

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**August 20, 2007**

**CALL TO PODIUM:**

**Patricia Patula**

**RESPONSIBLE STAFF:**

**Patricia Patula, Planner**

**Jacqueline Marsh, Planner**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
<b>x</b>	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
<b>x</b>	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: CERTIFICATE OF APPROVAL OF HAWP-92C**

**HISTORIC DISTRICT COMMISSION**

Applicant: Michael Stumborg; Request for a screened-in porch at 15 Walker Avenue

**SUPPORTING BACKGROUND:**

This request proposes to remove an existing solarium on the rear of the residence and replace it with an enclosed sunroom at 15 Walker Avenue. The sunroom is proposed to be approximately 232 square feet and will have hardie board siding and heritage shingles. The windows will be aluminum clad all wood one-over-one windows and will match the windows of the exiting house. There will be a bay window on the south elevation facing the back yard.

At their meeting of August 2, 2007, the Historic Preservation Advisory Committee (HPAC) held a public hearing on this request. The HPAC provided three recommendations to the applicant: the rake trim on the addition match the size of the rake trim of the existing house; the bay window should come to the overhang of the roof; and a skirt should be added beneath the bay window.

The HPAC unanimously recommended approval, finding the proposed alteration in compliance with the Brookes, Russell, Walker Historic District Design Guidelines and with the 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 materials of the proposed addition and the existing house are different and the new addition will be set in from the sides of the house, which shows a difference in construction.

Also, the application is in compliance with the Secretary of Interior Standard Ten which states: "New additions and adjacent or related construction shall 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." If the sunroom were to be removed, the original structure would be not be compromised.

Staff and the HPAC recommend the HDC make the following motion:  
**Grant approval of HAWP-92C and issue the Certificate of Approval, finding, based on the record before HPAC and for the reasons articulated by HPAC, that the application meets the Secretary of Interior Standards Nine and Ten and the Brookes, Russell, Walker Historic District Design Guidelines.**

**DESIRED OUTCOME:**

**Vote to approve or deny the issuance of the Certificate of Approval.**

HPAC Public Hearing August 2, 2007  
HDC Review August 20, 2007

**INDEX OF MEMORANDA  
HAWP-92C  
Applicant: Michael Stumborg  
15 Walker Avenue  
Enclosed Rear Porch**

<b>Number</b>	<b>Exhibit</b>
1.	Application
2.	Aerial Location Map
3.	Picture Existing Structure Oblique View
4.	(A) Picture Existing Structure Side and Rear Views
4.	(B) Pictures Existing Structure Side and Front Views
5.	Design Features List
6.	Design Features Diagrams
7.	Drawing Rear View Option One
8.	Drawing Side Views Option One
9.	Drawing Rear View Bay Window Option
10.	Drawing Side Views Bay Window Option
11.	Minutes of HPAC meeting of May 6, 2004
12.	Notice to include legal ad for public hearing in July 25, 2007, issue of the <i>Gaithersburg Gazette</i>
13.	Notice of public hearing sent July 23, 2007 to required parties
14.	Mailing List
15.	By Reference: Brookes, Russell, Walker Historic District Design Guideline
16.	By Reference: Annotated Code of Maryland, Article 66B, Historic Resources
17.	By Reference: Secretary of Interior Standards for Rehabilitation
18.	By Reference: HD-14 Designation Documents
19.	By Reference: Qualifications of HPAC, HDC, and staff
20.	By Reference: Historic Preservation Ordinance
21.	Letter from Mark and Karyn Ryan, dated August 2, 2007
22.	House location plat

# HISTORIC AREA WORK PERMIT APPLICATION

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

Application Number	HAWP.920
Date Filed	7.18.07
Application Completed	7.26.07
HPAC Hearing/Review	8.2.07
HDC Hearing/Review	8-20-07
Decision	_____
Date of Decision	_____

### 1. SUBJECT PROPERTY

Address 15 Walker Ave.  
 Lot 15 Block \_\_\_\_\_ Subdivision Walker's Addition  
 Tax Account Number 00847054

### 2. APPLICANT/OWNER/AUTHORIZED AGENT

Name Michael Stumborg Telephone (202) 441-5256  
 Address 104 Brookes Ave

### 3. OWNER OF RECORD (IF NOT APPLICANT)

Name Same as Above Telephone \_\_\_\_\_  
 Address \_\_\_\_\_

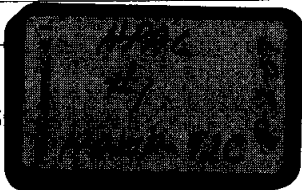
### 2. TYPE OF WORK (CHECK APPROPRIATE)

- Visible from public way
- Not visible from public way
  
- Fence
- Signage
- Parking
- Landscape
- Windows
- Siding
- Roofing
- Accessory Building
- Additions
- Relocation
- Restoration
- Demolition
- New Construction
- In-kind Replacement
- Utilities (meters, cables, etc.)
- Miscellaneous

### 4. DESCRIPTION OF PROPOSED WORK

Removal of Glass + Aluminum Solarium on rear of house, Replacement with an enclosed porch.

### 5. HISTORIC AREA WORK PERMIT PROCESS AND APPLICATION SUBMISSION REQUIREMENTS (S)



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

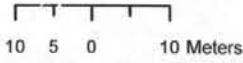
Signature [Handwritten Signature]

