
STAFF COMMENTS FOR HISTORIC PRESERVATION ADVISORY COMMITTEE

Meeting Date: **May 7, 2009**

Title: **HAWP-111 – Continuation of Public Hearing**

Request: **Addition**

Address: **100 Central Avenue**

Applicant: **Ali Tahriri Adabi**

Application:

At the April 2, 2009, HPAC meeting, a public hearing was held on HAWP-111, for an addition and restoration work at 100 Central Avenue. It was determined at the meeting that the drawings were not sufficient in order for HPAC to make a recommendation to the Historic District Commission. The applicants were advised to revise and clarify the drawings and the record was held open indefinitely.

On April 9, 2009, staff and HPAC member Joe Coratola, met with the applicants and their architect.

Accompanying this application are the most recent drawings and documents submitted to staff on April 22, 2009.

**INDEX OF MEMORANDA
HAWP-111
*Exhibits attached in bold***

**Applicant: Ali Tahriri Adabi
100 Central Avenue
House addition**

Number	Exhibit
1.	Staff Comments
2.	Application
3.	Location Map
4.	Proposed elevations of new addition
5.	Proposed floor plans
6.	Drawings of existing elevations
7.	Existing floor plans
8.	Construction Observation Report, dated January 21, 2009
9.	Photographs of the existing house, submitted by the applicant
10.	Proposed site plan
11.	Minutes from the January 8, 2009, HPAC meeting
12.	Letter from Jacqueline Marsh, dated January 12, 2009
13.	Letter from Jacqueline Marsh, dated January 20, 2009
14.	Letter from Ali Adabi, with attachment, dated January 20, 2009
15.	Comments submitted to Mr. Adabi, dated January 23, 2009
16.	Letter from Jacqueline Marsh, with attachment, dated March 6, 2009
17.	Photographs of 100 Central Avenue, circa 2004
18.	MHT Form, 100 Central Avenue
19.	Approved concept plan, CSP-01-002

20. Notice to include legal ad for public hearing in the March 25, 2009,
Gaithersburg Gazette
21. Public hearing notice, sent out March 23, 2009, to the required parties
22. Mailing List
23. By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
24. By Reference: Secretary of Interior Standards for Rehabilitation
25. By Reference: HD-30 Designation Documents
26. By Reference: Qualifications of HPAC, HDC, and staff
27. By Reference: Historic Preservation Ordinance
28. Drawings, submitted by the applicant April 1, 2009
29. Photographs of 100 Central Avenue, submitted by HPAC member Mary Jo La
France, April 3, 2009
30. Photographs of 100 Central Avenue, submitted by Judy Christensen, April 7,
2009
31. **Revised Proposed elevations of new addition, April 22, 2009**
32. **Revised Proposed floor plans, April 22, 2009**
33. **Revised Drawings of existing elevations, April 22, 2009**
34. **Revised Existing floor plans, April 22, 2009**
35. **Roof Truss Delivery List, April 22, 2009**
36. **Minutes of the April 6, 2009 HPAC meeting (DRAFT)**



EXISTING NEW

① REBUILD EXISTING CHIMNEY

② REMOVE EXISTING CEMENTIOUS SIDING & RESTORE WOOD SIDING BENEATH

③ RESTORE EXISTING 1" X 6" WOOD RAKE BOARD

④ RESTORE EXISTING 1" X 4" WOOD TRIM

⑤ RESTORE EXISTING 2" X 4" WOOD SILL

⑥ REBUILD EXISTING DORMER TO MATCH ORIGINAL

⑦ RESTORE EXISTING 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS AND EXPOSED WOOD SOFFIT

⑧ RESTORE/REPLACE EXISTING HALF ROUND GUTTER ON 1" X 6" WOOD FASCIA

⑨ RESTORE EXISTING TAPERED WOOD COLUMN

⑩ RESTORE EXISTING SHINGLE ROOF

⑪ REPLACE EXISTING WOOD SCREEN DOOR

⑫ RESTORE EXISTING DECK

⑬ REPLACE 36" X 80" EXISTING 3 PANEL/HALF LITE WOOD DOOR + SCREEN DOOR

⑭ REPLACE EXISTING 36" X 54" WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH EXISTING

① ARCHITECTURAL SHINGLES

② CEMENTIOUS BOARD SIDING

③ 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS

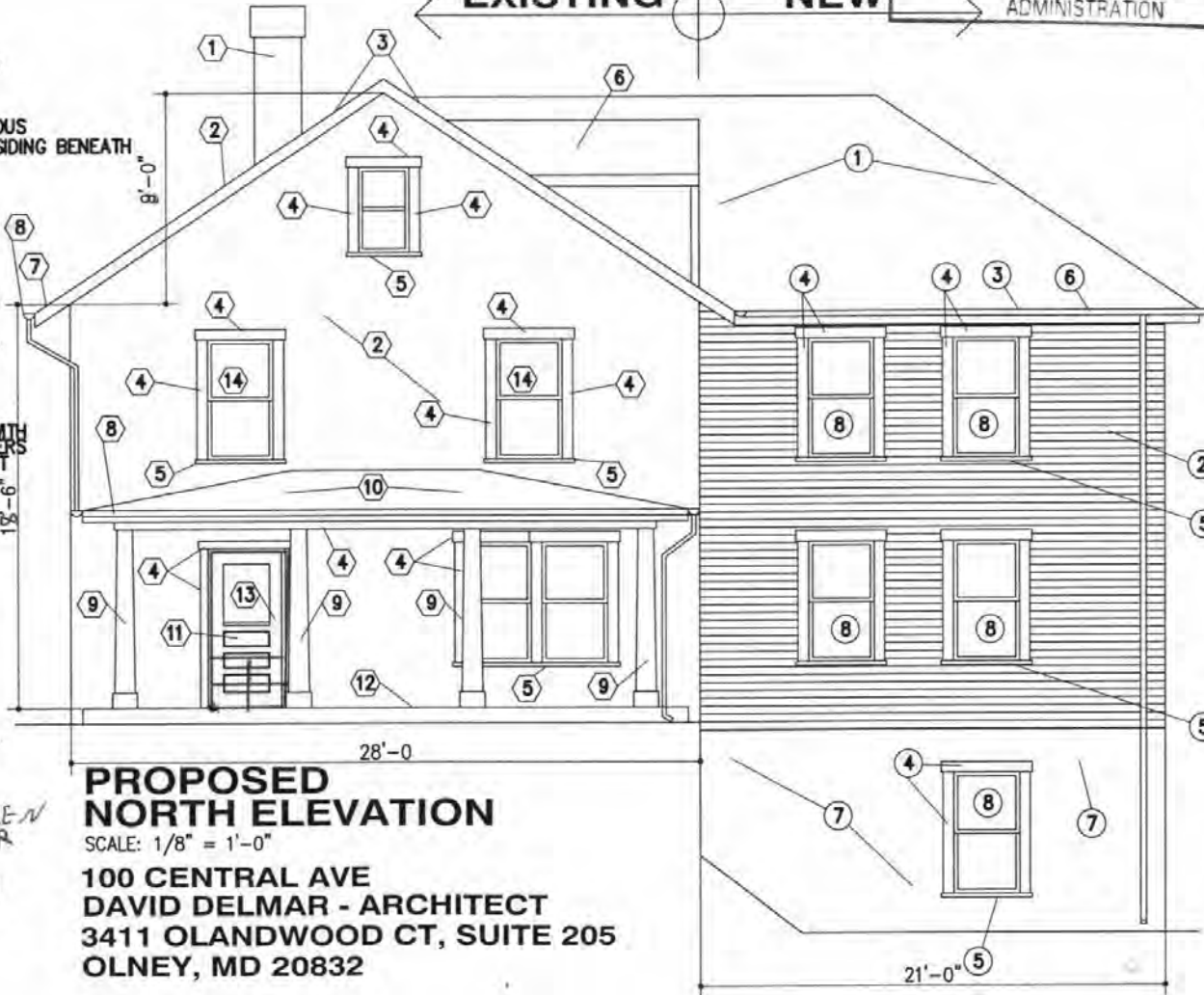
④ 1" X 4" CEMENT BOARD TRIM

⑤ 2" X 4" ALUMINUM CLAD WOOD SILL

⑥ HALF ROUND GUTTER ON 1" X 6" ALUMINUM CLAD WOOD FASCIA

⑦ CEMENT PARGING OVER 1/4" CEMENT BOARD ON 2" X 4" WOOD STUDS @ 16" O.C.

⑧ 36" X 54" DOUBLE HUNG WINDOW

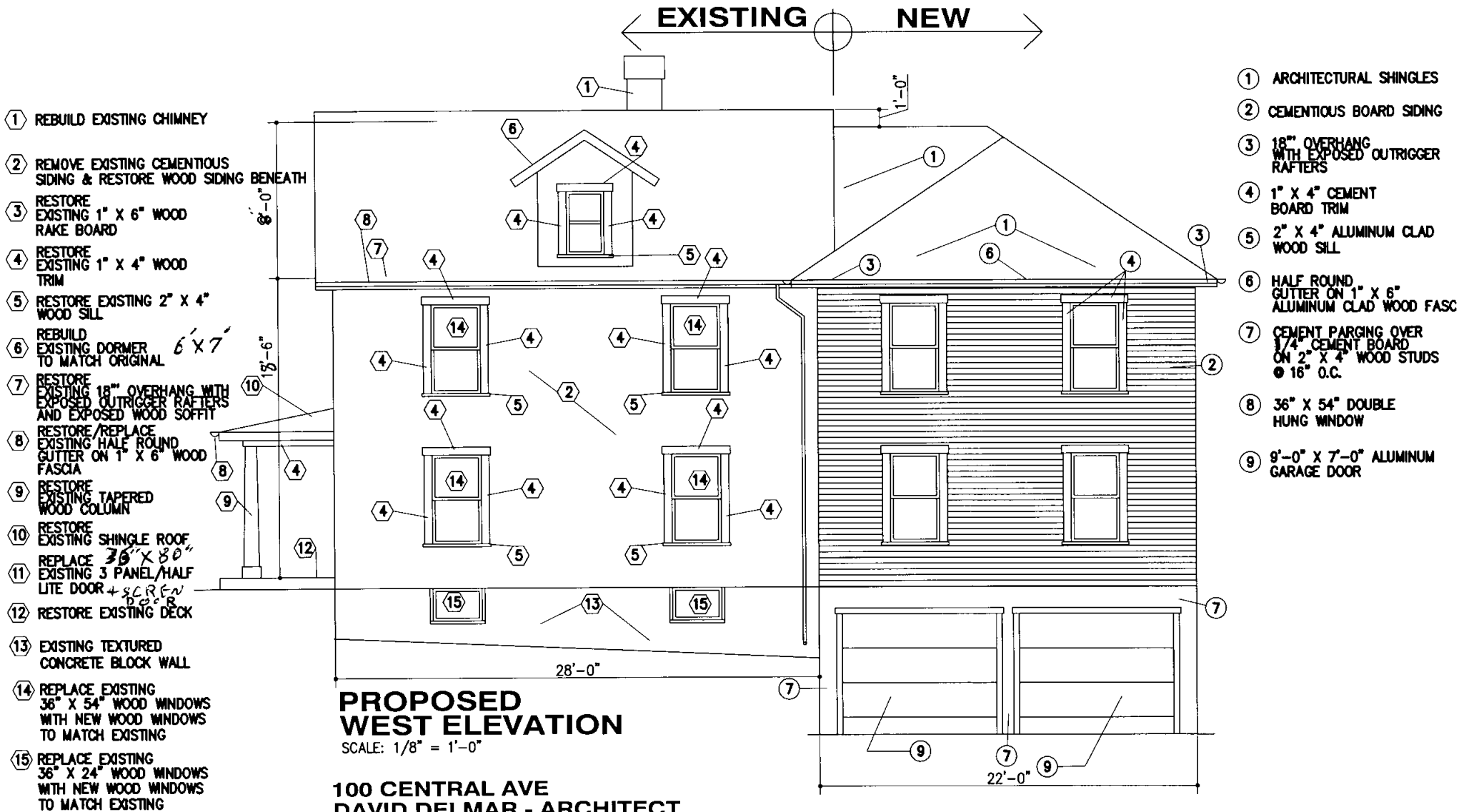


PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

100 CENTRAL AVE
 DAVID DELMAR - ARCHITECT
 3411 OLANDWOOD CT, SUITE 205
 OLNEY, MD 20832

HAWP-111
 #31



① REBUILD EXISTING CHIMNEY

② REMOVE EXISTING CEMENTIOUS SIDING & RESTORE WOOD SIDING BENEATH

③ RESTORE EXISTING 1" X 6" WOOD RAKE BOARD

④ RESTORE EXISTING 1" X 4" WOOD TRIM

⑤ RESTORE EXISTING 2" X 4" WOOD SILL

⑥ REBUILD EXISTING DORMER TO MATCH ORIGINAL 6' X 7'

⑦ RESTORE EXISTING 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS AND EXPOSED WOOD SOFFIT

⑧ RESTORE/REPLACE EXISTING HALF ROUND GUTTER ON 1" X 6" WOOD FASCIA

⑨ RESTORE EXISTING TAPERED WOOD COLUMN

⑩ RESTORE EXISTING SHINGLE ROOF

⑪ REPLACE EXISTING 36" X 80" 3 PANEL/HALF LITE DOOR + SCREEN DOOR

⑫ RESTORE EXISTING DECK

⑬ EXISTING TEXTURED CONCRETE BLOCK WALL

⑭ REPLACE EXISTING 36" X 54" WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH EXISTING

⑮ REPLACE EXISTING 36" X 24" WOOD WINDOWS WITH NEW WOOD WINDOWS TO MATCH EXISTING

① ARCHITECTURAL SHINGLES

② CEMENTIOUS BOARD SIDING

③ 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS

④ 1" X 4" CEMENT BOARD TRIM

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⑨ 9'-0" X 7'-0" ALUMINUM GARAGE DOOR

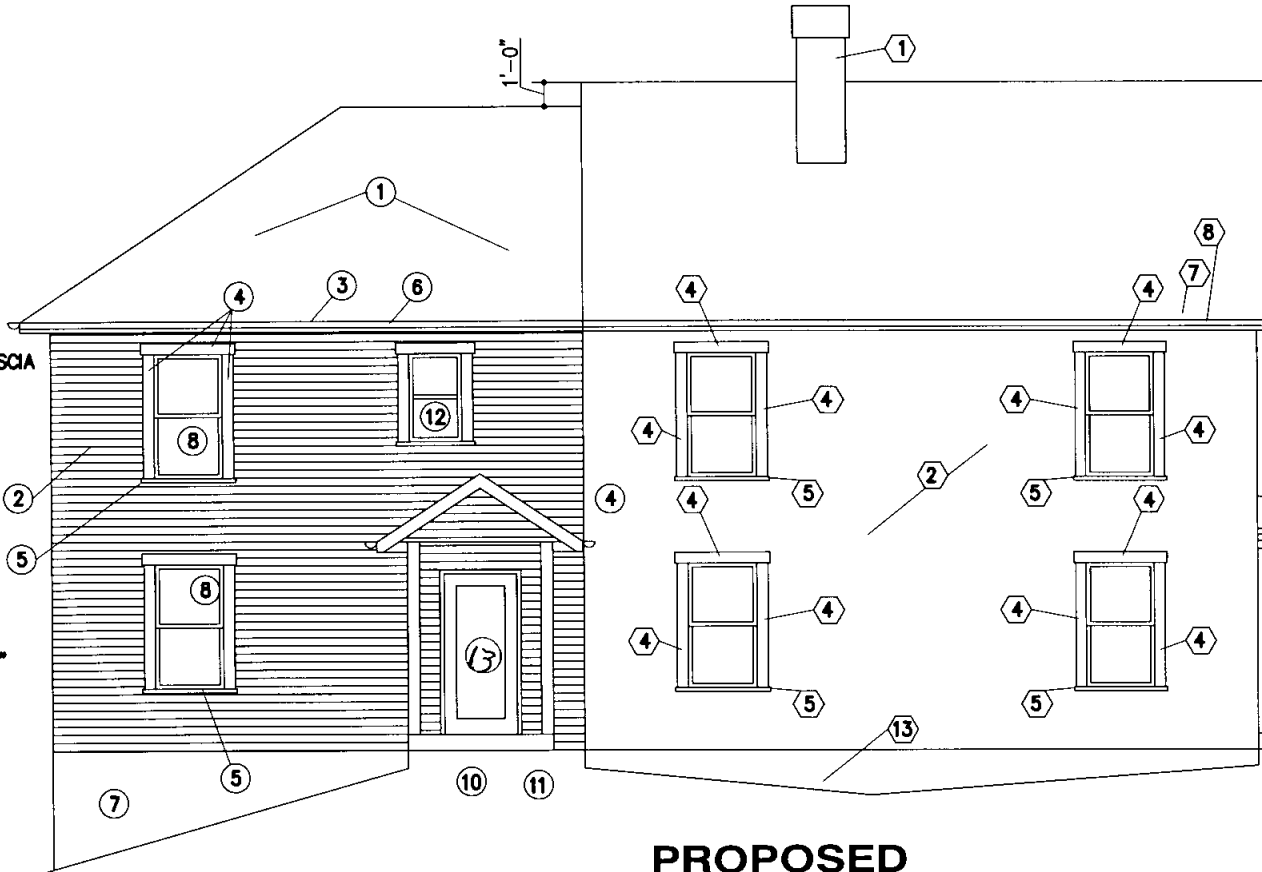
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- ① ARCHITECTURAL SHINGLES
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- ③ 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS
- ④ 1" X 4" CEMENT BOARD TRIM
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- ⑦ CEMENT PARING OVER 1/4" CEMENT BOARD ON 2" X 4" WOOD STUDS @ 16" O.C.
- ⑧ 36" X 54" DOUBLE HUNG WINDOW
- ⑨ 9'-0" X 7'-0" ALUMINUM GARAGE DOOR
- ⑩ 4" X 4" WOOD POST TRIMMED OUT WITH 1" X 6" CEMENT BOARD TRIM
- ⑪ CONCRETE PAD WITH STEPS
- ⑫ 24" X 40" DOUBLE HUNG WINDOW

⑬ 36" x 80" Vinyl Patio door

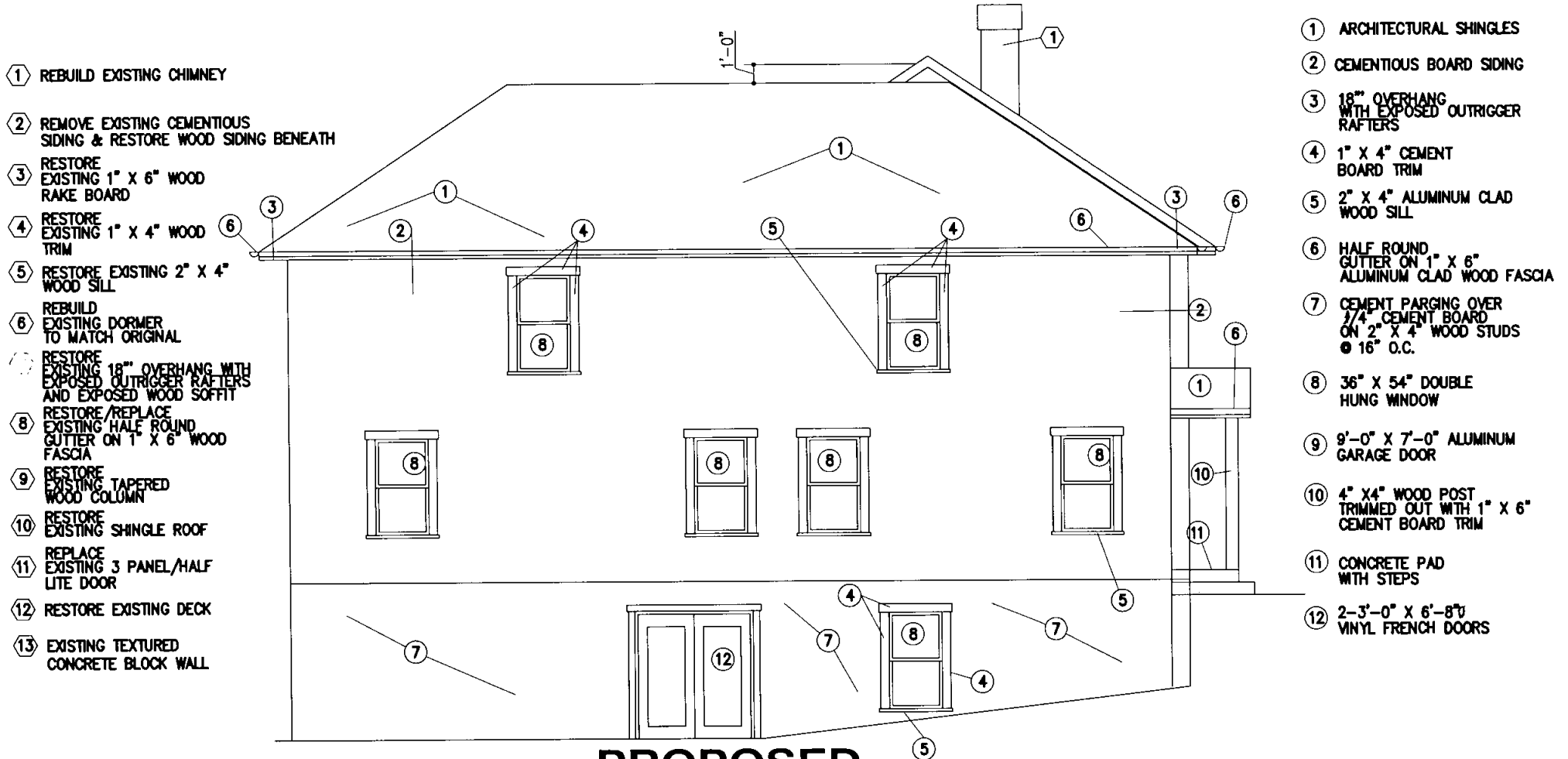


- ① REBUILD EXISTING CHIMNEY
- ② REMOVE EXISTING CEMENTIOUS SIDING & RESTORE WOOD SIDING BENEATH
- ③ RESTORE EXISTING 1" X 6" WOOD RAKE BOARD
- ④ RESTORE EXISTING 1" X 4" WOOD TRIM
- ⑤ RESTORE EXISTING 2" X 4" WOOD SILL
- ⑥ REBUILD EXISTING DORMER TO MATCH ORIGINAL
- ⑦ RESTORE EXISTING 18" OVERHANG WITH EXPOSED OUTRIGGER RAFTERS AND EXPOSED WOOD SOFFIT
- ⑧ RESTORE/REPLACE EXISTING HALF ROUND GUTTER ON 1" X 6" WOOD FASCIA
- ⑨ RESTORE EXISTING TAPERED WOOD COLUMN
- ⑩ RESTORE EXISTING SHINGLE ROOF
- ⑪ REPLACE EXISTING 3 PANEL/HALF LITE DOOR
- ⑫ RESTORE EXISTING DECK
- ⑬ EXISTING TEXTURED CONCRETE BLOCK WALL

PROPOSED EAST ELEVATION

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⑧ 36" X 54" DOUBLE HUNG WINDOW

⑨ 9'-0" X 7'-0" ALUMINUM GARAGE DOOR

⑩ 4" X 4" WOOD POST TRIMMED OUT WITH 1" X 6" CEMENT BOARD TRIM

⑪ CONCRETE PAD WITH STEPS

⑫ 2-3'-0" X 6'-8" VINYL FRENCH DOORS

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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NEW MANUFACTURE APPROVED ROOFING TRUSSES E 24" OC TO BE INSTALED
design & Connection by supplier

NEW DORMER 2X4"=16" OC TO BE INSTALED

Hurricane ties e each member, H2.5 by Simpson or equ. (TYP.)

NEW

EXISTING

EX. 3/4" WOOD SHEATHING

EX. 2X4" FULL SIZE STUDS E 16" OC (FIELD VERIFY)

EX. 2X7" FULL SIZE JOIST E 16" OC

EX. 2X6" FULL SIZE BEAM

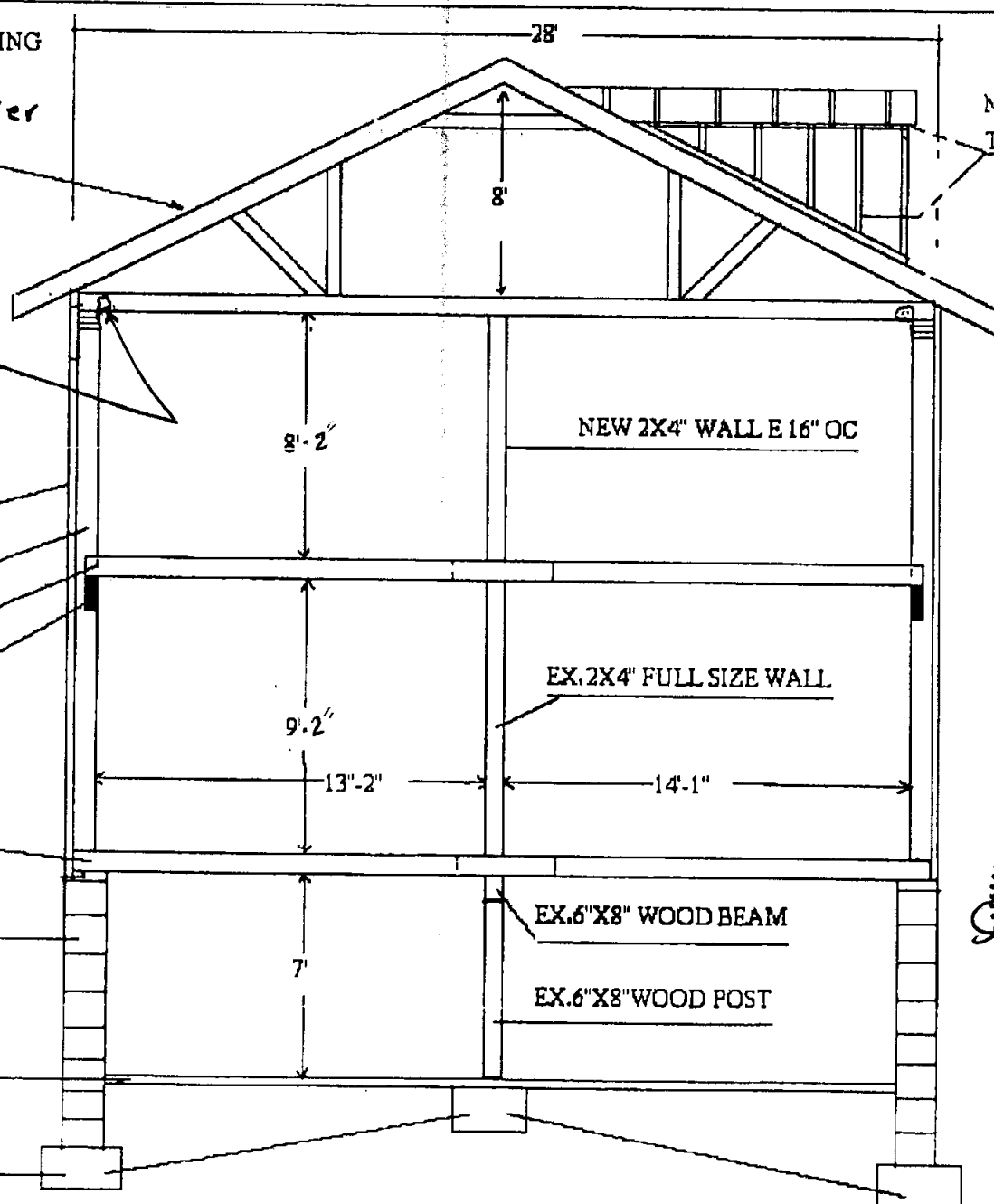
EX. 2X7" FULL SIZE JOIST E 16" OC

EX 8" CONCRETE BLOCK WALL

EX. 4" SLAB CONCRETE

EX. CONCRETE FOUNDATION

16"X12"



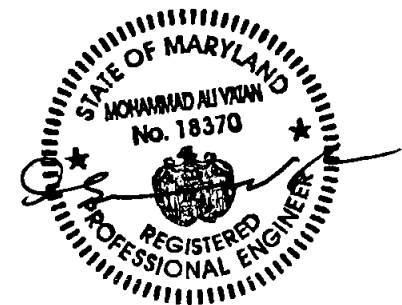
NEW 2X4" WALL E 16" OC

EX. 2X4" FULL SIZE WALL

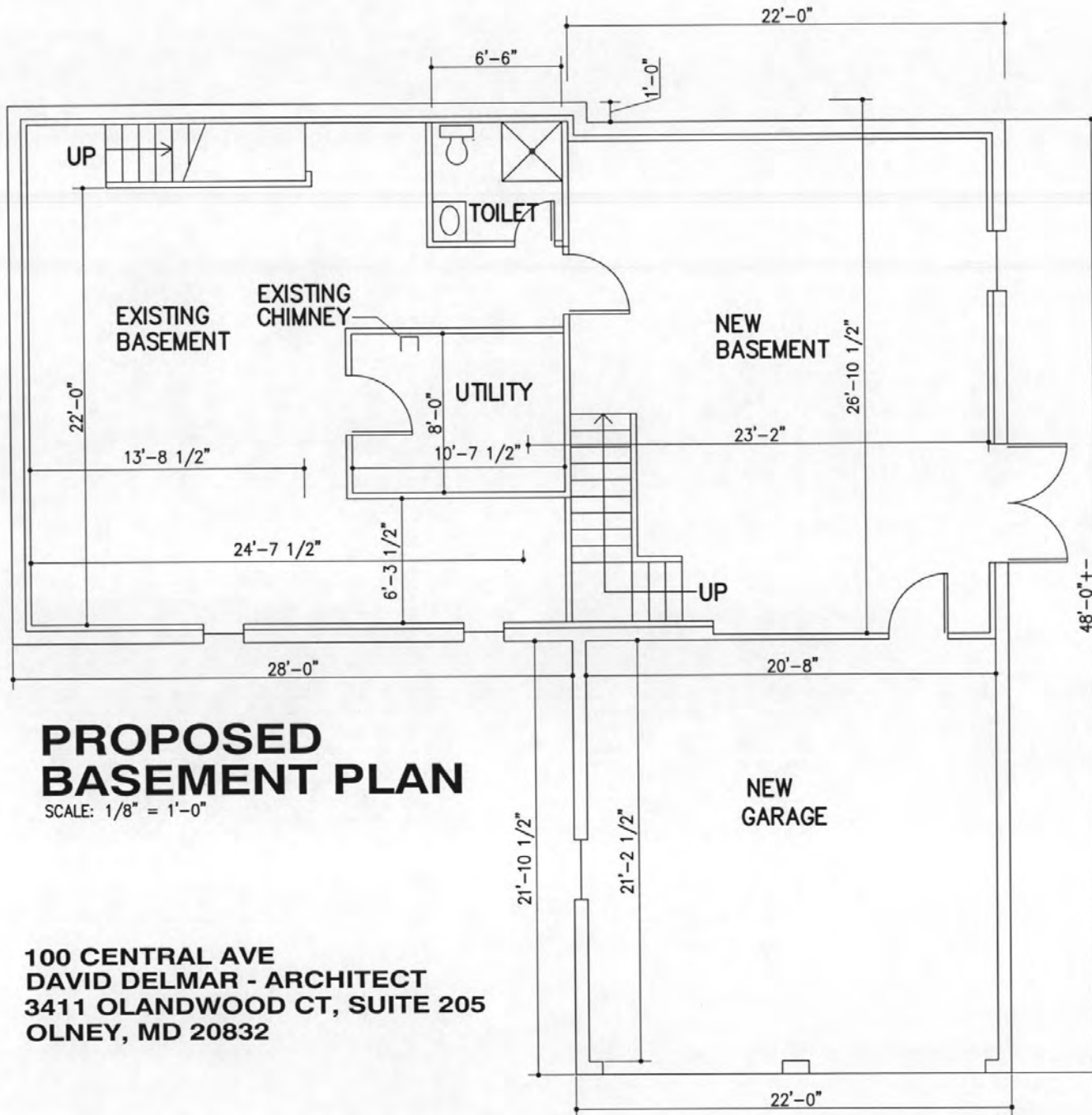
EX. 6"X8" WOOD BEAM

EX. 6"X8" WOOD POST

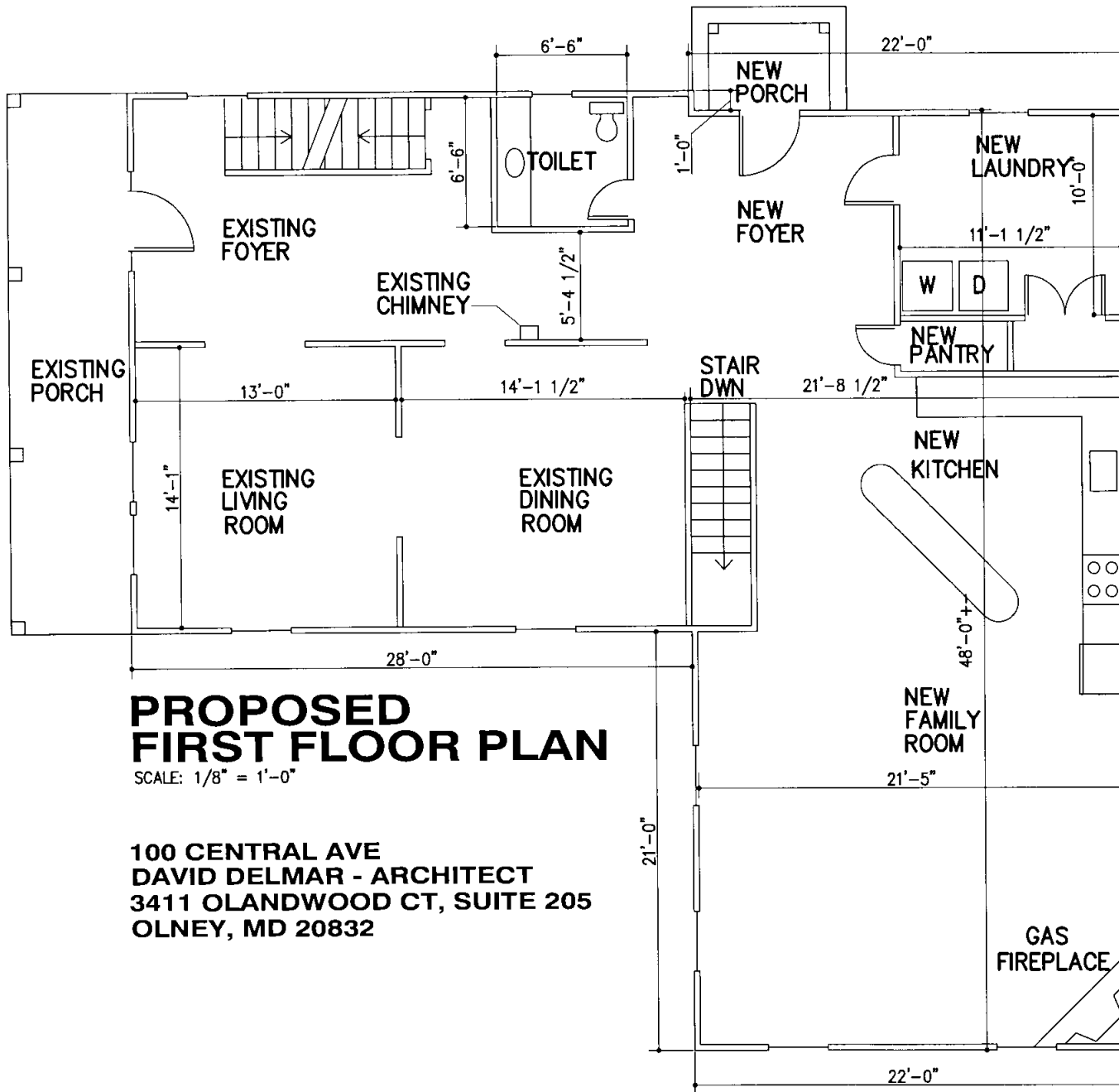
Existing Front Elevation Structure
 100 Central Avenue Gaithersurg MD



March 27, 09



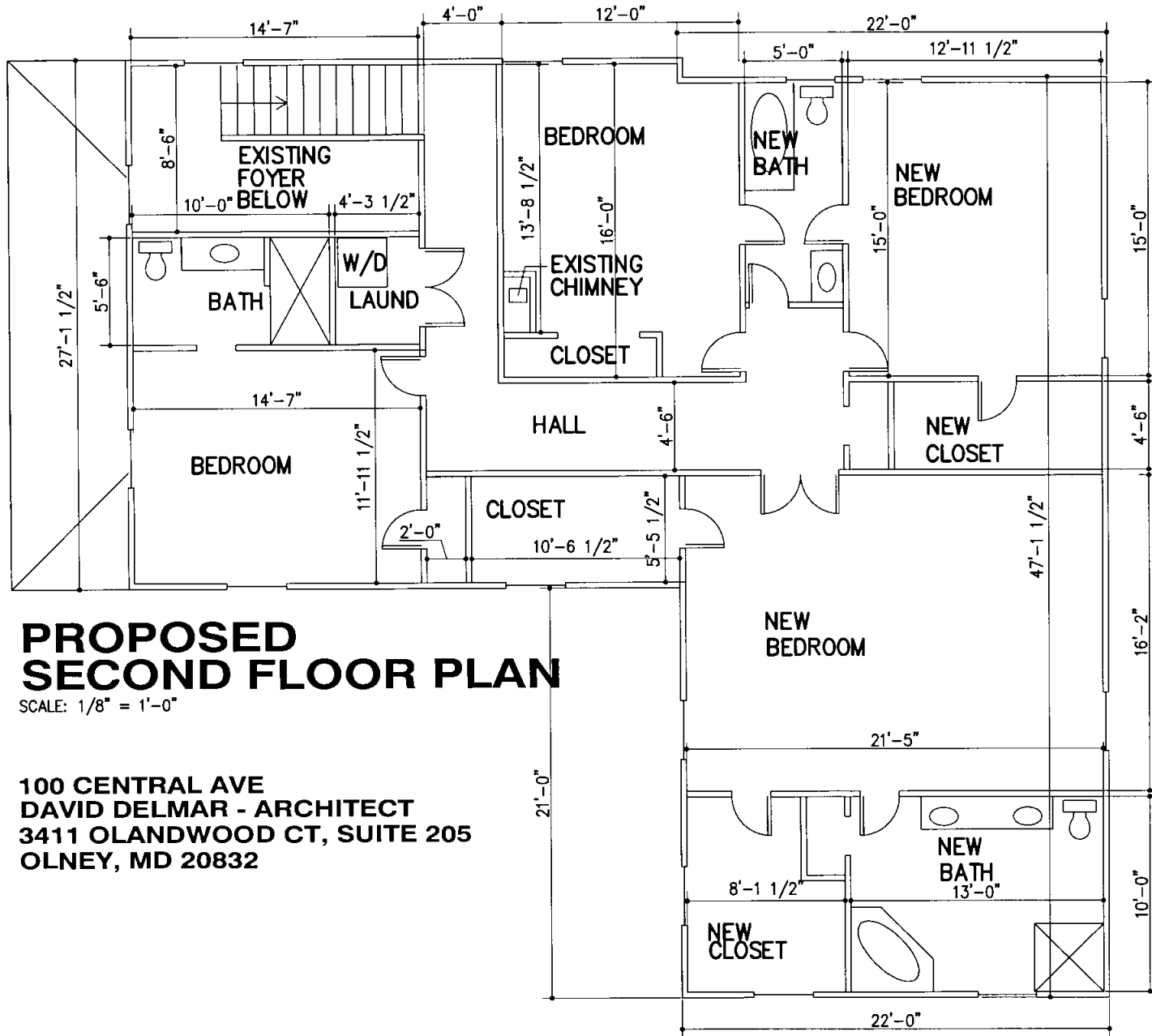
PENNSA 800-631-6888
 HAWP.111
 #32



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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**EXISTING
NORTH ELEVATION**

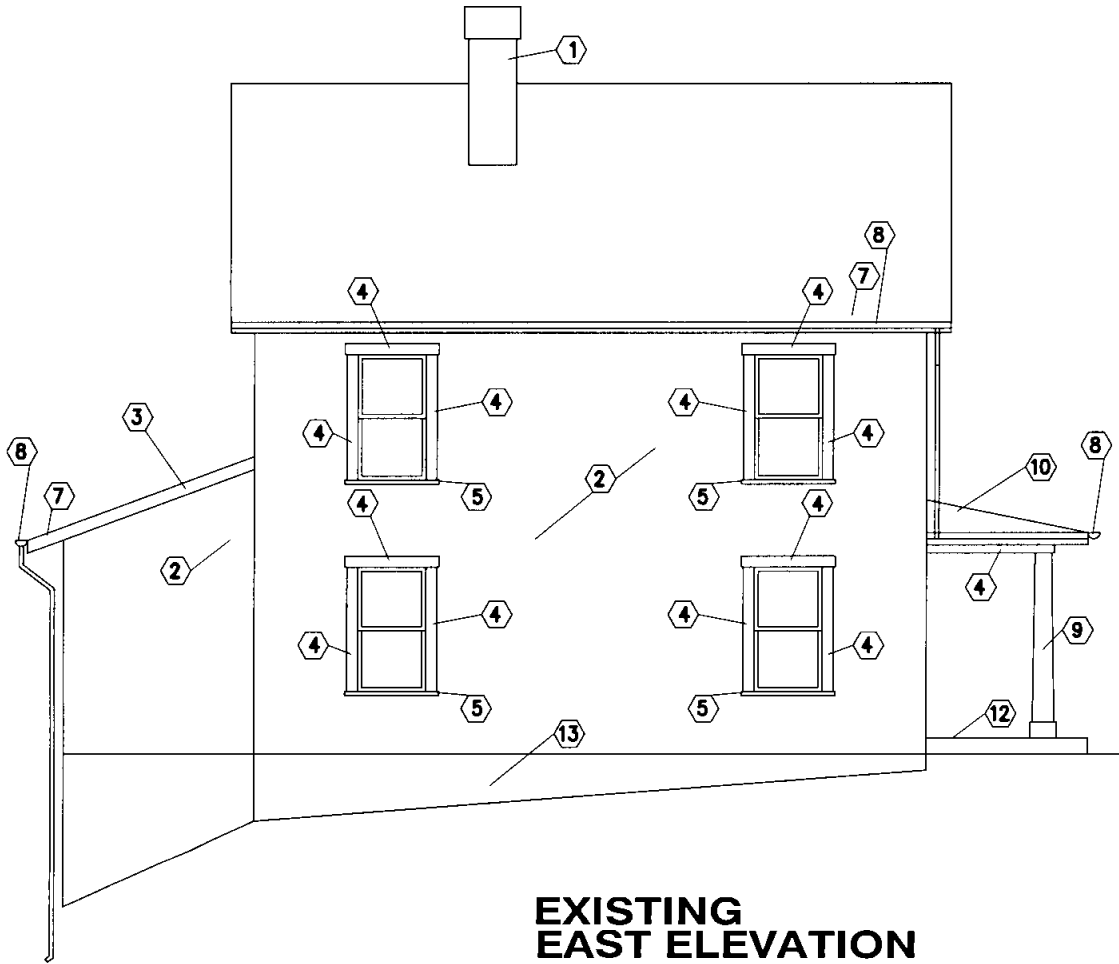
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- ⑮ EXISTING WOOD LATTICE
- ⑯ EXISTING 4" X4" WOOD POST TRIMMED OUT WITH 1" X 6" WOOD TRIM
- ⑰ EXISTING 2" X4" WOOD RAILING
- ⑱ EXISTING WOOD STAIRS
- ⑲ EXISTING 36" X 54" WOOD WINDOWS

PENCAD 800-631-6989

HAWP-111
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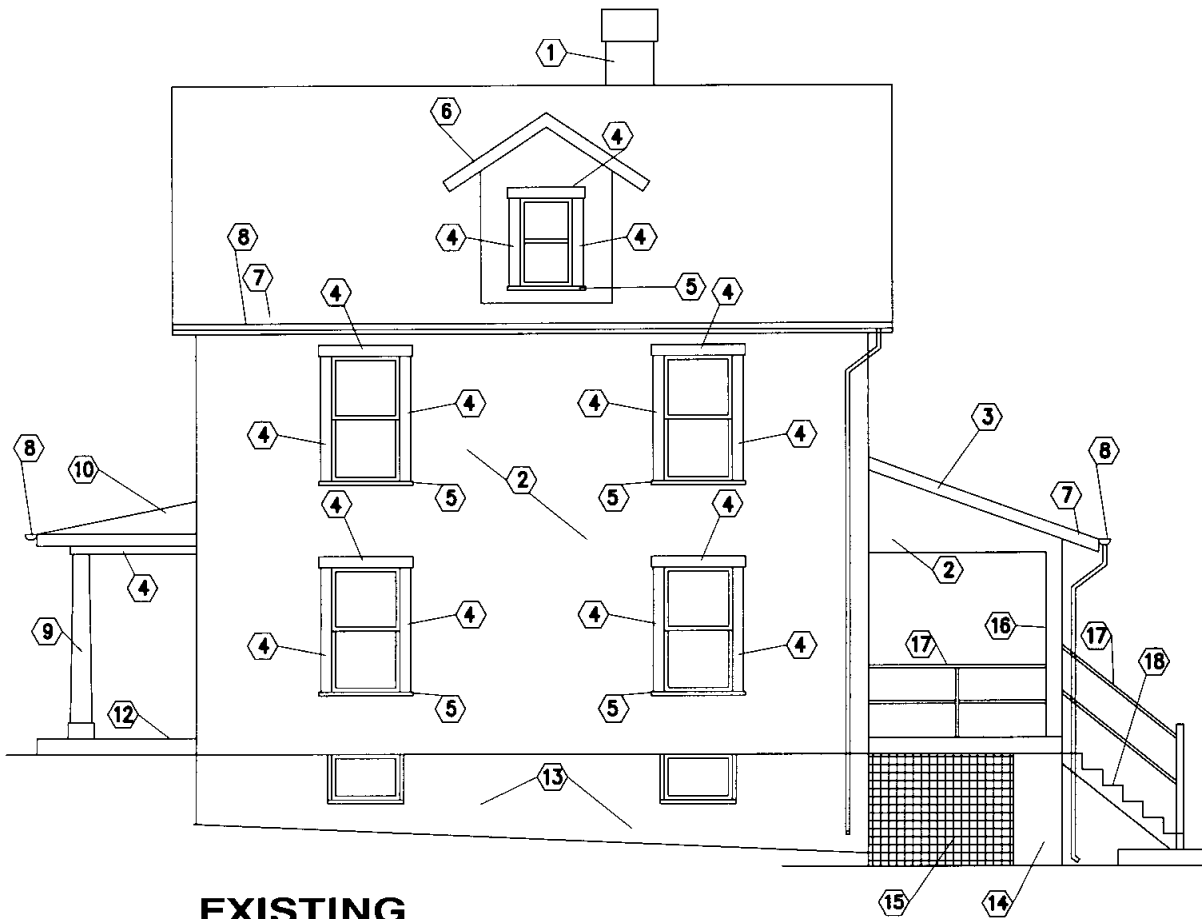


EXISTING EAST ELEVATION

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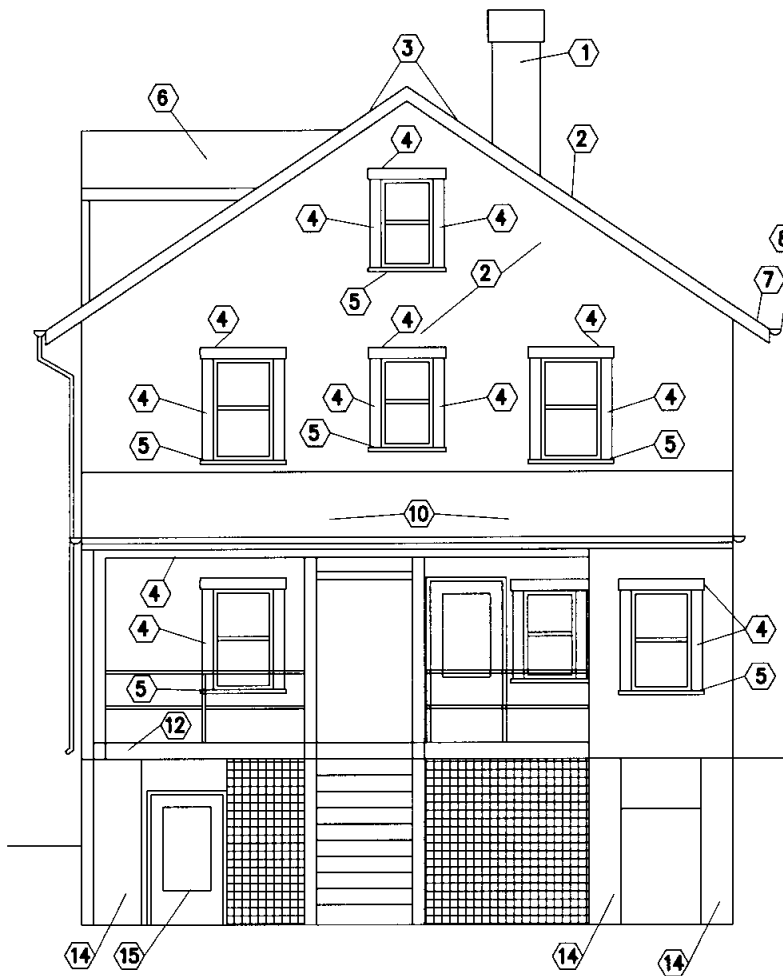


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**EXISTING
WEST ELEVATION**

SCALE: 1/8" = 1'-0"

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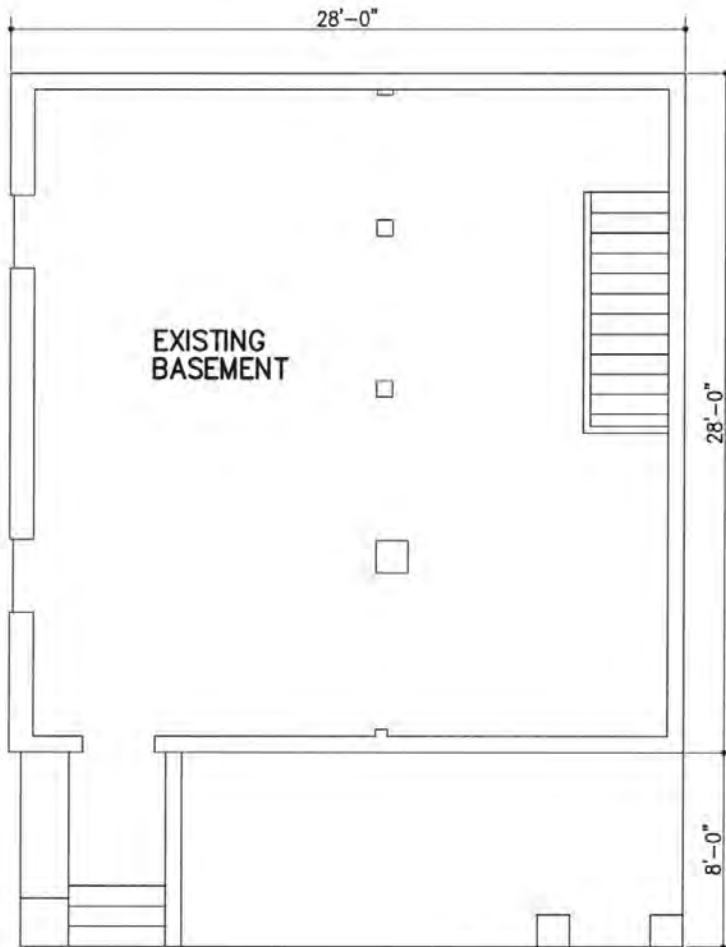


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EXISTING SOUTH ELEVATION

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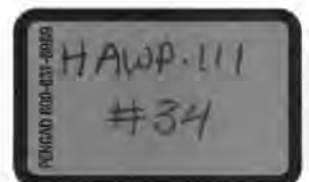
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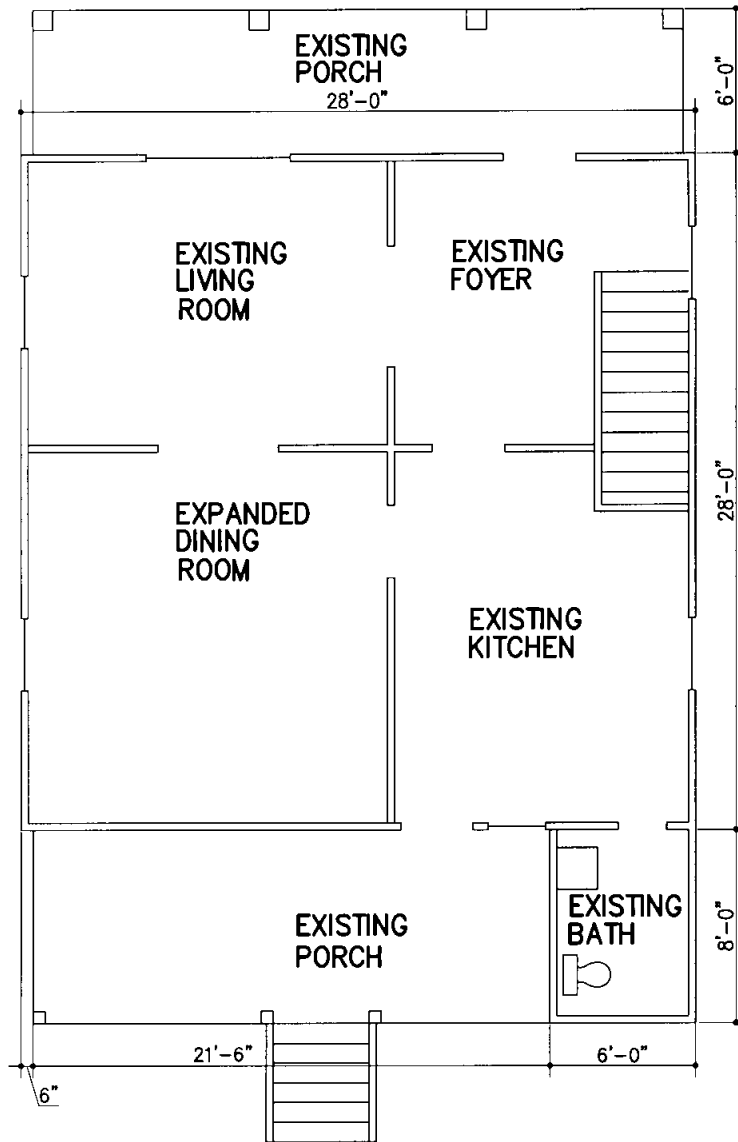


EXISTING BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

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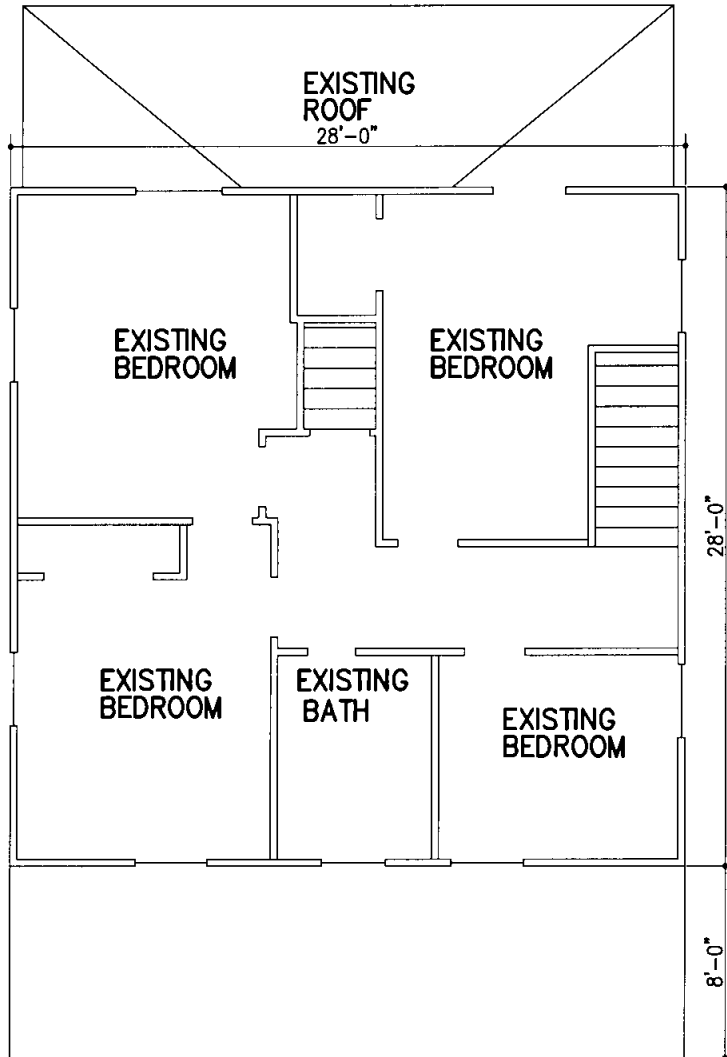




EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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OLNEY, MD 20832

Delivery List



(301) 855-5700 (410) 257-3400
WWW.DUNKIRKSUPPLY.COM

SOLD TO:
GENERAL QUOTATION

ORDER #	J900059
QUOTE #	B0900103
SALES REP	BRYCE BECKNER
DESIGNER	SNS
CUSTOMER PO #	
ORDERED BY	GENERAL QUOTATION
SUPERINTENDANT	GENERAL QUOTATION
JOBSITE PHONE #	
TENTATIVE DELIVERY DATE	11

JOB NAME: HOUMANS CONSTRUCTION -
MODEL: HOUMANS CONSTRUCTION -
TAG: ROOF
LOT #:
SUBDIV:

DELIVERY ADDRESS:
HOUMANS CONSTRUCTION -
100 CENTRAL AVE
GAITHERSBURG, MD 20877

DELIVERY INSTRUCTIONS:
ADABITAHIRI@YAHOO.COM
301-926-8481
301-502-4568
ADABI

SPECIAL INSTRUCTIONS:
DESIGNED FROM A LIST NO PLANS WERE
PROVIDED TO DESIGNER.MARK GAVE DELV DATE
OF 1/23/09

ROOF TRUSSES

LOADING INFORMATION

TCLL-TCDL-BCLL-BCDL	STRESS INCR.
30.0-7.0-0.0-10.0	1.15

ROOF TRUSS SPACING: 24.0 IN. O.C. (TYP.)

PROFILE	QTY PLY	ID	PITCH		BASE SPAN	O/A SPAN	LUMBER		OVERHANG		CANTILEVER		STUB		
			TOP	BOT			TOP	BOT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	
	15	T1	6.36	0.00	28-02-00	28-02-00	2 X 6	2 X 6	01-04-00	01-04-00					196 lbs

TOTAL WEIGHT 2940.00 lbs.

ITEMS

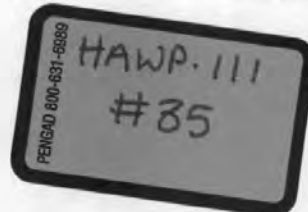
QTY	ITEM TYPE	SIZE	LENGTH FT-IN-16	NOTES
1	Misc. Items	ENGINEERING PACKET		SEALED DRAWINGS AND PRIME CAD FOR INSPECTION

THE ABOVE LISTED ITEMS HAVE BEEN RECEIVED IN GOOD CONDITION. (EXCEPTIONS NOTED)

RECEIVED BY: _____

DATE: _____

THANK YOU FOR YOUR BUSINESS.



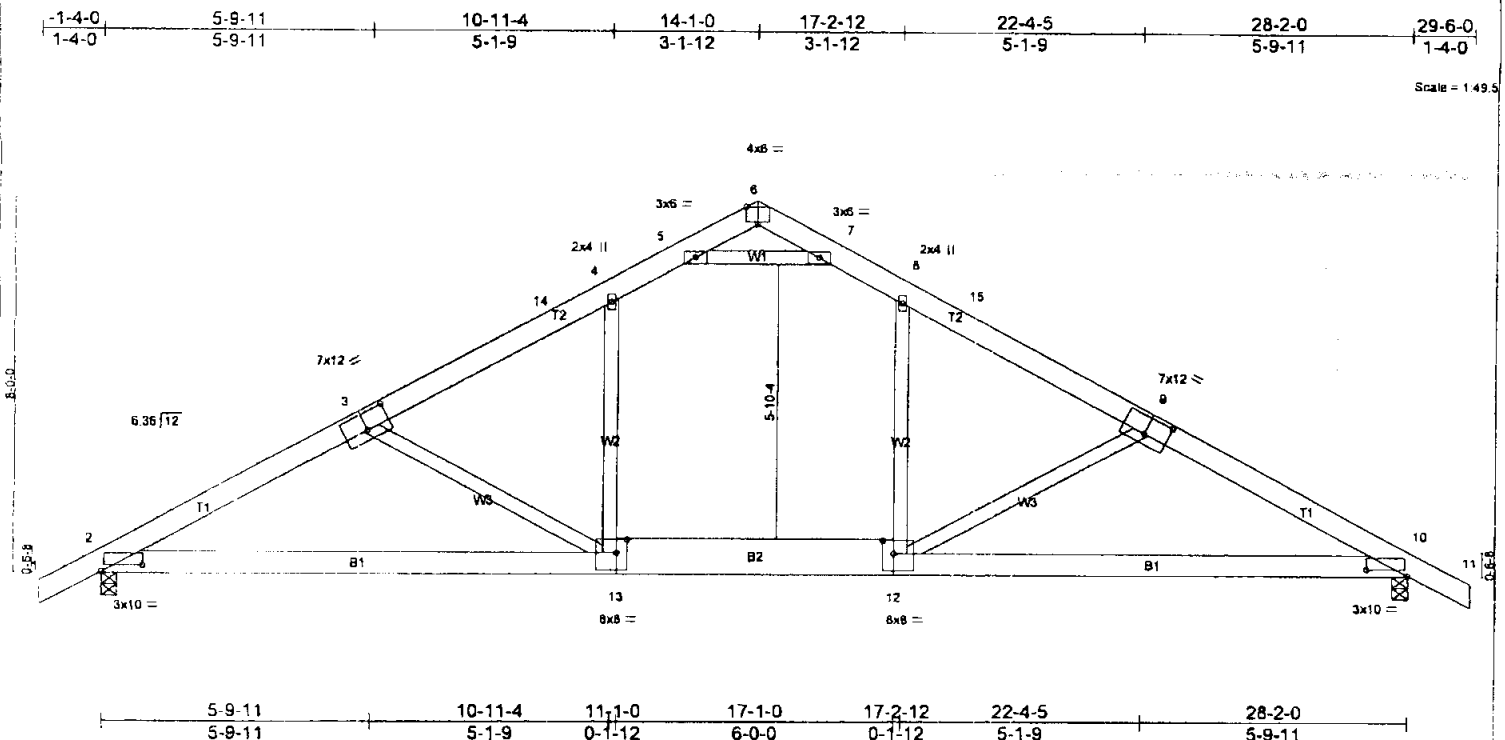


Plate Offsets (X, Y): [2:0-10-11,0-1-10], [3:0-6-0,0-4-8], [6:0-3-0,Edge], [9:0-6-0,0-4-8], [10:0-10-11,0-1-10], [12:0-2-12,0-3-8], [13:0-2-12,0-3-8]

LOADING (psf)	SPACING	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 30.0	Plates Increase 2-0-0 1.15	TC 0.92	Vert(LL)	-0.22 10-12	>999	360	MT20	244/190
TCDL 10.0	Lumber Increase 1.15	BC 0.69	Vert(TL)	-0.38 10-12	>878	240		
BCLL 0.0 *	Rep Stress Incr YES	WB 0.37	Horz(TL)	0.07 10	n/a	n/a		
BCDL 10.0	Code IRC2006/TPI2002	(Matrix)	Attic room	-0.21 12-13	682	360		Weight: 196 lb

<p>LUMBER</p> <p>TOP CHORD 2 X 6 SYP No.2</p> <p>BOT CHORD 2 X 6 SYP No.2 *Except*</p> <p style="padding-left: 20px;">B2: 2 X 10 SYP DSS</p> <p>WEBS 2 X 4 SYP No.2</p>	<p>BRACING</p> <p>TOP CHORD Right ceiling directly applied to top chord.</p> <p>BOT CHORD Right ceiling directly applied to top chord.</p>
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MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 2=1559/0-2-3 (input: 0-4-0), 10=1559/0-2-3 (input: 0-4-0)

Max Horz 2=-124(LC 7)

Max Uplift 2=-212(LC 9), 10=-212(LC 10)

Max Grav 2=1843(LC 2), 10=1843(LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=-3105/306, 3-14=-2586/206, 4-14=-2418/213, 4-5=-2038/237, 5-6=-67/821, 6-7=-67/821, 7-8=-2038/237, 8-15=-2418/213, 9-15=-2586/206, 9-10=-3105/306

BOT CHORD 2-13=-223/2666, 12-13=-2/2157, 10-12=-163/2666

WEBS 4-13=0/782, 8-12=0/782, 3-13=-690/251, 9-12=-690/252, 5-7=-3086/349

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 100mph; TCDL=5.0psf; BCDL=5.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
- 3) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 20.8 psf on overhangs non-concurrent with other live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
- 9) Ceiling dead load (5.0 psf) on member(s). 4-5, 7-8, 5-7
- 10) Bottom chord live load (40.0 psf) and additional bottom chord dead load (10.0 psf) applied only to room. 12-13

Job	Truss	Truss Type	Qty	Ply	HOUmans CONST. 100 CENT AVE
HOUmans	T1	ATTIC	15	1	Job Reference (optional)

Dunkirk Supply, Dunkirk, MD 20754

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NOTES

- 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=ib) 2=212, 10=212
- 12) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- 13) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

Eydie Searle, Applicant, stated that in front of her home there is a large dying hemlock tree that needs to be removed. It is planted very close to the house and it has continued to decline. An arborist has recommended that they remove it as soon as possible. The arborist recommended that a replacement tree be planted several feet away from the current tree location.

Mary Jo La France, Member, stated that she visited the site and noticed that the tree was dying and she fears that the roots of the tree may harm the house foundation.

The motion was made by Member Coratola, to close the record of HAWP 52C, seconded by Member Day.

VOTE: 5-0

Member Day moved that HAWP 52C be recommended for approval, seconded by Member Coratola, finding the proposed alterations in compliance with the Secretary of the Interior's Standard Two which states, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The tree should be removed because it is endangering the historic home that is in physical contact with the tree. This application is also in compliance with the Design Guidelines for the Brookes, Russell, and Walker Historic District. This approval is granted with the condition that the applicant plant a replacement tree within one year.

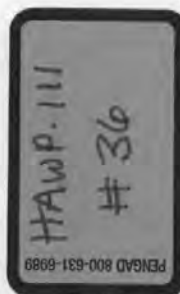
VOTE: 5-0

HAWP 111 Applicant: Ali Tahriri Adabi
100 Central Ave
Request: Addition

Planner Marsh stated that this public hearing was duly advertised in the *Gaithersburg Gazette* on March 25, 2009, the property posted, and at the present time there are 27 exhibits in the record file. The individual exhibits may be reviewed during the course of the meeting or in the Planning Office during regular business hours at City Hall. Any objections to the receipt of any exhibit should be noted prior to the closing of the record; otherwise, they will be deemed received in evidence.

Planner Marsh distributed additional plans to the Committee given to her by the applicant. She entered the documents into the record. She stated that the applicant was before the Committee in January for a preliminary consultation.

Alan Vedadi, representative of the applicant, walked the Committee through the applicant's plans and proposed materials. As a part of this presentation, he stated that on the original house, the applicant proposes removing the existing siding to expose the original wood



siding. Where the original siding is not salvageable, they propose relocating the original siding material from the east and south sides which are less exposed to public view, to the front and west sides. In the less exposed areas, they propose replacing the original siding with new siding to match.

Mr. Coratola stated that the newly built dormer location and its proportions do not seem correct. He said that in general, he needs further documentation and that the drawings are too loosely done. He is looking for drawings which document the existing structure, specify its materials, the addition and addition materials. The addition should have a similar feel to the original structure, but should not copy it directly. The drawings need to be accurate enough so that there is a level of comfort that what is approved by the Committee will be built in the field. He also commented that the front porch columns shown on the plans do not reflect the existing columns.

Mr. Vedadi explained the method that the applicant used to determine the placement and size of the dormer. By using a photo of the original structure and its location on the roof, the applicant was able to estimate the size and placement of the dormer. He also stated that the addition is now setback from the existing house and that the roofline is not on the same plane as the roofline of the existing house, as required previously by the Committee.

Mr. Johnson stated that the existing foundation and basement windows do not seem to match the drawings. The Committee's preference for the addition's exterior foundation would be cast-in-place concrete or concrete block with a parged surface. He stated that at this time, HPAC does not have the necessary information to make a decision. He applauded the applicant's intent to bring the home back to its original condition; however there remains a concern over the accuracy of the plan details.

Mr. Johnson asked the applicant if he would be willing to go back and produce a full set of drawings which accurately depict the original structure, as well as the plans for the addition, as requested by the Committee.

Mr. Coratola recommended that the applicant and his architect meet with City staff, and he would attend as well, to offer suggestions and recommendations prior to the next HPAC meeting in May. This would help provide the applicant with further direction.

The applicant's daughter, Mahssa Tahriri, agreed to the extension of the record.

The motion was made by Member Wagner, to keep the record of HAWP 111 open indefinitely, seconded by Member Day.

VOTE: 5-0

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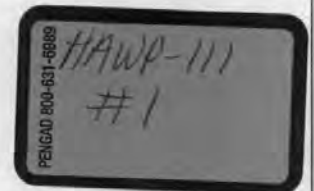
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The motion was made by Member Wagner, to keep the record of HAWP 111 open indefinitely, seconded by Member Day.

VOTE: 5-0

STAFF COMMENTS FOR HISTORIC PRESERVATION ADVISORY COMMITTEE

Meeting Date: April 2, 2009
Title: HAWP-111
Request: Addition
Address: 100 Central Avenue
Applicant: Ali Tahriri Adabi



Application:

On December 19, 2008, the applicant submitted a historic area work permit application for an addition to the historically designated house at 100 Central Avenue. The applicant was instructed to submit the required documents for the application including a site plan and architectural drawings of the addition, with the proper materials and dimensions. The application was locally advertised in the Gaithersburg Gazette, the property was posted, and public hearing notices were sent to all property owners within 200 feet.

As of December 30, 2008, staff had not received the required materials as discussed with the applicant and removed the application as a public hearing from the HPAC agenda. Because the application was incomplete, the request was presented as a Preliminary Consultation at the January 8, 2009 HPAC meeting (minutes attached). At that meeting, the applicant's representative presented the application and received guidance from the Committee.

Since the January HPAC meeting, staff has requested that the applicant submit revisions incorporating HPAC's suggestions. In the record are several letters staff has sent to the applicant after each revision was submitted. Accompanying this application are the most recent drawings and documents submitted to staff, which are not drawn by an architect. The applicants have indicated they would prefer to have their application heard as public hearing for the April 2009 meeting in lieu of an additional preliminary consultation.

Background:

100 Central Avenue was designated as a local historic site by the Historic District Commission on August 2, 2004. The following was stated in the Resolution:

The environmental setting for the Ridgely/Royer House be Lot One as shown with the approximate lot lines on the approved Concept Site Plan CSP-01-002, to be finalized at final site plan. The entire 4.55 acre parcel remains subject to subdivision under the Medium

Density Residential (R-90) Zoning.

Concept Site Plan CSP-01-002 (attached) proposed the retention of the historic house and three additional houses to be built in a cul-de-sac style subdivision. Staff has included several exhibits from the historic designation file.

Following the historic designation and in accordance with the 2003 Land Use Element of the City's Master Plan, a 1.15-acre portion of the property was rezoned to R-90 Cluster. The remainder of the 4.55 acre property was designated as R-A (Low Medium Density Residential) to preserve open space and provide for the conservation of the stream valley buffer, and CD (Corridor Development) to be used in conjunction with the retail use at 611 South Frederick Avenue.

In September of 2007, the property was granted final site plan approval as SP-04-0007 for the three additional houses.

As the HPAC is aware, the historic house was recently damaged by a fire. The applicant has received approval from the Planning and Code Administration to temporarily repair and secure the roof while going through the HAWP process.

Discussion of the proposed project

The applicant is proposing an addition to the west side of the home. As the drawings indicate, the materials of the new addition will be cement siding and architectural shingles. Since the HPAC's last review of the proposal, the applicant has removed the deck. The applicant has submitted drawings of the house prior to the fire damage. (For the HPAC's convenience, staff has again provided photographs of the house, circa 2004)

The site plan shows the property undergoing excavation to accommodate for a garage with a driveway leading from the proposed Central Court. Staff would recommend the applicant provide some landscaping on the property.

Note that the applicant has submitted a Construction Observation Report, dated January 21, 2009. Staff has provided the applicant with direction on obtaining a thorough structural analysis, but at this time, there has been no resubmittal of this document.

Compliance with Guidelines

During the historic designation process for the property, staff compared the house style to those in the Brookes, Russell, Walker Historic District, due to the similar floor plan and architectural details of the typical four square homes on Walker Avenue. Accordingly, staff is recommending the Committee utilize the Brookes, Russell, Walker Historic District Guidelines when evaluating the proposed house addition.

Planning Commission Approval

As indicated above, this lot was included in a portion of the property that was rezoned to R-90 Cluster and subsequently received final site plan approval for the subdivision, known as Rashidian Estates. Building setbacks in the Cluster zone are originally established by the site plan approval for a subdivision, therefore modifications to the approved setbacks require review and approval by the Planning Commission.

In conjunction with receiving a certificate of approval from the HDC, the proposed addition must also be reviewed and approved by the Planning Commission. Prior to scheduling this application for a decision by the HDC, the item will be placed on the Planning Commission' consent agenda.