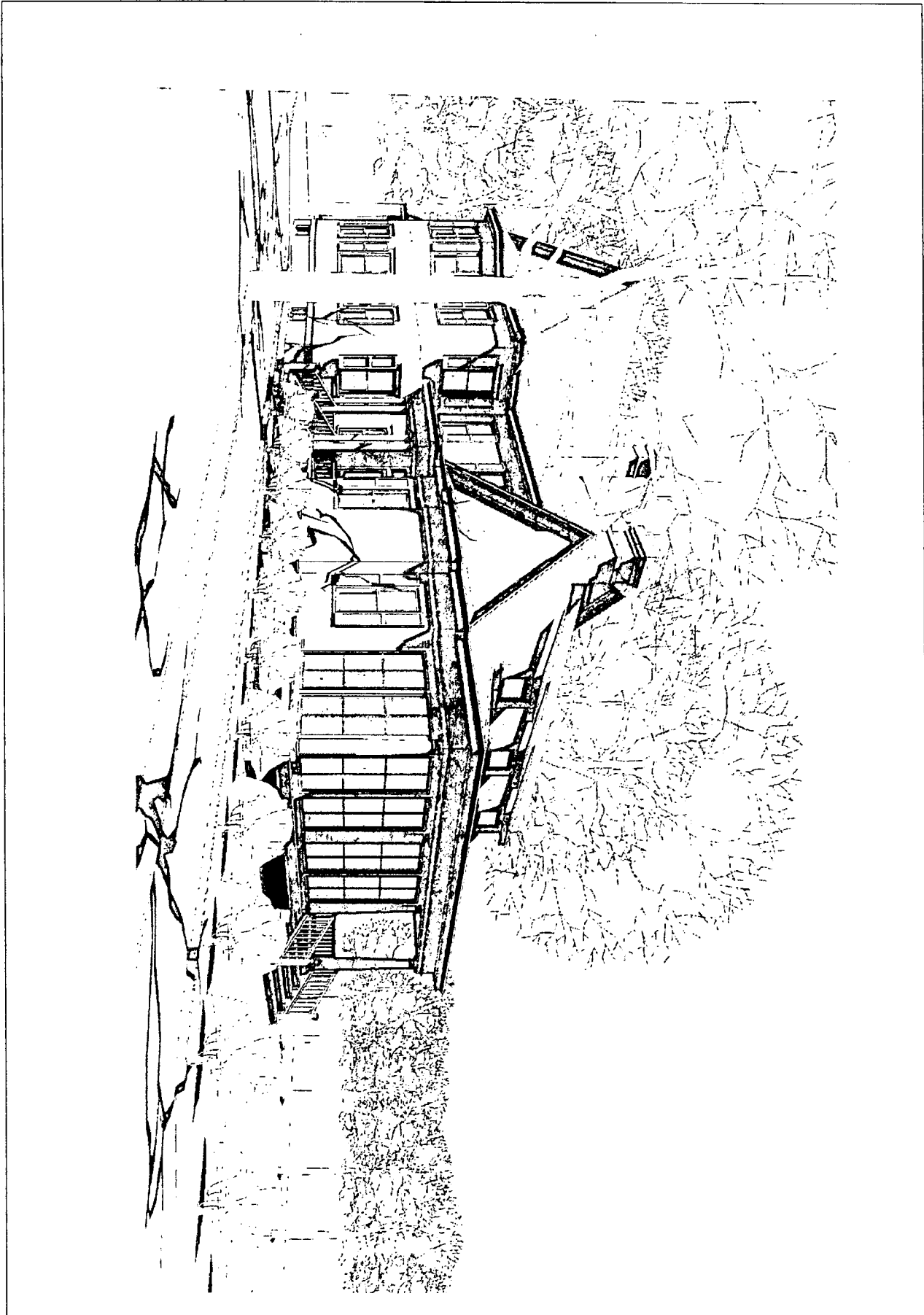
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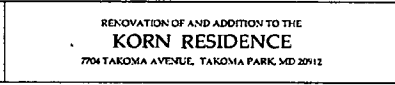
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October 24, 2007 HPC Meeting Transcript

MR. FULLER: Okay. At this point we would like to move into Section IV of our agenda which are preliminary consultations. Are we ready to proceed with Case A?

MS. FOTHERGILL: Yes, the applicant is here even though we're ahead of schedule. This is a preliminary consultation for an outstanding resource in Takoma Park, 7704 Takoma Avenue. This is a Queen Anne style house constructed in 1902. The applicants are proposing a rear addition, a new garage, an extended driveway and turn around area in front of the new garage. They're also proposing to remove existing paving in the backyard, and remove a 33 inch tree.

The applicants met with staff and had a number of different proposals, and I'm pleased to report that they did select the smallest rear addition. It's entirely at the rear. There's no piece at the side, and it is only one and a half stories, and not a full two stories. So they did respond to a number of staff's concerns about the other proposals, and they should be commended for that.

The proposal is for a 890 square foot footprint, one and a half story tall rear addition. It would remove a 1983 rear porch addition and connect to the historic house with a four and a half foot deep hyphen at the rear. They are proposing a new entrance on the right side in the historic massing where there is a non-original window now.

They are also proposing some changes to windows that were changed during that 1983 renovation of the house, and they're proposing to return the windows to what would be more appropriate for the house. They are also proposing a one and a half car 500 square foot garage which is 18 feet wide and 23 feet, 10 inches deep, and then it goes wider at the rear to 23 feet, 10 inches at the rear.

This garage is towards the rear of the lot at the extension of the driveway, and they're proposing to extend the driveway with pervious concrete and add a turn around area at the left side. The yard currently has about 1,000 square feet of concrete in the backyard, and they're proposing to remove that. They are also proposing to remove a 33 inch White Oak that an arborist has assessed to be declining, and they are working with the City of Takoma Park arborist to discuss this tree removal and whether the city will support it.

The existing lot coverage is 9.4 percent, and the proposed lot coverage is 16.9 percent. And while I will have the architect go through in detail the plans rather than staff doing it, I do just want to point out the only concerns that staff raised in the staff report, because this is an outstanding resource, you know, it gets the highest level of scrutiny and we really want to make sure it's an addition that's appropriate and compatible for this house and property,

and so it is at the rear. It is lower. And it's inset on one side, but not on the right. So that may be something the commission wants to discuss.

The new door. Staff had encouraged that it be installed in the addition rather than in the historic massing. But the other window changes are all in keeping with the house. The proposed garage is larger than generally approved, but as you've heard, lot coverage is still within a reasonable amount, and it's possible that this lot could support a large accessory structure but staff would recommend that it be reduced, especially in width so that as you look down the driveway it is narrower.

But I will show you some visuals of the property and then the architect is here to go through the plans in detail. This is an aerial shot, and the house is the second from the corner. You can see the rear porch that would be removed for the rear addition. And you can see that a rear addition on this house would be set far back from the street.

This is the house recently painted and the block. This is the side of the house where the proposed door is. And then this is the rear where the addition is located. And there you can see the concrete that would be removed, as well as the tree that would be removed.

Initially the design did work around the tree, and then after they got the arborist report that the tree was not in good health, they didn't factor the tree into their plans. This is a close up of the area where the addition would be located. And again, that window that they are proposing to be a door.

This is going around to the left side of the house, and you can see one of the windows that they are proposing to replace with a window that would have been there originally. You can see the original opening has been shortened. This is going around and there would be no impact to this section. And again, this is the rear. This is the neighbor's garage, and then this is, you can see how deep the lot is, and where they are proposing the garage is beyond that red car further back.

I can leave it on this shot and bring the architect up so he can present the details of the addition.

MR. FULLER: Thank you. Good evening and welcome. If you'd please introduce yourself.

MR. BROADHURST: Good evening and thank you. My name is Jeff Broadhurst. I'm with Broadhurst Architects in Rockville, Maryland. I'm working for Steven and Karen Korn, the owners of this property. They apologize for not being here this evening. They are out of the country at this time, due back in next week, but they were eager to start the process and have us present before you tonight.

Just a bit about me. I don't do this to toot my own horn, but I just want to give you just a sense of the fact that we do take our work very seriously. I have served for several years on the Historic District Commission of the City of Rockville. I work with Judy Christensen and others there. I've served on the Peerless Rockville Awards Jury as the chairman for the past four years, and worked with Eileen McGuckian quite a bit. I did assist an owner in winning a Montgomery Preservation Award for an historic residence in Gaithersburg.

We received two Washingtonian Residential Design Awards this summer for traditionally designed buildings. In any case, I just want you to know we do take our work seriously. We understand the value of an outstanding resource like this. We feel both challenged and very excited to be able to assist our clients with a project like this.

I brought with me a model, and I have a couple of renderings that might help describe or relay, convey the desire of this project. As Ms. Fothergill suggested, we did present three schemes. We worked with the owners program which was somewhat sizeable, and we came up with three schemes. We first presented those to the owners and then immediately we had a meeting with Ms. Fothergill and went over those.

As she mentioned, the one that seemed most appropriate for various reasons is the smallest. That is a good thing, I suppose, for a lot coverage and preservation standpoint. At the same time, the owner has kind of conceded that they wouldn't add as much square footage to this house as they originally had wanted to. Yet they're very pleased with the scheme that we have before you tonight.

A suggestion was made that I walk through plans. Are plans available on the screen or, I have plans, tell me how you like to do this. I have plans mounted and I can kind of point to things and show you. I know you have the entire package here.

I hope at the distance that you're viewing this from that this is actually visible. This is the Korn's lot. The original house is that body there. Dashed in here is the 1983 porch addition. The 1983 work included a first floor renovation of this portion of the original building. There was a kitchen renovation and mainly some laundry, powder room types of things. But it did, at that point they did take some historic windows out and modified them. They put in smaller windows, put in this small greenhouse window.

Patched in the beautiful two inch siding with not so beautiful or six inch siding, things like that. And other things we wish to remedy as we go through this process. The addition is this portion here, which is essentially a

gabled one story volume. As staff mentioned, a story and a half. But although it appears that way and there are dormers on the roof as we suggested, it is one volume, there's no second floor space to this project.

So it is this volume here. It is separated with a small hyphen in the back of the original house. That porch was removed to allow us to do this. And then there is a smaller porch, if you will, added to the back of the building. Two bays of the three have been designed to be, to look as though they are an enclosed porch.

Staff mentioned an earlier plan that was reviewed show just this as interior space, and the Kornes, again, having given up a lot of square footage from their desires from the previous schemes, ask if it would be reasonable to enclose a portion of that porch. So rather than an open porch, there is a suggestion that this is a, that two of the three bays are enclosed, the other one is a covered porch to allow one to enter the house through the back and then spill down off this porch into a new yard.

The site is encumbered with this huge pad of very poorly poured concrete. The story, I believe, is that the owners and the neighbors that told them is that Montgomery College once did they when they had the house and they just parked cars in the backyard. So the Kornes do intend to remove, and carefully remove this piece of paving. Again, it's about 1,000 square feet of paving.

I wanted to correct one thing that staff mentioned and that is, I think the term was used, extending the driveway and then add the turn around. Back where the garage is, is very close to where the driveway ends now, and where the turn around is now. And that was in the photograph that you saw last. So we're not adding much paving.

I wanted to stress that we have been, we're trying to be as thoughtful as possible about trees on the site. We have suggested the possibility of, well removing for good a lot of paving, but possibly removing some of the other, both the shared driveway down here, and Lorraine Pearsall's house is right next door on this side, and she's agreed to, is interested possibly in removing that and replacing it with what's called pervious concrete. A concrete that allows water to go through it and allows air and water to the tree roots.

So that certainly was the plan to do that as a way of being thoughtful to the trees. Todd Bolton, we've met with him or spoken to him on several occasions. His take on that is, his personal opinion is that it would be less destructive to the trees perhaps to leave that paving there. There are two different trains of thought here. One is, remove it, remove it carefully and put a pervious paving down in its place. The other is, just leave it there not to risk damaging the tree roots underneath of it, and then putting a topping coat of something over top of it. So that is the

plan. That's the proposed addition.

This is the proposed garage back here. The garage has been placed in a position that we hope least impacts this large of stand of trees that's back here. There's a smaller tree here and the neighbor's garage is right at this point here. The exact location of this is somewhat variable. However, a turn around is necessary. We've looked at staff's suggestion of minimizing the turn around, but in fact, if it's minimized much more, it really won't be a turn around. It's fairly tight as it is back there. We aren't suggesting that it go any further out into the yard. We're trying to look for minimal dimensions for the turn around and the paving.

Besides removing the paving here, there is a small shed here that the owners wish to remove. It's certainly not historic. There are photographs of it that the previous owners had of setting there probably in the '80s. However, when that storage space is removed for garden tools and whatnot, it is the owners intention to make this car wider than a standard single car garage and do it as a car and a half because they do have three children, bicycles, lawn mowers, all the yard and garden things.

The intention was to make this a bit wider than, about four feet wider than kind of a standard minimum single car garage, and that is because the owners really desire to use it for storage and not construct something else on the site. The building does get deeper toward the rear and that is to provide access to, this is a story and a half building, to a attic space above it. Again, the owners desire is to create some space for the children, a music room and that space above there is what they had in mind for that.

Again, just responding to staff suggestion, this could be made narrower. Staff suggests three feet narrower. But suddenly if we take three feet out of it, it is back to a single car garage, it's not wide enough to do anything else but park a car in and that's just not what Steven and Karen would like to do.

Similarly, if the back dimension is reduced by the five feet, the act of getting a code compliant stair up to this other level becomes challenging, if not impossible, if we take that much dimension off of it. So that's what's really driving the dimensions of it.

Since we've just been talking about the garage, let me just put this up here. Again, you have this in your package, but you would drive straight in to a symmetrical facade. It very much matches the proposed massing of the addition to the house. Carriage house door. Tucked under the roof is that music room up above. This facade as it goes back spills out a little bit here, and this is an entry door that gets you into a very small vestibule to get into the garage, or

upstairs into the music room.

First floor plan here, because that side entrance to the stairs leads up here, and it sneaks up just enough so you can really get the hood of the car underneath of it. Up above here is just one simple attic space that is just a finished room for the kids to do their musical thing.

This is the first floor plan of the house Takoma Avenue is out here. This is the original front porch. The original volume of the house is back to this point. It was certainly our intention, and in this scheme, more than the others to, since we are just attaching to the back only, only to really touch the back wall of the house, which has already been manipulated by the 1983 addition doors and windows. Windows were removed. Windows were moved. Doors were added. So that facade, the first floor level does not look like it once did or prior to this previous addition.

What we've done is taken the space that had been the kitchen here. What we're suggesting is the space that had been the kitchen there, extending the house with the addition which is that the owners program is a new larger kitchen and a kitchen that spills out into living space. The kitchen in this house right now is very small for a family of five. As Steve Korn says, they all want to be in the kitchen together, but they're kind of sitting on each others laps to fit.

So the idea was a kitchen, which is here, very much open to a family room here, and that is this gabled volume. And it spills out to what is a shed roof porch here, three bays, two of which have been filled in to create a space for a breakfast table. Again, we're trying to be thoughtful and respectful of the house and the yard and not adding more square footage than we can. This porch dimension is, again, minimal for the function of a farm dining table.

The family room, I believe, is really no larger than it should be to function the way that the owners wish it to. This being the back wall of the house, this is that four and a half foot wide hyphen. Here, the suggestion in this plan is, -- first of all, windows. This window, the original here was removed. The original window here was removed. The original window here was removed. However, our thought is this, to replace this window, which is that greenhouse window, with a new wood window to match what was there. Operable shutters to match what was there.

Similarly, here to replace this with a window that matches the original. We have photographs of the original. We know what it is, and that's what's shown on our elevations. Our thought is, since there's the old part of the house on this side, there's this new part of the house on this side, that the driveway comes in here, that it makes sense to, from an architectural standpoint at least, to enter the house somewhere in the middle. So you can come in, there's a mud room entry way here, enlarging a powder room there. Doing closets, a bench for the kids to kick off their boots and

throw their backpacks. Closets here.

As you come in this door you're looking right through the new historic window or at least in a historic location. And then there's this hallway that connects the original part of the house to the addition back here. The hyphen really is serving as entry space, and an extension of that hallway with again, a window in the back.

We have indented here the hyphen on this side. This entry door it's proposed and then with a covered porch here. That porch is intentionally set back well within the sight lines of the front facade of this house so it's going to tuck back in. The width of the back of this is either aligning or narrower than the sight lines of the house as well.

I did have the pleasure of meeting Lorraine Pearsall a few weeks ago. And while we were concerned about what a project looks to everyone, our clients and the neighbors and whatnot. Learning who Lorraine Pearsall is, I figured we really want to be sensitive to Lorraine Pearsall. So what happens on that side facade is very important to us. What you see, all of this is the original side facade down to this point.

This is the hyphen. This is the addition here. The gable volume with dormers that drop light into the family room, and a porch that extends slightly off the back. Again, is enclosed to look like a porch that was once a porch, and then is enclosed and it spills down to the rear yard.

This is the proposed open entry porch. This is a new window to replace the one that was put in in '83. This is the location of a new window that was put in in '83, and our suggestion is to put a door in there, again, to get an entrance closer to the center of the house. Also, I believe, as far as just a massing goes, that to have this piece kind of forward, this piece forward, and have this all kind of pushed back. That as just a composition, I think, is more pleasing than perhaps putting the door into this corner which was a suggestion by staff. But I'd love to hear your comments on that.

The rear facade of the proposed addition, the rear facade of the house is this essentially. It's all based on the centerline of the existing rear gable that you see peeking up there, and it's this three bay facade, three dormers above that, two of the bays have been enclosed as the breakfast room. This is an open porch so you can go up a broad set of inviting stairs to a closed porch under cover. You can actually look in the kitchen window at that point, turn left and you're into the family room portion of the house.

Again, you can see here that the width of this addition is tucked well behind the limits of the existing house. Turning the corner once again to the other side facade. The original house is from here to there. This is where

the greenhouse window is that we're suggesting be replaced. This is where all the patched siding is that we suggest that we take care of as well.

This is the hyphen there with a single narrow window in it. This is the addition kitchen behind these windows with open porch there with the doors into the breakfast room beyond it.

We've done a few things to help convey, I think, this thing accurately. One is this model, and I don't know what the best way to do this is, but perhaps passing it down the line might help, but I wanted to give you a sense of from various angles and of how that porch tucks in, how the addition is attached yet reads as a detached summer kitchen, if you will, from a lot of angles.

And the garage is located per the plan. We tried to be as accurate as possible to give you a sense of how wooded the site is. So thus, many, many trees. The single tree that we wish to remove would come directly from the center of the open bay of the porch. It is a tree, again, 33 inch oak.

MS. ALDERSON: Can I just suggest as you walk us along, what might be helpful is as you take it, turn it so people see the front view. Because what we're particularly interested in seeing the front view and the relationship between that and the side entrance.

MR. BROADHURST: Details on this particular tree. It wasn't our intention to come in and just cut down a tree, but we looked at other options that built in an area that the owners wished to have in the ample side yard, and then learned that that wasn't as favorable as an approach as to build it entirely in the rear yard. So between the back of the existing house and the existing tree, there's a finite amount of space.

I don't relish taking trees down. We have had the tree looked at by an arborist who has provided a letter that is in your package. Holt Jordon of Jordon Hunting & Landscape Architects has been involved in this project. His comment to me yesterday was that, in the three weeks that he has been involved with this project, he's seen this tree decline.

Todd Bolton requested of us that we provide a resistograph test to determine the extent of rot in this tree. There is documented rot on the house side of this tree and a small pocket on the opposite side. An arborist with The Care of Trees has suggested that this tree is in decline, that any construction in the area is only going to speed that. Steven Korn, the owner, has made comments to me that he doesn't relish the fact of having an outstanding resource house and having a dead tree fall on it, and he also is concerned about the act of removing a large dead tree above his

house.

So with the information that we have thus far, and we will provide the test that Todd Bolton has requested. The professionals that we've talked to have suggested that this tree is in decline and is on its way out. And again, we don't relish taking it down, but it seems like in this case it's something that the only thing that will allow this to be built kind of at the size that the owners are looking for.

Besides the model, again, just to give you a sense of the scope of views from various points on the site, this is a perspective of the house as you're approaching driving down Takoma Avenue. This is an oblique view, Lorraine Pearsall's house is actually, probably covering some of this at this point, but this is the back of the existing house. This is that very light projecting porch. The architectural details of the project, which I haven't talked about, we want to certainly be sensitive and respectful to the details of the original house, and of the slenderness of columns and whatnot. We wish to repeat horizontal banding is very strong on the house, we'd like to pick up on this end.

And here you see the addition projecting a bit further out, yet still behind the side plane of this house, small dormers on the roof, and what the garage appears like from the street at that distance. And it is quite far back on the site. Another view. This is kind of from Lorraine Pearsall's garage looking at the back. Here you see the enclosed porch, the open bay of that porch, the one and a half story family room/kitchen, and then this roof is the back gable of the original house.

That's the replaced window. This is the suggested door in place of the new modern window that's there. And again, that porch kind of centered between that mass and that mass there. And as a final document I have for you, and I know your concern is certainly from the street and the streetscape and things, but I wanted to give you a sense of some kind of scale of the backyard.

This perspective is taken not even at the far back edge of the property. This property does back up to Montgomery College, by the way. There is not a wonderful view beyond their fence, but this is still 30 feet or 40 feet from that property line behind you as you would see this. But here you see the proposed addition there, a story and a half, and again, I'd liken it to kind of a detached summer kitchen of a house of this vintage. And you see the gable popping up below behind there.

If you didn't notice on the model, the second story windows are still viable in this scene of the original house. We would not be touching them. This is the neighbors house next door, just to give you a sense of the scale of

it. A pretty fair representation I would say of the scale of trees, and this is the proposed garage for the back of the site.

MR. FULLER: Are you ready for our --

MR. BROADHURST: I think I have nothing further to say, but to answer your questions, thank you.

MR. FULLER: Are there questions for staff or the applicant?

MS. MILES: I have a question. Anne can you put up the slide that we have on our screens onto the projection. What is that? Is that a garage?

MS. FOTHERGILL: I can't tell if you're referring to the shed on their property or something on the neighbor's property.

MR. BROADHURST: That is an outbuilding on the neighbor's property. I do not know if it is a building for cars or not.

MS. FOTHERGILL: I think it's, was the question is it a garage?

