MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 17, 2006

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

Jacqueline Marsh, Planner
Patricia Patula, Planner

AGENDA ITEM:
(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
x	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
x	Other: Certificate of Approval

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

HISTORIC DISTRICT COMMISSION
Approval of Certificate of Approval:
HAWP-50H Applicants: Chris and Terry Kirtz
104 Russell Avenue, Rear porch expansion

SUPPORTING BACKGROUND:

At their meeting of July 6, 2006, the HPAC held a public hearing on this application for the expansion of the rear porch. This is a contributing resource to the Brookes, Russell, Walker Historic District.

The applicant is requesting to expand the porch to the rear of the house and to expand the second floor bedroom and add a second level deck. The porch will not be seen from the street and all materials will be replicated from the original house including German siding.

Clark Day, 26 Walker Avenue, and *Elizabeth Johnson, 104 Chestnut Street,* gave testimony in support of the project.

The HPAC unanimously recommended approval, finding the request to be in compliance with Secretary of Interior Standard Nine, which states new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the hold and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The applicant has accomplished this by changing roof the forms of the addition and by placing new railings on the roof deck. This application is also in conformance with the design guidelines of the Brookes, Russell, Walker Historic District.

The following clarifications were added to the record: the new or reused windows will match the two-over-two lite patterns of the existing; the trim on the house will match the existing of the windows, doors, and gable ends; the porch openings will be glass, and the replacement of the window on the second floor will not be changed.

Staff and HPAC recommend the HDC make the following motion:

Grant approval of HAWP-50H and issue the Certificate of Approval, finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets Secretary of Interior Standard Nine and the Brookes, Russell, Walker Historic District Guidelines.

DESIRED OUTCOME:

Vote on HAWP-50H.

HPAC Public Hearing – July 6, 2006
HDC Review – July 17, 2006

INDEX OF MEMORANDA
HAWP-50H

104 Russell Avenue
Applicants: Charles and Terry Kirtz
Expansion of rear porch

Number	Exhibit
1.	Application
2.	E-mail from Christ Kirtz, dated June 20, 2006
3.	House location plat with proposed expanded porch
4.	Photographs of existing house
5.	Rear and side elevations and floor plans
6.	Enlarged drawings of rear and side elevations
7.	Enlarged drawings of floor plans
8.	Minutes (DRAFT) of June 1, 2006 HPAC Meeting – Preliminary Consultation
9.	Notice to include legal ad for public hearing in the June 28, 2006 *Gaithersburg Gazette*
10.	Public hearing notice, sent out June 26, 2006, to the required parties
11.	By Reference: Brookes, Russell, Walker Historic District Guidelines
12.	By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
13.	By Reference: Secretary of Interior Standards for Rehabilitation
14.	By Reference: HD-14 Designation Documents
15.	By Reference: Qualifications of HPAC, HDC, and staff
16.	By Reference: Historic Preservation Ordinance
17.	Revised rear elevation, submitted July 12, 2006
18.	Revised side elevation, submitted July 12, 2006

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaithersburgmd.gov • www.gaithersburgmd.gov

HISTORIC AREA WORK PERMIT APPLICATION

In accordance with Chapter 24, Article XII of the City Code.

Application Number HAWP-50H
Date Filed 6-20-06
Application Completed 6-20-06
HPAC Hearing/Review 7-6-06
HDC Hearing/Review 7-17-06
Decision
Date of Decision

1. SUBJECT PROPERTY
Address 104 Russell Avenue
Lot P14 Block 4 Subdivision Brooks, Russell, Warner
Tax Account Number 843791

2. APPLICANT/OWNER/AUTHORIZED AGENT
Name Charles + Terry Kirez Telephone (301) 990-7935
Address 104 Russell Avenue Gaithersburg, MD 20877

3. OWNER OF RECORD (IF NOT APPLICANT)
Name Telephone
Address

2. TYPE OF WORK (CHECK APPROPRIATE)

- ☐ Visible from public way
- ☒ ~~Not~~ visible from public way (BARELY)

☐ Fence	☐ Windows	☒ Additions	☐ New Construction
☐ Signage	☐ Siding	☐ Relocation	☐ In-kind Replacement
☐ Parking	☐ Roofing	☐ Restoration	☐ Utilities (meters, cables, etc.)
☐ Landscape	☐ Accessory Building	☐ Demolition	☐ Miscellaneous

4. DESCRIPTION OF PROPOSED WORK Extension of back porch

5. HISTORIC AREA WORK PERMIT PROCESS AND APPLICATION SUBMISSION REQUIREMENTS (SEE PAGES 2-7)

I have read and understand the attached information regarding process and requirements in obtaining a Historic Area Work Permit.

