

37/03-04KKK7108 Holly Avenue
Takoma Park Historic District

Hay! That's one green house

SS GAZETTE
Homeowner 'bales' conventional materials for organic approach

9/21/05
by Sean Sands
Staff Writer

Like many construction and renovation projects taken on by local homeowners, the addition on Bill Hutchins' Takoma Park house will feature recycled and "green" building materials, including reclaimed wooden floor planks from an old organ factory.

But the thing that will set the two-story addition at the rear of Hutchins' home apart from nearly every other structure in the region will be what's in the walls: bales of dried plants, packed floor-to-ceiling, reinforced with bamboo rods and coated with layers of earthen plaster.

Hutchins and his wife, Beth Knox, are building a house on Holly Avenue made of straw.

The reason I'm using it, quite honestly, is because it's incredibly beautiful when you add the plaster to it — it's just this alive, sensual, soulful material," Hutchins said, his appreciation evident for what he called the "whimsical side" of home design and construction. "I think it's a type of art, especially in urban living."

The structural support for the addition comes from the post-and-beam framing, all made from reclaimed timber that Hutchins, an architect, was able to buy from a local

store that specializes in selling recovered building materials. But where insulation and drywall might go in any other construction, Hutchins has stacked bales of compressed straw, which he said are fireproof because the air is removed when the bales are set.

Straw has about twice the insulative value and is just as strong if not stronger than other building materials, he said. And since straw is inedible, it's not likely to attract rodents or other foragers looking for a meal.

The portion of Hutchins' addition that faces the street will look exactly like the front of the existing house because it is located in the Takoma Park Historic District, but the other exterior surfaces should resemble adobe after the three layers of lime-and-sand plaster have dried. The front and rear of the home will have different looks, he said. "The back and garden will be more whimsical and more expressive and playful — you would never think the front and back of the house are the same structure."

Because straw-bale building doesn't occur very often in the area, there are no construction firms that specialize in the work, leaving Hutchins and his family and friends with the work of actually building the addition.

Building with straw bales is permissible in Montgomery County, Department of Permitting Services spokeswoman Sue Tucker said, with the only difference being that county law requires a professional engineer to review and sign off on the construction documents before a

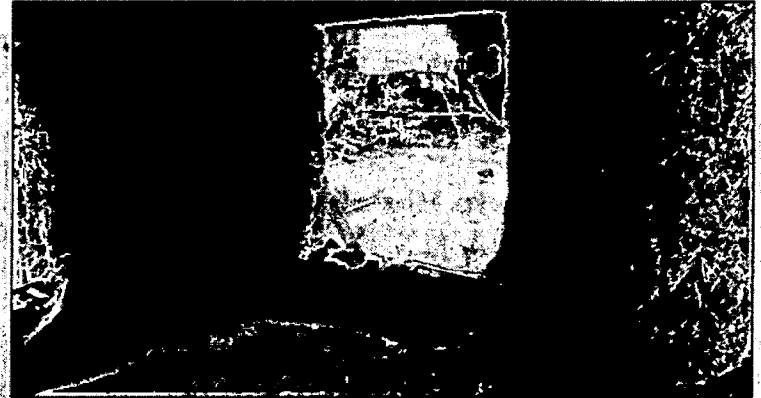


David S. Spence/The Gazette
Using an electric chainsaw, Takoma Park resident Bill Hutchins (left) shapes stacks of compressed straw to form the walls of an addition to the Holly Avenue house he shares with his wife, Beth Knox (background right).

permit is issued.

In addition to doing the work himself, Hutchins also is using his home construction project as an opportunity to educate people new to the concept, including Stephanie and Bruno Muscolino of Laurel.

"We're learning how to do this here," Stephanie Muscolino said Sunday after working to prepare Hutchins' exterior walls for the first coat of plaster. "You can go to a workshop and hear about it, but until you actually get your hands dirty doing it, you just don't know."



David S. Spence/The Gazette
After stacking and shaping bales of compressed straw to form the walls of an addition to their Holly Avenue house, homeowners Bill Hutchins and his wife, Beth Knox, will add three layers of lime-and-sand plaster to the exterior and sand-and-clay plaster to the interior. On the outside, the addition, at the rear of the house, should resemble adobe.

The Muscolinos are thinking about building their own straw-bale house someday, she said, primarily because it's an environmentally friendly way to construct a home. The couple also wants to use solar and geothermal energy in their future home, another area where Hutchins could give advice. Hutchins' plans for his own house include solar panels and a corn-burning stove.

He'll also have a "living roof," planting groundcover and other greenery on the roof that will naturally filter rainfall while cutting down on the amount of stormwater flowing into the area's creeks.

Straw-bale building "is the wave of the future," said Bill Updike, a friend of Hutchins who also was working on the house Sunday. "This just makes incredible sense, environmentally and economically."

The cost of straw-bale building is

about the same as traditional construction, Hutchins said, though the homeowner has to do much of the labor.

One of the challenges of using a building medium like straw bales is that many of the decisions a homeowner makes during the design phase can't actually be made until the bales start to go into place. Also, bales aren't all shaped the same, so when the edge of an internal wall isn't exactly straight, a weed eater can help trim things before the first layer of plaster goes on.

The challenges are part of the fun for Hutchins, who said he wants the entire process to be a playful one.

"I want it to be alive and organic — everything, including the building process," he said. "This kind of building is about the way I want to live in the world. In the same way I eat organically, I want the materials I use to be as organic and vibrant."

Berman bid for site hits snag

A. HILL GAZETTE

Planning Board

rejects proposal

to sell property

11/21/05

by Warren Parish

Staff Writer

The Melvin J. Berman Hebrew Academy's bid to buy the Aspen Hill property on which it operates took a hit Thursday when the Planning Board rejected recommending the sale to the County Council.

The academy, which rents the 19.5-acre property from the county for \$60,000 per year, is seeking to exercise a clause in a long-term lease agreement entered into in 1996 and buy the parcel for \$1.5 million. Under the proposal, the county would have the option to repurchase the property beginning in 2026.

But selling the public property would complicate any future attempt to repurchase it, Planning Board Chairman Derick P. Berlage said.

"The Berman Academy is an excellent use for the facility," he said. "The question put to us was, 'Does it make sense for the county to give up the property?'"

Planning staff recommended rejecting the deal, arguing that the 1994 Aspen Hill Master Plan calls for the land to remain in public ownership. A staff report questioned the long-term reliability of county school system projections indicating the land is not needed for public education purposes.

Regardless of whether the sale is approved, the academy must continue using the property as a school and

BERMAN

Continued from A-1

allow the public access to its recreational facilities.

The Montgomery County Civic Federation joined the debate last week by unanimously passing a resolution opposing the proposed sale of the land, which formerly housed Robert E. Peary High School.

The Board of Education closed Peary High School in 1984. The school deteriorated and residents began complaining about criminal activity and vandalism.

"[W]e believe the terms of the proposed sale, as we understand them, are highly unfavorable to the taxpayers of Montgomery County, and unnecessarily favorable to the Hebrew Academy," states the resolution.

Federation member Arnold Gordon called the proposal a giveaway made possible by the academy's "substantial political constituency in the community."

"You do not dispose of a school property at a time when real estate values are booming and you don't

sell a \$20 million property for 1.5 million bucks," he added, estimating the current land value if it were subdivided.

Jerry Pasternak, special assistant to Montgomery County Executive Douglas M. Duncan (D), disagreed.

"You can't value the property as if it was going to be developed residential or office buildings," Pasternak said. "It's use is restricted to school uses. When you limit the use like that, you eliminate the income-producing component of the land."

Duncan supports a deed restriction limiting the property to its current use and allowing the county future repurchase rights.

Since the Melvin J. Berman Hebrew Academy occupied the property, it has spent more than \$10 million renovating the 200,000-square-foot building, academy spokeswoman Ilene France had said in a previous interview in March.

Some agree that the Berman Academy has been a good neighbor.

"Instead of having an eyesore in the community, we have an

asset," said David Polinsky, president of the Aspen Hill Civic Association, a local group that supports the purchase offer.

At the time the school entered into the lease agreement, "part of the incentive to the academy was that it would have the right to purchase the property and, in return, the academy would invest a sizable amount of money" in repairs, said James Dattaro, an attorney representing the school. "I think it's somewhat unfair to look back and say the [\$1.5 million purchase] price is low."

The lease agreement allows the academy to purchase the site, if the County Council approves.

Making the academy pay more for improvements it already paid for is unreasonable, Pasternak said.

"We're following through on our commitment to the school, just as the school followed through on its commitment to the county and community," he said.

The County Council's Management and Fiscal Policy Committee is scheduled to consider the issue on Oct. 17.

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House of straw

The Eco-logic of building a sustainable addition

STORY AND PHOTOS BY JULIE WLAFF



Architect Bill Hutchins

Bill Hutchins, an architect of "emotional and spiritual space," is building an ecological addition to an historic bungalow. The addition is being constructed with straw bales, pinned in place with bamboo skewers, and made into the exterior walls.

These walls will be "organic, beautiful". They will be better insulated than most walls, yet "breathe", says Hutchins.

The inside of the room, now piled high with straw, will have cob walls, made in a painstaking fashion squishing clay, straw and water together, in a process that Hutchins says is like making wine, resulting in a wall that seems "alive."

"For me beauty is primary," Hutchins says, "We live for beauty."

The county Historic Preservation Committee has allowed this unusual construction because it will not be very visible from the street. Also, according to Hutchins, the committee is allowing solar panels to be partly visible on the front.

The house at 7108 Holly Avenue in Takoma Park will be the Hutchins/ Knox family home. The 2700-square-foot home will house their three-generation



From the front 7108 Holly is a traditional bungalow.



other tree species living in the county is a champion cottonwood on Wayne Avenue in Silver Spring. This is the tree that was felled ingloriously this spring, and whose white blossoms covered the ground like snow in scores of springs past, according to Moose Lodge members. Its dimensions were 138 inches in circumference, 60 feet in height, and 70 feet in crown size.

As impressive in size as the cottonwood was, it was not in the best of shape. Years, perhaps decades, of neglect had made it a concern to its neighbors because of the risk of its dead limbs falling on people and buildings. But in spite of some danger it presented to their building, Moose Lodge member John Rollands said of the tree:

"I didn't like to see them take it down myself."

Mr. Rollands did not see the actual cutting of the tree but the taking to him meant more than the loss of one tree.

"Part of the history of Silver Spring was taken when they took the tree."

The Moose Lodge's current governor, Thomas Kenney, sees the tree as a symbol for what has been lost in Silver Spring to redevelopment.

"First the armory, then the tree and now the lodge."

Mr. Kenney refers to the Silver Spring National Guard Armory, built in 1927 and demolished in 1998, and to the Moose Lodge, built in 1938 and likely to be demolished for a future redevelopment project.

The champion cottonwood listed in the register, whose loss is lamented by its former neighbors on Wayne Avenue, lost its life either because its champion status offered it no real protection from a

developer's plans, or its status was overlooked when MNCPP staff was considering the Forest Conservation Exemption. Joe Howard, a Montgomery County Forest Board member who nominated the tree for champion status said after hearing about the tree's removal:

"The whole reason for getting the [Champion Tree] program is to save trees like that cottonwood."

Started in 1990 by the Montgomery County Forestry Board, the Register is intended to "... increase awareness of the value of forest resource conservation. A Big Tree Contest is held bi-annually to identify new species and new champions for already established species." Private citizens are encouraged to nominate trees they believe would qualify as champions.

Joe Howard said he "hopes publicizing the Champion Tree program will prevent Montgomery County from becoming a county full of saplings where it will take a life-time for them to be of any size." And he would like to prevent a downtown Silver Spring that is "nothing but stones and boards."

[Requests for comments on this article were made to the Maryland-National Capital Park and Planning Commission staff member who signed the Forest Conservation Exemption Letter. No comments were received.]

Jerry McCoy, president of the Silver Spring Historical Society, and Thomas Kenny, current governor of Moose Lodge 658, contributed research to this article.

Information about the Champion Tree Program—301-854-6060

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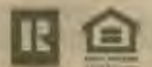
MHIC Lic. #32422

References Available

DC Lic. #5334



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Were the three little pigs wrong? "No they were right, it depends on how a house is constructed."

family and home offices for Hutchins (Helicon Works) and his wife, Beth Knox.

John Parker is the builder who is renovating the historic bungalow part of the home.

There is a regular crew, and visitors who help, as well as family pitching in: Bill's dad has been helping harvest local bamboo; Bill's stepson Matt has been earning and learning by helping with the construction before heading off to college.

Hutchins was the architect for another straw bale addition in Takoma Park, the home of organic farmer and Voice columnist Mike Tabor and his family. "My work is about helping people create their home. I'm an 'architect midwife,'" says Hutchins.

Straw is the inedible, often wasted, part of grain. (Hay is the part edible to livestock.)

"For me, I tend to think about materials as I do food," Hutchins explains, "I don't like highly processed food, and I don't like to use highly processed materials. You can't get more raw than straw."

Were the three little pigs wrong? "No they were right, it depends on how a house is constructed," says Hutchins.

Other ecological features will be a "living" roof, energy efficiency, solar panels, and recycled building materials, including reclaimed wood from deconstruction of old houses. (The flooring of the upper story is reused birch from an old organ factory that went out of business, the beams are reused fir.)

The home will be heated with a corn-burning stove. Corn is not the perfect fuel; some object that it is an edible resource, but, says Hutchins, it is clean-burning and renewable.

Alisa Johnson, a DC homeowner, was there for the day for a "sweat/education exchange", helping out to learn the ecological techniques, with hopes of applying them to her own home. She says, "I like the fact that this uses natural materials, is non toxic, has good insulation. I think there's a lot of value of showing that this kind of building can be done. I think a lot of people don't know that this is possible."

"I'm not trying to save the world," says Hutchins. "I'm just trying to live more consciously. I'm just trying to do what makes sense. It's hard to make broad sweeping global statements, because who knows."

For more information about Hutchins' work, philosophy, and workshops, visit www.heliconworks.com.



Alisa Johnson helped Bill Hutchins build his addition in exchange for the first-hand education she receives in sustainable building.



Beth Knox, Bill Hutchin's wife, surveys the progress on their new addition.

Silver Spring's real beauty

BY THEODORE CARTER

You've probably seen Silver Spring's Lindsey Stokes's image plastered on the side of a Metro bus, in a fashion magazine, or on a billboard in downtown D.C. She's one of six "real beauties" plucked out of her normal life and transformed into spokeswoman for Dove firming lotions.

Several of Dove's real-life models, including Stokes, are of a larger size than the typical magazine cover girl.

"We believe beauty comes in many shapes, sizes and ages," reads Dove's website. "Real women have real bodies with real curves. And Dove wants to celebrate those curves."

Stokes is pictured in the omnipresent ad campaign, broadly smiling, celebrating her curves in white underwear.

The unorthodox ads have garnered a lot of attention and have many wondering if average-sized women can sell beauty products. Dove is betting women will embrace their more inclusive interpretation of beauty.

For Stokes, the campaign has been an unexpected opportunity that has taken her from being a college student with a part-time job to a model attending meet-and-greets in Florida, New York, and an appearance on the *Today Show*.

A model scout working for Dove approached Stokes while working at the Gap less than a year ago. Within a few months, Stokes was preparing for a New York City photo shoot. Soon her image appeared on billboards in

major US cities and in magazines.

"At first it [spotting the ads] was like a *Where's Waldo* thing, like 'Oh my God, there's the picture!' Then they were everywhere." Stokes still hasn't gotten used to her sudden fame. "The whole situation has been really surreal," she says. "This doesn't happen to everyone."

Stokes, a Silver Spring native and graduate of Springbrook High School, received a degree in Fashion Design from the Illinois Institute of Art in June. The

recent college grad hopes to move to the New York area and get a job in the fashion industry. "I'm not sure about pursuing modeling or acting," says Stokes. "It's been cool just to kind of play model."

Stokes is thrilled to be part of what she believes is a unique ad campaign that she thinks helps women take pride in their appearance. Though she is not often recognized—"I look different, obviously. I have clothes on," she says—women who learn of Stokes's involvement with the Dove ads often thank her for changing public perception of beauty.

"One minute I'm helping a woman pick out panties and a bra at the Gap, and the next minute I'm inspiring women and helping women feel better about



The Dove billboard. Lindsey Stokes is third from the left.

themselves."

Stokes's most rewarding moment with the campaign came when she and other "real beauties" appeared on a yet-to-be-aired television show hosted by Tyra Banks and met a twenty-four-year-old woman who had been struggling with her self-esteem and body image. "She loves the beach but hasn't been in a bathing suit in six years," Stokes recalls. The young woman said Dove's real-life models have helped her reevaluate her own sense of beauty.

"Yes, we're in our underwear, and we're advertising lotion, but I hope people see the deeper messages in these images dealing with self-esteem and body issues. Really what we're trying to do is just encourage women to stand firm," says Stokes.

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Co-Owner, Mar Han holds a Bachelor of Landscape Architecture degree from the University of Georgia's School of Environmental Design and has been working in the Metro DC area as a landscape designer and contractor for over 10 years.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit – 366207 - 7108 Holly Avenue, Takoma Park

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

1. The removal of the 10" walnut tree in the rear yard is approved.
2. The prior approval letter dated April 15, 2004, for a rear addition is null and void.

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

Applicant: Jotta Pegues (John Parker, Agent)

Address: 7108 Holly Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN PARKER

Daytime Phone No.: (301) 404-7636

Account No.: _____

Name of Property Owner: JUTTA REQUES Daytime Phone No.: (614) 885-2129

Address: 107 HALLIGAN AVE. WORTHINGTON, OH 43065
Street Number City Street Zip Code

Inspector: SAME Phone No.: _____

Inspector Registration No.: _____

Applicant for Owner: JOHN PARKER Daytime Phone No.: (301) 404-7636

LOCATION OF BUILDING/PREMISE

House Number: 7108 Street: HOLLY AVE.

Neighborhood/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.

Block: 5 Block: 12 Subdivision: _____

Lot: 13972 Folio: 610 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

Construction cost estimate: \$ 250,000

If this is a revision of a previously approved active permit, see Permit # N/A

2300 sq ft.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

1. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches

B. 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.

John Parker
Signature of owner or authorized agent

11-23-04
Date

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

Disapproved: _____ Signature: Julia O'Malley Date: 12-29-04

Application/Permit No.: 366207 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

- PLEASE SEE HISTORIC PRESERVATION COMMISSION
STAFF REPORT ATTACHED -

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

- SEE ABOVE REPORT ATTACHED -
• REAR ADDITION - 2 STORY W/ BASEMENT
• 2 TREE REMOVAL

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.

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.

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.

PHOTOGRAPHS

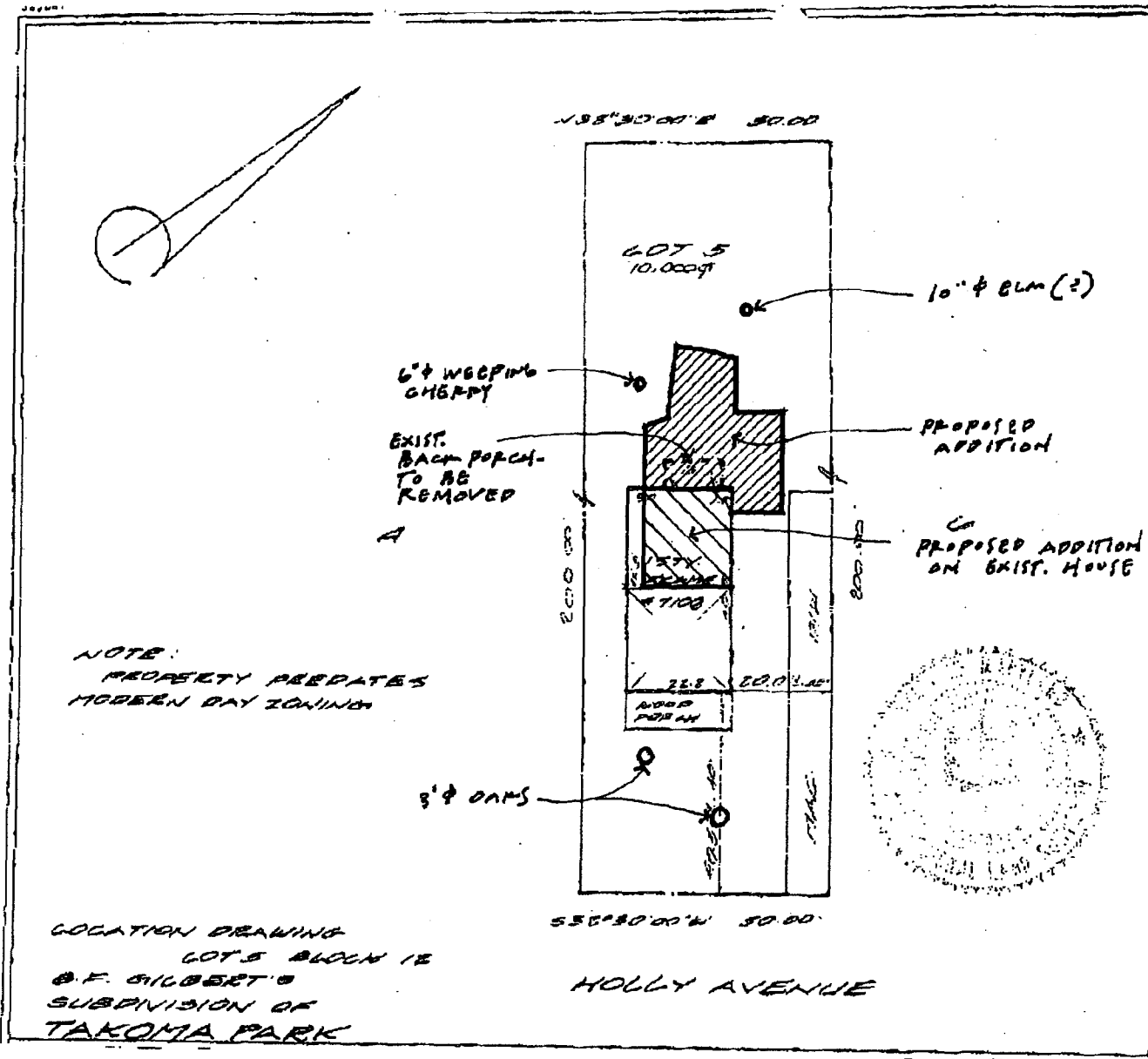
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

3. **TREE SURVEY** - TALK TO PRETT LINK LETTER

If you are proposing construction adjacent to or within the drieline 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).



These drawings stamped 12/08/04

Site Plan
1" = 30'

7108 HOLLY AVENUE
Takoma Park, MD

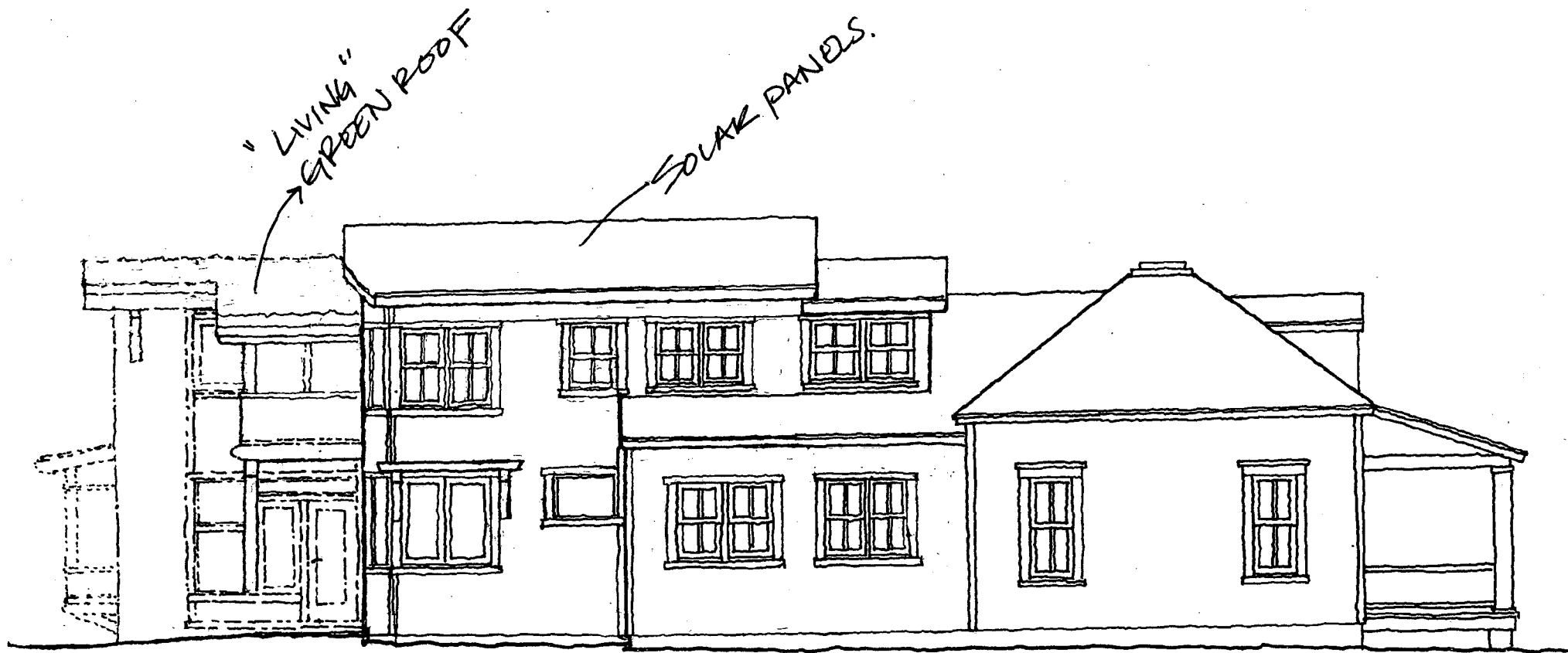
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East (Street) Elevation