MS. MILES: Yes.

MS. FOTHERGILL: I think, I believe they had a historic area work permit a few years ago, and I believe it's like an artist studio. I don't know if, -- I mean, the historic area work permit was not for that, but when we're looking at that property, and I don't know if that was built before it was a historic district.

MS. MILES: So assuming it is some kind of non-domicile in the yard, so that means that there is a garagish building to their left and to their right at about the same plane --

MS. FOTHERGILL: Correct.

MS. MILES: -- of where you're proposing to put this garage?

MR. BROADHURST: Our proposed garage is very close to the same plane as he one you're pointing out. The Pearsall garage on the opposite side is just a bit forward, a car length forward of what we're suggesting.

MS. MILES: And that's one story, but it's two cars?

MR. BROADHURST: It is a two car garage, that's correct.

MS. MILES: And this possible artist studio, as you recall, Anne, could that be more than one story do you think?

MS. FOTHERGILL: It does look from here one and a half, and I mean, it is a sizeable structure.

MS. MILES: Okay, thank you.

MR. BROADHURST: If I might just add, there is a building currently under construction just forward of this that fronts onto East West Highway. It's a detached garage building that is, I believe, very similar in size to what we're proposing.

MR. ROTENSTEIN: One question. We don't have comments from Lorraine Pearsall. Has she expressed any opinion one way or another?

MR. BROADHURST: Well, I'm surprised you haven't received comments, but we had a very nice chat. The owners and I, we went through this. Perhaps Lorraine has thought through it more and may have other comments, but what she mentioned to Steven and Karen Korn and I when we met several weeks ago is, she seemed in favor of this. I will admit the one thing that she was concerned with is the smoke from the proposed chimney would waft into her second floor window. But besides that, she is also dealing with, and I think a lot of people in Takoma Park are dealing with trees that are, have been well stressed out by the drought over the past couple of years. She has trees on her property that are dying, and I believe, need to be removed. So she understood that.

She commented that she liked the scale of these buildings. I took her comments as being favorable.

MR. ROTENSTEIN: Thanks. I also want to commend you on the model. It's well done and it helps place in context the proposed program.

MR. BROADHURST: Thank you.

MR. FULLER: Why don't we just go down the line, and Leslie, why don't we start with you and let's, in particular, make sure we cover issues about the door, the garage, the scale and massing, the removal of the tree, and anything in general on the house.

MS. MILES: The removal of the tree, I think, is an easy one to say yes to. We're very sympathetic to that too. If it's a tree that's stressed and it's so close to the house, I'm sympathetic to the removal of a stressed tree that's close, regardless of whether it would be in the footprint.

I agree that the model is very helpful. Thank you. That definitely enable me to really visualize this a lot better, and your comment about the real windows still being essentially windows, that was another question that I had, so I'm glad to hear that.

I think that the rear addition is very sensitive and appropriate in scale and size and location, and I don't have an objection to the door in the hyphen. I think that's reasonable, and I think it will read a little less forcefully

because it's set back.

My concern would be about the one and a half car garage, and that's why I asked about the size and scale of the other buildings that appear to be in the same plane on the block. And I guess I would be, I'm more sympathetic to it knowing that there's a pretty substantial structure on either side of it so it's not out of scale with that, and that it's set very far to the rear back and it does read like a one car garage from the street. I think that's an important factor for me.

So I think this is pretty close, and I think it's a good job.

MR. FULLER: Nuray?

MS. ANAHTAR: I support this proposal in general, and I don't have a major objection to where the entrance is, but you could relocate it where the hyphen is if you wanted and I think it's a very simple thing to do. I can see that.

And I don't have a problem with removal of the tree, as well. The garage seems okay to me, and thank you very much for the wonderful presentation.

MR. DUFFY: Well, I think there are a couple good things about this. The addition minimizes any physical impact on the original house which is good, and it's clearly subordinate to the original. So those are very positive.

There's some things that I'm not so comfortable with, but those positives mitigate them somewhat. The addition is kind of like a miniature version of the original, which I'd rather see something that's not as much like that. I think it would be more successful if it wasn't another smaller pair of gables oriented the same direction as the original gables, but if perhaps the roof went in the other direction, kind of the way old New England houses organically grew to the back.

That issue for me is kind of compounded by the fact that all the detailing is the same. The window shutters, the cornice, the band at the first floor level. But they're compressed into a much smaller package, and so they're no longer in proportion the way they are in the original house. So I think even if the massing stayed the same, I think the detailing of the addition should be simpler.

You know, maybe no shutters. Maybe less trim or smaller trim or something like that. A couple of other thoughts. I think the garage is a bit too large. More of a concern to me is the amount of impervious surface. I'd rather see less. And I'd especially, what's the most concerning to me is if you look on the site plan on Circle 13 compared to

Circle 12, the impervious that bothers me the most is at the south corner of the house closest to the street where there is a grassy area that has now become paved, you know, very close to the house.

Since that's particularly visible from the public right of way, you're proposing to take away green right against the original outstanding resource, and I'd rather see that green area remain. Those are my comments.

MR. BROADHURST: May I address those?

MR. FULLER: Let's finish going down the route and let's hear, let everybody have their comments.

MR. ROTENSTEIN: I tend to agree for the most part with the staff report. I would prefer to see the new door put in the hyphen, not in the original block of the house. The garage is a little too large, and I think Commissioner Duffy and the other commissioners have articulated their comments on that.

I think it's a good idea to eliminate the paving in the back. The tree I don't have a problem with. Again, your presentation, your model were very informative. That's about it.

MR. JESTER: Like the other commissioners, I don't have a problem with the tree removal. And I actually don't have a problem with the change to the window to create the entrance where you've shown it. I do share some of Commissioner Duffy's feelings about the addition. It almost appears that the addition is really a separate building that's kind of been moved up against the existing house instead of being worked out a design so that it's an extension of or integrated with the design. I understand why that's kind of the way it is because you're working very hard to minimize the impact to as many sides and the features on the original house.

But I tend to agree that there's something that, I mean, it draws a lot of attention to it even though it's still slightly smaller. I think I agree that the detailing could be simpler. I wonder if you couldn't achieve a lot of what you've done by having the roof turned the other direction and being kind of an extension of the existing house. There's a, when Commissioner Duffy mentioned the New England farmhouses, there's a great book called Little House, Big House. Big House, Little House, Backhouse Barn, by Tom Hubka, that talks about farmhouses that evolve like that, and how they kind of handled those accretions all the way back to the barn. And I think there's a little bit of that that might be explored a little bit more.

I also agree, I think the garage is a little bit larger than it needs to be. I question the ? a music room and the rear of the property. I don't object to having a one car garage there, but I think if there's a way to reduce that in size a little bit, that would be preferable.

MS. ALDERSON: I'm going to let you return to that question after I go through points on why you would want to have driveway right next to a portion of the house that doesn't have it now. It's usually, it's nice to have that little bit of a green margin where the driveway is kind of hugging the side of the house. I know you're going to --

MR. BROADHURST: May I respond?

MS. ALDERSON: I'd like to go ahead, and we'll hear that. I'm sure you have a reason but anxious to hear it. And also I understand that you may wish to defer to the City's recommendation to just leave it alone. I think if there's an opportunity, certainly to go impervious, that's ecologically sound, but the other opportunity that could offer that I'd like to put out is that if there's an opportunity to change the color of the paving. If it's impervious, allows you to do tinting. What a terrific difference it makes to get closer to earth color and further from the reflective white. I think that could make just a gigantic esthetic difference.

And where we have seen people use, you know, the exposed aggregate with brown stone, just fabulously blends. So especially if because you have this shared driveway, I know that we have a lot of them in Takoma Park. But if that may be the reason you're bringing a portion of the driveway closer to the house, especially because of that, if you can use a more earthen color, I think that would make a great difference.

I have no problem in this case with the scale of the garage. I'm very familiar with garages in Takoma Park having worked on the extension survey, and I think I documented every single garage and carriage house in the city. And there is a variety of scales. There are carriage houses on buildings of this size. There are a variety of garage sizes. In a lot this deep, and with a house of this scale, and with the garage rather tucked back the way it is here.

I would have absolutely no concern about the slightly larger garage, particularly because it does lie, maybe move a little program out of the larger block into that. And whether it's to be used as a music room or storage, I think that's less important than just what is the overall impact. I don't see that impact being any problem in this particular solution that you've presented.

I don't have a problem in this case with adding the door within the hyphen of the, within, I'm sorry, the original block. Normally I would, but because it is already altered, and secondly, because it is so recessed, I don't see a problem with making it gracious. I mean, it is recessed back behind the house. It's a gracious entry. I don't see that we need to compel that it be less gracious. And as to the detailing of the addition, I think the number one thing is the scale. It's very sympathetic, and the way, I've walked down this block many times. I think most people aren't really going to

notice it. It is very wooded, and it is well set back. I don't feel a need to further recess the block of the house because the hyphen already does that.

I think as to the detailing whether it's somewhat replicative, sort of miniature, or whether it sprouts more organically as Commissioner Jester and Duffy have suggested, that that gable alternative would look more organic and probably more period as far as an addition goes. But I don't have an objection to taking this approach. In some ways makes it look like an attached cottage. I think because the way it's placed, again, that we don't need to be so strict as to say it has to look less than or I think having the details comparable in quality with the house as long as they're sympathetic is fine.

So that's it for me, and I look forward to your answer on the driveway.

MR. BURSTYN: I would defer to the expertise of the previous commissioners, but I commend your presentation and the plan, and that I believe it meets the two important Takoma Park guidelines in that it's sympathetic to the existing architectural character, and also that as a major addition it's to the rear and not really visible from the front public right of way.

MR. FLEMING: I've just got some comments to make. You mentioned you're going to construct an existing extended driveway and turn around area, then you say you're going to have a turn around and parking area. And I was just curious, is the garage that you say is going to be a music room, is that a business where they're going to be teaching music classes or -- my concern is that if this extended parking and turn around, is this going to be like a lot of traffic coming in and how many cars are going to be parked in the area, and does the neighbors know about this?

MR. BROADHURST: When I'm able to answer, I'll be happy to answer.

MR. FULLER: I guess my personal comments. I don't have a problem with the door, although I would like to make sure that really it doesn't become too much of an important issue to, you know, really compete with the front door of the property. I don't have a problem with the width of the garage. The height of it, I'd prefer to see it a little bit lower, but I'd say that's not a strong preference on my part.

The tree, I certainly have no trouble with it going down. The massing and scale of the addition I have no problem with. I completely agree with Commissioner Jester that I'm not really thrilled with the idea of seeing a house with a house sort of tagging along behind it. So I think whatever can be done to make it look like it's really an addition, I think will be to your benefit.

Just going through the comments that I've heard from people, I don't think anybody has really complained about the door, the way the link works. The garage you have pretty much a mixed reaction. There's just about as many people in favor of it as in favor of making it smaller.

The tree, I've not heard anybody say there's a problem with. I've not heard anybody say a problem on the massing. The impervious area adjoining the house, I think I've heard several people specifically say they've not thrilled with that. The issue of the house having an addition behind it, I think there have been three or four saying they were not in favor with it, and one saying they could see it that way.

So I think that gives a fairly good overview of the commission's reaction to your design. I'd like to try to make sure that anything that you come back with, at this end we're not really here trying to negotiate, so it's really just you have some succinct responses to the specific questions?

MR. BROADHURST: Yes, I'd love to just have a moment to respond. First, Commissioner Duffy, what is not represented in the level of detail of this presentation is the amount of texture and color and material change on the original house. Fish scales, shingles, two inch siding, four inch siding. It's a very varied, a textured building. I say that in that I totally agree that the back should somehow be simpler. So the addition, while in massing and in some of the detailing, roof slope and whatnot, we want to tie it into the original house.

Our intention is that whatever the siding is, it picks one of the existing elements and does it and doesn't use four or five different things. And in that way, I believe, also, you see the colors on this house. The color scheme would be simplified. One texture of material would be used, but a natural material. So in my mind that is kind of, that is our effort in kind of detaching it somewhat as far as period from the original house.

On the issue of taking the roof and turning it. What you didn't have, well, I don't know if it's benefit or not, the benefit of seeing was earlier schemes that did try to integrate an addition with the back of the house and it turned the roof. And it became so integrated that there wasn't the distinction of where does old stop and new start? Also, if we were to do that with this scheme, it does impact the second floor windows on the original mass of the building, and we felt it was advantageous to leave them in both for how the house functioned, bringing light into those upper rooms, and not removing historic fabric.

So I would not be in favor of turning the roof necessarily, and I know the book that you're speaking of, and I understand that massing scheme, but again, given the history and the response we got from staff, we've kind of

moved on from this more integrated to kind of clearer delineation between old and new.

The garage is too big. You know, I'd be happy to talk to my clients when they return. I think to serve their purposes we could take a bit of dimension off of it. As soon as we bring it in a foot or two, the roof comes down a little bit and I think we'd certainly be in favor of doing that if that's what you would recommend.

Why, Commissioner Alderson, why remove the green space? Someone else suggested, I believe, this is a shared driveway to a point, and at that point it's very narrow and very congested. So the intention was to kind of widen this drive a bit earlier at the point where this juncture is. As you'll note, there are several mature trees that are right at, kind of at this fork. There's no significant tree on the portion that we wish to kind of widen a bit. It's really traffic flow that is the reason that we suggested doing that.

MR. FULLER: Again, we're not looking for full explanations. Please, if you have an issue that you think we need to discuss, that's fine.

MR. BROADHURST: Then the last comment is just to answer a question of Mr. Fleming. The music room is, no, they have, I believe, a 13 year old prodigy, is one of the children in this household. It's just for him and his guitar and his piano and for his stuff. It's not music lessons. There's not, it's not a business. It's just a family with two vehicles coming and going.

MR. FULLER: Do you think you have an understanding of the commission's attitude at this point?

MR. BROADHURST: I believe I do. Thank you very much for your time.

BROADHURST ARCHITECTS, INC.

1 October 2007

Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capitol Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Residential Renovation and Addition
Korn Residence
7704 Takoma Avenue
Takoma Park, Maryland 20912

Dear Ms. Fothergill:

Per our recent correspondence, attached please find a package of information regarding the residence at the above listed address. This package includes the following documents: 1) Application for Historic Area Work Permit, 2) Existing Condition/Measured Drawings of the residence (EX-1 through EX-9), 3) Schematic Design Drawings 1 through 6, and 4) Photographs of the residence in both hard copy and on disk. I understand that we are on the agenda for a preliminary review by the Historic Preservation Commission on October 24.

As you are aware, Broadhurst Architects was commissioned by Steven and Karen Korn to design a modest addition to this Outstanding Resource so that the residence better serves the needs of their family. We initially provided the owners with three schemes that were designed to meet their programmatic goals, but in quite varying manners. These schemes were discussed with you on site during our meeting on September 21. A brief review of these schemes follows:

Scheme 1:

This scheme followed the initial thoughts of the owners by extruding the rear two-story gable of the existing historic residence allowing for a new family room opened to a renovated kitchen on the first floor and a new master bedroom suite on the second floor. This scheme added to the residence rather seamlessly by aligning siding, soffit, and roof ridge, and maintained the existing spacing and details of the windows on the side facades. This two-story addition was approximately 840 square feet.

You indicated that this seamless approach would not be appropriate relative to the HPC standards. We discussed the fact that inseting the wall planes and lowering the roof of the addition would not allow the creation of space that the owners are seeking. Per our discussion and your comments, the owners have opted not to pursue this option.

Scheme 3:

This scheme was for a one-story addition that added approximately 1,150 square feet of new space. The premise of this scheme was to take advantage of the open yard on the southwest side of the residence. A new kitchen was designed as a semi-detached gabled "summer kitchen" that faced both the front and rear yards. The front-facing façade was held significantly back from the street to minimally impact the historic front façade, but was designed to be an appropriate mass added to but reading somewhat separate from the original structure. This scheme added a second matching rear-facing pavilion that served as a family room.

You indicated that this side yard approach would not be appropriate relative to the HPC standards. You indicated that the most appropriate location for an addition was directly behind the original structure so that

it would not impact the streetscape. Per our discussion and your comments, the owners have opted not to pursue this option.

Scheme 2:

This scheme was for a 750 square foot semi-detached one-story gabled "summer kitchen" addition connected to the historic structure with a small hyphen. The entire addition is within the limits of the existing side walls of the residence so that it does not impact the streetscape. An open porch was then added to the rear façade of the gabled structure. In this scheme we attempted to design around an existing oak tree directly behind the residence.

You indicated that this particular approach appeared to have many attributes that the commission tends to look for:

- a. A clear delineation between old and new.
- b. The use of a hyphen to offset the new addition from the original structure.
- c. A one-story addition that is well scaled for the historic property.
- d. The entire addition is in the rear yard only.

Per our discussion and your comments, the owners have decided to pursue this option.

A revised version of the Scheme 2 has been attached to this application for review and comments by the HPC. The most significant modification is that in order to add the desired amount of new space for the Korn family, the open two-bay porch has been replaced with a three-bay porch in which two bays are enclosed to extend the proposed family room. The approximate size of this proposed addition is 890 square feet. You will also note that we will be applying to remove the one oak tree closest to the residence. As we have learned, it appears to be inappropriate to add the desired amount of space by building a two story addition, and perhaps equally inappropriate to build into the substantial side yard. Therefore, the Korn's final option is to build in the rear yard directly behind the existing house. This existing tree places a severe constraint on the owners' ability to improve their home as they see fit within these parameters. Furthermore, comments have been made by knowledgeable professionals regarding the apparent state of poor health and decline of this particular tree. I intend to continue my conversations with Todd Bolton regarding this issue.

There are several other aspects to the proposed project that I would like you and the commission to be aware of:

- a. The rear of the original residence was renovated in 1983 at which time three original first floor windows were removed. In two of these cases, smaller windows (higher sills) were installed. In the third case, a modern "greenhouse" window unit was installed. It is our intention to restore two of these windows and repair the adjacent surfaces to match the original conditions on the two side facades. It is our intention to remove one new window and replace it with an appropriate door and side entry porch to a new mud room in the location of the existing kitchen.
- b. The proposed side entry porch is designed to fit behind the limits of the existing front façade so that it is not readily visible from the street. However, when viewed as part of the side elevation, the porch is designed to be an integral and thoughtfully placed element on the overall façade.
- c. It is our intention to relocate the air conditioning condensers from the northeast side of the residence to the opposite side yard where they will be screened by the existing bay of the dining room and the existing picket fence.
- d. It is our intention to remove the highly visible AC tubing from the full height of the northeast façade and to restore the existing siding and trim that was damaged during the 1983 renovation.
- e. It is our intention to remove over 1,500 square feet of impervious concrete paving on the site. (Popular belief suggests that a 1,000 square foot parking pad in the rear yard directly behind the house was added by Montgomery College for parking many years ago). We are proposing to use the new pervious concrete technology for the new driveway and turn-around. (Please see <http://www.perviouspavement.org/>). The owners have had initial conversations with their neighbor about replacing the well worn shared portion of the driveway with this material as well, pending the necessary approvals.
- f. We intend to construct the new work in accordance with the required Tree Protection Plan.

- g. We intend to develop a thoughtful landscape plan for the rear yard which will include several new trees.
- h. We intend to remove the small garden shed in the rear yard.
- i. As a second component of the proposed construction, the owners wish to build a new detached 1 ½ car, 1 ½ story garage/carriage house in the rear yard. The proposed design for this building can be found on sheet 6 of the drawings. We have suggested a location that attempts to avoid the root zones of adjacent trees. We are suggesting that this building be harmonious in spirit with the original building, but be detailed more as a utilitarian building. We have indicated painted cement stucco as the finish material for this building.
- j. We intend to use thoughtful, high quality exterior building components including wood windows, operable cedar shutters, and wood siding and trim that retain the sense of quality, detail, and texture (though more limited and restrained) of the historic structure.

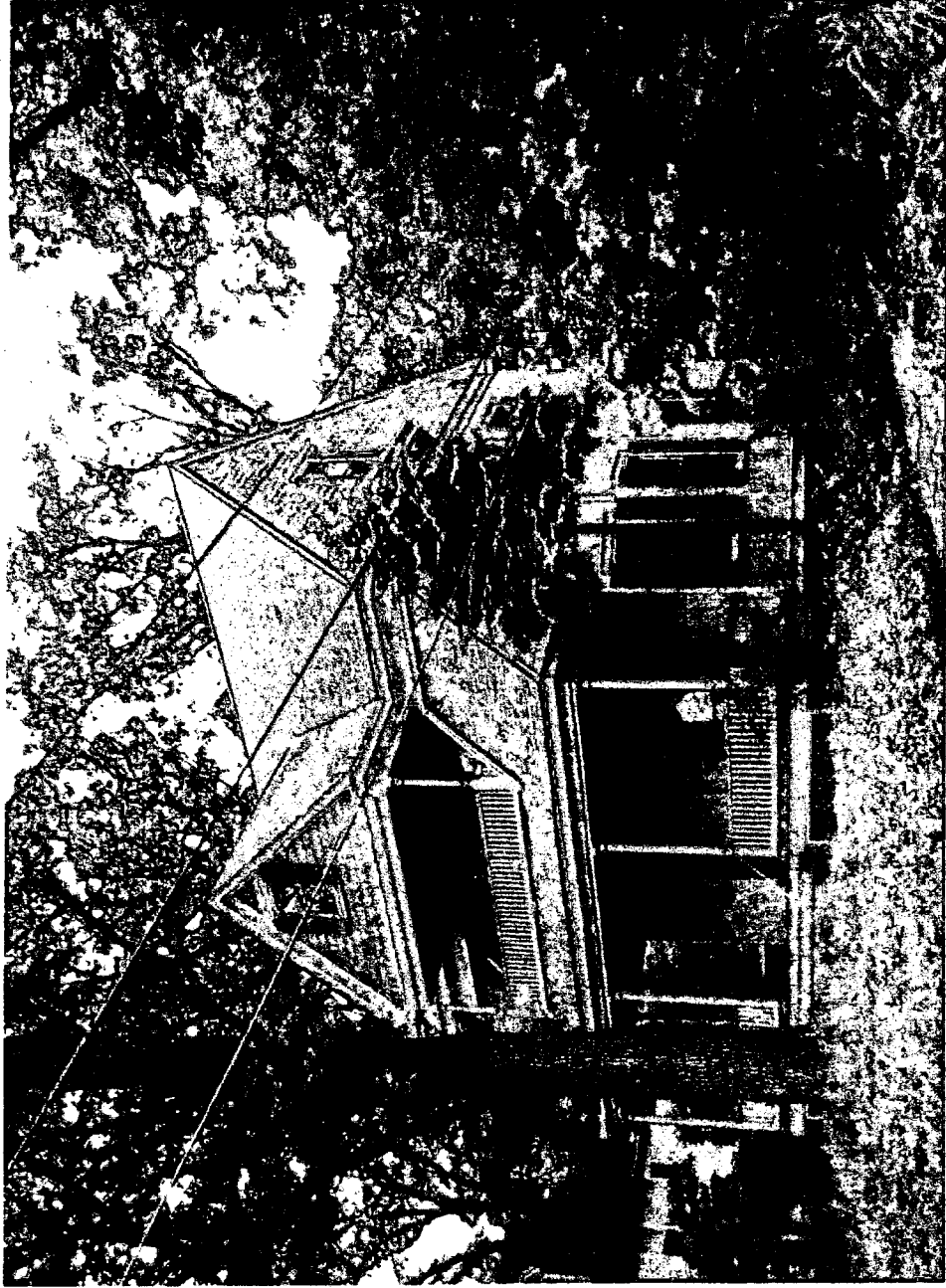
I had the pleasure of meeting Lorraine Pearsall, Vice President of Historic Takoma Inc., and the Korn's neighbor last week, and I had the opportunity to present the proposed scheme to her. Per Ms. Pearsall's request I have forwarded a copy of this letter and the submission package directly to her.