Date 18 July 07

# HAWP-92C

15 Walker Avenue

HAWP-92C August 2007



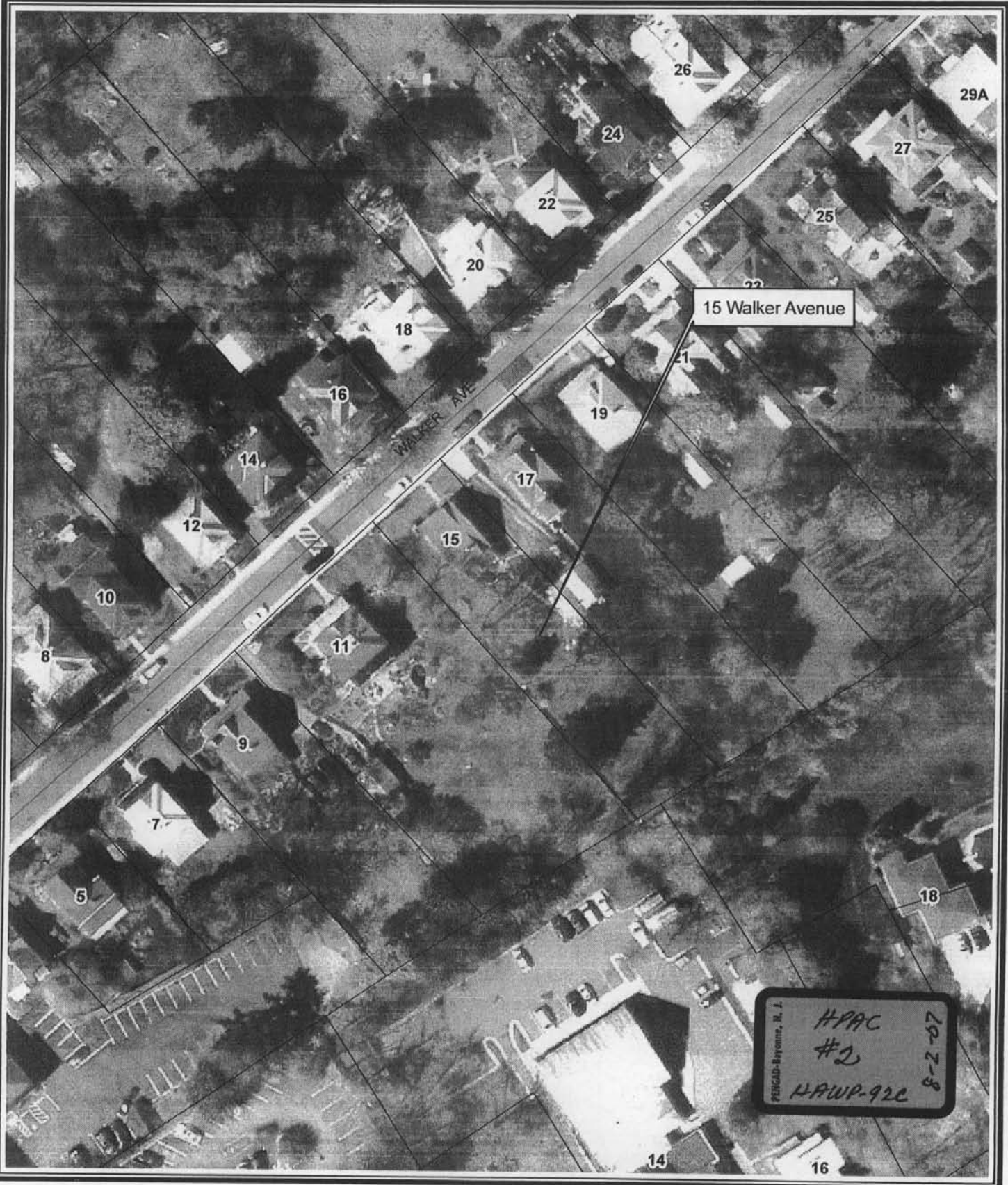
MD State Plane  
HPGN NAD 83/91

TrueOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2007. www.istar.com Property boundaries and planimetric basemap ©2007 M-NCPPC and City of Gaithersburg. All rights reserved. Aerial photo acquired April 2006.

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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov





PENGAD-Bayonne, N. J.  
APPAC  
#3  
HWMP-92C  
8-2-07

Existing Structure – Oblique View

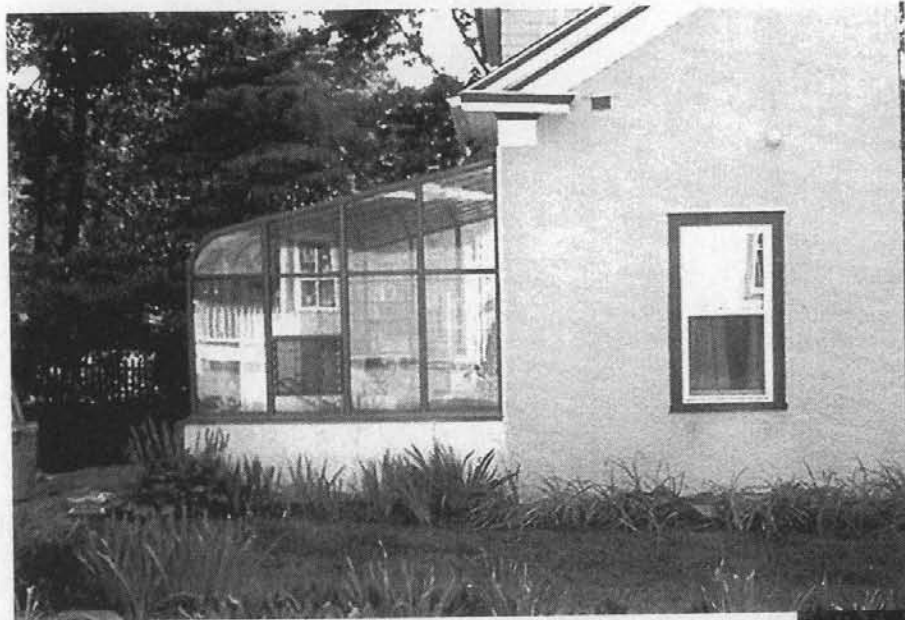


Existing Structure – Side View

PENGAD-Bayonne, N. J.  
HPPAC  
#449  
HPPAC-92C  
8-2-07



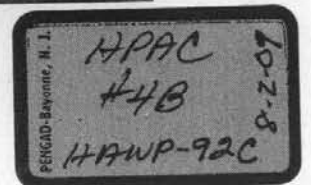
Existing Structure – Rear View



Existing Structure – Side View



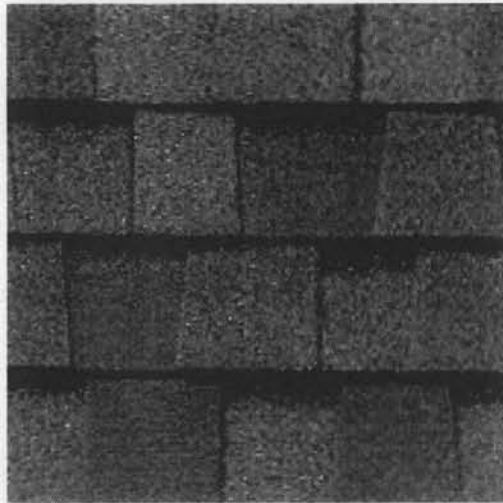
Existing Structure – Front View



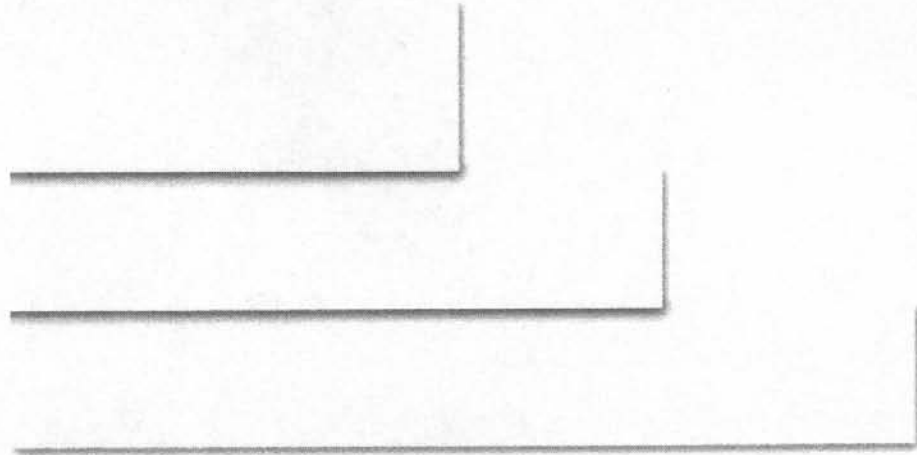
# Design Features

1. Windows: Pella 250-series Aluminum-clad all wood one-over-one double hung windows
  - (3'1" wide by 3'11" tall)
  - Optional bay window has two of these windows set at a 30 degree angle (4' 0" 1/2 " tall by 9' 5" 7/8" wide)
  - All windows framed with 5 1/2" wood trim
2. Door: Pella steel entry door
  - (2'8" wide by 6'8" tall)
  - Single glass panel over two vertical raised panels
3. Roof:
  - 3:1 roof pitch to match the pitch of the dormer on the existing house
  - Tamko Heritage 30 AR shingles to match house roof
4. Existing knee-wall finished with cement foam to match house stucco
5. Exterior wall above knee wall – 5" exposed "Hardie Board" smooth clapboard siding



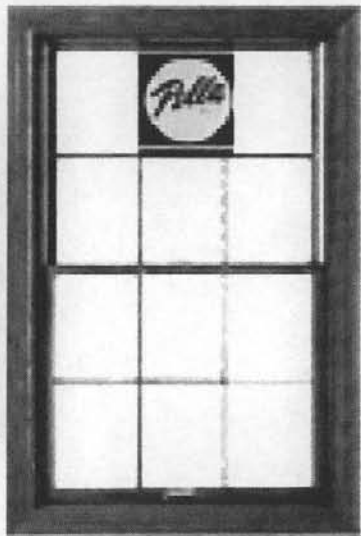


Tamko Heritage 30 AR

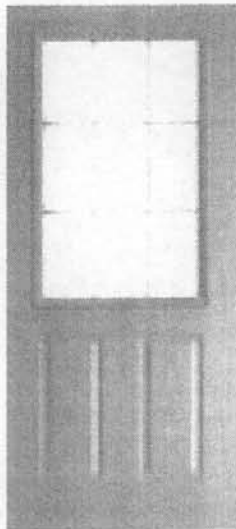


Hardie Board 5" exposed smooth clapboards

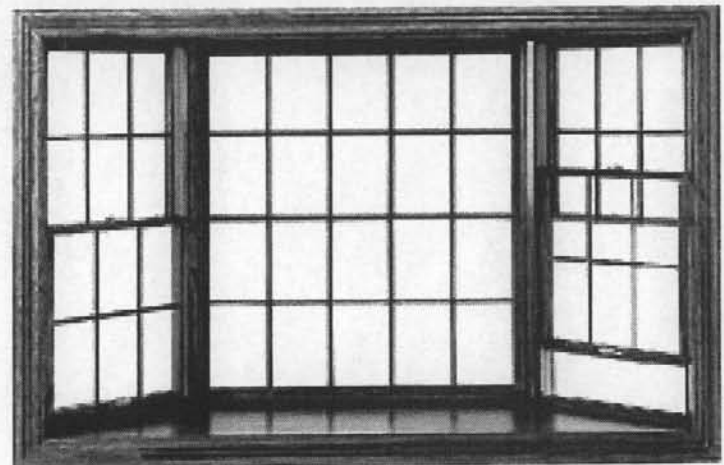
PENGAD-Boyanna, N. J.  
HPPC  
#6  
HPPC-92C  
8-2-07



Pella 250 series  
(shown with grills)



Pella Victoria Collection  
1/2 light (shown with grills)



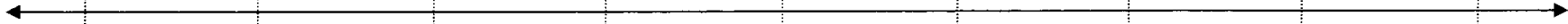
Pella 30 degree double hung  
bay window (shown with grills)

30 inches



Rear view  
Window option #1

22 feet 6 inches



HPWD-002  
#17  
2007

30 inches

Right side view  
Window option #1  
(Left side will be mirror image)