7108 HOLLY AVENUE
Takoma Park, MD

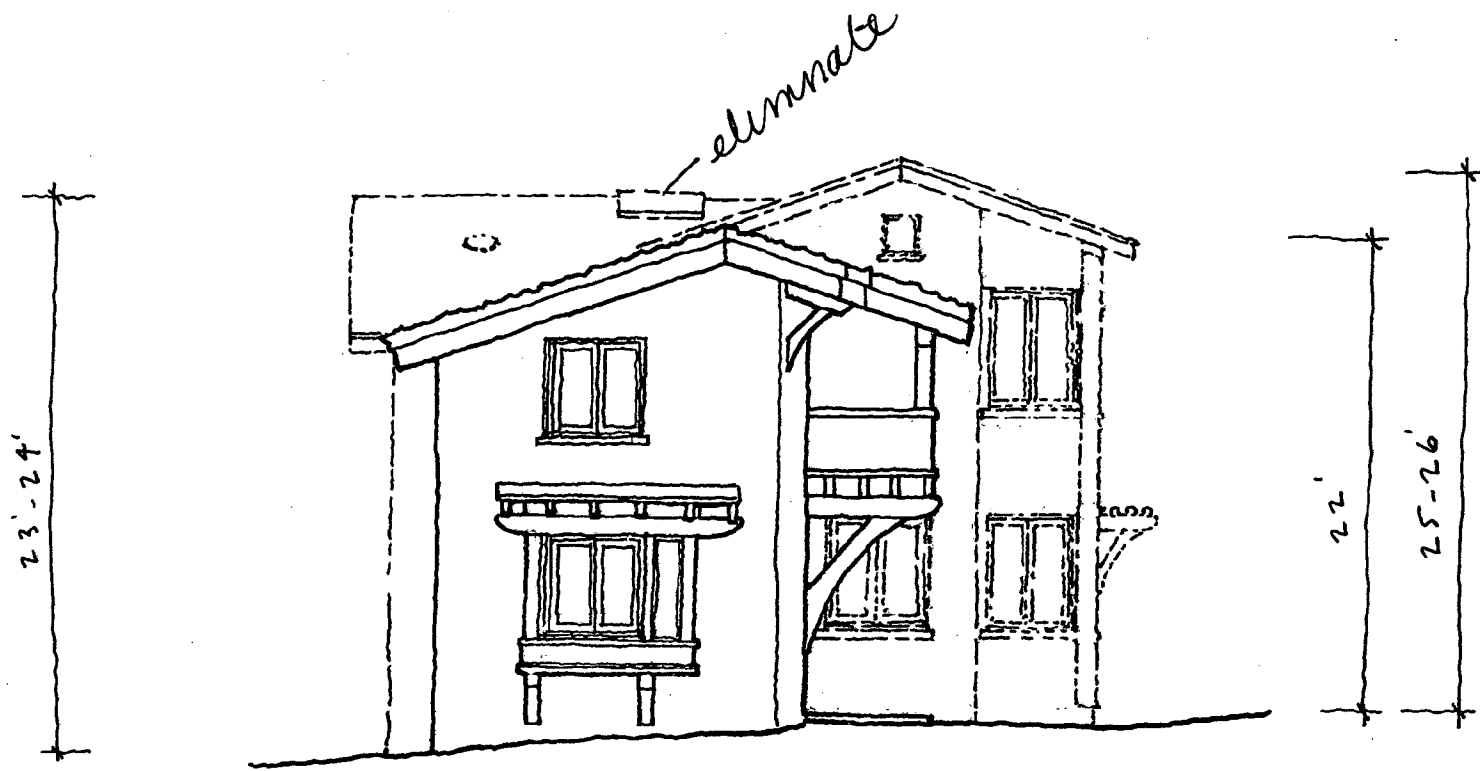
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South Elevation

7108 HOLLY AVENUE
Takoma Park, MD

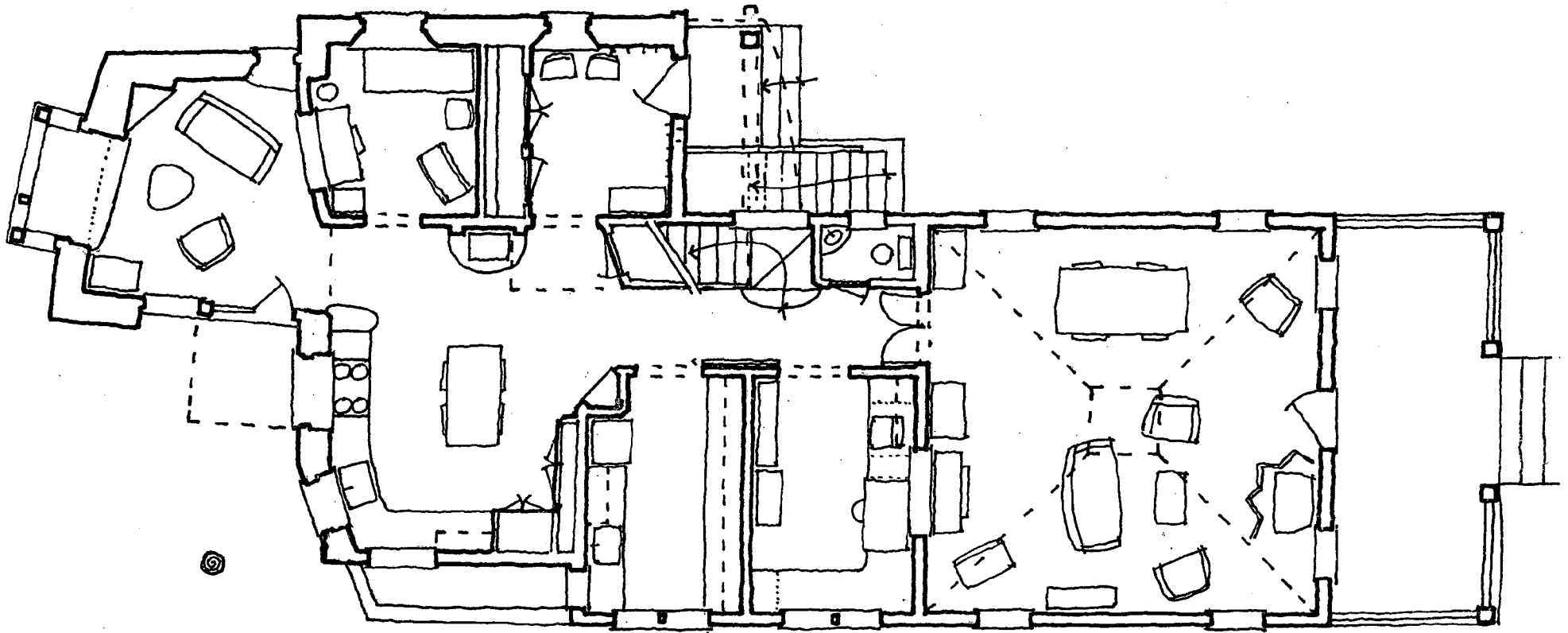
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West Elevation

7108 HOLLY AVENUE
Takoma Park, MD

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Main Floor Plan
1/8" = 1'-0" (Typical)

7108 HOLLY AVENUE
Takoma Park, MD

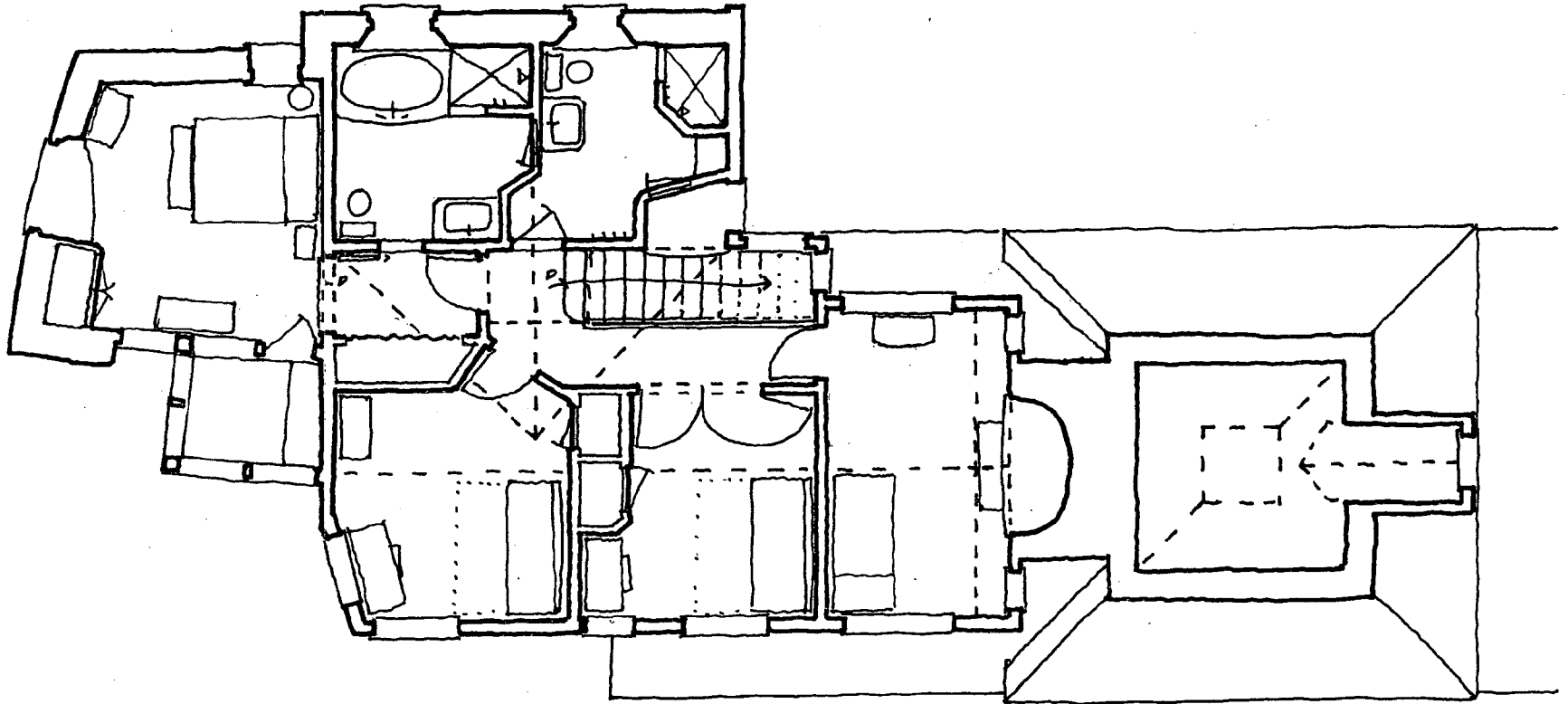
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North Elevation

7108 HOLLY AVENUE
Takoma Park, MD

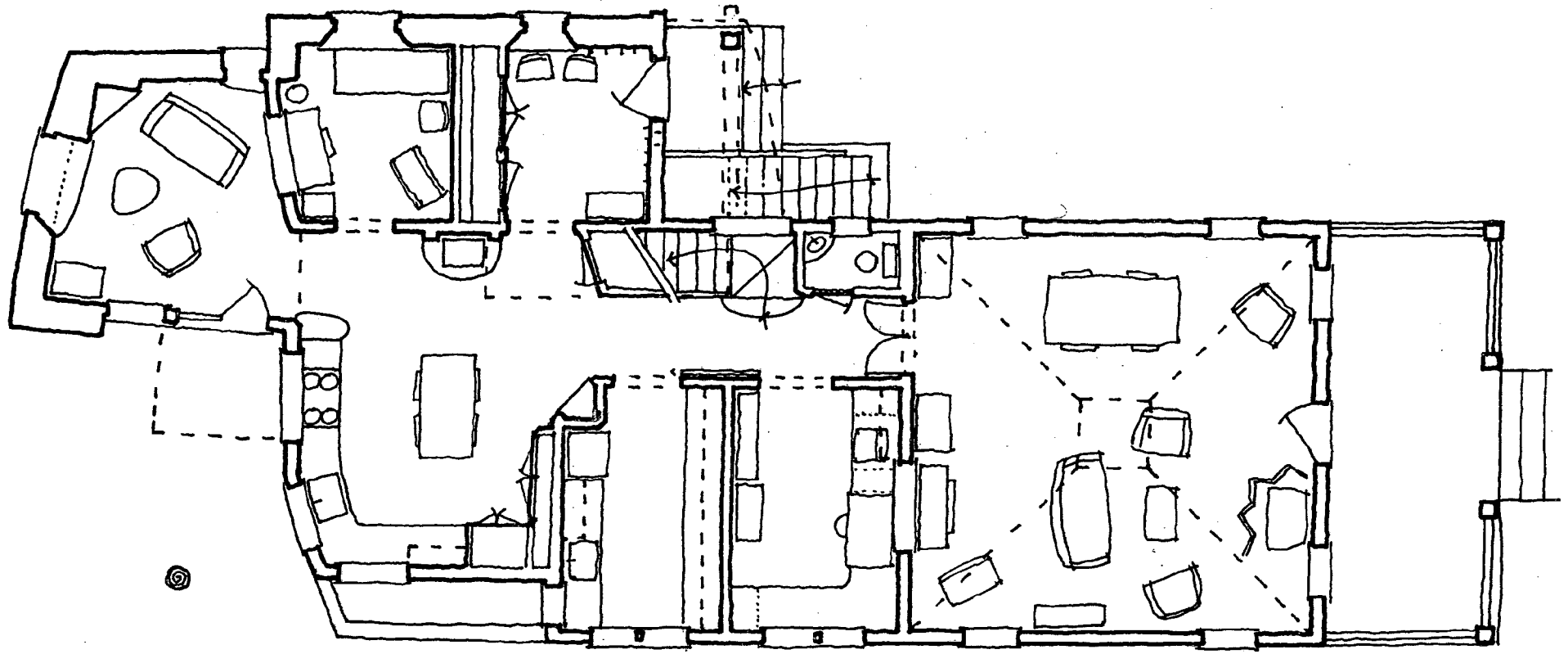
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Upper Floor Plan

7108 HOLLY AVENUE
Takoma Park, MD

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Main Floor Plan
1/8" = 1'-0" (Typical)

7108 HOLLY AVENUE
Takoma Park, MD

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue, Takoma Park	Meeting Date:	12/15/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/08/04
Review:	HAWP	Public Notice:	12/01/04
Case Number:	37/03-04KKK	Tax Credit:	None
Applicant:	Jotta Pegues (John Parkers, Agent)	Staff:	Michele Naru

PROPOSAL: Rear Addition

RECOMMEND: Approval

BACKGROUND:

A previous owner received approval from the HPC for a major addition to this house on April 14, 2004.

The current owner of this house presented a preliminary consultation to the Commission at its November 17, 2004 meeting. The Commission was generally supportive of the proposed design, yet did encourage the applicant to do some minor simplification of the elevations and a study of different roof forms for the addition, but overall encouraged the applicant to proceed to a HAWP submittal. (Drawings and transcripts from the Preliminary Consultation begin on circles **28**).

PROJECT DESCRIPTION

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

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

PROPOSAL:

The applicants are proposing to:

1. Remove the artificial shingle siding from the original block of the house to expose the original, drop siding. Strip and paint siding.
2. Strip and paint windows, trim and shutters.

3. Replace in-kind and or repair and re-paint, the existing stamped metal roof on the original block.
4. Replace the existing asphalt shingle roof on the front porch with a stamped metal roof to match the roof on the original block.
5. Demolish the existing shed roof additions.
6. Construct a new roof form on top of the rear, pyramidal roof addition (see site plan on circle 16).
7. Construct new rear additions onto the original massing. The material specifications for the new additions include a standing-seam metal roof; straw bale construction with stucco exterior on north and west elevations and wood, Dutch lap siding on the south elevation; wood trim and porch details including a wood tongue and groove floor; and 2/2 true-divided light, wood windows.

STAFF DISCUSSION:

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

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

The following guidelines pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- Additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The proposed alterations and rear additions meet all the above guidelines. The proposal does not alter the existing vernacular bungalow and retains the original block and the entire pyramidal roof form. Staff feels that this program preserves the original building's prominent features and character.

The current program places the additions to the rear of the original block and their design is consistent and compatible with the predominant architectural style. Although the proposed additions are large, staff feels that the design approach taken is appropriate and helps to mitigate the size of the additions. The “stepping-up” of the additions helps to break down their mass. For comparison sake, staff feels that the current proposal is a more sympathetic and compatible program for this house, than the previously approved HAWP. A floor plan comparison of the previously approved HAWP and this proposal can be seen on circle 27.

The applicants did simplify the design of the side elevations as requested by the Commission (see circles 19+20). The windows on the north elevation of the addition have been aligned and the architect changed the triple window in the dormer on the south elevation to a paired window. The applicants have also provided a cross section (see circle 25), to convey the depth of the windows in the straw bale walls. Finally, the applicant did explore the use of alternative roof forms for the addition, but the roof heights were not substantial enough to provide the needed height in the second floor, especially when transitioning between the existing massing and the proposed.

STAFF RECOMMENDATION

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

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

and with the approved and adopted Takoma Park Historic District Guidelines, August 1992.

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

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SCOPE OF WORK

For

Our Home

7108 Holly Ave.
Takoma Park, MD

Whole House

All parts natural, non-toxic, sustainable, green

Build cost-effectively, e.g. –

Use salvaged and orphan materials.

Let building systems be expressed as finish surfaces, e.g., concrete floor and TJI's.

Build on standard construction modules.

Simplify, simplify.....

Use salvaged materials, from –

Existing house –

Windows – reuse in basement.

Bathroom - “

Kitchen - “

Lights - “

Doors - “

Lumber, decking, etc. – reuse in same application.

Upstairs pine floor – reuse (see below).

Porch windows – in 2nd Flr. Hall.

Kitchen sink – reuse outside as potting sink.

Reuse demo'd materials -

Masonry rubble –

Use in foundation system??

Fill below Mudroom/Pantry slab??

Drywall and plaster rubble – mix-in w/ soil as stabilizer.

Wood scraps – chip-up as mulch (not pressure-treated).

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based in

Washington, DC

202.332.7949

billhutchins@earthlink.net

www.heliconworks.com

From Paul Kellett (PK), or similar sources –
Interior doors (salvaged and orphan).
Exterior doors (orphan).
Windows (orphan).
Exposed exterior wood (porches, brackets) - ????? -
Not sure what his wood supply is, if any is appropriate for exterior use.
Exposed interior wood –
Some is salvaged, some is from local, small mills at good prices.
Curved hi kitchen top, etc.
Clear wood for shelving, built-in cab.s, etc. .
Interior doors from 1x boards.
Wall paneling.
Maple flooring TME.

Auctions – whatever we find.

Second Chance (in Baltimore) and Fork Lift (in DC, when in operation) –
I think they have more fixtures and fittings and custom millwork –
Field trip to explore!

Roofs –

Galvalum standing seam roof thruout –
Living roof @ back, lower roof??
Structure (except porch) –
11 1/2" SIPS (w/ ventilation grooves) – by R-Control.
Sleeping Porch structure – standard framing w/ open-spaced decking boards.

Exterior straw bale walls –

W/ post and beam structure, set into straw bale, at inside-edge.
Lime plaster and stucco.
Windows – extended wood sills, w/out jamb and head trim.
Built via weekend workshops.

Exterior wood walls –

German siding (painted) to match exist. on
1 1/2" Thermax sheathing on
(provide diagonal corner bracing w/ plywood over thinner Thermax)
2x6 studs w/ *cellulose or Icynene insulation??*
Trim, soffits – cementious fiber??

Other exterior wood (e.g., roof brackets, trellis, railings, Sleeping Porch) –

Milled cedar or cyprus (www.certifiedwood.org)?
From PK???
Does cementious siding manuf. make such elements?
Plastic/wood fiber products (can they be painted?) –
Althou parts at back can receive color-stain??

Interior walls, typ. –

Woods studs w/ (see each room below for variations) -
Gyp.bd. (synthetic, or w/ recycled content).
Paneling - from salvaged wood (some clear, some stained).
Trim and casing – from salvaged lumber (some clear, some stained).
Wall between Studio and Beth's Office –
Easily deconstructed – *Bolt down??* W/ no wiring, ducts, etc.

Upper floor deck –

Natural carpeting, typ. (tile in baths) on
Homosote subfloor on
TJI's w/
Meadowboard ceilings (*set up on bottom TJI cord, or screwed to bottom of bottom cord
w/ 1/2" reveal ??*), typ.
Curving drywall ceiling in Sitting Rm. and belly of stairs.

Concrete (if used, or where used) –

Add-in fly ash or slag – content % can be as hi as 50% (needs research).

Concrete slab on grade as finished floor (Sitting Rm., Mudroom, Pantry) –

*Stain – Acid-wash, or www.cathy-moore.com/house/stain ??
Stains work w/ slag or fly ash content??
W/ recycled glass as partial aggregate (ground top after curing)?
Or Earthen floor???? (build via weekend workshops)
Continuous insulation below.
Rubble-trench footings – uses less concrete, as grade beam only.
Given exist. grade – crawl space below Mudroom and Pantry?? –
Compacted fill w/ basement excavation??
Radiant floor heat?? Combine w/ basement system (w/ zones)??*

Foundation walls –

*Insulated Concrete Forms (ICF's) or Faswall/Durisol block????
These cost more – let's see how much (don't need to add rigid insulation to
outside, or furring, insulation and drywall @ inside).
Parge (w/ lime plaster) inside for finished surface??
If concrete –
Place insulation on inside w/ furring strips (and drywall)??*

Insulate exist. house, w/-

*Blown-in cellulose or Icynene in walls and ceiling??
Bonded logic or Icynene in 1st floor joists??*

Windows –

Caseament and fixed.
Wood windows w/ alum. clad or fiberglass exterior and stain-grade interior.
Loewen windows where new – www.Loewen.com
Glazing –
Low-e w/ argon, triple-paned, when possible.
Skylights similar (Velux).
Glass doors similar.
Windows @ north side (and some on east and west) –
Not orphan units, or insure high energy-efficiency.
Install insulated blinds.

Interior doors –

Typ. door –
From wood 1x's w/ "Z" frame.
Steel and glass barn doors (by Silvio) –
Studio and Beth's Office.
Wood barn doors (from salvaged wood) –
Pantry.
B & B's Bath.

Salvaged doors – determine locations as acquire.

Pocket doors –

High quality track.

From typ. door.

Blind-door (no casing, flush door set to outside, w/ magnetic catch) into –
Storage below stairs and above closets thruout.

Cabinets –

From www.Citilogs.com

Question as to who makes some units outside the Kitchen (see each room below).

Built-ins –

From salvaged wood, or, if run out, wheatboard or strawboard.

See each room below.

Stairs –

Treads and risers from exist. upstairs room (pine), including Upper Stair Hall.

Scalloping decorative wood stringers (salvaged pine).

Handrail/guardrail – tree branch top rail from stl. supports and glass panels (Silvio).

Cooling –

Natural convection via windows and venting skylight @ 2nd Flr. landing.

Ceiling fans thruout (BB).

Extend exist. system –how far?? –

Review w/ Mech. Sub.

Make unit more energy-efficient?

Zones?

Heating –

Extend exist. system (see "Cooling" above) ????

Radiant floor heat in Gallery?? As zone if install in basement floor??

Gallery is part of exist. system, but would it be more efficient this way?

Corn stove (in Kitchen) –

Adapt Rogart unit ??–

Add base (Silvio).

Take flue out thru Mudrm. closet.

Set into mantel left @ house – *stone behind??*

On stone hearth - *from Metz's source??*

Hot water –

On-demand at source @ all locations –

Bathrooms share unit (in east bath, at shelves).

Basement to use exist. unit.

Electrical (see plan) –

Lighting (BB).

Ceiling fans (BB – we need Energy Star units).

Exist. security system – OK???? Who extends??

Cable TV.

Phone lines – *how many??*

Fancy internet wiring???

Active solar PV–

*Consulting renewable energy eng. and installer (Albert Nunez).
Inverter in Pantry??
Panels slide-in between roof standing seams, or reused panels set on roof??*

Plumbing –

*John – verify waste-stack locations I'm considering.
All low-flow toilets.*

Greywater system –

Allowed by Montgomery County??

Painting –

Exterior –

*Unfortunately, all surfaces will need painting! Or solid-body stain to new siding?
Colors??? –
Paler version of Front Porch?? Paint entire precious front exist. part same
bright yellow, then addition paler yellow??
Straw bale (match paler yellow) – stucco w/ integral color??*

Interior –

Both standard painting and Lazure (see below – standard unless “Lazure” noted).

Parts to make now –

*Lights – Gallery planets.
Tile – for bathrooms.*

First Floor

Front Porch –

Leave as is.

Gallery (exist. front room) –

*Open into BIG room!
Structural cables req'd???
Keep heat low in winter –
Hang heavy fabric (translucent) horizontally at mid-point?
De-stratification fan??*

*Protect exist. floor!!
Lazure.*

Hall –

*Trap door w/ fold-down stair to basement.
Maple floor – will need patching.
Lazure.*

Half-bath –

*Salvaged wood wainscot (color-stained).
Low-flow toilet in exist. location.
Salvaged pine floor (maple if any left from demo).
Small corner sink.
Upper cab. above toilet.*

Beth's Office -

Exist. maple floor.
Soffit storage over bench alcove.
Built-in bookshelves – from salvaged wood.
Wainscot similar to Rogart.
Lazure.

Studio –

Create opening into Gallery –
W/ sliding window/door, on guide/sill.
L-shaped desk –
From salvaged wood.
Filing cab.s below for support.
W/ drawing-size pull-out shelves and grided filing for rolls of drawings.
Wainscot similar to Rogart (as may be combined, w/ Beth's Office, into one room later).
Exist. maple floor.
Lazure.

Kitchen –

Back of hi-counter - *cob???*
Stove/oven – big unit, gas stove top and elec. oven, w/ down-draft vent (BB).
Refrigerator – big unit, Energy Star (BB).
Stainless steel sink – 30" wide, and deep! (BB)
Dishwasher (BB) – quiet!
Countertops –
Reuse from Rogart house (need one sim. slab).
www.lcestone.biz - @ south counter and around sink – *make own version???*
Maple floor TME.
Lazure.

Entry Porch –

Similar to exist. Front Porch.

Mudroom –

Cabinet – w/ shelves and cabinets (*Citilogs, or John make??*).
Bench w/ shelves for shoes – from salvaged wood.
Pocket door into Kitchen.
Cat door – to side of exterior door.
Earthen floor.
Lazure.

Pantry –

Shelves from salvaged wood.
Stack washer/dryer.
Freezer???
Earthen floor.

Sitting Room –

Curving drywall ceiling – begins at 7' AFF, curves out for +/- 5'.
Window seat – work from cherry corner cab. (from Rogart) to build seat and back.
Earthen floor.
Lazure.

Upper Floor

Ceiling (UON) –

SIPs clad w/ *meadowboard or fabric, such as linen??*
W/ wood battens at seams and
2x2s (ripped salvaged wood) randomly (spaced apart between 3"-5") set horizontally,
up against the ridge beam and running perpendicular to it.
All clear sealed (meadowboard pre-sealed).

Stair Hall –

Salvaged pine floor (if enough, if not – carpet).
Venting Velux skylights at top of stairs, at ridge of north gable (w/ integral blinds).

Alcove above stairs, set into East Bath –

Base from salvaged pine.
Curving drywall ceiling thruout! –
W/ ¼ round corners.
Step-up and pull-bar
Confirm code issues (may need railing).
Lazure.

East Bath –

Wainscot (5' hi) from salvaged wood (color-stained) w/ 3" sill/cap.
Tile shower – interior only (BB).
Tile floor (BB).
Pedestal sink (BB).
Deep shelves at east wall, w/ on-demand water heater.
Tall medicine cab.s, set into stair-alcove wall and Hall wall (door integral to wainscot).
Accessories (BB).

BB's Bath –

Tile wainscot (5' hi) w/ 3" sill/cap (BB).
Tile floor (BB).
Pedestal sink (BB).
Soaking tub w/ whirlpool, set in tile platform (BB).
Tall medicine cab set into east wall – door integral to wainscot.
On-demand water heater – where?? -
Share unit in East Bath??
Above bump-out @ East Bath door??
Accessories (BB).

BB's Bedroom Hall –

Closet doors – curtain/fabric !!! (BB)
This can work, Beth! and there's no room for doors to swing open.....
Lazure.

BB's Bedroom –

Built-in armoire/window seat –
Citilogs make armoire, then we extend feel w/ window seat?? Or John makes ??
Window seat has storage below, w/ lift-up top.
Lazure.

David and Matt's Bedrooms –

Wainscot from salvaged wood (color-stained) - 5' hi w/ 3" sill/cap.
David and Matt paint.

Kate's Room –

Drywall walls.
Drywall ceiling, curving below ridge beam.
Alcove set into space above Gallery roof –
Base from salvaged wood.
Curving drywall.
W/ ¼ round corners.
Wool carpet.
Kate paint.

Basement

1st Flr. deck –

Homosote subfloor on
TJI's w/ Bonded Logic cotton insulation
w/ acoustical furring strips (whatever they're called)
w/ drywall ceiling.

Dig-out below back part of exist. house –

Match ceiling heights for part that is in apartment and part that is connected to exist.
basement.

Apartment ceiling height +/- 8' - 6" – depends on block coursing.

Heating/cooling - ????? –

Extended exist. unit??

Use exist. hot water heater for radiant floor heat??? Or new boiler??

Stained concrete floor (or earthen floor????), UON.

Vestibule –

Finished floor halfway between exist. basement floor and apartment.
Glass door to outside.

Laundry –

New stack unit @ exist. plumbing location.
Leave room for fold-down stair from above.

Bathroom –

Pre-fab fiberglass shower (3'x3') –
Or reuse claw-foot tub??

Tile wainscot.
Sink and toilet from exist. house.

Kitchen –

Salvaged cab.s.
Stainless steel sink – 24” wide (salvaged).
Refrigerator and stove from exist. house.
Countertops –
www.richlite.com
Or salvaged??

Lightwells –

Large area outside living area (*wall system ??– see above*).
Small area outside bedroom – standard metal ½ round unit.

Site Work -

All site work to be determined in the field.

Cut-back exist. driveway.

Basement stairs –

Concrete stairs and retaining wall,
Or wall from alternative block system (don't need insulative value)??

Hardscaping –

Stone on stone dust – *Metz's source???*
Walkway from drive to new side entries.
Potting sink area - below Sleeping Porch.
Terrace – just beyond Sitting Room.

Fences –

From ?????????? -
Rustic, from locust and branches??
Or from certified cedar or cyprus ??
Along south property line – how far?? Along north property line??

Rainwater collection –

Barrels at downspouts.
Bring ones from Rogart??
Or storage tank for non-potable house use???
Allowed by Mont. Co.??

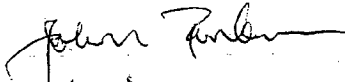
Landscaping by Beth, later.....

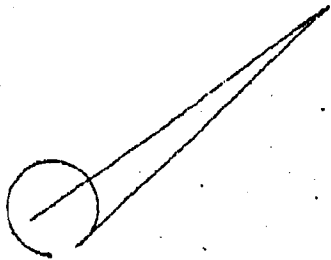
ATTACHMENT

RE: TREE PROTECTION PLAN AGREEMENT

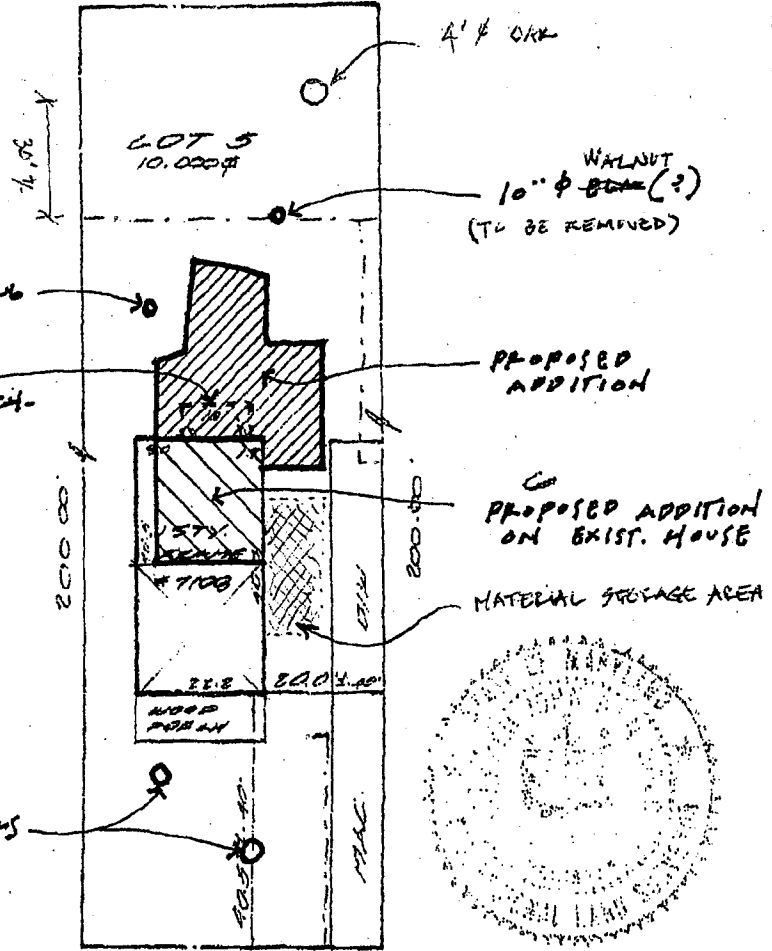
7108 HOLLY AVE.

THE ONLY HEAVY EQUIPMENT TO BE USED FOR THIS PROJECT
WILL BE A BACKHOPEL OR SIMILAR FOR EXCAVATION IN AREA
SHOWN ON ATTACHED PLANS.


(302) 404-7636



435'30.00" E 50.00'



NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

LOCATION DRAWING
LOT 5 BLOCK 12
B.F. GILBERT'S
SUBDIVISION OF
TAKOMA PARK

535'30.00" W 50.00'

HOLLY AVENUE

* - - - TREE PROTECTION
FENCING

16

Site Plan
1" = 30'

7108 HOLLY AVENUE
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CITY OF TAKOMA PARK • PUBLIC WORKS DEPARTMENT
31 OSWEGO AVENUE • SILVER SPRING, MD 20910
301-891-7633/301-585-2405 FAX

TREE REMOVAL PERMIT/WAIVER APPLICATION

PERMIT FEE: \$25 (fee will be refunded if tree is dead or hazardous & a waiver is issued)

Tree Location Address: 1108 HOLLY AVE. Is tree located in Historic District? YES
(Refer to General Information Page)

Property Owner: JULIA REEVES Daytime Phone Number: (614) 885-2129
Check one of the following: Homeowner Tenant

Property Owner Address (if different from tree location):

107 HALLIGAN AVE., WORTHINGTON, OH 43065

Permit/Waiver is required if the tree is greater than 24" in circumference or 7 5/8" in diameter at 4.5 feet from the base. If tree removal is for construction of a building, site plans must be attached and County permits are required. If tree removal is for a driveway or pavement, a City driveway apron permit may be required.

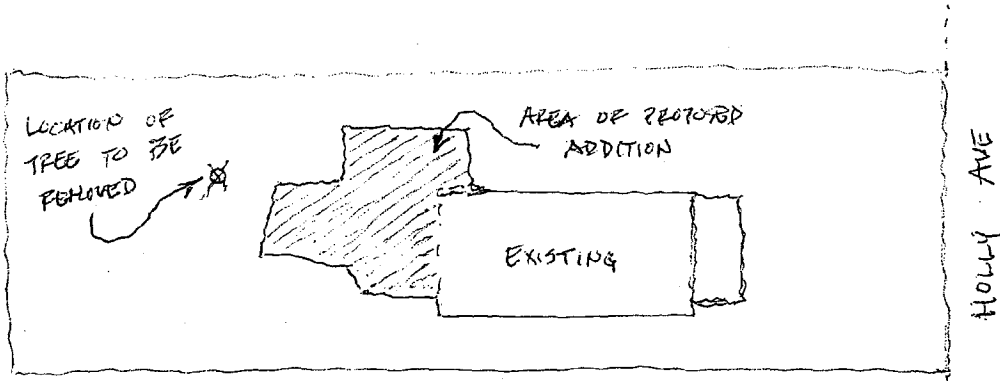
Number of trees to be removed: 1

Reason for removal: (1) * (2) _____ (3) _____ (4) _____

* CLOSE PROXIMITY AND SIGNIFICANT LEAN TOWARD PROPOSED ADDITION.

You must mark tree(s) to be removed with a ribbon after submitting this application. If tree(s) is not marked, your application may not be able to be processed.

Draw a diagram of the property and indicate location of the tree(s) below. If a diagram is not provided, your application may not be able to be processed.



Applicant's Signature: AR Date Application Completed: 11-29-04



East (Street) Elevation

7108 HOLLY AVENUE
Takoma Park, MD

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South Elevation

7108 HOLLY AVENUE
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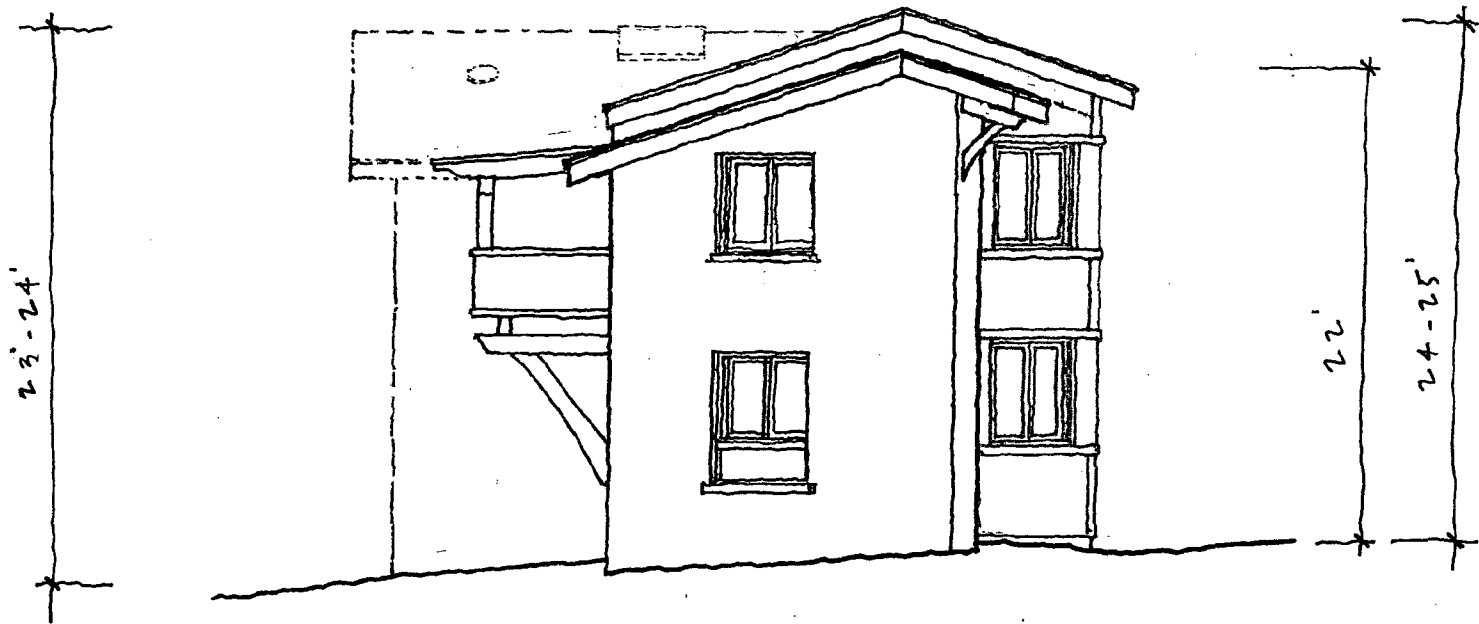


North Elevation

7108 HOLLY AVENUE
Takoma Park, MD

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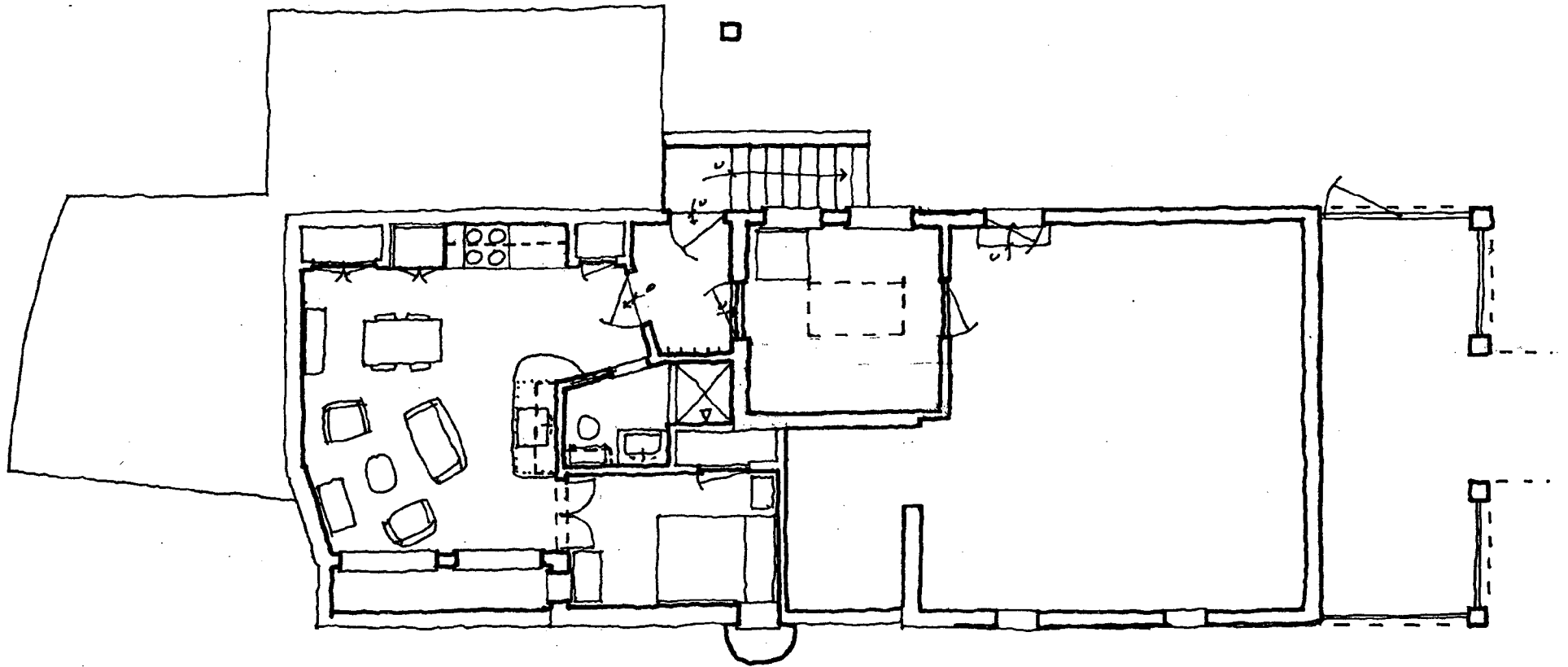


West Elevation

7108 HOLLY AVENUE
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12

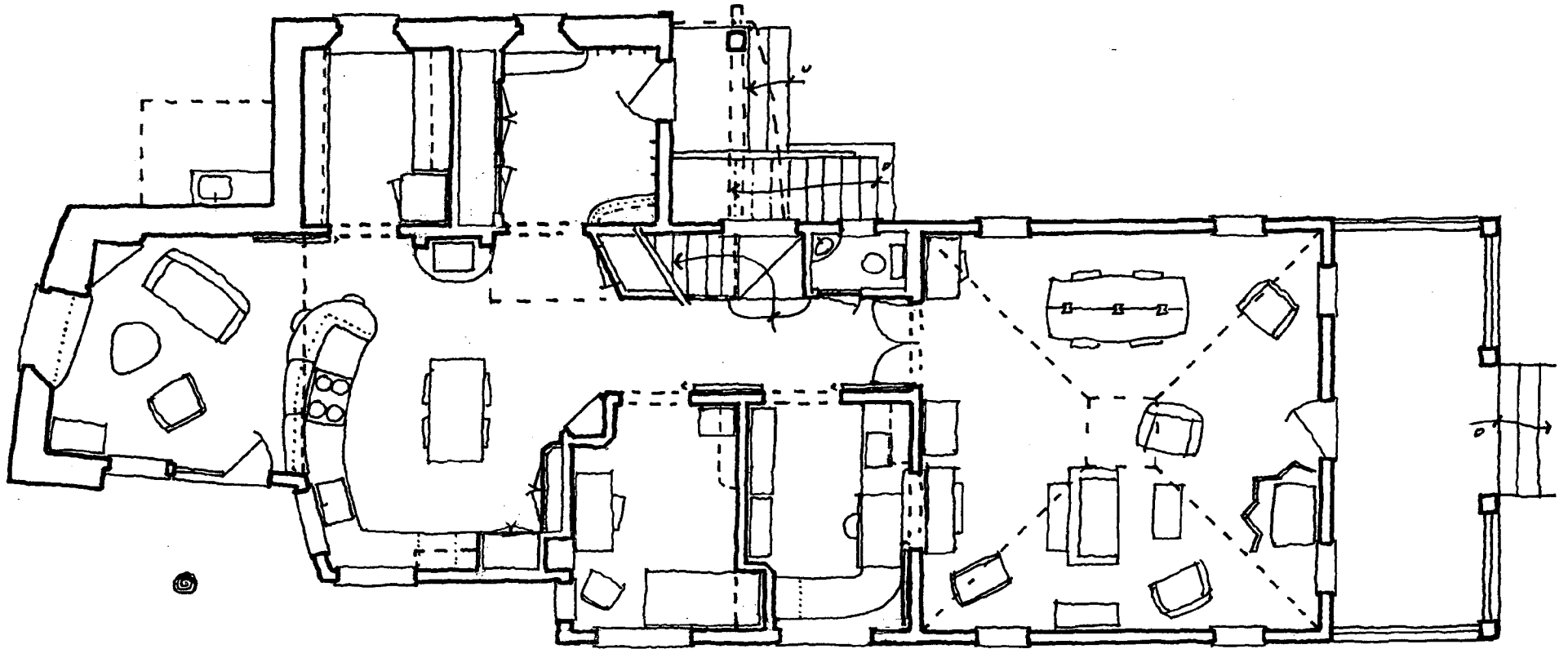


Basement Floor Plan

7108 HOLLY AVENUE
Takoma Park, MD

Helicon Works
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Architecture Education

22

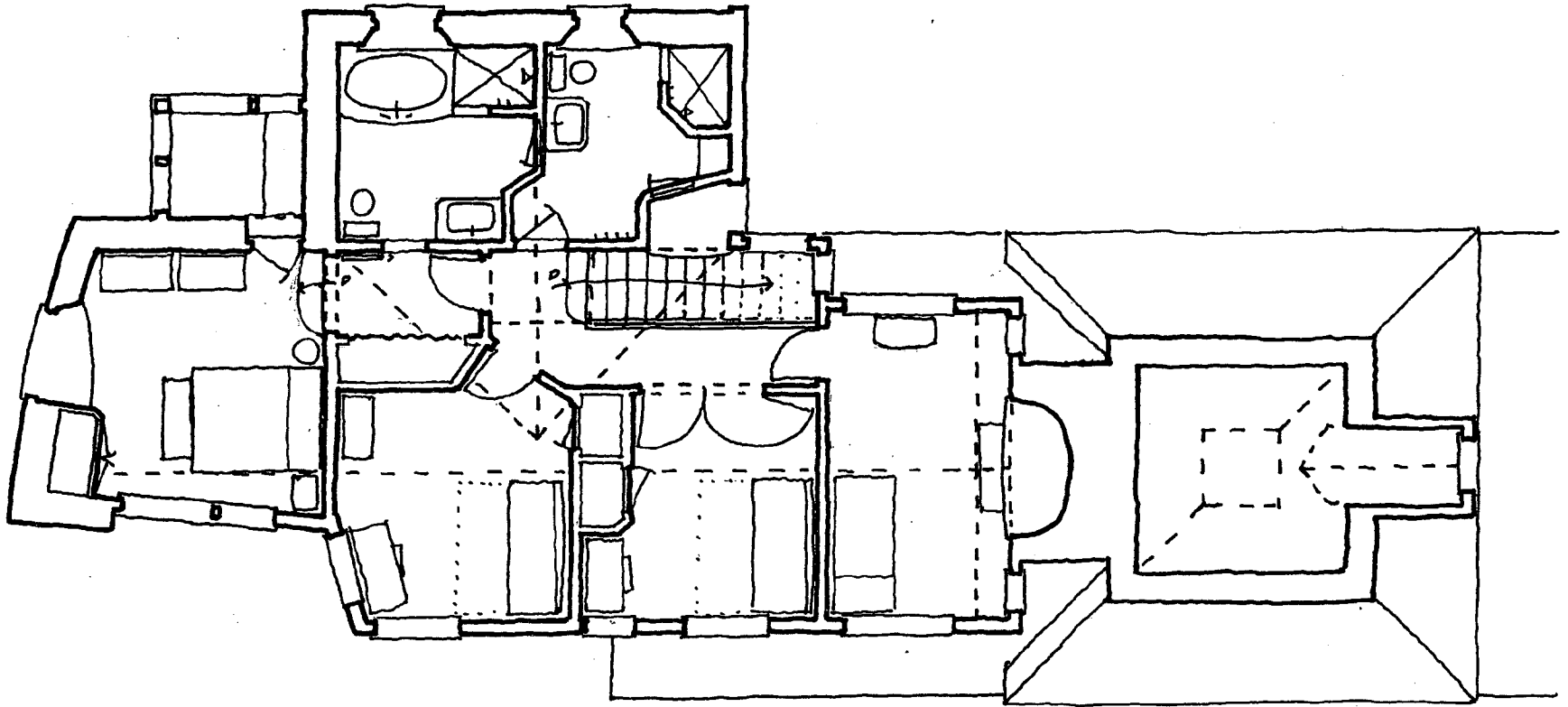


Main Floor Plan
1/8" = 1'-0" (Typical)

7108 HOLLY AVENUE
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23

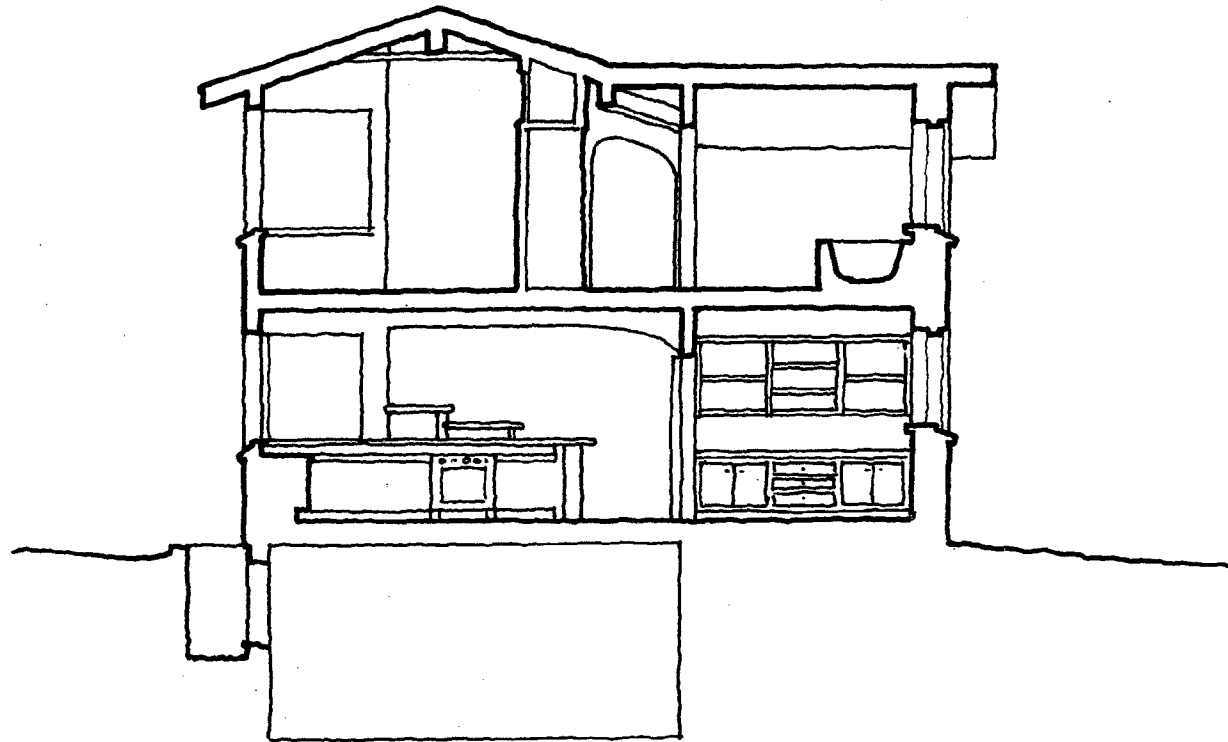


Upper Floor Plan

7108 HOLLY AVENUE
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24

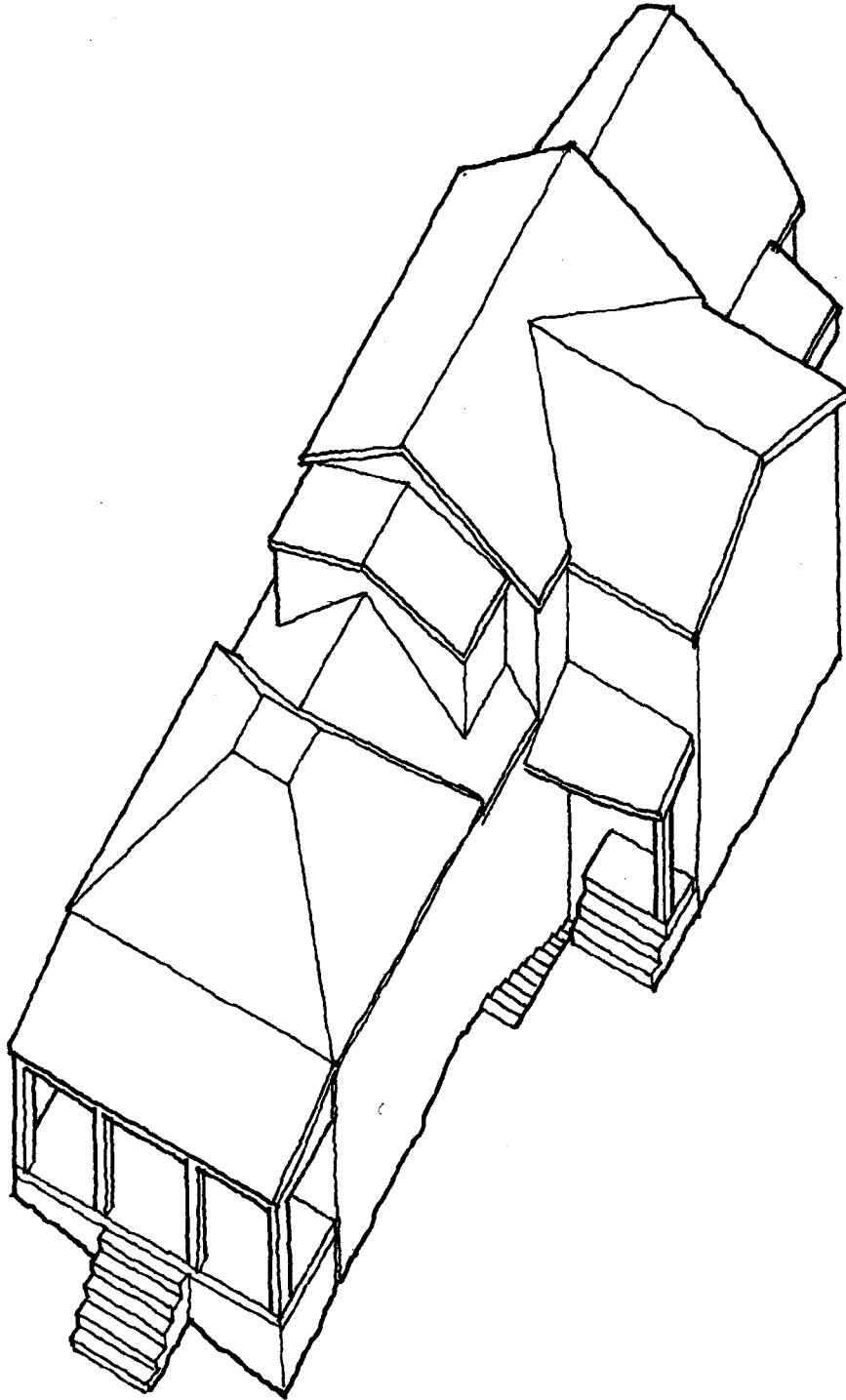


Section C - C

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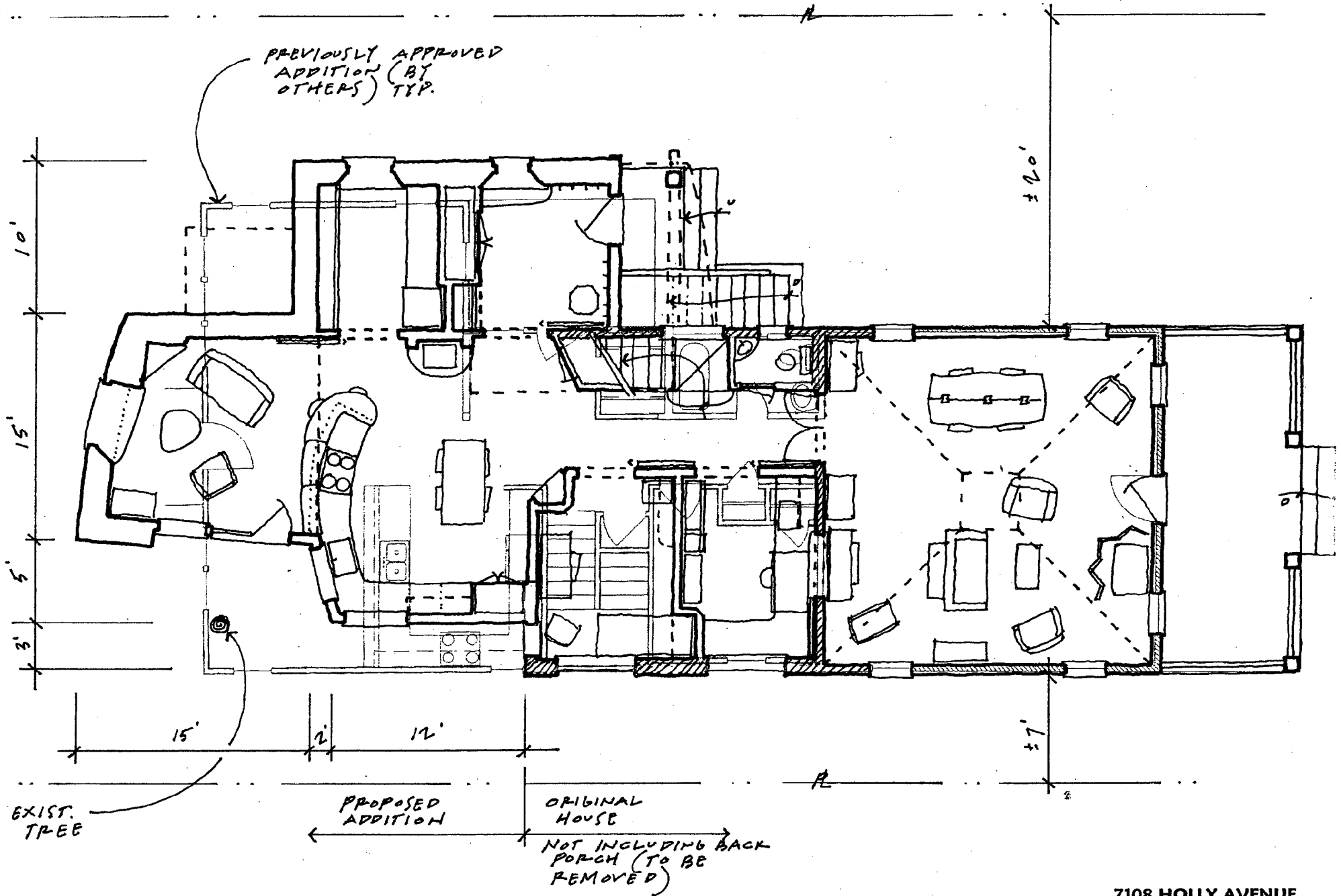


Axonometric View
NTS

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Main Floor Plan
With Original Proposal for Comparison

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PRELIMINARY CONSULTATION

East (Street) Elevation

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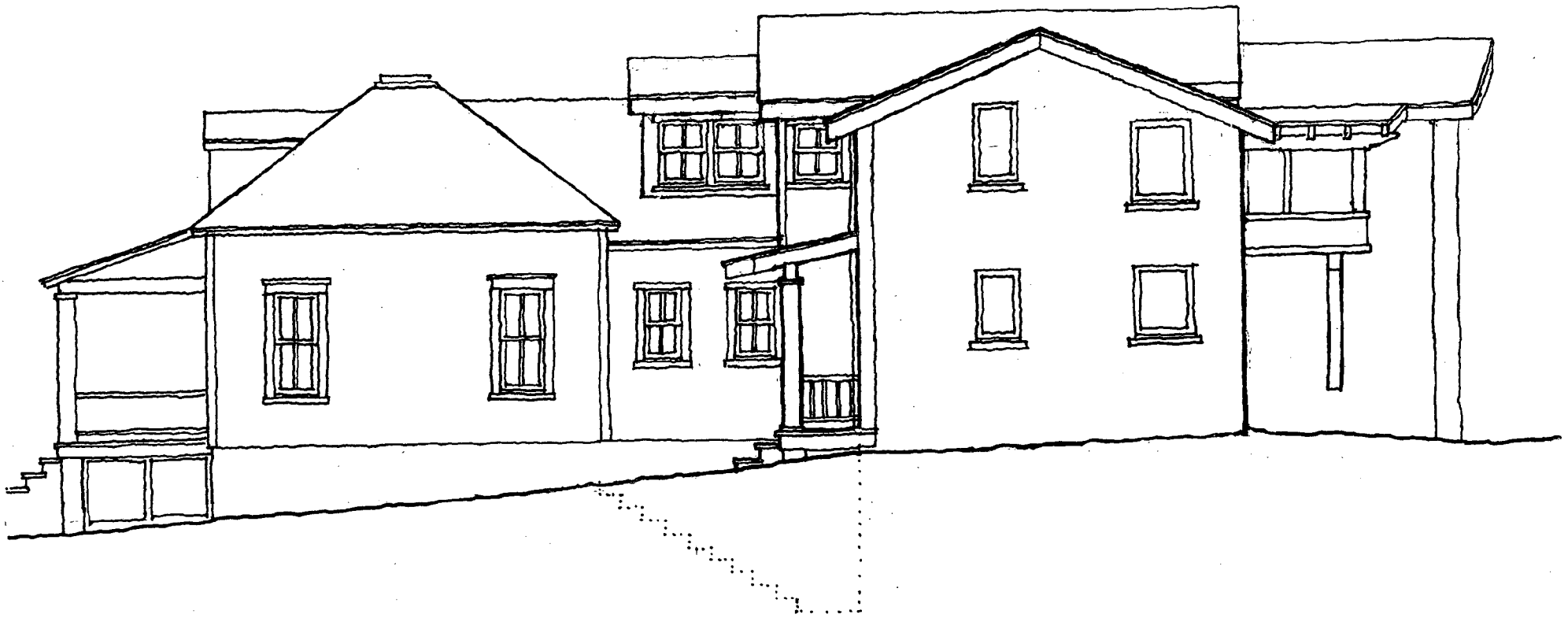
PRELIMINARY CONSULTATION

South Elevation

7108 HOLLY AVENUE
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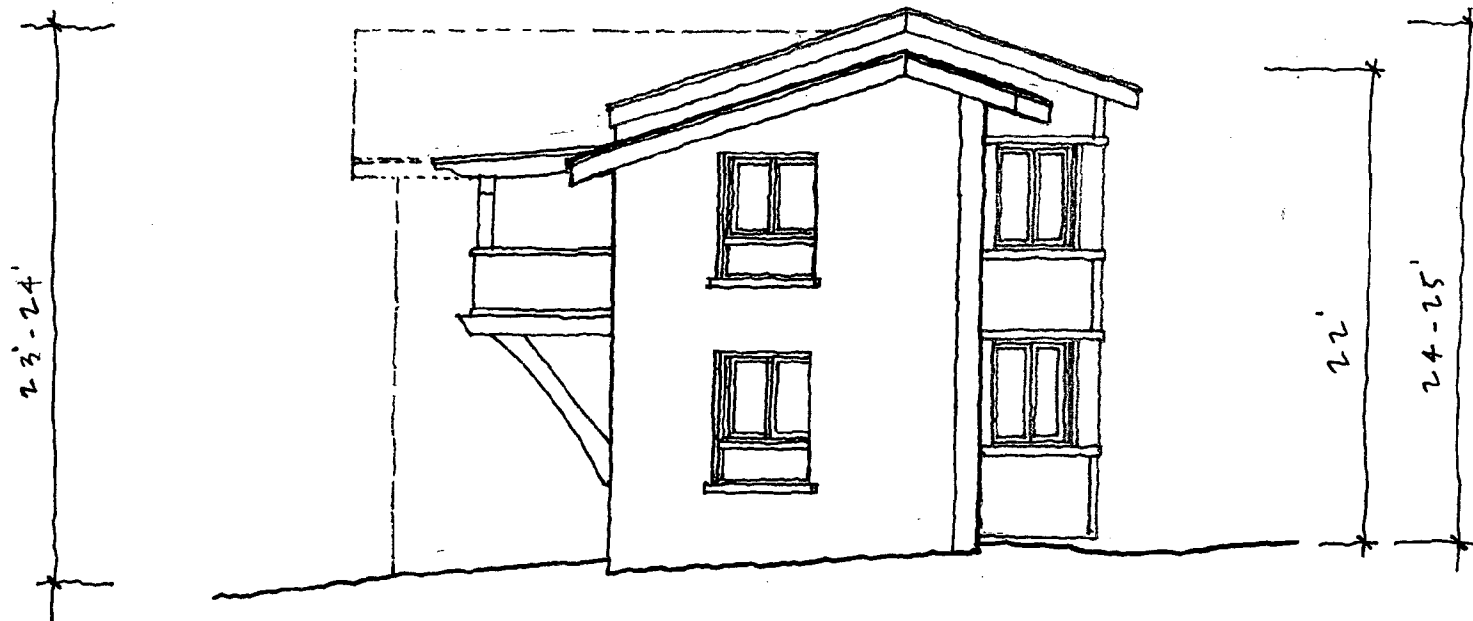
PRELIMINARY CONSULTATION

North Elevation

CM

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PRELIMINARY CONSULTATION

West Elevation

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MS. O'MALLEY: All right, we have one preliminary consultation. Mr. Parkers for 7108 Holly Avenue in Takoma Park. Let's see, can we have a staff report?

MS. NARU: Okay, this project is a contributing resource within the Takoma Park Historic District. The project is 7108 Holly Avenue. This is a preliminary consultation. The applicant is looking for guidance in the direction of the submittal in front of you this evening.

You may remember this project. A previous owner received approval from the Commission for a major addition to this house in April of this year. The memorandum outlining the conditions of approval, and the working drawings for that approval is in your staff report starting on Circle 20.

This historic resource is a one-and-a-half story frame vernacular bungalow with a stamped metal pyramidal hip roof and it has some non-contributing additions that protrude out from the rear. The applicants -- the previous applicants received approval in April of 2000 to rehabilitate the front porch and that is the current configuration of the porch that we see today. The lot is a significant lot. It is 50 feet wide by 190 feet long, so it's very linear.

The current proposal before you this evening is to remove the original -- or, the -- I'm sorry, let me try this again. Remove the artificial shingle siding from the

original block of the house and expose the original drop siding and to strip and paint that siding. To strip and paint the windows, shutters, and trim. To replace in kind or repair and re-paint the existing stamped metal roof on the original block. To replace the existing asphalt shingle roof on the roof porch with a stamped metal roof to match the roof on the existing block. To demolish the existing shed roof addition on the rear and to construct a new roof form on top of the rear pyramidal roof addition, and that can be seen on Circle 6, which is the site plan. And finally, to construct new rear additions onto the original massing.

The material specifications for these new additions include a standing seam metal roof, straw bale construction with stucco exterior on the north and west elevations and wood Dutch lap siding on the south elevation. All of the claddings will be trimmed out in wood and the porch details will include a wood tongue-and-groove porch floor and 2/2 true-divided light wood windows.

Overall, Staff feels that the proposal meets the guidelines as adopted by the Commission for Takoma Park. We feel that the addition is more compatible than the previously approved addition. It does not alter the existing vernacular bungalow and it retains the original block. The addition on the north elevation is bumped in slightly to provide that differentiation.

We also want to state that this is — variation of a plan that you have not seen. The applicant has worked long and hard and diligent with Staff to come up with the current plan that is before you today. We had a much different proposal before us a couple months ago and we've been working with them to bring what you have before you this evening.

The applicant/architect — or, contractor, excuse me, is here this evening and I'll be happy to entertain any questions you might have.

MS. O'MALLEY: Questions for Staff?

MS. ALDERSON: Just one. The — if we look at the axonometric view of the link — the hyphen connecting this to the principle rear addition that is slightly asymmetrical gable --

MS. NARU: Yeah, it's kind of a weird view of it. It is —

MS. ALDERSON: Oh, it's like a — bubble —

MS. NARU: Very much intact.

MS. ALDERSON: — all the masses really will work together. It's a very, very helpful drawing. Thank you.

The — my question concerns the mass which is sort of a dormer like speak in front of that principle gable addition and I'm wondering whether that was added in

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response to Staff discussion to create a succession of risings or inclinations, stepping to the back, or whether that is something that you are requesting because you need more functional space there?

And I'll just tell you what my concern with that is. I like the idea of the stepping. The key concern is as you look at that elevation — the head-on view of the small cottage in the front and then the addition in the back, it's the three pitches — roof pitches created by this superimposed on one another. It's kind of — they don't agree with each other very well, and so my question is is that mass and essential mass? Would it be possible or desirable to eliminate it or adjust the pitch so that the three pitches are in a little more harmony there as you would see them walking down the street.

MR. PARKERS: Thank you for your question, and I think the answer to both of those is yes. That the space in the front of that gable end, if you will, is where we actually enter a portion of the house where you can actually have adequate stand-up room — make that a functional space, whereas the hyphen is not — doesn't have an adequate height.

And then the notion of lowering it a little bit and stepping up as you went back was one of the things that we had come up with in our discussions to try and not

have you faced with that one bigger wall, but rather have it be a little bit softer going back. So, that was the intent behind that.

MR. FULLER: I'd like to start with a couple compliments from my perspective. I really want to compliment the fact that the scale of this house is significantly reduced from what was previously approved and I think a lot more sympathetic to the neighborhood. And whether we want to argue about how rooflines are, where walls are in or out, that's a detail and from my perspective, the first thing is I really appreciate the fact you're coming in with sort of a lesser scale and secondarily, that you're trying to come in with a sustainable design. I think that should be commended that you're trying to do something that's to everybody's benefit.

MR. PARKERS: Thanks. Yeah, that's important to all of us to do that. Materials and — so, yeah, with that, I don't know that there's —

MS. ALDERSON: It's not an easy resolution.

MR. PARKERS: We don't have — we're not super tied to any of that, but the notion was to, I guess, to ease that step back up into the taller part of the house visually.

MS. ALDERSON: I'd certainly agree with my fellow Commissioner Fuller that we are all pleased to see the mass more comfortably stepping back from the building. The cottage remains more prominent in this approach.

MR. PARKERS: Yeah, thanks. I agree and Michele and I —

MS. NARU: And I remember — I don't know — numbers exactly correctly because I guess I didn't put it in the staff report, but we're also down in height from what you had approved. I think it's like six feet, I want to say. Maybe — four-and-a-half to six feet; significantly lower in the maximum height of the addition versus what was approved on the previous. And that, again, is in large part to really Staff pushing the envelope to try and get them to eliminate some details and bring it down as far as possible. So, I do want to make that notation, because that was, I know, very difficult to try to redesign and bring down as low as possible.

MS. WATKINS: The one advantage to the site is the way Holly Avenue slopes up, you're really going to be looking up. It's going to be hard to really tell the difference in the slopes. It really is up pretty high on the site and I think that's —

MR. PARKERS: Yeah, you're right.

MS. WATKINS: — less concern —

MS. ALDERSON: Two existing masses —

MS. WATKINS: Yes. The way it sits back —

MS. NARU: Circle 19 will give you a good idea.

MS. ALDERSON: Yeah, the siting is advantageous.

MR. PARKERS: Right.

MS. NARU: And Circle 17 as well is from the street.

MR. BRESLIN: Well, I think you've been very successful. I think the scale is right, where it wasn't previously. The hyphen works and the mass of the existing house is readable, so I think all the big things have been done well and that's what we're looking for.

MR. PARKERS: Thank you, sir.

MR. BRESLIN: My only comment would be the house itself is very, very simple. That's one of the beauties of the house. And the addition has a lot going on. And the only thing I would look for is if there was some way just to simplify the addition a little bit —

MR. PARKERS: Mm-hmm.

MR. BRESLIN: — just so it's not going to be — I think there's a chance that it could be distracting. And if you could keep the general form, if you could keep the general mass, the general size; just — if there's a way just to simplify it, I think that

would be advantageous. But I think that's a pretty minor -- that's a pretty minor concern for you to look at, but I wouldn't want that to stand in the way of what looks like a very nice project.

MS. NARU: Can you elaborate? Are you talking about simplification in terms of recession and projections or are you talking about more detail-oriented?

MR. BRESLIN: Well, it just looks like -- my impression is that there's a lot going on. And the addition as a form I think is very -- and if the addition was a free-standing house, I'd say it was pretty cool. But the fact that it's attached to this very simple cube, I think there's a potential they could be fighting each other. A very pure form in front and a very involved form in the back.

MS. WILLIAMS: I wonder --

MR. BRESLIN: I would just wonder if they could be -- if you could simplify it just a bit so they -- it wouldn't have that --

MR. FULLER: He also has that other side to cross to make sure he doesn't get too simple and too much of a big box.

MR. BRESLIN: Oh, I --

MR. FULLER: You're exactly right --

MR. BRESLIN: — actually — yes, I wouldn't make it bigger, I wouldn't make — even if you could, I wouldn't make it a box. I wouldn't make it —

MR. PARKERS: Right.

MR. BRESLIN: But I think there's a potential there's a little bit too much going on.

MS. WILLIAMS: I wonder if it wouldn't just aid it a little bit in terms of the rear L if you changed the roof line a little bit, instead of it being that intersecting gable roof and that perpendicular wing. If the roof line were less — I don't know, less in conflict —

MS. ALDERSON: One possibility that occurred to me, for consideration and I invite responses because sometimes we can get some good thinking going, is the possibility instead of having these two superimposed gables that are at different angles and then the different angle altogether than the pyramid roof, is the possibility of actually having a pyramidal roof that pulls those two together. So, you're still sloping upward —

MS. WILLIAMS: Right.

MS. ALDERSON: -- but it would be much simpler.

MS. WILLIAMS: You have a gable on a hip — a gable on a hip roof that would coordinate that back.

MR. PARKERS: Can you — I'm sorry, can you just clarify where you're — which section you're talking about?

MS. WILLIAMS: In this section. As opposed to having your sort of intersecting gable roof, why not sort of take off from your pyramidal roof here and do a gable on a pyramidal roof? I mean, I don't know structurally if you could do that. I mean, I've seen it done before, but —

MR. PARKERS: I see what you mean.

MS. WILLIAMS: — coming up here and the gable coming out here, so it's more unified —

MS. ALDERSON: It was one — it was actually one component of the old design that was — the one singular — that I thought actually worked. It was much too messy, but the superimposing of the hip on the hip was kind of tidy and I think that could pull that together a little better.

MR. PARKERS: Okay.

MR. FULLER: This may also be something that would be better studied in almost model form rather than an overall asymmetric, because I mean looking down at the roof, it's looking to be very complicated. The elevations look a little bit less, though, which is surprising, because usually they're a tougher one than —

MS. O'MALLEY: You could have 1/1 windows in the back.

MS. NARU: You could have a gable come off of it. That would work.

As long as it wasn't a pyramidal hip --

MS. ALDERSON: It would simply -- but I think he has a -- surface that is facing the street just like the pyramid you see now. You could still have intersecting gable. It would eliminate the sort of multiplicity of roof lines --

MR. PARKERS: Okay.

MR. BRESLIN: Just be careful. One thing that multiplicity does is break it up in smaller pieces, and I think if you had a larger, more -- a larger, more simpler roof is potentially also a very large mass. So, I think -- you're obviously very skillful at it. I think -- I'm anxious to see your final version.

MS. ALDERSON: I note this because the roof height has been brought down so much that the peak is so much lower now that it's a gut sense that you're not going to overwhelm it either way.

MR. PARKERS: Yeah, I think the -- the bird's eye view of it does make it look much taller, I think, than it probably will, and the elevations you can see it maybe doesn't jump up quite as much. But, yeah, I'll -- we can certainly look at that roof. That's not a problem.

MS. NARU: The other question that kind of I was thinking about on the north elevation — that's Circle 9. And for whatever reason — in the staff report; I apologize. I think that it would be more helpful on that elevation of the addition to make the windows more symmetrical. Kind of play off the original configuration.

Does the Commission have any thoughts on that?

MS. O'MALLEY: I like that they're not 2/2.

MS. NARU: Right. I mean, I don't necessarily mean that they need to be 2/2. I just — I'm just wondering if symmetrical and maybe larger. I know that energy efficiency is an issue here.

MR. FULLER: We were just talking about that. I mean, I think the windows are actually part of one of the things that gets a little bit busy. Number one, if you look at — there's a whole series of windows and they don't necessarily tie together and then on 9 it is a little bit random, so I think a little bit of cleaning that up could help some.

MR. PARKERS: I'm sorry, my pictures aren't numbered. Can you tell me —

MS. NARU: I'm sorry. It's the north elevation —

MR. FULLER: South elevation and north.

MS. NARU: The north elevation drawings and the south elevation of the addition.

MR. PARKERS: Okay.

MS. NARU: Just kind of cleaning up the --

MS. ALDERSON: The alignment.

MS. NARU: -- window alignment a little bit. They don't have to be -- I just think that they -- I think it draws your eyes to it because they're so asymmetrical.

MS. ALDERSON: They're aligning vertically, but they could -- aligning horizontally will make it much cleaner and -- right now with them staggered and off line, it only suggests that there are two floor levels inside.

MR. PARKERS: Mm-hmm.

MR. FULLER: It also appears that there's almost five different types of windows between -- in the new addition. On your south elevation you've got one type and on your north another, on the west another.

MR. PARKERS: Yeah, I --

MR. FULLER: I don't think you need to have them all one, but it just seems that there's an awful lot going on there.

MR. PARKERS: Right. I think largely the ones that were — are drawn in as 2/2's are the ones that we're pretty sure could be seen from anywhere along the street. And the other ones are just plain casement windows that any place that there's a casement window was our sense that none of those places would be visible from the street at all.

MR. FULLER: I have no personal feel that you need to maintain what I'll say is the historic context to the windows. I mean, it's an addition. It wants to look like it's an addition. It's going to look very contemporary; very different than the original part of the house. I wouldn't be concerned as to whether you see it from the front or not. I'd pick what you think is going to look like a decent —

MR. PARKERS: Too many things — okay.

MS. O'MALLEY: Steve, did you have any comments?

MR. BRESLIN: I think — I'll just reiterate that the discussion of the windows I think is just one more part there's just so much going on.

MR. PARKERS: Okay.

MR. BRESLIN: As some of the other folks have said, if it's just — if you pick those elements that you think are the appropriate ones and do a little bit of standardization and simplification, I think it would help it tie better. But I would not do

anything that changes the design radically because I think in the bigger picture, it's very, very successful.

MR. PARKERS: Okay.

MS. O'MALLEY: Okay, does it feel like you have some direction now?

MR. PARKERS: Yeah, thank you very much for all —

MS. O'MALLEY: Thank you for your work on this.

MR. PARKERS: — I appreciate it.

MS. O'MALLEY: Far different from what we saw before.

MR. PARKERS: Thanks. We tried.

VI - A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7108 Holly Avenue, Takoma Park	Meeting Date:	11/17/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/10/04
Review:	Preliminary Consultation	Public Notice:	11/03/04
Case Number:	N/A	Tax Credit:	None
Applicant:	Jutta Pegues (John Parkers, Agent)	Staff:	Michele Naru

PROPOSAL: Rear Addition

RECOMMEND: Revise and Proceed to HAWP

STAFF RECOMMENDATION:

Revise plans as per the criteria below and proceed to a Historic Area Work Permit (HAWP) application.

1. Existing and proposed grading plans will be submitted with the HAWP application.
2. A tree protection plan for the existing trees will be drafted and approved by the Takoma Park City Arborist.
3. The height of the proposed "hyphen" addition will not exceed 24' from grade.
4. The height of the proposed rear addition will not exceed 26' from grade.
5. Material specifications including a door and window schedule for the addition will be submitted with the formal HAWP application.

BACKGROUND:

A previous owner received approval from the HPC for a major addition to this house on April 14, 2004. The memorandum outlining the conditions of approval and the working drawings for this HAWP is attached (see circles 20-26).

PROJECT DESCRIPTION

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

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

PROPOSAL:

The applicants are proposing to:

1. Remove the artificial shingle siding from the original block of the house to expose the original, drop siding. Strip and paint siding.
2. Strip and paint windows, trim and shutters.
3. Replace in-kind and or repair and re-paint, the existing stamped metal roof on the original block.
4. Replace the existing asphalt shingle roof on the front porch with a stamped metal roof to match the roof on the original block.
5. Demolish the existing shed roof additions.
6. Construct a new roof form on top of the rear, pyramidal roof addition (see site plan on circle 6).
7. Construct new rear additions onto the original massing. The material specifications for the new additions include a standing-seam metal roof; straw bale construction with stucco exterior on north and west elevations and wood, Dutch lap siding on the south elevation; wood trim and porch details including a wood tongue and groove floor; and 2/2 true-divided light, wood windows.

STAFF DISCUSSION:

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

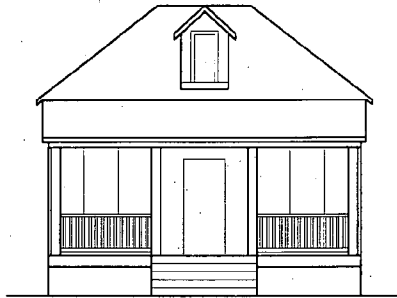
A resource that contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district,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

The following guidelines pertain to this project:

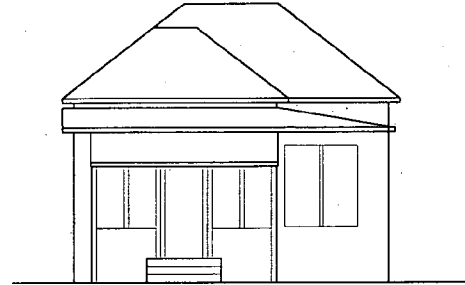
- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- Additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

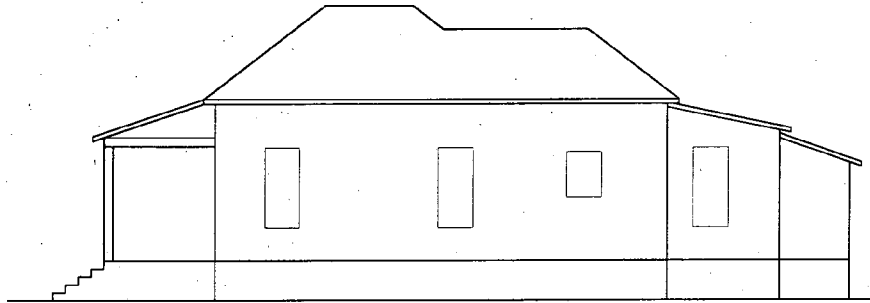
The proposed alterations and rear additions meet all the above guidelines. The proposal does not alter the existing vernacular bungalow and retains the original block and the entire pyramidal roof form. Staff feels that this program preserves the original building's prominent features and character. The current program places the additions to the rear of the original block and their design is consistent and compatible with the predominant architectural style. Although the proposed additions are large, staff feels that the design approach taken is appropriate and helps to mitigate the size of the additions. The "stepping-up" of the additions helps to break down their mass. For comparison sake, staff feels that the current proposal is a more sympathetic and compatible program for this house, than the previously approved HAWP. A floor plan comparison of the previously approved HAWP and this proposal can be seen on circle *15*.



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

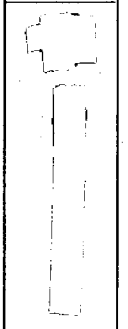


2 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"

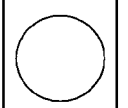


3 EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD



ISSUE:
HISTORIC DET. 10/1/03

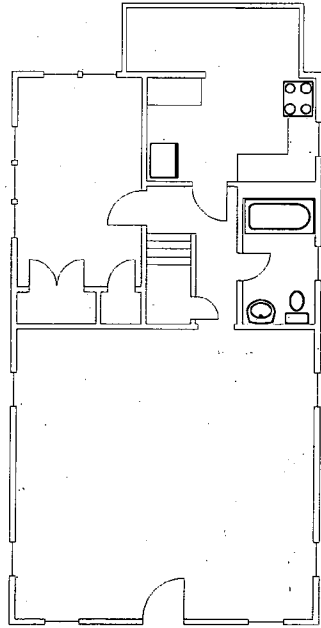


DRAWN BY: DRH
SHEET:

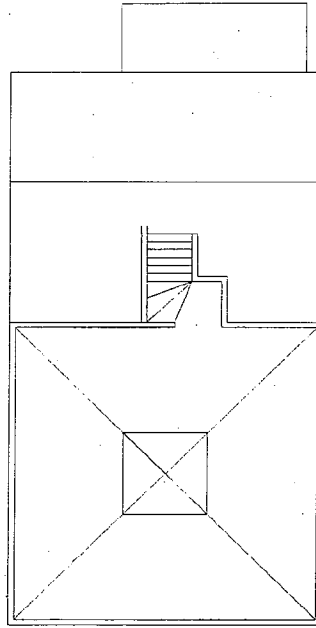
EXTG. ELEV.

EX-2

7

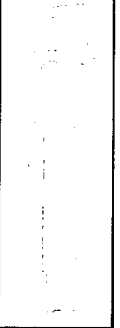


1 EXTG. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

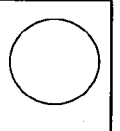


2 EXTG. SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITION TO
7108 HOLLY AVE.
TAKOMA PARK, MD



DATE:
HISTORIC REF. DRAWN



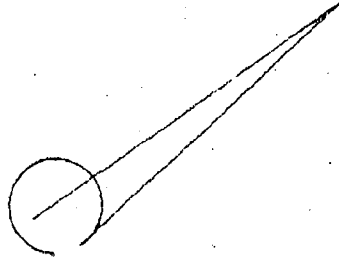
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SHEET:

EXTG. PLANS

EX-1

47



N 35° 30' 00" E 50.00'

LOT 5
10,000 sq ft

10" φ ELM (?)

6" φ WEEPING
CHERRY

EXIST.
BACK PORCH -
TO BE
REMOVED

PROPOSED
ADDITION

PROPOSED ADDITION
ON EXIST. HOUSE

A

200.00'

22.8' 200.00'

WOOD
PORCH

3" φ OAKS



S 55° 30' 00" W 50.00'

HOLLY AVENUE

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

LOCATION DRAWING
LOT 5 BLOCK 12
B.F. GILBERT'S
SUBDIVISION OF
TAKOMA PARK

10

Site Plan
1" = 30'

7108 HOLLY AVENUE
Takoma Park, MD

Helicon Works
Making Home : Ecology
Architecture Education



East (Street) Elevation

7108 HOLLY AVENUE
Takoma Park, MD

Helicon Works
Making Home : Ecology
Architecture Education



South Elevation

7108 HOLLY AVENUE
Takoma Park, MD

Helicon Works
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Architecture Education

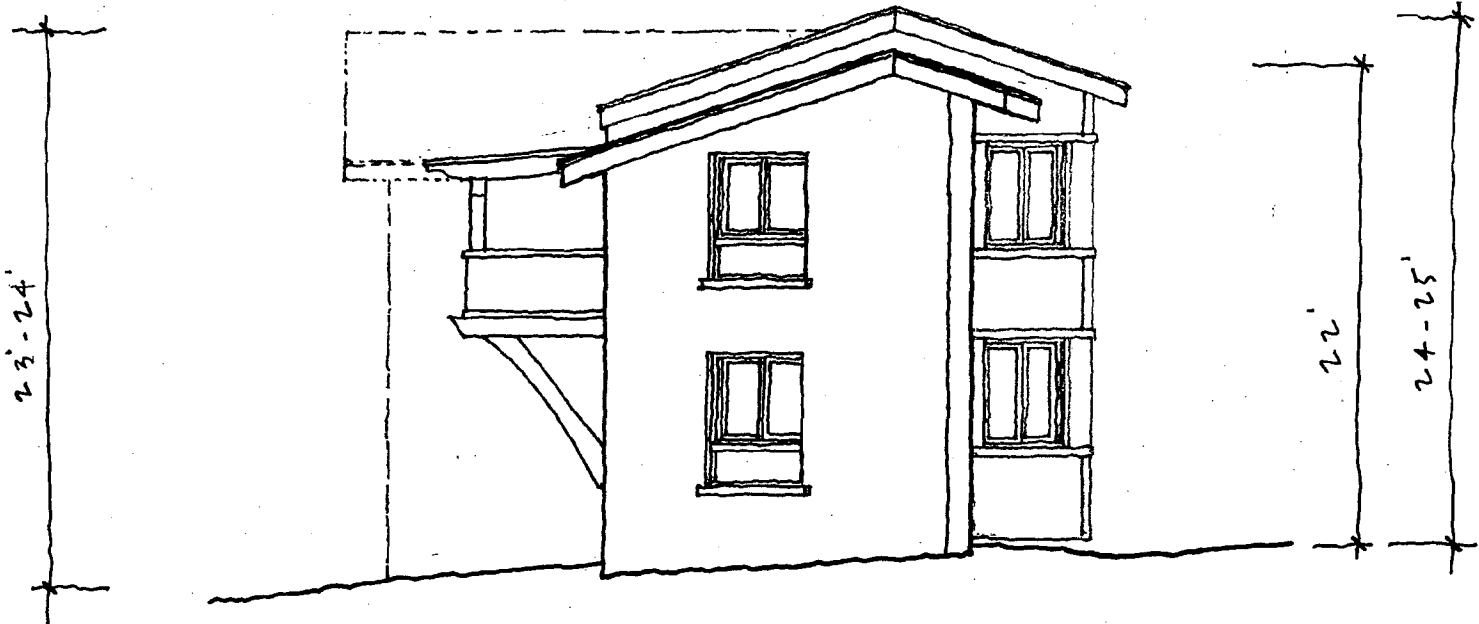
2



North Elevation

7108 HOLLY AVENUE
Takoma Park, MD

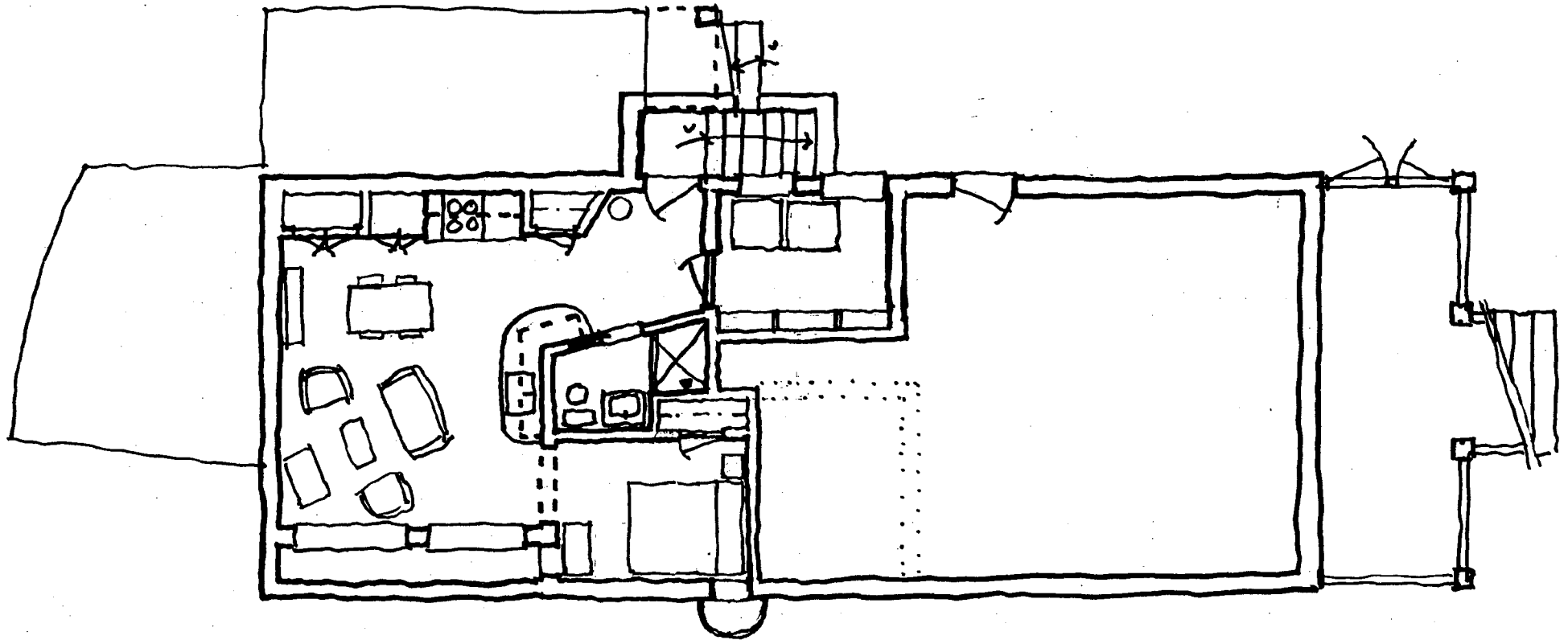
Helicon Works
Making Home : Ecology
Architecture Education



West Elevation

7108 HOLLY AVENUE
Takoma Park, MD

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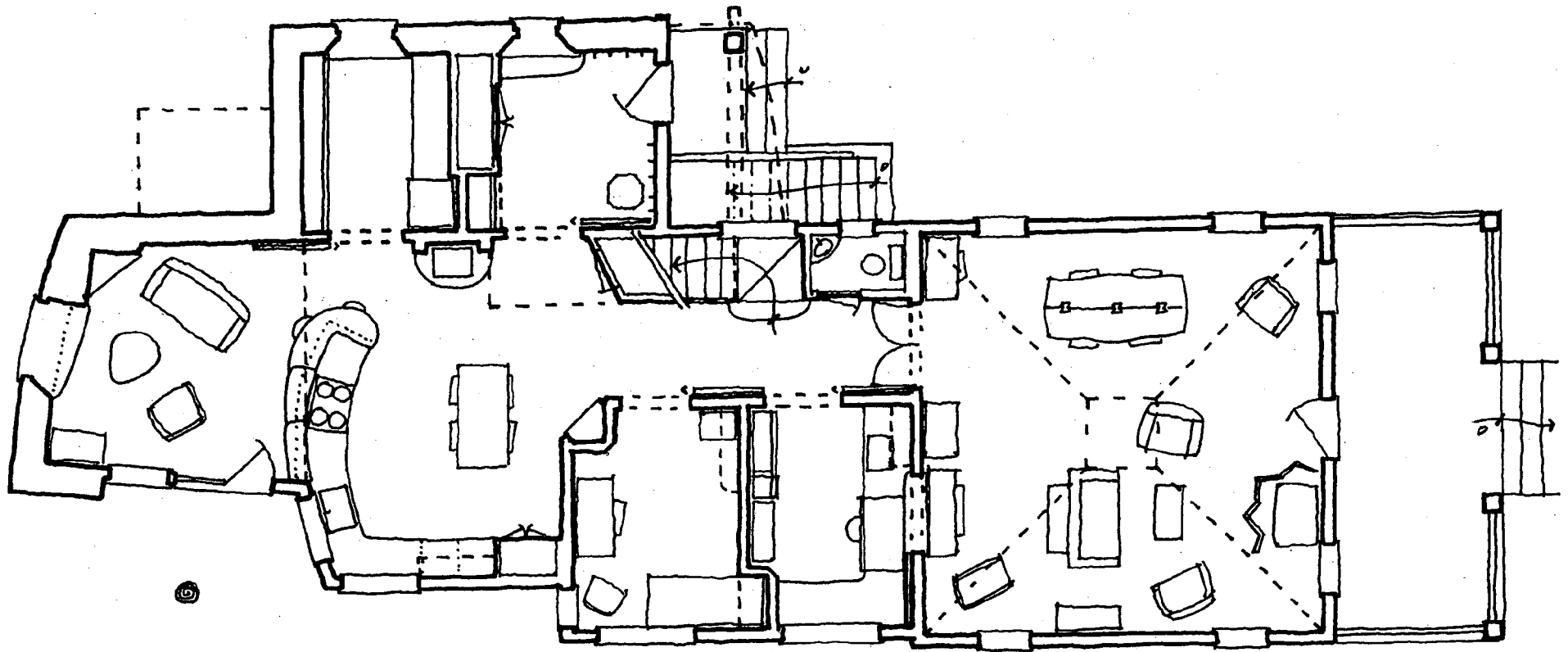


11

Basement Floor Plan

7108 HOLLY AVENUE
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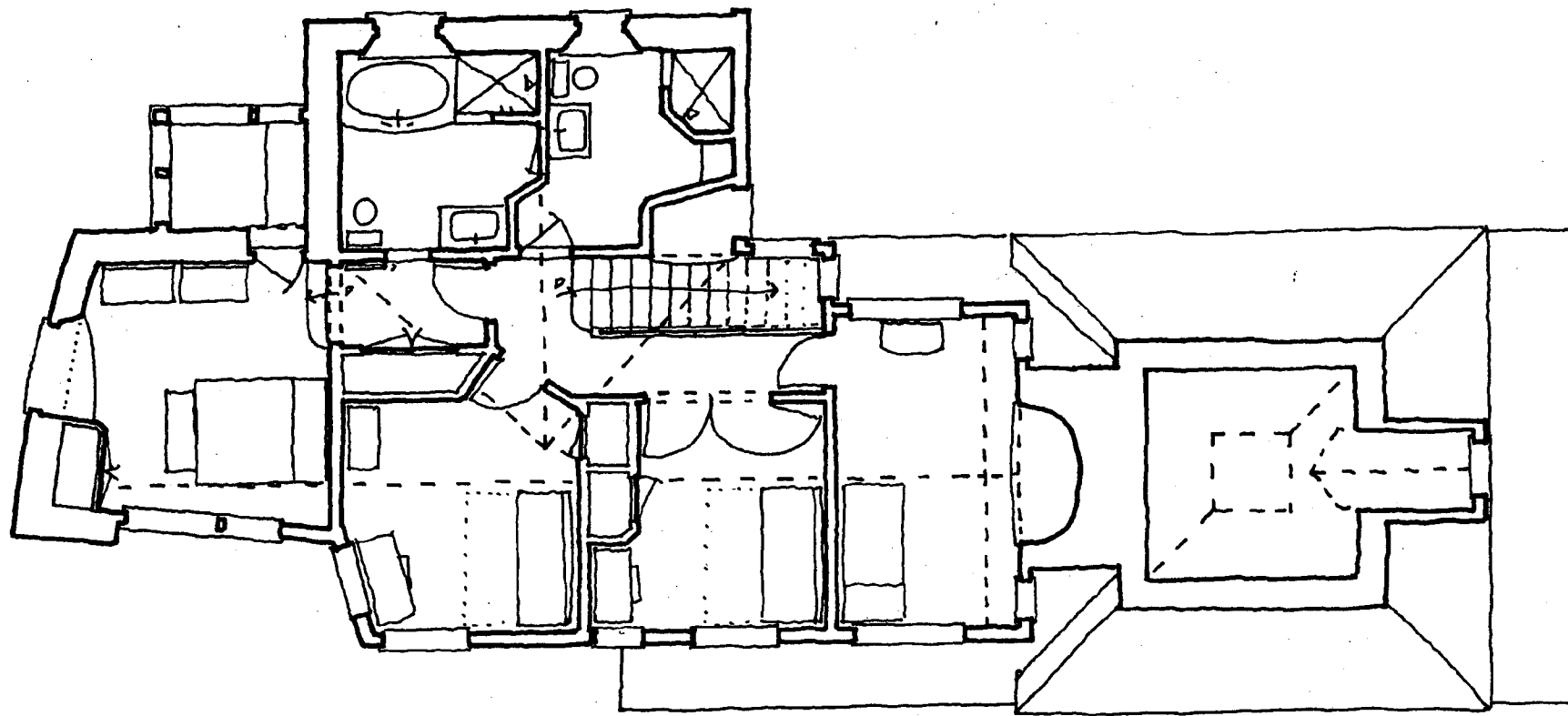


Main Floor Plan
1/8" = 1'-0" (Typical)

7108 HOLLY AVENUE
Takoma Park, MD

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12

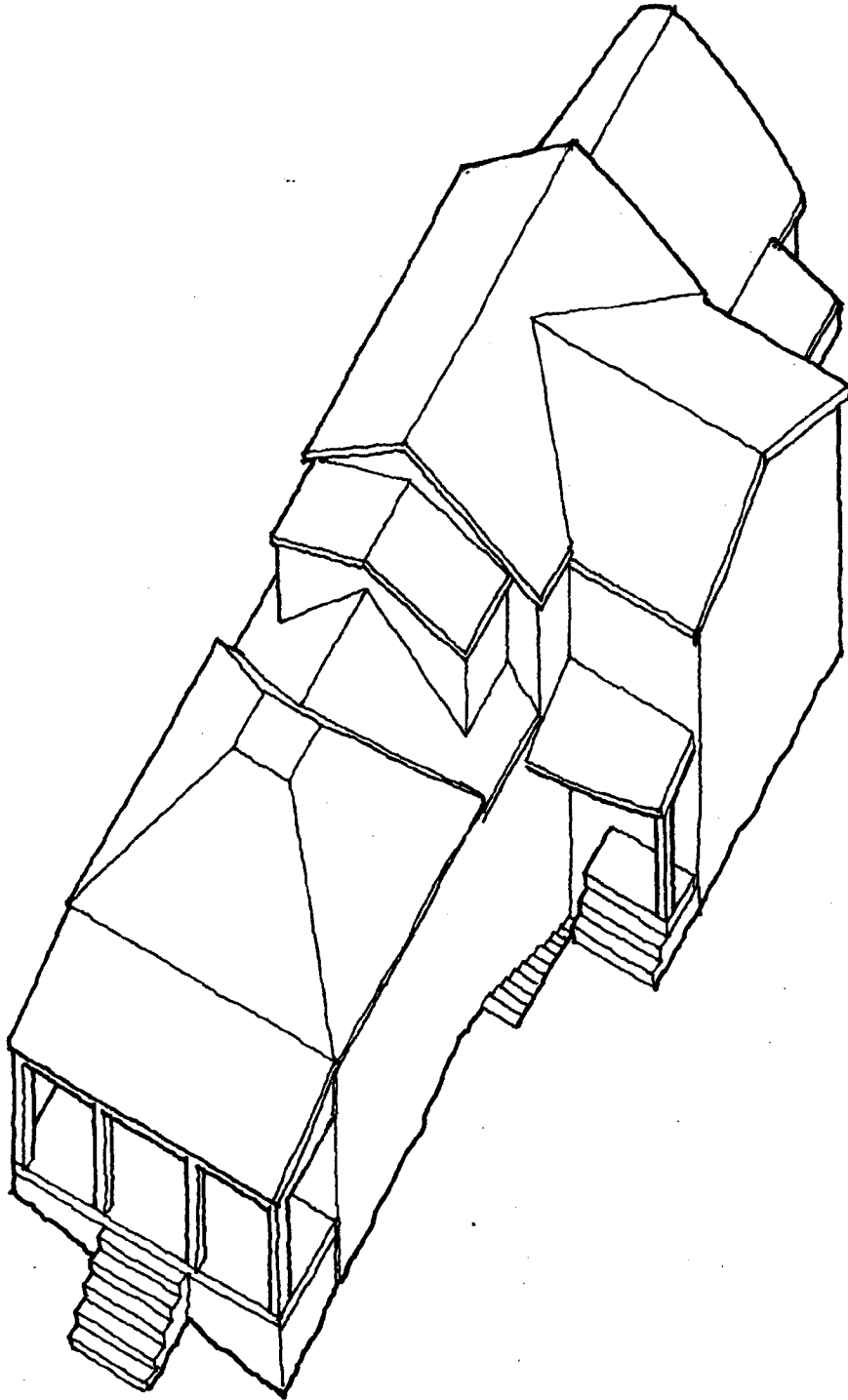


Upper Floor Plan

13

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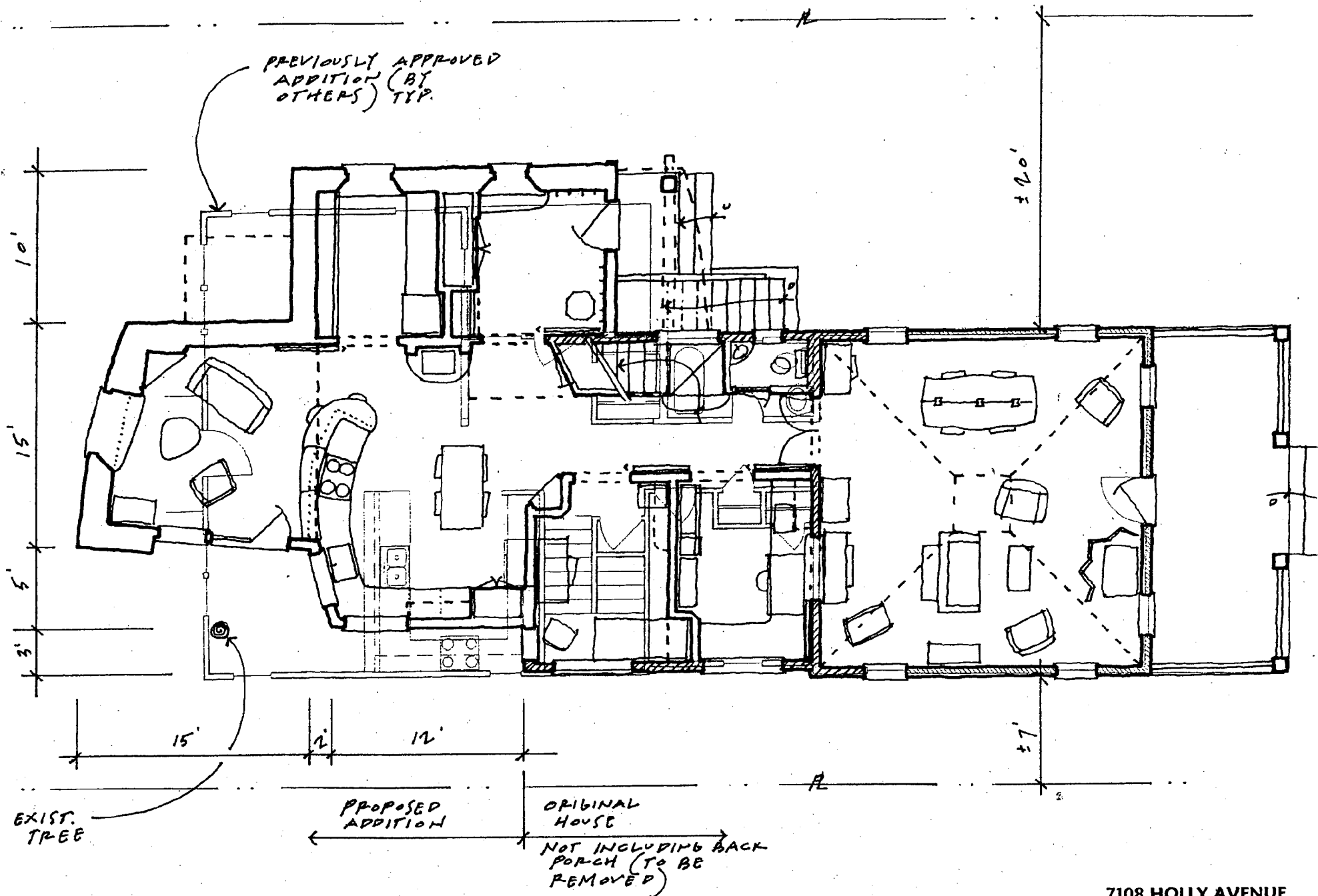


Axonometric View
NTS

7108 HOLLY AVENUE
Takoma Park, MD

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51

Main Floor Plan
With Original Proposal for Comparison

7108 HOLLY AVENUE
Takoma Park, MD

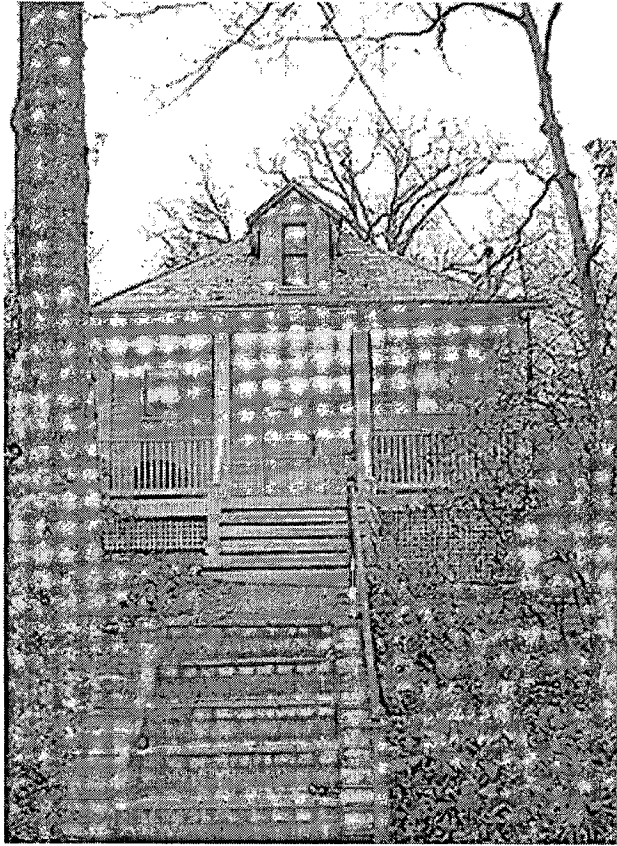
Helicon Works
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Architecture Education



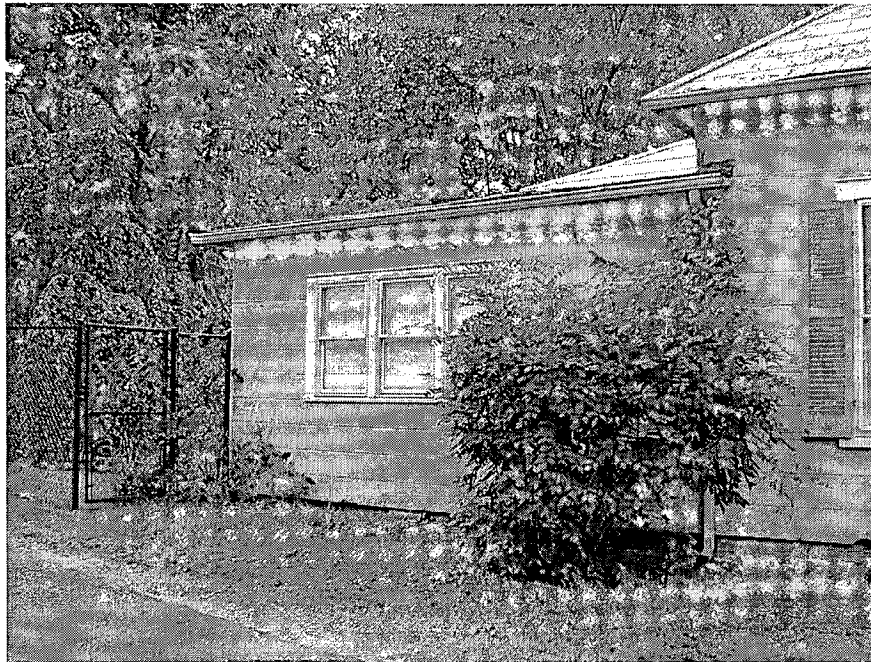
7108 Holly Ave., north side



7108 Holly Ave., south side



7108 Holly, front view from street



7108 Holly Ave., rear addition on south side



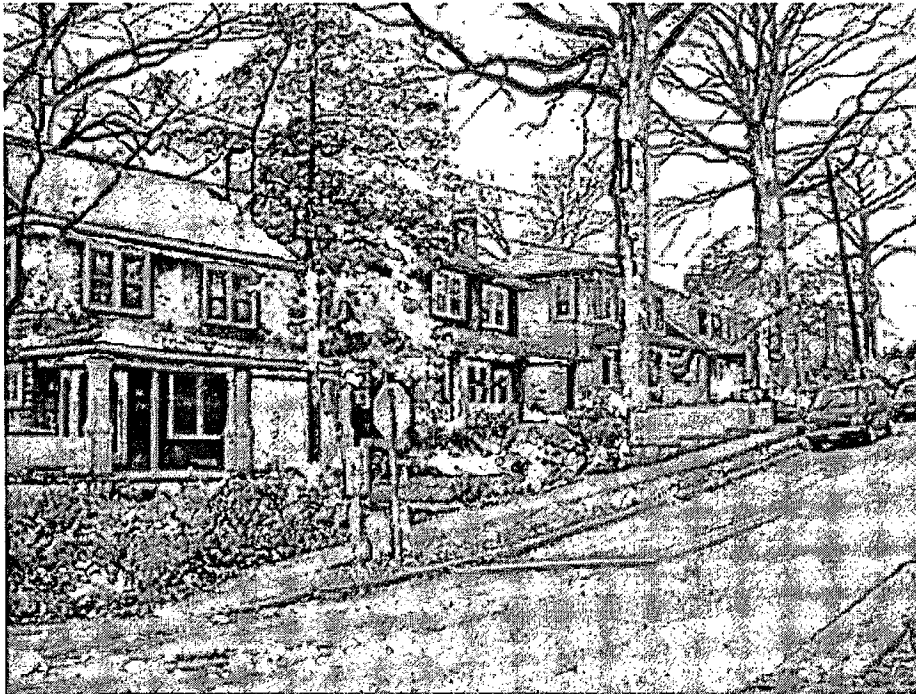
Property to Left (7106 Holly, non-contributing resource)



property to right (7110 Holly, contributing resource)



7106, 7108, and 7110 Holly Ave.



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



Date: April 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit – 7108 Holly Avenue, Takoma Park

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

If it is determined by staff that the level of detail of the above items is insufficient, the case will return to the Commission for their review and approval.

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

Applicant: Jan Deardorff

Address: 7108 Holly Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



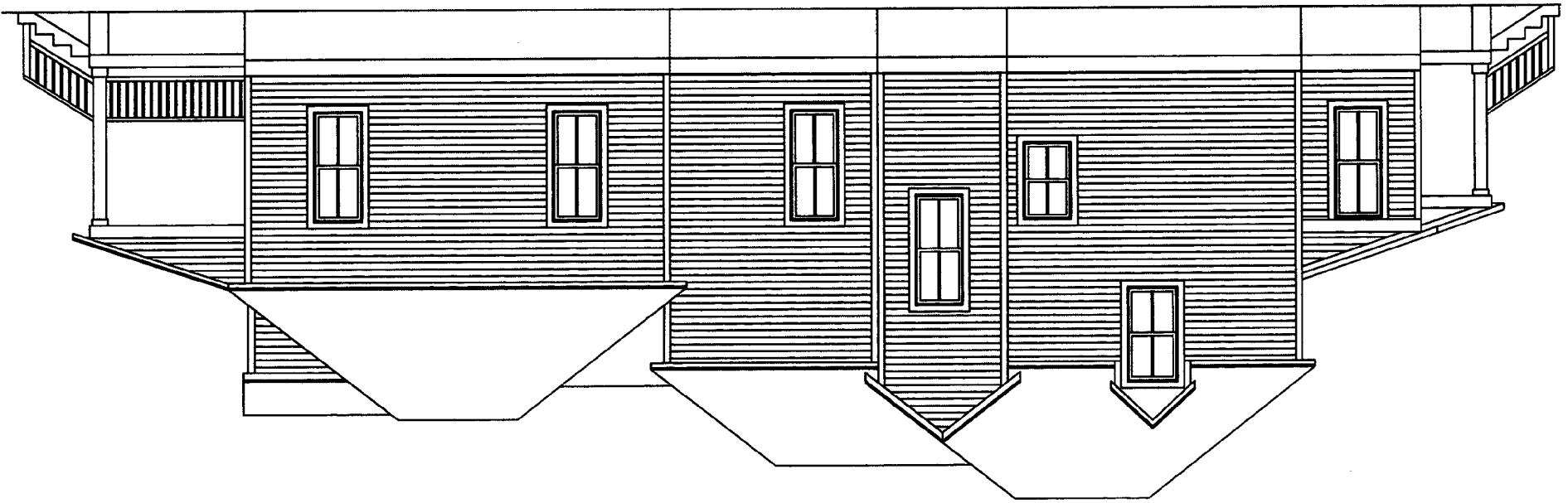
NEW FRONT ELEVATION



NEW RIGHT SIDE ELEVATION

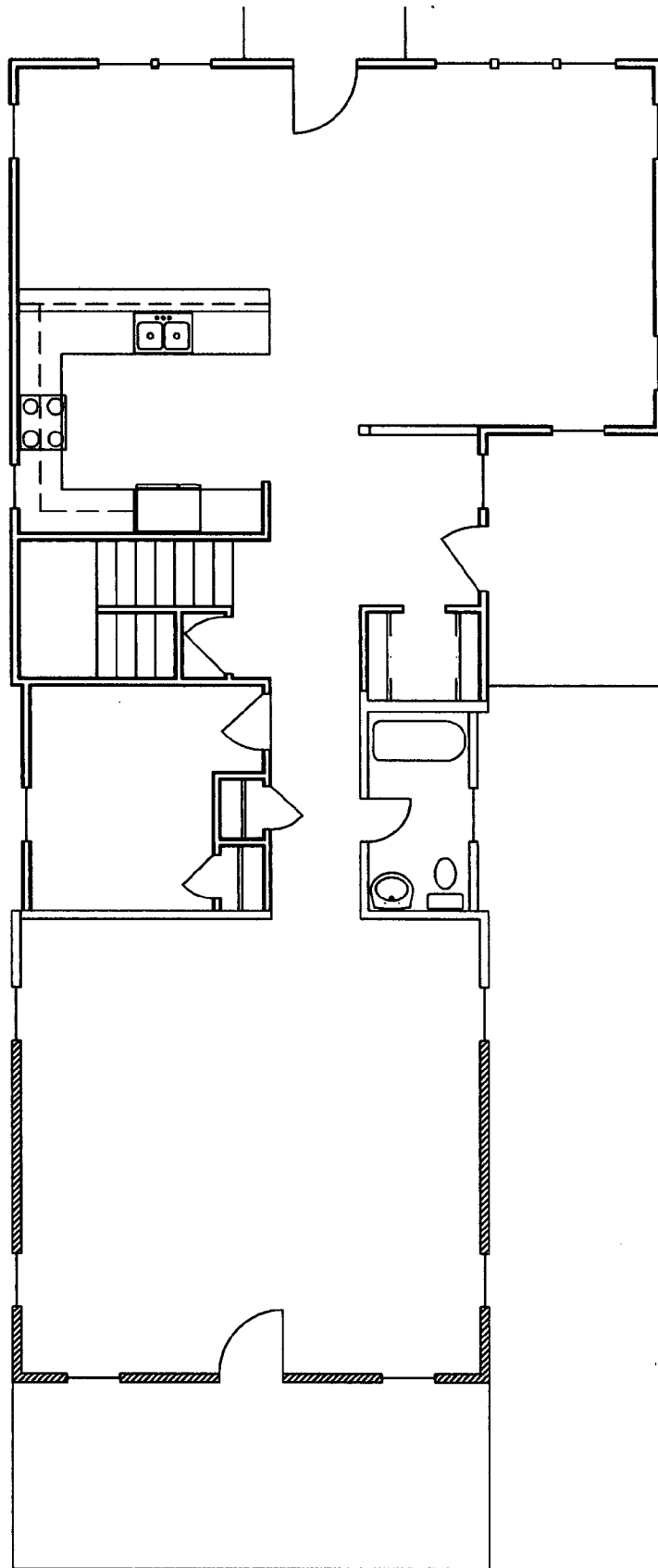
22

NEW LEFT SIDE ELEVATION

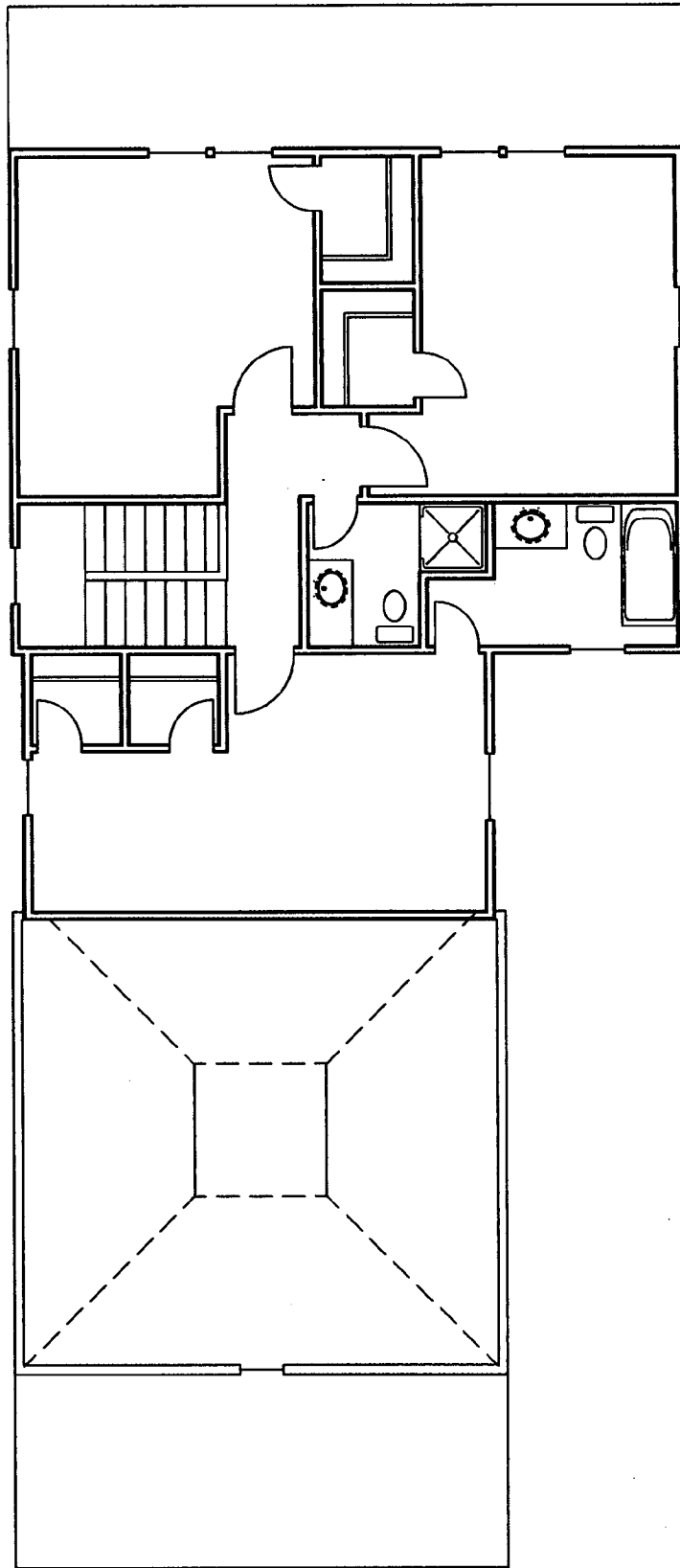


NEW REAR ELEVATION





NEW FIRST FLOOR PLAN



NEW SECOND FLOOR PLAN

North/West - thicker
straw bale w/
struce exterior.

South - siding - Dutch lap
wood siding

Wood trim.

tongue & groove flooring

- green builder -

→ metal roof
standing seam.

→ roof sheathing

→

real estate agent/
builder
Business mother in law

21 copies

?s - axonometric view -
Roof form correct?

?s - exterior materials -
rehab of original block.

?s material specs for new
addition

johnparkers@aol.com

Naru, Michele

From: Naru, Michele
Sent: Thursday, October 21, 2004 2:20 PM
To: 'johnparkers@aol.com'
Subject: Holly Avenue Addition

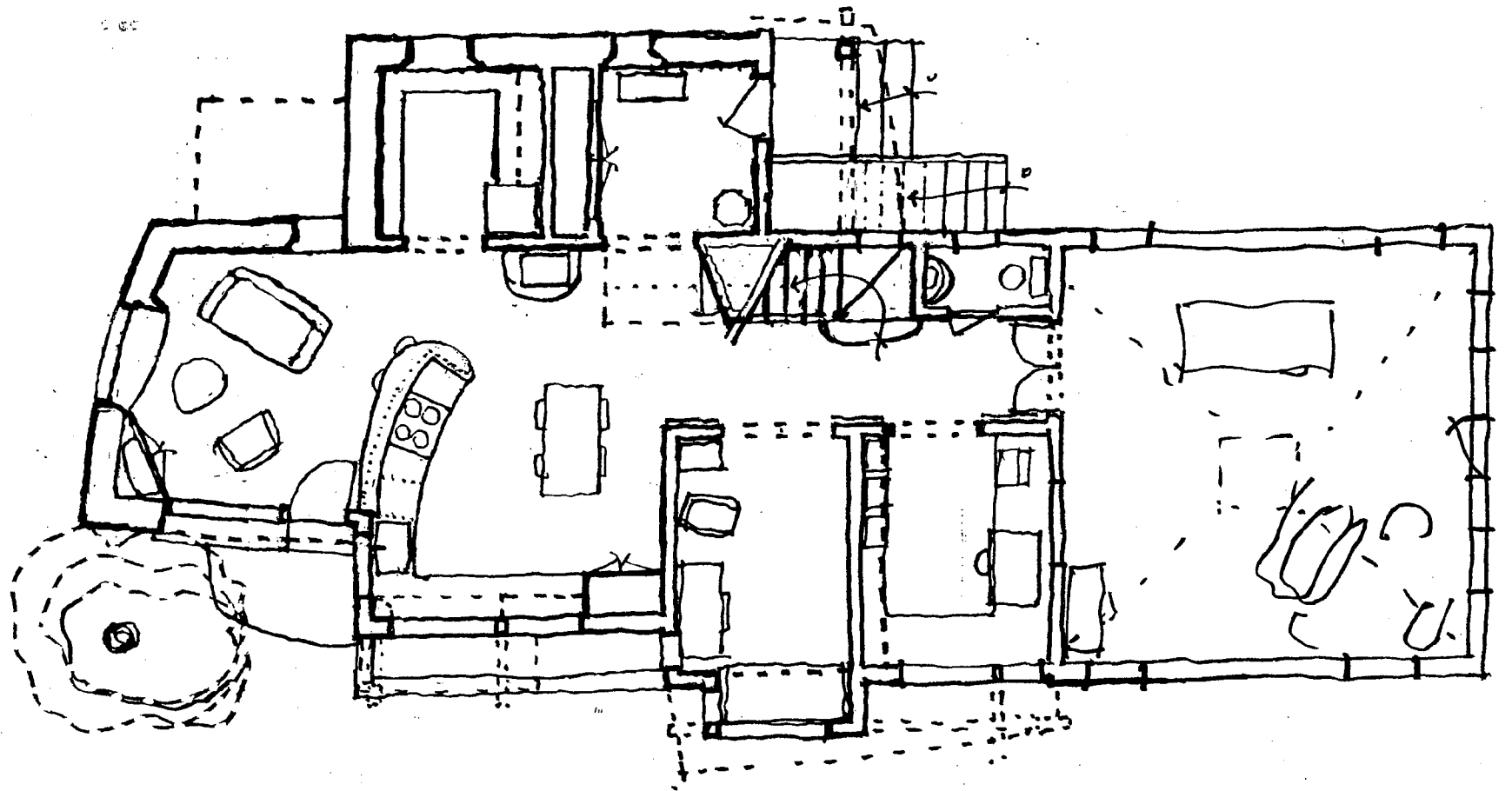
John,

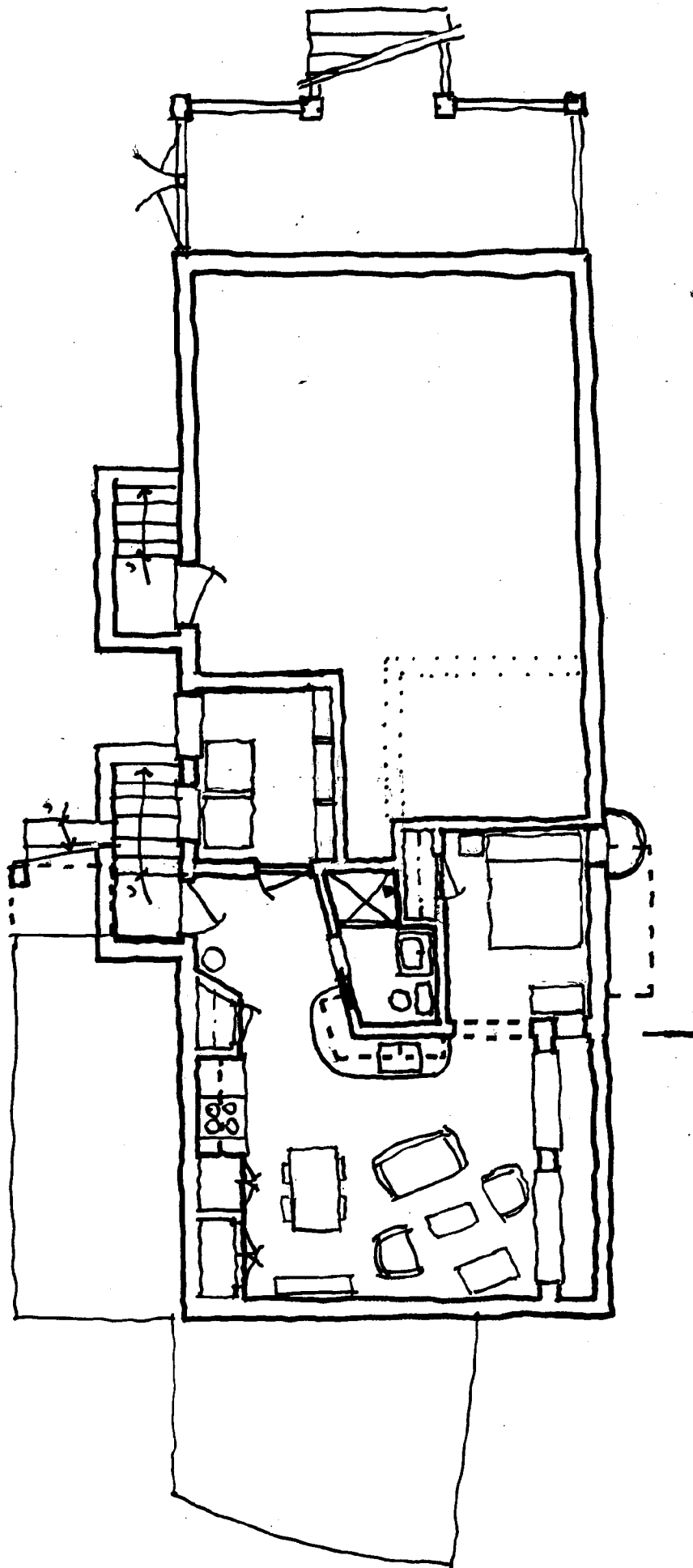
I reviewed the new drawings and below are the collective comments from staff. I think that the project has come along from our initial meeting (i.e.. retainment of the original massing, creating a hyphen that is lower in height that helps with the transition to the new addition) but it still needs more revisions.

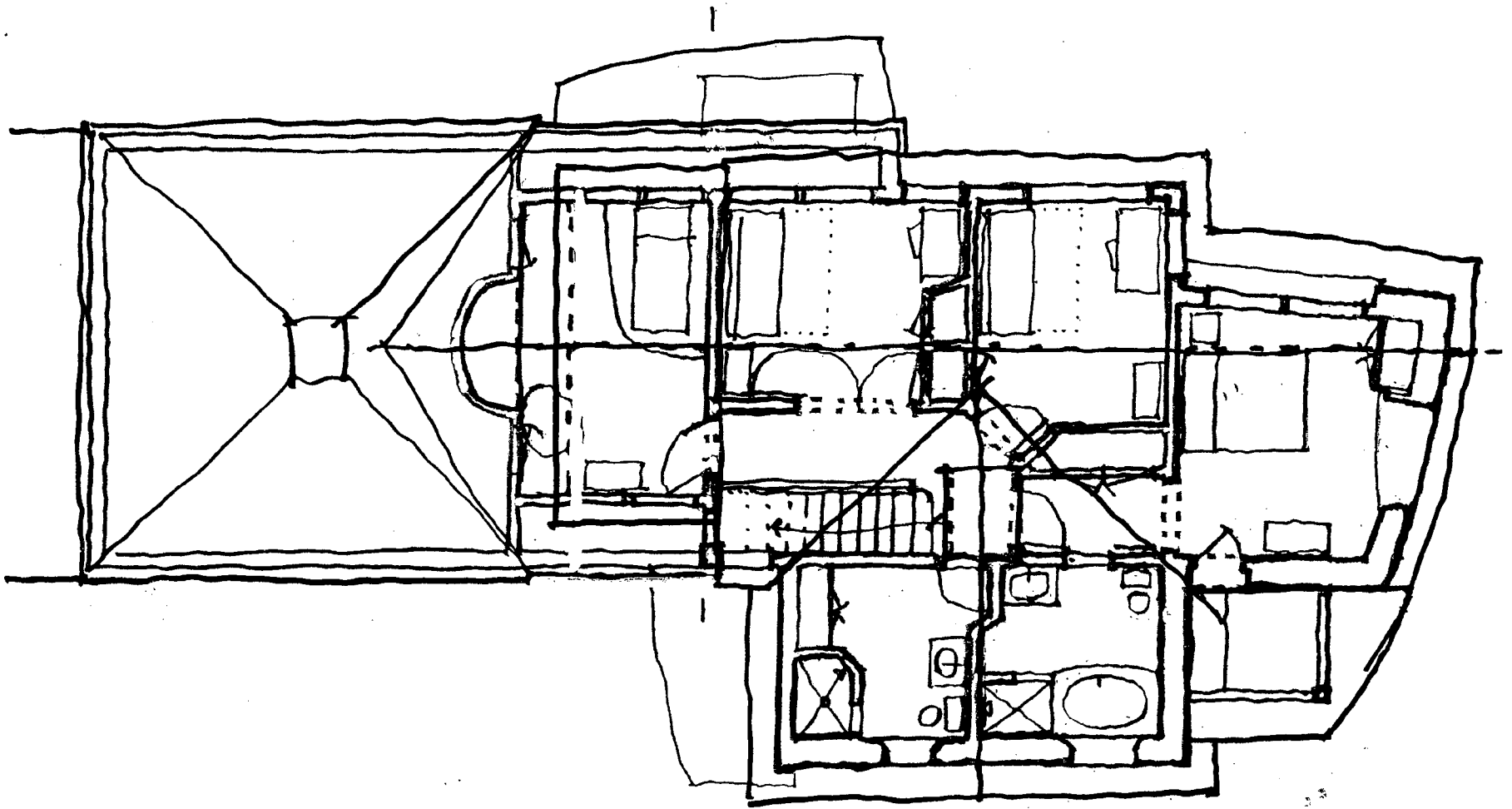
Comments:

1. The cupola on the addition needs to be eliminated. This gives height to the addition when the goal is to minimize the height.
2. The overall length of the addition needs to be reduced. This proposed addition is much larger than the approved. We would encourage a much smaller floor plan.
3. The vocabulary of the elevations concerns us a great deal. Placing a very detailed Craftsman addition onto the rear of this simple house actually draws the eye towards it. We would encourage you to scale back the detailing and simplify the elevations. The massing should complement not compete with the existing house. The existing house is simple in its form, so to shall the addition. This is where the current approved addition is successful.

Michele Naru, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.naru@mncppc.org
www.mncppc.org



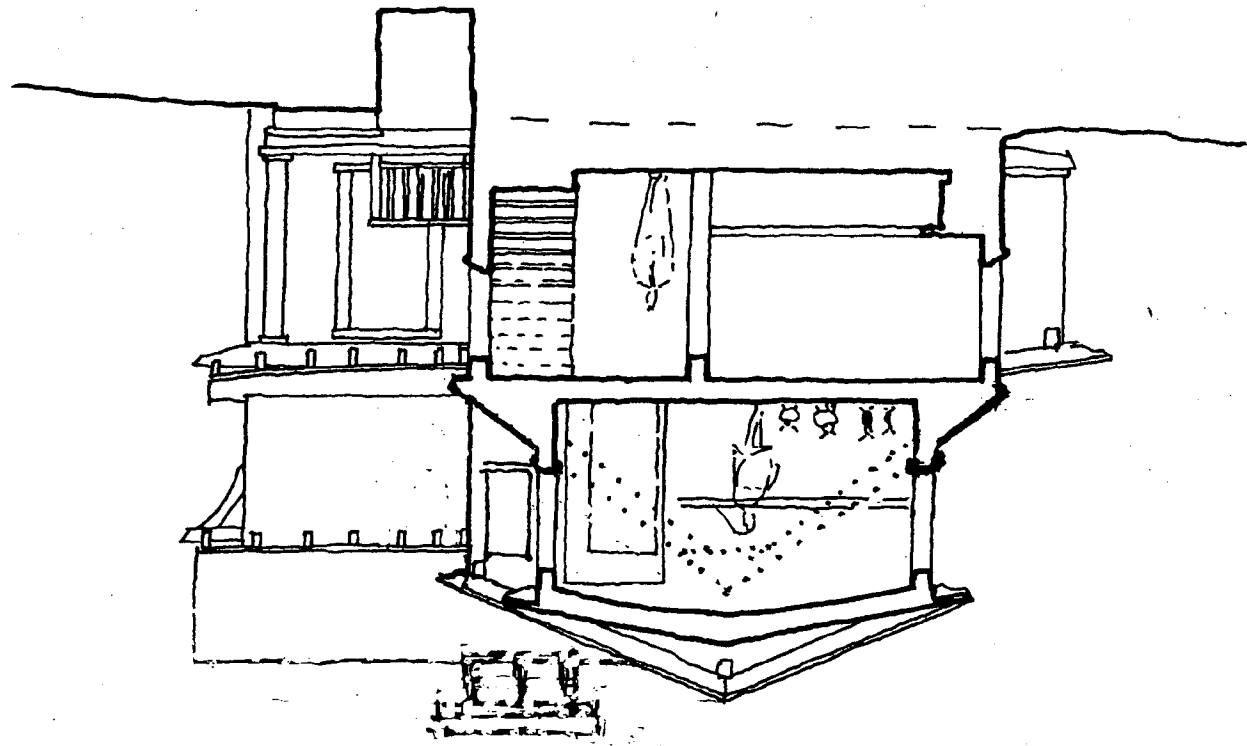


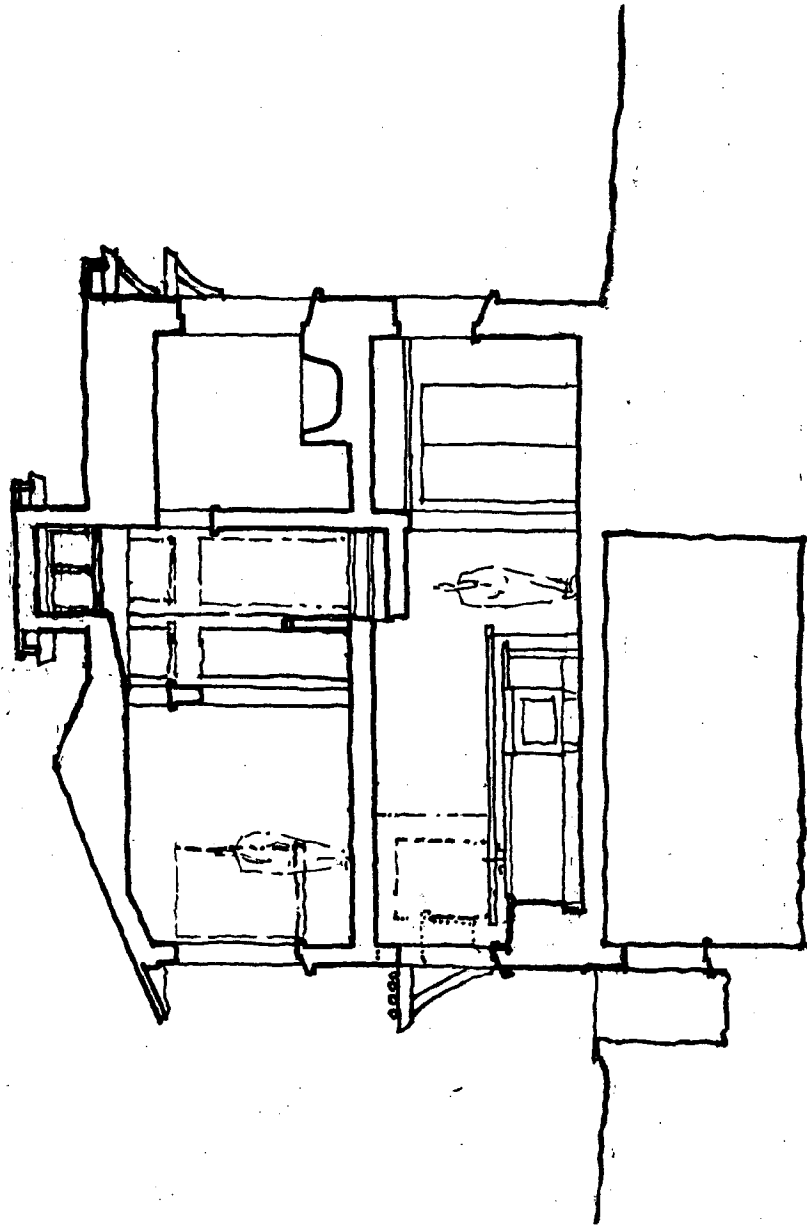


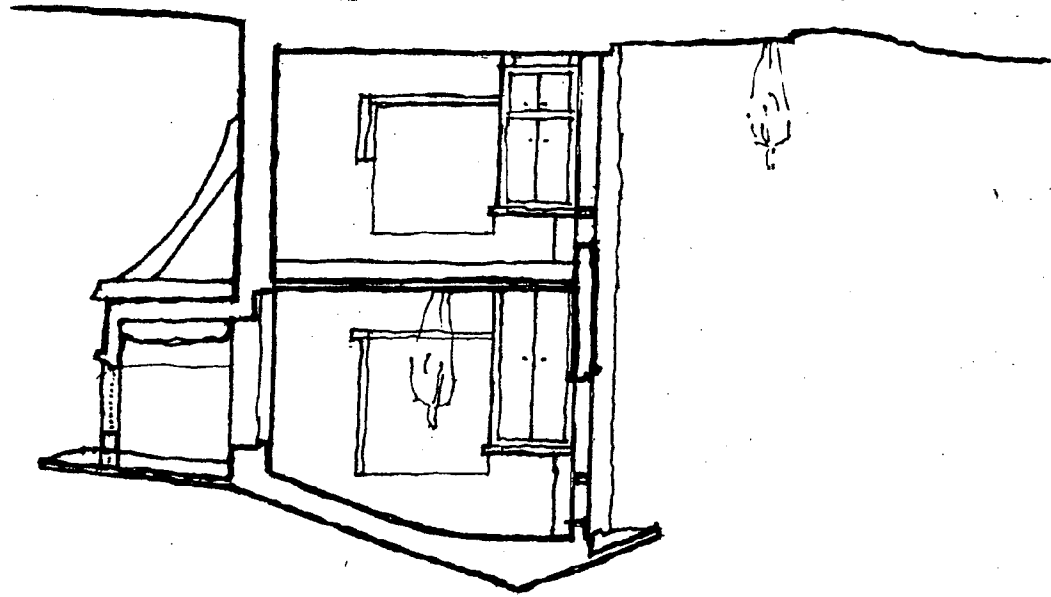
1000
1500
600
200

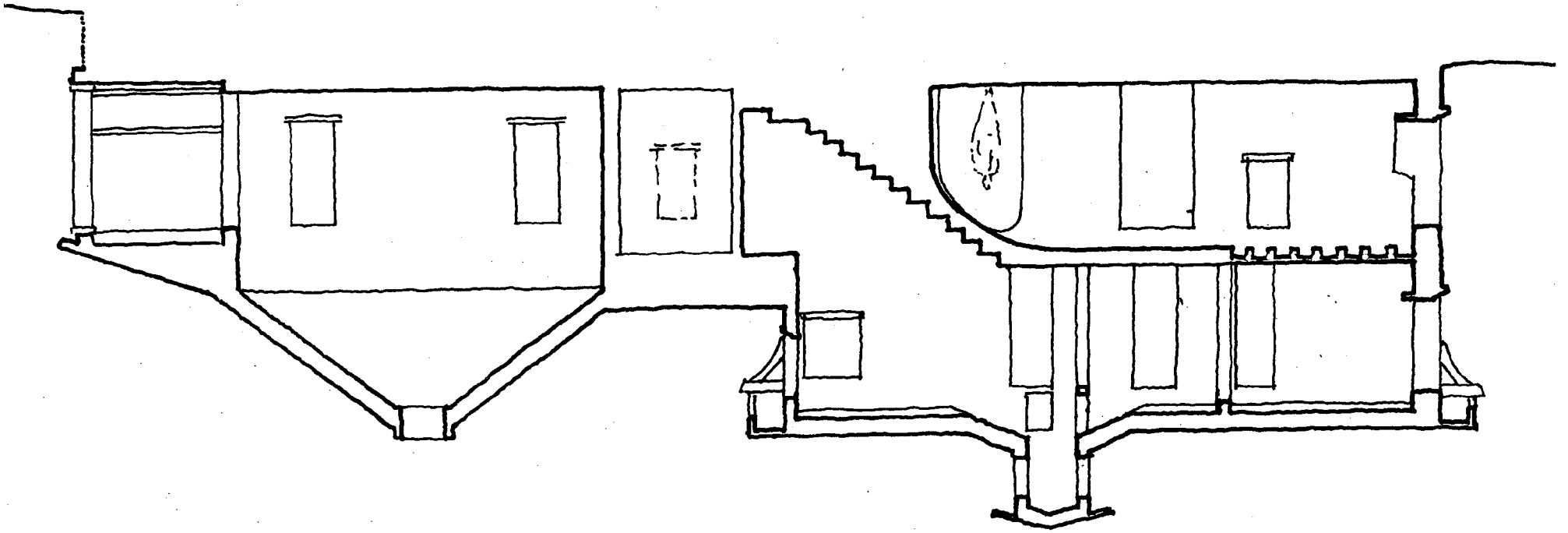
12 3/4

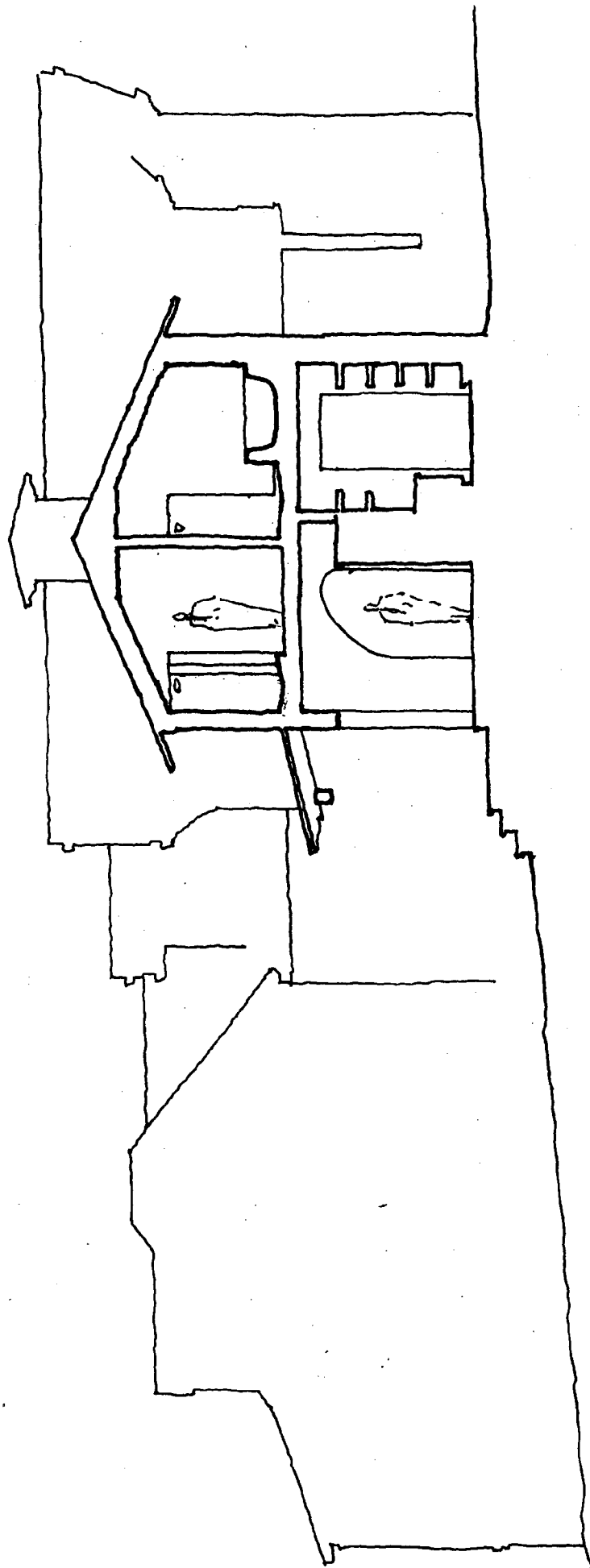
2400 sq. ft.
2000 P/L
1600 Add.

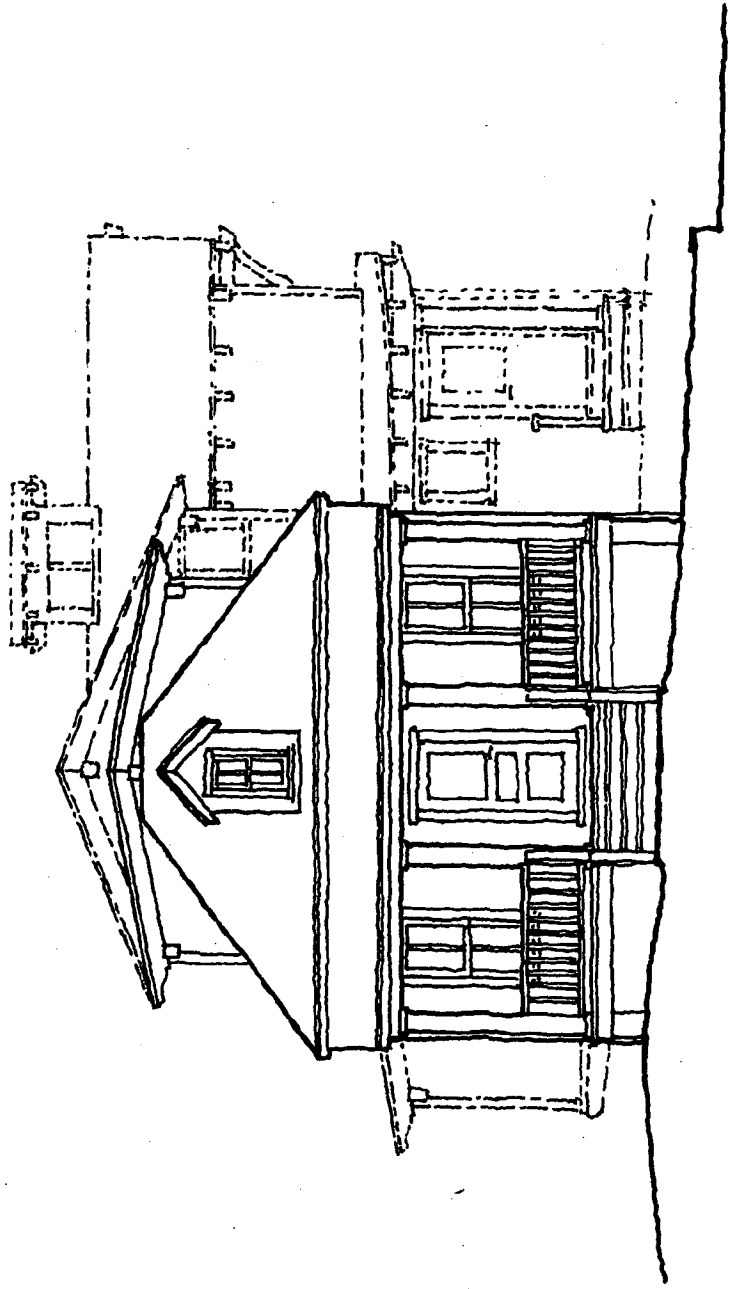


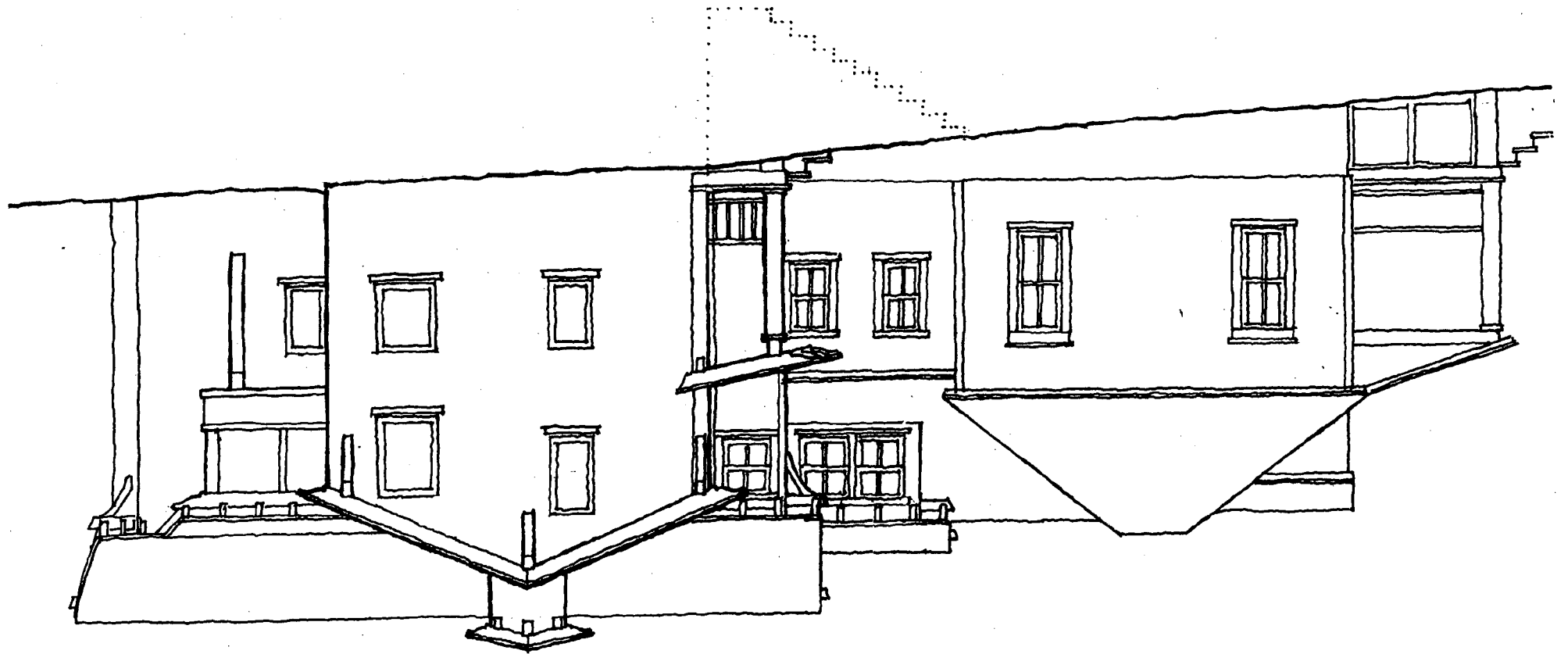


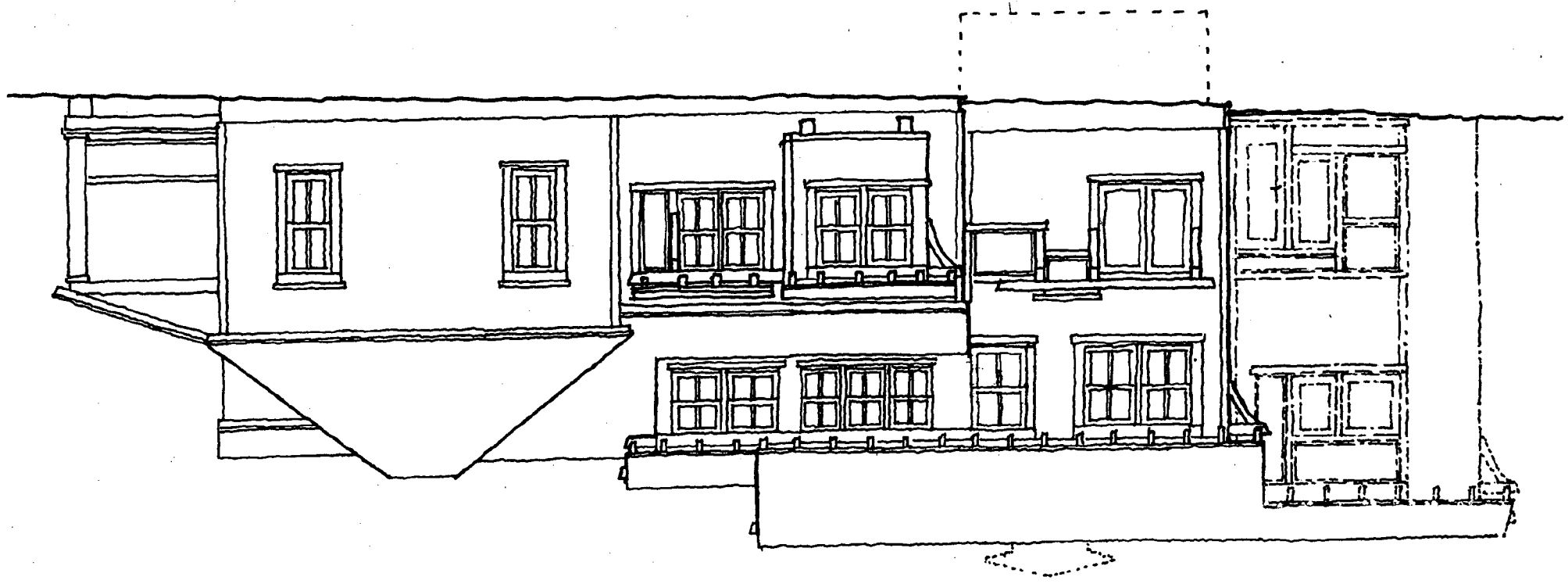


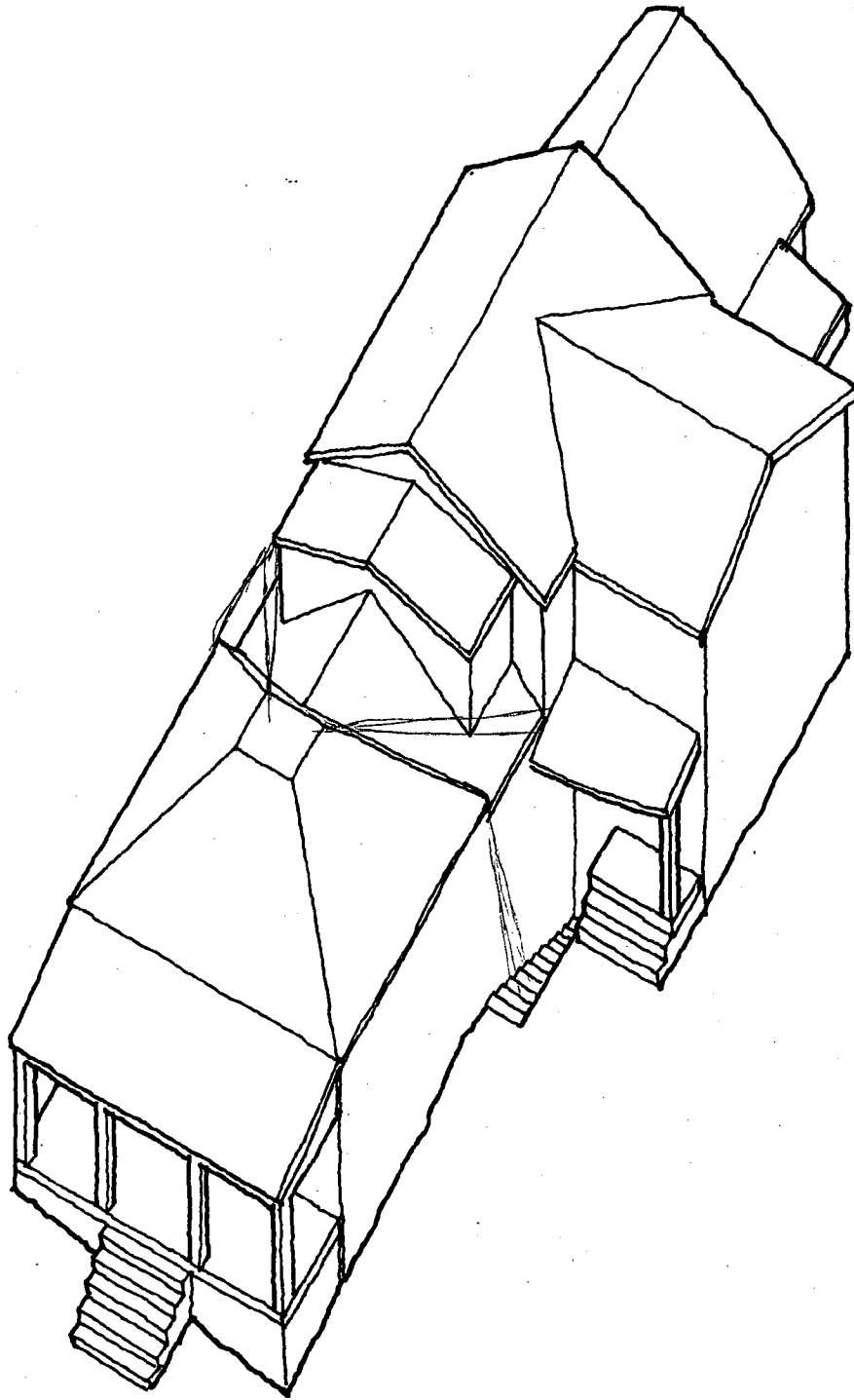












Axonometric View
NTS

7108 HOLLY AVENUE
Takoma Park, MD

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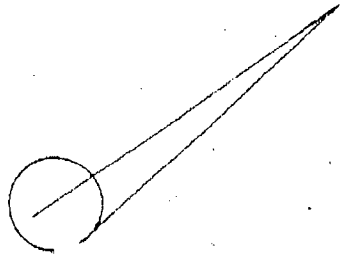
Hi Michele:

Here is a revised
set for the Nov. 17
Mtg. I'll call later
for any clarification.

Thanks,

Julie Parker

(301) 404-7636



N38°30'00"E 50.00'

LOT 5
10,000 sq ft

10" φ ELM (?)

6" φ WEEPING
CHERRY

EXIST.
BACK PORCH-
TO BE
REMOVED

PROPOSED
ADDITION

PROPOSED ADDITION
ON EXIST. HOUSE

200.00'

33.8' 300.00'

WOOD
PORCH

3' φ OAKS



S35°30'00"W 50.00'

HOLLY AVENUE

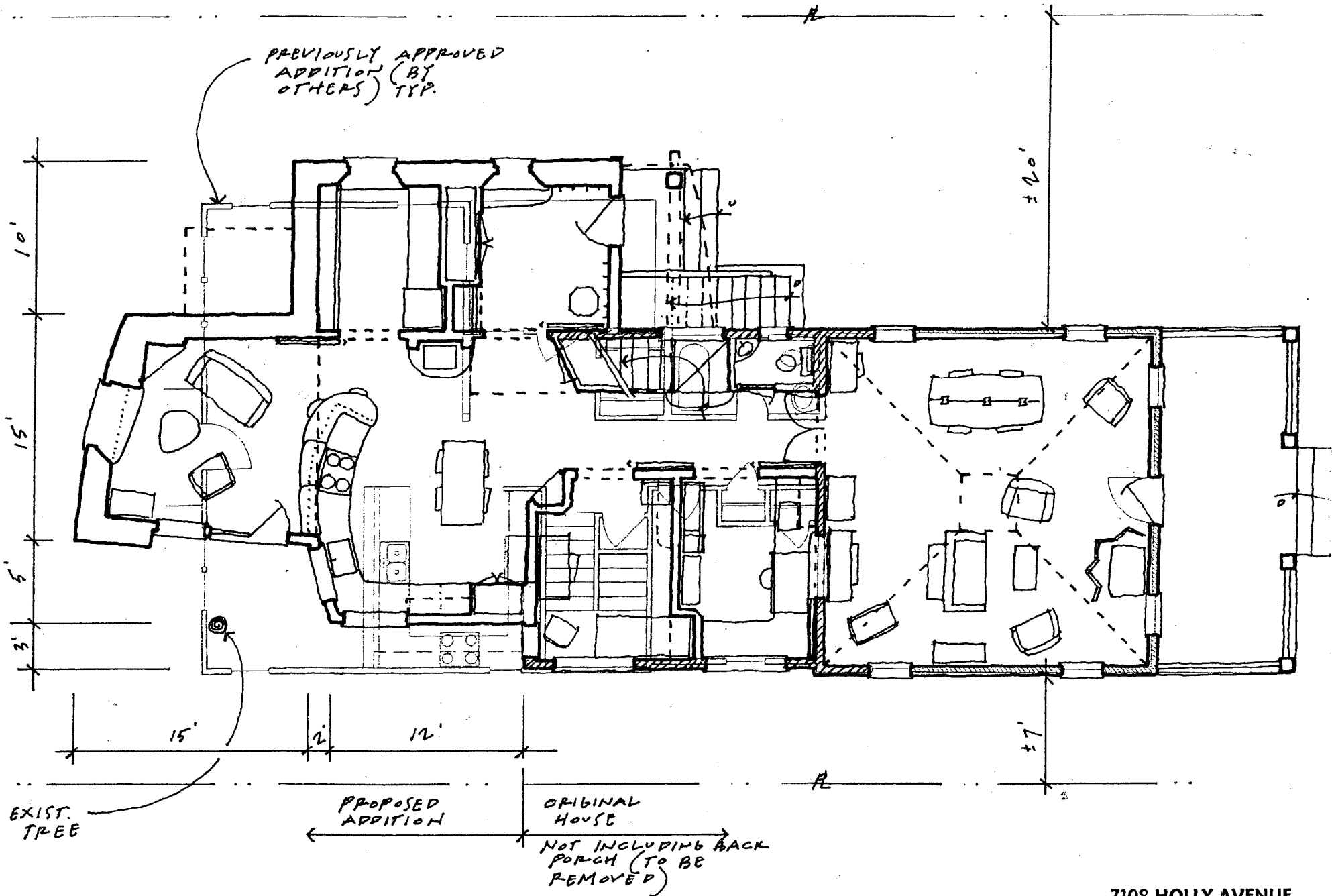
NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

LOCATION DRAWING
LOT 5 BLOCK 12
B.F. GILBERT'S
SUBDIVISION OF
TAKOMA PARK

7108 HOLLY AVENUE
Takoma Park, MD

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Site Plan
1" = 30'



PREVIOUSLY APPROVED
ADDITION (BY
OTHERS) TYP.

EXIST.
TREE

PROPOSED
ADDITION

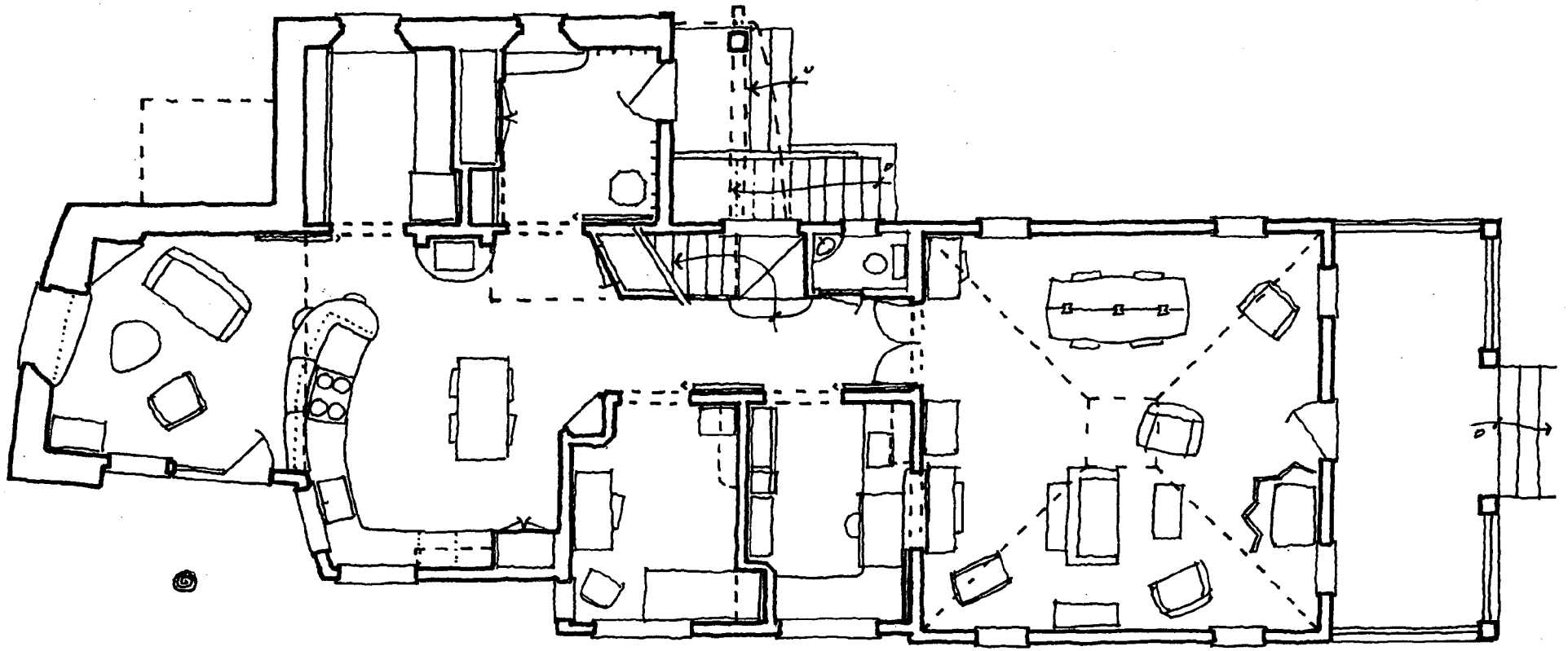
ORIGINAL
HOUSE

NOT INCLUDING BACK
PORCH (TO BE
REMOVED)

Main Floor Plan
With Original Proposal for Comparison

7108 HOLLY AVENUE
Takoma Park, MD

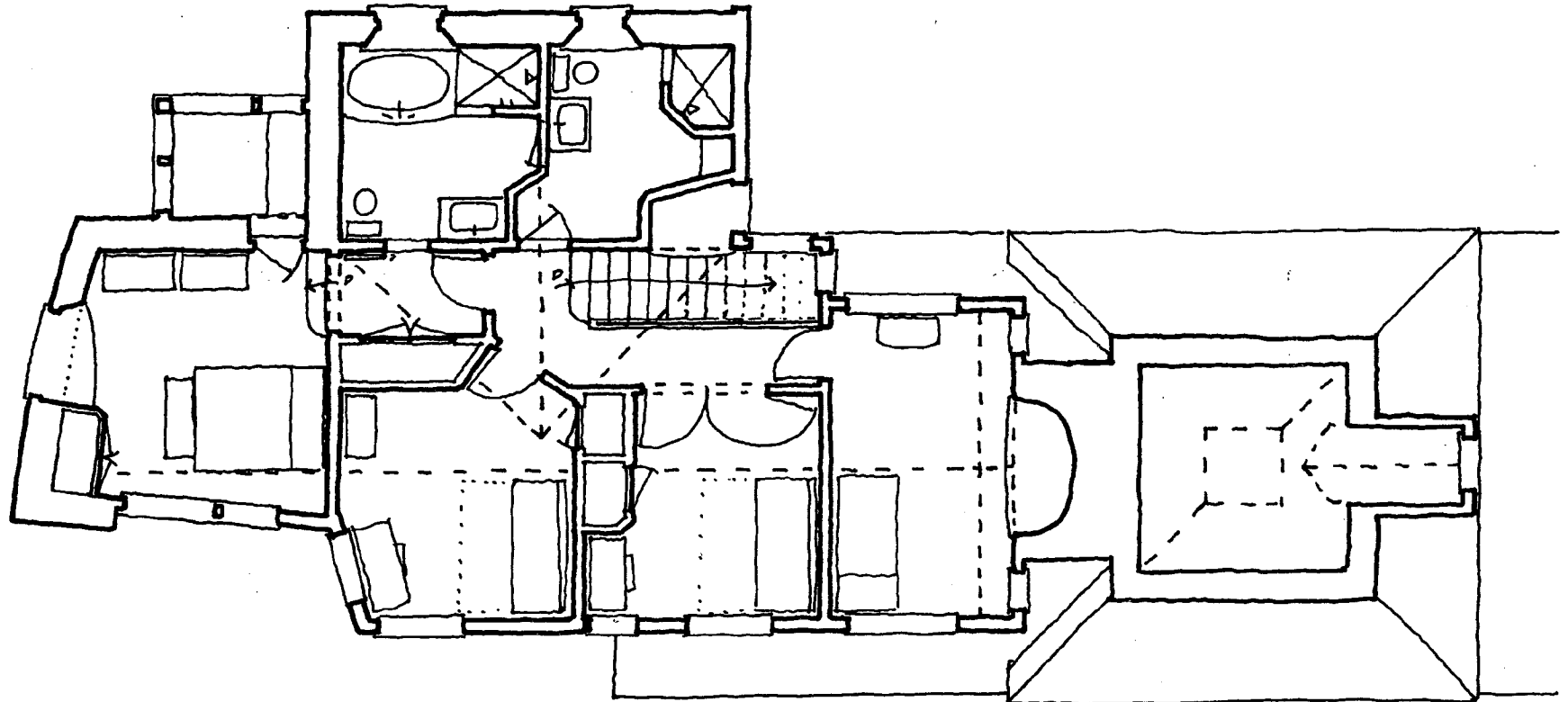
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Architecture Education



Main Floor Plan
1/8" = 1'-0" (Typical)

7108 HOLLY AVENUE
Takoma Park, MD

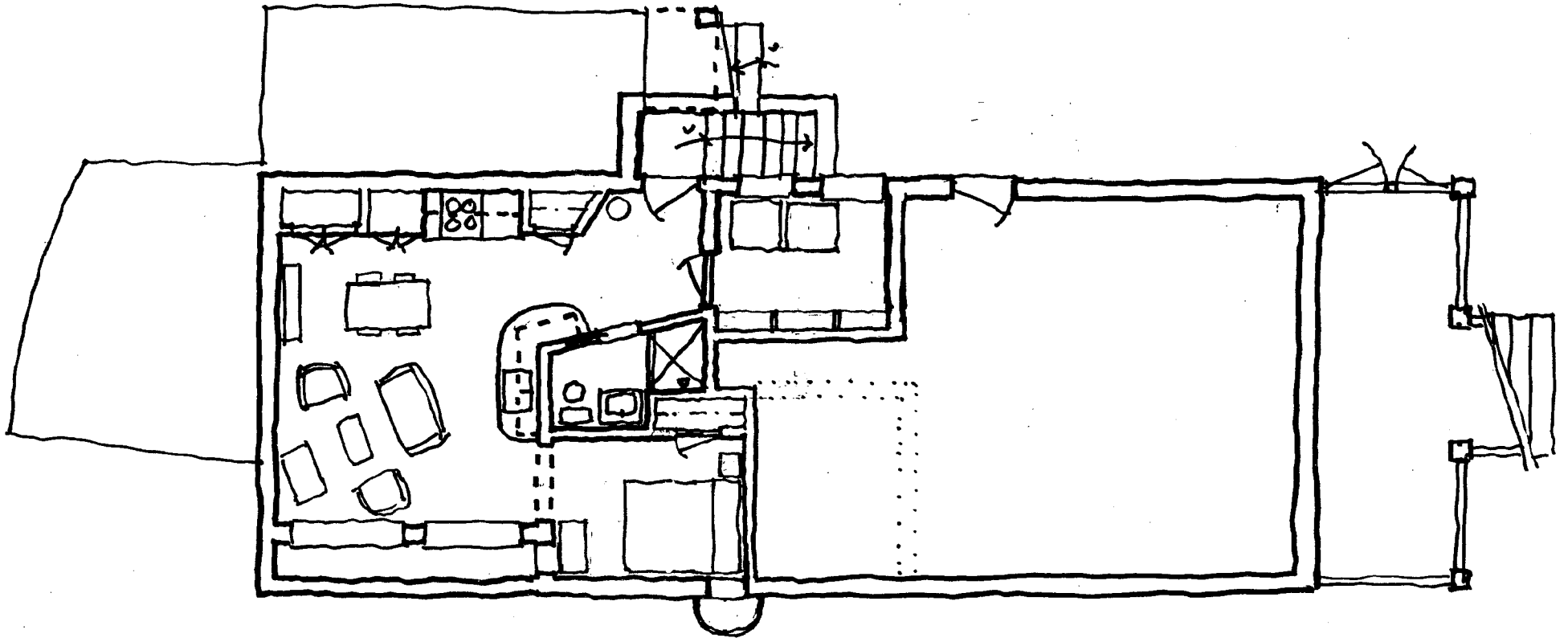
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Upper Floor Plan

7108 HOLLY AVENUE
Takoma Park, MD

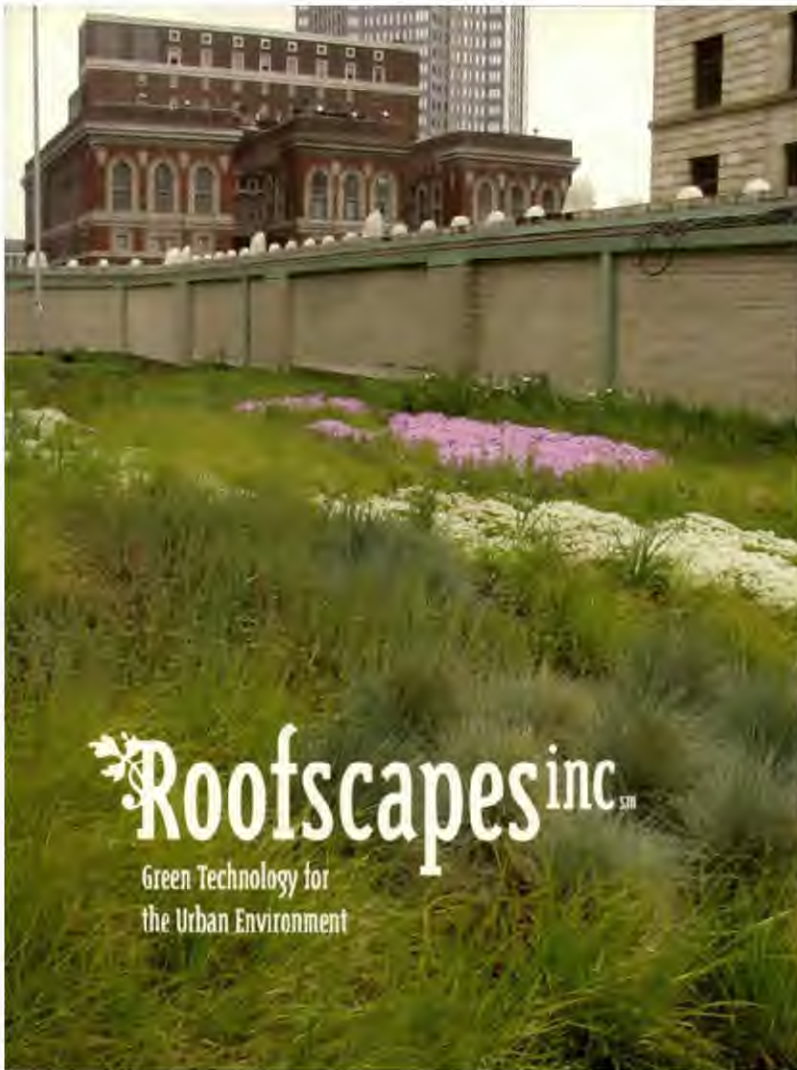
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Making Home : Ecology
Architecture Education



Basement Floor Plan

7108 HOLLY AVENUE
Takoma Park, MD

Helicon Works
Making Home : Ecology
Architecture Education



 **Roofscapes inc.**sm
Green Technology for
the Urban Environment



Roofmeadow® Customized Green Roofs for Diverse Applications

Through our Network of experienced landscape contractors, Roofscapes, Inc. offers a family of six basic Roofmeadow® green roof assemblies. We customize these assemblies and our Roofmeadow® media formulations to satisfy each client's requirements.

As an independent green roof design firm—not a manufacturer or distributor—Roofscapes, Inc. selects the optimal methods and materials to promote plant health, engineering performance, and maintenance efficiency.



Roofmeadow® family of green roofs offers a full range of options, integrated & customized to fit your needs...

I: Flower Carpet

Single-Layer

A general-purpose growth/drainage media layer is installed over a moisture management fabric. Special attention to design ensures that water does not accumulate.

Irrigation is not recommended in temperate climates; however, base capillary irrigation is used infrequently.

Typical Plant Families

Sedums

Recommended for

- Covering eyesore roofs
- Light weight system required
- Retrofit applications
- Minimal maintenance
- Roof pitches to 7:12

II: Aromatic Garden

Two-layer

Aromatic Garden systems use a lightweight growth medium over the Roofscapes, Inc. Roofmeadow® Synthetic Sheet Drain. These systems promote free drainage of the growth media over large areas.

Irrigation is not recommended in temperate climates; however, surface drip or spray irrigation can be used if required.

Typical Plant Families

Sedums
Sedums & Herbs

Recommended for

- Large roof areas
- Lightweight system required
- Many retrofit applications
- Minimal maintenance
- Roof pitches to 2:12

III: Savannah

Two-layer

Savannah two-layer systems employ a lightweight growth medium over a granular drainage layer, with a root-permeable separation fabric maintaining the layer integrity. Replicating natural systems, Savannah roofs promote strong plant growth by draining and distributing water efficiently and concentrating root mass in a stable temperature and moisture zone.

To reduce heat stress in semi-arid climates, Roofscapes, Inc. introduces a permeable thermal shield above the drainage media. Highly efficient base capillary irrigation may be also used.

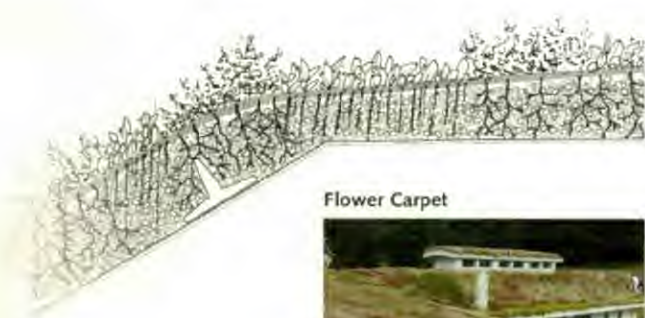
Available in modular form.

Typical Plant Families

Sedums & Herbs
Sedums & Meadow Grasses
Selected Meadow Perennials

Recommended for

- Diverse plant communities
- Use with patios and paths
- Many retrofit applications
- Minimal maintenance
- Roof pitches to 2:12



Flower Carpet



Wellness Center, Sugarloaf, PA

Aromatic Garden



City Hall, Chicago, IL

Savannah



Heinz 57 Center, Pittsburgh, PA

Roofmeadow® family of green roofs offers a full range of options, integrated & customized to fit your needs...

I: Flower Carpet

Single-Layer

A general-purpose growth/drainage media layer is installed over a moisture management fabric. Special attention to design ensures that water does not accumulate.

Irrigation is not recommended in temperate climates; however, base capillary irrigation is used infrequently.

Typical Plant Families

Sedums

Recommended for

- Covering eyesore roofs
- Light weight system required
- Retrofit applications
- Minimal maintenance
- Roof pitches to 7:12

II: Aromatic Garden

Two-layer

Aromatic Garden systems use a lightweight growth medium over the Roofscapes, Inc. Roofmeadow® Synthetic Sheet Drain. These systems promote free drainage of the growth media over large areas.

Irrigation is not recommended in temperate climates; however, surface drip or spray irrigation can be used if required.

Typical Plant Families

Sedums
Sedums & Herbs

Recommended for

- Large roof areas
- Lightweight system required
- Many retrofit applications
- Minimal maintenance
- Roof pitches to 2:12

III: Savannah

Two-layer

Savannah two-layer systems employ a lightweight growth medium over a granular drainage layer, with a root-permeable separation fabric maintaining the layer integrity. Replicating natural systems, Savannah roofs promote strong plant growth by draining and distributing water efficiently and concentrating root mass in a stable temperature and moisture zone.

To reduce heat stress in semi-arid climates, Roofscapes, Inc. introduces a permeable thermal shield above the drainage media. Highly efficient base capillary irrigation may be also used.

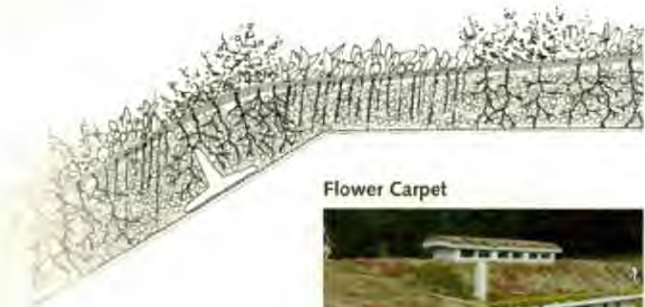
Available in modular form.

Typical Plant Families

Sedums & Herbs
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- Roof pitches to 2:12



Flower Carpet



Wellness Center, Sugarloaf, PA



Aromatic Garden



City Hall, Chicago, IL



Savannah



Heinz 57 Center, Pittsburgh, PA

Wind Erosion
Stabilization System



Lightweight
Growth Medium



Root-Permeable
Separation Fabric



for semiarid climates:

Thermal Shield



Drainage Medium



Roofmeadow®
Sheet Drain



for unirrigated systems:
Protection/Water
Distribution Fabric



for irrigated systems:
Capillary Fabric



Water Retention
Sheet



for pitched roofs:

Slope Stabilization
Systems

Roofmeadow® and Optigrün®
systems available, as required



Root Barrier'
Membrane



Waterproofing

Roofmeadow® assemblies are compatible with most waterproofing systems and are offered in conjunction with either conventional or IRMA (inverted) waterproofing-insulation configurations.

System	I: Flower Carpet	II: Aromatic Garden	III: Savannah	IV: Meadow 1	V: Meadow 2	Ω: Woodlands
Typical Depth	2-3"	3-4"	4-6"	6-9"	6-9"	≥12"
Max. Saturation Wt., incl. plants & fabrics (lbs/ft ²)	12-18	18-24	24-36	36-54	36-54	≥72
Optional irrigation (if climate requires)	Capillary fabric ¹	Surface drip or spray	Capillary fabric ²	Active base trickle system ¹	Surface drip or spray	Active base trickle system ¹

¹All Roofscapes, Inc. assemblies can be installed in conjunction with waterproofing systems that are not inherently root-resistant by using a Roofmeadow® root-barrier subsystem
²The most efficient irrigation systems, due to reduced evaporation and increased water retention.

Roofscapes^{inc.}

Green Technology for
the Urban Environment

Roofscapes, Inc.
7114 McCallum Street
Philadelphia, PA 19119

215-247-8784 PHONE
215-247-4659 FAX

cmiller@roofmeadow.com
www.roofmeadow.com

Additional Roofscapes, Inc. Services

Roofscapes, Inc. supports its clients by providing:

- Comprehensive warranties covering both the waterproofing and the green roof systems
- A rigorous quality assurance program
- Design consultation and preparation of construction documents; design-build services, and construction management services, based on the client's needs
- State-of-the-art Electric Field Vector Mapping (EFVM) leak detection
- Slope stabilization systems for roof pitches exceeding 2:12
- Integration with runoff harvesting, gray-water recycling, ground water recharge, and solar technology.

HOME CONTACT US

UNISOLAR.COM

HOW FUNCTIONAL

UNISOLAR.COM



LAMINATE SOLAR SYSTEMS

This metal panel roofing combines the appeal of a structural roofing product with the solar electric capabilities of photovoltaics. It enhances a standard metal roof with a power system that is durable, beautiful and best of all, functional.

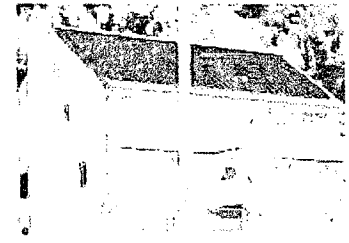


Photo Courtesy of:
Alden Hathawy

- Quick and easy expert installation
- Attractive style
- Lower electric bill
- Free electricity
- Pollution-free power
- Increased home value
- Manufacturer backed warranty
- Protects the environment
- Exceptionally durable
- Virtually unbreakable
- Great investment
- Significant state rebates available

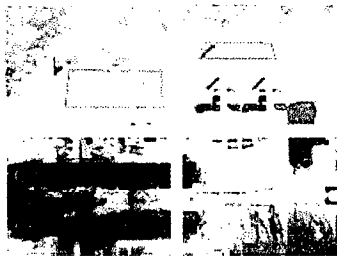


Photo courtesy of:
DC Power Systems, Inc.

- Architecturally pleasing systems that do not distract from the natural lines of the home
- Complete design freedom with ridge to eave coverage possible
- Solar panels are structurally and aesthetically integrated roofing elements
- Cost effective installation through easy and fast fixing of large area roofing elements using standard



LESS REFLECTIVE



SHADOW TOLERANT



EASE OF INSTALLING



NO-GLOSS



GRABBLE



LOW MAINTENANCE

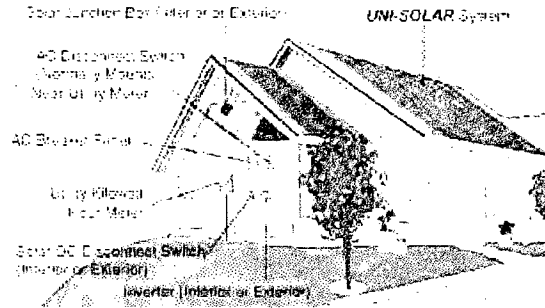


PRO-AESTHETIC SYSTEMS



installation techniques

- No back-ventilation of solar panels necessary (lightweight laminates are easy to handle and can be field applied directly on metal)
- No support structures needed
- UL Listed as prepared roofing cover
- Modules and inverter UL Listed
- Integrated with flat 16" wide (minimum) metal roofing systems
- Wind and water-tight roof
- Suitable both for renovation and for new construction
- 20-year power output and 5-year system warranty
- Standard junction box or weather-tight quick connect system
- "Peel & stick" adhesive backing capable of withstanding 160 mph wind loads



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