

37/03-04JJJ 7305 Holly Ave
Takoma Park Historic District

To: Owen

From: Vukeli

5/2/05

Gaul, Vickie

From: Thompson, Charles
Sent: Thursday, April 14, 2005 8:25 AM
To: 'Tim Searchinger'
Cc: Gaul, Vickie
Subject: RE:



Searchingerrespon
e.doc (24 KB...

Tim: I propose to file the attached today.

Charles W. Thompson, Jr.
County Attorney for Montgomery County, Maryland
240-777-6700

-----Original Message-----

From: Tim Searchinger [mailto:TSearchinger@environmentaldefense.org]
Sent: Wednesday, April 13, 2005 2:31 PM
To: Thompson, Charles
Cc: Gaul, Vickie
Subject: FW:

I filed the motion you suggested. If you could follow-up as we discussed, that would be great.

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BEFORE THE MONTGOMERY COUNTY
BOARD OF APPEALS

IN THE MATTER OF APPLICATION *
OF TIMOTHY D. SEARCHINGER FOR *
HISTORIC AREA WORK PERMIT *
*
* * * * *

COMES NOW, Charles W. Thompson, Jr, County Attorney for Montgomery County and in response to the Applicant's motion to withdraw his appeal and remand the application for a Historic Area Work Permit to the Montgomery County Historic Preservation Commission so that the application can be modified, consents to that motion and urges the Board to act as requested.

Without fault of the Historic Preservation Commission ("Commission"), the County's Department of Permitting Services ("DPS") forwarded the decision of the Commission several days after the Commission's decision in this matter to Mr. Searchinger. The action of the DPS appeared to be the official action of the Commission and was somewhat confusing. In fairness to the applicant and based upon his intent to modify his application, it is appropriate to allow him to make that modification without the Board acting upon his appeal.

In consenting to this action, the County does not suggest or imply that the Commission's decision was in any way erroneous, but agrees that the DPS action was confusing and believes Mr. Searchinger should be allowed to modify his application with the hope that he can do so in such a way as to allow it to be granted, but if not, to be able to appeal the Commission's decision to the Board without prejudice of this appeal.

Respectfully submitted,

Charles W. Thompson, Jr.
County Attorney

Certificate of Mailing

I hereby certify that the foregoing response to Timothy D. Searchinger's motion to withdraw his appeal and remand same to the Historic Preservation Commission was mailed postage prepaid to Mr. Searchinger, 7305 Holly Ave., Takoma Park, Md. 20912 on this 14th day of April 2005.

Charles W. Thompson, Jr.

Gaul, Vickie

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Sent: Thursday, April 14, 2005 8:25 AM
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Charles W. Thompson, Jr.

Tully, Tania

From: Gaul, Vickie [Vickie.Gaul@montgomerycountymd.gov]
Sent: Wednesday, March 09, 2005 2:42 PM
To: Wright, Gwen; Tully, Tania
Subject: T. Searchinger

Good afternoon,

It's my understanding that at this morning's work session, the Board of Appeals granted my motion to dismiss the Searchinger case – so we will not be going to a hearing on that matter.

I'll see you around 7:00 p.m.

Vickie

Vickie L. Gaul, Associate County Attorney
Office of the County Attorney
Montgomery County, MD
101 Monroe Street, 3rd Floor
Rockville, MD 20850
240-777-6716 (direct dial)
240-777-6705 (fax)

3/30/2005

**BEFORE THE BOARD OF APPEALS
FOR MONTGOMERY COUNTY, MARYLAND**

Appeal of

CASE NO. A-6054

TIMOTHY D. SEARCHINGER

**MOTION TO DISMISS APPEAL CONCERNING
DENIAL OF HISTORIC AREA WORK PERMIT**

The Montgomery County Historic Preservation Commission (HPC), in accordance with Section 2A-7(c) of the Montgomery County Code, 2004 (Code) and by the undersigned, moves to dismiss the appeal filed by Timothy D. Searchinger concerning the HPC's denial of his request for an historic area work permit (HAWP) and for reasons states the following:

1. Section 24A-7(h)(1) of the Code specifically provides that a person may appeal an HPC decision within thirty (30) days after the decision is issued:

(h) Appeal.

(1) Within 30 days after the Commission makes a public decision on an application, an aggrieved party may appeal the Commission's decision to the Board of Appeals, which must review the decision de novo. The Board of Appeals may affirm, modify, or reverse any order or decision of the Commission. (Emphasis added).

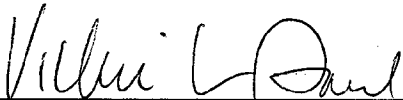
2. The HPC's decision denying Mr. Searchinger's request for a HAWP was issued on December 16, 2004.

3. Mr. Searchinger's appeal was filed with the Board of Appeals on January 20, 2005, which is thirty-five (35) days after the HPC's decision was issued.

4. Hence, Mr. Searchinger's appeal was not timely filed and, accordingly, should be dismissed by the Board of Appeals.

Respectfully submitted,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY




Vickie L. Gaul
Associate County Attorney

Attorneys for Respondent Historic
Preservation Commission
101 Monroe Street, Third Floor
Rockville, MD 20850
(240) 777-6716

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of February, 2005, a copy of the foregoing Motion to Dismiss Appeal was mailed, first class, postage prepaid, to:

Timothy D. Searchinger
7305 Holly Avenue
Takoma Park, MD 20912



Vickie L. Gaul
Associate County Attorney

Rec'd 1/18/05 Postmarked 1/15/05

BOA Form 3 (Revised 07/09/03)

Docket No. A- _____
Date Filed _____
Hearing Date _____
Time _____

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

**APPEAL CHARGING ERROR
IN ADMINISTRATIVE ACTION OR DETERMINATION**

Please note instructions on reverse side.
Attach additional sheets if required for answers.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1994, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose action or determination this appeal is made: Historic Preservation Commission

Brief description of action or determination from which this appeal is made (attach document indicating such action or determination) Denial of Historic Area Work Permit

Date of that action or determination: 12-21-04

Brief description of what, in appellant's view, the ruling or action should have been: Approval of permit

Number of Section, and Subsection, if any, of the Montgomery County Code 1994, as amended, or citation or other statutory provision, which appellant contends was misinterpreted: 24A-2 24A-2

Reason for appeal: Application for addition conforms to standards set forth in the Master Plan for Historic Preservation for Takoma Park.

Description of real property, if any, involved in this appeal: Lot - , Block - , Parcel P823
Subdivision 25, Street and Number 7305 Holy Avenue
City Takoma Park Zip 20912, Zone Classification

Name of Property owner: Timothy & Brigitte Searchinger
Mailing address of property owner if different from above address:

Appellant's present legal interest in above property, if any: Owner (including joint ownership) Lessee
 Contract to lease or rent Contract to purchase Neighbor Civic Association Other

Explain

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

 Signature of Attorney (Please print next to signature)
 Signature of Appellant(s) (Please print next to signature)
Timothy D. Searchinger

 Address of Attorney
7305 Holly Ave., Takoma Park, MD 20912 Address of Appellant(s)

 Telephone Number
(301) 585-9635 Home Telephone Number
(202) 387-3500
 Work Telephone Number

(OVER)

BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(Please see information on reverse side)

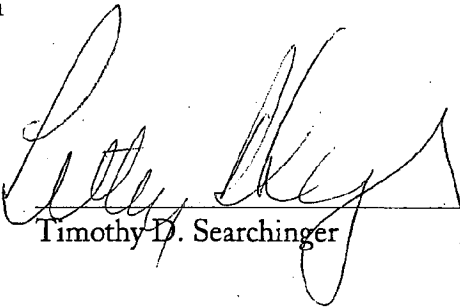
(all addresses are Takoma Park, MD 20912)

NAME	ADDRESS (Please add Zip Code)	LOT/PARCEL	BLOCK
Allen & Caroline Bassing	7305 Holly Avenue	Lot 22	6
Albert, Nanacy Currier	7307 Holly Avenue	P798	n/a
Agnes Patti	7306 Holly Avenue	Lot 37	12
George & Carol Hinds	7304 Holly Avenue	Lot 36	12
George Mallusky	7302 Holly Avenue	Lot 35	12
Robert Schware Alice Trembour	7304 Birch Avenue	Lot 3	6B
Larry & SH Silverman	7308 Birch	Lot 1	6B

CERTIFICATE OF SERVICE

I hereby certify that I have served a copy of the foregoing Appeal Charging Area in Administrative Action or determination with the Historic Preservation Commission of Montgomery County by first-class mail, postage prepaid at

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20912



Timothy D. Searchinger

January 14, 2005



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 12/21/2004

Permit No: 365278
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

TIMOTHY D SEARCHINGER
7305 HOLLY AVENUE
TAKOMA PARK MD 20912

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: Permit Denied

PREMISE ADDRESS 7305 HOLLY AVE
TAKOMA PARK MD 20912-0000

LOT	BLOCK	PARCEL	ZONE	R60
LIBER	ELECTION DISTRICT	PLATE	GRID	
FOLIO	SUBDIVISION			
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:			

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/77-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TIM SEARCHINGER
Daytime Phone No.: (202) 387-3500 x 3344

Tax Account No.: _____
Name of Property Owner: TIM & BRIGITTE SEARCHINGER Daytime Phone No.: see above
Address: 7305 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Paul Treseder Daytime Phone No.: 301 320-1580
Address: 6320 Wiscasset Rd., Bethesda, MD 20816

LOCATION OF BUILDING/PREMISE
House Number: 7305 HOLLY AVE Street: HOLLY AVE
Town/City: TAKOMA PARK Nearest Cross Street: DOGWOOD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Blaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] _____ Date: 10-13-04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: 12/1/04
Applicator/Permit No.: 365278 Date Filed: _____ Date Issued: _____



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 16, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 365278 *TGT*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **DENIED**.

Applicant: Tim & Brigette Searchinger

Address: 7305 Holly Avenue, Takoma Park

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 37/03-04JJJ Received November 10, 2004

Public Appearance December 1, 2004

Before the Montgomery County Historic Preservation Commission

Application of Tim and Brigette Searchinger
7305 Holly Avenue, Takoma Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a second-story addition.

Commission Motion: At the December 1, 2004 meeting of the Historic Preservation Commission (HPC), Commissioner Fuller presented a motion to deny the application to construct a second-story addition. Commissioner Watkins seconded the motion. Commissioners O'Malley, Burstyn, Williams, Rotenstein, Alderson voted in favor of the motion. Commissioners Breslin and Anathar were absent. The motion passed 7-0.

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.

205510

Written Description of Project:

- a. Description of existing structure and environmental setting, including their historic features and significance:

The house is an early-20th century bungalow on a single lot in Takoma Park's historic district. It is like many Bungalows in Takoma Park, which are typically categorized as contributing resources, but was characterized as an outstanding resource because of its argyle notched bargeboard, square rafter ends and small glass panes in the front. A one-story addition on the house exists off the back on pilings so as not to disturb the root zone of the trees in the back

- b. General description of project:

The project will add a small addition over the back of approximately 600 square feet to accommodate two bedrooms, with a small addition extending roughly 9.5' from the back, covering roughly one half the width of the house in the center to accommodate a stairway and bathroom. The second floor on the front will have an unusually small height of only approximately 6' to minimize the height gain. The roof will be angled differently from the original part of the house to emphasize the distinction. A dormer will be added on the back of the addition but will not be visible from the front of the house. The renovations will also fix various flaws in the historic feature of the original addition. Moldings matching the original house style will be placed around the windows on the addition and improvements will be made to the shingling. At the same time, new larger rear doors will be added in the back of the original addition to replace existing glass doors, and an additional glass panel will be added, but these features will not be visible from the front.

The project is highly sympathetic to the existing character of the house and to the feel of the historic district. Nearly all houses on the block have significant additions off the back, and many bungalows have second story features. However, the addition will be placed far to the rear and will not at all change the appearance of the exceptional historical features at the front of the house.

365278

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 November 10, 2004, Tim and Brigette Searchinger completed an application for a Historic Area Work Permit (HAWP) to construct a 2nd story addition on the rear section of 7305 Holly Avenue.

7305 Holly Avenue is designated an Outstanding Resource in the Takoma Park Historic District, which was added to the Master Plan For Historic Preservation in Montgomery County in 1992. The amendment includes historic preservation review guidelines that are intended to guide the HPC's decisions in specific HAWP cases.

The designation lists this residence as:

- Circa 1910s Craftsman style.
- Noted as "The Argyle" a Sears plan house.
- Noted also for architectural details including notched bargeboards, square rafter ends and small paned windows.
- An Outstanding Resource

Along Holly Avenue there are a number of other Craftsman style residences from the same era as 7305 Holly Avenue that are designated as Contributing. These include:

- 7111 (c1910s)
- 7204 (c1910-20s)
- 7218 (c1910-20s)
- 7307 (c1920s, Sears: Americus)

Of the approximately 37 properties on Holly Avenue, only 15 are designated as Outstanding and only one of these is a Craftsman bungalow. The majority of the outstanding resources are large Victorian residences dating from the late 1800s.

365278

There are approximately 920 properties within the Takoma Park Historic District. Of these, approximately 19% are designated as Outstanding. Of the Outstanding resources approximately 18% are Bungalows.

The Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House defines outstanding resources within the Historic District as:

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

EVIDENCE IN THE RECORD

The Historic Preservation office received the submitted Historic Area Work Permit (HAWP) application on November 10, 2004. A written staff recommendation on this case was prepared and sent to the Commission on November 24, 2004. At the December 1, 2004 HPC meeting, staff person Tania Tully showed digital photos of the site and presented an oral report with staff recommendations. Staff recommended the HAWP application be denied as the second-story addition is not consistent with the character defining features of this Outstanding Resource in the Takoma Park-Historic District, nor is it consistent with the historic preservation review guidelines included in the Takoma Park designation amendment, or the *Secretary of the Interior's Standards for Rehabilitation*.

Staff's specific concerns about the proposed second story addition that constituted reasons for the denial recommendation were:

1. The Takoma Park Guidelines state that Outstanding Resources "will receive the most detailed level of design review...The guiding principles to be utilized by the Historic Preservation Commission for review of Outstanding Resources within the Takoma Park Historic District are the *Secretary of the Interior's Standards for Rehabilitation (Standards)*;"
2. The *Standards* state, "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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;"
3. The *Standards* also state, "new additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;"

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4. The Takoma Park Guidelines state that there are two very general, broad planning and design concepts that apply throughout the district. These state that "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" and "the importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district,"
5. Although set at the rear of the house, the proposal would be clearly visible from the street and would alter the one-story, horizontal nature of 7305 Holly Avenue, which is one of its major character defining features.
6. This bungalow stands out as unique among its neighbors and is one of the most intact, unaltered buildings of its type in the Historic District.
7. Staff's professional opinion is that the height would be detrimental to the historic house and the district by overwhelming the small scale and horizontality of the house, and substantially altering an Outstanding Resource.

One of the applicants, Mr. Searchinger and his architect, Mr. Paul Treseder, attended the meeting.

There were two additional persons who spoke on the record. Ms. Sabrina Baron, President of Historic Takoma stated her organization's support of the denial citing the significance of the house and inappropriateness of the addition. Mr. Al Currier of 7307 Holly Avenue stated his strong support for the addition and Mr. Searchinger provided a letter of support from other neighbors.

Mr. Searchinger introduced Mr. Treseder and then stated that one of issues between him and staff is the interpretation of the legal standards being applied. He explained that he wants to add to the house to have more room for his family which includes 2 children and that because of his desire to preserve trees in the back yard this proposed design is the only option. Mr. Treseder affirmed this statement, established his experience with similar projects, and stated his professional opinion that this kind of addition is the only way to expand the space without killing the trees in the back yard. He also noted the need to work with the Takoma Park arborist.

Mr. Treseder then proceeded to explain why he believed the proposal met the applicable guidelines, even though this is an Outstanding Resource. His reasoning was that the addition is distinct from the original and that he did everything he could to reduce the mass of the new addition. He noted that there is only a small part of the addition that is actually on the historic portion of the house and that this section of the addition was included primarily for functional reasons although he preferred the aesthetics as well. He also stated his belief that it met the standard of reversibility, likening it to having a tree fall on the roof. He also pointed out its placement at the rear of the house and that he believed this type of addition to be a classic approach for enlarging bungalows.

Mr. Treseder, at the applicant's request, then stated that his belief that the only distinctive elements of the house are the architectural details on the front of the house and that otherwise the house is just another little bungalow. Mr. Treseder and Mr. Searchinger then discussed the possible

365278

visibility of the proposed addition and stated that it would be visible as a person walked up and down the street.

Mr. Searchinger detailed what he believed were the legal issues regarding this case and his intent to take a denial to the Board of Appeals. He then discussed the *Secretary of the Interior's Standards for Rehabilitation* and his interpretation that they have been met. Additionally, he stated that the Commission's interpretation results in a "no second story" policy – his reasoning being that there are very few 1-story outstanding resources and that his is the only one on his block. The applicant finished his presentation by reiterating that the addition is only 6 feet higher than the original house.

The Commissioners then discussed the application. The comments of the Commissioners clearly established the significance of 7305 Holly Avenue as a whole building and explained why it is important for more than just the distinctive Craftsman details on the façade. Commissioner Rotenstein pointed out that based upon renderings in an original Sears catalog, the original design aesthetic of this very significant resource contemplated looking at it from an oblique angle. Additionally, Commissioner Alderson explained the extreme significance of the silhouette of the house and the strength of the offset gables and stated that 7305 Holly Avenue is one of the most distinctive bungalows in the Takoma Park Historic District. In comparing the house to an illustration of "The Argyle" in a period Sears catalog, Commissioner Watkins noted that the extreme similarity of the two buildings is part of what makes the house outstanding.

One of the main points of discussion at the meeting was the influence of mature trees in the rear yard on the proposed design. Commissioner Watkins began the discussion by emphasizing the pristine nature of this outstanding bungalow and was the first to promote the idea that this is a property where the compromise between tree removal and historic preservation should be in favor of the building. Commissioner Fuller also stated that it would be preferable to sacrifice some trees in the rear yard rather than the house.

Suggestions were made by the Commission in an attempt to find a solution that gave the applicant the desired additional space, while avoiding tree removal. Commissioner Alderson suggested wrapping the addition around the trees or extending it beyond them. Mr. Treseder stated his experience with that solution, but said that in this case there are too many trees. Mr. Searchinger then pointed to the location of the trees. However, a complete tree inventory was not provided as part of the HAWP application.

Commissioner Williams and Chairperson O'Malley both inquired about the possibility of utilizing the space under the deck and rear portion of the house rather than extending the addition upward. Mr. Searchinger explained that the location of root zones of several trees made it infeasible to do a lower ground level addition. Mr. Treseder brought up the challenge of working with the Takoma Park Tree Commission and the fact that tree removal or endangerment is not something to take lightly. Commissioner Watkins responded in kind regarding the historic building and stated again that the proposal is a major change to an Outstanding Resource and cannot be taken lightly.

The consensus of the Commission was that a redesigned addition – one or two stories – that would pull away from the body of the historic house could be approved for this property. Commissioner Watkins didn't deny that an addition could occur at 7305 Holly Avenue, but stated that a two-story addition as proposed is not compatible with the Outstanding Resource. Commissioner Williams

25220E

concluded and clarified that the massing and style detracted from the integrity and historic character of the Outstanding Resource and that it wouldn't meet the guidelines. Commissioner Alderson stated that piggybacking a dormer-like element would undermine the distinctiveness of the offset gables and Commissioner Fuller felt that if the architecture changed to allow the bungalow to close on itself and didn't destroy the original roofline he could see an addition being acceptable. None of the Commissioners stated that there could not be an addition on this house; in fact Commissioner Fuller said that he thought a two-story addition could work on this property, just not abutting the existing intact house. Commissioner Alderson strongly encouraged the applicant to look at the options suggested and expressed appreciation for his willingness up to that point.

Mr. Searchinger continued to have concerns about the Commissioner's suggestions, noted his philosophical opposition to any proposal that would involve removing trees, and asked them to act on his current application.

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, 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 guidelines for the historic district that are included as part of the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House. In particular, the following concepts, guidelines and factors are applicable in this case:

Broad Planning and design concepts which apply to all categories:

- Concept 1: 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), and,
- Concept 2: The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

365278

And the Guideline for Outstanding Resources – Residential:

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*;

And the factors to be considered in reviewing HA WPs on Outstanding Resources:

- Factor 1: 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, setback, and materials
- Factor 2: Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- Factor 3: While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Factor 4: Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Factor 5: Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Factor 6: Preservation of original building materials and use of appropriate, compatible new materials is encouraged
- Factor 7: All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the *Secretary of the Interior's Standards for Rehabilitation*, adopted in the HPC Executive Regulations in November 1997, to the extent that such *Standards* are consistent with the Takoma Park Guidelines. In particular, *Standards* #9 and #10 are applicable in this case.

- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Based on this, the Commission finds that:


1. 7305 Holly Avenue is an Outstanding Resource in the Takoma Park Historic District. For this reason it is essential to preserve the historic character, including the original form and massing, of this resource and maintain its integrity.
2. The proposal constitutes changes that will substantially alter and compromise the existing integrity of the Outstanding Resource, which through its architectural fabric, design, form, and massing 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, by the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House, and by the *Secretary of the Interior's Standards for Rehabilitation*.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Tim and Brigitte Searchinger for an Historic Area Work Permit (HAWP) to construct a second-story addition at 7305 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.



 Julia O'Malley, Chairperson
 Montgomery County
 Historic Preservation Commission

12/16/04

 Date

365278



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 16, 2004

MEMORANDUM

TO: Tim & Brigitte Searchinger

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Denial

Your Historic Area Work Permit application was denied by the Historic Preservation Commission at its December 1, 2004 meeting. Enclosed is the written decision and opinion of the Commission.

Within 30 days after the Commission makes a public decision on an application, an aggrieved party may appeal the Commission's decision to the Board of Appeals, which must review the decision de novo. The Board of Appeals may affirm, modify, or reverse any order or decision of the Commission. A party may appeal a decision of the Board of Appeals under Section 2-114. (Ord. No. 9-4, § 1; Ord. No. 11-59; Ord. No. 13-111, § 1.)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 16, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 365278 *TGT*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **DENIED**.

Applicant: Tim & Brigette Searchinger

Address: 7305 Holly Avenue, Takoma Park



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
285 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
140777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TIM SEARCHINGER
Daytime Phone No.: (202) 387-3500 x 3344

Tax Account No.: _____
Name of Property Owner: TIM & BRIGITTE SEARCHINGER Daytime Phone No.: see above
Address: 7305 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Paul Treseder Daytime Phone No.: 301 320-1580
Address: 6320 Wisconsin Rd., Bethesda, MD 20816

LOCATION OF BUILDING/PREMISE
House Number: 7305 Holly Ave Street: Holly Ave
Town/City: Takoma Park Nearest Cross Street: DOGWOOD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____

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.

Julia O'Malley Signature of owner or authorized agent 10-13-04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: 12/1/04
Application/Permit No.: 365278 Date Filed: _____ Date Issued: _____

Written Description of Project:

- a. Description of existing structure and environmental setting, including their historic features and significance:

The house is an early-20th century bungalow on a single lot in Takoma Park's historic district. It is like many Bungalows in Takoma Park, which are typically categorized as contributing resources, but was characterized as an outstanding resource because of its argyle notched bargeboard, square rafter ends and small glass panes in the front. A one-story addition on the house exists off the back on pilings so as not to disturb the root zone of the trees in the back.

- b. General description of project:

The project will add a small addition over the back of approximately 600 square feet to accommodate two bedrooms, with a small addition extending roughly 9.5' from the back, covering roughly one half the width of the house in the center to accommodate a stairway and bathroom. The second floor on the front will have an unusually small height of only approximately 6' to minimize the height gain. The roof will be angled differently from the original part of the house to emphasize the distinction. A dormer will be added on the back of the addition but will not be visible from the front of the house. The renovations will also fix various flaws in the historic feature of the original addition. Moldings matching the original house style will be placed around the windows on the addition and improvements will be made to the shingling. At the same time, new larger rear doors will be added in the back of the original addition to replace existing glass doors, and an additional glass panel will be added, but these features will not be visible from the front.

The project is highly sympathetic to the existing character of the house and to the feel of the historic district. Nearly all houses on the block have significant additions off the back, and many bungalows have second story features. However, the addition will be placed far to the rear and will not at all change the appearance of the exceptional historical features at the front of the house.

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 37/03-04JJJ Received November 10, 2004

Public Appearance December 1, 2004

Before the Montgomery County Historic Preservation Commission

Application of Tim and Brigitte Searchinger
7305 Holly Avenue, Takoma Park

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a second-story addition.

Commission Motion: At the December 1, 2004 meeting of the Historic Preservation Commission (HPC), Commissioner Fuller presented a motion to deny the application to construct a second-story addition. Commissioner Watkins seconded the motion. Commissioners O'Malley, Burstyn, Williams, Rotenstein, Alderson voted in favor of the motion. Commissioners Breslin and Anathar were absent. The motion passed 7-0.

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 November 10, 2004, Tim and Brigette Searchinger completed an application for a Historic Area Work Permit (HAWP) to construct a 2nd story addition on the rear section of 7305 Holly Avenue.

7305 Holly Avenue is designated an Outstanding Resource in the Takoma Park Historic District, which was added to the Master Plan For Historic Preservation in Montgomery County in 1992. The amendment includes historic preservation review guidelines that are intended to guide the HPC's decisions in specific HAWP cases.

The designation lists this residence as:

- Circa 1910s Craftsman style.
- Noted as "The Argyle" a Sears plan house.
- Noted also for architectural details including notched bargeboards, square rafter ends and small paned windows.
- An Outstanding Resource

Along Holly Avenue there are a number of other Craftsman style residences from the same era as 7305 Holly Avenue that are designated as Contributing. These include:

- 7111 (c1910s)
- 7204 (c1910-20s)
- 7218 (c1910-20s)
- 7307 (c1920s, Sears: Americus)

Of the approximately 37 properties on Holly Avenue, only 15 are designated as Outstanding and only one of these is a Craftsman bungalow. The majority of the outstanding resources are large Victorian residences dating from the late 1800s.

There are approximately 920 properties within the Takoma Park Historic District. Of these, approximately 19% are designated as Outstanding. Of the Outstanding resources approximately 18% are Bungalows.

The Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House defines outstanding resources within the Historic District as:

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

EVIDENCE IN THE RECORD

The Historic Preservation office received the submitted Historic Area Work Permit (HAWP) application on November 10, 2004. A written staff recommendation on this case was prepared and sent to the Commission on November 24, 2004. At the December 1, 2004 HPC meeting, staff person Tania Tully showed digital photos of the site and presented an oral report with staff recommendations. Staff recommended the HAWP application be denied as the second-story addition is not consistent with the character defining features of this Outstanding Resource in the Takoma Park Historic District, nor is it consistent with the historic preservation review guidelines included in the Takoma Park designation amendment, or the *Secretary of the Interior's Standards for Rehabilitation*.

Staff's specific concerns about the proposed second story addition that constituted reasons for the denial recommendation were:

1. The Takoma Park Guidelines state that Outstanding Resources "will receive the most detailed level of design review...The guiding principles to be utilized by the Historic Preservation Commission for review of Outstanding Resources within the Takoma Park Historic District are the *Secretary of the Interior's Standards for Rehabilitation (Standards)*;"
2. The *Standards* state, "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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;"
3. The *Standards* also state, "new additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;"

4. The Takoma Park Guidelines state that there are two very general, broad planning and design concepts that apply throughout the district. These state that “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” and “the importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district;”
5. Although set at the rear of the house, the proposal would be clearly visible from the street and would alter the one-story, horizontal nature of 7305 Holly Avenue, which is one of its major character defining features.
6. This bungalow stands out as unique among its neighbors and is one of the most intact, unaltered buildings of its type in the Historic District.
7. Staff’s professional opinion is that the height would be detrimental to the historic house and the district by overwhelming the small scale and horizontality of the house, and substantially altering an Outstanding Resource.

One of the applicants, Mr. Searchinger and his architect, Mr. Paul Treseder, attended the meeting.

There were two additional persons who spoke on the record. Ms. Sabrina Baron, President of Historic Takoma stated her organization’s support of the denial citing the significance of the house and inappropriateness of the addition. Mr. Al Carrier of 7307 Holly Avenue stated his strong support for the addition and Mr. Searchinger provided a letter of support from other neighbors.

Mr. Searchinger introduced Mr. Treseder and then stated that one of issues between him and staff is the interpretation of the legal standards being applied. He explained that he wants to add to the house to have more room for his family which includes 2 children and that because of his desire to preserve trees in the back yard this proposed design is the only option. Mr. Treseder affirmed this statement, established his experience with similar projects, and stated his professional opinion that this kind of addition is the only way to expand the space without killing the trees in the back yard. He also noted the need to work with the Takoma Park arborist.

Mr. Treseder then proceeded to explain why he believed the proposal met the applicable guidelines, even though this is an Outstanding Resource. His reasoning was that the addition is distinct from the original and that he did everything he could to reduce the mass of the new addition. He noted that there is only a small part of the addition that is actually on the historic portion of the house and that this section of the addition was included primarily for functional reasons although he preferred the aesthetics as well. He also stated his belief that it met the standard of reversibility, likening it to having a tree fall on the roof. He also pointed out its placement at the rear of the house and that he believed this type of addition to be a classic approach for enlarging bungalows.

Mr. Treseder, at the applicant’s request, then stated that his belief that the only distinctive elements of the house are the architectural details on the front of the house and that otherwise the house is just another little bungalow. Mr. Treseder and Mr. Searchinger then discussed the possible

visibility of the proposed addition and stated that it would be visible as a person walked up and down the street.

Mr. Searchinger detailed what he believed were the legal issues regarding this case and his intent to take a denial to the Board of Appeals. He then discussed the *Secretary of the Interior's Standards for Rehabilitation* and his interpretation that they have been met. Additionally, he stated that the Commission's interpretation results in a "no second story" policy – his reasoning being that there are very few 1-story outstanding resources and that his is the only one on his block. The applicant finished his presentation by reiterating that the addition is only 6 feet higher than the original house.

The Commissioners then discussed the application. The comments of the Commissioners clearly established the significance of 7305 Holly Avenue as a whole building and explained why it is important for more than just the distinctive Craftsman details on the façade. Commissioner Rotenstein pointed out that based upon renderings in an original Sears catalog, the original design aesthetic of this very significant resource contemplated looking at it from an oblique angle. Additionally, Commissioner Alderson explained the extreme significance of the silhouette of the house and the strength of the offset gables and stated that 7305 Holly Avenue is one of the most distinctive bungalows in the Takoma Park Historic District. In comparing the house to an illustration of "The Argyle" in a period Sears catalog, Commissioner Watkins noted that the extreme similarity of the two buildings is part of what makes the house outstanding.

One of the main points of discussion at the meeting was the influence of mature trees in the rear yard on the proposed design. Commissioner Watkins began the discussion by emphasizing the pristine nature of this outstanding bungalow and was the first to promote the idea that this is a property where the compromise between tree removal and historic preservation should be in favor of the building. Commissioner Fuller also stated that it would be preferable to sacrifice some trees in the rear yard rather than the house.

Suggestions were made by the Commission in an attempt to find a solution that gave the applicant the desired additional space, while avoiding tree removal. Commissioner Alderson suggested wrapping the addition around the trees or extending it beyond them. Mr. Treseder stated his experience with that solution, but said that in this case there are too many trees. Mr. Searchinger then pointed to the location of the trees. However, a complete tree inventory was not provided as part of the HAWP application.

Commissioner Williams and Chairperson O'Malley both inquired about the possibility of utilizing the space under the deck and rear portion of the house rather than extending the addition upward. Mr. Searchinger explained that the location of root zones of several trees made it infeasible to do a lower ground level addition. Mr. Treseder brought up the challenge of working with the Takoma Park Tree Commission and the fact that tree removal or endangerment is not something to take lightly. Commissioner Watkins responded in kind regarding the historic building and stated again that the proposal is a major change to an Outstanding Resource and cannot be taken lightly.

The consensus of the Commission was that a redesigned addition – one or two stories – that would pull away from the body of the historic house could be approved for this property. Commissioner Watkins didn't deny that an addition could occur at 7305 Holly Avenue, but stated that a two-story addition as proposed is not compatible with the Outstanding Resource. Commissioner Williams

concluded and clarified that the massing and style detracted from the integrity and historic character of the Outstanding Resource and that it wouldn't meet the guidelines. Commissioner Alderson stated that piggybacking a dormer-like element would undermine the distinctiveness of the offset gables and Commissioner Fuller felt that if the architecture changed to allow the bungalow to close on itself and didn't destroy the original roofline he could see an addition being acceptable. None of the Commissioners stated that there could not be an addition on this house; in fact Commissioner Fuller said that he thought a two-story addition could work on this property, just not abutting the existing intact house. Commissioner Alderson strongly encouraged the applicant to look at the options suggested and expressed appreciation for his willingness up to that point.

Mr. Searchinger continued to have concerns about the Commissioner's suggestions, noted his philosophical opposition to any proposal that would involve removing trees, and asked them to act on his current application.

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, 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 guidelines for the historic district that are included as part of the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House. In particular, the following concepts, guidelines and factors are applicable in this case:

Broad Planning and design concepts which apply to all categories:

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And the Guideline for Outstanding Resources – Residential:

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*;

And the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Factor 1: 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, setback, and materials
- Factor 2: Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- Factor 3: While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Factor 4: Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Factor 5: Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
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- Factor 7: All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the *Secretary of the Interior's Standards for Rehabilitation*, adopted in the HPC Executive Regulations in November 1997, to the extent that such *Standards* are consistent with the Takoma Park Guidelines. In particular, *Standards* #9 and #10 are applicable in this case.

- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on this, the Commission finds that:


1. 7305 Holly Avenue is an Outstanding Resource in the Takoma Park Historic District. For this reason it is essential to preserve the historic character, including the original form and massing, of this resource and maintain its integrity.
2. The proposal constitutes changes that will substantially alter and compromise the existing integrity of the Outstanding Resource, which through its architectural fabric, design, form, and massing 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, by the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland - Takoma Park Historic District and Carroll Manor/Douglas House, and by the *Secretary of the Interior's Standards for Rehabilitation*.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Tim and Brigitte Searchinger for an Historic Area Work Permit (HAWP) to construct a second-story addition at 7305 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.



Julia O'Malley, Chairperson
Montgomery County
Historic Preservation Commission

12/16/04

Date



will also come back to the Commission.

MS. O'MALLEY: All right. Thank you. The next work permit that we'll be hearing is Case D. Do we have a staff report?

MS. TULLY: Yes. This case at 7305 Holly Avenue, the property, the house is an outstanding resource within the Takoma Park Historic District. It is a craftsman bungalow from the 19 teens era. It's very possibly a Sears & Roebuck house. The Argyle is very similar in its form and detailing. Characteristics of the house that make it its bungalow type include its low pitch roof, wide eaves and the string of course which all emphasize the horizontality of the house. There is an existing 1991 addition on the rear of the property that's see up on piers which goes around some roots, some existing trees.

The Preservation Commission is presented with second story additions within the historic, within Takoma Park quite frequently. And, you know, they are on occasion, you know, approved as well. And, the difference with this particular case is that it is an outstanding resource which does warrant the highest level of review and scrutiny by the Historic Preservation Commission. Staff believes that if this were a contributing resource rather than an outstanding

resource, we would more than likely be recommending approval.

However, it is not and we do, we are recommending denial.

It's a small bungalow that, you know, stands out amongst some of its neighbors.

And, although the second story addition is, you know, on the rear and on a newer addition, staff believes that it is, you know, inconsistent with the guidelines and is detrimental to the house and the district. I do have some slides of the property if you wish to see them. And the applicant also has a PowerPoint presentation.

MS. O'MALLEY: Would you like to see the slides?

Yes.

MS. TULLY: And I'll just, the slides go around the property. Here's some of the detail. There's a bay there. -
- example of what the view of the property is from the street. It's here that you can see that the new addition begins. There's also a deck on the rear and the tree. The deck wraps around the tree. That's looking towards the rear of the house, the deck. And this is standing at the deck looking towards the backyard. You can see that they have numerous mature trees. And these are just streetscape shots. And this is across the street. Okay. Any questions?

MS. O'MALLEY: Any questions for staff? All right.

Would the applicant like to come up?

MR. SEARCHINGER: I'm Tim Searchinger and I appreciate, I know you have a very challenging job. I'm actually in the wetlands detection business, so I very much understand the kind of land preservation challenges. What I'd thought I'd do, we have a rather substantial presentation.