Please contact me with any questions, or with further instructions. I look forward to meeting with the Historic Preservation Commission on October 24.

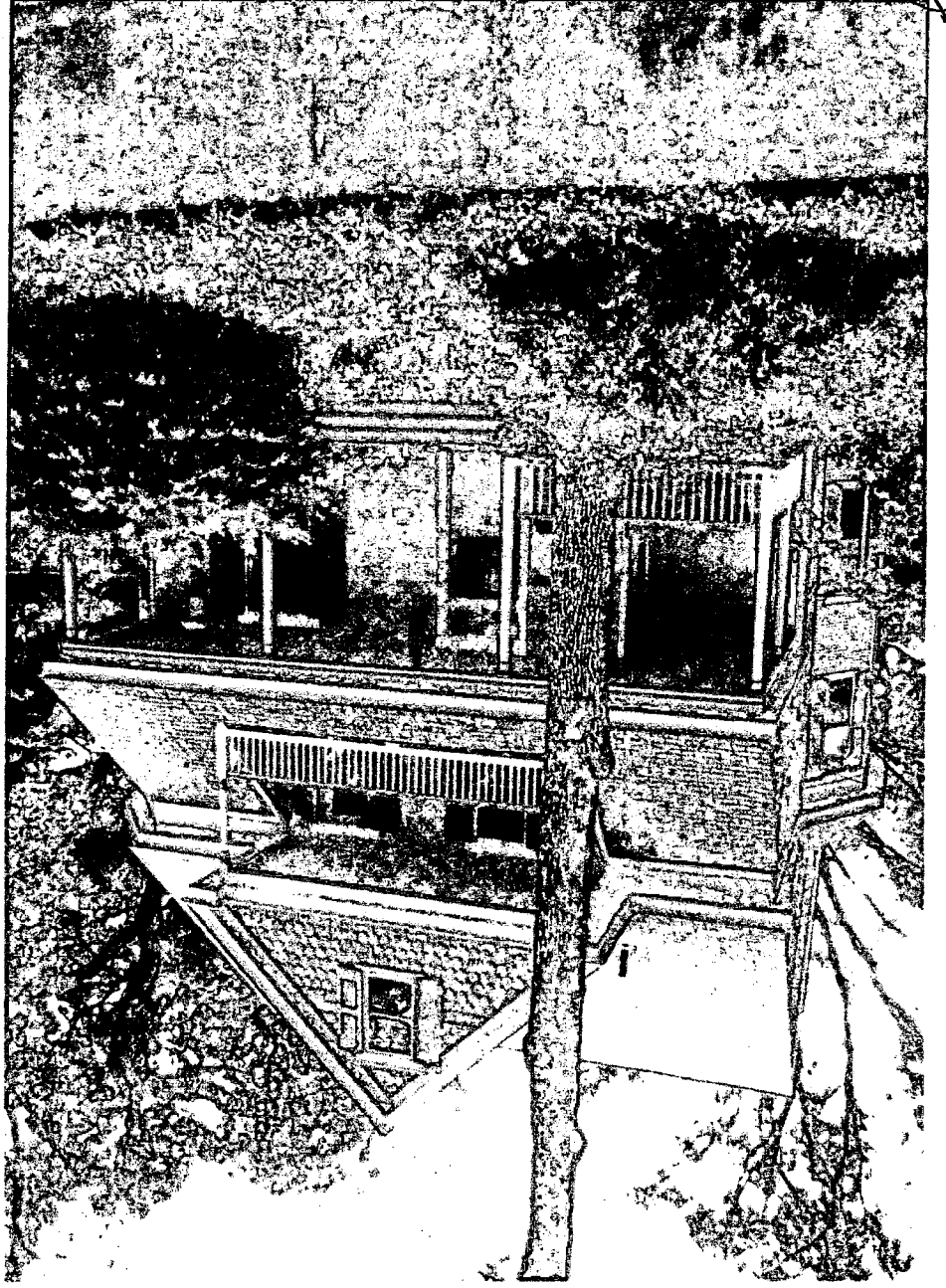
Sincerely,

Jeffery Broadhurst, AIA
Broadhurst Architects, Inc.

Cc. Steve and Karen Korn
Lorraine Pearsall



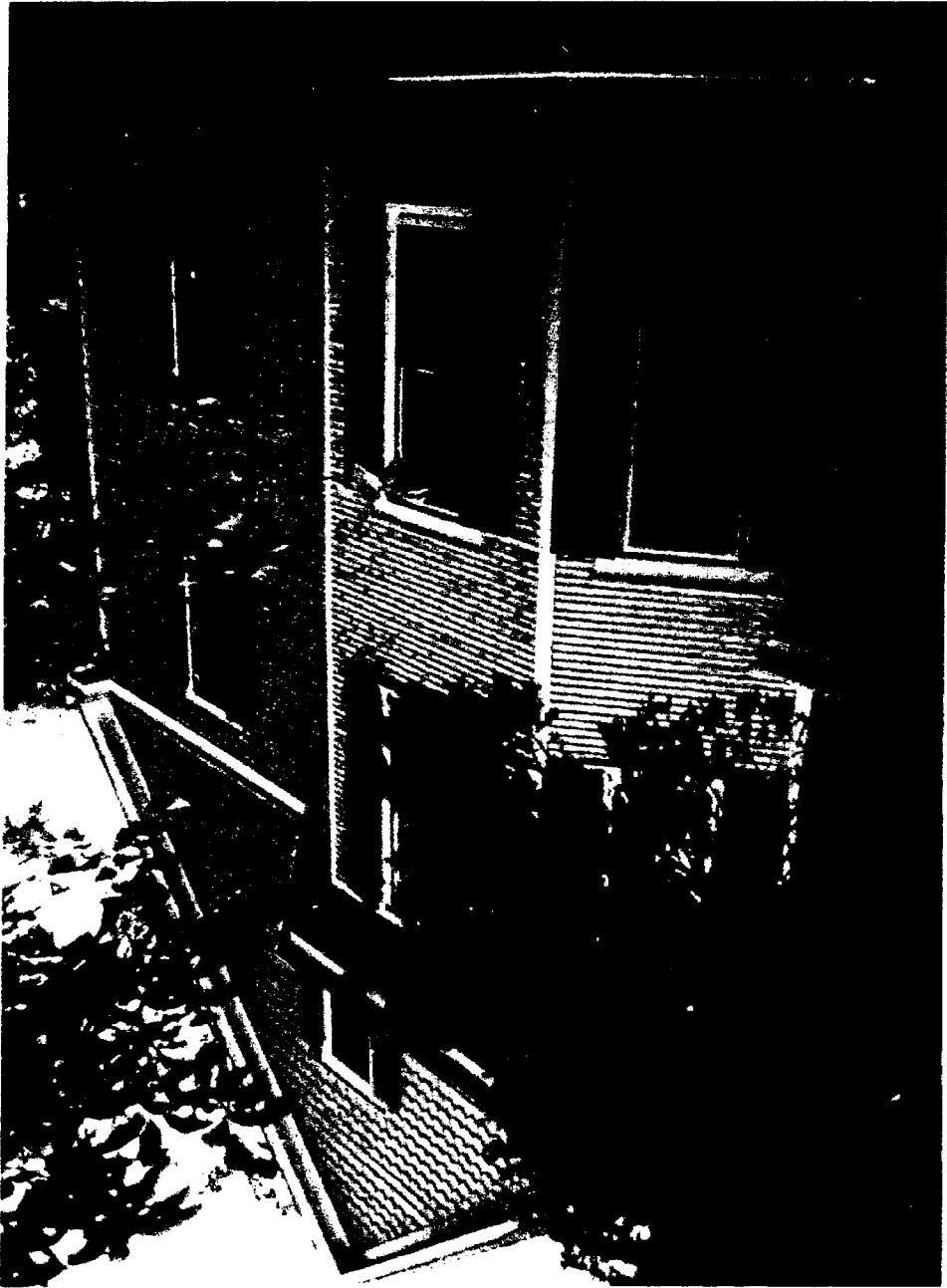
OBlique FRONT FACADE



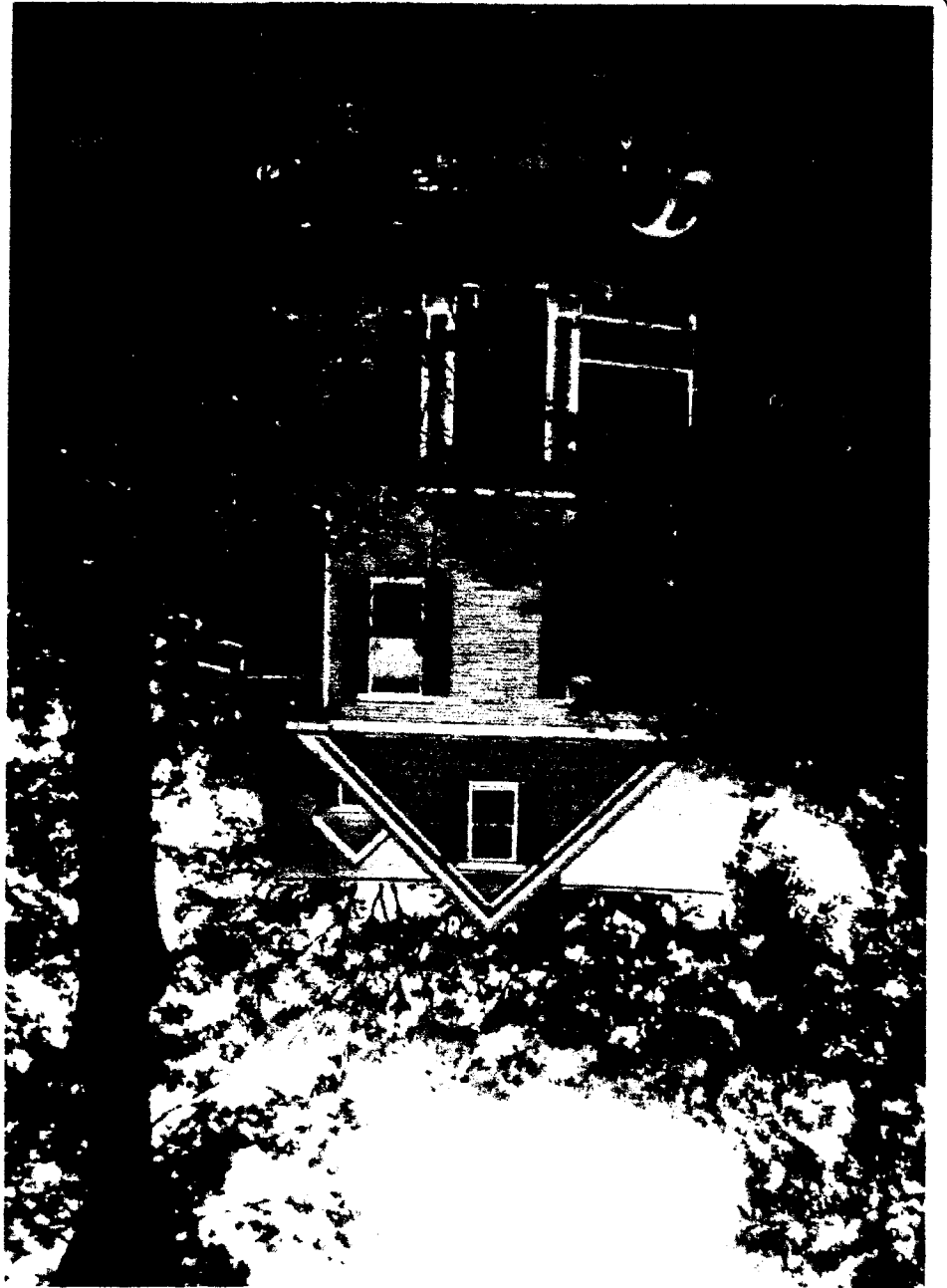
VIEW OF FRONT FACADE

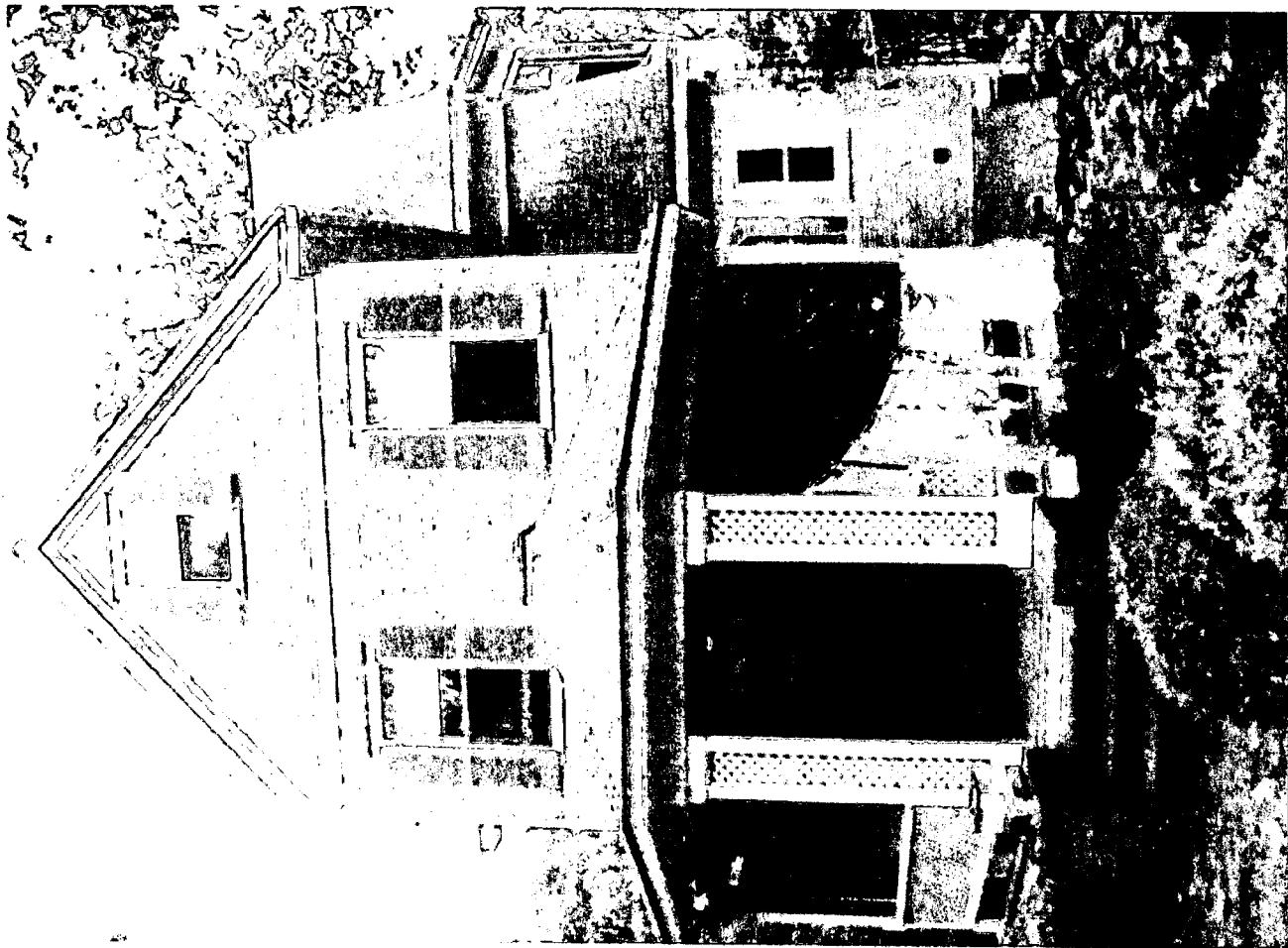
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VIEW OF NORTHEAST SIDE FACADE



VIEW OF REAR FACADE E





VIEW OF REAR FACADE



VIEW OF REAR FACADE

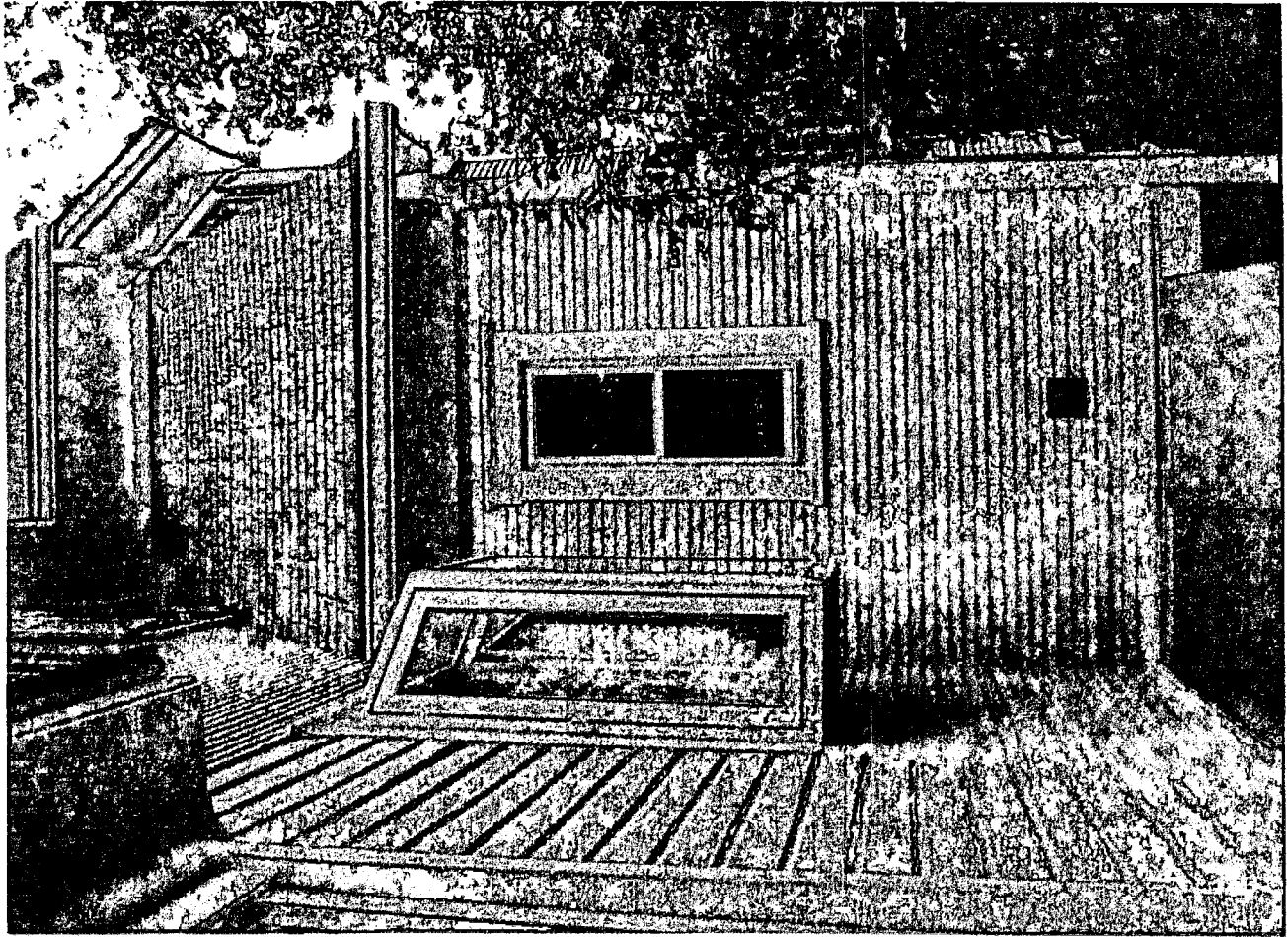
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VIEW OF NORTHEAST FACADE
AND 1982 RENOVATION



VIEW OF NORTHEAST FACADE
AND 1982 RENO. & PORCH



DETAIL OF 1987 RENOVATION

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~~32~~

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER

7

PAGE

3

7213 Maple Avenue is a two and a half story house composed of a main block and a cross gable extending to the northwest. The cross gable wing is executed in a series of hood like projections. The projection at the peak of the gable shelters a pair of attic windows. The attic level, in turn, creates a "hood" over the second story which has a pair of windows. (The first floor of the gable has one centrally placed window.) A one story porch begins immediately beneath the window and extends across the southwest facade and to the southwest to join the main block of the house. A trellis motif comprises the balustrade and is repeated below the cornice of the porch roof.