Signature Date 06/20/06

msn® Hotmail®

ckirtz@hotmail.com

Printed: Tuesday, June 20, 2006 9:15 AM

From : Chris Kirtz <ckirtz@hotmail.com>
Sent : Tuesday, June 20, 2006 9:15 AM
To : Jmarsh@gaithersburgmd.gov
CC : Ppatula@gaithersburgmd.gov
Subject : HPAC Rear Porch Expansion

Ms. J. Marsh, PPE*:

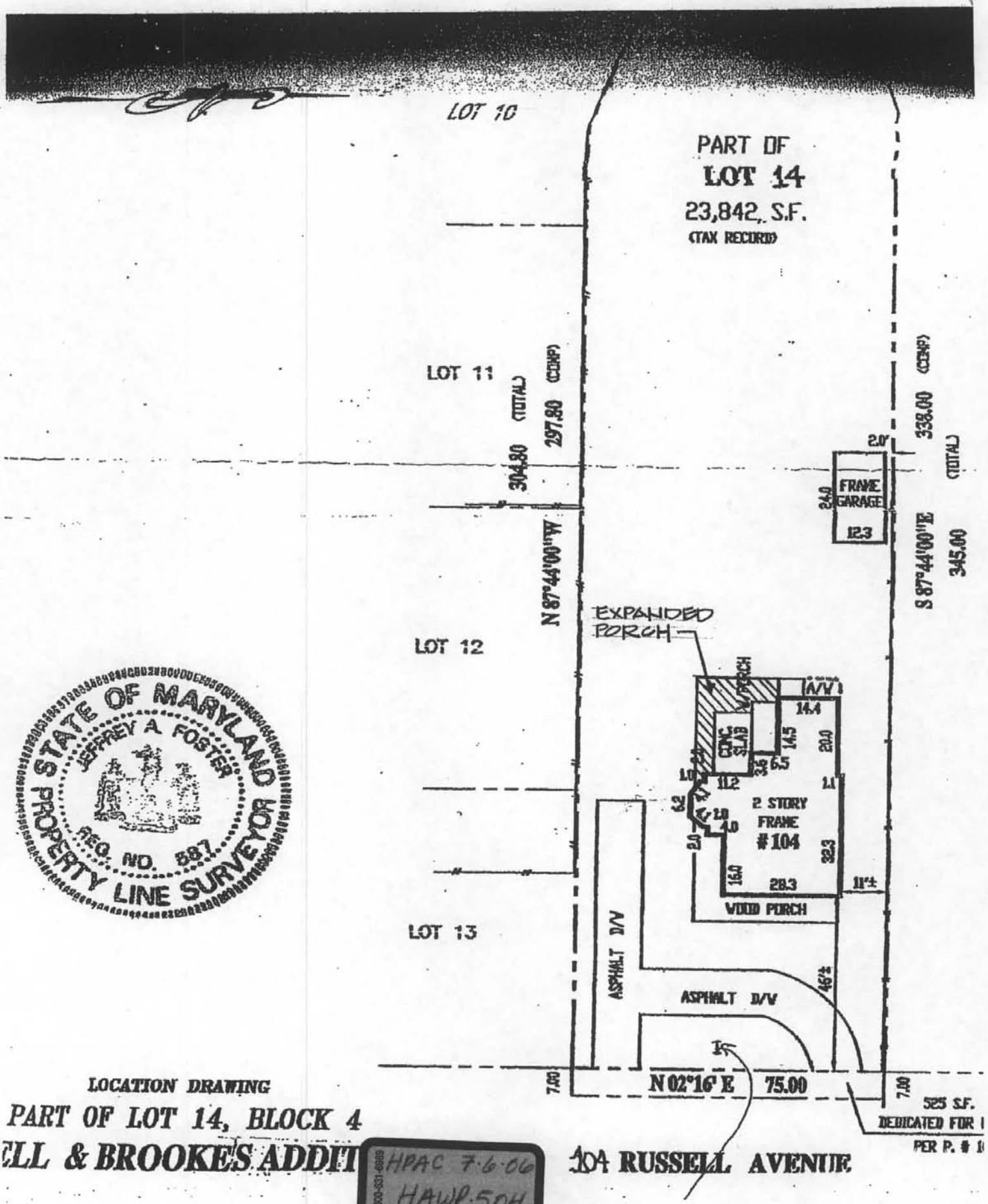
Later this morning I will be hand-delivering two copies of materials depicting the rear porch expansion we envision for 104 Russell Avenue.

When you pass it along to the HPAC members, please also pass along our thanks to them in general for their helpful comments at our Courtesy Review and our specific thanks to Mr. Coratola who suggested altering our proposed roof configuration. It was a great suggestion and, as you and he will see, we have incorporated it in our new submission.