"Hardie-board"  
Clapboard siding

Existing window

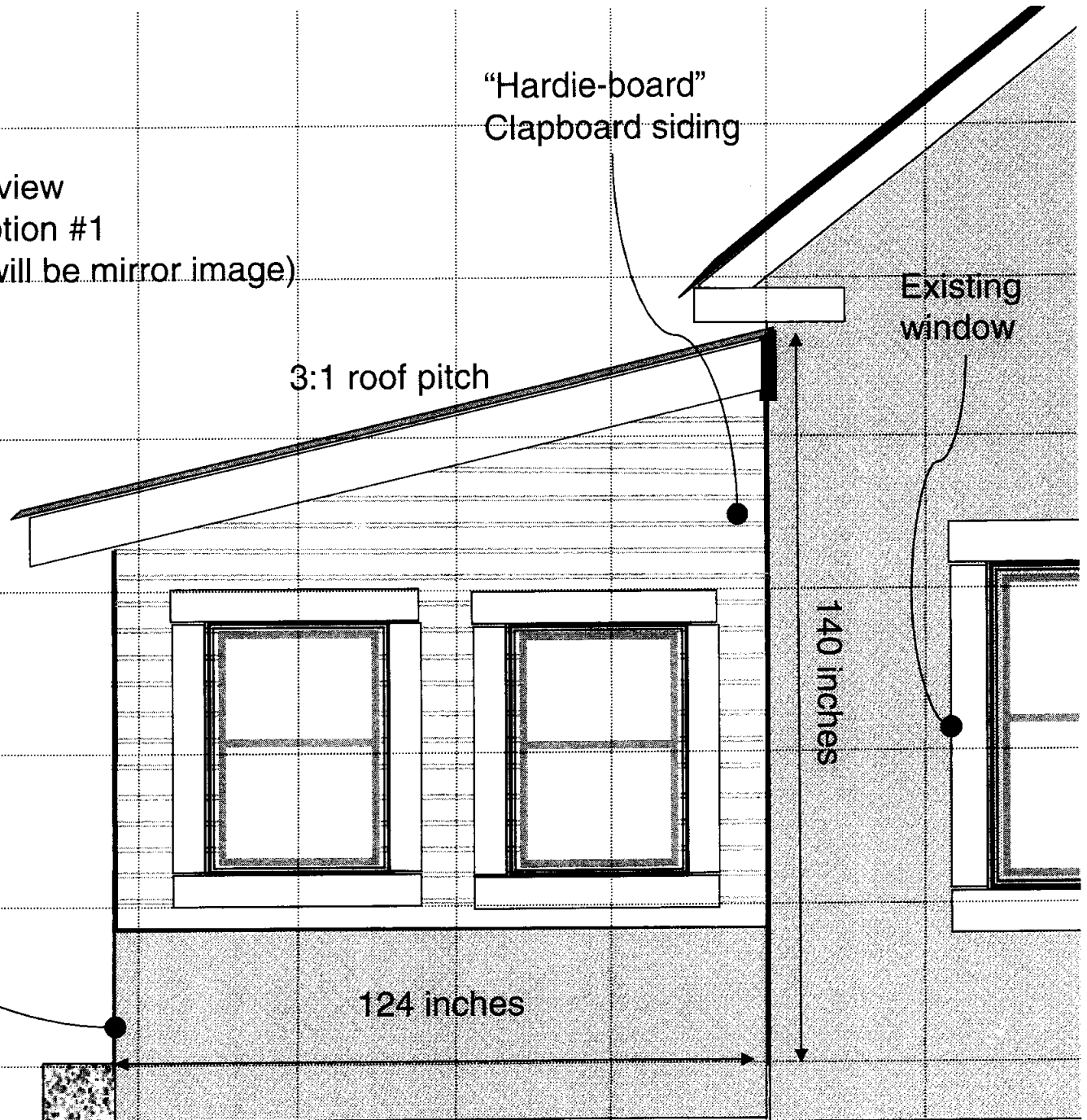
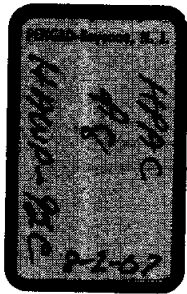
3:1 roof pitch