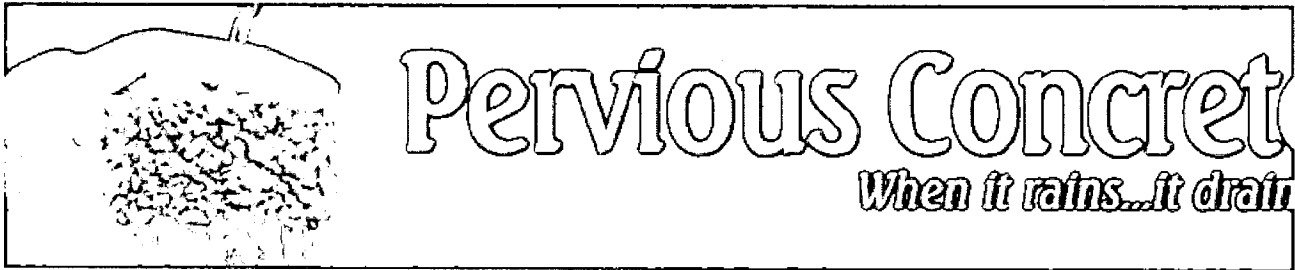
7004 Sycamore Avenue presents an interesting and varied silhouette. At one corner an octagonal tower projects from the roof of the two and a half story structure. Each face of the tower has one window while the eight sided tower roof has a peaked dormer in every other face. The end of the principal gable of the house sits next to the tower and is hidden behind a "shed" roof extending to the main cornice and second lower gable end containing a pair of attic windows. The cove cornice encircles the building, including the three sided bay of the tower, as well as a third cross gable at the rear. A concave "kick" in the wall at the bottom of the second story tops a belt course above the slightly recessed first story. On the principal facade a one story porch shelters the entrance and extends from the three sided base of the tower half-way across the facade. The remainder of the wall surface is occupied by a three sided bay window under its own shed roof. The entire structure is covered with asbestos shingles.

7704 Takoma Avenue is dominated by the roof lines of the southeast facade. The slope of the principal A roof faces the street. A cross gable which breaks the line of this roof in the center of the structure, projects from the wall plane over two second story windows. The gable end has one window and is covered with fish scale shingles. (The shingle motif and one attic window is repeated in the south west and north east gable ends.) Immediately below the cornice line a second A roof begins extending beyond the wall surface to create a porch at the first story. Under the porch a two bay section at the northeast end of the first story projects midway between the terminus of the porch and the wall plane of the house. A two story three sided projection is located at the northwest corner of the southwest facade. The first and second stories are covered with narrow clapboard.

The following is a list of the addresses of the structures of merit in Takoma Park.

Philadelphia Avenue 612
Takoma Avenue 7301, 7323, 7700, 7704, 7705, 7709, 7711, 7713, 7715

(See continuation sheet # 4)



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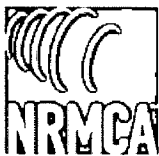
FAQ

Resources

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Concrete Publications

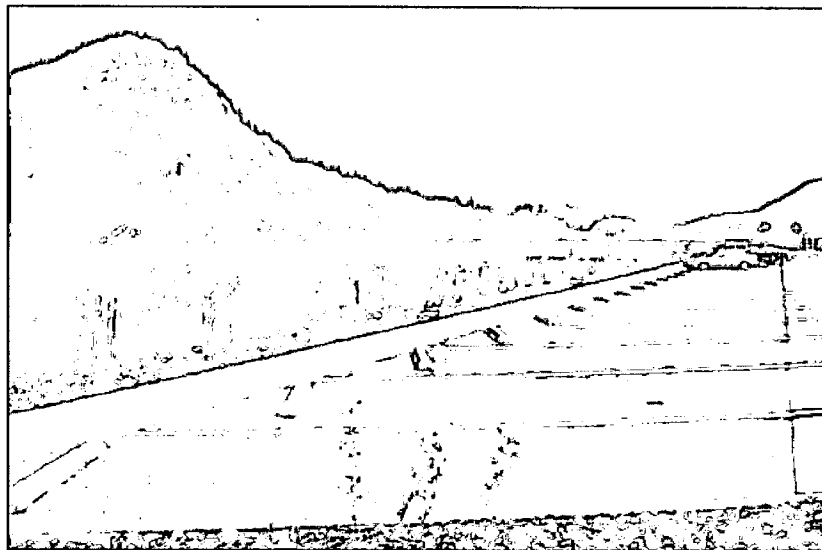
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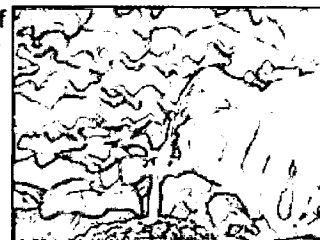
When it rains...it drains

Pervious Concrete Pavement



Pervious concrete pavement is a unique and effective means to address important environmental issues and support green, sustainable growth. By capturing stormwater and allowing it to seep into the ground, porous concrete is instrumental in recharging groundwater, reducing stormwater runoff, and meeting U.S. Environmental Protection Agency (EPA) stormwater regulations. In fact, the use of pervious concrete is among the Best Management Practices (BMPs) recommended by the EPA-- and by other agencies and geotechnical engineers across the country-- for the management of stormwater runoff on a regional and local basis. This pavement technology creates more efficient land use by eliminating the need for retention ponds, swales, and other stormwater management devices. In doing so, pervious concrete has the ability to lower overall project costs on a first-cost basis.

In pervious concrete, carefully controlled amounts of water and cementitious materials are used to create a paste that forms a thick coating around aggregate particles. A pervious concrete mixture contains little or no sand, creating a substantial void content. Using sufficient paste to coat and bind the aggregate particles together creates a system of highly permeable, interconnected voids that drains



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quickly. Typically, between 15% and 25% voids are achieved in the hardened concrete, and flow rates for water through pervious concrete are typically around 480 in./hr (0.34 cm/s, which is 5 gal/ft²/min or 200 L/m²/min), although they can be much higher. Both the low mortar content and high porosity also reduce strength compared to conventional concrete mixtures, but sufficient strength for many applications is readily achieved.



While pervious concrete can be used for a surprising number of applications, its primary use is in pavement. This site focuses on the pavement applications of the material, which also has been referred to as porous concrete, permeable concrete, no-fines concrete, gap-graded concrete, and enhanced-porosity concrete.

Acknowledgements



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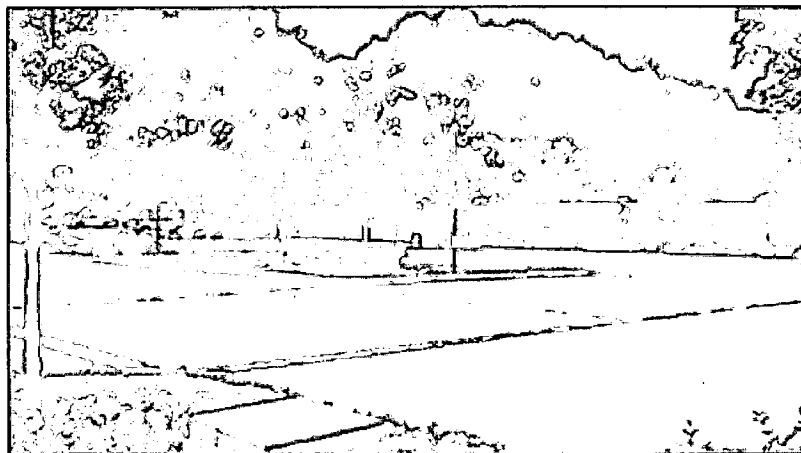
- Benefits
 - Environmental
 - Economic
 - Structural

- Applications
- Performance
- Engineering Properties
- Mix Design and Materials
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Environmental Benefits



Pervious concrete pavement systems provide a valuable stormwater management tool under the requirements of the EPA Storm Water Phase II Final Rule. Phase II regulations provide programs and practices to help control the amount of contaminants in our waterways. Impervious pavements-- particularly parking lots-- collect oil, anti-freeze, and other automobile fluids that can be washed into streams, lakes, and oceans when it rains.

EPA Storm Water regulations set limits on the levels of pollution in our streams and lakes. To meet these regulations, local officials have considered two basic approaches: 1) reduce the overall runoff from an area, and 2) reduce the level of pollution contained in runoff. Efforts to reduce runoff include zoning ordinances and regulations that reduce the amount of impervious surfaces in new developments (including parking and roof areas), increased green space requirements, and implementation of "stormwater utility districts" that levy an impact fee on a property owner based on the amount of impervious area. Efforts to reduce the level of pollution from stormwater include requirements for developers to provide systems that collect the "first flush" of rainfall, usually about 1 inch (25 mm), and "treat" the pollution prior to release. Pervious concrete pavement reduces or eliminates runoff and permits "treatment" of pollution: two studies conducted on the long-term pollutant removal in porous pavements suggest high pollutant removal rates. The results of the studies are presented in Table 2.

Table 2. Effectiveness of Porous Pavement Pollutant Removal, % by mass

Study Location	Total Suspended	Total Phosphorus	Total Nitrogen	Chemical Oxygen Demand	Metals



- Visit the Concrete
- Concrete Parking
- Concrete Buildings
- Self-Cleaning Concrete
- Flowable Concrete
- Green Roofs



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70



	Solids (TSS)	(TP)	(TN)	(COD)	
Prince William, VA	82	65	80	—	—
Rockville, MD	95	65	85	82	98-99



**Schueler, 1987, as quoted in EPA, 2004. This data was not collected on pervious concrete systems, but on another porous pavement material.*

By capturing the first flush of rainfall and allowing it to percolate into the ground, soil chemistry and biology can then “treat” the polluted water naturally. Thus, stormwater retention areas may be reduced or eliminated, allowing increased land use. Furthermore, by collecting rainfall and allowing it to infiltrate, groundwater and aquifer recharge is increased, peak water flow through drainage channels is reduced, and flooding is minimized. In fact, the EPA named pervious pavements as a BMP for stormwater pollution prevention because they allow fluids to percolate into the soil.

Another important factor leading to renewed interest in pervious concrete is an increasing emphasis on sustainable construction. Because of its benefits in controlling stormwater runoff and pollution prevention, pervious concrete has the potential to help earn a credit point in the U.S. Green Building Council’s Leadership in Energy & Environmental Design (LEED) Green Building Rating System (Sustainable Sites Credit 6.1), increasing the chance to obtain LEED project certification. This credit is in addition to other LEED credits that may be earned through the use of concrete for its other environmental benefits, such as reducing heat island effects (Sustainable Site Credit 7.1), recycled content (Materials and Resources Credit 4), and regional materials (Materials and Resources Credit 5).



The light color of concrete pavements absorbs less heat from solar radiation than darker pavements, and the relatively open pore structure of pervious concrete stores less heat, helping to lower heat island effects in urban areas.

Trees planted in parking lots and city sidewalks offer shade and produce a cooling effect in the area, further reducing heat island effects. Pervious concrete pavement is ideal for protecting trees in a paved environment (many plants have difficulty growing in areas covered by impervious pavements, sidewalks and landscaping, because air and water have difficulty getting to the roots). Pervious concrete pavements or sidewalks allow adjacent trees to receive more air and water and still permit full use of the pavement (see Figure 2b). Pervious concrete provides a solution for landscapers and architects who wish to use greenery in parking lots and paved urban areas.

Although high-traffic pavements are not a typical use for pervious concrete, concrete surfaces can also improve safety during rainstorms by eliminating ponding (and glare at night), spraying, and the risk of hydroplaning.

>>Next: Economic

Benefits

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Benefits

- Environmental
- Economic
- Structural

Applications

Performance

Engineering Properties

Mix Design and Materials

Design

- Structural
- Hydrological

Construction

Inspection & Maintenance

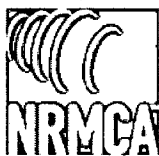
FAQ

Resources

Links

Concrete Publications

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Applications



Although not a new technology (it was first used in 1852), pervious concrete is receiving renewed interest, partly because of federal clean water legislation. The high flow rate of water through a pervious concrete pavement allows rainfall to be captured and to percolate into the ground, reducing stormwater runoff, recharging groundwater, supporting sustainable construction, providing a solution for construction that is sensitive to environmental concerns, and helping owners comply with EPA stormwater regulations. This unique ability of pervious concrete offers advantages to the environment, public agencies, and building owners by controlling rainwater on-site and addressing stormwater runoff issues. This can be of particular interest in urban areas, or where land is very expensive. Depending on local regulations and environment, a pervious concrete pavement and its subbase may provide enough water storage capacity to eliminate the need for retention ponds, swales, and other precipitation runoff containment strategies. This provides for more efficient land use and is one factor that has led to a renewed interest in pervious concrete. Other applications that take advantage of the high flow rate through pervious concrete include drainage media for hydraulic structures, parking lots, tennis courts, greenhouses, and pervious base layers under heavy-duty pavements. Its high porosity also gives it other useful characteristics: it is thermally insulating (for example, in walls of buildings) and has good acoustical properties (for sound barrier walls).

Although pavements are the dominant application for pervious concrete in the U.S., it has also been used as a structural material for many years in Europe. Applications include walls for two-story houses, load-bearing walls for high-rise buildings (up to ten stories), infill panels for high-rise buildings, sea groins, roads, and parking lots. Table 1 below lists examples of applications for which pervious concrete has been used successfully.

All of these applications take advantage of the benefits of pervious concrete's characteristics. However, to achieve these results, mix design and construction details must be planned and executed with care.



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Flowal

Green
RoofT



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3/6



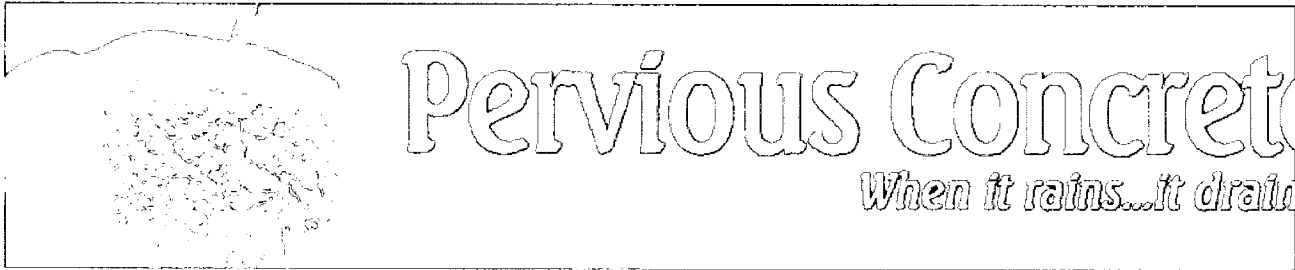
Table 1. Applications for Pervious Concrete

Low-volume pavements
Residential roads, alleys, and driveways
Sidewalks and pathways
Parking areas
Low water crossings
Tennis courts
Subbase for conventional concrete pavements
Patios
Artificial reefs
Slope stabilization
Well linings
Tree grates in sidewalks
Foundations / floors for greenhouses, fish hatcheries, aquatic amusement centers, and zoos
Hydraulic structures
Swimming pool decks
Pavement edge drains
Groins and seawalls
Noise barriers
Walls (including load-bearing)

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Applications

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Mix Design and Materials

Design
Structural
Hydrological

Construction

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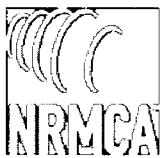
FAQ

Resources

Links

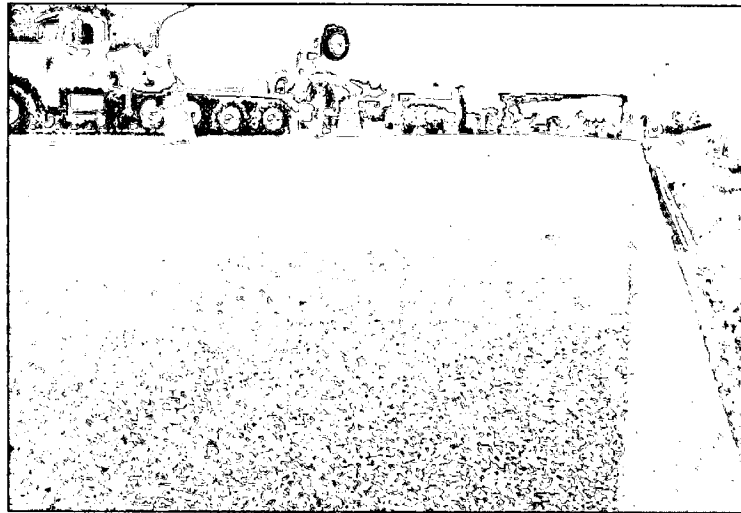
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Pervious Concrete

Frequently Asked Questions

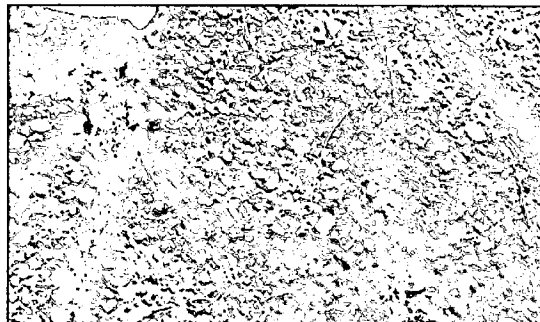


Q: What about drainage issues in soils with high clay content?

A: Typically, if a soil type has sufficient percolation to support a septic tank system, it will be suitable for pervious concrete. If a soil is truly impervious, the pervious concrete system can still be useful for detention pond requirements. Soil percolation rates are most important if you must meet stormwater quality requirements. A typical parking lot design may have 5"– 8" of pervious pavement on top of a 6"–12" subbase of #57 stone (40% voids) on a geotextile fabric. In sandy areas pervious is placed directly above the sand.

Q: What about clogging?

A: Clogging problems are mainly an issue of design. If a natural area with grass or exposed soil is allowed to drain stormwater across a pervious concrete pavement, fine material can be introduced



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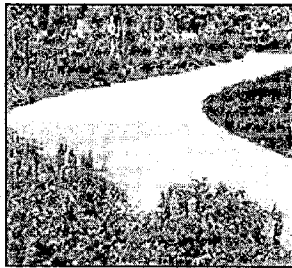


into the system causing localized clogging. Vegetative matter can collect on the surface of the pervious concrete causing some clogging, but routine sweeping or vacuuming will restore porosity. Studies have been conducted that indicate pressure washing will restore the porosity of clogged pervious concrete to nearly new conditions.



Q: What about freeze-thaw issues?

A: Pervious concrete has been placed in freeze-thaw climates for over 15 years. Successful applications of pervious concrete in freeze-thaw environments have two common design features-- the cement paste is air-entrained, and the pervious concrete is placed on 6–12 inches of drainable aggregate base ($\frac{3}{4}$ " or larger clean gravel).

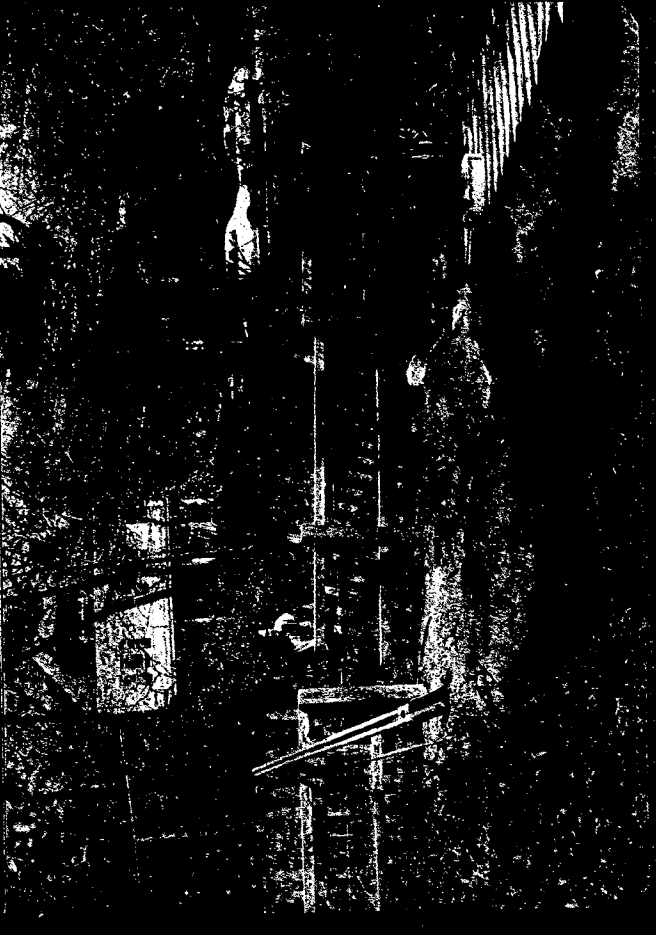
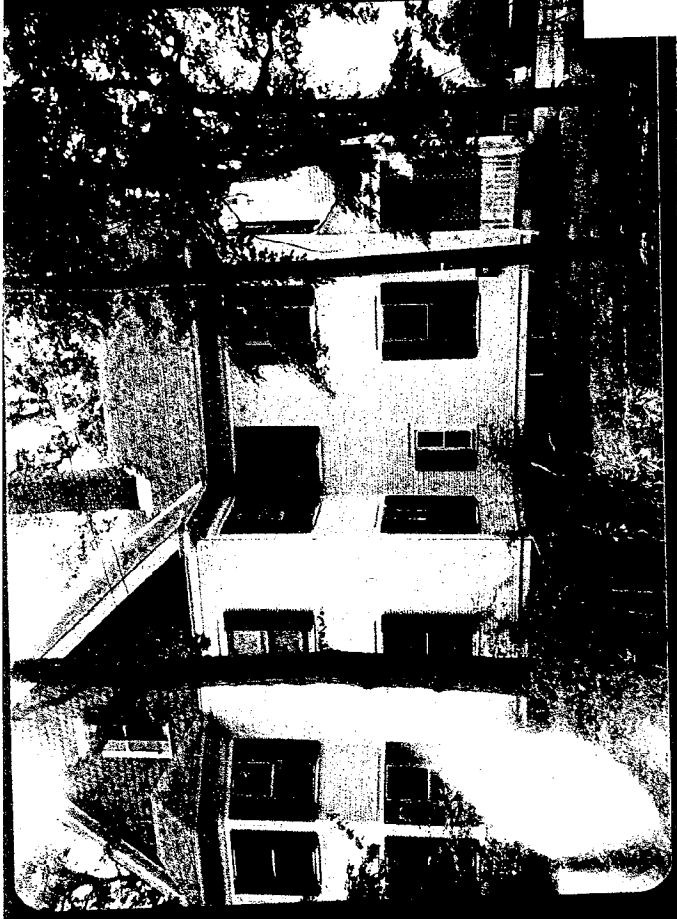


Q: What are some other uses for pervious concrete?