Chris & Terry Kirtz

*Planner par excellance

HPAC 7-6-06
HAWP 504
#2



LOCATION DRAWING

PART OF LOT 14, BLOCK 4

ELL & BROOKES ADDIT

104 RUSSELL AVENUE

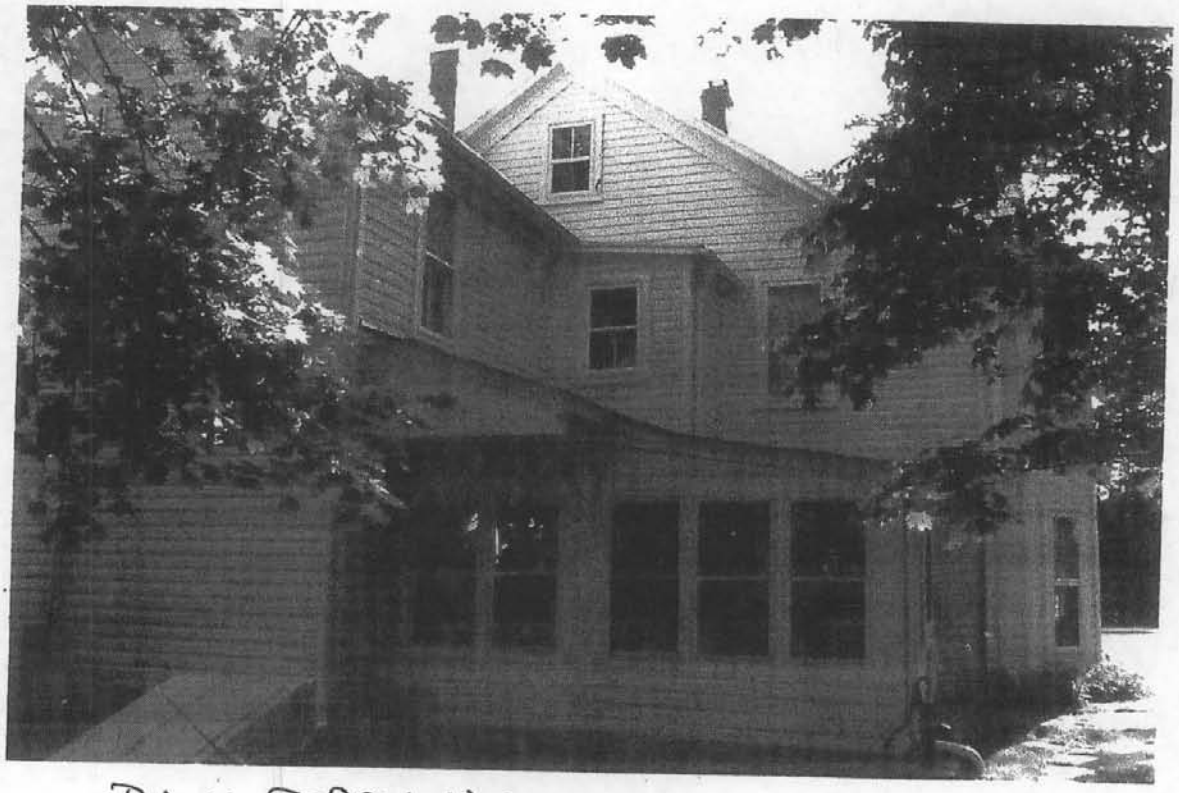
HPAC 7-6-06
HAWP-50H
#3

SIDE OF BACK PORCH WAS POURED

SIDE OF BACK PORCH NOW.

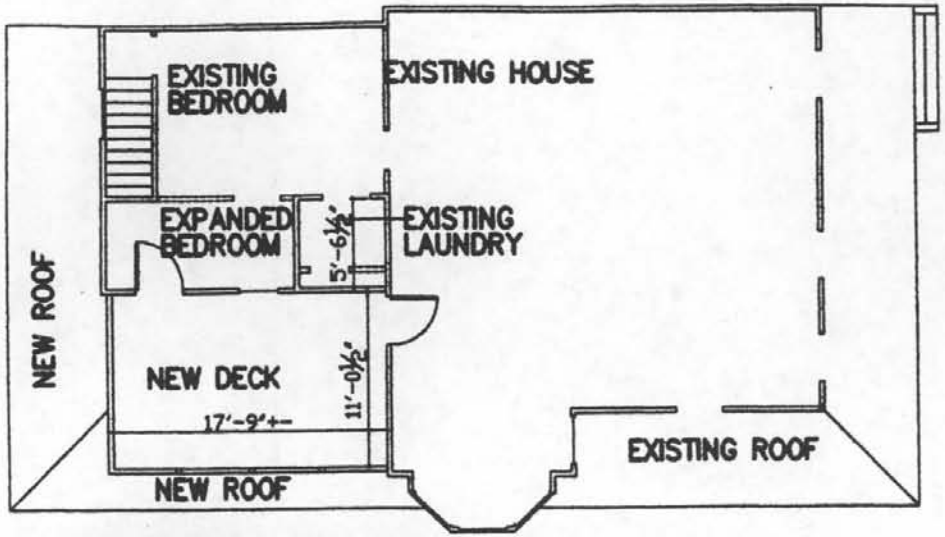
HPAC 7.6.06
HAWP-50H
#4

PORCH AS FOUND

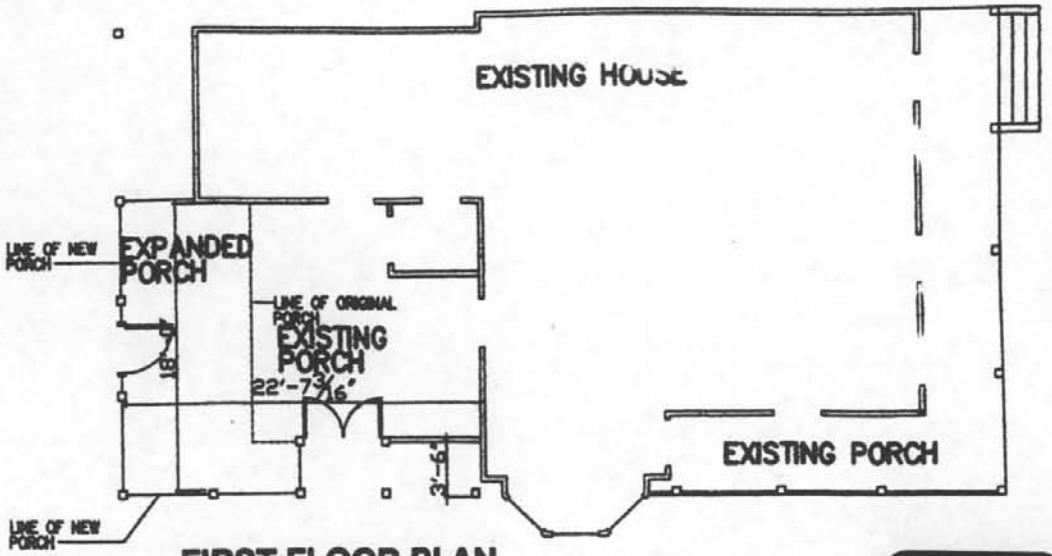


BACK PORCH NOW

[NOTE: ATTIC GABLE WINDOW – ORIGINAL TO THE HOUSE AND MOVED FROM SMALL 6'x6' ROOM OFF KITCHEN WHICH HOUSED THE WASHER DRYER AND WHICH IS NOW A PANTRY.]

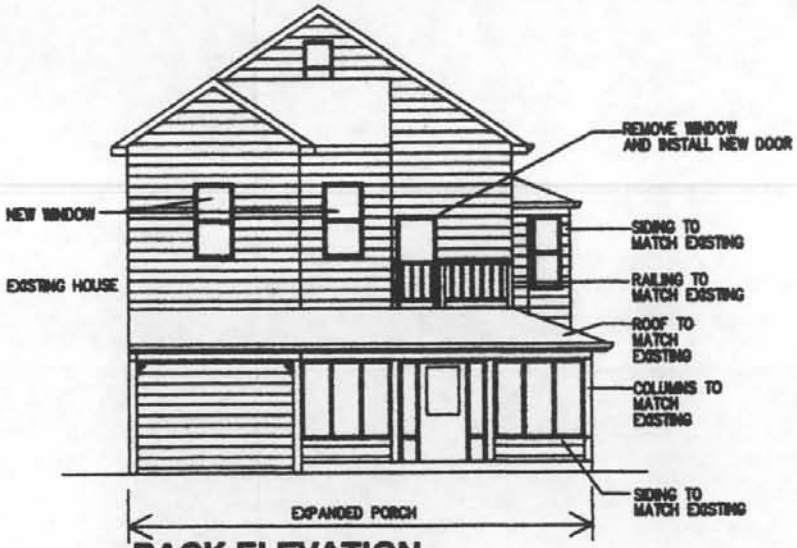


SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



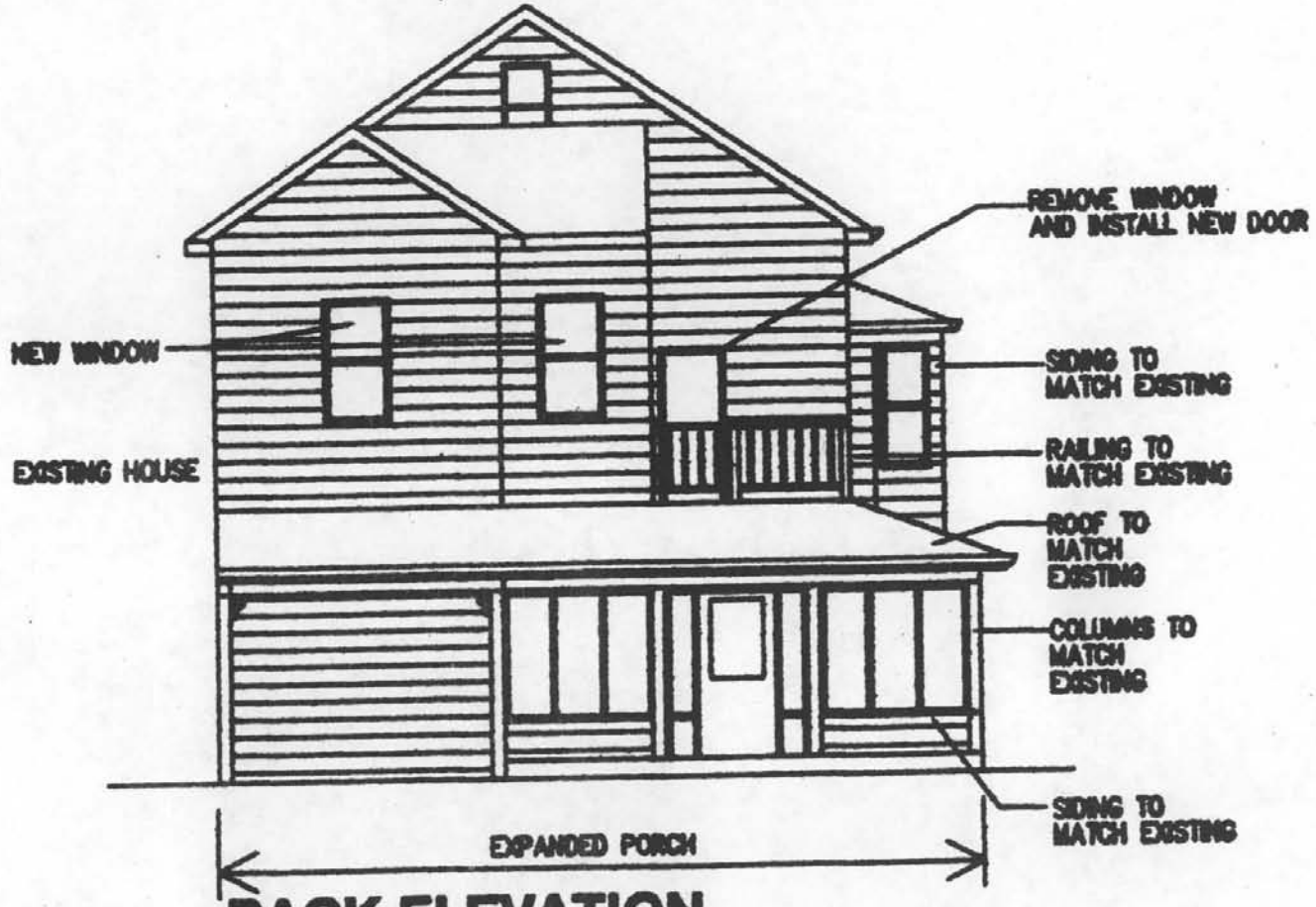
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

HPAC 7-6-06
HAWP-50H
#5
PENGAD 800-631-6989



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

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



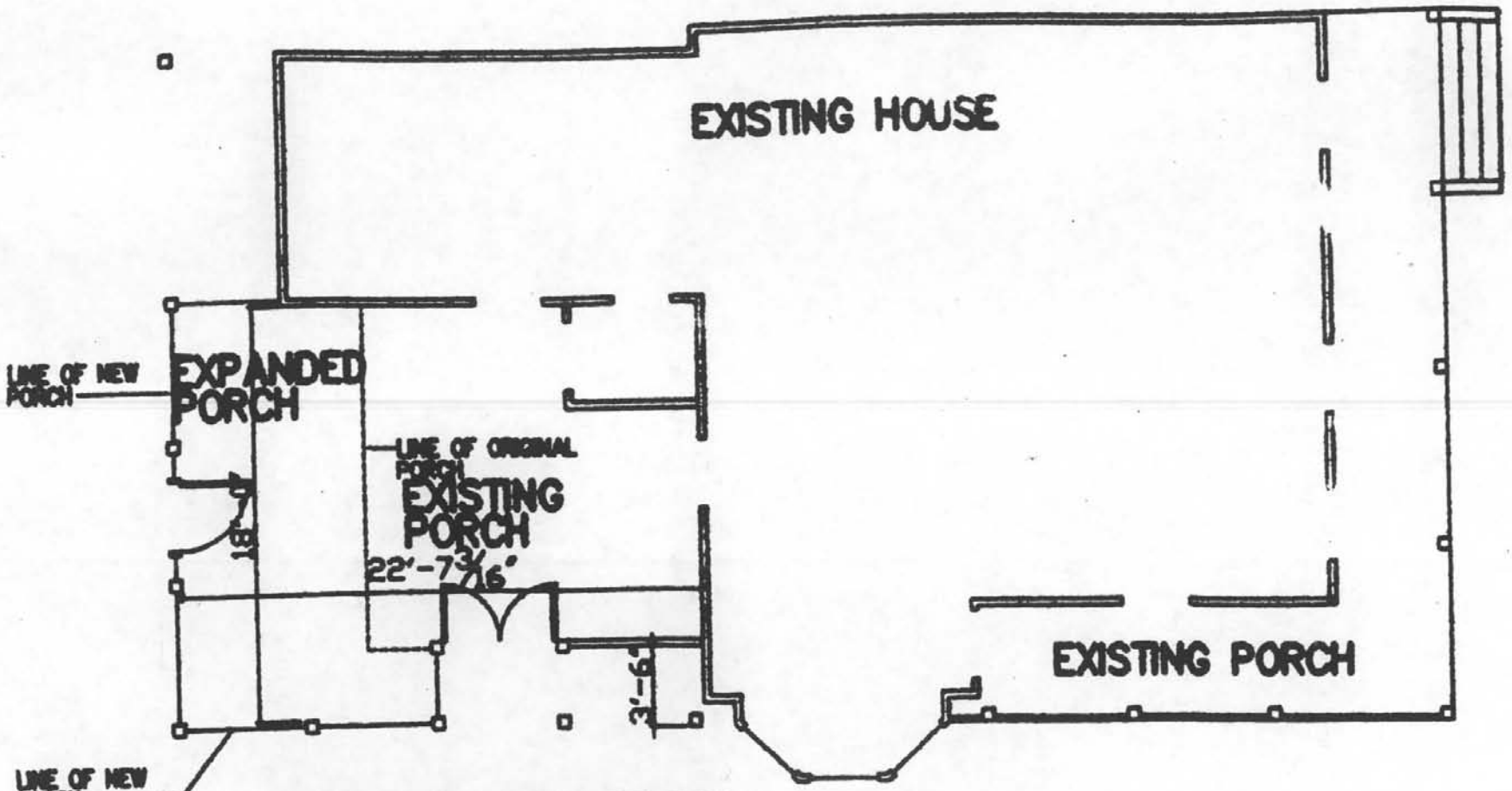
BACK ELEVATION
SCALE: 1/4"=1'-0"

HPAC 7-06
HAWP: 504
#6
FENGAD 800-631-6989

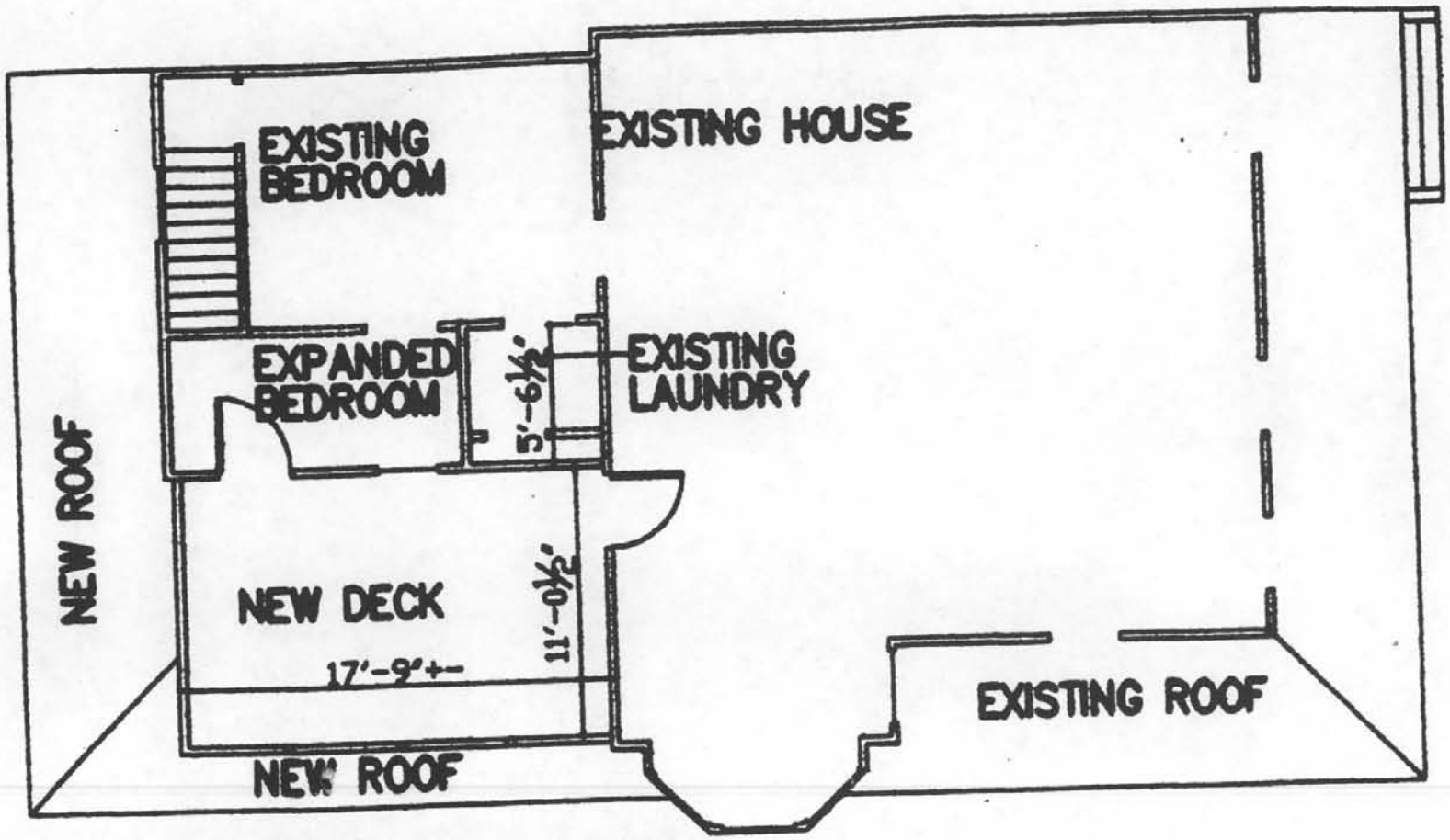
SIDE ELEVATION

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

HPAC 7.6.06
HAWP.50H
#7
PENGAD 800-631-6989



FIRST FLOOR PLAN



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

related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The change in the fencing removes a non-compliant style and brings the site more in keeping with the historic nature of the site and with the design guidelines of the Brookes, Russell, Walker Historic District.

VOTE: 5-0

DRAFT

IV. PRELIMINARY CONSULTATIONS

1. Applicant: Chris and Terry Kirtz
104 Russell Avenue
Rear Deck/Addition

Mr. Chris Kirtz, applicant, provided a preliminary proposal to expand the porch to the rear of the property and to expand the second floor bedroom and add a second level deck. The addition will not be seen from the street and all materials will be replicated from the original house including German siding.

Regarding the expansion of the porch on the first level, Mr. Kirtz said that it will be partially closed-in for year-round use and the remainder to be open with either a single or double pair of doors coming off the porch. Chairperson Arkin reminded the applicant that the new addition should be differentiated from the old but also should be compatible.

Member Coratola suggested a gable-end roofline which would clearly differentiate the new construction from the existing home. He also commented that the double pair of doors on the proposed first floor porch added an interesting dimension to the porch and would follow the change of the gable-end roofline.

Mr. Kirtz thanked members for their input and said that he would return with a formal presentation in the future.

2. Applicant: Karen and Mark Ryan
17 Walker Avenue
Rear Addition

Ms. Karen Ryan, applicant, proposed an addition straight off the back of the house on the west side of the property and on the east side to come out three feet and then go back with a porch off the addition. The materials on the new addition will be a painted cementitious clapboard material and new wood windows to match the existing style and size. Ms. Ryan said the four grouped windows on the east elevation will not be full height windows. Rather, they will be a

Gaithersburg
A CHARACTER COUNTS! CITY

June 23, 2006

Karey Major, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Karey:

Please publish the following legal advertisement in the **June 28, 2006**, issue of the *Gaithersburg Gazette.*

Sincerely,

Jacqueline Marsh

Jacqueline Marsh, ~~Associate~~ Planner
Planning and Code Administration

ASSIGN CODE: **HAWP-50H**

NOTICE OF PUBLIC HEARING

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-50H, filed by Charles and Terry Kirtz, on

THURSDAY
JULY 6, 2006
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests a certificate of approval from the City's Historic District Commission for the expansion of the rear porch at **104 Russell Avenue**. §24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 14, Block 4, of the Russell and Brookes Addition to Gaithersburg, is a contributing resource to the Brookes, Russell, Walker Historic District.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Jacqueline Marsh, Planner
Planning and Code Administration
JAM
Acct# 133649

Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Historic Preservation Advisory Committee will conduct a public hearing at the time and place noted below.

Meeting:	**Historic Preservation Advisory Committee**
Application Type:	**Historic Area Work Permit Request**
File Number:	**HAWP-50H**
Location:	**104 Russell Avenue**
	Lot 14, Block 4, of the Russell and Brookes Addition to Gaithersburg
Applicant:	**Chris and Terry Kirtz**
Development:	**Brookes, Russell, Walker Historic District**
Day/ Date/Time:	**Thursday, July 6, 2006, 7:30 p.m.**
Place:	**COUNCIL CHAMBERS, GAITHERSBURG CITY HALL 31 SOUTH SUMMIT AVENUE**

*****IMPORTANT *****

The application requests a certificate of approval from the City's Historic District Commission for the expansion of the rear porch at **104 Russell Avenue**. Section 24-228 of the City Code (Zoning Ordinance) requires a historic area work permit for altering exterior features of a historic resource. The subject property, located on Lot 14, Block 4, of the Russell and Brookes Addition to Gaithersburg, is a contributing resource to the Brookes, Russell, Walker Historic District. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

CITY OF GAITHERSBURG

By: Jacqueline Marsh
Jacqueline Marsh, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE

NOTICES SENT THIS 26th DAY OF JUNE, 2006, TO:

APPLICANT AND INTERESTED PARTIES

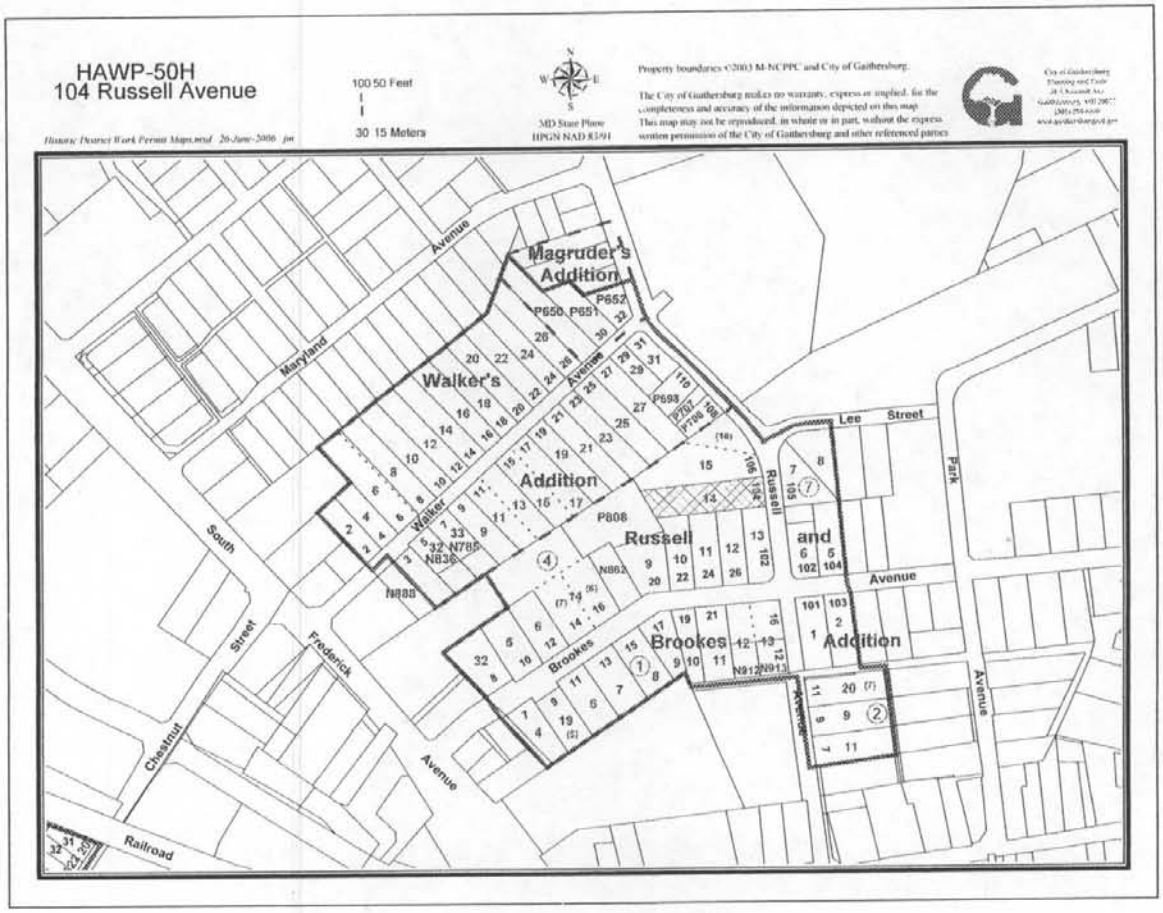
(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC DISTRICT COMMISSION

CITY STAFF
David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



ASBURY METHODIST HOME INC
201 RUSSELL AVE
GAITHERSBURG MD 20877

ASBURY METHODIST HOME INC
301 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
105 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
108 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
106 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
3 LEE ST
GAITHERSBURG MD 20877

OCCUPANT
18 BROOKES AVE
GAITHERSBURG MD 20877

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20 BROOKES AVE
GAITHERSBURG MD 20877

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26 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
104 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
106 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
110 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
15 WALKER AVE
GAITHERSBURG MD 20877

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OCCUPANT
27 WALKER AVE
GAITHERSBURG MD 20877

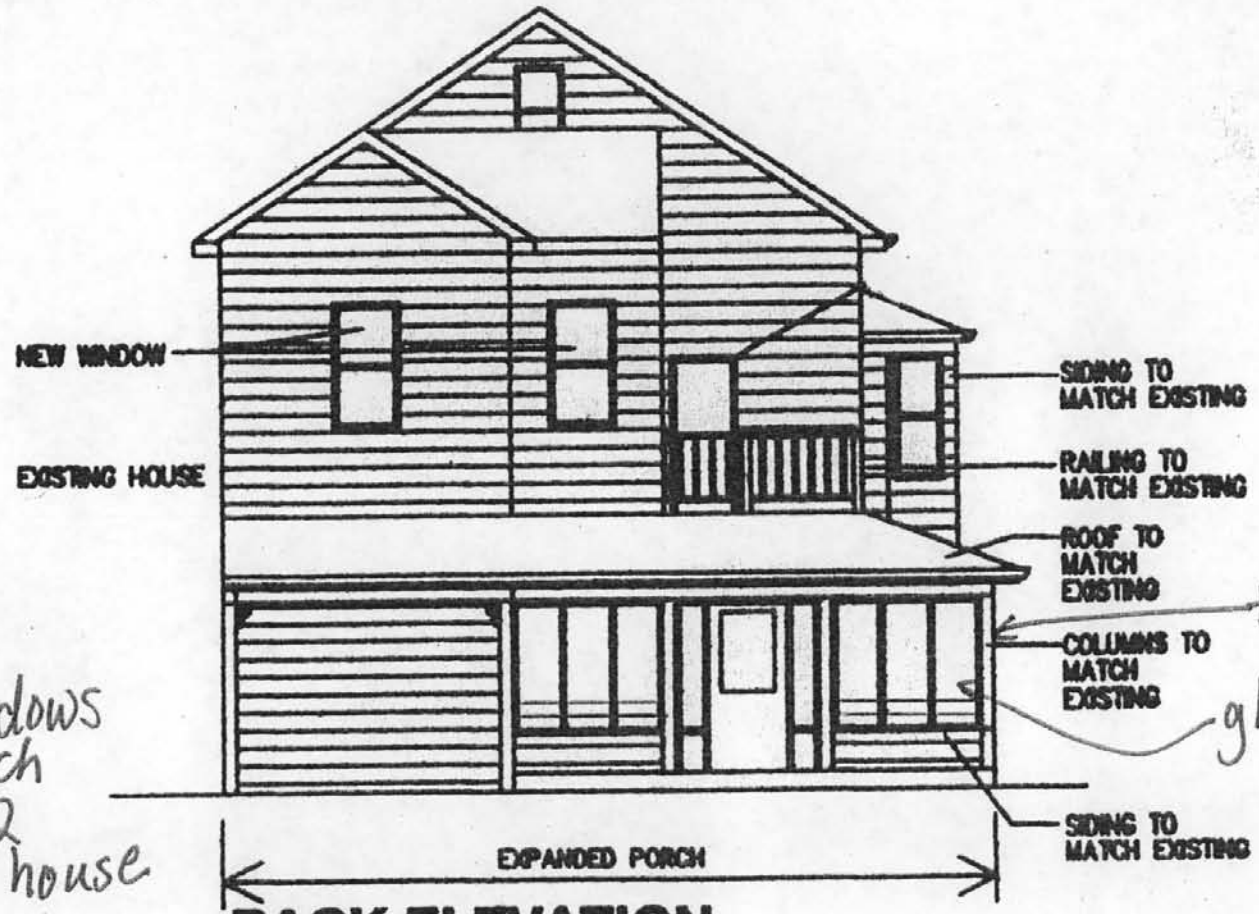
OCCUPANT
102 BROOKES AVE APT A
GAITHERSBURG MD 20877

OCCUPANT
102 BROOKES AVE APT B
GAITHERSBURG MD 20877

OCCUPANT
104 BROOKES AVE
GAITHERSBURG MD 20877

OCCUPANT
102 RUSSELL AVE
GAITHERSBURG MD 20877

OCCUPANT
6 LEE ST
GAITHERSBURG MD 20877



trim to match existing

glass openings

☆New windows to match 2 over 2 style of house

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

EXHIBIT
#17
HDC
7.17.06
PENGAD 800-631-6989

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

*New windows to match 2 over 2 style of house

EXHIBIT #18