Cement Foam to Match  
Existing Stucco

100 inches

140 inches

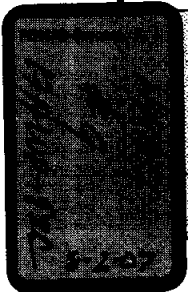
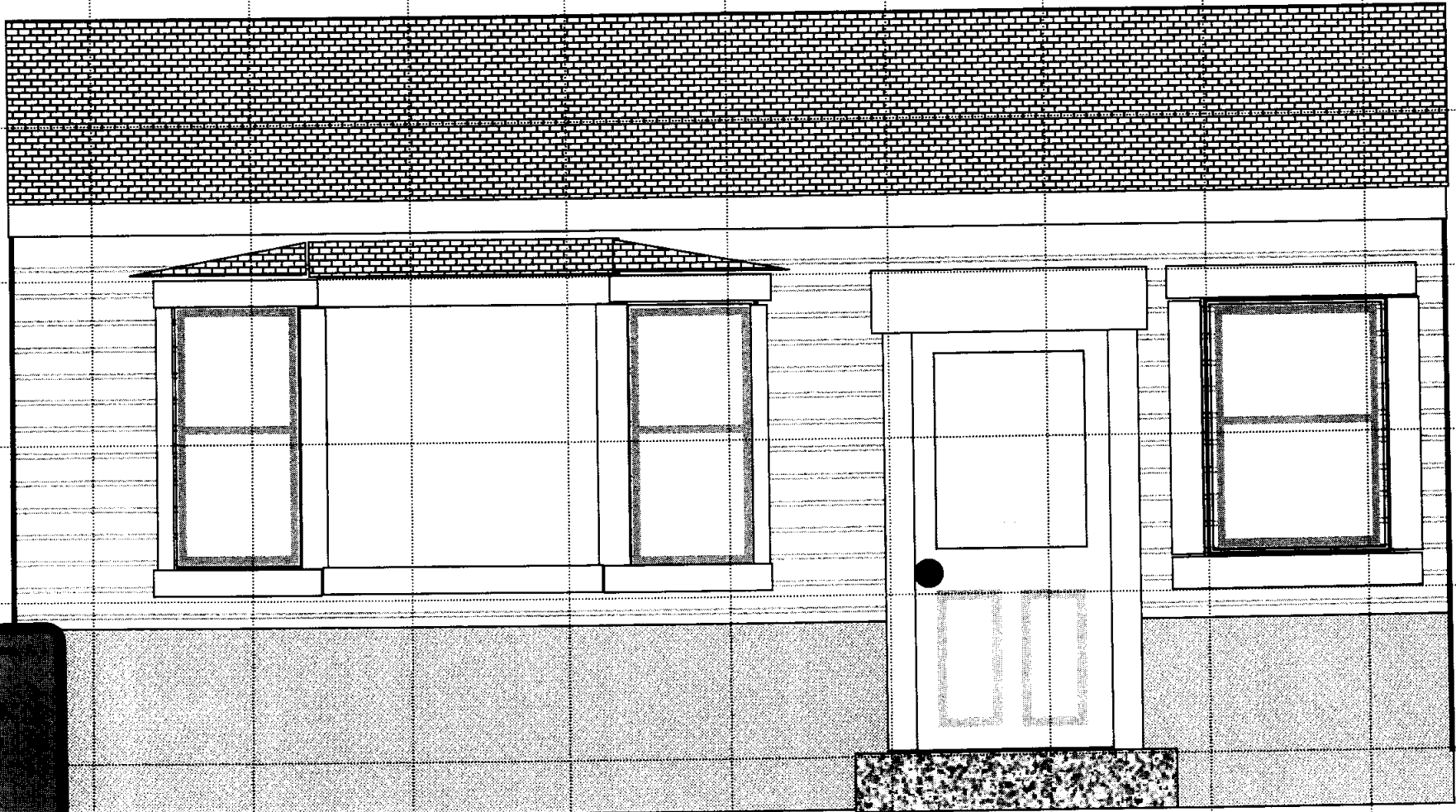
124 inches



30 inches

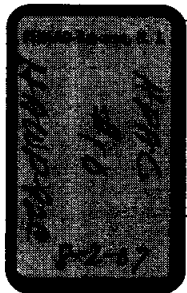
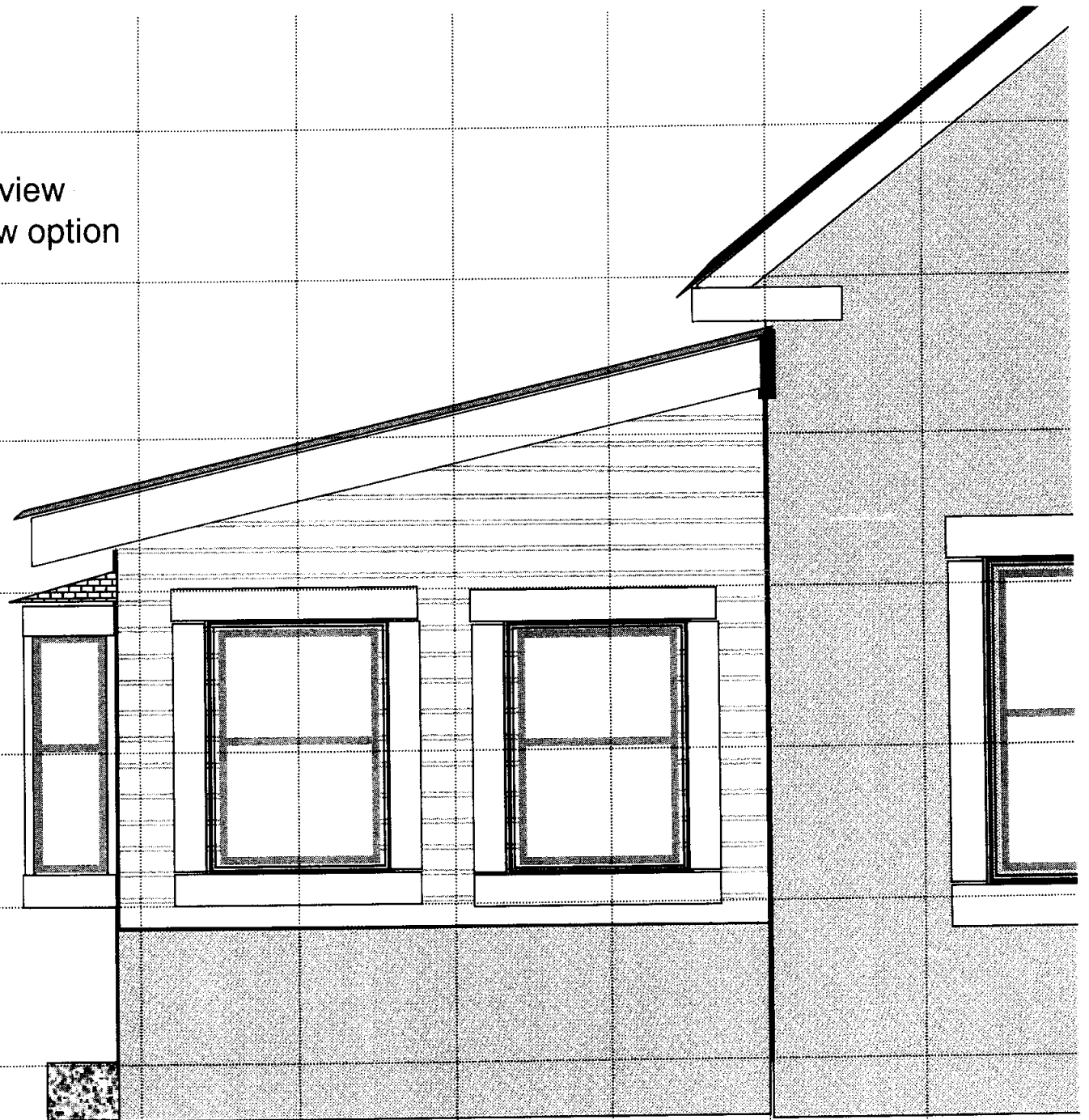


Rear view  
Bay window option



30 inches

Right side view  
Bay window option



Motion was made by Member Coratola, seconded by Member Kaufman, that HAWP-87C, Part II, be recommended for approval finding it in compliance with Secretary of Interior Standard #9 which states that new additions, exterior alterations, or related new construction shall not destroy historic material 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 and meets the Guidelines for the Brookes/Russell/Walker Historic District.