A: Pervious concrete has been successfully used for low-volume streets, driveways, sidewalks, golf cart paths, retaining walls, slope protection, and French drains. It can also be utilized for a variety of paving projects.

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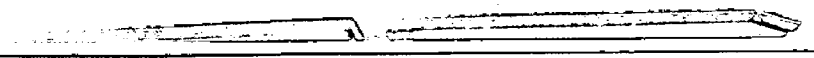
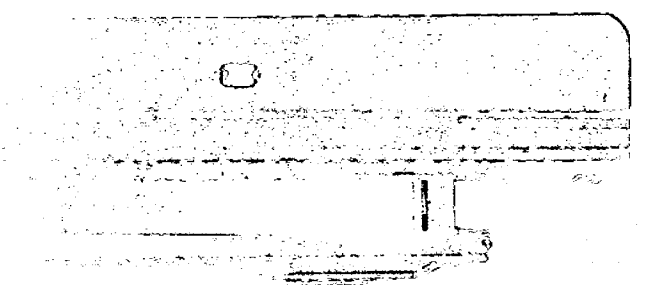
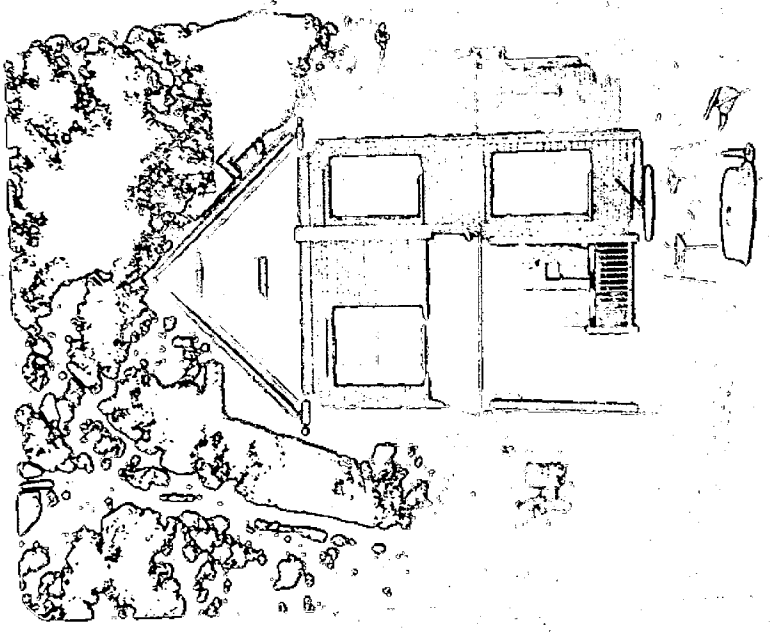
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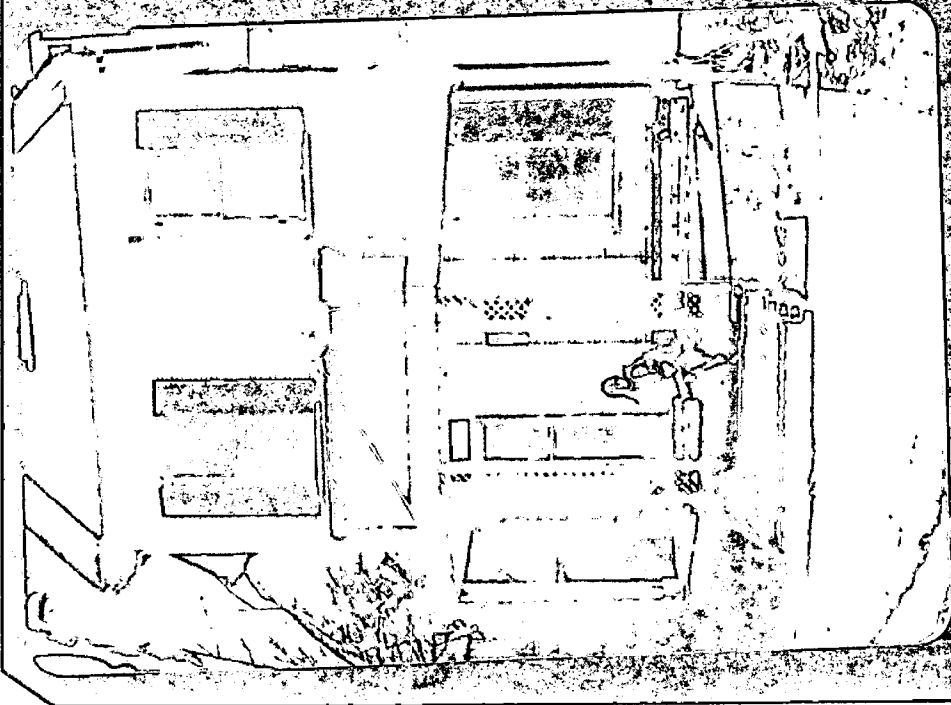
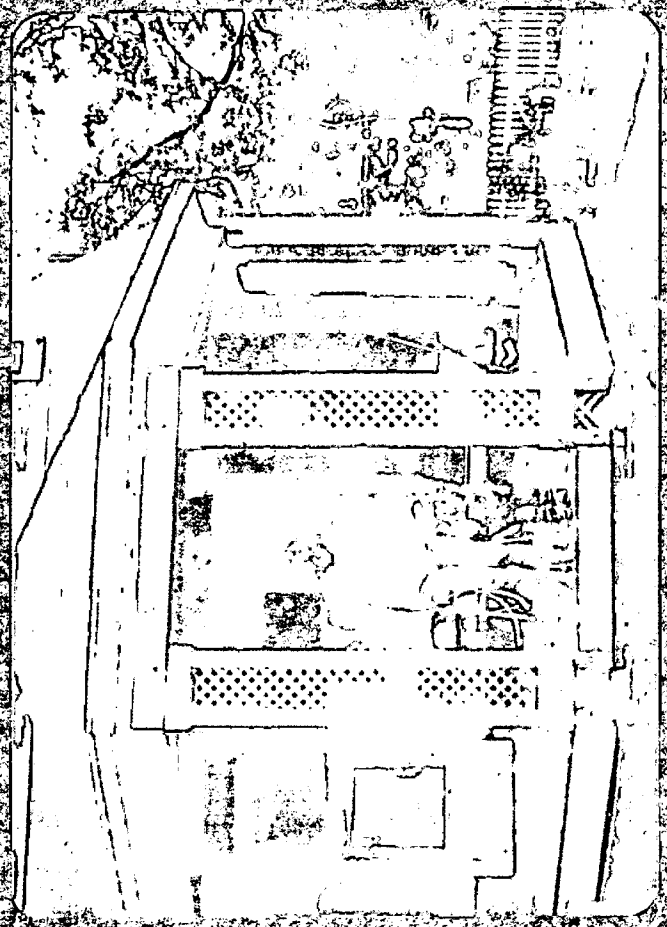
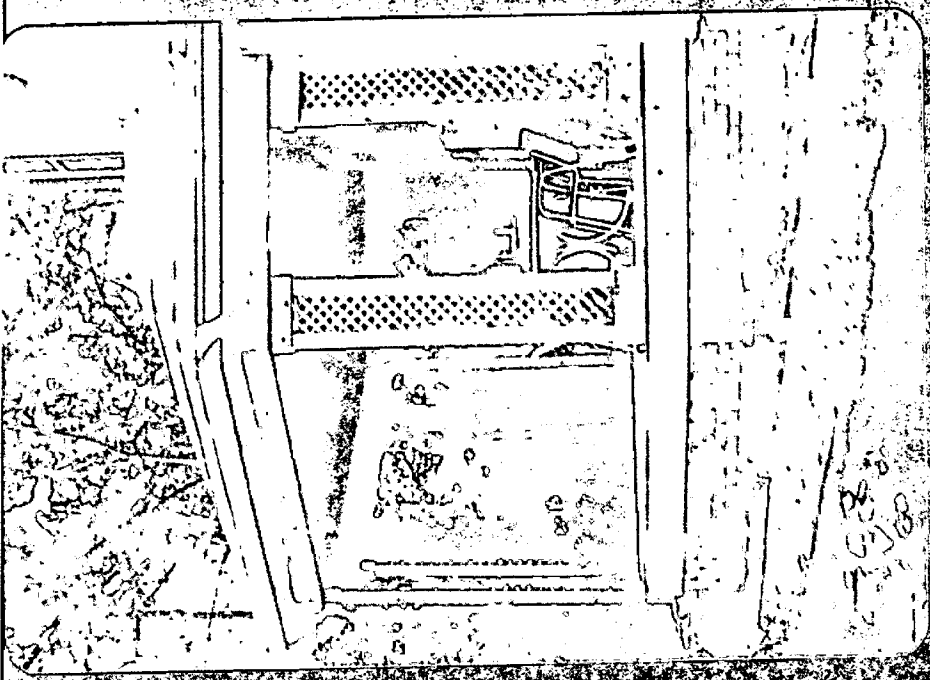


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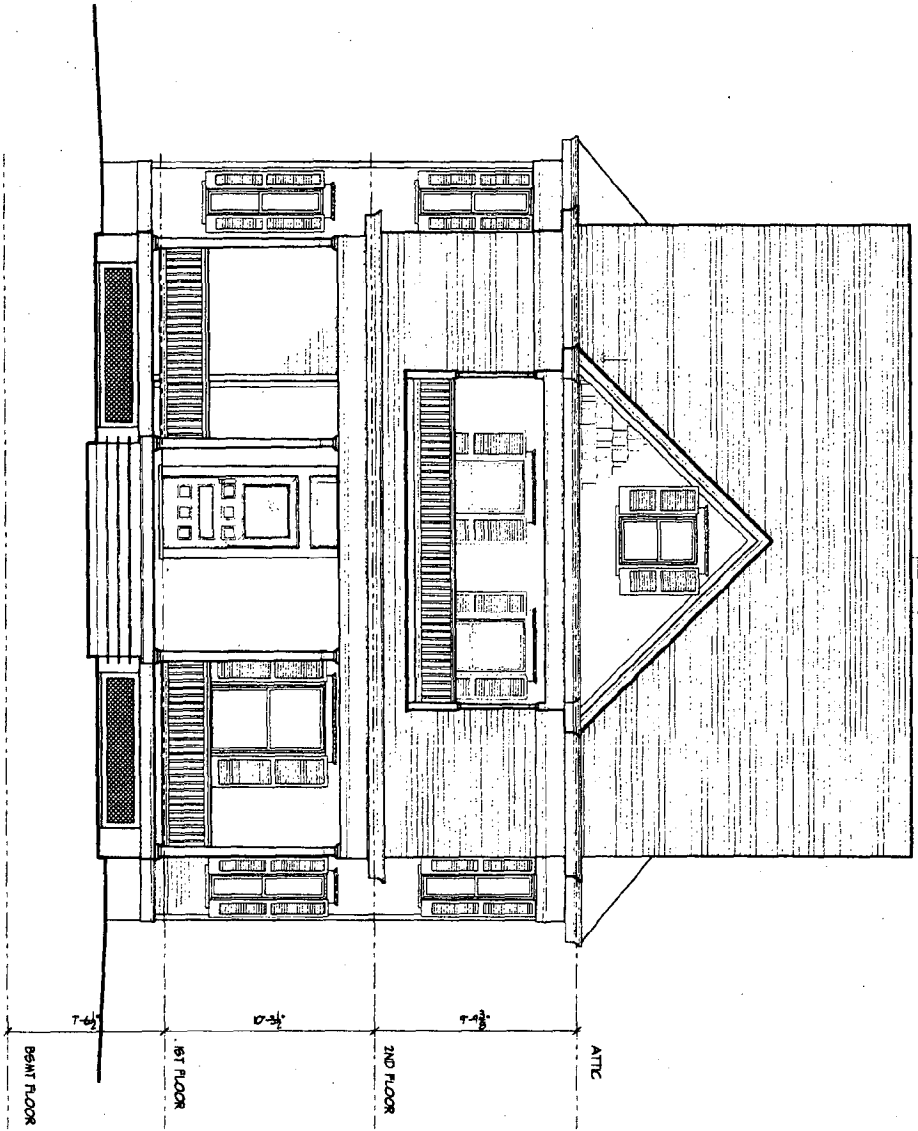
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1
 EXISTING SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"



EX-6

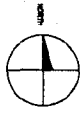
DATE
 09/14/07

EXIST. SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912

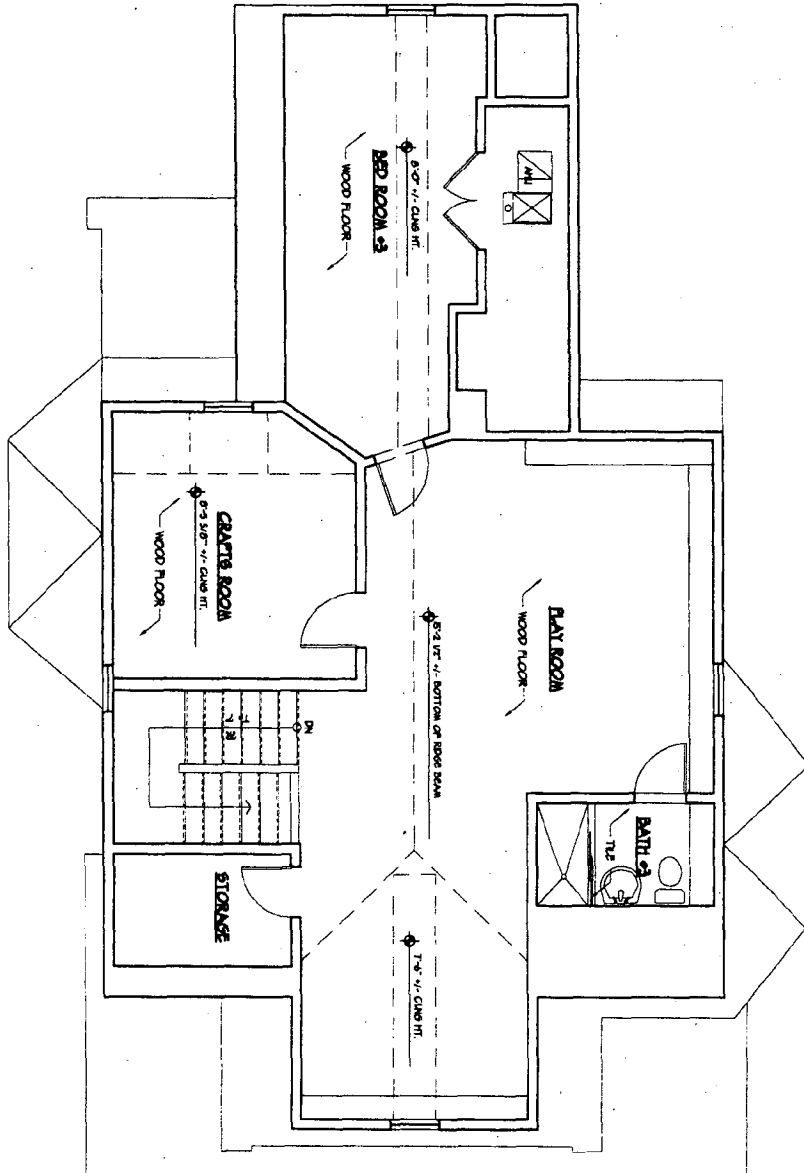


BROADHURST ARCHITECTS, INC.
 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
 (PH) 301.309.8900 (F) 301.309.8915



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EX-5

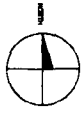
EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"



NOTE: THIS PLAN IS SUBJECT TO FURTHER FIELD VERIFICATION PRIOR TO ANY USE FOR DESIGN OR CONSTRUCTION

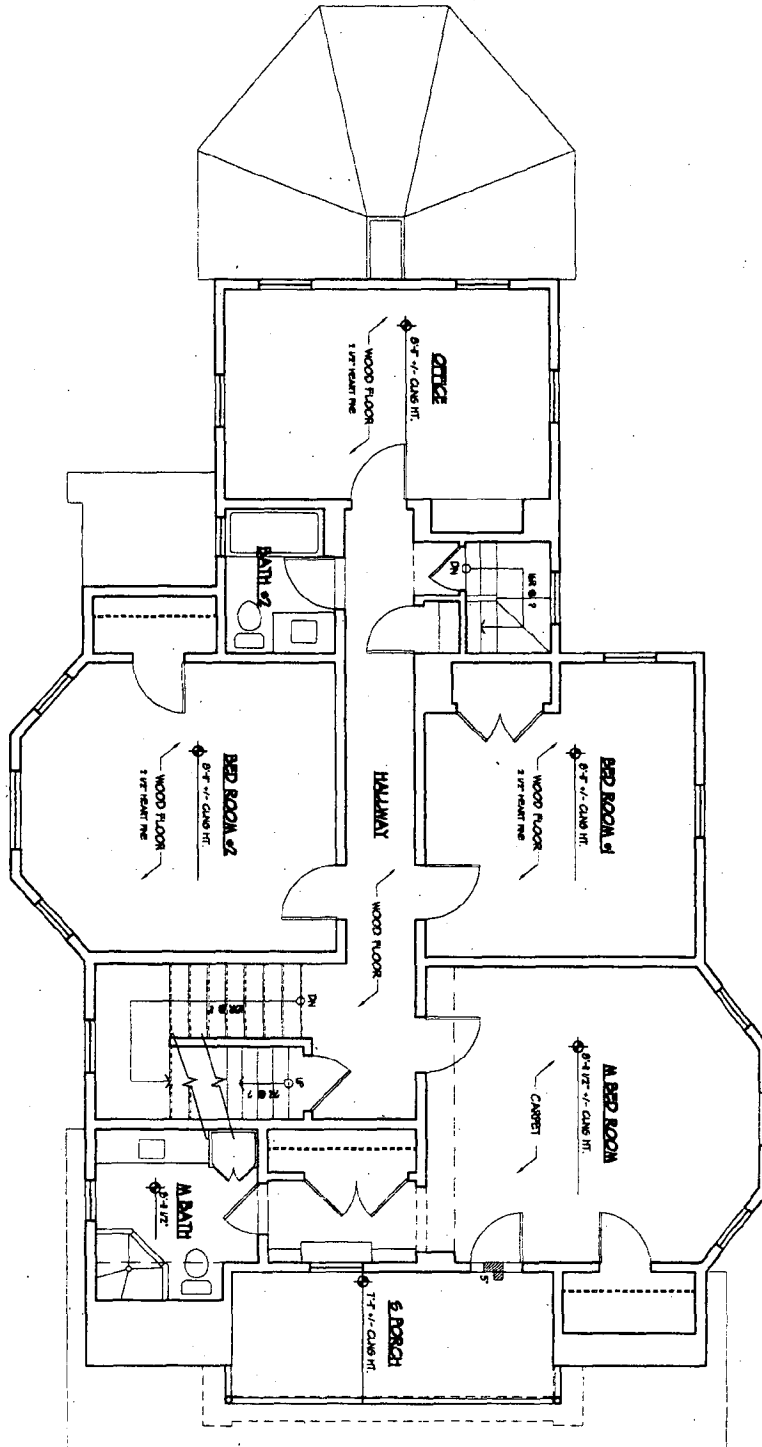
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1
EX-4

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EX-4

DATE
09/18/07

EXIST. SECOND FLOOR PLAN

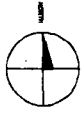
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RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE TAKOMA PARK, MD 20912



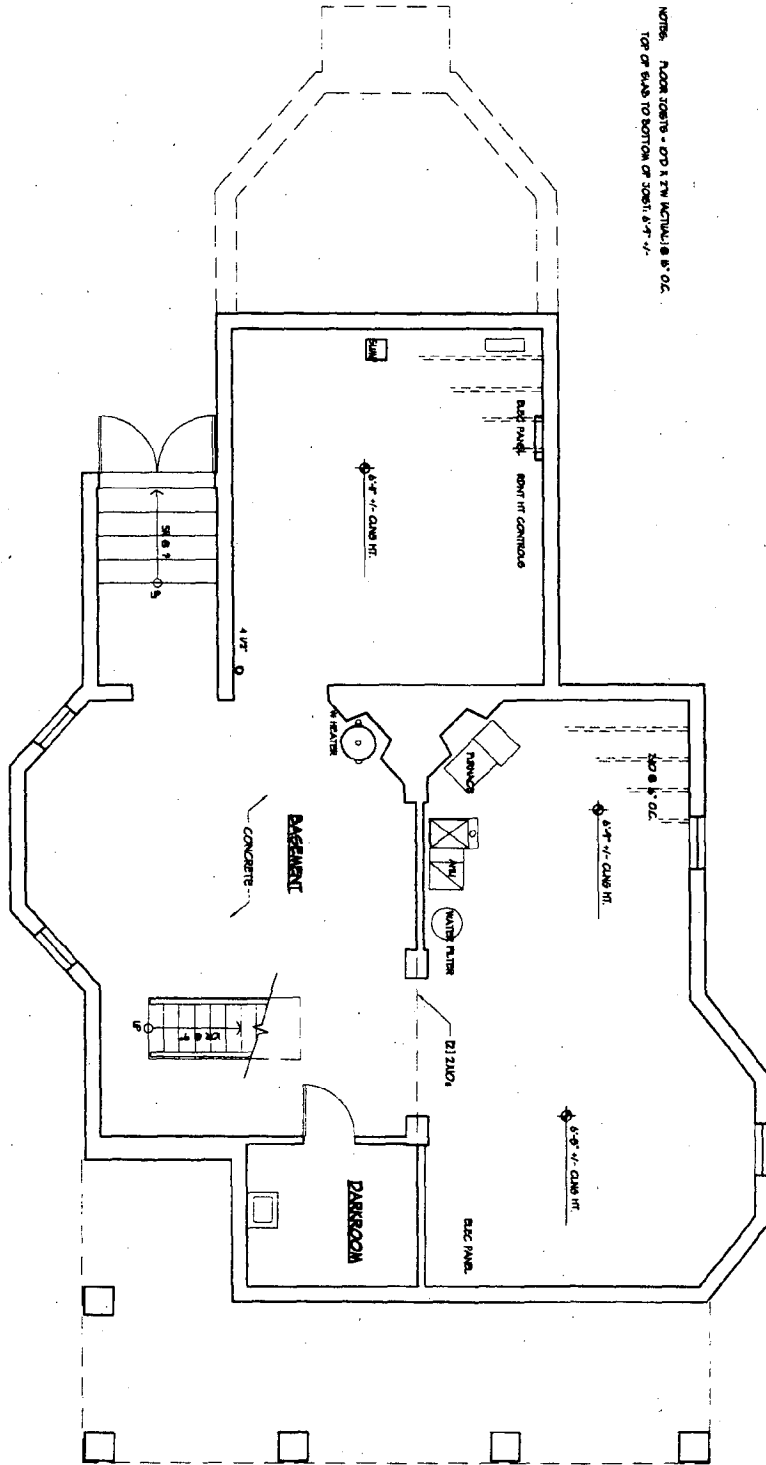
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306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
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1
EX-2

EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



NOTE: ROOM HEIGHTS - TOP & 2' IN ACTUAL @ 8' O.C.
TOP OF SLAB TO BOTTOM OF SCOT: 6'-9\"/>

EX-2

DATE
09/18/07

EXIST. BASEMENT PLAN

SCALE: 1/4" = 1'-0"

RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912



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306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(774) 301.309.8900 (F) 301.309.8915

66

Fothergill, Anne

Subject: FW: Dec. 5 agenda: Case II-J / 7704 Takoma Avenue

CASE II-J

Staff would like to revise the 3rd recommended condition of approval to read:

The new driveway will not be asphalt. The new driveway will be either tinted concrete or an alternative material pending future review and approval by the HPC.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7704 Takoma Avenue, Takoma Park	Meeting Date:	10/24/07
Applicant:	Steven and Karen Korn (Jeffery Broadhurst, Architect)	Report Date:	10/17/07
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	10/10/07
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	Addition to house, new garage, tree removal, and other alterations		

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on HPC's comments and return for a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1902

PROPOSAL

The applicants are proposing to construct a rear addition, a new garage, and an extended driveway and turnaround area, and to remove existing paving and one 33" tree in the backyard.