I thought I'd have Mr. Treseder, ~~Paul Treseder describe first the design of the property.~~ And then I'm going to say a few things about the legal issues. I'm a lawyer, actually and ~~one of the real issues between us and staff have been exactly what are the legal standards that apply here.~~

But, I would mention just to start off, we have two children. It's a two-story house. So, we're looking, it's only two bedrooms. And we're looking obviously to make an addition. To be able to have enough room to stay there. It's a lovely area, lovely lot. Because of these trees and this actually, I'll turn it over to Mr. Treseder, but there are actually more trees than are on the original design. Each of those bullets is a tree of 3 1/2 to 4 feet in diameter. ~~And you can see where the existing or the proposed addition there is on piers and all of these root zones go through it.~~ So, we can't do anything to add space other than ~~what we proposed.~~ We can't go down without disturbing the

root zone. The basement, there's actually no stairway into the basement and no way to build a stairway into the basement. That was covered over to make the original addition. The basement's also about 70 feet tall and we talked to about 6 or 8 contractors to try to figure out how to do it. So, we've got to this point is because there's simply no other way to create any space to stay in this area. And now I'll turn it over to Paul, Paul Treseder whom I think you're familiar with.

MR. TRESEDER: My name is Paul Treseder. I'm the architect for this project and I think I've been before this Commission over the years, many different members at different times. We've certainly ~~been involved in dozens of these projects.~~ And, I'm certainly very aware of the constraints that these problems show. And as Tim mentioned, really ~~wouldn't have considered an addition of this sort unless really pushed into it.~~ But, since ~~(in my professional opinion it really is the only way to expand the space without killing these large trees, and of course, the Takoma Park and arborist is very sensitive to encroaching on root zones as well.~~ I came to the conclusion that we had to build on top of the footprint of the original house. Now, the design I came up with is intended to try to meet the requirements of

the historic zone, even for outstanding resources. And that is to create something that is ~~distinct from the original~~ house and it does over the original rear addition. The roof line is at right angles to both break up the mass and distinguish it from the original house. That's a slide of the existing addition which is sort of just plugged on the back and actually the roof pitch of that existing addition doesn't even match the roof pitch of the overhang. The detailing and the pitch do not match the original house at all. It has scissor tresses.

And, ~~my goal is to differentiate the new addition from the house and take everything I can do to reduce this mass.~~ And one, for instance the ~~walls are dropped down to~~ ~~six feet high~~, front and back in order to bring the roof line down as low as possible. I also incorporated a ~~small dormer~~ in the front that reaches out to engage the chimney. And that is, that's the one part we do actually encroach on the existing house. And that has ~~functional reasons~~. But, also from my point of view, primary aesthetic reasons to help sort of as a transitional step up element to the addition. Frankly, I thought that the plain right angle addition would be quite severe and more bulky without a transitional element. And I felt that it met the guidelines of

reversibility that it's cutting a whole in the existing roof line, retaining the existing eaves. Theoretically, if you were to reverse that it would be equivalent to dealing with a tree having fallen through the roof or something. You have a ten foot square hole in the roof which could easily be reversed. So I felt that aesthetically that served as a transition element to try to break up the mass because those are my design goals.

It's obviously not the original bungalow. It currently isn't the original bungalow because it has this addition in the back and we're expanding it using strategies that are historically used. As bungalows become larger structures, this whole approach is a classic approach to break up the massing by having overlapping roof lines and ridges at angles.

So, taking a good faith attempt to really make this thing blend in. And, of course, it's placed far in the rear.

It's not directly visible from the front. Obviously it's visible at a brief angle. We don't believe it obscures the trees. In fact, we've all pointed to this issue is to save the trees and the treescape. It's a lovely lot. It's a lovely street.

MR. SEARCHINGER: Say something about the

distinctive features on the property.

MR. TRESEDER: Tim is mentioning that one of the reasons I believe this was originally even characterized, lots of these little bungalows in Takoma Park which are not considered outstanding. They're just considered category 2.

But, with this house, I think because of the barred boards, the massive outriggers and the massive pillars really has a special presentation to the street and we really like it.

And, we really feel that that aspect of this house is not affected by this design because the design is so far in the rear. And from this particular angle that you're seeing the addition, actually the addition would not be physically visible. It is visible as you walk up and down the street.

So, that's just a summary. My intent is to do the best I can, hopefully, trying to stay within the guidelines and also, of course, stay within the physical constraints that this lot has. And, obviously this, in my opinion, the owner's only choice. We feel it's the only way to go.

MR. SEARCHINGER: I think if there's some time -- I just wanted to mention one thing here. As I said, you can't see it from the front, the addition on the back until you get over to the sides. And where that roof begins over the front, that's about 20 percent of the roof line. So,

essentially you have about 40 feet from the front till you get to the first addition which is going to be a bathroom, intended to be a bathroom. And only about 10 percent of the original roof is actually elevated as a result.

~~But I wanted to address briefly the legal issues.~~¹

When we first applied, Anne Fothergill was nice enough to come out. She, as you see, she sent this e-mail after consulting with Gwen. And I think she agreed that as a whole the design was about as sympathetic as you could get. And, this is her e-mail. And, at the time we were told she consulted with Gwen and told us that ~~she thought that the guidelines require that you simply couldn't have an addition that was higher than the existing roof line.~~

And I called Gwen and she said the same thing. And that's why originally we said, so we come in front of you without a preliminary review because if that's the legal interpretation, obviously there's not a whole lot of discussion to have. ~~That, and we were going to proceed to the Board of Appeals because we disagree.~~ Now, we were surprised there for, and happy in one sense when we got the staff's report which took a different position that, in fact, that is no longer, ~~there is no legal prohibition.~~ That the guidelines did not prohibit a second floor addition which we

agree with. I just want to discuss that. Obviously this is the standard you're dealing with primarily. This is the most direct standard and the key word is sympathetic. And, you know, I'm not going to, you guys deal with this all the time, so I'm certainly not going to try to tell you your business. But, in general, it's a ~~broadly-discretionary~~ ~~standard that~~ looks to your kind of subjective judgment and certainly doesn't provide a specific requirement.

But, the other thing we looked at, my understanding is that the Takoma Park guidelines which I'm sure you all are familiar with, were developed largely for the purpose of preserving the ~~Secretary of Interior's guidelines~~ for category 1, but not relaxing them for lower categories. So I have them here. And so we looked at the Secretary of Interior's guidelines and it specifically notes that if there is a need, you have to show the need, you have to show you can't do anything else. But, if there is a need, you can have an additional story. And then the condition for that is or the strong recommendation is to set them back from the wall plan, make them as inconspicuous as possible. And that's what we think we've done. ~~We think we've met the Secretary's guidelines. We think we've met the Takoma Park guidelines.~~

So, I thought I'd just briefly address the, and basically here's what we think the standard is. That you have broad discretion on what is sympathetic, but we don't think that you should essentially use that discretion to have what is, in effect, ~~a no-second-story-policy.~~ It can't be, the reason for turning it down can't apply in all cases. And now, I just want to address the reasons given in the staff report for turning us down.

The first reason was, and this I just want to point out that ~~very few outstanding resources in Takoma Park would ever need obviously an additional story!~~ Because they're almost all two and three story houses. It's pretty easy to put additions on the back and they generally do. But this is the first reason the staff recommended against approval was that the grounds that it was detrimental, it would interrupt the patterns of open space and the rhythm of the streetscape. And this is the only, we don't agree with that. This is the only one story building on our block. There are about 30 buildings. ~~They're mostly tall Victorian houses. And so essentially, it's not compatible.~~

The other thing is the addition's so far back that the streetscape is essentially not affected. You can't see it from standing in front. But the other thing I would say

about that is if that were true, if that were reason for denying approval, then basically it wouldn't matter if it were category 1. The argument would be if it's a one story building it can't be approved anywhere in the district. You can't have an addition because it would interfere with the pattern of open space. And the staff has agreed that if it were a category 2, it would be recommended for approval.

So, we don't think that could be because the same standard of not interfering with the patterns of open space applies to category 2 as well as to category 1. And I guess we would argue that if you can't approve, if the argument is you can't approve a second story addition even when it's the only single story house in the neighborhood, no matter what, even if it's so far removed, so far back, so small then you really can't have a second story addition ever.

Then the second reason given was that it would interfere with the open use of the trees in the rear yard. And I think this could be helpful. This is the view of the trees from the front of the house. And, as Paul noted, there will be no obstruction to that view. You cannot see the addition from the front of the house. To give you some idea of how these trees are, they go that far up. Now, the other thing is, if you look at these, this is where the trees are

over on the side. So, basically what that means is from here, there is no interference with the trees by definition because you can't even see this.

Now, from here, there's obviously no interference because there are four, at least these four trees because they're to the side of the house. And here's that view. Now, in theory, there might be a little interference in the sense that a few feet of the trunk of this tree might be interfered with but you can't see it because there is a 40 foot tree here. And then on this side, you might get a little interference on this edge with this tree, but this also will not be visible. There will be no obstruction. We did some site views and from here you won't be able to see the addition either. So, essentially, all of the trees are going to be essentially visible with the possible exception of maybe some, there will be some blockage of this. And as I said, these trees go extremely high. So we don't think that's a ground.

And then the third ground which I think gets more to the meat of it was that it would obscure the original roof line and it wouldn't be removable. And, again, Paul said we think this is easily removed. But, again, the basic question is, you know, if there's any possible addition allowed, we're

not sure how you could, that would be by the same arguing by obscuring the roof line. Now, this could be made more distinct, the different building materials if that were really the issue. So, if that's the issue, we could certainly get at it. But that was a comment, I think went to this part of the addition that's over the original house.

And then lastly, and this is the point that there's a kind of tension between compatibility and distinctiveness.

And, we're willing to be guided by you on that note. But the goal here was to make something that was highly compatible and indicated the original characteristics but is still the same.

Then the last question was I think really the nub of this which is will it ~~overwhelm the small scale and horizontality of the house.~~ And that obvious is your critical question. ~~And our position would be that it actually maintains the original horizontality of the house,~~ obviously not completely. But the existing horizontality is actually exaggerated by the original addition. And finally that it's very small. It's about 550 square feet. It's about as small as you can get.

So, we think the real issue before you, I guess, ~~is~~ ~~it is it possible to approve a second story addition on an~~

outstanding resource? And our feeling is that the reason this house is outstanding is because of the front and other than that it's basically a very standard bungalow in Takoma Park. And we preserved, we're not touching the front and you can't even see the addition if you're looking at the front.

And so that's basically, we think the question is in front of you.

MS. O'MALLEY: All right. We do have one speaker. So, I'll ask you to step down for a few minutes. Sabrina Baron.

MS. BARON: I'm Sabrina Baron, President of ~~Historic Takoma~~. And again, in this case, I'd like to speak in ~~support of the staff recommendations to deny this addition as~~ it's currently proposed. It's clearly a very challenging situation. The questions about the trees and the older addition and so forth. But, it's my opinion, as well, that the look of this addition ~~completely destroys the original character of the house.~~ And I think that's what we have to be concerned about preserving here, is the original character of this structure. And the fact that it's a ~~Sears bungalow~~, it's an ~~outstanding resource~~ which the applicant has duly noted. There are ~~not that many outstanding resources in Takoma Park which is all the more reason~~. I think that we

have to be very concerned about preserving the original character of this bungalow.

This addition as it's presented in the proposed front elevation on circle 11, it's got to be visible from somewhere. The way this illustration presents. And that was our initial response to this illustration was sort of falling back in our seats and being overwhelmed by the appearance of this addition. I've seen quite a bit of Mr. Treseder's work in Takoma Park which is across the board fabulous work. And, I would hope that there's some way that some compromise, that some other possibility for expanding the living space here could be achieved without destroying the character of this incredible little house. You know, maybe even going to a larger gable roof in the back. But, it just seems to me that the wings sticking out on the side are overwhelming and out of scale and out of character with the rest of the design of the front of the house.

So, thank you.

MS. O'MALLEY: Thank you. Would you like to come back up now?

MR. SEARCHINGER: Actually, my neighbor wanted to speak I think briefly in favor. We have a letter of support from most of my neighbors. Because I didn't make a copy of

it. This is, Al Currier is my immediate neighbor who would be most affected by the property and --

MS. O'MALLEY: Does he want to come up -- yeah, just come up. Just state your name for the record.

MR. CURRIER: Albert Currier.

MS. O'MALLEY: And you had something to add?

MR. CURRIER: We live right next door to the north, 7307 Holly Avenue. I've seen the plans. We look right out and there's this house. And I think, you see I've heard a whole lot of technical stuff so I'm kind of snowed. But my init-- my reaction to it is extremely favorable. I don't find that the trees, I don't find that any of the beauty in our backyard or from the side of the house is disturbed. I just have to say that I'm strongly in favor of the rear addition going on. And I cannot say anything about the legal details or this or that or all the rules and so on. But, my visceral reaction is extremely strong for it.

MS. O'MALLEY: Okay. Thank you very much.

MR. SEARCHINGER: And I want to reiterate, the only thing that I, I just wanted to make sure you understood the full facts. (The total roof line is six feet above.) The rise in the roof line at the highest point which is over the middle of the existing addition is six feet higher than the

existing roof line. And the part that comes forward is four feet high. So, we made as much as possible and it was the view was changing the angle in order to make its distinctness, make it more clearly distinct from the original house. And that was why. But we can also, if anyone wants to know, we can have a graph if this is your concern, that shows that it can't be seen from the front of the house. It's simply so far back. You have to go back 40 feet before you get to the four foot rise. And you have to go back, I guess something in the order of 55 or 60 feet before you get to the six foot --

MR. TRESEDER: The elevation from the front that is drawn, that would be your drawing, the one that is so shocking which is understandably so is --

MS. TULLY: Circle 11.

MR. TRESEDER: That's the one, but actually I appreciated the staff actually commented, although the elevation shown on circle 11 is a bit misleading. And the house would likely never be seen as drawn. And that's exactly the case. When we realize elevations one has to, you know, technically you show those things, but clearly that's not how it's going to look. And certainly that's why the other, the more oblique drawing is you also never see from

the sky. But I think that gives you a better sense of that right angle roof line. And just again, as an architect I sort of have to look at alternate scenarios and see which one, in my opinion is most sympathetic. And, typically when as bungalows get larger, you look for ways to break up the mass, not to have continuous roof lines, but to have layering and separate drawings. And that was my intent in this case.

MR. SEARCHINGER: And we have copies if you're interested of other bungalows. I made copies of all I found that there were built in the '20s and '30s with somewhat elevated exteriors that had roof lines going in directions that we can provide you with if that's relevant.

MS. O'MALLEY: All right. Some questions?

MR. BURSTYN: Yes, well my first question is Historic Takoma testified against the proposal. But then ended with somewhat of a counterproposal. I don't know if I could really restate it, but if you understand their proposal, could you comment on that what she said, that proposal.

MR. SEARCHINGER: If I understood, the suggestion was, I'm not sure I fully understood, but the suggestion was that if the roof lines were reordered so that it were the same direction as the existing roof line, so it was raised

but didn't have that kind of diagonal feel that that might be better. And, you know, we would be happy to do that if that really were the feelings of the Commission. The reason we did it this way is it works better architecturally. But, the most important reason, this was Paul's idea was that it shows the distinctness. And, the other thing is there are two advantages to it. One is it shows the distinction between the old house and the new, actually three. The second is it means that by the time you get to the roof line, you're even farther back. So you're another ten feet back as opposed to having it, you know, all the way forward. Is that clear? Right now, because of the way the roof is shaped in the back, that top, that peak, if you look at, for example, slide 9, the peak of the roof, the peak of the addition.

MR. TRESEDER: 13.

MR. SEARCHINGER: 13, I'm sorry, page 13. That is actually about ten feet back from the original house because that's over the addition. All of that is over the addition. The front line, if you see the front wall line on the left of the proposed addition, that front wall line is where the original house ends. So, by having the roof slope this way, it meant that the top of the roof was yet another ten feet back. And then the other advantage that Paul had, or Paul

argued for is it's a kind of a gentle moving forward. So, if people felt strongly, the Commission felt strongly, we would change it. We actually is less obtrusive and I think probably what was influencing Historic Takoma was again, that front elevation which when you look at it makes it look like it's this massive addition, but doesn't give you any impression of how enormously far back it is. And the fact that it's actually only six feet above the, it's only a six foot rise in the roof.

MS. WATKINS: The thing that impresses me the most about your bungalow is how pristine it is. How it's amazing just sitting here looking at this Sears catalog house. I'm looking at what's still there. It's almost identical. And, I think that shows how it's such an outstanding building, even though it is a bungalow. A bungalow is a bungalow. And, I may get in trouble with the tree people in Takoma Park, but trees are going to die and the bungalow hopefully will stay.

And, I would sacrifice a tree or maybe two to do an addition, one story addition to the rear rather than doing an addition up on this bungalow. This bungalow, it's just amazing to me. And I think we owe it to the Town of Takoma Park to try and preserve this as a bungalow and not as a bungalow with an addition.

MR. TRESEDER: Well, it is a bungalow with an addition.

MS. WATKINS: Right, right, I know, but with a more sympathetic lower addition.

MS. WILLIAMS: I mean the existing addition is really minor and it doesn't really detract from the horizontal nature or the one story.

MR. TRESEDER: It's massing doesn't detract. If you were to get up and walk around it, I think you would think it would be attractive. It's windows with brick molding that don't match and shoddy shingles and the roof is just -- it's a very cheap little addition.

MS. WILLIAMS: It has more to do with the massing.

MR. TRESEDER: You're correct, the massing. The massing is certainly appropriate.

MR. SEARCHINGER: I mean I have to think it does detract in the sense that if you look at it from the side, it is much longer than a standard bungalow. And, if you look at the shape, it's extremely architecturally dull long side now.

And, so, you know, our view is, you know, the essence of this is what you see in the front. And, when you're looking from the side, it's already been altered.

MS. WILLIAMS: One question I have is on the

existing addition. It looks like that addition is set upon pier foundation. Number one, you're wise, it done that way.

Can it be undone? And number 2, it's not going to support a second floor addition. I mean it looks like it's going to have to be rebuilt anyway. And, if that's the case, why not just do a lower ground level addition than a first floor.

MR. SEARCHINGER: The reason it's on piers is if you'll look at the site plan and I don't think you even see all of the trees. There are, you know, as I said, these huge trees going all around it. And it would have destroyed the root zone, probably killed three or four of these 3 1/2 to 4 foot diameter trees. So, that's why it was put on piers. And Paul can speak to this more directly. But his feeling was and we should have shown this, but you could put in two more piers and that would support the second floor. But, and the reason you can't go underneath there is because to go underneath it you have to go the real foundation. That would kill the root zones of these trees. It's not just three trees, although those would be the ones most affected there. Well, it's 1, 2, there are 5 trees that have almost certainly have roots going through that area, five 3 1/2 to 4 feet diameter trees.

MR. TRESEDER: And I don't know how much you're aware

of the Takoma Park Tree Commission, if you've ever worked with them. To address Ms. Watkins' approach, but they have hearings just like this and their arborist makes recommendations and they turn down any job that will, not just cutting down a tree, but threatening a tree. They have constraints. And just as, as much as yours. And I'm afraid that we would be, I have to work with them as well. Some of my clients are on the Commission. So I can, but they, that's not an option to be taken lightly. That would be a serious -

MS. WATKINS: Well, I don't think this is an option to be taken lightly either. I think this is a major change to an outstanding resource. And I think we have to, you know, neither one of these is a great solution, but as I said, trees, unfortunately do die and --

MR. TRESEDER: Right.

MS. WATKINS: -- in part of our regulations, we can't take into effect tree screening or any of those things because trees are a temporary feature of a site.

MS. ALDERSON: There is one other option. And this is one of them that's out there and you may be familiar with this application. I know working with you, this is close to 20 years ago. Maybe it's been 15 years. It was one of the

houses on, I think it was Galston Place, the little paper street and it was just the one that actually wrapped around the trees. And as far as I know, they're still there. And that means using more lot. But to our knowledge, it was completely successful actually working its way around the trees and then the substance of the addition was behind. I know that's using up more lot, but is that a possibility?

MR. SEARCHINGER: I, you know, we thought about --

MS. ALDERSON: They actually agree their deck, basically, the house is sort of a breeze way deck connecting the tree area. The trees were in the middle of the deck and then the house addition continues. Do you know this one?

MR. TRESEDER: I'm not sure of the one you're thinking, but I have done several like that. We used a special kind of foundation, pier foundation and the tree, there are so many trees that once you're out from around one tree, then you're up against another one. And that's why that, because having done that I certainly was aware of that possibility as a solution. But, everywhere I turned, I kept on running into the drip line of yet another tree. And that's what drove me this direction. So, it's, on occasion that is a very viable solution and I've used it. And it's been effective. And ten years later those trees are still

alive. So, I think that's a good indication.

MS. O'MALLEY: So there are other large trees close to the three that you've shown?

MR. SEARCHINGER: If you see the site plan, there are four trees. I'm not sure, in the site plan I gave you, I didn't draw in two because technically speaking the drip line is not over the house. But, I have it in the picture here. This is oak. This is another oak. It's actually probably a little bit closer, four feet away. This is a huge Tulip Poplar. This is another huge Tulip Poplar and that's another huge Tulip Poplar. And so these are enormous trees. These are like 70 or 80 feet tall, probably 100 and some odd years old. And their roots are all around here. And so they're going from here. And we consulted at various times the city arborist. So, that's the problem. I mean I'm not even sure. They may be closer. They're very close to the deck. And, you know, I mean I understand Commissioner Watkins' view. One of the problems that we were concerned about is the historic standards seem to call for preserving those important tree aspects and that was one of the reason for the staff recommendation of denial was interference with the trees.

MS. WATKINS: I think there was probably a

hierarchy. And sometimes choices have to be made.

MR. TRESEDER: But we did feel we had clear guidelines of what an addition could, you know, what would make an approvable addition. And we followed those guidelines and that was our approach was to, the guidelines did not say one cannot add on to them. They say if you do add on it should have these characteristics. And, we used our judgment to try to meet those as best we could. And obviously people can differ in their opinion. But, the Ordinance does not say one cannot add to a --

MS. WATKINS: And I'm not denying that you can add on. I just don't think that a two story addition of this type works..

MS. WILLIAMS: I think it's an incredibly challenging case because there are these demanding constraints. I mean on the one hand, there is the natural environment of the trees that's preventing a certain type of addition. And on the other hand, there's this outstanding totally intact resource. And it's not, unfortunately the two not allowing for a lot of flexibility. And, I mean I'm not sure that we can compromise the historic resource enough for you to get the program you need. I mean you can add on. You can do a one story addition, but that doesn't meet your

needs.

But the two story addition as proposed, I think in terms of massing and style detracts from the integrity and historic character of the outstanding resource. And for those reasons, wouldn't meet the guidelines. Of course, additions can be made on houses. They're these kind of, you know, varying constraints that would make this extremely difficult and unusual.

MR. SEARCHINGER: The other thing I suggest, and I understand that and I respect the opinion and certainly not something people would want to do. I guess one, I'd ask you to think about this question. If the guidelines and the Secretary of Interior's guidelines specifically contemplate that you can in some places build a second story addition, albeit, you know, that should be avoided. I can't imagine a standing resource in Takoma Park that you could do it with if not this house. Because you know the rest are, I mean you certainly aren't going to build above the roof line of one of the Victorian houses. Those are most of the outstanding resources. This is the way a lawyer would look at it. So just so you understand the lawyers view and I understand you have a different sometimes perspective. But, those you can't possibly do it on. I mean those would be much more

detrimental. You're interfering with, you know, critical part of the structure of the house.

So, if the law is supposed to contemplate it, I don't think it can ever be done. And if this isn't the case, that would be our thought. Because it's so far removed from the front. It doesn't interfere with the, what are really the special features of the house. But you guys, I understand your judgment.

MR. ROTENSTEIN: I'm sorry, but I tend to disagree with you because you provided us with a line of sight profile that presents us with a view from directly in front of the house. You didn't provide us with any line of sight profiles that demonstrate the visibility of the addition from oblique angles. And I think if you look at the catalog section reproduced at circle 25, the original design aesthetic of this very significant outstanding resource contemplated looking at it from an oblique angle. And, I just don't think that your proposed program works with this outstanding resource. I think its significance has been articulately stated by several Commissioners already. And I just don't see it as being something that is compatible not only with this outstanding resource, but with the streetscape.

MS. WILLIAMS: I think to get back to your point,

you know, there are situations where you could do a second story addition on a one story resource. The problem is your site constraints are not allowing you to do that. You could do a connector hyphen and then maybe a two story addition further back that's very distinct and separate from and there may be a one story house where the height of the house is not its character defining feature the way the height of this structure is.

The problem is this second story addition, it affects the one story house in such a way that it does sort of overwhelm it. It does detract from the original structure. So, yeah, I do differ with you in your opinion you think it can't be done. It can be done in other situations. This situation seems to be precluding that.

MR. FULLER: Just to add on that, from my perspective this is very tough. You've got a tough situation, no question. To me if this was set up as a two story addition and it was pulled back some distance so there was a knuckle, I think I could see this being acceptable. And then particularly if the architecture really changed to allow the bungalow to close on itself, more or less losing the existing addition, because I agree with you, the existing addition isn't a particularly good addition.

I mean even in what you've proposed, I prefer your vertical element was behind the addition rather in front of it so at least you didn't destroy the existing roof line. I don't think that's enough to make me say I'd approve it, but I just think that would be a step in the right direction. I understand the issue of the trees. I tend to agree with Commissioner Watkins that I think this is one location that I'd say I'd prefer to see sacrifice of the trees rather than the house site. And if that meant your addition was essentially your first floor and then picked up the lower level, it looks like you have almost six or seven feet clear so you could get pretty well daylight into the rear of the house. So, if there's some method of working something out, again, if it allowed the ability to do that as a high differentiation, I don't think I'm against an addition on this property.

And, as I said, I think there would be a potential method of doing a two story addition if it was pulled off the massing of the house some distance to be able to let it close on itself. It is a very small house. It's obvious going to be difficult to have a family in a house the size that it is now. So, the need to do something unusual to me, from my perspective, the thing that has to give on this one a little

bit is potentially some of the tree side of things. Because that is slightly more, something that is going to come back.

MS. WATKINS: One kind of radical suggestion is perhaps pulling off the existing addition, starting the height in there so you've got, you pick up some of that. I don't know what's contained in the existing addition. But, you bring the bungalow back to its original and then do a small hyphen and then go from there to give you some more space away from the trees.

MS. ALDERSON: I'd like to add to that, I surveyed the district quite a few years ago, and this is one of the most distinctive bungalows in the entire city, probably in the top five or six. It is exceptionally intact and what I would point out in looking at this it's very challenging. And I think as you posed the question, there are so few one story outstanding resources. Could a one story resource ever take an addition. That's a tough one because it's partly, really boils down to in a neighborhood like this where property values are skyrocketing actually support a two bedroom cottage. That's a tough question. And I'm not honestly sure it can. I think with every property turnover, we will expect that an application for an addition to one story bungalows because of that.

So, I think the issues aren't going to go away. How many one story outstanding, I don't know the number. Gwen, I don't know if you do. I don't think this is the only one.

MS. WRIGHT: No, it is not. I mean offhand I can tell you about ten percent of the whole district were outstanding resources. So, out of 900 properties, only about 90 or so in the entire district, this is my ballpark memory, were considered outstanding. And I would say maybe, you know, a third of those or even less than a third were bungalows. But, I know that there were certainly one story bungalows on Willow. I believe it's on Willow. There's like a Japanese bungalow. There's a one story. There's a sort of Frank Lloyd Wright bungalow that's a one story and a Spanish colonial one. I think it's at Tulip and Willow. So there's a number.

MS. ALDERSON: The biggest challenge of this one, I know that the elevation foreshortens. And so that makes it look worse than it is. But it still will be visible. And my greatest concern is what is the strongest thing and again, besides the fabulous eave details is the silhouette is extremely significant and the strength of the offset gables. The detail piggybacking a dormer like element actually

undermines the distinctness of the offset gables because it's a symmetrical element, piggybacked on top of the roof. So, I think that actually detracts. And I think even if we were to accept the second story addition, it would be better without it because it disagrees with that really strong -- bungalows and offset, you know, concentric gable.

The other thought I have is that if we look, I like the direction that Jeff is taking. If we are looking at some way to get space and the only way to get it is with two stories, looking at a way to avoid interrupting either from his view or head on across the street, the silhouette. If there's any way of pulling it back, and you know, I also, you know, I would consider, although it's not, I like the idea of turning the gable and that you separate the masses. But, on the other hand you are seeing something that looks almost like a two story carriage house in a one story bungalow. And it may be better off just having separate mass that mirrors the silhouette of this house. So, that's not normally what I would suggest, but I think in this case silhouette is so key that that might be something you would think about.

MR. TRESEDER: Either way you're pulled away.

MS. ALDERSON: Pulling away might make it, to reduce the --

MR. TRESEDER: Okay. But in turn you're saying that basically we have to move the tree people and -- to take down these trees.

MS. ALDERSON: And look at where the other trees are. It would help us if we could see the land, the lot.

MS. O'MALLEY: You're not saying take down the trees. You're saying go beyond them.

MS. ALDERSON: Go beyond the trees.

MR. TRESEDER: Well, the one tree directly, the deck is physically right there. That would really have to come down.

MR. FULLER: You're going to lose some trees to do anything like what we're talking about right now. You're going to lose something.

MR. TRESEDER: You're going to lose something. And there's also, it, again, the tree people, they have gotten very strict with trees and to do this, to not be able to cut them down, you can't encroach on their root zone. Because they're worried about those trees gradually over the years dying. So, you have to get a tree protection plan and it really has to stay outside the drip line.

MR. FULLER: So that we don't put you across purposes, is it something, I guess where we're heading

tonight from what I hear, there's probably two choices. We can either try to move forward with a motion which probably is going to be a denial or we can go for a continuance. If we go for the continuance, then the objection, I assume would be to have staff try to work with you to support the application with the tree people in Takoma Park. That we try to end up with a solution that is mutually acceptable. Because obviously we don't want you bouncing around between agencies and getting cross purposes.

MR. BURSTYN: I was going to say that, you know, given that we do have the, your home is a historic resource, but also given that I believe you should be able to do some type of an addition that is compatible with the front scape of the look of the house because I agree with the previous statement that it is I think very outstanding and so much like the original design. But, I was thinking that maybe you should have come in with instead of just one plan, the recommended denial, as a preliminary consultation and say here, we have possible plans A, B, C and D. That we could live with or that we're willing to modify. Which one does the Commission think is the most viable that still meets the preservation needs of Takoma Park.

MR. SEARCHINGER: Well, if I'm understanding, the

only thing that people think might be acceptable would be moving essentially back, not up, but going back farther.

MS. O'MALLEY: I do have a question that would not be separate. I don't know how much space you have. Someone else had mentioned about bringing your, taking off your addition and then coming lower. Could you come lower with just a very low crawl space, still keeping your piers. Having part of your deck be part of that addition, still be on piers, the piers that are there now.

MR. TRESEDER: Split the levels somehow?

MS. O'MALLEY: Coming down from the original house.

MR. TRESEDER: Down, then going back up to sort of split the levels?

MS. O'MALLEY: Possibly.

MR. SEARCHINGER: The, I mean obviously what you'd be doing is taking that off and building something new obviously. You know, I suppose it is --

MS. O'MALLEY: You would do that anyway.

MR. SEARCHINGER: Well, we're just building a second story, but the, I thought about that actually. That was one of the kind of wilder ideas that we looked at ourselves. And the, it's about, part of the thing is actually not that visible. Here, underneath here it may be about six and a

half feet. But under here it's only about three feet, maybe not even that. So the roots of this tree, its roots are going right down there. So, you really can't do anything lower. You know, you might be able to do something a little lower on this side, but you'd have to certainly do some serious excavation. And my heart, I'm in the environmental business. So I'm not in the business of interfering with beautiful trees. So, we thought about that, too. I mean, you know, I think this really is a conflict case.

I don't really think there is another option. I understand your views. But I think probably if the basic view is that we can't go up and the only option is to go back, I respect your opinion and ask you for a denial and we'll go to the Board of Appeals. And you know, we understand your view. But that was, you know, we knew this. We knew that. So I think if that is the view here, that --

MS. O'MALLEY: Well --

MR. SEARCHINGER: -- which I think it is, we would prefer denial.

MS. O'MALLEY: Are we ready to have a motion?

MS. WATKINS: I have one concern. My concern is that perhaps if, I'm concerned about the massing two story addition. And, is there anyway to also look at a different

massing? We talked about a number of different concepts about the massing. So that if you end up doing a two story addition, perhaps the massing could be refined a little bit so that it addresses some of the concerns that were expressed before.

MS. ALDERSON: That was my concern. That even if you did not go further back, if you didn't want to lose any trees at all, that the only way to work aesthetically without interrupting the lines of the front is to explore some kind of solution that somewhat parallels that silhouette or at least does not interrupt that silhouette with a contrary line. The cross gable idea would work if it were a two story house. It was a farmhouse and you know the cross gable is very logical. It's just in this building with it coming out the second story, the cross gable seems less successful. And even though I would not normally recommend putting, you know, two story addition that overshadows in height, it would still seem to be more sympathetic with a very strong shallow roof silhouette.

MR. SEARCHINGER: You're speaking technical words I don't fully understand.

MS. ALDERSON: It's the shape of the roof.

MS. WRIGHT: I guess the basic question is are you

willing to take a look at other design options that would address some of the issues that have been brought up today?

MR. SEARCHINGER: We would --

MS. WRIGHT: Or, do you feel that you need to stick pretty much with what you've presented and go for a decision today and then a potential appeal. I mean the other alternative I want to give is you could get a denial today and then decide to do more redesign and come in with a revised HAWP. Just because you get a denial does not require you to go to the Board of Appeals. You still can do additional design. So that, you know, there's a choice there.

MR. TRESEDER: Well certainly one can cover a footprint with many different roof lines. And we're more or less blocking the footprint. There's certainly more roof line than we can apply in this particular --

MS. WRIGHT: It needs to be approximate to get you the head height that you need. It's going to have to be about six feet higher. Even if you did a roof that was the exact same pitch as the existing house, the same design it would still be about six feet high.

MR. TRESEDER: About six feet because we have to maintain a code --

MS. ALDERSON: And I would say certainly. It's not that I need to compromise, but six feet is a lot less than 12 feet. And we have had some of those. And those really raised tremendous resources.

MS. WRIGHT: And it's a different situation. With a contributing resource we have approved some very massive rear additions.

MS. ALDERSON: And I think none of us would hope to see that happen to this house. It would be a big compromise. I think six feet even it's a compromise, but it's less so than a full story height.

MR. FULLER: From my perspective, you said that none of us would accept two stories. From my perspective I didn't say I wouldn't accept a second story addition. I said I didn't like a two story addition abutting the house. If it's pulled off the existing mass which obviously is going to impact the trees so that the existing house closes on itself, and in fact, even gets closer to what it originally was and gets rid of that elongated elevation, I would be more supportive of it.

MR. TRESEDER: Perhaps only just two or three feet.

MR. FULLER: Five, inches, yes, but five six feet,

something like that.

MR. SEARCHINGER: Let me ask a question because now you're giving me better understanding. If the idea is and I'm a novice here. if the idea is what we might do is pull the second story back, sort of go right up to the tree, for example. Probably move about three or four feet back and we could have a gap maybe between, I've got figure out --

MR. TRESEDER: You would have to somehow eliminate -

MR. SEARCHINGER: Having a stair or something.

MR. FULLER: You basically, I'm suggesting the entire addition be pulled off the back of the house by five feet or so. The house is now down by four, five feet so that you get a clear differentiation. People have used the word knuckle. People have used the word, whatever, connector, hyphen, whatever you want to call it, but something that distinguishes old from new. Then at that point I'm more willing to look at a higher second story. Whether, I mean to me the most sympathetic would be that you go back and it become a split level. You come back some distance, and almost let the knuckle be your stair, half a flight down, half a flight up. Then you really minimize the overall impact on the total height.

MR. SEARCHINGER: We have to essentially get rid of the existing addition and build just a little --

MR. TRESEDER: And I'd love to show you the project where I did that. It just came out really, Capitol View, it worked out really, really well.

MR. FULLER: I mean to me, so that's why I wanted to make sure from my perspective I'm not saying I wouldn't accept any two story addition. ~~I think~~ two story additions can work on this property. But I don't like it abutting this existing house and in particular sort of continuing the lines of the house on the first floor.

MS. WILLIAMS: But I don't think a two story addition with a hyphen like that could be accomplished without compromising the root zones and the trees.

MR. FULLER: Again, and that's why I said I think we would have to go work with them to get support --

MS. WILLIAMS: Right.

MR. FULLER: -- from the arborist that they would accept that as a compromise.

MS. WILLIAMS: I thought he was rejecting --

MR. SEARCHINGER: My comment is I actually have a kind of philosophical thing I couldn't take down that tree.

MS. ALDERSON: But if we keep it on piers and if you

only extend over the decking area that doesn't have a tree in it.

MR. SEARCHINGER: I mean, maybe one thing we can do. Here's what I recommend actually is why don't you go ahead and deny it. And then I can lodge my appeal. It's going to take months and I can explore with my architect here whether or not there is anything workable. I appreciate all the suggestions. But I have a hunch that by the time we go through the looking at it, particularly I think, I mean your, Commissioner Alderson's suggestion just changing the roof line, that I'd be delighted to go back and look at that. But, if the consensus is that it needs to be separated and we probably would have to take down the tree, I probably am not going to be interested in that.

So, if that's the consensus, I know it's hard to assist, then it's better to have a denial and we can look at those options. If the stronger consensus is closer to Commissioner Alderson, I know it's hard to figure out, then it wouldn't make sense. I don't know what your --

MS. ALDERSON: And another thing you need to make a decision. We need to move on. But I would, I'd like to add that we strongly encourage you to look at the options because your willingness and we appreciate your willingness. And

everybody knows this is a tough one. Everybody knows you need space in your house. Because the more we work together, the more the result is something that is successful for everyone. It makes all of the people that have bought into being in a historic district feel they're all part of it. And so we would like you very much to be part of that too.

MR. SEARCHINGER: Let me ask a question, just one thought. I mean one thing as I said I could, although again, I'm not exactly sure where we get the stairway upstairs. But if we could find a way of lowering, have the existing addition, but lowering it another foot, let's say so it helps demarcate and then at least maybe a few feet where it's lowered and then it rises, and so it's not accomplishing exactly what you said. It's not narrowing. You know it's basically still there, but we could play with the roof of the house and lower it for a few feet and then rise it.

MR. FULLER: If you do a split level and potentially move the stairs to the back rather than pushing it into the existing building. That may be something. But, again, whether you do your differentiation by materials or something else, but somehow try to let the old house close on itself at least visually as much as possible.

MR. SEARCHINGER: Well, let's suggest this. Why

don't we explore this. You guys are meeting again on the 15th?

MS. O'MALLEY: Yeah, but unfortunately that agenda has already been published.

MR. SEARCHINGER: You know what, I prefer if you go ahead and deny it. Because I think what Gwen said is right.

I think if we have productive ideas we can come back in front of you.

MS. O'MALLEY: Yeah, the other --

MR. SEARCHINGER: And then we can get going.

MS. WRIGHT: You won't get a written denial decision for 15 days. You'll then have 15, well 30 days from that 15 days to file your appeal. I mean there's 45 days there anyway, so I think if you decide to come up with some different design approaches we can certainly get you on an agenda within that 45 day period.

MR. SEARCHINGER: Great. I think that will be great. I appreciate that.

MR. FULLER: I'll make a motion for denial.

MS. WATKINS: Second.

MS. O'MALLEY: All right. All in favor, raise your right hand. I see a unanimous denial.

MR. SEARCHINGER: Well, thank you.



Tully, Tania

From: Gaul, Vickie [Vickie.Gaul@montgomerycountymd.gov]
Sent: Wednesday, February 23, 2005 3:04 PM
To: Wright, Gwen; Fothergill, Anne; Tully, Tania
Subject: RE: 7034 Carroll Ave.

Gwen,

I'm glad to hear about the owner at 7034 Carroll.

Mr. Searchinger, on the other hand, is not so compliant. He can not believe that I have filed a motion to dismiss his case –he asserts that the “appeal” clock should not run until the DPS date on the permit. (Just for my information, is the HPC’s decision forwarded to the property owner as well as DPS – or only DPS?) He asked me whether I really wanted to proceed with my motion and I assured him that I did. At which point he started lecturing about how it’s this type of thing that gives gov’t a bad name/etc. etc. Don’t worry, I stayed pleasant throughout the conversation and provided him with information about how to access the County’s administrative proceedings law, as well as HPC’s law on the web.

Just as a reminder, our prehearing conference before the Board of Appeals in the Searchinger case is set for 9:30 a.m. on March 2nd. I’ll need to see a copy of your complete file as well as have a conversation about this case with Gwen and/or Tania prior to that date. However, I am hopeful that I will succeed in getting the case dismissed.

With respect to the meeting on March 9th – I’m happy to attend. Just let me know whether you want me to attend the 6 o’clock Commission meeting on that evening in order to address some of Jef Fuller’s concerns about the HPC’s procedures.

Thanks,

Vickie

Vickie L. Gaul, Associate County Attorney
Office of the County Attorney
Montgomery County, MD
101 Monroe Street, 3rd Floor
Rockville, MD 20850
240-777-6716 (direct dial)
240-777-6705 (fax)

-----Original Message-----

From: Wright, Gwen [mailto:Gwen.Wright@mncppc-mc.org]
Sent: Wednesday, February 23, 2005 2:54 PM
To: Gaul, Vickie; Fothergill, Anne
Subject: RE: 7034 Carroll Ave.

Vickie:

Thanks for your note. The applicant at 7034 Carroll has now decided to go back with a ramp instead of a lift. We have had a very amicable working relationship with him and I am sure that we can work out a landscaping plan that meets ADA requirements and that the applicant is okay with.

We would love to have you come to the HPC meeting on March 9th. Comsat is going to be controversial

3/30/2005

Tully, Tania

From: Gaul, Vickie [Vickie.Gaul@montgomerycountymd.gov]
Sent: Tuesday, February 08, 2005 3:45 PM
To: Wright, Gwen; Tully, Tania
Cc: Thompson, Abigail
Subject: RE: Tim Searchinger

Ladies,

Please do not be concerned about my persistent questions. I just wanted to be reasonably sure (as opposed to absolutely sure) that I have a basis to file a Motion to Dismiss. You have given me that reasonable assurance.

In response to my Motion to Dismiss, "Mr. S." can certainly produce the envelope – although, I suspect he will only produce it if it is favorable to him.

The most we "lose" is having to try to this case, as opposed to it being dismissed b/f it even begins.

At any rate, based on your information, I intend to file the Motion to Dismiss and we'll just see what happens.

Thanks!

Have a good afternoon,

Vickie

Vickie L. Gaul, Associate County Attorney
Office of the County Attorney
Montgomery County, MD
101 Monroe Street, 3rd Floor
Rockville, MD 20850
240-777-6716 (direct dial)
240-777-6705 (fax)

-----Original Message-----

From: Wright, Gwen [mailto:Gwen.Wright@mncppc-mc.org]
Sent: Tuesday, February 08, 2005 3:38 PM
To: Tully, Tania; Gaul, Vickie
Cc: Thompson, Abigail
Subject: RE: Tim Searchinger

Vickie:

Bottom line is that we believe the denial decision was postmarked on December 16th or December 17th at the very latest - indeed we did everything within our power to assure that the postmark was December 16th. Does Tim Searchinger have the envelope in which the decision was mailed? If so, it would be very easy to verify the postmark date. If he believes the date was December 21, can he produce the envelope with the postmark?

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue

3/30/2005

Tully, Tania

From: Gaul, Vickie [Vickie.Gaul@montgomerycountymd.gov]
Sent: Tuesday, February 08, 2005 12:35 PM
To: Tully, Tania
Cc: Wright, Gwen
Subject: RE: Tim Searchinger

Tania,

I'm not so concerned about whether you walked it to the post office. Do you know/remember whether it was in your office's mail by at least the next day (which was a Friday – the 16th was a Thursday). Is there any chance that the letter would have sat over the weekend in your office and not been put in the mail until the following Monday?

What's your usual procedure?

Thanks,

Vickie

Vickie L. Gaul, Associate County Attorney
Office of the County Attorney
Montgomery County, MD
101 Monroe Street, 3rd Floor
Rockville, MD 20850
240-777-6716 (direct dial)
240-777-6705 (fax)

-----Original Message-----

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Tuesday, February 08, 2005 10:59 AM
To: Gaul, Vickie
Subject: RE: Tim Searchinger

Vickie-

We (Gwen, Abi & myself) have all checked our memories and cannot remember specifically that piece of mail being walked to the US Post Office on the 16th. We remember a piece of mail, but cannot definitively link it to this case. On the other hand, we very specifically finished the letter on the 16th with the knowledge of the deadline and dealt with it accordingly. I wish I could remember the specifics. Let me know what else I can do.

-Tania

Tania Tully
Historic Preservation Commission
301-563-3404

-----Original Message-----

From: Gaul, Vickie [mailto:Vickie.Gaul@montgomerycountymd.gov]
Sent: Friday, February 04, 2005 10:42 AM
To: Wright, Gwen; Tully, Tania
Subject: Tim Searchinger

3/30/2005

Good morning,

Could you help me out with something?

The Commission's written decision in this matter was signed by Julie and dated December 16, 2004. However, Mr. Searchinger has indicated in his appeal that the decision was issued on December 21, 2004.

Can you tell me from your records when it was put in the mail?

Thanks very much!

Have a good weekend,

Vickie

Vickie L. Gaul, Associate County Attorney
Office of the County Attorney
Montgomery County, MD
101 Monroe Street, 3rd Floor
Rockville, MD 20850
240-777-6716 (direct dial)
240-777-6705 (fax)

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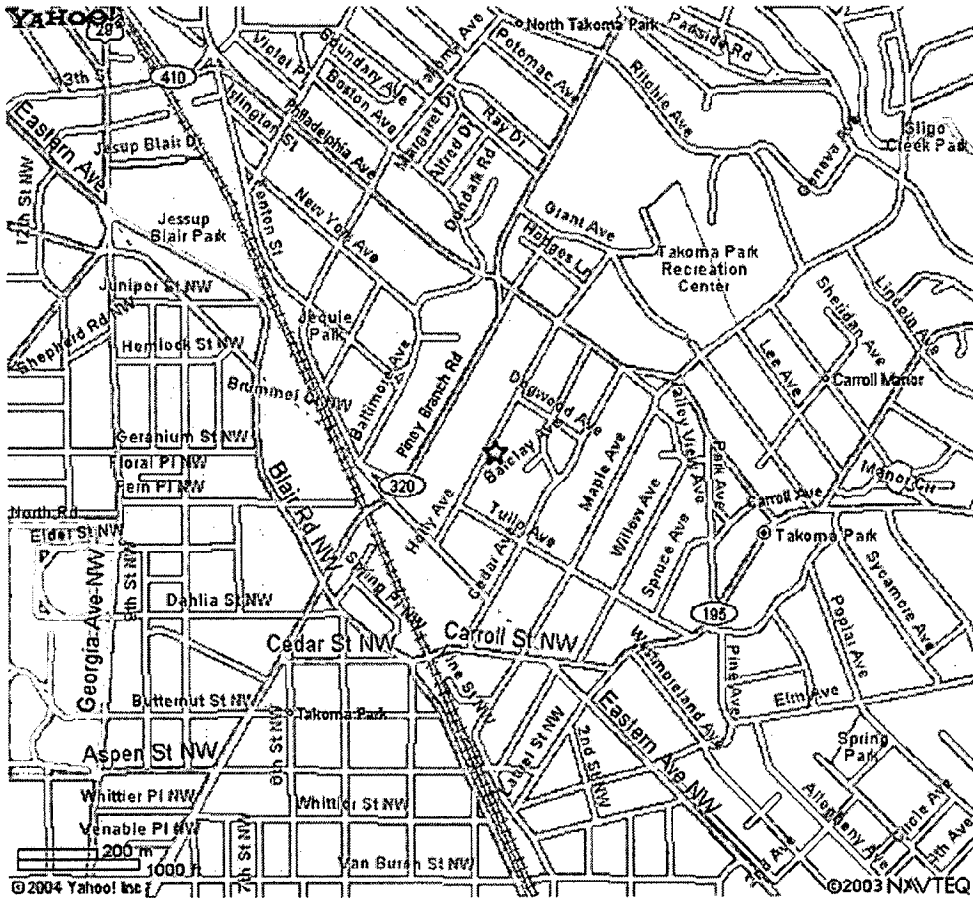
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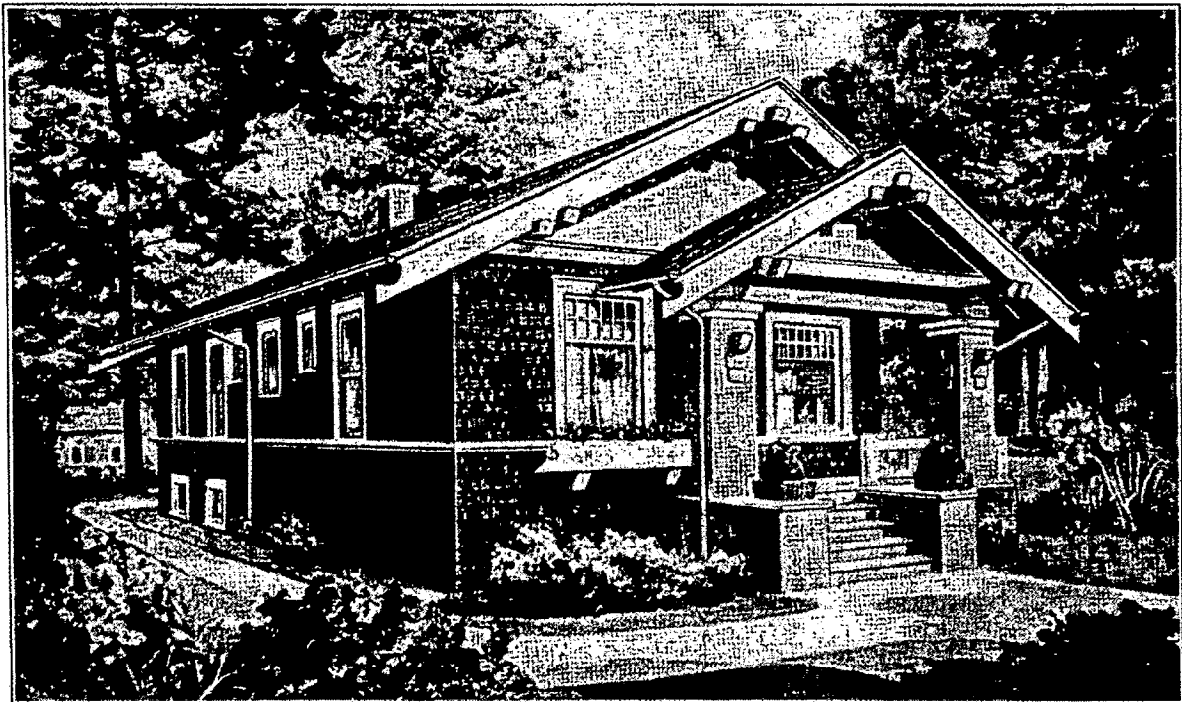
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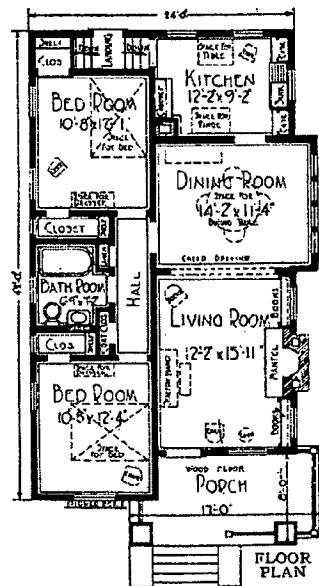
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For Our Easy Payment Plan See Page 144

THE ARGYLE



The Argyle is a bungalow whose exterior appearance suggests extra-fine interior arrangement and furnishings. The front elevation, as you glance at it, bespeaks richness and comfort on the inside. The living room and dining room prove this conclusively. Note the bookcase colonnade, the beamed ceiling, the massive brick mantel with the built-in bookcase on the side. Note also the extra depth of the living room and dining room, nearly 30 feet long.

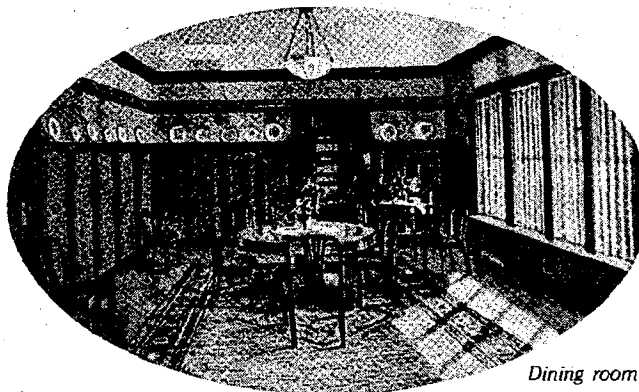
.....

Details and features: Five rooms and one bath. Gabled front porch; notched bargeboards; exposed roof rafter tails. Beamed ceiling and fireplace flanked by built-in bookcases with glass doors in living room; paneled dining room.

Years and catalog numbers: 1916 (264P245, 2018); 1917 (C2018, 245); 1918 (2018); 1919 (7018); 1921 (7018); 1922 (17018); 1925 (17018A); 1926 (P17018A)

Price: \$827 to \$2,150

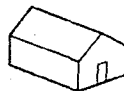
Locations: Bridgeport, Conn.; Des Plaines and Rantoul, Ill.; Detroit, Mich.; Garvin, Minn.; Niagara Falls, N.Y.; Toledo and Xenia, Ohio; Hellerton, Pa.



Dining room



Living room







388 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/977-8370

DPS - #18

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TIM SEARCHINGER
Daytime Phone No.: (202) 387-3500

Tax Account No.: _____
Name of Property Owner: TIM & BEIGITE SEARCHINGER Daytime Phone No.: see above
Address: 7305 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Paul Treseder Daytime Phone No.: 301 320-1580
Address: 6320 Wisconsin Rd., Bethesda, MD 20816

LOCATION OF BUILDING/PREMISE
House Number: 7305 HOLLY AVE Street: HOLLY AVE
Town/City: TAKOMA PARK Nearest Cross Street: DOGWOOD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Revovate Wreck/Teare Revision Repair Revocable
CHECK ALL APPLICABLE: AC Slab Nonm Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
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 an engineer listed and hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 11-13-04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 365278 Date Filed: _____ Date Issued: _____

TIMOTHY D. SEARCHINGER
7305 HOLLY AVENUE
TAKOMA PARK, MD 20912

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville MD 20850

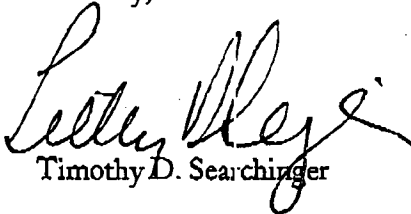
By Fax: (240) 777-6262

To the Office,

Along with this letter, I am faxing a copy of an application for historic area work permit, along with three photographs and twelve pages of plans. I have talked with the Historic Preservation Commission, and it has agreed to allow me to drop off additional copies of the plan directly with it on Friday.

Thank you for your attention to this matter.

Sincerely,



Timothy D. Searchinger

Attachments

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:

see attached

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

see attached

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Tim Searchinger 7305 Holly Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Al and Caroline Bassing 7303 Holly Ave Takoma Park, MD 20912	Al, Nancy Currier 7307 Holly Ave Takoma Park, MD 20912
Carol, George Hinds 7304 Holly Ave Takoma Park, MD 20912	George Malusky 7302 Holly Ave Takoma Park, MD 20912
Robert Schuam Alice Trembore 7304 Birch Takoma Park, MD 20912 (301) 588-5503	

g:addresses: noticing table

Written Description of Project:

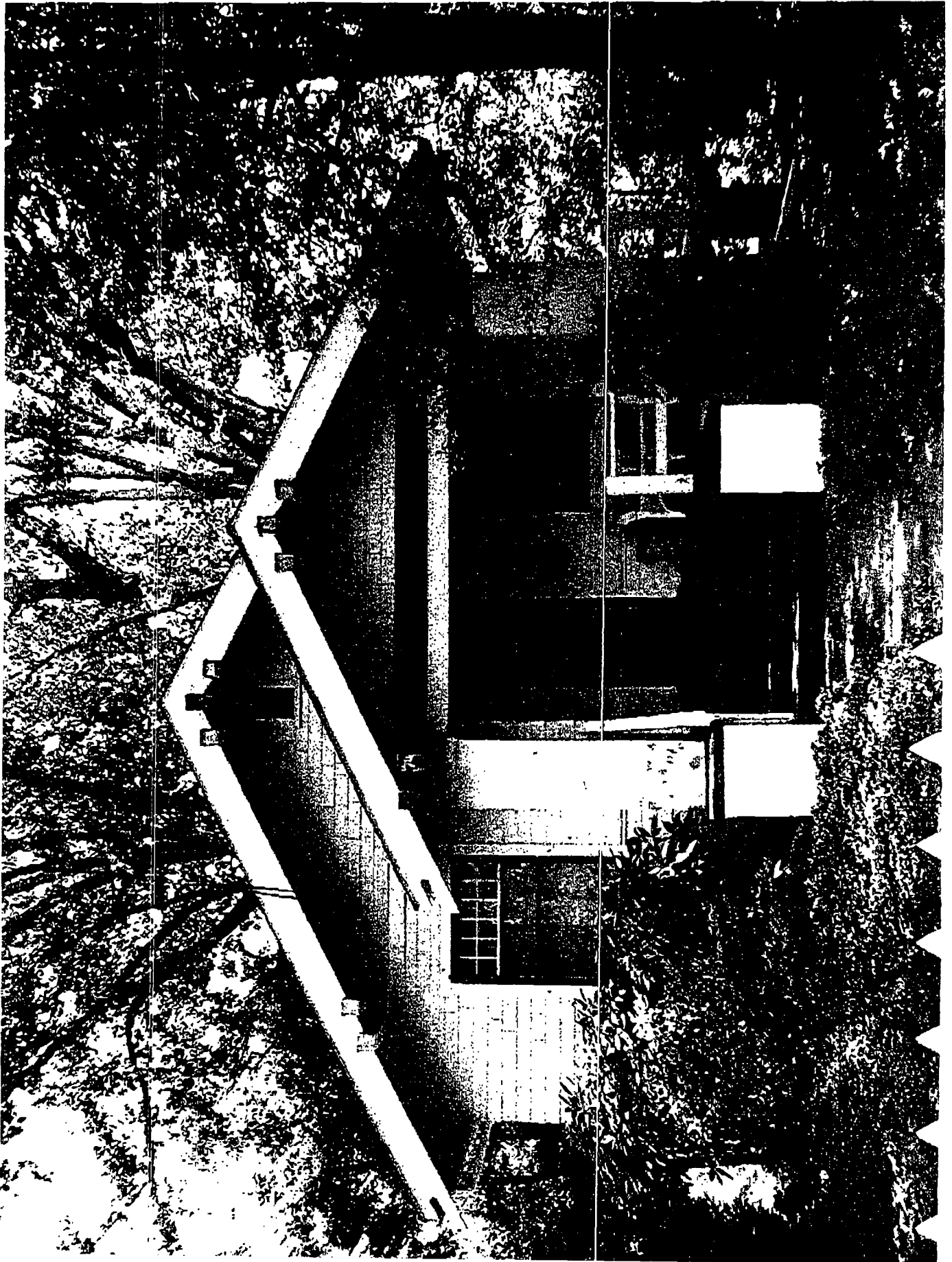
- a. Description of existing structure and environmental setting, including their historic features and significance:

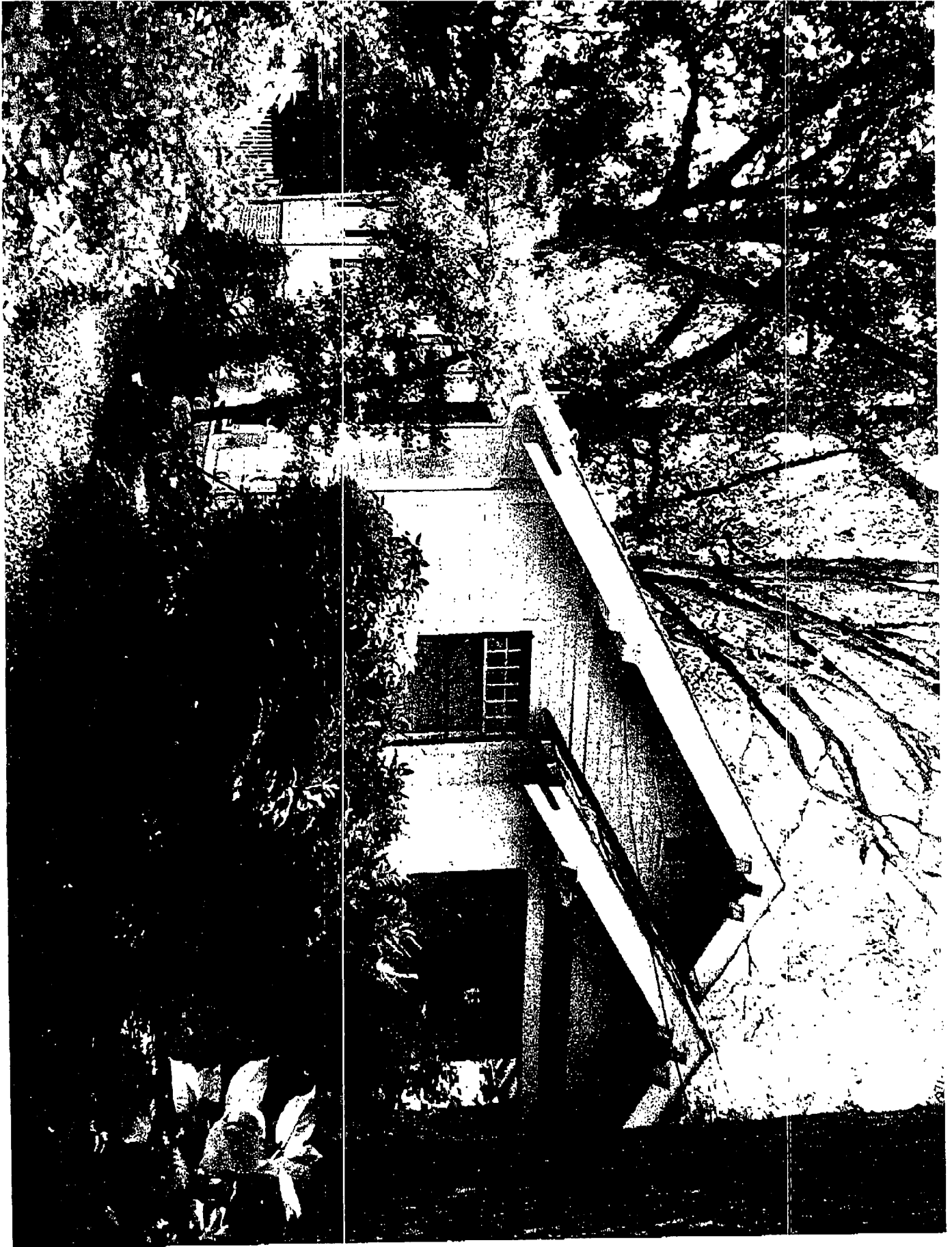
The house is an early-20th century bungalow on a single lot in Takoma Park's historic district. It is like many Bungalows in Takoma Park, which are typically categorized as contributing resources, but was characterized as an outstanding resource because of its argyle notched bargeboard, square rafter ends and small glass panes in the front. A one-story addition on the house exists off the back on pilings so as not to disturb the root zone of the trees in the back.

- b. General description of project:

The project will add a small addition over the back of approximately 600 square feet to accommodate two bedrooms, with a small addition extending roughly 9.5' from the back, covering roughly one half the width of the house in the center to accommodate a stairway and bathroom. The second floor on the front will have an unusually small height of only approximately 6' to minimize the height gain. The roof will be angled differently from the original part of the house to emphasize the distinction. A dormer will be added on the back of the addition but will not be visible from the front of the house. The renovations will also fix various flaws in the historic feature of the original addition. Moldings matching the original house style will be placed around the windows on the addition and improvements will be made to the shingling. At the same time, new larger rear doors will be added in the back of the original addition to replace existing glass doors, and an additional glass panel will be added, but these features will not be visible from the front.

The project is highly sympathetic to the existing character of the house and to the feel of the historic district. Nearly all houses on the block have significant additions off the back, and many bungalows have second story features. However, the addition will be placed far to the rear and will not at all change the appearance of the exceptional historical features at the front of the house.



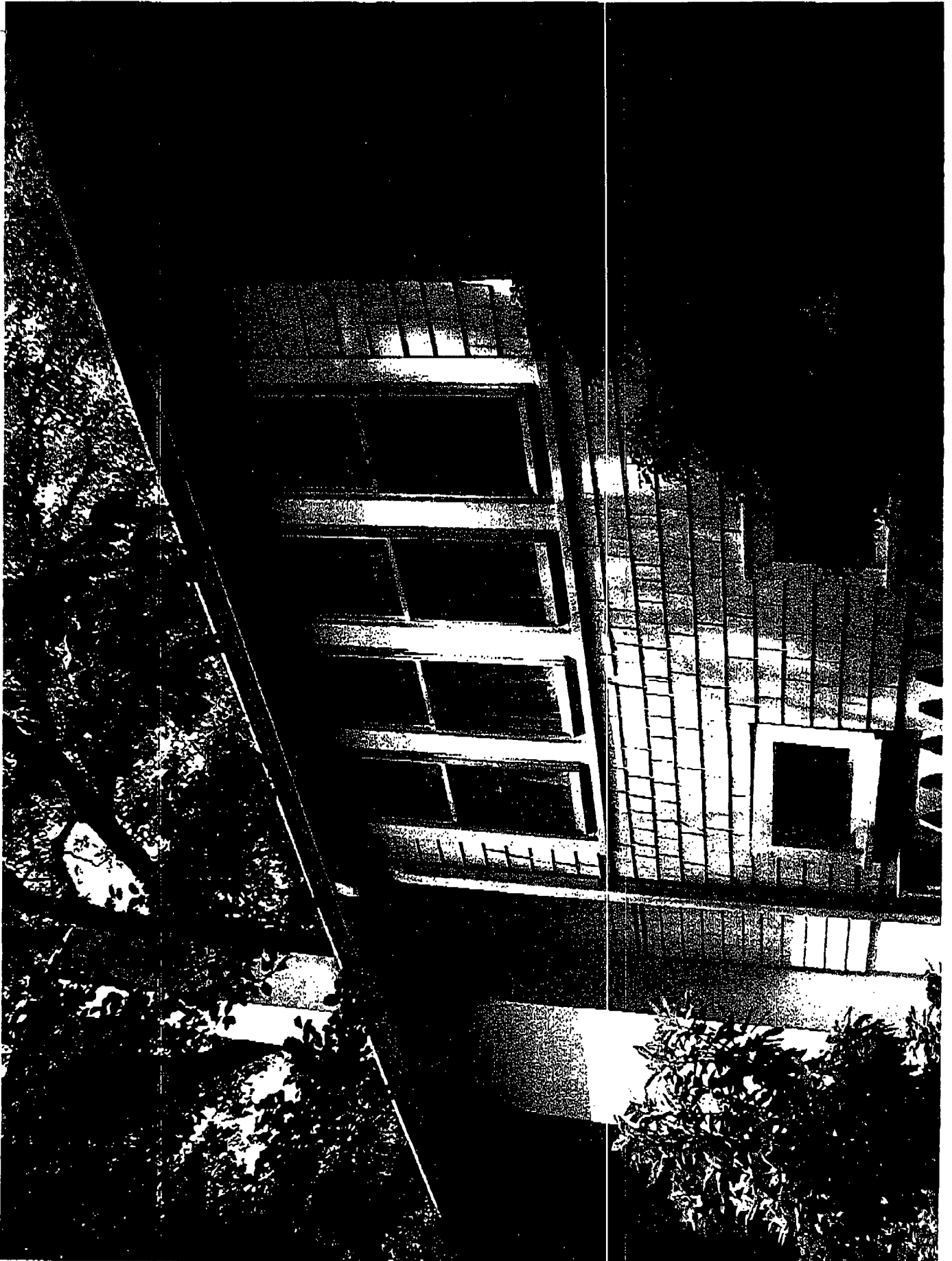


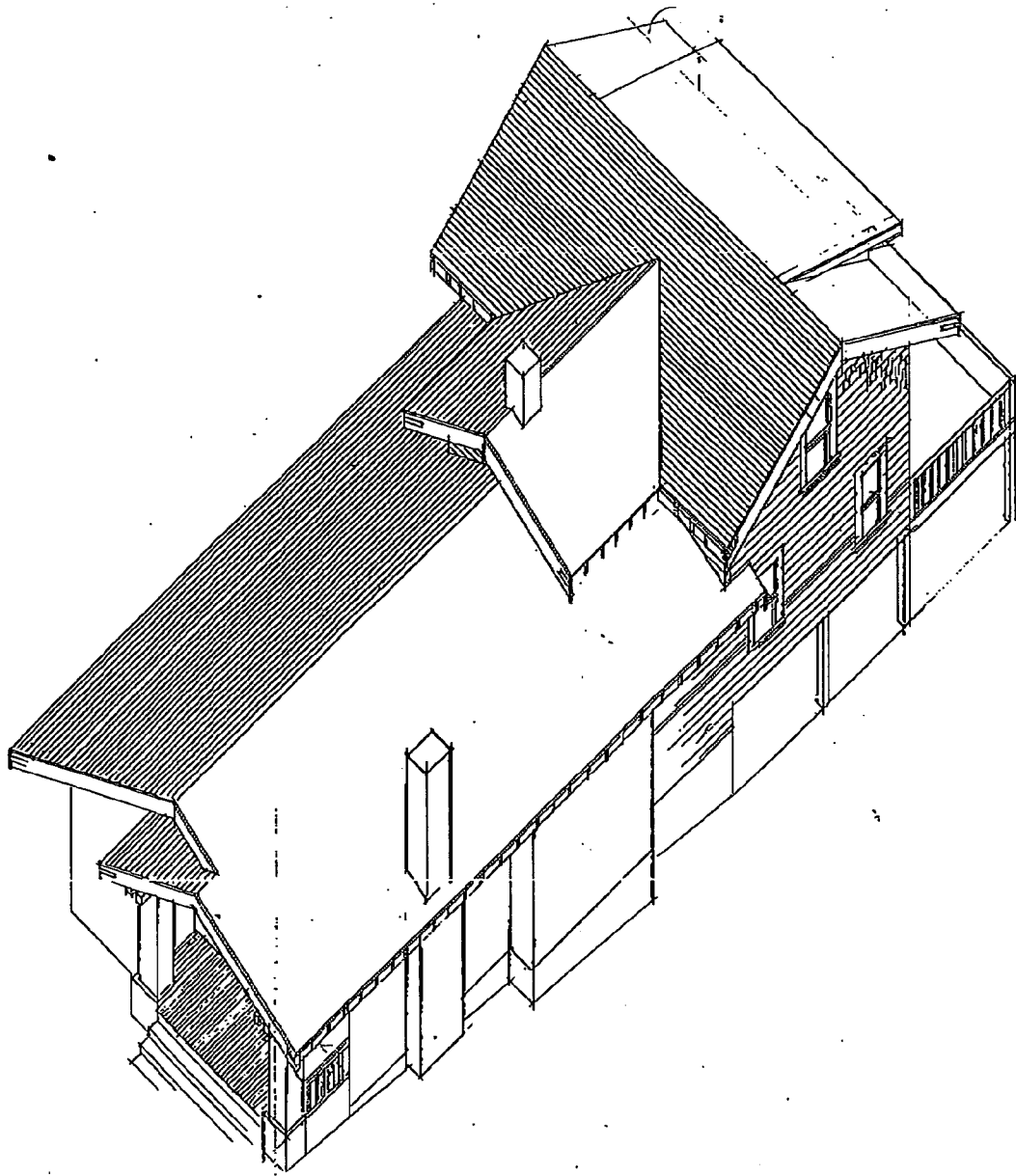
DSCN0130.JPG 0000/00/00 00:00:00

T-510 P.007/020 F-265

From-

Nov-10-04 11:53





Nov-10-04

11:54

From-

© 2004 Paul T. Treseder
Baltimore, MD 21205
201-326-1111
Fax - 201-326-1118
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

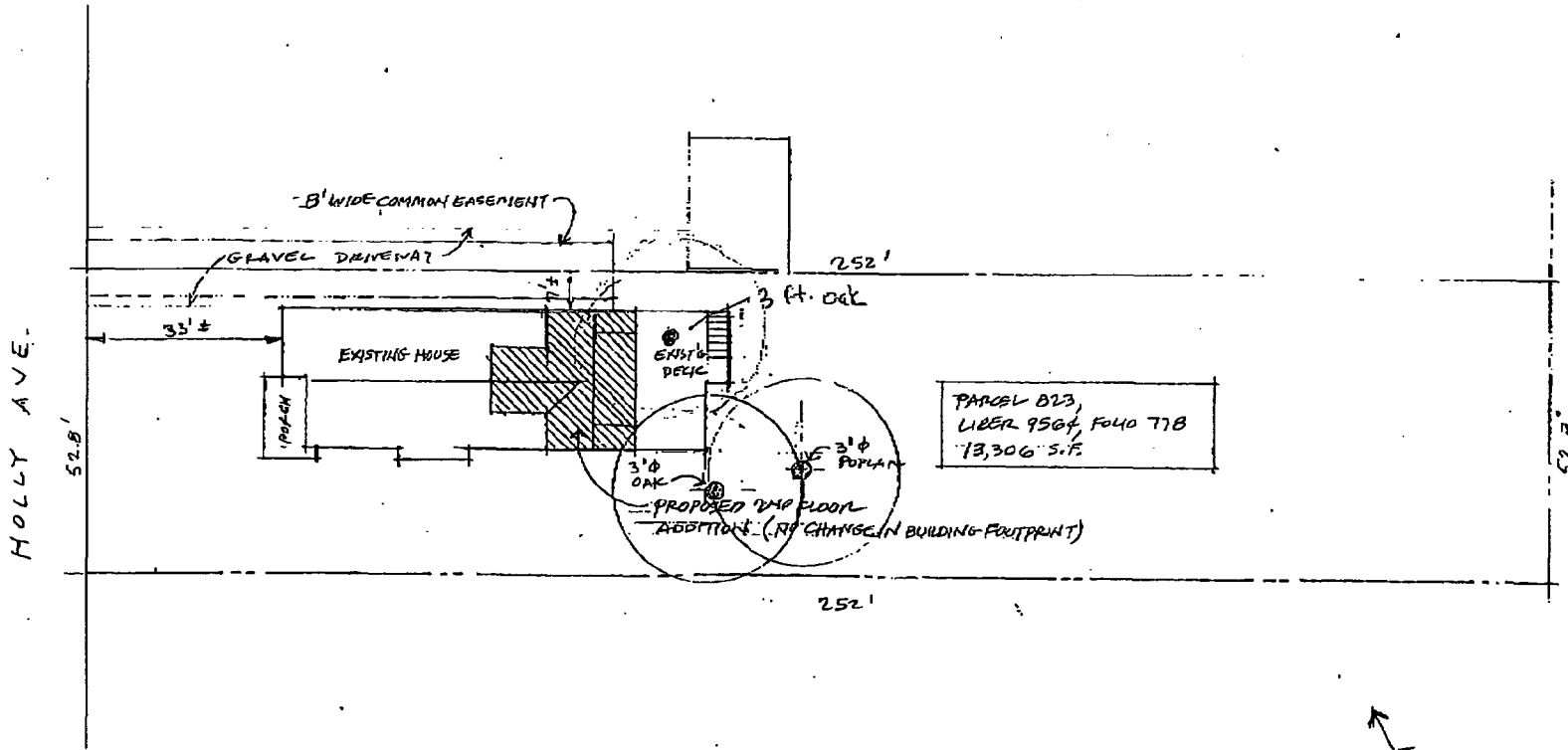
SEARCHINGER RESIDENCE
7305 HOLLY AVENUE
TAKOMA PARK, MARYLAND

T-510

P 009/020

F-265

site plan with
additional oak drawn in
by owner



HOLLY AVE.

52.8'

52.8'

252'

252'

3' WIDE COMMON EASEMENT

GRAVEL DRIVEWAY

33' ±

EXISTING HOUSE

EXIST'g DECK

3' φ OAK

3' φ OAK

3' φ POPLAR

PROPOSED 2ND FLOOR ADDITION (NO CHANGE IN BUILDING FOOTPRINT)

PARCEL 023,
LIBER 9564, FOLIO 77B
13,306 S.F.

NORTH

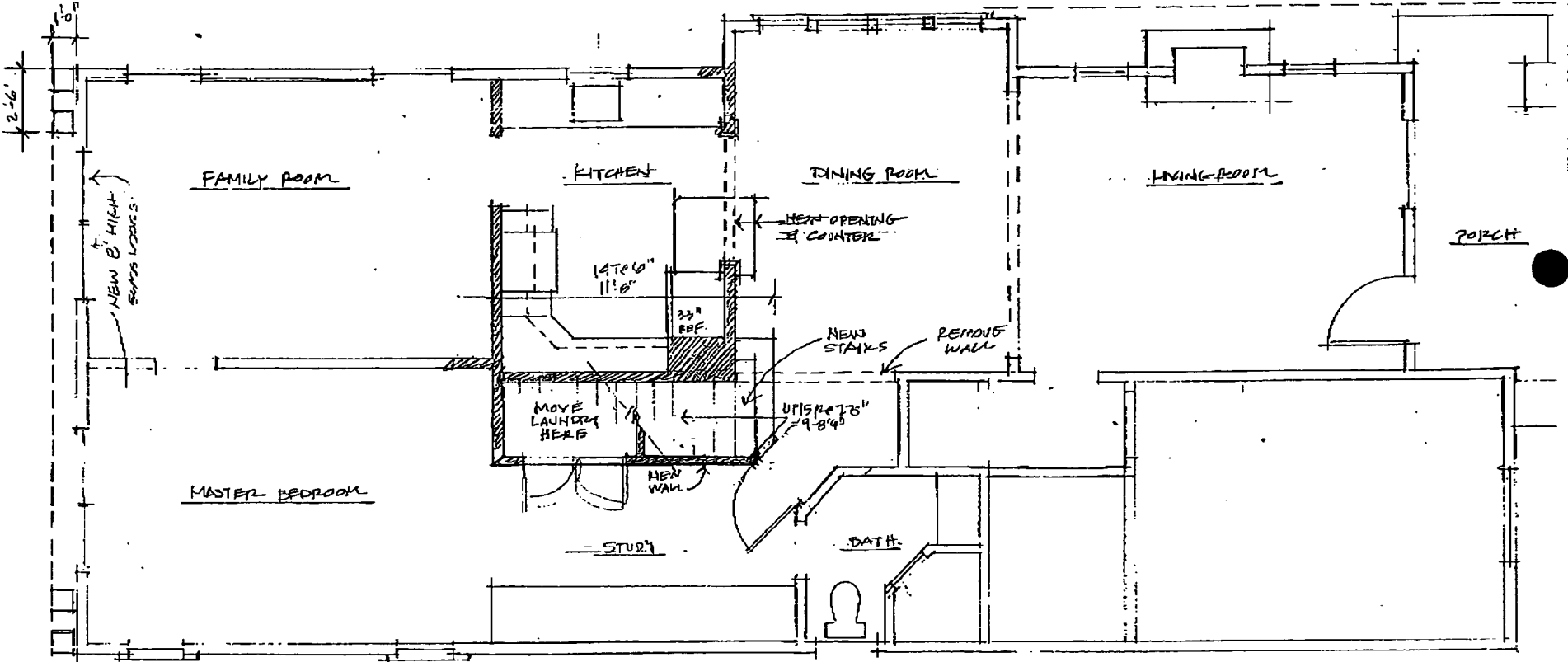
SITE PLAN

SCALE: 1" = 20'-0"

--- SEARCHINGER RESIDENCE ADDITION
 --- 7305 HOLLY AVENUE
 TAKOMA PARK, MARYLAND

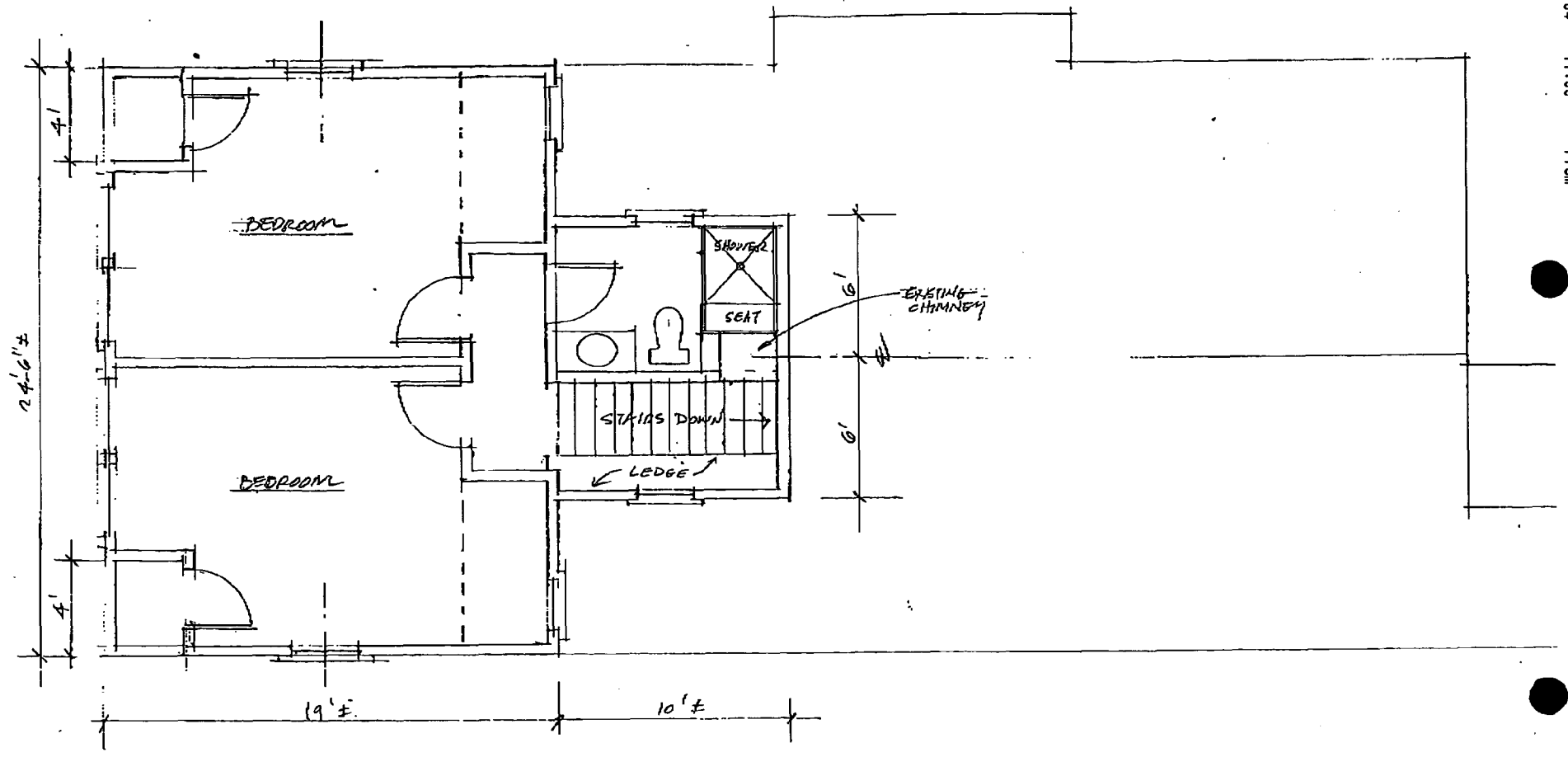
Treseder
Architects AIA

6723 Woodland Road
Bethesda, MD 20814
301-221-1540
Fax: 301-220-1545
and treseder@treseder.com



FIRST FLOOR PLAN

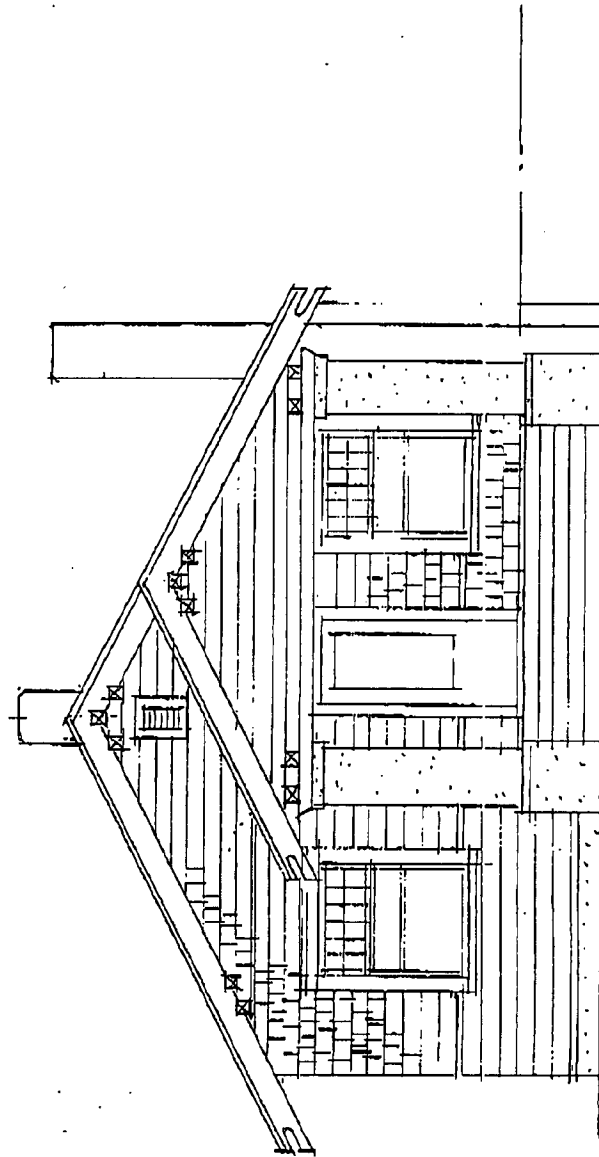
SCALE: 1/4" = 1'-0"



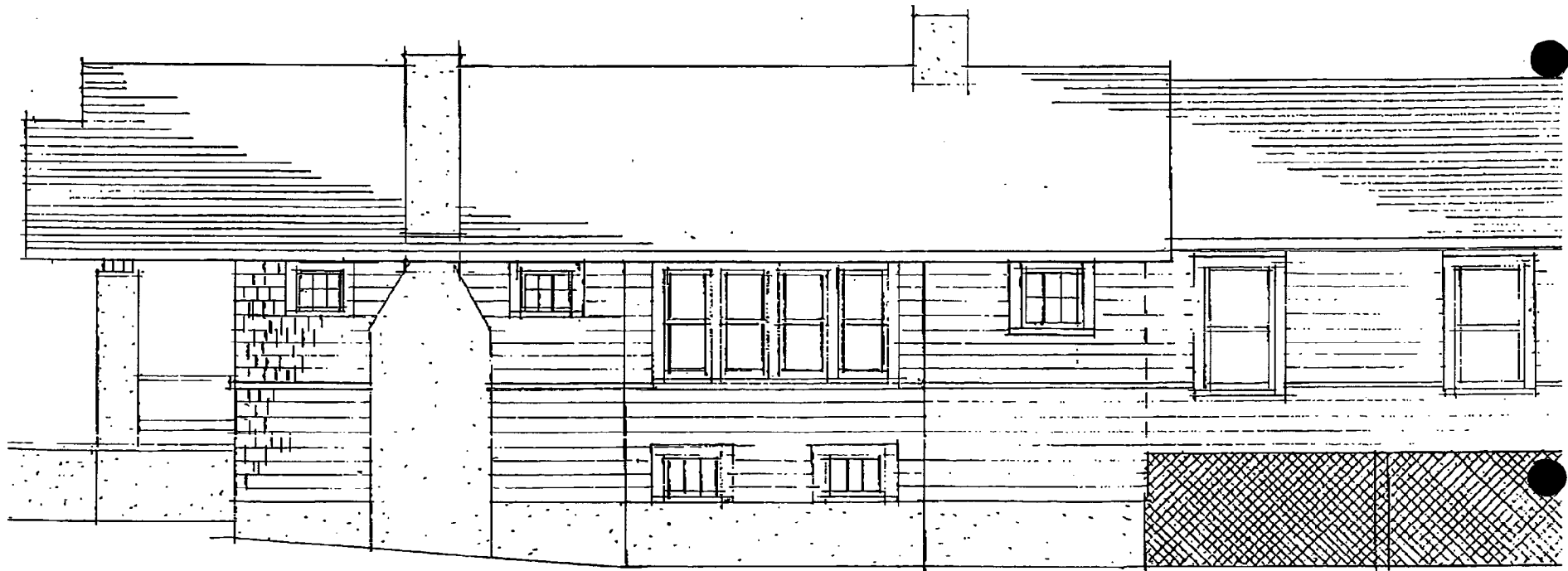
SECOND FLOOR PLAN

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

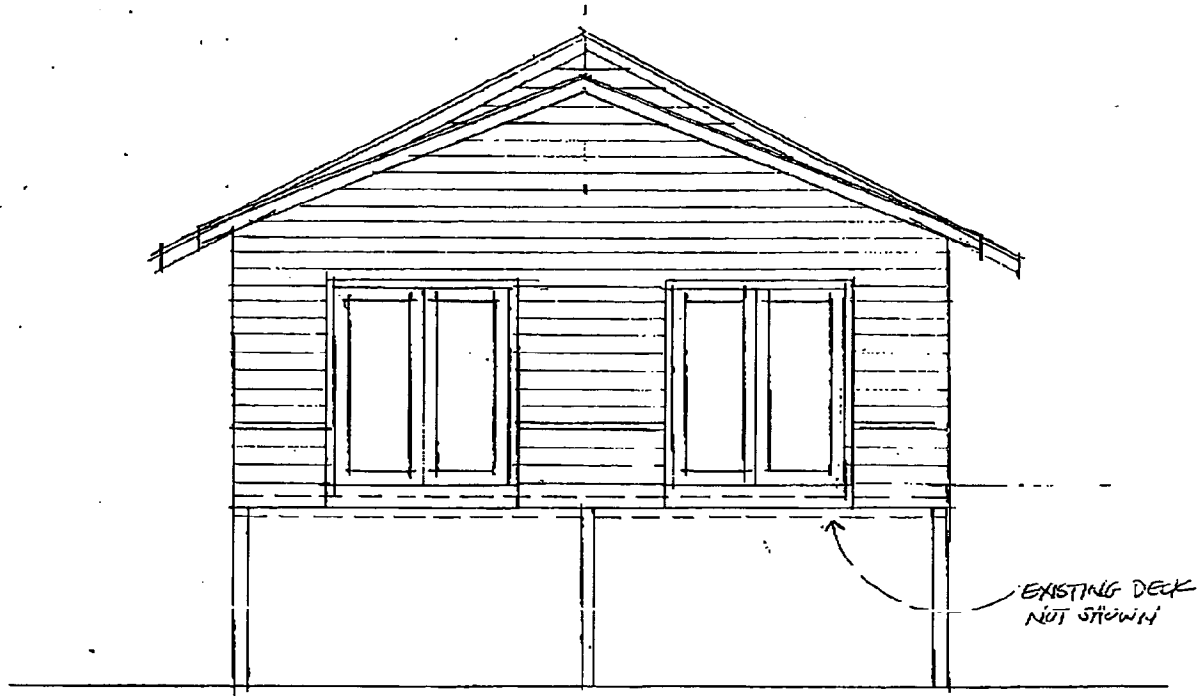




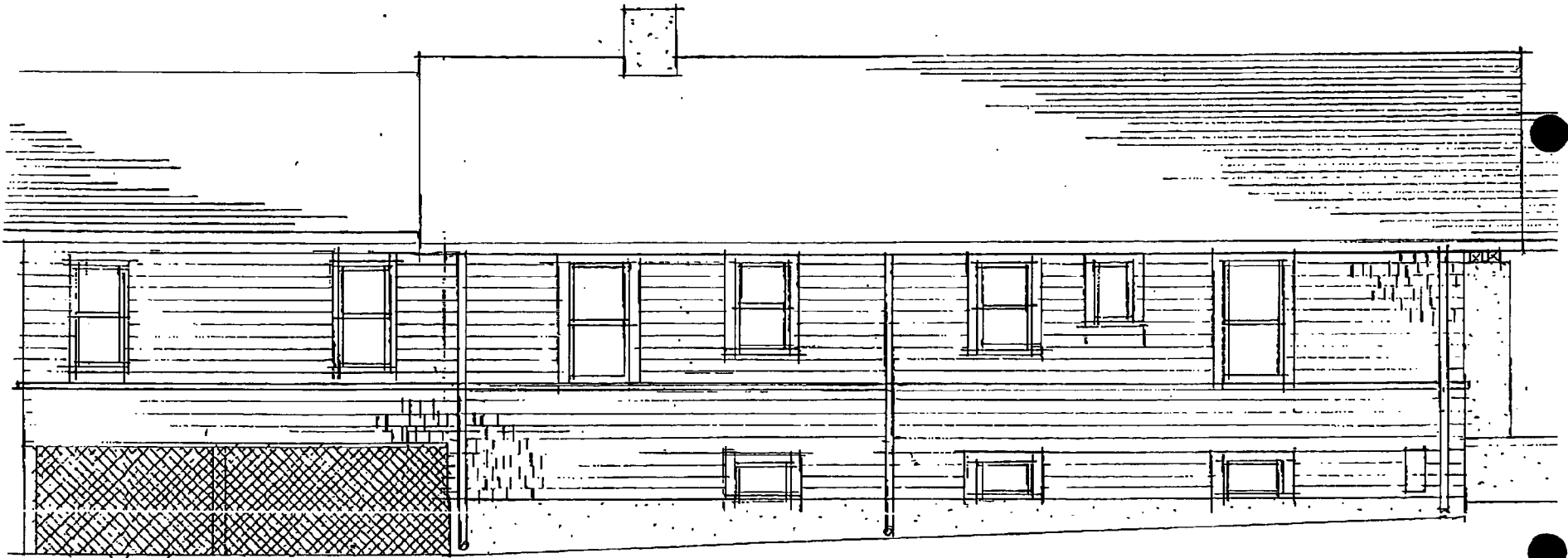
EXISTING FRONT ELEVATION



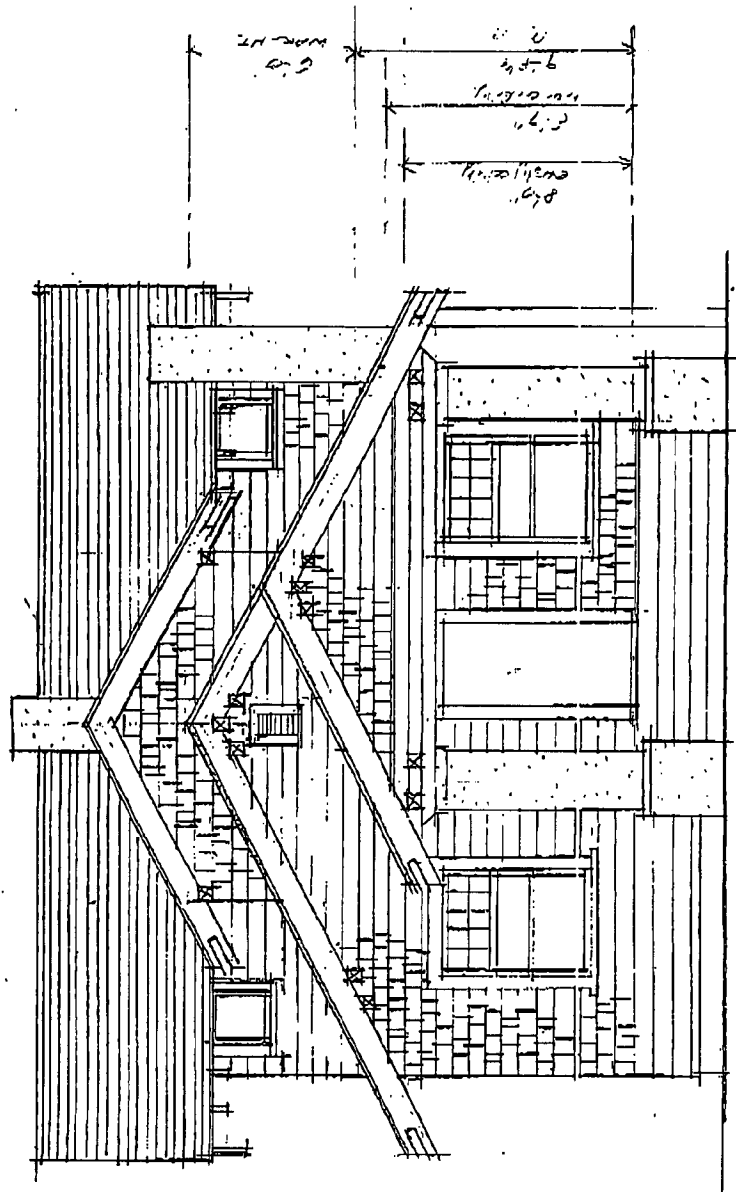
EXISTING RIGHT SIDE ELEVATION



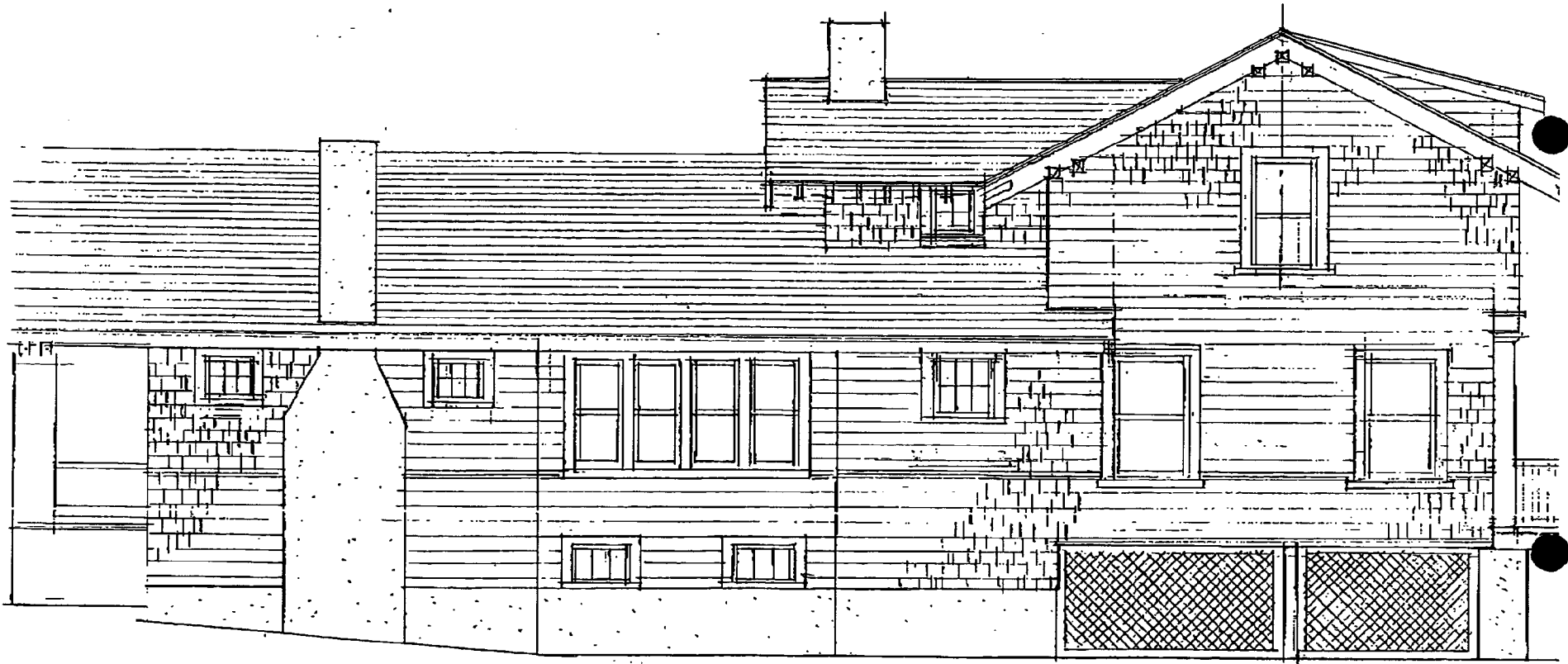
EXISTING REAR ELEVATION



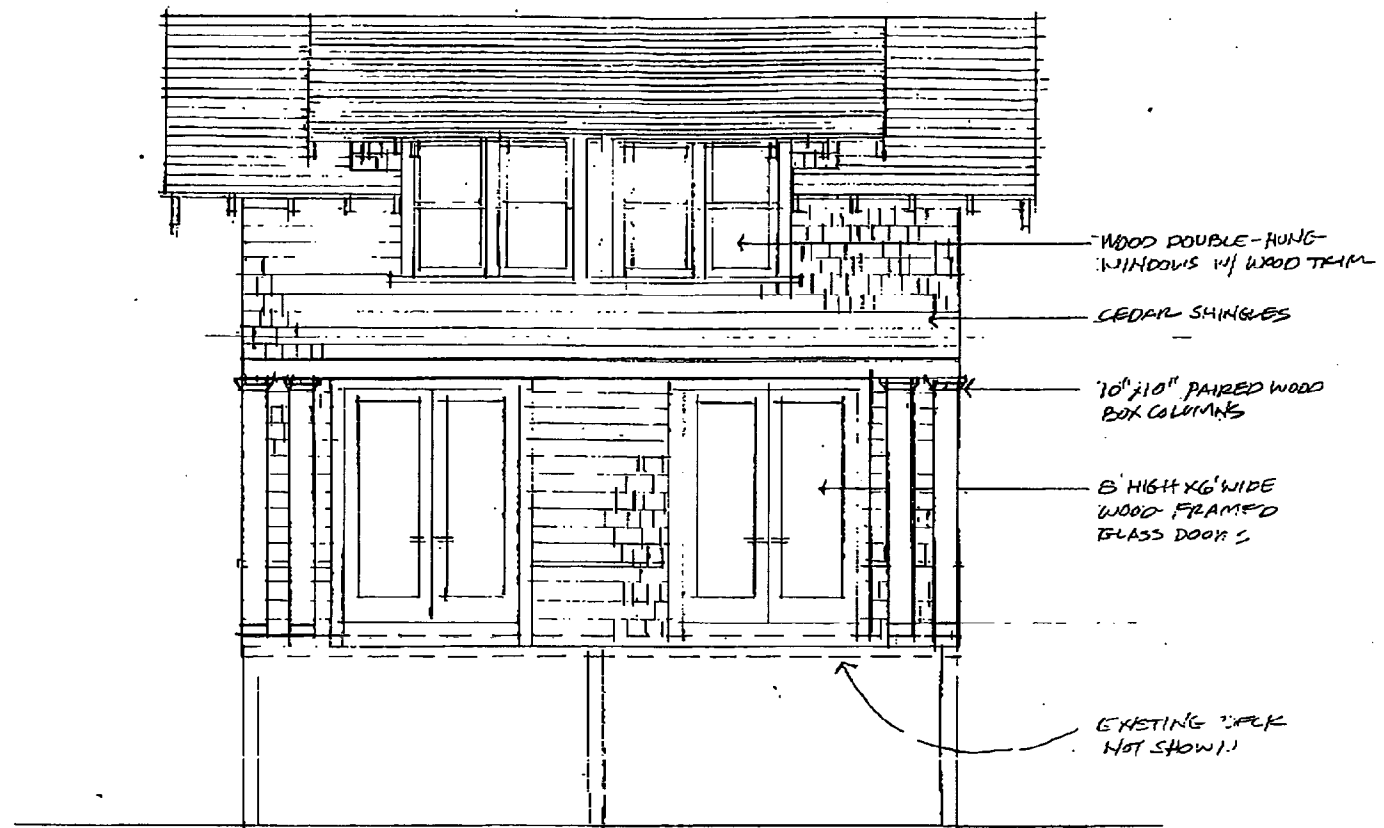
EXISTING LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION

TIMOTHY D. SEARCHINGER
7305 HOLLY AVENUE
TAKOMA PARK, MD 20912

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville MD 20850

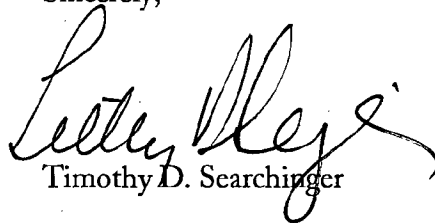
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[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Tim Searchinger 7305 Holly Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
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<p>Al and Caroline Bissing 7303 Holly Ave Takoma Park, MD 20912</p>	<p>Al, Nancy Currier 7307 Holly Ave Takoma Park, MD 20912</p>
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<p>Robert Schwan Alice Trembone 7304 Birch Takoma Park, MD 20912 (301) 588-5503</p>	







HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7305 Holly Avenue Meeting Date: 12/1/04
 Applicant: Tim & Brigette Searchinger Report Date: 11/23/04
 Paul Truesdler (Architect)
 Resource: Outstanding Resource Public Notice: 11/17/04
 Takoma Park Historic District Tax Credit: None
 Review: HAWP Staff: Tania Tully
 Case Number: 37/03-04JJJ

15 days to write

PROPOSAL: 2nd Story Rear Addition RECOMMENDATION: Denial

Albert Currier - next door neighbor Historic Takoma agrees

Letter of Support from neighbors. L approves enthusiastically.

suggests rotating roof line of addition,

STAFF RECOMMENDATION:

Staff is recommending denial of this project to construct a 2nd story rear addition under Historic Preservation Ordinance criteria 24A-8(a):

A HAWP should be denied if the Commission 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, 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.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
 STYLE: Craftsman Bungalow
 DATE: 1910s

This house is very likely The Argyle, a mail-order house offered by Sears, Roebuck & Company from 1916 through 1926. An excellent example of its type and style, this one-story gable-front bungalow has Arts and Crafts detailing including notched bargeboards, square rafter ends, multi-light windows and shingle siding. Features characteristic of the bungalow type include the low-pitched roof, wide eaves, and the stringcourse - all of which emphasize the horizontality of the house. The band of windows in the dining room bump out on the on the left side of the house is also characteristic of the Craftsman Bungalow.

A one-story rear addition was constructed in 1991 by the previous owner and before the Takoma Park Historic District was added to the Master Plan for Historic Preservation. The addition is set on piers to protect the root zone of the large trees in the yard and matches the form and siding of the original house. There is also a rear deck that wraps around one of the trees. (Circle 29)

call issue w/ challenges

Lee - major change to an outstanding resource
 Lynne - would sacrifice a tree to do rear addition rather than go up.
 Kim - ? abt piers - 2-story w/ hyphen possible
 Caroline - this is very top 5% in the city
 David - proposed program does not work w/ this resource or streetscape
 JEF - if pulled back w/ a kneele prob. ok original roofline - kums. should close
 pull off rear add. - put hyphen - then addition
 start concern what the silhouette is very imp. w/ set gables w/ important.
 piggy-back dates that

PROPOSAL:

The applicant is proposing to construct an approximately 600 sq ft 2nd level addition, containing two bedrooms and a bath, on the rear of the existing house. There is no proposed change in footprint. The majority of the addition sits on the non-historic 1991 addition, the exception being the lower dormer-like structure that accommodates the bathroom and stairs. The applicant also proposes to trim the old and new additions to match the historic house. (See Circles 9-19)

APPLICABLE GUIDELINES:

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

Takoma Park Historic District Guidelines

A. There are two very general, broad planning and design concepts which apply to all categories. These are:

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), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

B. Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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

- 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, setback, 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

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

Montgomery County Code; Chapter 24A

- A HAWP should be denied if the Commission 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, 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.

Secretary of the Interior's Standards for Rehabilitation:

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

STAFF DISCUSSION

The Historic Preservation Commission is presented with numerous requests for rear additions and even 2nd story additions in the Takoma Park Historic District each year. The majority of approved applications, however, are for properties that are Contributing or Non-Contributing resources in the district. This house, however, is an Outstanding resource and as such, warrants the highest level of scrutiny that the Takoma Park Historic District Guidelines allow. While staff understands the applicants desire to add more living space to this compact bungalow and we certainly recognize the challenges of the landscaping – numerous large trees in close vicinity of the historic house – we also have a responsibility to protect the Outstanding historic resources within the district. Were this not Outstanding, staff would likely be recommending approval.

One of the characteristics of the Takoma Park Historic District is its eclectic nature and diversity of architectural styles. On Holly, in the vicinity of this property there are resources dating from the 1880s through the late 1920s. This small bungalow is tucked in amongst large Victorian-era houses and is the only Outstanding bungalow on the street. This diversity of eras, types and styles along with the mature landscaping help make up the character of the Historic District. It is with this in mind, and following all of the Guidelines listed beginning on Circle 2, that staff is recommending denial.

Both the Takoma Park Historic District Design Guidelines and the *Secretary of the Interior's Standards for Rehabilitation* emphasize the general concepts of scale, massing and height with regard to additions.

Although set at the rear of the house and primarily on a non-historic addition, the proposal would obscure the rear roofline of the original house. It would be unclear where the historic house ends and the addition begins. Because of this integration into the historic house, staff finds the proposal inconsistent with *Standard #10* that recommends that additions should be easily removed.

Although the elevation shown on (circle 11) is a bit misleading and the house would likely never be seen as it is drawn, there is none-the-less and impact from the public-right-of-way. The effect on the house and the district would be apparent from oblique angles when walking or driving along Holly Avenue. This bungalow stands out as unique among its neighbors and the tall rear addition would fill in the open view of the trees in the rear yard. Staff's professional opinion is that the height would be detrimental to the historic house and the district by interrupting the patterns of open space and building patterns – the rhythm of the streetscape – and by overwhelming the small scale and horizontality of the house. >

The applicant will argue that the guidelines do not prohibit second-story additions and staff agrees. In this case, however, a second story addition would be detrimental to the historic property and is inconsistent with applicable guidelines.

STAFF RECOMMENDATION:

Staff recommends that the Commission deny the HAWP application as being consistent with Chapter 24A-8(a):

A HAWP should be denied if the Commission 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, 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.

and inconsistent with the *Secretary of the Interior's Standards for Rehabilitation* #9 and #10; and the *Takoma Park Historic District Guidelines*.

"tree people"
need an exhibit report



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: (202) 387-3500

Tax Account No.: _____
Name of Property Owner: TIM & BRIGITE SEARCHINGER Daytime Phone No.: see above
Address: 7305 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Paul Treseder Daytime Phone No.: 301 320-1580
Address: 6320 Wiscasset Rd., Bethesda, MD 20816

LOCATION OF BUILDING/PREMISE
House Number: 7305 HOLLY AVE Street: HOLLY AVE
Town/City: TAKOMA PARK Nearest Cross Street: DOGWOOD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Tare | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 10-13-04
Signature of owner or authorized agent Date

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

(5)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

see attached

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 effected 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.

6

Written Description of Project:

- a. Description of existing structure and environmental setting, including their historic features and significance:

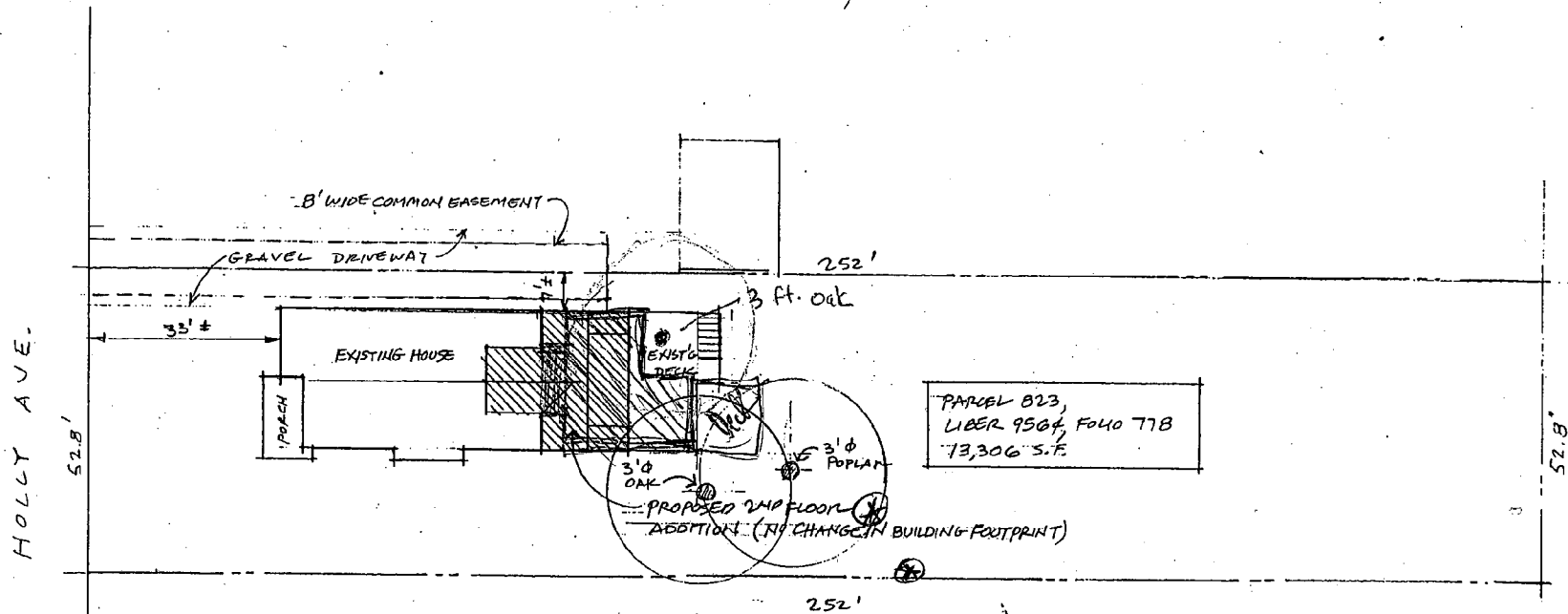
The house is an early-20th century bungalow on a single lot in Takoma Park's historic district. It is like many Bungalows in Takoma Park, which are typically categorized as contributing resources, but was characterized as an outstanding resource because of its argyle notched bargeboard, square rafter ends and small glass panes in the front. A one-story addition on the house exists off the back on pilings so as not to disturb the root zone of the trees in the back

- b. General description of project:

The project will add a small addition over the back of approximately 600 square feet to accommodate two bedrooms, with a small addition extending roughly 9.5' from the back, covering roughly one half the width of the house in the center to accommodate a stairway and bathroom. The second floor on the front will have an unusually small height of only approximately 6' to minimize the height gain. The roof will be angled differently from the original part of the house to emphasize the distinction. A dormer will be added on the back of the addition but will not be visible from the front of the house. The renovations will also fix various flaws in the historic feature of the original addition. Moldings matching the original house style will be placed around the windows on the addition and improvements will be made to the shingling. At the same time, new larger rear doors will be added in the back of the original addition to replace existing glass doors, and an additional glass panel will be added, but these features will not be visible from the front.

The project is highly sympathetic to the existing character of the house and to the feel of the historic district. Nearly all houses on the block have significant additions off the back, and many bungalows have second story features. However, the addition will be placed far to the rear and will not at all change the appearance of the exceptional historical features at the front of the house.

site plan with
 additional oak drawn in
 by owner



Handwritten note:
 5' trees
 will
 have
 roots
 near
 addition

SITE PLAN

SCALE: 1" = 20'-0"

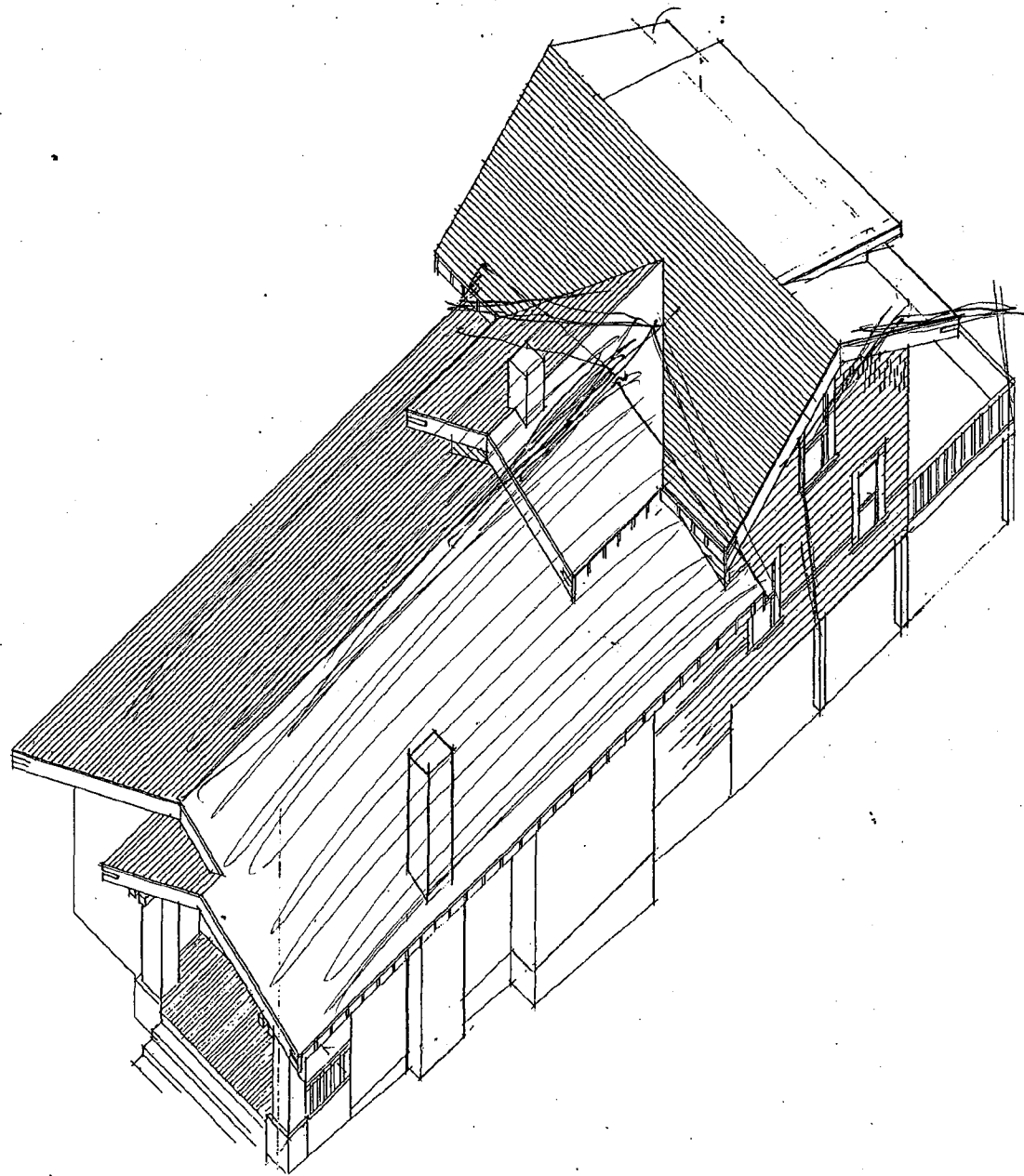
SEARCHINGER RESIDENCE ADDITION
 7305 HOLLY AVENUE
 TAKOMA PARK, MARYLAND

6320 Wicasset Road
 Bethesda, MD 20816
 301-326-1500
 Fax - 301-326-1501
 Paul.Treseder@verizon.net

Paul Treseder
 Architect AIA

8

1



9

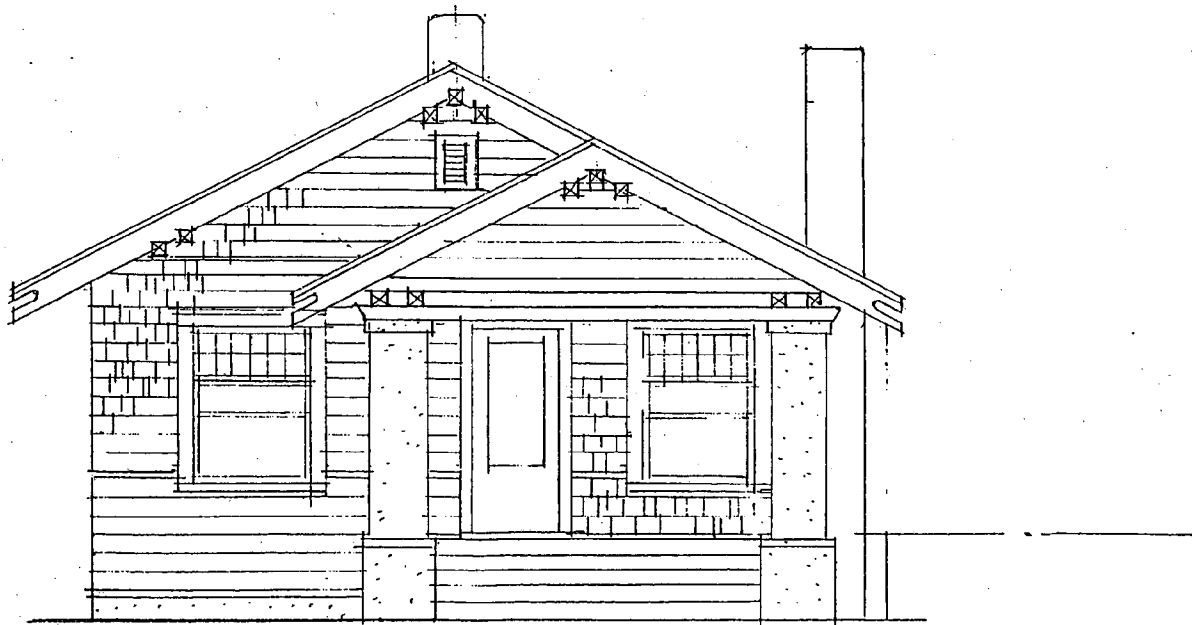
6320 Wisconsin Road
Bethesda, MD 20814
301-320-1100
Paul.Treseder@vmlton.net

Paul Treseder
Architect AIA



SEARCHINGER RESIDENCE
7305 HOLLY AVENUE
TAKOMA PARK, MARYLAND

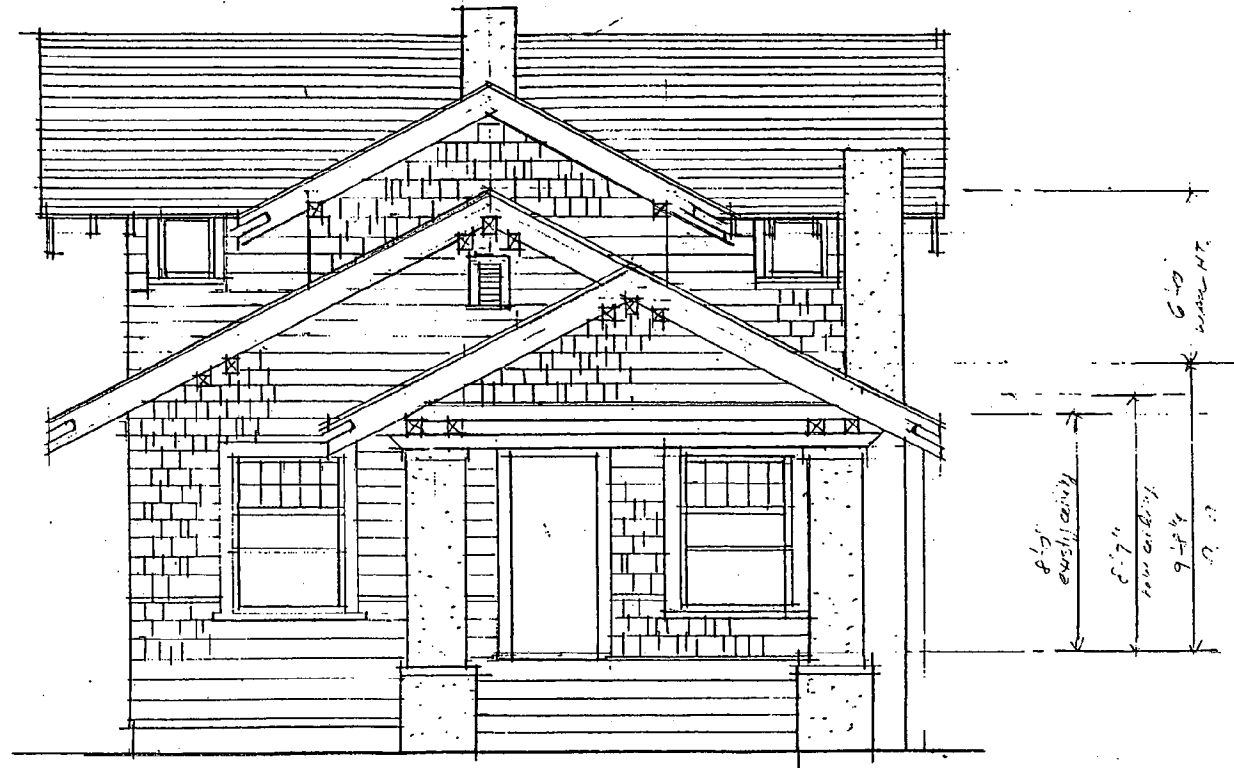




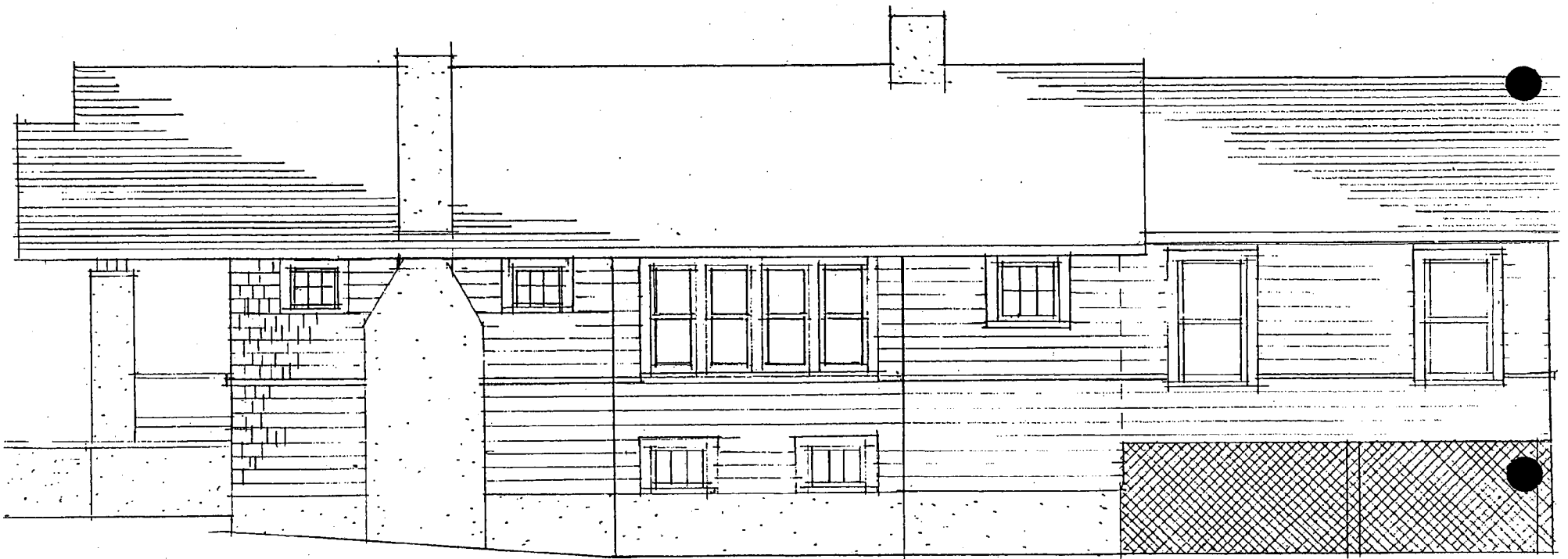
EXISTING FRONT ELEVATION

16

4



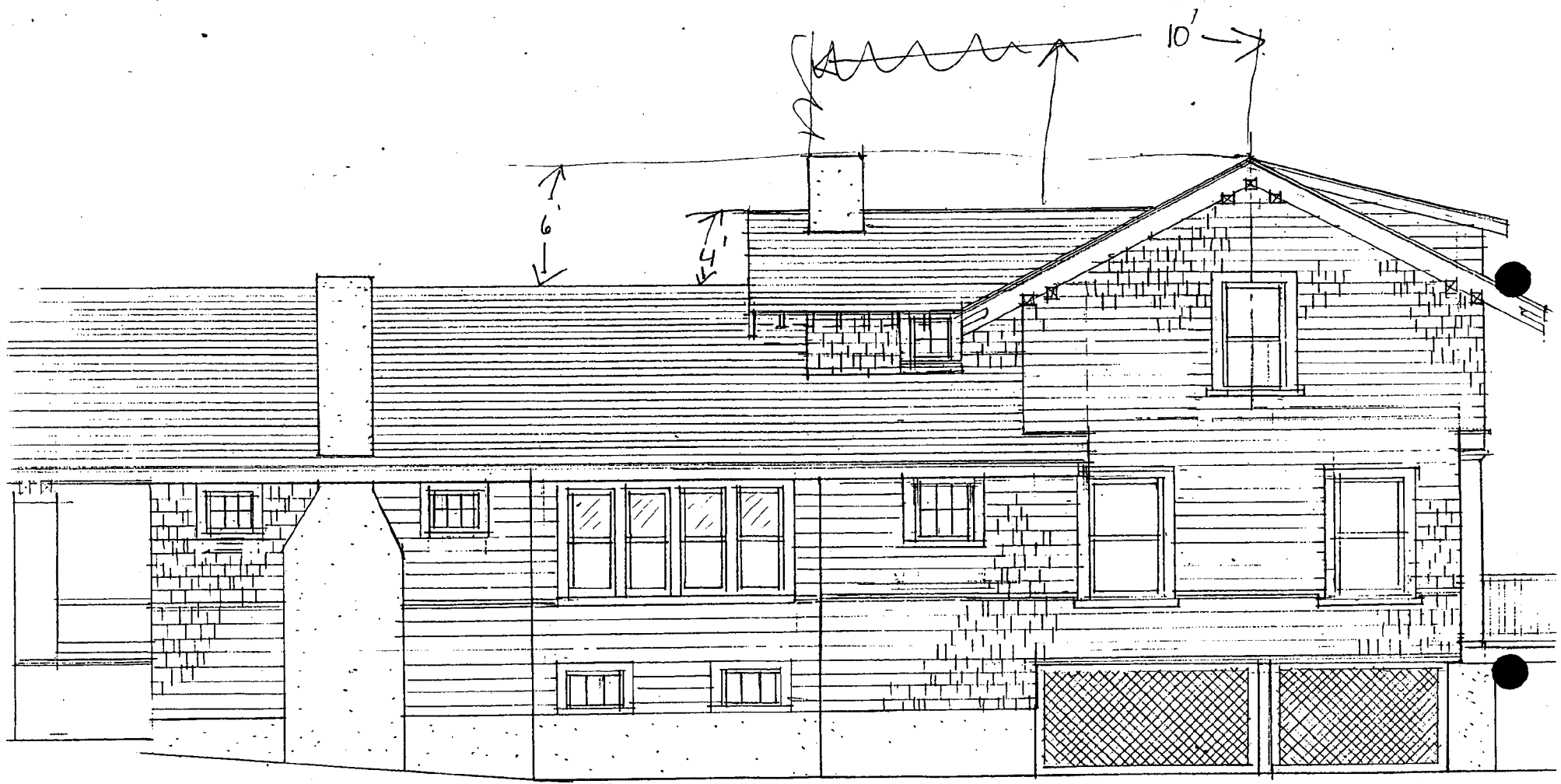
PROPOSED FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION

5

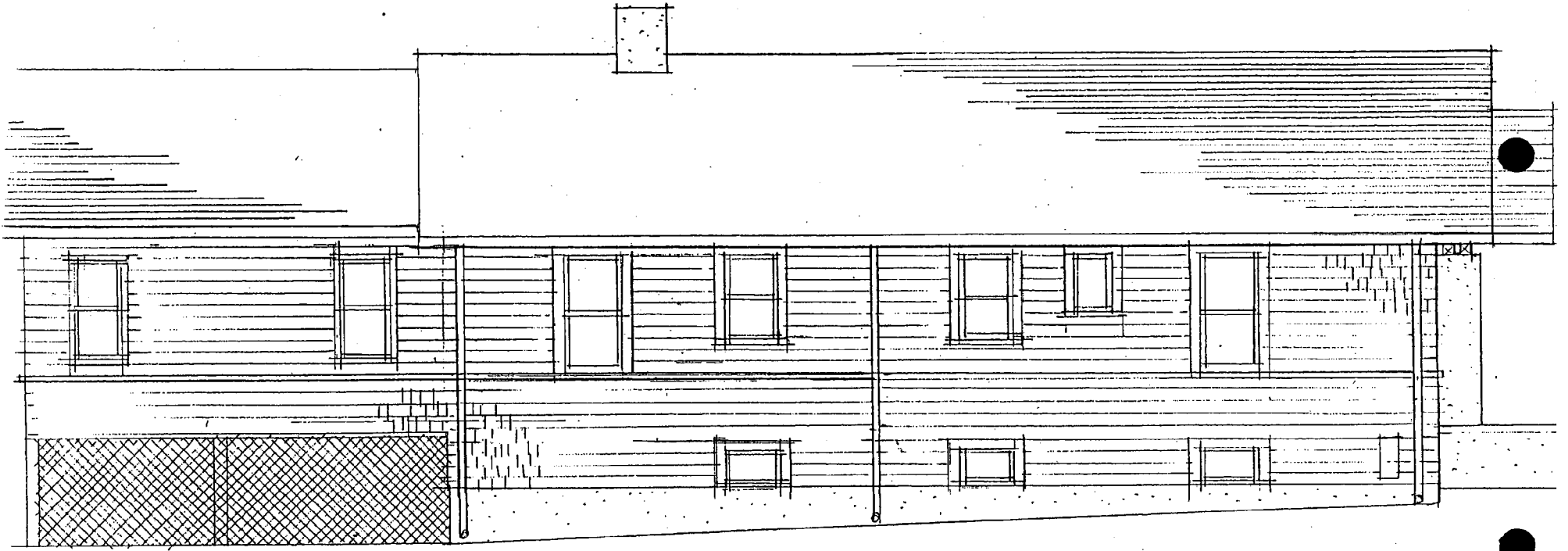
21



PROPOSED RIGHT SIDE ELEVATION

13

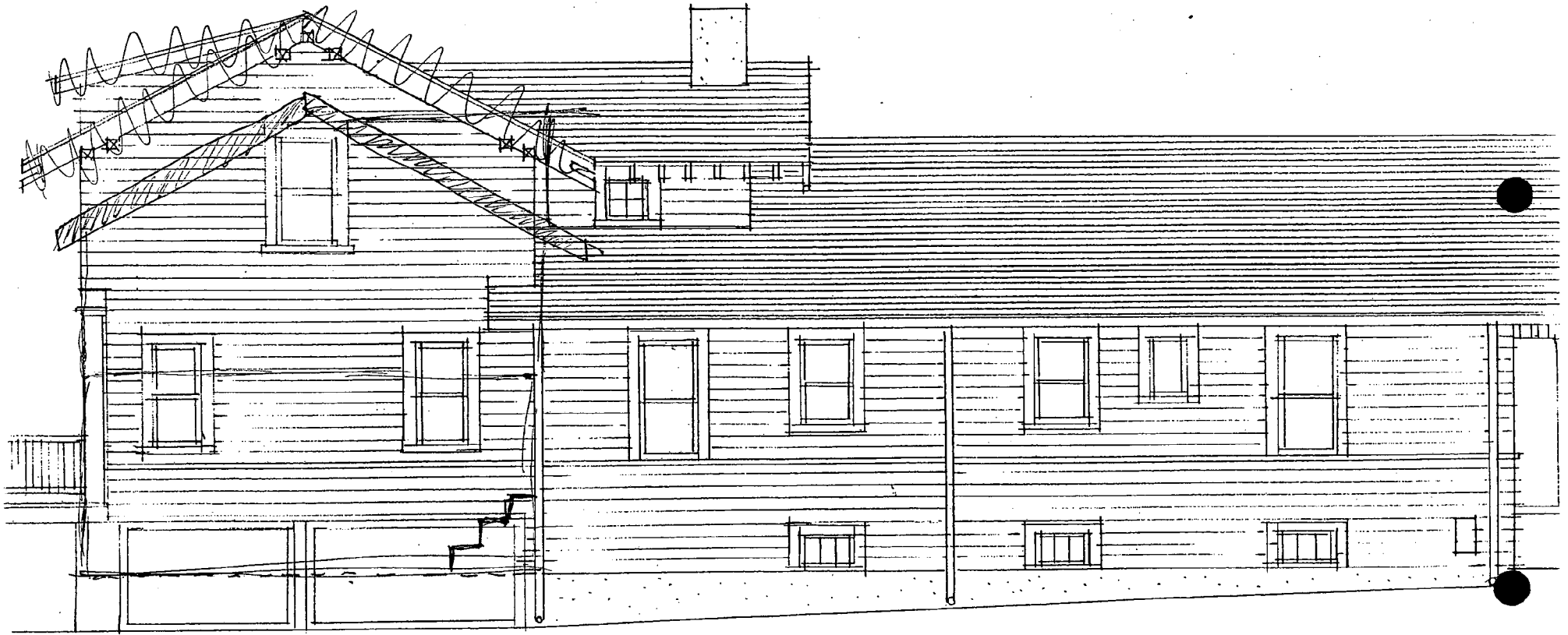




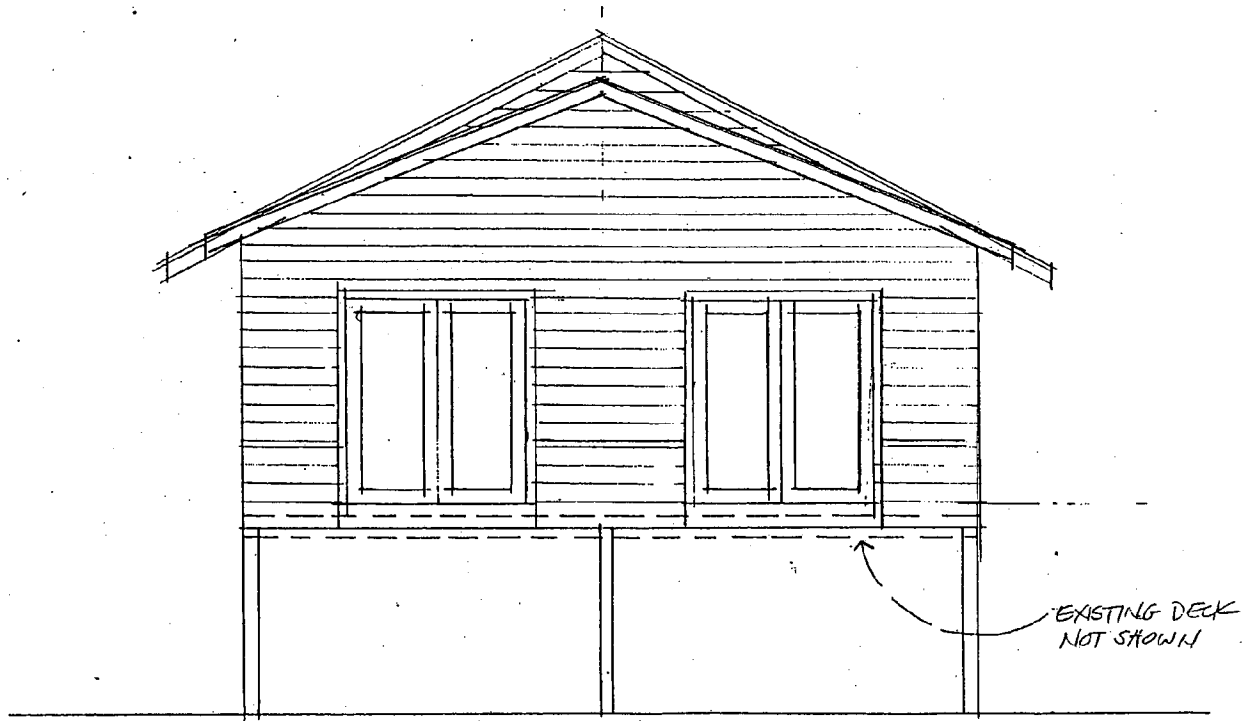
EXISTING LEFT SIDE ELEVATION

14





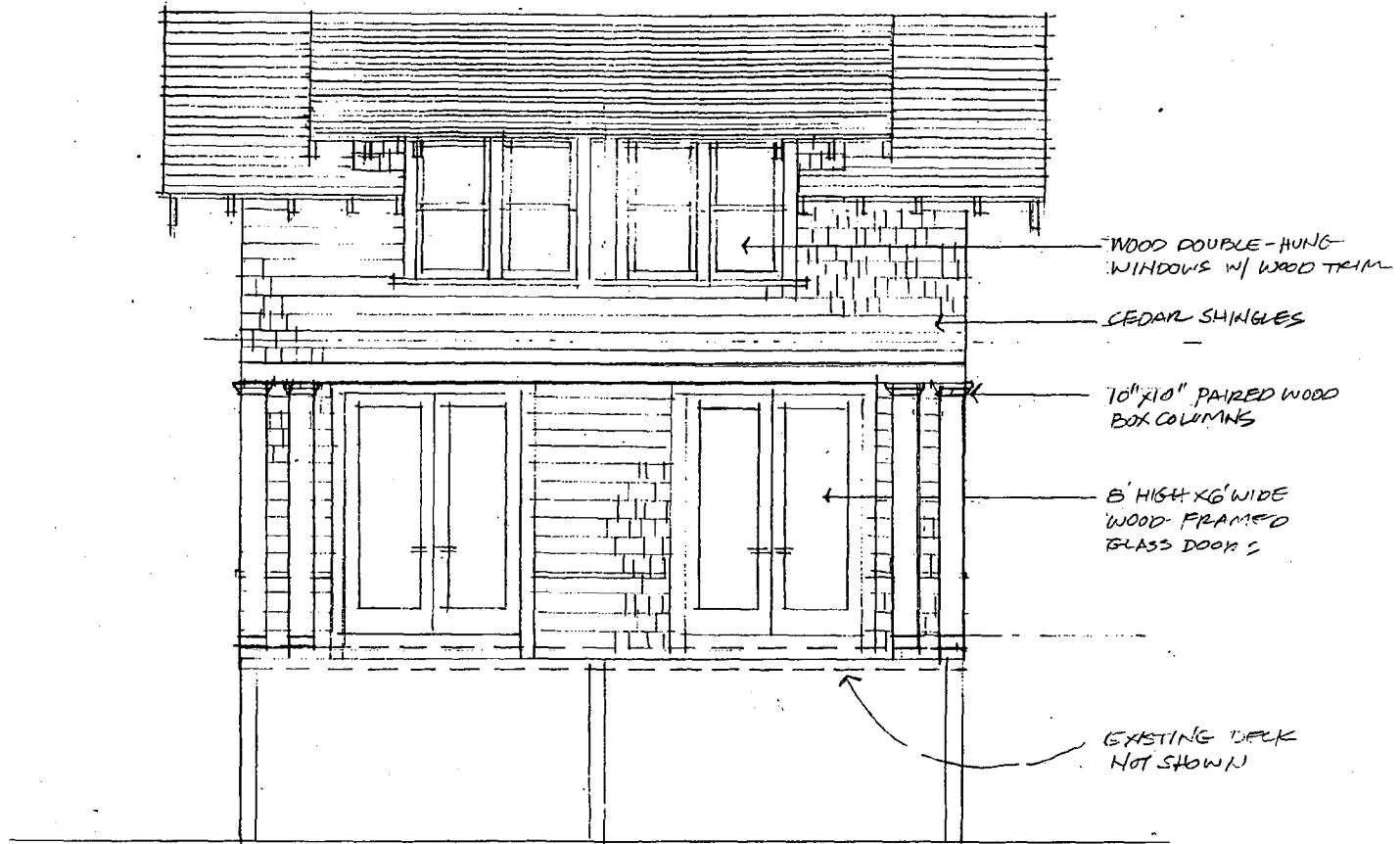
PROPOSED LEFT SIDE ELEVATION



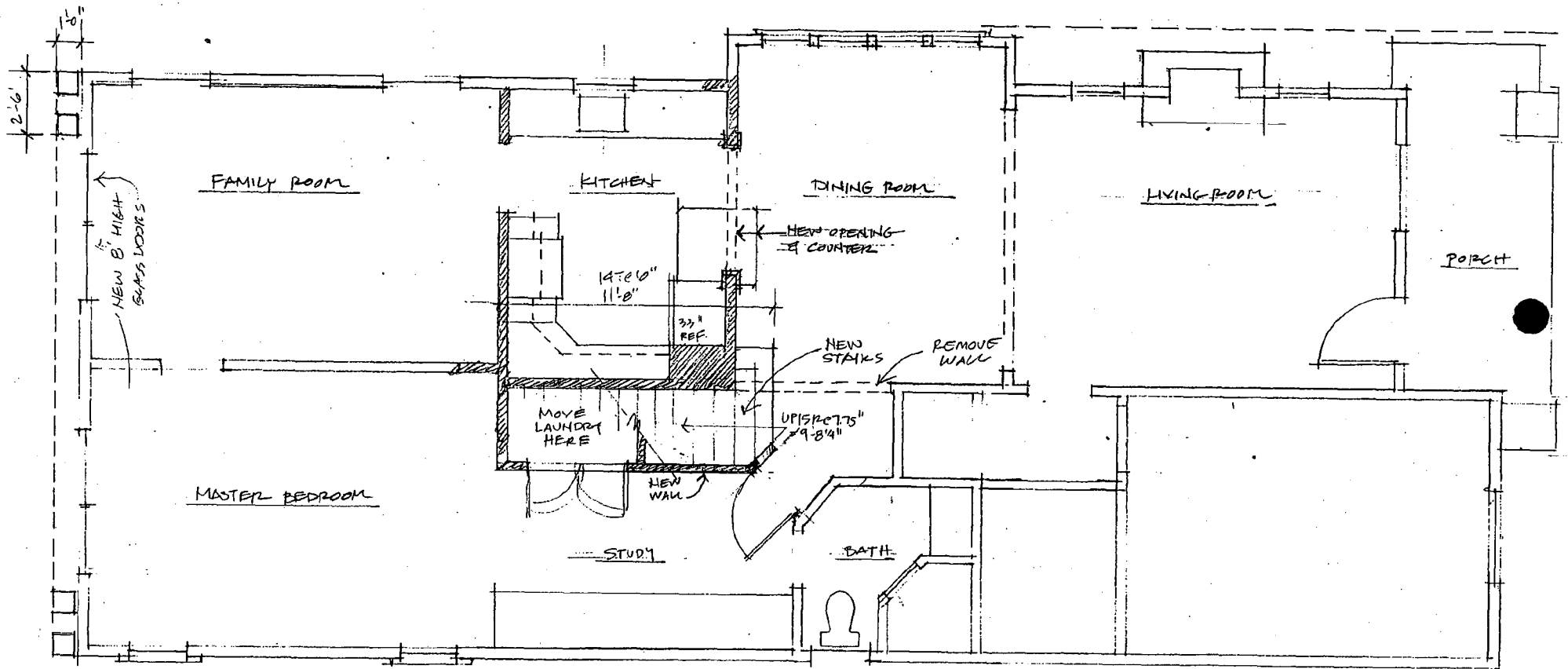
EXISTING REAR ELEVATION

116

6



PROPOSED REAR ELEVATION

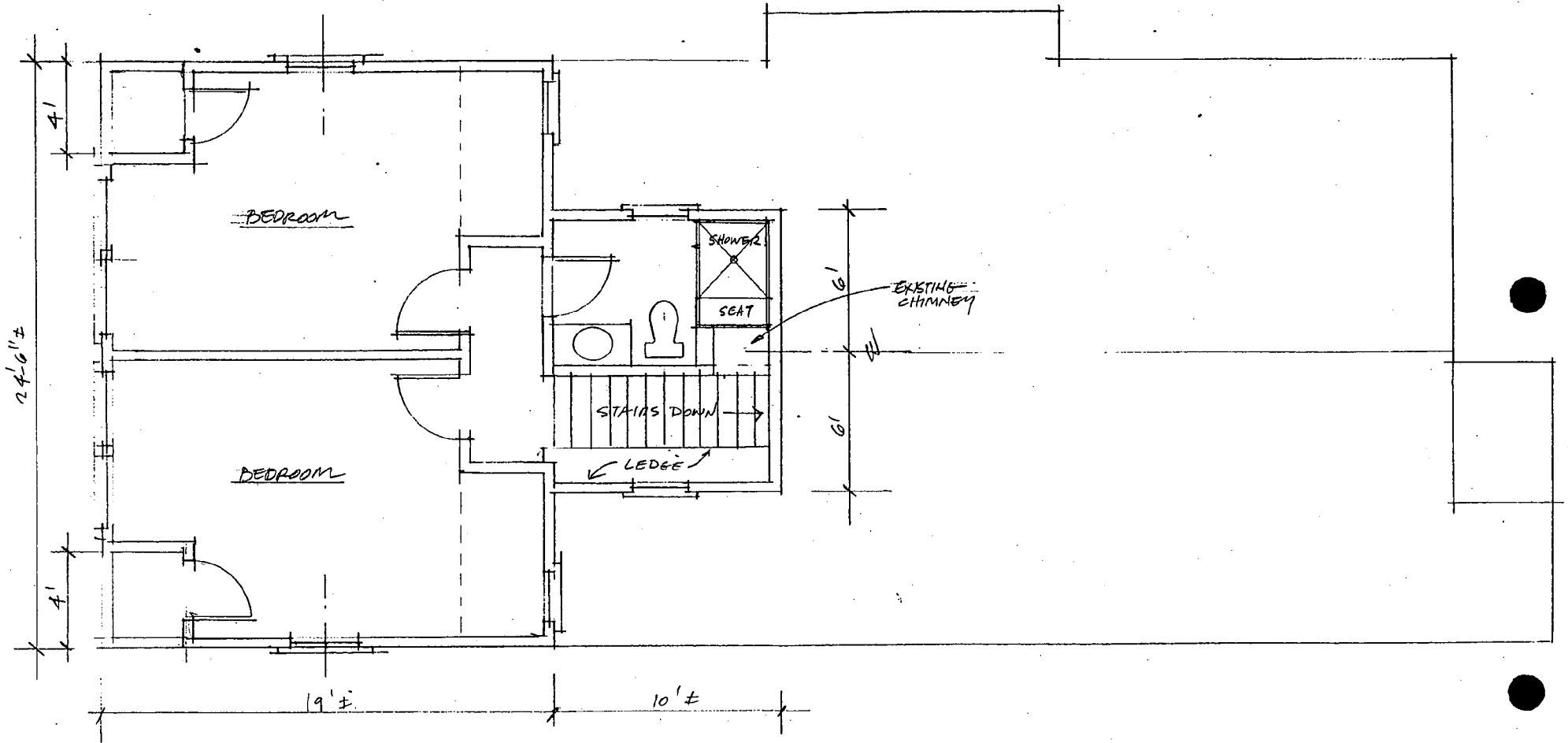


FIRST FLOOR PLAN

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

2

18

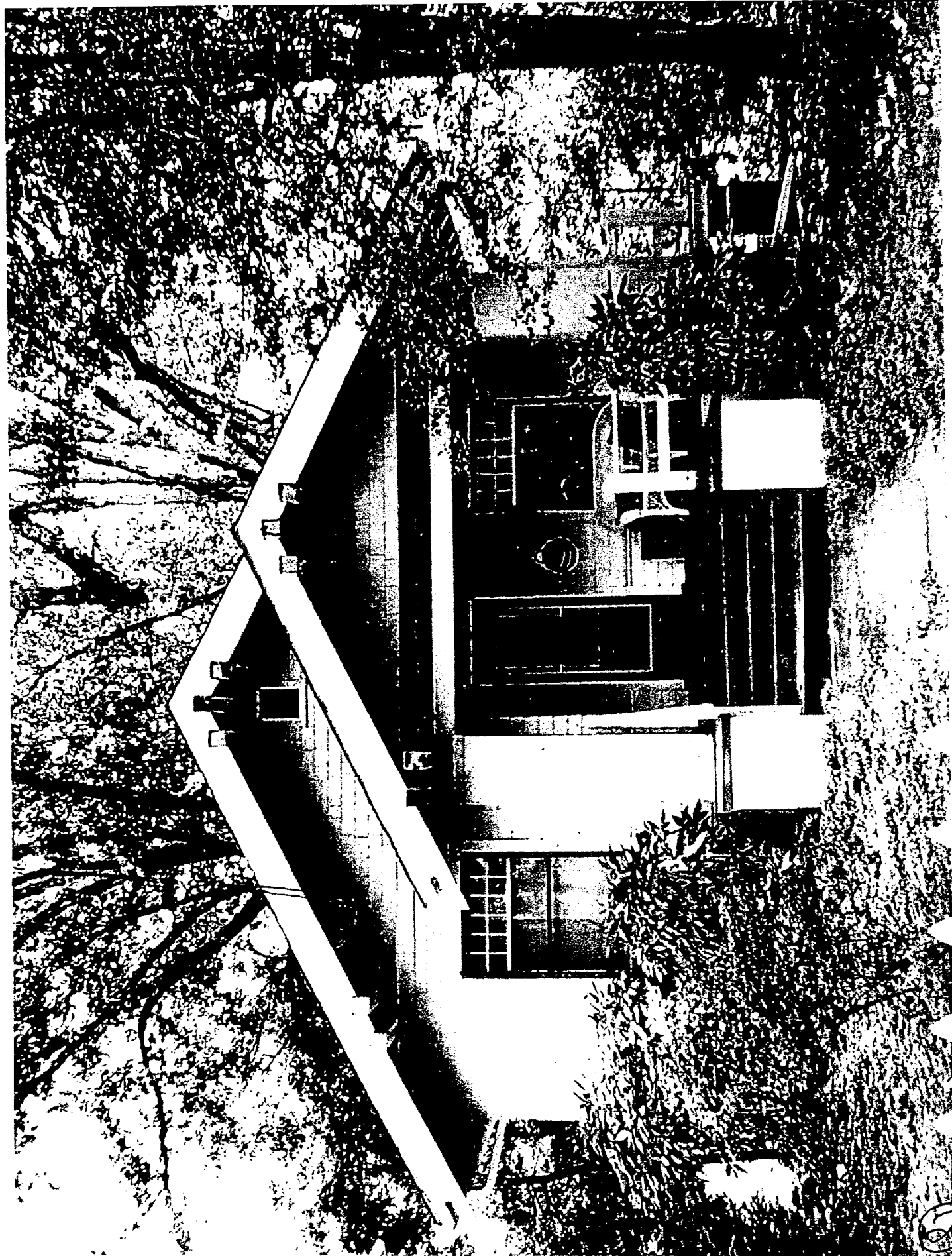


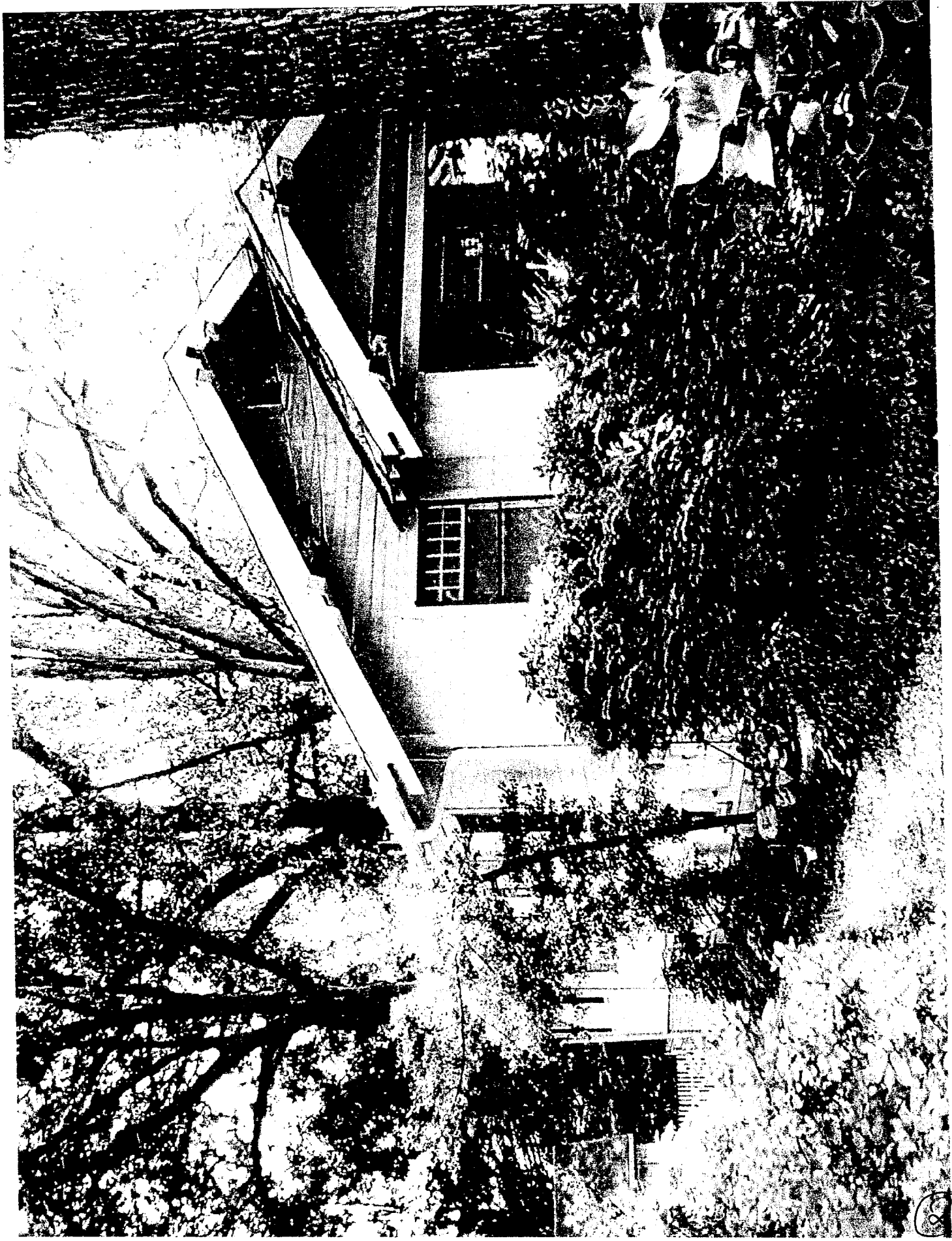
SECOND FLOOR PLAN

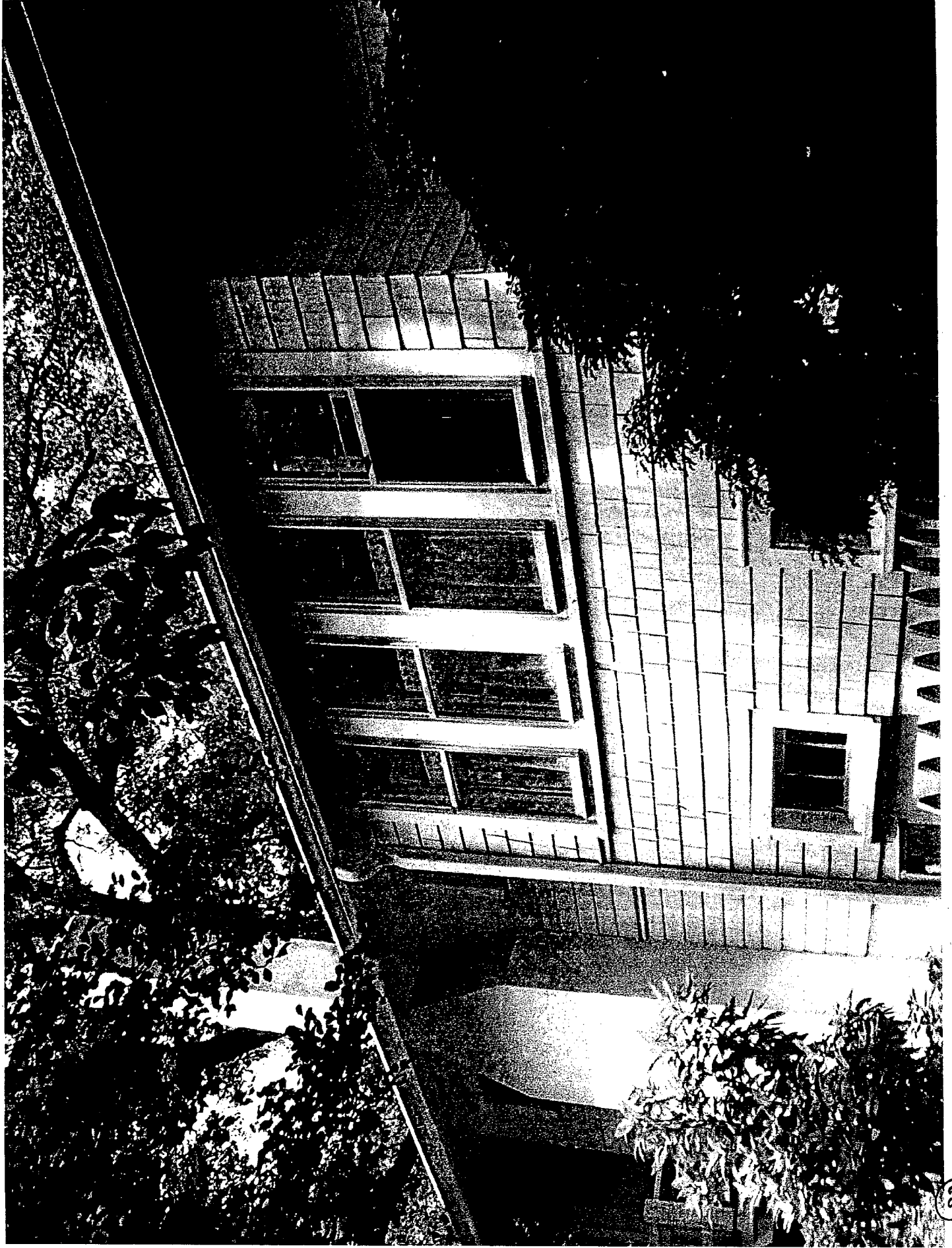
SCALE: 1/4" = 1'-0"



19







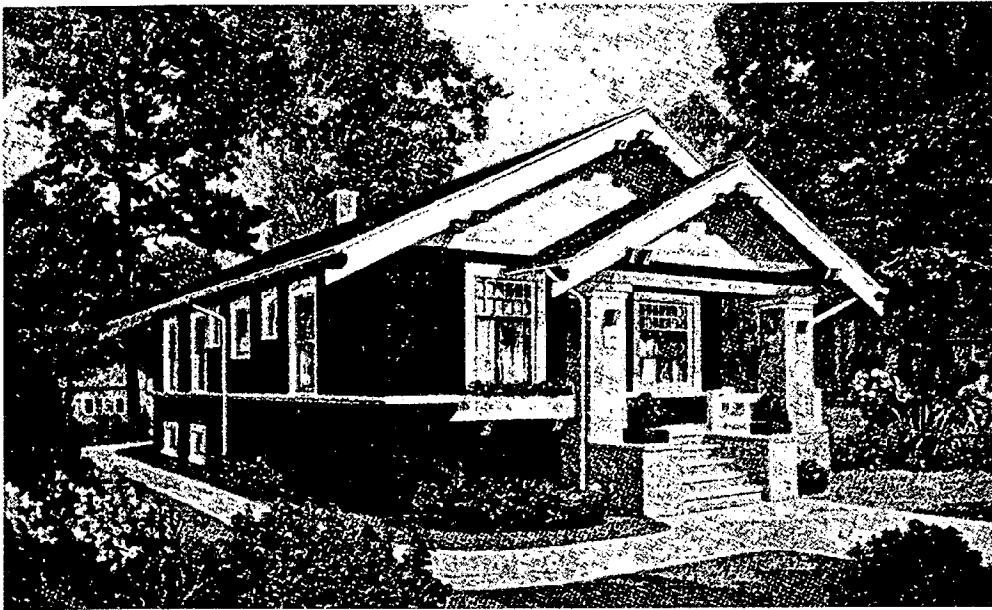
HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	Owner's Agent's mailing address
Tim Seachinger 7305 Holly Ave Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Al and Caroline Bessing 7303 Holly Ave Takoma Park, MD 20912	Al, Nancy Currier 7307 Holly Ave Takoma Park, MD 20912
Carol, George Hinds 7304 Holly Ave Takoma Park, MD 20912	George Malusky 7302 Holly Ave Takoma Park, MD 20912
Robert Schuane Alice Trembone 7304 Birch Takoma Park, MD 20912 (301) 588-5503	

g addresses: noticing table

THE ARGYLE



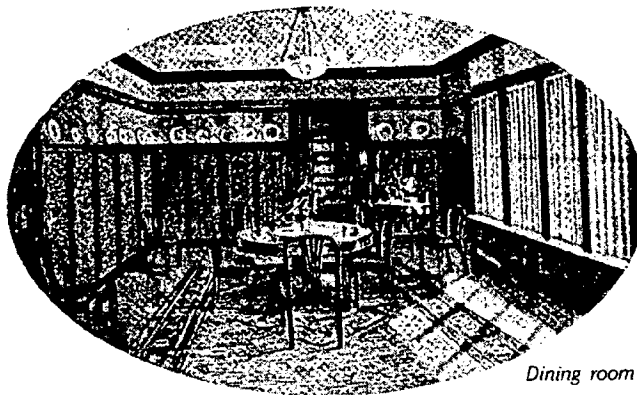
The Argyle is a bungalow whose exterior appearance suggests extra-fine interior arrangement and furnishings. The front elevation, as you glance at it, bespeaks richness and comfort on the inside. The living room and dining room prove this conclusively. Note the bookcase colonnade, the beamed ceiling, the massive brick mantel with the built-in bookcase on the side. Note also the extra depth of the living room and dining room, nearly 30 feet long.

Details and features: Five rooms and one bath. Gabled front porch; notched bargeboards; exposed roof rafter tails. Beamed ceiling and fireplace flanked by built-in bookcases with glass doors in living room; paneled dining room.

Years and catalog numbers: 1916 (264P245, 2018); 1917 (C2018, 245); 1918 (2018); 1919 (7018); 1921 (7018); 1922 (17018); 1925 (17018A); 1926 (P17018A)

Price: \$827 to \$2,150

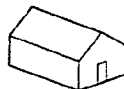
Locations: Bridgeport, Conn.; Des Plaines and Rantoul, Ill.; Detroit, Mich.; Garvin, Minn.; Niagara Falls, N.Y.; Toledo and Xenia, Ohio; Hellerton, Pa.



Dining room

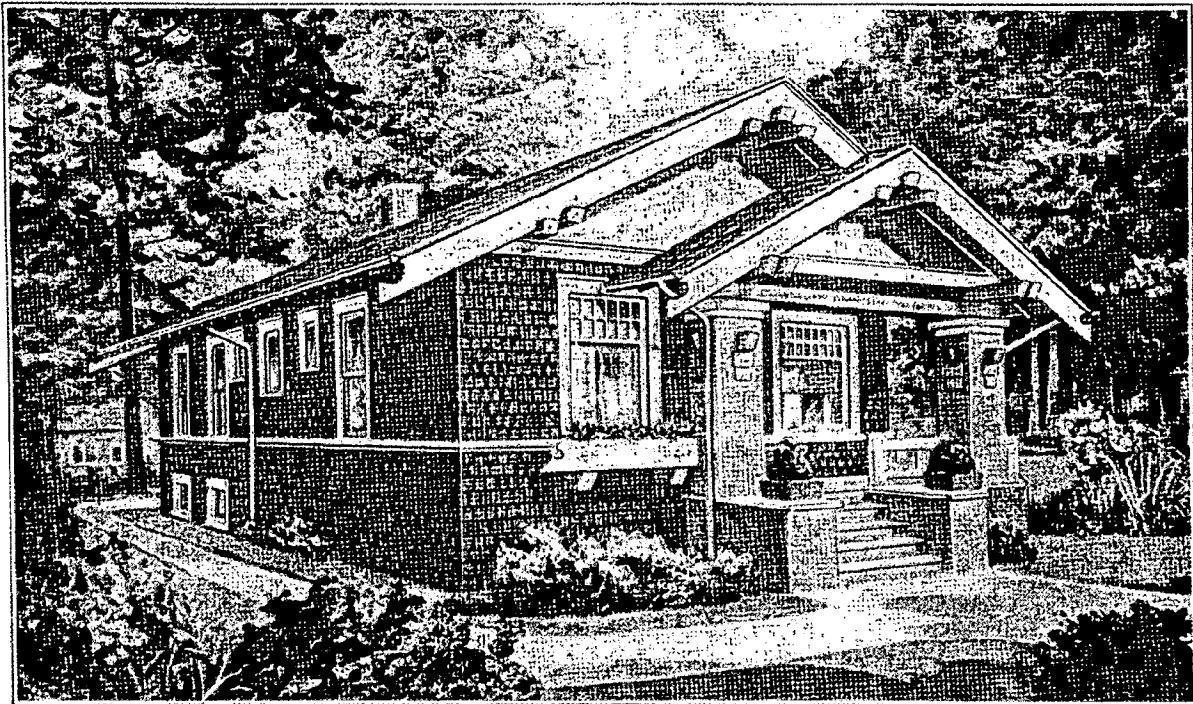


Living room



24

FIVE ROOMS, BATH AND PORCH



THE ARGYLE is a bungalow home that will not be too extreme and yet is entirely different from a cottage. The exterior is finished in shingles, except the gables and porch which call for stucco. It is neat, well arranged and solidly constructed. We have included the most popular built-in fixtures, thus saving both room and the need of purchasing bulky pieces of furniture, such as bookcases and kitchen cabinets. Moreover, careful study of the Argyle floor plan reveals as much actual accommodation and more convenience than the usual six or seven-room two-story house.

Argyle owners are very enthusiastic. Their letters freely praise our free architectural service, good material, solid construction and money saved on their houses. "A \$7,500.00 house," you might say, and you would be right if it were built in the ordinary way. Yet, by our "Honor Bill" System, we are able to furnish the materials so you can build The Argyle for a great deal less.

The Living Room. From the front porch, with its bungalow porch rail, you enter the living room. It is 12 feet 2 inches wide and 15 feet 11 inches long. A fine craftsman brick mantel sits in the center of the right wall. On each side of mantel is a built-in bookcase, glazed with leaded glass doors. A casement sash, corresponding in style with top of big front window, is directly above each bookcase. There is ample wall space for furniture and piano. Light and ventilation from two sides.

The Dining Room. You pass through a wide cased opening from the living room into the dining room, size 14 feet 2 inches by 11 feet 4 inches. Here the walls are paneled. Four windows in a recessed bay insure a cheerful atmosphere that adds zest when the family dines.

The Kitchen. A swinging door leads from the dining room to the ideal kitchen. It is 12 feet 2 inches by 9 feet 2 inches in size. On each side of space for sink are upper and lower cupboards. A complete cabinet is built on the opposite wall. There is ample space for a stove, table and other needed furniture. Three windows provide light and air. The grade entrance keeps cold and dirt out. Stairs lead to yard and basement.

The Bedrooms. A hall opens from the dining room and connects with the two bedrooms and bath. Hall has a roomy coat closet and also a linen closet. The front bedroom has a clothes closet with shelf. There is a front and also a side window. The rear bedroom, too, has a clothes closet with hat shelf. There are two windows on the side. Bathroom is conveniently located between bedrooms.

Honor Bill

The Argyle

No. P17018A "Already Cut" and Fitted

\$2,150⁰⁰

Basement. Excavated basement with concrete floor. Room for furnace, laundry and storage.

Height of Ceilings. Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet high from floor to joists.

What Our Price Includes

At the price quoted we will furnish all the material to build this five-room house, consisting of:

- Lumber; Lath;
- Roof Shingles, Best Grade Thick Cedar;
- Siding, Best Grade Thick Cedar Shingles;
- Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
- Flooring, Clear Maple for Kitchen and Bathroom; Clear Oak for Other Rooms; Fir for Porch;
- Porch Ceiling, Clear Douglas Fir or Pacific Coast Hemlock;
- Finishing Lumber;
- High Grade Millwork (see pages 110 and 111);
- Interior Doors, Two Vertical Panel Design of Douglas Fir;
- Trim, Beautiful Grain Douglas Fir or Yellow Pine;
- Kitchen Cupboards;
- Medicine Case;
- Brick Mantel;
- Windows, California Clear White Pine;
- 40-Lb. Building Paper; Sash Weights;
- Eaves Trough and Down Spout;
- Chicago Design Hardware (see page 132);
- Paint for Three Coats Outside Trim;
- Stain for Shingles on Walls for Two Brush Coats;
- Shellac and Varnish for Interior Trim and Doors;
- Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.

Complete Plans and Specifications.
Built on concrete foundation and excavated under entire house.

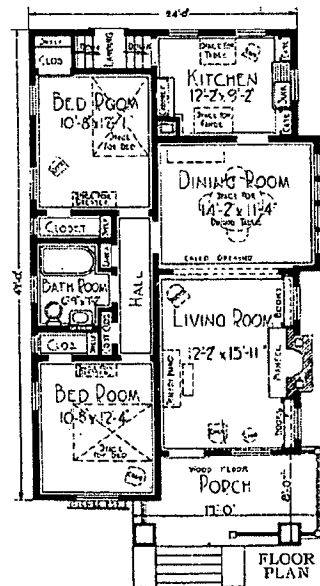
We guarantee enough material to build this house. Price does not include cement, brick or plaster.

See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144

Can Be Built on 33-Foot Lot

This house can be built with the rooms reversed. See page 3.



OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$153.00 extra. See page 109.

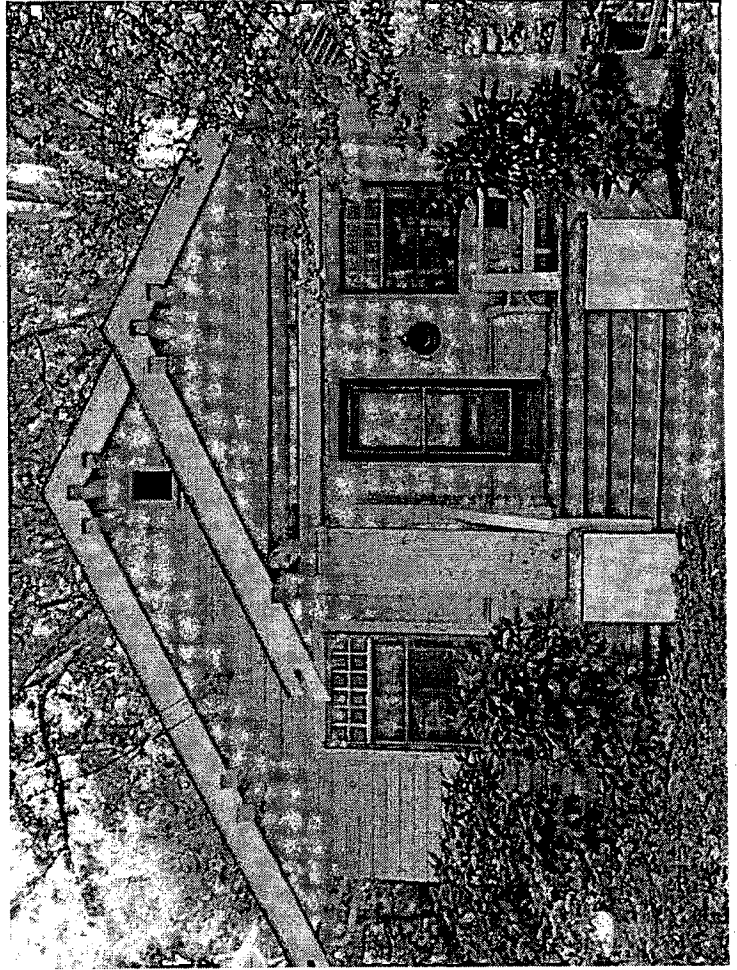
Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$44.00 extra.

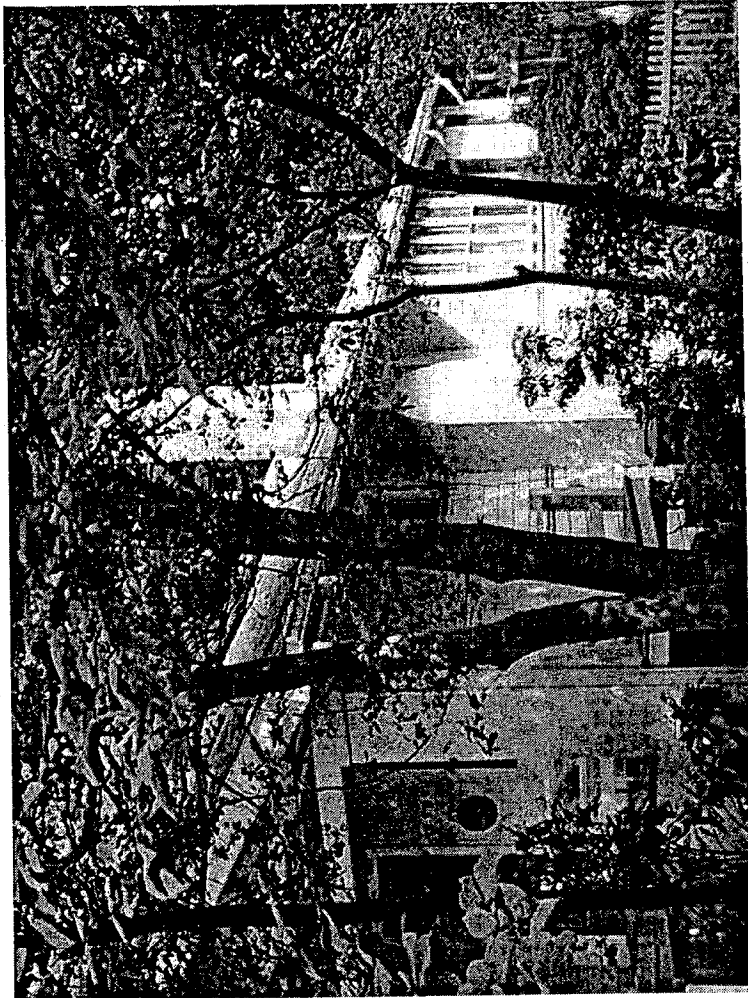
Oak Doors and Trim in living room and dining room, \$76.00 extra.

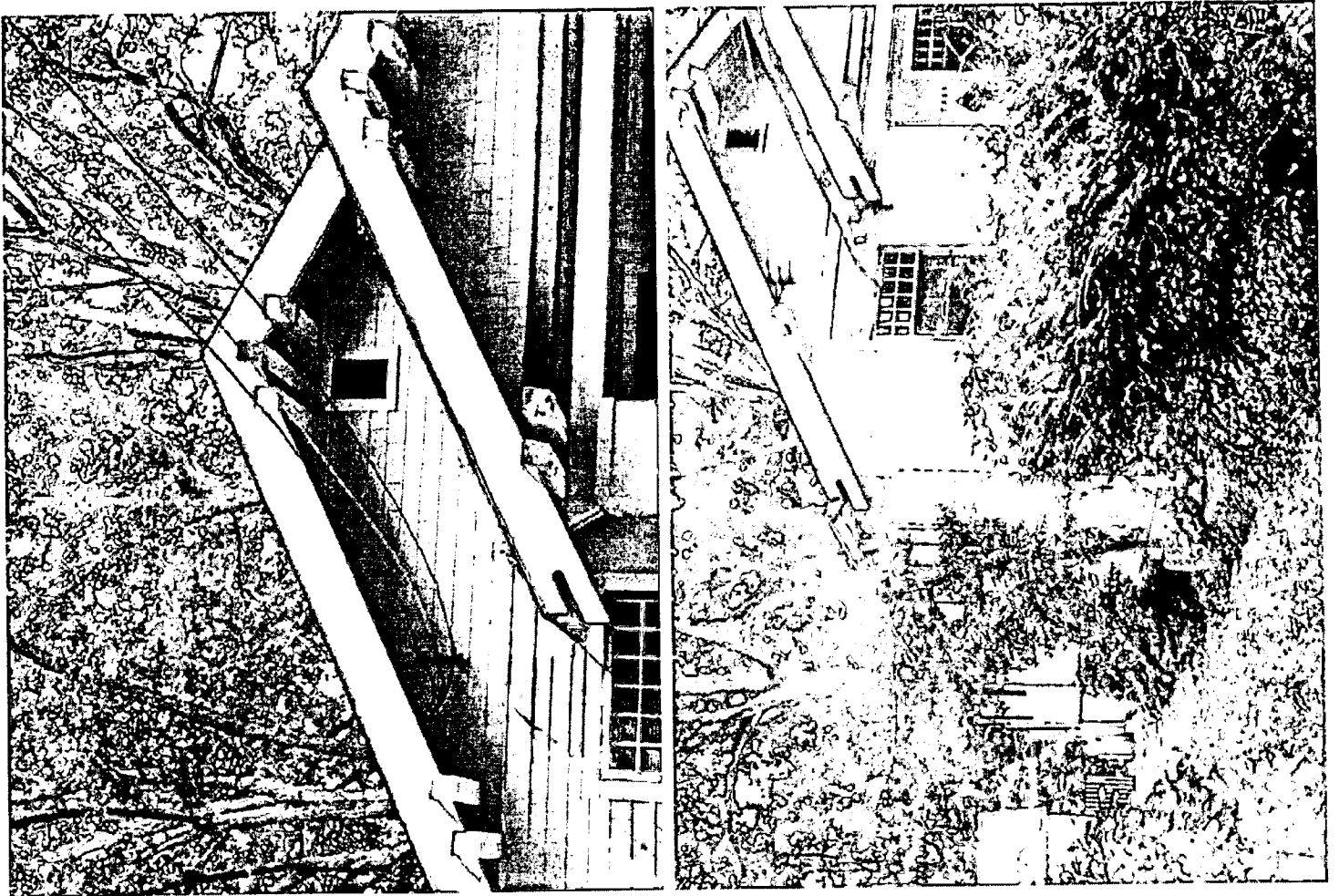
Storm Doors and Windows, \$64.00 extra.