VOTE: 6-0

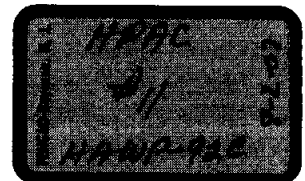
2. HAWP-92 15 Walker Avenue  
Applicant: Michael Stumborg  
Request: Replacing rear sunroom with enclosed porch

Associate Planner Jackie Marsh stated that the public hearing was advertised in the April 28, 2004, issue of the *Gaithersburg Gazette*, the property posted, and 14 exhibits were in the record. The property is a contributing resource to the Brookes/Russell/Walker Historic District.

*Mr. Michael Stumborg, applicant*, proposed to remove the existing glass enclosed structure and sliding glass door which is to be replaced with an enclosed porch and shingled roof. Materials and architectural features will match those on the existing house including the gable end. The new windows will be wood, the shingles will match those on the existing house, and the stucco wall, which the enclosure was built on, will remain for the new structure to be built on to.

Ms. Marsh inquired as to the size of the new structure to which the applicant responded that it would be approximately 20 feet long by 8 feet deep. In response to other questions, Mr. Stumborg answered that there will be no electrical work done; that a steel clad door will replace the slider; that the trim around the door will be painted; that the decorative gable will be cedar shake shingles painted light brown; that the shingles will match those on the house; and that he would be willing to install sidelights with muntins and a install a thicker wood trim.

Member Coratola inquired if the applicant is required to provide scaled drawings for the project to which Ms. Patula answered that normally scaled drawings are required but noted if a homeowner is doing their own work then the City will work with the homeowner. Mr. Coratola said that without scaled drawings it becomes difficult to comment on the details of the work. Member Drzyzgula agreed and said that it was hard to visualize the area around the windows and the trim work to be done. Mr. Stumborg explained that there will be a six-to-eight inch space between each window with approximately four-inch trim around the windows. Mr. Coratola said that once the addition is drawn to scale then some of the details and dimensions will be known such as how the cornice, fascia board, and return are going to interact with the window heads. He suggested that the applicant look at the proportions of the



windows in relation to the house, the sidelights, and how the dimensions work with the stiles and rails so they line up with the door. Chairperson Arkin added that the roof pitch might be too shallow.

Member Jim Cannistra said that the general concept is good and that the design blends in well with the character of the existing house. He had concerns with the side elevation, which will be visible from the street.

There was no testimony presented in favor of or in opposition to the application.

It was agreed that due to the numerous issues, the application should be deferred until the June meeting. The below-listed suggestions were made by the Committee which should be included and/or described on the new drawings:

- 1) the proportions of the windows should match or closely resemble the proportions to the windows on the main house. Double or single hung windows can be used depending on how the windows look. In determining the proportions of the windows, look at the vertical space between the bottom of the roof and top of the windows.
- 2) the addition should be drawn to scale showing how it will match the existing house
- 3) determine that the slope of the roof is not too shallow to meet code regulations
- 4) the trim around the windows be included on the detailed drawings as well as the stiles, rails, sidelights to match the door and upper edge of the windows, and the base on which the windows will rest on.

Motion was made by Member Coratola, seconded by Member Drzyzgula, to hold the record open indefinitely on HAWP-92.

VOTE: 6-0

3. HAWP-78B 104 Chestnut Street  
Applicant: Warren Johnson  
Request: Addition of accessory building

Associate Planner Jackie Marsh stated that the public hearing was advertised in the April 28, 2004, issue of the *Gaithersburg Gazette*, the property posted, and 14 exhibits were in the record. The property is a contributing resource to the Brookes/Russell/Walker Historic District.

*Mr. Warren Johnson, applicant*, proposed to construct a hobby/work shop to enable him to do woodworking projects. The building will be positioned in the rear of the lot and is obscured by existing buildings and trees. The proposed architecture will be consistent with that of the house with a hipped roof, vinyl or wood windows, and vinyl siding. There will be two 36-inch swinging doors in front of the building and a decorative dormer above the doors. The foundation will be on concrete piers to minimize the damage to the tree roots in the area and that the minimal damage to the root zone should only impact five to ten percent of the critical root zone of the existing trees.

July 18, 2007

Ashby Tanner, Law Section  
The Gaithersburg Gazette  
P.O. Caller 6006  
Gaithersburg, Maryland 20884

Dear Ashby:

Please publish the following legal advertisement in the **July 25, 2007**, issue of the *Gaithersburg Gazette*.

Sincerely,

*Jacqueline Marsh (pap)*

Jacqueline Marsh, Planner  
Planning and Code Administration

ASSIGN CODE: HAWP-92C

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**NOTICE OF PUBLIC HEARING**

The Historic Preservation Advisory Committee of the City of Gaithersburg will conduct a public hearing on HAWP-92C, filed by Michael Stumborg, on

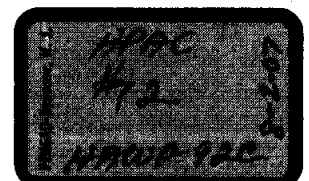
**THURSDAY  
AUGUST 2, 2007  
AT 7:30 P.M.**

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 an enclosed porch on the rear of the house at **15 Walker 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 15 of the Walker's 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  
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-92C**  
*Location:* **15 Walker Avenue**  
*Applicant:* **Michael Stumborg**  
*Development:* **Walker's Addition to Gaithersburg**  
*Day/ Date/Time:* **Thursday, August 2, 2007 at 7:30 p.m.**  
*Place:* **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL  
31 SOUTH SUMMIT AVENUE**

