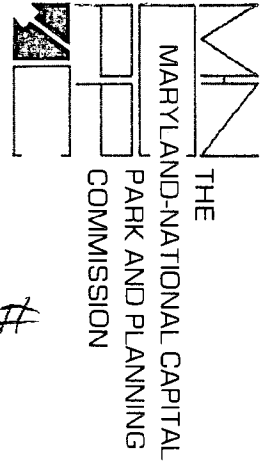


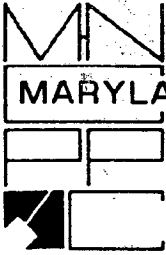
37/3-93Z 6704 Westmoreland Avenue
Takoma Park Historic District

8 Georgia Avenue • Silver Spring, Maryland 10-3760

slides
from
T. Pk. survey

Previous Permit #
37/3-93Z





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: 8.19.93

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Brown / Ellsworth

Address: 6704 Westmoreland Ave, Takoma Park



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 56-14/6301

NAME OF PROPERTY OWNER William Brown / Mary Ellsworth TELEPHONE NO. (301) 270-2014
(Contract/Purchaser) (Include Area Code)

ADDRESS 6704 Westmoreland Avenue, Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Studio Partnerships CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. (301) 270-0990
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 24 Street Westmoreland Avenue

Town/City Takoma Park Election District Ward 3 Takoma Park

Nearest Cross Street Fifth St.

Lot 35 Block 17 Subdivision PINECREST

Liber _____ Folio _____ Parcel PLAT 1300K 2 PLAT 145

1A. TYPE OF PERMIT ACTION: (circle one) ATE 42847 GEC 724 Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \$65,000 - \$75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes - Category 2 Contributing Structure in the Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADDITIONS

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

Mary Ellsworth Signature of owner or authorized agent (agent must have signature notarized on back) July 22, 1993 Date

APPROVED X For Chairperson Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 8-18-93

APPLICATION/PERMIT NO: 07 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6704 Westmoreland Avenue Meeting Date: 8/18/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-932 Tax Credit: No
Public Notice: 8/4/93 Report Date: 8/11/93
Applicant: William Brown/Mary Ellsworth Staff: Nancy Witherell
PROPOSAL: Rear addition RECOMMEND: Approve

The applicants' house is a two-story bungalow designated a contributing resource in the historic district. The applicants propose replacing a later one-story addition at the rear with a two-story addition. The new addition would be set in from the side elevation of the house in order to avoid an Oak tree the owners wish to save. In fact, the foundation of the new addition has been designed to span the roots of the tree.

The new addition would use matching and complimentary materials and architectural elements. Windows in the addition would be reused, salvaged, or fabricated to match the existing windows, which are 6/1, single-glazed, wood sash windows. The angled entryway, with French doors, is a more contemporary feature. The roof ridge is slightly lower than the original. A projecting entry stoop with a shed roof is proposed for one side of the addition.

A projecting square bay is also proposed for the existing side elevation. The bay, whose exterior dimensions are 2' (in projection) by 9'4" in length, would replicate the existing dimensions and paired configuration of 6/1 wood sash windows.

STAFF DISCUSSION

The staff finds that the proposal is compatible with the scale, style, and fabric of the historic house. The addition refers to the features of the house, but at a reduced scale. In addition, the staff finds the proposed projecting bay to be consistent with similar HPC-approved projections and with the Takoma Park guidelines.

STAFF RECOMMENDATION

The staff finds the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 56-14/6801

NAME OF PROPERTY OWNER William Brown / Mary Ellsworth TELEPHONE NO. (301) 270-2014
(Contract/Purchaser) (Include Area Code)

ADDRESS 6704 Westmoreland Avenue, Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Studio Partnerships CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 270-0990
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 6704 Street Westmoreland Avenue

Town/City Takoma Park Election District Ward 3 Takoma Park

Nearest Cross Street First St

Lot 35 Block 17 Subdivision PINECREST

Liber _____ Folio _____ Parcel PLAT BOOK 2 PLAT 145

1A. TYPE OF PERMIT ACTION: (circle one) ATE 42847 GEC 724

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ \$25,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes - Category 2 Contributing Resource in this Historical District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Mary Ellsworth 6/11/02

Supplemental Application for Historic Area Work Permit
Required Attachments

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing house is a two-story bungalow c. 1923 with large over-hanging eaves, eave brackets, wood shingles. Across the front is a low walled front porch with shingle finish. The second floor is under the eaves, featuring prominent dormers also with brackets. On the drive way side of the house is a prominent bay window. All windows are double hung and the top sash has three-over-three divided lites. There is a one-story addition on the back of the house.

The house is on a residential street with other turn-of-the century bungalows and victorians. The specific block of this residence was developed in the '20's and '30's. Several non-contributing residential structures are close by, including the adjacent property, built in a modern style c. 1988.

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

The project consists of a two-story addition replacing the existing one-story addition on the rear of the house. The foundations of the existing addition are in very poor condition due to upheaval from the roots of a large oak tree. The new addition will complement the existing house with the same finishes and bungalow proportions. A separate roof from the house is set lower than the existing roof. Included is a new entry on the northwest side of the house and a new bay window on the south east side which echoes the existing bay on the northwest side of the house.

The addition is done in the same style as the existing house and as other houses in the neighborhood. The present house has been categorized as a contributing resource in the historic district.

2. STATEMENT OF PROJECT INTENT:

Short written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

A two-story addition with family room below, artist's studio above, including a stairway to second story and basement. The plan includes kitchen renovations with an angled wall and french doors. The roofline of the addition is slightly lower than the present roofline of the house. A new, slightly smaller dormer on the addition matches two existing dormers. The addition sits compactly to the northwest of an existing oak tree. The intent is to preserve the tree and thus the new addition is designed to span the tree roots.

The addition will be finished in the same wood shingle as the rest of the house, with the upper story finished in vertical wood Tongue and Groove siding, echoing the siding of the present one-story structure that this addition will replace.

Landscaping will remain much as it is a present, with consideration given to elevations during construction.

b. the relationship of this design to the existing resource (s):

The proposed addition is located to the rear of the existing structure and makes little change to the presentation of the house to the street. The design incorporates several architectural features of the existing house, including characteristic roof brackets, the dormer, window styles, wood shingle and vertical wood Tongue and Groove siding.

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed work conforms with the requirements of the Chapter 24A. The plan is compatible in character and nature with the historical and architectural features of the resource and the historic district. New work is differentiated from the old, and is compatible with the massing, size and scale of the property and its environment.

Addresses of Adjacent Property Owners.

1. **Name** **Thomas and Gloria Moody**
 Address **6706 Westmoreland Ave**
 City/Zip **Takoma Park, MD 20912**

2. **Name** **Rebecca Dickenson**
 Address **6705 Westmoreland Ave**
 City/Zip **Takoma Park, MD 20912**

3. **Name** **Susan Denzer**
 Address **6702 Westmoreland Ave**
 City/Zip **Takoma Park, MD 20912**

4. **Name** **William E. Bates**
 Address **6707 Westmoreland Ave**
 City/Zip **Takoma Park, MD 20912**

5. **Name** **Mildred Weiss**
 Address **6701 Westmoreland Ave**
 City/Zip **Takoma Park, MD 20912**

(A)



View from south towards rear of the house.



View from Street (Westmoreland Ave)



View from south-west, shows present 1-story addition

1



View from S.E. showing current 1-story
addition & proximity of Oak tree.

photographs of
 architect's model
 of the proposed
 project

View from N.W.



5 View from N.



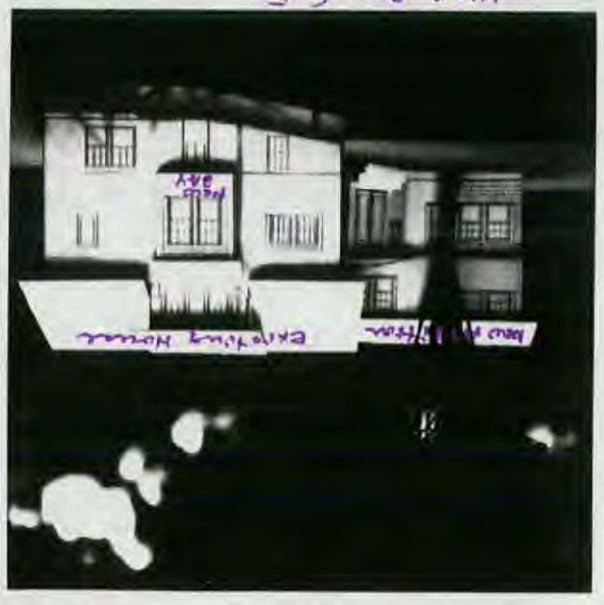
View from S.S.E.

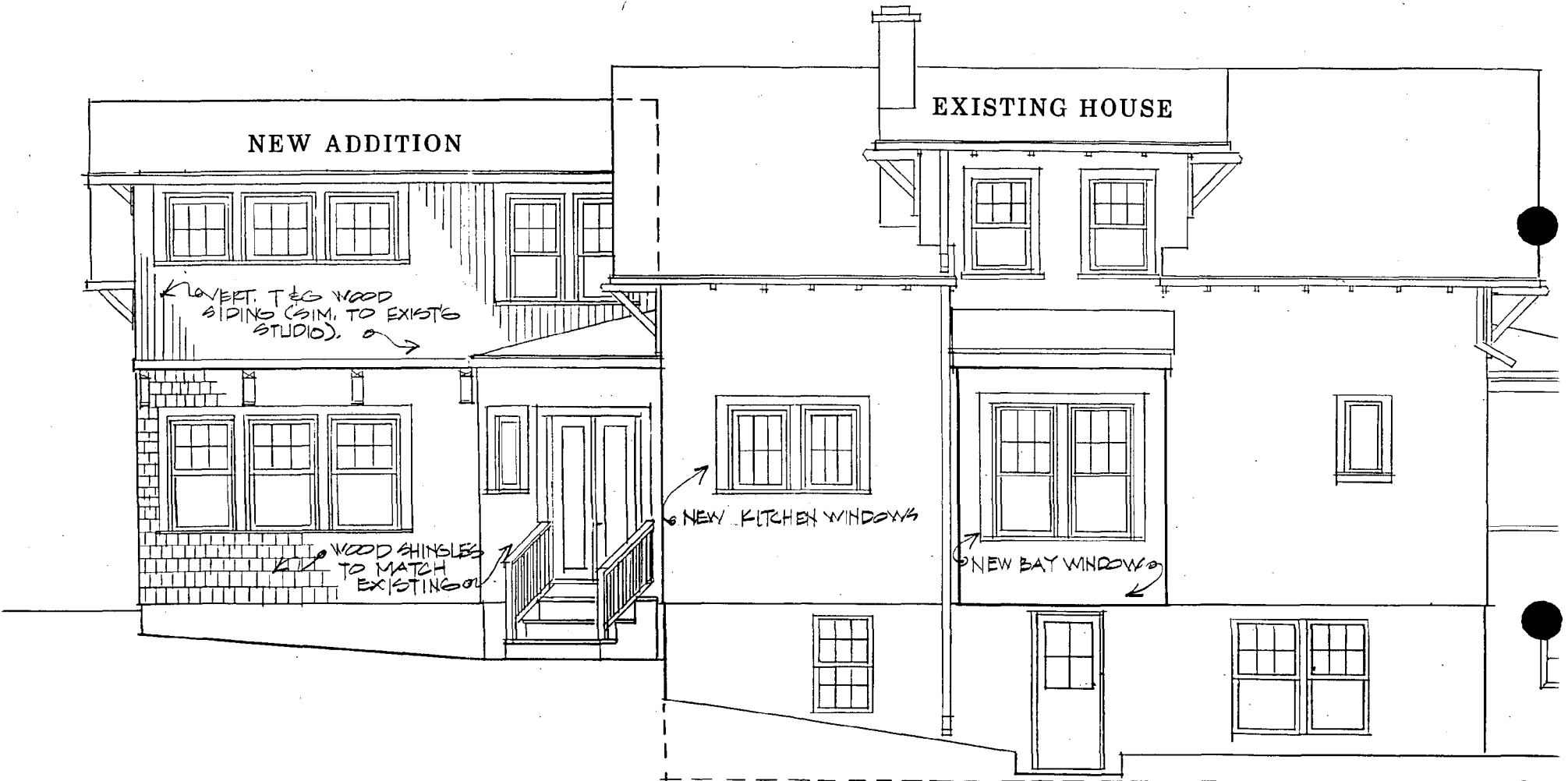


View from E.



View from S.E.





SE ELEV

10

Studio Partnership Architects
25 Pine Avenue
Takom: P.O., Maryland 20912
301 270-0996
JUL 20 1993



NOTE:
WINDOWS SHALL BE
SALVAGED AND/OR SECOND
HAND WHEREVER POSSIBLE.
NEW WINDOWS (IF NECESSARY)
SHALL BE SINGLE PANE,
TRUE DIVIDED LITES
W/ENERGY PANE.

SW ELEV

Studio Partnership Architects
25 Pine Avenue
Takom: Park, Maryland 20912
301 270-0990
JUL 20 1993



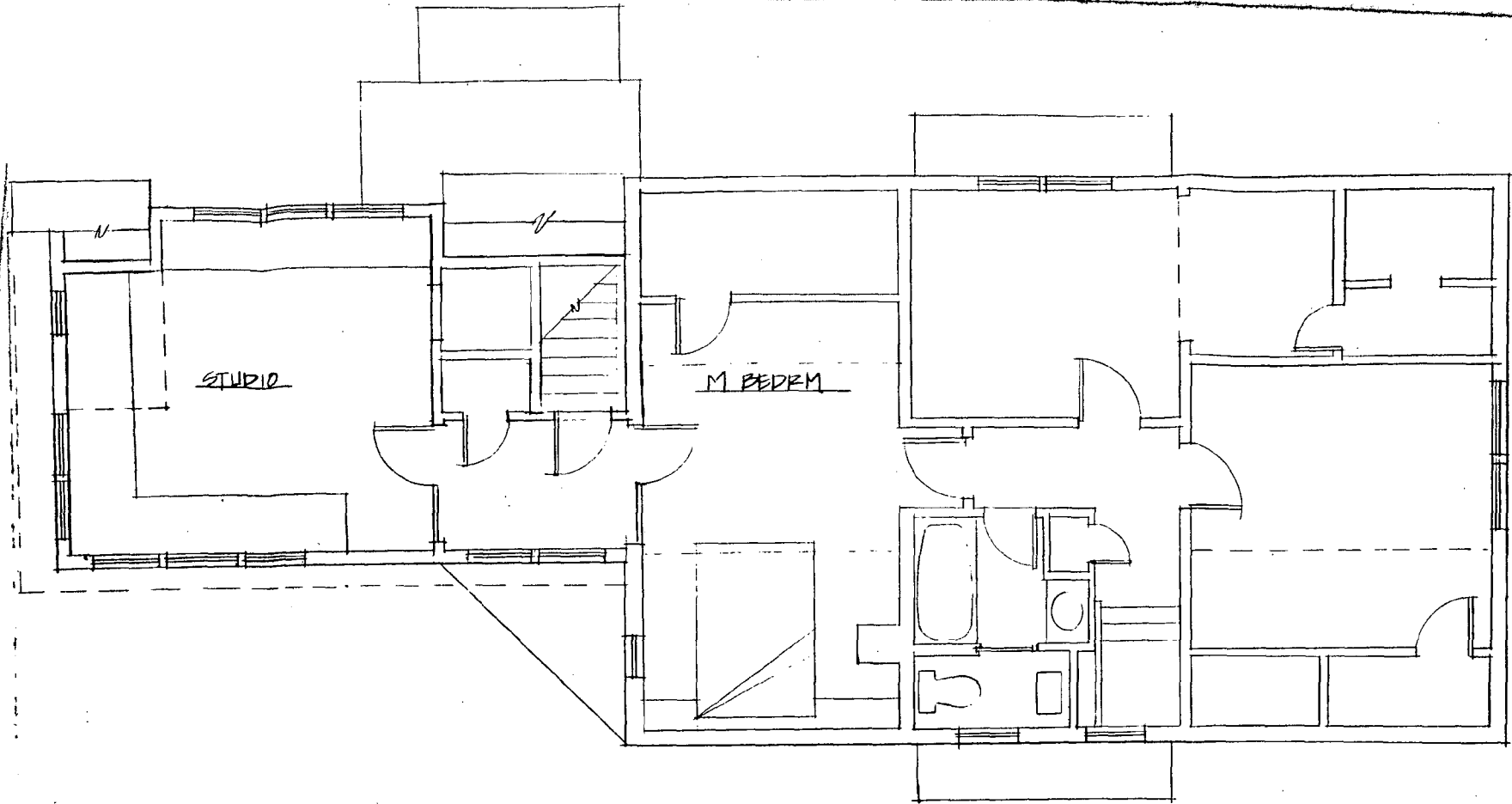


NW ELEV

Studio Partnership Architects
25 Pine Avenue
Takom Park, Maryland 20912
301 270-0990