The proposed 890 SF footprint, 1 ½ story tall rear addition would remove the 1983 rear porch addition and connect to the historic house with a 4.5' deep hyphen. There is a new entrance on the right side and a door will be installed where there is an existing window that is not original to the house in an opening that has been shortened. Dormers are proposed to provide interior light but there is no usable second floor space. The proposed materials include wood siding, wood windows and doors, and operable wood shutters.

The proposed 1 ½ car 500 SF garage is 18' wide x 23' 10" deep (23' 10" wide at the rear) and is 1 ½ stories tall with dormers on both sides. The garage will have painted cement stucco, wood windows, and operable wood shutters. In front of the garage the driveway will be extended with pervious concrete and a turnaround and parking area will be installed at the left side (see Circles 34-41 for information on the proposed pervious concrete).

In 1983 the previous owners replaced some windows and the applicants are proposing to reverse those changes by installing wood windows in openings that will be the same size as the original windows.

The applicants propose to remove approximately 1,000 square feet of concrete in the back yard and the

small shed. One tree will be removed for this addition. There is a 33" white oak tree close to the back of the house and an arborist has assessed that it is declining (see Circle 27). The applicants are contacting the City of Takoma Park arborist to discuss possible tree removal and replacement. They will create a landscape plan for the yard and intend to plant new trees and bushes.

The lot is 18,500 SF and the existing lot coverage is 9.4% and proposed lot coverage is 16.9%

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

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 or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

Standard # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #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.

STAFF DISCUSSION

This proposal involves changes to an Outstanding Resource in the Takoma Park historic district and therefore every aspect of the proposal is reviewed very closely for its potential adverse impact on the historic house and the district. Overall, staff supports a rear addition to this house and a new one-car garage but staff has provided a few comments and concerns for the Commission's discussion. At the Preliminary Consultation, the Commission will provide direction and guidance to the owners so they know how to proceed with their proposal and what adjustments they will need to make to their plans before applying for a HAWP.

The applicants and their architect met with staff and discussed three proposals for additions to this house, and staff appreciates that the applicants responded to the staff recommendation to propose a one story, rear addition. Originally staff reviewed a 750SF rear addition that had been designed to protect the 33-inch oak tree located behind the house. The applicants have since received an arborist's report (Circle 27) stating that the tree is not in good health and would be adversely impacted by the addition construction, and they are now proposing its removal. If in fact the City arborist determines that the tree should be protected and not removed, staff would recommend that the addition be reduced to the previous design and that there be adequate tree protection (a City tree protection plan will be required for this project). At this point the City arborist has indicated concurrence with the independent arborist and he will have more closely assessed the tree and provided feedback to staff before the HPC meeting.

In terms of the addition's design, staff supports the proposed hyphen as an effective way to differentiate old from new but recommends that the addition be inset slightly on the right like it is on the left side so the rear right corner of the house still reads.

Staff would rather see a new entry door installed in the addition rather than in the historic massing, and on the right side elevation staff recommends that the applicants push the door back into the new addition. However, it should be noted that where the new right side door is proposed to be installed, the original

window was previously removed and the window opening was shortened so this area of the house has already been altered. Also, the door would be located far back on the house and tucked within the narrower rear section so it will not be visible from the street.

The proposed garage is larger than generally approved, but this is a large house on a large lot and probably can support a large accessory structure. Again, staff would recommend a reduction in overall size and if it can be narrowed to approximately 15' wide across the front and about 20' wide across the back, that would be an improvement.

Staff is concerned about the proposed additional paving, even though the proposal is for pervious concrete. Removing the large amount of concrete behind the house will definitely be an improvement but the driveway extension and turnaround area will add a fair amount of concrete. A change in material to gravel might soften the visual effect and staff would recommend that the applicants consider a reduction in overall size of the turnaround area.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on the comments of the HPC and then return to the HPC with revised plans for a HAWP.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JEFFERY BROADHURST, AIA
Daytime Phone No.: 301-309-8900

Tax Account No.: 010781777

Name of Property Owner: STEVEN & KAREN KORN Daytime Phone No.: 301-920-0037

Address: 7704 TAKOMA AVE, TAKOMA PARK, MD. 20912-4126
Street Number City Street Zip Code

Contractor: MERRICK DESIGN & BUILD Phone No.: 301-946-2356

Contractor Registration No.: MD # 38985

Agent for Owner: JEFFERY BROADHURST, AIA Daytime Phone No.: 301-309-8900

LOCATION OF BUILDING/PREMISE

House Number: 7704 Street: TAKOMA AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE (410)
Lot: PART LOT 116 Block: 129 Subdivision: TAKOMA PARK LAND & TRUST COMPANY
Liber: 16798 Folio: 2937 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>GARAGE ADD. BLDG.</u> | | | |

1B. Construction cost estimate: \$ 400,000 ±

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

JEFFERY BROADHURST, AIA 10-1-07 5

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 all applicable laws and regulations.

**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:

THIS PROPERTY IS A 1902 "OUTSTANDING RESOURCE" VICTORIAN FRAME RESIDENCE ON A LARGE, 18,500 SQUARE FOOT WOODEN LOT. THE CAMPUS OF MONTGOMERY COLLEGE IS DIRECTLY ADJACENT TO THE REAR PROPERTY LINE. THE ORIGINAL STRUCTURE IS INTACT EXCEPT FOR A MODEST RENOVATION OF THE REAR PORTION OF THE BLDG. AND THE ADDITION OF A ONE-STORY REAR PORCH IN 1983. AT THAT TIME ORIGINAL WINDOWS AND DOORS WERE REMOVED AND REPLACED WITH NEW UNITS OF VARYING SIZES, SOME IN NEW LOCATIONS.

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

THE PROJECT CONSISTS OF TWO COMPONENTS. 1) A ONE-STORY FRAME "SUMMER KITCHEN" ADDITION TO THE REAR OF THE BUILDING CONNECTED WITH A SMALL HYPIENT. RESTORATION OF THE 1983 WORK WILL OCCUR ON THE SIDE FACADES OF THE ORIGINAL BLDG., 2) A NEW 1 1/2 CAR CARRIAGE HOUSE ACCESSORY BUILDING IN THE REAR YARD. 1 1/2 STORY FRAME BLDG. ON SLAB.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Karen and Steve Korn 7704 Takoma Avenue Takoma Park, Md. 20912	Owner's Agent's mailing address Jeffery S. Broadhurst 306 First Street Rockville, Md. 20851
Adjacent and confronting Property Owners mailing addresses	
Sally Brucker 7700 Takoma Ave. Takoma Park, Md. 20912-4126	David B. Weisman 7701 Takoma Ave. Takoma Park, Md. 20912-4118
Clarence E. & LJ Page 7705 Takoma Ave. Takoma Park, Md. 20912-4118	Beth Susan Brinkmann & Steven David Cook 7709 Takoma Ave. Takoma Park, Md. 20912-4118
Paul C. Chrostowski & Lorraine J. Pearsall 7708 Takoma Ave. Takoma Park, Md. 20912-4126	Montgomery Community College Board of Trustees Montgomery Community College Rockville, Md. 20850

Zoning Summary

Owner's Name: Karen and Steve Korn

Property Address: 7704 Takoma Avenue
Takoma Park, Maryland 20912

Property Description: Part of Lot 16, Block 69
Montgomery County, Maryland

Zone: R-60

Lot Area: 18,500 square feet (0.42 acres)

Max. Lot Coverage: 35%, 6,475 square feet

Existing Lot Coverage: 9.4%, 1,740 square feet

Proposed Lot Coverage:

Existing:	9.4%,	1,740 square feet
Addition:	4.8%,	890 square feet
Garage:	2.7%,	500 square feet
Total:	16.9%,	3,130 square feet

Setback Requirements: Front: 25' or established building line
Side: 7'
Rear: 20'

Setbacks: Accessory Bldg. Rear: 5' (as long as it is under 24 linear ft.)
Side: 5' (as long as it is under 24 linear ft.)

BROADHURST ARCHITECTS, INC.

1 October 2007

Anne Fothergill, Senior Planner
Historic Preservation Section
Maryland-National Capitol Park & Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Residential Renovation and Addition
Korn Residence
7704 Takoma Avenue
Takoma Park, Maryland 20912

Dear Ms. Fothergill:

Per our recent correspondence, attached please find a package of information regarding the residence at the above listed address. This package includes the following documents: 1) Application for Historic Area Work Permit, 2) Existing Condition/Measured Drawings of the residence (EX-1 through EX-9), 3) Schematic Design Drawings 1 through 6, and 4) Photographs of the residence in both hard copy and on disk. I understand that we are on the agenda for a preliminary review by the Historic Preservation Commission on October 24.

As you are aware, Broadhurst Architects was commissioned by Steven and Karen Korn to design a modest addition to this Outstanding Resource so that the residence better serves the needs of their family. We initially provided the owners with three schemes that were designed to meet their programmatic goals, but in quite varying manners. These schemes were discussed with you on site during our meeting on September 21. A brief review of these schemes follows:

Scheme 1:

This scheme followed the initial thoughts of the owners by extruding the rear two-story gable of the existing historic residence allowing for a new family room opened to a renovated kitchen on the first floor and a new master bedroom suite on the second floor. This scheme added to the residence rather seamlessly by aligning siding, soffit, and roof ridge, and maintained the existing spacing and details of the windows on the side facades. This two-story addition was approximately 840 square feet.

You indicated that this seamless approach would not be appropriate relative to the HPC standards. We discussed the fact that inseting the wall planes and lowering the roof of the addition would not allow the creation of space that the owners are seeking. Per our discussion and your comments, the owners have opted not to pursue this option.

Scheme 3:

This scheme was for a one-story addition that added approximately 1,150 square feet of new space. The premise of this scheme was to take advantage of the open yard on the southwest side of the residence. A new kitchen was designed as a semi-detached gabled "summer kitchen" that faced both the front and rear yards. The front-facing façade was held significantly back from the street to minimally impact the historic front façade, but was designed to be an appropriate mass added to but reading somewhat separate from the original structure. This scheme added a second matching rear-facing pavilion that served as a family room.

You indicated that this side yard approach would not be appropriate relative to the HPC standards. You indicated that the most appropriate location for an addition was directly behind the original structure so that

it would not impact the streetscape. Per our discussion and your comments, the owners have opted not to pursue this option.

Scheme 2:

This scheme was for a 750 square foot semi-detached one-story gabled "summer kitchen" addition connected to the historic structure with a small hyphen. The entire addition is within the limits of the existing side walls of the residence so that it does not impact the streetscape. An open porch was then added to the rear façade of the gabled structure. In this scheme we attempted to design around an existing oak tree directly behind the residence.

You indicated that this particular approach appeared to have many attributes that the commission tends to look for:

- a. A clear delineation between old and new.
- b. The use of a hyphen to offset the new addition from the original structure.
- c. A one-story addition that is well scaled for the historic property.
- d. The entire addition is in the rear yard only.

Per our discussion and your comments, the owners have decided to pursue this option.

A revised version of the Scheme 2 has been attached to this application for review and comments by the HPC. The most significant modification is that in order to add the desired amount of new space for the Korn family, the open two-bay porch has been replaced with a three-bay porch in which two bays are enclosed to extend the proposed family room. The approximate size of this proposed addition is 890 square feet. You will also note that we will be applying to remove the one oak tree closest to the residence. As we have learned, it appears to be inappropriate to add the desired amount of space by building a two story addition, and perhaps equally inappropriate to build into the substantial side yard. Therefore, the Korn's final option is to build in the rear yard directly behind the existing house. This existing tree places a severe constraint on the owners' ability to improve their home as they see fit within these parameters. Furthermore, comments have been made by knowledgeable professionals regarding the apparent state of poor health and decline of this particular tree. I intend to continue my conversations with Todd Bolton regarding this issue.

There are several other aspects to the proposed project that I would like you and the commission to be aware of:

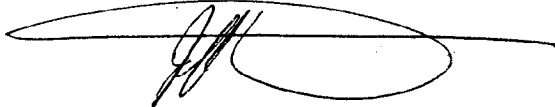
- a. The rear of the original residence was renovated in 1983 at which time three original first floor windows were removed. In two of these cases, smaller windows (higher sills) were installed. In the third case, a modern "greenhouse" window unit was installed. It is our intention to restore two of these windows and repair the adjacent surfaces to match the original conditions on the two side façades. It is our intention to remove one new window and replace it with an appropriate door and side entry porch to a new mud room in the location of the existing kitchen.
- b. The proposed side entry porch is designed to fit behind the limits of the existing front façade so that it is not readily visible from the street. However, when viewed as part of the side elevation, the porch is designed to be an integral and thoughtfully placed element on the overall façade.
- c. It is our intention to relocate the air conditioning condensers from the northeast side of the residence to the opposite side yard where they will be screened by the existing bay of the dining room and the existing picket fence.
- d. It is our intention to remove the highly visible AC tubing from the full height of the northeast façade and to restore the existing siding and trim that was damaged during the 1983 renovation.
- e. It is our intention to remove over 1,500 square feet of impervious concrete paving on the site. (Popular belief suggests that a 1,000 square foot parking pad in the rear yard directly behind the house was added by Montgomery College for parking many years ago). We are proposing to use the new pervious concrete technology for the new driveway and turn-around. (Please see <http://www.perviouspavement.org/>). The owners have had initial conversations with their neighbor about replacing the well worn shared portion of the driveway with this material as well, pending the necessary approvals.
- f. We intend to construct the new work in accordance with the required Tree Protection Plan.

- g. We intend to develop a thoughtful landscape plan for the rear yard which will include several new trees.
- h. We intend to remove the small garden shed in the rear yard.
- i. As a second component of the proposed construction, the owners wish to build a new detached 1 ½ car, 1 ½ story garage/carriage house in the rear yard. The proposed design for this building can be found on sheet 6 of the drawings. We have suggested a location that attempts to avoid the root zones of adjacent trees. We are suggesting that this building be harmonious in spirit with the original building, but be detailed more as a utilitarian building. We have indicated painted cement stucco as the finish material for this building.
- j. We intend to use thoughtful, high quality exterior building components including wood windows, operable cedar shutters, and wood siding and trim that retain the sense of quality, detail, and texture (though more limited and restrained) of the historic structure.

I had the pleasure of meeting Lorraine Pearsall, Vice President of Historic Takoma Inc., and the Korn's neighbor last week, and I had the opportunity to present the proposed scheme to her. Per Ms. Pearsall's request I have forwarded a copy of this letter and the submission package directly to her.

Please contact me with any questions, or with further instructions. I look forward to meeting with the Historic Preservation Commission on October 24.

Sincerely,



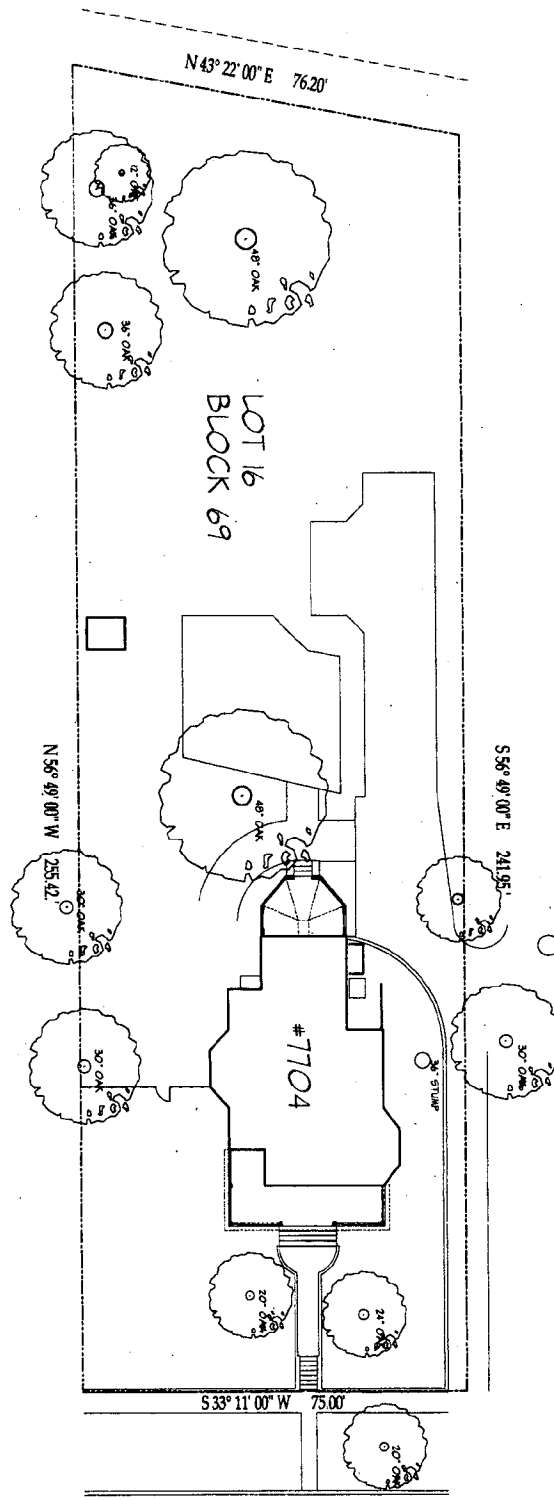
Jeffery Broadhurst, AIA
Broadhurst Architects, Inc.

Cc. Steve and Karen Korn
Lorraine Pearsall



1
EX-1

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



EXISTING

EX-1

DATE
09/20/07

EXISTING SITE PLAN

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

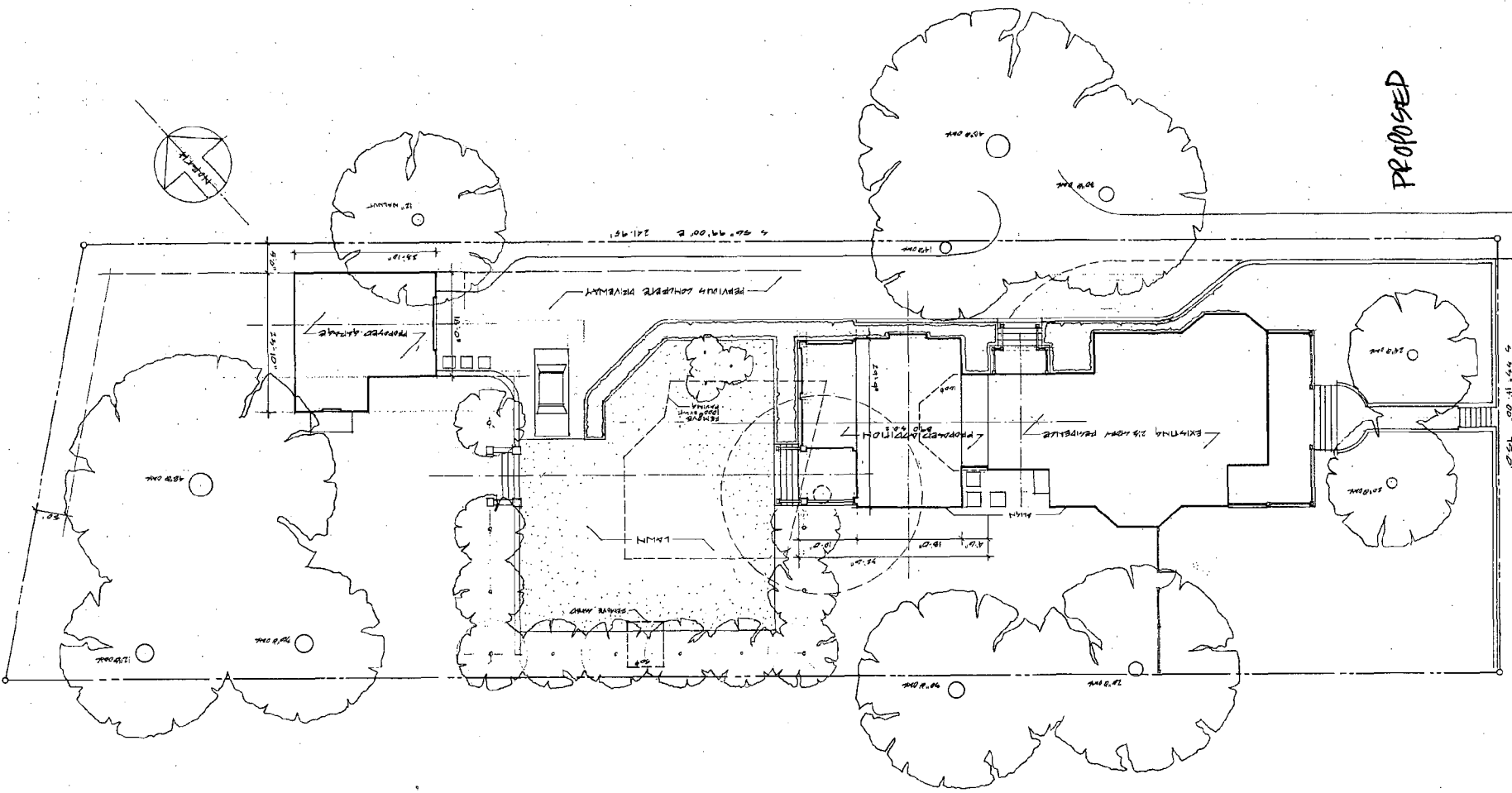
RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE TAKOMA PARK, MD 20912



BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(PH) 301.309.8900 (F) 301.309.8915

PROPOSED SITE PLAN

PROPOSED



1

10.1.07

PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7700 TAYLOR AVENUE, TAYLOR PARK, MARYLAND 20912



BROADHURST ARCHITECTS
105 FIRST STREET, ROCKVILLE, MARYLAND 20851
(301)231-2800 (730)208113



BROADHURST ARCHITECTS, INC.
 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
 (P/F) 301.309.8800 (P)301.301.309.8915



RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912

EXIST. NORTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

DATE:
 09.14.07

EX-7

1 EXISTING NORTHEAST ELEVATION
 EX-7 SCALE: 1/4" = 1'-0"

14



PROPOSED NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

BROADHURST ARCHITECTS
304 FIRST STREET, SUITE 100, LAND 2191
PITTSBURGH, PA 15201
(724) 363-9971



ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
704 TACOMA AVENUE, TACOMA, WA, WASHINGTON 98402

PROPOSED NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

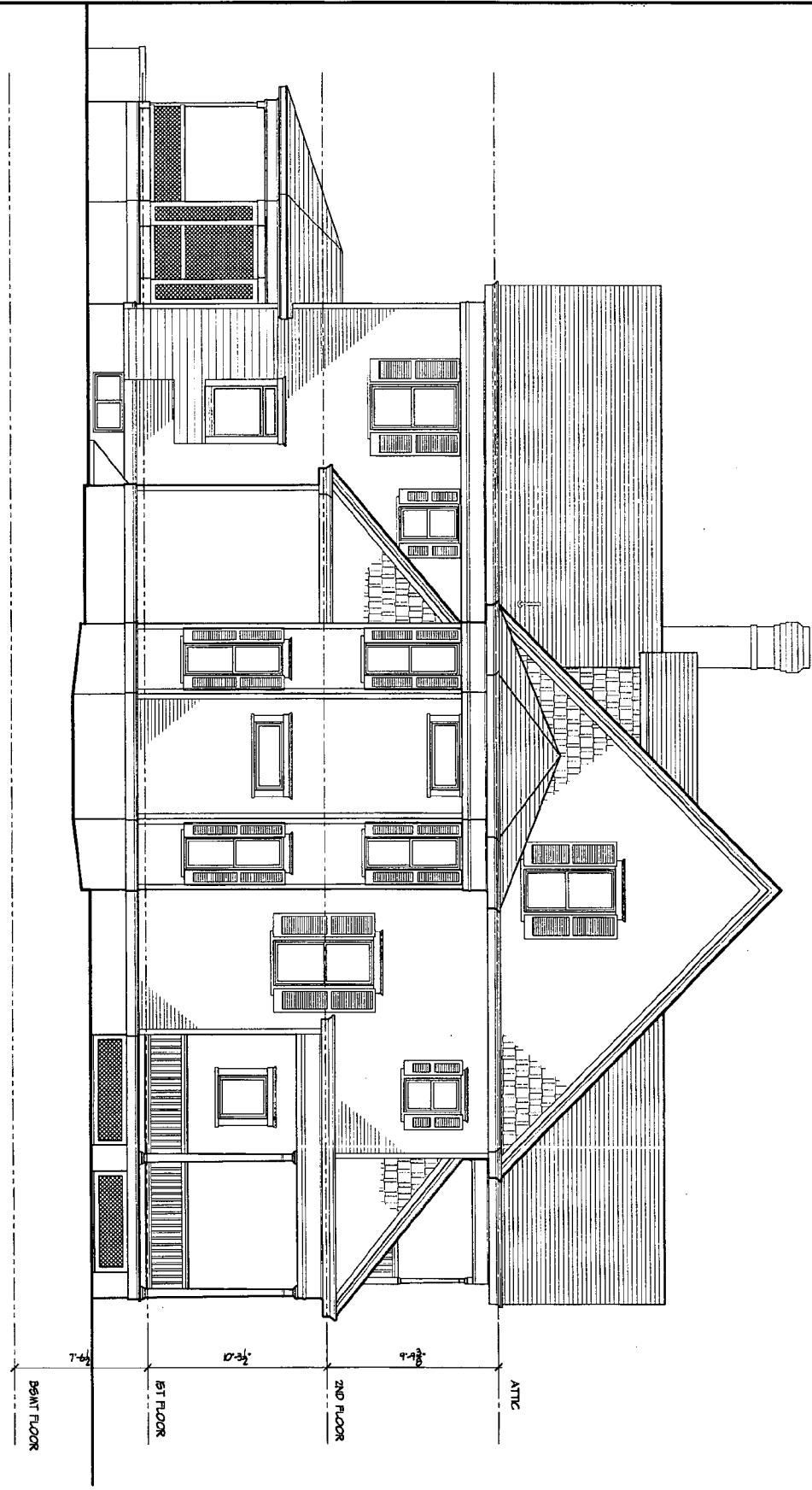
10-1-07

3

15

9

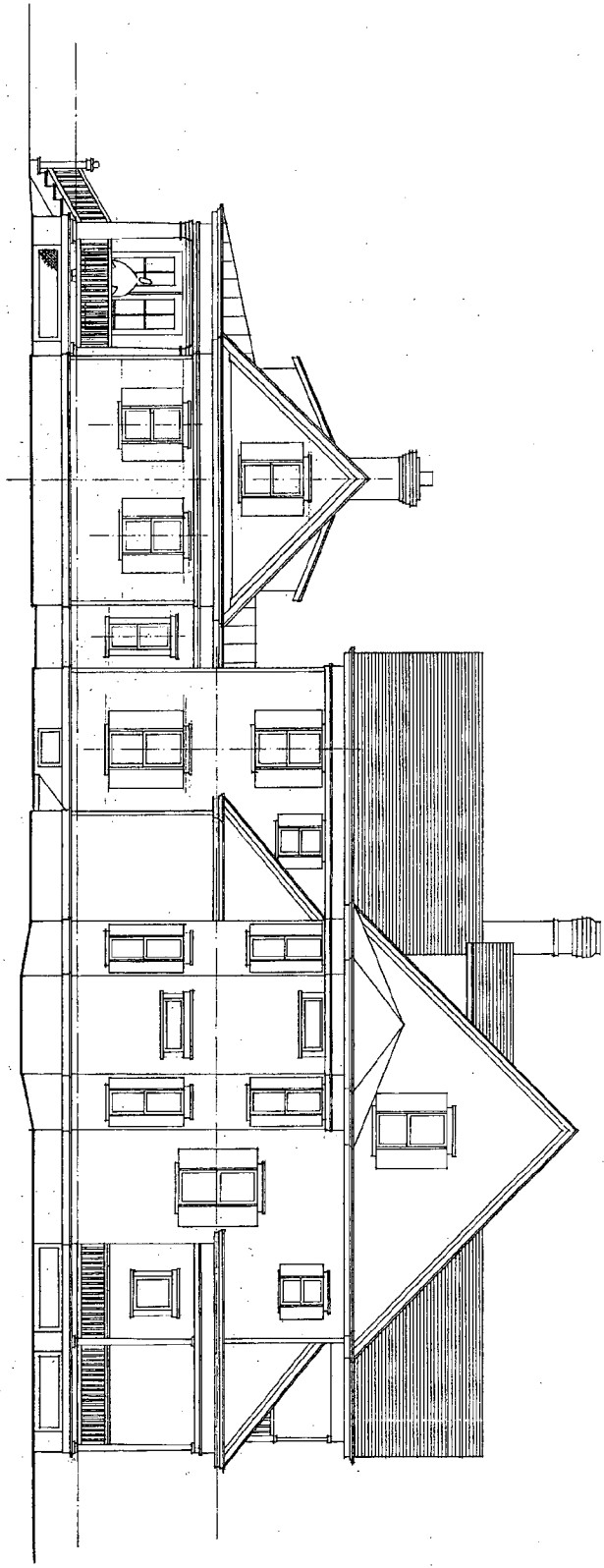
1
EX-7
EXISTING SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



EX-8	DATE 09/14/07	EXIST. SOUTHWEST ELEVATION SCALE: 1/4" = 1'-0"	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.309.8915
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17

PROPOSED SOUTHWEST ELEVATION



5

10-11-01

PROPOSED SOUTHWEST ELEVATION
SCALE: 3/4" = 1'-0"

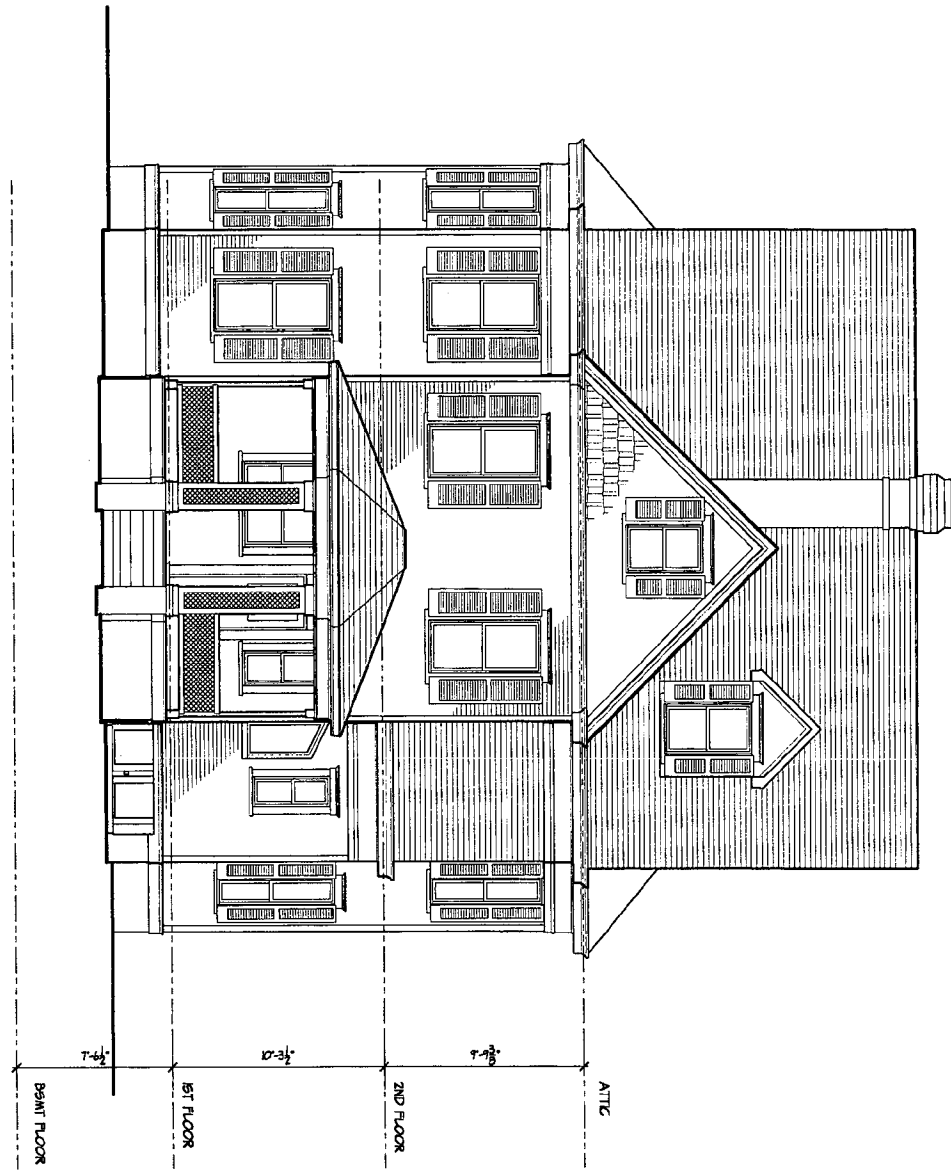
ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
306 FIRST STREET, ROCKVILLE, MARYLAND 20851
(PH) 301.309.8900 (F) 301.309.8915

81

1 EXISTING NORTHWEST ELEVATION
EX-9 SCALE: 1/4" = 1'-0"

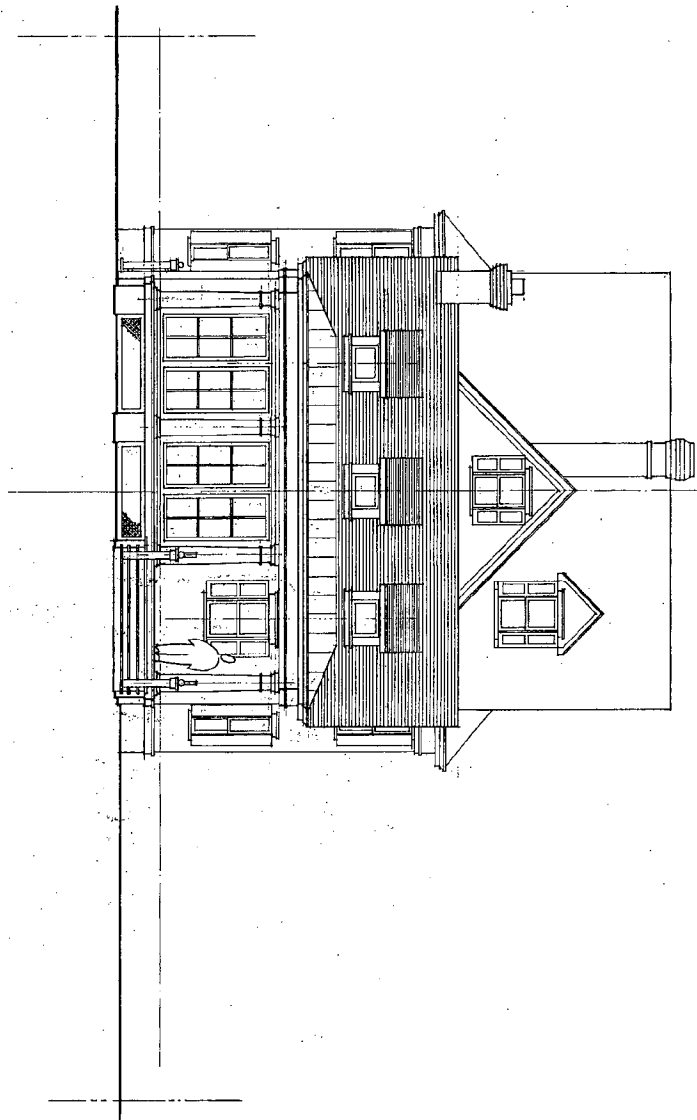


EX-9	DATE 09.14.07	EXIST. NORTHWEST ELEVATION SCALE: 1/4" = 1'-0"	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.309.8915
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bl



PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



4

1-16-11

PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

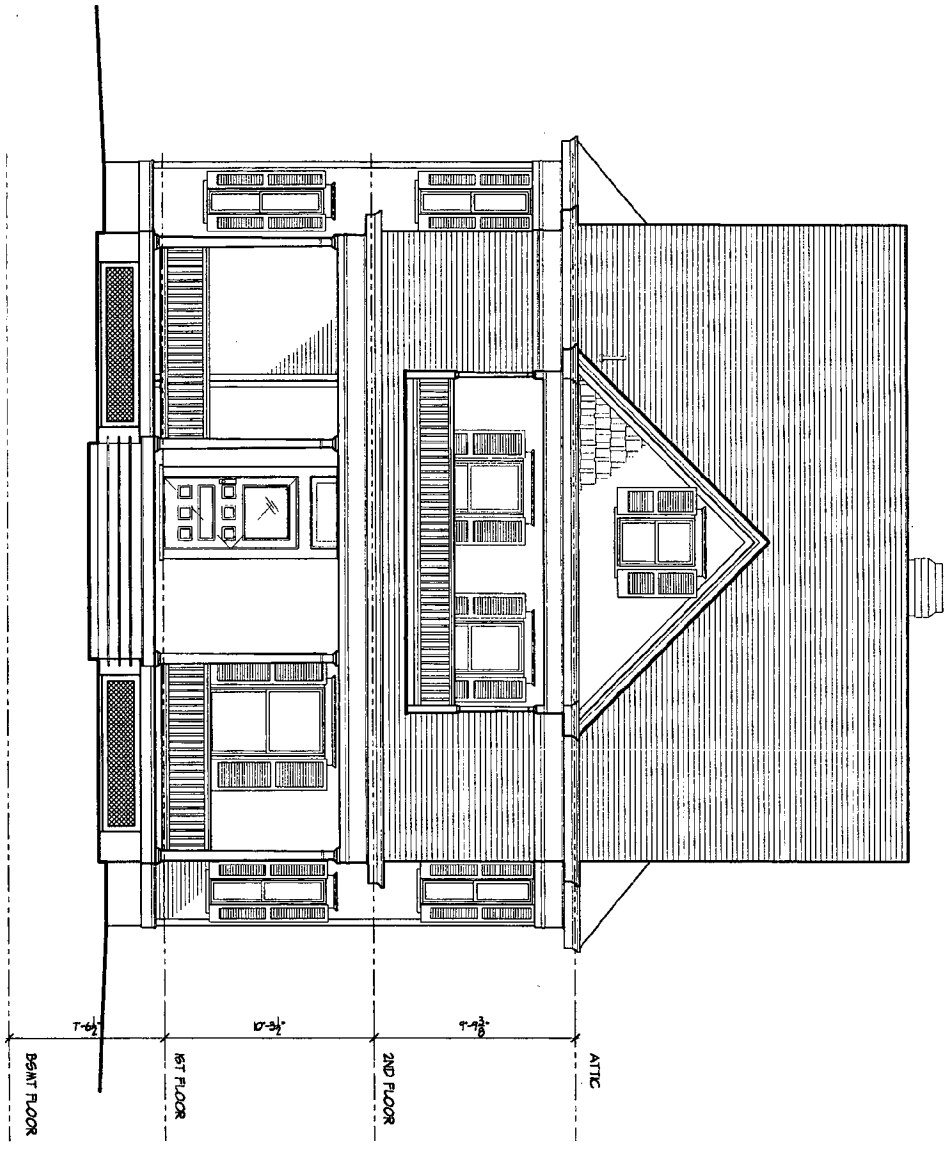
ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
1704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912



BROADHURST ARCHITECTS
106 FIRST STREET, ROCKVILLE, MARYLAND 20851
(301) 309-8900 (F) 301-304-8915

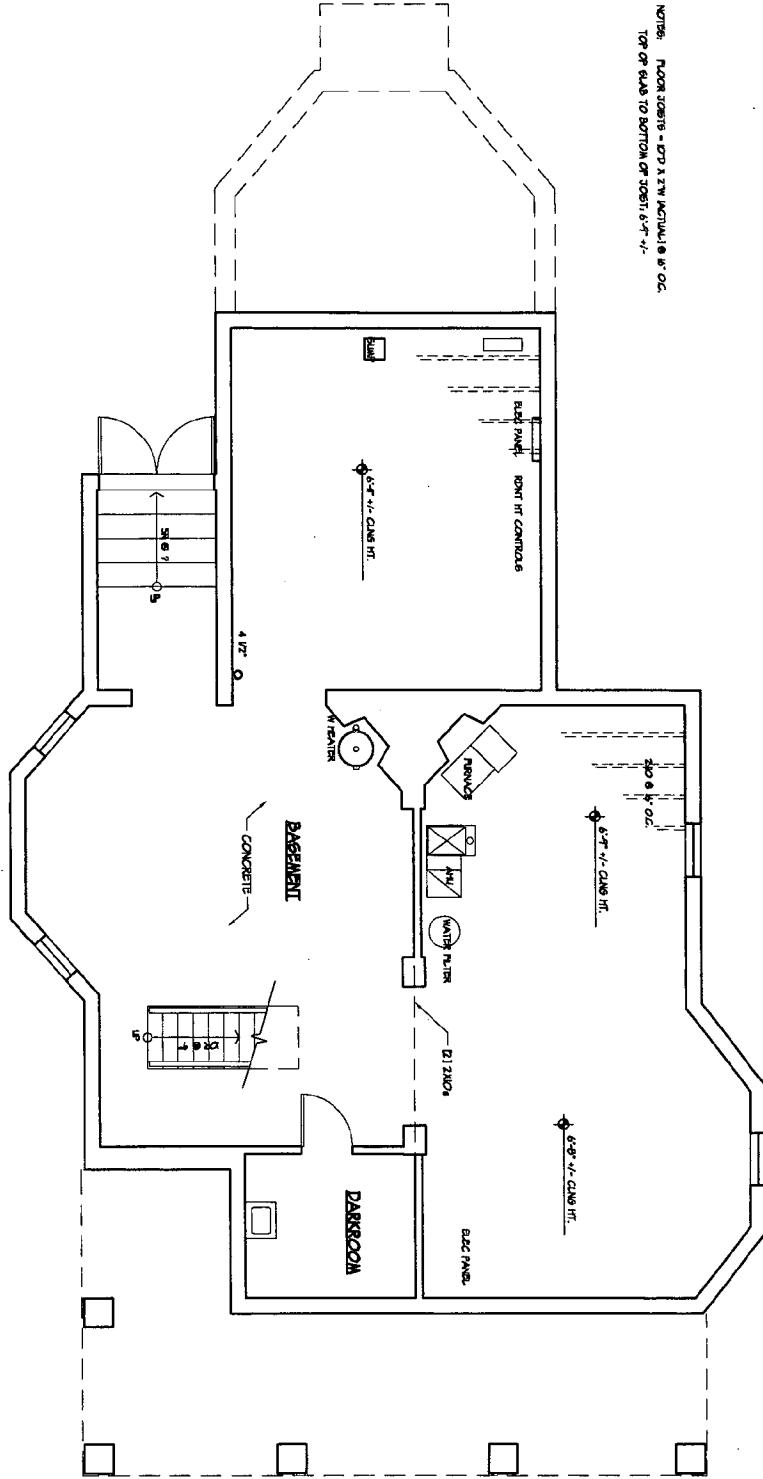
2

1
EX-6
SCALE: 1/4" = 1'-0"
EXISTING SOUTHEAST ELEVATION

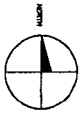


EX-6	DATE 09/14/07	EXIST. SOUTHEAST ELEVATION SCALE: 1/4" = 1'-0"	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (PH) 301.309.8900 (F) 301.301.309.8915
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NOTE: FLOOR JOISTS - STD 2 X 12' ACTUAL @ 16" O.C.
TOP OF SLAB TO BOTTOM OF JOIST 6'-7" +/-



EXISTING

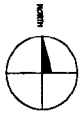


1
EX-2

EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

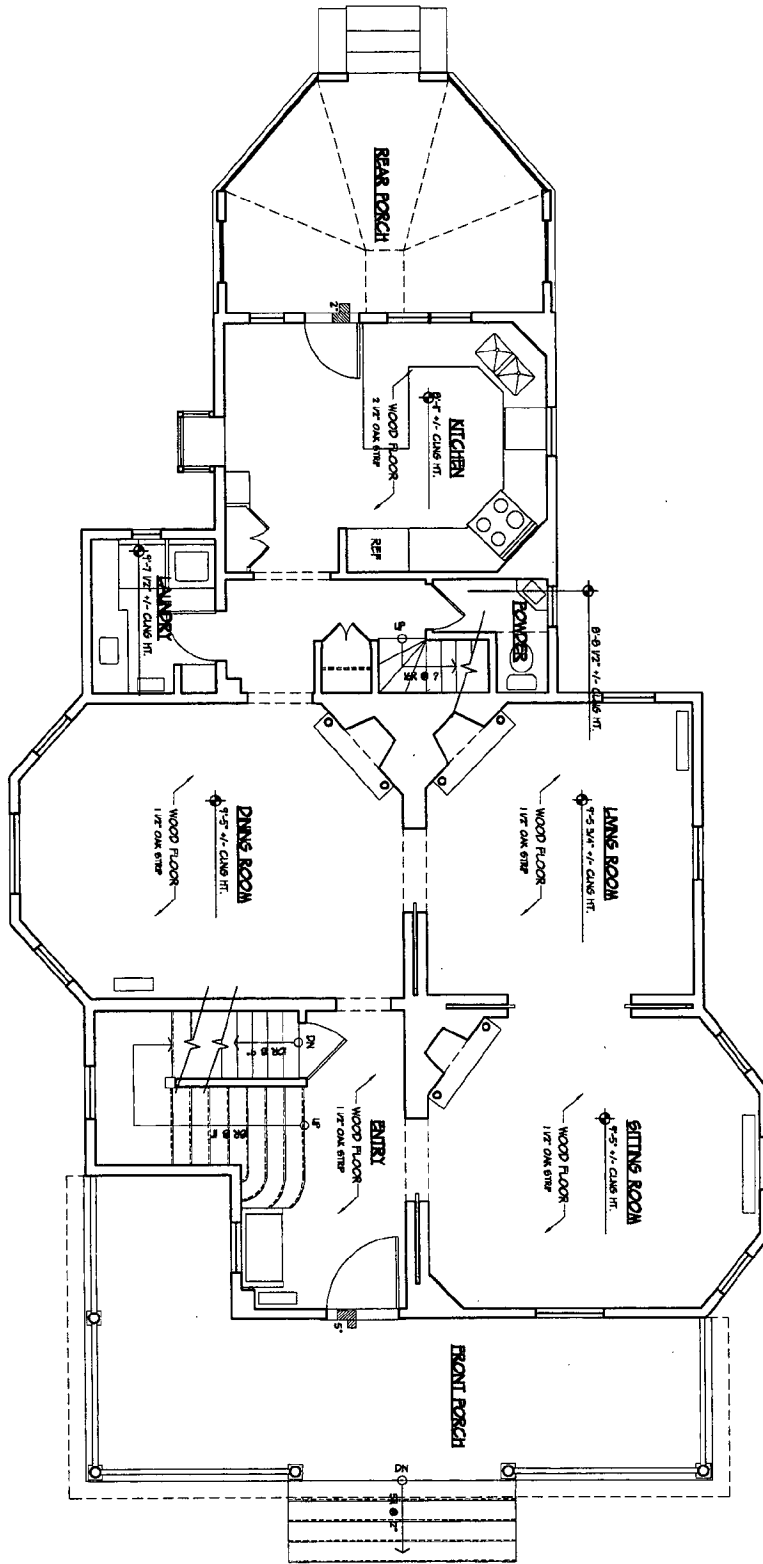
EX-2	DATE 09.14.07	EXIST. BASEMENT PLAN	RENOVATION OF AND ADDITION TO THE KORN RESIDENCE 7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912		BROADHURST ARCHITECTS, INC. 306 FIRST STREET, ROCKVILLE, MARYLAND, 20851 (714) 301.309.8900 (F)301.301.309.8915
		SCALE: 1/4" = 1'-0"			

21



EX-3

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



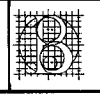
EXISTING

EX-3

DATE:
09.13.07

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

RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912



BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(PH) 301.309.8900 (F) 301.301.309.8915

22

23

PROPOSED

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

7'-0" SHARP CONCRETE DRIVEWAY

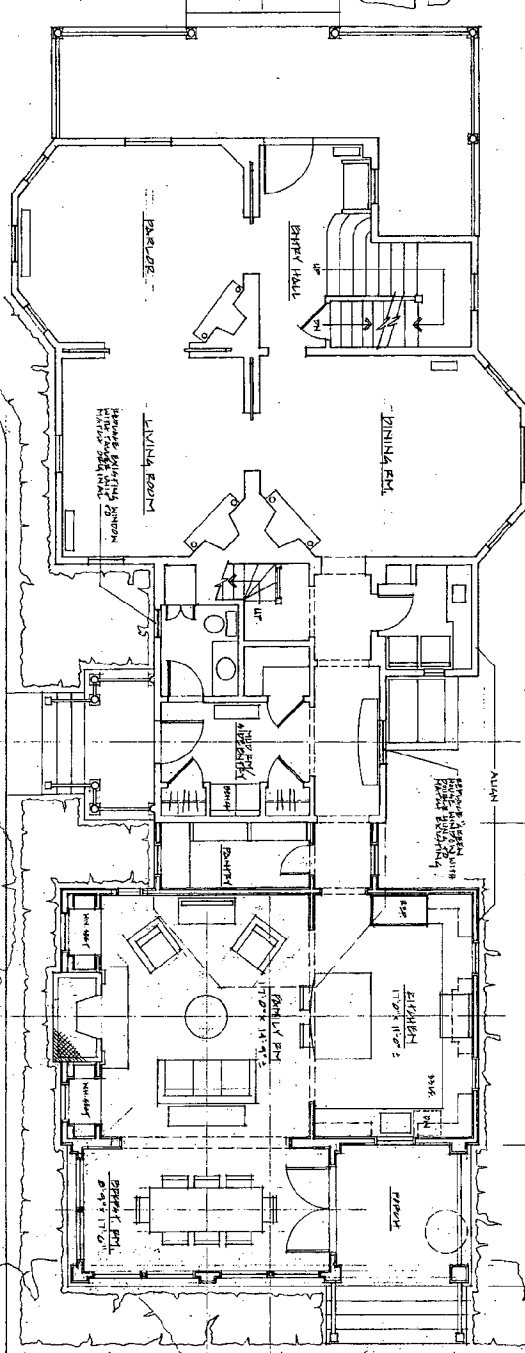
7'-0"



PROPERTY LINE

EXHAUSTING RIDGE

PROPERTY LINE



40'-0" MINIMUM
18'-0"
95'-0" REARWARD SETBACK
10'-0" MINIMUM

2

10'-0"

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDITION TO AND RENOVATION OF THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MARYLAND 20912

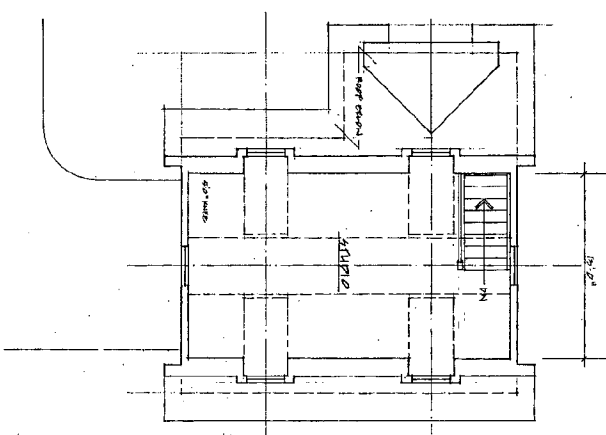


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(301) 309-8900 (301) 309-8915

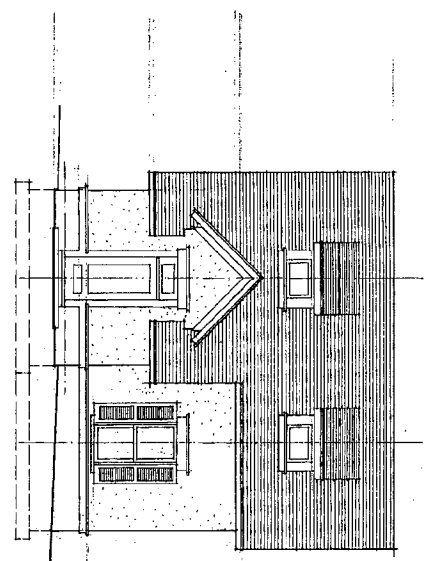
24

PROPOSED GARAGE

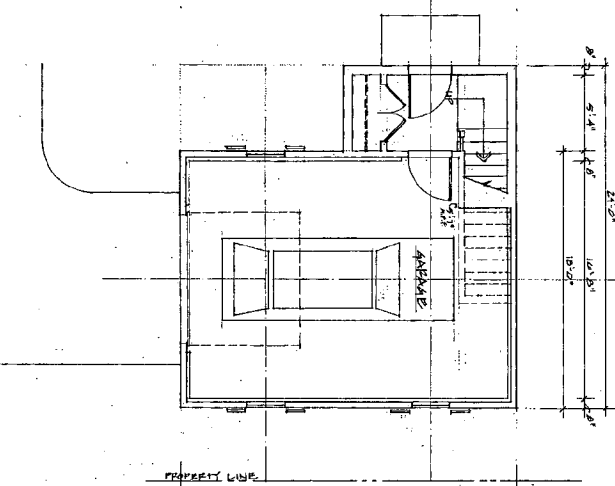
PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"



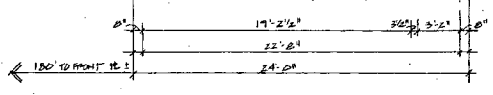
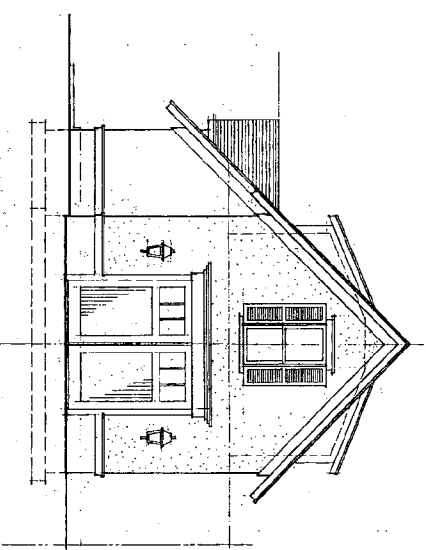
PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

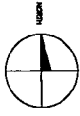


PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



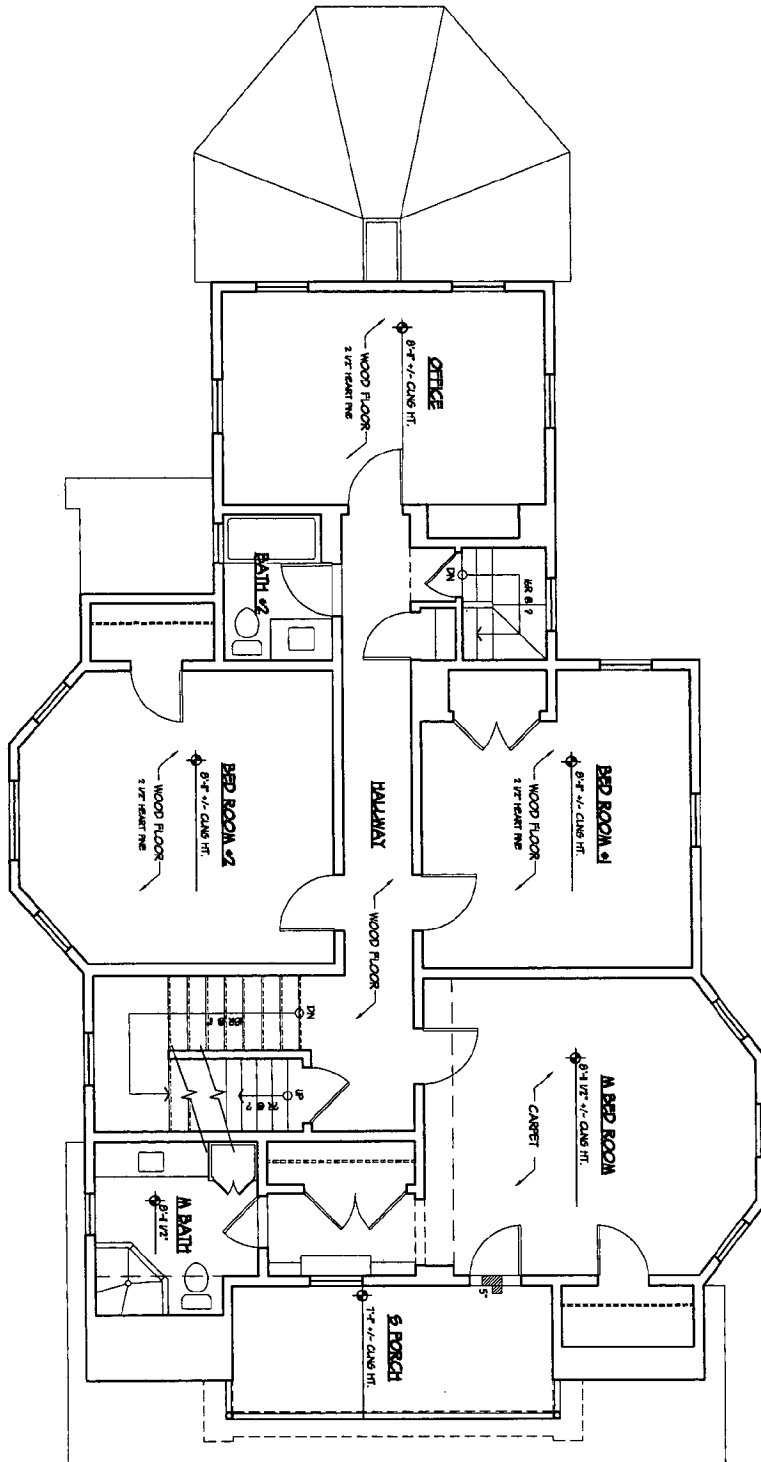
PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"





1
EX-4

EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING

EX-4

DATE
09.14.07

EXIST. SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

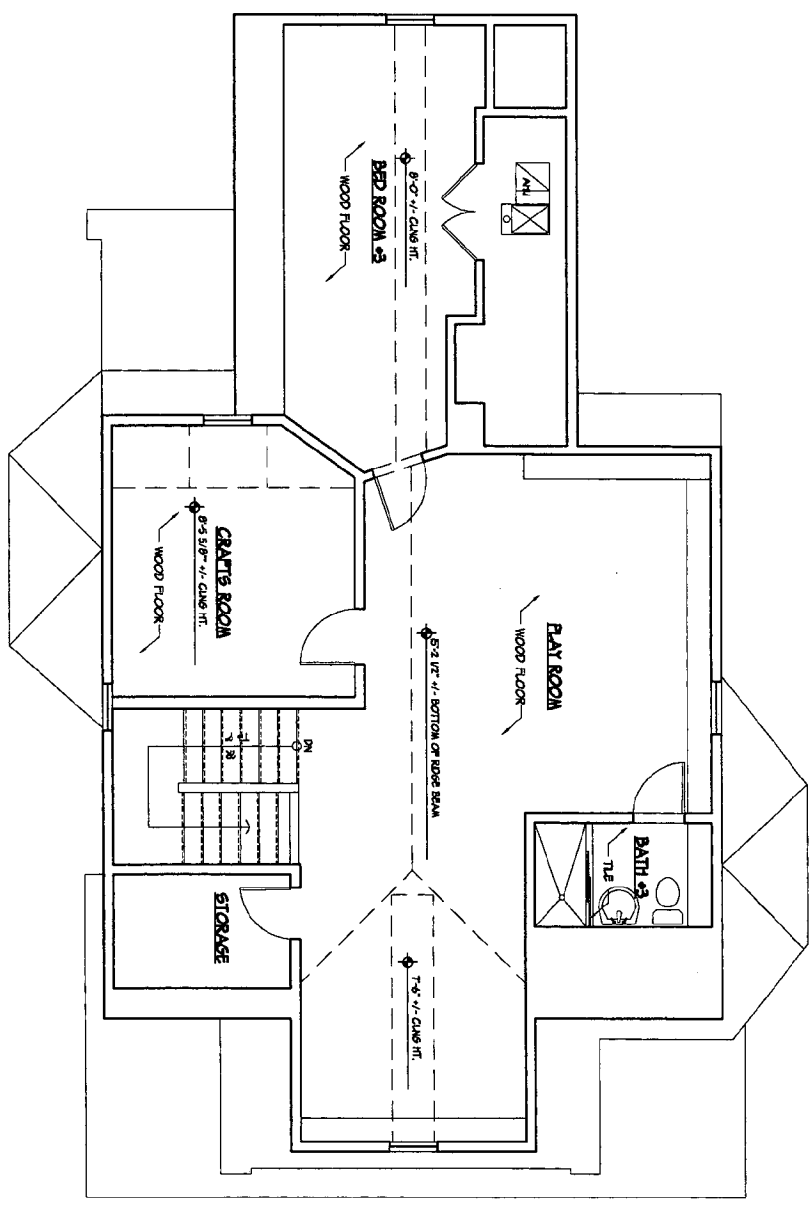
RENOVATION OF AND ADDITION TO THE
KORN RESIDENCE
7704 TAKOMA AVENUE, TAKOMA PARK, MD 20912



BROADHURST ARCHITECTS, INC.
306 FIRST STREET, ROCKVILLE, MARYLAND, 20851
(PH) 301.309.8900 (F) 301.301.309.8915

25

NOTE: THIS PLAN IS SUBJECT TO FURTHER FIELD VERIFICATION PRIOR TO ANY USE FOR DESIGN OR CONSTRUCTION



1
EXS
EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"

EXISTING



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And Their Love for Trees®

The Care of Trees Tel: 301.444.9041
8000 Queenair Drive Fax: 301.444.9049
Gaithersburg, MD 20879 Web: www.thecareoftrees.com

Jordan Honeyman Landscape Arch.
711 Florida Ave. NW
Washington DC 20001

Site: Korn Residence
7704 Takoma Ave.
Takoma Park MD 20912

Date of Visit: October 3, 2007

page 1 of 1

Observer: Tony Faoro
ISA Certified Arborist NY-0774A
Maryland Licensed Tree Expert 895

Primary Reason for Visit: Inspection of the White oak in rear yard in regards to current condition and anticipated problems due to future construction. The following observations were made by Tony Faoro, an ISA Certified Arborist.

Observations: The White oak 33" in diameter located at rear center near existing patio. This tree has a cavity at the base on the side of the tree that faces the house. There was also some indication of a smaller pocket of decay on the opposite side as well. The crown has sparse growth with some tip dieback this may be the result of a declining root system. The tree appears to be under stress from drought conditions as well as the current issues at the base of the tree and the possibility of root rot. Given the fact that future construction is going to take place well within the critical root zone this will most certainly increase the amount of stress on this tree. This tree is already in a stressful state adding more stress from construction disturbance may cause further decline and or death of the tree.

Trees are living things whose livability and structural integrity are subject to a wide array of factors and impacts; among these are genetics, climate, weather, water regime, soils, insects and disease. As such, trees are subject to changes in health or condition very slowly over time or very abruptly. All observations were made at ground level. Conditions and weaknesses may exist out of sight from the human eye.

Recommendations:

- The apparent decay at the base of this tree will only continue to spread through the base of the tree and at some point this tree will need to be removed. The proposed construction will add stress to the tree and also require some degree of root disturbance. Further disturbance of the root system will likely speed up the decline of this tree. Should you wish to examine this tree further to see the extent of the decay I would recommend doing a resistograph test.

If you have any questions, please call me at 301-444-9041.

Sincerely,

Tony Faoro
ISA Certified Arborist NY-0774A
Maryland Licensed Tree Expert 895

27



VIEW OF FRONT FACADE

OBLIQUE FRONT FACADE



VIEW OF NORTHEAST SIDE FACADE



VIEW OF REAR FACADE





VIEW OF BEAR FALLS



VIEW OF BEAR FALLS

VIEW OF NORTHEAST FACADE
AND 1983 RENOVATION



VIEW OF NORTHEAST FACADE
AND 1983 RENO. & PORCH





DETAIL OF 1982 RENOVATION



OBLIQUE FRONT FACADE



VIEW OF FRONT FACADE



V I E W O F R E A R F A C A D E



V I E W O F N O R T H E A S T S I D E F A C A D E

VIEW OF REAR FACADE



VIEW OF MAIN FACADE



VIEW OF NORTHEAST FADE FACADE
AND 1987 RENO. & PORCH



VIEW OF NORTHEAST FACADE
AND 1987 RENOVATION



DETAIL OF 1983 RENOVATION



OBLIQUE FRONT FACADE



VIEW OF FRONT FACADE



V I E W O F N O R T H E A S T S I D E F A C A D E



V I E W O F R E A R F A C A D E

VIEW OF REAR FACADE



VIEW OF REAR FACADE



VIEW OF NORTHEAST FACADE
AND 1983 RENOVATION



VIEW OF NORTHEAST FACADE
AND 1983 RENO. & PORCH



DETAIL OF 1987 RENOVATION

1982
photos