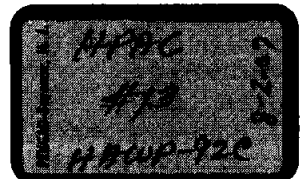
**\*\*\*IMPORTANT\*\*\***

The application requests a certificate of approval from the City's Historic District Commission for an enclosed rear porch at **15 Walker Avenue**. This work includes the removal of the existing solarium. 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 15, Walker's 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: *Patricia Patula*  
Patricia Patula, Planner  
Planning and Code Administration

**SEE LOCATION MAP ON REVERSE SIDE**



**NOTICES SENT THIS 23rd DAY OF JULY, 2007, TO:**

**APPLICANT AND INTERESTED PARTIES**

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

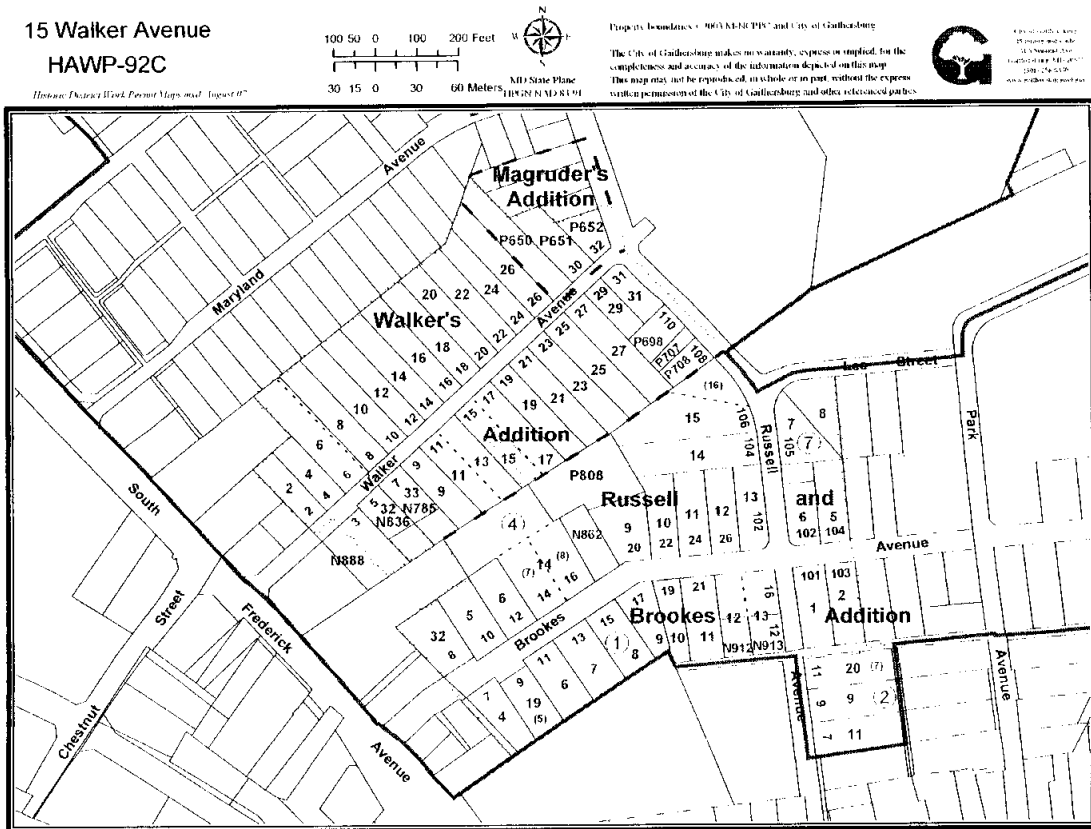
**HISTORIC PRESERVATION ADVISORY COMMITTEE**

