

3/03 Takoma Park Historic District
7211 Maple Avenue
(REVISION)
3/03-02P



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 10, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Historic Preservation Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #450718, porch addition and alterations, A/C unit

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the May 09, 2007 meeting.

- 1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
- 2. Deck railings need to be true balustrades with inset pickets (detail to be shown on permit sets of drawings).*
- 3. The proposed skylight on the new standing seam metal roof must be flat with the roofline.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David Reiser & Irene Huntoon

Address: 7211 Maple Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 11, 2007

MEMORANDUM

TO: David Reiser & Irene Huntoon
7211 Maple Ave, Takoma Park

FROM: Josh Silver, Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #450718

Your Historic Area Work Permit (HAWP) application for porch addition and alterations, A/C unit was **Approved with Conditions** by the Historic Preservation Commission at its May 09, 2007 meeting.

The conditions of approval were:

- 1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*
- 2. Deck railings need to be true balustrades with inset pickets (detail to be shown on permit sets of drawings).*
- 3. The proposed skylight on the new standing seam metal roof must be flat with the roofline.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.





HISTORIC PRESERVATION COMMISSION

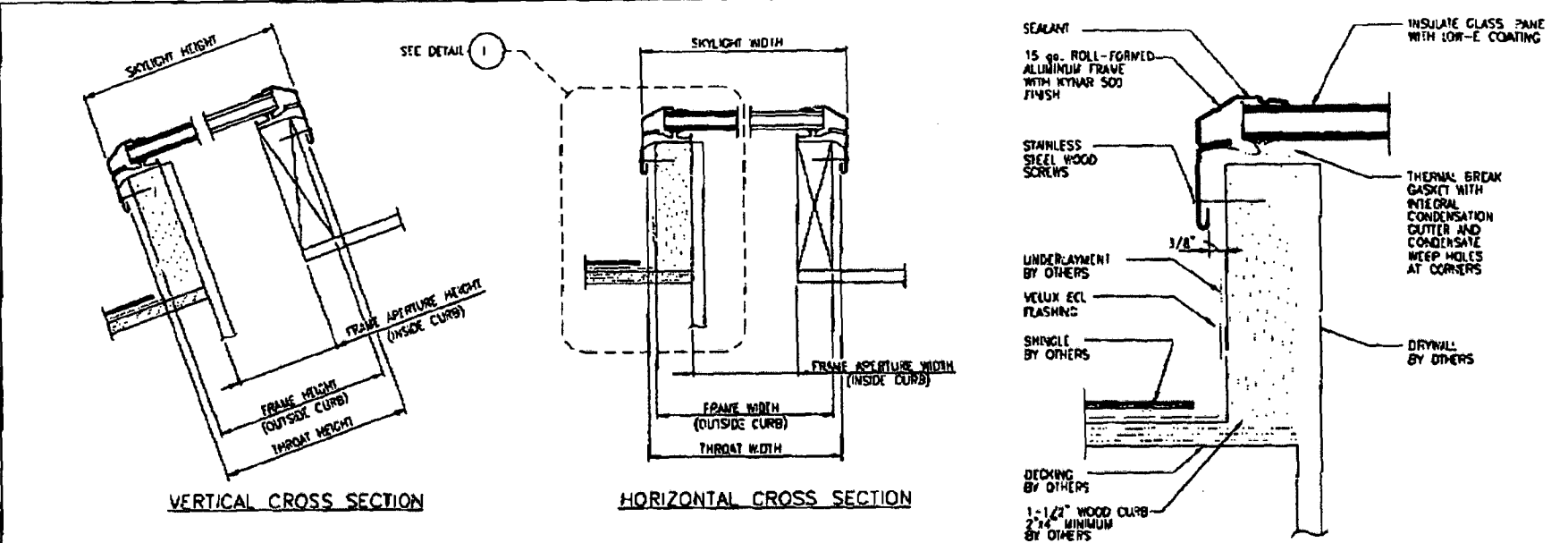
Isiah Leggett
County Executive

Jef Fuller
Chairperson

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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





PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
SITE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	THROAT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	THROAT HEIGHT	DRAUGHT AREA (SQ. M)	SITE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	THROAT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	THROAT HEIGHT	DRAUGHT AREA (SQ. FT.)
2222	648	512	672	867	648	512	672	867	0.33	2222	25 1/2	20 1/2	26 1/2	34 1/4	25 1/2	20 1/2	26 1/2	34 1/4	1.27
2234	648	512	672	867	648	512	672	867	0.30	2234	25 1/2	20 1/2	26 1/2	34 1/4	25 1/2	20 1/2	26 1/2	34 1/4	1.27
2248	648	512	672	867	1267	1181	1189	1278	0.68	2248	25 1/2	20 1/2	26 1/2	34 1/4	48 1/2	46 1/2	46 1/2	46 1/2	2.57
3030	651	512	672	867	651	512	672	867	0.80	3030	25 1/2	20 1/2	26 1/2	34 1/4	25 1/2	20 1/2	26 1/2	34 1/4	2.87
3044	651	512	672	867	851	1181	1189	1278	0.92	3044	25 1/2	20 1/2	26 1/2	34 1/4	33 1/2	26 1/2	34 1/4	34 1/4	3.29
3431	727	628	754	971	727	628	754	971	0.77	3431	28 1/2	24 1/2	29 1/2	38 1/4	28 1/2	24 1/2	29 1/2	38 1/4	2.87
4827	1257	1181	1269	1278	1257	1181	1269	1278	3.18	4827	49 1/2	46 1/2	50 1/2	50 1/2	49 1/2	46 1/2	50 1/2	50 1/2	12.30
4848	1257	1181	1269	1278	1257	1181	1269	1278	1.38	4848	49 1/2	46 1/2	50 1/2	50 1/2	49 1/2	46 1/2	50 1/2	50 1/2	5.00

PRODUCT DATA

CODE	DESCRIPTION	SKYLIGHT GLAZING		EXTERIOR FRAME	INTERIOR FRAME	THERMAL VALUES		STRUCTURAL PRESSURES	
		EXTERIOR PANE	AIR SPACE			U-FACTOR	SIGMA	DOWNWIND (EMPOWER) MINIMUM	WIND UPLIFT (UP)
0023	Standard	1/2" Insulated	7/16"	1/2" Insulated	1/2" Insulated	0.43	0.34	0.57	Not Applicable
0024	Standard	1/2" Insulated	7/16"	1/2" Insulated	1/2" Insulated	0.43	0.34	0.57	Not Applicable
0029 10	Standard	1/2" Insulated	7/16"	1/2" Insulated	1/2" Insulated	0.40	0.34	0.53	Not Applicable
0029 23	White Insulated	1/2" Insulated	7/16"	1/2" Insulated	1/2" Insulated	0.46	0.35	0.58	Not Applicable
0029 29	Insulated Glass	1/2" Insulated	7/16"	1/2" Insulated	1/2" Insulated	0.40	0.34	0.53	Not Applicable

- GLAZING CODES & DESCRIPTIONS ARE THE ONLY FCM SKYLIGHTS THAT ARE NFRC CERTIFIED & LABELED.
- THERMAL VALUES (U-FACTOR, SIGMA) & WIND UPLIFT ARE DERIVED FROM THE FCM 2222 SITES. ALL SKYLIGHT VALUES ARE GIVEN WITH SAFETY FACTOR OF 3.
- MINIMUM DOWNWIND VALUES ARE OBTAINED FROM THE FCM 2222 SITES. ALL DOWNWIND VALUES ARE GIVEN WITH SAFETY FACTOR OF 3.
- MAXIMUM DOWNWIND VALUES ARE OBTAINED FROM THE FCM 2222 SITES. ALL DOWNWIND VALUES ARE GIVEN WITH SAFETY FACTOR OF 3.

SKYLIGHT CODE CERTIFICATIONS:

- National Evaluation Service Report: NER 550
- WDMA Markmark #428
- NFRC Certified & Labeled
- Tested to comply with intent of OSHA Fall Prevention regulations. (No breakage up to 400 lbs. for ComfortPlus glass)

Typical FCM Skylight Applications

- Light Shaft with Asphalt Shingles
- Cathedral Ceiling with Asphalt Shingles

VELUX Skylight Division
 1118 Evans Road
 Greenville, SC 29615
 1-800-88-VELUX
 www.veluxusa.com

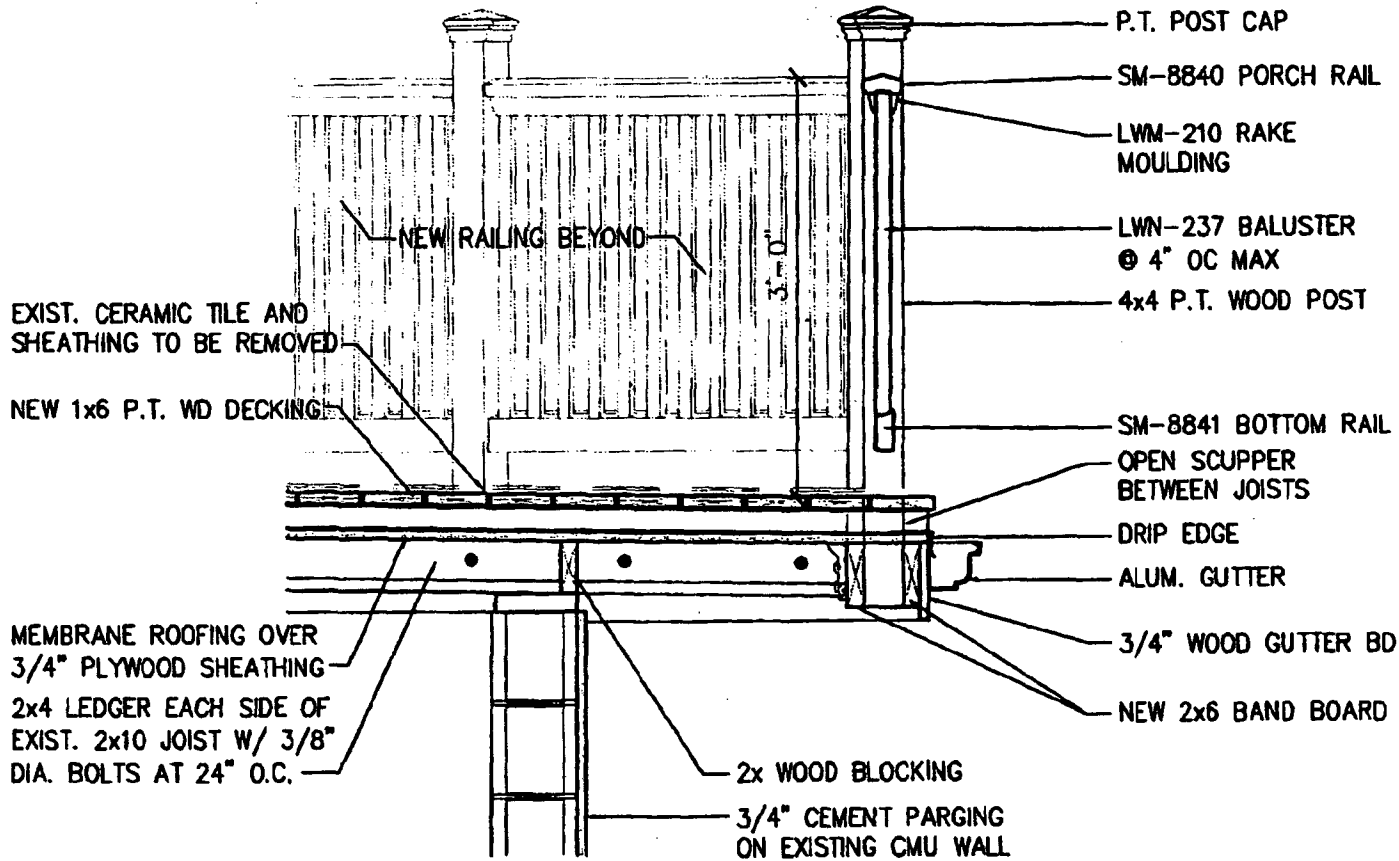
FCM - Fixed Curb Mounted Skylight
 Product Data, Product Dimensions, Code
 Call Sections, Cross Sections to Enlarged Detail

Drawn by	JEM	Jan. 03
Checked by	JL	Jan. 03
Drawing No.		

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
Paula Wilson 5/24/07

05/09/2007 WED 15:22 [TX/RX NO 92901] 002



EXIST. CERAMIC TILE AND SHEATHING TO BE REMOVED

NEW 1x6 P.T. WD DECKING

MEMBRANE ROOFING OVER 3/4\"/>

2x4 LEDGER EACH SIDE OF EXIST. 2x10 JOIST W/ 3/8\"/>

DIA. BOLTS AT 24\"/>

2 DECK OVERHANG

3/4"=1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
John R. Silver 5/24/07

KJD ARCHITECTS LLC
 4904 AURORA DRIVE
 KENSINGTON, MARYLAND 20895
KEVIN J. DRISCOLL, A.I.A.
 (W) 301-932-1511 (F) 301-932-7268

ALTERATIONS TO THE
**HUNTOON-REISER
 RESIDENCE**
 7211 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

PROJ. No.: 2007-01

DATE:

SCALE:
AS NOTED

J07 02:37 FROM:

TO: 2028228106

P.2

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7211 Maple Ave, Takoma Park	Meeting Date:	5/9/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/2/2007
Applicant:	David Reiser & Irene Huntoon	Public Notice:	4/25/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-07P (REVISION)	Staff:	Josh Silver
PROPOSAL:	Porch addition and alterations, A/C unit		
RECOMMENDATION:	Approve with conditions		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The applicant will work with the Takoma Park arborist (Todd Bolton) to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
2. Deck railings need to be true balustrades with inset pickets (detail to be shown on permit sets of drawings).
3. The proposed skylight on the new standing seam metal roof must be flush with the roofline.
4. The applicant will install wood siding on the proposed rear addition to be consistent with the previously approved 5/11/05 HAWP application (Case # 37/03-05U).

BACKGROUND:

The HPC reviewed this case on 5/11/05 for an 8'9" x 12'3" rear (breakfast room) addition. The HPC approved this project with the following conditions: **(See attached transcript).**

1. The applicant will remove the asbestos siding from the house and provide a condition's assessment of the exposed, wood siding for the staff's review. It will be required, however, if it is determined that a holistic replacement is needed, that the siding be replaced with wood siding to match the existing in profile and design.
2. The size of the window openings will not be altered during the sash replacement.

The applicants proposed to:

1. Construct a one-story addition at the rear of the house clad in wood, clapboard siding and sheathed with a standing seam metal roof. Demolish the existing, rear wood deck and construct a new, wood deck at the rear of the house.
2. Replace the existing asbestos siding with wood, clapboard siding.
3. Remove all the shutters from the front façade.
4. Replace the incompatible, non-historic front door with a new wood, front door, which is more compatible with the style of the house.
5. Demolish and reconstruct an enclosed porch at the rear of the house. The new space will have a new, hipped roof structure clad in standing-seam metal.
6. Replace all the existing windows on the house with new, wood insulated windows.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1910

The house is a 2-1/2-story, three-bay frame dwelling with a stamped metal shingle hipped roof, a single story, full-width, front porch detailed with Doric columns and a simple, square-picket balustrade. The house is clad in wood siding covered with asbestos shingle. The eaves are wide with closed rafter ends. The west (front) and south elevations of the house contain 1/1 double-hung windows. The north and east (rear) elevations contain a combination of 2/2, 6/6, 4/4 and 1/1 double hung windows.

The house is sited on a large lot surrounded by mature trees and vegetation. The property also contains a garage/shed at the rear of the property.

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to

its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to:

1. Construct a one-story, 13'6" x 2' addition at the rear of the house to accommodate a renovation of the kitchen. The new addition will be sheathed with a new, standing, seam metal roof and include a new skylight. **(See pages: 21 & 24).**
2. Remove and rebuild the existing rear deck using pressure treated wood to accommodate the kitchen renovation. **(See page: 24).**
3. Install two, air conditioner condensers in an inset at the rear of the house, and one small attic fan on the rear part of the roof. **(See page: 17).**
4. Replace and install windows and door on the rear elevation of the house. **(See page: 17).**

Replacement and installation is as follows:

- Replace a noncontributing 1/1, double-hung window, with single glazed french door.
- Remove the existing door and paired window on the right rear elevation of the house, and replace it with a new, multi-light, paired casement window.
- Replace the existing, double door on the left rear elevation of the house, with a new double door.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

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

The *Guidelines* that pertain to this project are as follows:

- 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;

- original size and shape of window and door openings should be maintained, where feasible
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- some non-original building materials may be acceptable on a case-by-case basis;

Montgomery County Code; Chapter 24A

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

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Item #1 Construct a 1-story, 13'6" x 2' addition at the rear of the house to accommodate a renovation of the kitchen. The new addition will be sheathed with a new standing seam metal roof and include a new skylight.

The proposal is compatible with the existing architectural detailing on the house and will not negatively impact the historic character-defining features of the house. Additionally, the subject addition is located at the rear of the house and is not visible from the public right-of-way, and as per the *Takoma Park Guidelines*, the Commission is to be lenient on such cases. Staff recommends approval.

Item #2 Remove and rebuild the existing rear deck using pressure treated wood to accommodate the kitchen renovation.

The rebuilding of the deck will utilize the existing footprint of the old deck, and is intended to echo the style of the front porch. The deck will have a new wooden railing similar to the existing front porch railing. The new standing seam roof will extend the length of the rebuilt deck and be supported by Doric columns to match the existing front porch type. The new hipped roof overhang will extend approximately 3' from the rear wall of the house. All the proposed work will be located at the rear, and not visible from the public right-of-way, and as per the *Takoma Park Guidelines* the Commission is to allow such cases as a matter of course. Staff recommend approval.

Item #3 Install two air conditioner condensers in an inset at the rear of the house, and one small attic fan on the rear part of the roof.

The two condensers and attic fan will not be visible from the street. The installation of the two air conditioner condensers and small attic fan will allow for the removal of the existing window air conditioners, and metal grill that houses the current attic fan currently visible from the street. Staff supports this modification.

Item #4 Replace and install windows and door on the rear elevation of the house.

- Replace a noncontributing 1/1 double hung window, with single glazed french door.

Staff believes the removal of a noncontributing window and installation of a single glazed french door will not adversely affect the character of the house, as it will be keeping with the existing architectural style and located at the rear, not visible from the public right-of-way. Installation of the door will improve the functionality of the kitchen by allowing easier access to the rebuilt deck.

- Remove the existing door and paired window, on the right rear elevation of the house, and replace it with a new multi light paired casement window.

It has been determined that existing door and paired windows are part of a non-contributing flat roof addition, the removal of these features will not impair the integrity of the house.

- Replace the existing double door, on the left rear elevation of the house, with a new double door.

It was determined the existing double door is not original to the house. Staff believes replacement of the proposed double door would be an aesthetic improvement to the rear of the house.

Staff recommends approval for all window and door replacements outlined in *Item #4*.

Staff would like reemphasize proposed rear addition should be clad in wood siding, **not** fiber cement siding, as outlined in the applicants proposal. This is intended to compliment the future intent of restoring the original wood siding as approved on HAWP (Case # 37/03-056U).

CALCULATIONS:

Approved Rear Addition	109.0 SF
<u>Proposed Rear Addition</u>	<u>28.0 SF</u>
Total Differential	81.0 SF (26%)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Page 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

DPS - #8

J

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Irene Huntoon

Daytime Phone No.: 301-270-2207

Tax Account No.: 01067820

Name of Property Owner: David Reiser/Irene Huntoon Daytime Phone No.: 301-270-2207

Address: 7211 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Kingston Custom Builders Phone No.: 703-323-6527

Contractor Registration No.: MHIC No. 92442

Agent for Owner: N/A Daytime Phone No.: 301-270-2207

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 20 Block: 3 Subdivision: 25

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 188,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Irene Huntoon
Signature of owner or authorized agent

4-5-07
Date

Approved: ✓ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/24/07

Application/Permit No.: 450718 Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

see attached sheet

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

see attached sheet

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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

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

Our home is a four-square Colonial revival located on a tree-lined street. The home was originally constructed c. 1904, but it was extensively damaged by fire and rebuilt in the 1920s. The exterior has since undergone extensive modifications. The original clapboard has been covered with asbestos shingles. At some point, a rear porch was enclosed. The windows of this room, used as a breakfast room, do not match the rest of the house. The kitchen window—also differing from the others windows—was replaced as well, and a rear deck surfaced with terra cotta tiling was added.

Our house is listed as a contributing resource in the Takoma Park Historic District. At our request, Historic Takoma searched for but was unable to find photographs of our house in its original appearance.

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

Our project is a renovation of the kitchen, including a two-foot expansion onto the existing deck space and the related rebuilding of the deck on the existing footprint of the deck using wood instead of ceramic tiling. The redesign of the back deck is intended to echo the front porch—one of the few existing features of our home that is original to the 1920s reconstruction. The existing enclosed porch area (now the breakfast room) adjacent to the renovated deck will be renovated as well and incorporated into the kitchen. The new rear exterior cladding will be hung so that when we restore the original clapboard siding (approved previously by the Historic Commission at the 5/11 /05 meeting—case no. 37/03-05U) the new addition can have clapboard siding added to it as well to match the restored siding. Additionally, parging will cover the exposed cinderblocks under the enclosed porch and deck areas.

Standard of review. Under the Takoma Park Master Plan for Historic Preservation, homes like ours that are 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 close scrutiny of architectural detailing.” Our project will not adversely affect the contribution of our home to the existing streetscape or its compatibility with existing patterns. The Master Plan also provides that 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.” Our project satisfies all of these criteria.

The one-story extension of the kitchen and integration of the enclosed porch is located in the rear of the house and not visible from the public right-of-way. The extension will be a wood-frame construction and include architectural elements similar to that of the original [1920s] house such as columns to reflect the front porch, wooden doors with true divided lights, 2 casement windows to echo the 2nd story casement windows, metal roofing, etc.

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Our home is a four-square Colonial revival located on a tree-lined street. The home was originally constructed c. 1904, but it was extensively damaged by fire and rebuilt in the 1920s. The exterior has since undergone extensive modifications. The original clapboard has been covered with asbestos shingles. Our house is listed as a contributing resource in the Takoma Park Historic District.

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

We propose to install central air in our house. We will place 2 condensers at the rear of the house (in an inset on the right side). We will also install 1 small attic fan in the roof at the rear where it will not be visible from the street. This will allow us to remove the metal grille now housing the current attic fan from an attic window that is visible from the street and to replace it with a wooden casement window to match the existing window. Additionally, during the warm weather, we will no longer have a/c units hanging from our windows.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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- 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.

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

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

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

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

Owner's mailing address David Reiser/Irene Huntoon 7211 Maple Ave Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
John and Ellen Bell 7209 Maple Ave Takoma Park, MD 20912	Matt Johnson + Susan Bundock 713 7213 Maple Ave Takoma Park, MD 20912
Frank E. Lundin, Jr. 7212 Maple Ave Takoma Park, MD 20912	Michael Lichten/Katharine Coon 7210 Maple Ave Takoma Park, MD 20912
Katherine P. Mack 7208 Maple Ave Takoma Park, MD 20912	Michael C. + S.L. Poness 7208 Willow Ave Takoma Park, MD 20912

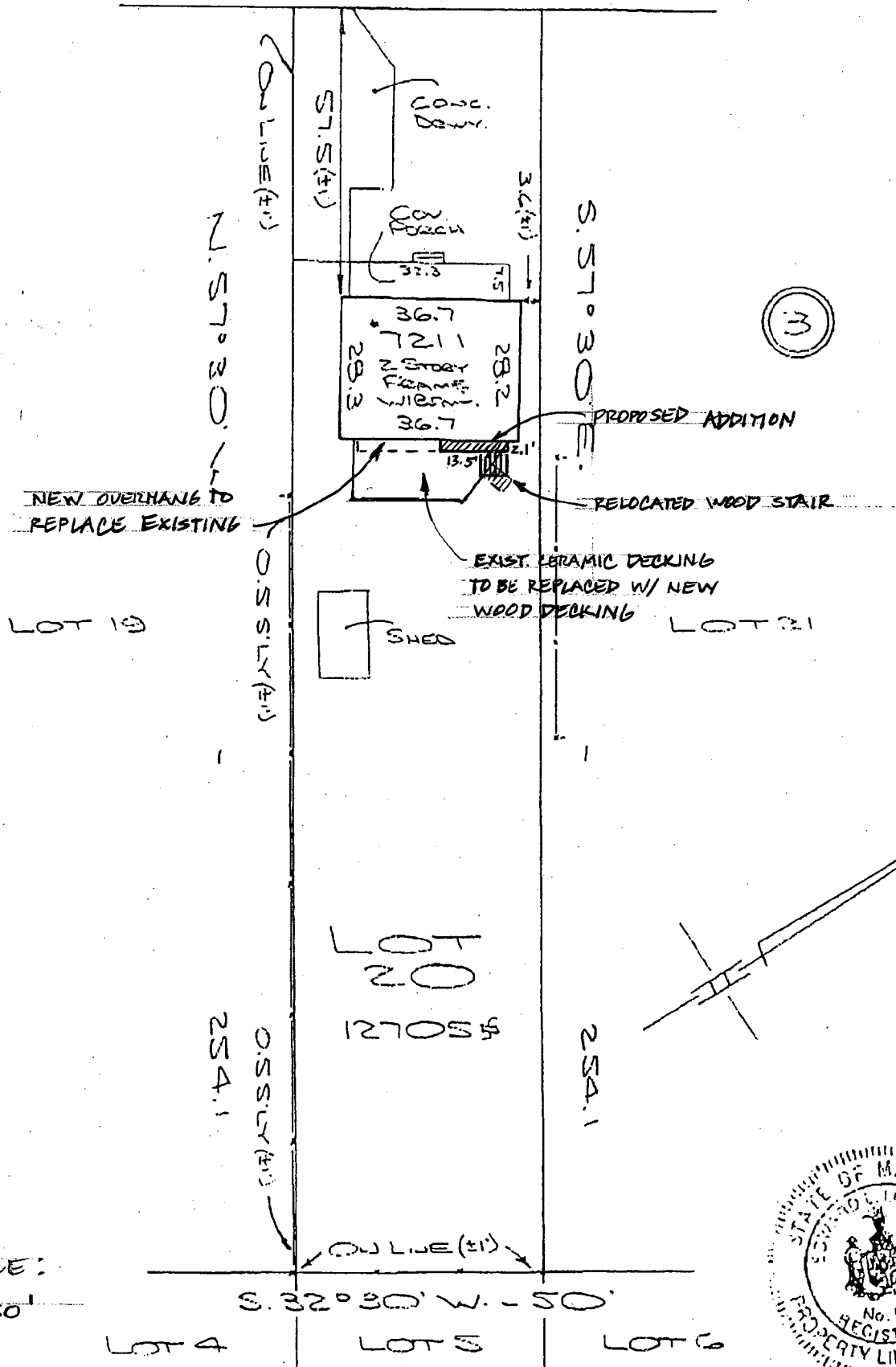
~~7210~~

Janet Morgan
7210 Willow Ave
Takoma Park, MD 20912

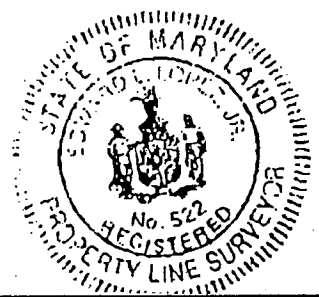
Peter Aron and Helen Spencer
7212 Willow Ave
Takoma Park, MD 20912

MAPLE AVENUE

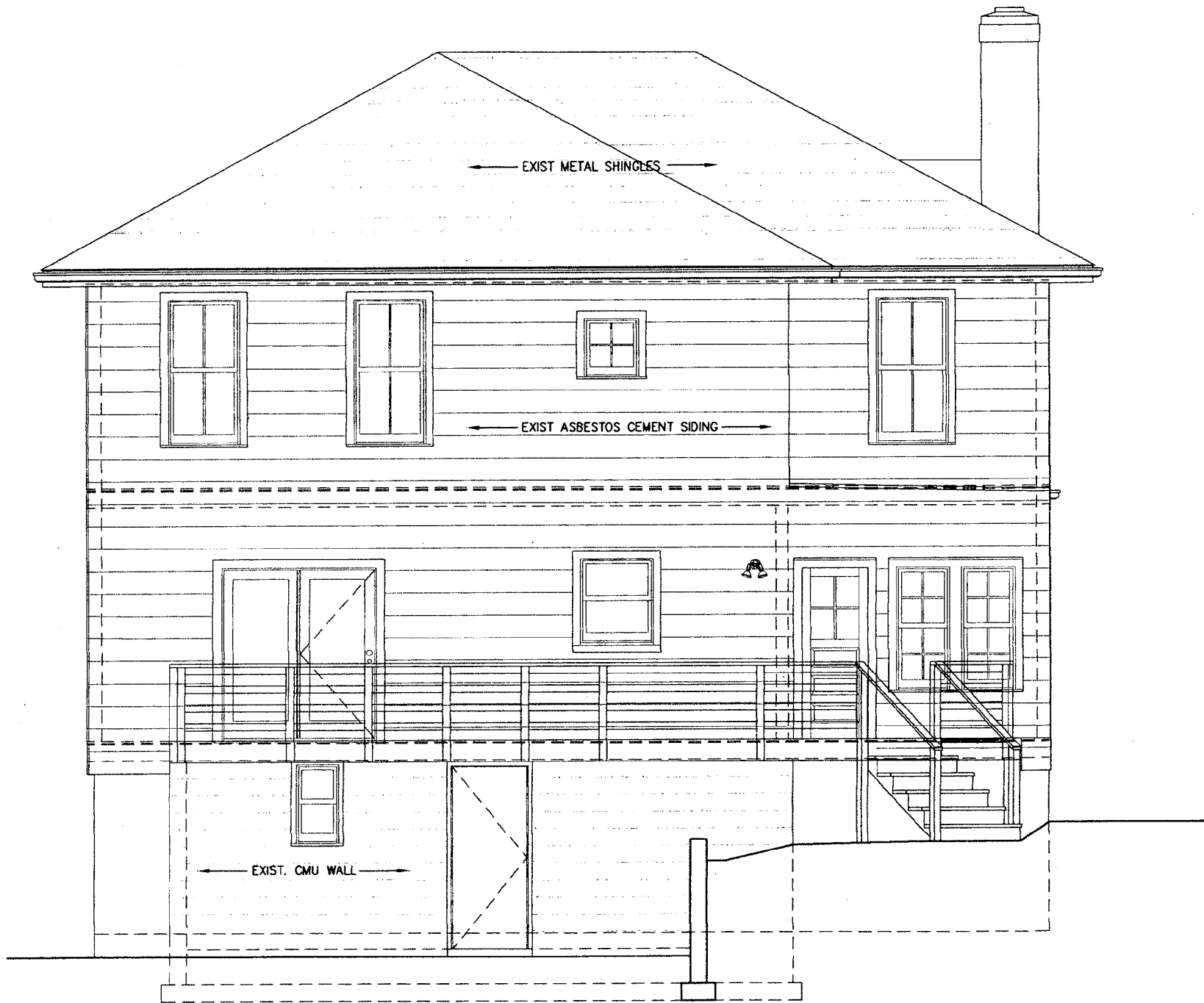
N. 32° 30' E. - 50'



SCALE:
1" = 30'



A-0	AS NOTED	SCALE:	DATE:	PROJ. No.:	ALTERATIONS TO THE HUNTOON-REISER RESIDENCE 7211 MAPLE AVENUE TAKOMA PARK, MARYLAND	KJD ARCHITECTS LLC 4904 AURORA DRIVE KENSINGTON, MARYLAND 20895 KEVIN J. DRISCOLL, A.I.A. (W) 301-933-1511 (F) 301-933-7268
			04-03-07	2007-01		



REAR ELEVATION - EXISTING

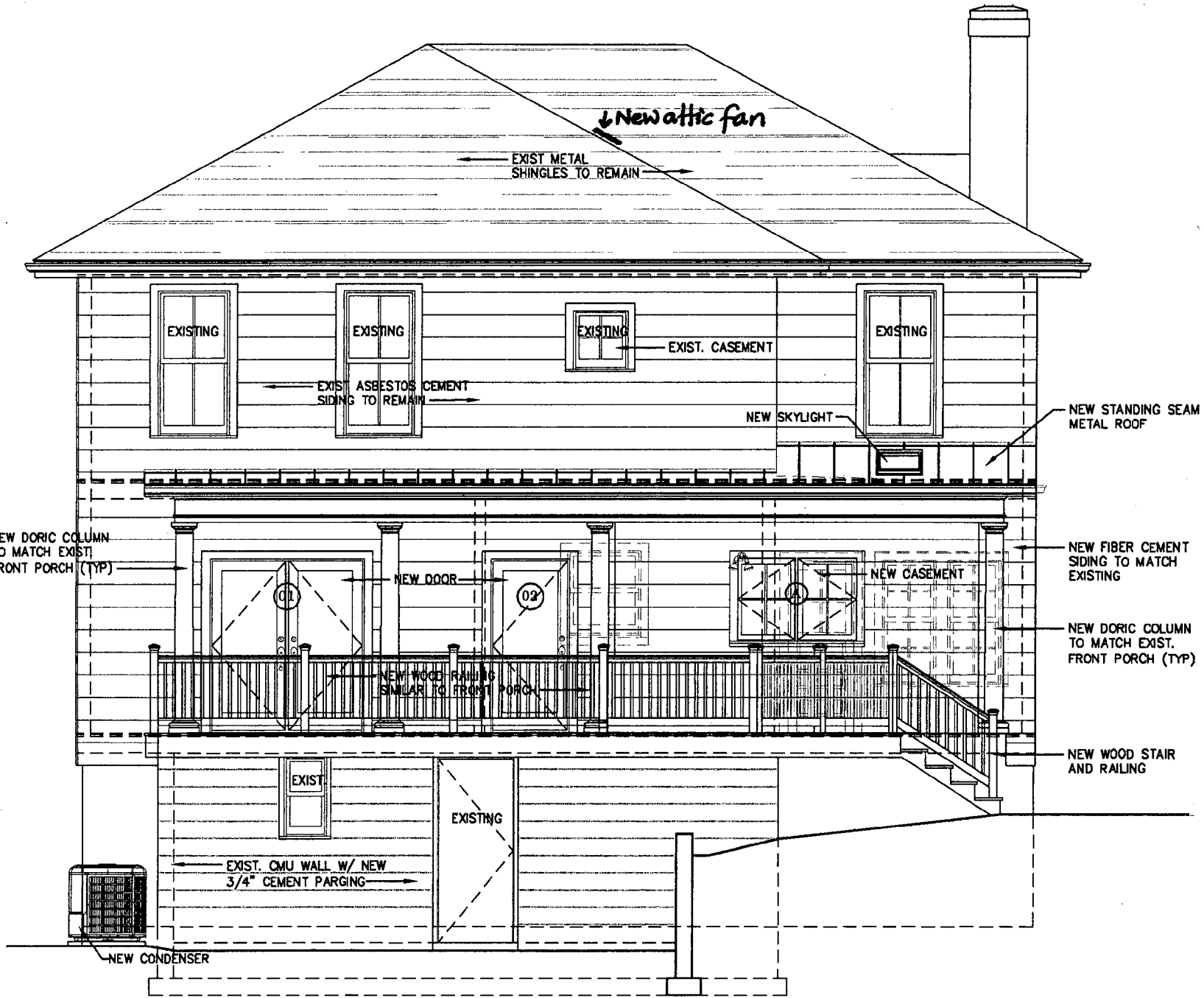
3/16"=1'-0"

KJD ARCHITECTS LLC
 4904 AURORA DRIVE
 KENSINGTON, MARYLAND 20895
 KEVIN J. DRISCOLL, A.I.A.
 (W) 301-933-1511 (F) 301-933-7268

ALTERATIONS TO THE
HUNTOON-REISER
RESIDENCE
 7211 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

PROJ. No.:
 2007-01
DATE:
 04-06-07
SCALE:
 AS NOTED

A-3



REAR ELEVATION - PROPOSED

3/16"=1'-0"

KJD ARCHITECTS LLC
 4904 AURORA DRIVE
 KENSINGTON, MARYLAND 20895
 KEVIN J. DRISCOLL, A.I.A.
 (W) 301-932-1511 (F) 301-932-7268

ALTERATIONS TO THE
HUNTOON-REISER
RESIDENCE
 7211 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

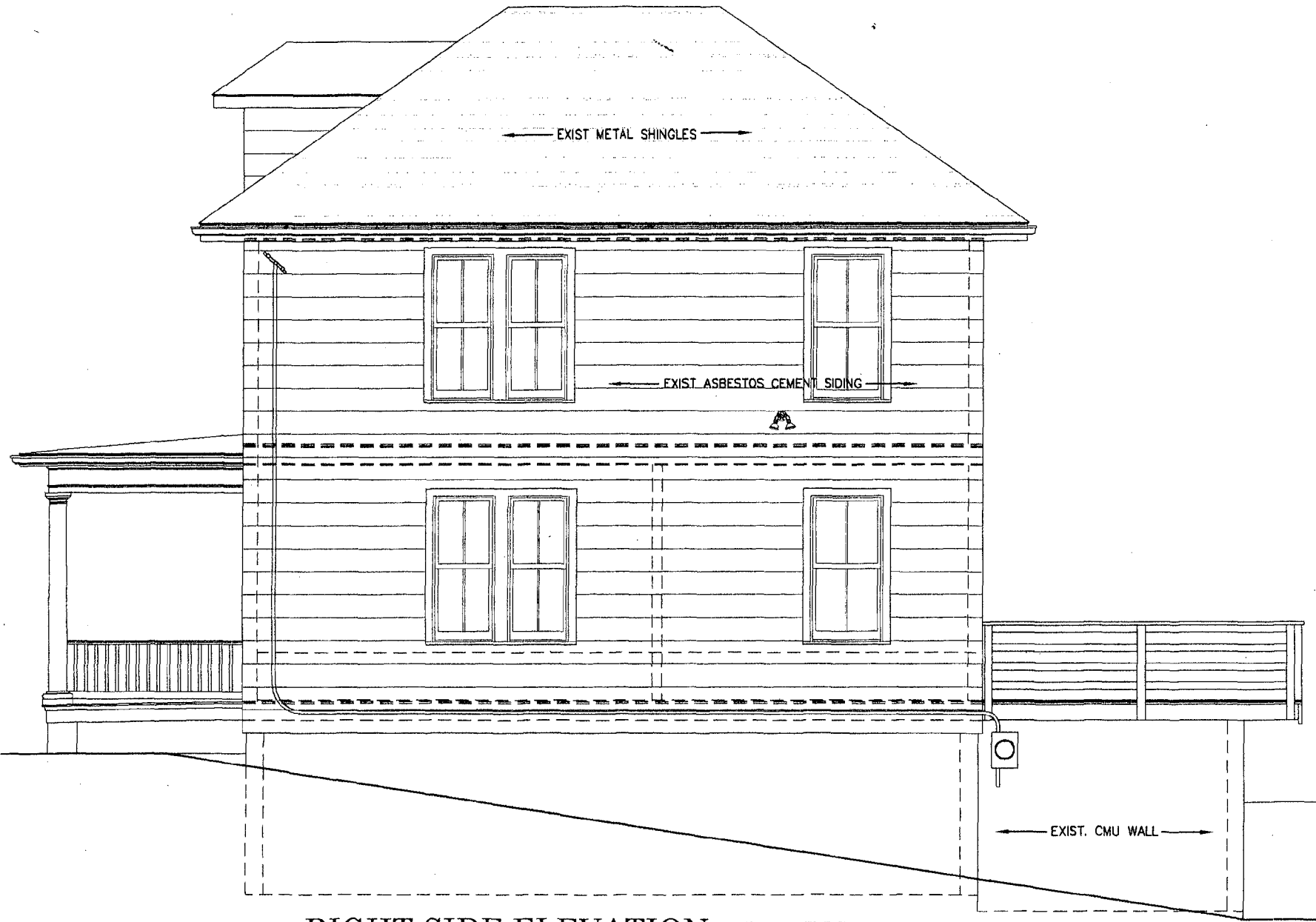
PROJ. No.:
 2007-01

DATE:
 04-06-07

SCALE:
 AS NOTED

A-4

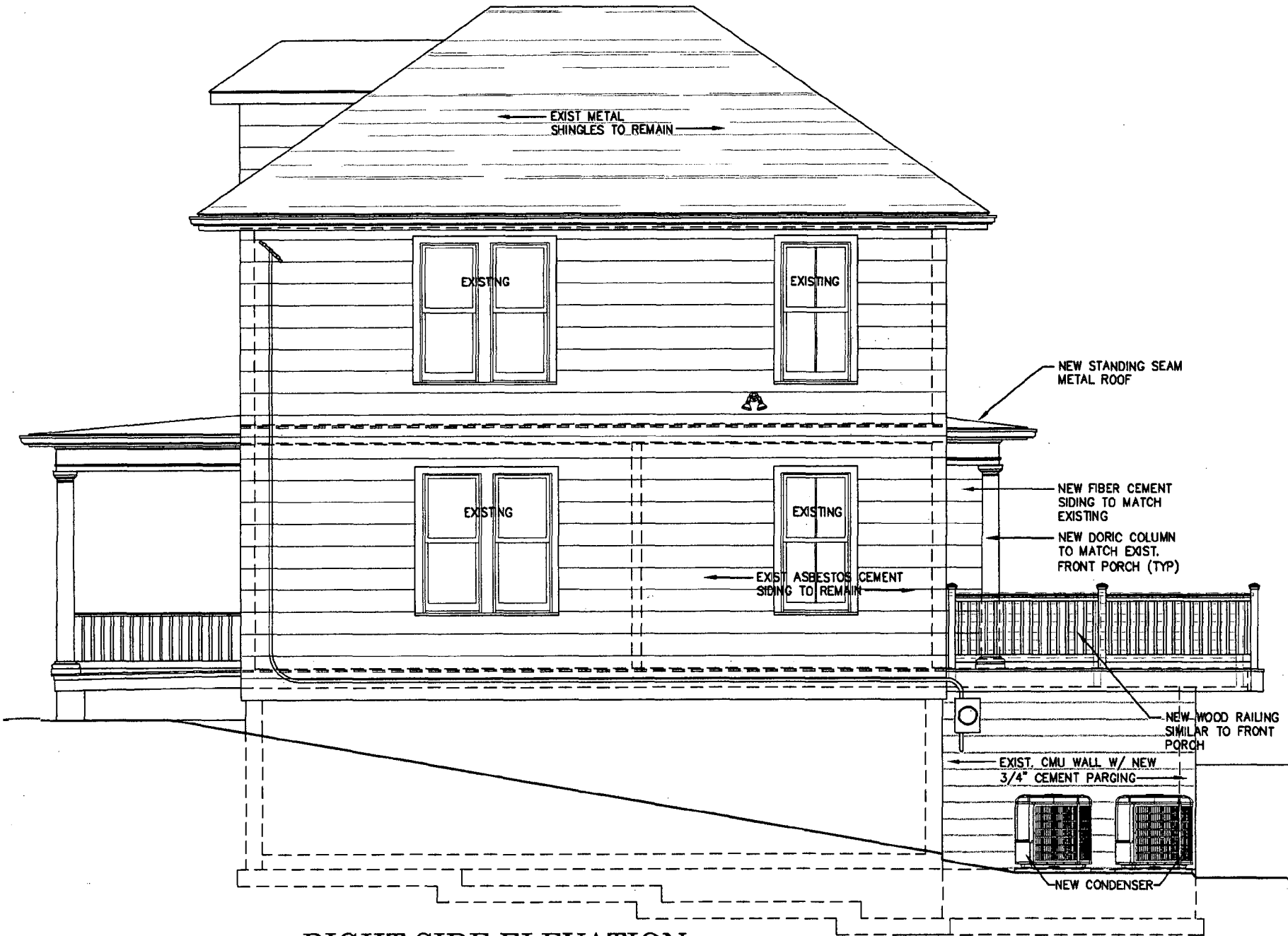
17



RIGHT SIDE ELEVATION - EXISTING
 3/16"=1'-0"

<p>KJD ARCHITECTS LLC 4904 AURORA DRIVE KENSINGTON, MARYLAND 20895 KEVIN J. DRISCOLL, A.I.A. (W) 301-933-1511 (F) 301-933-7258</p>
<p>ALTERATIONS TO THE HUNTOON-REISER RESIDENCE 7211 MAPLE AVENUE TAKOMA PARK, MARYLAND</p>
<p>PROJ. No.: 2007-01 DATE: 04-06-07 SCALE: AS NOTED</p>
<p>A-5</p>

61



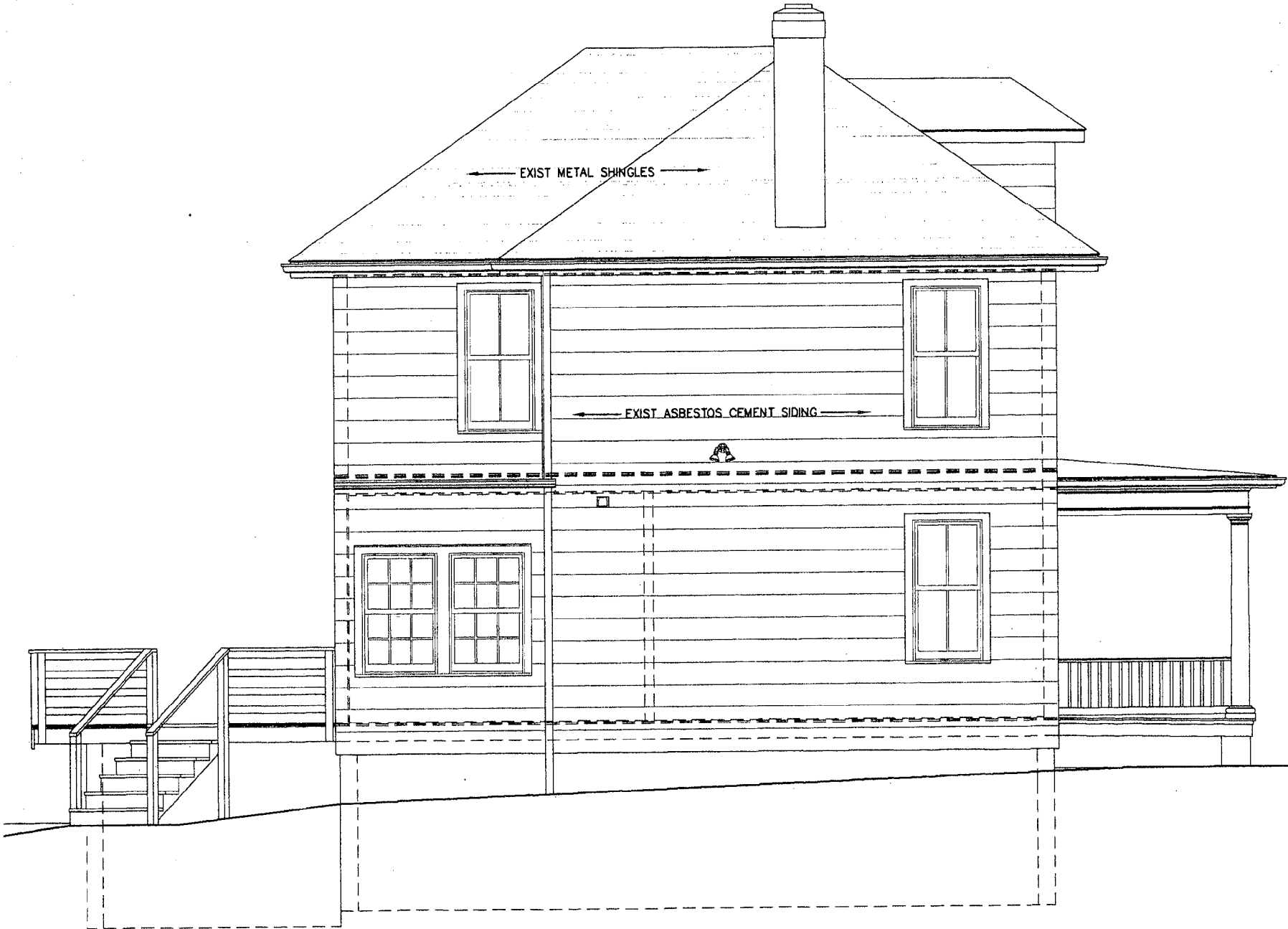
RIGHT SIDE ELEVATION - PROPOSED
 3/16"=1'-0"

KJD ARCHITECTS LLC
 4904 AURORA DRIVE
 KENSINGTON, MARYLAND 20895
KEVIN J. DRISCOLL, A.I.A.
 (W) 301-933-1511 (F) 301-933-7268

ALTERATIONS TO THE
**HUNTOON-REISER
 RESIDENCE**
 7211 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

PROJ. No.:
 2007-01
 DATE:
 04-06-07
 SCALE:
 AS NOTED

A-6



LEFT SIDE ELEVATION - EXISTING

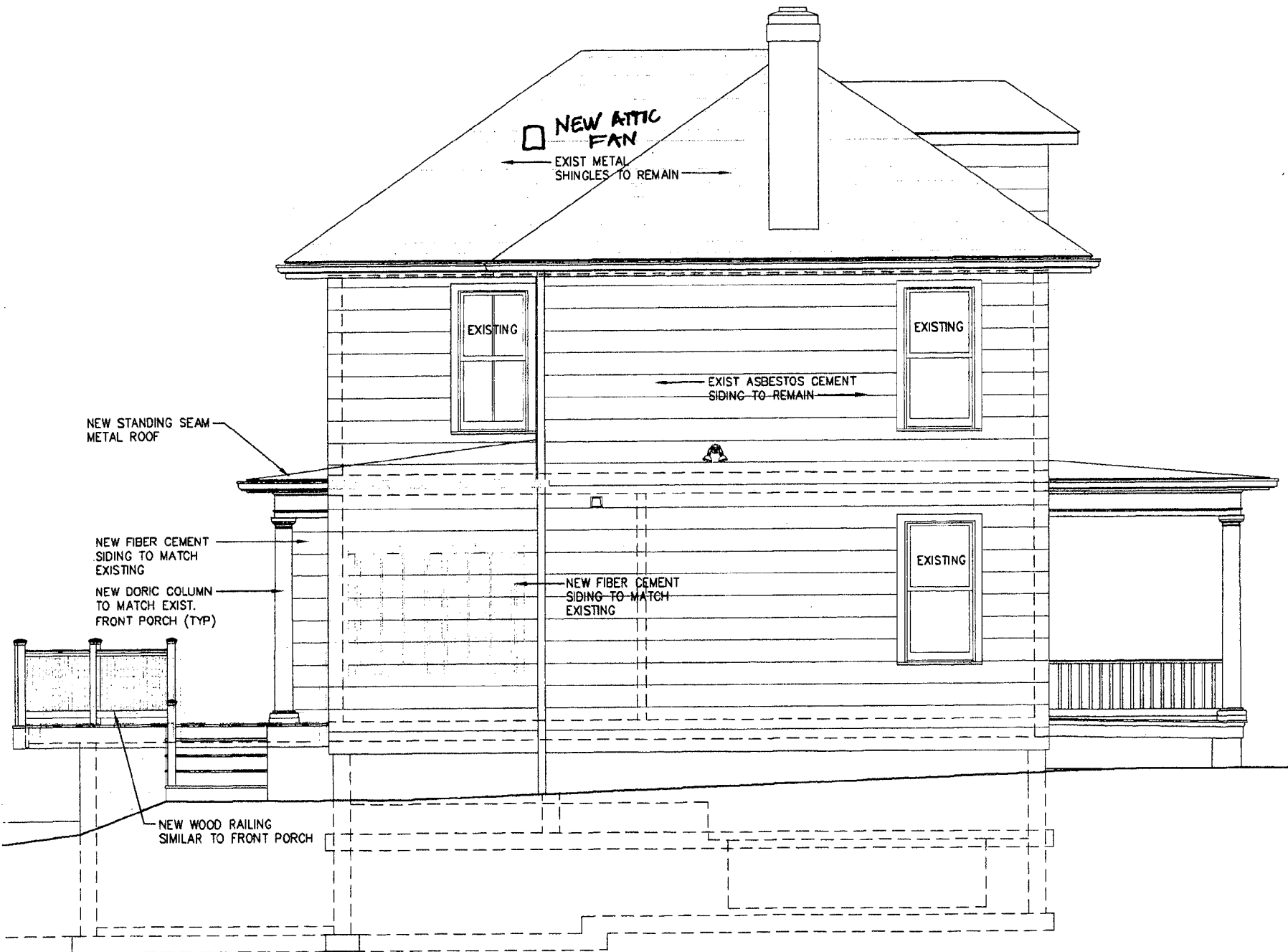
3/16"=1'-0"

KJD ARCHITECTS LLC
 4904 AURORA DRIVE
 KENSINGTON, MARYLAND 20895
 KEVIN J. DRISCOLL, A.I.A.
 (W) 301-933-1511 (F) 301-933-7268

ALTERATIONS TO THE
HUNTOON-REISER
RESIDENCE
 7211 MAPLE AVENUE
 TAKOMA PARK, MARYLAND

PROJ. No.:
 2007-01
 DATE:
 04-06-07
 SCALE:
 AS NOTED

A-7



LEFT SIDE ELEVATION - PROPOSED

3/16" = 1'-0"

21

KJD ARCHITECTS LLC

4904 AURORA DRIVE
KENSINGTON, MARYLAND 20895

KEVIN J. DRISCOLL, A.I.A.

(W) 301-933-1811 (F) 301-933-7268

ALTERATIONS TO THE
**HUNTOON-REISER
RESIDENCE**

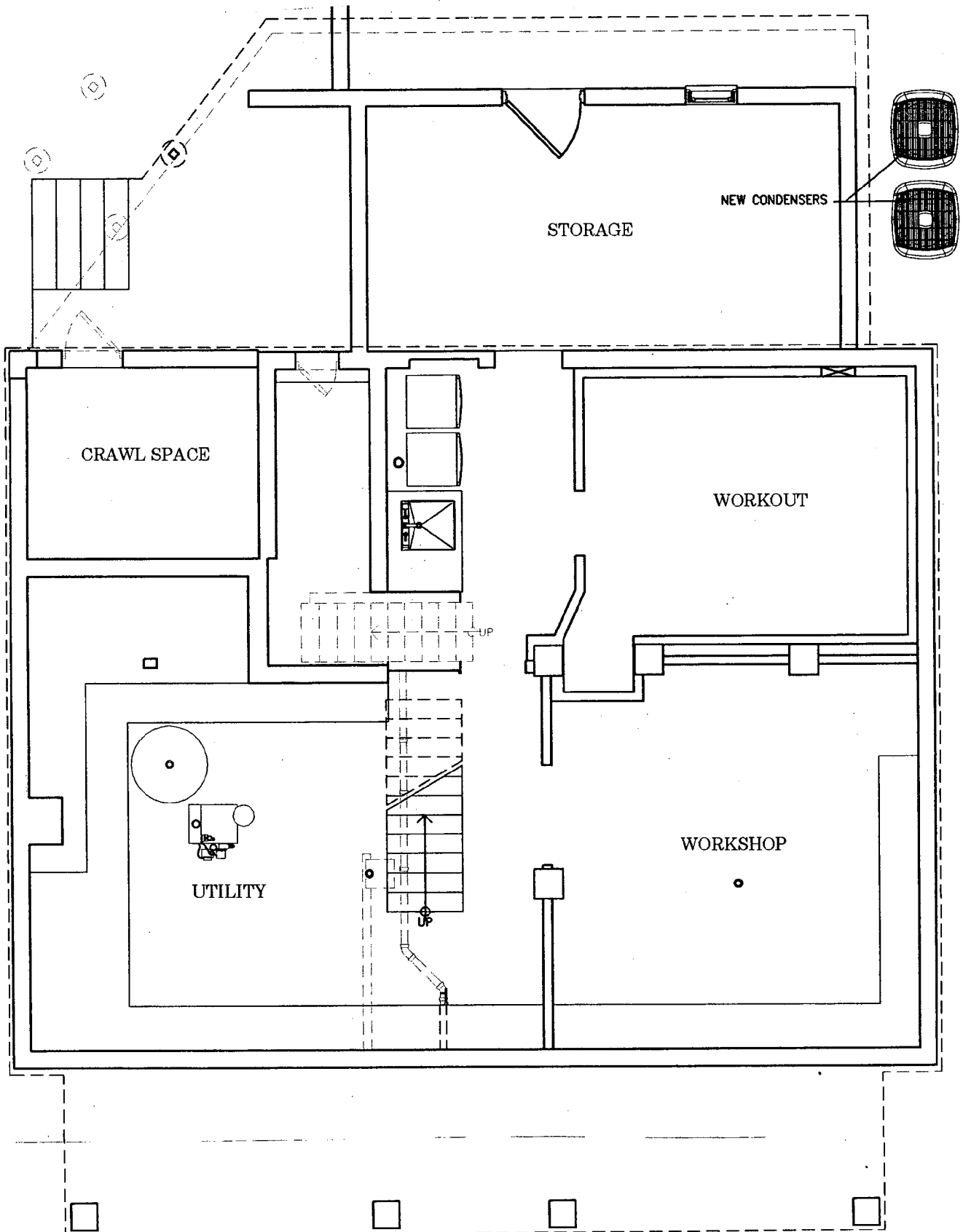
7211 MAPLE AVENUE
TAKOMA PARK, MARYLAND

PROJ. No.:
2007-01

DATE:
04-06-07

SCALE:
AS NOTED

A-8

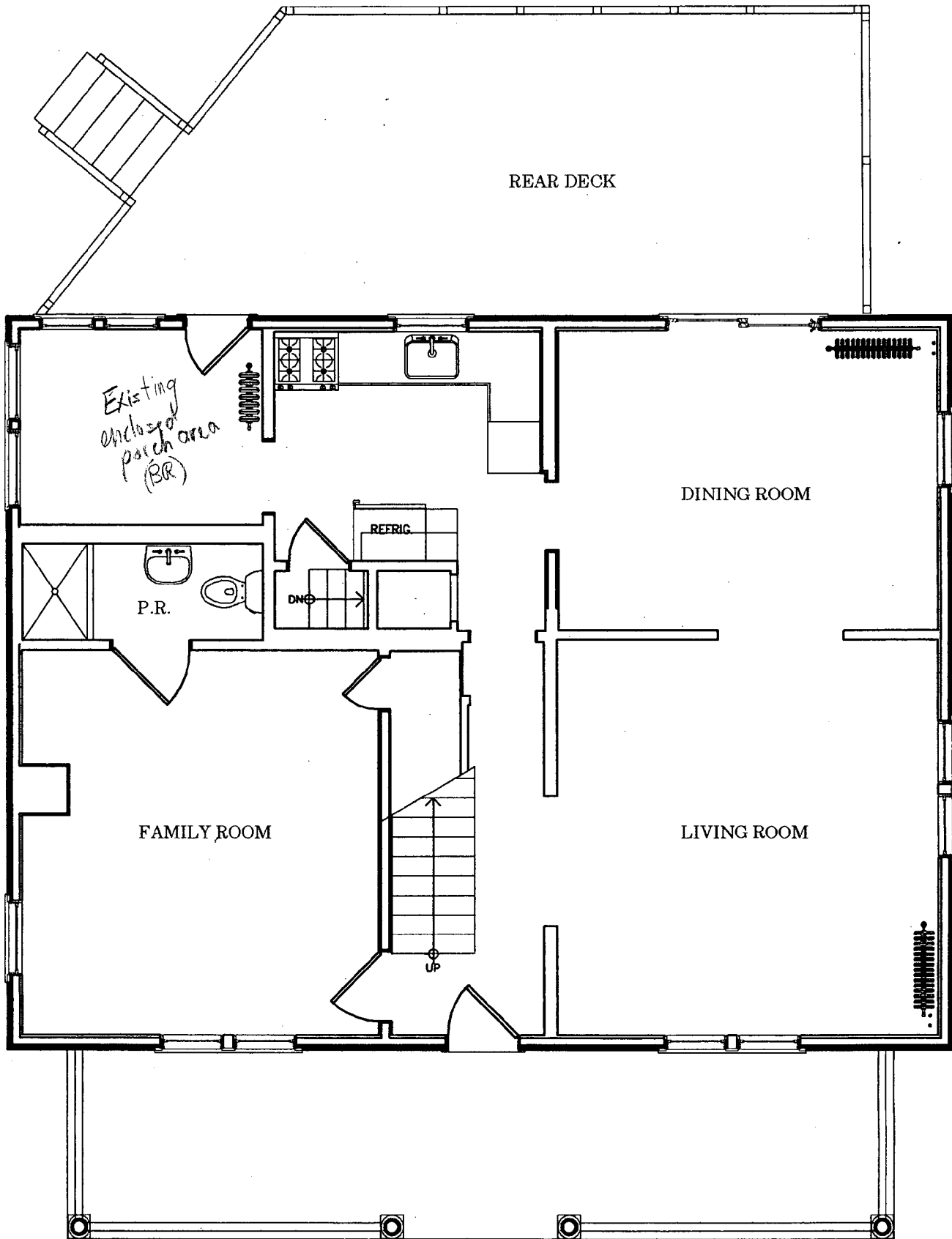


BASEMENT PLAN

3/16" = 1'-0"

A-10	AS NOTED	PROJ. No.: 2007-01	ALTERATIONS TO THE HUNTOON-REISER RESIDENCE 7211 MAPLE AVENUE TAKOMA PARK, MARYLAND	KJD ARCHITECTS LLC 4904 AURORA DRIVE KENSINGTON, MARYLAND 20895 KEVIN J. DRISCOLL, A.I.A. (W) 301-933-1511 (F) 301-933-7268
	DATE: 04-03-07 SCALE: AS NOTED			

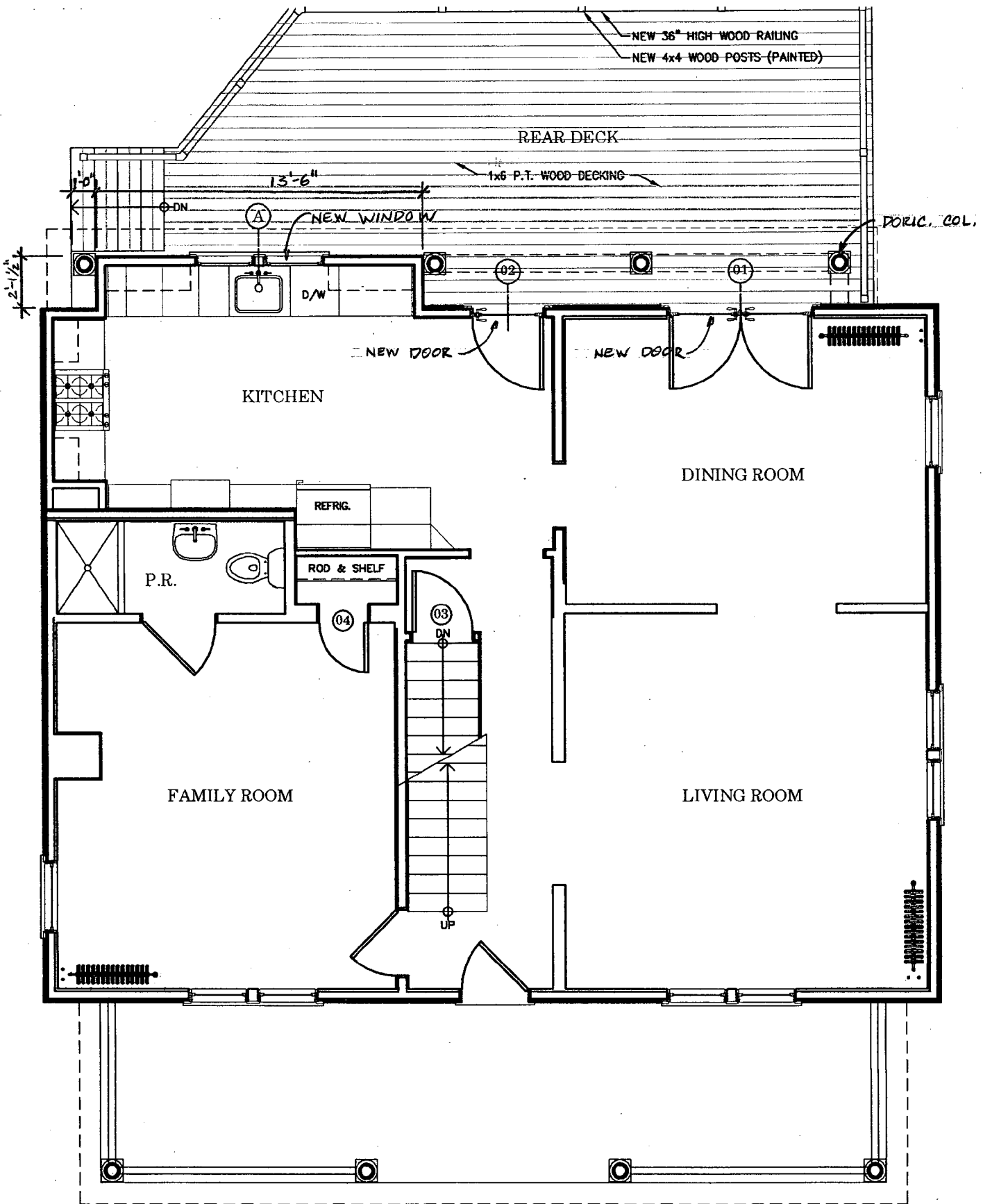
27



FIRST FLOOR PLAN - EXISTING

3/16"=1'-0"

A-1	AS NOTED	SCALE:	DATE: 04-03-07	PROJ. No.: 2007-01	ALTERATIONS TO THE HUNTOON-REISER RESIDENCE 7211 MAPLE AVENUE TAKOMA PARK, MARYLAND	KJD ARCHITECTS LLC 4904 AURORA DRIVE KENSINGTON, MARYLAND 20895 KEVIN J. DRISCOLL, A.I.A. (W) 301-933-1511 (F) 301-933-7268
						23



FIRST FLOOR PLAN - PROPOSED

3/16"=1'-0"

A-2	PROJ. No.: 2007-01	ALTERATIONS TO THE HUNTOON-REISER RESIDENCE 7211 MAPLE AVENUE TAKOMA PARK, MARYLAND	KJD ARCHITECTS LLC 4904 AURORA DRIVE KENSINGTON, MARYLAND 20895 KEVIN J. DRISCOLL, A.I.A. (W) 301-933-1511 (F) 301-933-7268
	DATE: 04-03-07 SCALE: AS NOTED		

24

WINDOW SCHEDULE

All windows specified are manufactured by Marvin Windows.
All units shall be provided with:

1. 5.25" x 3.5" flat casing on the exterior unless noted otherwise.
2. Glass shall be standard double insulated Low E II with Argon (U=.33) high performance glazing.
3. Window to be provided with screen and 7/8" true divided lites in configuration as indicated on the elevations.
4. Provide standard jamb depth.

TYPE A: Twin Double Casement Window
Model # WCM 2840

DOOR SCHEDULE

Notes:

1. Provide tempered double insul. Low-E glass with argon in all exterior doors.
2. Provide all exterior doors with 1.25" x 3.5" flat casing on the exterior.
3. Provide all exterior doors with true divided lites in configurations as indicated on the elevations.
4. All new interior wood doors to match existing solid raised panel wood unless noted otherwise.
5. Provide hardware to match existing house standard.

No.1: (Pair) 2-3'-0" x 6'-8" x 1 3/4" Exterior Inswing French Door
Marvin Model # WUIFD 6068 XXL

No.2: 3'-0" x 6'-8" x 1 3/4" Exterior Inswing French Door
Marvin Model # WUIFD 3068 XL

No.3: 2'-6" x 6'-8" x 1 3/8" Raised Panel Wood Door.

No.4: 2'-0" x 6'-8" x 1 3/8" Raised Panel Wood Door.

KJD ARCHITECTS LLC
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ALTERATIONS TO THE
HUNTOON-REISER
RESIDENCE
7211 MAPLE AVENUE
TAKOMA PARK, MARYLAND

PROJ. No.:

2007-01

DATE:

04-03-07

SCALE:

AS NOTED

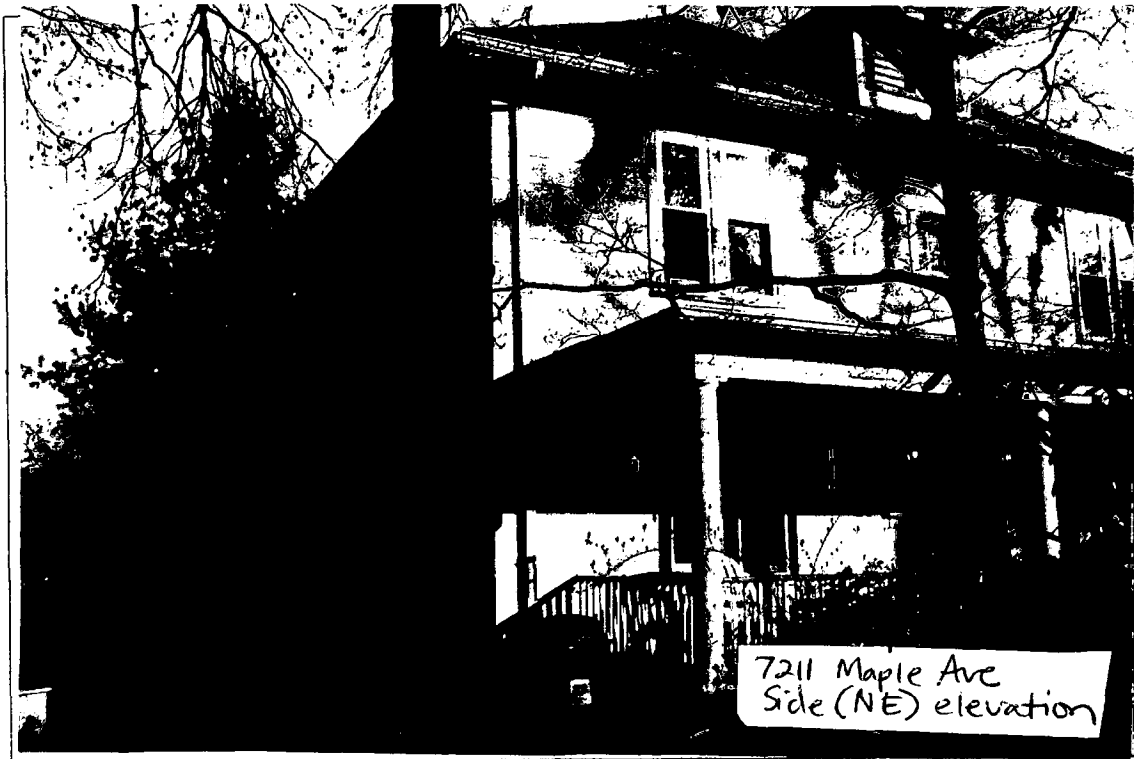
A-9

Existing Property Condition Photographs (duplicate as needed)



7211 Maple Ave
Front (NW) elevation, as seen
from Maple Ave.

Detail: view of house as seen from Maple Ave



7211 Maple Ave
Side (NE) elevation

Detail: _____

Existing Property Condition Photographs (duplicate as needed)

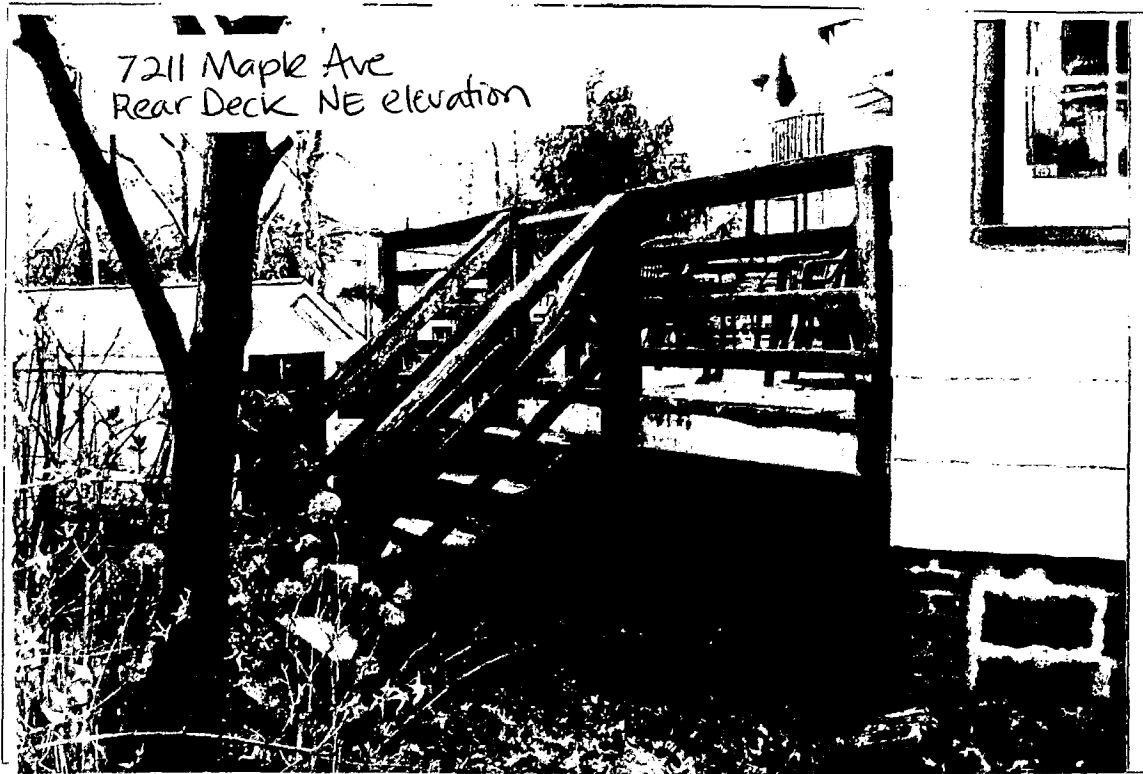


Detail: _____



Detail: _____

Existing Property Condition Photographs (duplicate as needed)

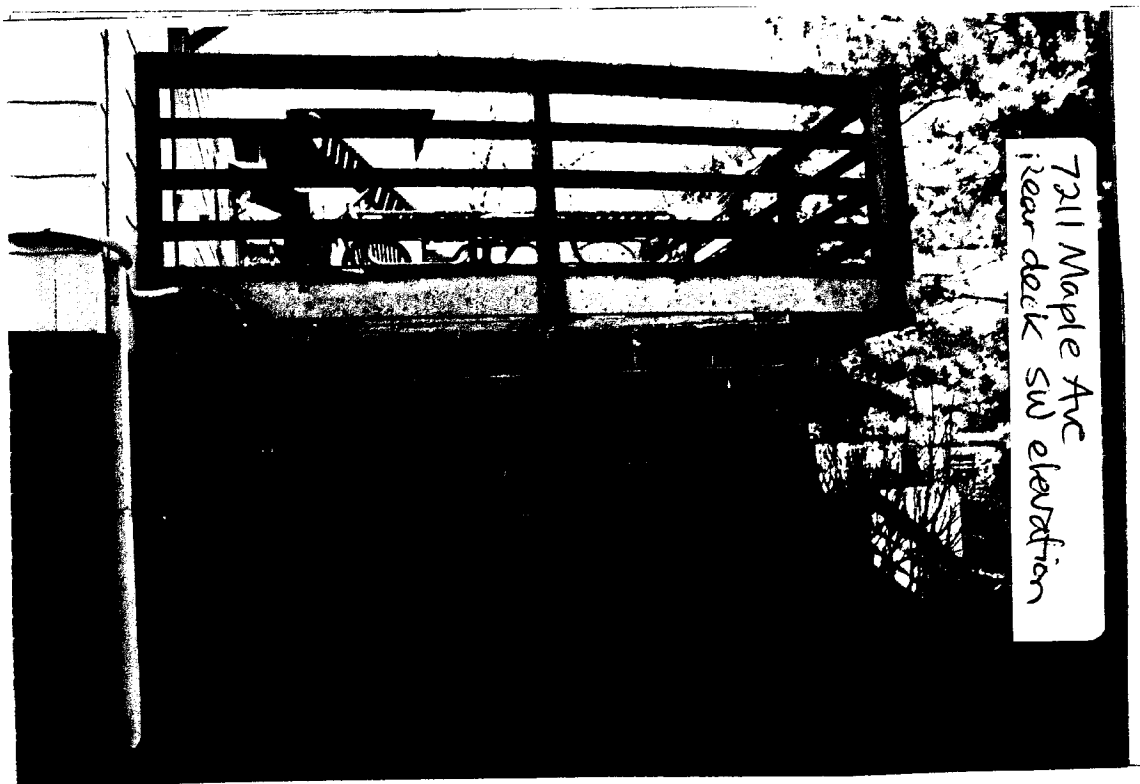


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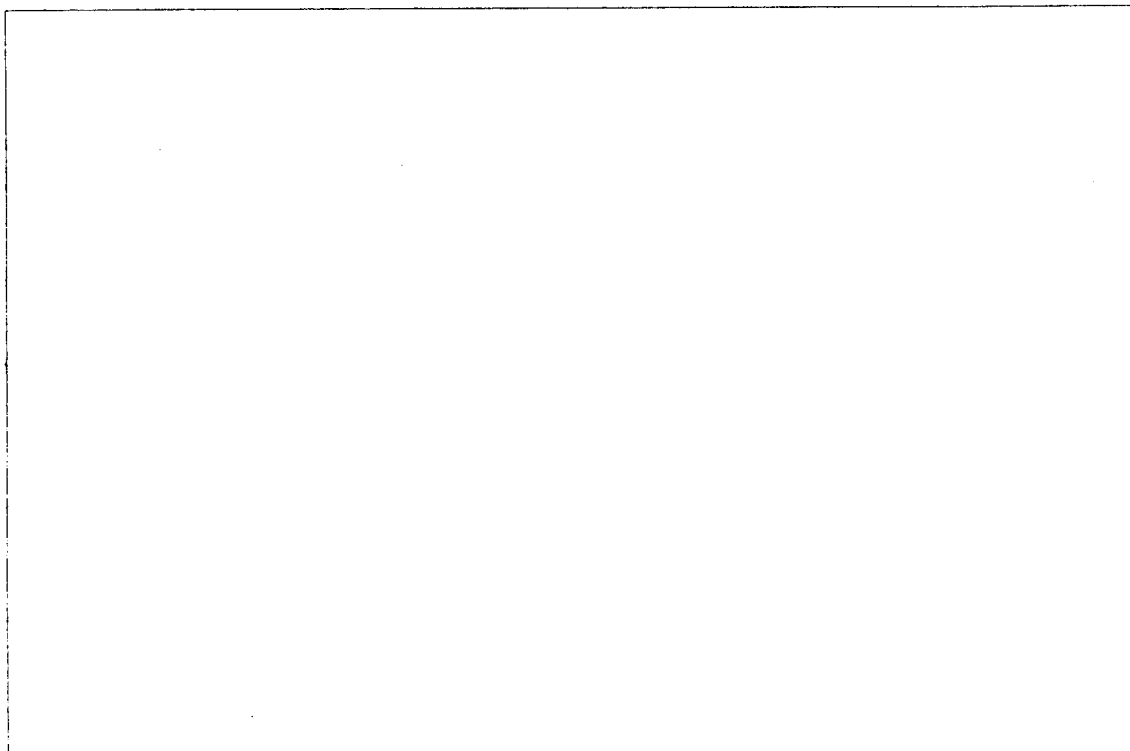


Detail: Closed-in porch - new "breakfast room"

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: view of house as seen from Maple Ave.



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Existing Property Condition Photographs (duplicate as needed)

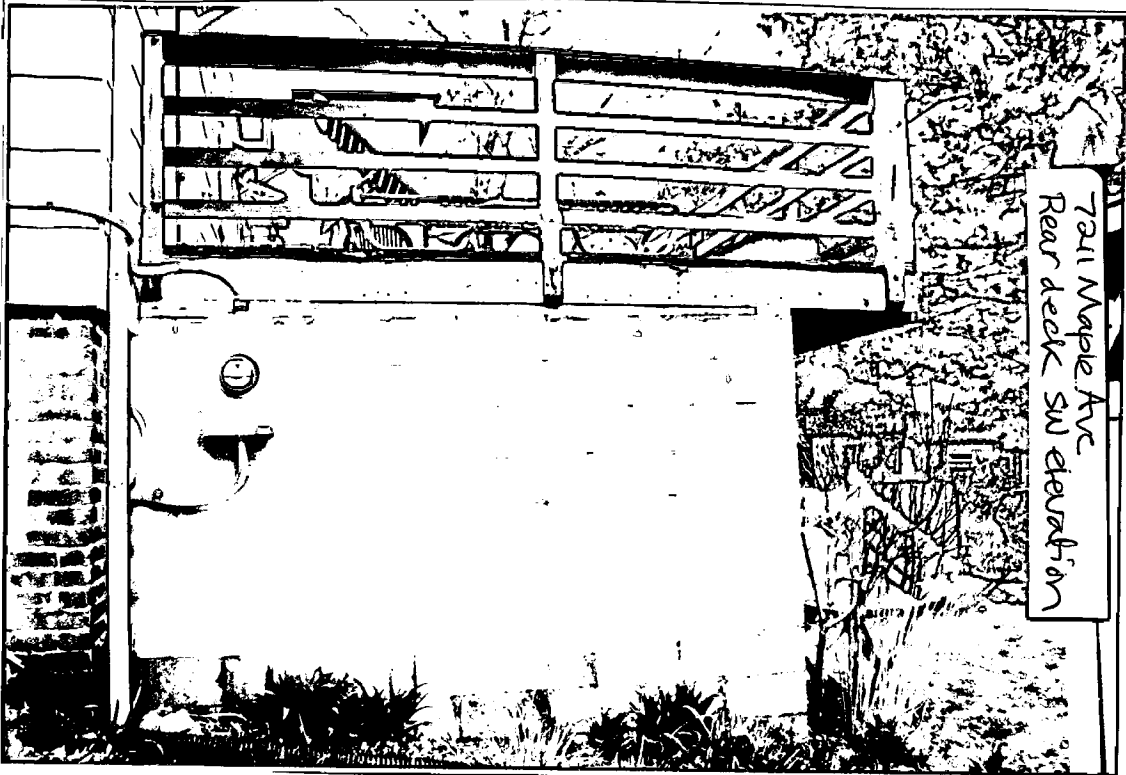


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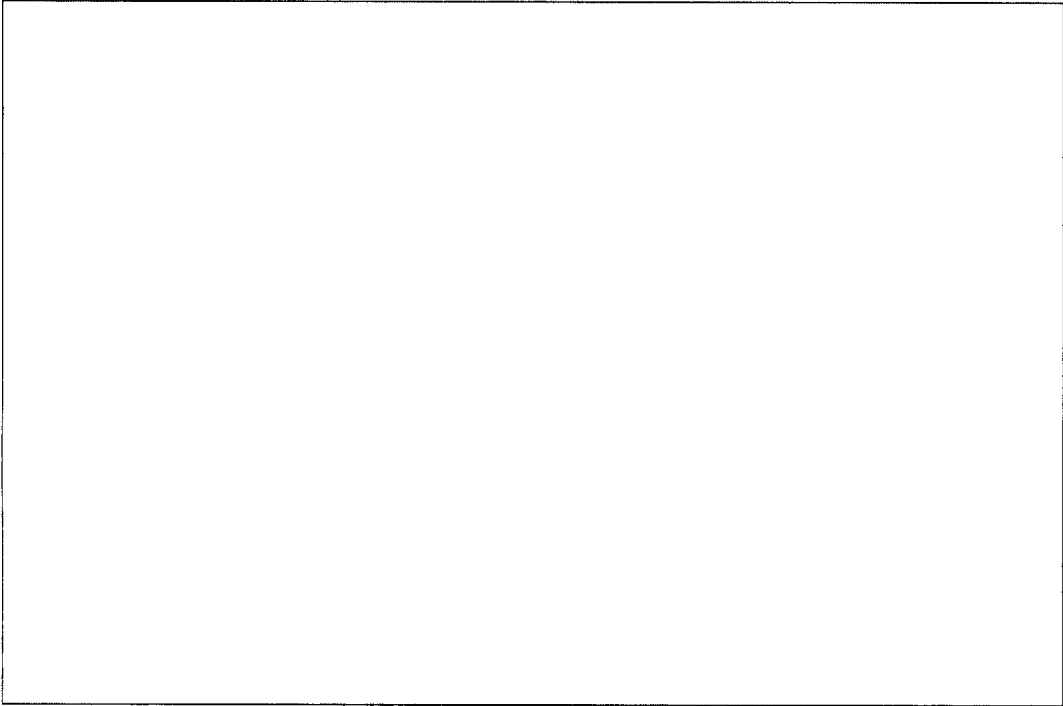


Detail: Closed-in porch - Now "Breakfast Room"

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

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THE HISTORIC PRESERVATION COMMISSION

- - - - - X
- :
PUBLIC HEARING - :
Rachel Carson Greenway Trail :
Corridor Plan :
- - - - - X
- :
HISTORIC AREA WORK PERMIT - : HPC Case No. 29/38-05A
8311 Comanche Court :
- - - - - X
- :
HISTORIC AREA WORK PERMIT - : HPC Case No. 35/36-05B
4721 Essex Avenue :
- - - - - X
- :
HISTORIC AREA WORK PERMIT - : HPC Case No. 14/63-05A
4901 Warfield Road :
- - - - - X
- :
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05U
7211 Maple Avenue :
- - - - - X
- :
HISTORIC AREA WORK PERMIT - : HPC Case No. 30/13-05A
10909 Montrose Avenue :
- - - - - X
- :
SUBDIVISION - :
17700 White Ground Road :
- - - - - X

A meeting was held on May 11, 2005, commencing at
7:30 p.m., in the MRO Auditorium at 8787 Georgia Avenue,
Silver Spring, Maryland 20910, before:

Deposition Services, Inc.
6245 Executive Boulevard
Rockville, MD 20852
Tel: (301) 881-3344 Fax: (301) 881-3338
info@DepositionServices.com www.DepositionServices.com

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Kimberly Prothro Williams

Caroline Alderson

Lynn B. Watkins

Lee Burstyn

Jeff Fuller

Steve Breslin

Nuray Anahtar

David Rotenstein

ALSO PRESENT:

Michele Oaks

Tania Tully

Gwen Wright

Anne Fothergill

APPEARANCES

STATEMENT OF:

PAGE

Lynn Coleman	4
Wayne Goldstein	17
Fran Haywood	19
Robin Zie	22
John Sertia	25
Nancy Everett	47
Robert Pollard	48
Lisa Ringland	60
Ted Ross	68
Connie Ross	68
David Reiser	81
Jane Treacy	85
Damian Salvatore	89
Stephanie Salvatore	89
Paul Sun	96
Pat Smith	103

1 MR. FULLER: Thank you.

2 MR. ROSS: Thank you very much for your time.

3 MS. O'MALLEY: All right. We are now up to Case
4 H, 7211 Maple Avenue. Can we have staff report, please?

5 MS. OAKS: Yes. The subject proposal at 711 Maple
6 Avenue is a contributing resource within the Tacoma Park
7 Historic District. The applicants are proposing to
8 construct a one-story addition at the rear of the house and
9 clad it in wood clabber siding and sheaved with a standing T
10 metal roof and demolish the existing rear wood deck and
11 construct a new wood deck at the rear of the house. They
12 are also looking to replace the existing asbestos siding
13 with wood clabber siding, remove all of the shutters from
14 the front facade that are not original. As you can see here
15 they don't conform to the window openings.

16 Replace the incompatible non-historic front door
17 with a new wood front door which is more compatible with the
18 style of the house. Demolish and reconstruct an enclosed
19 porch at the rear of the house. This new space will have a
20 new head roof structure and clad in standing T metal, and
21 replace all of the existing windows on the house with new
22 wood insulated windows. I will go item by item. Staff is
23 supportive of the proposed one story addition at the rear of
24 the house. We feel that it is compatible with the existing
25 architectural detailing and it will not negatively impact

1 the historic character, defining features.

2 We encouraged the removal of asbestos, the siding
3 and the repair and repair and isolated replacement of the
4 existing wood siding underneath, and after talking with the
5 applicants and their architects when I had prepared the
6 staff report, it was clarified that the goal is not holistic
7 replacement, that they're just going to repair and replace
8 as needed. The removal of the shutters, they are not
9 original to the house. They are not consistent with the
10 size of the current window openings and they are pasted onto
11 the house, so we supported that.

12 The front door, the current, or the subject
13 replacement that they're proposing is a six light single
14 pane old wood door that's typical of the Craftsman style,
15 and we all know that many colonial or bible houses of this
16 period typically had Craftsman details. But we would
17 encourage the applicant to install retisional glazed panel
18 colonial revival door on the house, and I'd attached in a
19 separate were some suggested examples, more a proportionary
20 paneled door is what we would recommend. We certainly are
21 not requiring this as a condition of approval. We're
22 recommending it as a condition of approval. And we
23 certainly could work with them at that level, for that
24 detail. In terms of the enclosed porch at the rear, we
25 think that this section of the house has already been

1 altered and we feel the proposed modifications will not
2 negatively impact the historic fabric of the building.

3 And finally, regarding a replacement of the
4 existing windows on the house with new wood insulated
5 windows, the applicant is proposing to replace all of the
6 window sashes with new wood insulated Marvin window sashes
7 and new jamb liners. They are proposing replacement of the
8 one over one and two over two single pane double hung wood
9 windows with wood double pane one over one and two over two
10 true divided light wood windows respectively. The proposed
11 new two over two windows will closely match the original
12 muttons. The existing muttons are one and three quarters
13 inch wide, and that the applicants are proposing to replace
14 them with a Marvin window which has a one and eleventh 16 of
15 an inch wide mutton, which is 1/16 of an inch different in
16 mutton profile. This holistic replacement of these windows
17 are based upon the risk assessment and low abatement reports
18 that have been received for their house, and after interim
19 controls have been implemented and you can see those reports
20 in your staff report.

21 Based on all of these issues, we feel that, and
22 also based on their decision on the 49 L Street case which
23 also was a contributing resource for the Tacoma Historic
24 District, we believe that the applicants have sufficiently
25 explored abatement and rehabilitation alternative and

1 provided the commission with this documentation, and we
2 support the replacement of these windows because the one
3 over one windows are more easily replicated and the two over
4 two windows are being replaced with matching sashes of
5 similar mutton thicknesses, and the size of the window
6 openings are not being altered.

7 With that said, we are recommending approval with
8 two conditions. The first condition is that when the
9 applicant removes the asbestos siding from the house, they
10 will provide a condition assessment of the exposed wood
11 siding for review, and staff will make a determination if,
12 you know, how much replacement is needed for wood siding.
13 And number two, that the size of the window openings will
14 not be altered during the sash replacement.

15 And you'll see in front of you a photo of the
16 front alteration of the house, and again, you can see the
17 asbestos siding and the non-historic shutters on the front
18 facade. You will notice also on the front facade that you
19 can also see in the drawings in the staff report that the
20 front facade has all one over one windows. The two over
21 twos have been replaced. This is a side view of the house,
22 it's left side view. And again, your drawings are accurate,
23 your existing condition and proposed drawings are accurate
24 in terms of the sashes and the two over two versus one over
25 one. Another view of the house. Another side elevation,

1 and a rear, you can see the two over twos. And the
2 applicant and the architect is here this evening, and I'll
3 be happy to entertain any questions you might have.

4 MS. O'MALLEY: Questions for staff?

5 MS. ALDERSON: Just one. You may not be able to
6 answer it, it may just be something the applicant could
7 answer. We're observing a terrific intervention to remedy
8 past wrongs, it's just wonderful. Has the possibility of
9 replacing the vent in the attic to bring back the symmetry
10 of the front been explored?

11 MS. OAKS: We did talk about that in one of our
12 meetings. We'll have the applicant discuss that verbally.

13 MR. REISER: If I could just answer Commissioner
14 Alderson's question first. We did talk about that. We'd
15 like to do that. What we were told when we bought the house
16 was one of the first things we need to do was to make sure
17 that the attic fan ventilation was working to preserve the
18 metal roof, and so we got that set up with the thermostat so
19 that it operates automatically. But we'd like to do that.
20 It's just, when we bought the house one of our neighbors
21 across the street said you have a lot of work to do. We're
22 sort of starting where we are. You've been here a long time
23 tonight. I'm sorry.

24 MS. O'MALLEY: Let me just ask you to state your
25 name for the record.

1 MR. REISER: I'm sorry. For the record, I'm David
2 Reiser, my wife is at home. This is Jane Treacy who's our
3 architect. There's a lot that I could say, but the only
4 thing I'd like to say right now is that we have been very
5 happy with the assistance of the staff. We are asking for
6 approval with the conditions proposed in the staff report.
7 Our proposed substitute door was based on a kind of a not
8 scientific, but fairly comprehensive survey of similar kinds
9 of houses in the area, but we're happy to work with the
10 staff on identifying a door that's more consistent with the
11 period. The only other thing I would just point out,
12 Commission Breslin, is if these are sash replacements that
13 we're proposing, and the two over two windows are all on the
14 side and the back of the house, and so the front is all one
15 over one, and so to the extent that there was a 16th of an
16 inch difference in muttons, it's not the part of the house
17 that's visible from the public right of way.

18 MR. BRESLIN: So you're going to replace the front
19 sashes with one over ones?

20 MR. REISER: Yes.

21 MR. BRESLIN: Did you consider replacing with two
22 over twos?

23 MR. REISER: We considered that and it appears to
24 us that what somebody did at some point, and it may have
25 been because of a fire that we're told occurred shortly

1 after the house was built, that would have involved, I think
2 actually replacing the whole window frame. It appears to us
3 that the middle part, and I'm not using the correct
4 architectural term, but the divider between the two windows
5 is probably bigger than it was originally, and my perception
6 that we were more likely to err if we tried to do something
7 that was more ambitious rather than to replace the windows
8 as they currently exist.

9 At this point we're asking for approval of the
10 proposal that we've made for a very practical reason which
11 is that we really can't open the windows. We've talked to
12 neighbors and what we understand, and I think this is part
13 of the reason why it's been so hard to open them, the people
14 who lived there for some 40 years before us, apparently did
15 not open the windows. They were very nice and they took
16 very good care of the house, but they've basically just been
17 allowed to be painted shut over and over again. And as a
18 practical matter it would be hugely advantageous to us to be
19 able to get some ventilation s designed in the house before
20 it gets really hot. I think it would probably look better
21 if we made all of the windows consistent, but we're asking
22 that the commission approve it as proposed.

23 MS. O'MALLEY: Are there other questions? I just
24 wanted to make one quick comment, and that is on your roof,
25 I was at a conference this weekend and they were discussing

1 metal roofs and they said that the absolute best thing to
2 preserve a metal roof was to keep it painted, and don't ever
3 put tar on it.

4 MR. REISER: We were told that it was painted two
5 years ago and we're aware that we have to be very vigilant
6 about that, and I'm happy to work with the staff. If
7 anybody has anymore concrete suggestions about how to fix
8 the louver, we don't like it either.

9 MR. FULLER: I guess from my perspective, I think
10 the applicant, as staff has pointed out in their report, the
11 applicant has demonstrated that they have addressed the
12 issue of the presence of lead, and this is a contributing
13 resource, and so I think that this is somewhat of a
14 different scenario than some of the other cases where we've
15 denied that the wholesale replacement of windows, so from my
16 perspective, I would move that we approve Case 37-03-05U
17 based on the staff report with the two conditions as stated.

18 MR. BRESLIN: Let me make it very clear for the
19 record. This is another sash replacement, not a window
20 replacement.

21 MS. O'MALLEY: Is there a second on the sash
22 replacement?

23 MR. BRESLIN: I'll second that.

24 MS. O'MALLEY: Any more discussion?

25 MS. ANAHTAR: Yeah, I have a question actually.

1 Are you enclosing all the space below the new deck? I see a
2 door in there and some kind of thing over there. This rear
3 elevation shows --

4 MS. TREACY: Yes, it does have a, like a horizontal
5 board enclosure under the deck.

6 MS. ANAHTAR: And a door.

7 MS. TREACY: Pardon?

8 MS. ANAHTAR: So same material with the --

9 MS. TREACY: The deck material is cedar.

10 MS. O'MALLEY: Any other discussion? All in favor
11 raise your right hand. Thank you for your work with the
12 staff. It's approved unanimously. The next case that we'll
13 hear is I, 10909 Montrose Avenue in Garrett Park. Staff
14 report when you're ready.

15 MS. OAKS: Okay. 10909 Montrose Avenue is an
16 outstanding resource within the Garrett Park Historic
17 District. This is a colonial revival/Craftsman Chevy House
18 in the historic district which many of the parishioners may
19 remember the significance of the Chevy House is within the
20 district. This is a one story three B dwelling and it's
21 clad in German lap siding with an asphalt shingle roof, and
22 the roof is detailed with a birch chimney and a jerkin head
23 gable. The house is set upon rusticated concrete block
24 foundation and is organized with a projecting gable porch.
25 This porch contains large square columns detailed with

WOOD ULTIMATE INSWING FRENCH DOOR

UNIT FEATURES

Frame:

- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir
- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system. Thickness: .100" (2.5). Beige color, optional: bronze color. White Oak [Mahogany] [Cherry] interior sill liner.

Panel:

- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir
- Panel thickness: 1 3/4" (44)
- Top rail and stile width: 4 3/4" (121)
- Sidelite stile width: 3" (76)
- Bottom rail height: 8 1/8" (206)
- Locking stiles contain laminated veneer lumber (LVL) core with clear pine veneers
- Removable interior vinyl glazing bead with wood glazing cap

Interior and exterior finish:

- Standard: treated bare wood Optional: white primed (pine only)

Hardware:

- Hinges: Three adjustable hinges on 6/6 and 6/8 heights; four on 7/0 and 8/0 heights. Standard finish: Satin Taupe. Optional powdercoat finish: Gold Tone, Dark Bronze, Silver Frost, White. Optional metal finish: Brass PVD, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel PVD. Optional butt hinge. Finish: Brass, Oil Rubbed Bronze, Satin Chrome, and Satin Nickel, and Solid Brass with non-removable pin.
- Optional lever handle set: Active, inactive and dummy: Powdercoat finishes: Satin Taupe, White, Metal finishes: Brass PVD, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel PVD. For additional handle styles and options contact your Marvin representative.
- Locking system - active panel: Marvin exclusive concealed multipoint with stainless steel head and foot bolts activated from lever handle, keyed. Inactive panel: manual stainless steel head and foot bolts. Optional: concealed multi-point activated from lever set.

Weatherstripping:

- Weatherstrip: Head jamb and side jamb to have two sets of bulb weatherstrip maintaining contact with door panels. Color beige, optional: black. Threshold to have bulb weatherstrip maintaining contact with bottom of panel. Color: beige, optional black. Vinyl panel drip applied to bottom rail. Color beige, optional black. Painted aluminum water shed at sill. Color beige, optional: bronze.

Jamb Extension:

- Jamb extensions available factory applied up to 9 9/16". Other sizes shipped loose. Jamb extension may affect door swing.

Insect Screens:

- Optional Aluminum Top Hung Sliding Screen available for many operations with adjustable roller assembly and replaceable bottom guide.
- Optional Aluminum Swinging Screen with interior/exterior die cast handles, screen closer, and extruded aluminum hinges: black
- Extruded aluminum frame colors: Stone White, Bahama Brown, Bronze, Pebble Gray, or Evergreen. Select and Custom Colors available
- Full screen standard mesh: 18 x 16 charcoal fiberglass, contact your Marvin representative for additional screen mesh options.

Combination Storm / Screen:

- Panel thickness: 1 1/16" (27)
- Tempered glass insert with Stone White aluminum surround. Optional surround: Bahama Brown, Bronze, Pebble Gray
- Screen insert with Stone White aluminum surround. Standard screen mesh is 18 x 16 charcoal fiberglass, contact your Marvin representative for additional screen mesh options. Optional surround: Bahama Brown, Bronze, Pebble Gray
- Hardware: Solid brass handle with bright brass hinges and strikes. Three hinges on 6/5 and 6/8 heights, four hinges on 7/0 and 8/0 heights.

Removable interior grilles:

- Bar: Pine wood 3/4" (19) or 1 1/8" (29)
- Pattern: Rectangular, custom lite layouts available. Contact your Marvin representative.

Interior / Exterior Simulated Divided lites (SDL):

- Interior and exterior bar: 7/8" (22) or 1 1/8" (29) wide. Pine wood standard. Optional: mahogany, vertical grain Douglas fir. Finish to match panel surface
- Insulating glass units available with or without aluminum spacer in airspace
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

Grilles-between-the-glass (GBG):

- 11/16" (17) white contoured aluminum bar. Optional flat aluminum bar.
- Rectangular lite layout

Authentic Divided Lites (ADL):

- Bars attached to sash to create individual lites of glass
- Bar width: single glass 7/8" (22), insulating glass 1 1/2" (38)
- Standard pine. Optional: mahogany, vertical grain Douglas fir. Finish to match panel finish
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

Glass and Glazing:

- Door Panels: tempered insulating glass, hermetically sealed. Optional: tempered single glass
- Transoms: In-sash and Direct glaze Annealed insulating glass, hermetically sealed, Optional: tempered insulating glass, tempered single glass
- Glazing seal: silicone bedding, exterior
- Standard glazing: clear. Optional: Low E II with argon gas, Bronze, Gray, Reflective Bronze, Obscure, Laminated
- High Elevation: Insulating glass will include capillary tube (argon gas not included)

Accessories:

- Aluminum drip cap: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen
- Installation brackets: 6 3/8" (162), 9 3/8" (238), 15 3/8" (390)
- Masonry brackets: 6" (152), 10" (254)
- Marvin SillGuard™

Exterior Mouldings:

- Flat casing, specify width, stucco brick mould casing, stucco flat casing, specify width. Custom wood casings available. Pine wood standard, optional: mahogany, or vertical grain Douglas fir

NOTE:

Values shown in parenthesis represent metric equivalents.
For product specifications please refer to the CPS Product Specifications, Contact your Marvin Representative.

WOOD CASEMASTER

UNIT FEATURES

Frame:

- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Frame width: 4 9/16" (116)
- Frame thickness: 1 3/16" (30 mm)

Sash:

- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Sash thickness: 1 3/4" (44 mm)
- Operating/Stationary stile width: 1 29/32" (48)
- Picture stile width: 1 29/32" (48)
- Operating/Stationary rail width: 2 5/16" (59)
- Picture rail width: 2 5/16" (59)

Interior and exterior finish:

- Treated bare wood or white primed (pine only)

Operating Hardware:

- Operating Hardware: Roto-gear with zinc base, steel drive and gear arms with an ABS operator cover
- Handles: Die-cast zinc folding handle standard. Color: Satin Taupe. Optional: White, Brass, Satin Chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel
- Locks: One concealed lock on units smaller than series 32 height, two concealed sequential locks on units series 32 height and taller

Weatherstripping:

- Dual bulb and leaf weather-strip at frame and sash. Color: Beige

Jamb Extensions:

- Jamb extensions available for various wall thickness factory applied, finish to match interior

Insect Screen:

- Aluminum screen: Full screen standard. Frame color: Satin Taupe. Optional Bronze or Stone White. Optional wood screen available
- Screen mesh: 18 by 16 Charcoal fiberglass, optional screen mesh: Charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, Bright Bronze aluminum wire

Removable Interior Grilles:

- Bar: Pine wood, 3/4" (19) or 1 1/8" (29) wide bars
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

Simulated Divided Lites (SDL):

- Interior / Exterior bars: 7/8" (22) or 1 1/8" (29) wide bars. Pine wood standard, optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative
- Installation method: Factory applied with acrylic foam tape

Grilles-between-the-glass (GBG):

- 11/16" (17mm) white contoured aluminum bar. Optional flat aluminum spacer bar, contact your Marvin representative

Authentic Divided Lite (ADL):

- Bar (interior and exterior): single glazed 7/8" (22) wide bars, insulated glass 1 11/16" (43) wide bars: available in standard pine and optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

Glass and Glazing:

- Glazing method: Insulated or single glazed, single glazed with energy panel. Insulated glass hermetically sealed
- Glazing seal: Silicon glazed
- Glazing type: Clear glass, optional glass types: Low E II with argon, Laminated, Tempered, Obscure, Bronze tint, Gray tint, and Reflective Bronze
- Insulated glass will be altitude adjusted for higher elevations, argon gas not included

Accessories:

- Installation brackets: 6 3/8" (162), 9 3/8" (238), or 15 3/8" (390)
- Masonry brackets: 6" (152) or 10" (254)
- Aluminum drip cap: Color: Bahama Brown, Bronze, Evergreen, Pebble Gray, White. Drip cap not designed to replace proper flashing
- Marvin SillGuard™
- Wood exterior mouldings: Brick Mould Casing, Flat casing, Mullion cover
- Remote sash operators: 60" (1524), 96" (2438), 132" (3353) Pole crank operator
- Power drive (Electric operator). Motorized system shall replace crank handle on operating windows. Compatible with home automation systems (e.g. Honeywell Totalhome System), kit includes Motor drive, Transformer, Motor control and locks

NOTE:

Values shown in parenthesis represent metric equivalents

For product specifications please refer to the CSI Product Specifications, contact your Marvin representative

Extra copy of the
photos.

Existing Property Condition Photographs (duplicate as needed)



Detail: view of house as seen from Maple Ave



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



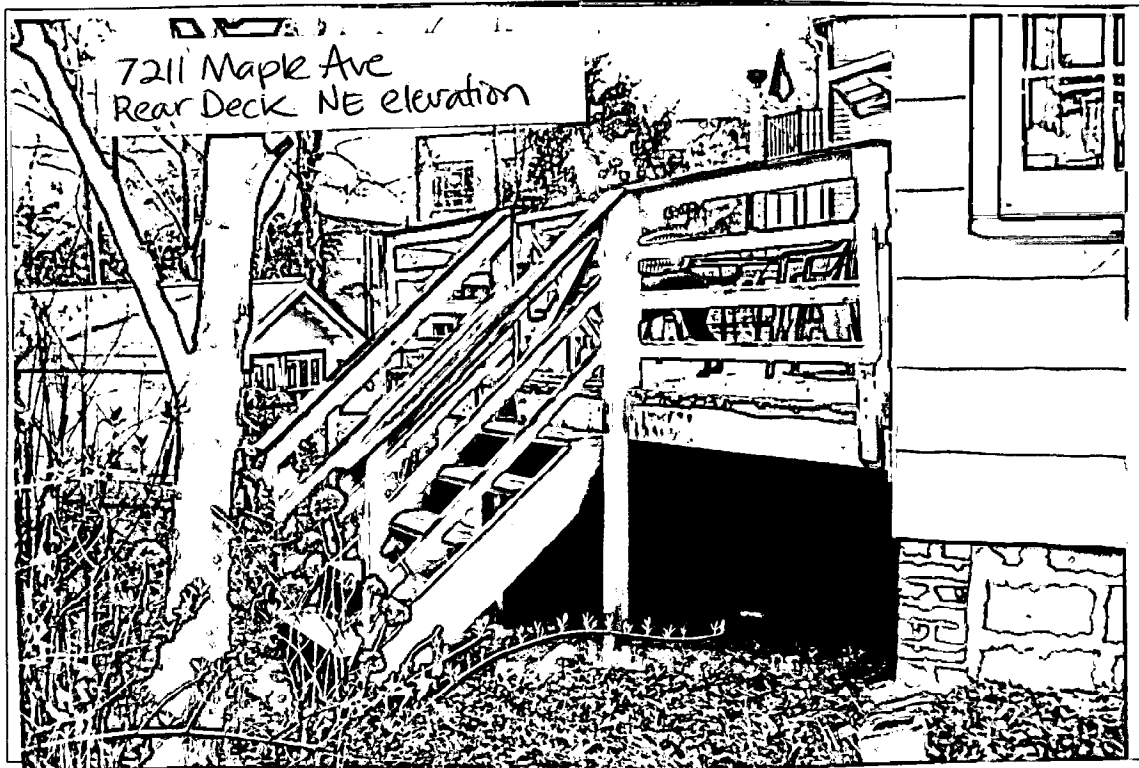
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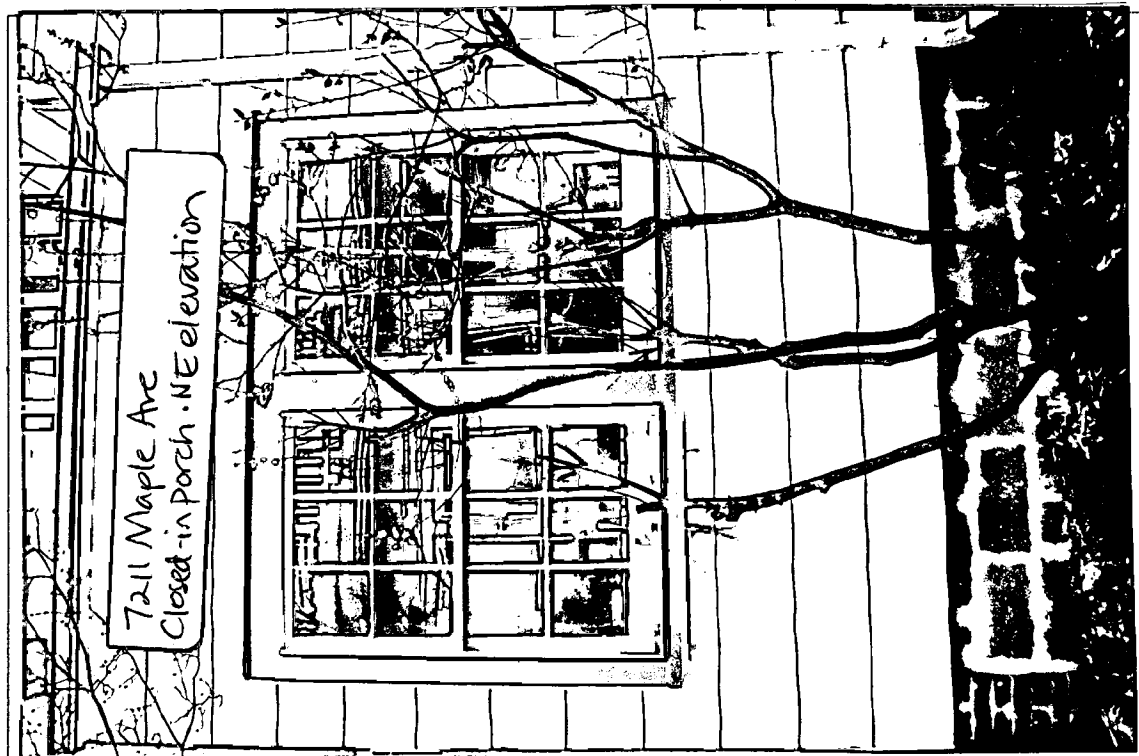
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Applicant: Hunton/Reiser

Existing Property Condition Photographs (duplicate as needed)

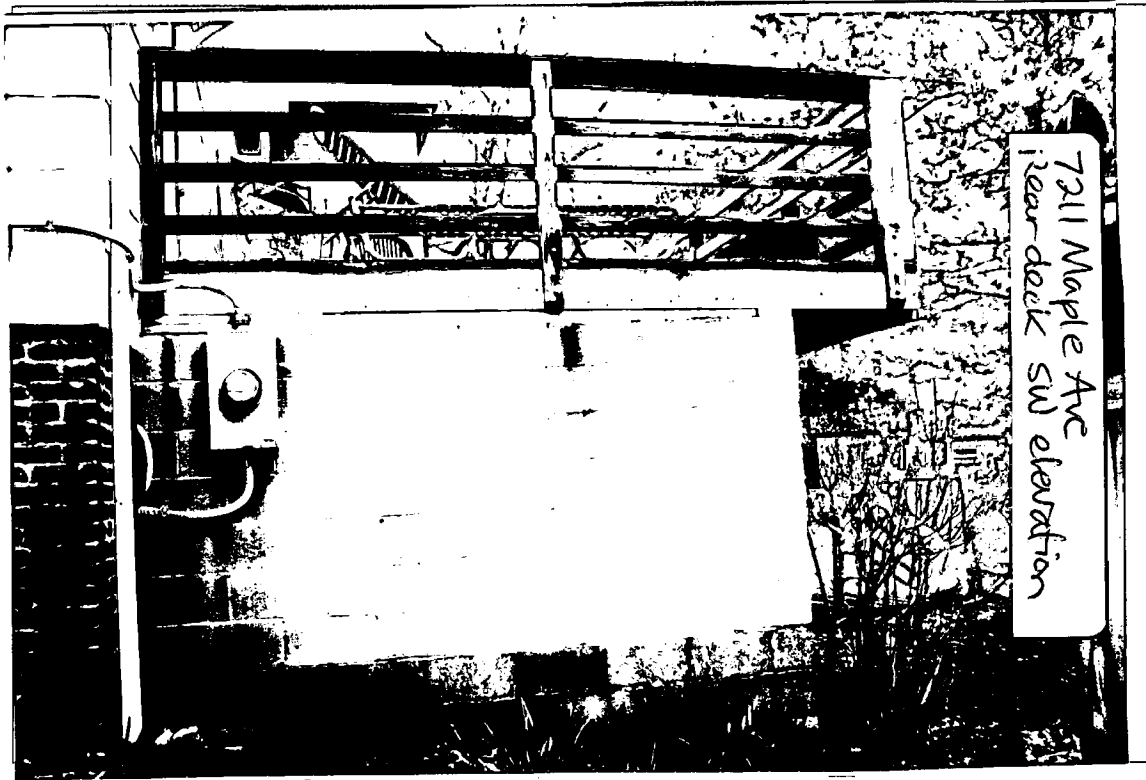


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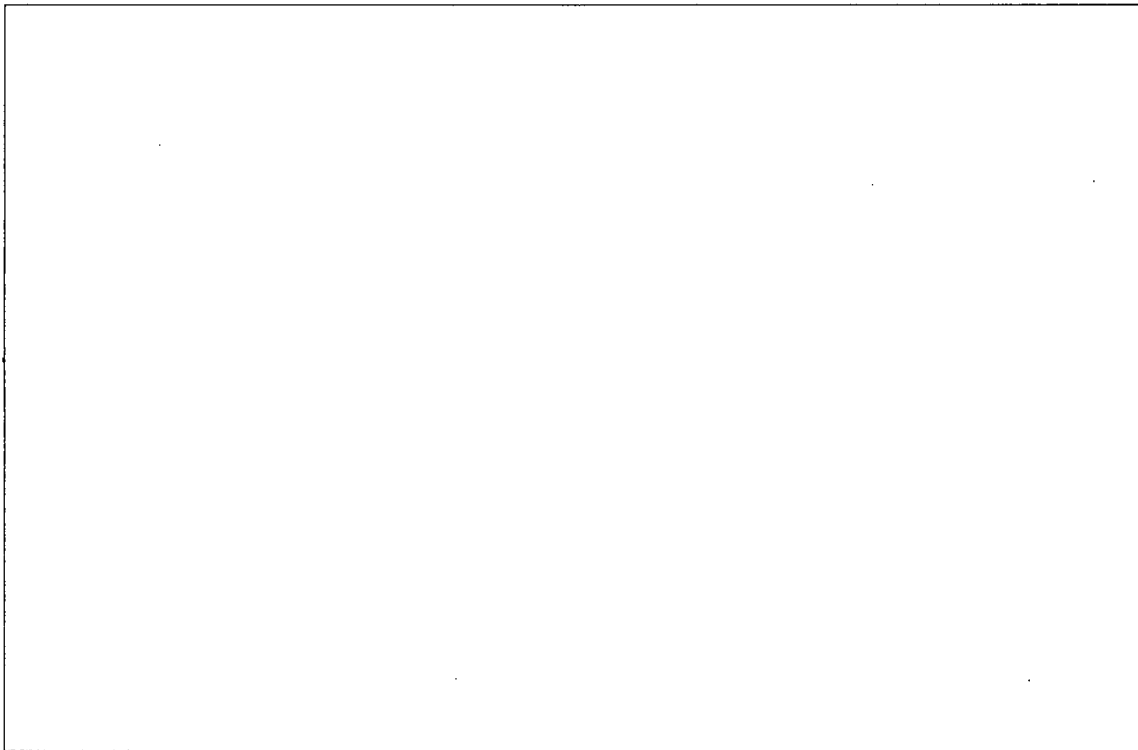
Detail: Closed-in porch - new "breakfast room"

Existing Property Condition Photographs (duplicate as needed)



7311 Maple Ave
Rear-deck SW elevation

Detail: _____



Detail: _____