Screen Doors and Windows, galvanized wire, \$38.00 extra.

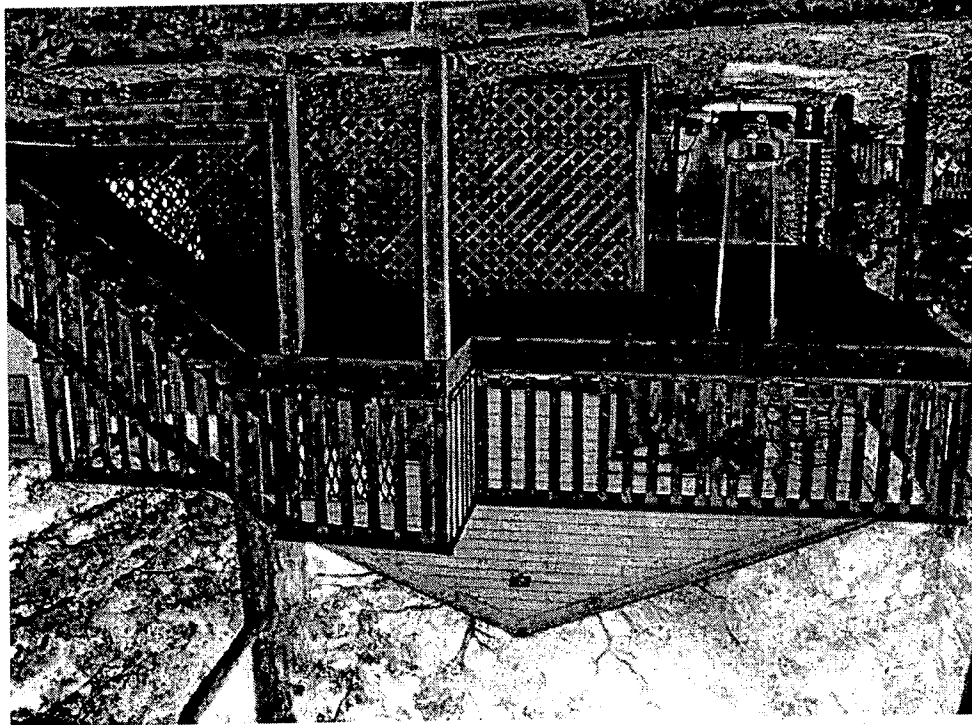
For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades, see pages 130 and 131.







79



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7305 Holly Avenue	Meeting Date:	12/1/04
Applicant:	Tim & Brigette Searchinger	Report Date:	11/23/04
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	11/17/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-04JJJ	Staff:	Tania Tully
PROPOSAL:	2 nd Story Rear Addition	RECOMMENDATION:	Denial

STAFF RECOMMENDATION:

Staff is recommending denial of this project to construct a 2nd story rear addition under Historic Preservation Ordinance criteria 24A-8(a):

A HAWP should be denied if the Commission 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, 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.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman Bungalow
DATE: 1910s

This house is very likely The Argyle, a mail-order house offered by Sears, Roebuck & Company from 1916 through 1926. An excellent example of its type and style, this one-story gable-front bungalow has Arts and Crafts detailing including notched bargeboards, square rafter ends, multi-light windows and shingle siding. Features characteristic of the bungalow type include the low-pitched roof, wide eaves, and the stringcourse – all of which emphasize the horizontality of the house. The band of windows in the dining room bump out on the on the left side of the house is also characteristic of the Craftsman Bungalow.

A one-story rear addition was constructed in 1991 by the previous owner and before the Takoma Park Historic District was added to the *Master Plan for Historic Preservation*. The addition is set on piers to protect the root zone of the large trees in the yard and matches the form and siding of the original house. There is also a rear deck that wraps around one of the trees. (Circle 29)

PROPOSAL:

The applicant is proposing to construct an approximately 600 sq ft 2nd level addition, containing two bedrooms and a bath, on the rear of the existing house. There is no proposed change in footprint. The majority of the addition sits on the non-historic 1991 addition, the exception being the lower dormer-like structure that accommodates the bathroom and stairs. The applicant also proposes to trim the old and new additions to match the historic house. (See Circles 9-19)

APPLICABLE GUIDELINES:

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

Takoma Park Historic District Guidelines

A. There are two very general, broad planning and design concepts which apply to all categories. These are:

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), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

B. Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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

- 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, setback, 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

encourages

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

Montgomery County Code; Chapter 24A

- A HAWP should be denied if the Commission 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, 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.

Secretary of the Interior's Standards for Rehabilitation:

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

#10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The Historic Preservation Commission is presented with numerous requests for rear additions and even 2nd story additions in the Takoma Park Historic District each year. The majority of approved applications, however, are for properties that are Contributing or Non-Contributing resources in the district. This house, however, is an Outstanding resource and as such, warrants the highest level of scrutiny that the Takoma Park Historic District Guidelines allow. While staff understands the applicants desire to add more living space to this compact bungalow and we certainly recognize the challenges of the landscaping – numerous large trees in close vicinity of the historic house – we also have a responsibility to protect the Outstanding historic resources within the district. Were this not Outstanding, staff would likely be recommending approval.

One of the characteristics of the Takoma Park Historic District is its eclectic nature and diversity of architectural styles. On Holly, in the vicinity of this property there are resources dating from the 1880s through the late 1920s. This small bungalow is tucked in amongst large Victorian-era houses and is the only Outstanding bungalow on the street. This diversity of eras, types and styles along with the mature landscaping help make up the character of the Historic District. It is with this in mind, and following all of the Guidelines listed beginning on Circle 2, that staff is recommending denial.

Both the Takoma Park Historic District Design Guidelines and the *Secretary of the Interior's Standards for Rehabilitation* emphasize the general concepts of scale, massing and height with regard to additions. Although set at the rear of the house and primarily on a non-historic addition, the proposal would obscure the rear roofline of the original house. It would be unclear where the historic house ends and the addition begins. Because of this integration into the historic house, staff finds the proposal inconsistent with *Standard #10* that recommends that additions should be easily removed.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TIM SEARCHINGER
Daytime Phone No.: (202) 387-3500

Tax Account No.: _____
Name of Property Owner: TIM & BEATRICE SEARCHINGER Daytime Phone No.: see above
Address: 7305 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Paul Treseder Daytime Phone No.: 301 320-1580
Address: 6320 Wiscasset Rd., Bethesda, MD 20816

LOCATION OF BUILDING/PREMISE
House Number: 7305 HOLLY AVE Street: HOLLY AVE
Town/City: TAKOMA PARK Nearest Cross Street: DOGWOOD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slnb Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
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 hereby acknowledge and accept this to be a condition to the issuance of this permit.

Paul Treseder Signature of owner or authorized agent
10-13-04 Date

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

5

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

see attached

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.

6

Written Description of Project:

- a. Description of existing structure and environmental setting, including their historic features and significance:

The house is an early-20th century bungalow on a single lot in Takoma Park's historic district. It is like many Bungalows in Takoma Park, which are typically categorized as contributing resources, but was characterized as an outstanding resource because of its argyle notched bargeboard, square rafter ends and small glass panes in the front. A one-story addition on the house exists off the back on pilings so as not to disturb the root zone of the trees in the back

- b. General description of project:

The project will add a small addition over the back of approximately 600 square feet to accommodate two bedrooms, with a small addition extending roughly 9.5' from the back, covering roughly one half the width of the house in the center to accommodate a stairway and bathroom. The second floor on the front will have an unusually small height of only approximately 6' to minimize the height gain. The roof will be angled differently from the original part of the house to emphasize the distinction. A dormer will be added on the back of the addition but will not be visible from the front of the house. The renovations will also fix various flaws in the historic feature of the original addition. Moldings matching the original house style will be placed around the windows on the addition and improvements will be made to the shingling. At the same time, new larger rear doors will be added in the back of the original addition to replace existing glass doors, and an additional glass panel will be added, but these features will not be visible from the front.

The project is highly sympathetic to the existing character of the house and to the feel of the historic district. Nearly all houses on the block have significant additions off the back, and many bungalows have second story features. However, the addition will be placed far to the rear and will not at all change the appearance of the exceptional historical features at the front of the house.

Although the elevation shown on (circle 11) is a bit misleading and the house would likely never be seen as it is drawn, there is none-the-less and impact from the public-right-of-way. The effect on the house and the district would be apparent from oblique angles when walking or driving along Holly Avenue. This bungalow stands out as unique among its neighbors and the tall rear addition would fill in the open view of the trees in the rear yard. Staff's professional opinion is that the height would be detrimental to the historic house and the district by interrupting the patterns of open space and building patterns – the rhythm of the streetscape – and by overwhelming the small scale and horizontality of the house.

The applicant will argue that the guidelines do not prohibit second-story additions and staff agrees. In this case, however, a second story addition would be detrimental to the historic property and is inconsistent with applicable guidelines.

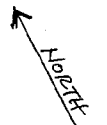
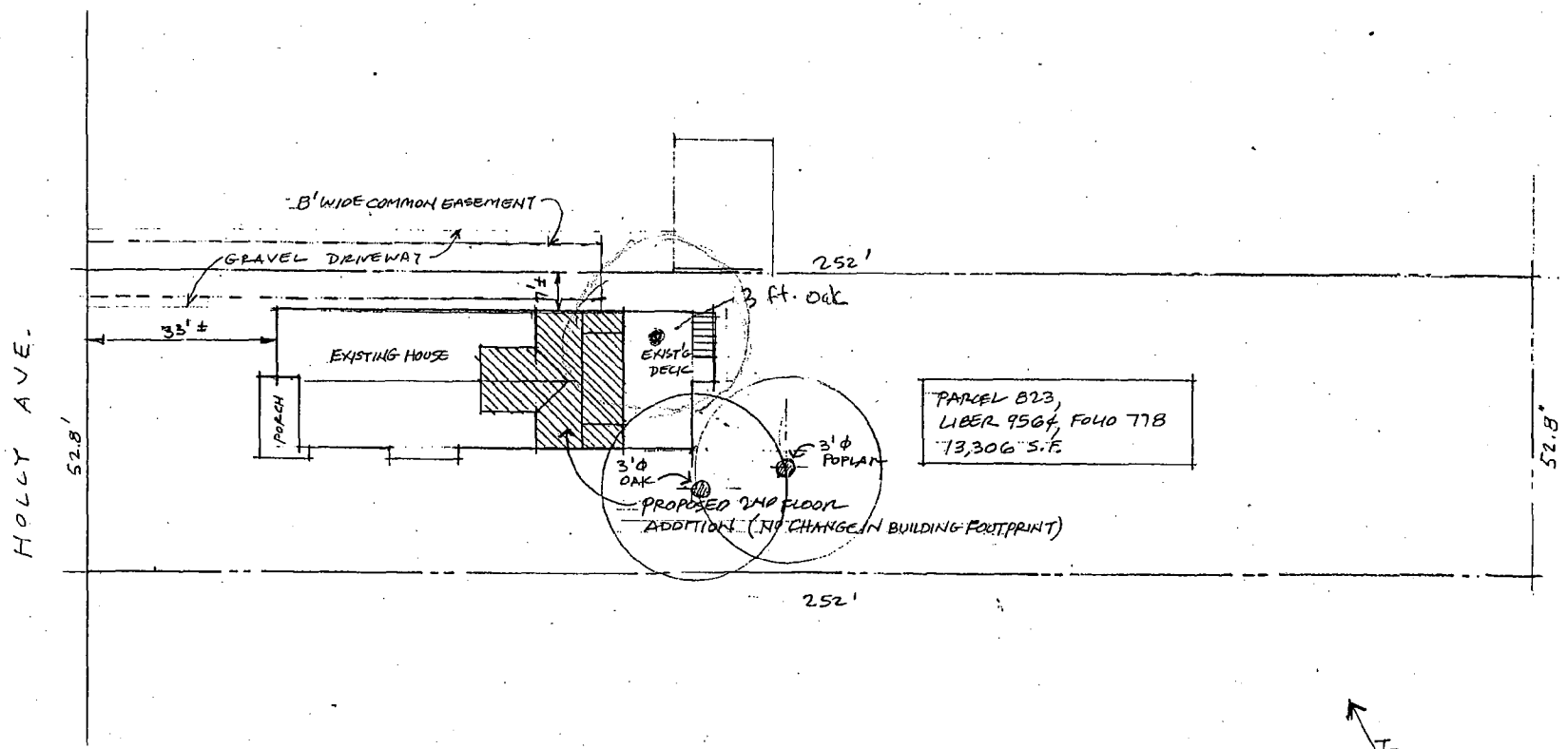
STAFF RECOMMENDATION:

Staff recommends that the Commission deny the HAWP application as being consistent with Chapter 24A-8(a):

A HAWP should be denied if the Commission 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, 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.

and inconsistent with the *Secretary of the Interior's Standards for Rehabilitation* #9 and #10; and the *Takoma Park Historic District Guidelines*.

site plan with
 additional oak drawn in
 by owner



SITE PLAN

SCALE: 1" = 20'-0"

Paul Treseder
 Architect AIA

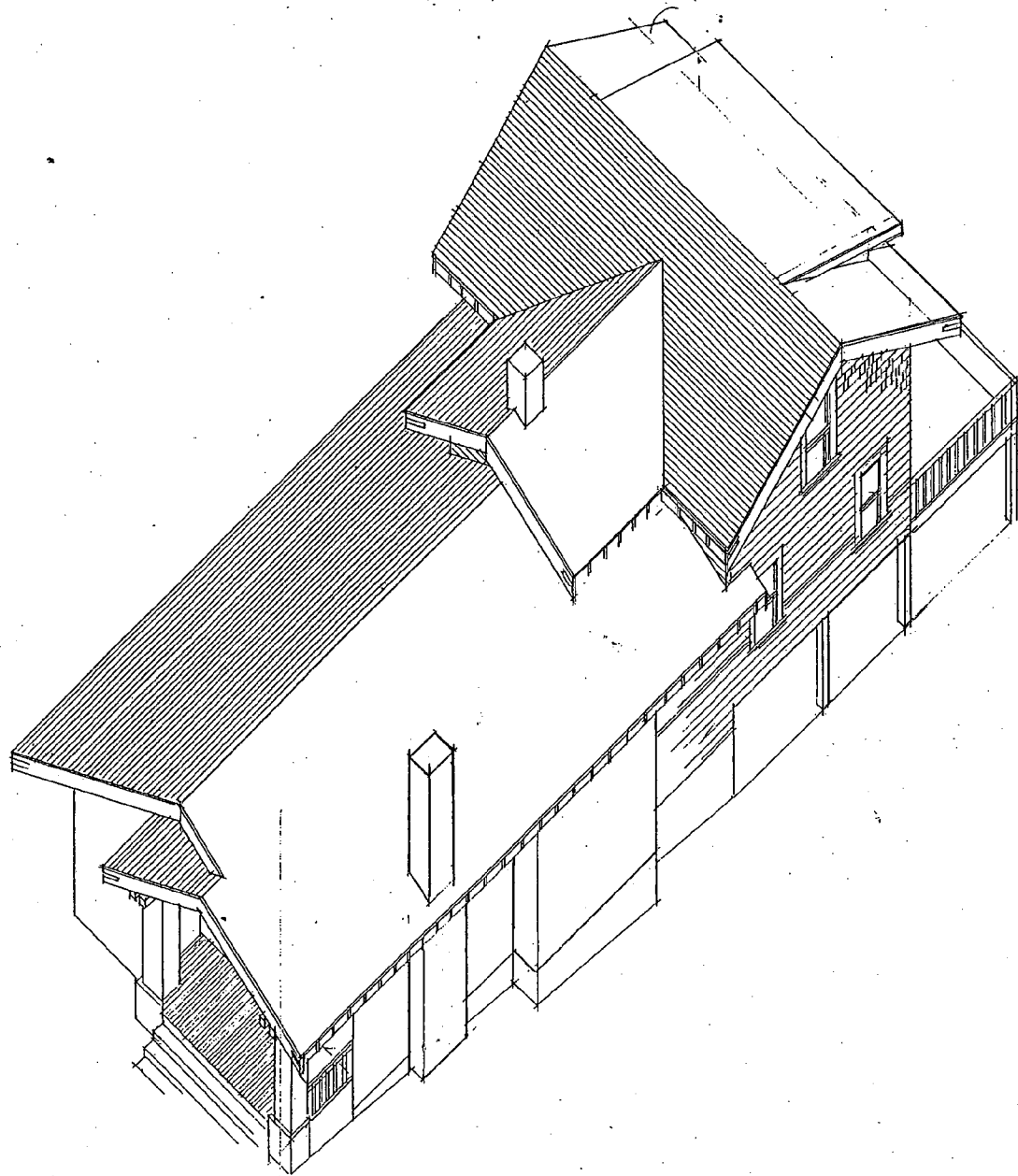
6120 Woodcrest Road
 Bethesda, MD 20816
 301-320-1500
 Fax - 301-320-1581
 Paul.Treseder@verizon.net



SEARCHINGER RESIDENCE ADDITION
 7305 HOLLY AVENUE
 TAKOMA PARK, MARYLAND

2

1



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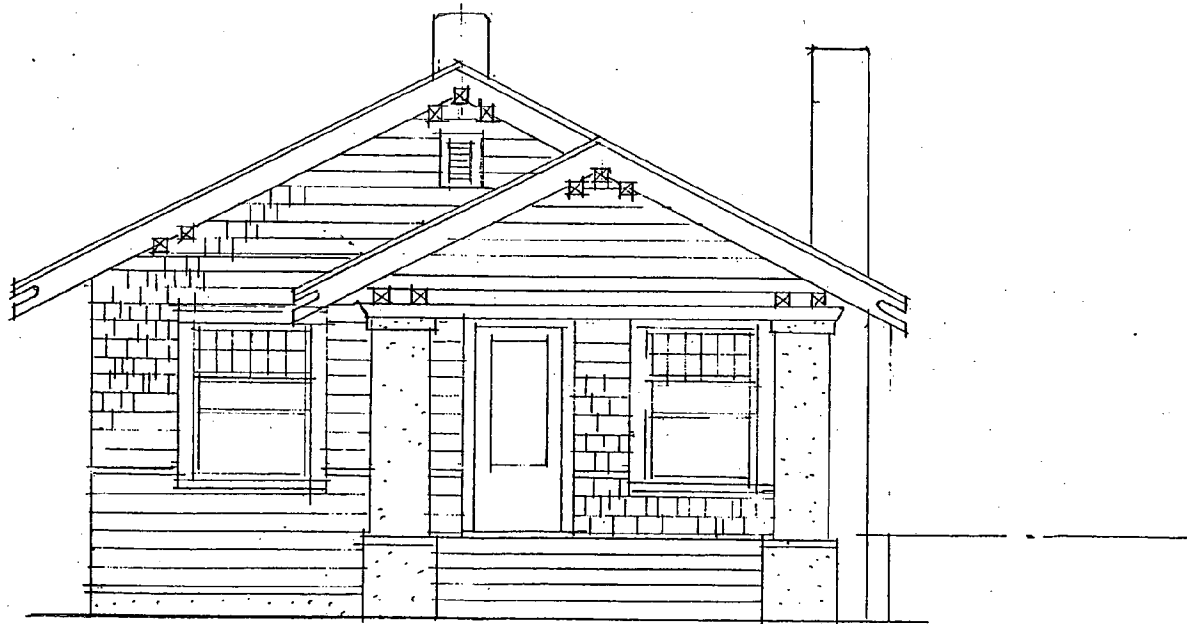
Paul Treseder
Architect AIA

6320 Wiccasel Road
Beltsville, MD 20705
301-320-1581
Fax - 301-320-1581
Paul.Treseder@verizon.net



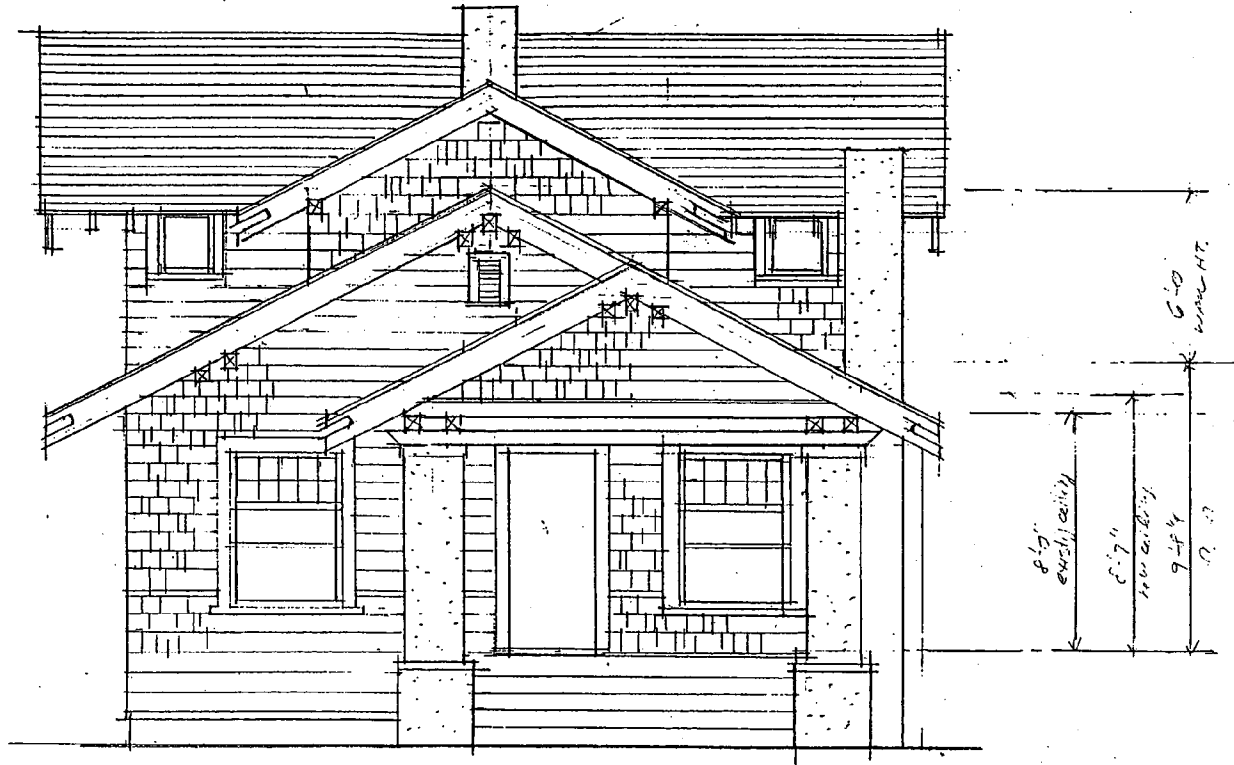
SEARCHINGER RESIDENCE
7305 HOLLY AVENUE
TAKOMA PARK, MARYLAND





EXISTING FRONT ELEVATION

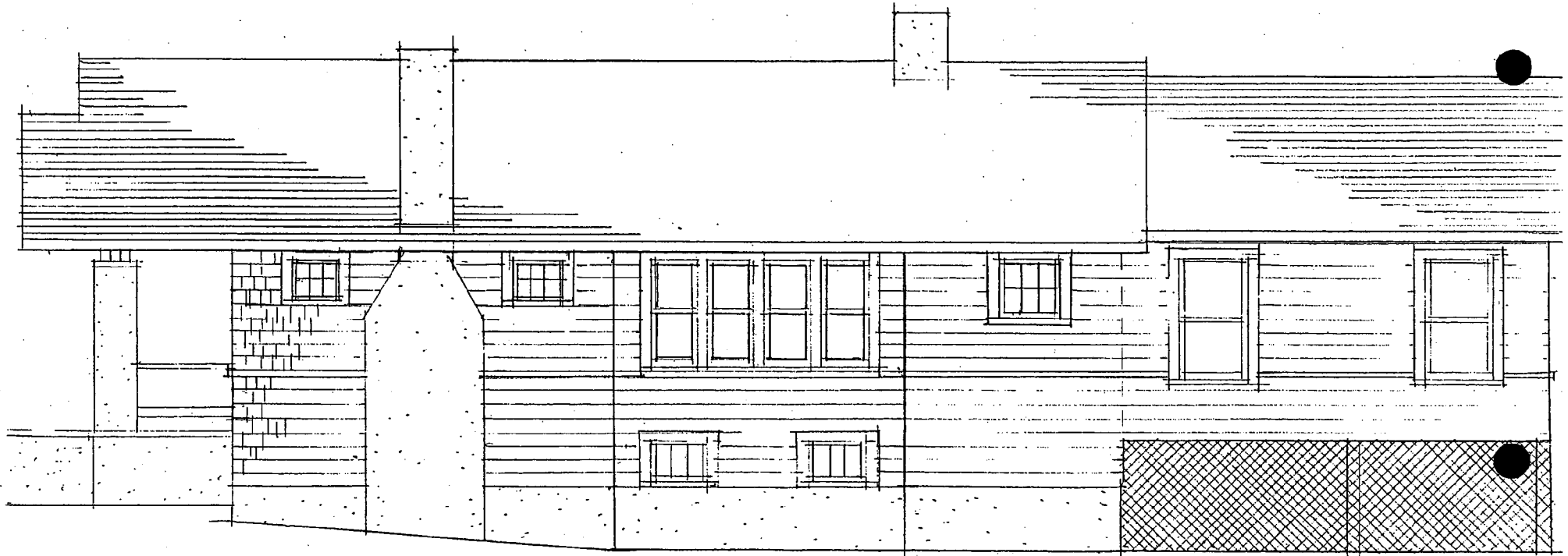
10



PROPOSED FRONT ELEVATION

11

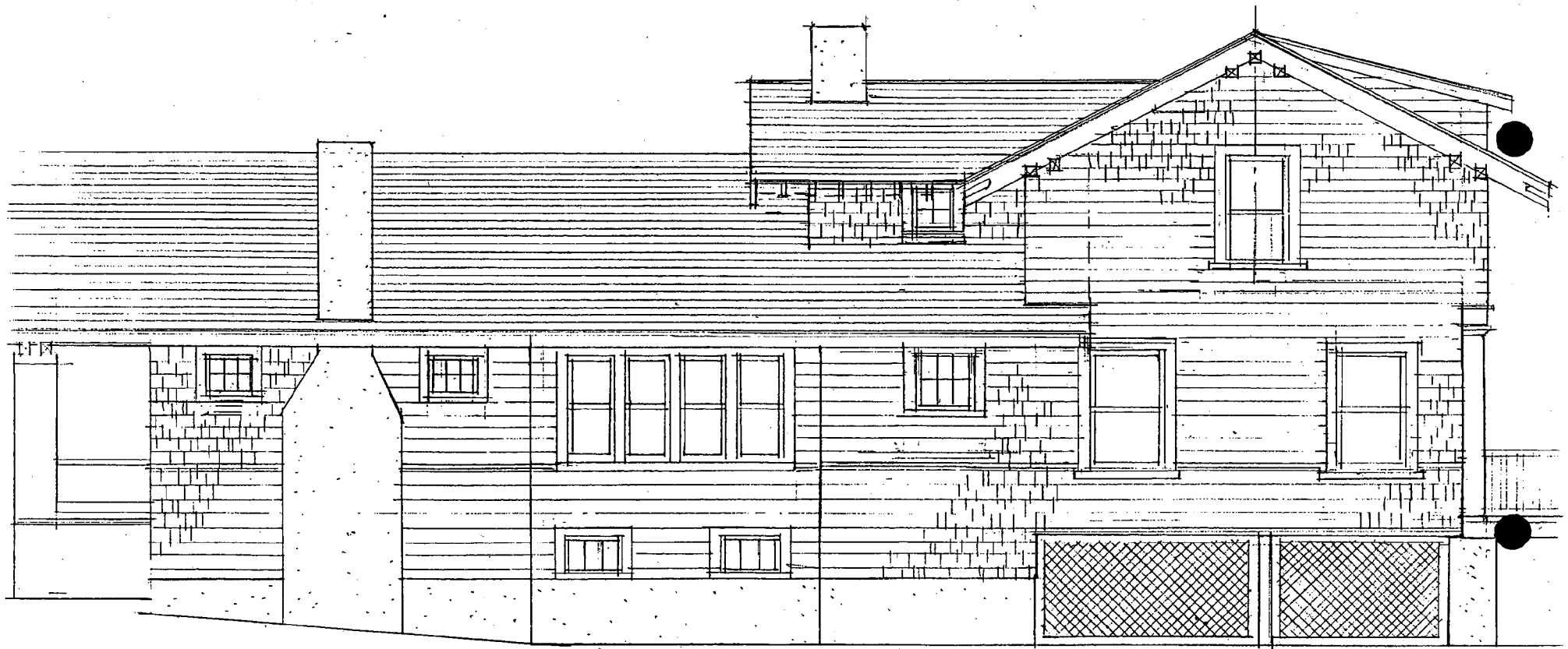
8



EXISTING RIGHT SIDE ELEVATION

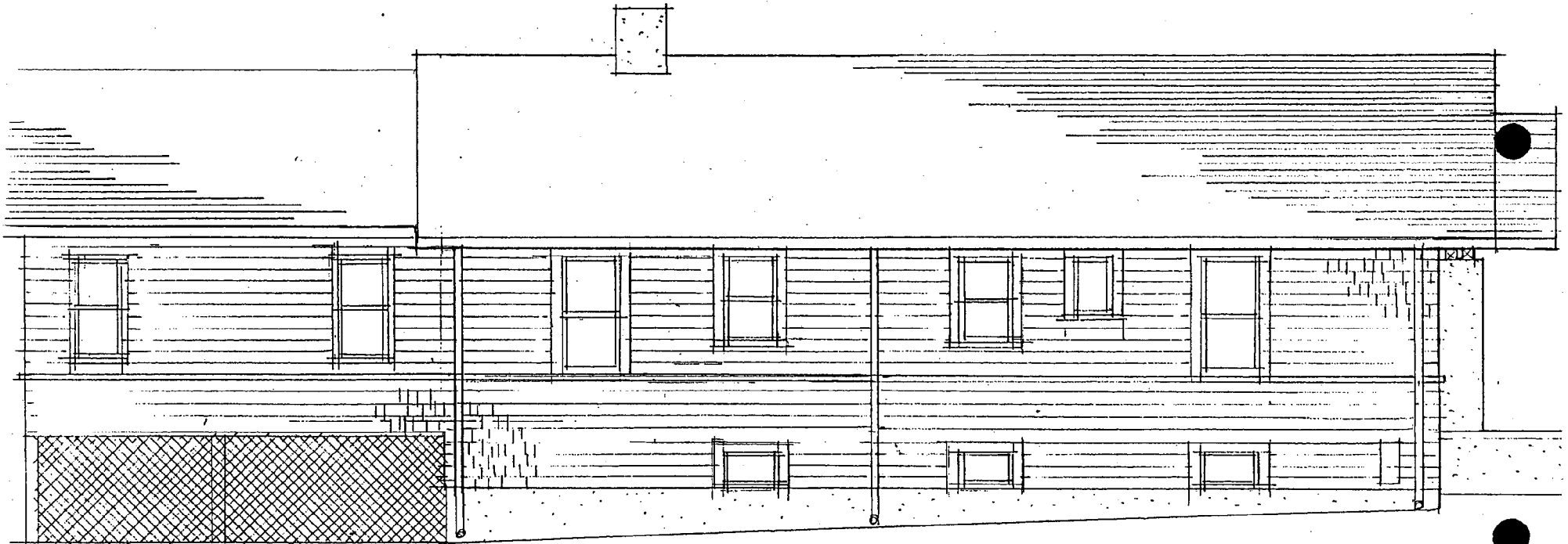
21

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PROPOSED RIGHT SIDE ELEVATION