**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**



BARBARA T LIMA  
12 BROOKES AVE  
GAITHERSBURG MD 20877

HOSANNA KOREAN METH CHURCH  
14 BROOKES AVE  
GAITHERSBURG MD 20877

GEORGE R WALLRODT  
20 BROOKES AVE  
GAITHERSBURG MD 20877

GRACE UNITED METHODIST CH  
TR OF GAITHERSBRG METHODIST  
119 N FREDERICK AVE  
GAITHERSBURG MD 20877

TERRY T & CHARLES KIRTZ  
104 RUSSELL AVE  
GAITHERSBURG MD 20877

EUGENE P MORAN  
ROSEANNE SKINNER  
106 RUSSELL AVE  
GAITHERSBURG MD 20877

GRACE UNITED METHODIST CH  
TR OF GAITHERSBRG METHODIST  
119 N FREDERICK AVE  
GAITHERSBURG MD 20877

ROBERT C & D D POWELL  
8 WALKER AVE  
GAITHERSBURG MD 20877

ROBERT J & J Z ELLIS  
9 WALKER AVE  
GAITHERSBURG MD 20877

PRENTISS & SUSAN S SEARLES  
10 WALKER AVE  
GAITHERSBURG MD 20877

KENNETH P & S CARDILLO  
11 WALKER AVE  
GAITHERSBURG MD 20877

LINDA K FULTON  
12 WALKER AVE  
GAITHERSBURG MD 20877

EDWARD A RICHLEY  
14 WALKER AVE  
GAITHERSBURG MD 20877

MICHAEL F STUMBORG  
15 WALKER AVE  
GAITHERSBURG MD 20877

ROBERT P & C C DRZYSGULA  
16 WALKER AVE  
GAITHERSBURG MD 20877

MARK F & KARYN A RYAN  
17 WALKER AVE  
GAITHERSBURG MD 20877

THOMAS D & E G SEARLES  
18 WALKER AVE  
GAITHERSBURG MD 20877

ARTHUR M & A FERGUSON  
19 WALKER AVE  
GAITHERSBURG MD 20877

CHRISTOPH J & E B WITZGALL  
20 WALKER AVE  
GAITHERSBURG MD 20877

MICHAEL A WU  
ELLEN M STANLEY  
21 WALKER AVE  
GAITHERSBURG MD 20877

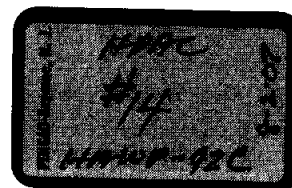
ELIZABETH B WITZGALL  
20 WALKER AVE  
GAITHERSBURG MD 20877

JOHN SAVAGE  
DENISE BEECHER  
23 WALKER AVE  
GAITHERSBURG MD 20877

WYNDHAM D&G M MILES  
24 WALKER AVE  
GAITHERSBURG MD 20877

ASBURY METHODIST HOME INC  
301 RUSSELL AVE  
GAITHERSBURG MD 20877

GEORGE R WALLRODT  
20 BROOKES AVE  
GAITHERSBURG MD 20877



HAWP-92C

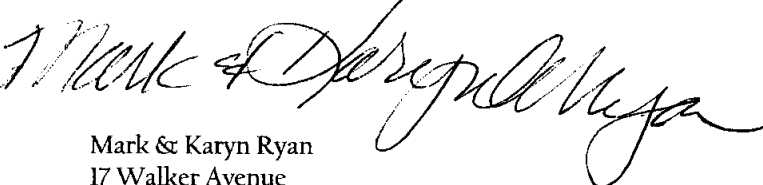
August 2, 2007

31 South Summit Avenue  
Gaithersburg, MD 20877

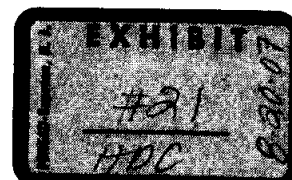
Dear Members of HPAC:

We would like the record to show that we are in support of Mr. Stumborg's plans to remodel his rear porch enclosure. The new plans are much more in keeping with the style of the existing house than the current solarium. The materials appear to be in line with those used in other homes in the historic district. We encourage the commission to allow this project to move forward. Thank you.

Sincerely,



Mark & Karyn Ryan  
17 Walker Avenue

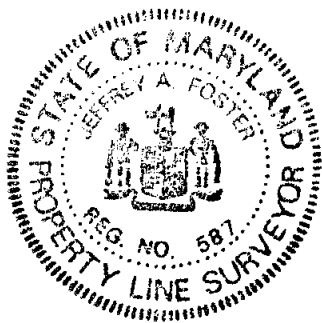
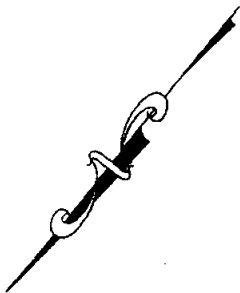


**CONSUMER INFORMATION NOTES:**

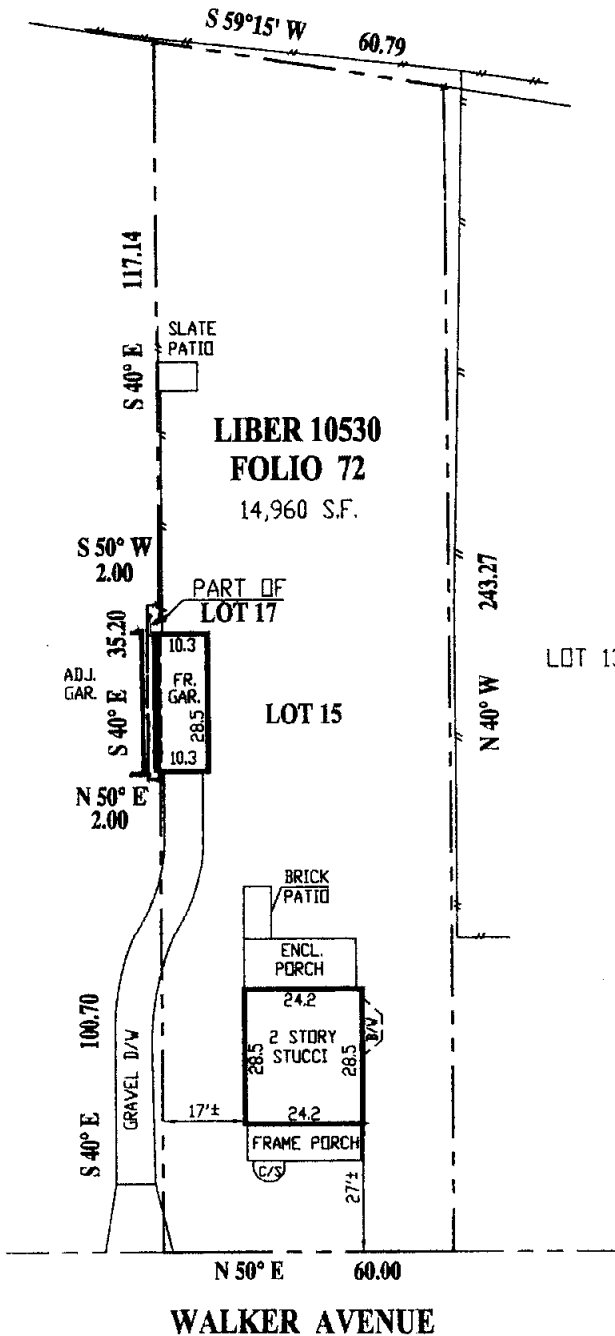
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

**Notes**

1. Flood zone "C" per H.U.D. panel No. 240050-0001B
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
3. *No PROPERTY CORNERS CONFIRMED.*



LOCATION DRAWING  
**LOT 15 & PART OF LOT 17**  
**WALKER'S ADDITION TO**  
**GAITHERSBURG**  
 MONTGOMERY COUNTY, MARYLAND



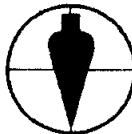
**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. **587**

**REFERENCES**

PLAT BK.  
 PLAT NO.  
 LIBER 10530  
 FOLIO 72



**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 216  
 Gaithersburg, Maryland 20879  
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE:

WALL CHECK:

DRAWN BY

HSE. LOC.: 09-14-01

JOB NO.:

