7108 Holly Ave HPC#37/03-03RR
Takoma Park Historic District

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 15, 2004

MEMORANDUM

TO: Jan Deardorff
7108 Holly Avenue, **Takoma Park Historic District**

Cc: Dana Haden, Agent

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application

Your Historic Area Work Permit application for a rear addition was **approved with conditions** by the Historic Preservation Commission at its April 14, 2004 meeting.

Conditions of approval are:

1. **A site plan will be drafted delineating the existing topography will be submitted to staff for approval.**
2. **Scaled and dimensioned existing and proposed floor plans and elevations will be submitted to staff for approval.**
3. **Existing and proposed grading and site plans (scaled) will be submitted to staff for approval.**
4. **A tree protection plan for the existing trees will be drafted and approved by the Takoma Park City Arborist.**
5. **A submittal of the above with a new HAWP application to the Department of Permitting Services for recording and permit number issuance.**
6. **The height of the proposed "hyphen" addition will not exceed 24' from grade.**
7. **The height of the proposed rear addition will not exceed 26' from grade.**
8. **If it is determined by staff that the level of detail of the above items is insufficient, the case will return to the Commission for their review and approval.**

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at http://permits.emontgomery.org of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue, Takoma Park	**Meeting Date:**	04/14/04
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	04/07/04
Review:	HAWP	**Public Notice:**	03/31/04
Case Number:	37/03-04I	**Tax Credit:**	None
Applicant:	Jan Deardorff (Dana Haden, Agent)	**Staff:**	Michele Naru

PROPOSAL: Addition

RECOMMEND: Approval with Conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the following conditions:

1. A site plan will be drafted delineating the existing topography will be submitted to staff for approval.
2. Scaled and dimensioned existing and proposed floor plans and elevations will be submitted to staff for approval.
3. Existing and proposed grading and site plans (scaled) will be submitted to staff for approval.
4. A tree protection plan for the existing trees will be drafted and approved by the Takoma Park City Arborist.
5. A submittal of the above with a new HAWP application to the Department of Permitting Services for recording and permit number issuance.
6. The height of the proposed "hyphen" addition will not exceed 24' from grade.
7. The height of the proposed rear addition will not exceed 26' from grade.
8. If it is determined by staff that the level of detail of the above items is insufficient, the case will return to the Commission for their review and approval.

BACKGROUND

The applicants came before the Commission for a Preliminary Consultation on March 26, 2003 with a proposal for a substantial, two-story rear addition. The Commission reviewed the proposal and asked the applicant to re-design the addition focusing on minimizing the impact to the original block of the house and the overall streetscape. The retainment of the pyramidal roof was also important. The Commission also suggested utilizing dormers on the main massing to gain needed height and did not object to the use of an addition that extended to the side, if it was being set back far enough.

On October 22, 2003, the Commission reviewed a HAWP application for this project, which entailed the demolition of two existing additions, the raising of the roof of the original massing and adding a substantial addition to the rear. The Commission denied this application unanimously, stating that the proposed program for the house was problematic because it did not preserve any of the building's prominent features nor retain any of its original character. The Commission suggested that the applicant submit a new HAWP application that pursued a new design that either raises the roof of the main massing and constructs a very, small rear addition or a design that retains the original massing and constructs a substantial rear addition.

Subsequent to the applicant's appeal of the above decision to the County Board of Appeals, staff coordinated a meeting with the applicant, her architect, two Commissioners – Steve Breslin and Lynn Watkins (both licensed architects), and the County Attorney to develop a design alternative that could be approvable by the Commission and that was satisfactory for the owner's needs. At this meeting Commissioner Breslin presented a sketch drawing of a possible design alternative, which retained the original massing, installed a hyphen and constructed a two-story rear addition. The applicant and their architect were in favor of the proposed design concept and indicated that they wanted to further develop the design by reconfiguring some of the massing and stylistic elements.

After the abovementioned meeting, the applicant deferred her appeal of the Commission's October 22, 2003 decision. The current Board of Appeals date for the October 22, 2003 decision is April 21, 2004.

This HAWP application is the applicant's current proposal for the subject property.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Vernacular Bungalow
DATE: c. 1880-1910

7108 Holly Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story frame vernacular bungalow with a stamped metal pyramidal hip roof. The applicants received approval in April 2000 for front porch rehabilitation. The current lot measures approx. 50' wide by approx. 190' long.

PROPOSAL:

The applicants are proposing to:

1. Remove the artificial shingle siding from the original block of the house to expose the original, drop siding. Strip and paint siding.
2. Strip and paint windows, trim and shutters.
3. Replace in-kind, the existing stamped metal roof on the original block.
4. Replace the existing asphalt shingle roof on the front porch with a stamped metal roof to match the roof on the original block.
5. Demolish two of the three, non-contributing, rear additions.
6. Construct new rear additions onto the original massing. The material specifications for the new additions include composition asphalt shingles; painted, wood lap siding and trim; 2/2 true-divided light, wood windows.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

> A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.

The following guidelines pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- Additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The proposed alterations and rear additions meet all the above guidelines. Additionally, staff feels that it also resolves the issues and concerns raised by the Commissioners at the previous public and informal meetings with the applicant. The proposal does not alter the existing vernacular bungalow and the proposed additions are consistent and compatible with the predominant architectural style. The major additions are being placed to the rear. Although the proposed additions are large, staff feels that the design approach taken in this project is appropriate and helps to mitigate the size of the additions. The "stepping-up" of the additions helps to break down their mass.

Staff notes that we accepted this incomplete application with drawings that did not contain a scale or dimensions due to the need for this case to be heard prior to the Board of Appeals hearing scheduled for April 21, 2004. As such, staff is requesting that as a condition of approval the applicant will submit a completed application including dimensioned and scaled drawings with existing and proposed topography shown, grading plans and a tree protection plan to the Department of Permitting Services for issuance of a permit number.

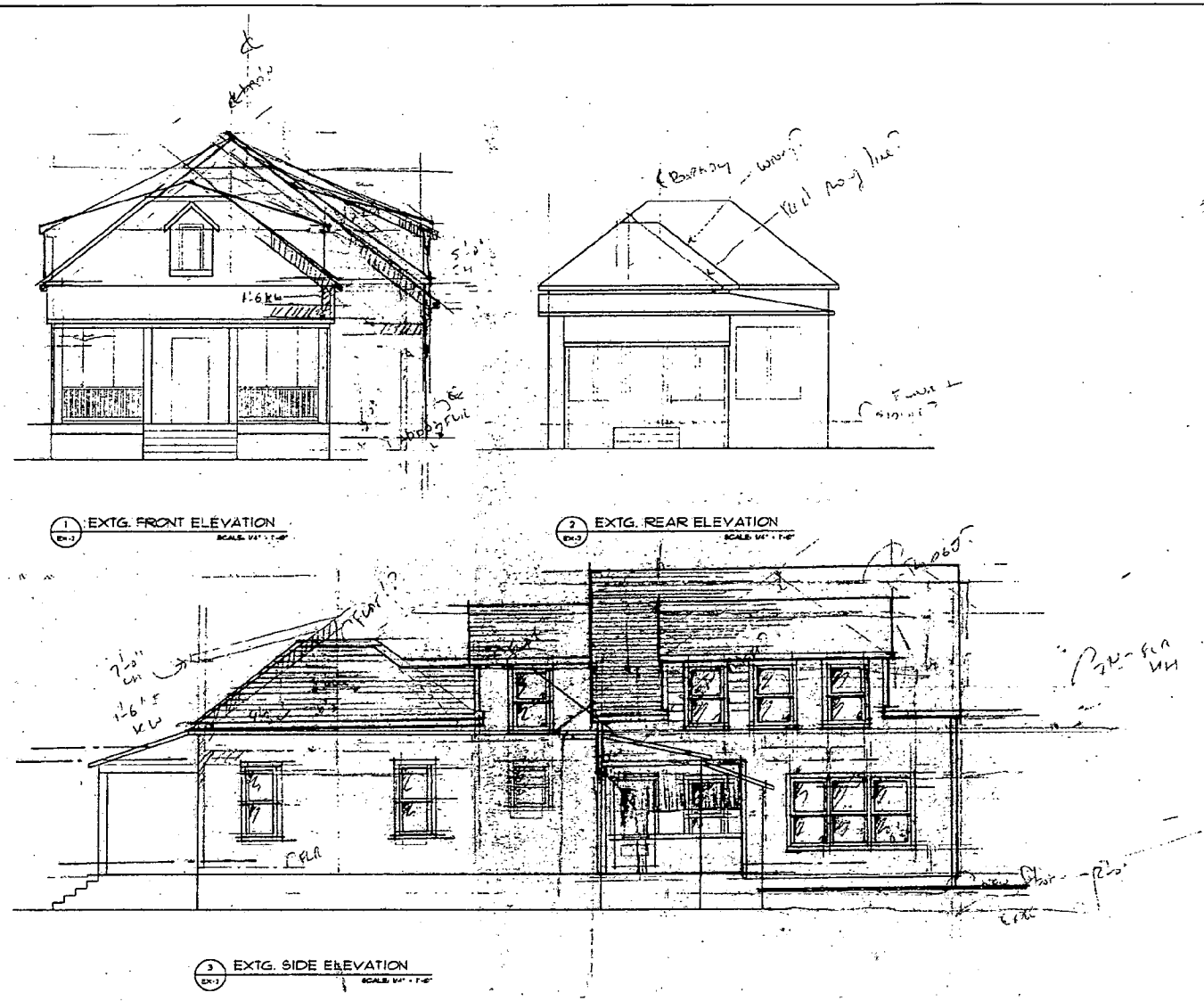
STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b)1 & 2:

> The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district,
>
> 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 Takoma Park Guidelines, adopted in August 1997.

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).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



COMMISSIONER BRESLIN'S SKETCH

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

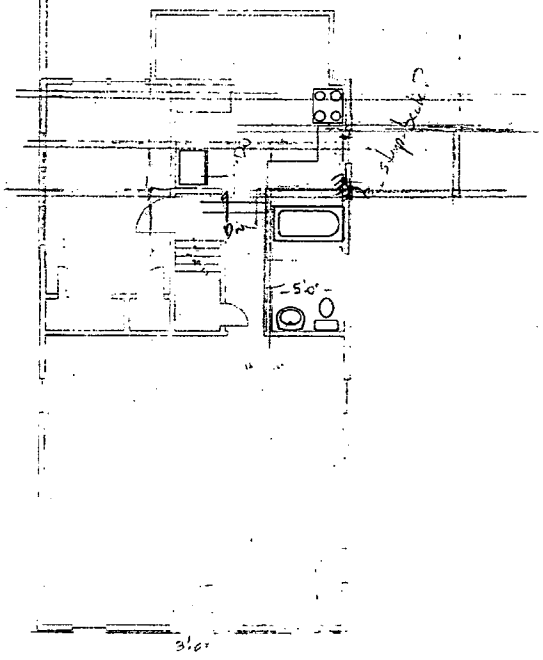
STUDIO D
6400 village creek parkway
lutheran park, md
301-720-1441

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET. NOVMBR

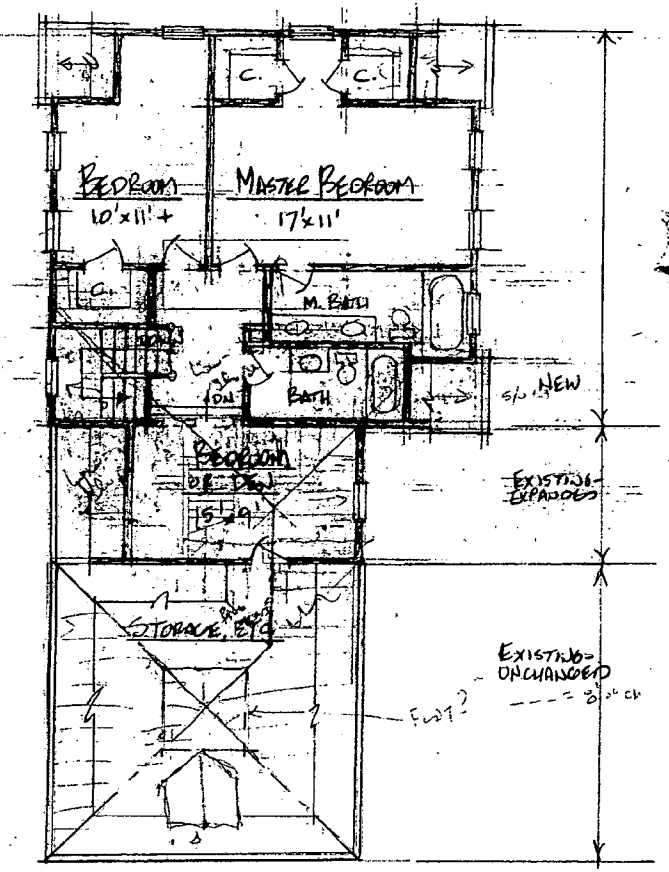
SHEET:
EXTG. ELEV.
EX-2

(12)



1/8" = 1'0"

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



SECOND FLOOR PLAN

2 EX-1 EXTG.SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

COMMISSIONER BRESLIN'S SKETCH

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8100 Sligo Creek Parkway
Takoma Park, MD
301-270-1688

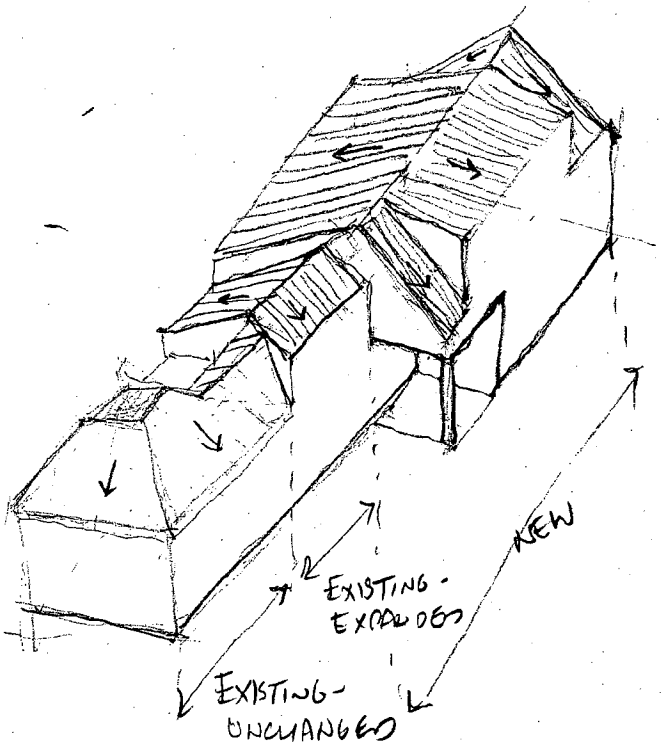
DANA ROGERS HAIKEN, AIA architect

ISSUE:
HISTORIC SET: 10/4/93

DRAWN BY: DRH

SHEET:
EXTG. PLANS
EX-1

(14)



DANA ROGERS HADEN, AIA arch

ISSUE:
HISTORIC SET. 10/1/03

DRAWN BY: DRH

SHEET:

NEW PLANS

A-1

Maryland National Capital Park and Planning Commission
Montgomery County Historic Preservation Commission
To Whom It May Concern: Feb 20,04

Case Number # 37-03-041

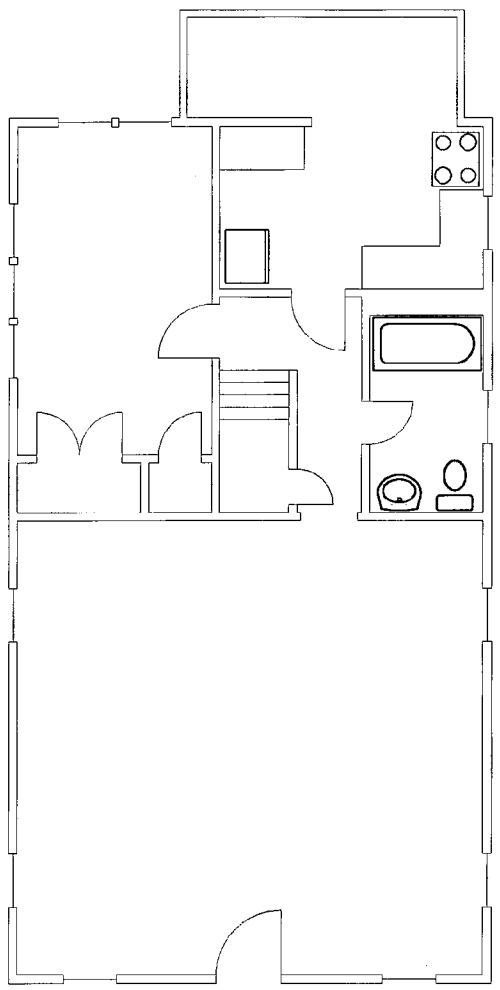
I am writing about the appeal for a building permit for a addition at 7108 Holly Ave Takoma Park.. It is the responsibility of the Historic Preservation commission to make sure that the homes in Takoma Park stays Historic. They have their guild lines for everyone to follow. I believe they are trying to do this. And putting such a large addition is not keeping it historic they are planning on doing a little more than just tearing down a wall. It really concerns me that the neighbor hood of Holly Ave has to go thought another construction project at this house. We have been threw one gutting of this house about three year prior and already know what an eye sore and a big inconvenient it is to us, do to the disturbing noise, And having stranger in and out the neighbor hood on a daily bases for months, having no parking, the mess and construction trucks coming up and down the street. And the yelling!! We have not seen any of building plans (just been told roomers on what they are doing with the house) we thought it would be neighborly to talk to us about their plans for this house. And wonder if the builder is in compliance with the historic building codes.

And we all wonder what about the asbestos siding the owns have been removed there self... We couldn't ask any safety question and everyone was afraid to say anything to the proper authorizes and the job was never finished. The house still has a lot of asbestos ripped off (exposed asbestos) this really does concern the neighbors for health and safety reason.

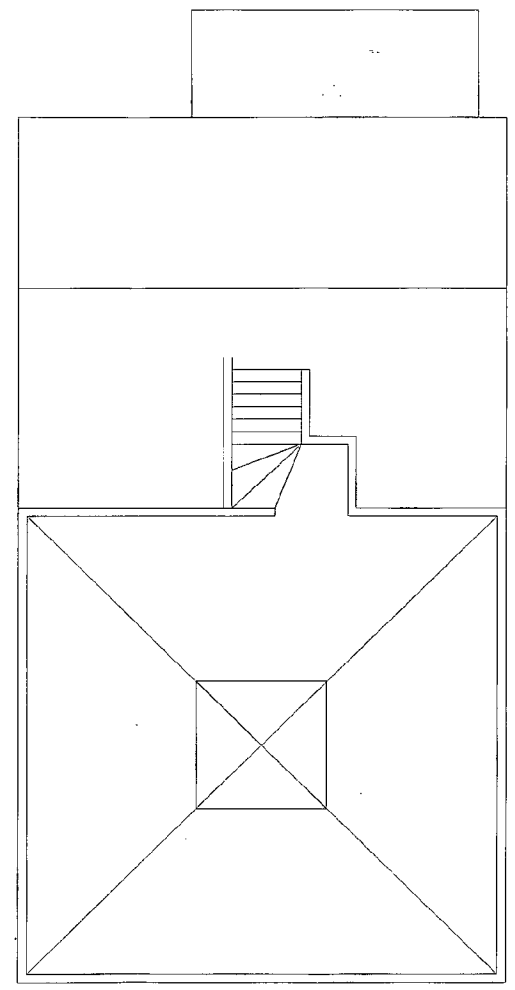
We pay extra high taxes to live in Historic Takoma Park. And we should have a say-so in this addition and how it affect are homes. And I believe its not fare to the rest of us, that are homes not be consider Historic due to the changes being made to this house, *the value of are homes could change because this house is not being kept original, or are taxes going up due to assessment taxes. Adding such a big addition is changing the hole structure and appearance of the house.

This house was built as a small bungalow and should be kept this way. And we like this house just they way it was build. It was one of the first homes to be built on Holly Ave and has a lot of meaning to some people. And we would like to see it kept original. I also would like the court to know that they have bought another house in Takoma Park and currently lives there now with plans to move back to Holly when addition done. Maybe this house suits them better. I strongly feel that this addition should not be allowed.

A Concerned Neighbor



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



2 EX-1 EXTG.SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8609 sligo creek parkway
takoma park, md
301-270-5811

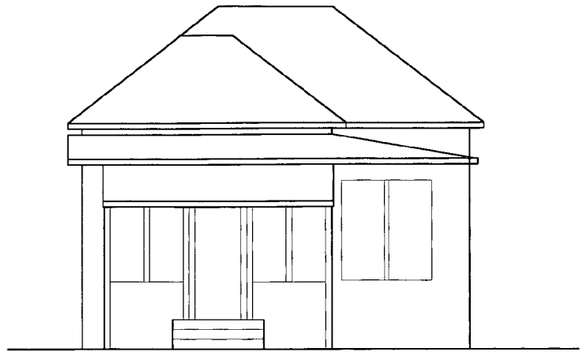
DIANA ROGERS HAIDEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

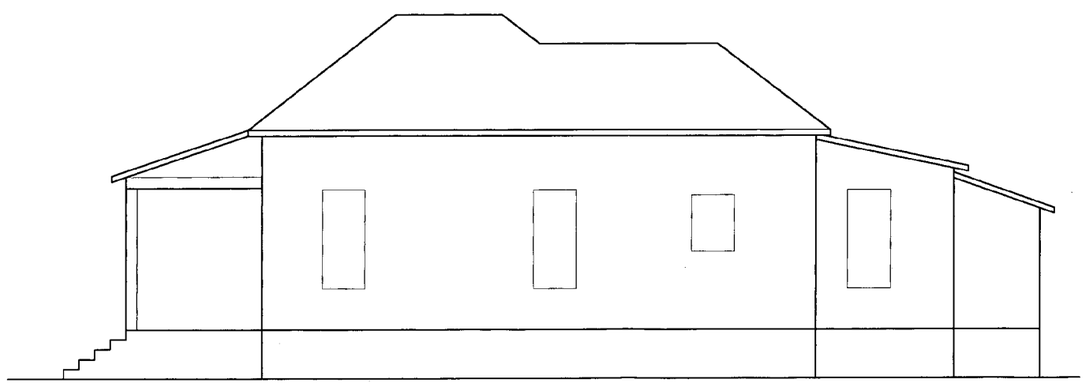
DRAWN BY: DRH

SHEET:
EXTG. PLANS
EX-1

1 EX-2 EXTG. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EX-2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO 7108 HOLLY AVE.

TAKOMA PARK, MD

STUDIO D

829 sligo creek parkway
takoma park, md
301-270-5811

DIANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET. 10/1/03

DRAWN BY: DRH

SHEET:

EXTG. ELEV.

EX-2

Settlement Plan

- Bring Jan 25th - worksession proceeding on right path?

- sketches - prior to Feb 4th to Lynne + Steve.

- File HAWP for Feb 25th - due on Feb 4th

Meeting 1/20/04

Jan Deardorff
Dana Haden
Steve Breslin
Lynn Watkins
Michele Nau
Gwen Wright
Vicki Gull

Guidelines were intended to allow for some flexability -

Yet Not both
- Approved roof raisings
- Big additions - approved

We want it Liveable

① raise roof + small addition
② not raise roof + large addition
less important = modified

destroys the semplace of what it is used -

[7' over 50% area]

Dangers

raising roof - problem

[tin roof ventilation] -

center section - "connector"

- layer of dormers
- second floor wall indented in hyphen to center bedroom -
- stepped down from original massing - first floor? or second floor?

- retaining the essence of the front.

Routes

① Design direction could ask for a deferral of existing appeal to april? In interim come w/ new HAWP w/ revised plan - then - withdraw appeal - filing fee

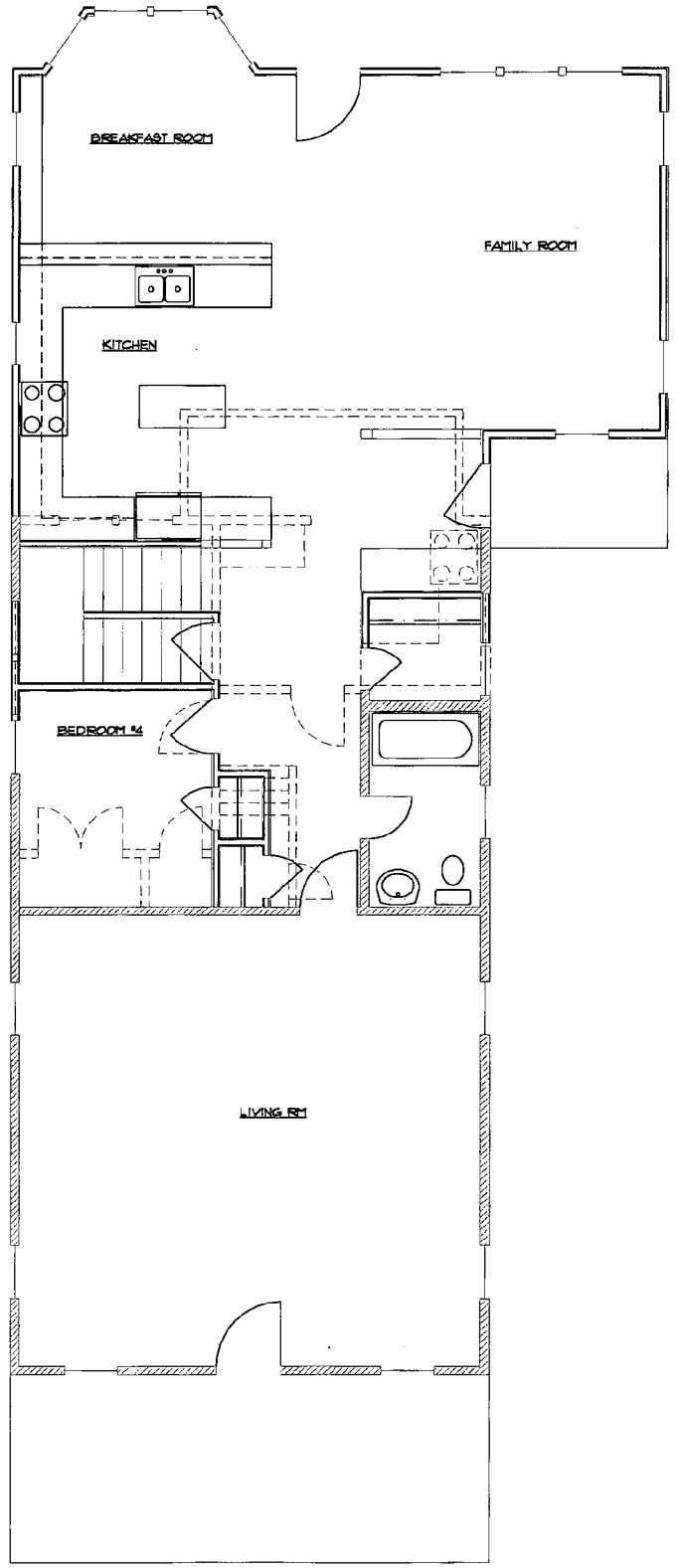
② Proceed

HAWP < pursue settlement > w/ full commission
sketches - feb 4th due - for HAWP

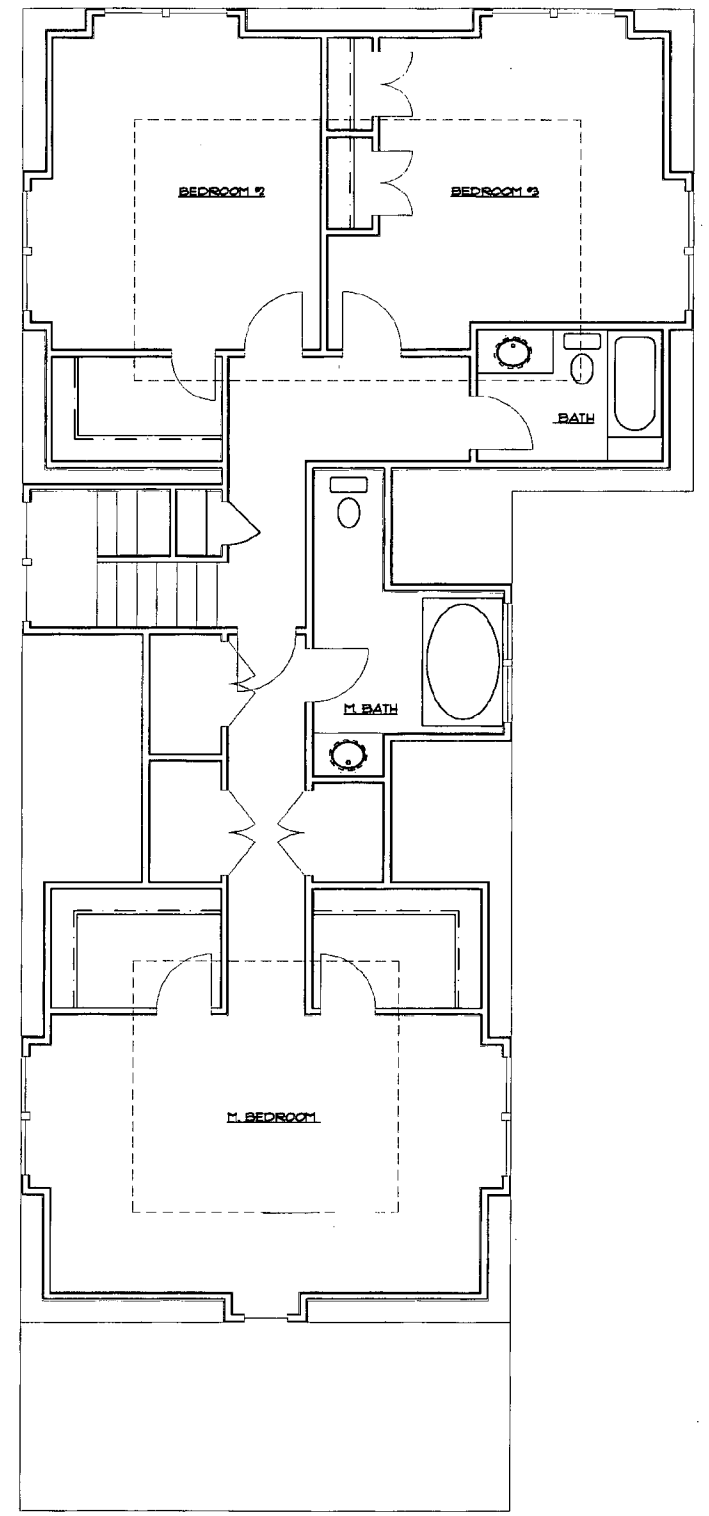
③ Drop appeal -

file HAWP w/in 45 days for decision

< Feb 11 / Feb 25 > 3 weeks prior.



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



2 A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO 7108 HOLLY AVE.

TAKOMA PARK, MD

STUDIO D
829 sligo creek parkway
takoma park, md
301-270-5911

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

DRAWN BY: DRH

SHEET:
NEW PLANS
A-1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400 Fax Number: (301) 563-3412

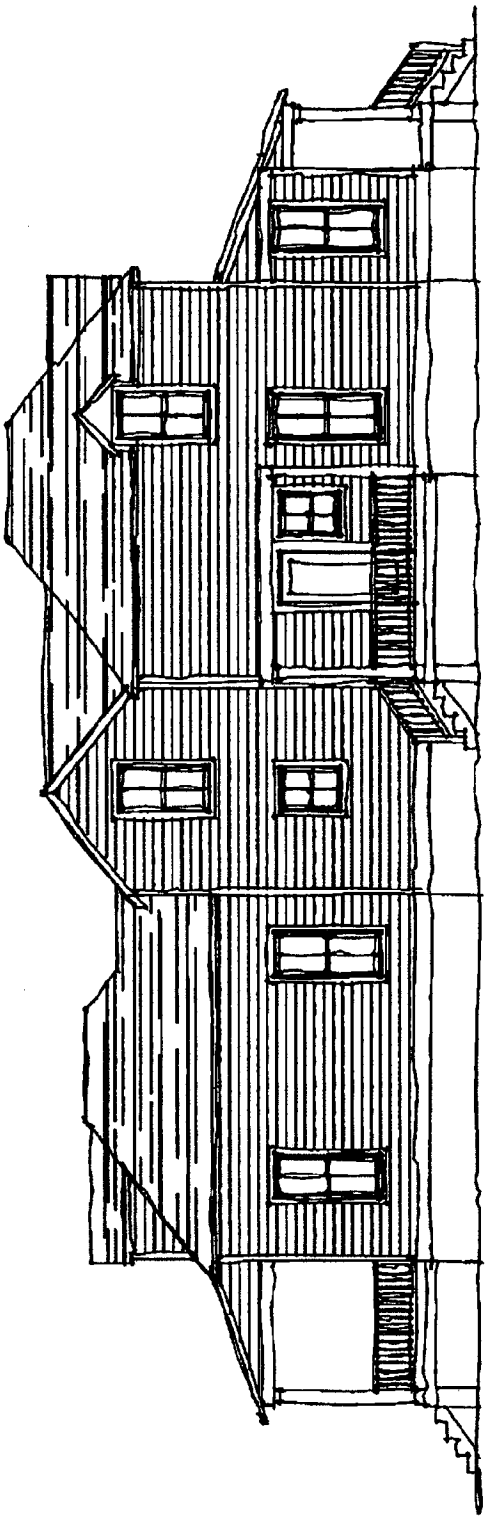
TO: Steve Breslin / Lynn Watkins FROM: M. Nau

202 785 4755 / 301 384 5072

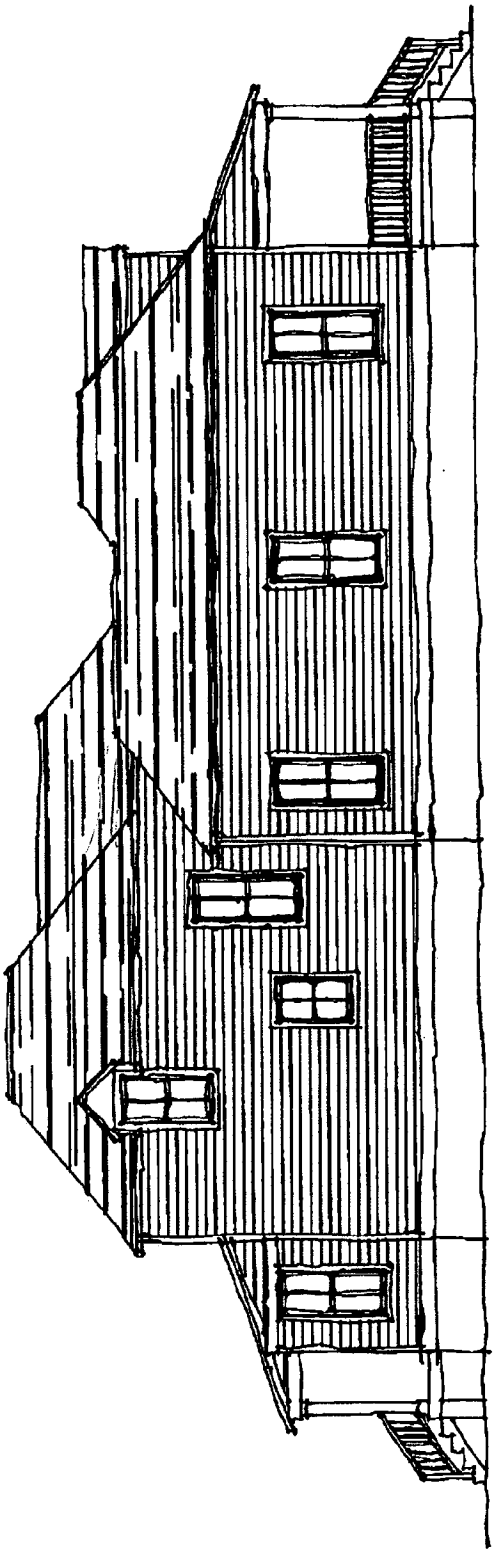
DATE: 3/16/04

NOTE: Deardorff revised dwgs for your review + comment.

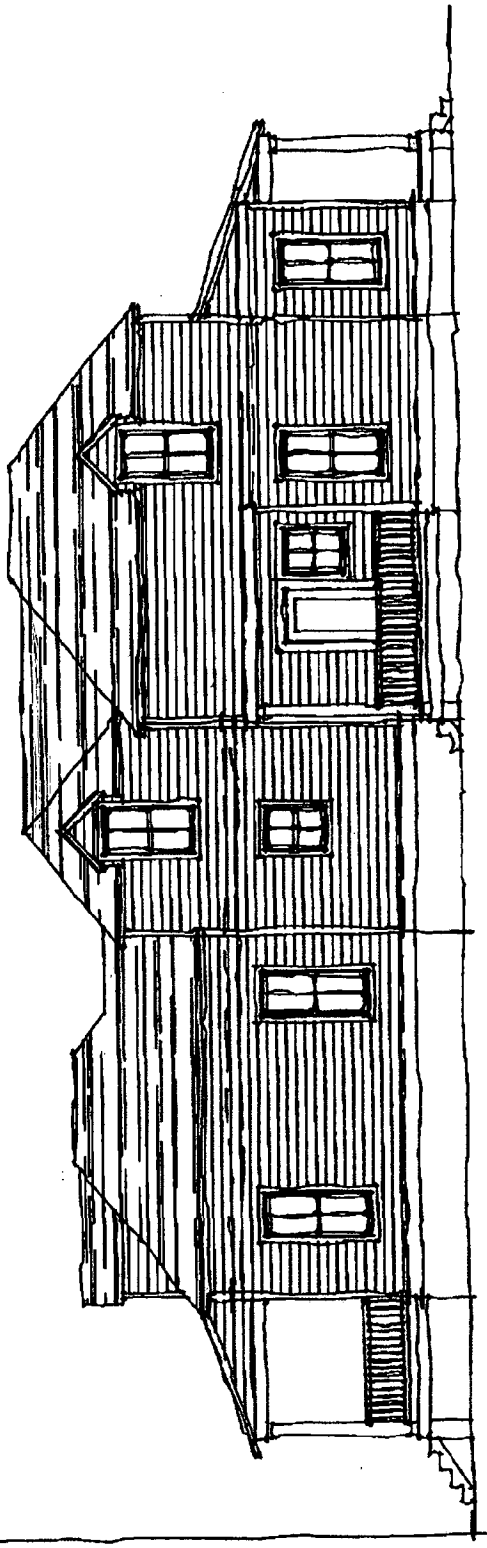
Thanks!



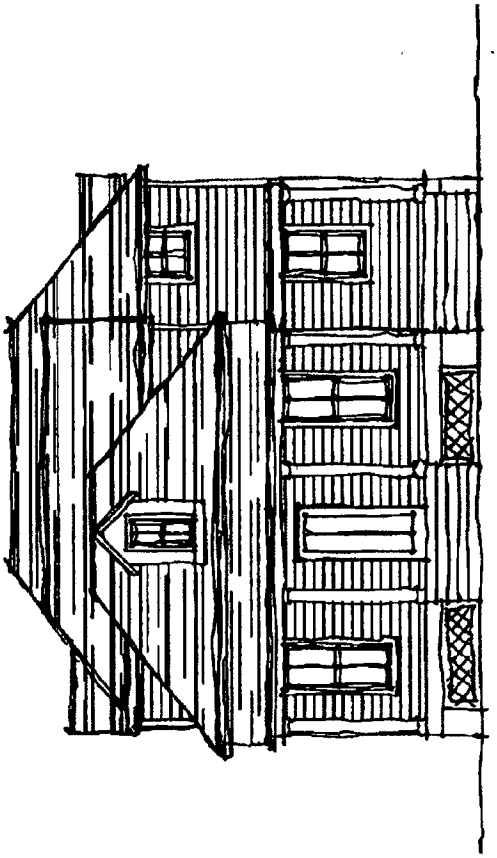
NEW RIGHT SIDE ELEVATION



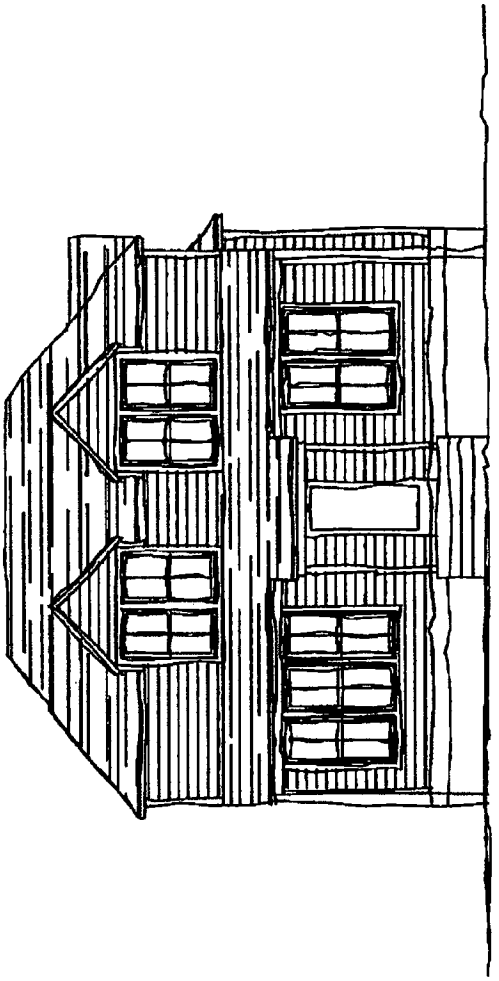
NEW LEFT SIDE ELEVATION - ALT. B



NEW RIGHT SIDE ELEVATION -- OPT. C

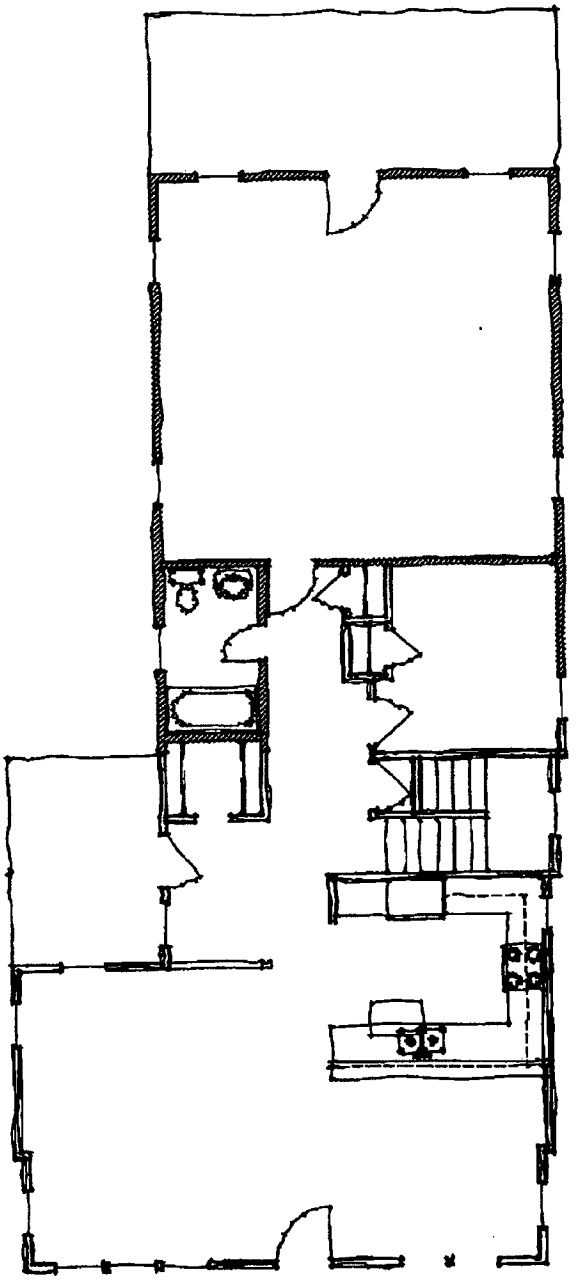


NEW FRONT ELEVATION

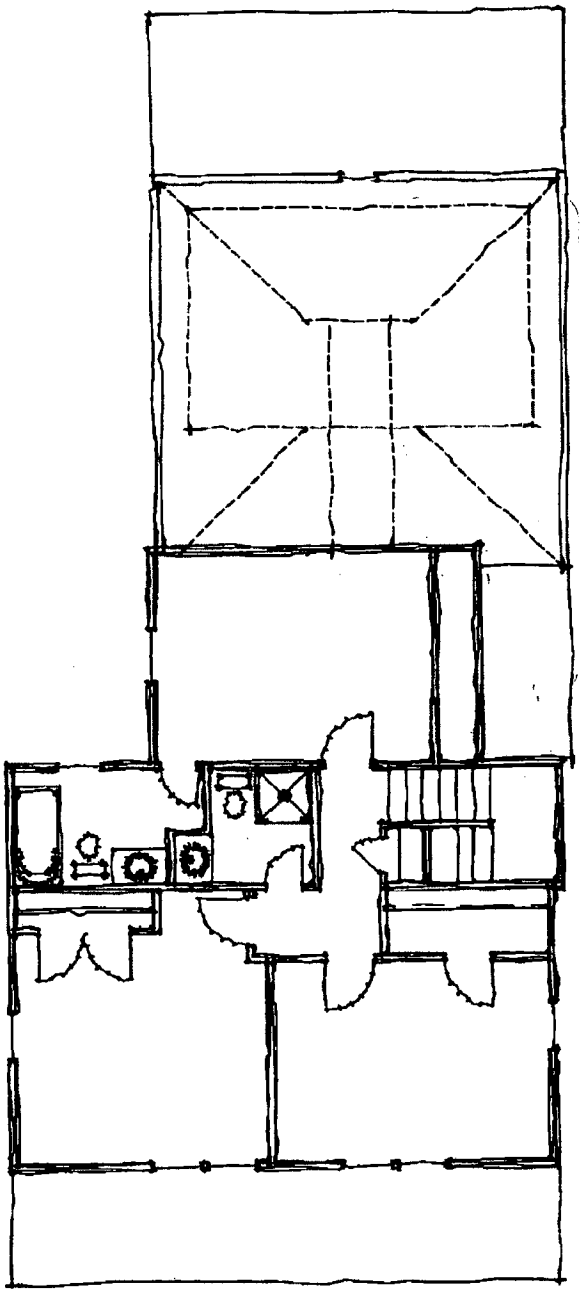


NEW REAR ELEVATION

NEW FIRST FLOOR PLAN



NEW SECOND FLOOR PLAN



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

February 26, 2004

Ms. Jan Deardorff
7108 Holly Avenue
Takoma Park, Maryland 20912

Ms. Deardorff,

As the deadline for Historic Area Work Permit (HAWP) application submission has passed and your application is incomplete, staff has withdrawn your HAWP application from the Historic Preservation Commission's agenda, originally scheduled for review on March 10, 2004.

If you would like your case to be considered for the March 24th agenda, please submit the attached HAWP application to Montgomery County's Department of Permitting Services by March 3, 2004.

If you have any questions, please contact me at 301.563.3400.

Sincerely,

Michele Naru
Historic Preservation Planner

Cc: Reggie Jetter, DPS
Dana Haden, Architect

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: Dana Hader **FAX NUMBER:** 301 270 3321

FROM: Michele Naw

DATE: 3/8/04

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE:

staff comments!

DANA ROGERS HADEN, AIA architect

d STUDIO D

805 sligo creek parkway
takoma park, md 20912
270-5811

Fax

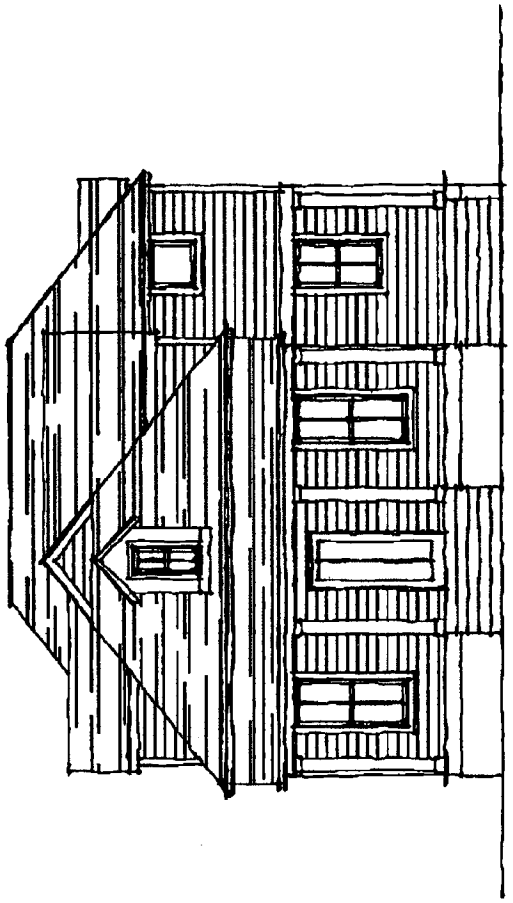
Date:	2/9/04
To:	Michele Naru
From:	Dana Haden
Subject:	Jan Deardoff's project

Hey there Michele,

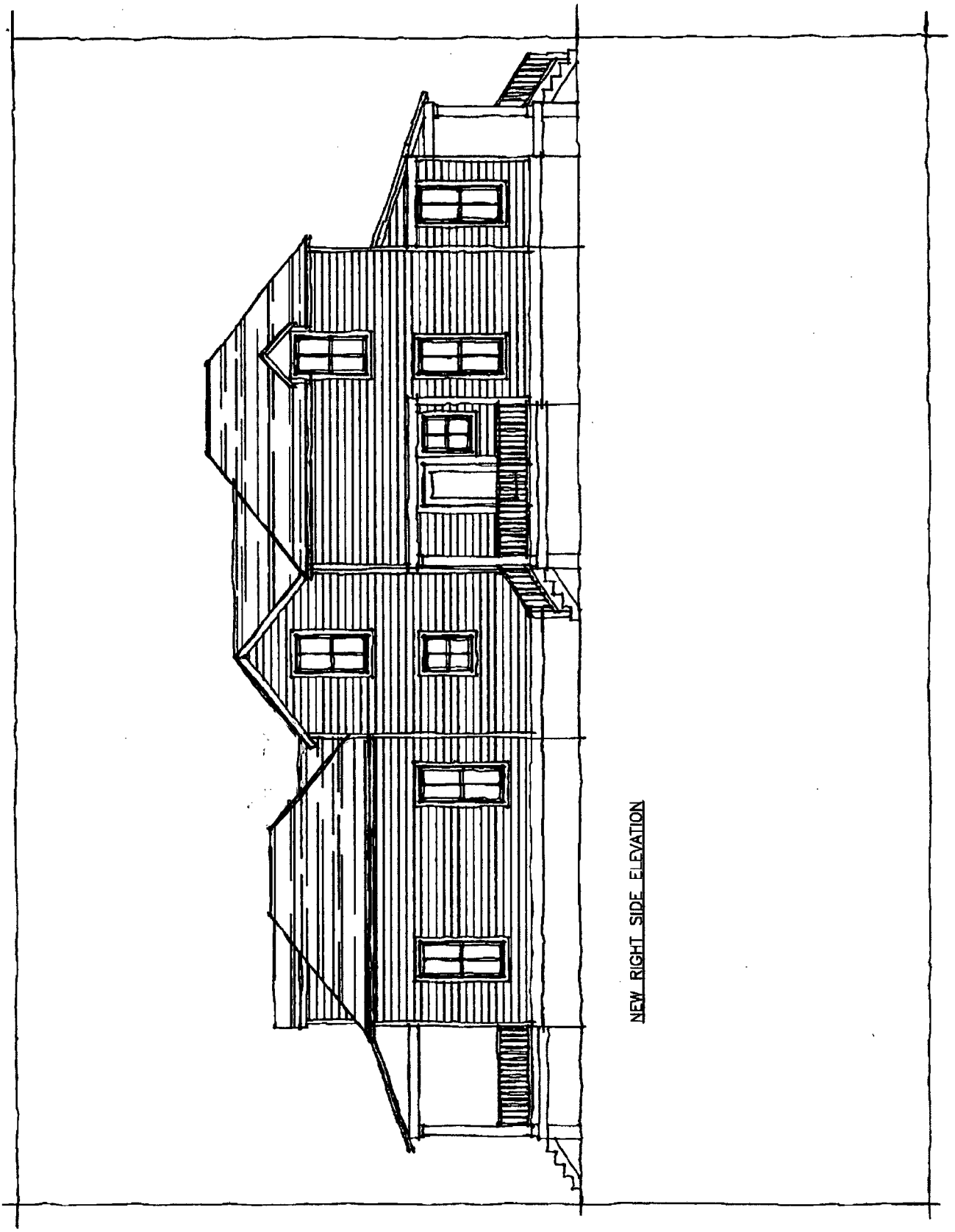
Here is what we are proposing at this time. I am willing to negotiate. Any comments from you are welcome although I probably can't make them prior to the meeting on Wednesday!

Let me know what you think!

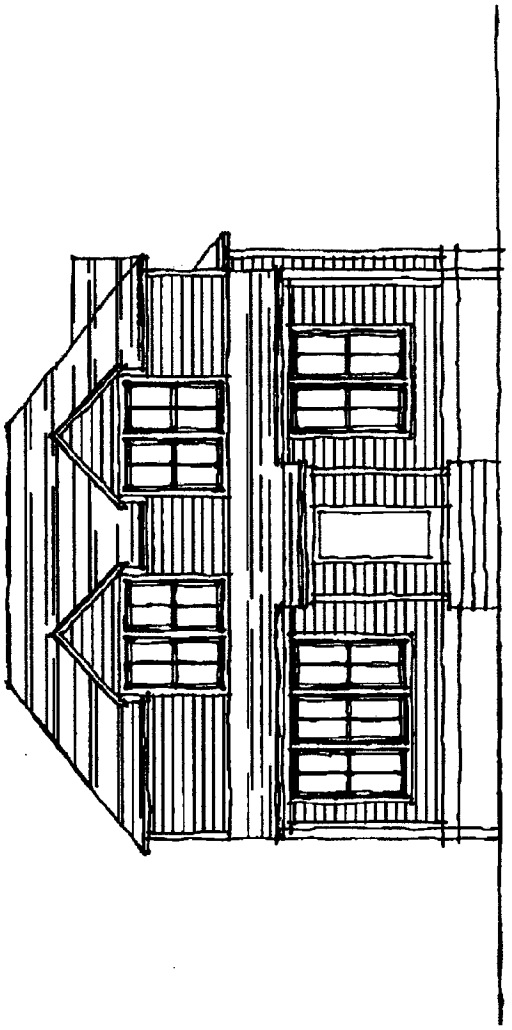
Dana Haden



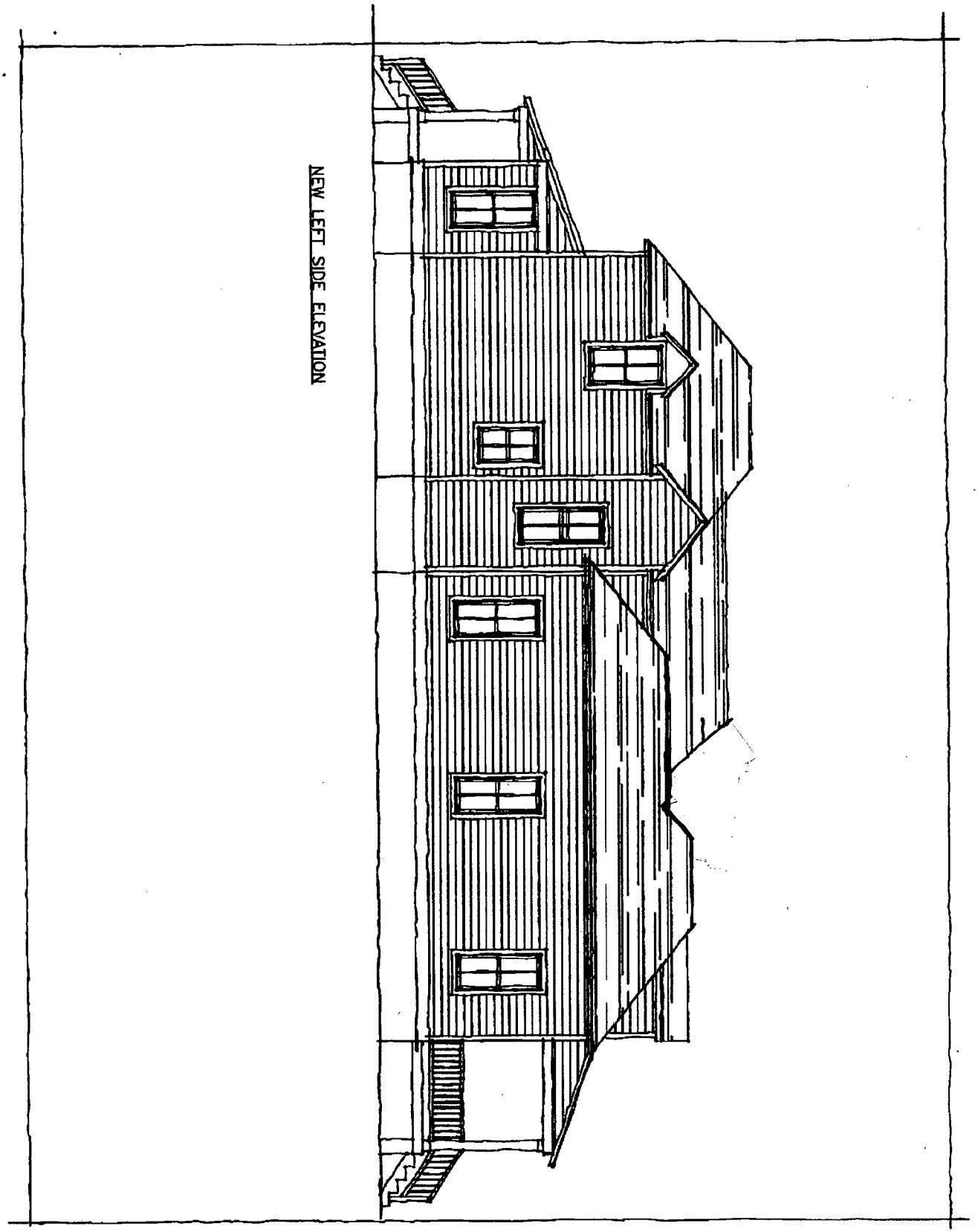
NEW FRONT ELEVATION



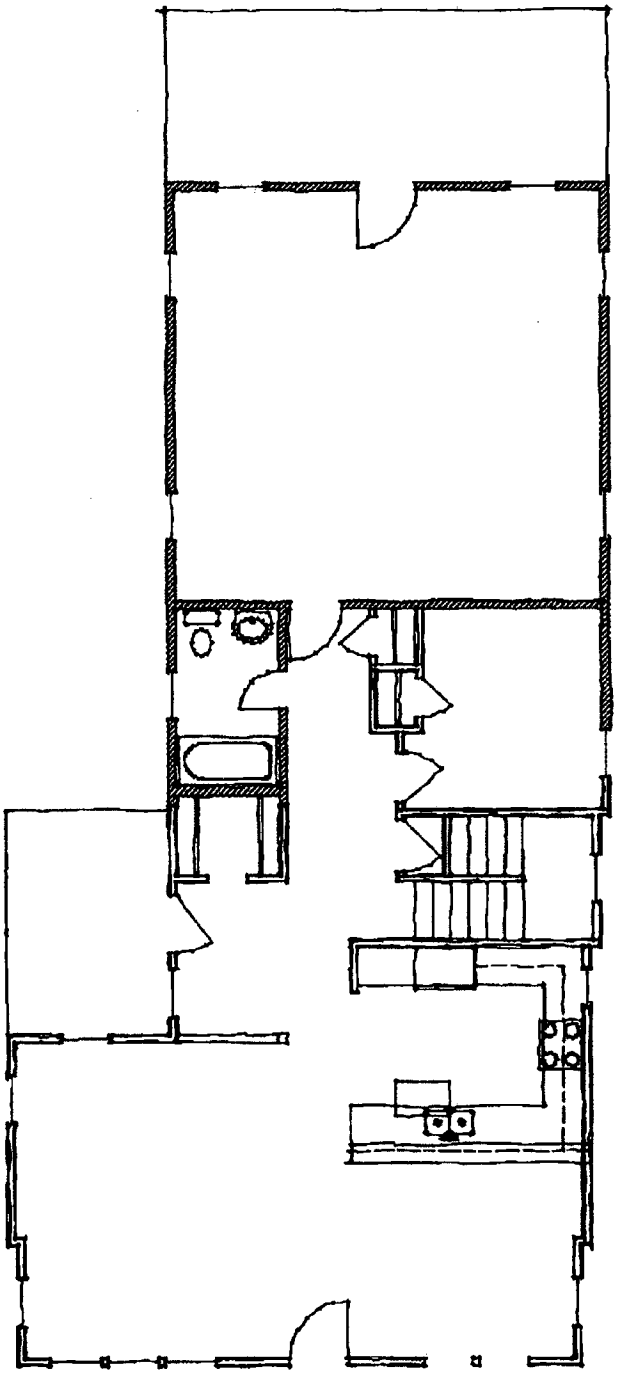
NEW RIGHT SIDE ELEVATION

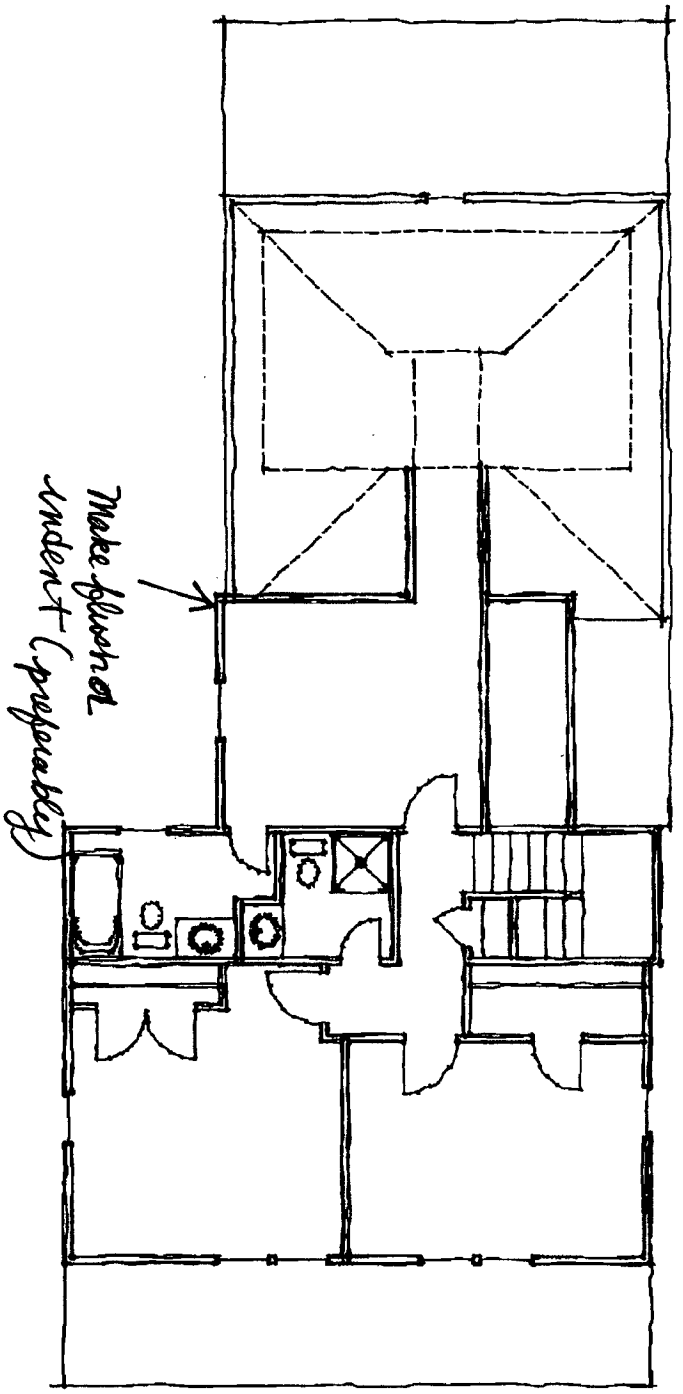


NEW REAR ELEVATION


NEW LEFT SIDE ELEVATION

NEW FIRST FLOOR PLAN



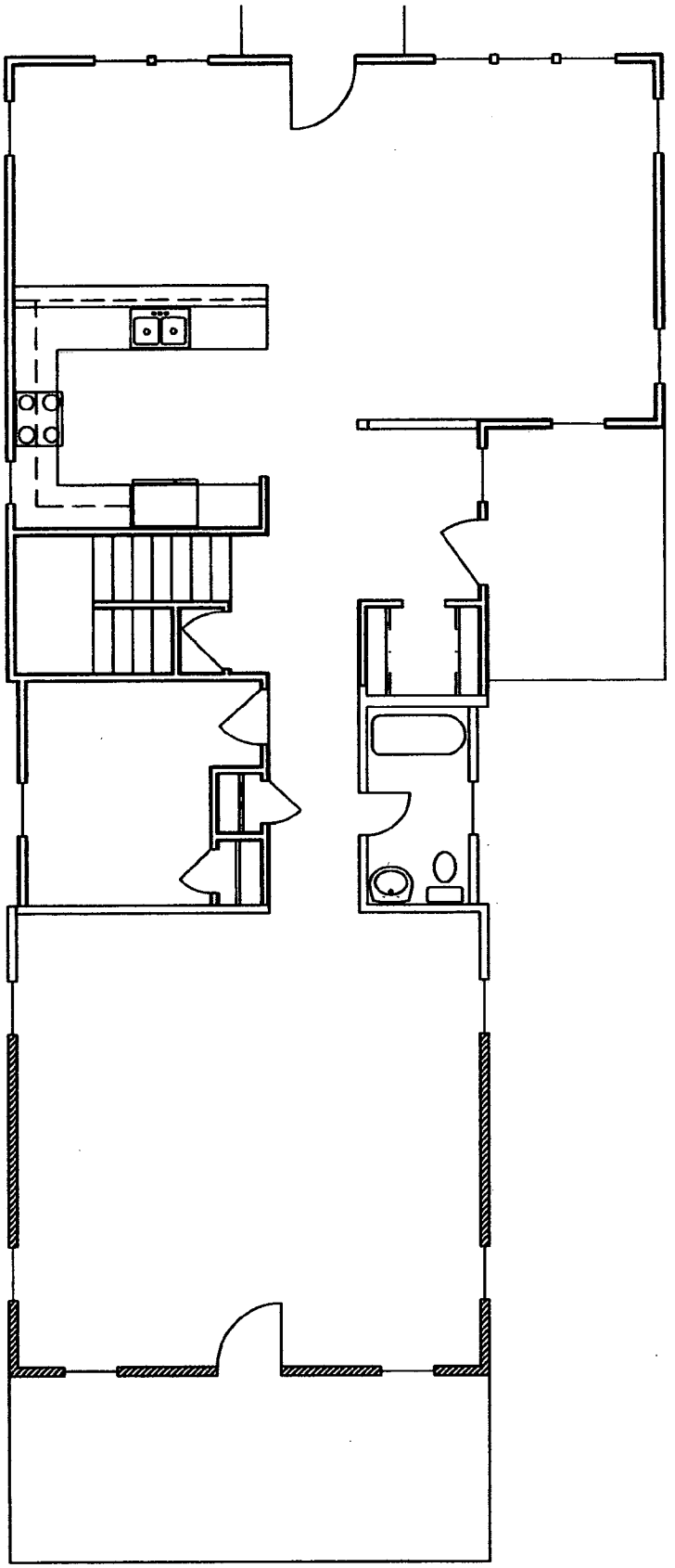

NEW SECOND FLOOR PLAN
Make flush or indent (preferably)

NEW FRONT ELEVATION

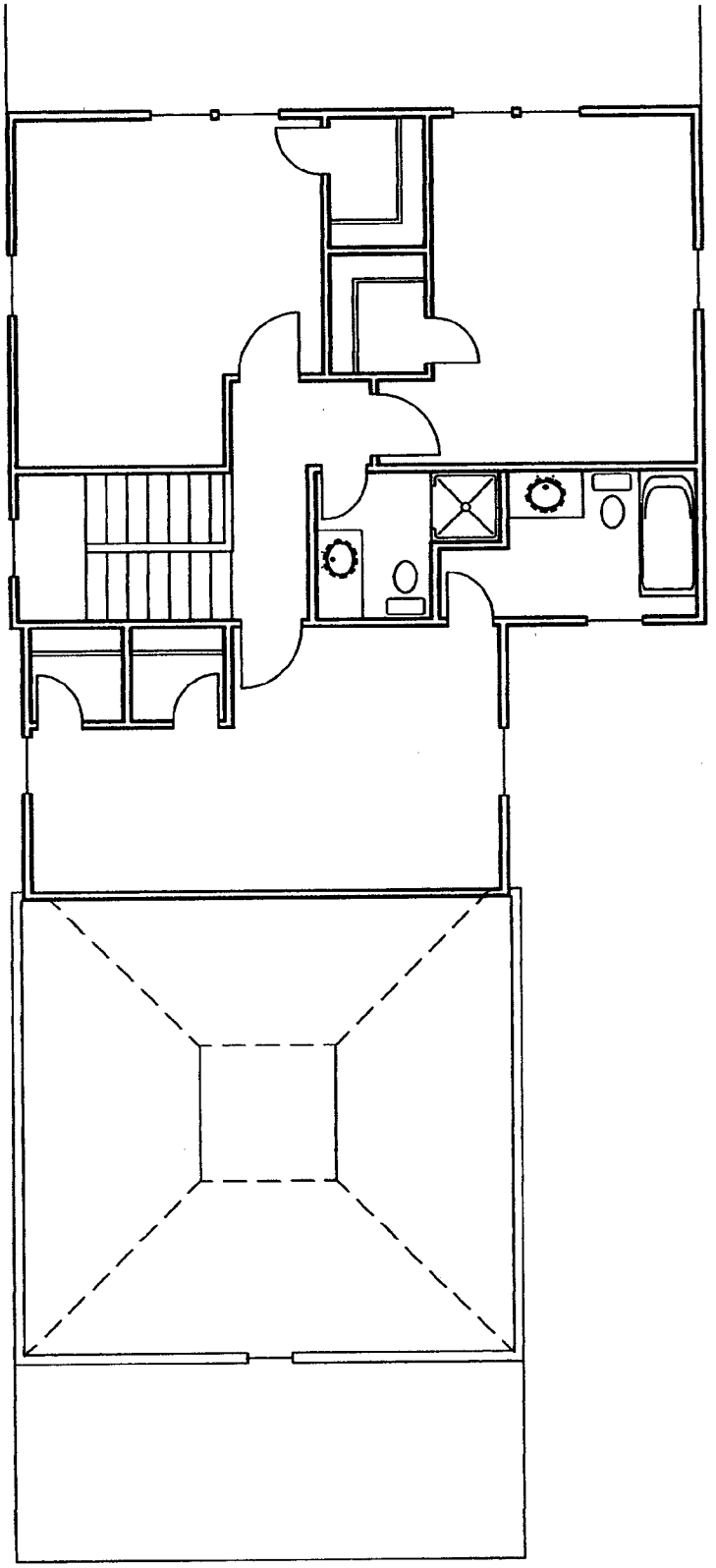
NEW RIGHT SIDE ELEVATION

NEW LEFT SIDE ELEVATION

NEW REAR ELEVATION



NEW FIRST FLOOR PLAN



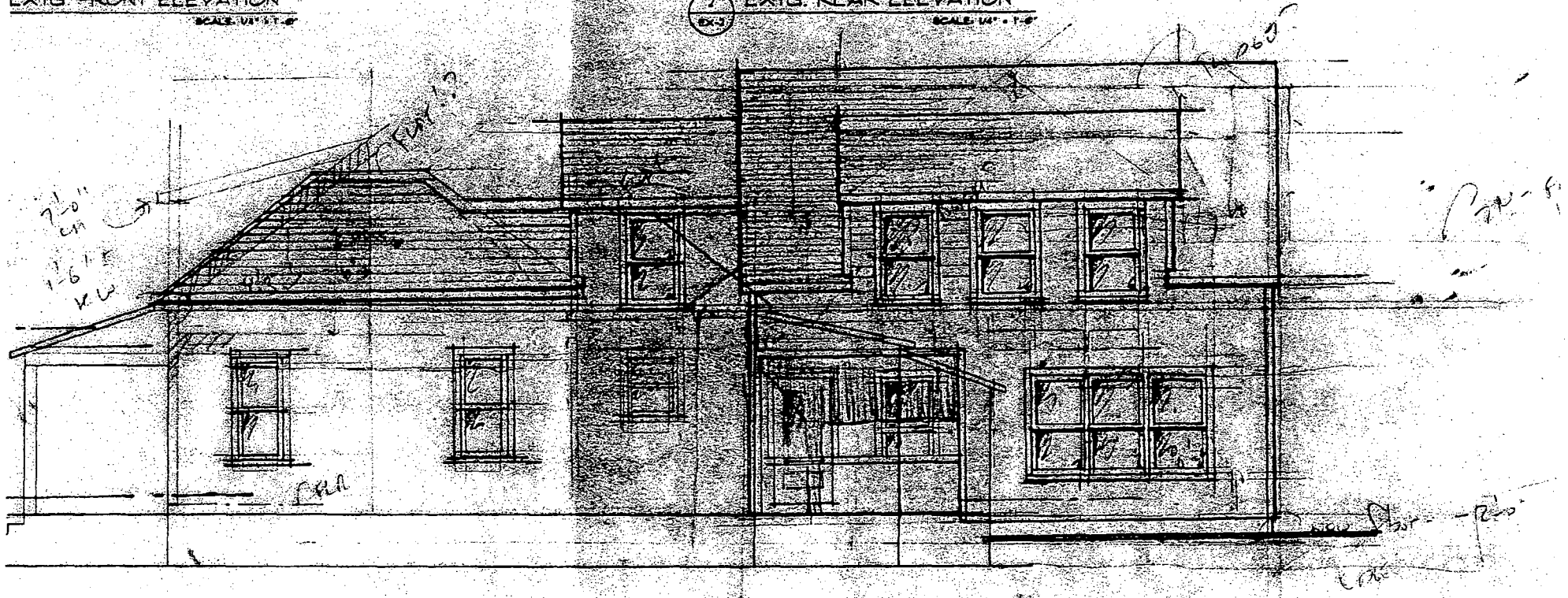
NEW SECOND FLOOR PLAN

EXTG. FRONT ELEVATION

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

2 EX-3 EXTG. REAR ELEVATION

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



3 EX-3 EXTG. SIDE ELEVATION

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

Please do not disclose my information to them because of these reasons::

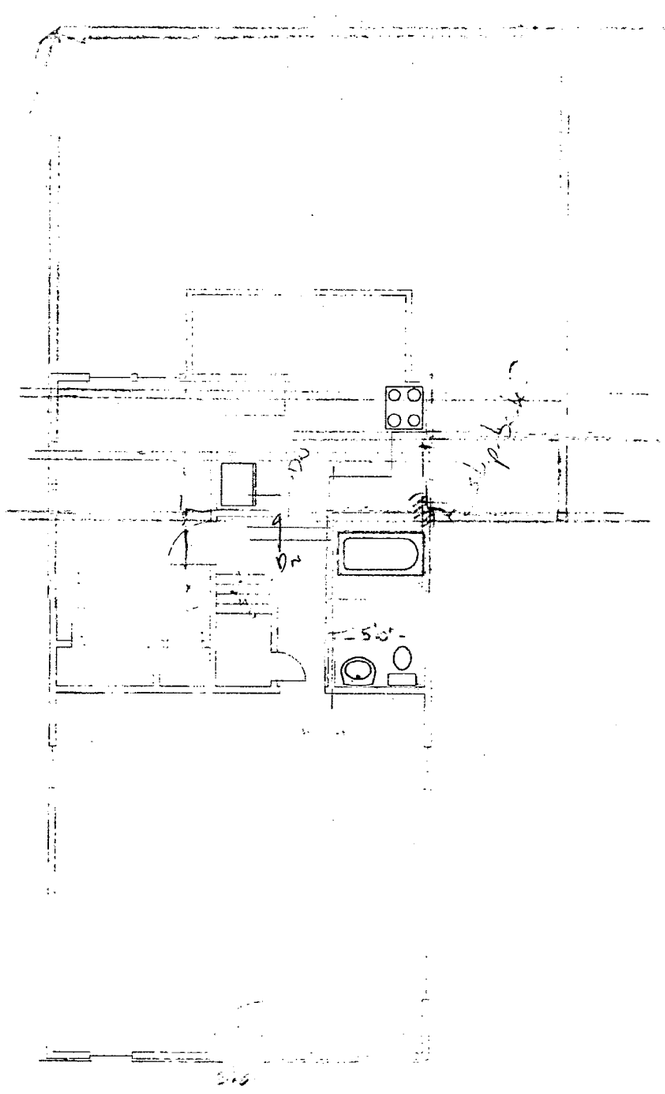
I know this has nothing to do with the permitting of this house. But these ladies are harassing and accusing the neighbor for giving their opinion on this addition. I my self have been attack by them and it is a very freighting experience It makes you feel like you have to constantly look over shoulder. Not a good place to live. We all have had the cops called on us at some point. And have been yelled at and accused of something at some point. The neighbor hood is very intimidated by them.