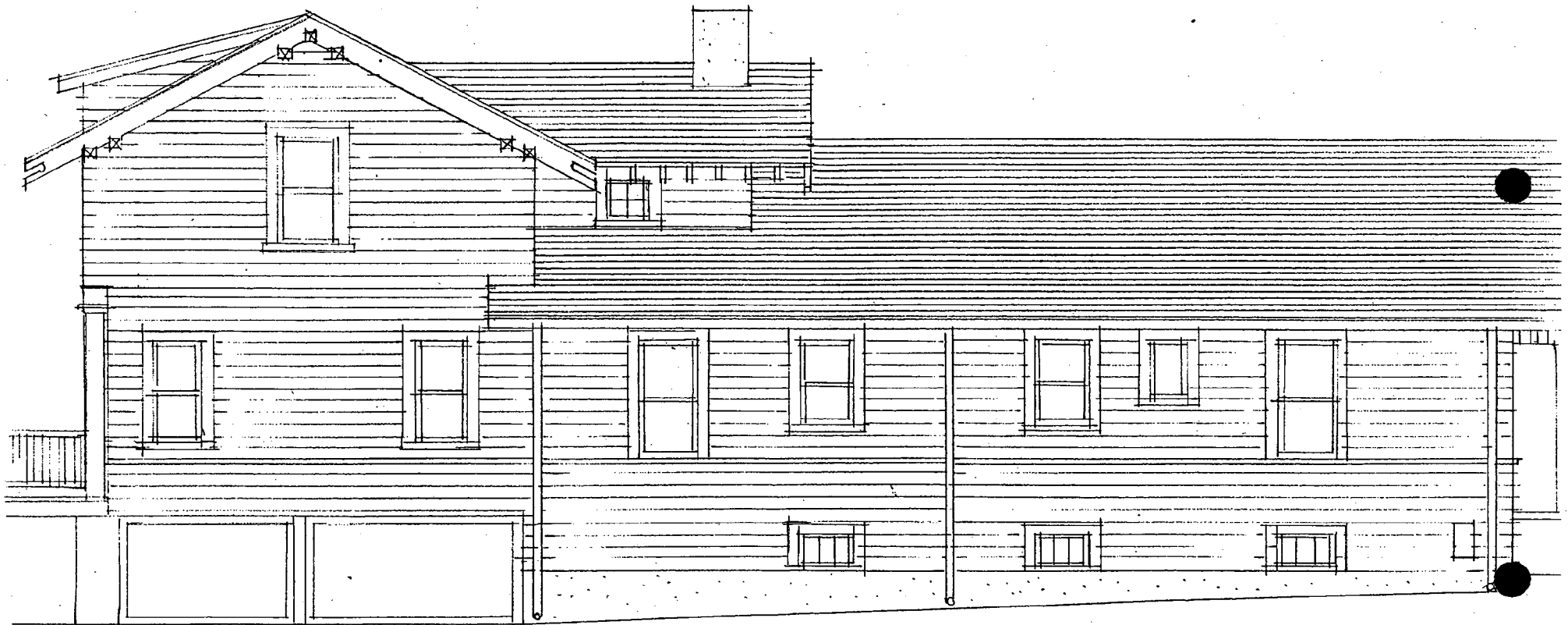
13



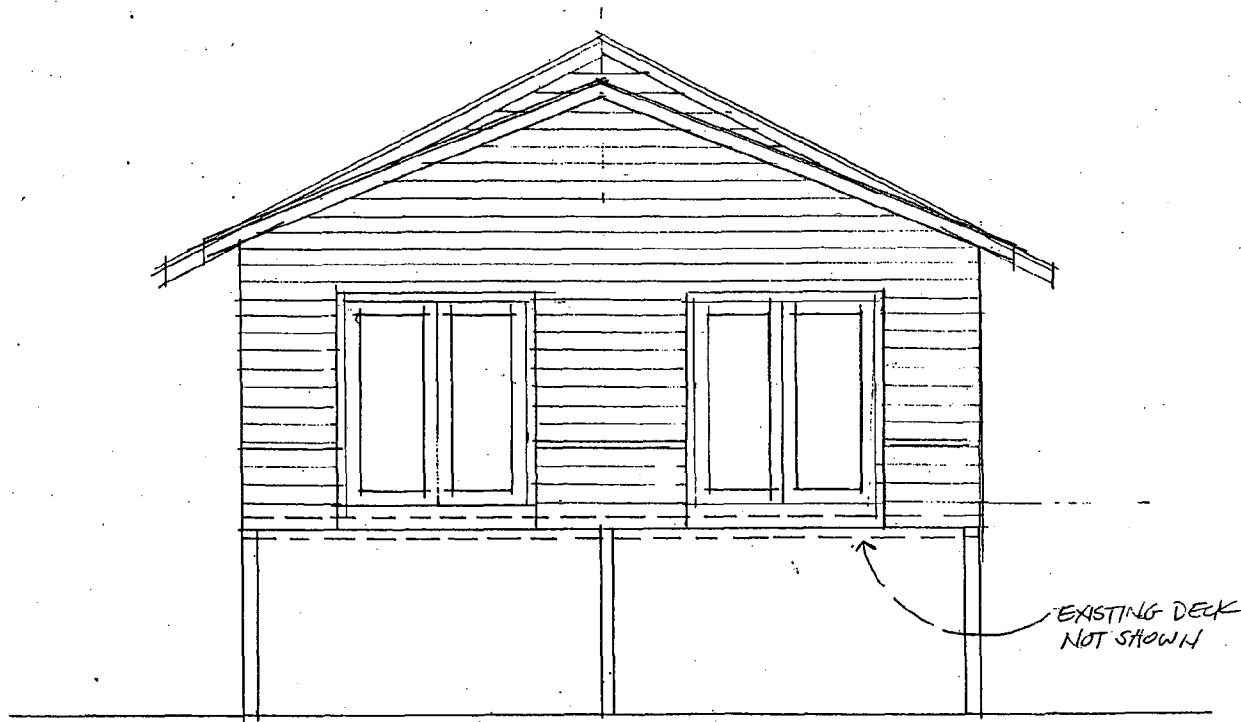
EXISTING LEFT SIDE ELEVATION

14

3



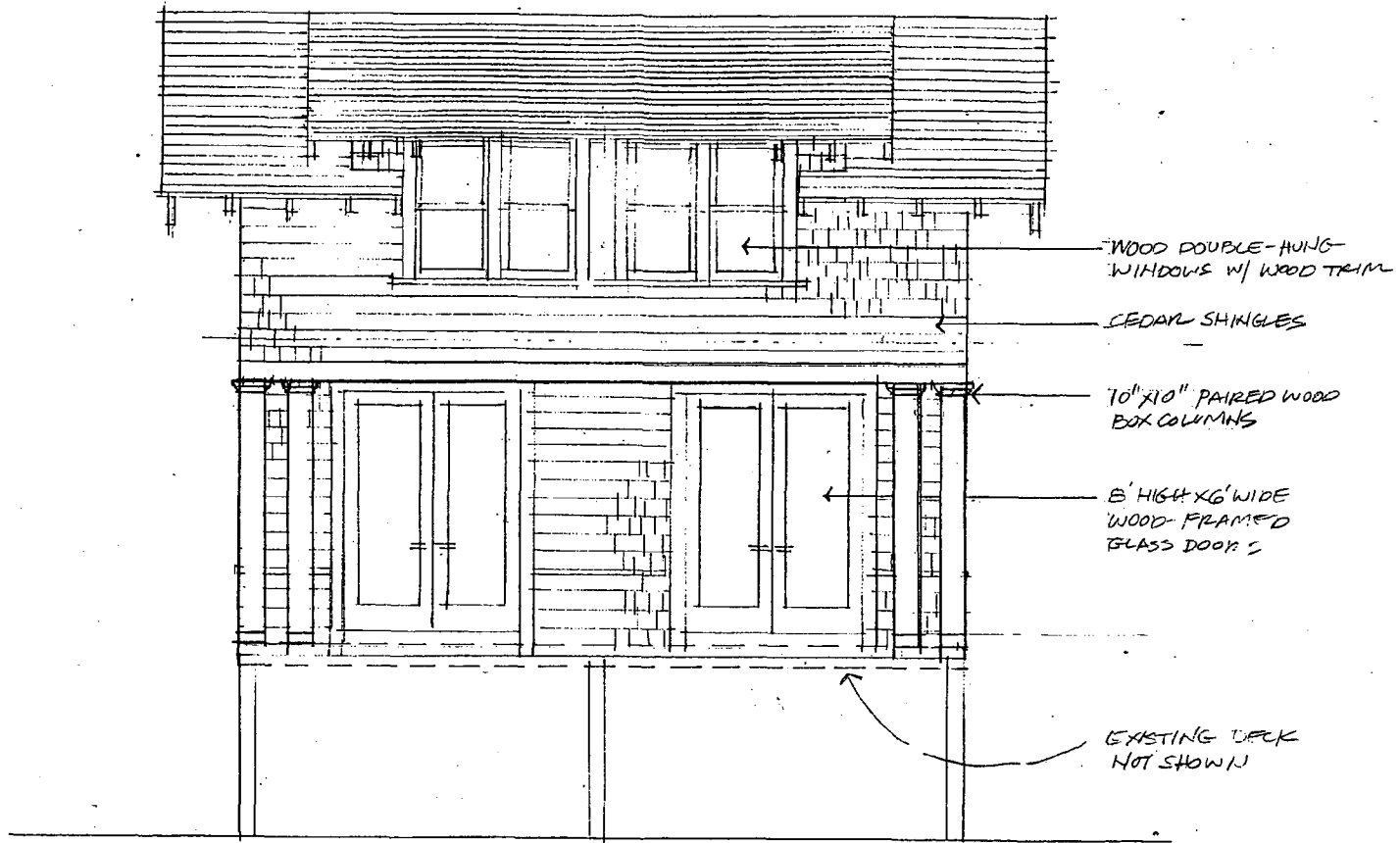
PROPOSED LEFT SIDE ELEVATION



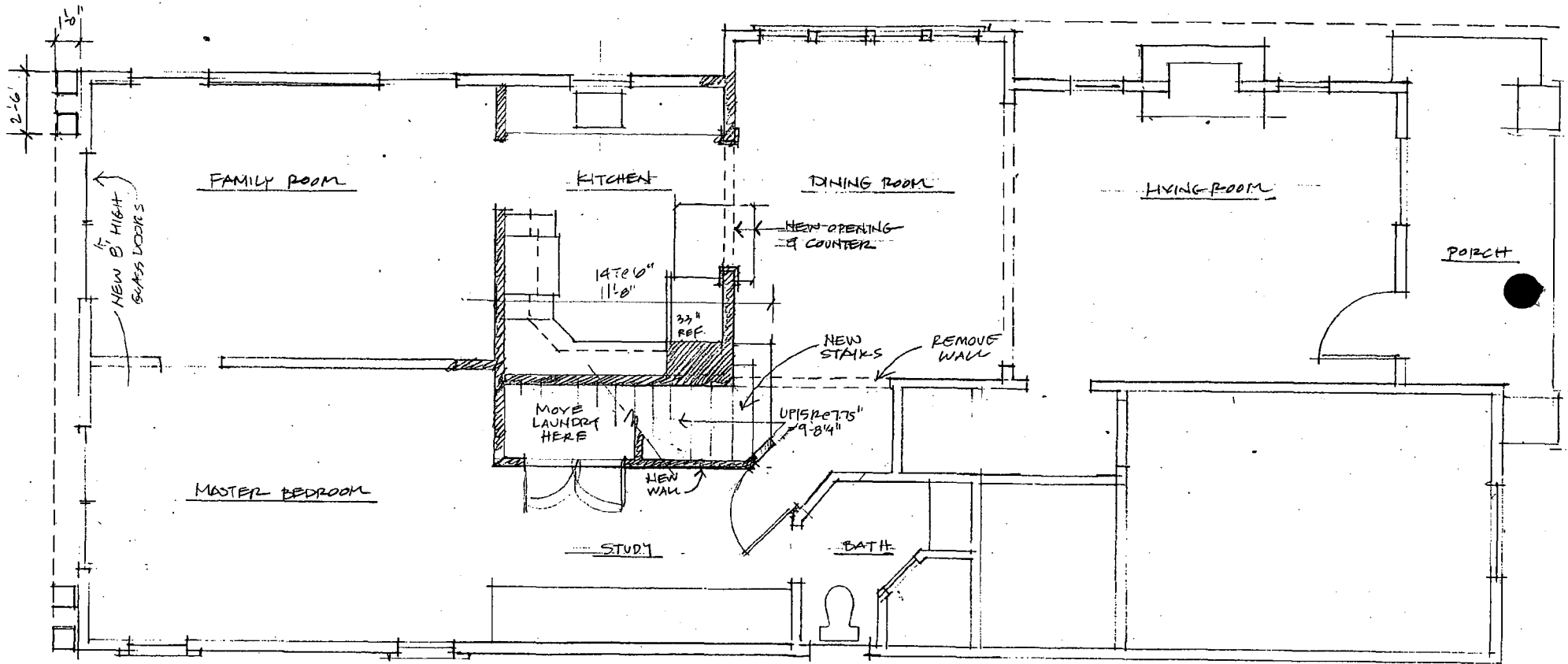
EXISTING REAR ELEVATION

16

6



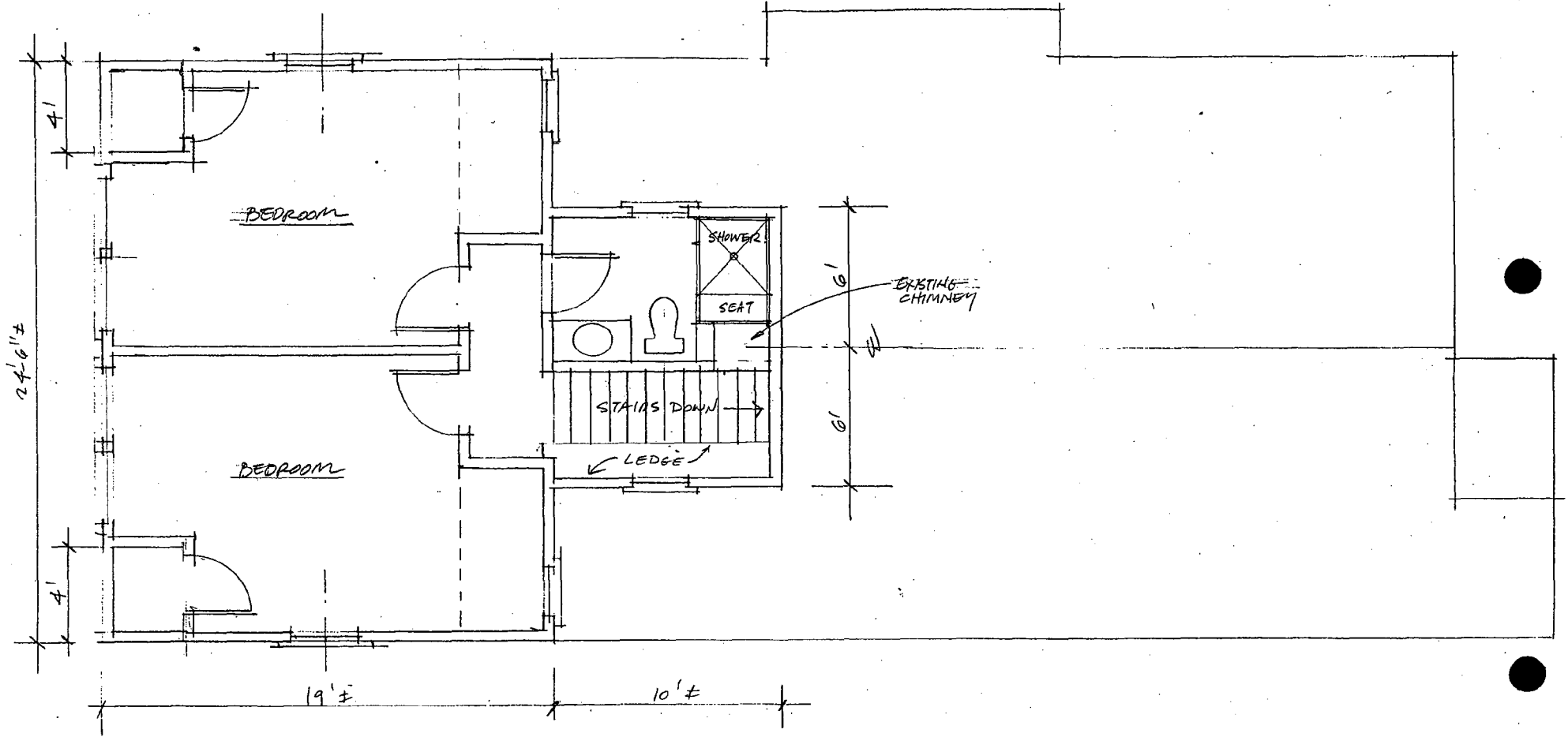
PROPOSED REAR ELEVATION



FIRST FLOOR PLAN

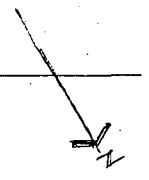
SCALE: 1/4" = 1'-0"

18

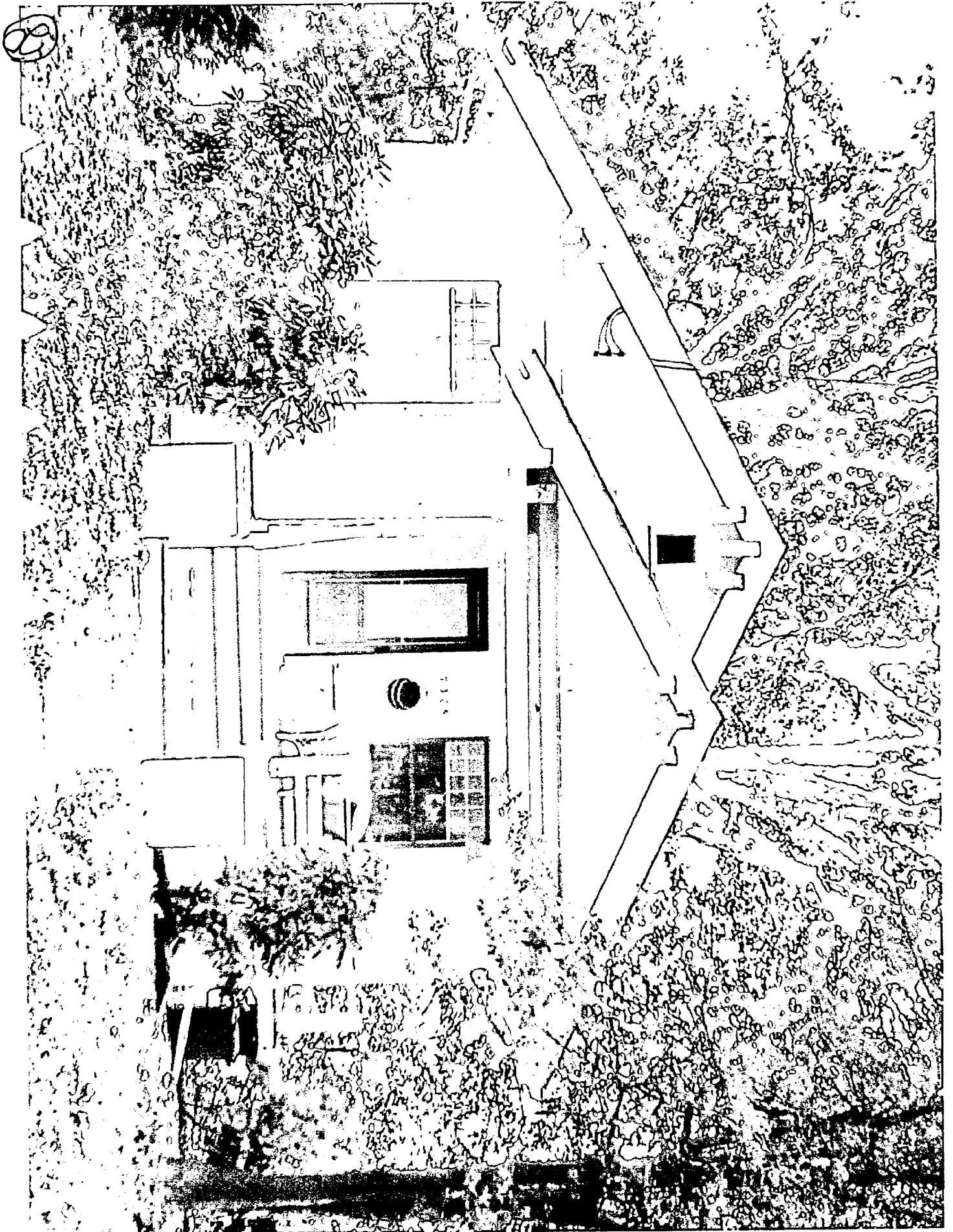


SECOND FLOOR PLAN

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



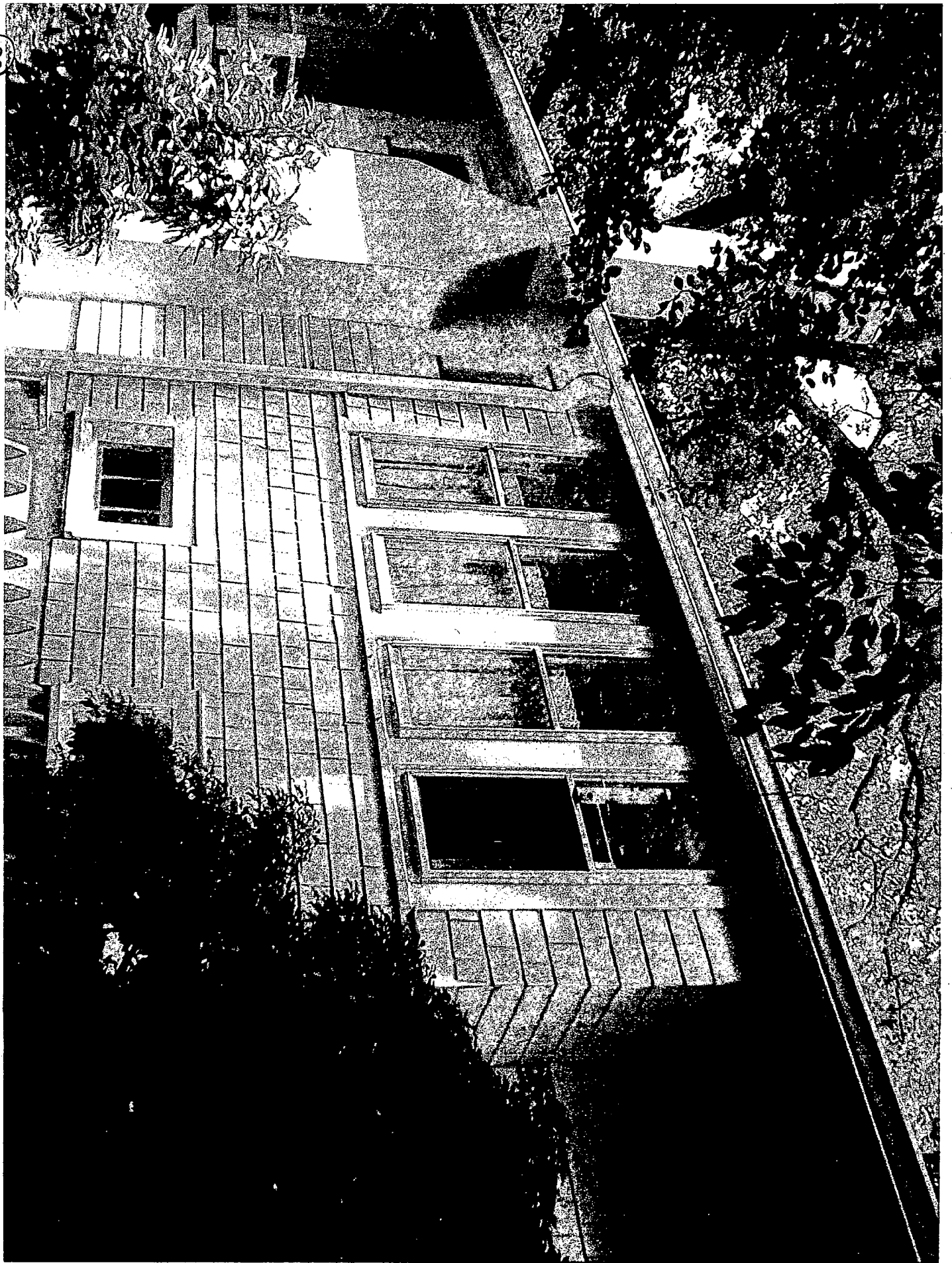
101





21

22



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address Tim Searchinger 7305 Holly Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Al and Caroline Bassing 7303 Holly Ave Takoma Park, MD 20912	Al, Nancy Currier 7307 Holly Ave Takoma Park, MD 20912
Carol, George Hinds 7304 Holly Ave Takoma Park, MD 20912	George Malusky 7302 Holly Ave Takoma Park, MD 20912
Robert Schwan Alice Trembone 7304 Birch Takoma Park, MD 20912 (301) 588-5503	

g addresses: noticing table

THE ARGYLE



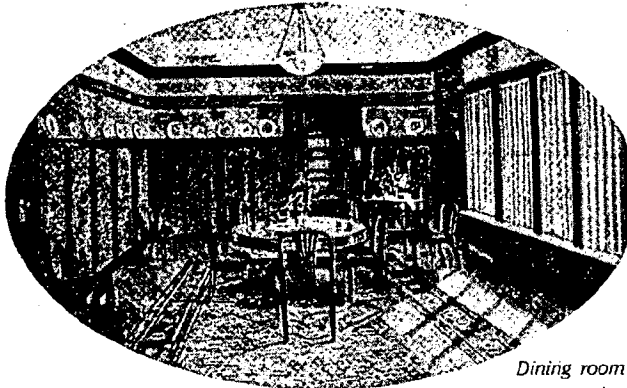
The Argyle is a bungalow whose exterior appearance suggests extra-fine interior arrangement and furnishings. The front elevation, as you glance at it, bespeaks richness and comfort on the inside. The living room and dining room prove this conclusively. Note the bookcase colonnade, the beamed ceiling, the massive brick mantel with the built-in bookcase on the side. Note also the extra depth of the living room and dining room, nearly 30 feet long.

Details and features: Five rooms and one bath. Gabled front porch; notched bargeboards; exposed roof rafter tails. Beamed ceiling and fireplace flanked by built-in bookcases with glass doors in living room; paneled dining room.

Years and catalog numbers: 1916 (264P245, 2018); 1917 (C2018, 245); 1918 (2018); 1919 (7018); 1921 (7018); 1922 (17018); 1925 (17018A); 1926 (P17018A)

Price: \$827 to \$2,150

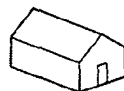
Locations: Bridgeport, Conn.; Des Plaines and Rantoul, Ill.; Detroit, Mich.; Garvin, Minn.; Niagara Falls, N.Y.; Toledo and Xenia, Ohio; Hellerton, Pa.



Dining room

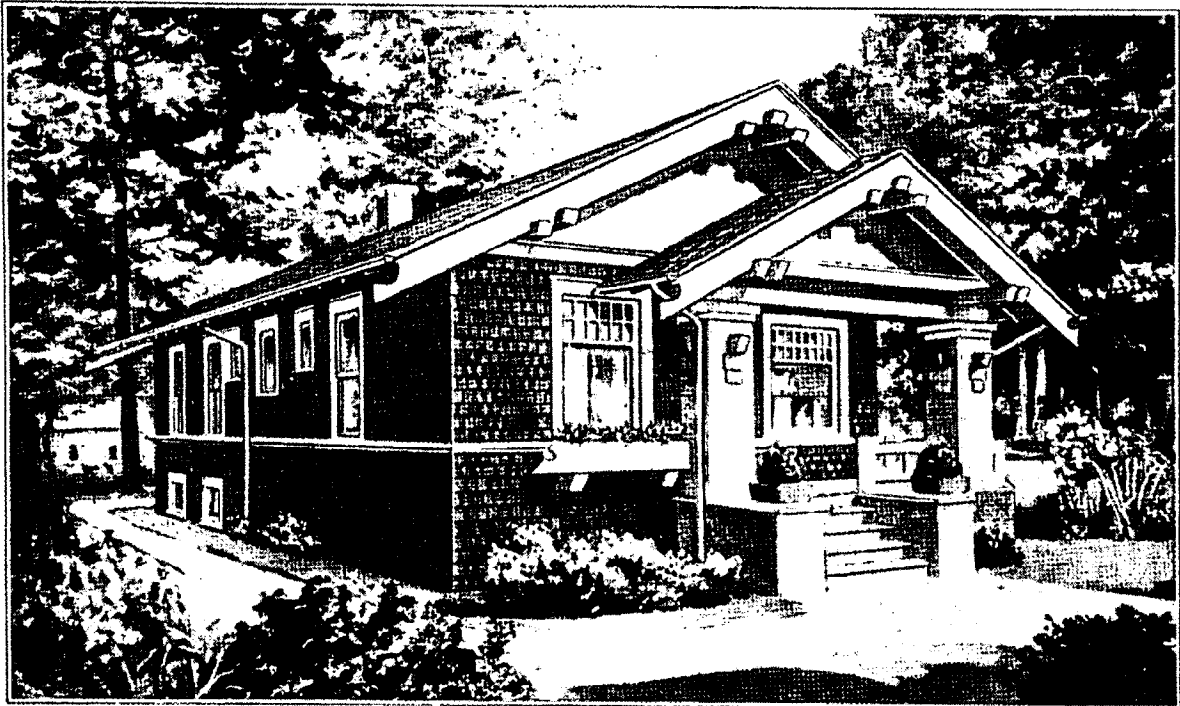


Living room



24

FIVE ROOMS, BATH AND PORCH



THE ARGYLE is a bungalow home that will not be too extreme and yet is entirely different from a cottage. The exterior is finished in shingles, except the gables and porch which call for stucco. It is neat, well arranged and solidly constructed. We have included the most popular built-in fixtures, thus saving both room and the need of purchasing bulky pieces of furniture, such as bookcases and kitchen cabinets. Moreover, careful study of the Argyle floor plan reveals as much actual accommodation and more convenience than the usual six or seven-room two-story house.

Argyle owners are very enthusiastic. Their letters freely praise our free architectural service, good material, solid construction and money saved on their houses. "A \$7,500.00 house," you might say, and you would be right if it were built in the ordinary way. Yet, by our "Honor Bill" System, we are able to furnish the materials so you can build The Argyle for a great deal less.

The Living Room. From the front porch, with its bungalow porch rail, you enter the living room. It is 12 feet 2 inches wide and 15 feet 11 inches long. A fine craftsman brick mantel sits in the center of the right wall. On each side of mantel is a built-in bookcase, glazed with leaded glass doors. A casement sash, corresponding in style with top of big front window, is directly above each bookcase. There is ample wall space for furniture and piano. Light and ventilation from two sides.

The Dining Room. You pass through a wide cased opening from the living room into the dining room, size 14 feet 2 inches by 11 feet 4 inches. Here the walls are paneled. Four windows in a recessed bay insure a cheerful atmosphere that adds zest when the family dines.

The Kitchen. A swinging door leads from the dining room to the ideal kitchen. It is 12 feet 2 inches by 9 feet 2 inches in size. On each side of space for sink are upper and lower cupboards. A complete cabinet is built on the opposite wall. There is ample space for a stove, table and other needed furniture. Three windows provide light and air. The grade entrance keeps cold and dirt out. Stairs lead to yard and basement.

The Bedrooms. A hall opens from the dining room and connects with the two bedrooms and bath. Hall has a roomy coat closet and also a linen closet. The front bedroom has a clothes closet with shelf. There is a front and also a side window. The rear bedroom, too, has a clothes closet with hat shelf. There are two windows on the side. Bathroom is conveniently located between bedrooms.

Honor Bill

The Argyle

No. P17018A "Already Cut" and Fitted

\$2,150⁰⁰

Basement. Excavated basement with concrete floor. Room for furnace, laundry and storage.

Height of Ceilings. Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet high from floor to joists.

What Our Price Includes

At the price quoted we will furnish all the material to build this five-room house, consisting of:

- Lumber; Lath;**
- Roof Shingles,** Best Grade Thick Cedar;
- Siding,** Best Grade Thick Cedar Shingles;
- Framing Lumber,** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
- Flooring,** Clear Maple for Kitchen and Bathroom; Clear Oak for Other Rooms; Fir for Porch;
- Porch Ceiling,** Clear Douglas Fir or Pacific Coast Hemlock;
- Finishing Lumber;**
- High Grade Millwork** (see pages 110 and 111);
- Interior Doors,** Two Vertical Panel Design of Douglas Fir;
- Trim,** Beautiful Grain Douglas Fir or Yellow Pine;
- Kitchen Cupboards;**
- Medicine Case;**
- Brick Mantel;**
- Windows,** California Clear White Pine;
- 40-Lb. Building Paper; Sash Weights;**
- Eaves Trough and Down Spout;**
- Chicago Design Hardware** (see page 132);
- Paint** for Three Coats Outside Trim;
- Stain** for Shingles on Walls for Two Brush Coats;
- Shellac and Varnish** for Interior Trim and Doors;
- Shellac, Paste Filler and Floor Varnish** for Oak and Maple Floors.

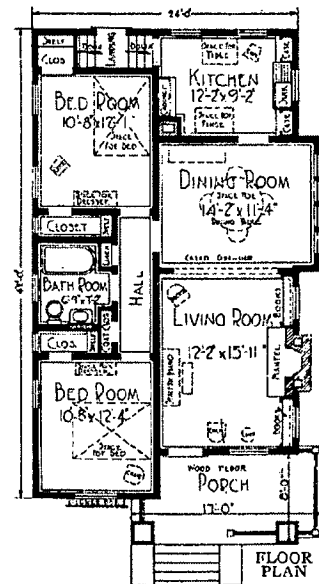
Complete Plans and Specifications.
Built on concrete foundation and excavated under entire house.

We guarantee enough material to build this house. Price does not include cement, brick or plaster.

See description of "Honor Bill" Houses on pages 12 and 13.

Can Be Built on 33-Foot Lot

This house can be built with the rooms reversed. See page 3.



OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$153.00 extra. See page 109.

Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$44.00 extra.

Oak Doors and Trim in living room and dining room, \$76.00 extra.

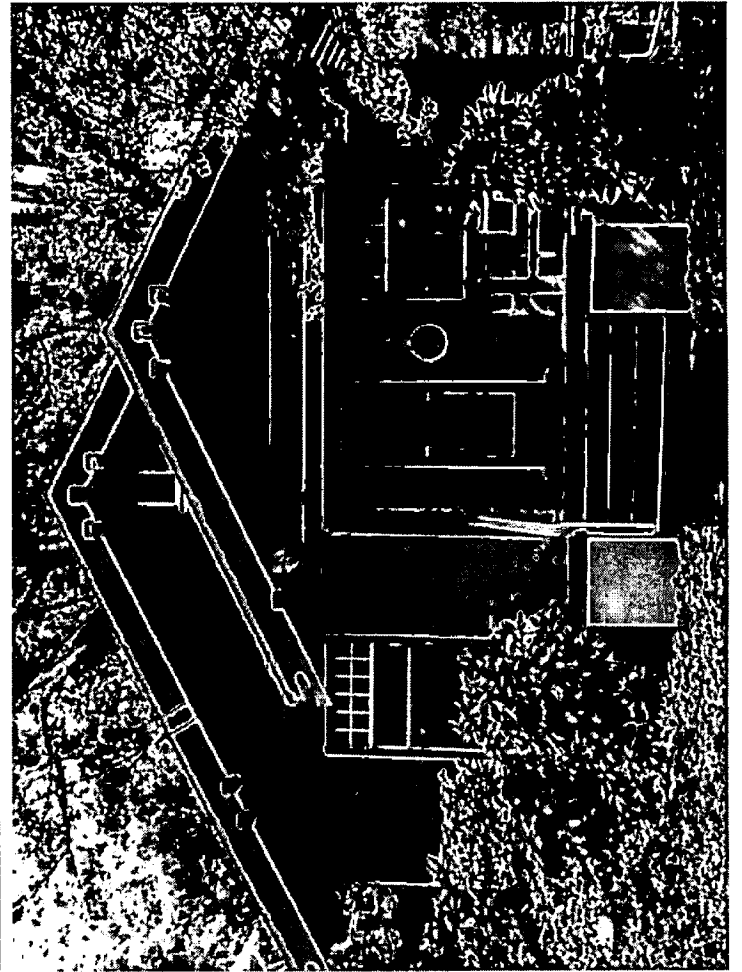
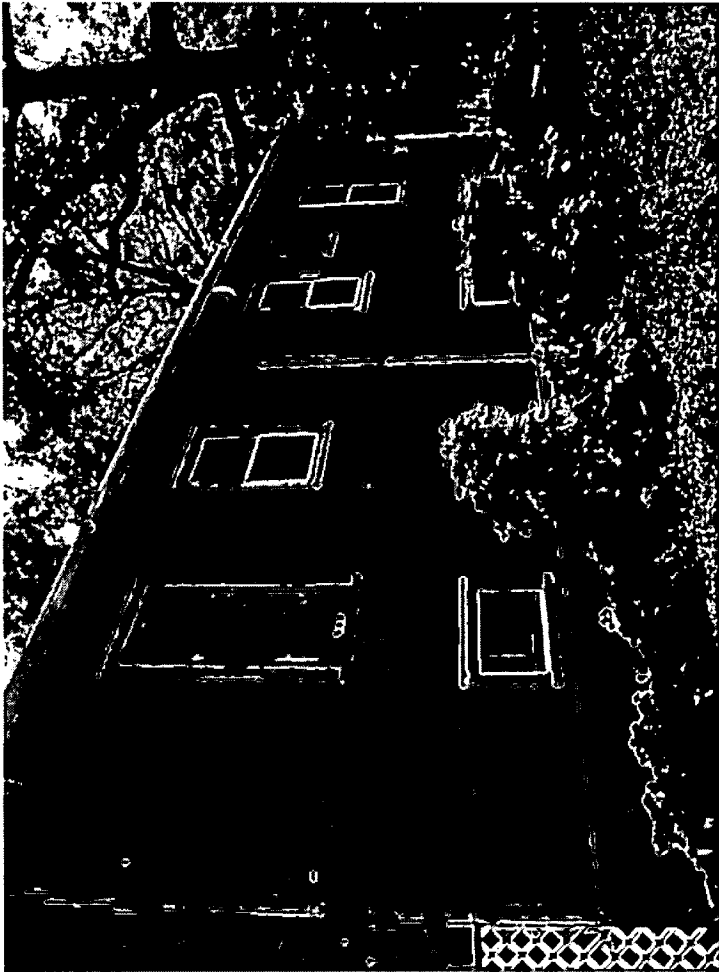
Storm Doors and Windows, \$64.00 extra.

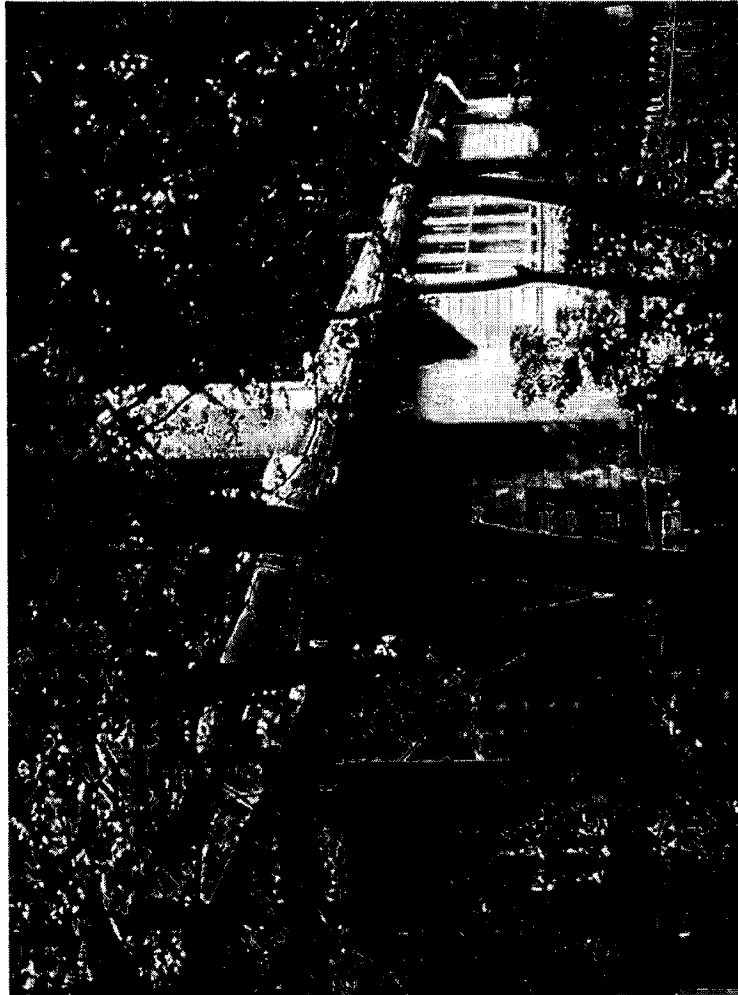
Screen Doors and Windows, galvanized wire, \$38.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades, see pages 130 and 131.

For Our Easy Payment Plan See Page 144

25





27



72

