

Preliminary Consultation
37/3-961 6908 Westmoreland Ave.
(Takoma Park Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6908 Westmoreland Avenue

Meeting Date: 3/27/96

Resource: Takoma Park Historic District

Review: PRELIMINARY CONSULTATION

Case Number: N/A

Tax Credit: No

Public Notice: 3/13/96

Report Date: 3/20/96

Applicant: Rick Colbert & Jane Powers
(Tom Harrison, Agent)

Staff: Robin D. Ziek

PROPOSAL: Construct addition at rear

RECOMMEND: PROCEED TO HAWP

DATE OF CONSTRUCTION: c1910-1920s

HPC generally seemed favorably disposed, see below.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Bungalow

PROPOSAL: Construct addition at rear of house to provide an extra bedroom on the 2nd floor, and a family room and porch at the rear of the house. All new construction would match existing materials.

STAFF DISCUSSION:

Staff has met with the applicant's architect on two separate occasions to discuss various alternatives to achieve the additional living space. The constraints on raising the roof of the bungalow to increase the floor space within the footprint was discussed. As is indicated in the attached letter from the architect, raising the roof would bring into play a requirement to reframe the entire second floor which does not meet today's code standards at this point. By adding on at the rear, the applicants would have to meet current code requirements in the addition only.

That said, staff would like to thank the applicants for considering various alternatives and designs. The present design seems to reflect discussions, and appears to be compatible with the original structure by maintaining a small scale and not competing with the mass of the original structure. Other design decisions which help to incorporate the addition on the site include inseting the addition to differentiate the new from the original; maintaining a small scale through the use of individual (rather than large plate glass) windows, rafter tails, and the use of low roof lines.

Staff feels that the additional height of the rear addition will not be readily apparent from Westmoreland Avenue because of the distance between the original ridge line and the ridge line of the small addition.

1. Walters would approve as is.
2. Susan - OK
3. Tom - No word
4. Holt - OK
5. Marble - Concerned about height of rear addition being higher than orig.

①

Several details may need more attention. This includes the following:

- 1) Use of single light windows when 6/1 or multiple light casement windows would be more compatible with the original. This is particularly true on the side elevations, and less important at the rear elevation.
- 2) Use of extended pier supports at the rear side window-seat area rather than piers which stop at the top of the foundation. This detail does appear on the front porch. However, it would probably be more of a deferral to the original if this detail were not used here at a subsidiary extension.

The use of the small gable roof at this point, however, appears to strengthen the design by providing a transition between the original house and the rear addition. Originally, there was a simple side porch here with a low shed roof. This new roof design is an architectural detail which provides a transition between the simple long line of the original roof, and the shorter gable punctuation of the addition.

STAFF RECOMMENDATION:

Staff recommends that the project proceed to the HAWP.

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THOMAS W. HARRISON, ARCHITECT

6804 Westmoreland Avenue

Takoma Park, MD 20912

Takoma Park, MD
301-270-9489

Annapolis, MD
410-626-1548

MARCH 7, 1996

ROBIN ZIEK
MONTGOMERY COUNTY PLANNING DEPT.
M.N.C.C.P & P COMMISSION

RE: COLBERT-POWERS RESIDENCE
6908 WESTMORELAND AVENUE
TAKOMA PARK, MD.

DEAR ROBIN,

ENCLOSED PLEASE FIND SKETCHES AND PHOTOS IN SUBMISSION OF THE ABOVE REFERENCED PROJECT FOR PRELIMINARY CONSULTATION WITH THE HISTORIC PRESERVATION COMMISSION AT THE MARCH 27 MEETING.

AS WE DISCUSSED IN OUR OWN PRELIMINARY DESIGN MEETING, THE OWNERS' PROGRAM FOR THE NEW WORK IS A FAMILY ROOM AND COVERED PORCH ON THE FIRST FLOOR, AND AN ADDITIONAL, THIRD BEDROOM ON THE SECOND FLOOR, WITH SPACE FOR FUTURE BATH.

WE LOOKED AT A VARIETY OF OPTIONS IN TERMS OF BASIC MASSING. AN OBVIOUS CONSIDERATION WAS THE VERY LOW CEILING HEIGHT OF THE SECOND FLOOR, AND THE LOW RIDGE ABOVE. WE FOUND WE COULD NOT CREATE A HIGHER ROOF BY FOLLOWING THE EXISTING SLOPE WITHOUT MAJOR RESTRUCTURING OF EXISTING LIVING SPACES.

NOR COULD WE, AS YOU SUGGESTED, PUT A NEW, STEEPER ROOF OVER THE WHOLE HOUSE WITHOUT ALSO BEING OBLIGATED TO REPLACE THE SECOND FLOOR FRAMING ITSELF, WHICH DOES NOT MEET CURRENT CODE, AND EVERYTHING THAT RESTS ON IT. WE FOUND, THEN, THAT WE COULD NOT TAKE AN APPROACH WHICH WOULD ALLOW THE HOUSE TO BECOME A LARGER VERSION OF ITS' PRESENT BASIC SHAPE.

RATHER, THE BUDGET AND PROGRAM LED US TO AN ALTERNATE APPROACH, WHERE THE EXISTING HOUSE IS LARGELY UNCHANGED, AND THE ADDITION READS AS SUCH, PLACED BEHIND AND OFFSET FROM THE SIDE. TO HELP TRANSITION BETWEEN THE NEW AND EXISTING, A LOW DORMER ON THE BACK SLOPE OF THE EXISTING ROOF HAS TUCKED INTO IT ROOMS

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ROBIN ZIEK P. 2

WITH LOWER ALLOWABLE CEILING HEIGHTS, AND THIS ROOF CONNECTS THE EXISTING ROOF LINE TO THE HIGHER BACK ADDITION. THE BALANCE OF THE REAR IS TAKEN UP BY THE NEW FIRST FLOOR PORCH, OF WHICH THE SIDE AND EAVES WILL BE VISIBLE FROM THE STREET. THE EXISTING REAR SHED-ROOFED PORCH IS TO BE REBUILT AS A GABLED AND WINDOWED BAY (ALBEIT FLUSH WITH THE HOUSE) WITH NEW COLUMNS AND PIERS TO MATCH EXISTING FRONT PORCH COLUMNS. THE MATERIALS, WINDOW SHAPES AND GROUPINGS AND DETAILING WILL BE THE SAME OR COMPATIBLE WITH THE EXISTING HOUSE.

WE PRESENT THE DESIGN AT THIS STAGE FOR THE COMMISSIONERS' ADVICE IN ORDER TO GAIN A CLEARER SENSE OF WHAT MIGHT MAKE FOR HISTORIC COMPATIBILITY IN THIS CASE.

YOURS SINCERELY -

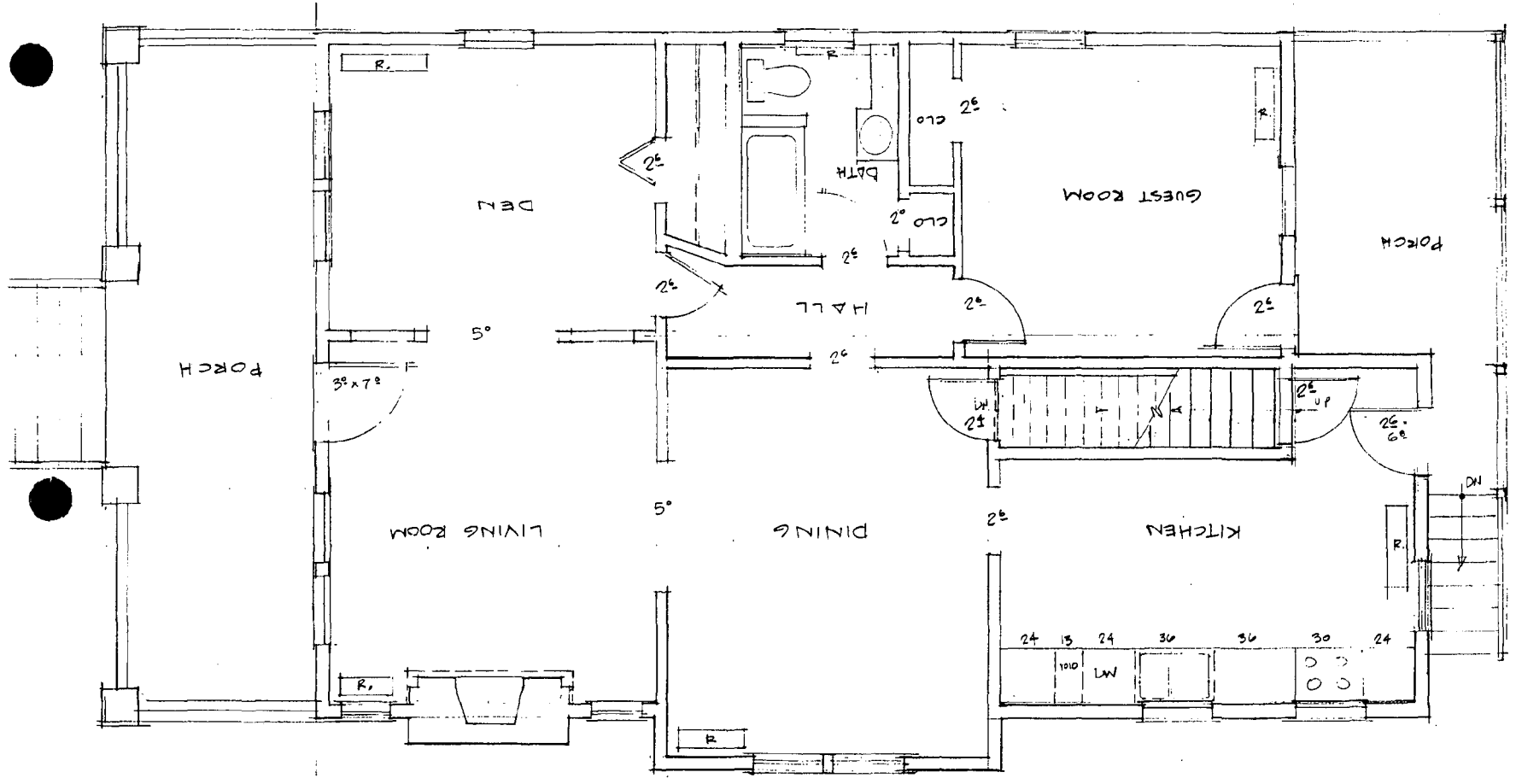
Tom Hamlin

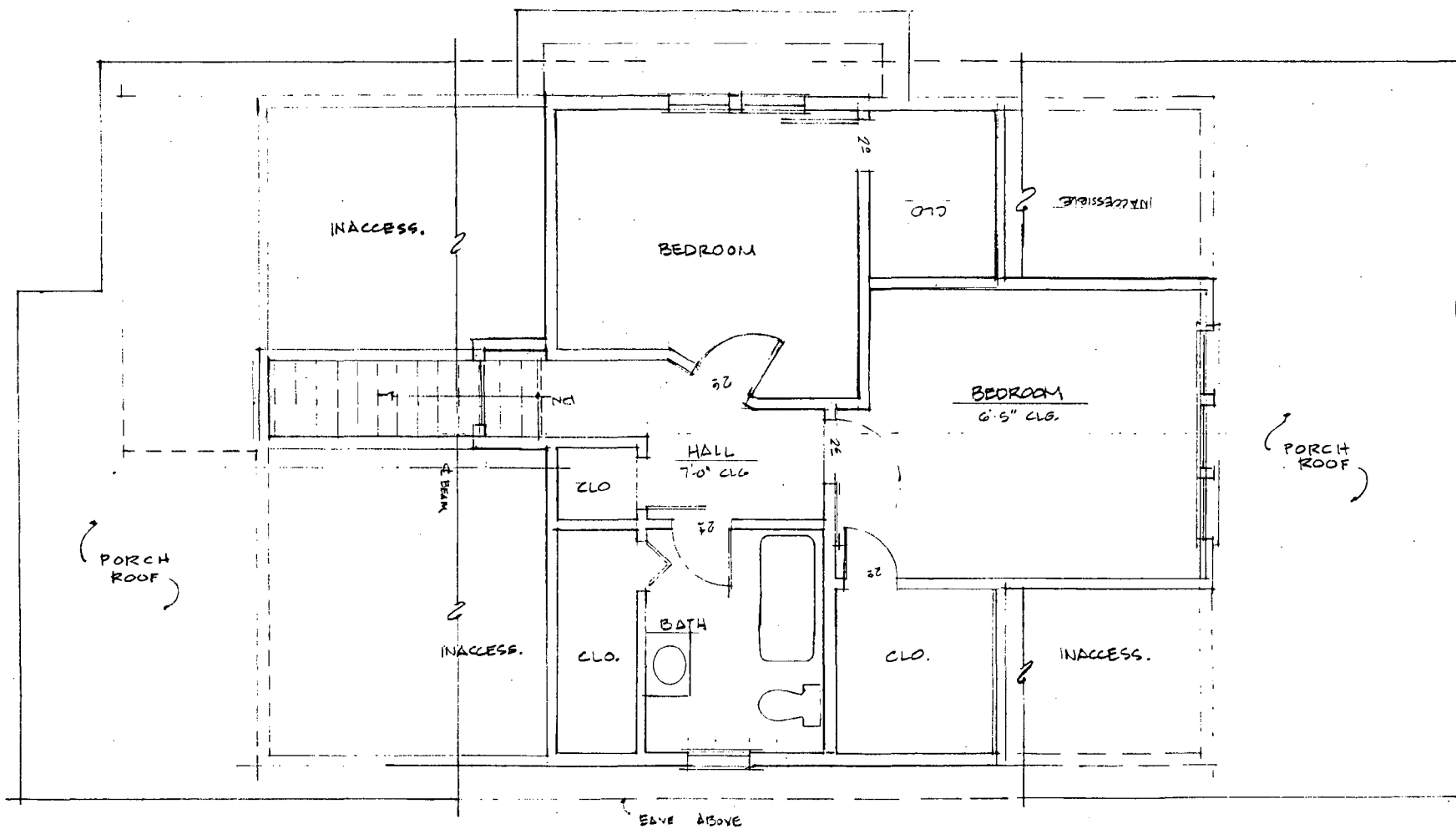
CC: RICK COUBERT, JANE POWERS
W/ ENCLOSURES

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COLBERT - POWERS RESIDENCE
EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"





COLBERT - POWERS RESIDENCE
 EXISTING 2ND FLOOR PLAN
 1/4" = 1'-0"



6

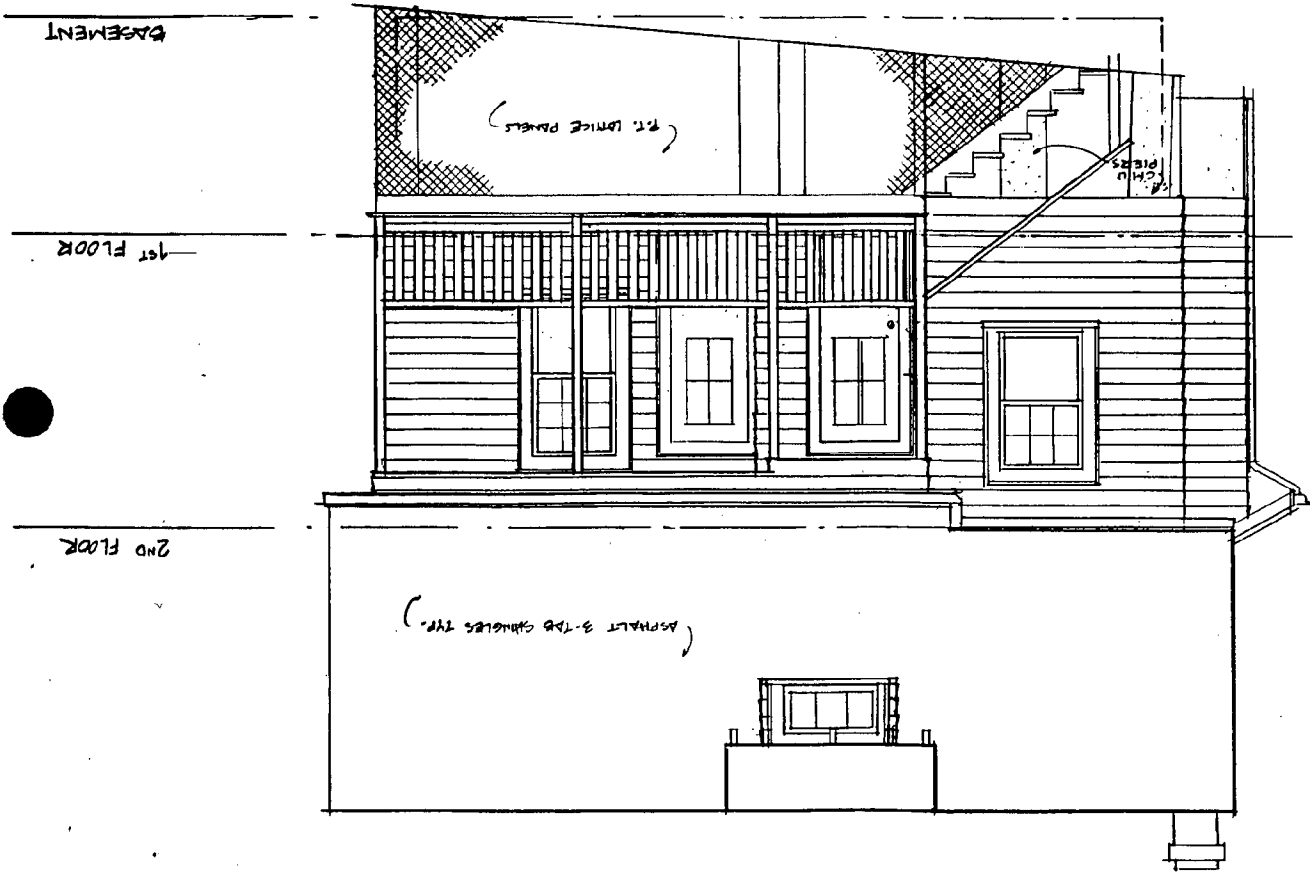


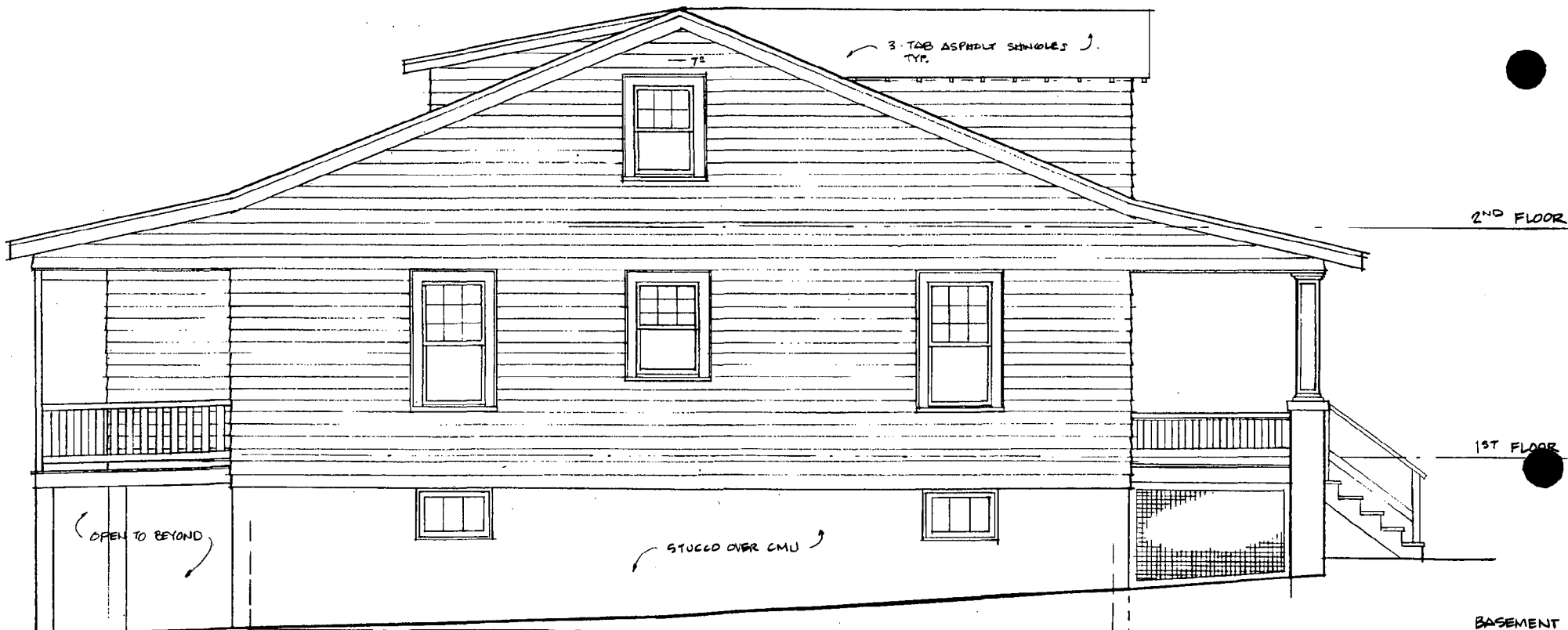
EXISTING
FRONT (N.E.) ELEVATION

(7)

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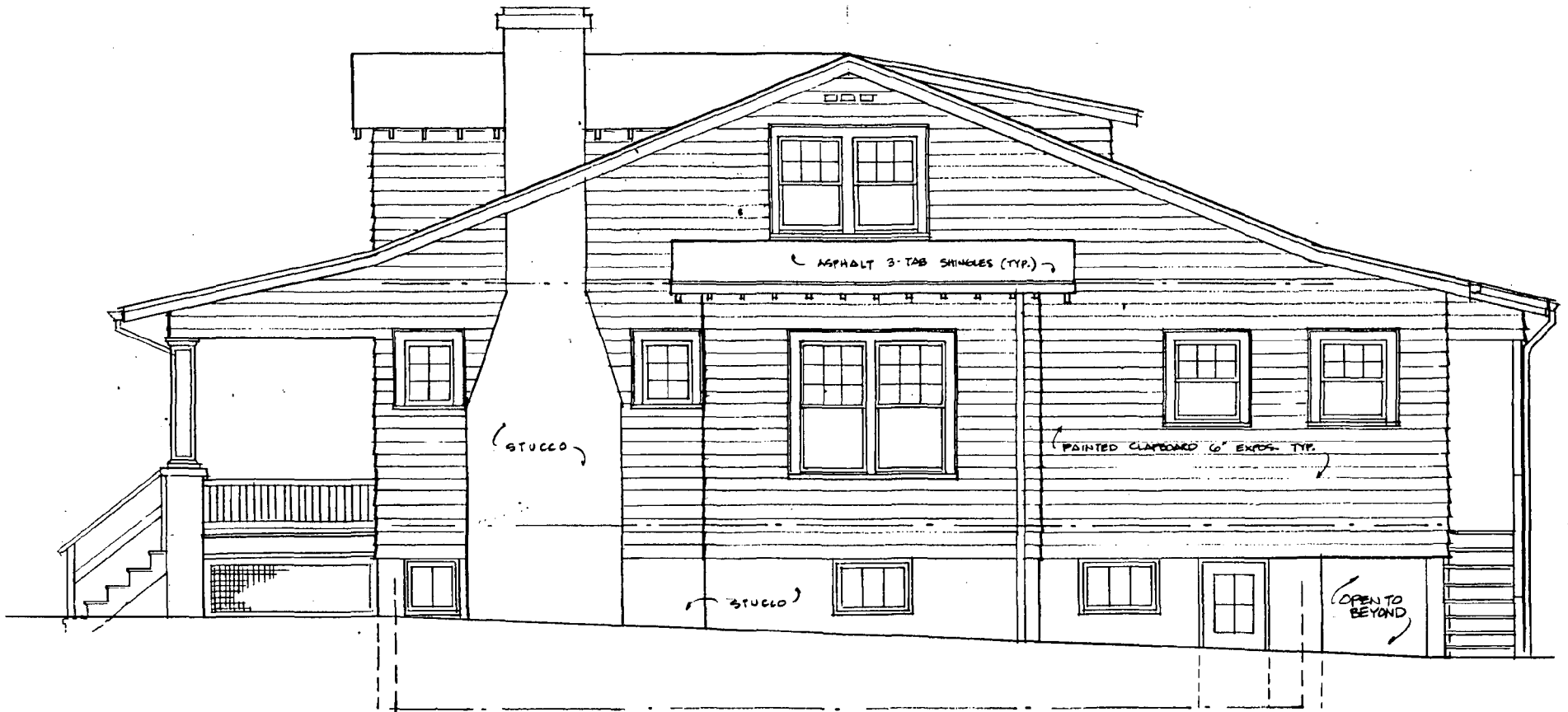
EXISTING
REAR (S.W.) ELEVATION





EXISTING
SIDE (S.E.) ELEVATION

6

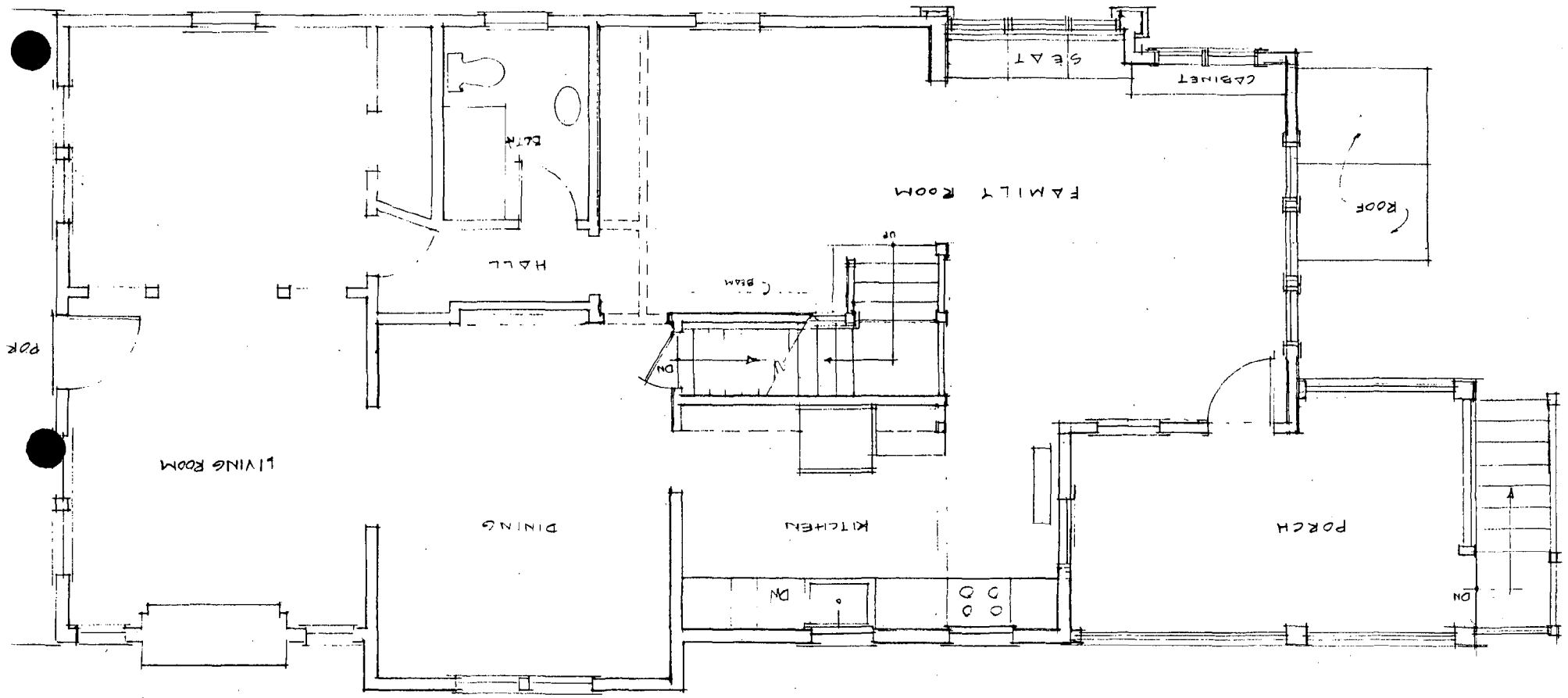


EXISTING
SIDE (N.W.) ELEVATION

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COLBERT-POWERS RES.

Proposed 1st Flr
1/4" = 1'-0"



POR

LIVING ROOM

DINING

KITCHEN

PORCH

FAMILY ROOM

HALL

BATH

Cabinet

SEAT

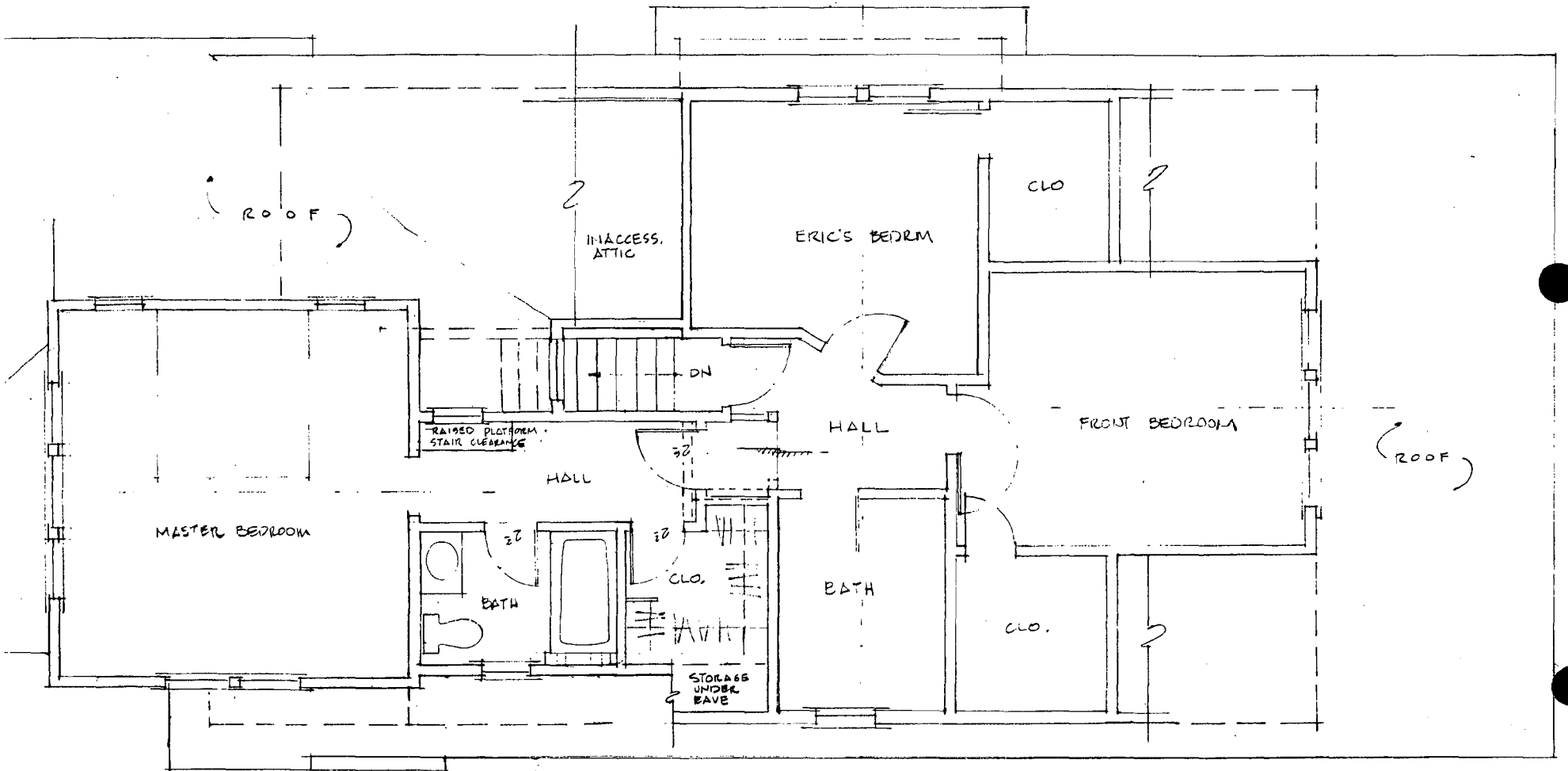
CABINET

ROOF

DN

UP

DN



COLBERT · POWERS RES

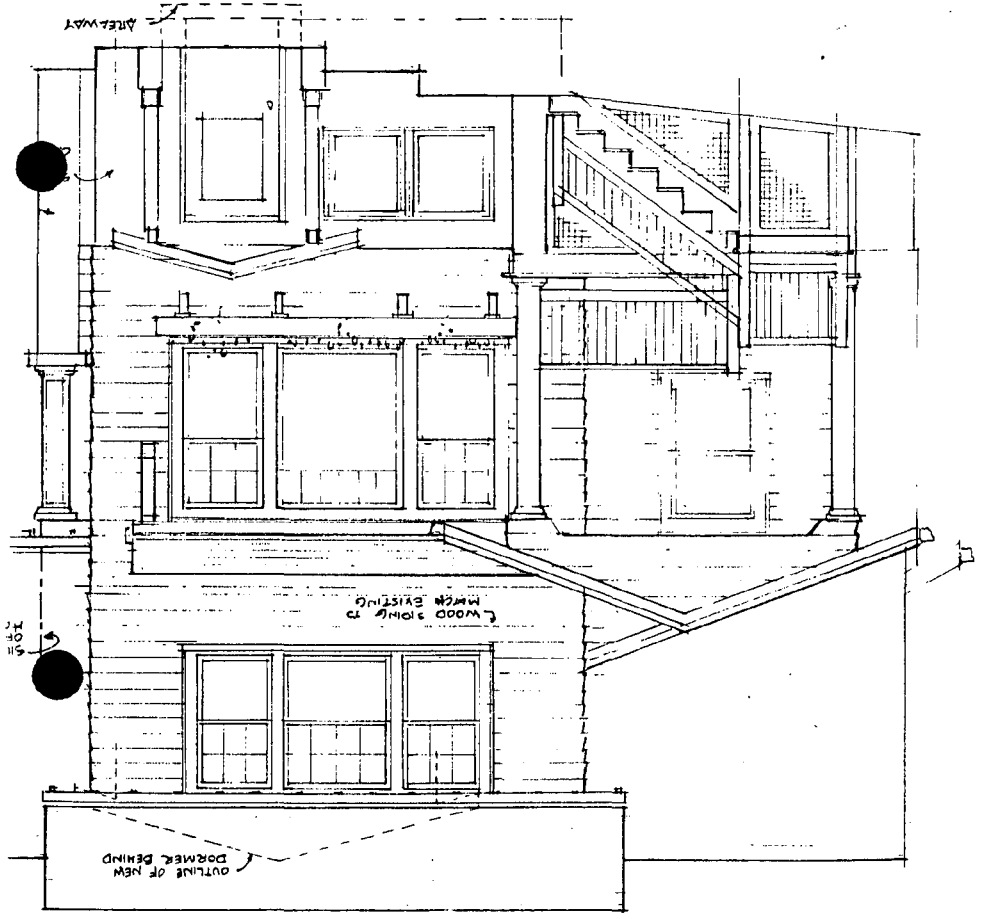
PROPOSED 2ND FLR.

1/4" = 1'-0"

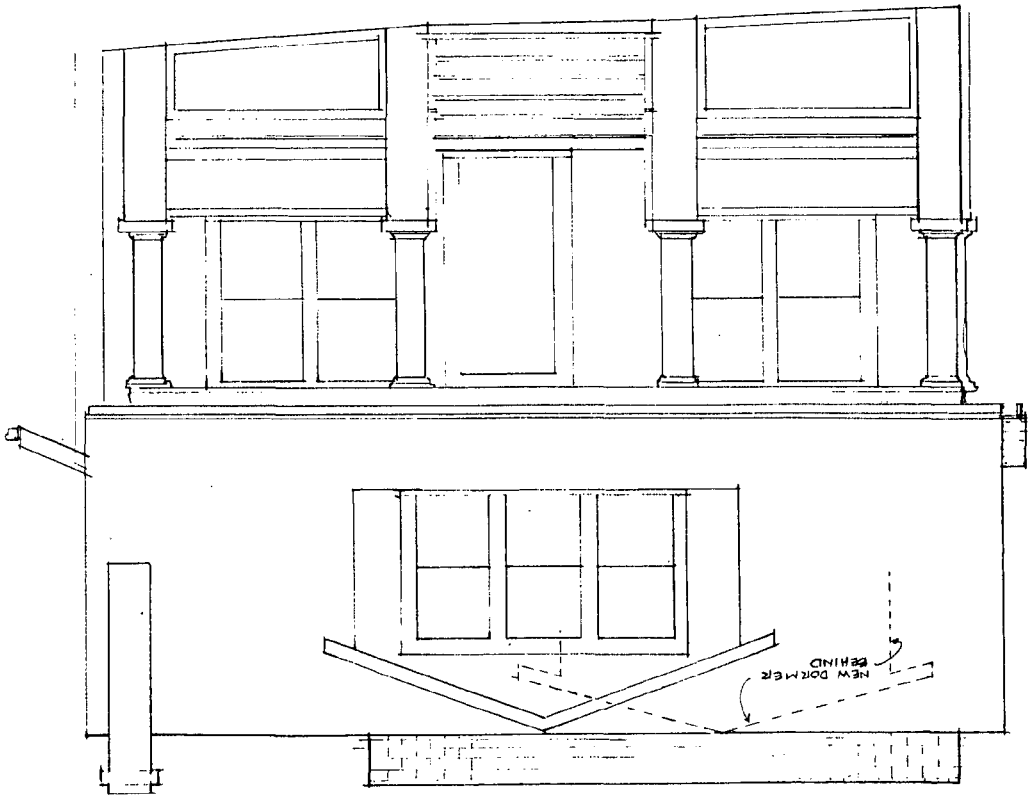


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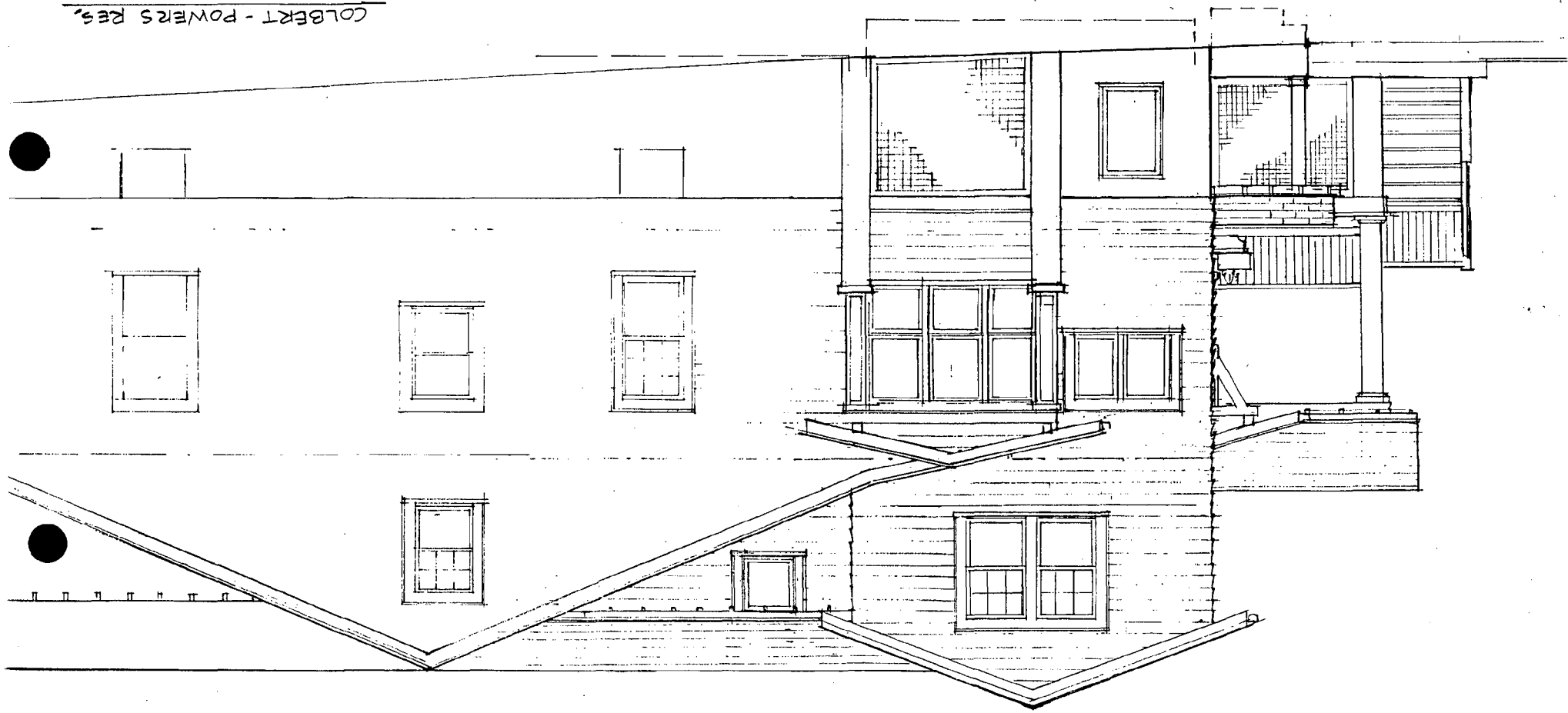
COLBERT - POWERS RES.
PROPOSED REAR (S.W.) ELEV.
1/4" = 1'-0"



COLBERT - POWERS RES.
PROPOSED FRONT ELEVATION
1/4" = 1'-0"

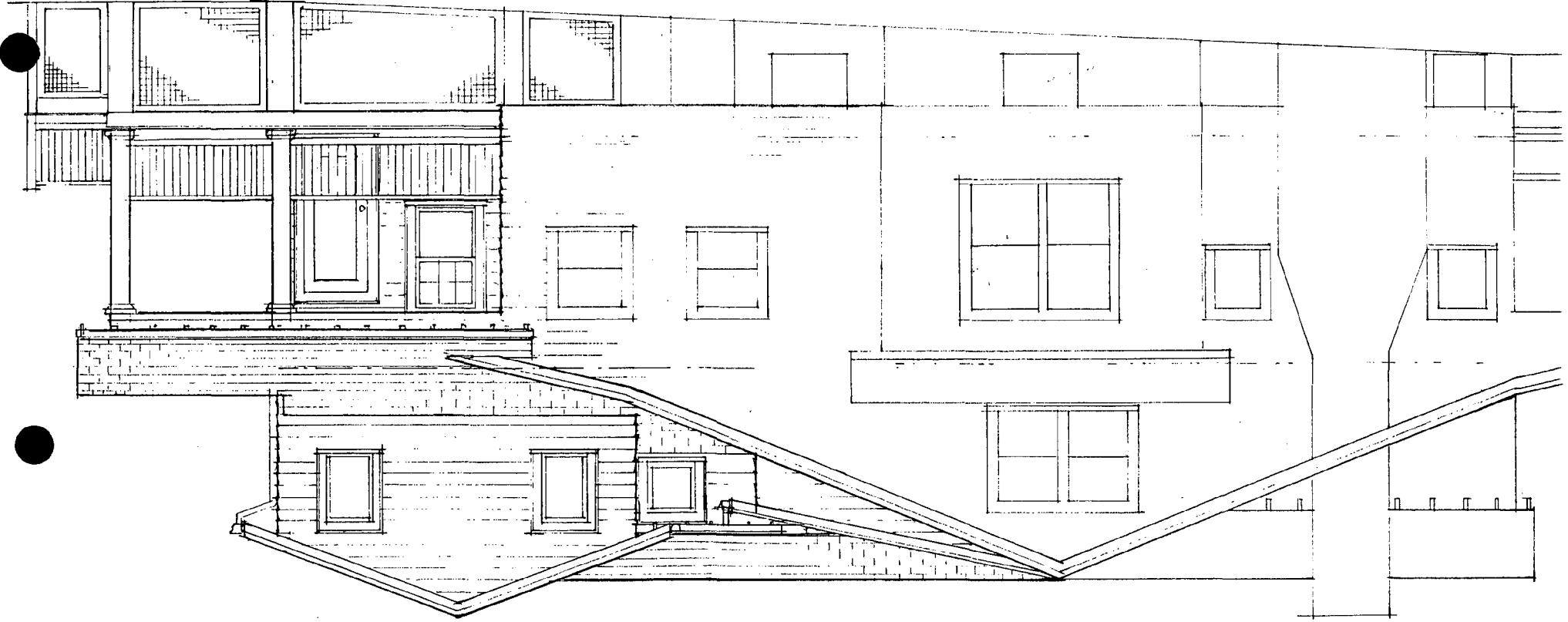


COLBERT - POWERS RES.
PROPOSED SIDE (S.E.) ELEVATION
1/4" = 1'-0"



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COLBERT. POWERS RES.
PROPOSED SIDE (N.W.) ELEVATION
1/4" = 1'-0"



THOMAS W. HARRISON, ARCHITECT

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FEBRUARY 26 1996

MS ROBIN ZIEK
MONTGOMERY COUNTY PLANNING DEPT.
M.-N.C.P. & P.C.

RE: COUBERT-POWERS RESIDENCE ADDITION
6908 WESTMORELAND AVE
TAKOMA PARK, MD.

DEAR ROBIN,

I REQUEST THE SCHEDULING OF THE ABOVE REFERENCED PROJECT
FOR PRELIMINARY REVIEW BY THE HISTORIC PRESERVATION
COMMISSION AT THE MARCH 13 MEETING, AS WE DISCUSSED AT
OUR FEBRUARY 18TH MEETING. THANK YOU.

YOURS SINCERELY,

Tom Harrison

CC RICHARD COUBERT

THOMAS W. HARRISON, ARCHITECT

6804 Westmoreland Avenue
Takoma Park, MD 20912

Takoma Park, MD
301-270-9489

Annapolis, MD
410-826-1548

MARCH 26, 1996

ROBIN ZIEK
FAX: 495-1307

DEAR ROBIN,

THANK YOU FOR SENDING ME A COPY OF YOUR STAFF
REPORT ON THE GOLBERT-POWERS RESIDENCE PRELIMINARILY,
WITH YOUR KIND COMMENTS. AM I DOTTY, OR DID WE
HAVE A SECOND MEETING OF WHICH I HAVE NO RECALL?
I LOOK FORWARD TO SEEING YOU AGAIN AT TOMORROWS
CONSULTATION.

YOURS SINCERELY-

Tom

6908 Westmontland Ave

Takoma Park

3/96

Applicant will
probably come in
on May 8th
meeting -