We can not communicate with them but would like them to know that we are being asks for are opinion and we are not braking any laws...This is why no one will attend this meeting, we are afraid of them and know we would be setting their selves-up in the of **FIRE....**

We all live here and pay taxes to, but seem to have no rights to speak. And some how, we are not able to do the things that we would like to do to are own property with out have the police or the historic preservation called on us. I have lived here for along time way before them and this neighbor hood has never had these kinds of problems before. I feel if this addition is approved and they stay on Holly Ave, I and other people living on Holly Ave will have to sell there houses too, do to living in fear. We are paying the consequents for give an opinion of this permitting from the last meeting. But will be paying a bigger consequent if they get there addition..

Please do **Not** give this info ::::

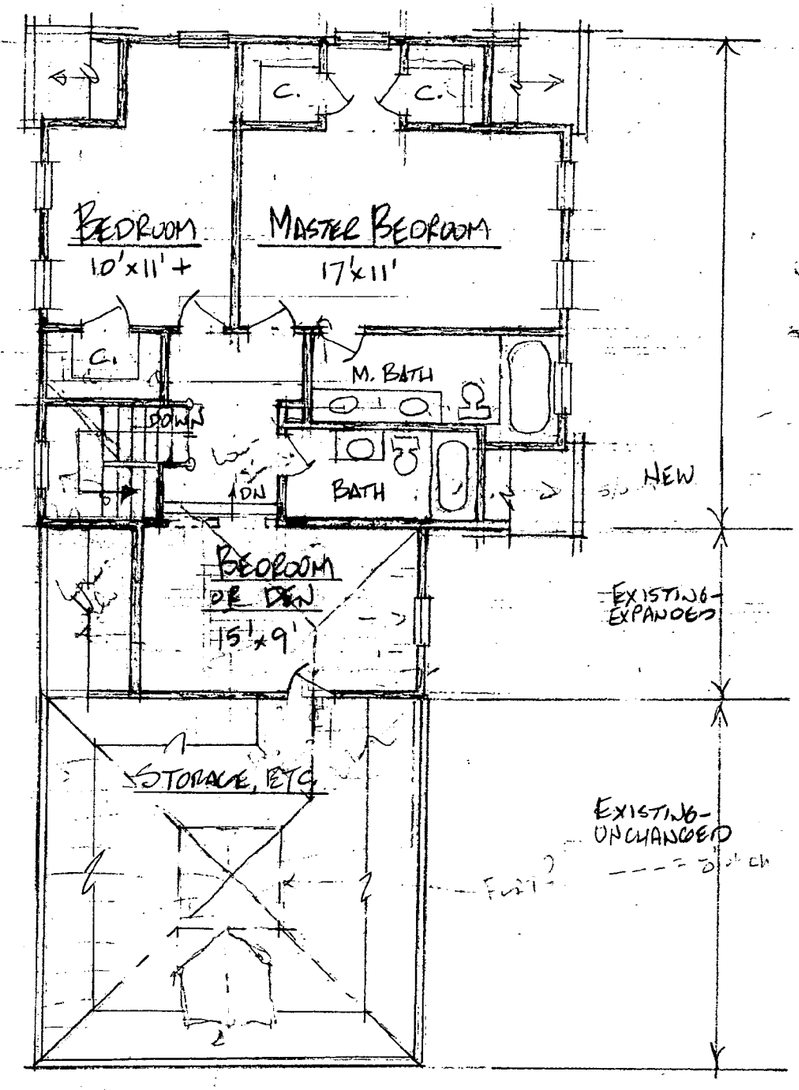
Louise Guard
7111 Holly Ave
Takoma Park MD, 20912



1/8" = 1'-0"

1 EX-1 EXTG. FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

2 EX-1 EXTG.SECOND FLOOR PLAN

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

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8609 sligo creek parkway
takoma park, md
301-270-5911

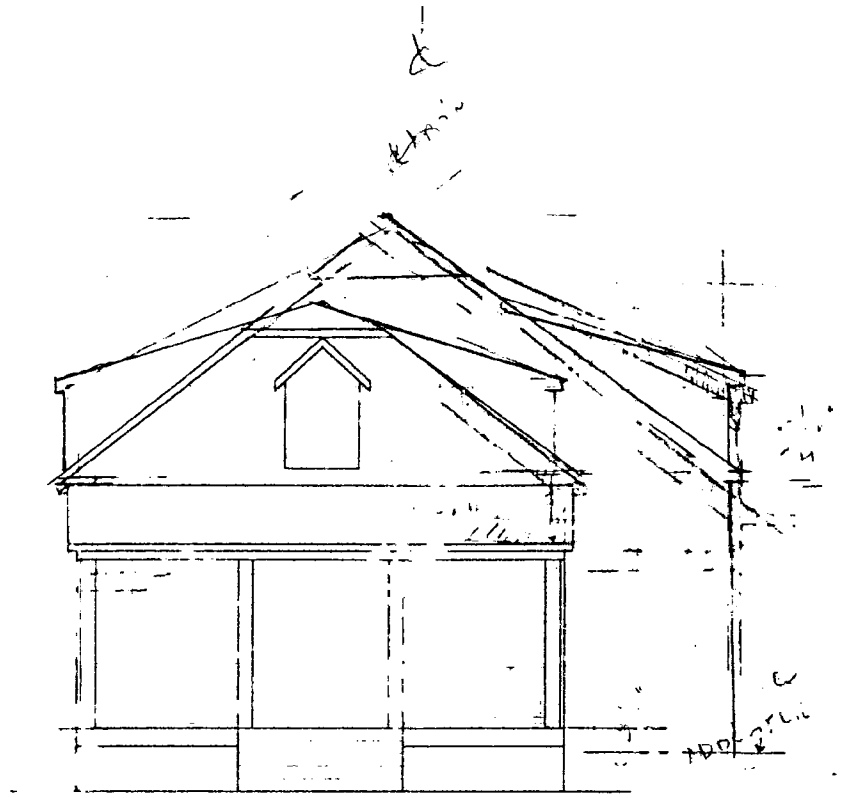
DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

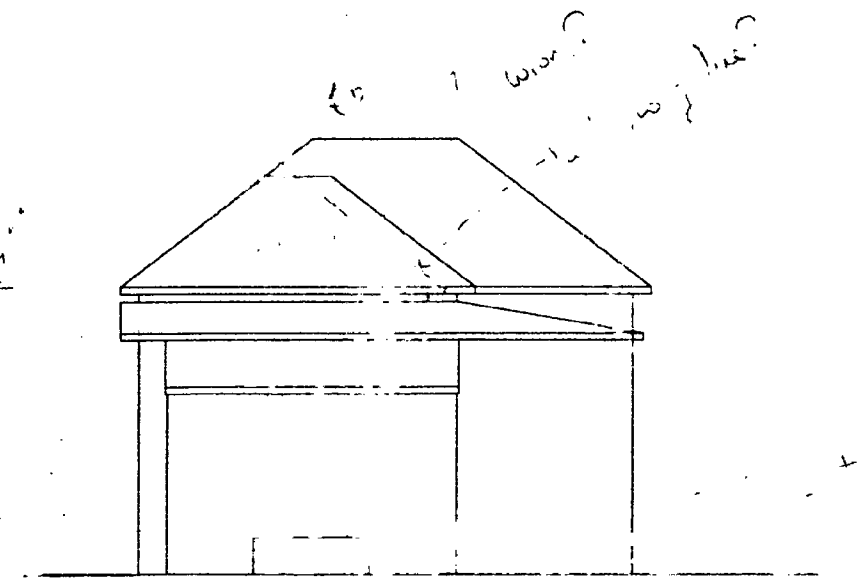
DRAWN BY: DRH

SHEET:
EXTG. PLANS
EX-1

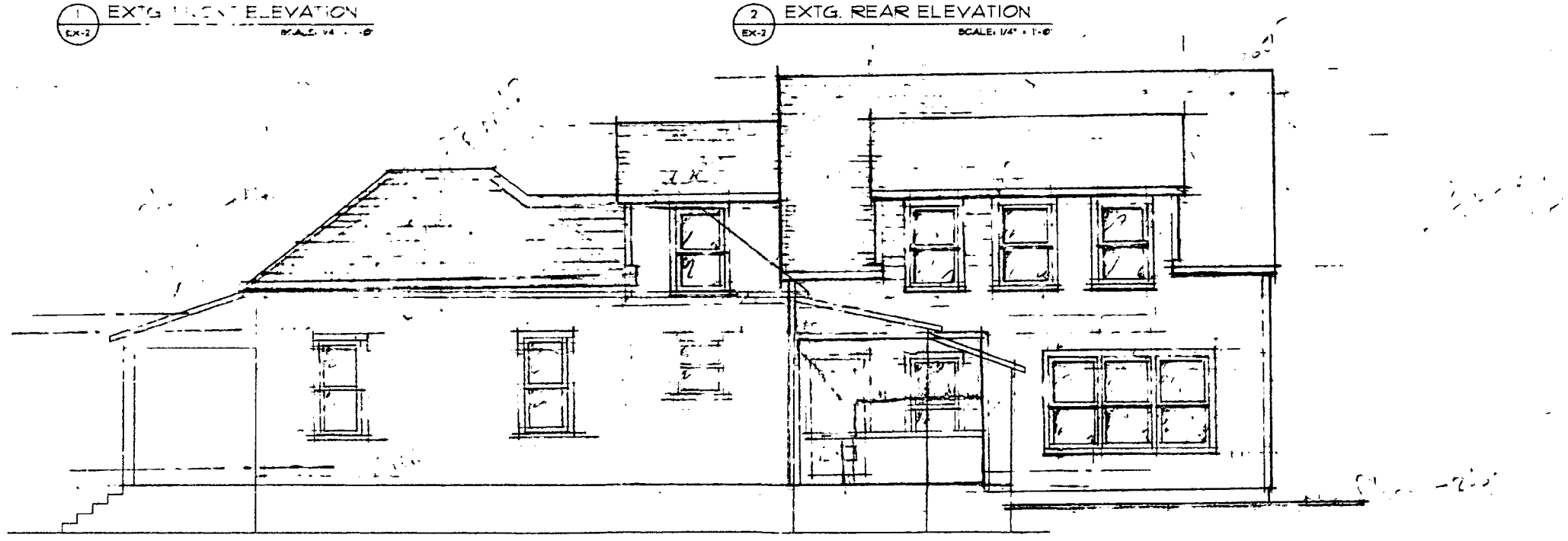
SETTLEMENT OPTION



1 EX-2 EXTG. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EX-2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

0. TO
..08 ..LLY AVE.
TAKOMA PARK, MD

STUDIO D
809 sligo creek parkway
takoma park, md
301-270-5911

d

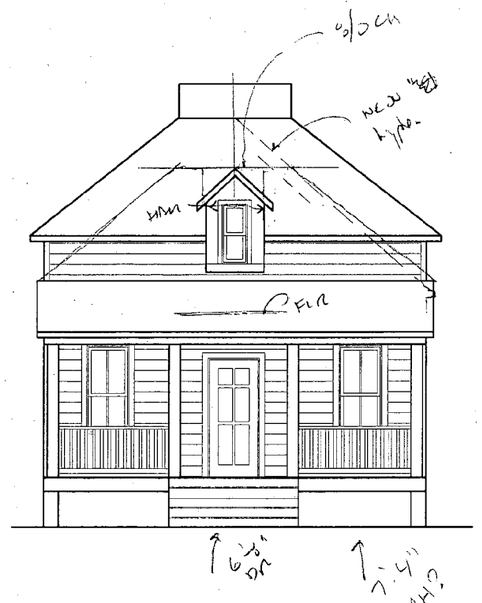
DIANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

..N BY: DRH

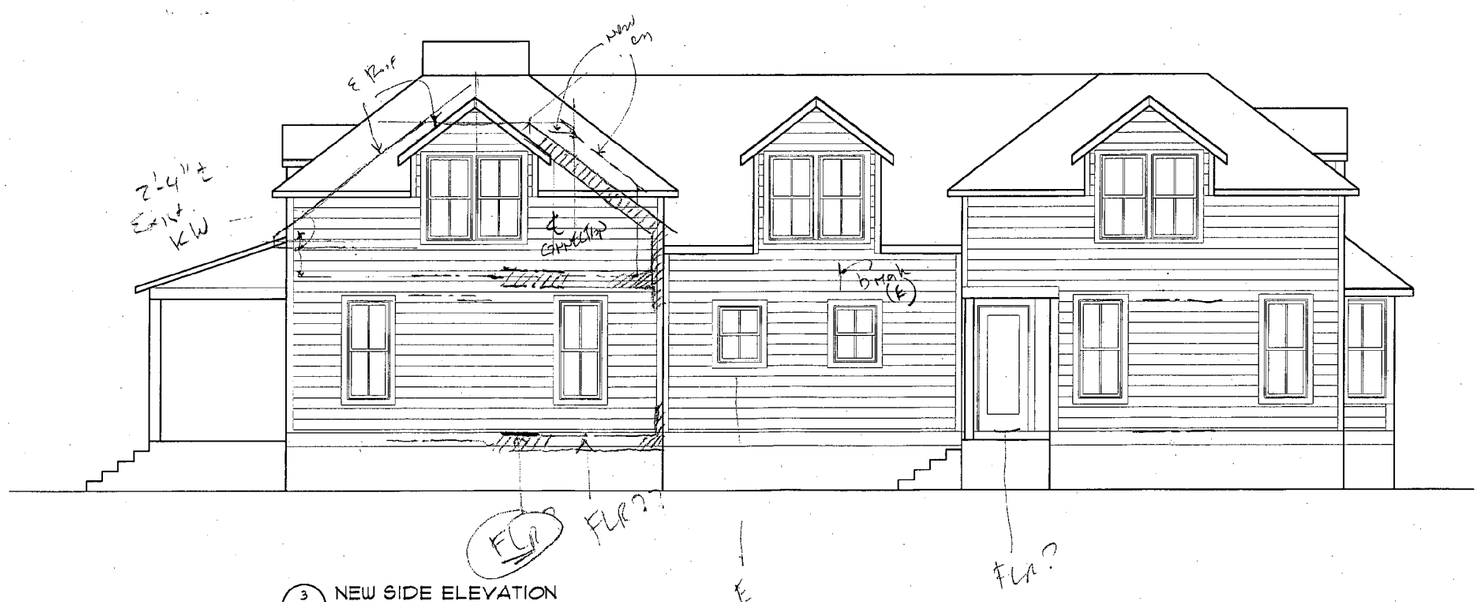
SHEET:
EXTG. ELEV.

EX-2



1 A-2 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8609 sligo creek parkway
takoma park, md
301-270-5611

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

DRAWN BY: DRH

SHEET:
NEW ELEV.
A-2

1 EXTG. FRONT ELEVATION

2 EXTG. REAR ELEVATION

3 EXTG. SIDE ELEVATION

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
505 sligo creek parkway
takoma park, md
301-270-5611

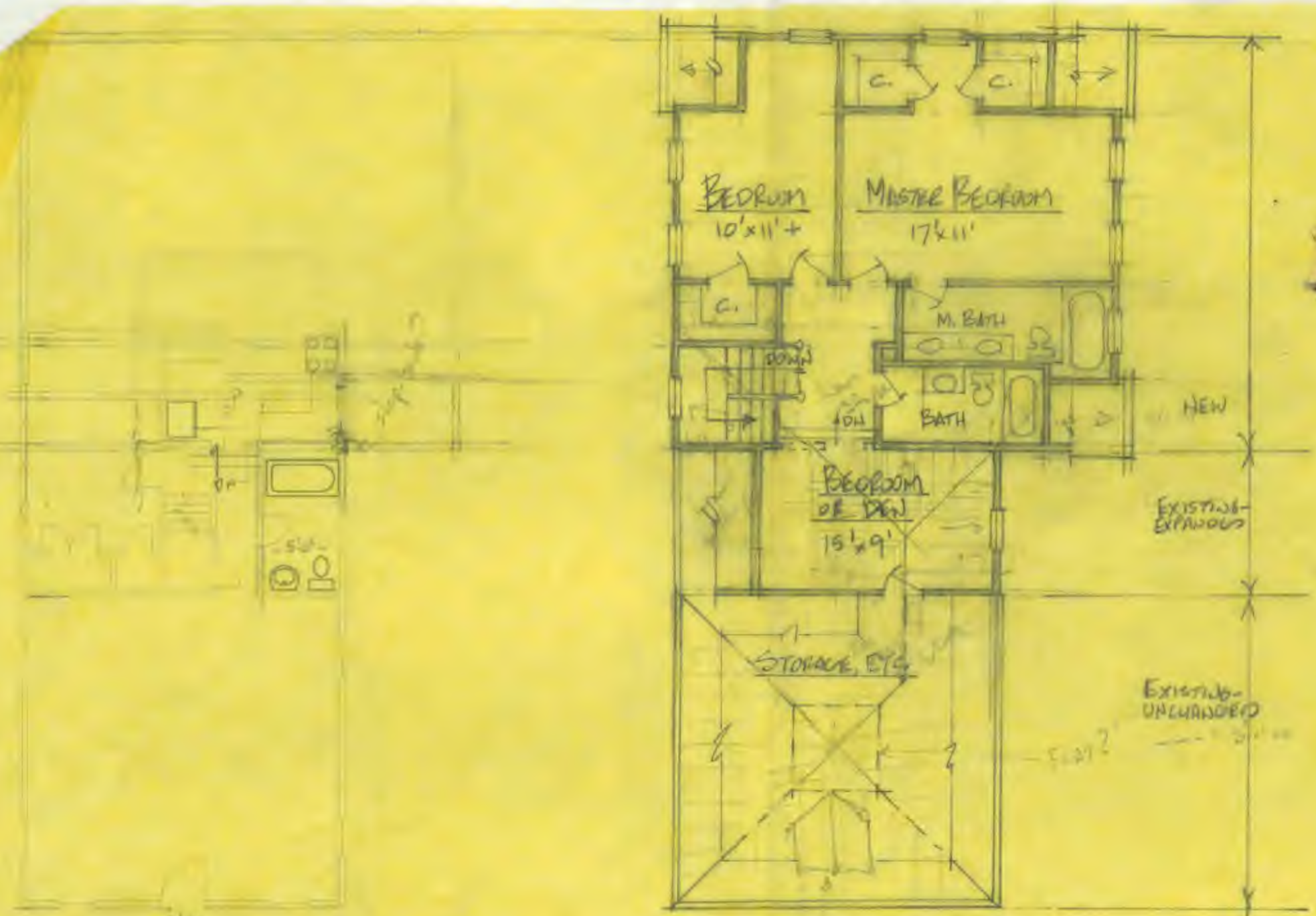
DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC DET. 10/1/03

DRH

EXTG. ELEV.

EX-2



SECOND FLOOR PLAN

1 EXTG. FIRST FLOOR PLAN

2 EXTG. SECOND FLOOR PLAN

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8609 sligo creek parkway
takoma park, md
301-732-5811

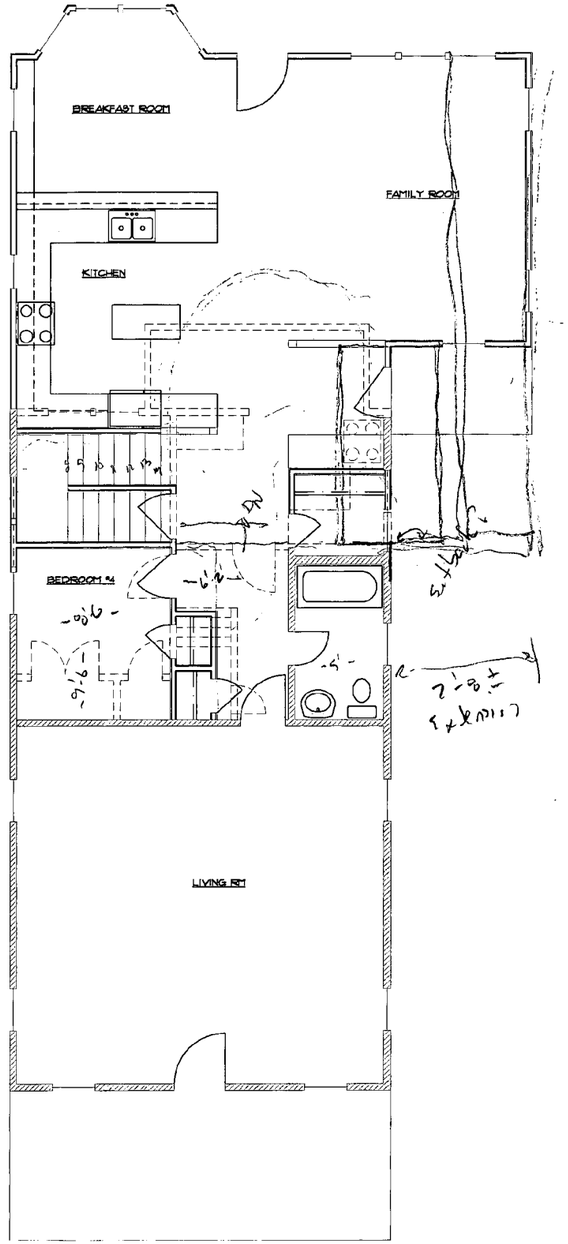
DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/09

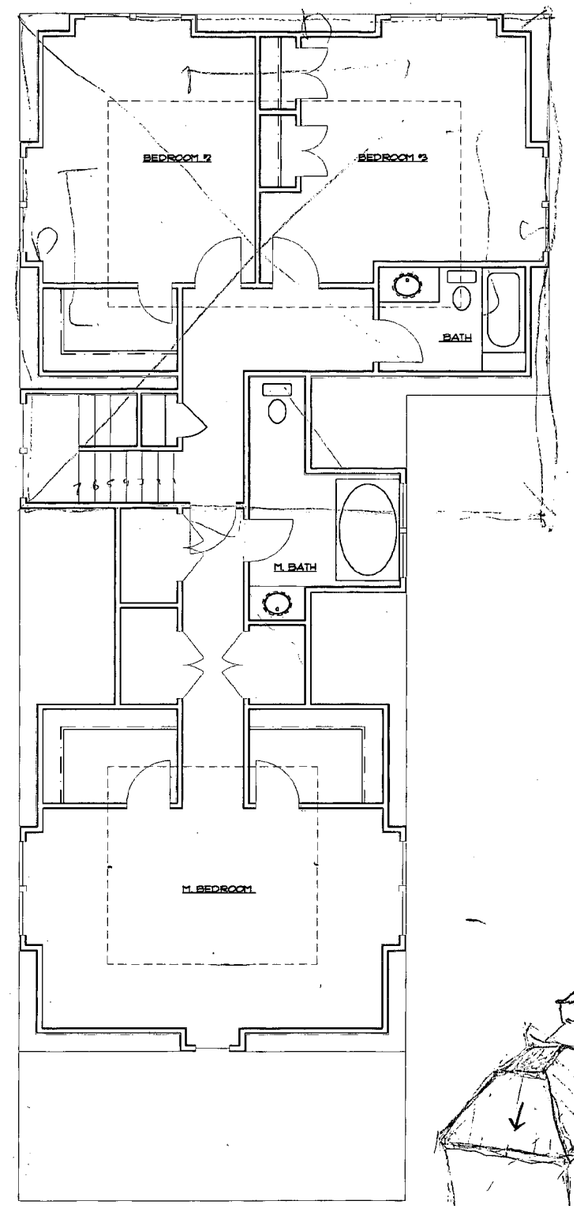
DRAWN BY: DRH

SHEET:
EXTG. PLANS

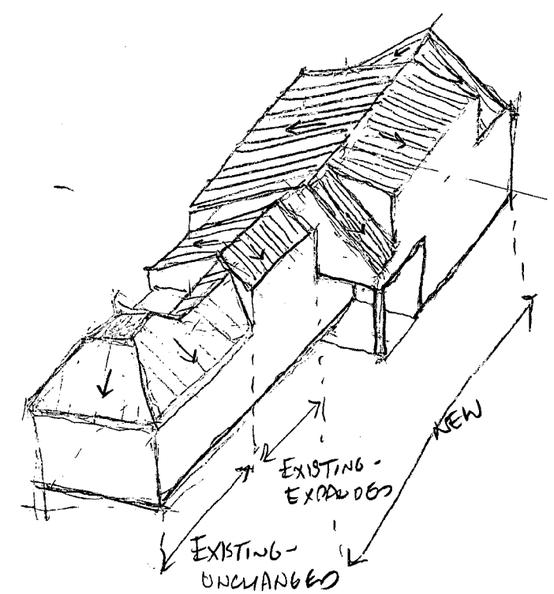
EX-1



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



2 A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ADDITION TO 7108 HOLLY AVE.

TAKOMA PARK, MD

STUDIO D
805 sligo creek parkway
takoma park, md
301.270-5811

DANA ROGERS HADEN, AIA architect

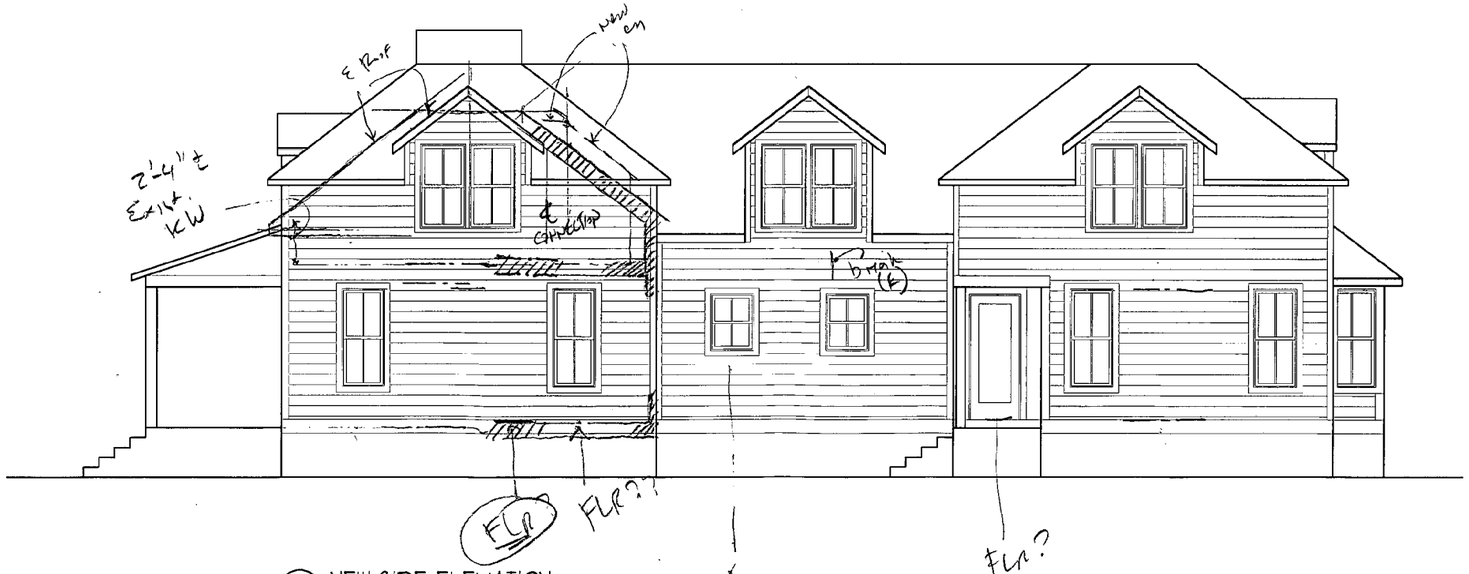
ISSUE:
HISTORIC SET: 10/1/03

DRAWN BY: DRH

SHEET:
NEW PLANS
A-1

1 A-2 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 A-2 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO 7108 HOLLY AVE.

TAKOMA PARK, MD

STUDIO D
829 sligo creek parkway
takoma park, md
301-270-5911

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

DRAWN BY: DRH

SHEET:
NEW ELEV

A-2

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910
301-563-3400

Case No. 37/03-03RR Received October 2, 2003

Public Appearance October 22, 2003

Before the Montgomery County Historic Preservation Commission

Application of Ms. Jan Deardorff
7108 Holly Avenue, Takoma Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to alter the original block of the house, demolish two existing additions and construct a new, rear frame addition.

Commission Motion: At the October 22, 2003 meeting of the Historic Preservation Commission (HPC), Commissioner Williams presented a motion to deny the proposed Historic Area Work Permit application. Commissioner Fuller seconded the motion. Commissioners Harbit, O'Malley, Williams, Velasquez, Burstyn, Fuller, Watkins and Breslin voted in favor of the motion. Motion passed unanimously.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic Resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On October 2, 2003, Ms. Jan Deardorff with consultation from her architect, Dana Haden, completed an application for a Historic Area Work Permit (HAWP) to:

1. Remove the artificial shingle siding from the original block of the house at 7108 Holly Avenue to expose the original, drop siding. The applicant proposed to strip and paint the siding.
2. Strip and paint windows, trim and shutters.
3. Replace in-kind, the existing stamped metal roofing material on the original block.
4. Replace the existing asphalt shingle roof on the front porch with a stamped metal roof to match the roof on the original block.
5. Increase the wall height of the original block by 3'. Install a gabled dormer with a paired window on both of the side elevations of the original block.
6. Demolish two of the three rear additions.
7. Construct a major new rear addition onto the original house. The material specifications for the new additions include composition asphalt shingles; painted, wood lap siding and trim; 2/2 true-divided light wood windows.

7108 Holly Avenue is a Contributing Resource within the Takoma Park Historic District designated on the *Master Plan For Historic Preservation in Montgomery County* in 1992 and on the National Register of Historic Places in 1976.

HISTORY OF RESOURCE:

The Approved and Adopted Amendment to the *Master Plan for Historic Preservation*: Takoma Park Historic District defines contributing resources as:

> A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources as to the overall streetscape due to their size, scale, and architectural character.

This resource was categorized at the time of designation as a contributing resource due to alterations, which have caused the building to lose some of its architectural integrity.

EVIDENCE IN THE RECORD:

The applicant, Jan Deardorff, and her architect, Dana Haden, came before the Commission for a Preliminary Consultation on March 26, 2003 with a proposal for a substantial, two-story rear addition. After reviewing the proposed drawings, the Commission asked the applicant to design the addition focusing on minimizing the impact to the original block of the house and the overall streetscape. They noted that retaining the pyramidal roof on the original house was important. The Commission also suggested utilizing dormers on the massing

of the new addition to gain needed height and did not object to an addition which extended to the side, if it was being set back far enough on the property.

The applicant submitted a Historic Area Work Permit (HAWP) application on October 2, 2003. A written staff recommendation on this case was prepared and sent to the Commission on October 15, 2003. At the October 22, 2003 HPC meeting, staffperson, Michele Naru showed a Powerpoint presentation of photos of the site and presented an oral report with staff recommendations. Staff recommended the HAWP application be approved with the condition that the applicant work with the Takoma Park arborist to develop a tree protection plan for the existing trees.

The applicant, Ms. Deardorff, and her architect, Ms. Haden, attended the meeting. The applicants agreed with the staff report and asked for the Commission's feedback.

Commissioner Watkins expressed concern about the wall height increase of three feet on the original house. This change will necessitate removing the entire roof, extending the original walls, and rebuilding a new roof. She expressed that she felt that this alteration changes the whole massing of the existing structure.

Ms. Haden responded to Commissioner Watkins comment by explaining that this existing home never historically had an upstairs living space. The current owner placed a dormer on the front of the house, for which she won a design award, in order to use the original attic space as a bedroom. She explained that this pyramidal building form is difficult to add on to. She further explained that in order to get the needed head height to connect the original section to the new addition on the second floor level, the historic building's roof must be raised.

Commissioner Williams articulated her concerns about the project. She explained that the Commission tries to keep additions at the rear of the existing structure and lower than the existing roofline. Thus, raising the roofline of an existing structure to accommodate the height of a new addition, in her opinion, does not meet the *Takoma Park Guidelines*.

Commissioner Fuller noted that the current house sits on a knoll. It is significantly above the existing street elevation. He explained that even though the existing house is a small house, it feels very high. If the original house was not altered, he feels that the existing site could support an addition that was pushed to the rear and stepped up slightly higher than the existing massing.

Commissioner Harbit questioned the intent of the proposed roof cap feature at the ridgeline and the proposed materials for this detail.

Ms. Haden explained that the original chimney was removed a couple of years ago and replaced with a skylight (without a HAWP), because it was severely deteriorated. This feature is an attempt to bring back the form of the original chimney.

Commissioner Watkins continued the conversation by expressing her concern with the proposed addition explaining that the current design for the addition is too massive. She felt that the original house would lose its existing historic character and would become a completely different structure.

Commissioner Williams explained that it appears to her that the applicants are designing the addition as their needs demand and altering the original massing to accommodate it. She suggested that this little house might not be able to accommodate such a large program. She further expressed that current proposal is detrimental to the existing streetscape and encouraged the applicant to reduce the scale of the program so that the historic house can survive in its historic setting in a way that does justice to it and the streetscape.

Commissioner Breslin testified by quoting the transcript from the Preliminary Consultation noting that the

Commission wanted to see as much of the original block intact and then make additions. He further elaborated that he wanted to see a proposal before them with the retention of the existing structure.

Ms. Deardorff asked the Commission to give her specific design directions indicating that she has spent a lot of money on an architect [to develop two different designs].

Staff suggested the Commission be polled to determine if they would allow the applicant to raise the main block of the house three feet.

Commissioner O'Malley indicated she would like to see a plan that retains the original massing and to lower the height of the proposed addition three feet.

Commissioner Fuller reiterated his previous suggestion of retaining the existing roofline, creating a hyphen with a roofline slightly lower than the existing one to allow for an addition that could be slightly higher than the original.

Commissioner Watkins agreed with Commissioner Fuller's suggestion.

Commissioner Harbit noted that he was struggling with the interpretation of the guidelines. He felt that they are somewhat conflicting, noting that the guidelines specify that historically a single story house can be expanded with a second story, provided that it is consistent with the period of architecture and with the streetscape. He asked staff if they felt that the proposal was consistent with the period of architecture and the streetscape.

Staff responded that in their opinion, if the building were raised three feet, the original massing would continue to read as a one and a half story building. Staff continued by providing a history of the creation of the Takoma Park Historic District. They explained that the creation of this district was extremely controversial and that there was an enormous amount of time and effort put into developing the associated guidelines. Staff made clear that if this proposal were presented for an individually designated *Master Plan* site or any other district in Montgomery County, staff would not be recommending approval. Staff additionally noted that the staff report is trying to be consistent with the community expectations that were developed at the time the district was designated.

Commissioner Harbit responded by stating that he felt that the proposal was appropriate if one was utilizing the Takoma Park Guidelines. He mentioned that his bigger concern was the 8' x 8' square architectural feature to be added to the ridgeline. He noted that he felt this element is not consistent with the existing building's period of architecture.

Ms. Haden explained that this proposed architectural feature was something that was given little thought and was not essential to the application. She had been focusing on the massing issues [with this proposal].

Commissioner Breslin responding stating that this is a difficult case noting that the proposal being presented is raising the main block of the house and is also attaching a massive rear addition. In his opinion, he felt that the proposal would be more palatable if the applicant were to leave the main block intact and add a large addition to the rear or if the proposal was to raise the block of the house and add a small addition to the rear. He further explained that completely changing the original block and adding a big addition does not preserve the prominent feature of the resource nor retain any original character. He elaborated by stating that part of the character of this building is that the structure is not terribly tall and has an interesting form. From his position, the proposal is troublesome to the character of the form and the essence of the existing house.

Ms. Haden responded by stating that the determining factor in this design was the size of the first floor. The first floor needs to fit the hallways and the space needed on the second floor, while incorporating all the

existing sloping roofs. The spaces are bigger than they need to be in order to get the required head height.

Commissioner Burstyn added to the discussion by stating that he feels that the Commission's objectives in this forum are to review the submitted proposal and not to design [the additions for the applicants]. He suggested that the applicants work with the Commission's professional staff to create a proposal that complies with the Guidelines and meets their needs for the property.

Ms. Haden expressed that she thought she might be able to find a way to make the additions work.

Chairman Velasquez asked the applicant if they wanted the Commission to act on the current application, withdraw the application, or continue the application to a future date.

Commissioner Watkins interjected by noting what she liked about the current application. She noted that the applicants have come a long way from the Preliminary Consultation. She indicated that she liked the utilization of a hyphen in the current proposal. She explained that the original massing should be delineated.

Commissioner Fuller stated that the solution to some of the existing problems is the design's attempt to mimic the original architecture. He encouraged the applicant to experiment with different roof forms.

Commissioner Williams noted that the current house is a very unique and intact structure. She also noted that she did not think that the proposal met the Takoma Park Guidelines. She explained that she is not convinced that the applicant cannot achieve a design that will retain the existing house in an intact state. She suggested modifying the proposal by not raising the roofline of the original structure and leaving the current proposed additions intact. She further explained that the applicants created a livable space with the previous attic alterations. She proposed that the applicants create a hyphen to provide accessibility to the first floor level of the original structure and to gain access to a second staircase, which will allow access to the second floor of the original house. She also reiterated her comments from the Preliminary Consultation noting that sometimes we [homeowners] cannot make historic buildings what we [homeowners] want them to be.

Ms. Haden questioned the Commission as to why have the Takoma Park has Guidelines if the bulk of the Commission is not going to follow them.

Commissioner Fuller reiterated Commissioner Breslin's comments indicating that the proposal should not raise the roof, if it is to have a massive addition or raise the roof and design a modest addition.

Commissioner Williams responded to Ms. Haden by explaining that in her assessment the Commission does respect the Guidelines. She further explained that this case is particularly difficult because the building is a unique, diminutive structure, which is not typical. In her opinion, raising the roof of this house obscures the original mass.

Ms. Haden responded noting that [during designation] this resource should have been labeled as an outstanding resource, if it was such an important structure. She further explained that her client should not be punished because it was not given the listing the Commission might have wanted the building to receive.

After further discussion of the existing roof's condition by the applicant, Chairman Velasquez asked the applicant how she would like the Commission to proceed with the current HAWP proposal. The applicant indicated she needed closure on this case and requested a vote.

Commissioner Williams presented a motion to deny the proposed Historic Area Work Permit application. Commissioner Fuller seconded the motion. Commissioners Harbit, O'Malley, Williams, Velasquez, Burstyn, Fuller, Watkins and Breslin voted in favor of the motion. Motion passed unanimously.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria, which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application, are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

> Section 24A-8(a) provides that:
>
> The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the *Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland – Takoma Park Historic District.*

Based on this, the Commission finds that:

1. The proposed alterations to 7108 Holly Avenue – a contributing resource in the Takoma Park Historic District – which include removal of the original roof structure, the increase of the original building wall heights by three feet, the reconstruction of a new roof structure with dormers, and the construction of a major new addition, will destroy the historic materials and features that define this historic property and will irreversibly change the historic character of the building.

2. The proposal constitutes changes that specifically impair the existing integrity of the resource, which through its architectural fabric and design, contributes to the historic character of the Takoma Park Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, and by the Amendment to the *Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland - Takoma Park Historic District.*

Based on the evidence in the record and the Commissions findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Ms. Jan Deardorff for a Historic Area Work Permit (HAWP) alter the original block of the house, demolish two existing additions and construct a new, rear addition at 7108 Holly Avenue in the Takoma Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Susan E Velasquez

Susan Velasquez, Chairperson
Montgomery County Historic Preservation Commission

11/06/03
Date

Mont county Historic Preservation Commission,
Case # HPC 37/03-03RR

To Whom It May Concern, 10-20-03

I am writing in regards to the additions plans at 7108 Holly Ave Takoma Park. My family has live on Holly Ave for over 44 year's and we have seen a lot of changes happen. I have never felt stronger about not allowing the changes asked to made on this house. I believe this house should remain the same; this house was build as a small bungalow and should remain the same. I understand these ladies are starting a family and do not have enough living space, but I do know they have already gutted this house once and choose to make it into a one-bedroom home. And also believe they have done something's to the house without a permit (I seen one of the ladies removing the old siding from the house and putting it into the trash. This job has not been finish, I don't know why but I do know there were no safety measurer taking to stop the dust from floating in the air and into are homes.) I think this addition will be an eye sore and will take historic out of ~~or~~ are neighbor hood. We all pay extra taxes to live in historic Takoma Park. I also know these ladies have bought another home in Takoma Park, and plan to live there while the building is happening. Maybe

they should conceder making this there new home!! If they are so unhappy with this house. Please take into value of the other people living on Holly Ave.

A Concern Neighbor

Please do not disclose my name.

Otherwise you will need to come back before us if you're talking about removing two windows and rebuild them instead of three.

MS. VELASQUEZ: Is there a second?

MR. FULLER: I'll second.

MS. VELASQUEZ: Any discussion? All in favor, please raise your right hand. Motion passes unanimously.

MR. GERRETY: Thank you.

MR. WOLF: Thank you.

MS. VELASQUEZ: Thank you. All right the last application for a work permit is Case F. Staff report?

MS. NARU: Yes, the subject property is 7108 Holly Avenue, Takoma Park. This is a contributing report within the Takoma Park Historic District. You will note that the applicants came before you for a preliminary consultation on March 26, 2003 with a rear addition proposal. This is shown, this proposal is shown on Circle 28 for your review. And to jog your memory, the Commission had serious concerns with the proposal and asked the applicant to redesign the addition focusing on minimizing the impact to the original block of house and the overall street scape. You wanted them to also focus on retaining the pyramidal roof which you felt was an important feature on this building.

You suggested that they utilize on dormers on the main massing to gain height and did not object to the use of

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1 the side addition if it was considerably set back far enough.
2 And the transcript is also provided to you in the staff
3 report as well.
4 The proposal before you this evening in the form of
5 a historic area work permit is to rehabilitate the existing
6 block of the house by removing the artificial siding and
7 stripping and repainting the drop siding that's underneath;
8 replacing in kind the existing -- roof and also replacing the
9 existing shingle roof on the front porch with a slant vinyl
10 roof to match the main massing. In addition to changes to
11 the original massing, the applicants are proposing to
12 increase the wall height of this block by three feet and to
13 install gable dormers with paired windows on each of the side
14 elevations.
15 Additionally, this proposal is to include the
16 demolition of two of the three non contributing rear
17 additions and to construct a considerable rear addition to
18 the original massing of the house.
19 Staff has outlined in their report the Takoma Park
20 Historic Guidelines which you are charged with reviewing,
21 looking at when you're reviewing changes to contributing
22 resources in this historic district. Again, I think in
23 staff's opinion this is a very challenging case. We are very
24 concerned with the loss of integrity that the proposal will
25 have to the main massing. But, unfortunately I think that

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1 the Takoma Park Guidelines do specifically address issues and
2 allow for second story additions on non contributing
3 resources. So, in that sense we kind of feel he isn't tied
4 in some respects in terms of our recommendation to you. So
5 therefore, we are recommending that you approve with
6 condition the historic area work permit application noting
7 that the applicant will work with the Takoma Park arborist to
8 help develop a tree protection plan for the existing trees on
9 the lot.
10 The pictures before you just give you a re-
11 orientation of the site. This is a view of the front
12 elevation and also the 2002 historic area work permit of the
13 rehabilitation of the porch. This is the side view. And
14 you'll note the additions on the rear. And this is the
15 siding and metal roof. A view from the street. A closer
16 view of the side addition.
17 This is the property adjacent to the left. This
18 one is a non contributing resource within the district, and
19 this is the property to the right which is a contributing
20 resource. A view from the street. This is the addition to
21 remain here and this is part of the addition to be removed
22 and the one that's further back. It was evident that when
23 these changes occurred that they reused this window. So this
24 is an original window. A view across the street. These are
25 four squares and are all contributing resources.

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1 And the applicant and their architect are here this
2 evening. And I'm happy to entertain any questions you might
3 have.
4 MS. VELASQUEZ: Thank you. Does anybody have any
5 questions of staff?
6 MR. FULLER: Since I'm somewhat new to this, the
7 issue of the Takoma Park recommendations and particularly the
8 two that deal with additions, the first one, the second one
9 that you've quoted here, talks about major additions should
10 be were feasible to the rear. And then the fourth one that
11 says second-story additions should generally be consistent.
12 What's been the interpretation of that in the past? Have you
13 allowed second-story additions that are really a full house
14 lot and right in front of the house?
15 MS. NARU: That is correct. We have in the past.
16 I will also note for the record before I forget that we do
17 have a testimony from an unknown concerned neighbor that I'd
18 like to put into the record that you all received in the
19 worksession.
20 MS. VELASQUEZ: Okay. And also for the record, and
21 I'll just speak personally, I'm not, I do not always give
22 much, a lot of weight to unsigned letters or unnamed
23 testimony. Hi, could you state your name for the record.
24 MS. HADEN: Hi, I'm Dana Haden the architect.
25 MS. DEARDORFF: And I'm Jan Deardorff, the owner.

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MS. VELASQUEZ: It's amazing what has happened since the last time we saw you.

MS. HADEN: Well you do remember my intention was not to come to the Board the first time we came here.

MS. VELASQUEZ: You heard the staff recommendations. Do you want to add to it or do you want the Commissioners to talk to you first?

MS. HADEN: Would you also go first.

MS. VELASQUEZ: Okay. Commissioners.

MS. WATKINS: I have a concern. I wasn't here for your last review. And I have a concern about the addition of the three feet on the front elevation. I think it really changes the whole, the massing of the existing structure. Can you talk a little bit about that? Why is this you add this three feet?

MS. HADEN: Well, the existing home now never had an upstairs. And, in fact, Jan won an award for putting the dormer on the front of the house so that they could use the unfinished attic space as a room, if I'm not mistaken. But it hadn't been designed that way, right. And you had attic stairs that go up there. And one of the things that we ran across in our first scenario was how difficult it was to add massing to this little house when it was originally like a one-bedroom house. So the upstairs was not designed originally to accommodate an upstairs even though they're

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using it. So, in order to get some space upstairs we just have to keep adding on and adding on. So the height is what we need so we don't have to have quite such big addition. You know, so that we can get the head height up there so that we can really legally use the space.

MS. VELASQUEZ: Could you speak into your mic because we're on the record here.

MS. DEARDORFF: In the last set of plans I don't believe you agreed to that. So that's what you're going to do now.

MS. HADEN: Well, yeah, the design without raising the roof was unacceptable, so.

MS. WILLIAMS: I guess the biggest problem is we want to try and keep the additions at the rear of the existing structure. And we like to keep theoretically those additions lower than the existing roof line. So by raising the roof line of the existing structure and keeping the addition at that same height, it sort of muddies the water. It's no longer the same height. It's a raised height to meet a new height. And so, you know, I would beg to differ. It doesn't meet the guidelines because we're not talking about a rear addition.

MR. FULLER: From my perspective I guess my concerns are the house sits on a knoll. It sits up above the street to begin with. And from the photographs, even though it's a

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small house it feels fairly high. If we, for all intents and purposes the house is a new house. And we're coming in, we're cutting it midway up and just adding to it, putting on the new structure, doing everything all new here. Actually, this case certainly wouldn't, because of what you're trying to accomplish, the addition was bigger than the original part of the house and it stepped up I'd probably be happier with it than seeing it, instead of the whole thing blown up to be bigger. The way the site works with the higher ground and the way the house works, the addition or something pushed to the rear wouldn't be as obvious. I guess, I agree. I'm not overly thrilled. I was not part of the original review of the house and I'm not, you said it was -- yeah.

MR. HARBIT: Could I get back to my Commissioner's, first Commissioner's question which was the, I guess the three foot crown on the front of the house. Why is that essential? It seems to be fairly narrow box in the center of the room.

MS. HADEN: I'm sorry. I'm not understanding your question. Why we want to raise the three feet?

MS. VELASQUEZ: What circle are you talking about Commissioner Harbit?

MS. HARBIT: On Circle 13 if you look at, this is the proposed addition, at the front elevation which is in the lower left hand corner, there is like a three foot crown on

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1 the top of the house. And then as you see that in the side
2 plane, you see that essentially repeated. So it's a square
3 sitting on top of the house. Why?
4 MS. HADEN: You mean like where the chimney would
5 have been?
6 MR. HARBIT: Pardon?
7 MS. HADEN: You mean like where the chimney would
8 have been?
9 MS. WRIGHT: I think what you're asking about is not
10 why is the wall height raised? I'm just trying to clarify
11 your question. But why is there the section at the very top?
12 MR. HARBIT: Correct.
13 MS. WRIGHT: Is that what you're asking?
14 MR. FULLER: There's two different editions. In the
15 existing house the roof springs at 14 feet and in the
16 proposed house it springs at 17 feet.
17 MS. WILLIAMS: It's a totally new --
18 MR. FULLER: Everything from the porch up was cut
19 off and redone.
20 MS. WRIGHT: But Commissioner Harbit is asking a
21 different question in order to clarify. He's not asking why
22 are the walls raised. He's asking about this little like a
23 captain's walk at the very top.
24 MS. HADEN: The little cap I put on the top was to
25 bring back the original chimney that was removed from the

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1 original house. So this little cap on here is the way the
2 original house used to look before the chimney fell in.
3 MR. BRESLIN: It was an eight foot square chimney?
4 MS. DEARDORFF: No, the chimney was probably four
5 feet and the cap was eight. I had the cap repaired. But
6 during the repairs it apparently, I had four different
7 chimney companies out and they all said they couldn't repair
8 it because the materials that they burned in the chimney
9 deteriorated the mortar so badly that if you touched it the
10 bricks fell over. And it had started to fall in and it just
11 deteriorated.
12 MR. BRESLIN: So, it's a eight foot square three
13 foot high flat protection top on your roof. And that's the
14 way it was?
15 MS. HADEN: I don't think it looked exactly like
16 this. I spent a little bit of time with that.
17 MR. BRESLIN: It's a very odd looking appendage to
18 the very top of your roof --
19 MS. HADEN: The only reason I brought it back was
20 really to bring it back from the front because there was a
21 conversation that had come up in the first meeting in that
22 the original feature of the building was gone which was this.
23 And from the front it did look like this. I mean it wasn't
24 this wide maybe from the side.
25 MS. WILLIAMS: But if it were a chimney it would

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have a stack. You're replacing a chimney?

MS. HADEN: I was just going to add a design feature that we created to look like what it originally looked like, therefore also distinguishing it more from the other massing.

MR. BRESLIN: What material would this object be?

MS. HADEN: I haven't gotten that far.

MR. BRESLIN: Offhand I doubt it looked like this. It looks like a pewter high element up there. And if you add something that prominent on top I would be very careful how I designed it -- close to what it is.

MR. FULLER: On Circle 27 there's something shown in the photographs that sits above the roof. Is that part of this, what used to be a chimney?

MS. HADEN: That's now a skylight. They cast it with a skylight because there was rain coming in. It was the easiest material that they could find at the time to cap it.

MR. FULLER: But the vertical pieces of that are part of what was the chimney or what was there?

MS. HADEN: I didn't get up there. It was like five years ago.

MS. WATKINS: I just have a problem that it seems that especially if you think about coming up the hill towards it, you're really losing kind of the charm of the original block of the house between a totally different structure, that angle as you come up Holly?

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1 MS. HADEN: Um hum.

2 MS. WATKINS: You come up. I just feel that the
3 addition is too massive and it, you can lose what was, what
4 made the original house the original.

5 MS. DEARDORFF: The original house was a house with
6 no bathroom and no kitchen.

7 MS. VELASQUEZ: Right. Now, actually, I think that
8 the architect had listened to the direction that we gave in
9 preliminary. That is do a hyphen, pull it off so that if
10 they just wanted to cut off that hyphen you would have the
11 house.

12 MS. WILLIAMS: I think that is true if you look at
13 it from a very cursory perspective. I mean when you start
14 looking at it closely you realize that they're making major
15 creations to the main original totally intact building. And
16 you're making those changes so that you can accommodate the
17 rear addition as your needs demand. But, maybe this little
18 house cannot accommodate such a huge program. Maybe we need
19 to reduce the scale of the program so that this house can
20 survive in its historic setting in a way that does justice to
21 it and the street scape. I mean, I think, you know, based
22 upon the first preliminary consultation you've come a long
23 way. But I'm just sort of, and first my first glance I
24 thought, well great, huge improvement. But as I look closer
25 I'm just disenheartened because we've lost what is the

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1 original building.

2 MR. FULLER: I mean to me --

3 MS. WILLIAMS: As a new building, it if were a new

4 building in the historic district, I mean I think it would

5 almost be an asset to the street scape. But it's detrimental

6 to the existing structure.

7 MR. FULLER: I mean to me if you compare the

8 elevations on 28 which are the old ones versus the new ones

9 in 13, it's directly what you're saying, it feels a lot

10 better. But at the same time you kind of want to think that

11 the element on the left is the original element and it really

12 has very little in keeping with the original element. It's

13 taller. It's going to be more massive. I would prefer to

14 see this with the original element left more or less alone

15 and then let the addition step up behind it and resolve

16 itself.

17 MS. WILLIAMS: And a lower height than a larger.

18 MR. BRESLIN: The original transcript says -- would

19 like to see as much of the original block intact and then

20 something amended to it. And leave the block intact. The

21 porch now is intact. The porch up is completely new. So, as

22 far as a block and mass, it's not any new attempt.

23 MS. WATKINS: And I also think for a HAWP we have,

24 there doesn't seem to be a whole lot of detail worked out.

25 For example, the chimney at the top and those kinds of detail

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that I think for an addition this size it really needs more detail before we could rightly approve something like this.

MS. NARU: Could you elaborate on what type of details you're looking for.

MS. WATKINS: Materials called out.

MS. HADEN: We gave you a list.

MS. NARU: It's on Circle 2 when it describes the building.

MS. WATKINS: There are very few dimensions. It's --

MS. NARU: This is all we've required, I mean staff has always required, I mean this is what we've been requiring of everybody.

MS. WATKINS: Well the materials of that cap on top, for example, haven't been worked out. There's no detail. What is it made of?

MR. FULLER: Are we looking at -- or are we looking at wood?

MS. DEARDORFF: What would you like?

MS. HADEN: We're going round and round. And it's been going on for two years now.

MS. VELASQUEZ: This is only the second time this is coming before us.

MS. DEARDORFF: I've had pre discussions in order to get this to come to you. What do you want? Tell me. What

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1 do you want?

2 MS. WATKINS: I think we described some of the

3 issues.

4 MS. DEARDORFF: Be clear. Tell me exactly --

5 MS. WILLIAMS: We want the retention of the

6 existing structure. We don't want a raised --

7 MR. BRESLIN: Excuse me. Asking us for specifics is

8 not appropriate. We're asking --

9 MS. DEARDORFF: Maybe it's not, but it's costing a

10 whole heck of a lot of money to not be appropriate.

11 MR. BRESLIN: We're asking for a specific --

12 MS. DEARDORFF: I mean I've gone through design --

13 to an architect. I pay hourly. What do you want? Help me

14 out.

15 MS. VELASQUEZ: He's answering you.

16 MR. BRESLIN: We're asking you for specifics about

17 things like this which is a major element on top of your

18 house, probably the most prominent thing in the neighborhood.

19 And you're telling us that, your architect is telling us she

20 doesn't know what it is really, what the materials are. So,

21 you're giving us very few specifics --

22 MS. HADEN: Well, the only reason we didn't give you

23 more on that is because we've been so controversial. She

24 spent a lot of money and we had to draw the line to a point

25 where we get a massing that we can get approval for. Maybe

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we aren't ready to get the whatever, the terminology escapes me. But, you know, we can sit back, to me at this point in time, the chimney massing was not as critical as getting some feedback about whether the raising roof was an acceptable option for us to go because we tried so many options. And in order to accommodate their needs and their family it was a one bedroom house with the kitchen, that didn't have a kitchen. So some accommodations have to be made to bring that into the 20th Century.

MS. VELASQUEZ: Well, unfortunately, this seems to be, if you're still looking for recommendations, perhaps you filed the application work permit prematurely.

MS. HADEN: Perhaps we did.

MS. VELASQUEZ: And unfortunately, it allows you only a certain number of days, 45 days from the time it's filed to act upon this particular application.

MS. HADEN: I do, though I'm concerned, I mean I understand your concerns about the massing, but the guidelines say that that's what we can do, so.

MS. WRIGHT: I think maybe what would be helpful, you know, again, I know this isn't a preliminary, but to give the applicants, I think the critical issue that I hear being discussed above all else is can the main block of the building be raised three feet to make the second floor legally livable space because it's not legally livable space

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now. Is that accurate?

MS. WILLIAMS: It's livable.

MS. HADEN: Her second story is livable, but in trying to make that connection between the two, especially because it's a hipped roof where all four sides are sloping in it really --

MS. WRIGHT: So it's not, it's a code issue that you need to raise it for code it's to raise --

MS. HADEN: But when we came the first time, even though the design was not accepted well, by any of us. I mean I didn't come with the intention that the first one should, the concept was meant to be discussed. In the first one the concept we did leave the roof smaller and the addition was larger in the back because it really does come down to a technicality of needing a certain amount of space. And that wasn't approved either.

MS. WRIGHT: So I guess maybe what the Commissioners, I think might be helpful for this applicant is for Commissioners to first address the issue, can you as a Commission approve raising the main block of the house three feet. That seems to be sort of the pivotal issue.

MS. O'MALLEY: Now, what I would like to see is that you leave the front as it is, try to lower your height slightly. I don't have a problem with that. So if you could bring it down that three feet.

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1 MS. WRIGHT: So, no, I think again, let me make sure
2 it's clear. They can't, what I'm hearing from the architect
3 is they can't leave the existing roof structure the way it is
4 and still have a code height allowable connection to the new
5 addition. If they leave the roof the way it is, the new
6 addition will need to pop up above the existing roof. So I
7 think, I really mean a critical issue. Maybe we can just
8 sort of go one by one. Do you think that you can approve
9 popping up the main block of the house?
10 MS. O'MALLEY: But, Gwen, I think she just answered
11 me that the hyphen thing could be brought down.
12 MS. HADEN: We could drop the height thing down but
13 hopefully not a lot. Because again the upstairs space and
14 the upstair space --
15 MS. O'MALLEY: Would it be --
16 MR. FULLER: You're going down below the existing.
17 Assuming the existing roof stays were it is, can we let the
18 hyphen be slightly lower than that and then pop up to
19 whatever it needs to be in the rear addition?
20 MS. HADEN: I'm sure we can hopefully find a way.
21 It can't drop down three feet. And again, because that roof
22 height in a narrower space coming down, I'm trying to
23 accommodate some backrooms. It's having all the sloping
24 roofs, especially not just at the gabled roof, but at the
25 hipped roof. So all four sides are sloping which really

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limits that usable massing of the floor plan. And so I can drop it now, you know, maybe a foot, I'm guessing. Of course it all gets to be, I can't say it by looking at a plan or an elevation. It's got to be a section and one section connecting to the next section. So I can't give you a definite --

MS. VELASQUEZ: All right. Let me poll the Commissioners. I'll start with Commissioner O'Malley. Speak to --

MS. O'MALLEY: I want to see the front portion raised.

MS. HADEN: You do not?

MS. VELASQUEZ: Let's go to the others.

MS. WRIGHT: I agree.

MR. FULLER: I concur. I think that the front element of the house should be essentially the original roof and then you connect into that and you go up behind the house.

MS. WATKINS: I agree.

MR. HARBIT: I'm struggling with the guidelines here. They are somewhat conflicting because they say that a historically single story house can be expanded with a second story presumably, provided that it is consistent with the period of architecture and consistent with the street scape. Does staff feel it's consistent with the period of

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architecture and the street scape?

MS. NARU: We do. We believe that it's still going to be, the massing is still going to read as a one and a half story building. But it will be three feet higher than the existing. But architecturally and massing wise it will still read as a one and a half story building.

MS. WRIGHT: Well, let's finish polling the Commissioners. But I do want to just mention the Takoma Park Guidelines are extremely unusual. Creation of the Takoma Park District was extremely controversial. There was an enormous amount of community time and effort put into developing guidelines. And the idea of being able to raise the roof as it were was a major point of discussion. And I have to be frank with you, we probably would not have any Takoma Park Historic District if there had not been some concessions made in the guidelines about raising the roof on structures.

So, what you're hearing from staff, if this was not in Takoma Park, if this was an individual site or in any other district in Montgomery County, we would not be recommending approval of this. But, we are trying to be consistent with the community expectations that were developed at the time the district was designated. And there was extremely major conversations about raising the roofs on structures. We have fortunately not had a lot of

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1 applications to do what is proposed here. We've had two that
2 I can think of off the top of my head and we have approved
3 them. And they have changed the building. The buildings are
4 different. But the discussion during the district
5 designation was on contributing resources. Their main
6 significance was to the street scape. It was not to be
7 reviewed under the Secretary of the Interior standards like
8 we do with individually designated sites or like we do in
9 other districts. It was to be reviewed under a more lenient
10 standard.
11 So, again, I wanted to explain from a staff
12 perspective, this is not optimal, I think in our perspective
13 from a preservation standpoint. But it is, we believe,
14 consistent with the guidelines.
15 MR. HARBIT: Well, I appreciate staff's explanation
16 on that point. Since coming from Takoma Park I know a little
17 bit of that history. So, the issue for me is not whether or
18 not this addition and height to the main block is appropriate
19 or not because I think it is appropriate given these
20 guidelines. My bigger concern is the very unusual
21 architectural feature of this square on the top of that
22 original addition. Because I don't see how that reads as
23 being consistent with the period.
24 MS. HADEN: In the back, it's something that's been
25 given no thought to at all, really. Because we're still

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1 dealing with the massing issues.

2 MR. HARBIT: Well, because of that, since this would

3 be the prominent feature in the front, I couldn't support

4 this application as a historic area work permit. I could

5 support raising the roof because that is consistent with the

6 guidelines.

7 MS. VELASQUEZ: Commissioner Breslin.

8 MR. BRESLIN: Well, I think this is a difficult case

9 because not only are we raising the main block, we're also

10 putting a massive addition off the back. And I think if you

11 were to put the addition off the back and leave the main

12 block it would be more palatable. If you were to raise the

13 block and have a small addition on the back it might be more

14 palatable. But raising the top and pushing it back

15 completely changes the scale and character of the house. So,

16 I mean one of those might be acceptable. But totally

17 changing the block and the big addition. We talk here about

18 preserving the prominent feature of the resource. Well

19 between making it so deep and so tall increase in height, I

20 would question how its original character is left. Part of

21 the character is the fact that it's not terribly tall, has an

22 interesting form.

23 So, I don't think, I wouldn't be against raising it

24 per se. I'm not against a per se, but the amount that you're

25 doing both is a bit troublesome to the character of the form

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1 and the essence of the existing house.

2 MS. HADEN: Part of what has happened and the reason

3 that the addition, and it is a large addition. And even

4 though I'm not a preservationist, I completely understand

5 what you're coming from. Part of what is determining the

6 size of the first floor is trying to fit the hallways and the

7 space you need on the second floor and all the sloping roofs.

8 You know, they start to decline in massing that in some cases

9 might be bigger than you need just to get the head height so

10 that you can go. So might I ask how much of a difference

11 between the original structure and something new would you

12 like? How much of a variation either one keeping it low and

13 going up or going up with the second story and coming in,

14 back down. If you had to throw out, is that a foot or two

15 feet or, you know, in roof line, just in looking in this

16 elevation so that they're not lining up across there. Is it

17 something that you think needs to be three feet difference?

18 MR. BRESLIN: I'm not sure I can answer your

19 question. But could this conceptually, if conceptually if

20 you were to leave block of house the same and the addition

21 stepped up, you still raise the block of the house.

22 MS. HADEN: Right.

23 MR. BRESLIN: And you see additions, but these

24 houses have additions and that's not necessarily a bad thing.

25 If you raise the house, have less mass addition and you still

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1 read what the house was. That's okay too. But by doing both
2 to the extent you're doing it, it's a little bit troublesome,
3 so. I think --
4 MR. BURSTYN: I would first of all state that I view
5 that our work here is really to review your recommendation
6 because it's your -- and not ask us for specific planning
7 recommendations because we could all have different opinions.
8 However, the Commission does have an excellent professional
9 staff and I suggest that you don't have to come back to the
10 table to us each time you want to make a change. That you
11 could work with the staff on an ongoing basis and within the
12 Takoma Park Guidelines which were just stated as being
13 somewhat more flexible than the Department of Interior
14 guidelines and therefore craft something that meets your
15 needs for your property, and at the same time complies with
16 the historic Takoma Park area.
17 MS. VELASQUEZ: Okay. I have a procedural question
18 for the applicant. Since we are given only a certain amount
19 of time to act on a particular application, do you, would you
20 like to withdraw this at this time and refile it or continue
21 it to some day further down the road? Do you just want to
22 elaborate different drawings or would you like us to vote on
23 it?
24 MS. WRIGHT: I think your choices are, it sounds
25 like from what we've been hearing, you probably ought to vote

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today. The vote would probably be for denial.

MS. VELASQUEZ: Right.

MS. WRIGHT: It sounds like there are quite a few Commissioners who have problems. So you have a choice of saying, okay, they'll vote. You'll get a vote of denial. You would have a choice of appealing that decision or you could have a choice of coming back with a different application. The other choice is to say look, we think we can work on it some more, come up with something. Let's continue the application, continue this hearing and try to come back with some revisions. I think those are sort of the two options.

MS. WATKINS: Can I say something that I like about it? Looking at the two, your previous application and this one, this one's come a long way, I think. I think that it's, you've got two. You've definitely got a hyphen now as opposed to a solid wall that you had before. You're getting there but I just, we've got to be able to read that, the original massing.

MR. FULLER: I think you'll solve some of your problems if they loosen up and not have the hyphen necessarily try to mimic the original architecture.

MR. FULLER: You're fighting all your roof lines. You're trying to hold all the same slopes. But if your hyphen was either a different roof, even a flat roof or

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1 something else, you may be able to solve some of your
2 problems.
3 MS. HADEN: A flat roof might do it but that's about
4 it as far as the studies that I've done. If you could see
5 the stack of paperwork in between each, try to make this
6 work.
7 MS. VELASQUEZ: I think what I heard from
8 Commissioner Breslin probably summed it up the best. Could
9 we, I think what he said was maybe not the totality of the
10 project makes everything too high. Maybe just, you know, --
11 the guidelines, you can have great big old addition in the
12 back. But I think the Commissioners are concerned about
13 making the front part, the old house bigger and then make it
14 three times bigger is a problem for them.
15 MS. NARU: The applicant and their architect have
16 been working with us on this addition.
17 MS. VELASQUEZ: We can see that.
18 MS. NARU: And we have in fact seen back and forth,
19 meetings and site visits. And, you know, staff has advised
20 them with this design. So I think as staff we need some very
21 clarification of what you're looking for because this is a
22 culmination of efforts. And I do, like I said in my staff
23 report, we followed the guidelines which we agree this is
24 going to disrupt the integrity of the resource. There was no
25 question about that. We were following the guidelines when

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we were giving them the recommendation in terms of making alterations. So that's where I'm having problems and I'm sure there's some frustration here too with the applicant and the architect because I have been giving them specific detail on how to meet the guidelines.

MS. HADEN: Another just semi frustrating thing and I can speak for Jan is to hear us going back to one of the original things in concept, not in design, in concept that we came here before and now that's a much more appealing idea than it was the first time.

MS. WILLIAMS: I think you're misunderstanding that entirely. We definitely are not endorsing the first --. The only thing about the first one that we're saying we prefer at all is the fact that it left the original structure untouched. Okay. I mean the height.

MS. HADEN: But that was not a problem when we came the first time that the addition towered above. So that when you looked up you saw the little box of the house framed by the new addition which is ultimately what is going to happen if we keep the roof line the same. And some of you have suggested that you would rather see the addition be bigger behind --

MS. VELASQUEZ: But pulled off the house. The first application you had the addition and the house seamless and it was just very large.

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MS. WILLIAMS: I think that the rhythm of your second proposal we're seeing tonight is definitely right. I mean the fact that you've got original pavilion, height and pavilion. It's good and it works. The problem is this is a very unique and intact structure. And maybe it meets these very fluid, flexible guidelines. I'm not convinced that it does, but let's say it does. It still diminishes the value of that very unique resource. And I'm not convinced that you can't do what you want to do by leaving it totally intact and just doing your hyphen and doing your addition as you've got it proposed, but eliminate the three foot raised roof line of the original structure.

I mean, what, I'm not really sure what added benefit you're getting by that. You've already got livable space in that one story attic alteration. So, you just do a hyphen, maybe it's only accessible to the first floor level to the original structure, but then you can still gain access to the second floor of the hyphen and the second floor of the rear addition. I don't really like the idea of raising the addition much either. Just eliminate your second floor access to the main structure. That's not a huge hardship.

And I just, would like to reiterate what I said in the first preliminary and that is maybe, you know, dealing with a very modest innate structure in the historic district isn't where this project needs to be. And sometimes we can't

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1 make historic buildings what we want them to be. Sure, we
2 can make them livable and accommodate, you know, moderate
3 conveniences, but not necessarily to the degree that --
4 MS. HADEN: But we do have to allow a one bedroom
5 house, the original didn't have --
6 MS. WILLIAMS: Of course.
7 MS. VELASQUEZ: We agree with you.
8 MS. HADEN: I know. But this is the second time
9 that you've suggested that we sort of maybe should leave it
10 alone and, you know, that's --
11 MS. VELASQUEZ: The main block, that's the main
12 block.
13 MS. O'MALLEY: Well, I do think if you're leaving
14 the front mass alone and you did look into the flat roof on
15 you hyphen, you could leave the back as it is.
16 MS. HADEN: Okay. I guess in my personal opinion I
17 would almost rather go the other way. My personal thing is,
18 one of the things I've always needed when you look at the
19 historic properties in D.C. is where you've got the original
20 little building just completely surrounded by the bulk of
21 this new thing sitting back. You know, it used to be the
22 facade and it was 20 feet. And it was, you know 30 feet of
23 the original structure. So, I guess my thought might be that
24 I would prefer to try to find a way to raise the roof to
25 three feet on the first building and have the addition on the

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1 back be smaller. You know look at scaling that down. If I
2 had to choose one, that would maybe be my choice. Because no
3 matter what the way you look at it, I still think especially
4 from the side you will always read the new structure being
5 bigger and somehow overshadowing. And in my personal opinion
6 that's not the way I would want to go. So, I guess if I
7 could get a feeling of which way to go. I mean I feel like
8 we've spent a lot of her money trying to find something that
9 works for her and something that works here. And if you had
10 a thought about which way would, you know --
11 MS. WILLIAMS: I think you should keep it exactly
12 the way you had it. Just don't raise your roof line and
13 figure it out. Figure how you can get from your old house
14 into the hyphen into the new structure without raising your
15 roof line. But don't change this rhythm, this massing, this
16 pavilion. It's good. It works. We just don't want to see
17 your original building diminished to become an entirely new
18 structure.
19 MS. HADEN: Okay. But then I'd like to go back. I
20 hear your comment, but then I'd also like to go back to what
21 you were saying. Why do we have the guidelines if we, I mean
22 if we can do a whole second story on a historic structure,
23 and I mean I guess I'm not arguing so much about this case in
24 general, just in future why, you know, why do I have the
25 guidelines if the bulk of the Board is not going to --

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MR. FULLER: I think Steve summed it up well that it's an issue one or the other kind of thing. And maybe we saw the thing going on but then it's not a huge addition on the rear. Maybe it's a big addition off the rear but we don't raise the roof. I started my question by trying to understand if the interpretation is that we should be allowed to raise the roof then I'll stand corrected on at and I'm in favor of that. But I still kind of agree with where Steve is, Commissioner Breslin is pointing out that it's a little bit too much. We're, everything's wrong.

MS. WILLIAMS: I think, yeah, in general we do respect the guidelines for the historic districts. I think this case is particularly difficult because you have very unique diminutive structure. That's not typical. I mean usually a one and a half story bungalow could probably accommodate some what better a second floor addition. The raising of the roof line is obscuring your original mass in a way that a second floor on another --

MS. HADEN: But then it should have been given a number one so that you're getting the guidelines that you aren't allowed to do that kind of thing if it's such an important structure.

MS. WILLIAMS: It should have been listed as an outstanding resource.

MS. HADEN: Right.

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MS. WILLIAMS: Well, I can't argue with that. But, you know --

MS. HADEN: But she can't be punished for the fact that it wasn't giving the listing though that you might have wanted to receive.

MS. WRIGHT: Well, again, I think just where we are, you know, at this moment in time is, you know, I think we need to just decide. Do you want them to vote and then you could decide if you want to appeal it or what you want to do, or --

MS. HADEN: I really don't know what you want. I mean I've been trying to work with the Board for years now to get this to go.

MS. WRIGHT: Well, I think --

MS. DEARDORFF: I'm still not hearing a very clear plan.

MS. HADEN: I think we've got an option. I do have, now, another reason that I think, though that I would like to entertain the idea of going ahead and going up again as well is also because of the framing of the roof. The framing of the roof typically when you are living in a rafter space, these days we do it with 12 inch rafters so that we can get the insulation in that you need. So obviously this one doesn't have that. It's also, you have a lot of issues about the whole roof. So there's many reasons for wanting to --

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MS. DEARDORFF: It cannot be repaired. I've had that roof painted at least four times. It has several leaks. It has several pop ups. I've had expert roofers --. There are many different material problems and it still failed. It's gotta be fixed. It can't be fixed. It's gotta be replaced. It does not require ventilation. It's a lifetime roof, but whose lifetime?

MS. VELASQUEZ: Maybe it was the lifetime of the roof.

MS. DEARDORFF: The roof has had --. They even put on metal paint. I can tell you exactly some of the issues. They even put on metal paint for trailers on it at one point in time which apparently make the material not accept number 10 paint. Now you can go to tin paint. You can go to bubble gum texture paint. I've tried them all. They don't work.

MS. WRIGHT: Yeah, I think the material is a whole other issue.

MS. VELASQUEZ: Yes, definitely. Now, if you like, and if you really love your design so much, okay, I'm giving you options now. We can go ahead and then earlier you said you can continue this to a later date. However, if then we can go ahead and vote on this. If it gets denied you would then be able to appeal our decision to the Board of Appeals. The Board of Appeals hears your case or hears your case all over again and they don't have to base it on what we said.

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1 So that is one avenue. Or you can just go back to the
2 drawing room.
3 MS. DEARDORFF: Well, I'll tell you exactly what I'm
4 thinking.
5 MS. VELASQUEZ: Okay.
6 MS. DEARDORFF: This is not my favorite design. The
7 first one was much better in my opinion as far as
8 structurally and appearance sake. It did not meet the
9 original hip roof structure. You can still get the tin press
10 tin from the -- or from a company in the middle of the
11 country. That cannot be put back to where it is. This was a
12 concession by Dana to meet with you all's guideline. I keep
13 doing things to meet with your guideline. If the structure,
14 the space change, it becomes less friendly.
15 MS. VELASQUEZ: Okay. What do you want us to do?
16 MS. DEARDORFF: I want very clear guidelines of what
17 you all would accept. I mean this has been going for years
18 now.
19 MS. WRIGHT: Now, I don't know that you're going to
20 get much more guidance than what you've heard tonight. And
21 we can certainly try to help you interpret what you heard
22 tonight. But I think if you ask the Commission for more
23 guidance, you're probably going to have them repeat some of
24 the things that they've already said. So I think the
25 question at this point is --

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MS. VELASQUEZ: Well, staff has been taking notes and they will have the minutes.

MS. WRIGHT: I mean if you just feel, again, it's really your option. If you feel like, you know, this just is a process that's not getting you where you want to go, ask them to vote. You may get an approval. I think it's more likely you'll get a denial and you can appeal that. If you think that it's worth one more try at a design solution, then continue it and we'll give it one more try based on what we've heard tonight.

MS. DEARDORFF: My issue is that this is not my favorite design. It isn't.

MS. VELASQUEZ: Even though --

MS. DEARDORFF: These concessions were made based on what your recommendations were. I'm still willing to work --

MS. HADEN: The things you liked about the first design are things that they are not going to approve. So, but well it was that bigger second floor where you got the extra bedroom. That's what you wanted in. And I know that's the part of the original one that wasn't flying, so. I guess my thought is to go ahead and look at the two options. It seems that we have is to keep the original concept, the original house the same and look at scaling up the addition or raise the roof and scale down the addition a little bit. But that neither one of them was going to fly. So it's just

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1 something --

2 MR. HARBIT: I think you've hit on solutions. It's

3 either one or the other, but not both. And what you

4 presented us with both, this evening is both, raising the

5 roof and a large addition. As well as in my case a rather

6 unusual architectural feature, the square on the top. So my

7 suggestion is that you give it one more try and go either

8 way, one way or the other. I mean and there's the guidelines

9 would go, would permit you to raise the roof. Most of the

10 members on this Commission, including me would prefer that

11 you didn't. But the guidelines say if that's the only way

12 then you could do it, so long as it's in scale with the

13 street and in keeping with the period.

14 MS. VELASQUEZ: Okay. I need to move on. We have

15 lot's of, you tell me what you want to do tonight, continue

16 with our --

17 MS. DEARDORFF: Well, let's say you vote. Is there

18 any reason to redo the plans if you reject those then we'll

19 have the opportunity to redo the plans.

20 MR. HARBIT: Correct.

21 MS. DEARDORFF: And/or take it to --

22 MR. HARBIT: We just never like to say no. We never

23 like to do a -- so we would prefer to have you say I would

24 like to continue with it. That's what we've been trying to -

25 -

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MS. DEARDORFF: No, we need to get this done at this point.

MS. HADEN: Whether or not they vote on it or not it's going to take the same amount of time to solve the problem either by going to Appeals or time to find one more solution to the problem.

MS. DEARDORFF: But that still leaves the option of appealing or making a new block. Right?

MS. VELASQUEZ: True.

MS. DEARDORFF: We have to come before you.

MS. VELASQUEZ: So you would prefer a vote?

MS. DEARDORFF: We need to bring this to closure.

MS. VELASQUEZ: All right. I would entertain a motion.

MS. HADEN: Is there any negative to having been --

MS. VELASQUEZ: You cannot bring the same application back.

MS. HADEN: Okay.

MS. WILLIAMS: I move that we deny Case Number 37/03-03RR as presented to us this evening.

MR. FULLER: I'll second it.

MS. VELASQUEZ: Okay. Discussion by the Commission? All in favor raise your right hand. Motion passes unanimously. And you can discuss with staff the appeal process. Next item on the agenda are the minutes September

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue, Takoma Park	**Meeting Date:**	10/22/03
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	10/15/03
Review:	HAWP	**Public Notice:**	10/08/03
Case Number:	37/03-03RR	**Tax Credit:**	None
Applicant:	Jan Deardorff	**Staff:**	Michele Naru

PROPOSAL: Addition

RECOMMEND: Approval ~~w/CONDITION~~ Denied Kim motion Jef. 2nd > Passes unanimously

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP with the condition that:

1. The applicant will work with the Takoma Park arborist to develop a tree protection plan for the existing trees.

BACKGROUND

The applicants came before the Commission for a Preliminary Consultation on March 26, 2003 with a proposal for a substantial, two-story rear addition (see circle 28). The Commission asked the applicant to design the addition focusing on minimizing the impact to the original block of the house and the overall streetscape. The retainment of the pyramidal roof was also important. The Commission also suggested utilizing dormers on the main massing to gain needed height and did not object to the use of a side addition if it was being set back far enough (see transcripts on circles 29-42). The current application before the Commission is the result of the above recommendations.

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Vernacular Bungalow
DATE:	c. 1880-1910

7108 Holly Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story frame vernacular bungalow with a stamped metal pyramidal hip roof. The applicants received approval in April 2000 for front porch rehabilitation. The current lot measures approx. 50' wide by approx. 190' long.

PROPOSAL:

The applicants are proposing to:

1. Remove the artificial shingle siding from the original block of the house to expose the original, drop siding. Strip and paint siding.
2. Strip and paint windows, trim and shutters.
3. Replace in-kind, the existing stamped metal roof on the original block.
4. Replace the existing asphalt shingle roof on the front porch with a stamped metal roof to match the roof on the original block.
5. Increase the wall height of the original block by 3'. Install a gabled dormer with a paired window on both of the side elevations of the original block.
6. Demolish two of the three, non-contributing, rear additions.
7. Construct new rear additions onto the original massing. The material specifications for the new additions include composition asphalt shingles; painted, wood lap siding and trim; 2/2 true-divided light wood windows.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

> A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.

The following guidelines pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- Additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.

- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The proposed alterations and rear additions meet all the above guidelines. The proposal does not alter the vernacular bungalow style or detailing and is consistent and compatible with the predominant architectural style. The major additions are being placed to the rear, so as they will be less visible from the public right-of-way. Although the proposed additions are large, staff feels that the design approach taken in this project is appropriate and helps to mitigate the size of the additions. The separation of the additions into distinct parts helps to break down their mass.

The most controversial aspect of this proposal in staff's opinion is the proposed wall height increase of three feet and the installation of roof dormers on the side elevations on the original block. Although, staff agrees that this type of alteration destroys the historic integrity and design intent of the resource, the *Takoma Park Guidelines* clearly state that second story additions may be added onto buildings designated as contributing resources that have been historically single story dwellings. As such, staff feels bound by these guidelines and supports the proposed height increase and dormer installation on the original block. Although this alteration will disrupt the original massing of the house, staff does feel that the original block will still read as a 1-1/2 story bungalow.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve with condition*** the HAWP application 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 condition that:

1. The applicant will work with the Takoma Park arborist to develop a tree protection plan for the existing trees.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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: DANA HADEN

Daytime Phone No.: 301·270·5911

Tax Account No.: 01073091

Name of Property Owner: JAN DERKDORFF Daytime Phone No.: 301-589-1317

Address: 7108 Holly Ave (Street Number) Takoma Pk (City) MD (State) 20912-4226 (Zip Code)

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

RECEIVED
OCT 01 2003
Department of Permitting Services
Development Review

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: Holly Ave

Town/City: Takoma Park Nearest Cross Street: EASTERN or Tulip

Lot: 5 Block: 12 Subdivision: B.F GILBERT

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: $ 250,000

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

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

Dana Haden
Signature of owner or authorized agent

10/1/03
Date

Approved: _____ *For Chairperson, Historic Preservation Commission*

Disapproved: X Signature: _____ Date: 10/20/03

Application/Permit No.: 320321 Date Filed: 10/2/03 Date Issued: _____

Exit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The house in question is listed as a Bungalow built in 1900. It is a contributing resource in the historic district w/ 2/2 sash windows & a Bungalow porch. Preservation efforts in the past have earned it a Mont. Cty. Pres. Award. The main feature of the original house is a hip roof.

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

Our hope is to create a second floor over the original house and an addition in the rear that is 2 stories as well. We are hoping to lift the roof up to gain head light for a second floor and then repeat the hip roof in the addition. From the front the goal is to keep the scale small but usable.

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.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

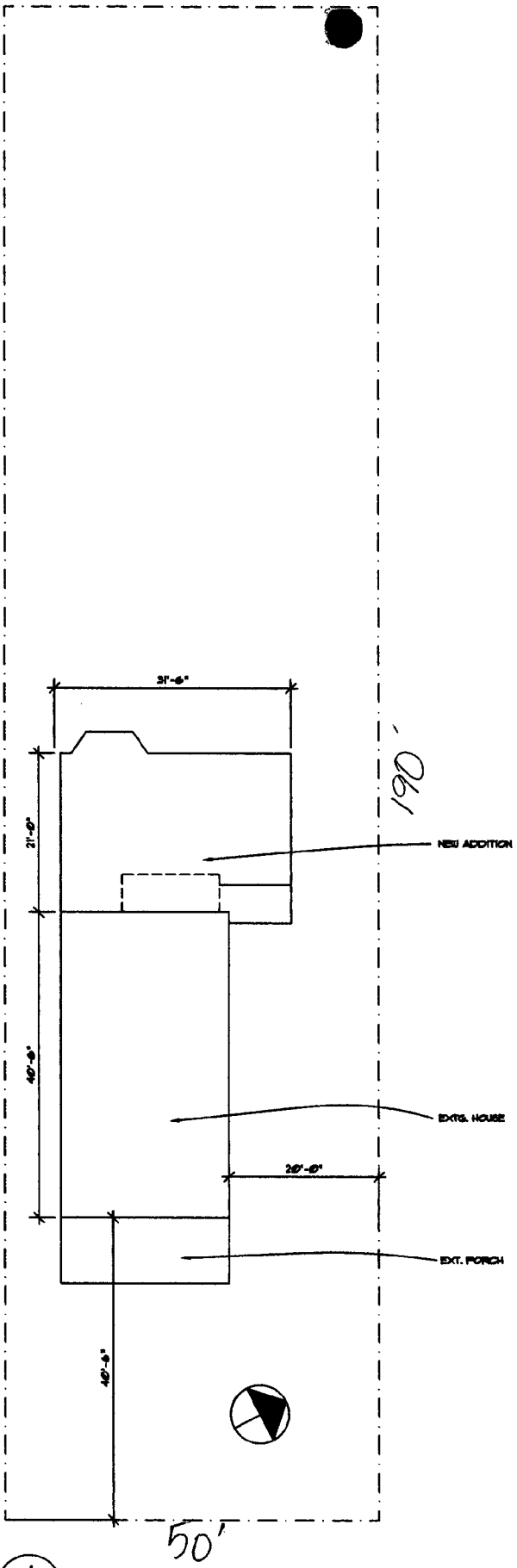
HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	**Owner's Agent**'s mailing address
Jan Deardorff 7108 Holly Ave Takoma Pk, MD 20912-4226	

Adjacent and confronting Property Owners mailing addresses

James Gold + Promise Ahlstrom 7106 Holly Ave Takoma Pk MD 20912-4226	Grey Bordynowski and Tylene Moyer 7113 Holly Avenue Takoma Park MD 20912-4226
Donna Damico 7110 Holly Ave Takoma Pk, MD 20912-4226	Harry And Kathleen Fulton 7315 Piney Branch Rd Takoma Park, MD 20912-4226
Kevin [redacted] And Louise Guard 7111 Holly Ave Takoma Pk, MD 20912-4226	Contance Mayer [redacted] 7311 Piney Branch Rd Takoma Park MD 20912-4226
Robert Moreno 7109 Holly Ave Takoma Park, MD 20912-4226	Elisabeth Curtz et al 7309 Piney Branch Rd Takoma Park MD 20912-4226



1 / CO SITE PLAN
SCALE: 1" = 10'-0"

Naru, Michele

From: Dana Haden [dhaden@rcn.com]
Sent: Tuesday, October 14, 2003 2:48 PM
To: Naru, Michele
Subject: Holly Ave

Dear Michele,

I almost forget to get this to you. It was great to see you this morning and I am really enjoying working with you.

Anyway here is the information concerning materials for the project at 7108 Holly Ave.

*The roof would be metal and would match extg. The homeowner has located a company who still manufactures them.
This would be over the extg. structure and the new structure.

*The window will be wood windows to match extg.

*The new structure will also have shutters to match extg.

*The siding would be wood lap siding to match extg.

*The new porch on the side will also be built to match the extg. front porch.

This should address materials. Thanks for all of your help.

Dana

(8)

1
EX-2

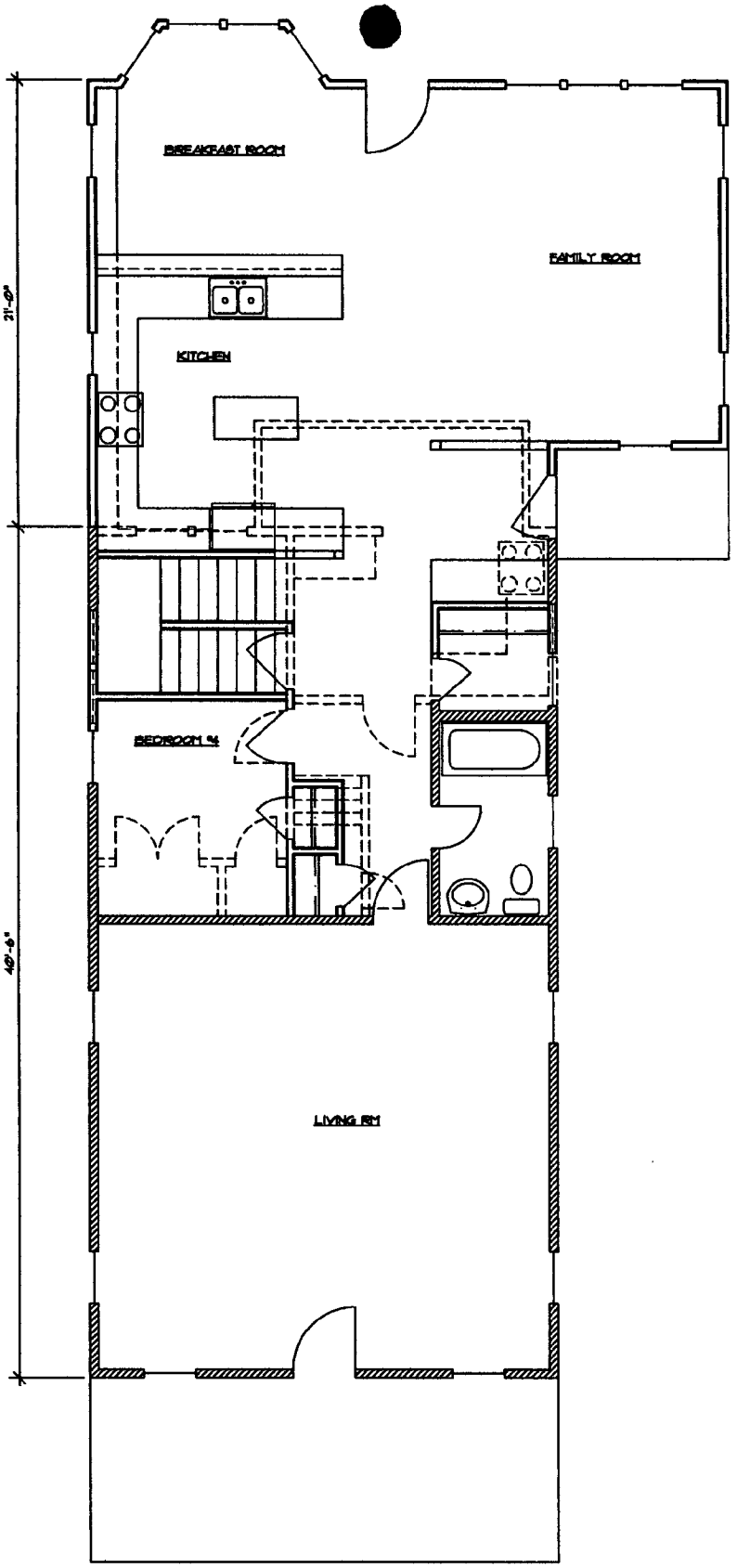
EXTG. FRONT ELEVATION

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

1
A-2

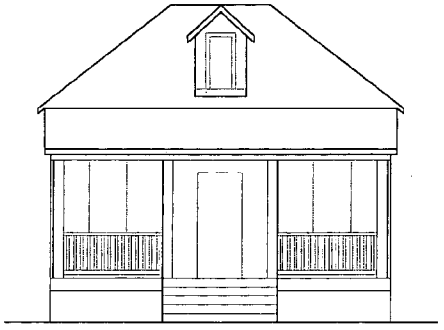
NEW FRONT ELEVATION

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

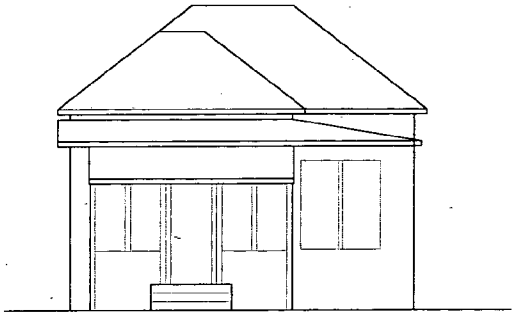


1 / A-1 NEW FIRST FLOOR PLAN

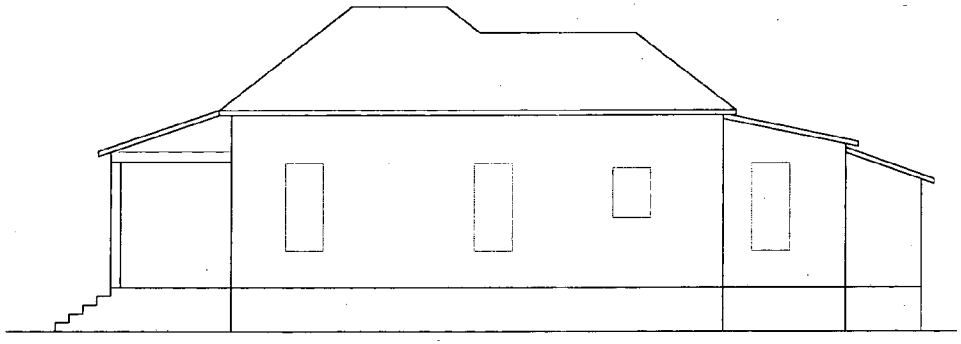
SCALE: 1/4" = 1'-0"



1 / EX-2 EXTG. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / EX-2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 / EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
609 sligo creek parkway
takoma park, md
301-270-5811

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

DRAWN BY: DRH

SHEET:
EXTG. ELEV.
EX-2

(21)

1 / A-1 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 / A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"

3 / A-2 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8615 sligo creek parkway
takoma park, md
301-270-9611

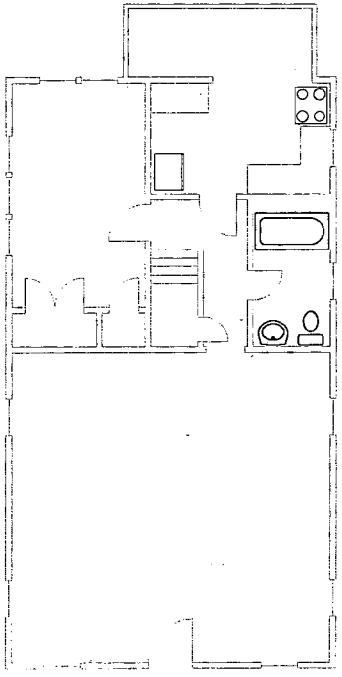
DIANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET. 10/11/03

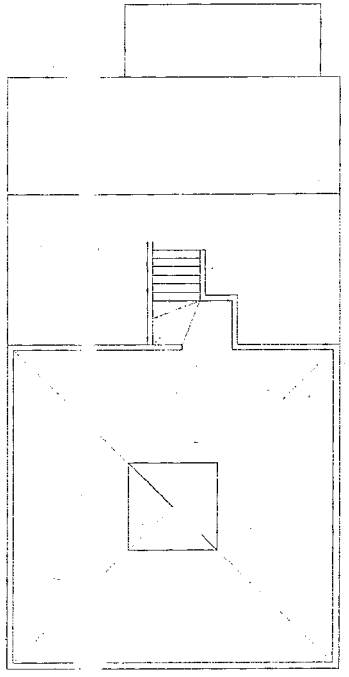
DRAWN BY: DRH

SHEET:
NEW ELEV.
A-2

(11)



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



2 EX-1 EXTG.SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
869 sligo creek parkway
takoma park, md
20912

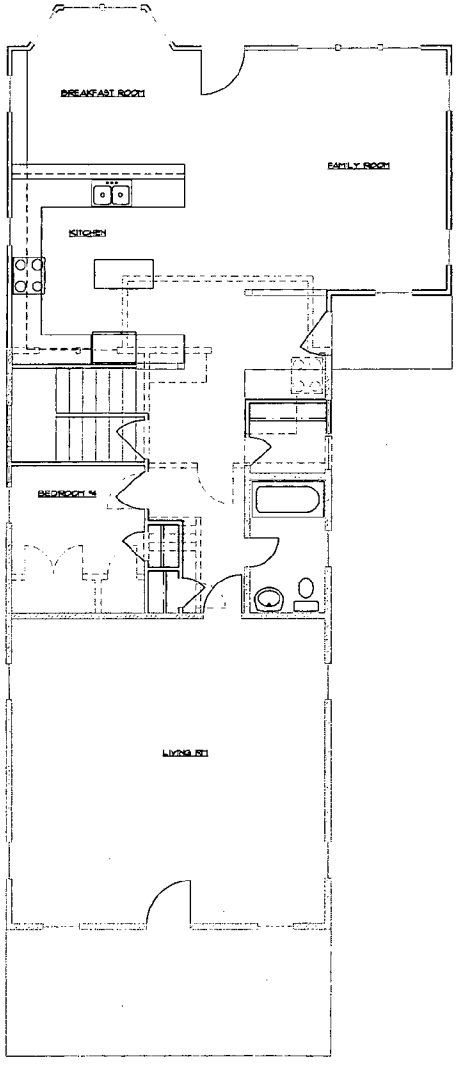
DIANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC SET: 10/1/03

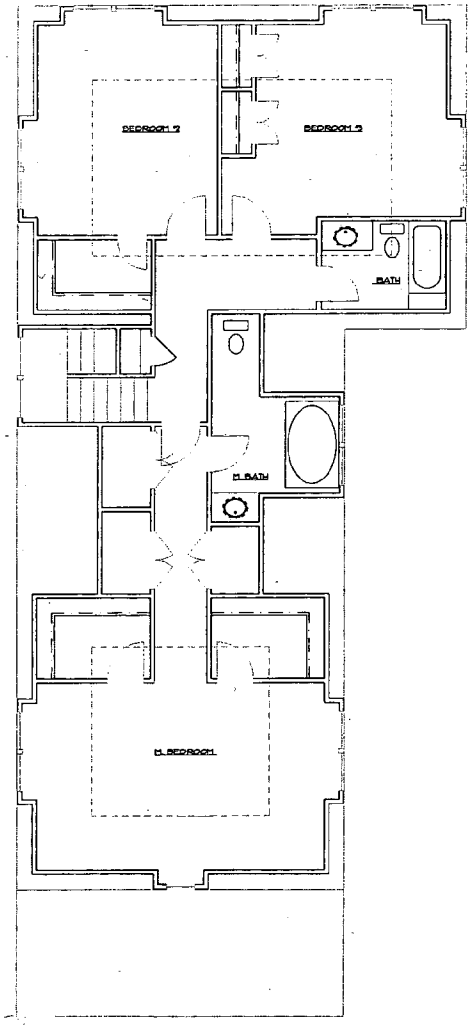
DRAWN BY: DRH

SHEET:
EXTG. PLANS
EX-1

14



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



2 A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
5610 sligo creek parkway
takoma park, md
301-730-5611

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC DET: 10/11/03

DRAWN BY: DRH

SHEET:
NEW PLANS
A-1

15

7108 Holly Ave., north side

7108 Holly Ave., south side

7108 Holly, front view from street

7108 Holly Ave., rear addition on south side

Property to Left (7106 Holly, non-contributing resource)

property to right (7110 Holly, contributing resource)

7106, 7108, and 7110 Holly Ave.

Across the street on Holly (Four-squares, contributing resources)

(20)

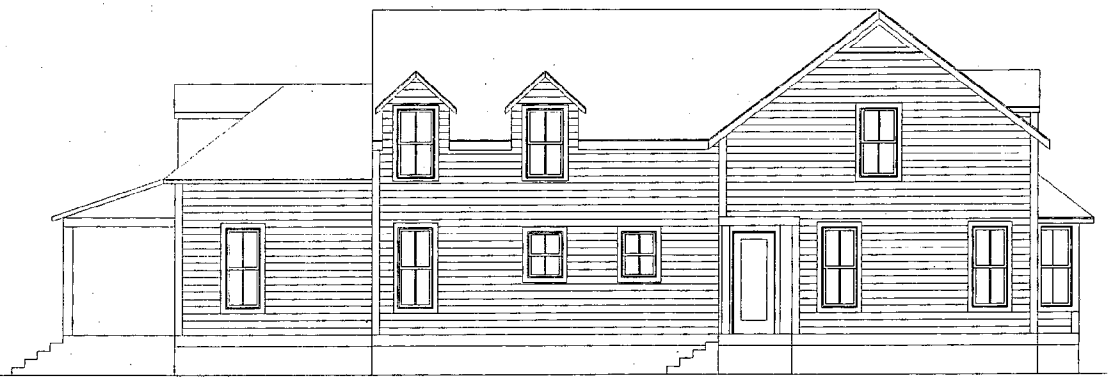
21

(28)

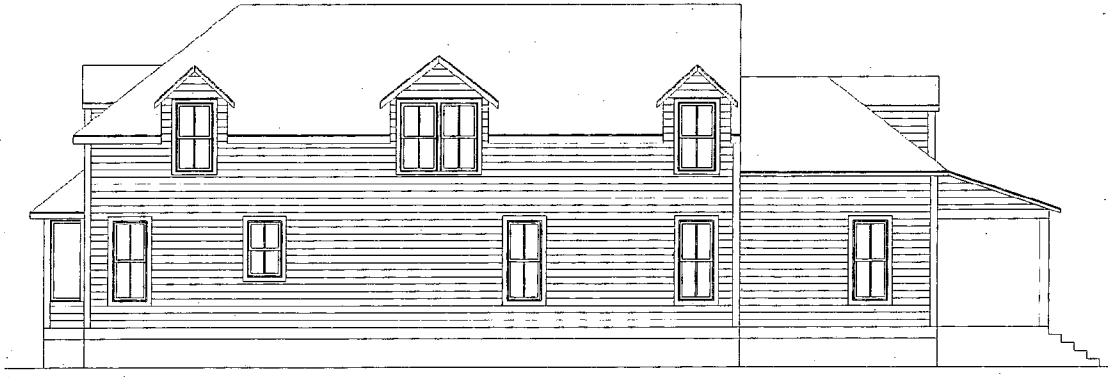
(28)

(28)

1 / A-2 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-2 NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 / A-2 NEW LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4 / A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8609 sligo creek parkway
takoma park, md
301-270-5411

DANA ROGERS HADEN, AIA architect

ISSUE:
SCHEM SET. 2/27/03

DRAWN BY: DRH

SHEET:
PROPOSED ELEV.
A-2

Preliminary consultation
proposal 5-26-03

(28)

MS. WILLIAMS: Yeah, it is.

MR. SPURLOCK: They could haul it away just as easily as they bring it.

MS. WILLIAMS: So -- let's see, I move that we approve Case No. 37/03-03I with the condition noted in the Staff report that tree protection measures will be undertaken.

MS. VELASQUEZ: I'll second.

MR. SPURLOCK: Any discussion? All those in favor, raise your right hand. The motion passes unanimously.

MS. CARAFELLI: Thank you.

MR. SPURLOCK: Good luck. Are the applicants here for the preliminary consultation? Do you want to take a two-minute break?

(Discussion off the record.)

MR. SPURLOCK: Go ahead, if we could go ahead and proceed with the --

MS. WRIGHT: We'll get the Staff report ready.

MS. JIMENEZ: For the Staff report, this is for a preliminary consultation for 7108 Holly Avenue. I'll just go through -- due to miscommunications with Staff and the applicant in regards to going forward with a full-blown preliminary consultation, I'll just go through some photographs. My Staff report was very thorough in regards

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to what I felt -- or, what we felt as Staff in regards to what would be appropriate. The HPC probably has a whole bunch of great ideas in regards to how an addition can be put onto this particular property.

The house is quite small. I think the two things that Staff was mainly concerned about for this particular house is that it's very charming being a small house and there's not many of those in Takoma Park. They go very quickly, because everybody wants to have an addition of some sort because they're very small.

And the second thing that Staff was mainly looking for -- looking for was to have the house being separate from the addition, which wasn't explained very well in the drawings that were provided to us. But, let me give you some pictures of this particular property.

This is the front view standing on Holly Avenue. These are both side views, so you can get the gist of what the house is; a basic, you know, square block house with a dormer on the front. It's pretty much not been severely altered. You can see that there has been -- there was a chimney that was in the front that came out of the top of the hipped roof, and a skylight had -- been installed. On -- it has asbestos siding and you can see some of the historic siding on the top right view on -- clapboards, and it's also visible on the front.

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The adjacent properties to this house to the -- if you're standing at the house, the left is 7106 Holly Avenue, which is a non-contributing resource. It's a one-and-a-half story house and I believe the non-contributing part would be probably those dormers that are in the front. It probably had one dormer or something -- and then on -- to the right of 7108 Holly is 7110 Holly, which is a contributing resource, which is also, you know, one-and-a-half stories.

Most of these houses have use of their -- they're totally different sizes than 7108 Holly Avenue. Their side gables, they're not hipped, so there's a big different there.

This is what you see as you're driving down the street going towards Eastern Avenue. On the left-hand side you see these Four Square houses, side gables that are two-and-a-half stories high and then on the right you have these smaller versions. You can see right here is our 7108 Holly Avenue and that is the end of my slide show.

Again, my Staff report was thorough with regards to what I felt and the architects are here if you have any questions.

MR. SPURLOCK: Any questions of Staff? Would the applicants like to step up? Just state your name for the record.

MS. HADEN: Dana Haden. I'm the architect.

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MS. DEARDOFF: And I'm Jan Deardoff. I'm the owner.

MR. SPURLOCK: Okay, do you want to give us a little background or --

MS. HADEN: Well, I would like to say that, you know, this meeting I think with you guys was a little premature. We had hoped to meet with Staff prior to coming here, so this is jumped ahead a little bit more than we anticipated.

This is just our first run effort at accommodating her needs and her family needs. They have new twins. More room is necessary, and the back of the house -- the original additions to the house have no real foundations so we're left with kind of this little pyramid box that we're trying to build on. So, like I said, this is just our first attempt to start to deal with the massing, but more importantly to start to put in plan and elevation what their desires were.

MR. SPURLOCK: Do you -- I mean, this is sort of basically we see this as a general discussion. You can ask us questions, we can ask you a few and so on. It sounds like Commissioner Williams wants to --

MS. WILLIAMS: Well no, I just have a general comment that in looking at additions to historic properties we stress being sympathetic to the original structure in

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terms of size, massing, materials, and configuration. And -- and style obviously. And I guess if at a certain point your needs overwhelm the historic structure, then maybe you need to look at a non-historic structure to go to, because it's just not -- it's not possible sometimes to accommodate, you know, very, very aggressive scale on a small-scale historic building.

Having said that, there are ways to mitigate that size and scale. You can go down underground. You can reduce the scale and go back further perhaps. But in a historic district, we really need to retain the character of the streetscape and that means, you know, from the frontal perspective that, you know, what you see is really the historic building and not an overwhelming addition, or structure behind it.

That's sort of a general comment. You know, obviously more specifically I wouldn't have made that comment if I didn't -- you know, it's on the plans that you have a very large addition.

MS. HADEN: It is a large addition.

MS. WILLIAMS: And I think that, you know, we would obviously like to see something scaled back quite substantially, and something that would be more compatible with the existing structure.

So, for whatever that vague commentary is worth,

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you know, you can go from there.

MS. VELASQUEZ: Well, it meant a lot to me. I agree with everything Commissioner Williams said, and I -- and one of the things that struck me when I saw this the very first time was, "Oh wow, this is just swallowing the old building." I don't think I could handle seeing anything -- when you go back to your drawing board -- that it's going to just encapsulate the original house, looking from the front.

And like Commissioner Williams was saying, when you go down the street and you look at the -- what we call the streetscale, the rhythm of the street, this is going to completely throw that out of whack.

MS. DEARDOFF: Actually, most of the houses that were smaller have multiple additions on them.

MS. VELASQUEZ: Yes --

MS. DEARDOFF: I'm not sure you're aware which ones, but --

MS. VELASQUEZ: There are a lot in Takoma Park that do.

MS. DEARDOFF: -- almost every house on that streetscape has multiple good and bad additions.

MS. VELASQUEZ: It's just that I personally feel that this one is very, very large for the street.

MS. WILLIAMS: It's true. Takoma Park is a mixed

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bag and there is that opportunity, I think, for a little bit of eclecticism or whatever architecturally. We still need to look at reducing the scale and lowering the massing, I think.

Sorry; didn't mean to cut you off.

MR. BRESLIN: Well, whenever I see a house like this, I'm glad that you're putting an addition on it. It's always good to see a house become viable. The size it is now it's kind of questionable how viable it is.

MS. DEARDOFF: Well, yeah, the house -- right now the back porch is the kitchen and the structure under that is failing, so there is no question that it has to be modified.

MR. BRESLIN: Right --

MS. DEARDOFF: This is a multiple of three different kinds of roofing on it. It's less than adequate -- I mean, it has to be changed, it has to be renovated, it has to be upgraded.

There are several roof leaks that need to be fixed. You can't have old world roofing and having it leaking without, you know, modifying some of the structure. I mean, it is a mixed bag of family renovations. The back porch should not be the kitchen. It does not have a dishwasher. It does not have a garbage disposal. The laundry is less than adequate. I mean, it's not adequate.

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It's --

MS. HADEN: It didn't have a bathroom.

MS. DEARDOFF: The house was built before bathrooms. The bathroom is an addition.

MR. BRESLIN: I mean, but for a contributing resource in a neighborhood like this, for a house this small a addition is potentially a good thing --

MS. DEARDOFF: I would think.

MR. BRESLIN: -- because it makes a house usable and viable and dynamic and --

MS. DEARDOFF: It's not a current structure. It's not --

MR. BRESLIN: Right, so I think in a lot of ways it's good. The best thing that could happen to this house is a good addition.

MS. DEARDOFF: When I bought it, they were speculating -- actually, Michele probably could validate this, because Perry Kapsch was speculating they were going to knock it down. It had 110 wiring, it had gas lines cut out. It had a lot of problems. A lot of problems. So, this hopefully will bring it up to standard.

MR. BRESLIN: Some of us would love to see a good addition on this house for a lot of reasons.

MS. DEARDOFF: I agree.

MR. BRESLIN: However, I think -- one thing you

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have to keep in mind is that the one thing about bungalows is that the designers of bungalows were masters at putting a lot of space in a volume that didn't look like it took up a lot of space, using things like half stories and shed roofs and all kinds of things. And the addition you have here has, you know, gable roofs and dormers and a lot of things that are pretty inconsistent with that whole philosophy.

MS. HADEN: As I said, though, you have to remember that this was intended to be a -- this is really more of a mapping study to see where we were with what the needs were to get the conversation started with a review person -- a Staff person and to move from there. And you have to have the mapping. I know -- I've been here before. I've -- you know, I've had five or six projects come before you. This is not new to me, but we have to start with something.

So, again -- I stress again that we know it's big. We know that we have some massing issues, but it was meant to stimulate our first round conversation.

MR. SPURLOCK: I think you --

MS. WRIGHT: And it may be a point to take -- are some of the discussions in the Staff report that talk about how an addition might be possible. And we tried to include some ideas on page three of the Staff report and I think that we have seen a number of additions to buildings.

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This -- I had been saying to the architect this, in a way, reminds me of adding on to a Four Square building. And adding on to Four Squares are always -- it's always sort of a challenging thing to do because it's such an intact sort of unit onto itself. And one of the things we've seen in other additions to Four Squares is the idea of building an addition that is unconnected with a lower, sort of hyphen almost to the original main block.

So, that you retain really that original block of a house as a very clear readable distinct entity, but you have additional space that's connected, again, with some sort of a lower hypen.

MR. SPURLOCK: And I think that's what Commissioner Williams was saying, to a certain extent.

MS. WRIGHT: Do you -- I mean, is that sometihng in terms of a design approach that other Commissioners would suggest that the applicant spend some time pursuing?

MS. O'MALLEY: I had that same thought. I would love to see you be able to retain the pyramid roof, because that's really --

MS. HADEN: In fact, I already had sketches as soon as I dropped off the stuff to work with building the height of the roof down some, but it's a challenging problem because they don't have a full head height barely in the main space now. Their bedroom is upstairs and with worse

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than attic stair access and with a pyramid roof, it's -- you know, I don't have much space in there. There are going to be a bunch of disjointed hallways to get from one pod to the next pod. You know, it would be like -- you know, conceptually it will be like on a spaceship; a pod, a pod, a pod.

MS. O'MALLEY: Well --

MS. HADEN: And I'm not saying that's not doable, but we haven't reached that level of detail yet, you know.

MS. O'MALLEY: Well, that area could be their office, their -- that's separate from the other part.

MS. HADEN: Well, with twins they may appreciate that that room is --

MS. VELASQUEZ: You know, we've approved a lot of additions on small houses in Takoma Park and maybe Staff could find some that have been successfully worked out. I mean, you said you have done some, too. It's just --

MS. HADEN: Oh, yeah.

MS. VELASQUEZ: -- for added ideas, maybe for the homeowner to look at and, you know, get her creative juices working, too.

MR. SPURLOCK: Does everyone --

MS. VELASQUEZ: I'd love to see the house added on to; just --

MS. HADEN: I did question, though -- I figured --

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I knew the issues would really be the massing and the scale. What about the popping to the side, though? Is that -- as mentioned in the Staff report --

MS. WILLIAMS: All right, I think if it's set back far enough, it could probably work. I mean, I sort of do like this idea of potentially a hyphen, you know, coming off the back, but then, you know, reaches out to a larger addition maybe that could come off the side.

But I do think that you should take into consideration Commission Breslin's comments, too, about retaining the character of the original building. And, you know, look at half stories and shed roofs and dormers and things like that, that would get you that head room without appearing to be as tall as it is in the interior.

But in terms of the side addition, I mean I wouldn't just reject it outright.

MS. WRIGHT: Right.

MS. WILLIAMS: I'd just have to, I think -- it would be much less --

MS. WRIGHT: Is the topography on the site -- what happens in your backyard? Does the backyard -- it slopes up, rather than down?

MS. DEARDOFF: It slopes toward the street.

MS. WRIGHT: Down towards the street?

MS. DEARDOFF: Correct.

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MS. WRIGHT: Right. So it means, unfortunately, if -- you know, sometimes if you have a backyard that slopes down, it's much easier to lower the height of your addition.

MS. DEARDOFF: Yeah, right. And, in fact, at the end of the yard it goes up about 15 feet to the street behind it. So, there's quite a hill right at the end of the lot.

MR. SPURLOCK: Anybody else have any -- from what I'm hearing it sounds like everyone would like to see as much of the original block intact and then something appended to it that leaves that -- at least the sense that it's there -- that volume. And then, I think -- I think you can find a fairly open-minded approach -- to whatever you might want to add, but just I think the massing is -- that's your big challenge here.

MS. HADEN: Right.

MS. O'MALLEY: And I really think that a pyramidal roof is special. If there's any way that you can play on that in your addition or retain most of it --

MS. DEARDOFF: Is everyone aware that the back roof has already been cut into?

MS. O'MALLEY: It has a small pyramid on it as well?

MS. DEARDOFF: Yeah, the back roof was already cut into to put the small set of stairs to go upstairs --

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MS. JIMENEZ: On Circle 6.

MS. WRIGHT: Not Circle 12?

MS. JIMENEZ: On Circle 6 you can see the elevation of it and you can see where it kind of -- it's got -- it's flattened out and then it drops down.

(Discussion off the record.)

MR. SPURLOCK: It's easier to see on Circle 12.

MS. HADEN: Yeah.

MS. DEARDOFF: On 12? And that's been cut into -- just as the dormer in front of the -- an addition sometime in history.

MS. O'MALLEY: So, Circle 12, the second pyramid is --

MS. DEARDOFF: That's cut into the roof.

MS. O'MALLEY: -- the height that you could walk into that little --

MS. DEARDOFF: It's about --

MS. HADEN: No, you can't walk in that one. The small one.

MS. O'MALLEY: So, that couldn't be a connecting --

MR. SPURLOCK: It would have to be taller, but it could -- if it were centered it could probably go up closer to the original --

MS. HADEN: Right.

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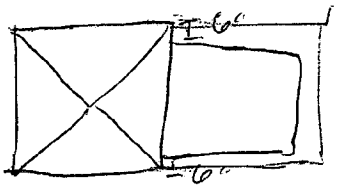
proposed materials? hardiplank? composition asphalt?
spec sheets for new windows + doors?
2/2 DH wood?

retaining pressed metal roof? on orig massing? replacement in-kind –

exposing wood siding underneath?

increase set back from orig massing?



NOT altering this addition

→ drop siding
hardiplank w/ wood window surrounds
details incl. soffits, corner boards etc?
roof shingle on front porch roof.
trees?
- front yard – dead or dying –
- rear yard --- work w/ T.P. arborist on tree protection plan –

ventilation of existing roof – painting – 4 times in 6 yrs

Prelim. – March 24, 03

9AM
@site

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: DANA HADEN

Daytime Phone No.: 301.270.5911

Tax Account No.: 01073091

Name of Property Owner: JAN Dreedorff Daytime Phone No.: 301-589-1317

Address: 7108 Holly Ave (Street Number) Takoma Pk (City) MD (State) 20912-4226 (Zip Code)

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address:

RECEIVED
OCT 01 2003
Dept. of Permitting Services
Division of Customer Management

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: Holly Ave

Town/City: Takoma Park Nearest Cross Street: Eastern or Tulip

Lot: 5 Block: 12 Subdivision: B.F. GILBERT

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Renovate ☐ Move ☐ Install ☐ Wreck/Raze ☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family ☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: $ 250,000

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

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

Dana Hoden
Signature of owner or authorized agent

10/1/03
Date

Approved: _____ *For Chairperson, Historic Preservation Commission*

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 320321 Date Filed: 10/2/03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The house in question is listed as a Bungalow built in 1900. It is a contributing resource in the historic district w/ 2/2 sash windows & a Bungalow porch. Preservation efforts in the past have earned it a Mont. Co. Pres. Award. The main feature of the original house is a hip roof.

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

Our hope is to create a second floor over the original house and an addition in the rear that is 2 zones as well. We are hoping to lift the roof up to gain head light for a second floor and then repeat the hip roof in the addition. From the front the goal is to keep the scale small but usable.

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.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

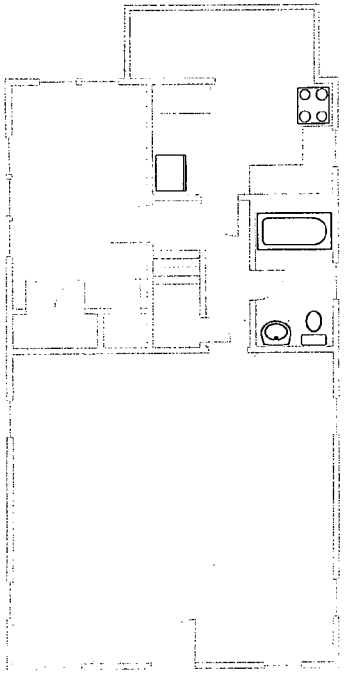
HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

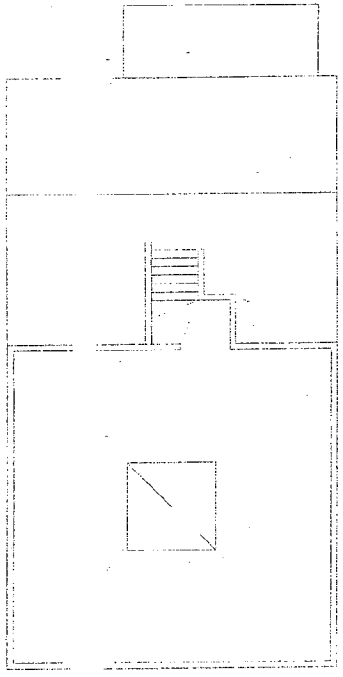
Owner's mailing address	Owner's Agent's mailing address
JAN Deardorff 7108 Holly Ave Takoma Pk, MD 20912-4226	

Adjacent and confronting Property Owners mailing addresses

James Gold + Promise Ahlstrom 7106 Holly Ave Takoma Pk MD 20912-4226	Grey Bordynowski and Tylene Moyer 7113 Holly Avenue Takoma Park MD 20912-4226
Donna Damico 7110 Holly Ave Takoma Pk, MD 20912-4226	Harry And Kathleen Fulton 7315 Piney Branch Rd Takoma Park, MD 20912-4226
Kevin [redacted] and Louise Guard 7111 Holly Ave Takoma Pk, MD 20912-4226	Contance Mayer [redacted] 7311 Piney Branch Rd Takoma Park MD 20912-4226
Robert Moreno 7109 Holly Ave Takoma Park, MD 20912-4226	Elisabeth Curtz et al 7309 Piney Branch Rd Takoma Park MD 20912-4226



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



2 EX-1 EXTG.SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8000 sligo creek parkway
takoma park, md

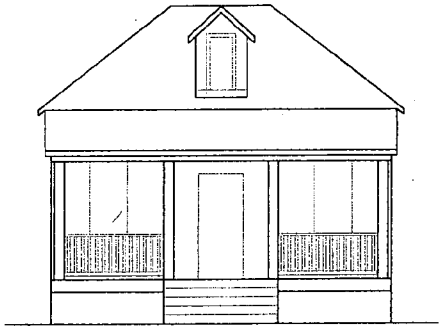
DANA ROGERS HAIDEN, AIA architect

ISSUE:
HISTORIC DET. 10/1/03

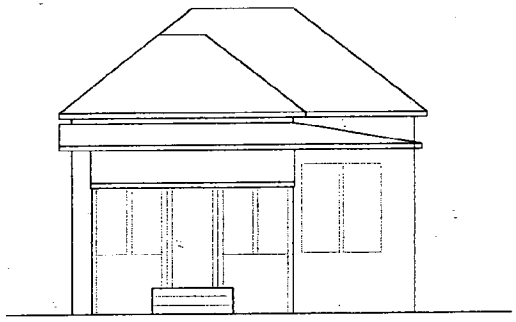
DRAWN BY: DRH

SHEET:
EXTG. PLANS

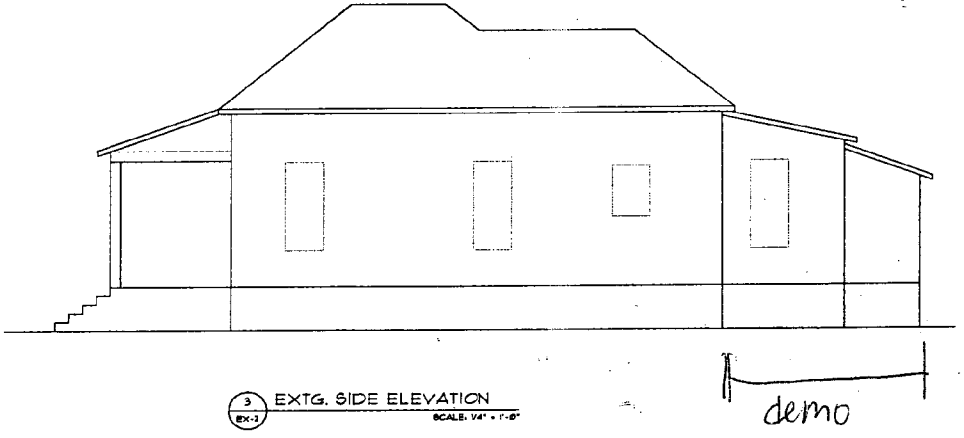
EX-1



1 / EX-2 EXTG. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / EX-2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 / EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

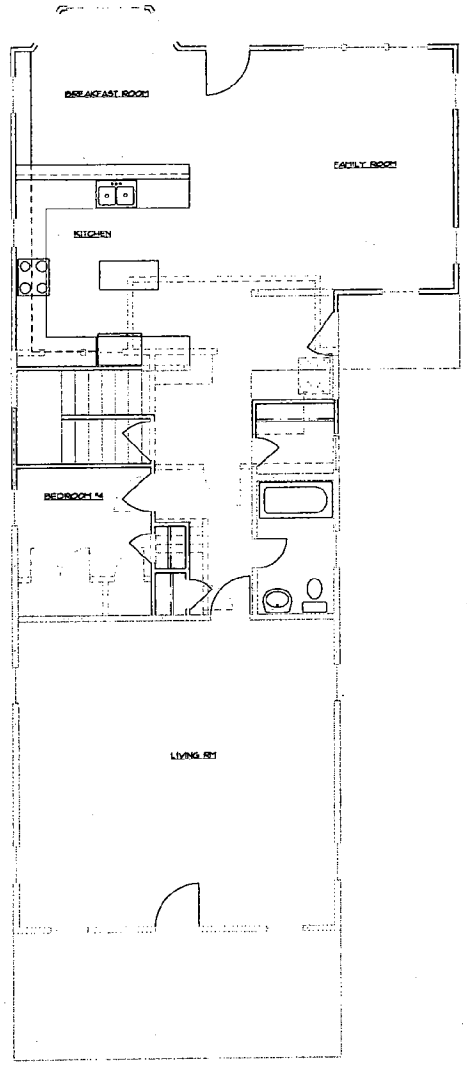
STUDIO D
8605 allegheny creek parkway
takoma park, md
301-730-5811

DANA ROGERS HADEN, AIA architect

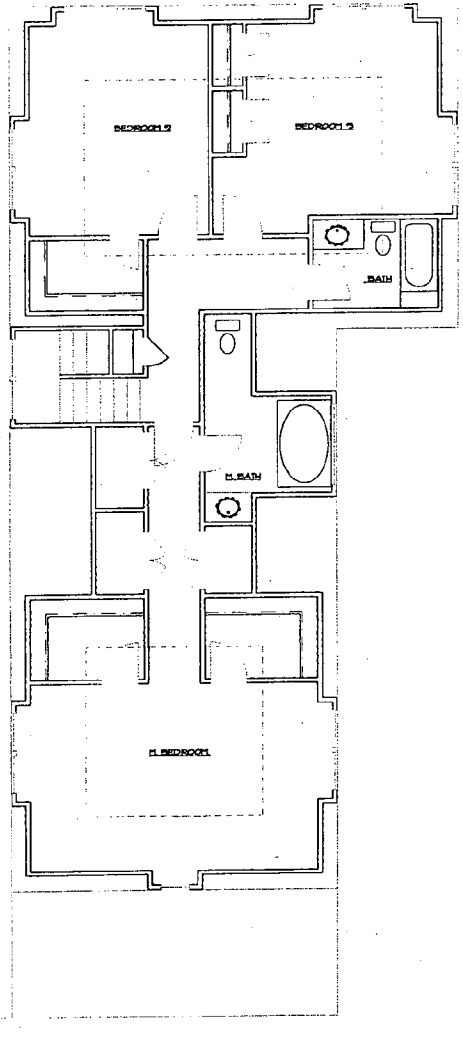
ISSUE:
HISTORIC DET. 10/1/03

DRAWN BY: DRH

SHEET:
EXTG. ELEV.
EX-2



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



2 / A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D

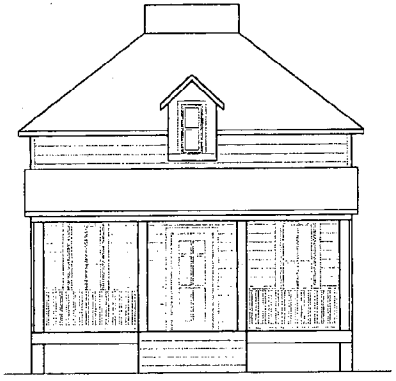
825 silgo creek parkway
takoma park, md
301-270-5611

DANA ROGERS HADEN, AIA architect

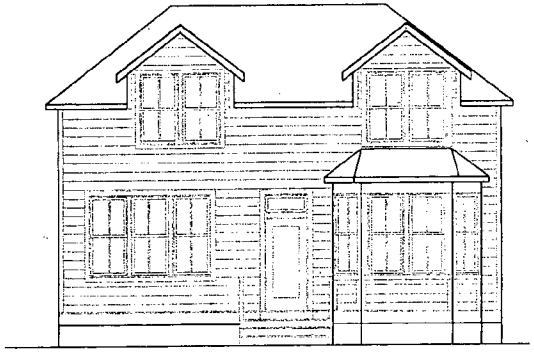
ISSUE:
HISTORIC SET: 10/10/03

DRAWN BY: DRH

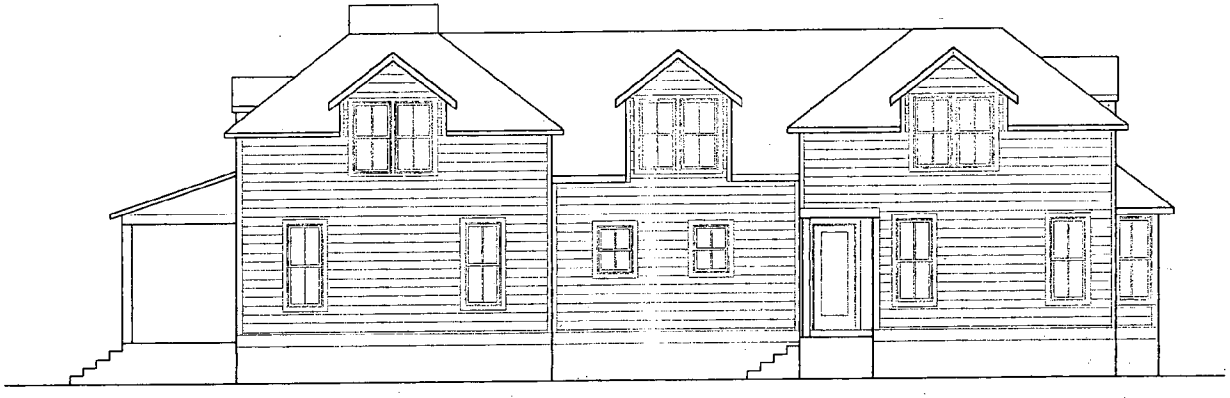
SHEET:
NEW PLANS
A-1



1 / A-2 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 / A-2 NEW SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

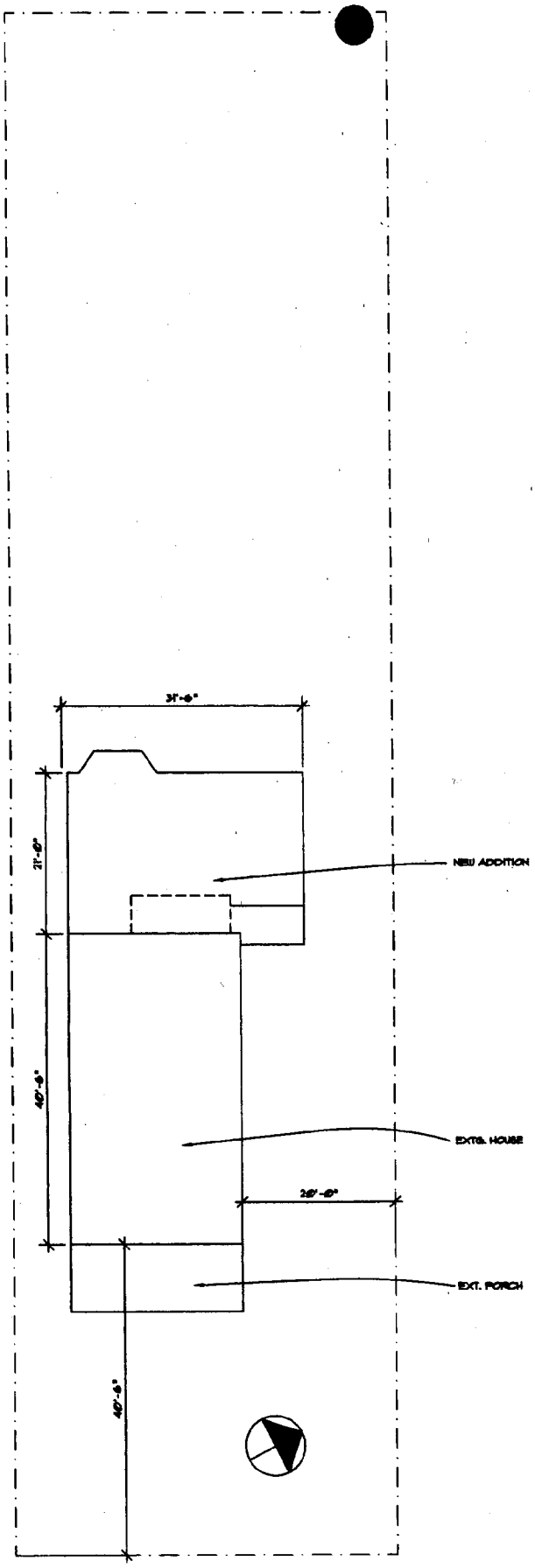
STUDIO D
8601 ridge creek parkway
takoma park, md
301-270-0611

DANA ROGERS HADEN, AIA architect

ISSUE:
HISTORIC DET. 10/14/03

DRAWN BY: DRH

SHEET:
NEW ELEV.
A-2



1 / CO SITE PLAN
SCALE: 1" = 10'-0"

1
EX-2

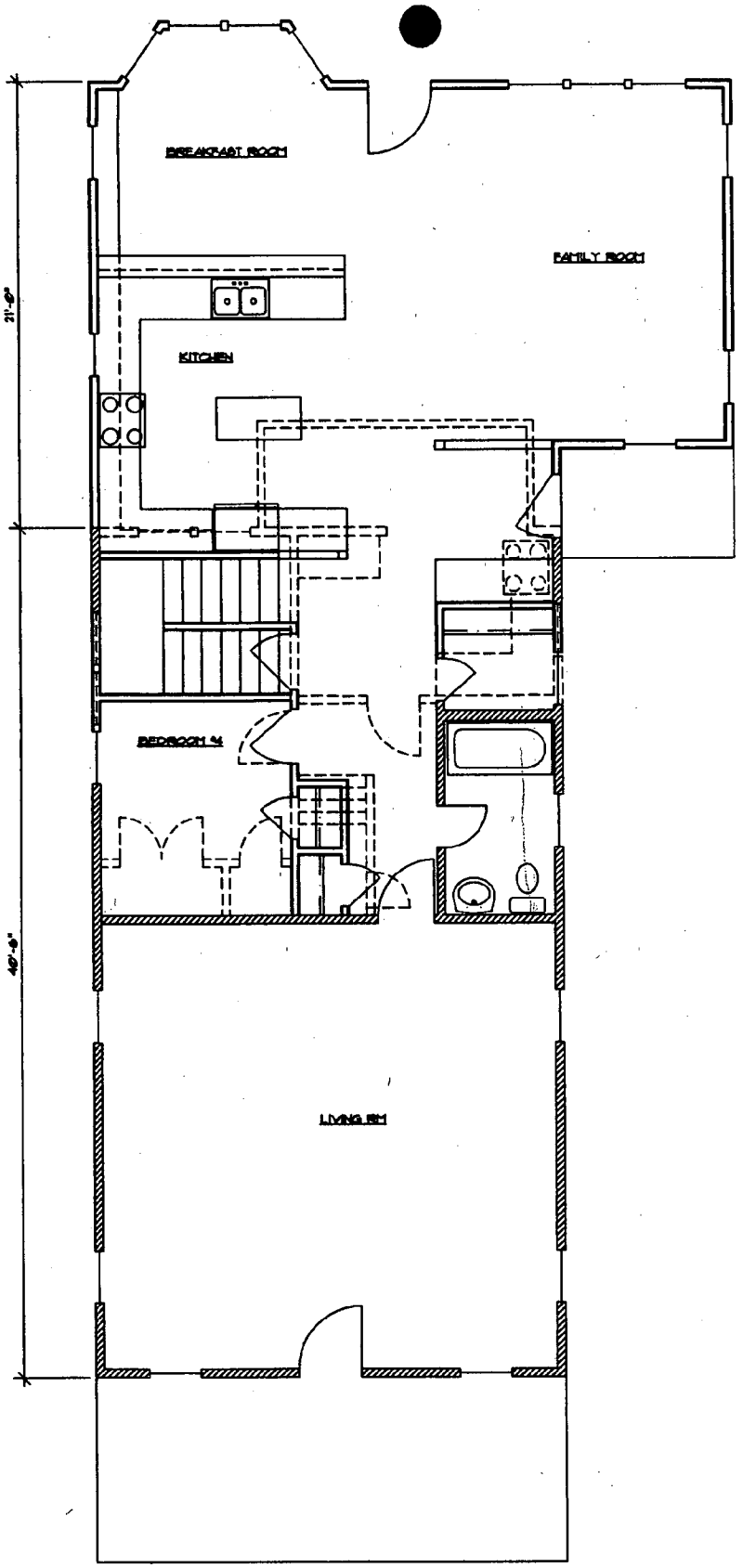
EXTG. FRONT ELEVATION

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

1
A-2

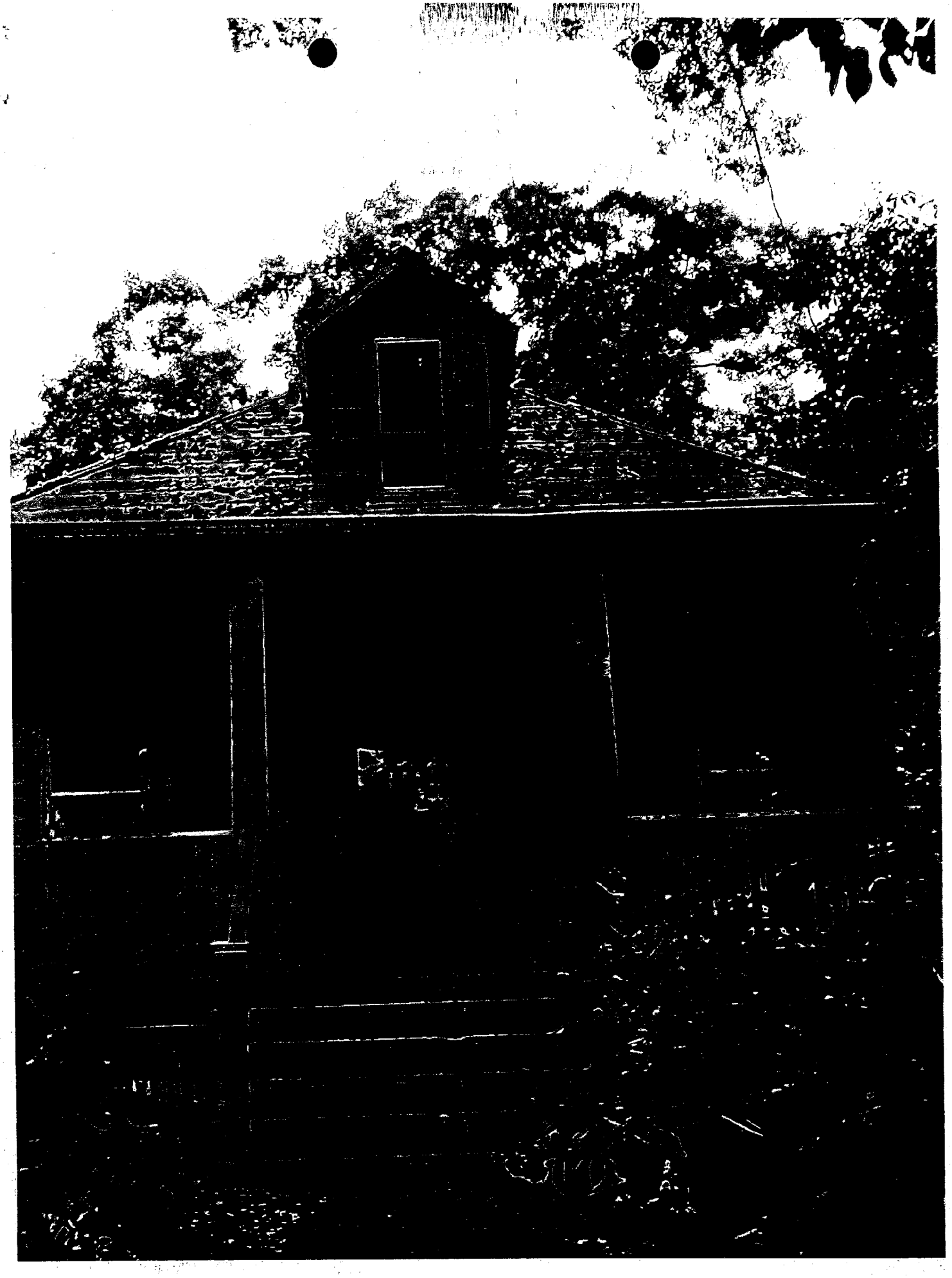
NEW FRONT ELEVATION

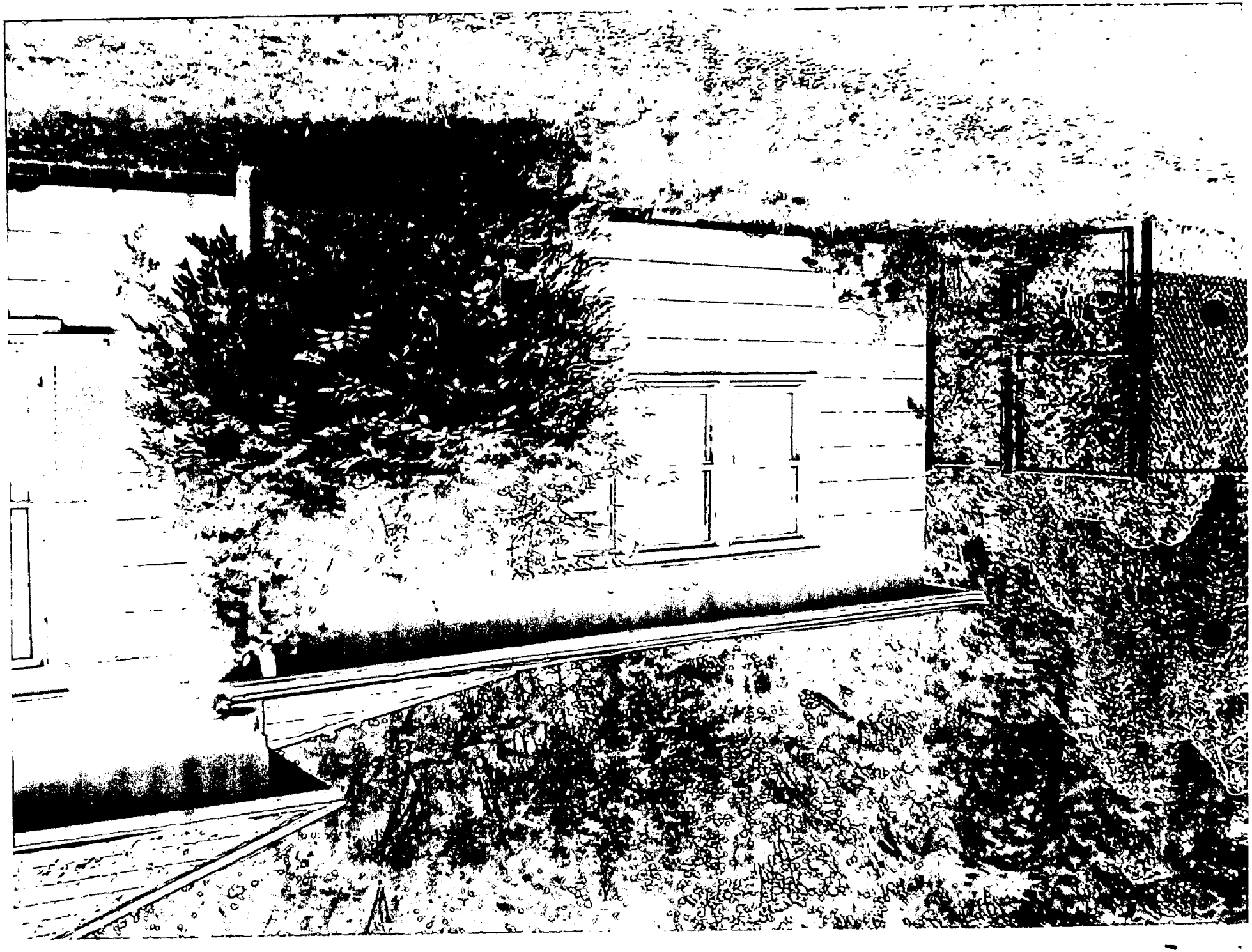
SCALE: 1/4" = 1'-0"



1 / A-1 NEW FIRST FLOOR PLAN

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





HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue	**Meeting Date:**	03/26/03
Applicant:	Jan Deardoff & Susan Watkins (Dana Haden, Architect)	**Report Date:**	03/19/03
Resource:	Takoma Park Historic District	**Public Notice:**	03/12/03
Review:	Preliminary Consultation	**Tax Credit:**	No
Case Number:	n/a	**Staff:**	Corri Jimenez
PROPOSAL:	Construction of an addition		
RECOMMEND:	Redesign and come back for a 2nd preliminary consultation		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Vernacular Bungalow
DATE: c. 1880-1910

7108 Holly Avenue is a contributing resource in the Takoma Park Historic District. It is a 1-½ story vernacular craftsman bungalow with a stamped metal pyramidal hip roof. The building has not been significantly altered since construction.

As background, staff would note that the applicants came forward with a Historic Area Work Permit (HAWP) application in April 2000 for remodeling of a front porch, and that application was approved by the HPC. The application included photos, dated 1997, which depict a chimney in the flat area at the peak of the hip roof. It appears that this chimney has been removed and a skylight installed sometime after 1997 (see HAWP application, Circles 20-27). No HAWP application was filed for the removal of this chimney or the installation of a skylight.

PROPOSAL

The applicants propose to demolish a significant portion of the existing footprint of the house and to construct an addition that would substantially increase the size of the house, both in terms of footprint and massing. The front 1 ½ block of the house would be partially retained with a new house added to the rear of it. The new construction would have a roof ridgeline approximately 2'9" higher than the existing roof ridge. The new section would be an "ell" with the portion connecting with the historic house being no

wider than the existing house, but with a side projection at the rear the would extend approximately 9 feet to the right side of the existing house (see Circles 8-9). Composition asphalt shingles would be installed on roof of the new addition and the walls would be sheathed of Hardiplank siding. All of the new windows would be 2/2 double hung wood and match the existing. A 4-light bay window would be constructed along with two second-story dormers with paired 2/2 double hung windows.

The existing house is 1-½ stories in height and is sheathed with asbestos shingles that cover clapboard siding that is apparent under the porch front as well as on an exposed area on the north side (see Circles 6-7). The roof is decorative, pressed sheetmetal and is original to the house.

STAFF DISCUSSION

In reviewing the proposed addition to 7108 Holly Avenue, staff has consulted the Secretary of Interior's *Standards for Rehabilitation* and the Takoma Park Historic District historic preservation review guidelines. The *Standards* that pertain to this proposal (No. #2, #3, and #9) are as follows:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In addition, staff has consulted the Takoma Park Historic District historic preservation review guidelines. 7108 Holly Avenue is a contributing resource in the Takoma Park Historic District and that is defined as follows:

> A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character (see Circle 17).

Besides providing resource classifications within the Takoma Park Historic District, the amendment, which designated this district, includes guidelines to be used when reviewing alterations to historic properties (see Circles 18-19). The following "factors" pertain to this project specifically:

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- Additions should be compatible, they are not required to be replicative of earlier architectural styles
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.

Although the Takoma Park Historic District guidelines for contributing resources and the *Secretary of the Interior's Standards* certainly permit additions to small, existing structures, staff is very troubled by the current proposal. Staff feels this addition will essentially eliminate half or more of the historic house and will simply use the front block as a façade for a new house. The historic character of the existing house is not retained in the current proposal, the addition is not consistent with the predominant architectural style and period of the resource, and the massing is not appropriate to the surrounding streetscape.

Specifically, staff feels the Holly Avenue streetscape would be negatively affected by the construction of this addition, as currently proposed. Holly Avenue, looking from Tulip Avenue to Eastern Avenue, includes 2 to 1-½ story structures on the west side and 2-½ story Foursquares on the east side (see Circles 15-16). 7108 Holly Avenue is between 7106 Holly Avenue (a non-contributing resource) and 7110 Holly Avenue (a contributing resource), which are typical, bungalow-style dwellings that are characteristic of the historic district. This proposed addition would not be compatible with these adjacent west side properties due to its architectural style, massing and size.

Staff recommends that the applicants substantially redesign their addition. Staff recommends that as much of the existing historic house be retained as possible, that the new addition be distinguished from the historic house, and that the addition not substantially increase the house's massing – particularly in terms of width and height. The goal should be to not eclipse the existing building, but rather to continue its vocabulary to the rear. Staff also would encourage an addition which recalls the character defining features of the historic house – such as the pyramidal hip roof – rather than introducing new forms – such as the front-facing gable on the existing proposal. In addition, the Takoma Park guidelines state, "Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way." Therefore, the applicants should look at a redesign that minimizes the side extension shown in the current proposal.

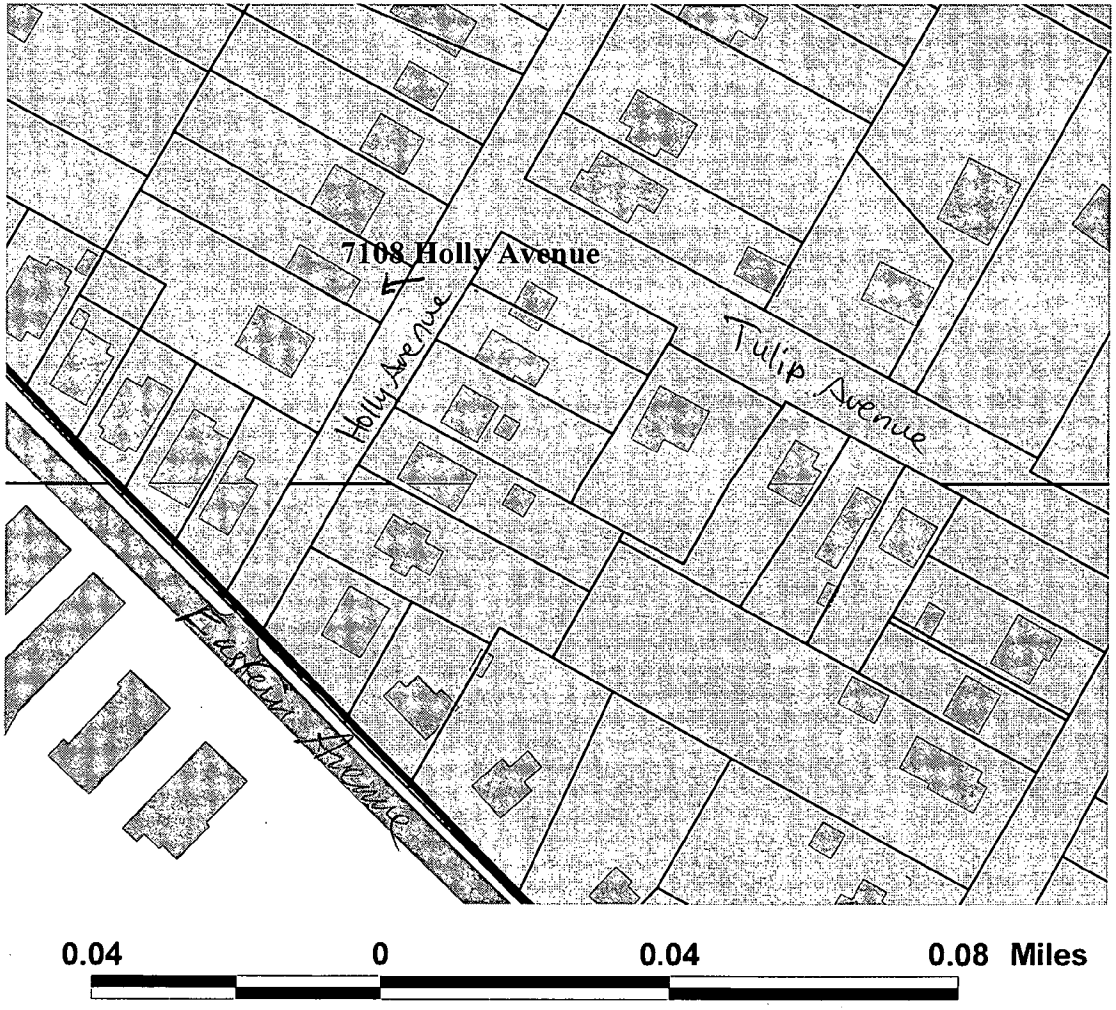
Staff also feels that additional thought should be given to the proposed building materials. The present roof is metal, and staff is concerned that composition shingles on the addition may not be compatible with the original roof. The other concern is the use of Hardiplank siding and how compatible it will appear side-by-side with the historic clapboards. Staff recommends that, if Hardiplank is used, the corner boards and window/door trim should be wood.

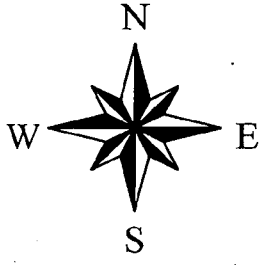
STAFF RECOMMENDATION

As noted above, staff recommends that the applicants substantially redesign their addition. Staff recommends that as much of the existing historic house be retained as possible, that the new addition be distinguished from the historic house, and that the addition not substantially increase the house's massing – particularly in terms of width and height. Staff recommends that the applicants come forward with a second preliminary consultation, after addressing the concerns raised.

The criteria for issuance of HAWPs in the Historic Preservation Ordinance (Chapter 24A-8(b)(1) and (2)) require that the HPC make findings that "The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.", and that "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." As currently proposed – and because if its size, massing, and design - staff feels this project does not comply with these criteria.

Takoma Park Historic District





4

DANA ROGERS HADEN, AIA architect

d STUDIO D

805 sligo creek parkway
takoma park, md 20912
270-5811

January 29, 2003

Dear Anne,

I was hoping you could look over these sketches for a proposed addition in Takoma Park. The address is 7108 Holly Ave. The house is listed as a contributing resource. The house is really a one bedroom cottage. The upstairs has a bedroom in it but the stairs going up to it are in no way legal. The kitchen (if you want to call it that is located in the old rear porch. It is desperately in need of repair as well as some of the modern amenities. The owners recently had twins and are very limited in their ability to live in the house.

We are proposing an addition that would give them 2 bathrooms and 2 bedrooms upstairs as well as a kitchen and family room on the first floor.

We are hoping to get some feedback on this concept and would love to hear from you.

Thanks for your time.

Dana

5A

DANA ROGERS HADEN, AIA architect

d STUDIO D

805 sligo creek parkway
takoma park, md 20912
270-5811

Feb. 4, 2003

Dear Corri,

Here is the info. that you requested yesterday. Sorry I ran out of time yesterday and wasn't able to get it off to you them. I am sending you the extg. Floor plans as well as the site plan w./ the existing house as well as the site plan with the proposed work. I am also going to e-mail a few pictures to you so look out for those.

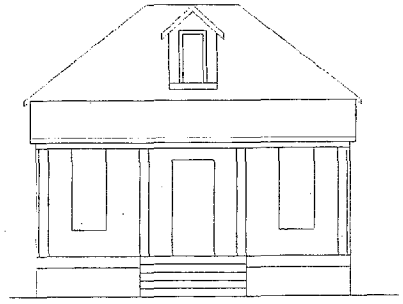
Thanks for you time and I look forward to hearing from you again soon!

Sincerely,

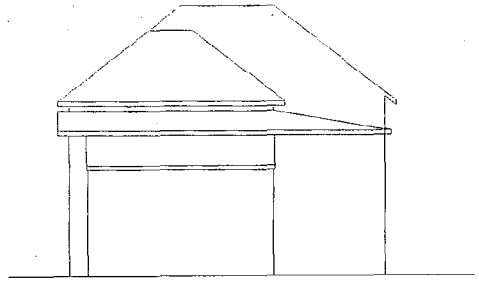
Dana Haden

7108 Holly.

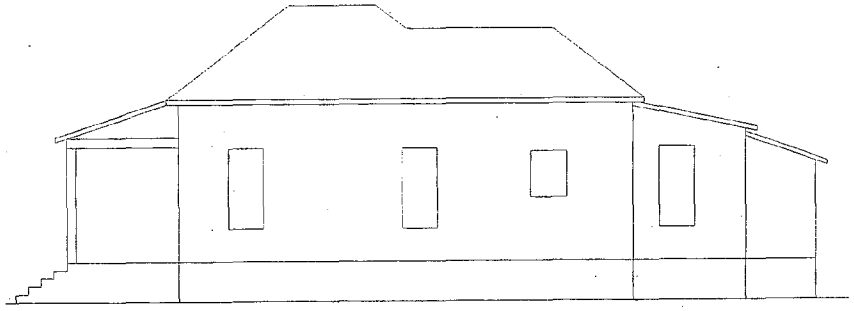
5B



1 EX-2 EXTG. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 EX-2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8819 sligo creek parkway
takoma park, md
(301) 720-5891

DANA ROGERS HADEN, AIA architect

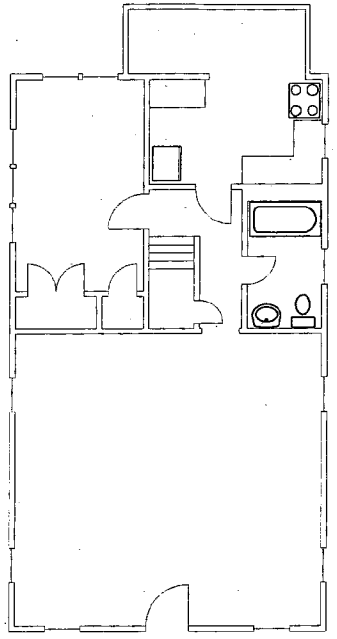
ISSUE:
SCHEM SET: 2/22/03

DRAWN BY: DRH

SHEET:
EXTG. ELEV.

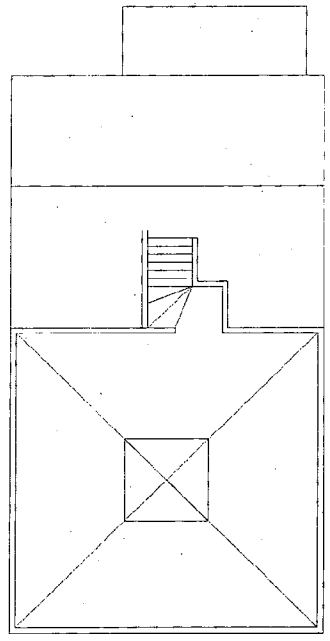
EX-2

6



1 EX-1 EXTG. FIRST FLOOR PLAN

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



2 EX-1 EXTG.SECOND FLOOR PLAN

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

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

7

STUDIO D
6915 e sligo creek parkway
takoma park, md
301-270-5811

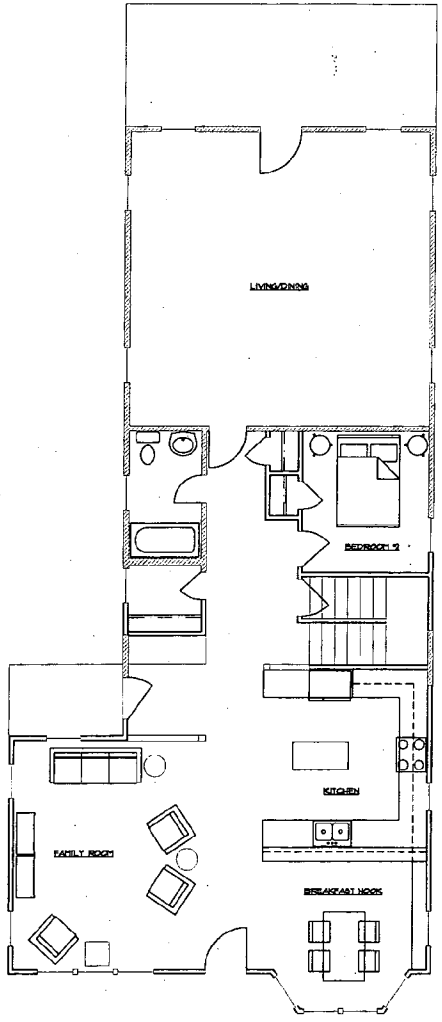
DANA ROGERS HAYDEN, AIA architect

ISSUE:
SCHEM SET: 2/22/93

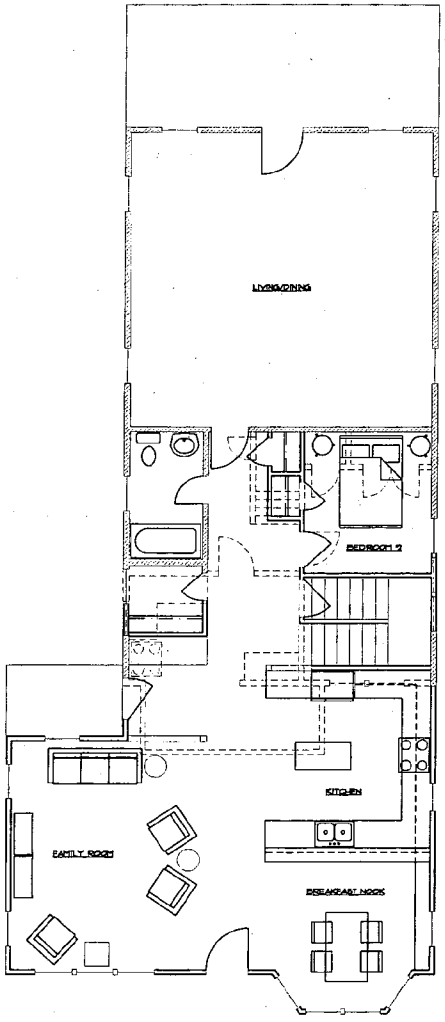
DRAWN BY: DRH

SHEET:
EXTG. PLANS

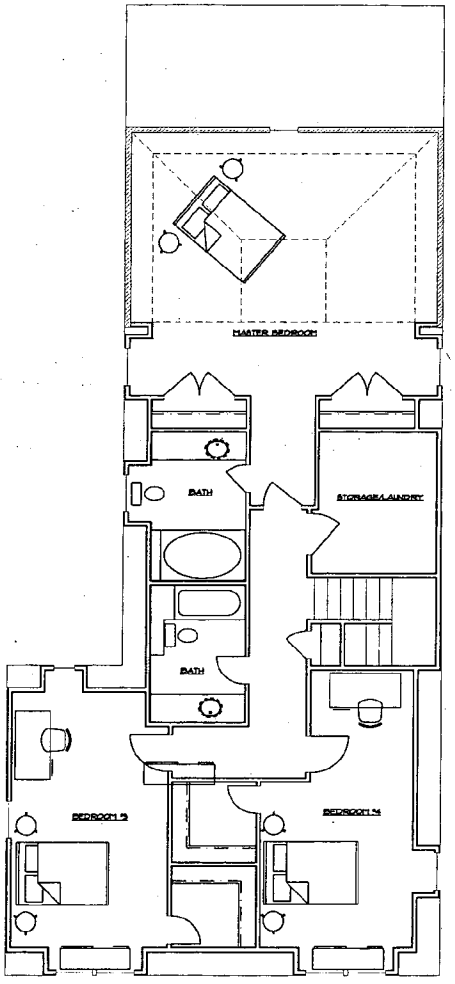
EX-1



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



2 A-1 NEW FIRST FLOOR PLAN W/ DEMO
SCALE: 1/4" = 1'-0"



3 A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
809 sligo creek parkway
takoma park, md
[redacted]-5631

DANA ROGERS HAIDEN, AIA architect

ISSUE:
SCHEM SET. 2/22/03

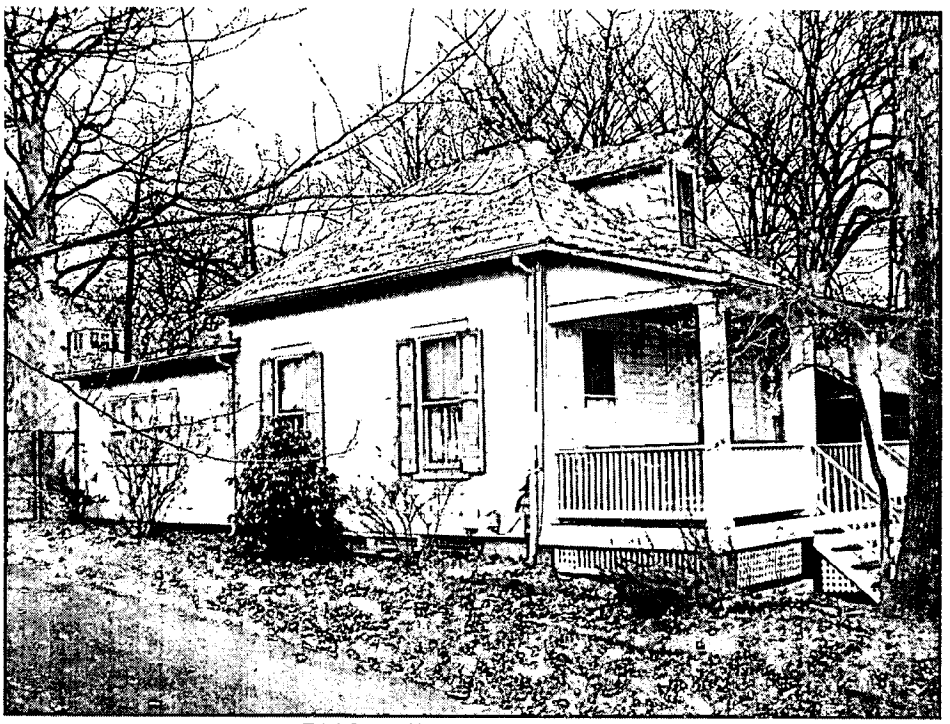
DRAWN BY: DRH

SHEET:
PROPOSED PLANS
A-1

6

(10)

7108 Holly Ave., north side

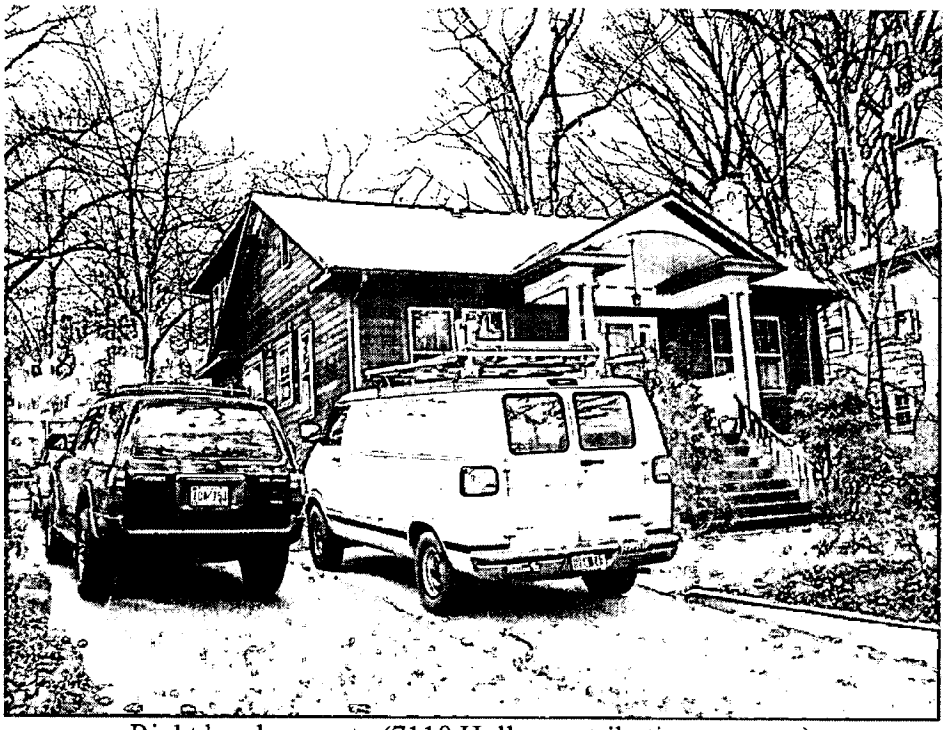


7108 Holly Ave., south side

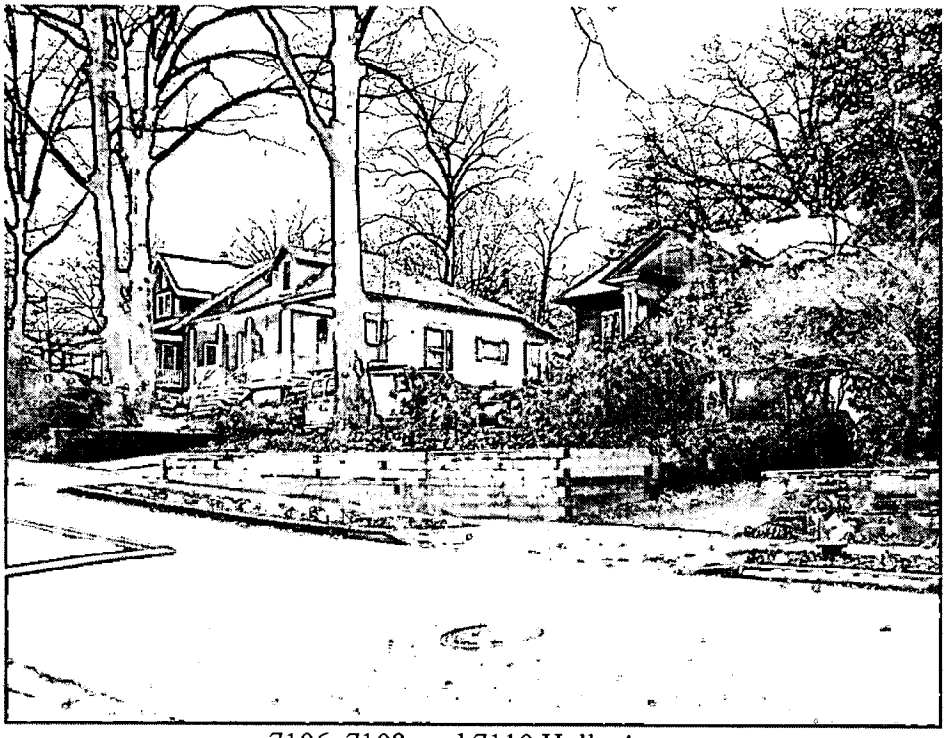
7108 Holly, front view from street

7108 Holly Ave., rear addition on south side

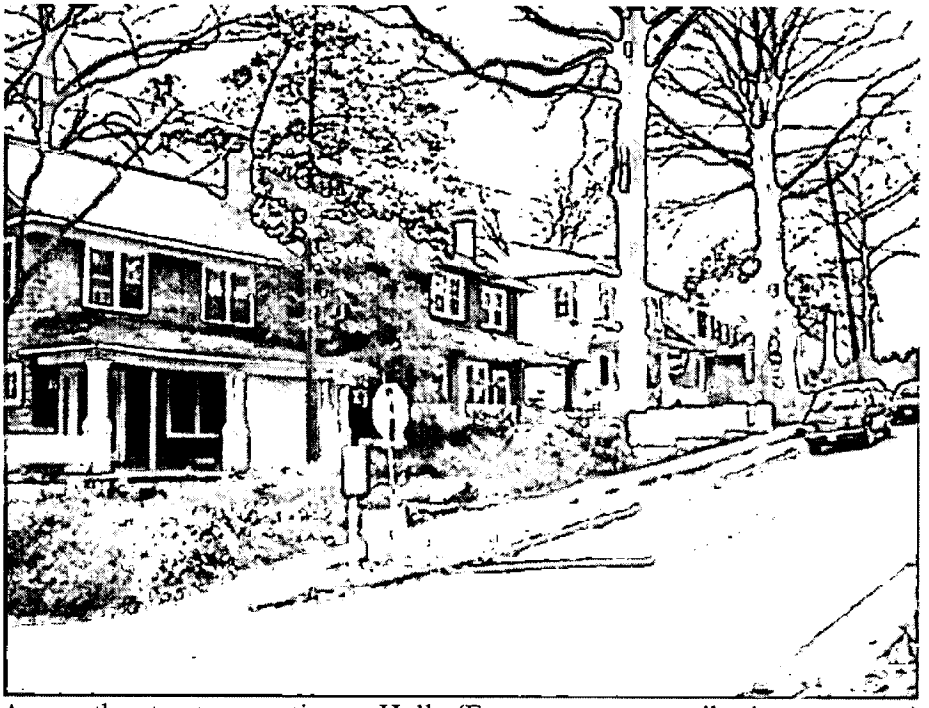
Left hand property (7106 Holly, non-contributing resource)



Right hand property (7110 Holly, contributing resource)



7106, 7108, and 7110 Holly Ave.



Across the street properties on Holly (Four-squares, contributing resources)

III. CATEGORIZATION OF RESOURCES

The purpose of categorizing the buildings within the Takoma Park Historic District is to provide the Historic Preservation Commission and property owners with guidance as to the significance of various structures. As provided by Section 24A-8 (d) of the Historic Preservation Ordinance, structures with the highest degree of historical and architectural importance would receive the most detailed level of design review, structures of little historical or architectural significance would receive the most lenient level of design review, etc.

The buildings in the Takoma Park Historic District have been classified into three categories. These categories are defined as follows:

Outstanding Resource:

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 representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource:

A resource which contributes to the overall character of the district and its street-scape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Non-Contributing or Out-of-Period Resource:

A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

The complete database which lists each structure in the Takoma Park Historic District along with its designated category is included as part of this *Master Plan* amendment (see Appendix A).

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- 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 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 porches, 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

Contributing Resources—Residential

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources". While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing resources on Hickory Avenue

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- while additions should be compatible, they are not required to be replicative of earlier architectural styles
- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- original size and shape of window and door openings should be maintained, where feasible
- some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-27-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

____ Approved

X Approved with Conditions: 1. THE REPLACEMENT COLUMNS MUST BE OF SIMILAR DESIGN, SIZE, MATERIAL AND CONFIGURATION. THE COLUMNS CAN BE SOLID WOOD.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: JAN DEARDORFF

Address: 7108 HOLLY AVE TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

c:\dps.frm.wpd

4/7/2000

DPS - #8

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

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JAN DEARDORFF

Daytime Phone No.: 301-589-1317

Tax Account No.: 01073091

Name of Property Owner: JAN DEARDORFF Daytime Phone No.: 301-589-1317

Address: 7108 Holly Ave Takoma Pk MD 20912-4226
Street Number / City / Steet / Zip Code

Contractor: OWNER REPAIRS Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: Holly Ave

Town/City: Takoma Park Nearest Cross Street: Eastern or Tulip

Lot: 5 Block: 12 Subdivision: 025

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☒ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 1,500 —

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Jan Deardorff
Signature of owner or authorized agent

3/29/2000
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 4/27/00

Application/Permit No.: 215819 Date Filed: 4/7/2000 Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS 37/3.00M

21

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:

   1. Aluminum Storm Windows (not all present)
   2. Wood Porch Flooring 2 by 6's
   3. Wood Pillars
   4. Wood Stairs off to the left
   5. Wood Railings

   NO HISTORICAL SIGNIFICANCE. MOST ITEMS HAVE BEEN DONE IN THE PAST FEW YEARS AND DIMINISH THE HISTORICAL FEATURES OF THE HOUSE.

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

   RETURN HOUSE FRONT TO A HISTORICALLY CORRECT PRESENTATION

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.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue, Takoma Park	**Meeting Date:**	04/26/00
Applicant:	Jan Deardorff	**Report Date:**	04/19/00
Resource:	Contributing Resource **Takoma Park Historic District**	**Public Notice:**	04/12/00
Review:	HAWP	**Tax Credit:**	Partial
Case Number:	37/03-2000M	**Staff:**	Michele Naru
PROPOSAL:	Porch Rehabilitation	**RECOMMEND:**	Approve w/cond.

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Vernacular/Bungalow
DATE: c. 1880-1910

This 1-1/2 story, three-bay, dwelling is located in the Takoma Park Historic District. This bungalow form is clad is asbestos shingles and sheathed in asphalt shingles. The principal facade is ornamented with a full width one-story porch. The porch is supported by simple square columns and surrounded by a contemporary non-historic balustrade.

PROPOSAL: The applicant is proposing to:

1. Remove damaged aluminum storm windows and replace with new storm windows (if possible wood framed).
2. Remove wood porch flooring (currently 2"x 6") and replace with pine, 2" or 3" tongue and groove.
3. Remove hollow, wood pillars (8"x 8") with solid wood 6"x 6" post with carved edge.
4. Move wood stairs to center of porch to re-establish historic configuration.
5. Repair front railing as needed due to movement of stairs.
6. Install a wooden storm door.

STAFF DISCUSSION:

This bungalow is a contributing resource in the historic district. The purpose of a historic district is to encourage the owners of the historic properties not only to maintain the integrity of their

historic structures but to advocate projects that will increase the structure's level of integrity. This house was designed in the vernacular/bungalow style. This house is important to the overall streetscape and its compatibility with existing patterns. The proposed column design is not compatible with the historic character and style of the house. Staff would recommend that the applicant install solid wood columns to match the old in design and materials.

Staff applauds the applicants desire return the front porch to its original configuration. Since the applicant is going to repair the existing balustrade, staff would encourage the applicant to return the front porch balustrade back to its original layout (see drawing on circle).

STAFF RECOMMENDATION:

Staff recommends that the Commission ***approve with conditions*** the HAWP application 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 Guideline #9:

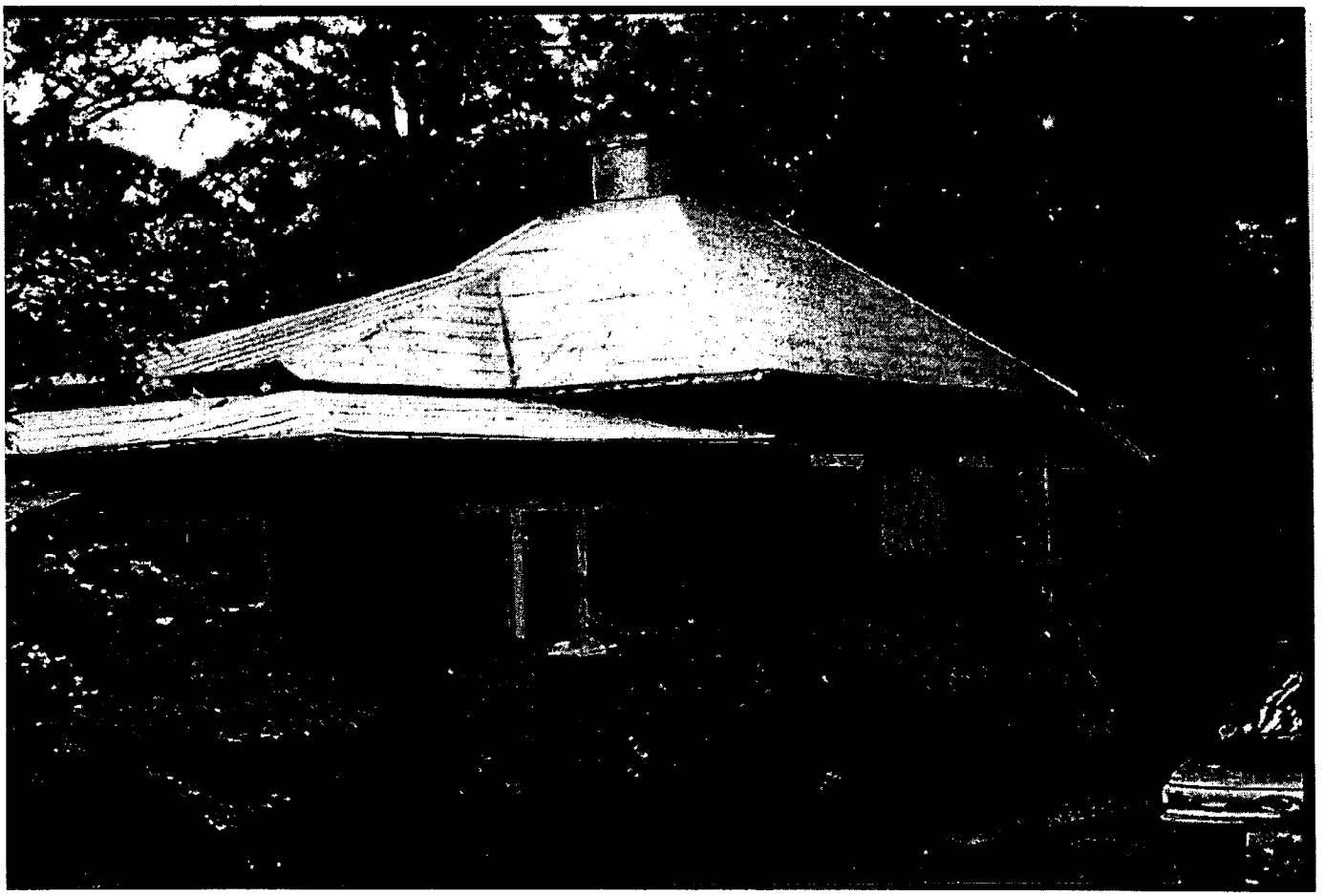
> New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

and with the conditions:

1. The wood columns should be replaced in-kind with columns of the same size, design and material. The columns may be solid instead of hollow.

with the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.

-1994



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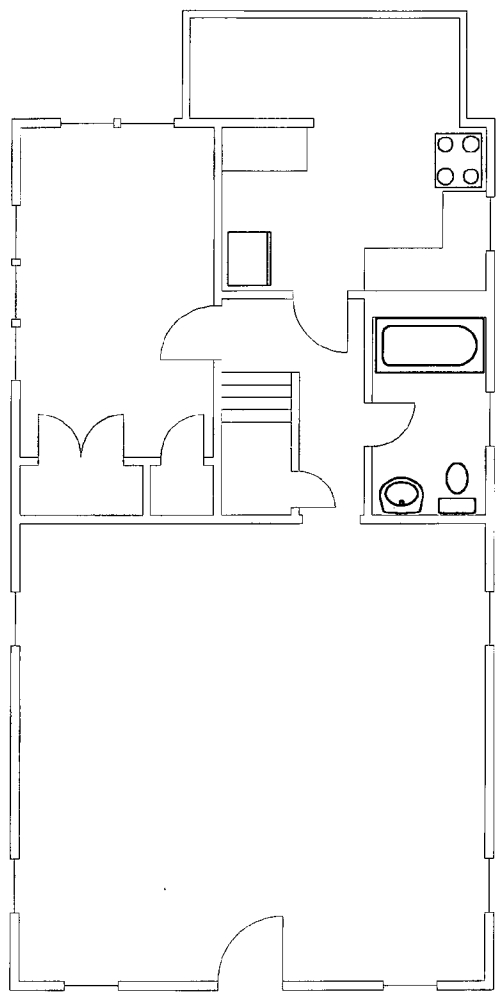
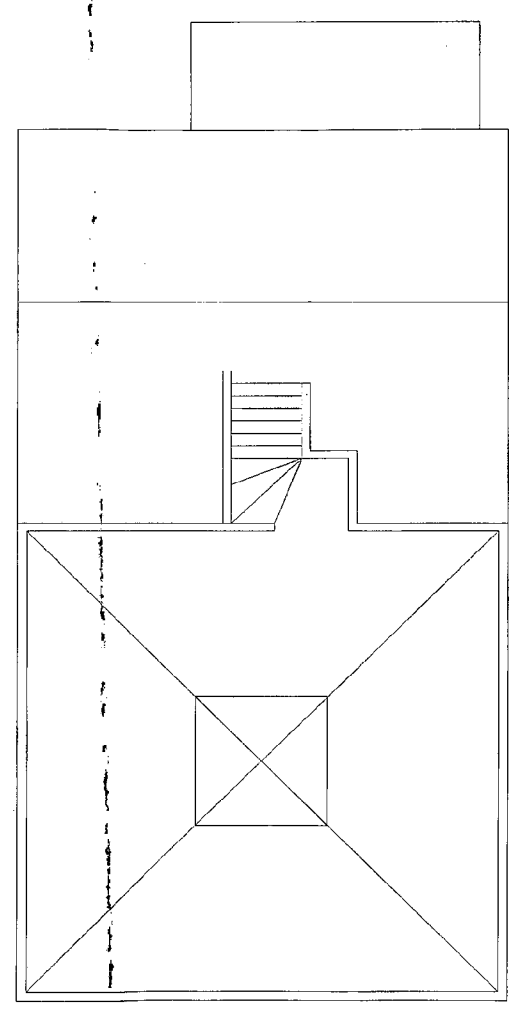


1 EX-1 EXTG. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EX-1 EXTG.SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
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TAKOMA PARK, MD

STUDIO D
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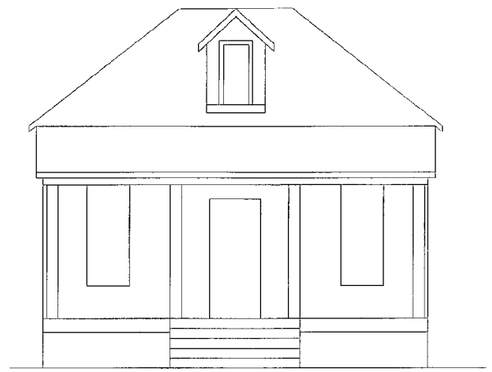
DANA ROGERS HADEN, AIA architect

ISSUE:
SCHEM SET: 2/22/03

DRAWN BY: DRH

SHEET:
EXTG. PLANS
EX-1



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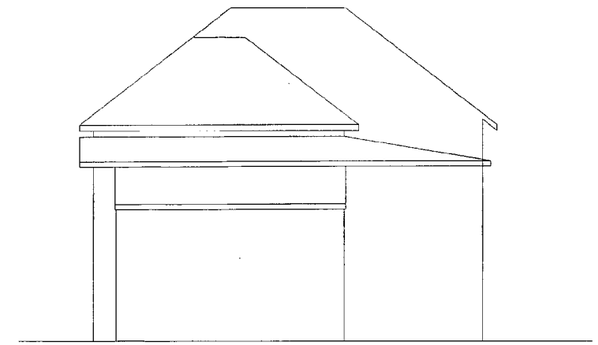

2 EX-2 EXTG. REAR ELEVATION
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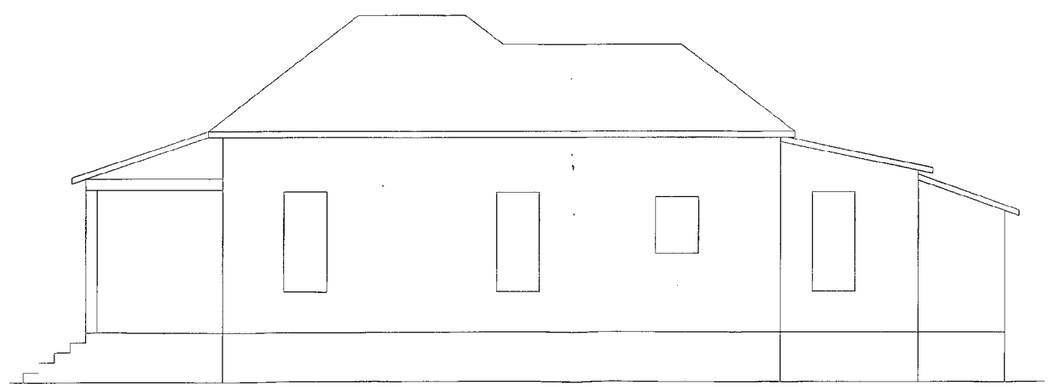

3 EX-2 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD

STUDIO D
8625 sligo creek parkway
takoma park, md
301-270-5911

DANA ROGERS HADEN, AIA architect

ISSUE:
SCHEM SET: 2/22/03

DRAWN BY: DRH

SHEET:
EXTG. ELEV.
EX-2

1 / A-2 NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 / A-2 NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 / A-2 NEW LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4 / A-2 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"

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takoma park, md
301-270-5811

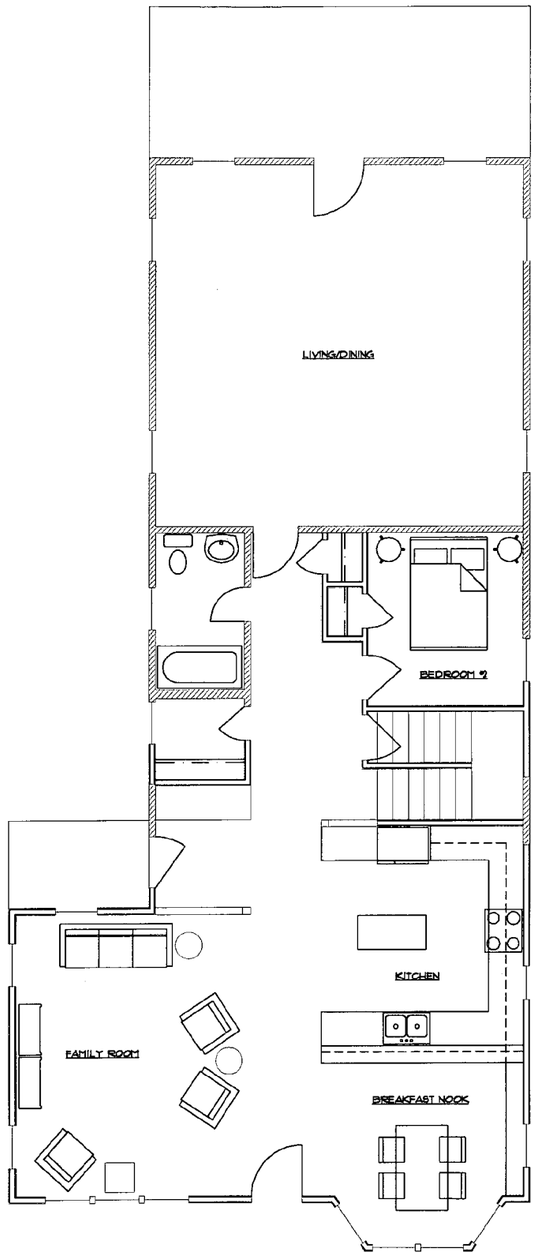
DANA ROGERS HADEN, AIA architect

ISSUE:
SCHEM SET: 2/22/03

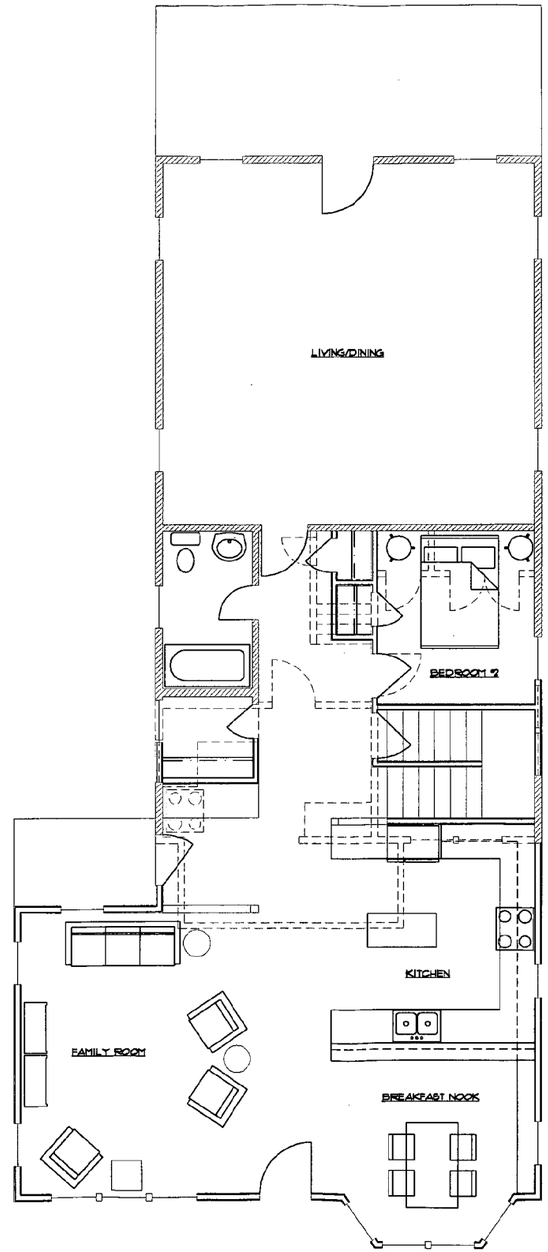
DRAWN BY: DRH

SHEET:
PROPOSED ELEV.

A-2



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



2 / A-1 NEW FIRST FLOOR PLAN W/ DEMO
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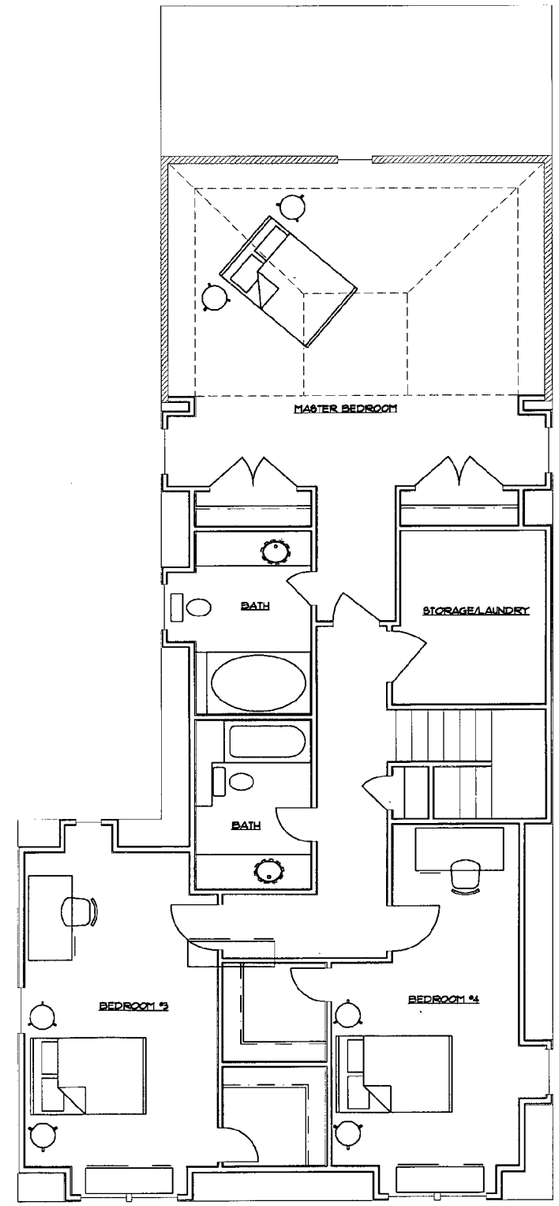

3 / A-1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO 7108 HOLLY AVE.

TAKOMA PARK, MD

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301-270-5811

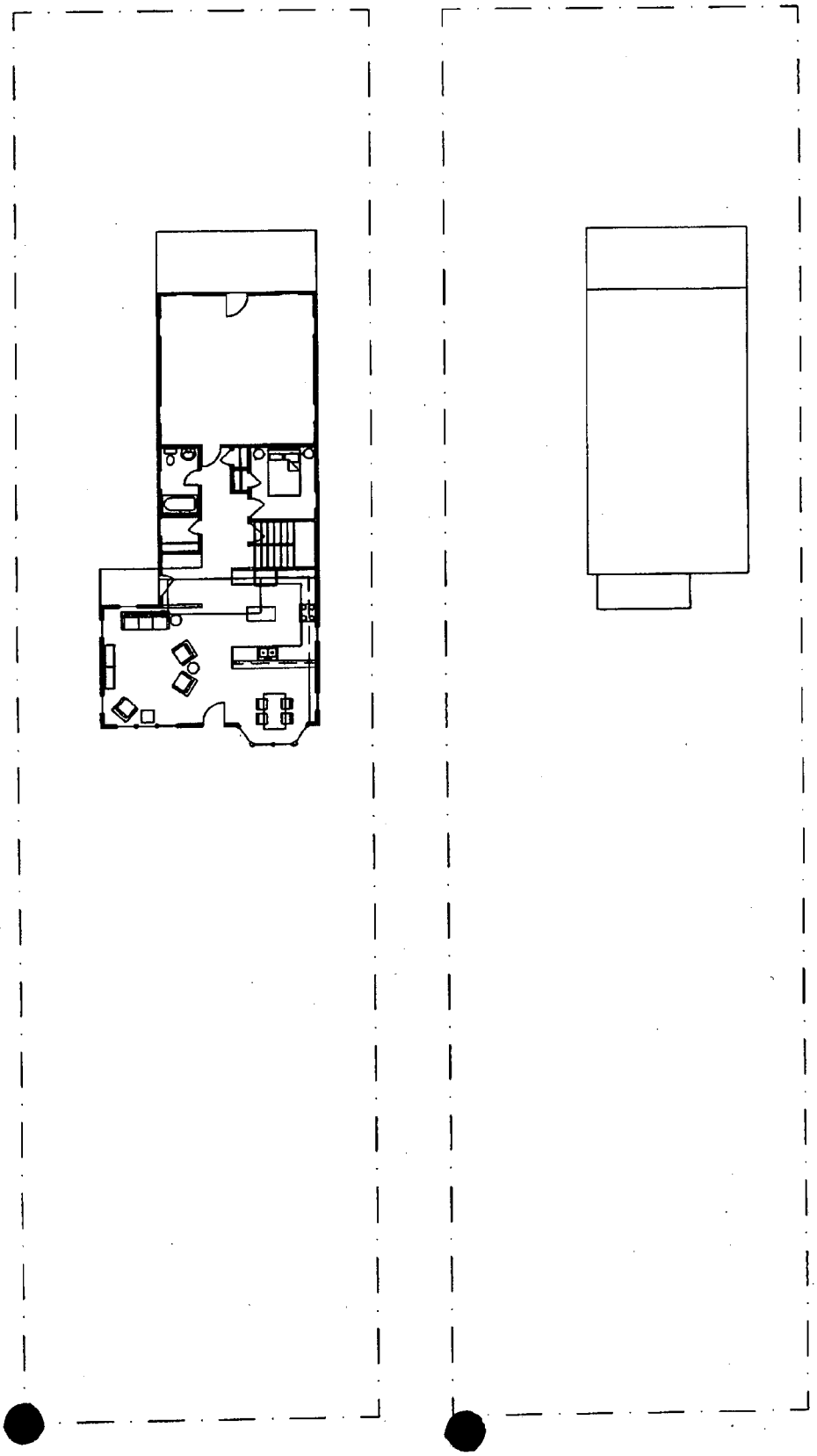
DANA ROGERS HADEN, AIA architect

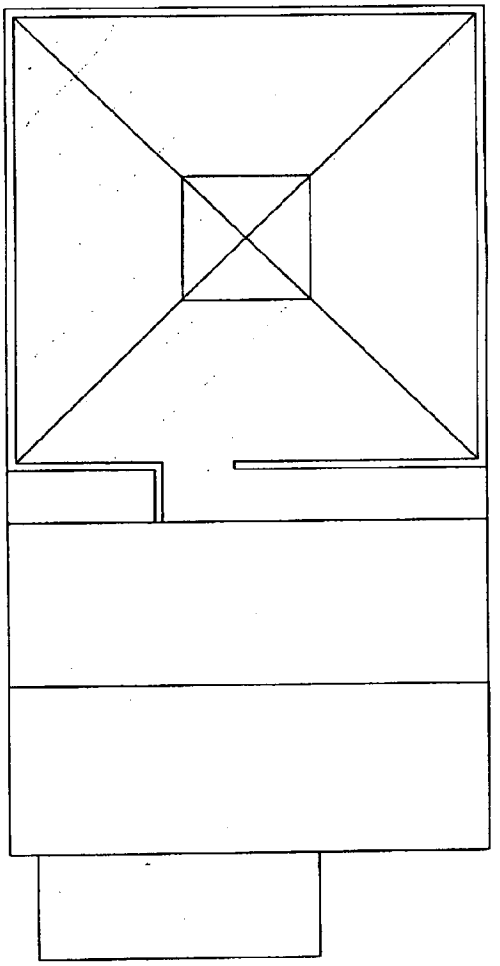
ISSUE:
SCHEM SET: 2/22/03

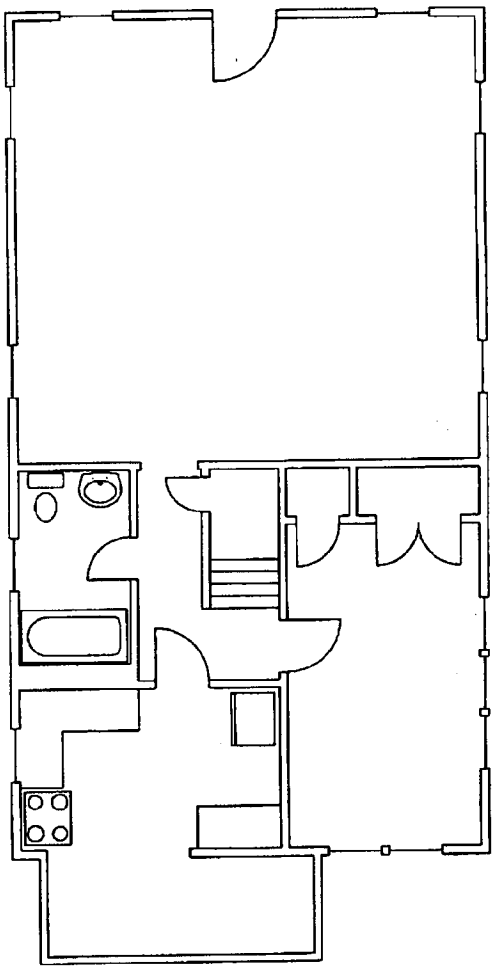
DRAWN BY: DRH

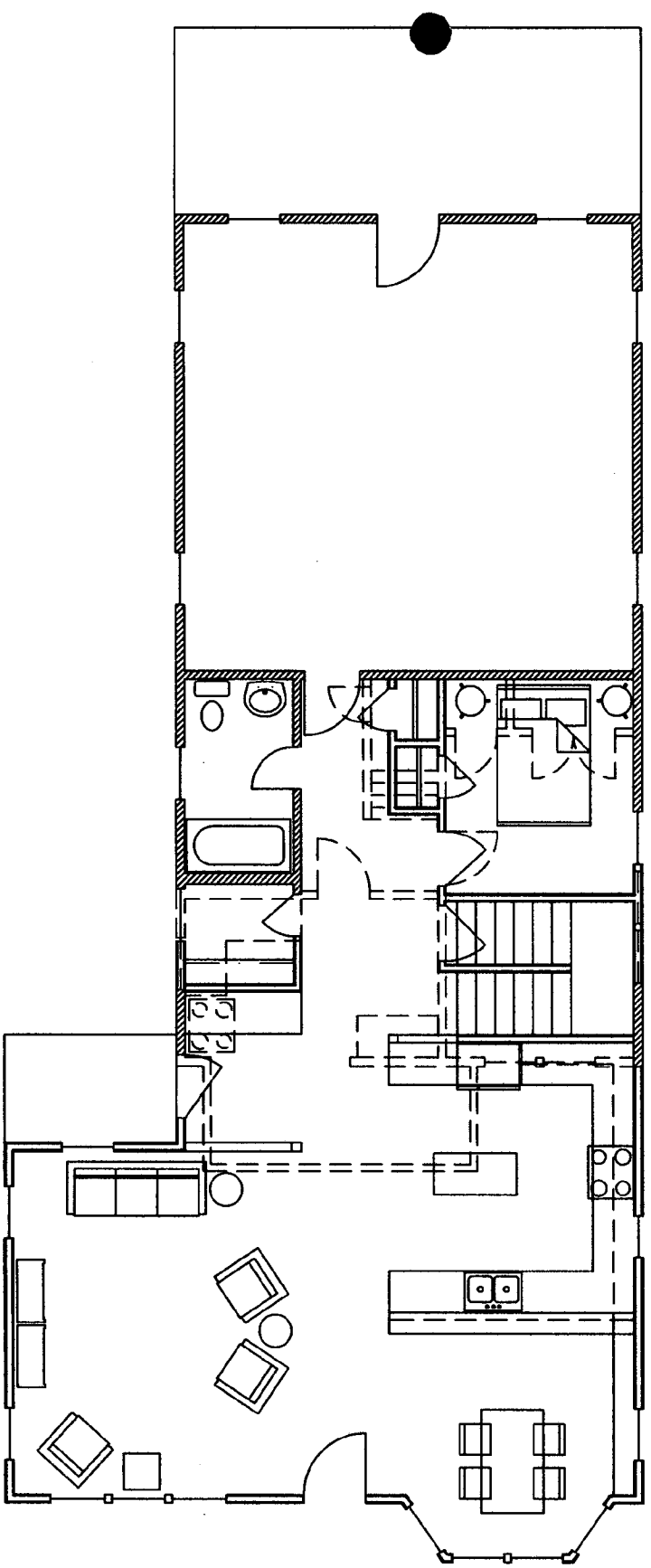
SHEET:
PROPOSED PLANS
A-1

No scale
Site plan









FIRST FLOOR PLAN w/ Demolition

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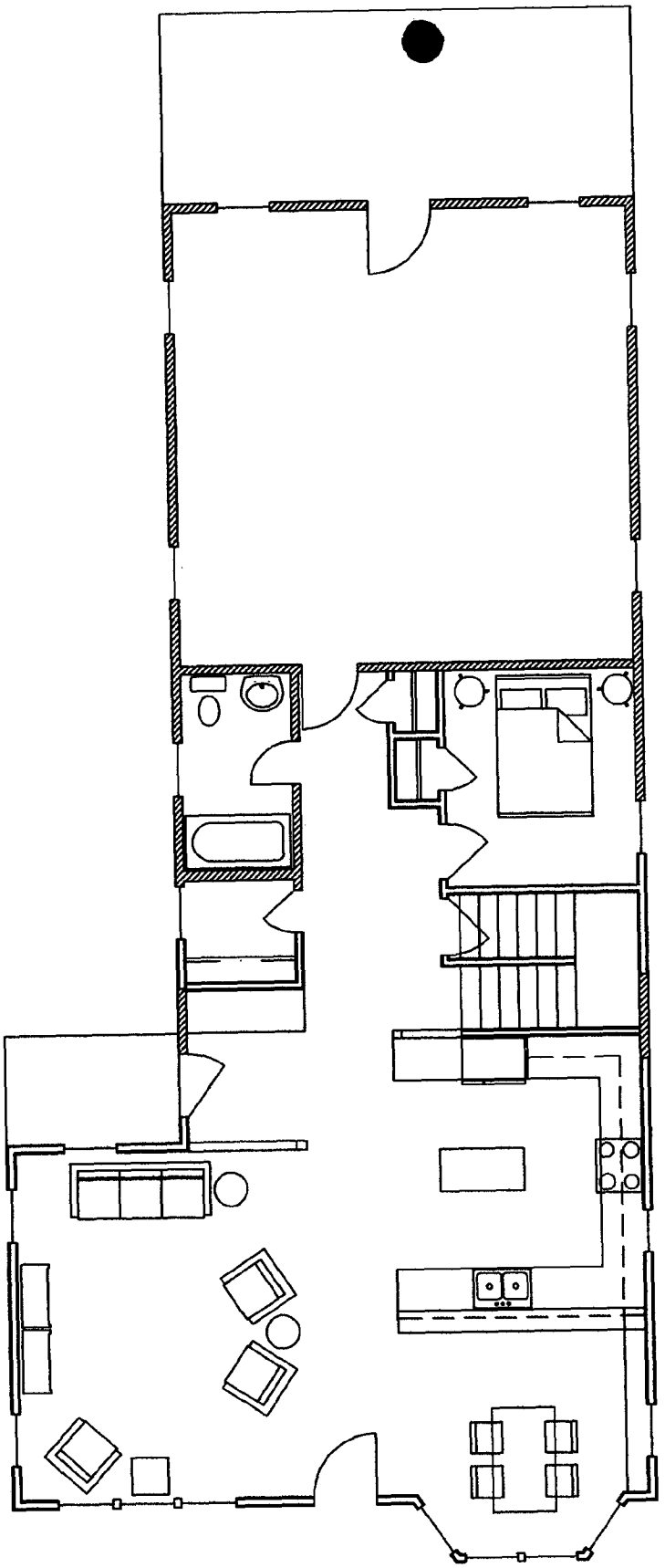

FIRST FLOOR PLAN

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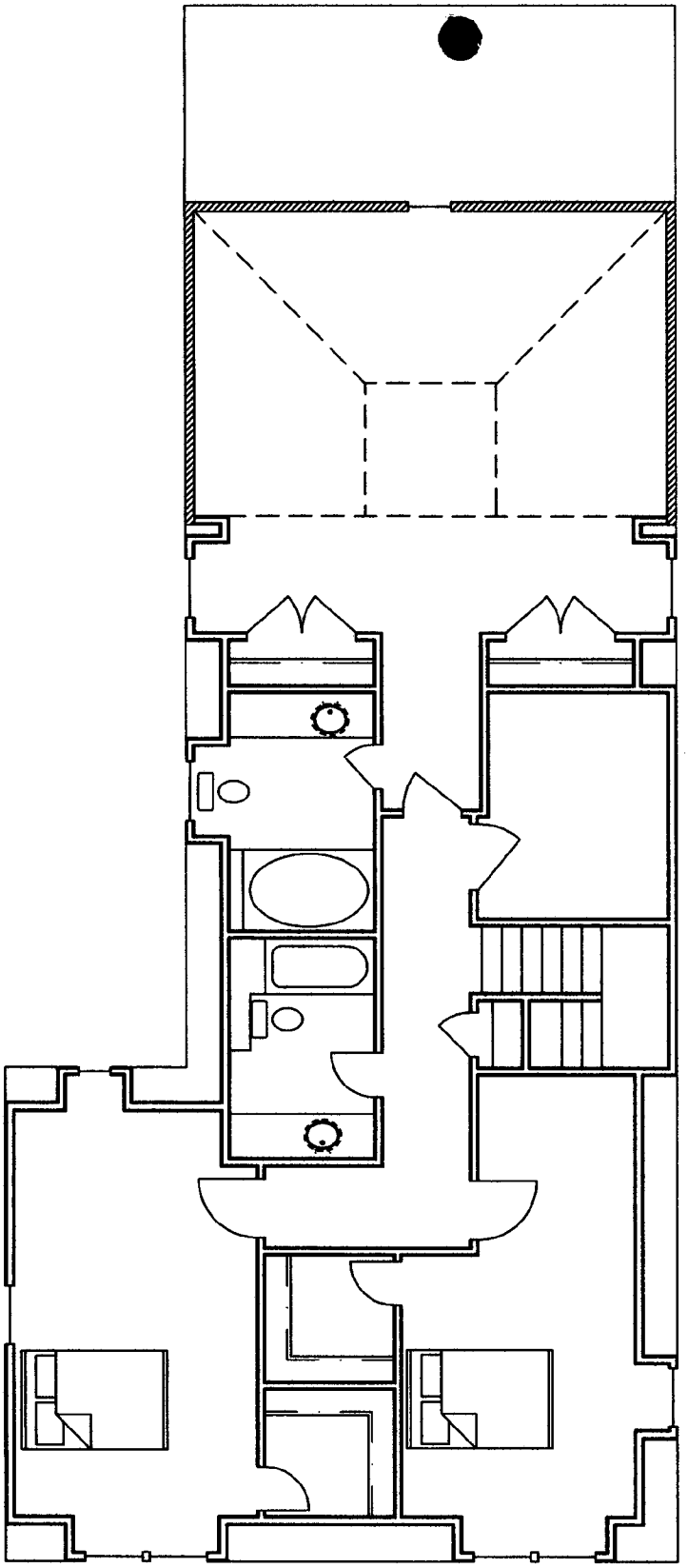

SECOND FLOOR PLAN

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REAR ELEVATION

FRONT ELEVATION

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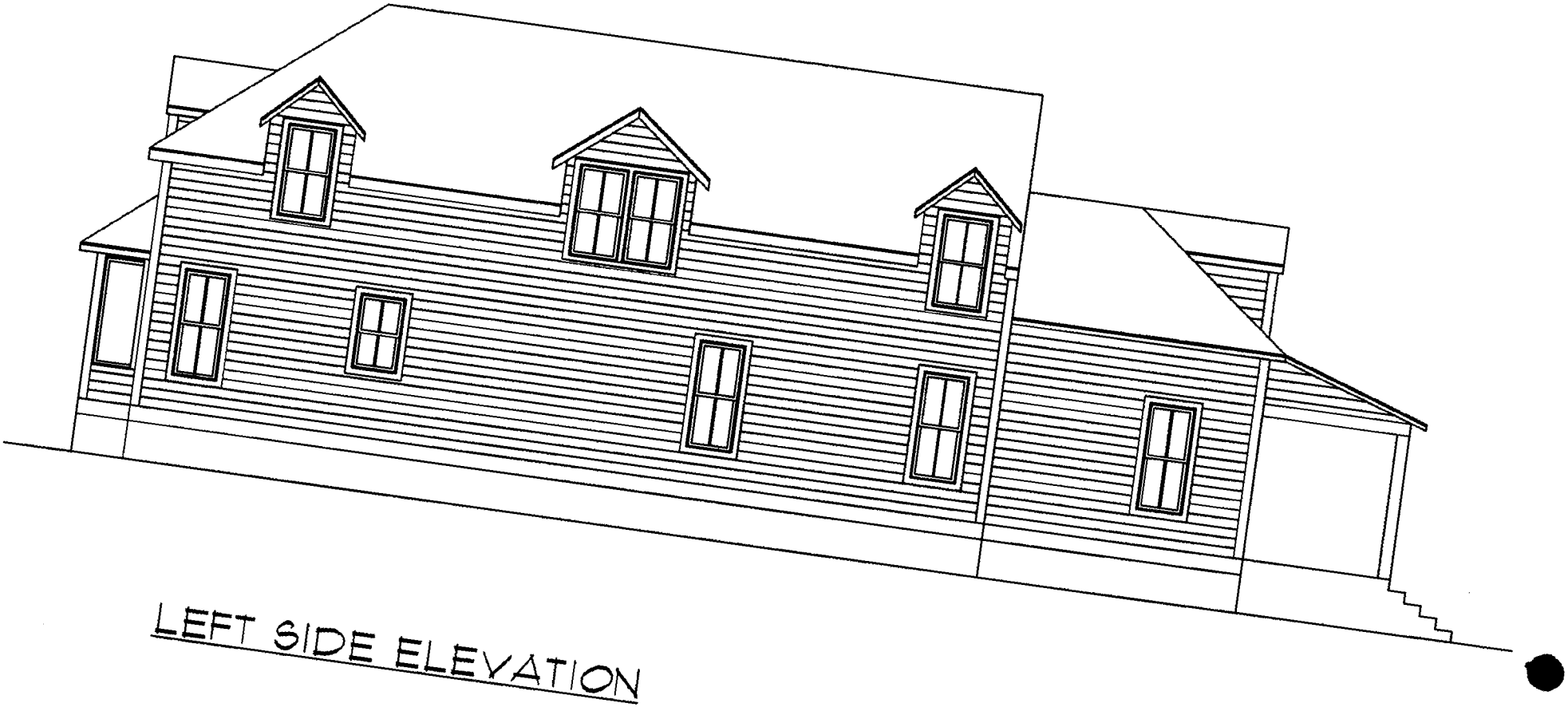

LEFT SIDE ELEVATION

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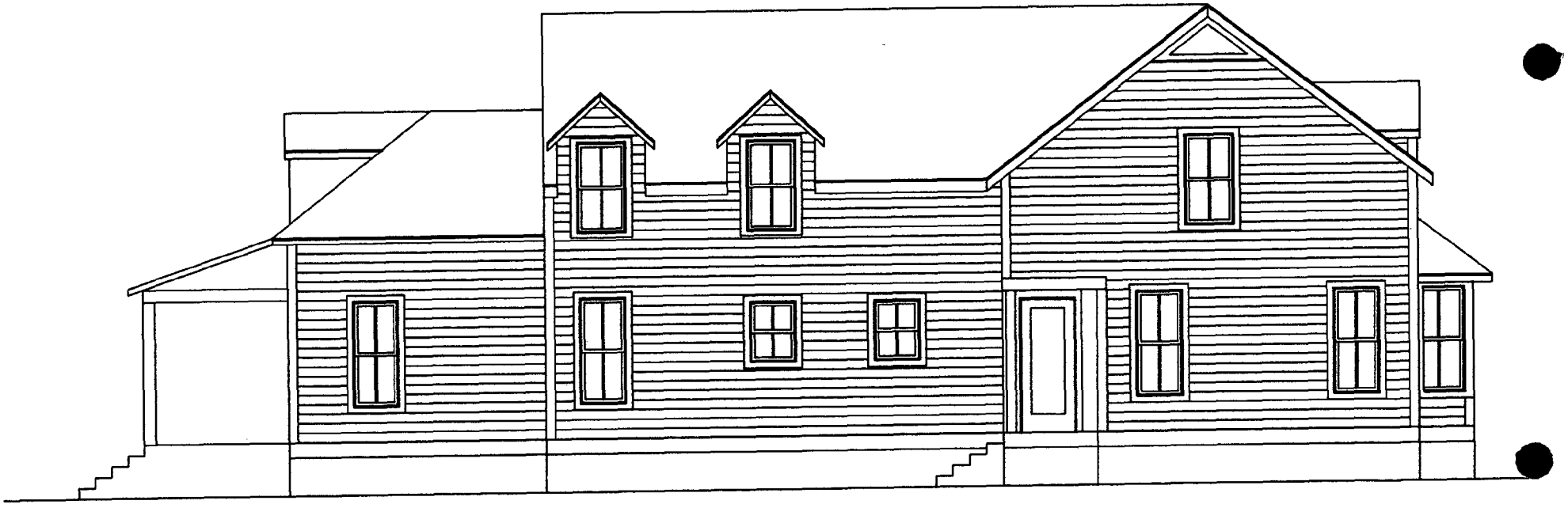

RIGHT SIDE ELEVATION

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