JUL 20 1993

2



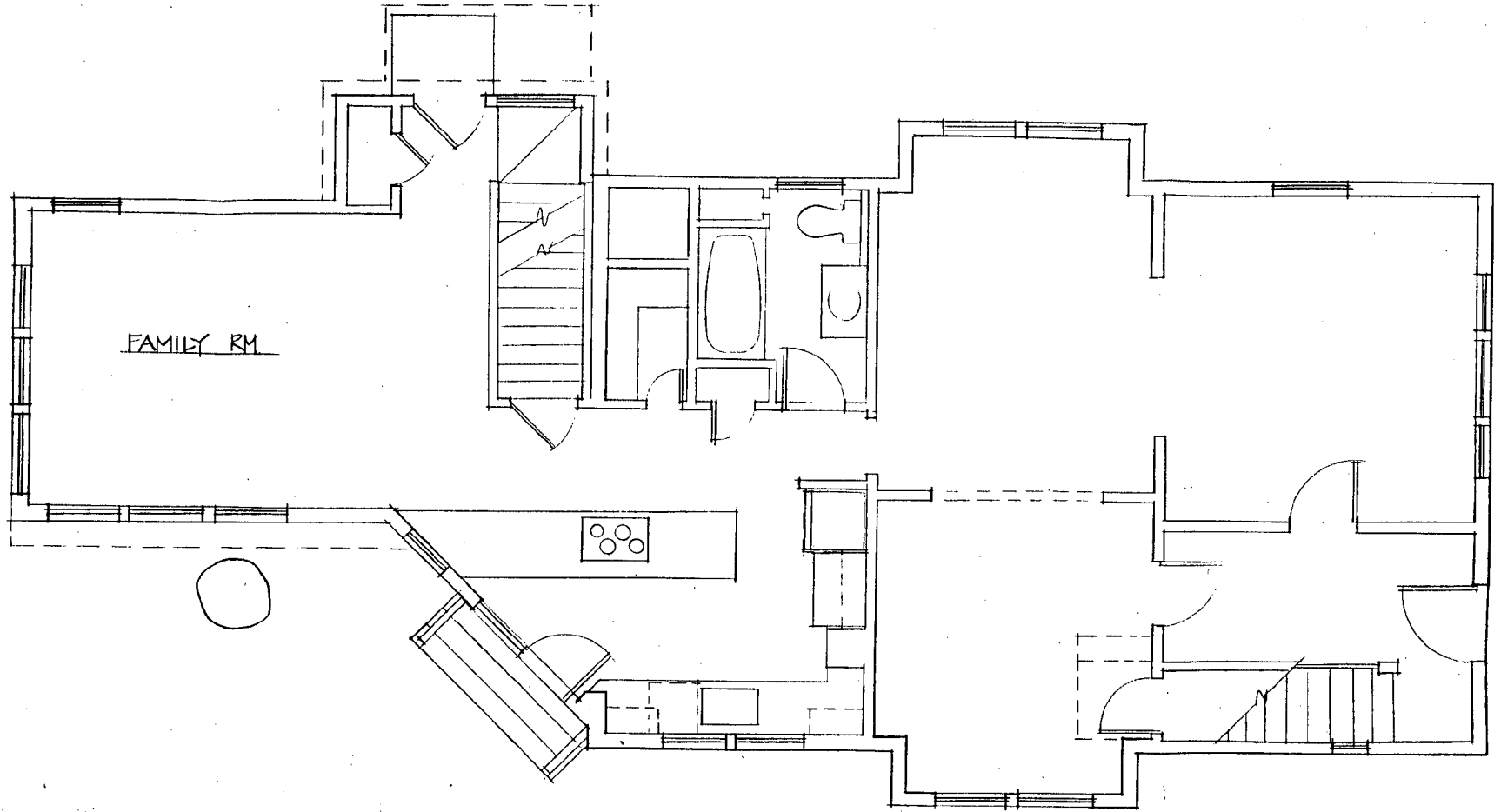
FL. 2

SWORTH/BROWN RESIDENCE

DRAWING TITLE:

DATE:

13



FL 1

1/4

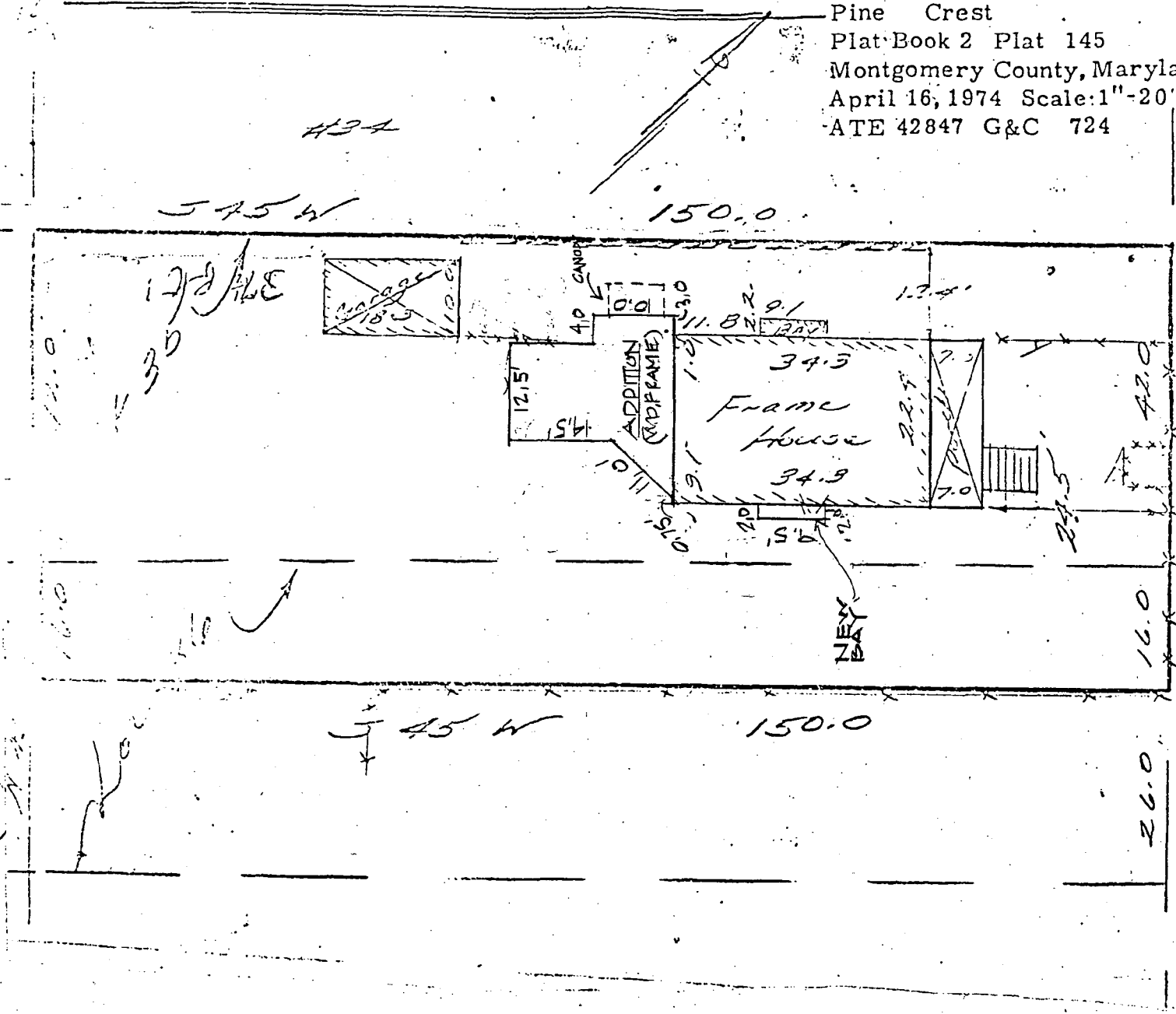
42847

AMERICAN
TOPOGRAPHIC
ENGINEERS

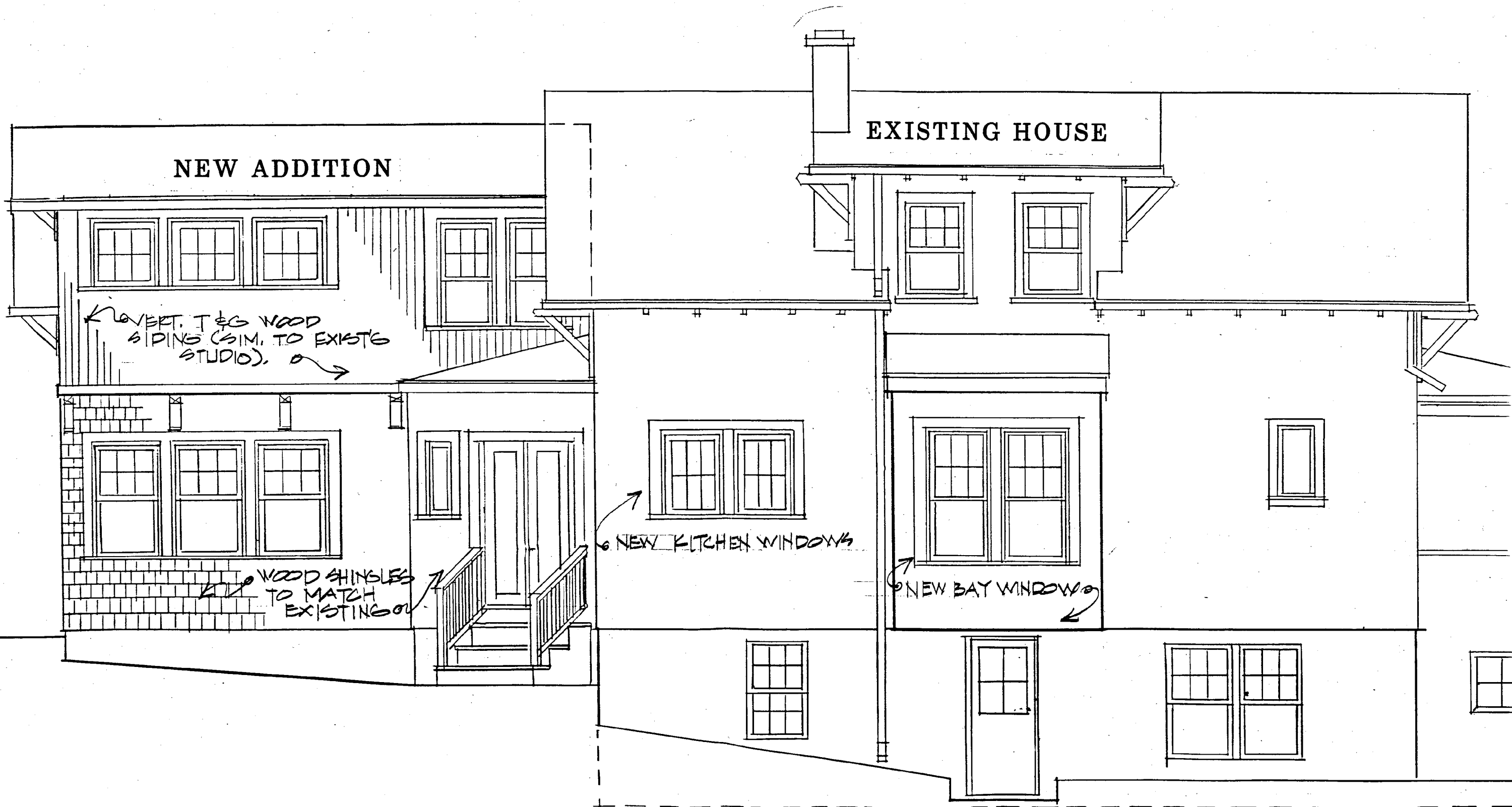
Surveyors & Topographers
BETHESDA, MARYLAND

PLAT OF SURVEY
6704 Westmoreland
Lot 35, Part Lot 36 Block
Pine Crest
Plat Book 2 Plat 145
Montgomery County, Maryland
April 16, 1974 Scale: 1"=20'
ATE 42847 G&C 724

18 Bands



Westmoreland Avenue



SE ELEV

Studio Partnership Architects
 25 Pine Avenue
 Takoma Park, Maryland 20912
 301 270-0990
 JUL 20 1993



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TRUE DIVIDED LITES
W/ENERGY PANEL.

SW ELEV



NW ELEV

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25 Pine Avenue
Takom Park, Maryland 20912
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JUL 20 1993

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**